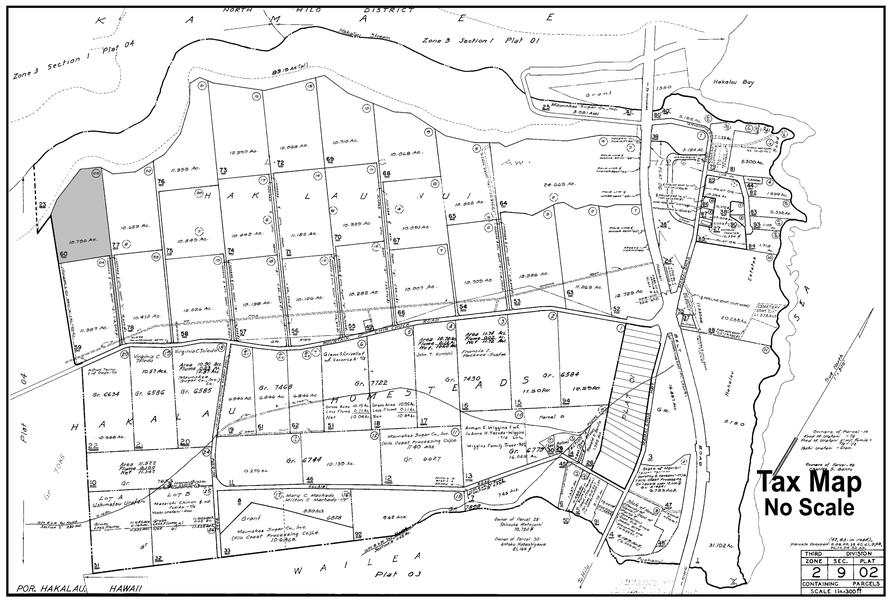


Onomea Land Stewards

As Built Guest House
29-362 Chin Chuck Road
Hakalau, HI 96710
TMK: (3)2-9-002-060-0000

I, Walter Stewart Fullerton, Architect, Hawaii - AR10857, do hereby certify that, to the best of my knowledge, "This project complies with these codes," as they apply.

Walter Stewart Fullerton - Expiration: 04-30-2026

HAWAII STATE, HAWAII COUNTY

Codes: 2018 IBC/IRC, 2017 NEC, 2018 IPC, 2018 UPC, 2018 IECC, 2018 IEBC
Occupancy: R3 • Construction Type: VB

Wind:
- **Exposure Category Zone: C**
- **Topographic Factor: Kzt: 1.40**
- **Windspeed </= 130mph**
- **2018 IBC per (HCC 5B-2-1(d)(5) or (6))**
- **(County amended IRC 2018 R301.1.1 or R301.1.3)**
- **(2018 Hawaii State Building Code)**
- **(2018 Hawaii County Building Code)**

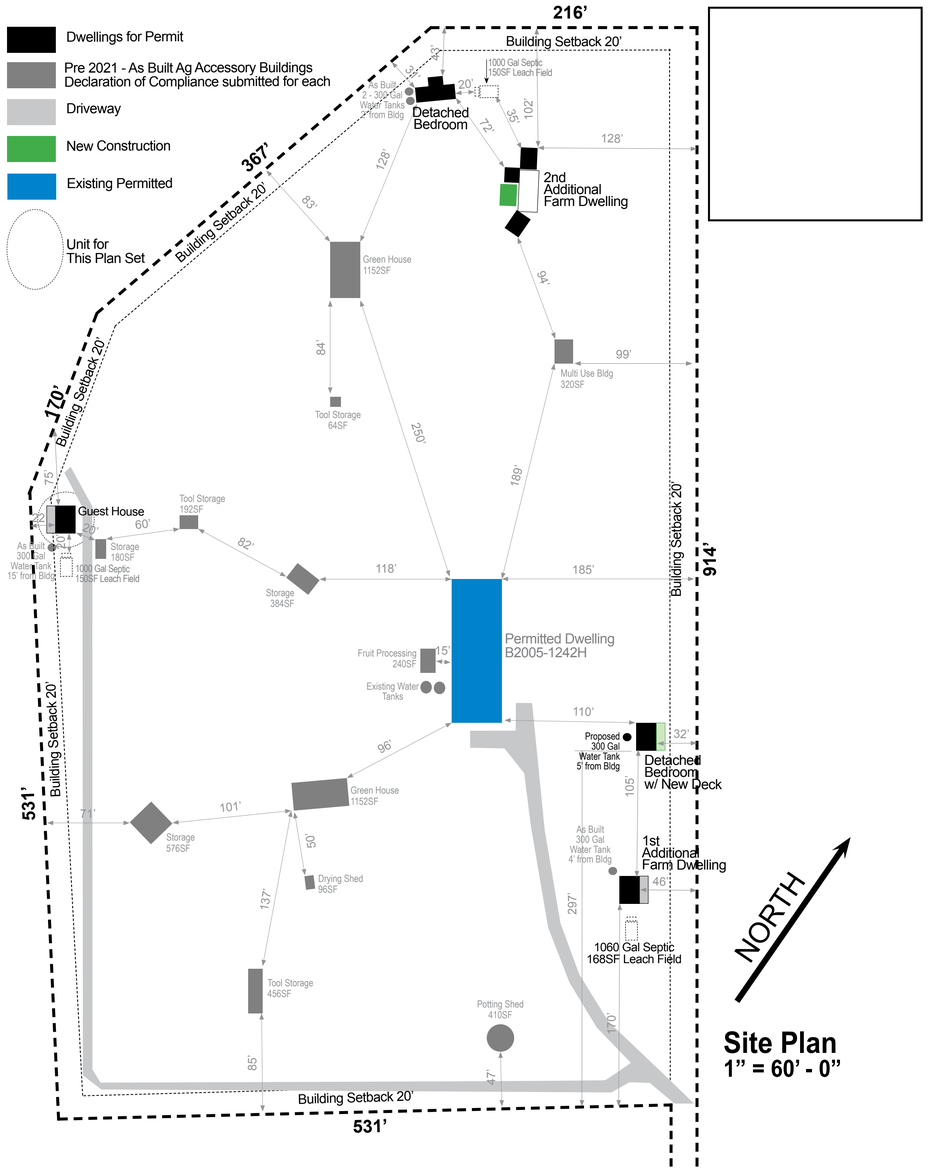
Seismic:
- **Site Class: C, SDC "D2"**
- **(per R301.2.2.1.2)**
- **Ss = 1.920, S1 = 0.880**

Roof Live Load: 20 PSF
Floor Live Load: 40 PSF

ENERGY CONSERVATION CODE
Subsection R103.1, 2018 IECC

PROJECT DATA

Lot Area: 10.796 A - 470,274 SF
Inside Area: 384 SF
Covered Deck Area: 192 SF



Site Plan
1" = 60' - 0"

SHEET SCHEDULE

REVISIONS

Date:	By:

This work was prepared under my supervision and construction of this project will be under my observation.

WALTER STEWART FULLERTON
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808-640-1801

WALTER STEWART FULLERTON LICENSED PROFESSIONAL ARCHITECT NO. AR10857 HAWAII, U.S.A.

Farnham Associates
Design Solutions
75-5608 Hienaloli Road, #10
Kailua Kona, Hawaii, 96740
Richard@SurfHawaii.net • 808-896-0314

Onomea Land Stewards
As Built Guest House
29-362 Chin Chuck Road
Hakalau, HI 96710
TMK: (3)2-9-002-060-0000

Drawing: **Title Sheet & Site Plan**

Date: **08-12-2025**
Scale: **Varies**
1 of **11**
Page: **T01**

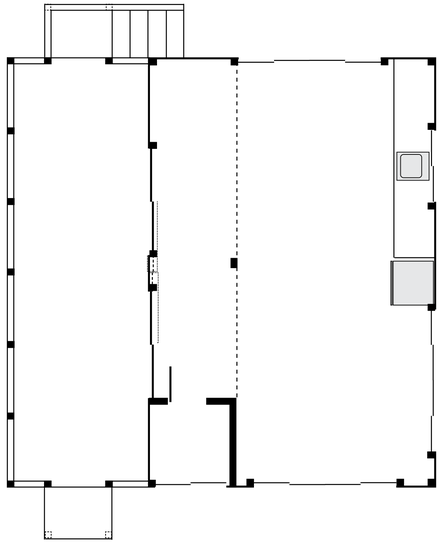
DOOR SCHEDULE

QTY	KEY	SIZE	TYPE	MATERIAL	R. O.	HD HGHT	NOTES
2	1	6068	Ext Sliding Door	Vinyl	6-0 X 6-8	6-8	Insul Glass
1	2	2068	Int Panel Door	Masonite	2-2 X 6-9	6-9	IH

WINDOW SCHEDULE

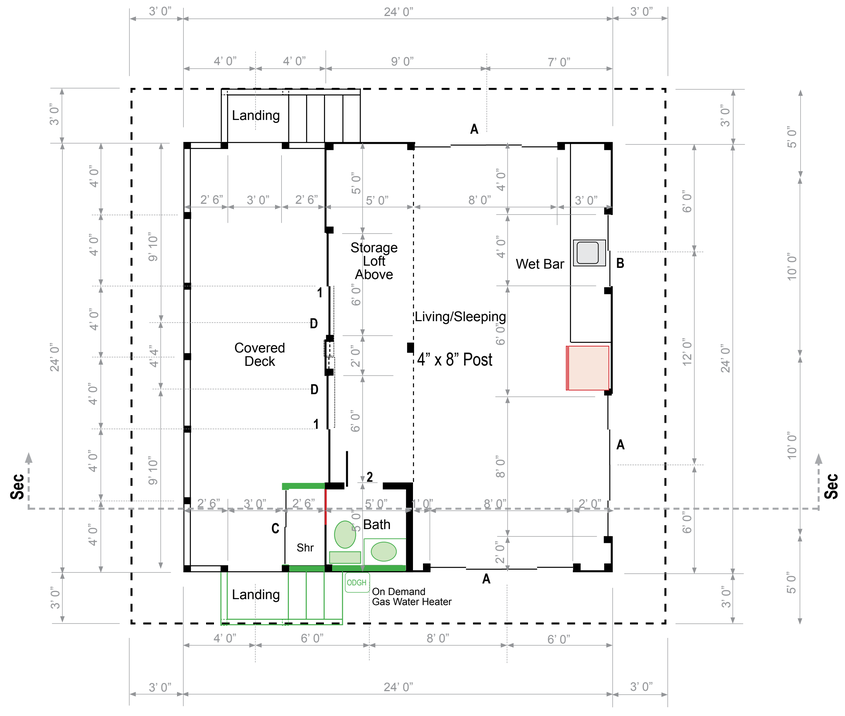
QTY	KEY	SIZE	TYPE	MATERIAL	R. O.	HD HGHT	NOTES
3	A	8040	Slide By	Vinyl	8-0 X 4-0	6-8	Insul Glass
1	B	4030	Slide By	Vinyl	4-0 X 3-0	6-8	Insul Glass
1	C	4016	Slide By	Vinyl	4-0 X 1-6	6-8	Insul Glass (Move Existing Window)
2	D	4010	Slide By	Vinyl	4-0 X 1-0	11-8	Insul Glass

DIMENSION NOTES:
All dimensions are to outside of stud on exterior walls, and to center of stud on interior walls (except as noted). All dimensions are to center of opening at doors and windows.



As Built
New Construction
As Built Being Removed

As Built Floor Plan
1/4” = 1’ - 0”



New Floor Plan
1/4” = 1’ - 0”

REVISIONS

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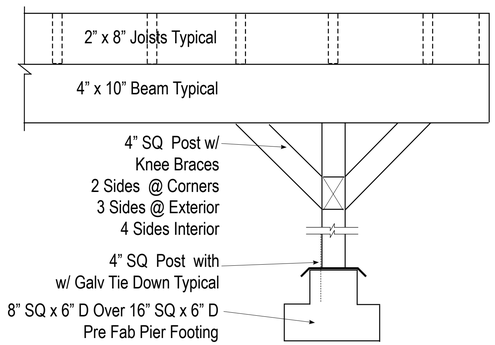
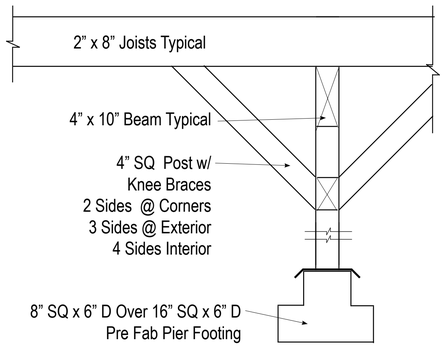
Drawing: **Floor Plans & Schedules**

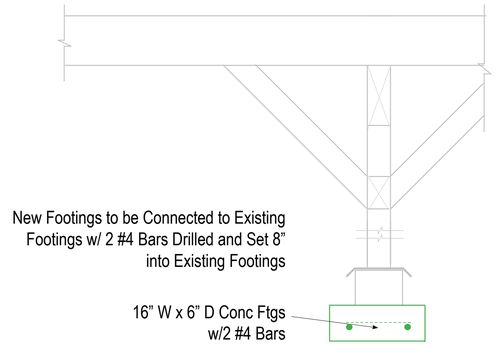
Date: **08-12-2025**
Scale: **1/4” = 1’ 0”**
2 of **11**
Page: **A01**



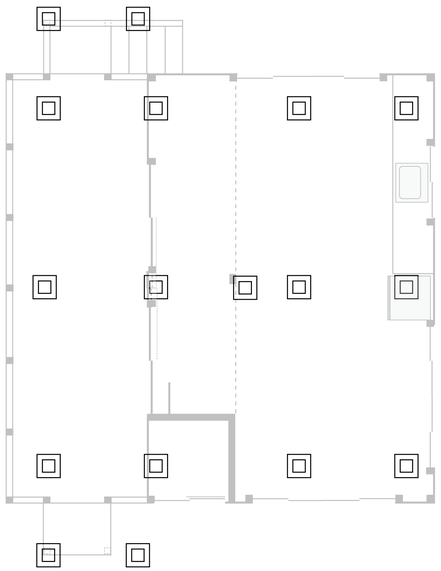
A - Pier Footing
1" = 1'



B - Pier Footing
1" = 1'

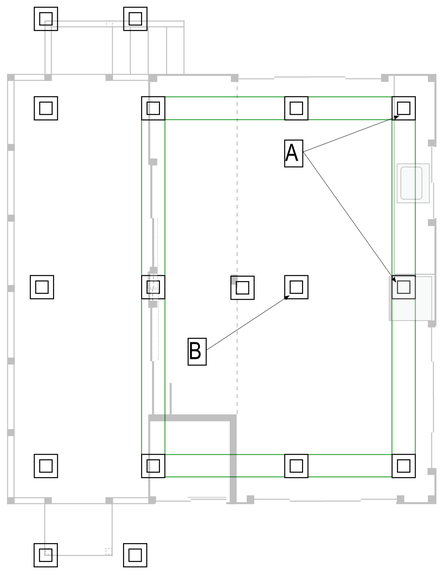


C - New Footing @ Exterior
1" = 1'



As Built
New Construction
As Built Being Removed

As Built Foundation Plan
1/4" = 1' - 0"



New Foundation Plan
1/4" = 1' - 0"

CONCRETE NOTES

GENERAL: ALL CONCRETE WORK SHALL BE PERFORMED IN STRICT CONFORMANCE WITH THE LATEST EDITION OF THE "ACI" MANUAL OF CONCRETE PRACTICE ACI 318, THE 2006 INTERNATIONAL BUILDING CODE & COUNTY OF HAWAII ORDINANCES.

