KALPAKOFF RESIDENCE

NEW SINGLE FAMILY DWELLING, POOL AND RETAINING WALL

FOR PERMIT APPROVAL USE ONLY

T.M.K.: (2) 4-2-010: 036

GENERAL ARCHITECTURAL NOTES;

1. The intent of these drawings is to provide a complete and finished job in all respects. Contractor is to make accurate field inspections of all aspects of the job, verify all dimensions and site conditions prior to starting work, and notify the architect of any discrepancies or required information that does not appear on the drawings.

2. All work, construction and materials shall comply with all provisions of the current edition of all relevant Building, Zoning, Mechanical, Plumbing, Electrical, Accessibility and Fire Safety Codes in effect and with all other rules, regulations and ordinances governing the place of the building. Code requirements take precedence over the drawings, and it shall be the responsibility of anyone supplying labor or materials or both to install or perform his work in conformance with aforementioned codes, and to bring to the attention of the architect any discrepancies or conflicts between the drawings and the provisions of the code prior to construction.

3. Where any conflict occurs between the requirements of federal, state or local laws, codes, ordinances, rules or regulations the most stringent shall govern.

4. Contractor to secure necessary demolition permits prior to the excavation of the work and shall take full responsibility for any and all shoring, cribbing, scaffolding, and any and all other temporary supporting devices required for the excavation of this work. Contractor shall also make necessary arrangements with the governing power, phone, cable, sewer, water, storm drain, gas, and all other municipal, state, county and utility agencies for on-site service interruption, location of new and existing to be relocated utilities, temporary services, realignments of surface meters, vaults and plates or any aspect of the project requiring similar liaison and coordination. All utility equipment, meters, panels, overhead lines and exposed piping shall be located precisely as shown on the drawings; when not shown, coordinate location with architect prior to commencing work. No extras will be allowed for relocating incorrectly positioned visible equipment, meters, panels, wiring, piping and the like.

5. Owner shall pay for the plan check and building permit fees.

6. Contractor shall be responsible for initiating, maintaining, and supervising all safety and security precaution programs in connection with the work.

7. Contractor shall verify all conditions and measurements at the job site. Discrepancies in the drawings or between the drawings and actual field conditions shall be reported to the architect. Corrections or instructions shall be issued by the architect prior to the execution of the work. By submitting a bid for the work the contractor verifies that he and appropriate subcontractors have familiarized themselves with actual site conditions visible from the exterior or interior of the premises or from accessible attic and under-floor areas. No extras will be allowed for rectifying conditions visible at the time of bidding.

8. All materials and equipment furnished under this contract shall be new and free of faults and defects. Engage fully licensed and insured mechanics and specialists in their trade for first class workmanship throughout all visible areas of the project.

9. Shop drawings, samples, catalog cuts, project data, performance charts, instruction manuals, brochures and other information shall be submitted to the architect and/or owner when requested. No portion of such work or such materials shall be commenced or ordered until submittal has been approved by architect and owner.

10. The Architect as the owner's agent shall decide all questions as to the intent of the drawings and the merit of the materials and workmanship. Architect's decision in all matters pertaining to aesthetics shall be final.

11. The contractor shall guarantee all aspects of his work against defects in material and workmanship for a period of one year from the date of completion of the project. This is in addition to any other equipment and material warranties and guarantees in effect.

12. Obtain any necessary permit from the State of Hawaii prior to the issuance of grading permits for any trenches greater than 5 feet in depth into which a person is required to descend.

13. All materials, equipment, or trades requiring lead time or ordering shall be scheduled by contractor to allow for the timely execution of the work. No changes or extras will be granted for material ordered with insufficient time for their proper construction and implementation. Contractor shall notify the architect within 7 days of signing the contract for construction of any problems in obtaining the materials and finishes specified.

14. Contractor shall submit to the architect and owner within three weeks of signing the contract for construction a week by week schedule for the project as it is outlined at that time. Substantial revisions in this schedule shall be reported to the architect during the course of construction.

15. Contractor shall be responsible for all damages done to existing work during construction, and shall repair and refinish such damages to former condition at no expense to the owner. Contractor shall protect work and adjacent non-work areas from weather, equipment, dust and debris, and shall be responsible for maintaining the premises in a clean and safe condition at all times.

16. Contractor shall employ a competent superintendent in attendance at the project site at all times during the progress of the work.

17. Unless noted otherwise in the drawings all dimensions are to the outside face of stud of the dimensioned assembly. It is the contractor's responsibility to allow for the finish materials when positioning wall, floor, and roof framing as required to yield the visible lines and planes described in the architectural drawings and specifications.

18. Top of steel elevations are provided in the drawings as an aid to the steel subcontractor; notwithstanding, the contractor shall bear responsibility for verifying elevations in general submission of shop acceptance. Architect shall be notified immediately of any conflicts or inconsistencies.

19. The intent of this project is to construct the buildings described herein. Additional information will be provided by the architect as requested by the contractor in specific areas but any such provision shall in no way relieve the contractor of his responsibility to provide the building described in the contract documents.

20. The owner reserves the right to enter upon the site and into the building, and to occupy portions of the building prior to the date of substantial completion, provided same does not interfere with the work under the contract. Exercise of this right shall in no way be deemed to be acceptance by the owner of the work.

21. When requested in the drawings or specification, the contractor shall provide shop drawings to the architect. Prior to submission to the architect, the contractor shall check all shop drawings and other such data for quantity, size and dimensions. Architect will answer questions raised and will make determinations regarding quality of material and equipment, design and arrangement decisions and color selections but will not be responsible for quantity, size or dimensional errors. Submit three copies of drawings requested, one to be retained by the architect.

22. Provide temporary telephone service at the site through the duration of the work, and make available to architect's and owner's representatives for call in direct connection with the work.

23. All bidders submitting bids for this work shall first examine the site, and all conditions and limitations thereon and thereabouts. Bids shall take into consideration all such conditions and limitation, whether or not the same are specifically shown or mentioned in the contract documents, and bids submitted shall be construed as including sums necessary to complete the work in every part shown, described, or reasonably required or implied.

24. In case of conflicting information within the contract documents:
   1. Larger scale drawings shall have precedence over smaller scale drawings.
   2. Notes in the specifications shall have precedence over unnoted drawings.
   3. Notes in the drawings shall have precedence over notes in the specifications.
   4. Dimensions in the drawings shall have precedence over scaled dimensions.

Notify the architect immediately when conflict arises.

25. The owner expressly reserves the right to let other contracts and to employ other contractors in connection with this project. In addition, the owner reserves the right to furnish various materials, fixtures, and equipment to be installed by the contractor in connection with this project.

26. The owner reserves the right, without invalidating the contract, to order extra work or make changes by altering, adding to or deducting from the work, with the contract sum being adjusted accordingly.

ABBREVIATIONS

@ AT	INV. INVERT
ABV. ABOVE	LPG LIQUEFIED PETROLEUM GAS
A.D. AREA DRAIN	MFG. MANUFACTURE(ER)
AVG. AVERAGE	MTL. METAL
BD. BOARD	MIN. MINIMUM
BEL. BELOW	O/ OVER
BLDG. BUILDING	OD OUTSIDE DIAMETER
BM. BEAM	ODU OUT DOOR UNIT
BTU BRITISH THERMAL UNIT	O.H. OVERHANG
CFM CUBIC FEET PER MINUTE	OSB ORIENTED STRAND BOARD
CIP CAST IN PLACE	P.B. PITCHBREAK
CLG CEILING	PW PLYWOOD
CMU CONCRETE MASONRY UNIT	REQ. REQUIRED
CONC. CONCRETE	RJ ROOF JOIST
DN DOWN	RR ROOF RAFTER
DWV DRAIN/WASTE VENT	RM ROOM
(E) EXISTING	S.D. STORM DRAIN
ELASTO. ELASTOMERIC	SF SQUARE FEET
FAU FORCED AIR UNIT	S.C.D. SEE CIVIL DRAWINGS
F.J. FLOOR JOIST	S.O.G. SLAB ON GRADE
F.G. FINISH GRADE	S.S.D. SEE STRUCTURAL DRAWINGS
GA. GAUGE	T.O. TOP OF
GALV. GALVANIZED	TYP. TYPICAL
GYP. GYPSUM	T.G. TOP OF GRATE
HVAC HEATING, VENTILATION AND AIR CONDITIONING UNIT	TPS TOP OF PLYWOOD SHEATHING
	UL UNDERWRITERS LABORATORIES
	WD. WOOD
	W.I. WALK IN
	W/ WITH

DRAWING SYMBOLS

NORTH ARROW

CENTER LINE

PROPERTY LINE

HIDDEN/CONCEALED LINE

ELEVATION CONTROL (ELEV. DESIGN.)

WORK POINT

SPOT ELEVATION (100.00')

DIMENSIONS (F.O.S.)

GRIDLINES

ELEVATION

BUILDING SECTION

DETAIL/WALL SECTION

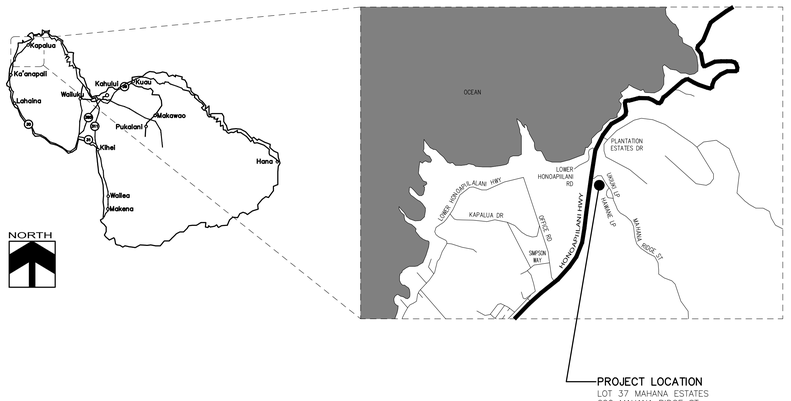
DETAIL ENLARGEMENT

INTERIOR ELEVATION

DOOR NUMBER

WINDOW NUMBER

1 HOUR CONSTRUCTION



ROOF TRUSS DESIGN UNDER DEFERRED SUBMITTAL

DIRECTORY

ARCHITECT
JEREMY STODDART
PILI DESIGN BUILD, LLC
2070 W VINEYARD #6
WAILUKU HI, 96793
[E] jeremy@pilidesignbuild.com
[P] 808.594.3903

SURVEYOR
RANDALL SHERMAN
VALLEY ISLE SURVEYORS, INC.
P.O. BOX 1001
KIHEI, HI 96753
[E] vis@valleyislesurveyors.com
[P] 808.874.8066

CIVIL ENGINEER
LINDA TAYLOR
LINDA TAYLOR ENGINEERING
270 HO'OKAHI ST. UNIT 311
WAILUKU HI, 96793
[E] lindataylorengineering@gmail.com
[P] 808.572.2688

STRUCTURAL ENGINEER
JOHN RITCHEY
JOHN RITCHEY STRUCTURAL ENGINEER, LLC.
P.O. BOX 1713
KIHEI HI, 96753
[E] jr@ryse.engineer
[P] 808.727.2839

ELECTRICAL ENGINEER
ECM INC.
MARK RICKARD
130 NORTH MARKET ST.
WAILUKU, MAUI, HI 96793
[E] ecm@ecm-maui.com
[P] 808.242.8070

LANDSCAPE ARCHITECT
CHP MAUI INC.
DAVID P. SEREDA
2200 MAIN ST. #527
WAILUKU, MAUI, HI 96793
[E] info@chpmaui.com
[P] 808.242.1955

FIRE PROTECTION
AKUA FIRST FIRE SYSTEMS
HERBERT T. ISHIDA
P.O. BOX 63117
EWA BEACH, HI 96706
[P] 808.561.8781

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

COMPLIANCE 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: 2024/10/29
NAME: JEREMY STODDART
TITLE: ARCHITECT
LICENSE No 14367

PILI

PILI DESIGN BUILD, LLC
2070 W VINEYARD STREET, B
WAILUKU, HAWAII 96793
808.633.4636
PILIDESIGNBUILD.COM

JEREMY W STODDART
LICENSED PROFESSIONAL ARCHITECT
No. 14367
HAWAII USA

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

signature 4/30/2026 exp. date

for Maui County Permit Office Use.

KALPAKOFF RESIDENCE

LOT 37 MAHANA ESTATES
620 MAHANA RIDGE ST
LAHAINA, HAWAII 96761
TMK: (2) 4-2-010: 037

PROPOSED
NEW SINGLE FAMILY DWELLING, POOL AND RETAINING WALL

OWNER
KALPAKOFF FAMILY TRUST

ISSUED FOR PERMIT

No.	DATE	REVISIONS	BY
	2024-10-24	DRB	
	2025-01-29	PERMIT	
	2025-04-09	PRICING	
1	2025-06-08	PLAN CHECK COPR.	
2	2025-09-15	REV	

DRAWN APPROVED

CONTRACT DATE – SCALE N/A

SHEET TITLE: COVER SHEET

SHEET NUMBER: G0.0

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DOOR SPECIFICATIONS

TYPE I

MANUFACTURER:	SIMPSON DOOR COMPANY (OR APPROVED ALTERNATE)
TYPE/SERIES:	6803 CRAFTSMAN TWO PANEL-THREE LITE
PANEL/DESIGN:	ENTRY DOOR W/ SIDELITE
MATERIAL:	WOOD (DOUG FIR)
FINISH:	PAINT - TBD
JAMB:	POPLAR/PAINT GRADE
HARDWARE PREP:	SEE HARDWARE SCHEDULE
GLASS:	CLEAR TEMPERED
OPTIONS:	6170 CRAFTSMAN SIDELIGHT, DOUG FIR, CLEAR TEMPERED GLASS

TYPE II, VII, VIII

MANUFACTURER:	SIMPSON DOOR COMPANY (OR APPROVED ALTERNATE)
TYPE/SERIES:	--
PANEL/DESIGN:	--
MATERIAL:	REDI-PRIME
FINISH:	PAINT - TBD
JAMB:	POPLAR/PAINT GRADE
HARDWARE PREP:	SEE HARDWARE SCHEDULE
GLASS:	--
OPTIONS:	--

TYPE IV.I

MANUFACTURER:	MONUMENTAL
TYPE/SERIES:	4500 SERIES
PANEL/DESIGN:	N/A
MATERIAL:	ALUMINUM
FINISH:	BRONZE ANODIZED
JAMB:	N/A
HARDWARE PREP:	PREMIUM HANDLE
GLASS:	CLEAR TEMPERED LOW-E
OPTIONS:	HIGH-PERFORMANCE SILL WITH SCREENS

TYPE IX

MANUFACTURER:	--
TYPE/SERIES:	--
PANEL/DESIGN:	--
MATERIAL:	--
GLASS:	--
OPTIONS:	--

TYPE XII

MANUFACTURER:	AMARR GARAGE DOORS
TYPE/SERIES:	CLASSICA
PANEL/DESIGN:	FLUSH
MATERIAL:	--
FINISH:	BLACK
JAMB:	--
HARDWARE PREP:	B365 PREMIUM CHAIN DRIVE OPERATOR
GLASS:	CLR
OPTIONS:	--

TYPE XIV

MANUFACTURER:	MONUMENTAL
TYPE/SERIES:	4500 SERIES
PANEL/DESIGN:	N/A
MATERIAL:	ALUMINUM
FINISH:	BRONZE ANODIZED
JAMB:	N/A
HARDWARE PREP:	PREMIUM HANDLE
GLASS:	CLEAR TEMPERED LOW-E
OPTIONS:	HIGH-PERFORMANCE SILL WITH SCREENS

TYPE X, XI

MANUFACTURER:	--
TYPE/SERIES:	--
PANEL/DESIGN:	--
MATERIAL:	--
GLASS:	--
OPTIONS:	--

TYPE XVI, XVII

MANUFACTURER:	--
TYPE/SERIES:	--
PANEL/DESIGN:	--
MATERIAL:	--
GLASS:	--
OPTIONS:	--

TYPE XV, XVI

MANUFACTURER:	--
TYPE/SERIES:	--
PANEL/DESIGN:	--
MATERIAL:	--
GLASS:	--
OPTIONS:	--

HARDWARE SCHEDULE

GROUP A

HINGE	4½" X 4½" SQ.HEAVY DUTY BALL BEARING (MATCH FINISH)
FUNCTION	PRIVACY
LATCHSET	EMTEK (OR EQUAL)
LEVER	ROUND KNOB
FINISH	US19 FLAT BLACK (OR AS SELECTED BY DESIGNER/OWNER)
TYPE/SERIES	CONTEMPORARY
ROSETTE	MODERN RECTANGULAR
OPTIONS	N/A

GROUP B

HINGE	4½" X 4½" SQ.HEAVY DUTY BALL BEARING (MATCH FINISH)
FUNCTION	ENTRY
LATCHSET	EMTEK (OR EQUAL)
LEVER	ROUND KNOB
FINISH	US19 FLAT BLACK (OR AS SELECTED BY DESIGNER/OWNER)
TYPE/SERIES	ENTRY SET - DAVOS
ROSETTE	MODERN RECTANGULAR
OPTIONS	EXTERIOR WEATHER STRIPPING

GROUP C

HINGE	4½" X 4½" SQ.HEAVY DUTY BALL BEARING (MATCH FINISH)
FUNCTION	PASSAGE
LATCHSET	EMTEK (OR EQUAL)
LEVER	ROUND KNOB
FINISH	US19 FLAT BLACK (OR AS SELECTED BY DESIGNER/OWNER)
TYPE/SERIES	CONTEMPORARY
ROSETTE	MODERN RECTANGULAR
OPTIONS	N/A

GROUP D

FUNCTION	POCKET
TRACK	JOHNSON HARDWARE 1500SC SOFT CLOSE (OR EQUAL)
FLUSH PULL	EMTEK 22171- MODERN RECTANGULAR FLUSH PULL
EDGE PULL	EMTEK 2221
FINISH	US19 FLAT BLACK (OR AS SELECTED BY DESIGNER/OWNER)

GROUP E

FUNCTION	BY-PASS
TRACK	JOHNSON HARDWARE 100SD SOFT CLOSE (OR EQUAL)
FLUSH PULL	EMTEK 22171- MODERN RECTANGULAR FLUSH PULL
FINISH	US19 FLAT BLACK (OR AS SELECTED BY DESIGNER/OWNER)

GROUP G

FUNCTION	EXTERIOR SLIDING
NOTE	HARDWARE PER MANUFACTURER. VERIFY HANDLE W/ OWNER.
FINISH	AS SELECTED BY DESIGNER/OWNER

GROUP H

FUNCTION	BARN DOOR
TRACK	
FLUSH PULL	
FINISH	

DOOR SCHEDULE

	DOOR OR CASED OPENING				FRAME		DETAIL	HARDWARE		NOTES
#	SIZE	TYPE	THK	FINISH	TYPE	FINISH		GROUP	BACKSET	
101-1	9'-0" x 9'-0"	XII	--	--	--	--	--	--	--	--
101-2	9'-0" x 9'-0"	XII	--	--	--	--	--	--	--	--
101-3	9'-0" x 9'-0"	XII	--	--	--	--	--	--	--	--
101-4	3'-0" x 8'-0"	X	--	--	--	--	--	B	--	1⅜" SOLID CORE DOOR, 20 MIN RATING SELF CLOSING WITH LATCH
101-5	3'-0" x 8'-0"	X	--	--	--	--	--	C	--	--
101-6	6'-0" x 8'-0"	XI	--	--	--	--	--	C	--	--
102-1	W1: 12'-3⅜" x 9'-0" V.I.F. W2: 5'-5⅜" x 9'-0" V.I.F.	XIV.I	--	--	--	--	--	G	--	--
102-2	3'-0" x 8'-0"	II	--	--	--	--	--	A	--	--
103-1	3'-0" x 9'-0"	IX	--	--	--	--	--	B	--	--
103-2	2'-6" x 8'-0"	II	--	--	--	--	--	A	--	--
103-3	2'-6" x 8'-0"	II	--	--	--	--	--	A	--	--
104-1	3'-0" x 9'-0"	IX	--	--	--	--	--	B	--	--
104-2	3'-0" x 8'-0"	VII	--	--	--	--	--	D	--	--
105-1	10'-0" x 9'-0"	IV.1	--	--	--	--	--	G	--	W/ SCREEN
105-2	6'-0" x 8'-0"	VIII	--	--	--	--	--	D	--	--
105-3	2'-9" x 9'-0"	IX	--	--	--	--	--	C	--	--
106-1	6'-0" x 9'-0" SIDELITES (SEE WINDOW SCH.)	I	--	--	--	--	--	B	--	SAFETY GLAZING FOR SIDELITES AT ENTRY DOOR. EGRESS DOORS SHALL BE READILY OPENABLE FROM INSIDE THE DWELLING WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT [R311.2]
106-2	34'-0" x 11'-0"	XIV	--	--	--	--	--	G	--	W/ SCREEN
106-3	2'-6" x 8'-0"	VII	--	--	--	--	--	D	--	--
106-4	3'-0" x 9'-0"	IX	--	--	--	--	--	B	--	--
OMIT 106-5	13'-6" x 9'-0"	XV	--	--	--	--	--	C	--	--
106-6	2'-6" x 8'-0"	II	--	--	--	--	--	C	--	--
107-1	10'-0" x 9'-0"	IV.I	--	--	--	--	--	G	--	W/ SCREEN
107-2	2'-6" x 8'-0"	II	--	--	--	--	--	A	--	--
108-1	2'-6" x 8'-0"	VII	--	--	--	--	--	D	--	--
109-1	W1: 11'-6" x 9'-0" V.I.F. W2: 4'-5⅝" x 9'-0" V.I.F.	XIV.II	--	--	--	--	--	G	--	--
109-2	3'-0" x 8'-0"	II	--	--	--	--	--	A	--	--
109-3	2'-6" x 8'-0"	VII	--	--	--	--	--	D	--	--
110-1	5'-0" x 9'-0"	IV.I	--	--	--	--	--	G	--	--
110-2	2'-6" x 8'-0"	II	--	--	--	--	--	A	--	--
111-1	2'-6" x 8'-0"	II	--	--	--	--	--	A	--	--
112-1	8'-0" x 9'-0"	IV.I	--	--	--	--	--	G	--	W/ SCREEN
112-2	3'-0" x 8'-0"	II	--	--	--	--	--	A	--	--
112-3	2'-6" x 8'-0"	II	--	--	--	--	--	C	--	--
113-1	2'-6" x 8'-0"	II	--	--	--	--	--	A	--	--
201-1	12'-0" x 8'-0"	XVI	--	--	--	--	--	G	--	W/ SCREEN
OMIT 201-2	10'-0" x 4'-6"	IV.I	--	--	--	--	--	C	--	--
201-3	2'-6" x 7'-0"	II	--	--	--	--	--	A	--	--

① TEMPERED SAFETY GLASS

WINDOW SCHEDULE

	WINDOW OPENING				FRAME		HDR HT.	DETAIL	NOTES
#	SIZE (WxH)	TYPE	TYPE	FINISH					
AA1	2'-6" x 6'-0"	M	--	--	9'-0"	--	--		
AA2	2'-6" x 6'-0"	M	--	--	9'-0"	--	--		
AA3	2'-6" x 6'-0"	M	--	--	9'-0"	--	--		
A	2'-6" x 6'-0"	M	--	--	9'-0"	--	--		
B	2'-6" x 6'-0"	M	--	--	9'-0"	--	--		
C	7'-0" x 6'-0"	E	--	--	9'-0"	--	--		
D	3'-0" x 6'-0"	E	--	--	9'-0"	--	--		
E	5'-3" x 6'-0"	E	--	--	9'-0"	--	--		
F	4'-0" x 3'-0"	J	--	--	9'-0"	--	--		
G	4'-0" x 3'-0"	J	--	--	9'-0"	--	--		
H	2'-6" x 5'-6"	M	--	--	9'-0"	--	--		
J1	2'-6" x 8'-0"	N	--	--	9'-0"	--	--		
J2	2'-6" x 8'-0"	N	--	--	9'-0"	--	--		
J3	2'-6" x 8'-0" ①	N	--	--	9'-0"	--	--		
K1	6'-0" x 9'-0"	S	--	--	10'-0"	--	--		
K2	6'-0" x 2'-0"	R	--	--	13'-0" V.I.F.	--	--		
M1	2'-6" x 8'-0"	E	--	--	9'-0"	--	--		
M2	2'-6" x 3'-6"	R	--	--	13'-8" V.I.F.	--	--		
N	8'-0" x 3'-6"	R	--	--	13'-8" V.I.F.	--	--		
P1	2'-6" x 8'-0"	E	--	--	9'-0"	--	--		
P2	2'-6" x 3'-6"	R	--	--	13'-8" V.I.F.	--	--		
Q1	6'-0" x 8'-6" ①	E	--	--	10'-0"	--	--		
Q2	6'-0" x 2'-0"	R	--	--	13'-0" V.I.F.	--	--		
R1-R6	2'-6" x 2'-0" ① V.I.F.	R	--	--	14'-6" V.I.F.	--	--		OVERALL WIDTH TO MATCH MULTI-SLIDE DOOR WIDTH BELOW.
S	13'-6" x 8'-0"	P	--	--	9'-0"	--	--		
T	2'-6" x 3'-0"	J	--	--	9'-0"	--	--		
U1	2'-6" x 3'-0"	J	--	--	9'-0"	--	--		
U2	2'-6" x 3'-0"	J	--	--	9'-0"	--	--		
V	4'-0" x 3'-0"	J	--	--	9'-0"	--	--		
W1	2'-6" x 6'-0"	M	--	--	9'-0"	--	--		
W2	2'-6" x 6'-0"	M	--	--	9'-0"	--	--		
X	4'-0" x 3'-0"	J	--	--	9'-0"	--	--		
Y	2'-6" x 6'-0"	M	--	--	9'-0"	--	--		
Z	3'-0" x 3'-0"	J	--	--	9'-0"	--	--		
AB	8'-0" x 5'-0"	Q	--	--	8'-0"	--	--		
AC	3'-0" x 5'-0"	M	--	--	8'-0"	--	--		
AD	3'-0" x 5'-0"	E	--	--	8'-0"	--	--		
AE	2'-6" x 3'-0"	J	--	--	8'-0"	--	--		
AF	4'-0" x 5'-0"	E	--	--	8'-0"	--	--		
AG	10'-0" x 4'-6"	F	--	--	8'-0"	--	--		

① TEMPERED SAFETY GLASS

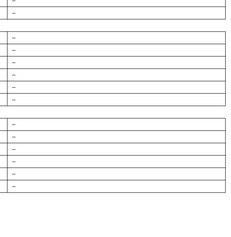
WINDOW SPECIFICATION

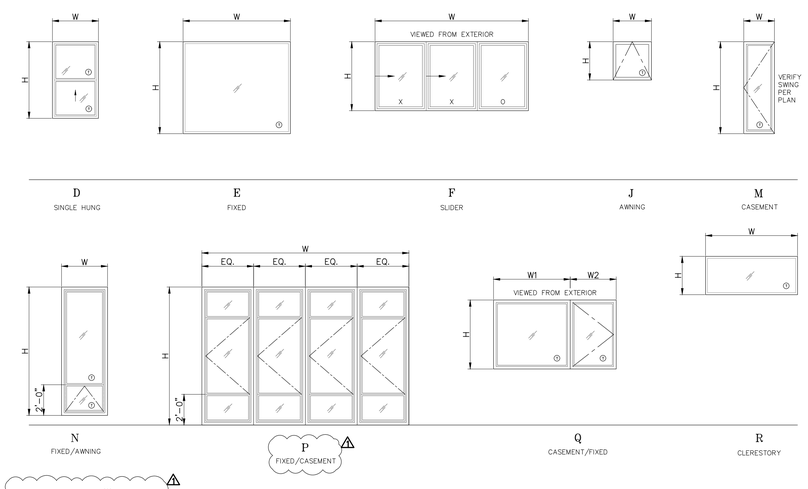
MANUFACTURER:	MONUMENTAL
TYPE/SERIES:	2100
MATERIAL:	ALUMINUM
EXTERIOR FRAME FINISH:	BRONZE ANODIZED
EXTERIOR SASH FINISH:	BRONZE ANODIZED
INTERIOR FINISH:	BRONZE ANODIZED
HARDWARE FINISH:	TBD (COORDINATE WITH DOOR HARDWARE)
GLASS	CLEAR TEMPERED LOW-E4
GRILLE:	--
SCREENS:	TRUSCENE- MICRO FINE STAINLESS STEEL SCREEN
OPTIONS:	

NOTES:
-CONTRACTOR TO VERIFY ALL DIMENSION PRIOR TO ORDERING
-CONTRACTOR TO INSTALL PER MANUFACTURER GUIDELINES
-CONTRACTOR TO PROVIDE MATERIAL SAMPLES AND SHOP DRAWINGS FOR OWNER/ARCHITECT APPROVAL PRIOR TO ORDERING

DOOR AND WINDOW NOTES

1. NEW WINDOWS AND SLIDING GLASS DOORS SHALL HAVE AN AIR INFILTRATION RATE OF NO MARE THAN 0.3 cfm/sf.
2. NEW EXTERIOR SWINGING DOORS SHALL HAVE AN AIR INFILTRATION RATE OF NO MARE THAN 0.5 cfm/sf.
3. LOUVER WINDOWS SHALL HAVE AN AIR INFILTRATION RATE OF NO MORE THAN 1.2 cfm/sf.
4. SITE BUILT WINDOWS AND DOORS ARE EXEMPT FROM INFILTRATION REQUIREMENTS
5. FENESTRATION U-VALUE SHALL BE NO MORE THAN 1.2. SKYLIGHT U-VALUE SHALL BE NO GREATER THAN 0.75.
6. FENESTRATION SHGC SHALL BE 0.25 MAX.
*NORTH FACING WINDOWS AND DOORS WITH A PROJECTION FACTOR OF 1.0 OR MORE ARE EXEMPT FROM THE SCGC REQUIREMENTS.
7. TESTING SHALL BE ACCORDING NFRC 400 OR AAMA/WDMA/CSA 101/I.S.2/A440 AND SHALL BE LISTED AND LABELED ACCORDINGLY
8. CAULKING AND SEALING BETWEEN WINDOW OR EXTERIOR DOOR FRAME AND ADJACENT JAMB SHALL BE DONE IN ACCORDANCE WITH THE MANUFACTURERS INSTALLATION REQUIREMENTS.
9. ALL GLAZING TO BE INSULATED GLASS WITH U-VALUE OF .35 OR BETTER
10. SEE ELEVATIONS FOR OPERABLE LOCATIONS AND SWING DIRECTIONS
11. PROVIDE SAFETY GLAZING PER IRC 2018 SECTION 2406.1.1.
A. ALL WINDOWS LOCATED LESS THAN 24" AFF
B. ALL WINDOWS LOCATED WITHIN 60" OF A STAIRWAY LANDING
C. ALL TUB AND SHOWER ENCLOSURES
D. IN ALL DOORS
12. ALL WINDOW AND DOOR HARDWARE TO BE PROVIDED BY WINDOW MANUFACTURER SUBJECT TO APPROVAL BY ARCHITECT.
13. CONTRACTOR TO SUBMIT SHOP DRAWINGS AND DOCUMENTATION TO ARCHITECT FOR REVIEW PRIOR TO ORDERING OF DOORS AND WINDOWS.
14. VERIFY DOOR SWINGS ON PLANS





PILI

PILI DESIGN BUILD, LLC
2070 W VINEYARD STREET, B
WAILUKU, HAWAII 96793
808.633.4636
PILIDESIGNBUILD.COM

JEREMY W STODDART
LICENSED PROFESSIONAL ARCHITECT
No. 14367
HAWAII USA

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

signature 4/30/2026 exp. date

for Maui County Permit Office Use.

KALPAKOFF RESIDENCE

LOT 37 MAHANA ESTATES
620 MAHANA RIDGE ST
LAHAINA, HAWAII 96761
TMK: (2) 4-2-010: 037

PROPOSED
NEW SINGLE FAMILY DWELLING,
POOL AND RETAINING WALL

OWNER
KALPAKOFF FAMILY TRUST

ISSUED FOR PERMIT

No.	DATE	REVISIONS	BY
	2024-10-24	DRB	
	2025-01-29	PERMIT	
	2025-04-09	PRICING	
1	2025-08-08	PLAN CHECK CORR.	
2	2025-09-15	REV	

DRAWN APPROVED

CONTRACT DATE SCALE
- N/A

SHEET TITLE

NOTES & SCHEDULE

SHEET NUMBER

G1.0

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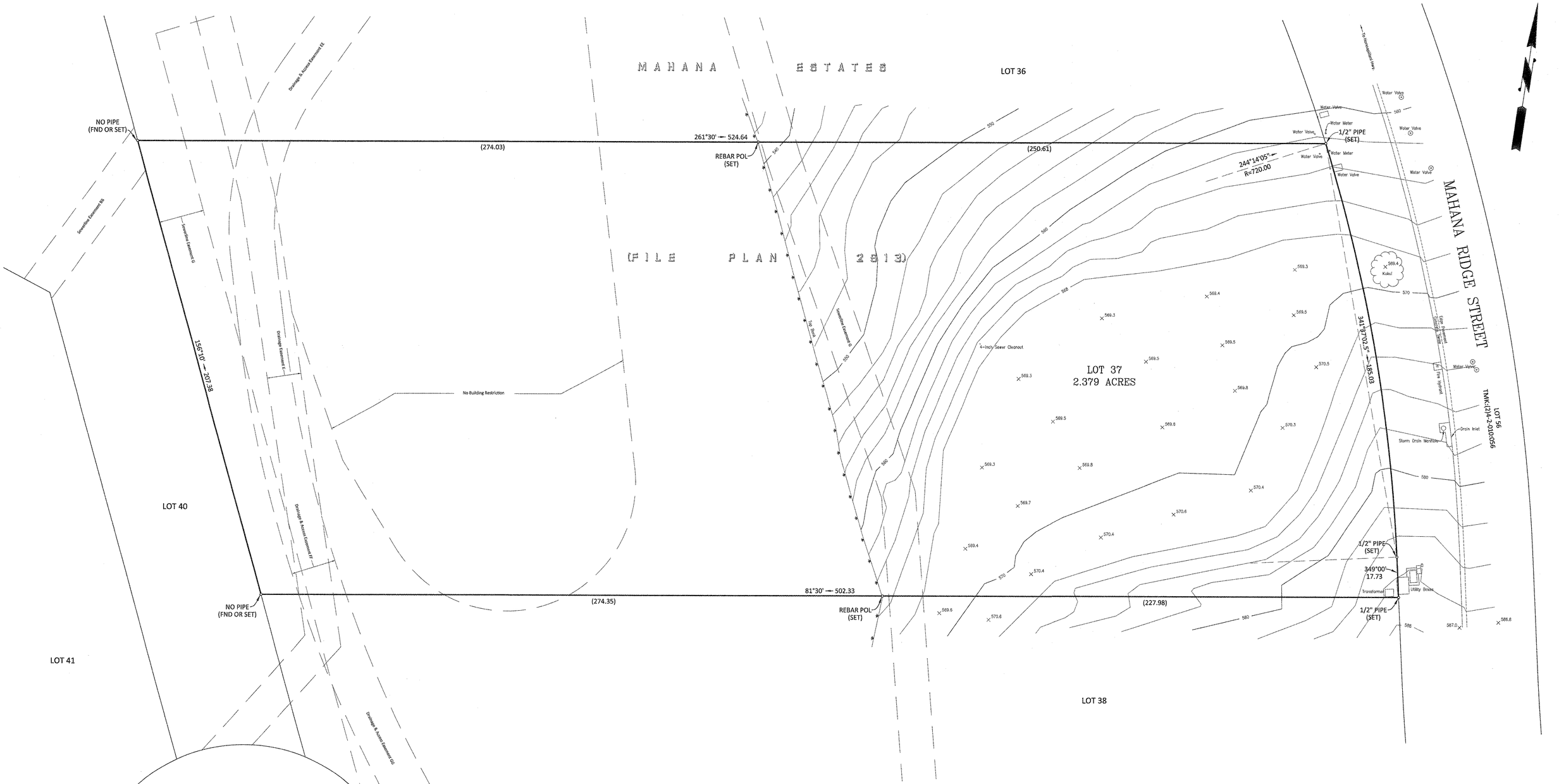


Exhibit Showing
LOT 37
of the
MAHANA ESTATES
(File Plan 2513)

Situated at
Honokahua, Lahaina, Maui, Hawaii

20 0 20 40 60
GRAPHIC SCALE: 1 inch = 20 feet

Prepared For:
Jeremy Stoddart
Pill Design + Build, LLC
2070 W. Vineyard St, #6
Wailuku, Maui, HI 96793

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

RANDALL SHERMAN
LICENSED PROFESSIONAL LAND SURVEYOR
#LS4187
HAWAII, U.S.A.

Randall Sherman
Licensed Professional Land Surveyor
State of Hawaii Certificate Number LS4187
License Expiration Date: April 30, 2024
Land Court Certificate No 189

NOTES:
1. This map is based on an actual field survey performed on 13 OCT 22.
2. Elevations are based on NGS Benchmark SOH 034 (EL=81.62).
3. POL = Point on line

Date: 21 OCT 22

JOB NO: 22307 NAME: STODDART-Topo 620 Mahana Ridge TMK: (2) 4-2-010:037

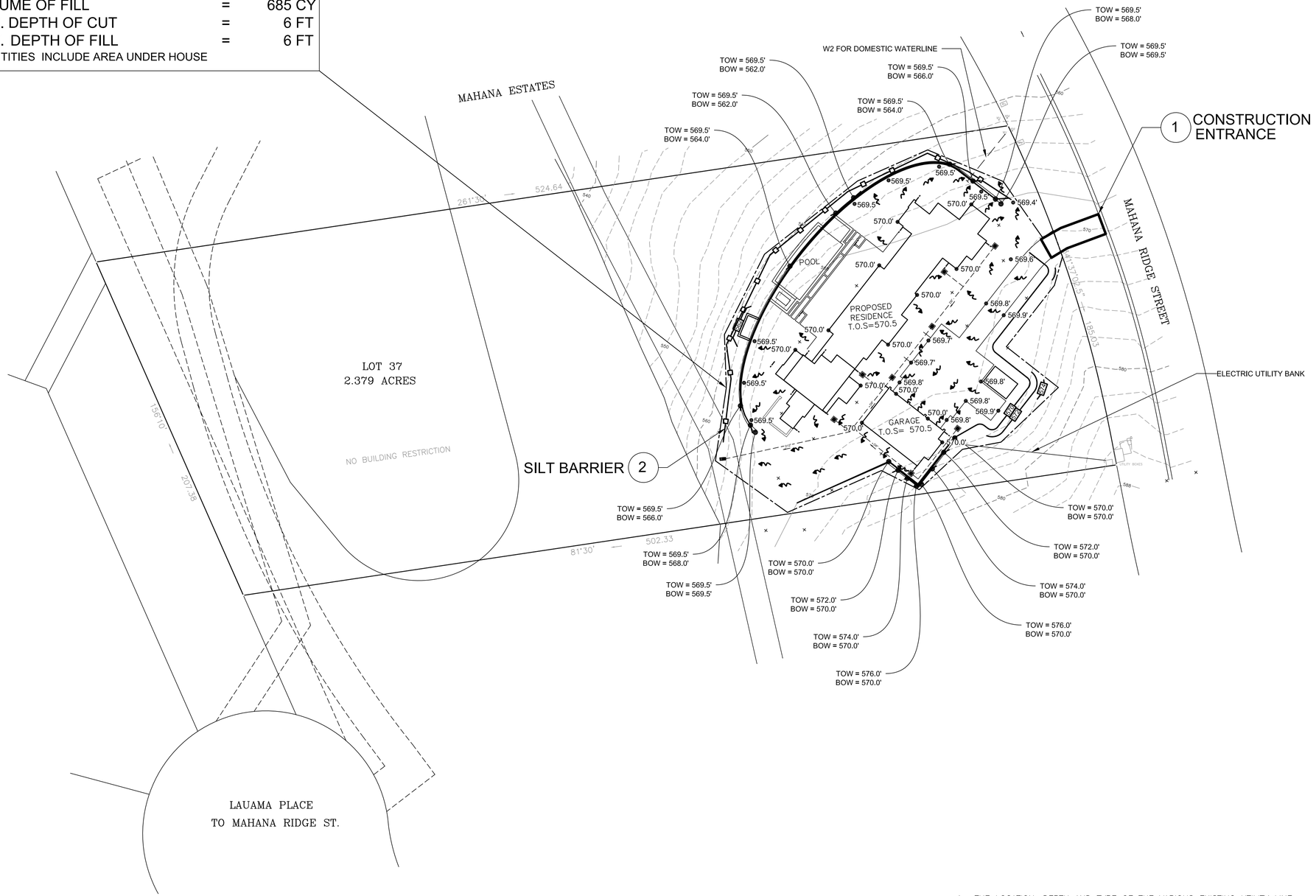
P.O. Box 1001
Kihei, Maui, HI 96753

Valley Isle Surveyors, Inc.

TEL: (808) 874-8066
vis@valleyislesurveyors.com

LIMITS OF GRADING	=	27,795 SF
VOLUME OF CUT	=	245 CY
VOLUME OF FILL	=	685 CY
MAX. DEPTH OF CUT	=	6 FT
MAX. DEPTH OF FILL	=	6 FT

QUANTITIES INCLUDE AREA UNDER HOUSE



LEGEND:

- EXISTING MINOR CONTOUR LINE
- 580 EXISTING MAJOR GRADE CONTOUR LINE
- FINISHED MINOR CONTOUR LINE
- 580 FINISH MAJOR GRADE CONTOUR LINE
- SWALE CENTERLINE
- SILT BARRIER
- GRADING LIMITS
- OVER LAND RUNOFF FLOW DIRECTION
- 2257.5 FINISHED GRADE SPOT ELEVATION
- TOW = 2272.0' BOW = 2270.0' RETAINING WALL CALLOUT (NOT FOR AESTHETIC WALLS) TOW = "RETAINED SOIL ELEVATION" BOW = "SOIL ELEVATION AT TOE OF WALL" BOF = "BOTTOM OF FOOTING"
- DS DOWNSPOUTS (TYP.)
- EASEMENTS

0 60 120 Feet

GRADING AND EROSION CONTROL PLAN

Scale: 1" = 30'

EROSION CONTROL AND BMP IMPLEMENTATION NOTE:

1. TIMING OF CONTROL MEASURE IMPLEMENTATION. TIMING OF CONTROL MEASURE IMPLEMENTATION SHALL BE IN ACCORDANCE WITH THE APPROVED EROSION CONTROL PLAN IF SUCH PLAN IS REQUIRED. AT A MINIMUM DISTURBED AREAS OF CONSTRUCTION SITES THAT WILL NOT BE REDISTURBED FOR TWENTY-ONE DAYS OR MORE WILL BE STABILIZED (GRASSES OR GRAVELED) BY NO LATER THAN THE FOURTEENTH DAY AFTER LAST DISTURBANCE. PER MAUI COUNTY CODE 20.08.035(G)

IN THE UNLIKELY EVENT THAT SUBSURFACE HISTORIC RESOURCES, INCLUDING HUMAN SKELETAL REMAINS, STRUCTURAL REMAINS, CULTURAL DEPOSITS, ARTIFACTS, SAND DEPOSITS, OR SINKHOLES ARE IDENTIFIED DURING THE DEMOLITION AND/OR CONSTRUCTION WORK, CEASE WORK IN THE IMMEDIATE VICINITY OF THE FIND, PROTECT THE FIND FROM ADDITIONAL DISTURBANCE, AND CONTACT THE STATE HISTORIC PRESERVATION DIVISION AT (808) 652-1510

GROUND STABILIZATION NOTE:

1. TIMING OF CONTROL MEASURE IMPLEMENTATION. TIMING OF CONTROL MEASURE IMPLEMENTATION SHALL BE IN ACCORDANCE WITH THE APPROVED EROSION CONTROL PLAN IF SUCH PLAN IS REQUIRED. AT A MINIMUM DISTURBED AREAS OF CONSTRUCTION SITES THAT WILL NOT BE REDISTURBED FOR TWENTY-ONE DAYS OR MORE WILL BE STABILIZED (GRASSES OR GRAVELED) BY NO LATER THAN THE FOURTEENTH DAY AFTER LAST DISTURBANCE. PER MAUI COUNTY CODE 20.08.035(G)

1. THE LOCATION, DEPTH AND TYPE OF THE VARIOUS EXISTING UTILITY LINE SHOWN ON THE CONSTRUCTION PLANS WERE DETERMINED ON THE BASIS OF THE BEST INFORMATION AVAILABLE. THE CONTRACTOR SHALL VERIFY EXACT LOCATION, DEPTH AND TYPE PRIOR TO COMMENCEMENT OF WORK.
2. CONTRACTOR SHALL NOTIFY THE ENGINEEER OF ANY DISCREPANCIES BETWEEN THE EXISTING UTILITIES AS SHOWN ON THE CONSTRUCTION PLANS AND IN GROUND AND NOT PROCEED WITH ANY FURTHER WORK UNTIL WRITTEN NOTIFICATION IS RECEIVED FROM THE ENGINEER.
3. ALL EXISTING UTILITIES WHETHER OR NOT SHOWN ON PLANS, IF DAMAGED DURING CONSTRUCTION BY THE CONTRACTOR, SHALL BE REPAIRED SOLELY AT HIS EXPENSE.

EXISTING GRADES:

1. EXISTING GRADES SHALL BE VERIFIED BY THE CONTRACTOR BEFORE PROCEEDING WITH GRADING WORK. SHOULD ANY DISCREPANCIES BE DISCOVERED IN THE EXISTING GRADES OR DIMENSIONS GIVEN ON THE PLANS. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER BEFORE PROCEEDING FURTHER WITH ANY WORK, OTHERWISE HE WILL BE HELD RESPONSIBLE FOR ANY COST INVOLVED IN CORRECTION OF CONSTRUCTION PLACED DUE TO SUCH DISCREPANCIES.

cdr

BRANDON W. MURR
LICENSED PROFESSIONAL ENGINEER
No. 18565-C
HAWAII U.S.A.

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

Signature

License expires on 04/30/2026

REV.
REV.
REV.

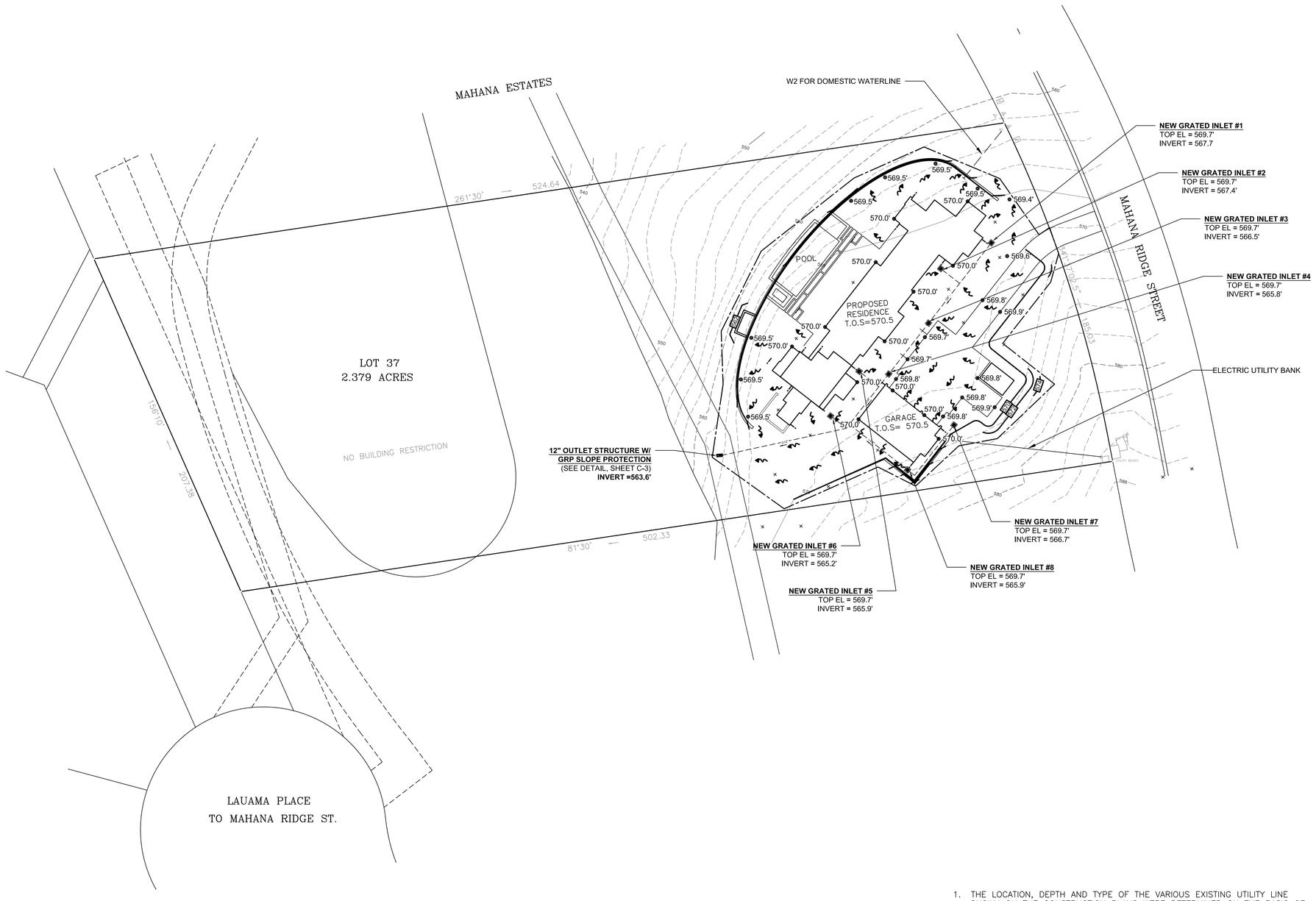
KALPAKOFF RESIDENCE
620 MAHANA RIDGE DR.
LAHAINA, MAUI HI, 96761
TMK: (2) 4-2-010:037

PROJECT NO:	KALPAKOFF
FILE:	
SCALE:	
DATE:	MAR 2025
DRAWN BY:	HTH

DRAWING NO. SHEET

C-1

1 OF 3 SHEETS



LEGEND:

- EXISTING MINOR CONTOUR LINE
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  BOW = "SOIL ELEVATION AT TOE OF WALL"
  BOF = "BOTTOM OF FOOTING"
- DS DOWNSPOUTS (TYP.)
- EASEMENTS

0 60 120 Feet

DRAINAGE PLAN

Scale: 1" = 30'

EROSION CONTROL AND BMP IMPLEMENTATION NOTE:

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GROUND STABILIZATION NOTE:

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BRANDON W. MURR
LICENSED PROFESSIONAL ENGINEER
No. 18561-C
HAWAII U.S.A.

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

Signature

License expires on 04/30/2026

REV.
REV.
REV.

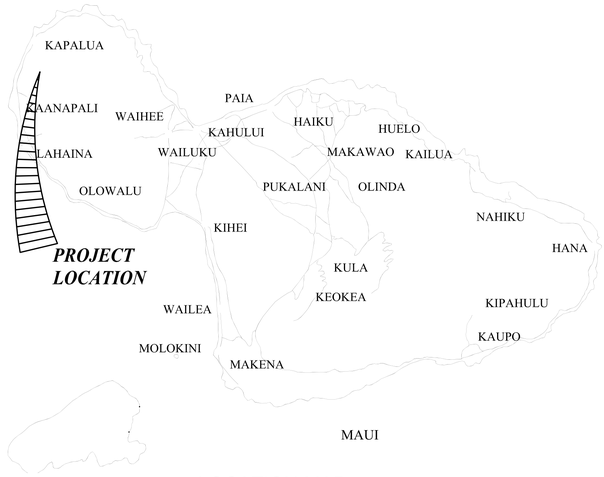
KALPAKOFF RESIDENCE
620 MAHANA RIDGE DR.
LAHAINA, MAUI HI, 96761
TMK: (2) 4-2-010:037

PROJECT NO: KALPAKOFF
FILE:
SCALE:
DATE: MAR 2025
DRAWN BY: HTH

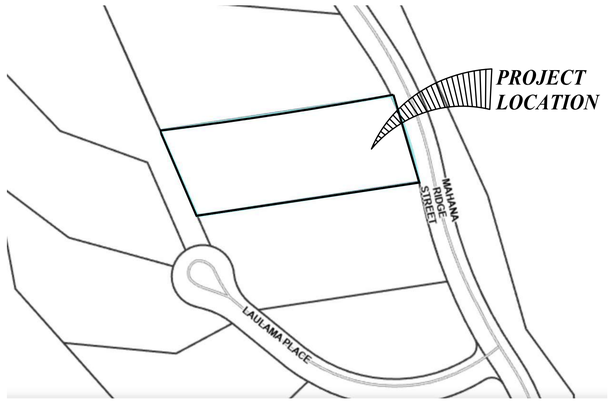
DRAWING NO.
SHEET

C-2

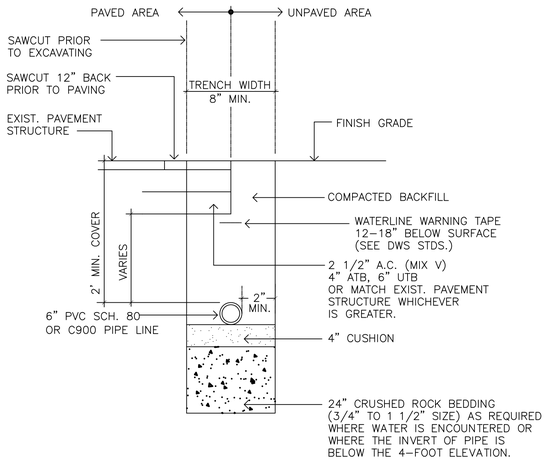
2 OF 3 SHEETS



LOCATION MAP



VICINITY MAP

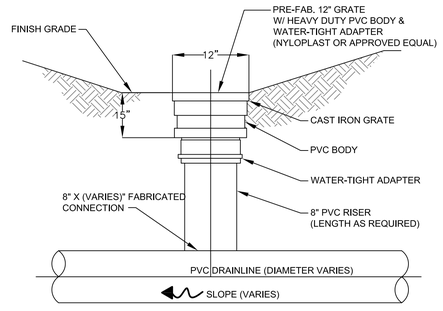


NOTES:

DAMAGES TO EXISTING UTILITIES SHALL BE REPLACED AND/OR RESORED TO ITS ORIGINAL CONDITION AT NO ADDITIONAL COST TO THE OWNER.

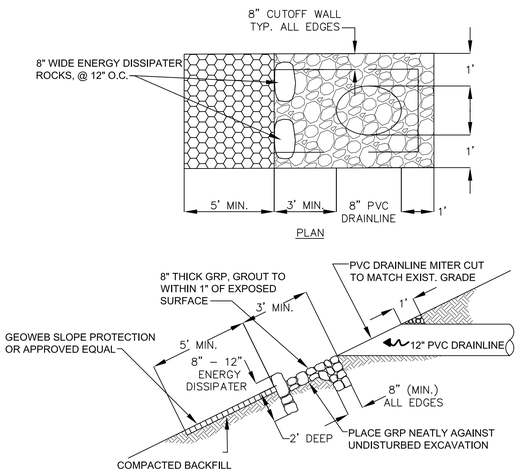
TRENCHING DETAIL

NTS



DRAIN INLET DETAIL

NTS



12" OUTLET STRUCTURE DETAIL

NTS

CONSTRUCTION NOTES

NTS

ENVIRONMENTAL HEALTH CONSTRUCTION NOTES

1. THE CONTRACTOR SHALL REMOVE ALL SILT AND DEBRIS RESULTING FROM HIS WORK AND DEPOSITED IN DRAINAGE FACILITIES, ROADWAYS, AND OTHER AREAS. THE COSTS INCURRED FOR ANY NECESSARY REMEDIAL ACTION BY THE STATE DEPARTMENT OF HEALTH SHALL BE PAYABLE BY THE CONTRACTOR.
2. THE CONTRACTOR, AT HIS EXPENSE, SHALL KEEP THE PROJECT AREA AND SURROUNDING AREA FREE OF DUST NUISANCE. THE WORK SHALL BE IN CONFORMANCE WITH THE AIR POLLUTION CONTROL STANDARDS AND REGULATIONS OF THE STATE DEPARTMENT OF HEALTH.
3. ALL GRADING OPERATIONS SHALL BE PERFORMED IN CONFORMANCE WITH THE APPLICABLE PROVISIONS OF THE WATER POLLUTION CONTROL AND WATER QUALITY STANDARDS CONTAINED IN THE PUBLIC HEALTH REGULATIONS, STATE DEPARTMENT OF HEALTH, ON WATER POLLUTION CONTROL AND WATER QUALITY STANDARDS, AND THE COUNTY GRADING ORDINANCE.
4. ALL SLOPES AND EXPOSED AREAS SHALL BE PLANTED OR PAVED IMMEDIATELY AFTER THE GRADING WORK HAS BEEN COMPLETED.
5. CONSTRUCTION DEBRIS AND WASTES SHALL BE DEPOSITED AT AN APPROPRIATE SITE. THE CONTRACTOR SHALL INFORM THE ENGINEER OF THE LOCATION OF DISPOSAL SITES. THE DISPOSAL SITE MUST ALSO FULFILL REQUIREMENTS OF THE GRADING ORDINANCES.
6. THE CONTRACTOR SHALL PROVIDE CONTINUOUS EROSION CONTROL MEASURES SHOWN IN THE APPROVED EROSION CONTROL PLAN AND OUTLINED IN THE REPORT ON DRAINAGE AND EROSION CONTROL. PROVIDE TEMPORARY DUST CONTROL BY SPRINKLING WITH WATER WAGONS OR OTHER SUITABLE MEANS SEVEN (7) DAYS A WEEK. GRASS EXPOSED AREAS IMMEDIATELY AFTER GRADING IS COMPLETED.
7. THE CONTRACTOR SHALL NOT DEMOLISH OR CLEAR ANY STRUCTURE, SITE OR VACANT LOT WITHOUT FIRST ASCERTAINING THE PRESENCE OR ABSENCE OF RODENTS WHICH MAY ENDANGER THE PUBLIC HEALTH BY DISPERSAL FROM SUCH PREMISES. SHOULD SUCH INSPECTION REVEAL THE PRESENCE OF SUCH RODENTS, THE CONTRACTOR SHALL ERADICATE SUCH RODENTS BEFORE DEMOLISHING OR CLEARING SAID STRUCTURE, SITE OR VACANT LOT.

