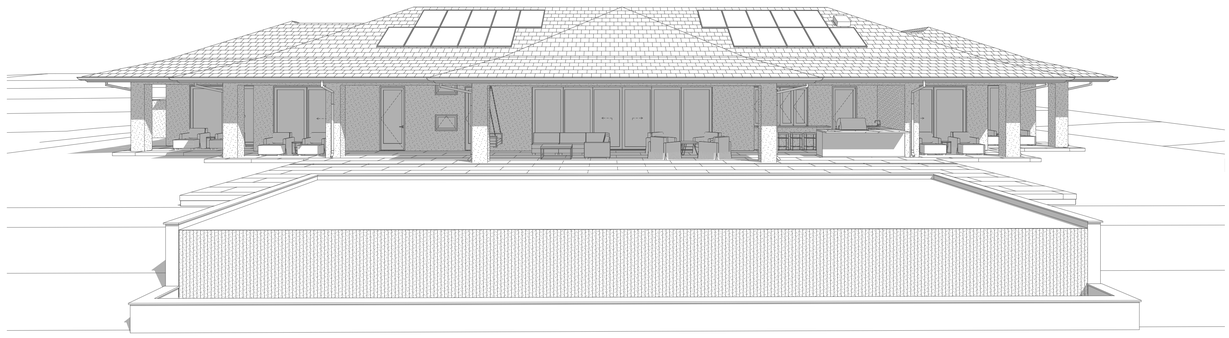
Allen Shen Investments LTD

Proposed Dwelling with Attached Garage and Pool

Mele Komo Place - Lot 6 Lahaina HI 96761

TMK: (2) 4-7-003:023:0000

Project Data	
Tax Map Key:	TMK: (2) 4-7-003:023:0000
Location:	Mele Komo Place - Lot 6 Lahaina HI 96761
Zoning:	COUNTY AG — County Agricultural District Not in SMA STATE AG — State Agricultural District
Flood Zone:	X
Lot Area:	5.007 Acres
Floor Area:	3,774.28 SF (Living Area)
Stories:	1
Construction Type:	V-B with Fire Sprinklers
Occupancy Group:	R and U
Project Type:	New Construction
Scope Of Construction:	Construct new dwelling with attached garage and swimming pool
Owner:	Allen Shen Investments LTD 1517 Parkway Blvd Coquitlam, BC V3E 2V7 Contact: Allen Shen: (604) 808-1221
Architect:	Kasprzycki Designs, Inc. 40 Kupuohi Street, Suite 203 Lahaina, HI 96761 (808) 667-6116



1 Perspective View

NOT TO SCALE

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

COMPLIANCE METHOD
Check applicable method

☒	R401.2(1) R401.3 through R404 (Prescriptive)
☐	R401.2(2) R405, R401 through R404 labeled Mandatory (Simulated Performance Alternative)
☐	R401.2(3) R406 (Energy Rating Index Compliance Alternative)
☐	R401.2(4) R401.2.1 (Tropical Zone)
☐	R102.1 (Alternative)

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

Signature: _____ Date: 1-31-2025

Name: Atom Kasprzycki

Title: Architect

License No.: AR-16158

KASPRZYCKI DESIGNS

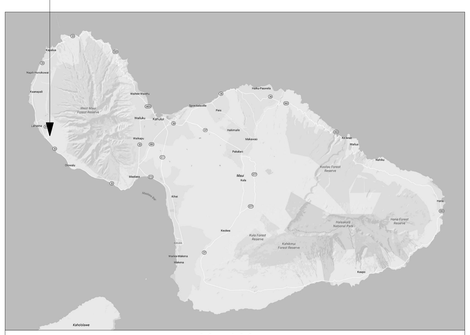
40 Kupuohi Street, Suite 203
Lahaina, Hawaii 96761
Office 808-667-6116
www.kasprzyckidesigns.com

ATOM K. KASPRZYCKI
LICENSED PROFESSIONAL ARCHITECT
NO. AR-16158
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 of License: 4/30/2026

Signature

Project Location



Maui Map
(Scale: N.T.S.)

Project Location

Vicinity Map
(Scale: N.T.S.)

Sheet Index

Allen Shen Investments LTD
Proposed Dwelling with Attached Garage and Pool
Mele Komo Place - Lot 6 Lahaina HI 96761
TMK: (2) 4-7-003:023:0000

Title Sheet

Revisions:	By:

Date: 1-31-2025
Phase: Permit Set
Drawn: JK, ND, BJ, JCK, AK
Job: 24-3: SRP
Sheet Number: G-001
Total Sheet Count: 3

1. General Notes

1.1.Architect will provide observation of the work per H.A.R. 16-115-9 requirements.
1.2.Visits to the site by Architect's field representatives shall not be construed as observation nor approval of construction or its compliance with architectural drawings.
1.3.Contractor shall notify architect in writing at least two weeks prior to any of the following events:
1.3.1.Site Work: completion of mass excavation and/or any site work
1.3.2.Foundations, Concrete Work, Retaining Walls, and Pools: after inspection by Building Inspector and prior to pouring concrete.
1.3.3.Framing: after inspection by Building Inspector and prior to installation of insulation and gypsum board and/or wall and ceiling finishes.
1.3.4.Substantial Completion: after final inspection by Building, Plumbing, and Electrical Inspectors.
1.4.Architect is not responsible for any work off of Owner's property (I.E. utilities, driveway aprons, etc.)
1.5.Contractor to verify with Architect that Contractor has most current construction documents prior to ordering of any materials and prior to any construction.
1.6.The Contractor shall verify all dimensions and conditions at site prior to commencement of construction.
1.7.Any omissions or conflicts between the various elements of the working drawings and/or the specifications shall be brought to the attention of the Architect before proceeding with any work.
1.8.All details, section and notes shown are typical and shall apply to similar situations unless otherwise noted. Wall construction and fastener schedule per IRC if not detailed otherwise in this plan set.
1.9.The Contractor shall immediately notify Architect of any conditions which might endanger the stability of the structure or cause visible distress in the structure.
1.10.All work shall conform to the best practices prevailing in the various trades comprising the work.
1.11.Contractor shall be responsible for all construction means, methods, techniques, sequences, safety precautions and procedures required to preform the work.
1.12.Contractor shall ensure proper placement of all opening, sleeves, curbs, conduits, reinforcing, bolts, embedded hardware, inserts, etc..
1.13.Contractor shall provide adequate bracing and shoring for all structural members during all phases of construction.
1.14.All conditions of potential instability of embankments, cut or fill slopes should be brought the the attention of the Architect.
1.15.Coordinate framing (where applicable) with mechanical and electrical subcontractors to insure proper installation of ducting and plumbing.
1.16.Do not scale the drawings.
1.17.All wall dimensions are to face of stud unless noted otherwise.
1.18.Any grades shown are approximated. Contractor shall verify existing grade elevations prior to start of work.
1.19.Contractor shall be responsible to perform coordination with State and local authorities and utilities.
1.20.Contractor shall provide temporary sanitary toilet facility throughout the construction. Chemical toilets shall be of an approved type and shall be serviced regularly to prevent contamination or disturbance of the area.
1.21.Contractor to provide regular dumpster service or other legal means of removing and disposing of construction debris from the project.
1.22.Unless specified in the architectural drawings, and if there are no civil engineering drawings, site drainage design and details by others.
1.23. Unless specified otherwise by project structural engineer consultant, all 4X beams or larger shall be No.1 or better Douglas Fir Larch. Glue Laminated Timber to be visually graded western species 24F-V4.
1.24.All solid sawn and framing lumber, and wood panels, to be treated. When wood joists or framing members or the bottom of wood structural floors without joists are located closer than 18", or wood girders or structural members are located closer than 12", to exposed ground in crawl spaces or un-excavated areas located within the periphery of the building foundation, the floor assembly, including posts, girders, joists and subfloor, shall be of approved naturally durable wood or wood that is treated for ground contact per AWPA U1 and MCC 16.26C.2304.12.5.
1.25.Contractor shall provide Architect for review; engineer certified shop drawings of all manufactured structural building systems (I.E. roof trusses, structural panels, beams, metal to metal connections, metal to wood connections, etc.), prior to start of construction and prior to ordering materials. Unless specified in plan set, these plans show design concept only. Actual design and layout to be determined by Hawaii licensed Structural Engineer, consulting with system manufacturer.
1.26. Unless specified otherwise by project structural engineer consultant, Design Criteria: Live Loads:
Roof pitches 4:12 and greater - 16 PSF
Roof pitches less than 4:12- 20 PSF
Floors - 40 PSF
Ground snow load, Pg: 0
Risk Category: II, Importance Factor: 1.0
Wind exposure: C
Design Wind Speed: V_ult: 115 MPH, V_asd: 89 MPH
Topographic Factor (Kzt): 1.0
Seismic Design Category D1, Site Class: D
Design Spectral Response Acceleration: SDs 0.69, SD1 0.30
Flood Design Data: See Project Data on Title Sheet
100-Year, 1-Hour Rainfall (Inches): 3
1.27.Soil Bearing
1.27.1.For projects with a soils report:
1.27.1.1.For soil bearing capacity see soils report prepared by project Geotechnical Engineer.
1.27.1.2.Contractor to coordinate with Geotechnical Engineer prior to commencement of construction. All site work and foundation related design recommendations contained in the soils report shall be adhered to.
1.27.2.For Projects without a soils report:
1.27.2.1.Assumed soil bearing capacity: 1800 PSF and as required by local authority. Local authority to determine acceptability of footings installed on ground surface.
1.27.2.2.The Architect recommends a geotechnical investigation in order to determine the subsurface conditions of any project and to verify foundation design criteria. In the absence of a geotechnical report, chances of encountering unforeseen unsuitable soil conditions are greatly increased. If the Owner elects not to provide a geotechnical engineer for this project provisions of Chapter 4, 2018 IRC will be made. The Owner agrees to hold harmless the Architect from and against all claims, losses, damages, liability and costs connected with adverse building performance as a result of unsuitable soil conditions that do not meet the design criteria assumed by the Architect without the benefit of a geotechnical report.
1.28.All footings shall bear on firm, undisturbed earth or approved well-graded Bankrun material. A 3" maximum size of rock. Compact to at least 95% of it max. Density as determined by ASTM D-1557. Architect is not responsible to verify soil compaction. Provide drainage and dewatering around all work to avoid water-softened footings.
1.29.The Architect does not guarantee nor is the Architect responsible for the performance or lack thereof, for the acts or omissions of any contractor, subcontractor, supplier or any other person or entity furnishing materials or performing any work on the project.
1.30. Contractor shall provide architect for review engineer certified shop drawings of all mechanical systems of conditioned spaces prior to start of any construction and ordering materials. Design and layout to conform to County amended 2018 IEEC and be determined by Hawaii licensed Mechanical Engineer consulting with system manufacturer. Not less than 90 percent of permanently installed lighting fixtures shall contain high-efficacy lamps. All recessed luminaires/lights shall be IC-rated with an air leakage of no greater than 2.0 cfm when tested in accordance with ASTM E 283 at a pressure differential of 1.57 psf. Recessed luminaires/lights installed in the building thermal envelope shall be sealed to limit air leakage between conditioned and unconditioned spaces. Recessed luminaires/lights shall be sealed with a gasket of caulked between the housing and the interior wall or ceiling covering. Outdoor lighting must be fully shielded and down directed with no light shining above the horizontal. Contractor to verify with Owner number and location of all electrical fixtures prior to construction.
1.31.Unless specified otherwise in this plan set, when electrical service exceeds 200 amps and/or 30kVA Contractor to coordinate with Hawaii licensed electrical engineer to obtain a single line diagram with load calculations and upgrade the electric service as required.
1.32.When applicable Contractor to coordinate with electrician and Install a Certificate of Energy Compliance Measures on the inside face of the electric panel door at project completion.
1.33.Provide a solar powered water heater system or Architect approved alternate as required for new single-family residential construction per HRS §196-6.5. When water heater is shown in plan as being installed at the exterior of the building water heater shall be approved for outdoor installation, circuit conductors shall have a minimum temperature rating of 90C and shall be enclosed in flexible metal conduit or other approved method per MCC 16.18B.109-3b. Hot water piping shall have a minimum R-3 insulation per 2018 IECC, R403.5.3.
1.34.Verify liquid propane tank location in field with gas company and provide recommended location to Architect for review and approval.
1.35.Ceramic tile surfaces shall be installed in accordance with ANSI A108.1, A108.4, A108.5, A108.6, A108.11, A118.1, A118.3, A136.1 and A137.1.
1.36.Materials used as backers for wall tile in tub and shower areas and wall panels in shower areas shall be glass mat gypsum backing panel, fiber-reinforced gypsum panels, non-asbestos fiber-cement backer board, or non-asbestos fiber mat-reinforced cementitious backer units installed in accordance with manufacturers' specifications.

2. Building Code Requirements

2.1.Provisions of the following standards apply to every dwelling when applicable:
2018 International Building Code (IBC) - Ordinance 3928
2018 International Residential Code (IRC) - Ordinance 3929
NFPA 1, Fire Code, 2012 Edition - Ordinance 4232
2018 International Energy Conservation Code - Ordinance 5455
2018 Uniform Plumbing Code - Ordinance 3923
2020 National Electrical Code - Ordinance 3726, Outdoor Lighting - Ordinance 3430
2.2.Smoke and Carbon Monoxide Detectors shall be provided at all bedroom areas, corridors adjacent to bedrooms and top of stairs. Connect to residence power source (110V).
2.3.Framing - Contractor shall be responsible for complying with chapters 5, 6 7, & 8 of the 2018 IBC/IRC for all framing, executions and for verification of all local design loads.
2.4.Roof Ventilation shall comply with R806.
2.5.Water closets shall have 30" min. clear width and 21" of clear space in front of each.
2.6.Waterproofing and draining of walls behind planters and retaining walls shall comply with Sections R405 and R406 of the 2018 IRC.
2.7.Unless specified otherwise in plan set, wall anchorage shall comply with R403.1.6, R403.1.6.1 and R602.11 of the 2018 IRC. Manual or power driven fasteners may be used if previously approved by architect.
2.8.Unless specified otherwise in plan set, building paper, or metal barrier shall be provided between wood and concrete or masonry unless wood is pressure treated with an approved group compact preservative marked by an approved agency.
2.9.Crawl Spaces: Accessible underfloor areas shall be provided with an 18"x24" min. opening.
2.10.See structural drawings for holes and notch requirements.
2.11.Fire blocking shall comply with R302.11 and subsequent sections.
2.12.Attic access with vertical clear height of 30" or more shall be provided. Unless specified otherwise in plan set, the minimum size access shall be 22"x30" and shall be in a hallway or other readily accessible location.
2.13.Guards shall be provided at all walking surfaces, including stairs, ramps, and landings, that are more than 30" above grade or floor below at any point within 36" horizontally to the edge of the open side. Guards shall not be less than 36" in height. Guards and handrails shall have intermediate rails such that an object 4" in diameter cannot pass through.
2.14.Handrails provide min. one side of stairs of each of continuous run of treads or flight with four or more risers and shall not be less than 34" or more than 38" above nosing. Handgrip not less than 1-1/4" or more than 2" in cross-sectional dimensions. Noncircular handrails to comply with with R311.7.8.5(1).
2.15.Stairways:
Runs - 10" min
Riser - 7 3/4" max., and 3 7/8" max. vertical opening in stair riser 30" or higher from grade.
Width - 36" min. above handrails. Clear width of stairway at and below handrail shall not be less than 31 1/2" where a handrail is installed on one side and 27" where handrails are installed on both sides.
Landing - 36" in length minimum, at top and bottom of each stairway or stair run, 2% slope max., 1:48 max. cross slope when slope and cross slope are specified in design.
Headroom - 6'-8' min. from a plane parallel and tangent to the stairway tread nosing to any construction above at all points.
2.16.Insulation, Unless noted otherwise in plan set:
2.16.1.Roofs:
2.16.1.1.Insulation entirely above roof deck: R-12.5 Continuous Insulation
2.16.1.2.Metal Buildings: R-30 or R-19 with Cool Roof
2.16.1.3.Attic and other: R-30 or R-19 with Cool Roof
2.16.2.Walls, above grade:
2.16.2.1.Mass: R-5.7 Continuous Insulation, or allowable substitutions
2.16.2.2.Metal Building: R-13 + R-6.5 Continuous Insulation
2.16.2.3.Metal Framed: R-13 + R-5 Continuous Insulation
2.16.2.4.Wood Framed and other: R-13 + R-3.8 Continuous Insulation, or R-20, or allowable substitutions
2.16.3.Walls, below grade: No Requirement
2.16.4.Floors: No Requirement
2.16.5.Heated Slabs: R-7.5 for 12" below
2.16.6.Opaque Doors, Non-swinging: R-4.75
2.17.Unless allowed by Zoning and otherwise specified in plan set, 30' Maximum Building Height. "Height" of structure - means the vertical distance measured from a point on the top of the structure to a corresponding point directly below to the natural or finish grade, whichever is lower.
2.18.2018 IBC 705.3 For the purposes of determining the required wall and opening protection and roof-covering requirements, buildings on the same lot shall be assumed to have an imaginary line between them. Where a new building is to be erected on the same lot as an existing building, the location of the assumed imaginary line with relation to the existing building shall be such that the exterior wall and opening protection of the existing building meet the criteria as set forth in Sections 705.5 and 705.8. Exception: Two or more buildings on the same lot shall either be regulated as separate buildings or shall be considered as portions of one building if the aggregate area of such buildings is within the limits specified in Chapter 5 for a single building. Where the buildings contain different occupancy groups or are of different types of construction, the area shall be that allowed for the most restrictive occupancy or construction.
2.19.Projections: For residential projects eaves/projections are prohibited less than 2' from property line. From 2' to less than 5' from property line, the underside of projections must be 1-hour fire-resistance rated. Per Table R302.1(1) the fire resistance rating shall be permitted to be reduced to 0 hours on the underside of the eave overhang if fire blocking is provided from the wall top plate to the underside of the roof sheathing. For any eave conditions shown on the site plan which are between 2' and 5' from the property line Contractor shall omit vented blocking and install solid blocking in its place. Contractor shall also increase ridge venting area, or add exterior mounted self-flashing attic vent, by 0.0654 SF per vented block omitted.
2.20.Mechanical Ventilation per 2018 IRC Section M1505. Unless specified otherwise by Licensed Mechanical Engineer Consultant in plan set:
2.20.1.Whole-House Mechanical Ventilation: Provide a dedicated IAQ fan. See 2018 IRC M1505.4.3(1) for sizing requirements.
2.20.2.Kitchens: 100 CFM Intermittent, or if specified in plan set 25 CFM continuous.
2.20.3.Bathrooms - Toilet Rooms: minimum ventilation rates shall be 50 CFM intermittent, or if specified in plan set 20 CFM continuous. Exhausted air from space shall be exhausted directly to the exterior of the structure. Under cut doors to provide inflow.
2.21.Under-floor ventilation shall comply with R408 of the IRC 2018 - Total screened openings shall have a min net area of 1 S.F. for each 150 S.F. of under-floor area. Provide screened ventilation openings within 3' of each corner of the building. Invented crawl spaces shall be provided with continuously operated mechanical exhaust ventilation at a rate of 1 cubic foot per minute for each 50 square feet of crawl space floor area.
2.22.Landings - Provide at exterior doors, not less than the width of door and 36" in length.
2.23.Drainage - Grade areas around structure to drain surface water away from building. Min. 2% slope within first 10' or to swale.
2.24.Address Identification: Buildings shall be provided with an approved address identification. Address numbers shall be a minimum of 4 inches high with a minimum stroke width of 1/2 inch. Numbers shall contrast with their background and not be spelled out. Coordinate location of numbers on building with orientation of building as shown on site plan and ensure numbers are placed on side of building facing street.
2.25.Roof eaves may not extend more than 3' into Building Setback areas and must be at least 8' above finished grade at their lowest point. Contractor to verify and adjust finish grades as needed to comply.

3. Window Requirements

3.1.Windows shall have a maximum SHGC of 0.25
3.2.Natural light and ventilation - All habitable rooms shall have an aggregate glazing area of no less than 8% of the floor area of such rooms. Natural ventilation shall be through windows, doors, louvers or other approved opening to the outdoor air. Such openings shall be provided with ready access or shall otherwise be readily controllable by the building occupants. The openable area to the outdoors shall be not less than 4% of the floor area being ventilated. When project energy code compliance is through the Tropical Zone method: Operable fenestrations shall provide a ventilation area not less than 14 percent of the floor area in each room. Alternatively, equivalent ventilation must be provided by a ventilation fan.
3.3.Emergency escape and rescue openings: Basements, habitable attics, and every sleeping room shall have not less one operable emergency escape and rescue opening. Windows shall have a min. net clear openable area of 5.7 S.F.. The min. net clear openable height shall be 24". The min. net clear openable width shall be 20". Opening height shall not be more than 44" above the floor.
3.4.Operable windows above the first floor which still have a sill height less than 24" above finished floor and greater than 72" above the finished grade or other surface below on the exterior of the building, the operable window shall shall comply with 2018 IRC R312.2.1.
3.5.Safety glazing shall comply with 2018 IRC R308, and be provided at the following locations;
3.5.1.Windows adjacent to a door where the nearest exposed edge if the glazing is within a 24" arch of either vertical edge of the door in a closed position.
3.5.2.Glazing adjacent to stairways shall comply with 2018 IRC R305.4(10) and R308.4(11).
3.5.3.Windows at bathtub and shower when exposed edge is less than 60" above the standing surface and drain inlet.
3.5.4.When bottom edge of glazing is less that 18" above the floor.
3.6.Windborne debris protection shall comply with 2018 IRC R609.6

4. Safe Room Requirements

4.1.Floor construction to comply with Hawaii State Building Code Section 425.5. See Structural Drawings.
4.2.Wall assembly to comply with Hawaii State Building Code Section 425.5.4. See Structural Drawings.
4.3.Roof/Ceiling assembly to comply with Hawaii State Building Code Section 425.5. See Structural Drawings.
4.4.Doors and Windows to comply with Hawaii State Building Code Section 425.5.2., ASTM E 1996 Level D.
4.5.Ventilation to comply with Hawaii State Building Code Section 425.6 and include insect screening and impact tested cowling complying with ASTM E 1996-14 Level D.
4.6.Communications to be provide to safe room by way of phone line and telephone that does not rely on a separate electrical power outlet, or a wireless telephone which relies on an Uninterruptible Power Supply (UPS).
4.7.The construction or installation of residential safe room shall be verified for conformance with the approved construction documents, and to Hawaii State Building Code Chapter 17, by way of Special Inspection.
4.8.Upon completion of construction the general contractor shall assist the owner of the safe room in notifying the state department of defense and county civil defense agency of the property's tax map key number or global positioning system coordinates.

