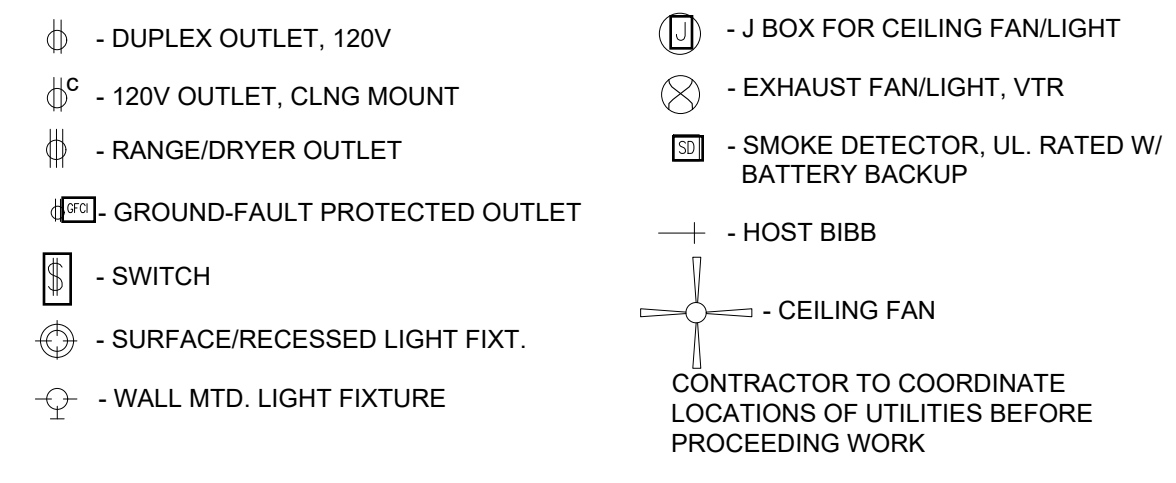


LOCATION PLAN
NTS

SHEET NOTES:

- EXTERIOR WALLS: 2X4 STUDS @ 16" OC (2x6 STUD WHERE OCCURS). HORIZONTAL LAP SIDING OVER WEATHER BARRIER EXTERIOR SIDE. 1/2" GYPSUM BOARD INTERIOR SIDE.
- UNLESS NOTED OTHERWISE, INTERIOR PARTITIONS: 2X4 STUDS @ 16" OC (2x6 WHERE OCCURS). 1/2 GYPSUM BOARD BOTH SIDES.

ELEC SYMBOLS



2015 IECC STATE ENERGY CODE

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

Building Component Systems

Signature: _____ Date: 02/28/2023

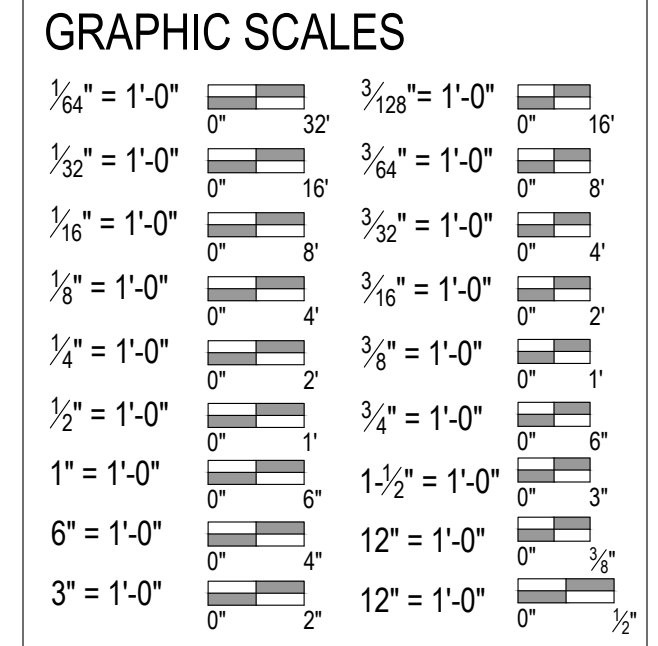
Name: _____

Title: _____

License No.: _____

SCOPE OF WORK

DETACHED ADU, GARAGE, CARPORT AND STORAGE SHED.



GENERAL NOTES

- WORK SHALL CONFORM TO THE 2018 INTERNATIONAL RESIDENTIAL CODE STANDARDS, WITH AMENDMENTS, AND THE HOUSING CODE OF THE CITY & COUNTRY OF HONOLULU.
- CONTRACTOR TO VERIFY EXISTING CONDITIONS AND DIMENSIONS AND DIMENSIONS BEFORE PROCEEDING W/ WORK. NOTIFY OWNER OF ANY DISCREPANCIES.
- CONTRACTOR TO COORDINATE WORK W/ THE VARIOUS DISCIPLINES, TO INSURE NO INTERFERENCE W/ STRUCTURAL ELEMENTS. DO NOT PENETRATE FOOTINGS, BEAMS, POSTS, AND OTHER STRUCTURAL ELEMENTS W/O APPROVAL BY THE ARCHITECT.
- ALL STUD DIMENSIONS SHOWN ARE FROM FACE TO FACE, UON
- DESIGN CRITERIA: 2018 IRC w/ LOCAL AMENDMENTS
 - A. FLOOR: 40 PSF LIVE LOAD
 - B. ROOF: 16 PSF LIVE LOAD
- PRESSURE PRESERVATIVE TREAT FRAMING LUMBER, SHEATHING, ROUGH BLOCKING & NAILERS. FIELD TREAT CUTS.
- TERMITE TREAT BELOW SLAB W/EPA & LOCALLY APPROVED TOXICANT BY A LICENSED APPLICATOR IN THE STATE OF HAWAII. PROVIDE INDUSTRY STANDARD THREE YEAR WARRANTY.
- ELECTRICAL WORK SHALL CONFORM TO THE ELECTRICAL CODE OF THE CITY & COUNTY OF HONOLULU.
- NO IRRIGATION OR AUTOMATIC FIRE SPRINKLER SYSTEM WILL BE CONNECTED TO THE WATER METER. ALL NEW PLUMBING FIXTURES TO BE LOW FLOW TYPE.
- PLUMBING WORK SHALL CONFORM TO THE PLUMBING CODE OF THE CITY & COUNTRY OF HONOLULU. ALL NEW PLUMBING FIXTURES TO BE LOW FLOW TYPE.

ZONING INFORMATION

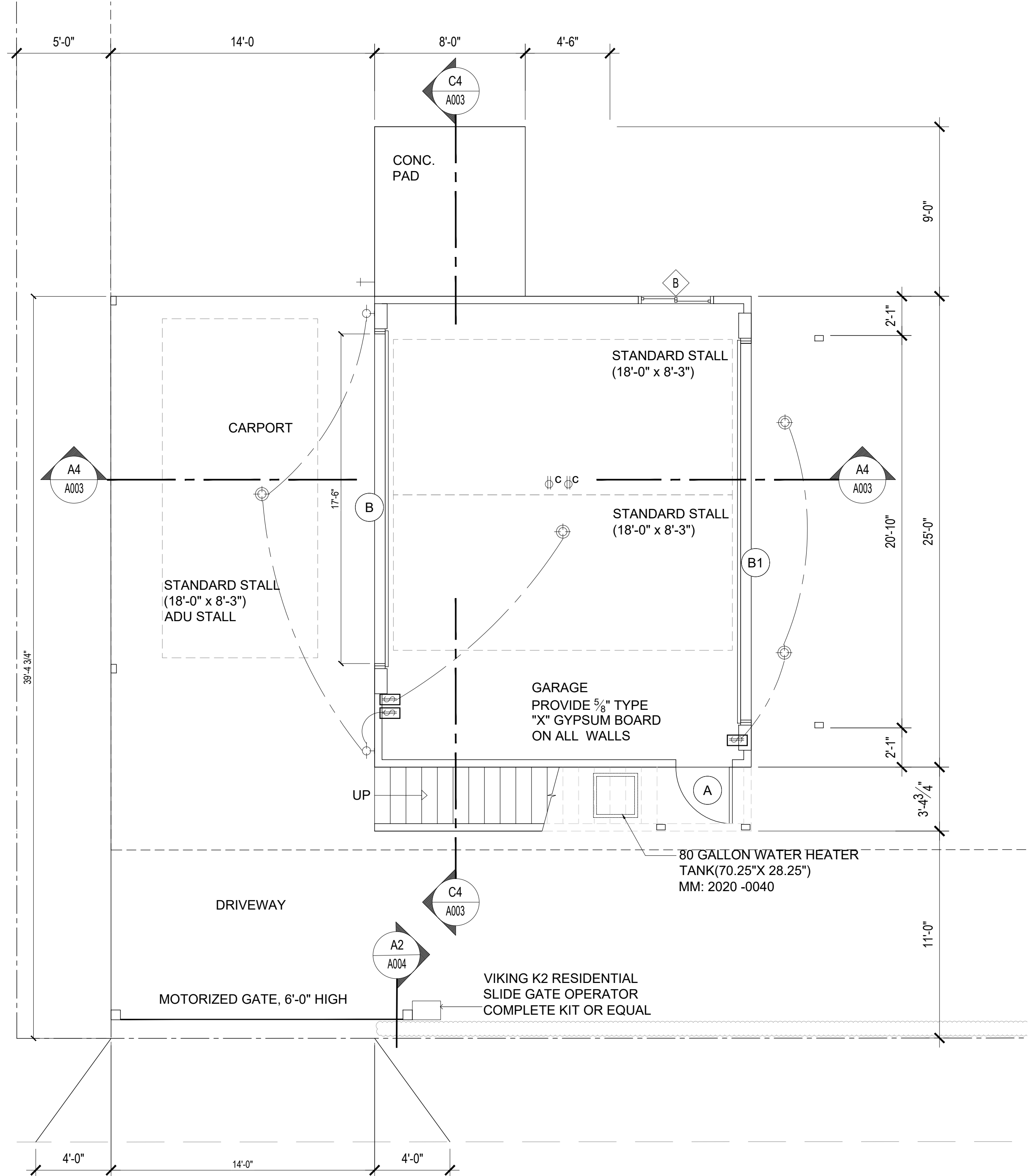
LOT SIZE:	1.304 Ac.
ZONING:	COUNTRY
TAX MAP KEY:	5-9-028-007
YARD SETBACKS:	5'-0" @ SIDES 10'-0" @ FRONT
EXISTING FLOOR AREA:	2693 SF
NEW FIRST FLOOR AREA:	848 SF
NEW SECOND FLOOR AREA:	500 SF
TOTAL AREA:	4041 SF
PARKING REQUIRED:	4 STALLS
PARKING PROVIDED:	4 STALLS

INDEX TO DRAWINGS

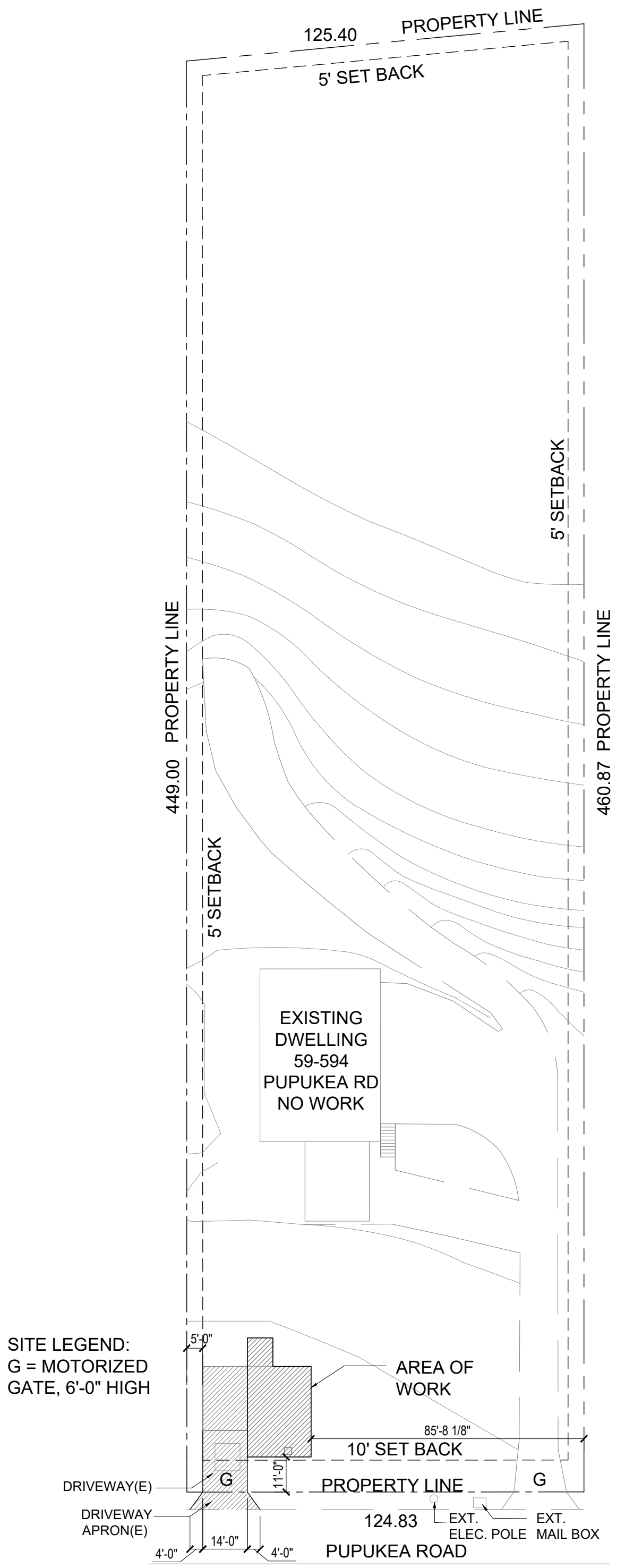
- 001 SITE PLAN
- A001 FLOOR PLANS
- A002 EXTERIOR ELEVATIONS
- A003 INTERIOR ELEVATIONS AND SECTIONS
- A004 DETAILS

RESIDENTIAL STORM WATER MANAGEMENT NOTES FOR SINGLE-FAMILY AND TWO-FAMILY DWELLING PROJECTS:

- USE SITE DESIGN STRATEGIES TO REDUCE THE IMPERVIOUS SURFACE AREAS TO THE MAXIMUM EXTENT PRACTICAL. THE TOTAL IMPERVIOUS SURFACE AREA FOR THE LOT MAY NOT EXCEED 75%, PER LUO SECTION 21-3.70.1(G).
- TOTAL IMPERVIOUS AREA = 52%.



