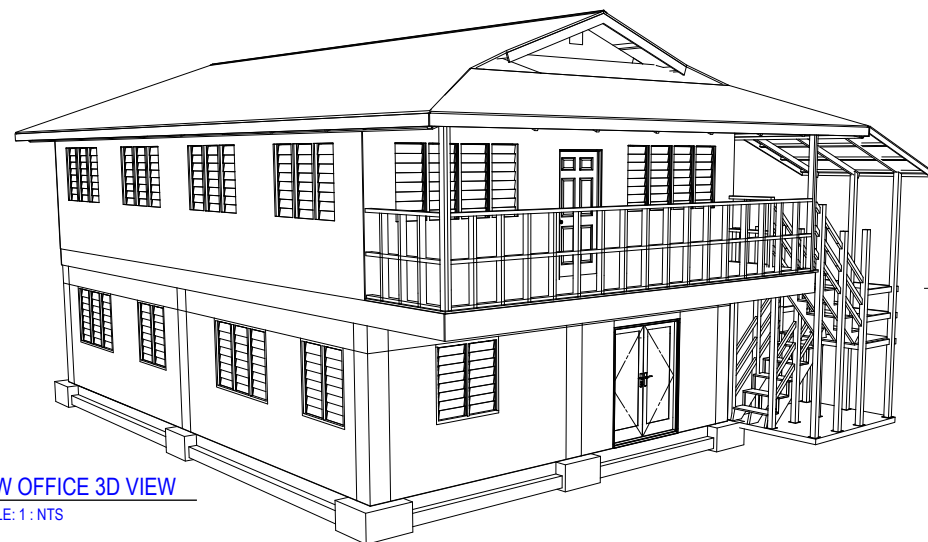




1 KPA SITE PLAN
A01 SCALE: 1 : NTS



2 NEW OFFICE 3D VIEW
A01 SCALE: 1 : NTS

ARCHITECTURAL SITE LOCATION NOTE

PROPOSED NEW DOUBLE-STOREY KPA OFFICE BUILDING

The proposed new double-storey KPA Office building is intended to be located within the area identified as the "Proposed Site – New KPA Office" on the preliminary site layout plan. The site is situated north of the Main Gate and Security Post and is accessible via the existing Feeder Road to KPA, with connectivity to the Main Road to Tabwakea Village.

The selected location has been identified as a suitable area for administrative and operational functions based on accessibility, proximity to existing facilities, and available site space. However, the proposed site remains subject to review and approval by the Ministry of Environment, Lands and Agricultural Development (MELAD) and any other relevant authorities.

No construction works, site clearing, excavation, or development activities shall commence until all required environmental, land-use, planning, and development approvals have been obtained from MELAD and other applicable regulatory agencies.

The final building location, orientation, site boundaries, setbacks, drainage provisions, and access arrangements may be revised following comments, conditions, or recommendations issued during the approval process.

This site plan is therefore considered preliminary and is intended for planning and design purposes only pending formal approval.

KPA NEW OFFICE
PROPOSED SITE



2 NEW BUILDING SITE
A01 SCALE: 1 : NTS

CLIENT
KPA

PROJECT
DOUBLE STOREY
BUILDING

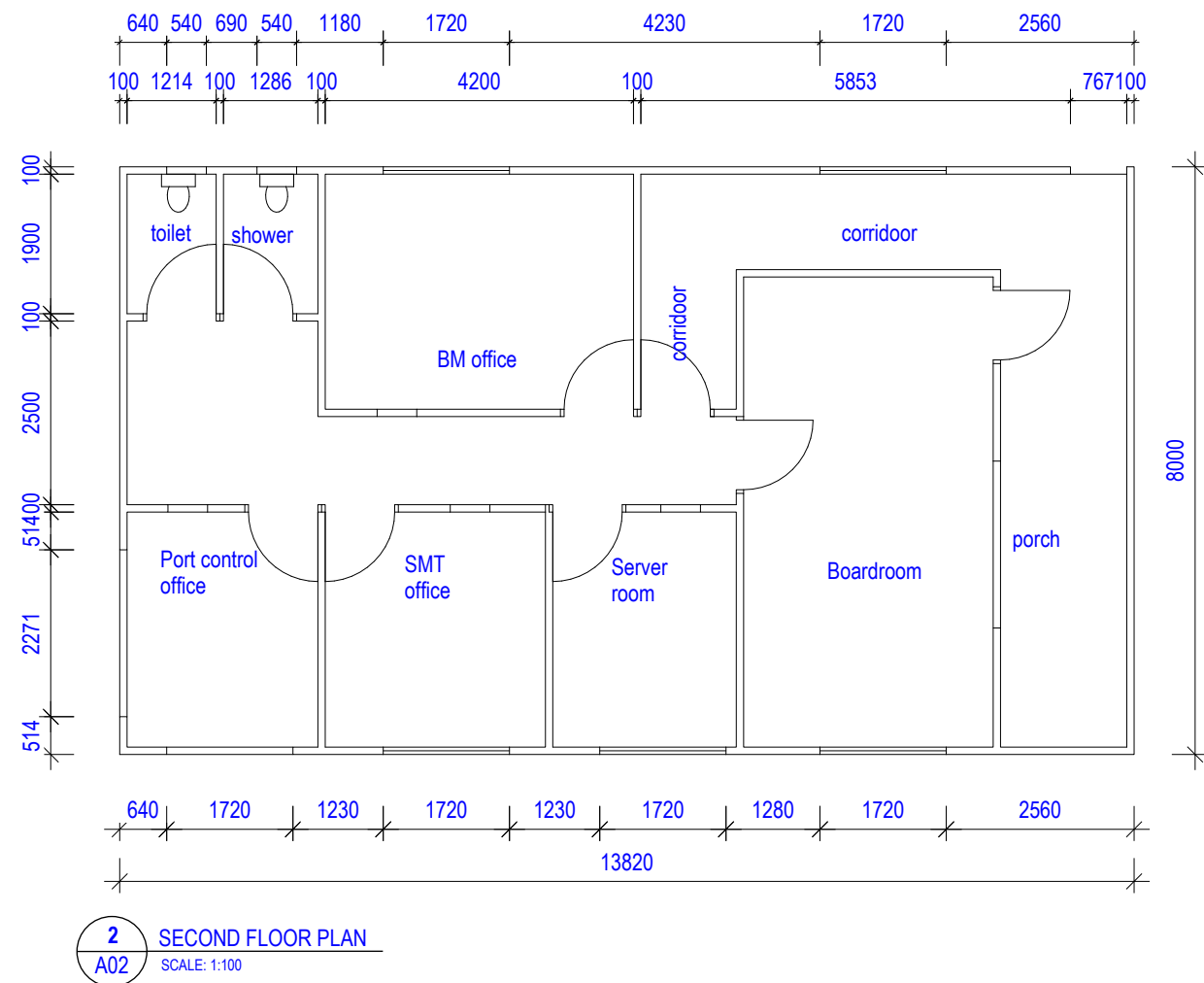
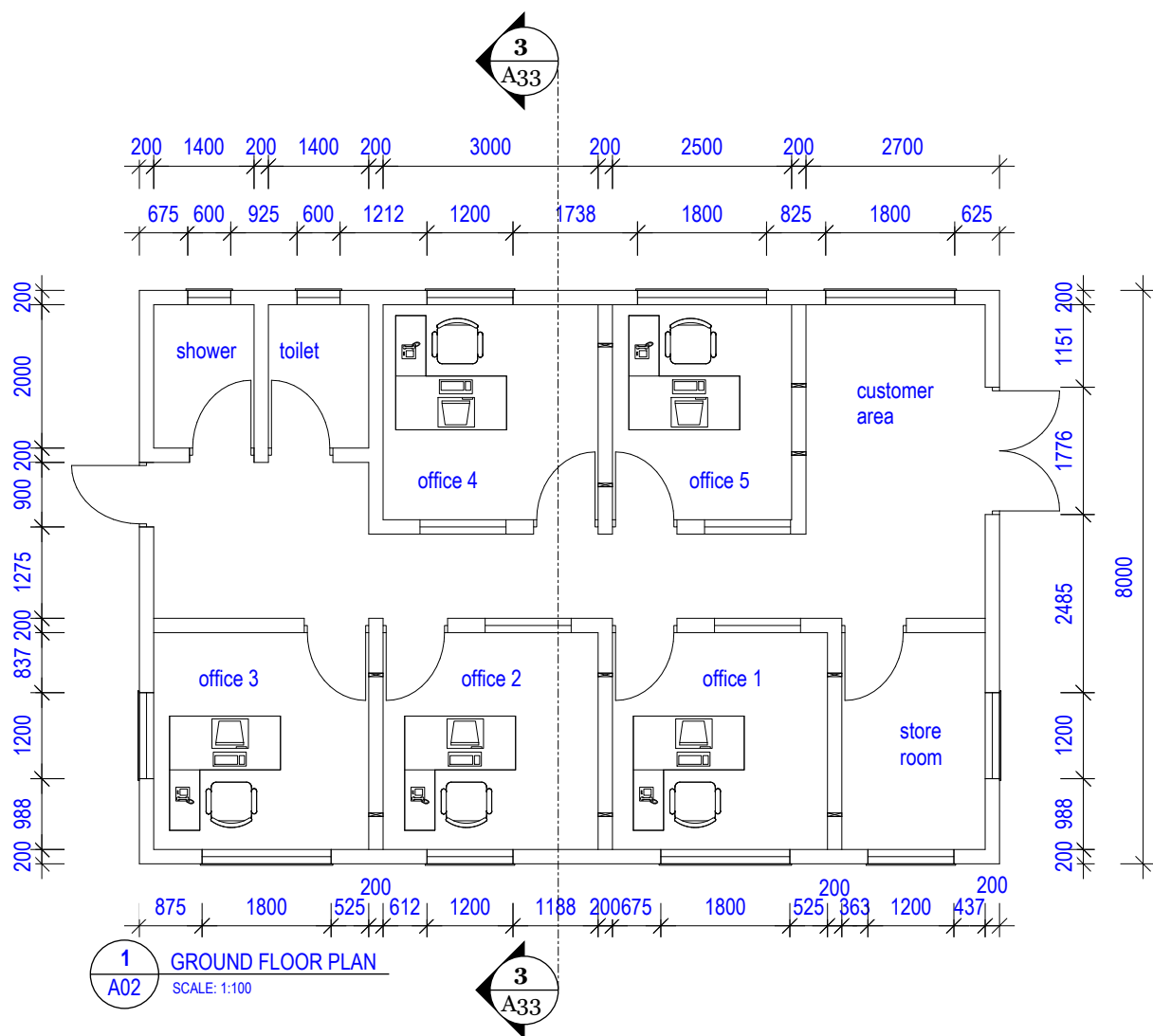
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DESCRIPTION
SITE PLAN





FLOOR & WALL FINISHES NOTE – GROUND FLOOR

GENERAL

All ceramic tiles to be laid on approved screed with suitable adhesive and grout.

Tile colours and patterns to be selected by client.

Skirting to match floor tiles unless noted otherwise.

FLOOR FINISHES

Living / Lounge Area:
200 × 200 mm ceramic tiles

Offices (Offices 1):
200 × 200 mm ceramic tiles

Corridors:
200 × 200 mm ceramic tiles

Toilet & Shower Floors:
100 × 100 mm ceramic tiles (non-slip)

WALL FINISHES

Toilet & Shower Walls:
200 × 200 mm ceramic tiles to a height of 1.8 m above finished floor level

All Other Walls:
Painted plastered blockwork (unless noted otherwise)

WET AREAS

All toilet and shower floors to be properly waterproofed before tiling.

Floor falls to drains to be provided in shower area.

FLOOR & WALL FINISHES NOTE – SECOND FLOOR

GENERAL

All vinyl tiles to be laid on approved suitable adhesive
Tile colours and patterns to be selected by client.
Skirting to match floor tiles unless noted otherwise.

FLOOR FINISHES

Living / Lounge Area:
200 × 200 mm vinyl tiles

Offices (Offices 1):
200 × 200 mm vinyl tiles

Corridors:
200 × 200 mm vinyl tiles

Toilet & Shower Floors:
100 × 100 mm ceramic tiles (non-slip)

WALL FINISHES

Toilet & Shower Walls:
200 × 200 mm ceramic tiles to a height of 1.8 m above finished floor level

All Other Walls:
Painted with white colour internal & external lining(unless noted otherwise)

WET AREAS

All toilet and shower floors to be properly waterproofed before tiling.
Floor falls to drains to be provided in shower area.