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www.kasprzyckidesigns.com

ATOM K. KASPRZYCKI
LICENSED PROFESSIONAL ARCHITECT
NO. AR-16158
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 of License: 4/30/2026

Signature

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General Notes

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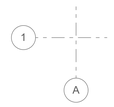
Job: 24-3: SRP
Sheet Number:
G-002
Total Sheet Count: 3

Abbreviations

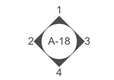
'	Foot or Feet	Ext.	Exterior	Oz.	Ounce
"	Inch or Inches	FD	Floor Drain or Fire Department	Par.	Parallel
#	Pound or Number	FE	Fire Extinguisher	Perp.	Perpendicular
&	And	FEC	Fire Extinguisher Cabinet	Perf.	Perforated
@	At	F/F	Finish to Finish	PCC	Pre-Cast Concrete
CL	Center Line	FF	Floor Finish	Pl.	Plate
AB	Anchor Bolt	Fin.	Finish	PLF	Pounds Per Lineal Foot
Abv.	Above	Fixt.	Fixture	Plumb.	Plumbing
ACT	Acoustic Ceiling Tile	Flr.	Floor or Flooring	Plwd.	Plywood
ACU	Air Conditioning Unit	FO	Face of…	PT	Pressure Treated
L	Angle	FOC	Face of Concrete	Pnl.	Panel
AD	Area Drain	FOM	Face of Masonry	Pnt.	Paint or Painted
Adj.	Adjustable	FOIC	Furnished by Owner, Installed by Contractor	PT	Point
Alt.	Alternate	FOS	Face of Stud	PVC	Polyvinyl Chloride
AFF	Above Finished Floor	FRP	Fiberglass Reinforced Plastic	RA	Return Air
Alum.	Aluminum	Fr.Pl.	Fire Place	Rad.	Radius
Anod.	Anodized	Furr.	Furring or Fur Out	Rbr.	Rubber
Arch.	Architectural	Frz.	Freezer	RCP	Reflected Ceiling Plan
Brd.	Board	Fluor.	Fluorescent	RD	Roof Drain
Blkng.	Blocking	Fnd.	Foundation	Ref.	Reference
Bm.	Beam	Ga.	Gauge	Refr.	Refrigerator
Bynd.	Beyond	Galv.	Galvanized	Reinf.	Reinforced
Bot.	Bottom	GC	General Contractor	Req.	Required
Cab.	Cabinet	GL	Glulam or Glue Laminated Beam	Resil.	Resilient
CB	Catch Basin	GB	Gypsum Board	RH	Robe Hook
CIP	Cast in Place	HB	Hose Bib	RHnd.	Right Hand
Chnl.	Channel	H/C	Hot/Cold	Rm.	Room
CJ	Control Joint	HC	Hollow Core	RO	Rough Opening
Cl.	Closet	Horiz.	Horizontal	Rev.	Revision or Revised
Clg.	Ceiling	HR	Hour	SA	Supply Air
Clr.	Clear	HVAC	Heating, Ventilating, and Air Conditioning	SAM	Self-Adhered Membrane
CMU	Concrete Masonry Unit	HW	Hot Water	SC	Solid Core
Col.	Column	ID	Inside Diameter	SD	Smoke Detector
Compr.	Compressible	ILO	In Lieu Of	Sect.	Section
Conc.	Concrete	IM	Ice Maker	SF	Square Foot or Square Feet
Conn.	Connection	Insul.	Insulated or Insulation	SG	Safety Glass
Cont.	Continuous	Int.	Interior	Shlf.	Shelf or Shelving
Corr.	Corridor	IWS	Individual Wastewater System	Spec.	Specified or Specification
Cpt.	Carpet	JB	Junction Box	Sq.In.	Square Inch
CT	Ceramic Tile	Lam.	Laminate or Laminated	SS	Stainless Steel
Dbl.	Double	Lav.	Lavatory	STC	Sound Transmission Coefficient
Demo.	Demolish or Demolition	LF	Lineal Feet	Stl.	Steel
Det.	Detail	LB	Pound or Pounds	Struct.	Structure or Structural
Dia.	Diameter	LHnd.	Left Hand	TB	Towel Bar
Dim.	Dimension	Loc.	Location or Locate	T&G	Tongue and Groove
Dims.	Dimensions	Lt.	Light	Temp.	Tempered
Dwn.	Down	Max.	Maximum	TME	To Match Existing
Dr.	Door	MB	Machine Bolt	TO	Top of…
DW	Dishwasher	MC	Medicine Cabinet	TOC	Top of Curb
Dwg.	Drawing	Mech.	Mechanical	TOS	Top of Slab
Ea.	Each	Membr.	Membrane	TPD	Toilet Paper Dispenser
EJ	Expansion Joint	Mfr.	Manufacturer	TPH	Toilet Paper Holder
El.	Elevation	Min.	Minimum	Typ.	Typical
Elec.	Electrical	MRGB	Moisture-Resistant Gypsum Board	UNO	Unless Noted Otherwise
Elev.	Elevator or Elevation	Mtl.	Metal	VIF	Verify in Field
Encl.	Enclosure	NA	Not Applicable	Vert.	Vertical
Eng.	Engineer or Engineered	NIC	Not in Contract	w/	With
EPDM	Ethylene Propylene Diene Terpolymer	No.	Number	w/o	Without
Eq.	Equal	Nom.	Nominal	WC	Water Closet
Equip.	Equipment	OC	On Center	WH	Heat Pump or Solar Water Heater
Exist.	Existing	OD	Outside Diameter	WIC	Walk In Closet
Exp.	Expanded or Expansion	OH	Overhead	Wd.	Wood
Exp. Jt.	Expansion Joint	Opng.	Opening	Wp.	Waterproof or Waterproofing

Symbols Key

Grid Line



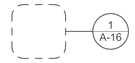
Interior Elevation Marker



Building Section Marker

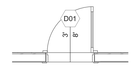
Wall Section Marker

Detail Marker



Room Label

Door Label



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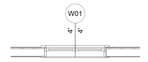
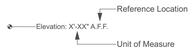
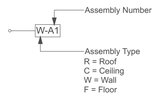


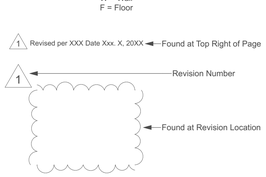
Elevation or Datum Reference



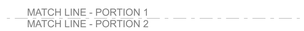
Assembly Label



Revision Reference



Match Line



Property Line

Building Setback Line

Existing Grade Line

Proposed Grade Line

Fill Key

Earth

Gravel

Concrete

CMU Block

Block Masonry

Steel

Plywood

Gypsum Board

Stucco

CRM or Rock Veneer

Aluminium

Stone Surface

Wood Millwork

KASPRZYCKI DESIGNS

40 Kupuohi Street, Suite 203
Lahaina, Hawaii 96761
Office 808-667-6116
www.kasprzyckidesigns.com

ATOM K. KASPRZYCKI
LICENSED PROFESSIONAL ARCHITECT
NO. AR-16158
HAWAII U.S.A.

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Expiration Date of License: 4/30/2026

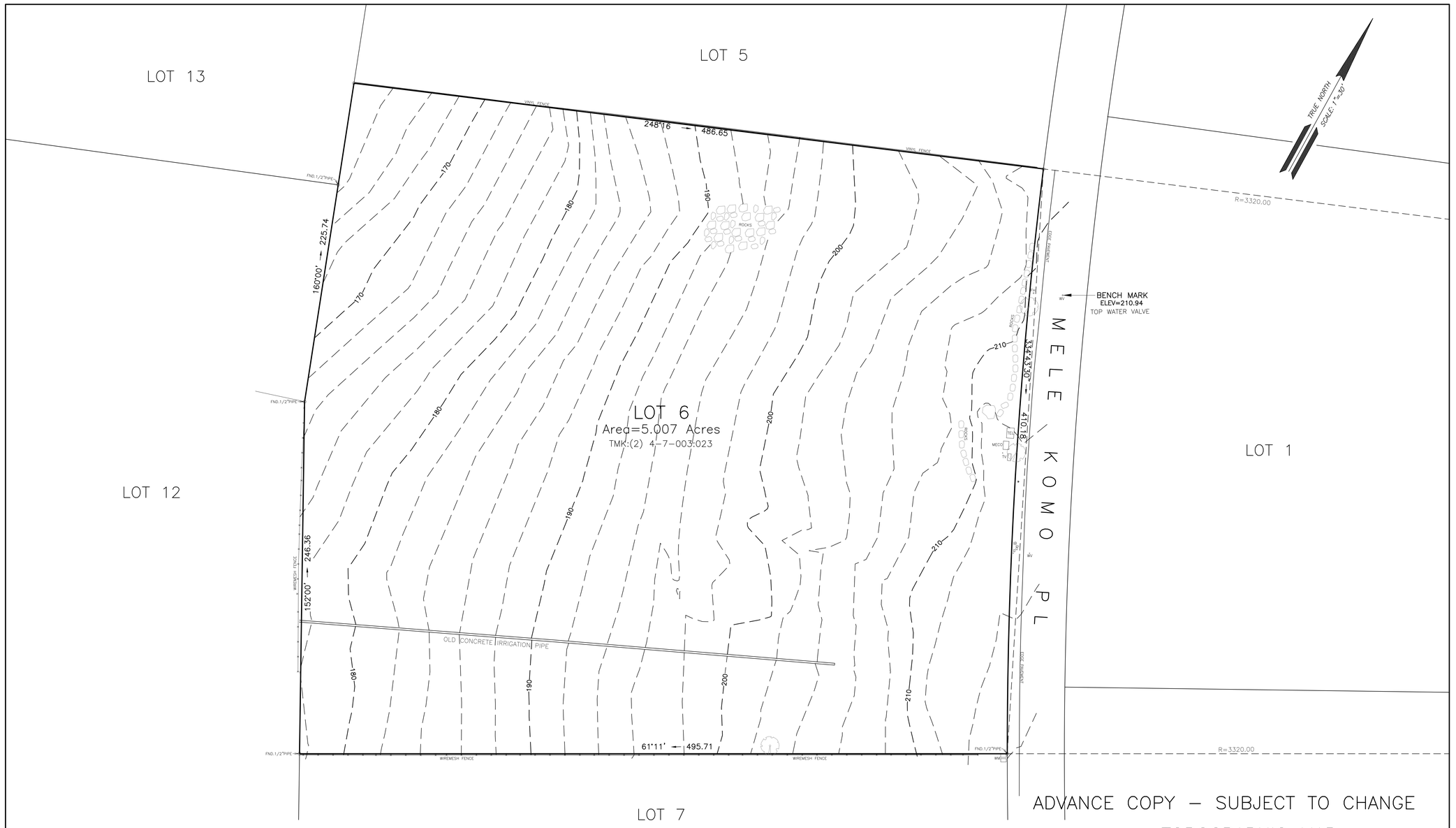
Signature

Allen Shen Investments LTD
Proposed Dwelling with Attached Garage and Pool
Mele Komo Place - Lot 6 Lahaina HI 96761
TMK: (2) 4-7-003:023:0000

Revisions:	By:

Abbreviations, Symbols Key, Fill Key

Date: 1-31-2025
Phase: Permit Set
Drawn: JK, ND, BJ, JCK, AK
Job: 24-3: SRP
Sheet Number: G-003
Total Sheet Count: 3



ADVANCE COPY – SUBJECT TO CHANGE

NOTES:

1. This map is based from a survey performed on Jan. 30, 2024.
2. Coordinates and azimuths are based from Triangulation Station "LAINA" and its meridian was established from the street survey monuments along Mele Komo Place.
3. Elevation is based from construction plan.

30 0 30 90
Scale 1" = 30'

LEGEND:

WM=WATER METER
FH=FIRE HYDRANT
WV=WATER VALVE
IB=IRRIGATION BOX
=TREE

VALENCIA LAND SURVEYING
P. O. BOX 13008
LAHAINA HI 96761
808-661-3257

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

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

ARTHUR P. VALENCIA
Licensed Professional Land Surveyor
State of Hawaii Certificate No. 10026
Exp. Date: 4-30-24

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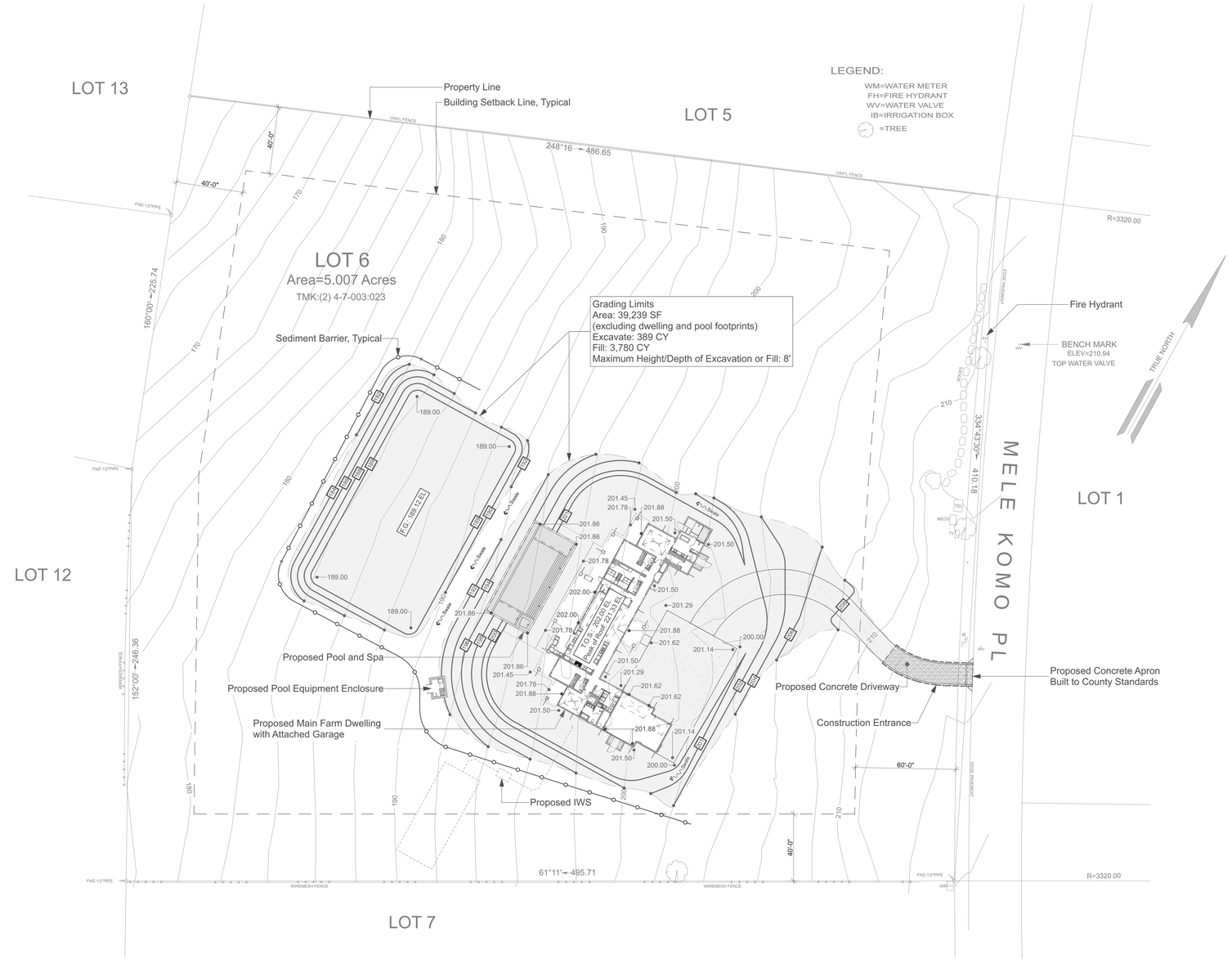
TOPOGRAPHIC MAP
LOT 6
PUUNOA SUBDIVISION II

SUBD. FILE NO. 4.832
Puehuehuiki, Pahoa, Polanui

Lahaina, Maui, Hawaii



1 Site Grading and BMP Plan

SCALE: 1" = 30'

0 30' 60'

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Lahaina, Hawaii 96761
Office 808-667-6116
www.kasprzyckidesigns.com

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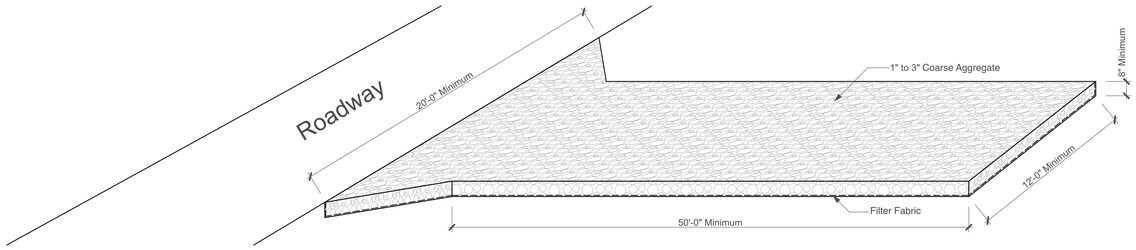
TMK: (2) 4-7-003:023:0000

Revisions:	By:

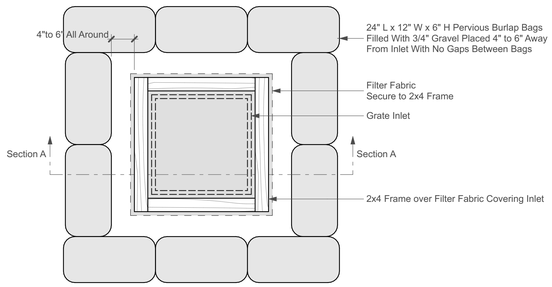
Grading and BMP Plan

Date: 1-31-2025
Phase: Permit Set
Drawn: JK, ND, BJ, JCK, AK
Job: 24-3: SRP
Sheet Number: C-101
Total Sheet Count: 2

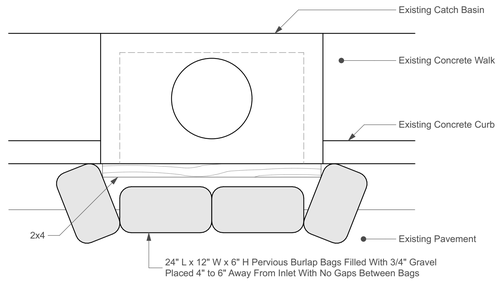


1 Stabilized Construction Entrance

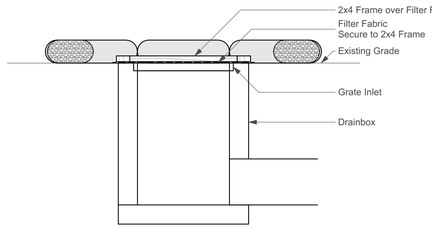
SCALE: 1" = 1'-0"



Plan View



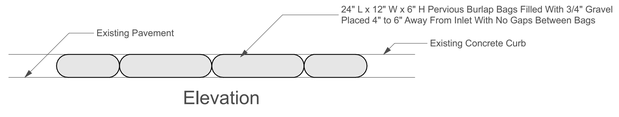
Plan View



Section A

2 Area Drain Inlet Protection

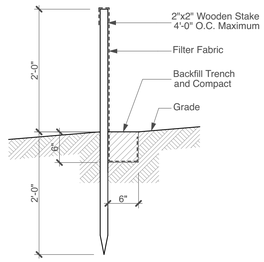
SCALE: 3/4" = 1'-0"



Elevation

4 Storm Drain Inlet Protection

SCALE: 3/4" = 1'-0"



3 Sediment Barrier

SCALE: 1" = 1'-0"

1. **Permittee notes to control drainage and erosion:**
   - 1.1. Control dust by means of water wagons or by installing temporary sprinkler systems, or both if necessary.
   - 1.2. Graded areas shall be thoroughly watered after construction activity has ceased for the day and for the weekend and holidays.
   - 1.3. All exposed areas shall be paved, grassed or permanently landscaped as soon as finished grading is completed.
   - 1.4. The contractor shall be responsible to obtain and pay for the water necessary for dust control and irrigation purposes.
   - 1.5. Contractor to construct temporary diversion ditches or swales away from graded areas to natural drainage during construction.
   - 1.6. Contractor shall submit a satisfactory soil erosion control plan to minimize soil erosion prior to an issuance of a grading permit.
   - 1.7. The following additional measures shall be taken to control soil erosion during the site development period:
     - 1.7.1. Minimize time of construction.
     - 1.7.2. Retain existing ground cover until latest date to complete construction.
     - 1.7.3. Early construction of drainage control features.
     - 1.7.4. Use temporary area sprinklers in non-active construction areas when ground cover is removed.
     - 1.7.5. Station water truck(s) on site during construction period to provide for immediate sprinkling, as needed, in active construction zones (weekends and holidays included).
     - 1.7.6. All cut and fill slopes shall be provided with erosion control blankets and be sodded or planted immediately after grading work has been completed.
     - 1.7.7. Installation of silt and dust control dance. Silt fence can be augmented by providing crushed rock berms wrapped in filter fabric.
   - 1.8. The contractor is the sole party responsible for the adequacy of all temporary control measures to protect the work from the effects of dust and erosion. The contractor shall be responsible for responding to complaints from neighboring properties and will provide additional mitigation measures as necessary at no additional cost to owner.
   - 1.9. Oil or petroleum-based products shall not be used for dust control.
   - 1.10. Storm water control measures shall be in place and functional prior to construction and shall remain operational throughout the construction period or until permanent controls are in place. This will include construction of the permanent drainage basin as well as temporary siltation basins throughout the site and includes temporary berms and/or swales to direct runoff to the siltation basins.
   - 1.11. Discharges associated with the operation and maintenance of equipment shall be field monitored by the contractor. Any mechanical and hydraulics fluid leakage shall be repaired as soon as it is identified and located. Large leakage of mechanical fluids shall be contained, properly disposed and not allowed to impact the ocean.
   - 1.12. Dust and silt fences shown are minimum requirements. Contractor shall locate or install additional fences as necessary to provide maximum protection at no additional cost to owner.
   - 1.13. Prior to issuance of the grading permit, the contractor shall meet with the development services administration and provide information on the source of water for dust control, and justify the number of water trucks to be used for the clearing, grubbing and loading operations.
   - 1.14. If the contractor is not able to control dust emissions from the project site, all construction work shall cease except for watering and other stabilization efforts.
   - 1.15. The contractor shall be responsible for immediately cleaning the roadway of mud or silt tracked from the project site.
2. **Notes**
   - 2.1. Applicable sections, whether called for or not on this plan, of the County Standard Best Management Practices (STD. BMPS), "Construction Best Management Practices for the County of Maui", May 2001 shall be complied with during the development of the project.
   - 2.2. Install dust fences as required at no additional cost to owner. Located fences to provide maximum protection. See STD. BMPS Section 6.71.
3. **Recommended general schedule for implementing BMP's**
   - 3.1. Construct temporary grave; access on to existing roadways.
   - 3.2. Erect silt and dust fences.
   - 3.3. Construct drainage basins and temporary silting ponds as required.
   - 3.4. Construct temporary drainage swales and berms to direct storm runoff away from graded areas to natural drainage ways or ground or to drainage basins and temporary siltation ponds.
   - 3.5. Install drainage facilities. Provide sediment barriers on new GDI's. See STD. BMPS Section 6.52.
   - 3.6. Grade project area as planned.
   - 3.7. Grass and/or landscape graded areas unless to be paved. Provide erosion control blanket as required.
4. **Minimum best management practices**
   - 4.1. Drainage: Handle drainage to control erosion, prevent damage to downstream properties and return waters to the natural drainage course in a manner which minimizes sedimentation or other pollution to the maximum extent practicable.
   - 4.2. Dust Control: Control dust emissions to the maximum extend practicable though BMP's such as water sprinkling, dust fences, limiting area of disturbance and timely grassing of finished areas.
   - 4.3. Vegetation: Retain natural vegetation especially grasses, wherever feasible. Avoid storage of grubbed material near watercourses.
   - 4.4. Sediment Control: Capture sediment transported in runoff to minimize the sediment from leaving the site with methods such as; sediment basins, sediment traps, silt fences, sand bags, and vegetated filter strips.
   - 4.5. Material and waste management: Properly store toxic materials and prevent the discharge of pollutants associated with construction materials.
   - 4.6. Timing of control measure implementation: Timing of control measures shall be in accordance with the approve erosion control plan. Disturbed areas of construction sites that will not be re-disturbed for twenty-one days or more will be stabilized (grassed or graveled) by no later than the fourteenth day after the last disturbance.
   - 4.7. Shoreline area: Importation and placement of soil is prohibited within the shoreline area as defined by chapter 205A-41, Hawaii Revised Statues, except for sand as defined in this chapter.
   - 4.8. Costal dune: Grading or mining of a costal dune is prohibited.
   - 4.9. Install new silt fence, drainage system and install sediment filter at new and existing grate inlets, clean and maintain filers as required.