PARTIAL ENLARGED SITE PLAN/FIRST FLOOR PLAN
1/4" = 1'-0"



PLOT/SITE PLAN
1/32" = 1'-0"

PROPOSED ADU, GARAGE & CARPORT

59-594 PUPUKEA ROAD
KANEHOHE, HI 96744
TMK: 5-9-028-007

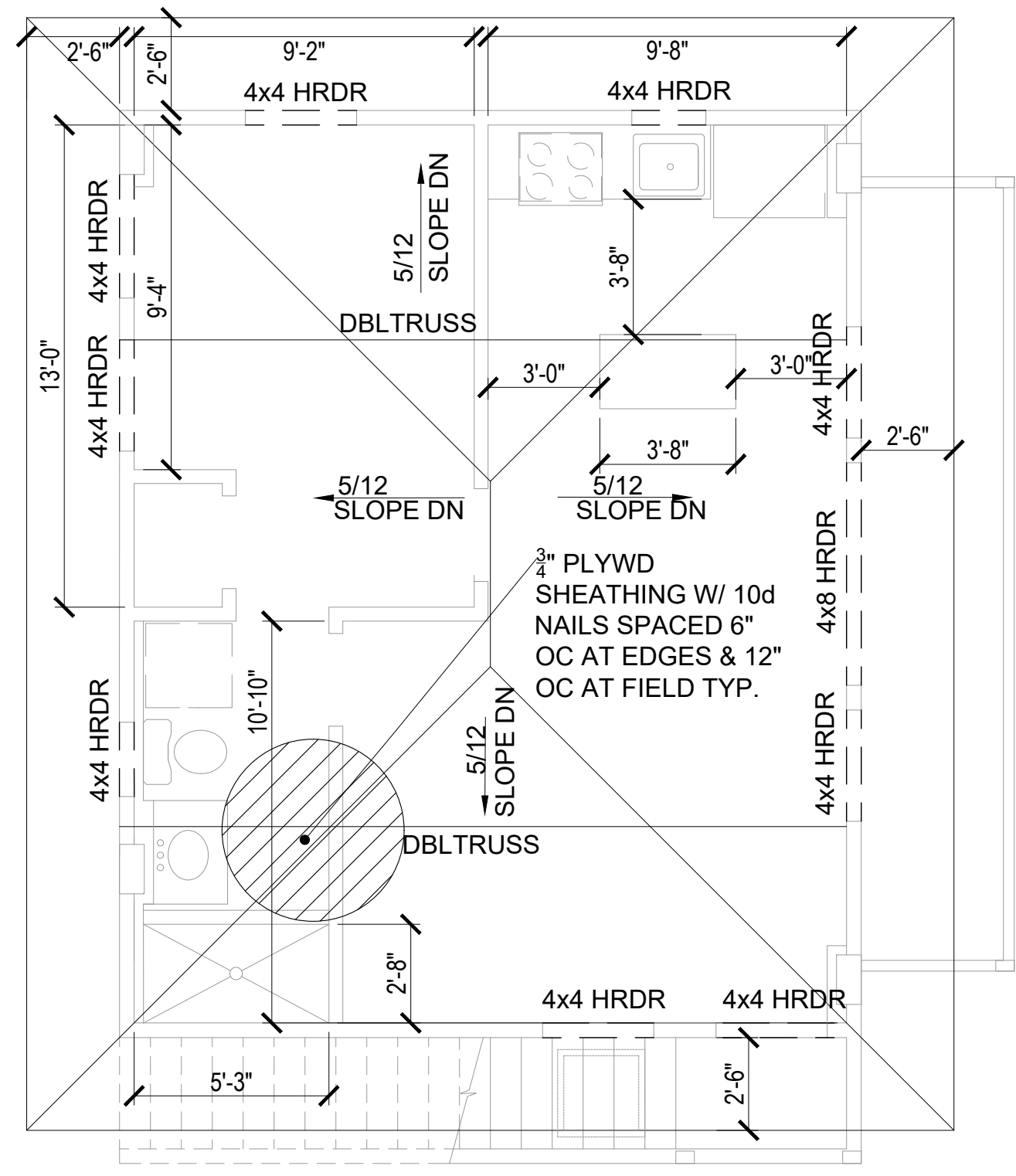
LICENSED PROFESSIONAL ENGINEER
No. _____
EXP DATE 04/30/24
THIS WORK WAS PREPARED BY ME OR UNDER MY SUPERVISION AND CONSTRUCTION OF THIS PROJECT WILL BE UNDER MY OBSERVATION

REVISION	NO.

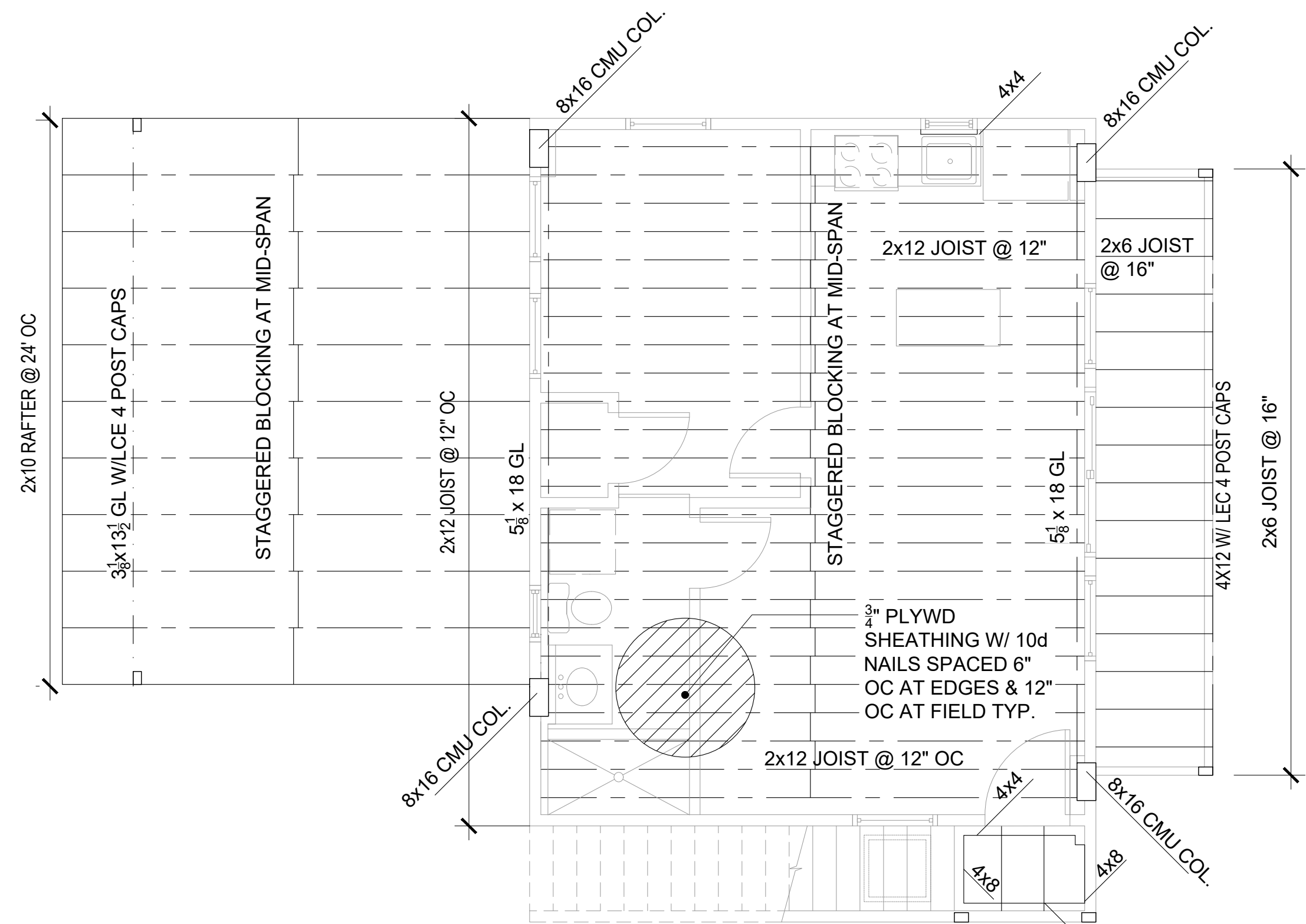
DATE: MAR 4, 2021

SHEET NO.: **001**

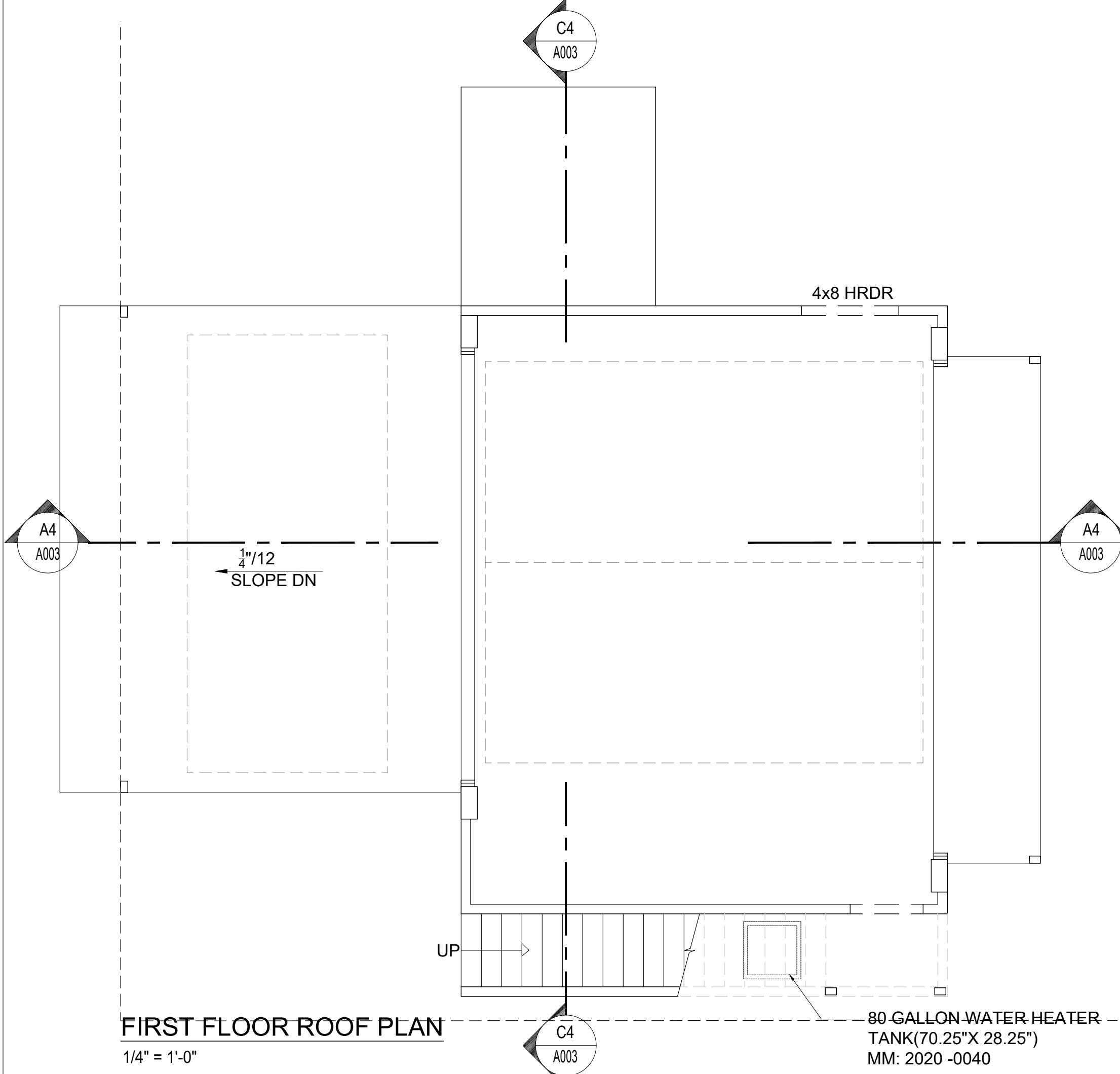
IF DRAWING IS NOT 24"X36", IT IS A REDUCED PRINT



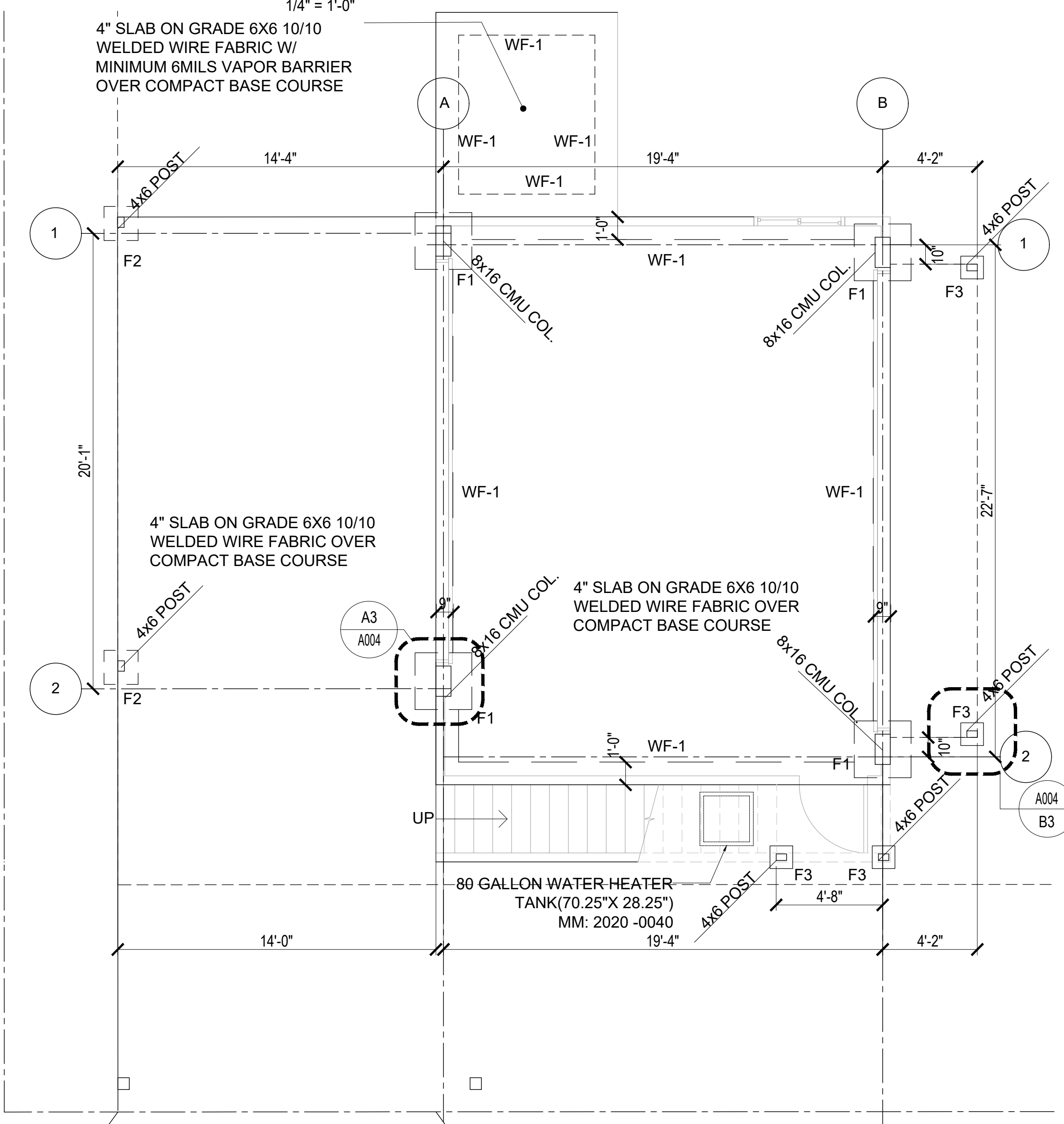
ROOF FRAMING PLAN (BEAM AND RAFTER)
1/4" = 1'-0"