A DESIGN MIX WILL BE PROVIDED TO THE ARCHITECT UPON REQUEST. ALL CONCRETE SHALL HAVE A MINIMUM ULTIMATE COMPRESSIVE STRENGTH OF 2500 PSI IN 28 DAYS UNO.

ADMIXTURES: ONLY UPON SUBMITTAL TO AND APPROVAL BY THE ARCHITECT IN WRITING.

ALL REINFORCING SHALL CONFORM TO DETAILS. STAGGER ALL SPLICES IN ADJACENT BARS. LAPS SHALL BE PER SCHEDULE AND WIRE TIED. ALL REBAR SHALL HAVE A MIN. OF 3" CONCRETE COVER AT BELOW GRADE CONCRETE, MIN. OF 2" CONCRETE COVER AT EXTERIOR EXPOSED CONCRETE AND 1 1/2" MIN. CONCRETE COVER AT ALL OTHER LOCATIONS.

CONCRETE CURING: ALL CONCRETE SHALL BE KEPT DAMP FOR THE FIRST 7 DAYS. "HOT WEATHER CONCRETING" ACI 305. FORMS SHALL NOT BE REMOVED BEFORE 36 HOURS AFTER POURING (NO EXCEPTIONS).

ALL REINFORCING BARS SHALL BE ASTM A-615 GRADE 40 UNO.

INSPECTOR NOTE:
ALL ANCHORS, INSERTS, HOLD-DOWNS, BOLTS AND ANY OTHER FOUNDATION HARDWARE SHALL BE IN PLACE ON FORMS WITH APPROVED HOLDERS PRIOR TO CONCRETE POUR, NO EXCEPTIONS.

MUDSILLS SHALL BE PRESSURE TREATED DF, OR ISOLATED WITH 30# FELT.

ALL HARDWARE SPECIFIED IS "SIMPSON" SUBSTITUTIONS MAY BE MADE ONLY AFTER SUBMITTAL AND APPROVAL BY THE ARCHITECT IN WRITING.

REVISIONS

Date:	By:

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808-640-1801

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WRITTEN DIMESIONS SHALL HAVE PRECEDENCE OVER SCALE DIMENSIONS. CONTRACTORS ARE RESPONSIBLE FOR DIMENSIONS AND CONDITIONS OF THE JOB. DESIGNER SHALL BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS, CONSITIONS , OR SPECIFICATIONS APPEARING ON THESE DRAWINGS.

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As Built Guest House
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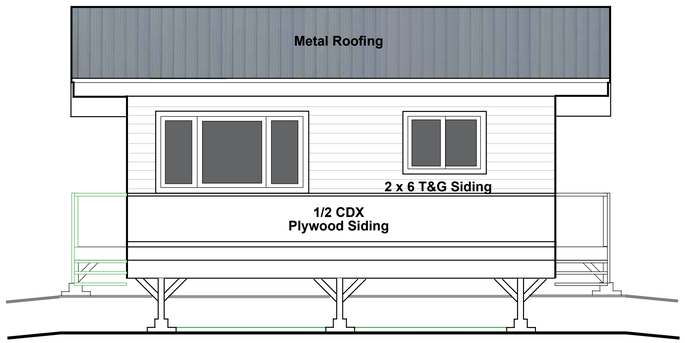
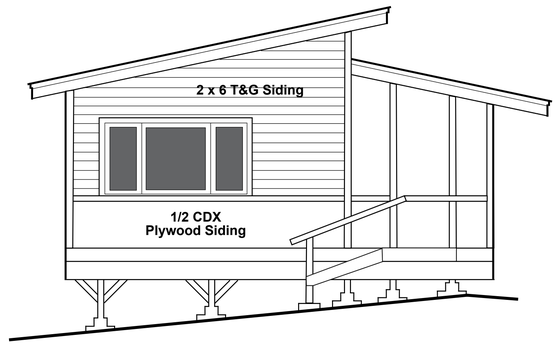
TMK: (3)2-9-002-060-0000

Drawing:
Found Plans & Details

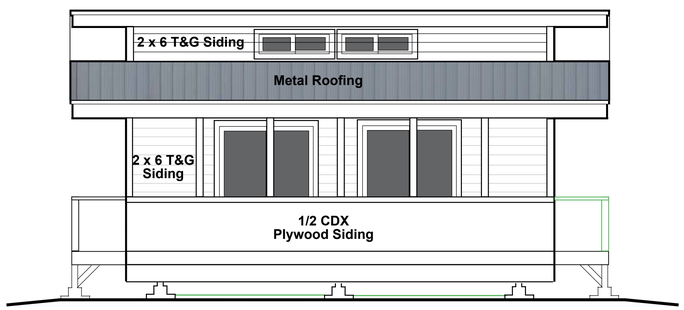
Date: **08-12-2025**
Scale: **1/4" = 1' 0"**
3 of **11**
Page: **A02**



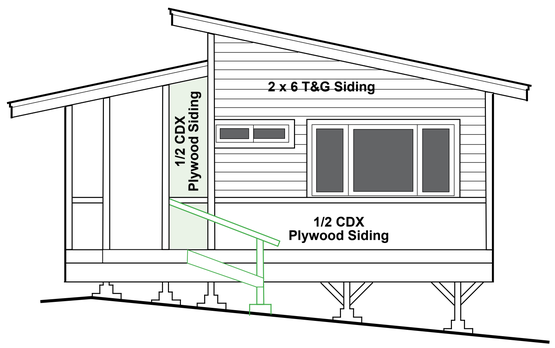
North East Elevation
1/4" = 1' - 0"



North West Elevation
1/4" = 1' - 0"



South West Elevation
1/4" = 1' - 0"



South East Elevation
1/4" = 1' - 0"

As Built
New Construction
As Built Being Removed

REVISIONS

Date:	By:

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Onomea Land Stewards
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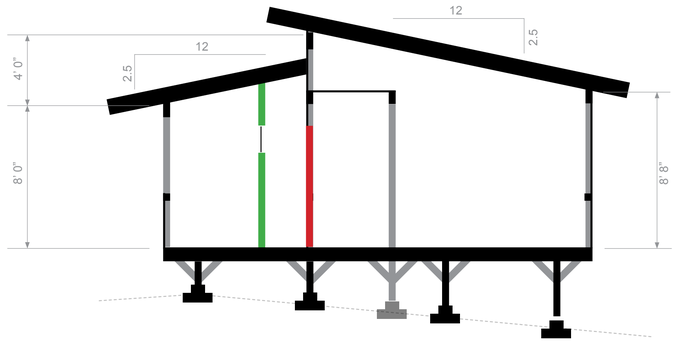
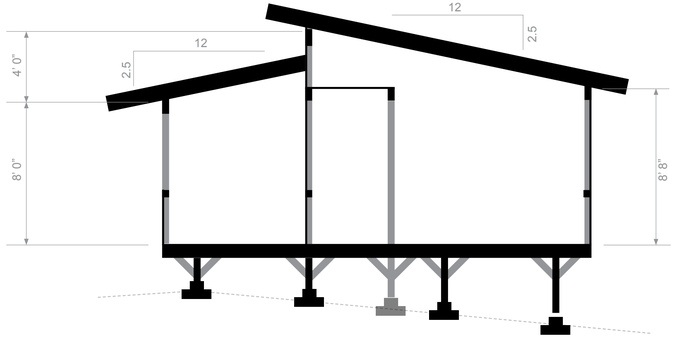
TMK: (3)2-9-002-060-0000

Drawing: **Elevations**

Date: **08-12-2025**
Scale: **1/4" = 1' 0"**
4 of **11**
Page: **A03**

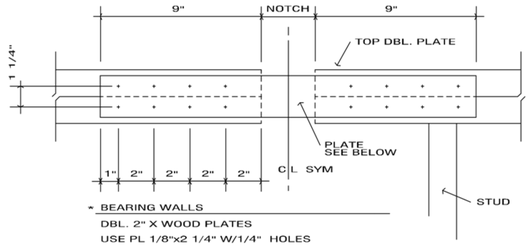


New Section
1/4" = 1' - 0"



As Built Section
1/4" = 1' - 0"

As Built
New Construction
As Built Being Removed

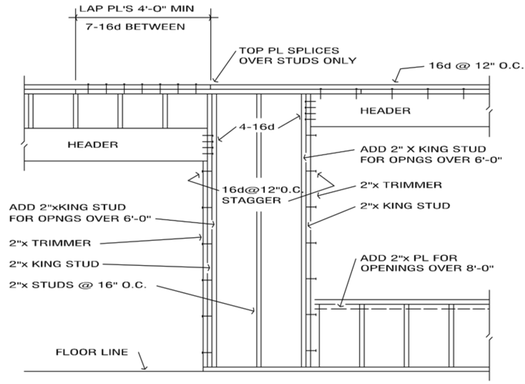


* BEARING WALLS
DBL. 2" X WOOD PLATES
USE PL 1/8"x2 1/4" W/1/4" HOLES
FOR 16 #14 x 1 1/2" RHWS.

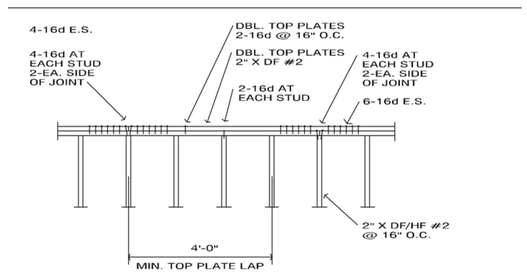
* NON-BEARING WALLS
DBL. 2" X WOOD PLATES
USE "SIMPSON" ST2215 W/16d NAILS

* NOTE:
USE ONE PL WHEN NOTCH IS GREATER THAN 1/3 OF WD. PL WIDTH.
USE 2-PL'S WHEN NOTCH IS GREATER THAN 2/3 OF WD. PL WIDTH.

PLATE SPLICE
NTS



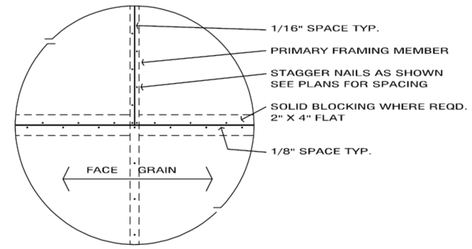
HEADERS
NTS



NOTE:
IF MIN. TOP PLATE LAPS AND DRAG STRAP SIZES ARE NOT SHOWN ON THE STRUCTURAL PLAN THEN USE 4'-0" MIN. LAP

THIS DETAIL IS MANDITORY FOR ALL EXTERIOR WALLS AND ALL SHEAR WALLS.

DBL. PLATE LAP
NTS



NOTE:
NAILING EDGE DISTANCE - 3/8" TYPICAL

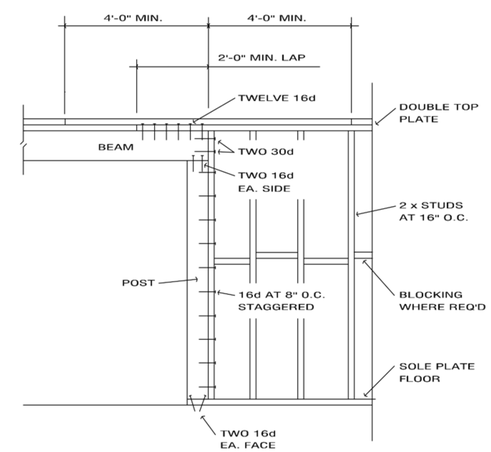
MINIMUM PANEL SIZE - 12" X 48" SQ. CUT
24" X 24" WITH DIAGONAL CUT

ADHESIVE ALL PLYWOOD TO FRAMING.

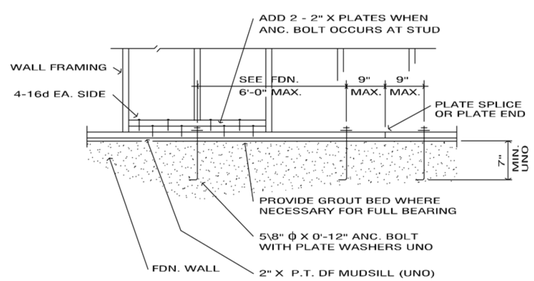
APPLY PLYWD/OSB PERP. TO JOIST AND OFFSET JOINTS MIN OF TWO JOISTS TYP.

PLYWOOD NAILING
NTS

ATTENTION!
TYPICAL FOR ALL FLOOR, WALL, AND ROOF CONSTRUCTION
NO EXCEPTIONS.



POST & BEAM
NTS



FDN. PLATE
NTS

REVISIONS

Date:	By:

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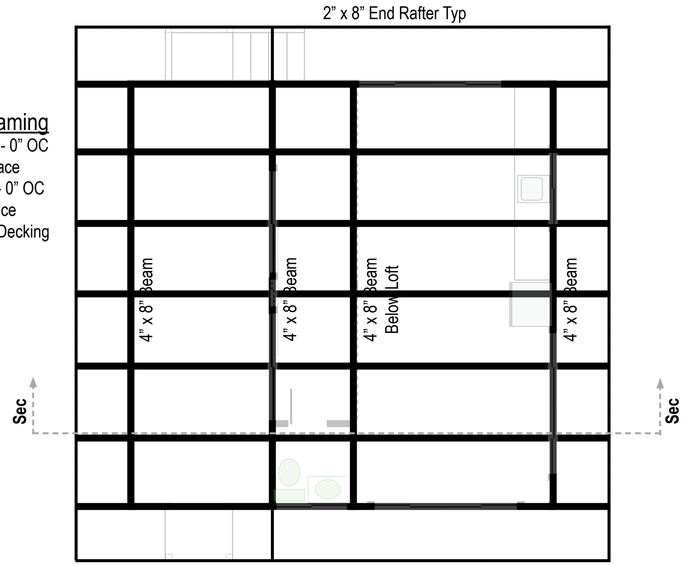
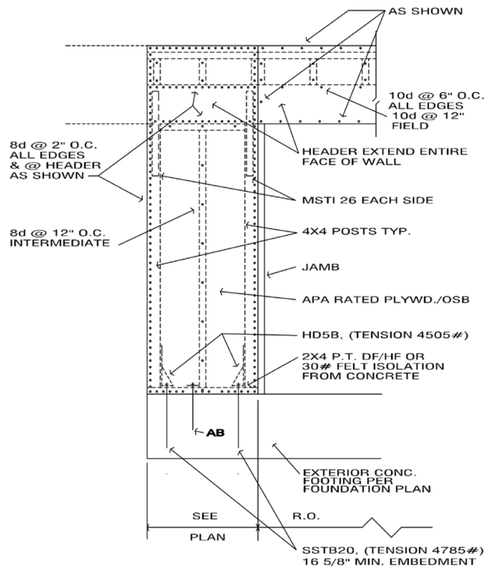
Drawing:
Section & Details

Date: **08-12-2025**
Scale: **1/4" = 1' 0"**
5 of **11**
Page: **A04**

Typical Roof Framing
4" x 10" Rafters at 4' - 0" OC
Over Interior Space
4" x 8" Rafters at 4' - 0" OC
Over Porch Space
w/ 2" x 6" T&G Roof Decking



As Built Roof Framing (No Changes)
1/4" = 1' - 0"