KASPRZYCKI DESIGNS
40 Kupuohi Street, Suite 203
Lahaina, Hawaii 96761
Office 808-667-6116
www.kasprzyckidesigns.com

ATOM K. KASPRZYCKI
LICENSED PROFESSIONAL ARCHITECT
NO. AR-16158
HAWAII U.S.A.

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Expiration Date of License: 4/30/2026

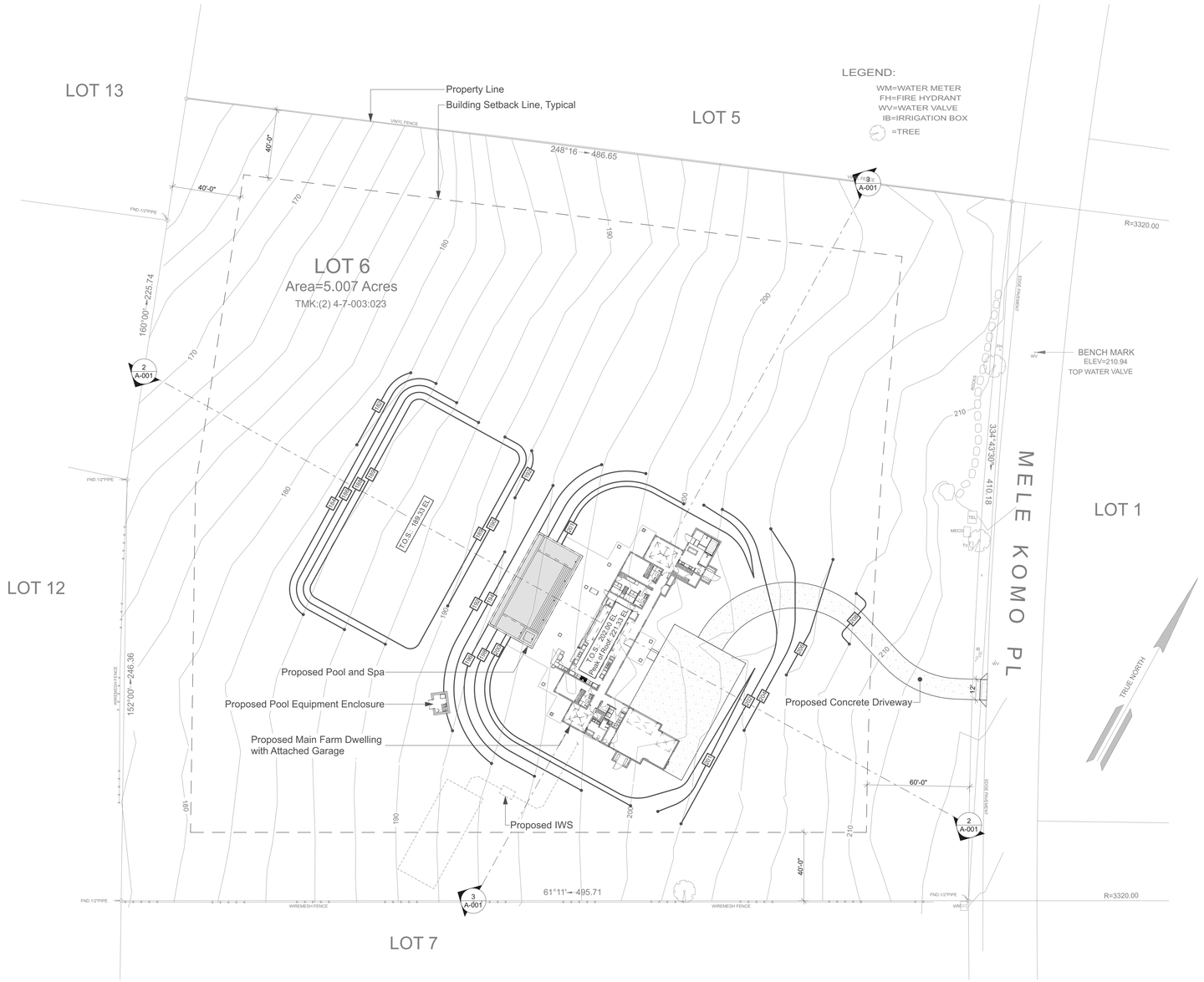
Signature

Allen Shen Investments LTD
Proposed Dwelling with Attached Garage and Pool
Mele Komo Place - Lot 6 Lahaina HI 96761
TMK: (2) 4-7-003:023:0000

Revisions:	By:

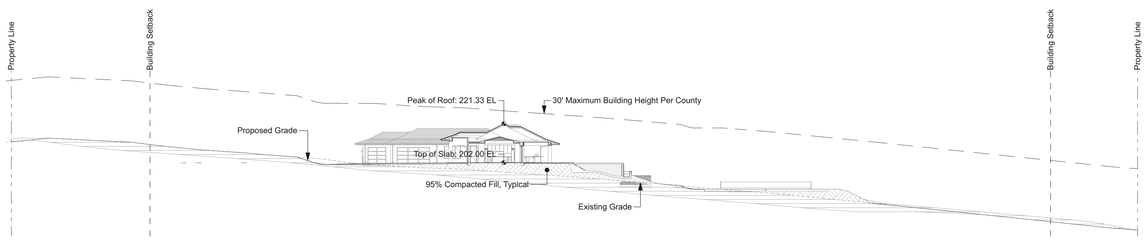
BMP Notes and Details

Date: 1-31-2025
Phase: Permit Set
Drawn: JK, ND, BJ, JCK, AK
Job: 24-3: SRP
Sheet Number: C-102
Total Sheet Count: 2

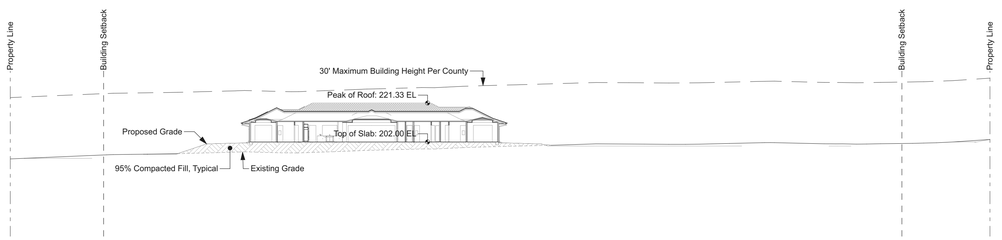


1 Site Plan
SCALE: 1" = 30'

Site and Building Data	
Lot Area:	5.007 Acres / 218,104.92 SF
Building Area:	
Living Area	3,774.28 SF
Covered Lanai	1,309.57 SF
Garage & Storage	899.51 SF
Total Building Area / Lot Coverage:	5,983.36 SF
Building Height Information:	
Proposed Top of Slab Elevation	202.00 EL
Proposed Maximum Roof Elevation/Height	221.33 EL / 19'-4" O.T.S.



2 Site Section 1
SCALE: 1" = 30'



3 Site Section 2
SCALE: 1" = 30'

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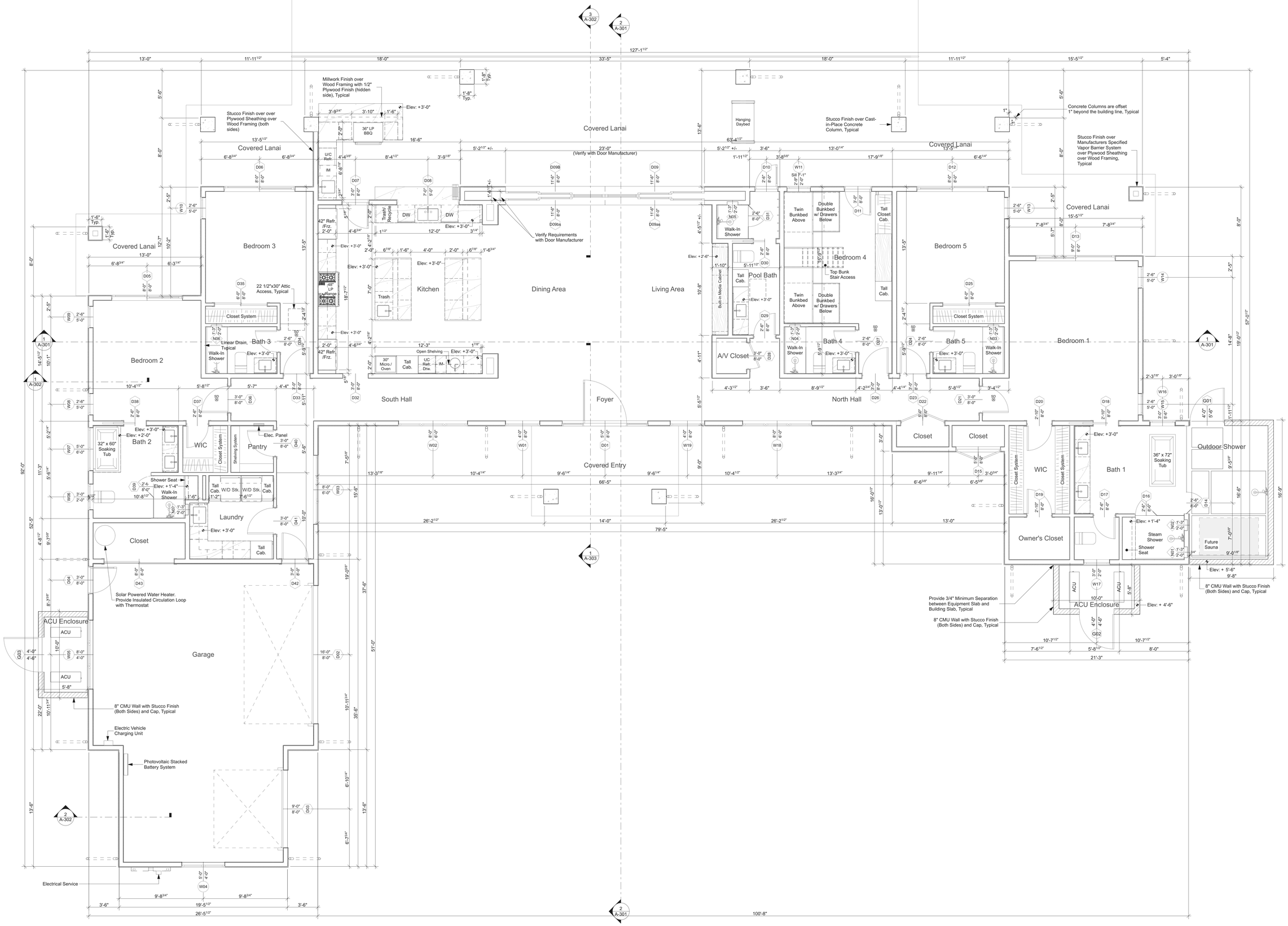
TMK: (2) 4-7-003:023:0000

Revisions:	By:

Architectural Site Plan

Date: 1-31-2025
Phase: Permit Set
Drawn: JK, ND, BJ, JCK, AK
Job: 24-3: SRP
Sheet Number: A-001
Total Sheet Count: 1



1 **Floor Plan**

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

Area Summary	
Living Area:	3,774.28 SF
Garage:	899.51 SF
Covered Lanais:	1,309.57 SF

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Lahaina, Hawaii 96761
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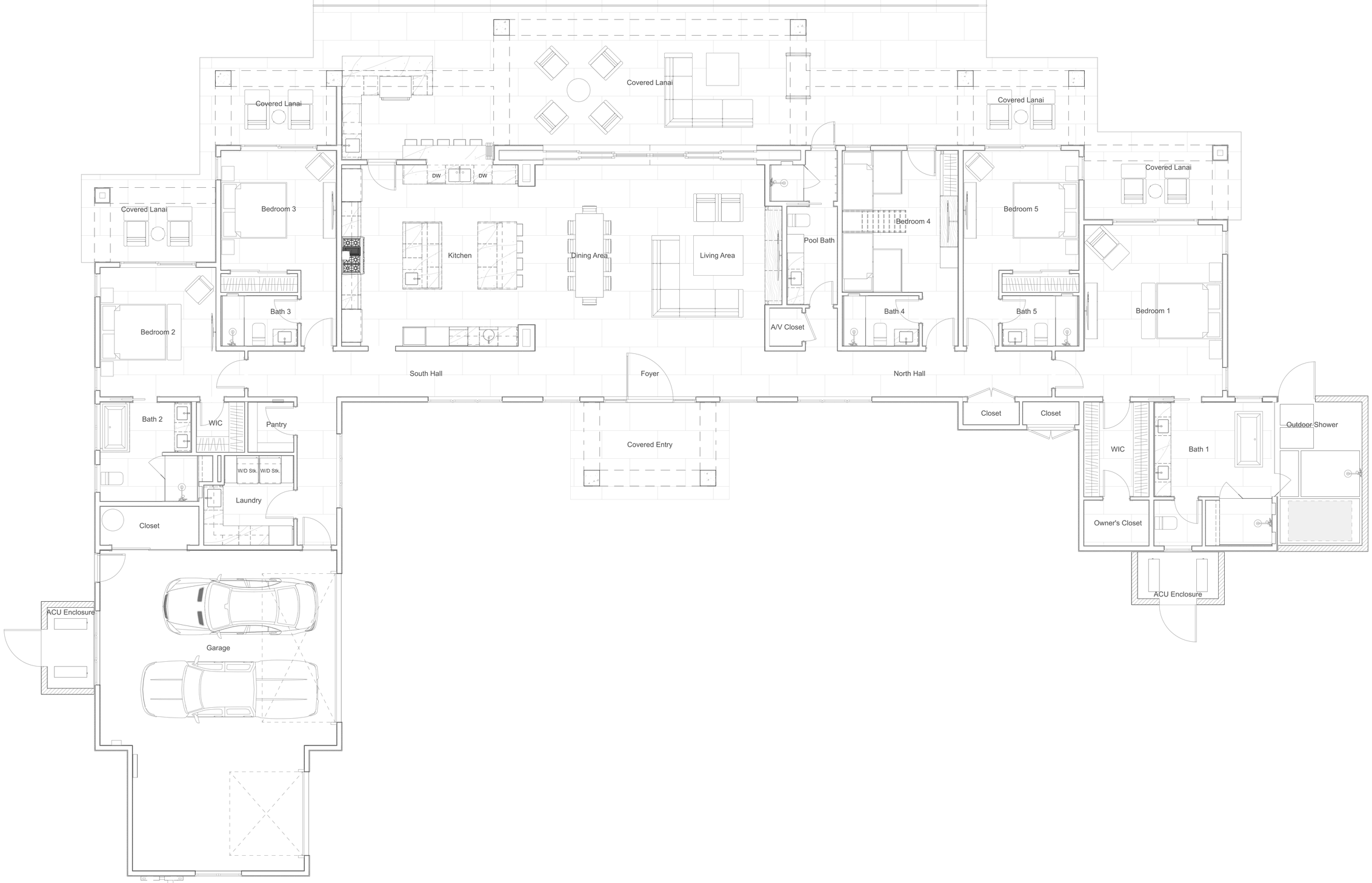
Revisions:	By:

Floor Plan

Date: 1-31-2025
Phase: Permit Set
Drawn: JK, ND, BJ, JCK, AK
Job: 24-3: SRP
Sheet Number:
A-101
Total Sheet Count: 1



1 Furniture Plan

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

0 2' 4' 8'

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40 Kupuohi Street, Suite 203
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Mele Komo Place - Lot 6 Lahaina HI 96761
TMK: (2) 4-7-003:023:0000

Revisions:	By:

Furniture Plan

Date: 1-31-2025
Phase: Permit Set
Drawn: JK, ND, BJ, JCK, AK
Job: 24-3: SRP
Sheet Number: A-102
Total Sheet Count: 1

Attic Ventilation Summary
Attic Area: 7,658.27 SF 7,658.27/150 = 51.05 SF of venting required Provide 51 metal vents with minimum 1 SF clear area each.

1 Reflected Ceiling Plan

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

0 2' 4' 8'

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Lahaina, Hawaii 96761
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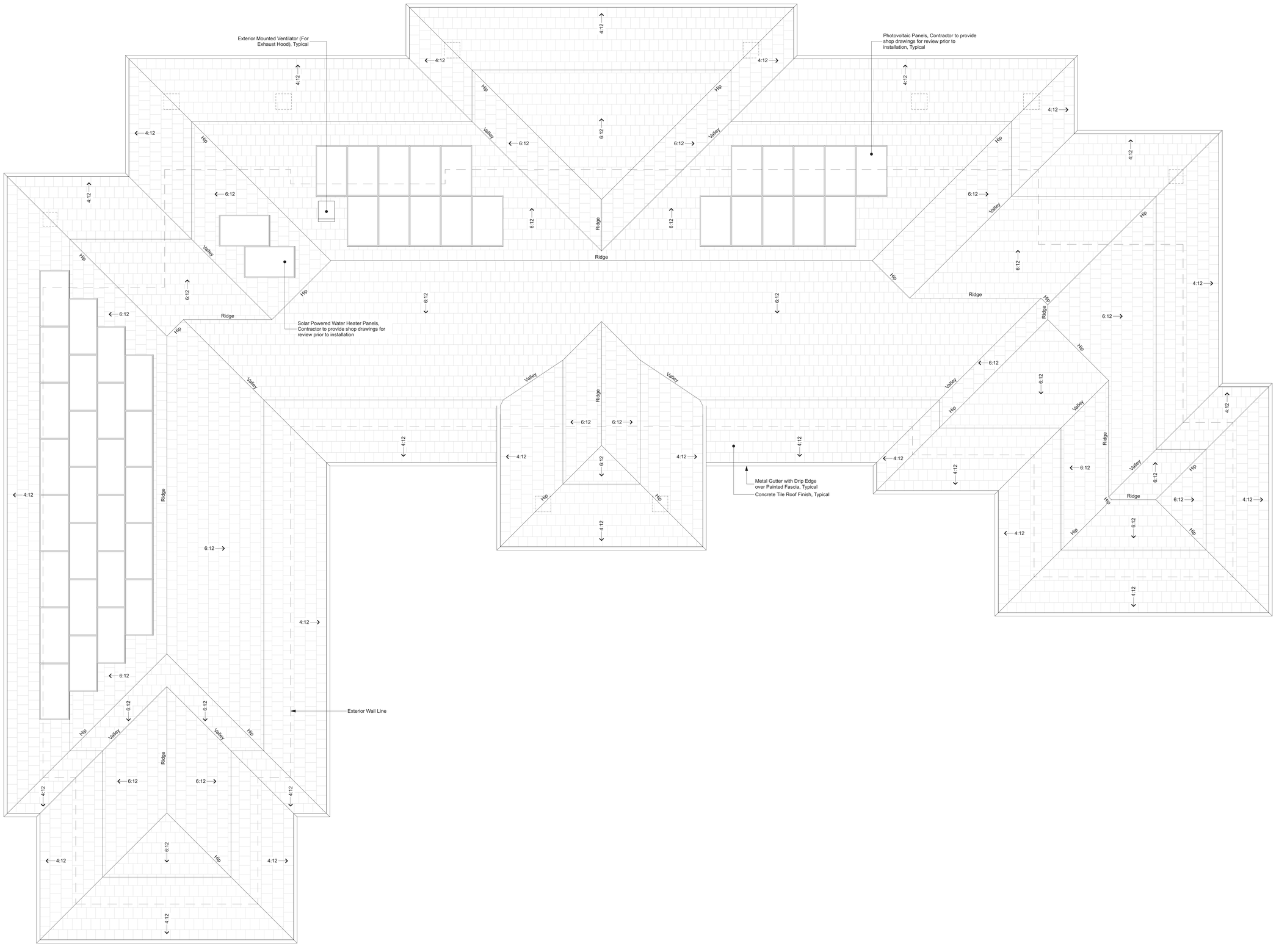
Revisions:	By:

Reflected Ceiling Plan

Date: 1-31-2025
Phase: Permit Set
Drawn: JK, ND, BJ, JCK, AK
Job: 24-3: SRP
Sheet Number: A-103
Total Sheet Count: 1



1 Roof Plan

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

Roof Planes Schedule						
Story	Surface Area (S.F.)	Eaves (L.F.)	Roof-To-Wall (L.F.)	Ridge Length (L.F.)	Hip Length (L.F.)	Valley Length (L.F.)
1	8,664.17	559.71'	0.00'	166.34'	409.52'	261.96'