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TENESSEE VILLAGE
KIRITIMATI ISLAND

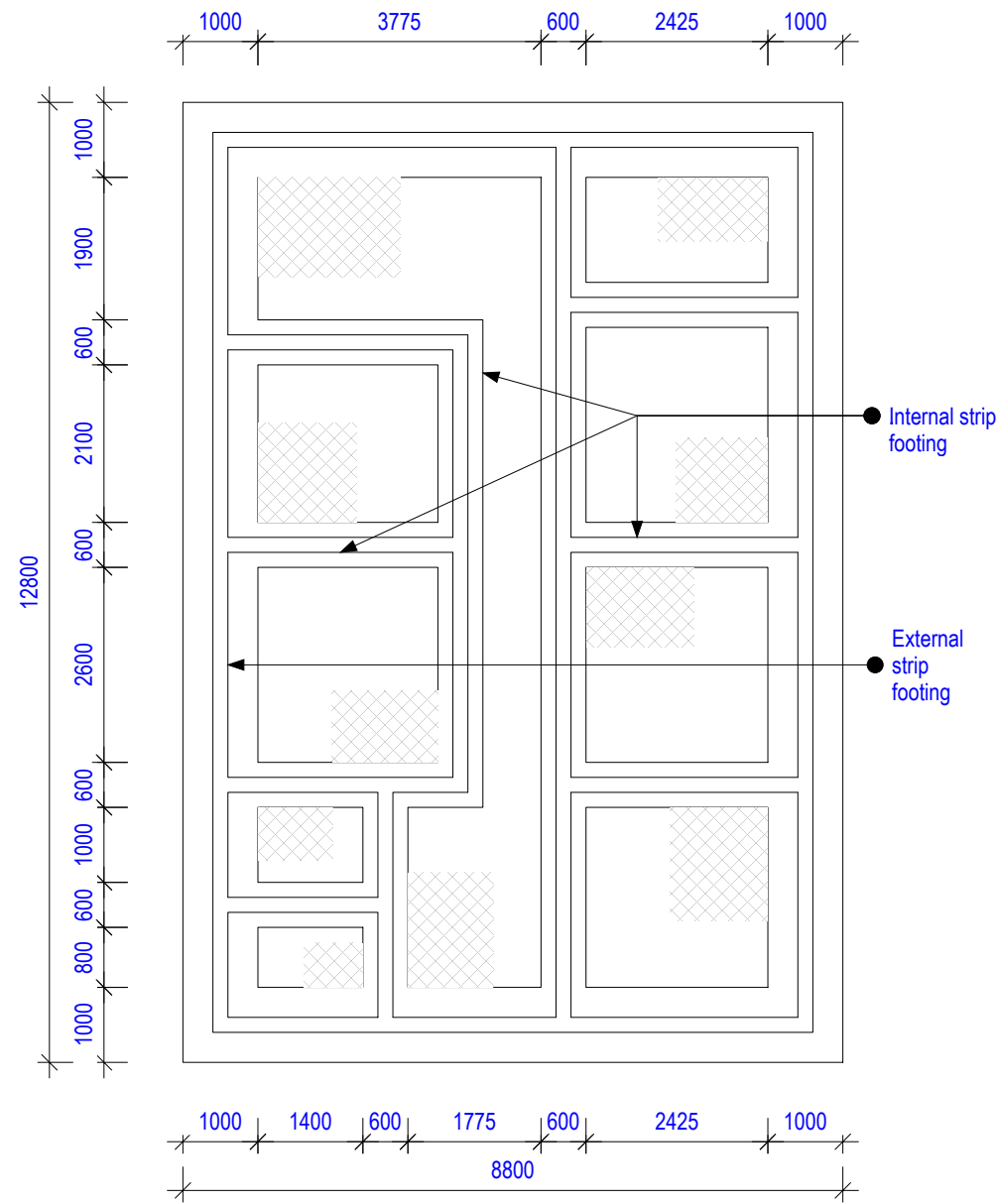
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01



1 FOUNDATION PLAN
A03 SCALE: 1:100

CONCRETE STRIP FOOTING NOTES

1. THESE DETAILS SHALL BE USED FOR SINGLE STOREY BUILDINGS.
2. ALL REINFORCING SHALL HAVE 50mm COVER.
3. STRIP FOOTING MUST SIT ON NATURAL GROUND (SAND & CORAL). WHERE FILL OR ORGANIC MATERIAL IS FOUND THIS MUST BE REMOVED TO THE LEVEL OF THE NATURAL GROUND.
4. ALL STEEL REINFORCED TO BE MINIMUM GRADE 300MPa.

CONCRETE MIX.

0.75 : 1 : 2 : 3
WATER : CEMENT : SAND : AGGREGATE 20mm

FOOTING NOTE – PAD & STRIP FOOTINGS

All footings to comply with Kiribati National Building Code and AS 2870 / AS 3600.

Pad footings under columns; strip footings under load-bearing walls as shown.

Footings to be founded on undisturbed natural ground, minimum 600 mm below finished ground level.

Concrete to be minimum 20 MPa, suitable for tropical coastal exposure.

Reinforcement to have minimum 50 mm cover and be protected from salt contamination.

Footings to be inspected and approved prior to concrete pour.

FLOOR SLAP AND FOOTING NOTES:

1. THESE DETAILS SHALL BE USED FOR SINGLE STOREY BUILDINGS.
2. ALL REINFORCING SHALL HAVE 50mm CONCRETE COVER.
3. INTERNAL BEAMS (DETAIL B) SHALL BE FORMED UNDER ALL INTERNAL BLOCKWORK WALLS & AT 4.0METER MINIMUM CENTERS (REFER TO TYPICALSLAP LAYOUT & FOOTING PLAN).
4. EDGE AND INTERNAL BEAMS MUST SIT ON NATURAL GROUND (SAND AND CORAL) WHERE FILL OR ORGANIC MATERIAL IS FOUND THIS MUST BE REMOVED TO THE LEVEL OF THE NATURAL GROUND.
5. ALL STEEL REINFORCED TO BE MINIMUM GRADE 300MPa.

0.75 : 1 : 2 : 3
WATER : CEMENT : SAND : AGGREGATE 20mm

LAY CONCRETE SLAP OVER BLACKPLASTIC SHEETING.

PLUMBING NOTES

All plumbing works shall comply with the Kiribati National Building Code and relevant plumbing standards.

Contractor shall verify all dimensions and site conditions prior to installation.

All water supply pipes shall be approved uPVC/PPR pipes suitable for potable water use.

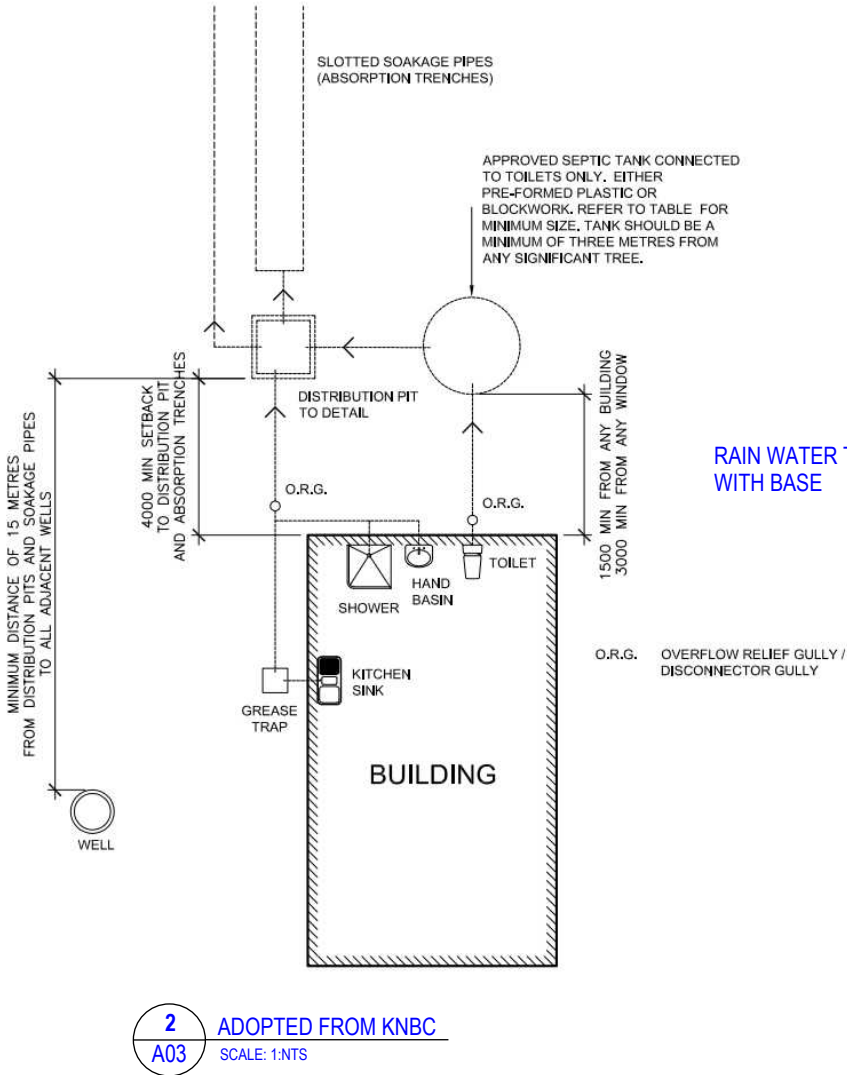
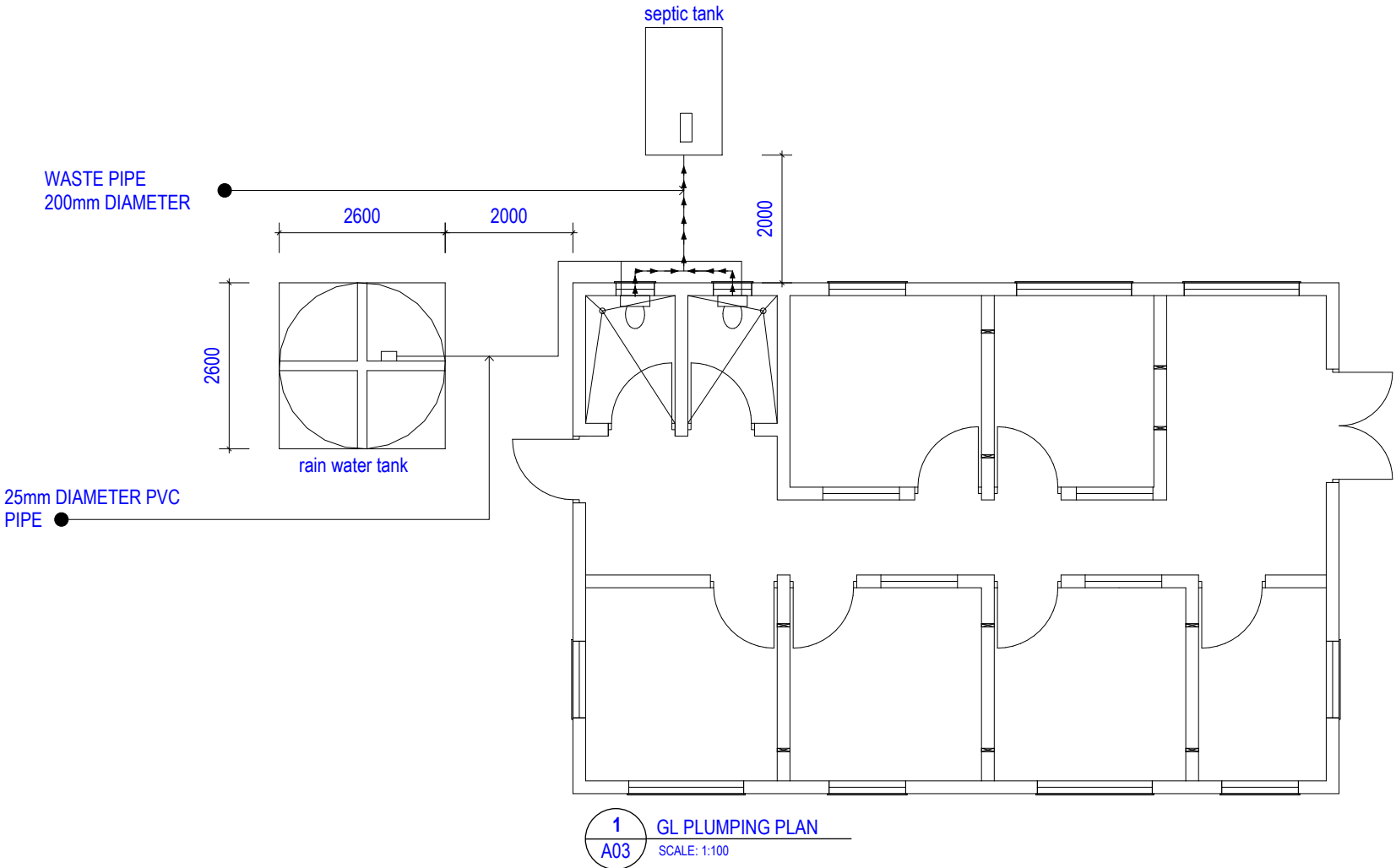
All sanitary drainage pipes shall be heavy-duty uPVC laid to proper falls for efficient discharge.

Provide isolation valves to all fixtures and branch water supply lines.
All plumbing fixtures shall be securely fixed and installed in accordance with manufacturer's specifications.

Provide vent pipes and cleanouts where required for proper maintenance and ventilation.

Wastewater shall discharge to approved septic tank or sewer system.
All exposed pipework and fittings shall be corrosion resistant suitable for marine/tropical conditions.

All dimensions are in millimetres unless otherwise stated.