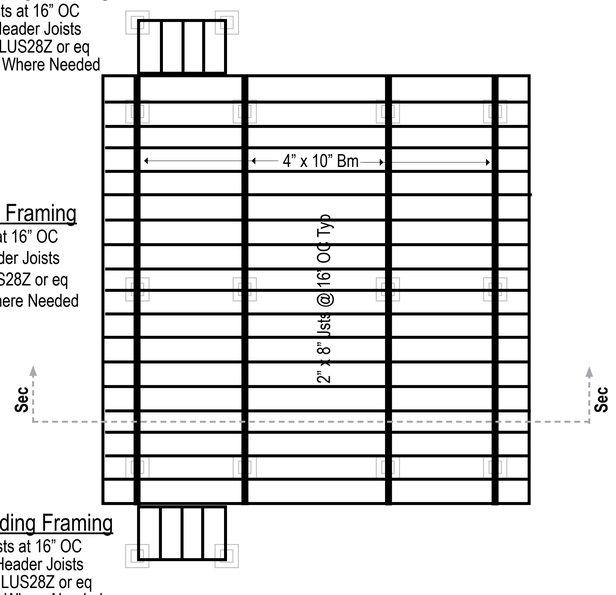


SHEAR WALL
NTS
PORTAL FRAME
BRACED WALL

Typical Landing Framing
2" x 8" Joists at 16" OC
w/ 2" x 8" Header Joists
w/ Simpson LUS28Z or eq
Joist Hangers Where Needed

Typical Floor Framing
2" x 8" Joists at 16" OC
w/ 2" x 8" Header Joists
w/ Simpson LUS28Z or eq
Joist Hangers Where Needed

Typical Landing Framing
2" x 8" Joists at 16" OC
w/ 2" x 8" Header Joists
w/ Simpson LUS28Z or eq
Joist Hangers Where Needed



As Built Floor Framing (No Changes)
1/4" = 1' - 0"

As Built
New Construction
As Built Being Removed

REVISIONS

Date:	By:

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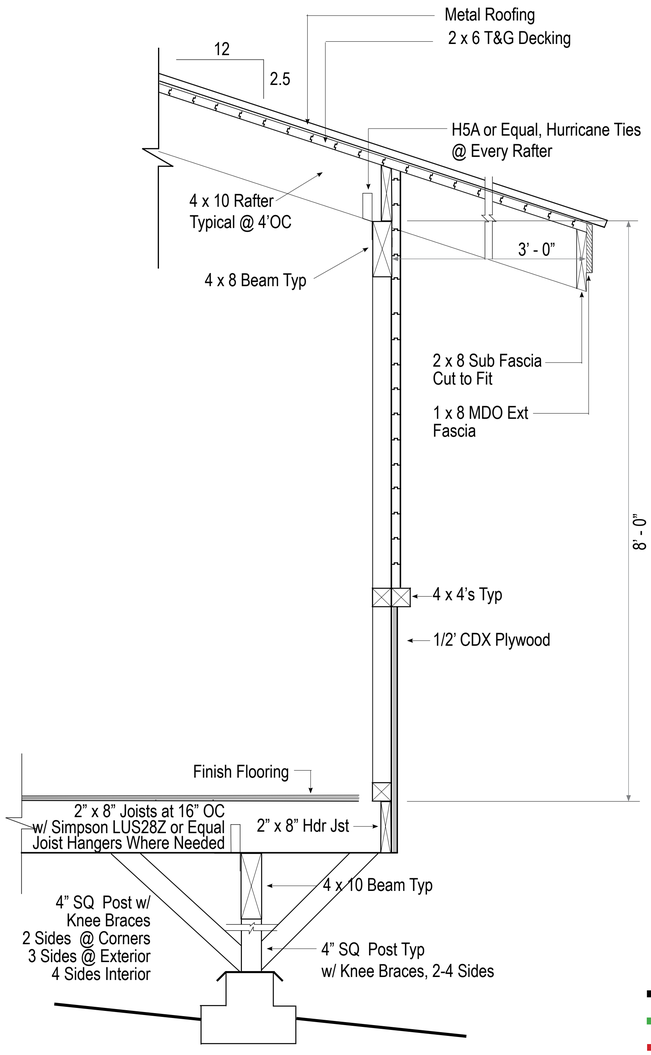
Drawing:
Framing Plans & Details

Date: **08-12-2025**
Scale: **1/4" = 1' 0"**
6 of **11**
Page: **A05**



As Built

New Construction

As Built Being Removed

As Built Composite Wall Detail (No Changes)

1" = 1'

DIAPHRAGM SCHEDULE

ROOF DIAPHRAGM

15/32" SHEATHING W/8d COMMON

RD#	DIAPHRAGM CASE	NAILING (IN. O.C.) BNDRY.	INTRMED.	EDGE	ALLOW SHEAR (KLF)	NOTES
A	UNBLOCKED OTHER	—	12	6	0.21	1
B	UNBLOCKED CASE 1	—	12	6	0.28	1
C	BLOCKED	6	12	6	0.32	1,9
D	BLOCKED	4	12	6	0.42	1,9
E	BLOCKED	2.5	12	4	0.64	1,3,9
F	BLOCKED	2	12	3	0.73	1,3,9
G	BLOCKED	4	12	6	0.93	1,5,6,9
H	BLOCKED	4	12	4	1.30	1,5,6,9
J	BLOCKED	2.5	12	3	1.51	1,5,6,7,9
K	BLOCKED	2.5	12	3	1.81	2,5,6,7,9

RD = ROOF DIAPHRAGM {GR. III SPECIES}

FLOOR DIAPHRAGM

23/32" SHEATHING W/10d COMMON

FD#	DIAPHRAGM CASE	NAILING (IN. O.C.) BNDRY.	INTRMED.	EDGE	ALLOW SHEAR (KLF)	NOTES
L	UNBLOCKED OTHER	—	12	6	.21	1
M	UNBLOCKED CASE 1	—	12	6	0.28	1
N	BLOCKED	6	12	6	.32	1,9
O	BLOCKED	4	12	6	.42	1,9
P	BLOCKED	2.5	12	4	.64	1,3,9
Q	BLOCKED	2	12	3	.73	1,3,9
R	BLOCKED	4	12	6	.93	1,5,6,9
S	BLOCKED	4	12	4	1.30	1,5,6,9
T	BLOCKED	2.5	12	3	1.51	1,5,6,7,9
U	BLOCKED	2.5	12	3	1.81	1,5,6,7,9

FD = FLOOR DIAPHRAGM {GR. I/II SPECIES}

GENERAL NOTES

a) STAPLES ARE NOT ACCEPTABLE FOR STRUCTURAL APPLICATIONS.
b) FASTENERS SHALL BE DRIVEN FLUSH WITH SHEATHING SURFACE.
c) PROVIDE BOUNDARY NAILING @ CONT. PANEL EDGES CASES 3 & 4.
d) PROVIDE BOUNDARY NAILING @ ALL PANEL EDGES CASES 5 & 6.
e) THE HIGH-LOAD SHEAR VALUES AS LISTED IN IRC/IBC.
f) ALL FLOOR DIAPHRAGMS SHALL BE GLUED TO FRAMING MEMBERS.

SPECIAL NOTES (APPLY TO DIAPHRAGMS SPECIFICALLY NOTED).

1. APA RATED SHEATHING, STURD-I-FLOOR EXP1/EXP2/EXT OR C-C/C-D PLYWOOD.
2. STRUCT I APA RATED SHEATHING EXP1/EXT OR STRUCT I PLYWD.
3. PROVIDE 3X's (76MM) AT ADJOINING PANEL EDGES, STAGGER NAILS.
4. ALL MEMBERS TO BE 4X MIN. W/2 FASTENER LINES.
5. ALL MEMBERS TO BE 4X MIN. W/3 FASTENER LINES.
6. SPECIAL INSPECTION REQD. PER (IRC/1BC).
7. PROVIDE BDRY. NAILING @ ALL PANEL EDGES CASES 3, 4, 5, & 6.
8. ALL MEMBERS TO BE 3X (76MM) MINIMUM.
9. SOLID BLOCKING USE SIMPSON "Z2"

SHEAR WALL SCHEDULE

SW#	SHEAR WALL SHEATHING {THICK SIDE}	EDGE NAILING (IN. O.C.)	ANCHOR BOLTS (IN. O.C.)	BOTTOM PLATE (IN. O.C.)	RIM/BLK TO TOP PLATE (IN. O.C.)	ALLOW SHEAR (KLF)	NOTES
A	15/32" RS (1)	10d @ 6"	5/8" @ 40"	16d @ 5	16d @ 3T	0.31	1
B	15/32" RS (1)	10d @ 4"	5/8" @ 32"	16d @ 3	16d @ 2T	0.46	1, 3
C	15/32" RS (1)	10d @ 3"	5/8" @ 24"	16d @ 2	16d @ 2T	0.60	1, 3, 5
D	15/32" RS (1)	10d @ 2"	5/8" @ 16"	16d @ 2	A35 @ 10	0.77	1, 3, 5
E	15/32" RS (2)	10d @ 4"	5/8" @ 16"	2-16d @ 3	A35 @ 9	0.92	1, 4, 5
F	15/32" RS (2)	10d @ 3"	5/8" @ 12"	2-16d @ 3	2-A35 @ 12	1.20	1, 3, 5
G	15/32" RS (2)	10d @ 2"	5/8" @ 8"	2-16d @ 2	2-A35 @ 10	1.54	1, 3, 5

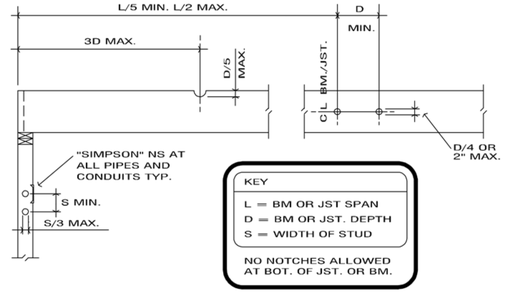
KEY: T = TOE NAILING; RS = RATED SHEATHING 15/32" {GR. I/II SPECIES}

GENERAL NOTES (APPLY TO ALL SHEAR WALLS)

a) FOR RATED SHEATHING PANELS, SPACE NAILS @ 12" (305MM) O.C. ALONG INTERMEDIATE FRAMING MEMBERS.
b) BLOCK ALL PANEL EDGES WITH MINIMUM 2X (51MM) BLOCKING.
c) APPLY NAILING TO ALL STUDS, TOP AND BOTTOM PLATES AND BLOCKING.
d) FRAMING SHALL BE A MAXIMUM OF 24" (610MM) O.C.
e) FASTENERS SHALL BE DRIVEN FLUSH WITH SURFACE OF SHEATHING.

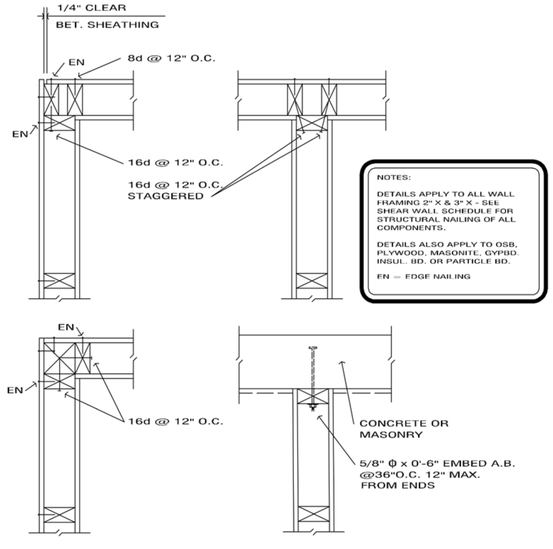
SPECIAL NOTES FOR SHEAR WALLS (APPLY TO WALLS SPECIFICALLY NOTED)

1. APA RATED SHEATHING EXP1/EXP2/EXT OR C-C/C-D/STRUCT II PLYWOOD.
2. STRUCT I APA RATED SHEATHING EXP1/EXT OR STRUCT 1 PLYWOOD.
3. PROVIDE 3X's (76MM) AT ADJOINING PANEL EDGES W/NAILS STAGGERED.
4. OFFSET PANEL JOINTS ON EACH SIDE OF WALL MINIMUM ONE STUD BAY.
5. PROVIDE MINIMUM 3X (76MM) BLOCKING OR JOISTS BENEATH BOTTOM PLATE WITH BOTTOM PLATE NAILS STAGGERED.



WOOD NOTCHES & HOLES STRUCTURAL LIMITS

NTS



FRAMING

NTS

REVISIONS

Date:	By:

This work was prepared under my supervision and construction of this project will be under my observation.

WALTER STEWART FULLERTON
Licensed Architect
License # AR 10857
Expires: 04/30/2026
P.O. Box 2103
Kailua Kona, Hi 96745
808-640-1801

WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALE DIMENSIONS. CONTRACTORS ARE RESPONSIBLE FOR DIMENSIONS AND CONDITIONS OF THE JOB. DESIGNER SHALL BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS, CONSITIONS , OR SPECIFICATIONS APPEARING ON THESE DRAWINGS.

Farnham Associates
Design Solutions
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Onomea Land Stewards
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TMK: (3)2-9-002-060-0000

Drawing: **Composite Wall & Details**

Date: 08-12-2025

Scale: 1/4" = 1' 0"

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SPECIFICATIONS

GENERAL - HAWAII COUNTY, HAWAII, USA:

ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE CONSTRUCTION DOCUMENTS, THE LATEST ADOPTED EDITION OF THE INTERNATIONAL BUILDING CODES, ALL APPLICABLE HAWAII COUNTY ORDINANCES, CODES AND LAWS. WHERE THE TERMS EQUAL, APPROVED EQUAL, REVIEW BY ARCHITECT, OR SIMILAR LANGUAGE IS STATED IN THESE OUTLINE SPECIFICATIONS, THEY SHALL MEAN ACKNOWLEDGEMENT/APPROVAL BY ARCHITECT IN WRITING ONLY.

THE CONSTRUCTION DOCUMENTS INDICATE GENERAL AND TYPICAL DETAILS OF CONSTRUCTION. WHERE CONDITIONS ARE NOT SPECIFICALLY INDICATED, DETAILS OF A CHARACTER SIMILAR TO THOSE SHOWN SHALL BE USED, SUBJECT TO REVIEW BY THE ARCHITECT.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE WORK OF ALL TRADES, VERIFYING EXISTING JOB CONDITIONS, AND CHECKING ALL DIMENSIONS. ALL DISCREPANCIES SHALL BE CALLED TO THE ATTENTION OF THE ARCHITECT AND SHALL BE RESOLVED BEFORE PROCEEDING WITH THE WORK. CHANGES TO THE DOCUMENTS OR SCOPE OF WORK SHALL BE SUBMITTED TO THE ARCHITECT BEFORE COMMENCING WITH THE WORK, FOR WRITTEN DOCUMENTATION AND/OR APPROVAL. ALL PROPOSED CHANGES SHALL BE IN WRITTING, WTTH NO EXCEPTIONS.

IT IS THE OWNERS RESPONSIBIUTY TO CONTACT THE ARCHITECT FOR ALL INSPECTIONS AND OBSERVATIONS OF CONSTRUCTION. FAILURE TO DO SO WILL RELIEVE THE ARCHITECT FROM ANY AND ALL RESPONSIBILITY FOR THE PROJECT. UNAUTHORIZED CHANGES AND MISINTERPRETATIONS OF THE CONTRACT DOCUMENTS, CODES, REQUIREMENTS & ORDINANCES WILL RELIEVE THE ARCHITECT FROM ANY AND ALL RESPONSIBILITY FOR THE PROJECT.

IT IS THE OWNERS RESPONSIBILITY TO PROVIDE A POLICY OF CONSTRUCTION INSURANCE.

FOR OPENINGS NOT SHOWN AND/OR DETAILED ON THE DRAWINGS, WHICH PENETRATE STRUCTURAL ELEMENTS, OBTAIN WRITTEN CLARIFICATION/APPROVAL FROM THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.

FRAME OPENINGS AND SUPPORT MISCELLANEOUS EQUIPMENT AS DETAILED ON THE DRAWINGS. WHERE NO DETAILS ARE PROVIDED, OBTAIN APPROVAL FROM THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.

