C o o n s R e s i d e n c e

Ka'anapali Golf Estates, Lanikeha Ph. II - Lot 25
Lahaina, Hawaii 96761
(2) 4-4-019 : 097

COUNTY OF MAUI
MAUI COUNTY CODE , CHAPTER 16.16B ENERGY CODE
RESIDENTIAL PROVISIONS

COMPLIANCE METHOD
Check applicable method

[X]	R401.2(1) R401.3 through R404 (Prescriptive)
[ ]	R401.2(2) R405, R401 through 404 labeled Mandatory (Simulates Performance Alternative)
[ ]	R401.2(3) R406 (Energy Rating Index Compliance Alternative)
[ ]	R401.2(4) R401.2.1 (Tropical Zone)
[ ]	R102.1 (Alternative)

To the best of my knowledge, this project's design substantially conforms to the Energy code:

Signature: Dennis J. Harmon **Date:** 12/3/21
Name: DENNIS J. HARMON
Title: ARCHITECT
License No: 9681

ABBREVIATIONS

ABBR.	WORD	ABBR.	WORD	ABBR.	WORD
&	And	FDN.	Foundation	R.	Radius; Riser
∠	Angle	F.G.	Finish Grade	REBAR.	Reinforcing Bar
@	At	FIN.	Finish	REF.	Reference
℄	Centerline	FIX.	Fixture	REFL.	Reflected
⌐	Channel	FL.	Floor	REFR.	Refrigerator
'	Foot; Feet	FLASH.	Flashing	REINF.	Reinforcing
"	Inch; Inches	FLG.	Flooring	REQ.	Required
%	Percent	F.O.S.	Face Of Studs	REV.	Revised; Revision
⊥	Perpendicular	F.R.P.	Fiberglass Reinf. Panel	RFG.	Roofing
#	Pound; Number	FRMG.	Framing	RGH.	Rough
ℙ	Property Line	FRZ.	Freezer	R.H.	Robe Hook
		FT.	Foot; Feet	RLG.	Railing
A/C	Air Conditioning	FTG.	Footing	RM.	Room
A.B.	Anchor Bolt	FURR.	Furring; Furred	RND.	Round
ABV.	Above			R.O.	Rough Opening
A.C.	Asphaltic Concrete	GA.	Gage		
ACOUS.	Acoustical	GALV.	Galvanized	S.C.	Solid Core
A.D.	Area Drain	G.B.	Grab Bar	SCR.	Screen
ADD.	Addendum	GL.	Glass	S.D.	Smoke Detector
ADJ.	Adjustable	GLU-LAM.	Glu-Laminated Wood	S.DISH	Soap Dish
ALT.	Alter; Alternate	GND.	Ground	SECT.	Section
ANOD.	Anodized	GR.	Grade	S.F.	Square Feet
A.P.	Access Panel	GYP.	Gypsum	SH.	Shelf
APPROX.	Approximate			SHR.	Shower
ARCH.	Architectural	H.	High	SHT.	Sheet
A.T.	Acoustical Tile	H.B.	Hose Bibb	SHTG.	Sheathing
		H.C.	Hollow Core	SIM.	Similar
BD.	Board	HD.	Head	SL.	Slope
BLDG.	Building	HDWD.	Hardwood	SLDG.	Sliding
BLK.	Block	HGR.	Hanger	SLNT.	Sealant
BLKG.	Blocking	HORIZ.	Horizantal	S.M.	Sheet Metal
BM.	Beam	HR.	Hour	S.N.	Shampoo Niche
BOT.	Bottom	HT.	Height	SPEC.	Specification
B.O.W.	Bottow Of Wall			SPKR.	Speaker
B.S.	Both Sides	I.D.	Inside Diameter	SPRK.	Sprinkler
BTWN.	Between	IN.	Inch; Inches	SQ.	Square
		INCL.	Included; Including	SST.	Stainless Steel
CAB.	Cabinet	INST.	Installed	ST.	Stone
C.B.	Catch Basin	INSUL.	Insulation	STD.	Standard
CEM.	Cement	INT.	Interior	STL.	Steel
CEM. PLAS.	Cement Plaster			STN.	Stain
CER.	Ceramic	JST.	Joist	STOR.	Storage
C.J.	Control Joint	JT.	Joint	STRL.	Structural
CLG.	Ceiling			STRUC.	Structure
CLO.	Closet	LAM.	Laminate; Laminated	SUSP.	Suspended
CLR.	Clear	LAV.	Lavatory	SYM.	Symmetrical
C.M.U.	Concrete Masonry Unit	LB.	Pound	SYS.	System
CNTR.	Counter	L.F.	Lineal Feet		
COL.	Column	L.P.G.	Liquid Propane Gas	T&G	Tongue and Groove
CONC.	Concrete	LT.	Light	T.B.	Towel Bar
CONN.	Connection	LVR.	Louver	T.B.B.	Tile Backer Board
CONSTR.	Construction			T.D.	Trench Drain
CONT.	Continuous	MAS.	Masonry	TEL.	Telephone
COORD.	Coordinate	MAX.	Maximum	TEMP.	Tempered; Temporary
COP.	Copper	M.B.	Machine Bolt	THK.	Thick
CORR.	Corridor	M.C.	Medicine Cabinet	THR.	Threshold
CPT.	Carpet	MECH.	Mechanical	THRU	Through
C.R.M.	Concrete Rubble Masonry	MEMB.	Membrane	TLT.	Toilet
C.T.	Ceramic Tile	MET.	Metal	T.O.( ).	Top Of (Item)
		MFR.	Manufacturer	T.O.C.	Top Of Curb
D.	Dryer	MIN.	Minimum	T.O.P.	Top Of Plate
DBL.	Double	MIR.	Mirror	T.O.S.	Top Of Slab
DET.	Detail	MISC.	Miscellaneous	T.O.W.	Top Of Wall
DIA.	Diameter	MLDG.	Molding	T.P.H.	Toilet Paper Holder
DIAG.	Diagonal	MTL.	Material	T.R.	Towel Ring
DIM.	Dimension			TRAN.	Transition
DN.	Down	N.	North	TRD.	Tread
DR.	Door	N.I.C.	Not In Contract	TV.	Television
DS.	Downspout	NO.	Number	TYP.	Typical
DW.	Dishwasher	N.T.S.	Not To Scale		
DWG.	Drawing			UNF.	Unfinished
		OBS.	Obscure	U.O.N.	Unless Otherwise Noted
(E); EXST.	Existing	O.C.	On Center		
EA.	Each	O.D.	Outside Diameter	VAL.	Valance
E.C.	Elastomeric Coating	OPNG.	Opening	VAR.	Varies
E.F.S.	Exterior Finish System	OPP.	Opposite	VERT.	Vertical
E.I.F.S.	Ext. Insul. Fin. Sys.	OPR.	Operable	VOL.	Volume
E.J.	Expansion Joint	OVHD.	Overhead	V.T.R.	Vent Through Roof
EL.	Elevation				
ELEC.	Electrical	PL.	Plate; Property Line	W.	Washer; Width
ELEV.	Elevator	P.LAM.	Plastic Laminate	W/	With
ENCL.	Enclosure	PLAS.	Plaster	W/O	With Out
E.P.	Electrical Panelboard	PLBG.	Plumbing	W.C.	Wall Covering
EQ.	Equal	PLYWD.	Plywood	WD.	Wood
EQPT.	Equipment	PNL.	Panel	WDW.	Window
E.W.	Each Way	PR.	Pair	W.H.	Water Heater
EXH.	Exhaust	PRCST.	Precast	W.O.	Where Occurs
EXP.	Expansion	PREFAB.	Prefabricate	W.P.	Water Proofing
EXPO.	Exposed	PREP.	Preparation	WP. MEMB.	Waterproof Membrane
EXT.	Exterior	PROP.	Property	W.R.	Water Resistant
		PT.	Point; Paint	WSCT.	Wainscot
FAB.	Fabricate	PTN.	Partition	WT.	Weight
F.B.	Flat Bar	PVMT.	Pavement	W.W.M.	Welded Wire Mesh
F.D.	Floor Drain				
				V.P.	Vapor Proof

SYMBOLS LEGEND

SECTION REFERENCE
SECTION NUMBER (TYP.)
SHEET NUMBER (TYP.)

DETAILED SECTION REFERENCE

ELEVATION REFERENCE

DETAILED ELEVATION REFERENCE

DETAIL REFERENCE
DETAIL NUMBER (TYP.)
SHEET NUMBER (TYP.)

MATCH LINE
SHADED PORTION IS SIDE TO BE CONSIDERED

DATUM OR CONTROL POINT

NORTH

NORTH POINT

EXTERIOR & INTERIOR ELEVATION KEY

ELEVATION KEY

GREAT ROOM
SLATE
12'-0"

ROOM NAME
FLOOR MATERIAL
CEILING HEIGHT

PROPERTY LINE

SETBACK LINE

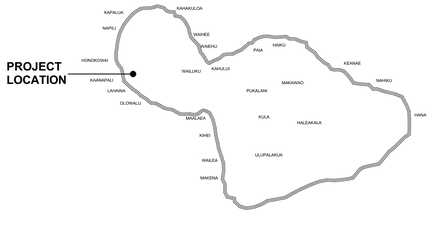
PROPOSED CONTOURS

EXISTING CONTOURS

REVISION NUMBER & CLOUD

INDEX TO DRAWINGS

LOCATION MAP



PROJECT INFORMATION

LOT NUMBER:	Lot 25
STREET ADDRESS:	Anapuni Loop
T.M.K. NUMBER:	(2) 4-4-019 : 097
LOT AREA:	1.045 Acres
ZONING:	R-3 Residential
CONSTRUCTION TYPE:	V Non-Rated
OCCUPANCY:	R-3
SETBACKS:	Front = 20'
	Side = 15'
	Rear = 20'

BUILDING AREA:

Enclosed Living:	3,842 sq. ft.
Covered Lanais:	1,101 sq. ft.
Covered Entry:	168 sq. ft.
Garage & Storage:	1,074 sq. ft.
Total Footprint:	6,185 sq. ft.

DESIGN RESTRICTIONS:
Maximum Roof Height Allowed = 238'
Proposed Roof Height = 238'

Maximum Lot Coverage Allowed = 9,258 sq. ft.
Proposed Lot Coverage = 6,185 sq. ft.

PROJECT TEAM

OWNERS:
Tyler Coons - LLC, To Be Determined
T.B.D.
Lahaina, HI 96761
(808) 280-2480
tyler@tylercoonsmaui.com

SURVEYOR:
Valencia Land Surveying
P.O. Box 546
Lahaina, HI 96767
(808) 661-3257
valenciamaui@aol.com

CIVIL ENGINEER:
Otomo Engineering, Inc.
305 South High Street, Ste. 102
Wailuku, HI 96793
(808) 242-0032
stacy@otomoengineering.com

LANDSCAPE ARCHITECT:
Maxwell Design Group
495 Kaiwahine Street
Kihei, HI 96753
(808) 281-3800
mdghawaii@gmail.com

ARCHITECT:
Maui Architectural Group, Inc.
2331 W. Main Street
Wailuku, Maui, Hawaii
(808) 244-9011
(808) 242-1776
Email: mag@mauiarch.com

STRUCTURAL ENGINEER:
Richard Chesbro, P.E. - Consulting Engineer
236 Public Square, Ste. 101
Franklin, TN 37064
(808) 871-6356
rches@prodigy.net

CONTRACTOR:
Crescent Custom Homes, LLC.
317 Anapuni Loop
Lahaina, HI 96761
(Tel) 808-250-6563
(Email) calvin@crescenthomesmaui.com

MAUI ARCHITECTURAL GROUP INC.
www.mauiarch.com
2331 W. Main Street
Wailuku, Maui, Hawaii
TELEPHONE (808) 244-9011
FAX (808) 242-1776
Email: mag@mauiarch.com

STAMP:
DENNIS J. HARMON
LICENSED PROFESSIONAL ARCHITECT
No. 9681
HAWAII, U.S.A.
Exp. Date: 4-30-22

THIS WORK WAS PREPARED BY ME OR UNDER MY SUPERVISION FOR CONSTRUCTION OF THIS PROJECT ON THE ISLAND OF MAUI, HAWAII.
Observation of construction as defined in Chapter 115, Section 16-115-2

Dennis J. Harmon 12/3/21

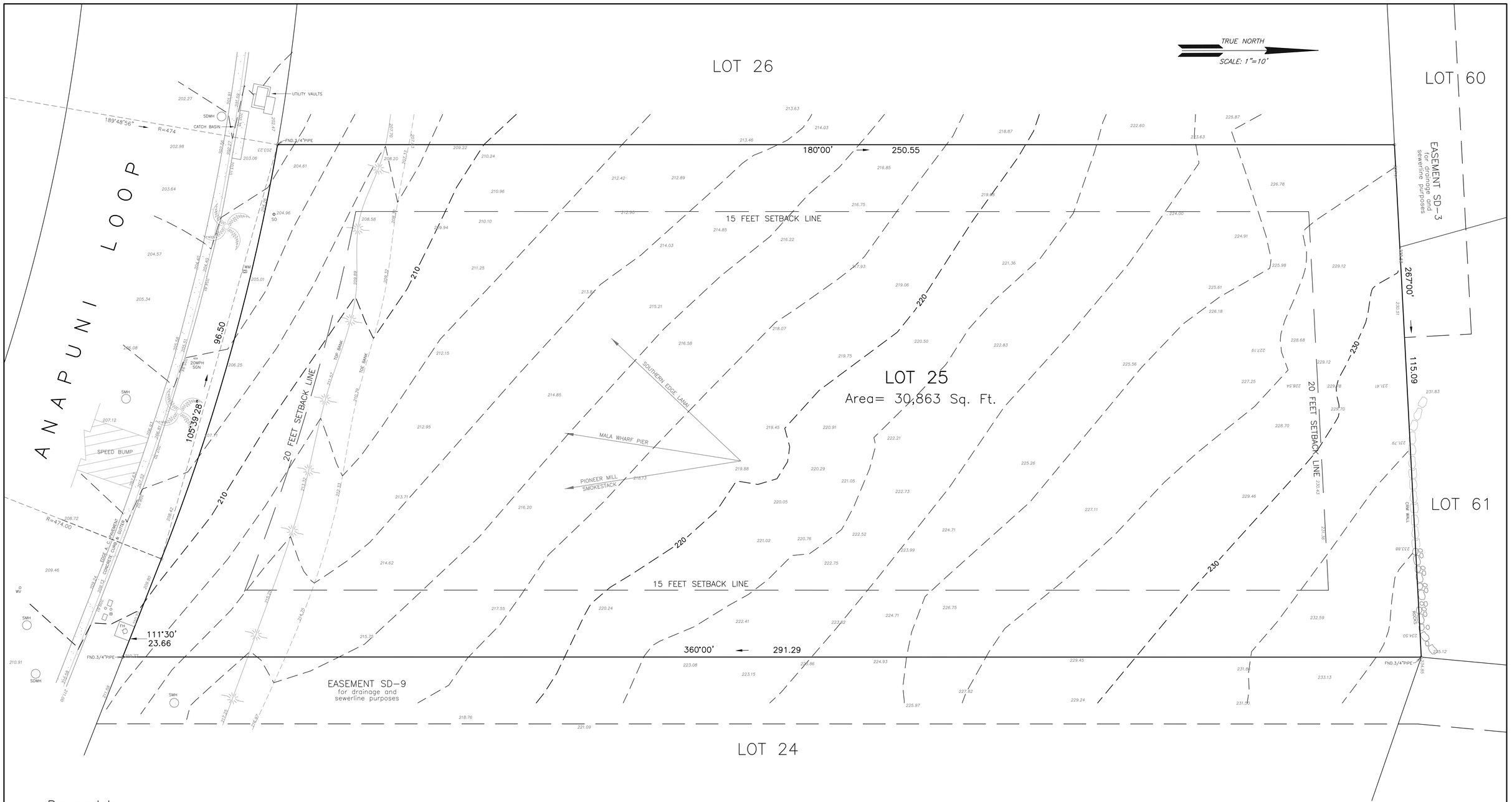
Coons Residence
Ka'anapali Golf Estates, Lanikeha Ph. II - Lot 25
Lahaina, Hawaii 96761
TMK: (2) 4-4-019 : 097

No.	Revision

Title Sheet

Date: December 3, 2021
Scale: As Noted
Phase: Permit
Sheet Number: T-1
Sheet: Of:

12/4/2021 10:58 AM



Prepared by:

Valencia Land Surveying
P.O. Box 546
Lahaina, HI 96767
808-661-3257

NOTES:

1. This map is based from a survey performed on Sept. 28, 2021.
2. Coordinates and azimuths are based from Triangulation Station "MANINI" and its meridian was established from the Street Survey monuments along Anapuni Loop.
3. Elevation is based from MSL Subdivision Bench Mark..

T.M.K.: (2) 4-4-019:097

10 0 10 30

Scale 1 = 10

LEGEND:

WM=WATER METER
FH=FIRE HYDRANT
WV=WATER VALVE
SMH=SEWER MANHOLE
SDMH=STORM DRAIN MANHOLE
SO=STUB OUT
=COCONUT

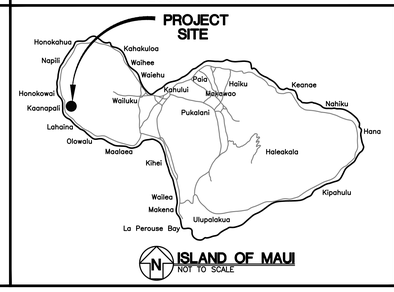
This work was prepared by me or under my direct supervision.
VALENCIA LAND SURVEYING
Arthur P. Valencia 9/30/21
ARTHUR P. VALENCIA
Licensed Professional Land Surveyor
State of Hawaii Certificate No. 10026
Exp. Date: 4-30-22

ARTHUR P. VALENCIA
LICENSED PROFESSIONAL LAND SURVEYOR
No. 10026
HAWAII, U.S.A.

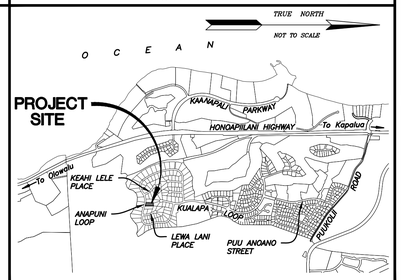
TOPOGRAPHIC MAP
LOT 25
LANIKEHA-PHASE II
File Plan 2409
T.M.K.: (2) 4-4-019:097
Hanakaoo, Lahaina, Maui, Hawaii

INDEX OF DRAWINGS

LOCATION MAP



VICINITY MAP



OTOMO ENGINEERING, INC.
CONSULTING CIVIL ENGINEERS
305 S. HIGH STREET, STE. 102
WAILUKU, MAUI, HAWAII 96793
PHONE: (808) 242-0032
FAX: (808) 242-5779

STACY A. OTOMO
LICENSED PROFESSIONAL ENGINEER
No. 5115-C
HAWAII, U.S.A.

LICENSE EXPIRES: 4-30-22

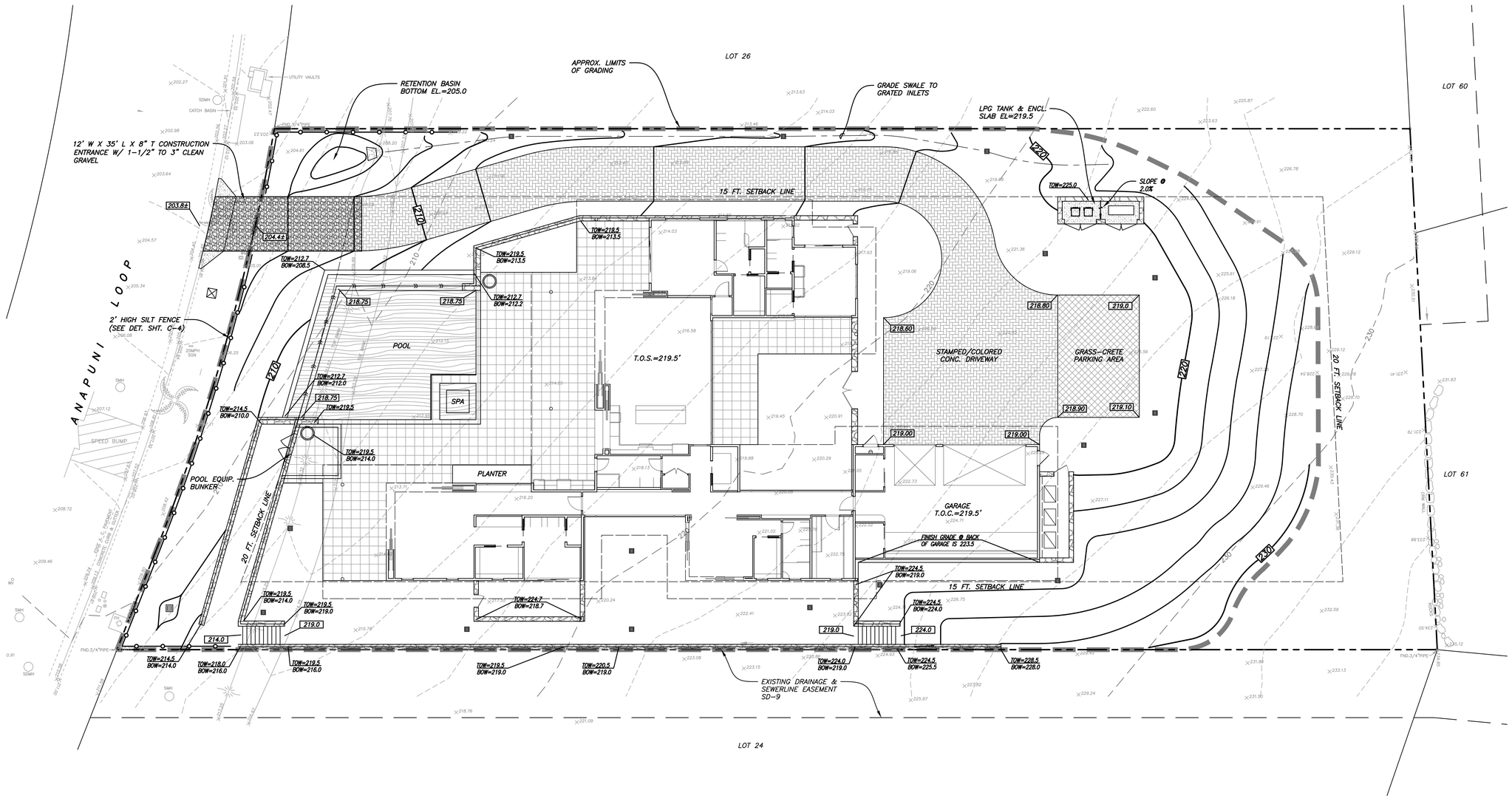
THIS WORK WAS PREPARED BY ME OR UNDER MY SUPERVISION AND CONSTRUCTION OF THIS PROJECT WILL BE UNDER MY OBSERVATION. ("OBSERVATION OF CONSTRUCTION" AS DEFINED UNDER SECTION 16-115-2 OF THE HAWAII ADMINISTRATIVE RULES, PROFESSIONAL ENGINEERS, ARCHITECTS, SURVEYORS, AND LANDSCAPE ARCHITECTS.

Stacy A. Otomo — 10-15-21
SIGNATURE — DATE

NOTE: THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AT THE JOB SITE BEFORE PROCEEDING WITH THE WORK.

TRUE NORTH

SCALE: 1 IN. = 10 FT.



APPROXIMATE EARTHWORK QUANTITIES

THE EARTHWORK QUANTITIES SHOWN HEREIN ARE FOR SECURING THE GRADING PERMIT ONLY. THE CONTRACTOR SHALL VERIFY THE QUANTITIES AND COMPLETE THE GRADING AS SHOWN ON THE PLAN.

CLEARING AND GRUBBING = 0.6 ACRES±
EMBANKMENT = 1,412 C.Y.
EXCAVATION = 1,356 C.Y.

GRADING PLAN

SCALE: 1 IN. = 10 FT.

COONS RESIDENCE

T.M.K.: (2) 4-4-019: 097

HANAKAOO, LAHAINA, MAUI, HAWAII

GRADING PLAN

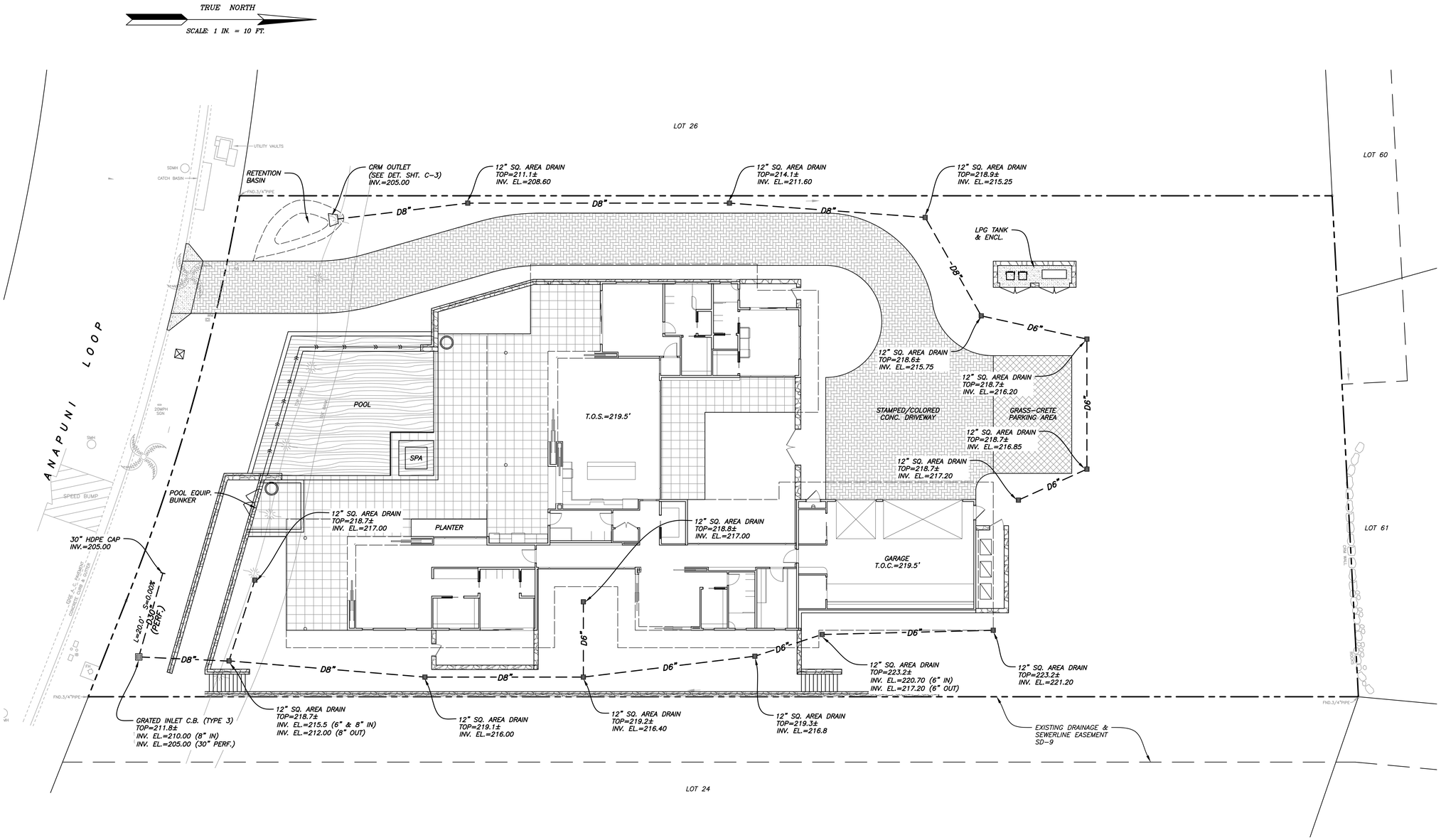
REVISION	DATE	NOTE

DESIGNED BY:	S.A.O.
DRAWN BY:	L.C.O.
PROJECT NO.:	2021-51
DRAWING NAME:	GRAD-00
DATE:	10-15-21

SHEET NO.

C-1

OF SHEETS



DRAINAGE PLAN

SCALE: 1 IN. = 10 FT.

OTOMO ENGINEERING, INC.
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WAILUKU, MAUI, HAWAII 96793
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Stacy A. Otomo — SIGNATURE
10-15-21 — DATE

NOTE: THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AT THE JOB SITE BEFORE PROCEEDING WITH THE WORK.

COONS RESIDENCE

T.M.K.: (2) 4-4-019: 097

HANAKAOO, LAHAINA, MAUI, HAWAII

DRAINAGE PLAN

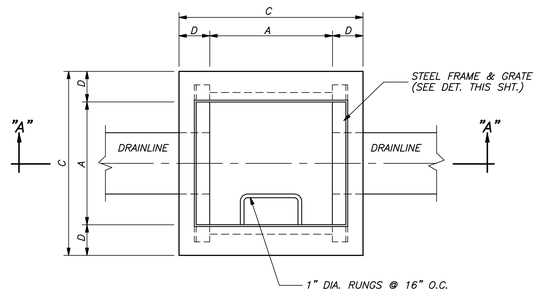
REVISION	DATE	NOTE
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		

DESIGNED BY:	S.A.O.
DRAWN BY:	L.C.O.
PROJECT NO.:	2021-51
DRAWING NAME:	UTIL-00
DATE:	10-15-21

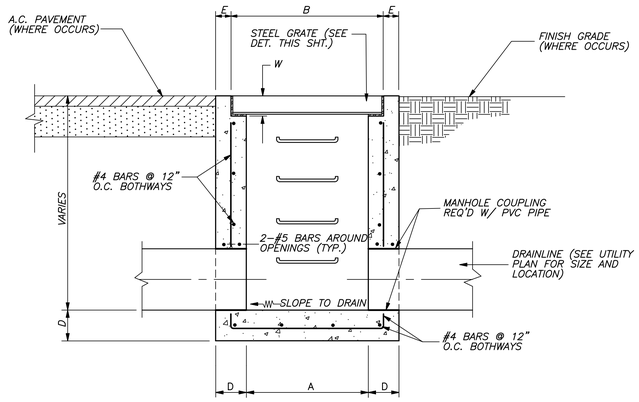
SHEET NO.

C-2

OF SHEETS



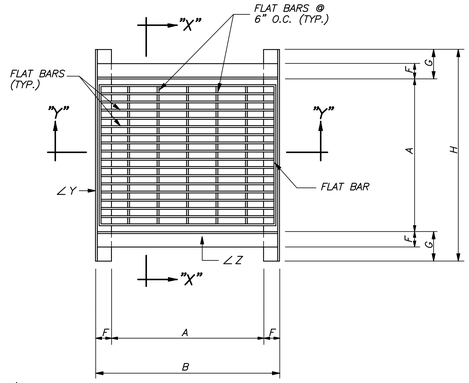
PLAN



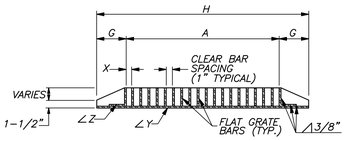
SECTION "A"–"A"

DETAILS – GRATED CATCH BASIN

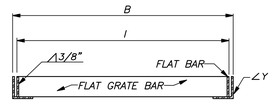
NOT TO SCALE



PLAN



SECTION "X"–"X"



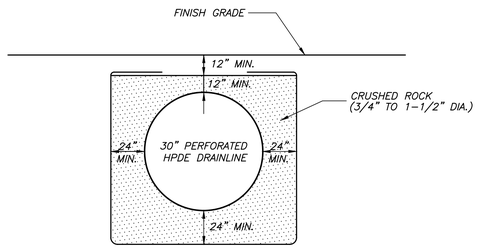
SECTION "Y"–"Y"

DETAILS – FRAME & GRATE

NOT TO SCALE

TYPE 3 FOR THIS PROJECT

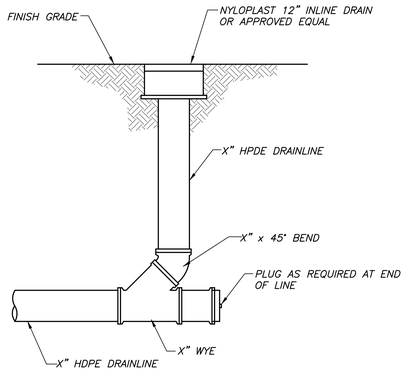
DIMENSIONS FOR CATCH BASIN, FRAME & GRATE																
TYPE	DIMENSION	A	B	C	D	E	F	G	H	I	FLAT GRATE BAR	W	X	∠Y	∠Z	NO. OF BARS
1	18"x18"	1'-6"	1'-10"	2'-6"	6"	4"	2"	5½"	2'-5"	1'-8½"	½"x2½"	3"	½"	3"x2"x½"	2½"x2"x⅜"	12
2	24"x24"	2'-0"	2'-5"	3'-0"	6"	3½"	2½"	5½"	2'-11"	2'-3½"	½"x3"	3½"	½"	3½"x2½"x½"	3"x2½"x½"	16
3	36"x36"	3'-0"	3'-6"	4'-0"	6"	3"	3"	5½"	3'-11"	3'-4½"	½"x3½"	4"	½"	4"x3"x½"	3½"x3"x½"	24



NOTES:
1. WRAP BOTTOM AND SIDES WITH AMOCO 4545 GEOTECH FILTER FABRIC, OR APPROVED EQUAL.
2. PLACE ONE LAYER AMOCO 1199 GEOTECH FILTER FABRIC, OR APPROVED EQUAL OVER CRUSHED ROCK.
3. WRAP DRAINLINE WITH AMOCO 4545 GEOTECH FILTER FABRIC, OR APPROVED EQUAL.

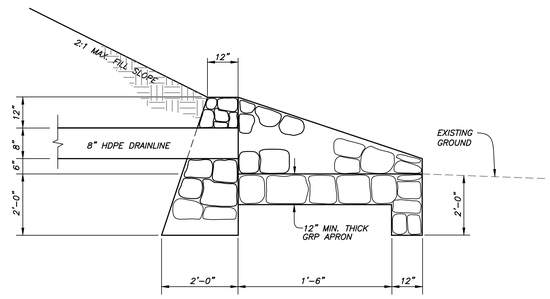
TYPICAL SECTION – PERFORATED HDPE DRAINLINE

NOT TO SCALE



DETAIL – 12" SQUARE AREA DRAIN

NOT TO SCALE



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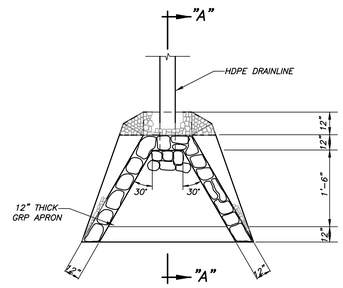

PLAN

DETAILS–CRM OUTLET HEADWALL

NOT TO SCALE

OTOMO
ENGINEERING, INC.
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305 S. HIGH STREET, STE. 102
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PHONE: (808) 242-0032
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STACY A. OTOMO
LICENSED PROFESSIONAL ENGINEER
No. 5115-C
HAWAII, U.S.A.

LICENSE EXPIRES: 4-30-22

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Stacy A. Otomo 10-15-21
SIGNATURE DATE

NOTE: THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AT THE JOB SITE BEFORE PROCEEDING WITH THE WORK.

COONS RESIDENCE
T.M.K.: (2) 4-4-019: 097
HANAKAOO, LAHAINA, MAUI, HAWAII
DRAINAGE DETAILS

REVISION	DATE	NOTE

DESIGNED BY: S.A.O.
DRAWN BY: L.C.O.
PROJECT NO.: 2021-51
DRAWING NAME: DETAIL-1
DATE: 10-15-21

SHEET NO.
C-3
OF SHEETS

G:\2021 PROJECTS\2021-51 (Coons Residence)\CONSTRUCTION PLANS\DETAIL-1.dwg Oct 15, 2021 - 4:01pm

GRADING

1. The Contractor shall obtain a "Grading Permit" from the Development Services Administration, Department of Public Works and Environmental Management, four (4) weeks prior to commencement of any clearing and grubbing. A satisfactory dust and erosion control plan and/or outline shall be submitted by the Contractor.
2. The Contractor shall remove all silt and debris resulting from his work and deposited in drainage facilities, roadways and other areas. The cost incurred for any necessary remedial action by the Chief Environmentalist shall be borne entirely by the Contractor.
3. The Contractor, at his sole expense, shall keep the project area and surrounding areas free from dust nuisance. The work shall be in conformance with the Air Pollution Control Standards and Regulations of the State Department of Health.
4. All grading operations shall be performed in conformance with the applicble provisions of the Water Pollution Control and Water Quality Standards of Public Health Regulations, State Department of Health and Chapter 20.08 of the Maui County Code.
5. Construction debris and wastes shall be deposited at appropriate sites. Said sites shall also fulfill the requirements of Chapter 20.08 of the Maui County Code.
6. The Contractor shall be responsible for all construction stakeout.

ENVIRONMENTAL PROTECTION

1. The contractor shall remove all silt and debris resulting from his work and deposited in drainage facilities, roadways and other areas. The costs incurred for any necessary remedial action by the Chief Environmentalist shall be borne by the Contractor.
2. The Contractor shall keep the project area and surrounding areas free from dust nuisance, all in accordance with the Air Pollution Control Standards and Regulations of the State Department of Health. All costs shall be borne by the Contractor.
3. All grading operations shall be performed in conformance with the applicable provisions of the Water Pollution Control and Water Quality Standards of the Public Health Regulations of the State Department of Health and the County's Grading Ordinance.
4. All cut and fill slopes shall be sodded or planted immediately after grading work has been completed.
5. Construction debris and wastes shall be deposited at appropriate sites. The Contractor shall inform the Engineer of the location of the disposal sites. The disposal sites shall also fulfill the requirements of the Grading Ordinance.
6. The Contractor shall not demolish or clear any structure, site, or vacant lot without first ascertaining the presence or absence of rodents which may endanger the public health by dispersal from such premises. Should such inspection reveal the presence of such rodents, the Contractor shall eradicate such rodents before demolishing or clearing said structure, site or vacant lot.

EROSION CONTROL

The following measures shall be taken to control erosion during the site development period:
1. Minimize the time of construction.
2. Retain existing ground cover until latest date to complete construction.
3. Early construction of drainage control features.
4. Use temporary area sprinklers in non-active construction areas when ground cover is removed.
5. Station water truck on site during construction period to provide for immediate sprinkling, as needed in active construction zones (weekends and holidays included).
6. Use temporary berms and cut-off ditches, where needed, for control of erosion.
7. Graded areas shall be thoroughly watered after construction activity has ceased for the day and on weekends.
8. All cut and fill slopes shall be sodded immediately after grading work has been completed.

EROSION CONTROL PLAN REQUIREMENTS

The erosion control plan shall employ Best Management Practices to the maximum extent practicable to prevent or reduce pollutants from water bodies, including sediment and other contaminants, in discharging from a construction site.

The following must be addressed if applicable:

1. Stabilization of denuded areas.
2. Protection/stabilization of soil stockpiles.
3. Permanent soil stabilization.
4. Establishment and maintenance of permanent vegetation.
5. Protection of adjacent properties and water bodies.
6. Sediment trapping measures.
7. Sediment basins.
8. Cut and fill slopes (terracing).
9. Stormwater management.
10. Sequence of construction operations, including phased and successive development projects.
11. Stabilization of waterways and outlets.
12. Storm sewer inlet protection.
13. Control of access and vehicular movement.
14. Vehicular control on residential lots during construction.
15. Working in or crossing watercourses.
16. Underground utility construction.
17. Timely installation of permanent erosion and sediment control.
18. Maintenance of erosion control facilities.
19. Protection of existing vegetation.
20. Dust control.

EXISTING GRADES

1. Existing grades shall be verified by the contractor before proceeding with grading work. Should any discrepancies be discovered in the existing grades or dimensions given on the plans, the Contractor shall immediately notify the Engineer before proceeding further with any work, otherwise he will be held responsible for any cost involved in correction of construction placed due to such discrepancies.

EXISTING UTILITIES

1. The location, depth and type of the various existing utility lines shown on the construction plans were determined on the basis of the best information possible. The Contractor shall verify exact location, depth, and type prior to commencement of work.
2. Contractor shall notify the Engineer of any discrepancies between the existing utiilities as shown on the construction plans and that located in ground, and not proceed with any further work until written notification is received from the Engineer. Any work done without written notification from the Engineer shall be the sole responsibility of the Contractor.
3. All existing utilities whether or not shown on the plans, if damaged during construction by the Contractor, shall be repaired solely at his expense.

STATE HISTORIC PRESERVATION DIVISION REQUIREMENTS

Should historic sites such as walls, platforms, pavements and mounds, or remains such as artifacts, burials, concentration of charcoal or shells be encountered during construction activities, work shall cease in the immediate vicinity of the find and the find shall be protected from further damage. The contractor and/or landowner shall immediately contact the State Historic Preservation Division (692-8015), which will assess the significance of the find and recommend an appropriate mitigation measure, if necessary.

EARTHWORK SPECIFICATIONS

1. All vegetation, weeds, brush, roots, stumps, rubbish, debris, soft soil and other deleterious material shall be removed and disposed of offsite.
2. In areas to receive fill and at finish subgrade in cut areas, the exposed surface shall then be scarified to a depth of 6 inches, moisture conditioned to near optimum moisture and then compacted to a degree of compaction specified herein. If soft or loose spots are encountered that can not be re-compacted, the project soils engineer shall be consulted to discuss the available options.
3. Structural areas shall be defined as areas beneath pavement structures and areas beneath and 3 feet beyond the edges of the buildings.
4. Structural fill and backfill material shall be granular, well-graded with no particle larger than 3 inches in greatest dimension. Each layer shall be placed in lifts not exceeding 8 inches in loose thickness. Prior to compacting the soil, the soils moisture content shall be adjusted to near optimum moisture content. Each layer shall be thoroughly compacted to at least 95 percent of the maximum dry density (ASTM D 1557).
5. Non-structural areas shall be defined as areas beyond 3 feet from the edge of any building and non-pavement areas. Non-structural fill and backfill material shall consist of material which is free of organics and debris. In the upper 3 feet from finished grade, the material shall be less than 3 inches in greatest dimension. Below 3 feet from finished grade, the material shall be less than 12 inches in greatest dimension, provided there is sufficient fines to fill the interstices. The onsite soils are acceptable for use as non-structural fill at any depth provided the above gradation requirements are met and the material is free of organics and man made debris. Each layer shall be placed in lifts not exceeding 12 inches in loose thickness. Prior to compacting the soil, the soils moisture content shall be adjusted to near optimum moisture content. Each layer shall be thoroughly compacted prior to placing of any subsequent lifts to at least 90 percent of the maximum dry density as determined by the ASTM D 1557-91 test procedure.
6. During construction, drainage shall be provided to minimize ponding of water adjacent to or on foundation and pavement areas. Ponded areas shall be drained immediately or water pumped out without damaging adjacent structures and property. If water accumulation softens the subgrade materials, the affected soils shall be removed an replaced with properly compacted fill.
7. The Contractor shall retain the services of a Soils Engineer, licensed in the State of Hawaii, to monitor as test the soils in accordance with the Soils Investigation Report.

MINIMUM BEST MANAGEMENT PRACTICES

Drainage. Handle drainage to control erosion, prevent damage to downstream properties and return waters to the natural drainage course in a manner which minimizes sedimentation or other pollution to the maximum extent practicable.

Dust Control. Control dust emissions to the maximum extent practicable through BMP's such as water sprinkling, dust fences, limiting area of disturbance and timely grassing of finish areas.

Vegetation. Retain natural vegetation, especially grasses, wherever feasible. Avoid storage of grubbed material near watercourses.

Erosion Controls. Stabilize all disturbed areas with erosion control measures such as vegetation, runoff diversion, check dams, mulching, blankets, bonded fiber matrices, and wheel wash facilities.

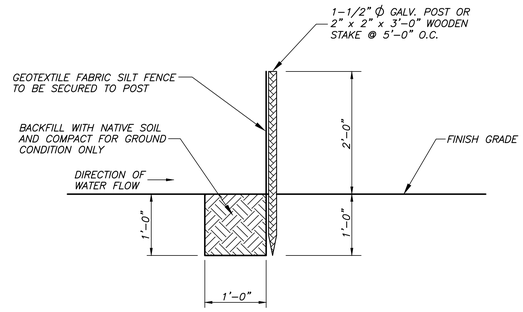
Sediment Control. Capture sediment transported in runoff to minimize the sediment from leaving the site with methods such as sediment basins, sediment traps, silt fences, sand bags, and vegetated filter strips.

Material and Waste Management. Properly store toxic material and prevent the discharge of pollutants associated with construction material.

Timing of Control Measure Implementation. Timing of control measures shall be in accordance with the approved erosion control plan. Disturbed areas of construction sites that will not be re-disturbed for twenty-one days or more will be stabilized (grassed or graveled) by no later than the fourteenth day after the last disturbance.

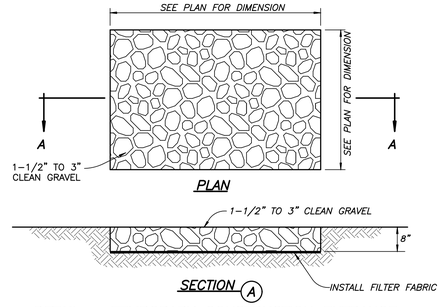
Shoreline Area. Use of soil as fill is prohibited within any shoreline area, except for sand.

Coastal Dune. Grading or mining of a coastal dune is prohibited.



DETAIL – SILT FENCE INSTALLATION

SCALE: 1 IN. = 1 FT.



DETAIL – TEMPORARY CONSTRUCTION ENTRANCE

NOT TO SCALE

OTOMO ENGINEERING, INC.
CONSULTING CIVIL ENGINEERS
305 S. HIGH STREET, STE. 102
WAILUKU, MAUI, HAWAII 96793
PHONE: (808) 242-0032
FAX: (808) 242-5779

STACY A. OTOMO
LICENSED PROFESSIONAL ENGINEER
No. 5115-C
HAWAII, U.S.A.

LICENSE EXPIRES: 4-30-22

THIS WORK WAS PREPARED BY ME OR UNDER MY SUPERVISION AND CONSTRUCTION OF THIS PROJECT WILL BE UNDER MY OBSERVATION, ("OBSERVATION OF CONSTRUCTION" AS DEFINED UNDER SECTION 16-115-2 OF THE HAWAII ADMINISTRATIVE RULES, PROFESSIONAL ENGINEERS, ARCHITECTS, SURVEYORS, AND LANDSCAPE ARCHITECTS.

Stacy A. Otomo — SIGNATURE
10-15-21 — DATE

NOTE: THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AT THE JOB SITE BEFORE PROCEEDING WITH THE WORK.

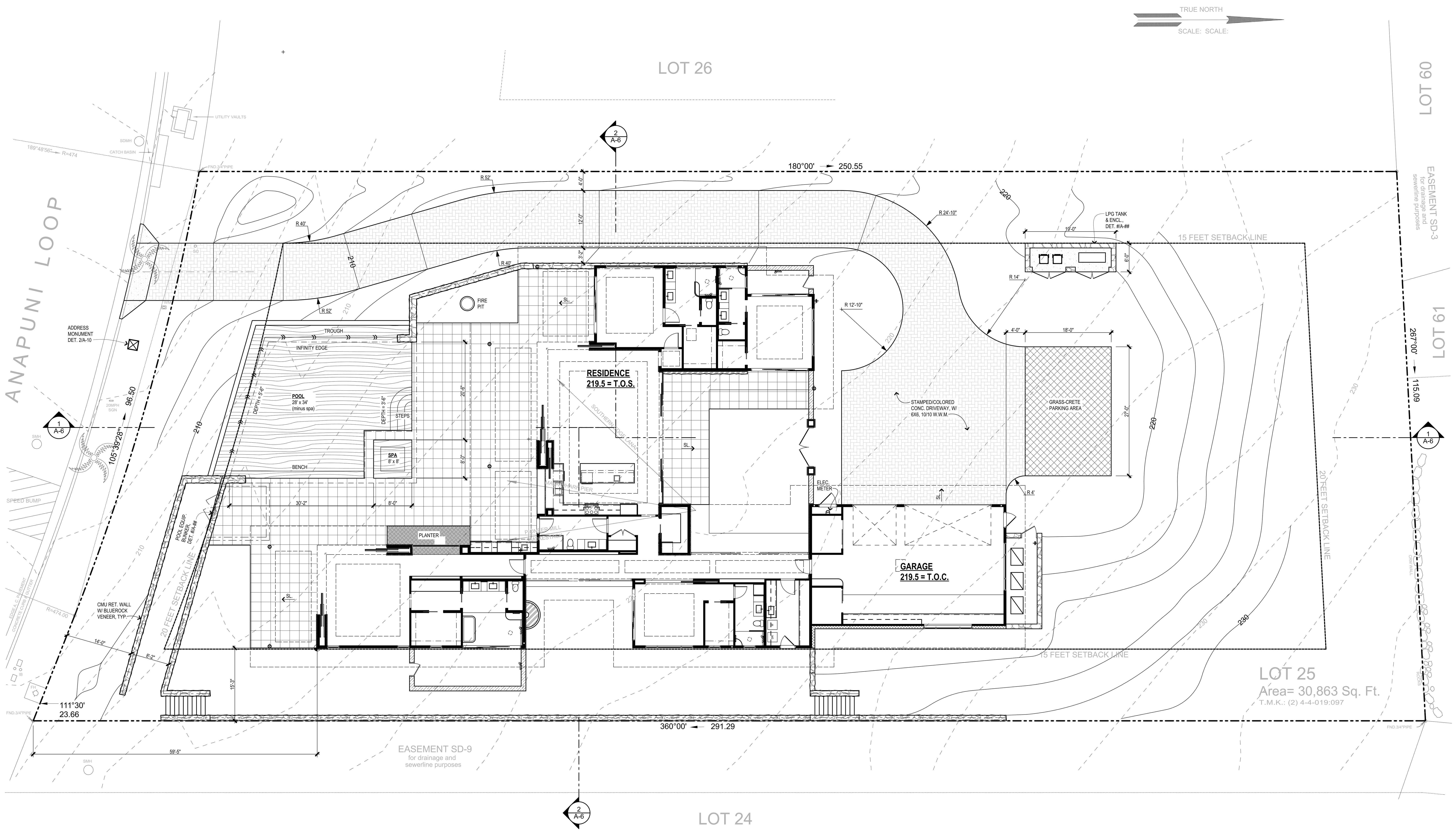
COONS RESIDENCE
T.M.K.: (2) 4-4-019: 097
HANAKAOO, LAHAINA, MAUI, HAWAII
CONSTRUCTION NOTES & MISCELLANEOUS DETAILS

REVISION	DATE	NOTE
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		

DESIGNED BY: S.A.O.
DRAWN BY: L.C.O.
PROJECT NO.: 2021-51
DRAWING NAME: NOTES-1
DATE: 10-15-21

SHEET NO.
C-4
OF SHEETS

G:\2021 PROJECTS\2021-51 (Coons Residence)\CONSTRUCTION PLANS\NOTES-1.dwg Oct 15, 2021 - 4:03pm



NOTES:

1. This map is based from a survey performed on Sept. 28, 2021.
2. Coordinates and azimuths are based from Triangulation Station "MANINI" and its meridian was established from the Street Survey monuments along Anapuni Loop.
3. Elevation is based from MSL Subdivision Bench Mark..

LEGEND:

WM=WATER METER
FH=FIRE HYDRANT
WV=WATER VALVE
SMH=SEWER MANHOLE
SDMH=STORM DRAIN MANHOLE
SO=STUB OUT
=COCONUT

NOTES:

1. FOR STRUCTURAL GENERAL NOTES & DETAILS SEE STRUCTURAL DRAWINGS.
2. ELECTRICAL CONTRACTOR TO COORDINATE LANDSCAPE LIGHTING POWER SUPPLY WITH LANDSCAPE CONTRACTOR. FOR INFORMATION ON TRANSFORMERS SEE LANDSCAPE LIGHTING PLAN.
3. SEE CIVIL DRAWINGS FOR ALL GRADING, DRAINAGE AND RETAINING WALL HEIGHTS INFORMATION, TYPICAL.
4. SEE SHT. A-## FOR ALL ENCLOSURE DETAILS.

LEGEND:

ELECTRIC METER LOCATION.

LOT COVERAGE CALCULATIONS

1. Lot Area = 30,861 sq. ft.
2. Lot Coverage Allowed = 9,258 sq. ft. (30% of Lot Area)
3. Proposed Building Footprint = 6,185 sq. ft.

1 Site Plan
Scale: 1" = 10'

MAUI ARCHITECTURAL GROUP INC.
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Email: mag@mauiarch.com

STAMP: DENNIS J. HARMON, LICENSED PROFESSIONAL ARCHITECT, No. 9681, HAWAII, U.S.A.
Exp. Date: 4-30-22

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Signature

Coons Residence
Ka'anapali Golf Estates, Lanikeha Ph. II - Lot 25
Lahaina, Hawaii 96761
TMK: (2) 4-4-019 : 097

No.	Revision

Site Plan
Date: December 3, 2021
Scale: As Noted
Phase: Permit
Sheet Number: A-1

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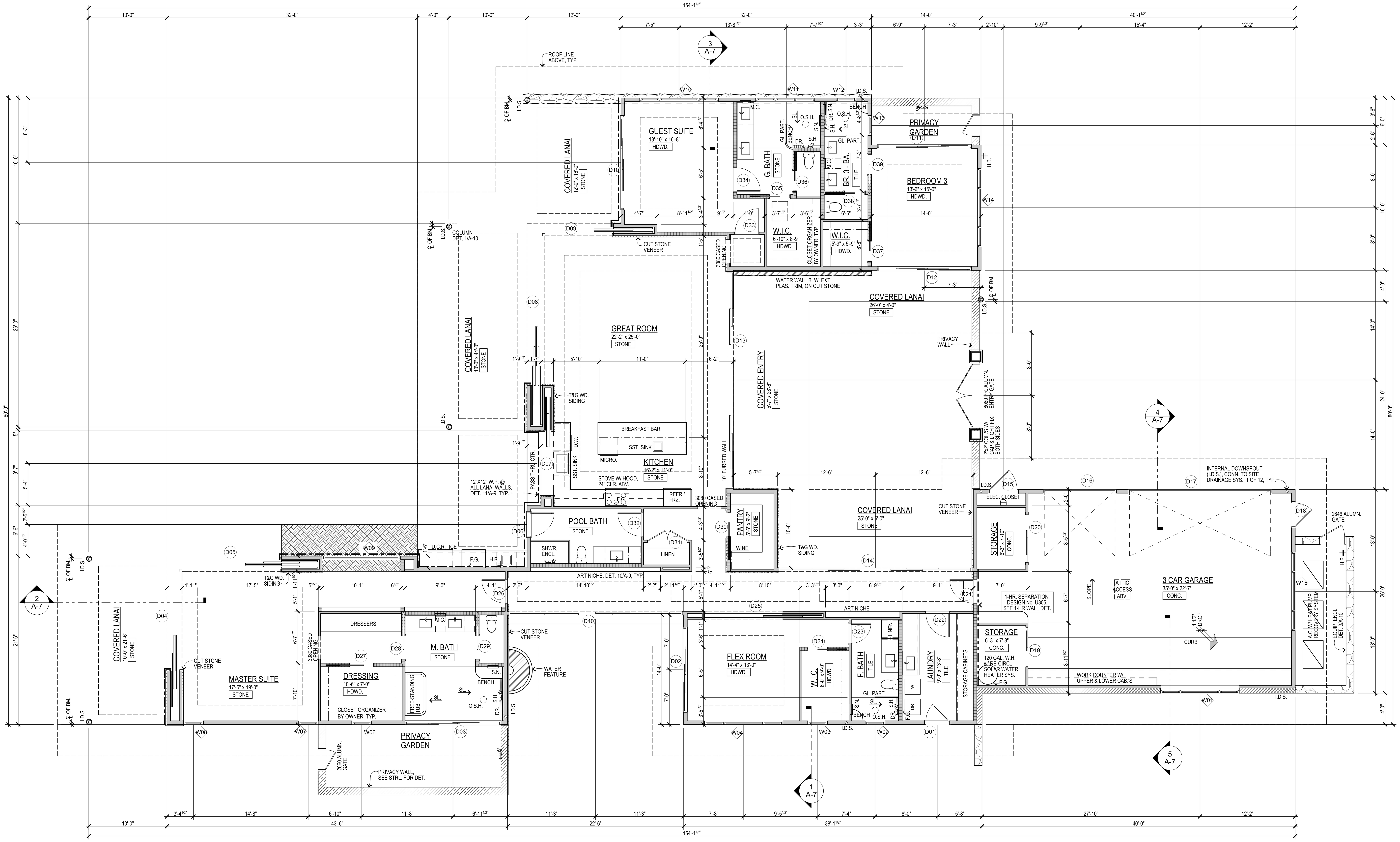

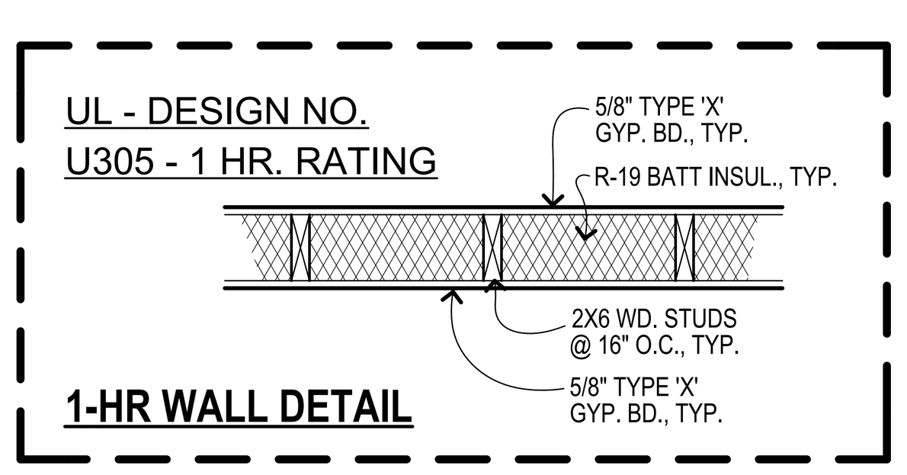

NOTES:

1. PROVIDE EPOXY GROUT & BASALTIC TERMITE BARRIER AT ALL BATH TUB AND SHOWER BLOCKOUTS.
2. VERIFY WITH DOOR MANUFACTURER THE REQUIRED WIDTH OF WALLS AT ALL SLIDING DOORS, AND REQUIRED DEPTH OF POCKETS FOR POCKET DOORS.
3. FOR DOOR AND WINDOW DETAILS, SEE SHT. A-9.
4. 2X6 INTERIOR STUD WALLS, U.O.N. -
   2X6 @ 16" O.C., TYP., U.O.N.
5. F.G. FUEL / GAS LOCATIONS.