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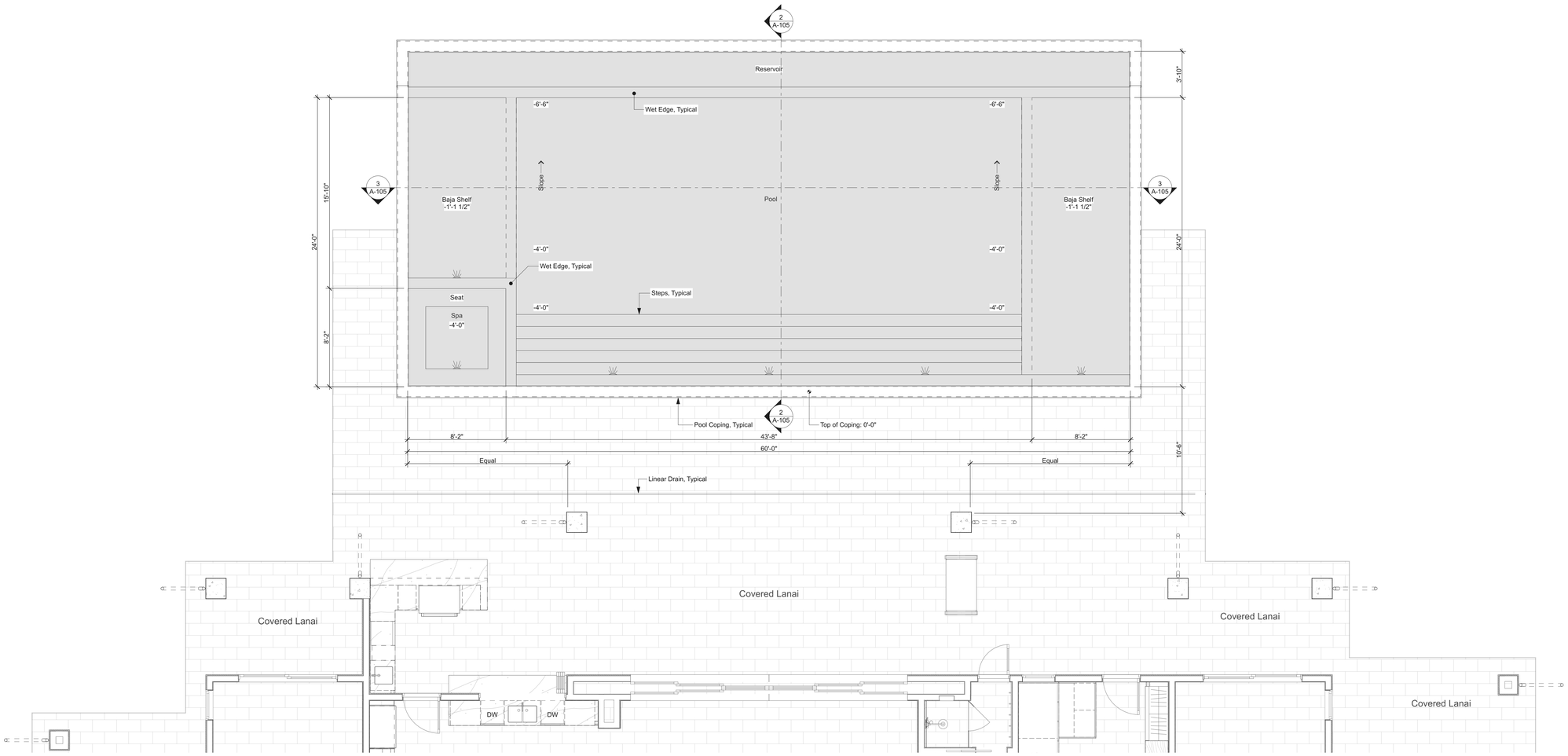
Revisions:	By:

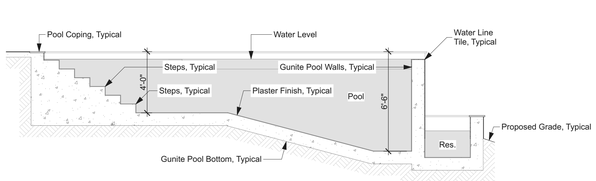
Roof Plan

Date: 1-31-2025
Phase: Permit Set
Drawn: JK, ND, BJ, JCK, AK
Job: 24-3: SRP
Sheet Number: A-104
Total Sheet Count: 1



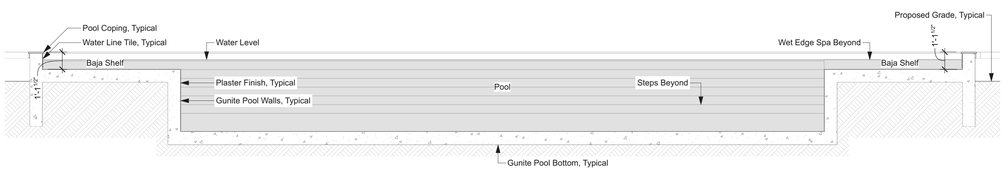
1 Pool Plan

SCALE: 1/4" = 1'-0" 0 2' 4' 8'



2 Pool Section A

SCALE: 1/4" = 1'-0" 0 2' 4' 8'



3 Pool Section B

SCALE: 1/4" = 1'-0" 0 2' 4' 8'

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Lahaina, Hawaii 96761
Office 808-667-6116
www.kasprzyckidesigns.com

ATOM K. KASPRZYCKI
LICENSED PROFESSIONAL ARCHITECT
NO. AR-16158
HAWAII U.S.A.

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Expiration Date of License: 4/30/2026

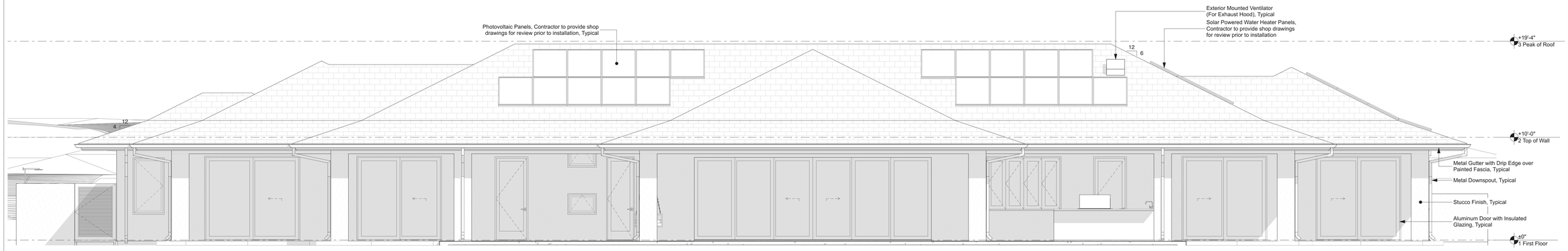
Signature

Allen Shen Investments LTD
Proposed Dwelling with Attached Garage and Pool
Mele Komo Place - Lot 6 Lahaina HI 96761
TMK: (2) 4-7-003:023:0000

Revisions:	By:

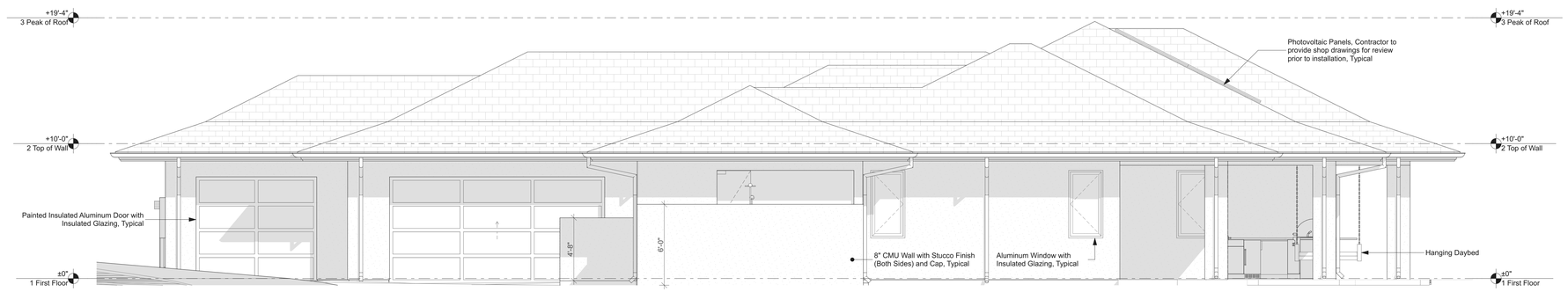
Pool Plan and Sections

Date: 1-31-2025
Phase: Permit Set
Drawn: JK, ND, BJ, JCK, AK
Job: 24-3: SRP
Sheet Number: A-105
Total Sheet Count: 1



1 West Elevation

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

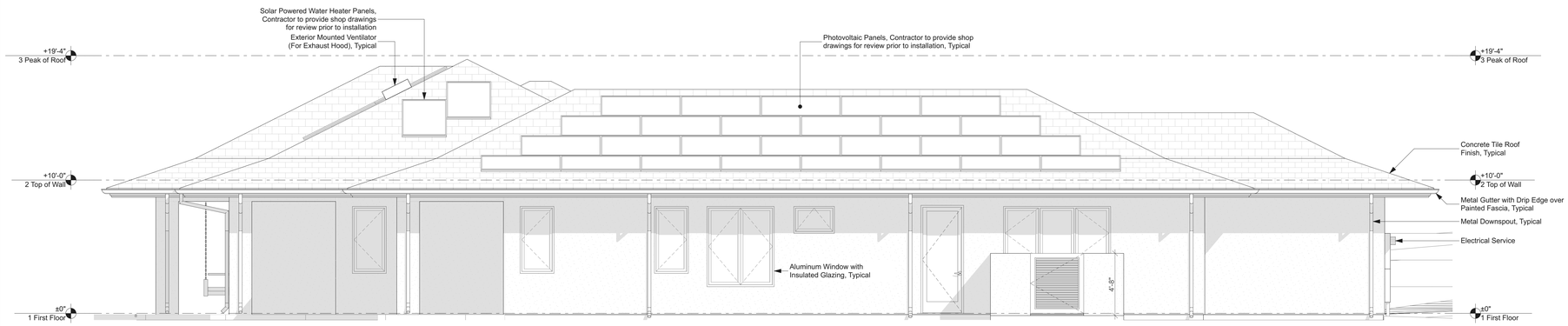


2 North Elevation

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

3 East Elevation

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



4 South Elevation

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

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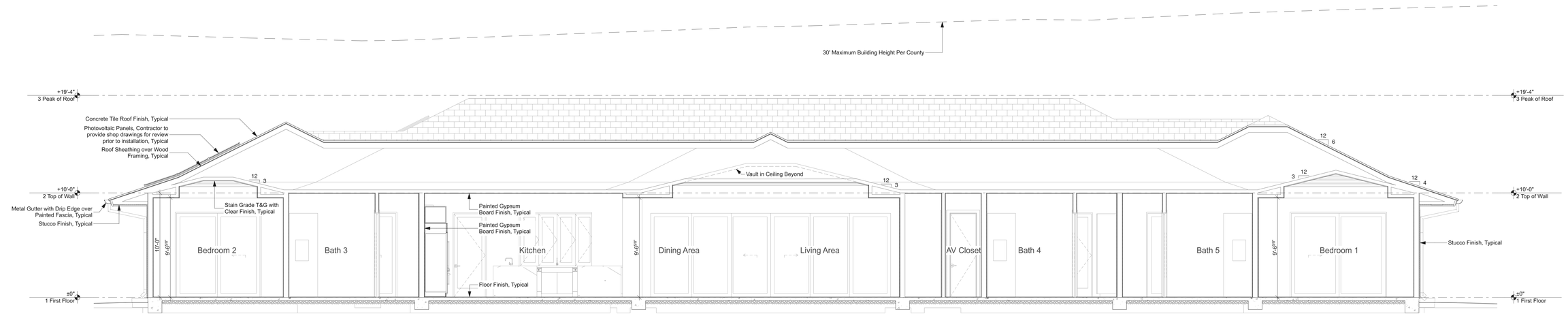
Proposed Dwelling with Attached Garage and Pool
Mele Komo Place - Lot 6 Lahaina HI 96761
TMK: (2) 4-7-003:023:0000

Revisions:	By:

Exterior Elevations

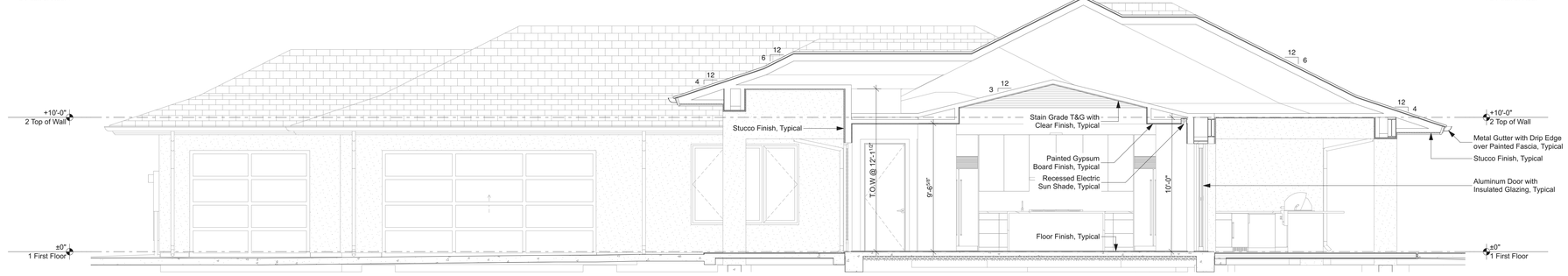
Date: 1-31-2025
Phase: Permit Set
Drawn: JK, ND, BJ, JCK, AK
Job: 24-3: SRP
Sheet Number: A-201
Total Sheet Count: 1



1 Building Section A

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

0 2' 4' 8'



2 Building Section B

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

0 2' 4' 8'

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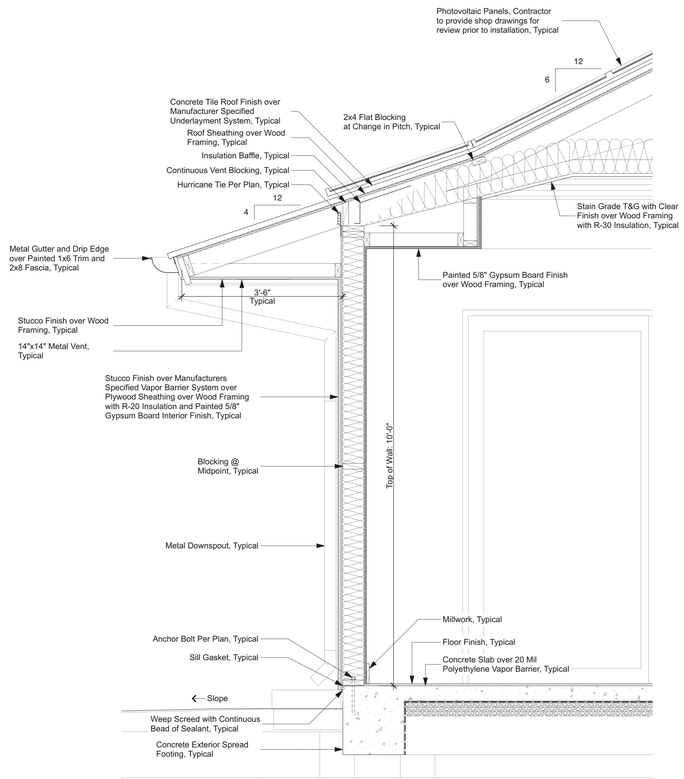
Revisions:	By:

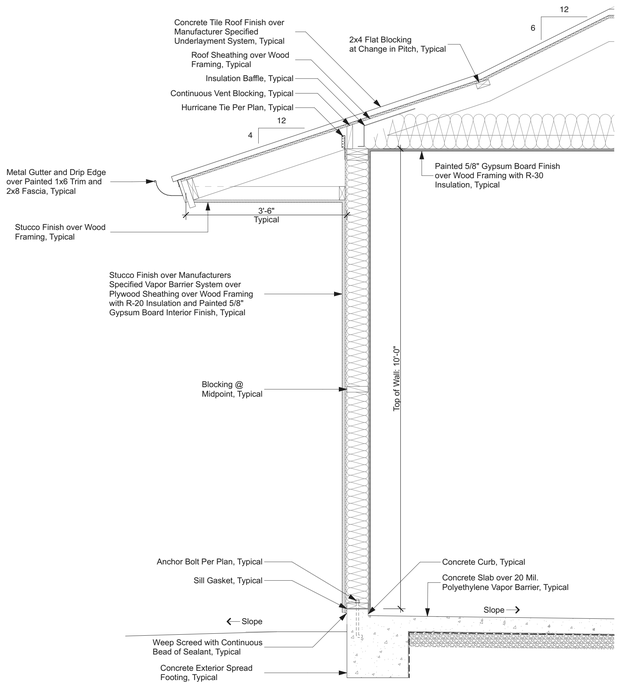
Building Sections

Date: 1-31-2025
Phase: Permit Set
Drawn: JK, ND, BJ, JCK, AK
Job: 24-3: SRP
Sheet Number: A-301
Total Sheet Count: 3



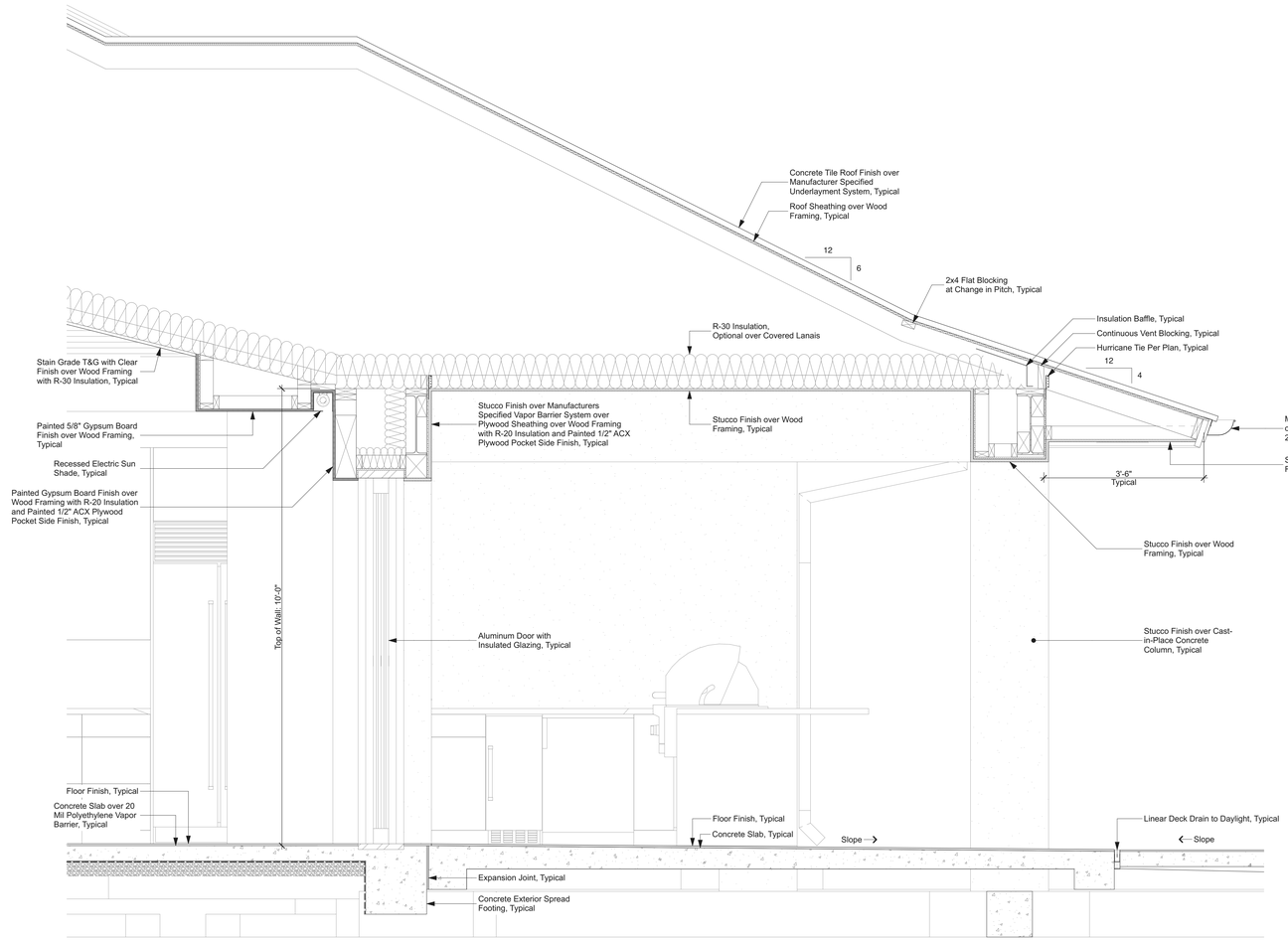
1 Wall Section 1

SCALE: 3/4" = 1'-0"



2 Wall Section 2

SCALE: 3/4" = 1'-0"



3 Wall Section 3

SCALE: 3/4" = 1'-0"

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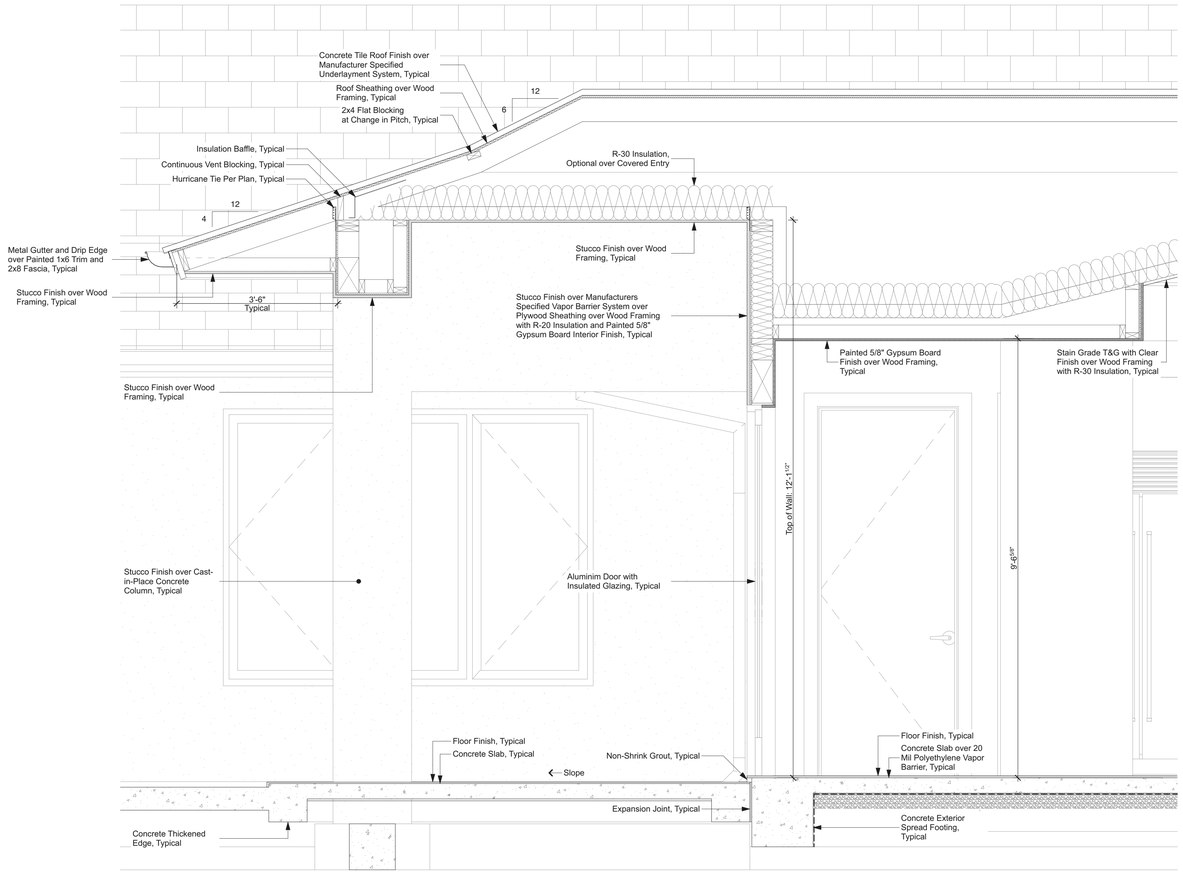
Proposed Dwelling with Attached Garage and Pool
Mele Komo Place - Lot 6 Lahaina HI 96761
TMK: (2) 4-7-003:023:0000