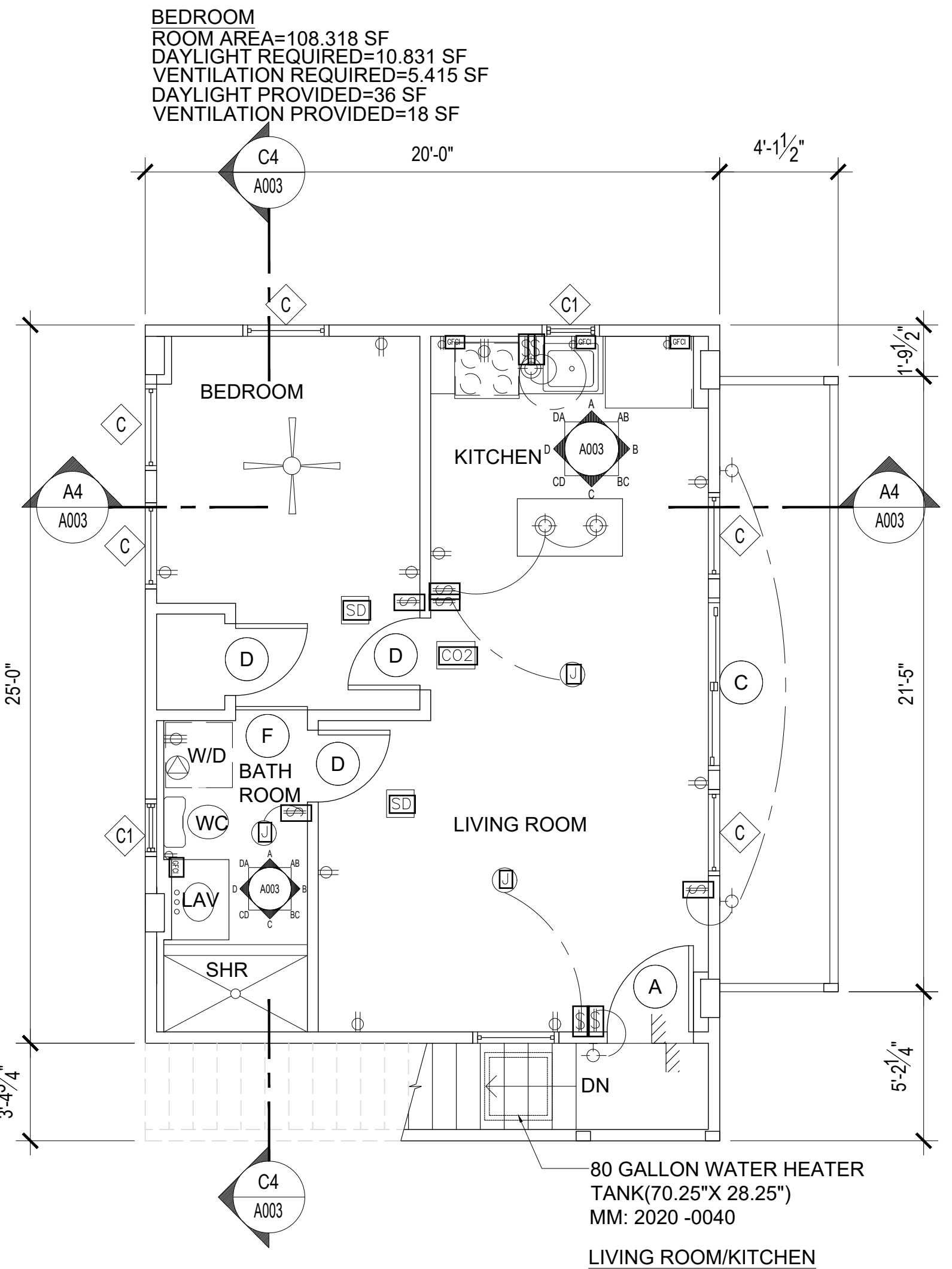
SECOND FLOOR FRAMING PLAN
1/4" = 1'-0"



FIRST FLOOR ROOF PLAN
1/4" = 1'-0"



FOUNDATION PLAN
1/4" = 1'-0"



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

GRAPHIC SCALES

3/64" = 1'-0"	1/32" = 1'-0"	3/128" = 1'-0"
1/32" = 1'-0"	1/16" = 1'-0"	3/64" = 1'-0"
1/16" = 1'-0"	3/32" = 1'-0"	1/8" = 1'-0"
1/8" = 1'-0"	3/16" = 1'-0"	1/4" = 1'-0"
1/4" = 1'-0"	3/8" = 1'-0"	1/2" = 1'-0"
1/2" = 1'-0"	3/4" = 1'-0"	1" = 1'-0"
1" = 1'-0"	1 1/2" = 1'-0"	2" = 1'-0"
2" = 1'-0"	3" = 1'-0"	

ELEC SYMBOLS

- DUPLEX OUTLET, 120V
- RANGE/DRYER OUTLET
- GROUND-FAULT PROTECTED OUTLET
- SWITCH
- SURFACE/RECESSED LIGHT FIXT.
- WALL MTD. LIGHT FIXTURE
- WASHER CONNECTION
- J BOX FOR CEILING FAN/LIGHT
- SMOKE DETECTOR
- CARBON MONOXIDE DETECTOR COMBO, UL 2034 RATED W/ BATTERY BACKUP
- HOST BIBB
- CEILING FAN

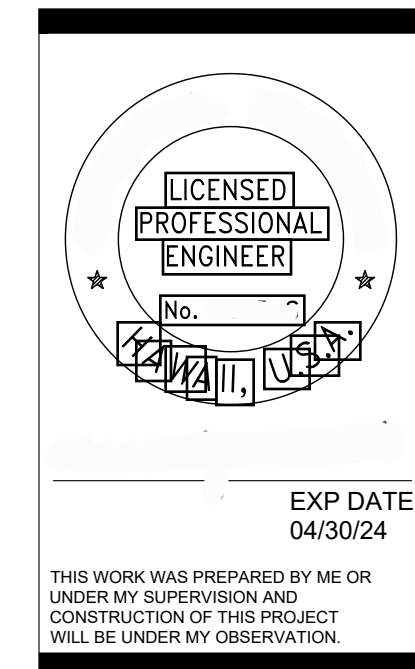
SHEET NOTES:

- EXTERIOR WALLS: 2X4 STUDS @ 16" OC (2X6 STUD WHERE OCCURS), HORIZONTAL LAP SIDING OVER WEATHER BARRIER EXTERIOR SIDE. 1/2" GYPSUM BOARD INTERIOR SIDE.
- UNLESS NOTED OTHERWISE, INTERIOR PARTITIONS: 2X4 STUDS @ 16" OC (2X6 WHERE OCCURS), 1/2" GYPSUM BOARD BOTH SIDES.
- PROVIDE GFCI OUTLETS AT KITCHEN & BATH ROOMS.
- THE ALARM DEVICES SHALL BE INTERCONNECTED IN A MANNER THAT THE ACTUATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS IN THE INDIVIDUAL UNIT. THE ALARM SHALL BE CLEARLY AUDIBLE IN ALL BEDROOMS OVER BACKGROUND NOISE WALL INTERVENING DOORS CLOSED.

FOOTING DETAILS:
 F1-30"x30"x14" THICK FTG. W/3#4 EA.WAY
 F2-18"x18"x14" THICK FTG. W/3#4 EA.WAY
 F3-12"x12"x12" THICK FTG. W/2#4 EA.WAY

BEDROOM
 ROOM AREA=108.318 SF
 DAYLIGHT REQUIRED=10.831 SF
 VENTILATION REQUIRED=5.415 SF
 DAYLIGHT PROVIDED=36 SF
 VENTILATION PROVIDED=18 SF

LIVING ROOM/KITCHEN
 ROOM AREA=275.718 SF
 DAYLIGHT REQUIRED=27.571 SF
 VENTILATION REQUIRED=13.785 SF
 DAYLIGHT PROVIDED=63 SF
 VENTILATION PROVIDED=31.5 SF



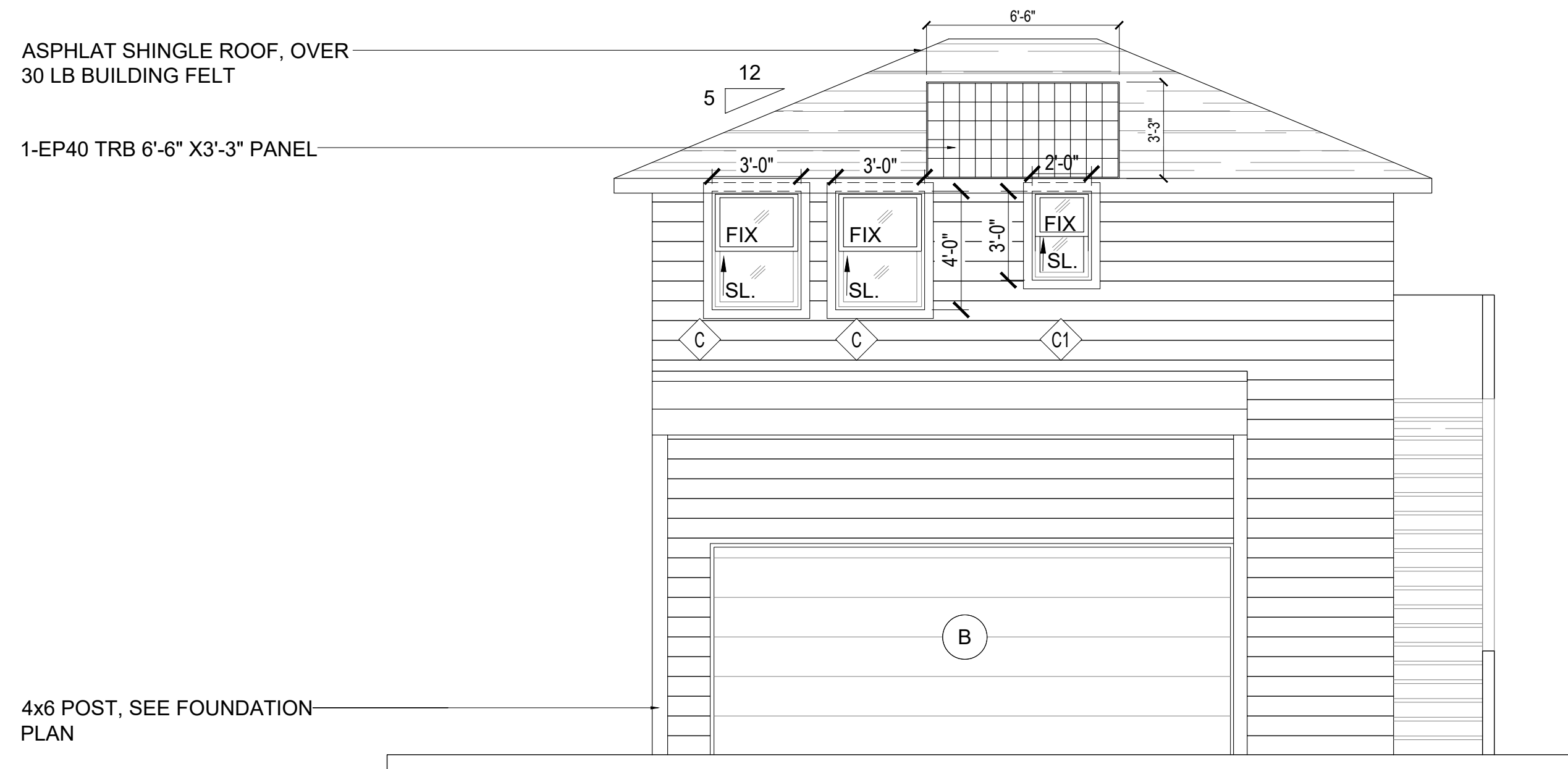
PROPOSED ADU, GARAGE & CARPORT
 59-594 PUPUKEA ROAD
 KANEHOHE, HI 96744
 TMK: 5-9-028-007

FLOOR PLANS

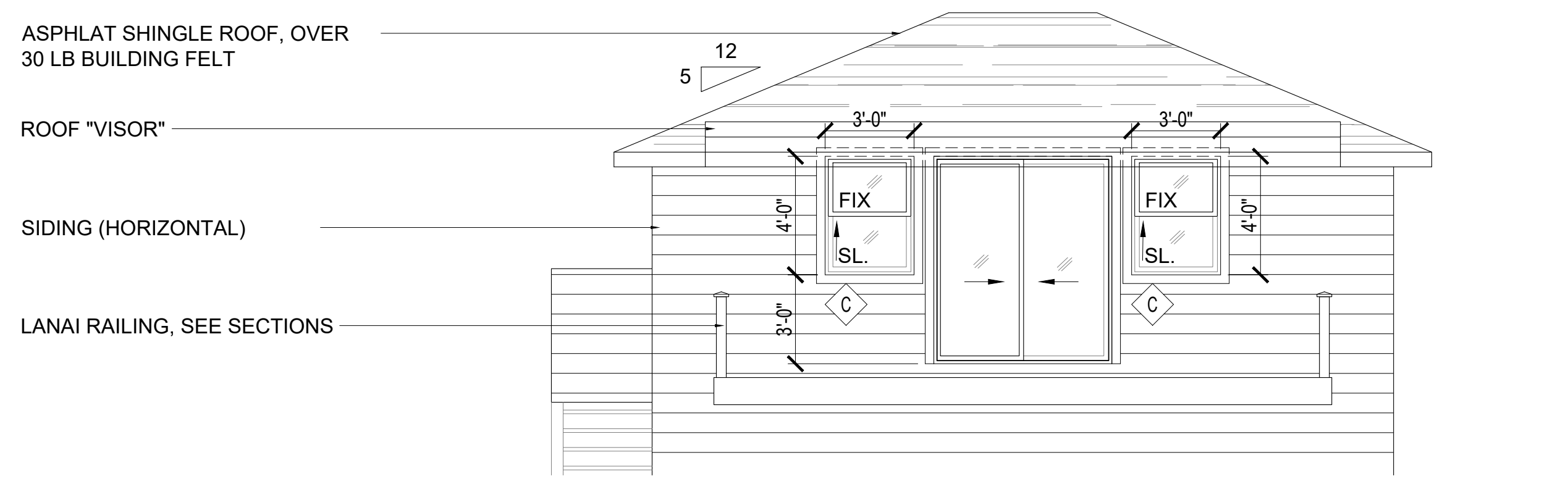
REVISION	NO.