LATERALLY BRACE ALL SUSPENDED EQUIPMENT AND CEILINGS IN CONFORMANCE WITH THE INTERNATIONAL BUILDING CODE, ADOPTED EDITION, AS AMENDED BY HAWAII COUNTY.

DURING THE CONSTRUCTION PERIOD. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF THE BUILDING. THE CONTRACTOR SMALL PROVIDE ADEQUATE SHORING, BRACING, AND GUYS IN ACCORDANCE WTTH ALL GOVERNING SAFETY REGULATIONS.

DO NOT SCALE DRAWINGS. USE WRITTEN DIMENSIONS ONLY.

SEE DRAWINGS FOR WALL LOCATIONS AND DIMENSIONS, UNLESS NOTED OTHERWISE.

STRUCTURAL DESIGN OR REVIEW OF TEMPORARY SHORING, ADDITIONAL REINFORCING, BRACING, FORM WORK, SCAFFOLDING, ERECTION METHODS, ETC, REQUIRED FOR PROPER CONSTRUCTION OF THE PROJECT, SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

SHOP DRAWINGS ARE AN AID FOR FIELD PLACEMENT AND ARE SUPERSEDED BY THE DRAWINGS. IT SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO MAKE CERTAIN THAT ALL CONSTRUCTION IS IN FULL AGREEMENT WITH THE LATEST APPROVED CONTRACT DOCUMENTS.

MATERIAL SUBSTITUTIONS SHALL BE SUBMITTED TO THE ARCHITECT FOR REVIEW AND WRITTEN APPROVAL PRIOR TO USE. SUBSTITUTION REVIEWS MAY REQUIRE ADDITIONAL DESIGN COSTS. THE PERSON OR COMPANY REQUESTING THE SUBSTITUTION SHALL PAY THESE ADDITIONAL COSTS.

ALL STEEL WORK SHALL BE IN CONFORMANCE WITH THE AISC SPECIFICATION FOR THE DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS, LATEST EDITION.

ALL STRUCTURAL WELDING SHALL BE DONE IN ACCORDANCE WITH AWS DW - LATEST EDITION, AND SHALL HAVE SPECIAL INSPECTION PER TESTING LABORATORY SERVICES SECTION WHEN REQUIRED BY ARCHITECT

ALL SHOP AND FIELD WELDERS SHALL BE CERTIFIED ACCORDING TO AWS PROCEDURES FOR THE WELDING PROCESS AND WELDING POSITION USED

FOUNDATIONS:

DESIGN OF FOUNDATIONS SMALL BE IN ACCORDANCE WITH ICC CODES.

MAXIMUM ALLOWABLE SOIL BEARING PRESSURE TO BE: 1500 PSF.

DEPTHS OF ALL FOUNDATIONS ARE SHOWN ON DRAWINGS. FOUNDATION SHALL BE EXCAVATED DEEPER AS REQUIRED TO INSURE BEARING ON FIRM MATERIAL OR NATIVE SOIL

ALL FOOTING EXCAVATIONS SMALL BE NEAT. OVER EXCAVATIONS SMALL BE FILLED WITH CONCRETE. ALL LOOSE SOILS SMALL BE REMOVED FROM EXCAVATIONS PRIOR TO PLACEMENT OF CONCRETE.

CONCRETE:

CONCRETE SHALL MEET THE FOLLOWING REQUIREMENTS WITH A MINIMUM OF 5 SACKS OF CEMENT PER CUBIC YARD.

ITEM	28 DAY STNGTH	MAX SLUMP	MAX AGRGATE
SLAB ON GRADE	2500PSI	3"	3/4"
FOUNDATIONS	2500PSI	3"	3/4"
WALLS & COLUMNS	2500PSI	3"	3/4"
RETAINING WALLS	2500PSI	3"	3/4"

WHEN DESIGN IS BASED ON 2500PSI, NO SPECIAL INSPECTION WILL BE REQUIRED.

ALL CONCRETE SMALL BE TESTED IN ACCORDANCE WITH ICC CODES BY A CERTIFIED TECHNICIAN PER A.S.T.M. CURRENT STANDARDS (WHEN REQUIRED BY ARCHITECT).

PORTLAND CEMENT SHALL CONFORM TO A.S.T.M. C150, TVPE-II

ADMIXTURES REQUIREMENTS DEPEND ON JOB CONDITIONS AT THE TIME OF CONCRETE PLACEMENT AND ARE SUBJECT TO REVIEW BY THE ARCHITECT.

CONTRACTOR SHALL SUBMIT CONCRETE MIX DESIGN TO THE ARCHITECT FOR REVIEW (2) DAYS PRIOR TO POURING ANY STRUCTURAL CONCRETE, WHEN REQUIRED BY THE ARCHITECT AND/OR CONTRACT DOCUMENTS.

CONTRACTOR SHALL INFORM THE ARCHITECT AT LEAST TWO (2) DAYS PRIOR TO POURING ANY STRUCTURAL CONCRETE FOR REVIEW OF THE WORK, WHEN REQUIRED BY THE CONTRACT DOCUMENTS.

AUL CONCRETE EXCEPT SLAB ON GRADE, SIX INCHES (6") THICK OR LESS. SHALL BE MECHANICALLY VIBRATED SO AS TO COMPLETELY FILL THE FORMS WITHOUT CAUSING UNDUE SEPARATION.

DOWELS SHALL MATCH MAIN REINFORCING AND SPACING LAP 48 BAR DIAMETERS UNLESS NOTED OTHERWISE.

SPECIAL INSPECTION IS NOT REQUIRED UNLESS NOTED OTHERWISE. WHEN SPECIAL INSPECTIONS ARE REQUIRED, THE CONTRACTOR WILL BE RESPONSIBLE FOR ALL FEES. SPECIAL INSPECTORS WILL BE SUBJECT TO APPROVAL BY HAWAII COUNTY AND THE ARCHITECT.

THE CONTRACTOR SHALL SUBMIT A PLAN FOR PROPOSED LOCATIONS OF CONTROL JOINTS TO ARCHITECT FOR APPROVAL. CONTROL JOINTS SMALL BE AT 20 FEET ON CENTER, EACH WAY, MAXIMUM. SEE TYPICAL SLAB JOINT DETAIL FOR JOINT CONSTRUCTION.

GLUE-LAMINATED LUMBER:

ALL STRUCTURAL WOOD SHALL BE TREATED PER HAWAII COUNTY CODES AND ORDINANCES AS ADOPTED AND AMENDED.

ADHESIVE SHALL BE FOR WET USE. LAMINATIONS SHALL BE COMBINATION FABRICATED IN ACCORDANCE WITH ALTC CURRENT PS FOR SINGLE MEMBERS USE 24F-V4 DF/DF. FOR MEMBERS CONTINUOUS OR CANTILEVERED OVER SUPPORTS, USE 24F-V8 DF/DF.

FABRICATION SHALL BE BY A LICENSED FABRICATOR. SHOP DRAWINGS SHALL BE SUBMITTED FOR REVIEW. ALTC CERTIFICATION AND INSPECTION ARE REQUIRED FOR ALL MEMBERS.

CONTRACTOR SHALL PROVIDE A CERTIFICATION OF COMPLIANCE FOR ALL GLU-LAM BEAMS, TO THE ARCHITECT, FOR APPROVAL PRIOR TO ERECTION.

GLU-LAM BEAMS SHALL NOT BE NOTCHED, DRILLED, TAPERED, DAPPED, OR CUT IN ANY WAY, EXCEPT AS NOTED ON THE DRAWINGS.

FRAMING LUMBER:

ALL STRUCTURAL WOOD SHALL BE TREATED PER HAWAII COUNTY CODES AND ORDINANCES AS ADOPTED AND AMENDED.

HORIZONTAL FRAMING MEMBERS FOUR (4) X AND SMALLER AND FOUR (4) X POSTS SMALL BE DOUGLAS FIR NO. 2. FRAMING MEMBERS SIX (6) X AND LARGER SMALL BE DOUGLAS FIR NO. 1, UNLESS NOTED OTHERWISE.

INTERIOR STUDS WHERE HEIGHT IS EQUAL TO OR LESS THAN 12'-0", SHALL BE MIN 2X4 DF/HF CONSTRUCTION AND BETTER. INTERIOR STUDS WTTH HEIGHT GREATER THAN 12'-0", AND ALL EXTERIOR STUDS SHALL BE 2X6 DF-/HF, NO. 2, UNLESS NOTED OTHERWISE. STUD SPACING SHALL BE 16" O.C., UNLESS NOTED OTHERWISE. ALL NON-STRUCTURAL STUDS MAY BE GALVANIZED METAL AT CONTRACTORS OPTION.

ALL SHEATHING (ROOF, WALLS, AND FLOOR) SHALL. BE APA RATED SHEATHING, EXPOSURE 1, IDENTIFIED WITHTHE APPROPRIATE TRADEMARK OF THE APA, AND SHALL MEET THE REQUIREMENTS OF THE LATEST EDITION OF THE U.S. PRODUCT STANDARD (PS) OR THE APPLICABLE APA PERFORMANCE STANDARD. SHEATHING EXPOSED TO WEATHER SHALL BE CLASSIFIED EXTERIOR.

INSTALL ROOF AND FLOOR SHEATHING WITH THE LONG DIMENSION OF THE PANEL ACROSS SUPPORTS, AND WITH THE PANEL CONTINUOUS OVER TWO (2) OR MORE SPANS. STAGGER PANEL ENDS UNLESS NOTED OTHERWISE. PANEL ENDS SHALL OCCUR OVER FRAMING. ALLOW 1/8" SPACE AT PANEL ENDS AND 1/8" SPACE AT PANEL EDGES.

NAILING FOR WALL SHEATHING IS INDICATED ON THE SHEAR WALL SCHEDULE AND/OR DRAWINGS. NAILING FOR ROOF AND FLOOR SHEATHING IS AS INDICATED ON THE DRAWINGS. PLYWOOD NAILS SHALL BE COMMON, AND CORROSION RESISTANT WHERE EXPOSED TO WEATHER.

PLVWOOD SHEATHING NAILS OR OTHER APPROVED SHEATHING CONNECTORS SHALL BE DRIVEN FLUSH, AND SHALL NOT BE CUT OR NOTCHED UNLESS SPECIFICALLY SHOWN, NOTED, OR APPROVED BY THE ARCHITECT.

NO STRUCTURAL MEMBER SHALL BE CUT OR NOTCHED UNLESS SPECIFICALLY SHOWN, NOTED, OR APPROVED BY THE ARCHITECT.

MAXIMUM MOISTURE CONTENT SHALL NOT EXCEED 19% FOR ALL STRUCTURAL MEMBERS.

PROVIDE WASHERS UNDER HEADS AND NUTS OF ALL BOLTS AND LAG SCREWS BEARING ON WOOD. ALL SHEAR WALLS SHALL USE PLATE WASHERS AS SHOWN ON WASHERS SCHEDULE.

WOOO IN CONTACT WTTH MASONRY OR CONCRETE, OR PERMANENTLY EXPOSED TO WEATHER, SHALL BE PRESSURE TREATED DOUGLAS FIR. REDWOOD WILL NOT BE ALLOWED FOR STRUCTURAL CONDITIONS.

ALL PRESSURE TREATED LUMBER SHALL BE DF/HF WITH GRADE PER PLAN. (PTDF/PTHF)

TREATMENT SHAUL BE ACZA, CCA OR ACA AND SHALL CONFORM TO AWPA STANDARD C2 OR HAWAII COUNTY APPROVED TREATMENT, WTTH THE FOLLOWING RETENTIONS:
ALL WOOD IN CONTACT WITH FOUNDATION CONCRETE ABOVE GROUND - .25 RETENTION.
ALL WOOD EMBEDDED IN CONCRETE OR IN CONTACT WITH GROUND - .40 RETENTION.

ALL PRESSURE TREATED LUMBER SHALL BE CLEAN, DRY, AND FREE FROM SURFACE RESIDUE.

HAND TREATED LUMBER SHALL BE CLEAN, DRY, AND FREE FROM SURFACE RESIDUE.

ALL PRESSURE TREATED LUMBER SHALL CARRY THE QUALITY MARK OF AN INDEPENDANT INSPECTION AGENCY.

AL FRAMING HARDWARE SPECIFIED SMALL BE AS MANUFACTURED BY SIMPSON STRONG-TIE OR APPROVED EQUAL BY THE ARCHITECT IN WRITING.

ANCHOR BOLTS SHALL COMPLY WITH ASTM A-307. SILL PLATE BOLTING SHALL BE AS SPECIFIED ON THE SHEAR WALL SCHEDULE OR AT A MINIMUM OF 1/2" DIA X 11" LONG AND HOOKED. SPACE ANCHOR BOLTS AS INDICATED ON SHEAR WALL SCHEDULE. LOCATE SILL BILTS AT A MAXIMUM DISTANCE OF 12" FROM THE ENDS OF EACH WALL AND CORNER., AND 9" AT SPLICES. INSTALL A MINIMUM OF TWO (2) BOLTS PER LENGTH OF SILL.

UPON WRITTEN REQUEST, SIMPSON EPOXY OR REDHEAD ANCHORS MAY BE USED, PROVIDING EQUAL SHEAR AND WITHDRAWAL RESISTANCE REQUIREMENTS ARE MET. PROVIDE ICC EVALUATION REPORTS AS REQUIRED FOR APPROVAL.

SIZING AND SURFACING: ALL LUMBER, EXCEPT WHERE SPECIFICALLY NOTED OTHERWISE, SHALL BE MILL SIZED AND SURFACED ON ALL FOUR (4) SIDES, BE STRAIGHT STOCK, FREE FROM WARP OR CUP, AND SINGLE LENGTH, DETAIl-ED OR AS DIRECTED BY THE ARCHITECT.

FASTENERS:

ALL NAILING NOT SPECIFICALLY CALLED OUT ON PLANS SHALL BE PER ICC NAILING SCHEDULE.

NAILS SHALL BE AS INDICATED BELOW UNLESS NOTED OTHERWISE ON PLANS.

ROOF AND FLOOR SHEATHING - COMMON NAILS.

SHEARWALL SHEATHING - COMMON OR GALVANIZED BOX NAILS (WHEN EXPOSED TO WEATHER)

FRAMING - COMMON, BOX, OR COATED SINKER NAILS
(REPLACE ALL SPLIT FRAMING AND FINISH LUMBER)

PLYWOOD SHEATHING NAILS SHALL BE DRIVEN FLUSH, BUT SHALL NOT FRACTURE THE SURFACE OF THE SHEATHING.

MACHINE BOLTS AND ANCHOR BOLTS SHALL CONFORM TO ASTM A-307. THREADED ROUND STOCK SHALL CONFORM TO ASTM A36. PROVIDE PLATE WASHERS PER SCHEDULE. NUTS SHALL BE TIGHTENED WHEN PLACED AND RETIGHTENED BEFORE CLOSING IN.

JOISTS HANGERS, METAL CONNECTORS AND OTHER MISCELLANEOUS TIMBER CONNECTORS SHALL BE PER SIMPSON CO. NAIL OR BOLT AT ALL PRE-DRILLED HOLES, PER MANUFACTURERS INSTRUCTIONS, UNLESS NOTED OTHERWISE.

ALL NAILING SHALL COMPLY WITH ICC CODES AS ADOPTED AND AMENDED.

WORKMANSHIP

ALL ROUGH CARPENTRY SHALL PROOUCE JOINTS TRUE, TIGHT, AND WELL NAILED, WITH MEMBERS ASSEMBLED IN ACCORDANCE WITH DRAWINGS AND APPLICABLE BUILDING CODES.