   NOTE:
   PROVIDE FUEL / GAS AT THE SPA (HEATER) AT POOL EQUIP. BUNKER, SEE SITE PLAN FOR LOCATION.
6. 5/8" TYPE 'X' GYP. BD. THROUGHOUT
7. IECC NOTE: AIR LEAKAGE MAX. OF 5 A.C.H. 50.

AREA CALCULATIONS

ENCLOSED LIVING =	3,842 SQ. FT.
COVERED LANAIS =	1,101 SQ. FT.
COVERED ENTRY =	168 SQ. FT.
GARAGE & STORAGE =	1,074 SQ. FT.
TOTAL FOOTPRINT =	6,185 SQ. FT.

N

1 Floor Plan
Scale: 3/16" = 1'-0"

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Signature

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No.	Revision

Floor Plan

Date: December 3, 2021
Scale: As Noted
Phase: Permit
Sheet Number: A-2
Sheet: Of

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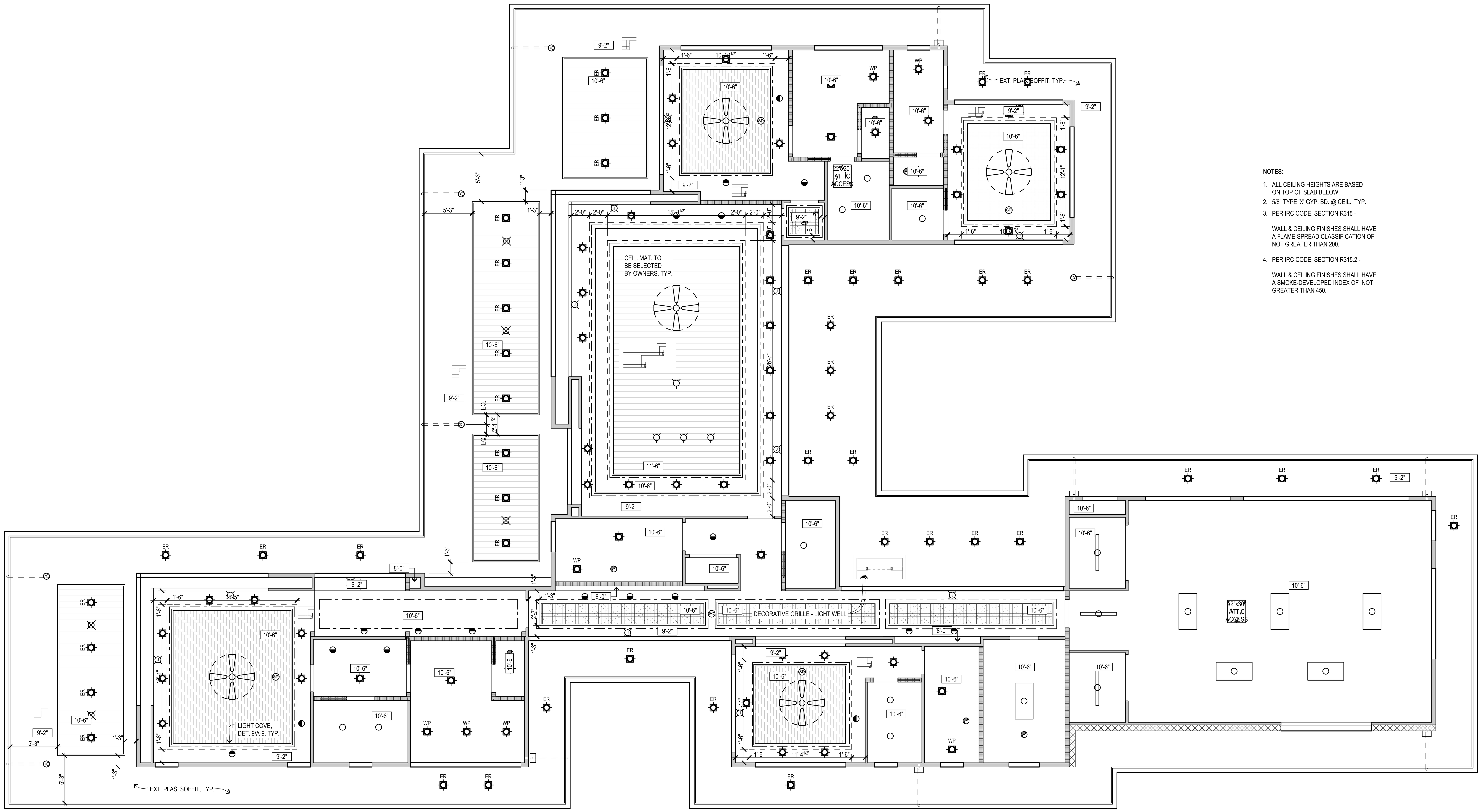

NOTES:

1. ALL CEILING HEIGHTS ARE BASED ON TOP OF SLAB BELOW.
2. 5/8" TYPE 'X' GYP. BD. @ CEIL., TYP.
3. PER IRC CODE, SECTION R315 -

   WALL & CEILING FINISHES SHALL HAVE A FLAME-SPREAD CLASSIFICATION OF NOT GREATER THAN 200.

4. PER IRC CODE, SECTION R315.2 -

   WALL & CEILING FINISHES SHALL HAVE A SMOKE-DEVELOPED INDEX OF NOT GREATER THAN 450.

1 Ceiling Plan
Scale: 3/16" = 1'-0"

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No.	Revision

Ceiling Plan

Date: December 3, 2021
Scale: As Noted
Phase: Permit
Sheet Number:
A-3
Sheet: Of

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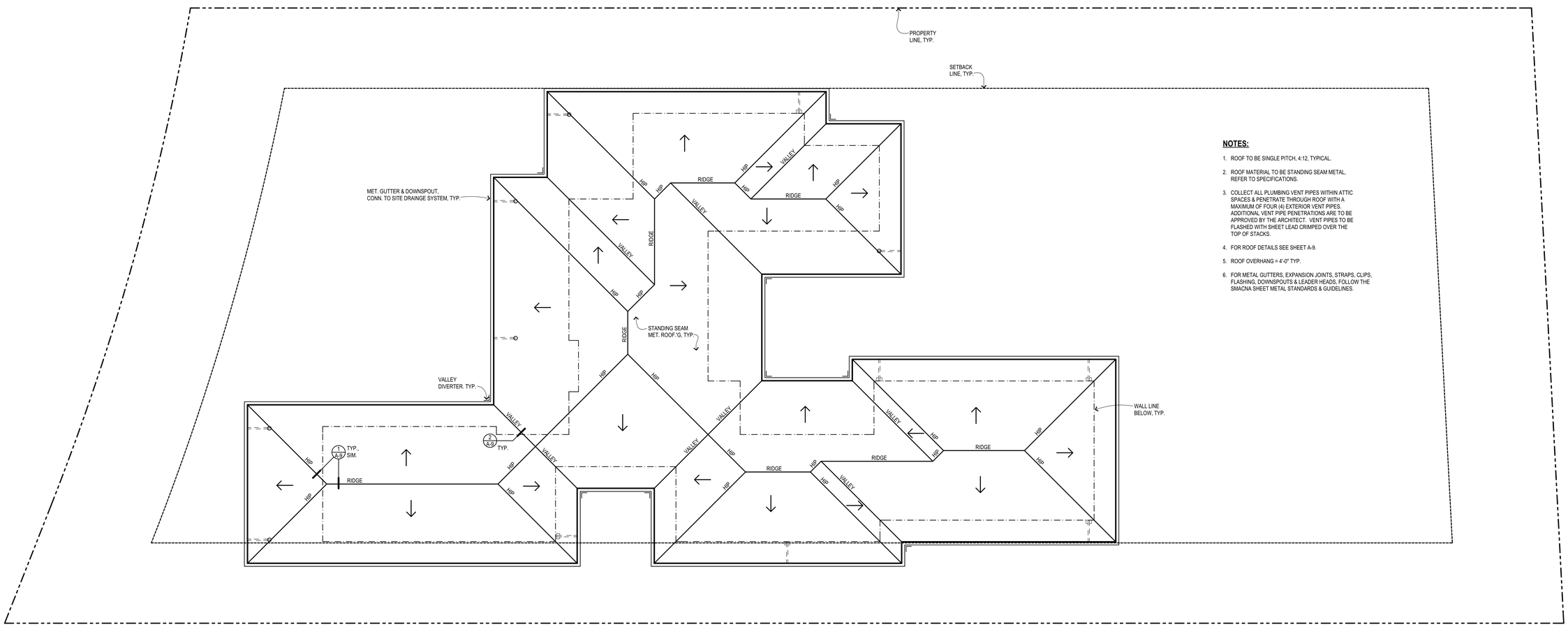

NOTES:

1. ROOF TO BE SINGLE PITCH, 4:12, TYPICAL.
2. ROOF MATERIAL TO BE STANDING SEAM METAL, REFER TO SPECIFICATIONS.
3. COLLECT ALL PLUMBING VENT PIPES WITHIN ATTIC SPACES & PENETRATE THROUGH ROOF WITH A MAXIMUM OF FOUR (4) EXTERIOR VENT PIPES. ADDITIONAL VENT PIPE PENETRATIONS ARE TO BE APPROVED BY THE ARCHITECT. VENT PIPES TO BE FLASHED WITH SHEET LEAD CRIMPED OVER THE TOP OF STACKS.
4. FOR ROOF DETAILS SEE SHEET A-9.
5. ROOF OVERHANG = 4'-0" TYP.
6. FOR METAL GUTTERS, EXPANSION JOINTS, STRAPS, CLIPS, FLASHING, DOWNSPOUTS & LEADER HEADS, FOLLOW THE SMACNA SHEET METAL STANDARDS & GUIDELINES.

N

1 Roof Plan
Scale: 1/8" = 1'-0"

12/4/2021 10:59 AM

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Dennis J. Harmon 12/4/21

Coons Residence
Ka'anapali Golf Estates, Lanikeha Ph. II - Lot 25
Lahaina, Hawaii 96761
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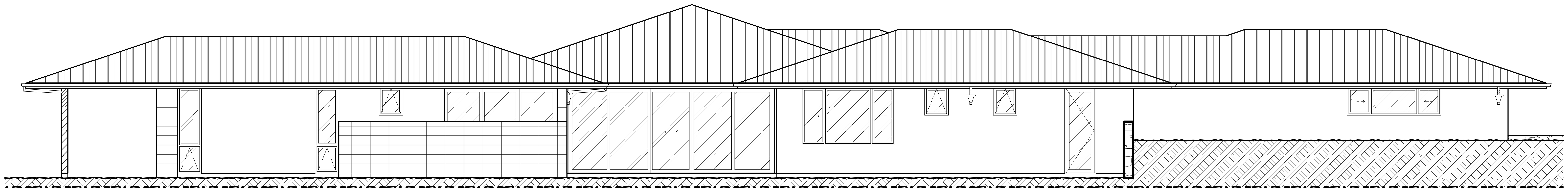
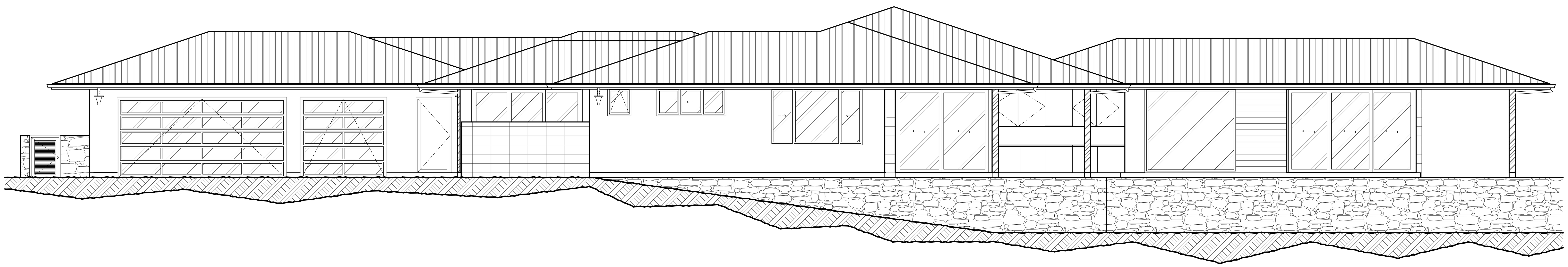
No.	Revision

Roof Plan

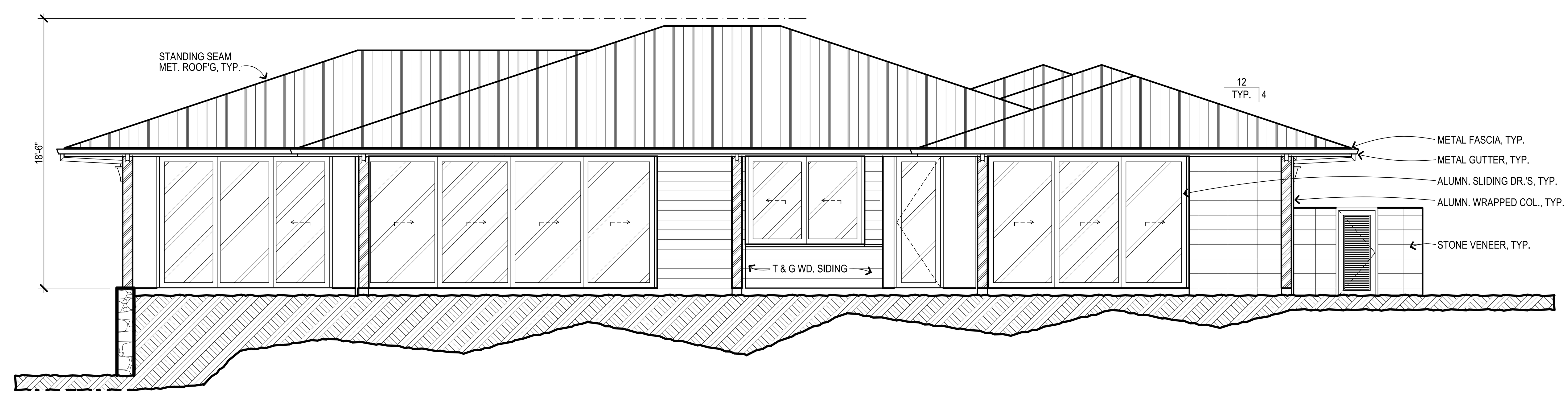
Date: December 3, 2021
Scale: As Noted
Phase: Permit
Sheet Number: A-4
Sheet: Of:



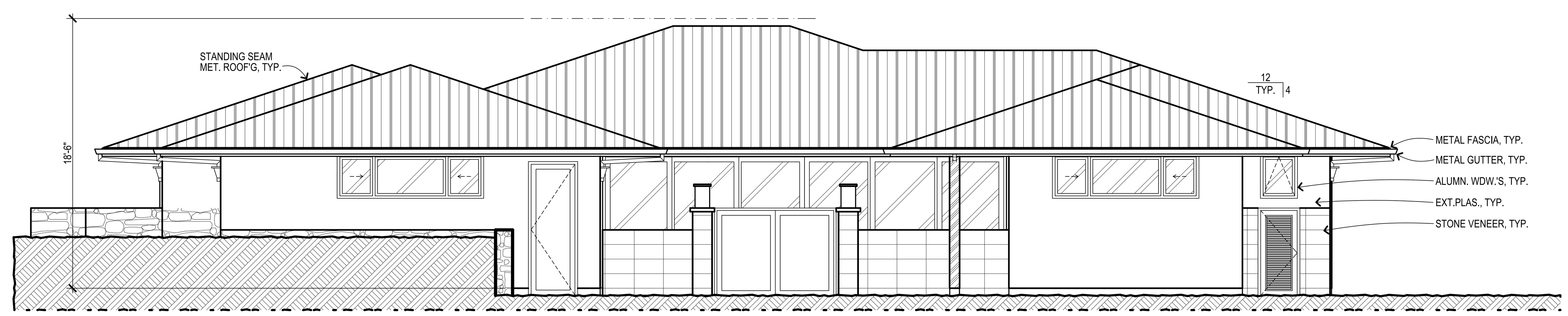
4 Left - East Elevation
Scale: 3/16" = 1'-0"



3 Right - West Elevation
Scale: 3/16" = 1'-0"



2 Back - South Elevation
Scale: 3/16" = 1'-0"



1 Front - North Elevation
Scale: 3/16" = 1'-0"

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Signature

Coons Residence
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Lahaina, Hawaii 96761
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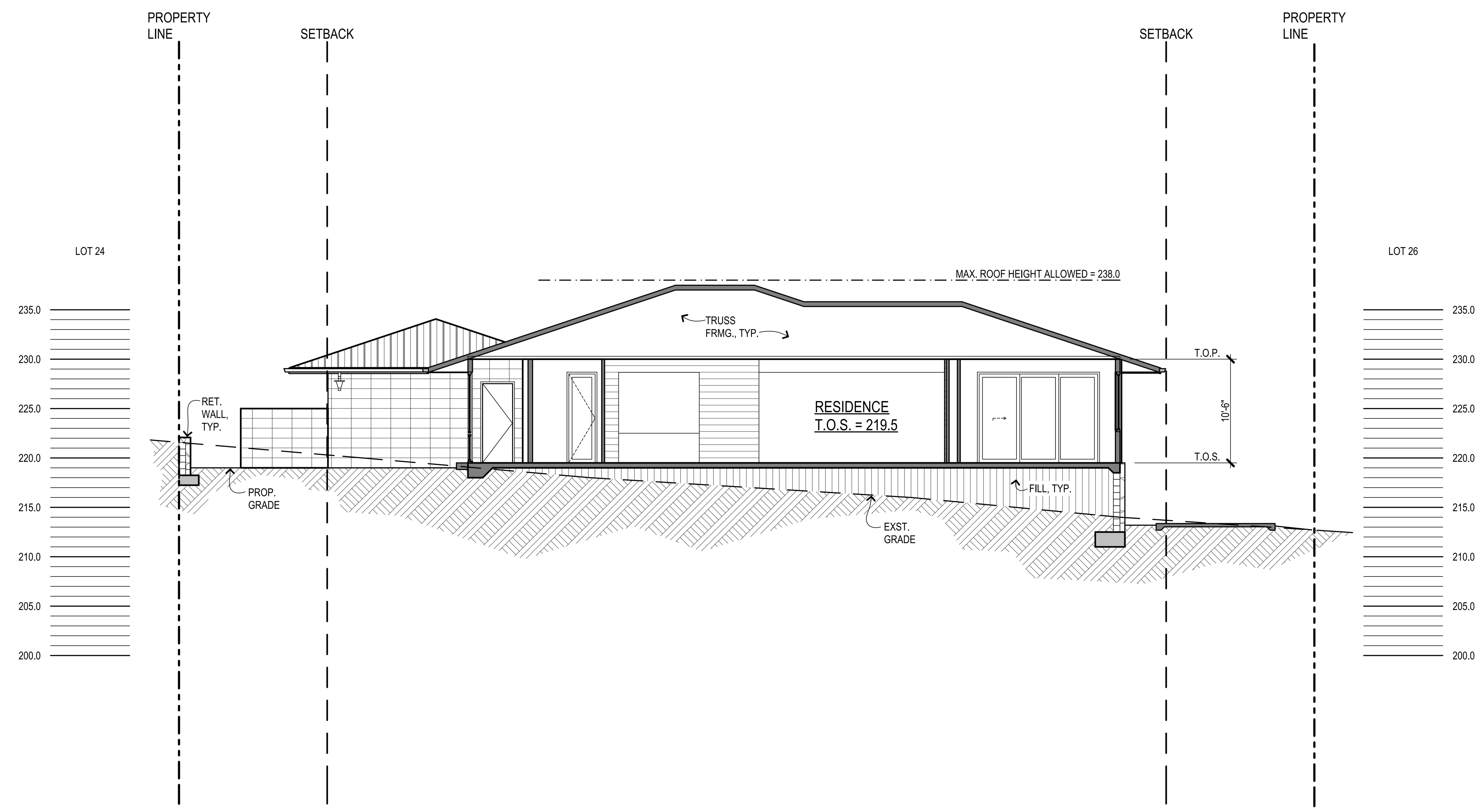
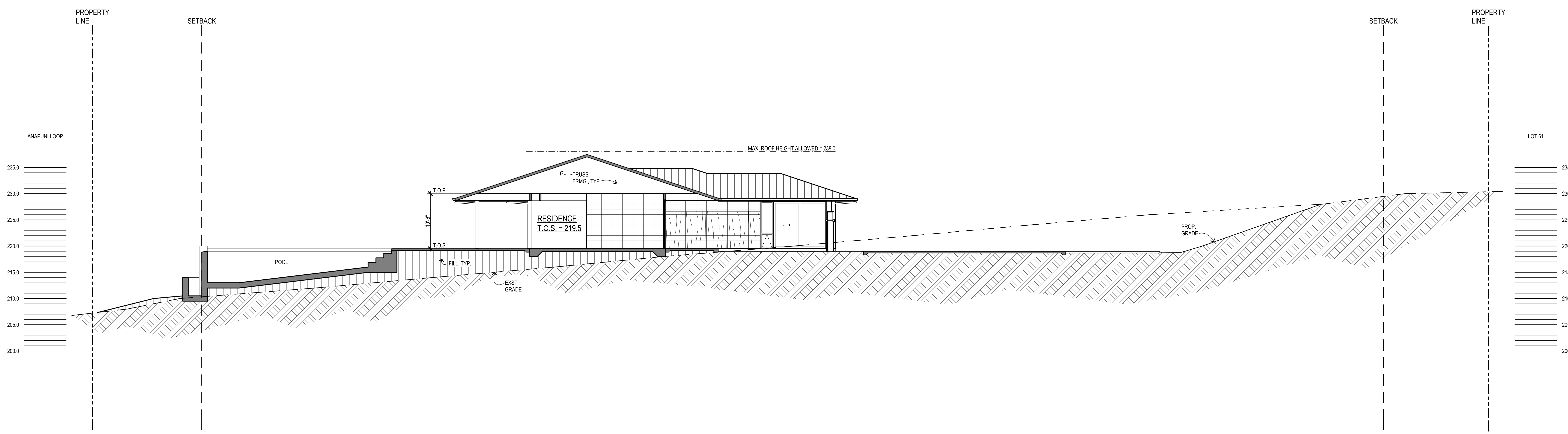
No.	Revision

Exterior Elevations

Date: December 3, 2021
Scale: As Noted
Phase: Permit
Sheet Number:
A-5
Sheet: Of



2 Site Section B
Scale: 1/8" = 1'-0"



1 Site Section A
Scale: 1/8" = 1'-0"

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Coons Residence

Ka'anapali Golf Estates, Lanikeha Ph. II - Lot 25
Lahaina, Hawaii 96761
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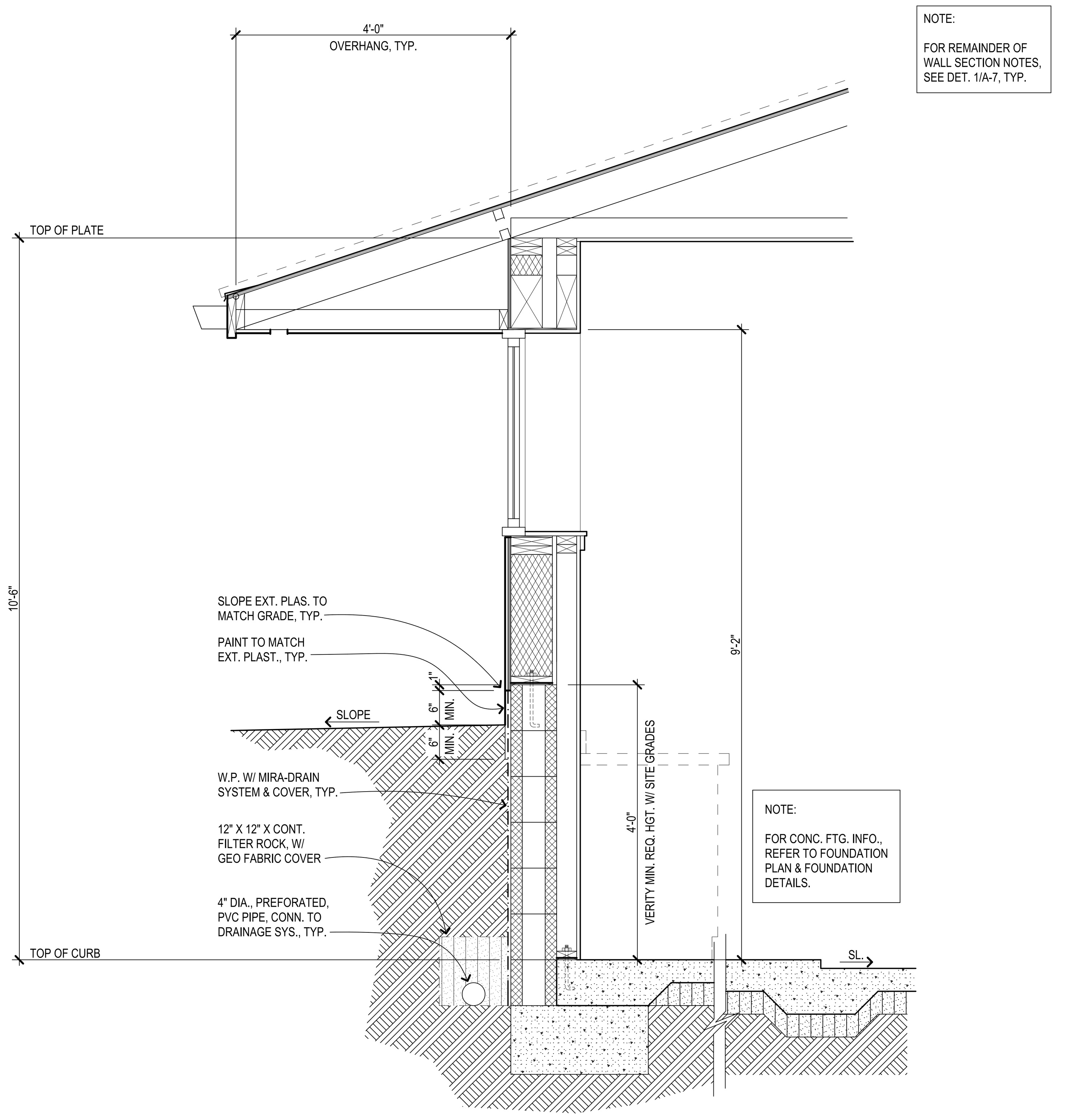
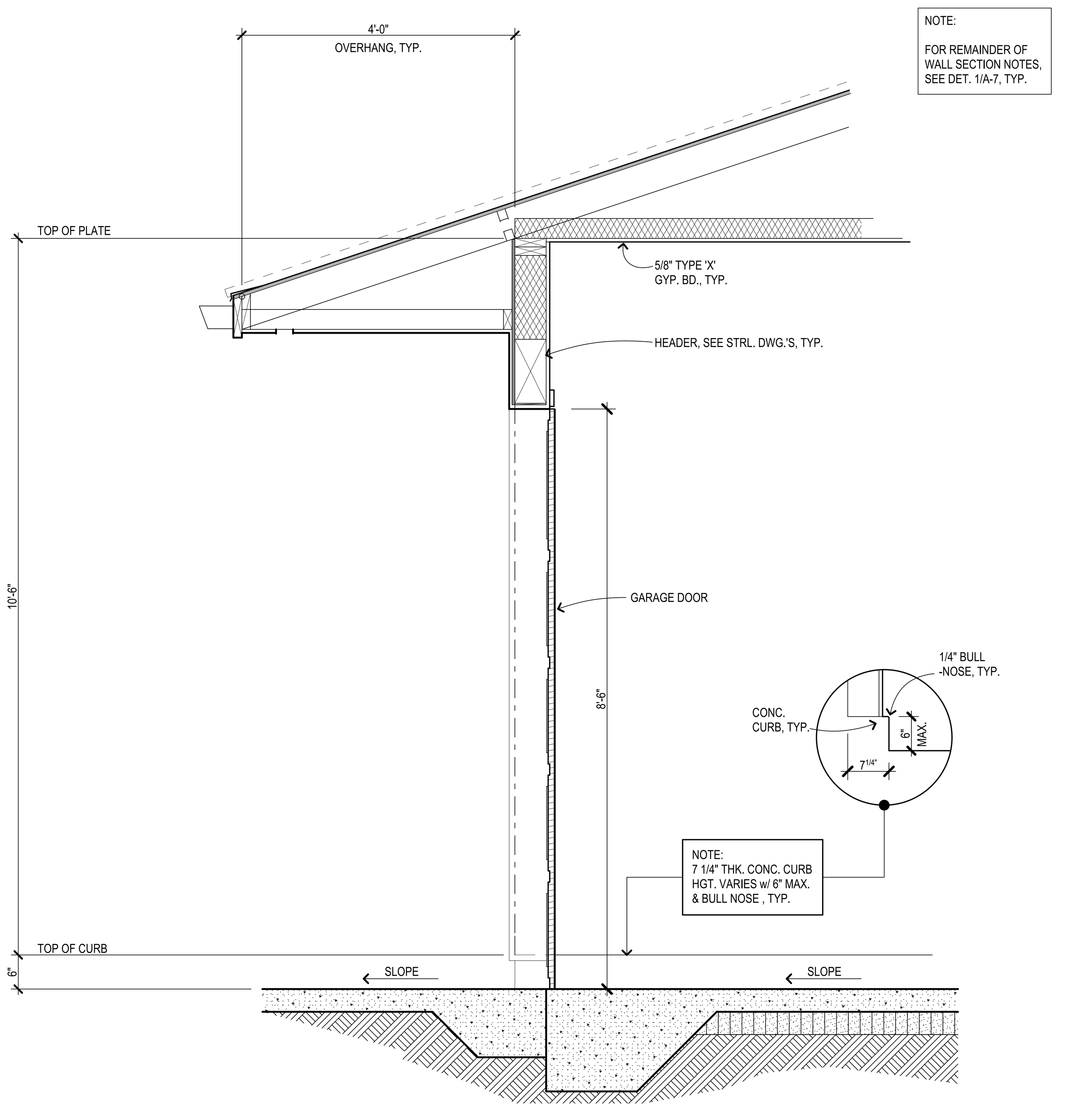
No.	Revision

Site & Building Sections

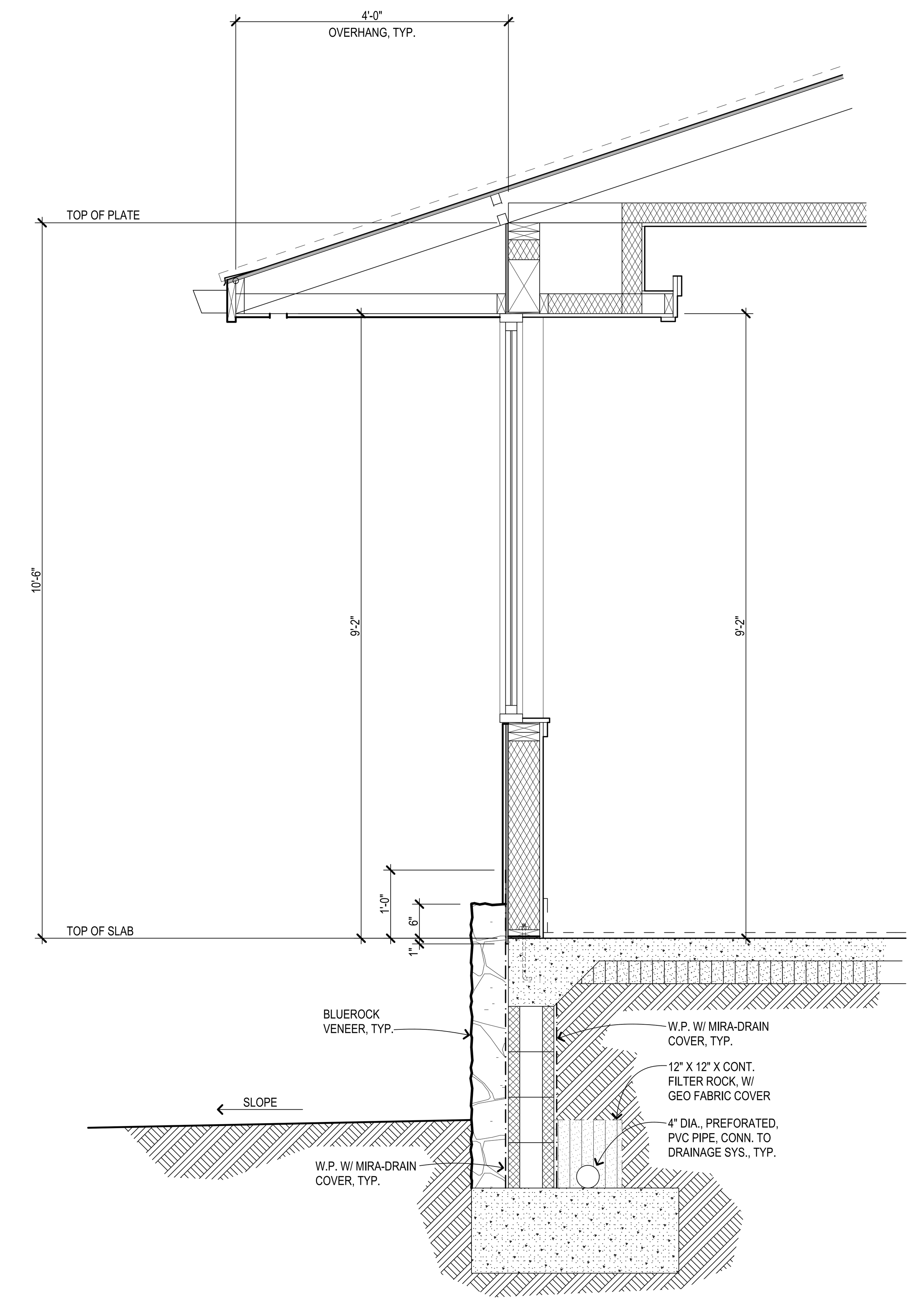
Date: December 3, 2021
Scale: As Noted
Phase: Permit
Sheet Number: A-6
Sheet: Of



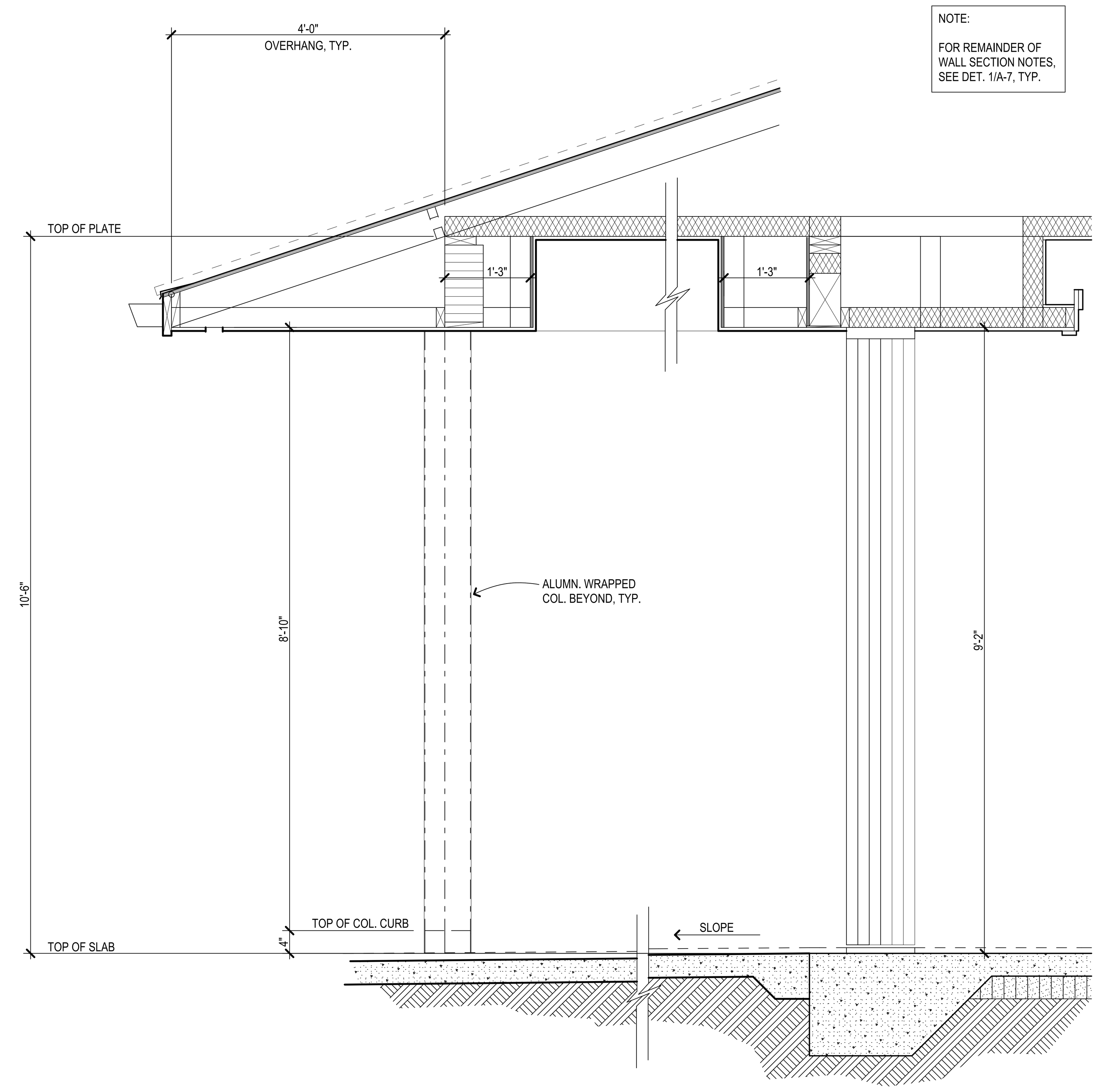
5 Wall Section @ Garage Slab
Scale: 3/4" = 1'-0"



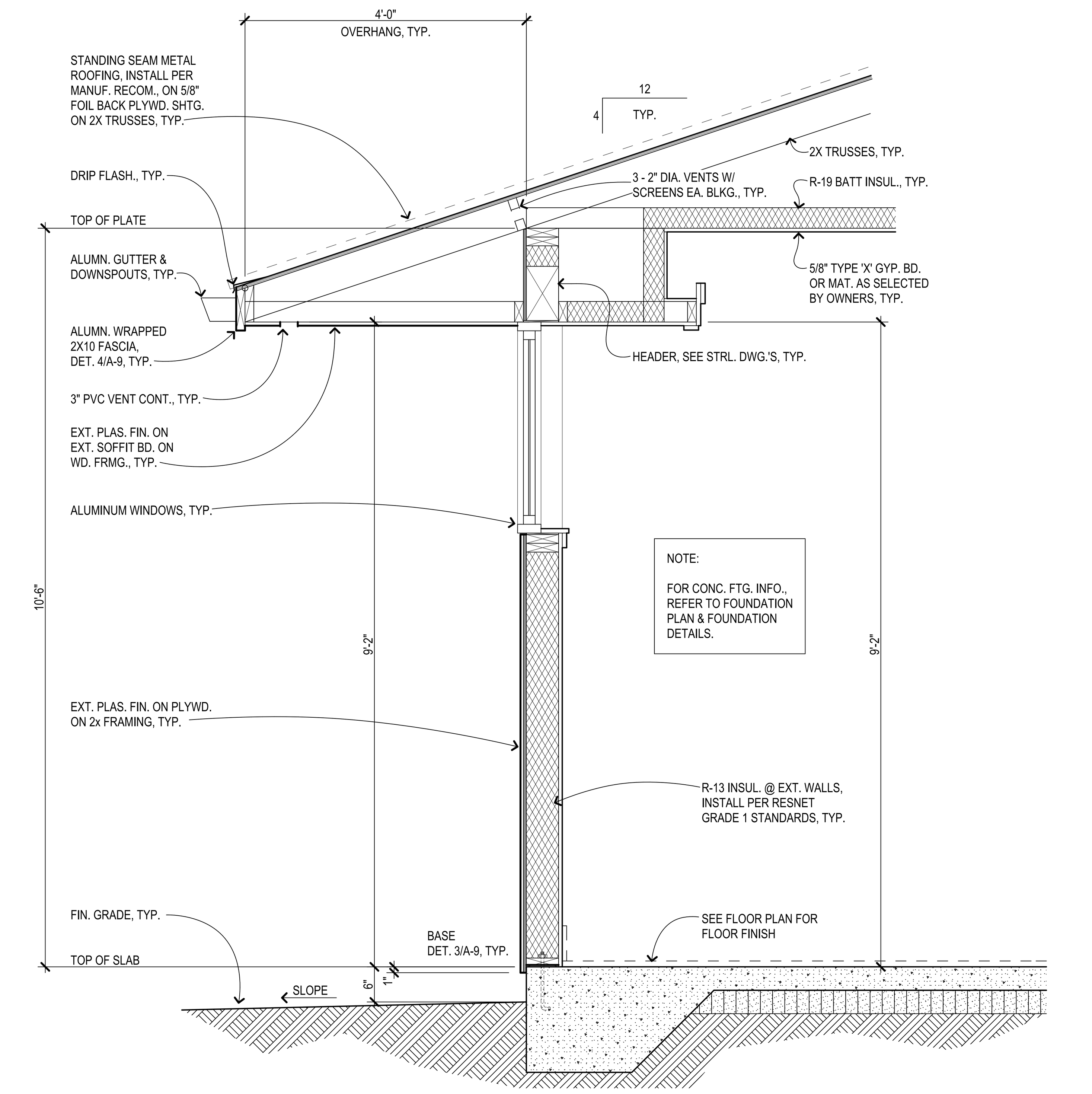
4 Wall Section @ Garage Door
Scale: 3/4" = 1'-0"



3 Wall Section @ Stem Wall
Scale: 3/4" = 1'-0"



2 Wall Section @ Covered Lanai
Scale: 3/4" = 1'-0"



1 Wall Section @ Typical
Scale: 3/4" = 1'-0"

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LICENSED PROFESSIONAL ARCHITECT
No. 9681
HAWAII, U.S.A.
Exp. Date: 4-30-22

THIS WORK WAS PREPARED BY ME OR UNDER MY SUPERVISION AND CONSTRUCTION OF THIS PROJECT WILL BE UNDER MY OBSERVATION

Signature

Coons Residence

Ka'anapali Golf Estates, Lanikeha Ph. II - Lot 25
Lahaina, Hawaii 96761
TMK: (2) 4-4-019 : 097

No.	Revision

Wall Sections

Date: December 3, 2021
Scale: As Noted
Phase: Permit
Sheet Number:
A-7
Sheet: Of

12/4/2021 10:59 AM

ELECTRICAL SYMBOLS LEGEND

- 110V DUPLEX OUTLET (12" ABOVE FLOOR U.O.N.)
- 110V DUPLEX OUTLET (1/2" SWITCHED)
- GFI 110V DUPLEX OUTLET (W/ GROUND FAULT INTERRUPTOR)
- WP 110V DUPLEX OUTLET (WEATHERPROOF)
- 110V DUPLEX OUTLET (OVER-HEAD OR BELOW)
- 220V DUPLEX OUTLET
- WP 220V DUPLEX OUTLET (WEATHERPROOF)
- 220V DUPLEX OUTLET (OVER-HEAD OR BELOW)
- 110V QUADRAPLEX OUTLET
- 110V DUPLEX FLOOR OUTLET

COORD. SWITCHES W/ CFL'S & LED'S AS REQ.

- SINGLE POLE SWITCH
- D SWITCH W/ DIMMER
- WP WATERPROOF SWITCH
- 3 3-WAY SWITCH
- 4 4-WAY SWITCH
- FC FAN CONTROL
- TELEPHONE / DATA JACK
- TELEVISION / RG 6 JACK
- PUSH BUTTON
- CHIMES
- EPB ELECTRICAL PANEL BOARD
- ELECTRIC METER
- LIGHT FIXTURE (WALL MOUNTED)

- L.C.S. LIGHTING CONTROL SYSTEM (L.C.S.)
- A.V.C. AUDIO VOLUME CONTROL (A.V.C.)
- STEREO / AUDIO LOCATIONS

ALL LAMPS TO BE CFL'S, PROVIDE LED ALT.

- LIGHT FIXTURE (RECESSED)
- WP LIGHT FIXTURE (WATERPROOF)
- ER LIGHT FIXTURE (EXTERIOR RATED)
- LIGHT FIXTURE (WALL WASH, RECESSED)
- LIGHT FIXTURE (PENDANT)
- LIGHT FIXTURE (SURFACE MOUNTED)
- EXHAUST FAN
- EXHAUST FAN / LIGHT UNIT
- SMOKE DETECTOR (ELECTRICAL DIRECT WIRED)
- JUNCTION BOX (FOR FUTURE)

ELECTR. PROGRAMMABLE START BALLAST, HIGH EFFICIENCY T5 OR T8 LAMPS.

- FLUORESCENT LIGHT FIXTURE (2X4 CEILING MOUNTED)
- FLUORESCENT LIGHT FIXTURE (CEILING MOUNTED)
- FLUORESCENT LIGHT FIXTURE (MOUNTED UNDER CABINET)
- COVE LIGHTING
- CEILING FAN

NOTE:

1. PROVIDE SECURITY SYSTEM FOR RESIDENCE. VERIFY AND COORD. ELEC. REQ.'S W/ SECURITY SYSTEM CONTRACTOR.

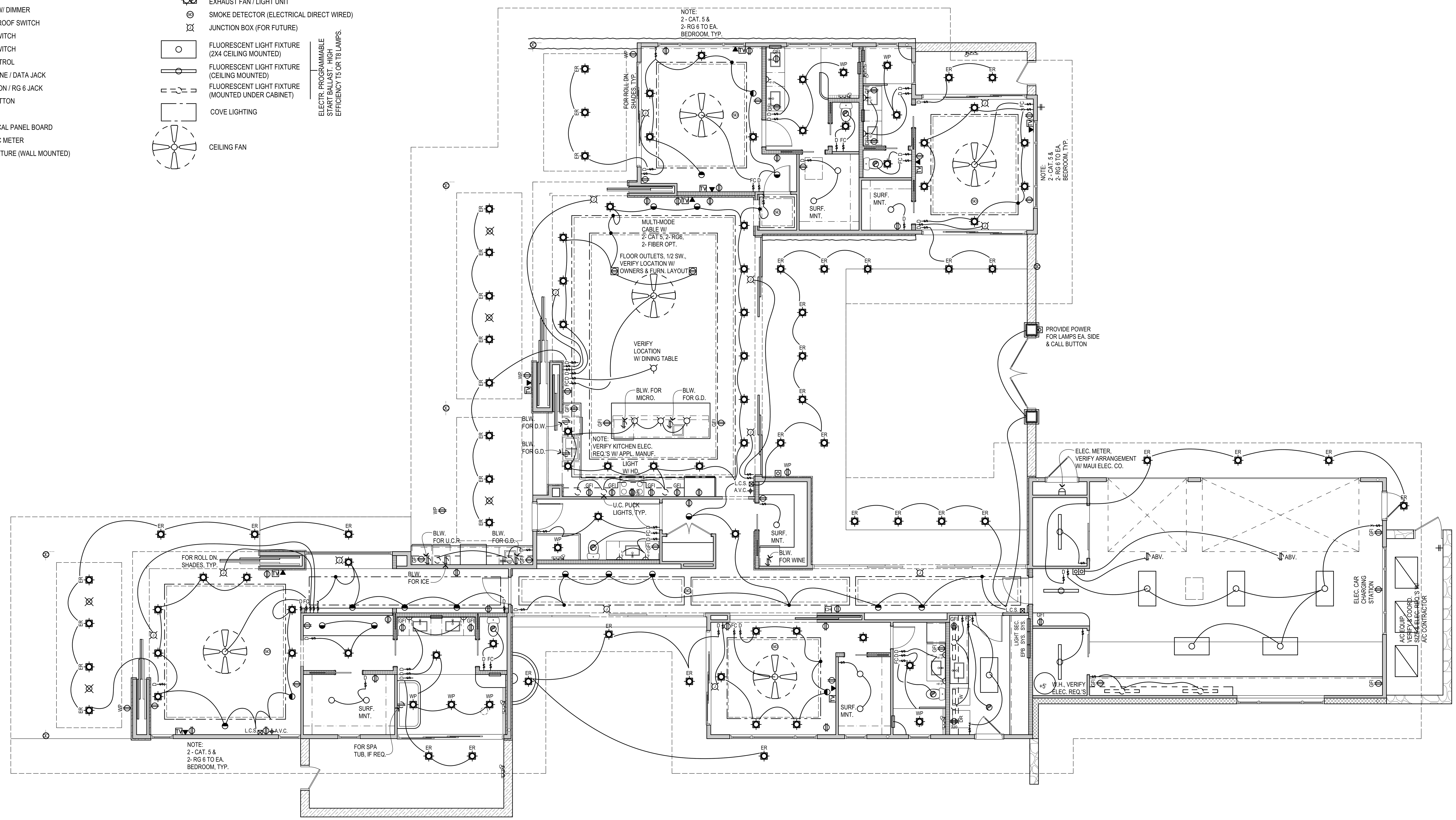
2. ELECTRICAL CONTRACTOR TO COORDINATE LANDSCAPE LIGHTING POWER SUPPLY W/ LANDSCAPE LIGHTING CONTRACTOR. FOR INFORMATION ON TRANSFORMERS SEE LANDSCAPE LIGHTING PLAN.

3. POOL EQUIP. AT BUNKER, VERIFY & COORDINATE SIZE & ELECTRICAL REQUIREMENTS W/ POOL CONTRACTOR.

COUNTY OF MAUI MAUI COUNTY CODE , CHAPTER 16.16B ENERGY CODE RESIDENTIAL PROVISIONS	
COMPLIANCE METHOD Check applicable method	
X	R401.2(1) R401.3 through R404 (Prescriptive)
	R401.2(2) R405, R401 through 404 labeled Mandatory (Simulates Performance Alternative)
	R401.2(3) R406 (Energy Rating Index Compliance Alternative)
	R401.2(4) R401.2.1 (Tropical Zone)
	R102.1 (Alternative)

To the best of my knowledge, this project's design substantially conforms to the Energy code:

Signature: [signature] **Date:** 12/3/21
Name: DENNIS J. HARMON
Title: ARCHITECT
License No: 9681



1 Electrical Plan
Scale: 3/16" = 1'-0"

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Coons Residence
Ka'anapali Golf Estates, Lanikeha Ph. II - Lot 25
Lahaina, Hawaii 96761
TMK: (2) 4-4-019 : 097

No.	Revision

Electrical Plan

Date: December 3, 2021
Scale: As Noted
Phase: Permit
Sheet Number:
A-8
Sheet: Of

12/4/2021 10:59 AM

DOOR SCHEDULE

LEVEL	DOOR NO.	SIZE (WXH) & FUNCTION	DOOR TYPE	THICKNESS (NOTE 3)	CONSTRUCTION (NOTE 4)	FACING & FINISH (NOTE 5)	GLASS / LOUVERS (NOTE 6)	RATING (NOTE 7)	FRAME DETAILS: HEAD	FRAME DETAILS: JAMB	FRAME DETAILS: SILL/THRESHOLD	HARDWARE GROUP	REMARKS
EXTERIOR	D01	3'-0" x 9'-0" FRENCH SWING	B	*	AL	AN	OBS, TG	-	SHT. A-10 (SIM.)	SHT. A-10 (SIM.)	SHT. A-10 (SIM.)	-	THRESHOLD
	D02	10'-6" x 9'-0" MULTI-SL. (XXO)	E		AL	AN	TG						3070 EXT. TRACK
	D03	11'-10" x 9'-0" MULTI-SL. (XXX)	F		AL	AN	TG						3070 EXT. TRACK
	D04	13'-9" x 9'-0" MULTI-SL., PKT., CORNER (CXXXP)	L		AL	AN	TG						3050 HIDDEN TRACK
	D05	13'-9" x 9'-0" MULTI-SL., PKT., CORNER (PXXXC)	L		AL	AN	TG						3050 HIDDEN TRACK
	D06	3'-0" x 9'-0" FRENCH SWING	B		AL	AN	OBS, TG						THRESHOLD
	D07	8'-6" x 6'-0" MULTI-SL. PKT. (PXX)	G		AL	AN	TG						3050 H.T. @ C.T. HGT.
	D08	20'-0" x 9'-0" MULTI-SLIDE, PKT., CORNER (CXXXXP)	M		AL	AN	TG						3050 HIDDEN TRACK
	D09	10'-0" x 9'-0" MULTI-SLIDE, PKT., CORNER (PXXC)	M		AL	AN	TG						3050 HIDDEN TRACK
	D10	12'-0" x 9'-0" MULTI-SL. (OXX)	E		AL	AN	TG						3070 EXT. TRACK
	D11	12'-0" x 9'-0" MULTI-SL. (OXX)	E		AL	AN	TG						3070 EXT. TRACK
	D12	12'-0" x 9'-0" MULTI-SL. (XXO)	E		AL	AN	TG						3070 EXT. TRACK
	D13	27'-8" x 9'-0" MULTI-SLIDE (OXXXXO)	N		AL	AN	TG						3050 HIDDEN TRACK, NO SCREENS
	D14	24'-8" x 9'-0" SLIDING DR. (OOXXOO)	O		AL	AN	TG						3050 HIDDEN TRACK, NO SCREENS
	D15	3'-6" x 9'-0" SWING	A		SC	WP	-						THRESHOLD
	D16	9'-0" x 8'-6" OVERHEAD SECT.	H		AL	AN	OBS, TG						GL. ALL SECTIONS
	D17	18'-0" x 8'-6" OVERHEAD SECT.	I		AL	AN	OBS, TG						GL. ALL SECTIONS
	D18	3'-0" x 9'-0" SWING	A		SC	WP	-						THRESHOLD
INTERIOR	D19	5'-0" x 8'-0" BY-PASS	D		HC	WP	-						-
	D20	6'-0" x 8'-0" BY-PASS	D		HC	WP	-						-
	D21	3'-0" x 8'-0" SWING	A		SC	WP	-	20 MIN.					THRESHOLD
	D22	3'-0" x 8'-0" SWING	A		SC	WP	-						THRESHOLD
	D23	2'-6" x 8'-0" SWING	A		SC	WP	-						THRESHOLD
	D24	2'-6" x 8'-0" POCKET	J		SC	WP	WD						LOUVERED
	D25	10'-0" x 8'-0" PR. POCKET (PXX)	K		SC	WP	-						THRESHOLD
	D26	3'-0" x 8'-0" SWING	A		SC	WP	-						THRESHOLD
	D27	3'-0" x 8'-0" POCKET	J		SC	WP	WD						LOUVERED
	D28	3'-0" x 8'-0" POCKET	J		SC	WP	-						THRESHOLD
	D29	3'-0" x 8'-0" POCKET	J		SC	WP	-						-
	D30	3'-0" x 8'-0" POCKET	J		SC	WP	WD						LOUVERED
	D31	5'-0" x 8'-0" PR. SWING	C		SC	WP	WD						LOUVERED
	D32	3'-0" x 8'-0" SWING	A		SC	WP	-						THRESHOLD
	D33	3'-0" x 8'-0" SWING	A		SC	WP	-						THRESHOLD
	D34	3'-0" x 8'-0" SWING	A		SC	WP	-						THRESHOLD
	D35	2'-6" x 8'-0" POCKET	J		SC	WP	-						-
	D36	2'-6" x 8'-0" POCKET	J		SC	WP	-						-
	D37	2'-6" x 8'-0" POCKET	J		SC	WP	WD						LOUVERED
	D38	2'-6" x 8'-0" POCKET	J		SC	WP	-						-
	D39	2'-6" x 8'-0" POCKET	J		SC	WP	-						THRESHOLD
EXT.	D40	22'-2" x 9'-0" SLIDING DR. (OOXOO)	P		AL	AN	TG						3050 HIDDEN TRACK, NO SCREENS

DOOR NOTES LIST

1. * INDICATES TYPICAL.
2. ( ) AROUND ANY ENTRY INDICATES REMARK NOTED IN REMARKS COLUMN PERTAINS.
3. ALL DOORS ARE 1 3/4" THICK UNLESS OTHERWISE NOTED.
4. DOOR CONSTRUCTION:
   - SC = SOLID CORE WOOD
   - HC = HOLLOW CORE WOOD
   - HM = HOLLOW METAL
   - AL = ALUMINUM & GLASS
   - SR = STILE & RAILS / DECORATIVE / CARVED PANEL
   - GL = GLASS
   - RU = ROLL-UP DOOR/GRILLE
   - SST = STAINLESS STEEL
   - FRP = FIBERGLASS REINFORCED PANEL
   - MET = METAL
5. FACING AND FINISH. (SEE ALSO DOOR SCHEDULE REMARKS LIST.)
   - MP = METAL, PAINTED
   - WP = WOOD, PAINTED
   - WS = WOOD, TRANSPARENT FINISH
   - AN = ALUMINUM, ANODIZED
   - EP = ALUMINUM, ELECTROSTATIC PAINTED
   - PL = PLASTIC LAMINATE
   - SST = STAINLESS STEEL
   - FRP = FIBERGLASS REINFORCED PANEL
6. GLASS/LOUVERS. ALL GLASS ARE 1/4" CLEAR UNLESS OTHERWISE NOTED.
   - GLASS TYPES:
     - TG = TEMPERED GLASS (SAFETY GLASS)
     - FG = FLOAT GLASS
     - WG = WIRE GLASS
     - LA = LAMINATED GLASS
     - LG = LEAD GLASS
     - VG = ONE-WAY VISION GLASS
     - OBS = OBSCURE GLASS
   - LOUVER TYPES:
     - AL = ALUMINUM
     - WD = WOOD
     - SM-S = SHEET METAL STATIONARY
     - SM-F = SHEET METAL W/ FUSIBLE LINK
7. A-3, B-1 1/2, B-1, C 3/4, OR 20 MINUTE INDICATE LABEL & TIME OF FIRE RATING.