COMPACTION REQUIREMENTS

1. TESTING OF MATERIALS SHALL BE CONDUCTED BY AN APPROVED INDEPENDENT TESTING AGENCY IN ACCORDANCE WITH ASTM STANDARD METHODS OR AS SPECIFIED BY THE DEPARTMENT OF PUBLIC WORKS, ENGINEERING DIVISION, AS FOLLOWS:
   - A. EMBANKMENT/SELECT BORROW AND SUBGRADE MATERIALS: ONE (1) COMPACTION TEST PER 600 SQUARE YARDS;
   - B. AGGREGATE SUBBASE COURSE: ONE (1) COMPACTION TEST PER 400 SQUARE YARDS; ONE (1) GRADATION AND SAND EQUIVALENT TEST PER PROJECT;
   - C. AGGREGATE BASE COURSE: ONE (1) COMPACTION TEST PER 300 SQUARE YARDS; ONE (1) GRADATION AND SAND EQUIVALENT TEST PER PROJECT;
   - D. ASPHALT CONCRETE PAVEMENT OR ASPHALT TREATED BASE COURSE: THREE (3) A.C. CORES FOR THICKNESS AND DENSITY TESTS PER PROJECT;
   - E. TRENCH BACKFILL MATERIAL: ONE (1) TEST FOR EACH 300 LINEAL FEET OF TRENCH PER LIFT OF MATERIAL.
2. CONTRACTOR SHALL SUBMIT ALL TESTING REPORTS INCLUDING RESULTS TO THE COUNTY'S INSPECTION AGENCY FOR REVIEW AND APPROVAL PRIOR TO COUNTY'S ACCEPTANCE OF WORK.
3. THE CONTRACTOR SHALL BE REQUIRED TO NOTIFY THE COUNTY OF ANY TESTING FAILURES AND CORRECT EACH FAILURE PRIOR TO PROCEEDING TO THE NEXT PHASE OF CONSTRUCTION. NONCOMPLIANCE WILL REQUIRE REMOVAL OF ALL SUBSEQUENT WORK TO CORRECT THE AREA OF FAILURE. ALL COSTS OF TESTING, REMOVAL, AND RECONSTRUCTION, SHALL BE BORNE BY THE CONTRACTOR.

EROSION CONTROL

THE FOLLOWING MEASURES SHALL BE TAKEN TO CONTROL EROSION DURING THE SITE DEVELOPMENT PERIOD:

1. MINIMIZE TIME OF CONSTRUCTION.
2. RETAIN EXISTING GROUND COVER UNTIL LATEST DATE TO COMPLETE CONSTRUCTION.
3. EARLY CONSTRUCTION OF DRAINAGE CONTROL FEATURES.
4. USE TEMPORARY AREA SPRINKLERS IN NON–ACTIVE CONSTRUCTION AREAS WHEN GROUND COVER IS REMOVED.
5. STATION WATER TRUCK ON SITE DURING CONSTRUCTION PERIOD TO PROVIDE FOR IMMEDIATE SPRINKLING, AS NEEDED. IN ACTIVE CONSTRUCTION ZONES (WEEKENDS AND HLIDAYS INCLUDED.).
6. USE TEMPORARY BERMS AND CUT–OFF DITCHES, WHERE NEEDED, FOR CONTROL OF EROSION.
7. GRADED AREAS SHALL BE THOROUGHLY WATERED AFTER CONSTRUCTION ACTIVITY HAS CEASED FOR THE DAY AND ON WEEKENDS.
8. ALL CUT AND FILL SLOPES SHALL BE SODDED OR PLANTED IMMEDIATELY AFTER GRADING WORK HAS BEEN COMPLETED.

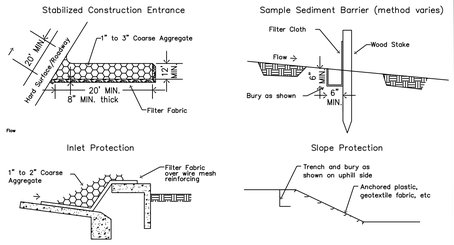
EARTHWORK (GRADING SETBACKS):

DISTANCE FROM TIP OF CUT OR BOTTOM OF FILL TO PROPERTY LINES.

HEIGHT OF CUT OR FILL	DISTANCE FROM PROPERTY LINE
0' TO 2'	1'
MORE THAN 2' TO 4'	2'
MORE THAN 4' TO 6'	3'
MORE THAN 6' TO 10'	4'
MORE THAN 10' TO 15'	5'
MORE THAN 15'	8'

MINIMUM BMP CHECKLIST FOR SMALL PROJECTS:

1. **STABILIZED CONSTRUCTION ENTRANCE**
   ALL POINTS OF EGRESS AND INGRESS TO A SITE SHALL BE PROTECTED WITH A STABILIZED CONSTRUCTION ENTRANCE. 20' x 20' MIN.
2. **STOCKPILES**
   STOCKPILES SHALL NOT BE LOCATED IN DRAINAGE WAYS OR OTHER AREAS OF CONCENTRATED FLOWS. DURING PERIODS OF WET WEATHER, SUCH AS THE RAINY SEASON, STOCKPILES SHALL BE STABILIZED. STOCKPILES COVERED IN PLASTIC WHEN NOT IN USE. SEDIMENT TRAPPING DEVICES SUCH AS FENCES, TRAPS, BASINS OR BARRIERS SHALL BE USED AROUND THE BASE OF ALL STOCKPILES.
3. **DUST CONTROL**
   DUST CONTROLSHOULD BE APPLIED TO REDUCE DUST EMISSIONS. THE CONTRACTOR SHALL KEEP THE PROJECT AREA AND SURROUNDING AREA FREE FROM DUST NUISANCE. THE WORK SHALL BE IN CONFORMANCE WITH THE AIR POLLUTION CONSTROL STANDARDS CONTAINED IN HAWAII ADMINISTRATIVE RULES: CHAPTER 11-60, "AIR POLLUTION CONTROL".
4. **SEDIMENT BARRIERS OR TRAPS**
   SEDIMENT TRAPPING DEVICES SUCH AS FENCES, TRAP BASINS OR BARRIERS SHALL BE USED DOWN SLOPE OF ALL DISTURBED AREAS AND AROUND THE BASE OF ALL MATERIAL STOCKPILES. STOCKPILES TO BE COVERED WITH PLASTIC.
5. **SLOPE PROTECTION**
   SURFACE FLOW FROM ABOVE AN EXPOSED SLOPE SHALL NOT BE ALLOWED TO FLOW OVER THE SLOPE WITHOUT PROTECTION. SLOPE PROTECTION SHALL BE USED ON AREAS WITH SLOPES GREATER THAN 50% AND ON AREAS OF MODERATE SLOPES THAT ARE PRONE TO EROSION.
6. **INLET PROTECTION**
   ALL STORM DRAIN INLETS ON SITE, AND THOSE OFFSITE THAT MAY RECEIVE RUNOFF FROM THE SITE SHALL USE AN INLET PROTECTION DEVICE.
7. **TEMPORARY STABILIZATION**
   IS NOT REQUIRED WHEN THE DISTURBED AREA WILL BE WORKED WITHIN A 14 DAY PERIOD. STABILIZATION IS REQUIRED FOR DISTURBED AREAS AT FINAL GRADE AND FOR THOSE AREAS THAT WILL NOT BE WORKED WITHIN A 14 DAY PERIOD.
8. **PERMANENT STABILIZATION**
   ALL DISTURBED AREAS SHALL BE PERMANENTLY STABILIZED PRIOR TO REMOVING EROSION AND SEDIMENT MEASURES. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN 30 DAYS AFTER FINAL SITE STABILIZATION OR AFTER THE TEMPORARY MEASURES ARE NO LONGER NEEDED. TRAPPED SEDIMENT AND AREAS OF DISTURBED SOIL WHICH RESULT FROM THE REMOVAL OF THE TEMPORARY MEASURES SHALL BE IMMEDIATELY PERMANENTLY STABILIZED. AREA TO BE PERMANENTLY SEEDED/MULCHED WITHIN 14 DAYS OF FINAL GRADE EXCEPT HOUSE AREA WHICH WILL BE FORMED AND SLABBED WITHIN 14 DAYS.



ADDITIONAL BMPS:

THE FOLLOWING MEASURES SHALL BE TAKEN DURING CONSTRUCTION:

1. PREVENT CEMENT PRODUCTS, OIL, FUEL, AND OTHER TOXIC SUBSTANCES FROM CONTAIMANTING SITE.
2. AVOID FERTILIZERS AND BIOCIDES, OR APPLY ONLY DURING PERIODS OF LOW RAINFALL TO MINIMIZE CHEMICAL RUNOFF.
3. COVER OPEN VEHICLES CARRYING SOILS, GRAVEL, OR OTHER PARTICULATE MATTER.
4. CONSTRUCT DRAINAGE CONTROL FEATURES, SUCH AS BERMS.
5. KEEP RUN-OFF ON-SITE.
6. RETAIN GROUND COVER UNTIL THE LAST POSSIBLE DATE.
7. STABILIZE DENUDED AREAS BY SODDING OR PLANTING AS SOON AS POSSIBLE. REPLANTING SHOULD INCLUDE SOIL AMENDMENTS, FERTILIZERS AND TEMPORARY IRRIGATION. USE HIGH SEEDING RATES TO ENSURE RAPID STAND ESTABLISHMENT.

EROSION CONTROL PLAN

THE FOLLOWING MEASURE WILL BE TAKEN TO CONTROL EROSION DURING THE CONSTRUCTION PERIOD.

1. MINIMIZE CONSTRUCTION TIME.
2. RETAIN EXISTING GROUND COVER AS LONG AS POSSIBLE.
3. EARLY INSTALLATION OF EROSION CONTROL MEASURES.
4. USE TEMPORARY AREA SPRINKLERS IN NON-ACTIVE AREAS WHEN GROUND COVER IS REMOVED.
5. PROVIDE WATER FOR IMMEDIATE SPRINKLING, AS NEEDED, IN ACTIVE AREAS.
6. USE TEMPORARY EROSION CONTROL MEASURES WHERE NEEDED.
7. THOROUGHLY WATER GRADED AREAS AT THE END OF EACH WORK DAY AND WEEKENDS.
8. PROVIDE TEMPORARY IRRIGATION SYSTEM, AND GRASS ALL CUT AND FILL SLOPES WITHIN 30 DAYS AFTER GRADING WORK IS COMPLETED.

cdf

BRANDON W MUIR
LICENSED PROFESSIONAL ENGINEER
No. 18565-C
HAWAII U.S.A.

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

Signature

License expires on 04/30/2026

REV.
REV.
REV.

KALPAKOFF RESIDENCE

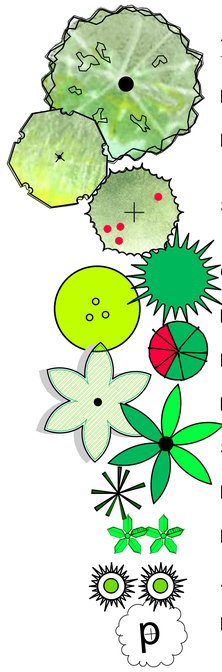
620 MAHANA RIDGE DR.
LAHAINA, MAUI HI, 96761
TMK: (2) 4-2-010:037

PROJECT NO:	KALPAKOFF
FILE:	
SCALE:	
DATE:	MAR 2025
DRAWN BY:	HTH

DRAWING NO.
SHEET

C-3

3 OF 3 SHEETS



TREES

MANGO

DWARF KOA

SINGAPORE PLUMERIA

COOK PINE

FRUIT TREES

BRONZE EUPHORBIA

FOXTAIL PALM

SEALING WAX PALM

MACARTHUR PALM

PIGMY DATE PALM

ARECA PALM

PAPAYA

SHRUBS

SHELL GINGER

TURK'S CAP

RED GINGER

DWARF BIRD-OF-PARADISE

RHAPIS PALM

RED / GREEN TI

SPLIT-LEAF PHILODENDRON

AGAPANTHUS 'Blue' & 'White'

MEYER'S 'FOXTAIL' FERN

RED & PINK ANTHURIUM

HIBISCUS (yellow,red,white)

GROUNDCOVER

NAUPAKA

POHINAHINA

GROUND ORCHID

PURPLE LANTANA

FIRECRACKER 'Russelia'

LAUAE FERN
w/ Crushed Cinder Thru

KUPUKUPU 'DWARF' FERN
w/ Crushed Cinder Thru

LAWN - Seashore Paspalum

LOT 36

(250.61)

244°14'05"
R=720.00

ilima papa

ilima papa

purple lantana

pohinahina

firecracker

LAWN

LAWN

LAWN

LAWN

LAWN

Top Bank

Sewer line Easement G

4-inch Sewer Cleanout

Water Valve

Water Meter

1/2" PIPE
(SET)

Water Valve

Water Meter

Water Valve

Water Valve

Water Valve

569.4

Kukui

16'-0"
CLR.

570.5

85.03

12'-0"

Edge Pavement
Concrete Swale

Fire hy...

Storm Drain Manl

1/2" PIPE
(SET)

349°00'
17.73

Transformer

1/2" PIPE
(SET)

(227.98)

81°30'
502.33

REBAR POL
(SET)

p

p

Av

Le

Ta

LOT 37
2.379 ACRES

1" = 10-0"

0 ft. 5 10 20 30

CHP MAUI INC.

LANDSCAPE ARCHITECTURE & PLANNING

2200 MAIN STREET, SUITE 527
Wailuku, Hawaii 96793
Ph. 808-242-1955
www.chpmaui.com
info@chpmaui.com

KALPAKOFF RESIDENCE

MAHANA ESTATES, LAHAINA, MAUI, HAWAII

TMK: (2) 4-2-010:037 LOT 37

DAVID P SEREDA
LICENSED PROFESSIONAL LANDSCAPE ARCHITECT
NO. 15319
HAWAII U.S.A.

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

Signature Expires 04-30-26

PERMIT SET

LANDSCAPE PLAN 1

Scale: 1"= 20'-0"

Designed by	DS
Drawn by	DS
Checked by	DS
Date	AUG 2025
File No.	24-012

SHEET

L-1.0

1 of XX sheets

TREES

- MANGO
- DWARF KOA
- SINGAPORE PLUMERIA
- COOK PINE
- FRUIT TREES
- BRONZE EUPHORBIA
- FOXTAIL PALM
- SEALING WAX PALM
- MACARTHUR PALM
- PIGMY DATE PALM
- ARECA PALM
- PAPAYA

SHRUBS

- SHELL GINGER
- TURK'S CAP
- RED GINGER
- DWARF BIRD-OF-PARADISE
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GROUNDCOVER

- NAUPAKA
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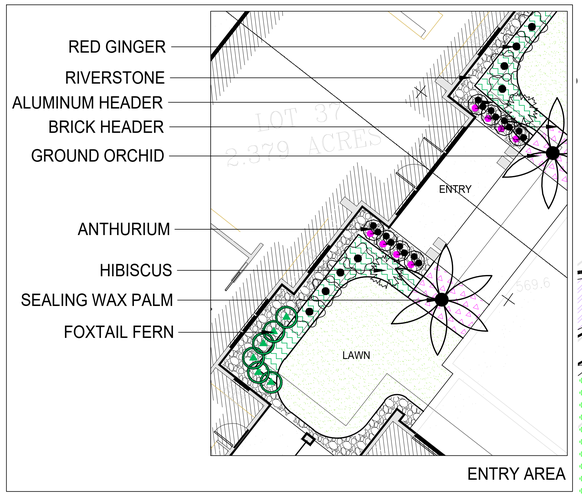
- GROUND ORCHID
- PURPLE LANTANA
- FIRECRACKER 'Russelia'
- LAUAE FERN w/ Crushed Cinder Thru
- KUPUKUPU 'DWARF' FERN w/ Crushed Cinder Thru
- LAWN - Seashore Paspalum

1" = 10-0"

0 ft. 5 10 20 30



ENTRY AREA

NOTES:

1 - ALL STREET TREE LOCATIONS ARE APPROXIMATE & WILL BE ADJUSTED 'IN-THE-FIELD' BY LANDSCAPE CONTRACTOR TO HAVE A 10'-0" CLEAR ZONE TO ALL UTILITIES INCLUDING WATER MAINS, FIRE HYDRANTS, AND SERVICE LATERALS. (AS PER DEPARTMENT OF WATER SUPPLY REQUIREMENTS)
3 - ALL STREET TREES TO HAVE 10'-0" OF ROOT BARRIER INSTALLED AT BACK OF CURB. ADDITIONAL ROOTBARRIER TO BE INSTALLED WHEN "CLEAR ZONE" CANNOT BE ACCOMMODATED.
4 - ALL LANDSCAPE MATERIAL TO BE WATERED USING AN AUTOMATIC IRRIGATION SYSTEM.
5 - SEE CIVIL PLANS FOR ALL GRADING AND RETAINING WALLS.
6 - 18" MAINTENANCE STRIP WITH CINDER AROUND ALL BUILDINGS.

CHP MAUI INC.
LANDSCAPE ARCHITECTURE & PLANNING
2200 MAIN STREET, SUITE 527
Wailuku, Hawaii 96793
Ph. 808-242-1955
www.chpmaui.com
info@chpmaui.com

KALPAKOFF RESIDENCE

MAHANA ESTATES, LAHAINA, MAUI, HAWAII

TMK: (2) 4-2-010:037 LOT 37

DAVID P SEREDA
LICENSED PROFESSIONAL LANDSCAPE ARCHITECT NO. 15319
HAWAII U.S.A.

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Signature Expires 04-30-26

PERMIT SET

LANDSCAPE PLAN 1

Scale: 1"= 20'-0"

Designed by	DS
Drawn by	DS
Checked by	DS
Date	AUG 2025
File No.	24-012

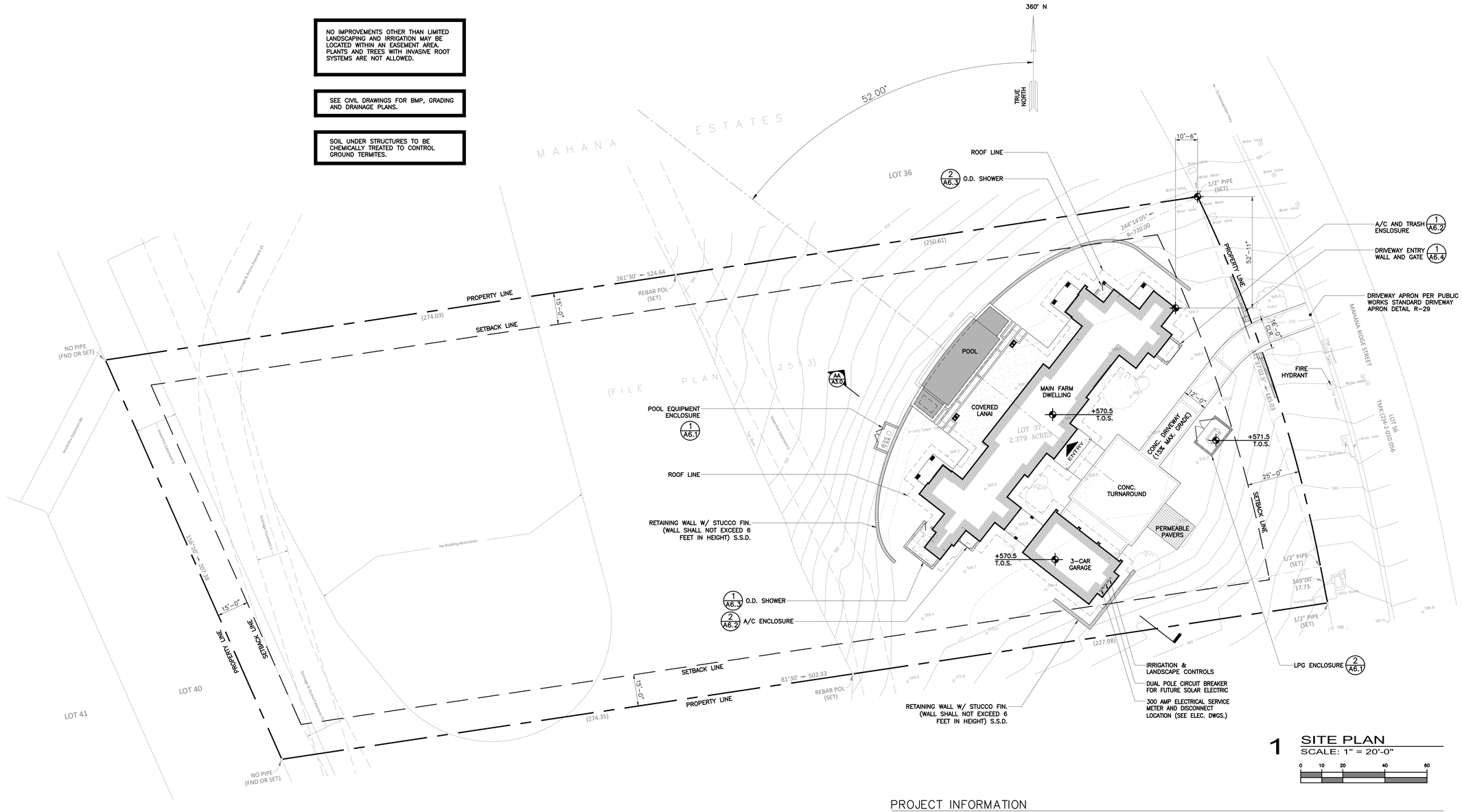
SHEET L-1.1

1 of XX sheets

NO IMPROVEMENTS OTHER THAN LIMITED LANDSCAPING AND IRRIGATION MAY BE LOCATED WITHIN AN EASEMENT AREA. PLANTS AND TREES WITH INVASIVE ROOT SYSTEMS ARE NOT ALLOWED.

SEE CIVIL DRAWINGS FOR BMP, GRADING AND DRAINAGE PLANS.

SOIL UNDER STRUCTURES TO BE CHEMICALLY TREATED TO CONTROL GROUND TERMITES.



1 SITE PLAN
SCALE: 1" = 20'-0"
0 10 20 40 60

PROJECT INFORMATION

KALPAKOFF RESIDENCE

LOT 37 MAHANA ESTATES
620 MAHANA RIDGE ST
LAHAINA, HI 96761

T.M.K.: (2) 4-2-010: 037

BUILDING DEPT. INFO

PROJECT TYPE
NEW SINGLE FAMILY DWELLING, POOL AND RETAINING WALL

PROPERTY OWNER
KALPAKOFF FAMILY TRUST
6575 PRAYING MONK RD
PARADISE VALLEY AZ 85253

PROJECT ADDRESS
LOT 37 MAHANA ESTATES
620 MAHANA RIDGE ST
LAHAINA, HI 96761

FLOOD HAZARD DISTRICT
X

TYPE OF CONSTRUCTION
V-B

OCCUPANCY
R-3

PROPERTY AREA
2.379 ACRES

SETBACKS
FRONT: 25'-0"
SIDE: 15'-0"
REAR: 15'-0"

FIRE RESTRICTIVE RATING REQ. FOR BUILDING ELEMENTS PER IBC TABLE 601- REQUIRED FIRE RATING IN HOURS
NON BEARING WALLS AND PARTITIONS:
INTERIOR 0 HOURS
EXTERIOR 0 HOURS

APPLICABLE BUILDING CODE
- BUILDING CODE ADMINISTRATIVE AND SUPPLEMENTAL PROVISIONS MAUI COUNTY CODE, CHAPTER 16.25 – COUNTY ORDINANCE 5507
- 2018 INTERNATIONAL BUILDING CODE (IBC) COUNTY AMENDMENTS MAUI COUNTY CODE, CHAPTER 16.26C BUILDING CODE COUNTY ORDINANCE 5508
- 2018 INTERNATIONAL RESIDENTIAL CODE (IRC) STATE AMENDMENTS MAUI COUNTY CODE, CHAPTER 16.08A RESIDENTIAL CODE (COUNTY AMENDMENTS TBD)
- 2018 INTERNATIONAL EXISTING BUILDING CODE (IEBC) STATE AMENDMENTS MAUI COUNTY CODE, CHAPTER 16.10 EXISTING BUILDING CODE (COUNTY AMENDMENTS TBD)
- 2018 INTERNATIONAL ENERGY CONSERVATION CODE (IECC) STATE AMENDMENTS 2018 INTERNATIONAL ENERGY CONSERVATION CODE (IECC) COUNTY AMENDMENTS MCC CHAPTER 16.16C ENERGY CODE COUNTY ORDINANCE 5455
- NATIONAL ELECTRICAL CODE (NEC)
- MAUI COUNTY CODE 16.20C AMENDING THE 2018 UNIFORM PLUMBING CODE (UPC)
- ACCESSIBILITY CODE: 2010 ADA GUIDELINES

BUILDING AREA

MAIN DWELLING – 1st FLR.	
LIVING AREA:	4,422
COVERED LANAI:	1,443
GARAGE:	1,033
MAIN DWELLING – 2nd FLR.	
LIVING AREA:	560
COVERED LANAI:	145
TOTAL CONDITIONED AREA:	4,982
TOTAL AREA:	7,603

SCOPE OF WORK
1. CONSTRUCT NEW SINGLE FAMILY DWELLING, POOL AND RETAINING WALL.

PILI

PILI DESIGN BUILD, LLC
2070 W VINEYARD STREET, B
WAILUKU, HAWAII 96793
808.633.4636
PILIDESIGNBUILD.COM

JEREMY W STODDART
LICENSED PROFESSIONAL ARCHITECT
No. 14367
HAWAII USA

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

signature 4/30/2026 exp. date

for Maui County Permit Office Use.

KALPAKOFF RESIDENCE
LOT 37 MAHANA ESTATES
620 MAHANA RIDGE ST
LAHAINA, HAWAII 96761
TMK: (2) 4-2-010: 037

PROPOSED
NEW SINGLE FAMILY DWELLING, POOL AND RETAINING WALL

OWNER
KALPAKOFF FAMILY TRUST

ISSUED FOR PERMIT

No.	DATE	REVISIONS	BY
	2024-10-24	DRB	
	2025-01-29	PERMIT	
	2025-04-09	PRICING	
1	2025-08-08	PLAN CHECK COMM.	
2	2025-09-15	REV	

DRAWN APPROVED

CONTRACT DATE SCALE
– PER PLAN

SHEET TITLE
SITE PLAN

SHEET NUMBER
A1.0

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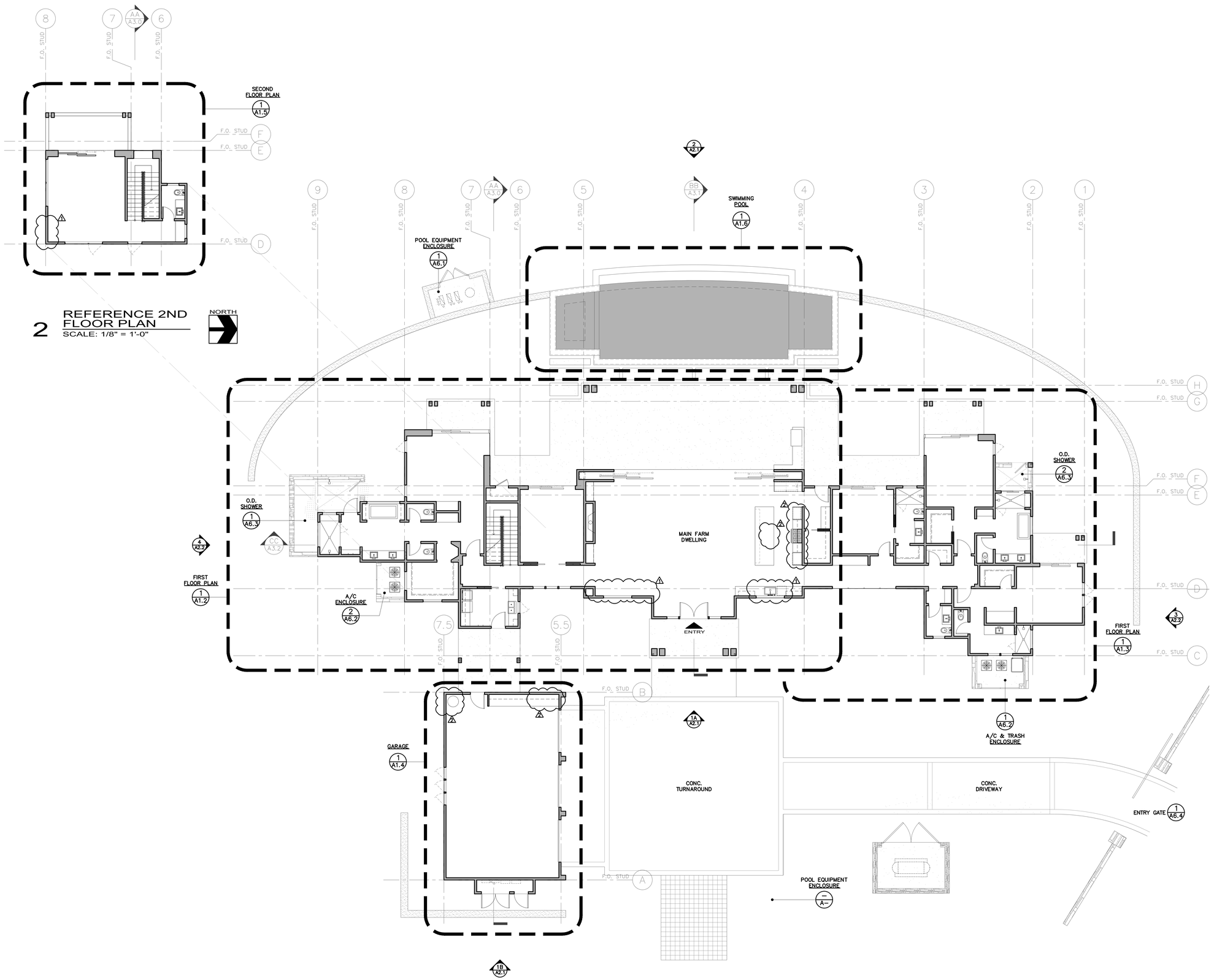


GENERAL NOTES – FLOOR PLAN

– ALL GRIDLINES ARE TO FACE OF STUD U.N.O.

– ALL DIMENSIONS ARE TO FACE OF STUD, U.N.O.

– ⅝" TYPE X GYP. BD. TO BE USED, TYP.

– EXHAUST FANS, RANGE HOODS AND CLOTHES DRYER SHALL BE VENTED TO THE OUTSIDE VIA METAL DUCTING.

– SMOKE DETECTORS AND CARBON MONOXIDE ALARMS SHALL BE PROVIDE IN EACH BEDROOM AND OUTSIDE EACH BEDROOM. HARDWIRED TO RESIDENCE POWER SUPPLY AND INTERCONNECTED.

– MAXIMUM FLAME SPREAD RATING OF WALLS: 200

– MAXIMUM SMOKE DEVELOPED INDEX OF WALLS: 450

– TUB AND SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NONABSORBENT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6 FEET ABOVE THE FLOOR. [R307.2]

– WATER-RESISTANT GYPSUM BOARD SHALL NOT BE INSTALLED OVER A CLASS I OR II VAPOR RETARDER IN A SHOWER OR TUB COMPARTMENT. [R702.3.7] WATER RESISTANT GYPSUM BACKING BOARD SHALL NOT BE USED WHERE THERE WILL BE DIRECT EXPOSURE TO WATER, OR IN AREAS SUBJECT TO CONTINUOUS HIGH HUMIDITY. [R702.3.7.1]

– MATERIALS USED AS BACKERS FOR WALL TILE IN TUB AND SHOWER AREAS AND WALL PANELS IN SHOWER AREAS SHALL BE GLASS MAT GYPSUM PANEL, FIBER-REINFORCED GYPSUM PANELS, NON-ASBESTOS FIBER-CEMENT BACKER BOARD, OR NON-ASBESTOS FIBER-CEMENT REINFORCED CEMENTITIOUS BACKER UNITS INSTALLED IN ACCORDANCE WITH MANUFACTURERS' RECOMMENDATIONS. [R702.4.2]

– CONTROL VALVES AND SHOWERHEADS SHALL BE LOCATED ON THE SIDEWALL OF SHOWER COMPARTMENTS OR OTHERWISE ARRANGED SO THAT THE SHOWERHEADS DOES NOT DISCHARGE DIRECTLY AT THE ENTRANCE TO THE COMPARTMENT SO THAT THE BATHER CAN ADJUST THE VALVES PRIOR TO STEPPING INTO THE SPRAY. [UPC 408.9]

INSULATION SCHEDULE

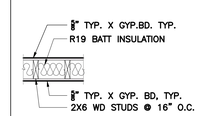
LOCATION	R-VALUE
ROOF	R-30
CEILINGS (BETWEEN TRUSS MEMBERS)	R-30
EXTERIOR WALLS	R-20
INTERIOR WALLS	SOUND BATT INSULATION

KEYNOTES – FLOOR PLAN

1 CONC. SLAB, SLOPED TO DRAIN.
2 LINE OF CEILING ABOVE
3 LINE OF ROOF ABOVE
4 BUILT IN WOOD CASEWORK
5 COUNTERTOP @ 36" AFF
6 GLASS SHOWER ENCLOSURE (8')
7 SHOWER HEAD
8 SHOWER NICHE
9 SHOWER BENCH
10 DRAIN
11 FREESTANDING TUB
12 VANITY SINK
13 STAINLESS STEEL SINK
14 COOKTOP W/ HOOD EXHAUST
15 BUILT-IN MICROWAVE
16 HAND SINK
17 BUILT-IN DISHWASHER
18 BARBECUE
19 BUILT-IN REFRIGERATOR
20 120 GAL W.H. W/RE-CIRC. SOLAR WATER HEATING SYSTEM.
21 CLOSET ORGANIZATION SYSTEM BY OWNER, TYP.
22 FIREPLACE: ASCENT™ LINEAR PREMIUM 56 DIRECT VENT FIREPLACE, NATURAL GAS W/ LPG CONVERSION KIT, ELECTRONIC IGNITION.

UL DESIGN NO. U305-1 HR RATING

1 HR WALL LOCATION



1 HR WALL DETAIL

PILI

PILI DESIGN BUILD, LLC
2070 W VINEYARD STREET, B
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KALPAKOFF RESIDENCE

LOT 37 MAHANA ESTATES
620 MAHANA RIDGE ST
LAHAINA, HAWAII 96761
TMK: (2) 4-2-010: 037

PROPOSED
NEW SINGLE FAMILY DWELLING, POOL AND RETAINING WALL

OWNER
KALPAKOFF FAMILY TRUST

ISSUED FOR PERMIT

No.	DATE	REVISIONS	BY
	2024-10-24	DRB	
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DRAWN APPROVED

CONTRACT DATE SCALE
– 1/8"=1'-0"

SHEET TITLE
REFERENCE PLAN

SHEET NUMBER
A1.1

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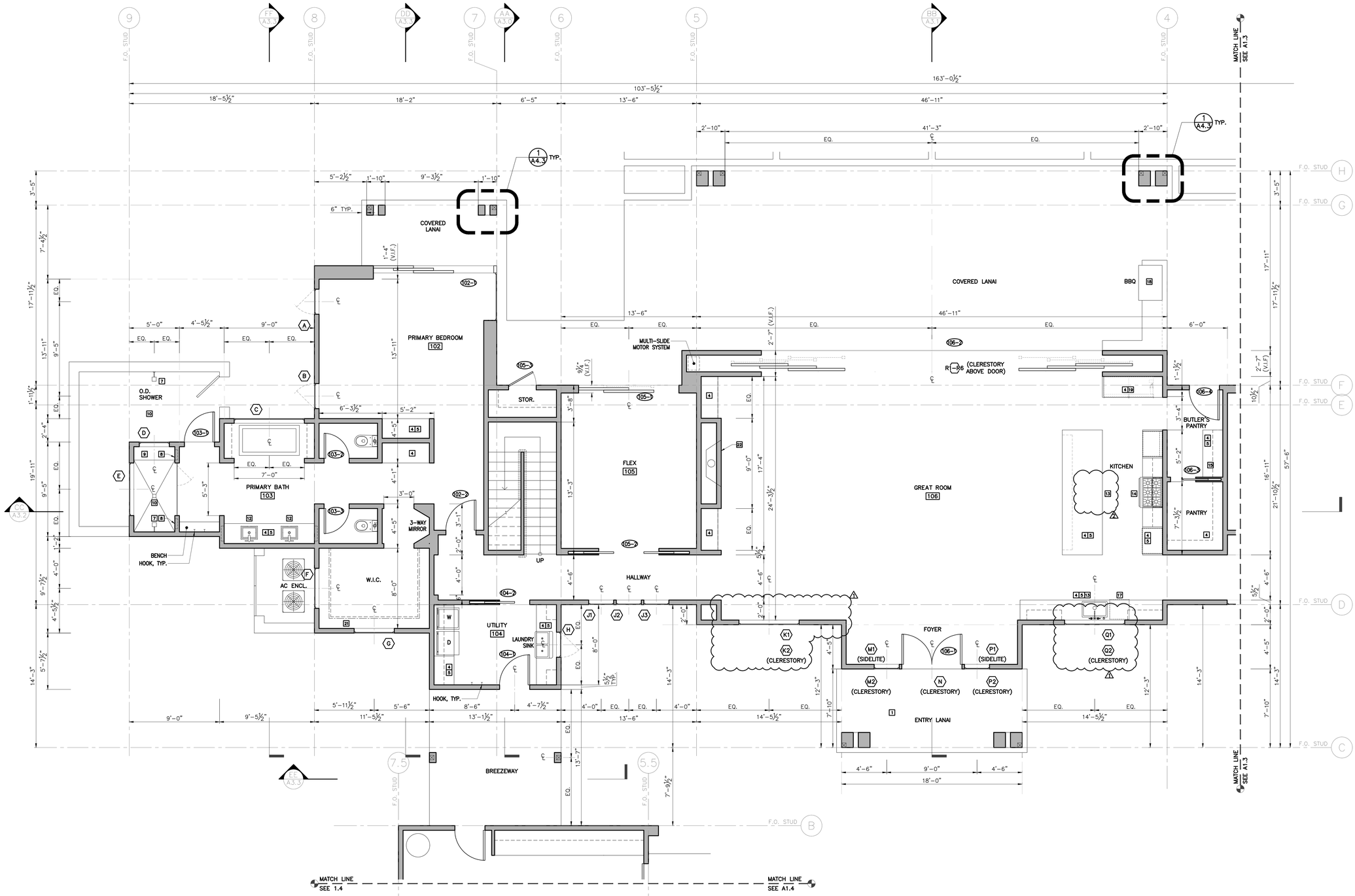

1 FLOOR PLAN
SCALE: 1/4" = 1'-0"

NORTH

GENERAL NOTES – FLOOR PLAN

- ALL GRIDLINES ARE TO FACE OF STUD U.N.O.
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INSULATION SCHEDULE

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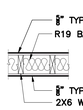
ROOF	R-30
CEILINGS (BETWEEN TRUSS MEMEBERS)	R-30
EXTERIOR WALLS	R-20
INTERIOR WALLS	SOUND BATT INSULATION

KEYNOTES – FLOOR PLAN

1. CONC. SLAB, SLOPED TO DRAIN.
2. LINE OF CEILING ABOVE
3. LINE OF ROOF ABOVE
4. BUILT IN WOOD CASEWORK
5. COUNTERTOP @ 36" AFF
6. GLASS SHOWER ENCLOSURE (8')
7. SHOWER HEAD
8. SHOWER NICHE
9. SHOWER BENCH
10. DRAIN
11. FREESTANDING TUB
12. VANITY SINK
13. STAINLESS STEEL SINK
14. COOKTOP W/ HOOD EXHAUST
15. BUILT-IN MICROWAVE
16. HAND SINK
17. BUILT-IN DISHWASHER
18. BARBECUE
19. BUILT-IN REFRIGERATOR
20. 120 GAL W.H. W/RE-CIRC. SOLAR WATER HEATING SYSTEM.
21. CLOSET ORGANIZATION SYSTEM BY OWNER, TYP.
22. FIREPLACE: ASCENT™ LINEAR PREMIUM 56 DIRECT VENT FIREPLACE, NATURAL GAS W/ LPG CONVERSION KIT, ELECTRONIC IGNITION.

UL DESIGN NO. U305-1 HR RATING

1 HR WALL LOCATION



1 HR WALL DETAIL

PILI

PILI DESIGN BUILD, LLC
2070 W VINEYARD STREET, B
WAILUKU, HAWAII 96793
808.633.4636
PILIDESIGNBUILD.COM

JEREMY W STODDART
LICENSED PROFESSIONAL ARCHITECT
No. 14367
HAWAII USA

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

signature 4/30/2026
exp. date

for Maui County Permit Office Use.

KALPAKOFF RESIDENCE

LOT 37 MAHANA ESTATES
620 MAHANA RIDGE ST
LAHAINA, HAWAII 96761
TMK: (2) 4-2-010: 037

PROPOSED
NEW SINGLE FAMILY DWELLING, POOL AND RETAINING WALL

OWNER
KALPAKOFF FAMILY TRUST

ISSUED FOR PERMIT

No.	DATE	REVISIONS	BY
	2024-10-24	DRB	
	2025-01-29	PERMIT	
	2025-04-09	PRICING	
1	2025-08-08	PLAN CHECK COR.	
2	2025-09-15	REV	

DRAWN APPROVED

CONTRACT DATE: – SCALE: 1/4"=1'-0"

SHEET TITLE
FIRST FLOOR PLAN

SHEET NUMBER
A1.2

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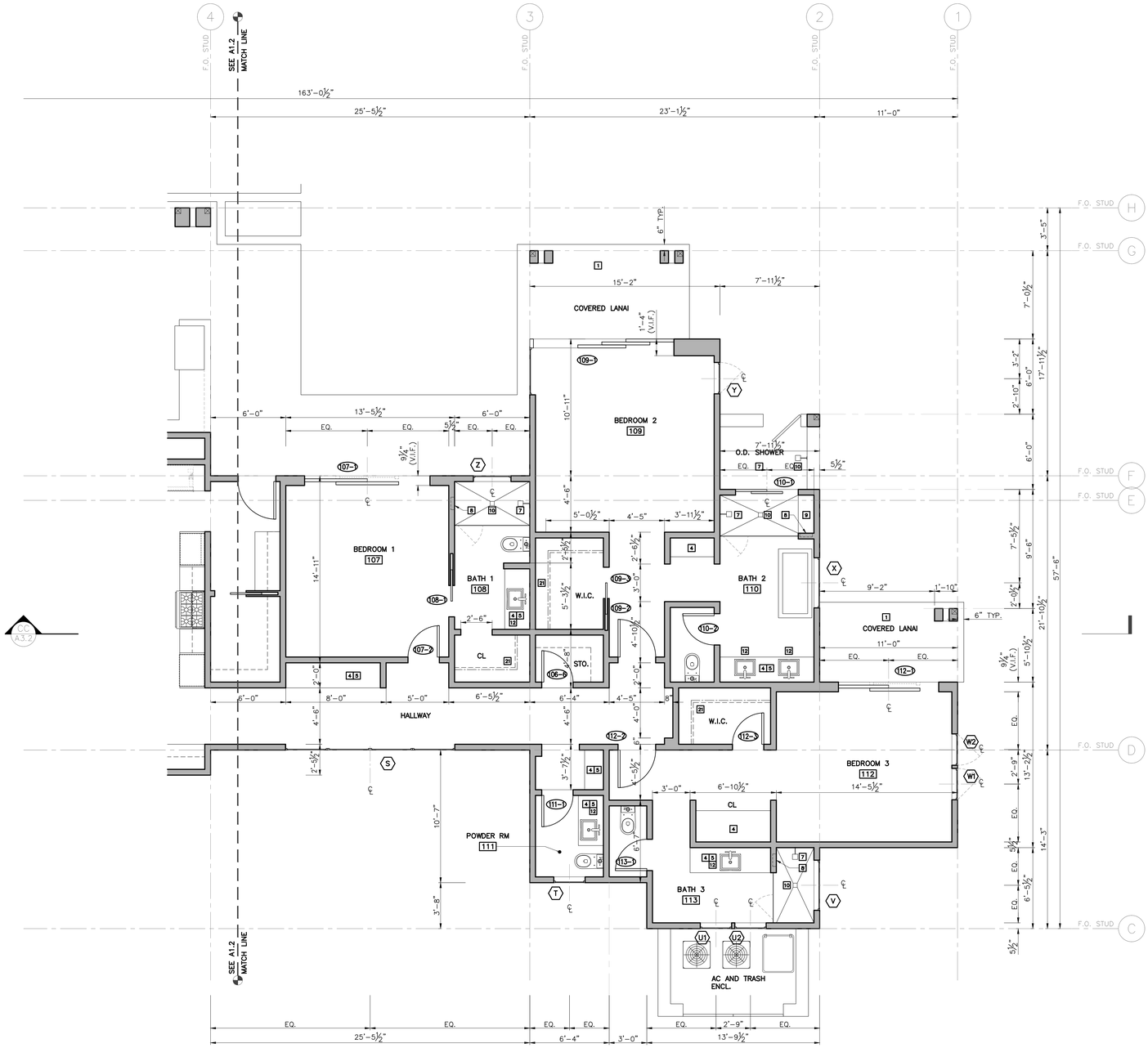

1 FLOOR PLAN
SCALE: 1/4" = 1'-0"

NORTH

GENERAL NOTES – FLOOR PLAN

– ALL GRIDLINES ARE TO FACE OF STUD U.N.O.

– ALL DIMENSIONS ARE TO FACE OF STUD, U.N.O.

– ⅝" TYPE X GYP. BD. TO BE USED, TYP.

– EXHAUST FANS, RANGE HOODS AND CLOTHES DRYER SHALL BE VENTED TO THE OUTSIDE VIA METAL DUCTING.

– SMOKE DETECTORS AND CARBON MONOXIDE ALARMS SHALL BE PROVIDE IN EACH BEDROOM AND OUTSIDE EACH BEDROOM. HARDWIRED TO RESIDENCE POWER SUPPLY AND INTERCONNECTED.

– MAXIMUM FLAME SPREAD RATING OF WALLS: 200

– MAXIMUM SMOKE DEVELOPED INDEX OF WALLS: 450

– TUB AND SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NONABSORBENT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6 FEET ABOVE THE FLOOR. [R307.2]

– WATER-RESISTANT GYPSUM BOARD SHALL NOT BE INSTALLED OVER A CLASS I OR II VAPOR RETARDER IN A SHOWER OR TUB COMPARTMENT. [R702.3.7] WATER RESISTANT GYPSUM BACKING BOARD SHALL NOT BE USED WHERE THERE WILL BE DIRECT EXPOSURE TO WATER, OR IN AREAS SUBJECT TO CONTINUOUS HIGH HUMIDITY. [R702.3.7.1]

– MATERIALS USED AS BACKERS FOR WALL TILE IN TUB AND SHOWER AREAS AND WALL PANELS IN SHOWER AREAS SHALL BE GLASS MAT GYPSUM PANEL, FIBER-REINFORCED GYPSUM PANELS, NON-ASBESTOS FIBER-CEMENT BACKER BOARD, OR NON-ASBESTOS FIBER-CEMENT REINFORCED CEMENTITIOUS BACKER UNITS INSTALLED IN ACCORDANCE WITH MANUFACTURERS' RECOMMENDATIONS. [R702.4.2]

– CONTROL VALVES AND SHOWERHEADS SHALL BE LOCATED ON THE SIDEWALL OF SHOWER COMPARTMENTS OR OTHERWISE ARRANGED SO THAT THE SHOWERHEADS DOES NOT DISCHARGE DIRECTLY AT THE ENTRANCE TO THE COMPARTMENT SO THAT THE BATHER CAN ADJUST THE VALVES PRIOR TO STEPPING INTO THE SPRAY. [UPC 408.9]

INSULATION SCHEDULE

LOCATION	R-VALUE
ROOF	R-30
CEILINGS (BETWEEN TRUSS MEMBERS)	R-30
EXTERIOR WALLS	R-20
INTERIOR WALLS	SOUND BATT INSULATION

KEYNOTES – FLOOR PLAN

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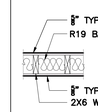
UL DESIGN NO. U305-1 HR RATING

1 HR WALL LOCATION



1 HR WALL DETAIL

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DRAWN APPROVED

CONTRACT DATE – SCALE 1/4"=1'-0"

SHEET TITLE
FIRST FLOOR PLAN

SHEET NUMBER
A1.3

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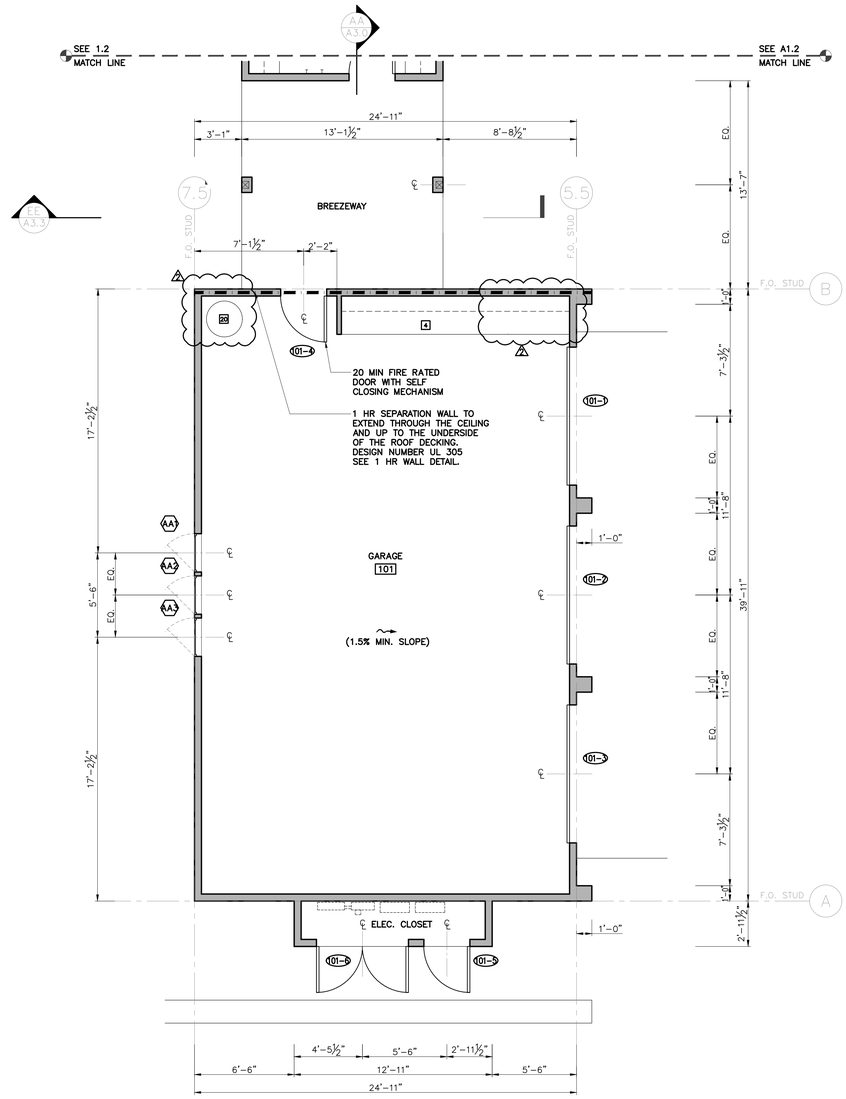

1 FLOOR PLAN
SCALE: 1/4" = 1'-0"

NORTH

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LOCATION	R-VALUE
ROOF	R-30
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EXTERIOR WALLS	R-20
INTERIOR WALLS	SOUND BATT INSULATION

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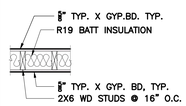
UL DESIGN NO. U305–1 HR RATING

1 HR WALL LOCATION



1 HR WALL DETAIL

PILI

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PROPOSED
NEW SINGLE FAMILY DWELLING, POOL AND RETAINING WALL

OWNER
KALPAKOFF FAMILY TRUST

ISSUED FOR PERMIT

No.	DATE	REVISIONS	BY
	2024-10-24	CORR	
	2025-01-29	PERMIT	
	2025-04-09	PRICING	
1	2025-08-08	PLAN CHECK CORR.	
2	2025-09-15	REV	

DRAWN APPROVED

CONTRACT DATE –
SCALE 1/4"=1'-0"

SHEET TITLE
FIRST FLOOR PLAN

SHEET NUMBER
A1.4

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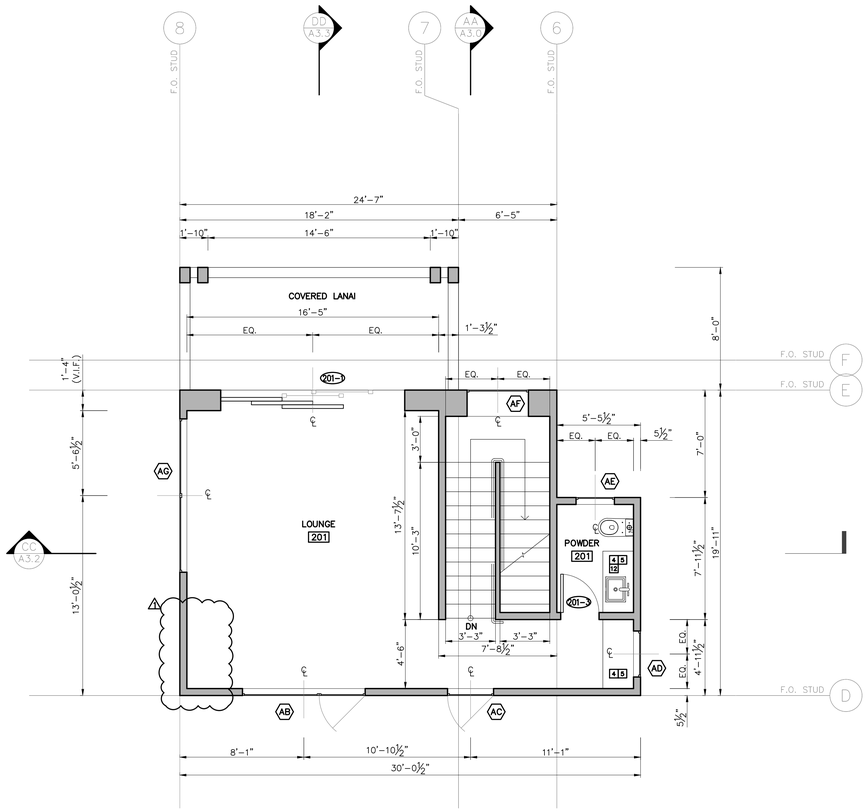

1 FLOOR PLAN
SCALE: 1/4" = 1'-0"

NORTH

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INSULATION SCHEDULE

LOCATION	R-VALUE
ROOF	R-30
CEILING (BETWEEN TRUSS MEMBERS)	R-30
EXTERIOR WALLS	R-20
INTERIOR WALLS	SOUND BATT INSULATION

KEYNOTES – FLOOR PLAN

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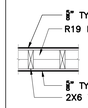
1 HR WALL LOCATION



1 HR WALL DETAIL

PILI

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DRAWN APPROVED

CONTRACT DATE SCALE
– 1/4"=1'-0"

SHEET TITLE
SECOND FLOOR PLAN

SHEET NUMBER
A1.5

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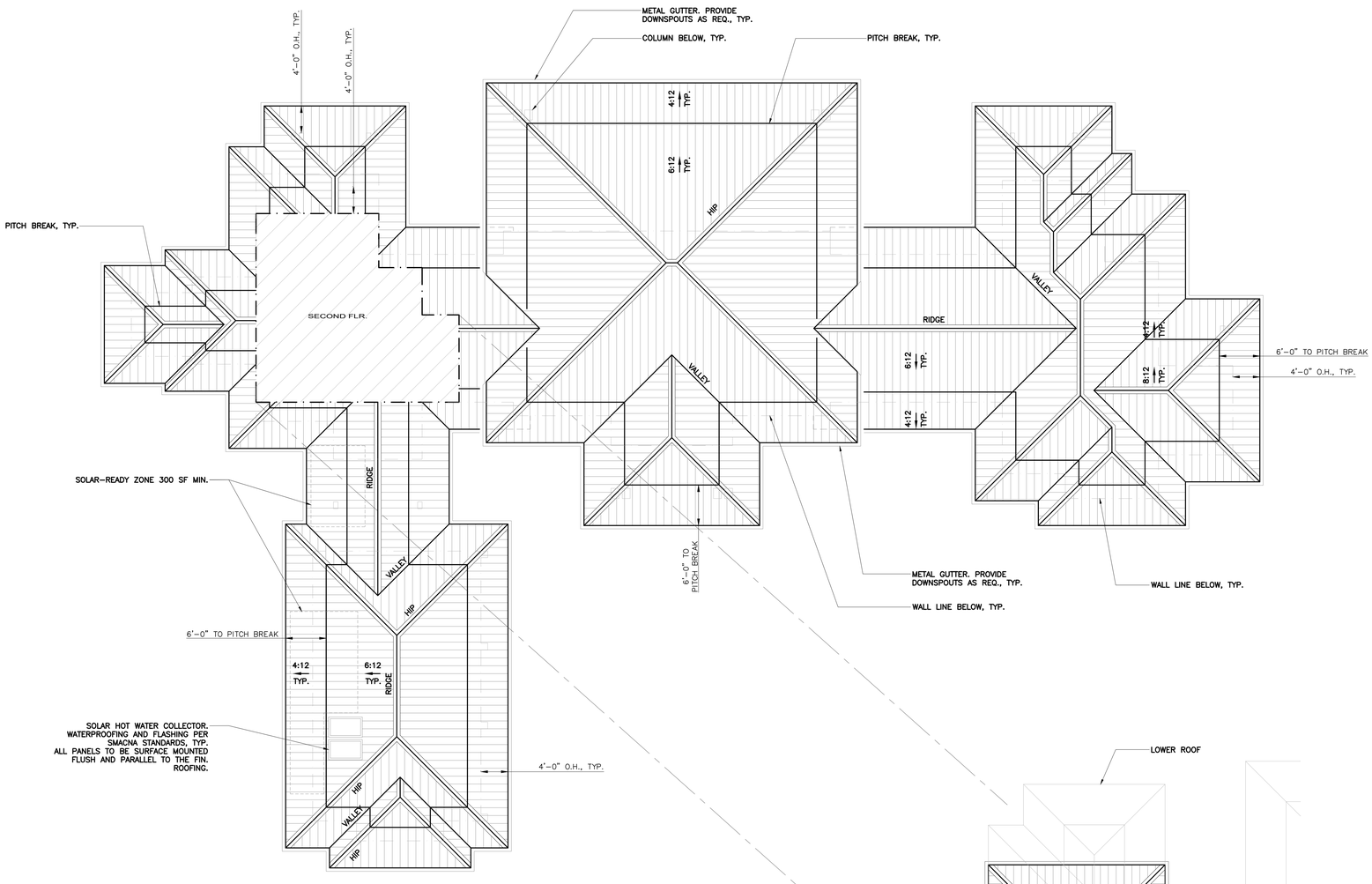

NET FREE VENTILATION AREA (NFVA): FIRST FLOOR

ATTIC FLOOR AREA (SQ.FT.)	LINEAR FEET OF SOFFIT VENT	LINEAR FEET OF RIDGE VENT		VENTED SOFFIT BOARD NFVA (SQ. IN/L.F.)	PROFILED RIDGE VENT NFVA (SQ. IN/L.F.)
8,509	725	190		13	11
REQUIRED NFVA (SQ. FT.)	**REQUIRED NFVA (SQ. IN.)**	**REQUIRED INTAKE NFVA (SQ. IN.)**	**REQUIRED EXHAUST NFVA (SQ. IN.)**	**PROVIDED INTAKE NFVA (SQ. IN)**	**PROVIDED EXHAUST NFVA (SQ. IN)**
57	4,084	2,042	2,042	9,135	2,082

NET FREE VENTILATION AREA (NFVA): SECOND FLOOR

ATTIC FLOOR AREA (SQ.FT.)	LINEAR FEET OF SOFFIT VENT	LINEAR FEET OF RIDGE VENT		VENTED SOFFIT BOARD NFVA (SQ. IN/L.F.)	PROFILED RIDGE VENT NFVA (SQ. IN/L.F.)
1,233	148	28		13	11
REQUIRED NFVA (SQ. FT.)	**REQUIRED NFVA (SQ. IN.)**	**REQUIRED INTAKE NFVA (SQ. IN.)**	**REQUIRED EXHAUST NFVA (SQ. IN.)**	**PROVIDED INTAKE NFVA (SQ. IN)**	**PROVIDED EXHAUST NFVA (SQ. IN)**
8	592	296	296	1,865	307

1 ROOF PLAN
SCALE: 1/8" = 1'-0"

NORTH

GENERAL NOTES – FLOOR PLAN

– ROOF PITCH AS NOTED ON ROOF PLAN

– COLLECT PLUMBING VENTS IN ATTIC SPACE TO MINIMIZE ROOF PENETRATIONS.