THE SHIMMING OF SILLS, JOISTS, SHORT STUDS, TRIMMERS, HEADERS, OR OTHER FRAMING MEMBERS WILL NOT BE PERMITTED. ALL WALLS AND PARTITIONS SMALL BE INSTALLED STRAIGHT, PLUMB, AND ACCURATELY LOCATED. CAREFULLY SELECT AL STRUCTURAL MEMBERS. INDIVIDUAL PIECES SHALL. BE SELECTED SO THAT KNOTS AND OBVIOUS MINOR DEFECTS WILL NOT INTERFERE WTTH THE PLACING OF BOLTS, OR THE PROPER NAILING OF SOUND CONNECTIONS.

THE ARCHITECT MAY REJECT LUMBER FOR EXCESSIVE WARP, TWIST, BOW, CROOK, MILDEW, FUNGUS, OR IMPROPER GRADE MARKING. LUMBER WITHTHE AFOREMENTIONED DEFECTS WILL BE DISCARDED AND REMOVED FROM THE SITE.

STRUCTURAL SHEATMING SMALL BE MANUFACTURED WITH EXTERIOR GLUE AND SHALL CONFORM TO THE AMERICAN PLYWOOO ASSOCIATION (APA) RATINGS AND SPECIFICATIONS.

WELDING:

ALL WELDING SHALL BE PERFORMED BY CERTIFIED WELDERS PER AWS STANDARD QUALIFICATIONS PROCEDURE TO PERFORM TYPE OF WORK REQUIRED, AND BE IN ACCORDANCE WITH AWS WELDING CODE. ARC WELDING SHALL BE E70XX LOW HYDROGEN SERIES FOR MANUAL ARC WELDING. PROVIDE SPECIAL INSPECTION FOR ALL FIELD WELDING.

TEN PERCENT (10%) OF ALL FULL PENETRATION WELDS SHALL BE TESTED WITH X-RAV OR ULTRASONICALLY UNDER THE SUPERVISION OF THE APPROPRIATE OFFICIALS AND BY CERTIFIED LICENSED TECHNICIANS, WHEN REQUIRED BY THE ARCHITECT.

TRUSSES:

TRUSS MANUFACTURER SHALL PROVIDE TRUSS LOAD CALCULATIONS, DESIGN AND SHOP DRAWINGS FOR ALL TRUSSES TO BE INSTALLED. CALCULATIONS SHALL INCLUDE ALL STRESSES AND DEFLECTIONS CAUSED BY DEAD AND LIVE LOADS, DRAG LOADS, AND TRUSS BLOCK LOADS. DRAWINGS SHALL INCLUDE LAYOUT, SIZE OF MEMBERS, AND CONNECTION DETAILS (SPECIFY ALL HARDWARE).

MAXIMUM DEFLECTION OF ROOF TRUSSES SMALL BE: LV240 (D.L. + L.L.). MAXIMUM DEFLECTION OF FLOOR TRUSSES SHALL BE: L/360 (D.L. + L.L.) UNLESS NOTED OTHERWISE..

MANUFACTURED TRUSSES SHALL CONFORM TO THE DESIGN SPECIFICATIONS FOR METAL PLATE CONNECTED WOOD TRUSSES (TPI) LATEST ADOPTED EDITION

FOR TRUSS CONFIGURATIONS, DIMENSIONS, ETC., SEE THE WORKING DRAWINGS.

PROVIDE MULTIPLE STUD AND/OR SOLID BLOCKING UNDER ALL MULTIPLE TRUSSES AND DRAG TRUSSES.

SUPERIMPOSED LOADS FROM JACK TRUSSES, ARCHITECTURAL FINISHES OR OTHER SECONDARY FRAMING (IN-FILL TRUSSES, CALIFORNIA FRAMING, FURRED CEILINGS, SOFFITS, ETC.) SHALL BE INCLUDED IN DESIGN OF SUPPORTING TRUSSES.

THE POSITIONS, WEIGHTS AND METHOD OF ATTACHMENT OF ALL MECHANICAL UNITS, ELECTRICAL FIXTURES, PLUMBING, ETC., SHALL BE INCLUDED IN THE DESIGN OF THE TRUSSES BY THE TRUSS MANUFACTURER AND SHALL BE VERIFIED BY THE ARCHITECT. ADDITIONAL TRUSSES OR SPECIAL DESIGNED TRUSSES MAY BE REQUIRED.

TRUSS MANUFACTURER IS RESPONSIBLE FOR ALL TRUSS-TO-TRUSS CONNECTIONS, TRUSS TO BEAM CONNECTIONS, AND PERMANENT BRACING, AS REQUIRED FOR THE DESIGN.

STORAGE. HANDLING AND INSTALLATION OF TRUSSES SHALL FOLLOW TRUSS PLATE SPECIFICATIONS.

CONTRACTOR SHALL CONFORM TO TRUSS PLATE INSTITUTE (TPI) "HIB-91," AND TRUSS MANUFACTURERS RECOMMENDATIONS AND SPECIFICATIONS

CONTRACTOR WILL VERIFY REQUIREMENTS FOR AND PROVIDE ALL ERECTION AND PERMANENT TRUSS BRACING AS RECOMMENDED BY TRUSS MANUFACTURER AND TPI PUBLICATIONS.

THE DESIGN OF "SCISSOR" AND "COFFERED" TYPE TRUSSES SHALL LIMIT THE HORIZONTAL DEFLECTION UNDER DEAD PLUS LIVE LOADS TO 1/2" TOTAL.

TRUSS MANUFACTURER SHALL INCLUDE DEFLECTION CALCULATIONS WITH THE SHOP DRAWING SUBMITTAL.

TRUSS MANUFACTURER SHALL DESIGN GABLE-END TRUSSES FOR OUT-OF-PLANE WIND LOADING.

NO MODIFICATION TO TRUSS VIZ. CUTTING, NOTCHING, DRILLING, ETC., SHALL BE MADE WITHOUT WRITTEN APPROVAL FROM TRUSS MANUFACTURER AND ARCHITECT.

ROOF FRAMING:

PLYWOOD SHEATHING ON ROOF SHALL BE PER STRUCTURAL CALCULATIONS AND SCHEDULES ON THE WORKING DRAWINGS.

PROVIDE SOLID BLOCKING AT ALL RIDGES FOR CONTINUOUS EDGE NAILING. DOUBLE BLOCK WITH VENT HOLES WHEN CONTINUOUS RIDGE VENTS ARE SPECIFIED.

NO PENETRATIONS, OTHER THAN SHOWN, WILL BE ALLOWED IN SHEAR WALLS UNLESS APPROVED BY THE ARCHITECT.

TOP PLATES OF ALL EXTERIOR WALL SHALL BE TWO (2) 2" X DF #2 MIN. PIECES, AND SHALL BE LAPPED 4'-0" MINIMUM, WITH NAILING PER SCHEDUUE/NOTES. INSTALL A MSTI21 AT EVERY TOP PLATE JOINT UNLESS NOTED OTHERWISE.

EDGE NAIL ROOF SHEATHING TO COLLECTOR JOISTS AND BLOCKING TYPICAL.

FLOOR FRAMING:

FLOOR SHEATHING SHALL BE 23/32" T & G PLYWOOD (48/24) APA RATED WITH 1OD NAILS PER SCHEDULE/NOTES.

ALL BEAMS AND HEADERS SHALL BE PER SCHEDULES OR DRAWINGS.

ALL BEAM TO POST CONNECTIONS SHALL BE FASTENED AS SHOWN ON THE DRAWINGS.

ALL POSTS (FROM ABOVE) TO BEAM CONNECTIONS SHALL BE FASTENED WITH STRONG-TIE CONNECTORS PER NOTES AND DETAILS.

EDGE NAIL FLOOR SHEATHING TO COLLECTOR JOISTS AND BLOCKING TYPICAL.

REINFORCING:

REINFORCING STEEL SHALL CONFORM TO ASTM A615 (INCLUDING SUPPLEMENT S1). GRADE 60 FOR #5 BARS AND LARGER AND GRADE 40 FOR #4 BARS AND SMALLER. STEEL SHALL BE KEPT CLEAN AND FREE OF RUST SCALES.

ALL REINFORCING STEEL SHALL BE LAPPED AS INDICATED. LAPS/SPLICES SHALL BE 48 BAR DIAMETERS (MIN.), AND STAGGERED A MINIMUM OF 20'.

ALL HOOKS SHOWN SHALL BE ACI STANDARD HOOKS UNLESS NOTED OTHERWISE. ALL COLUMN BEAMS AND PILASTER TIES SHALL HAVE A 135-DEGREE MINIMUM TURN PLUS A FOUR INCH (4") EXTENSION TO THE FREE END.

CONCRETE COVER OVER REINFORCING STEEL SHALL BE MAINTAINED AS FOLLOWS, UNLESS NOTED OTHERWISE:
CONCRETE POURED AGAINST EARTH: 3"
FORMED SURFACES BACKFILLED WITH EARTH: 2"
FORMED SURFACES EXPOSED TO WEATHER: 1-1/2"
FORMED SURFACES EXPOSED TO INTERIOR SPACE: 3/4"

INSTALL REINFORCING AT MID-HEIGHT IN SLABS, AS REQUIRED AND SHOWN ON DRAWINGS, USING DOBIES OR CHAIRS AS REQUIRED.

EXPANSION BOLTS SHALL BE HILTI KWIK BOLT II OR APPROVED EQUAL. EXPANSION BOLTS SHALL BE INSTALLED PER MANUFACTURERS RECOMMENDATION, OR APPROVED EQUAL WITH ICC EVALUATION REPORT.

HIGH STRENGTH NON-SHRINK GROUT SHALL BE MASTERFLOW #928 BY MASTER BUILDERS UNLESS NOTED OTHERWISE (5OOOPSI) OR APPROVED EQUAL.

SMOOTH DOWELS SHALL BE NEW PLAIN BILLET STEEL CONFORMING TO ASTM A615 (INCLUDING SUPPLEMENT SI), GRADE 40 FOR 3/8" & 1/2" DIAMETER, GRADE 60 FOR 5/8" DIAMETER AND LARGER.

REINFORCING ANCHOR BOLTS AND INSERTS SHALL BE RIGIDLY HELD IN PLACE PRIOR TO PLACING CONCRETE. ALL HOLDDOWNS SHALL BE FIXED IN PLACE PRIOR TO CONCRETE PLACEMENT.

WELDING AND PREHEATING OF REINFORCING SHALL CONFORM TO ICC AND AWS STANDARDS, LATEST EDITIONS. SPECIAL INSPECTION WHEN REQUIRED BY ARCHITECT

MINIMUM CLEAR DISTANCE BETWEEN BARS SHALL BE 1-1/2 TIMES THE BAR DIAMETER, 1-1/3 TIMES THE MAXIMUM AGGREGATE SIZE, OR 1-1/2", WHICHEVER IS GREATEST.

STEEL:

ALL STRUCTURAL AND MISCELLANEOUS STEEL SHALL BE FABRICATED AND ERECTED IN ACCORDANCE WITH AISC SPECIFICATIONS FOR THE DESIGN, FABRICATION, AND ERECTION OF BUILDINGS, LATEST EDITION. SUBMIT SHOP DRAWINGS TO THE ARCHITECT FOR REVIEW PRIOR TO FABRICATION.

BOLTS, NUTS, AND WASHERS SHALL CONFORM TO ASTM A-307, UNLESS NOTED OTHERWISE, PER ASTM A-325. ALL BOLT HOLES SHALL BE PUNCHED OR DRILLED AND SHALL BE 1/16" LARGER THAN NOMINAL BOLT SIZE. BURNED HOLES ARE NOT ACCEPTABLE.

STEEL SHALL CONFORM TO ASTM STANDARDS AS FOLLOWS:
STRUCTURAL AND MISCELLANEOUS STEEL: FY = 36KSI PER ASTM A-36.
STEEL TUBES: FY = 46KSI PER ASTM A-500, TVPE S, GRADE B.
STEEL PIPE COLUMNS: FY = 36KSI PER ASTM A-53, TYPE S, GRADE B.
WIRE FABRIC SHALL CONFORM TO ASTM A-185

ALL STEEL EXPOSED TO WET CONDITIONS SHALL BE GALVANIZED OR PRIMED AND PAINTED WITH ONE OF THE FOLLOWING:
1 - ZINC PHOSPHATE PRIMER AND ACRYLIC OR ENAMEL PAINT.
2 - EPOXY PRIMER, AND PAINT.
ALL PAINT APPLIED TO STEEL SHALL BE COMPATIBLE WITH PRIMER USED.

DESIGN CRITERIA:

VERTICLE LOADS:
ROOF DEAD LOAD (DL) - TC 9PSF, BC 5PSF • ROOF LIVE LOAD (LL) - TC 20PSF, BC 0PSF
ROOF PHOTOVOLTAIC - TC 5PSF • ROOF SOLAR HOT WATER - TC 45PSF

FLOOR DEAD LOAD (DL) - 15PSF • FLOOR LIVE LOAD (LL) - 40PSF

FOUNDATION:
ALLOWABLE SOIL BEARING PRESSURE: DL + LL = 2500 PSF UNLESS NOTED OTHERWISE.

LATERAL LOADS:
WIND: SEE TITLE SHEET • SEISMIC ZONE: SEE TITLE SHEET

SHOP DRAWINGS:

SHOP DRAWINGS FOR ARCHITECTS REVIEW WILL BE REQUIRED AS FOLLOWS:
NOT REQUIRED FOR STRUCTURAL STEEL, GLU-L-AM BEAMS, & STEEL REINFORCING
REQUIRED FOR ROOF & FLOOR TRUSSES

PREFABRICATION SHALL NOT PROCEED UNTIL THE ARCHITECT HAS REVIEWED AND APPROVED SHOP DRAWINGS.

STANDARDS

CONTRACTORS ARE DIRECTED TO COMPLY WITH ALL NOTES AND STANDARD DETAILS IN THESE CONTRACT DOCUMENTS, REGARDLESS OF SPECIFIC FLAGGING OR REFERENCE. THEY DESCRIBE METHODS, MATERIALS, SPECIFICATIONS, CODE COMPUANCE, CONVENTIONS, STRUCTURAL APPLICATIONS, AND STANDARDS REQUIRED BY THESE CONTRACT DOCUMENTS.

ABBREVIATIONS

ICC - INTERNATIONAL CODE COUNCIL
IBC - INTERNATIONAL. BUILDING CODE
IRC - INTERMATIONAL RESIDENTIAL CODE
ASTM - AMERICAN SOCIETY OF TESTING MATERIALS
APA - AMERICAN PLYWOOD ASSOCIATION
AWS - AMERICAN WELDING SOCIETY
PS - PRODUCT STANDARD

REVISIONS

Date:	By:

This work was prepared under my supervision and construction of this project will be under my observation.

WALTER STEWART FULLERTON
Licensed Architect
License # AR 10857
Expires: 04/30/2026
P.O. Box 2103
Kailua Kona, Hi 96745
808-640-1801

WALTER STEWART FULLERTON LICENSED PROFESSIONAL ARCHITECT NO. AR10857 HAWAII, U.S.A.

Farnham Associates
Design Solutions
75-5608 Hienaloli Road, #10
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Onomea Land Stewards
As Built Guest House
29-362 Chin Chuck Road
Hakalau, HI 96710
TMK: (3)2-9-002-060-0000

Drawing:
Specifications

Date: **08-12-2025**
Scale: **No Scale**
8 of **11**
Page: **A07**

WRITTEN DIMESIONS SHALL HAVE PRECEDENCE OVER SCALE DIMENSIONS. CONTRACTORS ARE RESPONSIBLE FOR DIMENSIONS AND CONDITIONS OF THE JOB. DESIGNER SHALL BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS, CONSITIONS , OR SPECIFICATIONS APPEARING ON THESE DRAWINGS.