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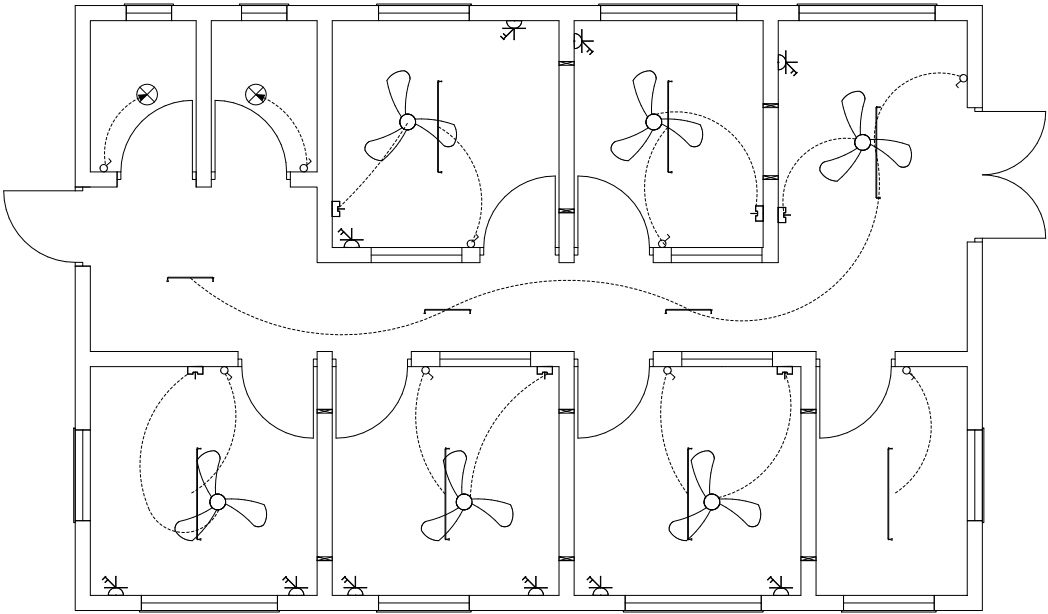
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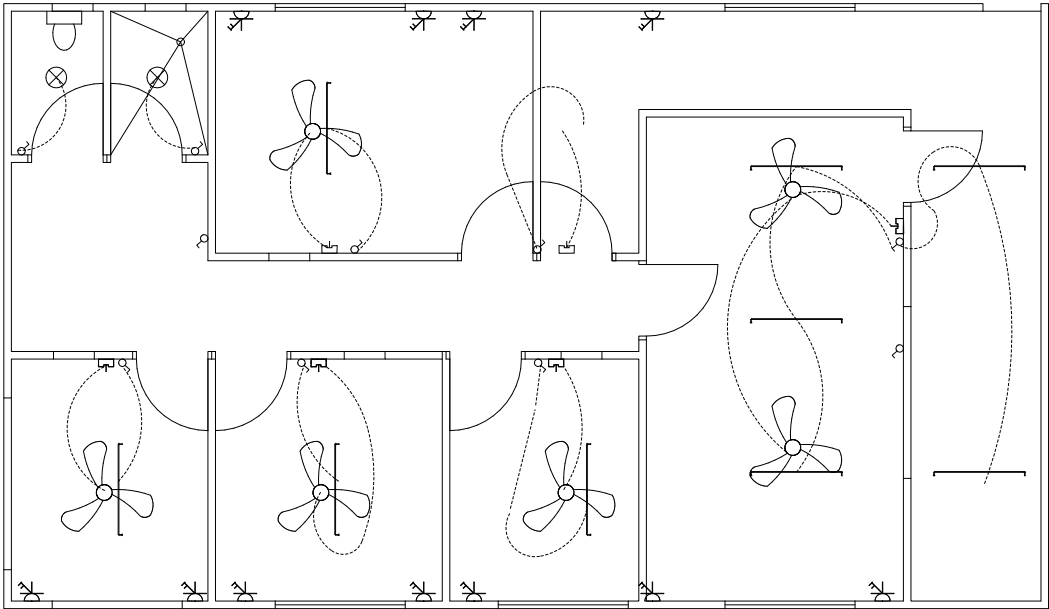
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03



1
A04 GL ELECTRICAL PLAN
SCALE: 1:100



1
A04 SFP ELECTRICAL PLAN
SCALE: 1:100

LEGEND - Electrical

Symbol	Description
	Switchboard
	Light Bulb
	Fan Switch
	Air Conditio
	Florescent Light 600mm
	Florescent Light 1200mm
	Power Point Double
	Power Point Single
	Light Switch 2 Way
	Light Switch 1 Way
	1.5mm Electrical Gable
	2.5mm Electrical Gable
	6mm Electrical Gable

IMPORTANT NOTE – ELECTRICAL

All electrical works shall comply with the Kiribati National Building Code and relevant Australian Standards (AS/NZS 3000 – Wiring Rules).

Electrical installation shall be carried out by a licensed electrician.

Contractor shall verify all locations and dimensions on site prior to installation.

Electrical layout is diagrammatic; final positions to be coordinated with architectural drawings.

All wiring to be concealed in conduits unless noted otherwise.

Cable sizes indicated shall be strictly followed and not reduced without approval.

All installations to be tested and certified upon completion.



