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03	03	3D VIEWS	22/09/26	03
04	A0.0	SITE PLAN	26/06/26	01
05	A1.1	Grd FLOOR PLAN	22/09/26	03
06	A1.1.1	Grd FLOOR AREA PLAN	22/09/26	03
07	A1.2	1st FLOOR PLAN	24/06/26	
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09	A2.1	NORTH & EAST ELEVATIONS	22/09/26	03
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13	A3.3	SECTION C-C	26/06/26	01
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16	A4.0	DETAILS 1	24/07/26	02
17	A4.1	DETAILS 2	24/06/26	
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19	A4.3	DETAILS 4	24/07/26	02
20	A4.4	DETAILS 5	24/06/26	
21	A5.0	Grd FLOOR BRACING & LINTEL PLAN	24/06/26	
22	A5.1	1st FLOOR BRACING & LINTEL PLAN	24/06/26	
23	A5.1.1	EP1	24/06/26	
24	A5.1.2	EP2	24/06/26	
25	A5.3	LINTEL FIXING TYPE	24/06/26	
26	A6.0	ROOF PLAN	24/06/26	
27	A6.1	SPOUTING DIMENSIONS	24/06/26	
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33	S1.1	BEARER PLAN	24/06/26	
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35	S1.2.1	SHOWER FLOOR FRAME	24/06/26	
36	S1.3	PATIO FRAME PLAN	24/06/26	
37	S1.4	ACCESS RAMP	24/06/26	
38	S2.0	1st FLOOR FRAME PLAN	24/06/26	
39	S2.1	OUTDOOR STAIRCASE		03
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41	S3.1	FLAT CEILING FRAME PLAN	24/06/26	
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43	S4.1.1	TRUSS T1	24/06/26	
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45	S4.2	LIGNUM - TRUSS T1	24/06/26	
46	S4.2.1	LIGNUM STRUCTURAL DETAILS 1	24/06/26	
47	S4.2.2	LIGNUM STRUCTURAL DETAILS 2	24/06/26	
48	S4.3	RAFTER PLAN	24/06/26	
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50	J1.1	Grd FLOOR - JOINERY PLAN	24/06/26	
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52	J2.0	EXTERIOR DOOR SCHEDULE	24/06/26	
53	J2.0.1	EXTERIOR DOOR DETAILS	24/07/26	02
54	J3.1	Grd FLOOR WINDOW SCHEDULE	24/06/26	
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56	J3.3.1	LOUVRE WINDOW DETAILS	24/06/26	
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58	J4.0	Grd FLOOR INTERIOR DOOR SCHEDULE	24/06/26	
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60	I1.0	Grd FLOOR INTERIOR ELEVATION PLAN	24/06/26	
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63	I1.3	MALE TOILET ELEVATIONS	24/06/26	
64	I1.4	MUDROOM & RECEPTION ELEVATIONS	24/06/26	
65	I2.0	1st FLOOR INTERIOR ELEVATION PLAN	24/06/26	
66	I2.1	1st FLOOR TOILET ELEVATIONS	24/06/26	
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75	WT-01	WATER TANK COVER SHEET	12/10/26	04
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Publishing Date: 12/10/2026

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M.I.S.E. (c/o Te KAI)

2 STOREY OFFICE BUILDING

Betio, Tarawa
KIRIBATI

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ABBREVATIONS

AD	Above Datum	M	Meter
AP	Access Panel	MS	Mild Steel
Appr	Approved	Max.	Maximum
ASD	Automatic Smoke Detector	Min.	Minimum
BM	Bench Mark	mm	Millimiter
CB	Coach Bolt	N/A	Not Applicable
c/c	Center to Center	NTS	Not To Scale
CHS	Circular Hollow Section	NZBC	New Zealand Building Code
CJ	Construction Joint	NZS	New Zealand Standard
Conc.	Concrete	O/A	Overall
Corr.	Corrugated	O/H	Overhead
COS	Check On Site	O/F	Overflow
crs.	Centers	OD	Outside Diameter
CS	Coach Screw	PC	Precast Concrete
Csk	Countersunk	PFC	Parallel Flange Channel
m³	Cubic Meter	PP	Protection Plate
D4S	Dressed 4 sides	R	Radius
Dia	Diameter	Rad.	Radiata
DHS	Metal Purlin	RHS	Rectangular Hollow Section
Dim	Dimension	ref	Reference
DPC	Damp Proof Course	RC	Reinforced Concrete
DPM	Damp Proof Membrane	ROW	Right Of Way
DB	Distribution Board	R.L.	Reduced Level
DP	Down Pipe	ScJ	Sawcut Joint
DSTK	Discharge Stack	S/S	Stainless Steel
DWG	Drawing	SED	Small End Diameter
EJ	Expansion Joint	Sk	Sketch
F.F.L.	Finish Floor Level	Spec.	Specification
F.G.L.	Finish Ground Level	Sht.	Sheet
F.S.L.	Finish Slab Level	Sch.	Schedule
FG	Fixed Glass	SHS	Square Hollow Section
FHR	Fire Hose Reel	SP	Soil Pipe
Galv.	Galvanised	SUB	Subfloor
GRD	Ground Level	m²	Square meter
GT	Gully Trap	TFC	Tapered Flange Channel
HDB	Holding Down Bolt	Typ	Typical
HDG	Hot Dip Galvanised	TGV	Tong, Groove & Vee Joint
Horz.	Horizontal	TP	Top Plate
HWC	Hot Water Cylinder	TV	Terminal Vent
ID	Inside Diameter	u/s	Underside
IB	Inspection Bend	UB	Universal Beam
IJ	Inspection Joint	Vert.	Vertical
JH	'James Hardie'	VP	Vision Panel
kW	Kilowatt	W	Watt
kN	Kilo Newton	WP	Weatherproof / Waterproof
ltr.	Litre	WT	Wall Thickness

DRAWING NUMBERS

DRAWING NUMBERS

A101

A1-01 A: Discipline (e.g. A for Architecture)
1: Sheet Type (e.g. 1 for Plans)
01: Sequence numbers

00000 Project Number (File number)

(1) Revision Number

Project: Number: 00000
Project Name
Project Address
Sheet Title: Sheet Name
Scale: 1:50 @ A3
Sheet Issue Date: 31/10/2007
Drawing Number: A101 Revision: 01
01

0	General Symbol, abbrevations, general notes
1	Plans
2	Elevations
3	Sections
4	Details
5	Schedules & Diagrams
6	

PLAN, SECTION, ELEVATION or DETAIL REFERENCE SYMBOLS

Number
For Plan, Elevation, Section & Detail Titles

1 / A101 **ELEVATION A** Scale: 1:100

Back Reference
to the drawing sheet that the detail is referenced from.
A"-" denotes that the Section/Detail is on the same sheet

1 **DETAIL SECTION SYMBOL**

Ref 1 / A101

DETAIL SYMBOL

A / A101 **SECTION A** Scale: 1:100

SECTION SYMBOL

A / A101 PROJECT ELEVATION

1 / 2 / 3 / 4 INTERIOR ELEVATION

ELEVATION SYMBOLS

DRAWING ANNOTATION

DOORS & WINDOWS

Refer to the Floor Plans & the Door and Window Schedules for the rough Opening Sizes, Finishes, Hardware & Furniture.

DOORS NUMBERS

Exterior Door: D1 D = Door
1 = Door Number
Interior Door: 810 Standard Interior Door width

A / 1 **PROJECT GRID REFERENCES**

Letters in the vertical direction &
Numbers in the horizontal direction with dimensions to show the distance betwen grid

F-A / F-1 **FOUNDATION GRID REFERENCES**

Level at or above 'Finish Floor Level'

Name Elevation Level below 'Finish Floor Level'

Level height on Plan

Reduced Level (e.g Structural Beam)

A Revision

℄ Center

WALL BRACING SYMBOL

EP1 | A1 | 2.0

EP1: Bracing Type

A1: A: Grid Line
1: Bracing Number on the Grid Line

2.0: Bracing length

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Consultants Name:

Revision No. Revision Date
Revision Schedule
Revision Description

Drawn by: JPL
Check by: MH
Design by: TCS Ltd
Client Name:

M.I.S.E.
(c/o Te KAI)

Project: Number: 26001

2 STOREY OFFICE BUILDING
Betio, Tarawa
KIRIBATI

WIND ZONE: **Extra High**
Sheet Title:

DRAWING CONVENTIONS

Scale: 1 : 20 @ A3
Sheet Issue Date: 24/06/26
Drawing Number: 02 Revision: V05
02 of 77

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Revision No.	Revision Date	Revision Description
1	26/06/2026	Client Name - A0.0 - Site Plan - Water supply & New Sheet
3	22/09/2026	Room name change - Stairs riser change to 175 (182min) - Patio: add Baluster - Add Check Valves to PUB water supply & Well pump

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Sheet Title:

3D VIEWS

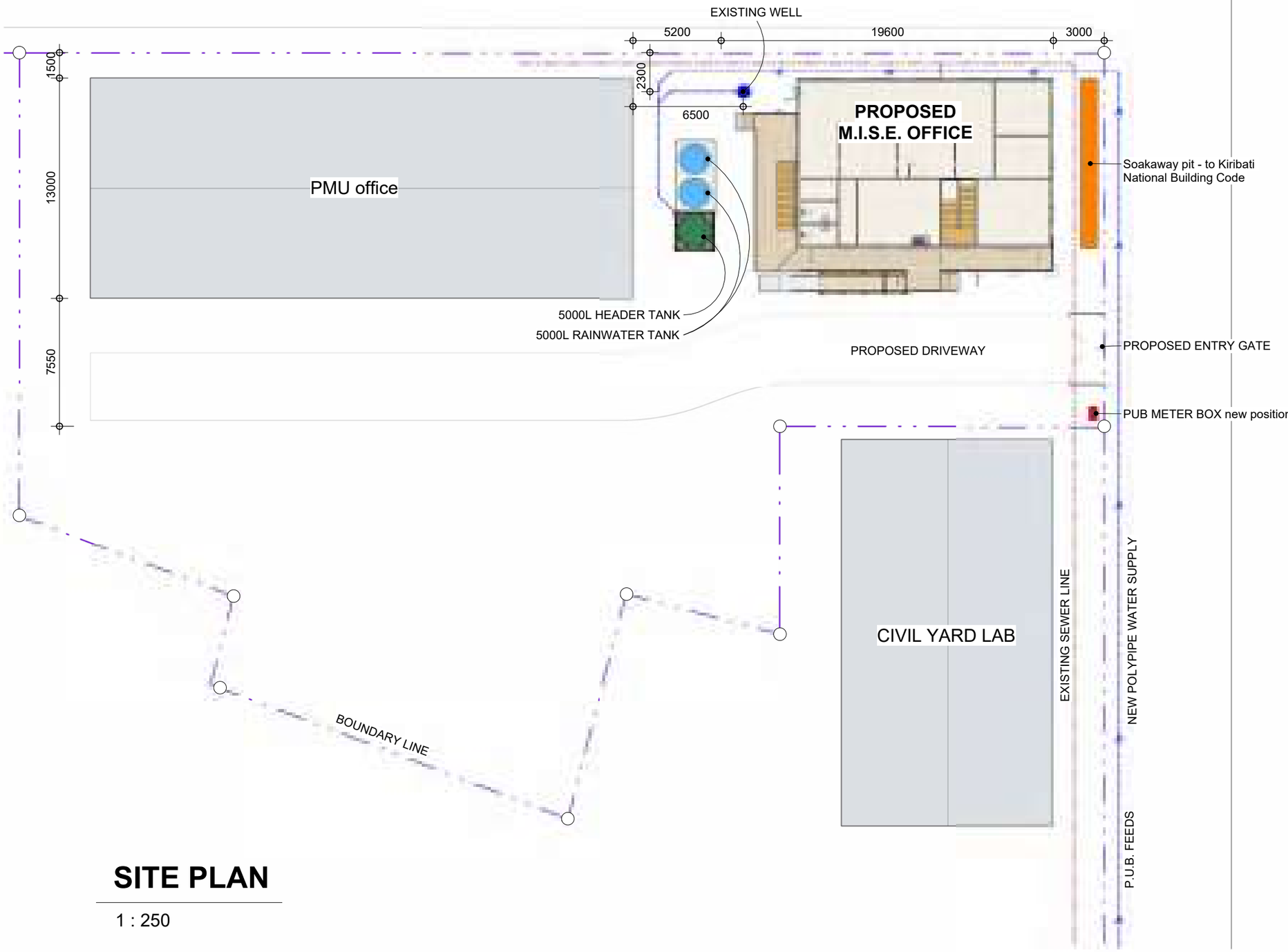
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SITE PLAN

1 : 250

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NORTH

Revision Schedule

Revision No.	Revision Date	Revision Description
1	26/06/2026	Client Name - A0.0 - Site Plan - Water supply & New Sheet

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Sheet Title:

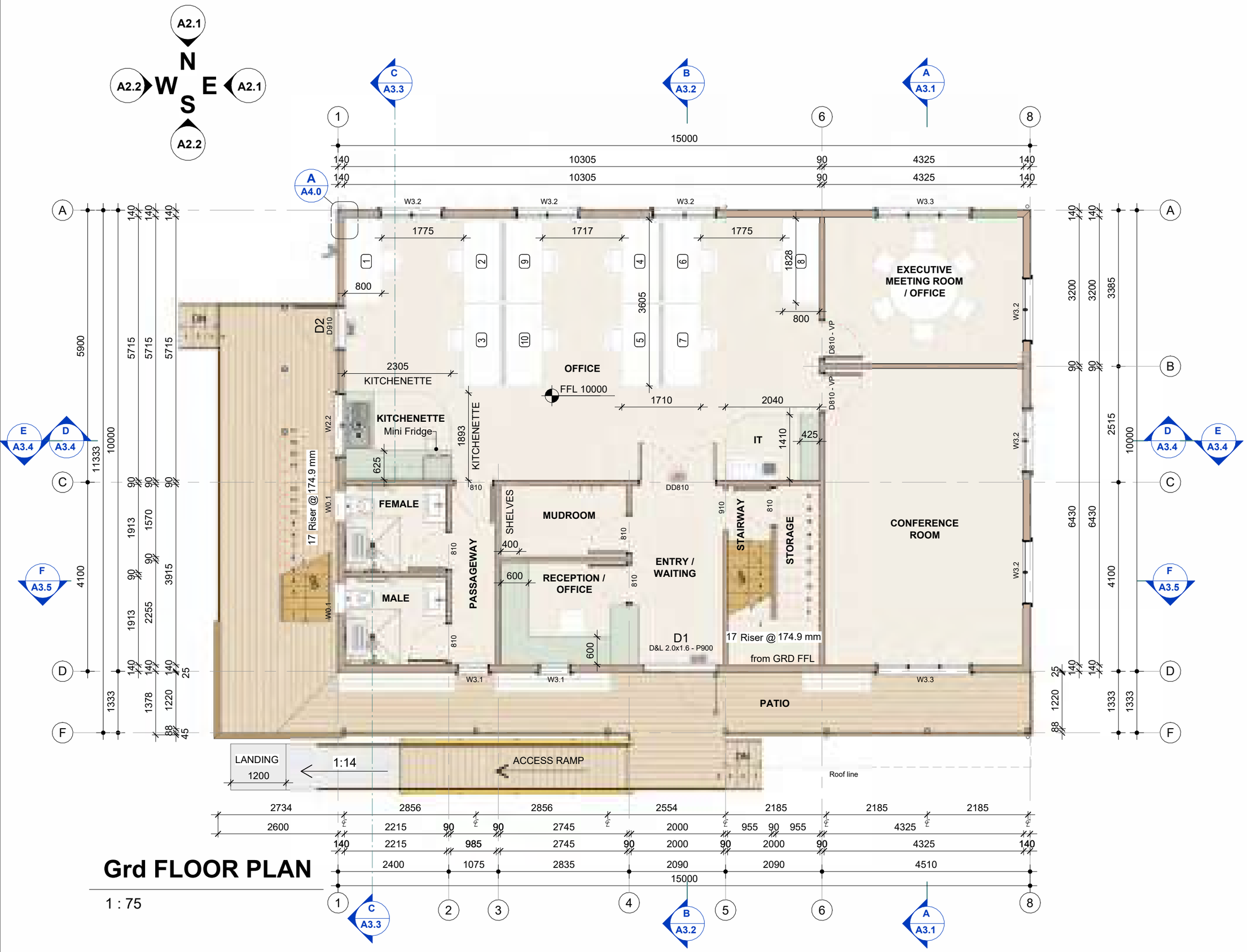
SITE PLAN

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Sheet Issue Date: 26/06/26

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Grd FLOOR PLAN

1 : 75

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Sheet Title:

Grd FLOOR PLAN

Scale: 1 : 75 @ A3

Sheet Issue Date: 22/09/26

Drawing Number: **A1.1** Revision: V05

05 of 77

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ROOMS NAME & AREA - GRD FLOOR

Name	Area
CONFERENCE ROOM	27.80 m²
ENTRY / WAITING	7.85 m²
EXECUTIVE MEETING ROOM / OFFICE	13.85 m²
FEMALE	4.25 m²
IT	2.85 m²
KITCHENETTE	4.25 m²
MALE	4.25 m²
MUDROOM	4.30 m²
OFFICE	51.85 m²
PASSAGEWAY	3.85 m²
PATIO	47.10 m²
RECEPTION / OFFICE	6.20 m²
STAIRWAY	4.70 m²
STORAGE	2.80 m²
	185.75 m²

GRD FLOOR AREA

Name	Area
OFFICE BUILDING	150.00 m²
PATIO	46.25 m²
	196.25 m²

- CONFERENCE ROOM
- ENTRY / WAITING
- EXECUTIVE MEETING ROOM / OFFICE
- FEMALE
- IT
- KITCHENETTE
- MALE
- MUDROOM
- OFFICE
- PASSAGEWAY
- PATIO
- RECEPTION / OFFICE
- STAIRWAY
- STORAGE



Grd FLOOR AREA PLAN

1 : 75

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2 STOREY OFFICE BUILDING
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Sheet Title:

Grd FLOOR AREA PLAN

Scale: 1 : 75 @ A3

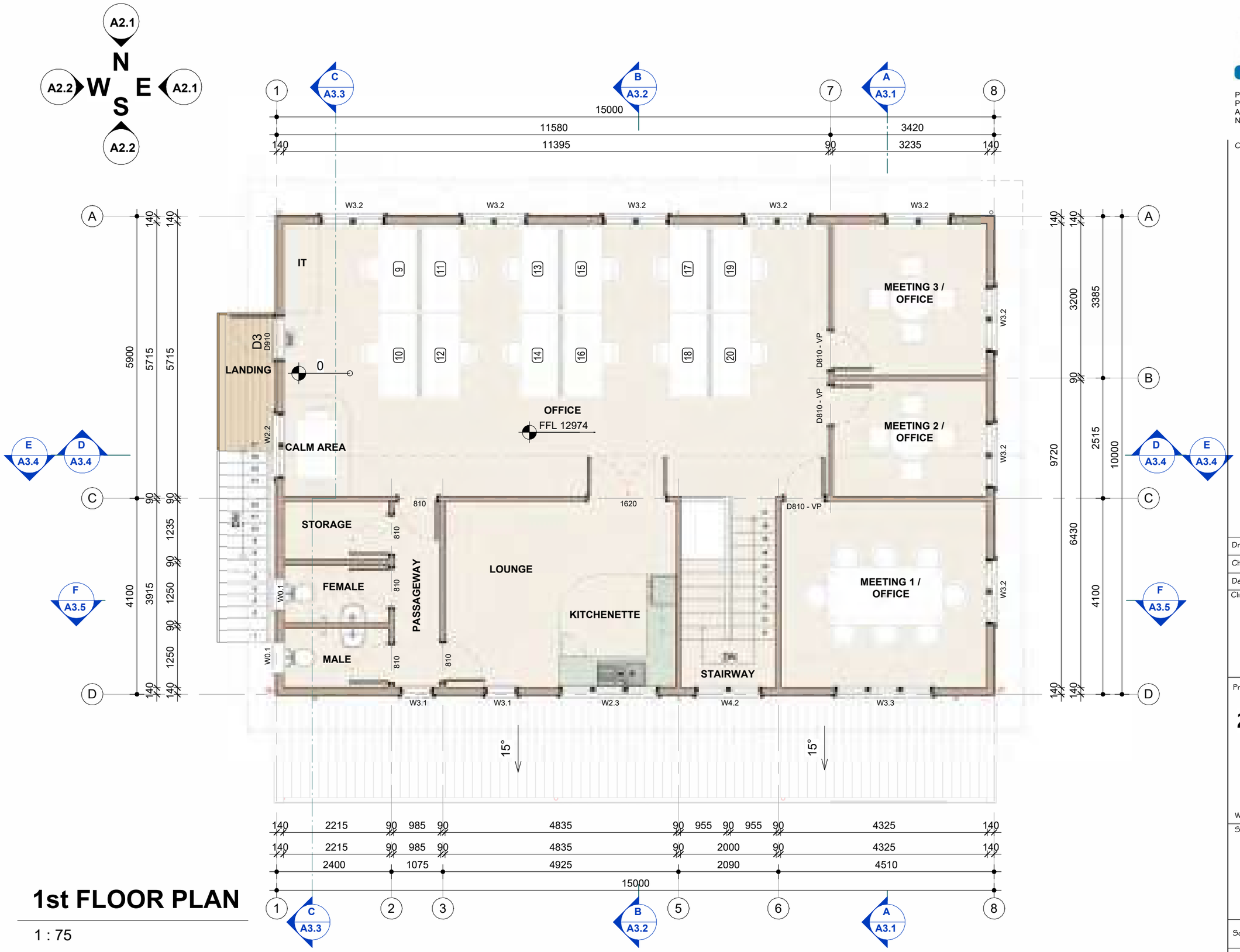
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1st FLOOR PLAN

1 : 75

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1st FLOOR PLAN

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Sheet Issue Date: 24/06/26

Drawing Number: A1.2

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- CALM AREA
- FEMALE
- IT
- KITCHENETTE
- LANDING
- LOUNGE
- MALE
- MEETING 1 / OFFICE
- MEETING 2 / OFFICE
- MEETING 3 / OFFICE
- OFFICE
- PASSAGEWAY
- STAIRWAY
- STORAGE



1ST FLOOR AREA

Name	Area
OFFICE BUILDING	150.00 m²
LANDING	1.20 m²
	151.20 m²

ROOMS NAME & AREA - 1ST FLOOR

Name	Area
CALM AREA	2.90 m²
FEMALE	2.75 m²
IT	1.45 m²
KITCHENETTE	5.65 m²
LANDING	3.40 m²
LOUNGE	13.25 m²
MALE	2.75 m²
MEETING 1 / OFFICE	16.95 m²
MEETING 2 / OFFICE	7.85 m²
MEETING 3 / OFFICE	10.35 m²
OFFICE	61.25 m²
PASSAGEWAY	3.85 m²
STORAGE	2.75 m²
	135.20 m²

1st FLOOR AREA PLAN

1 : 75

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Sheet Title:

1st FLOOR AREA PLAN

Scale: 1 : 75 @ A3

Sheet Issue Date: 22/09/26

Drawing Number: A1.2.1

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NORTH ELEVATION

1 : 75



EAST ELEVATION

1 : 75

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Sheet Title:

NORTH & EAST ELEVATIONS

Scale: 1 : 75 @ A3

Sheet Issue Date: 22/09/26

Drawing Number: A2.1

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SOUTH ELEVATION

1 : 75



WEST ELEVATION

1 : 75

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Project: Number: 26001

2 STOREY OFFICE BUILDING
Betio, Tarawa
KIRIBATI

WIND ZONE: **Extra High**

Sheet Title:

SOUTH & WEST ELEVATIONS

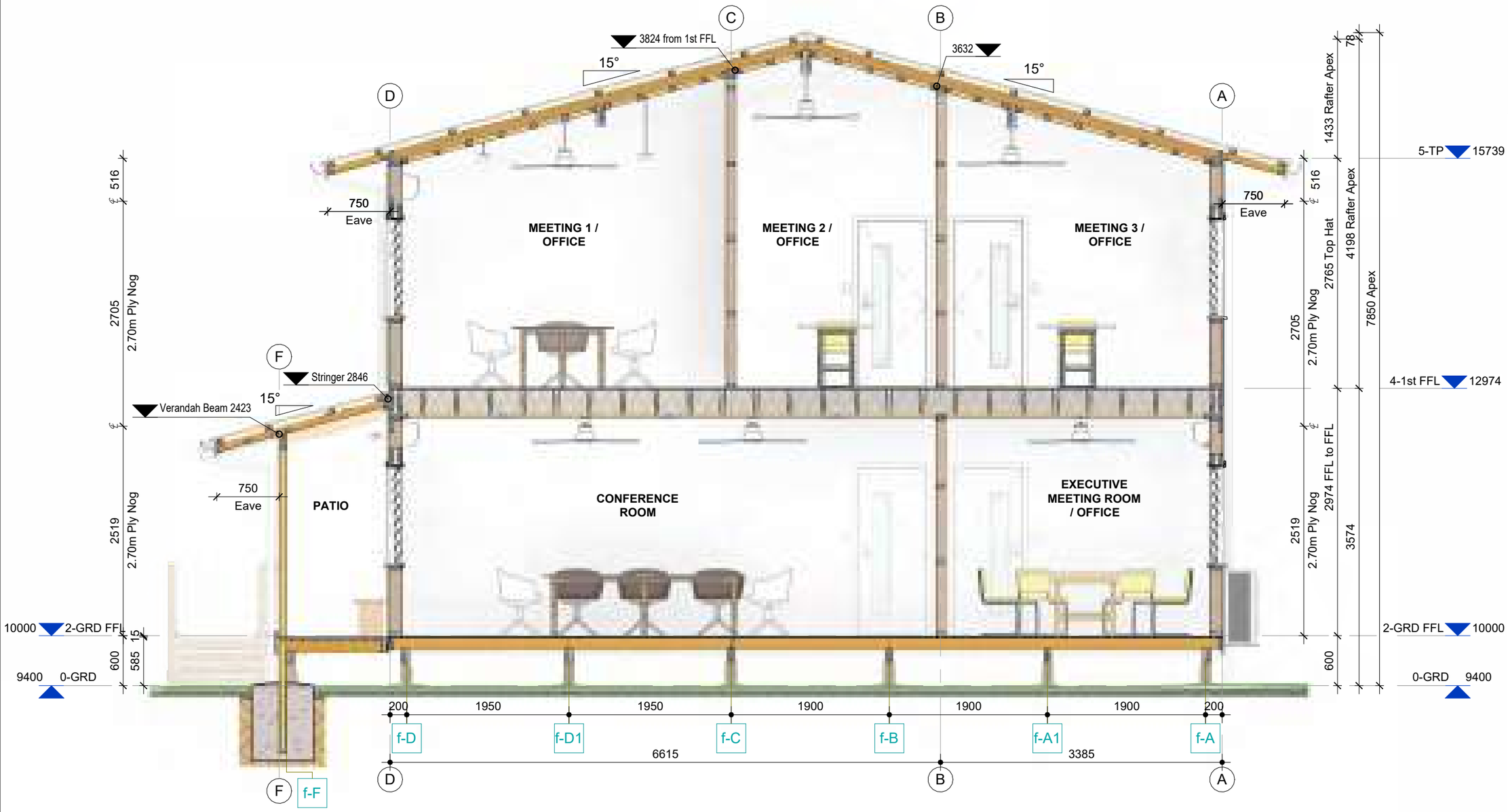
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Drawing Number: **A2.2** Revision: V05

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A SECTION AA

A1.1 1 : 50

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Revision No. Revision Date Revision Description

Revision Schedule

Drawn by: JPL
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Design by: TCS Ltd
Client Name:

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Project: Number: 26001

2 STOREY OFFICE BUILDING
Betio, Tarawa
KIRIBATI

WIND ZONE: **Extra High**

Sheet Title:

SECTION A-A

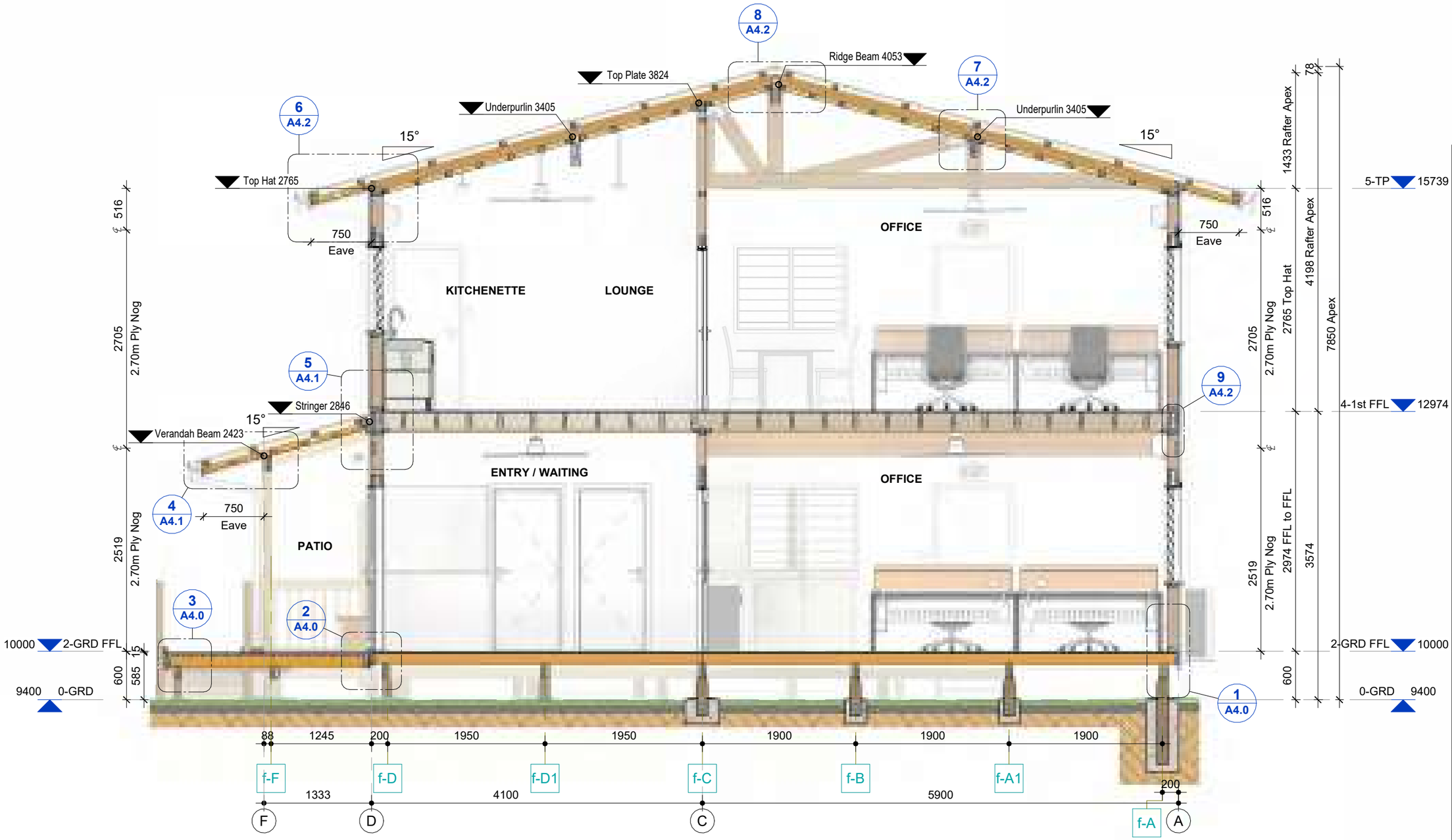
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B / A1.1 SECTION BB

1 : 50

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Revision No.	Revision Date	Revision Description

Drawn by: JPL
Check by: MH
Design by: TCS Ltd

Client Name:

M.I.S.E.
(c/o Te KAI)

Project: Number: 26001

2 STOREY OFFICE BUILDING
Betio, Tarawa
KIRIBATI

WIND ZONE: **Extra High**

Sheet Title:

SECTION B-B

Scale: 1 : 50 @ A3

Sheet Issue Date: 24/06/26

Drawing Number: A3.2

Revision: V05

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C A1.1 SECTION CC

1 : 50

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Revision No.	Revision Date	Revision Description
1	26/06/2026	Client Name - A0.0 - Site Plan - Water supply & New Sheet

Drawn by: JPL
Check by: MH
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Client Name:

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Project: Number: 26001

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Betio, Tarawa
KIRIBATI

WIND ZONE: **Extra High**

Sheet Title:

SECTION C-C

Scale: 1 : 50 @ A3

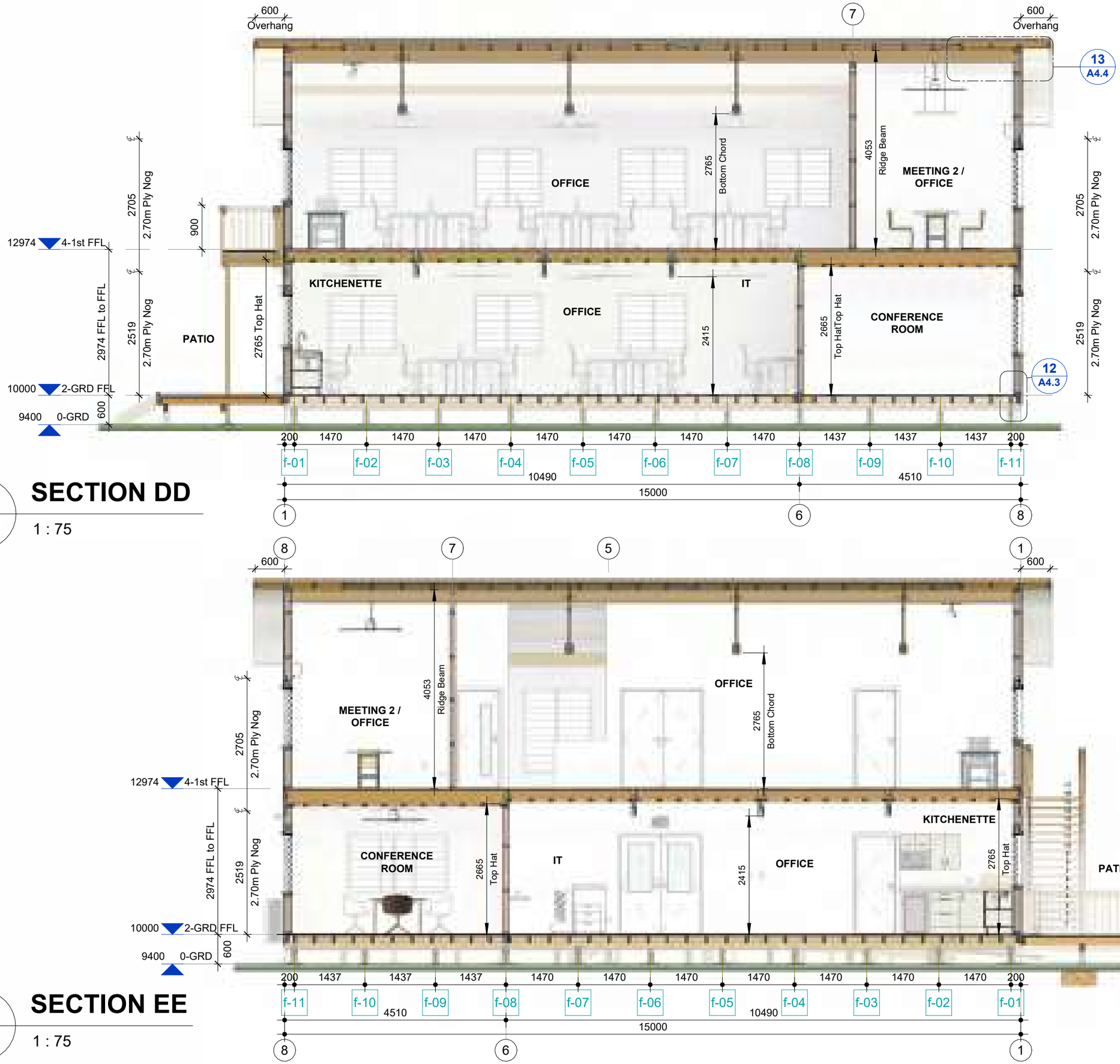
Sheet Issue Date: 26/06/26

Drawing Number: A3.3

Revision: V05

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D
A1.1

SECTION DD

1 : 75

E
A1.1

SECTION EE

1 : 75

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KIRIBATI

WIND ZONE: **Extra High**

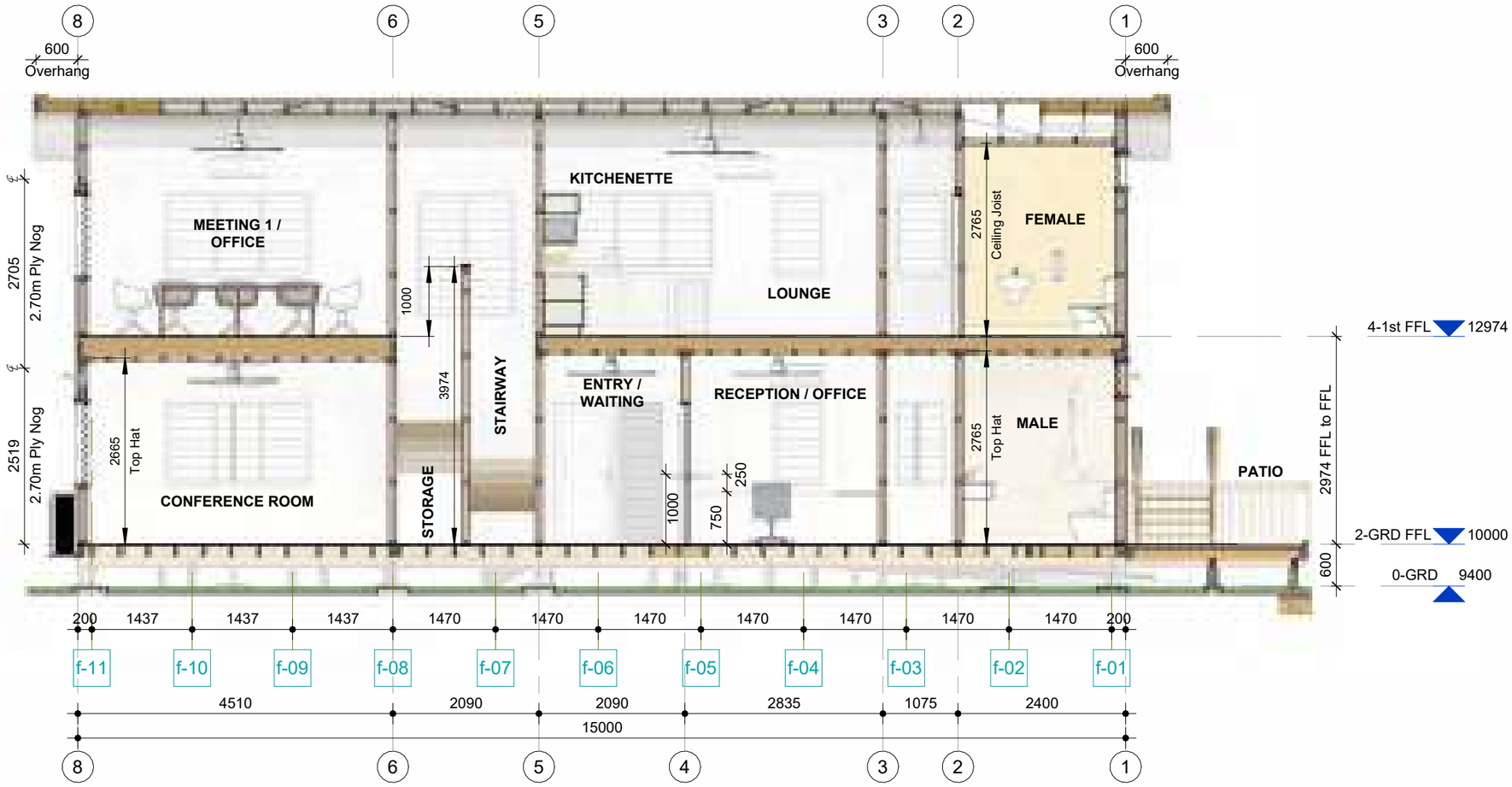
Sheet Title:

SECTION D & E

Scale: 1 : 75 @ A3

Sheet Issue Date: 24/06/26

Drawing Number: **A3.4** Revision: V05



F
A1.1

SECTION FF

1 : 75

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Revision No.	Revision Date	Revision Description
1	26/06/2026	Client Name - A0.0 - Site Plan - Water supply & New Sheet

Drawn by:	JPL
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Project: Number: 26001

2 STOREY OFFICE BUILDING
Betio, Tarawa
KIRIBATI

WIND ZONE: **Extra High**

Sheet Title:

SECTION F-F

Scale: 1 : 75 @ A3

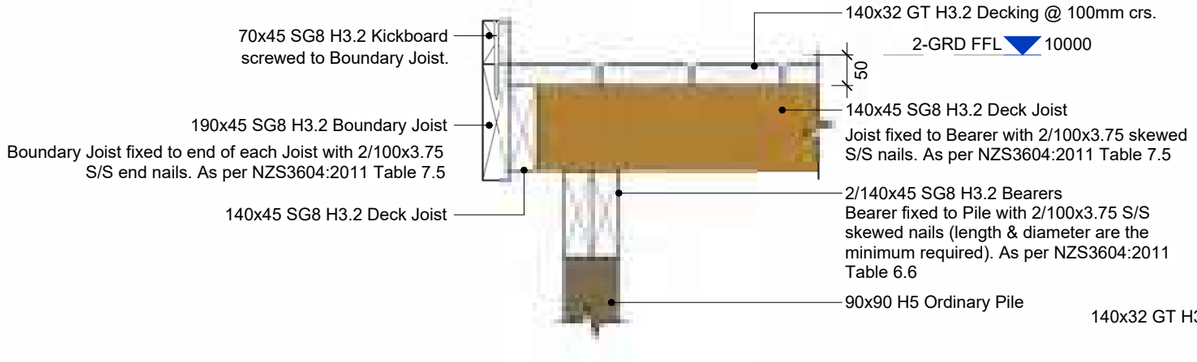
Sheet Issue Date: 26/06/26

Drawing Number: Revision:

A3.5 V05

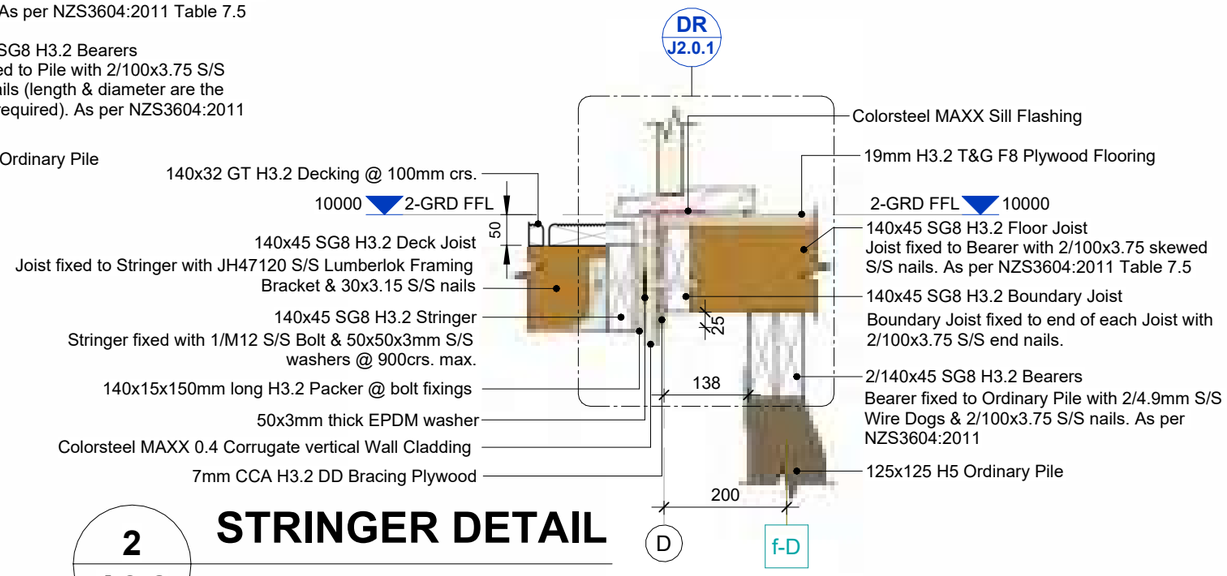
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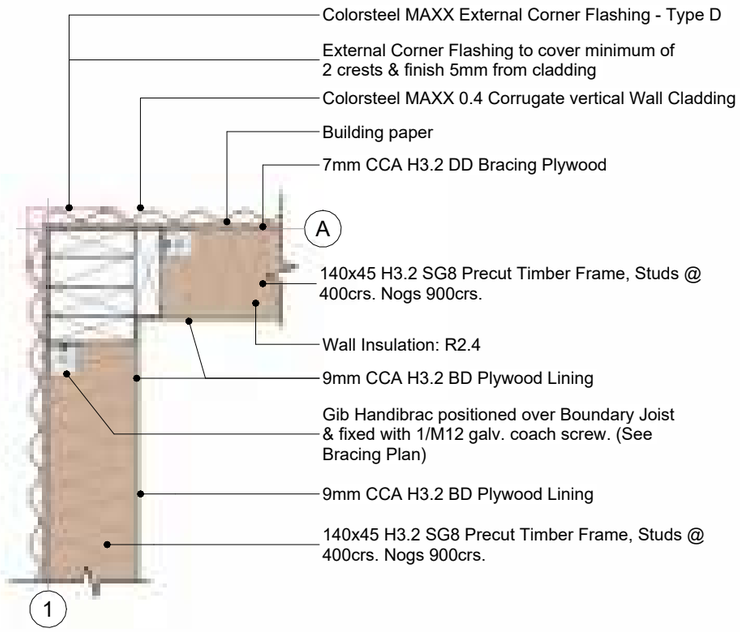
3 / A3.2 PATIO BOUNDARY DETAIL

1 : 10



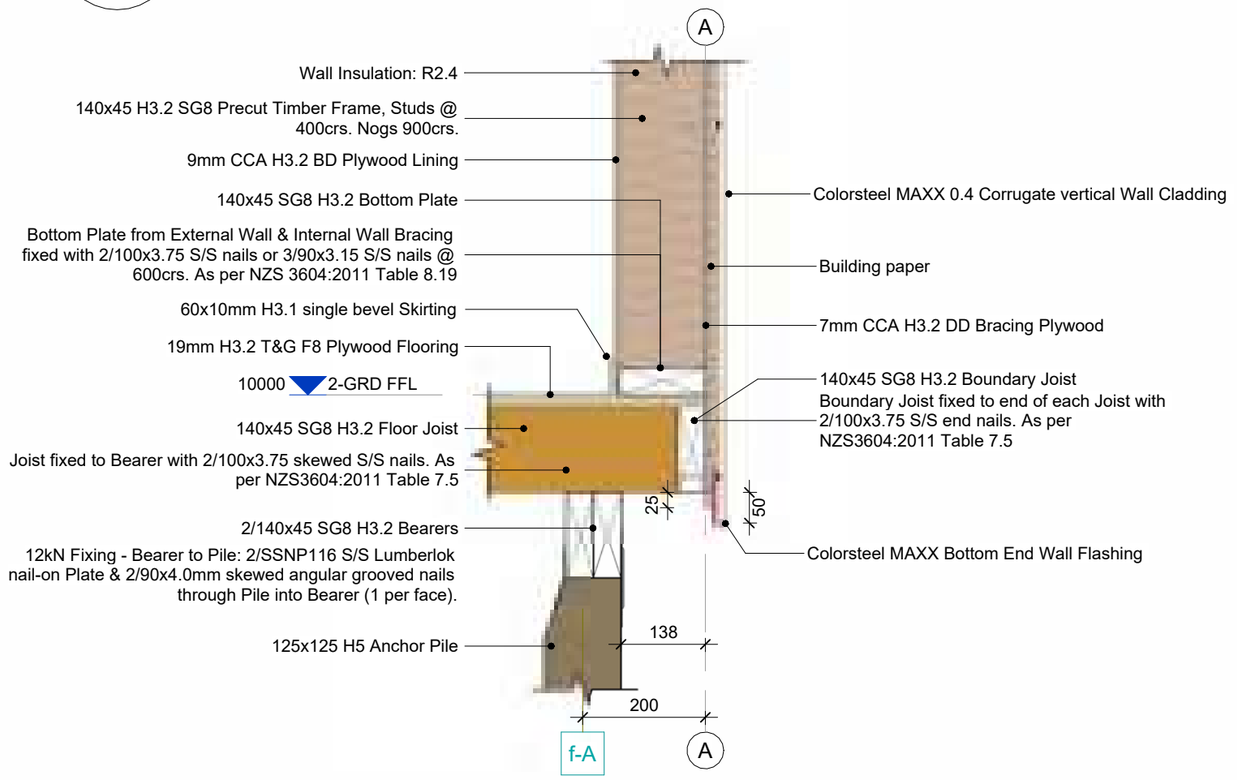
2 / A3.2 STRINGER DETAIL

1 : 10



A / A1.1 EXTERNAL CORNER DETAIL

1 : 10



1 / A3.2 BOTTOM PLATE DETAIL

1 : 10

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Revision No.	Revision Date	Revision Description
2	24/07/2026	Details 2, 9, 10, 15,16 & Detail DR: removed 19mm plywood packer

Drawn by: JPL
Check by: MH
Design by: TCS Ltd

Client Name:

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Project: Number: 26001

2 STOREY OFFICE BUILDING
Betio, Tarawa
KIRIBATI

WIND ZONE: **Extra High**

Sheet Title:

DETAILS 1

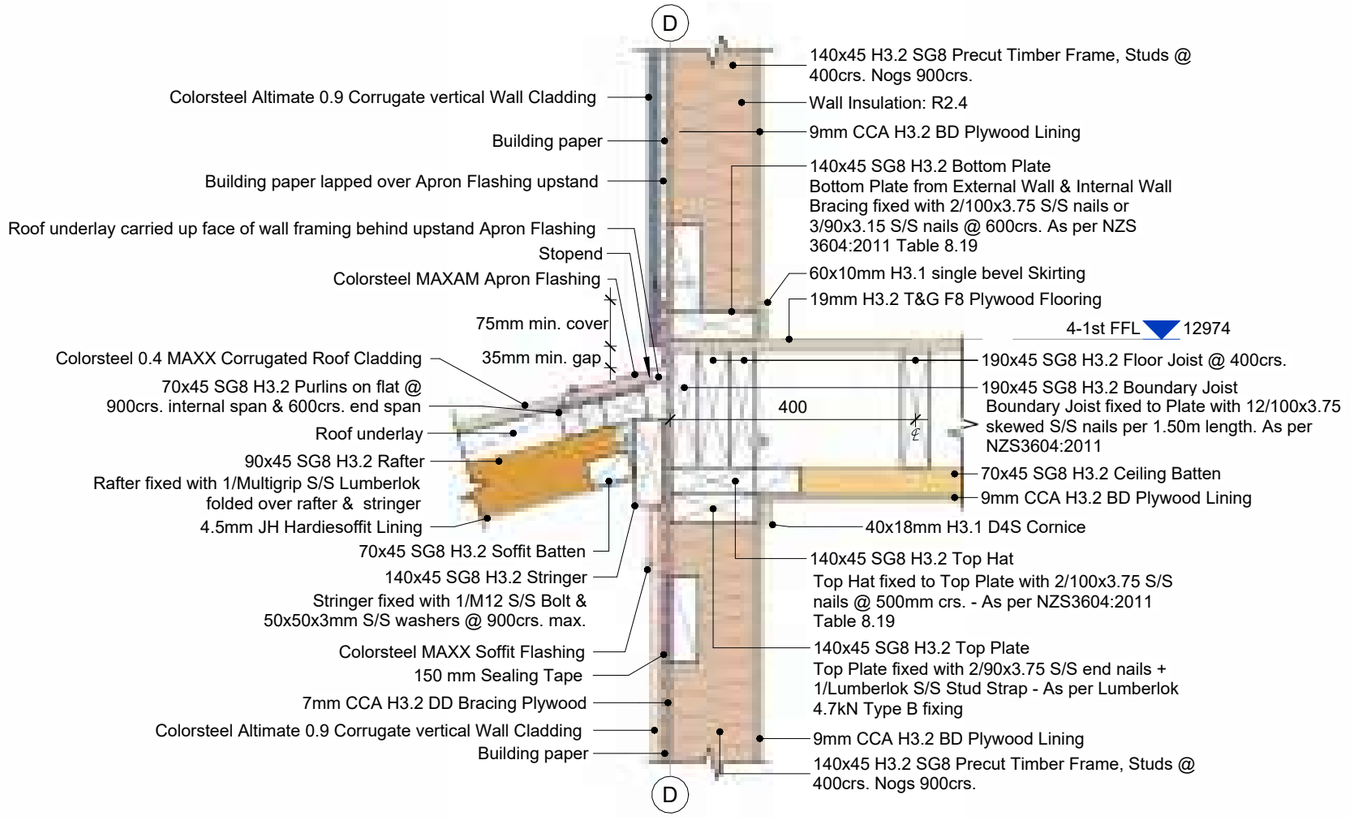
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Sheet Issue Date: 24/07/26

Drawing Number: **A4.0** Revision: V05

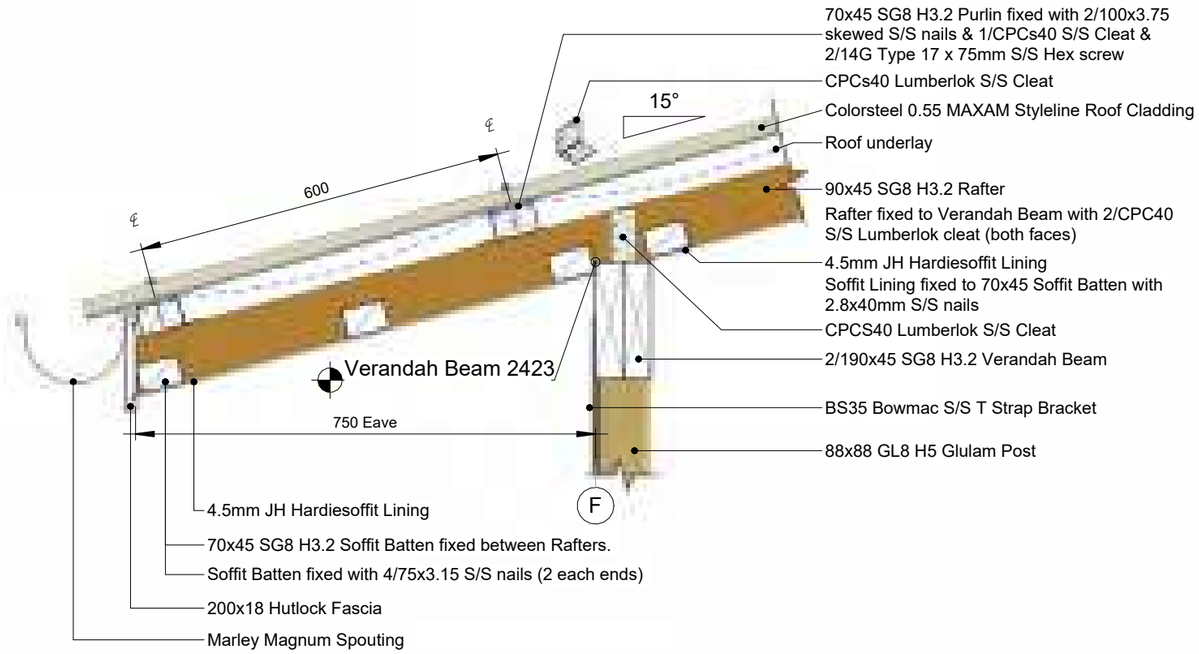
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5 / A3.2 STRINGER DETAIL

1 : 10



4 / A3.2 PATIO EAVE DETAIL

1 : 10

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2 STOREY OFFICE BUILDING

Betio, Tarawa
KIRIBATI

WIND ZONE: **Extra High**

Sheet Title:

DETAILS 2

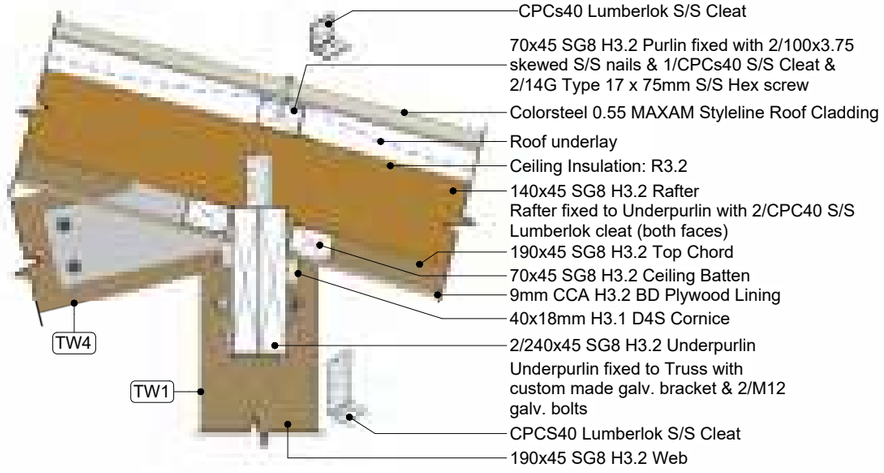
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Sheet Issue Date: 24/06/26

Drawing Number: A4.1

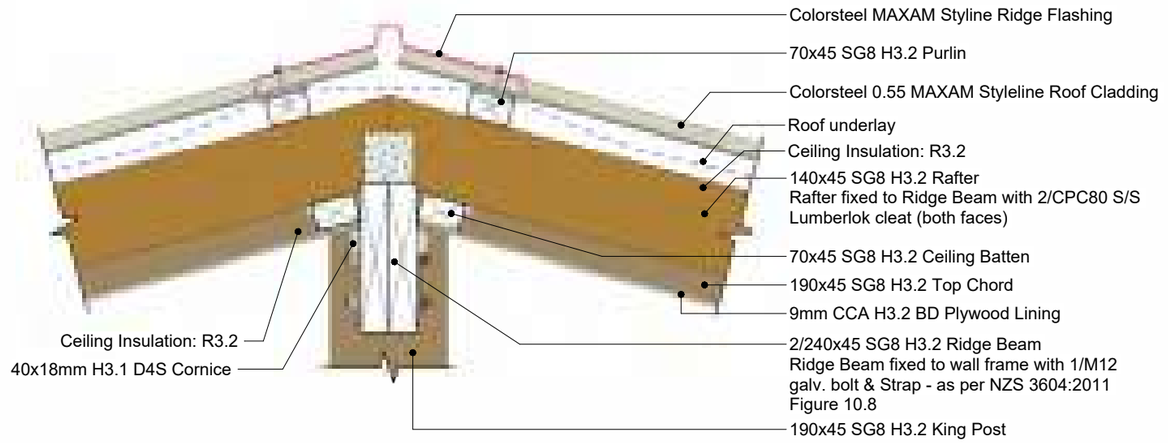
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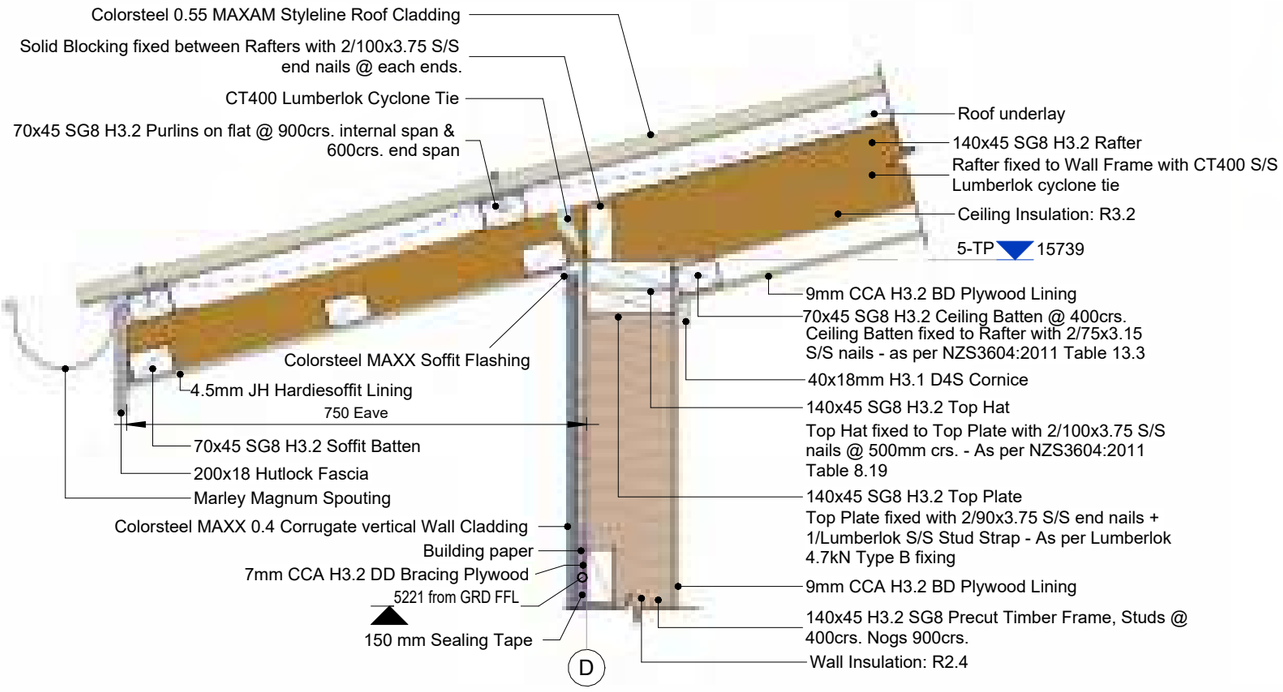
7 / A3.2 UNDERPURLIN DETAIL

1 : 10



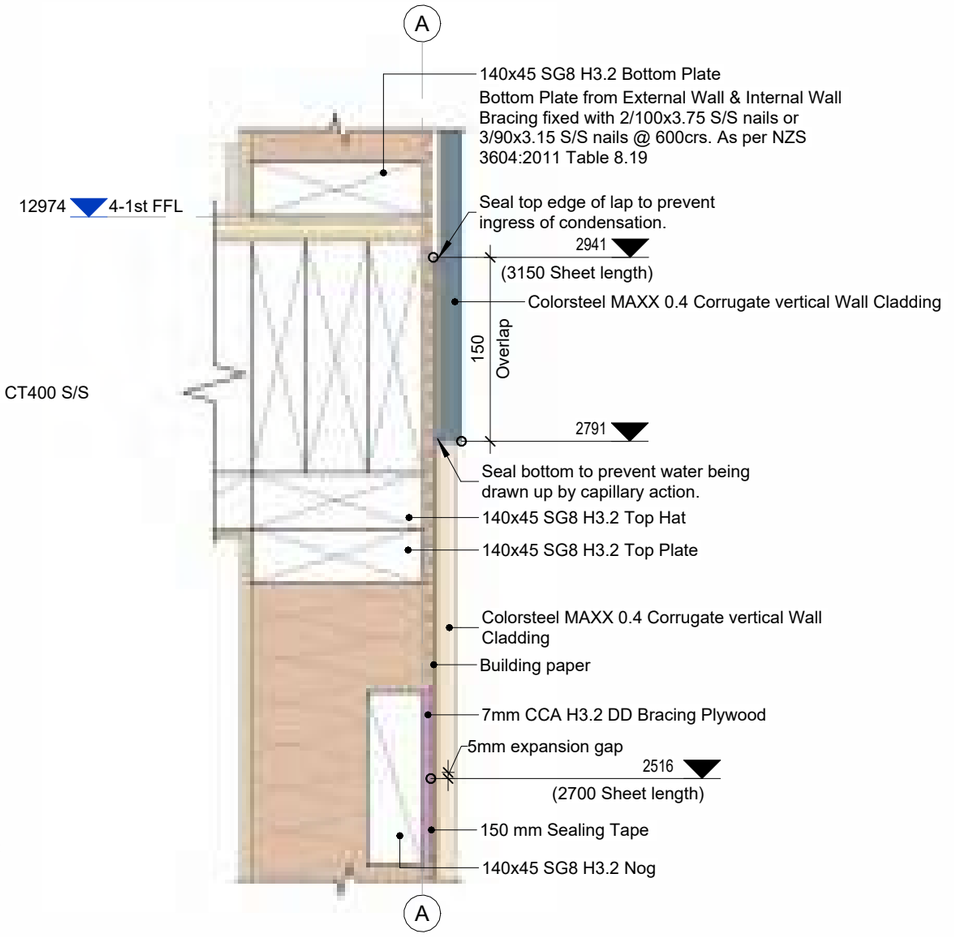
8 / A3.2 APEX DETAIL

1 : 10



6 / A3.2 TOP PLATE DETAIL

1 : 10



9 / A3.2 WALL CLADDING OVERLAP DETAIL

1 : 5

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2 STOREY OFFICE BUILDING

Betio, Tarawa
KIRIBATI

WIND ZONE: **Extra High**

Sheet Title:

DETAILS 3

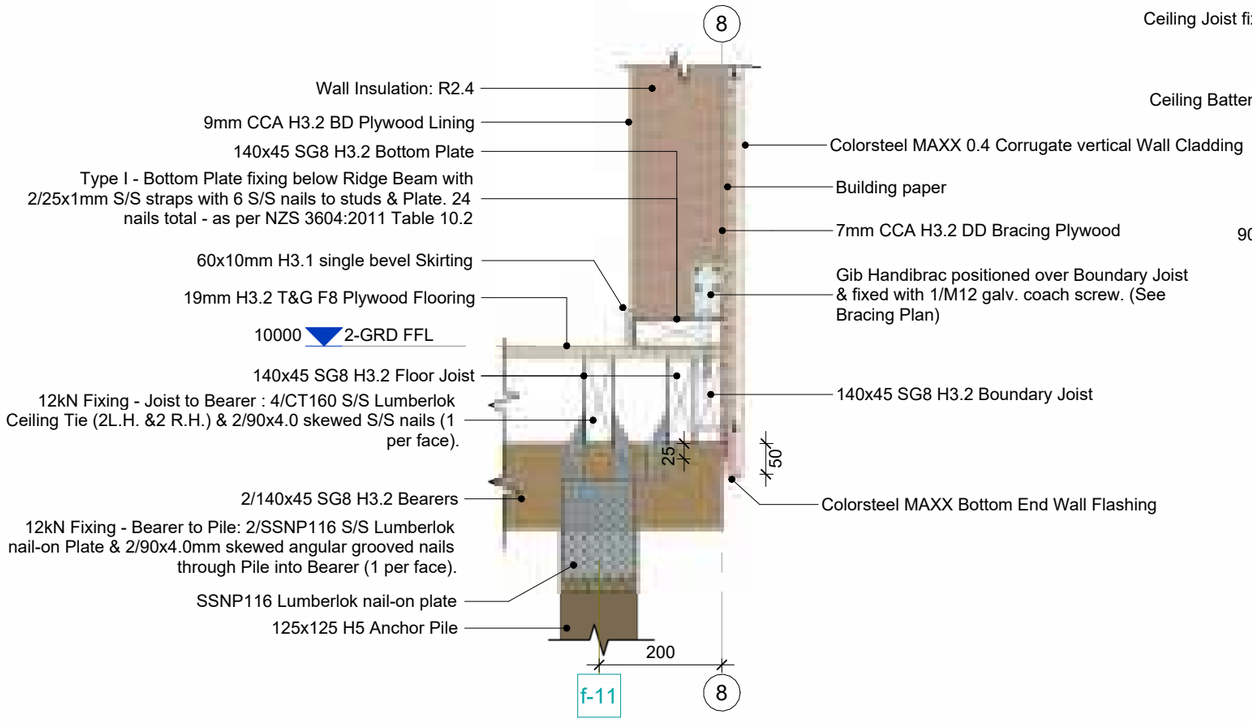
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Sheet Issue Date: 24/06/26

Drawing Number: A4.2

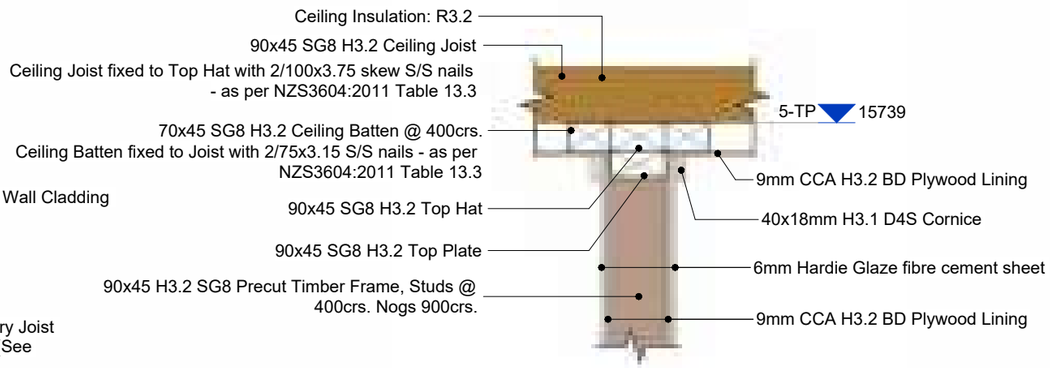
Revision: V05

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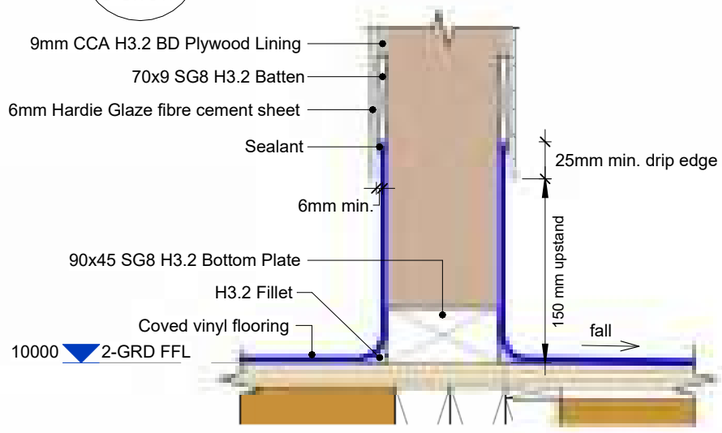
12 / A3.4 BOTTOM PLATE DETAIL

1 : 10



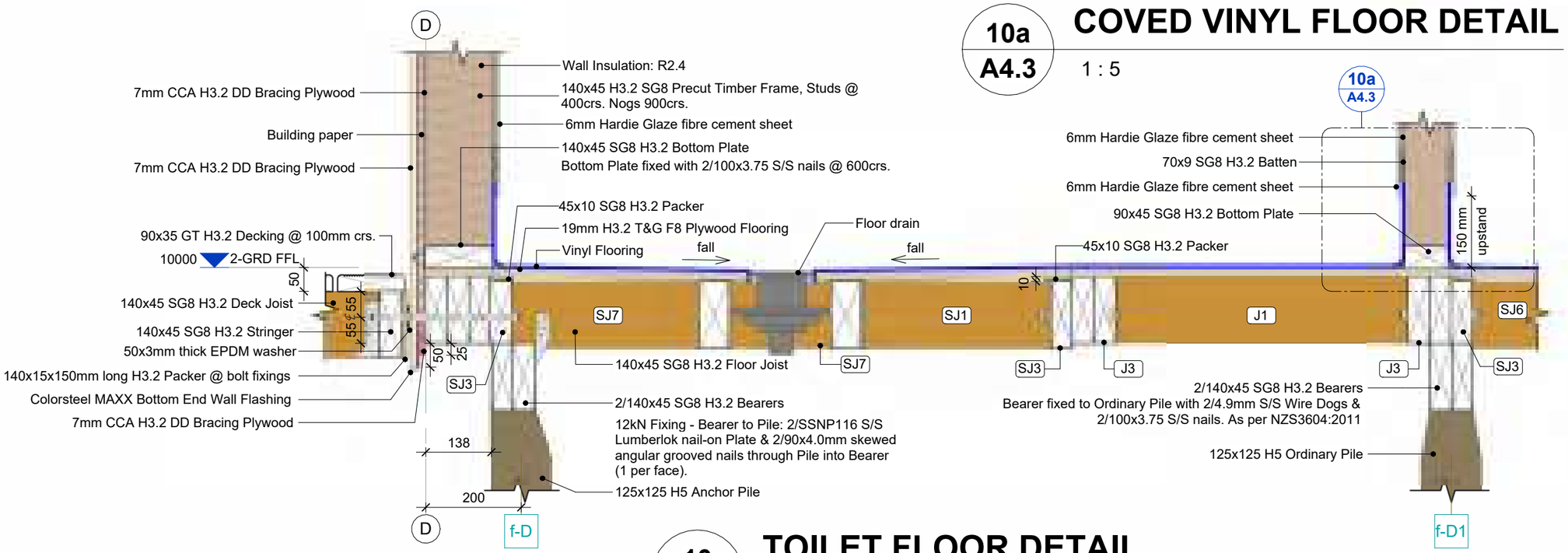
11 / A3.3 CEILING JOIST DETAIL

1 : 10



10a / A4.3 COVED VINYL FLOOR DETAIL

1 : 5



10 / A3.3 TOILET FLOOR DETAIL

1 : 10

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Revision No.	Revision Date	Revision Description
2	24/07/2026	Details 2, 9, 10, 15,16 & Detail DR: removed 19mm plywood packer

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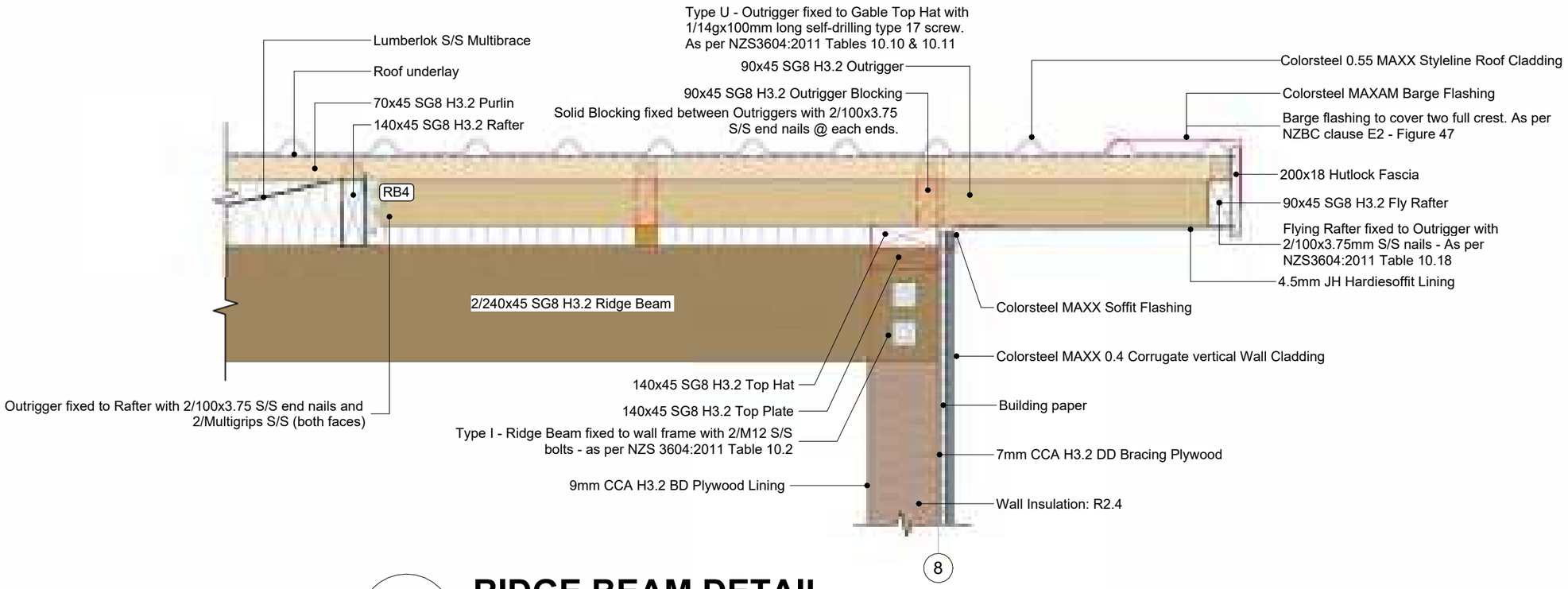
2 STOREY OFFICE BUILDING
Betio, Tarawa
KIRIBATI

WIND ZONE: **Extra High**

Sheet Title:

DETAILS 4

Scale: As indicated @ A3
Sheet Issue Date: 24/07/26
Drawing Number: Revision:
A4.3 V05



13
A3.4

RIDGE BEAM DETAIL

1 : 10

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KIRIBATI

WIND ZONE: **Extra High**

Sheet Title:

DETAILS 5

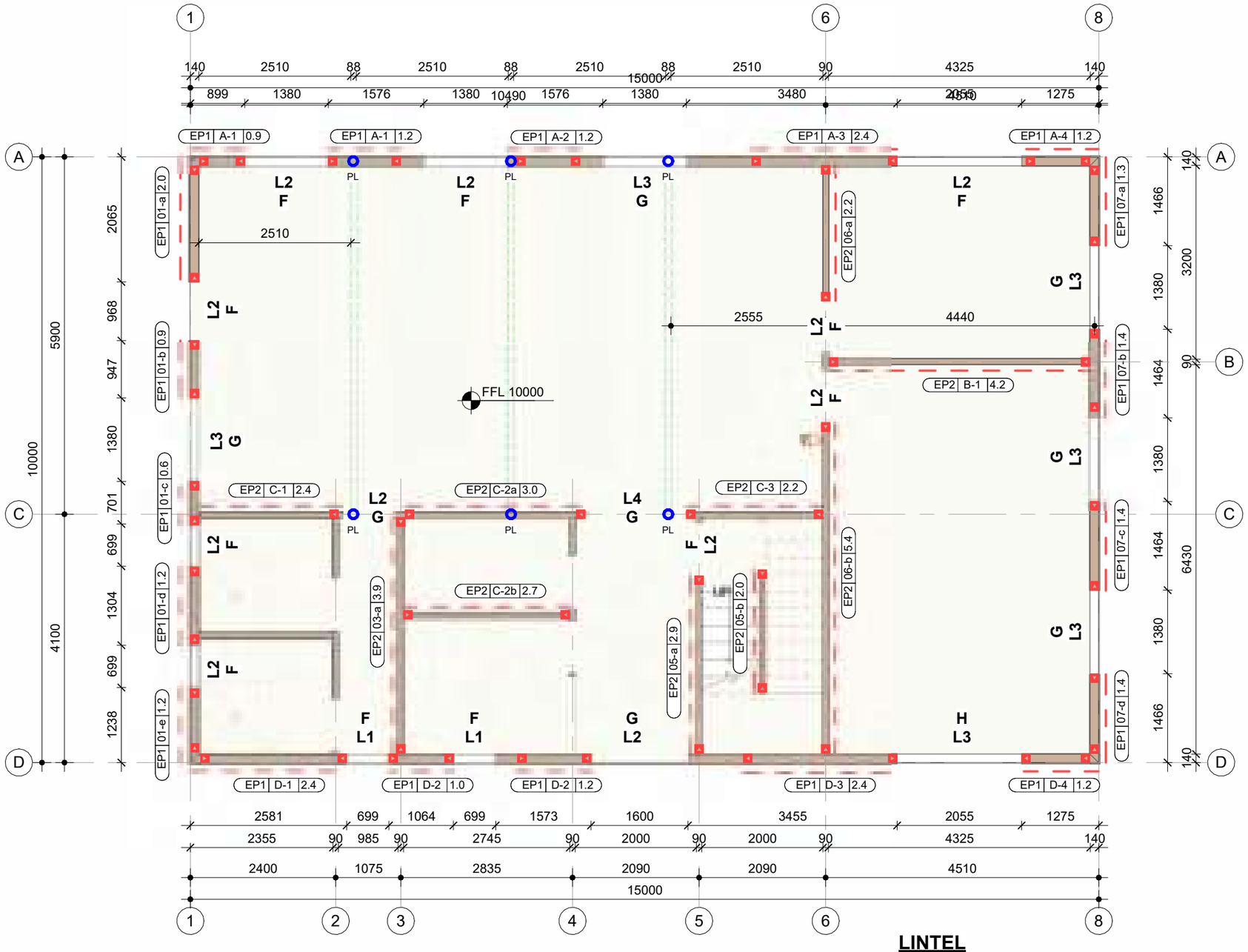
Scale: 1 : 10 @ A3

Sheet Issue Date: 24/06/26

Drawing Number: A4.4

Revision: V05

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BRACING & LINTEL PLAN

1 : 75

Gib Handibrac

PL: Point Load

LINTEL

L1: 2/90x45 SG8 H3.2 Lintel
L2: 2/140x45 SG8 H3.2 Lintel
L3: 2/190x45 SG8 H3.2 Lintel
L4: 2/240x45 SG8 H3.2 Lintel

F & G: Refer to Sheet: **A5.3** LINTEL FIXING TYPE

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WIND ZONE: **Extra High**

Sheet Title:

Grd FLOOR BRACING & LINTEL PLAN

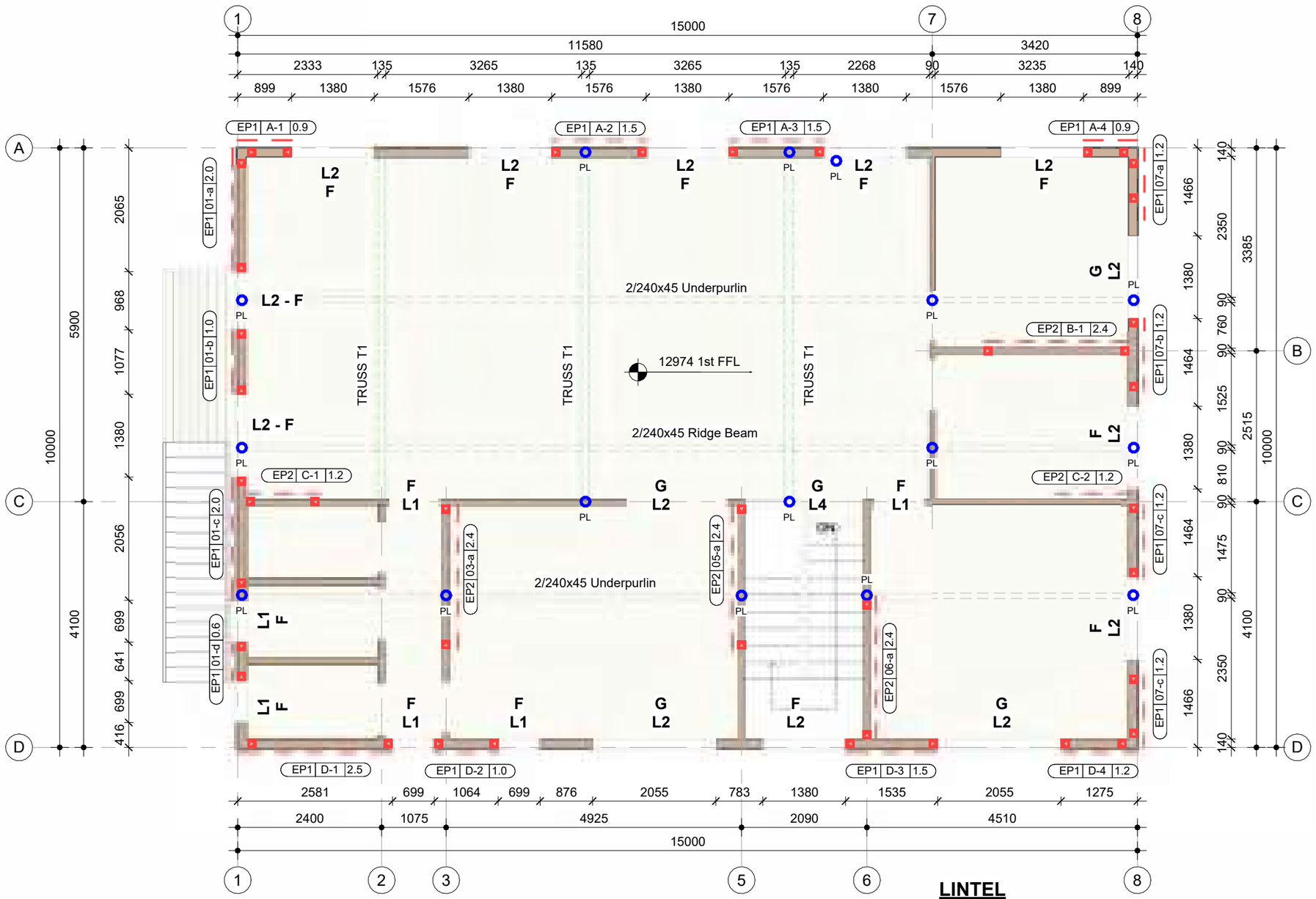
Scale: 1 : 75 @ A3

Sheet Issue Date: 24/06/26

Drawing Number: **A5.0** Revision: V05

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Gib Handibrac

PL: Point Load

LINTEL

L1: 2/90x45 SG8 H3.2 Lintel
L2: 2/140x45 SG8 H3.2 Lintel
L3: 2/190x45 SG8 H3.2 Lintel
L4: 2/240x45 SG8 H3.2 Lintel

F & G: Refer to Sheet: **A5.3** LINTEL FIXING TYPE

1st FLOOR BRACING & LINTEL PLAN

1 : 75

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WIND ZONE: **Extra High**

Sheet Title:

1st FLOOR BRACING & LINTEL PLAN

Scale: 1 : 75 @ A3

Sheet Issue Date: 24/06/26

Drawing Number: A5.1

Revision: V05

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7.0 ECOPLY® BARRIER BRACING SPECIFICATION – EP2

Table 6: Sided Structural Plywood Brace

Specification No.	Minimum Wall Length	Lining Requirements	Hold-Down	Bracing Wind	Bracing Earthquake
EP2 (A)	4.0m	Ecoply® Barrier or Gib® plasterboard	Yes (Refer Note 1)	4.0	1.5

Framing

Wall framing to be centrally with

- NZS3604 - Timber Framed Buildings (NZS 3604).
- AS/NZS 1170.2 - Structural design actions Part 2: Wind actions (AS/NZS 1170.2).

Framing dimensions and lengths are as determined by the NZS 3604 stud and top plate tables for load bearing and non-load bearing walls. Kiln dried, seasoned structural grade timber must be used. Machine stress graded timber, such as LVL or Laserframe® of SG8 stress grade minimum, is recommended.

Bottom Plate Fixing

Use GIB HandiBrac® hold-down connections at each end of the bracing element. Refer to manufacturer installation instructions supplied with the connectors for correct installation instructions and hold times. For use with either concrete or timber floors. Within the length of the bracing element, bottom plates are fixed in accordance with the requirements of NZS 3604.

Lining Each Side

One layer of 7mm, 9mm or 12mm Ecoply® plywood or Ecoply Barrier vertically fixed directly to framing. Where part sheets are used and no matching or opposite opening is carried out around the perimeter of each sheet, a 3mm expansion gap should be left between sheets.

Fastening the Ecoply® Barrier

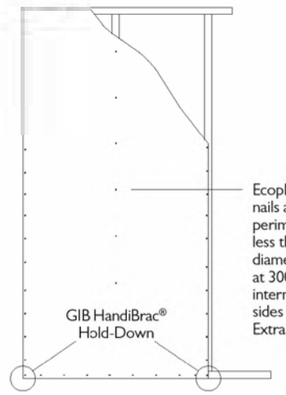
Fasteners

Fasten with 30 x 2.8mm galvanised or stainless steel flat head nails directly. Place fasteners no less than 7mm from sheet edges. Screws cannot be used. Power driven nails are suitable. Do not overdrive nails to countersink head.

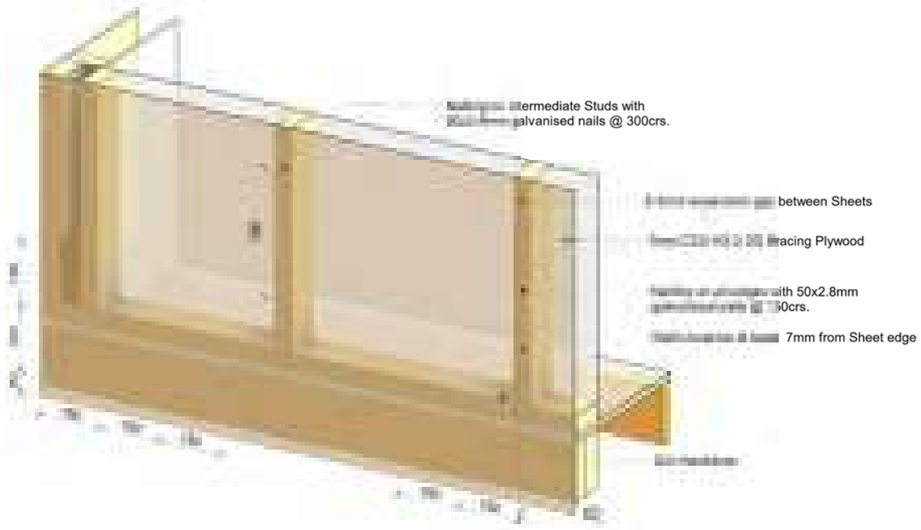
In certain circumstances stainless steel fasteners may be required. Refer to section 7.1 of the Ecoply Barrier Specification and Installation Guide for these circumstances and further fastener selection advice. Where stainless steel nails are required, annular grooved nails must be used.

Fastening Centres

Fasteners are placed at 150mm centres around the perimeter of each sheet and 300mm centres to intermediate studs or 150mm centres in Extra High wind zones. Where more than one sheet forms the brace element each sheet must be nailed individually.



Ecoply® fixed with 50 x 2.8mm nails at 150mm centres to perimeter of each sheet at no less than 7mm or 3 fester diameters from sheet edge and at 300mm centres to intermediate studs to both sides or 150mm centres in Extra High wind zones.



ements of the New Zealand Building Code and have been tested and analysed using the P21 r
51 Structure. Testing was carried out using Ecoply manufactured by CHH Ply and SG8 timber
bstituting materials may compromise performance of the system. GIB® and GIB HandiBrac® a

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Revision No. Revision Date Revision Description

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Design by: TCS Ltd
Client Name:

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2 STOREY OFFICE BUILDING
Betio, Tarawa
KIRIBATI

WIND ZONE: **Extra High**

Sheet Title:

EP2

Scale: @ A3

Sheet Issue Date: 24/06/26

Drawing Number: A5.1.2 Revision: V05

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3.1 ECOPLY® BRACING SPECIFICATION - EP1

Table 10: Singled Sided Structural Plywood Brace

Specification No.	Minimum Wall Length	Lining Requirements	BUs/m Wind	BUs/m Earthquake
EP1_0.4	0.4m	Ecoply® one side	80	95
EP1_0.6	0.6m	Ecoply one side	95	105
EP1_1.2	1.2m	Ecoply one side	120	135

Framing

Wall framing must comply with:

- NZBC B1 - Structure: AS1 Clause 3 Timber (NZS 3604).
- NZBC B2 - Durability: AS1 Clause 3.2 Timber (NZS 3602).

Framing dimensions and height are as determined by the NZS 3604 stud and top plate tables for load bearing and non load bearing walls. Kiln dried verified structural grade timber must be used. Machine stress graded timber, such as Laserframe® of SG8 stress grade minimum, is recommended.

Bottom Plate Fixing

Use GIB Handibrac® hold-down connections at each end of the bracing element. Refer to manufacturer installation instructions supplied with the connectors for correct installation instructions and bolt types to be used for either concrete or timber floors. Where the length of the bracing element, bottom plates are fixed in accordance with the requirements of NZS 3604.

Lining

One layer of 7mm, 9mm or 12mm Ecoply® plywood fixed directly to framing. If part sheets are used, ensure nailing at required centres is carried out around the perimeter of each sheet or part sheet. A 2-3mm expansion gap should be left between sheets.

Fastening the Ecoply® Panels

Fasten with 50 x 2.8mm hot dipped galvanised or stainless steel flat head nails for direct fix. Place fasteners no less than 7mm or 3 fastener diameters from sheet edges. Screws cannot be used. Power driven nails are suitable. Do not overdrive, nails must be full round head.

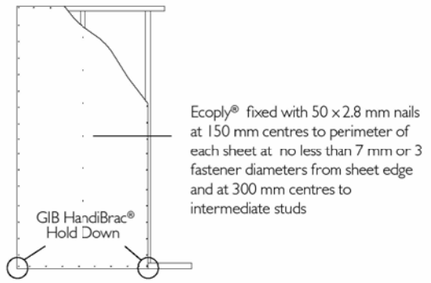
Fasteners for H3.2 CCA Treated Ecoply Panels

Where fasteners are in contact with H3.2 CCA treated timber or plywood, fasteners shall be a minimum of hot dip galvanised.

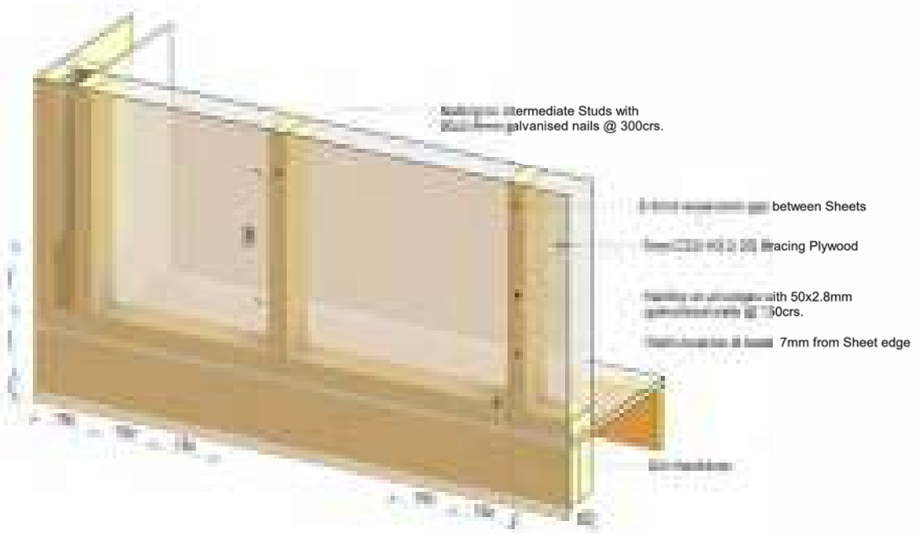
In certain circumstances stainless steel fasteners may be required. Refer to Table 8 of the Ecoply Specification and Installation Guide for these circumstances and further fastener selection advice. Where stainless steel nails are required, annular grooved nails must be used.

Fastening Centres

Fasteners are placed at 150mm centres around the perimeter of each sheet and 300mm centres to intermediate studs. Where more than one sheet forms the brace element each sheet must be nailed off independently.



Ecoply® fixed with 50 x 2.8 mm nails at 150 mm centres to perimeter of each sheet at no less than 7 mm or 3 fastener diameters from sheet edge and at 300 mm centres to intermediate studs



Ecoply® Bracing Systems are designed to meet the requirements of the NZBC and have been assessed using the P21 method as an acceptable solution B1/AS1 ufactured by CHH Plywood and SG8 timber framing, and GIB® products manufactured by Winstone Wallboards Ltd. Substituting materials may comp performance of the system. GIB® and GIB HandiBrac® are reg marks of Fletcher Building Holdings Ltd.