NOTE:

VERIFY WITH DOOR MANUFACTURER THE REQUIRED WIDTH OF WALLS AT ALL SLIDING DOORS, AND REQUIRED DEPTH OF POCKETS FOR POCKET DOORS.

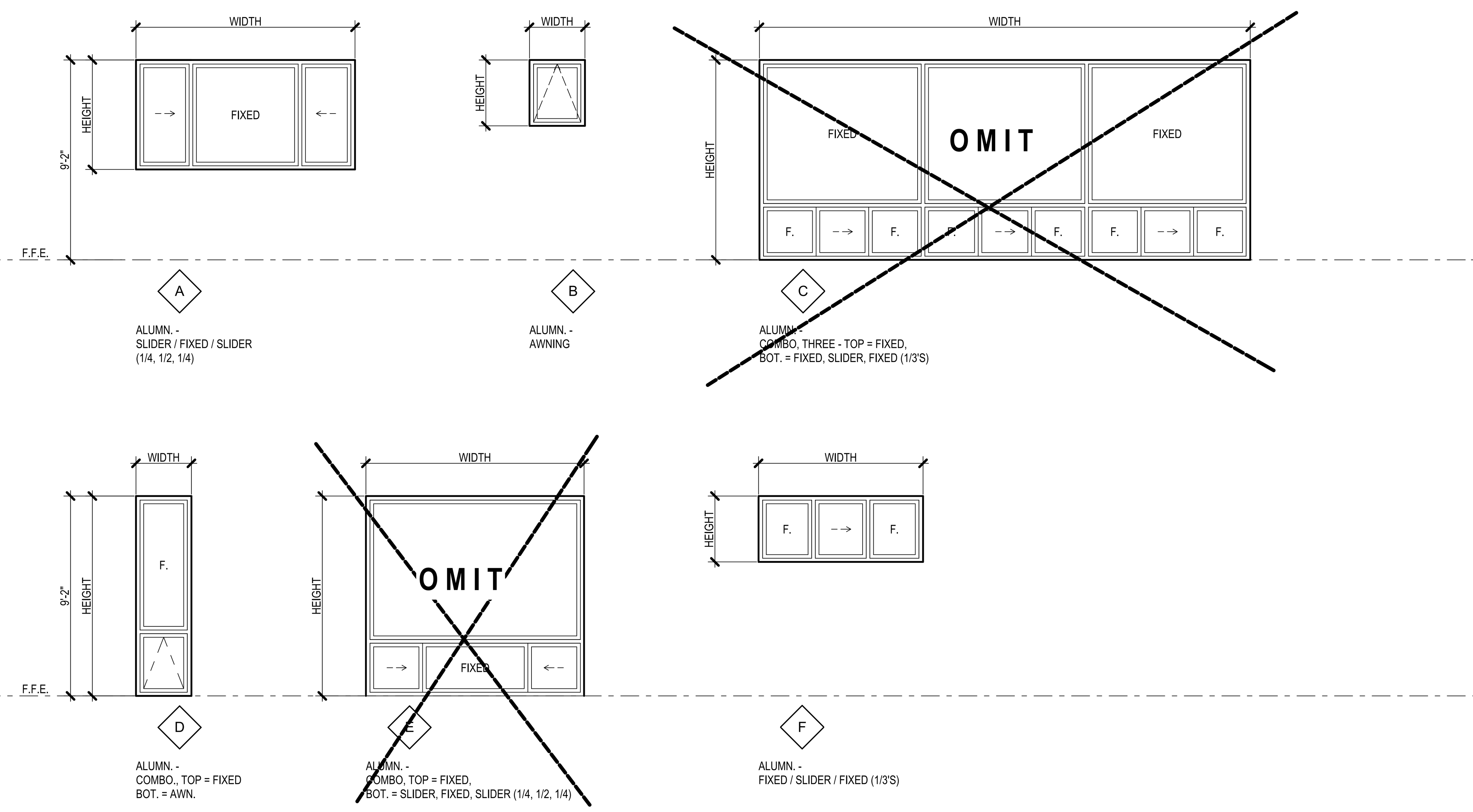
WINDOW SCHEDULE

LEVEL	WINDOW NO.	SIZE (WXH) & FUNCTION	WINDOW TYPE	CONSTRUCTION (NOTE 3)	FACING & FINISH (NOTE 4)	GLASS / LOUVERS (NOTE 5)	RATING (NOTE 6)	FRAME DETAILS: HEAD	FRAME DETAILS: JAMB	FRAME DETAILS: SILL	REMARKS
HOUSE	W01	10'-0" x 3'-0" SL. / FIXED / SL. (1/4, 1/2, 1/4)	A	AL	AN			SHT. A-10	SHT. A-10	SHT. A-10	
	W02	2'-6" x 3'-0" AWNING	B	AL	AN						
	W03	2'-6" x 3'-0" AWNING	B	AL	AN						
	W04	10'-0" x 6'-2" SL. / FIXED / SL. (1/4, 1/2, 1/4)	A	AL	AN						
	~~W05~~	~~22'-6" x 9'-2" COMBO - THREE (3) TOP = 7'-6" x 6'-2" FIXED, BOT. = 7'-6 x 3'-0" F. / SL. / F. (1/3's)~~	~~C~~	~~AL~~	~~AN~~	OMIT					
	W06	2'-6" x 3'-0" AWNING	B	AL	AN						
	W07	2'-6" x 9'-2" COMBO - TOP = 2'-6" x 6'-2" FIXED BOT. = 2'-6" x 3'-0" AWNING	D	AL	AN						
	W08	2'-6" x 9'-2" COMBO - TOP = 2'-6" x 6'-2" FIXED BOT. = 2'-6" x 3'-0" AWNING	D	AL	AN						
	~~W09~~	~~10'-0" x 9'-2" COMBO TOP = 10'-0" x 6'-2" FIXED BOT. = 10'-0" x 3'-0" SL. / F. / SL. (1/4, 1/2, 1/4)~~	~~E~~	~~AL~~	~~AN~~	OMIT					
	W10	10'-0" x 6'-2" SL. / FIXED / SL. (1/4, 1/2, 1/4)	A	AL	AN						
	W11	7'-6" x 3'-0" FIXED / SL. / FIXED (1/3's)	F	AL	AN						
	W12	2'-6" x 3'-0" AWNING	B	AL	AN						
	W13	2'-6" x 3'-0" AWNING	B	AL	AN						
	W14	10'-0" x 3'-0" SL. / FIXED / SL. (1/4, 1/2, 1/4)	A	AL	AN						
	W15	10'-0" x 3'-0" SL. / FIXED / SL. (1/4, 1/2, 1/4)	A	AL	AN						

WINDOW NOTES LIST

1. * INDICATES TYPICAL.
2. ( ) AROUND ANY ENTRY INDICATES REMARK NOTED IN REMARKS COLUMN PERTAINS.
3. WINDOW CONSTRUCTION:
   - AL = ALUMINUM
   - HM = HOLLOW METAL
   - WD = WOOD
   - PVC = POLYVINYL CHLORIDE
4. FACING AND FINISH. (SEE ALSO WINDOW SCHEDULE REMARKS LIST.)
   - MP = METAL, PAINTED
   - WP = WOOD, PAINTED
   - WS = WOOD, TRANSPARENT FINISH
   - AN = ALUMINUM, ANODIZED
   - EP = ALUMINUM, ELECTROSTATIC PAINTED
   - PVC = POLYVINYL CHLORIDE
5. GLASS/LOUVERS. ALL GLASS ARE 1/4" CLEAR UNLESS OTHERWISE NOTED.
   - GLASS TYPES:
     - TG = TEMPERED GLASS (SAFETY GLASS)
     - FG = FLOAT GLASS
     - WG = WIRE GLASS
     - LA = LAMINATED GLASS
     - LG = LEAD GLASS
     - VG = ONE-WAY VISION GLASS
     - OBS = OBSCURE GLASS
   - LOUVER TYPES:
     - AL = ALUMINUM
     - WD = WOOD
     - SM-S = SHEET METAL STATIONARY
     - SM-F = SHEET METAL W/ FUSIBLE LINK
6. C 3/4 INDICATES LABEL & HOURS OF FIRE RATING.
7. ALL EXTERIOR GLASS SHOULD BE LOW 'E'.

WINDOW TYPES -



A — ALUMN. - SLIDER / FIXED / SLIDER (1/4, 1/2, 1/4)

B — ALUMN. - AWNING

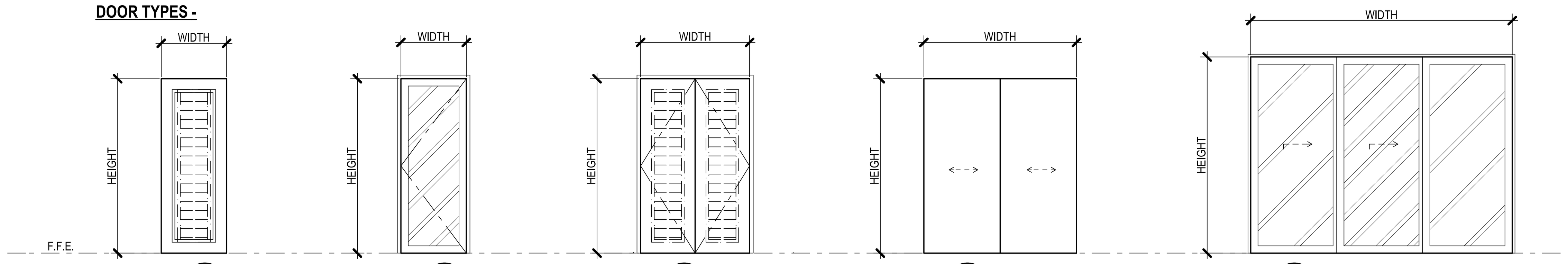
C — ALUMN. - COMBO, THREE - TOP = FIXED, BOT. = FIXED, SLIDER, FIXED (1/3'S) (OMIT)

D — ALUMN. - COMBO., TOP = FIXED BOT. = AWN.

E — ALUMN. - COMBO, TOP = FIXED, BOT. = SLIDER, FIXED, SLIDER (1/4, 1/2, 1/4) (OMIT)

F — ALUMN. - FIXED / SLIDER / FIXED (1/3'S)

DOOR TYPES -



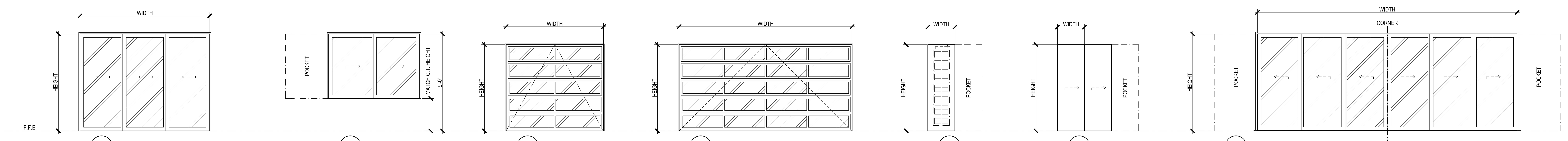
A — SOLID CORE SWING DOOR, LOUVERED WHERE NOTED, THRESHOLD WHERE NOTED, (PANEL AS SELECTED BY OWNERS)

B — FRENCH SWING DOOR W/ TEMP. OBS. GL. & THRESHOLD

C — SOLID CORE, PAIR SWING, LOUVERED WHERE NOTED, THRESHOLD WHERE NOTED

D — BY-PASS SLIDING DOORS, LOUVERED OR MIRRORED WHERE NOTED

E — THREE PANEL MULTI-SLIDE DOOR (OXX or XXO), W/ SCREENS & 3070 EXT. TRACK, TEMP. GL.



F — THREE PANEL MULTI-SLIDE DOOR (XXX), W/ SCREENS & 3070 EXT. TRACK, TEMP. GL.

G — TWO PANEL SLIDING POCKET DOOR (PXX), W/ SCREENS & 3050 HIDDEN TRACK, TEMP. GL.

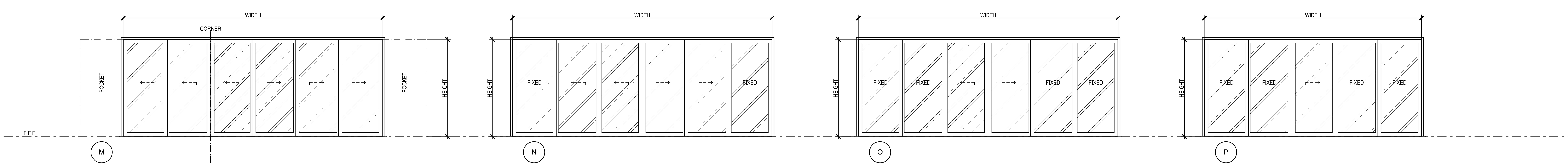
H — OVERHEAD SECTIONAL W/ TEMP. OBS. GL. AT ALL SECTIONS

I — OVERHEAD SECTIONAL W/ TEMP. OBS. GL. AT ALL SECTIONS

J — SOLID CORE POCKET DOOR, LOUVERED WHERE NOTED, THRESHOLD WHERE NOTED

K — SOLID CORE PR. POCKET DOOR, THRESHOLD

L — SIX PANEL MULTI-SLIDE PKT., CORNER DOOR (PXXCXXXP), W/ SCREENS & 3050 HIDDEN TRACK, TEMP. GL.



M — SIX PANEL MULTI-SLIDE PKT., CORNER DOOR (PXXCXXXXP), W/ SCREENS & 3050 HIDDEN TRACK, TEMP. GL.

N — SIX PANEL MULTI-SLIDE DOOR (OXXXXO), 3050 HIDDEN TRACK, TEMP. GL., NO SCREENS

O — SIX PANEL SLIDING DOOR (OOXXOO), 3050 HIDDEN TRACK, TEMP. GL., NO SCREENS

P — FIVE PANEL SLIDING DOOR (OOXOO), 3050 HIDDEN TRACK, TEMP. GL., NO SCREENS

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STAMP: DENNIS J. HARMON — LICENSED PROFESSIONAL ARCHITECT — No. 9681 — HAWAII, U.S.A.

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Observation of construction as defined in Hawaii Administrative Rules, Title 16, Chapter 115, Section 16-115-2

Signature

Coons Residence

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TMK: (2) 4-4-019 : 097

No.	Revision

Door & Window Types & Schedules

Date: December 3, 2021

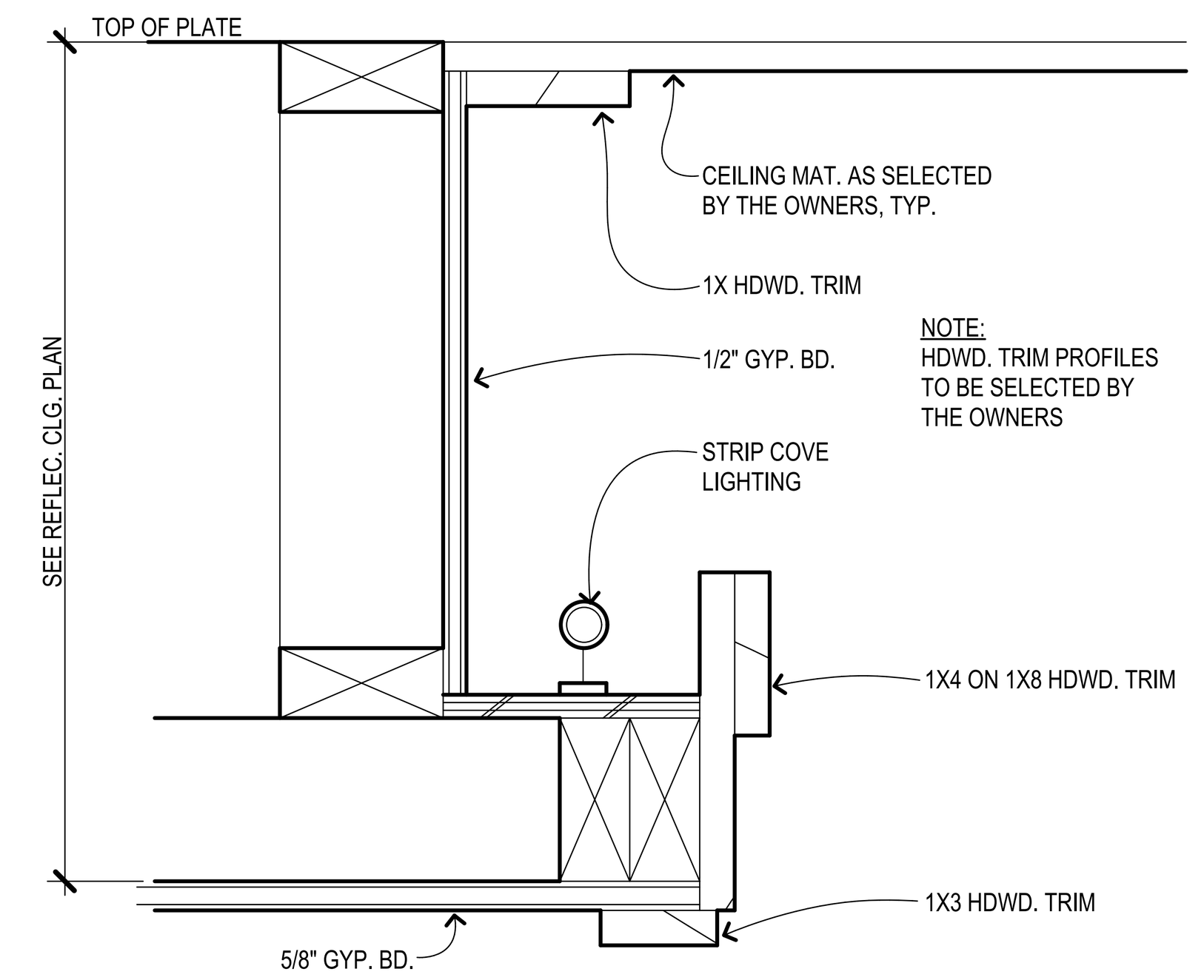
Scale: As Noted

Phase: Permit

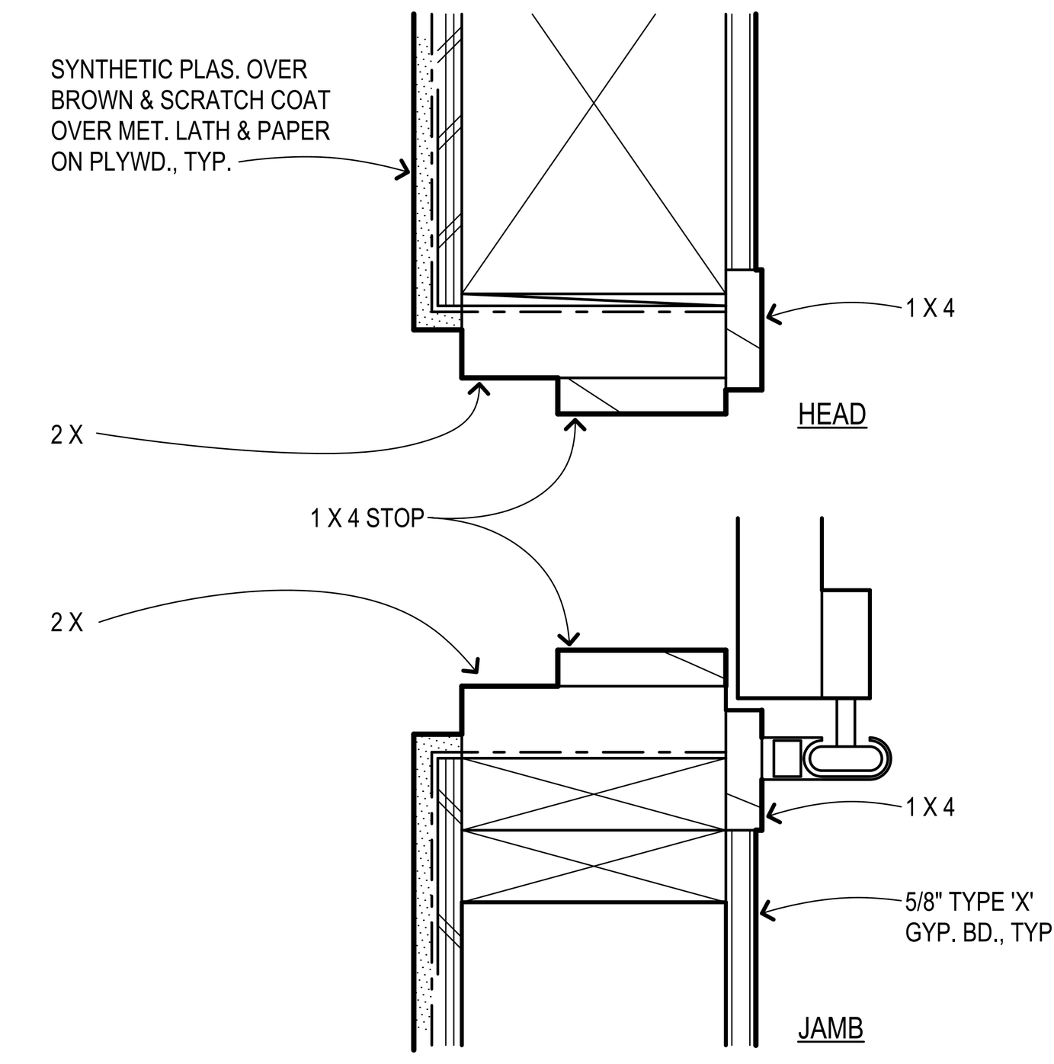
Sheet Number: A-9

Sheet: Of

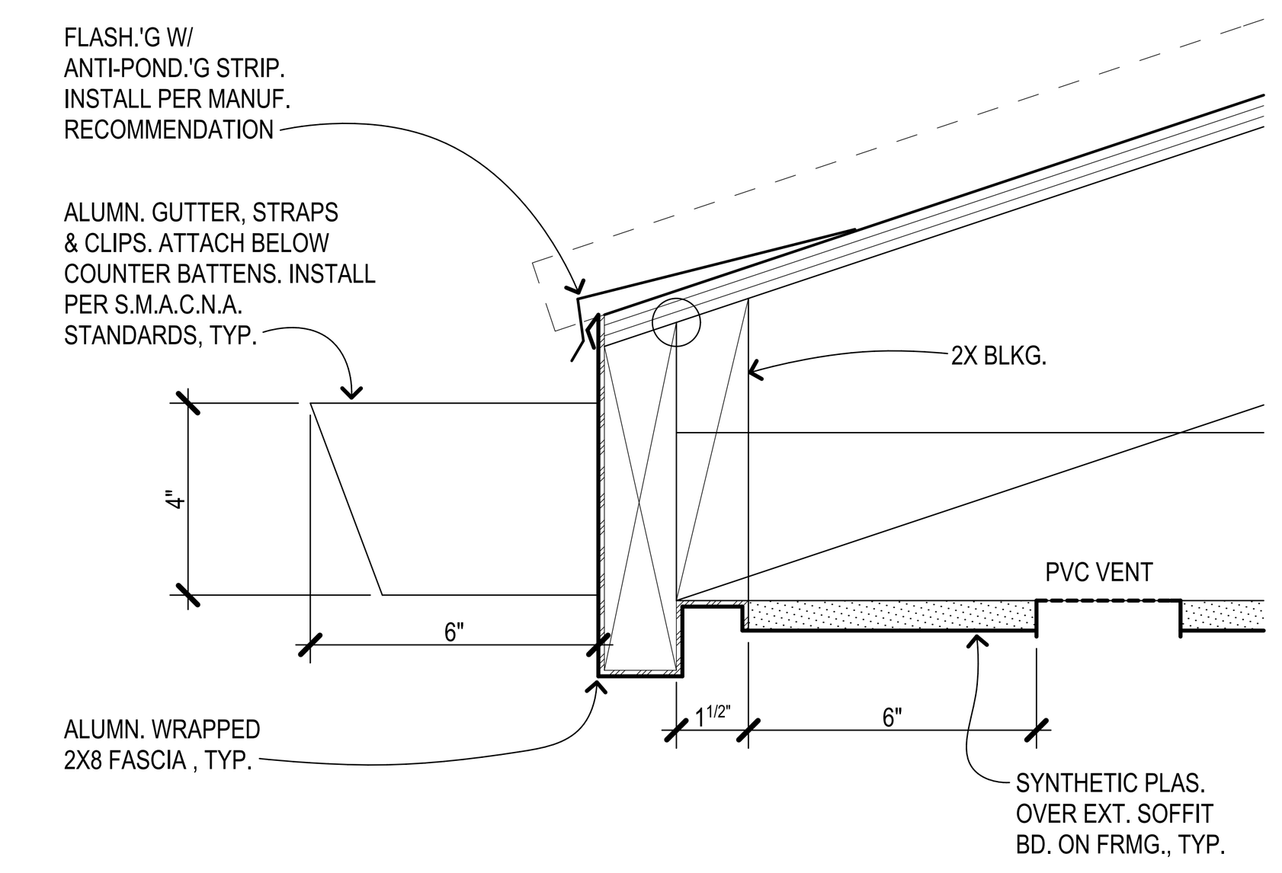
12/4/2021 10:59 AM



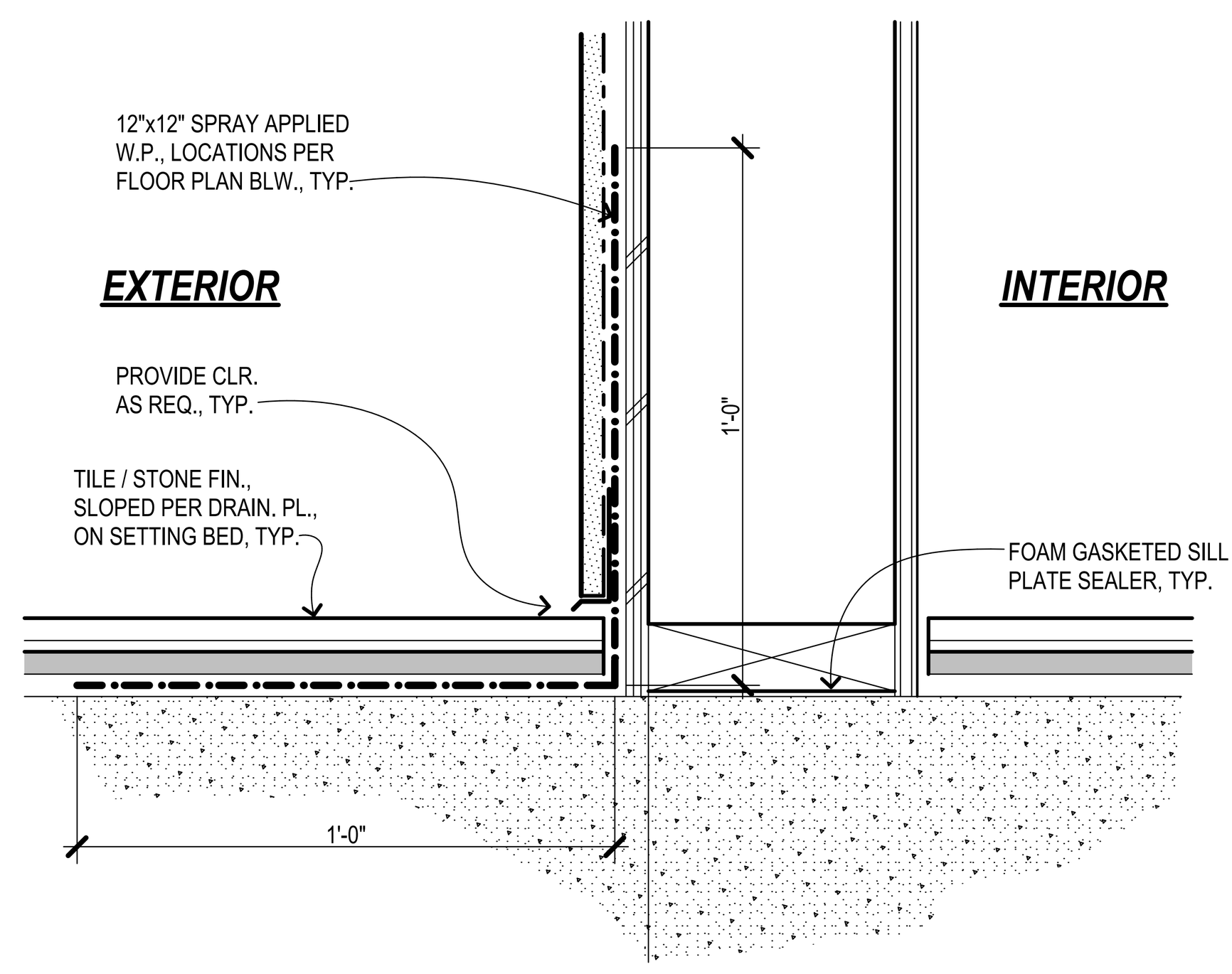
9 Light Cove Detail
Scale: 3" = 1'-0"



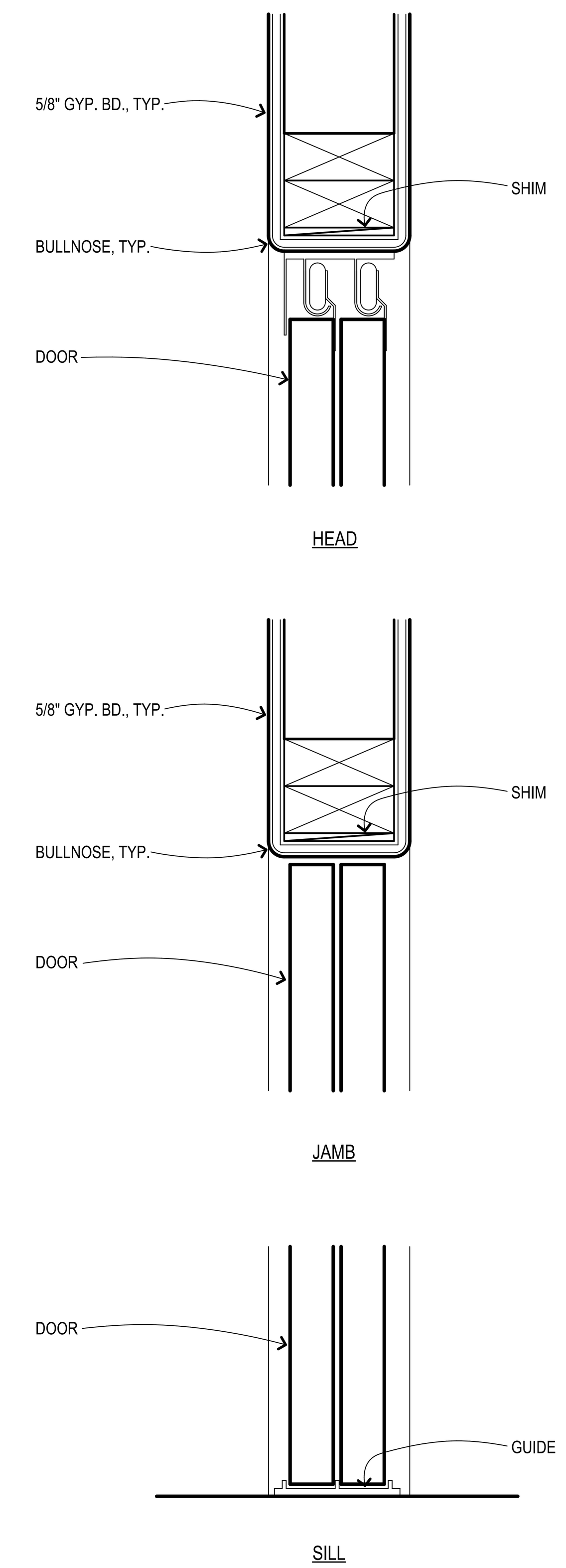
6 Garage Door Detail
Scale: 3" = 1'-0"



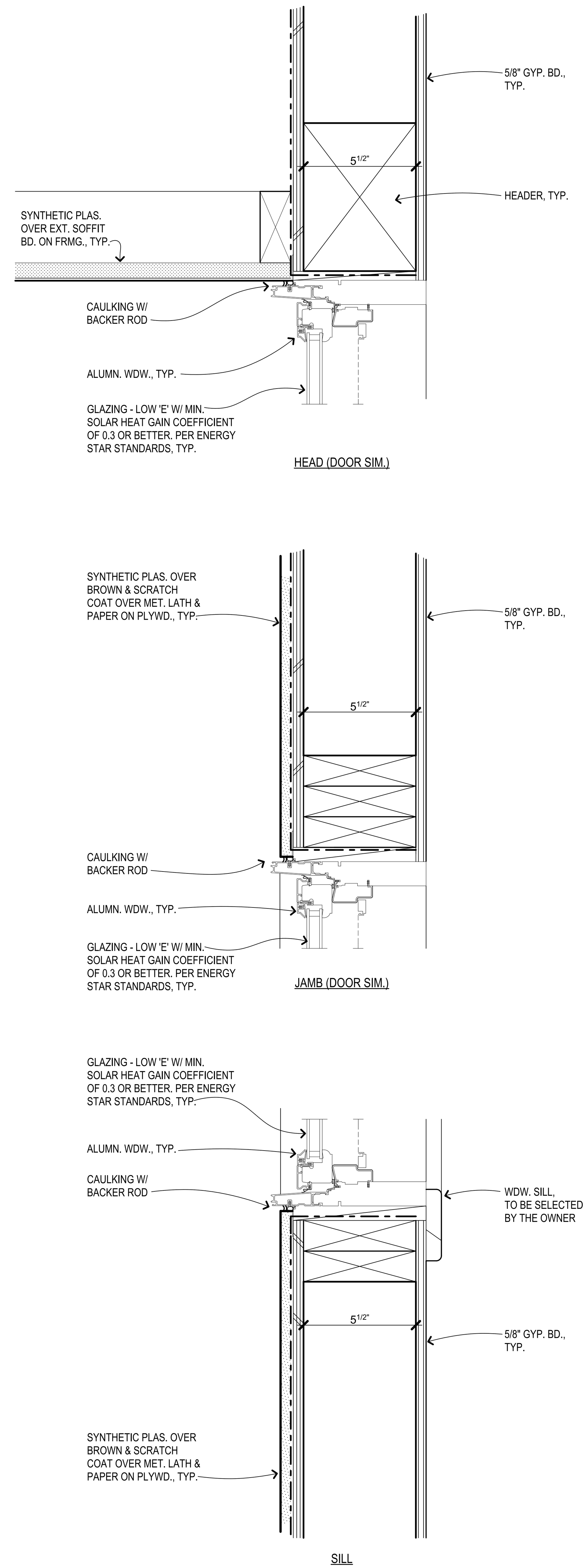
4 Fascia Detail
Scale: 3" = 1'-0"



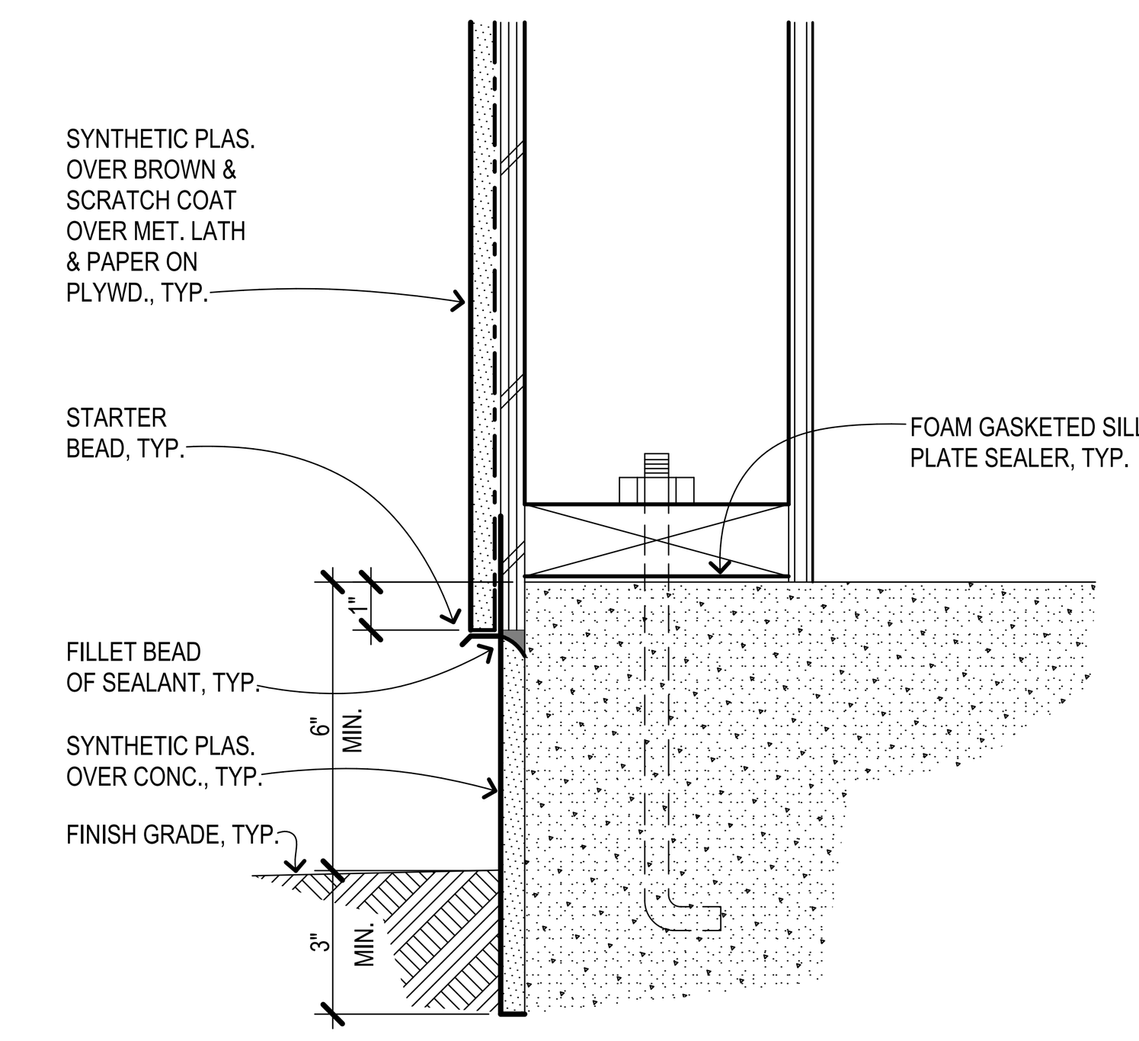
11 Lanai W.P. Detail
Scale: 3" = 1'-0"



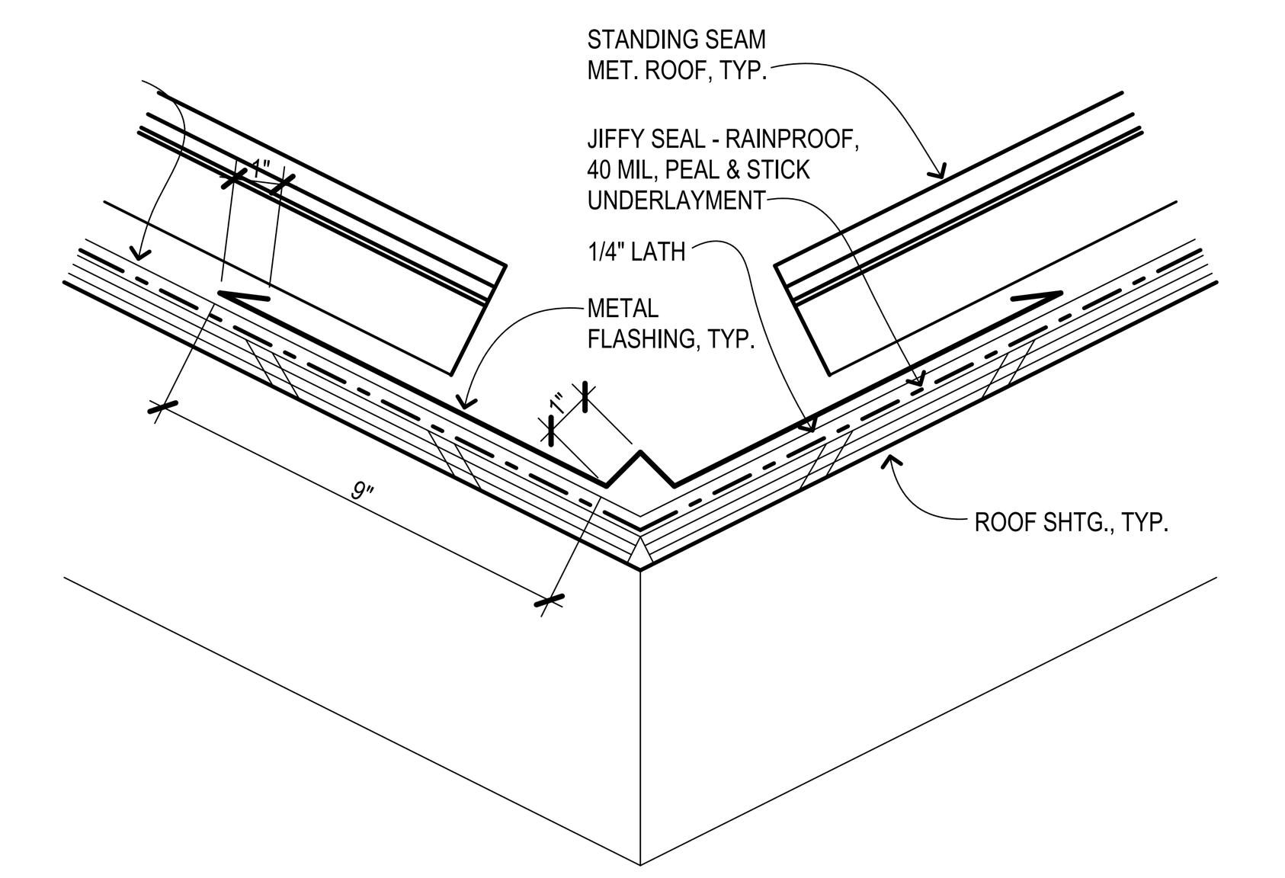
8 By Pass Door Detail
Scale: 3" = 1'-0"



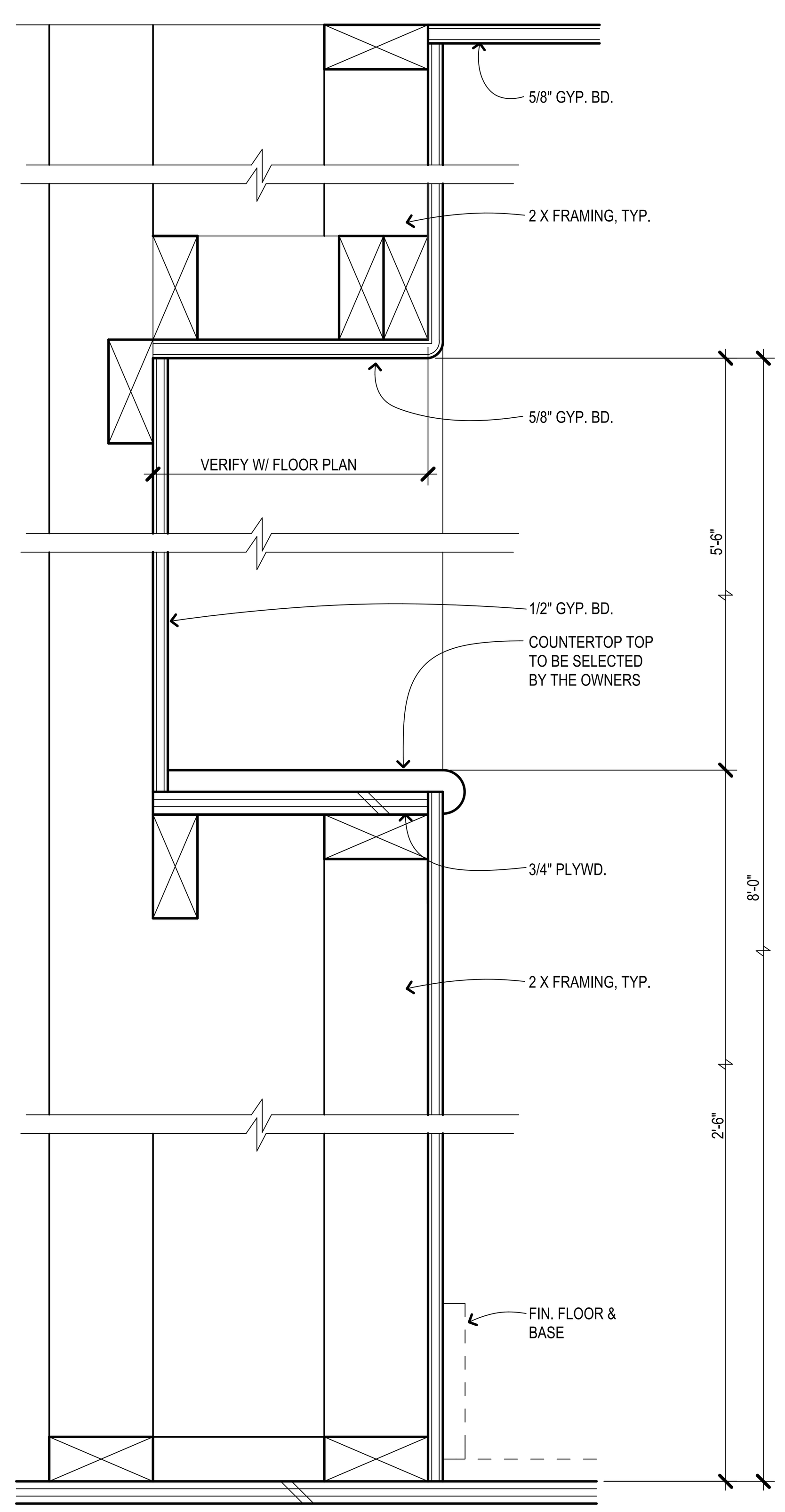
5 Window & Trim Detail
Scale: 3" = 1'-0"



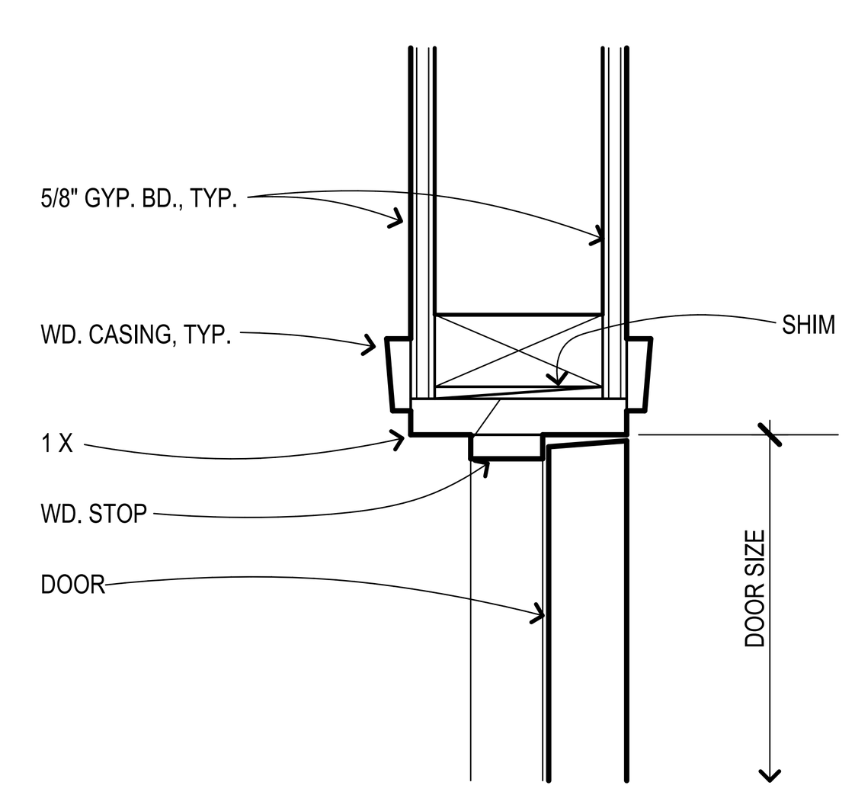
3 Base Detail
Scale: 3" = 1'-0"



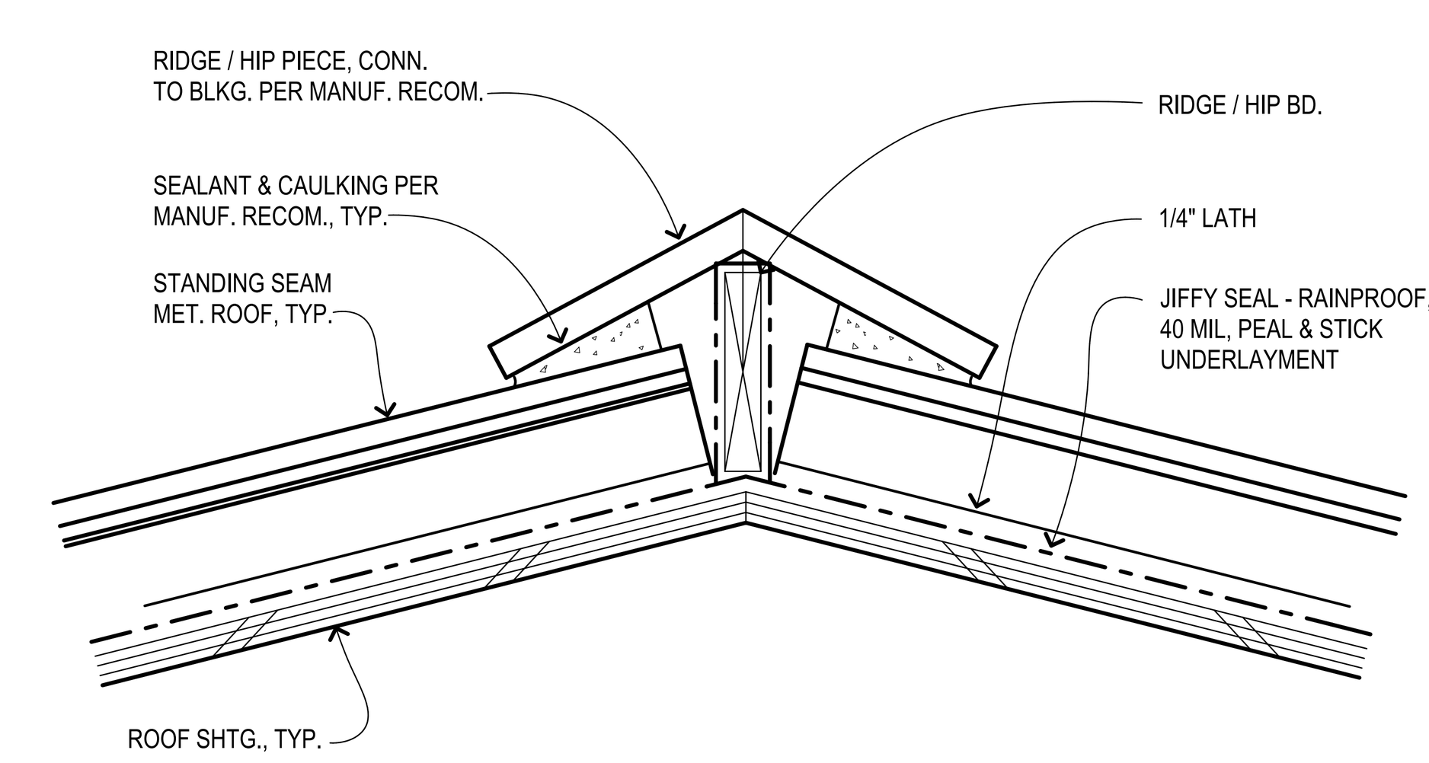
2 Valley Flashing Detail
Scale: 3" = 1'-0"



10 Niche Detail
Scale: 3" = 1'-0"



7 Interior Door Detail
Scale: 3" = 1'-0"



1 Ridge (Hip Sim.) Detail
Scale: 3" = 1'-0"

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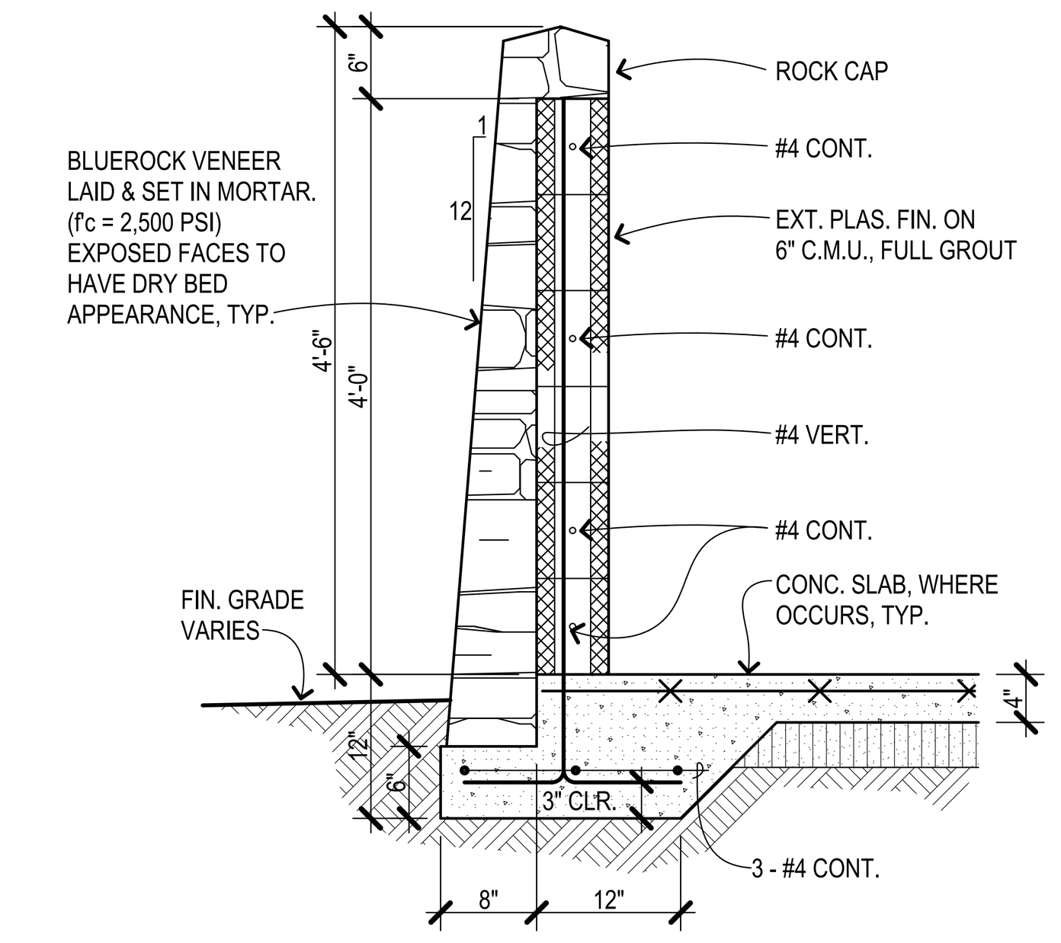
Ka'anapali Golf Estates, Lanikeha Ph. II - Lot 25
Lahaina, Hawaii 96761
TMK: (2) 4-4-019 : 097

No.	Revision

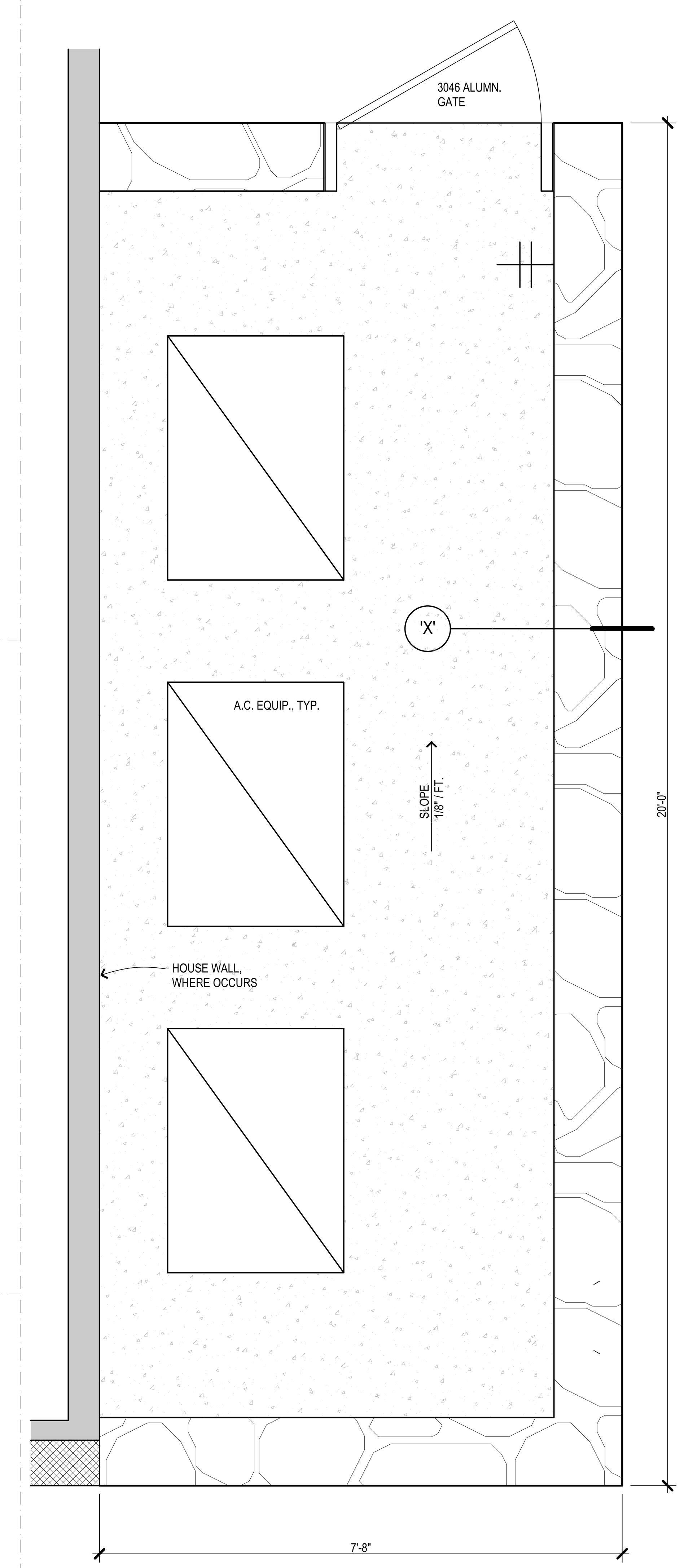
Architectural Details 1

Date: December 3, 2021
Scale: As Noted
Phase: Permit
Sheet Number:
A-10
Sheet: Of

12/4/2021 10:59 AM

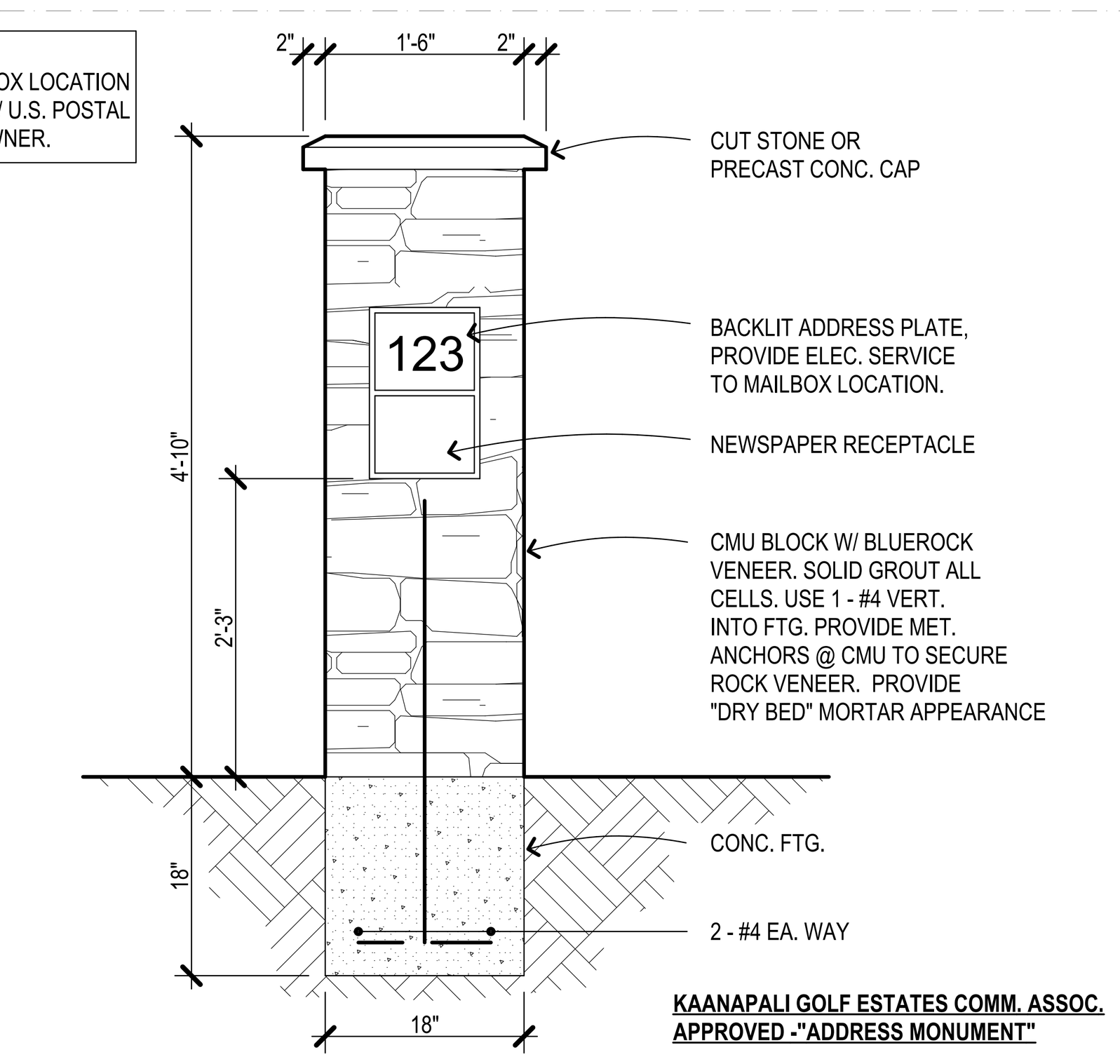


SECTION 'X'



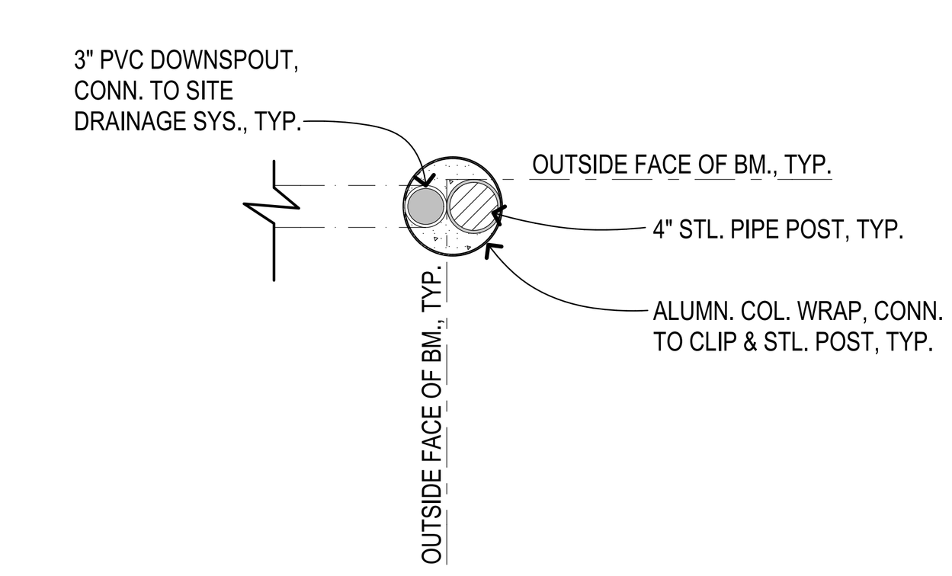
PLAN

NOTE:
VERIFY MAILBOX LOCATION & ADDRESS W/ U.S. POSTAL SERVICE & OWNER.