DATE: MAR 4, 2021
 SHEET NO.: **A001**

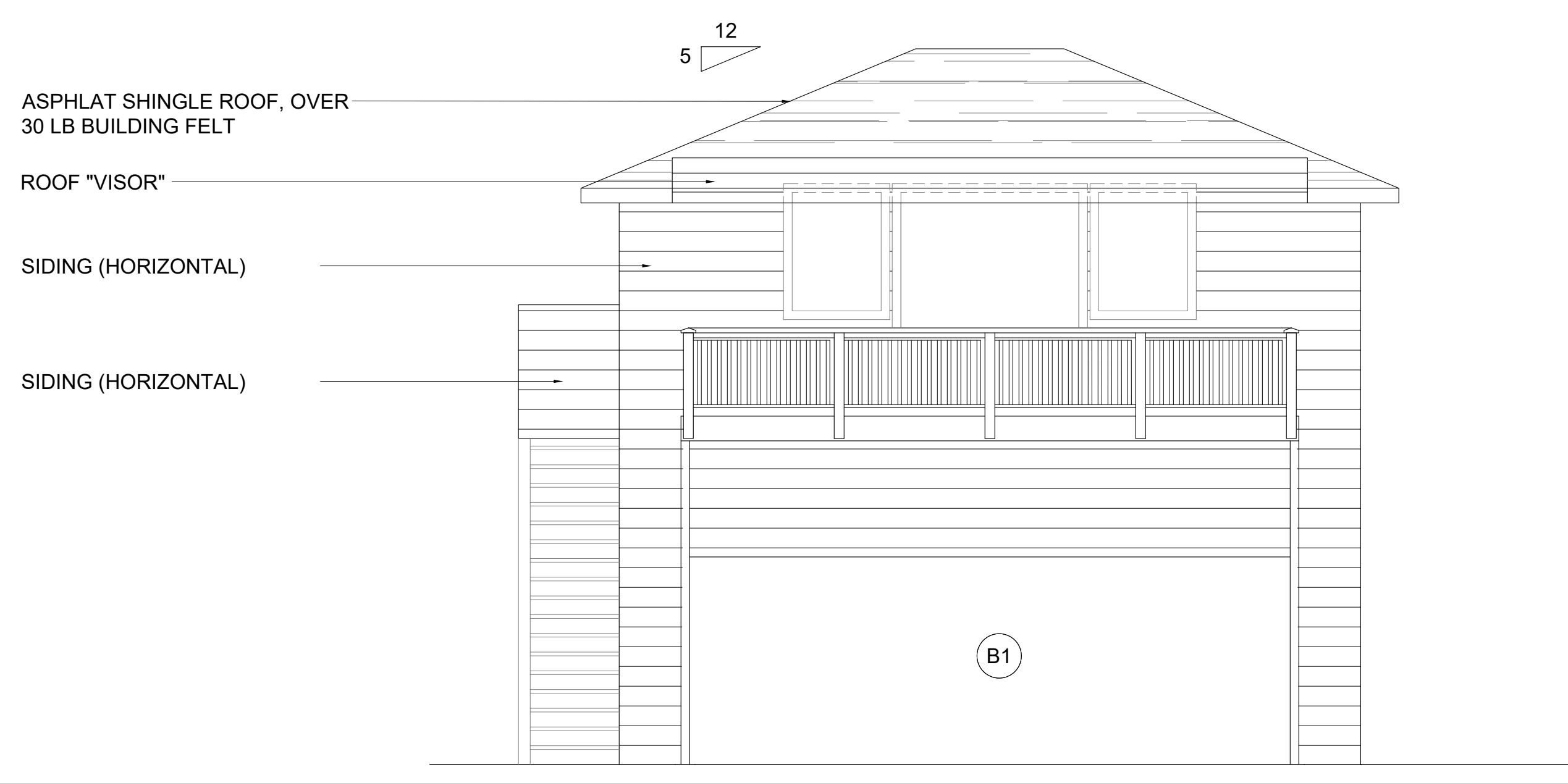
IF DRAWING IS NOT 24"X36", IT IS A REDUCED PRINT



D2 LEFT ELEVATION
SCALE: 1/4" = 1'-0"



C2 PARTIAL RIGHT ELEVATION (LANAI RAILING REMOVED FOR CLARITY)
SCALE: 1/4" = 1'-0"



A2 RIGHT ELEVATION (LANAI RAILING SHOWING)
SCALE: 1/4" = 1'-0"

WINDOW EGRESS NOTE: EXCEPTIONS:

EGRESS WINDOWS FROM BEDROOM TO MEET ALL OF THE FOLLOWING CRITERIA

1. 24" CLR MIN HEIGHT
2. 20" CLR MIN WIDTH
3. 5.7 SF CLR MIN OPEN-ABLE AREA
4. 44" MAX SILL HT FROM BOTTOM OF WINDOW OPENING TO FINISH FLOOR

R301.2.1.2 PROT. OF OPENINGS

WINDOWS IN BUILDINGS LOCATED IN WINDBORNE DEBRIS REGIONS MUST HAVE GLAZED OPENINGS PROTECTED FROM WINDBORNE DEBRIS. GLAZED OPENING PROTECTION FOR WINDBORNE DEBRIS MUST MEET THE REQUIREMENTS OF THE LARGE MISSILE OF ASTM E 1996 AND OF ASTM E 1886 REFERENCED THEREIN.

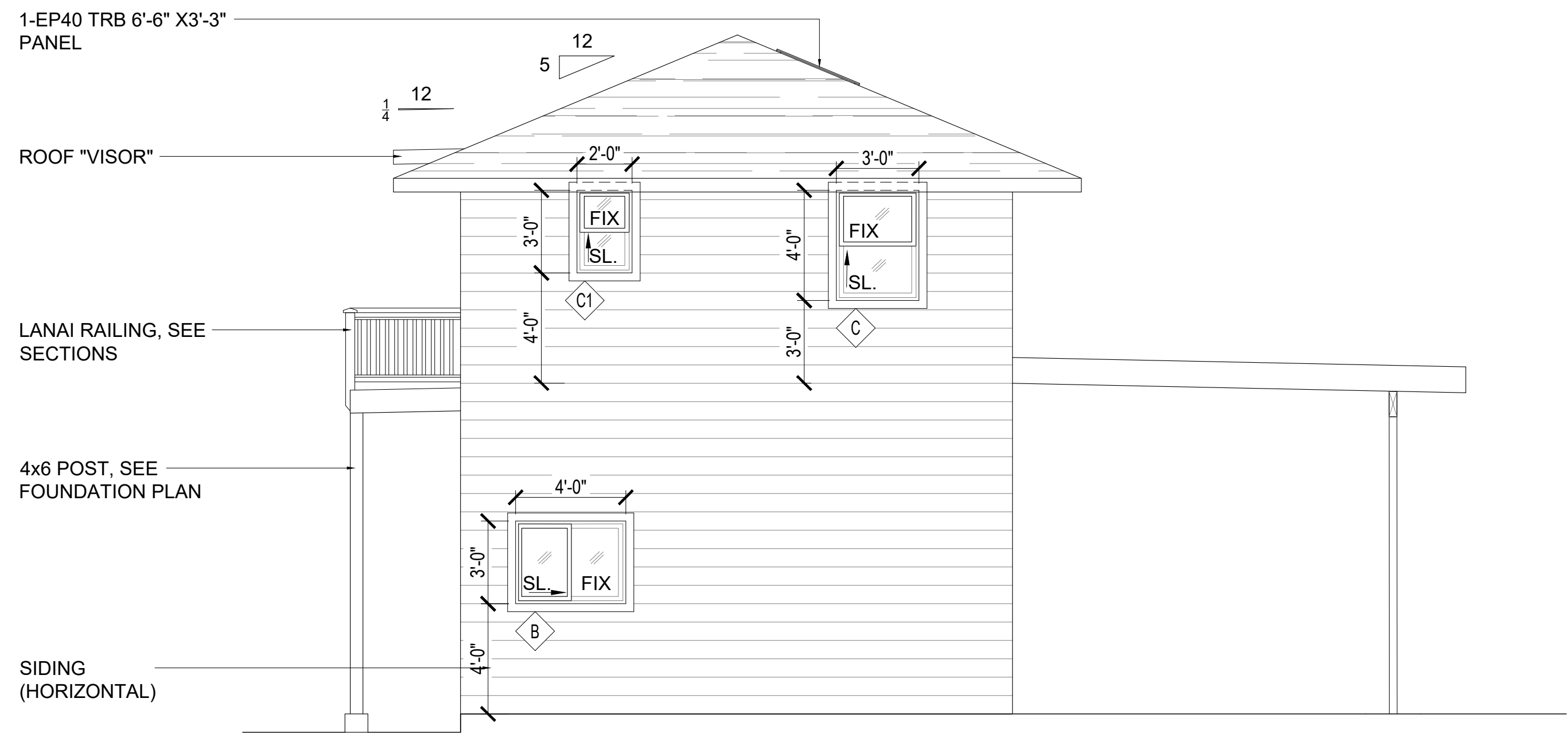
WOOD STRUCTURAL PANELS WITH A MINIMUM THICKNESS OF 1/8" (11MM) AND A MAXIMUM PANEL SPAN OF 8 FEET (2.438mm) ARE PERMITTED FOR OPENING PROTECTION IN ONE- AND TWO-STORY BUILDINGS CLASSIFIED AS GROUP R-3 OR R-4 OCCUPANCY. PANELS MUST BE PRECUT SO THAT THEY ARE ATTACHED TO THE FRAMING SURROUNDING THE OPENING CONTAINING THE PRODUCT WITH THE GLAZED OPENING. PANELS MUST BE PREDRILLED AS REQUIRED FOR THE ANCHORAGE METHOD AND WILL BE SECURED WITH THE ATTACHMENT HARDWARE PROVIDED AND ANCHORS PERMANENTLY INSTALLED ON THE BUILDING. ATTACHMENT IN ACCORDANCE WITH TABLE R301.2.1.2 WITH CORROSION-RESISTANT ATTACHMENT HARDWARE PROVIDED AND ANCHORS PERMANENTLY INSTALLED ON THE BUILDING IS PERMITTED FOR BUILDINGS WITH A MEAN ROOF HEIGHT OF 33 FEET (10,058MM) OR LESS, WHERE EFFECTIVE ULTIMATE DESIGN WIND SPEEDS, V_{EFF-ULT} DO NOT EXCEED 175 MPH (78M/S).

GLAZING IN ACCESSORY STRUCTURES TO THE SINGLE FAMILY DWELLING INCLUDING BUT NOT LIMITED TO GREENHOUSES AND MINOR STORAGE SHEDS.

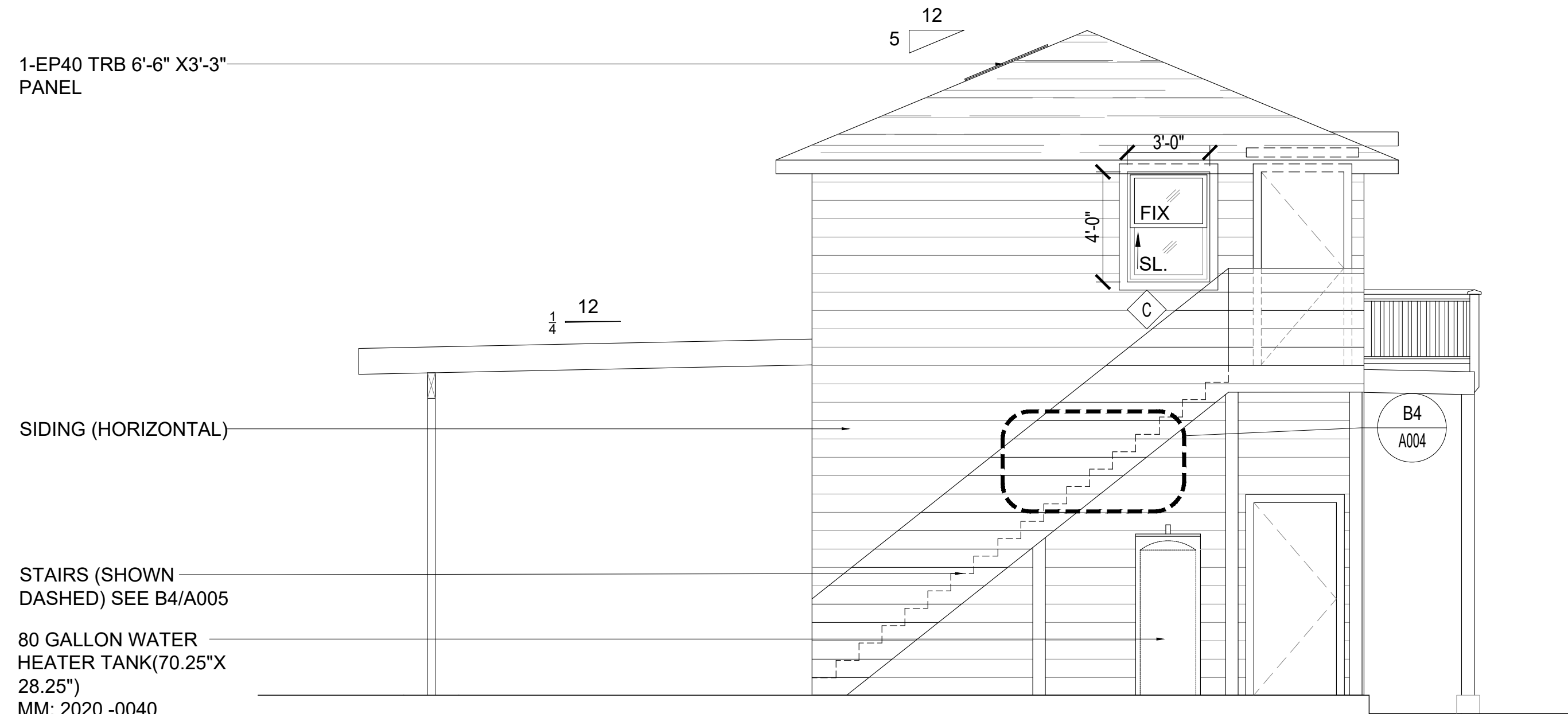
PARTIALLY ENCLOSED OCCUPANCY R-3 BUILDINGS ARE PERMITTED TO BE DESIGNED WITHOUT WIND-BORNE DEBRIS PROTECTION. PARTIALLY ENCLOSED AND OPEN OCCUPANCY R-3 BUILDINGS MUST ALSO INCLUDE A RESIDENTIAL SAFE ROOM IN ACCORDANCE WITH ROH CHAPTER 16, ARTICLE 13.