DECE

tcs
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(Web): www.tcs.net.nz

Consultants Name:

Revision No. Revision Date Revision Description

Revision Schedule

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Drawn by: JPL
Check by: MH
Design by: TCS Ltd

Client Name:

M.I.S.E.
(c/o Te KAI)

Project: Number: 26001

2 STOREY OFFICE BUILDING
Betio, Tarawa
KIRIBATI

WIND ZONE: **Extra High**

Sheet Title:

EP1

Scale: @ A3

Sheet Issue Date: 24/06/26

Drawing Number: A5.1.1

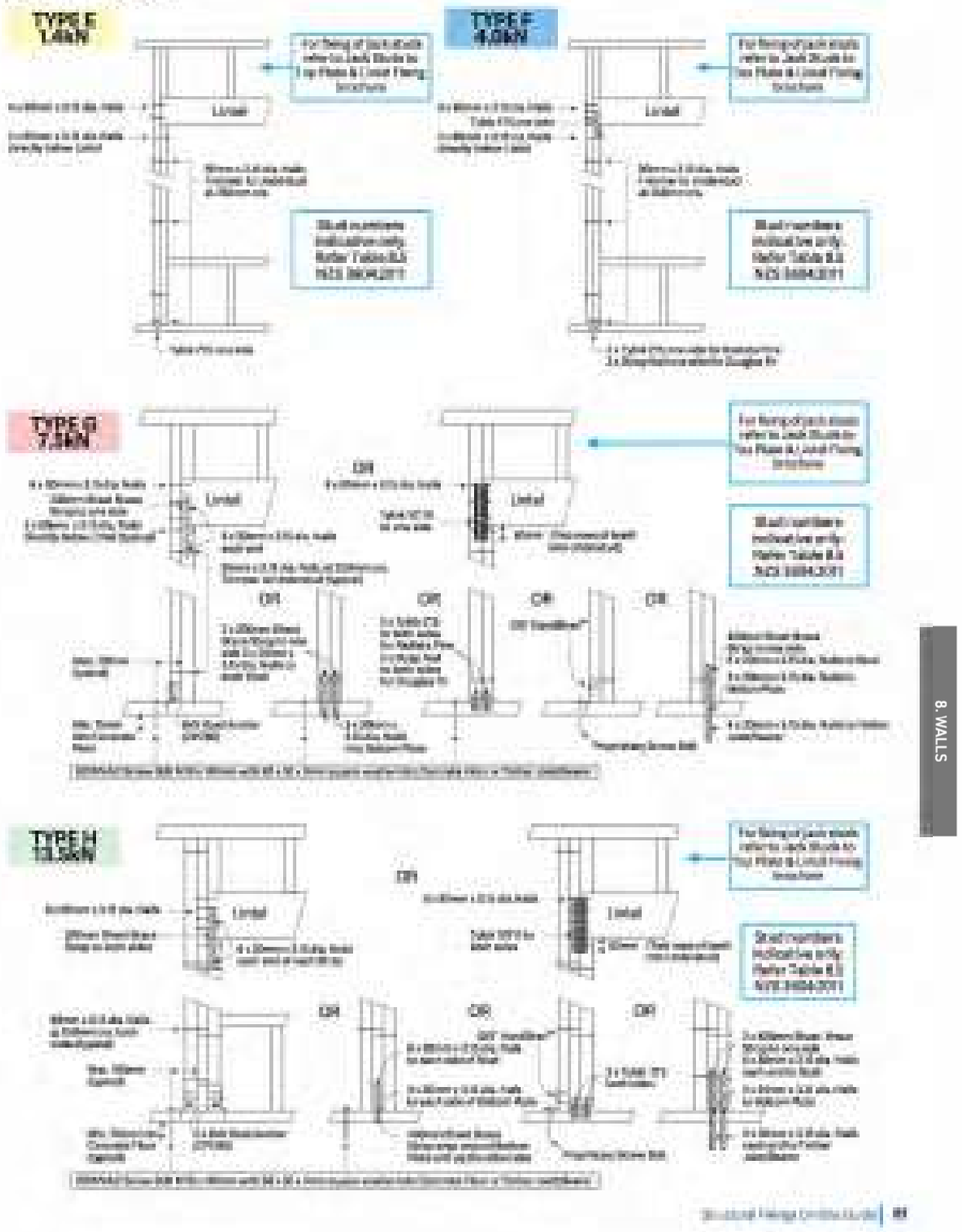
Revision: V05

- Contractors to check all dimensions & conditions on site before commencing work. - The Contractor is to work only to figured dimensions. In the event of a discrepancy, consult the Designer -

MiTek LUMBERLOK

LINTEL FIXING OPTIONS

(Characteristic Up/Pt)



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Consultants Name:

Revision Schedule

Revision No.	Revision Date	Revision Description

Drawn by:	JPL
Check by:	MH
Design by:	TCS Ltd

Client Name:

M.I.S.E.
(c/o Te KAI)

Project: Number: 26001

2 STOREY OFFICE BUILDING
Betio, Tarawa
KIRIBATI

WIND ZONE: **Extra High**

Sheet Title:

LINTEL FIXING TYPE

Scale: @ A3

Sheet Issue Date: 24/06/26

Drawing Number: A5.3

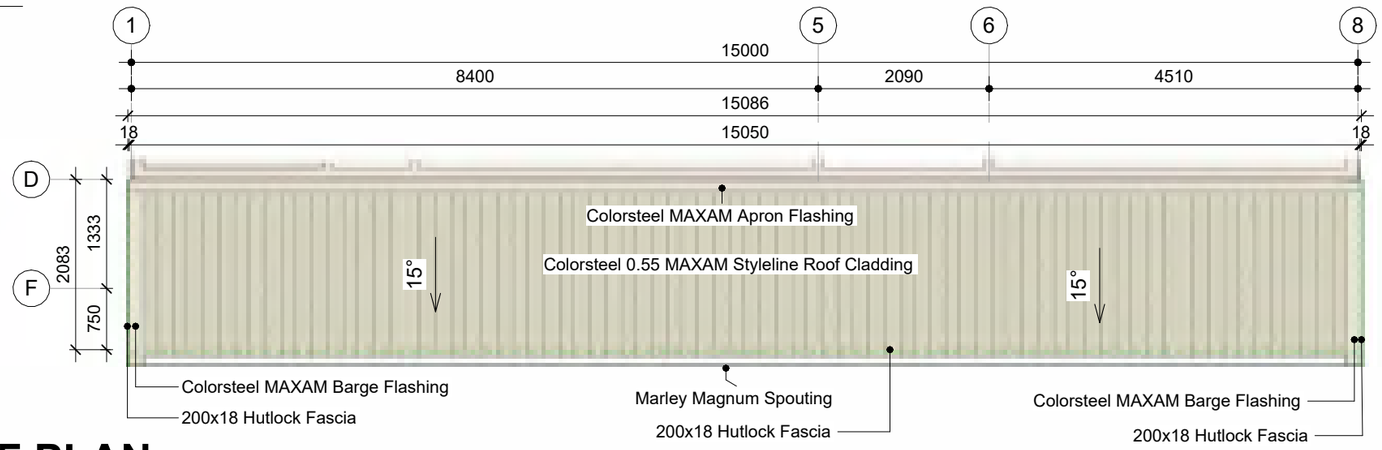
Revision: V05

- Contractors to check all dimensions & conditions on site before commencing work. - The Contractor is to work only to figured dimensions. In the event of a discrepancy, consult the Designer -



ROOF PLAN

1 : 75



PATIO ROOF PLAN

1 : 75

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Consultants Name:

Revision No. Revision Date Revision Description

Revision Schedule

Drawn by:	JPL
Check by:	MH
Design by:	TCS Ltd

Client Name:

M.I.S.E.
(c/o Te KAI)

Project: Number: 26001

2 STOREY OFFICE BUILDING
Betio, Tarawa
KIRIBATI

WIND ZONE: **Extra High**

Sheet Title:

ROOF PLAN

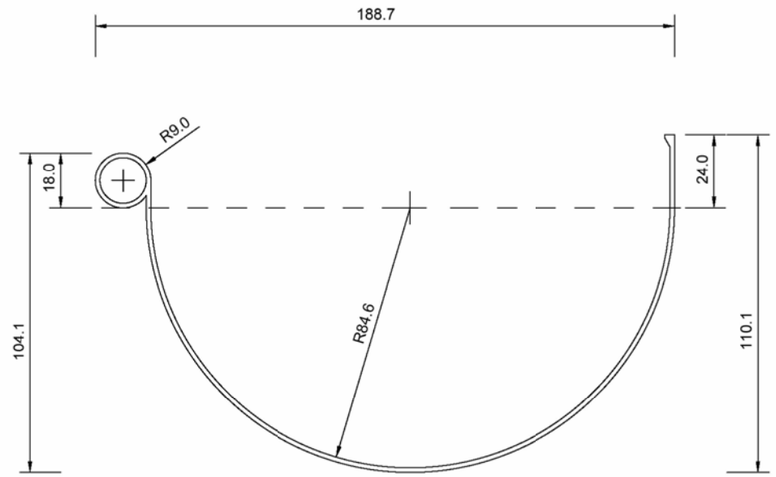
Scale: 1 : 75 @ A3

Sheet Issue Date: 24/06/26

Drawing Number: A6.0 Revision: V05

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magnum profile.dwg

MARLEY

Rainwater Pipes and Fittings

Magnum Spouting Profile MAG1-4

April 22 | Scale 1:2

magnum profile

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Consultants Name:

Revision No. | Revision Date | Revision Description

Revision Schedule

Drawn by: JPL
Check by: MH
Design by: TCS Ltd

Client Name:

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(c/o Te KAI)

Project: Number: 26001

2 STOREY OFFICE BUILDING
Betio, Tarawa
KIRIBATI

WIND ZONE: **Extra High**

Sheet Title:

SPOUTING DIMENSIONS

Scale: @ A3

Sheet Issue Date: 24/06/26

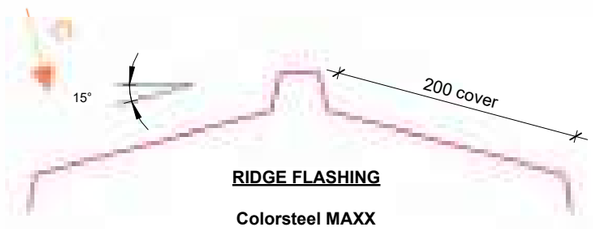
Drawing Number: A6.1

Revision: V05

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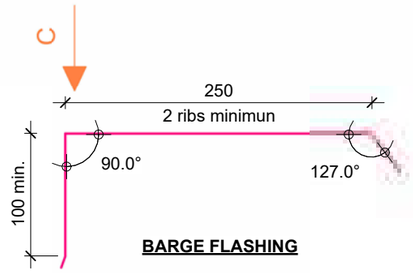
ROOF FLASHINGS



RIDGE FLASHING

Colorsteel MAXX
(Styline Cladding)

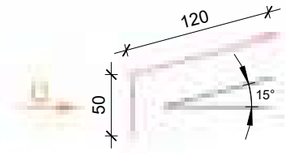
4.20m (x4)



BARGE FLASHING

Colorsteel MAXX
(Styline Cladding)

4.00m (x4)
3.20m (x4)

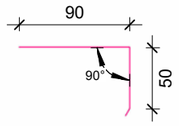


EAVE FLASHING

Colorsteel MAXX

4.20m (x8)

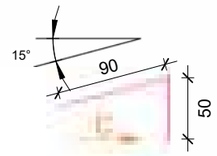
WALL FLASHINGS



SOFFIT FLASHING

Colorsteel MAXX

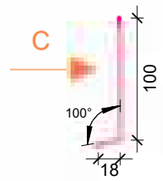
5.60m (x4)



SOFFIT FLASHING

Colorsteel MAXX

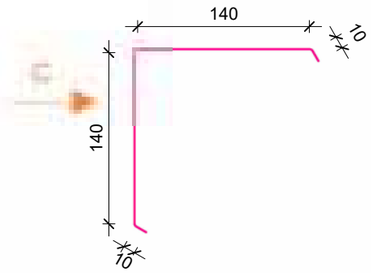
4.20m (x8)



BOTTOM END WALL FLASHING

Colorsteel MAXX
(Corrugate Cladding)

5.10m (x10)

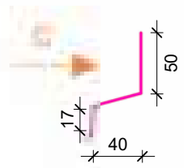


EXTERNAL CORNER FLASHING

Colorsteel MAXX
(Corrugate Cladding)

3.20m (x4)

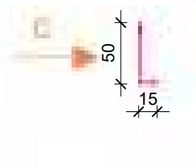
DOOR & WINDOW FLASHINGS



HEAD FLASHING

Colorsteel MAXX
(Corrugate Cladding)

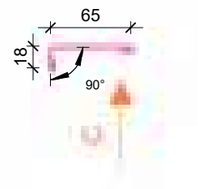
2.30m (x2)
1.80m (x1)
1.60m (x9)
1.05m (x1)
0.90m (x4)



BOTTOM CAPPING FLASHING

Colorsteel MAXX
(Corrugate Cladding)

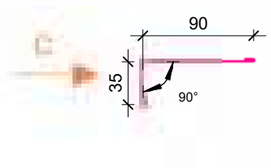
2.30m (x2)
1.80m (x1)
1.60m (x9)
1.05m (x1)
0.90m (x4)



JAMB CAPPING FLASHING

Colorsteel MAXX
(Corrugate Cladding)

2.20m (x4)
1.30m (x22)
1.10m (x4)
0.70m (x4)



SILL FLASHING

Colorsteel MAXX
(Corrugate Cladding)

2.30m (x2)
1.80m (x1)
1.60m (x9)
1.05m (x1)
0.90m (x4)

FLASHINGS

1 : 5

C → : COATING SIDE (COLOUR)

International Construction Development

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Consultants Name:

Revision No. Revision Date Revision Description

Revision Schedule

Drawn by: JPL
Check by: MH
Design by: TCS Ltd

Client Name:

M.I.S.E.
(c/o Te KAI)

Project: Number: 26001

2 STOREY OFFICE BUILDING
Betio, Tarawa
KIRIBATI

WIND ZONE: **Extra High**

Sheet Title:

FLASHINGS

Scale: 1 : 5 @ A3

Sheet Issue Date: 24/06/26

Drawing Number: Revision:

A7.0 V05

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FOUNDATION

No.	Type	Length	Width	Depth	Concrete Volume
4	450Ø x 1200 Footing	0	450	1200	0.000 m³
5	Anchor Pile - 350 Pad	350	350	900	0.551 m³
24	Anchor Pile - 425 Pad	425	425	900	3.902 m³
51	Ordinary Pile - 250 Pad	250	250	300	0.956 m³
17	Ordinary Pile - 425 Pad	425	425	300	0.921 m³
7	Verandah Post - 0.50m³	750	750	900	3.544 m³
108					9.874 m³

125x125 FOUNDATION PILE

25	125x125 H5 Anchor Pile	1100
16	125x125 H5 Deck Pile	470
40	125x125 H5 Ordinary Pile	500

Grand total: 81

125x125 DECK PILE

16	125x125 H5 Deck Pile	470

Grand total: 16

88x88 VERANDAH POST

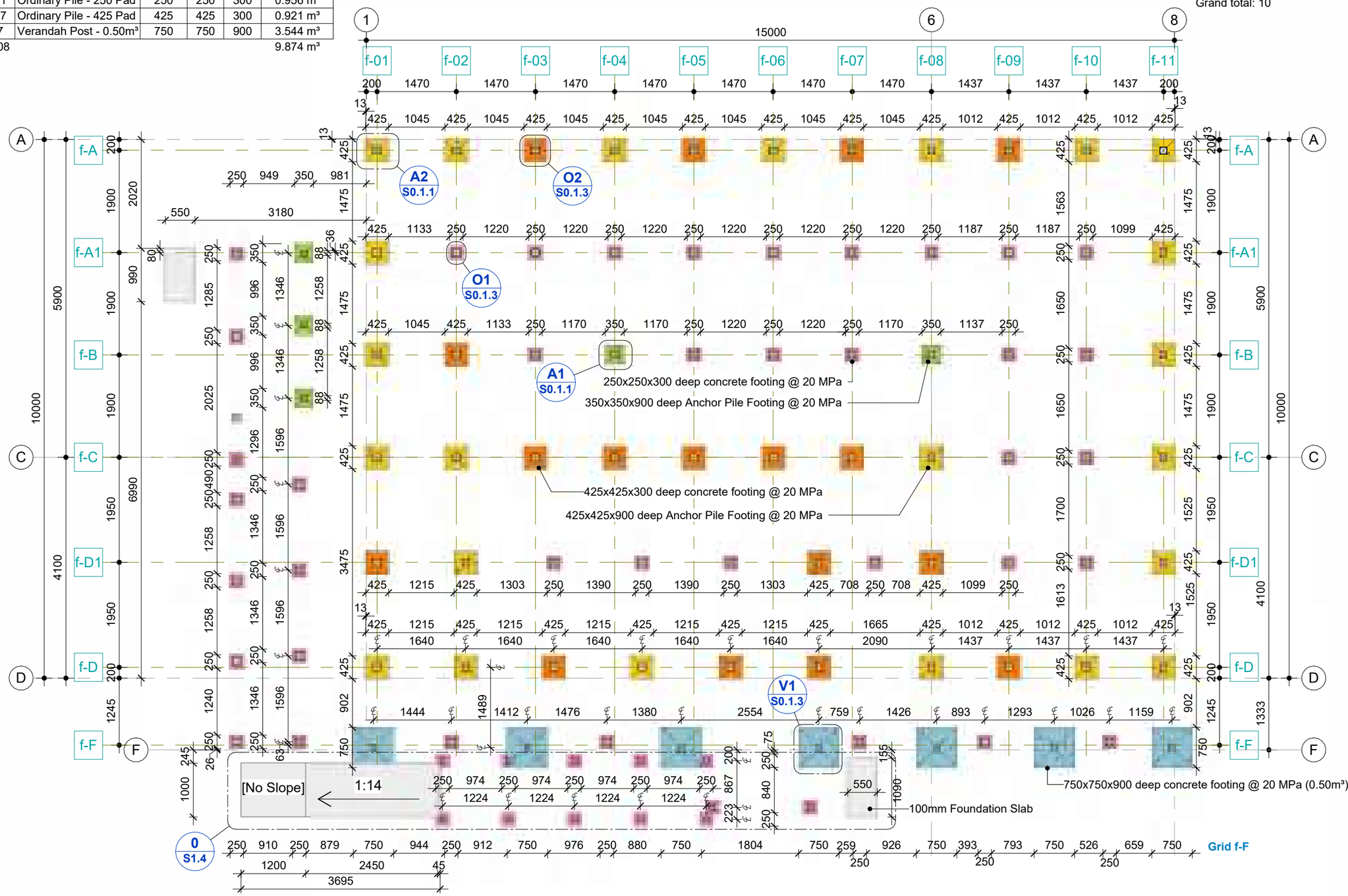
7	88x88 LG8 H5 Glulam Post	3630
3	88x88 LG8 H5 Glulam Post	4320

Grand total: 10

90x90 RAMP POST

2	90x90 H5 Ramp Post	1300
2	90x90 H5 Ramp Post	1390
2	90x90 H5 Ramp Post	1470
2	90x90 H5 Ramp Post	1560
2	90x90 H5 Ramp Post	1650

Grand total: 10



FOUNDATION PLAN

1 : 75

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Revision No. Revision Date

Revision Schedule

Revision Description

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Drawn by: JPL
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Design by: TCS Ltd

Client Name:

M.I.S.E.
(c/o Te KAI)

Project: Number: 26001

2 STOREY OFFICE BUILDING
Betio, Tarawa
KIRIBATI

WIND ZONE: **Extra High**

Sheet Title:

FOUNDATION PLAN

Scale: 1 : 75 @ A3

Sheet Issue Date: 24/06/26

Drawing Number: S0.1

Revision: V05

- Contractors to check all dimensions & conditions on site before commencing work. - The Contractor is to work only to figured dimensions. In the event of a discrepancy, consult the Designer -

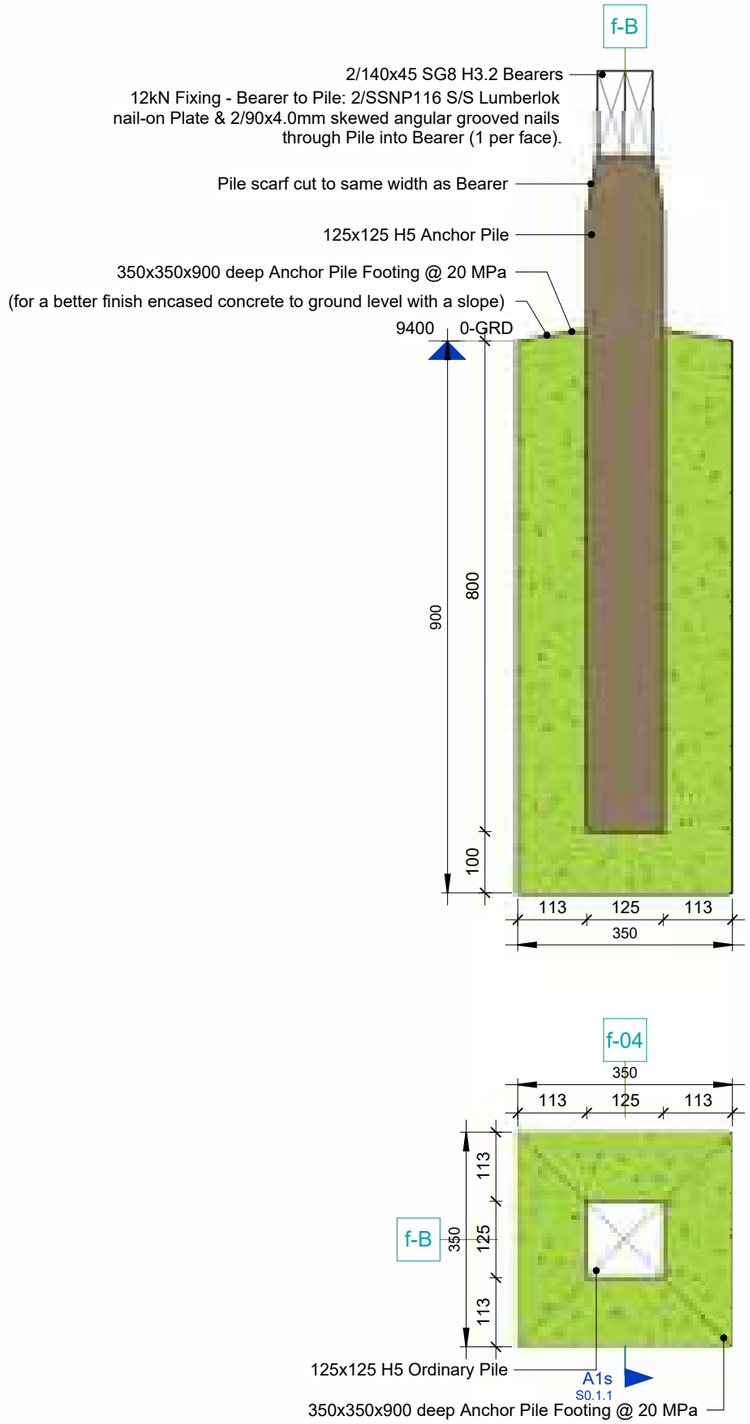
ANCHOR PILE

No.	Type	Length	Width	Depth	Concrete Volume
5	Anchor Pile - 350 Pad	350	350	900	0.551 m³
24	Anchor Pile - 425 Pad	425	425	900	3.902 m³
29					4.453 m³

125x125 FOUNDATION PILE

25	125x125 H5 Anchor Pile	1100
16	125x125 H5 Deck Pile	470
40	125x125 H5 Ordinary Pile	500

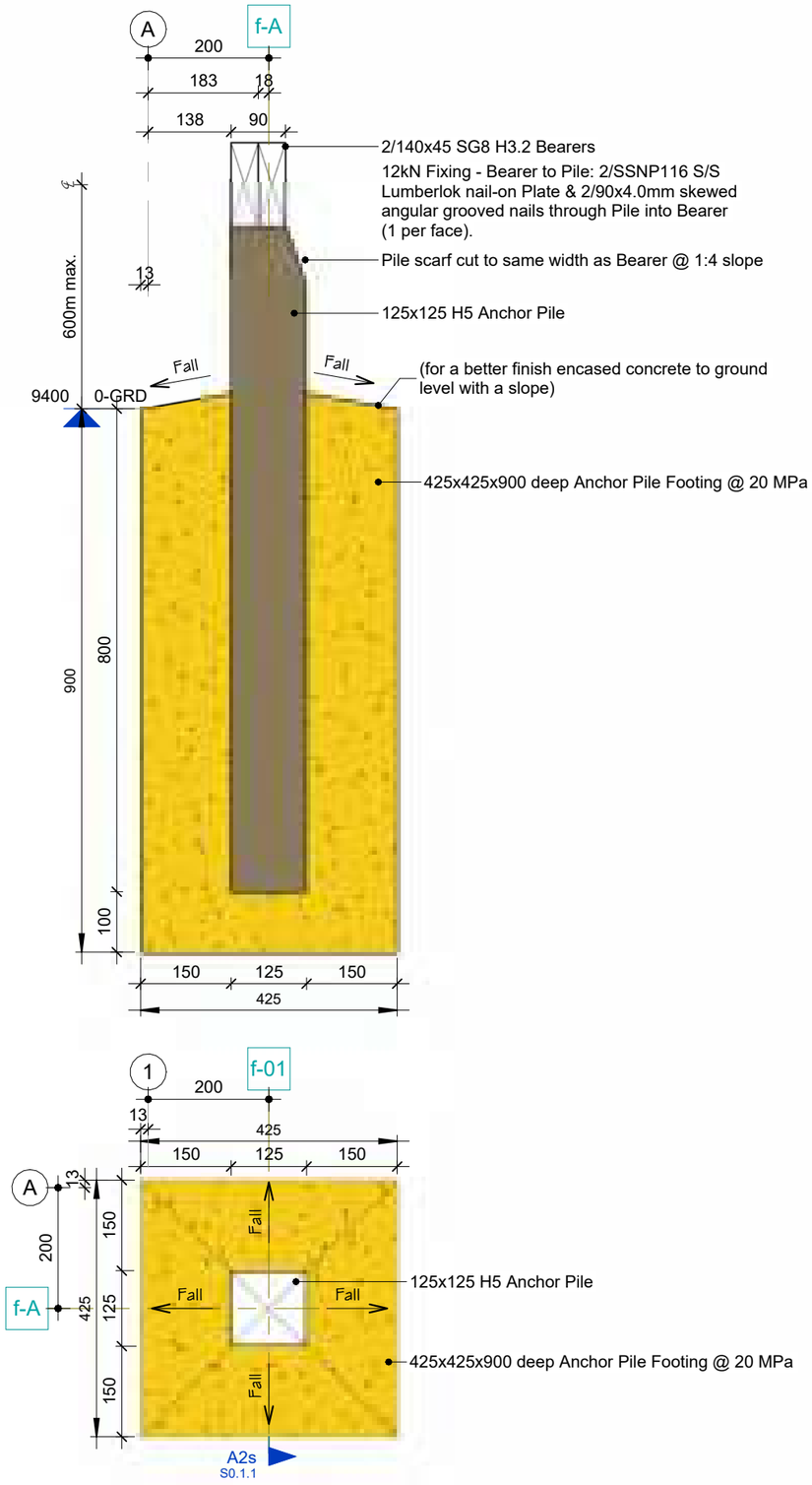
Grand total: 81



A1 - ANCHOR PILE (x2)

A1 / S0.1

1 : 10



A2 - ANCHOR PILE (x24)

A2 / S0.1

1 : 10

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Project: Number: 26001

2 STOREY OFFICE BUILDING
Betio, Tarawa
KIRIBATI

WIND ZONE: **Extra High**

Sheet Title:

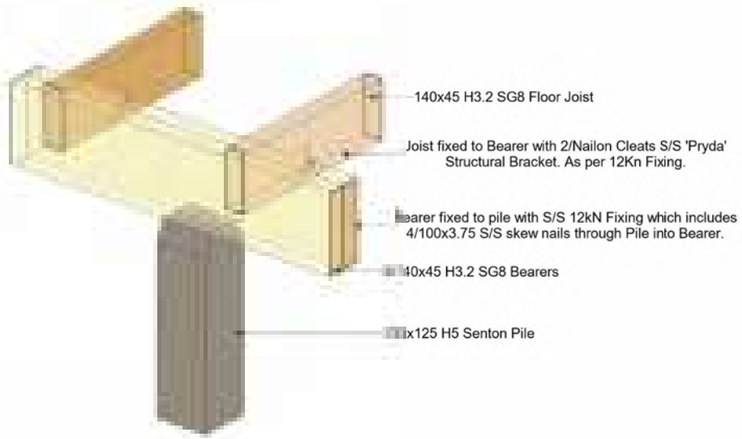
ANCHOR PILE DETAILS

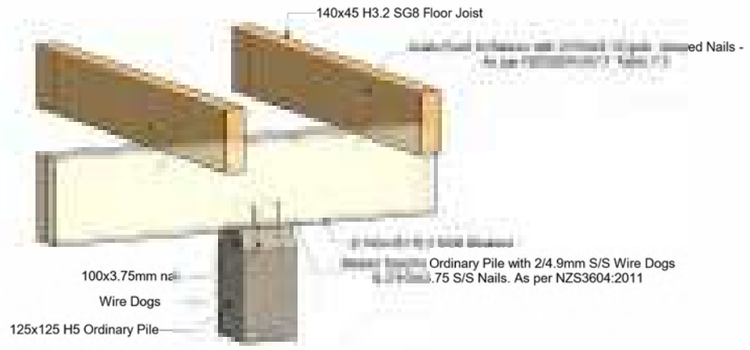
Scale: 1 : 10 @ A3

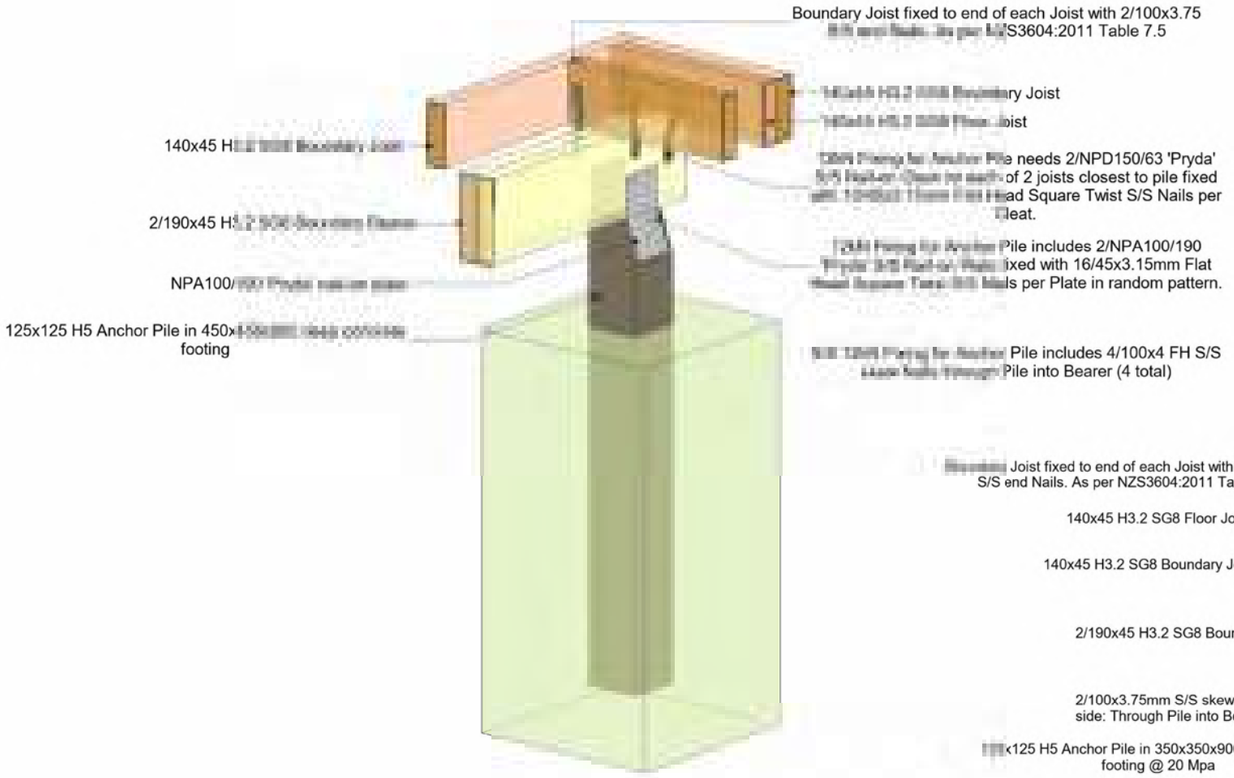
Sheet Issue Date: 24/06/26

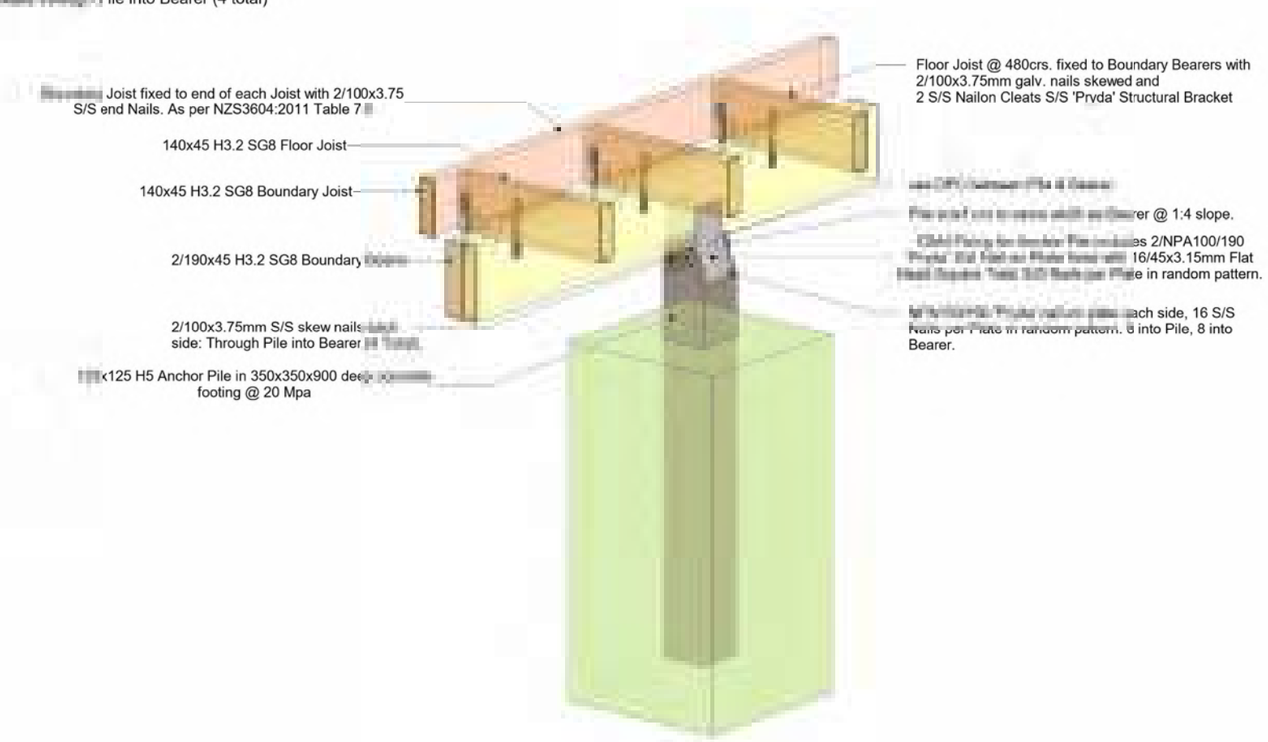
Drawing Number: S0.1.1 Revision: V05

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Client Name:

M.I.S.E.
(c/o Te KAI)

Project: Number: 26001

2 STOREY OFFICE BUILDING

Betio, Tarawa
KIRIBATI

WIND ZONE: **Extra High**

Sheet Title:

3D FOUNDATION DETAILS

Scale: @ A3

Sheet Issue Date: 24/06/26

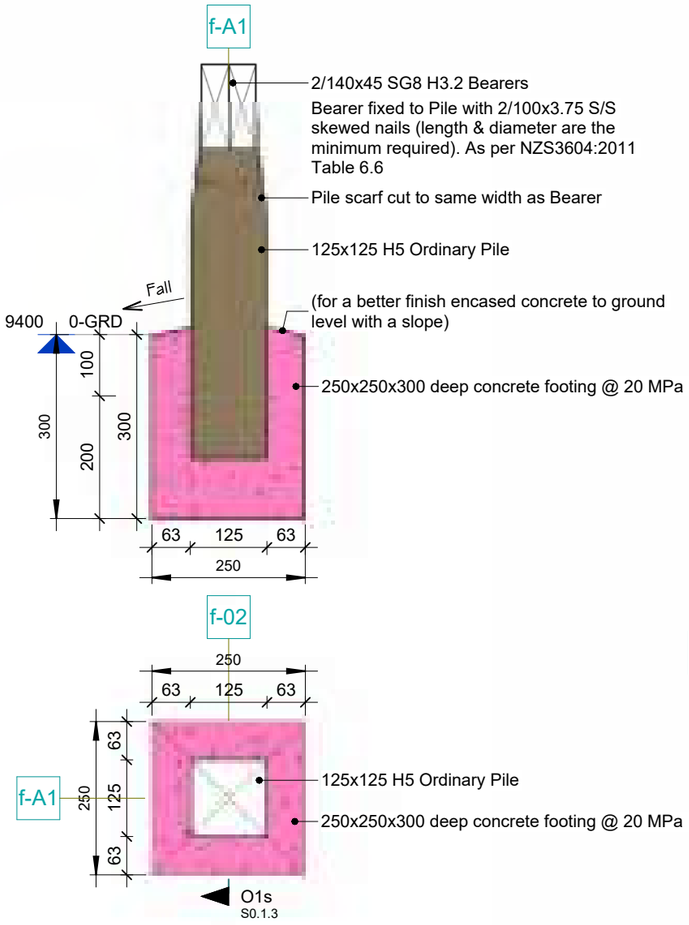
Drawing Number: Revision:

S0.1.2 V05

- Contractors to check all dimensions & conditions on site before commencing work. - The Contractor is to work only to figured dimensions. In the event of a discrepancy, consult the Designer -

FOUNDATION

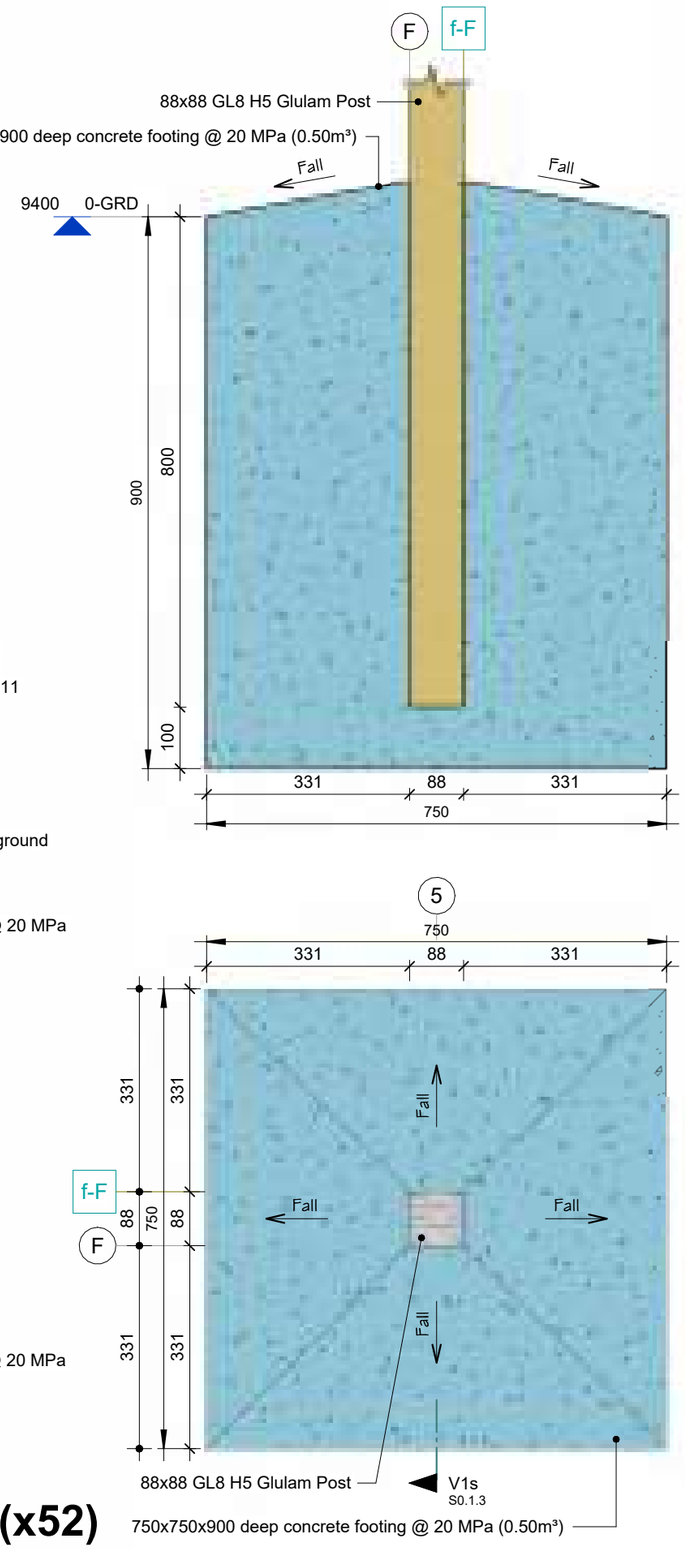
No.	Type	Length	Width	Depth	Concrete Volume
4	450Ø x 1200 Footing	0	450	1200	0.000 m³
5	Anchor Pile - 350 Pad	350	350	900	0.551 m³
24	Anchor Pile - 425 Pad	425	425	900	3.902 m³
51	Ordinary Pile - 250 Pad	250	250	300	0.956 m³
17	Ordinary Pile - 425 Pad	425	425	300	0.921 m³
7	Verandah Post - 0.50m³	750	750	900	3.544 m³
108					9.874 m³



O1 - ORDINARY PILE (x52)

O1 / S0.1

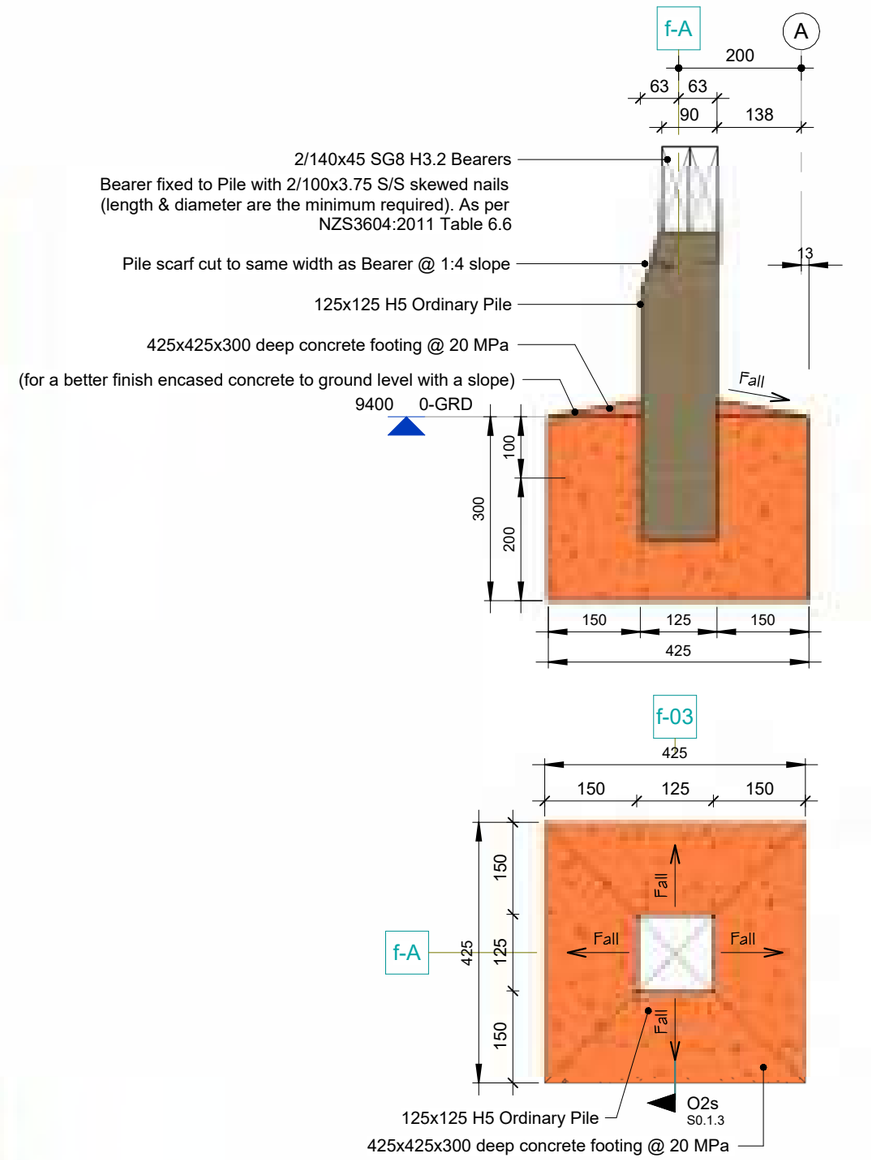
1 : 10



V1 - VERANDAH FOOTING (x7)

V1 / S0.1

1 : 10



O2 - ORDINARY PILE (x18)

O2 / S0.1

1 : 10

125x125 FOUNDATION PILE

25	125x125 H5 Anchor Pile	1100
16	125x125 H5 Deck Pile	470
40	125x125 H5 Ordinary Pile	500

Grand total: 81

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Consultants Name:

Revision No. Revision Date

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Drawn by: JPL
Check by: MH
Design by: TCS Ltd

Client Name:

M.I.S.E.
(c/o Te KAI)

Project: Number: 26001

2 STOREY OFFICE BUILDING

Betio, Tarawa
KIRIBATI

WIND ZONE: **Extra High**

Sheet Title:

FOUNDATION DETAILS

Scale: 1 : 10 @ A3

Sheet Issue Date: 24/06/26

Drawing Number: S0.1.3

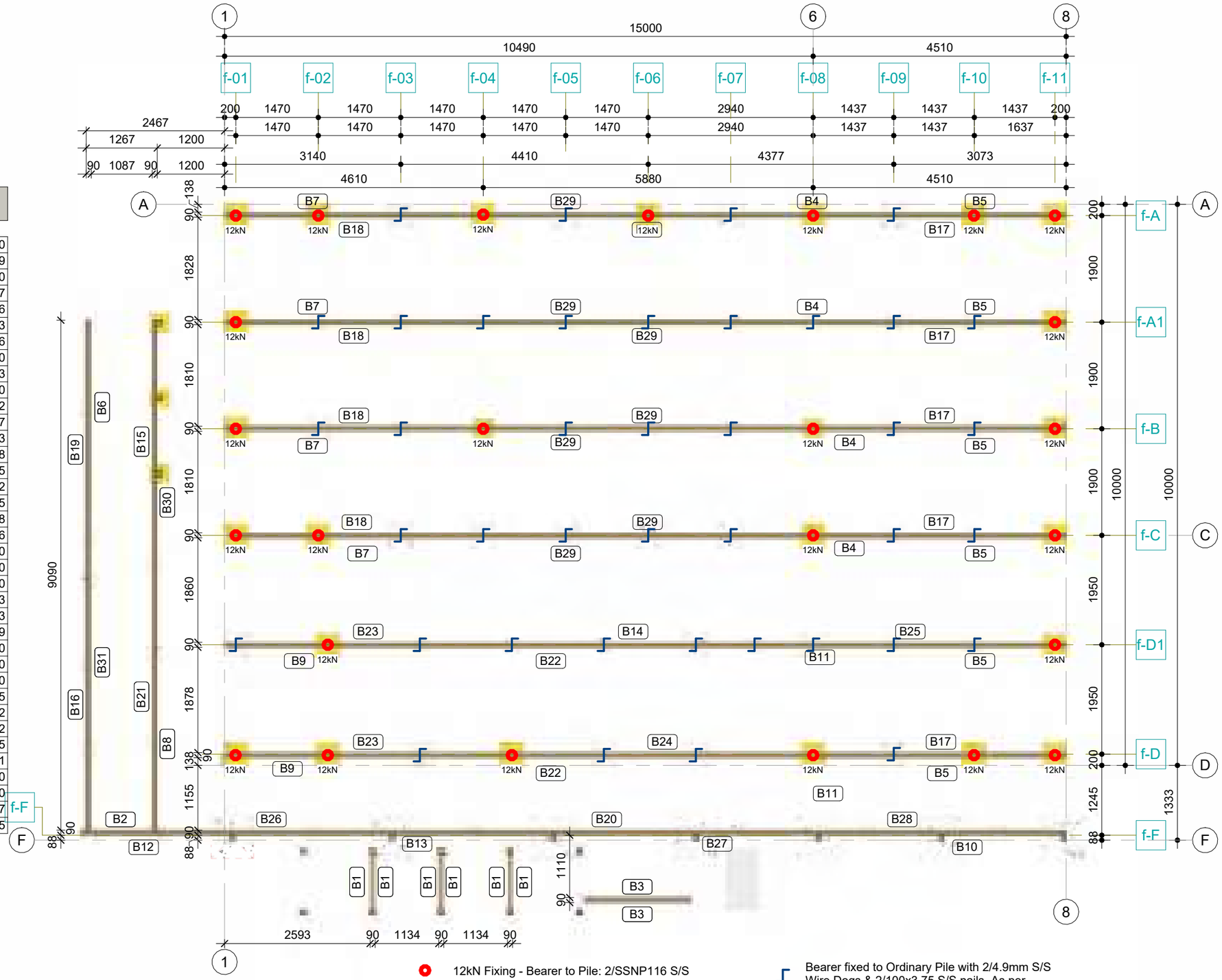
Revision: V05

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140x45 BEARERS

6	B1	140x45 SG8 H3.2 Bearer	1000
1	B2	140x45 SG8 H3.2 Bearer	1399
2	B3	140x45 SG8 H3.2 Bearer	1910
4	B4	140x45 SG8 H3.2 Bearer	2907
1	B7	140x45 SG8 H3.2 Bearer	3036
6	B5	140x45 SG8 H3.2 Bearer	3073
1	B6	140x45 SG8 H3.2 Bearer	3106
3	B7	140x45 SG8 H3.2 Bearer	3140
1	B8	140x45 SG8 H3.2 Bearer	3253
2	B9	140x45 SG8 H3.2 Bearer	3480
1	B10	140x45 SG8 H3.2 Bearer	3522
2	B11	140x45 SG8 H3.2 Bearer	3527
1	B12	140x45 SG8 H3.2 Bearer	4133
1	B13	140x45 SG8 H3.2 Bearer	4268
1	B14	140x45 SG8 H3.2 Bearer	4325
1	B15	140x45 SG8 H3.2 Bearer	4332
1	B17	140x45 SG8 H3.2 Bearer	4465
1	B16	140x45 SG8 H3.2 Bearer	4478
1	B18	140x45 SG8 H3.2 Bearer	4506
3	B17	140x45 SG8 H3.2 Bearer	4510
1	B17	140x45 SG8 H3.2 Bearer	4530
3	B18	140x45 SG8 H3.2 Bearer	4610
1	B19	140x45 SG8 H3.2 Bearer	4613
1	B20	140x45 SG8 H3.2 Bearer	4693
1	B21	140x45 SG8 H3.2 Bearer	4759
2	B22	140x45 SG8 H3.2 Bearer	4920
2	B23	140x45 SG8 H3.2 Bearer	5120
1	B24	140x45 SG8 H3.2 Bearer	5370
1	B25	140x45 SG8 H3.2 Bearer	5555
1	B26	140x45 SG8 H3.2 Bearer	5622
1	B27	140x45 SG8 H3.2 Bearer	5632
3	B29	140x45 SG8 H3.2 Bearer	5835
1	B28	140x45 SG8 H3.2 Bearer	5841
1	B29	140x45 SG8 H3.2 Bearer	5860
4	B29	140x45 SG8 H3.2 Bearer	5880
1	B30	140x45 SG8 H3.2 Bearer	5927
1	B31	140x45 SG8 H3.2 Bearer	5985

Grand total: 66



BEARER PLAN

1 : 75

12kN Fixing - Bearer to Pile: 2/SSNP116 S/S Lumberlok nail-on Plate & 2/90x4.0mm skewed angular grooved nails through Pile into Bearer (1 per face).