– ROOF FLASHING TO MEET SMACNA SHEET METAL STANDARDS & GUIDELINES

– STUB OUT FOR PV SYSTEM W/ WIRES AND CONDUIT TO ELECTRICAL PANEL AND METER.

– FLASHINGS SHALL BE INSTALLED AT WALL AND ROOF INTERSECTIONS, WHEREVER THERE IS A CHANGE IN ROOF SLOPE OR DIRECTION AND AROUND ROOF OPENINGS. A FLASHING SHALL BE INSTALLED TO DIVERT THE WATER AWAY FROM WHERE THE EAVE OF A SLOPED ROOF INTERSECTS A VERTICAL SIDEWALL. [R903.2.1]

– OVERFLOW DRAINS HAVING THE SAME SIZE AS THE ROOF DRAINS SHALL BE INSTALLED WITH THE INLET FLOW LINE LOCATED 2 INCHES ABOVE THE LOW POINT OF THE ROOF, OR OVERFLOW SCUPPERS HAVING THREE TIMES THE SIZE OF THE ROOF DRAINS AND HAVING A MINIMUM OPENING HEIGHT OF 4 INCHES SHALL BE INSTALLED IN THE ADJACENT PARAPET WALLS WITH THE INLET FLOW LOCATED 2 INCHES ABOVE THE LOW POINT OF THE ROOF SERVED. [R903.4.1]

–ATTIC AND RAFTER SPACE NET FREE VENTILATING AREA SHALL BE NOT LESS THAN 1/150 OF THE AREA OF THE SPACE VENTILATED. VENTILATORS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS INSTALLATION INSTRUCTIONS. [MCC 16.26C.1202.3.1]

–FOR AIR-PERMEABLE INSULATION IN VENTED ATTICS, A BAFFLE SHALL BE INSTALLED ADJACENT TO SOFFIT AND EAVE VENTS. BAFFLES SHALL MAINTAIN AN OPENING EQUAL OR GREATER THAN THE SIZE OF THE VENT. THE BAFFLE SHALL EXTEND OVER THE TOP OF THE ATTIC INSULATION. THE BAFFLES SHALL BE PERMITTED TO BE ANY SOLID MATERIAL. [RE 402.2.3]

ROOF SPECIFICATIONS

ROOF TYPE 1:

1¼" STANDING SEAM METAL ROOF – 24 GA ZINCALUME ALUMINUM–ZINC COATED STEEL; PVDF COATING DURAPON 70 FIN. o/ 40MIL PEEL AND STICK HIGH GRADE UNDERLAYMENT o/ ⅝" THERMOPLY ROOF SHEATHING (OR APPROVED EQ)

UL 580 CLASS 90 WIND UPLIFT RATING – ASTM E1592.
AIR AND WATER INFILTRATION RESISTANCE TO E1646 AND E1680 (WITH FIELD APPLIED SEAM SEALANT).

PILI

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DRAWN APPROVED

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SHEET TITLE
ROOF PLAN

SHEET NUMBER
A1.6

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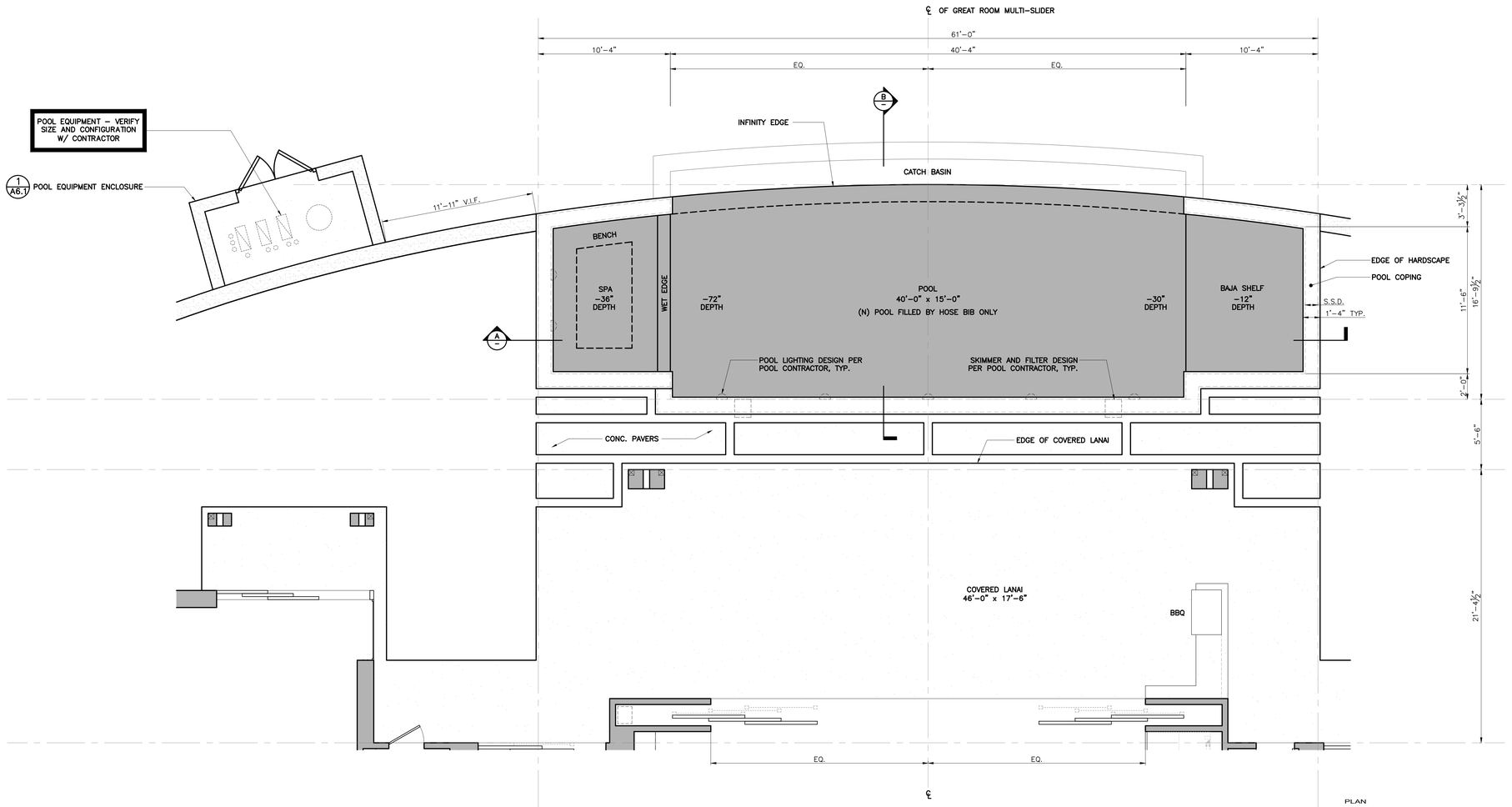
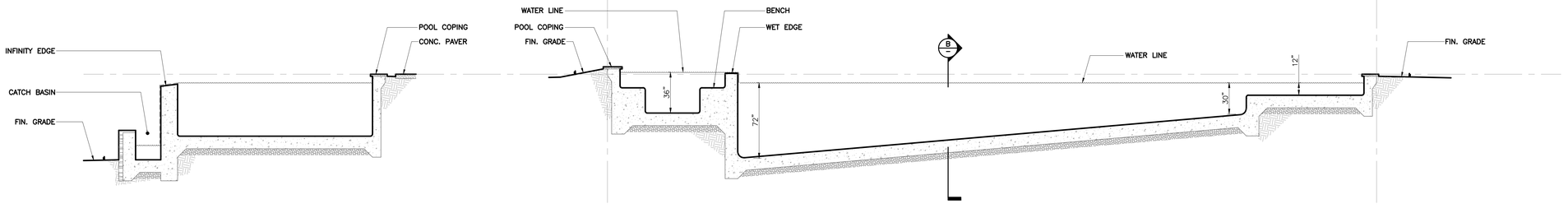




FOR FOUNDATION INFORMATION SEE STRUCTURAL DRAWINGS, TYP.

B SECTION

FOR FOUNDATION INFORMATION SEE STRUCTURAL DRAWINGS, TYP.

A SECTION

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

NORTH

GENERAL NOTES - FLOOR PLAN

- ALL GRIDLINES ARE TO FACE OF STUD U.N.O.
- ALL DIMENSIONS ARE TO FACE OF STUD, U.N.O.
- ⅝" TYPE X GYP. BD. TO BE USED, TYP.
- EXHAUST FANS, RANGE HOODS AND CLOTHES DRYER SHALL BE VENTED TO THE OUTSIDE VIA METAL DUCTING.
- SMOKE DETECTORS AND CARBON MONOXIDE ALARMS SHALL BE PROVIDE IN EACH BEDROOM AND OUTSIDE EACH BEDROOM. HARDWIRED TO RESIDENCE POWER SUPPLY AND INTERCONNECTED.
- MAXIMUM FLAME SPREAD RATING OF WALLS: 200
- MAXIMUM SMOKE DEVELOPED INDEX OF WALLS: 450
- TUB AND SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NONABSORBENT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6 FEET ABOVE THE FLOOR. [R307.2]
- WATER-RESISTANT GYPSUM BOARD SHALL NOT BE INSTALLED OVER A CLASS I OR II VAPOR RETARDER IN A SHOWER OR TUB COMPARTMENT. [R702.3.7] WATER RESISTANT GYPSUM BACKING BOARD SHALL NOT BE USED WHERE THERE WILL BE DIRECT EXPOSURE TO WATER, OR IN AREAS SUBJECT TO CONTINUOUS HIGH HUMIDITY. [R702.3.7.1]
- MATERIALS USED AS BACKERS FOR WALL TILE IN TUB AND SHOWER AREAS AND WALL PANELS IN SHOWER AREAS SHALL BE GLASS MAT GYPSUM PANEL, FIBER-REINFORCED GYPSUM PANELS, NON-ASBESTOS FIBER-CEMENT BACKER BOARD, OR NON-ASBESTOS FIBER-CEMENT REINFORCED CEMENTITIOUS BACKER UNITS INSTALLED IN ACCORDANCE WITH MANUFACTURERS' RECOMMENDATIONS. [R702.4.2]
- CONTROL VALVES AND SHOWERHEADS SHALL BE LOCATED ON THE SIDEWALL OF SHOWER COMPARTMENTS OR OTHERWISE ARRANGED SO THAT THE SHOWERHEADS DOES NOT DISCHARGE DIRECTLY AT THE ENTRANCE TO THE COMPARTMENT SO THAT THE BATHER CAN ADJUST THE VALVES PRIOR TO STEPPING INTO THE SPRAY. [UPC 408.9]

INSULATION SCHEDULE

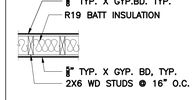
LOCATION	R-VALUE
ROOF	R-30
CEILINGS (BETWEEN TRUSS MEMBERS)	R-30
EXTERIOR WALLS	R-20
INTERIOR WALLS	SOUND BATT INSULATION

KEYNOTES - FLOOR PLAN

1. CONC. SLAB, SLOPED TO DRAIN.
2. LINE OF CEILING ABOVE
3. LINE OF ROOF ABOVE
4. BUILT IN WOOD CASEWORK
5. COUNTERTOP @ 36" AFF
6. GLASS SHOWER ENCLOSURE (8')
7. SHOWER HEAD
8. SHOWER NICHE
9. SHOWER BENCH
10. DRAIN
11. FREESTANDING TUB
12. VANITY SINK
13. STAINLESS STEEL SINK
14. COOKTOP W/ HOOD EXHAUST
15. BUILT-IN MICROWAVE
16. HAND SINK
17. BUILT-IN DISHWASHER
18. BARBECUE
19. BUILT-IN REFRIGERATOR
20. 120 GAL W.H. W/RE-CIRC. SOLAR WATER HEATING SYSTEM.
21. CLOSET ORGANIZATION SYSTEM BY OWNER, TYP.
22. FIREPLACE: ASCENT™ LINEAR PREMIUM 56 DIRECT VENT FIREPLACE, NATURAL GAS W/ LPG CONVERSION KIT, ELECTRONIC IGNITION.

UL DESIGN NO. U305-1 HR RATING

1 HR WALL LOCATION



1 HR WALL DETAIL

PILI

PILI DESIGN BUILD, LLC
2070 W VINEYARD STREET, B
WAILUKU, HAWAII 96793
808.633.4636
PILIDESIGNBUILD.COM

JEREMY W STODDART
LICENSED PROFESSIONAL ARCHITECT
No. 14367
HAWAII USA

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signature 4/30/2026 exp. date

for Maui County Permit Office Use.

KALPAKOFF RESIDENCE

LOT 37 MAHANA ESTATES
620 MAHANA RIDGE ST
LAHAINA, HAWAII 96761
TMK: (2) 4-2-010: 037

PROPOSED
NEW SINGLE FAMILY DWELLING, POOL AND RETAINING WALL

OWNER
KALPAKOFF FAMILY TRUST

ISSUED FOR PERMIT

No.	DATE	REVISIONS	BY
	2024-10-24	DRB	
	2025-01-29	PERMIT	
	2025-04-09	PRICING	
1	2025-08-08	PLAN CHECK COMM.	
2	2025-09-15	REVISION	

DRAWN APPROVED

CONTRACT DATE SCALE
- 1/4"=1'-0"

SHEET TITLE
SWIMMING POOL PLAN

SHEET NUMBER
A1.7

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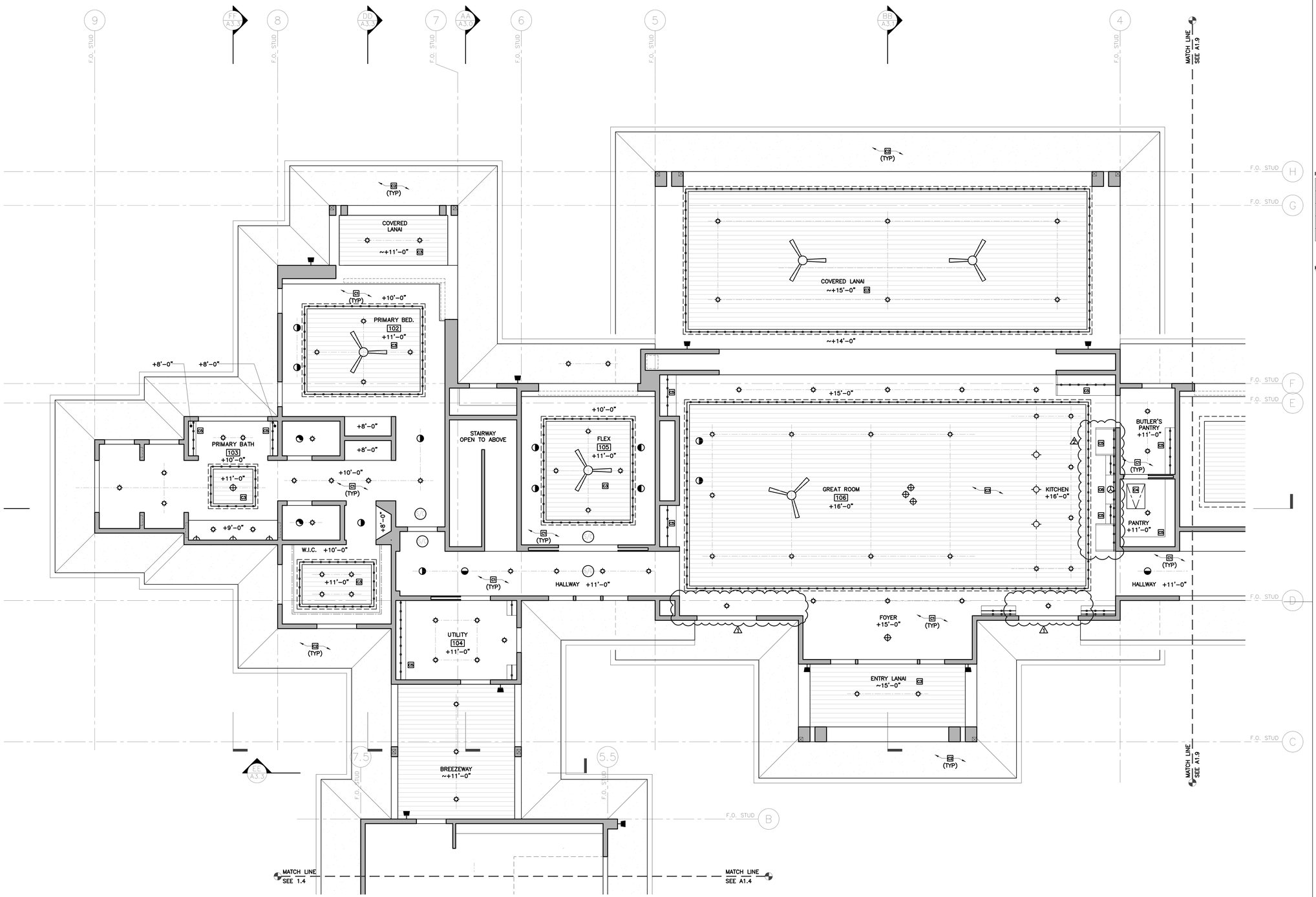

1 FIRST FLOOR RCP
SCALE: 1/4" = 1'-0"

NORTH

GENERAL NOTES – RCP

– ALL GRIDLINES ARE TO FACE OF STUD U.N.O.

– ALL DIMENSIONS ARE TO FACE OF STUD, U.N.O.

– ⅝" TYPE X GYP. BD. TO BE USED, TYP.

– ALL CEILING HEIGHTS ARE FROM SLAB BELOW

– CONTRACTOR TO COORDINATE ALL LIGHTING LOCATIONS WITH FRAMING

– EXHAUST FANS, RANGE HOODS AND CLOTHES DRYER SHALL BE VENTED TO THE OUTSIDE VIA METAL DUCTING.

– A SMOKE DETECTOR SHALL BE PROVIDE IN EACH BEDROOM AND OUTSIDE EACH BEDROOM. DETECTORS SHALL BE HARDWIRED TO RESIDENCE POWER SUPPLY.

– MAXIMUM FLAME SPREAD RATING OF CEILING: 200

– MAXIMUM SMOKE DEVELOPED INDEX OF CEILING: 450

– IN COMBUSTIBLE CONSTRUCTION, FIREBLOCKING SHALL BE PROVIDED TO CUT OFF BOTH VERTICAL AND HORIZONTAL CONCEALED DRAFT OPENINGS AND TO FORM AN EFFECTIVE FIRE BARRIER BETWEEN STORIES, AND BETWEEN A TOP STORY AND THE ROOF SPACE.

FIREBLOCKING SHALL BE PROVIDED IN WOOD-FRAMED CONSTRUCTION IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS VERTICALLY AT THE CEILING AND FLOOR LEVELS AND HORIZONTALLY AT INTERVALS NOT EXCEEDING 10 FEET (3048 MM).

INSULATION SCHEDULE

LOCATION	R-VALUE
ROOF	R-30
CEILINGS (BETWEEN TRUSS MEMEBERS)	R-30
EXTERIOR WALLS	R-20
INTERIOR WALLS	SOUND BATT INSULATION

KEYNOTES – RCP

C1 ⅝" GYP. BD CEILING, PAINTED FINISH

C2 BOXED SOFFIT W/ STUCCO FIN.

C3 1X6 T&G DECKING, NICKEL GAP. PAINTED FINISH

C4 ATTIC ACCESS. MIN 22" x 30" w/ 30" MIN UNOBSTRUCTED HEAD CLEARANCE.

C5 FULL HEIGHT OR UPPER CASEWORK. SEE INTERIOR ELEVATIONS.

C6 RANGE HOOD

C7 NOT USED.

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PILI DESIGN BUILD, LLC
2070 W VINEYARD STREET, B
WAILUKU, HAWAII 96793
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620 MAHANA RIDGE ST
LAHAINA, HAWAII 96761
TMK: (2) 4-2-010: 037

PROPOSED
NEW SINGLE FAMILY DWELLING, POOL AND RETAINING WALL

OWNER
KALPAKOFF FAMILY TRUST

ISSUED FOR PERMIT

No.	DATE	REVISIONS	BY
	2024-10-24	DRB	
	2025-01-29	PERMIT	
	2025-04-09	PRICING	
1	2025-08-08	PLAN CHECK CORR.	
2	2025-09-15	REV	

DRAWN APPROVED

CONTRACT DATE: –
SCALE: 1/4"=1'-0"

SHEET TITLE
FIRST FLOOR RCP

SHEET NUMBER
A1.8

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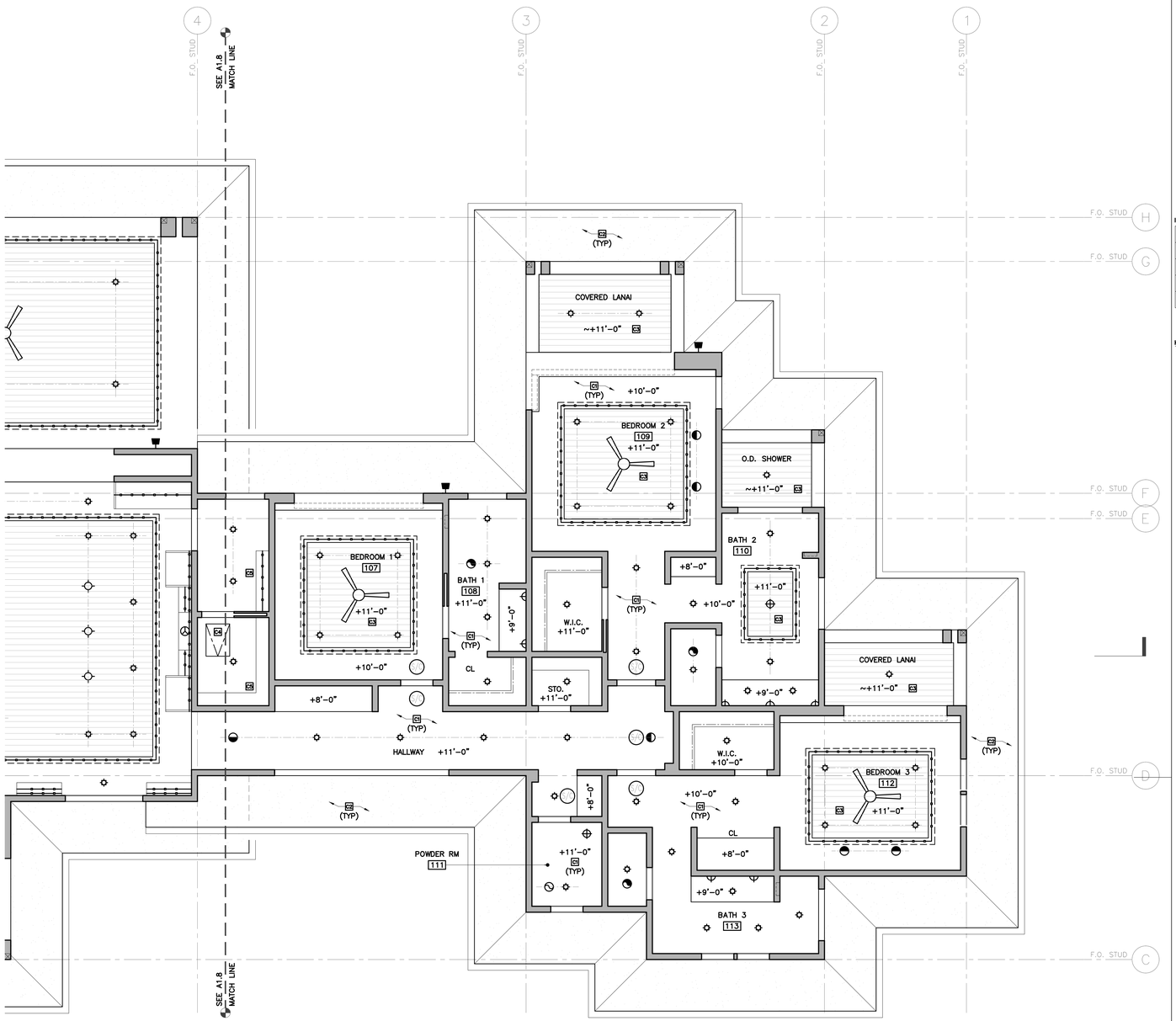

1 FIRST FLOOR RCP
SCALE: 1/4" = 1'-0"

NORTH

GENERAL NOTES – RCP

– ALL GRIDLINES ARE TO FACE OF STUD U.N.O.

– ALL DIMENSIONS ARE TO FACE OF STUD, U.N.O.

– ⅝" TYPE X GYP. BD. TO BE USED, TYP.

– ALL CEILING HEIGHTS ARE FROM SLAB BELOW

– CONTRACTOR TO COORDINATE ALL LIGHTING LOCATIONS WITH FRAMING

– EXHAUST FANS, RANGE HOODS AND CLOTHES DRYER SHALL BE VENTED TO THE OUTSIDE VIA METAL DUCTING.

– A SMOKE DETECTOR SHALL BE PROVIDE IN EACH BEDROOM AND OUTSIDE EACH BEDROOM. DETECTORS SHALL BE HARDWIRED TO RESIDENCE POWER SUPPLY.

– MAXIMUM FLAME SPREAD RATING OF CEILING: 200

– MAXIMUM SMOKE DEVELOPED INDEX OF CEILING: 450

– IN COMBUSTIBLE CONSTRUCTION, FIREBLOCKING SHALL BE PROVIDED TO CUT OFF BOTH VERTICAL AND HORIZONTAL CONCEALED DRAFT OPENINGS AND TO FORM AN EFFECTIVE FIRE BARRIER BETWEEN STORIES, AND BETWEEN A TOP STORY AND THE ROOF SPACE.

FIREBLOCKING SHALL BE PROVIDED IN WOOD-FRAMED CONSTRUCTION IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS VERTICALLY AT THE CEILING AND FLOOR LEVELS AND HORIZONTALLY AT INTERVALS NOT EXCEEDING 10 FEET (3048 MM).

INSULATION SCHEDULE

LOCATION	R-VALUE
ROOF	R-30
CEILINGS (BETWEEN TRUSS MEMEBERS)	R-30
EXTERIOR WALLS	R-20
INTERIOR WALLS	SOUND BATT INSULATION

KEYNOTES – RCP

C1 ⅝" GYP. BD CEILING, PAINTED FINISH

C2 BOXED SOFFIT W/ STUCCO FIN.

C3 1X6 T&G DECKING, NICKEL GAP. PAINTED FINISH

C4 ATTIC ACCESS. MIN 22" x 30" w/ 30" MIN UNOBSTRUCTED HEAD CLEARANCE.

C5 FULL HEIGHT OR UPPER CASEWORK. SEE INTERIOR ELEVATIONS.

C6 RANGE HOOD

C7 NOT USED.

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PROPOSED
NEW SINGLE FAMILY DWELLING, POOL AND RETAINING WALL

OWNER
KALPAKOFF FAMILY TRUST

ISSUED FOR PERMIT

No.	DATE	REVISIONS	BY
	2024-10-24	DRB	
	2025-01-29	PERMIT	
	2025-04-09	PRICING	
1	2025-08-08	PLAN CHECK COR.	
2	2025-09-15	REV	

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CONTRACT DATE – SCALE 1/4"=1'-0"

SHEET TITLE
FIRST FLOOR RCP

SHEET NUMBER
A1.9

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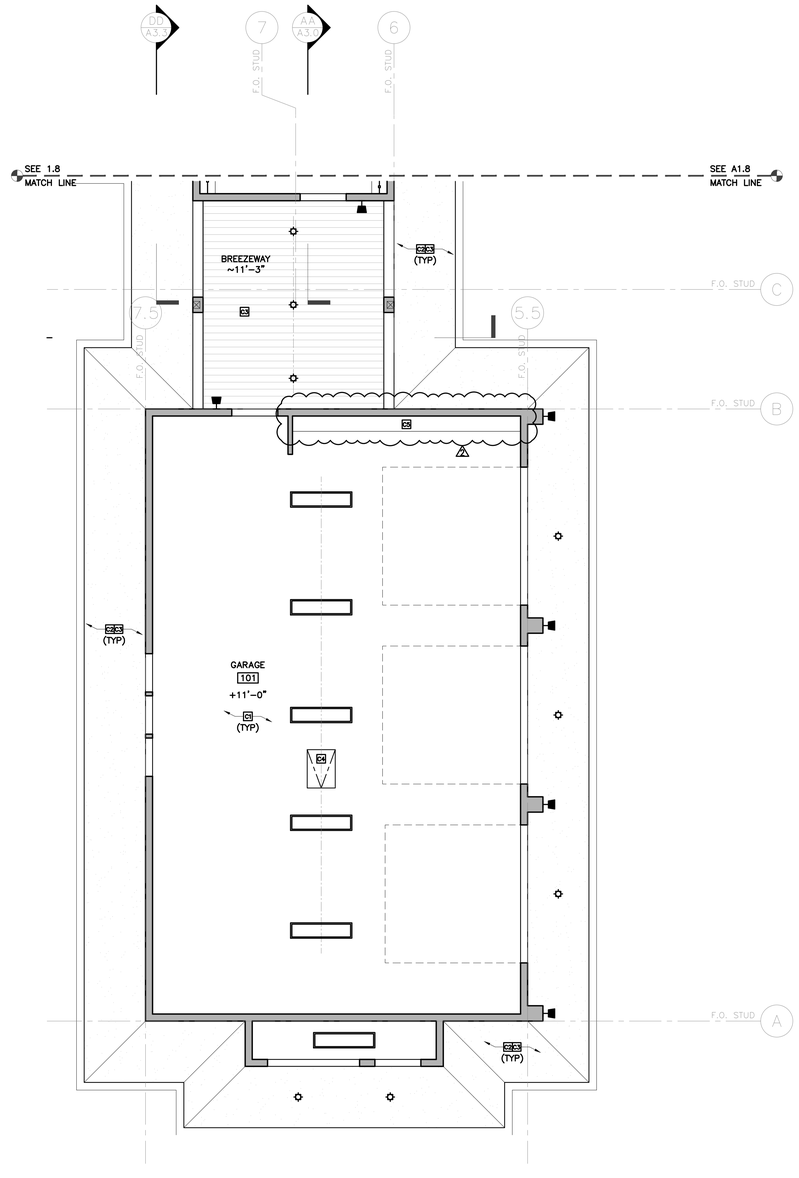

1 FIRST FLOOR RCP
SCALE: 1/4" = 1'-0"

NORTH

GENERAL NOTES – RCP

– ALL GRIDLINES ARE TO FACE OF STUD U.N.O.

– ALL DIMENSIONS ARE TO FACE OF STUD, U.N.O.

– 5/8" TYPE X GYP. BD. TO BE USED, TYP.

– ALL CEILING HEIGHTS ARE FROM SLAB BELOW

– CONTRACTOR TO COORDINATE ALL LIGHTING LOCATIONS WITH FRAMING

– EXHAUST FANS, RANGE HOODS AND CLOTHES DRYER SHALL BE VENTED TO THE OUTSIDE VIA METAL DUCTING.

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– MAXIMUM FLAME SPREAD RATING OF CEILING: 200

– MAXIMUM SMOKE DEVELOPED INDEX OF CEILING: 450

– IN COMBUSTIBLE CONSTRUCTION, FIREBLOCKING SHALL BE PROVIDED TO CUT OFF BOTH VERTICAL AND HORIZONTAL CONCEALED DRAFT OPENINGS AND TO FORM AN EFFECTIVE FIRE BARRIER BETWEEN STORIES, AND BETWEEN A TOP STORY AND THE ROOF SPACE.

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INSULATION SCHEDULE

LOCATION	R-VALUE
ROOF	R-30
CEILINGS (BETWEEN TRUSS MEMEBERS)	R-30
EXTERIOR WALLS	R-20
INTERIOR WALLS	SOUND BATT INSULATION

KEYNOTES – RCP

CS 5/8" GYP. BD CEILING, PAINTED FINISH

CS BOXED SOFFIT W/ STUCCO FIN.

CS 1X6 T&G DECKING, NICKEL GAP. PAINTED FINISH

CS ATTIC ACCESS. MIN 22" x 30" w/ 30" MIN UNOBSTRUCTED HEAD CLEARANCE.

CS FULL HEIGHT OR UPPER CASEWORK. SEE INTERIOR ELEVATIONS.

CS RANGE HOOD

CS NOT USED.

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PROPOSED
NEW SINGLE FAMILY DWELLING, POOL AND RETAINING WALL

OWNER
KALPAKOFF FAMILY TRUST

ISSUED FOR PERMIT

No.	DATE	REVISIONS	BY
	2024-10-24	DRB	
	2025-01-29	PERMIT	
	2025-04-09	PRICING	
1	2025-08-08	PLAN CHECK CORR.	
2	2025-09-15	REV	

DRAWN APPROVED

CONTRACT DATE – SCALE 1/4"=1'-0"

SHEET TITLE
FIRST FLOOR RCP

SHEET NUMBER
A1.10

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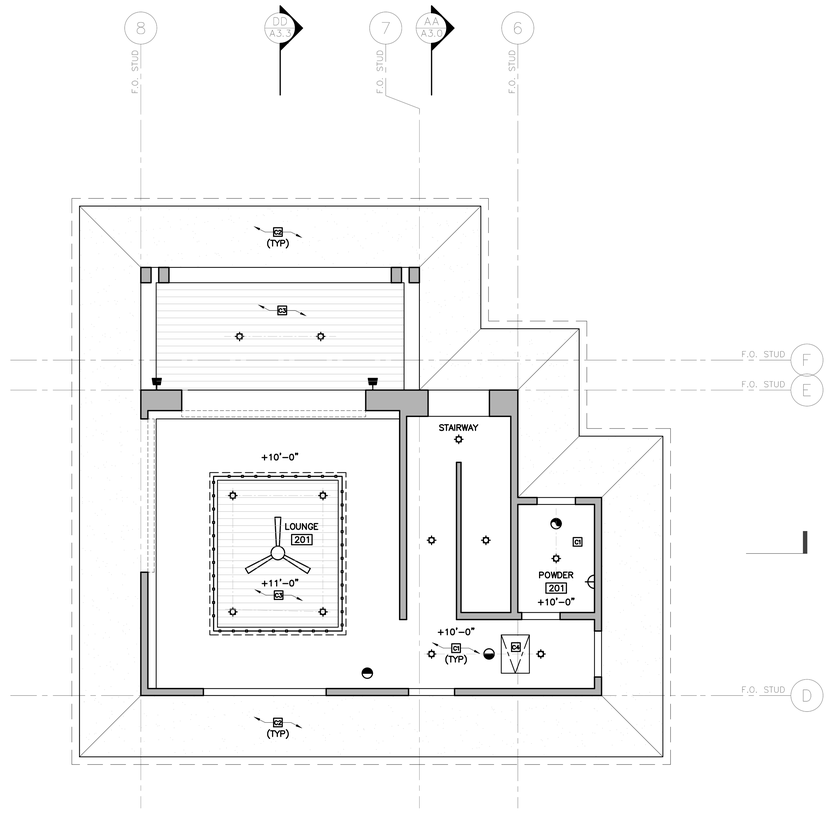

1 SECOND FLOOR RCP
SCALE: 1/4" = 1'-0"

NORTH

GENERAL NOTES – RCP

– ALL GRIDLINES ARE TO FACE OF STUD U.N.O.

– ALL DIMENSIONS ARE TO FACE OF STUD, U.N.O.

– 5/8" TYPE X GYP. BD. TO BE USED, TYP.

– ALL CEILING HEIGHTS ARE FROM SLAB BELOW

– CONTRACTOR TO COORDINATE ALL LIGHTING LOCATIONS WITH FRAMING

– EXHAUST FANS, RANGE HOODS AND CLOTHES DRYER SHALL BE VENTED TO THE OUTSIDE VIA METAL DUCTING.

– A SMOKE DETECTOR SHALL BE PROVIDE IN EACH BEDROOM AND OUTSIDE EACH BEDROOM. DETECTORS SHALL BE HARDWIRED TO RESIDENCE POWER SUPPLY.

– MAXIMUM FLAME SPREAD RATING OF CEILING: 200

– MAXIMUM SMOKE DEVELOPED INDEX OF CEILING: 450

– IN COMBUSTIBLE CONSTRUCTION, FIREBLOCKING SHALL BE PROVIDED TO CUT OFF BOTH VERTICAL AND HORIZONTAL CONCEALED DRAFT OPENINGS AND TO FORM AN EFFECTIVE FIRE BARRIER BETWEEN STORIES, AND BETWEEN A TOP STORY AND THE ROOF SPACE.

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INSULATION SCHEDULE

LOCATION	R-VALUE
ROOF	R-30
CEILINGS (BETWEEN TRUSS MEMEBERS)	R-30
EXTERIOR WALLS	R-20
INTERIOR WALLS	SOUND BATT INSULATION

KEYNOTES – RCP

01 5/8" GYP. BD CEILING, PAINTED FINISH

02 BOXED SOFFIT W/ STUCCO FIN.

03 1X6 T&G DECKING, NICKEL GAP. PAINTED FINISH

04 ATTIC ACCESS. MIN 22" x 30" w/ 30" MIN UNOBSTRUCTED HEAD CLEARANCE.

05 FULL HEIGHT OR UPPER CASEWORK. SEE INTERIOR ELEVATIONS.

06 RANGE HOOD

07 NOT USED.

PILI

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KALPAKOFF RESIDENCE

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LAHAINA, HAWAII 96761
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PROPOSED
NEW SINGLE FAMILY DWELLING, POOL AND RETAINING WALL

OWNER
KALPAKOFF FAMILY TRUST

ISSUED FOR PERMIT

No.	DATE	REVISIONS	BY
	2024-10-24	DRB	
	2025-01-29	PERMIT	
	2025-04-09	PRICING	
1	2025-08-08	PLAN CHECK CORR.	
2	2025-09-15	REV	

DRAWN APPROVED

CONTRACT DATE SCALE
– 1/4"=1'-0"

SHEET TITLE
SECOND FLOOR RCP

SHEET NUMBER
A1.11

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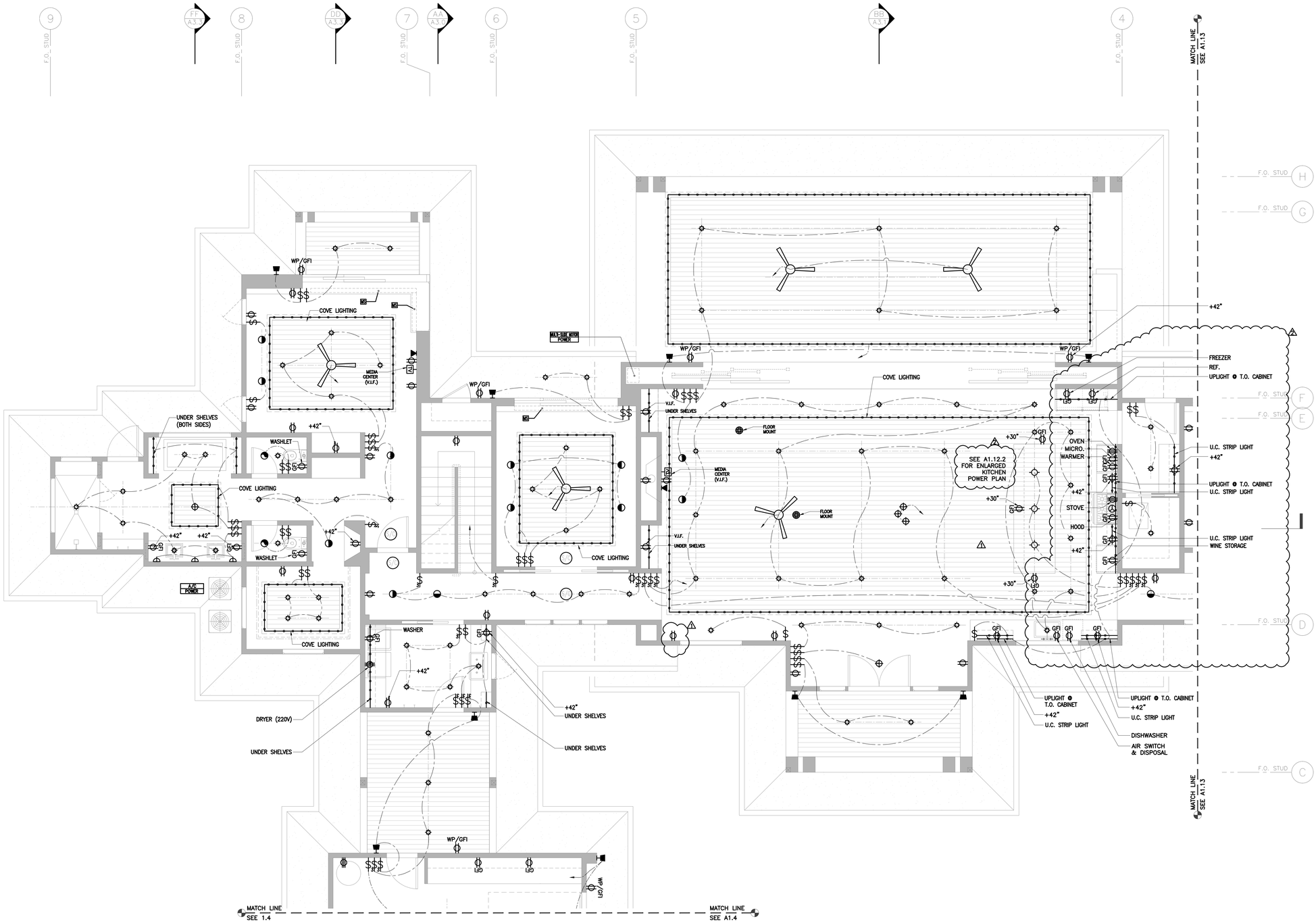
FOR LIGHT FIXTURE SCHEDULE, ELECTRICAL SYMBOLS LEGEND AND ELEC. NOTES, SEE SHEET A1.13/14



1 FIRST FLOOR ELEC. PLAN
SCALE: 1/4" = 1'-0"

NORTH

PILI

PILI DESIGN BUILD, LLC
2070 W VINEYARD STREET, B
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KALPAKOFF RESIDENCE

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TMK: (2) 4-2-010: 037

PROPOSED
NEW SINGLE FAMILY DWELLING, POOL AND RETAINING WALL

OWNER
KALPAKOFF FAMILY TRUST

ISSUED FOR PERMIT

No.	DATE	REVISIONS	BY
	2024-10-24	DRB	
	2025-01-29	PERMIT	
	2025-04-09	PRICING	
1	2025-08-08	PLAN CHECK CORR.	
2	2025-09-15	REV	

DRAWN APPROVED

CONTRACT DATE: –
SCALE: 1/4"=1'-0"

SHEET TITLE
FIRST FLOOR ELEC. PLAN

SHEET NUMBER
A1.12.1

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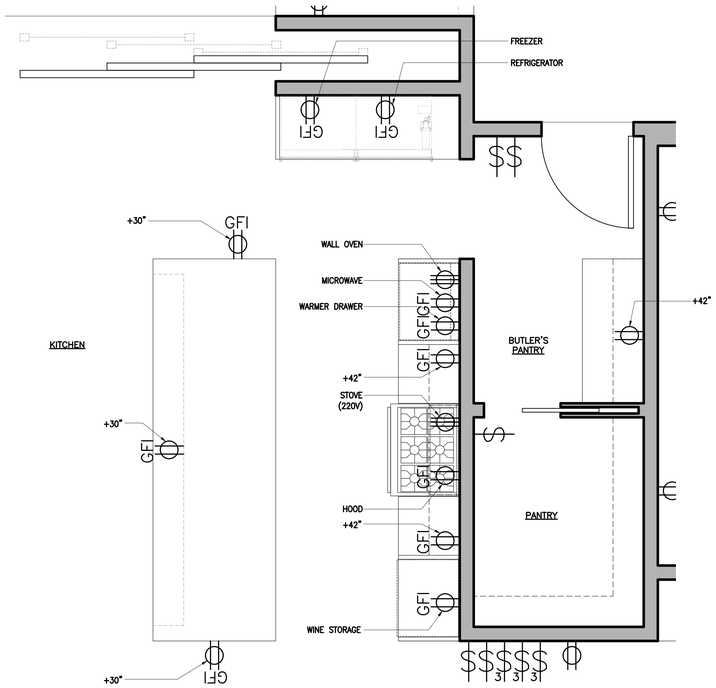
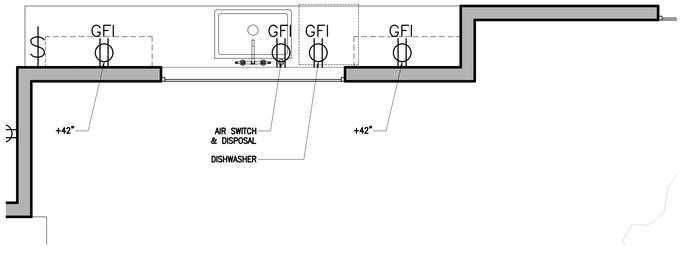
FOR LIGHT FIXTURE SCHEDULE, ELECTRICAL SYMBOLS LEGEND AND ELEC. NOTES, SEE SHEET A1.13/14





Brand	Model Number	Description	Volts	Breaker Size
Sub-Zero	DEC3050F/L	30" Designer Column Freezer with Ice Maker-Panel Ready	115 VAC	15 Amp Dedicated
Sub-Zero	DEC3050R/R	30" Designer Column Refrigerator-Panel Ready	115 VAC	15 Amp Dedicated
Sub-Zero	7023628	Dual Insallation Kit (Handle/Handle)		
Wolf	CI365TF/S	36" Contemporary Induction Cooktop	240/208 VAC	50 Amp Dedicated
Best	HBN536912SS	36" Hood	115 VAC	15 Amp Dedicated
Wolf	SO3050TM/S/T	30" M Series Transitional Built-In Single Oven	240/208 VAC	50 Amp Dedicated
Wolf	MDD30TM/S/TH	30" M Series Transitional Drop-Down Door Microwave Oven	120 VAC	15 Amp Dedicated
Wolf	WWD30	30" Warming Drawer	120 VAC, 60 Hz	15 Amp Dedicated
Cove	DW2451	Legacy Model - 24" Dishwasher - Panel Ready	115 VAC	15 Amp Dedicated
Sub-Zero	DEC3050W	30" Designer Wine Storage - Panel Ready	115 VAC	15 Amp Dedicated

1 ENLARGED KITCHEN POWER PLAN
SCALE: 1/2" = 1'-0"

NORTH

PILI

PILI DESIGN BUILD, LLC
2070 W VINEYARD STREET, B
WAILUKU, HAWAII 96793
808.633.4636
PILIDESIGNBUILD.COM

JEREMY W STODDART
LICENSED PROFESSIONAL ARCHITECT
No. 14367
HAWAII USA

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

signature 4/30/2026
exp. date

for Maui County Permit Office Use.

KALPAKOFF RESIDENCE

LOT 37 MAHANA ESTATES
620 MAHANA RIDGE ST
LAHAINA, HAWAII 96761
TMK: (2) 4-2-010: 037

PROPOSED
NEW SINGLE FAMILY DWELLING, POOL AND RETAINING WALL

OWNER
KALPAKOFF FAMILY TRUST

ISSUED FOR PERMIT

No.	DATE	REVISIONS	BY
	2024-10-24	DRB	
	2025-01-29	PERMIT	
	2025-04-09	PRICING	
1	2025-08-08	PLAN CHECK CORR.	
2	2025-09-15	REV	

DRAWN APPROVED

CONTRACT DATE SCALE
– 1/4"=1'-0"

SHEET TITLE

ENLARGED KITCHEN POWER PLAN

SHEET NUMBER
A1.12.2

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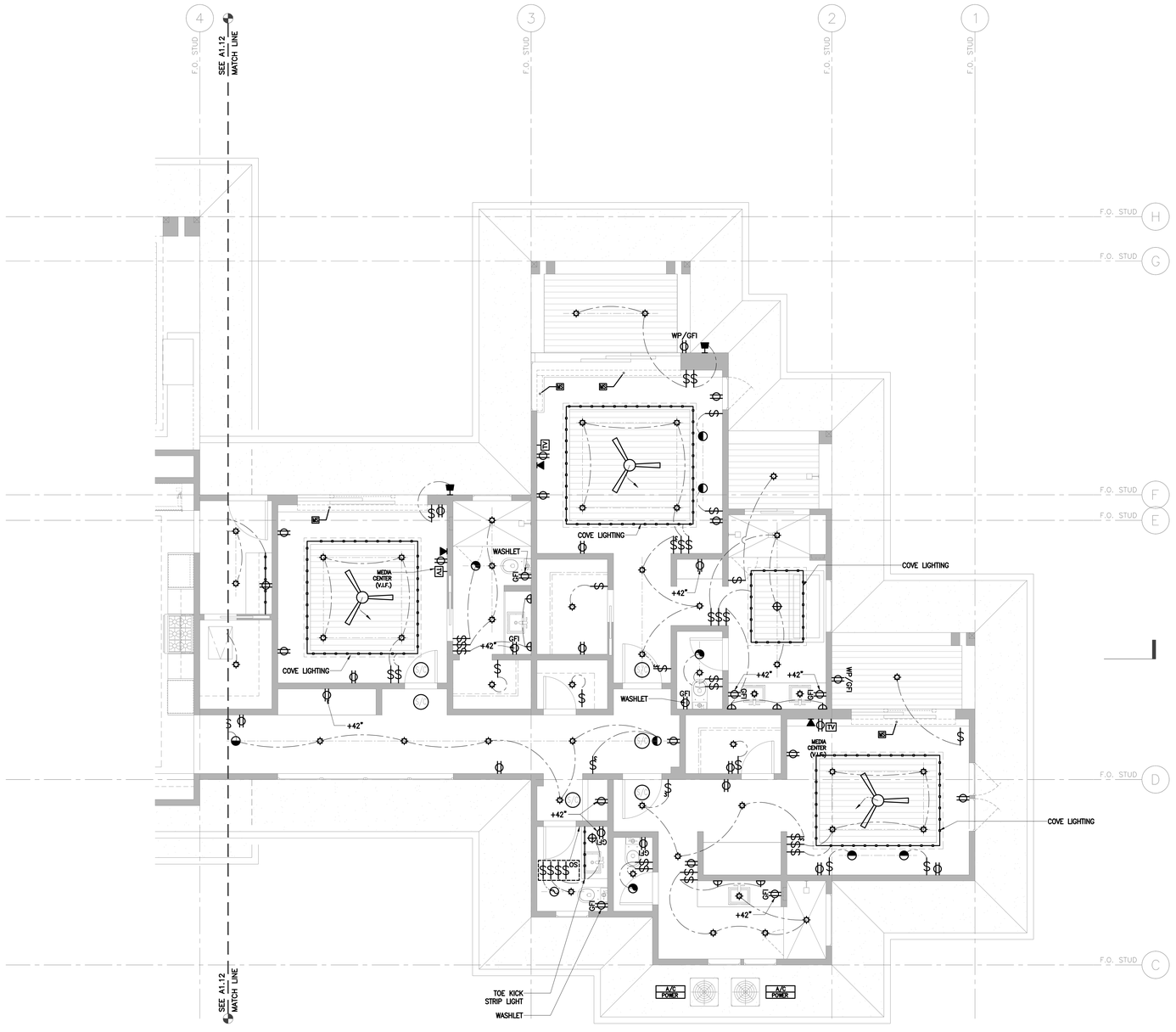

1 FIRST FLOOR ELEC. PLAN
SCALE: 1/4" = 1'-0"

NORTH

LIGHT FIXTURES

TYPE	SYM	DESCRIPTION	LAMP	WATTS	MAKE	MODEL	FINISH	NOTES
A		RECESSED CAN	LED		HALO	HL36ATL3 TL35120WW	MATTE WHITE	DIMMABLE WET RATED
B		RECESSED CAN	LED	13W 120V	HALO	H457ICATIC-E1.406927	TRIM TL402BKS (BLACK) ACCESSORIES TRM4100BK (BLACK)	DIMMABLE
C		4" APERTURE RECESSED DOWNLIGHT	LED	13W 120V	HALO	H457ICATIC-E1.406927	TRIM: TL409WW (WHITE WALL WASH)	DIMMABLE
D		4" APERTURE RECESSED DOWNLIGHT	LED	13W 120V	HALO			DIMMABLE
E		SURFACE MOUNT MONOPOINT	–	–	–	–	–	–
F		WALL SCONCE	LED		–	–	–	–
G		FLOOD LIGHT	INC	50W	–	–	–	–
H		EXTERIOR WALL SCONCE	INC	50W	–	–	–	DIMMABLE EXTERIOR RATED
J		STRIP LIGHT	LED	4.57W/FT 120V	DIODE LED	INFINILINE X	–	–
K		UTILITY WRAP AROUND	LED	2 FT: 27.5W 4 FT: 36W	METALUX	WNLED	–	OR EQUAL
L		INTERIOR PENDANT	INC	50W	–	–	–	–
M		EXTERIOR LANDSCAPE FIXTURE	–	–	–	–	–	–
N		EXTERIOR FLOOD AT ROOF EAVE	–	–	–	–	–	–
P		RECESSED POOL LIGHT	–	–	–	–	–	–
Q		RECESSED LOUVERED STEP LIGHT	–	–	–	–	–	–
R		WALL SCONCE	LED		–	–	–	–

ALL FIXTURES TO BE ON DIMMING SWITCHES WHERE POSSIBLE

ELECTRICAL SYMBOLS LEGEND

SYMBOL	DESCRIPTION
	AFCI 120V DUPLEX WALL RECEPTACLE @ 12" AFF (UNLESS NOTED OTHERWISE)
	120V DUPLEX FLOOR RECEPTACLE (VERIFY LOCATION)
GFI	120V DUPLEX WALL RECEPTACLE (GFI PROTECTED)
	240V DUPLEX WALL RECEPTACLE
	120V/30A/4 PLEX
WP/GFI	120V DUPLEX WALL RECEPTACLE (WEATHERPROOF & GFI PROTECTED)
	STORAGE DRAWER POWER SUPPLY
DS	240V DISCONNECT SWITCH (WEATHERPROOF)
	FOUR-WAY SWITCH @ 42" AFF (UNLESS NOTED OTHERWISE)
	THREE-WAY SWITCH @ 42" AFF (UNLESS NOTED OTHERWISE)
	SINGLE POLE SWITCH @ 42" AFF (UNLESS NOTED OTHERWISE)
	JAMB SWITCH
OS	OCCUPANCY SENSOR SWITCH
TV	TELEVISION (CATV) JACK @ 12" AFF (UNLESS NOTED OTHERWISE)
AUD	AUDIO SYSTEM JACK @ 12" AFF (UNLESS NOTED OTHERWISE)
	TELEPHONE JACK @ 12" AFF (UNLESS NOTED OTHERWISE)
	COMPUTER JACK @ 12" AFF (UNLESS NOTED OTHERWISE)
CO	COMBINATION SMOKE & CARBON MONOXIDE ALARM HARD-WIRED W/ BATTERY BACKUP
	BATHROOM/TOILET ROOM EXHAUST FAN (50 CFM INTERMITTENT OR 20 CFM CONTINUOUS MIN.)
	IAQ EXHAUST FAN (75 CFM CONTINUOUS MIN.)
	KITCHEN EXHAUST FAN (100 CFM INTERMITTENT OR 25 CFM CONTINUOUS MIN.)
G.D. OPER.	GARAGE DOOR OPENER BY LIFT MASTER 1/2 HP WHISPER DRIVE WITH (2) 100W A19 LIGHTS, 3 POSITION SWITCH, 2 REMOTES
	SPEAKER
	CEILING FAN, PROVIDE ADJUSTABLE SPEED CONTROL WALL SWITCH
M2	MOTORIZED SHADE. VERIFY POWER REQUIREMENTS AND LOCATION/HEIGHT WITH SHADE VENDOR.
T	THERMOSTAT

ELECTRICAL NOTES

1. ALL WORK PER N.E.C AND MAUI COUNTY CODE AMENDMENTS. CONSTRUCTION PRACTICES SHALL CONFORM TO THE LATEST EDITION OF THE AMERICAN ELECTRICIAN'S HANDBOOK (BY CROFT) WHERE APPLICABLE. COMPLY WITH ALL INSTRUCTIONS OF THE MANUFACTURERS OF EQUIPMENT AND MATERIAL SUPPLIES FOR THE PROJECT. ALL MATERIALS SHALL BE NEW AND BEAR THE UL LABEL WHERE APPLICABLE. INSTALLATION SHALL BE COMPLETE IN EVERY DETAIL AS SPECIFIED AND READY FOR USE.