GRAPHIC SCALES

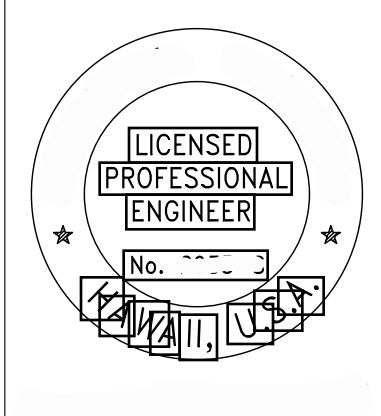
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1/32" = 1'-0"	0" = 16"	3/64" = 1'-0"	0" = 8"
1/16" = 1'-0"	0" = 8"	3/32" = 1'-0"	0" = 4"
1/8" = 1'-0"	0" = 4"	3/16" = 1'-0"	0" = 2"
1/4" = 1'-0"	0" = 2"	3/8" = 1'-0"	0" = 1"
1/2" = 1'-0"	0" = 1"	3/4" = 1'-0"	0" = 6"
1" = 1'-0"	0" = 6"	1 1/2" = 1'-0"	0" = 3"
6" = 1'-0"	0" = 4"	12" = 1'-0"	0" = 3/8"
3" = 1'-0"	0" = 2"	12" = 1'-0"	0" = 1/2"



C4 REAR ELEVATION
SCALE: 1/4" = 1'-0"



A4 FRONT ELEVATION
SCALE: 1/4" = 1'-0"



EXP DATE: 04/30/24
THIS WORK WAS PREPARED BY ME OR UNDER MY SUPERVISION AND CONSTRUCTION OF THIS PROJECT WILL BE UNDER MY OBSERVATION

PROPOSED ADU, GARAGE & CARPORT

59-584 PUPUKEA ROAD
KANEOHE, HI 96744
TMK: 5-9-028-007

EXTERIOR ELEVATIONS

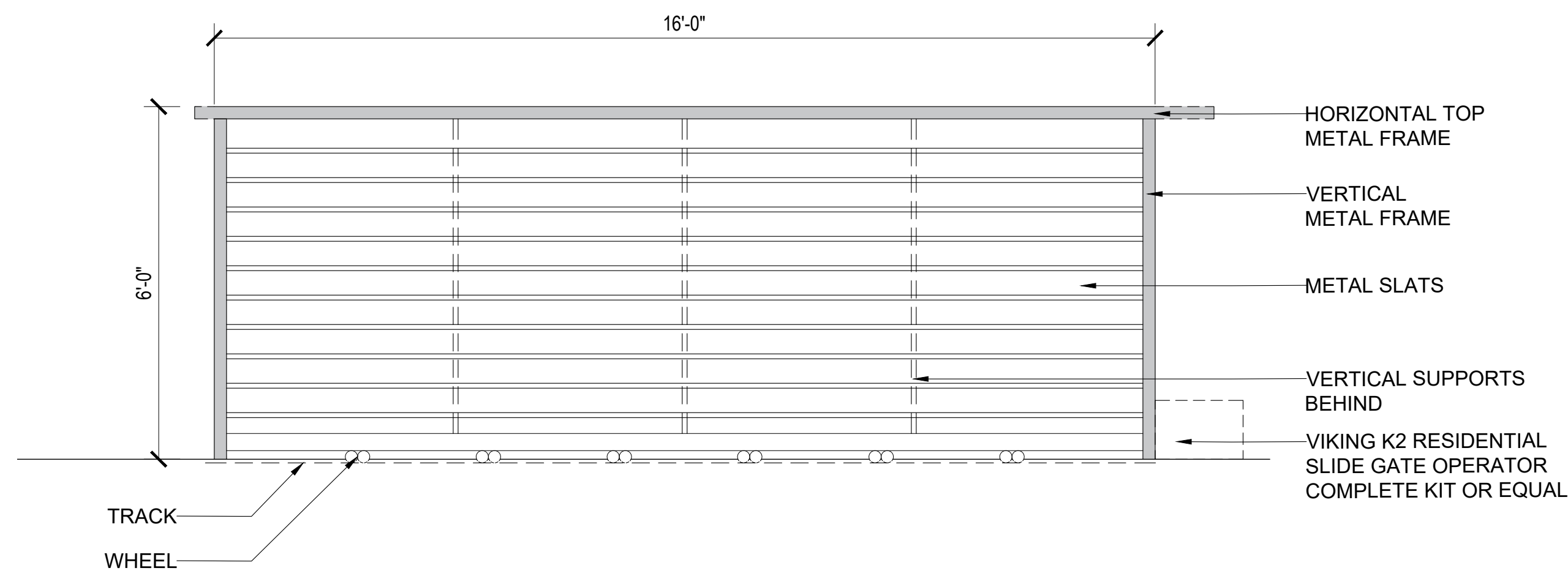
REVISION	NO.

DATE: MAR 4, 2021

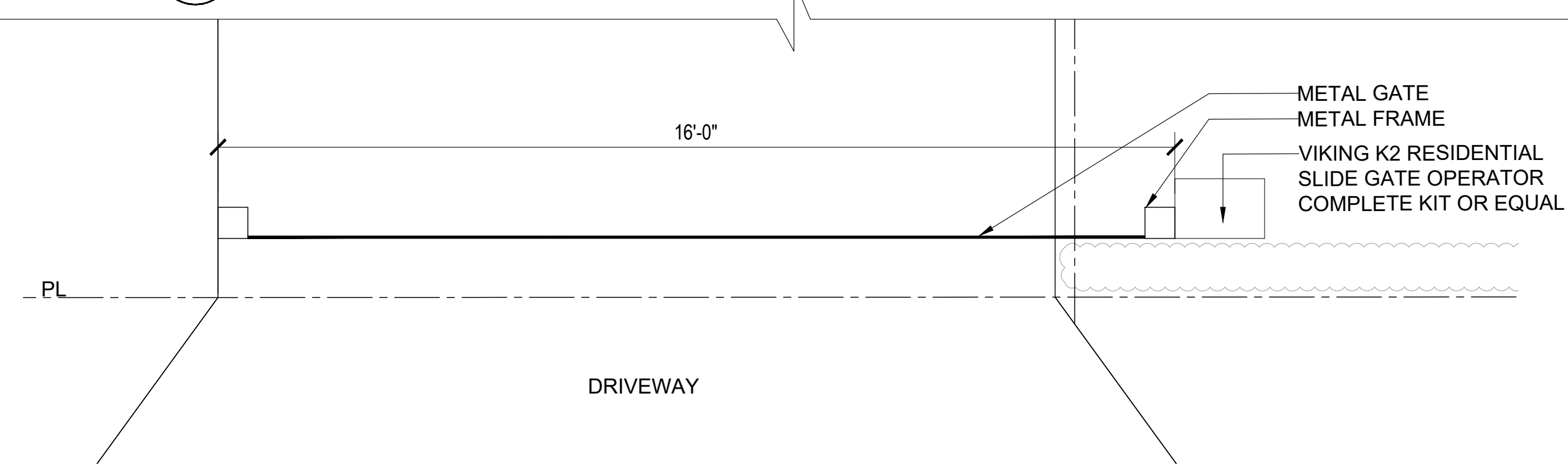
SHEET NO.:

A002

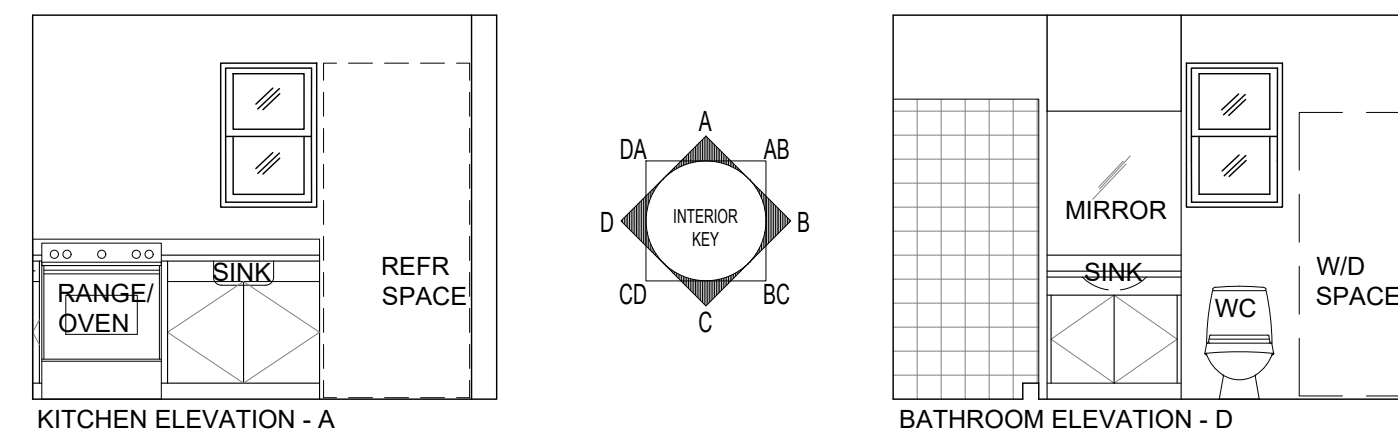
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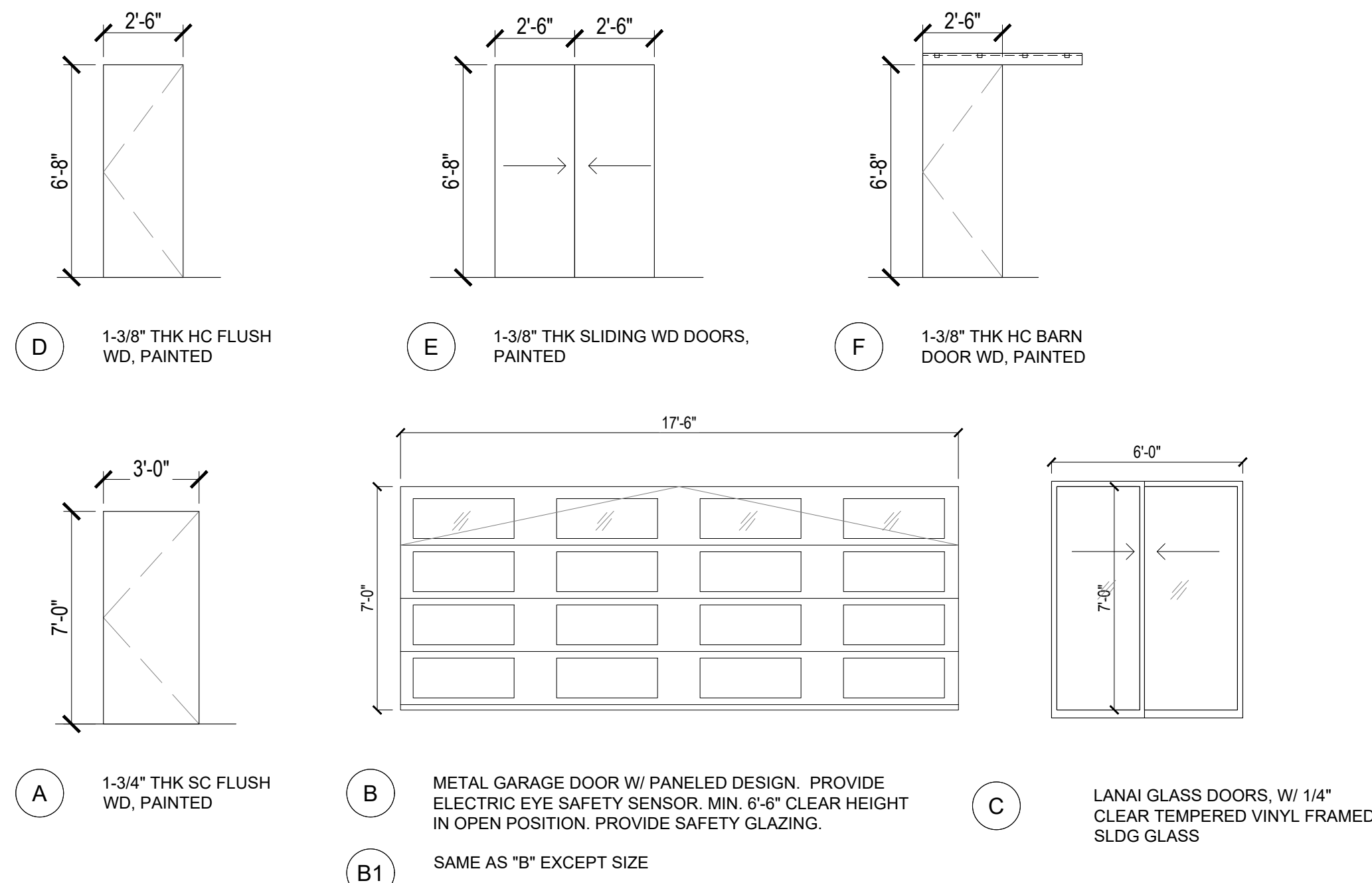
C1 GATE ELEVATION
SCALE: 1/2" = 1'-0"



D1 GATE PLAN
SCALE: 1/2" = 1'-0"



B2 INTERIOR ELEVATIONS
SCALE: 1/4" = 1'-0"