Bearer fixed to Ordinary Pile with 2/4.9mm S/S Wire Dogs & 2/100x3.75 S/S nails. As per NZS3604:2011

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Consultants Name:

Revision No. Revision Date

Revision Schedule

Revision Description

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Drawn by: JPL
Check by: MH
Design by: TCS Ltd

Client Name:

M.I.S.E.
(c/o Te KAI)

Project: Number: 26001

2 STOREY OFFICE BUILDING
Betio, Tarawa
KIRIBATI

WIND ZONE: **Extra High**

Sheet Title:

BEARER PLAN

Scale: 1 : 75 @ A3

Sheet Issue Date: 24/06/26

Drawing Number: S1.1

Revision: V05

- Contractors to check all dimensions & conditions on site before commencing work. - The Contractor is to work only to figured dimensions. In the event of a discrepancy, consult the Designer -

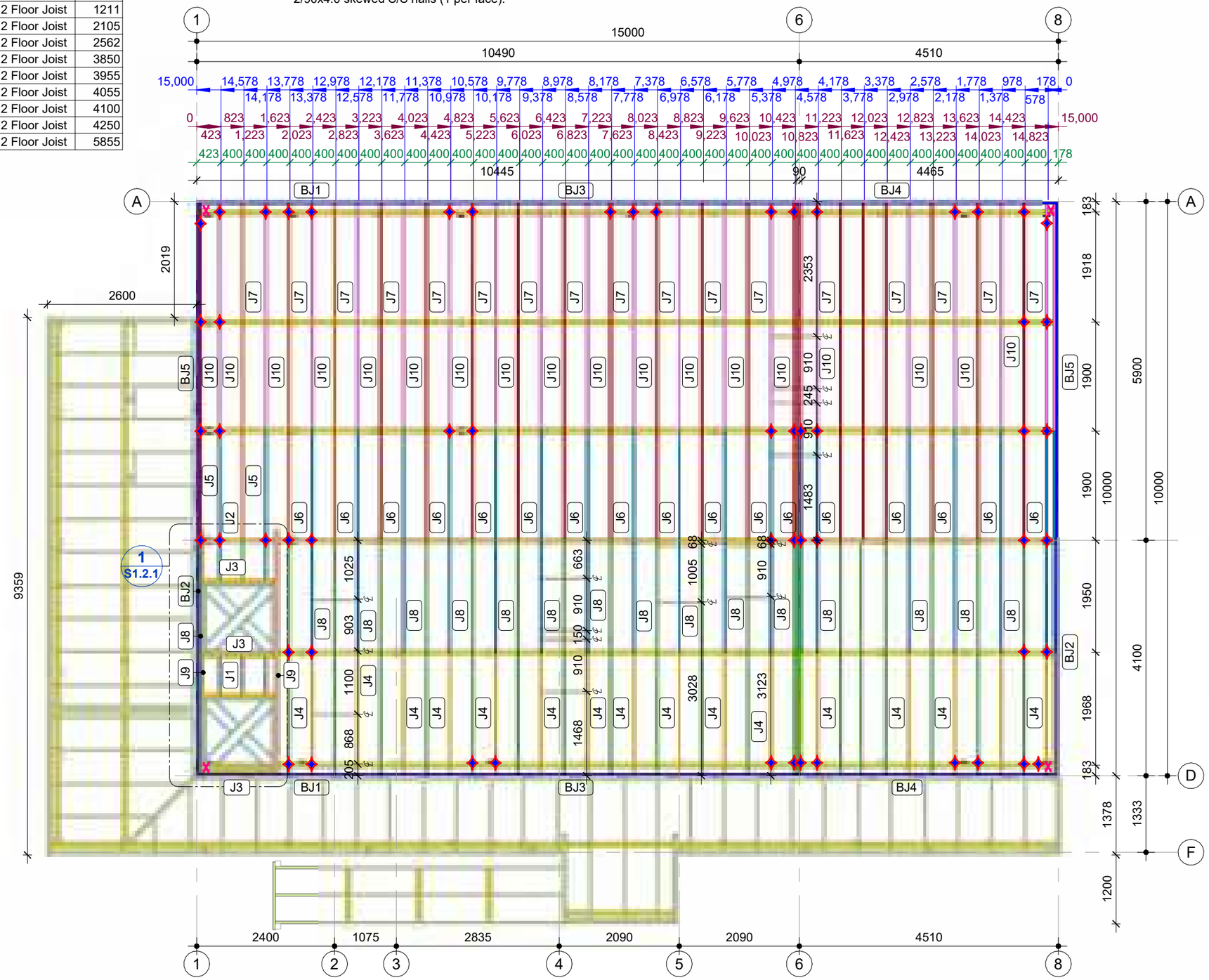
140x45 FLOOR JOIST

3	J1	140x45 SG8 H3.2 Floor Joist	614
1	J2	140x45 SG8 H3.2 Floor Joist	662
8	J3	140x45 SG8 H3.2 Floor Joist	1211
18	J4	140x45 SG8 H3.2 Floor Joist	2105
2	J5	140x45 SG8 H3.2 Floor Joist	2562
18	J6	140x45 SG8 H3.2 Floor Joist	3850
20	J7	140x45 SG8 H3.2 Floor Joist	3955
17	J8	140x45 SG8 H3.2 Floor Joist	4055
3	J8	140x45 SG8 H3.2 Floor Joist	4100
3	J9	140x45 SG8 H3.2 Floor Joist	4250
21	J10	140x45 SG8 H3.2 Floor Joist	5855

Grand total: 114

S/S Lumbrerlok Multigrip (x4)

12kN Fixing - Joist to Bearer : 4/CT160 S/S Lumberlok Ceiling Tie (2L.H. &2 R.H.) & 2/90x4.0 skewed S/S nails (1 per face).



FLOOR FRAME PLAN

1 : 75

140x45 BOUNDARY JOIST

2	BJ1	140x45 SG8 H3.2 Boundary Joist	4000
1	BJ2	140x45 SG8 H3.2 Boundary Joist	4055
1	BJ2	140x45 SG8 H3.2 Boundary Joist	4100
2	BJ3	140x45 SG8 H3.2 Boundary Joist	5200
2	BJ4	140x45 SG8 H3.2 Boundary Joist	5800
1	BJ5	140x45 SG8 H3.2 Boundary Joist	5855
1	BJ5	140x45 SG8 H3.2 Boundary Joist	5900

Grand total: 10

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Consultants Name:

Revision No. Revision Date Revision Description

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Check by:	MH
Design by:	TCS Ltd

Client Name:

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(c/o Te KAI)

Project: Number: 26001

2 STOREY OFFICE BUILDING
Betio, Tarawa
KIRIBATI

WIND ZONE: **Extra High**

Sheet Title:

FLOOR JOIST PLAN

Scale: 1 : 75 @ A3

Sheet Issue Date: 24/06/26

Drawing Number: S1.2

Revision: V05

- Contractors to check all dimensions & conditions on site before commencing work. - The Contractor is to work only to figured dimensions. In the event of a discrepancy notify the Designer -

140x45 FLOOR JOIST

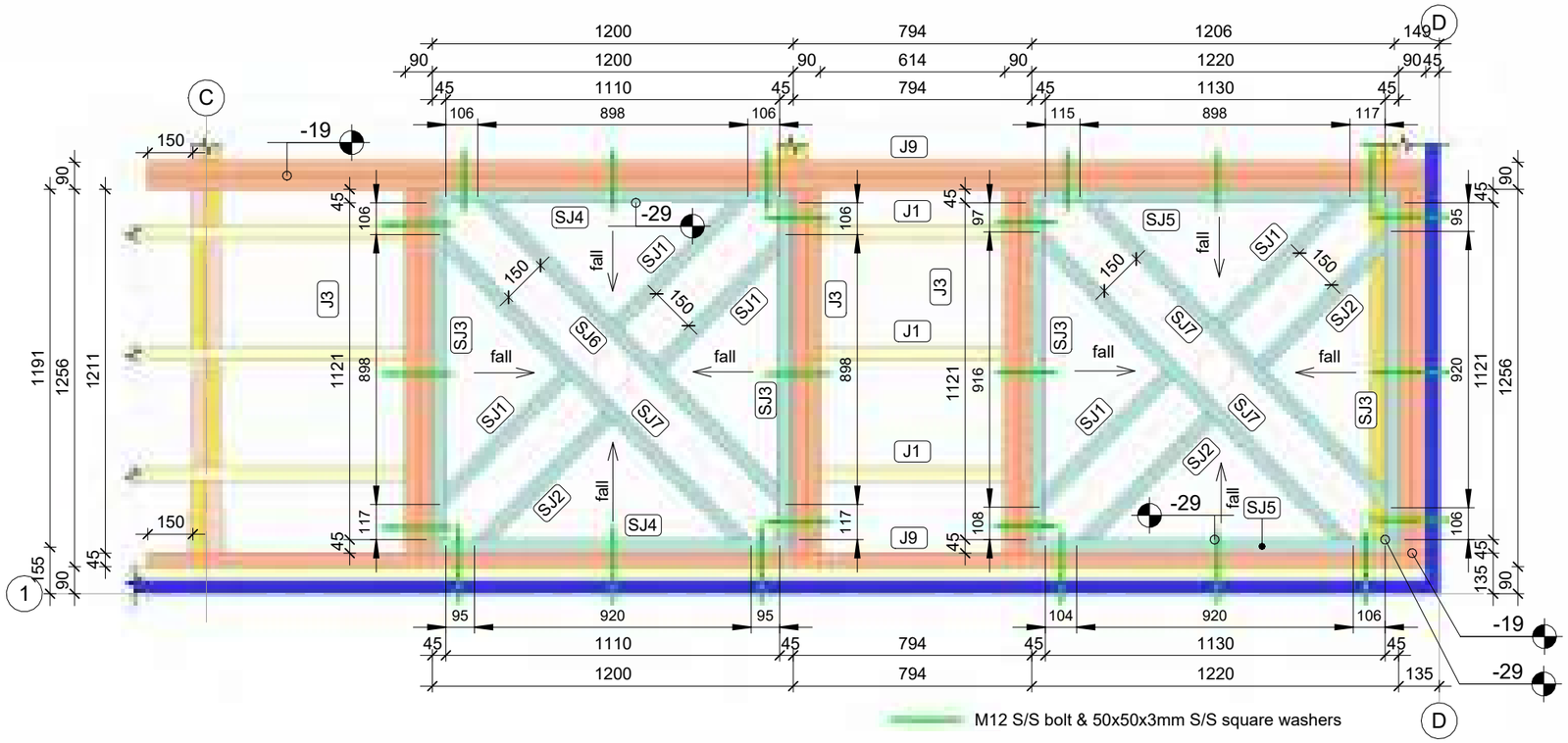
3	J1	140x45 SG8 H3.2 Floor Joist	614
1	J2	140x45 SG8 H3.2 Floor Joist	662
8	J3	140x45 SG8 H3.2 Floor Joist	1211
18	J4	140x45 SG8 H3.2 Floor Joist	2105
2	J5	140x45 SG8 H3.2 Floor Joist	2562
18	J6	140x45 SG8 H3.2 Floor Joist	3850
20	J7	140x45 SG8 H3.2 Floor Joist	3955
17	J8	140x45 SG8 H3.2 Floor Joist	4055
3	J8	140x45 SG8 H3.2 Floor Joist	4100
3	J9	140x45 SG8 H3.2 Floor Joist	4250
21	J10	140x45 SG8 H3.2 Floor Joist	5855

Grand total: 114

140x45 SHOWER JOIST

4	SJ1	140x45 SG8 H3.2 Shower Joist	590
1	SJ1	140x45 SG8 H3.2 Shower Joist	603
3	SJ2	140x45 SG8 H3.2 Shower Joist	605
4	SJ3	140x45 SG8 H3.2 Shower Joist	1121
2	SJ4	140x45 SG8 H3.2 Shower Joist	1200
2	SJ5	140x45 SG8 H3.2 Shower Joist	1220
1	SJ6	140x45 SG8 H3.2 Shower Joist	1420
2	SJ7	140x45 SG8 H3.2 Shower Joist	1435
1	SJ7	140x45 SG8 H3.2 Shower Joist	1448

Grand total: 20



TOILET FRAME

1 : 20

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Revision Schedule

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Check by:	MH
Design by:	TCS Ltd

Client Name:

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(c/o Te KAI)

Project: Number: 26001

2 STOREY OFFICE BUILDING
Betio, Tarawa
KIRIBATI

WIND ZONE: **Extra High**

Sheet Title:

SHOWER FLOOR FRAME

Scale: 1 : 20 @ A3

Sheet Issue Date: 24/06/26

Drawing Number: S1.2.1

Revision: V05

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190x45 BOUNDARY JOIST - Grd...

1	BJ6	190x45 SG8 H3.2 Boundary Joist	1310
2	BJ7	190x45 SG8 H3.2 Boundary Joist	1530
1	BJ8	190x45 SG8 H3.2 Boundary Joist	2000
1	BJ9	190x45 SG8 H3.2 Boundary Joist	2410
1	BJ10	190x45 SG8 H3.2 Boundary Joist	2530
1	BJ12	190x45 SG8 H3.2 Boundary Joist	3300
1	BJ11	190x45 SG8 H3.2 Boundary Joist	3315
1	BJ13	190x45 SG8 H3.2 Boundary Joist	4280
1	BJ14	190x45 SG8 H3.2 Boundary Joist	5590
1	BJ15	190x45 SG8 H3.2 Boundary Joist	6000

Grand total: 11

140x45 BOUNDARY JOIST

2	BJ1	140x45 SG8 H3.2 Boundary Joist	4000
1	BJ2	140x45 SG8 H3.2 Boundary Joist	4055
1	BJ2	140x45 SG8 H3.2 Boundary Joist	4100
2	BJ3	140x45 SG8 H3.2 Boundary Joist	5200
2	BJ4	140x45 SG8 H3.2 Boundary Joist	5800
1	BJ5	140x45 SG8 H3.2 Boundary Joist	5855
1	BJ5	140x45 SG8 H3.2 Boundary Joist	5900

Grand total: 10

140x45 PATIO JOIST

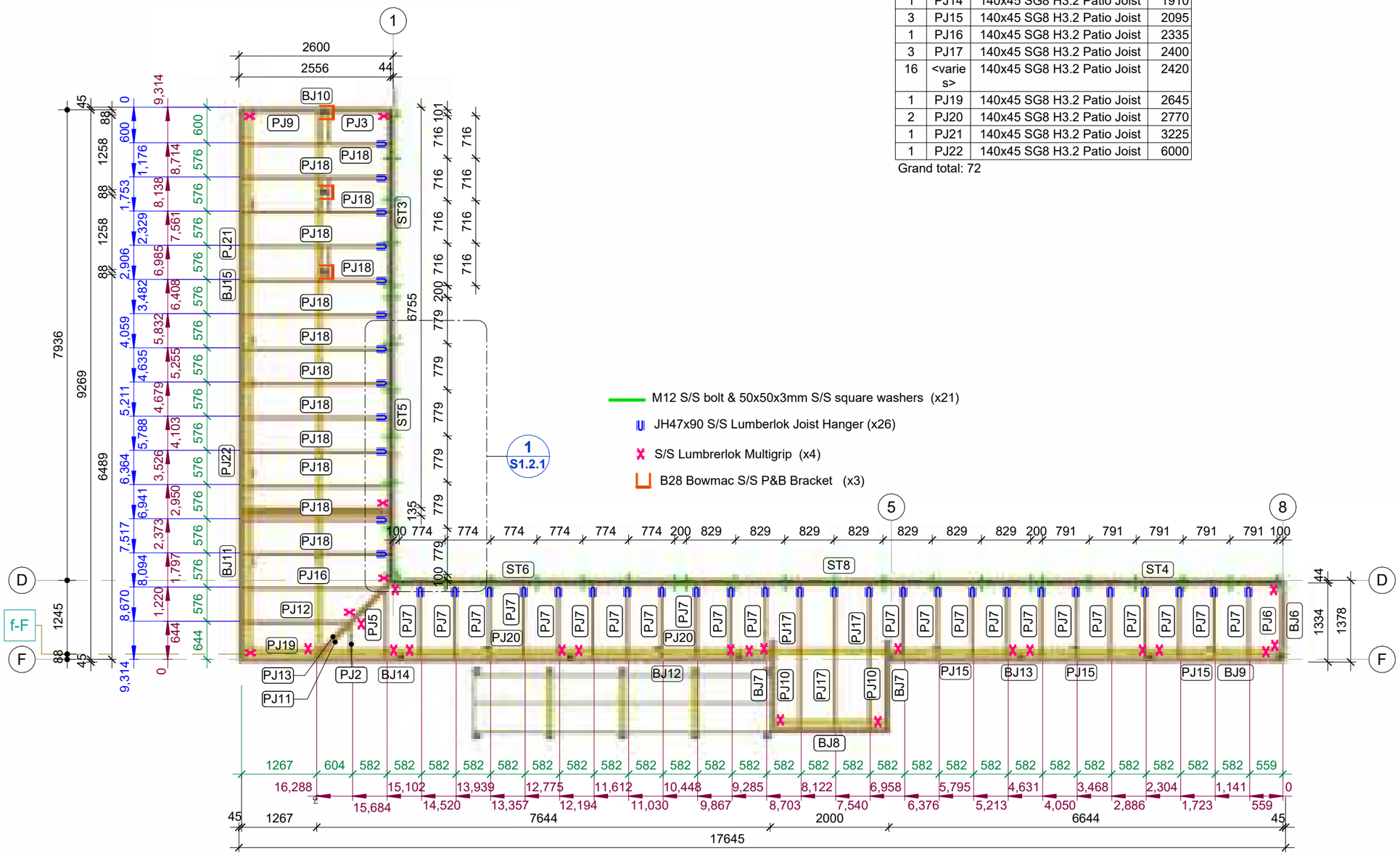
1	PJ1	140x45 SG8 H3.2 Patio Joist	465
1	PJ2	140x45 SG8 H3.2 Patio Joist	540
3	PJ3	140x45 SG8 H3.2 Patio Joist	1025
6	PJ4	140x45 SG8 H3.2 Patio Joist	1085
1	PJ5	140x45 SG8 H3.2 Patio Joist	1120
1	PJ6	140x45 SG8 H3.2 Patio Joist	1155
22	PJ7	140x45 SG8 H3.2 Patio Joist	1200
2	PJ8	140x45 SG8 H3.2 Patio Joist	1260
1	PJ9	140x45 SG8 H3.2 Patio Joist	1310
2	PJ10	140x45 SG8 H3.2 Patio Joist	1485
1	PJ11	140x45 SG8 H3.2 Patio Joist	1740
1	PJ12	140x45 SG8 H3.2 Patio Joist	1755
1	PJ13	140x45 SG8 H3.2 Patio Joist	1785
1	PJ14	140x45 SG8 H3.2 Patio Joist	1910
3	PJ15	140x45 SG8 H3.2 Patio Joist	2095
1	PJ16	140x45 SG8 H3.2 Patio Joist	2335
3	PJ17	140x45 SG8 H3.2 Patio Joist	2400
16	<varies>	140x45 SG8 H3.2 Patio Joist	2420
1	PJ19	140x45 SG8 H3.2 Patio Joist	2645
2	PJ20	140x45 SG8 H3.2 Patio Joist	2770
1	PJ21	140x45 SG8 H3.2 Patio Joist	3225
1	PJ22	140x45 SG8 H3.2 Patio Joist	6000

Grand total: 72

140x45 STRINGER

1	ST1	140x45 SG8 H3.2 Stringer	1180
1	ST2	140x45 SG8 H3.2 Stringer	2780
1	ST3	140x45 SG8 H3.2 Stringer	3065
1	ST4	140x45 SG8 H3.2 Stringer	4155
1	ST5	140x45 SG8 H3.2 Stringer	4915
1	ST6	140x45 SG8 H3.2 Stringer	4935
3	ST7	140x45 SG8 H3.2 Stringer	5000
1	ST8	140x45 SG8 H3.2 Stringer	6000

Grand total: 10



PATIO FRAME PLAN

1 : 75

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Consultants Name:

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Drawn by: JPL
Check by: MH
Design by: TCS Ltd
Client Name:

M.I.S.E.
(c/o Te KAI)

Project: Number: 26001

2 STOREY OFFICE BUILDING
Betio, Tarawa
KIRIBATI

WIND ZONE: **Extra High**

Sheet Title:

PATIO FRAME PLAN

Scale: 1 : 75 @ A3

Sheet Issue Date: 24/06/26

Drawing Number: S1.3 Revision: V05

140x45 STRINGER

1	ST1	140x45 SG8 H3.2 Stringer	1180
1	ST2	140x45 SG8 H3.2 Stringer	2780
1	ST3	140x45 SG8 H3.2 Stringer	3065
1	ST4	140x45 SG8 H3.2 Stringer	4155
1	ST5	140x45 SG8 H3.2 Stringer	4915
1	ST6	140x45 SG8 H3.2 Stringer	4935
3	ST7	140x45 SG8 H3.2 Stringer	5000
1	ST8	140x45 SG8 H3.2 Stringer	6000

Grand total: 10

140x45 RAMP JOIST

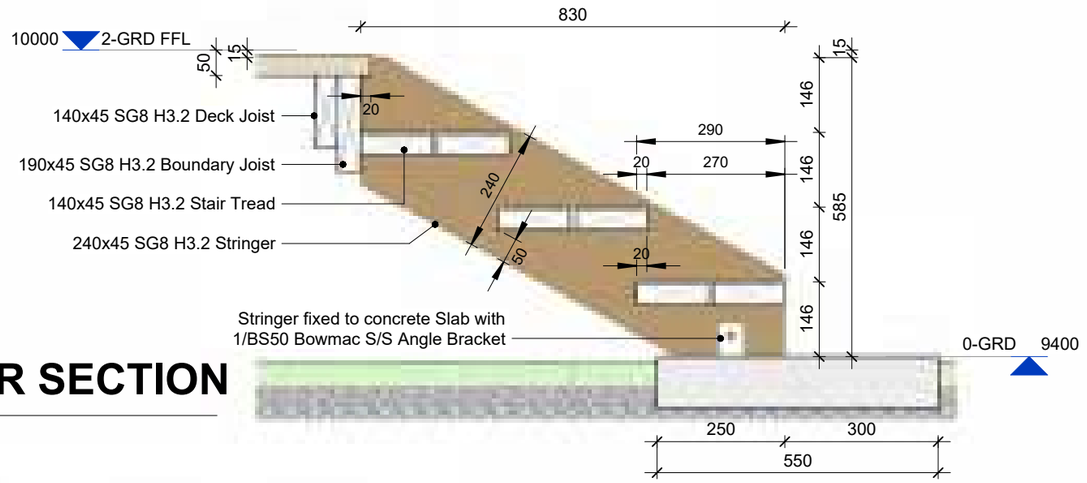
3	RJ1	140x45 SG8 H3.2 Ramp Joist	5010

Grand total: 3

140x45 RAMP BEARERS

6	B1	140x45 SG8 H3.2 Bearer	1000

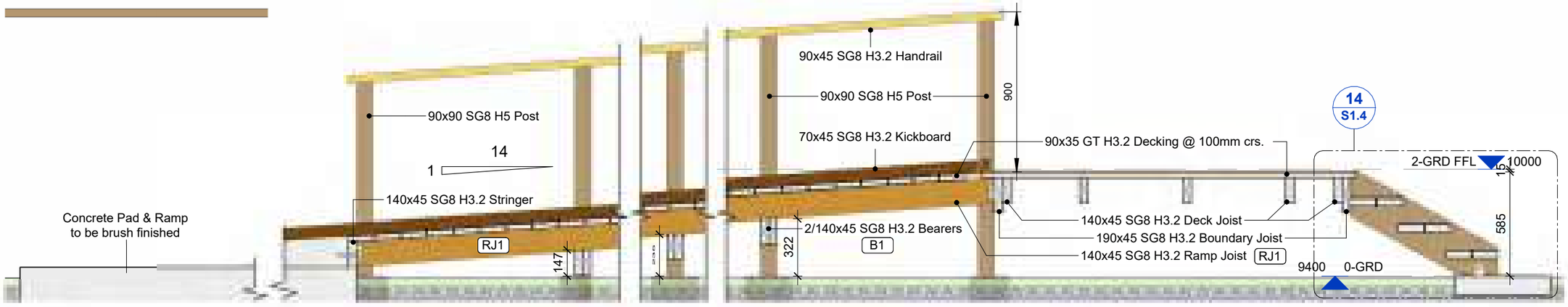
Grand total: 6



14
S1.4

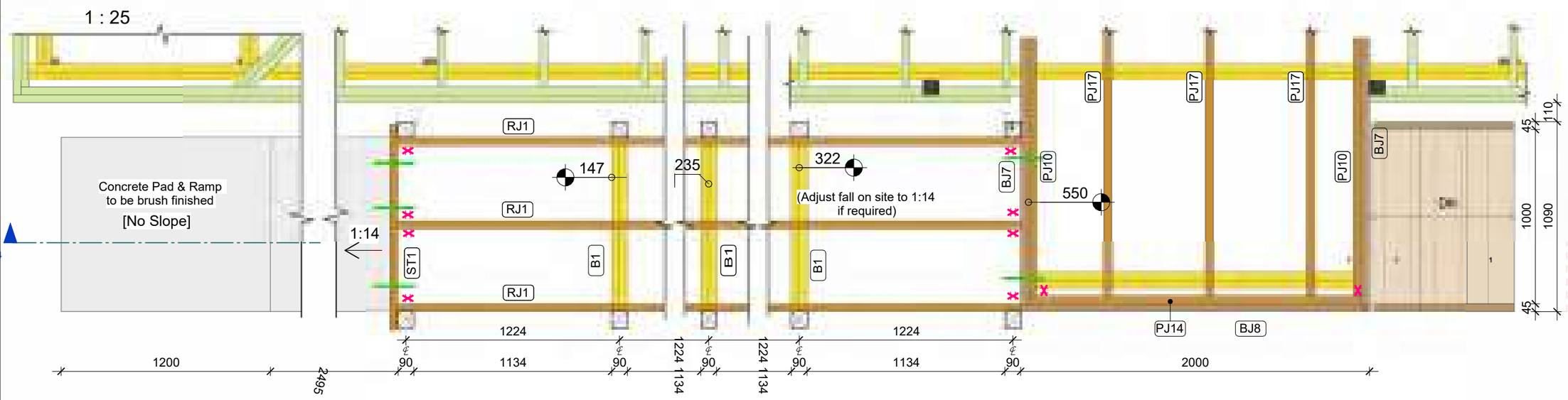
ACCESS STAIR SECTION

1 : 12



SECTION

1 : 25



ACCESS RAMP - FRAME PLAN

1 : 25

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Revision Description

Revision Schedule

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Design by: TCS Ltd

Client Name:

M.I.S.E.
(c/o Te KAI)

Project: Number: 26001

2 STOREY OFFICE BUILDING
Betio, Tarawa
KIRIBATI

WIND ZONE: **Extra High**

Sheet Title:

ACCESS RAMP

Scale: As indicated @ A3

Sheet Issue Date: 24/06/26

Drawing Number: Revision:

S1.4 V05

- Contractors to check all dimensions & conditions on site before commencing work. - The Contractor is to work only to figured dimensions. In the event of a discrepancy, consult the Designer -

190x45 BOUNDARY JOIST - 1st FLL

1	BJ16	190x45 SG8 H3.2 Boundary Joist	1175
1	BJ18	190x45 SG8 H3.2 Boundary Joist	2510
1	BJ19	190x45 SG8 H3.2 Boundary Joist	2825
1	BJ20	190x45 SG8 H3.2 Boundary Joist	4010
2	BJ21	190x45 SG8 H3.2 Boundary Joist	4200
1	BJ22	190x45 SG8 H3.2 Boundary Joist	4400
2	BJ23	190x45 SG8 H3.2 Boundary Joist	5000
1	BJ24	190x45 SG8 H3.2 Boundary Joist	6000

Grand total: 10

190x45 FLOOR JOIST

2	J11	190x45 SG8 H3.2 Floor Joist	1045
5	J12	190x45 SG8 H3.2 Floor Joist	2346
1	J12	190x45 SG8 H3.2 Floor Joist	2355
49	J13	190x45 SG8 H3.2 Floor Joist	2510
16	J14	190x45 SG8 H3.2 Floor Joist	2605
6	J15	190x45 SG8 H3.2 Floor Joist	3421
6	J16	190x45 SG8 H3.2 Floor Joist	4925
6	J17	190x45 SG8 H3.2 Floor Joist	6000

Grand total: 91

290x45 BOUNDARY JOIST

1	BJ17	290x45 SG8 H3.2 Boundary Joist	1220
1	BJ25	290x45 SG8 H3.2 Boundary Joist	4055
2	BJ26	290x45 SG8 H3.2 Boundary Joist	4510
2	BJ27	290x45 SG8 H3.2 Boundary Joist	5000
1	BJ28	290x45 SG8 H3.2 Boundary Joist	5855

Grand total: 7

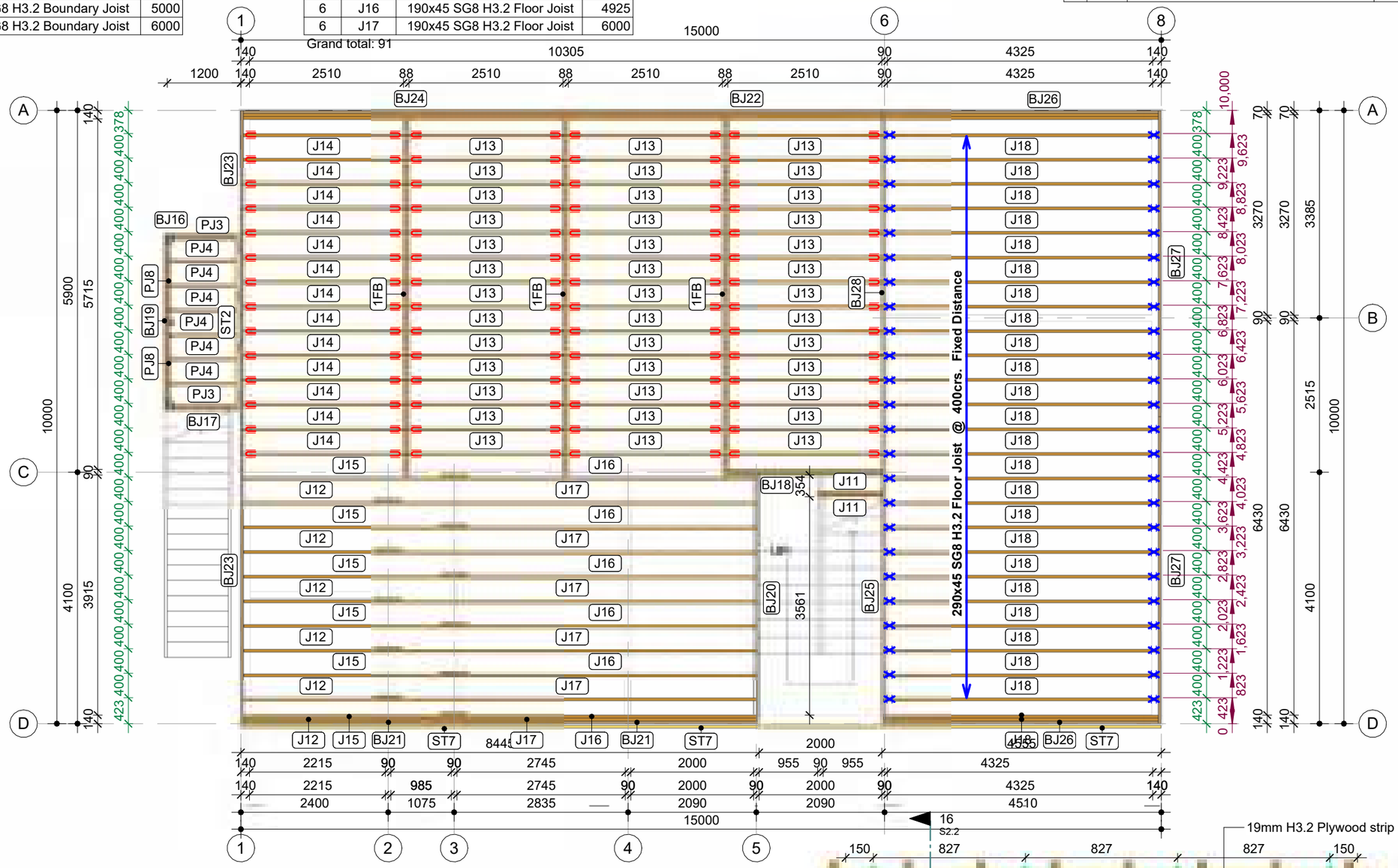
290x45 FLOOR JOIST

28	J18	290x45 SG8 H3.2 Floor Joist	4465

Grand total: 28

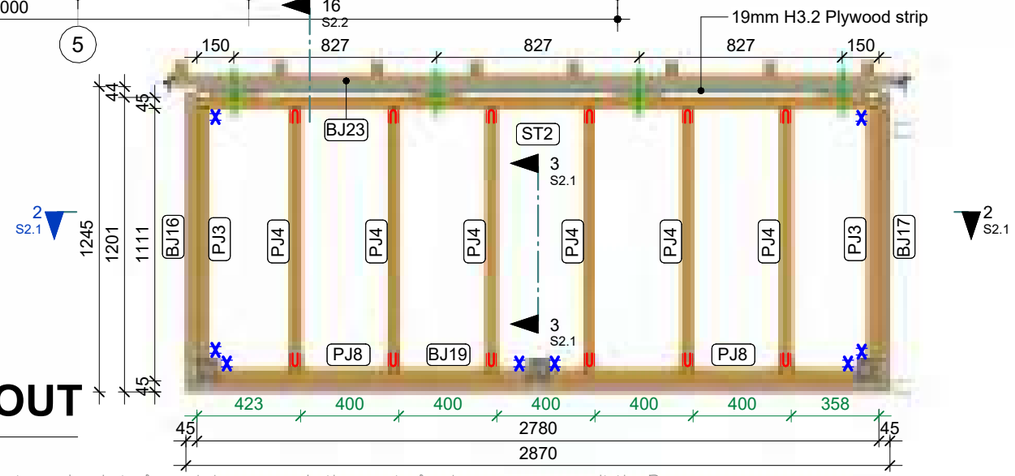
540x88 SUPPORT BEAM

3	1FB	540x88 GL10 H3.2 Glulam Floor Beam	5900



1st FLOOR FRAME PLAN

1 : 75



LANDING FRAME LAYOUT

1 : 25

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Revision Description

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2 STOREY OFFICE BUILDING
Betio, Tarawa
KIRIBATI

WIND ZONE: **Extra High**

Sheet Title:

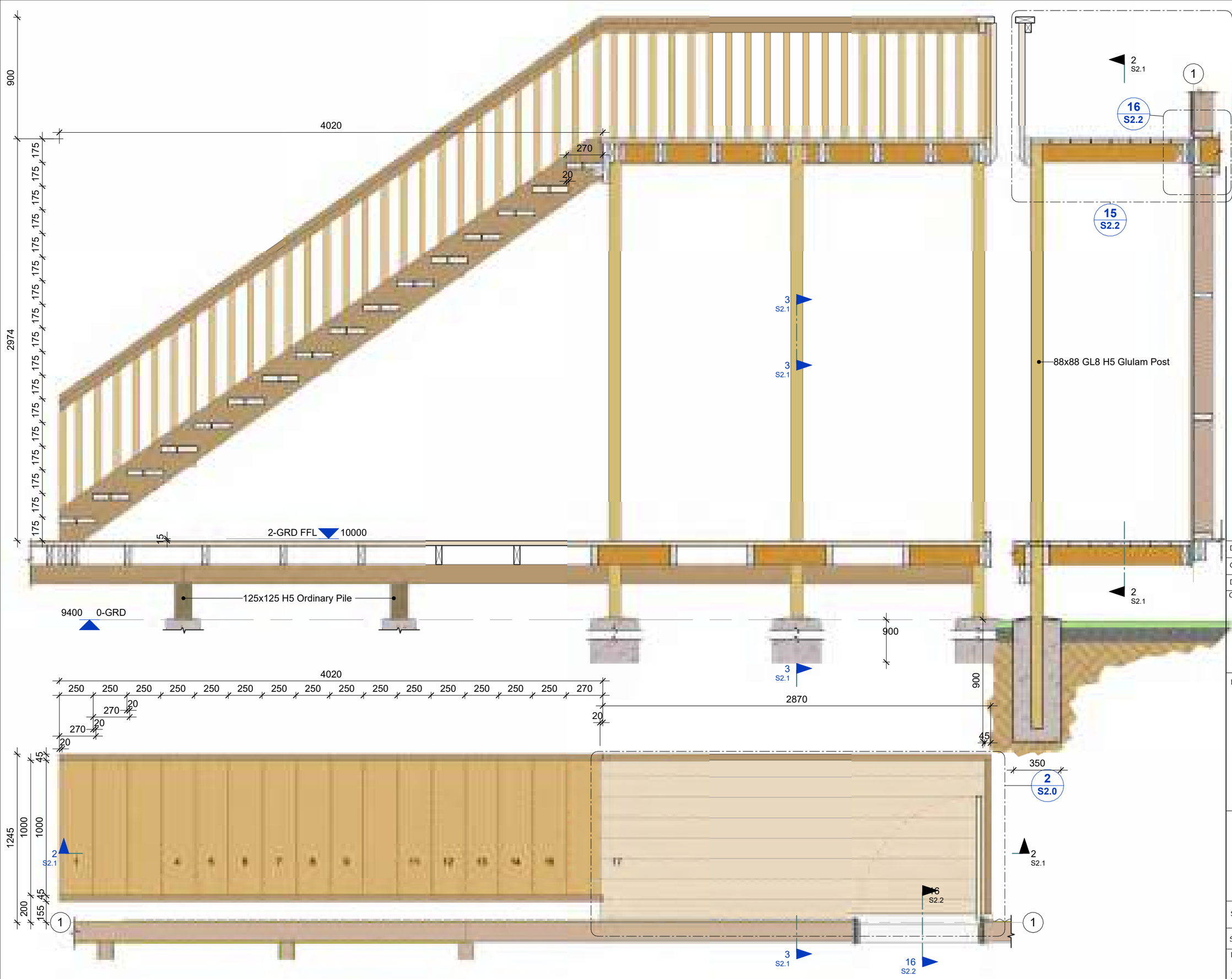
1st FLOOR FRAME PLAN

Scale: As indicated @ A3

Sheet Issue Date: 24/06/26

Drawing Number: **S2.0** Revision: V05

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Consultants Name:

Revision Schedule

Revision No.	Revision Date	Revision Description
3	22/09/2026	Room name change - Stairs riser change to 175 (182min) - Patio: add Baluster - Add Check Valves to PUB water supply & Well pump

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Project: Number: 26001

2 STOREY OFFICE BUILDING

Betio, Tarawa
KIRIBATI

WIND ZONE: **Extra High**

Sheet Title:

OUTDOOR STAIRCASE

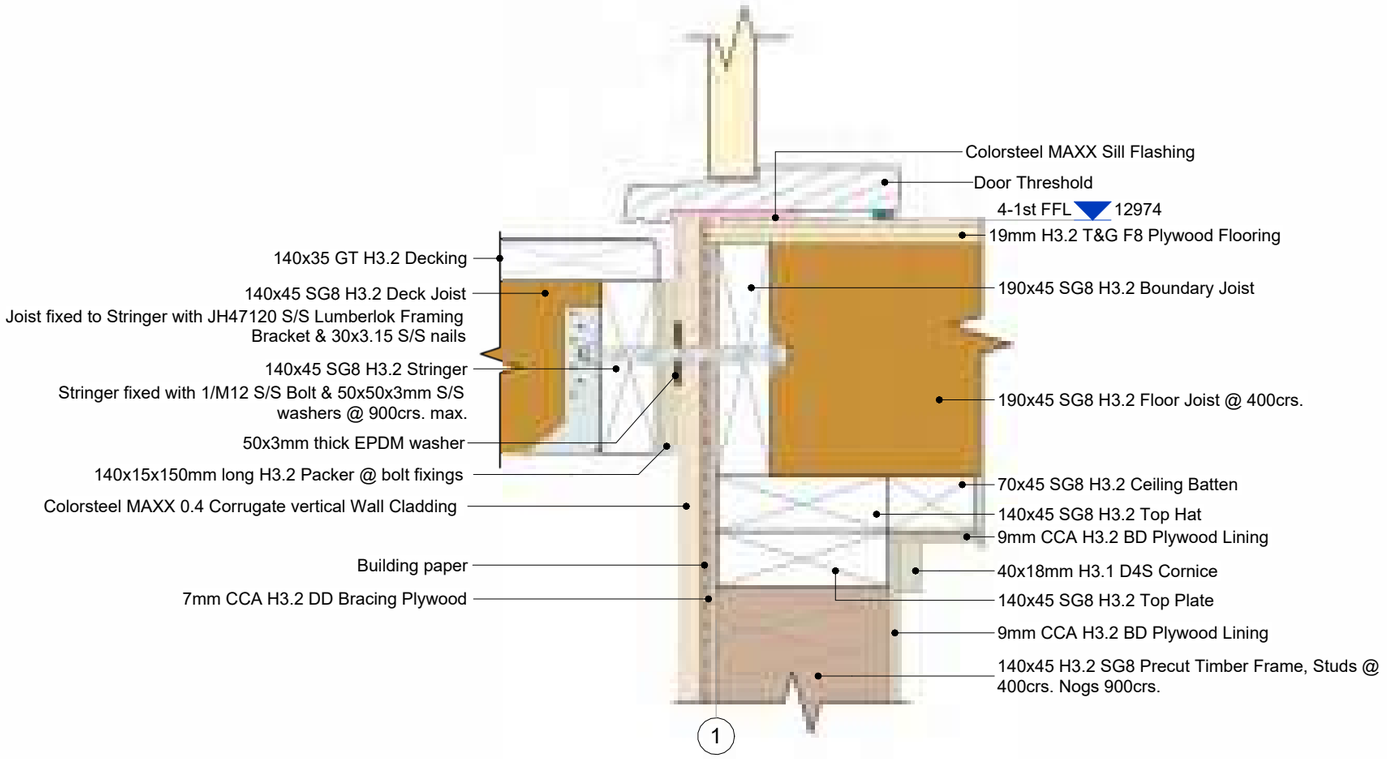
Scale: 1 : 25 @ A3

Sheet Issue Date:

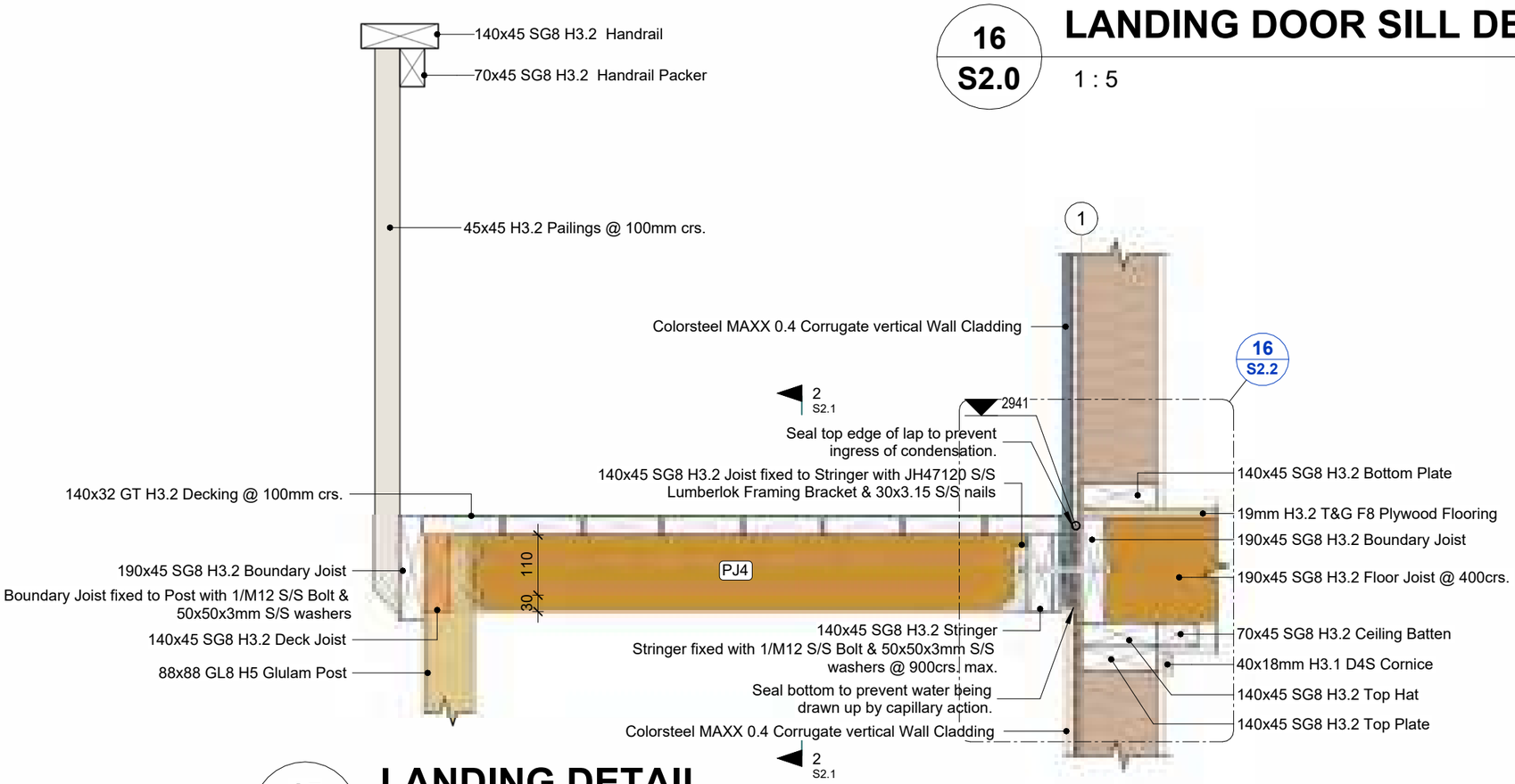
Drawing Number: S2.1

Revision: V05

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16 / S2.0 — **LANDING DOOR SILL DETAIL** — 1 : 5



15 / S2.1 — **LANDING DETAIL** — 1 : 10

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Revision Description

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Check by: MH
Design by: TCS Ltd

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(c/o Te KAI)

Project: Number: 26001

2 STOREY OFFICE BUILDING
Betio, Tarawa
KIRIBATI

WIND ZONE: **Extra High**

Sheet Title:

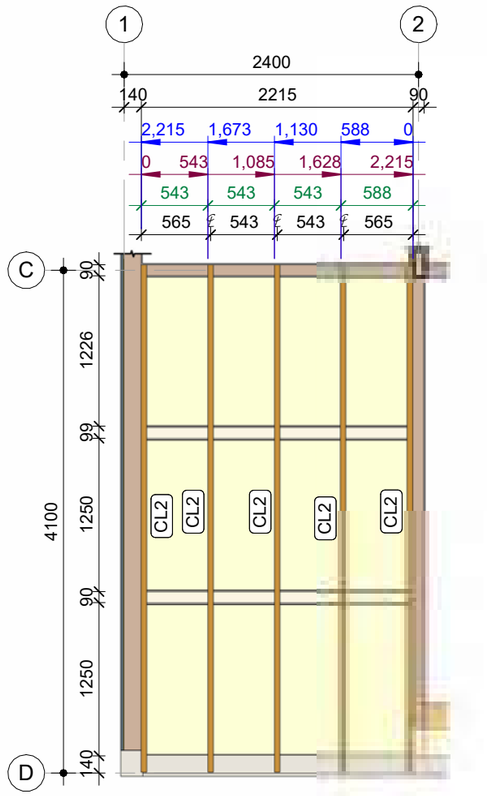
OUTDOOR LANDING DETAIL

Scale: As indicated @ A3

Sheet Issue Date: 24/07/26

Drawing Number: S2.2

Revision: V05



CEILING FRAME PLAN

1 : 50

CEILING JOIST			
Count	**Mark**	**Model**	**Length**
5	CL2	90x45 SG8 H3.2 Ceiling Joist	4136
5			

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Consultants Name:

Revision No. Revision Date Revision Description

Revision Schedule

Drawn by:	JPL
Check by:	MH
Design by:	TCS Ltd

Client Name:

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(c/o Te KAI)

Project: Number: 26001

2 STOREY OFFICE BUILDING
Betio, Tarawa
KIRIBATI

WIND ZONE: **Extra High**

Sheet Title:

FLAT CEILING FRAME PLAN

Scale: 1 : 50 @ A3

Sheet Issue Date: 24/06/26

Drawing Number: S3.1

Revision: V05

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RIDGE BEAM

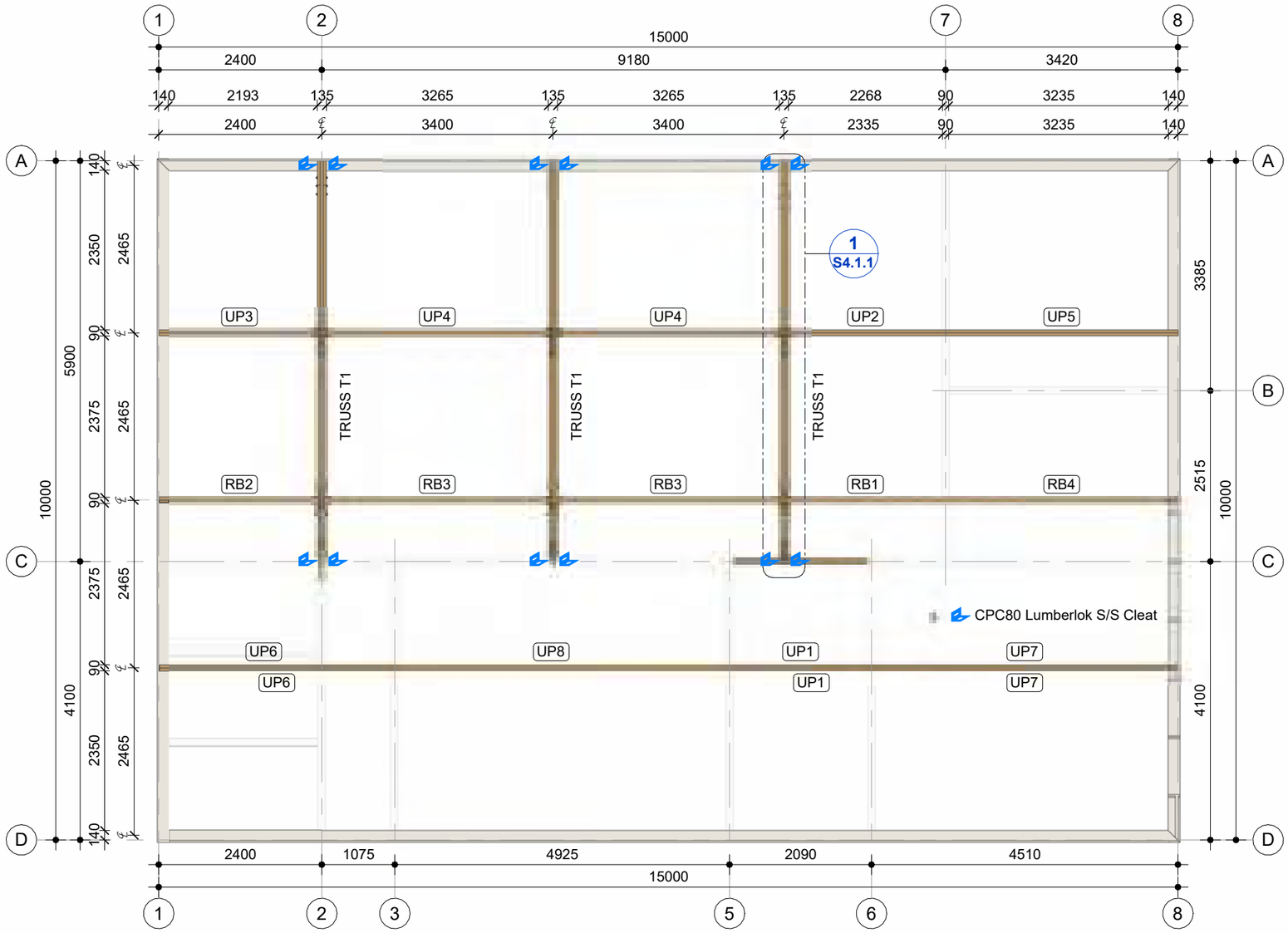
2	RB1	240x45 SG8 H3.2 Ridge Beam	2355
2	RB2	240x45 SG8 H3.2 Ridge Beam	2375
4	RB3	240x45 SG8 H3.2 Ridge Beam	3355
2	RB4	240x45 SG8 H3.2 Ridge Beam	3420

Grand total: 10

UNDERPURLINS

2	UP1	240x45 SG8 H3.2 Underpurlin	2090
2	UP2	240x45 SG8 H3.2 Underpurlin	2355
2	UP3	240x45 SG8 H3.2 Underpurlin	2380
4	UP4	240x45 SG8 H3.2 Underpurlin	3355
2	UP5	240x45 SG8 H3.2 Underpurlin	3420
2	UP6	240x45 SG8 H3.2 Underpurlin	3470
2	UP7	240x45 SG8 H3.2 Underpurlin	4510
1	UP8	315x88 GL8 H3.2 Glulam Underpurlin	4925

Grand total: 17

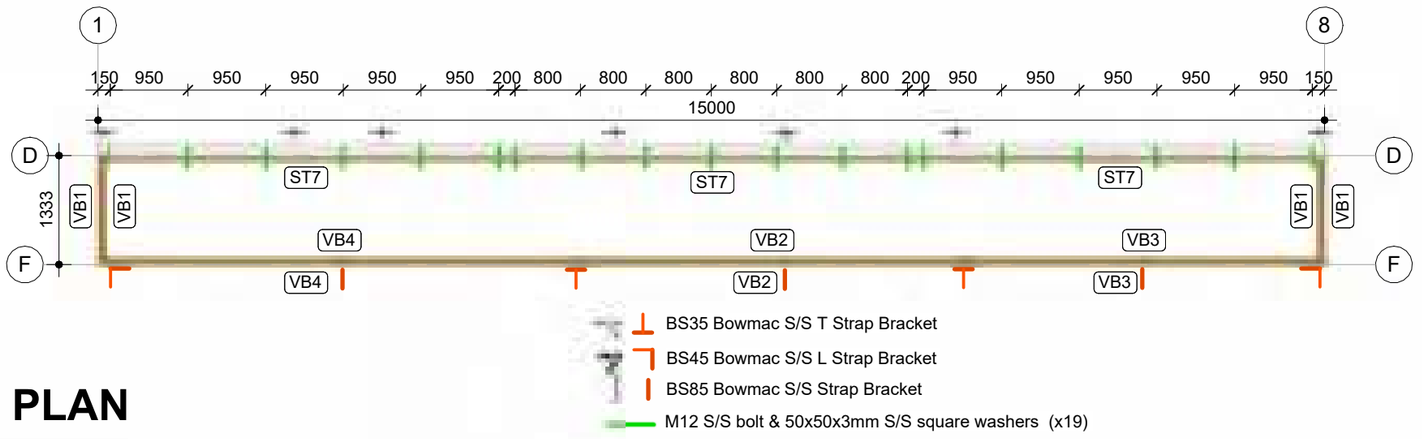


ROOF BEAM PLAN

1 : 75

VERANDAH BEAM

4	VB1	140x45 SG8 H3.2 Verandah Beam	1325
2	VB3	2/190x45 SG8 H3.2 Verandah Beam	4415
2	VB2	2/190x45 SG8 H3.2 Verandah Beam	4675
2	VB4	2/190x45 SG8 H3.2 Verandah Beam	5910



PATIO - VERANDAH BEAM PLAN

1 : 75

International Construction Development

P.O. Box 87
Pukekohe
Auckland 2340
New Zealand

(Ph): 649 292 7895
(Web): www.tcs.net.nz

Consultants Name:

Revision No. Revision Date Revision Description

Revision Schedule

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Drawn by: JPL
Check by: MH
Design by: TCS Ltd

Client Name:

M.I.S.E.
(c/o Te KAI)

Project: Number: 26001

2 STOREY OFFICE BUILDING
Betio, Tarawa
KIRIBATI

WIND ZONE: **Extra High**

Sheet Title:

ROOF BEAM PLAN

Scale: 1 : 75 @ A3

Sheet Issue Date: 24/06/26

Drawing Number: S4.1

Revision: V05

- Contractors to check all dimensions & conditions on site before commencing work. - The Contractor is to work only to figured dimensions. In the event of a discrepancy, consult the Designer -

190x45 TOP CHORD

3	TC1	190x45 SG8 H3.2 Top Chord	1030
3	TC2	190x45 SG8 H3.2 Top Chord	5200

Grand total: 6

190x45 BOTTOM CHORD

6	BC1	190x45 SG8 H3.2 Bottom Chord	5945

6

190x45 KING POST

3	KP	190x45 SG8 H3.2 King Post	1240

Grand total: 3

190x45 VERTICAL WEB

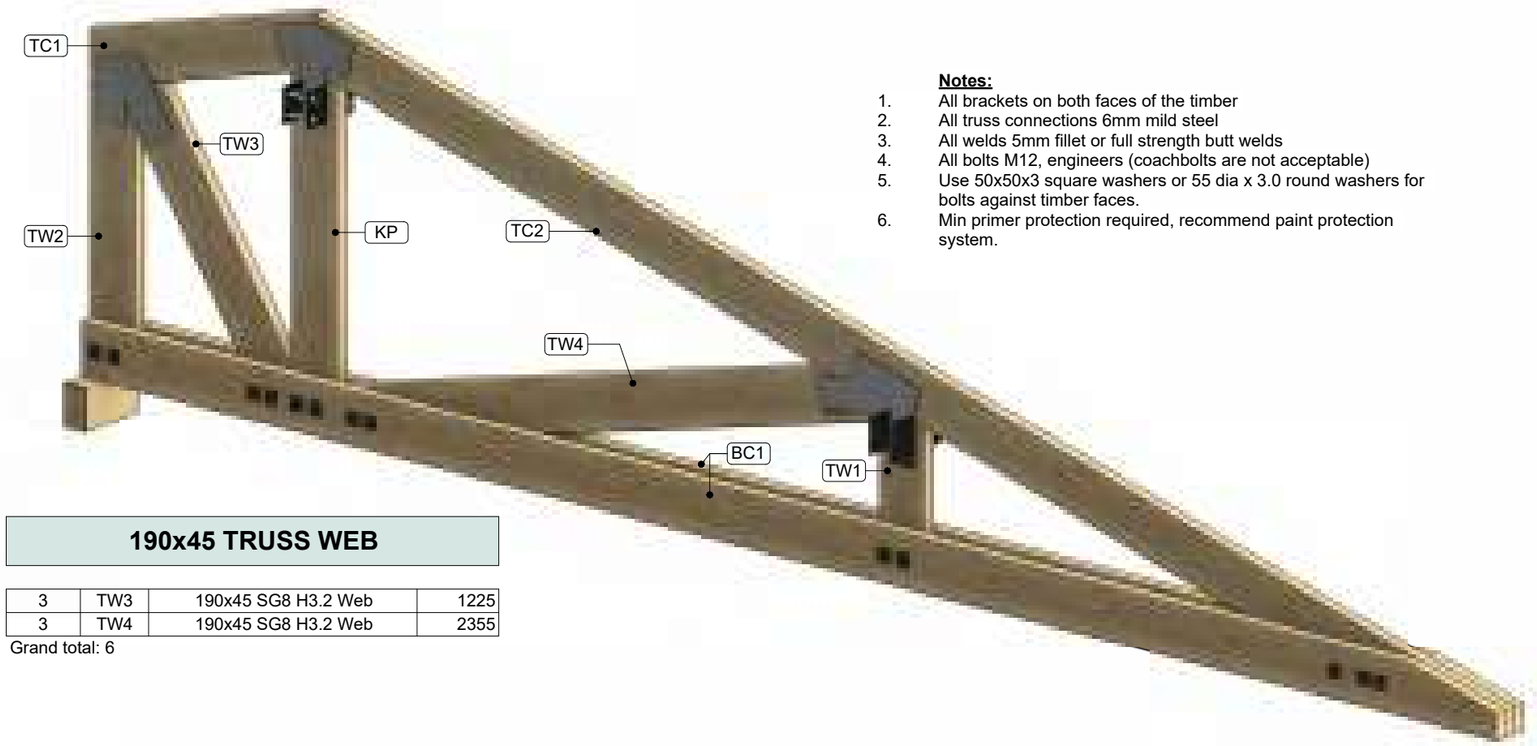
3	TW1	190x45 H3.2 SG8 Web	600
3	TW2	190x45 H3.2 SG8 Web	1040

Grand total: 6

190x45 TRUSS WEB

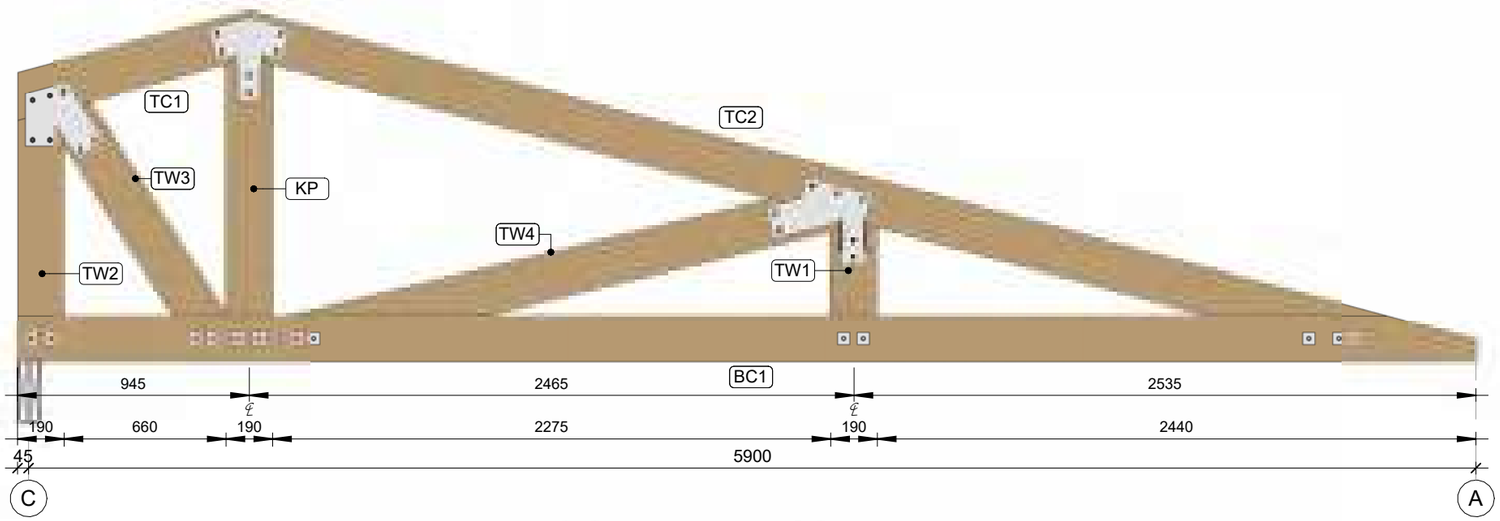
3	TW3	190x45 SG8 H3.2 Web	1225
3	TW4	190x45 SG8 H3.2 Web	2355

Grand total: 6



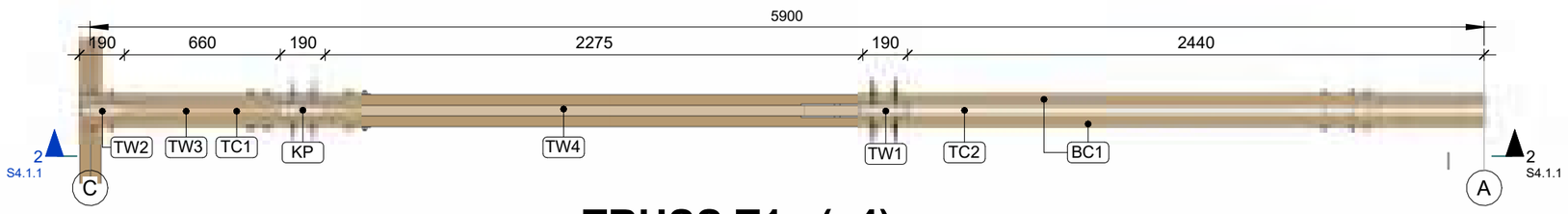
Notes:

1. All brackets on both faces of the timber
2. All truss connections 6mm mild steel
3. All welds 5mm fillet or full strength butt welds
4. All bolts M12, engineers (coachbolts are not acceptable)
5. Use 50x50x3 square washers or 55 dia x 3.0 round washers for bolts against timber faces.
6. Min primer protection required, recommend paint protection system.



TRUSS ELEVATION

1 : 25



TRUSS T1 (x4)

1 : 25

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(Web): www.tcs.net.nz

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Check by: MH
Design by: TCS Ltd

Client Name:

M.I.S.E.
(c/o Te KAI)

Project: Number: 26001

2 STOREY OFFICE BUILDING
Betio, Tarawa
KIRIBATI

WIND ZONE: **Extra High**

Sheet Title:

TRUSS T1

Scale: 1 : 25 @ A3

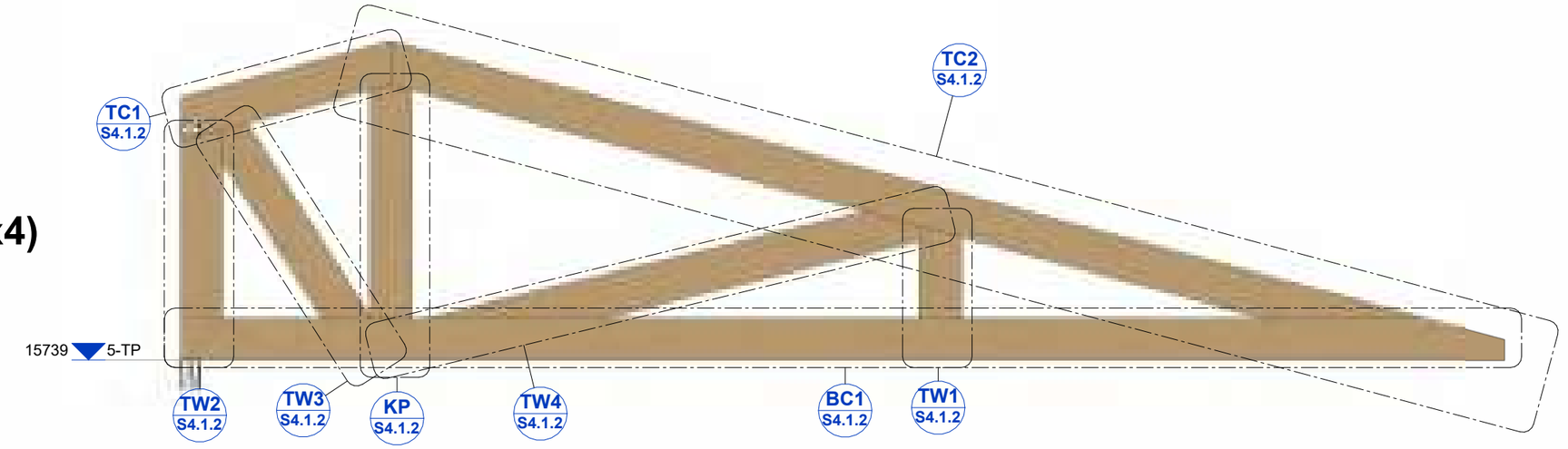
Sheet Issue Date: 24/06/26

Drawing Number: **S4.1.1** Revision: V05

- Contractors to check all dimensions & conditions on site before commencing work. - The Contractor is to work only to figured dimensions. In the event of a discrepancy, consult the Designer -

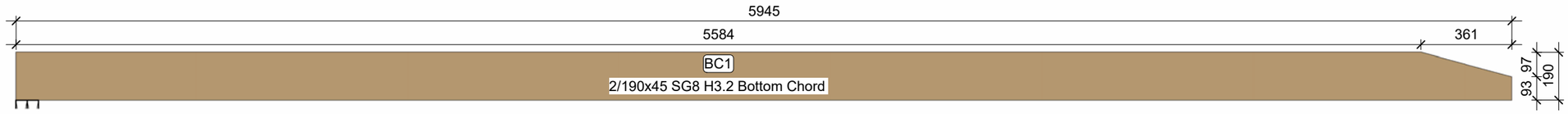
TRUSS T1 (x4)

1 : 25



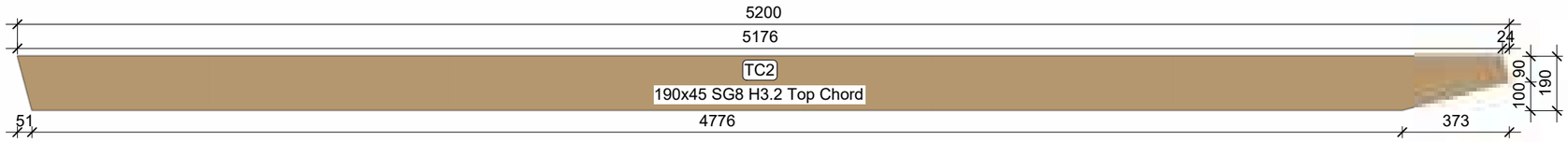
BC1 (x8)

1 : 20



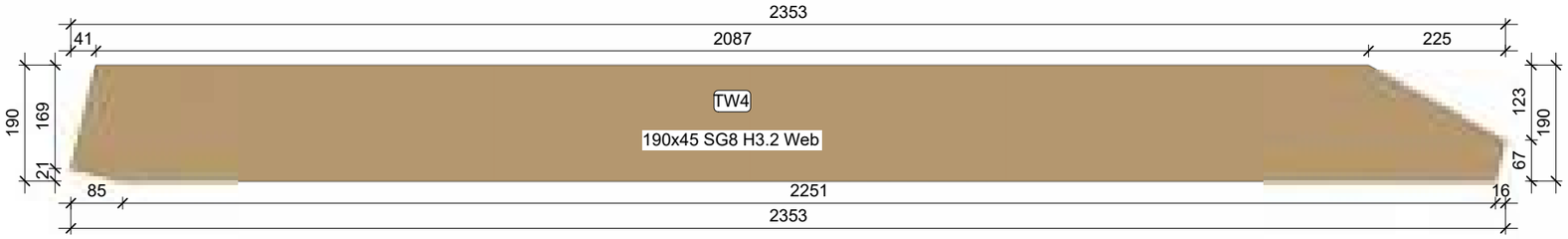
TC2 (x4)

1 : 20



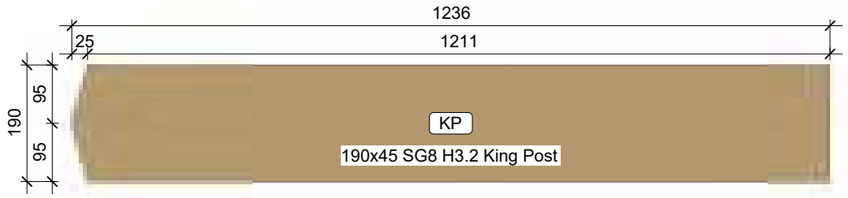
TW4 (x4)

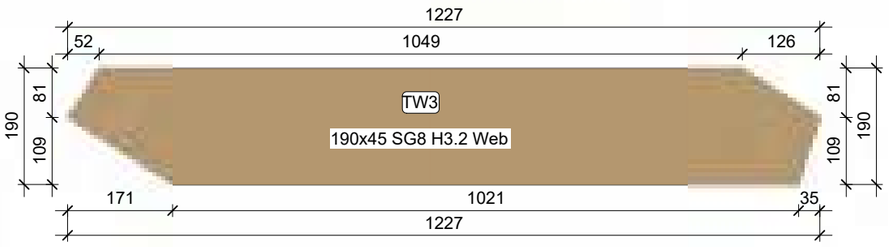
1 : 10



KP (x4)

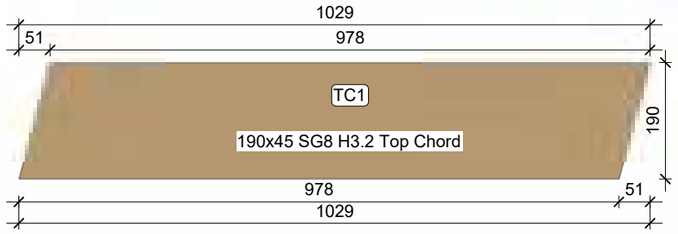
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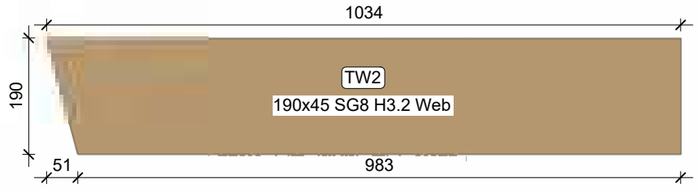
TW3 (x4)

1 : 10



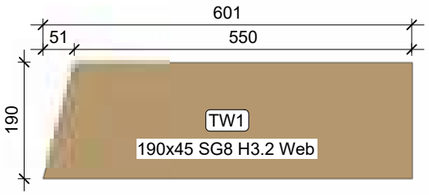
TC1 (x4)

1 : 10



TW2 (x4)

1 : 10



TW1 (x4)

1 : 10

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New Zealand

(Ph): 649 292 7895
(Web): www.tcs.net.nz

Consultants Name:

Revision No. Revision Date

Revision Description

Revision Schedule

Drawn by:	JPL
Check by:	MH
Design by:	TCS Ltd

Client Name:

M.I.S.E.
(c/o Te KAI)

Project: Number: 26001

2 STOREY OFFICE BUILDING
Betio, Tarawa
KIRIBATI

WIND ZONE: **Extra High**

Sheet Title:

TRUSS CUTTING LIST

Scale: As indicated @ A3

Sheet Issue Date: 24/06/26

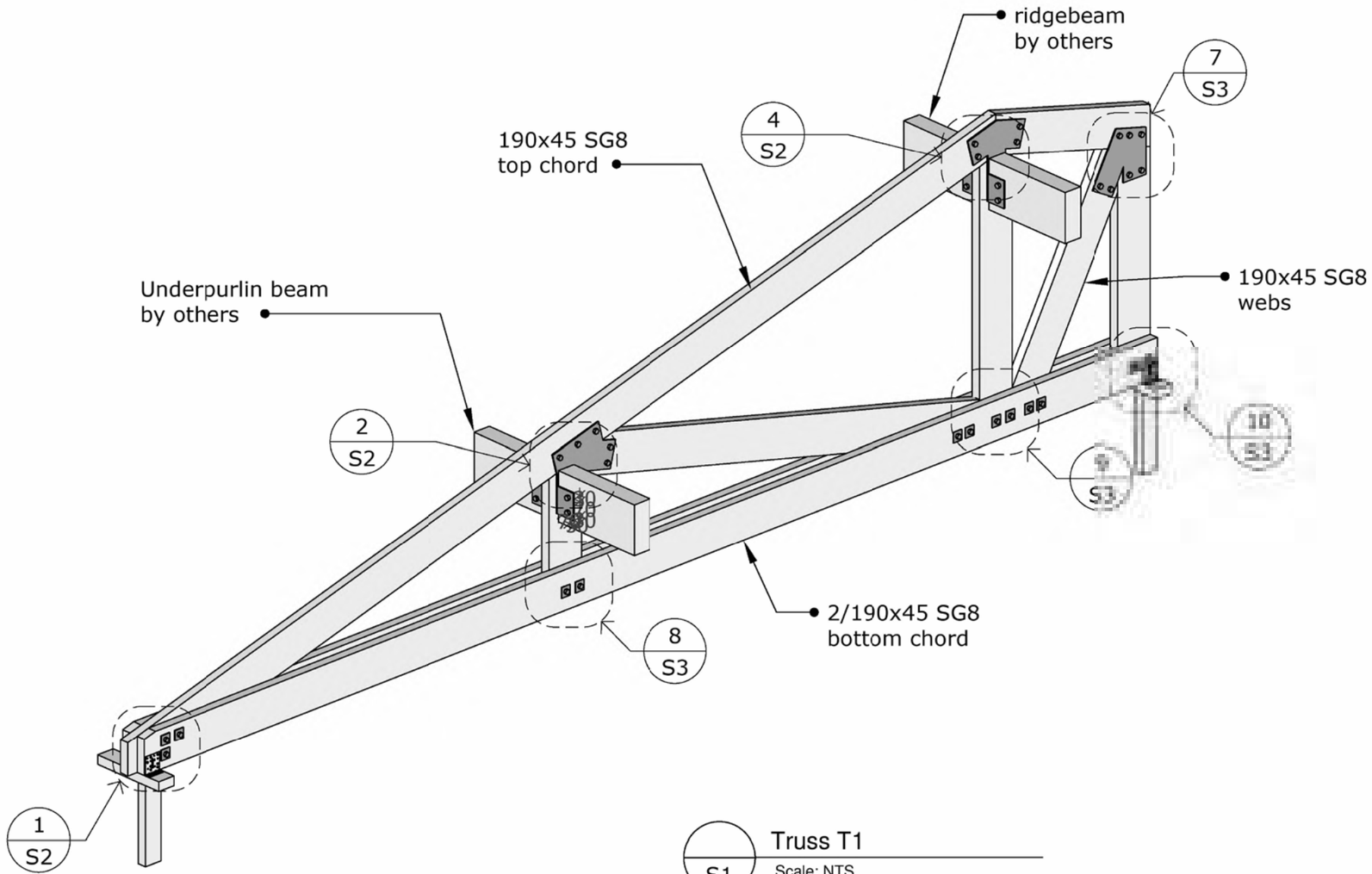
Drawing Number: S4.1.2 Revision: V05

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3316

Notes:
1. Structural design of exposed roof trusses including truss connections with fixing to ridgebeam/purlin.
2. All other details by others.



S1 Truss T1
Scale: NTS

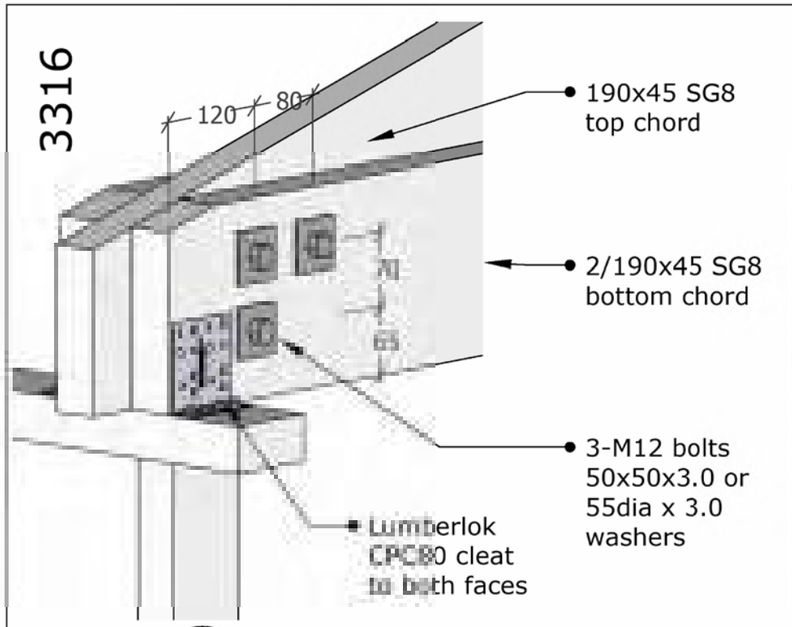
11 Obelisk Street
Wanaka, NZ
+6421 259 1903

TCS International
Tetra Tech Office Building
Betio, Tarawa, Kiribati

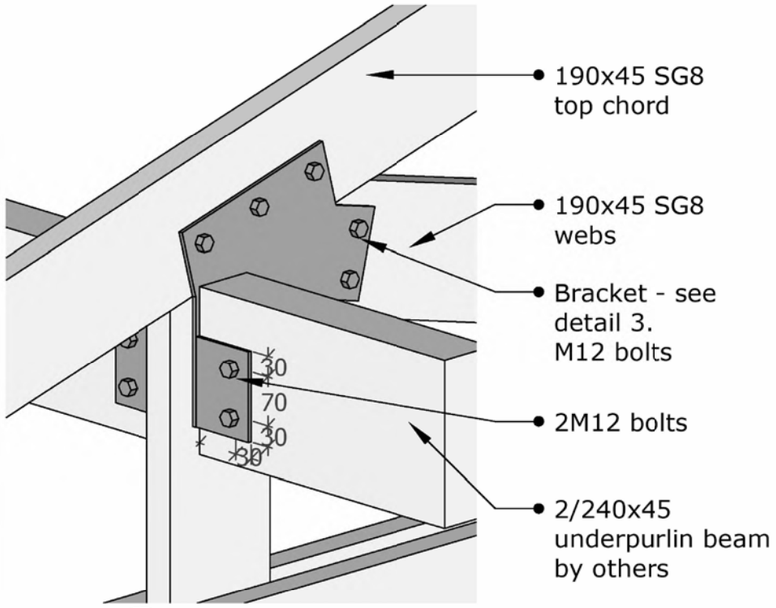
3316	
Date 4/3/2025	Revision -
Designed DVR	Page S1

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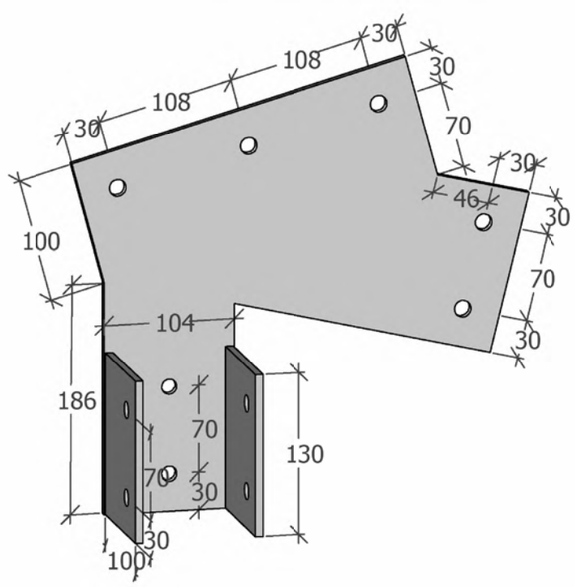
3316



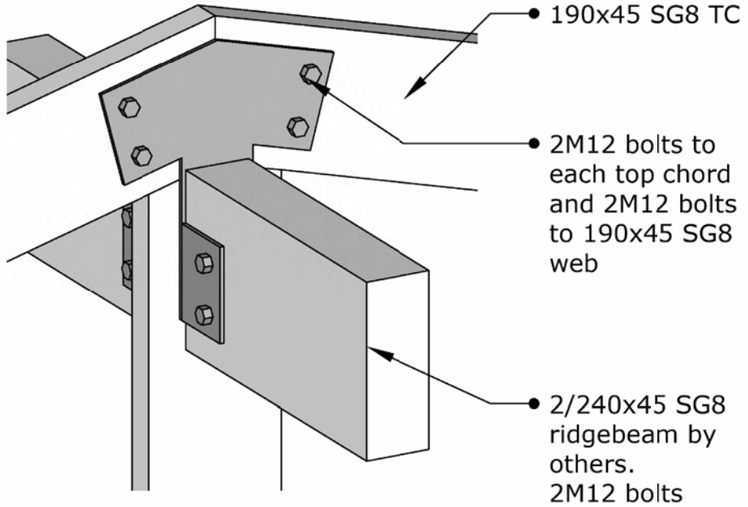
1 / S1 Truss heel fixing
Scale: NTS



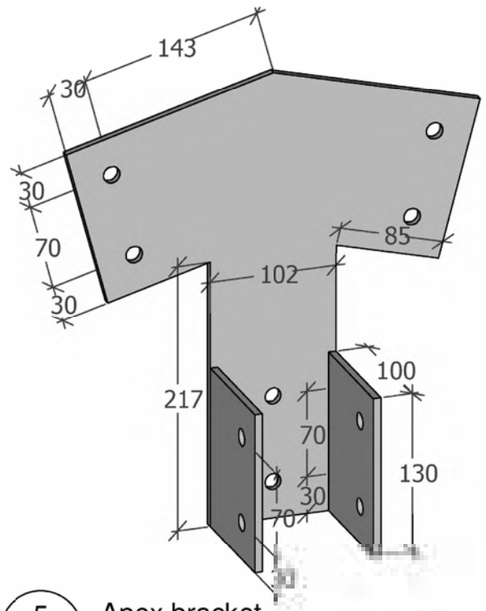
2 / S1 Web to top chord
Scale: NTS



3 / S2 Web to TC bracket
Scale: NTS



4 / S1 Apex joint
Scale: NTS



5 / S1 Apex bracket
Scale: NTS

Notes:
1. All brackets on both faces of the timber
2. All truss connections 6mm mild steel
3. All welds 5mm fillet or full strength butt welds
4. All bolts M12, engineers (coachbolts are not acceptable)
5. Use 50x50x3 square washers or 55 dia x 3.0 round washers for bolts against timber faces
6. Min primer protection required, recommend paint protection system

6 / S1 Truss Notes
Scale: NTS

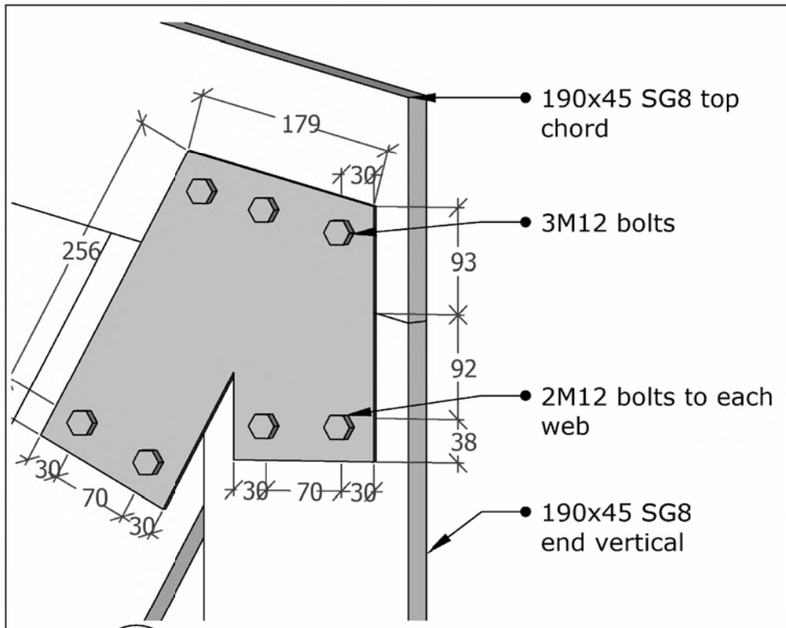
11 Obelisk Street
Wanaka, NZ
+6421 259 1903

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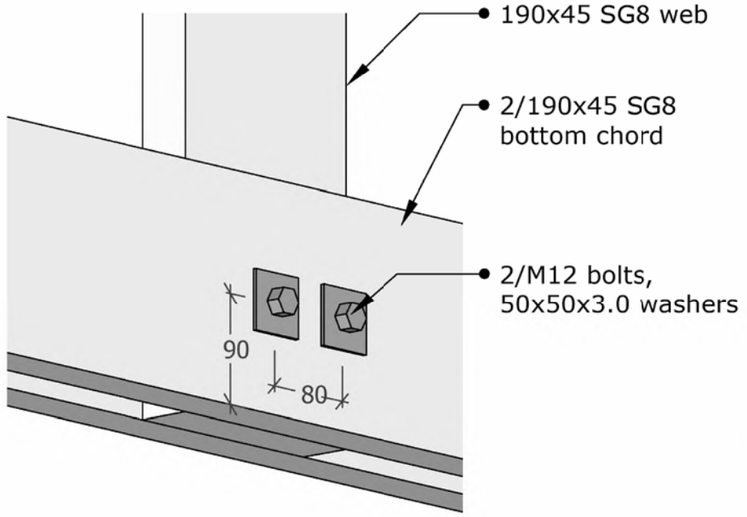
TCS International
Tetra Tech Office Building
Betio, Tarawa, Kiribati

3316	
Date 4/3/2025	Revision -
Designed DVR	Page S2

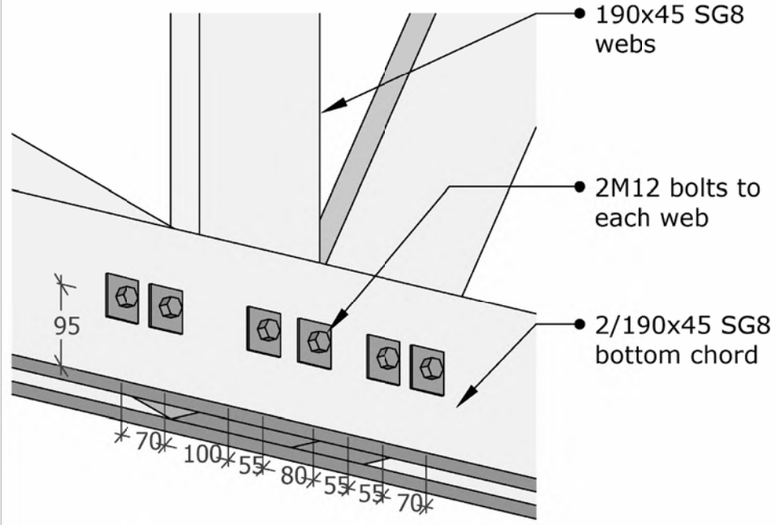
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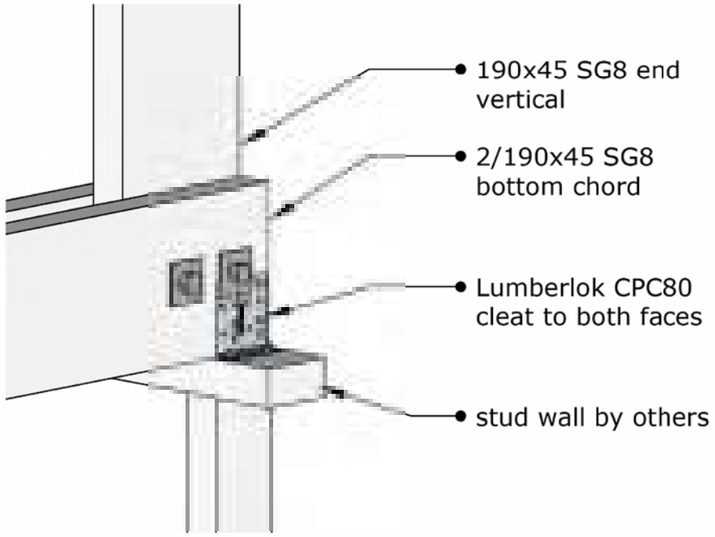
7 / S1 Apex bracket
Scale: NTS



8 / S1 Web to bottom chord
Scale: NTS



9 / S1 Webs to bottom chord
Scale: NTS



10 / S1 End vertical-BC-support
Scale: NTS

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3316

Date	Revision
4/3/2025	-
Designed	Page
DVR	S3

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FLY RAFTER

2	FY1	90x45 SG8 H3.2 Fly Rafter	2365
2	FY2	90x45 SG8 H3.2 Fly Rafter	2575
2	FY3	90x45 SG8 H3.2 Fly Rafter	3400
2	FY4	90x45 SG8 H3.2 Fly Rafter	3610

OUTRIGGER

2	OR1	90x45 SG8 H3.2 Outrigger	1135
32	OR2	90x45 SG8 H3.2 Outrigger	1735

140x45 RAFTER

1	R3	140x45 SG8 H3.2 Rafter	5000
21	R4	140x45 SG8 H3.2 Rafter	5975
21	R5	140x45 SG8 H3.2 Rafter	5975

Grand total: 43

OUTRIGGER NOG

2	ON1	90x45 SG8 H3.2 Outrigger Nog	410
2	ON2	90x45 SG8 H3.2 Outrigger Nog	415
4	ON3	90x45 SG8 H3.2 Outrigger Nog	520
8	ON4	90x45 SG8 H3.2 Outrigger Nog	700
20	ON5	90x45 SG8 H3.2 Outrigger Nog	775
20	ON6	90x45 SG8 H3.2 Outrigger Nog	845
2	ON7	90x45 SG8 H3.2 Outrigger Nog	870

Grand total: 58

- Multigrip Lumberlok S/S Flange
- CPC80 S/S Lumberlok Cleat
- CPC40 S/S Lumberlok Cleat
- 2/CT200 S/S Lumberlok Cyclone Tie
- Lumberlok S/S Multibrace
- 70x45 SG8 H3.2 Purlin

RAFTER PLAN

1 : 75

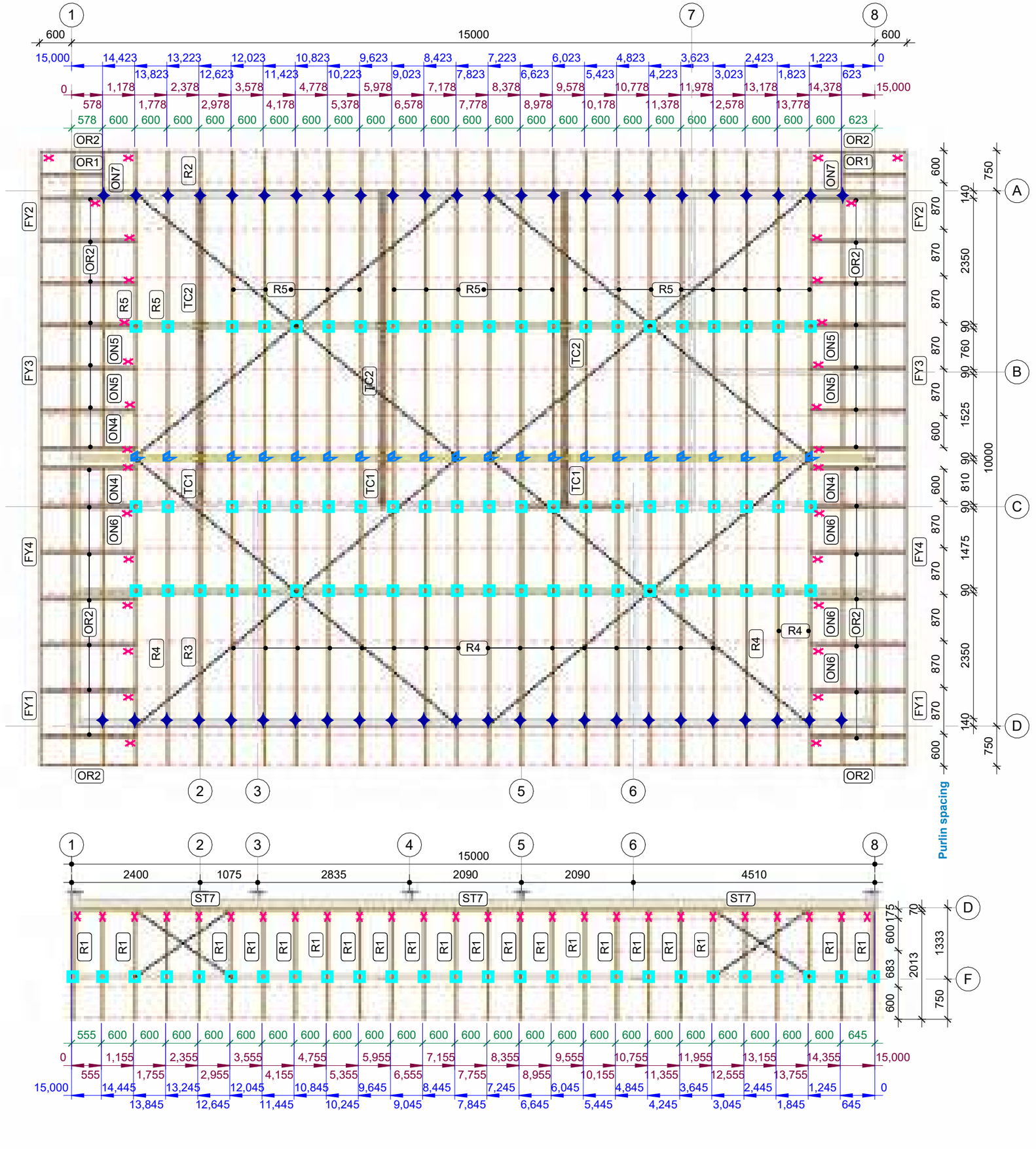
90x45 RAFTER

26	R1	90x45 SG8 H3.2 Rafter	2135
1	R2	90x45 SG8 H3.2 Rafter	800

Grand total: 27

PATIO - RAFTER PLAN

1 : 75



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(Web): www.tcs.net.nz

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Check by:	MH
Design by:	TCS Ltd

Client Name:

M.I.S.E.
(c/o Te KAI)

Project: Number: 26001

2 STOREY OFFICE BUILDING
Betio, Tarawa
KIRIBATI

WIND ZONE: **Extra High**

Sheet Title:

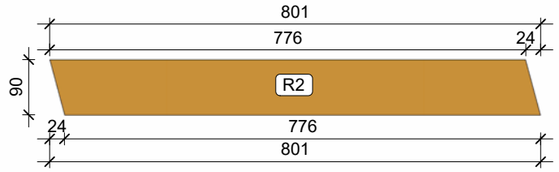
RAFTER PLAN

Scale: 1 : 75 @ A3

Sheet Issue Date: 24/06/26

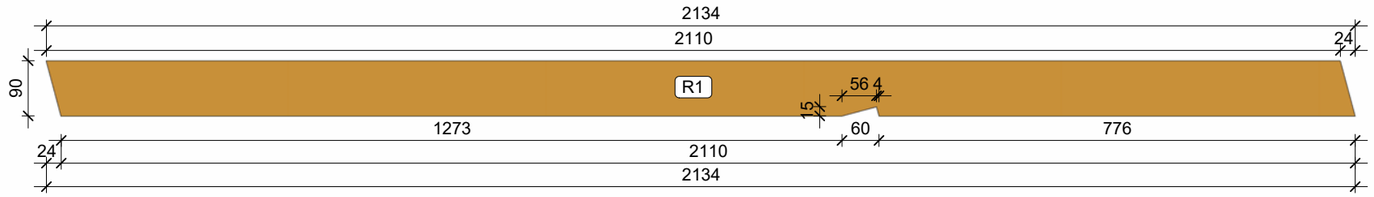
Drawing Number: S4.3 Revision: V05

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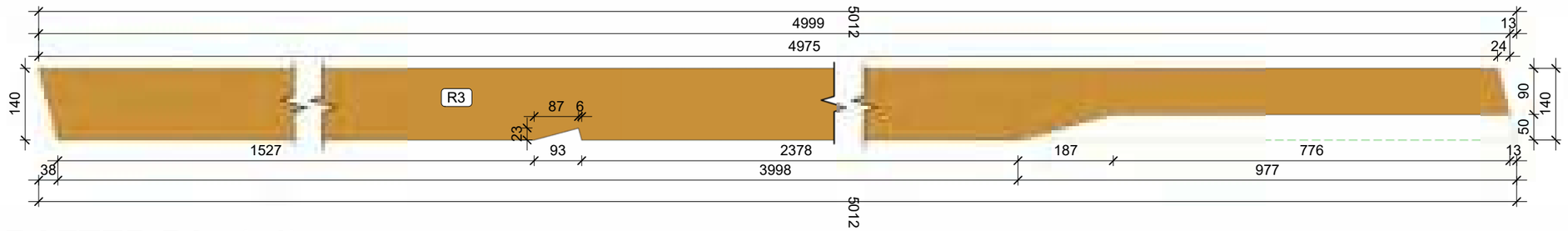
90x45 RAFTER R2 (x1)