2. CONTRACTOR TO PROVIDE LAMPS AS REQUIRED FOR LIGHT FIXTURES. VERIFY LAMP TYPE WITH MANUFACTURER AND COLOR TEMPERATURE W/OWNER AND ARCHITECT.

3. CONTRACTOR SHALL OBTAIN AND PAY FOR ELECTRICAL PERMIT. SCHEDULING INSPECTIONS BY LOCAL AUTHORITIES SHALL BE BY THE CONTRACTOR. CONTRACTOR TO DELIVER FINAL INSPECTION APPROVALS TO OWNER.

4. ALL WIRING SHALL BE IN WALLS, CEILINGS, FLOORS AND FURRED SPACES UNLESS OTHERWISE NOTED. CONDUCTORS SHALL BE COPPER ONLY. USE NON METALLIC SHEATED CABLES. WHERE CABLE IS REQUIRED TO BE IN A RACEWAY, USE THW, THWN, OR XHHW. RACEWAYS MAY BE METAL OR PVC.

5. THE ELECTRICAL CONTRACTOR SHALL COORDINATE THEIR WORK WITH OTHER TRADES TO AVOID CONFLICTS WITH MECHANICAL AND ARCHITECTURAL ELEMENTS OF THE PROJECT.

6. LIGHTS AND RECEPTACLES ARE SHOWN FOR DESIGN INTENT. VERIFY CODE COMPLIANCE AND COORDINATE FINAL LOCATIONS OF ELECTRICAL DEVICES AND FIXTURES IN FIELD WITH OWNER AND ARCHITECT.

7. ALL 120-VOLT, SINGLE PHASE, 15- AND 20-AMPERE BRANCH CIRCUITS SUPPLYING OUTLETS OR DEVICES INSTALLED IN DWELLING UNIT KITCHENS, FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENS, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, LAUNDRY AREAS, OR SIMILAR ROOMS OR AREAS SHALL BE PROTECTED BY A LISTED ARC-FAULT CIRCUIT INTERRUPTER, COMBINATION-TYPE, INSTALLED TO PROVIDE PROTECTION OF THE BRANCH CIRCUIT. [NEC 210.12(A)]

8. SMOKE DETECTORS AND CARBON MONOXIDE ALARMS SHALL BE PROVIDED IN EACH BEDROOM AND OUTSIDE EACH BEDROOM. HARDWIRE TO RESIDENCE POWER SUPPLY AND INTERCONNECTED.

9. PROVIDE LANDSCAPE LIGHTING POWER SUPPLY AS REQUIRED BY LANDSCAPE LIGHTING CONTRACTOR. SEE LANDSCAPE DRAWINGS FOR LANDSCAPE LIGHTING LAYOUT AND TRANSFORMER LOCATIONS.

10. VERIFY AND COORDINATE POWER SUPPLY REQUIREMENTS WITH POOL CONTRACTOR AND PROVIDE TO EQUIPMENT LOCATION(S) AS REQUIRED.

11. CAN/RECESSED LIGHTS ARE TO BE IC-RATED AND SEALED. RECESSED LUMINAIRES INSTALLED IN THE BUILDING THERMAL ENVELOPE SHALL BE SEALED TO LIMIT AIR LEAKAGE BETWEEN CONDITIONED AND UNCONDITIONED SPACES. RECESSED LUMINAIRES SHALL BE IC-RATED AND LABELED AS HAVING AN AIR LEAKAGE RATE OF NOT GREATER THAN 2.0 CFM (0.944 L/S) WHEN TESTED IN ACCORDANCE WITH ASTM E 283 AT A PRESSURE DIFFERENTIAL OF 1.57 PSF (75 PA). RECESSED LUMINAIRES SHALL BE SEALED WITH A GASKET OR CAULKED BETWEEN THE HOUSING AND THE INTERIOR WALL OR CEILING COVERING. [RE 402.4.5]

12. ALL (OR AT LEAST 90%) OF LIGHTING TO BE HIGH EFFICACY. NOT LESS THAN 90 PERCENT OF THE PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL CONTAIN ONLY HIGH-EFFICACY LAMPS. [RE 404.1]

13. WATER HEATER PIPING TO BE R-3 MINIMUM INSULATED. [RE 403.5.3]

14. NEW CONSTRUCTION OF DETACHED ONE- AND TWO-FAMILY DWELLINGS AND TOWNHOUSES MUST COMPLY WITH APPENDIX RA, SOLAR READINESS (MANDATORY). [RE 404.2] :

PROVIDE A SOLAR READY ZONE ON THE ROOF. SPECIFY A DUAL POLE CIRCUIT BREAKER IN THE ELECTRIC SERVICE PANEL TO BE LABELED "FOR FUTURE SOLAR ELECTRIC". [REA 103.7]

15. ALL OUTDOOR LIGHTING FIXTURES, EXCEPT FOR NEON, MUST BE FULL SHIELDED AND DOWN DIRECTED WITH NO LIGHT SHINING ABOVE THE HORIZONTAL. WALL-MOUNTED FIXTURES MUST HAVE OPAQUE SHIELDS TO DIRECT ALL LIGHT DOWN, AND, IF THE LIGHT HITS A WALL SURFACE, THE SURFACE MUST BE NON-REFLECTIVE (E.G., NOT A POLISHED OR GLASS SURFACE; PAINTED SURFACES MUST HAVE MATTE PAINT). SHIELDING MUST ENSURE THAT NO LIGHT SHINES OVER THE OCEAN. [MCC 20.35.060.E]

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TMK: (2) 4-2-010: 037

PROPOSED
NEW SINGLE FAMILY DWELLING, POOL AND RETAINING WALL

OWNER
KALPAKOFF FAMILY TRUST

ISSUED FOR PERMIT

No.	DATE	REVISIONS	BY
	2024-10-24	DRB	
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DRAWN APPROVED

CONTRACT DATE SCALE
– 1/4"=1'-0"

SHEET TITLE
FIRST FLOOR ELEC. PLAN

SHEET NUMBER
A1.13

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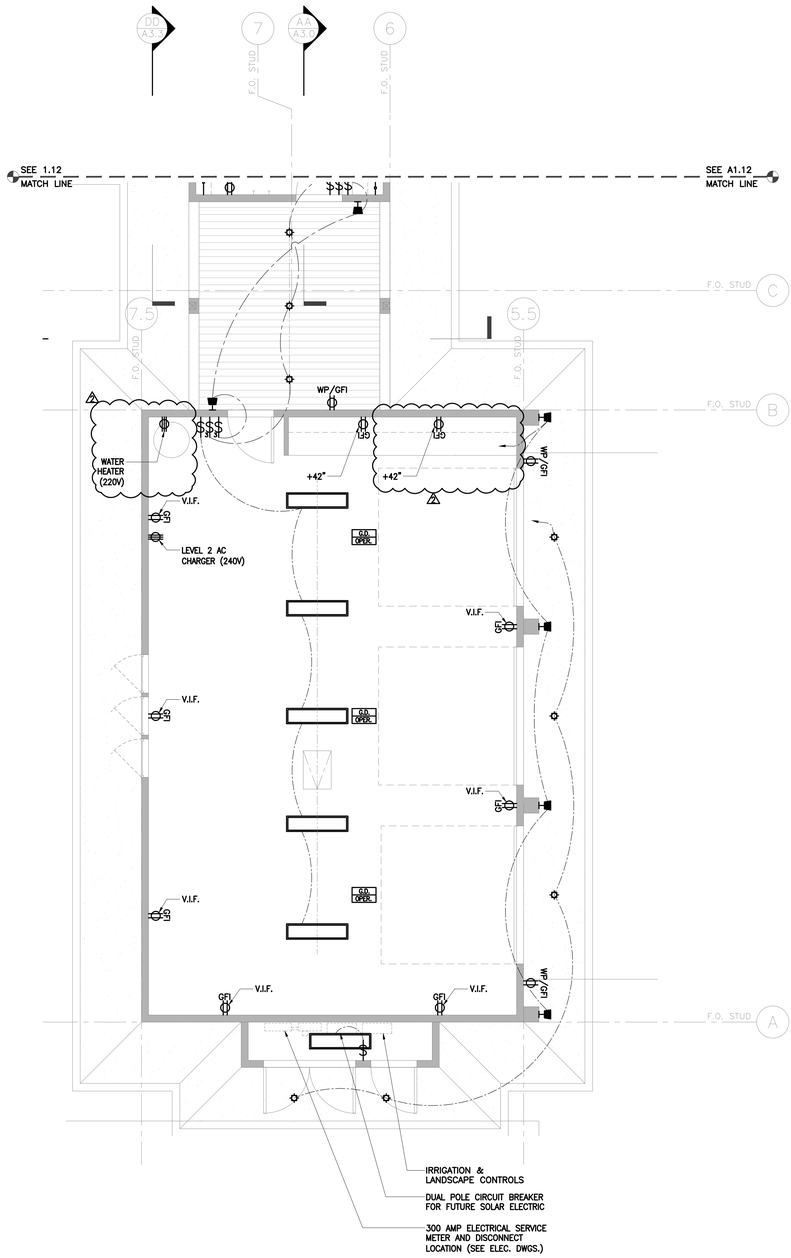

1 FIRST FLOOR ELEC. PLAN
SCALE: 1/4" = 1'-0"

NORTH

LIGHT FIXTURES

TYPE	SYM	DESCRIPTION	LAMP	WATTS	MAKE	MODEL	FINISH	NOTES
A		RECESSED CAN	LED		HALO	HL36ATL3 TL39120WW	MATTE WHITE	DIMMABLE WET RATED
B		RECESSED CAN	LED	13W 120V	HALO	H457ICATIC-E1.406927	TRIM TL452BKS (BLACK) ACCESSORIES TRM4100BK (BLACK)	DIMMABLE
C		4" APERTURE RECESSED DOWNLIGHT	LED	13W 120V	HALO	H457ICATIC-E1.406927	TRIM: TL409WW (WHITE WALL WASH)	DIMMABLE
D		4" APERTURE RECESSED DOWNLIGHT	LED	13W 120V	HALO			DIMMABLE
E		SURFACE MOUNT MONOPOINT	–	–	–	–	–	–
F		WALL SCONCE	LED		–	–	–	–
G		FLOOD LIGHT	INC	50W	–	–	–	–
H		EXTERIOR WALL SCONCE	INC	50W	–	–	–	DIMMABLE EXTERIOR RATED
J		STRIP LIGHT	LED	4.57W/FT 120V	DIODE LED	INFINLINE X	–	–
K		UTILITY WRAP AROUND	LED	2 FT: 27.5W 4 FT: 36W	METALUX	WNLED	–	OR EQUAL
L		INTERIOR PENDANT	INC	50W	–	–	–	–
M		EXTERIOR LANDSCAPE FIXTURE	–	–	–	–	–	–
N		EXTERIOR FLOOD AT ROOF EAVE	–	–	–	–	–	–
P		RECESSED POOL LIGHT	–	–	–	–	–	–
Q		RECESSED LOUVERED STEP LIGHT	–	–	–	–	–	–
R		WALL SCONCE	LED		–	–	–	–

ALL FIXTURES TO BE ON DIMMING SWITCHES WHERE POSSIBLE

ELECTRICAL SYMBOLS LEGEND

SYMBOL	DESCRIPTION
	AFCI 120V DUPLEX WALL RECEPTACLE @ 12" AFF (UNLESS NOTED OTHERWISE)
	120V DUPLEX FLOOR RECEPTACLE (VERIFY LOCATION)
GFI	120V DUPLEX WALL RECEPTACLE (GFI PROTECTED)
	240V DUPLEX WALL RECEPTACLE
	120V/30A/4 PLEX
WP/GFI	120V DUPLEX WALL RECEPTACLE (WEATHERPROOF & GFI PROTECTED)
	STORAGE DRAWER POWER SUPPLY
DS	240V DISCONNECT SWITCH (WEATHERPROOF)
	FOUR-WAY SWITCH @ 42" AFF (UNLESS NOTED OTHERWISE)
3	THREE-WAY SWITCH @ 42" AFF (UNLESS NOTED OTHERWISE)
	SINGLE POLE SWITCH @ 42" AFF (UNLESS NOTED OTHERWISE)
JS	JAMB SWITCH
OS	OCCUPANCY SENSOR SWITCH
TV	TELEVISION (CATV) JACK @ 12" AFF (UNLESS NOTED OTHERWISE)
AUD	AUDIO SYSTEM JACK @ 12" AFF (UNLESS NOTED OTHERWISE)
	TELEPHONE JACK @ 12" AFF (UNLESS NOTED OTHERWISE)
	COMPUTER JACK @ 12" AFF (UNLESS NOTED OTHERWISE)
CO	COMBINATION SMOKE & CARBON MONOXIDE ALARM HARD-WIRED W/ BATTERY BACKUP
	BATHROOM/TOILET ROOM EXHAUST FAN (50 CFM INTERMITTENT OR 20 CFM CONTINUOUS MIN.)
	IAQ EXHAUST FAN (75 CFM CONTINUOUS MIN.)
	KITCHEN EXHAUST FAN (100 CFM INTERMITTENT OR 25 CFM CONTINUOUS MIN.)
GD OPER.	GARAGE DOOR OPENER BY LIFT MASTER 1/2 HP WHISPER DRIVE WITH (2) 100W A19 LIGHTS, 3 POSITION SWITCH, 2 REMOTES
	SPEAKER
	CEILING FAN, PRIVIDE ADJUSTABLE SPEED CONTROL WALL SWITCH
MTS	MOTORIZED SHADE. VERIFY POWER REQUIREMENTS AND LOCATION/HEIGHT WITH SHADE VENDOR.
T	THERMOSTAT

ELECTRICAL NOTES

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8. SMOKE DETECTORS AND CARBON MONOXIDE ALARMS SHALL BE PROVIDED IN EACH BEDROOM AND OUTSIDE EACH BEDROOM. HARDWIRE TO RESIDENCE POWER SUPPLY AND INTERCONNECTED.

9. PROVIDE LANDSCAPE LIGHTING POWER SUPPLY AS REQUIRED BY LANDSCAPE LIGHTING CONTRACTOR. SEE LANDSCAPE DRAWINGS FOR LANDSCAPE LIGHTING LAYOUT AND TRANSFORMER LOCATIONS.

10. VERIFY AND COORDINATE POWER SUPPLY REQUIREMENTS WITH POOL CONTRACTOR AND PROVIDE TO EQUIPMENT LOCATION(S) AS REQUIRED.

11. CAN/RECESSED LIGHTS ARE TO BE IC-RATED AND SEALED. RECESSED LUMINAIRES INSTALLED IN THE BUILDING THERMAL ENVELOPE SHALL BE SEALED TO LIMIT AIR LEAKAGE BETWEEN CONDITIONED AND UNCONDITIONED SPACES. RECESSED LUMINAIRES SHALL BE IC-RATED AND LABELED AS HAVING AN AIR LEAKAGE RATE OF NOT GREATER THAN 2.0 CFM (0.944 L/S) WHEN TESTED IN ACCORDANCE WITH ASTM E 283 AT A PRESSURE DIFFERENTIAL OF 1.57 PSF (75 PA). RECESSED LUMINAIRES SHALL BE SEALED WITH A GASKET OR CAULKED BETWEEN THE HOUSING AND THE INTERIOR WALL OR CEILING COVERING. [RE 402.4.5]

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signature 4/30/2026
exp. date

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PROPOSED
NEW SINGLE FAMILY DWELLING, POOL AND RETAINING WALL

OWNER
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ISSUED FOR PERMIT

No.	DATE	REVISIONS	BY
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DRAWN APPROVED

CONTRACT DATE SCALE
– 1/4"=1'-0"

SHEET TITLE
FIRST FLOOR ELEC. PLAN

SHEET NUMBER
A1.14

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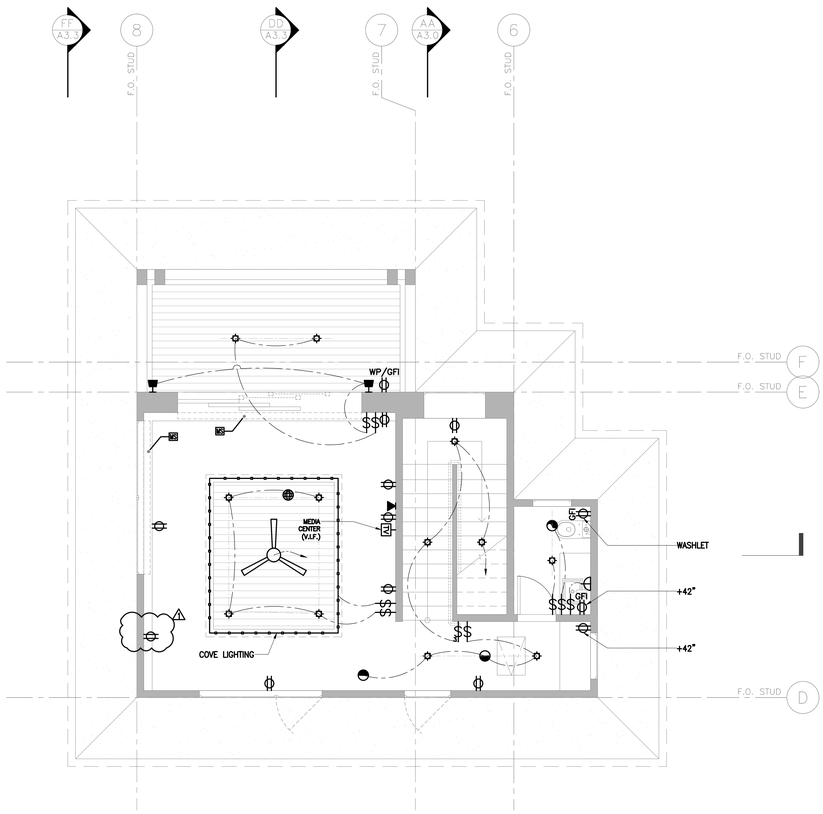

1 SECOND FLOOR ELEC. PLAN
SCALE: 1/4" = 1'-0"

NORTH

LIGHT FIXTURES

TYPE	SYM	DESCRIPTION	LAMP	WATTS	MAKE	MODEL	FINISH	NOTES
A		RECESSED CAN	LED		HALO	HL36ATL3 TL3R20WW	MATTE WHITE	DIMMABLE WET RATED
B		RECESSED CAN	LED	13W 120V	HALO	H457CATIC-E1.406927	TRIM TL452BWS (BLACK) ACCESSORIES TRM450BK (BLACK)	DIMMABLE
C		4" APERTURE RECESSED DOWNLIGHT	LED	13W 120V	HALO	H457CATIC-E1.406927	TRIM: TL409WW (WHITE WALL WASH)	DIMMABLE
D		4" APERTURE RECESSED DOWNLIGHT	LED	13W 120V	HALO			DIMMABLE
E		SURFACE MOUNT MONOPOINT	–	–	–	–	–	–
F		WALL SCONCE	LED		–	–	–	–
G		FLOOD LIGHT	INC	50W	–	–	–	–
H		EXTERIOR WALL SCONCE	INC	50W	–	–	–	DIMMABLE EXTERIOR RATED
J		STRIP LIGHT	LED	4.57W/FT 120V	DIODE LED	INFINLINE X	–	–
K		UTILITY WRAP AROUND	LED	2 FT: 27.5W 4 FT: 36W	METALUX	WNLED	–	OR EQUAL
L		INTERIOR PENDANT	INC	50W	–	–	–	–
M		EXTERIOR LANDSCAPE FIXTURE	–	–	–	–	–	–
N		EXTERIOR FLOOD AT ROOF EAVE	–	–	–	–	–	–
P		RECESSED POOL LIGHT	–	–	–	–	–	–
Q		RECESSED LOUVERED STEP LIGHT	–	–	–	–	–	–
R		WALL SCONCE	LED		–	–	–	–

ALL FIXTURES TO BE ON DIMMING SWITCHES WHERE POSSIBLE

ELECTRICAL SYMBOLS LEGEND

SYMBOL	DESCRIPTION
	AFCI 120V DUPLEX WALL RECEPTACLE @ 12" AFF (UNLESS NOTED OTHERWISE)
	120V DUPLEX FLOOR RECEPTACLE (VERIFY LOCATION)
GFI	120V DUPLEX WALL RECEPTACLE (GFI PROTECTED)
	240V DUPLEX WALL RECEPTACLE
	120V/30A/4 PLEX
WP/GFI	120V DUPLEX WALL RECEPTACLE (WEATHERPROOF & GFI PROTECTED)
	STORAGE DRAWER POWER SUPPLY
DS	240V DISCONNECT SWITCH (WEATHERPROOF)
3	FOUR-WAY SWITCH @ 42" AFF (UNLESS NOTED OTHERWISE)
3	THREE-WAY SWITCH @ 42" AFF (UNLESS NOTED OTHERWISE)
	SINGLE POLE SWITCH @ 42" AFF (UNLESS NOTED OTHERWISE)
	JAMB SWITCH
OS	OCCUPANCY SENSOR SWITCH

SYMBOL	DESCRIPTION
TV	TELEVISION (CATV) JACK @ 12" AFF (UNLESS NOTED OTHERWISE)
AUD	AUDIO SYSTEM JACK @ 12" AFF (UNLESS NOTED OTHERWISE)
	TELEPHONE JACK @ 12" AFF (UNLESS NOTED OTHERWISE)
	COMPUTER JACK @ 12" AFF (UNLESS NOTED OTHERWISE)
	COMBINATION SMOKE & CARBON MONOXIDE ALARM HARD-WIRED W/ BATTERY BACKUP
	BATHROOM/TOILET ROOM EXHAUST FAN (50 CFM INTERMITTENT OR 20 CFM CONTINUOUS MIN.)
	IAQ EXHAUST FAN (75 CFM CONTINUOUS MIN.)
	KITCHEN EXHAUST FAN (100 CFM INTERMITTENT OR 25 CFM CONTINUOUS MIN.)
G.D. OPER.	GARAGE DOOR OPENER BY LIFT MASTER 1/2 HP WHISPER DRIVE WITH (2) 100W A19 LIGHTS, 3 POSITION SWITCH, 2 REMOTES
	SPEAKER
	CEILING FAN, PROVIDE ADJUSTABLE SPEED CONTROL WALL SWITCH
MTR	MOTORIZED SHADE. VERIFY POWER REQUIREMENTS AND LOCATION/HEIGHT WITH SHADE VENDOR.
T	THERMOSTAT

ELECTRICAL NOTES

1. ALL WORK PER N.E.C AND MAUI COUNTY CODE AMENDMENTS. CONSTRUCTION PRACTICES SHALL CONFORM TO THE LATEST EDITION OF THE AMERICAN ELECTRICIAN'S HANDBOOK (BY CROFT). WHERE APPLICABLE, COMPLY WITH ALL INSTRUCTIONS OF THE MANUFACTURERS OF EQUIPMENT AND MATERIAL SUPPLIES FOR THE PROJECT. ALL MATERIALS SHALL BE NEW AND BEAR THE UL LABEL WHERE APPLICABLE. INSTALLATION SHALL BE COMPLETE IN EVERY DETAIL AS SPECIFIED AND READY FOR USE.

2. CONTRACTOR TO PROVIDE LAMPS AS REQUIRED FOR LIGHT FIXTURES. VERIFY LAMP TYPE WITH MANUFACTURER AND COLOR TEMPERATURE W/OWNER AND ARCHITECT.

3. CONTRACTOR SHALL OBTAIN AND PAY FOR ELECTRICAL PERMIT. SCHEDULING INSPECTIONS BY LOCAL AUTHORITIES SHALL BE BY THE CONTRACTOR. CONTRACTOR TO DELIVER FINAL INSPECTION APPROVALS TO OWNER.

4. ALL WIRING SHALL BE IN WALLS, CEILINGS, FLOORS AND FURRED SPACES UNLESS OTHERWISE NOTED. CONDUCTORS SHALL BE COPPER ONLY. USE NON METALLIC SHEATED CABLES. WHERE CABLE IS REQUIRED TO BE IN A RACEWAY, USE THW, THWN, OR XHHW. RACEWAYS MAY BE METAL OR PVC.

5. THE ELECTRICAL CONTRACTOR SHALL COORDINATE THEIR WORK WITH OTHER TRADES TO AVOID CONFLICTS WITH MECHANICAL AND ARCHITECTURAL ELEMENTS OF THE PROJECT.

6. LIGHTS AND RECEPTACLES ARE SHOWN FOR DESIGN INTENT. VERIFY CODE COMPLIANCE AND COORDINATE FINAL LOCATIONS OF ELECTRICAL DEVICES AND FIXTURES IN FIELD WITH OWNER AND ARCHITECT.

7. ALL 120-VOLT, SINGLE PHASE, 15- AND 20-AMPERE BRANCH CIRCUITS SUPPLYING OUTLETS OR DEVICES INSTALLED IN DWELLING UNIT KITCHENS, FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENS, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, LAUNDRY AREAS, OR SIMILAR ROOMS OR AREAS SHALL BE PROTECTED BY A LISTED ARC-FAULT CIRCUIT INTERRUPTER, COMBINATION-TYPE, INSTALLED TO PROVIDE PROTECTION OF THE BRANCH CIRCUIT. [NEC 210.12(A)]

8. SMOKE DETECTORS AND CARBON MONOXIDE ALARMS SHALL BE PROVIDED IN EACH BEDROOM AND OUTSIDE EACH BEDROOM. HARDWIRE TO RESIDENCE POWER SUPPLY AND INTERCONNECTED.

9. PROVIDE LANDSCAPE LIGHTING POWER SUPPLY AS REQUIRED BY LANDSCAPE LIGHTING CONTRACTOR. SEE LANDSCAPE DRAWINGS FOR LANDSCAPE LIGHTING LAYOUT AND TRANSFORMER LOCATIONS.

10. VERIFY AND COORDINATE POWER SUPPLY REQUIREMENTS WITH POOL CONTRACTOR AND PROVIDE TO EQUIPMENT LOCATION(S) AS REQUIRED.

11. CAN/RECESSED LIGHTS ARE TO BE IC-RATED AND SEALED. RECESSED LUMINAIRES INSTALLED IN THE BUILDING THERMAL ENVELOPE SHALL BE SEALED TO LIMIT AIR LEAKAGE BETWEEN CONDITIONED AND UNCONDITIONED SPACES. RECESSED LUMINAIRES SHALL BE IC-RATED AND LABELED AS HAVING AN AIR LEAKAGE RATE OF NOT GREATER THAN 2.0 CFM (0.944 L/S) WHEN TESTED IN ACCORDANCE WITH ASTM E 283 AT A PRESSURE DIFFERENTIAL OF 1.57 PSF (75 PA). RECESSED LUMINAIRES SHALL BE SEALED WITH A GASKET OR CAULKED BETWEEN THE HOUSING AND THE INTERIOR WALL OR CEILING COVERING. [RE 402.4.5]

12. ALL (OR AT LEAST 90%) OF LIGHTING TO BE HIGH EFFICACY. NOT LESS THAN 90 PERCENT OF THE PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL CONTAIN ONLY HIGH-EFFICACY LAMPS. [RE 404.1]

13. WATER HEATER PIPING TO BE R-3 MINIMUM INSULATED. [RE 403.5.3]

14. NEW CONSTRUCTION OF DETACHED ONE- AND TWO-FAMILY DWELLINGS AND TOWNHOUSES MUST COMPLY WITH APPENDIX RA, SOLAR READINESS (MANDATORY). [RE 404.2] :

PROVIDE A SOLAR READY ZONE ON THE ROOF. SPECIFY A DUAL POLE CIRCUIT BREAKER IN THE ELECTRIC SERVICE PANEL TO BE LABELED "FOR FUTURE SOLAR ELECTRIC". [REA 103.7]

15. ALL OUTDOOR LIGHTING FIXTURES, EXCEPT FOR NEON, MUST BE FULL SHIELDED AND DOWN DIRECTED WITH NO LIGHT SHINING ABOVE THE HORIZONTAL. WALL-MOUNTED FIXTURES MUST HAVE OPAQUE SHIELDS TO DIRECT ALL LIGHT DOWN, AND, IF THE LIGHT HITS A WALL SURFACE, THE SURFACE MUST BE NON-REFLECTIVE (E.G., NOT A POLISHED OR GLASS SURFACE; PAINTED SURFACES MUST HAVE MATTE PAINT). SHIELDING MUST ENSURE THAT NO LIGHT SHINES OVER THE OCEAN. [MCC 20.35.060.E]

PILI

PILI DESIGN BUILD, LLC
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808.633.4636
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LICENSED PROFESSIONAL ARCHITECT
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HAWAII USA

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signature 4/30/2026
exp. date

for Maui County Permit Office Use.

KALPAKOFF RESIDENCE

LOT 37 MAHANA ESTATES
620 MAHANA RIDGE ST
LAHAINA, HAWAII 96761
TMK: (2) 4-2-010: 037

PROPOSED
NEW SINGLE FAMILY DWELLING, POOL AND RETAINING WALL

OWNER
KALPAKOFF FAMILY TRUST

ISSUED FOR PERMIT

No.	DATE	REVISIONS	BY
	2024-10-24	DRB	
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	2025-04-09	PRICING	
1	2025-08-08	PLAN CHECK CORR.	
2	2025-09-15	REV	

DRAWN APPROVED

CONTRACT DATE – SCALE 1/4"=1'-0"

SHEET TITLE
SECOND FLOOR ELEC. PLAN

SHEET NUMBER
A1.15

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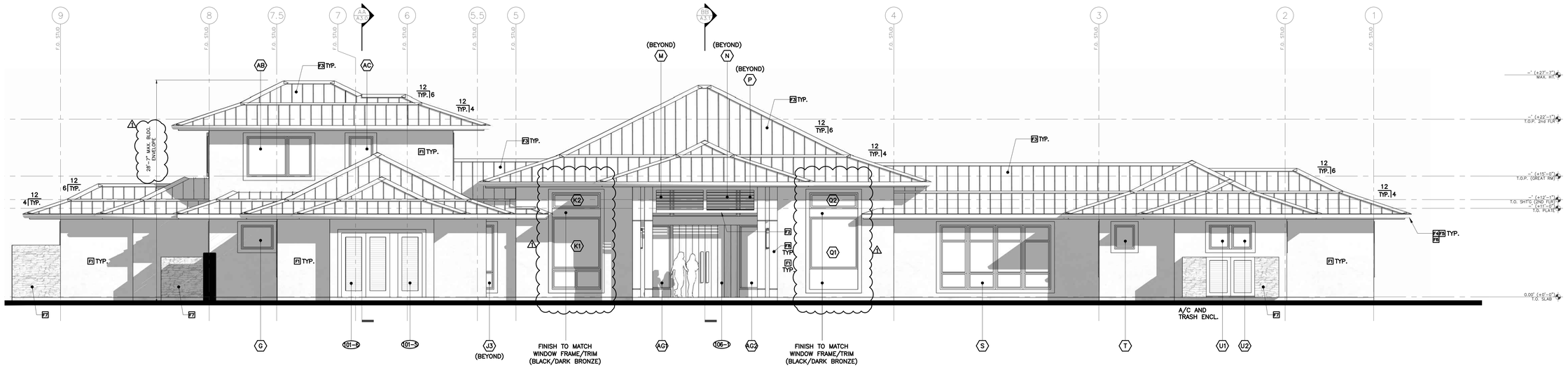
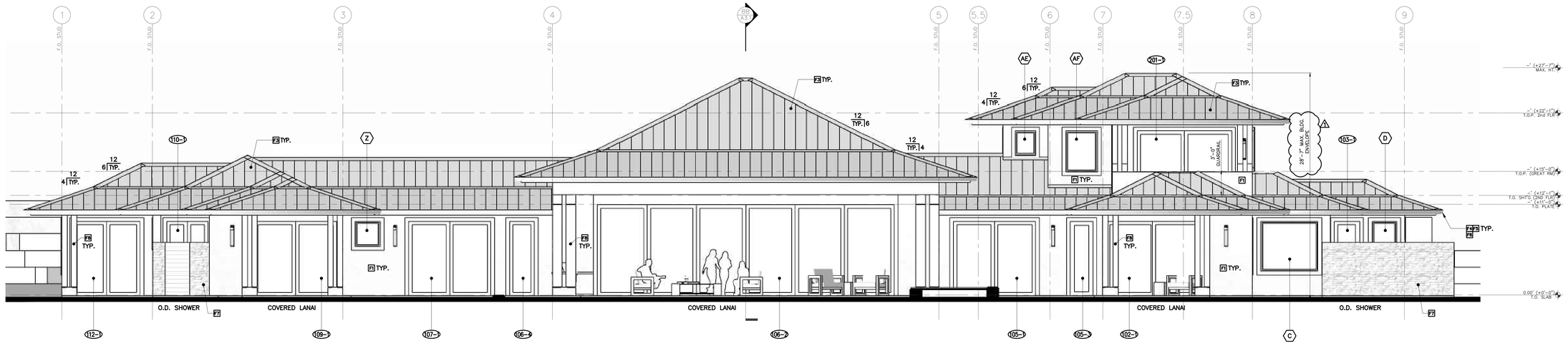
FOR ELEVATIONS AND SECTIONS GENERAL NOTES AND KEYNOTES, SEE SHEET A2.2



1 EAST ELEV.
SCALE: 3/16" = 1'-0"



2 WEST ELEV.
SCALE: 3/16" = 1'-0"

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SHEET TITLE
BUILDING ELEVATIONS

SHEET NUMBER
A2.1

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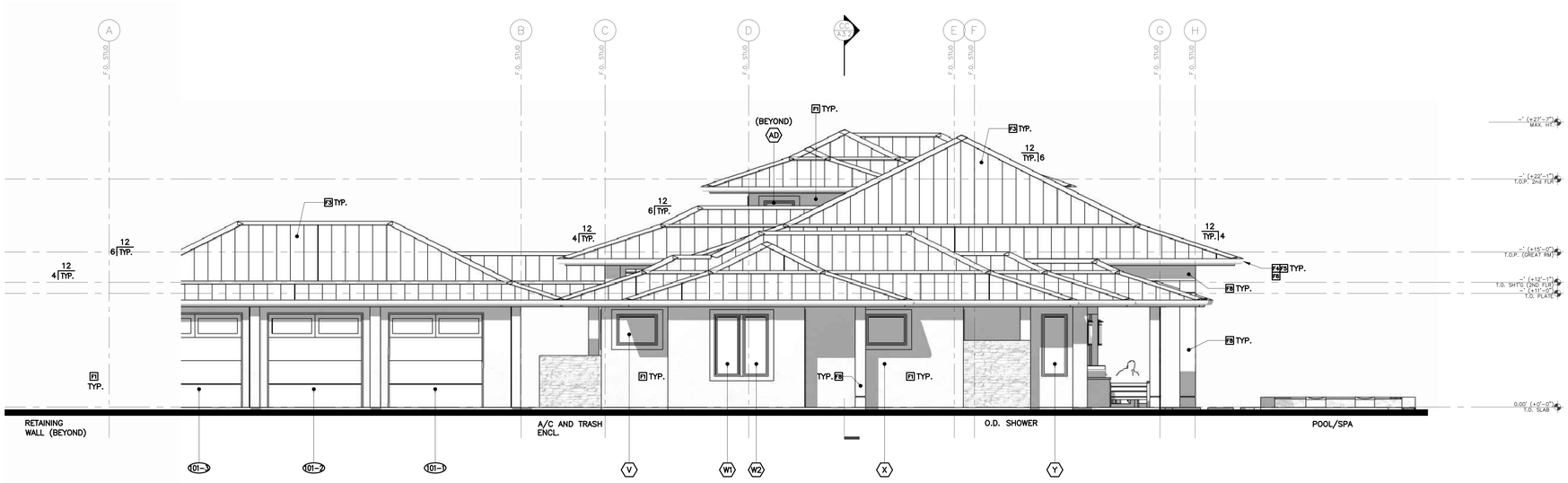
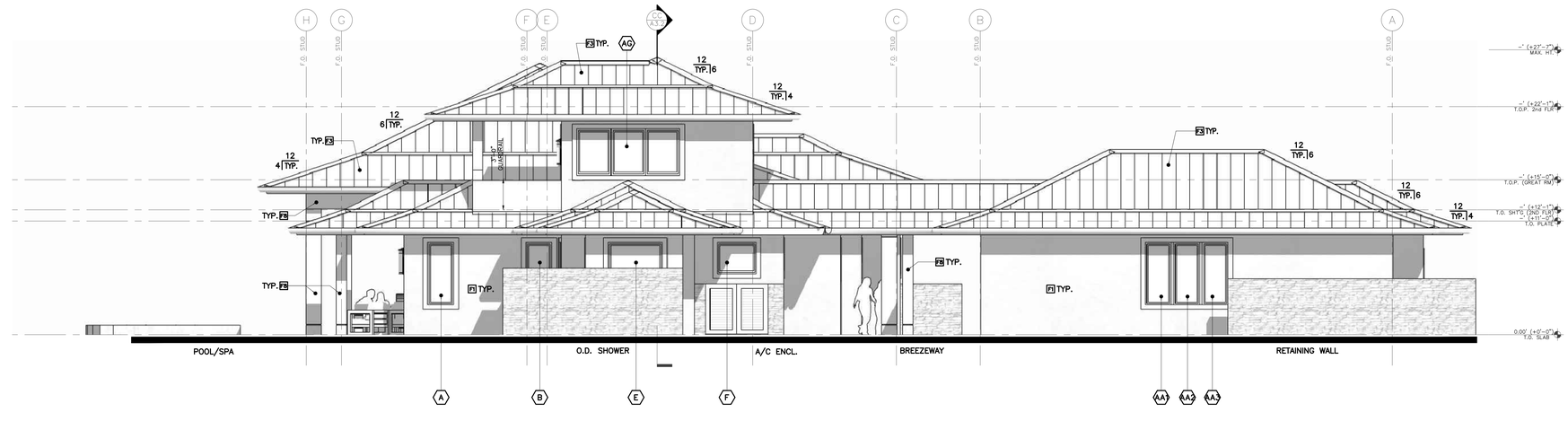


3 NORTH ELEV.
SCALE: 3/16" = 1'-0"



4 SOUTH ELEV.
SCALE: 3/16" = 1'-0"

GENERAL NOTES – ELEVATIONS AND SECTIONS

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KEYNOTES – ELEVATIONS AND SECTIONS

F1 7" STUCCO SIDING.
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F3 STANDING SEAM METAL ROOF.
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F5 DOWNSPOUT WHERE REQUIRED.
F6 WOOD FASCIA, PAINTED.
F7 NATURAL STACKED STONE: KAPALUA STONE
F8 WRAPPED COLUMN AND BEAM.
F9 1X6 T&G DECKING, NICKEL GAP. PTD. FIN.

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WAILUKU, HAWAII 96793
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SHEET TITLE
BUILDING ELEVATIONS

SHEET NUMBER
A2.2

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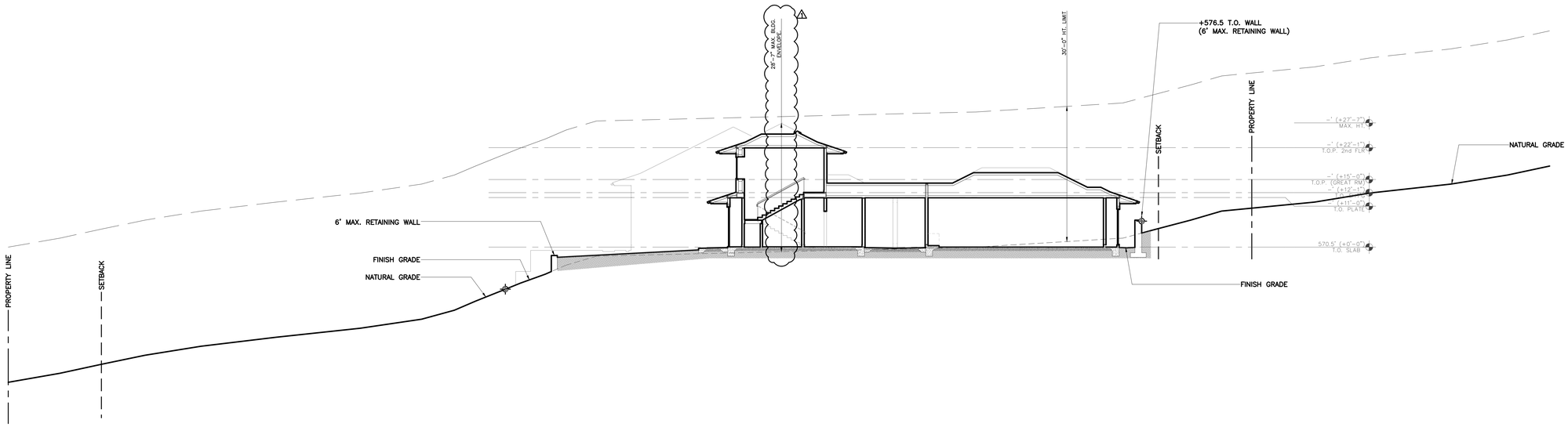

AA SITE SECTION
SCALE: 1/16" = 1'-0"

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CONTRACT DATE SCALE
– **PER PLAN**

SHEET TITLE
SITE SECTION

SHEET NUMBER
A3.0

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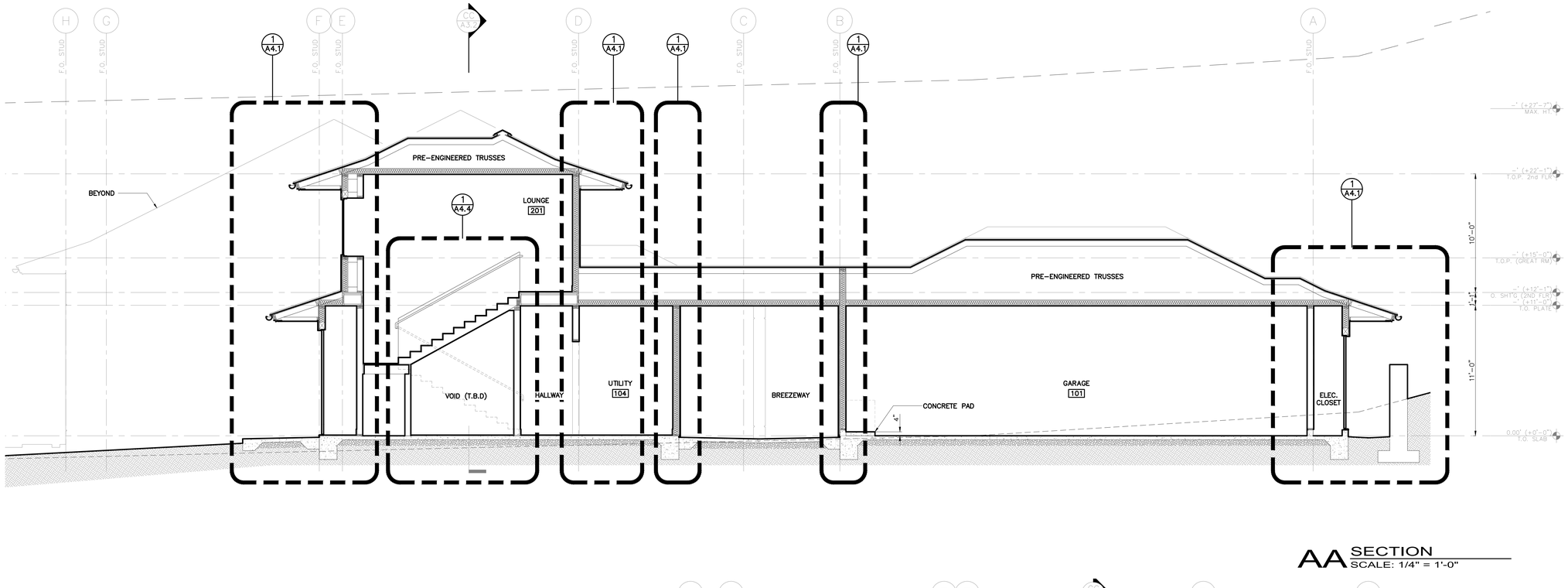
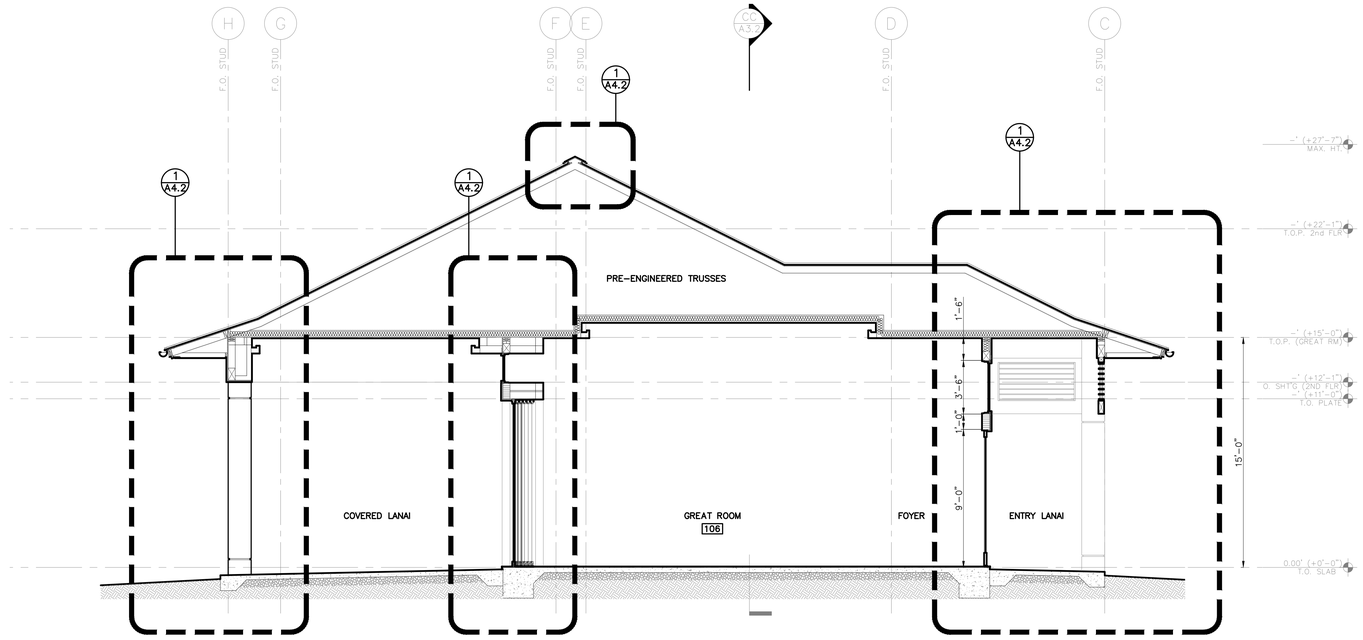


AA SECTION
SCALE: 1/4" = 1'-0"



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

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SHEET TITLE
BUILDING SECTIONS

SHEET NUMBER
A3.1

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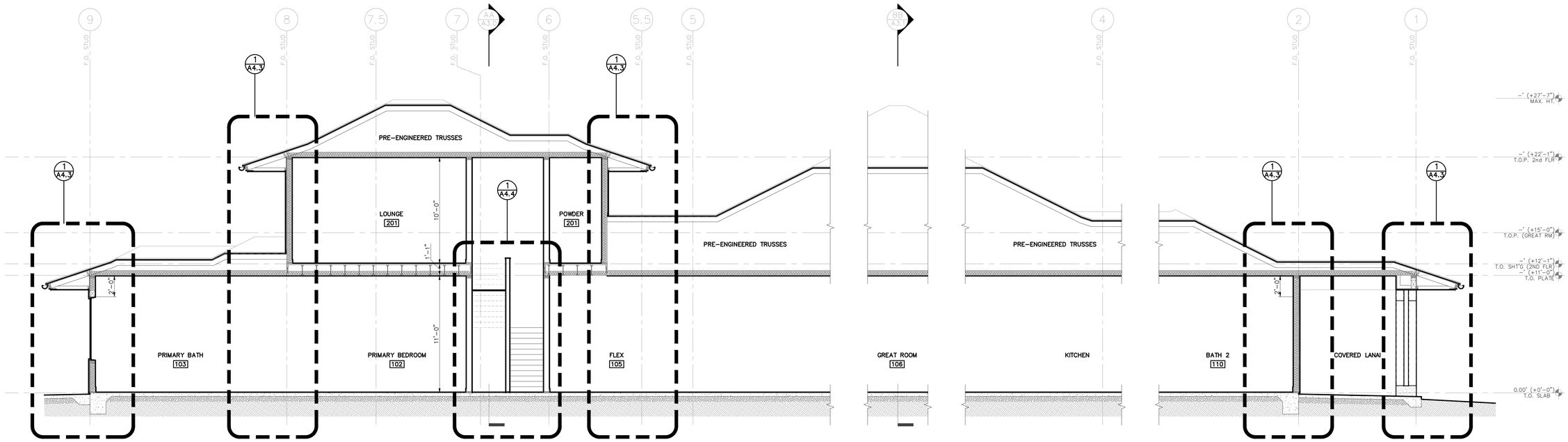

CC SECTION
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SHEET TITLE
BUILDING SECTION

SHEET NUMBER
A3.2

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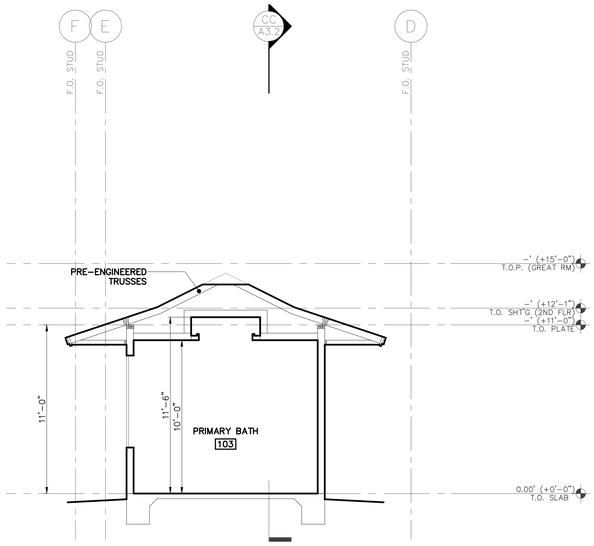

FF SECTION
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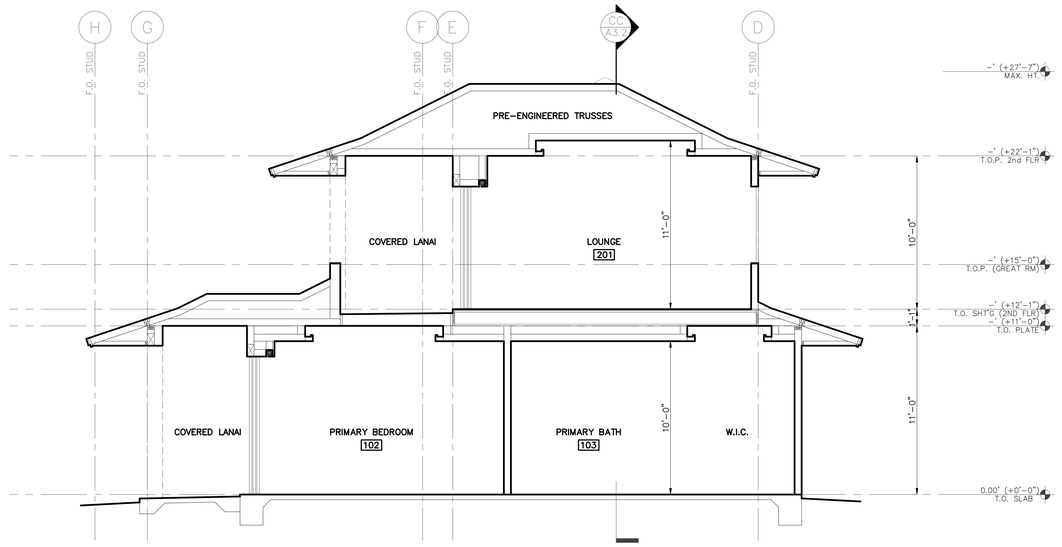

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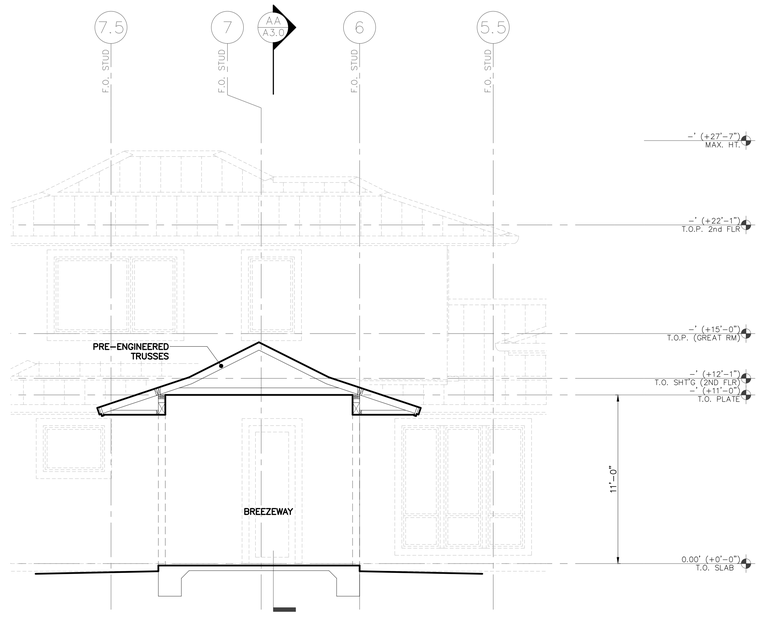
SCALE: 1/4" = 1'-0"



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

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DRAWN APPROVED

CONTRACT DATE SCALE
– 1/4"=1'-0"

SHEET TITLE

BUILDING SECTION

SHEET NUMBER

A3.3

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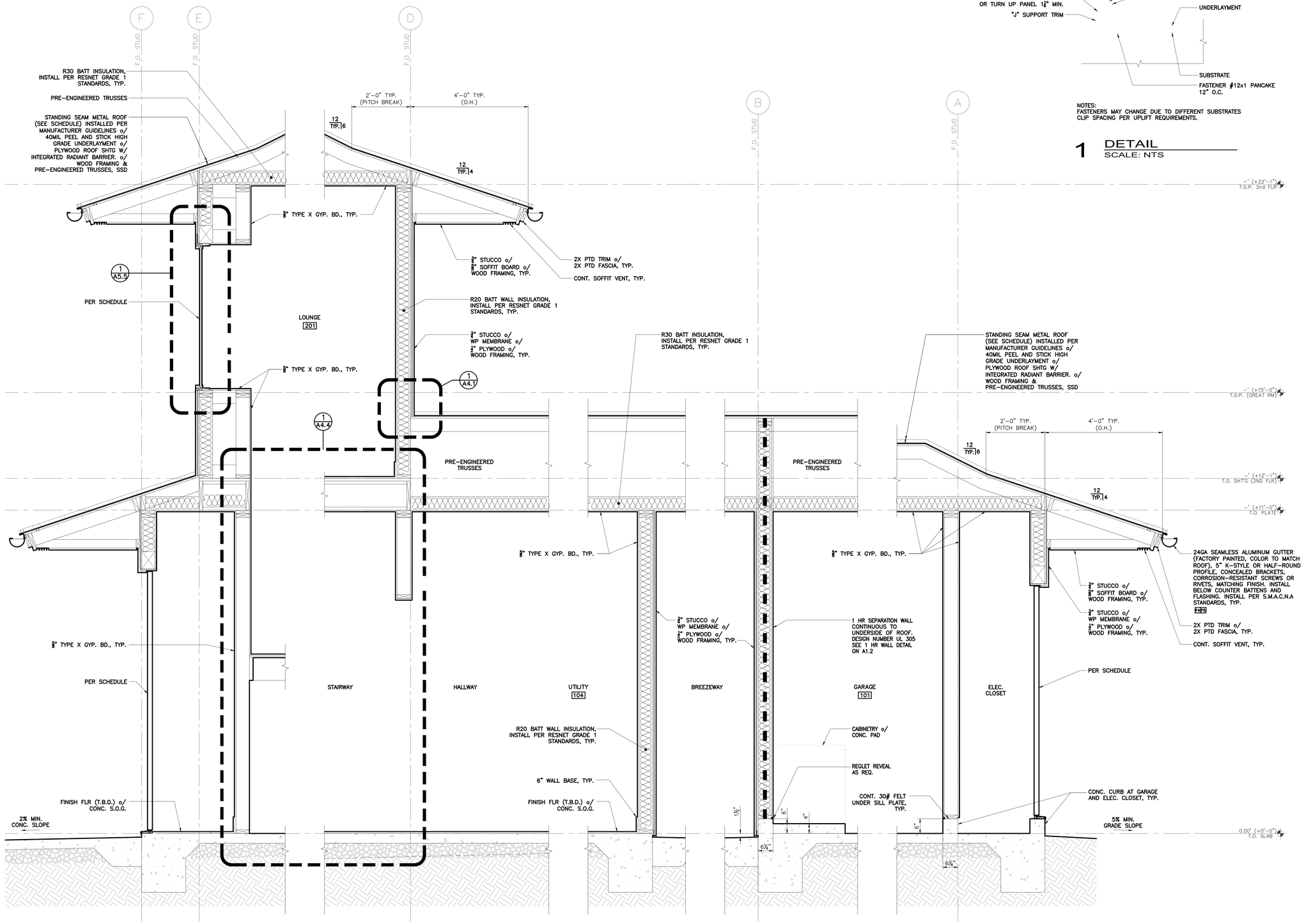
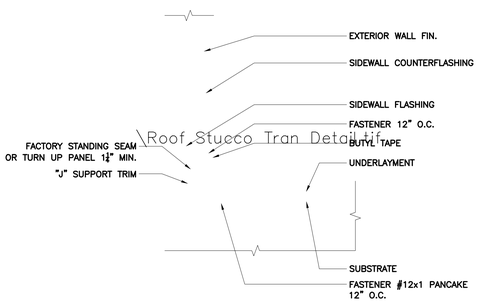


FOR FRAMING AND FOUNDATION INFORMATION SEE STRUCTURAL DRAWINGS, TYP.