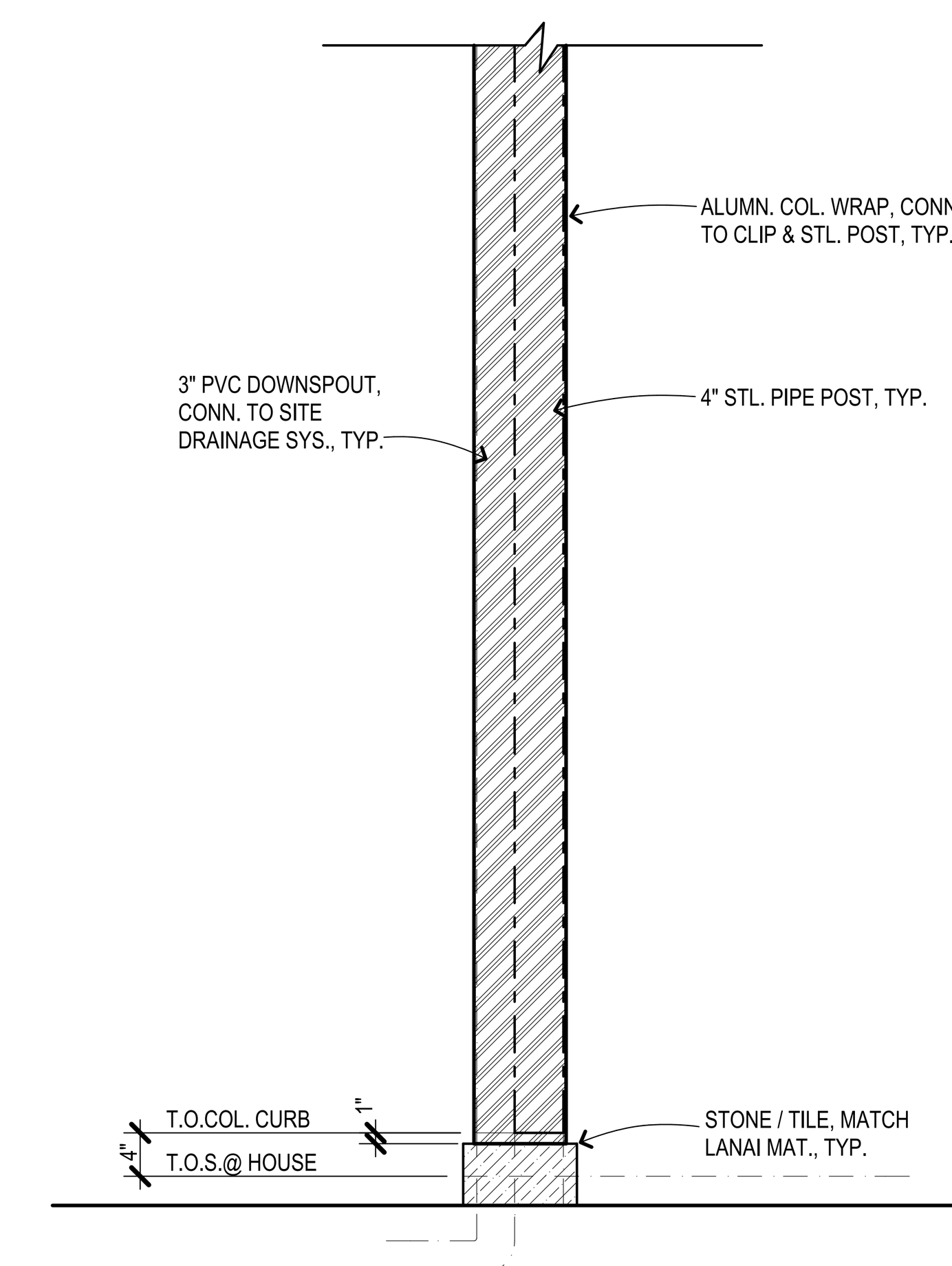


KAANAPALI GOLF ESTATES COMM. ASSOC. APPROVED - "ADDRESS MONUMENT"

2 Address Monument
Scale: 3/4" = 1'-0"



BASE PLAN



ELEVATION

3 Enclosure Detail
Scale: 3/4" = 1'-0"

1 Column Detail
Scale: 3/4" = 1'-0"

12/4/2021 10:59 AM

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THIS WORK WAS PREPARED BY ME OR UNDER MY SUPERVISION AND CONSTRUCTION OF THIS PROJECT WILL BE UNDER MY OBSERVATION

Coons Residence
Ka'anapali Golf Estates, Lanikeha Ph. II - Lot 25
Lahaina, Hawaii 96761
TMK: (2) 4-4-019 : 097

No.	Revision

Architectural Details 2

Date: December 3, 2021
Scale: As Noted
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Sheet Number: A-11
Sheet: Of

GENERAL STRUCTURAL NOTES

A. GENERAL NOTES

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE MINIMUM REQUIREMENTS OF THE 2018 EDITION OF THE INTERNATIONAL BUILDING CODE (IBC) AND LOCAL BUILDING CODES AND ORDINANCES OR AS SPECIFICALLY NOTED ON THESE PLANS AND CALCULATIONS, THE MOST STRINGENT OF WHICH SHALL GOVERN. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO BE FAMILIAR WITH AND COMPLY WITH THE THE REQUIREMENTS AS STATED IN THE IBC AND LOCAL BUILDING CODES AND ORDINANCES.

2. IF ANY CHANGES AND/OR SUBSTITUTIONS ARE MADE FROM THESE PLANS OR CALCULATIONS, THE ENGINEER SHALL BE NOTIFIED PRIOR TO THE IMPLEMENTATION OF SUCH CHANGES AND/OR SUBSTITUTIONS IN THE FIELD AND THE CLIENT SHALL OBTAIN THE NECESSARY CERTIFIED PLANS AND CALCULATIONS REQUIRED FOR AGENCY APPROVAL. IF SUCH CHANGES AND/OR SUBSTITUTIONS ARE MADE WITHOUT THE WRITTEN APPROVAL OF THE ENGINEER, THEN THE ENGINEER WILL ASSUME NO RESPONSIBILITY FOR THE ENTIRE STRUCTURE OR ANY PORTIONS THEREOF, AND SHALL BE HELD HARMLESS FROM ANY RESULTING CLAIMS.

3. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS ON THE PLANS PRIOR TO COMMENCING WORK AND THE ENGINEER SHALL BE NOTIFIED OF ANY DISCREPANCIES FOUND.

4. THESE PLANS AND STRUCTURAL CALCULATIONS ARE BASED ON A COMPLETED STRUCTURE AS PER PLANS. THE ENGINEER IS NOT RESPONSIBLE FOR, AND HELD HARMLESS FROM, ANY DAMAGE RESULTING TO AN INCOMPLETE STRUCTURE SUBJECT TO THE DESIGN LOADS UNLESS FIRST CONSULTED FOR AN INTERIM DESIGN.

5. THIS STRUCTURAL DESIGN IS BASED ON LOADING CONDITIONS AS DETERMINED BY THE LOCAL BUILDING OFFICIAL, CODES AND THE IBC. THE ENGINEER IS NOT RESPONSIBLE FOR DAMAGE RESULTING TO A STRUCTURE DUE TO LOADING CONDITIONS EXCEEDING THOSE FOR WHICH THE STRUCTURE HAS BEEN DESIGNED, OR DUE TO "ACTS OF GOD" (E.G., FIRE, FLOOD, WAR, ETC.) BE RESPONSIBLE FOR PORTIONS OF THE STRUCTURE NOT SPECIFICALLY INCLUDED IN THE SCOPE OF WORK OF THE ADDITION/REMODEL

6. GRADES SHOWN ON PLOT MAPS AND ELEVATION DRAWINGS ARE THE RESPONSIBILITY OF THE CLIENT, UNLESS A FIELD INSPECTION AND/OR SURVEY IS SPECIFICALLY REQUESTED AND PERFORMED BY A LICENSED SURVEYOR. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR DAMAGE TO, OR ADDITIONAL CONSTRUCTION COSTS OF ANY STRUCTURE WHICH THE CLIENT, DESIGNER, ARCHITECT, SURVEYOR OR ANY OTHER PARTY HAS MISREPRESENTED THE RELATIVE POSITION OF THE STRUCTURE TO THE NATURAL FINISHED GRADES OF THE BUILDING SITE.

7. THE CONTRACTOR IS RESPONSIBLE FOR ALL TEMPORARY BRACING AND SHORING. CONSTRUCTION AND JOB SAFETY PROCEDURES ARE THE RESPONSIBILITY OF THE CONTRACTOR.

8. STRUCTURAL ENGINEERING AND PLANS FOR REMODELS AND ADDITIONS, OR PARTIAL ENGINEERING FOR A STRUCTURE, SHALL ONLY PERTAIN TO THOSE SPECIFIC AREAS ADDRESSED IN THE DESIGN CALCULATIONS AND THE PLANS. THE ENGINEER SHALL NOT RESPONSIBILITY TO INCORPORATE ALL SPECIFICATIONS INCLUDED IN THE CONSTRUCTION SET FOR EVERY FACET OF THE CONSTRUCTION. AS PROPOSED BY THE DRAWINGS.

9. IN CASE OF CONFLICT BETWEEN THE PLANS , SPECIFICATIONS, DETAILS OR NOTES, THE MOST RIGID REQUIREMENTS SHALL GOVERN UNTIL SUCH A TIME WHEN A CLARIFICATION IS ISSUED BY THE ENGINEER IN WRITING.

10. THE ENGINEER IS NOT RESPONSIBLE FOR THE ADAPTION OF THESE CALCULATIONS OR DRAWINGS TO ANY SITE OTHER THAN THE SPECIFIC LOCATION INDICATED ON THE COVER SHEET OF THE CALCULATIONS AND THE PLANS.

11. THE STRUCTURAL DOCUMENTS ARE ONLY ONE PART OF THE TOTAL SET OF CONSTRUCTION DOCUMENTS. IT IS THE CONTRACTOR'S

IN THE LIKELY EVENT THERE ARE CONFLICTS BETWEEN THE ARCHITECTURAL AND STRUCTURAL DRAWINGS, THE CONTRACTOR SHALL CONTACT BOTH ARCHITECT AND ENGINEER TO DETERMINE THE PROPER SPECIFICATION.

B. TIMBER

1. ALL LUMBER AND TIMBER PRODUCTS SPECIFIED IN THIS STRUCTURE SHALL BE PRESSURE TREATED.
(THIS INCLUDES ALL FRAMING LUMBER, PLYWOOD OR OSB SHEATHING, MANUFACTURED TRUSS MEMBERS, ENGINEERED WOOD PRODUCTS, ETC.)
ALL MEMBERS SHALL BE FREE OF HEART CENTERS TYPICALLY. ALL EXPOSED TO VIEW FRAMING LUMBER SHALL ALSO BE KILN DRIED.

2. FRAMING LUMBER SHALL BE DOUGLAS FIR, DRY (19% MAXIMUM MOISTURE CONTENT) AS GRADED IN IBC.
FRAMING LUMBER SHALL BE AS SPECIFIED BELOW AS MINIMUM UNLESS NOTED OTHERWISE IN THE CALCULATIONS AND PLANS.
A. STUDS SHALL BE DOUGLAS FIR STUD GRADE OR BETTER.
B. 2x JOISTS, RAFTERS, PLATES AND HEADERS SHALL BE DOUGLAS FIR #2 OR BETTER.
C. 4x JOISTS, RAFTERS, HEADERS, BEAMS AND POSTS SHALL BE DOUGLAS FIR #2 OR BETTER.
D. 6x BEAMS, RAFTERS, HEADERS AND POSTS SHALL BE DOUGLAS FIR #1 OR BETTER.

3. ALL EXPOSED FOR VIEW FRAMING LUMBER SHALL BE GRADED AS FOLLOWS:
A. ALL 2x OR 4x RAFTERS, BRACES OR BEAMS SHALL BE DOUGLAS FIR #1 OR BETTER.
B. ALL 6x & LARGER RAFTERS, BEAMS, BRACES OR COLUMNS SHALL BE DOUGLAS FIR SELECT STRUCTURAL.

4. GLU-LAMINATED MEMBERS SHALL CONFORM TO "AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) STANDARD 117-15 AND "APA-THE ENGINEERED WOOD ASSOCIATION" (APA) A190.1-17, AND SHALL BE CLASSIFIED AS DOUGLAS FIR 24F - V4 OR 24F - V8 WITH DESIGN VALUES AS SPECIFIED IN IBC CHAPTER 23, APA S475-16 AND NDS-18 WOOD DESIGN MANUAL TABLES.
ALL GLU-LAMINATED MEMBERS EXPOSED TO WEATHER SHALL BE PROTECTED FROM STANDING WATER, ICE OR SNOW BY FLASHINGS, OR OTHER METHODS, OR SHALL BE PRESSURE TREATED WITH AN APPROVED PRESERVATIVE.
ALL GLU-LAMINATED MEMBERS IN EXPOSED AREAS SHALL BE ORDERED ROUGH SAWN ARCHITECTURAL GRADE.
ALL GLU-LAMINATED MEMBERS SHALL BE ORDERED WITH "0" CAMBER.

5. ALL MANUFACTURED WOOD JOISTS SHALL BE "TRUS-JOIST" BRAND OR EQUAL. ALL SPECIFICATIONS IN THE CALCULATIONS AND PLANS SHALL REFER TO "TRUS-JOIST" BRAND PRODUCTS. ALTERNATIVE BRANDS MAY BE USED IF THE LOAD CARRYING CAPABILITES MEET OR EXCEED THOSE OF "TRUS-JOIST" PRODUCTS AS SPECIFIED IN THE CALCULATIONS. ALL SUCH PRODUCTS SHALL BE INSTALLED PER THE "TRUS-JOIST" MANUFACTURER'S SPECIFICATIONS AND DETAILS FOR THIS SPECIFIC PROJECT.

THE FOLLOWING "TRUSS JOIST" BRAND ENGINEERED LUMBER SHALL MEET OR EXCEED THE FOLLOWING DESIGN VALUES WHERE INIDCATED IN THE STRUCTURAL DOCUMENTS:
L.S.L. (LAMINATED STRAND LUMBER) GRADE 1.55E (Fb = 2,325 psi - E = 1.55 x 10^6psi)
L.V.L. (LAMINATED VENEER LUMBER) GRADE 1.9E (Fb = 2,600 psi - E = 1.9 x 10^6psi)
PSL (PARALLEL STRAND LUMBER) GRADE 2.0E (Fb = 2,900 psi - E = 2.0 x 10^6psi)

6. ALL STUD WALLS SHALL HAVE DOUBLE 2x TOP PLATES OF THE SAME DIMENSION AS THE STUDS IN THE WALL. PLATES SHAL BE LAPPED WITH A MINIMUM OF 48" BETWEEN SPLICES WITH AT LEAST 20 - 16d NAILS EACH SIDE OF THE SPLICE LOCATION. WHERE PLATES ARE DISCONTINUOUS DUE TO A POST, BEAM OR OTHER FRAMING MEMBER, A SIMPSON ST6236 STRAP SHALL BE USED TO SPLICE THE PLATE-TO-PLATE CONNECTION TOGETHER.

7. ALL JOISTS, RAFTERS AND STUDS SHALL BE SOLID BLOCKED OR CROSS-BRIDGE BLOCKED OVER ALL SUPPORT WALLS, BEAMS, GIRDERS AND ANY AND ALL LOCATIONS AS SPECIFIED IN IBC CHAPTER 23.

8. ALL POSTS, STUDS AND BEAM POCKETS SHALL HAVE SOLID BEARING TO THE FOUNDATION THROUGH WALLS, BLOCKING, BEAMS AND OTHER STRUCTURAL MEMBERS.

9. ALL TIMBER FRAMING TECHNIQUES AND REQUIREMENTS SHALL CONFORM TO THE MINIMUM STANDARDS AS SET FORTH IN IBC CHAPTER 23 AND LOCAL CODES AND ORDINANCES.

C. CONNECTIONS

1. ALL POST AND COLUMN CONNECTIONS SHALL BE AS SPECIFIED IN THE CALCULATIONS WITH THE MINIMUM CONNECTION BEING ICBO APPROVED FASTENER, BASE, CAP, STRAP OR OTHER.

2. ALL HARDWARE (I.E., COLUMN CAPS AND BASES, HOLDOWNS, STRAPS, HANGERS, ETC.) SHALL BE "SIMPSON STRONG TIE" BRAND (SIMPSON) OR CUSTOM FABRICATED SPECIFICALLY AS DETAILED ON THE PLANS OR CALCULATIONS, AND SHALL BE INSTALLED WITH NAILS OR BOLTS EXACTLY AS CALLED FOR BY THE MANUFACTURER OR AS NOTED ON THE PLANS. ALTERNATIVE ICC APPROVED HARDWARE MAY BE SUBSTITUTED FOR SIMPSON, HOWEVER THE ENGINEER SHALL APPROVE THE SUBSTITUTION PRIOR TO ITS USE.

3. ALL NAILS SHALL BE COMMON OR SINKERS, UNLESS NOTED OTHERWISE. ALL NAILS USED IN HANGERS, STRAPS, HOLDOWNS OR OTHER HARDWARE SHALL BE A MINIMUM OF AN N16 TYPE OR AS SPECIFIED. ALL BOLTS SHALL COMPLY WITH ASTM A-307 STANDARDS OR GREATER.

4. POSTS USED FOR BEAMS OR GIRDER SUPPORTS SHALL BE EITHER 1) SOLID, CONTINUOUS MEMBERS TO THE FOUNDATION, OR 2) SPLICED AT MID-DEPTH OF FLOOR JOIST CAVITY, WITH FULL DIRECT BEARING AND USING SOLID BLOCKING AND SIMPSON ST6224 STRAPS ON ALL SIDES OF THE POST UNLESS NOTED OTHERWISE.

5. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE ALL HOLDOWN ANCHOR BOLTS, POST BASES AND OTHER HARDWARE PLACED IN CONCRETE BASED ON THE CONNECTION STUDS, WINDOW ROUGH OPENINGS AND OTHER FACTORS. THE ENGINEER IS NOT RESPONSIBLE FOR EXACT LOCATIONS OF THIS HARDWARE. UNLESS SPECIFICALLY DIMENSIONED IN THE PLANS, ALL HARDWARE DESIGNATIONS ARE SCHEMATIC IN NATURE AND INDICATE THE GENERAL LOCATION OF THE HARDWARE WITH RESPECT TO THE SPECIFIED HOLDOWN ATTACHMENT STUDS OR POSTS.

6. ALL HOLDOWN HARDWARE SHALL BE INSTALLED PER THE MANUFACTURER'S REQUIREMENTS. HOLDOWNS SHALL BE SECURED TO A MINIMUM ATTACHMENT STUD AS SPECIFIED IN THE MANUFACTURER'S SPECIFICATIONS OR AS SPECIFIED IN THE PLANS OR STRUCTURAL CALCULATIONS. LARGER HOLDOWNS MAY BE SUBSTITUTED FOR SMALLER HOLDOWNS WHEN INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS.

7. ALL FASTENERS USED IN PRESERVATIVE-TREATED AND FIRE-RETARDANT-TREATED LUMBER SHALL BE OF HOT-DIPPED ZINC-COATED GALVANIZED STEEL, STAINLESS STEEL, SILICON BRONZE OR COPPER. FASTENERS OTHER THAN NAILS, TIMBER RIVETS, WOOD SCREWS AND LAG SCREWS SHALL BE PERMITTED TO BE OF MECHANICALLY DEPOSITED ZINC COATED STEEL.

D. PLYWOOD DIAPHRAGMS

1. HORIZONTAL DIAPHRAGMS: PLYWOOD SHALL BE A MINIMUM THICKNESS AS INDICATED IN THE CALCULATIONS AND THE PLANS AND SHALL MEET OR EXCEED THE REQUIREMENTS FOR APA GRADES - CDX PS-1 OR APA OSB GRADES STRUC.-1 PS-2 STANDARS. ALL DIAPRAGMS SHALL BE NAILED AS SPECIFIED IN THE CALCULATIONS WITH THE MINIMUM BEING THAT AS SPECIFIED FOR THE THICKNESS OF SHEATHING SPECIFIED IN IBC TABLES 2306.2.1(1) OR 2306.2(2) AND IN NDS-15 WOOD DESIGN MANUAL AND IN THE AMERICAN WOOD COUNCIL (AWC) SDPWS-15 MANUAL.

2. VERTICAL DIAPHRAGMS (SHEAR WALLS): ALL EXTERIOR WALLS OF A STRUCTURE SHALL BE COVERED WITH MINIMUM ½" CDX PLYWOOD (OR AS SPECIFIED IN THE CALCULATIONS) AND NAILED AS SPECIFIED IN THE CALCULATIONS AND PLANS WITH THE MINIMUM BEING THAT AS SPECIFIED FOR THE THICKNESS OF PLYWOOD INDICATED IN IBC TABLE 2306.3 AND IN THE AWC SDPWS-15 MANUAL. EDGE NAIL SPECIFICATIONS SHALL APPLY TO ALL TOP PLATES, SOLE PLATES, RIM JOISTS, INTERMEDIATE BLOCKING LINES AND ALL HOLDOWN ATTACHEMENT STUDS OR POSTS.
ALL NAILS SHALL BE STAGGERED ON EDGE OR BOUNDARY NAILING FRAMING MEMBERS IN ALL CASES WHEN THE NAIL SPACING SPECIFIED IS 3" O.C. OR CLOSER OR THE ATTACHMENT MEMBER IS A 3x (NET 2 ½") OR WIDER MEMBER.
ALL NAILS MUST BE INSTALLED AT LEAST ⅜" FROM EDGES AND ENDS OF PANELS TYP.

3. NAIL DIAPHRAGM SHEATHING TO ALL RAFTERS, TRUSSES, JOISTS, BLOCKING, DRAG STRUTS AND FOUNDATION SILLS CONNECTED TO SHEAR WALLS WITH DIAPHRAGM BOUNDARY NAILING SPECIFICATIONS (OR EDGE NAILING IF BOUNDARY IS NOT SPECIFIED). PNEUMATIC DRIVEN FASTENERS SHALL NOT BE OVERDRIVEN TO BELOW THE EXTERIOR SURFACE OF THE SHEATHING.

4. ROOF DIAPHRAGMS SHALL BE COMPLETELY SHEATHED UNDER ALL OVERFRAMING (CALIFORNIA ROOFS).

E. PREMANUFACTURED ROOF TRUSSES

1. THE MANUFACTURER SHALL DESIGN THE TRUSSES ACCORDING TO THE LOADING CONDITIONS AS SPECIFIED IN THE STRUCTURAL CONSTRUCTION DOCUMENTS, NAMELY 1) LIVE AND DEAD LOADS, 2) UNEQUAL LOADING CONDITIONS, 3) WIND LOADING CONDITIONS, 4) TRUSS SPACING, 5) SPANS AND EAVE OVERHANGS, 6) ROOF PITCH (EXTERIOR & INTERIOR), AND 6) BEARING POINTS. THE MANUFACTURER SHALL BE RESPONSIBLE FOR ANY SPECIAL CONDITIONS, HANGERS OR BEARING-INCREASE ENHANCERS DISCOVERED AS A RESULT OF THEIR CALCULATIONS. ANY VARIATION FROM THE SCHEMATICS SHOWN IN THE CALCULATIONS OR ON THE DRAWINGS MUST BE APPROVED BY THE ENGINEER. PRIOR TO FABRICATION OF ANY TRUSSES, TWO COPIES OF TRUSS LAYOUT DRAWINGS AND TRUSS CALCULATIONS SHOWING AXIAL, BENDING AND LATERAL STRESSES AND JOINT DESIGNS CONFORMING TO 2018 IBC, SECTION 2303.4 SHALL BE SUBMITTED TO THE BUILDING OFFICIAL. THE DRAWINGS SHALL BEAR THE APPROVAL OF THE ENGINEER OF RECORD.

2. EACH TRUSS SHALL BE CONNECTED TO EACH BEARING WALL TOP PLATE WITH 1 - SIMPSON H-1 CONNECTOR SCISSOR TRUSSES MAY REQUIRE SPECIAL CONNECTORS DUE TO HORIZONTAL DEFLECTIONS.

F. STEEL FABRICATION

1. ALL STEEL BEAMS, COLUMNS, PLATES AND SECTIONS SHALL MEET OR EXCEED MINIMUM STANDARDS SET FOR ASTM A-36. STEEL TUBING SHALL MEET ASTM A500-B. ALL "W" SHAPES SHALL MEET ASTM-A992 (50 ksi) SPECIFICATIONS. ALL STEEL SHALL BE CLEAN FROM RUST OR DETERIORATION AND SHALL ARRIVE TO THE JOB SITE PRIMED.

2. ALL CONNECTION HARDWARE AND BOLTS SHALL MEET REQUIREMENTS OF ASTM A-307 UNLESS NOTED OTHERWISE. (SEE #8)

3. ALL STEEL-TO-STEEL BOLTS SHALL MEET REQUIREMENTS OF ASTM A-325 UNLESS NOTED OTHERWISE. ALL INSTALLATION OF SUCH BOLTS SHALL BE APPROVED BY THE SPECIAL INSPECTOR ON THE PROJECT.

4. ALL WELDING SHALL BE PERFORMED WITH E70XX ELECTRODES OR APPROVED EQUAL UNLESS SPECIFIED IN THE PLANS OR CALCULATIONS. ALL SHOP WELDING SHALL BE PERFORMED BY AN APPROVED FABRICATOR AS SPECIFIED IN THE IBC AND ASTM STANDARDS. ALL FIELD WELDING SHALL BE PERFORMED BY AN AWS CERTIFIED WELDER POSSESSING CURRENT QUALIFICATION DOCUMENTS FOR EACH SPECIFIC WELDING PROCESS AND PROCEDURE.

5. ALL WELDS REQUIRING "SPECIAL INSPECTION" SHALL BE INSPECTED BY AN AWS CERTIFIED WELDING INSPECTOR. "SPECIAL INSPECTORS" MUST BE NOTIFIED AND PROVIDED WITH THE STRUCTURAL STEEL PLANS AND DETAILS PRIOR TO ANY FIELD WELDING.

6. ALL WELD FILLER MATERIAL USED IN CJP WELDS AT MOMENT-FRAME CONDITIONS SHALL HAVE A CHARPY V-NOTCH (CVN) TOUGHNESS OF 20 FT-LBS @ -20° F. ALL SUCH WELDS SHALL BE PERFORMED AS SPECIFIED BY FEMA-350.

7. ALL MATERIALS AND PROCEDURES SHALL CONFORM WITH CURRENT AWS, AISC, ASTM, FEMA AND IBC REQUIRMENTS AND STANDARDS.

8. ALL BOLTS NOT SPECIFIED AS A-325 HIGH STRENGTH BOLTS MAY BE GRADE A-307 BOLTS. ALL BOLTS SHALL BE OF A LENGTH THAT WILL ENSURE A MINIMUM OF 2-THREADS EXPOSURE BEYOND THE END OF THE TIGHTENED NUT. ALL NUTS MAY BE INSTALLED WITH "SNUG TIGHT" INSTALLATION AS DEFINED IN THE AISC STEEL MANUAL.
ALL TIMBER-TO-STEEL CONNECTIONS SHALL INCLUDE STANDARD FLAT WASHERS @ TIMBER FACE U.N.O.

G. CONCRETE AND MASONRY

1. PROVIDE CONCRETE TO OBTAIN THE FOLLOWING MINIMUM COMPRESSIVE STRENGTH AT 28 DAYS:
1. FOOTINGS 4,000 PSI
2. SLABS ON GRADE OR FILL 4,000 PSI
3. GROUT (FILLED CELLS) 2,500 PSI *
* PEA GRAVEL MIX AT 8" TO 11" SLUMP

2. CONCRETE MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH ACI-318-14 BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE AND ACI-301-10 SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS.
MASONRY MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH TMS 402/ 602-16 AND 2018 IBC, CHAPTER 21. THE DESIGN, CONSTRUCTION AND SPECIFICATIONS CONCERNING REGARDING ALL MASONRY AND STONE VENEER SHALL BE IN ACCORDANCE WITH TMS 402/ 602-16.

3. THE MINIMUM CONCRETE COVER SHALL BE IN ACCORDANCE WITH ACI-318-14, CHAPTERS 7-12. EACH MEMBER TYPE WILL MEET THE REQUIREMENTS OF THE SPECIFIC CHAPTER.

4. BAR SUPPORTS IN CONTACT WITH EXPOSED SURFACES SHALL BE PLASTIC TIPPED. ALL ACCESSORIES SHALL BE GALVANIZED.

5. PROVIDE SPACERS, CHAIRS, BOLSTERS, ETC. AS REQUIRED AND NECESSARY TO ASSEMBLE, PLACE AND SUPPORT ALL REINFORCING IN PLACE. USE WIRE BAR TYPE SUPPORTS COMPLYING WITH CRSI RECOMMENDATIONS.

6. ALL CONCRETE SHALL CONTAIN AN APPROVED WATER REDUCING PLASTICIZING ADMIXTURE. ALL CONCRETE PERMANENTLY EXPOSED TO THE WEATHER SHALL CONTAIN AN APPROVED AIR-ENTRAINING ADMIXTURE. NO CALCIUM CHLORIDE SHALL BE USED IN ANY CONCRETE. NO WATER SHALL BE ADDED AT THE JOBSITE.

7. THE CONTRACTOR IS RESPONSIBLE FOR THE PROPER DESIGN AND CONSTRUCTION OF ALL FORMWORK, SHORING AND RESHORING. PROVIDE COMMERCIAL FORM COATING COMPOUNDS THAT WILL NOT BOND, STAIN OR ADVERSELY AFFECT CONCRETE SURFACES.

8. ALL CONCRETE SHALL BE CONSOLIDATED IN PLACE USING INTERNAL VIBRATOR. DO NOT USE VIBRATORS TO TRANSPORT CONCRETE WITHIN FORMS.

9. NO SLUMP OVER 5" SHALL BE PERMITTED FOR STRUCTURAL CONCRETE.

H. NON-SHRINK GROUT @ BASE AND BEARING PLATES

1. TYPE - ALL GROUT FOR BASE AND BEARING PLATES SHALL BE NON-METALLIC, SHRINKAGE RESISTANT, PREMIXED AND NON-STAINING PRODUCT CONTAINING PORTLAND CEMENT, SILICA SANS, SHRINKAGE COMPENSATING AGENTS AND FLUIDITY IMPROVING COMPOUNDS.

2. NON-SHRINK GROUT SHALL CONFORM TO CORPS OF ENGINEERS SPECIFICATION FOR NON-SHRINK GROUT CRD-C621-83.

3. TWENTY-EIGHT DAY COMPRESSIVE STRENGTH, AS DETERMINED BY GROUT CUBE TESTS, SHALL BE 6000 psi FOR SUPPORTING CONCRETE OF 3000 psi AND LESS.

4. GROUT SHALL BE PLACED IN A FLUID FLOWABLE STATE UNDER BASEPLATES THAT HAVE A FORM BUILT AROUND THEM FOR GROUT CONFINEMENT. GROUT SHALL BE CURED ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS.

5. THE MINIMUM THICKNESS OF GROUT UNDER ALL BASE AND BEARING PLATES SHALL BE 1", UNLESS SPECIFIED OTHERWISE IN DRAWINGS.

I. REINFORCING STEEL

1. ALL REINFORCING STEEL SHALL BE BILLET STEEL CONFORMING TO STANDARDS OF ASTM A615, GRADE 60.

2. ALL WELDED WIRE FABRIC SHALL CONFORM TO STANDARDS OF ASTM A185.

3. ALL REINFORCING DETAILS SHALL CONFORM TO "MANUAL OF STANDARD PRACTICE FOR DETAILING REINFORCED CONCRETE STRUCTURES" (ACI 315) UNLESS DETAILED OTHERWISE ON THE STRUCTURAL DRAWINGS.

4. THE CONTRACTOR SHALL SUBMIT DETAILED SHOP DRAWINGS OF REINFORCING BARS SHOWING NUMBER, SIZE AND LOCATION (INCLUDING BAR LISTS AND BEND DIAGRAMS).

5. ALL REINFORCEMENT LAPS @ SPLICES SHALL MEET OR EXCEED THE LENGTHS SPECIFIED IN ACI 315 AND ACI 318-14 FOR CONCRETE STRENGTH AND REINFORCEMENT GRADE. AT A MINIMUM, REINFORCEMENT LAPS SHALL BE AS FOLLOWS:

BAR SIZE (GRADE)	HORIZONTAL (WALLS/ FTGS)	VERTICAL (WALLS/ COLS/ FTGS)	HOOKS (ALL LOCATIONS)
#4 BARS (GR. 40)	40 d (20" MIN)	40 d (20" MIN)	12 d (12" MIN)
#4 BARS (GR. 60)	40 d (20" MIN)	55 d (30" MIN)	12 d (12" MIN)
#5 BARS (GR. 60)	40 d (25" MIN)	55 d (36" MIN)	12 d (12" MIN)
#6 BARS (GR. 60)	40 d (30" MIN)	55 d (42" MIN)	12 d (12" MIN)

J. FOUNDATIONS

1. ALL FOOTINGS SHALL BEAR ON FIRM, UNDISTURBED, NON-ORGANIC SOIL OR ON FILL COMPACTED TO 95% OF MAXIMUM DENSITY BASED ON ASTM D-1557. ALL FILL COMPACTION SHALL BE DONE UNDER THE DIRECT GUIDANCE OF A LICENSED GEOTECHNICAL ENGINEER.

2. ALL FOOTINGS OUTSIDE OR AT THE PERIMETER OF THE STRUCTURE, OR IN OTHER UNHEATED AREAS, SHALL BE SET TO A DEPTH OF AT LEAST 24" BELOW FINISHED GRADE UNLESS SPECIFICALLY NOTED OTHERWISE ON THE PLANS.

3. AN ALLOWABLE SOIL BEARING PRESSURE OF 1,000 psf HAS BEEN USED IN THE STRUCTURAL CALCULATIONS PER THE VALUES ALLOWED IN CHAPTER 18 OF THE IBC FOR THIS TYPE OF SOIL CONDITION.
IF ANY QUESTIONABLE SOIL CONDITIONS ARE DISCOVERED IN THE FIELD, IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT A LICENSED GEOTECHNICAL ENGINEER TO INVESTIGATE THE SOILS CONDITIONS AND INSTRUCT THE CONTRACTOR HOW TO PROCEED. THE GEOTECHNICAL ENGINEER SHALL PREPARE A WRITTEN STATEMENT OF FINDINGS AND PROVIDE THE STATEMENT TO THE ENGINEER FOR STRUCTURAL RE-ANALYSIS OF THE STRUCTURE. THE SOILS INVESTIGATION REPORT AND ALL RECOMMENDATIONS AND SPECIFICATIONS THEREIN ARE TO BE CONSIDERED A PART OF THESE WORKING DRAWINGS.

4. WATERPROOFING OF FOUNDATIONS, RETAINING WALLS AND SLABS IS THE RESPONSIBILITY OF THE OWNER, CONTRACTOR OR ARCHITECT. THE ENGINEER SHALL BE HELD HARMLESS FOR ANY CLAIMS RESULTING IN DAMAGE DUE TO WATER CONDITIONS WHICH OCCUR DUE TO THE CONSTRUCTION OF A FOUNDATION. ALL RETAINING WALLS SHALL BE BACKFILLED WITH AN APPROVED GRAVEL, ROCK OR DRAINBOARD AND DRAINAGE SYSTEM TO ENSURE NO HYDROSTATIC PRESSURES BE APPLIED TO THE WALL.

5. ALL FOUNDATION ANCHORS SHALL BE "SIMPSON MASB" OR ⅝" ɸ x 12" PLACED @ 48" O.C. MAXIMUM UNLESS NOTED OTHERWISE IN THE PLANS PROVIDE 7" EMBEDMENT MINIMUM FOR ANCHOR BOLTS. PROVIDE 3" x 3" x ¼" WASHERS MINIMUM @ ALL ANCHOR BOLTS. ALL FOUNDATION ANCHORS SHALL BE "WET-SET" AT THE TIME FOUNDATION SYSTEM IS PLACED.

6. ALL FOOTINGS SHALL BE REINFORCED WITH A MINIMUM OF 3 - #4 BARS CONTINUOUS PLACED 3" CLEAR FROM ANY SOIL AT THE BOTTOM OR SIDES. ALL STEM WALLS SHALL BE REINFORCED WITH 1 - #4 BAR CONTINUOUS IN TOP 4" OF STEM.

GENERAL STRUCTURAL LOADS

ROOFS

ROOF LIVE LOAD = 20 psf

ROOF DEAD LOAD:

ROOFING	6.0 psf
PLYWOOD	3.0 psf
TRUSSES	4.0 psf
INSUL.	2.0 psf
MECHANICAL	3.0 psf
FINISH	3.0 psf
MISC.	4.0 psf
TOTAL	25.0 psf

FLOORS

FLOOR LIVE LOAD = 40 psf TYP.
LANAI LIVE LOAD = 60 psf TYP.

ALL FLOORS ARE CONCRETE SLAB ON GRADE

WIND

WIND DESIGN LOADS PER ASCE 7-16 & STATE OF HAWAII WIND MAPS
ULTIMATE (Vu) WIND SPEED @ 120 mph
WIND IMPORTANCE FACTOR = 1.0
Kzt FACTOR = 1.0 PER STATE OF HAWAII WIND MAPS
EXPOSURES PER IBC CHAPTER 16, ASCE 7-16 CHAPTER 26 & STATE OF HAWAII WIND MAPS
EXPOSURE C PER STATE OF HAWAII WIND MAPS
INTERNAL PRESSURE COEFFICIENT = ± 0.18

COMPONENT & CLADDING MIN. POSITIVE DESIGN PRESSURES:
ROOF ZONES: 20 psf
WALL ZONES: 20 psf

SEISMIC

SEISMIC DESIGN LOADS PER IBC CHAPTER 16 & ASCE 7-16 CHAPTERS 11 & 12

SEISMIC IMPORTANCE FACTOR	1.00
SOIL SITE CLASS	D
MAPPED SPECTRAL RESPONSE	
SHORT PERIOD (S_S)	0.9340
1-SECOND PERIOD (S_1)	.02340
SPECTRAL COEFFICIENTS	
SHORT PERIOD (S_{DS})	0.731
1-SECOND PERIOD (S_{D1})	0.323
SEISMIC DESIGN CATAGORY	D

DEFERRED SUBMITTAL LIST

THE FOLLOWING IS A LIST OF ELEMENTS OF THE DESIGN OF THE STRUCTURE THAT SHALL HAVE DOCUMENTS SUBMITTED TO THE ENGINEER FOR REVIEW FOR COMPLIANCE WITH DESIGN REQUIREMENTS AND PARAMETERS.

TWO (2) COPIES OF EACH DEFERRED SUBMITTAL SHALL FIRST BE SUBMITTED TO THE ARCHITECT/ ENGINEER OF RECORD, WHO WILL REVIEW THEM AND FORWARD THEM TO THE MAUI COUNTY BUILDING DEPARTMENT WITH NOTATIONS INDICATING THAT THE SUBMITTALS CONFORM TO THE DESIGN OF THE BUILDING.

THE ENGINEER(S) RESPONSIBLE FOR THE DESIGN OF THE DEFERRED SUBMITTAL ITEMS SHALL STAMP AND WET-SIGN THOSE DRAWINGS AND CALCULATIONS FOR WHICH HE/SHE IS RESPONSIBLE.

BUILDING STRUCTURAL SYSTEM	APPROXIMATE TIMEFRAME FOR SUBMITTAL
1. MANUFACTURED ROOF TRUSSES	SUBMITTAL TO BUILDING DEPARTMENT PRIOR TO ROUGH FRAMING INSPECTION

ABBREVIATIONS

A.B.	ANCHOR BOLT
ABV.	ABOVE
ADJ.	ADJACENT
ALT.	ALTERNATE
ARCH.	ARCHITECT/ ARCHITECTURAL
BLK'G.	BLOCKING
BLW.	BELOW
BM.	BEAM
BRG.	BEARING
C.J.	CONTROL JOINT
CLR.	CLEAR
CMU	CONCRETE MASONRY UNITS
COL.	COLUMN
CONC.	CONCRETE
CONT.	CONTINUOUS
DBL.	DOUBLE
D.F.	DOUGLAS FIR
DTL.	DETAIL
EA.	EACH
E.W.	EACH WAY
EQ.	EQUAL
EXIST.	EXISTING
EXT.	EXTERIOR
F.F.	FINISH FLOOR
F.G.	FINISHED GRADE
FTG.	FOOTING
GALV.	GALVINIZED
GLB	GLUE LAMINATED BEAM
GRDR.	GIRDER
GYP.	GYPSUM
H.F.	HEM FIR
HDR.	HEADER
IBC	INTERNATIONAL BUILDING CODE
INCL.	INCLUDE/ INCLUDED
K	KIPS (1,000 POUNDS)
L.S.L	LAMINATED STRAND LUMBER
MANUF.	MANUFACTURED/ MANUFACTURER
MAX.	MAXIMUM
MIN.	MINIMUM
M.B.	MACHINE BOLT
N.T.S.	NOT TO SCALE
O.C.	ON CENTER
OSB	ORIENTED STRAND BOARD
P.E.	PROFESSIONAL ENGINEER
PL.	PLATE (TIMBER OR STEEL)
P.S.L.	PARALLEL STRAND LUMBER
PLF	POUNDS PER LINEAR FOOT
PLY	PLYWOOD
PSI	POUNDS PER SQUARE INCH
P.T.	PRESSURE TREATED
RS.	RESAWN
RE-BAR	DEFORMED STEEL BARS
REQ.	REQUIRED
SAD	SEE ARCHITECTURAL DRAWINGS
SHTG..	SHEATHING
SIM.	SIMILAR
SPECS	SPECIFICATIONS
STL.	STEEL
SYP	SOUTHERN YELLOW PINE
T.O.C.	TOP OF CONCRETE
T.O.S.	TOP OF SLAB
T&G	TOUNGE & GROOVE
TRIM.	TRIMMER
TRIP.	TRIPLE
TYP.	TYPICAL
U.N.O.	UNLESS NOTED OTHERWISE
W.W.F.	WELDED WIRE FABRIC
W.W.M.	WELDED WIRE MESH

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STRUCTURAL SPECIFICATIONS
STRUCTURAL LOADING

RICHARD CHESBRO ★ LICENSED PROFESSIONAL ENGINEER No.5286-S HAWAII, U.S.A. ★
12-05-21
Expiration 04-30-22

This work was prepared by me or under my direct supervision and construction of this project will be done under my oberservation when required by H.A.R. 16-115-9.

Richard Chesbro, S.E.

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MAUI COUNTY, HAWAII

REVISIONS

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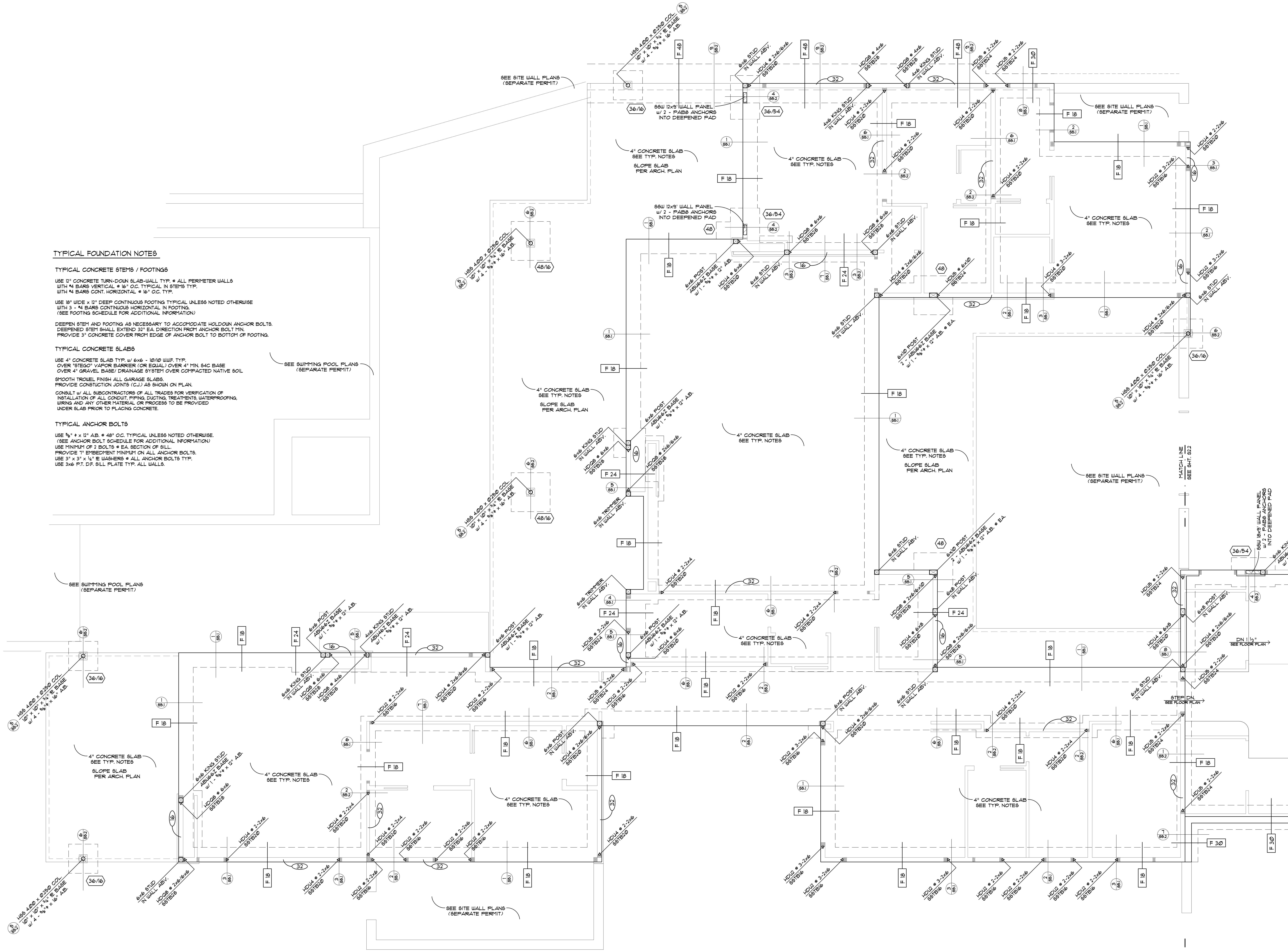
PLAN REVIEW SUBMITTAL SET



TYPICAL FOUNDATION NOTES

TYPICAL CONCRETE STEMS / FOOTINGS

USE 12" CONCRETE TURN-DOWN SLAB-WALL TYP. @ ALL PERIMETER WALLS
WITH #4 BARS VERTICAL @ 16" O.C. TYPICAL IN STEMS TYP.
WITH #4 BARS CONT. HORIZONTAL @ 16" O.C. TYP.

USE 18" WIDE x 12" DEEP CONTINUOUS FOOTING TYPICAL UNLESS NOTED OTHERWISE
WITH 3 - #4 BARS CONTINUOUS HORIZONTAL IN FOOTING.
(SEE FOOTING SCHEDULE FOR ADDITIONAL INFORMATION)

DEEPEN STEM AND FOOTING AS NECESSARY TO ACCOMODATE HOLDOWN ANCHOR BOLTS.
DEEPENED STEM SHALL EXTEND 32" EA. DIRECTION FROM ANCHOR BOLT MIN.
PROVIDE 3" CONCRETE COVER FROM EDGE OF ANCHOR BOLT TO BOTTOM OF FOOTING.

TYPICAL CONCRETE SLABS

USE 4" CONCRETE SLAB TYP. w/ 6x6 - 10/10 W.W.F. TYP.
OVER "STEGO" VAPOR BARRIER (OR EQUAL) OVER 4" MIN. S4C BASE
OVER 4" GRAVEL BASE/ DRAINAGE SYSTEM OVER COMPACTED NATIVE SOIL

SMOOTH TROWEL FINISH ALL GARAGE SLABS.
PROVIDE CONSTUCTION JOINTS (C.J.) AS SHOWN ON PLAN.

CONSULT w/ ALL SUBCONTRACTORS OF ALL TRADES FOR VERIFICATION OF
INSTALLATION OF ALL CONDUIT, PIPING, DUCTING, TREATMENTS, WATERPROOFING,
WIRING AND ANY OTHER MATERIAL OR PROCESS TO BE PROVIDED
UNDER SLAB PRIOR TO PLACING CONCRETE.

TYPICAL ANCHOR BOLTS

USE 5/8" ϕ x 12" A.B. @ 48" O.C. TYPICAL UNLESS NOTED OTHERWISE.
(SEE ANCHOR BOLT SCHEDULE FOR ADDITIONAL INFORMATION)
USE MINIMUM OF 2 BOLTS @ EA. SECTION OF SILL.
PROVIDE 7" EMBEDMENT MINIMUM ON ALL ANCHOR BOLTS.
USE 3" x 3" x 1/4" PL WASHERS @ ALL ANCHOR BOLTS TYP.
USE 3x6 P.T. D.F. SILL PLATE TYP. ALL WALLS.