STRUCTURAL NOTES

REINFORCING STEEL:

1. DEFORMED BAR REINFORCEMENT SHALL CONFORM TO THE FOLLOWING GRADES OF ASTM A
   GRADE 40 - LIGHT DUTY SINGLE FAMILY RESIDENTIAL
   GRADE 60 - MEDIUM TO HEAVEY DUTY CONSTRUCTION
2. DETAILS OF REINFORCEMENT SHALL BE IN ACCORDANCE WITH ACI 318, CURRENT STATE AD IRC AND IBC APPLICATIONS
3. LAPS AT BAR SPLICES IN CONCRETE CONSTRUCTION SHALL BE AS SHOWN ON 'TYPICAL CON REINF. LAP SPLICES. LAPS AT BAR SPLICES SHALL NOT BE LESS THAN 12"
4. BAR SUPPORTS SHALL BE PROVIDED IN ACCORDANCE WITH THE PROVISIONS OF 'BAR SUPPI SPECIFICATIONS' AS PROVIDED BY THE LATEST STATE ADOPTED EDITION OF THE 'MANUAL OI STANDARD PRACTICE' BY THE CONCRETE REINFORCING STEEL INSTITUTE (CRSI.)
5. ALL REINFORCING STEEL DETAILING, BENDING AND PLACEMENT SHALL BE IN ACCORDANCE \ THE LATEST STATE ADOPTED EDITION OF THE 'MANUAL OF STANDARD PRACTICE' BY THE CONCRETE REINFORCING STEEL INSTITUTE (CRSI.)

REINFORCED CONCRETE:

1. THE MINIMUM 28-DAY CYLINDER STRENGTH SHALL BE PER THE 2018 IBC AS FOLLOWS (U.N.O.)

CONCRETE ELEMENT:	f'c:
SLAB ON GRADE	2500 PSI
CONTINUOUS FOOTINGS	2500 PSI
SPREAD PAD FOOTINGS	2500 PSI

   (**NOTE: ALL CONCRETE WITH f'c GREATER THAN 2500 PSI SHALL REQUIRE SPECIAL INSPECTION PER THE 2018 IRC/IBC CHAPTER 17 REQUIREMENTS.)
2. ALL PORTLAND CEMENT SHALL CONFORM TO 'ASTM C 150' TYPE I OR II.
3. STRUCTURAL ADMIXTURES, IN CONFORMANCE WITH ACI 318 SECTION 3.6 MAY BE USED WITH APPROVAL OF THE ARCHITECT.
4. READY-MIX CONCRETE SHALL BE MIXED AND DELIVERED IN ACCORDANCE WITH 'ASTM C-94 ~ MIXING AND PLACING OF CONCRETE.'
5. MINIMUM CONCRETE COVER (IN INCHES) FOR REINFORCING STEEL, IN NON-PRESTRESSED, CAST-IN-PLACE CONCRETE SHALL BE AS FOLLOWS:

	LOCATION:	MIN. COVER (IN.)
A.	CAST AGAINST, AND PERMANENTLY EXPOSED TO EARTH	3
B.	FORMED SURFACES EXPOSED TO WEATHER:	1-1/2

6. CONDUIT SHALL NOT BE PLACED IN ANY CONCRETE SLAB LESS THAN 3- 1/2 " THICK. IF CONDUIT IS PLACED IN CONCRETE SLAB, ITS OUTSIDE DIAMETER SHALL NOT BE GREATER THAN ONE THIRD OF THE SLAB THICKNESS.
7. ALL EXPOSED CORNERS SHALL BE CHAMFERED 3/4 INCH (U.N.O.)
8. FRAMING CONTRACTOR TO VERIFY LOCATION OF HOLDOWNS AND HARDWARE BEFORE PLACING CONCRETE FOUNDATIONS. ALL FOUNDATION HARDWARE SHALL BE PRE SET IN HOLDERS OR TEMPLATES BEFORE CONCRETE POUR. WET SET HARDWARE PROHIBITED. NO EXCEPTIONS.
9. ALL VERTICAL SURFACES OF CONCRETE ABOVE FINISHED GRADE SHALL BE FORMED.
10. SLAB ON GRADE IS NOT DESIGNED AS A STRUCTURAL DIAPHRAGM (U.N.O.).

WOOD

1. SAWN LUMBER SHALL BE DOUGLAS FIR- LARCH CONFORMING TO THE 2018 IBC SECTION 2303 AND AFPA/AWC NDS-2015 NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION (AND SUPPLEMENT) REVISED 2015, AND SHALL BE GRADE MARKED BY EITHER WCLIB OR WWPA.
2. SAWN STRUCTURAL FRAMING MEMBERS SHALL BE AS FOLLOWS (U.N.O):

MEMBERS	GRADE
2x WALL STUDS @ 16"	D.F. #2
2x FLOOR JOISTS & ROOF RAFTERS	D.F. #2
BEAMS & HEADERS (4x, 6x, 8x)	D.F. #1
POSTS (4x, 6x, 8x)	D.F. #2

3. ALL SILL PLATES BEARING ON CONCRETE SHALL BE ISOLATED W/ MIN. 30# FELT OR PRESSURE TREATED D.F.
4. ALL SILLS PLATES BEARING ON CONCRETE OR MASONRY SHALL HAVE ANCHOR BOLTS OR 'TITEN HD' ANCHORS PER SHEARWALL SCHEDULE. ELSEWHERE, INSTALL 5/8" x 6" SIMPSON TITEN HD ANCHORS, PLACED WITHIN 12" MAX. (4-1/2" MIN.) FROM EACH END OR SPLICE, WITH 48" MAX. SPACING. MIN. 2 ANCHORS PER EACH PANEL.
5. SILL PLATES OF INTERIOR, NON-BEARING, NON-SHEAR WALLS MAY BE FASTENED TO A CONCRETE SLAB USING HILTI "X-2772" LOW VELOCITY POWDER-ACTUATED FASTENERS (ICC-ESR-1663) OR APPROVED EQ. CONCRETE SLAB IS TO BE NORMAL WEIGHT CONCRETE AND CURED AT LEAST 7 DAYS. PLACE FASTENERS 8" FROM ENDS OF SILL AND AT 36" (MAX.) SPACING BETWEEN.
6. ORIENTED STRAND BOARD AND PLYWOOD SHEATHING SHALL CONFORM TO: U.S. PRODUCT STANDARDS PS1-09 OR PS2-10, APA PERFORMANCE STANDARD PRP 108, AND 2018 IBC 2303.1.5 U.N.O., THE MINIMUM GRADES AND SPAN INDEXES SHALL BE AS FOLLOWS:

USE	MIN. GRADE	SPAN RATING
ROOF SHEATHING	APA RATED SHEATHING, EXP. I	24" MIN
FLOOR SHEATHING	APA-RATED STRUCT 1 T&G	24" MIN.
WALL SHEATHING	PER SHEARWALL SCHEDULE, MIN. APA RATED SHEATHING, EXP. I	(N/A)

7. GLUED LAMINATED TIMBERS SHALL BE FABRICATED IN ACCORDANCE WITH ANSI/AITC A190.1-2052 "STRUCTURAL GLUED LAMINATED TIMBER', AITC 117 OR APA-EWS 117, ANI D3737-89a. EXTERIOR GLUE TO BE USED WITH INTENDED DRY USE CONDITION PER 2015 NDS SECT 5.1.4.1. COMBINATIONS AND USES SHALL BE AS FOLLOWS:

KEY	COMBINATION NO.	USE
24F-V4	EWS 24F-V4 DF/DF	SIMPLE SPAN
24F-V8	EWS 24F-V8 DF/DF	CONTINUOUS & CANTILEVERS

8. FOR STRUCTURAL GLUE-LAMINATED TIMBER MEMBERS, AN AITC CERTIFICATION OF CONFORMANCE OR A CERTIFICATE OF CONFORMANCE ISSUED BY A CURRENT ICC APPROVED QUALITY CONTROL AGENCY, MUST BE SUBMITTED TO THE BUILDING INSPECTOR PRIOR TO INSTALLATION. THE MAXIMUM MOISTURE CONTENT OF THE LAMINATIONS AT TIME OF MANUFACTURE SHALL NOT EXCEED 16% FOR DRY CONDITIONS OF USE.
9. LVL, PSL, AND LSL ENGINEERED WOOD MEMBERS SHALL BE PER TRUSJOIST MACMILLAN & ICC-ESR-1387 (OR APPROVED EQ.,) MICROLLAMS, PARALLAMS, AND TIMBERSTRAND RESPECTIVELY. ALTERNATE MUST BE ICC-APPROVED AND REVIEWED BY STRUCTURAL ENGINEER.
10. WOOD I-JOISTS SHALL BE IN COMPLIANCE WITH THE FOLLOWING STANDARDS:

I-JOIST MANUF.	STANDARDS
TRUS-JOIST MACMILLAN	ICC-ESR-1387 (TJI, TJ(PRO MEMBERS) OR APPROVED EQ.
ALL OTHERS	ASTM D5055, APA FORM QM-3005

11. FRAMING ANCHORS, POST CAPS, COLUMN BASES, AND OTHER CONNECTORS SI ON DRAWINGS SHALL BE AS MANUFACTURED BY 'SIMPSON STRONG-TIE" OR AN ARCHITECT-APPROVED EQUAL. ALL CONNECTORS TO BE FULLY NAILED OR BOL SPECIFIED PER MANUF.
12. BARS AND PLATES SHALL CONFORM TO ASTM A36. BOLTS, UNLEADED BOLTS, WASHERS AND DRIFT BOLTS SHALL CONFORM TO ASTM A 307.
13. NUTS SHALL CONFORM TO THE REQUIREMENTS OF ASTM A 563, GRADE A.
14. ALL BOLT HEADS (MACHINE AND LAG) AND NUTS BEARING ON WOOD SHALL HA STANDARD CUT WASHERS, U.N.O.
15. MACHINE BOLT (THRU-BOLT) HOLES IN WOOD SHALL BE DRILLED A MINIMUM 1/32" & MAXIMUM 1/16" LARGER THAN THE NOMINAL BOLT DIAMETER
16. LEAD HOLES FOR LAG SCREWS GREATER THAN 3/8" SHALL BE BORED AS FOLLOWS: 40 % - 70 % OF THE SHANK DIAMETER AND A LENGTH EQUAL TO AT LEAST THE LENGTH OF THE THREADED PORTION. CLEARANCE HOLES FOR THE SHANK SHALL HAVE THE SAME DIAMETER AS THE SHANK, AND THE SAME DEPTH OF PENETRATION AS THE LENGTH OF UNTHREADED SHANK. LAG SCREWS SHALL BE INSERTED BY TURNING WITH A WRENCH, NOT BY DRIVING WITH A HAMMER.
17. NAILING OF SAWN MEMBERS SHALL CONFORM TO THE 2018 IRC/IBC TABLE STANDARD TABLES. AND STRUCTURAL DETAILS.
18. NAILS HOLES SHALL BE PRE-DRILLED WHEN NECESSARY TO PREVENT SPLITTING.
19. CUSTOM STEEL HARDWARE CONNECTORS FOR WOOD OR GLUED LAMINATED TIMBER SHALL BE FABRICATED FROM STEEL CONFORMING TO ASTM A 36. WELDS SHALL CONFORM TO THE REQUIREMENTS OF AWS D1.1-2010.
20. HORIZONTAL DIAPHRAGM NAILING SHALL CONFORM TO 2018 IRC/IBC TABLES. STRUCTURAL PANEL SHEARWALLS SHALL CONFORM TO 2018 IRC/IBC TABLES. NOMENCLATURE IS DEFINED AS FOLLOWS (PER DETAILS):
    BN = BOUNDARY NAILING AT DIAPHRAGM BOUNDARIES, AND AT EDGES OF OPENINGS
    EN = EDGE NAILING, AT CONTINUOUS PANEL EDGES
    FN = FIELD NAILING, AT INTERMEDIATE FRAMING MEMBERS
21. WHERE DIAPHRAGM BLOCKING IS SPECIFIED FOR ROOFS OR FLOORS, USE 2x4 FLAT BLOCKING WITH '2" CLIPS, U.N.O.
22. HORIZONTAL SHEATHING SHALL BE CONTINUOUS OVER TWO OR MORE SPANS, AND THE FACE GRAIN (LONG DIRECTION) OF SHEATHING SHALL BE PERPENDICULAR TO SUPPORT MEMBERS.
23. SIMPLE SPAN WOOD MEMBERS, NOT SHOP CAMBERED, SHALL BE ERECTED WITH THE NATURAL CAMBER UP. FOR CANTILEVERED WOOD MEMBERS, CONSULT WITH PROJECT THE ARCHITECT.
24. SPECIAL PROVISIONS FOR SHEAR WALLS WITH SHEATHING ON BOTH SIDES (WHERE SPECIFICALLY INDICATED ON PLANS):
    A. SILL PLATE SHALL BE 3x P.T.D.F. MIN.
    B. ALL STUDS AND BLOCKING AT PANEL EDGES SHALL BE 3x MIN.
    C. ALL OTHER INTERMEDIATE STUDS SHALL BE 2x @ 16"
    D. END POSTS (OR COLUMNS) SHALL BE AS SPECIFIED ON THE DRAWINGS.
    E. BOTH VERTICAL AND HORIZONTAL INTERIOR PANEL JOINTS ON OPPOSITE SIDES OF THE WALL SHALL BE STAGGERED.
    F. THE SHEATHING ON THE FIRST SIDE MUST BE NAILED BEFORE THE FRAMING INSPECTION. THE SHEATHING ON THE OTHER SIDE MUST BE INSTALLED AND INSPECTED PRIOR TO INSTALLATION OF WALL SURFACE COVERING.
    G. NO PENETRATIONS OR NOTCHES ARE PERMITTED OTHER THAN THOSE SHOWN ON THE STRUCTURAL DRAWINGS.
25. PROVIDE DOUBLE 2x STUDS TO SUPPORT ALL BEAMS, UNLESS POSTS ARE SPECIFIED ON THE PLANS.
26. DOUBLE BLOCK UNDER ALL POSTS. DOUBLE JOISTS UNDER ALL PARALLEL PARTITIONS, UNLESS OTHERWISE SPECIFIED.
27. TOP PLATES OF ALL WOOD STUD WALLS SHALL BE 2-2x (SAME WIDTH AS STUC 48" (MIN.), WITH AT LEAST 12-16d NAILS AT EACH SIDE OF LAP AND NOT MORE BETWEEN NAILS (SEE PLANS IF STRAPS ARE REQUIRED).
28. NOTCHING OF BEAMS OR JOISTS SHALL BE PERMITTED ONLY PER 2015 NDS SECTION 3.2.3.2, DETAILED AND APPROVED BY THE ARCHITECT. HOLES DRILLED IN JOISTS SHALL NOT BE WITHIN 2 INCHES OF THE TOP OR BOTTOM OF THE JOIST, AND THE DIAMETER SHALL NOT EXCEED ONE THIRD THE DEPTH OF THE JOIST.
29. MOISTURE CONTENT OF SAWN LUMBER AT TIME OF PLACEMENT SHALL NOT EXCEED 19%
30. DIAPHRAGM SHEATHING NAILS OR OTHER APPROVED SHEATHING CONNECTORS SHALL BE DRIVEN SO THAT THEIR HEAD OR CROWN IS FLUSH WITH THE SURFACE OF THE SHEATHING.
31. ALL FASTENERS IN PRESERVATIVE-TREATED & FIRE-RETARDANT-TREATED WOOD SHALL BE OF HOT DIPPED ZINC-COATED GALVANIZED STEEL, STAINLESS STEEL, SILICON BRONZE OR COPPER. THE COATING WEIGHTS FOR ZINC-COATED FASTENERS SHALL BE IN ACCORDANCE WITH ASTM A 153. FASTENERS OTHER THAN NAILS, TIMBER RIVETS, WOOD SCREWS AND LAG SCREWS SHALL BE PERMITTED TO BE OF MECHANICALLY DEPOSITED ZINC COATED STEEL WITH COATING WEIGHTS IN ACCORDANCE WITH ASTM B 695, CLASS 55 MINIMUM.
32. ROOF DIAPHRAGM NAILING TO BE INSPECTED BEFORE COVERING. FACE GRAIN OF PLYWOOD SHALL BE PERPENDICULAR TO SUPPORTS. FLOOR SHALL HAVE TONGUE AND GROOVE OR BLOCKED PANEL EDGES. PLYWOOD SPANS SHALL CONFORM TO 2015 NDS & 2018 IRC/IBC REQUIREMENTS.
33. ALL DIAPHRAGM AND SHEAR WALL NAILING SHALL UTILIZE COMMON NAILS OR GALVANIZED BOX.