AA ENLARGED SECTION
SCALE: 3/4" = 1'-0"



NOTES:
FASTENERS MAY CHANGE DUE TO DIFFERENT SUBSTRATES
CLIP SPACING PER UPLIFT REQUIREMENTS.

1 DETAIL
SCALE: NTS

GENERAL NOTES – ELEVATIONS AND SECTIONS

- ALL GRIDLINES ARE TO FACE OF STUD U.N.O.
- SEE BUILDING SECTIONS FOR ALL PLATE AND BEAM HEIGHTS
- S.C.D FOR ALL GRADING AND DRAINAGE INFORMATION.
- ROOFING TO BE INSTALLED PER MANUFACTURER'S INSTALLATION SPECIFICATIONS
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KEYNOTES – ELEVATIONS AND SECTIONS

- F1 ¾" STUCCO SIDING.
- F2 ALUMINUM LOUVERED PANEL.
- F3 STANDING SEAM METAL ROOF.
- F4 METAL GUTTER.
- F5 DOWNSPOUT WHERE REQUIRED.
- F6 WOOD FASCIA, PAINTED.
- F7 NATURAL STACKED STONE: KAPALUA STONE
- F8 WRAPPED COLUMN AND BEAM.
- F9 1X6 T&G DECKING, NICKEL GAP. PTD. FIN.

W.P. BARRIER SPECIFICATION

WATER RESISTIVE BARRIER:
ONE LAYER TYVEK HOMEWRAP FREE FROM HOLES AND BREAKS, COMPLYING WITH ASTM E96-05 METHOD 'A' OR OTHER APPROVED WATER-RESISTIVE BARRIER SHALL BE APPLIED OVER STUDS OR SHEATHING OF ALL EXTERIOR WALLS. WHERE JOINTS OCCUR, FELT SHALL BE LAPPED NOT LESS THAN 6 INCHES. [R703.2]

PILI

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WAILUKU, HAWAII 96793
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LICENSED PROFESSIONAL ARCHITECT
No. 14367
HAWAII USA

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signature 4/30/2026 exp. date

for Maui County Permit Office Use.

KALPAKOFF RESIDENCE

LOT 37 MAHANA ESTATES
620 MAHANA RIDGE ST
LAHAINA, HAWAII 96761
TMK: (2) 4-2-010: 037

PROPOSED
NEW SINGLE FAMILY DWELLING, POOL AND RETAINING WALL

OWNER
KALPAKOFF FAMILY TRUST

ISSUED FOR PERMIT

No.	DATE	REVISIONS	BY
	2024-10-24	DRB	
	2025-01-29	PERMIT	
	2025-04-09	PRICING	
1	2025-08-08	PLAN CHECK CORR.	
2	2025-09-15	REV	

DRAWN APPROVED

CONTRACT DATE – SCALE 3/4"=1'-0"

SHEET TITLE
ENLARGED SECTION

SHEET NUMBER
A4.1

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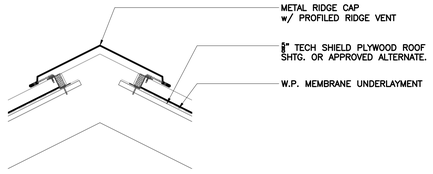
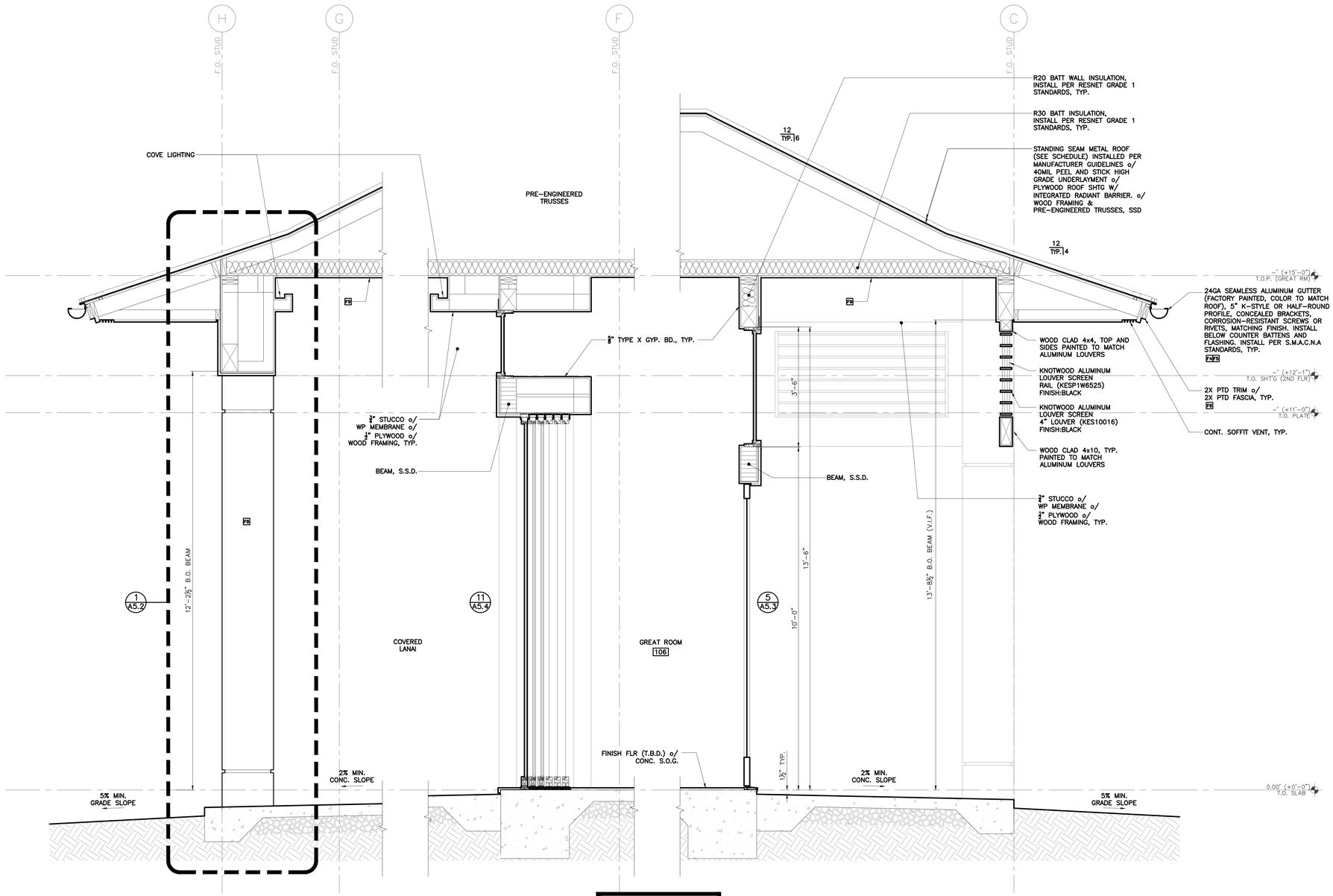


1 TYP. RIDGE CAP DETAIL
SCALE: 1 1/2" = 1'-0"



FOR FRAMING AND FOUNDATION INFORMATION SEE STRUCTURAL DRAWINGS, TYP.

BB ENLARGED SECTION
SCALE: 3/4" = 1'-0"

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OWNER
KALPAKOFF FAMILY TRUST

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2	2025-09-15	REV	

DRAWN APPROVED

CONTRACT DATE SCALE
– 3/4"=1'-0"

SHEET TITLE
ENLARGED SECTION

SHEET NUMBER
A4.2

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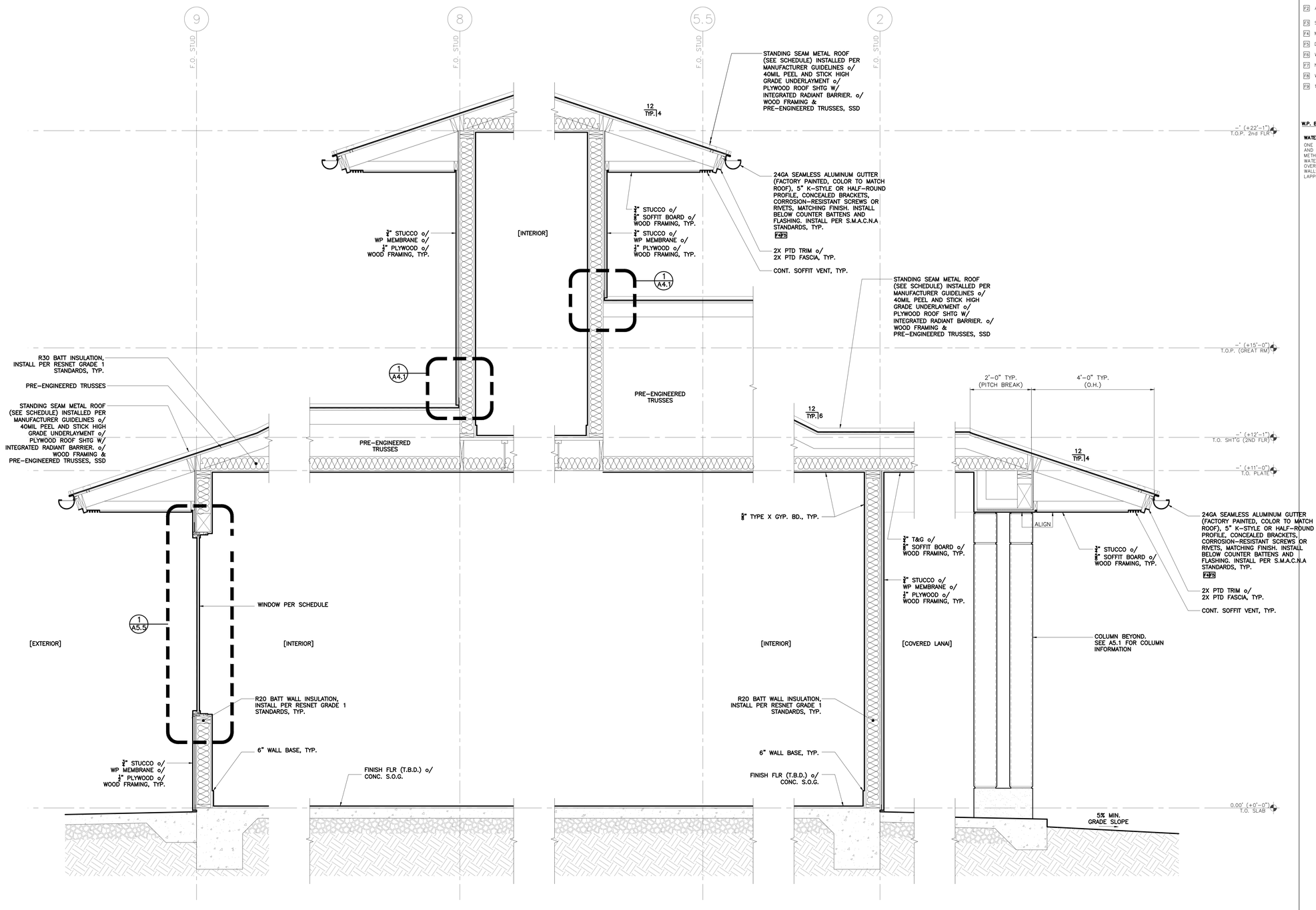

CC ENLARGED SECTION
SCALE: 3/4" = 1'-0"

GENERAL NOTES – ELEVATIONS AND SECTIONS

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KEYNOTES – ELEVATIONS AND SECTIONS

F1 3/4" STUCCO SIDING.
F2 ALUMINUM LOUVERED PANEL.
F3 STANDING SEAM METAL ROOF.
F4 METAL GUTTER.
F5 DOWNSPOUT WHERE REQUIRED.
F6 WOOD FASCIA, PAINTED.
F7 NATURAL STACKED STONE: KAPALUA STONE
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PROPOSED
NEW SINGLE FAMILY DWELLING, POOL AND RETAINING WALL

OWNER
KALPAKOFF FAMILY TRUST

ISSUED FOR PERMIT

No.	DATE	REVISIONS	BY
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2	2025-09-15	REV	

DRAWN APPROVED

CONTRACT DATE – SCALE 3/4"=1'-0"

SHEET TITLE
ENLARGED SECTION

SHEET NUMBER
A4.3

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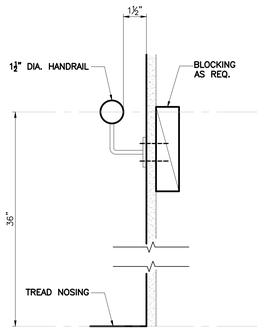
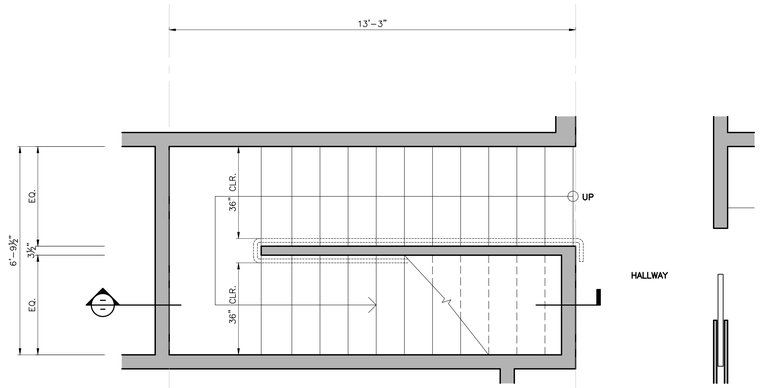
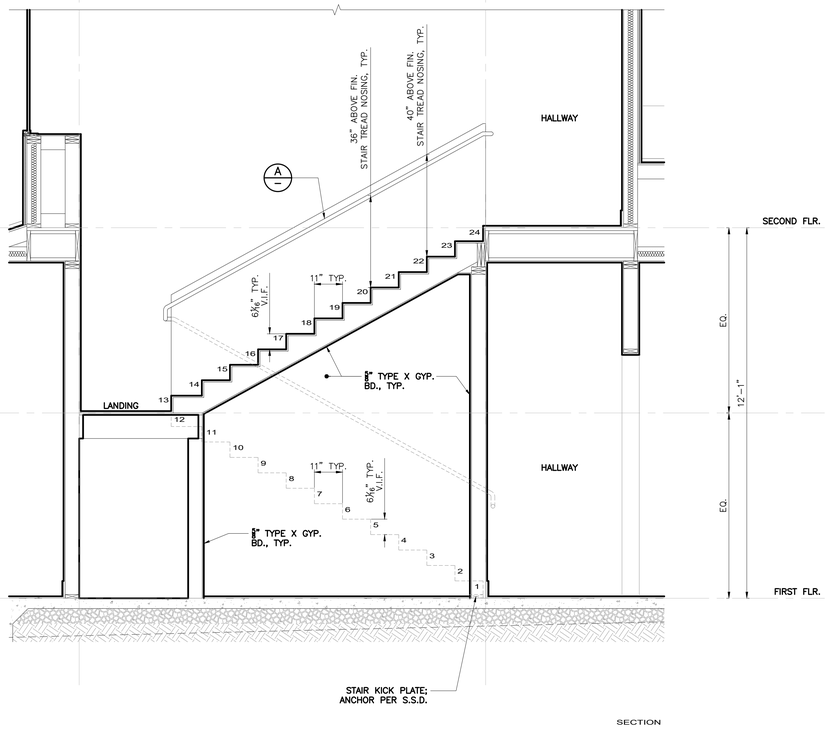


A RAILING SECTION
SCALE: 3"=1'-0"



PLAN



SECTION

1 ENLARGED STAIR SECTOIN
SCALE: 1/2" = 1'-0"

GENERAL NOTES – ELEVATIONS AND SECTIONS

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KEYNOTES – ELEVATIONS AND SECTIONS

F1 7" STUCCO SIDING.

F2 ALUMINUM LOUVERED PANEL.

F3 STANDING SEAM METAL ROOF.

F4 METAL GUTTER.

F5 DOWNSPOUT WHERE REQUIRED.

F6 WOOD FASCIA, PAINTED.

F7 NATURAL STACKED STONE: KAPALUA STONE

F8 WRAPPED COLUMN AND BEAM.

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KALPAKOFF RESIDENCE

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PROPOSED
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2	2025-09-15	REV	

DRAWN APPROVED

CONTRACT DATE SCALE
– VARIES

SHEET TITLE
ENLARGED STAIR SECTION

SHEET NUMBER
A4.4

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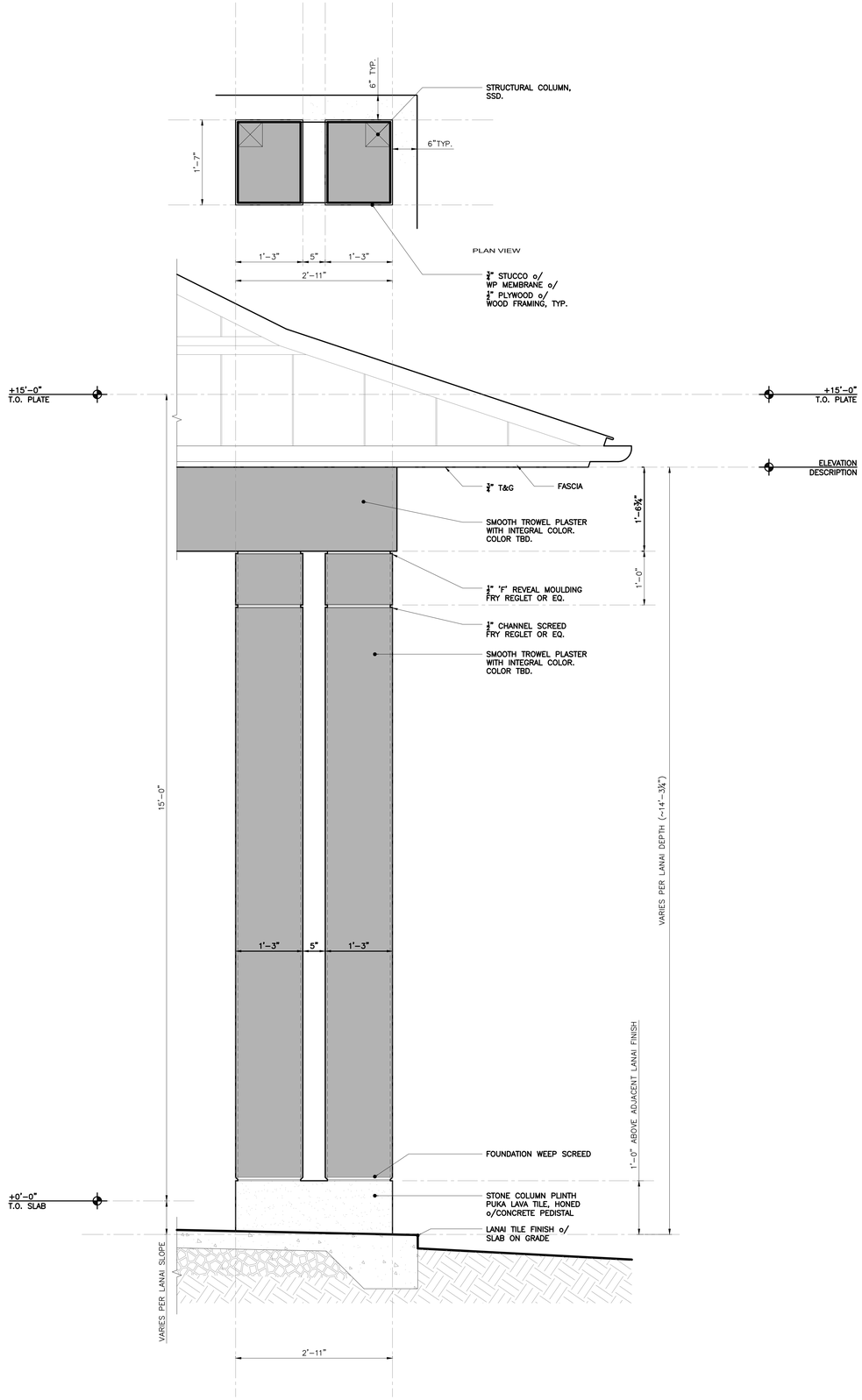
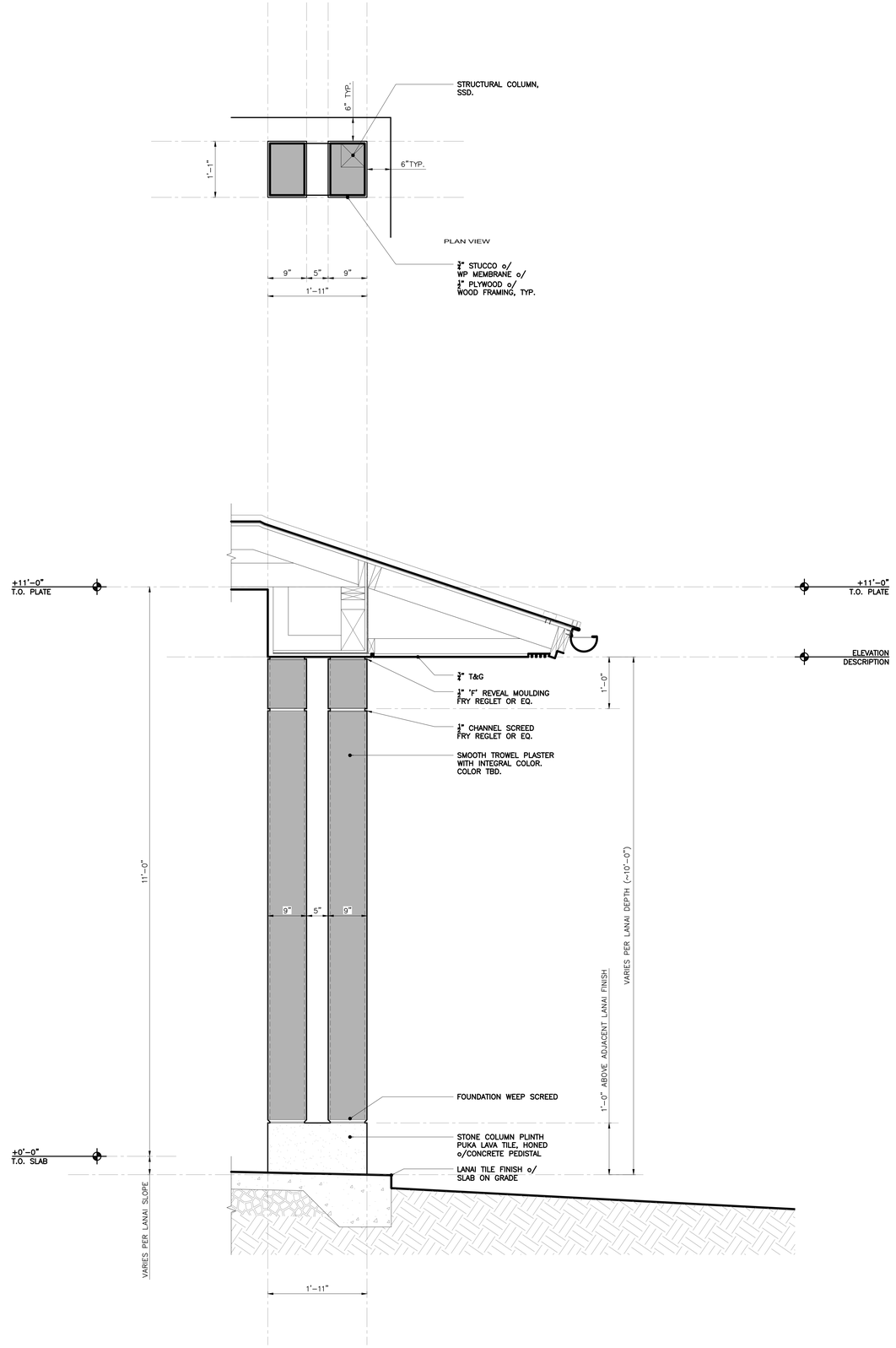


2 ENLARGED ELEVATION
SCALE: 1" = 1'-0"



1 ENLARGED SECTION
SCALE: 1" = 1'-0"

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DRAWN APPROVED

CONTRACT DATE SCALE
– 1"=1'-0"

SHEET TITLE
TYPICAL DETAILS

SHEET NUMBER
A5.1

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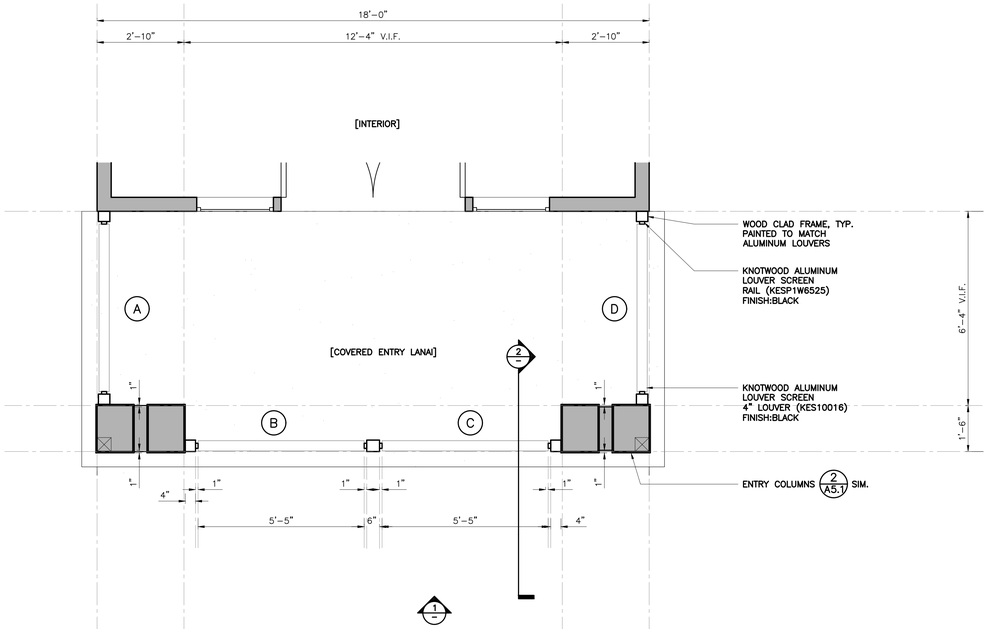
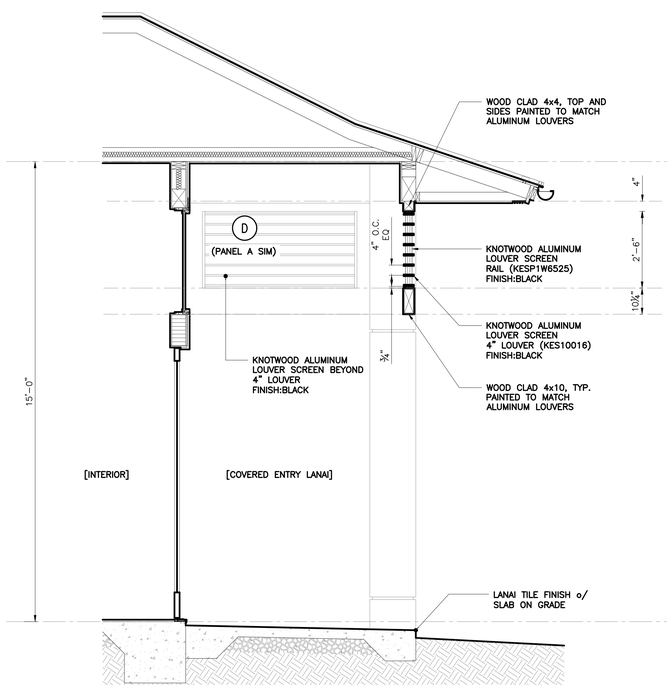
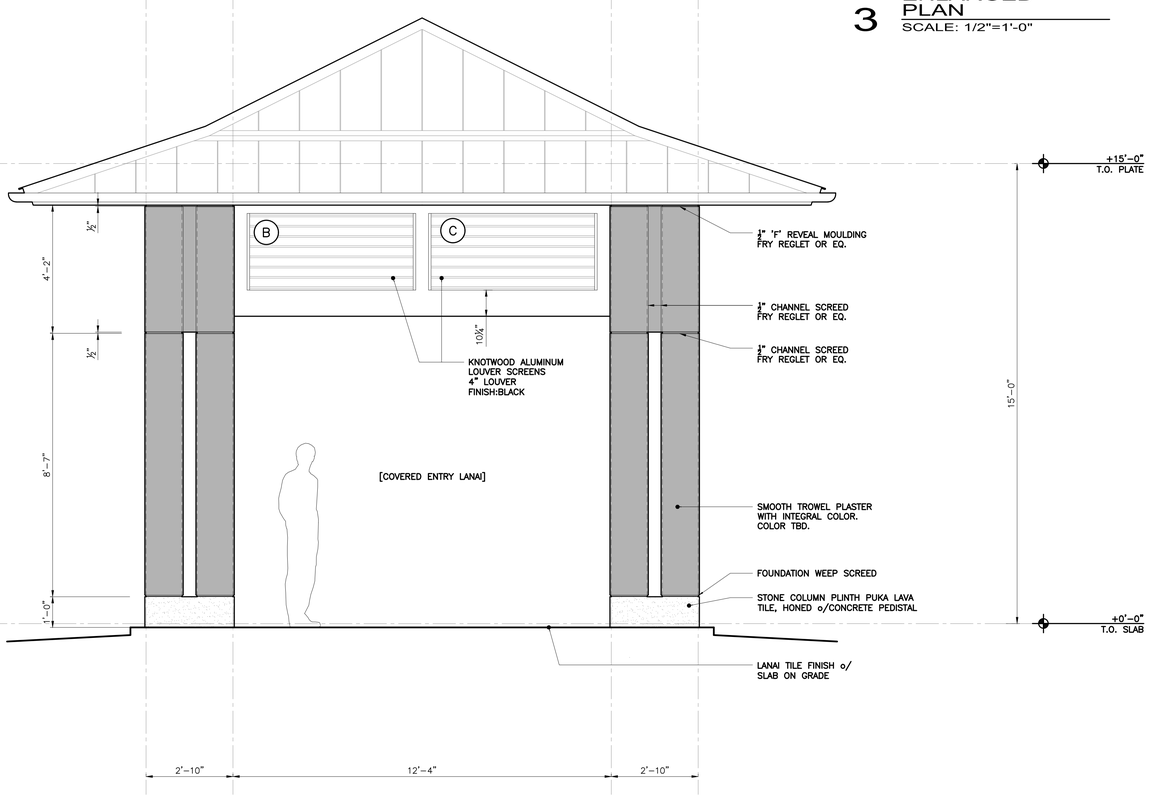


3 ENLARGED PLAN
SCALE: 1/2"=1'-0"



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



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

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F1 ⅞" STUCCO SIDING.

F2 ALUMINUM LOUVERED PANEL.

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F5 DOWNSPOUT WHERE REQUIRED.

F6 WOOD FASCIA, PAINTED.

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2	2025-09-15	REV	

DRAWN APPROVED

CONTRACT DATE – SCALE 1 1/2"=1'-0"

SHEET TITLE
ENTRY DETAILS

SHEET NUMBER
A5.2

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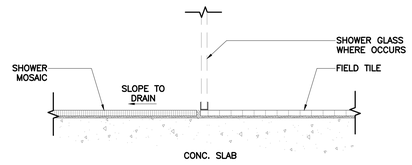
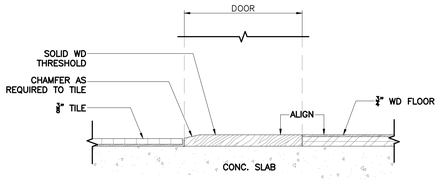
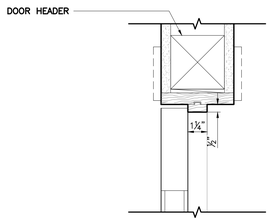


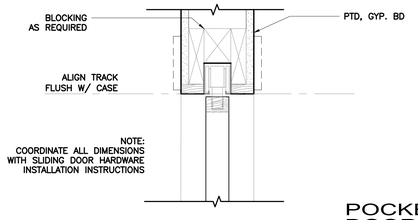
10 TILE TO TILE
SCALE: 3"=1'-0"



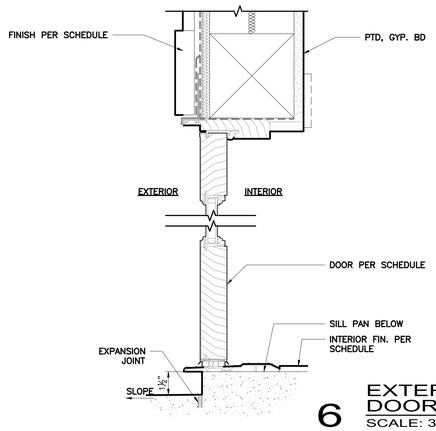
11 TILE TO WOOD
SCALE: 3"=1'-0"



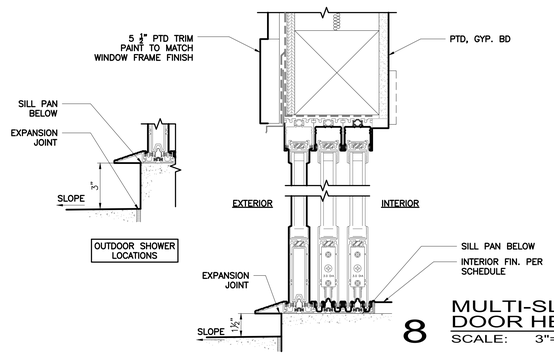
2 DOOR HEAD
SCALE: 3"=1'-0"



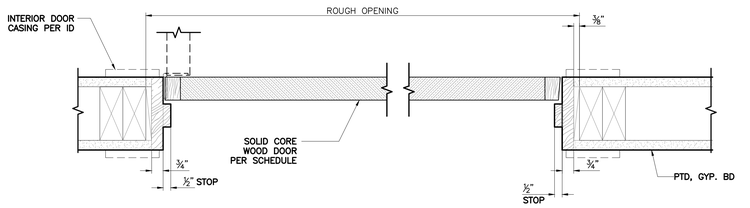
4 POCKET DOOR HEAD
SCALE: 3"=1'-0"



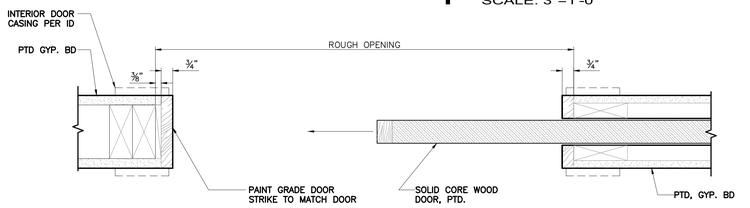
6 EXTERIOR DOOR HEAD
SCALE: 3"=1'-0"



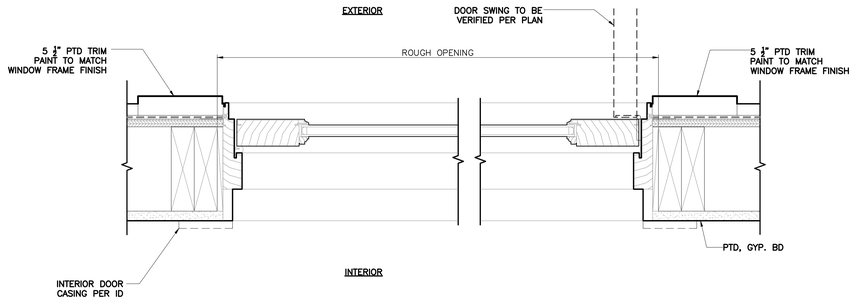
8 MULTI-SLIDE DOOR HEAD
SCALE: 3"=1'-0"



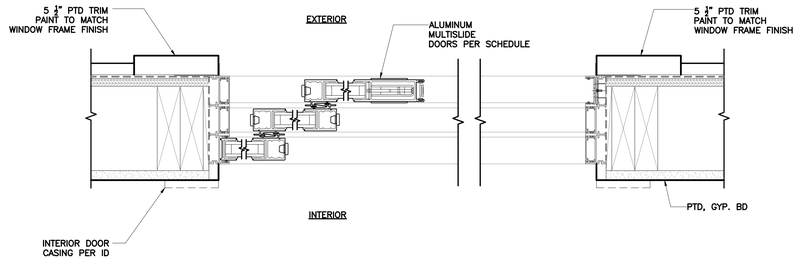
1 DOOR JAMB
SCALE: 3"=1'-0"



3 POCKET DOOR JAMB
SCALE: 3"=1'-0"



5 EXTERIOR DOOR JAMB
SCALE: 3"=1'-0"



7 MULTI-SLIDE DOOR JAMB
SCALE: 3"=1'-0"

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2070 W VINEYARD STREET, B
WAILUKU, HAWAII 96793
808.633.4636
PILIDESIGNBUILD.COM

JEREMY W STODDART
LICENSED PROFESSIONAL ARCHITECT
No. 14367
HAWAII USA

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KALPAKOFF RESIDENCE

LOT 37 MAHANA ESTATES
620 MAHANA RIDGE ST
LAHAINA, HAWAII 96761
TMK: (2) 4-2-010: 037

PROPOSED
NEW SINGLE FAMILY DWELLING, POOL AND RETAINING WALL

OWNER
KALPAKOFF FAMILY TRUST

ISSUED FOR PERMIT

No.	DATE	REVISIONS	BY
	2024-10-24	DRB	
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	2025-04-09	PRICING	
1	2025-08-08	PLAN CHECK CORR.	
2	2025-09-15	REV	

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CONTRACT DATE SCALE
– 3"=1'-0"

SHEET TITLE
TYPICAL DETAILS

SHEET NUMBER
A5.3

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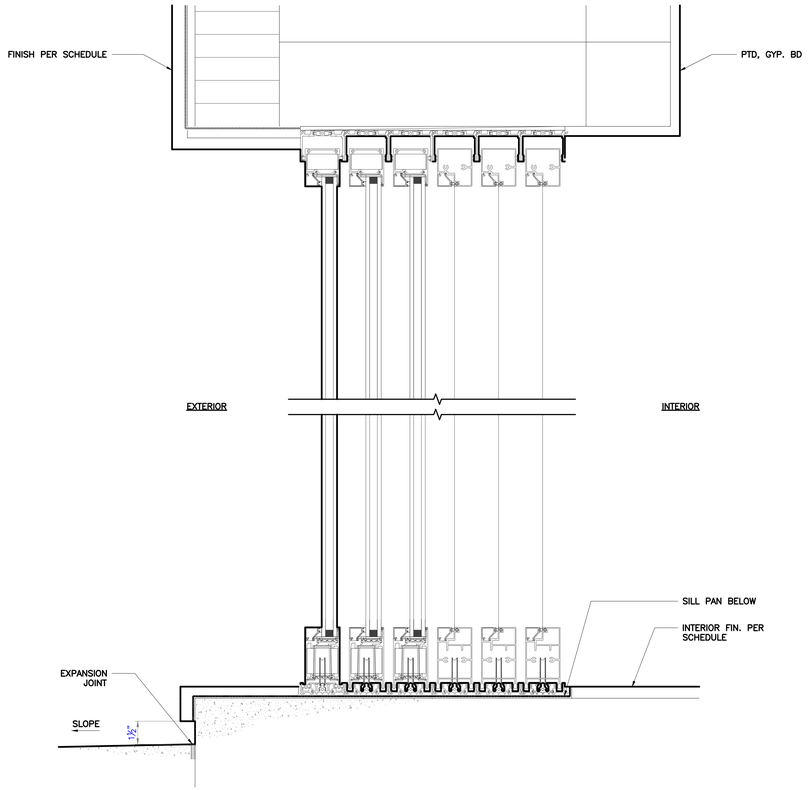
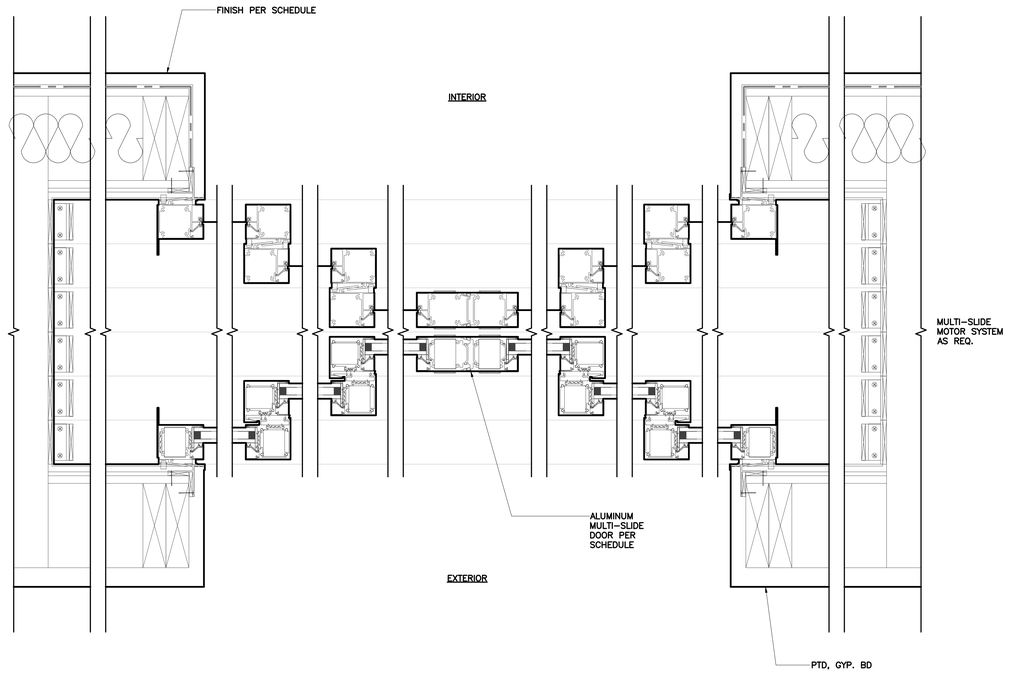


12 MULTI-SLIDE DOOR HEAD
SCALE: 3"=1'-0"



11 MULTI-SLIDE DOOR JAMB
SCALE: 3"=1'-0"

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SHEET TITLE
TYPICAL DETAILS

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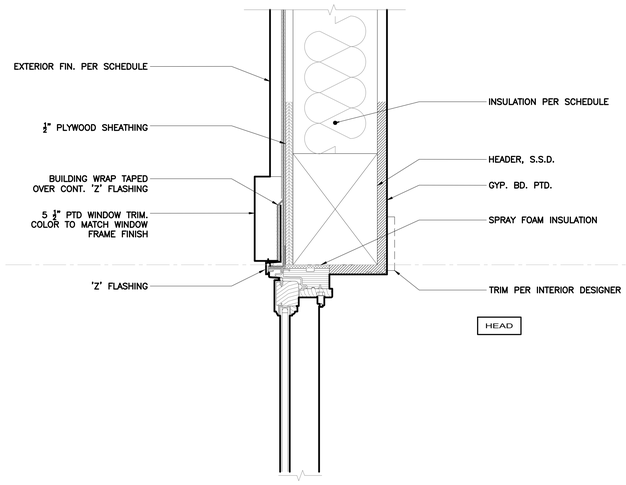

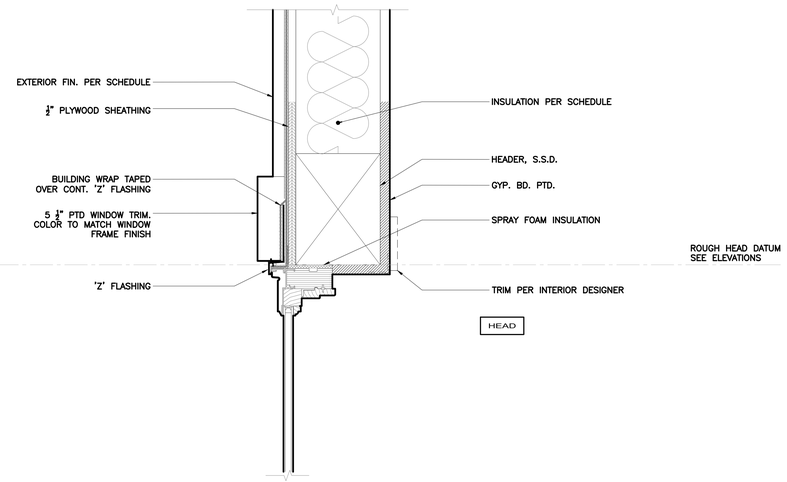

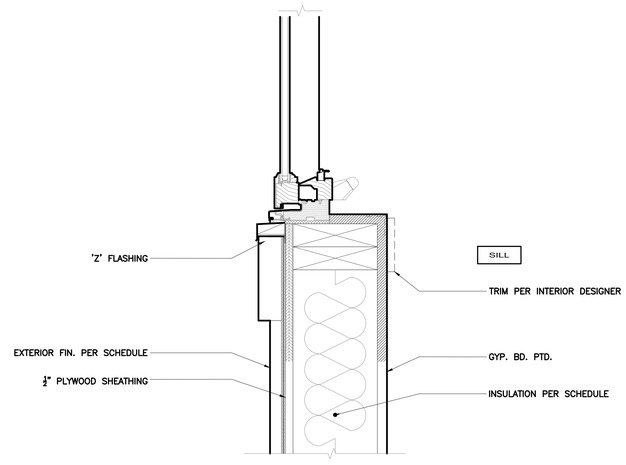

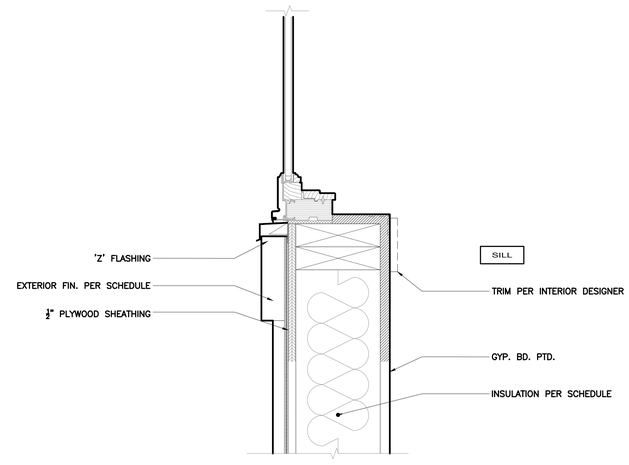

INSTALL BUILDING WRAP AND FLEXWRAP FLASHING AT HEAD AND SILL PER MANUFACTURER GUIDELINES

INSTALL ALL WINDOW AIR AND WEATHER BARRIER COMPONENTS AT SILL AND HEAD PER MANUFACTURER GUIDELINES AND REQUIREMENTS.

2 WINDOW DETAIL
SCALE: 3"=1'-0"

1 WINDOW DETAIL
SCALE: 3"=1'-0"

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CONTRACT DATE –
SCALE 3"=1'-0"

SHEET TITLE
WINDOW DETAILS

SHEET NUMBER
A5.5

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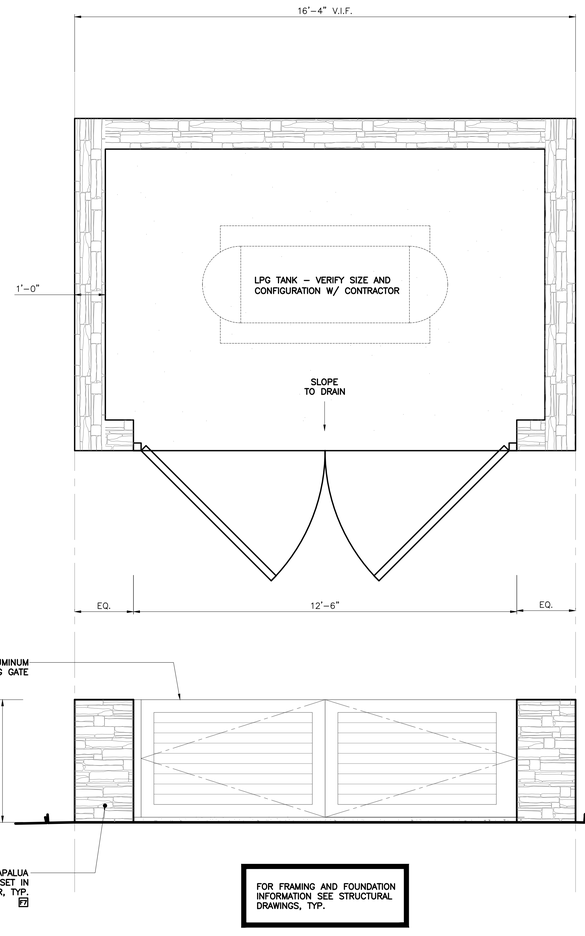
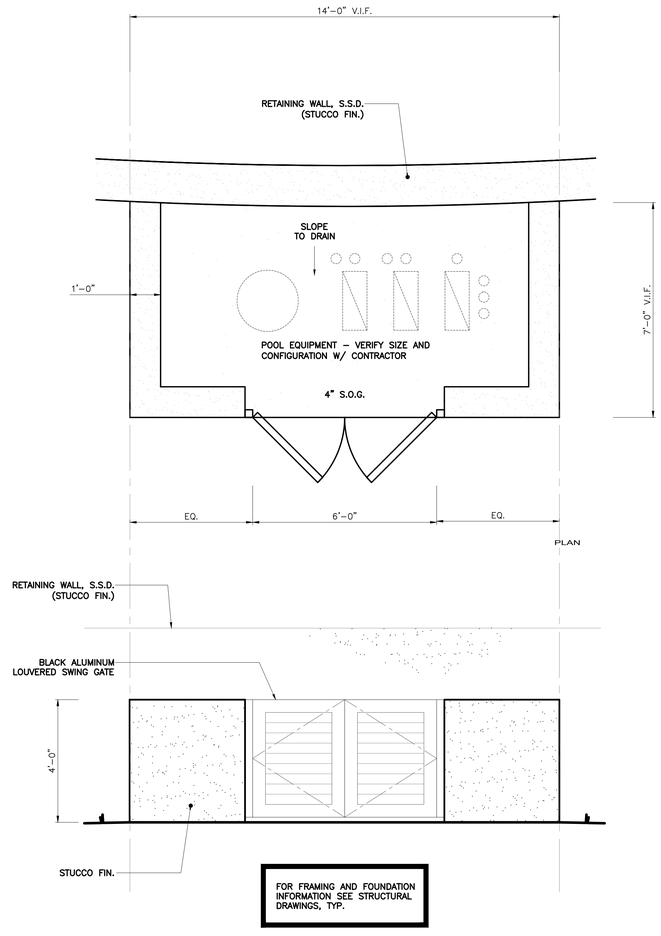


2 LPG ENCLOSURE
SCALE: 1/2"=1'-0"



1 POOL EQUIP. ENCLOSURE
SCALE: 1/2"=1'-0"

GENERAL NOTES – ELEVATIONS AND SECTIONS

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– S.C.D FOR ALL GRADING AND DRAINAGE INFORMATION.

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F2 ALUMINUM LOUVERED PANEL.

F3 STANDING SEAM METAL ROOF.

F4 METAL GUTTER.

F5 DOWNSPOUT WHERE REQUIRED.

F6 WOOD FASCIA, PAINTED.

F7 NATURAL STACKED STONE: KAPALUA STONE

F8 WRAPPED COLUMN AND BEAM.