1 : 10



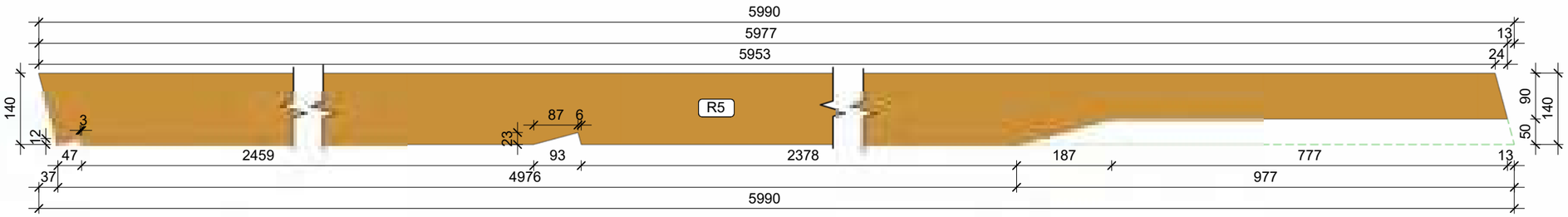
90x45 RAFTER R1 (x26)

1 : 10



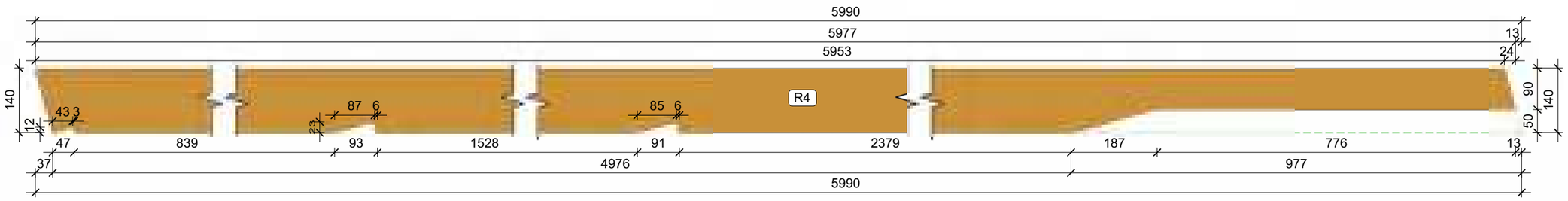
140x45 RAFTER R3 (x1)

1 : 10



140x45 RAFTER R4 (x21)

1 : 10



RAFTER R5 (x21)

1 : 10

140x45 RAFTER

1	R3	140x45 SG8 H3.2 Rafter	5000
21	R4	140x45 SG8 H3.2 Rafter	5975
21	R5	140x45 SG8 H3.2 Rafter	5975

Grand total: 43

90x45 RAFTER

26	R1	90x45 SG8 H3.2 Rafter	2135
1	R2	90x45 SG8 H3.2 Rafter	800

Grand total: 27

tcs International Construction Development

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(Web): www.tcs.net.nz

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Drawn by: JPL
Check by: MH
Design by: TCS Ltd

Client Name:

M.I.S.E.
(c/o Te KAI)

Project: Number: 26001

2 STOREY OFFICE BUILDING
Betio, Tarawa
KIRIBATI

WIND ZONE: **Extra High**

Sheet Title:

RAFTER CUTTING LIST

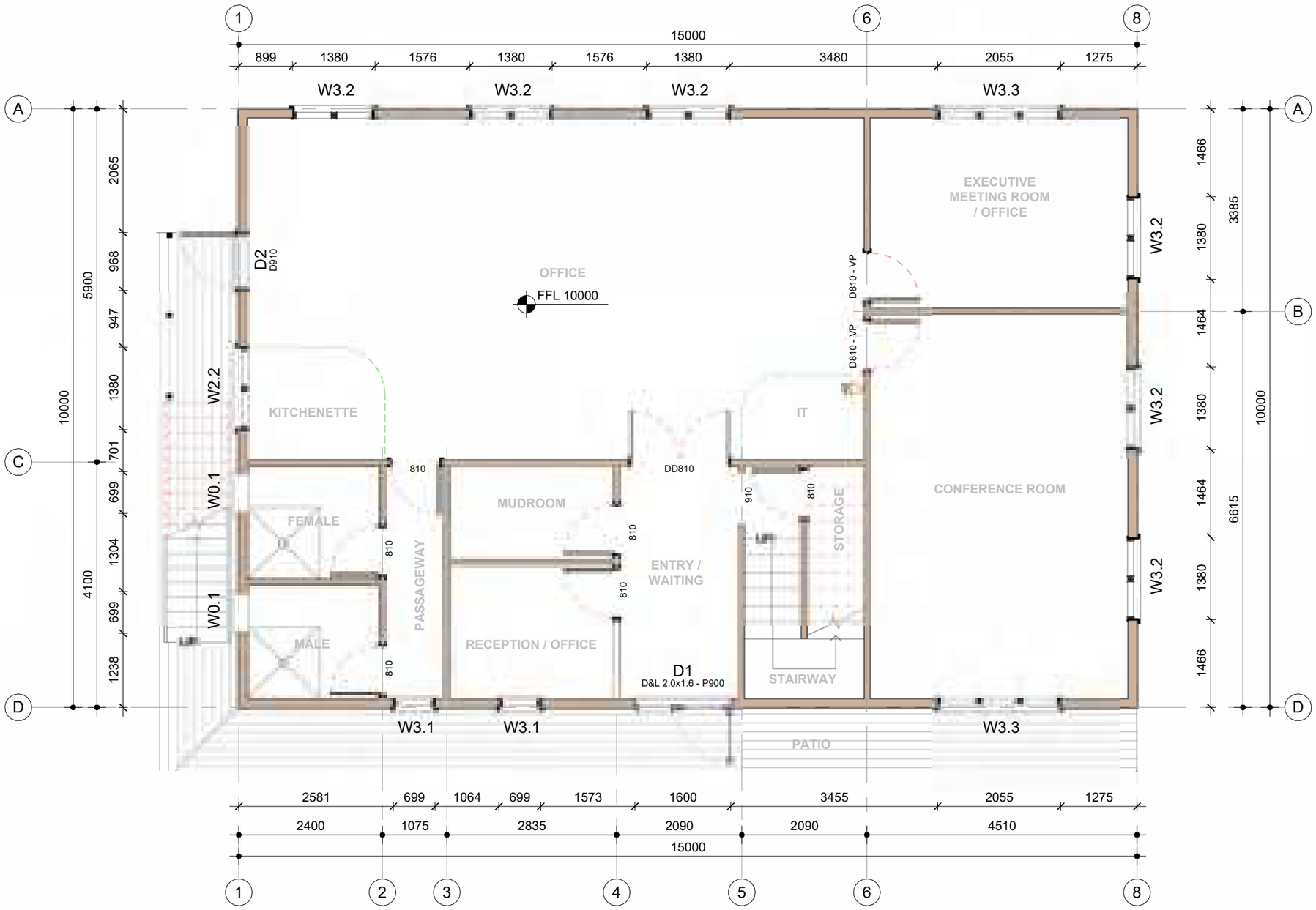
Scale: 1 : 10 @ A3

Sheet Issue Date: 24/06/26

Drawing Number: Revision:

S4.3.1 V05

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Grd FLOOR - JOINERY PLAN

1 : 75

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International Construction Development

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Auckland 2340
New Zealand

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(c/o Te KAI)

Project: Number: 26001

2 STOREY OFFICE BUILDING
Betio, Tarawa
KIRIBATI

WIND ZONE: **Extra High**

Sheet Title:

Grd FLOOR - JOINERY PLAN

Scale: 1 : 75 @ A3

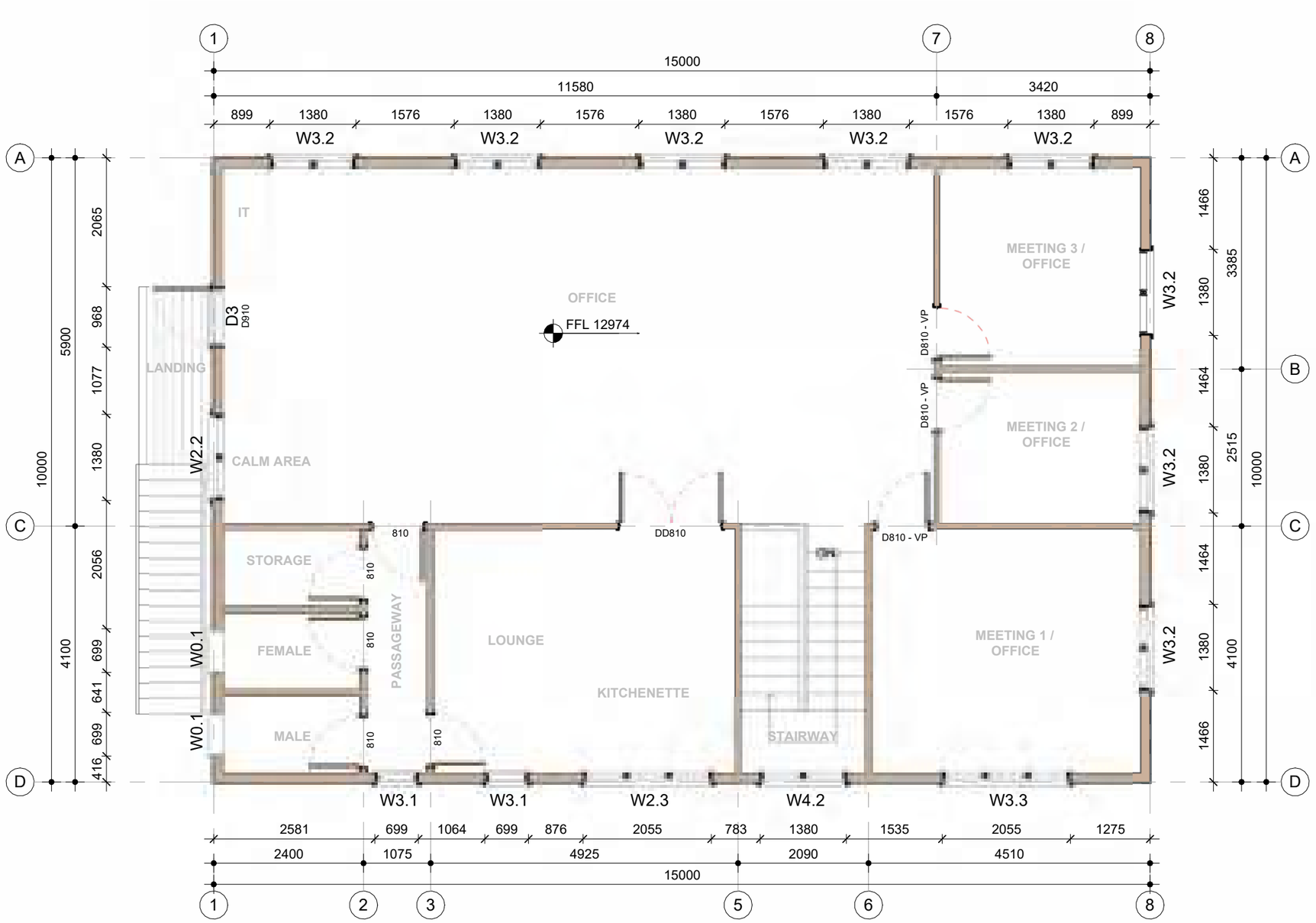
Sheet Issue Date: 24/06/26

Drawing Number: J1.1

Revision: V05

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1st FLOOR - JOINERY PLAN

1 : 75

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(Web): www.tcs.net.nz

Consultants Name:

Revision No. Revision Date

Revision Schedule

Revision Description

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Drawn by:	JPL
Check by:	MH
Design by:	TCS Ltd

Client Name:

M.I.S.E.
(c/o Te KAI)

Project: Number: 26001

2 STOREY OFFICE BUILDING
Betio, Tarawa
KIRIBATI

WIND ZONE: **Extra High**

Sheet Title:

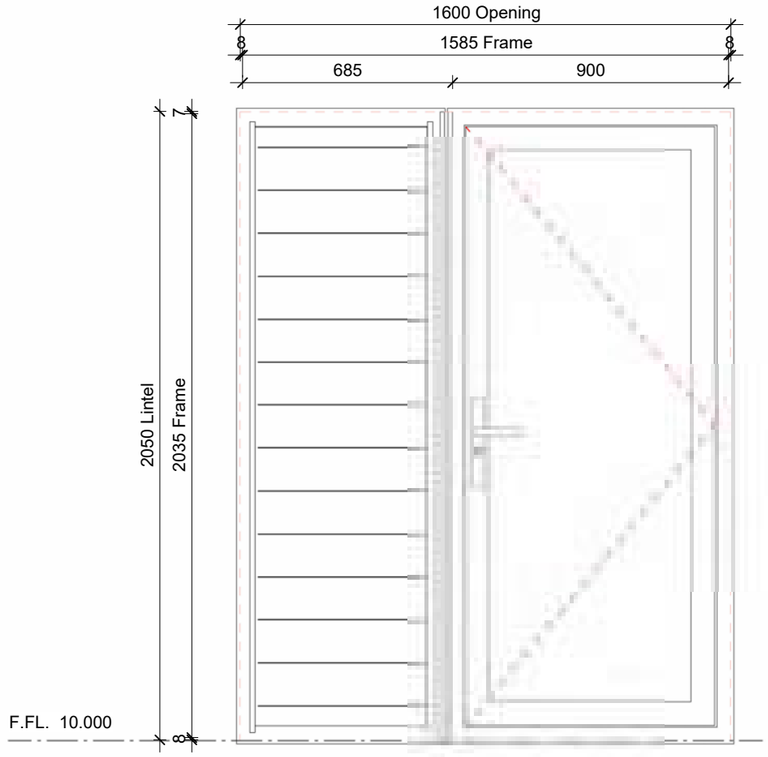
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Scale: 1 : 75 @ A3

Sheet Issue Date: 24/06/26

Drawing Number: J1.2

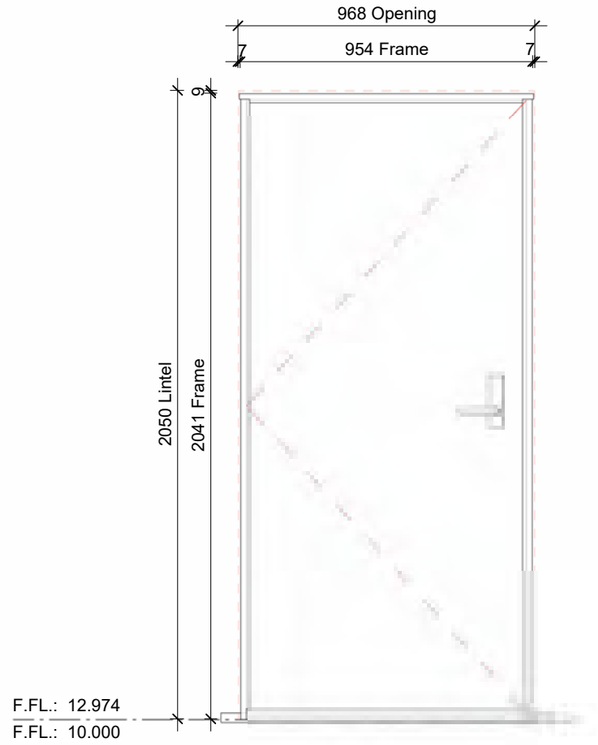
Revision: V05



D1 **(x1)**

D&L 2.0x1.6 - P900

- 900 Door LH
- Open Out
- External grade solid core door
- Louvre glass
- Louvre Security Mesh
- Louvre Insect Screen
- 140 Studs
- 180 Wall Thickness (175mm true)



D2 & D3 **(x2)**

D 2.0x0.9

- D 2.0x0.9
- LH Door
- Open Out
- External grade solid core door
- 140 Studs
- 180 Wall Thickness (175mm true)

EXTERIOR DOOR SCHEDULE

1 : 20

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Consultants Name:

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Revision Schedule

Drawn by:	JPL
Check by:	MH
Design by:	TCS Ltd

Client Name:

M.I.S.E.
(c/o Te KAI)

Project: Number: 26001

2 STOREY OFFICE BUILDING
Betio, Tarawa
KIRIBATI

WIND ZONE: **Extra High**

Sheet Title:

EXTERIOR DOOR SCHEDULE

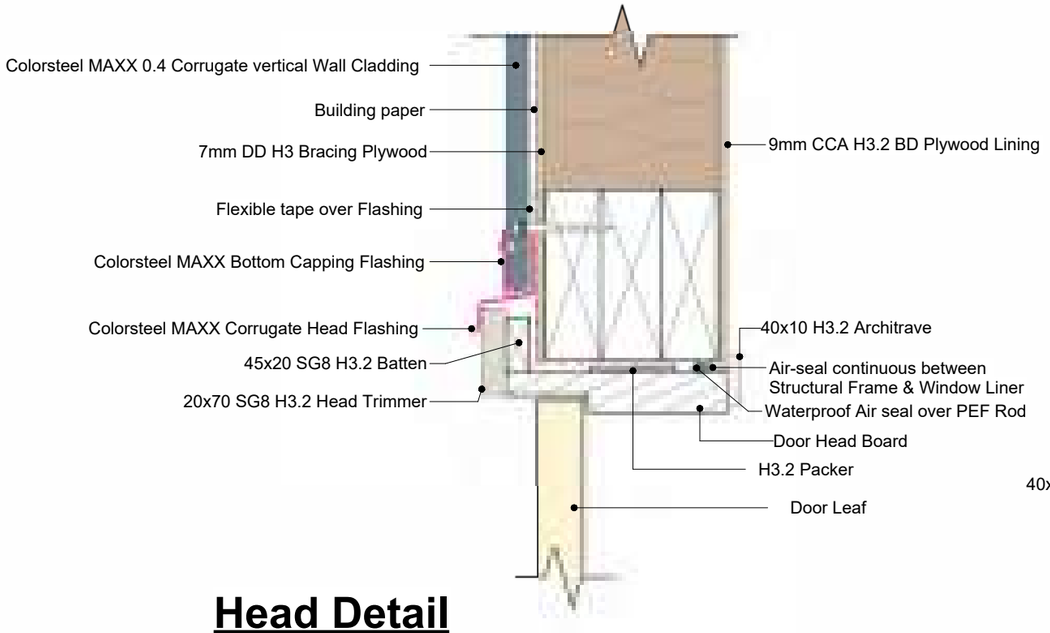
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Sheet Issue Date: 24/06/26

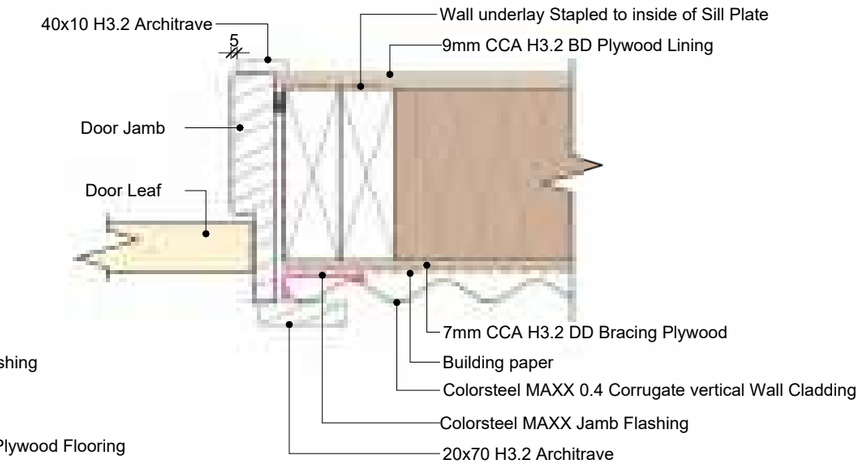
Drawing Number: J2.0 Revision: V05

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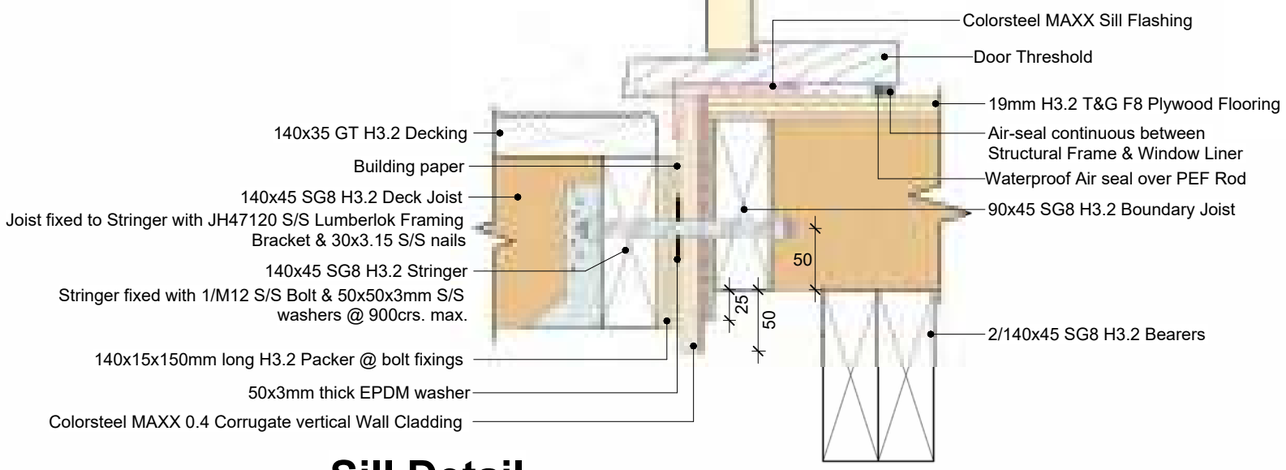
- Contractors to check all dimensions & conditions on site before commencing work. - The Contractor is to work only to figured dimensions. In the event of a discrepancy, consult the Designer -



Head Detail



Jamb Detail



Sill Detail

EXTERIOR DOOR DETAILS

1 : 5

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Revision Schedule

Revision No.	Revision Date	Revision Description
2	24/07/2026	Details 2, 9, 10, 15,16 & Detail DR: removed 19mm plywood packer

Drawn by: JPL
Check by: MH
Design by: TCS Ltd

Client Name:

M.I.S.E.
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Project: Number: 26001

2 STOREY OFFICE BUILDING
Betio, Tarawa
KIRIBATI

WIND ZONE: **Extra High**

Sheet Title:

EXTERIOR DOOR DETAILS

Scale: 1 : 5 @ A3

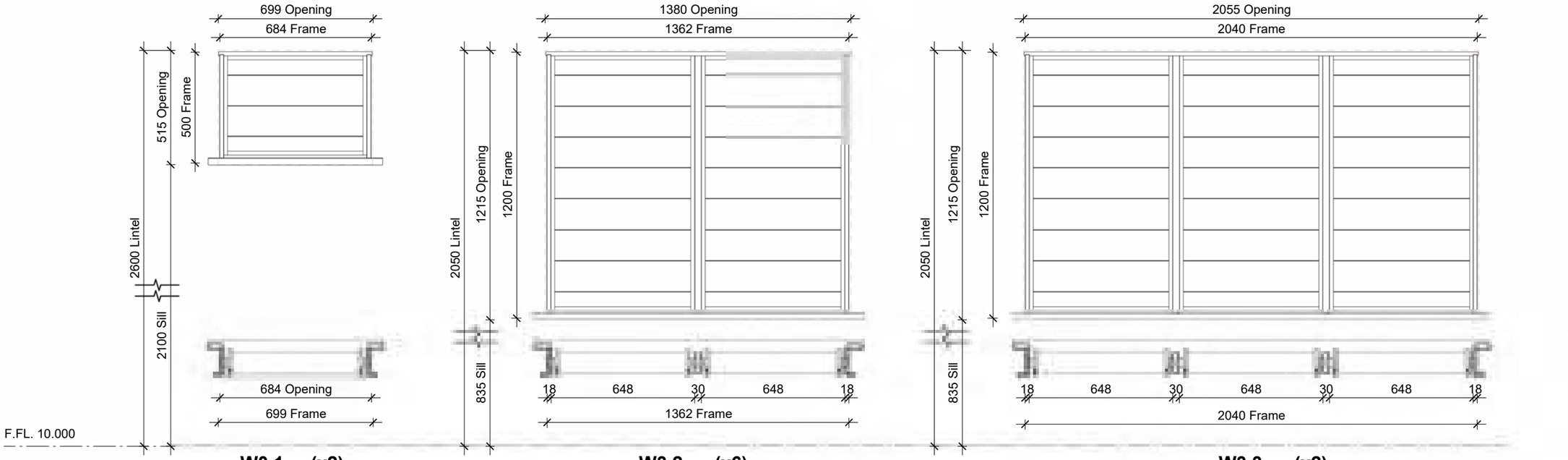
Sheet Issue Date: 24/07/26

Drawing Number: J2.0.1

Revision: V05

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W0.1 (x2)

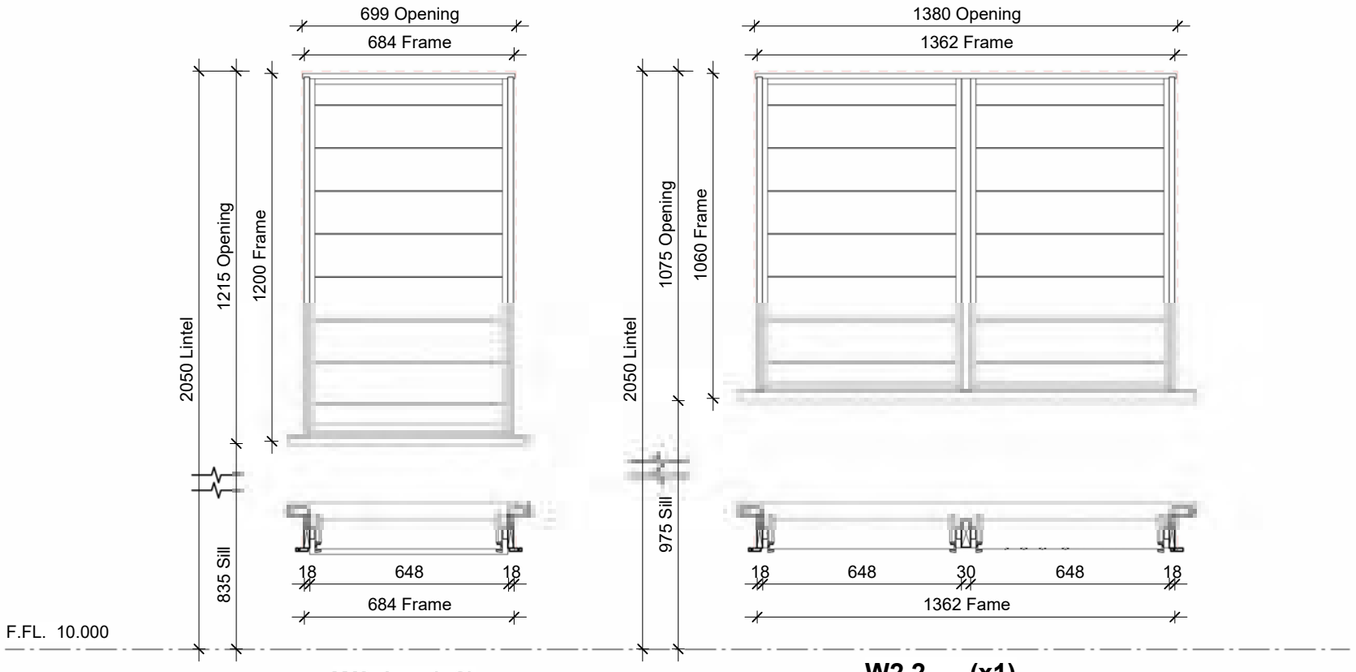
- 500x684 Louvre Window
- Security Mesh
- Insect Screen
- 140 Studs
- 180 Wall Thickness (175mm true) **(x2)**

W3.2 (x6)

- 1200x1362 Louvre Window
- Security Mesh
- Insect Screen
- 140 Studs
- 180 Wall Thickness (175mm true)

W3.3 (x2)

- 1200x2040 Louvre Window
- 3 Bays
- Security Mesh
- Insect Screen
- 140 Studs
- 180 Wall Thickness (175mm true)



W3.1 (x2)

- 1200x684 Louvre Window
- Security Mesh
- Insect Screen
- 140 Studs
- 180 Wall Thickness (175mm true)

W2.2 (x1)

-1060x1362 Louvre Window
- Security Mesh
- Insect Screen
- 140 Studs
- 180 Wall Thickness (175mm true)

Grd FLOOR - WINDOW SCHEDULE

1 : 20

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Design by: TCS Ltd

Client Name:

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(c/o Te KAI)

Project: Number: 26001

2 STOREY OFFICE BUILDING
Betio, Tarawa
KIRIBATI

WIND ZONE: **Extra High**

Sheet Title:

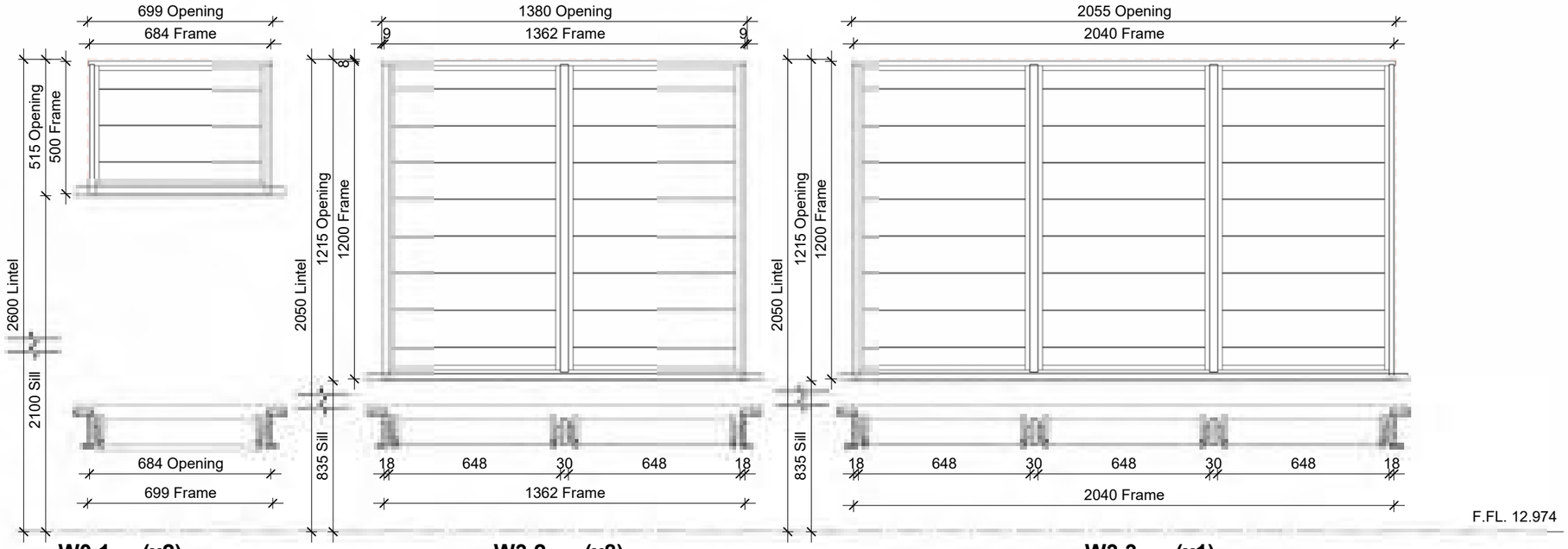
Grd FLOOR WINDOW SCHEDULE

Scale: 1 : 20 @ A3

Sheet Issue Date: 24/06/26

Drawing Number: J3.1 Revision: V05

- Contractors to check all dimensions & conditions on site before commencing work. - The Contractor is to work only to figured dimensions. In the event of a discrepancy, consult the Designer -



W0.1 (x2)

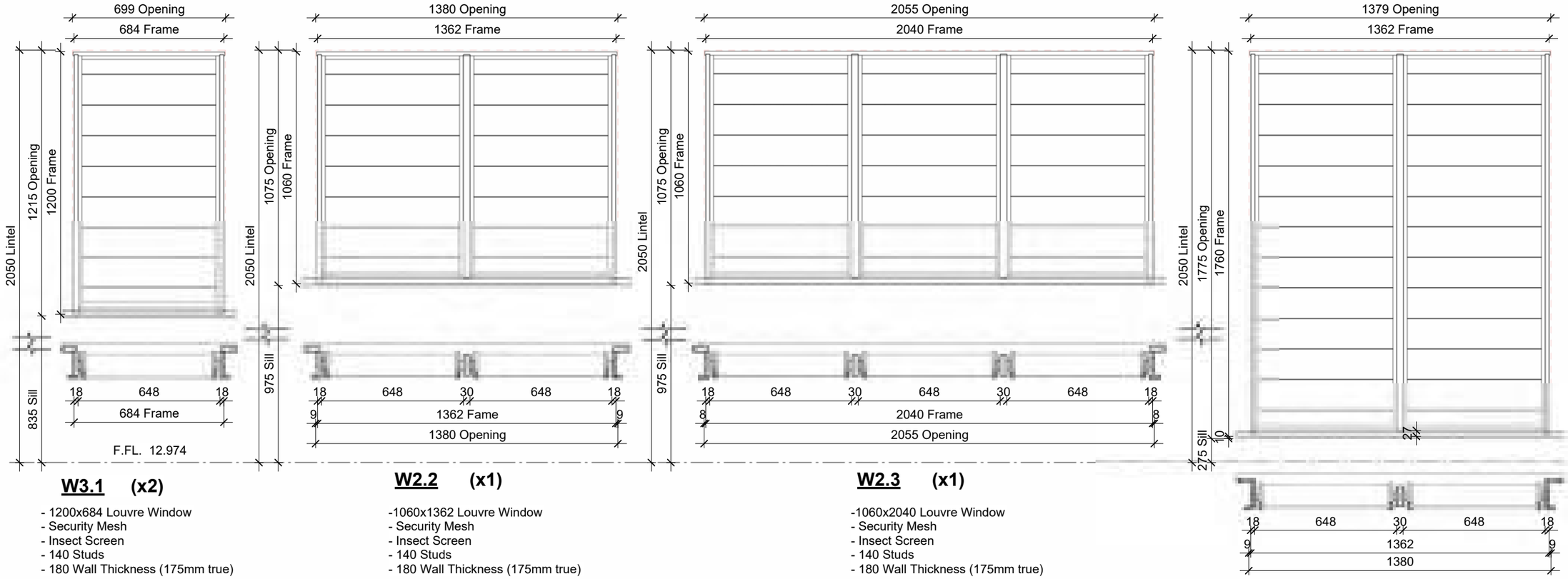
- 500x684 Louvre Window
- Security Mesh
- Insect Screen
- 140 Studs
- 180 Wall Thickness (175mm true) **(x2)**

W3.2 (x8)

- 1200x1362 Louvre Window
- Security Mesh
- Insect Screen
- 140 Studs
- 180 Wall Thickness (175mm true)

W3.3 (x1)

- 1200x2040 Louvre Window
- 3 Bays
- Security Mesh
- Insect Screen
- 140 Studs
- 180 Wall Thickness (175mm true)



W3.1 (x2)

- 1200x684 Louvre Window
- Security Mesh
- Insect Screen
- 140 Studs
- 180 Wall Thickness (175mm true)

W2.2 (x1)

-1060x1362 Louvre Window
- Security Mesh
- Insect Screen
- 140 Studs
- 180 Wall Thickness (175mm true)

W2.3 (x1)

-1060x2040 Louvre Window
- Security Mesh
- Insect Screen
- 140 Studs
- 180 Wall Thickness (175mm true)

W4.2 (x1)

-1760x1362 Louvre Window
- Security Mesh
- Insect Screen
- 140 Studs
- 180 Wall Thickness (175mm true)

1st FLOOR - WINDOW SCHEDULE

1 : 20

- Contractors to check all dimensions & conditions on site before commencing work. - The Contractor is to work only to figured dimensions. In the event of a discrepancy, consult the Designer -

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Consultants Name:

Revision No. Revision Date Revision Description

Revision Schedule

Drawn by: JPL
Check by: MH
Design by: TCS Ltd

Client Name:

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(c/o Te KAI)

Project: Number: 26001

2 STOREY OFFICE BUILDING
Betio, Tarawa
KIRIBATI

WIND ZONE: **Extra High**

Sheet Title:

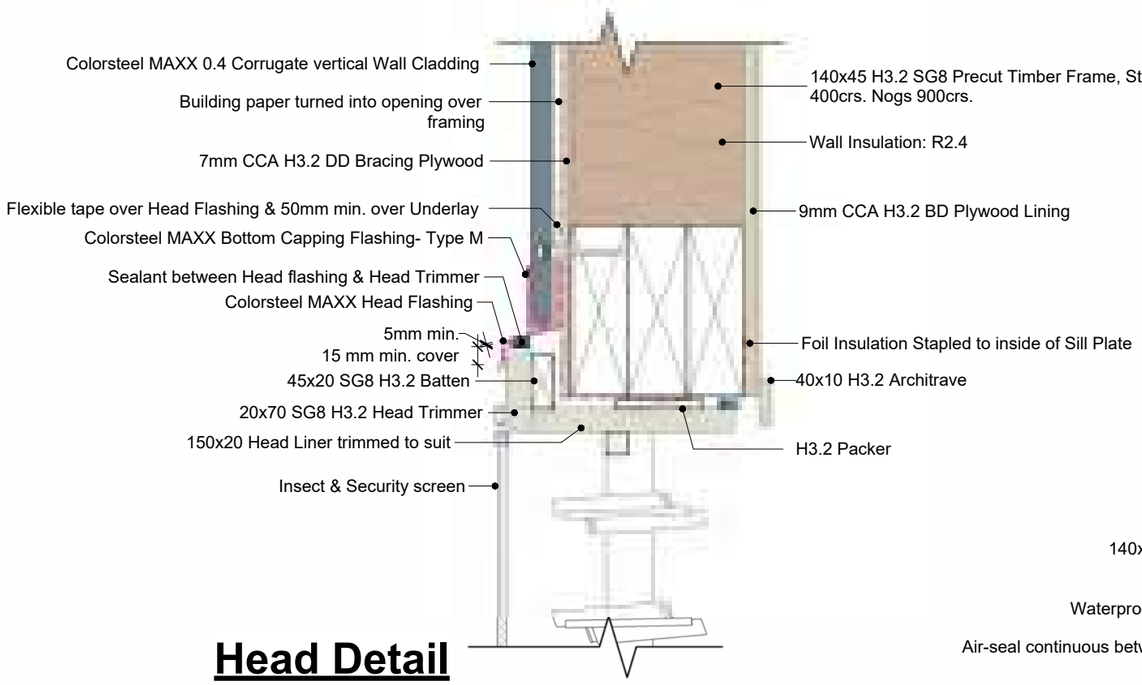
1st FLOOR WINDOW SCHEDULE

Scale: 1 : 20 @ A3

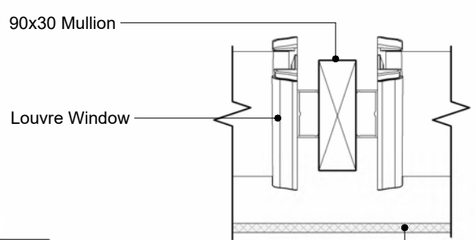
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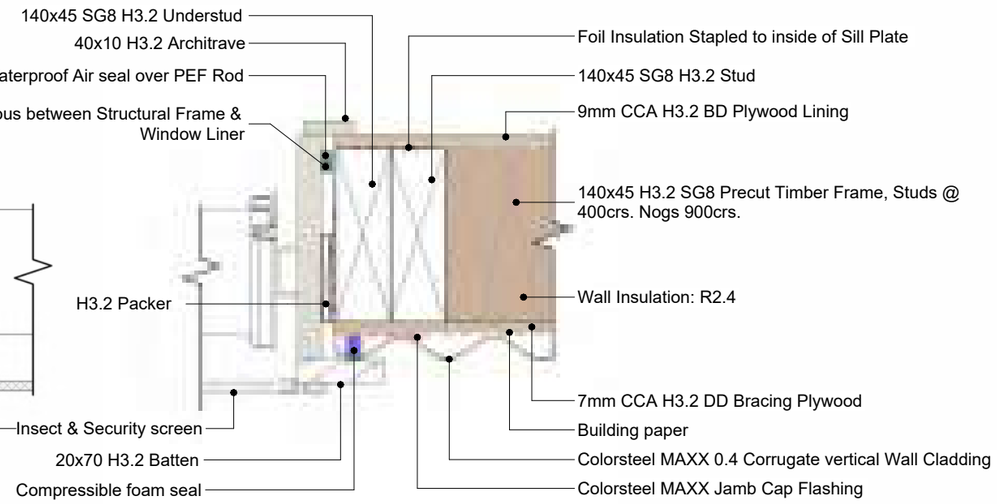
Drawing Number: J3.2 Revision: V05

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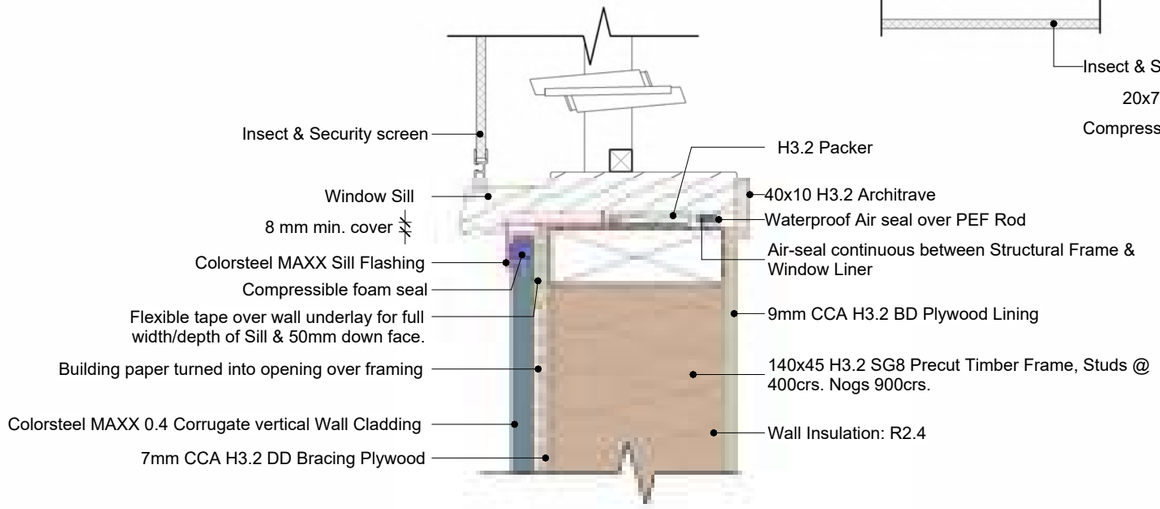


Head Detail





Jamb Detail



Sill Detail

LOUVRE WINDOW DETAILS

1 : 5

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Betio, Tarawa
KIRIBATI

WIND ZONE: **Extra High**

Sheet Title:

LOUVRE WINDOW DETAILS

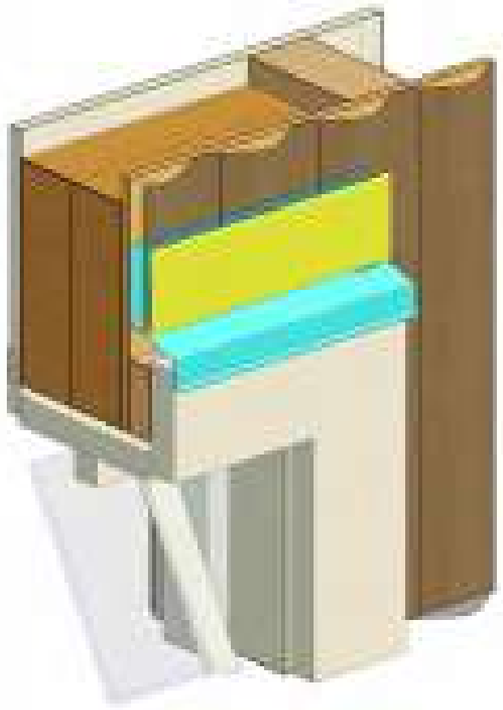
Scale: 1 : 5 @ A3

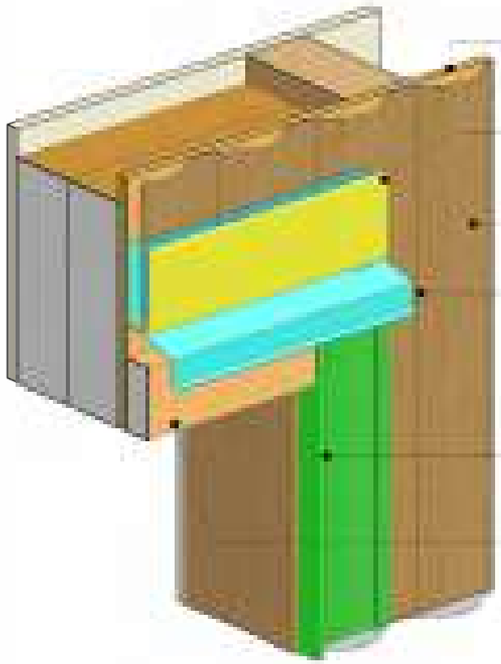
Sheet Issue Date: 24/06/26

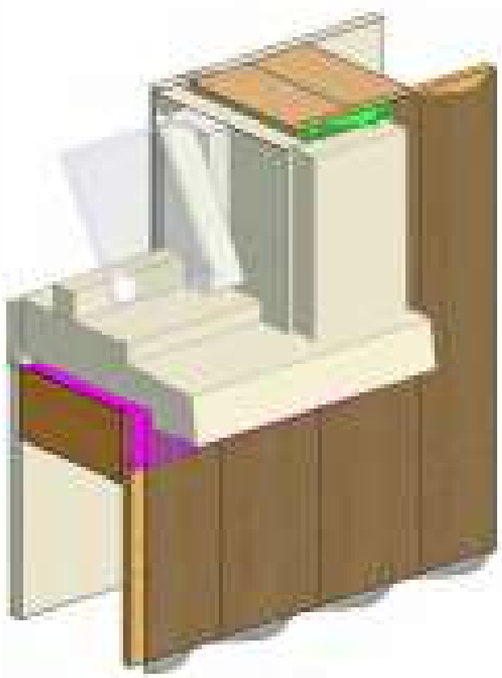
Drawing Number: J3.3.1 Revision: V05

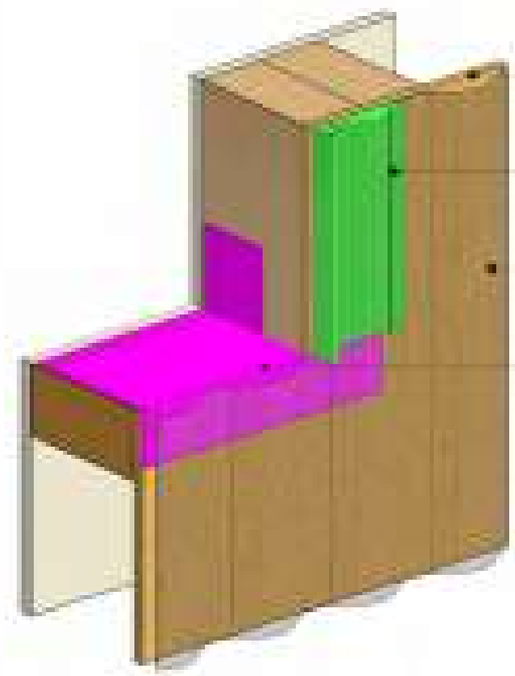
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Project: Number: 26001

2 STOREY OFFICE BUILDING

Betio, Tarawa
KIRIBATI

WIND ZONE: **Extra High**

Sheet Title:

LOUVRE WINDOW 3D DETAILS

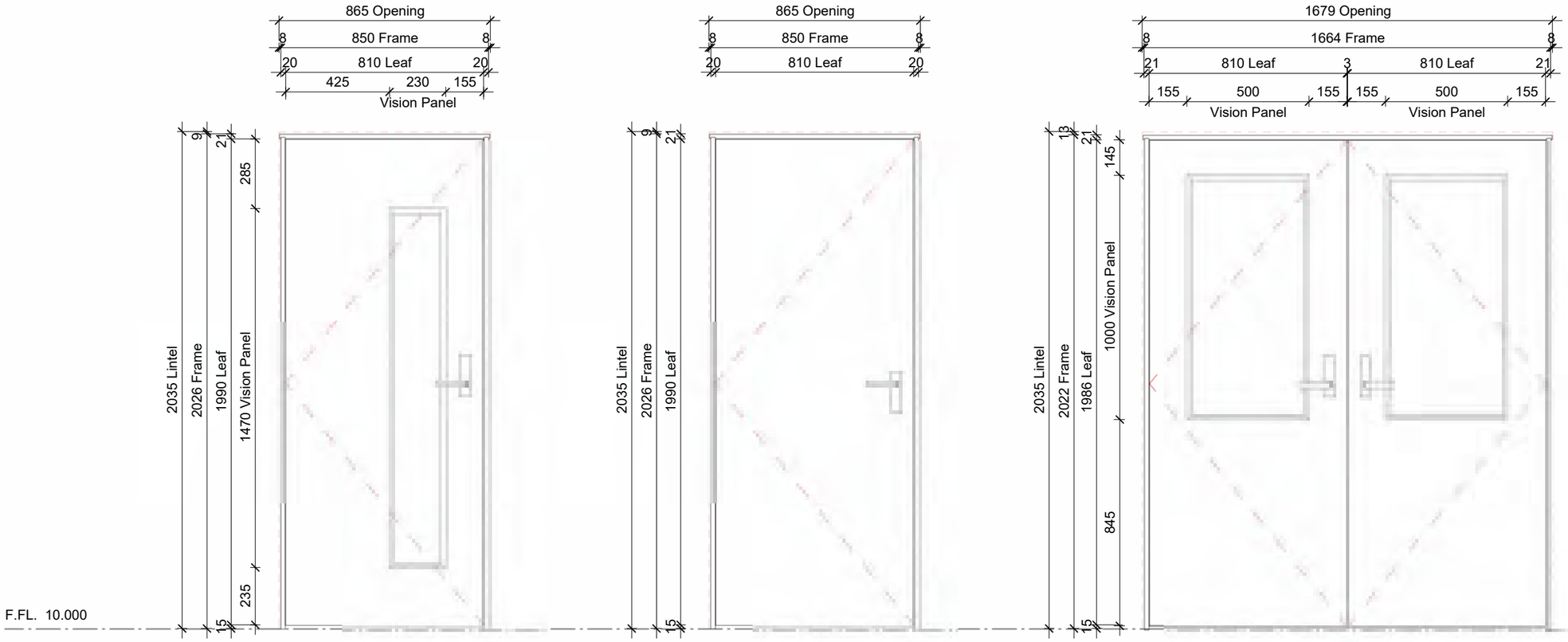
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Sheet Issue Date: 24/06/26