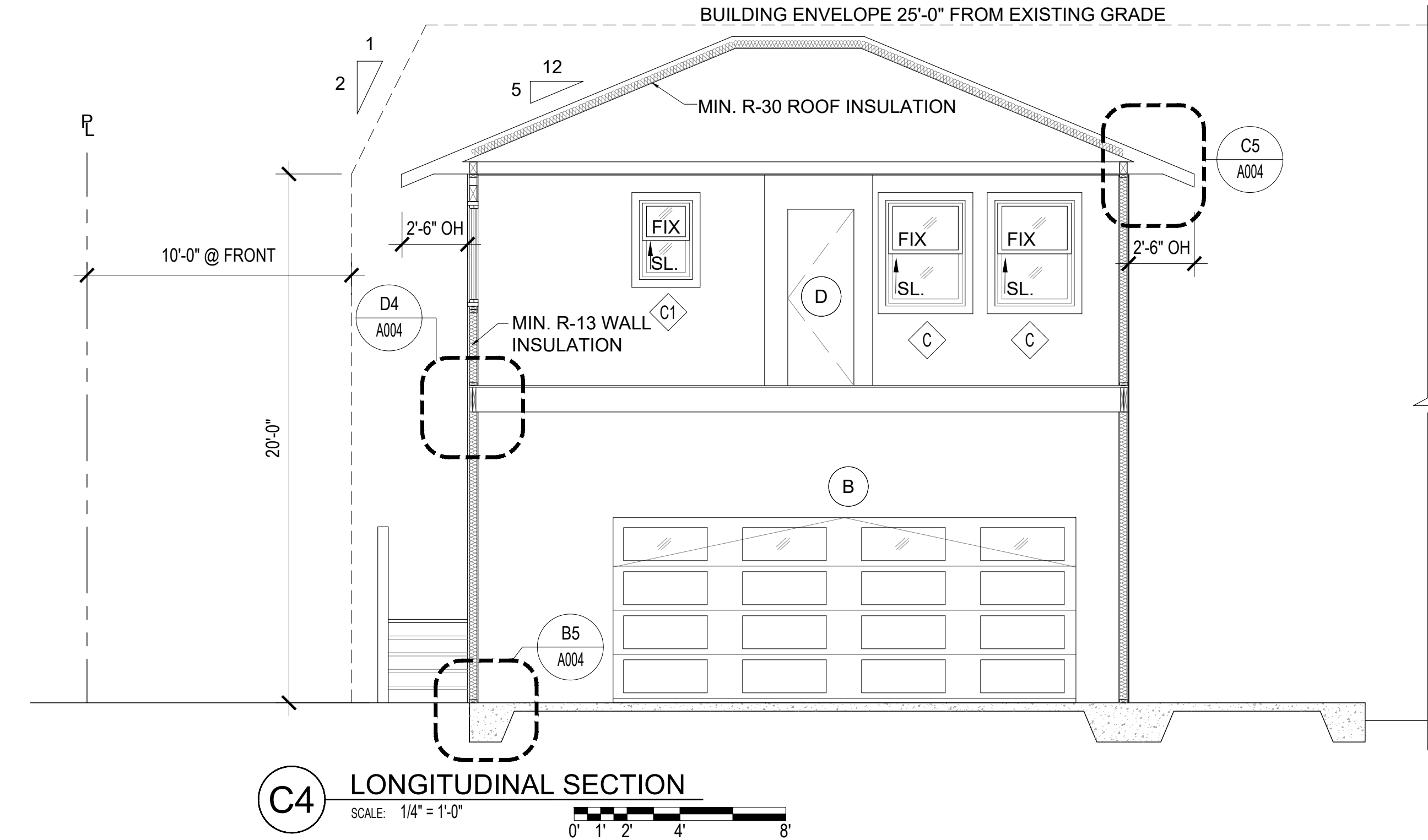


A1 WINDOW TYPES
SCALE: 1/4" = 1'-0"

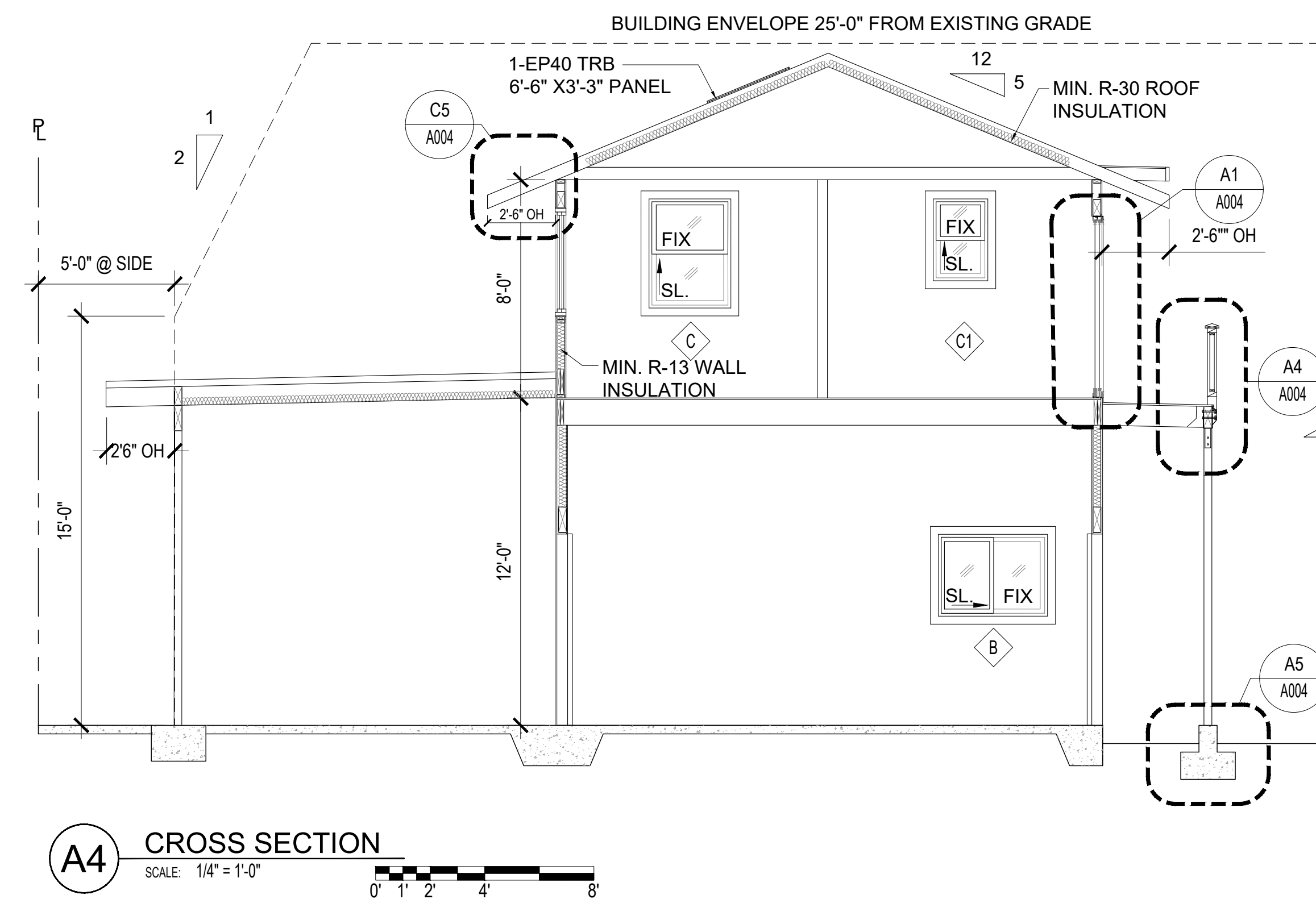
A2 DOOR TYPES
SCALE: NTS

GRAPHIC SCALES

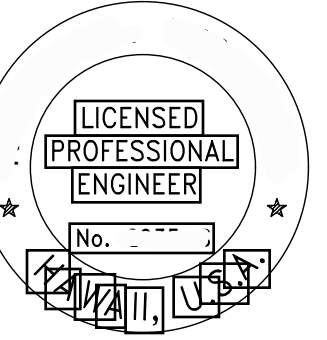
3/64" = 1'-0"	0" 32"	3/128" = 1'-0"	0" 16"
1/32" = 1'-0"	0" 16"	3/64" = 1'-0"	0" 8"
1/16" = 1'-0"	0" 8"	3/32" = 1'-0"	0" 4"
1/8" = 1'-0"	0" 4"	3/16" = 1'-0"	0" 2"
1/4" = 1'-0"	0" 2"	3/8" = 1'-0"	0" 1"
1/2" = 1'-0"	0" 1"	3/4" = 1'-0"	0" 6"
1" = 1'-0"	0" 6"	1-1/2" = 1'-0"	0" 3"
6" = 1'-0"	0" 4"	12" = 1'-0"	0" 2"
3" = 1'-0"	0" 2"	12" = 1'-0"	0" 1 1/2"



C4 LONGITUDINAL SECTION
SCALE: 1/4" = 1'-0"



A4 CROSS SECTION
SCALE: 1/4" = 1'-0"



EXP DATE
04/30/24
THIS WORK WAS PREPARED BY ME OR
UNDER MY SUPERVISION AND
CONSTRUCTION OF THIS PROJECT
WILL BE UNDER MY OBSERVATION

PROPOSED ADU, GARAGE & CARPORT

59-584 PUPUKEA ROAD
KANEOHE, HI 96744
TMK: 5-9-028-007

INTERIOR
ELEVATIONS AND
SECTIONS

REVISION	NO.

DATE: MAR 4, 2021

SHEET NO.:

A003

IF DRAWING IS NOT 24"X36", IT IS A REDUCED PRINT

STRUCTURAL CALCULATIONS

Roof framing	HDR 2	Adj. Coeff=1.32
LL = 16 psf	Roof =26(6') = 160	Roof pressure=10 psf
DL = 10 psf	Wall = = 40	Wall pressure=17.3 psf
	L=3.5'- 4x4 200	1.32(17.3)=22.8
	L=4.5'- 4x4	
Rafter L=14'	BM 4, L=18'	
Use 2x10 @24"	Roof =18(12.5') = 230	
	Fir =45(10') = 450	
	Wall = = 40	
	Carport=10(7') = 70	
Floor Framing	5½ x18 GL	790
LL = 40 psf		
LL = 30 psf(bedrooms)		
DL = 10 psf		
	Wind Load	
	Basic Wind Speed=105mph	
	Exp. Category = C	

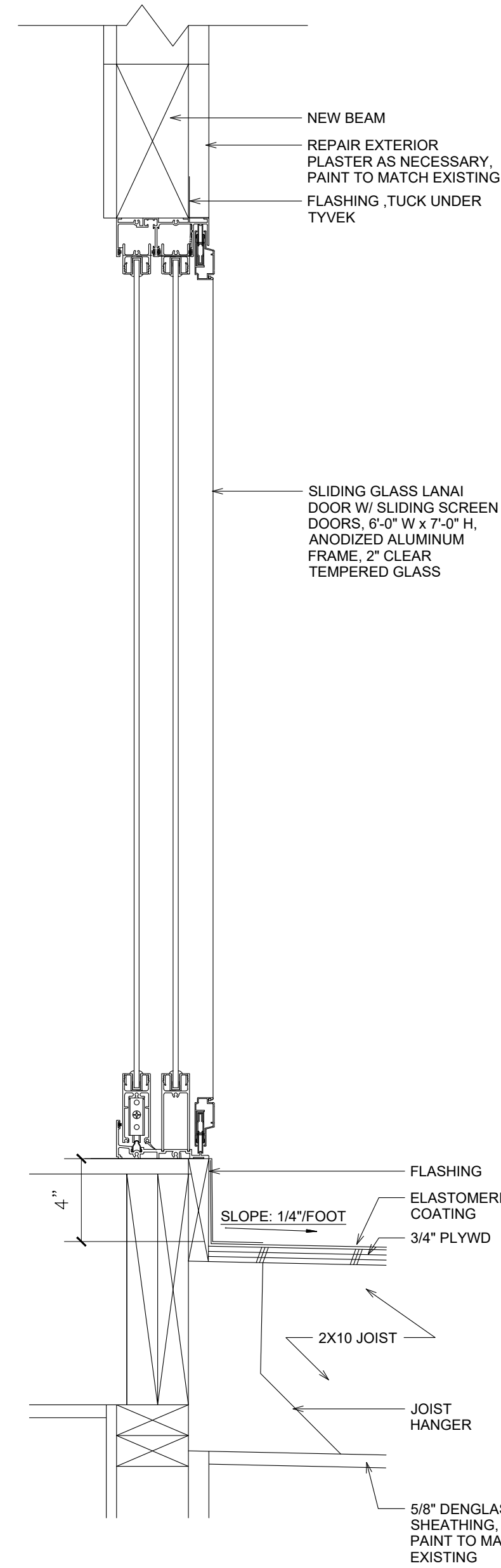
HDR 5, L=20.5'	Front to Rear Direction
Fir.=46(11') =510	Eave Level
Roof=18(12.5')=230	P=17.3(1.32)(5.7')+(17.3)(20')(3.4')
Wall = = 40	= 1,400+1,600=3,200#
780	26 ft. of shear walls available
Use 5½ x19½ GL	Allowable Shear = (26')(240#/ft.)=6,200# O.K.