F9 1X6 T&G DECKING, NICKEL GAP. PTD. FIN.

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CONTRACT DATE – SCALE 1/2"=1'-0"

SHEET TITLE

ENLARGED ENCLOSURE DRAWINGS

SHEET NUMBER

A6.1

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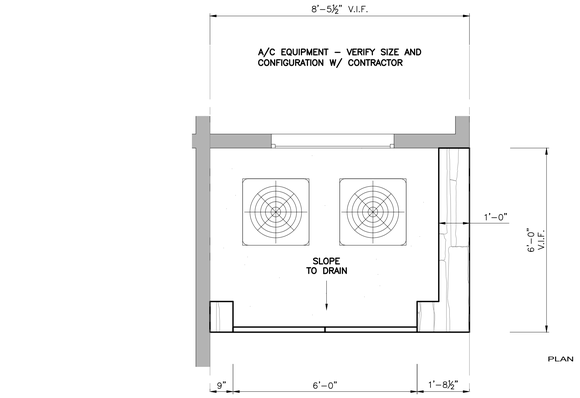
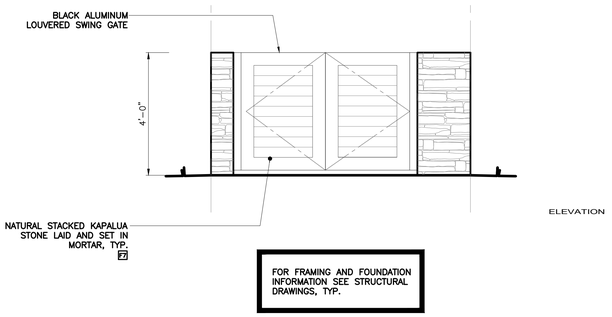


PLAN

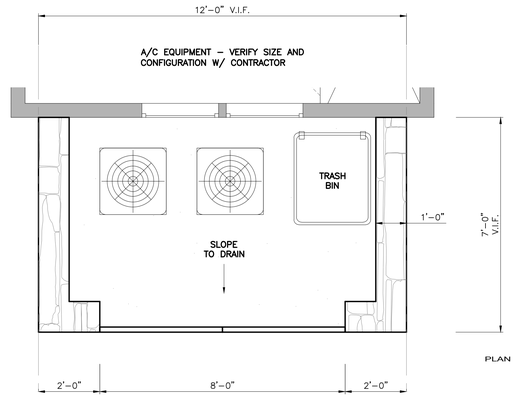


ELEVATION

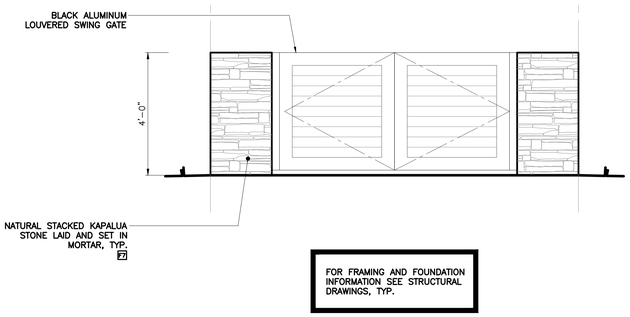
FOR FRAMING AND FOUNDATION INFORMATION SEE STRUCTURAL DRAWINGS, TYP.

2 A/C ENCLOSURE

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



PLAN



ELEVATION

FOR FRAMING AND FOUNDATION INFORMATION SEE STRUCTURAL DRAWINGS, TYP.

1 A/C AND TRASH ENCLOSURE

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

GENERAL NOTES - ELEVATIONS AND SECTIONS

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- F1 ⅞" STUCCO SIDING.
- F2 ALUMINUM LOUVERED PANEL.
- F3 STANDING SEAM METAL ROOF.
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- F5 DOWNSPOUT WHERE REQUIRED.
- F6 WOOD FASCIA, PAINTED.
- F7 NATURAL STACKED STONE: KAPALUA STONE
- F8 WRAPPED COLUMN AND BEAM.
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SCALE: 1/2"=1'-0"

SHEET TITLE

ENLARGED ENCLOSURE DRAWINGS

SHEET NUMBER

A6.2

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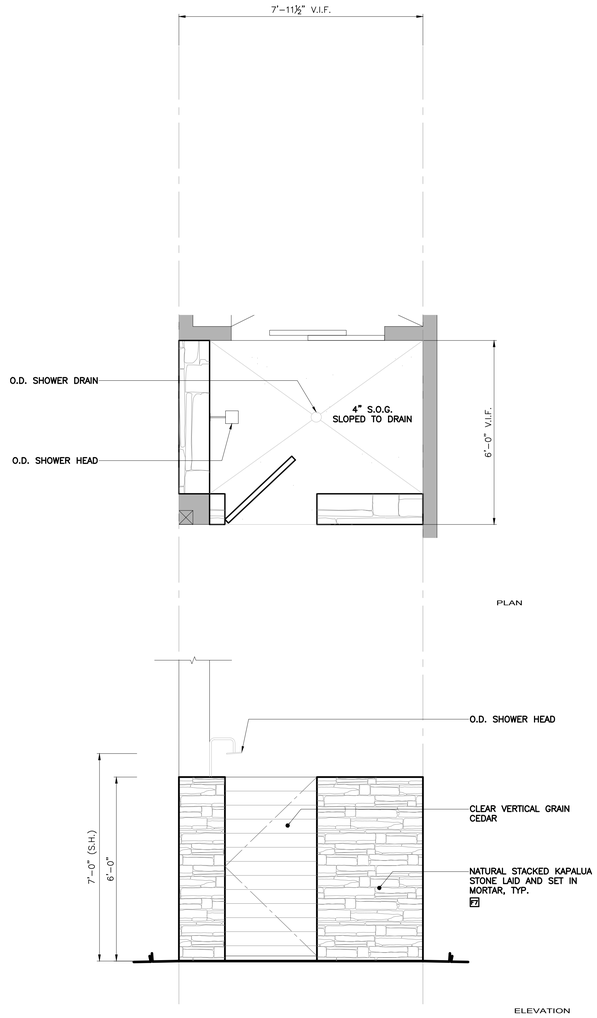
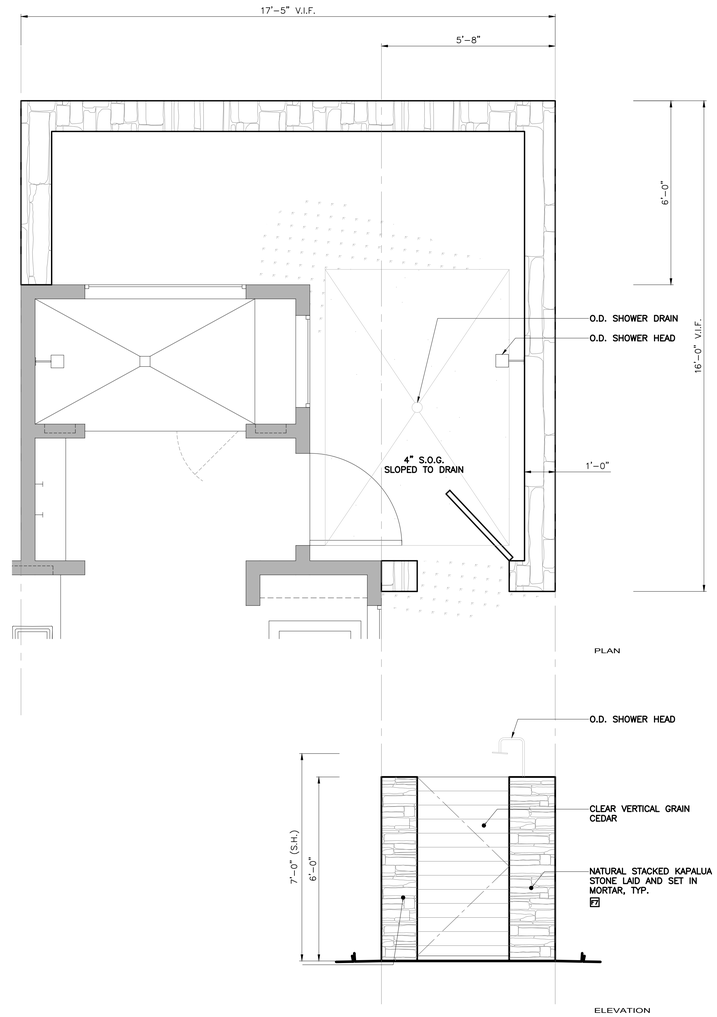


FOR FRAMING AND FOUNDATION INFORMATION SEE STRUCTURAL DRAWINGS, TYP.

2 O.D. SHOWER ENCLOSURE
SCALE: 1/2"=1'-0"



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SHEET TITLE
ENLARGED ENCLOSURE DRAWINGS

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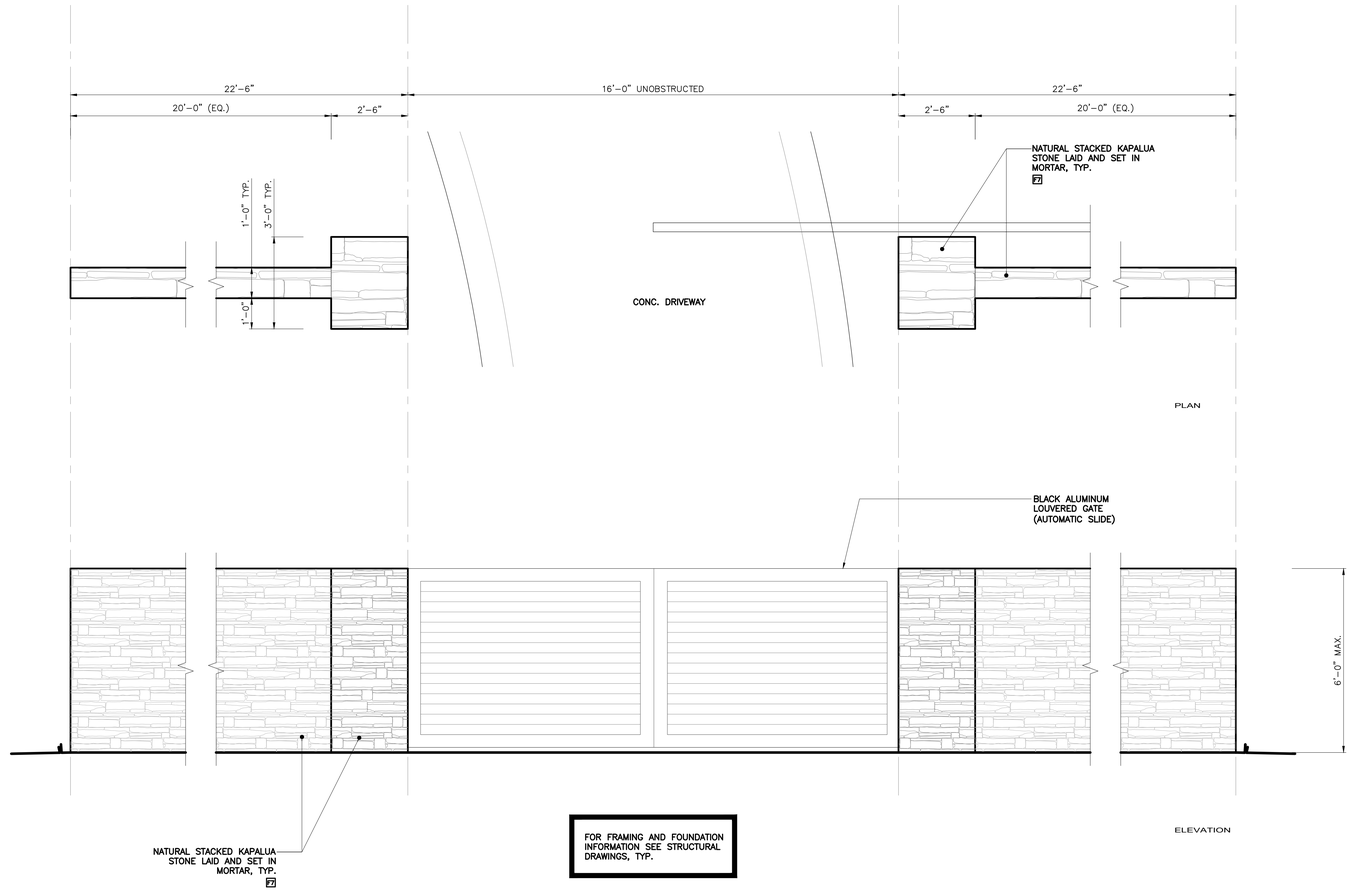

1 DRIVEWAY ENTRY WALL & GATE
SCALE: 1/2"=1'-0"

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A6.4

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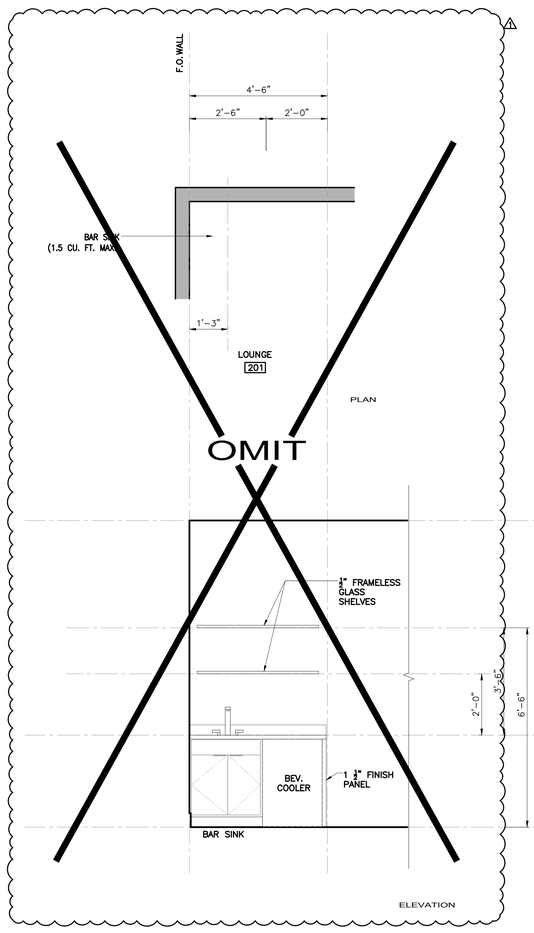

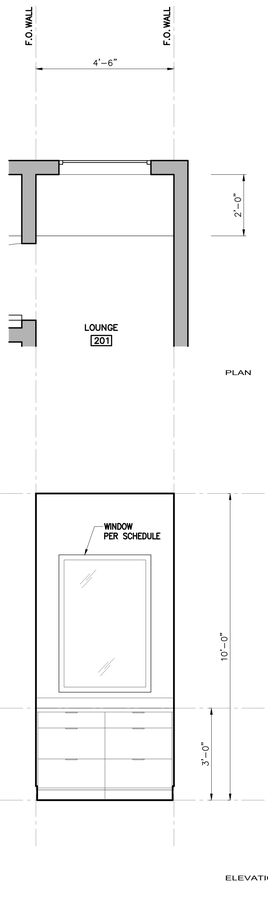

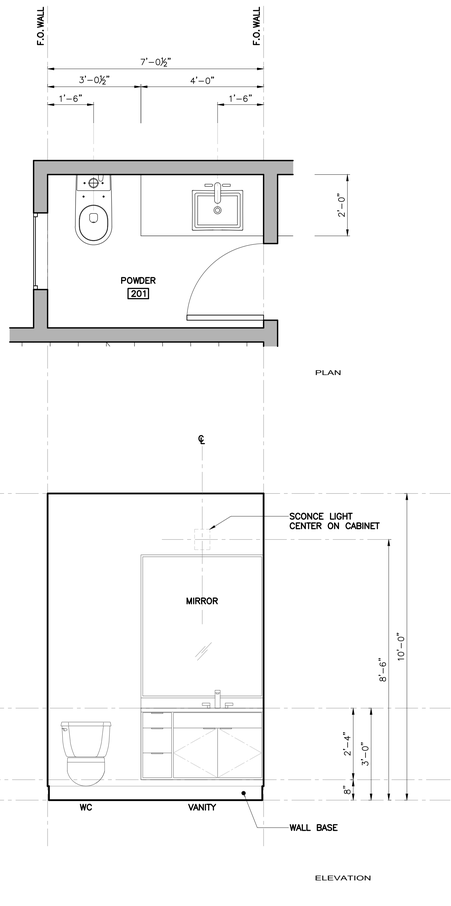

1 INTERIOR ELEVATIONS
SCALE: 1/2"=1'-0"

GENERAL NOTES – ELEVATIONS AND SECTIONS

- ALL GRIDLINES ARE TO FACE OF STUD U.N.O.
- SEE BUILDING SECTIONS FOR ALL PLATE AND BEAM HEIGHTS
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KEYNOTES – ELEVATIONS AND SECTIONS

F1 7/8" STUCCO SIDING.
F2 ALUMINUM LOUVERED PANEL.
F3 STANDING SEAM METAL ROOF.
F4 METAL GUTTER.
F5 DOWNSPOUT WHERE REQUIRED.
F6 WOOD FASCIA, PAINTED.
F7 NATURAL STACKED STONE: KAPALUA STONE
F8 WRAPPED COLUMN AND BEAM.
F9 1X6 T&G DECKING, NICKEL GAP. PTD. FIN.

W.P. BARRIER SPECIFICATION

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LICENSED PROFESSIONAL ARCHITECT
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HAWAII USA

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signature 4/30/2026
exp. date

for Maui County Permit Office Use.

KALPAKOFF RESIDENCE

LOT 37 MAHANA ESTATES
620 MAHANA RIDGE ST
LAHAINA, HAWAII 96761
TMK: (2) 4-2-010: 037

PROPOSED
NEW SINGLE FAMILY DWELLING, POOL AND RETAINING WALL

OWNER
KALPAKOFF FAMILY TRUST

ISSUED FOR PERMIT

No.	DATE	REVISIONS	BY
	2024-10-24	DRB	
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	2025-04-09	PRICING	
1	2025-08-08	PLAN CHECK CORR.	
2	2025-09-15	REV	

DRAWN APPROVED

CONTRACT DATE – SCALE 1/2"=1'-0"

SHEET TITLE
INTERIOR ELEVATIONS

SHEET NUMBER
A7.1

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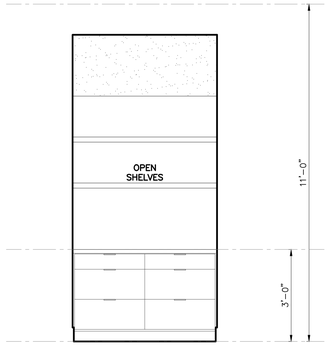
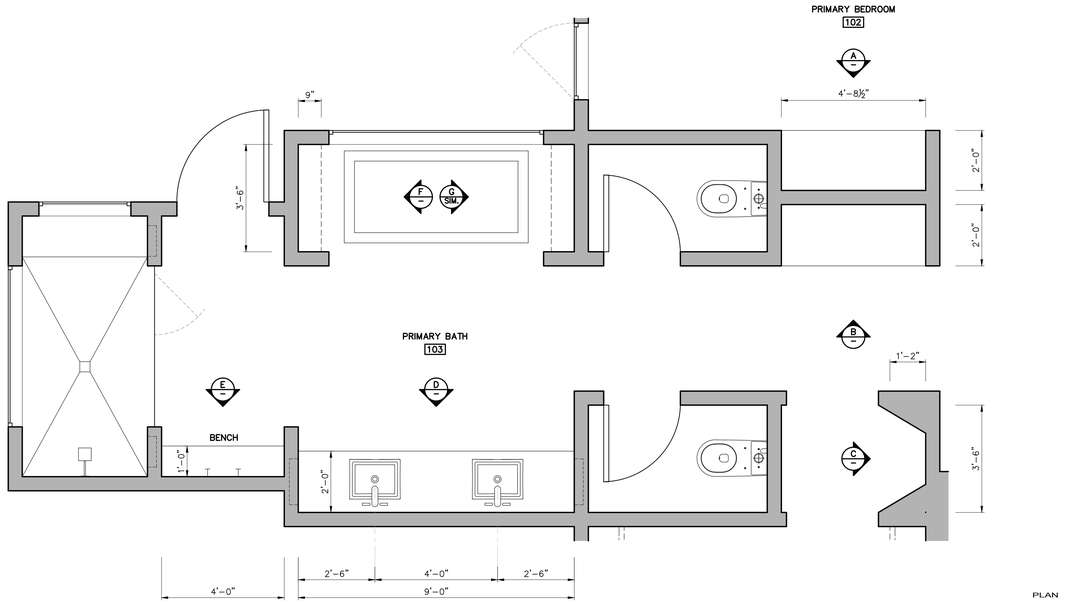
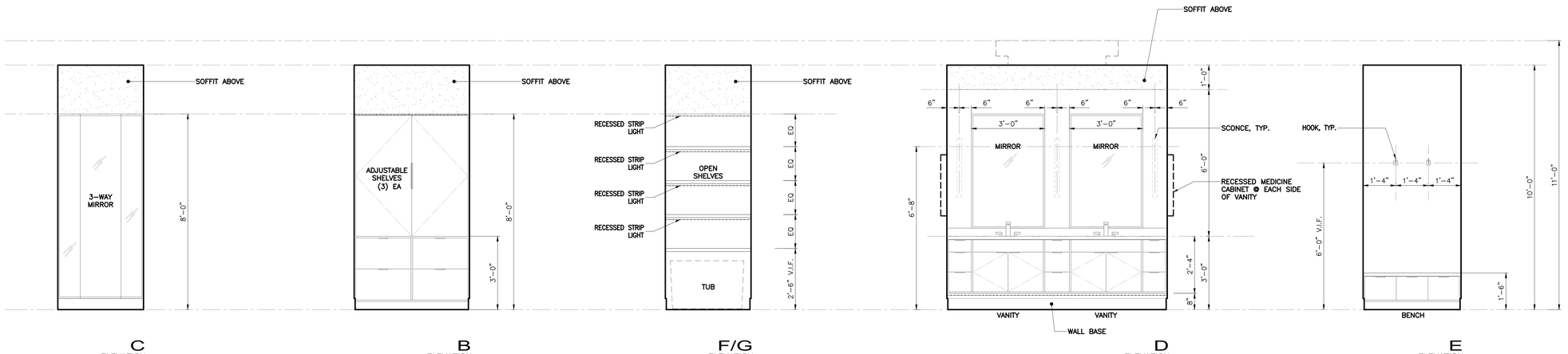


A
ELEVATION



PLAN



C
ELEVATION

B
ELEVATION

F/G
ELEVATION

D
ELEVATION

E
ELEVATION

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

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SHEET TITLE
INTERIOR ELEVATIONS

SHEET NUMBER
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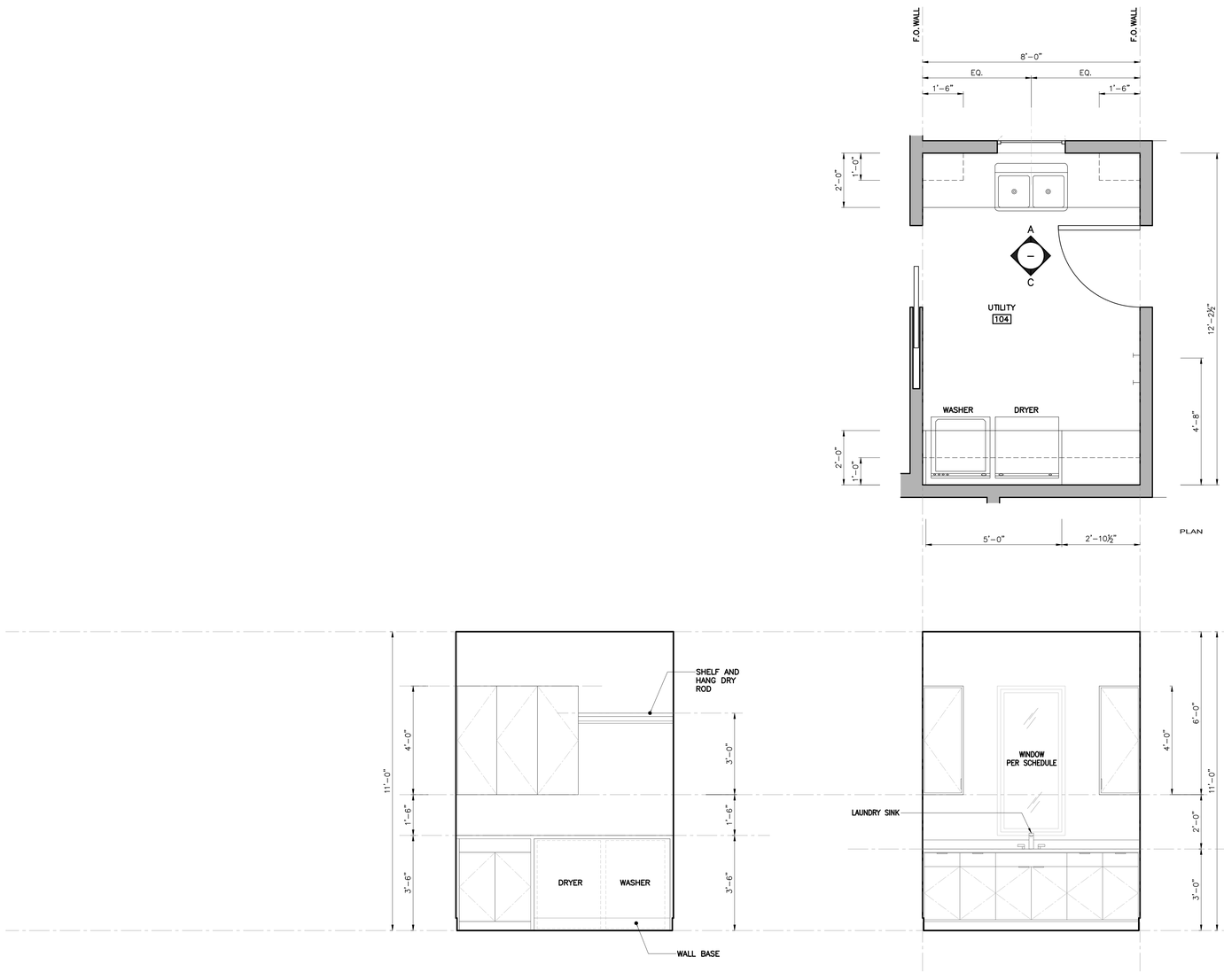

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SHEET TITLE
INTERIOR ELEVATIONS

SHEET NUMBER
A7.3

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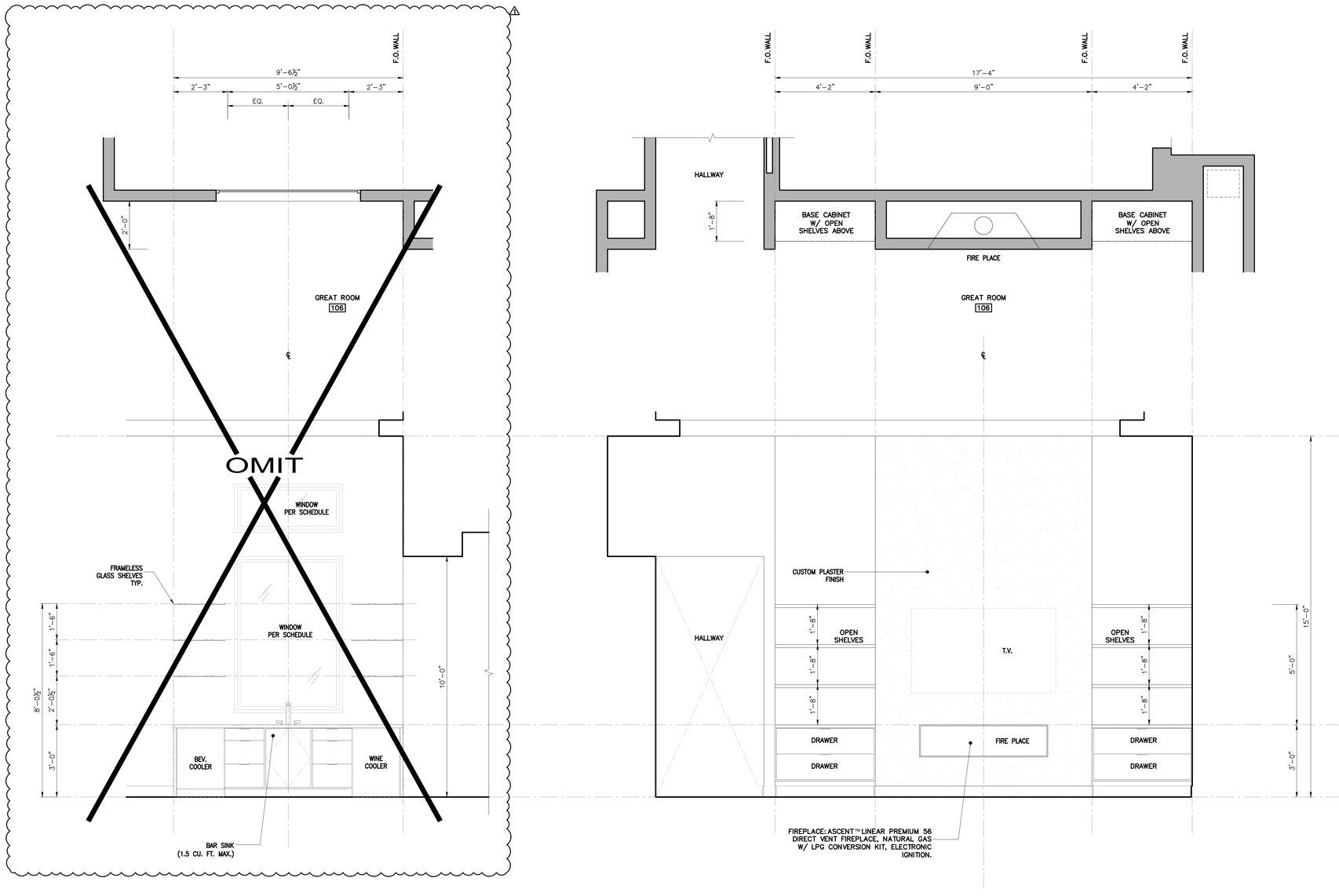

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SHEET TITLE
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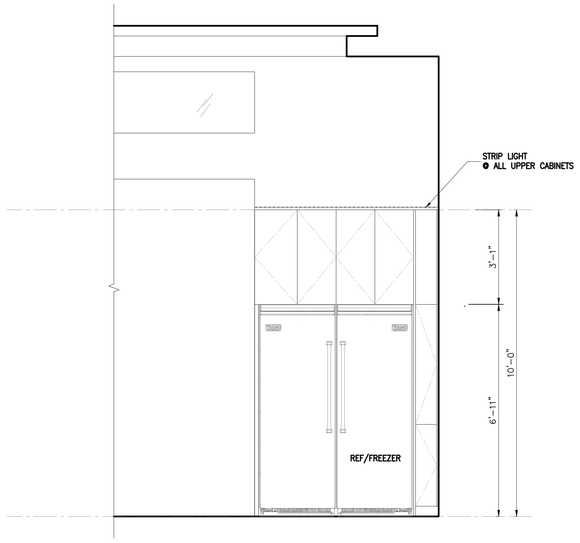
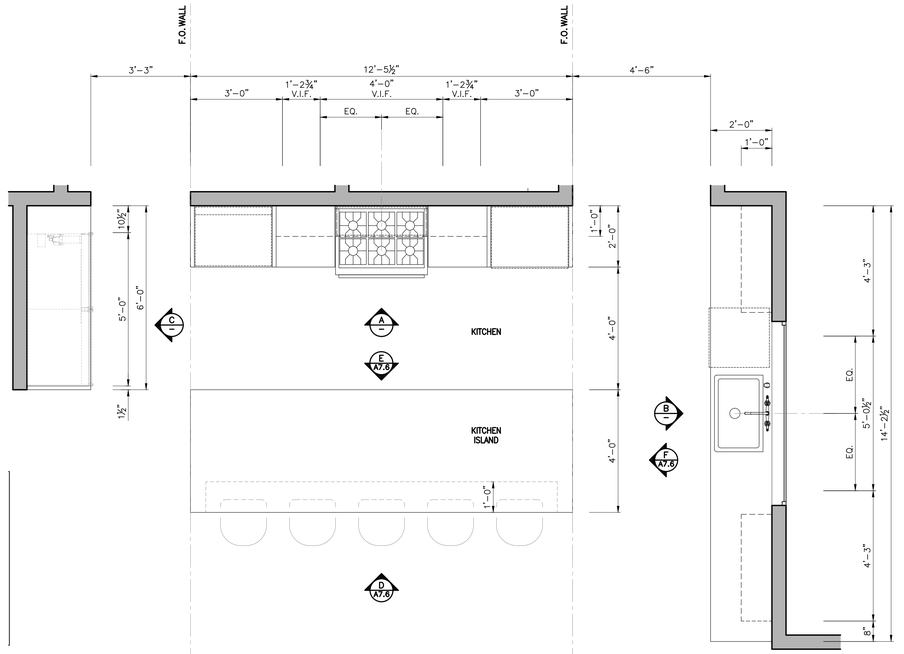
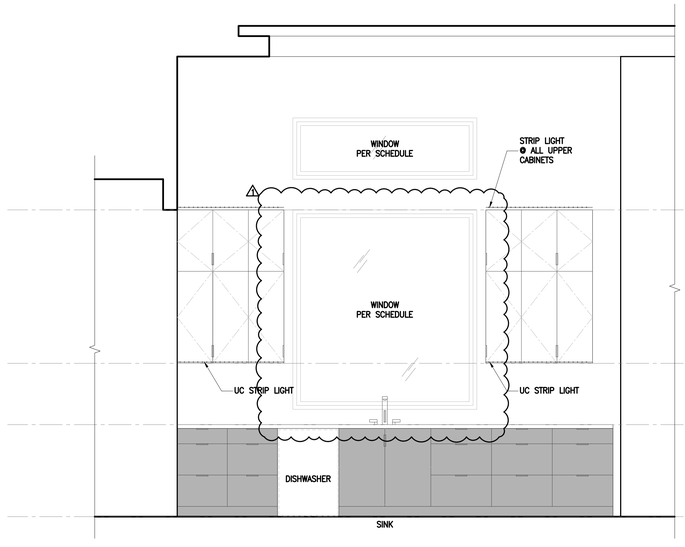


C
ELEVATION

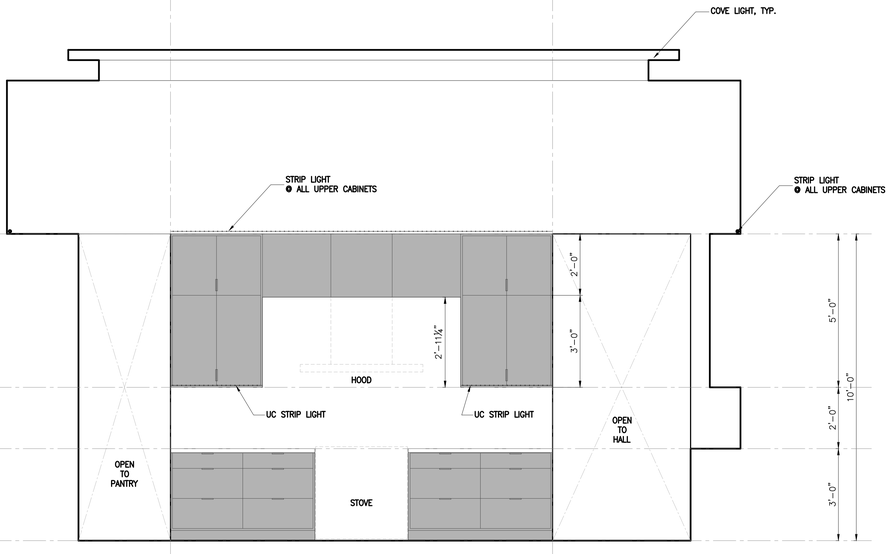


PLAN

SEE OWNER SHOP DRAWINGS



B
ELEVATION



A
ELEVATION

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

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DRAWN APPROVED

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SHEET TITLE
INTERIOR ELEVATIONS

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A7.5

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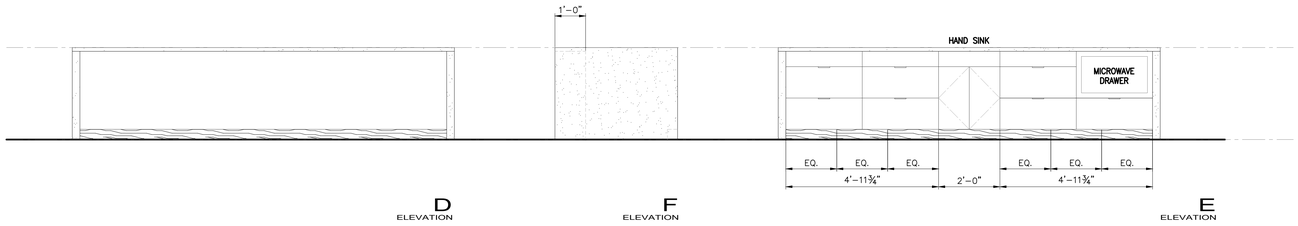
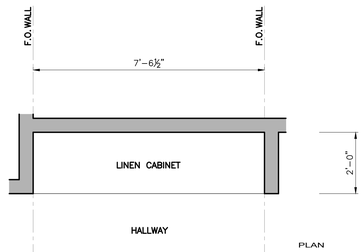


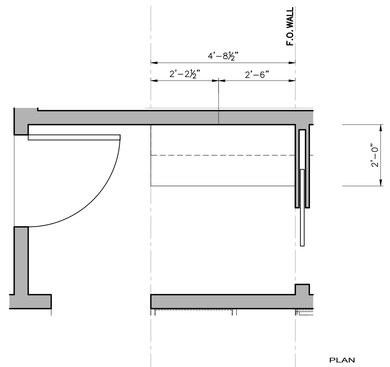
D ELEVATION

F ELEVATION

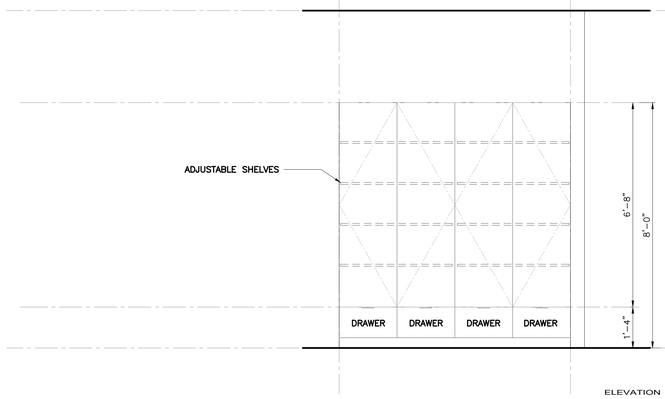
E ELEVATION



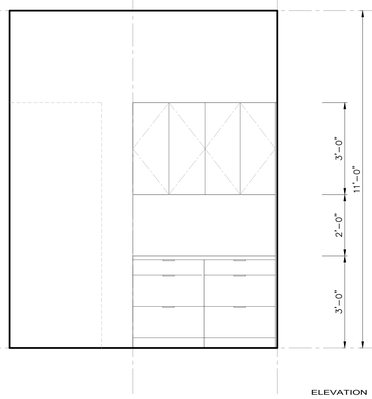
HALLWAY PLAN



PLAN



ELEVATION



ELEVATION

1 INTERIOR ELEVATIONS
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A7.6

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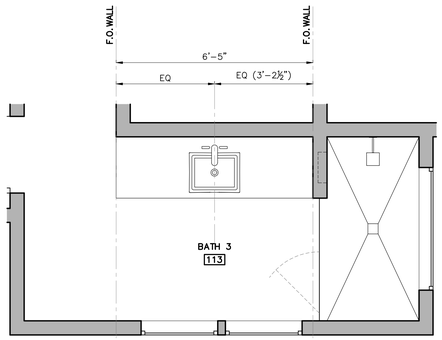
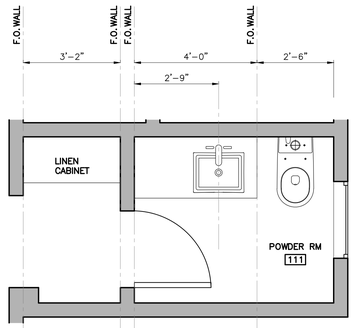


PLAN



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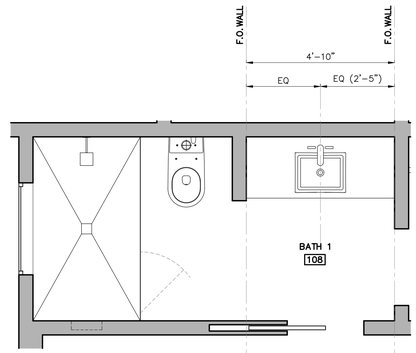

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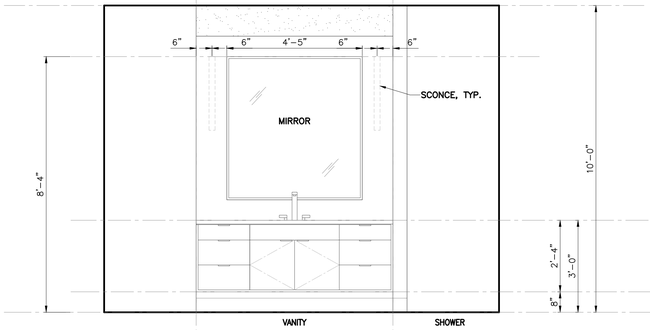
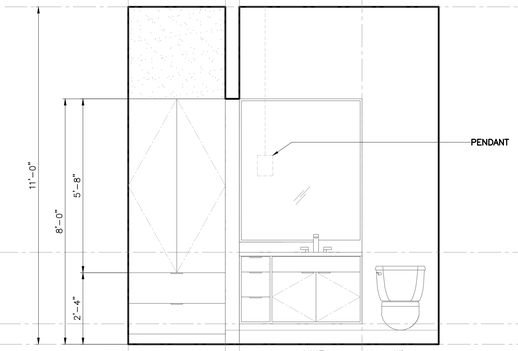


ELEVATION



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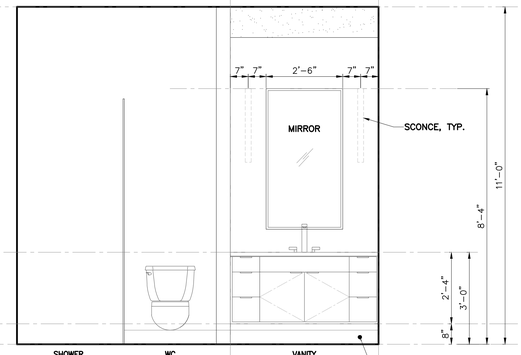

ELEVATION

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

GENERAL NOTES – ELEVATIONS AND SECTIONS

– ALL GRIDLINES ARE TO FACE OF STUD U.N.O.

– SEE BUILDING SECTIONS FOR ALL PLATE AND BEAM HEIGHTS

– S.C.D FOR ALL GRADING AND DRAINAGE INFORMATION.

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KEYNOTES – ELEVATIONS AND SECTIONS

F1 ⅞" STUCCO SIDING.

F2 ALUMINUM LOUVERED PANEL.

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WATER RESISTIVE BARRIER:

ONE LAYER TYVEK HOMEWRAP FREE FROM HOLES AND BREAKS, COMPLYING WITH ASTM E96-05 METHOD 'A' OR OTHER APPROVED WATER-RESISTIVE BARRIER SHALL BE APPLIED OVER STUDS OR SHEATHING OF ALL EXTERIOR WALLS. WHERE JOINTS OCCUR, FELT SHALL BE LAPPED NOT LESS THAN 6 INCHES. [R703.2]

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808.633.4636
PILIDESIGNBUILD.COM

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No. 14367
HAWAII USA

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signature 4/30/2026
exp. date

for Maui County Permit Office Use.

KALPAKOFF RESIDENCE

LOT 37 MAHANA ESTATES
620 MAHANA RIDGE ST
LAHAINA, HAWAII 96761
TMK: (2) 4-2-010: 037

PROPOSED
NEW SINGLE FAMILY DWELLING, POOL AND RETAINING WALL

OWNER
KALPAKOFF FAMILY TRUST

ISSUED FOR PERMIT

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	2025-01-29	PERMIT	
	2025-04-09	PRICING	
1	2025-08-08	PLAN CHECK CORR.	
2	2025-09-15	REV	

DRAWN APPROVED

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SHEET TITLE
INTERIOR ELEVATIONS

SHEET NUMBER
A7.7

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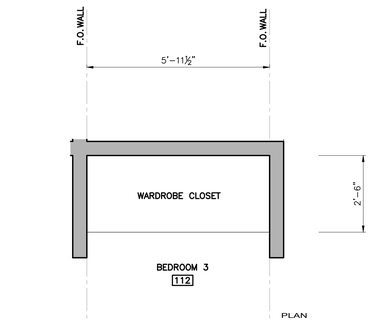

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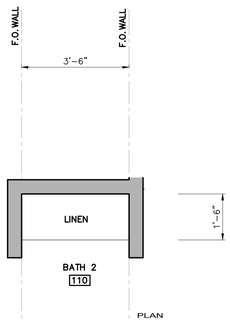

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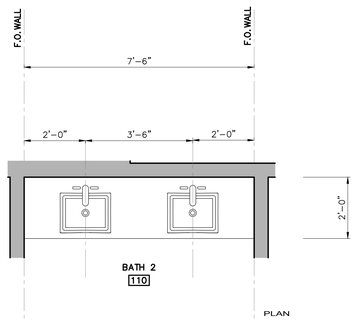

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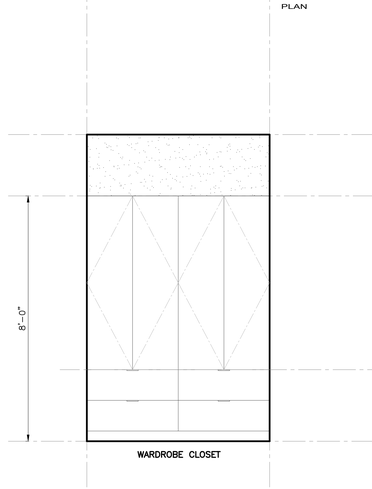

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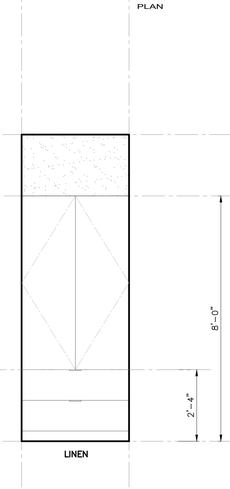

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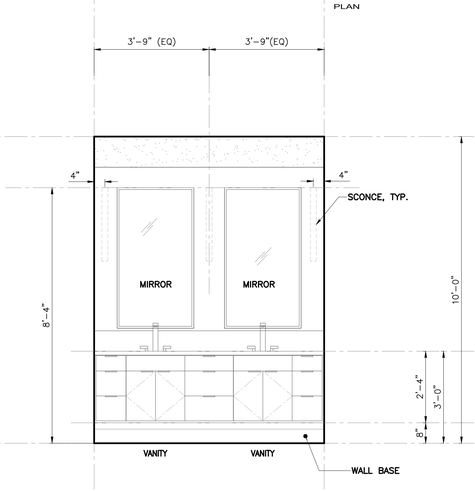

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SCALE: 1/2"=1'-0"

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SHEET TITLE
INTERIOR ELEVATIONS

SHEET NUMBER
A7.8

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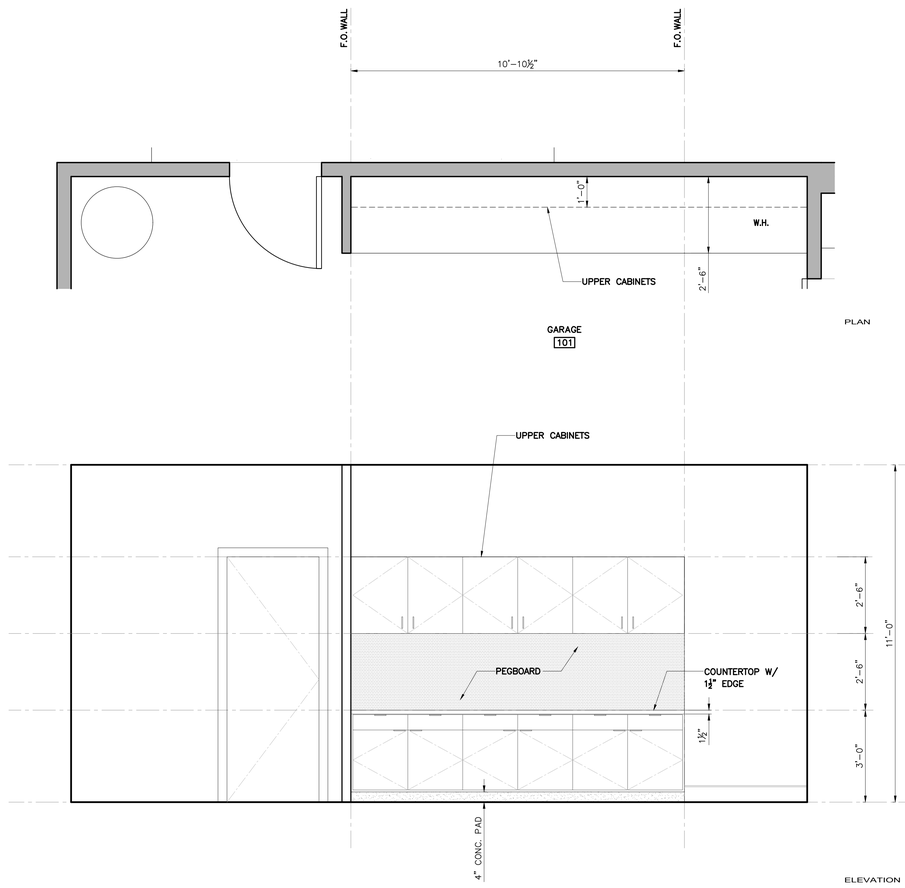
SEE OWNER SHOP DRAWINGS



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GENERAL NOTES

1. ALL WORK SHALL CONFORM TO THE CURRENT BUILDING CODE OF THE COUNTY OF MAUI, THE 2018 INTERNATIONAL BUILDING CODE WITH THE CITY AND COUNTY OF MAUI AMENDMENTS.
2. THE STRUCTURAL DRAWINGS SHALL BE UNDERSTOOD BY THE GENERAL CONTRACTOR OR BUILDER AND ALL OTHER TRADES ASSOCIATED WITH THE PROJECT.
3. THE CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS AT THE SITE AND NOTIFY THE ARCHITECT OF DISCREPANCIES BETWEEN THE ACTUAL CONDITIONS AND INFORMATION SHOWN ON THE DRAWINGS BEFORE PROCEEDING ANY PHASE OF WORK, INCLUDING FABRICATION.
4. ALL OMISSIONS OR CONFLICTS BETWEEN THE VARIOUS ELEMENTS OF THE CONTRACT DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT BEFORE PROCEEDING WITH ANY WORK SO INVOLVED.
5. THE CONTRACTOR SHALL NOT ACQUIRE DIMENSIONS VIA SCALING THE DRAWINGS. ALL DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALE SHOWN ON PLANS, SECTIONS AND DETAILS.
6. STRUCTURAL ENGINEER IS NOT RESPONSIBLE FOR ANY ASPECT OF THE GEOTECHNICAL DESIGN.
7. ALL SUBSTITUTIONS SHALL BE SUBMITTED TO THE STRUCTURAL ENGINEER OF RECORD THROUGH THE ARCHITECT FOR REVIEW PRIOR TO CONSTRUCTION. CONTRACTOR TO SUBMIT DOCUMENTATION SEALED BY A LICENSED STRUCTURAL ENGINEER IN THE STATE OF HAWAII TO DEMONSTRATE THAT THE PROPOSED SUBSTITUTION IS EQUAL TO THE SPECIFIED DESIGN. SUBSTITUTIONS MAY BE USED PROVIDED THEY ARE APPROVED BY THE ENGINEER AND ARCHITECT.
8. THE CONTRACTOR SHALL TAKE ALL STEPS NECESSARY TO INSURE THE PROPER ALIGNMENT OF THE STRUCTURE.
9. MODIFICATION TO DRAWINGS: THE GENERAL CONTRACTOR AND HIS SUBCONTRACTORS MUST SUBMIT IN WRITING ANY REQUESTS FOR MODIFICATIONS TO THE PLANS. SHOP DRAWINGS THAT ARE SUBMITTED TO THE DESIGN PROFESSIONAL FOR HIS REVIEW DO NOT CONSTITUTE "IN WRITING." IN ANY EVENT, CHANGES TO THE PLANS AND SPECIFICATIONS BY MEANS OF SHOP DRAWINGS BECOME THE RESPONSIBILITY OF THE ORGANIZATION INITIATING SUCH CHANGES. MODIFICATION OF CERTAIN CONNECTION DETAILS BY THE ENGINEER AS PART OF THE SHOP DRAWINGS REVIEW PROCESS SHALL BE ANTICIPATED BY THE CONTRACTOR.
10. THE CONTRACTOR SHALL PROTECT AND SHIELD FROM DAMAGE ALL EXISTING STRUCTURES AND ELEMENTS ADJACENT TO AND SURROUNDING THE CONSTRUCTION WORK. EXISTING ELEMENTS DAMAGED BY THE CONTRACTOR'S OPERATION SHALL BE REPAIRED TO ITS ORIGINAL CONDITION OR REPLACED AT NO ADDED COST.
11. SHOP DRAWINGS OF ALL FABRICATED ITEM SHALL BE SUBMITTED FOR REVIEW PRIOR TO FABRICATION. SHOP DRAWINGS FOR ELEMENTS THAT ARE TO BE DESIGNED BY THE SUBCONTRACTOR SHALL BE SEALED BY A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF HAWAII. SUBMIT FOR RECORD SEALED CALCULATIONS FOR ELEMENTS OR SYSTEMS REQUIRING ENGINEERING DESIGN BY THE DESIGN BUILDER/SUPPLIER.
12. CONTRACTOR SHALL INVESTIGATE SITE DURING CLEARING AND EARTHWORK OPERATIONS FOR FILLED EXCAVATIONS OR BURIED STRUCTURES. IF ANY STRUCTURES ARE FOUND, THE STRUCTURAL ENGINEER SHALL BE NOTIFIED IMMEDIATELY.
13. SEE ARCHITECTURAL DRAWINGS FOR THE FOLLOWING
    - SIZE AND LOCATION OF WALL DOOR AND WINDOW OPENINGS, EXCEPT AS NOTED.
    - SIZE AND LOCATION OF ALL THE INTERIOR AND EXTERIOR NON-LOAD BEARING PARTITIONS
    - SIZE AND LOCATION OF ALL CONCRETE CURBS, FLOOR DRAINS, SLOPES, DEPRESSED AREAS, CHANGES AND LEVEL, CHAMFER, GROOVES, INSERTS, ETC.,
    - SIZE AND LOCATION OF ALL FLOOR AND ROOF OPENINGS EXCEPT AS SHOWN.
    - FLOOR AND ROOF FINISHES.
    - STAIR FRAMING DETAILS.
    - DIMENSIONS NOT SHOWN ON STRUCTURAL DRAWINGS.
15. SEE THE MECHANICAL, PLUMBING AND ELECTRICAL DRAWINGS FOR THE FOLLOWING;
    - PIPE RUNS, SLEEVES, HANGERS, TRENCHES, WALL AND SLAB OPENINGS, ETC., EXCEPT AS NOTED OR SHOWN.
    - ELECTRICAL CONDUIT RUNS, BOXES, OUTLET IN WALL AND SLABS.
    - CONCRETE INSERTS FOR ELECTRICAL OR PLUMBING FIXTURES
16. CONTRACTOR SHALL SPREAD OUT CONSTRUCTION MATERIALS ON THE STRUCTURE SUCH THAT THE IMPARTED THOSE SHALL NOT EXCEED THE CONSTRUCTION LIVE LOAD PER SQUARE FOOT. IT IS THE GENERAL CONTRACTORS RESPONSIBILITY TO ENSURE THAT THE SUBCONTRACTORS ARE INFORMED AND DO NOT VIOLATE THIS IMPORTANT REQUIREMENT. IMPACT SHALL BE AVOIDED WHEN PLACING MATERIALS ON ALREADY POURED OR ERECTED FLOORS OR ROOF. WHERE REFERENCE IS MADE TO VARIOUS TEST STANDARDS FOR MATERIALS, SUCH TENDERED SHALL BE THE LATEST ADDITION.
17. SPECIFIC DETAILS AND NOTES SHALL TAKE PRECEDENCE OVER GENERAL NOTES AND TYPICAL DETAILS.
18. TYPICAL DETAILS SHALL APPLY GENERALLY THROUGHOUT THE STRUCTURE WHERE APPLICABLY NOTED. TYPICAL DETAILS NOT CUT ON THE DRAWINGS SHALL APPLY UNLESS NOTED OTHERWISE.
19. THE CONTRACTOR SHALL REQUEST FROM THE ENGINEER, INFORMATION FOR CONFIGURATIONS NOT SHOWN ON THE STRUCTURAL DRAWINGS.
20. NO PENETRATIONS SHALL PASS THROUGH STRUCTURAL COMPONENTS UNLESS SPECIFICALLY NOTED ON THE PLANS. THE CONTRACTOR SHALL REQUEST WRITTEN AUTHORIZATION FROM THE ENGINEER OF RECORD FOR PENETRATIONS NOT SPECIFICALLY SHOWN PER PLAN.
21. THE CONTRACT STRUCTURAL DRAWINGS REPRESENT THE FINISHED STRUCTURE. THE STRUCTURAL DRAWINGS DO NOT INDICATE THE MEANS AND METHODS OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN AND INSTALLATION OF STRUCTURAL SHORING FOR STABILITY OF THE STRUCTURE FOR ALL PHASES OF CONSTRUCTION. OBSERVATION VISITS TO THE SITE BY THE STRUCTURAL ENGINEER SHALL NOT INCLUDE INSPECTION OF THE ABOVE ITEMS.