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KIRITIMATI ISLAND

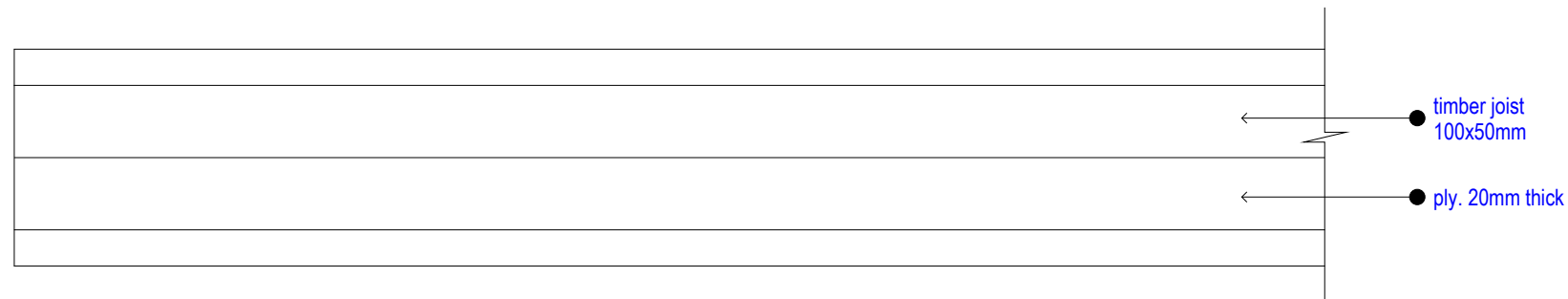
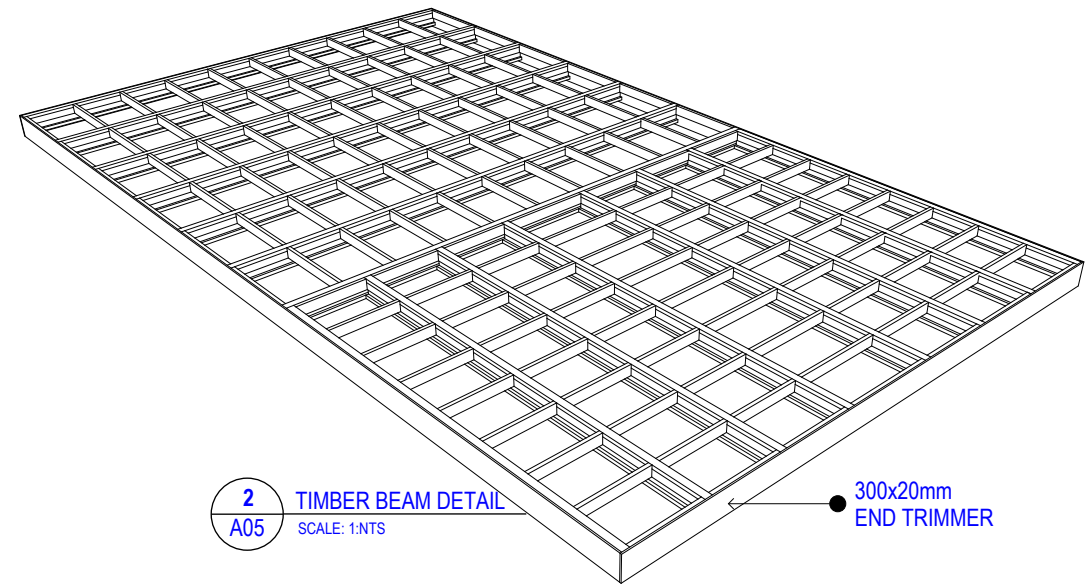
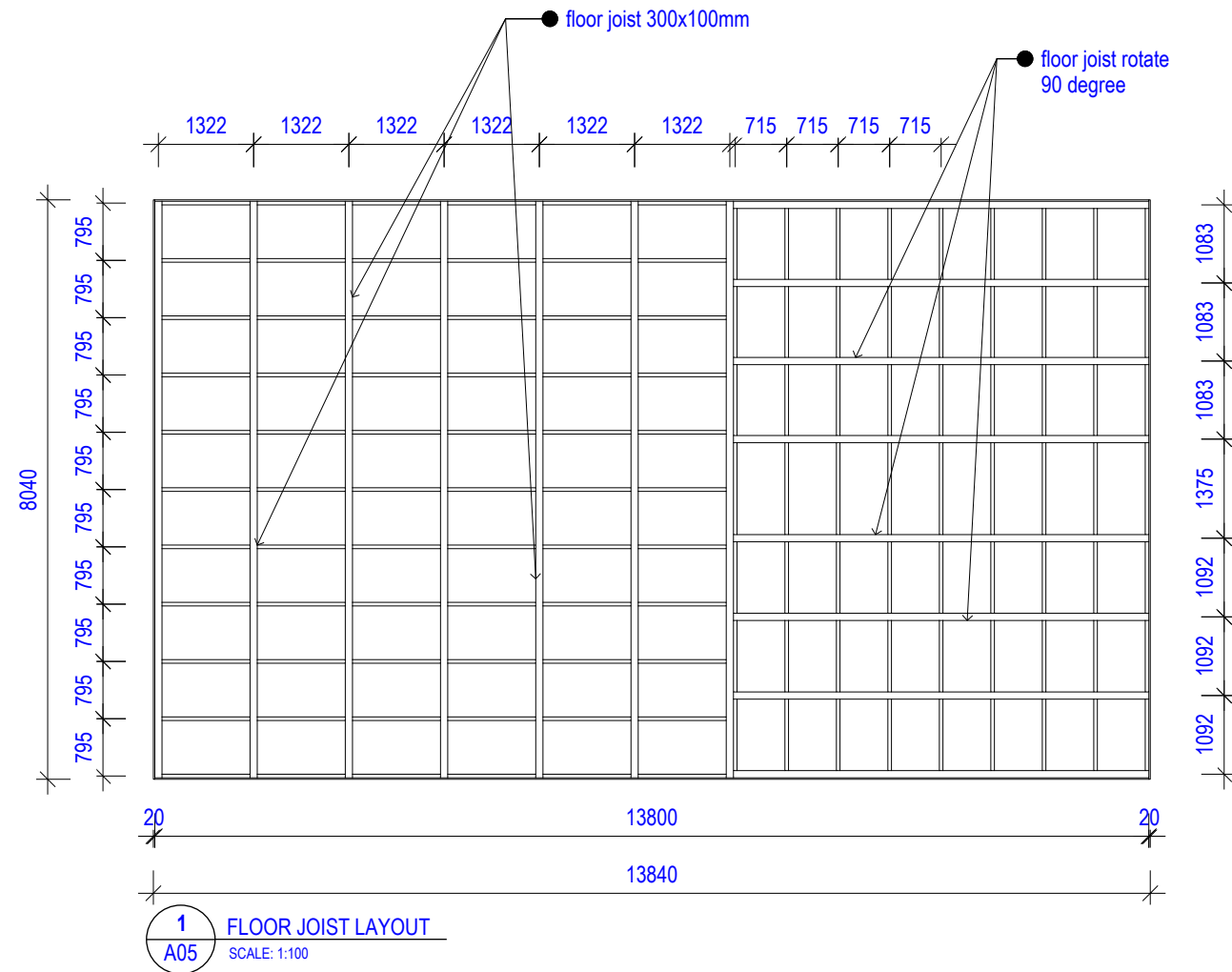
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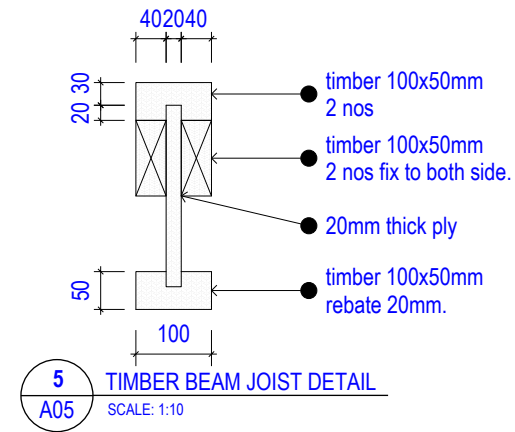
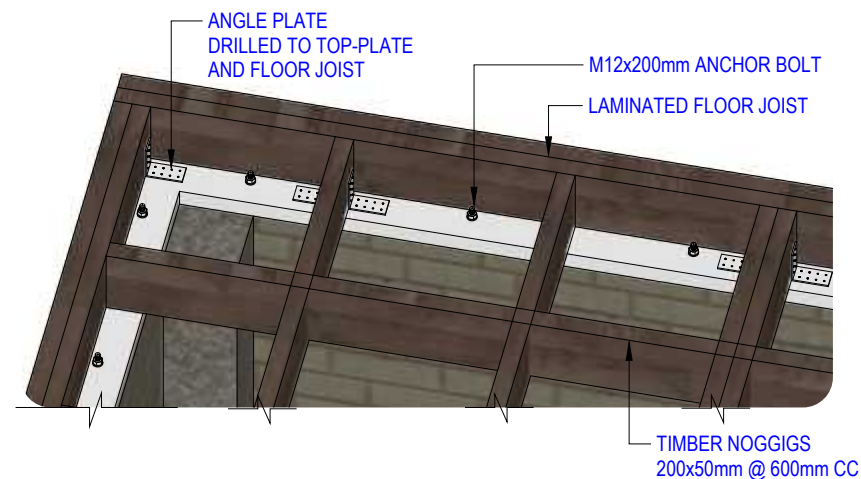
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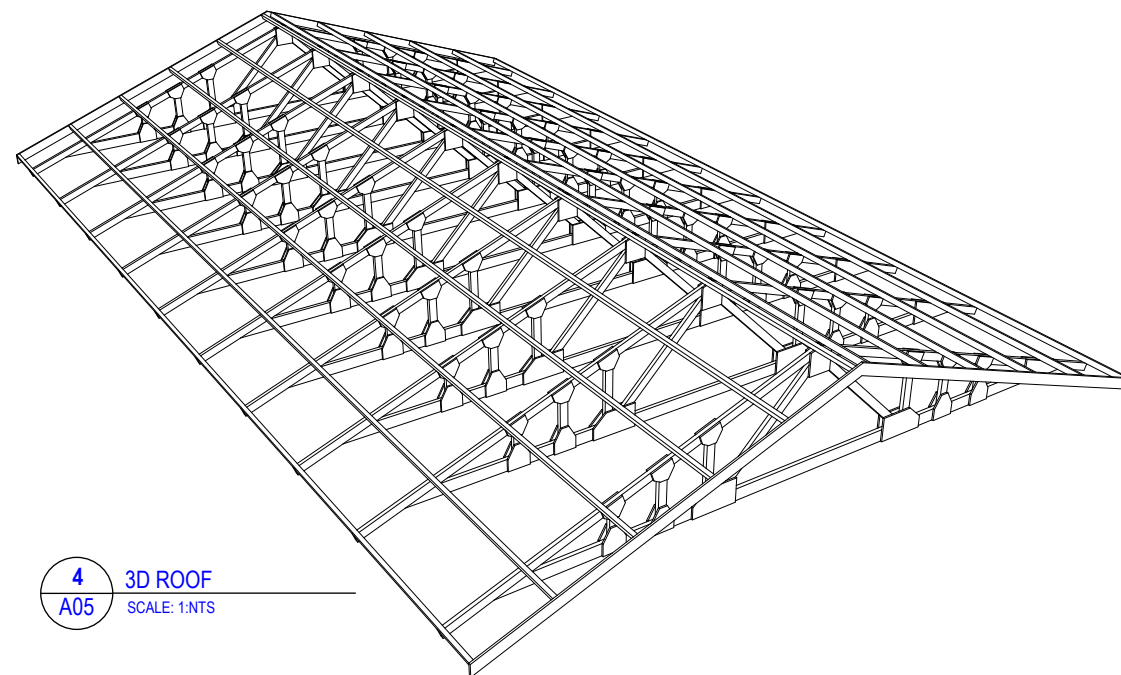
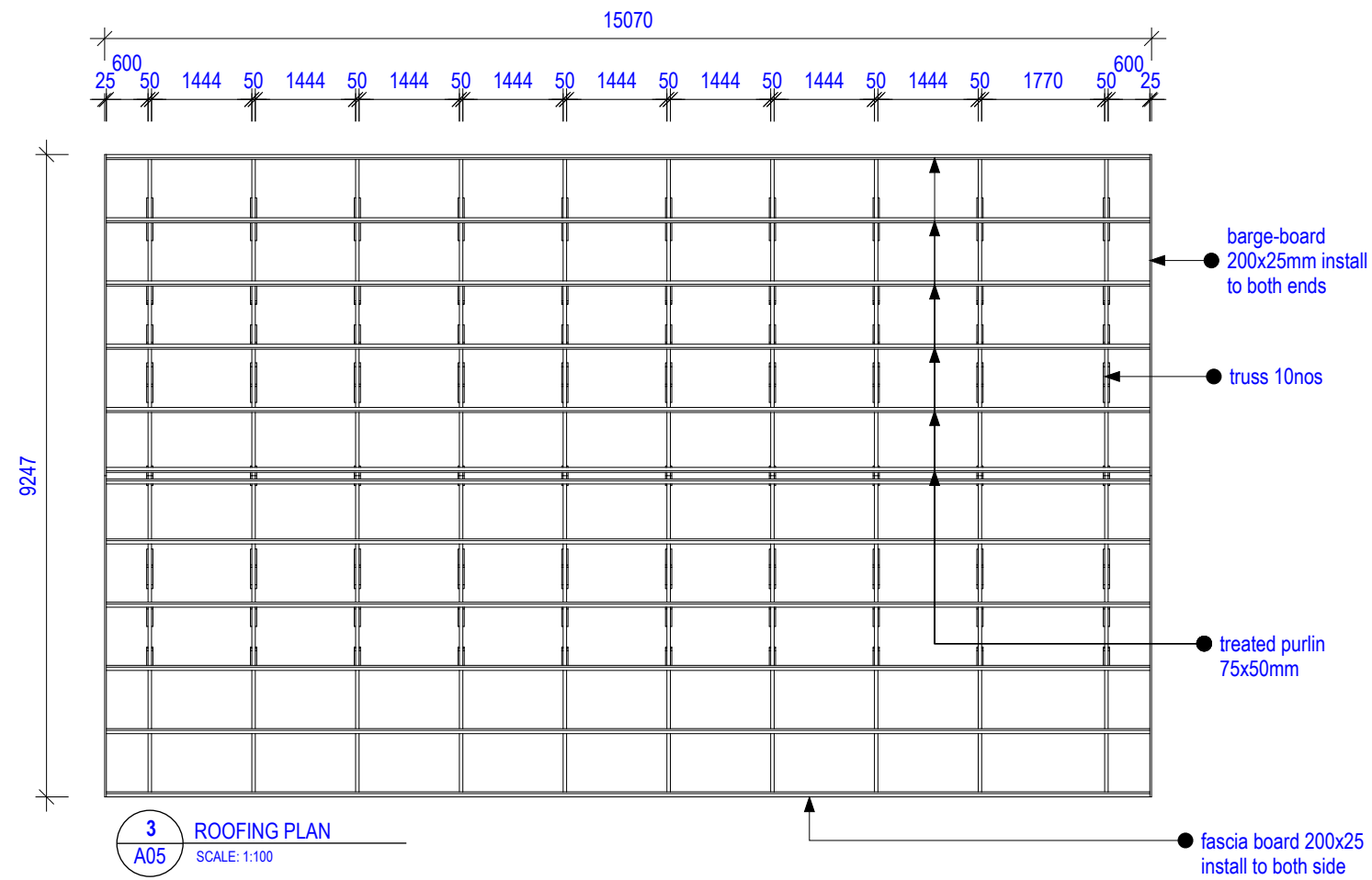
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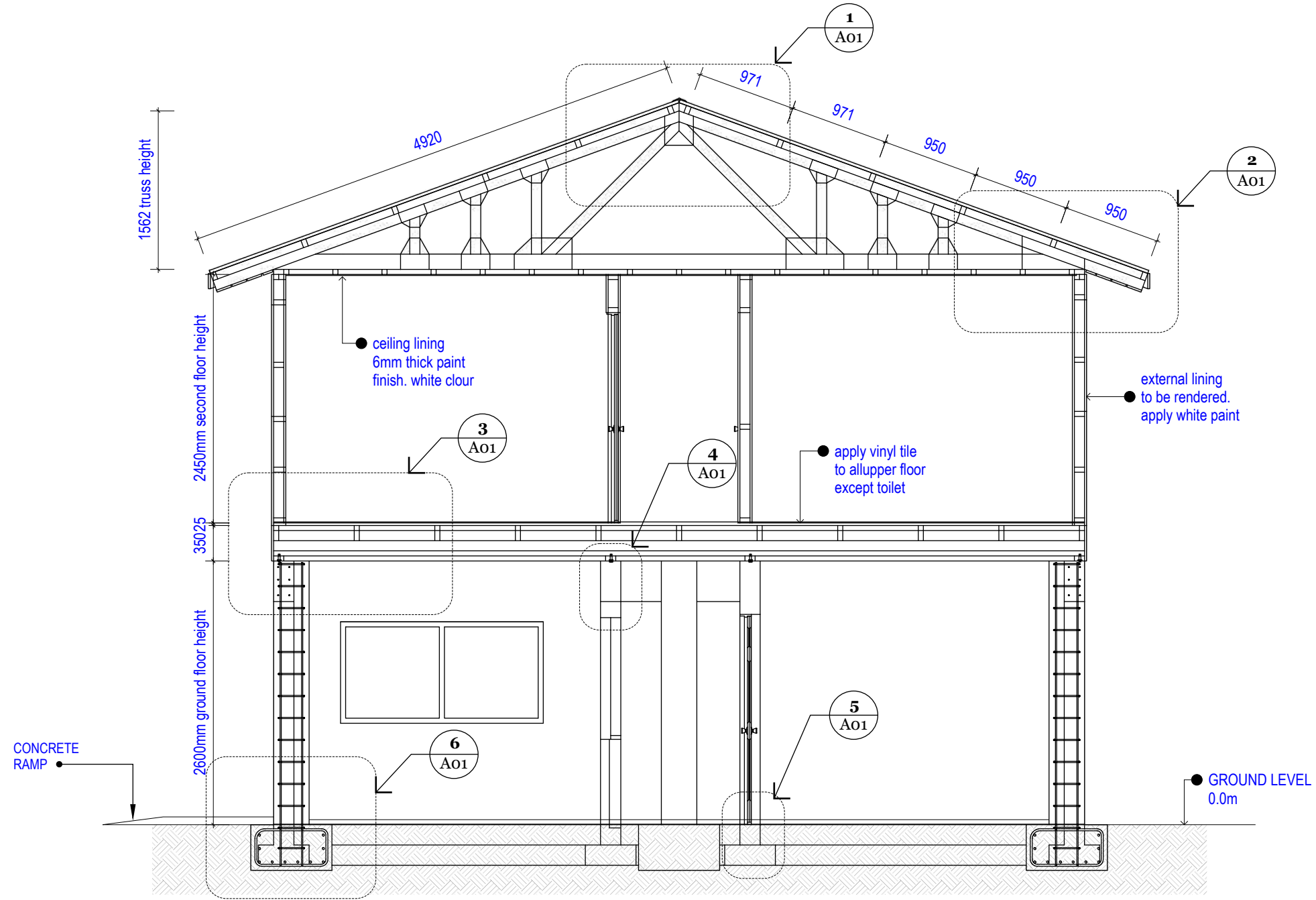


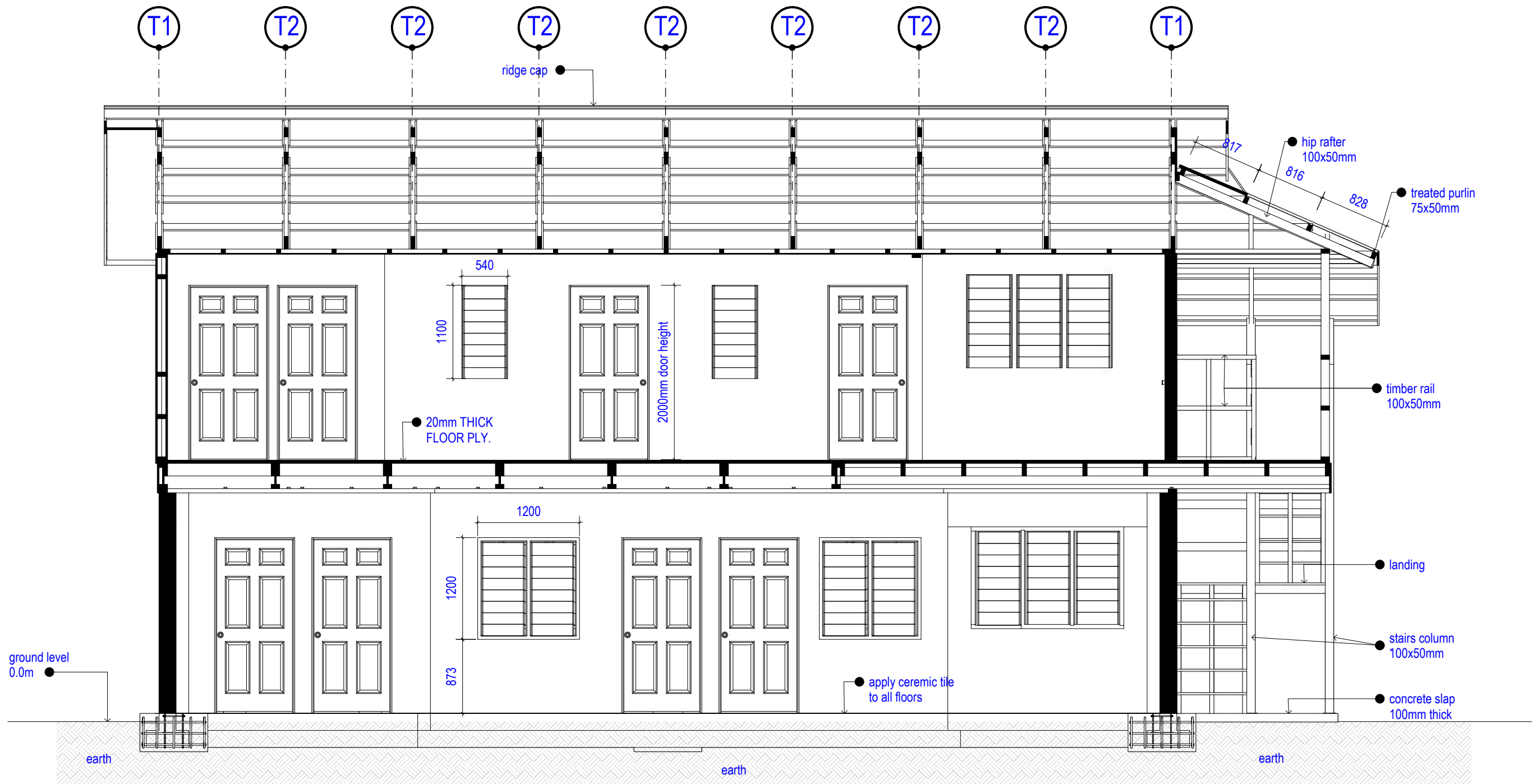
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A05
TIMBER BEAM DETAIL
SCALE: 1:10