Revisions:	By:

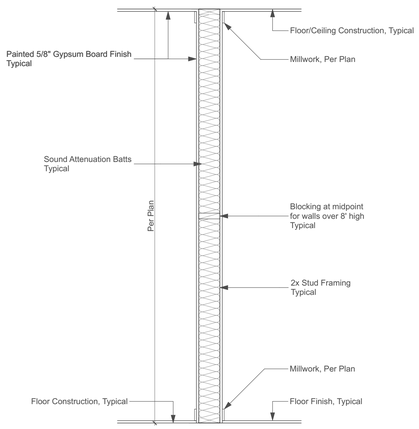
Wall Sections

Date: 1-31-2025
Phase: Permit Set
Drawn: JK, ND, BJ, JCK, AK
Job: 24-3: SRP
Sheet Number: A-302
Total Sheet Count: 3



1 Wall Section 4

SCALE: 3/4" = 1'-0"



2 Typical Interior Partition Wall

SCALE: 3/4" = 1'-0"

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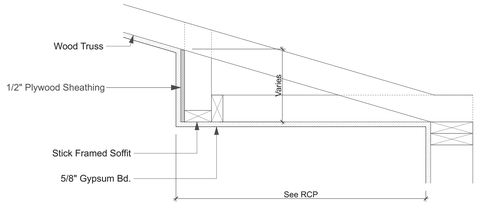
Mele Komo Place - Lot 6 Lahaina HI 96761
TMK: (2) 4-7-003:023:0000

Revisions:	By:

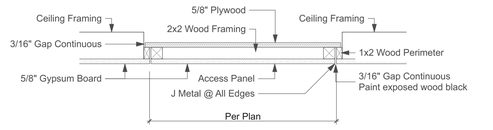
Wall Sections and Details

Date: 1-31-2025
Phase: Permit Set
Drawn: JK, ND, BJ, JCK, AK
Job: 24-3: SRP
Sheet Number: A-303
Total Sheet Count: 3



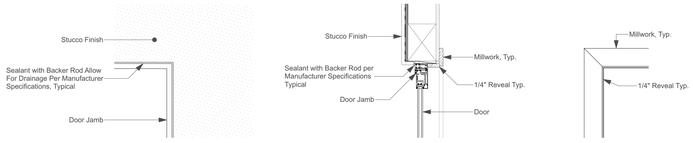
1 Interior Soffit - Sloped Ceiling

SCALE: 1 1/2"= 1'-0"



2 Flush Attic Access Panel Detail

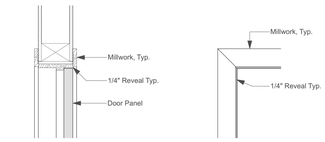
SCALE: 1 1/2"= 1'-0"



Exterior Section Interior

3 Exterior Door Trim Details - Stucco No Ext. Trim

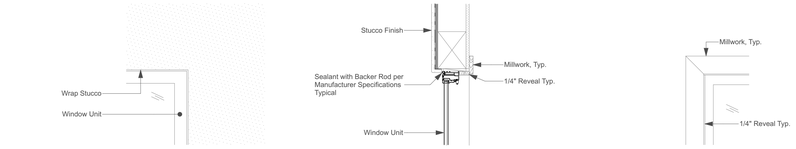
SCALE: 1" = 1'-0"



Section Interior

4 Interior Door Trim Details

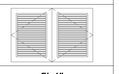
SCALE: 1" = 1'-0"

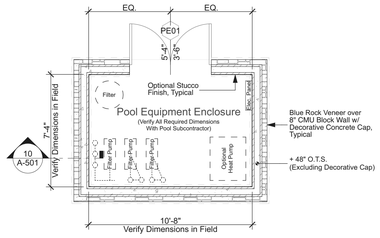


Exterior Section Interior

5 Window Trim Details - Stucco No Ext. Trim

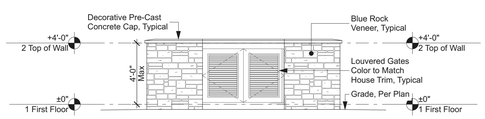
SCALE: 1" = 1'-0"

Pool Equipment Gate Schedule		
Door No.		PE01
Elevation		
Size	**W**	5'-4"
	H	3'-6"
Room Name		Pool Equipment Enclosure
Type		Hinged
Description		Powder Coated Aluminum Frame and Louvers
Remarks		



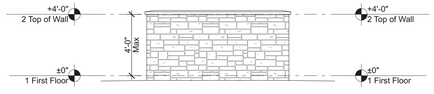
6 Pool Equipment Enclosure Plan

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



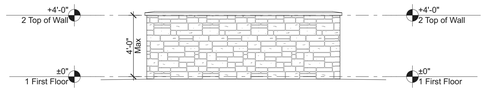
7 Front Elevation

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



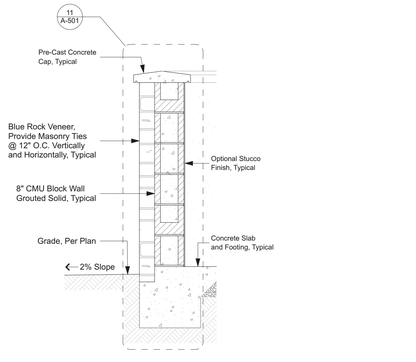
8 Side Elevation

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



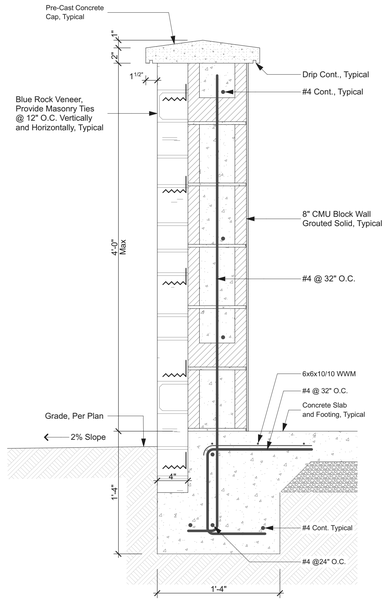
9 Rear Elevation

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



10 Enclosure Wall Section

SCALE: 3/4" = 1'-0"



11 Enclosure Detail

SCALE: 1 1/2"= 1'-0"

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Proposed Dwelling with Attached Garage and Pool

Mele Komo Place - Lot 6 Lahaina HI 96761

TMK: (2) 4-7-003:023:0000

Details

Revisions:	By:

Date: 1-31-2025

Phase: Permit Set

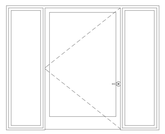
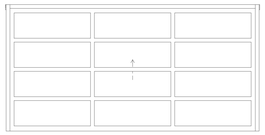
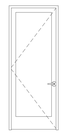
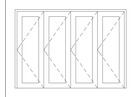
Drawn: JK, ND, BJ, JCK, AK

Job: 24-3: SRP

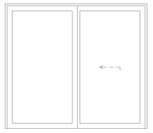
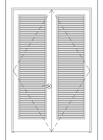
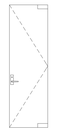
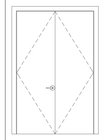
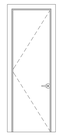
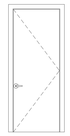
Sheet Number: A-501

Total Sheet Count: 1

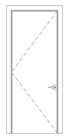
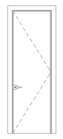
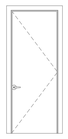
Door Schedule

Door No.		D01	D02	D03	D04	D05	D06	D07	D08	D09	D09B	D09as	D09bs	D10
Elevation														
Size	W	5'-0"	16'-0"	9'-0"	3'-0"	8'-0"	8'-0"	3'-0"	7'-0"	11'-6"	11'-6"	11'-6"	11'-6"	2'-6"
	H	8'-0"	8'-0"	8'-0"	8'-0"	8'-0"	8'-0"	8'-0"	5'-0"	8'-0"	8'-0"	8'-0"	8'-0"	8'-0"
Room Name		Foyer	Garage	Garage	Garage	Covered Lanai	Covered Lanai	Kitchen	Covered Lanai	Covered Lanai	Covered Lanai	Living Area	Living Area	Covered Lanai
Type		Hinged	Sectional Overhead	Sectional Overhead	Hinged	Sliding	Sliding	Hinged	Bi-Fold	Pocket Door System	Pocket Door System	Pocket Door System	Pocket Door System	Hinged
Description		Aluminum Frame and Side Lites with Insulated Glazing	Aluminum Frame with Insulated Glazing	Aluminum Frame with Insulated Glazing	Aluminum Frame with Insulated Glazing	Aluminum Frame with Insulated Glazing	Aluminum Frame with Insulated Glazing	Aluminum Frame with Insulated Glazing	Aluminum Frame with Insulated Glazing	Aluminum Frame with Insulated Glazing	Aluminum Frame with Insulated Glazing	Aluminum Frame with Insect Screen	Aluminum Frame with Insect Screen	Aluminum Frame with Insulated Glazing
Remarks		2'-6" Sidelites; Tempered Glazing	Tempered Glazing	Tempered Glazing	Tempered Glazing	Tempered Glazing	Tempered Glazing	Tempered Glazing	Tempered Glazing	Tempered Glazing	Tempered Glazing			Tempered Glazing

Door Schedule

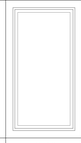
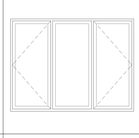
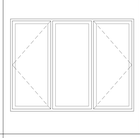
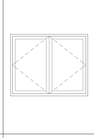
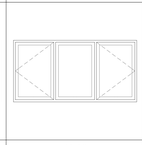
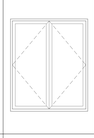
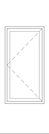
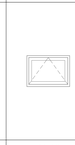
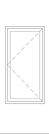
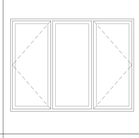
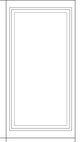
Door No.		D11	D12	D13	D14	D15	D16	D17	D18	D19	D20	D21	D22	D23	D24	D25	D26	D27	D28	D29	D30	D31	D32
Elevation																							
Size	W	3'-0"	8'-0"	9'-0"	2'-6"	5'-0"	2'-6"	2'-6"	2'-10"	2'-10"	2'-10"	3'-0"	5'-0"	3'-0"	2'-6"	6'-0"	3'-0"	2'-6"	3'-0"	2'-6"	2'-6"	2'-6"	3'-0"
	H	8'-0"	8'-0"	8'-0"	8'-0"	8'-0"	8'-0"	8'-0"	8'-0"	8'-0"	8'-0"	8'-0"	8'-0"	8'-0"	8'-0"	8'-0"	8'-0"	8'-0"	8'-0"	8'-0"	8'-0"	8'-0"	8'-0"
Room Name		Bedroom 4	Covered Lanai	Covered Lanai	Bath 1	Closet	Bath 1	Bath 1	Bedroom 1	WIC	WIC	Bedroom 1	North Hall	Bedroom 5	Bath 5	Bedroom 5	Bedroom 4	Bath 4	North Hall	Pool Bath	Pool Bath	Pool Bath	Kitchen
Type		Hinged	Sliding	Sliding	Hinged	Hinged Pair	Hinged	Hinged	Pocket	Hinged	Hinged	Hinged	Hinged Pair	Hinged	Hinged	Sliding	Hinged	Hinged	Hinged	Hinged	Pocket	Hinged	Opening
Description		Aluminum Frame with Insulated Glazing	Aluminum Frame with Insulated Glazing	Aluminum Frame with Insulated Glazing	1/2" Frameless Glass Shower Door System	Aluminum Frame with Louvers	1/2" Frameless Glass Shower Door System	Painted 1 3/4" Solid Core Interior Door	Painted 1 3/4" Solid Core Interior Door	Painted 1 3/4" Solid Core Interior Door	Painted 1 3/4" Solid Core Interior Door	Painted 1 3/4" Solid Core Interior Door	Painted 1 3/4" Solid Core Interior Door	Painted 1 3/4" Solid Core Interior Door	Painted 1 3/4" Solid Core Interior Door	Painted 1 3/4" Solid Core Interior Door	Painted 1 3/4" Solid Core Interior Door	Painted 1 3/4" Solid Core Interior Door	Painted 1 3/4" Solid Core Interior Door	Painted 1 3/4" Solid Core Interior Door	Painted 1 3/4" Solid Core Interior Door	3/8" Frameless Glass Shower Door System	Painted 5/8" Gypsum Finish Opening
Remarks		Tempered Glazing	Tempered Glazing	Tempered Glazing	Tempered Glazing; Keyed Entry	Tempered Glazing	Tempered Glazing															Tempered Glazing	---

Door Schedule

Door No.		D33	D34	D35	D36	D37	D38	D39	D40	D41	D42	D43	G01	G02	G03
Elevation															
Size	W	3'-0"	2'-6"	6'-0"	3'-0"	2'-6"	2'-6"	2'-6"	3'-0"	3'-0"	3'-0"	8'-0"	4'-0"	4'-0"	4'-0"
	H	8'-0"	8'-0"	8'-0"	8'-0"	8'-0"	8'-0"	8'-0"	8'-0"	8'-0"	8'-0"	8'-0"	5'-6"	4'-6"	4'-6"
Room Name		Bedroom 3	Bath 3	Bedroom 3	Bedroom 2	WIC	Bedroom 2	Bath 2	Pantry	Laundry	South Hall	Garage	Outdoor Shower	ACU Enclosure	ACU Enclosure
Type		Hinged	Hinged	Sliding	Hinged	Hinged	Pocket	Hinged	Hinged	Hinged	Hinged	Sliding	Hinged	Hinged	Hinged
Description		Painted 1 3/4" Solid Core Interior Door	Painted 1 3/4" Solid Core Interior Door	Painted 1 3/4" Solid Core Interior Door	Painted 1 3/4" Solid Core Interior Door	Painted 1 3/4" Solid Core Interior Door	Painted 1 3/4" Solid Core Interior Door	1/2" Frameless Glass Shower Door System	Painted 1 3/4" Solid Core Interior Door	Painted 1 3/4" Solid Core Interior Door	Painted 1 3/4" Solid Core Interior Door	Painted 1 3/4" Solid Core Interior Door	Powder Coated Aluminum Frame and Louvers	Powder Coated Aluminum Frame and Louvers	Powder Coated Aluminum Frame and Louvers
Remarks								Tempered Glazing							

Not on floorplan

Window Schedule

Window No.		W01	W02	W03	W04	W05	W06	W07	W08	W09	W10	W11	W12	W13	W14	W15	W16	W17	W18	W19
Elevation																				
Size	W	4'-0"	8'-0"	8'-0"	5'-0"	8'-0"	3'-0"	5'-0"	2'-6"	2'-6"	2'-6"	2'-9"	2'-9"	2'-6"	2'-6"	2'-6"	3'-0"	3'-0"	8'-0"	4'-0"
	H	8'-0"	6'-0"	6'-0"	4'-0"	4'-0"	2'-0"	6'-0"	5'-0"	5'-0"	5'-0"	2'-0"	2'-0"	5'-0"	5'-0"	5'-0"	5'-6"	2'-0"	6'-0"	8'-0"
Room Name		Foyer	South Hall	South Hall	Garage	Garage	Bath 2	Bath 2	Bedroom 2	Bedroom 2	Bedroom 3	Covered Lanai	Covered Lanai	Covered Lanai	Bedroom 1	Bedroom 1	Bath 1	Bath 1	North Hall	Foyer
Type		Fixed	Casement, Fixed, Casement	Casement, Fixed, Casement	Double Casement	Casement, Fixed, Casement	Awning	Double Casement	Casement	Casement	Casement	Awning	Awning	Casement	Casement	Casement	Casement	Awning	Casement, Fixed, Casement	Fixed
Description		Aluminum Frame with Insulated Glazing	Aluminum Frame with Insulated Glazing	Aluminum Frame with Insulated Glazing	Aluminum Frame with Insulated Glazing	Aluminum Frame with Insulated Glazing	Aluminum Frame with Insulated Glazing	Aluminum Frame with Insulated Glazing	Aluminum Frame with Insulated Glazing	Aluminum Frame with Insulated Glazing	Aluminum Frame with Insulated Glazing	Aluminum Frame with Insulated Glazing	Aluminum Frame with Insulated Glazing	Aluminum Frame with Insulated Glazing	Aluminum Frame with Insulated Glazing	Aluminum Frame with Insulated Glazing	Aluminum Frame with Insulated Glazing	Aluminum Frame with Insulated Glazing	Aluminum Frame with Insulated Glazing	Aluminum Frame with Insulated Glazing
Remarks		Tempered Glazing						Tempered Glazing				Tempered Glazing	Tempered Glazing				Tempered Glazing			

Niche Schedule

Niche No.		N01	N02	N03	N04	N05	N06	N07
SIZE	W	1'-3"	1'-3"	1'-3"	1'-3"	1'-3"	1'-3"	1'-3"
	H	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"
Room Name		Bath 1	Bath 1	Bath 5	Bath 4	Pool Bath	Bath 3	Bath 2
Description		Soap Niche	Soap Niche	Soap Niche	Soap Niche	Soap Niche	Soap Niche	Soap Niche

KASPRZYCKI DESIGNS
40 Kupuohi Street, Suite 203
Lahaina, Hawaii 96761
Office 808-667-6116
www.kasprzyckidesigns.com

ATOM K. KASPRZYCKI
LICENSED PROFESSIONAL ARCHITECT
NO. AR-16158
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 of License: 4/30/2026

Signature

Allen Shen Investments LTD
Proposed Dwelling with Attached Garage and Pool
Mele Komo Place - Lot 6 Lahaina HI 96761
TMK: (2) 4-7-003:023:0000

Door & Window Schedules

Revisions:	By:

Date: 1-31-2025
Phase: Permit Set
Drawn: JK, ND, BJ, JCK, AK
Job: 24-3: SRP
Sheet Number: A-601
Total Sheet Count: 1

Structural Notes

1. General

1.1.All details, sections, and notes shown on drawings are typical and shall apply to similar conditions unless otherwise noted.
1.2.The Contractor shall verify all dimensions and conditions at project site prior to commencement of construction.
1.3.All omissions or conflicts between the various elements of the working drawing and/or the specifications shall be brought to the attention of the Architect before proceeding with any work involved.
1.4.All work shall conform to the requirements of the International Residential Building Code 2018 Edition with local amendments.
1.5.The Contractor shall notify the Architect not less than two (2) working days prior to the need for field observation visits such as before concrete pours or installation of insulation and drywall.
1.6.The Contractor shall immediately notify Architect of any condition which may endanger the stability of the structure or cause visible distress in the structure.
1.7.All work shall conform to the best practice prevailing in the various trades comprising the work.
1.8.The Contractor shall provide adequate bracing and shoring for all structural members during all phases of construction.
1.9.The Contractor shall ensure proper placement of all openings, sleeves, curbs, conduits, bolts, inserts, etc., prior to pouring of concrete.
1.10.All conditions of potential instability of embankments. cut or fill slopes should be brought to the attention of the Architect.

2. Foundation

2.1.All foundation excavations shall be kept clear of water at all times. The bottom of the footing excavation shall be neat and free of loose soils and debris.
2.2.The finish grade outside the slab shall be shaped to shed water away from the foundations and to avoid ponding conditions near the slab area. Roof water shall be diverted away from the perimeter footings.
2.3.If a footing is located next to a utility line . it shall extend to the bottom of the utility trench to reduce settlement of the trench backfill.
2.4.Fills and backfills shall be clean granular fill placed in 8 inch lifts and compacted to a minimum of 95% of its dry density. Any on-site clay soil or debris shall not be used for fill material below structures. Architect is not responsible for checking soil compaction or soil conditions.
2.5. Fill areas shall be cleared of vegetation, debris, and organic matter prior to filling.

3. Concrete and Reinforcing

3.1.Use Type I or II cement conforming with ASTM C-150. Concrete shall have compressive strengths at 28 days as follows:
Slab on grade - 3,000 psi - min. 5 sacks of cement
Concrete footings - 3,000 psi - min. 5 sacks of cement
Misc. concrete - 3,000 psi - min. 5 sacks of cement
Hardrock aggregate shall conform to ASTM C-33 and shall be one inch maximum size
3.2.Concrete protection for reinforcement shall be as follows:
Footings and slab on grade - 3 inches
Concrete exposed to weather or ground (formed) - 2 inches
3.3.Maximum slump for all concrete shall be 4 1/2 inches.
3.4.Drypack concrete shall be one part Portland Cement and one part sand with sufficient water to allow a small amount of paste to come to the surface.
3.5.All reinforcing steel shall be new stock deformed bars conforming to ASTM A-615 Grade 60 unless otherwise noted. Placement of reinforcing steel shall be in accordance with ACI 315 and ACI 318. All reinforcing steel shall be clean of rust, grease or other materials likely to impair bond. All bends shall be made cold.
3.6.All reinforcing steel shall be accurately and securely placed.
3.7.All reinforcing steel shall be lapped minimum 30 bar diameters or 24 inches, whichever is greater, at splices u.o.n. All splices shall be made away from point of maximum stress.
3.8.Wire mesh shall conform to ASTM A-185, supported by suitable reinforcing steel "chairs", or provide masonry blockouts as chairs. Provide a minimum 8 inch lap.
3.9.Statement of mix design shall be made for all concrete. The average trial batch strength shall exceed the specified strength, F'c by 15%.