STRUCTURAL OBSERVATION

1. STRUCTURAL OBSERVATION PER SECTION 1709 OF THE 2018 INTERNATIONAL BUILDING CODE (IBC) ARE REQUIRED FOR THE FOLLOWING TYPES OF WORK:
   A. CONCRETE CONSTRUCTION - REINFORCING STEEL
   B. WOOD FRAMING
   C. MASONRY CONSTRUCTION-REINFORCING STEEL

   THE CONTRACTOR SHALL NOTIFY THE STRUCTURAL ENGINEER AT LEAST THREE (3) WORKING DAYS PRIOR TO PERFORMING WORK REQUIRING SPECIAL OBSERVATION. CONSTRUCTION PERFORMED WITHOUT REQUIRED SPECIAL OBERVATION WILL BE SUBJECT TO REJECTION.

SPECIAL INSPECTION

UNLESS REQUIRED BY THE BUILDING OFFICIAL, PER MAUI COUNTY CODE, SPECIAL INSPECTIONS ARE NOT REQUIRED FOR RESIDENTIAL (R-3 OCCUPANCY) .

DESIGN CRITERIA

SEISMIC (PER THE 2018 IBC WITH COUNTY OF MAUI CODE AMENDMENTS):

RISK CATEGORY	II
IMPORTANCE FACTOR	1.0
MAPPED SPECTRAL RESPONSE ACCELERATION	
Ss	0.928
S1	0.232
SITE CLASS	D
DESIGN SPECTRAL RESPONSE ACCELERATION:	
SDs	0.699
SD1	0.299
SEISMIC LATERAL-FORCE-RESISTING-SYSTEM	
BEARING WALL SYSTEMS: LIGHT-FRAMED WALLS SHEATHED WITH WOOD STRUCTURAL PANELS RATED FOR SHEAR RESISTANCE	
LATERAL FORCE RESISTING COEFFICIENTS (ASCE 7-16):	
R	6.5
Ωo	3.0
Cd	4.0
MOMENT RESISTING FRAME SYSTEM: ORDINARY MOMENT FRAME	
LATERAL FORCE RESISTING COEFFICIENTS (ASCE 7-16):	
R	3.5
Ωo	3.0
Cd	3.0

WIND (PER THE 2018 IBC WITH THE CITY COUNTY OF MAUI CODE AMENDMENTS):

ULTIMATE WIND SPEED	121 MPH
BASIC WIND SPEED	93.7 MPH
EXPOSURE	C
ENCLOSED STRUCTURE	0.18±
VELOCITY PRESSURE COEFFICIENT (Kh)	0.85
TOPOGRAPHIC FACTOR (Kzt)	1.00
DIRECTIONALITY FACTOR	
MAIN WIND FORCE RESISTING SYSTEM	0.70
COMPONENTS & CLADDING	0.65
GUST EFFECT FACTOR	0.85

DESIGN VERTICAL UNIFORMLY DISTRIBUTED DEAD LOADS (TYP UNO):

ROOF-MAIN	15 PSF
WALLS	15 PSF
PARTITIONS	8 PSF
FLOOR & LANAI	30 PSF

REFER TO PLANS FOR ADDITIONAL DEAD LOAD LOCATIONS

DESIGN VERTICAL UNIFORMLY DISTRIBUTED LIVE LOADS (TYP UNO):

ROOF	20 PSF
FLOOR & LANAI	40 PSF
DESIGN LIVE LOADS (TYP UNO):	
HANDRAILS (ASCE 7-16 SECT. 4.5)	50 PLF, 200 LB

DESIGN DEFLECTION LIMITS:

DEAD LOAD & LIVE LOAD	L/240
LIVE LOAD ONLY	L/360
MAX DEFLECTION (DL+LL) @ WINDOWS & DOORS	L/500 OR 1/2" *
MAX DEFLECTION (DL+LL) @ BRITTLE FINISHES	3/4"

*WINDOW AND DOOR MANUFACTURER TO VERIFY DEFLECTION ALLOWANCE

FOUNDATION (NO SOIL REPORT)

1. FOUNDATION DESIGN IS IN ACCORDANCE WITH CHAPTER 18 OF THE 2018 INTERNATIONAL BUILDING CODE. THE STRUCTURAL ENGINEER RECOMMENDS A GEOTECHNICAL INVESTIGATION IN ORDER TO DETERMINE THE SUBSURFACE CONDITIONS OF ANY PROJECT AND VERIFICATION OF FOUNDATION DESIGN CRITERIA, IN THE ABSENCE OF GEOTECHNICAL REPORT, CHANCE OF ENCOUNTERING UNFORESEEN UNSUITABLE SOIL CONDITIONS ARE GREATLY INCREASED. IT IS THE STRUCTURAL ENGINEER'S UNDERSTANDING THAT THE OWNER IS ELECTING NOT TO PROVIDE A GEOTECHNICAL REPORT FOR THIS PROJECT. THEREFORE, PROVISIONS OF CHAPTER 4 OF THE INTERNATIONAL RESIDENTIAL CODE WILL BE MADE. THE OWNER AGREES TO HOLD HARMLESS THE STRUCTURAL ENGINEER OF RECORD 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 DESIGN CRITERIA ASSUMED BY THE STRUCTURAL ENGINEER WITHOUT THE BENEFIT OF A GEOTECHNICAL REPORT. IT IS HIGHLY RECOMMENDED, AS A MINIMUM, A GEOTECHNICAL TESTING AGENCY SHALL BE SECURED BY THE OWNER TO PERFORM SOIL COMPACTION TESTS.
2. ALL EARTHWORK SHALL BE PERFORMED IN ACCORDANCE WITH THE 2018 INTERNATIONAL BUILDING CODE.
3. FOOTINGS SHALL BE EMBEDDED AT LEAST 12 INCHES BELOW ADJACENT FINISHED GRADE AND BEARING ON UNDISTURBED NATURAL SOIL OR PROPERLY COMPACTED STRUCTURAL FILL.
4. ALL BUILDING SLAB-ON-GRADE SHALL BE PROTECTED BY A 10 MIL VAPOR BARRIER.
5. EXTREME CARE SHALL BE EXERCISED WHEN EXCAVATING OR GRADING ADJACENT TO THE EXISTING ADJACENT BUILDINGS SO AS NOT TO DAMAGE OR UNDERMINE ITS WALLS AND FOUNDATIONS.
6. DO NOT BACKFILL AGAINST WALLS WHICH ARE SUPPORTED TOP AND BOTTOM BY SLABS UNTIL THE SLABS, TOP AND BOTTOM HAVE BEEN PLACED AND CURED (FOR AT LEAST 7 DAYS). OTHERWISE, PROVIDE TEMPORARY BRACING.
7. FINISH GRADING SHALL BE ACCOMPLISHED IN SUCH A MANNER AS TO SLOPE GRADE (MIN OF 5%) AWAY FROM FOUNDATIONS. GRADING SHALL
8. ALSO ELIMINATE ANY POTENTIAL PONDING NEAR FOUNDATIONS. POSITIVE DRAINAGE SHALL BE PROVIDED BOTH DURING CONSTRUCTION AND THE FINISHED STRUCTURE. THE CONTRACTOR SHALL PROVIDE ADEQUATE MEANS OF PREVENTING MOISTURE INFILTRATION INTO PLUMBING TRENCHES AND FOOTING EXCAVATIONS.
9. BACKFILL AGAINST FOOTINGS, EXTERIOR WALLS, AND UTILITY AND/OR SPRINKLER LINE TRENCHES SHALL BE COMPACTED PER 2018 INTERNATIONAL BUILDING CODE AND SHALL BE FREE OF CONSTRUCTION DEBRIS AND OTHER DELETERIOUS MATERIALS.
10. CONTRACTOR SHALL PROVIDE FOR PROPER DEWATERING OF EXCAVATIONS FROM SURFACE WATER, GROUND WATER, SEEPAGE, ETC.

SOILS DESIGN VALUES

COMPACTED FILL	
ALLOWABLE SERVICE LOAD RETAINING WALL BEARING PRESSURE*	2000 PSF
FRICTION FACTOR	0.25
PASSIVE PRESSURE***	150 PSF/FT
ACTIVE PRESSURE - UNRESTRAINED - LEVEL	40 PCF

*PERMITTED 4/3 INCREASE FOR LOAD COMBINATIONS FOR WIND AND SEISMIC

**PASSIVE AND FRICTION ARE PERMITTED TO BE COMBINED WITHOUT REDUCTION

***TOP 12" OF SOIL SHALL BE NEGLECTED UNLESS IT IS PERMANENTLY CONFINED

EPOXY SET BOLTS

1. EPOXY SET BOLTS OR DOWELS SHALL BE THREADED ROD INSTALLED WITH THE "SET-3G" ADHESIVE BY SIMPSON PER ICBO REPORT ESR-1772.
2. THE CONTRACTOR MAY USE SUBSTITUTES FOR EPOXY SET ANCHORS WITHOUT WRITTEN PRIOR APPROVAL BY THE ARCHITECT/ENGINEER.
3. FOR MINIMUM EMBEDMENT LENGTH SEE DETAILS. INSTALL ALL BOLTS AS OUTLINED IN MANUFACTURER'S SPECIFICATIONS, UTILIZING PROPER SIZE AND TYPE OF DRILL, CLEANING OF HOLE, DRIVING AND TIGHTENING.
4. LOCATIONS OF EXISTING REINFORCEMENT SHALL BE VERIFIED AND AVOIDED PRIOR TO DRILLING FOR EMBEDMENT.
5. CONTRACTOR SHALL REQUEST IN WRITING ALL LOCATION WHERE POST INSTALLED ANCHORS ARE TO BE INSTALLED TO THE ENGINEER OF RECORD FOR REVIEW AND APPROVAL.

CONCRETE

1. ALL CONCRETE SHALL BE READY MIXED OR BATCH MIXED AT THE PROJECT SITE CONFORMING TO ASTM C94 AND THE PROJECT SPECIFICATIONS. IN ADDITION, ALL CONSTRUCTION SHALL COMPLY WITH APPLICABLE PROVISIONS OF THE FOLLOWING LATEST ACI STANDARDS:
   A. ACI 318-BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE.
   B. ACI 117- STANDARD SPECIFICATIONS FOR TOLERANCES FOR CONCRETE CONSTRUCTION AND MATERIALS.
   C. ACI 301-SPECIFICATIONS FOR STRUCTURAL CONCRETE BUILDING.
   D. ACI 305-PRACTICE FOR HOT WEATHER CONCRETING.
   E. ACI 306-PRACTICE FOR COLD WEATHER CONCRETING.
   F. ACI 211.1-PRACTICE FOR SELECTING PROPORTIONS FOR CONCRETE.
   G. ACI 304-PRACTICE FOR MEASURING, MIXING AND PLACING.
   H. ACI 315-PRACTICE FOR DETAILING CONCRETE.
   I. ACI 347-PRACTICE FOR FORMWORK.
2. CONCRETE MATERIALS SHALL CONFORM TO THE FOLLOWING STANDARDS:
   A. PORTLAND CEMENT: SEE PROJECT SPECIFICATIONS.
   B. FLY ASH: ASTM C618, CLASS F.
   C. NORMAL WEIGHT AGGREGATE: ASTM C33, COARSE AGGREGATE OR BETTER. AGGREGATE SHALL NOT BE SUSCEPTIBLE TO DELETERIOUS EXPANSION OF CONCRETE DUE TO ALKALI AGGREGATE REACTIVITY.
   D. MAXIMUM COARSE AGGREGATE SIZE: 1-1/2 INCHES NOMINAL.
   E. FINE AGGREGATE: FREE OF MATERIALS SUSCEPTIBLE TO ALKALI REACTIVITY.
   F. AIR ENTRAINING ADMIXTURE: ASTM C260
   G. WATER: ASTM C94 AND POTABLE.
3. ALL CONCRETE SHALL OBTAIN THE FOLLOWING MINIMUM COMPRESSIVE STRENGTHS AT 28 DAYS:
   A. FOOTINGS, CURBS, PIERS, AND SLABS ON GRADE: 2500 PSI (W/C: 0.45 MAX/1" MAX AGGREGATE/4"± 1 SLUMP)

   SUBMIT DESIGN MIXES FOR EACH CONCRETE MIX TO THE ENGINEER FOR REVIEW AND APPROVAL.

4. CONCRETE PLACEMENT:
   A. CONSOLIDATE PLACED CONCRETE WITH MECHANICAL VIBRATING EQUIPMENT ACCORDING TO ACI 301. DO NOT VIBRATE SELF-CONSOLIDATING CONCRETE.
   B. CONCRETE SHALL NOT BE DROPPED MORE THAN FOUR FEET VERTICALLY WITHOUT THE USE OF A TREMIE
   C. ALL CONCRETE MUST BE CURED IN ACCORDANCE WITH ACI 308.1.
   D. DO NOT ADD WATER TO CONCRETE DURING DELIVERY, AT PROJECT SITE, OR DURING PLACEMENT UNLESS APPROVED IN ADVANCE BY THE EOR OR CONCRETE MANUFACTURER.
5. MINIMUM CONCRETE REINFORCING OVER BARS SHALL BE AS FOLLOWS:
   A. CONCRETE POURED DIRECTLY AGAINST EARTH 3"
   B. FORMED CONCRETE EXPOSED TO WEATHER OR EARTH 2"
   C. AGAINST LEVELED BASE COURSE 2"
   D. FORMED COLUMNS NOT EXPOSED TO WEATHER OR EARTH 2"
   E. FORMED WALLS NOT EXPOSED TO WEATHER OR EARTH 1-1/2"
6. CONCRETE FOOTINGS AND PADS MAY BE POURED AGAINST NEAT EXCAVATIONS.
7. CORNERS OF COLUMNS AND BEAMS EXPOSED TO VIEW SHALL BE DETAILED WITH 3/4" BY 45 CHAMFERS UNLESS NOTED OTHERWISE ON THE DRAWINGS.
8. ALL REINFORCING BARS, ANCHOR BOLTS AND CONCRETE INSERTS SHALL BE SECURED IN POSITION AND LOCATED PER STRUCTURAL DRAWINGS PRIOR TO PLACING CONCRETE. ALL INSERTS, ANCHOR BOLTS, PLATES, ETC. EMBEDDED IN CONCRETE SHALL BE HOT-DIPPED GALVANIZED UNLESS NOTED OTHERWISE.
9. CAST IN PLACE ANCHOR RODS SHALL CONFORM TO ASTM F1554, GRADE 36 OR ASTM A307, GRADE A, UNO REFER TO SPECIFICATIONS FOR ANCHOR ROD SURVEY REQUIREMENTS.
10. PROVIDE SLEEVES FOR PLUMBING AND ELECTRICAL OPENINGS IN CONCRETE BEFORE PLACING CONCRETE. VERIFY OPENINGS WITH ELECTRICAL AND MECHANICAL DRAWINGS. DO NOT CUT ANY REINFORCING WHICH MAY CONFLICT.
11. NO CONSTRUCTION JOINTS (OTHER THAN THOSE SHOWN ON DRAWINGS) SHALL BE INSTALLED WITHOUT APPROVAL OF THE EOR. PROVIDE 3/4" CHAMFER AT ALL EXPOSED CORNERS.
12. JOINTS IN SIDEWALKS:
    A. SAW CUT OR TOOLED JOINTS IN SIDEWALKS SHALL BE 1/4" DEEP, CARRIED THROUGH COMPLETELY TO THE EDGE. AT THE EDGE, THE JOINT SHALL BE DEEPENED TO 5/16".
    B. JOINTS SHALL BE PLACED TO ACHIEVE APPROXIMATELY SQUARE PANELS.
15. VERIFY LOCATIONS AND DIMENSIONS OF SLOTS, ANCHORS, DUCTS, ETC., RELATING TO MECHANICAL, ELECTRICAL AND ARCHITECTURAL WORK BEFORE POURING CONCRETE.
16. NOTIFY ENGINEER THREE (3) WORKING DAYS PRIOR TO ANY CONCRETE POUR. NO CONCRETE SHALL BE POURED PRIOR TO OBSERVATION BY THE ENGINEER OR THE INSPECTOR.

REINFORCING STEEL

1. ALL REINFORCING STEEL SHALL BE HIGH STRENGTH DEFORMED BARS CONFORMING TO ASTM A 615 GRADE 60, EXCEPT TIES AND STIRRUPS SMALLER THAN #4 WHICH MAY BE GRADE 40. ALL REINFORCING STEEL TO BE WELDED SHALL CONFORM TO ASTM A 706 GRADE 60.
2. PLAIN-STEEL WELDED WIRE FABRIC SHALL CONFORM TO ASTM A 185 FABRICATED FROM AS-DRWN STEEL WIRE INTO FLAT SHEETS AND GALVANIZED.
3. CONCRETE COVERAGE FOR REINFORCING BARS SEE CONCRETE & MASONRY NOTES.
4. BARS SHALL BE CONTINUOUS UNLESS NOTED OTHERWISE. LAP BARS AS SHOWN ON THE PLANS AND DETAILS. THE CONTRACTOR SHALL SUBMIT REQUESTED LAP LOCATION TO THE ENGINEER FOR APPROVAL WHERE LAPS ARE REQUIRED BUT NOT SHOWN ON THE DRAWINGS SUCH AS WALLS AND CONTINUOUS FOOTINGS. UNLESS OTHERWISE NOTED, LAP SPLICES, DOWEL EXTENSIONS AND EMBEDMENTS WITHOUT A STANDARD HOOK SHALL BE 48 BAR DIAMETERS BUT NOT LESS THAN 24 INCHES. SPLICES SHALL BE STAGGERED WHERE POSSIBLE. BENDS NOT DIMENSIONED SHALL BE STANDARD HOOKS.
5. BOLSTER AND SUPPORT BARS FOR SLAB AND TOPPING REINFORCEMENT (INCLUDING SLABS ON GRADE) SHALL BE A MINIMUM OF #4 AT 36" O.C. OR #3 AT 24" O.C.
6. BEFORE PLACING OF CONCRETE, EOR SHALL INSPECT REINFORCEMENT PLACEMENT TO INSURE CONFORMANCE WITH THE DRAWINGS. ALL DISCREPANCIES SHALL BE CORRECTED PRIOR TO CONCRETE POUR OR GROUTING.

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S4.1-S4.3	GUEST BEDROOMS & STUDIO ROOF FRAMING PLAN
S5.1-S5.3	FOUNDATION DETAILS
S6.1-S6.2	WALL FRAMING DETAILS
S7.1-S7.3	ROOF FRAMING DETAILS
S8.1	STAIR FRAMING PLANS AND DETAILS

JRSE

JOHN K. RITCHEY LICENSED PROFESSIONAL ENGINEER PE 13256-S HAWAII U.S.A.

JOHN RITCHEY, STRUCTURAL ENGINEER LLC.
EXP: 04-30-2026

THIS WORK WAS PREPARED BY ME OR UNDER MY SUPERVISION AND CONSTRUCTION OF THIS PROJECT WILL BE UNDER MY OBSERVATION (OBSERVATION AS DEFINED IN CHAPTER 16-115-2 OF THE HAWAII ADMINISTRATIVE RULES, DEPARTMENT OF COMMERCE AND CONSUMER AFFAIRS ENTITLED PROFESSIONAL ENGINEERS, ARCHITECTS, SURVEYORS AND LANDSCAPE ARCHITECTS).

JOHN RITCHEY STRUCTURAL ENGINEER, LLC.
P.O. BOX 1713
KIHEI, MAUI, HI 96753
JR@JRSE.ENGINEER
808.727.2839

GENERAL NOTES

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KALPAKOFF RESIDENCE

LOT 37 MAHANA ESTATES
LAHAINA, MAUI, HI 96761
T.M.K. (2)4-2-010:037

DESIGN BY: J.R. DATE: 11/17/2025
DRAWN BY: J.R. JOB NO: M24058
CHECKED BY: J.R.

SHEET **S0.1**

ROUGH CARPENTRY

LUMBER:

1. ALL MATERIALS AND WORKMANSHIP SHALL CONFORM WITH THE REQUIREMENTS OF THE LATEST "NATIONAL DESIGN SPECIFICATIONS FOR STRESS-GRADE LUMBER AND ITS FASTENINGS," BY THE NATIONAL FOREST PRODUCTS ASSOCIATION.
2. ALL LUMBER SHALL BE TERMITE AND ROT TREATED DOUGLAS FIR (S4S) CONFORMING WITH THE STANDARD GRADING AND DRESSING RULES OF THE WEST COAST INSPECTION BUREAU. LUMBER GRADES SHALL BE STANDARD DOUGLAS FIR FOR NAILERS. PROVIDE HOT DIPPED GALVANIZED OR STAINLESS STEEL HANGERS, CONNECTORS, BOLTS, AND ACCESSORIES IN CONTACT WITH PRESSURE TREATED STRUCTURAL LUMBER.
3. PROVIDE AIR DRY LUMBER WITH A 19% MAXIMUM MOISTURE CONTENT.
4. UNLESS OTHERWISE INDICATED, THE MINIMUM GRADE OF THE FOLLOWING STRUCTURAL MEMBERS SHALL BE AS FOLLOWS:

A.	BEAMS	NO. 1
B.	POSTS	NO. 1
C.	RAFTERS	NO. 2
D.	JOISTS	NO. 2
E.	STUDS	NO. 2
F.	PLATES, SILLS	NO. 2
G.	OTHER	STANDARD OR BETTER

PLYWOOD:

1. PLYWOOD SHALL BE PRESERVATIVE TREATED DOUGLAS FIR, COMPLYING WITH PS 1 OR PS 2, WITH GROUP I PLYS AND SHALL BEAR THE FOLLOWING AMERICAN PLYWOOD ASSOCIATION GRADE-TRADEMARK:

   A. WALL SHEATHING SHALL BE - 1/2-INCH (15/32) STRUCTURAL 1, C-D, EXTERIOR , 24/16
   B. ROOF SHEATHING SHALL BE - 5/8-INCH (19/32) STRUCTURAL 1, 5 PLY,C-D, EXTERIOR , 24/16,T&G

(WOOD STUD) WALL SHEATING:

1. BLOCK ALL UNSUPPORTED EDGES OF PLYWOOD SHEATHING. WALLS SHEATHED WITH PLYWOOD ARE DESIGNATED THUS [W#].
2. TYPICAL NAILING SHALL BE 8d AT 6" O.C. AT ALL EDGES, AND 8d AT 12" O.C. AT ALL INTERMEDIATE SUPPORTS. PLYWOOD SHEATHED WALLS WITH A [W#] SYMBOL ARE DESIGNATED AS SHEAR WALLS AND SHALL BE NAILED AS PER THE SHEAR WALL SCHEDULE AS SHOWN ON SHEET[S].

INSTALLATION:

1. UNLESS NOTED OTHERWISE, SILLS AND PLATES ON CONCRETE AND CMU SHALL BE BOLTED WITH GALVANIZED 5/8" DIAMETER x 10" BOLTS (7-INCH MINIMUM EMBEDMENT). PLACE BOLTS 6-INCH MINIMUM, 9-INCH MAXIMUM FROM ENDS OF SILL PLATE, AND NOT OVER 48" O.C. THERE SHALL BE AT LEAST TWO BOLTS IN EACH PLATE. SILLS FOR INTERIOR NON-BEARING PARTITIONS ONLY (THAT ARE NOT SHEAR WALLS) MAY BE ANCHORED TO THE CONCRETE SLAB WITH POWER DRIVEN SHOT PINS AT 24" O.C. IN LIEU OF BOLTS.
2. BOLTS IN WOOD ARE A-307 MACHINE BOLTS, UNLESS OTHERWISE NOTED. ALL NUTS SHALL BE TIGHTENED WHEN PLACED, AND RE-TIGHTENED AT THE COMPLETION OF THE JOB OR IMMEDIATELY BEFORE CLOSING WITH FINISH CONSTRUCTION. ALL BOLTS, NUTS AND WASHERS SHALL BE HOT DIPPED GALVANIZED.
3. FRAMING HARDWARE SHALL BE SIMPSON "STRONG TIE," HOT-DIP GALVANIZED OR APPROVED EQUAL. THE SUFFIX "HDG" SHALL BE ADDED TO THE MODEL DESIGNATIONS AS REQUIRED. HARDWARE SHALL BE INSTALLED WITH NAILS, SCREWS AND BOLTS AS INDICATED IN THE MANUFACTURER'S CATALOG. WHERE NAIL AND BOLT HOLES HAVE BEEN PROVIDED, USE NAILS UNLESS INDICATED OTHERWISE. IF APPROVED BY THE ENGINEER, PNEUMATIC NAIL TOOLS (WITH NAIL HOLE LOCATING MECHANISMS) MAY BE USED TO INSTALL FRAMING CONNECTORS, PROVIDED THE CORRECT QUANTITY AND TYPE OF NAILS (LENGTH AND DIAMETER) ARE PROPERLY INSTALLED IN THE NAIL HOLES OF THE CONNECTOR. POWER-ACTUATED FASTENERS SHALL NOT BE USED TO INSTALL CONNECTORS.
4. UNLESS OTHERWISE INDICATED IN THE DRAWINGS OR DETAILS, ALL NAILING SHALL BE GALVANIZED COMMON NAILS AND SHALL CONFORM TO TABLE 2304.9.1 OF THE 2018 INTERNATIONAL BUILDING CODE.
5. A 15# LAYER OF ASPHALT EMPREGNATED ROOFING FELT SHALL BE PLACED BETWEEN ALL WOOD MEMBERS (PLATES, POST BASES, ETC.) AND CONCRETE OR MASONRY SURFACES.
6. DO NOT CUT OR NOTCH STRUCTURAL LUMBER UNLESS SPECIFICALLY INDICATED OR DETAILED ON THE STRUCTURAL DOCUMENTS.
7. PROVIDE HOLES FOR BOLTS A MAXIMUM OF 1/16" LARGER THAN THE NOMINAL BOLT DIAMETER. PROVIDE CUT WASHER UNDER BOLT HEAD AND NUT.
8. PROVIDE STANDARD WASHERS UNDER HEADS OF LAG SCREWS.
9. RE-TIGHTEN BOLTS PRIOR TO THE APPLICATION OF FINISHES AND SHEATHING.
10. DO NOT SUSPEND PIPING OR EQUIPMENT FROM FRAMING MEMBERS UNLESS SPECIFICALLY DETAILED.

PREFABRICATED WOOD TRUSSES

1. ALL TRUSS MEMBERS SHALL BE PRESERVATIVE TREATED DOUGLAS FIR STANDARD OR BETTER.
2. TRUSS MANUFACTURER SHALL FOLLOW THE TRUSS LAYOUT PLANS SHOWN IN THE STRUCTURAL DRAWINGS. NO DEVIATIONS WILL BE ALLOWED WITHOUT THE WRITTEN CONSENT OF THE STRUCTURAL ENGINEER OF RECORD. ALL TRUSSES SHALL BE SPACED AT 2'-0" O.C. MAXIMUM.
3. PREFABRICATED WOOD TRUSSES SHALL BE FABRICATED WITH MEMBERS CONNECTED WITH GALVANIZED METAL CONNECTOR PLATES OF NOT LESS THAN 20 GAGE THICKNESS AND G60 COATING. DESIGN AND FABRICATION OF METAL PLATE CONNECTED WOOD TRUSSES SHALL CONFORM TO THE REQUIREMENTS OF THE [UNIFORM BUILDING CODE] AND "DESIGN SPECIFICATIONS OF LIGHT METAL PLACE CONNECTED WOOD ROOF TRUSSES" AS PUBLISHED BY THE TRUSS PLATE INSTITUTE AND SHALL HAVE AN (ICBO) ACCEPTANCE REPORT.
4. THE FABRICATOR SHALL HAVE A MINIMUM OF 5 YEARS SUCCESSFUL EXPERIENCE IN THE FABRICATION OF PREFABRICATED WOOD TRUSSES, SIMILAR TO THE TRUSSES OF SPANS AND CONFIGURATIONS REQUIRED FOR THIS PROJECT. SUFFICIENT PRODUCTION CAPACITY TO PRODUCE, TRANSPORT AND DELIVER THE REQUIRED TRUSSES WITHOUT CAUSING DELAY IN THE WORK. THE SELECTED FABRICATOR MUST BE APPROVED BY THE ARCHITECT.
5. ENGINEERING DESIGN AND SHOP DRAWINGS BEARING THE STAMP OF A REGISTERED STRUCTURAL ENGINEER (STATE OF HAWAII) AND SHOWING ALL DETAILS OF CONSTRUCTION INCLUDING ALL PERMANENT TRUSS BRACINGS REQUIRED FOR A COMPLETE TRUSS SYSTEM SHALL BE SUBMITTED TO THE ARCHITECT FOR REVIEW AND APPROVAL, PRIOR TO FABRICATION.
6. ALL TRUSSES SHALL BE DESIGNED FOR THE FOLLOWING MINIMUM LOADS:
   A. TOP CHORD: DL = 6 PSF
      LL = 20 PSF
      WIND UPLIFT = IN ACCORDANCE WITH USING 2018 INTERNATIONAL BUILDING CODE AN ULTIMATE WIND SPEED OF 120 MPH AND EXPOSURE CATEGORY C.
   B. BOTTOM CHORD: DL = 6 PSF TYP UNO
      LL = 10 PSF (UNINHABITABLE WITHOUT STORAGE)
      LL (UNINHABITABLE W/ STORAGE; LOCATIONS PER PLAN) = 20 PSF
   C. TOP CHORD AND BOTTOM CHORD LIVE LOAD NEED NOT ACT CONCURRENTLY. DEAD LOADS LISTED ABOVE DO NOT INCLUDE SELF-WEIGHT OF TRUSS.
   D. ALL TRUSSES SHALL SATISFY STRESS AND DEFLECTION REQUIREMENTS. ALLOWABLE TOTAL LOAD DEFLECTION SHALL NOT EXCEED SPAN/240. ALLOWABLE LIVE LOAD DEFLECTION SHALL NOT EXCEED SPAN/360.
7. THE WEB CONFIGURATION SHOWN ON THE TRUSS ELEVATIONS IN THE STRUCTURAL DRAWINGS ARE SCHEMATIC ONLY. TRUSS MANUFACTURER SHALL DETERMINE ACTUAL WEB CONFIGURATION AND ALSO VERIFY MINIMUM SIZES OF CHORDS AND WEBS INDICATED ON THE TRUSS ELEVATIONS.
8. ALL FLUSH TRUSS TO TRUSS CONNECTIONS SHALL BE SPECIFIED AND FURNISHED BY THE TRUSS FABRICATOR.
9. TRUSS FABRICATOR SHALL SPECIFY ALL TRUSS GRAVITY CONNECTIONS.

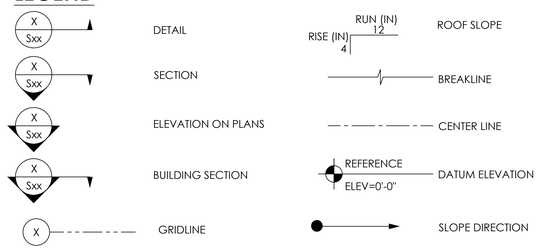
GLUED LAMINATED BEAMS

1. GLUED LAMINATED MEMBERS SHALL BE MANUFACTURED ACCORDING TO THE AITC 117 "STANDARD SPECIFICATIONS FOR STRUCTURAL GLUED LAMINATED DOUGLAS FIR TIMBER," LATEST EDITION. ADHESIVE SHALL BE FOR WET CONDITION OF SERVICE AND AN AITC CERTIFICATE OF INSPECTION IS REQUIRED.
2. GLUED LAMINATED BEAMS SHALL PROVIDE STRESS VALUES THAT MEET OR EXCEED THE FOLLOWING:

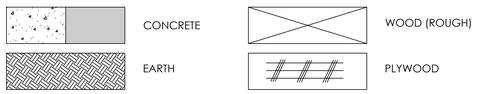
A.	BENDING Fb (BOTTOM FIBERS)	2,400 PSI
B.	BENDING Fb (TOP FIBERS) - SINGLE SPAN	1,200 PSI
C.	BENDING Fb (TOP FIBERS) - MULTIPLE SPANS OR CANTILEVERS	2,400 PSI
D.	HORIZONTAL SHEAR Fv	165 PSI
E.	MODULUS OF ELASTICITY	1,800 PSI
F.	COMPRESSION PERPENDICULAR TO GRAIN	450 PSI

   G. PROVIDE CAMBER AS NOTED ON DRAWINGS.
   H. APPEARANCE GRADE SHALL BE INDUSTRIAL WHEN CONCEALED FROM VIEW, AND ARCHITECTURAL WHEN EXPOSED TO VIEW.

LEGEND



MATERIAL SYMBOLS



ABBREVIATIONS

A	&	And
	ACI	American Concrete Institute
	ADDL	Additional
	APA	American Plywood Association
	AR	Anchor Rod
	ARCH	Architect
	ASTM	American Society For Testing Materials
	ATR	ALL THREADED ROD (F1554 GR 36)
B	BD	Board
	BLDG	Building
	BLK(G)	Block(ing)
	BM	Beam
	BO	Bottom Of
	BOTT	Bottom
	BRNG	Bearing
	BTR	Better
	BTWN	Between
C	CIP	Cast-In-Place
	CJ	Control Joint
	CL	Center Line
	CLNG	Ceiling
	CLR	Clear(ance)
	CNTRD	Centered
	COL	Column
	CONC	Concrete
	CONN	Connection
	CONT	Continuous
	CS	Countersunk
D	d	Penny (nail size)
	DBL	Double
	DF	Douglas-Fir
	DIA	Diameter
	DIAG	Diagonal
	DIM	Dimension
	DWG(S)	Drawing(S)
E	EA	Each
	EATR	EPOXY (SET-3G) ALL THREADED ROD (F1554 GR 36)
	EF	Each Face
	EMBED	Embedment
	EN	Edge Nail
	EO	Edge Of
	EOR	Engineer of Record
	EQ	Equal
	EQUIP	Epuipment
	EW	Each Way
	EXTR	Exterior
F	FIN	Finished
	FN	Field Nail
	FND	Foundation
	FG	Finished Grade
	FLR	Floor
	FO	Face Of
	FRMG	Framing
	FS	Full Sawn
	FTG	Footing
G	GEOTECH	Geotechnical Engineer
	GEOM	Geometry
	GLB	Glulam Beam
	GR	Grade
H	H	High
	H/L	High & Low
	HD	Holddown
	HDR	Header
	HT	Height
	HK	Hook
	HORIZ(H)	Horizontal

ABBREVIATIONS

I	IBC	International Building Code
	ID	Identification
	INFO	Information
	INTR	Interior
J	JST	Joist
	JT	Joint
L	L	Angle (Structural) or Length
	LPS	Lap Per Schedule
M	MAX	Maximum
	MECH	Mechanical
	MANUF	Manufacturer
	MIL	Millimeter
	MIN	Minimum
N	(N)	New
	NA	Not Applicable
	NO. or #	Number
	NIC	Not In Contract
O	OC	On Center
	OD	Outside Diameter
	OH	Overhang
	OPNG	Opening
P	PED	Pedestal
	PEN	Penetration
	PGN	Pneumatic Gun Nail
	PGTN	Pneumatic Gun Toenails
	PL	Plate
	PLYWD	Plywood
	PNEU	Pneumatic
R	RE	Refer
	REINF	Reinforcement
	REQD	Required
	RET	Retaining
	RF	Roof
S	SCHED	Schedule
	SECT	Section
	SF	Square Foot (Feet)
	SHNTG	Sheating
	SIM	Similar
	SIMP	Simpson Strong-Tie
	STRNGR	Stringer
	SOG	Slab On Grade
	SPC(S)(G)	Space(s)(ing)
	STD	Standard
	SW	Shearwall
	SWFTAO	Shearwall Force Transfer Around Opening
T	T/B	Top & Bottom
	TO	Top Of
	TOC	Top Of Concrete
	TOF	Top Of Footing
	TN	Toenail
	TS	Thickened Slab
	TYP	Typical
W	W	Width
	W/	With
	WD	Wood
U	UNO	Unless Noted Otherwise
V	VAR	Varies
	VERT(V)	Vertical

JRSE

JOHN K. RITCHEY LICENSED PROFESSIONAL ENGINEER PE 13256-S HAWAII U.S.A.

JOHN RITCHEY, STRUCTURAL ENGINEER LLC.
EXP: 04-30-2026

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JOHN RITCHEY STRUCTURAL ENGINEER, LLC.
P.O. BOX 1713
KIHEI, MAUI, HI 96753
JR@JRSE.ENGINEER
808.727.2839

GENERAL NOTES

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KALPAKOFF RESIDENCE

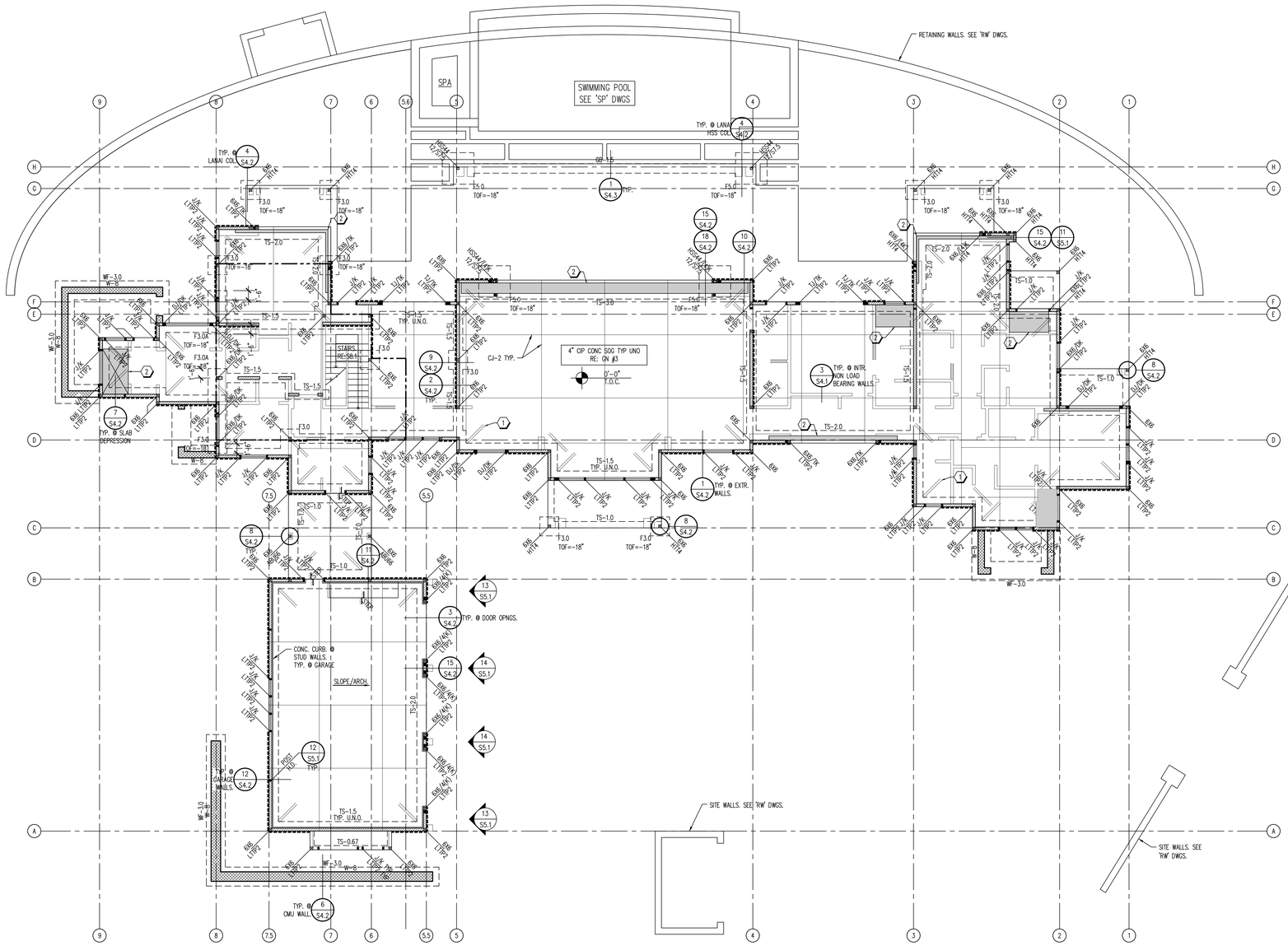
LOT 37 MAHANA ESTATES
LAHAINA, MAUI, HI 96761
T.M.K. (2)4-2-010:037

DESIGN BY: J.R. DATE: 11/17/2025
DRAWN BY: J.R. JOB NO.: M24058
CHECKED BY: J.R.

SHEET

1

S0.2



1 FOUNDATION/FIRST FLOOR FRAMING PLAN
1/8"

HOLDOWN SCHEDULE*

MARK	TYPE	ANCHOR ROD (AR) **	AR EMBEDMENT
LTTP2*****	LTTP2	5/8"ø	9"
HTT4	HTT4	5/8"ø	9"
HDU2	HDU2-SDS2.5	5/8"ø	9"
HDU4	HDU4-SDS2.5	5/8"ø	12"
HDU5	HDU5-SDS2.5	5/8"ø	12"
HDU8	HDU8-SDS2.5	7/8"ø	12"
HDU11	HDU11-SDS2.5	1"ø	12"

* RE: MANUFACTURER (SIMPSON STRONG-TIE) FOR SCHEDULED NUMBER OF FASTERNERS AND INSTALLATION INSTRUCTIONS. RE: 15/S4.1 FOR AR DETAIL
**F1554 GR 36 GALV ALL THREADED ROD WITH STD NUT AND WASHER TOP & BOTT.
***ALL ANCHOR RODS SHALL BE CAST-IN-PLACE.
****POST INSTALLED ANCHOR LOCATIONS SHALL BE SUBMITTED TO E.O.R. FOR REVIEW AND APPROVAL.
*****ALT ANCHORAGE: POST INSTALLED W/ SIMPSON SET-3G; 8" MIN. EMBED. TYP.; 4" EDGE DISTANCE FROM CORNERS AND EDGES.

WALL SCHEDULE

MARK	WALL THK.	REINF		REMARK
	MTRL	HORZ.	VERT	
W-8	8" CMU	#4@24"	#5@16"	6/S4.2

STEEL COLUMN SCHEDULE

MARK	SECTION
HSS44	HSS4x4x1/4

OPNG JAMB LEGEND

MARK	MARK
J	JACK STUD
K	KING STUD
DJ	DOUBLE JACK
DK	DOUBLE KING
TJ	TRIPLE JACK
TK	TRIPLE KING

NOTES:
1. RE: 7/SS.1 FOR BALANCE OF INFO

FOOTING SCHEDULE

MARK	SIZE			REINFORCING					DETAIL
	'W'	'L'	'T'	TOP "L" BARS	BOTT "L" BARS	TOP "W" BARS	BOTT "W" BARS	"W" BARS TIES/STIRRUPS	
TS-0.67	8"	CONT	/ DTL	1-#4 CONT	1-#4 CONT	---	---	#4 @ 12"	11/S4.1
WF-3.0	---	---	---	---	---	---	---	---	6/S4.2
GB-1.5	18"	CONT	18"	---	---	---	---	---	1/S4.3
TS-1.0	12"	CONT	18"	(2)-#5 CONT	(2)-#5 CONT	---	---	#4 @ 12"	/ PLAN
TS-1.5	18"	CONT	18"	(3)-#5 CONT	(3)-#5 CONT	---	---	#4 @ 12"	/ PLAN
TS-2.0	24"	CONT	18"	(4)-#5 CONT	(4)-#5 CONT	---	---	#4 @ 12"	/ PLAN
TS-3.0	36"	CONT	18"	(6)-#5 CONT	(6)-#5 CONT	---	---	#4 @ 12"	/ PLAN
F3.0	3'-0"	3'-0"	18"	---	#5 @ 9"	---	#5 @ 12"	---	/ PLAN
F3.0A	3'-0"	/PLAN	18"	#5 @ 9"	#5 @ 9"	#5 @ 9"	#5 @ 9"	---	/ PLAN
F5.0	5'-0"	5'-0"	18"	---	#5 @ 9"	---	#5 @ 9"	---	/ PLAN

NOTES:
1. REINFORCING BARS ARE EVENLY SPACED UNO
2. FOOTINGS CENTERED AT COLUMN OR SHEARWALL, TYP UNO

GENERAL PLAN NOTE(S) (GN):

1. BEARING WALL STUDS: 2X4 @ 16" OF NO. 2 TYP, UNO.
2. PARTITION WALL STUDS: 2X4 OR 2X6 @ 24" OF NO. 2 TYP.
3. 4" CONC SOG W/ 6X6-W2.9XW2.9 (6 GAGE) GALV. WWM OVER A VAPOR BARRIER. RE: 8/S4.1 FOR SUB-GRADE PREPARATION. PROVIDE CONTROL JOINTS @ 12'-0" MAX IN BOTH DIRECTIONS. RE: 8/S4.1.
4. REFER TO CIVIL DRAWINGS FOR FIN GRADE ELEVATIONS TYP.
5. ALL DIMENSIONS TO OUTSIDE FACE OF STUD AND THE CENTERLINE OF THE POSTS UNO. SHEARWALL DIMENSIONS ARE TO THE OUTSIDE FACE OF THE POST AT EACH END OF THE WALL.
6. REFER TO ARCHITECTURAL FOR SLOPES, CURBS, DEPRESSIONS AT LANAIS AND GARAGE AREAS.
7. CONTRACTOR TO VERIFY IF SLAB DEPRESSIONS ARE REQUIRED FOR FINISHES, SLIDING DOORS AS SHOWN ON THE ARCHITECTURAL DRAWINGS.
8. FLOOR PENETRATIONS PER PLUMBING/ELECTRICAL/MECHANICAL. REFER TO TYPICAL DETAILS FOR REINFORCEMENT AROUND OPENINGS.
9. WALL FRAMING DETAILS RE: SS.1 & SS.5.
10. TYPICAL FOUNDATION FRAMING DETAILS. RE: S4.1 THRU S4.2.
11. WHERE HTT4 CANNOT BE INSTALLED BECAUSE OF STUD CONGESTION, PIPES, OR CONDUITS, INSTALL STHD10. INSTALL PRIOR TO CONCRETE PLACEMENT.
12. WHERE SOLE PLATE ANCHOR RODS CANNOT BE INSTALLED BECAUSE OF STUD CONGESTION, PIPES, OR CONDUITS, INSTALL MASA WITH EQUAL QTY. INSTALL PRIOR TO CONCRETE PLACEMENT.
13. TYPICALLY, UNO, STEEL COLUMNS ARE CENTERED WITHIN THE WIDTH OF STUD WALLS.
14. STEP FTG AS REQUIRED PER 18/S4.1.
15. VAPOR BARRIER: 8/S4.1
16. STANDARD REBAR LAPS AND BENDS: 17/S4.1.
17. REENTRANT & INTERSECTING FOOTING RE: 16/S4.1.

FOUNDATION FRAMING PLAN KEY NOTES: (#)

1. ADD'L SLAB REINF TYPICAL AT RE-ENTRANT CORNERS AND DISCONTINUOUS SLAB JOINTS UNO. RE: 9/S4.1.
2. 1 1/2" SLAB DEPRESSION. LENGTH & WIDTH PER ARCH. RE: 12/S4.1.
3. RE: 1 ½"DOOR WIDTH SLAB DEPRESSION. (TYP @ SLIDING DOORS) RE: 13/S4.2. CONTRACTOR VERIFY WITH DOOR MANUFACTURER.

LEGEND:

- INDICATES POST ABOVE & BASE CONNECTION
- INDICATES BEARING WALLS (LOAD BEARING)
- INDICATES PARTITION WALLS (NON-LOAD BEARING)
- INDICATES WINDOW OPENING
- ELEVATION MARK
- CONC FTG RE SCHED FOR SIZE, REINF, & DETAILS
- TS-# INDICATES THICKENED SLAB WALL FTG. RE: SCHED THIS SHEET FOR SIZE & REINF.
- F.# INDICATES SPREAD FTG. RE: SCHED THIS SHEET FOR SIZE & REINF.
- CJ INDICATES CONTROL JOINT RE:14/S4.1.
- INDICATES SHEARWALL. RE:S5 SHTS FOR FRAMING DETAILS & 1/SS.2 FOR SHEARWALL SCHEDULE. "WS" TYP. U.N.O.

JOHN K. RITCHEY
LICENSED PROFESSIONAL ENGINEER
PE 13256-S
HAWAII U.S.A.
JOHN RITCHEY, STRUCTURAL ENGINEER LLC.
EXP: 04-30-2026

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JOHN RITCHEY STRUCTURAL ENGINEER, LLC.
P.O. BOX 1713
KIHEI, MAUI, HI 96753
JR@JRSE.ENGINEER
808.727.2839

FOUNDATION/ FIRST FLOOR FRAMING PLAN

SUBMITTALS

ISSUE	DATE
COORD SET	11/17/2025
PERMIT SET	11/17/2025
BID SET	11/17/2025
CONSTRUCTION SET	11/17/2025

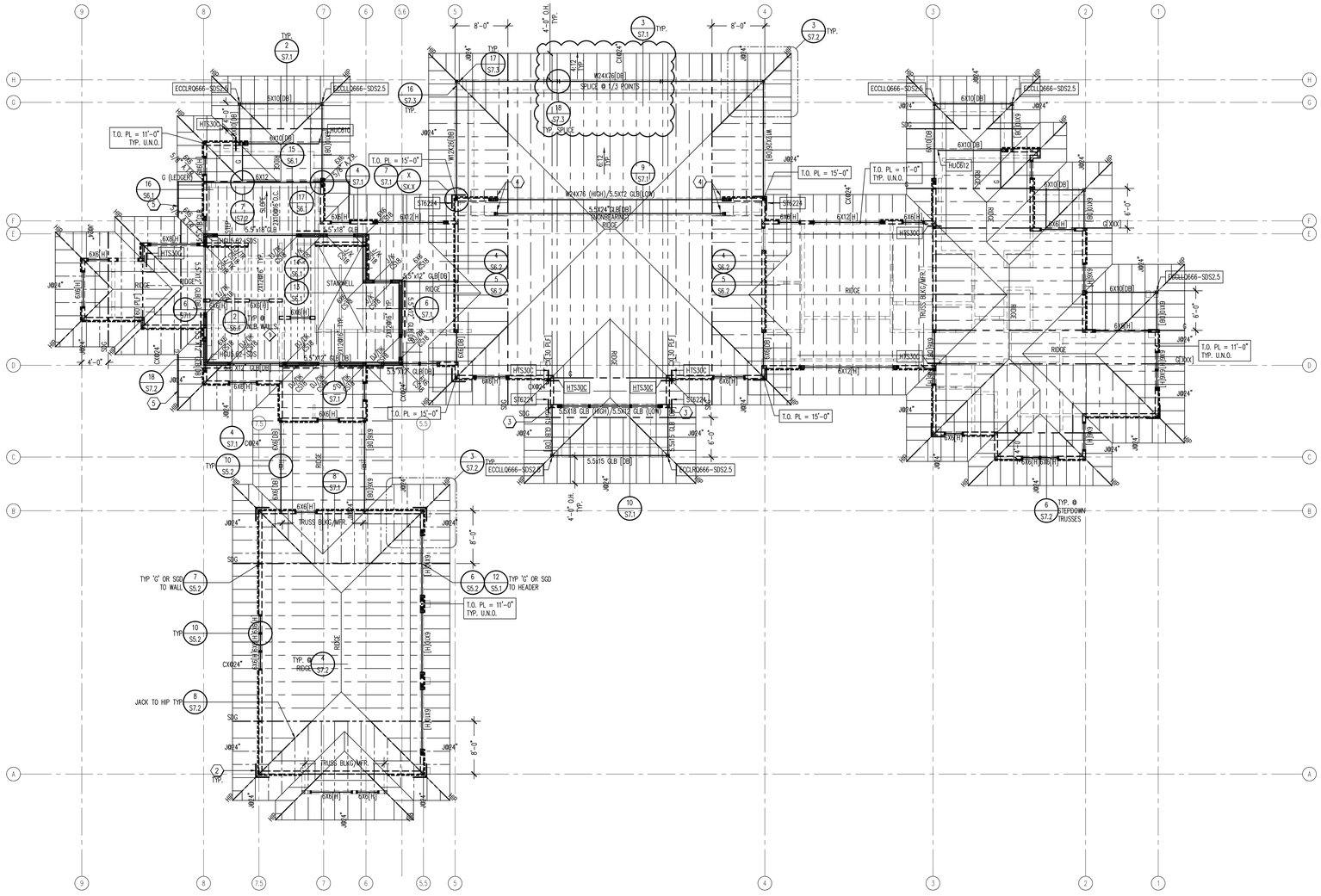
REVISIONS

#	DATE	BY	DESCRIPTION
1	7/31/2025	JKR	COM. COMMENTS
2	9/18/2025	JKR	CONTRACTOR REVISIONS

KALPAKOFF RESIDENCE
LOT 37 MAHANA ESTATES
LAHAINA, MAUI, HI 96761
T.M.K: (2)4-2-010:037

DESIGN BY: J.R. DATE: 11/17/2025
DRAWN BY: J.R. JOB NO: M24058
CHECKED BY: J.R.

SHEET
S1.1
2



GENERAL FLOOR FRAMING PLAN NOTES:

1. STRUCTURAL GENERAL NOTES, DESIGN CRITERIA, ABBREVIATIONS, AND LEGEND PER S0.1&S0.2.
2. VERIFY ALL DIMENSIONS AND ELEVATIONS WITH THE ARCHITECTURAL DRAWINGS
3. ALL DUCTS, CHASES, AND PIPES SHALL BE PER MECHANICAL, PLUMBING, ELECTRICAL, AND SPRINKLER DRAWINGS. STAIR DETAILS AND GUARDRAILS PER ARCHITECTURAL DRAWINGS.
4. ALL WOOD EXPOSED TO WEATHER SHALL BE PRESSURE TREATED.
5. ALL FLOOR JOIST HANGERS TO BE LUS U.N.O.. ALL BEAM HANGERS SHALL BE HU/HUC (MAX) U.N.O. PER PLAN AND DETAILS.
6. HEADER SUPPORTS PER STUD AND SHEAR WALL PLAN ON FLOOR BELOW.
7. BEAMS ARE FLUSH FRAMED WITH JOISTS NO ON DETAILS OR ON PLANS AS DROPPED BEAM (DB). BEAMS SUPPORTS PER STUD AND ON FLOOR BELOW.
8. PROVIDE FULL HEIGHT SOLID BLOCKING ON DOUBLE JOISTS UNDER ALL SHEAR WALLS AND BEARING WALLS. AT SHEAR WALLS PARALLEL TO FRAMING, ALIGN (1) JOINTS OVER SHEAR WALL (ADDITIONAL JOINTS MAY BE REQUIRED).
9. ALL RIM JOISTS TO BE 2X12 DF, NO. 1 MINIMUM UNO.
10. PROVIDE DOUBLE JOISTS AROUND ALL FLOOR AND ROOF OPENINGS GREATER THAN 24" ON ONE SIDE.
11. BEARING STUD, SHEAR WALL, HOLD-DOWN, POSTS SIZE, AND POST CAP AND BASE REQUIREMENTS BELOW PER STUD AND SHEAR WALL PLAN ON FLOOR BELOW.
12. INSTALL SQUASH BLOCKS ATOP WALL TOP PLATE AND CENTERED ON POST BELOW; SIZE TO MATCH SUPPORTED POST ABOVE. RE: 3/S6.1.
13. FLOOR JOIST BRIDGING: 8'-0" MAX. TYP.

FLOOR FRAMING PLAN KEY NOTES:

1. FLOOR SHEATHING: 3/4" APA RATED STRUD-I-FLOOR SHEATHINGE GLUED AND NAILED TO FRAMING WITH 0.148"ØX2 1/2" NAILS @ 6" OC @ PANEL EDGES & 12" OC IN PANEL FIELD, UNO.

