

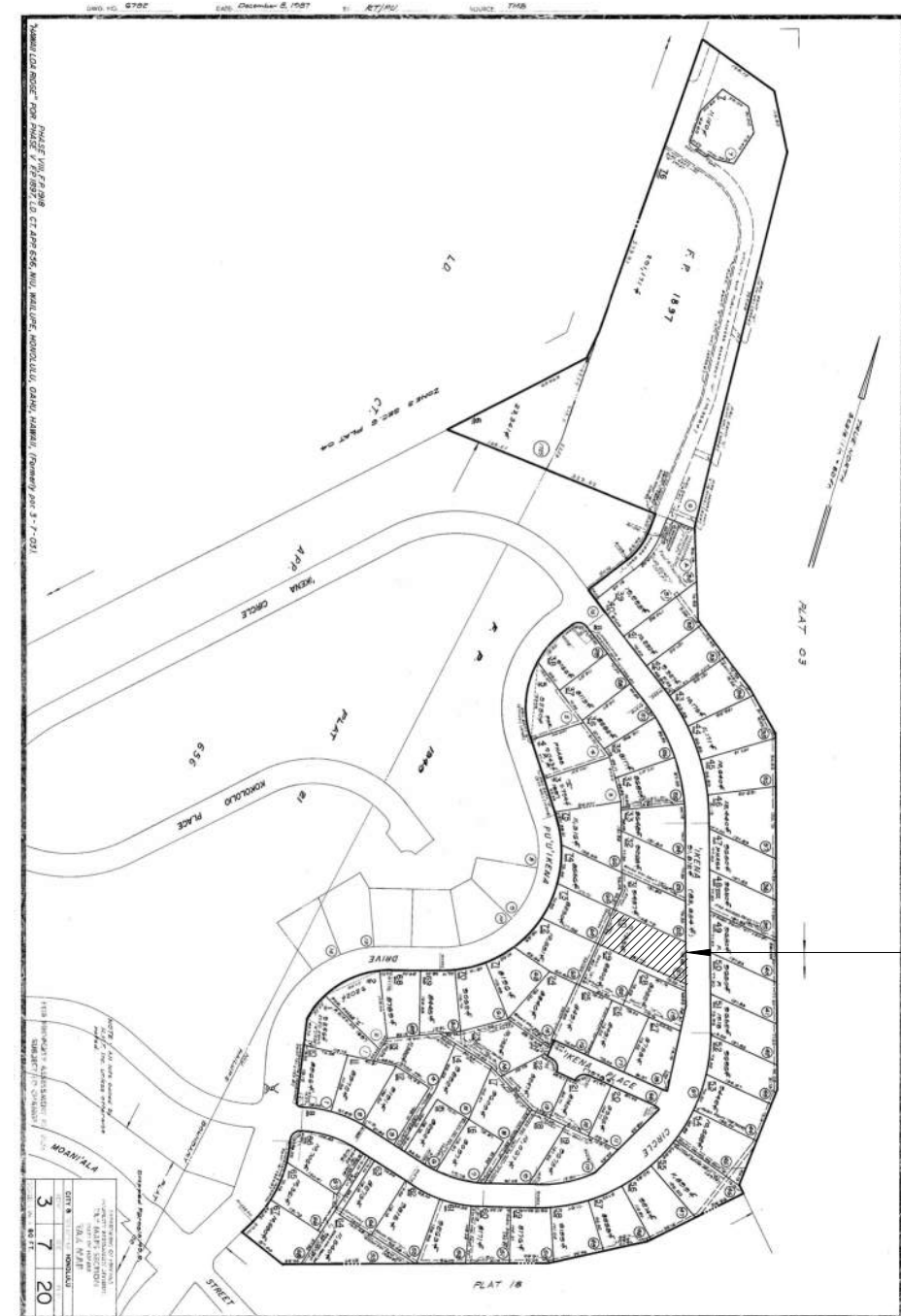
# TWO STORY SINGLE FAMILY HOME HAWAII LOA RIDGE REVIEW 06/20/2023

912 IKENA CIR, HONOLULU, HI 96821  
HAWAII LOA RIDGE LOT 21 PHASE VIII  
TMK: 37020030



## SYMBOLS LEGEND

- # DOOR NUMBER
- # WINDOW NUMBER
- ROOM NAME ROOM TAG
- ### ROOM NUMBER
- XXX SF ROOM AREA
- LIGHT XX SF LIGHT AREA PROVIDED
- VENT. XX SF VENT. AREA PROVIDED
- (A) COLUMN GRID
- SECTION CALLOUT
- XX DETAIL NUMBER
- AX-X SHEET NUMBER
- INTERIOR ELEVATION KEY
- DA AB DETAIL NUMBER
- D AX-X B SHEET NUMBER
- CD C BC
- 4" LEVEL CHANGE
- 0'-0" STEP IN SLAB
- SPOT ELEVATION



PLAT MAP

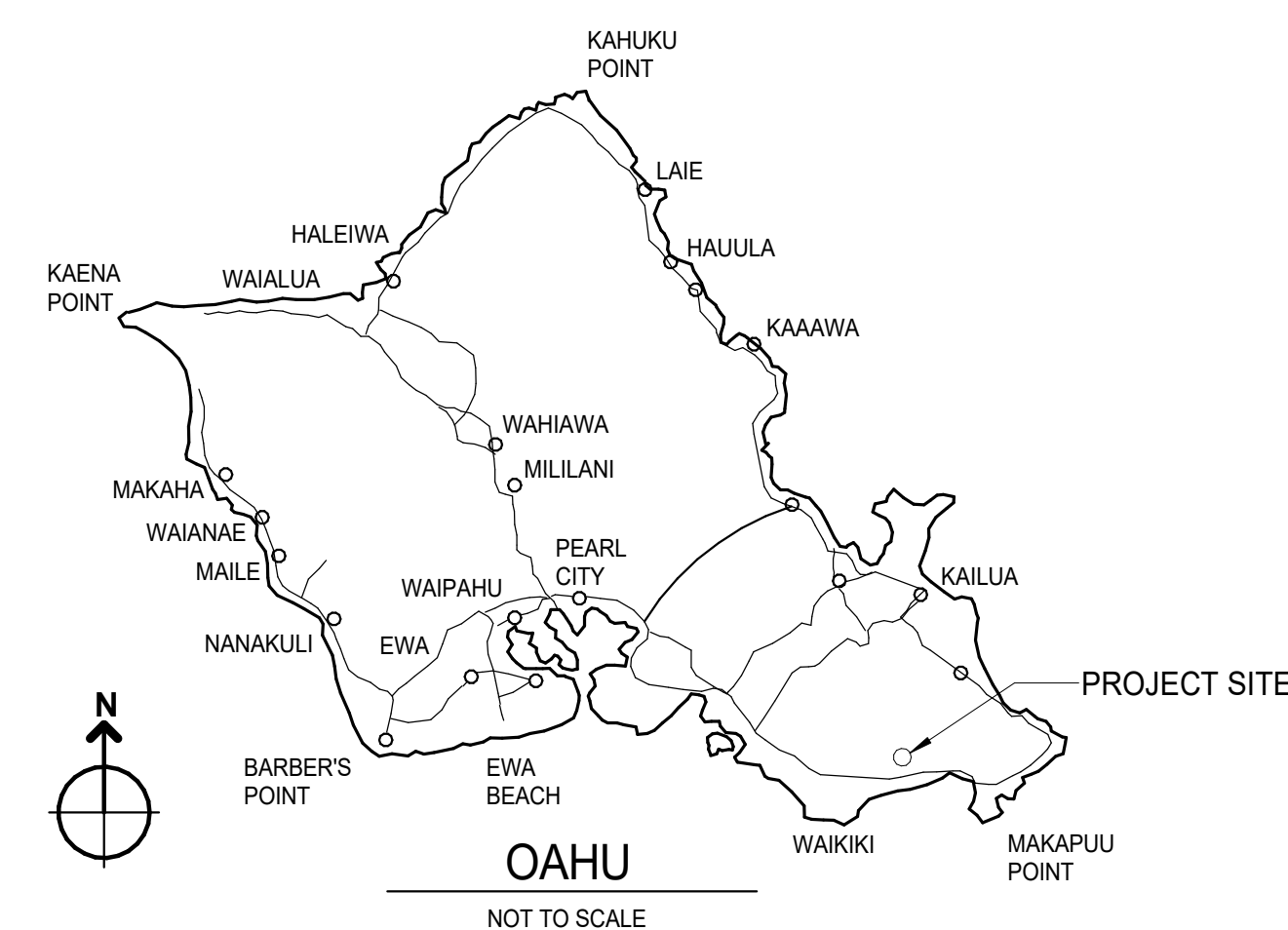
## ABBREVIATIONS

- @ AT
- AFF ABOVE FINISH FLOOR
- ALUM ALUMINIUM
- CMU CONCRETE MASONRY UNIT
- CONC CONCRETE
- CONT. CONTINUOUS
- DN DOWN
- DW DISHWASHER
- (E) EXISTING
- EA EACH
- ELEC. ELECTRICAL
- EXT EXTERIOR
- FIN FINISH
- FLR FLOOR
- GLM GLULAM BEAM
- GYP GYPSUM
- HB HOSE BIBB
- HC HOLLOW CORE
- HLR HAWAII LOA RIDGE
- HORIZ. HORIZONTAL
- HT HEIGHT
- INT. INTERIOR
- J JUNCTION
- LAV. LAVATORY
- LT LAUNDRY TRAY
- MTL METAL
- O.C. ON CENTER
- O/ OVER
- PA PLANTER
- PL PROPERTY LINE
- REF. REFRIGERATOR
- RM ROOM
- S.G. SAFETY GLASS
- SC SOLID CORE
- SCHED SCHEDULE
- SF SQUARE FEET
- SIM SIMILAR
- STL STEEL
- TB TOWEL BAR
- THK THICK
- TYP TYPICAL
- UNO UNLESS NOTED OTHERWISE
- VIF VERIFY IN FIELD
- W.C. WATER CLOSET
- W/ WITH
- WH WATER HEATER

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## VICINITY MAP



## PROJECT DATA

ZONING (LUO)	R-7.5
LOT AREA	11,733 SF
ALLOWABLE LOT COVERAGE (50%)	5,867 SF
- LEVEL 1	632 SF
- LEVEL 2	2,330 SF
- GARAGE	476 SF
<b>TOTAL FLOOR AREA</b>	<b>2,962 SF</b>
FAR (2,962 SF / 11,733 SF)	25%
<b>TOTAL BUILDING AREA</b>	<b>2,330 SF</b>
LOT COVERAGE	19%
PARKING REQUIREMENTS: 1 PER ADDITIONAL 1000 SF	3
<b>PARKING PROVIDED</b>	<b>3</b>

CITY AND COUNTY OF HONOLULU  
REVISED ORDINANCE CHAPTER 32,  
HONOLULU COUNTY CODE 1990, AS AMENDED

To the best of my knowledge, this project's design substantially conforms to the Building Energy Conservation Code for:

Building Component Systems

Signature: \_\_\_\_\_ Date: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_  
License No.: \_\_\_\_\_

## GENERAL NOTES

- ALL WORK SHALL BE DONE IN ACCORDANCE WITH AND CONFORM TO THE FOLLOWING BUILDING CODES:
- THE CITY & COUNTY OF HONOLULU BUILDING CODE
  - REVISED ORDINANCE OF HONOLULU (ROH) CHAPTER 16 BUILDING CODE AND CHAPTER 21 LAND USE ORDINANCE.
  - THE CURRENTLY APPROVED 2012 INTERNATIONAL RESIDENTIAL BUILDING CODE (IRC)
  - 2012 UNIFORM PLUMBING CODE & ROH CHAPTER 19
  - NATIONAL ELECTRIC CODE (NEC) 2017 & ROH CHAPTER 17
  - HONOLULU FIRE DEPARTMENT NFPA-1 2015 & ROH CHAPTER 20
  - THE HAWAII ENERGY BUILDING CODE IECC 2015 & ROH CHAPTER 32 BUILDING CODE
  - ANY OTHER APPLICABLE COUNTY STATE OR FEDERAL REGULATIONS.
1. THE CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS AT THE SITE AND SHALL NOTIFY PLAN MAKER OF ANY DISCREPANCIES BETWEEN ACTUAL CONDITIONS AND INFORMATION SHOWN ON THE DRAWINGS BEFORE PROCEEDING WITH THE WORK. THIS SHALL INCLUDE THE LOCATION AND DIMENSIONS OF WALLS, OPENINGS, CABINETS, EMBEDDED AND ATTACHED ITEMS, BEFORE ORDERING WINDOWS, DOORS, CABINETS AND OTHER BUILT IN FIXTURES, ETC. CONTRACTOR SHALL TAKE FIELD-MEASUREMENTS AND CROSS-CHECK ALL DRAWINGS.
  2. CONTRACTOR TO CONTACT THE CITY AND COUNTY OF HONOLULU BUILDING INSPECTORS 48 HOURS PRIOR TO THE REQUIRED INSPECTION.
  3. CONTRACTOR IS RESPONSIBLE TO MAINTAIN A CLEAN AND DEBRIS FREE JOBSITE THROUGHOUT THE DURATION OF THE PROJECT. ALL TRASH AND DEBRIS TO BE DISPOSED OF TO PROPER AND APPROVED DISPOSAL SITES.
  4. CONTRACTOR TO MAINTAIN THE 'OSHA' STANDARDS OF SAFETY THROUGHOUT THE JOB-SITE FOR THE DURATION OF THE PROJECT.

**ROUGH FRAMING**  
ALL ROUGH FRAMING TO BE TREATED LUMBER (SEE LUMBER NOTES BELOW) PROVIDE FIRE BLOCKING AS PER THE UBC SECTION 708. PROVIDE SUPPORT BLOCKING BEHIND ALL LIGHT FIXTURES J-BOXES, MIRRORS AND CABINETS. PROVIDE COMPLETE TERMITE AND DECAY PROTECTION PER THE CURRENT INTERNATIONAL RESIDENTIAL CODE (IRC) OF THE CITY & COUNTY OF HONOLULU PER SECTION R319 AS AMENDED.

**LUMBER**  
ALL FRAMING LUMBER SHALL BE DOUGLAS FIR/LARCH, TERMITE TREATED WOOD. FINISH AND TRIM SHALL BE NOTCHED FOR HARDWARE AS REQUIRED TO PROVIDE A SNUG FIT AT ALL JOINTS. SEE FINISH SCHEDULE FOR TRIM.

**INTERIOR SHEATHING**  
ALL INTERIOR WALL & CEILING SHEATHING TO BE 1/2" STANDARD GYPSUM BOARD W/ GREENBOARD TO BE USED IN BATH ROOM AREAS. FOR ALL DRYWALL CORNERS USE VINYL 90 DEGREE CORNER BEADING. ALL DRYWALL WALLS TO BE SMOOTH FINISHED. SHOWER STALLS TO BE SHEATHED W/ DURA-ROCK. USE GALVANISED OR STAINLESS STEEL FASTENERS THROUGHOUT.

**MECHANICAL**  
ALL PLUMBING WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE 2012 UNIFORM PLUMBING CODE & ROH CHAPTER 19 BUILDING CODE BY A LICENSED PLUMBING CONTRACTOR. ALL PLUMBING FIXTURES SHALL BE SELECTED BY THE OWNERS OR DESIGNATED REPRESENTATIVES AND INSTALLED BY THE PLUMBING CONTRACTOR.

**ELECTRICAL**  
ALL ELECTRICAL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE NATIONAL ELECTRIC CODE (NEC) 2017 & ROH CHAPTER 17 BUILDING CODE BY A LICENSED ELECTRICAL CONTRACTOR. ALL LIGHT FIXTURES SHALL BE APPROVED BY THE OWNERS OR DESIGNATED REPRESENTATIVES PRIOR TO INSTALLATION BY THE ELECTRICAL CONTRACTOR. THE SMOKE DETECTORS SHALL BE U.L. APPROVED AND HARD-WIRED WITH BATTERY BACK-UP POWER.

- THE METER FOR THIS RESIDENCE DOES NOT SERVE AUTOMATIC FIRE SPRINKLER SYSTEM OR IRRIGATION.
- ALL NEW FIXTURES TO BE LOW FLOW.

## BUILDING CODE REQUIREMENTS FOR SPECIAL INSPECTIONS

- 1. CONCRETE
- 2. BOLTS INSTALLED IN CONCRETE
- 3. SPECIAL MOMENT-RESISTING CONCRETE FRAME
- 4. REINFORCING STEEL AND PRESTRESSING STEEL TENDONS
- 5. STRUCTURAL WELDING
- 6. HIGH-STRENGTH BOLTING
- 7. STRUCTURAL MASONRY
- 8. REINFORCED GYPSUM CONCRETE
- 9. INSULATING CONCRETE FILL
- 10. SPRAY-APPLIED FIREPROOFING
- 11. PILING, DRILLED PIERS AND CAISSONS
- 12. SHOTCRETE
- 13. SPECIAL GRADING, EXCAVATION AND FILLING
- 14. FIRE-PROTECTION SYSTEM
- 15. SPECIAL CASES (SPECIFY)
- 16. SHEATHED SHEAR WALLS AND DIAPHRAGMS
- 17. COMPLETE LOAD PATH AND UPLIFT TIES
- 18. TERMITE PROTECTION

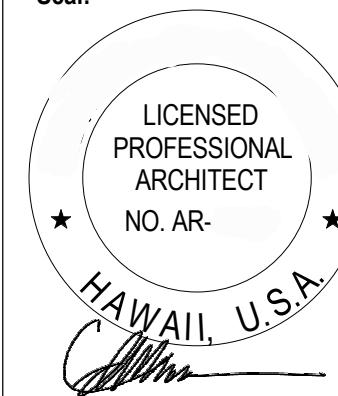
## DUTIES AND RESPONSIBILITIES OF THE SPECIAL INSPECTOR

1. OBSERVE WORK ASSIGNED FOR CONFORMANCE WITH PROVIDED DESIGN DRAWINGS AND SPECIFICATIONS.
2. FURNISH INSPECTION REPORTS TO THE OWNER, ARCHITECT / CONTRACTOR OF RECORD, AND OTHER OWNER-DESIGNATED PERSONS. ALL DISCREPANCIES SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ARCHITECT / CONTRACTOR FOR CORRECTION, THEN IF UNCORRECTED, TO THE PROPER DESIGN AUTHORITY AND THE BUILDING OFFICIAL.
3. SUBMIT FINAL SIGNED REPORT STATING WHETHER THE WORK REQUIRING SPECIAL INSPECTION WAS TO THE BEST OF THE SPECIAL INSPECTORS KNOWLEDGE, IN CONFORMANCE WITH APPROVED PLANS AND SPECIFICATIONS AND APPLICABLE WORKMANSHIP PROVISIONS OF THE BUILDING CODE. ALSO, INDICATE THE TYPE OF WORK THAT WAS INSPECTED. THIS REPORT SHALL BE SUBMITTED PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY.

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Seal:



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EXPIRATION DATE: 04/30/2024

Issue Dates:

Date Description

Drawn By:

EA

Scale:

As indicated

Date:

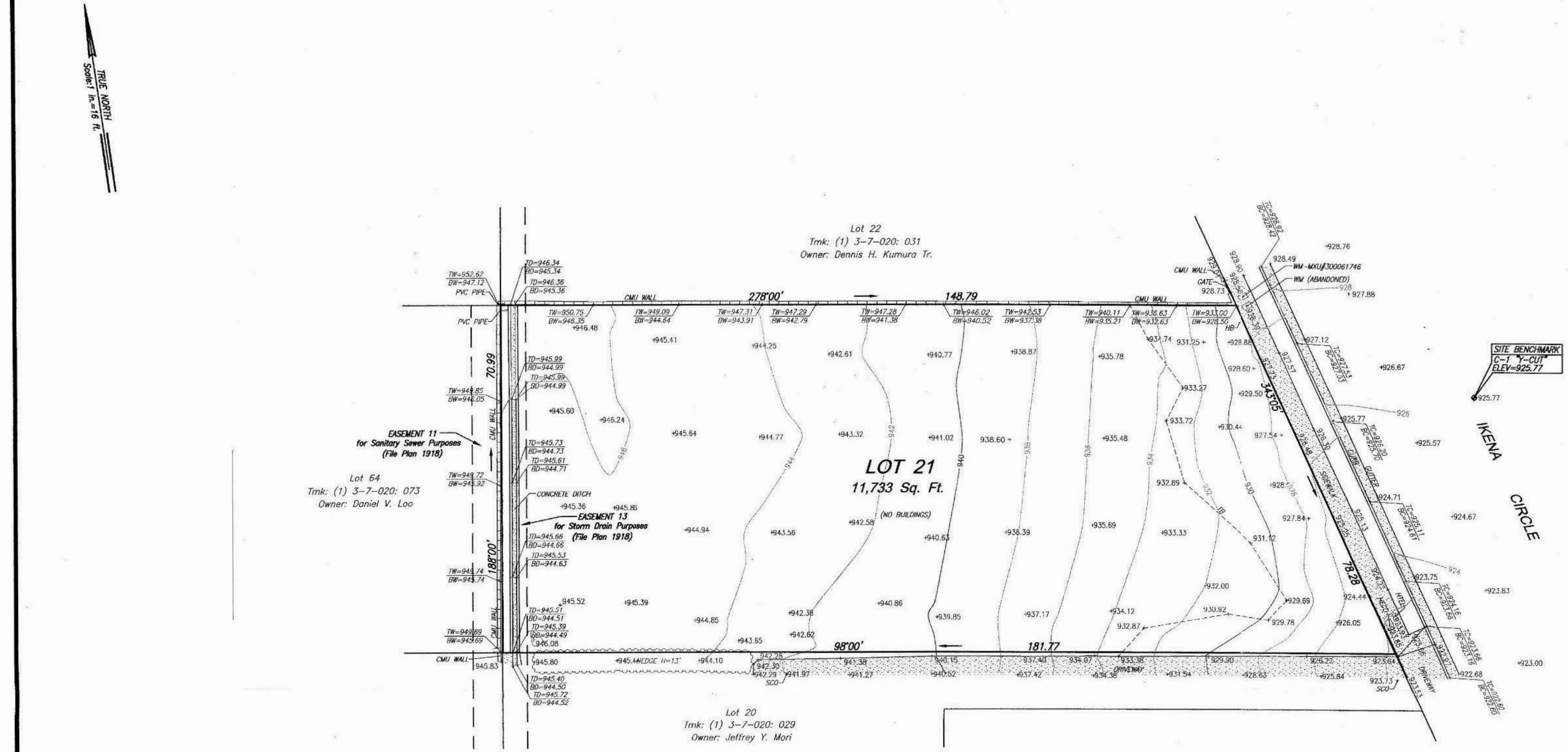
06/20/2023

Title:

PROJECT  
INFO AND  
SITE PLAN

001



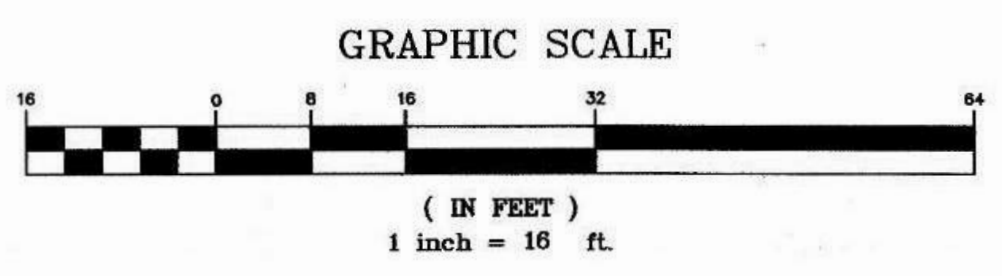


- LEGEND:**
- BC = BOTTOM CURB
  - BD = BOTTOM DITCH
  - BW = BOTTOM WALL
  - CMU = CONCRETE MASONRY UNIT
  - HB = HOSE BIB
  - HECO = HAWAIIAN ELECTRIC COMPANY
  - HTEL = HAWAIIAN TELCOM
  - PVC = POLY VINYL CHLORIDE
  - SCO = SEWER CLEANOUT
  - TC = TOP CURB
  - TD = TOP DITCH
  - TW = TOP WALL
  - WM = WATER METER

- NOTES:**
1. Azimuths and Coordinates are referred to Government Survey Triangulation Station "KOKO HEAD #3" Δ.
  2. Elevations are referred to a Street Monument located at the intersection of Pu'u'ikena Drive and Ikena Circle. Elevation = 1020.34 feet.

**TOPOGRAPHIC SURVEY OF  
LOT 21  
OF "HAWAII LOA RIDGE PHASE VIII"  
AS SHOWN ON FILE PLAN 1918  
AT NIU, HONOLULU, OAHU, HAWAII  
TAX MAP KEY: (1) 3-7-020: 030**

OWNER: Naniwa Shoji LTD.  
ADDRESS: 912 Ikena Circle  
Honolulu, Hawaii 96821



This work was prepared by me  
or under my direct supervision.

Licensed Professional Land Surveyor  
Certificate Number

JANUARY 19, 2018  
2153 N. KING STREET  
SUITE 308  
HONOLULU, HAWAII 96819

JOB NO.: 5327  
FB. NO.: 2120  
18" X 24"

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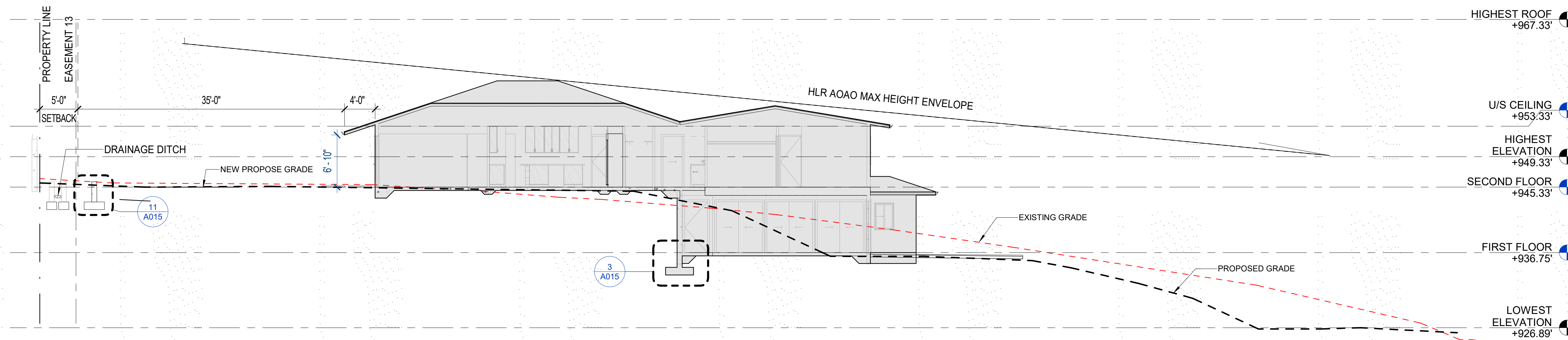
**Issue Dates:**

Date	Description

Drawn By: \_\_\_\_\_  
Author: \_\_\_\_\_  
Scale: 1/16" = 1'-0"  
Date: 06/20/2023  
Title: SURVEY

**AOAO RULES**

1. THE FRONT YARD SHALL BE PLANTED WITH AT LEAST THREE CANOPY TREES. THE MINIMUM SIZE SHALL BE TWENTY-FIVE CALLONS AND SIZE TO EIGHT FEET HIGH.
2. MINIMUM 18" WIDE LANDSCAPE AREA ALONG THE STREET FRONT PROPERTY LINE.



HIGHEST ROOF  
+967.33'

U/S CEILING  
+953.33'

HIGHEST ELEVATION  
+949.33'

SECOND FLOOR  
+945.33'

FIRST FLOOR  
+936.75'

LOWEST ELEVATION  
+926.89'

**BMP NOTES**

**STABILIZED CONSTRUCTION ENTRANCE:**  
All points of egress and ingress to a site shall be protected with a stabilized construction entrance.

**STOCKPILES:**  
Stockpiles shall not be located in drainage ways or other areas of concentrated flows. Sediment trapping devices such as fences, traps, basins or barriers shall be used around the base of all stockpiles.

**DUST CONTROL:**  
Dust control should be applied to reduce dust emissions. The Contractor, at his own expense, shall keep the project area and surrounding area free from dust nuisance. The work shall be in conformance with the air pollution control standards contained in Hawaii Administrative rules: Chapter 11-80. "Air Pollution Control".

**SEDIMENT BARRIERS OR TRAPS:**  
Sediment trapping devices such as fences, traps, basins or barriers shall be used down slope of all disturbed areas and around the base of all materials stockpiles.

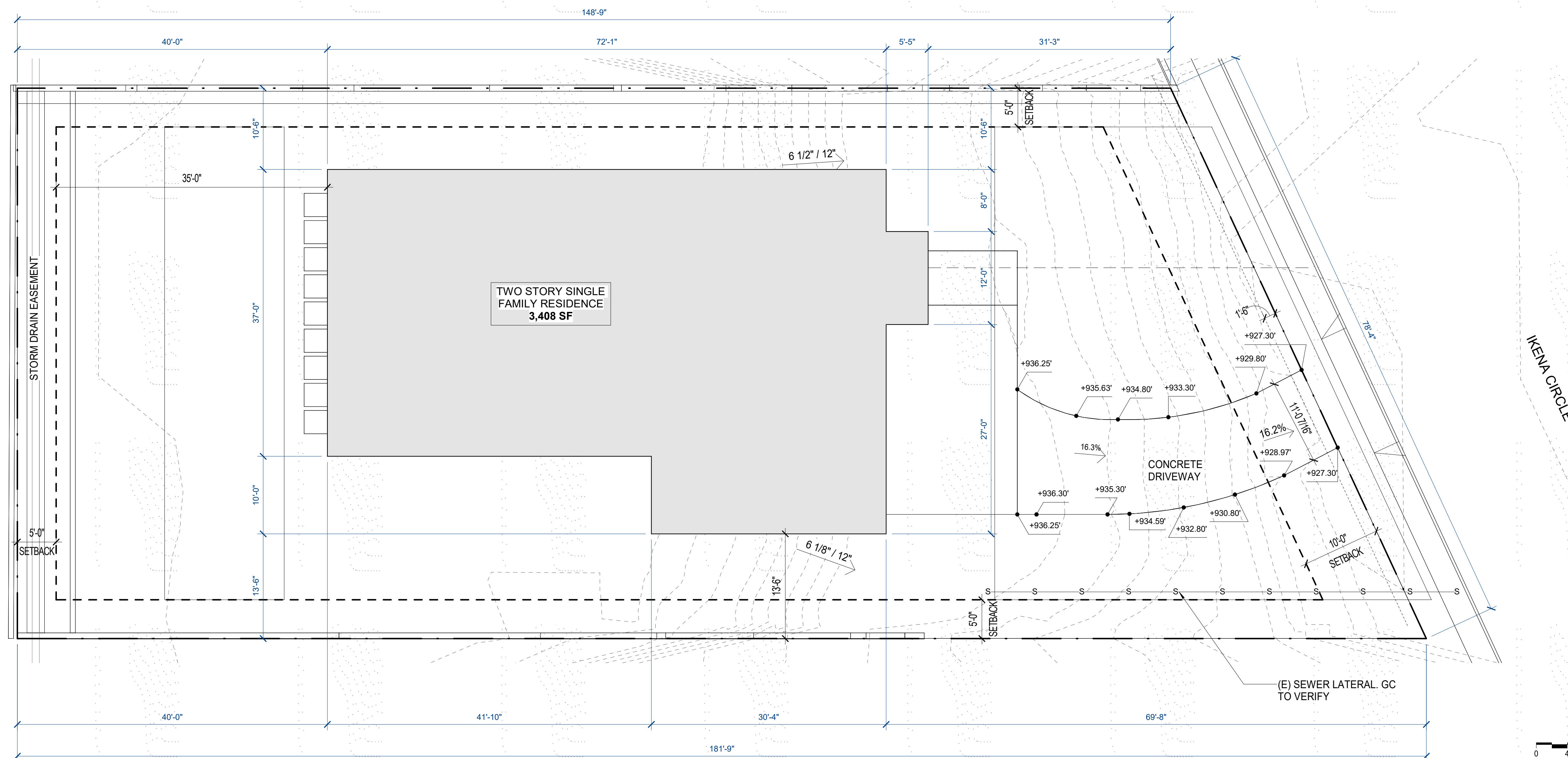
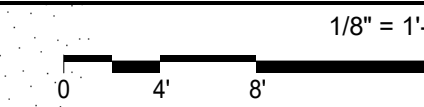
**SLOPE PROTECTION:**  
Surface flow from above an exposed slope shall not be allowed to flow over the slope without protection. Slope protection shall be used on areas with slopes greater than 50% and on areas of moderate slopes that are prone to erosion.