PIER SCHEDULE

DESIGNATION	DIMENSIONS	REINFORCEMENT
36	36" x 36" x 12" THICK PAD	5 - #4 BARS EACH WAY
36/16	36" x 36" x 16"	6 - ↓
36/54	36" x 54" x 16"	5 - #5 BARS x 9 - #4 BARS TOP & BOTTOM MAT
48	48" x 48" x 12"	8 - #4 BARS EACH WAY
48/16	48" x 48" x 16" ↓	10 - ↓

ANCHOR BOLT SCHEDULE

DESIGNATION	SPECIFICATION (1)
32	5/8"ϕ x 12" A.B. @ 32" O.C.
16	5/8"ϕ x 12" A.B. @ 16" O.C.

1. ALL ANCHOR BOLTS 5/8"ϕ x 12" A.B. @ 48" O.C. UNLESS NOTED OTHERWISE.

HOUSE FOUNDATION PLAN

SCALE: 1/4" = 1'-0"

FOOTING SCHEDULE

DESIGNATION	DIMENSIONS	REINFORCEMENT
F 4	4"" WIDE x 12" THICKENED SLAB EDGE	1 - #4 BAR CONT.
F 18	18" WIDE x 12" THICK FOOTING	3 - #4 BARS CONT.
F 24	24" WIDE x 30" THICK FOOTING	3 - #4 BARS CONT. TOP & BOTTOM
F 30	30" WIDE x 12" THICK FOOTING	4 - #4 BARS CONT.
F 48	48" WIDE x 12" THICK FOOTING	6 - #4 BARS CONT.

NOTE: ALL FOOTINGS 18" WIDE x 12" THICK UNLESS NOTED OTHERWISE.

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FOUNDATION PLANS

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REVISIONS

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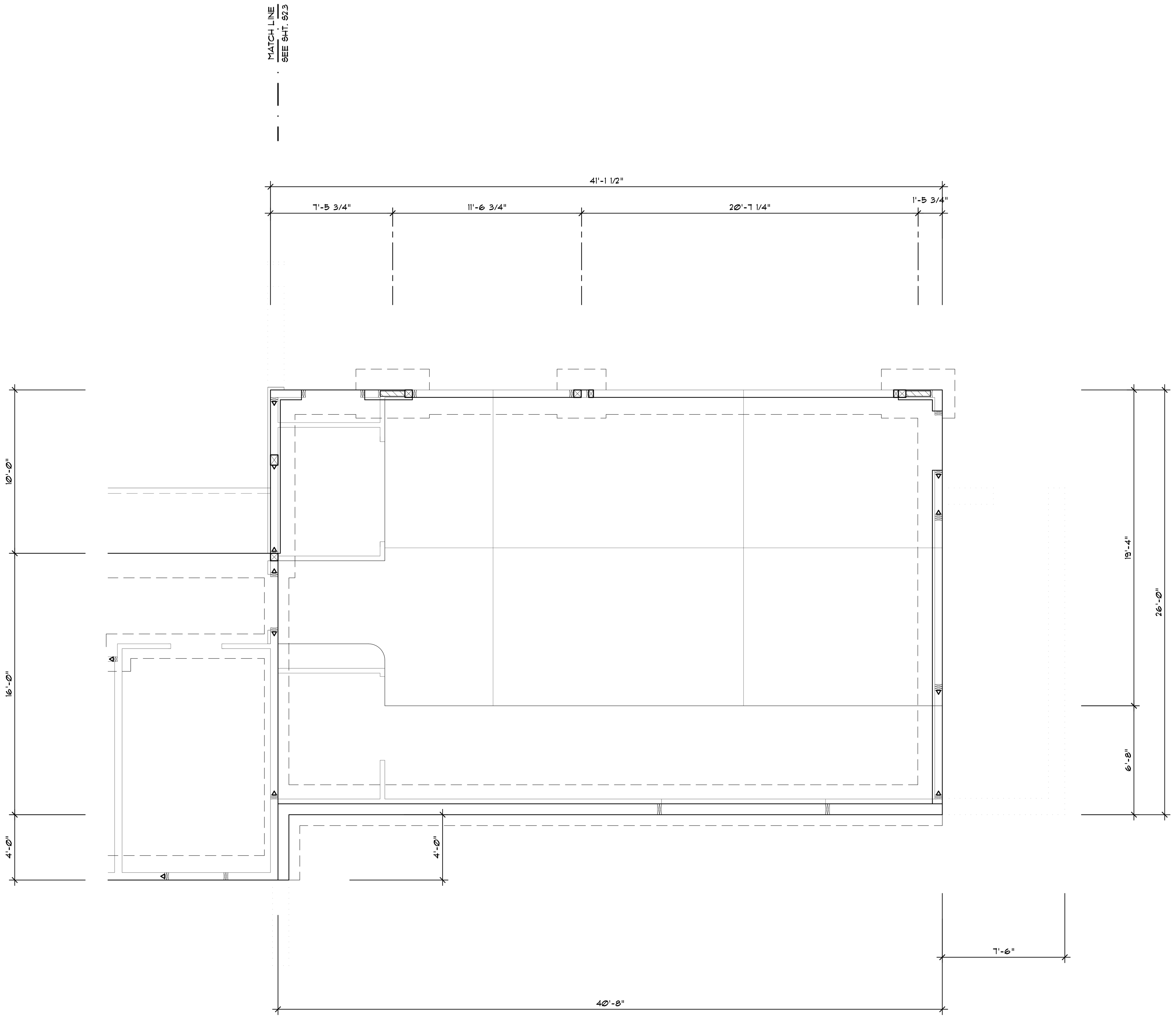
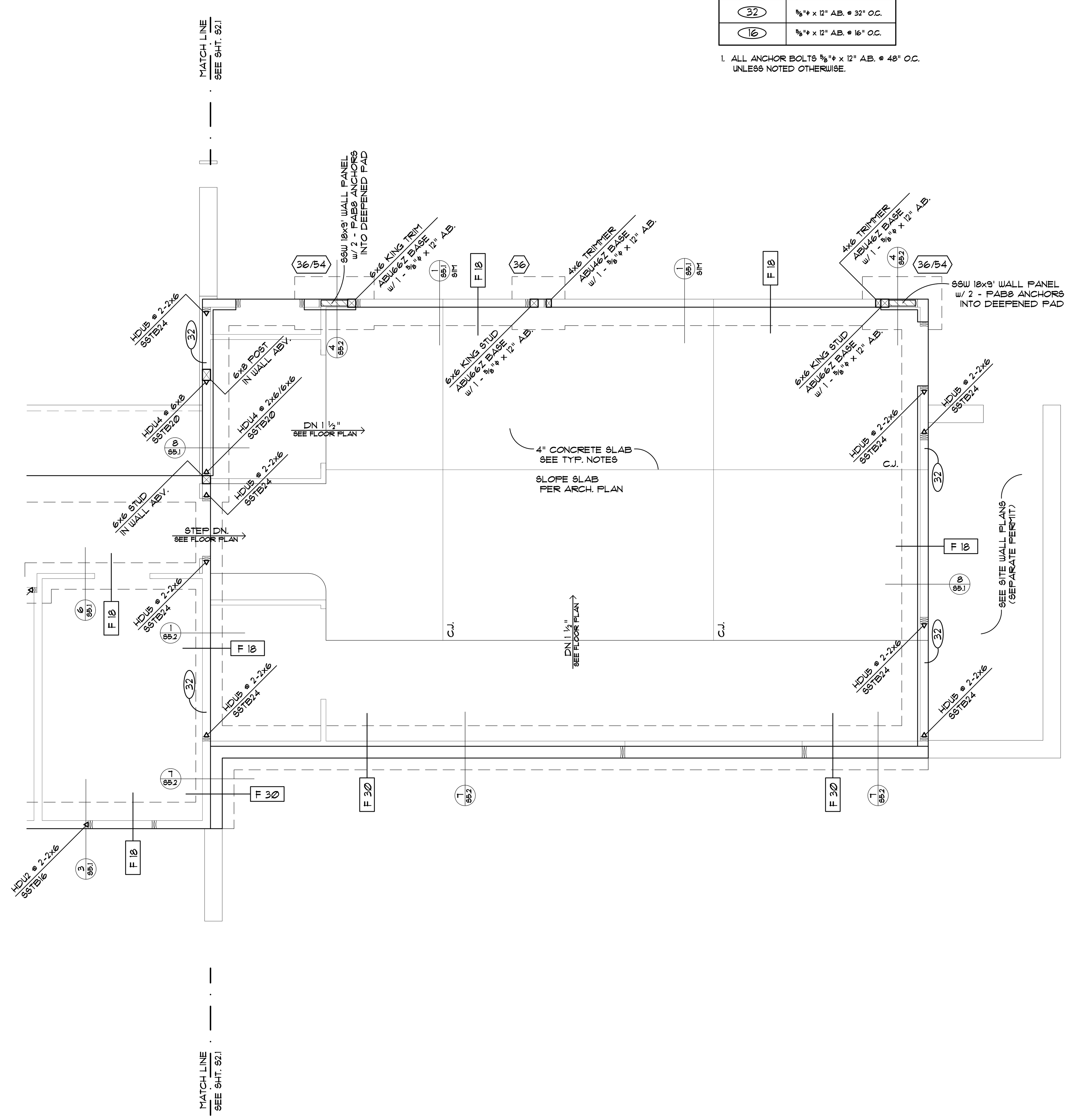
PLAN REVIEW SUBMITTAL SET



GARAGE FOUNDATION DIMENSIONED PLAN

SCALE: ¼" = 1'-0"

NOTE
SEE ARCHITECTURAL FLOOR PLANS FOR FULL DIMENSION INFORMATION. IN THE EVENT OF A DISCREPANCY, THE ARCHITECTURAL PLAN WILL GOVERN.



GARAGE FOUNDATION PLAN

SCALE: ¼" = 1'-0"

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TYPICAL ANCHOR BOLTS

USE ⅝" ϕ x 12" A.B. @ 48" O.C. TYPICAL UNLESS NOTED OTHERWISE. (SEE ANCHOR BOLT SCHEDULE FOR ADDITIONAL INFORMATION)
USE MINIMUM OF 2 BOLTS @ EA. SECTION OF SILL.
PROVIDE 7" EMBEDMENT MINIMUM ON ALL ANCHOR BOLTS.
USE 3" x 3" x ¼" PL WASHERS @ ALL ANCHOR BOLTS TYP.
USE 3x6 P.T. D.F. SILL PLATE TYP. ALL WALLS.

FOOTING SCHEDULE

DESIGNATION	DIMENSIONS	REINFORCEMENT
F 4	4"" WIDE x 12" THICKENED SLAB EDGE	1 - #4 BAR CONT.
F 18	18" WIDE x 12" THICK FOOTING	3 - #4 BARS CONT.
F 24	24" WIDE x 30" THICK FOOTING	3 - #4 BARS CONT. TOP & BOTTOM
F 30	30" WIDE x 12" THICK FOOTING	4 - #4 BARS CONT.
F 48	48" WIDE x 12" THICK FOOTING	6 - #4 BARS CONT.

NOTE: ALL FOOTINGS 18" WIDE x 12" THICK UNLESS NOTED OTHERWISE.

PIER SCHEDULE

DESIGNATION	DIMENSIONS	REINFORCEMENT
36	36" x 36" x 12" THICK PAD	5 - #4 BARS EACH WAY
36/16	36" x 36" x 16" ↓	6 - ↓
36/54	36" x 54" x 16" ↓	5 - #5 BARS x 9 - #4 BARS TOP & BOTTOM MAT
48	48" x 48" x 12" ↓	8 - #4 BARS EACH WAY
48/16	48" x 48" x 16" ↓	10 - ↓

ANCHOR BOLT SCHEDULE

DESIGNATION	SPECIFICATION (1)
32	⅝"ϕ x 12" A.B. @ 32" O.C.
16	⅝"ϕ x 12" A.B. @ 16" O.C.

1. ALL ANCHOR BOLTS ⅝"ϕ x 12" A.B. @ 48" O.C. UNLESS NOTED OTHERWISE.

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FOUNDATION PLANS

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Coons Residence

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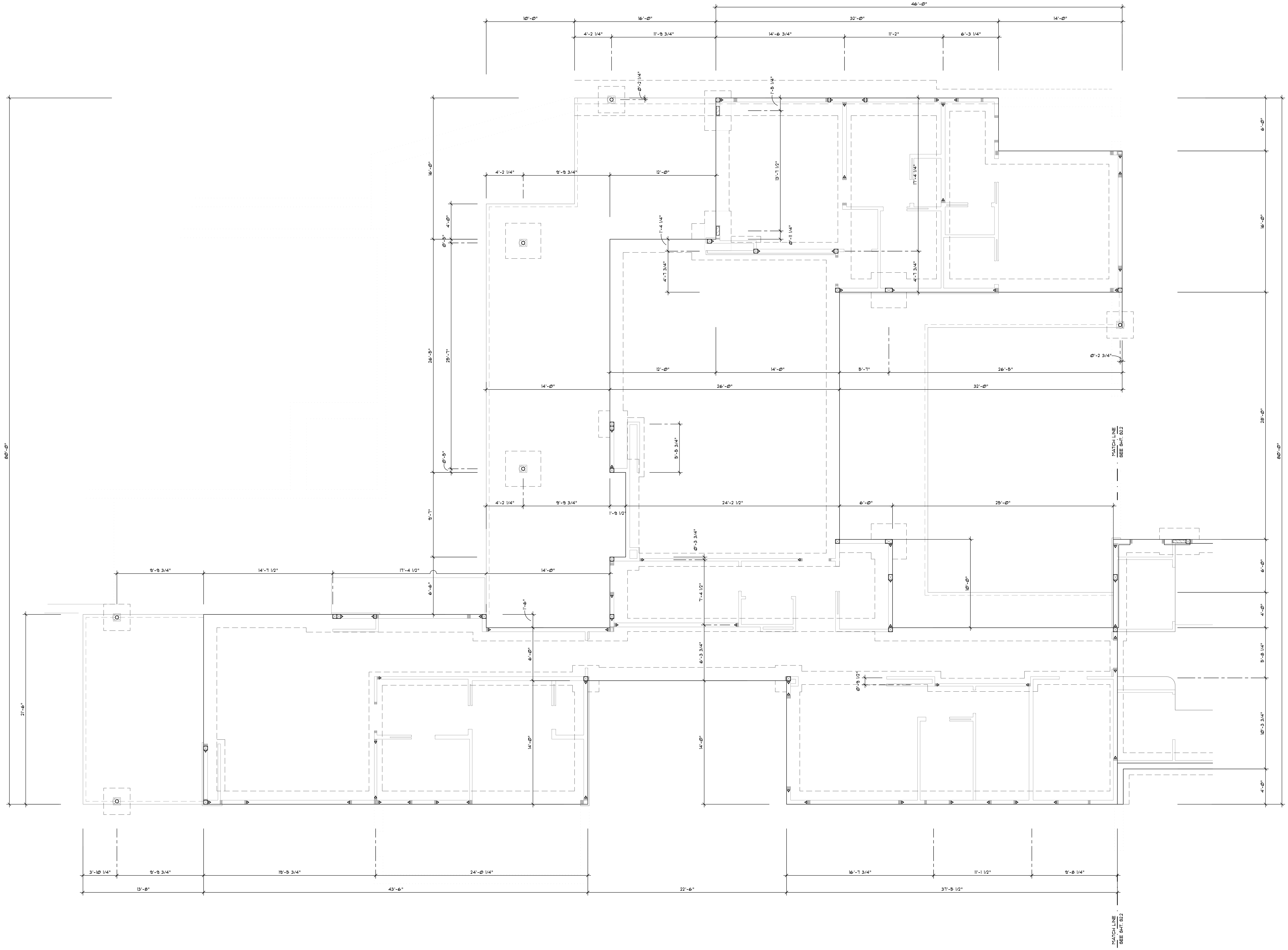
PLAN REVIEW SUBMITTAL SET



HOUSE FOUNDATION DIMENSIONED PLAN

SCALE: ¼" = 1'-0"

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FOUNDATION PLANS

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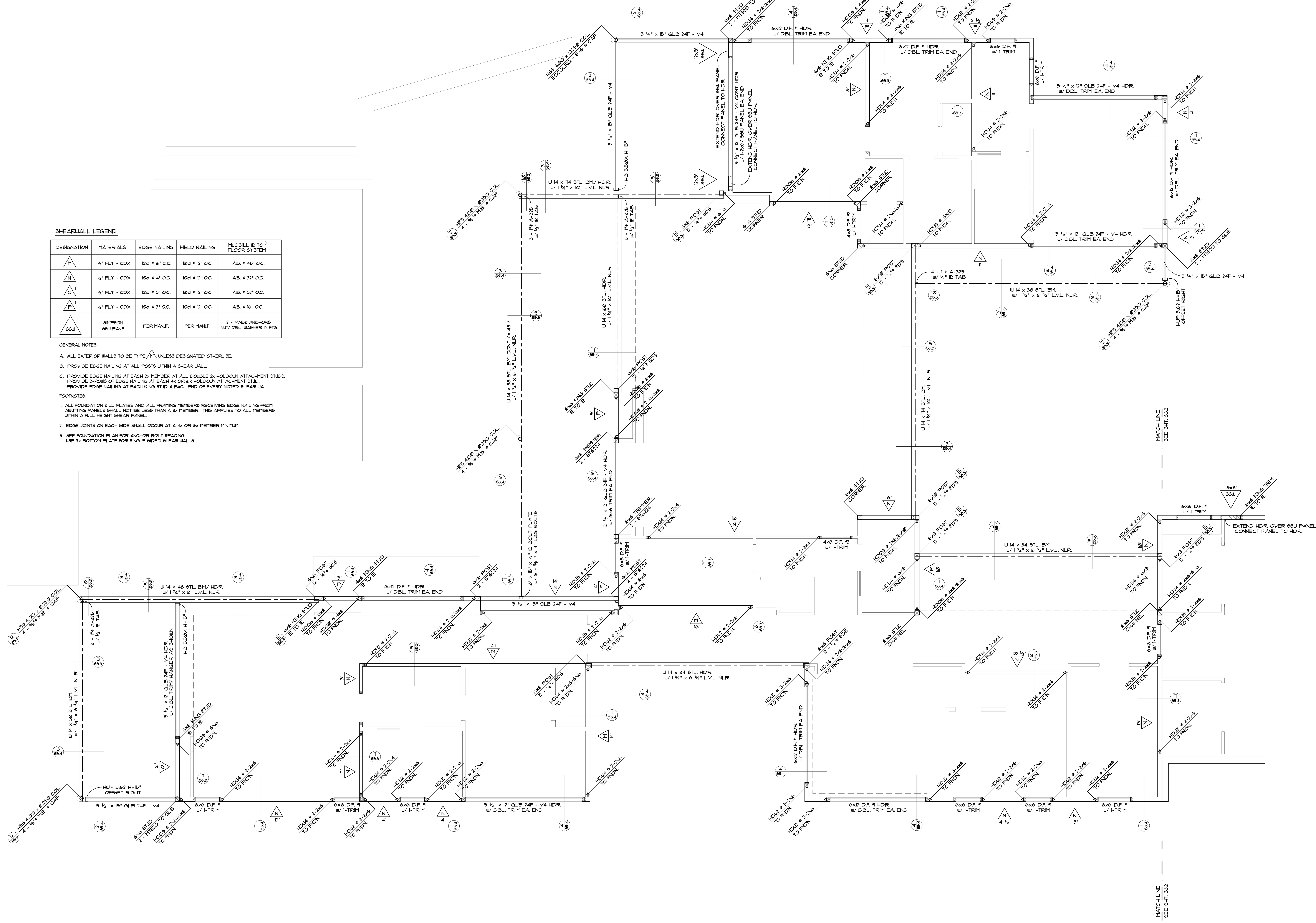

SHEARWALL LEGEND

DESIGNATION	MATERIALS	EDGE NAILING	FIELD NAILING	MUDSILL PL TO FLOOR SYSTEM [3]
M	½" PLY - CDX	10d @ 6" O.C.	10d @ 12" O.C.	A.B. @ 48" O.C.
N	½" PLY - CDX	10d @ 4" O.C.	10d @ 12" O.C.	A.B. @ 32" O.C.
O [1]	½" PLY - CDX	10d @ 3" O.C.	10d @ 12" O.C.	A.B. @ 32" O.C.
P [1]	½" PLY - CDX	10d @ 2" O.C.	10d @ 12" O.C.	A.B. @ 16" O.C.
SSW	SIMPSON SSW PANEL	PER MANUF.	PER MANUF.	2 - PAB8 ANCHORS NUT/ DBL. WASHER IN FTG.

GENERAL NOTES:

A. ALL EXTERIOR WALLS TO BE TYPE M UNLESS DESIGNATED OTHERWISE.

B. PROVIDE EDGE NAILING AT ALL POSTS WITHIN A SHEAR WALL.

C. PROVIDE EDGE NAILING AT EACH 2x MEMBER AT ALL DOUBLE 2x HOLDOWN ATTACHMENT STUDS. PROVIDE 2-ROWS OF EDGE NAILING AT EACH 4x OR 6x HOLDOWN ATTACHMENT STUD. PROVIDE EDGE NAILING AT EACH KING STUD @ EACH END OF EVERY NOTED SHEAR WALL.

FOOTNOTES:

1. ALL FOUNDATION SILL PLATES AND ALL FRAMING MEMBERS RECEIVING EDGE NAILING FROM ABUTTING PANELS SHALL NOT BE LESS THAN A 3x MEMBER. THIS APPLIES TO ALL MEMBERS WITHIN A FULL HEIGHT SHEAR PANEL.

2. EDGE JOINTS ON EACH SIDE SHALL OCCUR AT A 4x OR 6x MEMBER MINIMUM.

3. SEE FOUNDATION PLAN FOR ANCHOR BOLT SPACING. USE 3x BOTTOM PLATE FOR SINGLE SIDED SHEAR WALLS.

TYPICAL STRUCTURAL NOTES

TYPICAL EXTERIOR WALL AND INTERIOR BEARING/ SHEAR WALLS

USE 2x6/ 2x8 D.F. STUDS @ 16" O.C.
ALIGN LAYOUT WITH JOIST LAYOUT TYP.
USE DOUBLE 2x6/ 2x8 TOP PLATE TYP. w/ 48" MIN. LAP @ SPLICES w/ 20 - 16d EA. SIDE EA. PLATE SPLICE TYP.
USE SIMPSON ST6236 PL TO PL IF PLATE BREAKS TYP. & AT ALL BEAM-TO-PLATE CONNECTIONS

HOUSE WALL & BEAM FRAMING PLAN

SCALE: ¼" = 1'-0"

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WALL & BEAM FRAMING PLAN

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PLAN REVIEW SUBMITTAL SET

SHEARWALL LEGEND

DESIGNATION	MATERIALS	EDGE NAILING	FIELD NAILING	MUDSILL ℄ TO FLOOR SYSTEM [3]
M	½" PLY - CDX	10d @ 6" O.C.	10d @ 12" O.C.	A.B. @ 48" O.C.
N	½" PLY - CDX	10d @ 4" O.C.	10d @ 12" O.C.	A.B. @ 32" O.C.
O [1]	½" PLY - CDX	10d @ 3" O.C.	10d @ 12" O.C.	A.B. @ 32" O.C.
P [1]	½" PLY - CDX	10d @ 2" O.C.	10d @ 12" O.C.	A.B. @ 16" O.C.
SSW	SIMPSON SSW PANEL	PER MANUF.	PER MANUF.	2 - PAB8 ANCHORS NUT/ DBL. WASHER IN FTG.

GENERAL NOTES:

A. ALL EXTERIOR WALLS TO BE TYPE (M) UNLESS DESIGNATED OTHERWISE.

B. PROVIDE EDGE NAILING AT ALL POSTS WITHIN A SHEAR WALL.

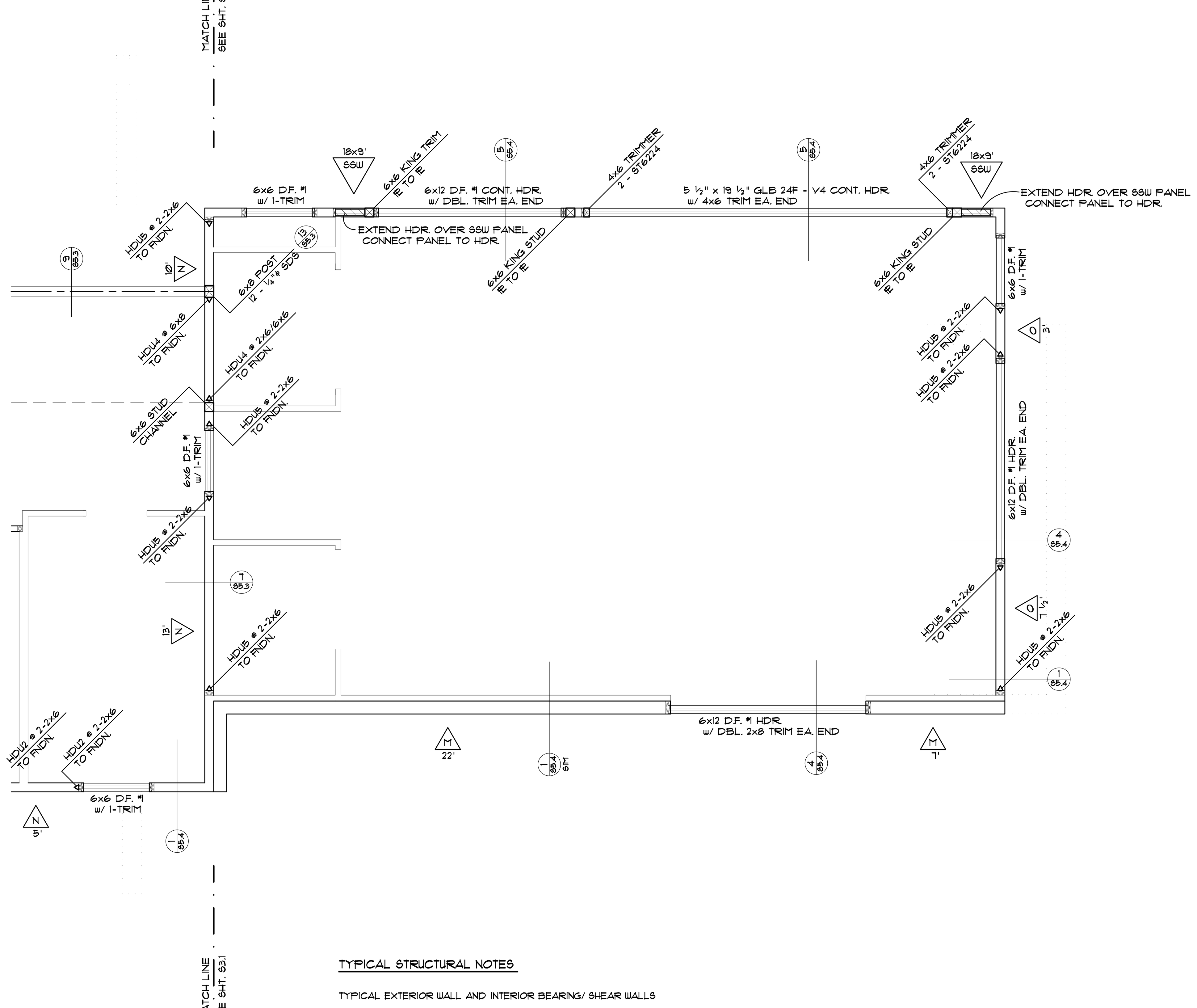
C. PROVIDE EDGE NAILING AT EACH 2x MEMBER AT ALL DOUBLE 2x HOLDOWN ATTACHMENT STUDS. PROVIDE 2-ROWS OF EDGE NAILING AT EACH 4x OR 6x HOLDOWN ATTACHMENT STUD. PROVIDE EDGE NAILING AT EACH KING STUD @ EACH END OF EVERY NOTED SHEAR WALL.

FOOTNOTES:

1. ALL FOUNDATION SILL PLATES AND ALL FRAMING MEMBERS RECEIVING EDGE NAILING FROM ABUTTING PANELS SHALL NOT BE LESS THAN A 3x MEMBER. THIS APPLIES TO ALL MEMBERS WITHIN A FULL HEIGHT SHEAR PANEL.

2. EDGE JOINTS ON EACH SIDE SHALL OCCUR AT A 4x OR 6x MEMBER MINIMUM.

3. SEE FOUNDATION PLAN FOR ANCHOR BOLT SPACING. USE 3x BOTTOM PLATE FOR SINGLE SIDED SHEAR WALLS.



TYPICAL STRUCTURAL NOTES

TYPICAL EXTERIOR WALL AND INTERIOR BEARING/ SHEAR WALLS

USE 2x6/ 2x8 D.F. STUDS @ 16" O.C.
ALIGN LAYOUT WITH JOIST LAYOUT TYP.
USE DOUBLE 2x6/ 2x8 TOP PLATE TYP. w/ 48" MIN. LAP @ SPLICES
w/ 20 - 16d EA. SIDE EA. PLATE SPLICE TYP.
USE SIMPSON ST6236 ℄ TO ℄ IF PLATE BREAKS TYP.
& AT ALL BEAM-TO-PLATE CONNECTIONS

GARAGE WALL & BEAM FRAMING PLAN

SCALE: ¼" = 1'-0"

TYPICAL STRUCTURAL NOTES

TYPICAL ROOF SHEATHING

USE ⅝" OSB - EXPOSURE 1 - 32/16 - PS-2
w/ 10d @ 6" O.C. BOUNDARY, EDGES AND DRAG TRUSSES
w/ 10d @ 12" O.C. FIELDS TYP.

TYPICAL ROOF TRUSSES

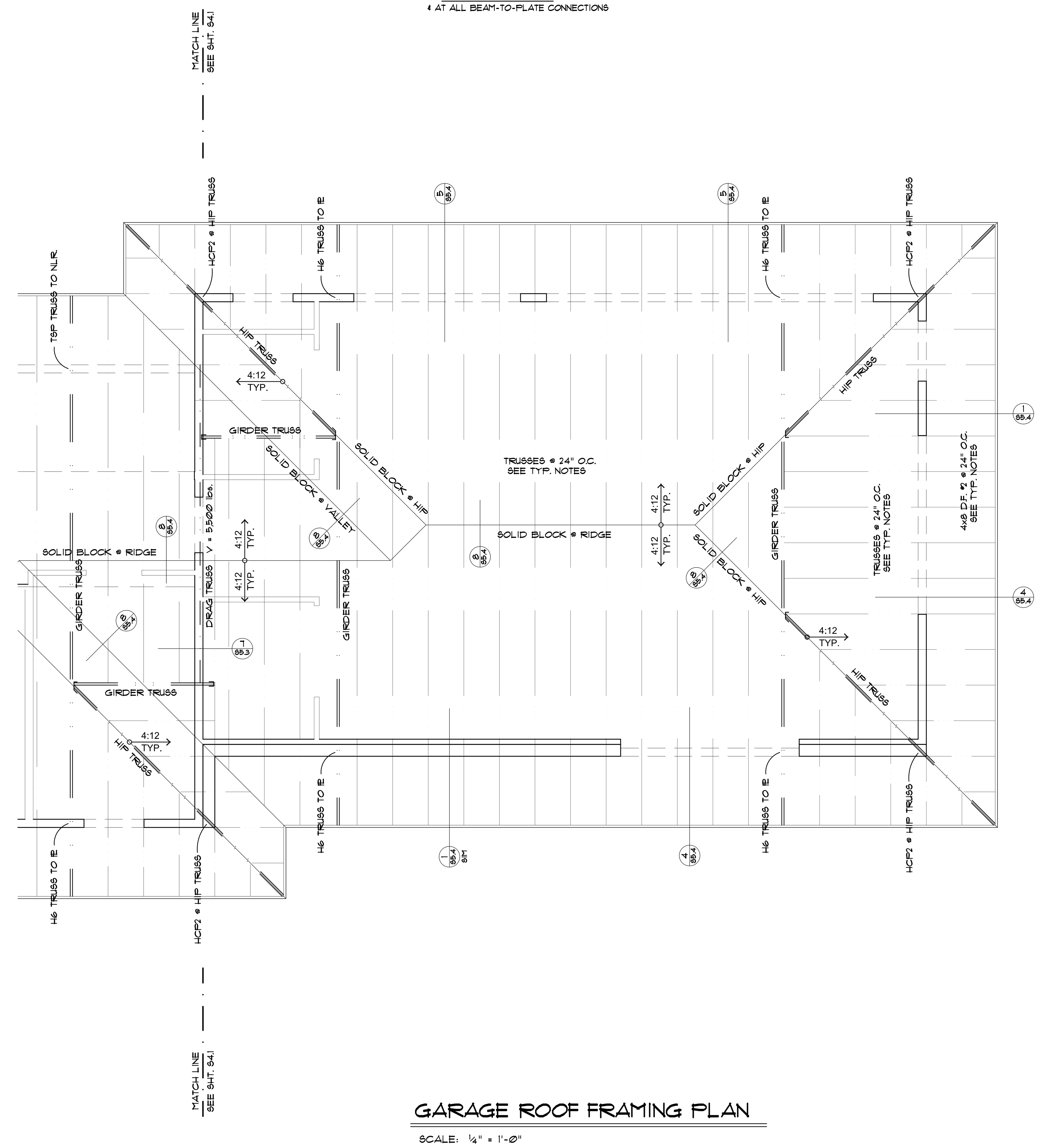
USE MANUFACTURED ROOF TRUSSES @ 24" O.C.
SOLID BLOCK @ SUPPORTS & PER MANUFACTURER'S SPECS.
USE SIMPSON H-1 @ EA. TRUSS TO WALL ℄ OR BEAM TYP.
USE 2 - SIMPSON H-3 @ EA. TRUSS TO L.V.L. STEEL BEAM NAILER TYP.

TYPICAL ROOF HIP/ JACK TRUSSES

USE MANUFACTURED ROOF TRUSSES @ 24" O.C.
SOLID BLOCK @ SUPPORTS & PER MANUFACTURER'S SPECS.
USE SIMPSON H-1 @ EA. TRUSS TO WALL ℄ OR BEAM TYP.
USE 2-SIMPSON H-3 @ EA. TRUSS TO L.V.L. STEEL BEAM NAILER TYP.
USE SIMPSON LUS26 @ EA. JACK TRUSS TO GIRDER TRUSS TYP. U.N.O.
USE SIMPSON SUL/SUR26 @ EA. JACK TRUSS TO HIP TRUSS TYP.
USE 2 - TS22 @ EA. HIP TRUSS TO WALL CORNER/ BEAM CORNER
USE SIMPSON HTU28 @ EA. HIP/ JACK TO GIRDER TRUSS TYP. U.N.O.

TYPICAL EXTERIOR WALL AND INTERIOR BEARING/ SHEAR WALLS

USE 2x6 D.F. STUDS @ 16" O.C.
ALIGN LAYOUT WITH TRUSS LAYOUT TYP.
USE DOUBLE 2x6 TOP PLATE TYP. w/ 48" MIN. LAP @ SPLICES
w/ 20 - 16d EA. SIDE EA. PLATE SPLICE TYP.
USE SIMPSON ST6236 ℄ TO ℄ IF PLATE BREAKS TYP.
& AT ALL BEAM-TO-PLATE CONNECTIONS



GARAGE ROOF FRAMING PLAN

SCALE: ¼" = 1'-0"

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WALL & BEAM FRAMING PLAN
ROOF FRAMING PLAN

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Richard Chesbro, S.E.

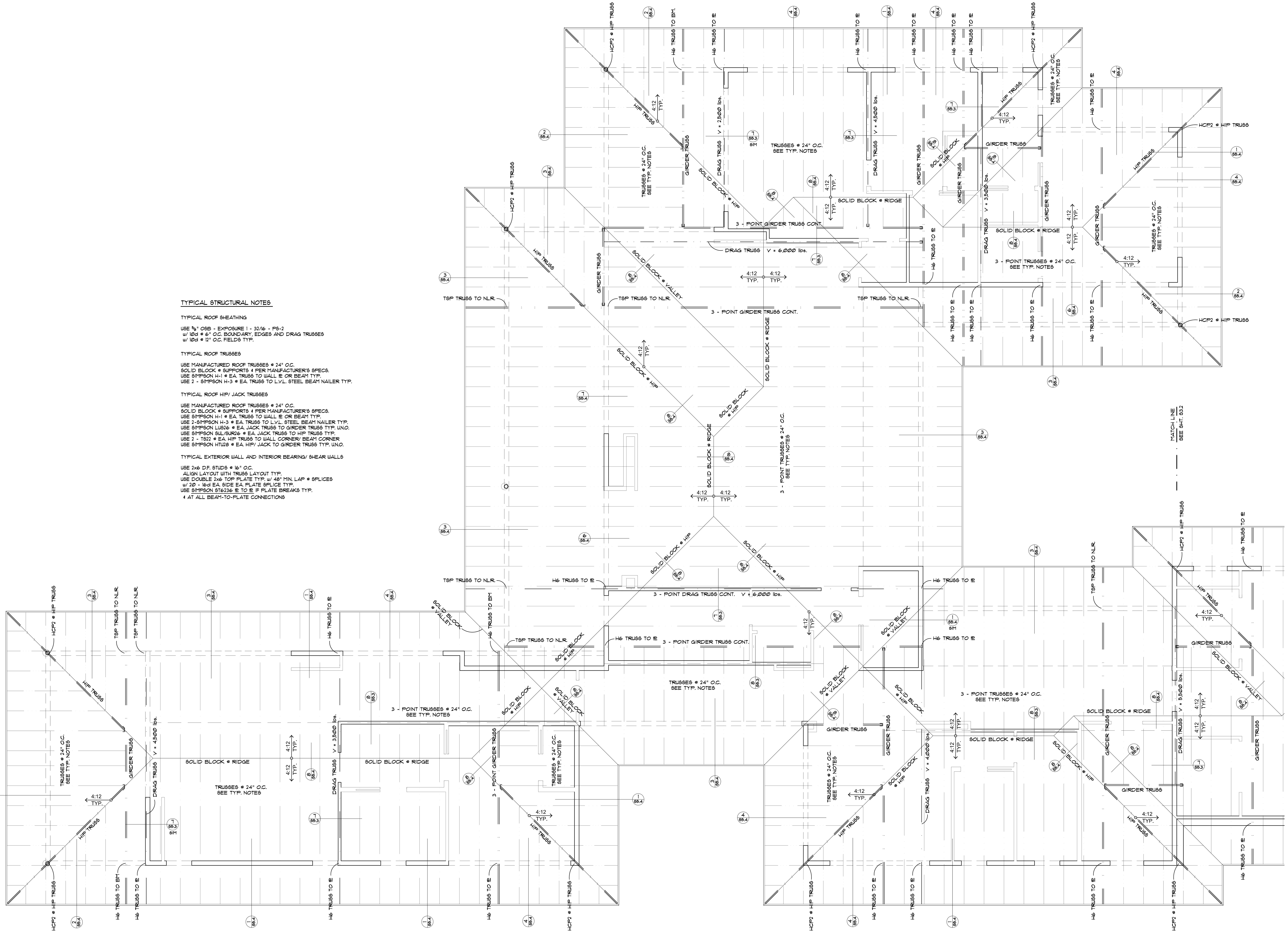
Coons Residence
Ka'anapali Golf Estates, Lanikeha Ph. II - Lot 25
TMK: (2) 4 - 4 - 019 - 097
MAUI COUNTY, HAWAII

REVISIONS

DRAWN BY	RC/DC
DATE	12-05-21
SCALE:	NOTED
JOB NO.	2136

S3.2

PLAN REVIEW SUBMITTAL SET



TYPICAL STRUCTURAL NOTES

TYPICAL ROOF SHEATHING

USE ⅝" OSB - EXPOSURE 1 - 32/16 - PS-2
w/ 10d @ 6" O.C. BOUNDARY, EDGES AND DRAG TRUSSES
w/ 10d @ 12" O.C. FIELDS TYP.

TYPICAL ROOF TRUSSES

USE MANUFACTURED ROOF TRUSSES @ 24" O.C.
SOLID BLOCK @ SUPPORTS & PER MANUFACTURER'S SPECS.
USE SIMPSON H-1 @ EA. TRUSS TO WALL ℞ OR BEAM TYP.
USE 2 - SIMPSON H-3 @ EA. TRUSS TO L.V.L. STEEL BEAM NAILER TYP.

TYPICAL ROOF HIP/ JACK TRUSSES

USE MANUFACTURED ROOF TRUSSES @ 24" O.C.
SOLID BLOCK @ SUPPORTS & PER MANUFACTURER'S SPECS.
USE SIMPSON H-1 @ EA. TRUSS TO WALL ℞ OR BEAM TYP.
USE 2-SIMPSON H-3 @ EA. TRUSS TO L.V.L. STEEL BEAM NAILER TYP.
USE SIMPSON LUS26 @ EA. JACK TRUSS TO GIRDER TRUSS TYP. U.N.O.
USE SIMPSON SUL/SUR26 @ EA. JACK TRUSS TO HIP TRUSS TYP.
USE 2 - TS22 @ EA. HIP TRUSS TO WALL CORNER/ BEAM CORNER
USE SIMPSON HTU28 @ EA. HIP/ JACK TO GIRDER TRUSS TYP. U.N.O.

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USE DOUBLE 2x6 TOP PLATE TYP. w/ 48" MIN. LAP @ SPLICES
w/ 20 - 16d EA. SIDE EA. PLATE SPLICE TYP.
USE SIMPSON ST6236 ℞ TO ℞ IF PLATE BREAKS TYP.
& AT ALL BEAM-TO-PLATE CONNECTIONS

HOUSE ROOF FRAMING PLAN

SCALE: ¼" = 1'-0"

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ROOF FRAMING PLAN

Richard Chesbro, S.E.

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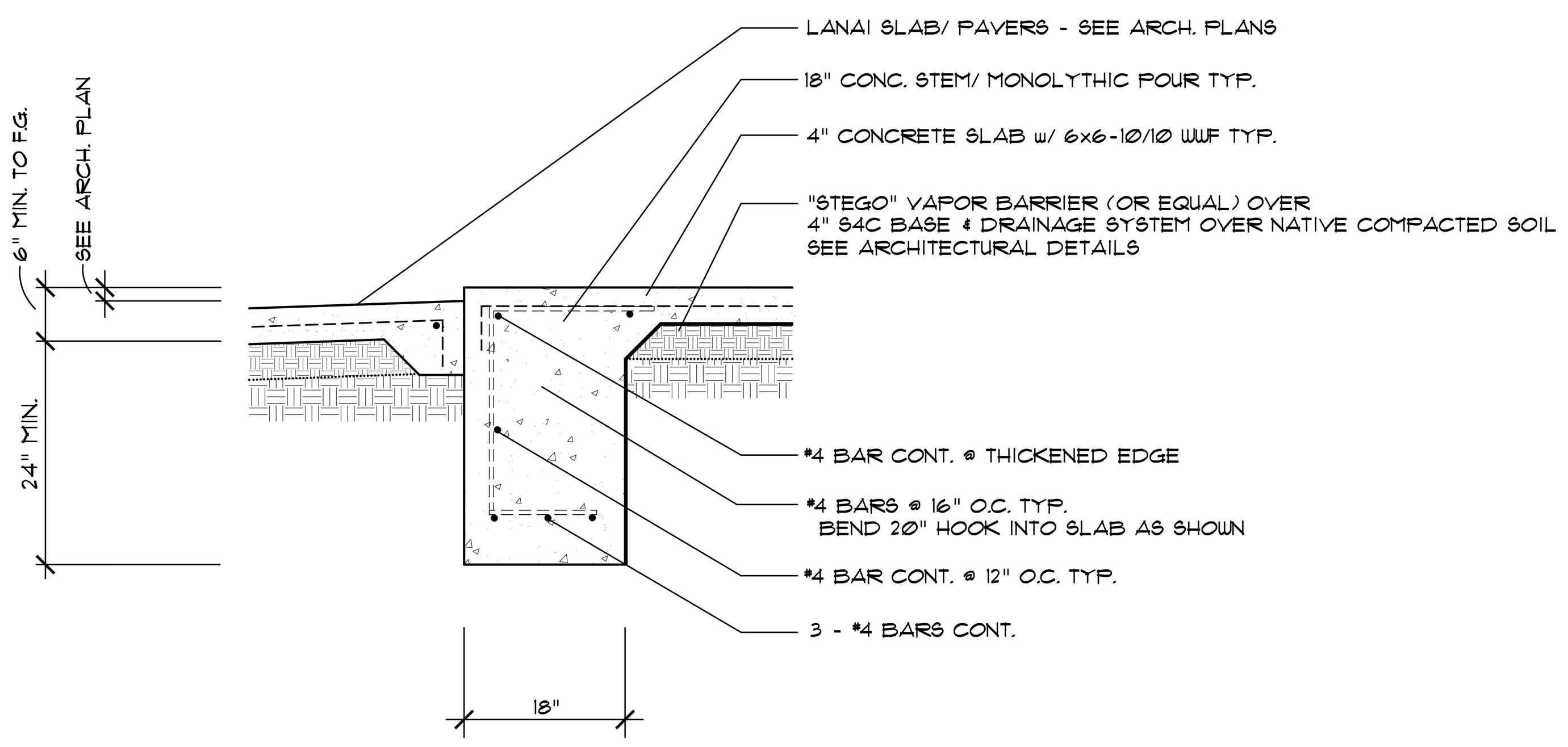
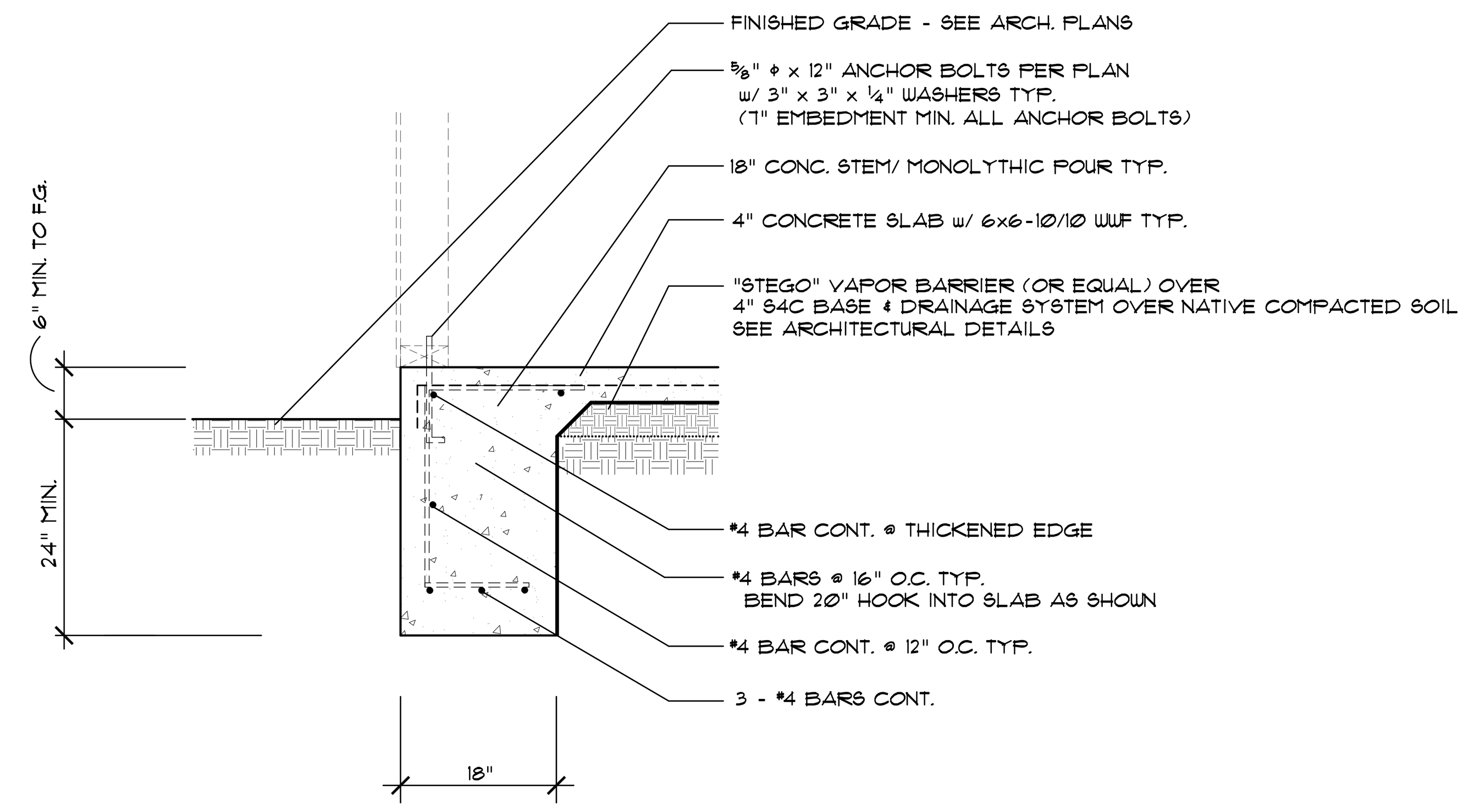
S4.1

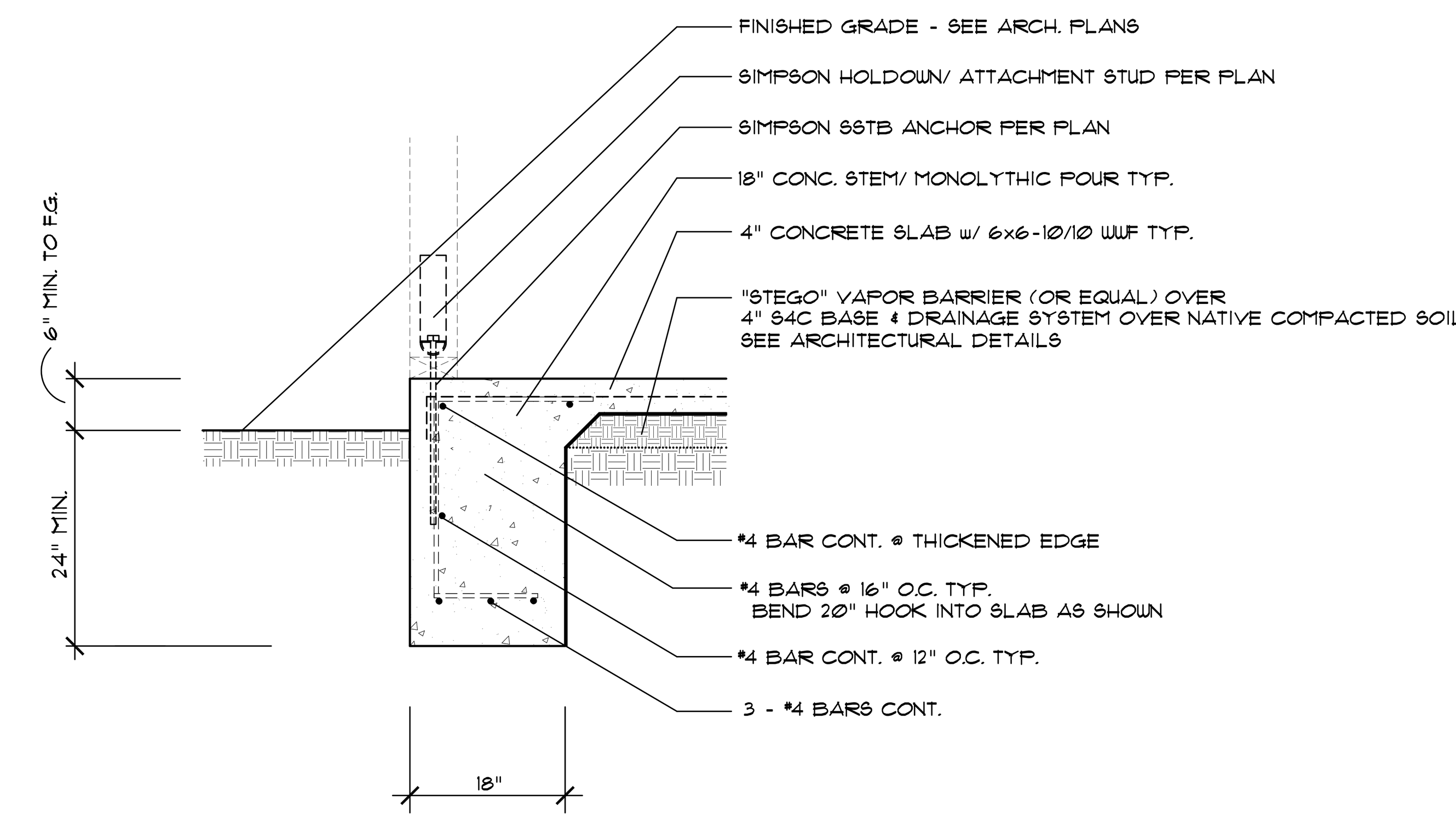
PLAN REVIEW SUBMITTAL SET



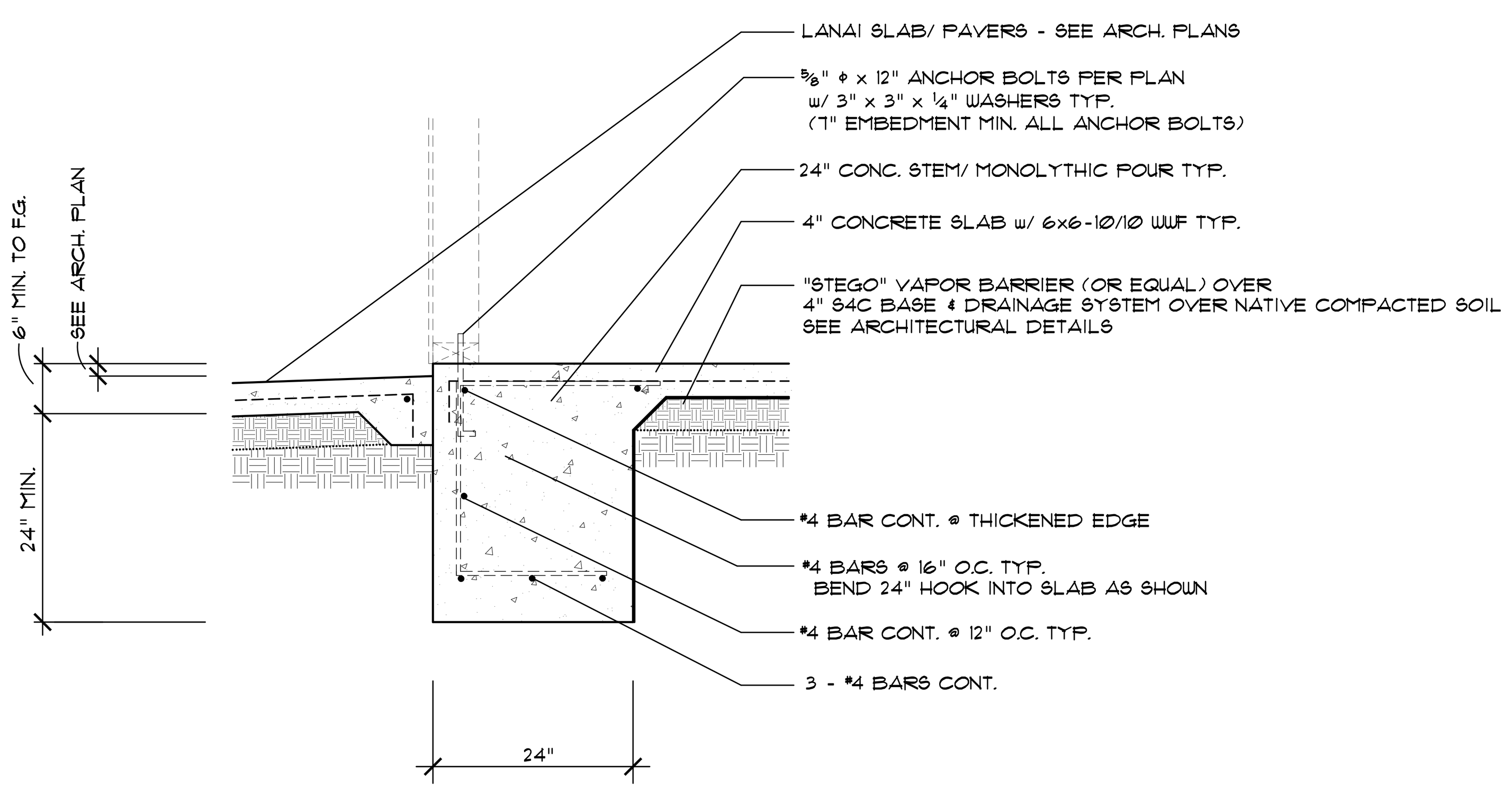
1 / S5.1 — TYPICAL 18" PERIMETER FOOTING/ SLAB @ DOORS
F 18 — SCALE: 3/4" = 1'-0"