4. Concrete Masonry Unit

4.1.Masonry units shall be Grade N-1 Standard weight units conforming to ASTM C-90 with F'm + 1800 psi. Masonry units shall be clean and free of all substances that may impair bond. All masonry walls shall be laid with running bond.
4.2.Mortar mix shall be one part Portland cement, three parts sand, one fourth part lime putty by volume of cement and shall conform to ASTM C-270. Water content shall be the minimum required for working consistency. Twenty-eight day ultimate strength shall be 2,500 psi.
4.3.Grout all cells solid throughout. Height of grout lift shall be 5'-4". Grout mix shall be one part Portland cement, three parts sand and (optional) one tenth part lime putty. Grout for spaces wider than two inches shall contain in addition, 1 1/2 parts pea gravel, making a 1 :3 : 1 1/2 mix. Sufficient water may be added to provided pouring consistency without segregation. The twenty eight day ultimate strength of the grout shall be 3,000 psi (provide minimum 5.0 sacks of cement).
4.4.Masonry units shall be laid to provide unobstructed vertical continuity of grout spaces. When grouting is stopped for longer than one hour, construction joints shall be formed at the top of the grout lift by stopping pour three fourth inches minimum below top of uppermost lift.
4.5.Unless otherwise noted, lap all masonry reinforcing 40 bar diameters or 24 inches, which ever is greater. All vertical reinforcing shall be doweled (same size and spacing as vertical bars) to foundation wall or footing below. Horizontal reinforcing shall be continuous at all intersecting walls and at all corners.

5. Lumber

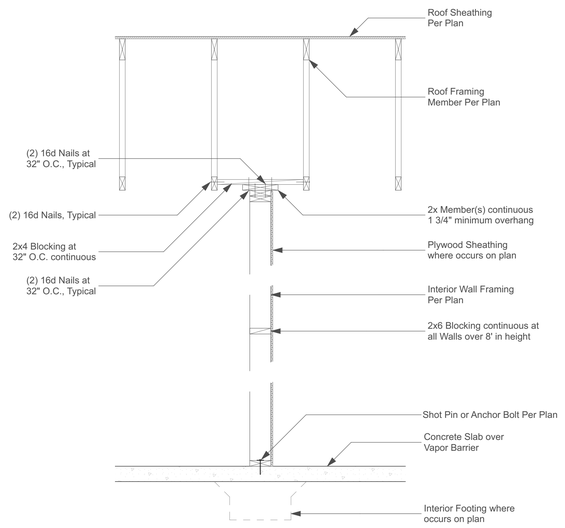
5.1.All lumber shall conform to A.I.T.C. Construction manual (Latest edition).
5.2.All framing lumber (joists, beams, rafters and posts) shall be surface dry Douglas Fir in accordance with W.W.P.A. or W.C.L.B. standards and shall be dried to 19% or less moisture. All framing lumber shall be free from diagonal or spiral grain having a slope greater than one inch in ten inches and shall be of grade no. 1 or better (fb = 1,650 psi) All posts and beams shall be 75% free of heart cores.
5.3.Holes for bolts shall be drilled 1/32" to 1/16" larger than bolt diameter u.o.n. All bolts and nuts at lumber surfaces shall be fitted with steel washers u.n.o.
5.4.No structural member shall be cut or notched for any opening unless specifically shown on the drawings or approved in the field by the Architect.
5.5.Install all Simpson metal framing connectors as shown on these drawings and as recommended in Simpson catalog (Latest edition)
5.6.All 5/8" plywood shall be of structural 1 grade with P.I. index of 40/30 exterior.
5.7.All framing lumber, studs, beams and framing plywood shall be treated in strict accordance with the standards of the American Wood Preserver's Association. After cutting treated lumber, apply a concentrated solution of the original preservative to the exposed area.
5.8.All nails shall be common wire nails unless otherwise noted. Nails shall not be driven closer together than one half of there length nor closer to the edge of the member than 1/4 of their length and shall be pre-drilled where wood tends to split. The penetration of the nails into the pieces receiving the point shall not be less than 1/2 of the nail length.
5.9.Nailing Schedule:
Blocking to joist, toe nail each end - (3) 16d
Top and Bottom Plate to Stud, end nail - (2) 16d 2x4 Framing / (3) 16d 2x6 Framing
Built-up studs, face nail - (2)16d @ 12" o/c (stagger per layer) Double top plates, face nail - (2) 16d @ 16" o/c
Top plate laps and intersections, face nail - (4)16d each side of lap or at intersection
King studs to Headers - (6) 16d
Trimmers to King Studs - (2)16d @ 12" o/c
Plywood sheathing (nailed to framing) - Per plan and see notes below

6. Nailing Notes

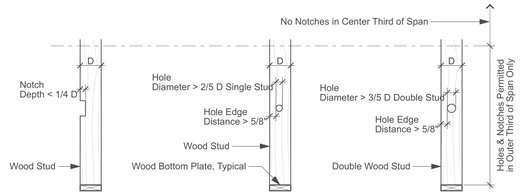
6.1.Plywood Roof Decking: All plywood shall be 19/32" T&G structural I with P.I. index of 40/20. All plywood shall be termite treated. If butt joints are used, provide solid blockings at all joints. Nail all plywood to all joists, beams, blockings, ledgers and wall top plates and blockings. Provide 8d nails at 6" o/c on all perimeters and 12" o/c on all intermediate supports per 4x8 plywood sheet. Provide 8d nails at 4" o/c on all the perimeters of the roof and at all masonry wall locations.
6.2.Floor Plywood: All floor plywood shall be 23/32" Structural I with P.I. index of 48/24. All plywood shall be T&G. If butt joints are used, provide solid blockings at all joints. Glue and nail all plywood to all joists, beams, blockings, ledgers and wall to plate and blockings. Provide continuous glue bead on all supporting members and blockings. Care shall be taken so that the glue does not harden prior to nailing the plywood. Glue shall conform to A.P.A. specifications AFG-01. Contractor to provide type and make of glue that he/she intends to use for approval. Provide 8d nails @ 6" o/c on all perimeters and 12" o/c on all intermediate supports per 4x8 plywood sheet. Provide 8d nails @ 4" o/c on all perimeters of the floor.
6.3.All Exterior Plywood Wall Sheathing: Provide 15/32" structural II plywood for exterior use only. P.I. index for all wall plywood shall be 40/20. All plywood shall be installed in horizontal layout. Nail plywood to all top plates, bottom plates, all studs and blockings. Provide 8d common galvanized nails at 4" o/c on all top and bottom plates and 8" o/c on all other members.

7. Structural Steel

7.1.Fabricated and erect Structural Steel components and Miscellaneous Iron according to the American Institute of Steel Construction Specification for Design, Fabrication, and Erection of Structural Steel Buildings, latest edition and the Code for Standard Practice for Steel Buildings and Bridges latest edition.
7.2.Unless otherwise noted, steel shall conform to ASTM A992 (Fy=50 ksi). Steel pipe shall conform to ASTM A501 (Fy=36 ksi). Hollow Structural Sections shall conform to ASTM A500 Grade B (Fy=46 ksi). All steel plates, bars and other shapes shall conform to ASTM A-36.
7.3.All steel to steel bolted connections shall be made with high strength bolts according to ASTM A325, as approved by the Research Council of Riveted and Bolted Structural Joints. Common (or Machine) bolts conforming to ASTM A307 may be used where specifically noted on the details. Welded stud connectors shall be as specified in AWS-D1.1, latest edition, Type B made from ASTM A106 material (Fu=60 ksi). Anchor Bolt Rod Material shall Conform to ASTM F1554, Grade 36 unless otherwise noted.
7.4.Weld connections according to the Structural Welding Code - Steel, AWS-D1 .1, latest edition. Welding shall be performed by welders certified for the welds to be made. All welding should be done with E70XX electrodes, unless noted otherwise. Refer the Specifications for the welding process to be used. All welds exposed to the weather shall be grounded smooth and painted with 2 coats of Z.R.C. cold galvanizing compound.
7.5.The weld lengths called for on the Structural Drawings are the net effective length required.
7.6.Anchor plates embedded in concrete and steel work exposed to the weather shall be hot-dipped, galvanized after fabrication. Galvanize according to ASTM A123, hot dip process. Structural steel surfaces that are encased in concrete, masonry, or spray on fireproofing, or are encased by building finish shall be left unpainted.

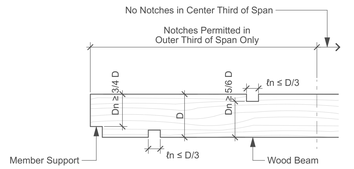


2 Typical Interior Wall Framing Section - Single Story - Slab on Grade
SCALE: 3/4" = 1'-0"



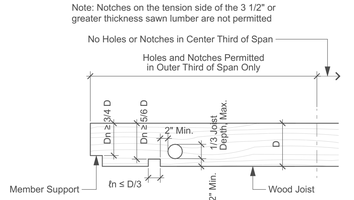
3 Hole and Notch Limitations for Studs
SCALE: 3/4" = 1'-0"

Note: Notches on the tension side of the 3 1/2" or greater thickness sawn lumber are not permitted

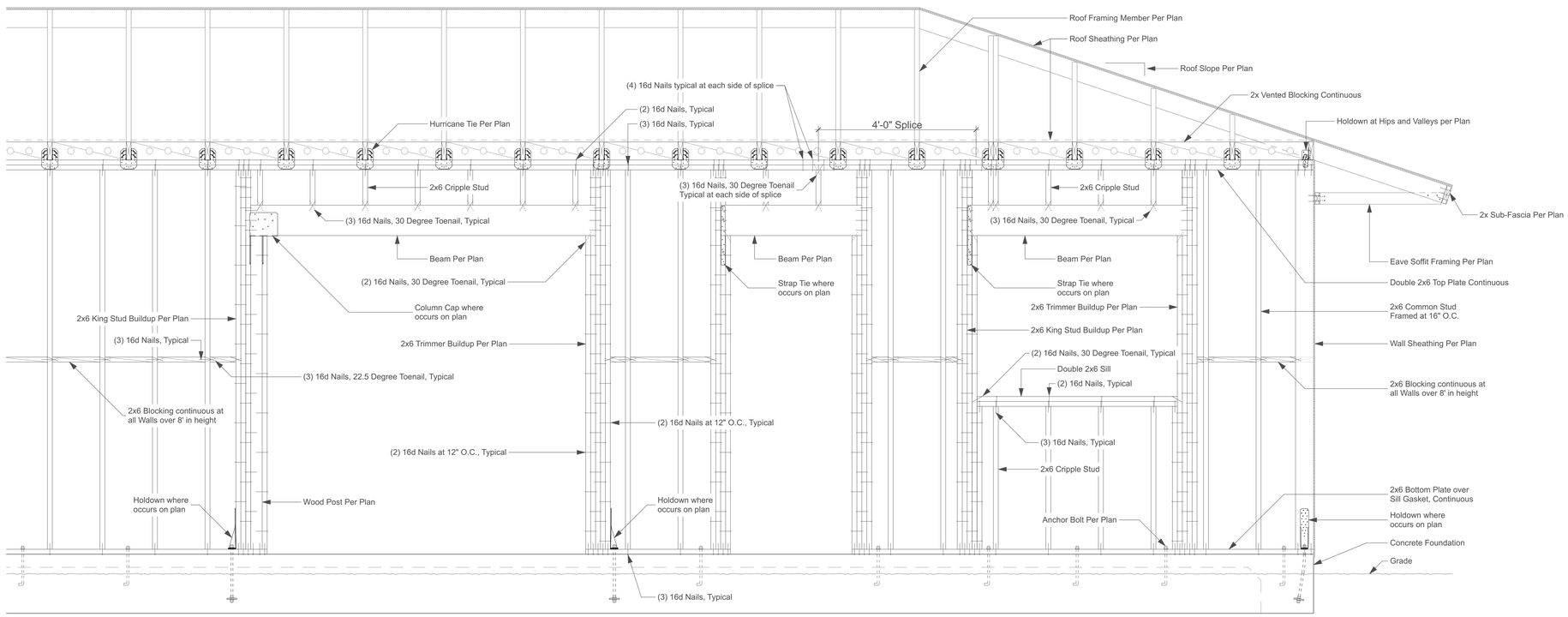


4 Hole and Notch Limitations for Sawn Lumber Beams
SCALE: 3/4" = 1'-0"

Note: Notches on the tension side of the 3 1/2" or greater thickness sawn lumber are not permitted



5 Hole and Notch Limitations for Sawn Joists and Rafters
SCALE: 3/4" = 1'-0"



1 Typical Exterior Wall Framing Elevation - Slab on Grade
SCALE: 3/4" = 1'-0"

0 1' 2' 3'

KASPRZYCKI DESIGNS
40 Kupuohi Street, Suite 203
Lahaina, Hawaii 96761
Office 808-667-6116
www.kasprzyckidesigns.com

ATOM K. KASPRZYCKI
LICENSED PROFESSIONAL ARCHITECT
NO. AR-16158
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 of License: 4/30/2026

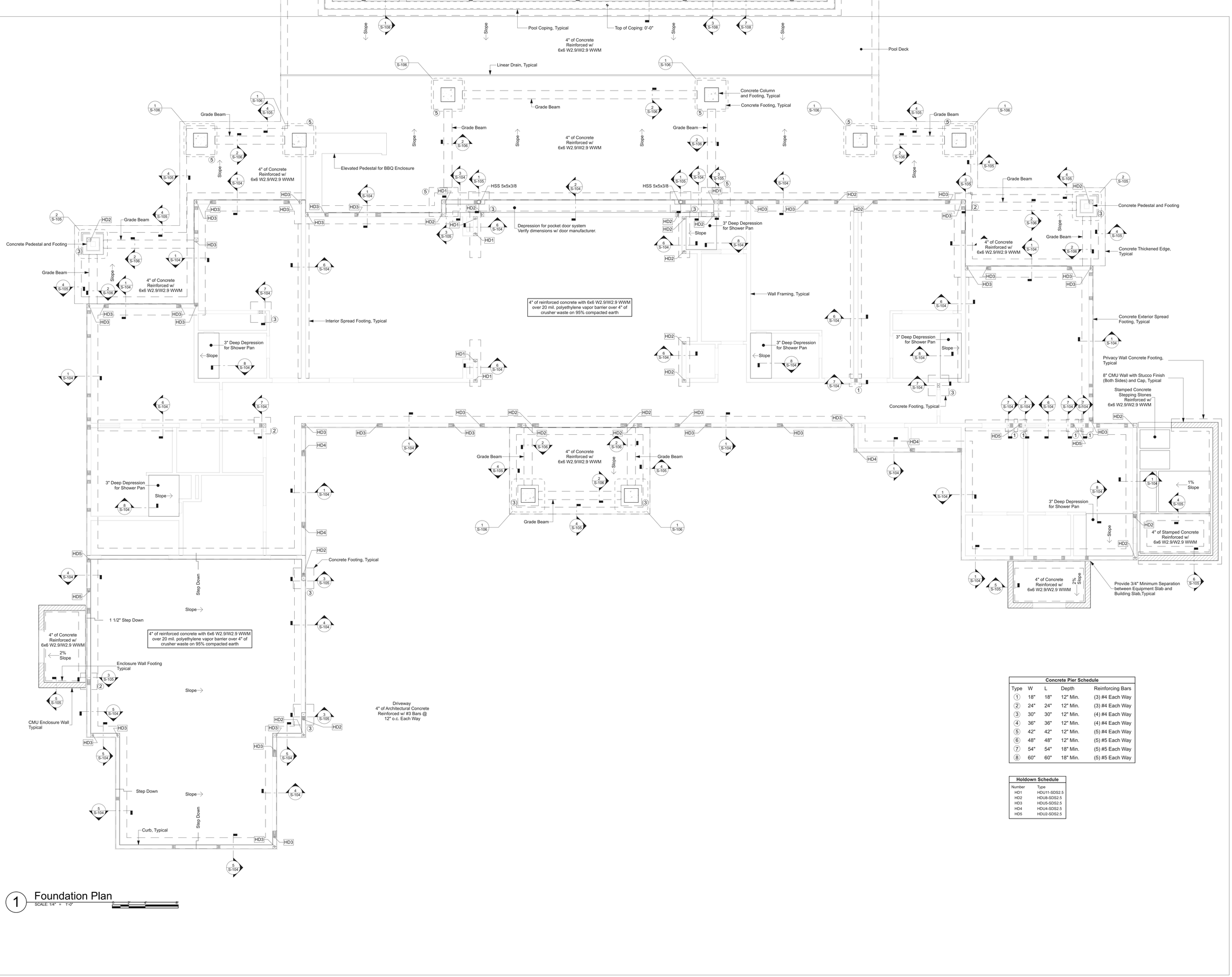
Signature

Allen Shen Investments LTD
Proposed Dwelling with Attached Garage and Pool
Mele Komo Place - Lot 6 Lahaina HI 96761
TMK: (2) 4-7-003:023:0000

Revisions:	By:

Structural Notes and Typical Details

Date: 1-31-2025
Phase: Permit Set
Drawn: JK, ND, BJ, JCK, AK
Job: 24-3: SRP
Sheet Number: S-101
Total Sheet Count: 8



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

Concrete Pier Schedule					
Type	W	L	Depth	Reinforcing Bars	
1	18"	18"	12" Min.	(3) #4 Each Way	
2	24"	24"	12" Min.	(3) #4 Each Way	
3	30"	30"	12" Min.	(4) #4 Each Way	
4	36"	36"	12" Min.	(4) #4 Each Way	
5	42"	42"	12" Min.	(5) #4 Each Way	
6	48"	48"	12" Min.	(5) #5 Each Way	
7	54"	54"	18" Min.	(5) #5 Each Way	
8	60"	60"	18" Min.	(5) #5 Each Way	

Holdown Schedule	
Number	Type
HD1	HDU11-SDS2.5
HD2	HDU8-SDS2.5
HD3	HDU5-SDS2.5
HD4	HDU4-SDS2.5
HD5	HDU2-SDS2.5

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Signature

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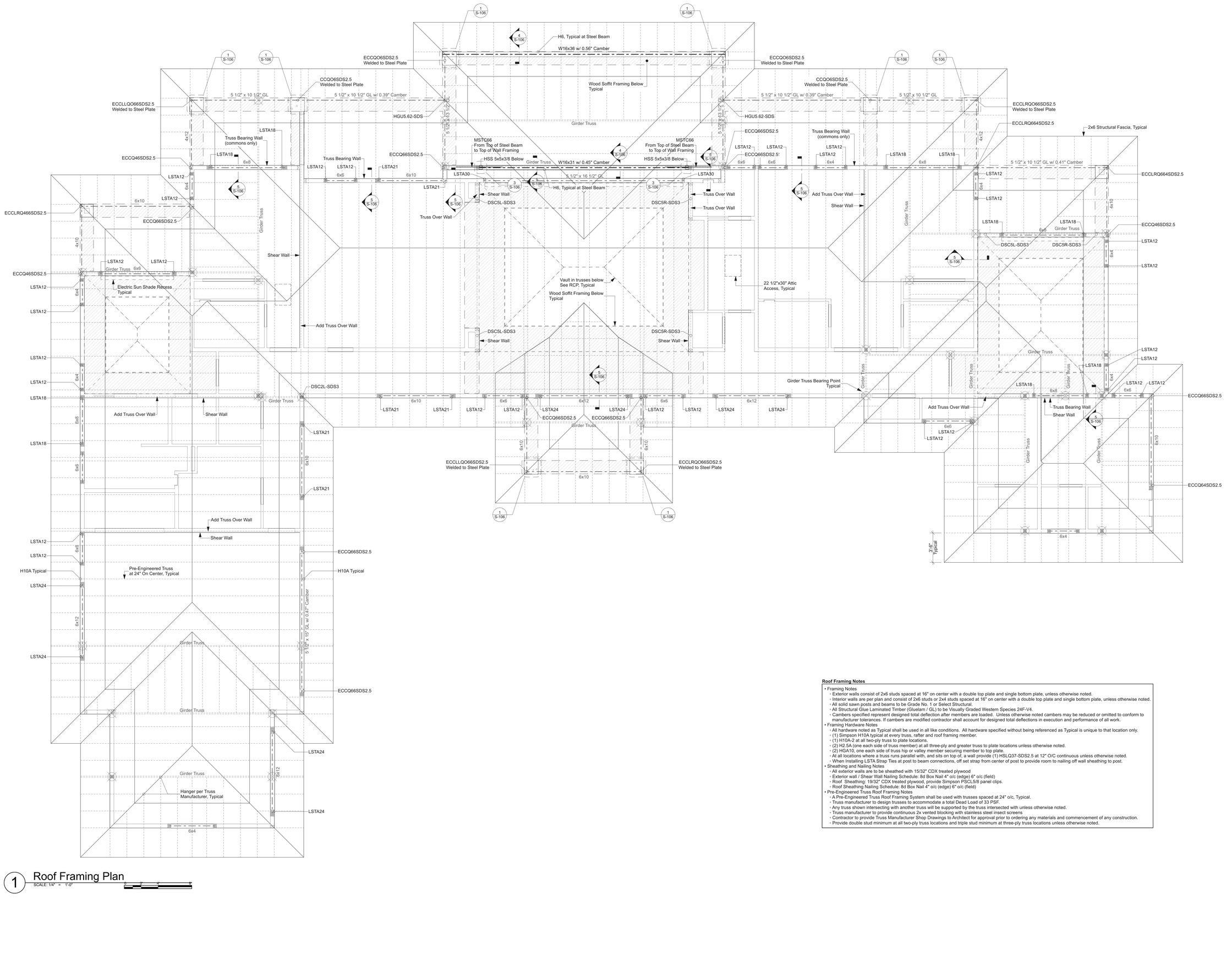
Mele Komo Place - Lot 6 Lahaina HI 96761
TMK: (2) 4-7-003:023:0000

Revisions:	By:

Foundation Plan

Date: 1-31-2025
Phase: Permit Set
Drawn: JK, ND, BJ, JCK, AK
Job: 24-3: SRP
Sheet Number: S-102
Total Sheet Count: 8



1 Roof Framing Plan

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

Roof Framing Notes

- Framing Notes
  - Exterior walls consist of 2x6 studs spaced at 16" on center with a double top plate and single bottom plate, unless otherwise noted.
  - Interior walls are per plan and consist of 2x6 studs or 2x4 studs spaced at 16" on center with a double top plate and single bottom plate, unless otherwise noted.
  - All solid sawn posts and beams to be Grade No. 1 or Select Structural.
  - All Structural Glue Laminated Timber (Gluelam / GL) to be Visually Graded Western Species 24F-V4.
  - Cambers specified represent designed total deflection after members are loaded. Unless otherwise noted cambers may be reduced or omitted to conform to manufacturer tolerances. If cambers are modified contractor shall account for designed total deflections in execution and performance of all work.
- Framing Hardware Notes
  - All hardware noted as Typical shall be used in all like conditions. All hardware specified without being referenced as Typical is unique to that location only.
  - (1) Simpson H10A typical at every truss, rafter and roof framing member.
  - (1) H10A-2 at all two-ply truss to plate locations.
  - (2) H2.5A (one each side of truss member) at all three-ply and greater truss to plate locations unless otherwise noted.
  - (2) HGA10, one each side of truss hip or valley member securing member to top plate.
  - At all locations where a truss runs parallel with, and sits on top of, a wall provide (1) HSLQ37-SDS2.5 at 12" O/C continuous unless otherwise noted.
  - When Installing LSTA Strap Ties at post to beam connections, off set strap from center of post to provide room to nailing off wall sheathing to post.
- Sheathing and Nailing Notes
  - All exterior walls are to be sheathed with 15/32" CDX treated plywood
  - Exterior wall / Shear Wall Nailing Schedule: 8d Box Nail 4" o/c (edge) 6" o/c (field)
  - Roof Sheathing: 19/32" CDX treated plywood, provide Simpson PSCL5/8 panel clips.
  - Roof Sheathing Nailing Schedule: 8d Box Nail 4" o/c (edge) 6" o/c (field)
- Pre-Engineered Truss Roof Framing Notes
  - A Pre-Engineered Truss Roof Framing System shall be used with trusses spaced at 24" o/c, Typical.
  - Truss manufacturer to design trusses to accommodate a total Dead Load of 33 PSF.
  - Any truss shown intersecting with another truss will be supported by the truss intersected with unless otherwise noted.
  - Truss manufacturer to provide continuous 2x vented blocking with stainless steel insect screens
  - Contractor to provide Truss Manufacturer Shop Drawings to Architect for approval prior to ordering any materials and commencement of any construction.
  - Provide double stud minimum at all two-ply truss locations and triple stud minimum at three-ply truss locations unless otherwise noted.