**INLET PROTECTION:**  
All storm drain inlets on site, and those offsite which may receive runoff from the site shall use an inlet protection device.

**TEMPORARY STABILIZATION:**  
Is not required when the disturbed area will not be worked within a 14 day period. Stabilization is required for disturbed areas at final grade and for those areas that will not be worked within a 14 day period.

**PERMANENT STABILIZATION:**  
All disturbed areas shall be permanently stabilized prior to removing erosion and sediment measures. All temporary erosion and sediment control measures shall be removed within 30 days after final site stabilization or after the temporary measures are no longer needed. Trapped sediment and areas of disturbed soil which result from the removal of the temporary measures shall be immediately permanently stabilized.

**SITE LONGITUDINAL SECTION 1**



**SITE CONDITIONS**

- Property Boundary
- Existing Building(s)
- Fence
- Area of Work
- Storm Drain
- Catch Basin/Inlet
- Storm Drain Flat Inlet
- Direction of Water Flow
- Protective Actions (or BMPs)
  - Silt Fence
  - Biosock
  - Sand/Gravel Bags
  - Catch Basins/Drain Protection
  - Vegetation
  - Matting or Plastic Cover
  - Hydraulic Mulch/Hydroseeding
  - Dust Fence
  - Gravel
  - Stabilized Construction Entrance/Exit

**SITE PLAN 2**



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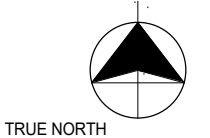
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Date: 06/20/2023  
Title: PLOT PLAN AND NOTES

**A002**

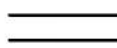


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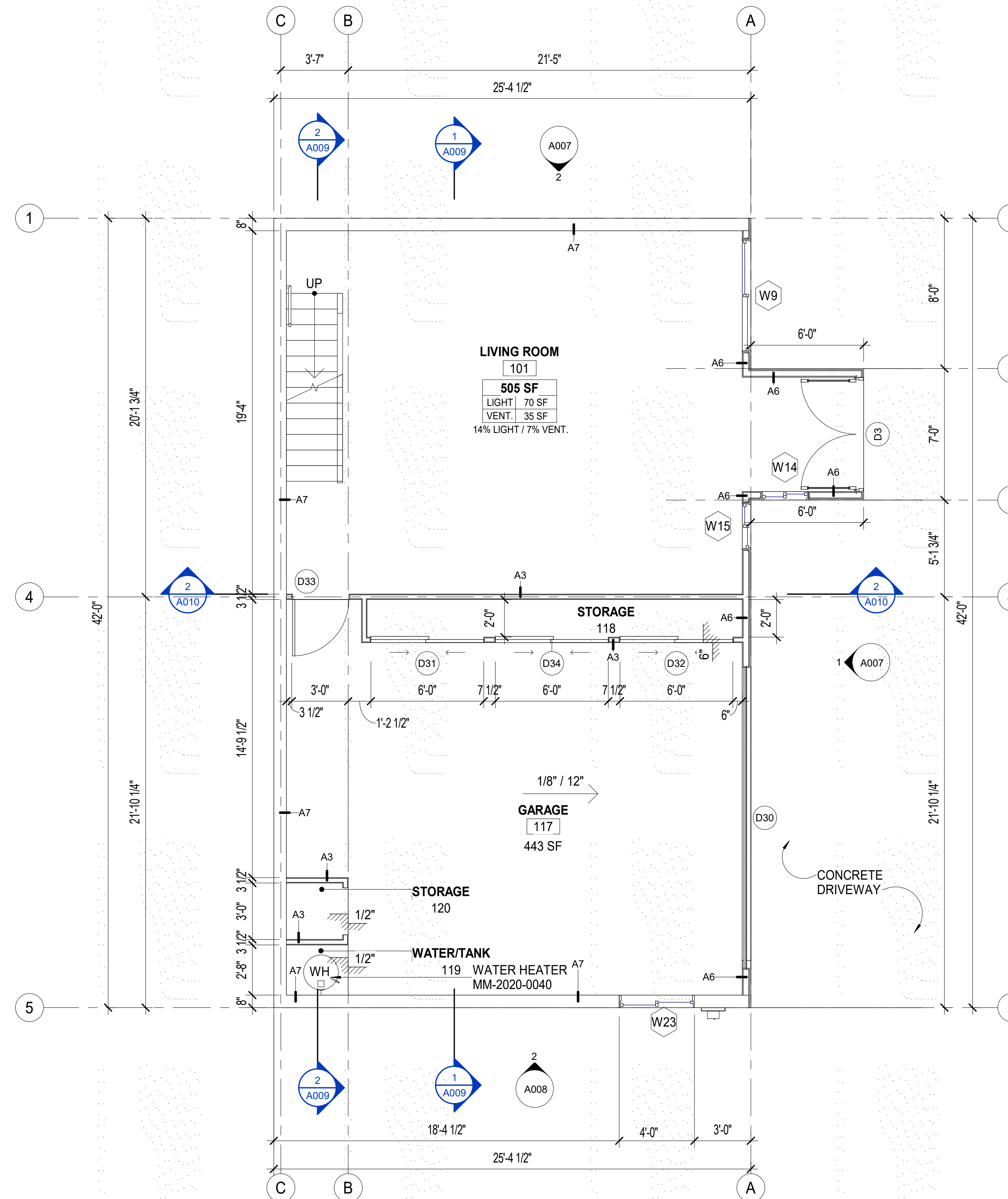


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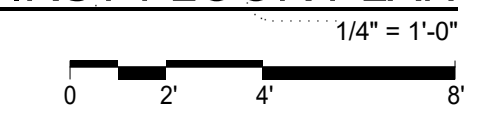
### FLOOR PLAN

GENERAL NOTES  
1. ALL DIMENSIONS TO FACE OF FINISH UON.

-  NEW 2X4 STUD WALL
-  MASONRY WALL
-  CONCRETE SLAB ON GRADE



FIRST FLOOR PLAN 1



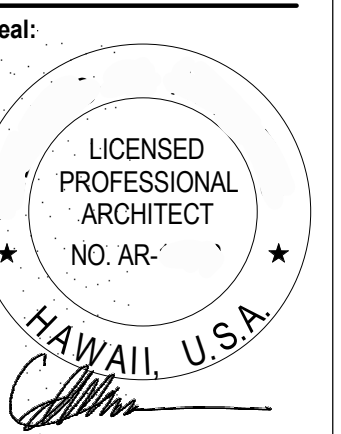
### FLOOR PLAN NOTES

- NOTES:**
- ALL CONSTRUCTION TO COMPLY WITH REQUIREMENTS OF ORD 20-10.
    - A. R403.5.5 (SOLAR WATER HEATER)
    - B. R403.6.2 (CEILING FAN)
    - C. R404.2 (SOLAR CONDUIT AND PANEL READINGS)
    - D. R404.3 (ELECTRIC VEHICLE READINGS)

- GARAGE NOTES:**
- PROVIDE 5/8" THK GYP CEILING AT GARAGE & STORAGE.
  - PROVIDE 5/8" THK GYP AT EXPOSED SIDE OF WOOD BEAMS SUPPORTING UPPER FLOOR.
  - PROTECT ALL PENETRATIONS.

- WALL TYPES:**
- A3 - 2X4 (3 1/2") WOOD STUD, 5/8" GYP BOTH SIDES.
  - A6 - 2X6 (5 1/2") WOOD STUD, 5/8" GYP BOTH SIDES.
  - A7 - 8X8 CMU WALL.

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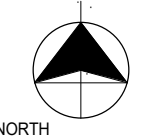


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EXPIRATION DATE: 04/30/2024

**Issue Dates:**

Date	Description

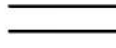

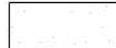
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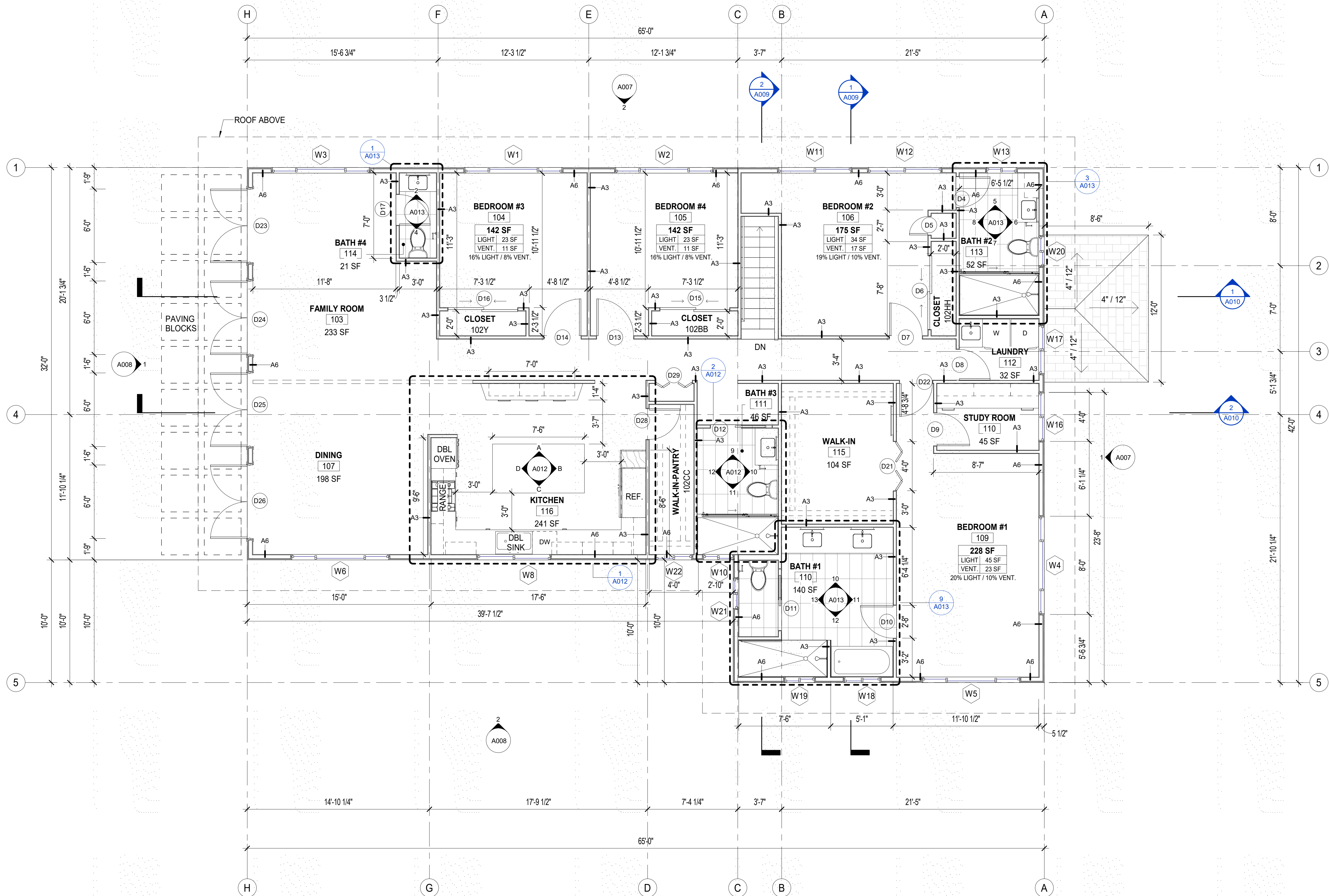


# A004

**FLOOR PLAN**

GENERAL NOTES  
 1. ALL DIMENSIONS TO FACE OF FINISH UON.

-  NEW 2X4 STUD WALL
-  MASONRY WALL
-  CONCRETE SLAB ON GRADE



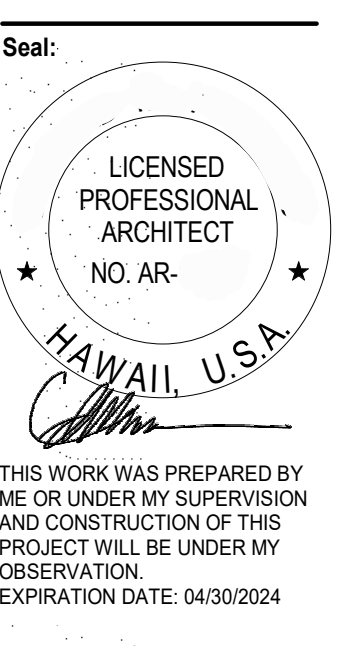
**FLOOR PLAN NOTES**

- NOTES:**
- ALL CONSTRUCTION TO COMPLY WITH REQUIREMENTS OF ORD 20-10.
  - R403.5.5 (SOLAR WATER HEATER)
  - R403.6.2 (CEILING FAN)
  - R404.2 (SOLAR CONDUIT AND PANEL READINGS)
  - R404.3 (ELECTRIC VEHICLE READINGS)

- GARAGE NOTES:**
- PROVIDE 5/8" THK GYP CEILING AT GARAGE & STORAGE.
  - PROVIDE 5/8" THK GYP AT EXPOSED SIDE OF WOOD BEAMS SUPPORTING UPPER FLOOR.
  - PROTECT ALL PENETRATIONS.

- WALL TYPES:**
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  - A7 - 8X8 CMU WALL

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**Issue Dates:**

Date	Description

Drawn By: \_\_\_\_\_  
 Author: \_\_\_\_\_  
 Scale: As indicated  
 Date: 06/20/2023  
 Title: SECOND FLOOR PLAN

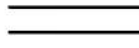

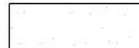
**SECOND FLOOR PLAN 1**  
 1/4" = 1'-0"  

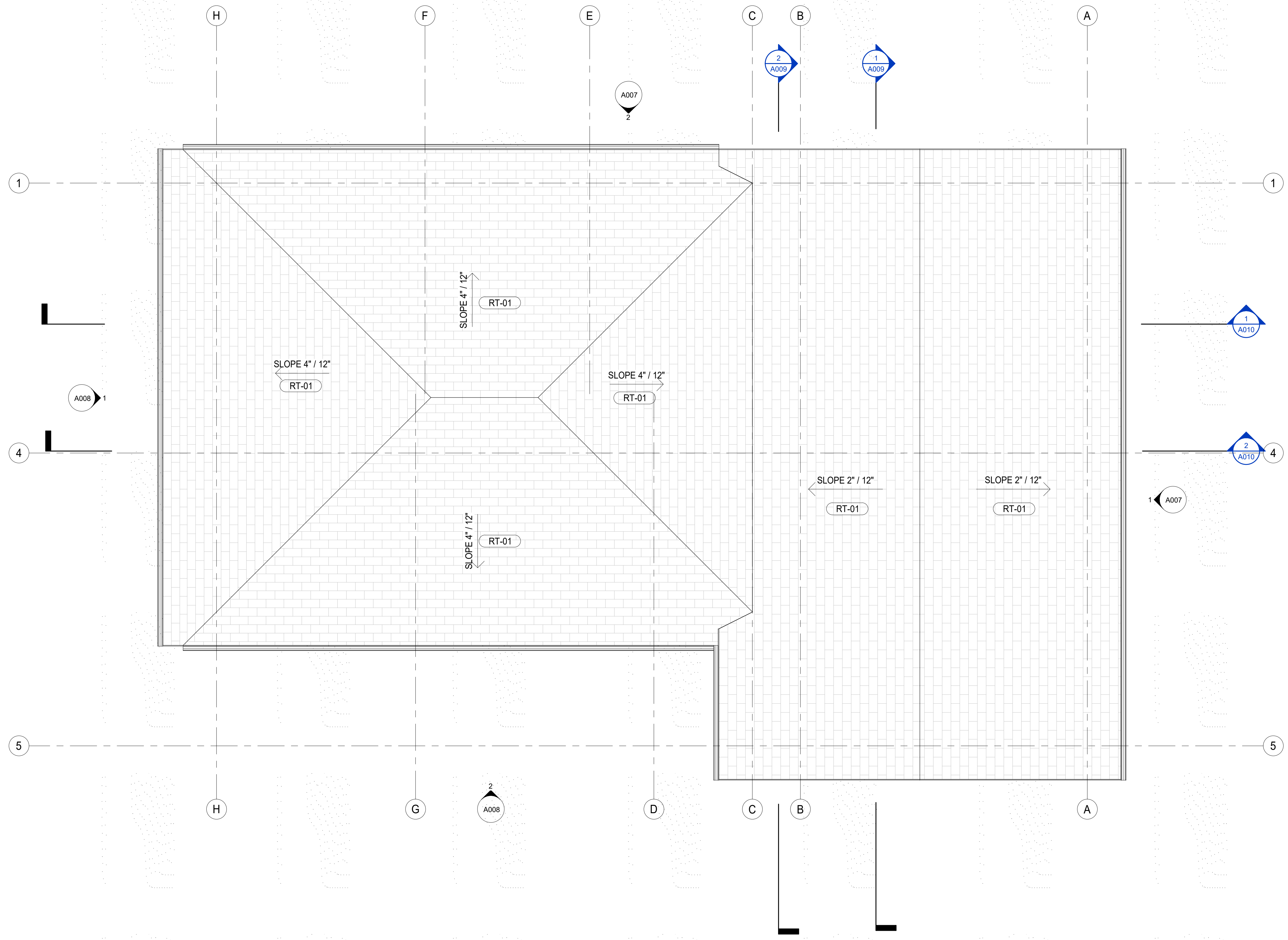

**A005**  


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**FLOOR PLAN**

GENERAL NOTES  
 1. ALL DIMENSIONS TO FACE OF FINISH UON.

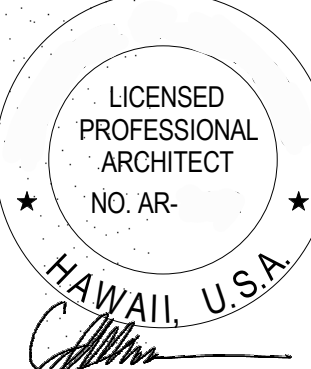
-  NEW 2X4 STUD WALL
-  MASONRY WALL
-  CONCRETE SLAB ON GRADE



**ROOF PLAN 1**  
 1/4" = 1'-0"  
 0 2 4 8

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 TMK: 37020030

Seal:



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 EXPIRATION DATE: 04/30/2024

Issue Dates:

Date	Description

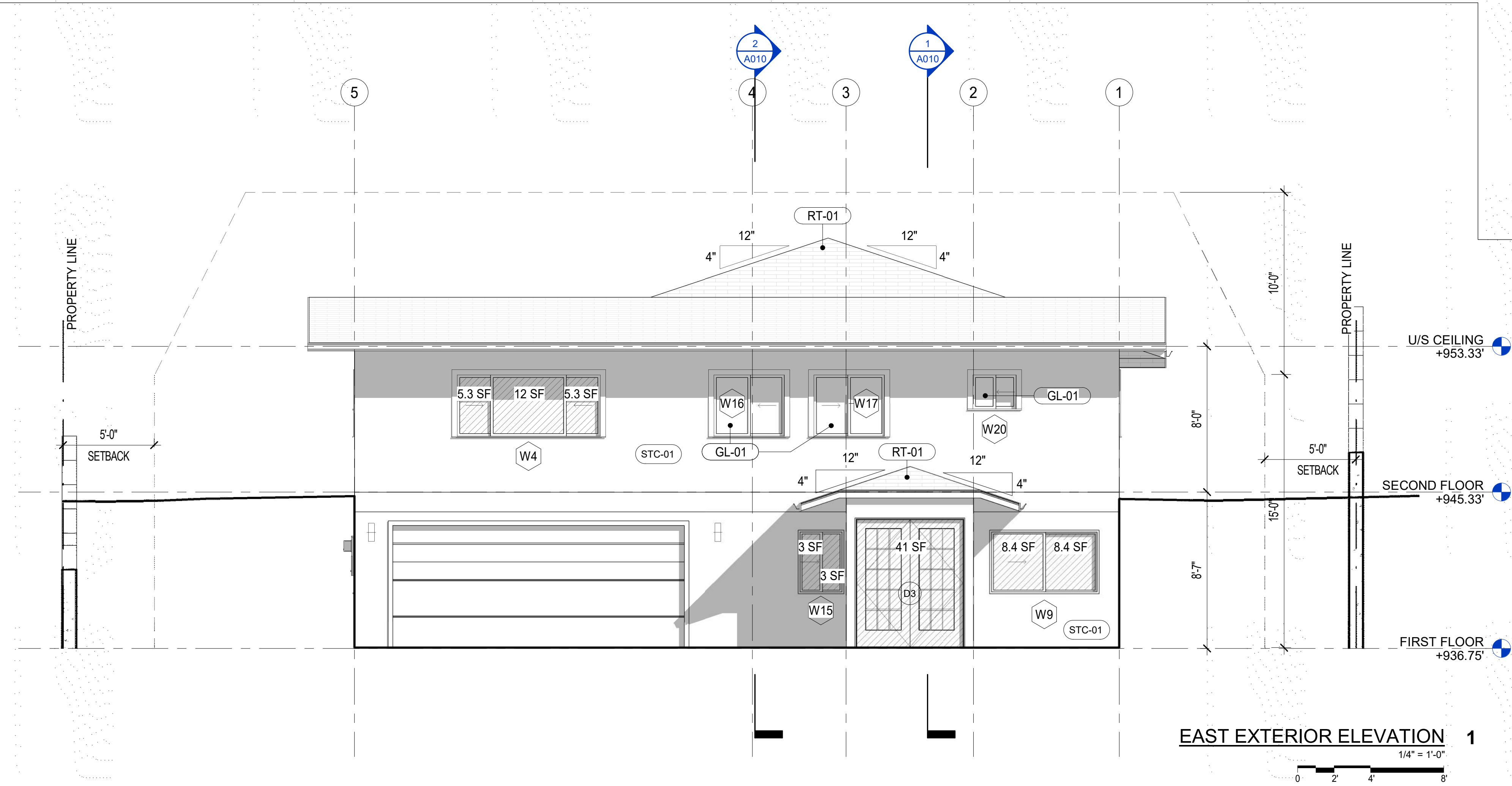
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 Author: \_\_\_\_\_  
 Scale: \_\_\_\_\_  
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 Date: \_\_\_\_\_  
 06/20/2023  
 Title: \_\_\_\_\_  
 ROOF PLAN

**A006**

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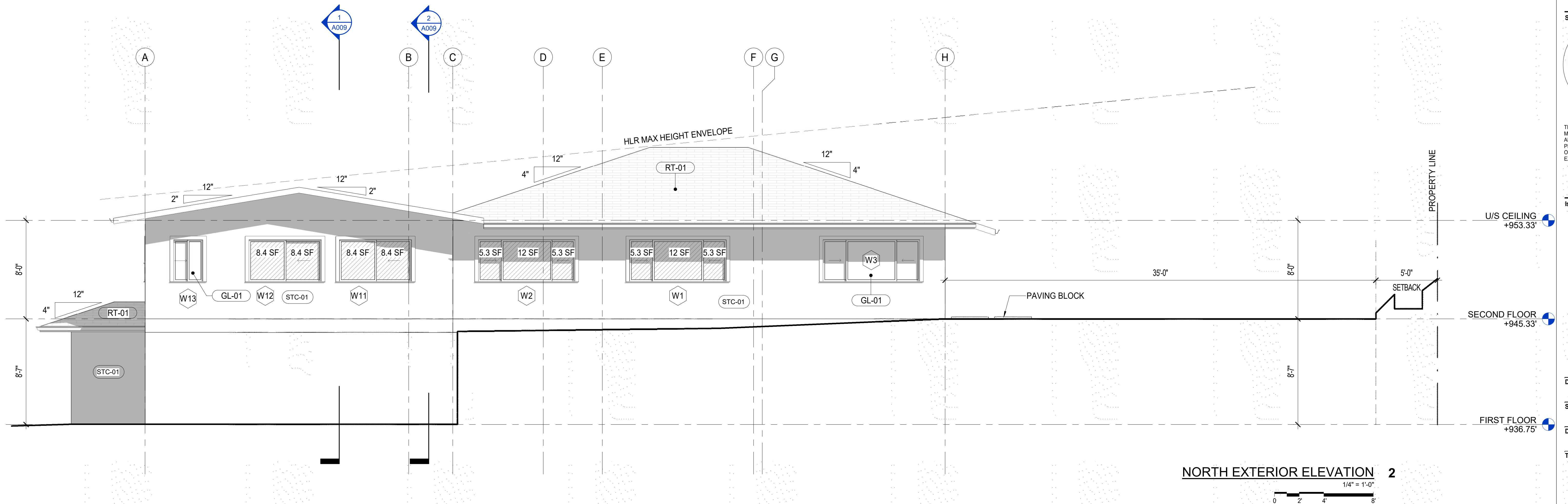
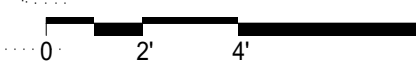


MATERIAL SCHEDULE - SHEET	
MARK	DESCRIPTION
CONC-01	WOOD FLOOR PER MFR SPEC (TBD BY OWNER) O/ VAPOR BARRIER. O/ EXPOSED SMOOTH FINISH CONCRETE.
CONC-02	
GL-01	DUAL LOW-E GLASS. PROVIDE TEMPERED SAFETY GLASS AT CONDITIONS BELOW 18" PER CODE. CLEAR LOW IRON
GL-03	
PT-01	INTERIOR PAINT. COLOR WHITE, EGGSHELL FINISH
RT-01	MONIER TILE ROOFING O/ 1X SLATS ON 80# FELT O/ 5/8" THK PLYWOOD SHEATHING SPER MANUFACTURER SPECS. COLOR RIVERSTONE. PROVIDE SAMPLES TO OWNER FOR REVIEW AND APPROVAL.
STC-01	STUCCO O/ VAPOR BARRIER O/ 5/8" DENSGLOSS OR PLYWOOD. INTEGRAL COLOR TO MATCH SHERWIN-WILLIAMS COTTON WHITE.
TILE-01	4" x 8" CERAMIC TILE O/ MORTAR BED O/ CEMENT BACKER BOARD O/ VAPOR BARRIER
TILE-02	LARGE FORMAT DARK COLOR CERAMIC TILE. COLOR TO BE SELECTED BY OWNER
TILE-03	CERAMIC TILE



**EAST EXTERIOR ELEVATION 1**

1/4" = 1'-0"



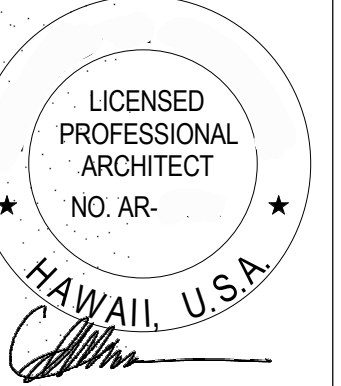
**NORTH EXTERIOR ELEVATION 2**

1/4" = 1'-0"



912 IKENA CIRCLE  
912 IKENA CIR, HONOLULU, HI 96821  
TMK: 37020030

Seal:



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EXPIRATION DATE: 04/30/2024

Issue Dates:

Date Description

Drawn By:

Author

Scale:

1/4" = 1'-0"

Date:

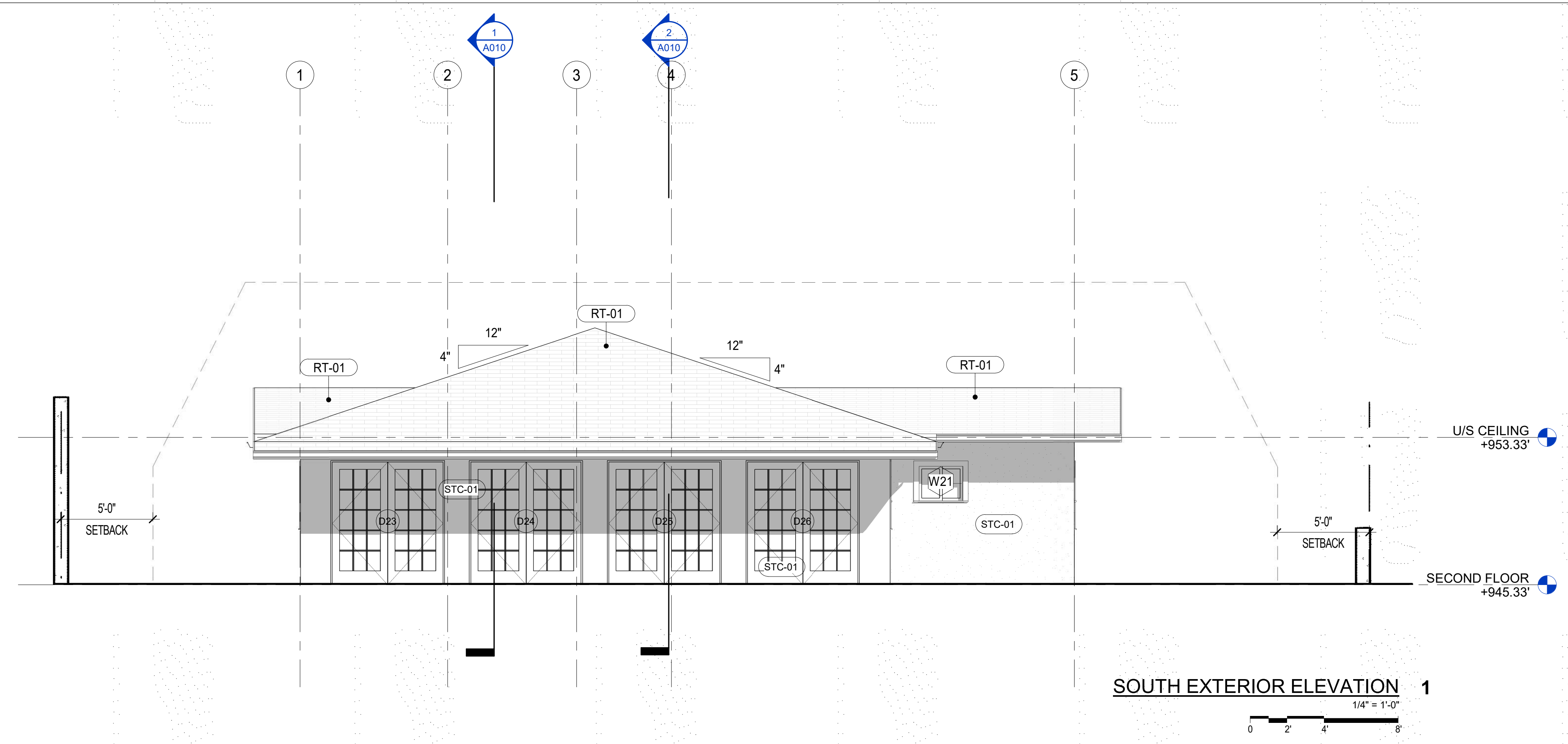
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Title:

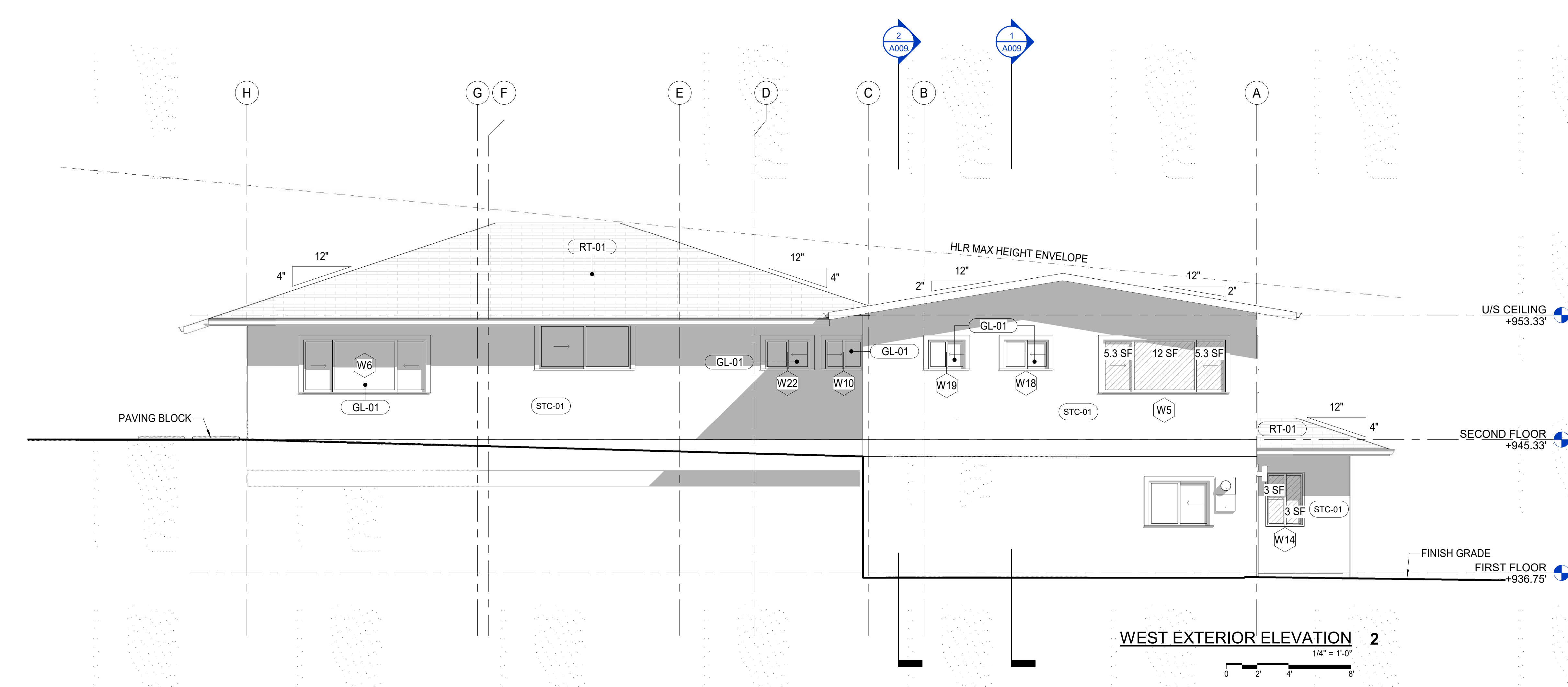
EXTERIOR ELEVATIONS

A007

MATERIAL SCHEDULE - SHEET	
MARK	DESCRIPTION
CONC-01	WOOD FLOOR PER MFR SPEC (TBD BY OWNER) O/ VAPOR BARRIER, O/ EXPOSED SMOOTH FINISH CONCRETE.
CONC-02	
GL-01	DUAL LOW-E GLASS. PROVIDE TEMPERED SAFETY GLASS AT CONDITIONS BELOW 18" PER CODE. CLEAR LOW IRON
GL-03	
PT-01	INTERIOR PAINT. COLOR WHITE, EGGSHELL FINISH
RT-01	MONIER TILE ROOFING O/ 1X SLATS ON 80# FELT O/ 5/8" THK PLYWOOD SHEATHING SPER PANUFACTURER SPECS. COLOR RIVERSTONE. PROVIDE SAMPLES TO OWNER FOR REVIEW AND APPROVAL.
STC-01	STUCCO O/ VAPOR BARRIER O/ 5/8" DENSGLASS OR PLYWOOD. INTEGRAL COLOR TO MATCH SHERWIN-WILLIAMS COTTON WHITE.
TILE-01	4" x 8" CERAMIC TILE O/ MORTAR BED O/ CEMENT BACKER BOARD O/ VAPOR BARRIER
TILE-02	LARGE FORMAT DARK COLOR CERAMIC TILE. COLOR TO BE SELECTED BY OWNER
TILE-03	CERAMIC TILE

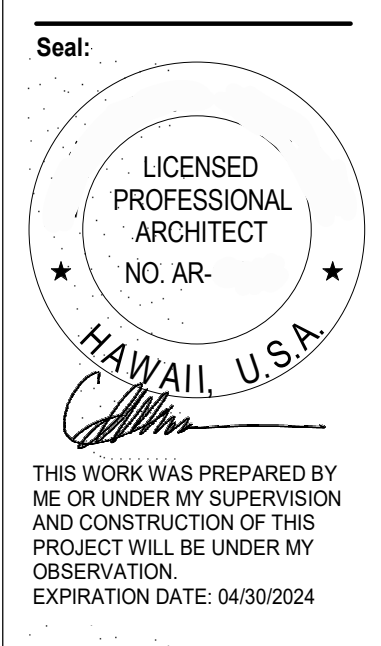


**SOUTH EXTERIOR ELEVATION 1**  
1/4" = 1'-0"  
0 2 4 8



**WEST EXTERIOR ELEVATION 2**  
1/4" = 1'-0"  
0 2 4 8

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912 IKENA CIR, HONOLULU, HI 96821  
TMK: 37020030



Issue Dates:  
Date Description

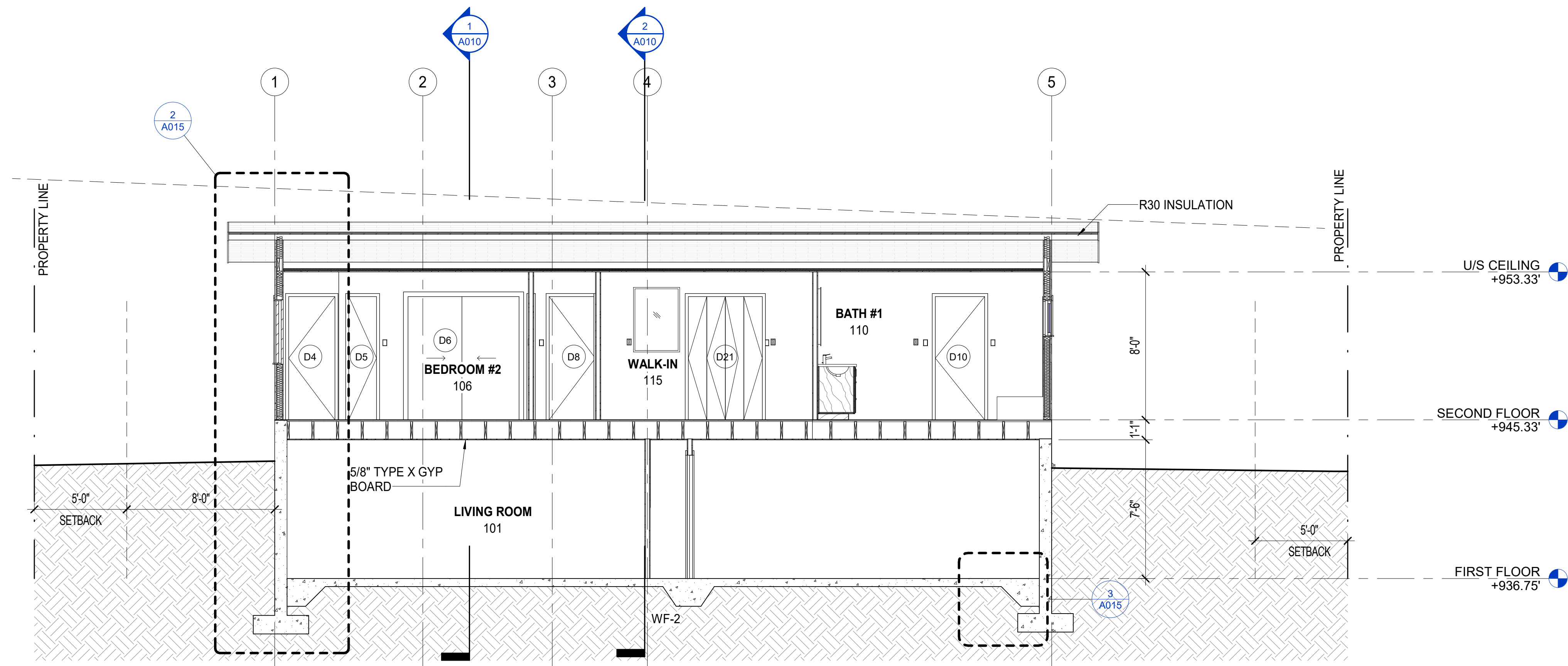
Drawn By:  
Author  
Scale:  
1/4" = 1'-0"  
Date:  
06/20/2023

Title:  
EXTERIOR ELEVATIONS

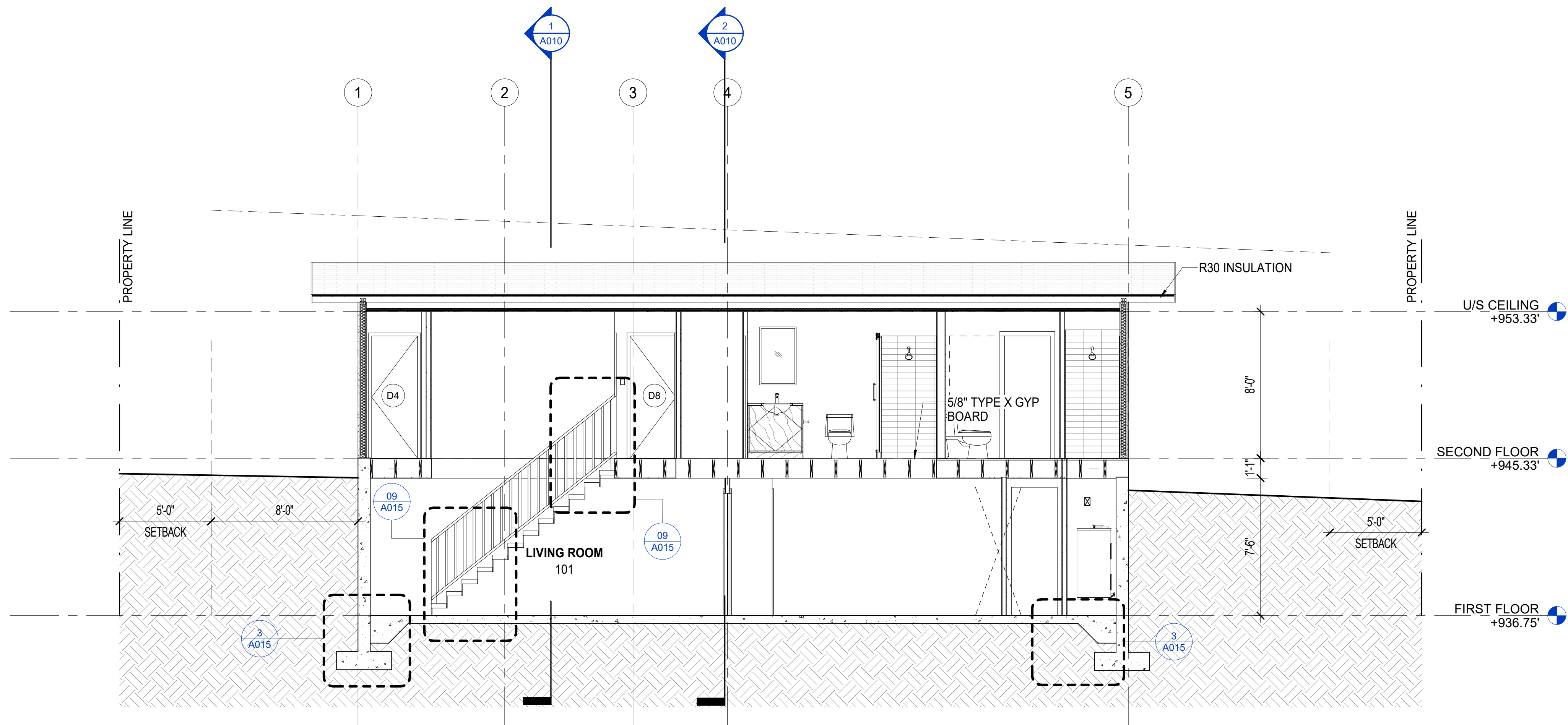
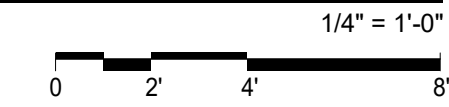
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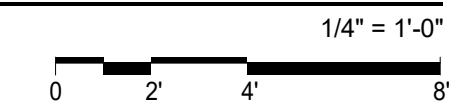




CROSS SECTION 1 1



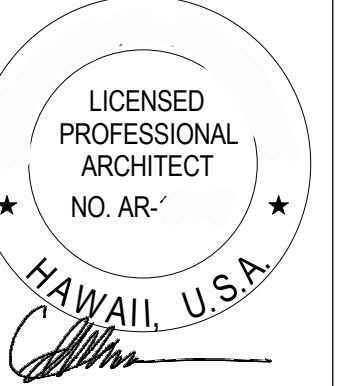
CROSS SECTION 2 2



21-06-2023 01:21:36 AM

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 912 IKENA CIR, HONOLULU, HI 96821  
 TMK: 37020030

Seal:



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 EXPIRATION DATE: 04/30/2024

Issue Dates:

Date	Description

Drawn By:

EA

Scale:

1/4" = 1'-0"

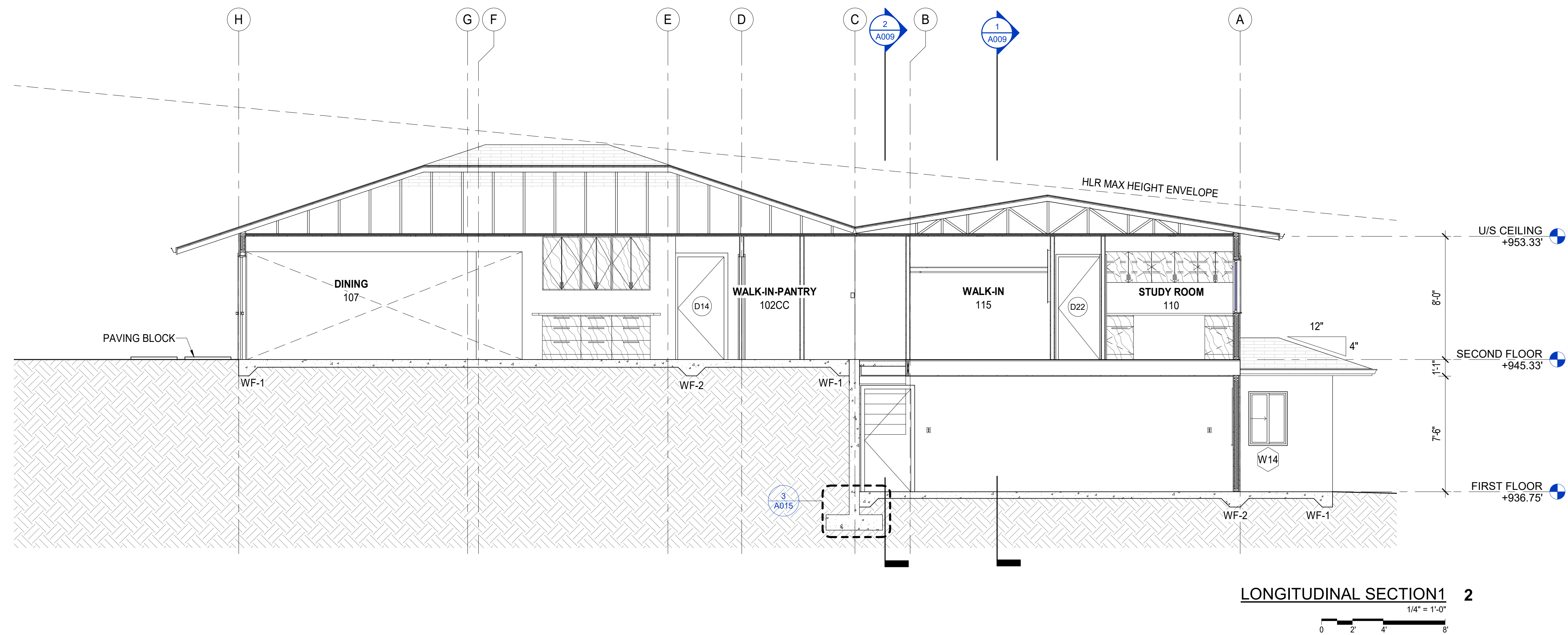
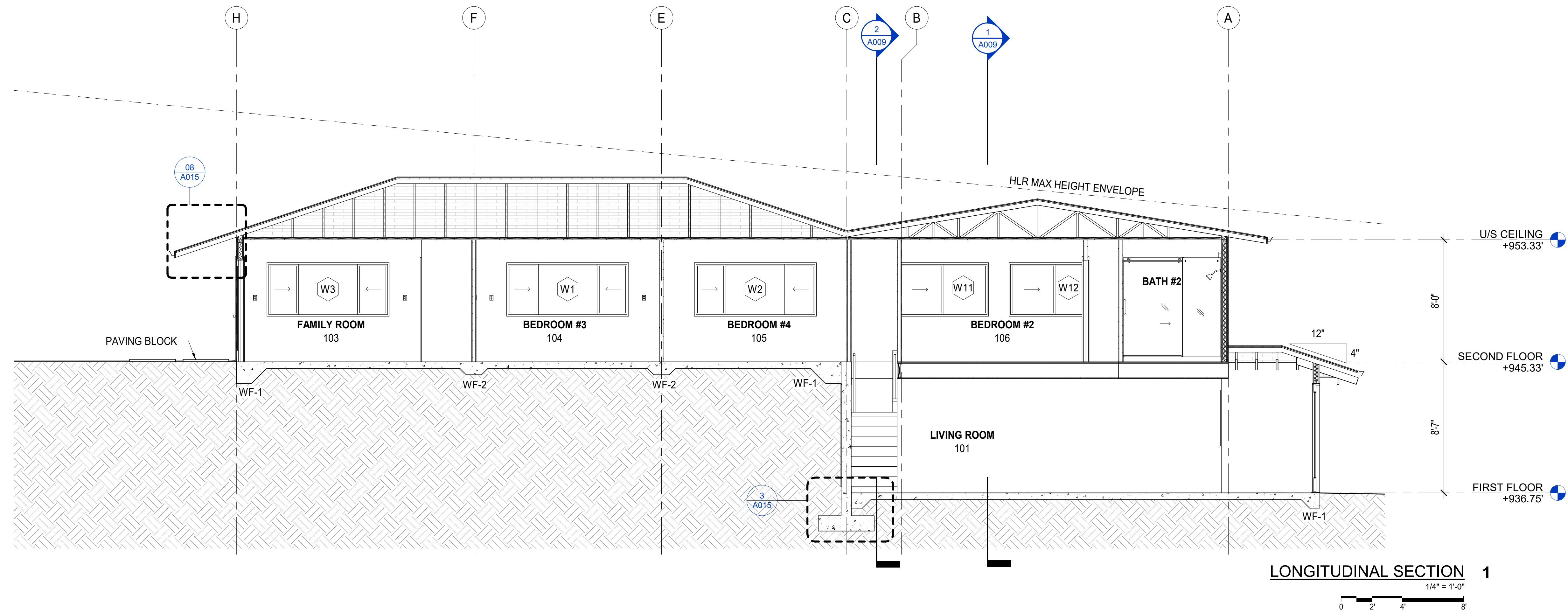
Date:

06/20/2023

Title:

BUILDING SECTIONS

A009



912 IKENA CIRCLE  
912 IKENA CIR, HONOLULU, HI 96821  
TMK: 37020030

Seal:  
LICENSED PROFESSIONAL ARCHITECT  
NO. AR-  
HAWAII, U.S.A.  
THIS WORK WAS PREPARED BY ME OR UNDER MY SUPERVISION AND CONSTRUCTION OF THIS PROJECT WILL BE UNDER MY OBSERVATION.  
EXPIRATION DATE: 04/30/2024

Issue Dates:  
Date Description

Drawn By:  
Author  
Scale:  
1/4" = 1'-0"  
Date:  
06/20/2023  
Title:  
BUILDING SECTIONS

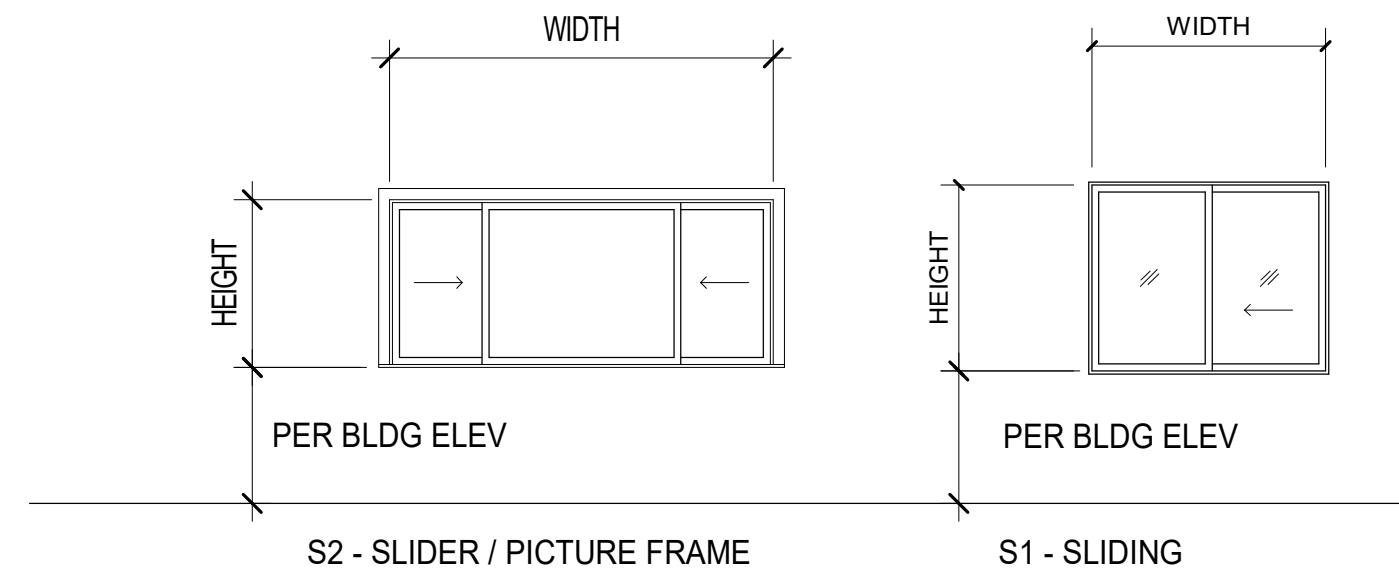
A010

21-06-2023 01:21:37 AM

WINDOW SCHEDULE														
NO.	TYPE	GLAZING TYPE	GLASS THICKNESS	WIDTH	ROUGH WIDTH	HEIGHT	ROUGH HEIGHT	HEAD HEIGHT	SILL HEIGHT	R VALUE	HEAD DETAIL	JAMB DETAIL	SILL DETAIL	COMMENTS
W1	S2			8' - 0"		3' - 6"		6' - 6"	3' - 0"					
W2	S2			8' - 0"		3' - 6"		6' - 6"	3' - 0"					
W3	S2			8' - 0"		3' - 6"		6' - 6"	3' - 0"					
W4	S2			8' - 0"		3' - 6"		6' - 6"	3' - 0"					
W5	S2			8' - 0"		3' - 6"		6' - 6"	3' - 0"					
W6	S2			8' - 0"		3' - 6"		6' - 6"	3' - 0"					
W8	S1			6' - 0"		3' - 0"		7' - 6"	4' - 6"					
W9	S1			6' - 0"		3' - 6"		6' - 6"	3' - 0"					
W10	S1			2' - 6"		2' - 0"		6' - 6"	4' - 6"					
W11	S1			6' - 0"		3' - 6"		6' - 6"	3' - 0"					
W12	S1			6' - 0"		3' - 6"		6' - 6"	3' - 0"					
W13	S1			2' - 6"		3' - 6"		6' - 6"	3' - 0"					
W14	S1			2' - 6"		3' - 6"		6' - 6"	3' - 0"					
W15	S1			2' - 6"		3' - 6"		6' - 6"	3' - 0"					
W16	S1			4' - 0"		3' - 6"		6' - 6"	3' - 0"					
W17	S1			4' - 0"		3' - 6"		6' - 6"	3' - 0"					
W18	S1			3' - 0"		2' - 0"		6' - 6"	4' - 6"					
W19	S1			2' - 6"		2' - 0"		6' - 6"	4' - 6"					
W20	S1			2' - 6"		2' - 0"		6' - 6"	4' - 6"					
W21	S1			2' - 6"		2' - 0"		6' - 6"	4' - 6"					
W22	S1			3' - 0"		2' - 0"		6' - 6"	4' - 6"					
W23	S1			4' - 0"		3' - 0"		6' - 0"	3' - 0"					

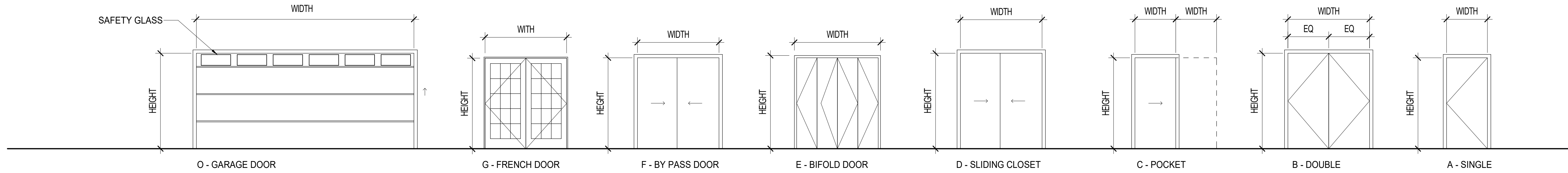
**GENERAL NOTES:**  
 ALL WINDOW FRAMES TO BE DARK BRONZE.  
 PROVIDE MFR SAMPLE TO OWNER FOR REVIEW AND APPROVAL.

- EGRESS NOTES:**
- 20" CLR MIN WIDTH
  - 24" CLR MIN HEIGHT
  - 57 SF MIN. OPENING AREA
  - 44" MAX FROM BOTTOM OF WINDOW OPENING TO FIN. FLOOR



WINDOW TYPE LEGEND

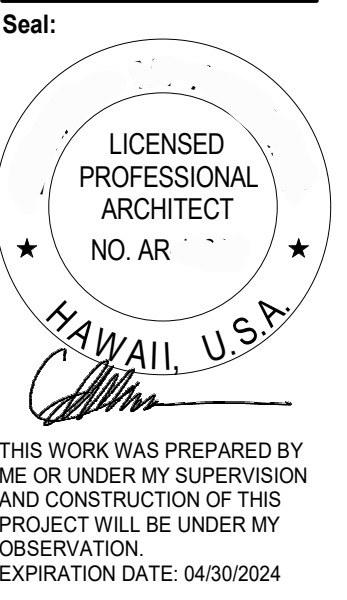
DOOR SCHEDULE												
wtwte	TYPE	GLASS TYPE	CONSTRUCTION TYPE	FINISH	OPERATION	THICKNESS	WIDTH	HEIGHT	SILL HEIGHT	ROUGH WIDTH	ROUGH HEIGHT	COMMENTS
D3	B	IG Low E II with Argon				0' - 1 3/4"	6' - 0 5/8"	7' - 2"	0' - 0"	6' - 1 5/8"	7' - 2 1/2"	
D4	A		HCWD			0' - 1 1/2"	2' - 6"	6' - 8"	0' - 0"	2' - 8"	6' - 9"	
D5	A					0' - 1 1/2"	1' - 6"	6' - 8"	0' - 0"			
D6	F					0' - 2"	6' - 0"	6' - 8"	0' - 0"			
D7	A		HCWD			0' - 1 1/2"	2' - 8"	6' - 8"	0' - 0"	2' - 10"	6' - 9"	
D8	A					0' - 1 1/2"	2' - 6"	6' - 8"	0' - 0"			
D9	A		HCWD			0' - 1 1/2"	2' - 8"	6' - 8"	0' - 0"	2' - 10"	6' - 9"	
D10	A		HCWD			0' - 1 1/2"	2' - 8"	6' - 8"	0' - 0"	2' - 10"	6' - 9"	
D11	C					0' - 1 1/2"	2' - 6"	6' - 8"	0' - 0"			
D12	C					0' - 1 1/2"	2' - 6"	6' - 8"	0' - 0"			
D13	A		HCWD			0' - 1 1/2"	3' - 0"	6' - 8"	0' - 0"	3' - 2"	6' - 9"	
D14	A		HCWD			0' - 1 1/2"	3' - 0"	6' - 8"	0' - 0"	3' - 2"	6' - 9"	
D15	D		HCWD			0' - 2"	5' - 8"	6' - 8"	0' - 0"			
D16	D		HCWD			0' - 2"	5' - 8"	6' - 8"	0' - 0"			
D17	A		HCWD			0' - 1 1/2"	2' - 6"	6' - 8"	0' - 0"	2' - 8"	6' - 9"	
D21	E					0' - 1 1/2"	4' - 0"	6' - 8"	0' - 0"			
D22	A		HCWD			0' - 1 1/2"	2' - 8"	6' - 8"	0' - 0"	2' - 10"	6' - 9"	
D23	G					0' - 1 1/2"	6' - 0"	6' - 8"	0' - 0"	6' - 1 31/32"	6' - 8 63/64"	
D24	G					0' - 1 1/2"	6' - 0"	6' - 8"	0' - 0"	6' - 1 31/32"	6' - 8 63/64"	
D25	G					0' - 1 1/2"	6' - 0"	6' - 8"	0' - 0"	6' - 1 31/32"	6' - 8 63/64"	
D26	G					0' - 1 1/2"	6' - 0"	6' - 8"	0' - 0"	6' - 1 31/32"	6' - 8 63/64"	
D28	A		HCWD			0' - 1 1/2"	2' - 6"	6' - 8"	0' - 0"	2' - 8"	6' - 9"	
D29	E					0' - 1 1/2"	3' - 0"	6' - 8"	0' - 0"			
D30	O						16' - 0"	7' - 0"	-0' - 3"			
D31	F					0' - 2"	6' - 0"	6' - 8"	0' - 0"			
D32	F					0' - 2"	6' - 0"	6' - 8"	0' - 0"			
D33	A		HCWD			0' - 1 1/2"	3' - 0"	6' - 8"	0' - 0"	3' - 2"	6' - 9"	
D34	F					0' - 2"	6' - 0"	6' - 8"	0' - 0"			



DOOR TYPE LEGEND

MATERIAL SCHEDULE	
MARK	DESCRIPTION
CONC-01	WOOD FLOOR PER MFR SPEC (TBD BY OWNER) O/ VAPOR BARRIER. O/ EXPOSED SMOOTH FINISH CONCRETE.
CONC-02	DUAL LOW-E GLASS. PROVIDE TEMPERED SAFETY GLASS AT CONDITIONS BELOW 18" PER CODE, CLEAR LOW IRON
GL-03	
PT-01	INTERIOR PAINT. COLOR WHITE, EGGSHELL FINISH
RT-01	MONIER TILE ROOFING O/ 1X SLATS ON 80# FELT O/ 5/8" THK PLYWOOD SHEATHING SPER PANUFACTURER SPECS. COLOR RIVERSTONE. PROVIDE SAMPLES TO OWNER FOR REVIEW AND APPROVAL.
STC-01	STUCCO O/ VAPOR BARRIER O/ 5/8" DENSGLOSS OR PLYWOOD. INTEGRAL COLOR TO MATCH SHERWIN-WILLIAMS COTTON WHITE.
TILE-01	4" x 8" CERAMIC TILE O/ MORTAR BED O/ CEMENT BACKER BOARD O/ VAPOR BARRIER
TILE-02	LARGE FORMAT DARK COLOR CERAMIC TILE. COLOR TO BE SELECTED BY OWNER
TILE-03	CERAMIC TILE

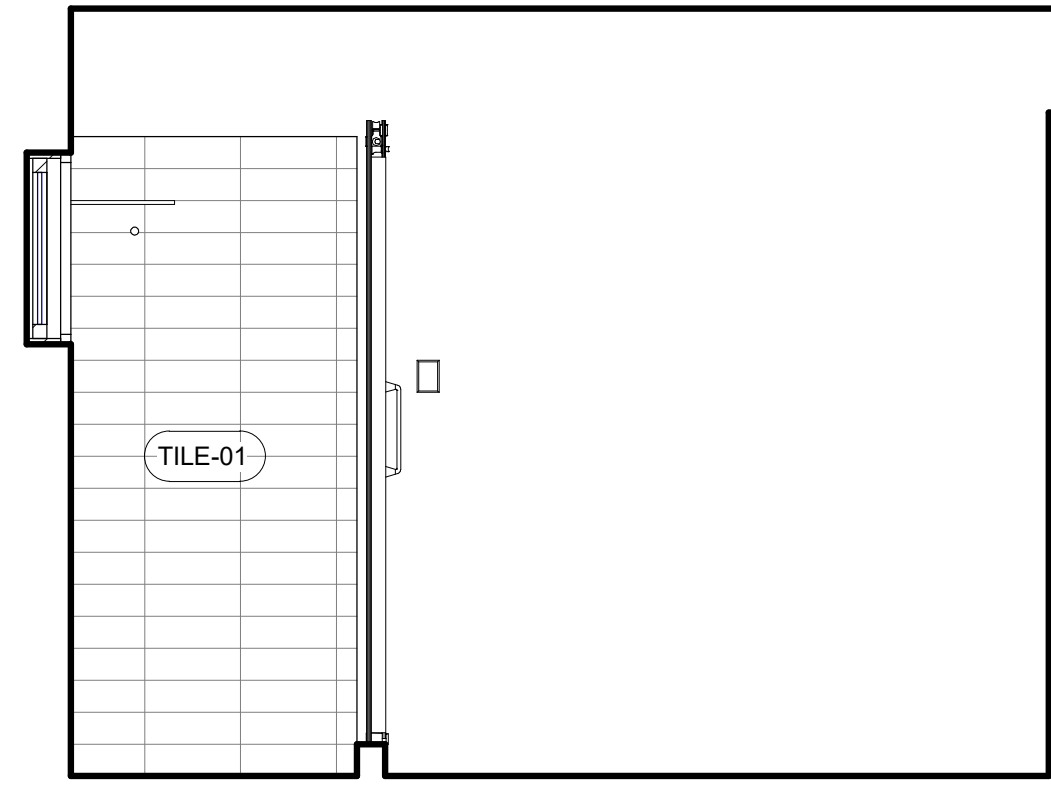
912 IKENA CIRCLE  
 912 IKENA CIR, HONOLULU, HI 96821  
 TMK: 37020030