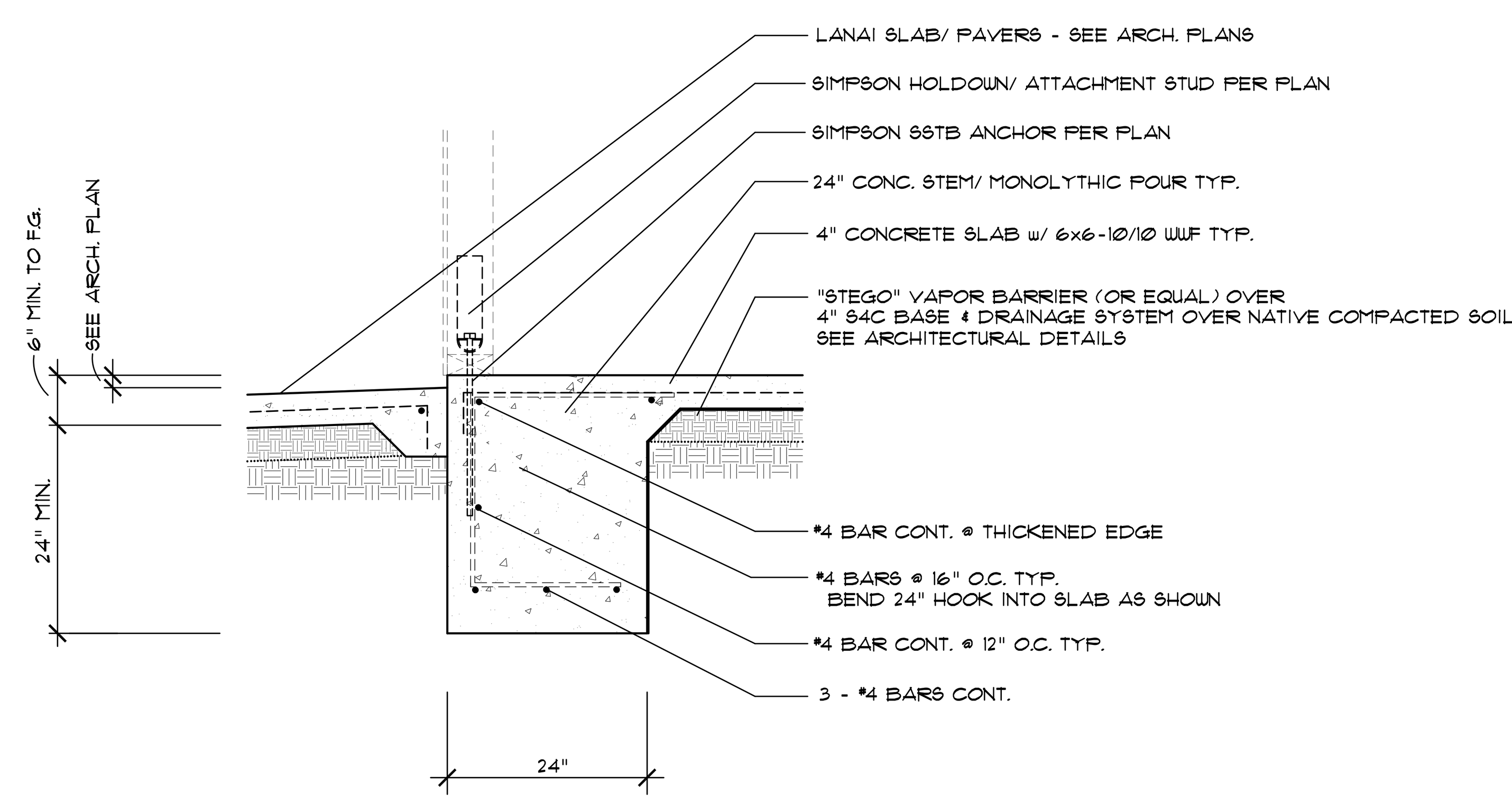
2 / S5.1 — TYPICAL 18" PERIMETER FOOTING/ SLAB @ WALLS
F 18 — SCALE: 3/4" = 1'-0"



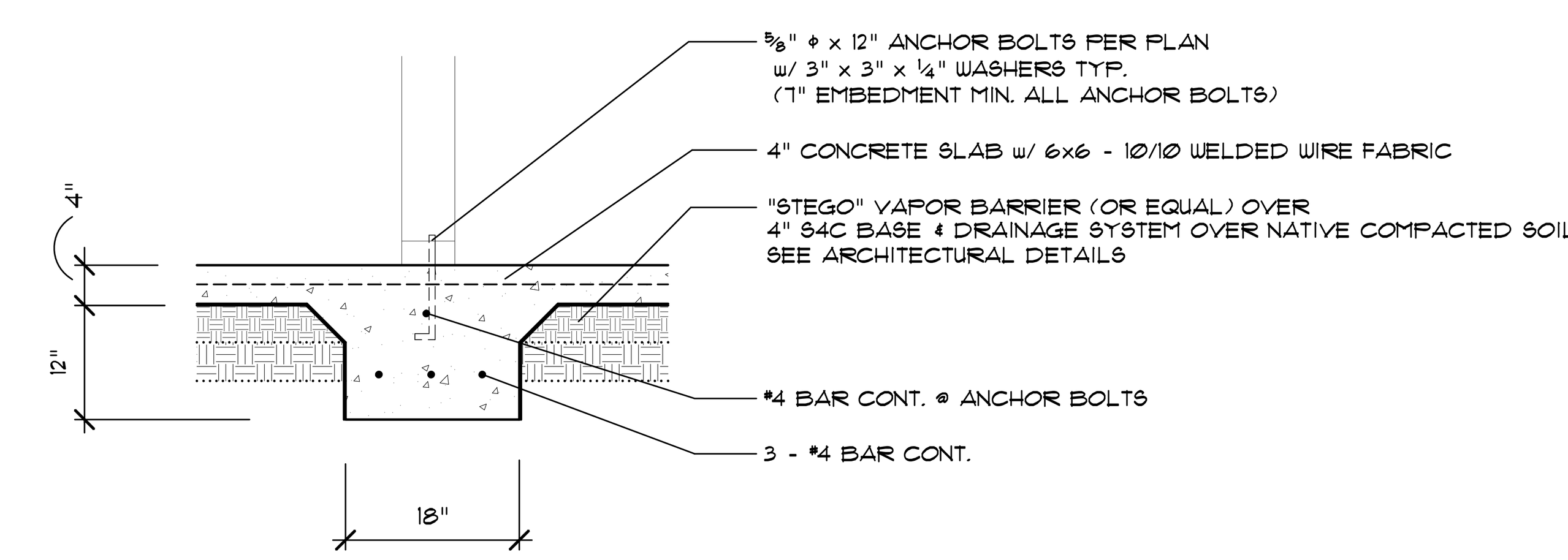
3 / S5.1 — TYPICAL 18" PERIMETER FOOTING/ SLAB @ HOLDOWN ANCHOR
F 18 — SCALE: 3/4" = 1'-0"



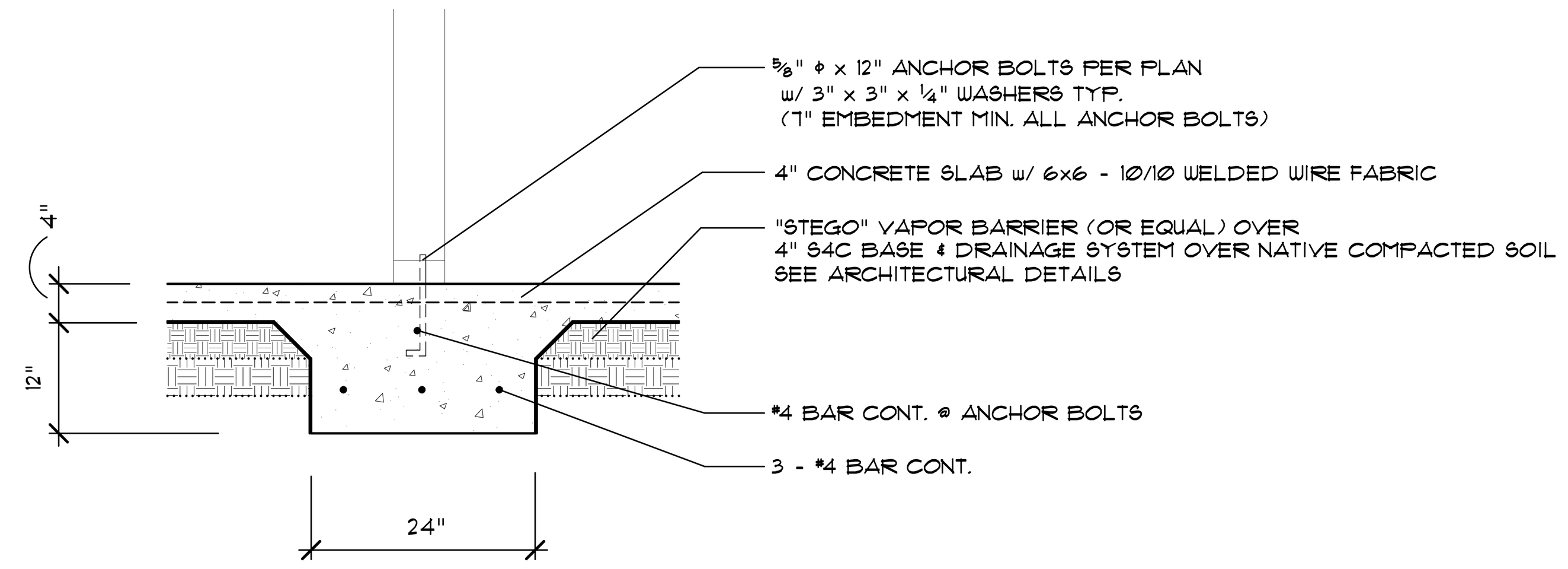
4 / S5.1 — TYPICAL 24" PERIMETER FOOTING/ SLAB @ WALLS
F 24 — SCALE: 3/4" = 1'-0"



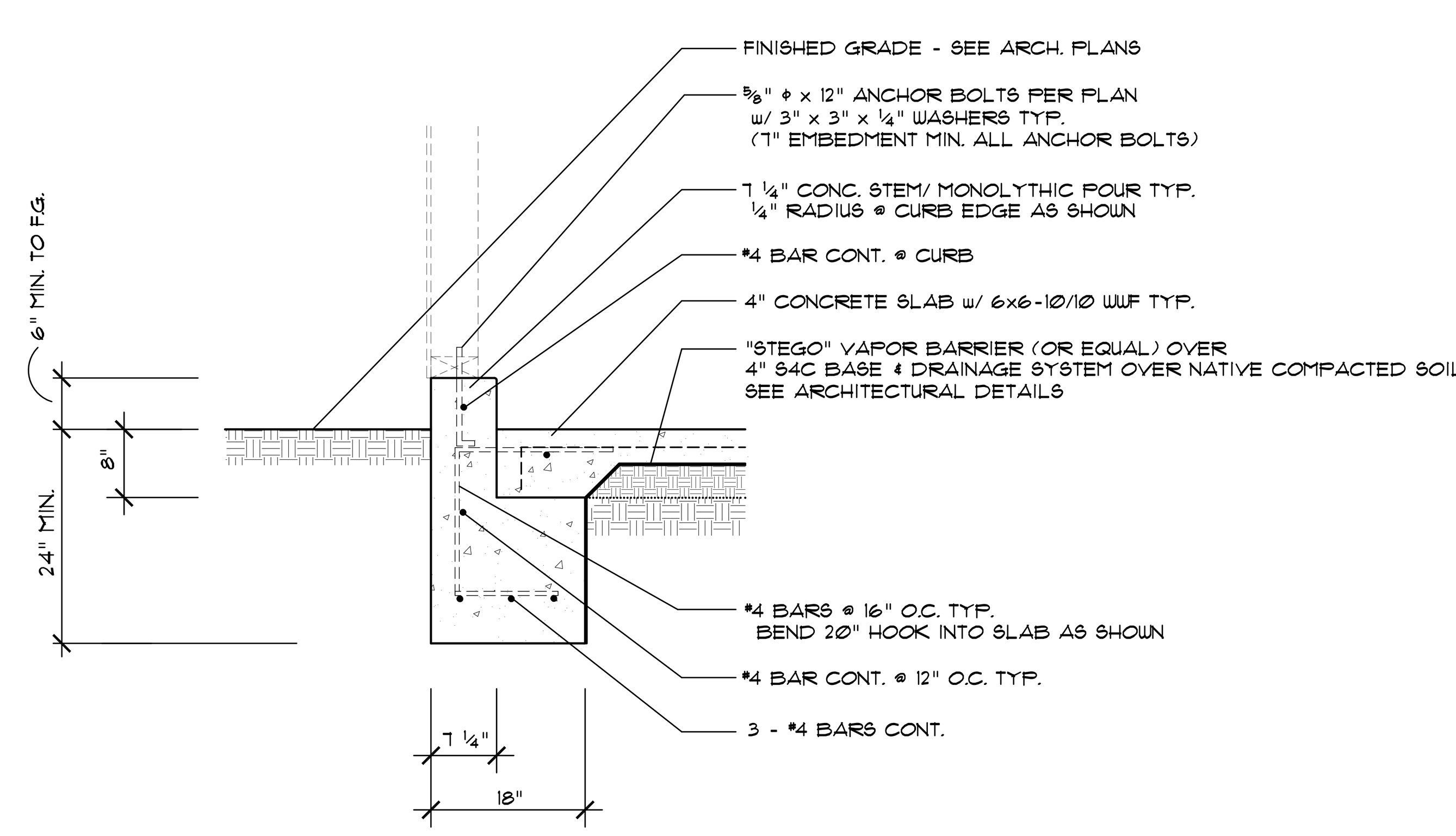
5 / S5.1 — TYPICAL 24" PERIMETER FOOTING/ SLAB @ HOLDOWN ANCHOR
F 24 — SCALE: 3/4" = 1'-0"



6 / S5.1 — TYPICAL CONT. INTERIOR 18" FOOTING @ SLAB
F 18 — SCALE: 3/4" = 1'-0"



7 / S5.1 — TYPICAL CONT. INTERIOR 24" FOOTING @ SLAB
F 24 — SCALE: 3/4" = 1'-0"



8 / S5.1 — TYPICAL 18" PERIMETER FOOTING/ SLAB @ WALLS
F 18 — SCALE: 3/4" = 1'-0"

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REVISIONS

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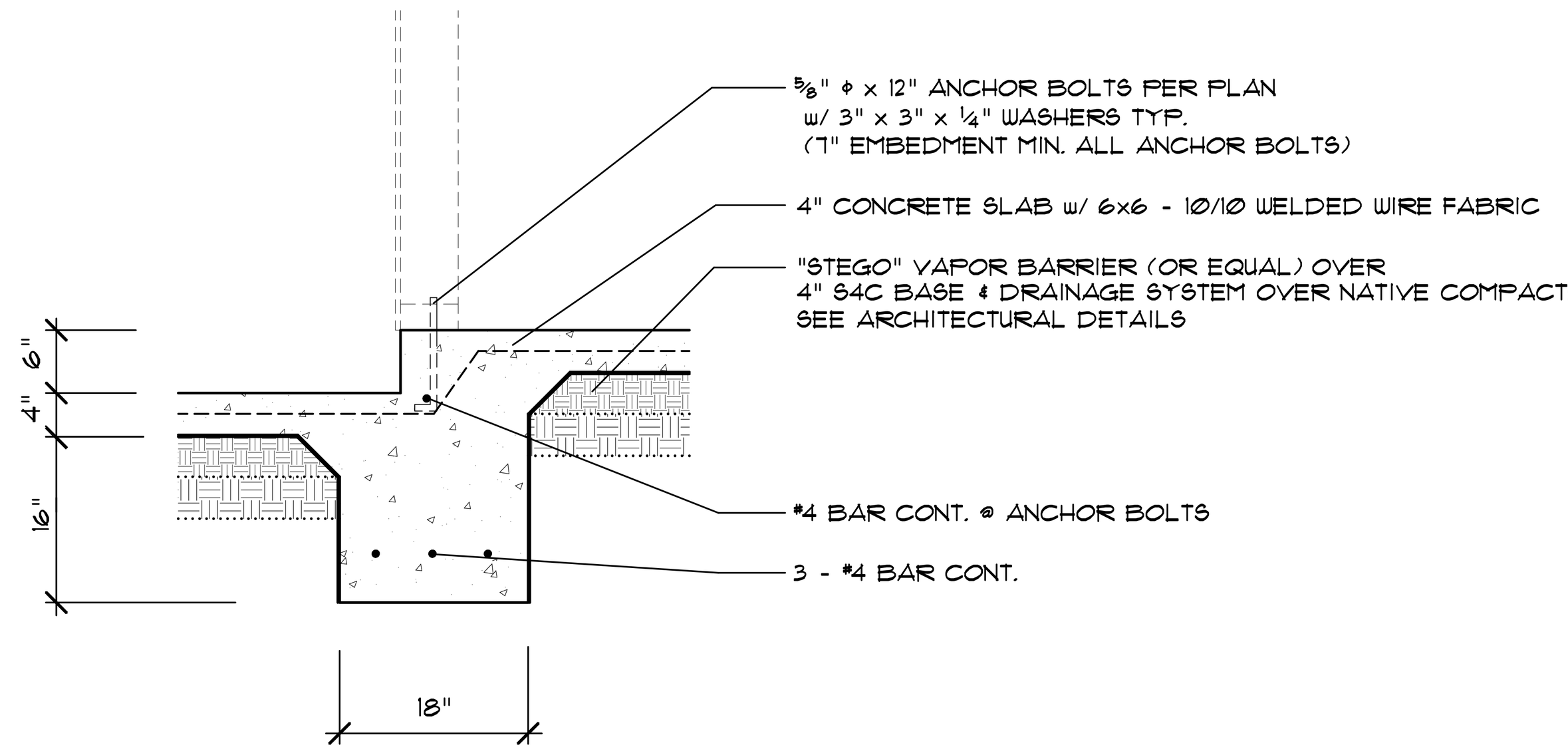
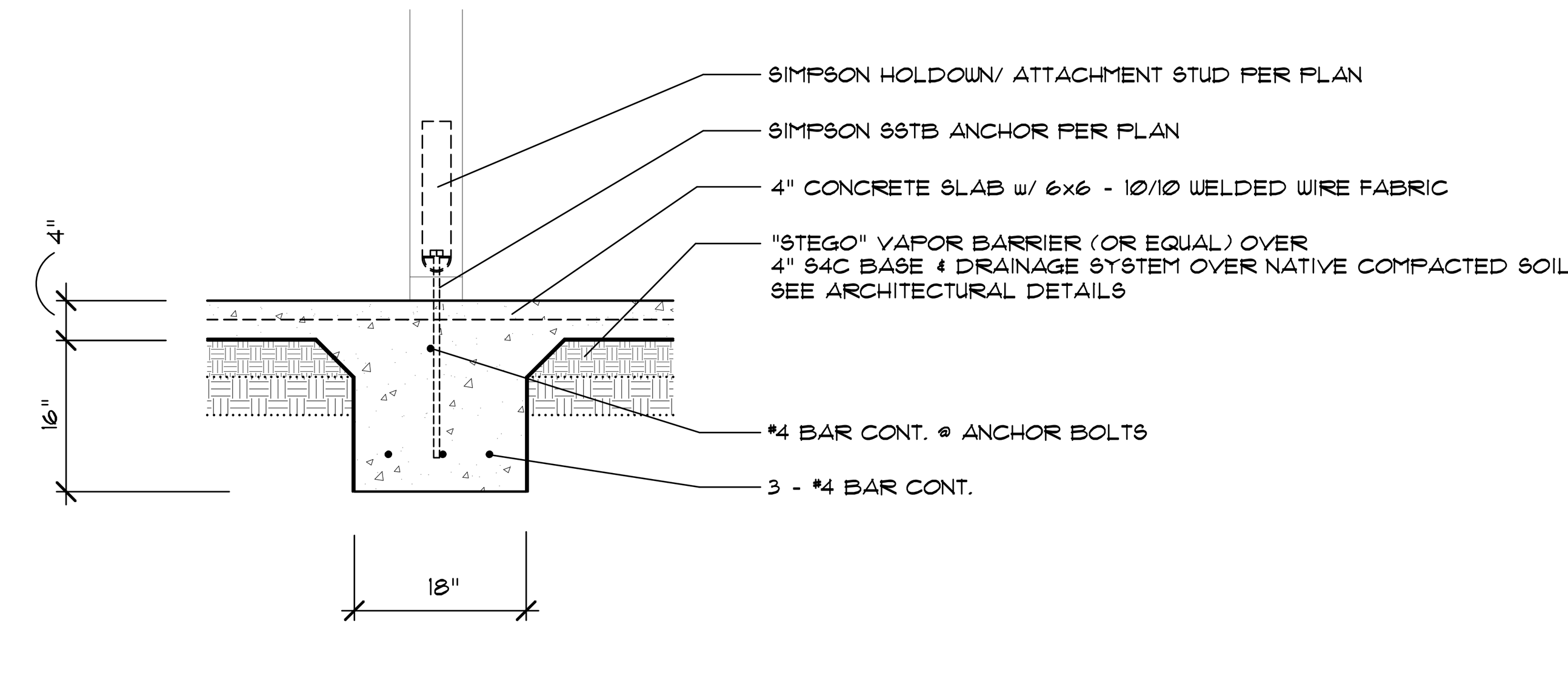
S5.1

PLAN REVIEW SUBMITTAL SET



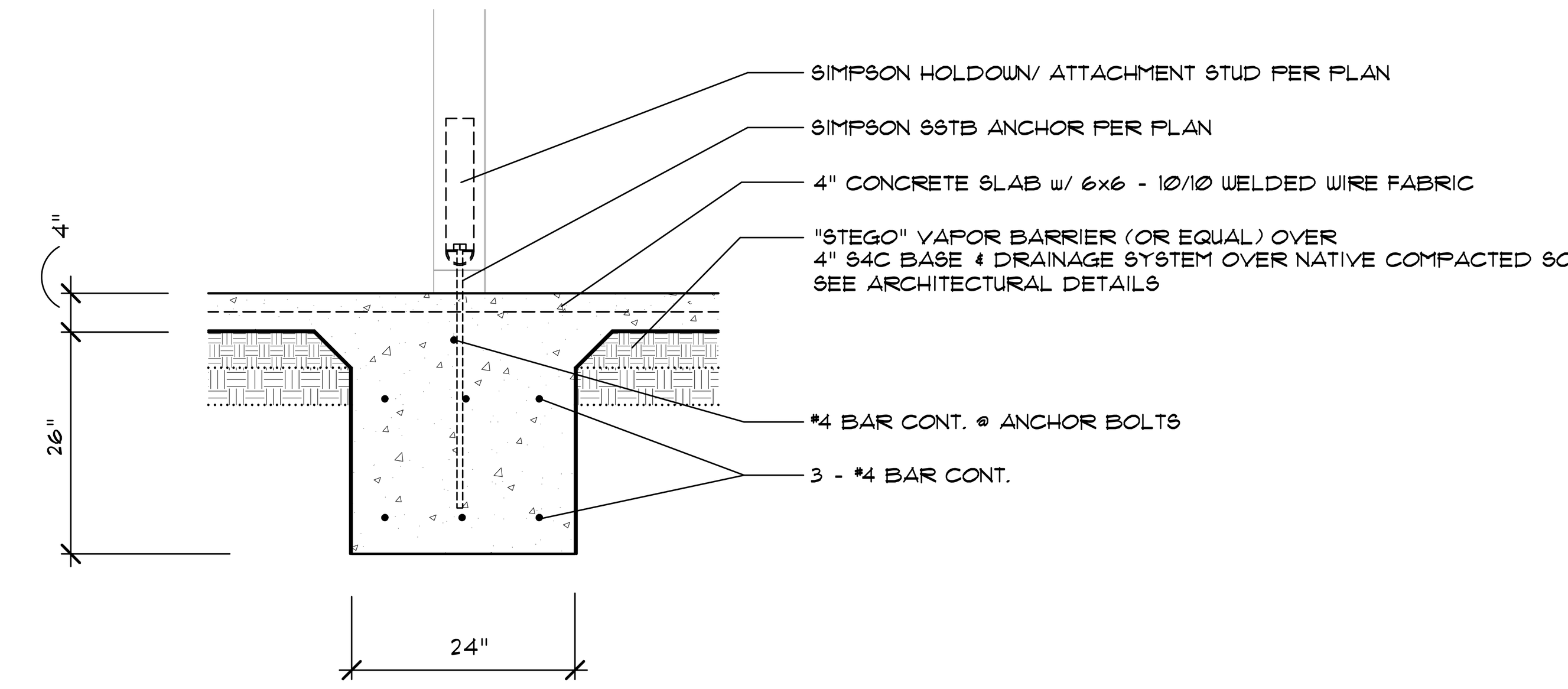
1 S5.2 TYPICAL CONT. INTERIOR 18" FOOTING/ SLAB @ GARAGE STEP

F 18 SCALE: ¾" = 1'-0"



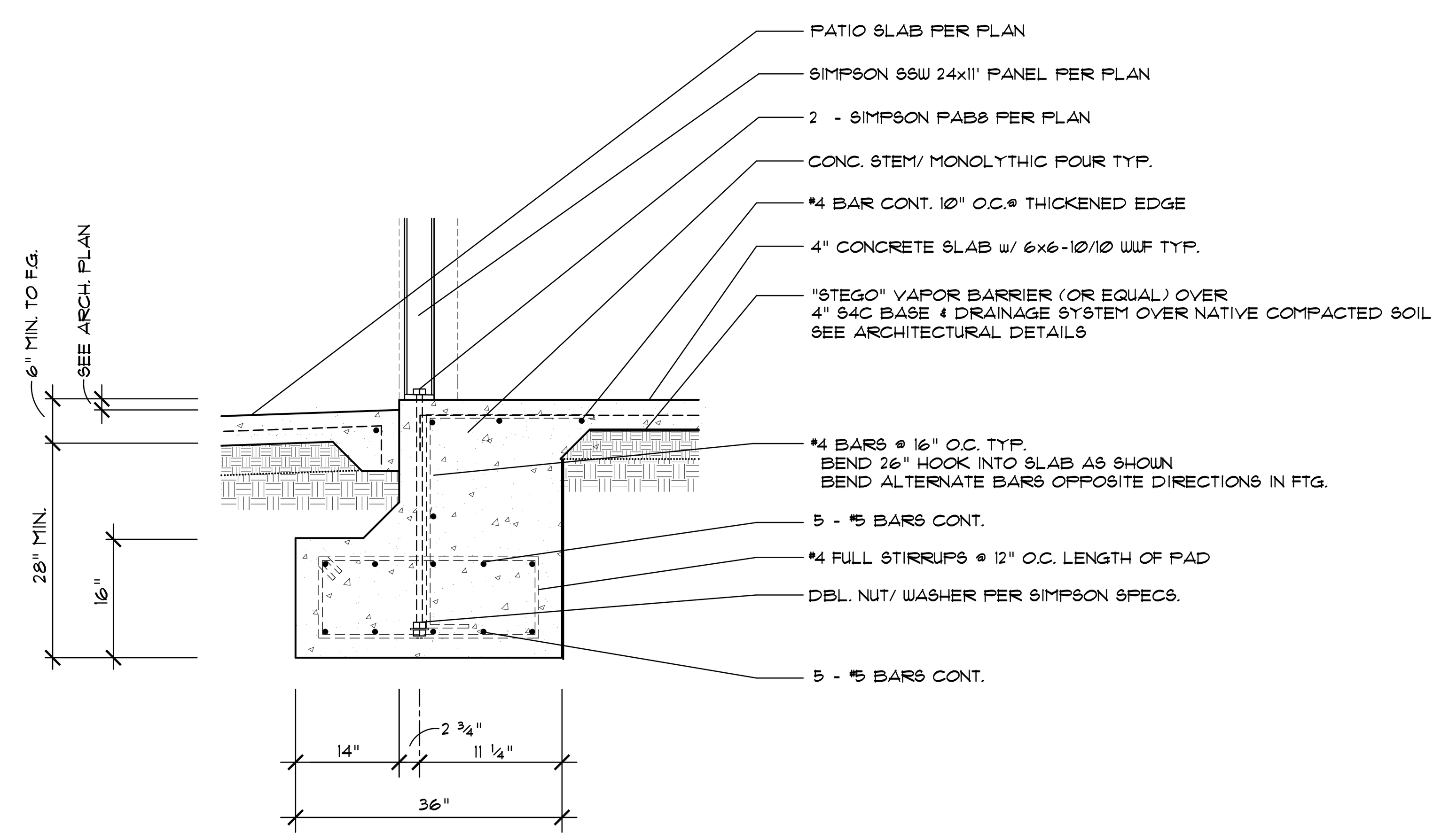
2 S5.2 TYPICAL CONT. INTERIOR 18" FOOTING/ SLAB @ HOLDOWN ANCHOR

F 18 SCALE: ¾" = 1'-0"



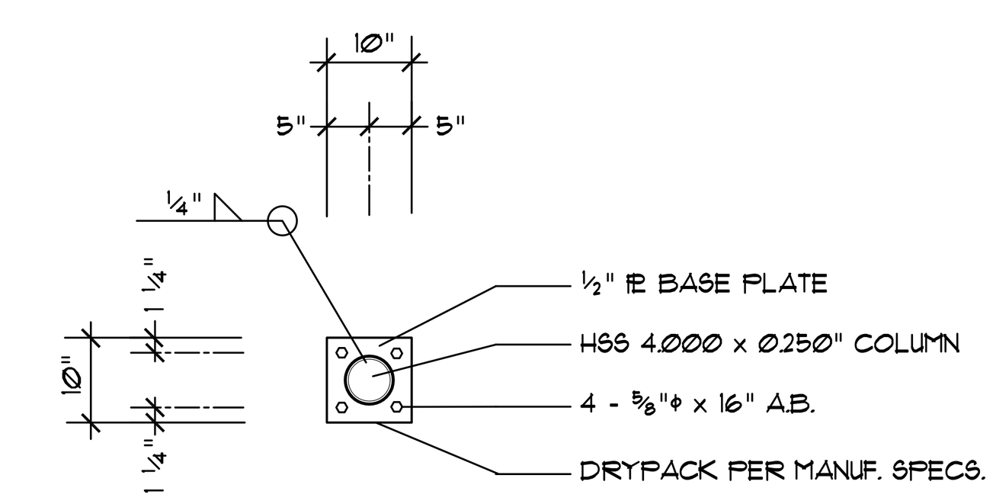
3 S5.2 TYPICAL CONT. INTERIOR 24" FOOTING/ SLAB @ HOLDOWN ANCHOR

F 24 SCALE: ¾" = 1'-0"



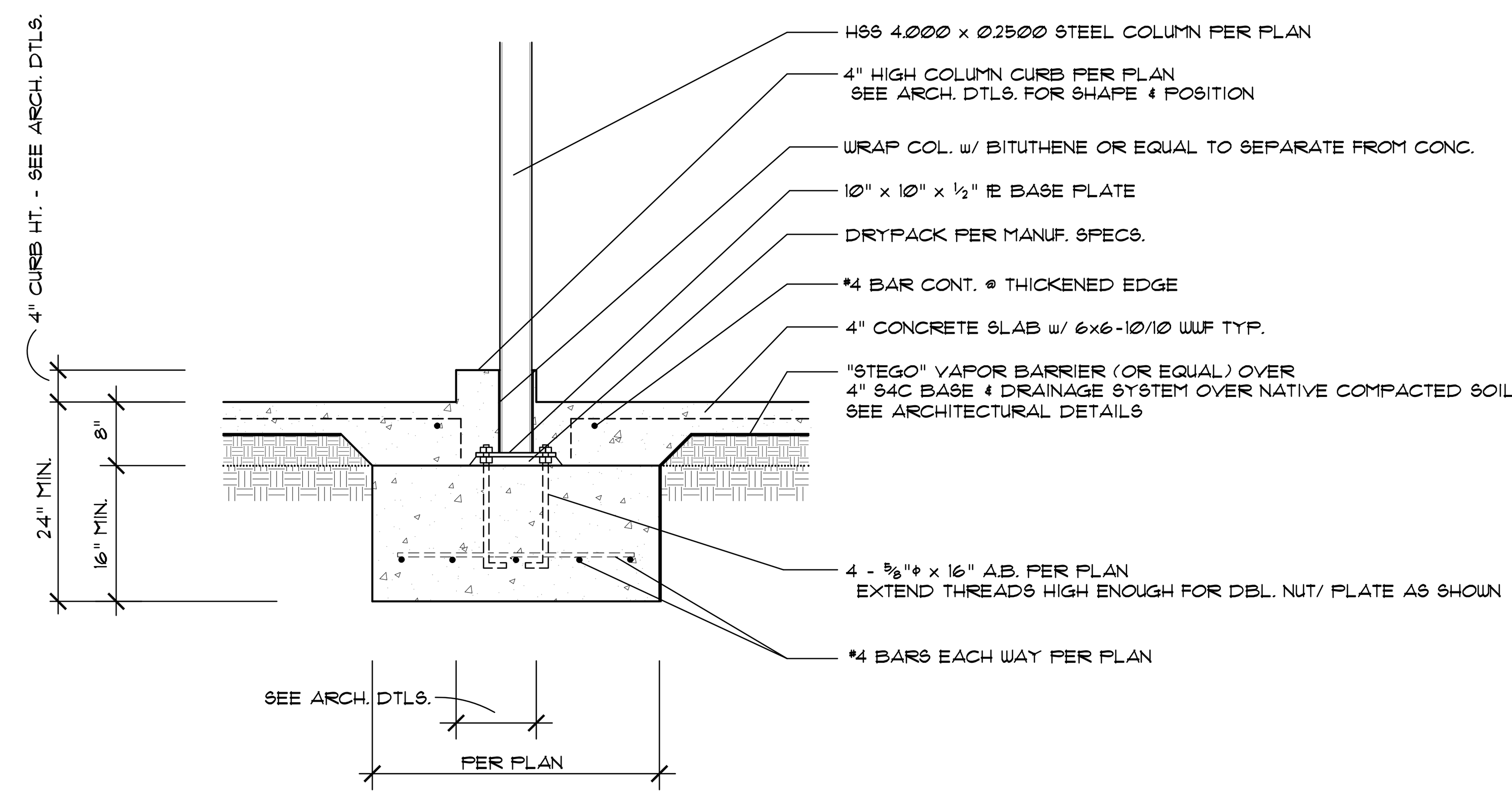
4 S5.2 PERIMETER PIER/ SLAB @ SSW PANEL ANCHORS

SCALE: ¾" = 1'-0"



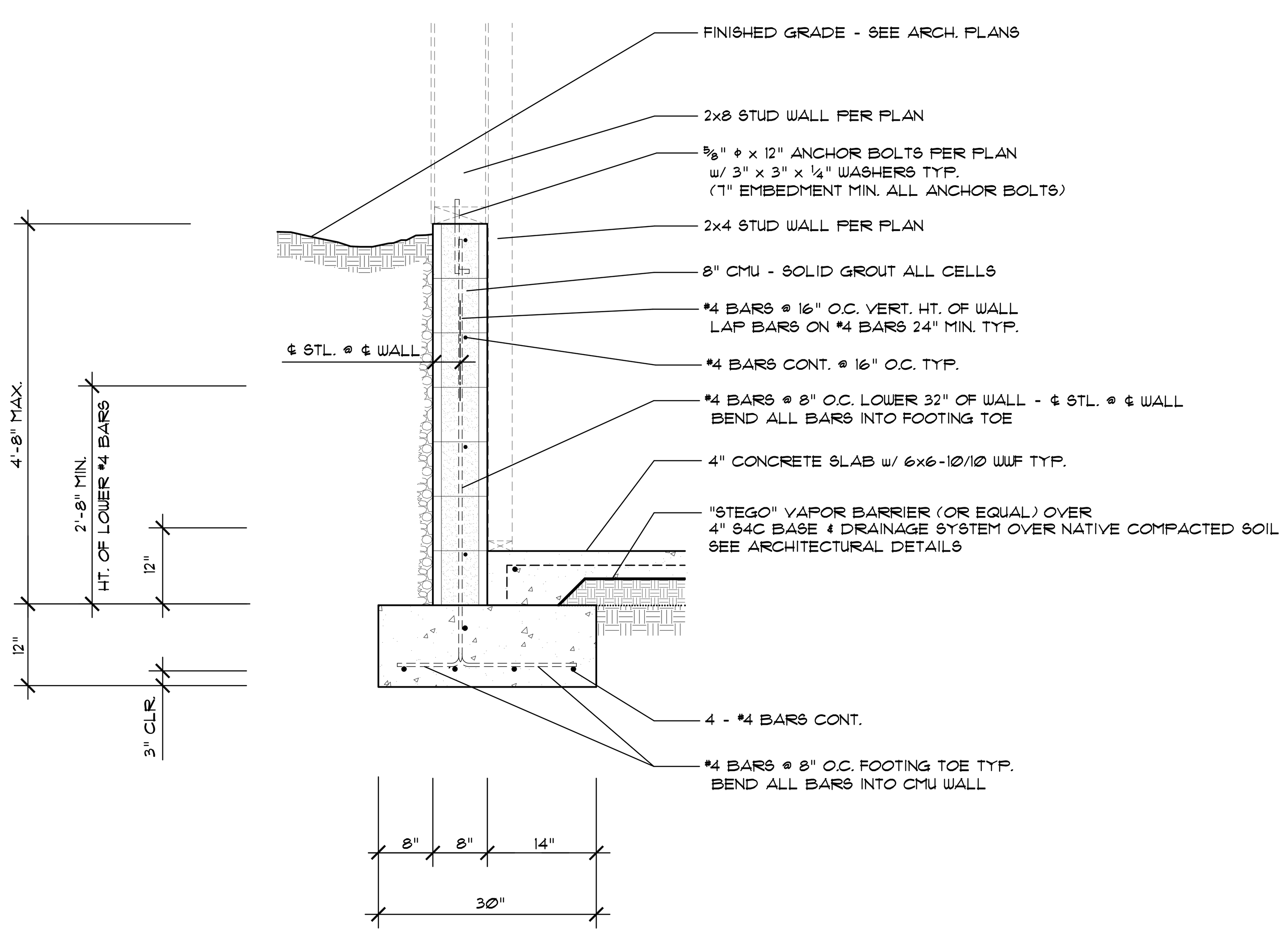
5 S5.2 TYPICAL 4" ⌀ STEEL COLUMN BASEPLATE

SCALE: ¾" = 1'-0"



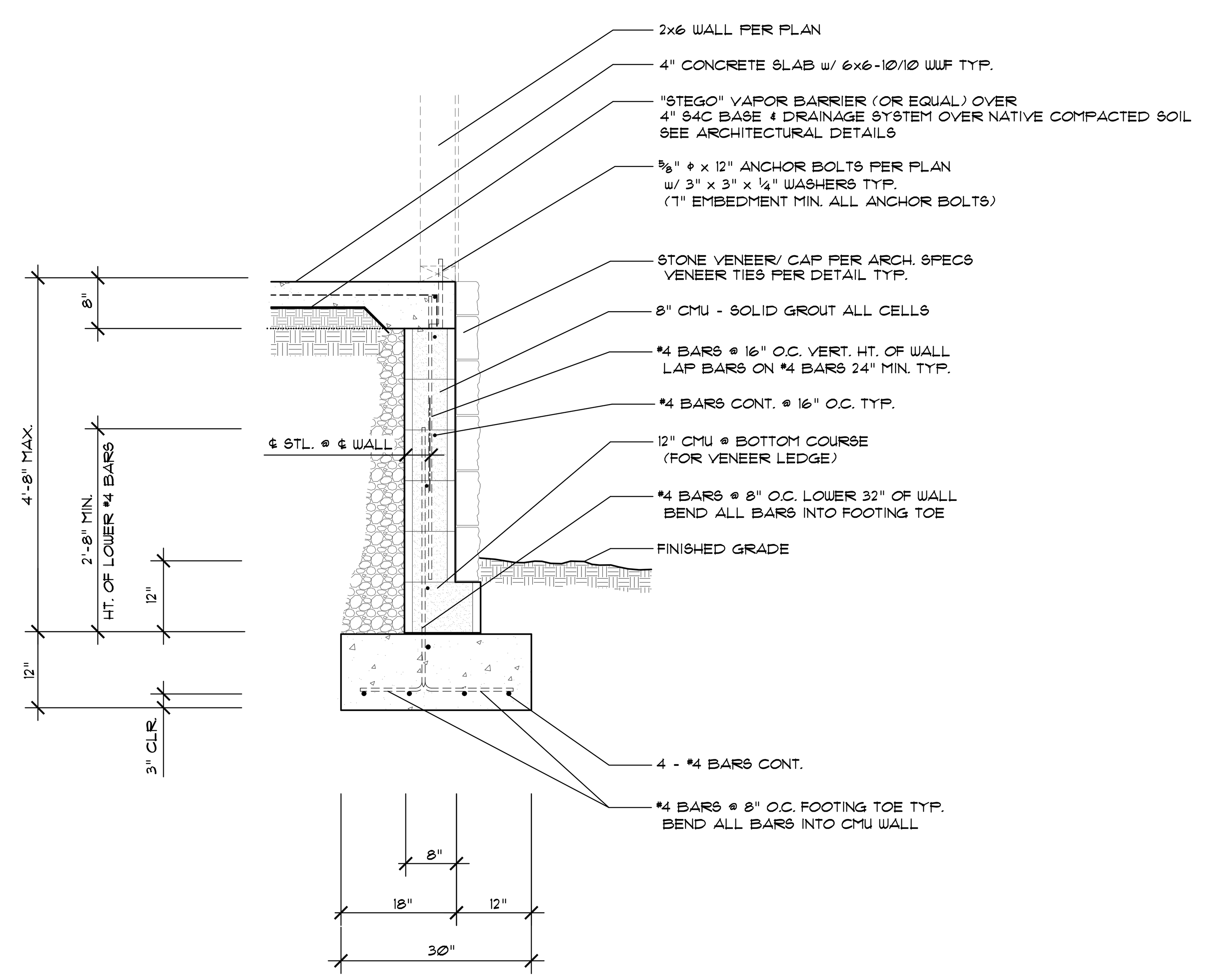
6 S5.2 TYPICAL ISOLATED PIER PAD @ LANAI SUPPORT COLUMN

F 18 SCALE: ¾" = 1'-0"



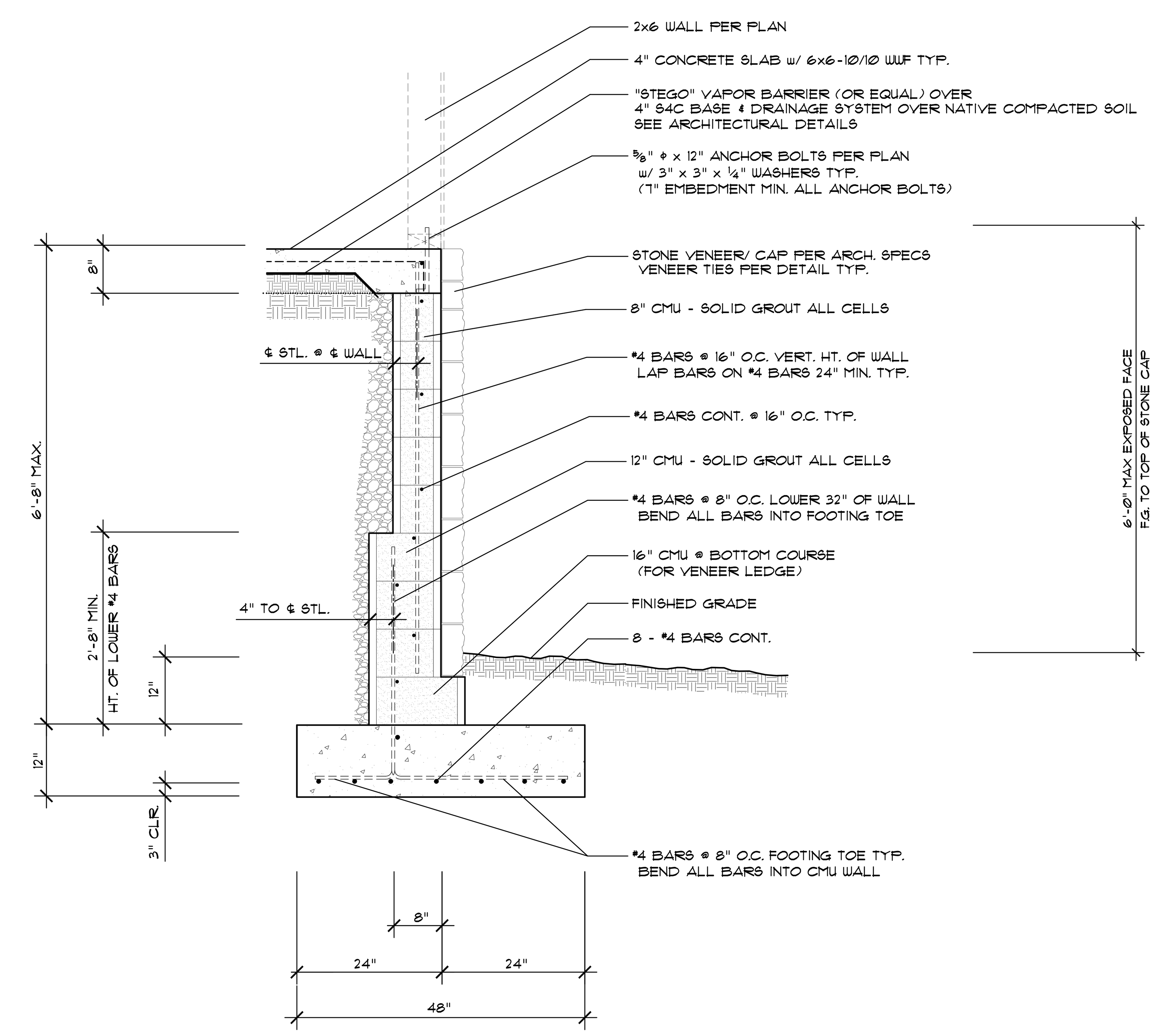
7 S5.2 TYPICAL 30" FOOTING/ CMU RETAINING WALL @ GARAGE

F 30 SCALE: ¾" = 1'-0"



8 S5.2 TYPICAL 30" FTG/ CMU WALL/ SLAB @ FILL CONDITIONS

F 30 SCALE: ¾" = 1'-0"



9 S5.2 TYPICAL 48" FTG/ CMU WALL/ SLAB @ FILL CONDITIONS

F 48 SCALE: ¾" = 1'-0"

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HAWAII, U.S.A.

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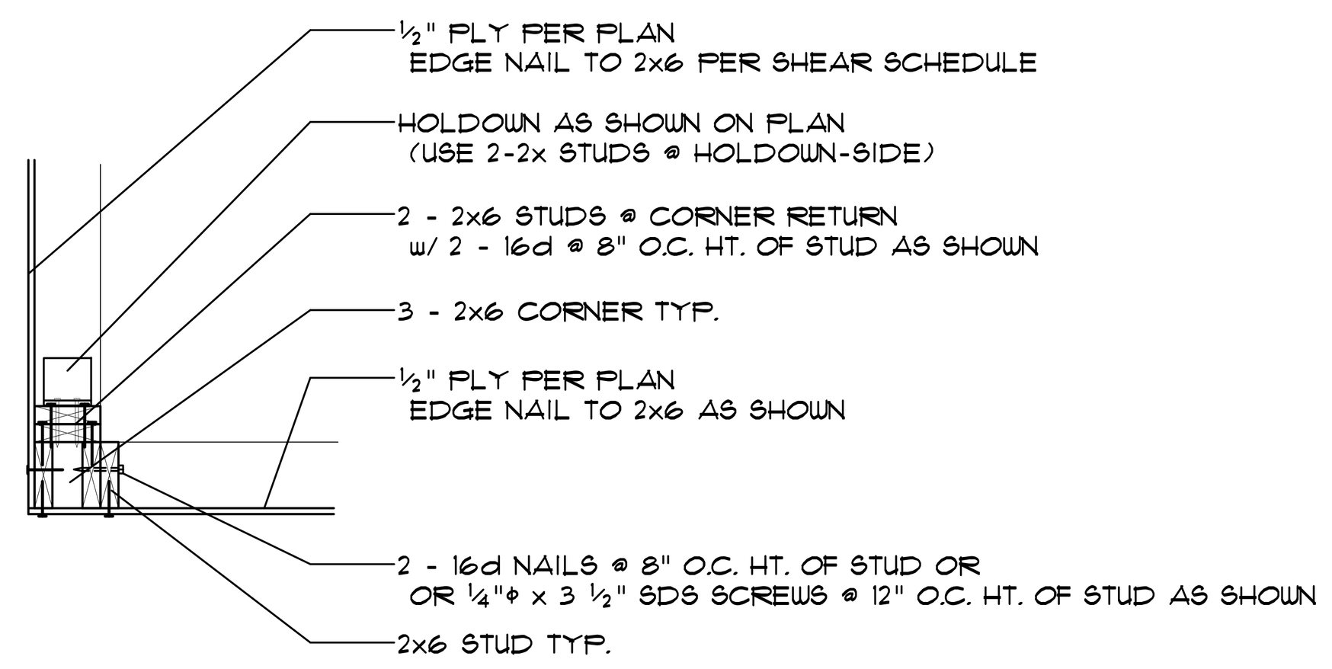
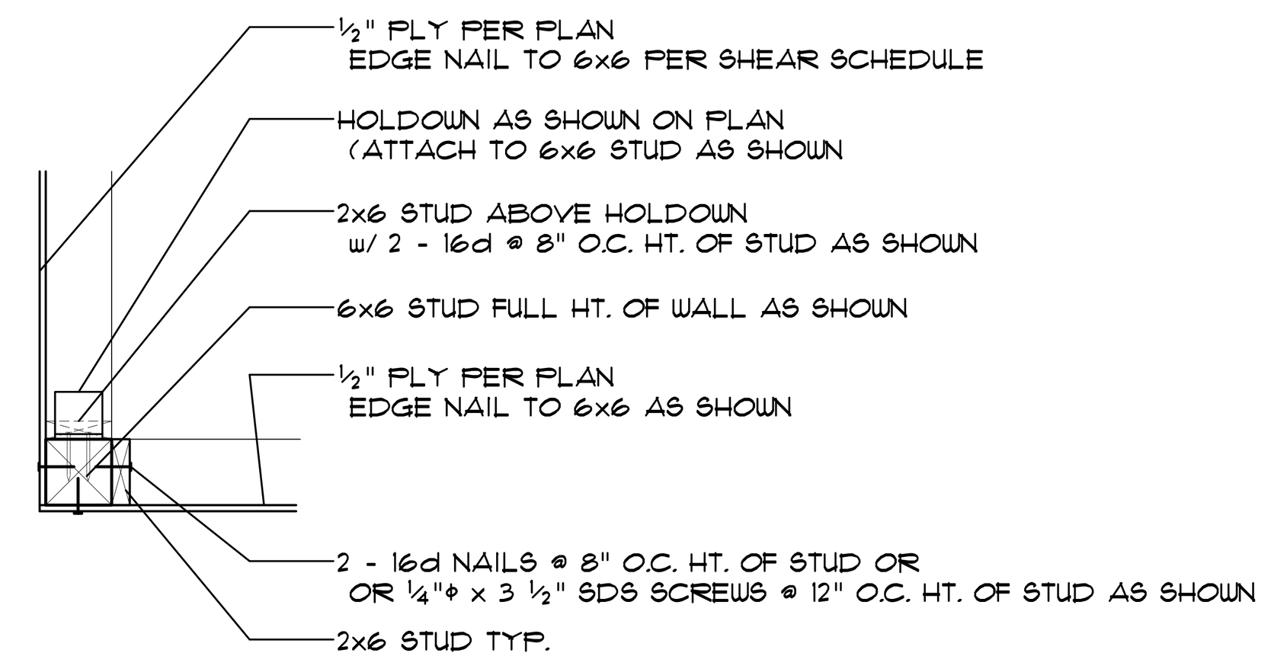
S5.2

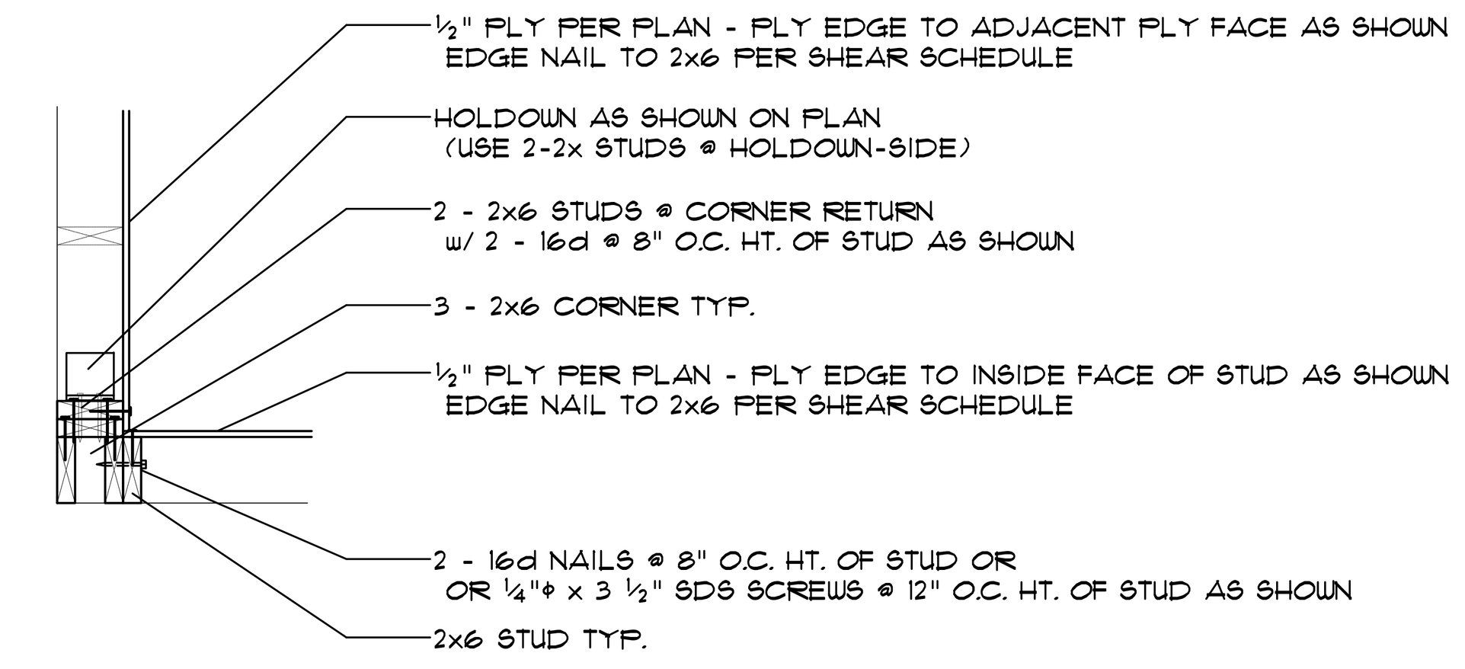
PLAN REVIEW SUBMITTAL SET



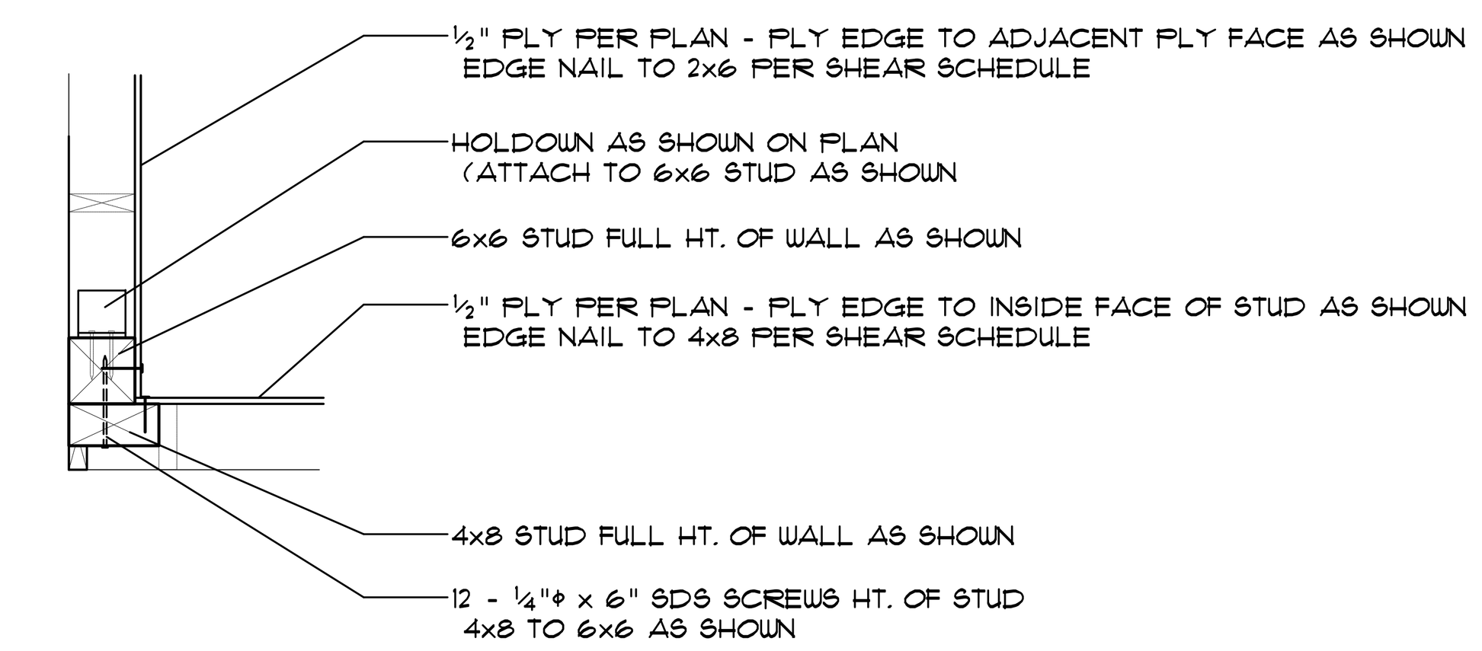
1 HOLDOWN ASSEMBLY @ EXTERIOR OUTSIDE CORNER
S5.3 SCALE: ¾" = 1'-0"