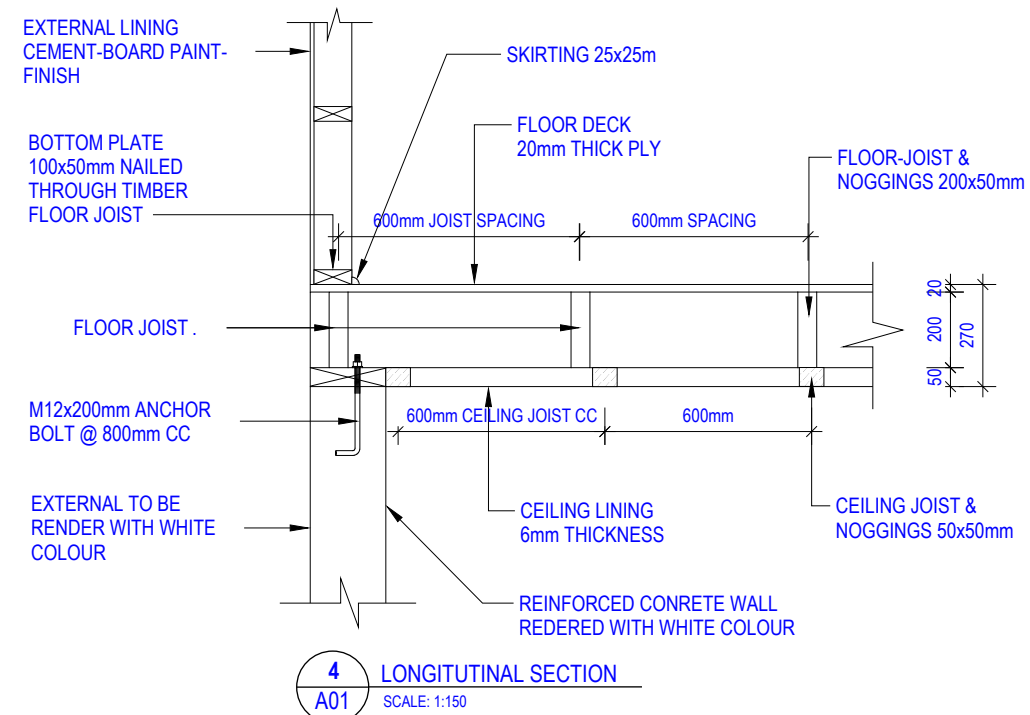
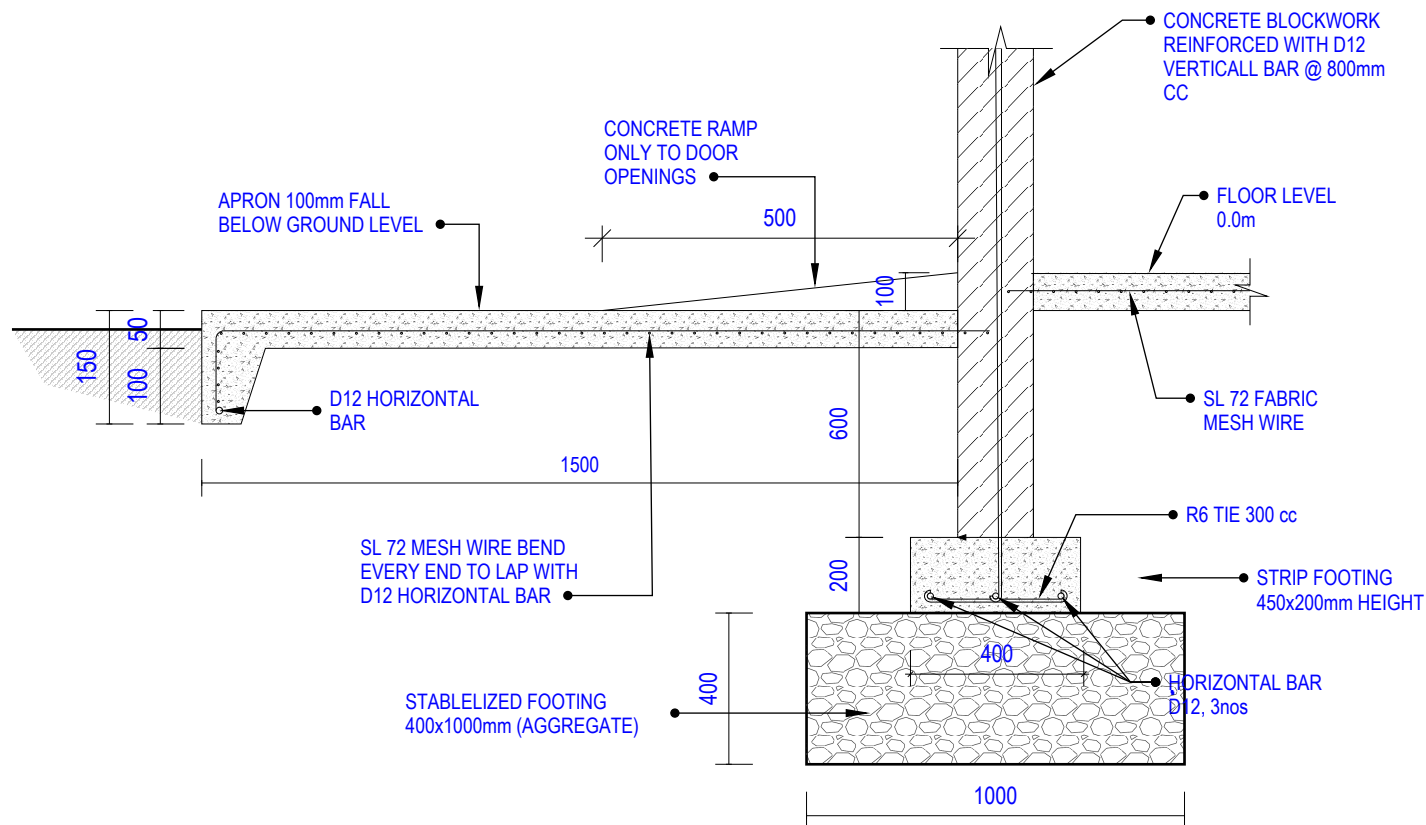
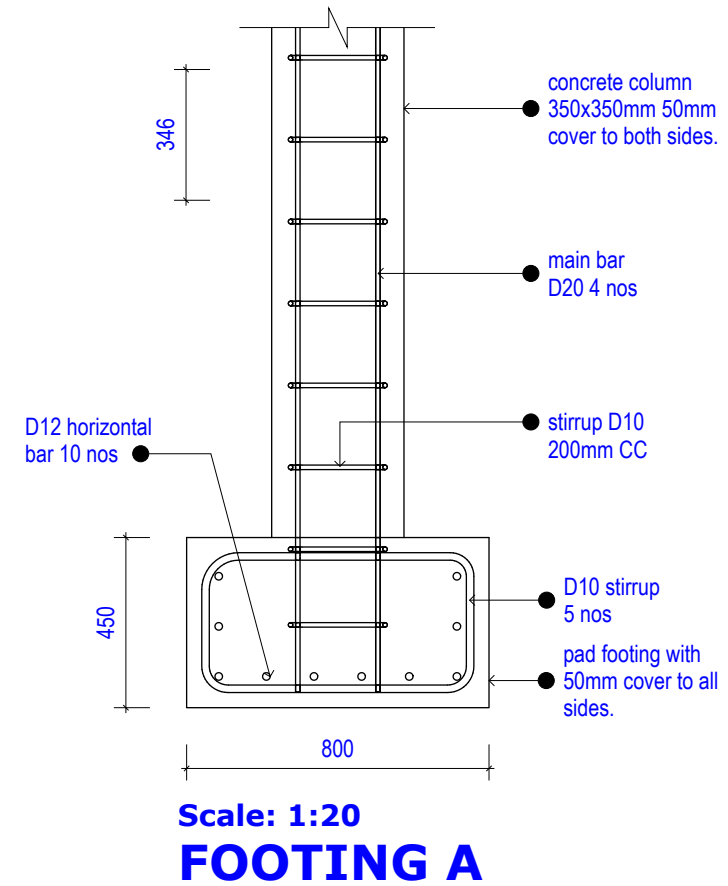
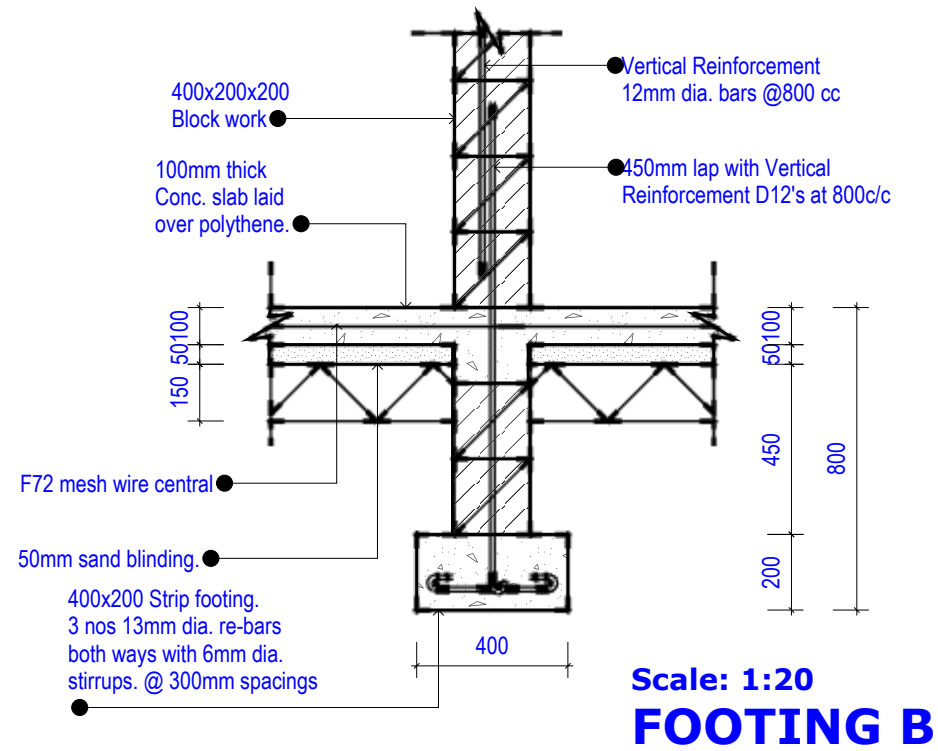