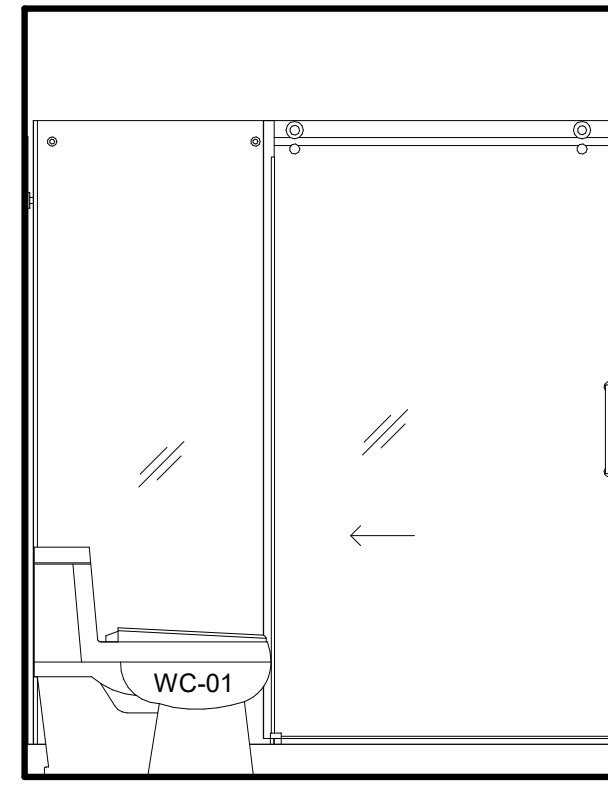
Issue Dates:  
 Date Description

Drawn By:  
 Author  
 Scale:  
 1/4" = 1'-0"  
 Date:  
 06/20/2023  
 Title:  
 SCHEDULES

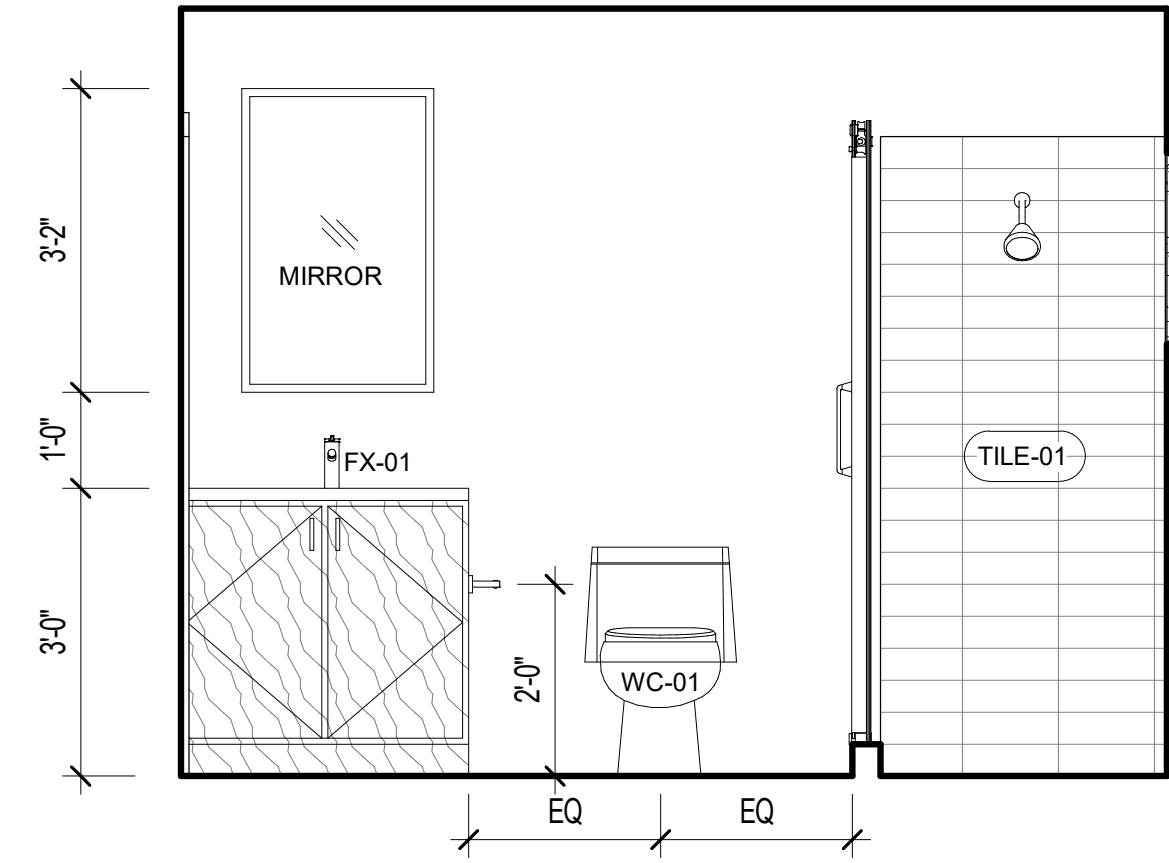
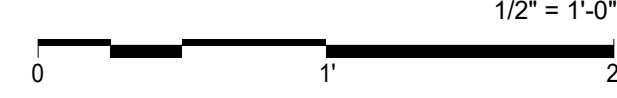
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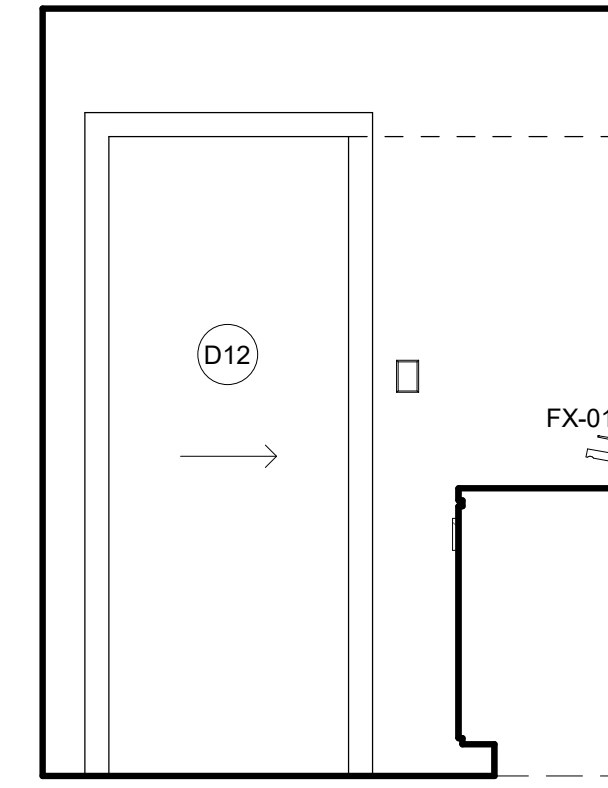
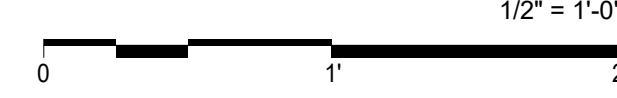
BATH #3-WEST 12 12



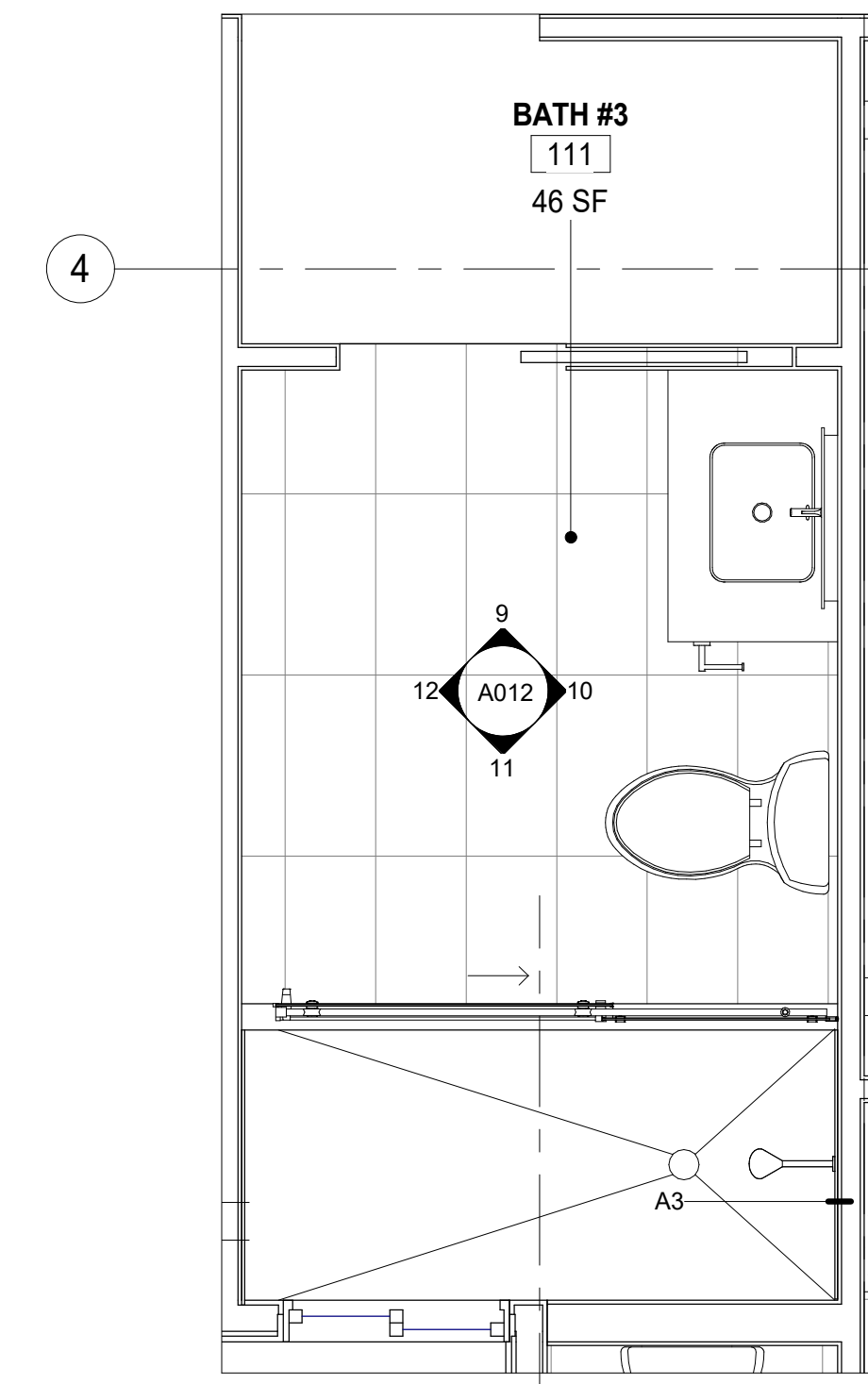
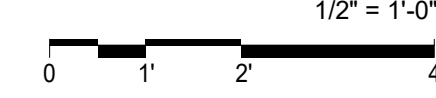
BATH #3-SOUTH 11 11



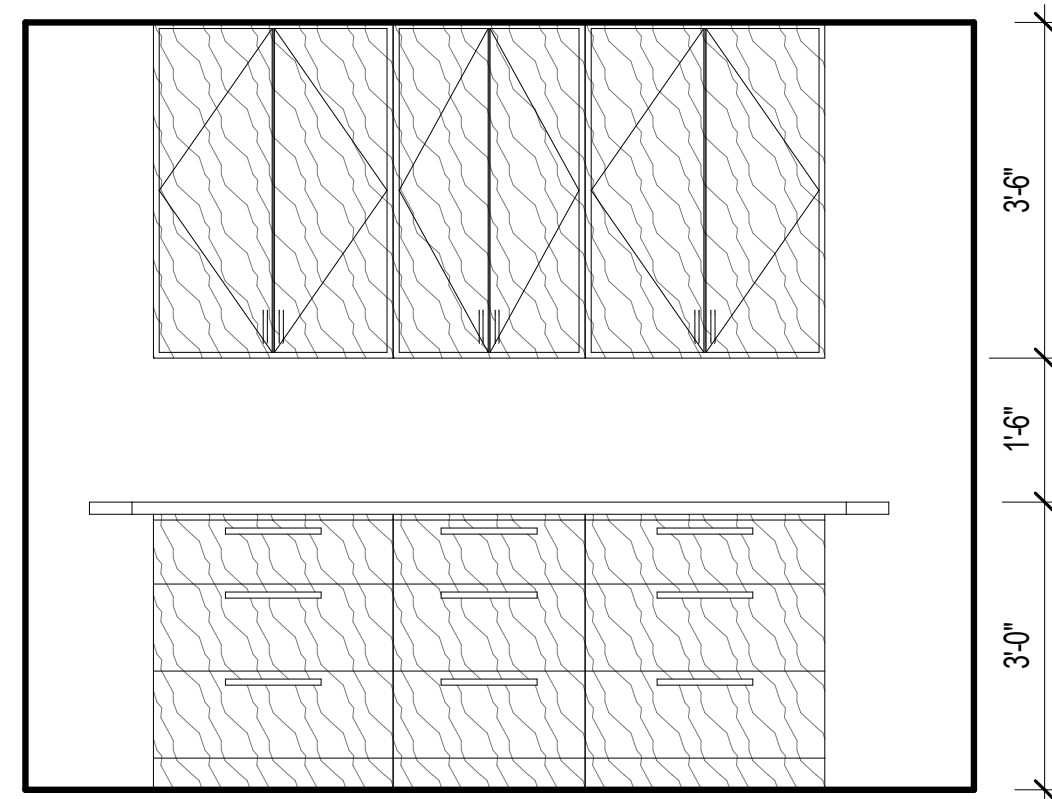
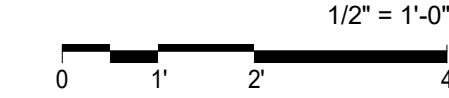
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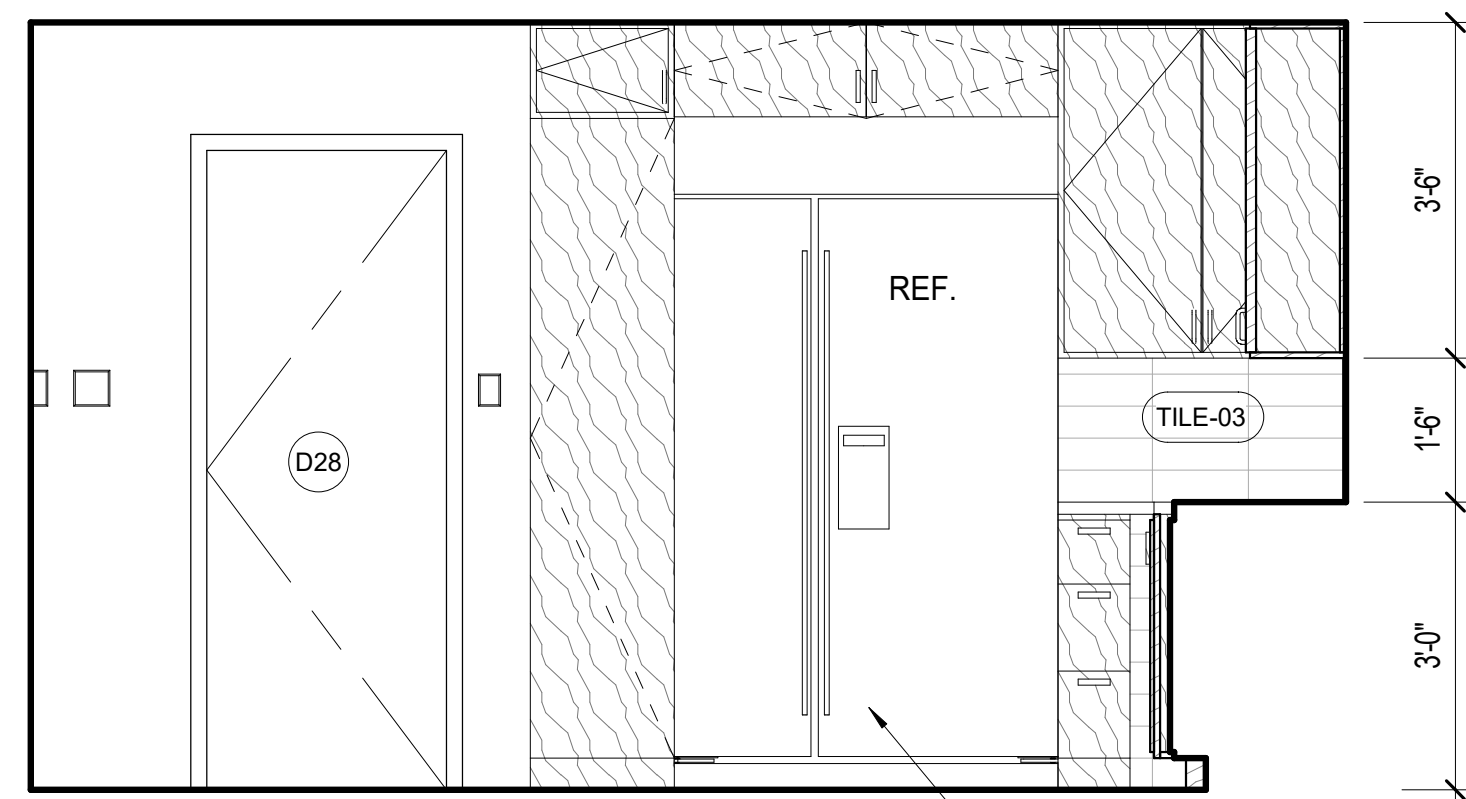
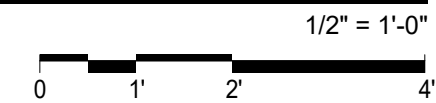
BATH #3 - NORTH 9 9



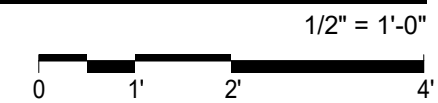
ENLARGED BATH #3 2



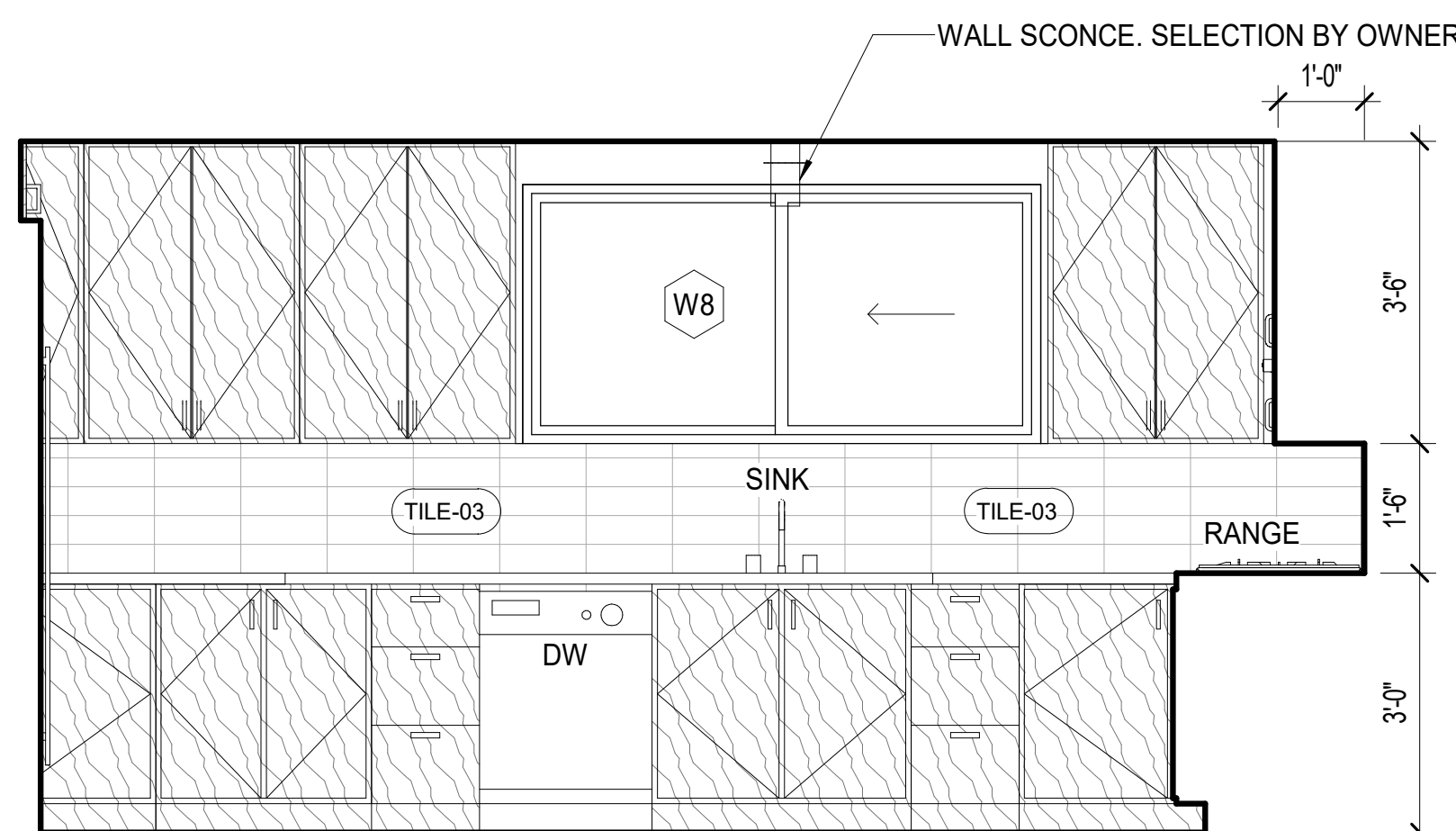
INTERIOR ELEVATION -KITCHEN NORTH-A A



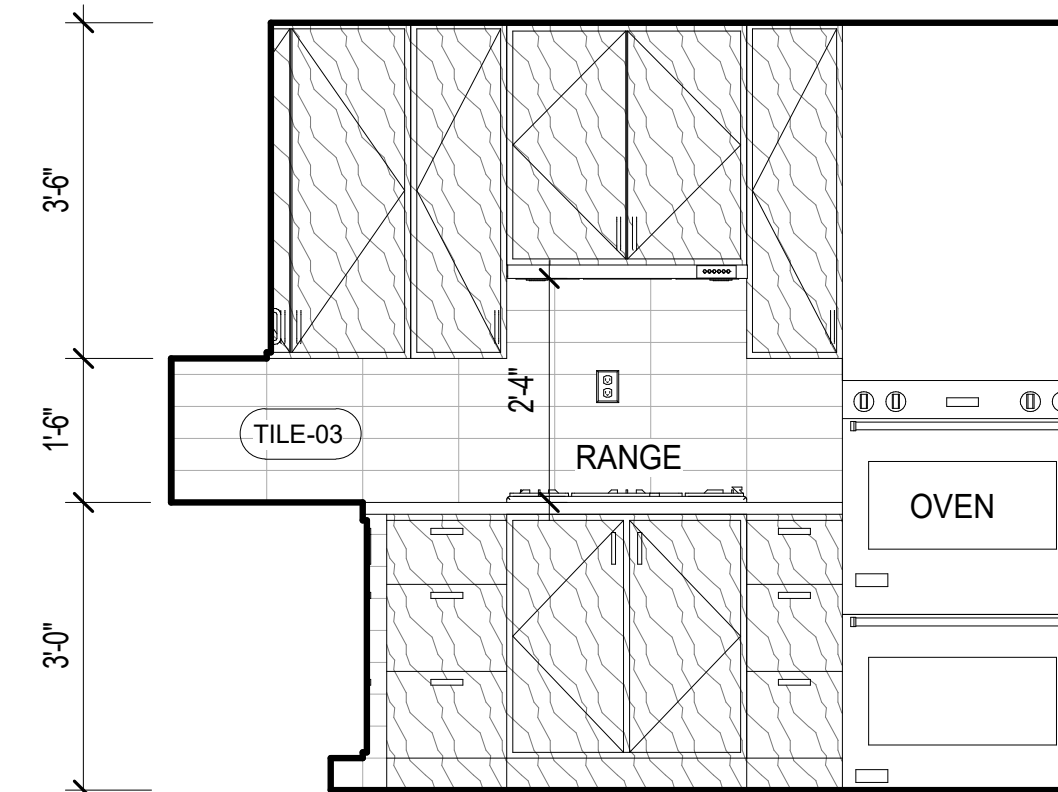
INTERIOR ELEVATION -KITCHEN EAST-B B



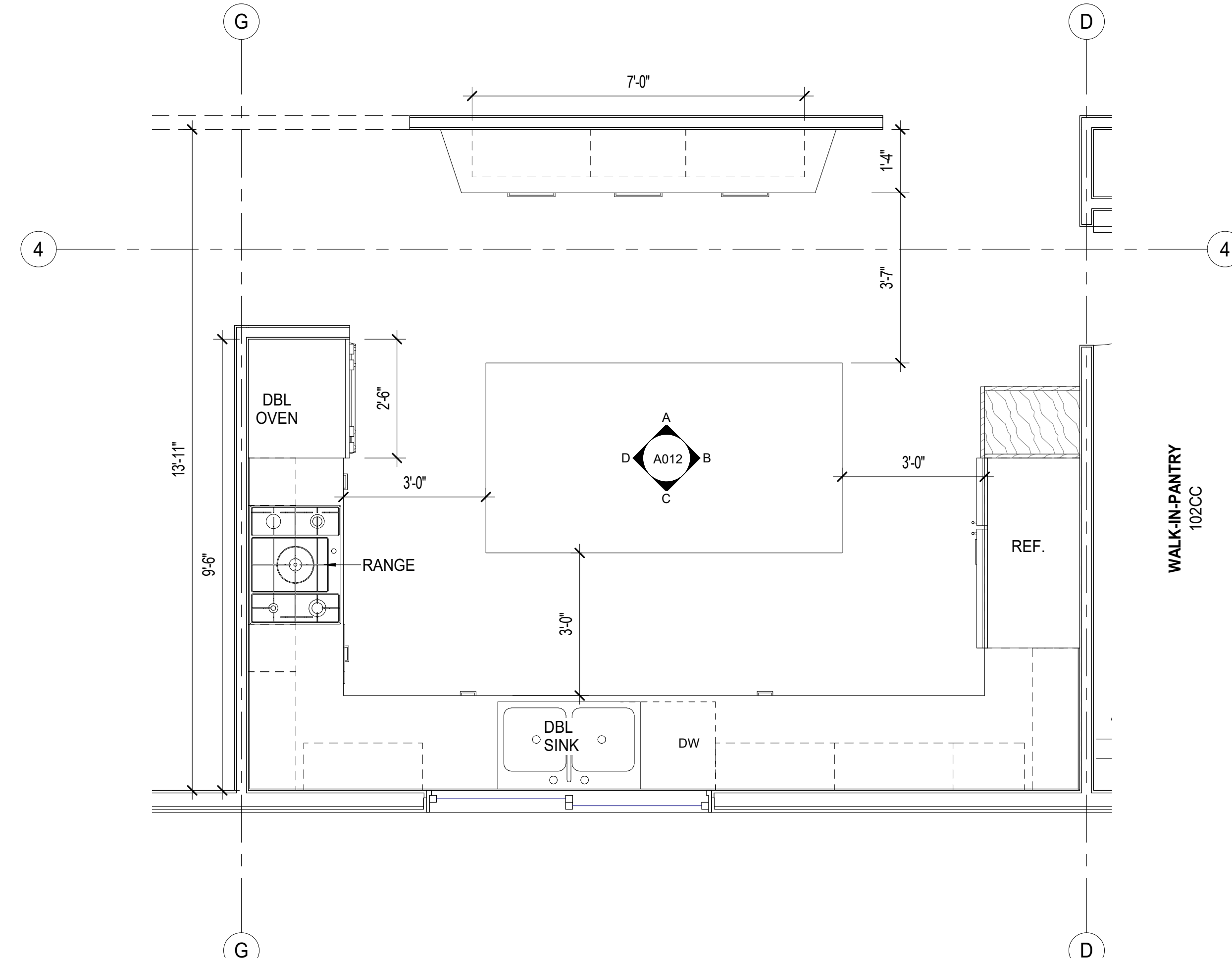
48" WIDE SUB-ZERO BUILT IN REFRIGERATOR



INTERIOR ELEVATION -KITCHEN SOUTH-C C



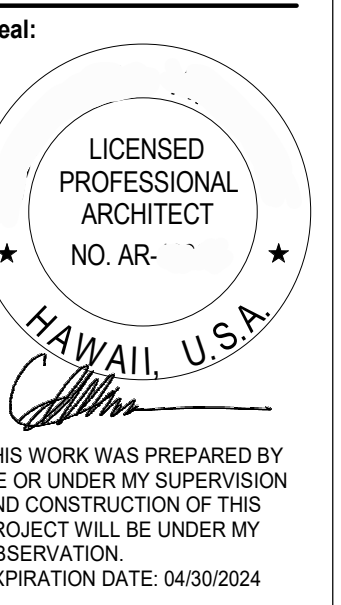
INTERIOR ELEVATION -KITCHEN WEST-D D



ENLARGED KITCHEN 1



912 IKENA CIRCLE  
912 IKENA CIR, HONOLULU, HI 96821  
TMK: 37020030

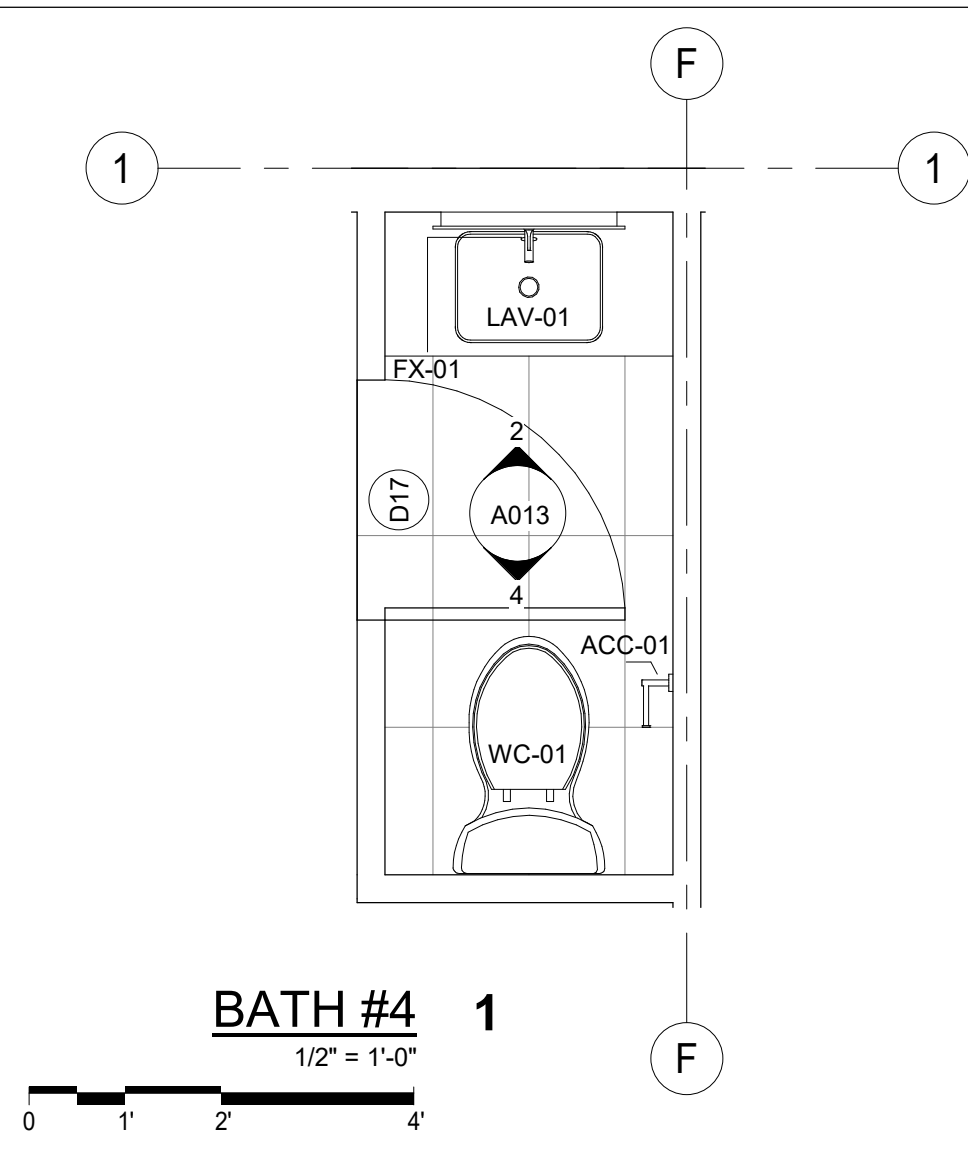


Issue Dates:  
Date Description

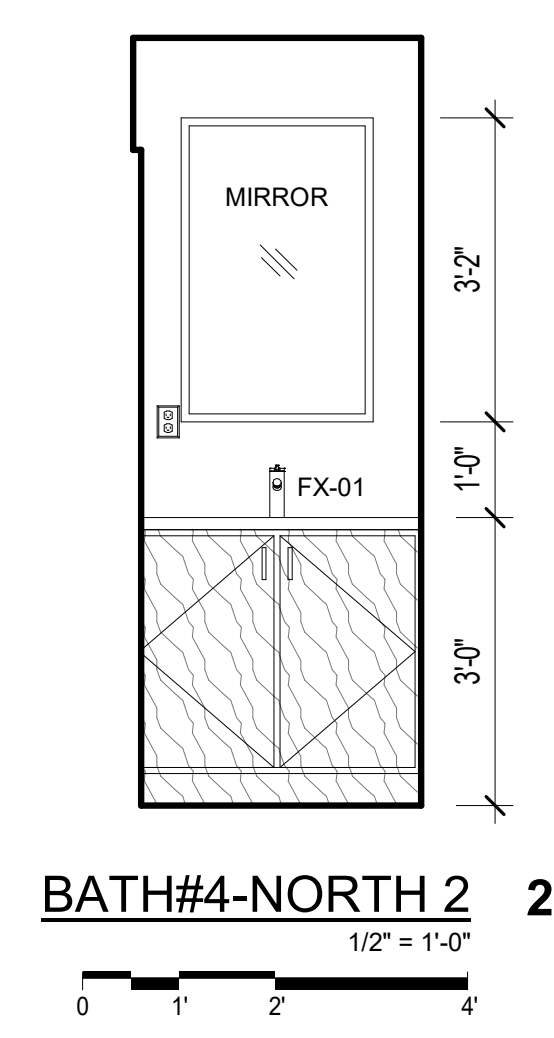
Drawn By:  
Author  
Scale:  
1/2" = 1'-0"  
Date:  
06/20/2023  
Title:  
ENLARGED PLANS AND ELEVATIONS