GENERAL NOTES:

1. ALL CONSTRUCTION, INCLUDING MATERIAL AND WORKMANSHIP, SHALL CONFORM TO T PROVISIONS OF THE 2018 EDITION OF THE INTERNATIONAL BUILDING CODES (IRC/IBC), V GOVERNING AGENCY AMENDMENTS AND STANDARDS REFERENCED THEREIN. WHEREVI CODE OR IBC IS REFERENCED IN THE FOLLOWING GENERAL NOTES OR OTHER NOTE SECTIONS, IT SHALL IMPLY THE IRC/IBC REFERENCED ABOVE.
2. ALL ASTM STANDARDS LISTED HEREIN SHALL BE AS REFERENCED IN THE LATEST ISSUE OF THE ANNUAL BOOK OF STANDARDS OF THE AMERICAN SOCIETY FOR TESTING AND MATERIALS (ASTM).
3. THE CONTRACTORS SHALL VERIFY ALL DIMENSIONS, ELEVATIONS AND SITE CONDITIONS PRIOR TO STARTING WORK. NOTIFY THE ARCHITECT IMMEDIATELY IN WRITING OF DISCREPANCIES.
4. ALL OMISSIONS AND/OR CONFLICTS BETWEEN THE VARIOUS ELEMENTS OF THE WORKIN DRAWINGS AND SPECIFICATIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT. THE ARCHITECT SHALL PROVIDE A SOLUTION PRIOR TO PROCEEDING WITH THE WORK.
5. IN CASE OF CONFLICT, NOTES AND DETAILS OF THESE WORKING DRAWINGS SHALL TAKE PRECEDENCE OVER THESE GENERAL NOTES AND/OR STANDARD DETAILS SHOWN
6. IF A SPECIFIC DETAIL IS NOT SHOWN FOR ANY PART OF THE WORK, THE CONSTRUCTION SHALL BE THE SAME AS FOR SIMILAR WORK.
7. WORKING DIMENSIONS SHALL NOT BE SCALED FROM PLANS, SECTIONS OR DETAILS ON WORKING DRAWINGS. USE WRITTEN DIMENSIONS ONLY.
8. THE CONTRACTORS SHALL PROVIDE AND MAINTAIN ADEQUATE SHORING AND BRACING AS REQUIRED FOR STABILITY OF THE STRUCTURE DURING ALL PHASES OF CONSTRUCTION.
   METHOD OF CONSTRUCTION.
9. THE CONTRACTORS SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE CONTRACTORS SHALL DEFEND, INDEMNIFY, AND HOLD THE ARCHITECT FREE AND HARMLESS FROM ALL CLAIMS, DEMANDS AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPT FOR LIABILITY ARISING
10. FROM THE SOLE NEGLIGENCE OF THE ARCHITECT.
    IF THE CONTRACTOR PROPOSES ANY SUBSTITUTION, NEW CALCULATIONS AND DETAILS MAY HAVE TO BE PREPARED, EXISTING DETAILS MAY HAVE TO BE ALTERED, AND NEW DRAWINGS MAY HAVE TO BE SUBMITTED TO THE BUILDING DEPT. THE CONTRACTOR SHALL PAY THE ARCHITECTS FEES TO ALTER THE APPROVED PLANS. THE CONTRACTOR SHALL ALSO PROCESS THE REVISED PLANS REFLECTING ALL SUBSTITUTIONS THROUGH THE APPROPRIATE OFFICE OF ALL GOVERNING AGENCIES.
16. A COPY OF ICC-ES-ESR REPORT AND/OR CONDITIONS OF LISTING SHALL BE AT THE JOB SITE.

EARTHQUAKE DESIGN DATA:

	RESIDENCE	
SEISMIC IMPORTANCE FACTOR (I)	1.0	
MAPPED SPECTRAL RESPONSE ACCEL'S (Ss & S1)	1.920	.880
SITE CLASS	D	
SPECTRAL RESPONSE COEFFICIENTS (Sds & Sd1)	1.280	.880
SEISMIC RISK CATEGORY	II	
SEISMIC DESIGN CATEGORY	E	
BASIC SEISMIC-FORCE-RESISTING SYSTEM	A-15 (WOOD SHEAR WALLS)	
SEISMIC RESPONSE COEFFICIENT ASD (Cs)	0.179	
RESPONSE MODIFICATION FACTORS (R)	6.5	
REDUNDANCY FACTOR	1.3	

WIND DESIGN DATA:

	RESIDENCE
ULTIMATE DESIGN WIND SPEED	120 MPH
RISK CATEGORY	II
WIND EXPOSURE	C

STRUCTURAL DESIGN LOADS:

ROOF (CONV. ~ W/ CLASS A COMPOSITE SHINGLES):
DL = 13 psf LL = 20 psf

CEILING (GYP. BOARD):
DL = 7 psf LL = 10 psf

2nd FLOOR (CONV. ~ W/ WOOD LAMINATE/THINSET TILE FLOORING):
DL = 18 psf LL = 40 psf

2nd FLOOR LANAI (CONV. ~ W/ THINSET TILE FLOORING):
DL = 18 psf LL = 60 psf

INTERIOR WALLS:
DL = 8 psf

EXTERIOR WALLS (W/ CEMENT BOARD FAUX WOOD SIDING ~ LP SMARTBOARD):
DL = 14 psf

ABBREVIATIONS:

AISC	AMERICAN INSTITUTE OF STEEL CONSTRUCTION
AITC	AMERICAN INSTITUTE OF TIMBER CONSTRUCTION
ANSI	AMERICAN NATIONAL STANDARDS INSTITUTE
APA	AMERICAN PLYWOOD ASSOCIATION
ASTM	AMERICAN SOCIETY FOR TESTING & MATERIALS
AWS	AMERICAN WELDING SOCIETY
IRC	INTERNATIONAL RESIDENTIAL CODE
IBC	INTERNATIONAL BUILDING CODE
WCLIB	WEST COAST LUMBER INSPECTION BUREAU
WWPA	WESTERN WOOD PRODUCTS ASSOCIATION

AB	ANCHOR BOLT	lb (#)	POUND(S)
ABV	ABOVE	LDGR	LEDGER
ADJ	ADJACENT	LG	LONG(ITUDINAL)
ALT	ALTERNATE	LTWT	LIGHT WEIGHT
AFF	ABOVE FINISHED FLOOR	MAS	MASONRY
APPROX	APPROXIMATE(LY)	MAT'L	MATERIAL
ARCH	ARCHITECTURAL	MAX	MAXIMUM
@	AT	MB	MACHINE BOLT
BLDG	BUILDING	MECH	MECHANICAL
BLK	BLOCKING	MEZZ	MEZZANINE
BM	BEAM	MF	MOMENT FRAME
BN	BOUNDARY NAILING	MFR	MANUFACTURER
BRG	BEARING	MIN	MINIMUM
BTM (B)	BOTTOM	MISC	MISCELLANEOUS
BTWN	BETWEEN	MTL	METAL
C	CAMBER(ED)	(N)	NEW
CANT	CANTILEVER	NO. (#)	NUMBER
CIP	CAST-IN-PLACE	NTS	NOT TO SCALE
CL	CENTERLINE	OC	ON CENTER
CLG	CEILING	OWJ	OPEN WEB JOISTS
CLR	CLEAR	P/C	PRECAST CONCRETE
COL	COLUMN	PERP ( ) ⊥	PERPENDICULAR
CONC	CONCRETE	PCF	POUNDS PER CUBIC FT.
CONN	CONNECTION	PL	PLATE
CONST	CONSTRUCTION	PLY	PLYWOOD
CTR	CENTER (ED)		
d	PENNY (NAILS)	PMB	PROCESSED MISC. BASE.
DBL	DOUBLE	PSF	POUNDS PER SQUARE FOOT
DEPT	DEPARTMENT		
DF	DOUGLAS FIR	PSI	POUNDS PER SQUARE INCH
DIA (~)	DIAMETER		
DIAG	DIAGONAL	PT	PRESSURE TREATED
DIAPH	DIAPHRAGM	P/T	POST-TENSIONED (PRESTRESSED)
DIM	DIMENSION		
DN	DOWN	QTY	QUANTITY
do	DITTO (REPEAT)	REF	REFERENCE
DP	DEEP (DEPTH)	REINF	REINFORCEMENT
DWG	DRAWING	REQ'D	REQUIRED
EA	EACH	RJ	ROOF JOIST
EF	EACH FACE	RO	ROUGH OPENING
ELEV	ELEVATION	RR	ROOF RAFTER
EMBD	EMBED(MENT)	SCH	SCHEDULE
EN	EDGE NAILING	SW	SHEARWALL
EW	EACH WAY	SHT	SHEET
EXSTG (E)	EXISTING	SIM	SIMILAR
EXT	EXTERIOR	SIMP	SIMPSON
FF	FINISHED FLOOR	SKWD	SKEW(ED)
FIN	FINISH(ED)	SPEC	SPECIFICATIONS
FLG	FLANGE	SQ	SQUARE
FLR	FLOOR	SS	SELECT STRUCTURAL
FN	FIELD NAILING	STD	STANDARD
FND	FOUNDATION	STGR	STAGGER(ED)
FRM'G	FRAME(ING)	STRUCT	STRUCTURAL
FT	FEET	T&B	TOP AND BOTTOM
FTG	FOOTING	T&G	TONGUE AND GROOVE
GA	GAUGE	THK	THICK
GALV	GALV GALVANIZE(D)	THRD	THREAD(ED)
GB	GRADE BEAM	TN	TOE NAIL
GLB	GLUE LAMINATED BEAM	TOF	TOP OF FOOTING
HD	HOLD DOWN	TOW	TOP OF WALL
HDR	HEADER	TOP	TOP OF PARAPET
HGR	HANGER	TS	TUBE STEEL
HORZ (H)	HORIZONTAL	TYP	TYPICAL
HT	HEIGHT	UNO	UNLESS NOTED OTHERWISE
IN (")	INCHES		
INT	INTERIOR	VERT (V)	VERTICAL
JST	JOIST	VIF	VERIFY IN FIELD
K	KIPS (1000)	W	STEEL WIDE FLANGE
KSI	KIPS PER SQUARE INCH	W/	WITH
L	ANGLE	WD	WOOD
LB	LAG BOLT	WT	WEIGHT
		WWF	WELDED WIRE FABRIC

REVISIONS

Date:	By:

This work was prepared under my supervision and construction of this project will be under my observation.

WALTER STEWART FULLERTON
Licensed Architect
License # AR 10857
Expires: 04/30/2026
P.O. Box 2103
Kailua Kona, Hi 96745
808-640-1801

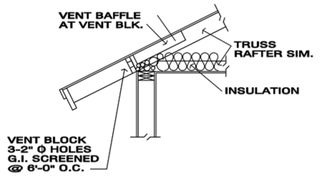
WALTER STEWART FULLERTON LICENSED PROFESSIONAL ARCHITECT NO. AR10857 HAWAII, U.S.A.

Farnham Associates
Design Solutions
75-5608 Hienaloli Road, #10
Kailua Kona, Hawaii, 96740
Richard@SurfHawaii.net • 808-896-0314

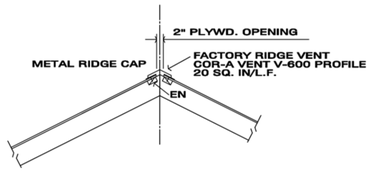
Onomea Land Stewards
As Built Guest House
29-362 Chin Chuck Road
Hakalau, HI 96710
TMK: (3)2-9-002-060-0000

Drawing: Notes

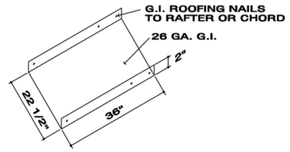
Date: 08-12-2025
Scale: No Scale
9 of 11
Page: A08



TRUSS



RIDGE VENT



AIR BAFFLE

NOTES:

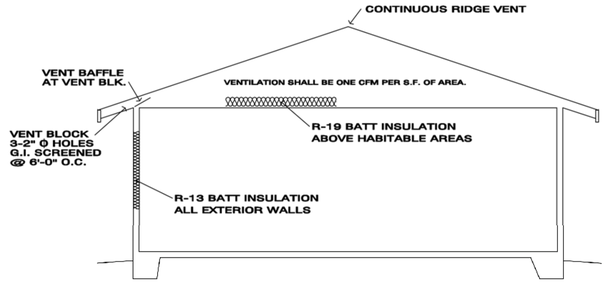
PROVIDE VENTILATION EQUAL TO ONE CFM PER S.F. AREA OF THE SPACE TO BE VENTED, 50% OF THE VENTS SHALL BE WITHIN 24" OF RIDGES

SEE PLANS FOR OVERHANGS, MATERIALS, DETAILS AND DIMENSIONS.

AIR BAFFLE MAY BE SUBSTITUTED WITH STD. "AIR VENTILATION CHANNELS" AS MANUFACTURED BY "DUROVENT" OR APPROVED EQUAL.

STD. ROOF VENTING

NTS R402.2.4 (BAFFLE)



IECC DIAGRAM

NTS MINIMUM REQUIREMENTS

HAWAII COUNTY ENERGY CONSERVATION CODE (HECC)
ATTENTION: OWNER AND CONTRACTOR.

×	ALL APPLIANCES SHALL BE ENERGY STAR RATED.
×	ENERGY STAR CEILING FANS IN BEDROOMS AND LIVING ROOM
×	ENERGY EFFICIENT WINDOWS, DOORS AND SKYLIGHTS NATIONAL FENESTRATION RATING COUNCIL (NFRC) LABEL REQUIRED. NFRC LABEL SHALL DISPLAY U FACTOR, SOLAR HEAT GAIN COEFFICIENT, VISIBLE TRANSMITTANCE, AND AIR LEAKAGE.
	2018 IECC, R404.1 LIGHTING EQUIPMENT (MANDATORY) NOT LESS THAN 90 PERCENT OF THE LAMPS IN PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL BE HIGH-EFFICACY LAMPS OR NOT LESS THAN 75 PERCENT OF THE PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL CONTAIN ONLY HIGH-EFFICACY LAMPS. EXCEPTION: LOW VOLTAGE LIGHTING.