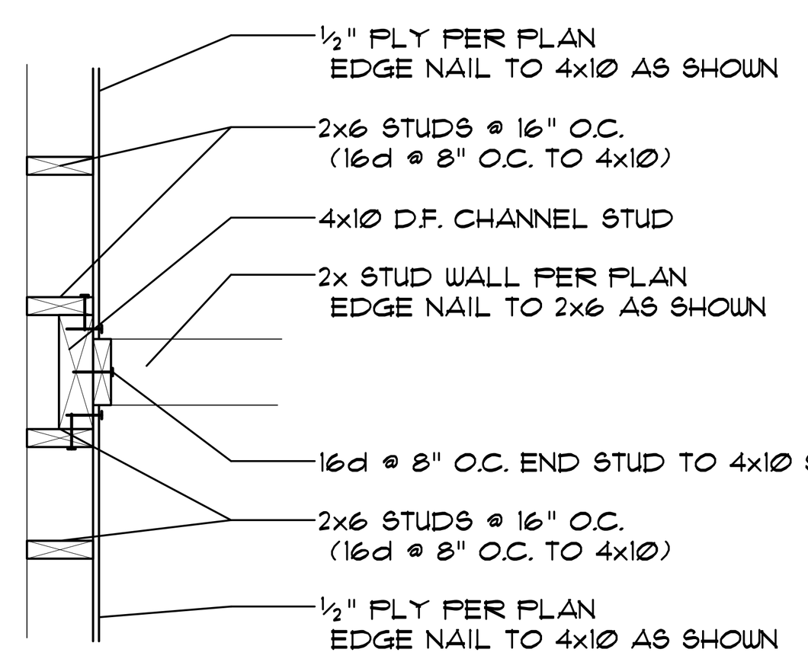
2 HOLDOWN ASSEMBLY @ EXTERIOR OUTSIDE 6x CORNER
S5.3 SCALE: ¾" = 1'-0"



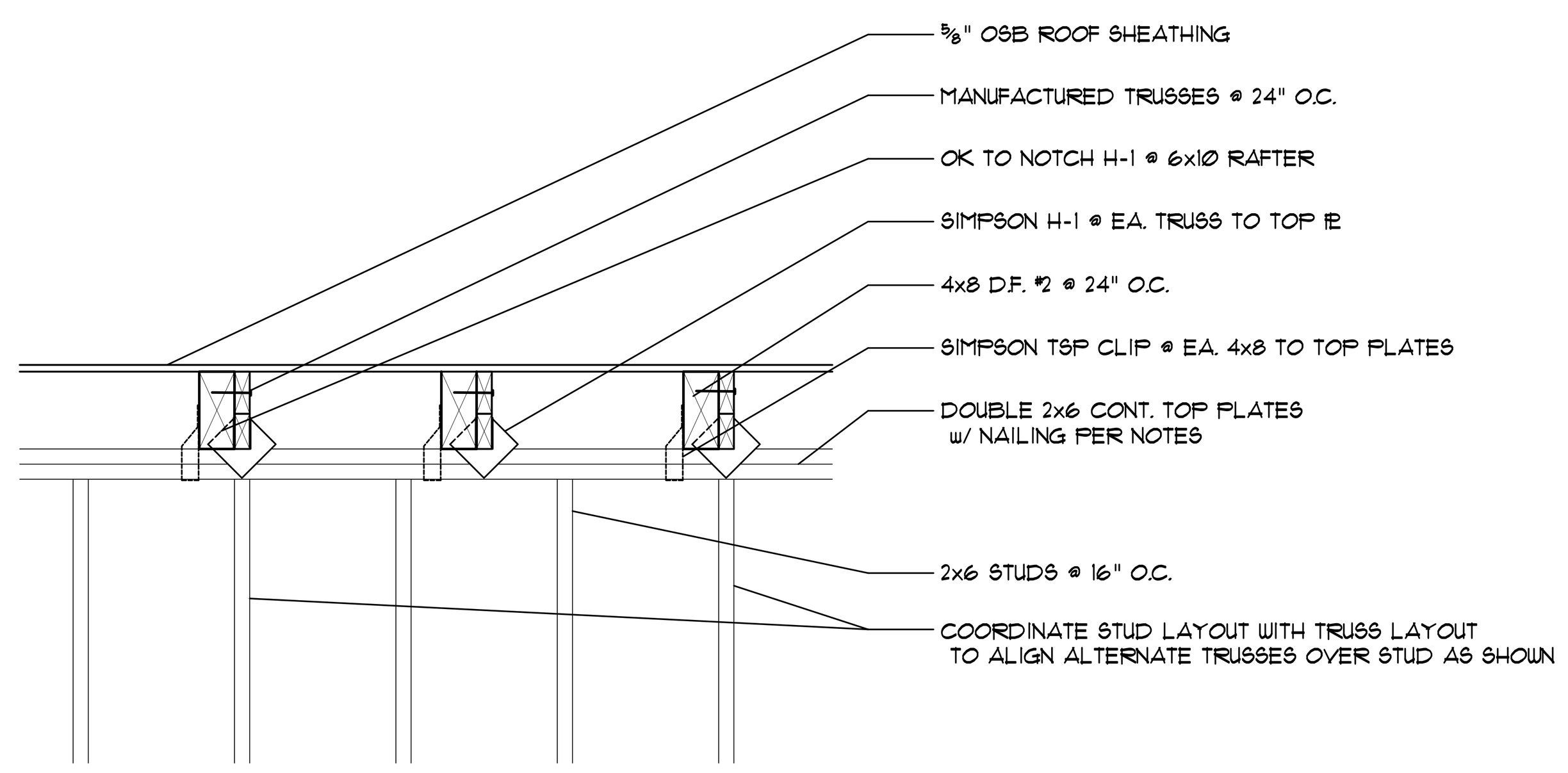
3 HOLDOWN ASSEMBLY @ EXTERIOR INSIDE CORNER
S5.3 SCALE: ¾" = 1'-0"



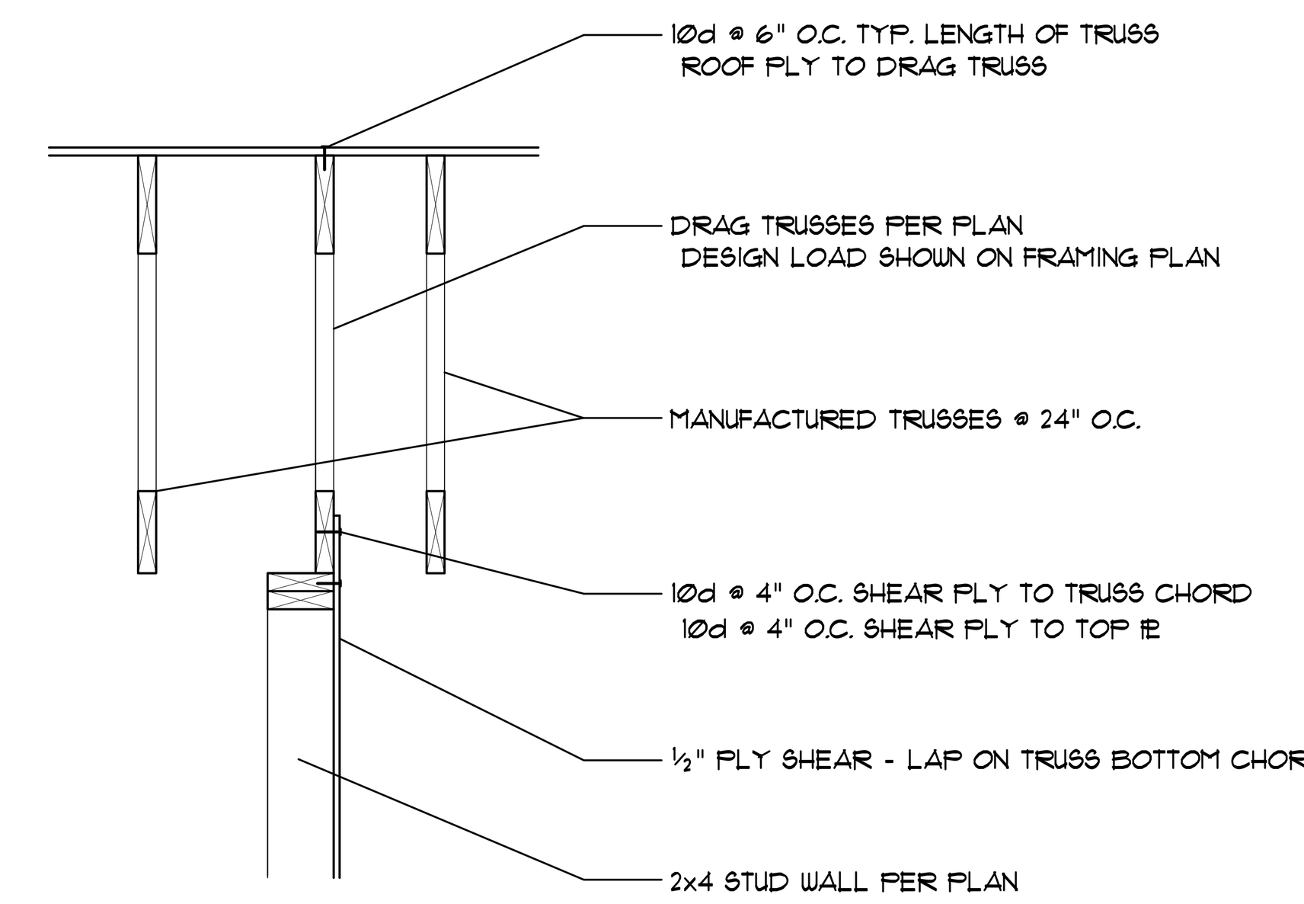
4 HOLDOWN ASSEMBLY @ EXTERIOR INSIDE 6x CORNER
S5.3 SCALE: ¾" = 1'-0"



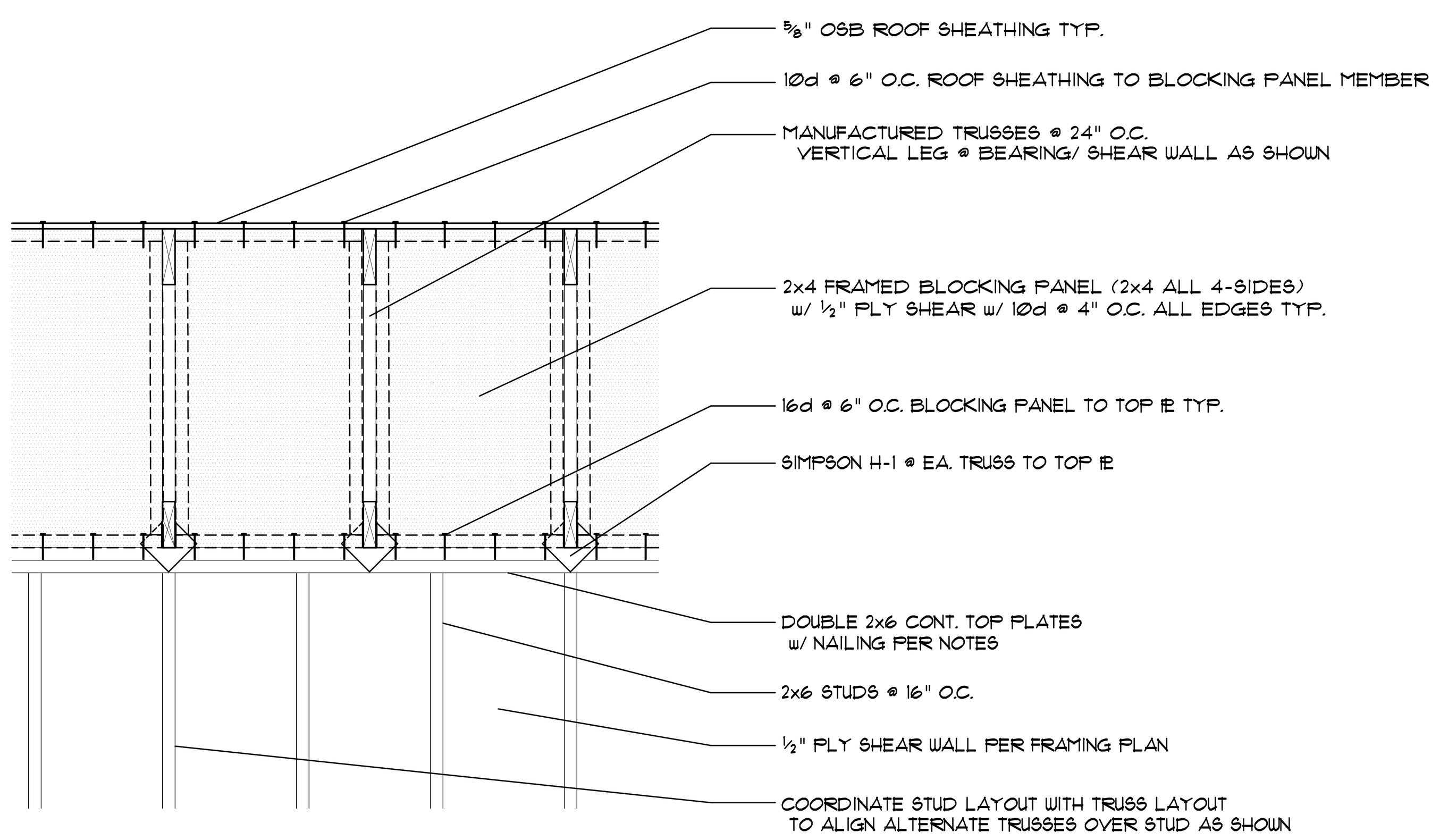
5 SINGLE SHEAR WALL @ INTERSECTING CHANNEL
S5.3 SCALE: ¾" = 1'-0"



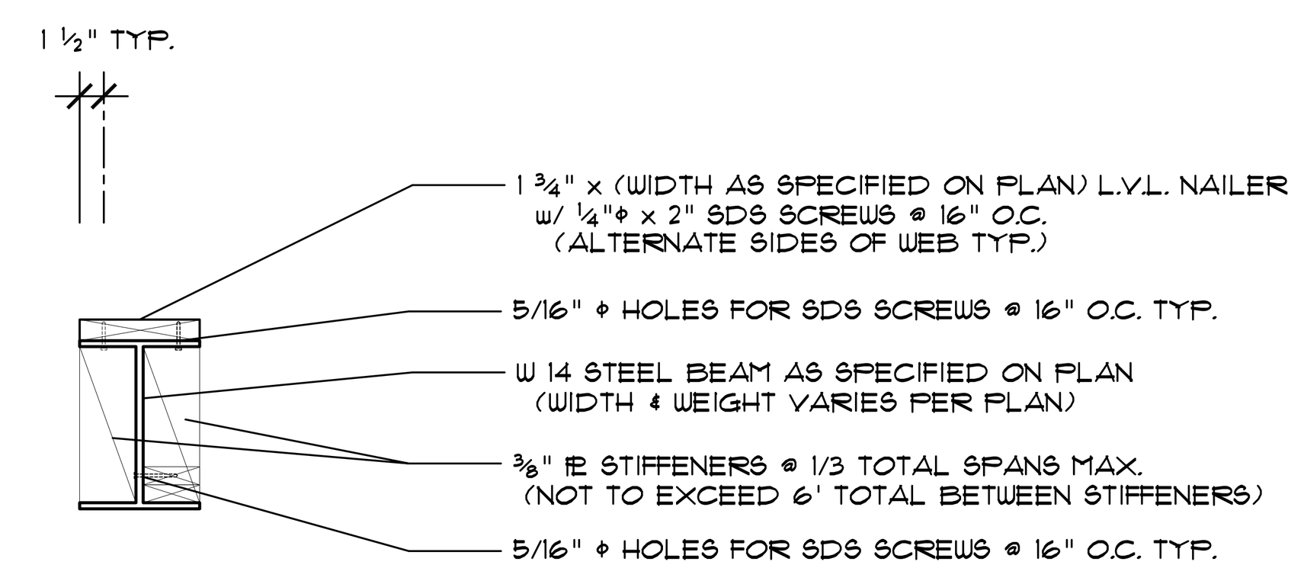
6 TYPICAL TRUSSES/ OVERHANG RAFTERS @ PERIMETER WALL PLATES
S5.3 SCALE: ¾" = 1'-0"



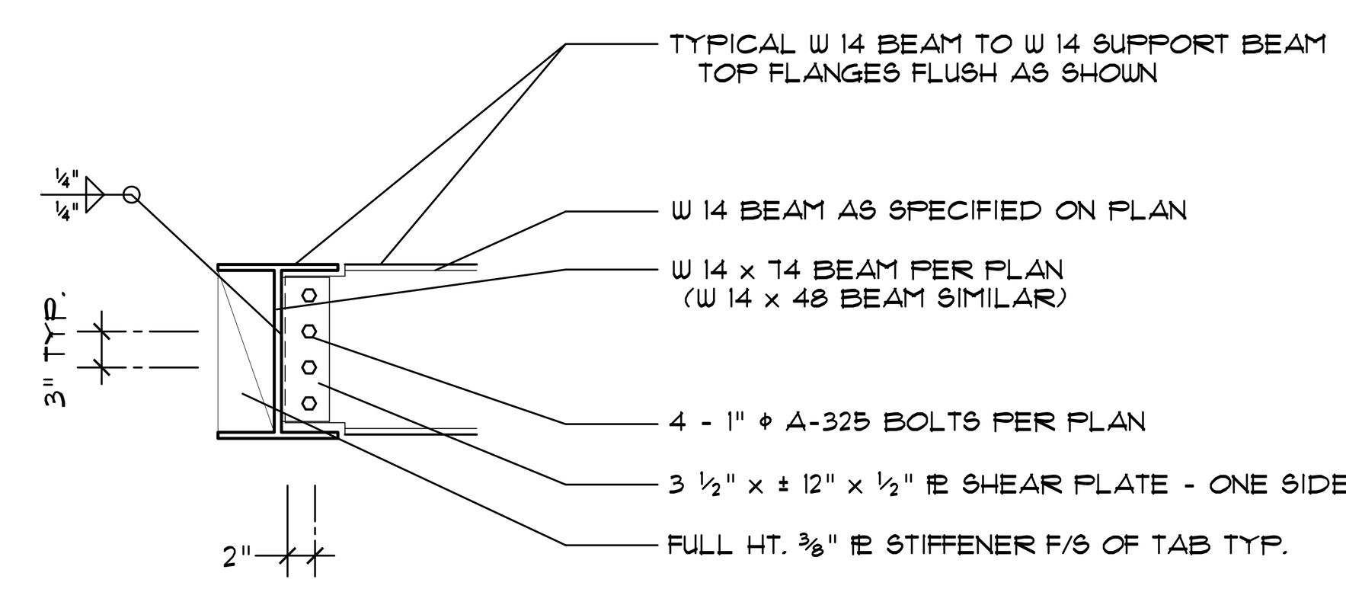
7 TYPICAL ROOF DRAG TRUSS @ INTERIOR SINGLE SHEAR WALL
S5.3 TRUSSES PARALLEL TO SHEAR WALL SCALE: ¾" = 1'-0"



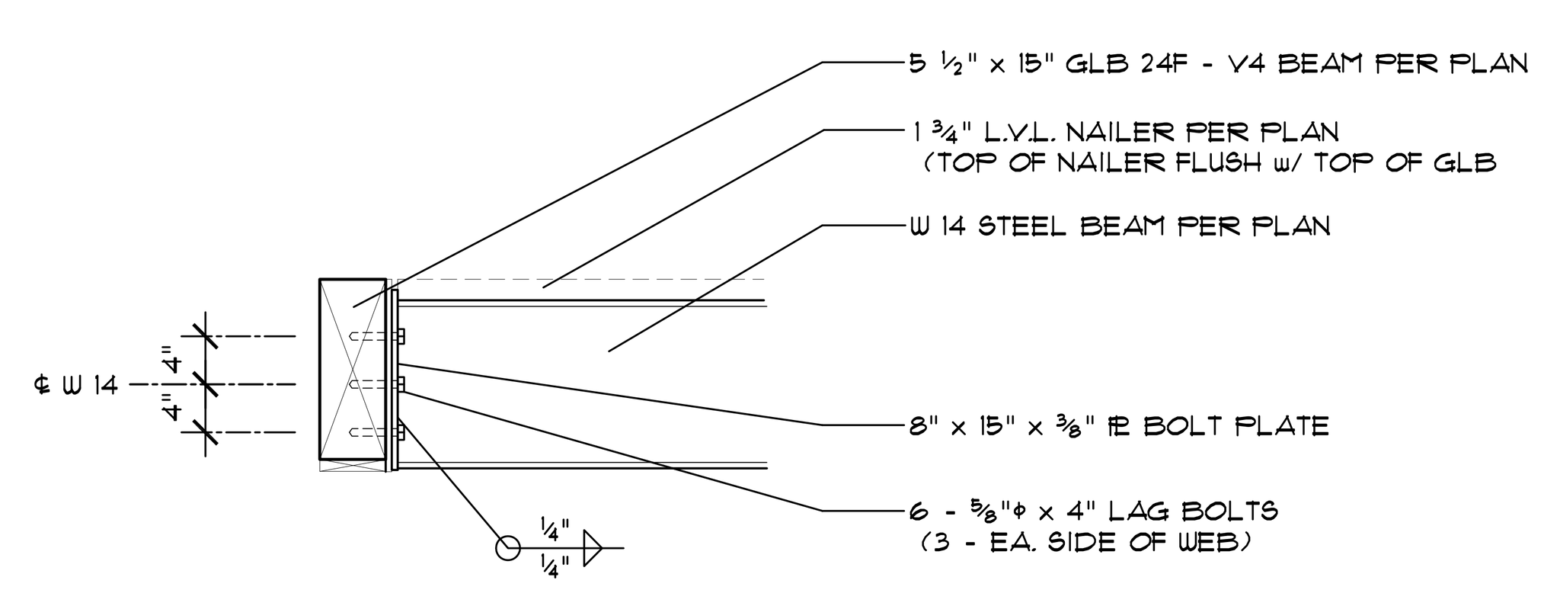
8 TYPICAL ROOF TRUSSES @ INTERIOR BEARING/ SHEAR WALL
S5.2 TRUSSES PERPENDICULAR TO SHEAR WALL SCALE: ¾" = 1'-0"



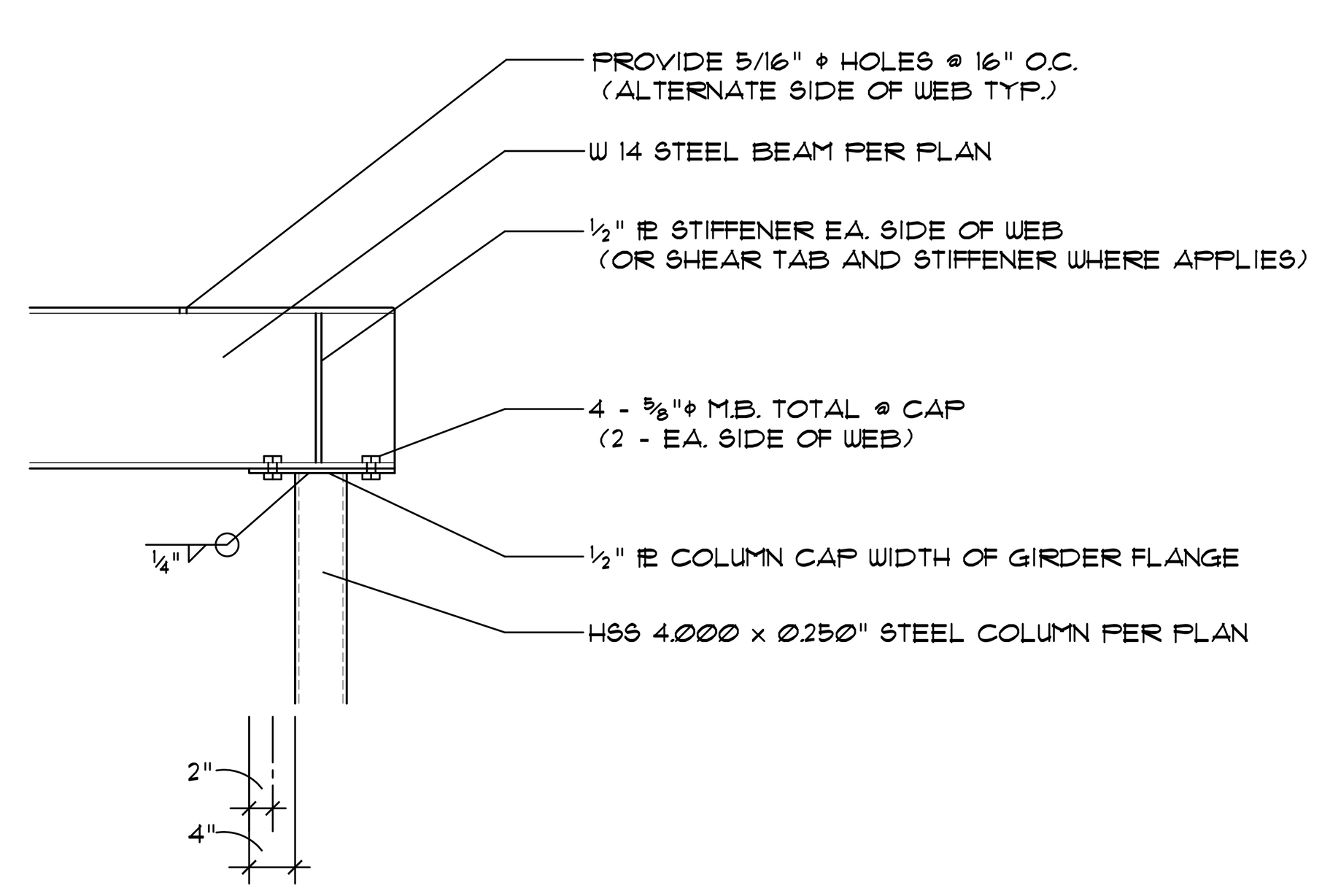
9 TYPICAL L.V.L. NAILER TO STEEL TOP FLANGE
S5.3 SCALE: ¾" = 1'-0"



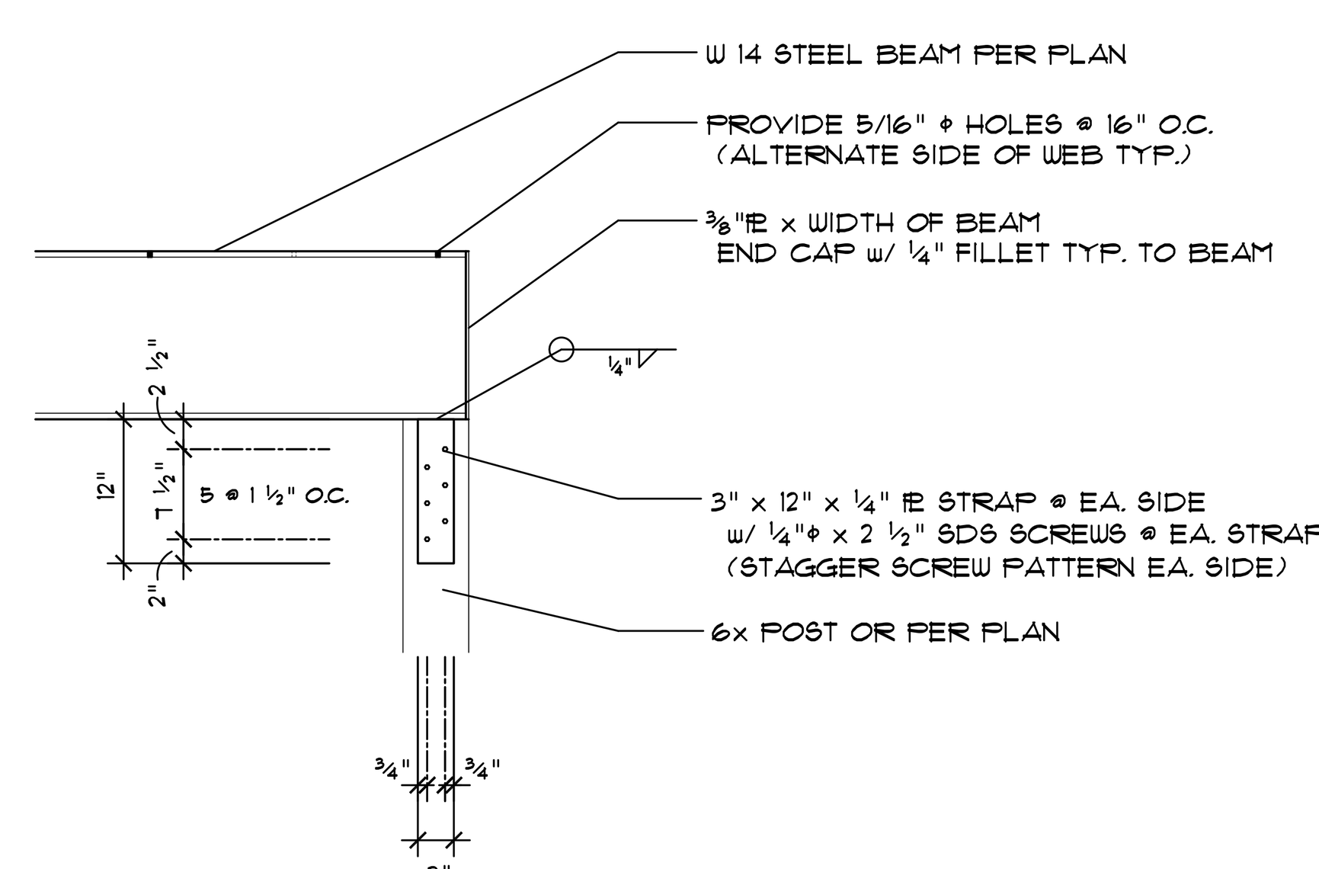
10 TYPICAL W 14 BEAM TO W 14 BEAM SHEAR TAB
S5.3 4 - 1"⌀ BOLTS SCALE: ¾" = 1'-0"



11 W 14 STEEL BEAM TO GLB SUPPORT BEAM
S5.3 SCALE: ¾" = 1'-0"



12 TYPICAL STEEL BEAM TO 4" ⌀ STEEL COLUMN CAP
S5.3 SCALE: ¾" = 1'-0"



13 TYPICAL STEEL BEAM TO WOOD POST CAP
S5.3 SCALE: ¾" = 1'-0"

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STRUCTURAL DETAILS

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S5.3

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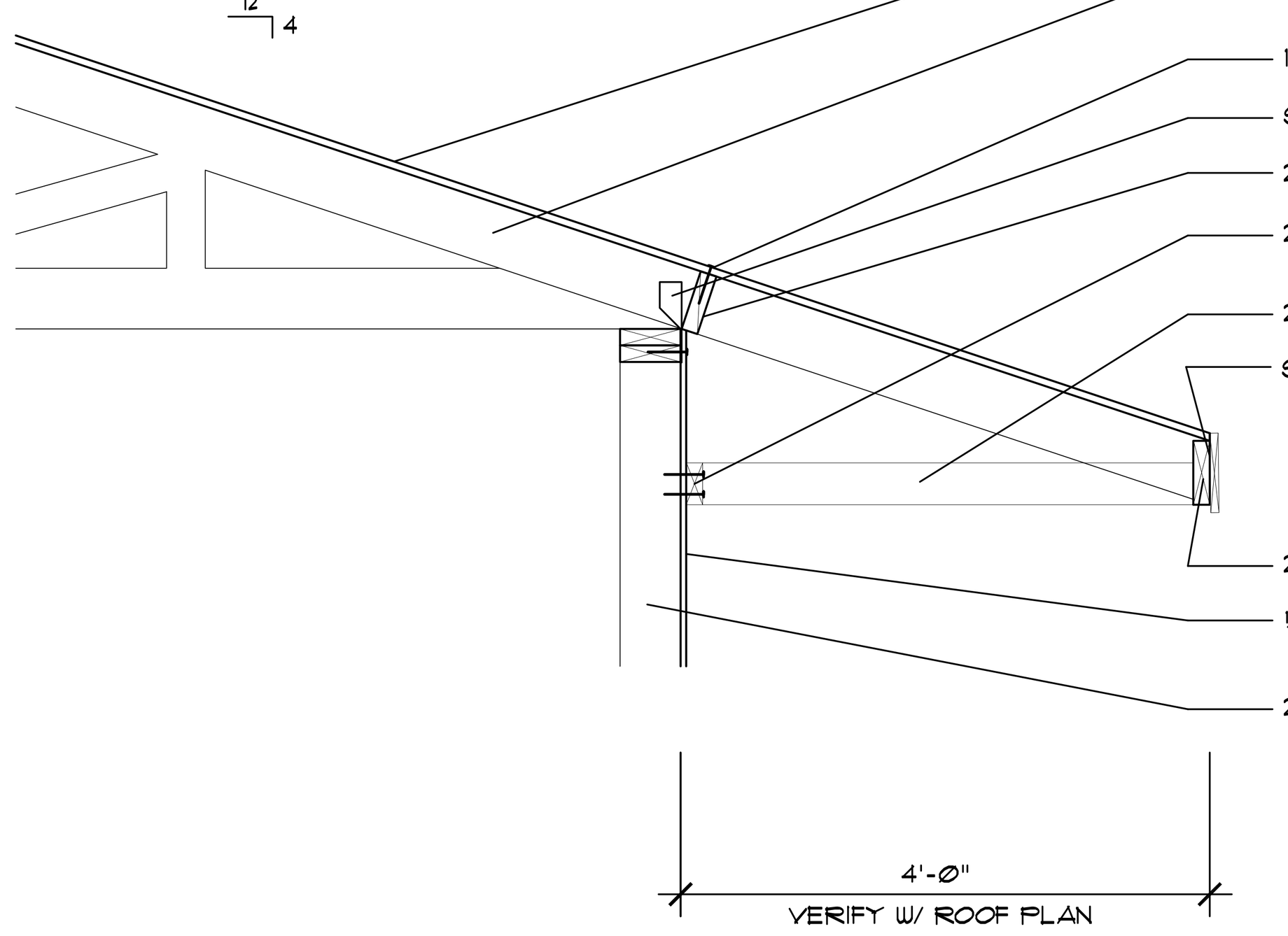
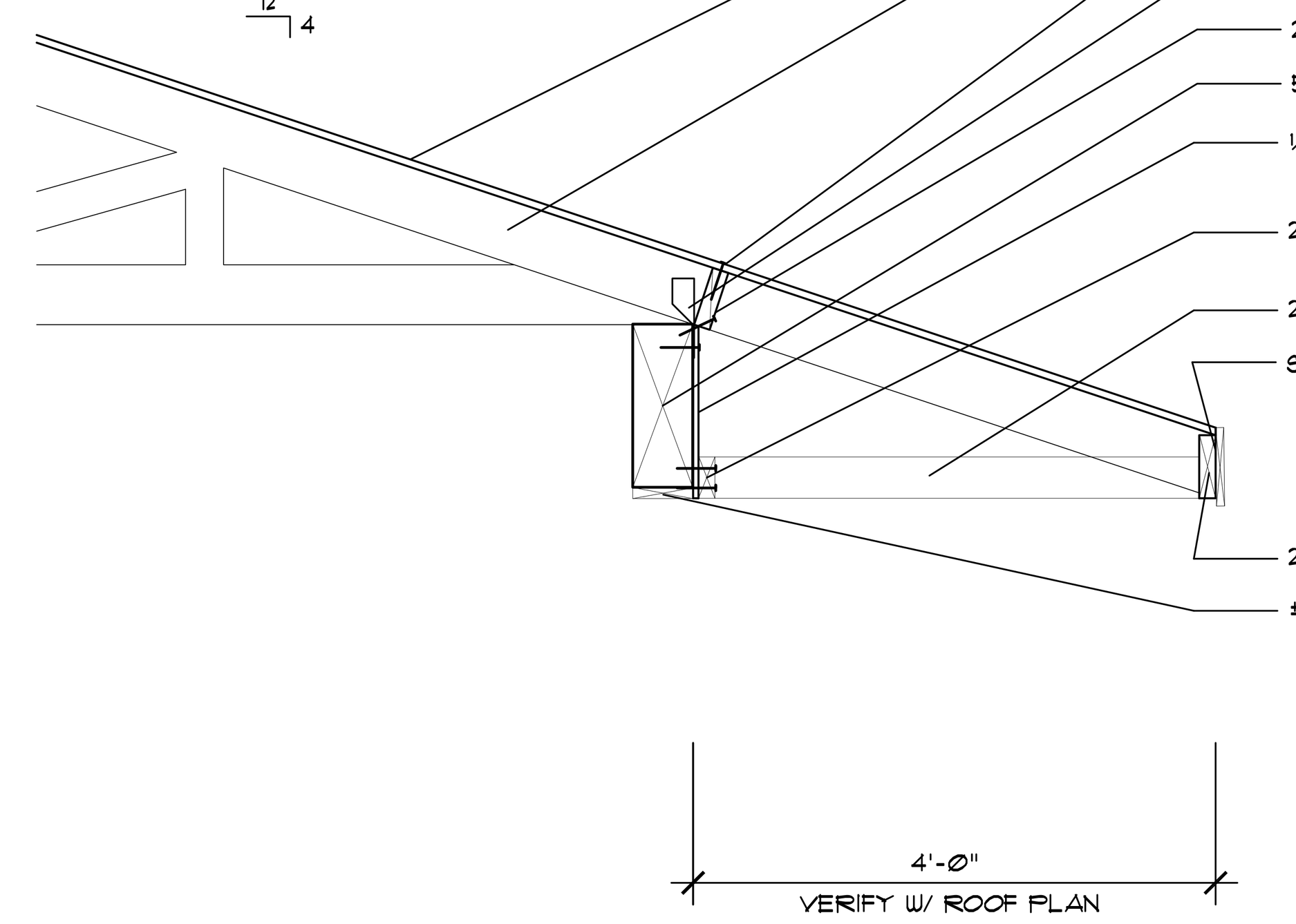
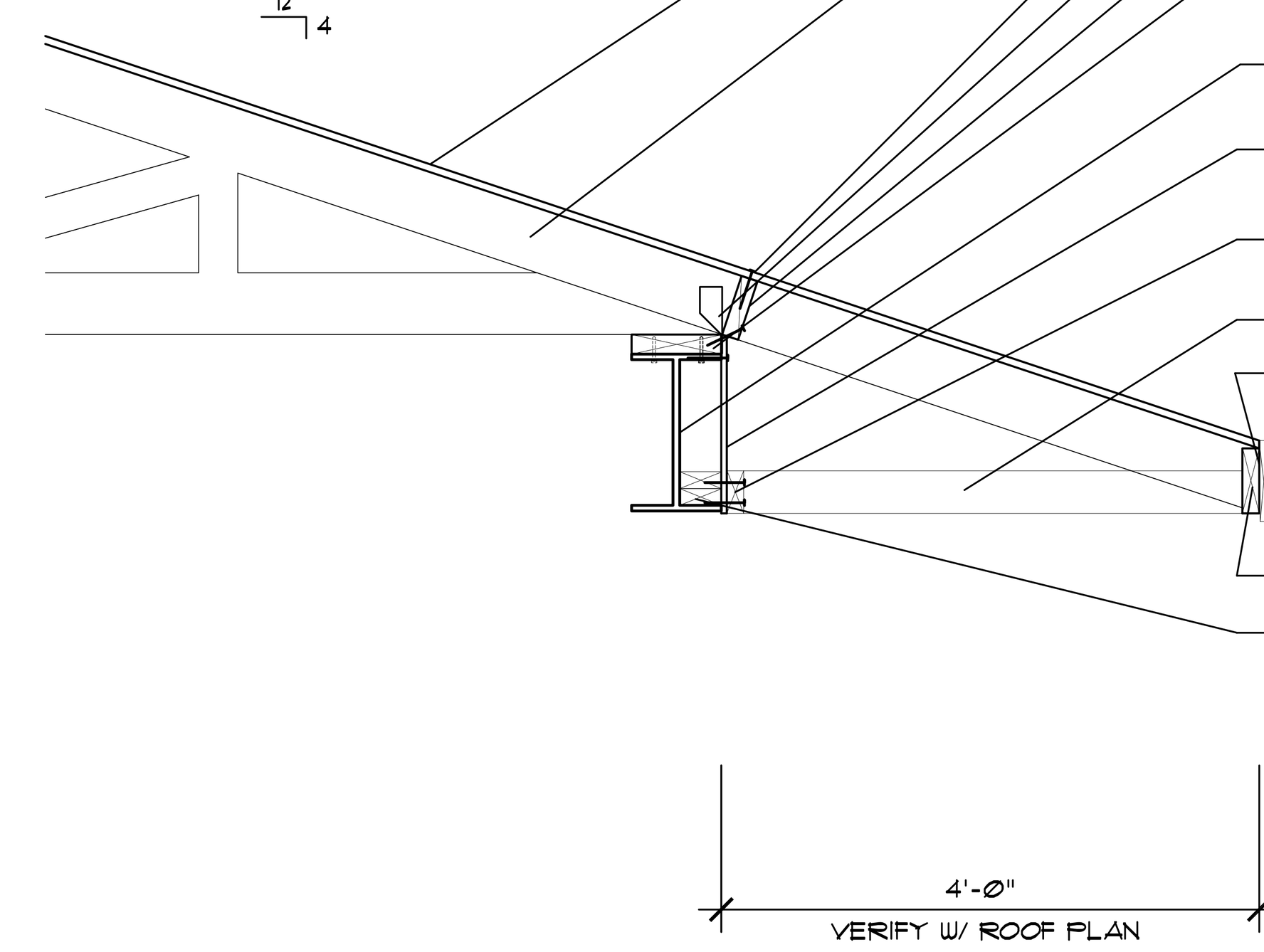


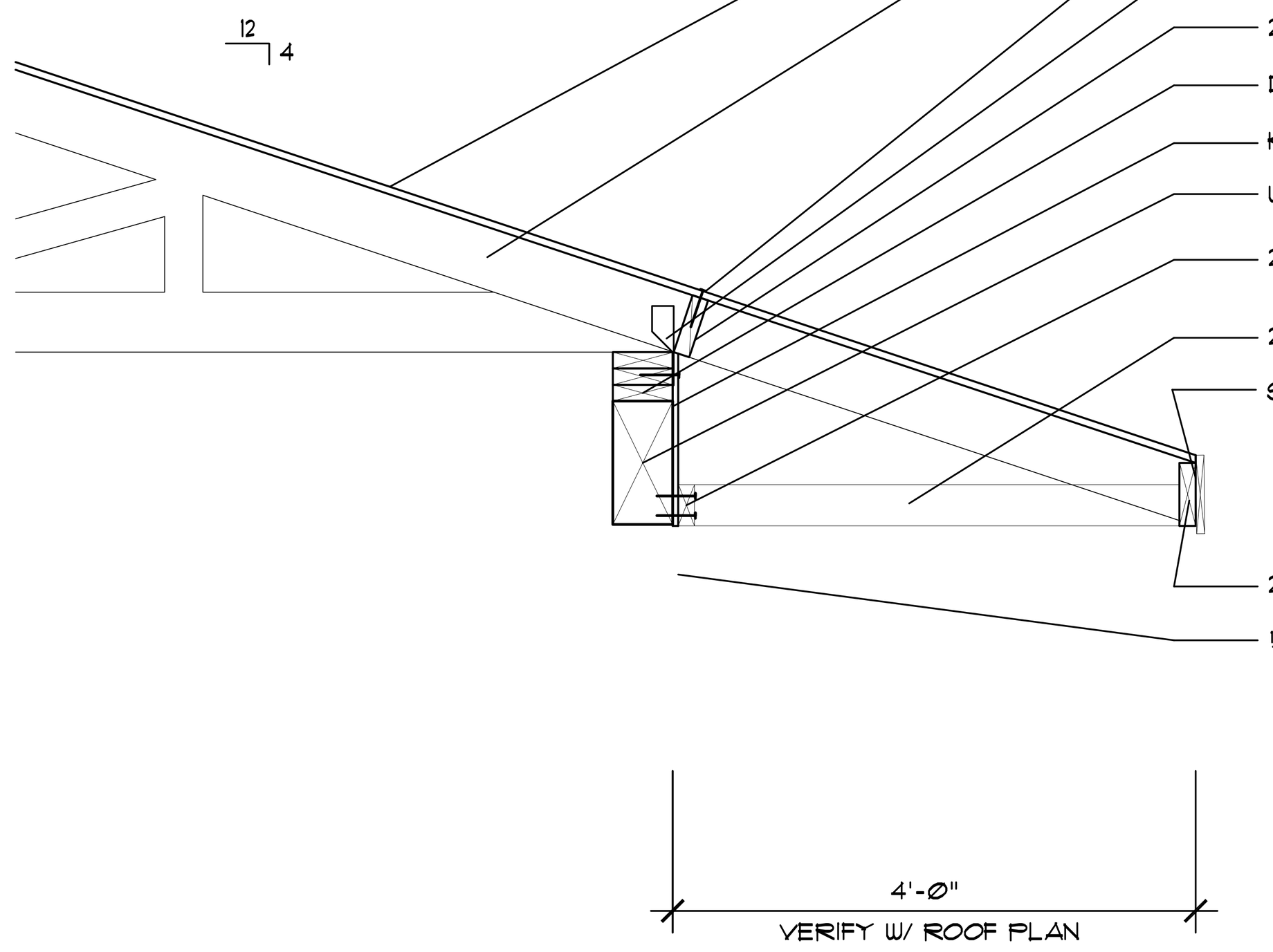
1 TYPICAL ROOF TRUSS @ PERIMETER WALL
S5.4 SCALE: 3/4" = 1'-0"



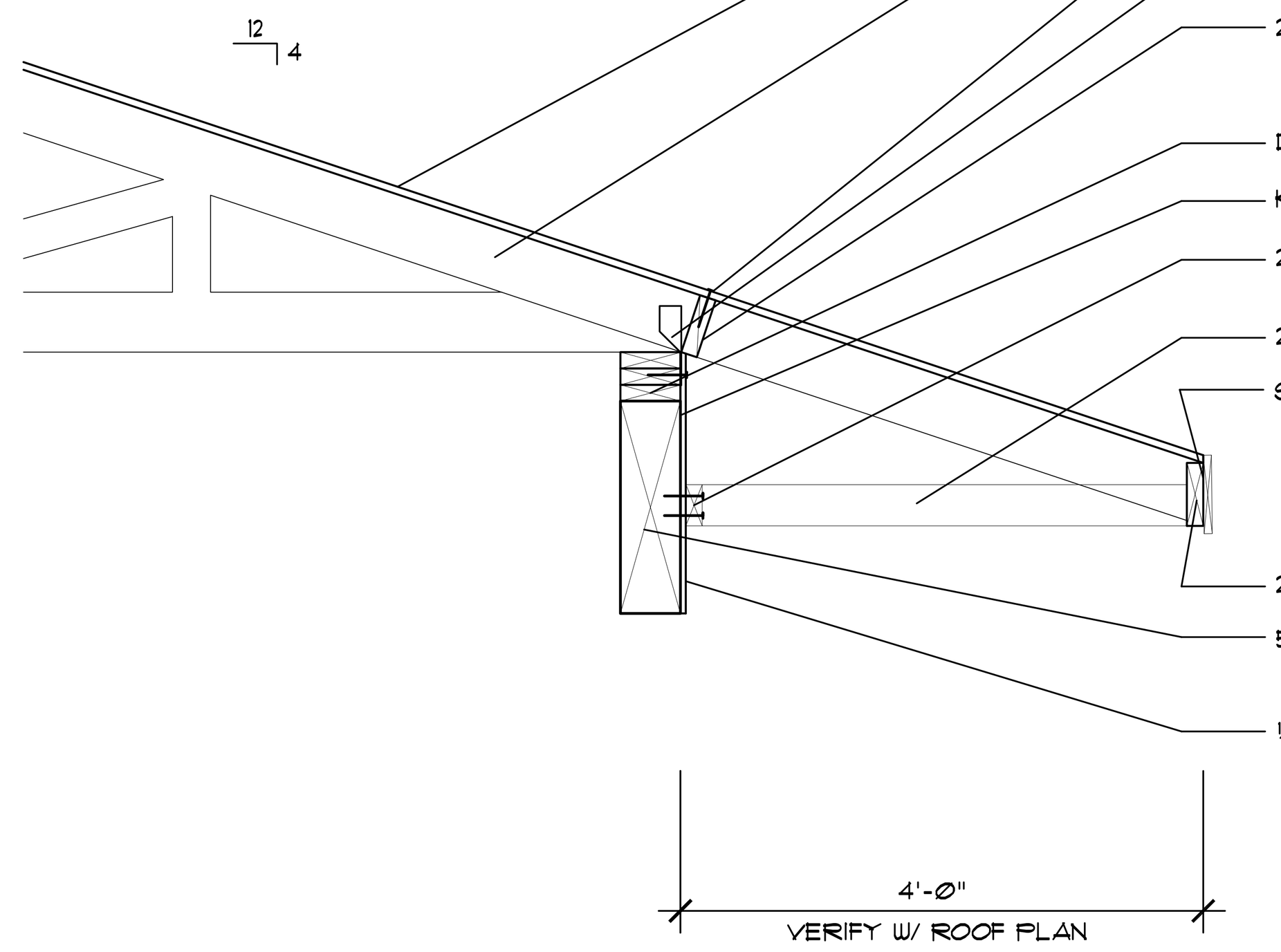
2 TYPICAL ROOF TRUSS @ LANAI WOOD BEAMS
S5.4 SCALE: 3/4" = 1'-0"



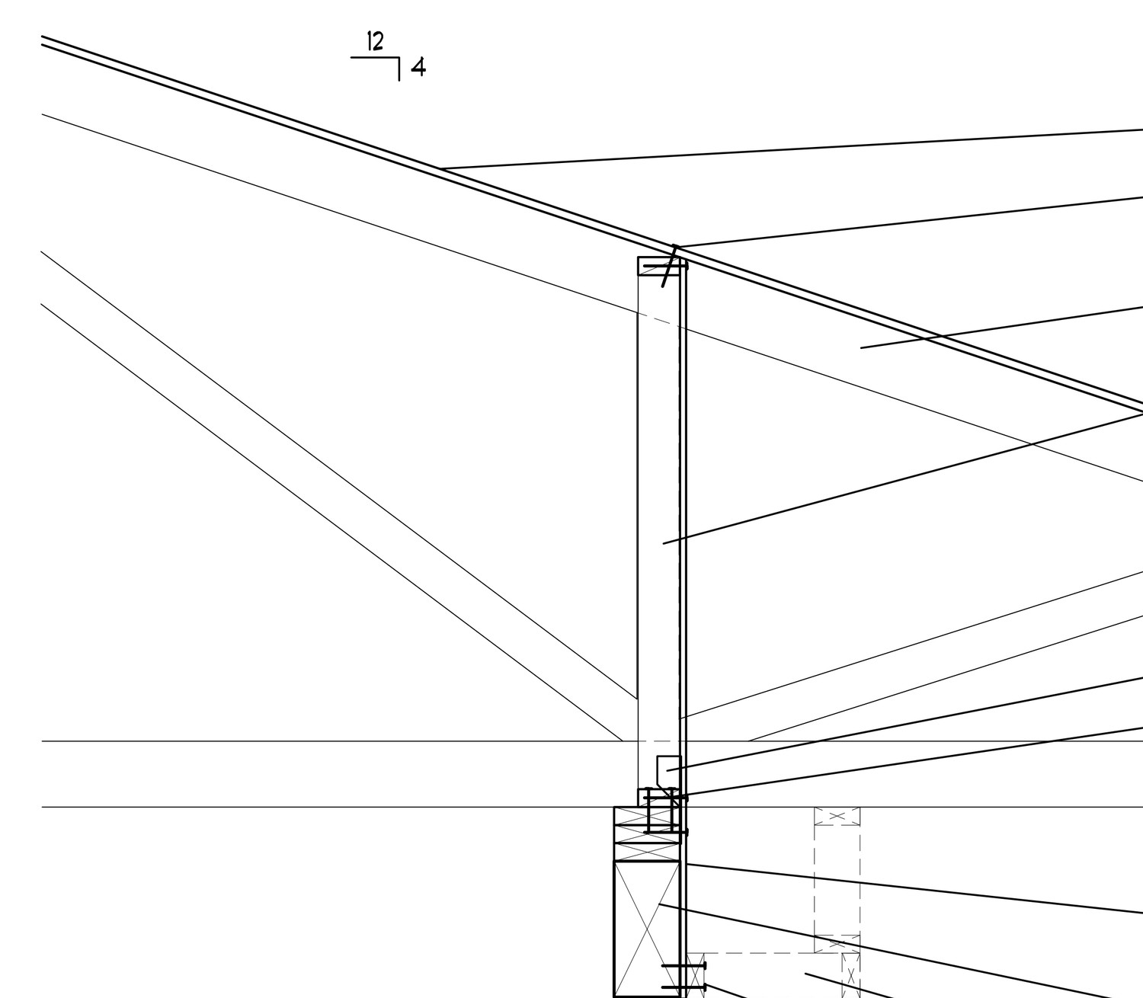
3 TYPICAL ROOF TRUSS @ LANAI STEEL BEAMS
S5.4 SCALE: 3/4" = 1'-0"



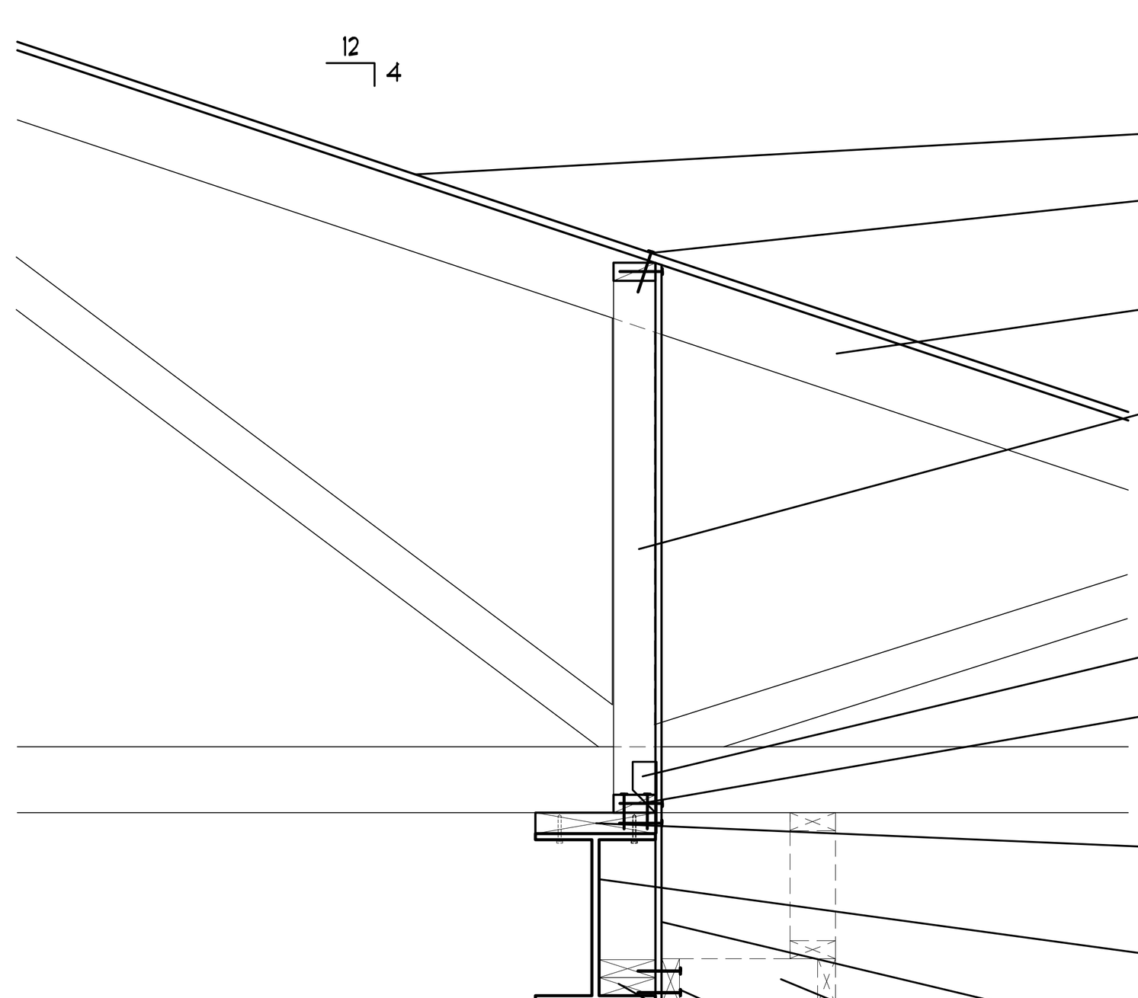
4 TYPICAL ROOF TRUSS @ WINDOW/ DOOR HEADER IN PERIMETER WALL
S5.4 SCALE: 3/4" = 1'-0"



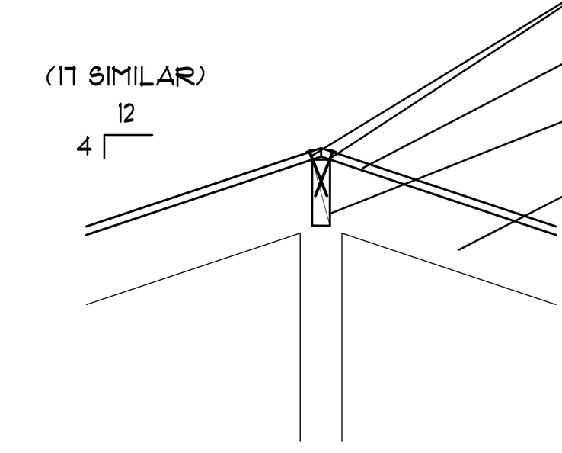
5 TYPICAL ROOF TRUSS @ GARAGE DOOR HEADER IN PERIMETER WALL
S5.4 SCALE: 3/4" = 1'-0"