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www.kasprzyckidesigns.com

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HAWAII U.S.A.

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Expiration Date of License: 4/30/2026

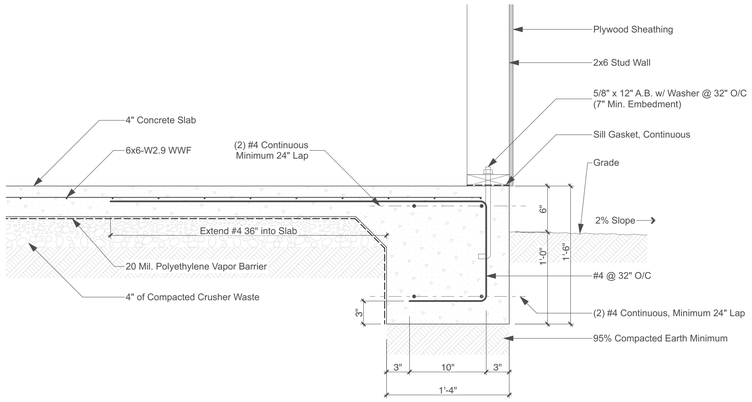
Signature

Allen Shen Investments LTD
Proposed Dwelling with Attached Garage and Pool
Mele Komo Place - Lot 6 Lahaina HI 96761
TMK: (2) 4-7-003:023:0000

Revisions:	By:

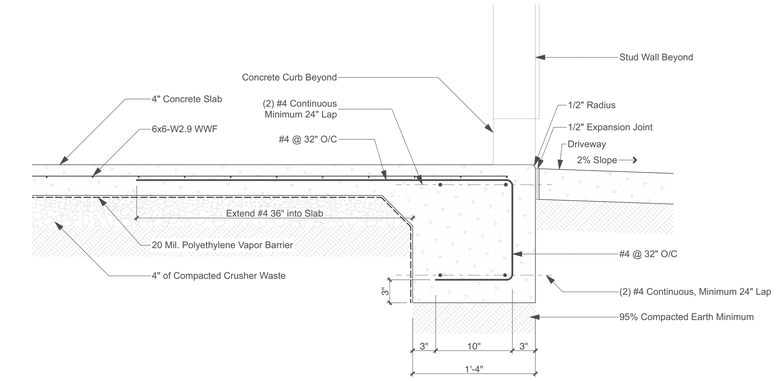
Roof Framing Plan

Date: 1-31-2025
Phase: Permit Set
Drawn: JK, ND, BJ, JCK, AK
Job: 24-3: SRP
Sheet Number: S-103
Total Sheet Count: 8



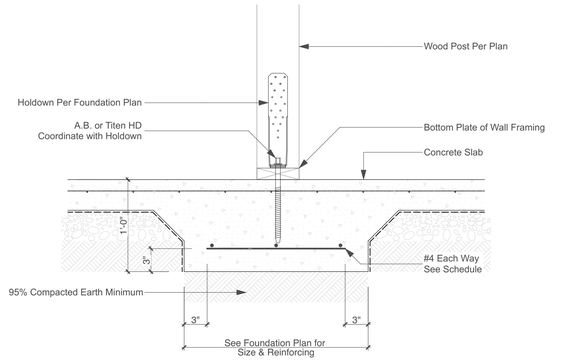
1 Exterior Spread Footing, 2x Wall

SCALE: 1 1/2"= 1'-0"



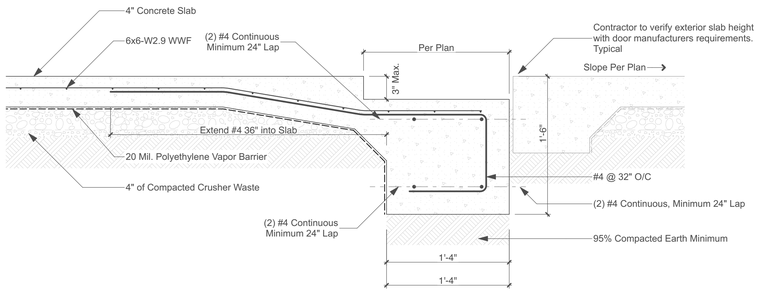
4 Exterior Spread Footing @ Garage Door

SCALE: 1 1/2"= 1'-0"



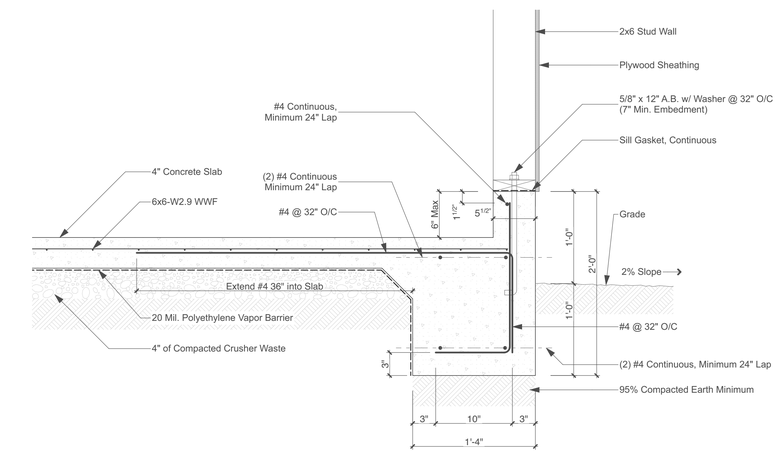
7 Interior Column Footing Detail

SCALE: 1 1/2"= 1'-0"



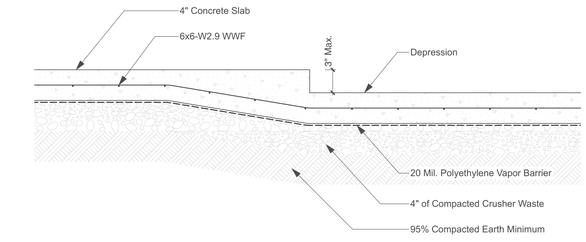
2 Exterior Spread Footing - Door Track Depression

SCALE: 1 1/2"= 1'-0"



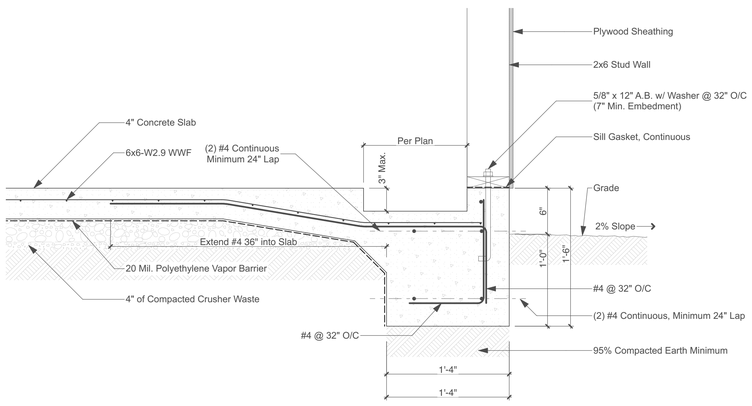
5 Exterior Spread Footing, 2x Wall, Garage

SCALE: 1 1/2"= 1'-0"



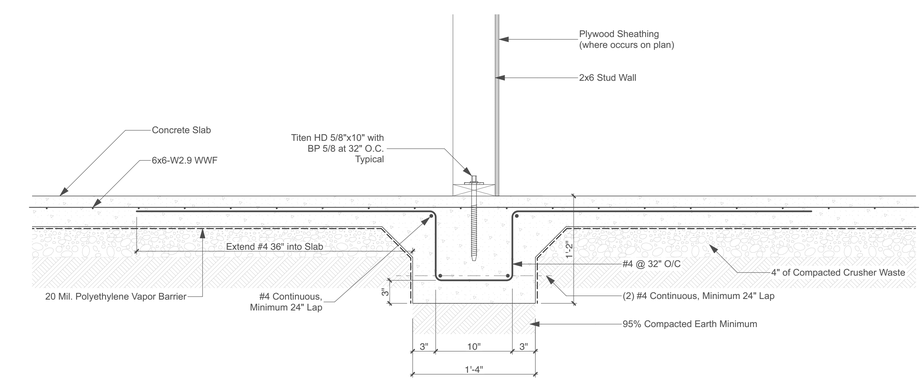
8 Depression In Slab

SCALE: 1 1/2"= 1'-0"



3 Exterior Spread Footing - Door Track Depression with Curb

SCALE: 1 1/2"= 1'-0"



6 Interior Spread Footing

SCALE: 1 1/2"= 1'-0"

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40 Kupuohi Street, Suite 203
Lahaina, Hawaii 96761
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Signature

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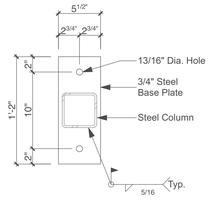
Mele Komo Place - Lot 6 Lahaina HI 96761
TMK: (2) 4-7-003:023:0000

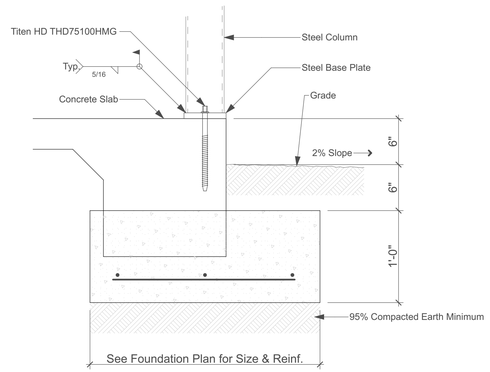
Revisions:	By:

Structural Details

Date: 1-31-2025
Phase: Permit Set
Drawn: JK, ND, BJ, JCK, AK
Job: 24-3: SRP
Sheet Number: S-104
Total Sheet Count: 8

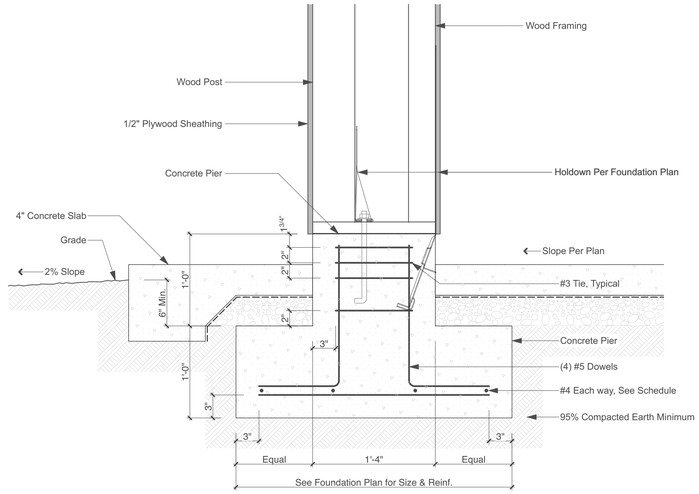


Base Plate



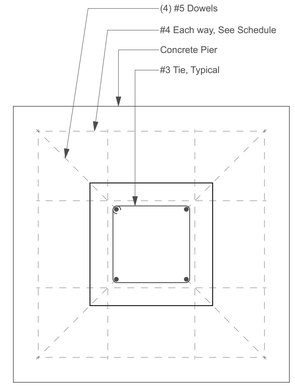
1 Pier Footing @ Spread Footing with HSS Column

SCALE: 1 1/2"= 1'-0"

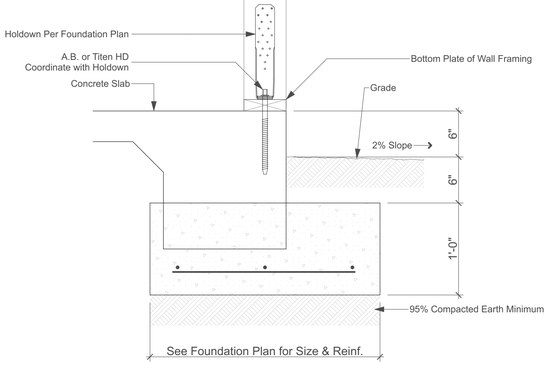


2 Wood Framed Column Detail

SCALE: 1 1/2"= 1'-0"

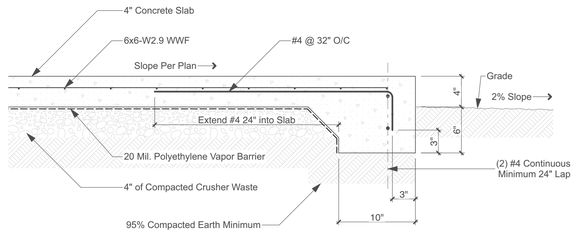


Concrete Pier - Plan View



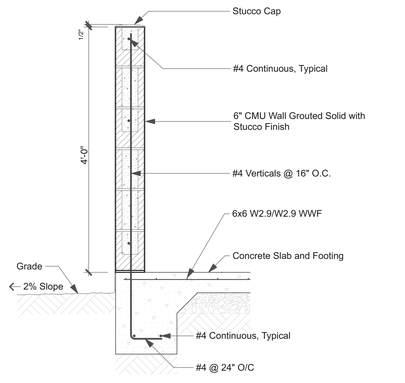
3 Pier Footing @ Spread Footing

SCALE: 1 1/2"= 1'-0"



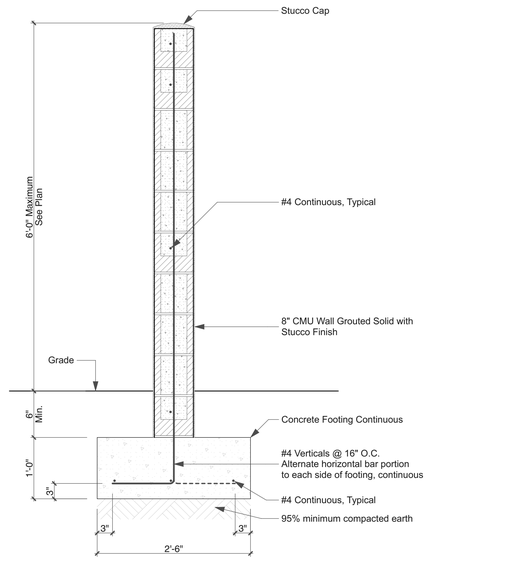
4 Thickened Edge

SCALE: 1 1/2"= 1'-0"



5 Enclosure Wall Detail

SCALE: 1" = 1'-0"



6 6' Privacy Wall CMU with Stucco

SCALE: 1" = 1'-0"

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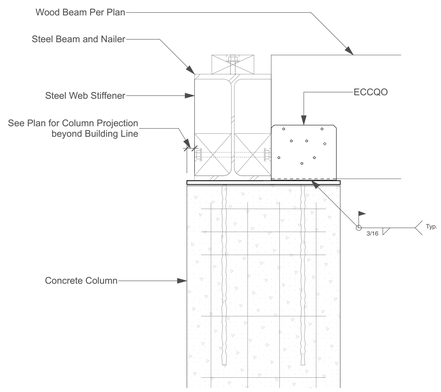
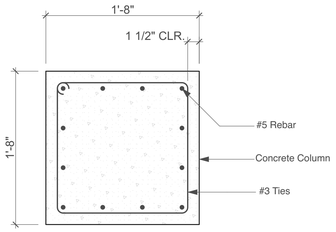
Revisions:	By:

Structural Details

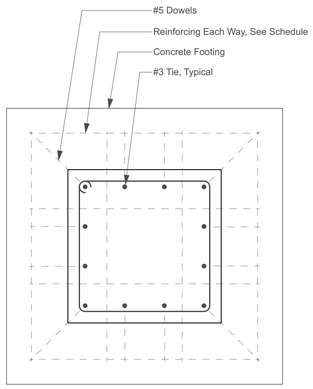
Date: 1-31-2025
Phase: Permit Set
Drawn: JK, ND, BJ, JCK, AK
Job: 24-3: SRP
Sheet Number: S-105
Total Sheet Count: 8



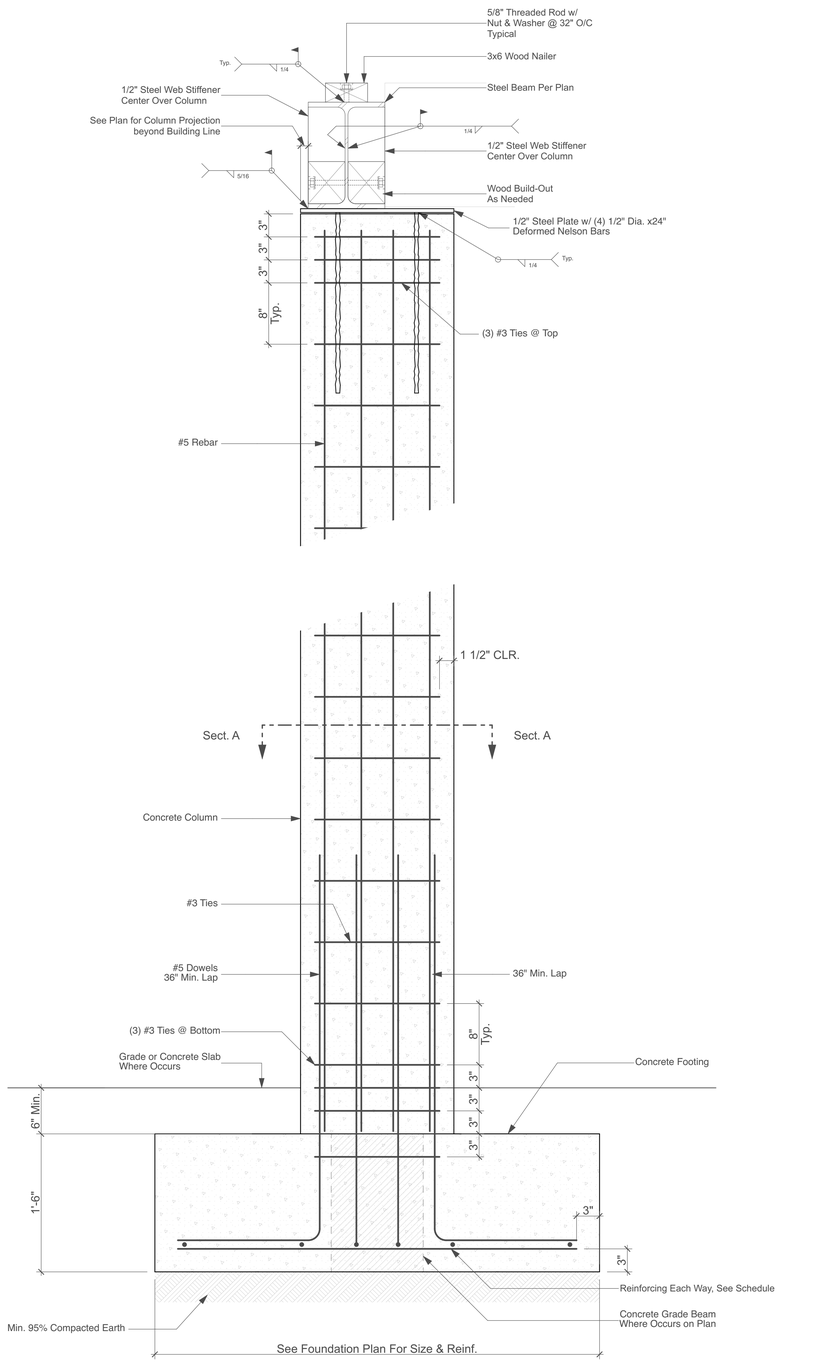
Beam Connection



Column Section A

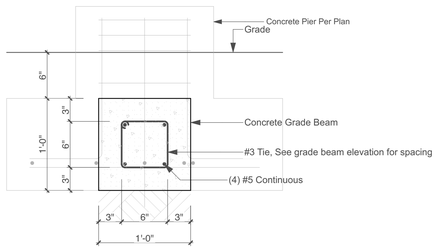


Footing Plan View



1 20x20 Concrete Column Detail with Steel Beam

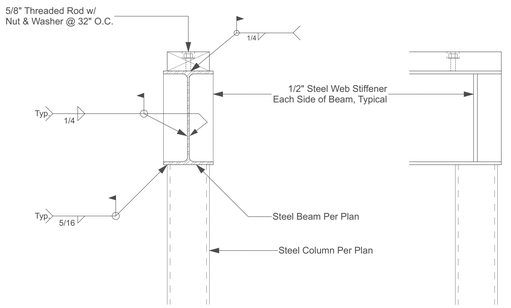
SCALE: 1 1/2"= 1'-0"



Section View

2 Grade Beam - 12" Deep - No Column Reference

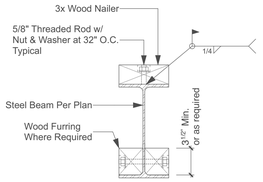
SCALE: 1 1/2"= 1'-0"



Section View Side View

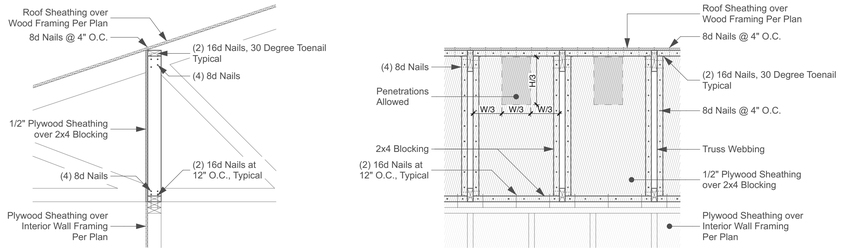
3 Steel Column - Steel Beam with Nailer

SCALE: 1 1/2"= 1'-0"



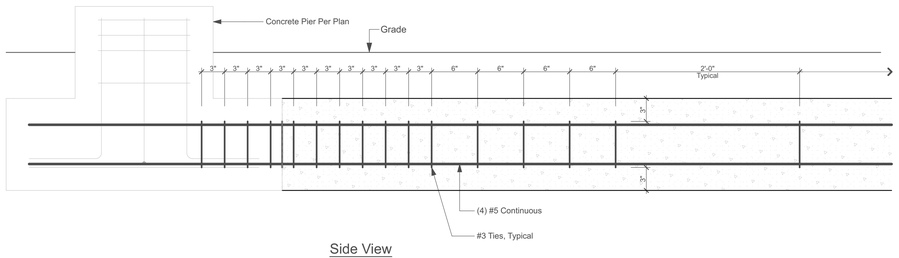
4 Steel Beam Build Up

SCALE: 1 1/2"= 1'-0"



5 Shear Wall Perpendicular to Truss

SCALE: 3/4" = 1'-0"



Side View

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ATOM K. KASPRZYCKI LICENSED PROFESSIONAL ARCHITECT NO. AR-16158 HAWAII U.S.A.