LAMP WATTAGE	EFFICACY
> 40 WATTS	60 LUMENS /WATT
15-40 WATTS	50 LUMENS/WATT
<50 WATTS	40 LUMENS/WATT

×	SOLAR HOT WATER (MANDATORY) ALL ELECTRIC EQUIPMENT AND WIRING SHALL COMPLY WITH NFPA 70, THE 2017 NEC, AND UL. ALL EQUIPMENT SHALL HAVE IDENTIFING MARKING AS WELL AS LABELING AND SIGNAGE. ENERGY STAR SOLAR ELECTRIC HOT WATER STORAGE TANK WITH 80 GALLONS MINIMUM REQUIRED. ROOF MOUNTED SOLAR HOT WATER PANELS WITH ROOF MOUNTED TANKS WILL REQUIRE STRUCTURAL CALCULATIONS FOR ADDED LOADS AND SHALL BE PROVIDED BY THE CONTRACTOR. ALL SOLAR HOT WATER PLUMBING SHALL CONFORM TO 2012 UPC.
	ALL ROOFS, AT HABITABLE AREAS, SHALL RECEIVE R19 BATT INSULATION WITH EAVE VENT BAFFLES AT INSULATION. ROOF VENTILATION SHALL BE ONE CFM PER S.F. OF AREA.
	ATTIC ACCESS SHALL BE SEALED AND INSULATED THE SAME AS THE ROOF INSULATION
	POST CERTIFICATE OF COMPLIANCE PER 2018 IECC IN UTILITY ROOM OR AS DIRECTED BY HAWAII COUNTY. NOTE, NO UTILITY ROOM.
	INSTALL HOLD OPEN HARDWARE AT ALL BEDROOM DOORS

TABLE R407.1, WOOD FRAMED WALLS
TROPICAL HOME POINTS OPTION AND REQUIREMENTS
(APPLIES TO HOMES BELOW 5,000 FOOT ELEVATION)

Revisions to Table R407.1 – Per 03/16/2020 Plans Examiner Monthly Meeting

		Standard Home Points	Tropical Home Points
Wood Framed			
Roof Insulation (Must choose 1)	~~R-19 Roof Insulation~~	~~-1~~	~~0~~
	~~R-19 Roof Insulation + Cool roof membrane[1] or Radiant Barrier[3]~~	~~0~~	~~1~~
	R-19 Roof Insulation + Attic Venting[3]	0	(1)
	~~R-30 Roof Insulation~~	~~0~~	~~1~~
	~~R-13 Roof Insulation + Cool roof membrane[1] or Radiant Barrier[3]~~	~~Not Applicable~~	~~0~~
Wall Insulation (Must choose 1)	~~R-13 Cavity Wall Insulation~~	~~0~~	~~1~~
	~~R-13 Wall Insulation + high reflectance walls[4]~~	~~1~~	~~2~~
	R-13 Wall insulation + 90% high efficacy lighting and Energy Star Appliances[5]	1	(2)
	~~R-13 Wall Insulation + exterior shading wpf=0.3[6]~~	~~1~~	~~2~~
	Omission of Wall Insulation	Not Applicable	0
Mechanical/Electrical Systems (Choose ONLY if applies for scope of work)	~~Ductless Air Conditioner[7]~~	~~1~~	~~1~~
	~~1.071 X Federal Minimum SEER for Air Conditioner~~	~~1~~	~~1~~
	~~1.142 X Federal Minimum SEER for Air Conditioner~~	~~2~~	~~2~~
	No air conditioning installed	Not Applicable	(2)
MUST Choose if applies to New construction AND/OR additions (House floor area to be considered as existing dwelling size plus new square footage)	~~House floor area ≤ 1,000 SF~~	~~1~~	~~1~~
	~~House floor area ≥ 2,500 SF~~	~~-1~~	~~-1~~
	Energy Star Fans[8]	1	(1)
	~~Install 1 kW or greater of solar electric~~	~~1~~	~~1~~
	Reduce fenestration from 14% to 10%	Not Applicable	-1
	TOTAL		(5)

HAWAI'I COUNTY ENERGY CODE

2018 IECC, HAWAI'I REVISED STATUTES HRS 107-24 TO 28 & HAWAI'I ADMINISTRATIVE RULES HAR 3-181.1

RESIDENTIAL BUILDING ENERGY EFFICIENCY STANDARDS

I CERTIFY THAT THE DESIGN IS IN CONFORMANCE WITH THE BUILDING ENERGY EFFICIENCY STANDARDS PERTAINING TO THE RESIDENTIAL PROVISIONS OF THE 2018 IECC WITH AMENDMENTS PER HAR CHAPTER 3-181.1:

STATE AMENDMENTS: EFFECTIVE FOR NEW APPLICATIONS BEGINNING 09/01/2021
COUNTY AMENDMENTS: PENDING

COMPLIANCE METHOD

- ✖ Tropical Zone. R401.2.1
  - ✖ Points Option. R407 (Populate Checklist)
- ☐ Prescriptive. R402
  - Roof and Wall
    - ☐ Insulation R-value. Table R402.1.2
    - ☐ Construction U-factor. Table R402.1.4
    - ☐ Total UA. R402.1.5
    - ☐ Points Option. R407 (Populate Checklist)
- ☐ Simulated Performance Alternative. R405
- ☐ Energy Rating Index Compliance Alternative. R406

INFORMATION IN CONSTRUCTION DOCUMENTS	Yes	N/A
Envelope		
Roof insulation R-value	✖	☐
Roof insulation type and location	✖	☐
Roof membrane solar reflectance and thermal emittance	☐	✖
Wall insulation R-value	☐	✖
Wall insulation type and location	☐	✖
Window and skylight SHGC	☐	✖
Air leakage testing requirement	☐	✖
Air Conditioning		
Air conditioning equipment capacity and efficiency	☐	✖
Programmable thermostat	☐	✖
Duct insulation R-value	☐	✖
Duct leakage testing requirement	☐	✖
Electrical		
Lighting fixture locations	✖	☐
Lamp type	✖	☐
Ceiling fans	✖	☐
Whole-house fan	☐	✖

NOTES

2018 IECC

Please Utilize Points Options Checklist(s) When R407 is to be Utilized

The above must be submitted to the County of Hawaii Building Division as a block or detail within the plan sets.
Effective Date: 09/01/2021

2015 IECC, R404.1 LIGHTING EQUIPMENT (MANDATORY) NOT LESS THAN 75 PERCENT OF THE LAMPS IN PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL BE HIGH-EFFICACY LAMPS OR NOT LESS THAN 75 PERCENT OF THE PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL CONTAIN ONLY HIGH-EFFICACY LAMPS. EXCEPTION: LOW VOLTAGE LIGHTING.

× **TABLE C402.4, BUILDING ENVELOPE FENESTRATION MAXIMUM U-FACTOR AND SHGC REQUIREMENTS CLIMATE ZONE 1**

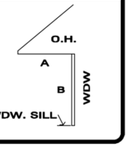
FIXED FENESTRATION, U-FACTOR 0.50	
OPERABLE FENESTRATION, U-FACTOR 0.65	
ENTRANCE DOORS, U-FACTOR 1.10	
SKYLIGHTS, U-FACTOR 0.75, SHGC 0.35	
WALL PROJECTION FACTOR (WPF) SOLAR HEAT GAIN COEFICIENT (SHGC)	

ORIENTATION	SOUTH, EAST, WEST	NORTH
WPF < 0.2	0.25	0.33
WPF < 0.2 < PF 0.5	0.30	0.37
WPF > 0.5	0.40	0.40

WALL PROJECTION FACTOR

MINIMUM WPF = A/B > 0.30

EXAMPLE WPF = 3'/4' = 0.75



SUBSECTION R103.1, 2015 IECC "ENERGY CONSERVATION CODE OF HAWAII COUNTY"

I WALTER STEWART FULLERTON, ARCHITECT, HAWAII, AR 10857, DO HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE, "THE PROJECT COMPLIES WITH THIS CODE", AS IT APPLIES.

WALTER STEWART FULLERTON
EXPIRATION: 4-30-22

REVISIONS

Date:	By:

This work was prepared under my supervision and construction of this project will be under my observation.

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Drawing: **Energy Conservation**

Date: **08-12-2025**
Scale: **No Scale**
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WRITTEN DIMESIONS SHALL HAVE PRECEDENCE OVER SCALE DIMENSIONS. CONTRACTORS ARE RESPONSIBLE FOR DIMENSIONS AND CONDITIONS OF THE JOB. DESIGNER SHALL BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS, CONSITIONS , OR SPECIFICATIONS APPEARING ON THESE DRAWINGS.

ELECTRICAL NOTES

WHETHER SPECIFICALLY SHOWN ON THESE DRAWINGS OR NOT.

ELECTRICAL CONTRACTOR SHALL PROCURE AND PAY FOR ALL PERMITS, LICENSES AND FEES REQUIRED TO CARRY ON AND COMPLETE ALL ELECTRICAL WORK.

ELECTRICAL CONTRACTOR SHALL VERIFY AND COORDINATE ALL POWER, TELEPHONE AND TV SERVICE AT THE SITE WITH THE APPROPRIATE UTILITY PROVIDER. ALL SERVICES SHALL CONFORM TO THE UTILITY COMPANY'S REQUIREMENTS. THIS CONTRACTOR SHALL ARRANGE AND PAY FOR ALL UTILITY SERVICE INSTALLATIONS PER UTILITY COMPANY REQUIREMENTS.

ALL ELECTRICAL MATERIALS SHALL BE NEW AND LISTED WITH THE "UNDERWRITERS LABORATORIES, INC. AND SHALL BEAR THE "UL" LABEL AS APPLICABLE.

ALL UNUSED OPEN KNOCKOUTS SHALL BE PLUGGED. RIGIDLY SUPPORT ALL BOXES AND FIXTURES. BOXES SUPPORTING FIXTURES SHALL BE AFFIXED WITH 3/8" FIXTURE STUBS.

GROUNDING OF ELECTRICAL SYSTEM SHALL BE ELECTRICALLY CONTINUOUS. SERVICE ENTRANCE GROUNDING SHALL MEET THE REQUIREMENTS OF THE LOCAL POWER PROVIDER.

ELECTRICAL CONTRACTOR SHALL PROVIDE LAMPS AT ALL INSTALLED FIXTURES.

ELECTRICAL CONTRACTOR SHALL CHECK THE ENTIRE SYSTEM BALANCE INCLUDING BUT NOT LIMITED TO GROUNDING, "GFI" CIRCUITS, POLARITY, ETC.

SMOKE DETECTORS SHALL NOT BE PLACED WITHIN 48" OF MECHANICAL RETURN AIR REGISTERS.

ELECTRICAL CONTRACTOR SHALL MAKE ALL CONNECTIONS TO EQUIPMENT AND APPLIANCES FURNISHED BY OTHERS.

STAGGER OUTLETS, DO NOT PLACE IN SAME WALL CAVITY IN OPPOSITE SIDES OF WALLS.

INSTALL ELECTRICAL COMPONENTS AT THE FOLLOWING HEIGHTS ABOVE FINISH FLOOR UNLESS NOTED OTHERWISE:

STANDARD OUTLETS	14" (ADA 15")
32" HIGH VANITIES	40"
36" HIGH COUNTERTOPS	44"
TELEPHONE	14" (ADA 15")
TELEVISION	14"
SWITCHES	48" (ADA 42")
THERMOSTATS	58"
WALL LIGHT FIXTURES	84"
DOORBELLS	84"
GARAGE OUTLETS	42"
EXTERIOR WP GFI OUTLETS	12" (ADA 15")

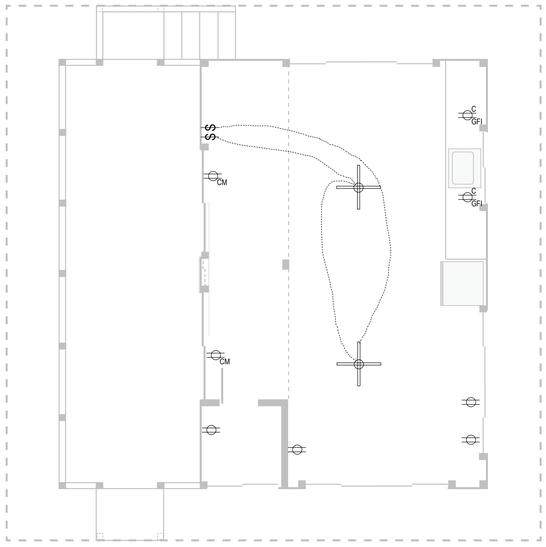
ALL BEDROOM OUTLETS SHALL BE AFCI CIRCUITS.

THIS PLAN IS SUBJECT TO THE OWNERS REVIEW. THE OWNER MAY REQUEST ADDITIONAL ELECTRICAL COMPONENTS NOT INDICATED ON THIS PLAN. THE CONTRACTOR SHALL VERIFY THAT ALL ELECTRICAL COMPONENTS THE OWNER MAY ADD ARE APPROVED BY THE BUILDING DEPARTMENT PRIOR TO CONSTRUCTION.

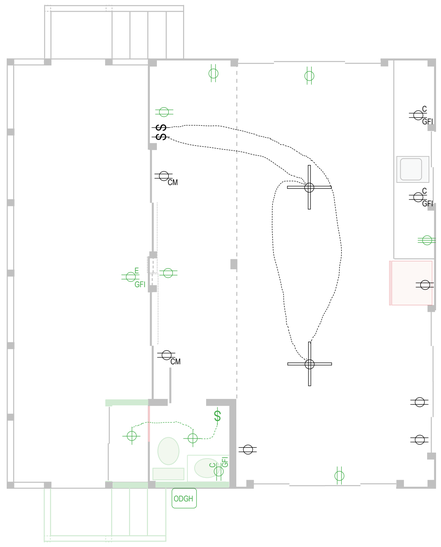
ALL ELECTRICAL COMPONENT LOCATIONS SHALL BE VERIFIED IN THE FIELD BY THE OWNER AND CONTRACTOR.

ALL LAMPS SHALL BE LED

WHEN FUEL BURNING APPLIANCES ARE USED, THEN SMOKE DETECTORS SHALL BE SMOKE AND CARBON MONOXIDE COMBINATION DETECTORS COMPLING WITH UL 268 AND UL 275.



As Built Electrical Plan
1/4” = 1’ - 0”



New Electrical Plan
1/4” = 1’ - 0”

As Built
New Construction
As Built Being Removed

ELECTRICAL/MISC KEY

SYMBOL	DESCRIPTION	QUANTITY	NOTES
C GFI	110V Outlet		
AFCI	110V Outlet - AFCI		
CM	110V Outlet - Ceiling Mount		
C GFI	110V Outlet - Countert Ht GFI		
E GFI	110V Outlet - Exterior GFI		
	220V Outlet		3’ 6” Above Floor
S	Wall Switch		Dimmer Optional
S3	Wall Switch - 3 Way		Dimmer Optional
S4	Wall Switch - 4 Way		Dimmer Optional
	Light Fixture - Ceiling Mount		
R	Light Fixture - Recessed		
W	Light Fixture - Wall Mount		
LF	Light Fixture/Exhaust Fan		
	Light Fixture - Florescent		
	Smoke/Heat Detector		
	Electrical Panel/Box		
	Ceiling Fan		
	Ceiling Fan - w/ Light Fixture		
	Phone Jack		
TV	TV Jack		
DS	Door/Window Sensor		
MD	Motion Detector		
CCTV	Security Camera		
NT	Network Access		
	LPG Gas Connector		
ODGH	On Demand Gas Water Heater		
ODEH	On Demand Elec Water Heater		
	Sprinkler Head		
	Under Sink Water Filter		
	Wall Mounted Pot Filler		

REVISIONS

Date:	By:

This work was prepared under my supervision and construction of this project will be under my observation.

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Drawing:
Electrical Plan & Notes

Date: **08-12-2025**
Scale: **1/4” = 1’ 0”**
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Page: **E01**