Side Wall HDR	2ND Floor Level
W=26(12.5')=325	P= 3,200+17.3(1.32)(20')(10')
L=2.5'- 4x4	= 3,200+4,600=7,800#
L=3.5'- 4x4	12' of shear walls+(4) 8"x16" CMU columns avail.
L=6.5'- 4x8	= 3,800+18,900=22,700# O.K.
	Allow. Shear = (16')(240#/ft.)+(4)(7.6"x15.6")(40 psi)

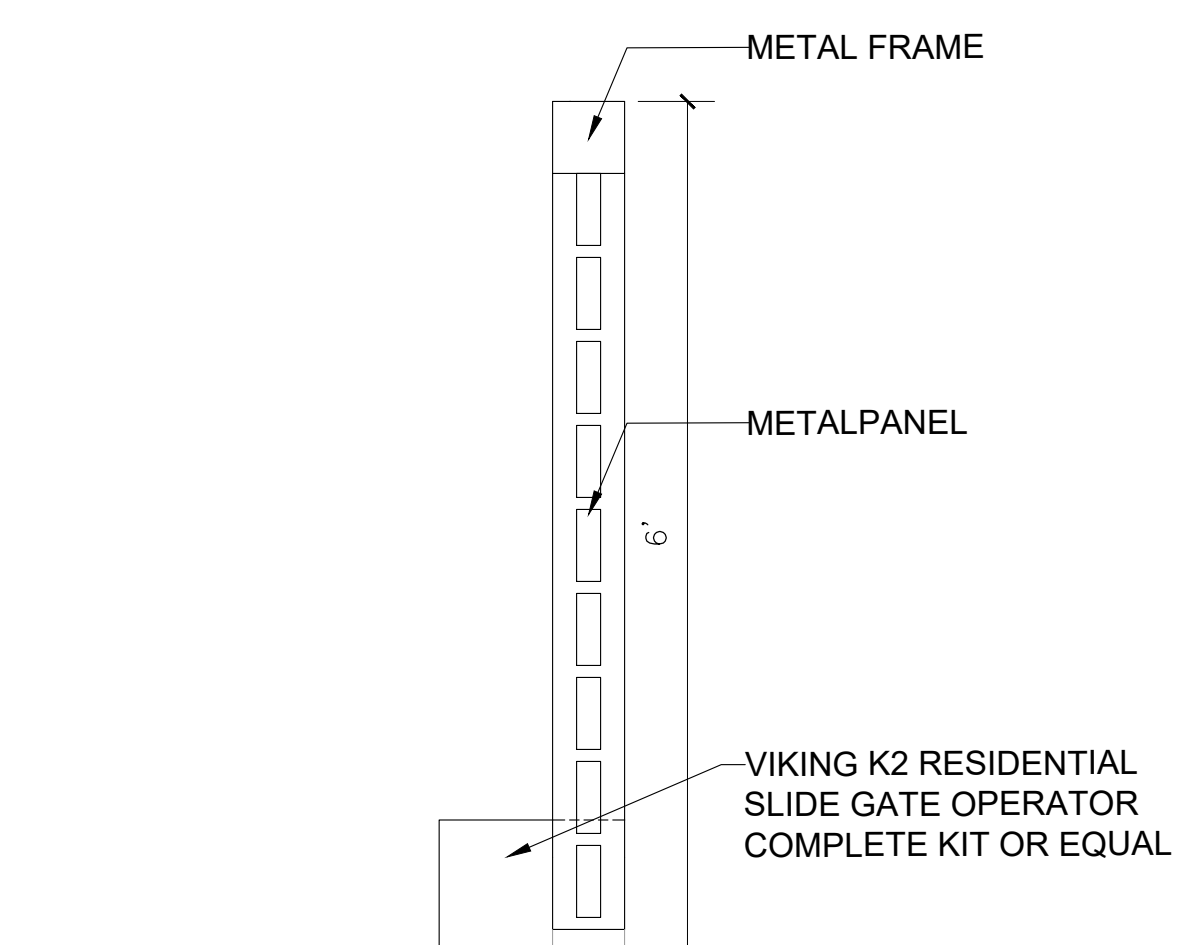
BM 1, L=19.5'	Side to Side Direction
W=26(9.5')=247	Eave Level
L=19.5'- 3½ x13½ GL	P=10(1.32)(30')(5.7')+(17.3)(25')(3.4')
L=10.8'- 4x10	=2,300+1,900=4,200#
	28 ft. of shear walls
	Allow. Shear = (28')(240#/ft.)=6,700# O.K.

BM 3, L=20.5'	2ND Floor Level
W=50(2')=100	P=4,200+17.3(1.32)(25')(10')
Use 4x12	=4,200+5,700=9,900#
	32 ft. of shear walls + (2) LCE4 post caps avail.
	Allow. Shear = 32'(240#/ft.)+(2)(1350#/P.C.)
	= 7,600+2,700=10,300# O.K.

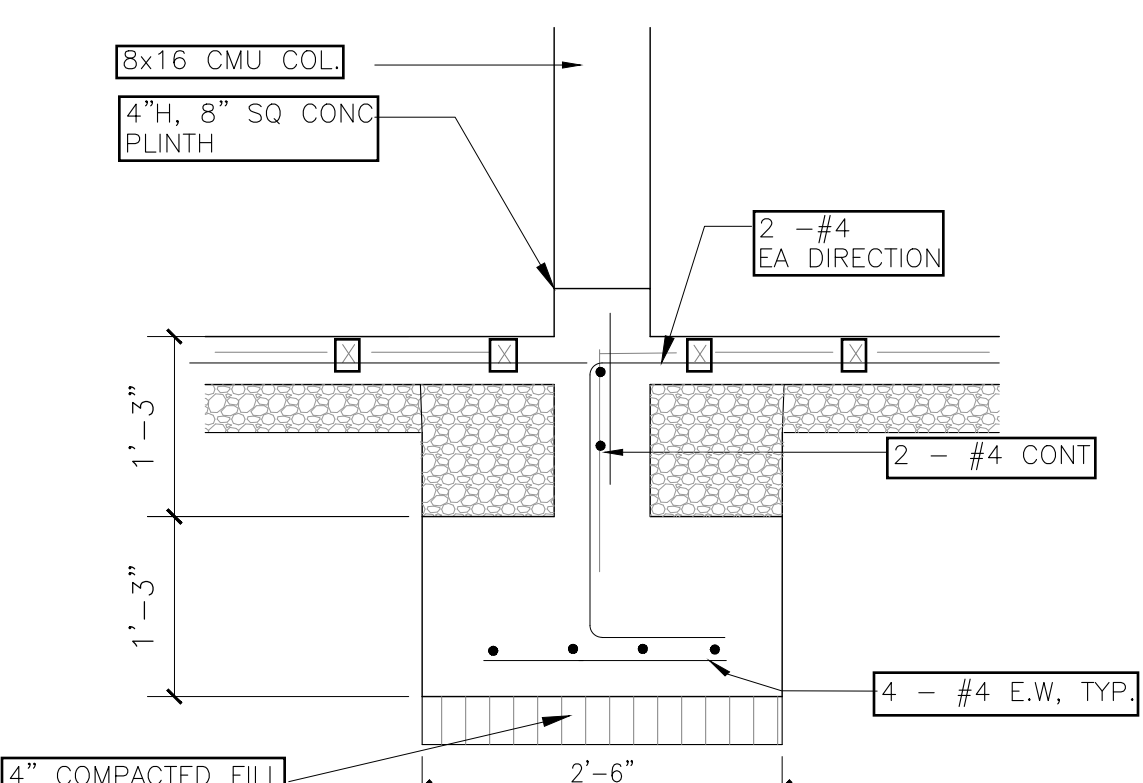
End Wall HDR	2ND Floor Level
W=26(6')=156	P=4,200+17.3(1.32)(25')(10')
L=2.5'- 4x4	=4,200+5,700=9,900#
L=3.5'- 4x4	32 ft. of shear walls + (2) LCE4 post caps avail.
	Allow. Shear = 32'(240#/ft.)+(2)(1350#/P.C.)
	= 7,600+2,700=10,300# O.K.



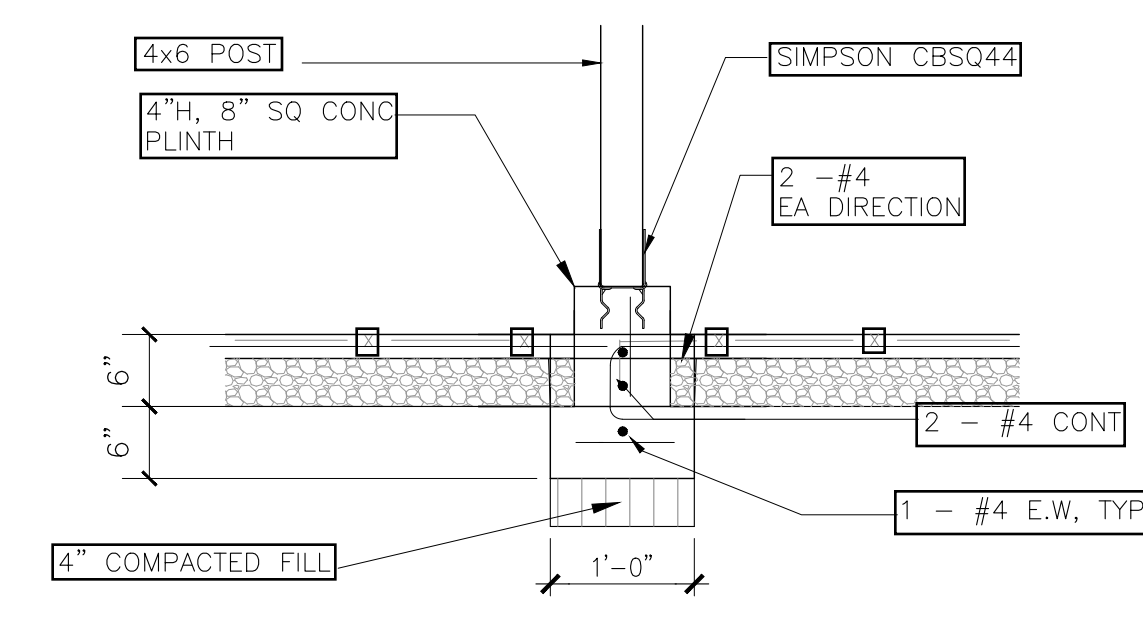
A1 DOOR DETAIL
SCALE: 1/2" = 1'-0"
0' 6" 1' 2'



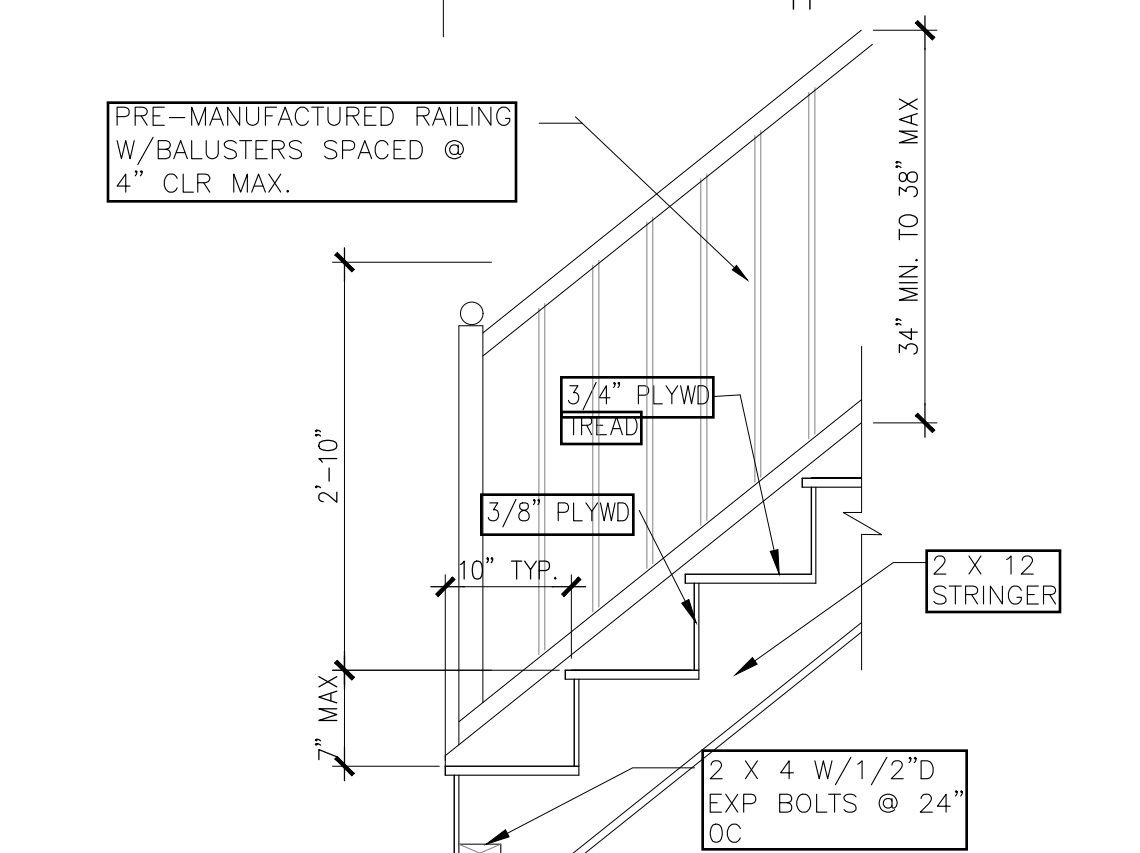
A2 MOTORIZED GATE DETAIL
SCALE: 3/4" = 1'-0"
0' 6" 1' 2'



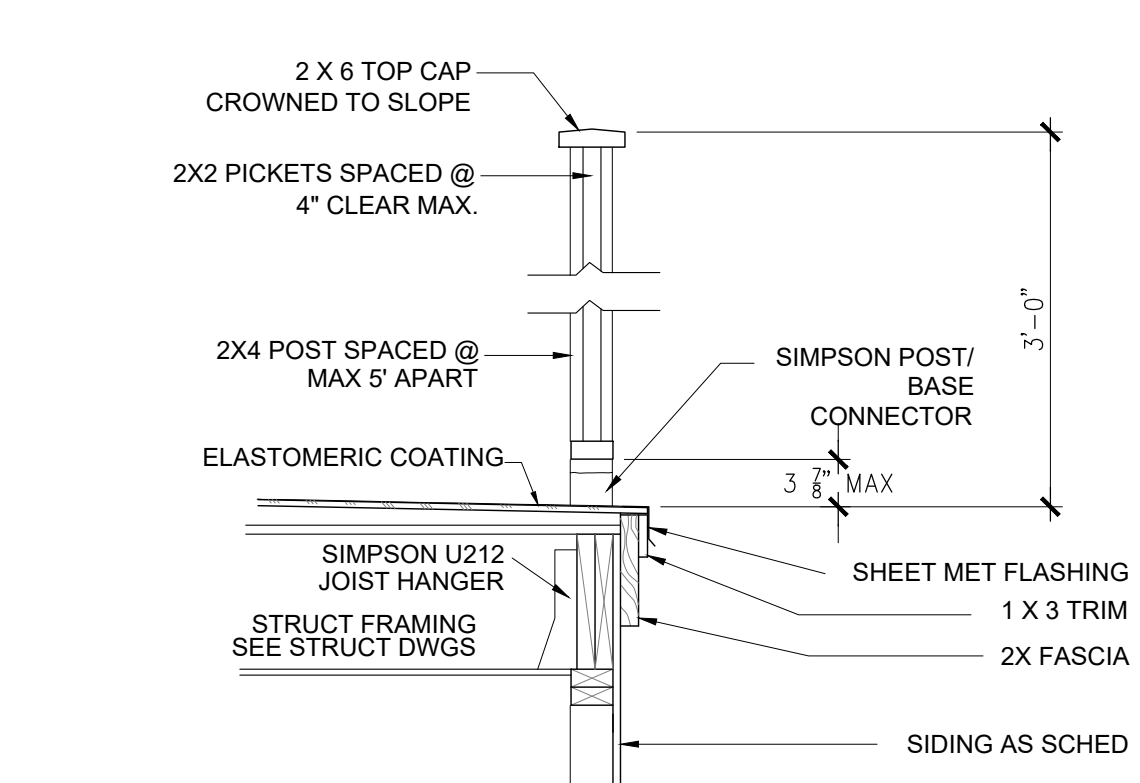
A3 FOOTING (F1)
SCALE: 3/4" = 1'-0"
0' 6" 1' 2'