A012

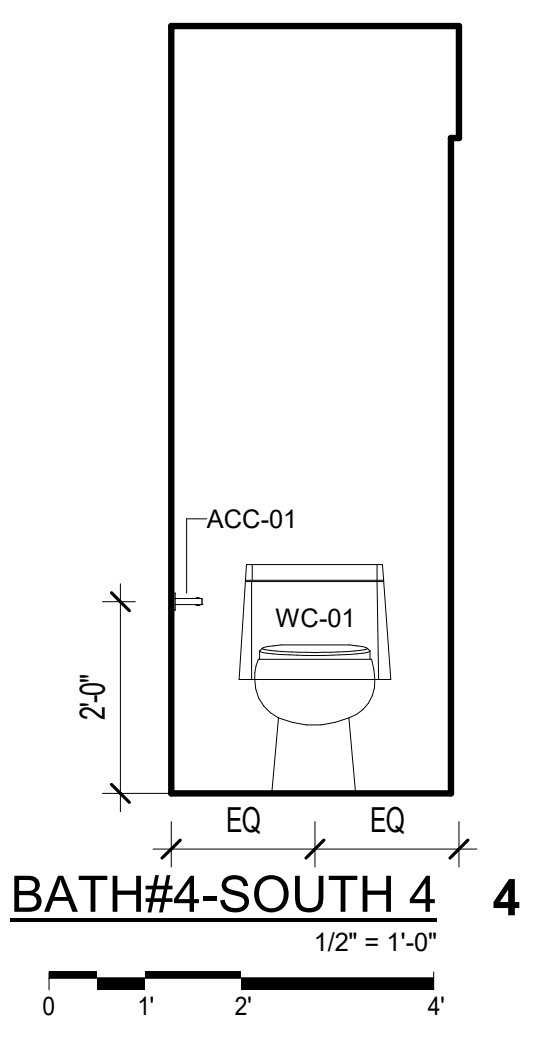
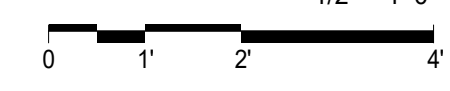
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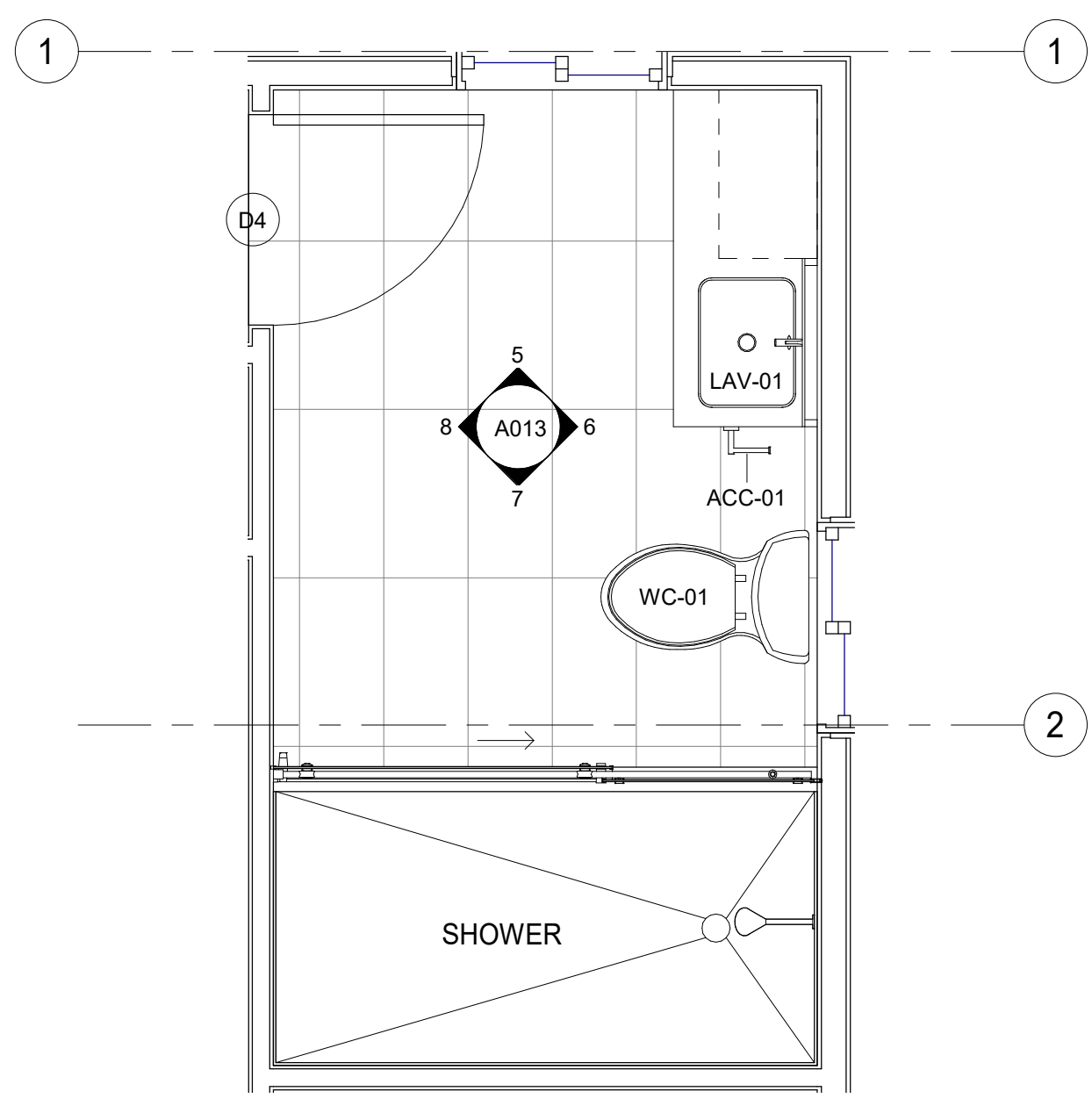
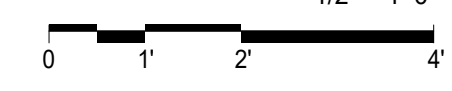
**BATH #4 1**  
1/2" = 1'-0"



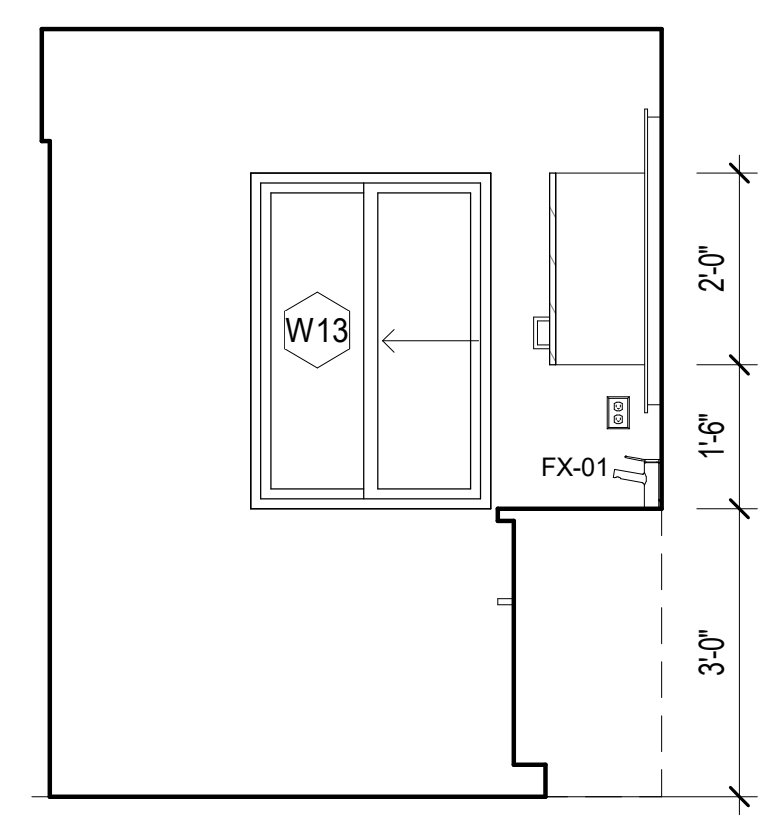
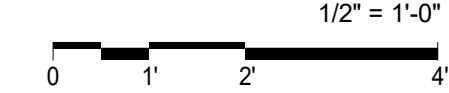
**BATH#4-NORTH 2** 2  
1/2" = 1'-0"



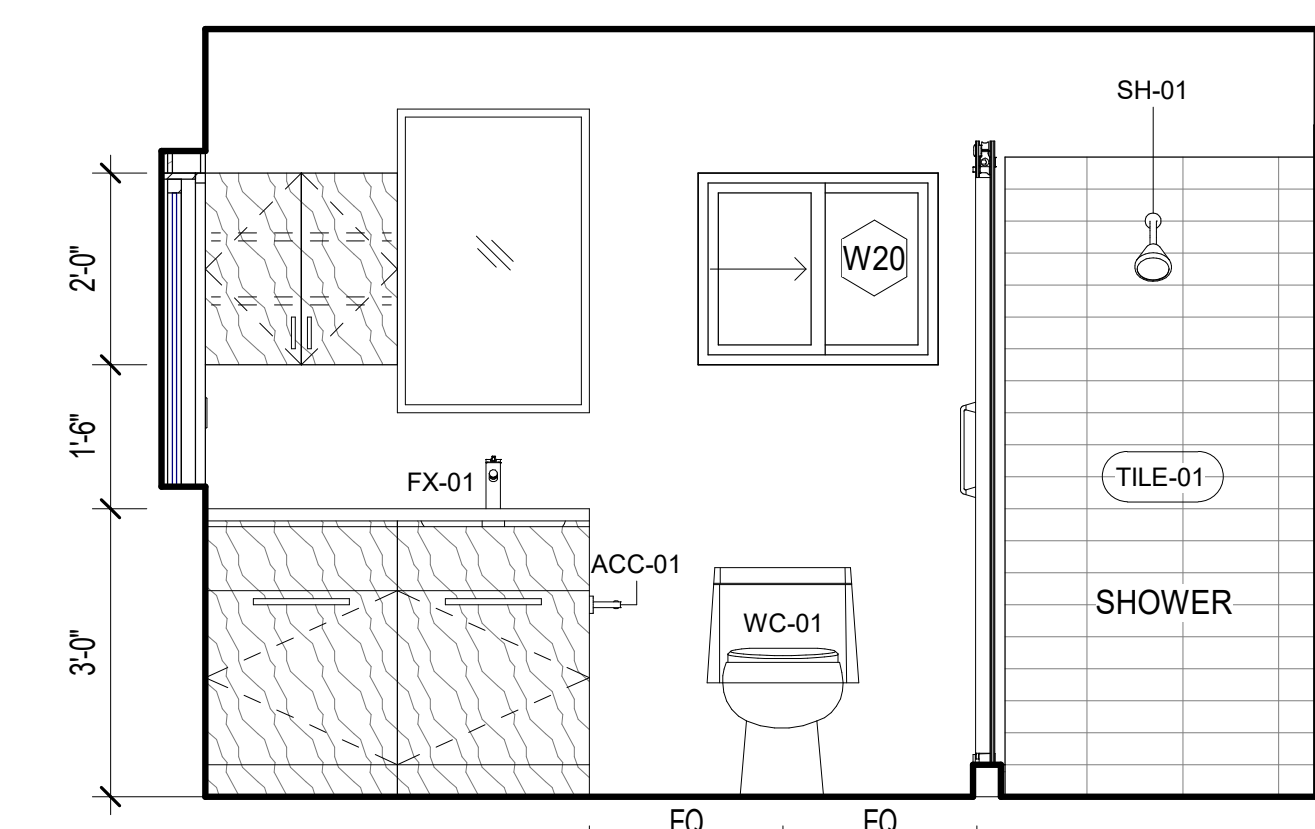
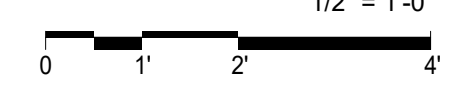
**BATH#4-SOUTH 4** 4  
1/2" = 1'-0"



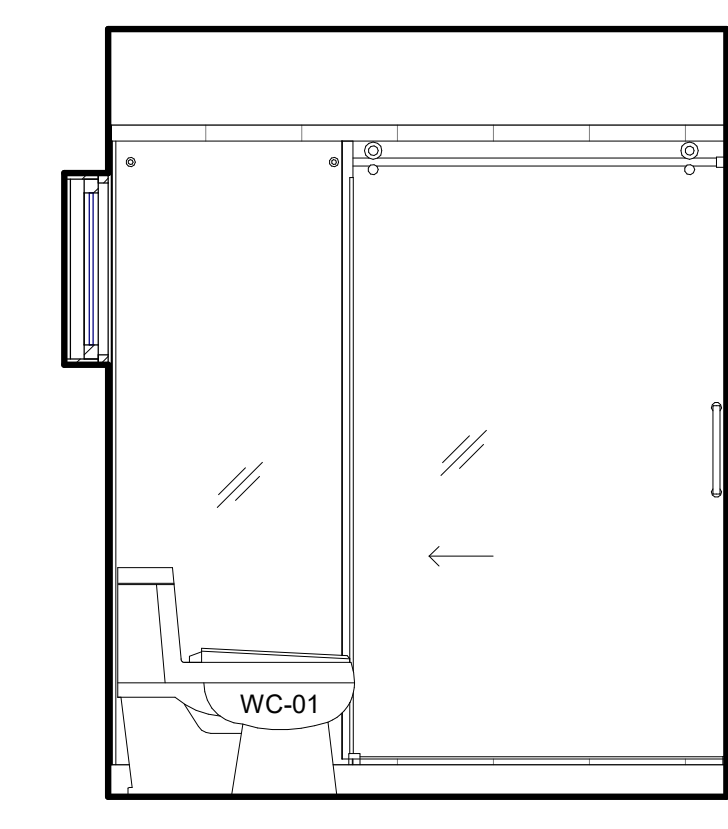
**BATH #2 3**  
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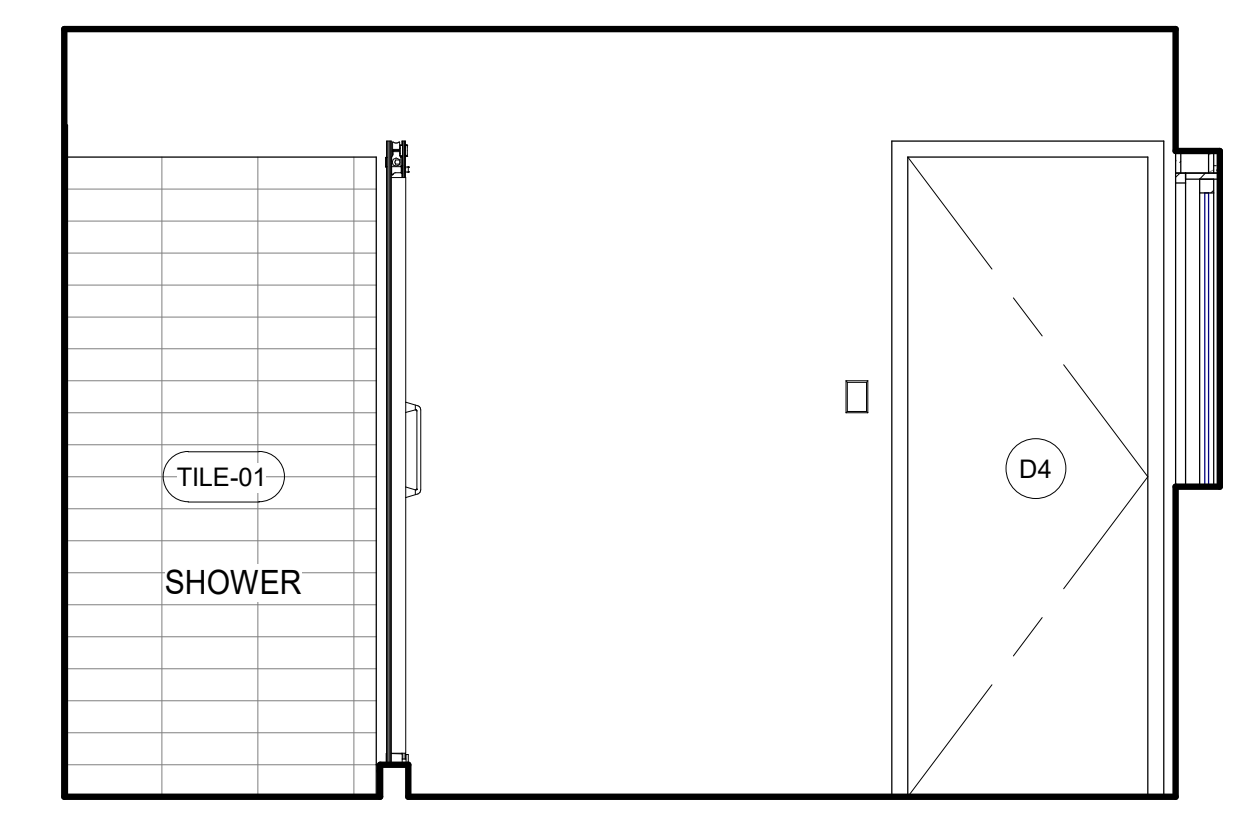
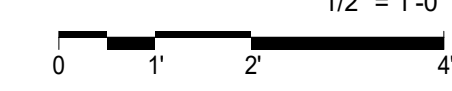
**BATH#4-NORTH 5 5**  
1/2" = 1'-0"



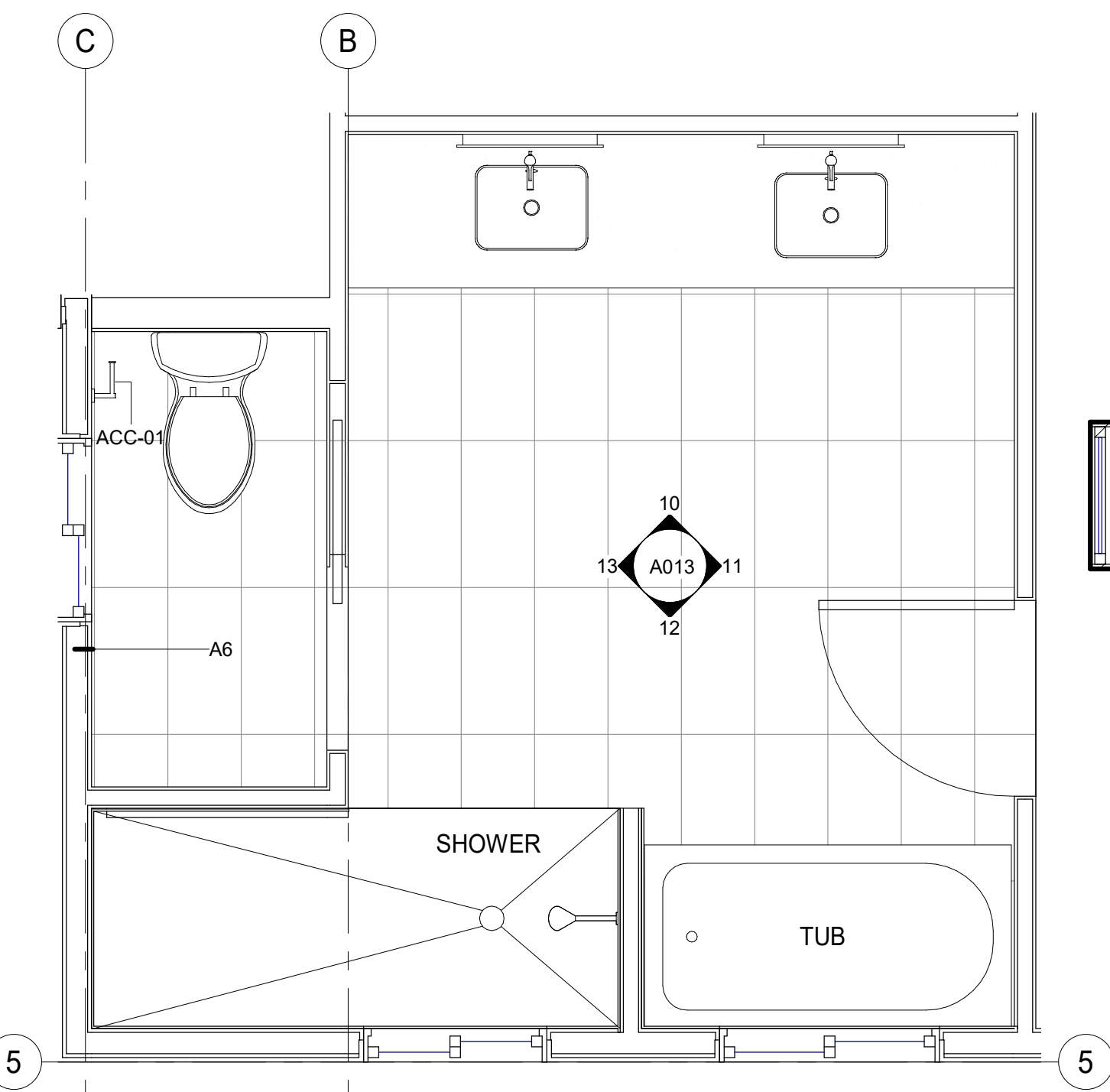
**BATH#4-EAST 6 6**  
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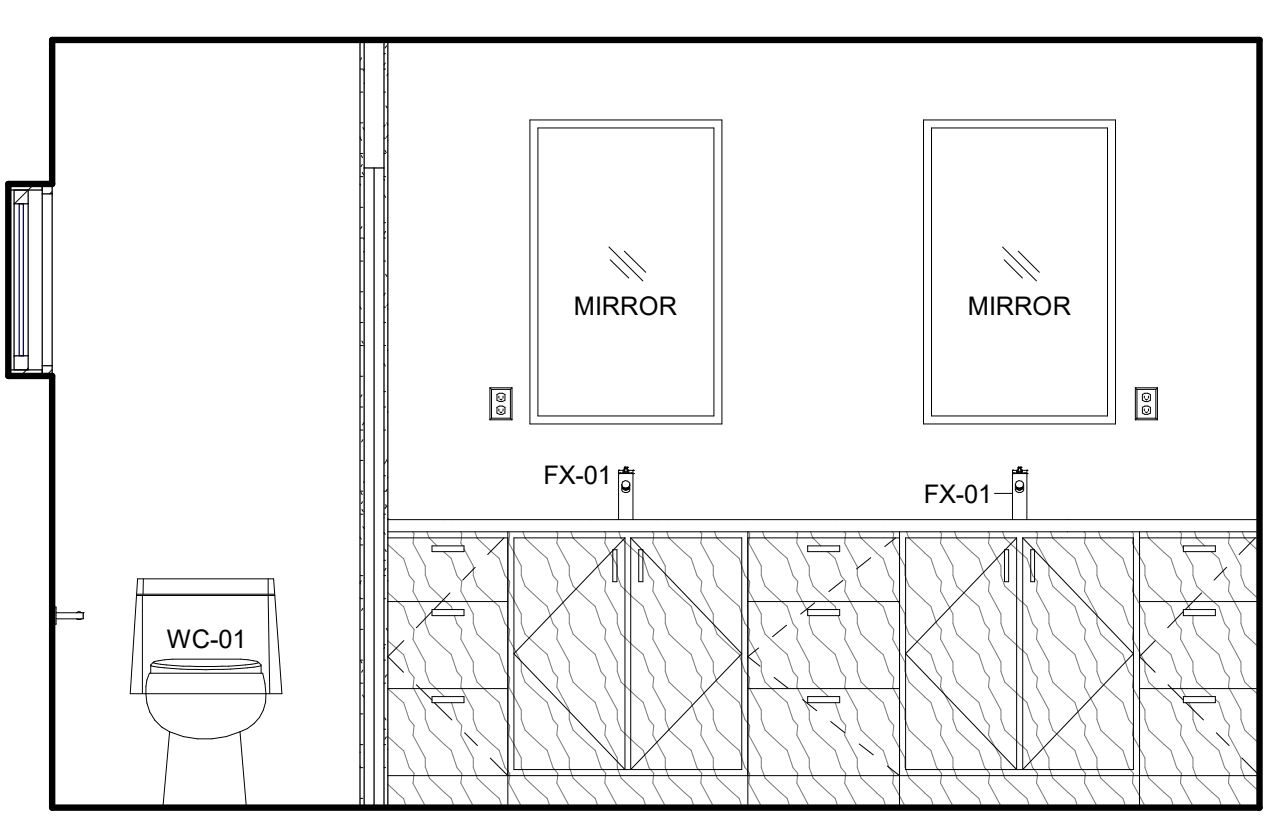
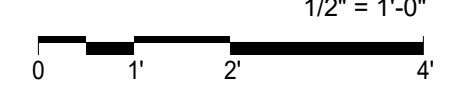
**BATH#4-SOUTH 7 7**  
1/2" = 1'-0"



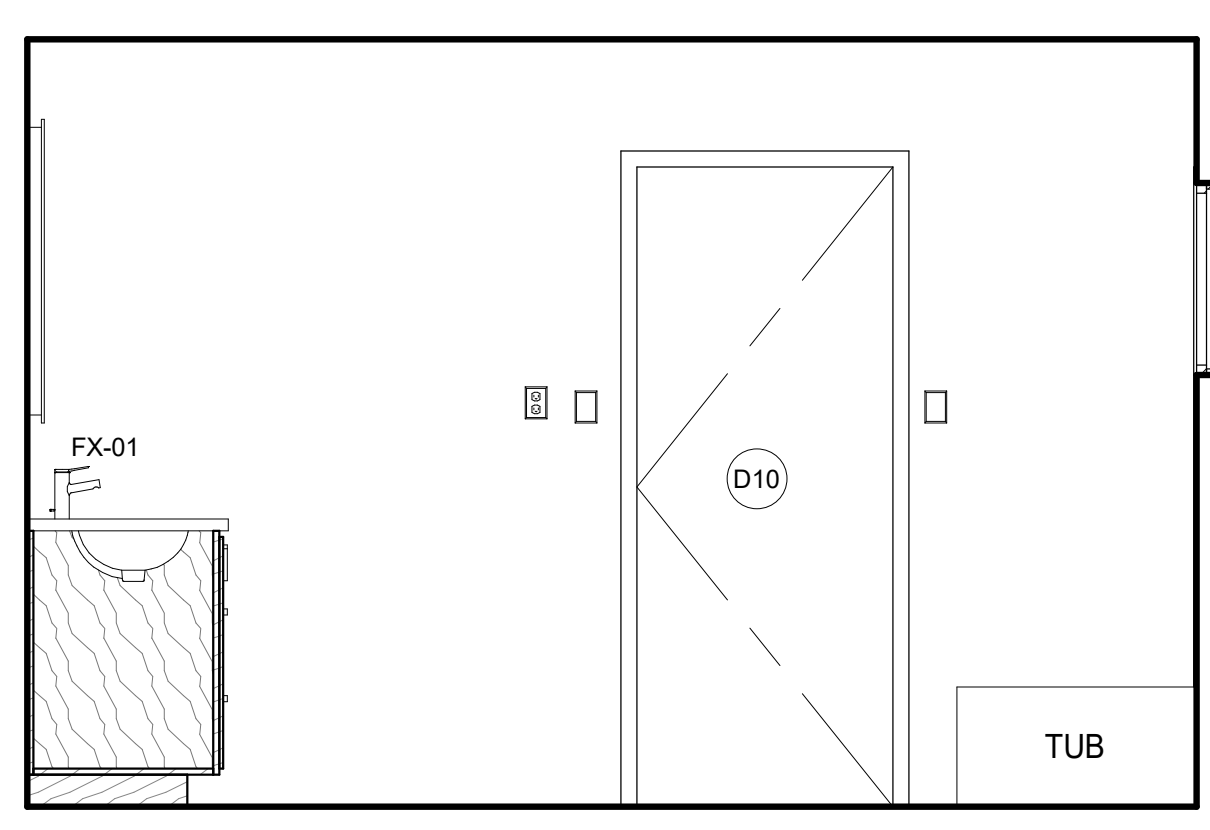
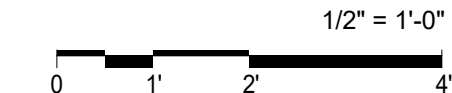
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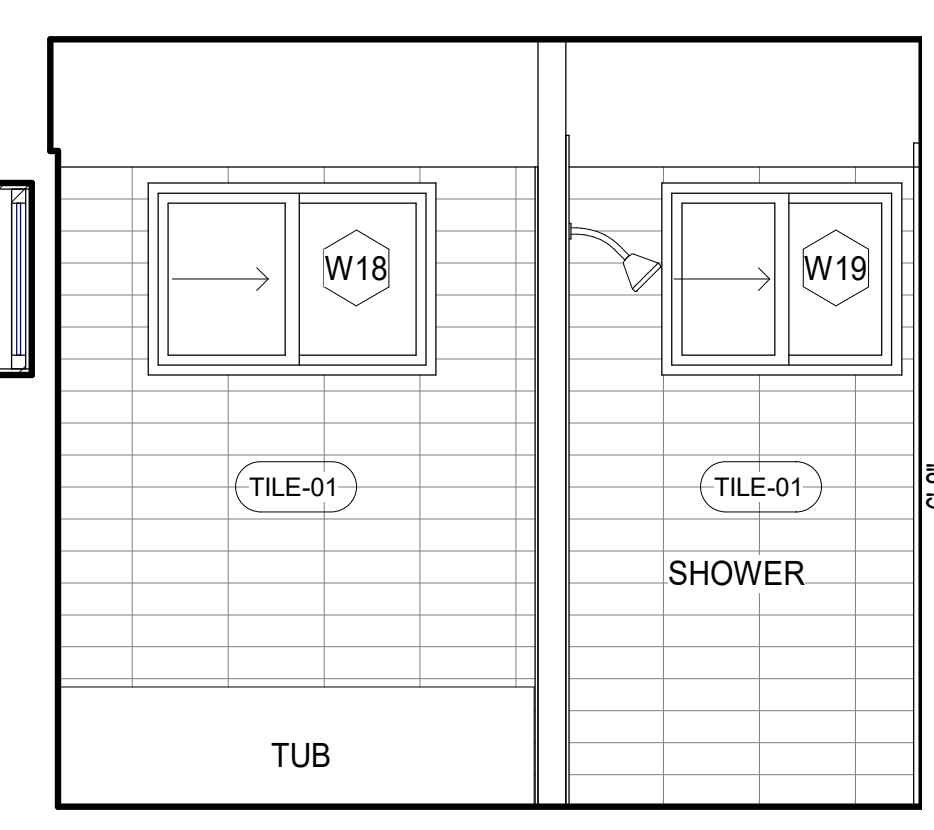
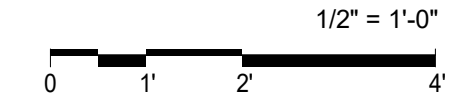
**BATH #1 9**  
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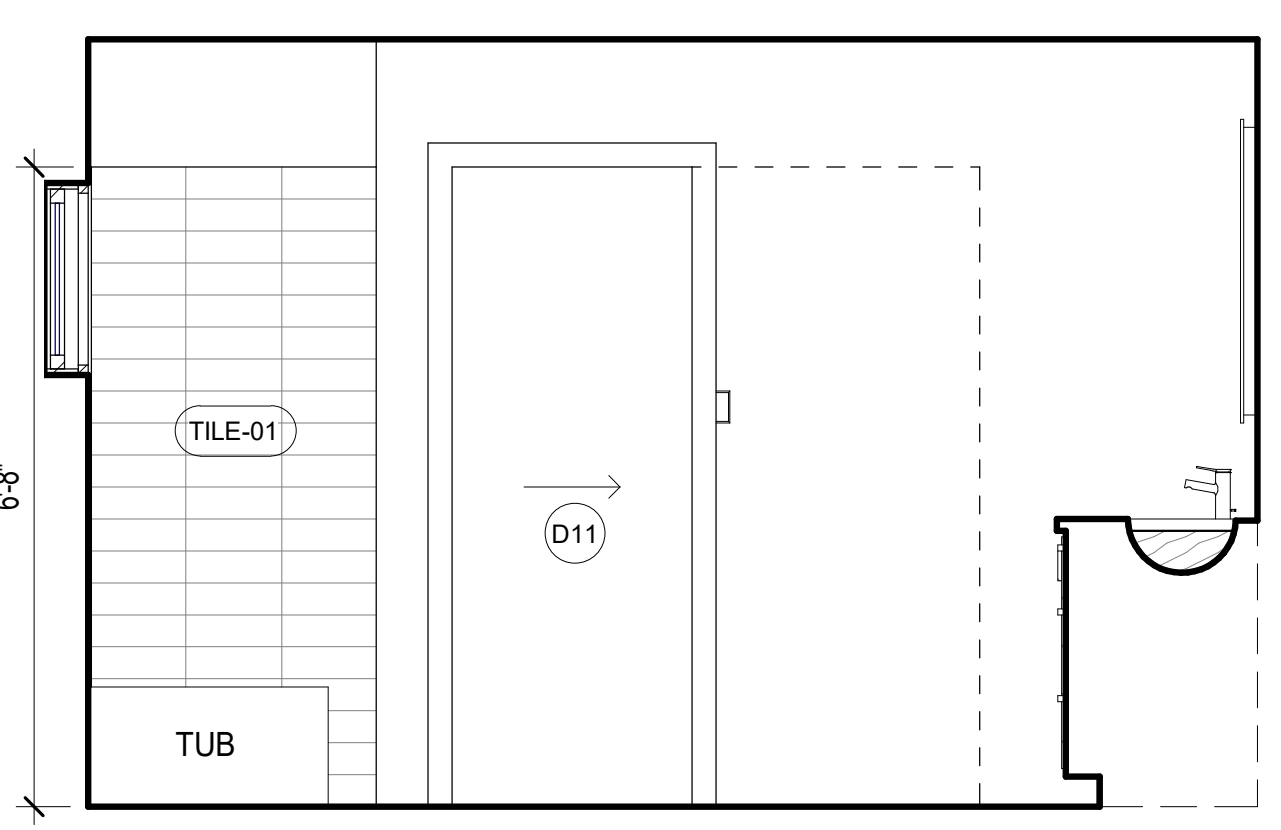
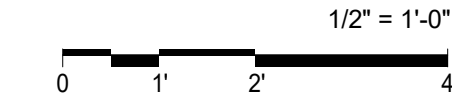
**BATH#1-NORTH 10 10**  
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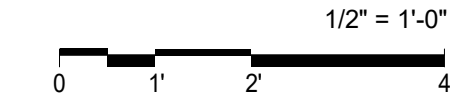
**BATH#1-EAST 11 11**  
1/2" = 1'-0"