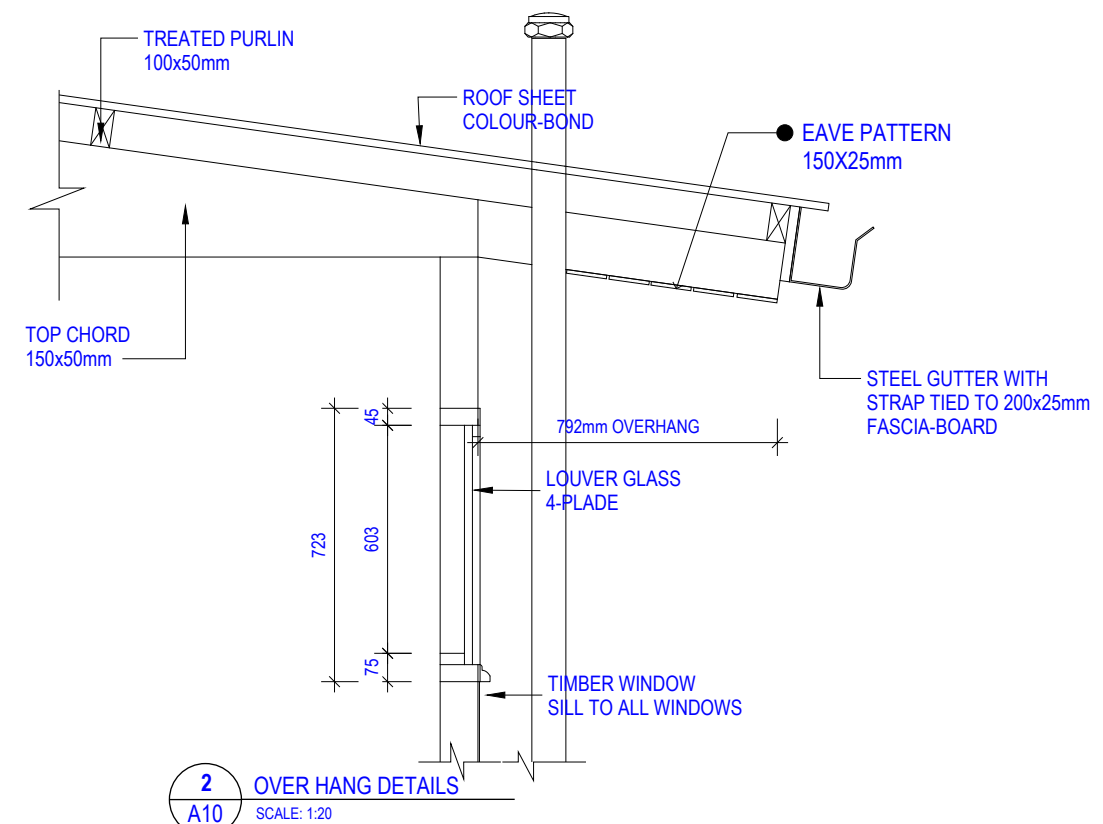
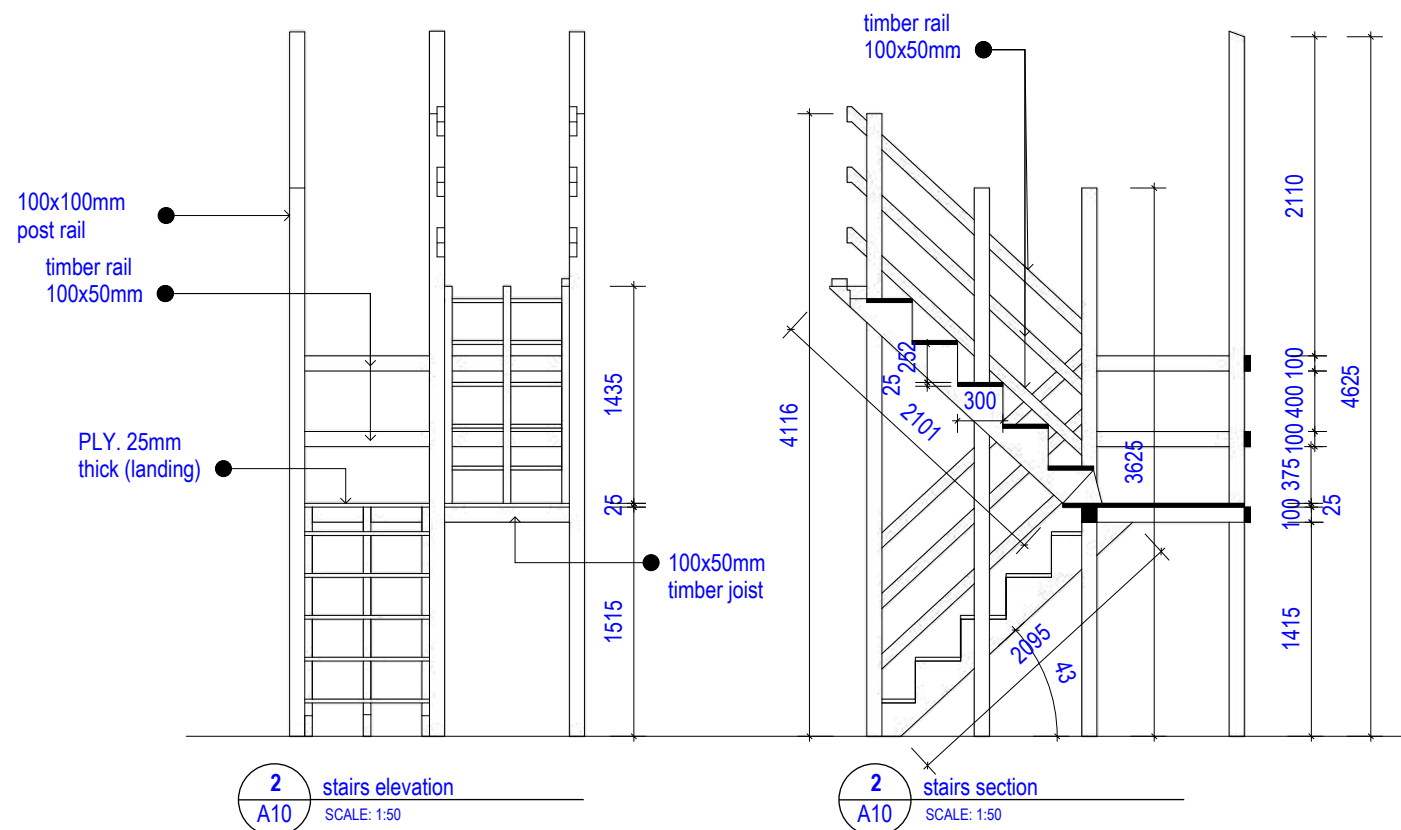
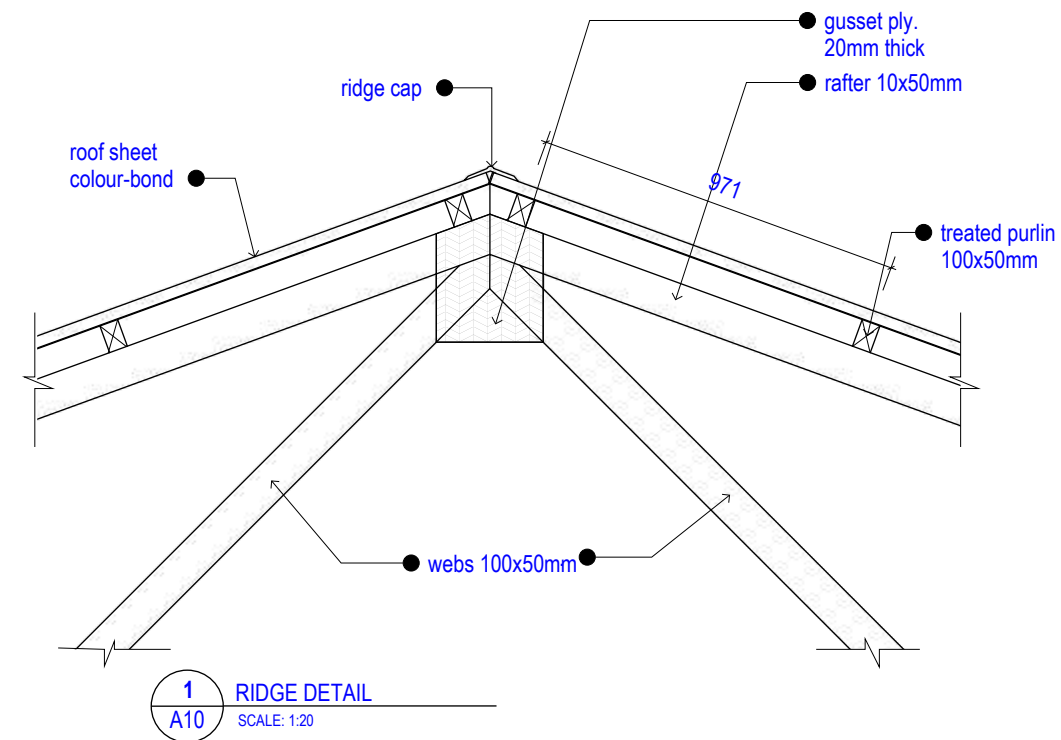
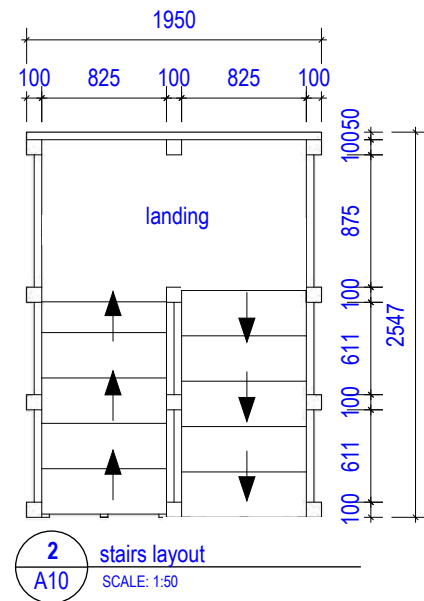
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A05
TIMBER BEAM JOIST DETAIL
SCALE: 1:10

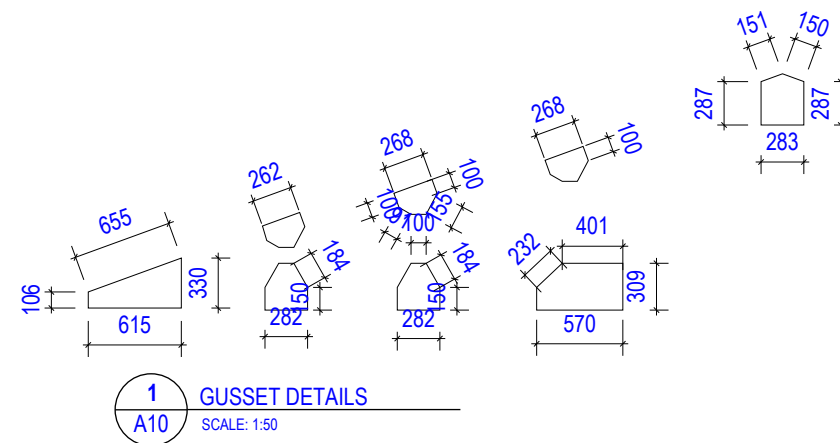
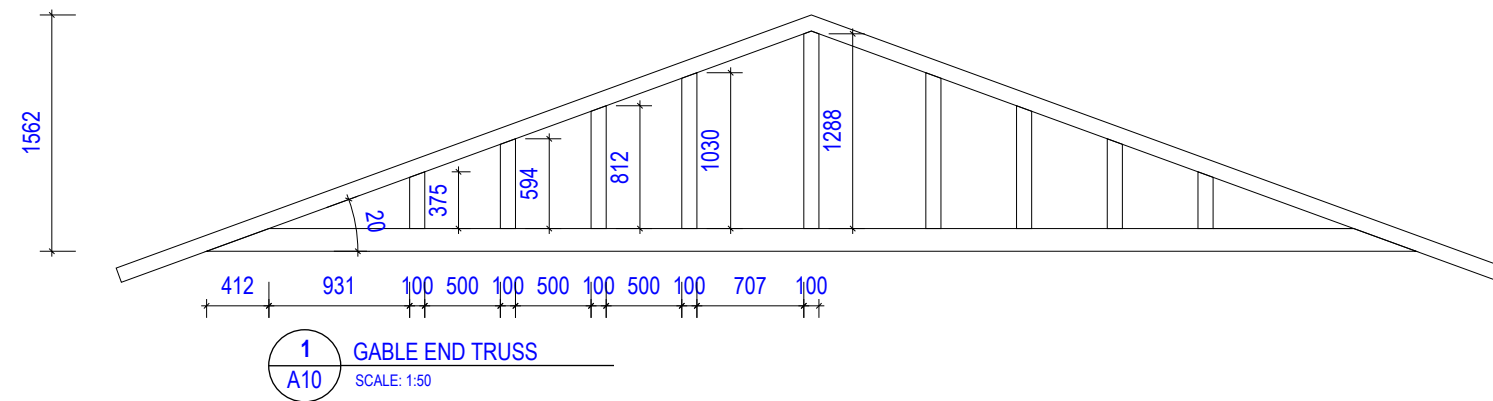
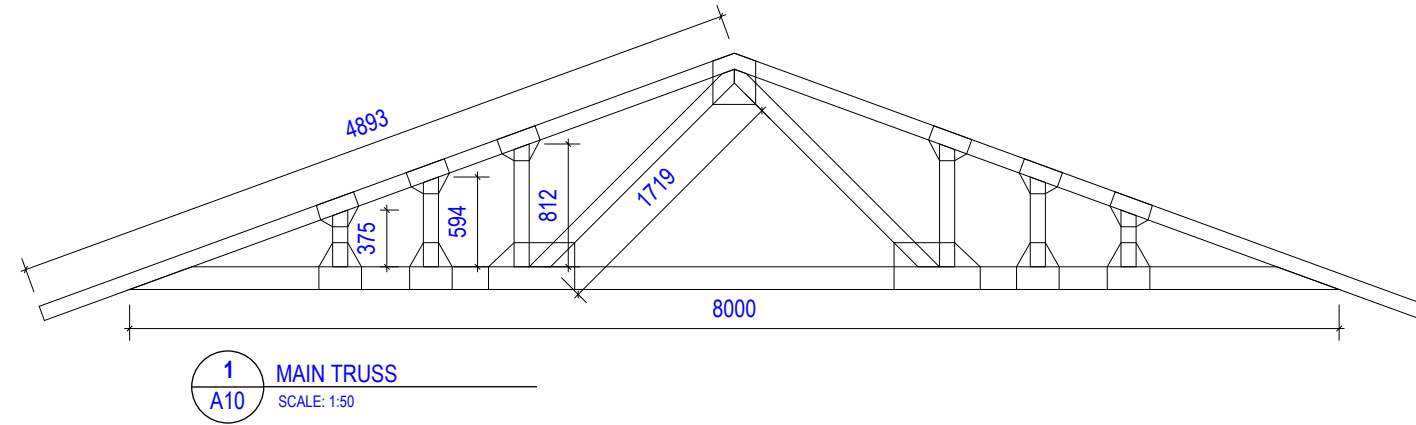