6 TYPICAL 3-POINT ROOF TRUSS @ PERIMETER BEARING WALL
S5.4 SCALE: 3/4" = 1'-0"



7 TYPICAL 3-POINT ROOF TRUSS @ PERIMETER BEARING STEEL BEAM
S5.4 SCALE: 3/4" = 1'-0"



8 TYPICAL RIDGE/ HIP/ VALLEY BLOCKING @ TRUSSES
S5.4 SCALE: 3/4" = 1'-0"

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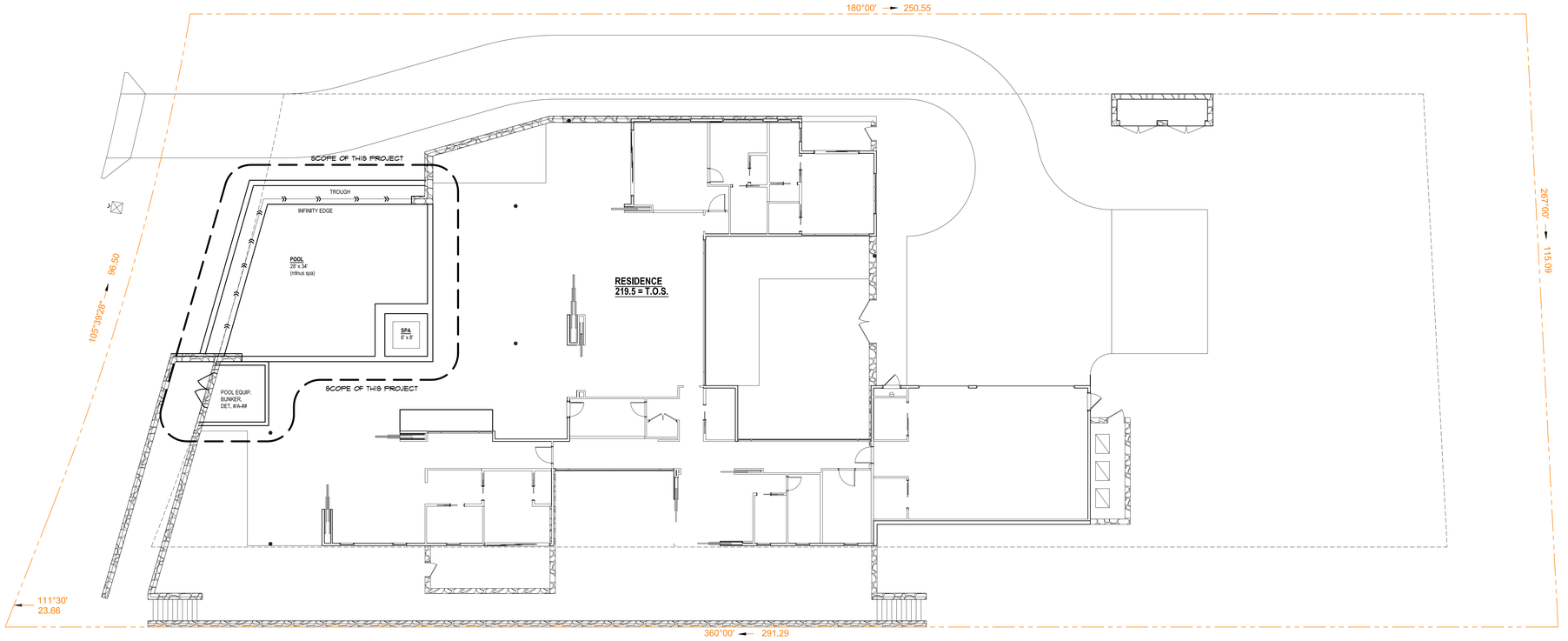
Ka'anapali Golf Estates, Lanikeha Ph. II - Lot 25
TMK: (2) 4-4-019-097
MAUI COUNTY, HAWAII

REVISIONS

DRAWN BY	RC/DC
DATE	12-05-21
SCALE:	NOTED
JOB NO.	2136

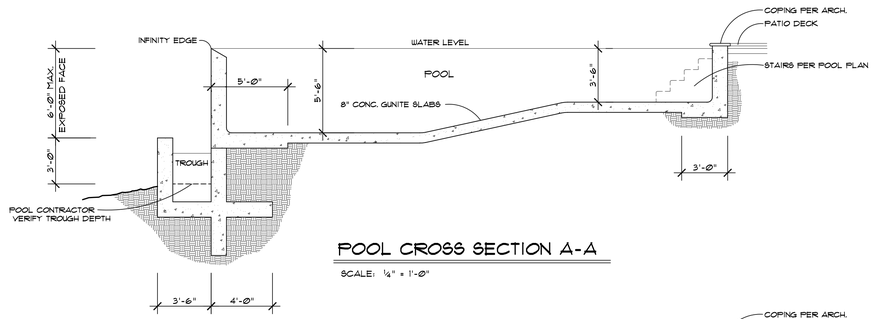
S5.4

PLAN REVIEW SUBMITTAL SET



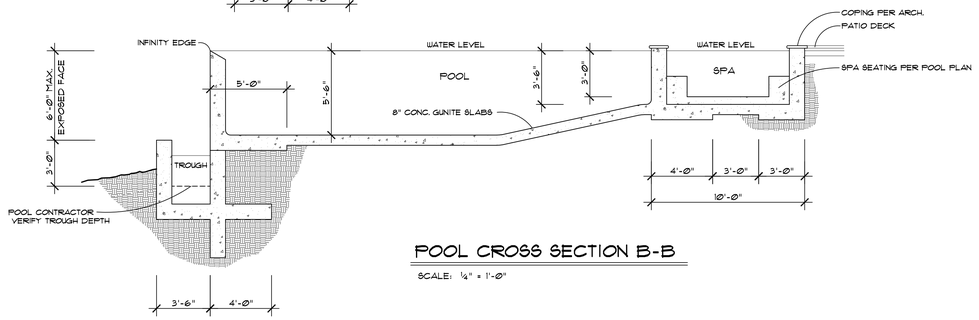
STRUCTURE/ POOL LOCATION PLAN

SCALE: 1" = 10'



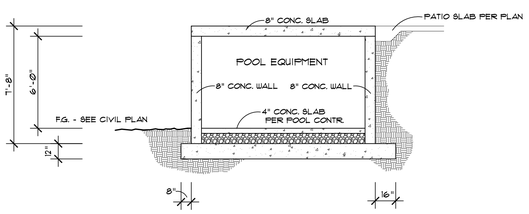
POOL CROSS SECTION A-A

SCALE: ¼" = 1'-0"



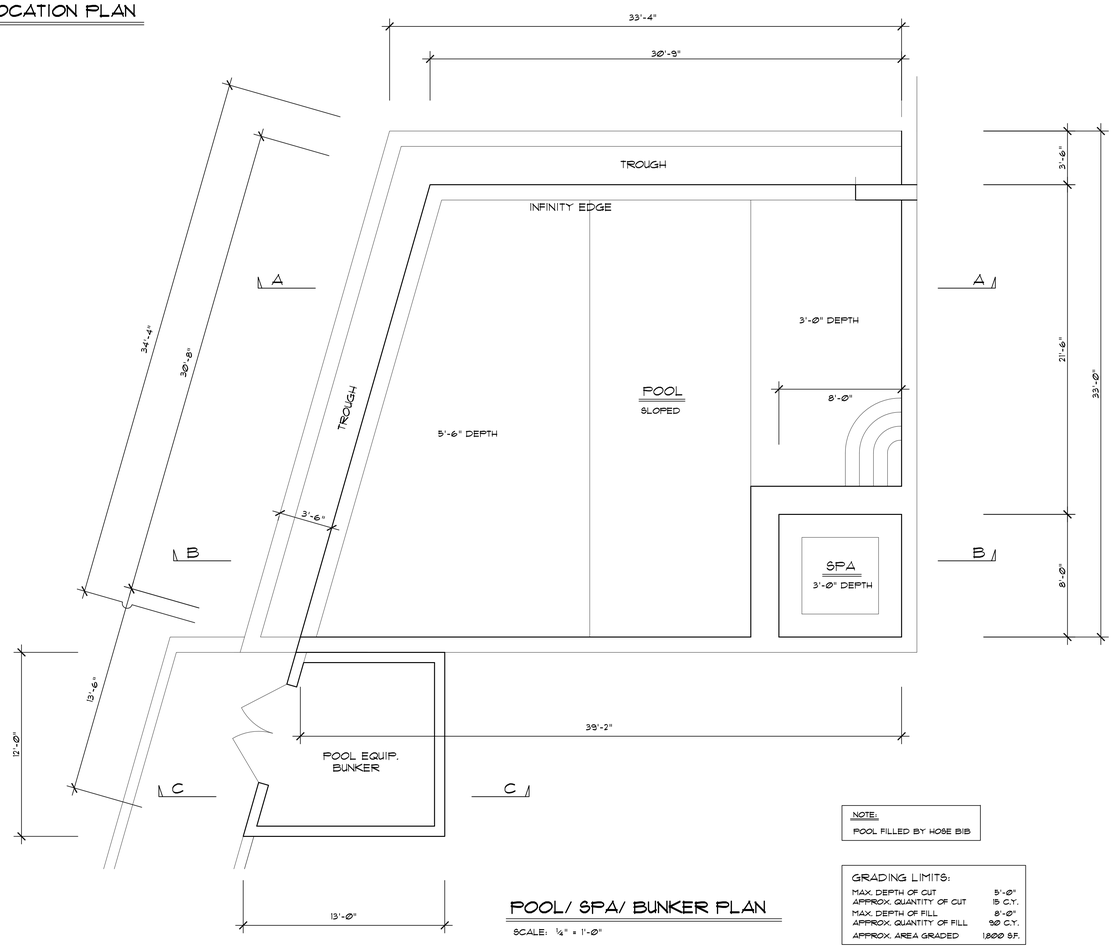
POOL CROSS SECTION B-B

SCALE: ¼" = 1'-0"



POOL EQUIP. BUNKER CROSS SECTION C-C

SCALE: ¼" = 1'-0"



POOL/ SPA/ BUNKER PLAN

SCALE: ¼" = 1'-0"

NOTE:
POOL FILLED BY HOSE BIB

GRADING LIMITS:

MAX. DEPTH OF CUT	5'-0"
APPROX. QUANTITY OF CUT	15 C.Y.
MAX. DEPTH OF FILL	8'-0"
APPROX. QUANTITY OF FILL	90 C.Y.
APPROX. AREA GRADED	1800 S.F.

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POOL SITE PLAN
POOL/ SPA/ BUNKER PLAN
CROSS SECTIONS

RICHARD CHESBRO
LICENSED PROFESSIONAL ENGINEER
No. 5288-S
HAWAII, U.S.A.
10-28-21
EXPIRES: APRIL 30, 2022

This work was prepared by me or under my direct supervision and construction of this project will be done under my observation when required by H.A.R. §16-115-12.
Richard Chesbro, P.E.

Coons Residence
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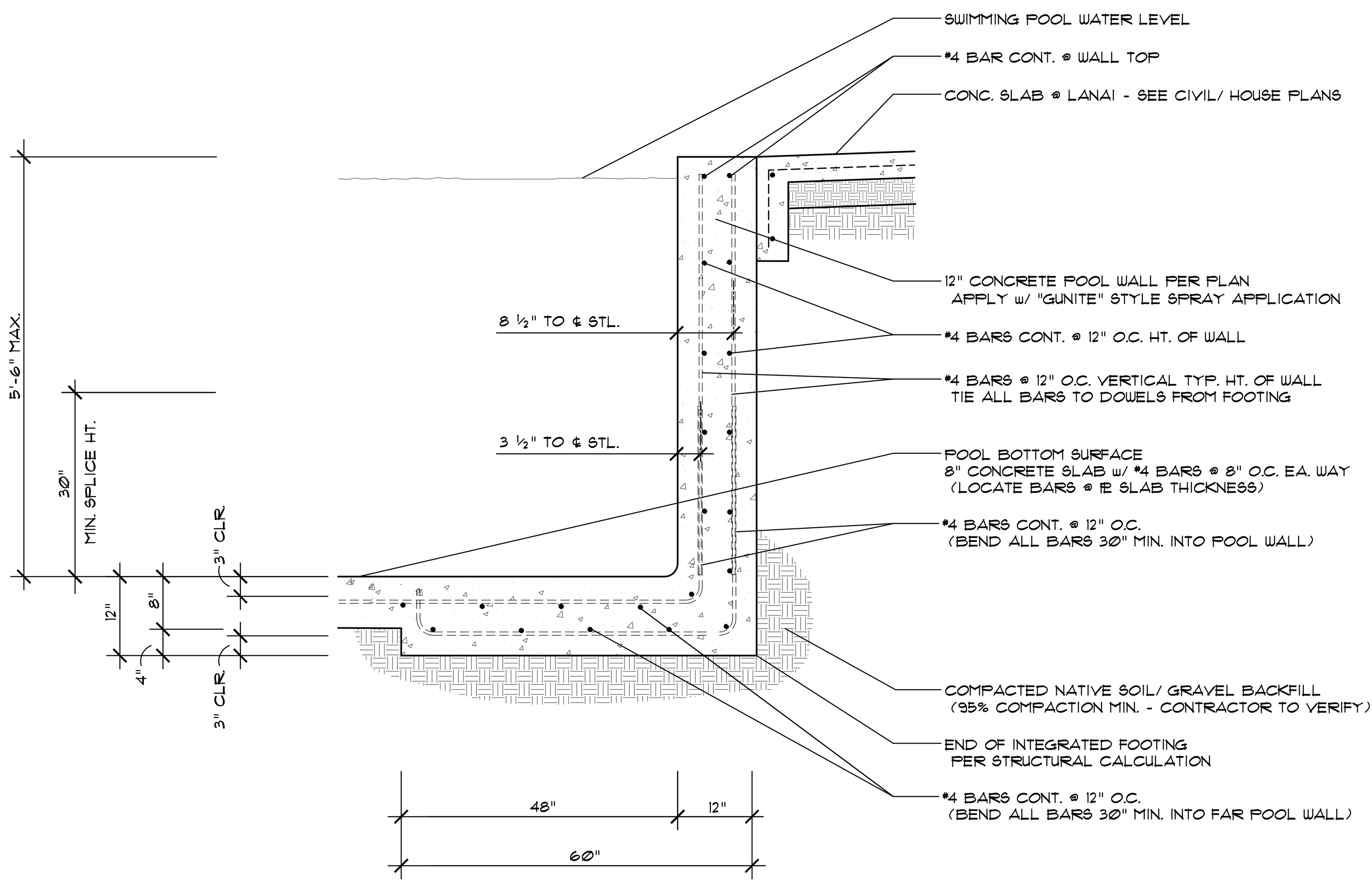
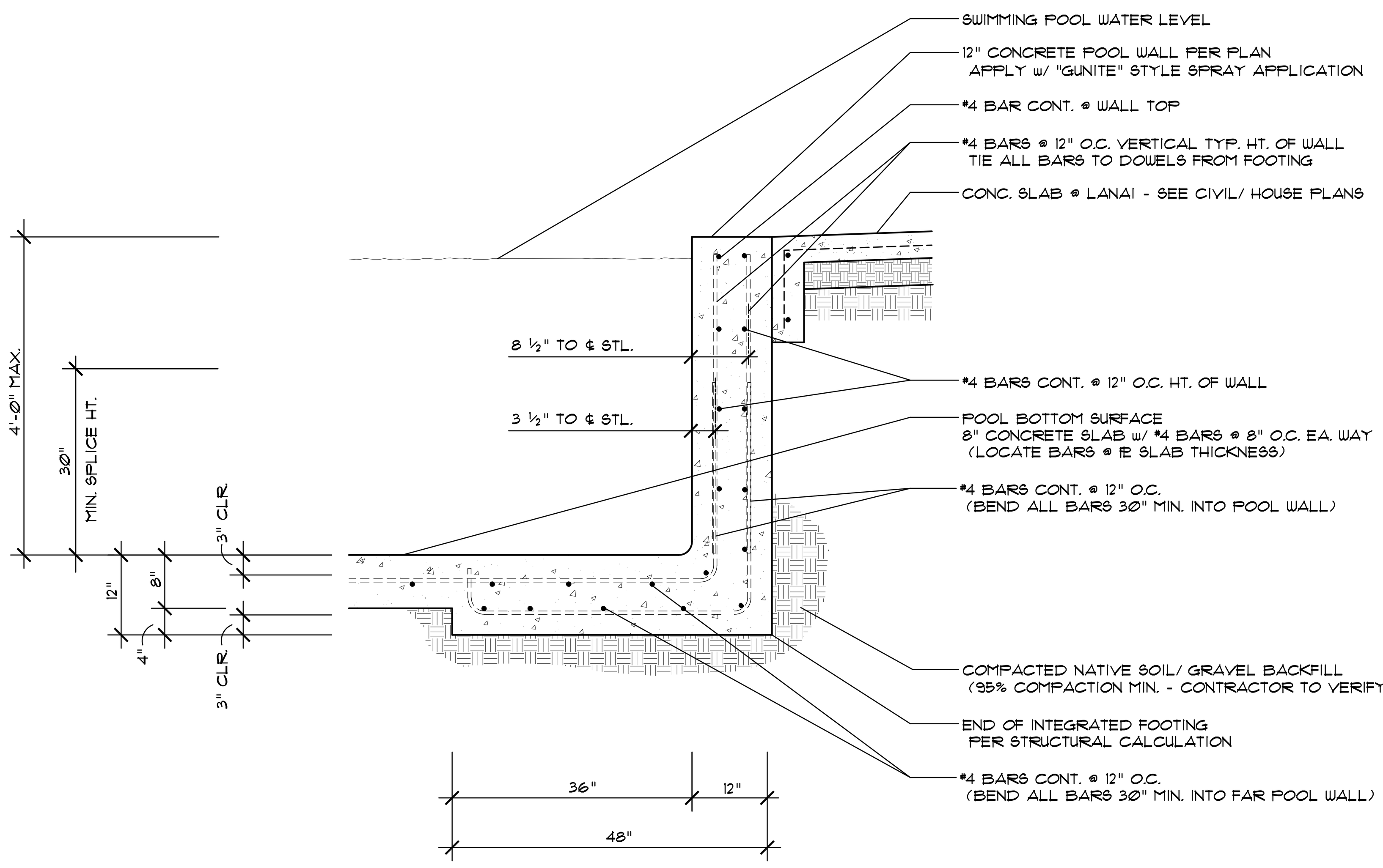


1 PS2.1 TYPICAL 5 ½' HT. SWIMMING POOL WALL/ INTEGRATED FOOTING @ LANAI SLAB

F 60

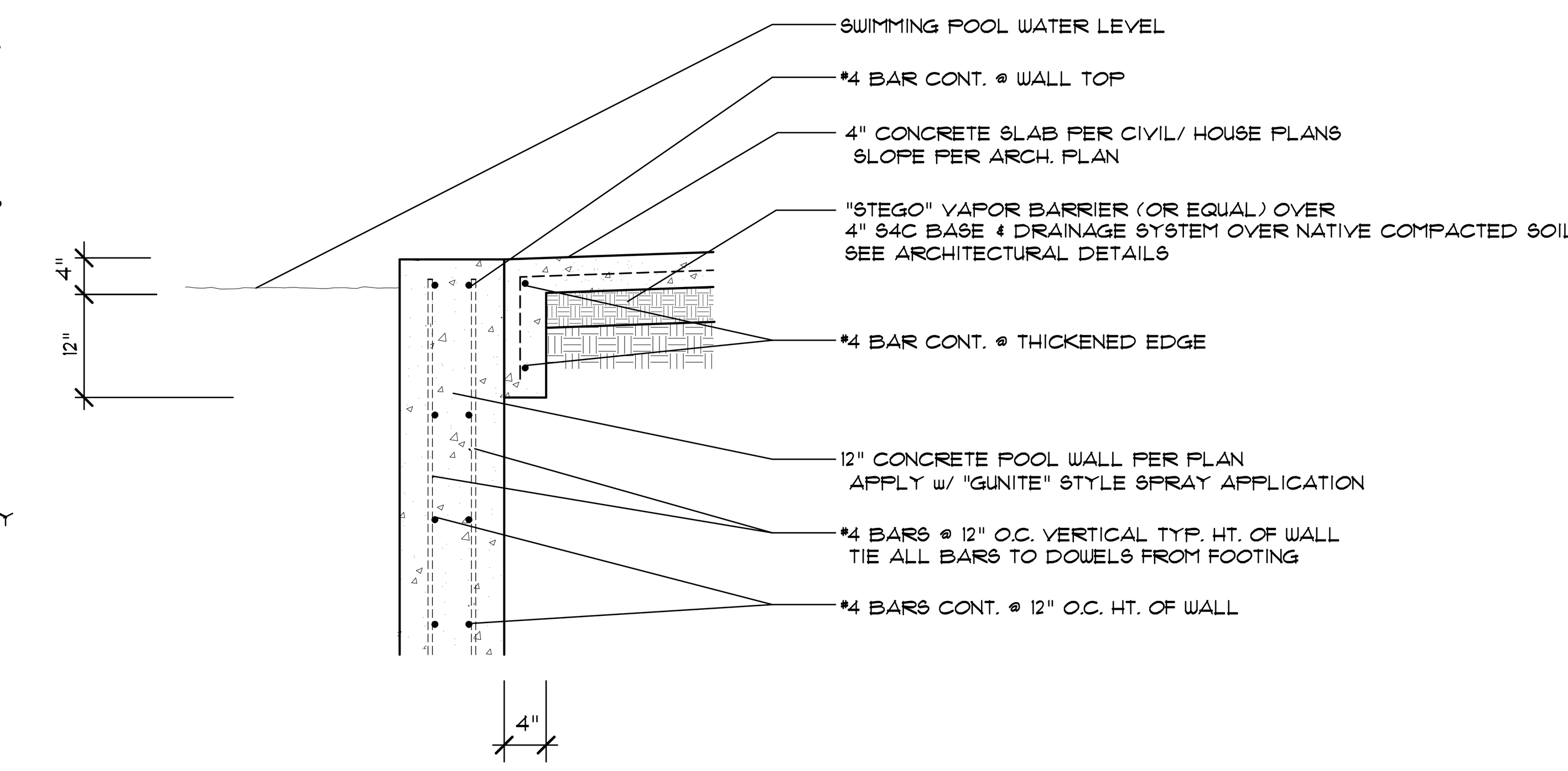
SCALE: ¾" = 1'-0"



2 PS2.1 TYPICAL 4' HT. SWIMMING POOL WALL/ INTEGRATED FOOTING @ LANAI SLAB

F 48

SCALE: ¾" = 1'-0"



3 PS2.1 TYPICAL HOUSE LANAI SLAB TO POOL WALL

SCALE: ¾" = 1'-0"

GENERAL POOL STRUCTURAL NOTES

A. GENERAL NOTES

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE MINIMUM REQUIREMENTS OF THE 2012 EDITION OF THE INTERNATIONAL BUILDING CODE (IBC) AND LOCAL BUILDING CODES AND ORDINANCES OR AS SPECIFICALLY NOTED ON THESE PLANS AND CALCULATIONS, THE MOST STRINGENT OF WHICH SHALL GOVERN. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO BE FAMILIAR WITH AND COMPLY WITH THE THE REQUIREMENTS AS STATED IN THE IBC AND LOCAL BUILDING CODES AND ORDINANCES.

2. IF ANY CHANGES AND/OR SUBSTITUTIONS ARE MADE FROM THESE PLANS OR CALCULATIONS, THE ENGINEER SHALL BE NOTIFIED PRIOR TO THE IMPLEMENTATION OF SUCH CHANGES AND/OR SUBSTITUTIONS IN THE FIELD AND THE CLIENT SHALL OBTAIN THE NECESSARY CERTIFIED PLANS AND CALCULATIONS REQUIRED FOR AGENCY APPROVAL. IF SUCH CHANGES AND/OR SUBSTITUTIONS ARE MADE WITHOUT THE WRITTEN APPROVAL OF THE ENGINEER, THEN THE ENGINEER WILL ASSUME NO RESPONSIBILITY FOR THE ENTIRE STRUCTURE OR ANY PORTIONS THEREOF, AND SHALL BE HELD HARMLESS FROM ANY RESULTING CLAIMS.

3. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS ON THE PLANS PRIOR TO COMMENCING WORK AND THE ENGINEER SHALL BE NOTIFIED OF ANY DISCREPANCIES FOUND.

4. THESE PLANS AND STRUCTURAL CALCULATIONS ARE BASED ON A COMPLETED STRUCTURE AS PER PLANS. THE ENGINEER IS NOT RESPONSIBLE FOR, AND HELD HARMLESS FROM, ANY DAMAGE RESULTING TO AN INCOMPLETE STRUCTURE SUBJECT TO THE DESIGN LOADS UNLESS FIRST CONSULTED FOR AN INTERIM DESIGN.

5. THIS STRUCTURAL DESIGN IS BASED ON LOADING CONDITIONS AS DETERMINED BY THE LOCAL BUILDING OFFICIAL, CODES AND THE CBC. THE ENGINEER IS NOT RESPONSIBLE FOR DAMAGE RESULTING TO A STRUCTURE DUE TO LOADING CONDITIONS EXCEEDING THOSE FOR WHICH THE STRUCTURE HAS BEEN DESIGNED, OR DUE TO "ACTS OF GOD" (E.G., FIRE, FLOOD, WAR, ETC.)

6. GRADES SHOWN ON PLOT MAPS AND ELEVATION DRAWINGS ARE THE RESPONSIBILITY OF THE CLIENT, UNLESS A FIELD INSPECTION AND/OR SURVEY IS SPECIFICALLY REQUESTED AND PERFORMED BY A LICENSED SURVEYOR. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR DAMAGE TO, OR ADDITIONAL CONSTRUCTION COSTS OF ANY STRUCTURE WHICH THE CLIENT, DESIGNER, ARCHITECT, SURVEYOR OR ANY OTHER PARTY HAS MISREPRESENTED THE RELATIVE POSITION OF THE STRUCTURE TO THE NATURAL FINISHED GRADES OF THE BUILDING SITE.

7. THE CONTRACTOR IS RESPONSIBLE FOR ALL TEMPORARY BRACING AND SHORING. CONSTRUCTION AND JOB SAFETY PROCEDURES ARE THE RESPONSIBILITY OF THE CONTRACTOR.

8. STRUCTURAL ENGINEERING AND PLANS FOR REMODELS AND ADDITIONS, OR PARTIAL ENGINEERING FOR A STRUCTURE, SHALL ONLY PERTAIN TO THOSE SPECIFIC AREAS ADDRESSED IN THE DESIGN CALCULATIONS AND THE PLANS. THE ENGINEER SHALL NOT BE RESPONSIBLE FOR PORTIONS OF THE STRUCTURE NOT SPECIFICALLY INCLUDED IN THE SCOPE OF WORK OF THE ADDITION/REMODEL AS PROPOSED BY THE DRAWINGS.

9. IN CASE OF CONFLICT BETWEEN THE PLANS , SPECIFICATIONS, DETAILS OR NOTES, THE MOST RIGID REQUIREMENTS SHALL GOVERN UNTIL SUCH A TIME WHEN A CLARIFICATION IS ISSUED BY THE ENGINEER IN WRITING.

10. THE ENGINEER IS NOT RESPONSIBLE FOR THE ADAPTION OF THESE CALCULATIONS OR DRAWINGS TO ANY SITE OTHER THAN THE SPECIFIC LOCATION INDICATED ON THE COVER SHEET OF THE CALCULATIONS AND THE PLANS.

11. THE STRUCTURAL DOCUMENTS ARE ONLY ONE PART OF THE TOTAL SET OF CONSTRUCTION DOCUMENTS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO INCORPORATE ALL SPECIFICATIONS INCLUDED IN THE CONSTRUCTION SET FOR EVERY FACET OF THE CONSTRUCTION. IN THE LIKELY EVENT THERE ARE CONFLICTS BETWEEN THE ARCHITECTURAL AND STRUCTURAL DRAWINGS, THE CONTRACTOR SHALL CONTACT BOTH ARCHITECT AND ENGINEER TO DETERMINE THE PROPER SPECIFICATION.

B. REINFORCING STEEL

1. ALL REINFORCING STEEL SHALL BE BILLET STEEL CONFORMING TO STANDARDS OF ASTM A615, GRADE 60 UNLESS NOTED OTHERWISE.
2. ALL WELDED WIRE FABRIC SHALL CONFORM TO STANDARDS OF ASTM A185.
3. ALL REINFORCING DETAILS SHALL CONFORM TO "MANUAL OF STANDARD PRACTICE FOR DETAILING REINFORCED CONCRETE STRUCTURES" (ACI 315) UNLESS DETAILED OTHERWISE ON THE STRUCTURAL DRAWINGS.
4. THE CONTRACTOR SHALL SUBMIT DETAILED SHOP DRAWINGS OF REINFORCING BARS SHOWING NUMBER, SIZE AND LOCATION (INCLUDING BAR LISTS AND BEND DIAGRAMS).
5. ALL REINFORCEMENT LAPS @ SPLICES SHALL MEET OR EXCEED THE LENGTHS SPECIFIED IN ACI 315 AND ACI 318-14 FOR CONCRETE STRENGTH AND REINFORCEMENT GRADE. AT A MINIMUM, REINFORCEMENT LAPS SHALL BE AS FOLLOWS:

BAR SIZE (GRADE)	HORIZONTAL (WALLS/ FTGS)	VERTICAL (WALLS/ COLS/ FTGS)	HOOKS (ALL LOCATIONS)
#4 BARS (GR. 40)	40 d (20" MIN)	40 d (20" MIN)	12 d (12" MIN)
#4 BARS (GR. 60)	40 d (20" MIN)	55 d (30" MIN)	12 d (12" MIN)
#5 BARS (GR. 60)	40 d (25" MIN)	55 d (36" MIN)	12 d (12" MIN)
#6 BARS (GR. 60)	40 d (30" MIN)	55 d (42" MIN)	12 d (12" MIN)

C. CONCRETE, GUNITE AND MASONRY

1. PROVIDE CONCRETE TO OBTAIN THE FOLLOWING MINIMUM COMPRESSIVE STRENGTH AT 28 DAYS:

1. FOOTINGS	3,000 PSI
2. SLABS ON GRADE OR FILL	3,000 PSI
3. WALLS (GUNITE OR POURED-IN-PLACE)	3,000 PSI
3. GROUT (FILLED CELLS)	2,500 PSI *

* PEA GRAVEL MIX AT 8" TO 11" SLUMP

2. CONCRETE MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH ACI-318-14 BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE AND ACI-301-10 SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS. MASONRY MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH TMS 402-13 AND ACI 530-13 THE DESIGN, CONSTRUCTION AND SPECIFICATIONS CONCERNING REGARDING ALL MASONRY AND STONE VENEER.
3. THE MINIMUM CONCRETE COVER SHALL BE IN ACCORDANCE WITH ACI-318-14, SECTION 7.7.
4. BAR SUPPORTS IN CONTACT WITH EXPOSED SURFACES SHALL BE PLASTIC TIPPED. ALL ACCESSORIES SHALL BE GALVANIZED.
5. PROVIDE SPACERS, CHAIRS, BOLSTERS, ETC. AS REQUIRED AND NECESSARY TO ASSEMBLE, PLACE AND SUPPORT ALL REINFORCING IN PLACE. USE WIRE BAR TYPE SUPPORTS COMPLYING WITH CRSI RECOMMENDATIONS.
6. ALL CONCRETE SHALL CONTAIN AN APPROVED WATER REDUCING PLASTICIZING ADMIXTURE. ALL CONCRETE PERMANENTLY EXPOSED TO THE WEATHER SHALL CONTAIN AN APPROVED AIR-ENTRAINING ADMIXTURE. NO CALCIUM CHLORIDE SHALL BE USED IN ANY CONCRETE. NO WATER SHALL BE ADDED AT THE JOBSITE.
7. THE CONTRACTOR IS RESPONSIBLE FOR THE PROPER DESIGN AND CONSTRUCTION OF ALL FORMWORK, SHORING AND RESHORING. PROVIDE COMMERCIAL FORM COATING COMPOUNDS THAT WILL NOT BOND, STAIN OR ADVERSELY AFFECT CONCRETE SURFACES.
8. ALL CONCRETE SHALL BE CONSOLIDATED IN PLACE USING INTERNAL VIBRATOR. DO NOT USE VIBRATORS TO TRANSPORT CONCRETE WITHIN FORMS.
9. NO SLUMP OVER 5" SHALL BE PERMITTED FOR STRUCTURAL CONCRETE.

D. FOUNDATIONS

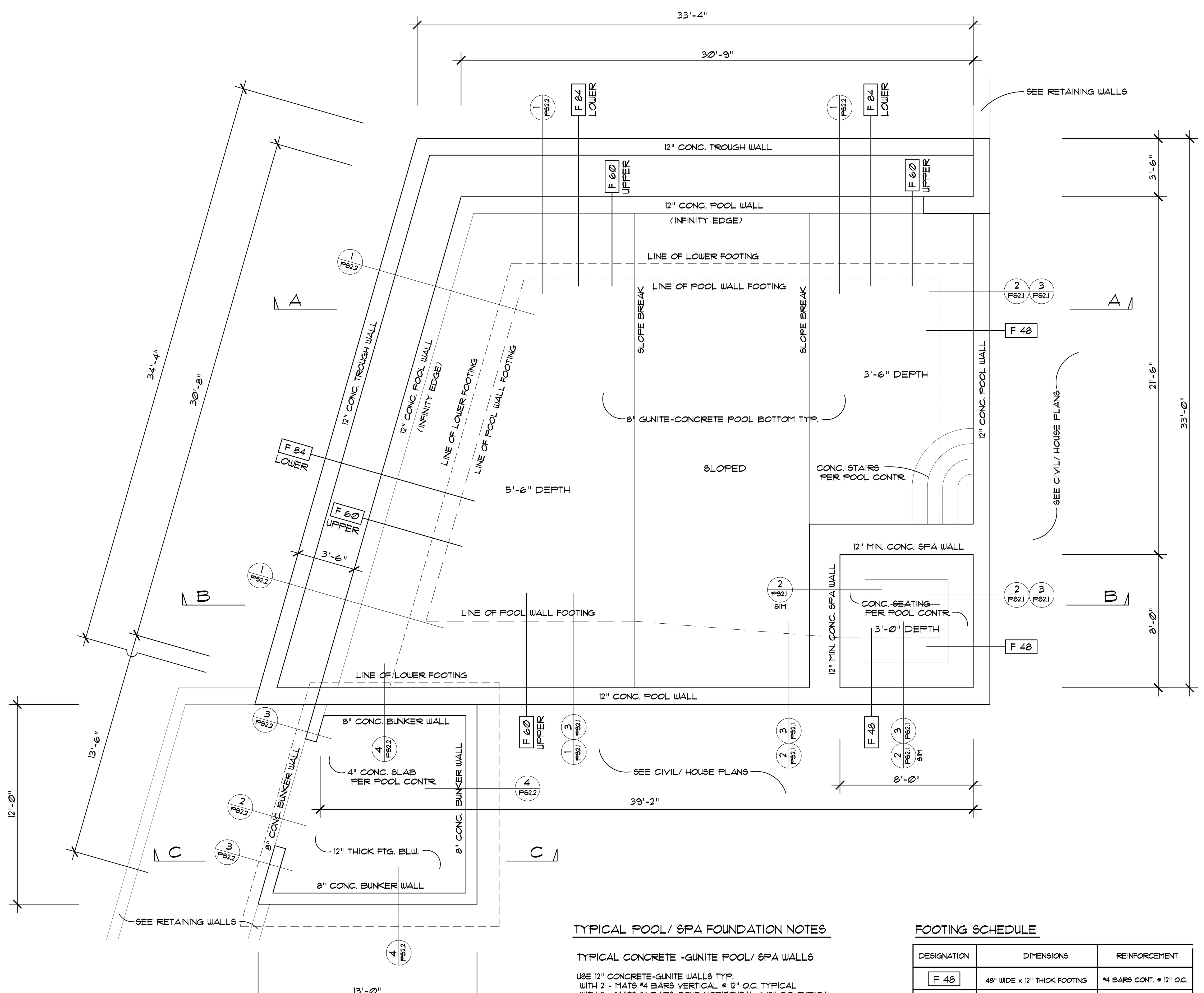
1. ALL FOOTINGS SHALL BEAR ON FIRM, UNDISTURBED, NON-ORGANIC SOIL OR ON FILL COMPACTED TO 95% OF MAXIMUM DENSITY BASED ON ASTM D-1557. ALL FILL COMPACTION SHALL BE DONE UNDER THE DIRECT GUIDANCE OF A LICENSED GEOTECHNICAL ENGINEER.

2. ALL FOOTINGS OUTSIDE OR AT THE PERIMETER OF THE STRUCTURE, OR IN OTHER UNHEATED AREAS, SHALL BE SET TO A DEPTH OF AT LEAST 12" BELOW FINISHED GRADE UNLESS SPECIFICALLY NOTED OTHERWISE ON THE PLANS.

3. AN ALLOWABLE SOIL BEARING PRESSURE OF 1,000 psf HAS BEEN USED IN THE STRUCTURAL CALCULATIONS PER THE VALUES ALLOWED FOR THIS SOIL TYPE IN CHAPTER 18 OF THE 2012 IBC. IF ANY QUESTIONABLE SOIL CONDITIONS ARE DISCOVERED IN THE FIELD, IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT A LICENSED GEOTECHNICAL ENGINEER TO INVESTIGATE THE SOILS CONDITIONS AND INSTRUCT THE CONTRACTOR AS TO HOW TO PROCEED. THE GEOTECHNICAL ENGINEER SHALL PREPARE A WRITTEN STATEMENT OF FINDINGS AND RECOMMENDATIONS TO THE PROJECT ENGINEER FOR STRUCTURAL RE-ANALYSIS OF THE STRUCTURE. THE SOILS INVESTIGATION REPORT AND ALL RECOMMENDATIONS AND SPECIFICATIONS THEREIN ARE TO BE CONSIDERED A PART OF THESE WORKING DRAWINGS.

4. WATERPROOFING OF FOUNDATIONS, RETAINING WALLS AND SLABS IS THE RESPONSIBILITY OF THE OWNER, CONTRACTOR OR ARCHITECT. THE ENGINEER SHALL BE HELD HARMLESS FOR ANY CLAIMS RESULTING IN DAMAGE DUE TO WATER CONDITIONS WHICH OCCUR DUE TO THE CONSTRUCTION OF A FOUNDATION. ALL RETAINING WALLS SHALL BE BACKFILLED WITH AN APPROVED GRAVEL, ROCK OR DRAINBOARD AND DRAINAGE SYSTEM TO ENSURE NO HYDROSTATIC PRESSURES BE APPLIED TO THE WALL.

5. ALL FOOTINGS SHALL BE REINFORCED WITH A MINIMUM OF 3 - #4 BARS CONTINUOUS PLACED 3" CLEAR FROM ANY SOIL AT THE BOTTOM OR SIDES. ALL STEM WALLS SHALL BE REINFORCED WITH 1 - #4 BAR CONTINUOUS IN TOP 4" OF STEM. ALL STEM SECTIONS OF CONCRETE MAY BE POURED WITH NO VERTICAL STEEL REINFORCEMENT IF THE STEM SECTION IS 24" IN TOTAL HEIGHT OR LESS FROM THE TOP OF THE FOOTING TO THE TOP OF THE STEM. ANY STEM OVER 16" IN HEIGHT SHALL BE REINFORCED WITH #4 BARS VERTICAL @ 16" O.C. OR AS SPECIFIED IN THE CALCULATIONS. ALL STEM WALLS OVER 48" IN HEIGHT SHALL BE DESIGNED AS RETAINING WALLS.



TYPICAL POOL/ SPA FOUNDATION NOTES

TYPICAL CONCRETE -GUNITE POOL/ SPA WALLS

USE 12" CONCRETE-GUNITE WALLS TYP.
WITH 2 - MATS #4 BARS VERTICAL @ 12" O.C. TYPICAL
WITH 2 - MATS #4 BARS CONT. HORIZONTAL @ 12" O.C. TYPICAL

TYPICAL CONCRETE-GUNITE POOL/ SPA BOTTOM SLABS

USE 8" THICK CONCRETE-GUNITE SLAB-ON-GRADE
w/ #4 BARS @ 8" O.C. EACH WAY TYP.
OVER 4" - S4C COMPACTED BASE OVER NATIVE COMPACTED SOIL

CONSULT w/ ALL SUBCONTRACTORS OF ALL TRADES FOR VERIFICATION OF INSTALLATION OF ALL CONDUIT, PIPING, DUCTING, TREATMENTS, WATERPROOFING, WIRING AND ANY OTHER MATERIAL OR PROCESS TO BE PROVIDED UNDER POOL BOTTOM SLAB PRIOR TO PLACING CONCRETE.

FOOTING SCHEDULE

DESIGNATION	DIMENSIONS	REINFORCEMENT
F 48	48" WIDE x 12" THICK FOOTING	#4 BARS CONT. @ 12" O.C.
F 60	60" WIDE x 12" THICK FOOTING	#4 BARS CONT. @ 12" O.C.
F 84	84" WIDE x 12" THICK FOOTING	#4 BARS CONT. @ 12" O.C.

POOL/ SPA/ BUNKER FOUNDATION PLAN

SCALE: ¼" = 1'-0"

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POOL WALL DETAILS
STRUCTURAL SPECIFICATIONS
FOUNDATION PLAN

RICHARD CHESBRO LICENSED PROFESSIONAL ENGINEER No.5286-S HAWAII, U.S.A.
10-28-21
Expiration 04-30-22

This work was prepared by me or under my direct supervision and construction of this project will be done under my oberservation when required by H.A.R. 16-115-9.

Richard Chesbro, S.E.

Coons Residence

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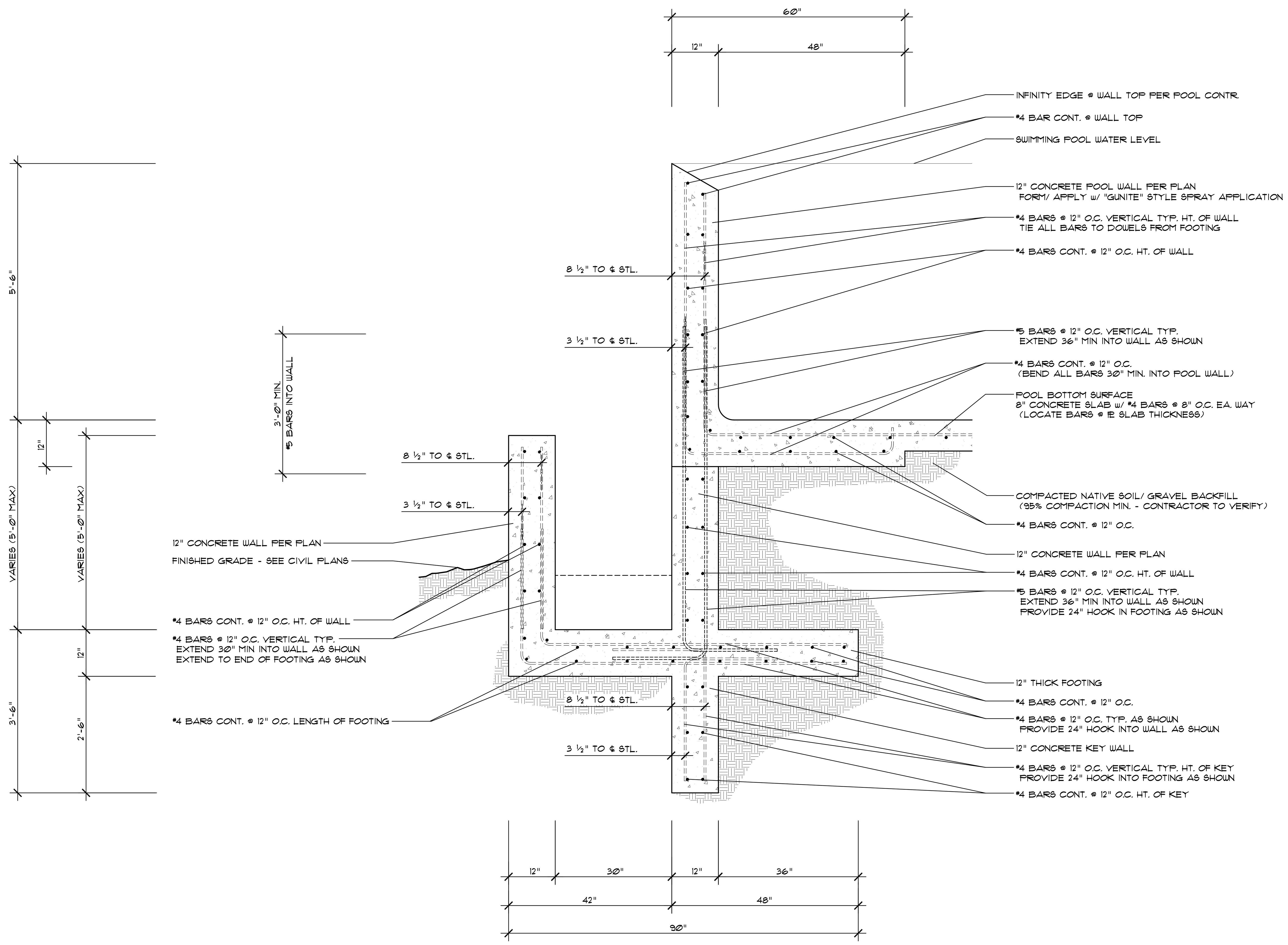
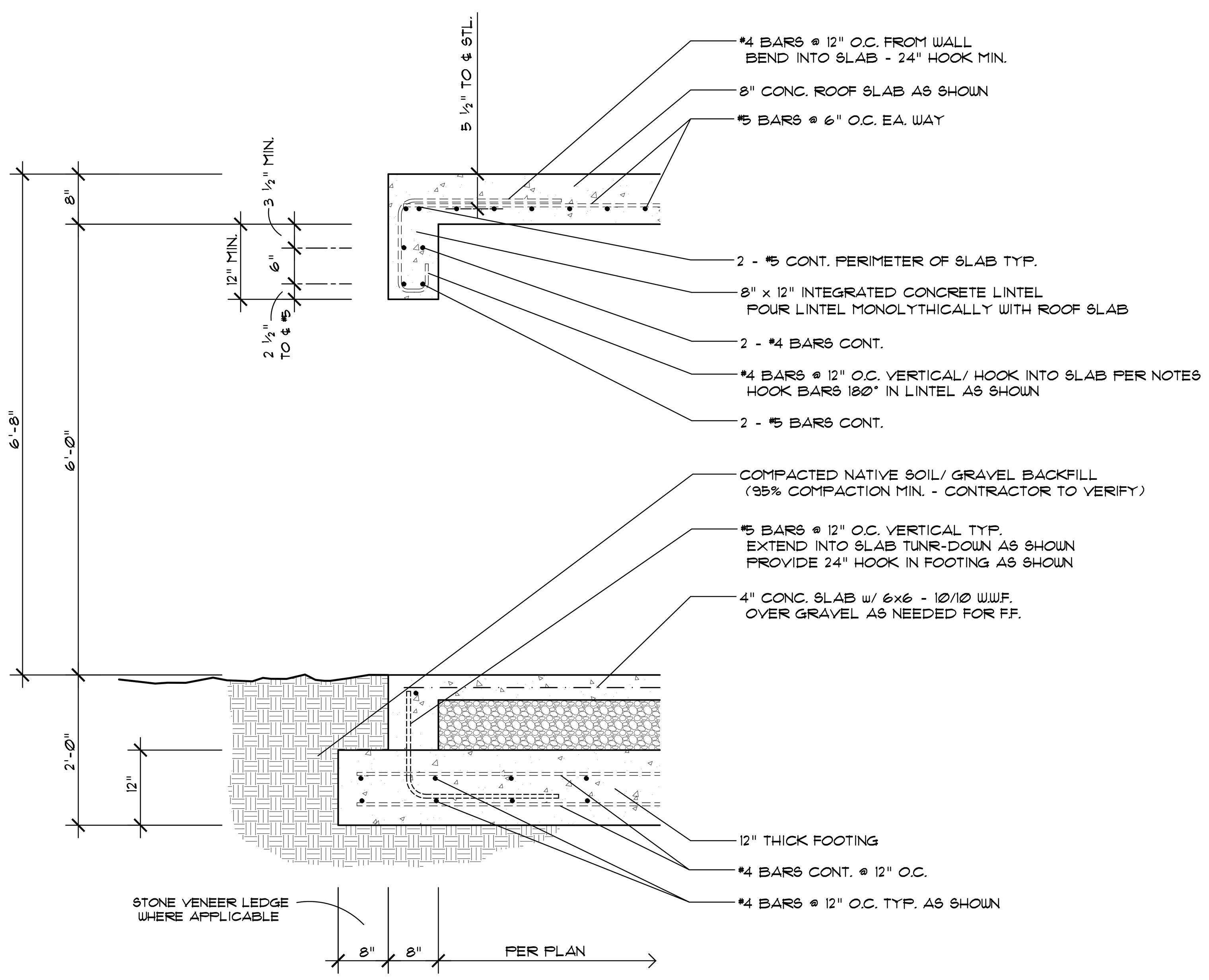
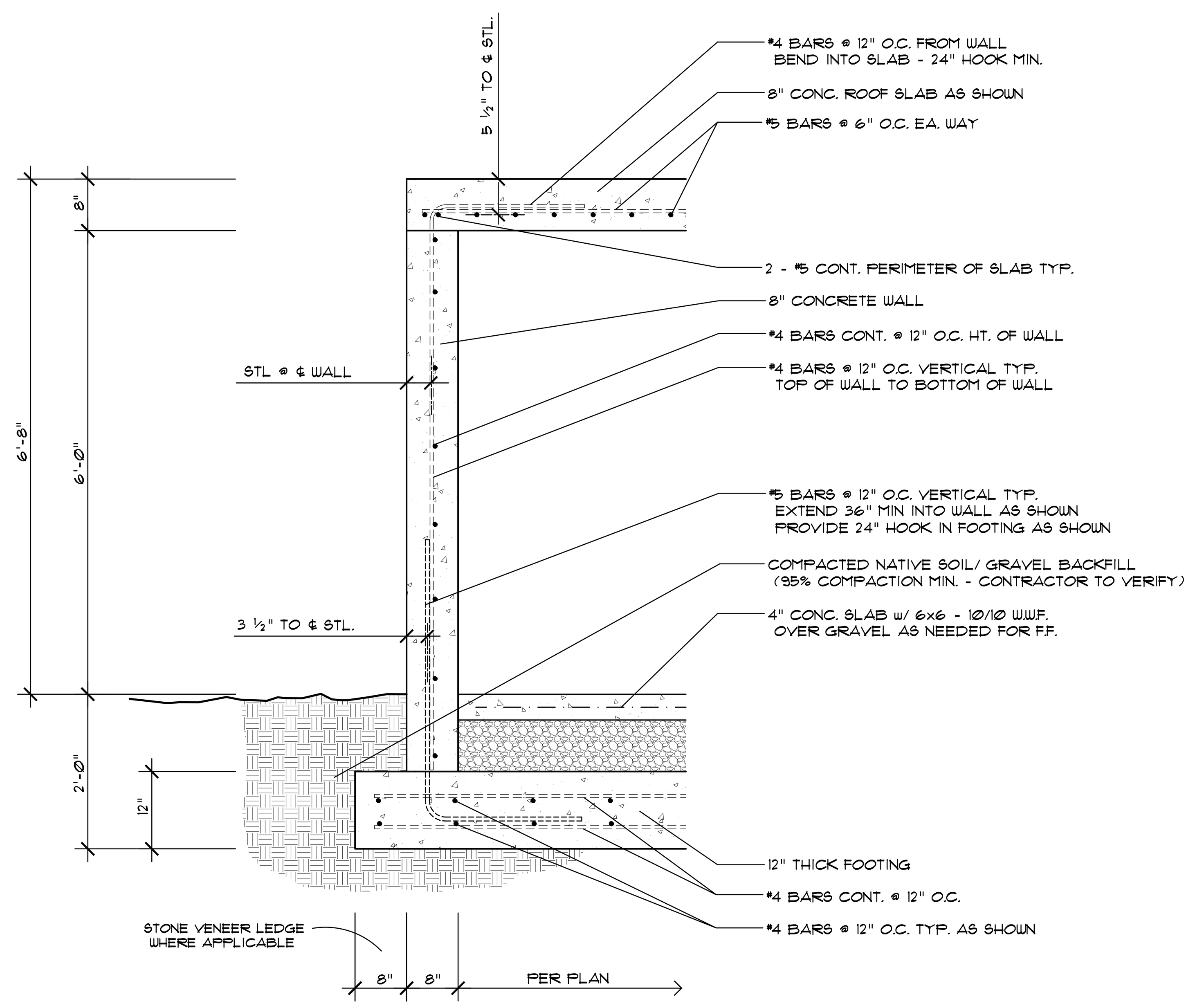


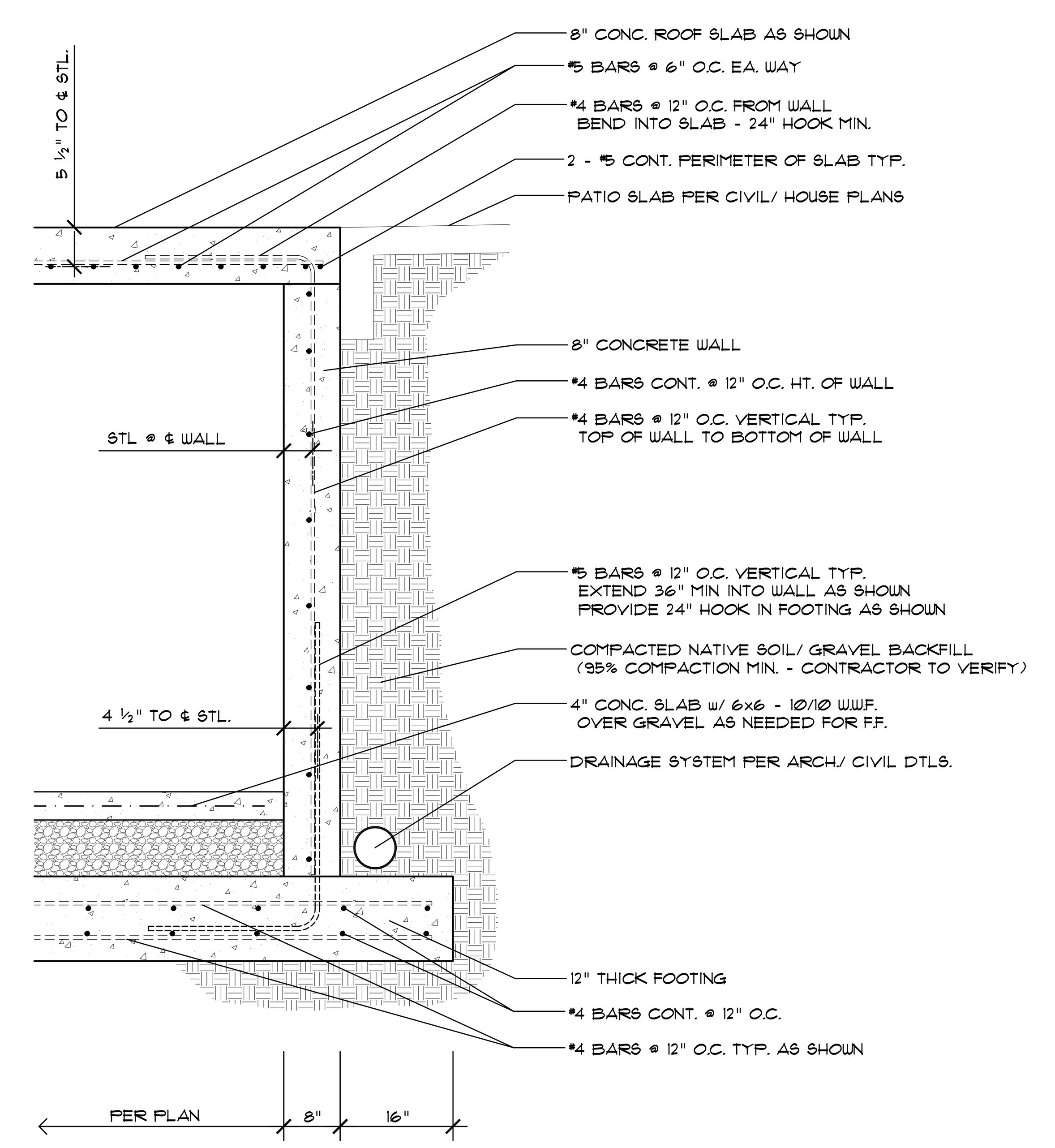
1 TYPICAL 5 ½' HT. SWIMMING POOL WALL/ INTEGRATED FOOTING/ TROUGH WALL & FOOTING
PS2.2
F 84/ F60
SCALE: ¾" = 1'-0"



2 BUNKER DOOR LINTEL @ WALL/ FOOTING
PS2.2
SCALE: ¾" = 1'-0"



3 TYPICAL LOW-BACKFILL BUNKER WALL/ FOOTING
PS2.2
SCALE: ¾" = 1'-0"



4 TYPICAL FULL-BACKFILL BUNKER WALL/ FOOTING
PS2.2
SCALE: ¾" = 1'-0"

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POOL WALL DETAILS
POOL BUNKER WALL DETAILS

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