B3 FOOTING (F3)
SCALE: 3/4" = 1'-0"
0' 6" 1' 2'



B4 STAIR DETAIL
SCALE: 3/4" = 1'-0"
0' 6" 1' 2'

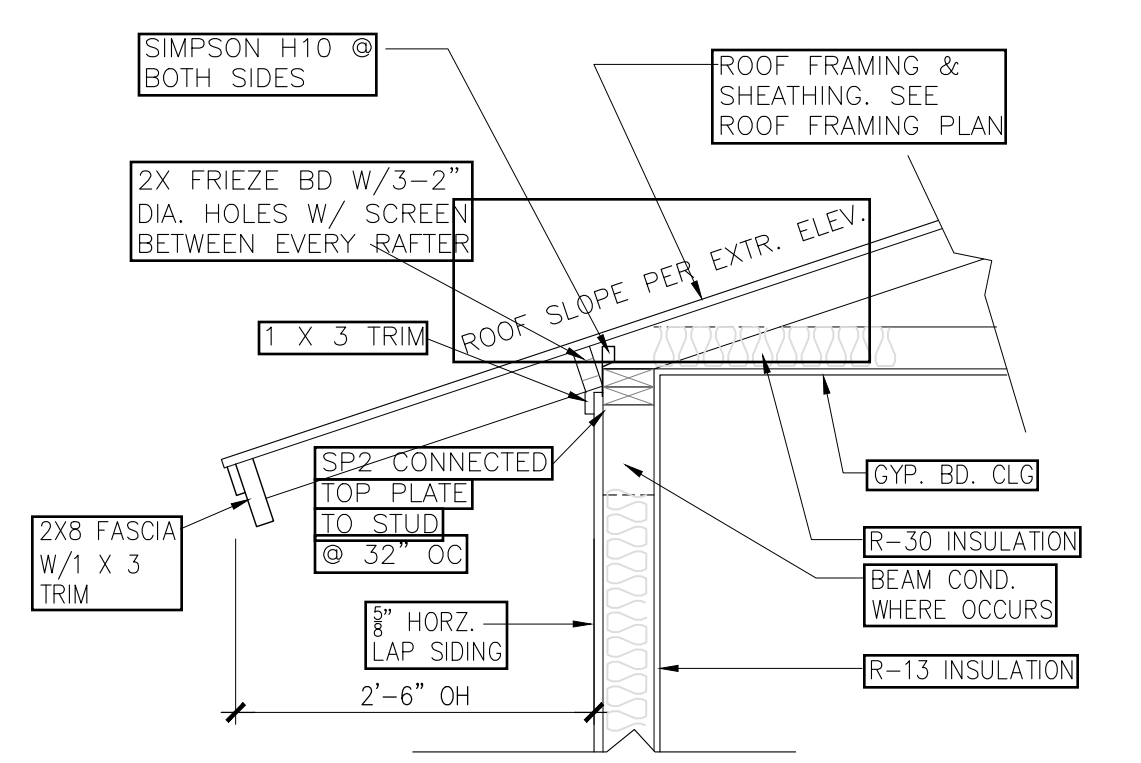
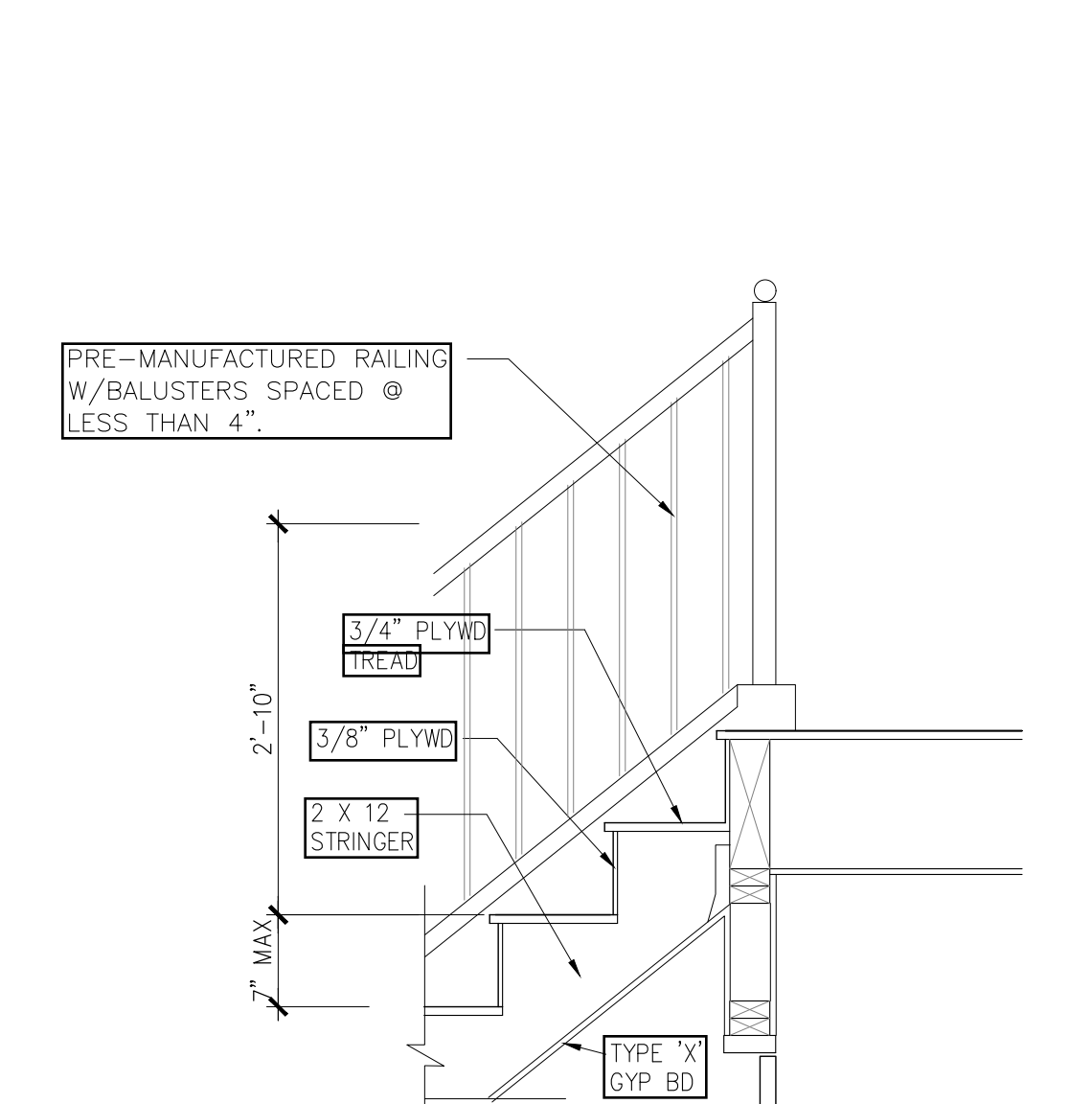


A4 RAILING DETAIL
SCALE: 3/4" = 1'-0"
0' 6" 1' 2'

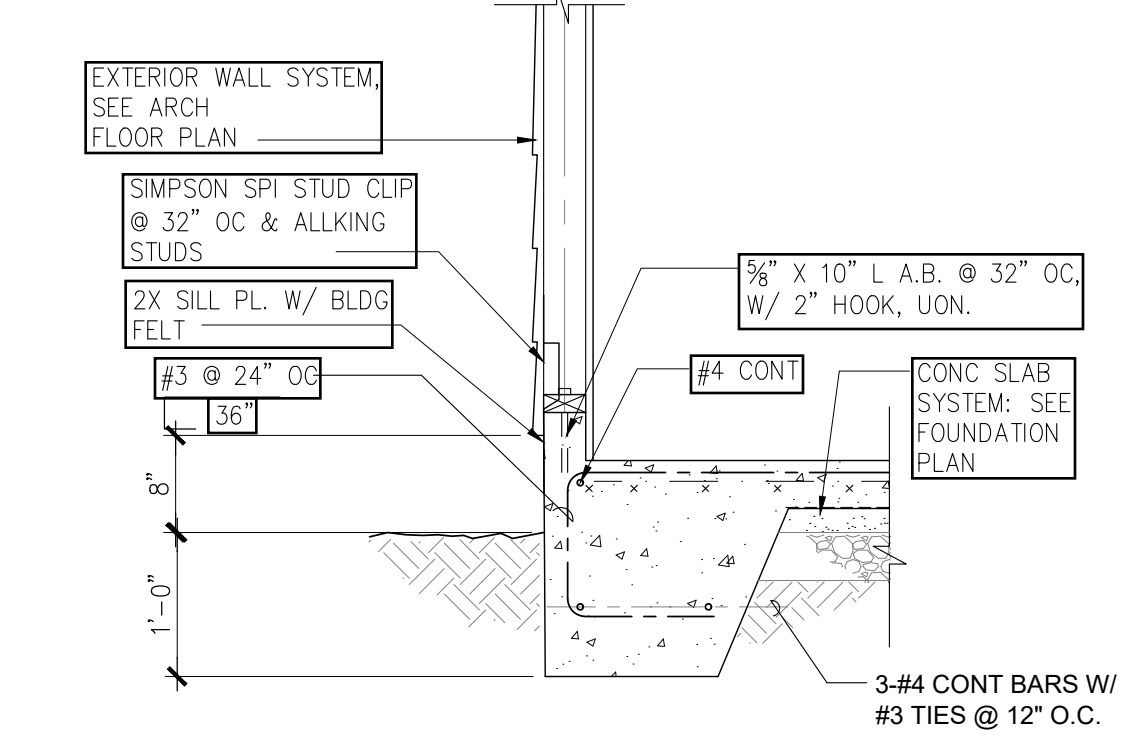
GRAPHIC SCALES

1/4" = 1'-0"	3/128" = 1'-0"
1/32" = 1'-0"	3/64" = 1'-0"
1/16" = 1'-0"	3/32" = 1'-0"
1/8" = 1'-0"	3/16" = 1'-0"
1/4" = 1'-0"	3/8" = 1'-0"
1/2" = 1'-0"	3/4" = 1'-0"
1" = 1'-0"	1-1/2" = 1'-0"
6" = 1'-0"	12" = 1'-0"
3" = 1'-0"	12" = 1'-0"

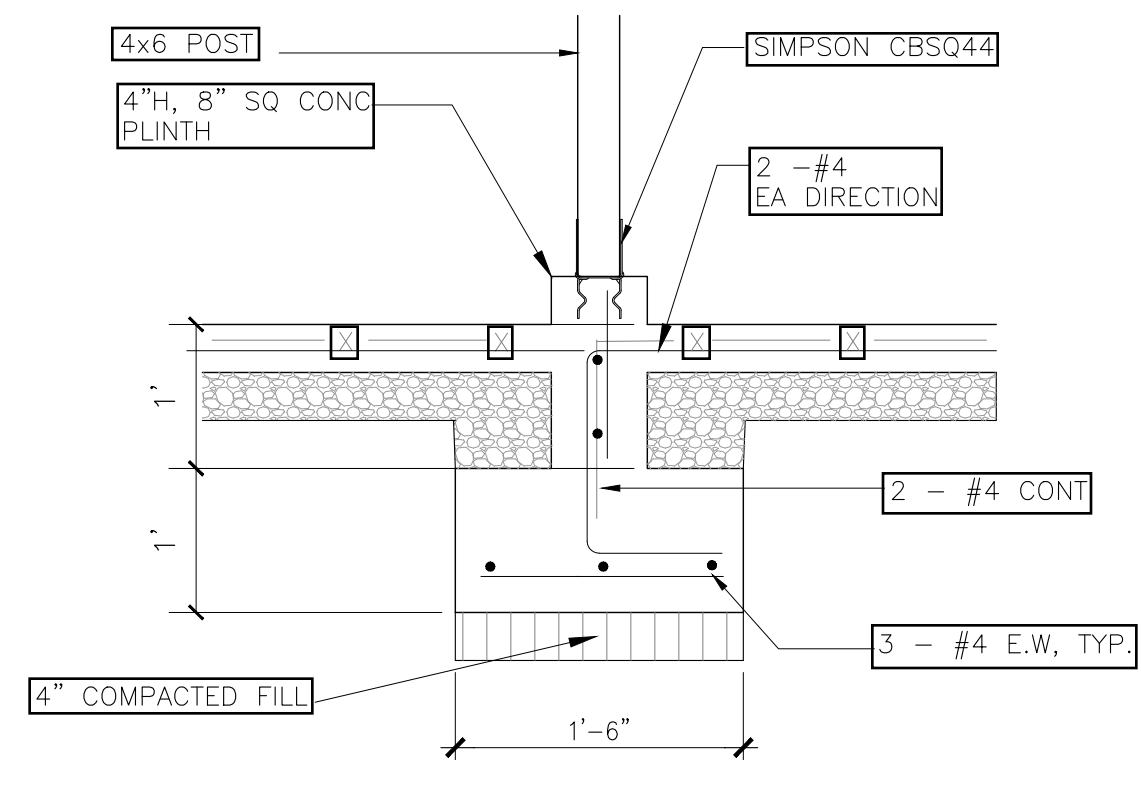
D4 JOIST CONNECTION
SCALE: 3/4" = 1'-0"
0' 6" 1' 2'



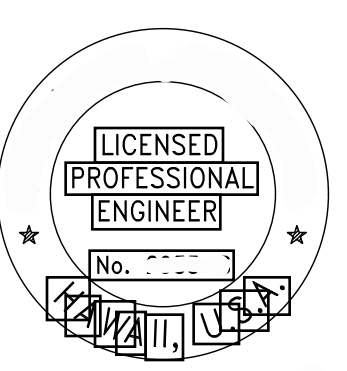
C5 OVERHANG
SCALE: 3/4" = 1'-0"
0' 6" 1' 2'



B5 WALL FOOTING (WF-1)
SCALE: 3/4" = 1'-0"
0' 6" 1' 2'



A5 FOOTING (F2)
SCALE: 3/4" = 1'-0"
0' 6" 1' 2'



EXP DATE
04/30/24
THIS WORK WAS PREPARED BY ME OR UNDER MY SUPERVISION AND CONSTRUCTION OF THIS PROJECT WILL BE UNDER MY OBSERVATION.

PROPOSED ADU, GARAGE & CARPORT

59-584 PUPUKEA ROAD
KANIOHE, HI 96744
TMK: 5-9-028-007

DETAILS

REVISION	NO.

DATE: MAR 4, 2021

SHEET NO.:

A004

IF DRAWING IS NOT 24"X36", IT IS A REDUCED PRINT