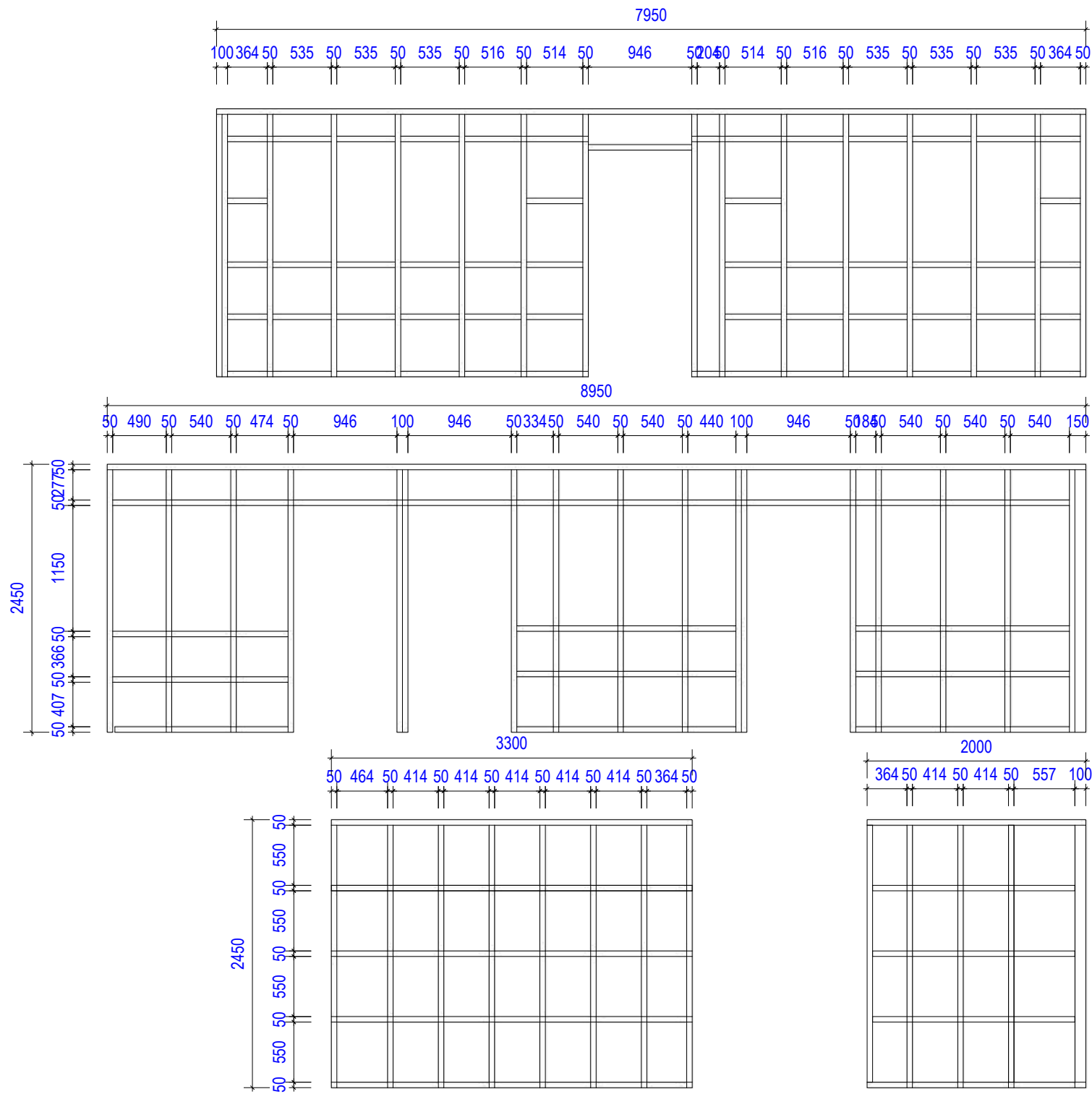
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1 WALL FRAMES
A10 SCALE: 1:50



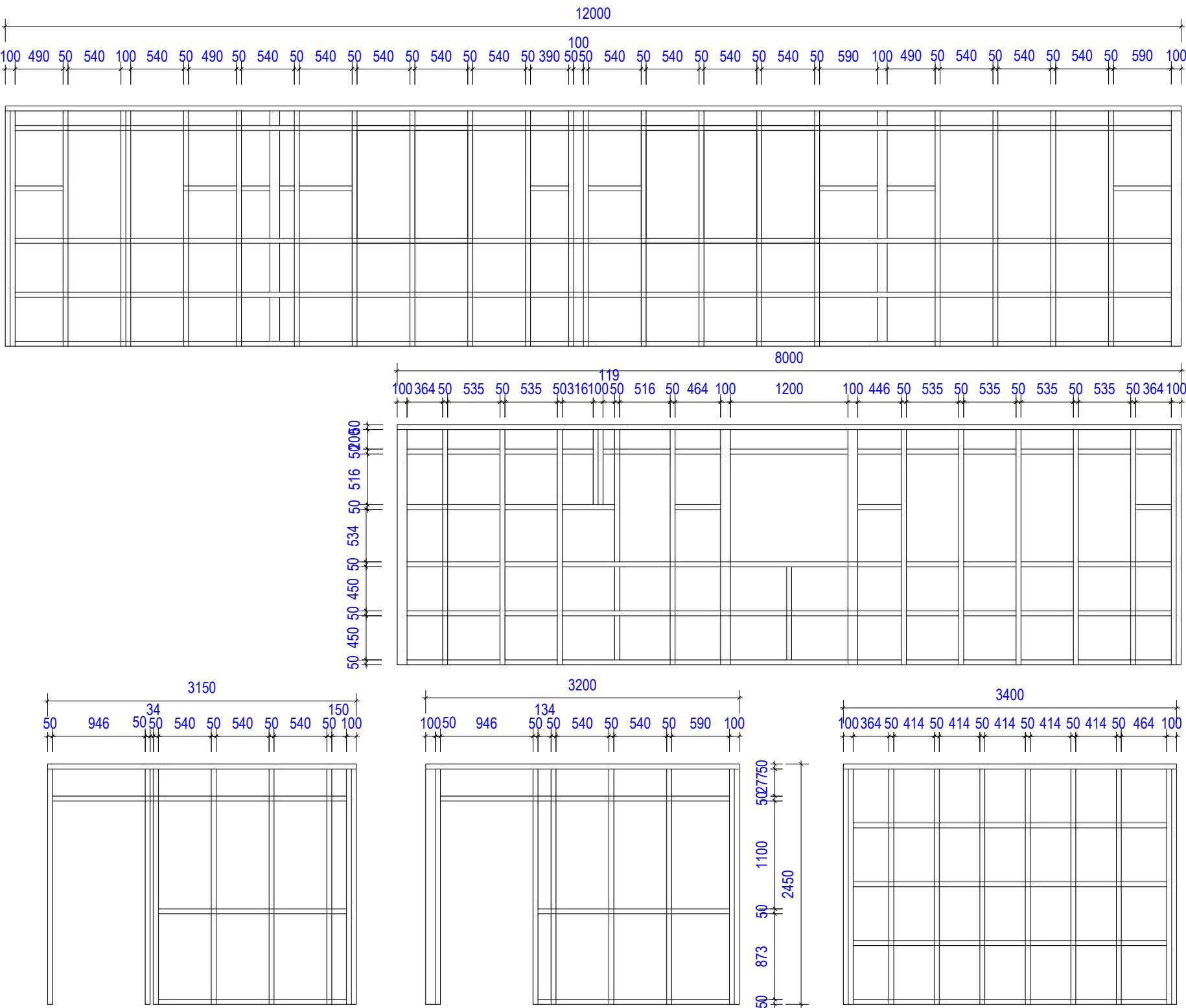
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1 WALL FRAMES
A10 SCALE: 1:50

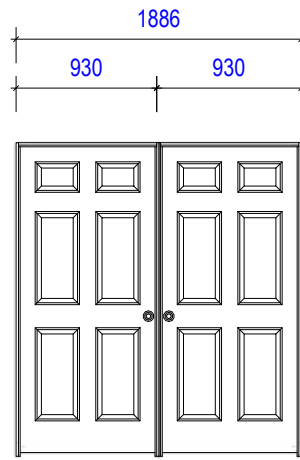
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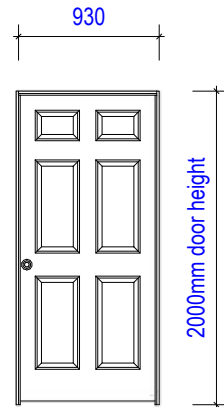
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DOUBLE-DOOR

INTERNAL DOOR FRAME 150x50mm
EXTERNAL DOOR FRAME 200x50mm
2.0m DOOR HEIGHT

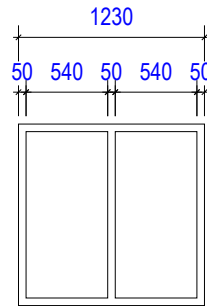
REFER TO PLAN FOR HINGES
LOCATION



SINGLE-DOOR

INTERNAL DOOR FRAME 150x50mm
EXTERNAL DOOR FRAME 200x50mm
2.0m DOOR HEIGHT

REFER TO PLAN FOR HINGES
LOCATION

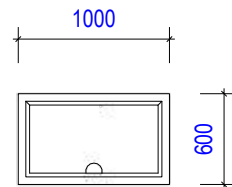


2 BAY WINDOW 8 PLADE

INTERNAL FRAME 150x50mm
EXTERNAL FRAME 200x50mm

FLYSCREEN TO OUTSIDE OF
WINDOWS OPENING TO PREVENT
FLIES.

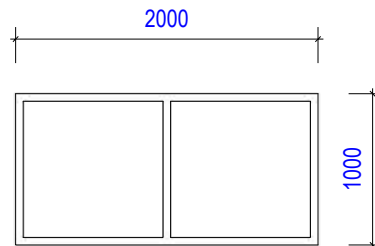
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LOCATION



BAY WINDOW PERSPEX GLASS

INTERNAL FRAME 150x50mm

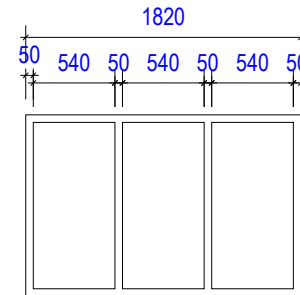
REFER TO PLAN FOR WINDOW
LOCATION



2 BAY WINDOW PERSPEX GLASS

INTERNAL FRAME 150x50mm

REFER TO PLAN FOR WINDOW
LOCATION

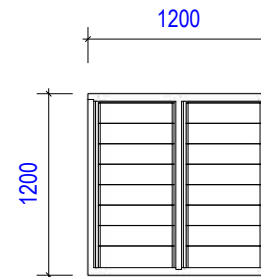


3 BAY WINDOW 8 PLADE

INTERNAL FRAME 150x50mm
EXTERNAL FRAME 200x50mm

FLYSCREEN TO OUTSIDE OF
WINDOWS OPENING TO PREVENT
FLIES.

REFER TO PLAN FOR WINDOW
LOCATION

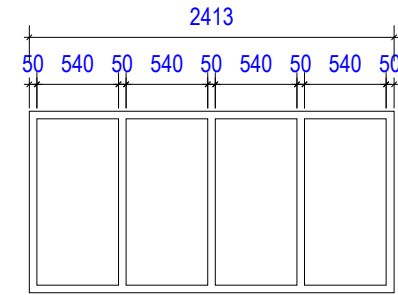


2 BAY WINDOW 8 PLADE

EXTERNAL FRAME 200x50mm

FLYSCREEN TO OUTSIDE OF
WINDOWS OPENING TO PREVENT
FLIES.

REFER TO PLAN FOR WINDOW
LOCATION

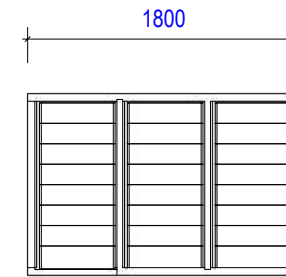


4 BAY WINDOW 8 PLADE

INTERNAL FRAME 150x50mm
EXTERNAL FRAME 200x50mm

FLYSCREEN TO OUTSIDE OF
WINDOWS OPENING TO PREVENT
FLIES.