**BATH#1-SOUTH 12 12**  
1/2" = 1'-0"



**BATH#1-WEST 13 13**  
1/2" = 1'-0"



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912 IKENA CIRCLE  
912 IKENA CIR, HONOLULU, HI 96821  
TMK: 37020030

Seal:  
  
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 EXPIRATION DATE: 04/30/2024

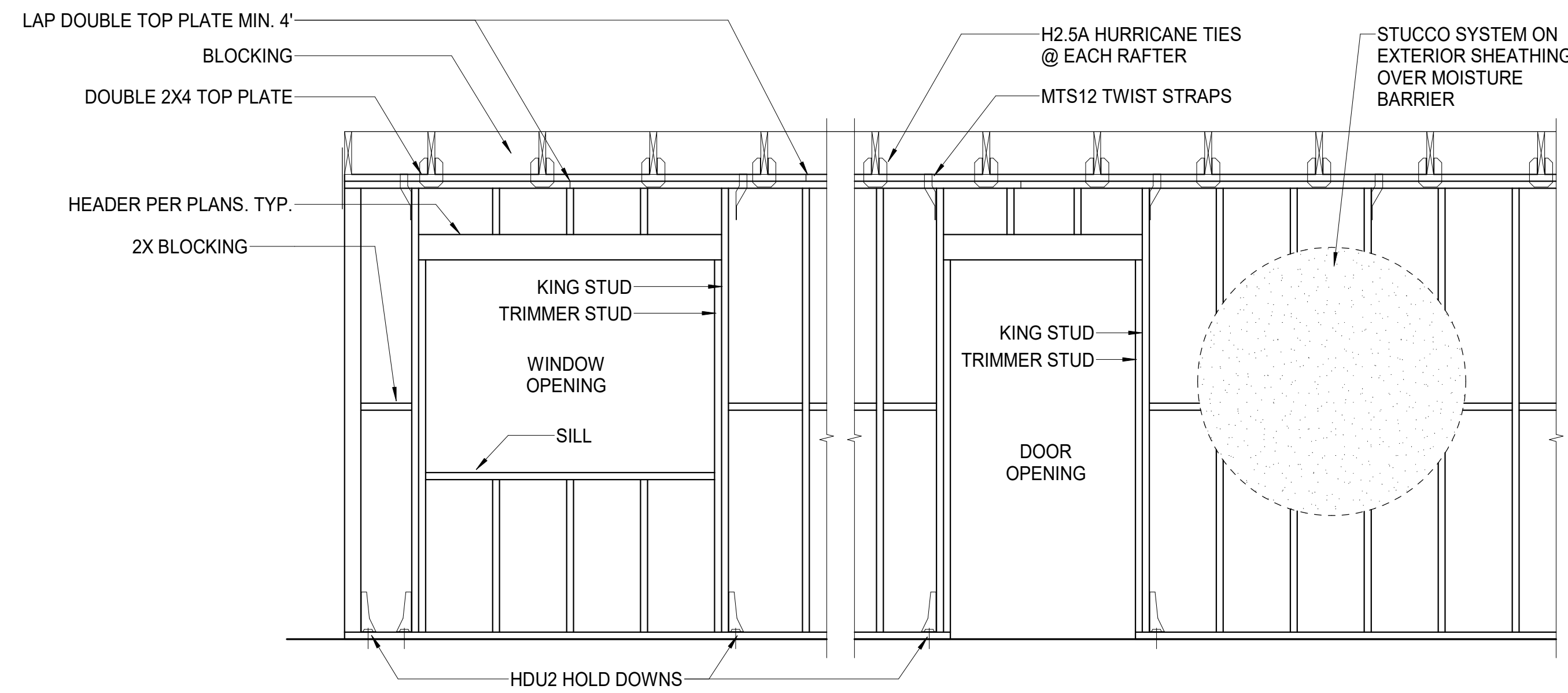
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Date	Description

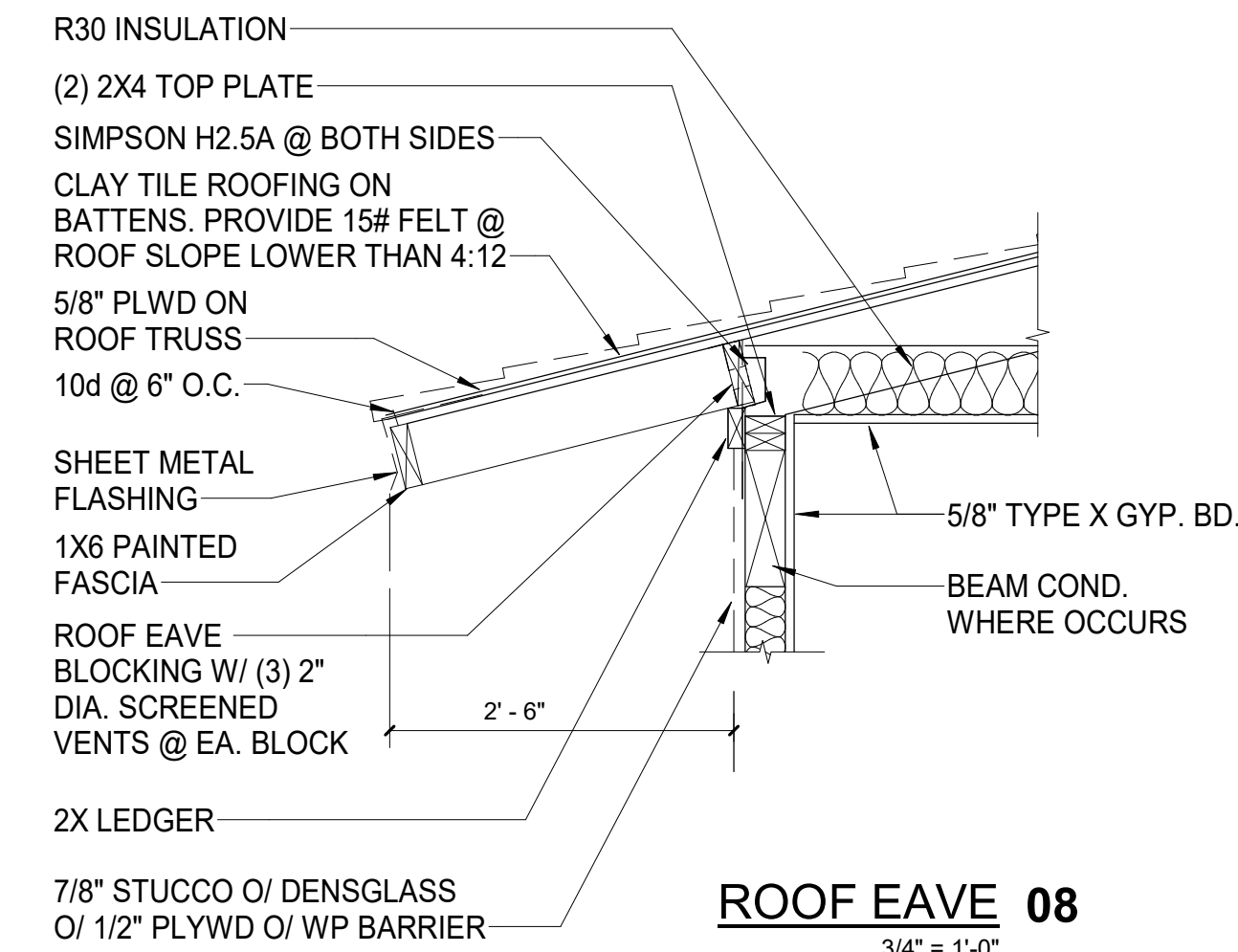
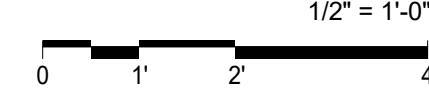
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 06/20/2023  
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ENLARGED PLANS AND ELEVATIONS

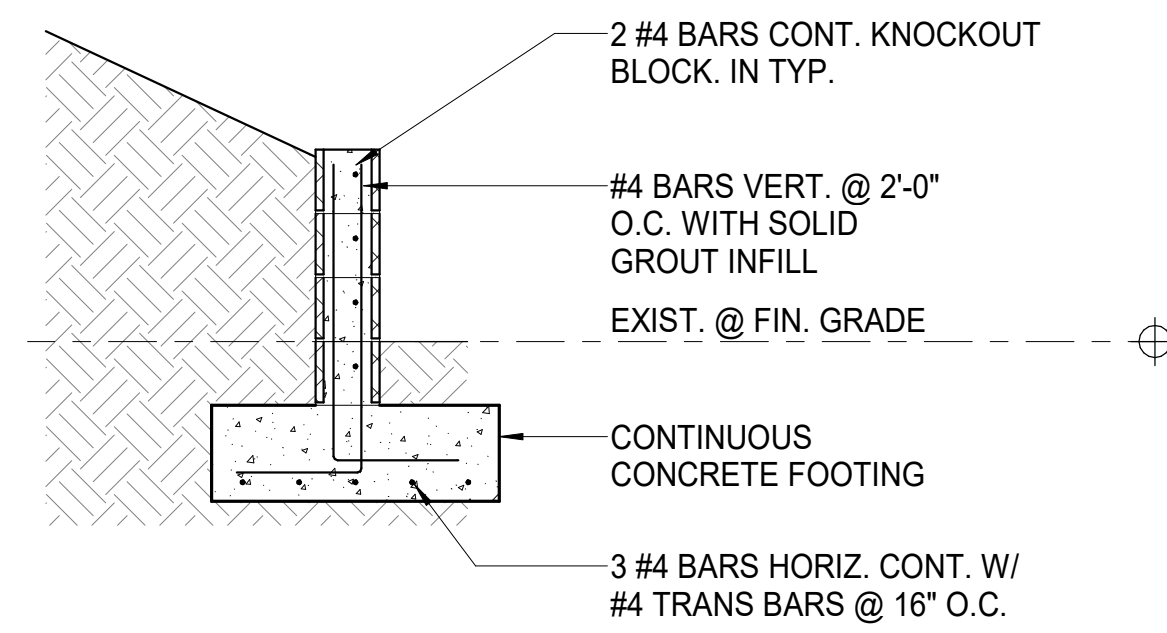
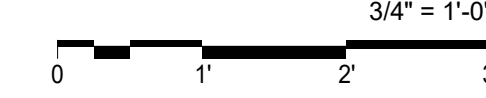
A013



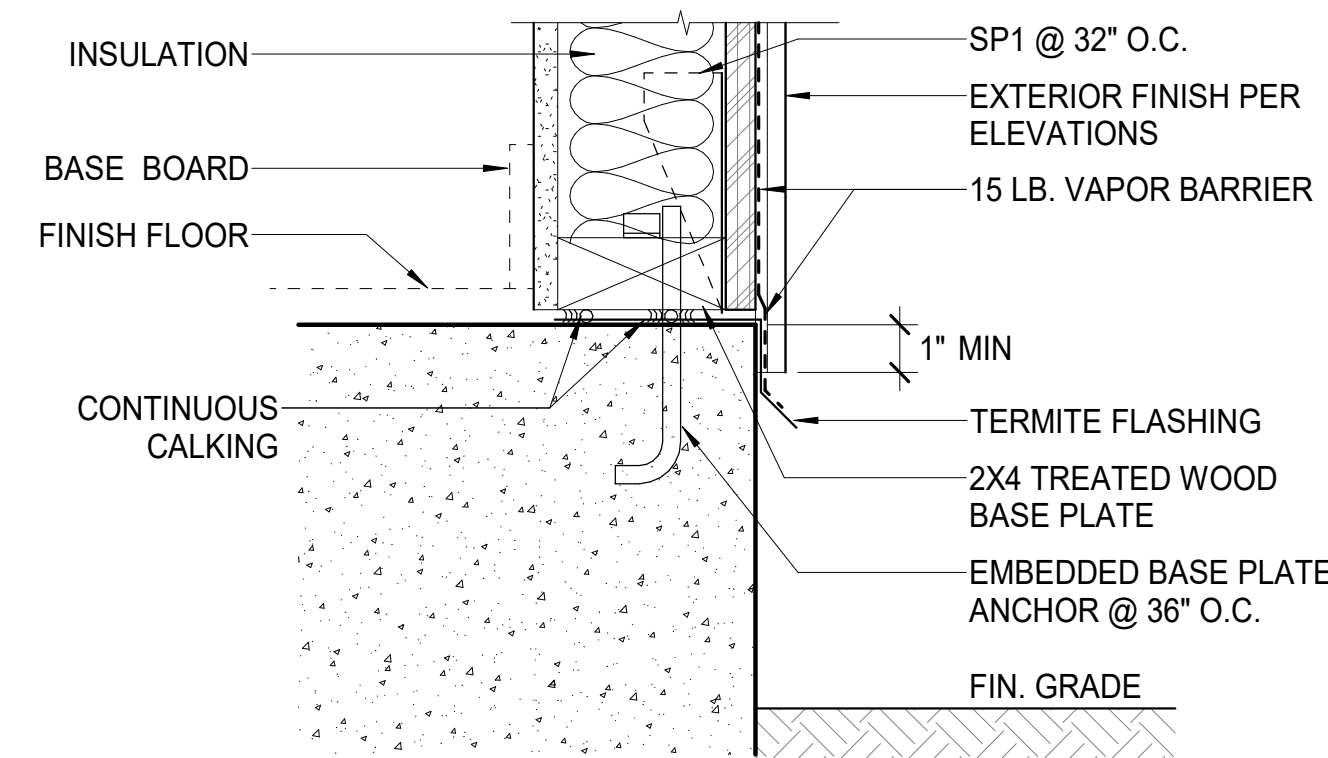
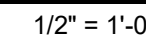
**TYPICAL FRAMING DIAGRAM 12**



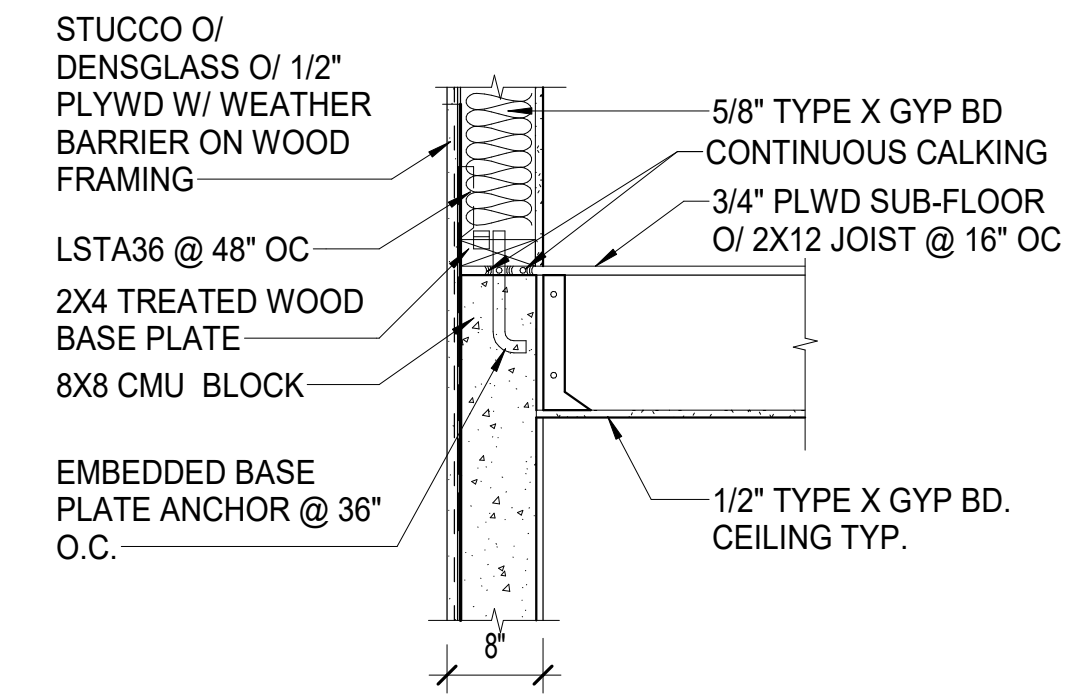
**ROOF EAVE 08**



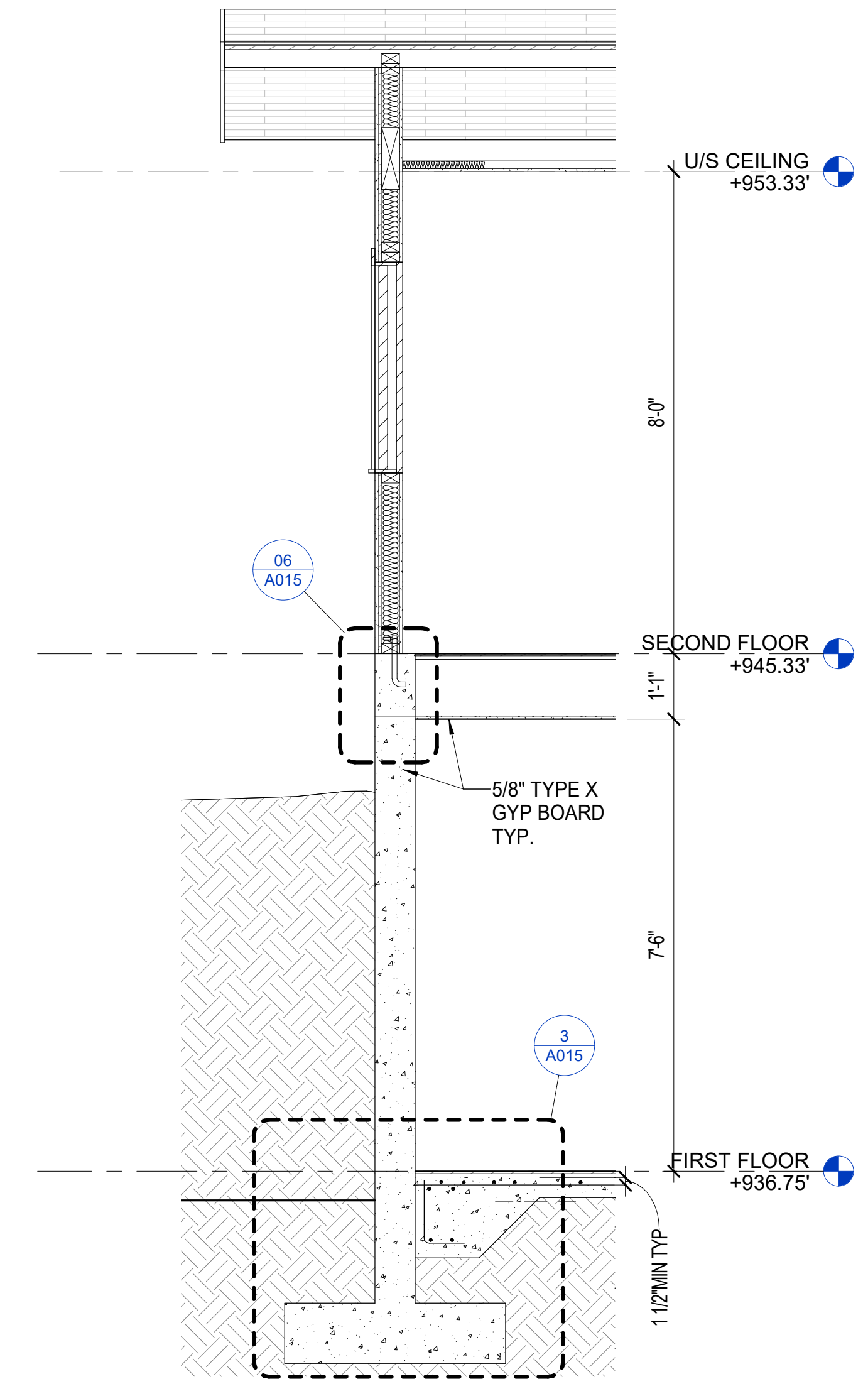
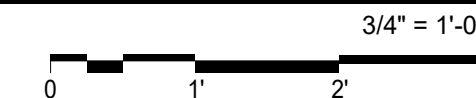
**CMU RETAINING WALL REAR 11**



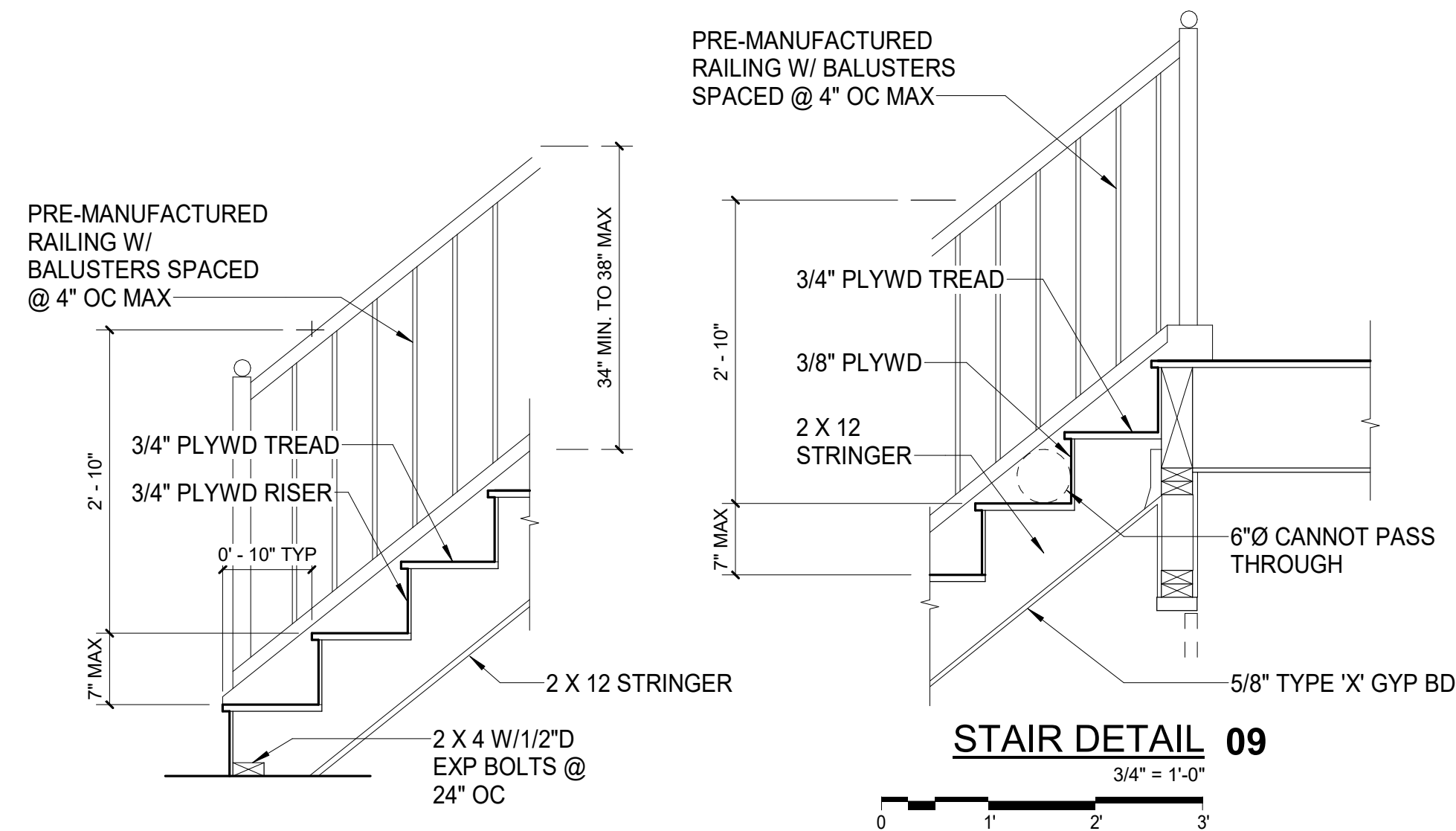
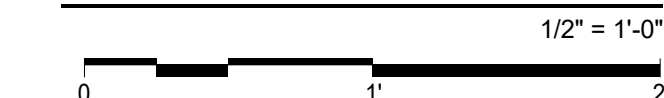
**EXTERIOR WALL BASE DETAIL 10**



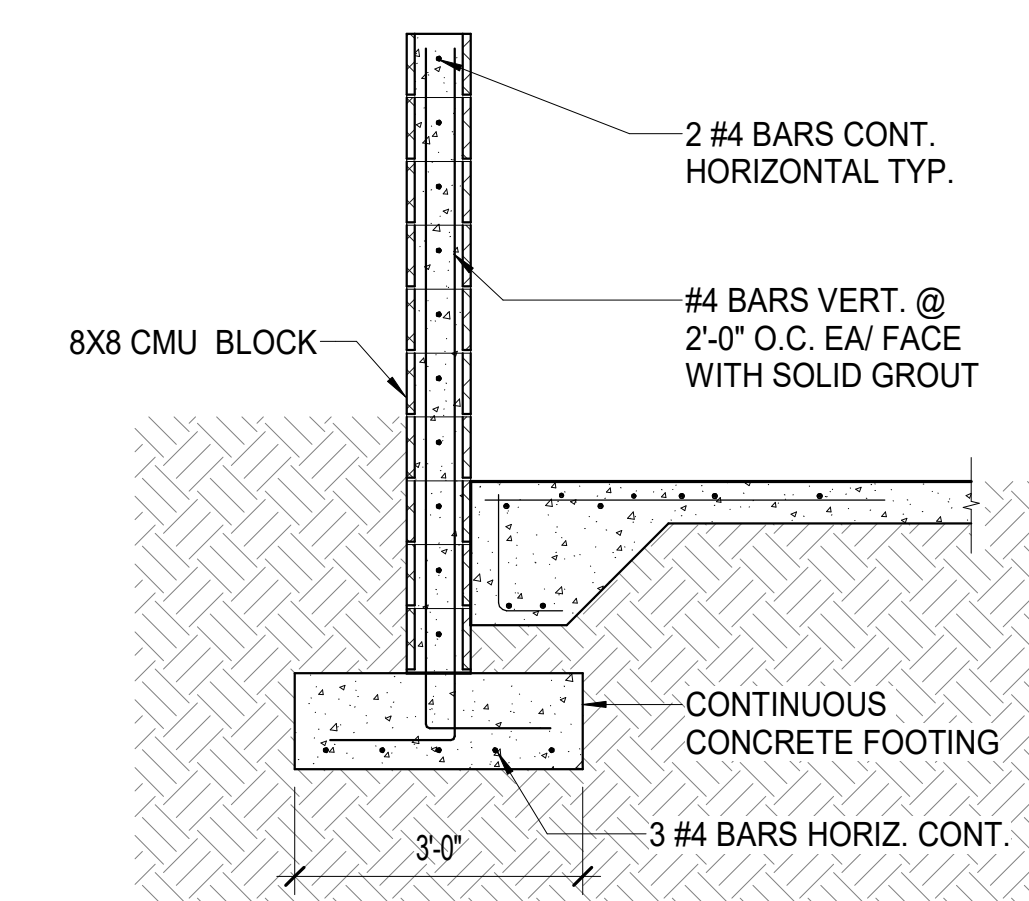
**JOIST CONNECTION 06**



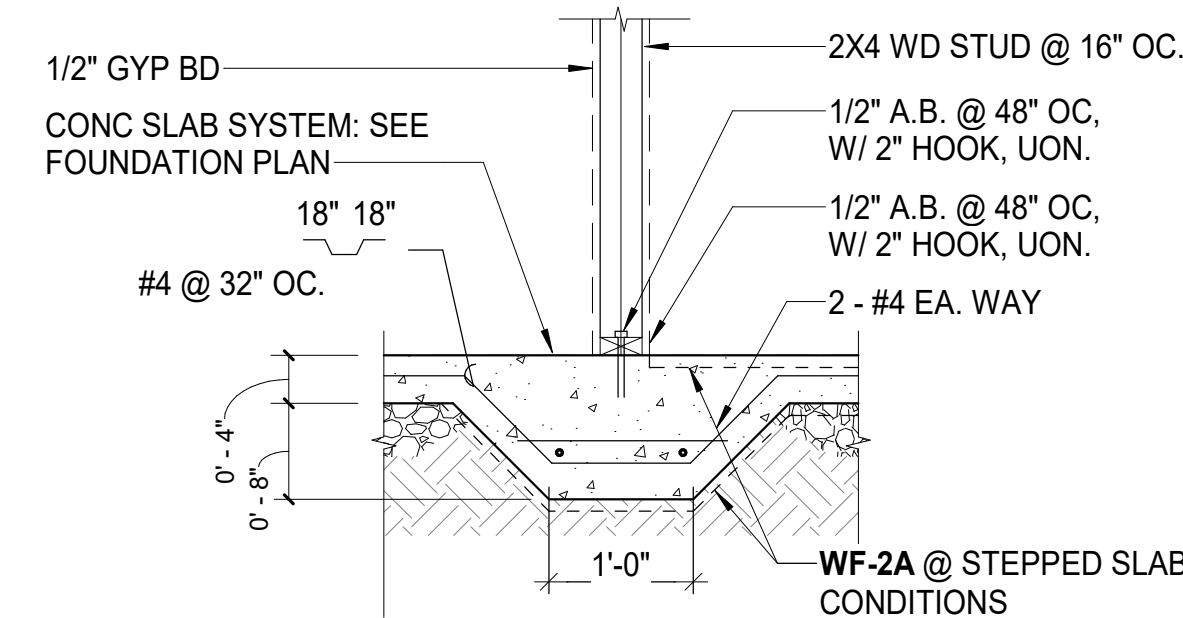
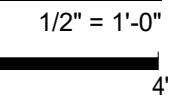
**TYPICAL WALL SECTION 2**