Drawing Number: Revision:

J3.3.2 V05

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D810-VP (x2)
1990x810 Door with Vision Panel

- 810 Door
- LH (x1) & RH (x1)
- Open In
- Solid core door
- 1000x500 Vision glass panel
- 90 Studs
- 110 Wall Thickness

810 (x6)
1990x810 Door

- 810 Door
- LH (x3) & RH (x3)
- hollow core door
- 90 Studs
- 110 Wall Thickness

DD810 (x1)
1990x1600 Double Door with Vision Panel

- 810 double Leaf Door
- Solid core door
- 1000x500 Vision glass panel
- 90 Studs
- 110 Wall Thickness

Grd FLOOR - INTERIOR DOOR SCHEDULE

1 : 20

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Revision Schedule

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Check by: MH
Design by: TCS Ltd

Client Name:

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Project: Number: 26001

2 STOREY OFFICE BUILDING
Betio, Tarawa
KIRIBATI

WIND ZONE: **Extra High**

Sheet Title:

Grd FLOOR INTERIOR DOOR SCHEDULE

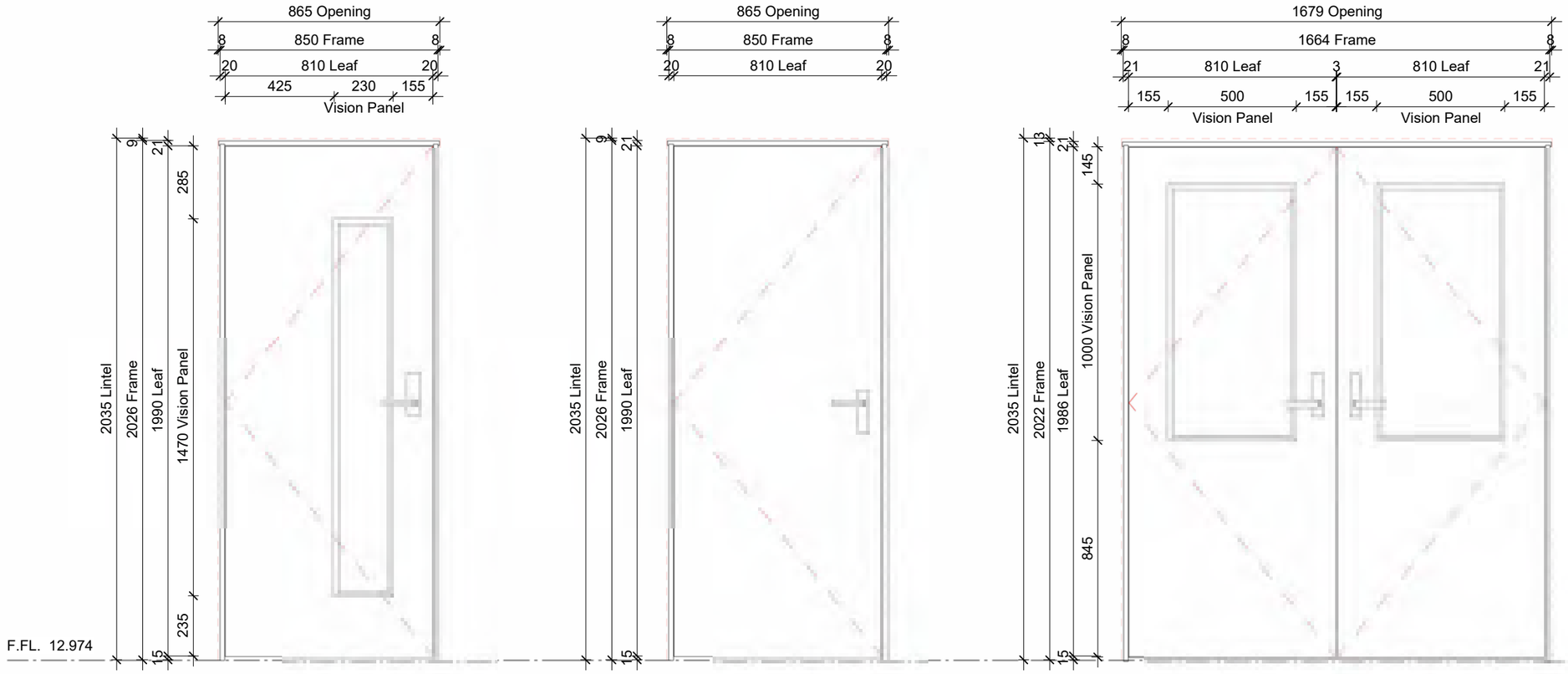
Scale: 1 : 20 @ A3

Sheet Issue Date: 24/06/26

Drawing Number: J4.0 Revision: V05

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D810-VP (x3)
1990x810 Door with Vision Panel

- 810 Door
- LH (x2) & RH (x1)
- Open In
- Solid core door
- 1000x500 Vision glass panel
- 90 Studs
- 110 Wall Thickness

810 (x5)
1990x810 Door

- 810 Door
- LH (x2) & RH (x3)
- hollow core door
- 90 Studs
- 110 Wall Thickness

DD810 (x1)
1990x1600 Double Door with Vision Panel

- 810 double Leaf Door
- Solid core door
- 1000x500 Vision glass panel
- 90 Studs
- 110 Wall Thickness

1st FLOOR - INTERIOR DOOR SCHEDULE

1 : 20

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Design by: TCS Ltd

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Project: Number: 26001

2 STOREY OFFICE BUILDING
Betio, Tarawa
KIRIBATI

WIND ZONE: **Extra High**

Sheet Title:

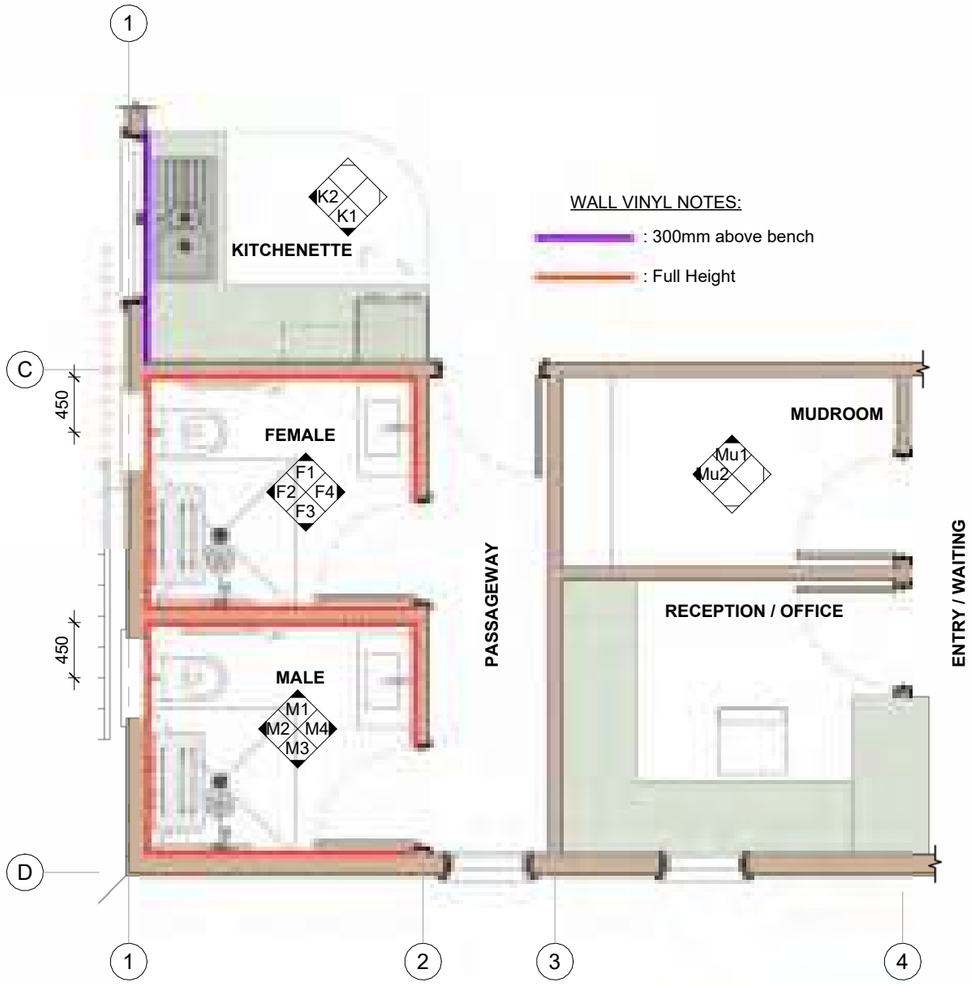
1st FLOOR INTERIOR DOOR SCHEDULE

Scale: 1 : 20 @ A3

Sheet Issue Date: 24/06/26

Drawing Number: J4.1

Revision: V05



Grd FLOOR PLAN - INTERIOR ELEVATIONS

1 : 50

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Project: Number: 26001

2 STOREY OFFICE BUILDING
Betio, Tarawa
KIRIBATI

WIND ZONE: **Extra High**

Sheet Title:

Grd FLOOR INTERIOR ELEVATION PLAN

Scale: 1 : 50 @ A3

Sheet Issue Date: 24/06/26

Drawing Number: Revision:

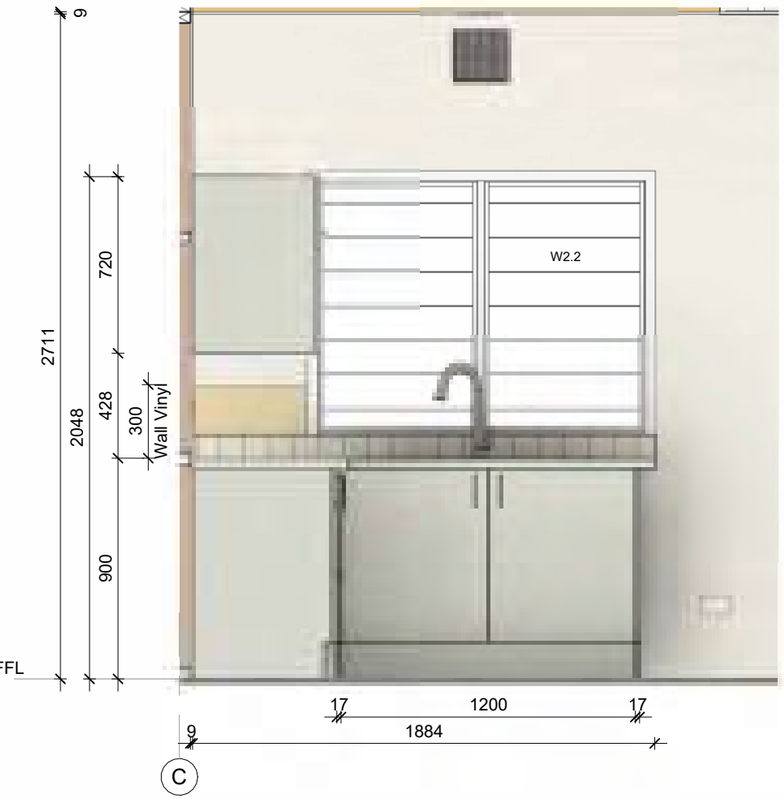
I1.0 V05

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WALL K1

1 : 25



WALL K2

1 : 25

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2 STOREY OFFICE BUILDING
Betio, Tarawa
KIRIBATI

WIND ZONE: **Extra High**

Sheet Title:

KITCHENETTE ELEVATIONS

Scale: 1 : 25 @ A3

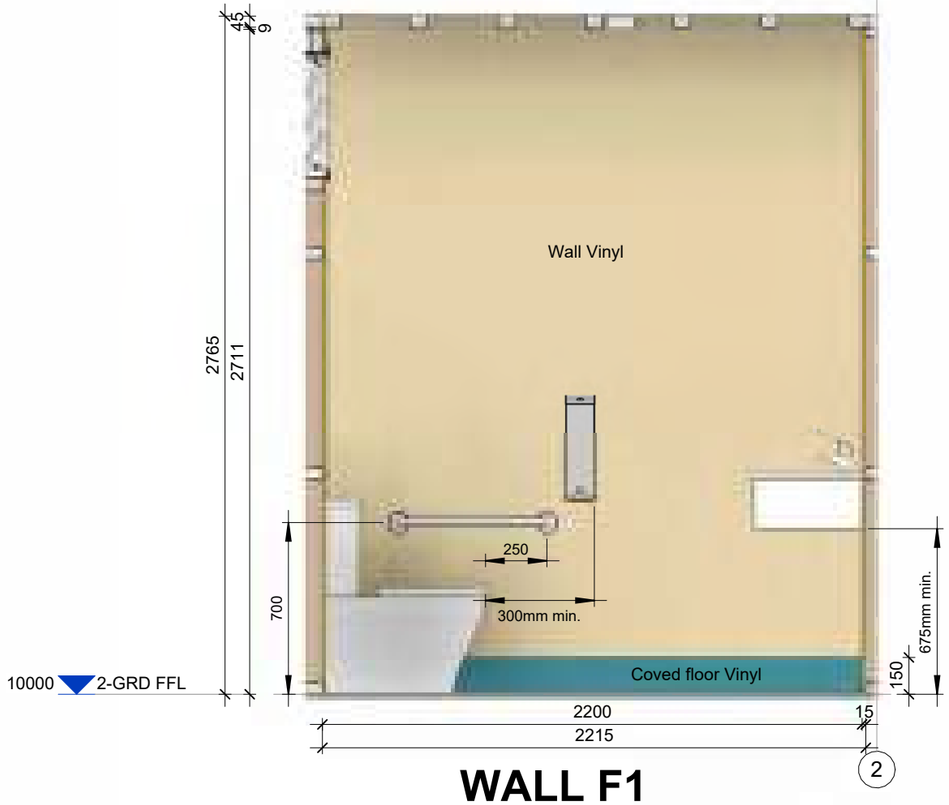
Sheet Issue Date: 24/06/26

Drawing Number: I1.1

Revision: V05

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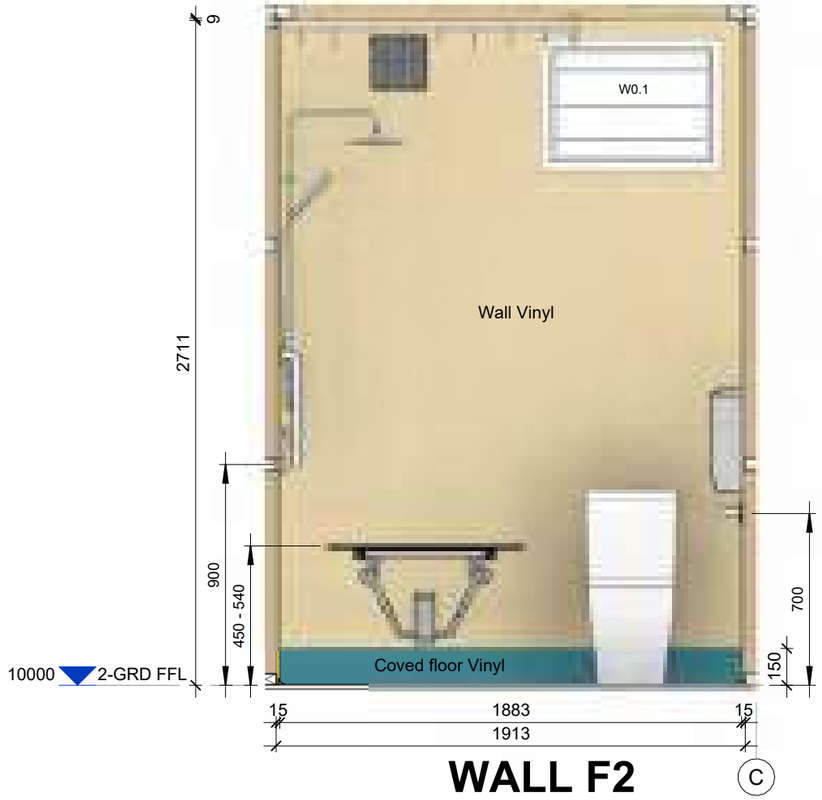
- Contractors to check all dimensions & conditions on site before commencing work. - The Contractor is to work only to figured dimensions. In the event of a discrepancy, consult the Designer -



2

WALL F1

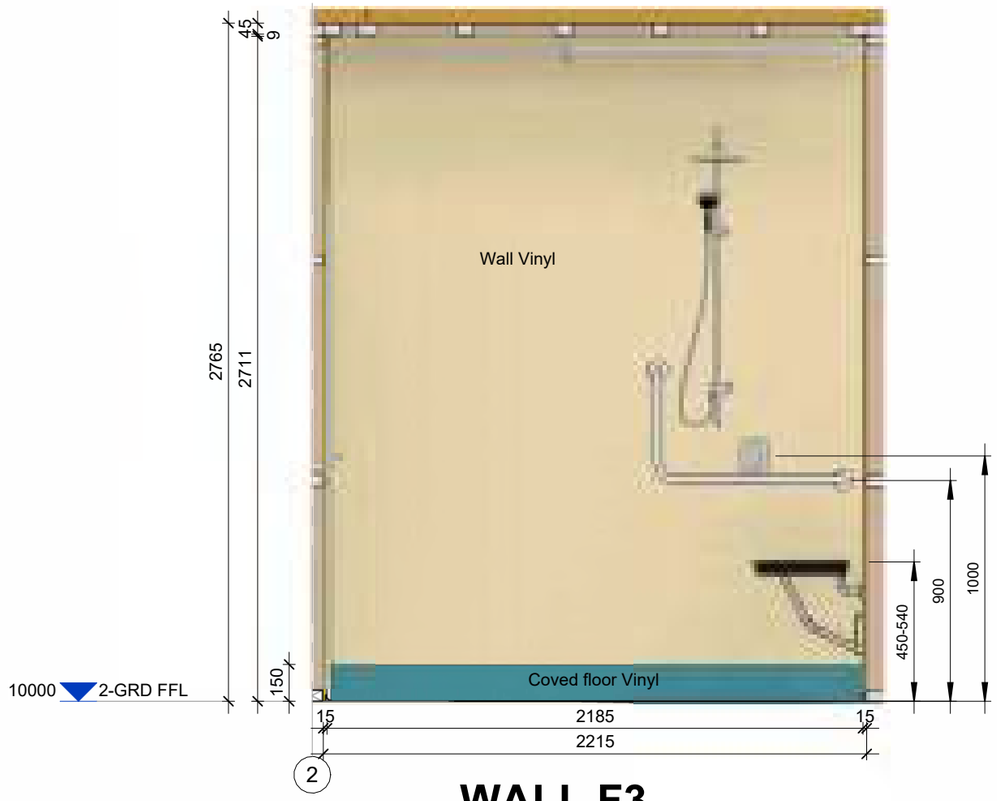
1 : 25



C

WALL F2

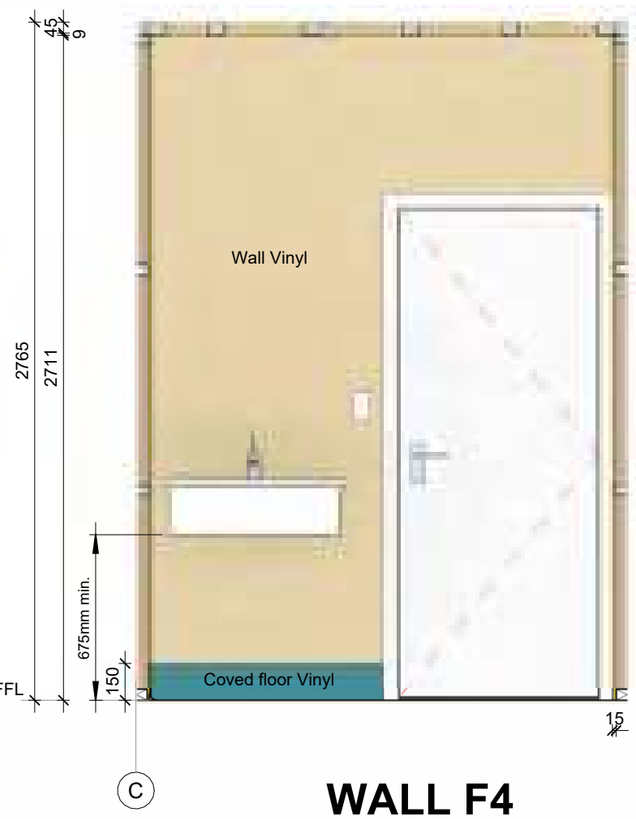
1 : 25



2

WALL F3

1 : 25



C

WALL F4

1 : 25

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Check by: MH
Design by: TCS Ltd

Client Name:

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(c/o Te KAI)

Project: Number: 26001

2 STOREY OFFICE BUILDING
Betio, Tarawa
KIRIBATI

WIND ZONE: **Extra High**

Sheet Title:

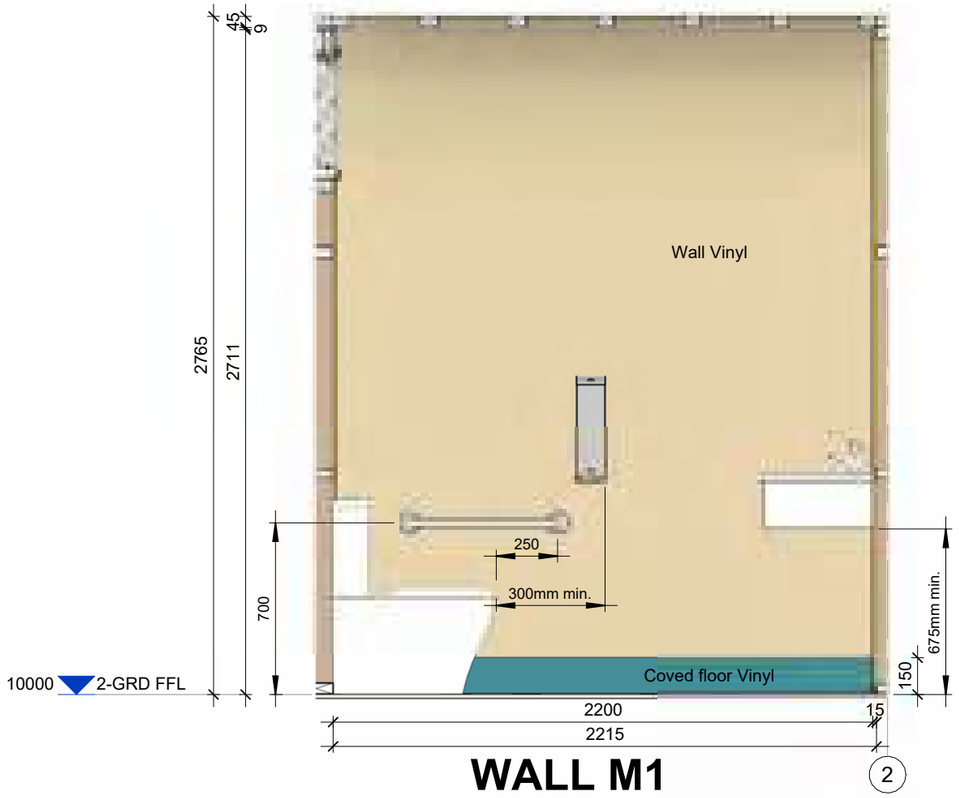
FEMALE TOILET ELEVATIONS

Scale: 1 : 25 @ A3

Sheet Issue Date: 24/06/26

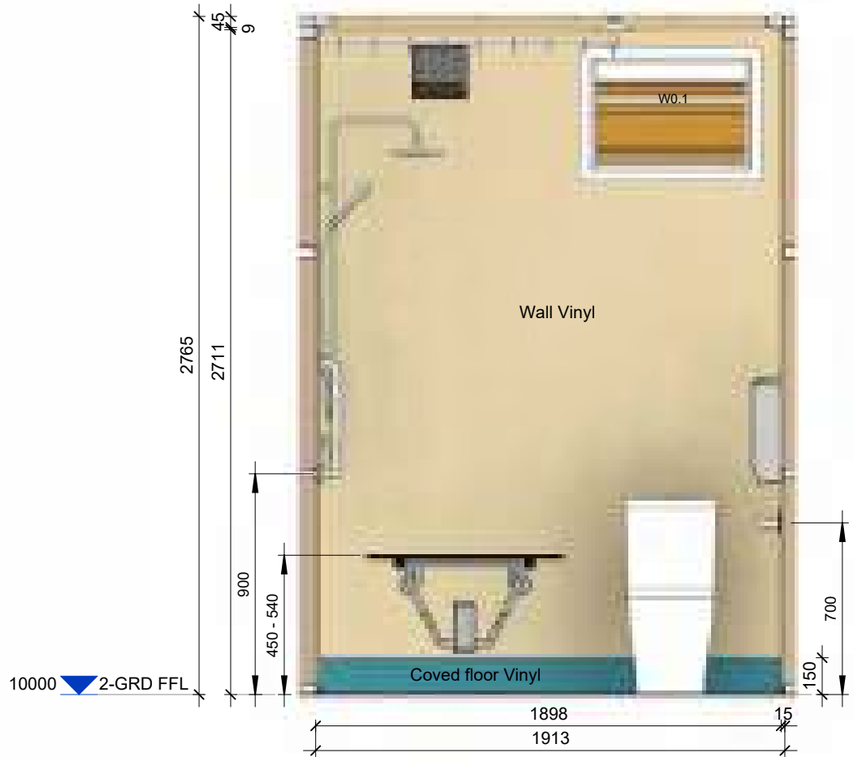
Drawing Number: Revision:

I1.2 V05



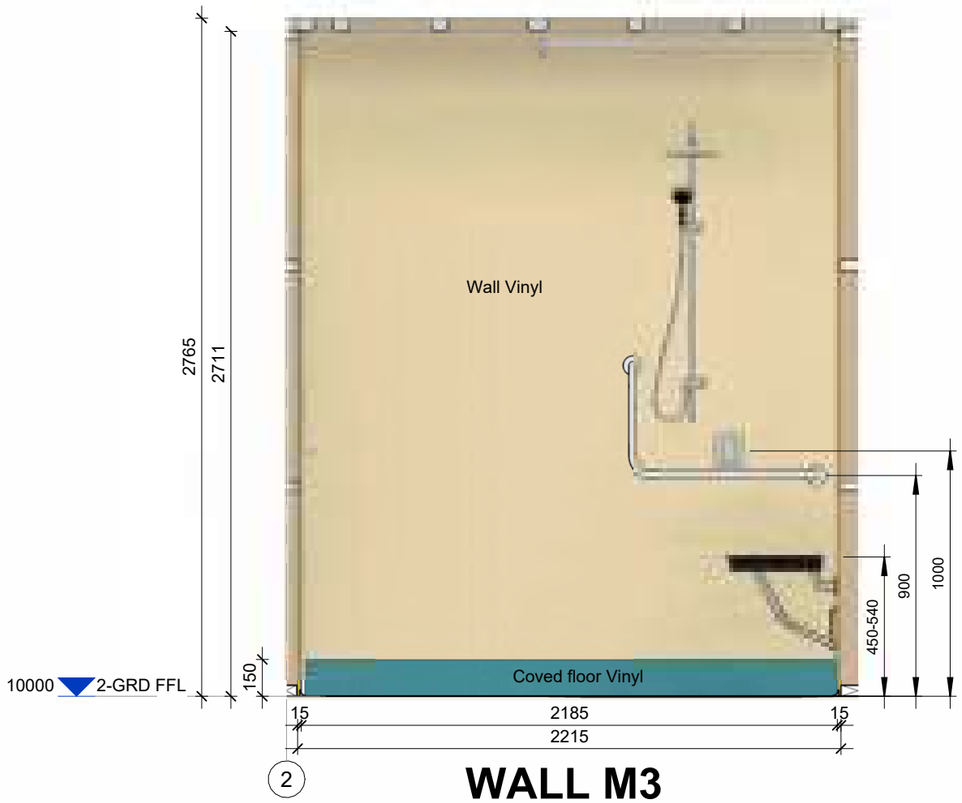
WALL M1

1 : 25



WALL M2

1 : 25



WALL M3

1 : 25



WALL M4

1 : 25

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KIRIBATI

WIND ZONE: **Extra High**

Sheet Title:

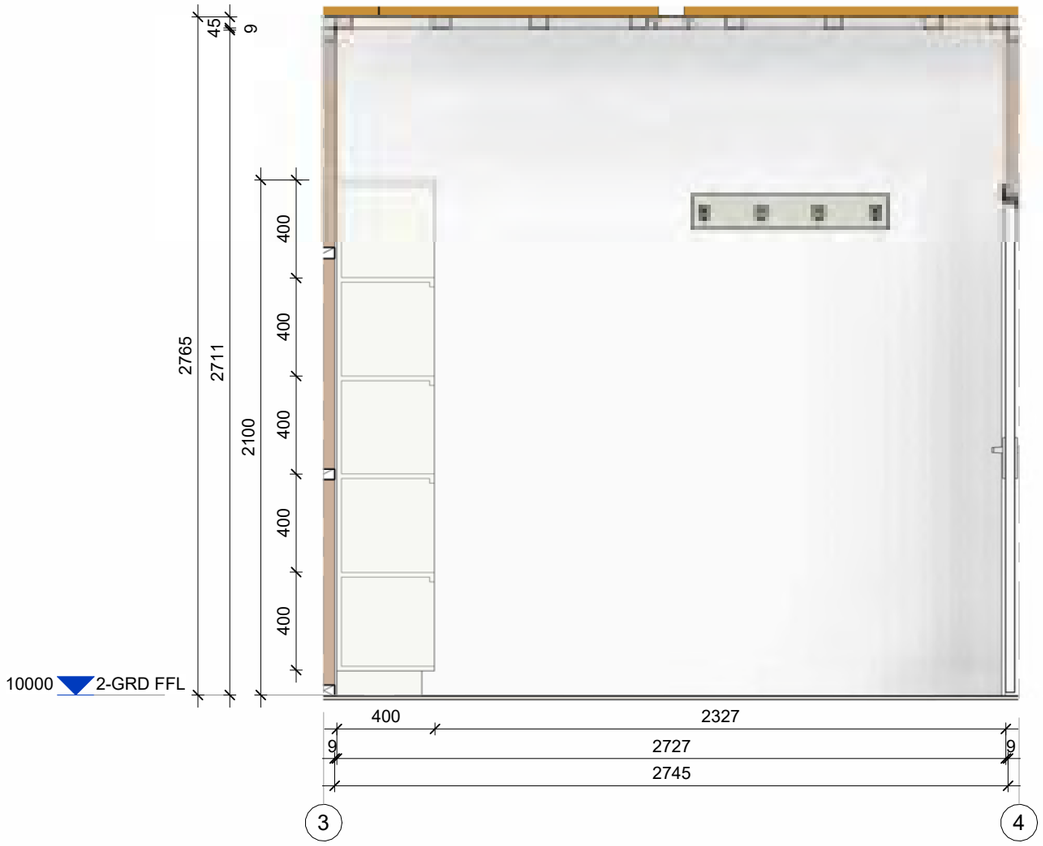
MALE TOILET ELEVATIONS

Scale: 1 : 25 @ A3

Sheet Issue Date: 24/06/26

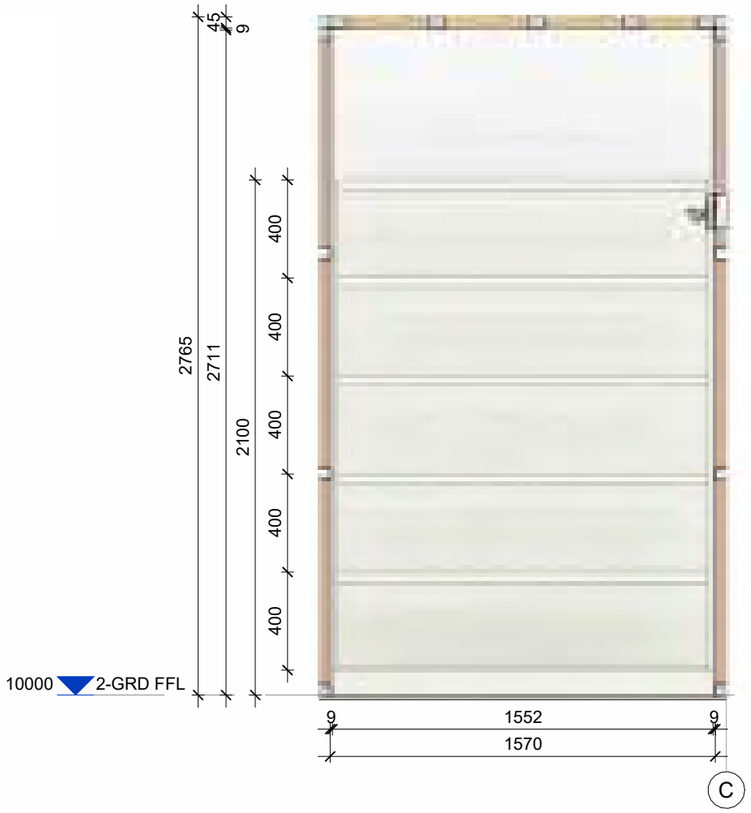
Drawing Number: I1.3

Revision: V05



WALL Mu1

1 : 25



WALL Mu2

1 : 25

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2 STOREY OFFICE BUILDING
Betio, Tarawa
KIRIBATI

WIND ZONE: **Extra High**

Sheet Title:

MUDROOM & RECEPTION ELEVATIONS

Scale: 1 : 25 @ A3

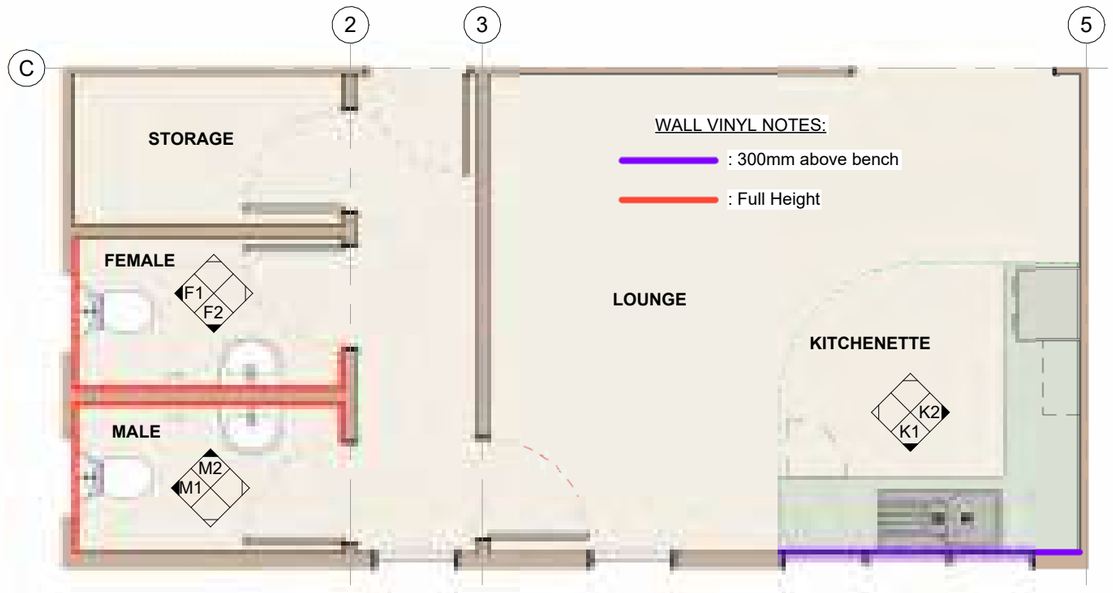
Sheet Issue Date: 24/06/26

Drawing Number: I1.4

Revision: V05

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1st FLOOR PLAN - INTERIOR ELEVATIONS

1 : 50

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2 STOREY OFFICE BUILDING
Betio, Tarawa
KIRIBATI

WIND ZONE: **Extra High**

Sheet Title:

1st FLOOR INTERIOR ELEVATION PLAN

Scale: 1 : 50 @ A3

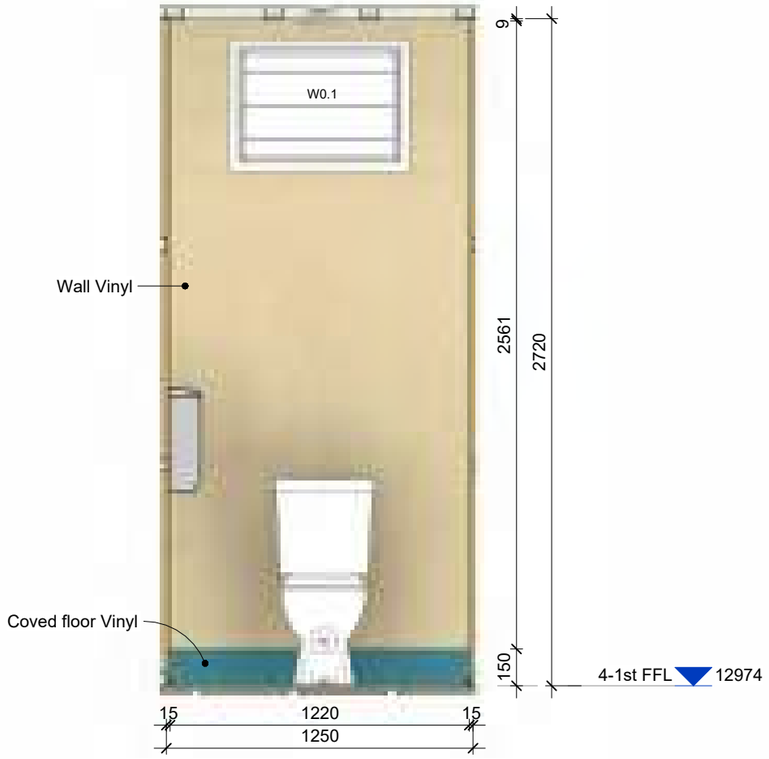
Sheet Issue Date: 24/06/26

Drawing Number: I2.0

Revision: V05

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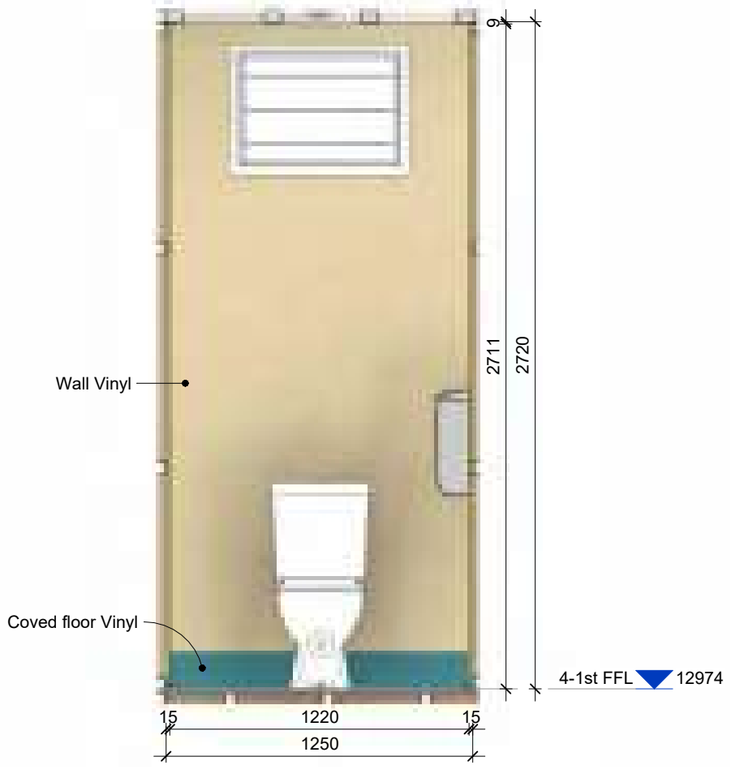
TOP FEMALE - WALL F1

1 : 25



TOP FEMALE - WALL F2

1 : 25



TOP MALE - WALL M1

1 : 25



TOP MALE - WALL M2

1 : 25

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Betio, Tarawa
KIRIBATI

WIND ZONE: **Extra High**

Sheet Title:

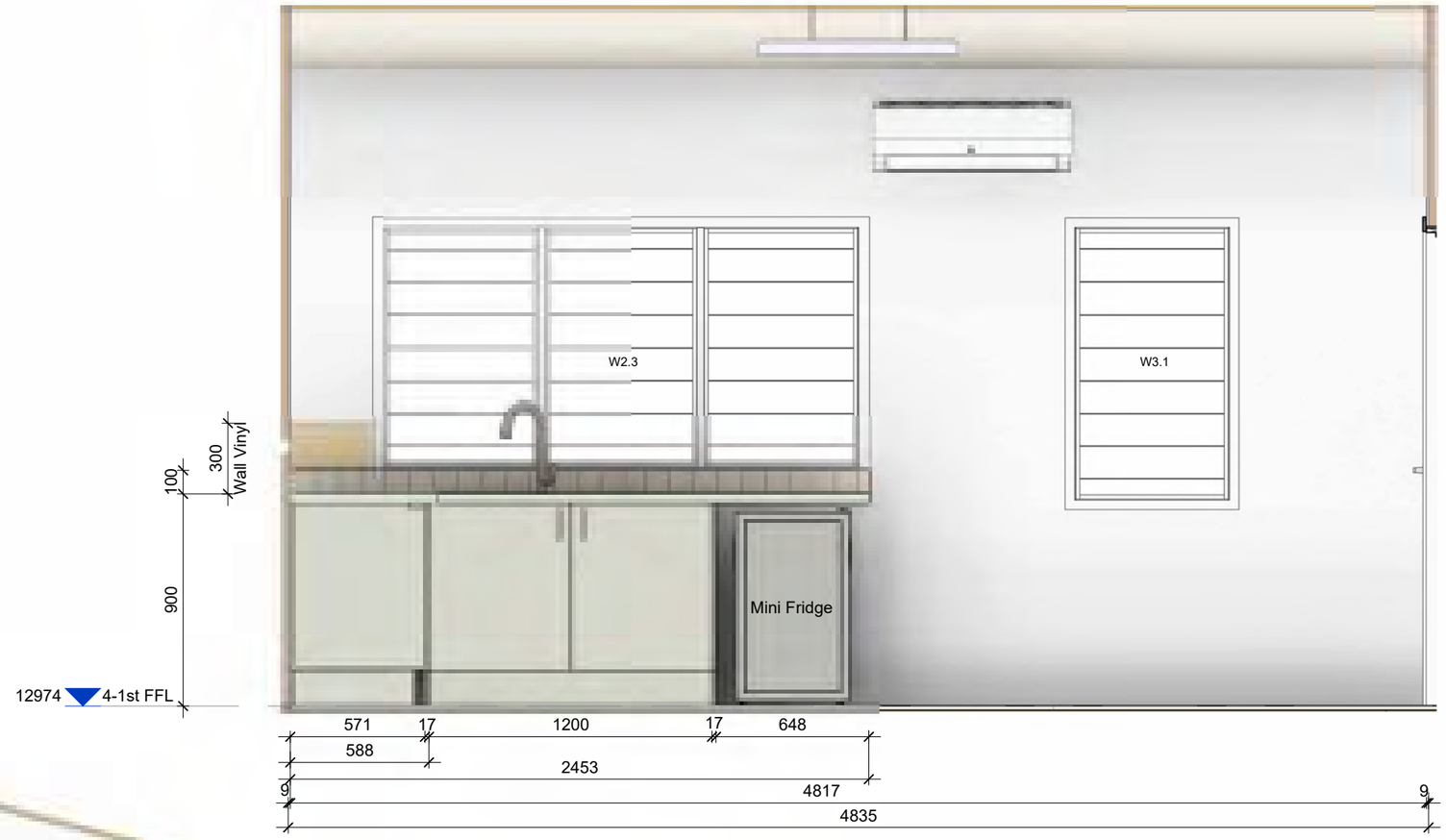
1st FLOOR TOILET ELEVATIONS

Scale: 1 : 25 @ A3

Sheet Issue Date: 24/06/26

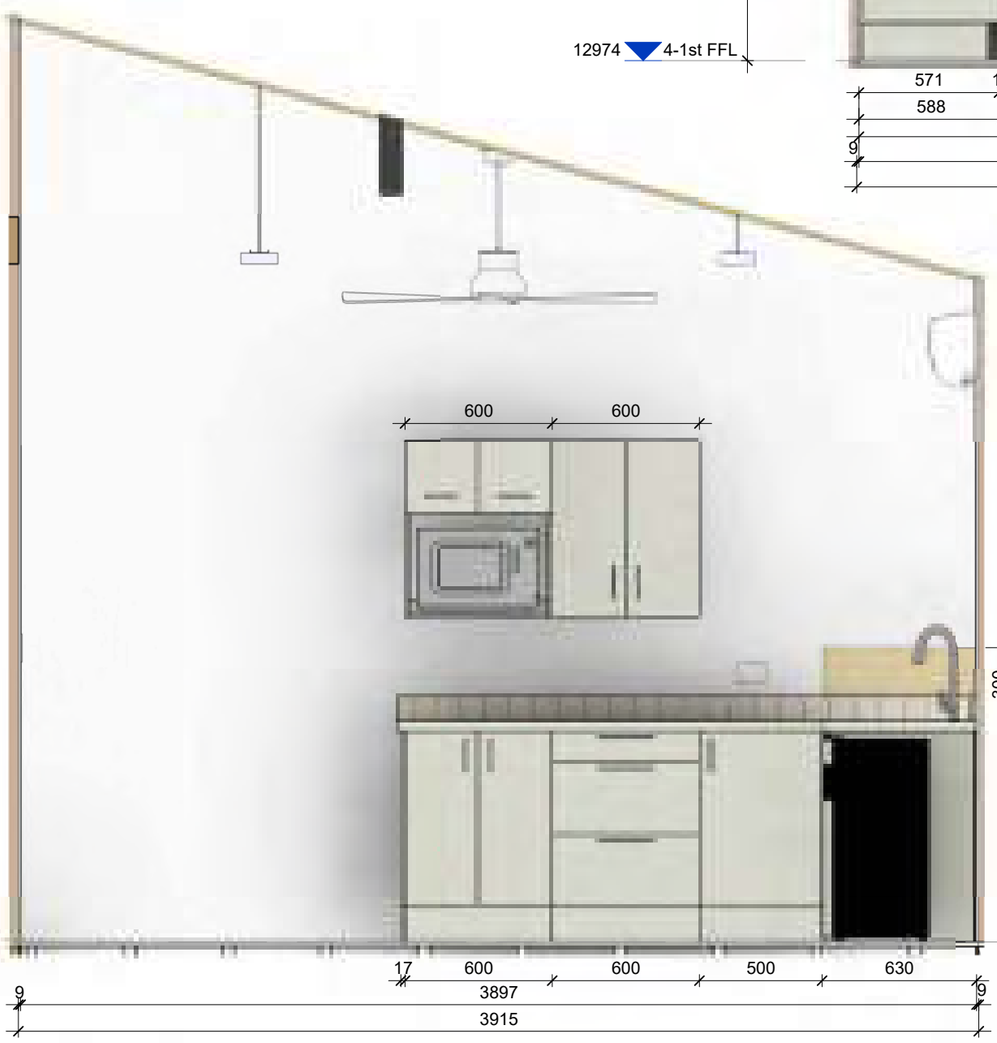
Drawing Number: Revision:

I2.1 V05



KITCHENETTE - WALL 1

1 : 25



KITCHENETTE - WALL 2

1 : 25

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2 STOREY OFFICE BUILDING
Betio, Tarawa
KIRIBATI

WIND ZONE: **Extra High**

Sheet Title:

1st FLOOR KITCHENETTE ELEVATIONS

Scale: 1 : 25 @ A3

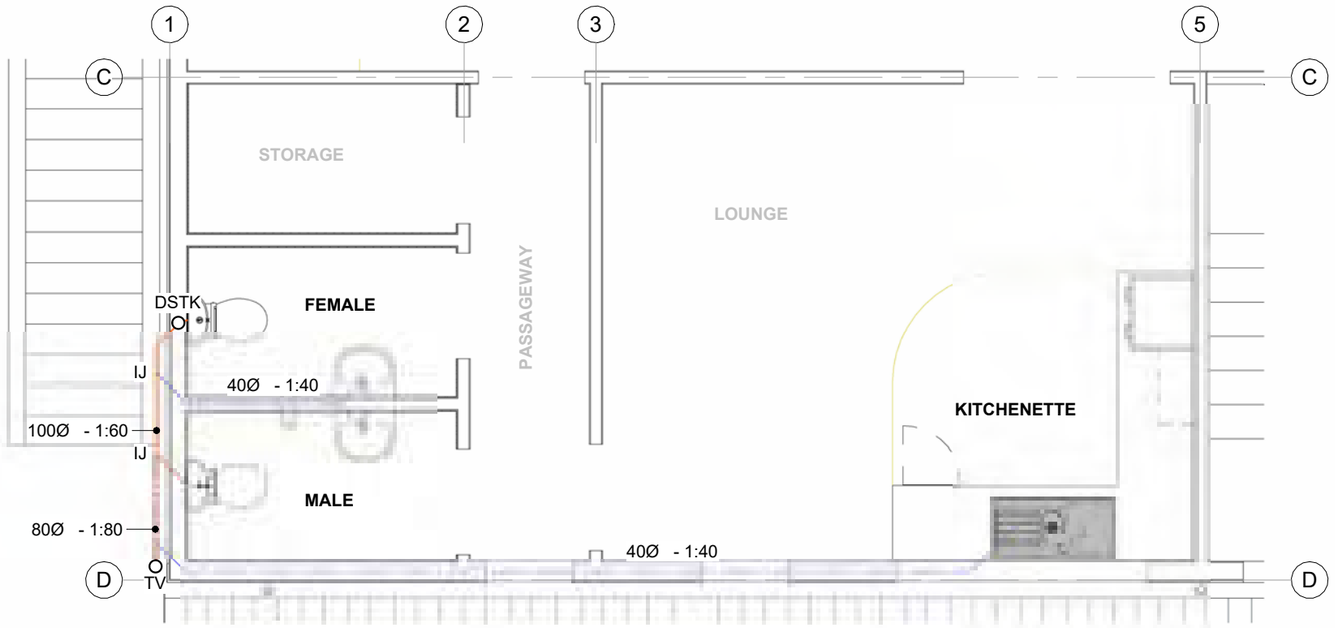
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Drawing Number: I2.2

Revision: V05

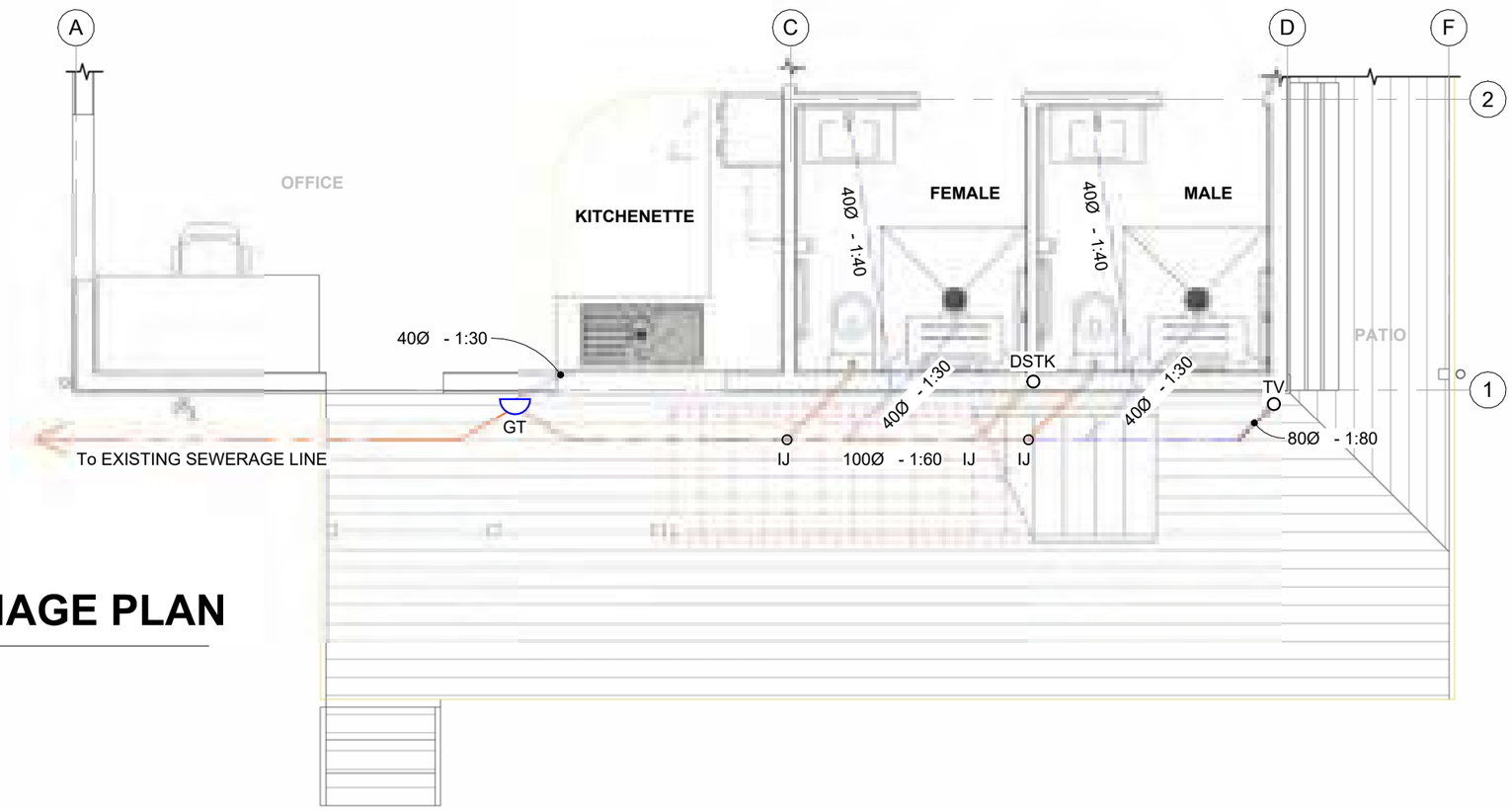
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1st FLOOR DRAINAGE PLAN

1 : 50



Grd FLOOR DRAINAGE PLAN

1 : 50

Legend:

1) **Waste pipe size & Gradient:**
   - **Vent:** 80Ø - 1:80 (1.25%)
   - **Discharge Pipe:** 100Ø - 1:20 (5%)
   - **Main Drain:** 100Ø uPVC - 1:120 (0.83%)

2) **Fixture Waste pipe size & Gradient:**
   - **Sink:** 40Ø - 1:30 (3.33%)
   - **Shower:** 40Ø - 1:40 (2.5%)
   - **WC:** 100Ø - 1:60 (1.66%)

3) **Key Notes:**
   - **DP:** Down Pipe
   - **DSK:** Discharge Stack
   - **GT:** Gully Trap
   - **IB:** Inspection Bend
   - **IJ:** Inspection Joint
   - **TV:** Terminal Vent

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2 STOREY OFFICE BUILDING
Betio, Tarawa
KIRIBATI

WIND ZONE: **Extra High**

Sheet Title:

DRAINAGE PLAN

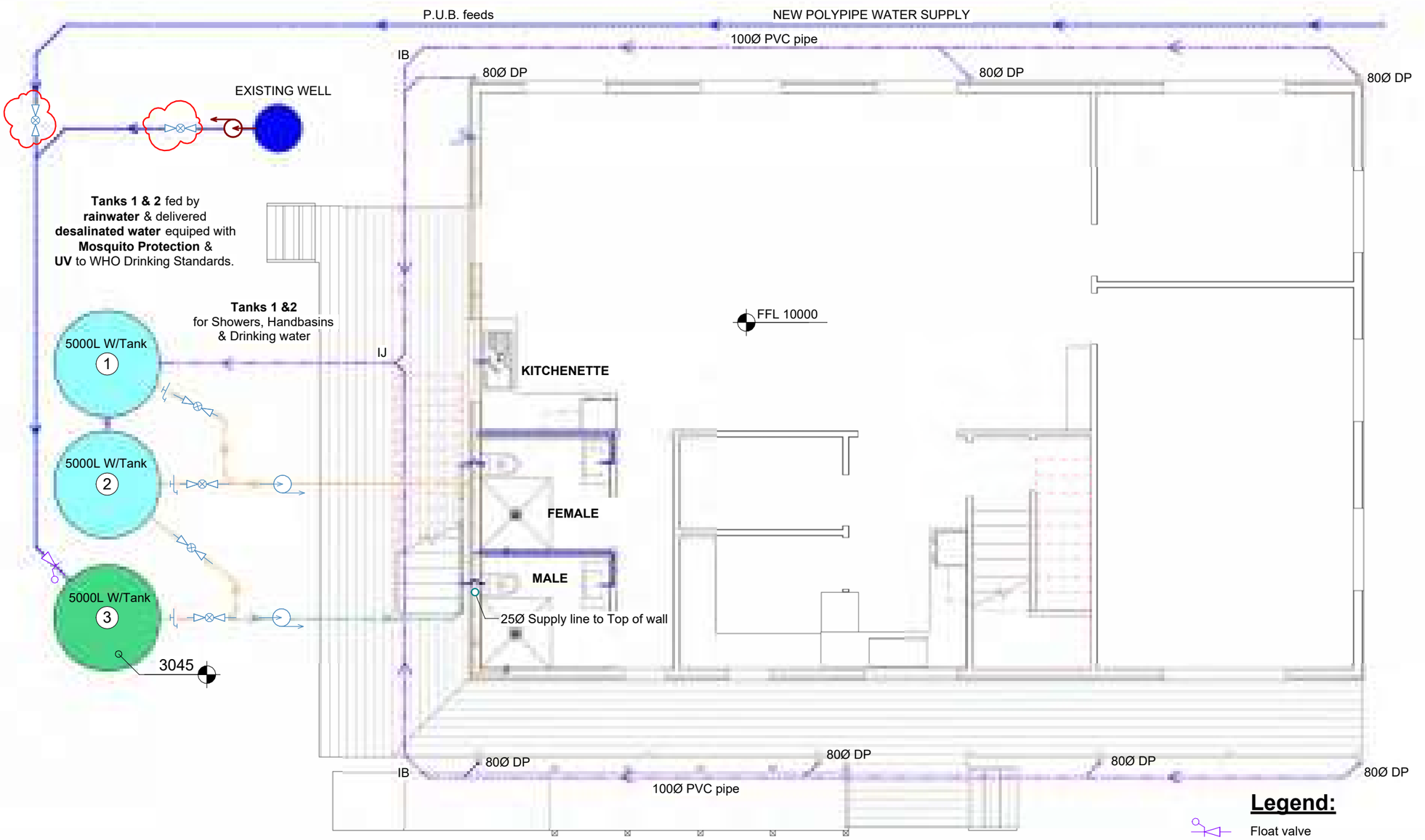
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Sheet Issue Date: 24/06/26

Drawing Number: Revision:

P0.1 V05

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Grd FLOOR - WATER SUPPLY PLAN

1 : 75

Legend:

- Float valve
- Service Tap
- Check valve
- Water pump (400mm of ground)
- 3W Submersible Water pump
- 100Ø PVC pipe
- 25Ø Alkathene pipe
- 16Ø Cold water Pexline Pipe
- **IB** Inspection Bend
- **IJ** Inspection Joint

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Revision Schedule

Revision No.	Revision Date	Revision Description
1	26/06/2026	Client Name - A0.0 - Site Plan - Water supply & New Sheet
3	22/09/2026	Room name change - Stairs riser change to 175 (182min) - Patio: add Baluster - Add Check Valves to PUB water supply & Well pump

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Check by: MH
Design by: TCS Ltd
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2 STOREY OFFICE BUILDING
Betio, Tarawa
KIRIBATI

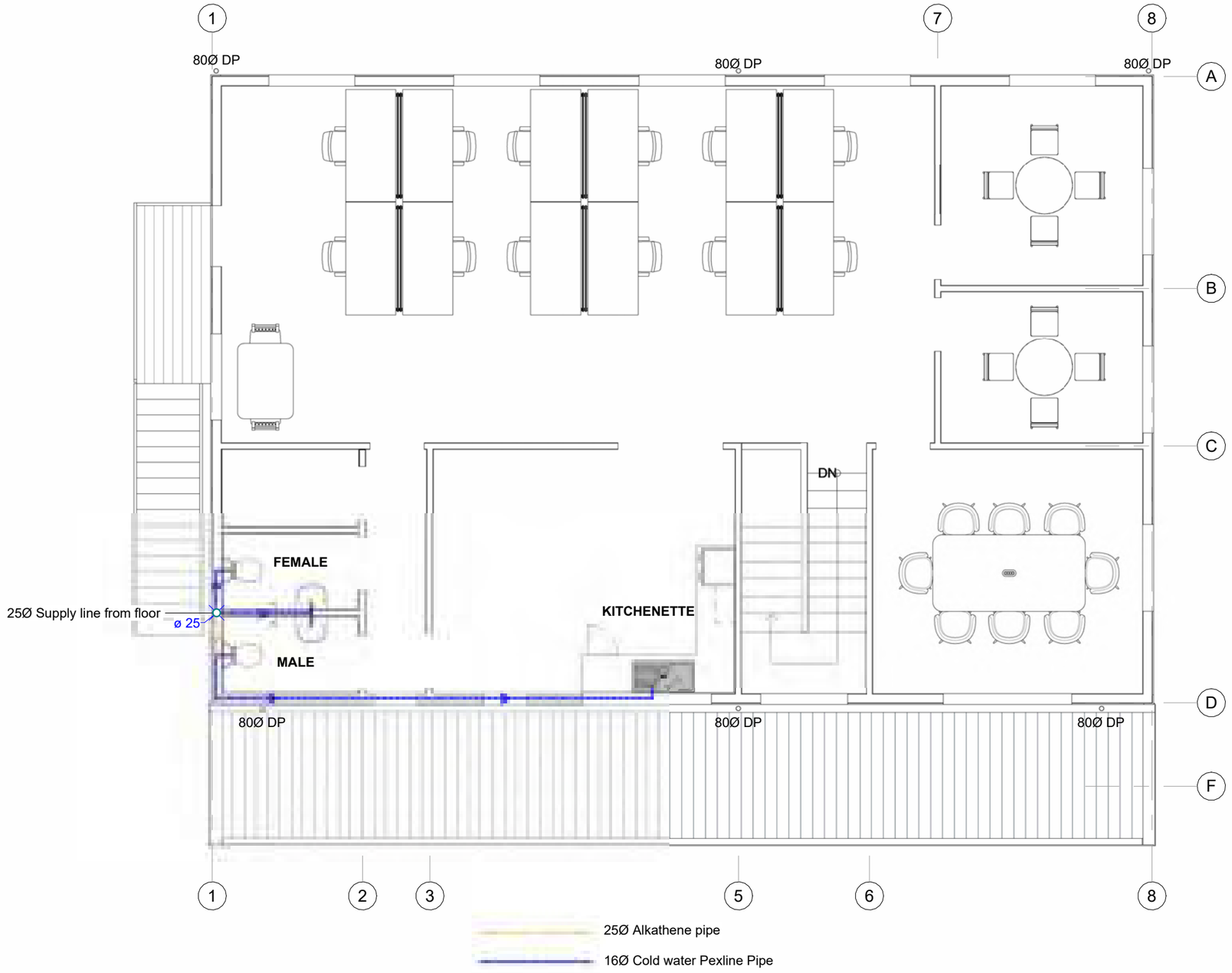
WIND ZONE: **Extra High**

Sheet Title:

Grd FLOOR WATER SUPPLY

Scale: 1 : 75 @ A3
Sheet Issue Date: 22/09/26
Drawing Number: P1.1
Revision: V05

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1st FFL - WATER SUPPLY

1 : 75

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Client Name:

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2 STOREY OFFICE BUILDING
Betio, Tarawa
KIRIBATI

WIND ZONE: **Extra High**

Sheet Title:

1st FLOOR WATER SUPPLY

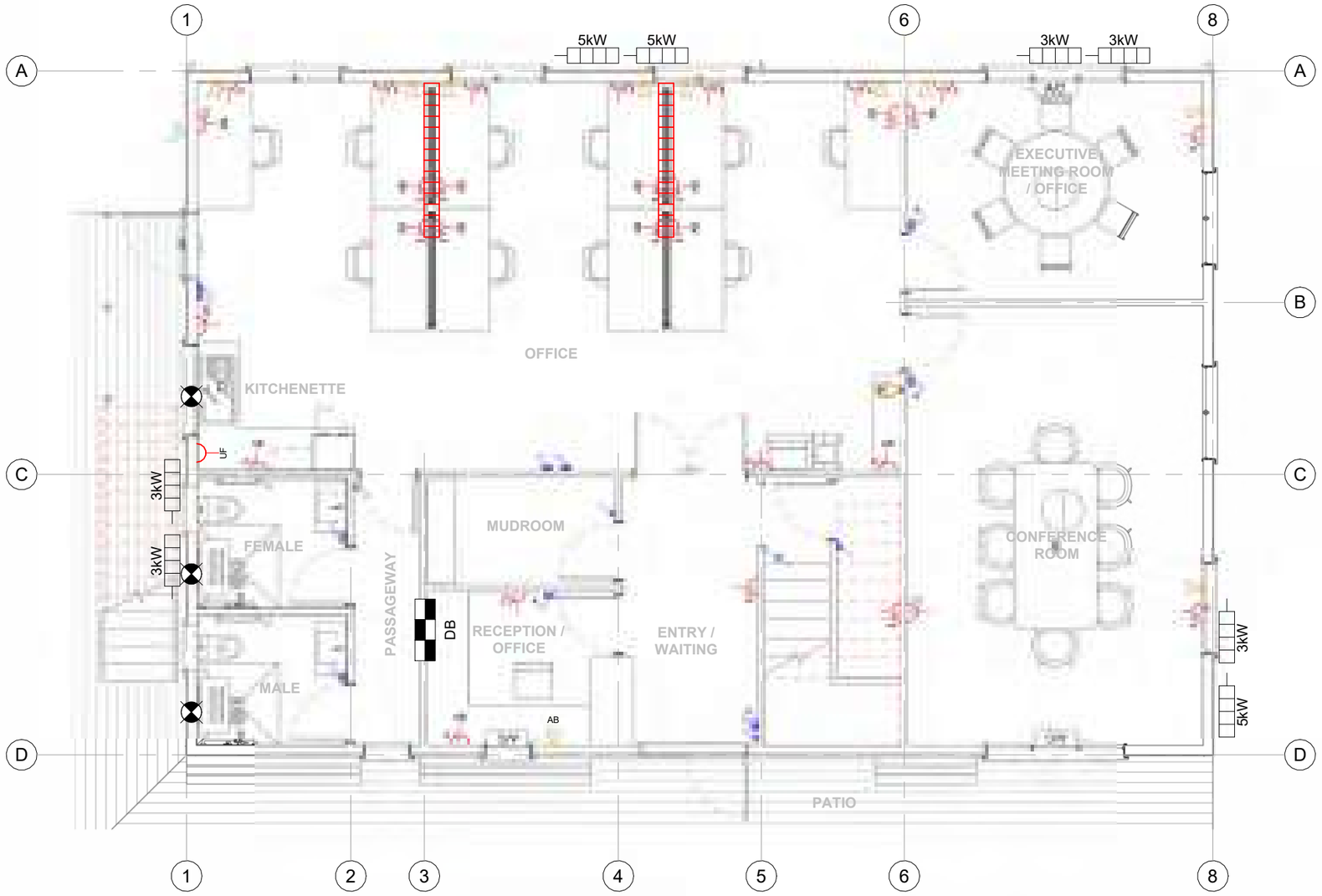
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Sheet Issue Date: 24/06/26

Drawing Number: P1.2

Revision: V05

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Grd FLOOR POWER & DATA PLAN

1 : 75

- Double Light Switch
- Light Switch
- 2 way Light Switch
- Fan Switch
- Data Point
- Telephone Outlet

NOTES:
conduits and junction boxes must be non-metallic

- Double Power Point - AB: Above Bench
- Double Power Point - 300mm off Grd
- Power Point - Under Floor
- Power Point - Waterproof
- Cable Tray
- 2ft LED Light
- 4ft LED Light
- LED Downlight
- Spot light on track
- Exterior LED Downlight
- Exterior security Light

- Extractor Fan
- A/C — Air conditioning Unit
- A/C Condenser
- Type 4 Automatic Smoke Detector to NZS4512
- DB — Distribution Board
- Indoor Fan

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Betio, Tarawa
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WIND ZONE: **Extra High**

Sheet Title:

Grd FLOOR POWER & DATA PLAN

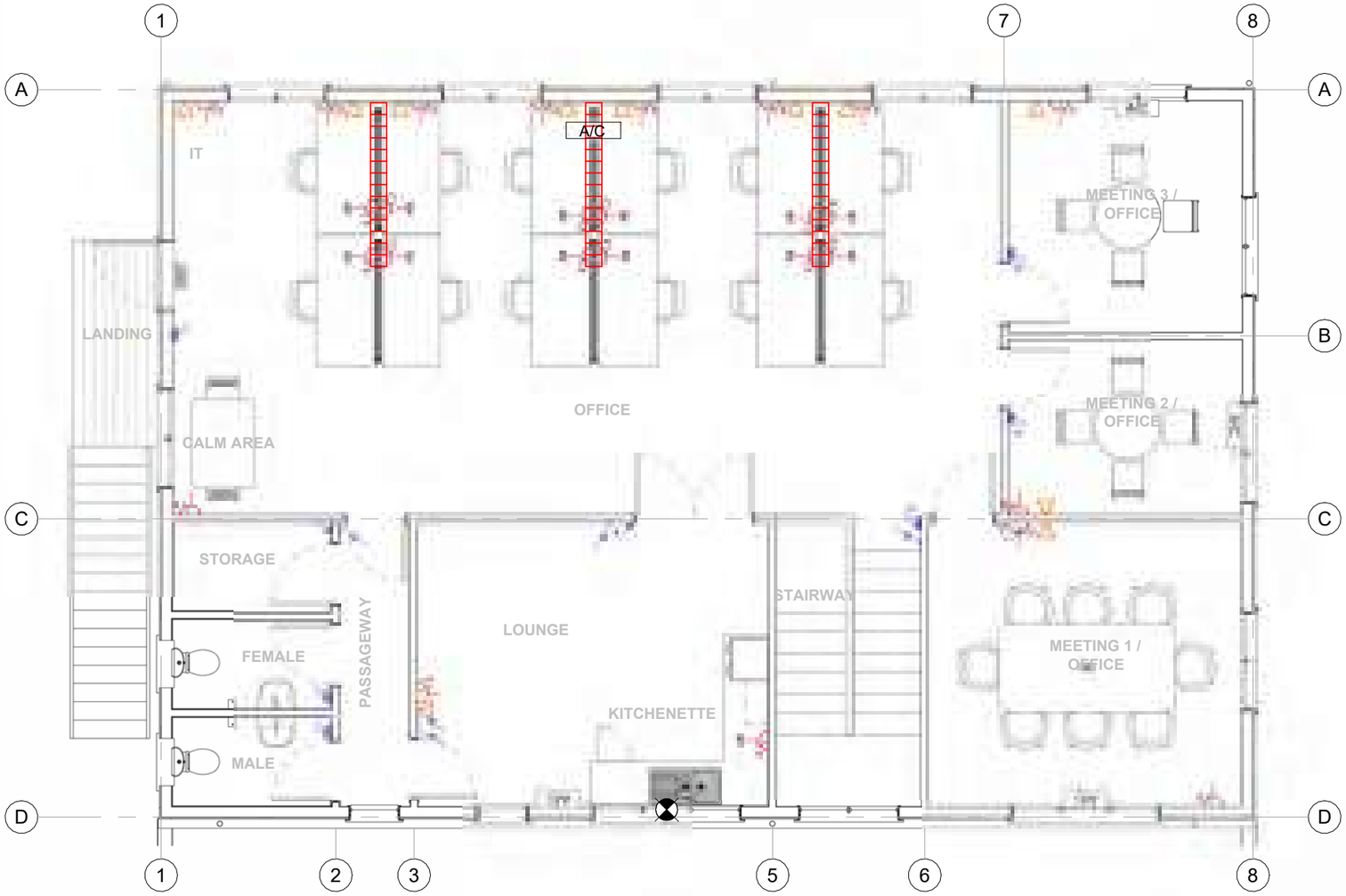
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Sheet Issue Date: 24/06/26

Drawing Number: E1.1

Revision: V05

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1st FLOOR POWER & DATA PLAN

1 : 75

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- Light Switch
- 2 way Light Switch
- Fan Switch
- Data Point
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2 STOREY OFFICE BUILDING
Betio, Tarawa
KIRIBATI

WIND ZONE: **Extra High**

Sheet Title:

1st FLOOR POWER & DATA PLAN

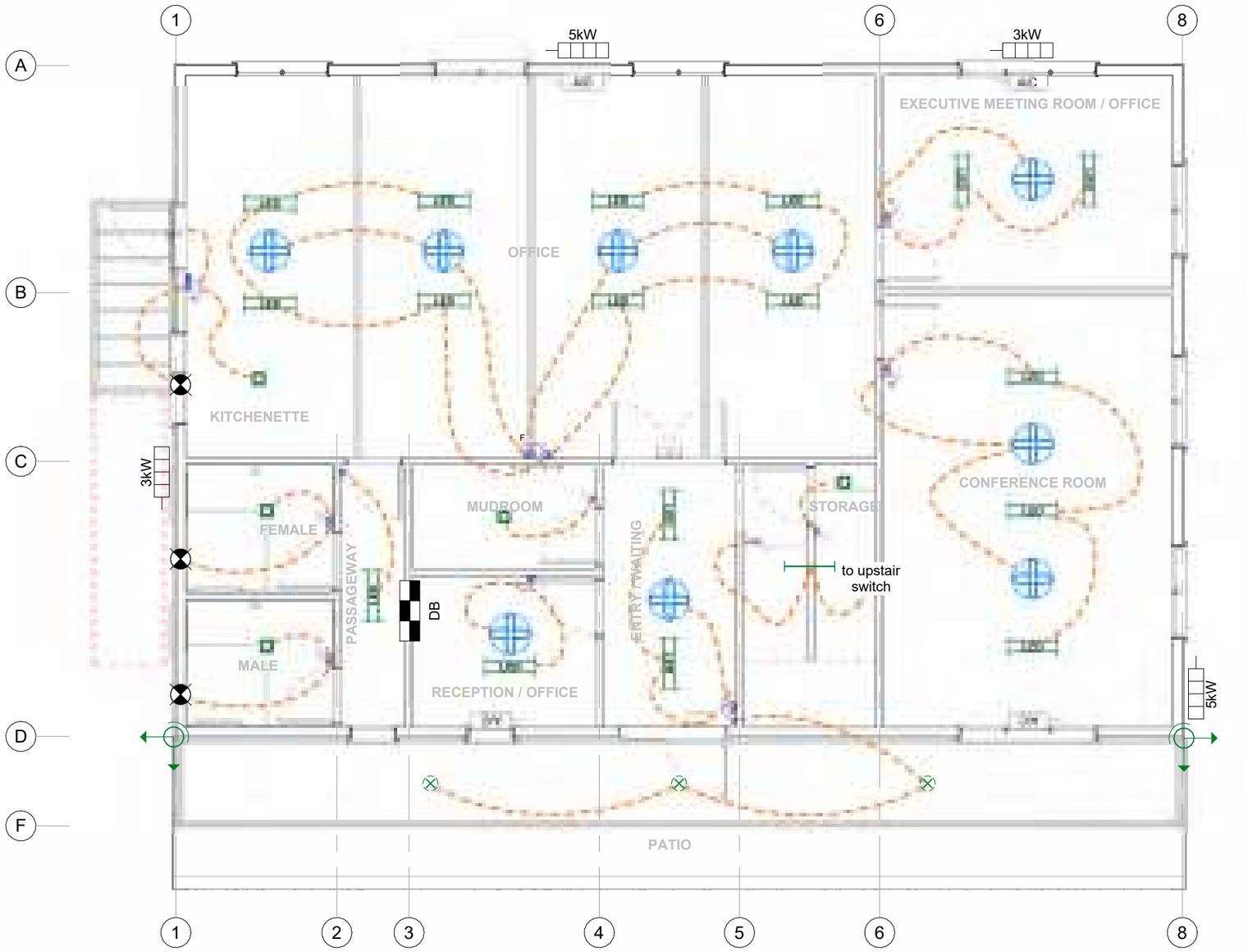
Scale: As indicated @ A3

Sheet Issue Date: 24/06/26

Drawing Number: E1.2

Revision: V05

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Grd FLOOR LIGHTING PLAN

1 : 75

- Double Light Switch
- Light Switch
- 2 way Light Switch
- Fan Switch
- Data Point
- Telephone Outlet
- Double Power Point - AB: Above Bench
- Double Power Point - 300mm off Grd
- Power Point - Under Floor
- Power Point - Waterproof
- Cable Tray
- 2ft LED Light
- 4ft LED Light
- LED Downlight
- Spot light on track
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- Air conditioning Unit
- A/C Condenser
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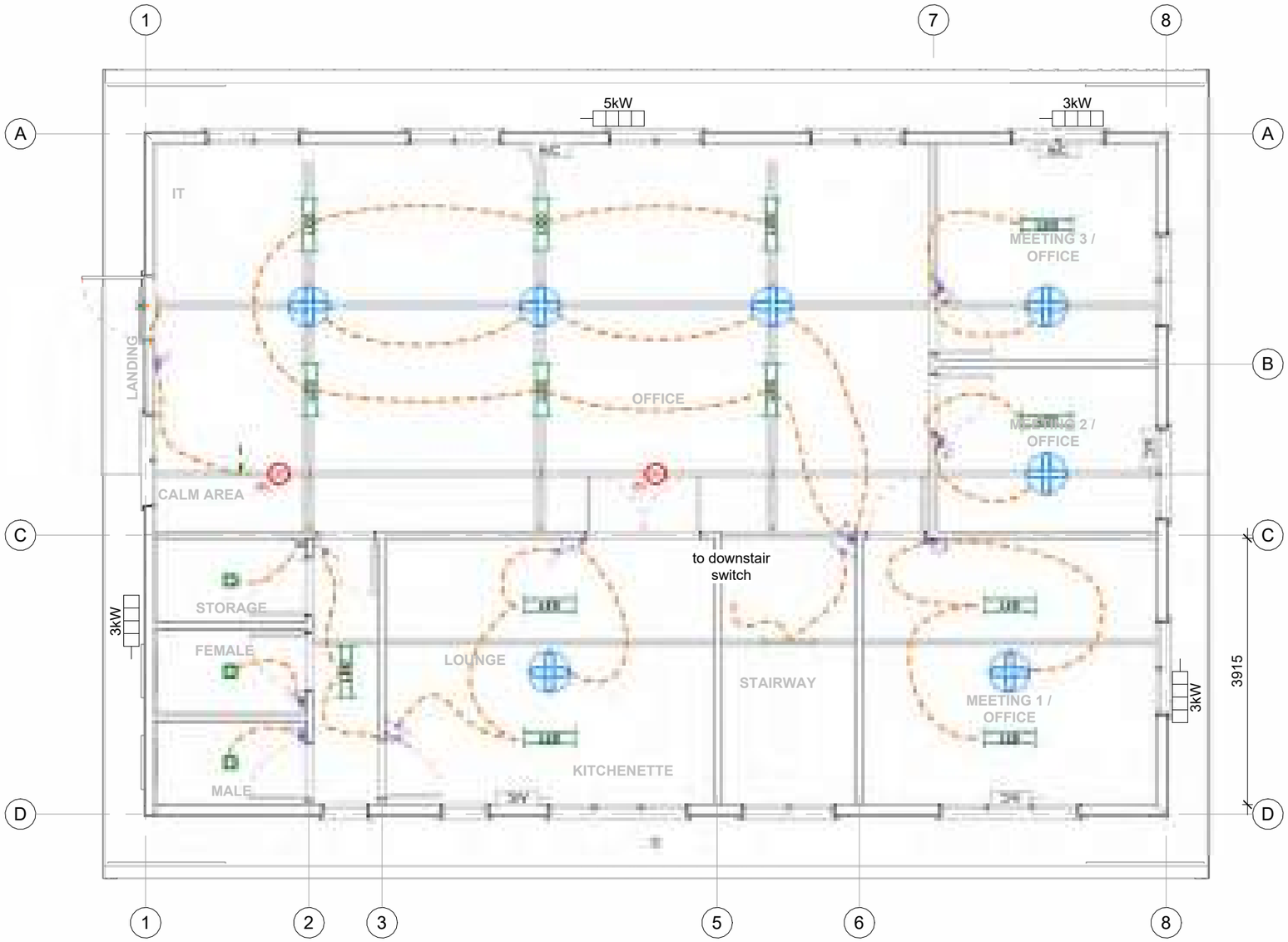
Sheet Title:

Grd FLOOR LIGHTING PLAN

Scale: As indicated @ A3

Sheet Issue Date: 24/06/26

Drawing Number: **E2.1** Revision: V05



1st FLOOR LIGHTING PLAN

1 : 75

- Double Light Switch
- Light Switch
- 2 way Light Switch
- Fan Switch
- Data Point
- Telephone Outlet
- Double Power Point - AB: Above Bench
- Double Power Point - 300mm off Grd
- Power Point - Under Floor
- Power Point - Waterproof
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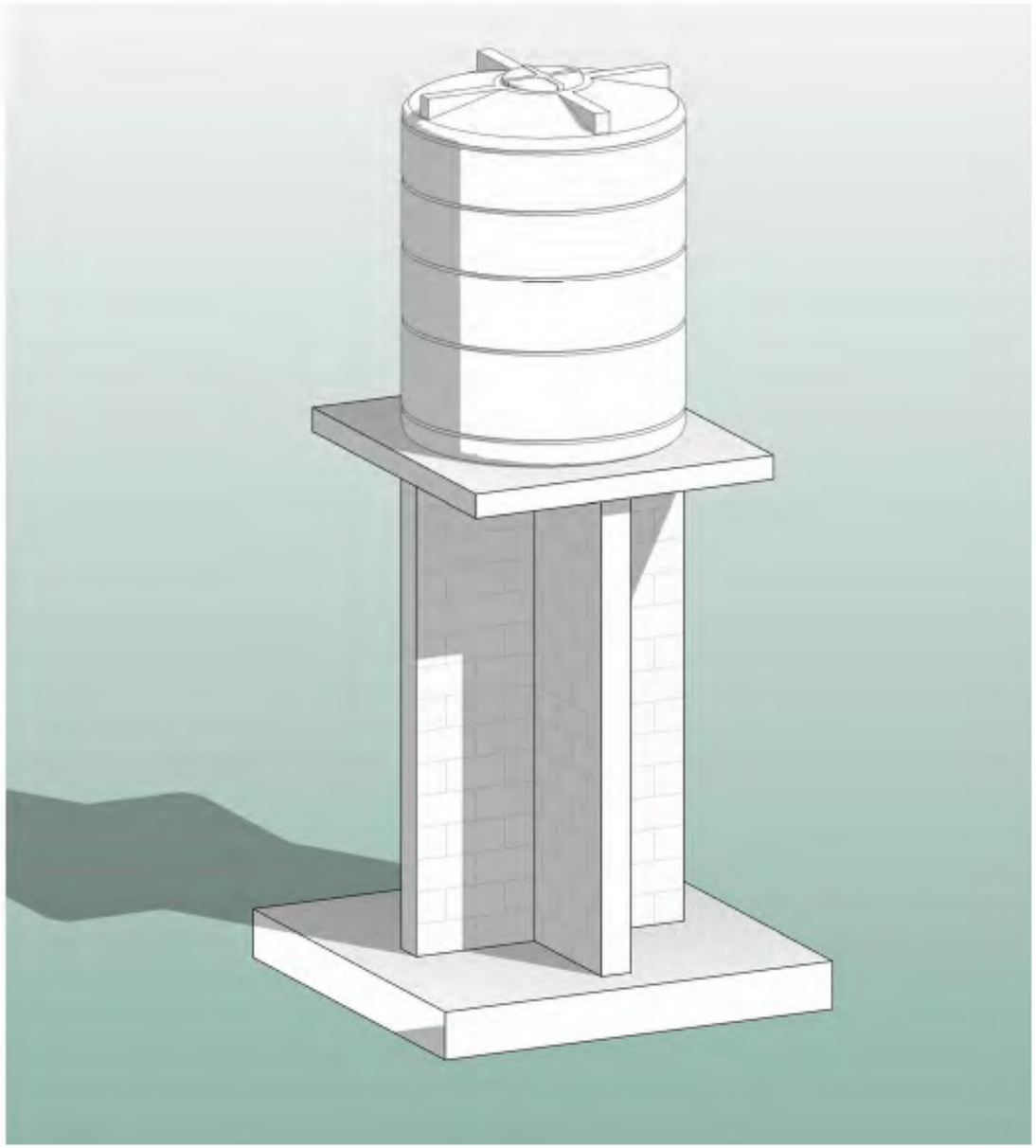
1st FLOOR LIGHTING PLAN

Scale: As indicated @ A3

Sheet Issue Date: 24/06/26

Drawing Number: E2.2

Revision: V05



DRAWING LIST

01	Cover Sheet
A255	Plan
A256	TANK STAND SECTION & DETAILS

3M STANDARD TANK STAND_5TONNE

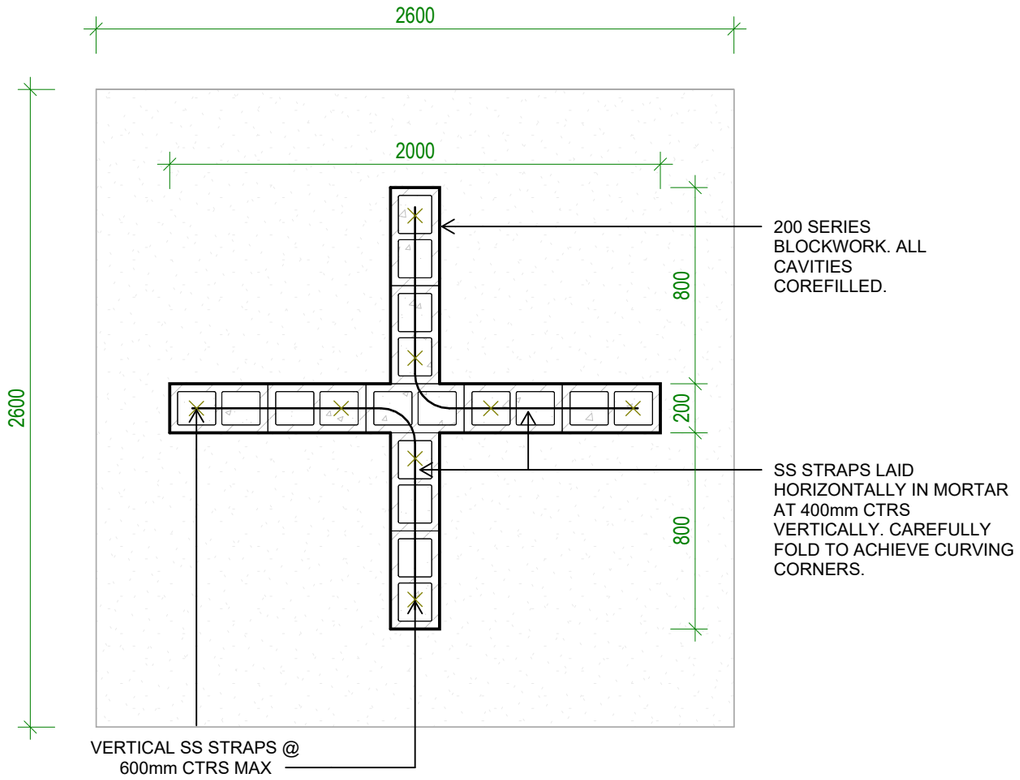
ADD
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MINISTRY OF INFRASTRUCTURE & SUSTAINABLE ENERGY
REPUBLIC OF KIRIBATI
PHONE: +686 74026192
EMAIL: design@mise.gov.ki

No.	Description	Issued by	Date

PROJECT #:	131906	DRAWN BY:	KB/TTEBAU	SCALE:		DWG TITLE:	Cover Sheet
PROJECT:	3M STANDARD TANK STAND	REVIEWED BY:	TTEBAU	REVISION #:			
CLIENT:	MISE	ISSUE:	DD	DATE:	15.09.14	SHEET:	DWG #: 01

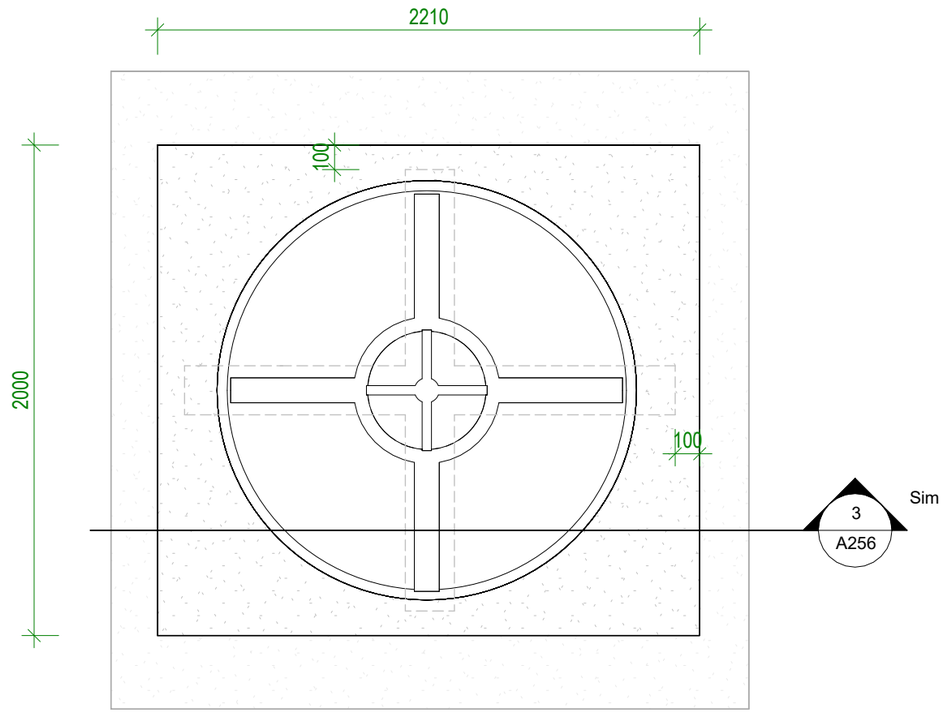
D:\1.2 DESIGN\1.1 Standard Project Drawings\STD Water Tank Stands\3M tank stand(5KL RWT)\3M Standard tank stand_5tonne.rvt

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1 H. stand base slab

Scale: 1 : 25



2 H. stand top slab

Scale: 1 : 25

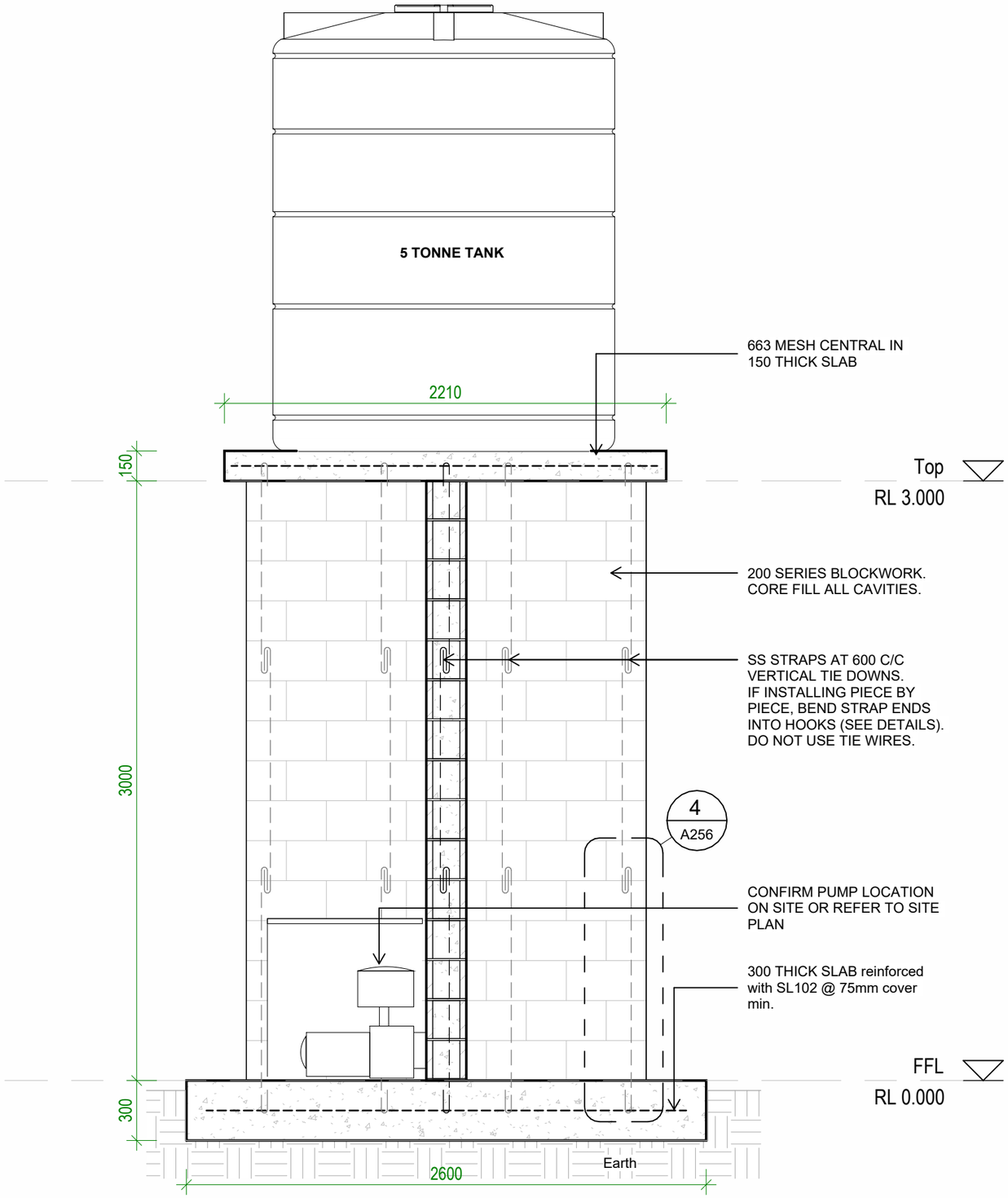
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No.	Description	Issued by	Date

PROJECT #:	131906	DRAWN BY:	KB/TTEBAU	SCALE:	1 : 25	SHEET:	DWG TITLE: Plan
PROJECT:	3M STANDARD TANK STAND	REVIEWED BY:	TTEBAU	REVISION #:			
CLIENT:	MISE	ISSUE:	DD	DATE:	15.09.14		DWG #: **A255**

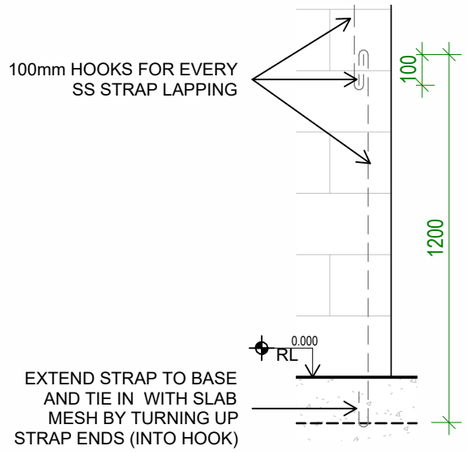
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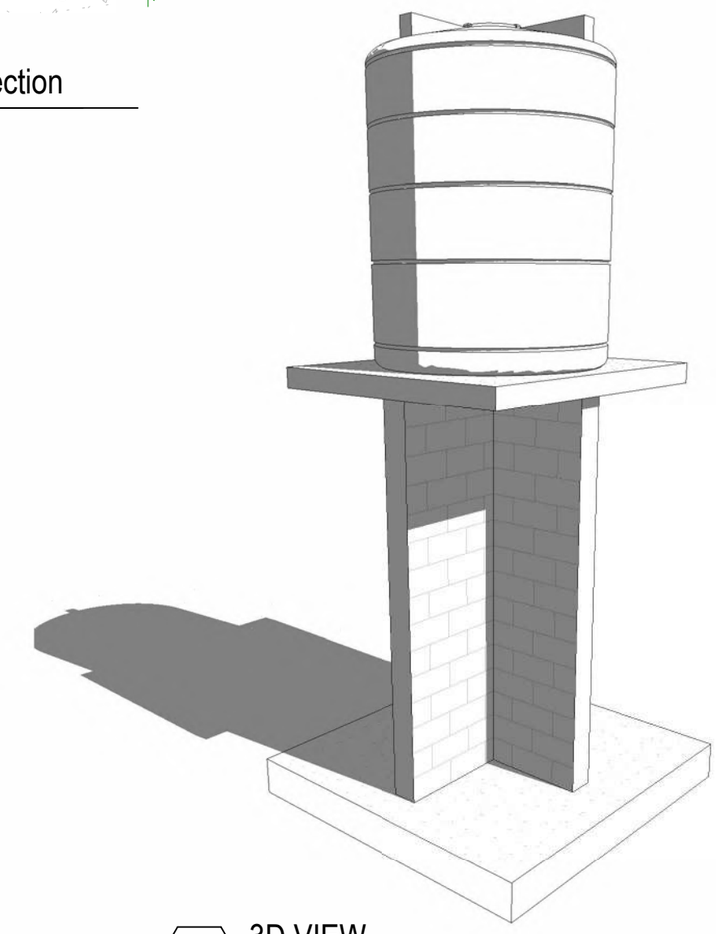
3 H. stand section

Scale: NTS



4 SS Strap Connection

Scale: 1 : 20



2 3D VIEW

Scale:

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No.	Description	Issued by	Date

PROJECT #:	131906	DRAWN BY:	KB/TTEBAU	SCALE:	As indicated	SHEET:	DWG TITLE: TANK STAND SECTION & DETAILS
PROJECT:	3M STANDARD TANK STAND	REVIEWED BY:	TTEBAU	REVISION #:			
CLIENT:	MISE	ISSUE:	DD	DATE:	15.09.14		DWG #: **A256**

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