REFER TO PLAN FOR WINDOW
LOCATION

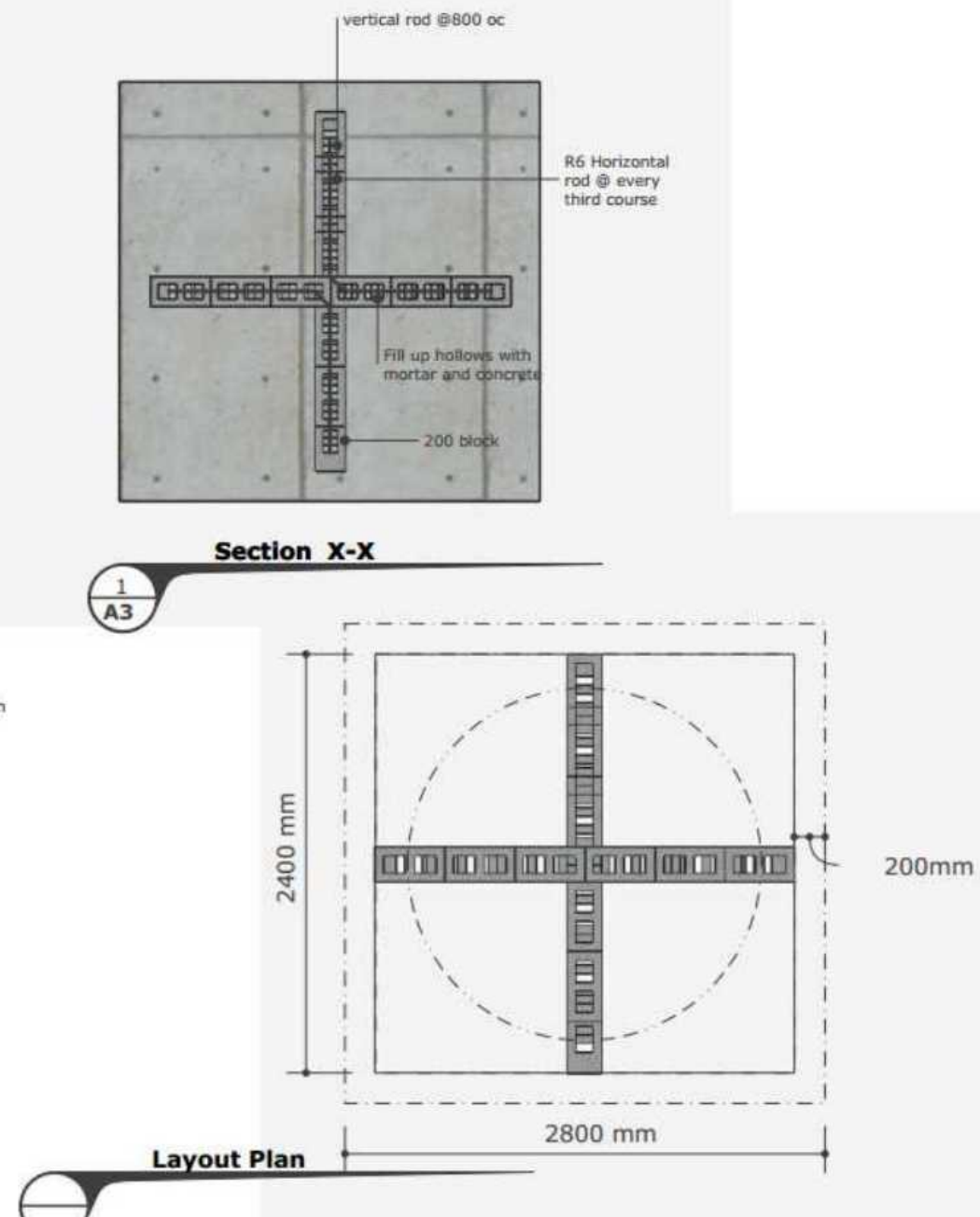
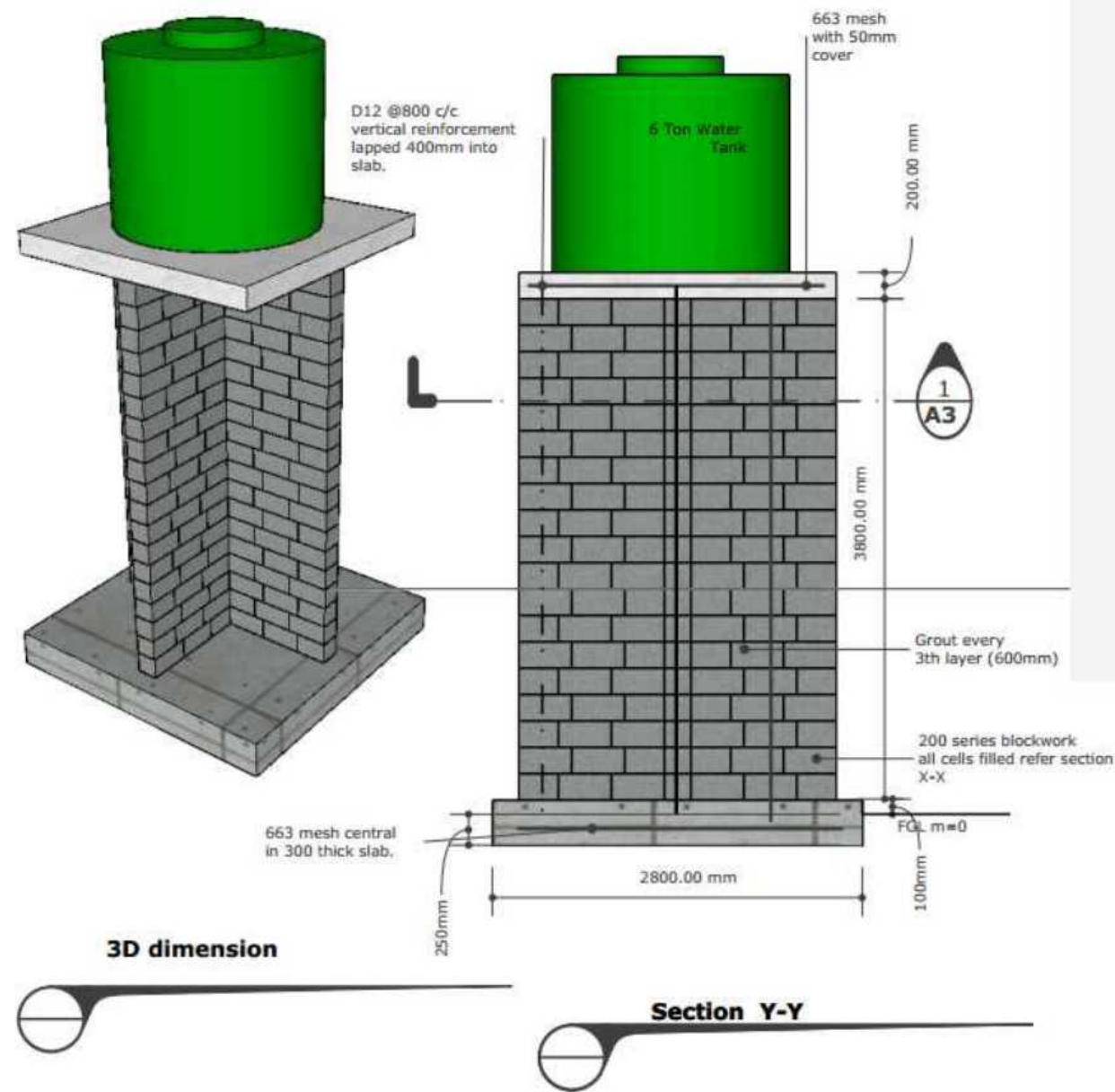


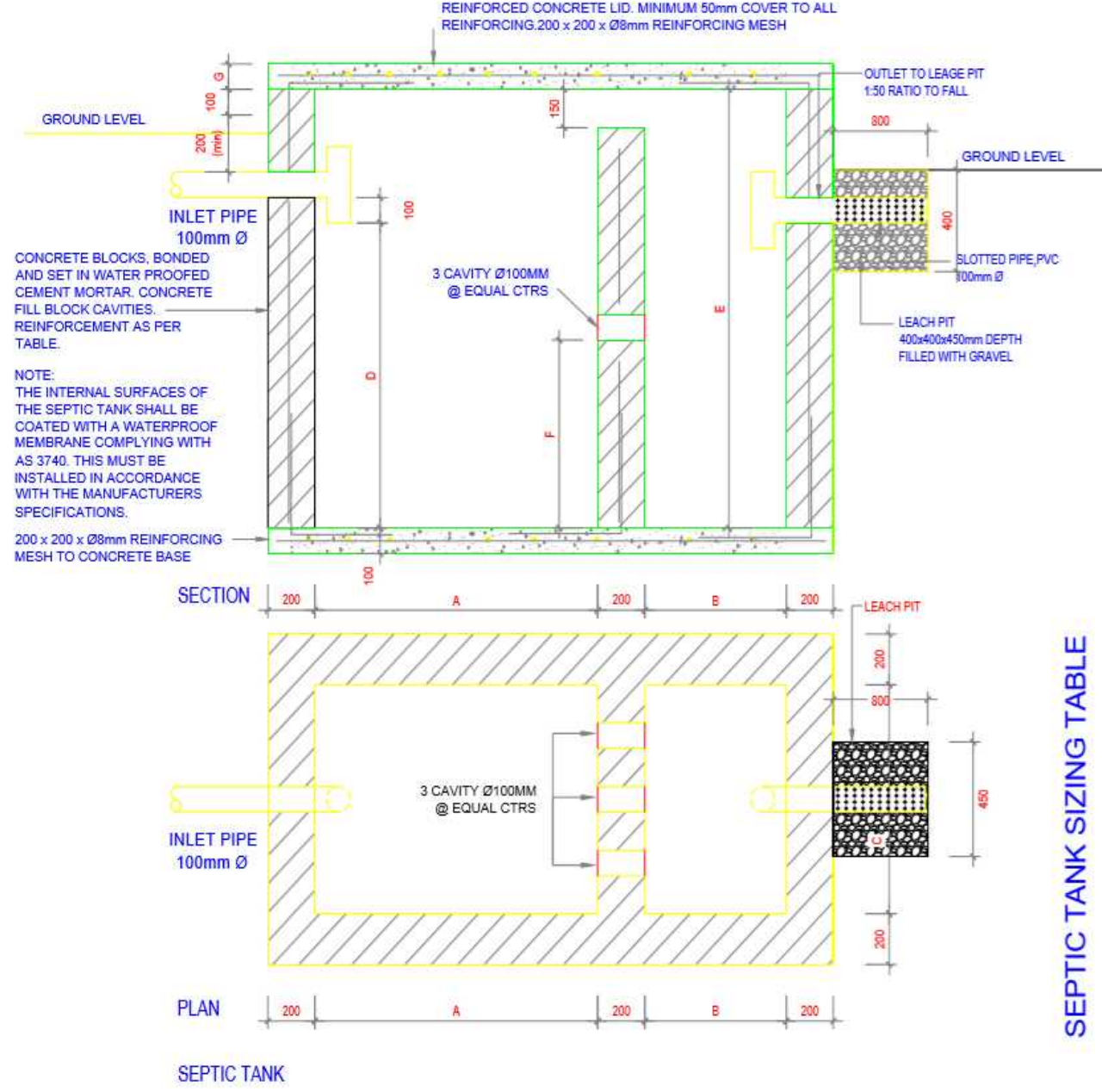
3 BAY WINDOW 8 PLADE

EXTERNAL FRAME 200x50mm

FLYSCREEN TO OUTSIDE OF
WINDOWS OPENING TO PREVENT
FLIES.

REFER TO PLAN FOR WINDOW
LOCATION





SEPTIC TANK SIZING TABLE

NO. OF USERS	DIMENSIONS IN MM							VOLUME	REINFORCEMENT	
	A	B	C	D	E	F	G		Vertical Bars	Horiz. Bars
10	1200	0600	0900	1200	1675	740	100	2.04	D12 @ 400	D12 @ 600
15	1370	0760	0900	1200	1675	740	100	2.38	D12 @ 400	D12 @ 600
25	1675	0900	1065	1370	1830	835	100	3.74	D16 @ 600	D12 @ 600
40	2130	1065	1200	1370	1830	825	100	5.35	D16 @ 600	D12 @ 600
60	2430	1200	1370	1370	1830	825	150	6.94	D16 @ 600	D12 @ 600
75	2590	1370	1525	1525	1980	900	150	9.21	D16 @ 400	D16 @ 600
100	3150	1525	1830	1525	1980	900	150	13.59	D16 @ 400	D16 @ 600
150	3660	1830	2730	1525	1980	900	150	17.84	D16 @ 400	D16 @ 600
200	3810	2730	2430	1525	1980	900	150	21.52	D16 @ 400	D16 @ 600

SIZES ARE BASED ON SEPTIC TANK BEING ONLY CONNECTED TO THE TOILET
SIZES AND REINFORCING CAN BE USED FOR EITHER REINFORCED CONCRETE OR REINFORCED CONCRETE BLOCKWORK

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