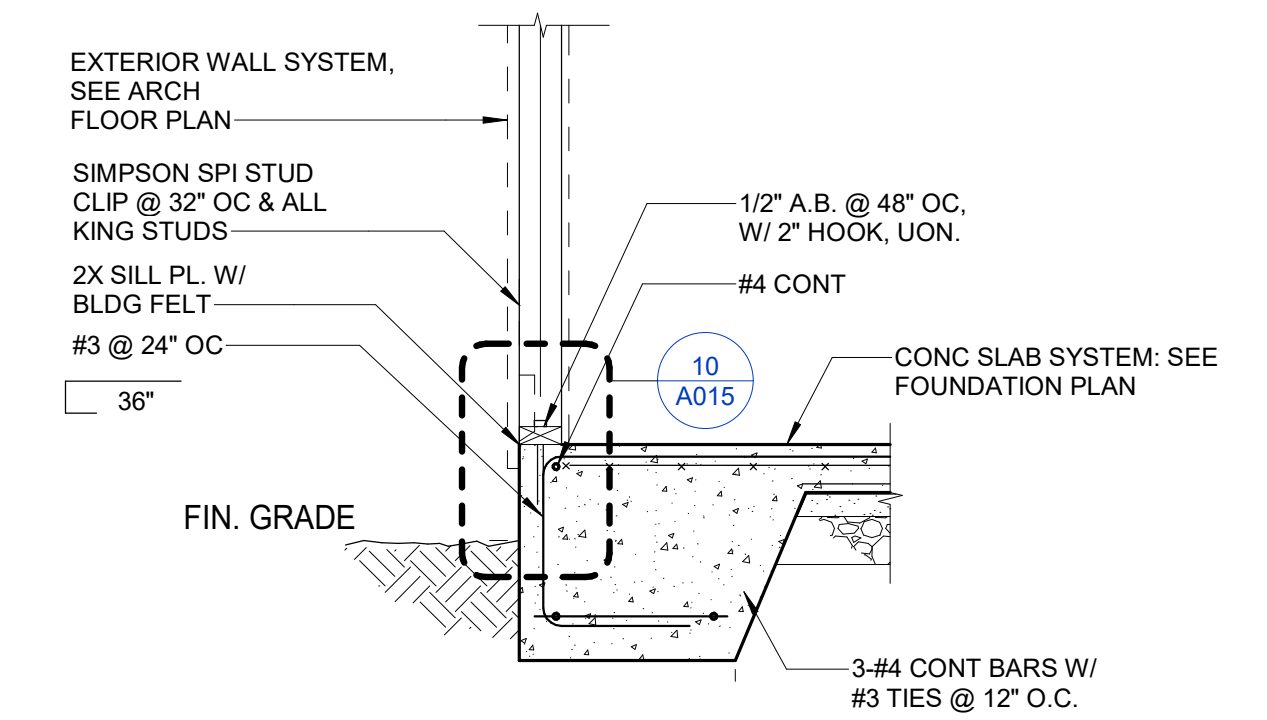
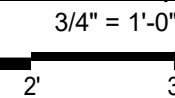
**STAIR DETAIL 09**



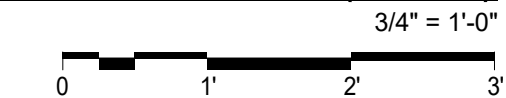
**CMU RETAINING WALL 3**



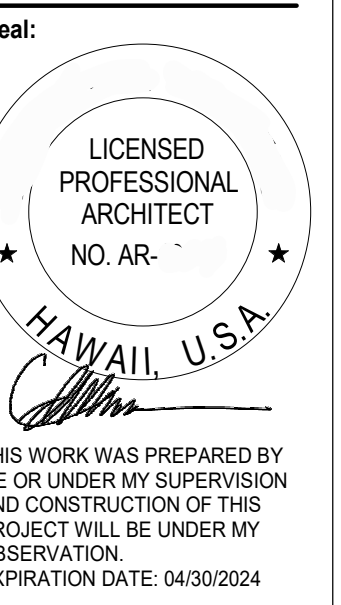
**WALL FOOTING (WF-2 / WF-2A) 05**



**WALL FOOTING (WF-1) 01**



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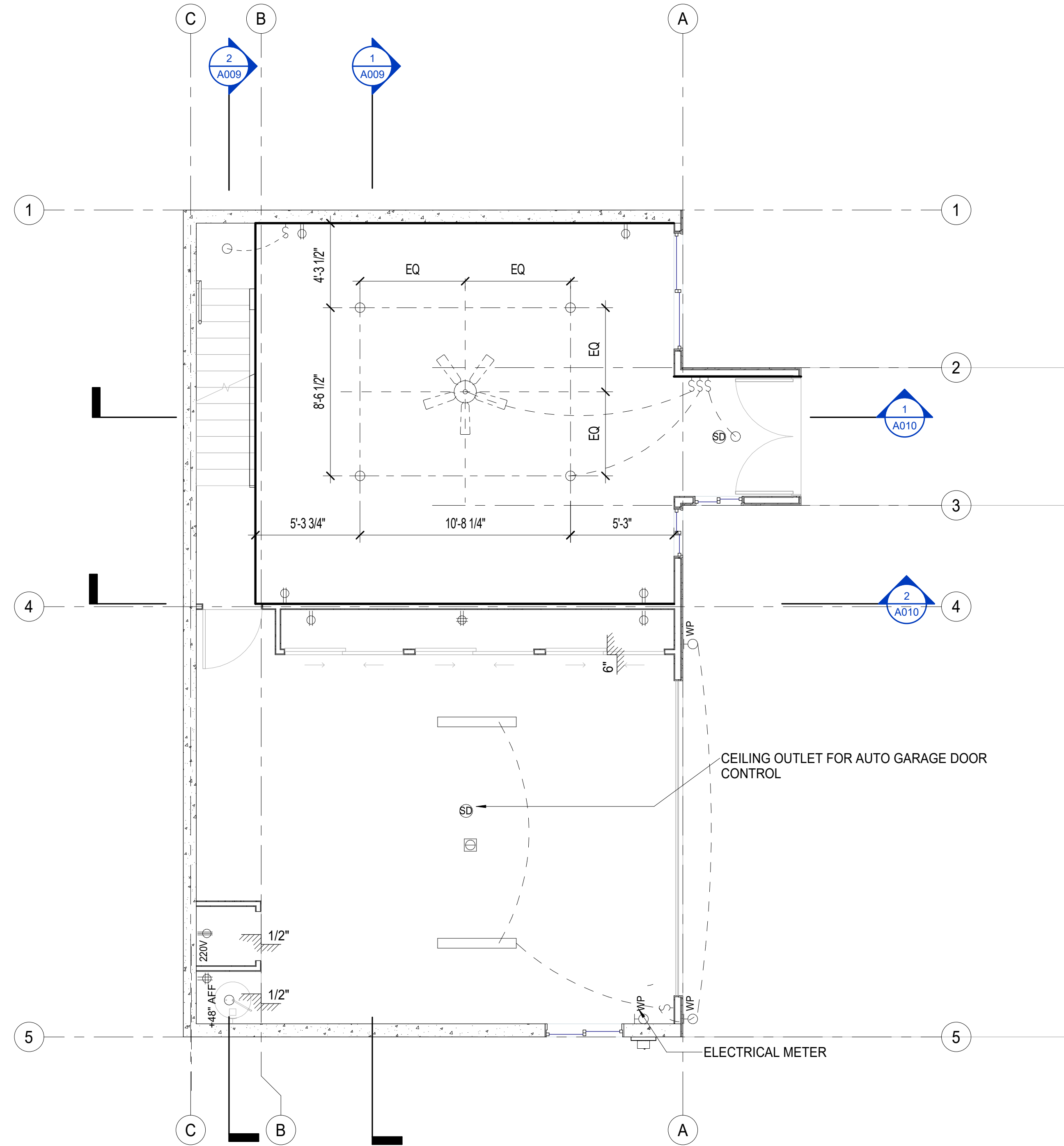
Date	Description

Drawn By: Author  
Scale: As indicated  
Date: 06/20/2023  
Title: DETAILS

**A015**

**ELECTRICAL & LIGHTING SYMBOLS**

- 4" RECESSED DIMMABLE LED CAN LIGHT
- SURFACE MOUNTED CAN / WALL SCONCE
- WP INDICATES WATERPROOF EXTERIOR WALL SCONCE
- ▭ SUSPENDED LINEAR LIGHT FIXTURE
- - - - - LINEAR LED UNDERCABINET LIGHT FIXTURE
- EXHAUST FAN / VTR
- TV COAXIAL TV CABLE CONNECTION
- SD U.L. APPROVED HARDWIRED SMOKE ALARM W/ BATTERY BACK-UP PER 2012 IRC SEC R314
- CM CARBON MONOXIDE ALARM PER 2012 IRC SEC R315
- SC COMBINATION SMOKE / CARBON MONOXIDE ALARM W/ BATTERY BACK-UP PER 2012 IRC SEC R314 / R315
- ⊙ CEILING MOUNTED LIGHT FIXTURE
- ⊙ CEILING MOUNTED LIGHT WITH INTEGRATED FAN
- ⊙ CEILING JBOX FOR FAN / LIGHT. TBD BY OWNER.
- ⊕ DUPLEX RECEPTACLE 18" AFF U.O.N.
- ⊕ DOUBLE DUPLEX RECEPTACLE 18" AFF U.O.N.
- ⊕ WP DUPLEX RECEPTACLE 18" AFF U.O.N. W/ WEATHERPROOF ENCLOSURE
- ⊕ 220V 220 V RECEPTACLE 18" AFF U.O.N.
- ⊕ GFI 110 V GROUND FAULT CIRCUIT INTERRUPTER DUPLEX RECEPTACLE
- ⊕ SINGLE POLE SWITCH
- ⊕ 3-WAY SWITCH
- ⊕ DIMMER SWITCH



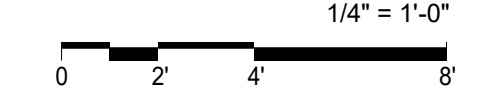
912 IKENA CIRCLE  
 912 IKENA CIR, HONOLULU, HI 96821  
 TMK: 37020030

Seal:  
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 EXPIRATION DATE: 04/30/2024

Issue Dates:  
 Date Description

Drawn By:  
 Author  
 Scale:  
 1/4" = 1'-0"  
 Date:  
 06/20/2023  
 Title:  
 FIRST FLOOR ELECTRICAL PLAN

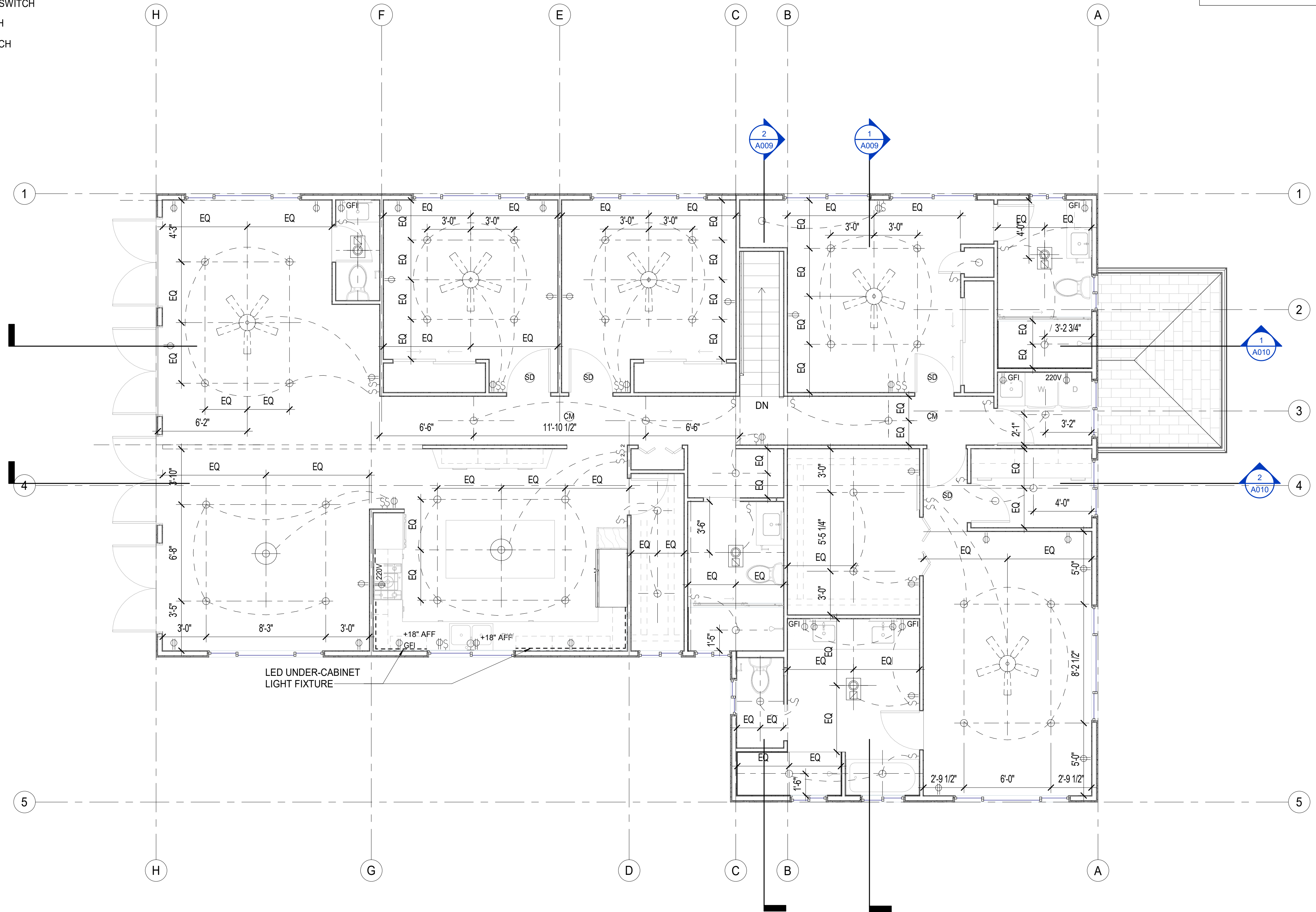
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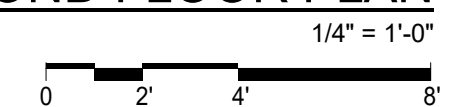
**ELECTRICAL & LIGHTING SYMBOLS**

- 4" RECESSED DIMMABLE LED CAN LIGHT
- SURFACE MOUNTED CAN / WALL SCONCE
- WP INDICATES WATERPROOF EXTERIOR WALL SCONCE
- ▭ SUSPENDED LINEAR LIGHT FIXTURE
- - - - - LINEAR LED UNDERCABINET LIGHT FIXTURE
- EXHAUST FAN / VTR
- TV COAXIAL TV CABLE CONNECTION
- SD U.L. APPROVED HARDWIRED SMOKE ALARM W/ BATTERY BACK-UP PER 2012 IRC SEC R314
- CM CARBON MONOXIDE ALARM PER 2012 IRC SEC R315
- SC COMBINATION SMOKE / CARBON MONOXIDE ALARM W/ BATTERY BACK-UP PER 2012 IRC SEC R314 / R315
- ⊙ CEILING MOUNTED LIGHT FIXTURE
- ⊙ CEILING MOUNTED LIGHT WITH INTEGRATED FAN
- ⊙ CEILING JBOX FOR FAN / LIGHT. TBD BY OWNER.
- ⊕ DUPLEX RECEPTACLE 18" AFF U.O.N.
- ⊕ DOUBLE DUPLEX RECEPTACLE 18" AFF U.O.N.
- ⊕ WP DUPLEX RECEPTACLE 18" AFF U.O.N. W/ WEATHERPROOF ENCLOSURE
- ⊕ 220V 220 V RECEPTACLE 18" AFF U.O.N.
- ⊕ GFI 110 V GROUND FAULT CIRCUIT INTERRUPTER DUPLEX RECEPTACLE
- ⊕ SINGLE POLE SWITCH
- ⊕ 3-WAY SWITCH
- ⊕ DIMMER SWITCH



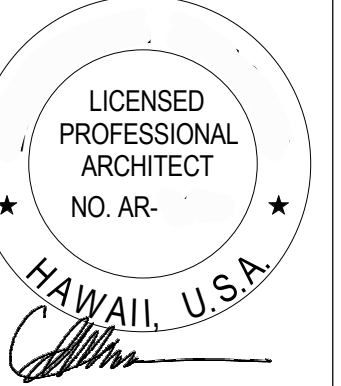
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**ELECTRICAL & LIGHTING SECOND FLOOR PLAN 1**



**912 IKENA CIRCLE**  
 912 IKENA CIR, HONOLULU, HI 96821  
 TMK: 37020030

Seal:



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Issue Dates:

Date	Description

Drawn By:

Author

Scale:

1/4" = 1'-0"

Date:

06/20/2023

Title:

**SECOND FLOOR ELECTRICAL PLAN**

**E002**



## GENERAL NOTES

- A. WORKMANSHIP AND MATERIALS SHALL CONFORM TO 2012 BUILDING CODE. WHERE REFERENCE IS MADE TO PERFORM CONFORMANCE TO OTHER STANDARDS, MORE STRINGENT REQUIREMENT SHALL APPLY.
- B. NOTIFY STRUCTURAL HAWAII, INC. (SHI) AT 488-5000 OF ANY DEVIATIONS OR DISCREPANCIES FROM THESE PLANS DUE TO UNFORESEEN OR VARYING FIELD CONDITIONS INCLUDING CLEARANCES, DIMENSIONS, AND ELEVATIONS. CONTRACTOR SHALL COMPARE ALL CONTRACT DOCUMENTS WITH EACH OTHER. CONTRACTOR SHALL TAKE FIELD MEASUREMENTS AND VERIFY CONDITIONS AND SHALL COMPARE SUCH FIELD MEASUREMENTS AND CONDITIONS WITH DRAWINGS BEFORE COMMENCING WORK. REPORT IN WRITING TO DESIGN PROFESSIONAL OF RECORD ALL INCONSISTENCIES AND OMISSIONS.
- C. NEITHER PROFESSIONAL ACTIVITIES OF STRUCTURAL HAWAII, INC. (SHI), NOR PRESENCE OF SHI OR SHI'S EMPLOYEES AT CONSTRUCTION SITE, SHALL RELIEVE GENERAL CONTRACTOR AND ANY OTHER ENTITY OF THEIR OBLIGATIONS, DUTIES, AND RESPONSIBILITIES INCLUDING, BUT NOT LIMITED TO, CONSTRUCTION MEANS, METHODS, SEQUENCES, TECHNIQUES, OR PROCEDURES NECESSARY FOR PERFORMING, SUPERINTENDING, OR COORDINATING ALL PORTIONS OF WORK OF ALL TRADES OF CONSTRUCTION IN ACCORDANCE WITH CONTRACT DOCUMENTS AND ANY HEALTH OR SAFETY PRECAUTIONS REQUIRED BY ANY REGULATORY AGENCIES. SHI AND SHI'S PERSONNEL HAVE NO AUTHORITY TO EXERCISE ANY CONTROL OVER ANY CONSTRUCTION CONTRACTOR OR OTHER ENTITY OR THEIR EMPLOYEES IN CONNECTION WITH THEIR WORK OR ANY HEALTH OR SAFETY PRECAUTIONS.
- D. ALL WORK DAMAGED IN PERFORMANCE OF NEW WORK SHALL BE REPAIRED. PATCH ALL DAMAGE TO EXISTING SURFACES RESULTING FROM THIS WORK. FINISH TO MATCH EXISTING ADJACENT SURFACES.
- E. CONSTRUCTION LOADING SHALL NOT EXCEED DESIGN LIVE LOAD UNLESS SPECIAL SHORING IS PROVIDED. ALLOWABLE LOADS SHALL BE REDUCED IN AREAS WHERE STRUCTURE HAS NOT ATTAINED ITS FULL DESIGN STRENGTH.
- F. CONTRACTOR SHALL PROVIDE TEMPORARY SHORING AND BRACING AS REQUIRED FOR STABILITY OF STRUCTURAL MEMBERS AND SYSTEMS.
- G. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTION OF ADJACENT PROPERTIES, STRUCTURES, STREETS, AND UTILITIES DURING CONSTRUCTION PERIOD.
- H. DETAILS NOTED AS TYPICAL ON DRAWINGS SHALL APPLY IN ALL SIMILAR CONDITIONS UNLESS SPECIFICALLY SHOWN OR NOTED. MODIFY DETAILS FOR SPECIAL CONDITIONS AS DIRECTED BY DESIGN PROFESSIONAL OF RECORD.
- I. ALL ITEMS OF WORK SHOWN ARE NEW, UNLESS NOTED AS EXISTING.
- J. CONTRACTOR SHALL CONTACT STRUCTURAL HAWAII INC. PRIOR TO CONSTRUCTION.
- K. INSTALL SEALANT AT JOINTS WHETHER SHOWN OR NOT ON DRAWINGS TO PROVIDE A WATER-TIGHT INSTALLATION.
- L. THIS PROJECT SHALL BE CONSTRUCTED IN ACCORDANCE WITH AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES.

## DESIGN CRITERIA

- A. DESIGN LIVE LOADS:
- |                |        |
|----------------|--------|
| 1. ROOF (4:12) | 20 PSF |
| 2. FLOOR       | 40 PSF |
- LATERAL LOADS:
- (PER INTERNATIONAL BUILDING CODE (IBC)-2012 EDITION)
1. SEISMIC: SEISMIC USE GROUP
- |  |             |
|--|-------------|
| D                                      | 1           |
| SOIL SITE CLASS                        | D           |
| SEISMIC DESIGN CATEGORY                | CS = 0.0805 |
| *SEISMIC RESPONSE COEFFICIENT          | SDS = 0.523 |
| *SPECTRAL RESPONSE COEFFICIENT         | SD1 = 0.244 |
|  | SS = 0.591; |
| *MAPPED SPECTRAL RESPONSE ACCELERATION | S1 = 0.174  |
|  | Fa = 1.327; |
| *SOIL FACTOR COEFFICIENTS              | Fv = 2.104  |
- STRUCTURAL SYSTEM: LIGHT FRAMED WALLS WITH SHEAR PANELS
- \*RESPONSE MODIFICATION COEFFICIENT
- \*ANALYSIS PROCEDURE EQUIVALENT LATERAL FORCE
- |       |
|-------|
| R=6.5 |
|-------|
2. WIND: BASIC WIND SPEED (HAWAIIAN ISLANDS)
- |                                |                          |
|--------------------------------|--------------------------|
| 130 MPH                        |                          |
| EXPOSURE FACTOR                | EXPOSURE "B"             |
| *BUILDING CATEGORY             | "R"                      |
| *INTERNAL PRESSURE COEFFICIENT | G <sub>Cpi</sub> = ±0.18 |
- B. FOUNDATIONS:
1. ALLOWABLE SOIL BEARING PRESSURE
- |          |
|----------|
| 1500 PSF |
|----------|

## FOUNDATION/EXCAVATION/EARTHWORK:

- A. FOUNDATIONS WERE DESIGN BASED ON ASSUMED GEOTECHNICAL PARAMETERS AS NO GEOTECHNICAL SOILS INVESTIGATION REPORT WAS PREPARED OR AVAILABLE DURING DESIGN OF THIS PROJECT.
- B. FOOTINGS SHALL BEAR ON UNDISTURBED IN-SITU FIRM SOILS. BOTTOM OF FOOTING SHALL BE COMPACTED TO PROVIDE A RELIABLE, FIRM AND SMOOTH BEARING SURFACE PRIOR TO PLACEMENT OF REINFORCING STEEL AND CONCRETE. IF SOFT AND/OR LOOSE MATERIALS ARE ENCOUNTERED AT BOTTOM OF FOOTING EXCAVATIONS, POOR MATERIALS SHALL BE OVER-EXCAVATED TO EXPOSE UNDERLYING FIRM MATERIALS. OVER-EXCAVATION SHALL BE BACKFILLED WITH SELECT GRANULAR MATERIAL COMPACTED TO A MINIMUM OF 95% RELATIVE COMPACTION AT DETERMINED BY ASTM D1557 OR BOTTOM OF FOOTING MAY BE EXTENDED DOWN TO UNDERLYING COMPETENT MATERIAL.
- C. FILL MATERIAL SHALL BE "NON-EXPANSIVE" IN CHARACTER, AND OF AN ACCEPTABLE GRADATION. ALL IMPORTED MATERIAL SHOULD HAVE A PLASTICITY INDEX NOT EXCEEDING 25 AND AT LEAST 20% OF PARTICLES SHOULD PASS NO. 100 SIEVE.
- D. BACKFILL AROUND FOOTINGS AND FOUNDATIONS SHALL BE COMPACTED IN LAYERS BY PNEUMATIC TAMPER INTO A DENSE MASS. COMPACTED FILL SHALL CONSIST OF WELL GRADED CORAL, CRUSHED ROCK OR OTHER APPROVED MATERIAL. PLACE FILL IN 8" LOOSE LEVEL LIFTS AND COMPACT TO 90 PERCENT MINIMUM COMPACTION AS DETERMINED BY ASTM D1557.
- E. ALL EXCAVATIONS SHALL BE PROTECTED AND GUARDED BY CONTRACTOR AGAINST DANGER TO LIFE, LIMB AND PROPERTY. SHORING, SHEETING, CRIBBING AND LAGGING, AS REQUIRED TO PRESERVE EXCAVATIONS, EARTH BANKS AND ADJACENT STRUCTURES AND PROPERTY FREE FROM DAMAGE RESULTING FROM WORK SHALL BE PROVIDED AND INSTALLED BY CONTRACTOR.
- F. TONE AREA FOR UNDERGROUND UTILITIES PRIOR TO EXCAVATION.
- G. BACKFILL AGAINST BASEMENT WALLS AND PIT WALLS SUPPORTED AT TOP AND BOTTOM BY SLABS SHALL HAVE CURED FOR A MINIMUM OF 7 DAYS UNLESS WALLS ARE ADEQUATELY BRACED. FOR WALLS BACKFILLED ON BOTH SIDES, FILL MATERIAL SHALL BE PLACED IN SUCH A MANNER, THAT DIFFERENCE IN HEIGHT OF FILL SHALL NOT EXCEED TWO FEET AT ANY ONE TIME.
- H. FOUNDATIONS SHALL BE EMBEDDED 18 INCHES MINIMUM BELOW EXISTING GRADE.

## CONCRETE

- A. CONCRETE CONSTRUCTION SHALL CONFORM TO AMERICAN CONCRETE INSTITUTE ACI 318-11.
- B. ALL CONCRETE SHALL BE REGULAR WEIGHT CONCRETE AND SHALL DEVELOP THE MINIMUM 28-DAY COMPRESSIVE STRENGTHS OF 3000 PSI UNLESS NOTED OTHERWISE.
- | ELEMENTS          | 28 DAY STRENGTH (PSI) AGGREGATES | MAX. SIZE | SLUMP       |
|-------------------|----------------------------------|-----------|-------------|
| 1. FOOTINGS       | 3000                             | 1 1/2"    | 3 1/2"±1/2" |
| 2. SLABS-ON-GRADE | 3000                             | 3/4"      | 3 1/2"±1/2" |
| 3. MISCELLANEOUS  | 3000                             | 3/4"      | 3 1/2"±1/2" |
- C. ADMIXTURE USE SHALL BE AT CONTRACTOR'S OPTION, NOT SUBJECT TO ENGINEER'S APPROVAL.
- D. CONCRETE DELIVERY TICKETS SHALL RECORD ALL FREE WATER IN MIX: AT BATCHING PLANT, FOR CONSISTENCY BY DRIVER, AND ANY ADDITIONAL REQUEST BY THE CONTRACTOR IF PERMITTED BY MIX DESIGN.
- E. ALL INSERTS, ANCHOR BOLTS, PLATES AND OTHER ITEMS TO BE CASE IN CONCRETE SHALL BE HOT-DIPPED GALVANIZED ACCORDING TO ASTM A153 UNLESS OTHERWISE NOTED.

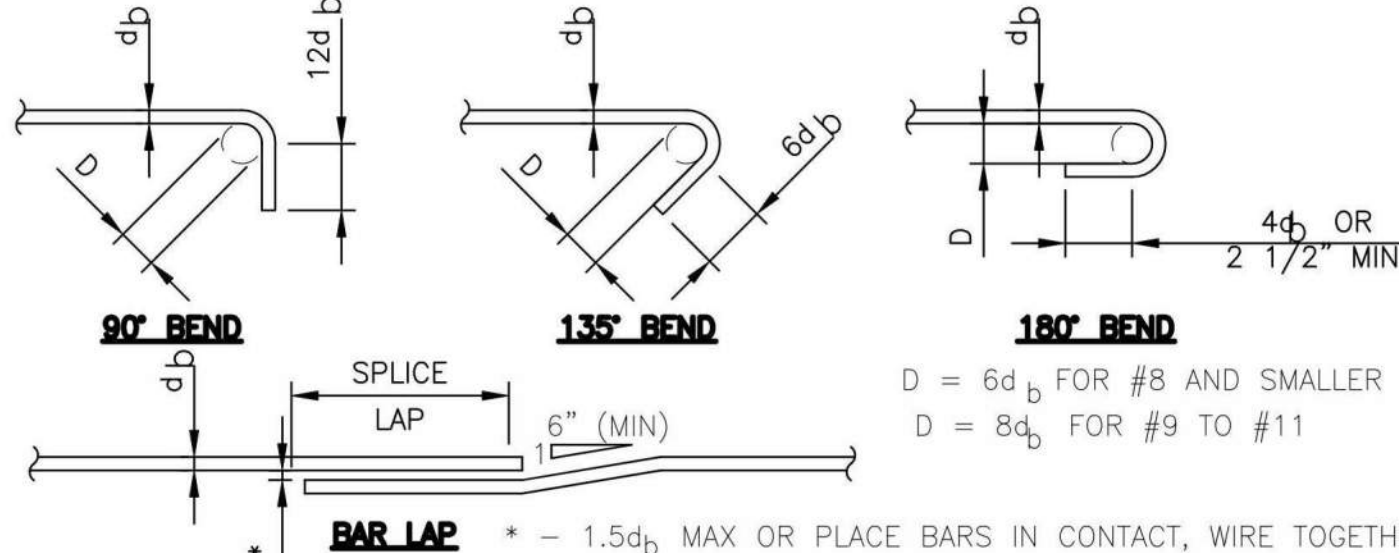
- F. REINFORCING BARS, ANCHOR BOLTS, INSERTS, AND OTHER ITEMS TO BE CAST IN CONCRETE SHALL BE SECURED IN POSITION PRIOR TO PLACEMENT OF CONCRETE.
- G. CONDUITS, PIPES, AND SLEEVES PASSING THROUGH A SLAB OR FOOTING AND NOT CONFORMING TO TYPICAL DETAILS SHALL BE LOCATED AND SUBMITTED TO DESIGN PROFESSIONAL OF RECORD FOR APPROVAL.
- H. CONDUITS, PIPES, AND SLEEVES EMBEDDED WITHIN A SLAB OR WALL (OTHER THAN THOSE PASSING THROUGH) SHALL BE: (1) NO LARGER IN OUTSIDE DIMENSION THAN 1/3 OVERALL SLAB OR WALL THICKNESS IN WHICH THEY ARE EMBEDDED; (2) PLACED IN MIDDLE 1/2 OF SLAB OR WALL THICKNESS; AND (3) SPACED NO CLOSER THAN 3 DIAMETERS OR WIDTHS ON CENTER.
- I. UNLESS OTHERWISE SHOWN, CONSTRUCTION JOINTS SHALL BE LOCATED BY CONTRACTOR(SUBJECT TO APPROVAL OF DESIGN PROFESSIONAL OF RECORD). JOINTS SHALL BE SO LOCATED AS TO LEAST IMPAIR STRENGTH OF STRUCTURE AND TO MINIMIZE SHRINKAGE STRESSES. PROVIDE DOWELS AS DIRECTED AND THOROUGHLY CLEAN AND ROUGHEN SURFACES BEFORE PROCEEDING WITH NEXT POUR (THIS REQUIREMENT APPLIES TO FLOORS AND WALLS).
- J. SEE ARCHITECTURAL DRAWINGS FOR CHAMFERS, EDGE RADI, DRIPS, REGLET, FINISHES, AND OTHER NON-STRUCTURAL ITEMS NOT SHOWN OR SPECIFIED ON STRUCTURAL DRAWINGS.
- K. NON-SHRINK GROUT SHALL BE A PREMIXED NON-METALIC FORMULA CAPABLE OF DELIVERING A MINIMUM COMPRESSIVE STRENGTH OF 3,000 PSI IN 1 DAY AND 5,000 PSI IN 28 DAYS.
- L. CONTRACTOR TO USE A WATER TO CEMENT RATIO OF 0.5 OR LESS UNLESS OTHERWISE SPECIFIED BY A LICENSED ENGINEER.