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Signature

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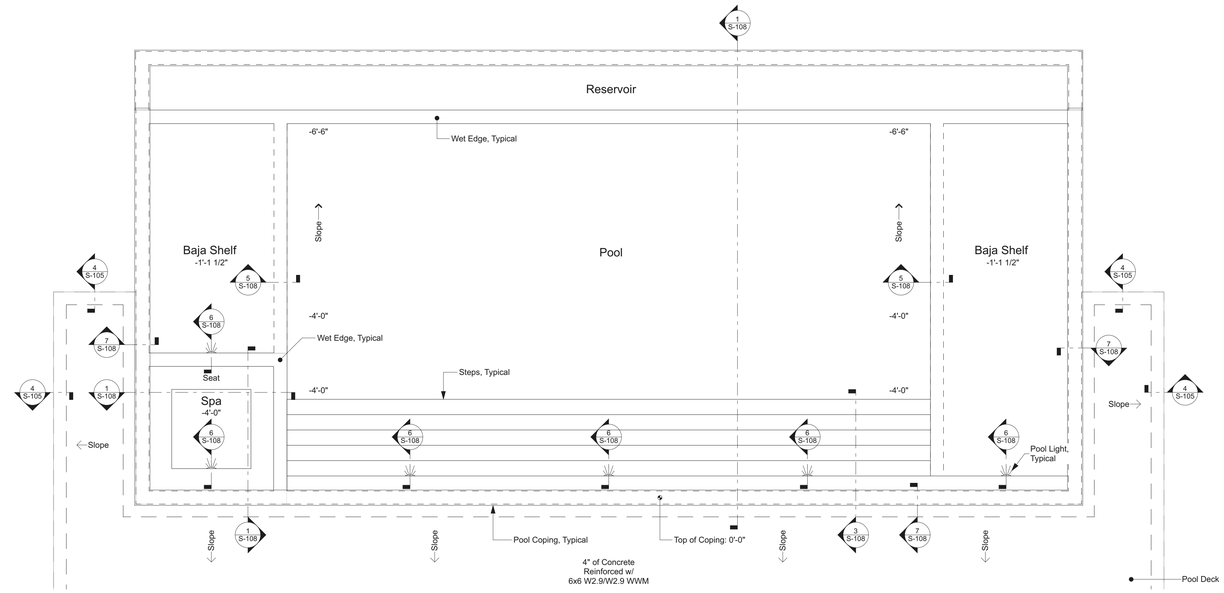
Mele Komo Place - Lot 6 Lahaina HI 96761
TMK: (2) 4-7-003:023:0000

Revisions:	By:

Structural Details

Date: 1-31-2025
Phase: Permit Set
Drawn: JK, ND, BJ, JCK, AK
Job: 24-3: SRP
Sheet Number: S-106
Total Sheet Count: 8



1 Pool Structural Plan

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

0 2' 4' 8'

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Proposed Dwelling with Attached Garage and Pool

Mele Komo Place - Lot 6 Lahaina HI 96761

TMK: (2) 4-7-003:023:0000

Revisions:	By:

Pool Structural Plan

Date: 1-31-2025

Phase: Permit Set

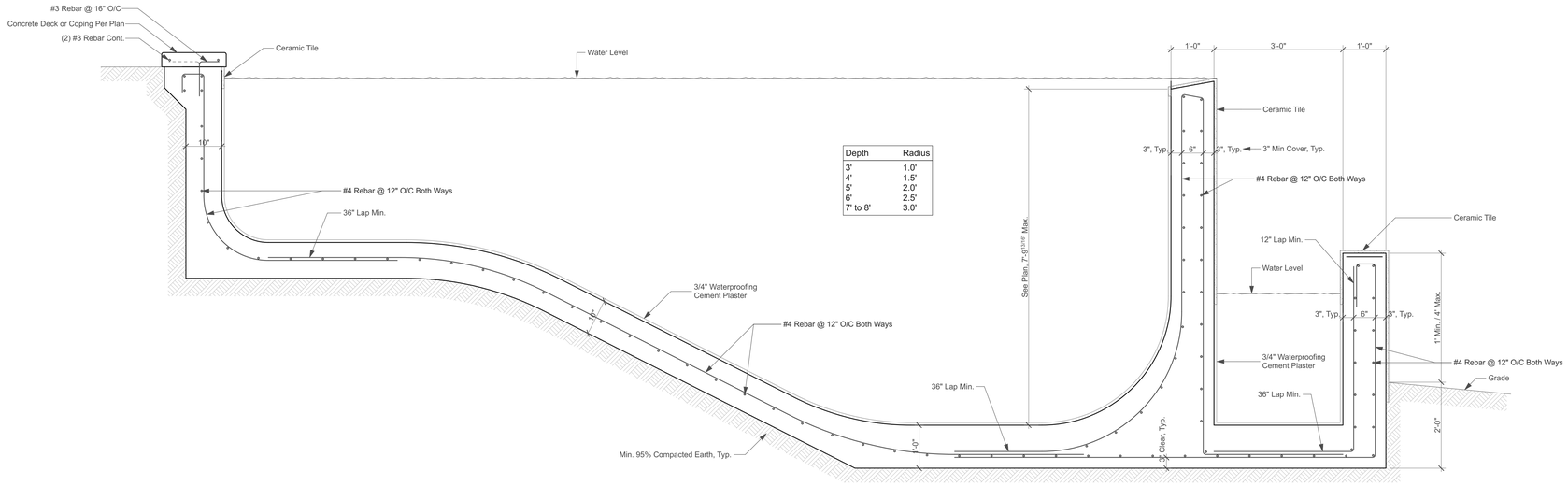
Drawn: JK, ND, BJ, JCK, AK

Job: 24-3: SRP

Sheet Number:

S-107

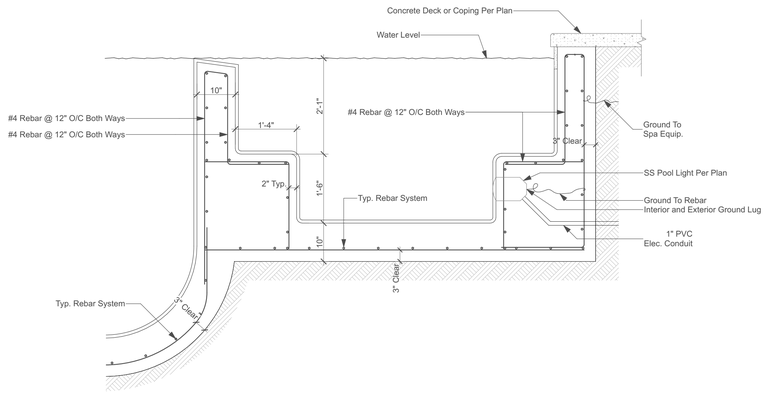
Total Sheet Count: 8



1 Typical Vanishing Edge Pool Section

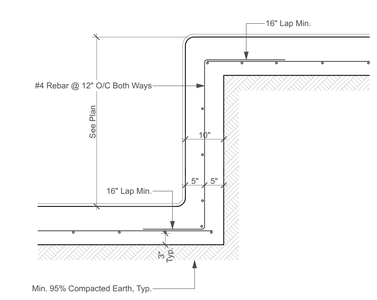
SCALE: 3/4" = 1'-0"

COUNTY OF MAUI MAUI COUNTY CODE, CHAPTER 16.16C ENERGY CODE RESIDENTIAL PROVISIONS	
COMPLIANCE METHOD Check applicable method	
☒	R401.2(1) R401.3 through R404 (Prescriptive)
☐	R401.2(2) R405, R401 through R404 labeled Mandatory (Simulated Performance Alternative)
☐	R401.2(3) R406 (Energy Rating Index Compliance Alternative)
☐	R401.2(4) R401.2.1 (Tropical Zone)
☐	R102.1 (Alternative)
To the best of my knowledge, this project's design substantially conforms to the Energy Code. Signature: _____ Date: 1-31-2025 Name: Atom Kasprzycki Title: Architect License No.: AR-16158	



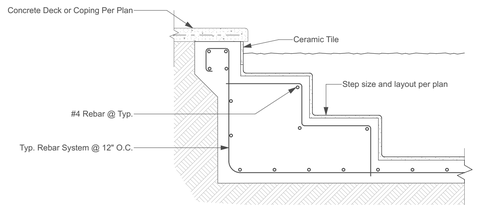
2 Wet Edge Spa Detail

SCALE: 3/4" = 1'-0"



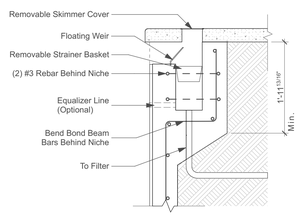
5 Baja Shelf Transition

SCALE: 3/4" = 1'-0"

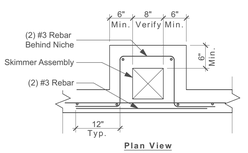


3 Step Detail

SCALE: 3/4" = 1'-0"



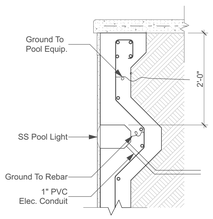
Section View



Plan View

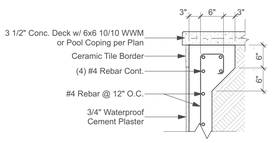
4 Surface Skimmer Detail

SCALE: 3/4" = 1'-0"



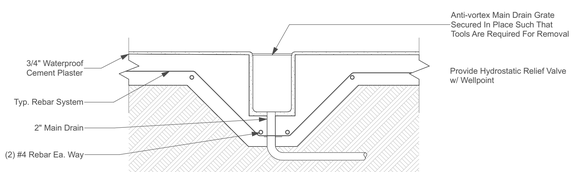
6 Light Niche Detail

SCALE: 3/4" = 1'-0"



7 Coping-Bond Beam Detail

SCALE: 3/4" = 1'-0"



8 Main Drain Detail

SCALE: 3/4" = 1'-0"

1. General Pool Notes

   1.1. These drawings shown on these sheets are for structural design only.
   1.2. When required by H.A.R. 16-115-9, contractor to notify architect to observe the progress and quality of the executed work. Contractor shall request such visits in writing and provide architect with the current detailed construction schedule so that such visits can be scheduled. Non-contractual observation visits to the site by architects field representatives shall not be construed as an inspection nor approval of construction or its compliance with architectural drawings. Architect will not provide observation services or construction monitoring unless there is a separate written contractual agreement between the architect and the owner or contractor to preform such services setting forth the scope and responsibilities for such.

   1.3. Soil Bearing

      1.3.1. For projects with a soils report:
         1.3.1.1. For soil bearing capacity see soils report prepared by project Geotechnical Engineer.
         1.3.1.2. Contractor to coordinate with Geotechnical Engineer prior to commencement of construction. All site work and foundation related design recommendations contained in the soils report shall be adhered to.
      1.3.2. For Projects without a soils report:
         1.3.2.1. Assumed soil bearing capacity: 1800 PSF and as required by local authority. Local authority to determine acceptability of footings installed on ground surface.
         1.3.2.2. The Architect recommends a geotechnical investigation in order to determine the subsurface conditions of any project and to verify foundation design criteria. In the absence of a geotechnical report, chances of encountering unforeseen unsuitable soil conditions are greatly increased. It is Architect's understanding that the Owner is electing not to provide a geotechnical engineer for this project and therefore, provisions of Chapter 4, 2018 IBC will be made. The Owner agrees to hold harmless the Architect from and against all claims, losses, damages, liability and costs connected with adverse building performance as a result of unsuitable soil conditions that do not meet the design criteria assumed by the Architect without the benefit of a geotechnical report.
   1.4. The architect does not guarantee nor is the architect responsible for the performance, or for the acts or omissions of any contractor, subcontractor, supplier or any other person or entity furnishing materials or performing any work on the project

2. Maui County Energy Code 16.16B

   2.1. Energy Consumption of Pools and Permanent Spas. (Mandatory).
      2.1.1. The energy consumption of pools and permanent spas shall be controlled by the requirements in Sections R403.10 through R403.12.
      2.1.2. R403.10.1 Heaters: All electric power to all heaters shall be controlled by a readily accessible on-off switch that is an integral part of the heater, mounted on the exterior of the heater, or external to and within 3 feet (914 mm) of the heater. Operations of such switch shall not change the setting of the heater thermostat. Such switches shall be in addition to a circuit breaker for the power to the heater. Gas-fired heaters shall not be equipped with continuously burning ignition pilots.
      2.1.3. R403.10.2 Time Switches: Time Switches or other control methods that can automatically turn off and on heaters and pump motors according to a preset schedule shall be installed for heaters and pump motors. Heaters and pimp motors that have built-in time switches shall be in compliance with this section.
         Exceptions
         1. Where public health standards require 24-hour pump operation.
         2. Pumps that operate solar- and waste-heat-recovery pool heating systems.
      2.1.4. R403.10.3 Covers: Outdoor heated pools and outdoor permanent spas shall be provided with a vapor-retardant cover or other approved vapor-retardant means.
      2.1.5.Exceptions
         2.1.5.1. Where more than 70 percent of the energy for heating, computed over an operating season, is from site-recovered energy such as from a heat pump or solar energy source, covers or other vapor-retardant means shall not be required.
      2.1.6. R403.12 Residential pools and permanent residential spas. Residential swimming pools and permanent residential spas that are accessory to detached one and two-family dwellings and townhouses three stories or less in height above grade plane and that are available only to the household and its guest shall be in accordance with ADSP-15

3. Reinforcing Steel

   3.1. Standard floor and walls, **#4** @ 12" O.C. each way. Reinforcing steel shall be lapped 40 bar diameters or 24 inches at splices. All splices shall be made away from point of maximum stress. All steel to be grounded electrically.

4. Concrete

   4.1. All concrete to be 3000 PSI. contractor shall provide joints for flatwork to minimize concrete cracking. The spacing of joints shall not exceed 20'-0" in any direction.

5. Gunite

   5.1. Shotcrete shall be pneumatically placed (F'C = 3000 PSI). Contractor shall furnish mix design for review by engineer prior to pool fabrication.
   5.2. Provide mechanical devices to hold steel in place.
   5.3. Deposit Shotcrete against rigid framework.
   5.4. Shotcrete to be done in accordance to IBC 1908. Shotcrete to be kept constantly damp for a period of no less than 14 days.
   5.5. Minimum concrete thickness at radius and below 4'-0" depth to be 10". Compact all areas below and around pool to 95% optimum density.

6. Electrical

   6.1. All electrical work shall conform to the requirements of Maui County and N.E.C. Article 680 latest addition. All equipment shall comply with the N.C.E and U.L. Approved bonding and grounding of all equipment to be reinforcing steel shall be with A.W.S. #8 copper conductor. No electrical attachments, receptacles and overhead wiring shall be within 10' and 15' of pool or spa and shall be protected with a ground fault circuit interrupter (G.F.I.).

KASPRZYCKI DESIGNS
40 Kupuohi Street, Suite 203
Lahaina, Hawaii 96761
Office 808-667-6116
www.kasprzyckidesigns.com

ATOM K. KASPRZYCKI
LICENSED PROFESSIONAL ARCHITECT
NO. AR-16158
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 of License: 4/30/2026

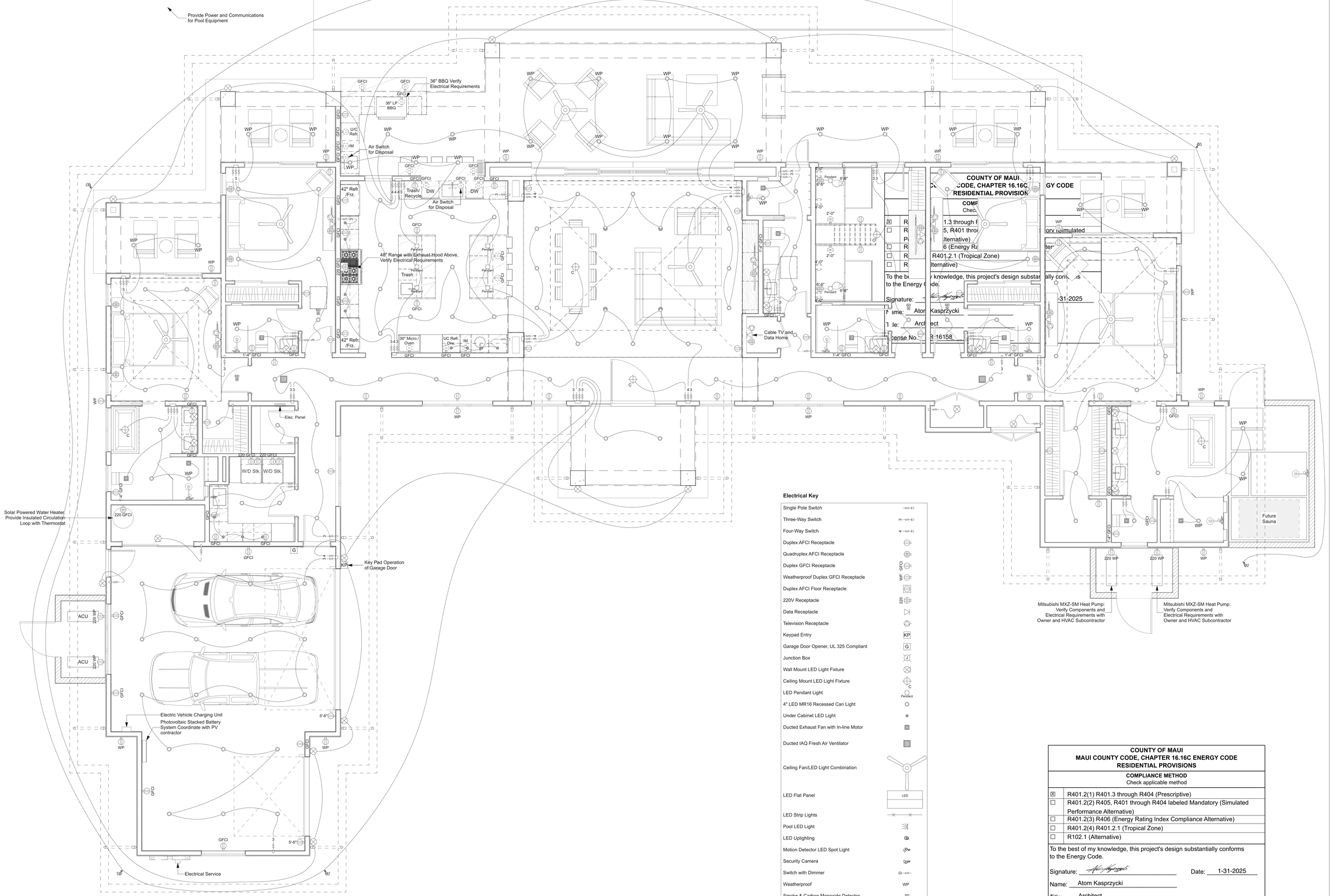
Signature

Allen Shen Investments LTD
Proposed Dwelling with Attached Garage and Pool
Mele Komo Place - Lot 6 Lahaina HI 96761
TMK: (2) 4-7-003:023:0000

Pool Structural Details

Revisions:	By:

Date: 1-31-2025
Phase: Permit Set
Drawn: JK, ND, BJ, JCK, AK
Job: 24-3: SRP
Sheet Number: S-108
Total Sheet Count: 8



Electrical Key

Single Pole Switch	
Three-Way Switch	3
Four-Way Switch	4
Duplex AFCI Receptacle	
Quadruplex AFCI Receptacle	
Duplex GFCI Receptacle	GFCI
Weatherproof Duplex GFCI Receptacle	WP GFCI
Duplex AFCI Floor Receptacle	
220V Receptacle	220
Data Receptacle	
Television Receptacle	
Keypad Entry	KP
Garage Door Opener, UL 325 Compliant	G
Junction Box	J
Wall Mount LED Light Fixture	
Ceiling Mount LED Light Fixture	C
LED Pendant Light	Pendant
4" LED MR16 Recessed Can Light	
Under Cabinet LED Light	
Ducted Exhaust Fan with In-line Motor	
Ducted IAQ Fresh Air Ventilator	
Ceiling Fan/LED Light Combination	
LED Flat Panel	LED
LED Strip Lights	
Pool LED Light	
LED Uplighting	
Motion Detector LED Spot Light	
Security Camera	
Switch with Dimmer	
Weatherproof	WP
Smoke & Carbon Monoxide Detector (Hardwired & Interconnected)	SD CO
Speaker	

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

COMPLIANCE METHOD
Check applicable method

☒	R401.2(1) R401.3 through R404 (Prescriptive)
☐	R401.2(2) R405, R401 through R404 labeled Mandatory (Simulated Performance Alternative)
☐	R401.2(3) R406 (Energy Rating Index Compliance Alternative)
☐	R401.2(4) R401.2.1 (Tropical Zone)
☐	R102.1 (Alternative)

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

Signature: _____ Date: 1-31-2025

Name: Atom Kasprzycki

Title: Architect

License No.: AR-16158

1 Electrical Plan

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

0 2' 4' 8'

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Proposed Dwelling with Attached Garage and Pool
Mele Komo Place - Lot 6 Lahaina Hi 96761
TMK: (2) 4-7-003:023:0000

Revisions:	By:

First Floor Electrical Plan

Date: 1-31-2025
Phase: Permit Set
Drawn: JK, ND, BJ, JCK, AK
Job: 24-3: SRP
Sheet Number: E-101
Total Sheet Count: 1