## REINFORCING STEEL:

- A. ALL REINFORCING BARS SHALL BE DEFORMED BARS CONFORMING TO ASTM A615, GRADE 60. STIRRUPS AND TIES SHALL BE GRADE 60.
- B. MINIMUM CONCRETE CLEAR COVER FOR REINFORCING BAR, UNLESS OTHERWISE NOTED:
- CONCRETE CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH 3"
  - CONCRETE EXPOSED TO EARTH OR WEATHER 2"
  - CONCRETE NOT EXPOSED TO WEATHER OR IN CONTACT WITH GROUND:
- |   |        |
|---|--------|
| SLABS, WALLS, JOISTS                        | 3/4"   |
| BEAMS, COLUMNS (TO TIES, STIRRUPS, SPIRALS) | 1-1/2" |
| 2. WELDED WIRE FABRIC                       | 2"     |
| 5. ALL OTHER CONDITIONS                     | 1-1/2" |
- C. REBAR POSITIONERS OR "CHAIRS" SHALL BE USED TO MAINTAIN REQUIRED MINIMUM CONCRETE CLEAR COVER FOR ALL BEAM, COLUMN, AND WALL REINFORCING AT FACES AT EXPOSED TO WEATHER.
- D. BAR BENDS AND HOOKS SHALL BE "STANDARD HOOKS" IN ACCORDANCE WITH ACI 318.
- E. REINFORCING STEEL SHALL BE SPLICED WHERE INDICATED ON PLANS. PROVIDE LAP SPLICE LENGTH PER TYPICAL DETAILS AND SCHEDULE, UNLESS OTHERWISE NOTED.

BAR SIZE	MINIMUM SPLICE & EMBEDMENT LENGTHS				
	LAP SPLICE		EMBEDMENT		
	BOTTOM BAR OR WALL BAR	TOP BAR	BOTTOM BAR OR WALL BAR	TOP BAR	WITH STANDARD HOOK
#3, #4	24"	30"	18"	24"	12"
#5	30"	38"	22"	30"	14"
#6	36"	46"	28"	36"	18"
#7	50"	66"	40"	50"	20"

NOTES: (1) LENGTHS ARE FOR CONCRETE WITH REBAR SPACED 6 BAR DIAMETERS MINIMUM. INCREASE 25% FOR BARS SPACED LESS THAN 6 BAR DIAMETERS. (2) "TOP BARS" ARE HORIZONTAL BARS WITH 12" OR MORE OF CONCRETE CAST BELOW.



## LUMBER:

- A. LUMBER SHALL BE TERMITE AND ROT PRESSURE PRESERVATIVE TREATED COASTAL DOUGLAS FIR CONFORMING WITH STANDARD GRADING AND DRESSING RULES OF WEST COAST LUMBER INSPECTION BUREAU (WCLIB).
- B. UNLESS OTHERWISE NOTED, STRUCTURAL MEMBERS SHALL HAVE FOLLOWING GRADES OR BETTER:
- 2X4 STUDS.....STUD GRADE
  - 2X6 STUDS.....GRADE NO. 2
  - JOISTS AND RAFTERS.....GRADE NO. 2
  - 4X HEADERS.....GRADE NO. 1
  - 4X POSTS.....GRADE NO. 1
- C. SHEATHING SHALL BE IDENTIFIED WITH APPROPRIATE TRADEMARK OF AMERICAN PLYWOOD ASSOCIATION, AND SHALL MEET REQUIREMENTS OF LATEST EDITION OF U.S. PRODUCT STANDARD PS1 OR APA'S PERFORMANCE STANDARDS.
- ROOF SHEATHING SHALL BE 5/8" CDX APA RATED SHEATHING, EXPOSURE 1, 32/16 SPAN RATING.
  - INTERIOR WALL SHEATHING SHALL BE STR. 1 APA RATED SHEATHING, EXPOSURE 1, 16" O.C. SPAN RATING.
  - FLOOR SHEATHING SHALL BE 3/4" CDX APA RATED SHEATHING, EXPOSURE 1, 48/24 SPAN RATING.
  - INTERIOR GYPSUM WALL SHEATHING SHALL BE 5/8" THICK, TYPE "X".
  - EXTERIOR WALL SHEATHING SHALL BE STR. 1 APA RATED SIDING SHEATHING, EXTERIOR EXPOSURE, 16" O.C. SPAN RATING.
- D. PROVIDE MINIMUM NAILING PER TABLE 23-II-B-1 OF 2006 IBC. (SEE SCHED. BELOW)
- E. NAILS SHALL BE GALVANIZED COMMON NAILS.
- F. BOLTS SHALL CONFORM TO ASTM A307.
- G. PREFABRICATED FRAMING HARDWARE SHALL BE SIMPSON STRONG TIE, GALVANIZED, OR APPROVED EQUAL. INSTALL PER MANUFACTURER'S RECOMMENDATIONS.
- H. PLACE A LAYER OF 30# ROOFING FELT BETWEEN ALL WOOD MEMBERS AND CONCRETE OR MASONRY SURFACES.
- MINIMUM NAILING SCHEDULE:
- | CONNECTION                                | COMMON NAILING    |
|---|-------------------|
| JOIST TO TOP PLATE OR GIRDER, TOE NAIL    | 3-8d              |
| BRIDGING TO JOIST, TOE NAIL EACH END      | 2-8d              |
| SOLE PLAT TO JOIST OR BLOCKING, FACE NAIL | 16d@16"O.C.       |
| STUD TO SOLE PLATE, TOE NAIL              | 4-8d              |
| DOUBLE TOP PLATE:                         | DOUBLE TOP PLATE: |
| LOWER PLATE TO STUD, FACE NAIL            | 2-20d             |
| UPPER PLATE TO LOWER PLATE, FACE NAIL     | 16d@16"O.C.       |
| TOP PLATE, LAPS AND INTER., FACE NAIL     | 2-16d             |
| RAFTER (OR TRUSS) TO PLATE, TOE NAIL      | 3-8d              |
| BUILT-UP CORNER STUDS                     | 16d@36"O.C.       |
| CONT. HEADER TO STUD, TOE NAIL            | 4-8d              |
| SOLID BLOCKING TO JOIST                   | 4-8d              |

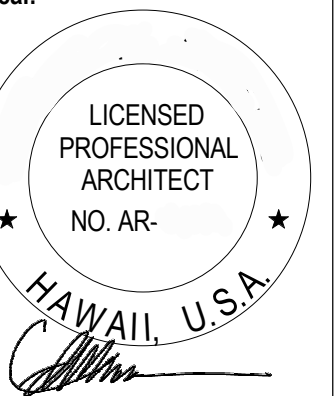
## GLUED LAMINATED TIMBER:

- A. ALL MATERIALS, FABRICATIONS, AND QUALITY CONTROL SHALL CONFORM TO AMERICAN NATIONAL STANDARD ANSI/AITC A190.1.
- B. GLUED LAMINATED TIMBER SHALL BE TERMITE AND ROT PRESSURE TREATED DOUGLAS FIR.
- C. SIMPLE SPAN GLUED LAMINATED TIMBER SHALL BE 24F-V4 WITH 1,600 FOOT RADIUS CAMBER.
- D. CANTILEVER OR CONTINUOUS GLUED LAMINATED TIMBER SHALL BE 24F-V4 WITH CAMBER AS SHOWN ON DRAWINGS.
- E. ADHESIVE SHALL BE FOR WET CONDITION OF USE.
- F. EXPOSED OR PARTIALLY EXPOSED MEMBERS SHALL BE ARCHITECTURAL APPEARANCE GRADE. CONCEALED MEMBERS SHALL BE INDUSTRIAL APPEARANCE GRADE.

## SPECIAL INSPECTION:

- A. CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING THAT SPECIAL INSPECTION OF PORTIONS OF WORK, AS REQUIRED BY LOCALLY ADOPTED CURRENT BUILDING CODE, BE MADE AT APPROPRIATE TIME. CONTRACTOR SHALL GIVE TIMELY NOTICE (48 HOURS MINIMUM) OF WHEN AND WHERE INSPECTIONS ARE TO BE MADE AND PROVIDE ACCESS FOR INSPECTOR. CONTRACTOR SHALL CORRECT DEFECTIVE WORK AT NO ADDITIONAL COST TO OWNER AND PAY FOR RE-INSPECTION. SPECIAL INSPECTOR SHALL BE HIRED BY OWNER.
- B. THE FOLLOWING STRUCTURAL WORK FOR THIS PROJECT REQUIRE SPECIAL INSPECTIONS
16. SHEATHED SHEAR WALLS AND DIAPHRAGMS
  17. COMPLETE LOAD PATH AND UPLIFT TIES
- C. SPECIAL INSPECTION IS NOT REQUIRED FOR FOUNDATION CONCRETE AND REINFORCING STEEL FOUNDATIONS WERE DESIGNED WITH f'c = 2,500 PSI.
- D. SPECIAL INSPECTION IS NOT REQUIRED FOR BOLTS INSTALLED IN CONCRETE. EMBEDDED BOLTS WERE DESIGNED WITHOUT STRESS INCREASES.
- E. SPECIAL INSPECTION IS NOT REQUIRED FOR CMU. CMU HAS BEEN DESIGNED USING ALLOWABLE STRESS DESIGNED WITHOUT SPECIAL INSPECTION.
- F. SPECIAL INSPECTIONS DO NOT RELIEVE GENERAL CONTRACTOR OF HIS RESPONSIBILITIES TO COMPLETE THE PROJECT IN ACCORDANCE WITH CONSTRUCTION DOCUMENTS AND TO BE RESPONSIBLE FOR SAFETY ON JOBSITE.
- G. SPECIAL INSPECTOR SHALL SUBMIT A FINAL REPORT TO BUILDING DEPARTMENT, STATING WHETHER WORK REQUIRING SPECIAL INSPECTION WAS, TO BEST OF HIS/HER KNOWLEDGE, IN CONFORMANCE WITH CONSTRUCTION DOCUMENTS AND APPLICABLE WORKMANSHIP PROVISIONS OF BUILDING CODE. SUBMITTALS TO ARCHITECT, STRUCTURAL ENGINEER AND OWNER ARE OPTIONAL.
- H. NOTIFY BUILDING INSPECTOR, SPECIAL INSPECTOR, AND DESIGN PROFESSIONAL OF RECORD AT LEAST 48 HOURS PRIOR TO EACH DESIRED INSPECTION:
1. FOUNDATION/SLAB INSPECTION: TERMITE TREATMENT CERTIFICATE; AFTER FOOTING EXCAVATIONS ARE COMPLETE AND REQUIRED REINFORCING STEEL FORMS ARE IN PLACE; AFTER ALL IN-SLAB OR UNDER-FLOOR ANCILLARY ITEMS ARE IN PLACE.
  2. FRAME INSPECTION: AFTER ROOF, ALL FRAMING, FIRE BLOCKING, BRACING, AND METAL CONNECTORS ARE IN PLACE; ALL PIPES, CHIMNEYS AND VENTS ARE COMPLETED; AND ROUGH ELECTRICAL, PLUMBING OR MECHANICAL INSTALLATIONS ARE APPROVED.
  3. FINAL INSPECTION: AFTER FINISH GRADING AND BUILDING IS COMPLETED AND READY FOR OCCUPANCY.

Seal:



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EXPIRATION DATE: 04/30/2024

Issue Dates:

Date	Description
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Drawn By:

Author

Scale:

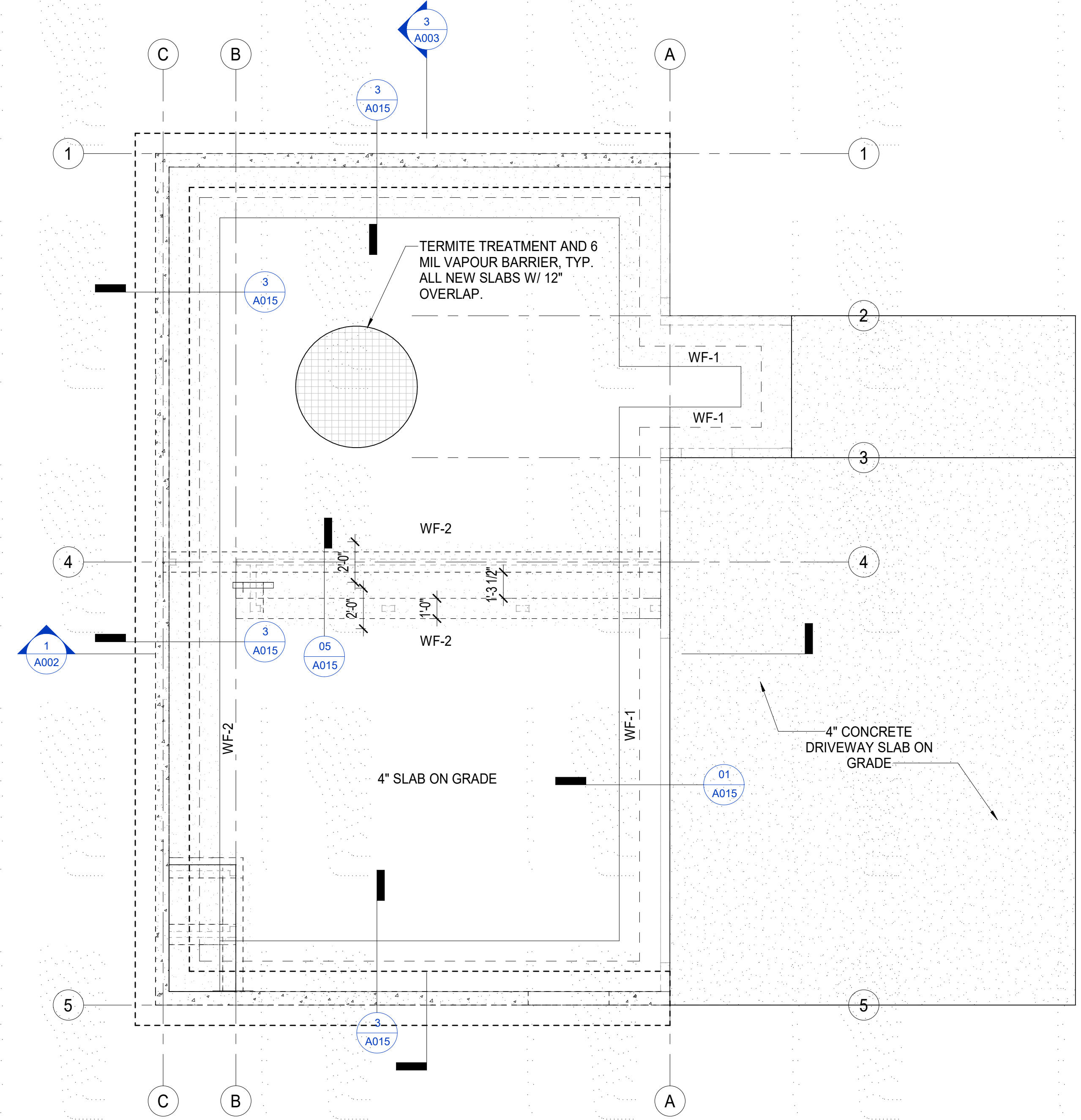
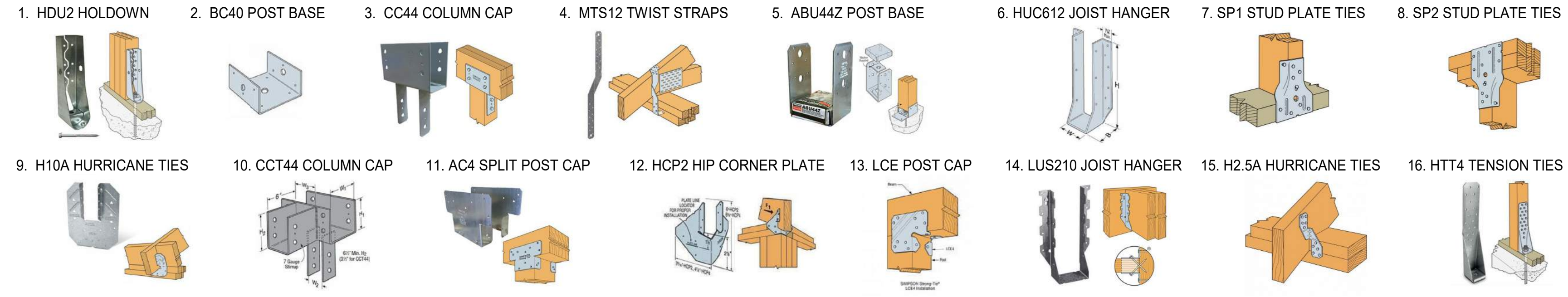
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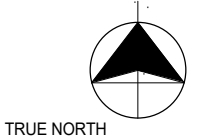
STRUCTURAL NOTES

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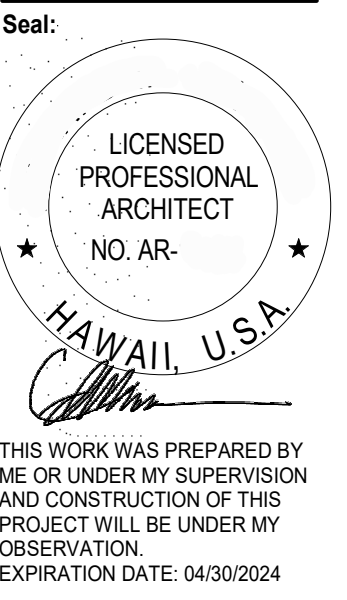


**FOUNDATION PLAN 1**

1/4" = 1'-0"



912 IKENA CIRCLE  
 912 IKENA CIR, HONOLULU, HI 96821  
 TMK: 37020030



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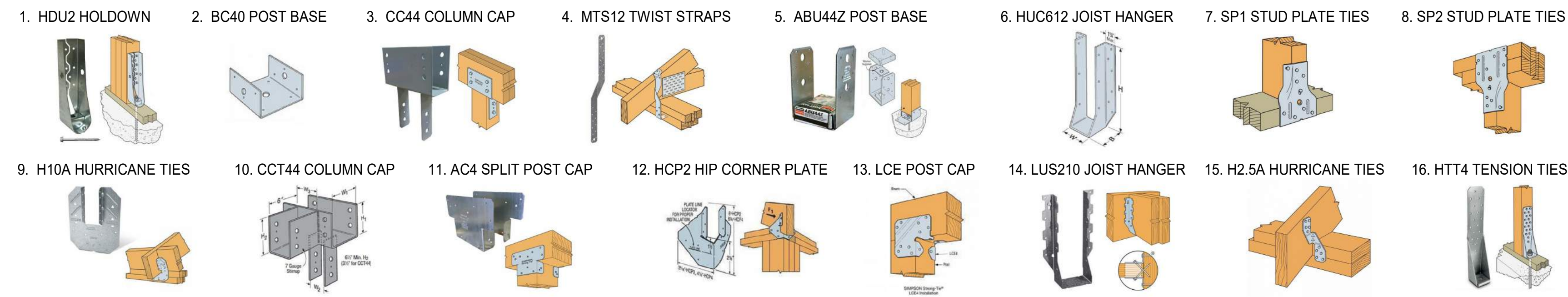
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Date	Description

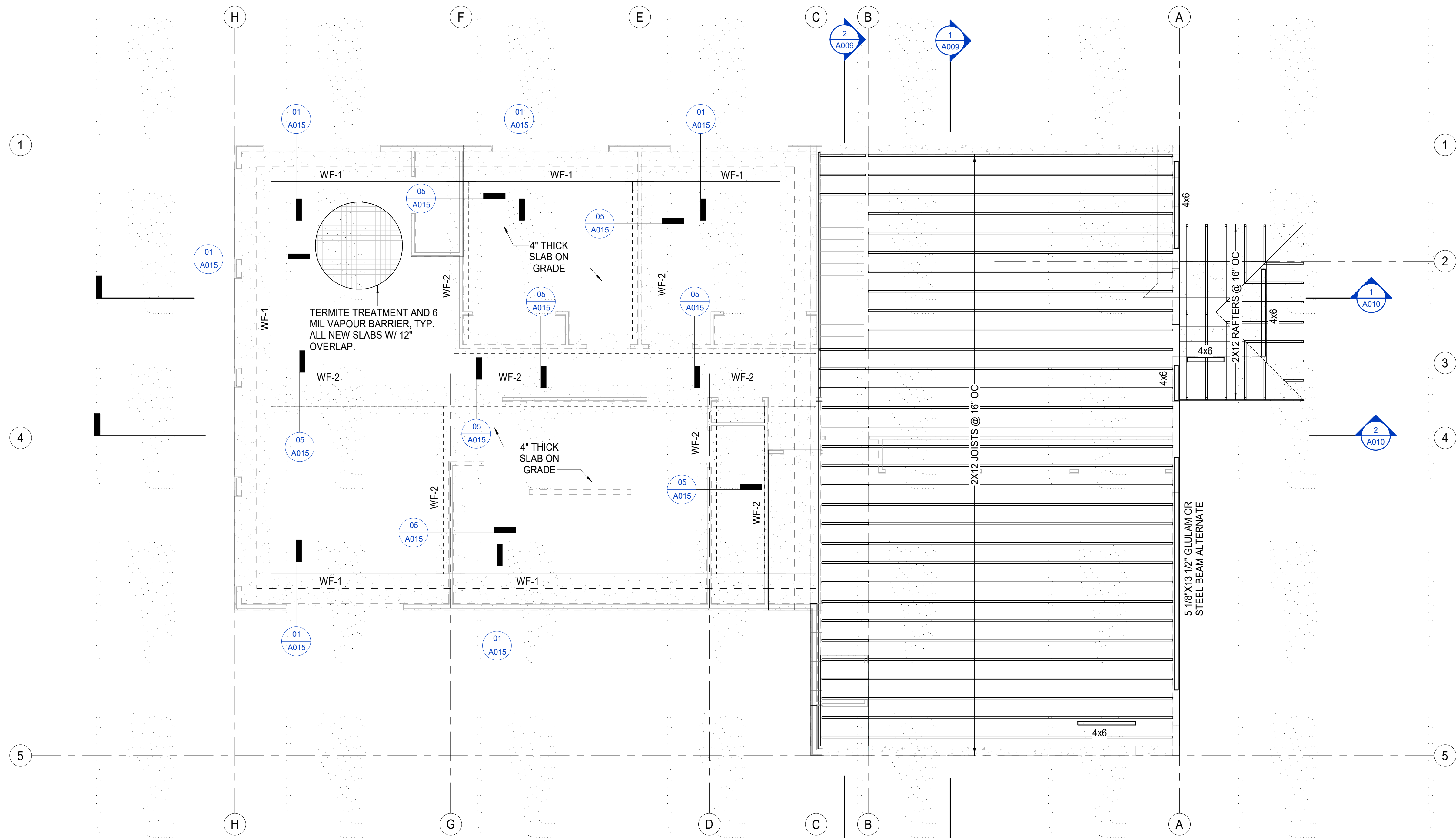
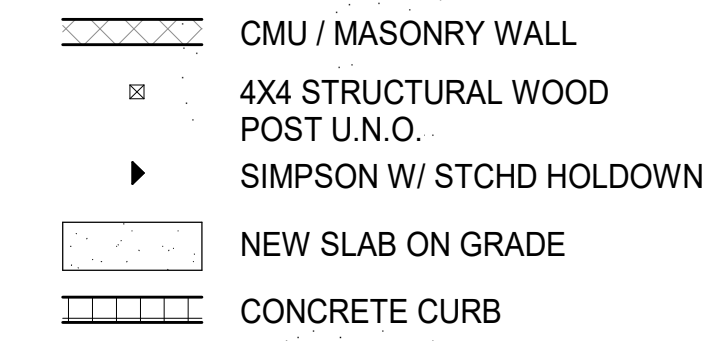
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 Author  
**Scale:**  
 As indicated  
**Date:**  
 06/20/2023  
**Title:**  
 FOUNDATION PLAN

**S001**

**STRUCTURAL KEY**



**FOUNDATION PLAN LEGEND**



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912 IKENA CIRCLE  
912 IKENA CIR, HONOLULU, HI 96821  
TMK: 37020030

Seal:

LICENSED PROFESSIONAL ARCHITECT  
NO. AR-  
HAWAII, U.S.A.

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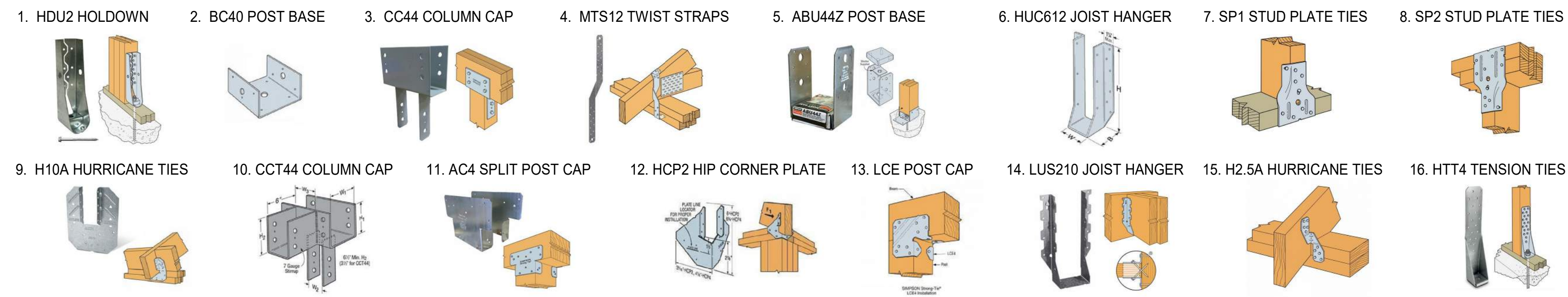
Issue Dates:

Date	Description

Drawn By: \_\_\_\_\_  
Author \_\_\_\_\_  
Scale: \_\_\_\_\_  
As indicated  
Date: \_\_\_\_\_  
06/20/2023  
Title: \_\_\_\_\_  
SECOND FLOOR FRAMING PLAN

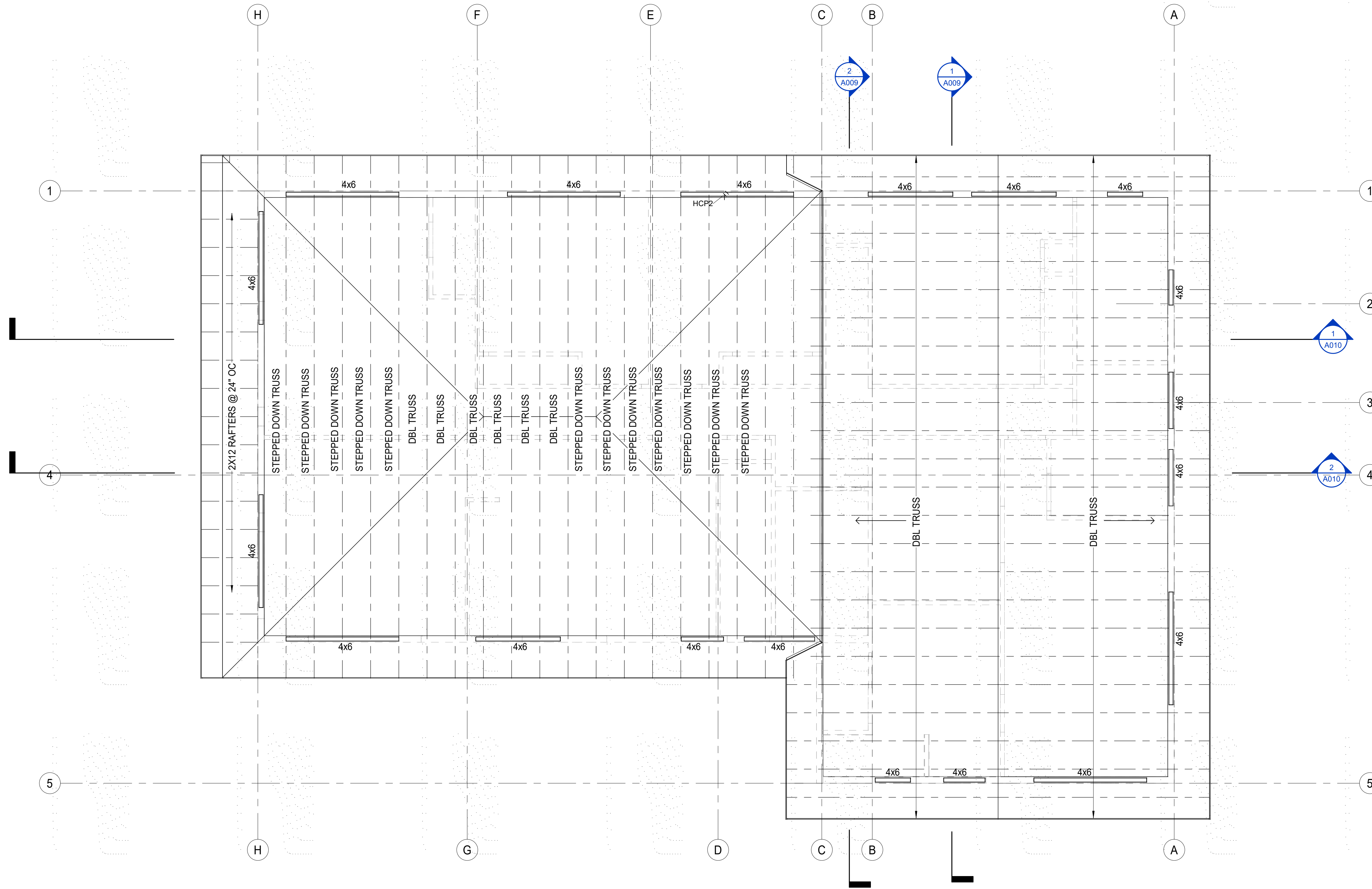
**S002**

**STRUCTURAL KEY**



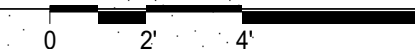
**STRUCTURAL FLOOR PLAN LEGEND**

- 1. VERIFY ALL DIMENSIONS TO EXISTING CONDITIONS IN FIELD.
- WALLS BELOW
- MASONRY WALL



**ROOF FRAMING PLAN 1**

1/4" = 1'-0"

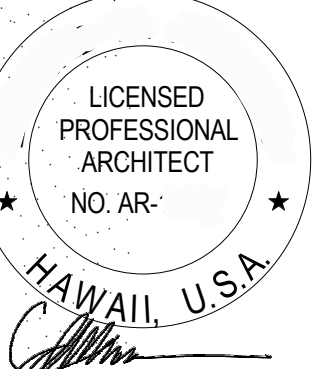


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912 IKENA CIRCLE

912 IKENA CIR, HONOLULU, HI 96821  
TMK: 37020030

Seal:



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EXPIRATION DATE: 04/30/2024

Issue Dates:

Date	Description

Drawn By:

Author

Scale:

As indicated

Date:

06/20/2023

Title:

**ROOF FRAMING PLAN**

**S003**