STUD AND SHEARWALL NOTES:

1. LUMBER GRADE PER STRUCTURAL GENERAL NOTES.
2. ALL INTERIOR NON-BEARING, NON-STRUCTURAL WALLS STUD REQUIREMENTS PER STRUCTURAL GENERAL NOTES.
3. WALL OPENINGS SHALL BE FRAMED PURSUANT TO 7/SS.1.
4. TRUSS GIRDERS SHALL BE SUPPORTED BY FULL HEIGHTS STUDS. NUMBER OF STUDS EQUAL TO NUMBER OF GIRDER TRUSS PLYS. RE: 7/SS.2.
5. SHEAR WALL AND NAILING REQUIREMENTS PER SHEAR WALL SCHEDULE 1/SS.2.
6. ALL EXTERIOR WALLS TO BE SHEAR WALL TYPE "W6", UNO.
7. SOLE PLATE ANCHOR RODS TO BE SIMPSON STRONG-TIE TITEN HD-THDS8800 WITH BPSS/8-3. PROVIDE HOT DIPPED GALVANIZED ANCHOR RODS AT PRESSURE-TREATED SOLE PLATES.

GENERAL ROOF FRAMING PLAN NOTES:

1. TOP PLATE ELEVATION. RE: ARCH
2. BOTT OF HEADER ELEVATION. RE: ARCH
3. TYP BEAM TO POST CONN RE: 8/SS.2 UNO
4. TYP SIMPSON POST CAP CONNECTION (BEAM TO COLUMN CONN) RE: 9/SS.1.
5. TYPICAL UPLIFT FORCE RESISTING DETAILS. RE: 7/SS.2.
6. RAFTER BRIDGING: 8'-0" MAX.

ROOF FRAMING PLAN KEY NOTES: (#)

1. ROOF SHEATHING: METAL ROOFING OVER 5/8" PLYWOOD SHEATHING W/ 10D RING SHANK NAILS @ 6" OC EN & 12" OC FN ,MINIMUM FASTENER PENETRATION INTO ROOF FRAMING MEMBERS SHALL BE 1 1/4". RE: 11/S7.2 FOR ADD'L INFO.
2. CORNER STRAP. RE:8/SS.1 TYP.
3. TYP. LANAI BEAM TO WALL CONN.: 3/SS.2.
4. TRUSS BLKG/MFR. @ 24"
5. DBL 2X6 RIM BD. TO SUPPORT ENDS OF TRUSSES ATTACHED TO SIDE OF BUILDING. LUS 28 EA END.

LEGEND:

- INDICATES POST ABOVE & BASE CONNECTION
- INDICATES BEARING WALLS (LOAD BEARING)
- INDICATES PARTITION WALLS (NON-LOAD BEARING)
- INDICATES WINDOW OPENING
- ELEVATION MARK
- INDICATES SHEARWALL. RE: 1&2/SS.2 FOR FRAMING DETAIL AND SCHEDULE. "W6" TYP UNO
- TYP. WD BM. ON WOOD POST. RE: 8/SS.2.
- BM SIZE [H] — INDICATES WALL OPENING HEADER. RE: PLANS AND 7/SS.1.
- BM SIZE [DB] — INDICATES DROP BEAM, BEAM BELOW JOIST OR RAFTER. SEE DETAILS FOR ADDITIONAL INFO.

PRE-ENGINEERED ROOF TRUSS NOTES:

1. ROOF TRUSSES SHALL BE SPACED 24" OC MAX. RE: GENERAL NOTES FOR SUBMITTAL REQUIREMENTS.
2. TRUSS CHORD & WEB BRACING SHALL BE INSTALLED IN ACCORDANCE WITH THE TRUSS MANUFACTURER'S SPECIFICATIONS & ERECTION DRAWINGS INCLUDING TEMPORARY BRACINGS AS REQUIRED UNTIL ROOF SHEATHING IS INSTALLED.
3. DRAG/COLLECTOR TRUSS AXIAL LOADS RE: PLAN.
4. EDGE NAIL PLYWOOD SHEATHING AT ALL GIRDER TRUSSES, DRAG TRUSSES, AND HIP TRUSSES.
5. 2X NAILER @ TRUSS RE-ENTRANT CORNER TO TIE OVERHANGING TRUSS TOP CHORD, TYP.
6. TYP. DIMENSION TO TRUSSES ARE MEASURED FROM THE EXTERIOR FACE OF THE STUD WALL TO THE CENTERLINE OF THE GIRDER TRUSS.

PRE-ENGINEERED ROOF TRUSS LEGEND:

J	JACK TRUSS
C	COMMON TRUSS
G	GIRDER TRUSS.
SD	STEP DOWN TRUSS
HIP	HIP TRUSS

[TRUSS TYPE] "X" — TYPE CUSTOM TO ROOF PROFILE
[###]LF — INDICATES TRUSS IS DRAG/COLLECTOR AND TENSION/COMPRESSION FORCE (WIND OR SEISMIC) PER LINEAR FOOT

OPNG JAMB LEGEND

MARK	MARK
J	JACK STUD
K	KING STUD
DJ	DOUBLE JACK
DK	DOUBLE KING
TJ	TRIPLE JACK
TK	TRIPLE KING

NOTES:
1. RE: 7/SS.1 FOR BALANCE OF INFO

1/1/8" MAIN HOUSE SECOND FLOOR & ROOF FRAMING PLANS

JOHN K. RITCHEY LICENSED PROFESSIONAL ENGINEER PE 13256-S HAWAII, U.S.A.

JOHN RITCHEY, STRUCTURAL ENGINEER LLC.
EXP: 04-30-2026

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JOHN RITCHEY STRUCTURAL ENGINEER, LLC.
P.O. BOX 1713
KIHEI, MAUI, HI 96753
JR@JRSE.ENGINEER
808.727.2839

2ND FLOOR AND 1ST STORY ROOF FRAMING PLAN

SUBMITTALS

ISSUE	DATE
COORD SET	11/17/2025
PERMIT SET	11/17/2025
BID SET	11/17/2025
CONSTRUCTION SET	11/17/2025

REVISIONS

#	DATE	BY	DESCRIPTION
1	7/31/2025	JKR	COM COMMENTS
2	9/18/2025	JKR	CONTRACTOR REVISIONS

KALPAKOFF RESIDENCE

LOT 37 MAHANA ESTATES
LAHAINA, MAUI, HI 96761
T.M.K: (2)4-2-010:037

DESIGN BY: J.R. DATE: 11/17/2025
DRAWN BY: J.R. JOB NO: M24058
CHECKED BY: J.R.

SHEET
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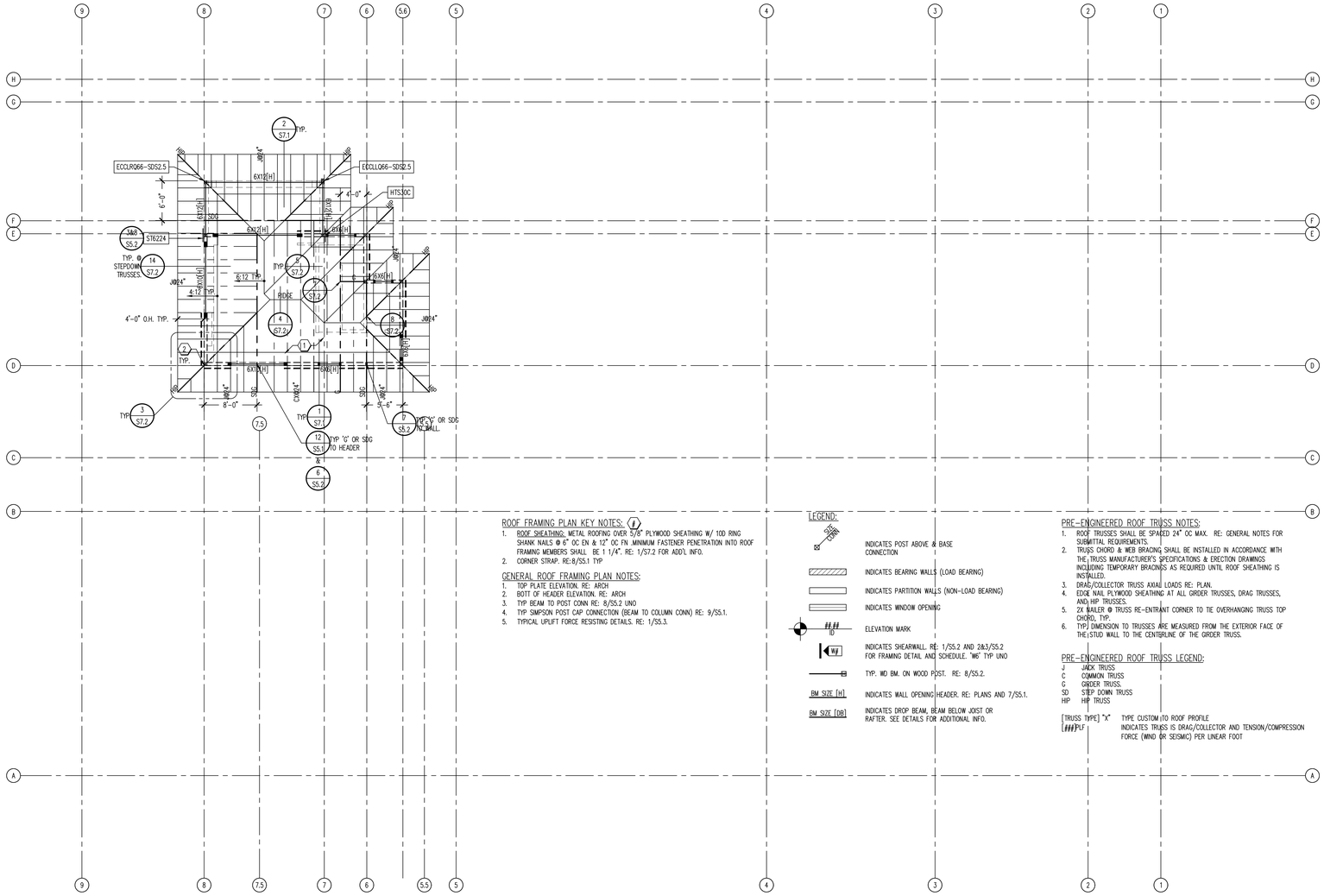
S2.1



ROOF FRAMING PLAN KEY NOTES: (#)

1. ROOF SHEATHING: METAL ROOFING OVER 5/8" PLYWOOD SHEATHING W/ 10D RING SHANK NAILS @ 6" OC EN & 12" OC FN .MINIMUM FASTENER PENETRATION INTO ROOF FRAMING MEMBERS SHALL BE 1 1/4". RE: 1/S7.2 FOR ADD'L INFO.
2. CORNER STRAP. RE:8/S5.1 TYP

GENERAL ROOF FRAMING PLAN NOTES:

1. TOP PLATE ELEVATION. RE: ARCH
2. BOTT OF HEADER ELEVATION. RE: ARCH
3. TYP BEAM TO POST CONN RE: 8/S5.2 UNO
4. TYP SIMPSON POST CAP CONNECTION (BEAM TO COLUMN CONN) RE: 9/S5.1.
5. TYPICAL UPLIFT FORCE RESISTING DETAILS. RE: 1/S5.3.

LEGEND:

- INDICATES POST ABOVE & BASE CONNECTION
- INDICATES BEARING WALLS (LOAD BEARING)
- INDICATES PARTITION WALLS (NON-LOAD BEARING)
- INDICATES WINDOW OPENING
- ELEVATION MARK (ID)
- INDICATES SHEARWALL. RE: 1/S5.2 AND 2&3/S5.2 FOR FRAMING DETAIL AND SCHEDULE. "W6" TYP UNO
- TYP. WD BM. ON WOOD POST. RE: 8/S5.2.
- BM SIZE [H] — INDICATES WALL OPENING HEADER. RE: PLANS AND 7/S5.1.
- BM SIZE [DB] — INDICATES DROP BEAM, BEAM BELOW JOIST OR RAFTER. SEE DETAILS FOR ADDITIONAL INFO.

PRE-ENGINEERED ROOF TRUSS NOTES:

1. ROOF TRUSSES SHALL BE SPACED 24" OC MAX. RE: GENERAL NOTES FOR SUBMITTAL REQUIREMENTS.
2. TRUSS CHORD & WEB BRACING SHALL BE INSTALLED IN ACCORDANCE WITH THE TRUSS MANUFACTURER'S SPECIFICATIONS & ERECTION DRAWINGS INCLUDING TEMPORARY BRACINGS AS REQUIRED UNTIL ROOF SHEATHING IS INSTALLED.
3. DRAG/COLLECTOR TRUSS AXIAL LOADS RE: PLAN.
4. EDGE NAIL PLYWOOD SHEATHING AT ALL GIRDER TRUSSES, DRAG TRUSSES, AND HIP TRUSSES.
5. 2X BAILER @ TRUSS RE-ENTRANT CORNER TO TIE OVERHANGING TRUSS TOP CHORD, TYP.
6. TYP.) DIMENSION TO TRUSSES ARE MEASURED FROM THE EXTERIOR FACE OF THE STUD WALL TO THE CENTERLINE OF THE GIRDER TRUSS.

PRE-ENGINEERED ROOF TRUSS LEGEND:

J	JACK TRUSS
C	COMMON TRUSS
G	GIRDER TRUSS
SD	STEP DOWN TRUSS
HIP	HIP TRUSS
[TRUSS TYPE] "x"	TYPE CUSTOM ITO ROOF PROFILE
[##]PLF	INDICATES TRUSS IS DRAG/COLLECTOR AND TENSION/COMPRESSION FORCE (WIND OR SEISMIC) PER LINEAR FOOT

1 / 1/8" MAIN HOUSE ROOF FRAMING PLANS

JOHN RITCHEY, STRUCTURAL ENGINEER LLC.
EXP: 04-30-2026

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JOHN RITCHEY STRUCTURAL ENGINEER, LLC.
P.O. BOX 1713
KIHEI, MAUI, HI 96753
JR@JRSE.ENGINEER
808.727.2839

2ND STORY ROOF FRAMING PLAN

SUBMITTALS

ISSUE	DATE
COORD SET	11/17/2025
PERMIT SET	11/17/2025
BID SET	11/17/2025
CONSTRUCTION SET	11/17/2025

REVISIONS

DATE	BY	DESCRIPTION

KALPAKOFF RESIDENCE
LOT 37 MAHANA ESTATES
LAHAINA, MAUI, HI 96761
T.M.K. (2)4-2-010:037

DESIGN BY: J.R. DATE: 11/17/2025
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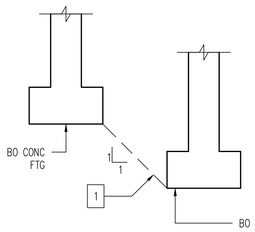
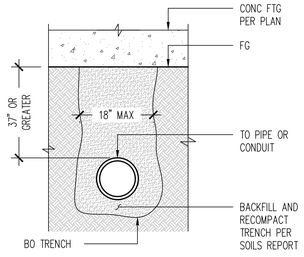
SHEET
S3.1



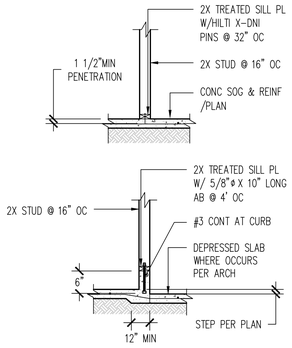
NOTES:
1. SEE PLANS FOR INFO NOT SHOWN.
2. MAX SLOPE BTWN BO FTGS SHALL BE 45°. STEP FTGS AS REQ'D. SEE TYP DTL

1 NTS — TYPICAL MAX SLOPE BETWEEN ADJACENT FOOTINGS

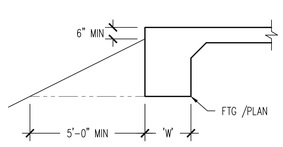


NOTES:
1. WHERE TRENCH EXCEEDS 18", NOTIFY STRUCTURAL ENGINEER PRIOR TO PLACEMENT OF FOOTING.
2. FOR TRENCH DEPTH OF 42" OR LESS, SEE TYPICAL PIPE AT FOOTING DTL.
3. NO PIPE SHALL PASS THRU FTGS OR UNDER COL FTGS.

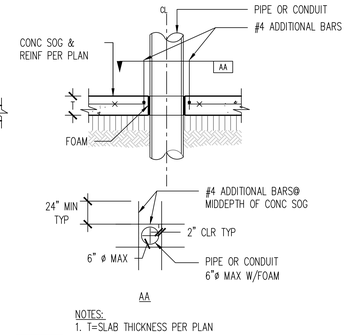
2 NTS — TYPICAL PIPE PASSING BELOW WALL FTG IN DEEP TRENCH



3 NTS — TYPICAL NON-BEARING WALL FOOTING

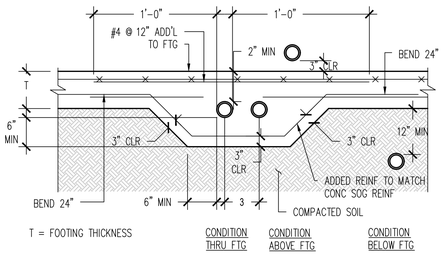


4 NTS — TYPICAL FTG LOCATION @ SLOPE



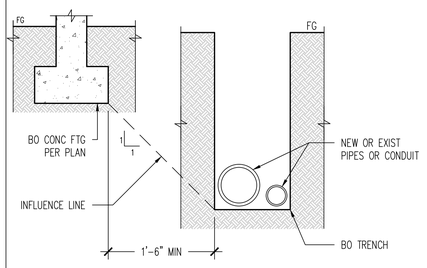
NOTES:
1. T=SLAB THICKNESS PER PLAN

5 3/4" — TYP PIPE PENETRATION @ SOG



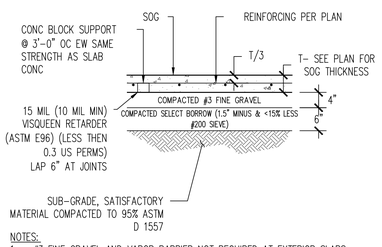
NOTES:
1. ALUMINUM PIPES AND CONDUITS SHALL NOT BE PERMITTED.
2. PIPES AND CONDUITS SHALL NOT BE LARGER IN OUTSIDE DIMENSION THAN 1/3 THE OVERALL THICKNESS OF SLAB, WALL, OR BEAM IN WHICH THEY ARE EMBEDDED.
3. SPACING SHALL NOT BE GREATER THAN 3 DIAMETERS OR WIDTH OC.
4. PIPE SLEEVE SHALL BE 3" LARGER THAN PIPE OR CONDUIT TYP.

6 3/4" — TYPICAL PIPES AND CONDUITS @ FTGS



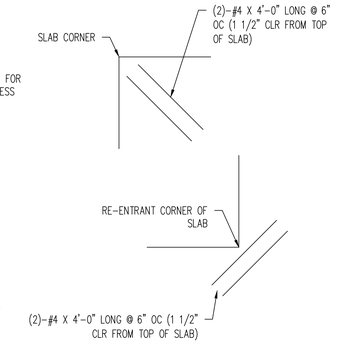
NOTE:
1. A TRENCH SHALL NOT BE EXCAVATED THAT ENCROACHES BEYOND THE INFLUENCE LINE.

7 NTS — TYPICAL TRENCH PARALLEL TO FND

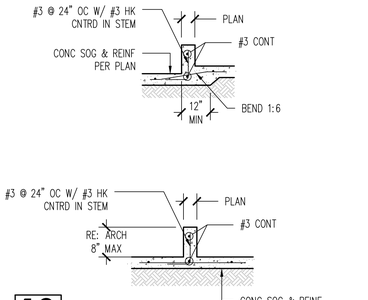


NOTES:
1. #3 FINE GRAVEL AND VAPOR BARRIER NOT REQUIRED AT EXTERIOR SLABS.
2. VAPOR BARRIER SHALL NOT BE INSTALLED AT BOTTOM OF FOOTINGS.
3. ALL VAPOR BARRIER LAPS AND PENETRATIONS SHALL BE TAPED.
4. FORMWORK STAKES ARE NOT PERMITTED THRU VAPOR BARRIER. USE STEGO BEAST FORM STAKES OR EQUAL TO SUPPORT FORMWORK ABOVE VAPOR BARRIER.

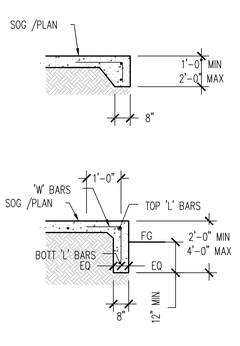
8 3/4" — TYPICAL SOG SUB-GRADE DTL



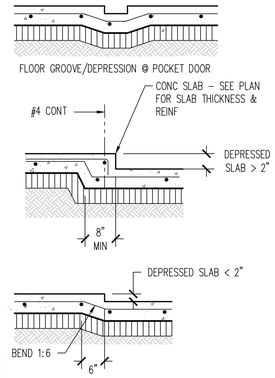
9 NTS — TYP SLAB CORNER REINFORCEMENT DTL



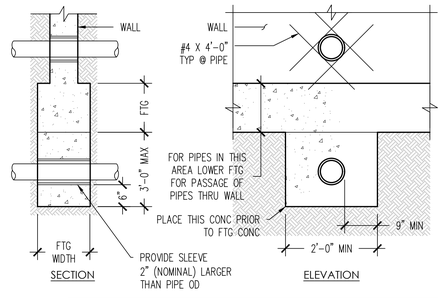
10 NTS — TYP DEPRESSED SLAB AND CONC CURB



11 NTS — TYP SLAB EDGE (TS-0.67)

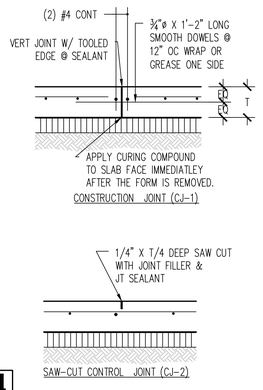


12 3/4" — TYP SOG AT DEPRESSION



NOTES:
1. FOR CONDUITS & PIPES 3'-0" OR LESS BELOW FTG, PROVIDE SLEEVES AND CONC COVER AS SHOWN.
2. FOR CONDUITS & PIPES MORE THAN 3'-0" BELOW FTG, TRENCH MAY BE BACKFILLED WITH COMPACTED FILL PER GEOTECHNICAL REPORT.
3. COORDINATE WITH ELECTRICAL, MECHANICAL & ALL OTHER EFFECTED TRADES.

13 3/4" — TYPICAL PIPES THRU FOOTING



CONSTRUCTION JOINT NOTES:
1. SLAB REINFORCEMENT SHALL BE CHAIRED BY CONC BLOCKS W/ A MIN COMPRESSIVE STRENGTH EQUAL TO THE SOG.
2. BREAK BOND BETWEEN NEW AND PREVIOUSLY PLACED SLAB BY SPRAYING OR PAINTING THE EXPOSED SIDE OF THE KEY AND DOWEL WITH CURING COMPOUND, ASPHALTIC EMULSION OR FORM OIL.
3. FOR LOCATIONS OF CONTROL JOINTS - SEE STRUCTURAL PLANS. WHERE LOCATION IS NOT SHOWN, SPACING OF CONTROL JOINTS SHALL NOT EXCEED 15'-0" OC IN EITHER DIRECTION AND THE ASPECT RATIO (LONGER SIDE TO SHORTER SIDE) SHALL NOT EXCEED 1.25:1 [ACI 224.3R]
4. CONTROL JOINTS CAN EITHER BE CONSTRUCTION JOINTS OR CONTRACTION JOINTS, ALTERNATE FOR INTERIOR SLABS
5. CONSTRUCTIONS JOINTS MUST BE USED AT THE END OF THE DAYS WORK AND ALSO AT EVERY 150 FEET OF WORK.
6. REBAR SHALL NOT BE LAPPED AT CONSTRUCTION JOINTS

SAW CUT CONTROL JOINT NOTES:
1. MAKE SAW CUT IN ACCORDANCE WITH ACI 302.1, AS SOON AS SLAB IS ABLE TO SUPPORT THE WEIGHT OF WORKERS AND SAWING EQUIPMENT WITHOUT DAMAGE TO FINISH SURFACE OR SLAB. SAW CUTS ARE TO BE MADE ABSOLUTELY PRIOR TO THE NEXT MORNING AFTER PLACEMENT.
2. CLEAN JOINT PRIOR TO FILLING JOINT.
3. SAW CUTS SHALL BE DONE WITHIN 12 HOURS OF POURING CONCRETE.

DOWEL NOTES:
1. ALL DOWELS SHALL CONFORM TO ASTM A615.
2. DOWELS SHALL BE CAREFULLY ALIGNED AND SUPPORTED DURING CONCRETING OPERATIONS. DOWELS SHALL BE INSTALLED STRAIGHT, TRUE, LEVEL, AND PERPENDICULAR TO JOINT FACE.
3. DOWELS SHALL BE INSTALLED A MINIMUM OF 12" AWAY FROM INTERSECTING JOINTS.
4. SLAB REINF SHALL BE SUPPORTED INDEPENDENTLY FROM DOWELS

VAPOR BARRIER:
1. 15 MIL MINIMUM, RE: 8/- ASTM E 154 AND SHALL BE DECAY RESISTANT MATERIALS AND AN EFFICIENT WATER BARRIER
2. INSTALL VAPOR BARRIER OVER COMPACTED GRANULAR BASE TO A WATER TIGHT CONDITION IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS. VAPOR BARRIER SHALL BE CONTINUOUS UNDER THE ENTIRE SLAB AND ALL CONCRETE BELOW GRADE IN COMPLIANCE WITH ACI 504.

JOINT FILLER MATERIAL NOTES:
1. FILL JOINTS WITH ELASTOMERIC JOINT SEALANT OR JOINT FILLER.
2. SEALANT MATERIAL SHALL BE INSTALLED WHEN BUILDING IS UNDER PERMANENT TEMPERATURE CONTROL. THIS SHALL BE ETHER AT THE END OF CONSTRUCTION OF THE COMPLETE BUILDING SHELL, OR A MINIMUM OF 90 DAYS AFTER SLAB CONSTRUCTION.
3. CONTRACTOR SHALL INSTALL JOINT SEALANT PER THE MFR INSTRUCTIONS.

14 3/4" — TYP SLAB-ON-GRADE JOINT DETAILS AND GENERAL NOTES

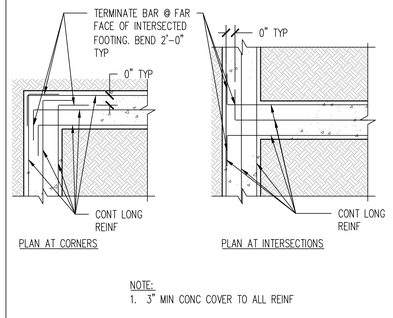
TYPICAL ANCHOR ROD SCHEDULE

INSTALLATION TYPE	CAST-IN-PLACE (PRE-AUTHORIZED) (2)			DRILL-IN OPTIONS (SUBMITTAL REQUIRED)		
BOLT TYPE	HEADED ANCHOR	THREADED ROD ANCHOR	SIMPSON "SSTB" ANCHOR	EPOXY ANCHOR	EXPANSION ANCHOR	SCREW ANCHOR
	MIN. EMBED	12 DIA	PER MANUF			
		DAMAGE THREADS				
LIMITS	5/8"ø THRU 2 1/2"ø		FOR WOOD FRAMED ONLY	5/8"ø THRU 1"ø		
DIA (ø) = ANCHOR ROD DIAMETER (NOMINAL)						

PROJECTION (1)

NOTES:
1. CONTRACTOR SHALL DETERMINE THE REQUIRED THREAD PROJECTION SUITABLE FOR THE THICKNESS OF THE MATERIAL BEING FASTENED PLUS GROUT ALLOWANCE, IF ANY, AND CONSTRUCTION TOLERANCE, UNO.
2. CONTRACTOR MAY SELECT APPROPRIATE CAST-IN-PLACE ANCHOR BOLT OPTION WITHOUT SUBMITTAL.
3. DRILL-IN OPTOINS ARE NOT APPROPRIATE AT ALL CONDITOINS, IF DRILL-IN METHODS IS PREFERRED SUBMIT MANUFACTURER'S INFORMATION, ALLOWABLE LOAD VERSUS EMBEDMENT DATA AND LOCATIONS WHERE THE SUBSTITUTION ARE REQUESTED. ENGINEER WILL DETERMINE IF SUBSTITUTION IS APPROPRIATE FOR THE LOCATION AND LOADING.
4. EMBEDMENT OF DRILL-IN ANCHORS SHALL BE PER ENGINEER'S SUBMITTAL, REVIEW COMMENTS. EMBEDMENT SHALL BE (9) NINE TIMES OF THE NOMINAL ANCHOR DIAMETER, UNO.
5. AT PRESSURE TREATED SILLS, PROVIDE HOT-DIPPED GALVANIZED OR STAINLESS STEEL ANCHORS.

15 NTS — TYPICAL ANCHOR ROD DTL



NOTE:
1. 3" MIN CONC COVER TO ALL REINF

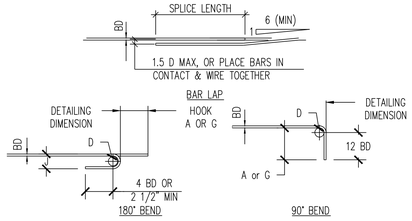
16 3/4" — TYPICAL FOOTING REINFORCING DETAILS @ CORNERS & INTERSECTIONS

ABBREVIATIONS:
BD BAR DIAMETER (BAR NUMBER/8)
D BEND DIAMETER

NOTES:
1. LENGTHS ARE FOR CONCRETE W/ BARS SPACED 6" MIN, INCREASE BAR LENGTH 25% FOR BARS SPACED LESS THAN 6".
2. "TOP BARS" ARE HORIZONTAL BARS WITH 12" OR MORE OF CONCRETE CAST BELOW.
3. SPLICE LENGTH BASED ON CLASS 'B' SPLICE (ACI 318-05)

TABLE 1

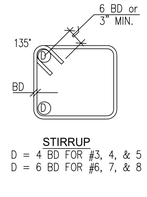
BAR SIZE	MIN SPLICE & EMBED LENGTHS (f'c=3,000 psi)					MIN SPLICE & EMBED LENGTHS (f'c=4,000 psi)				
	LAP SPLICE		EMBEDMENT			LAP SPLICE		EMBEDMENT		
			STRAIGHT					STRAIGHT		
	BOT BAR	TOP BAR	BOT BAR	TOP BAR	W/ STD HOOK	BOT BAR	TOP BAR	BOT BAR	TOP BAR	W/ STD HOOK
#3,#4	29"	38"	22"	29"	8"	25"	33"	19"	25"	7"
#5	36"	47"	28"	36"	10"	31"	41"	24"	31"	9"
#6	43"	56"	33"	43"	12"	37"	49"	29"	37"	10"

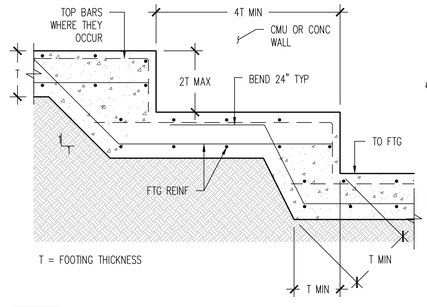


STANDARD ACI HOOKS, ALL GRADES					
BAR SIZE	D	180 ° HOOKS		90 ° HOOKS	
		A OR G, IN.	J, IN.	A OR G, IN.	
#3	2.25	5	3	6	
#4	3	6	4	8	
#5	3.75	7	5	10	
#6	4.5	8	6	12	

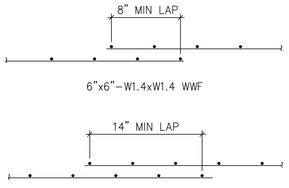
TYP REINF HOOK SCHEDULE

17 NTS — TYP CONC REINF LAPS, BENDS & LAP SPLICES LENGTHS





18 3/4" — TYPICAL STEPPED FOOTING



19 3/4" — WELDED WIRE MESH LAP DETAIL

JOHN K. RITCHEY LICENSED PROFESSIONAL ENGINEER PE 13256-S HAWAII, U.S.A.

JOHN RITCHEY, STRUCTURAL ENGINEER LLC.
EXP: 04-30-2026

THIS WORK WAS PREPARED BY ME OR UNDER MY SUPERVISION AND CONSTRUCTION OF THIS PROJECT WILL BE UNDER MY OBSERVATION (OBSERVATION AS DEFINED IN CHAPTER 16-115-2 OF THE HAWAII ADMINISTRATIVE RULES, DEPARTMENT OF COMMERCE AND CONSUMER AFFAIRS ENTITLED PROFESSIONAL ENGINEERS, ARCHITECTS, SURVEYORS AND LANDSCAPE ARCHITECTS).

JOHN RITCHEY STRUCTURAL ENGINEER, LLC.
P.O. BOX 1713
KIHEI, MAUI, HI 96753
JR@JRSE.ENGINEER
808.727.2839

FOUNDATION DETAILS

SUBMITTALS

ISSUE	DATE
COORD SET	11/17/2025
PERMIT SET	11/17/2025
BID SET	11/17/2025
CONSTRUCTION SET	11/17/2025

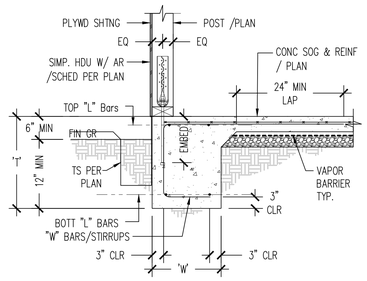
REVISIONS

DATE	BY	DESCRIPTION

KALPAKOFF RESIDENCE
LOT 37 MAHANA ESTATES
LAHAINA, MAUI, HI 96761
T.M.K. (2)4-2-010:037

DESIGN BY: J.R. DATE: 11/17/2025
DRAWN BY: J.R. JOB NO: M24058
CHECKED BY: J.R.

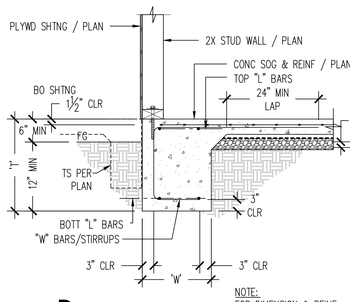
SHEET
S4.1



A @ POST & HOLDDOWN

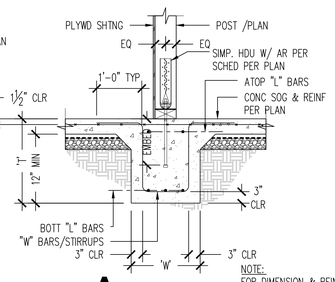
NOTE:
FOR DIMENSION & REINF SEE SCHED /PLAN

1 3/4" SLAB TURNDOWN DTL (TS-#)



B @ STUD WALL

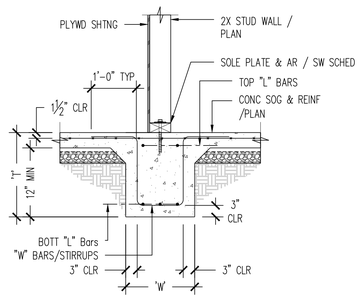
NOTE:
FOR DIMENSION & REINF SEE SCHED /PLAN



A @ POST & HOLDDOWN

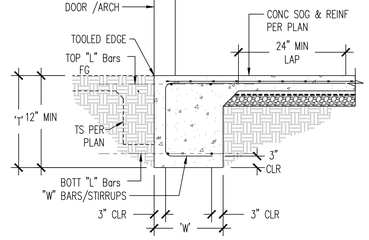
NOTE:
FOR DIMENSION & REINF SEE SCHED /PLAN

2 3/4" THICKENED SLAB FTG DTL (TS-#)



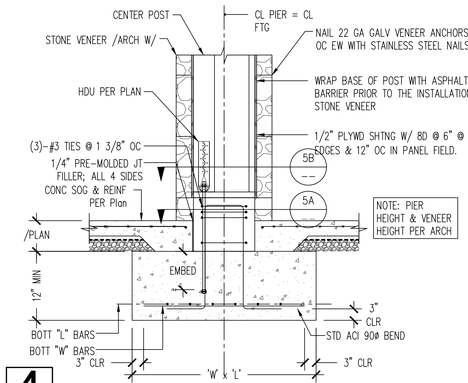
B @ STUD WALL

NOTE:
FOR DIMENSION & REINF SEE SCHED /PLAN

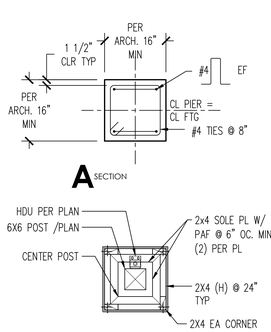


NOTE:
FOR DIMENSION & REINF SEE SCHED /PLAN

3 3/4" SLAB TURNDOWN @ OPNGS



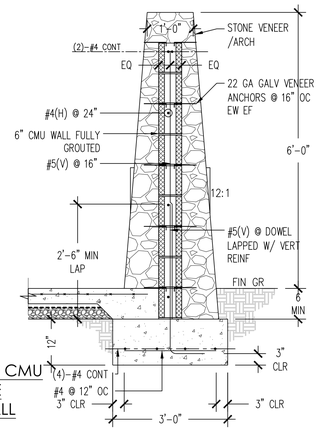
4 3/4" POST ON PIER FOOTING (F-#) DETAIL



A SECTION

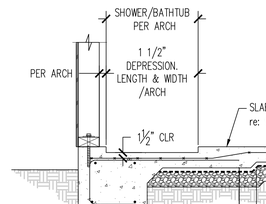
B BASE OF BOX-OUT

5 3/4" PIER & BOX-OUT DETAILS



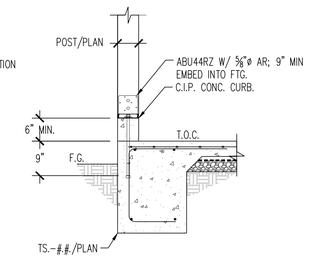
TYP CMU SITE WALL

6 3/4"



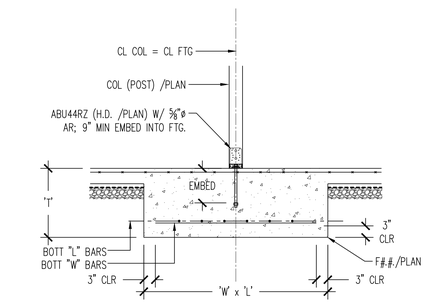
NOTE: FOR INFO NOT SHOWN RE: 11/-

7 3/4" SLAB TURNDOWN @ SLAB DEPRESSION



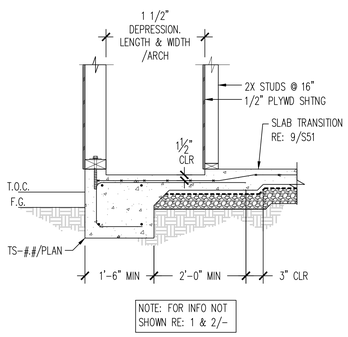
RE: 12/- FOR INFO NOT SHOWN.

8 3/4" DETAIL



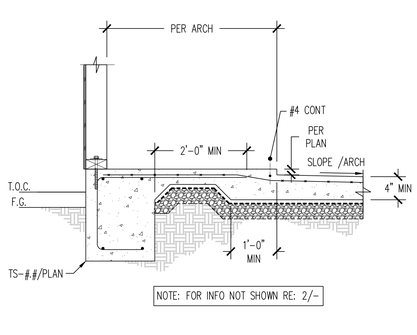
NOTE:
FOR DIMENSION & REINF SEE SCHED /PLAN

9 3/4" TYPICAL STL COL FOOTING (F#.#)



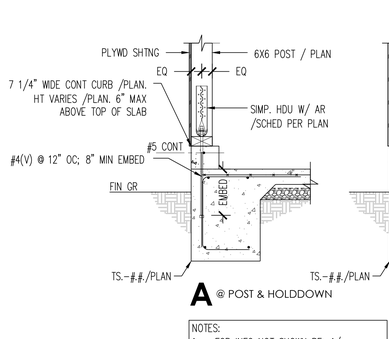
NOTE: FOR INFO NOT SHOWN RE: 1 & 2/-

10 3/4" SLAB TURNDOWN @ SLAB DEPRESSION (POCKET DOOR)



NOTE: FOR INFO NOT SHOWN RE: 2/-

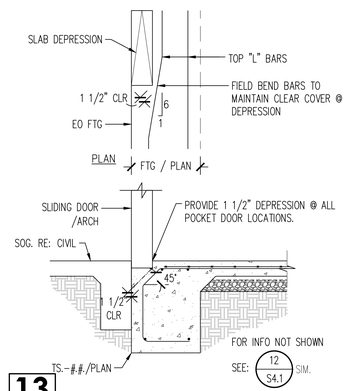
11 3/4" FOUNDATION DTL @ GARAGE



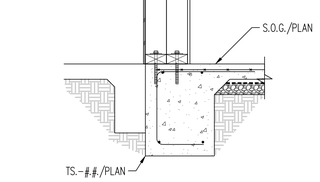
A @ POST & HOLDDOWN **B** @ STUD WALL

NOTES:
1. FOR INFO NOT SHOWN RE: 1/-.
2. CURB DIMENSIONS PER ARCH.

12 3/4" WD POST TO SLAB TURNDOWN. WALL ON CIP CONC CURB

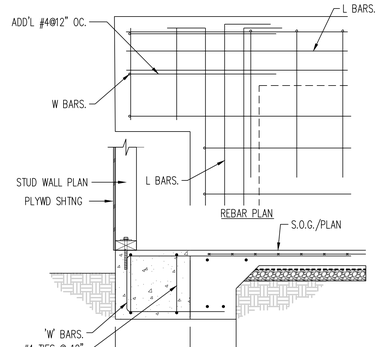


13 3/4" SLAB TURNDOWN @ SLIDING DOOR



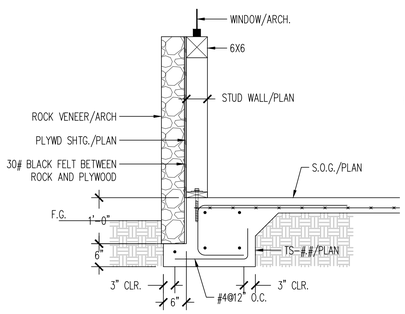
NOTE: FOR INFO NOT SHOWN RE: 1/-

14 3/4" DETAIL

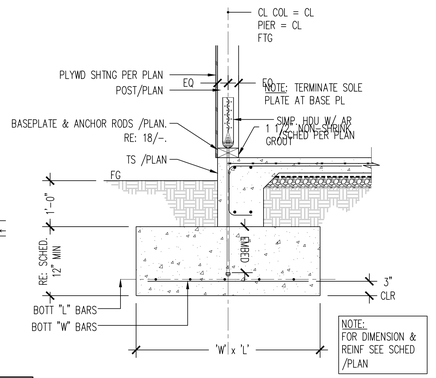


NOTE: FOR INFO NOT SHOWN RE: 1/S3.3

15 NTS DETAIL

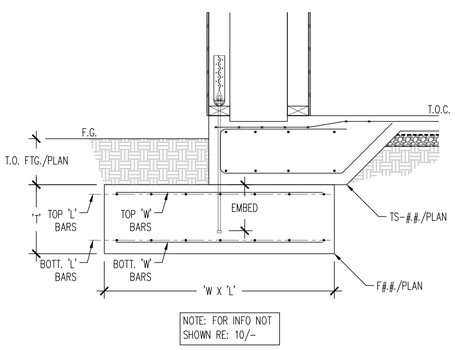


16 NTS TYPICAL FOUNDATION DETAIL @ ROCK VENEER



NOTE:
FOR DIMENSION & REINF SEE SCHED /PLAN

17 NTS TYP FOOTING @ EXTERIOR EDGE COLUMN



NOTE: FOR INFO NOT SHOWN RE: 10/-

18 NTS DETAIL

JOHN K. RITCHEY
LICENSED PROFESSIONAL ENGINEER
PE 13256-S
HAWAII U.S.A.

JOHN RITCHEY, STRUCTURAL ENGINEER LLC.
EXP: 04-30-2026

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FOUNDATION DETAILS

SUBMITTALS

ISSUE	DATE
COORD SET	11/17/2025
PERMIT SET	11/17/2025
BID SET	11/17/2025
CONSTRUCTION SET	11/17/2025

REVISIONS

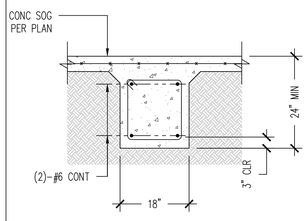
DATE	BY	DESCRIPTION

KALPAKOFF RESIDENCE

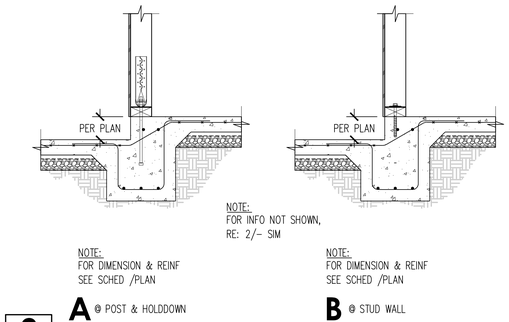
LOT 37 MAHANA ESTATES
LAHAINA, MAUI, HI 96761
T.M.K. (2)4-2-010:037

DESIGN BY: J.R. DATE: 11/17/2025
DRAWN BY: J.R. JOB NO: M24058
CHECKED BY: J.R.

SHEET
S4.2



1 3/4" GRADE BEAM DETAIL



2 3/4" TYP THICKENED SLAB (TS-#) DTL @ INTR WALLS

JOHN RITCHEY, STRUCTURAL ENGINEER LLC.
EXP: 04-30-2026

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JOHN RITCHEY STRUCTURAL ENGINEER, LLC.
P.O. BOX 1713
KIHEI, MAUI, HI 96753
JR@JRSE.ENGINEER
808.727.2839

FOUNDATION FRAMING DETAILS

SUBMITTALS	
ISSUE	DATE
COORD SET	11/17/2025
PERMIT SET	11/17/2025
BID SET	11/17/2025
CONSTRUCTION SET	11/17/2025

REVISIONS		
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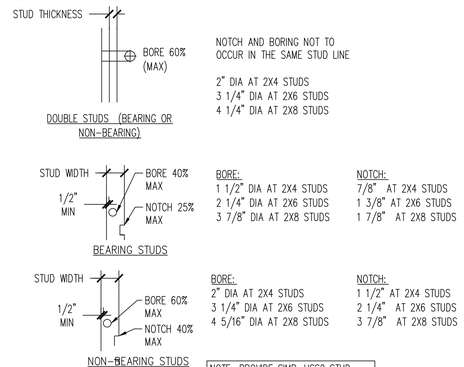
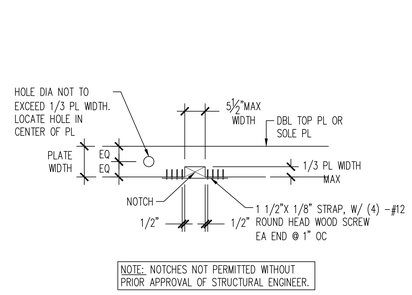
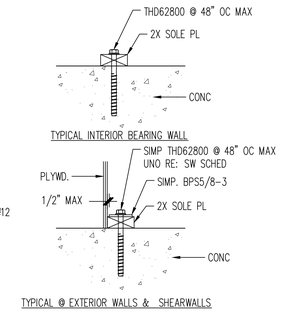
SHEET
S4.3



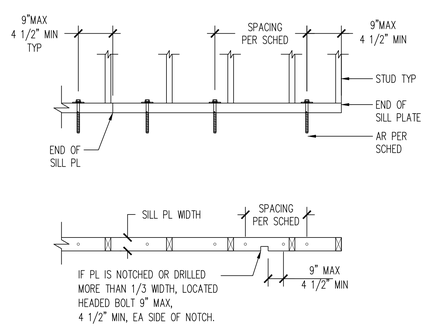
1 1" TYPICAL CUTTING AND BORING STUDS



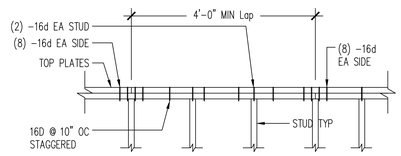
2 1" DBL TOP & SOLE PLATE NOTCH



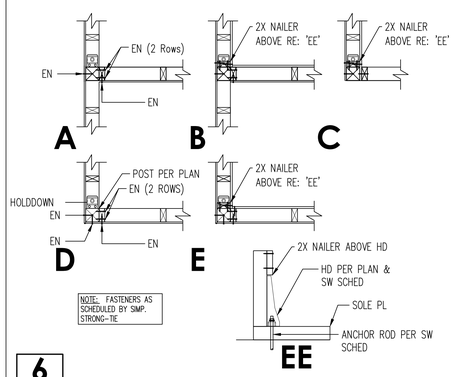
3 1" TYPICAL ANCHOR BOLT DTL



4 3/4" SOLE PL ANCHORAGE DETAILS



5 3/4" TOP PLATE DTL



6 3/4" HOLDDOWN AT INTERSECTIONS

HEADER SCHEDULE*:

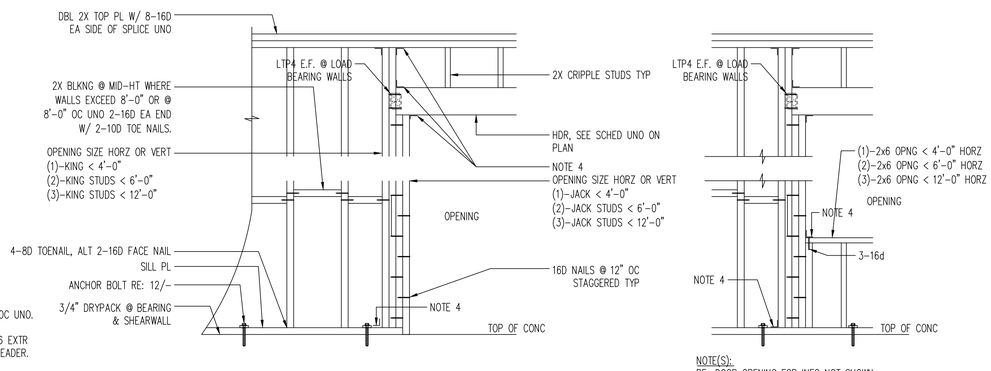
WIDTH OF OPENING	STUD WIDTH SIZE	
	2x4	2x6
3'-0" MAX.	4x6	6x6
5'-0" MAX.	4x8	6x8
8'-0" MAX.	4x10	6x10
OVER 8'-0"	SEE SPECIFIC DETAILS	

*HEADERS NOTED IN TABLE SHALL BE PROVIDED OVER ALL WINDOW, DOOR, AND OTHER OPENINGS, UNLESS NOTED OTHERWISE ON PLANS AND SPECIFIC DETAILS. A MINIMUM 4 X 12 HEADER MAY BE USED IN LIEU OF THE HEADERS NOTED IN THE TABLE. IF 4 X 12 HEADER IS USED, THE JACK STUDS MAY BE OMITTED.

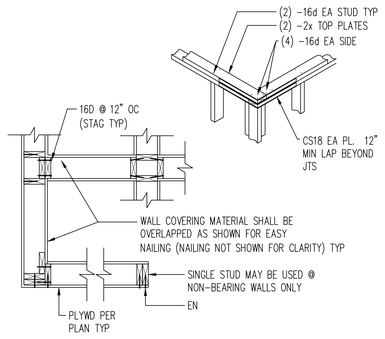
SOLID BUILD-UP — BLCKNG @ 2'-0" (2) -16d EA BLK EA Side

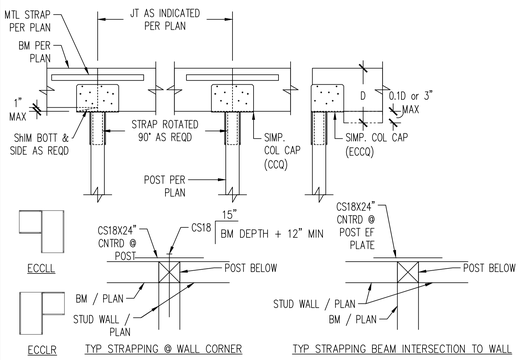
NOTE(S):
1. REQUIRED MIN HDR UNO RE: PLANS.
2. SEE ARCH OR MECH FOR OPNG SIZE.
3. 3X BLKG @ MID-HEIGHT WHERE WALLS EXCEED 8'-0" OR @ 8'-0" OC UNO. SEE SHEARWALL DETAILS FOR ADDITIONAL BLOCKING REQUIRED.
4. INSTALL SIMPSON A34 @ 2X4 EXTR WALL FRMG, SIMPSON A35 @ 2X6 EXTR WALL FRMG, & 3-16D TOENAIL @ INTERIOR WALLS AT EACH END OF HEADER.

7 NTS TYPICAL WALL OPENING FRAMING DETAIL



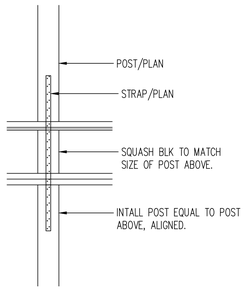
8 3/4" WOOD CORNER CONN





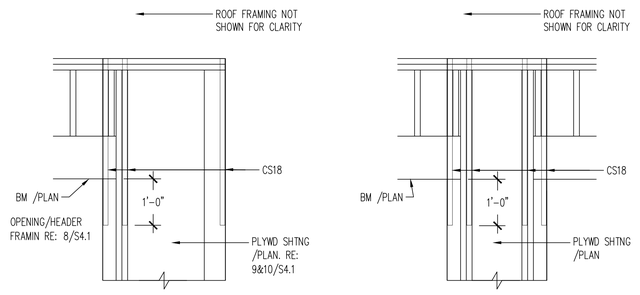
NOTE:
FASTENERS AS SCHEDULED BY SIMP. STRONG-TIE

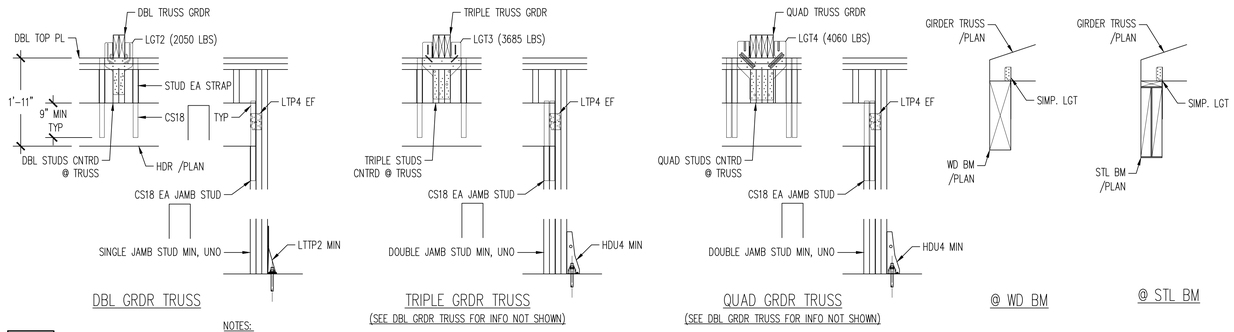
9 3/4" TYP WD POST TO WD BM/GLB BM CONN



10 3/4" TYP. SQUASH BLK DETAIL @ POSTS

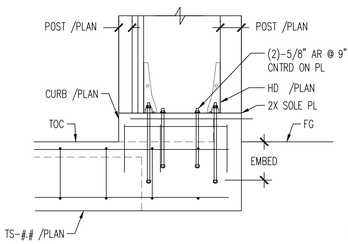
11 3/4"



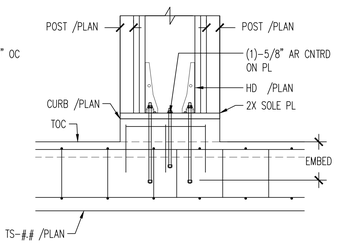


NOTES:
1. FACENAIL BUILT UP STUDS W/ (2) ROWS OF 0.131"X3 ¼" @ 10" OC STAGGERED. NAILING NOT PERMITTED AT LGT.
2. BALANCE OF WALL AND ROOF FRAMING NOT SHOWN FOR CLARIFY, RE: PLANS AND DETAILS.

12 3/4" TYP GIRDER TRUSS TIE DOWN CONN DETAILS @ HEADER



13 1/2" GARGE WALL PORTAL FRAME



14 1/2" GARGE WALL PORTAL FRAME

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WALL FRAMING DETAILS

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SHEET **S5.1**

SHEAR WALL SCHEDULE W# 0.148"ØX2 1/2" NAILS IN DOUGLAS-FIR, IBC [16]

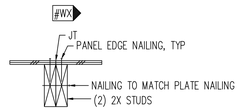
SOME SHEAR WALL TYPES NOTES MAY NOT BE USED ON THIS PROJECT

WALL ID	WALL STRUC SHTNG, APA-RATED [1,2,12]	NAIL SIZE & SPCNG @ ALL PANEL EDGES [4,5]	BLOCKING & STUD SIZE @ ADJOINING PANEL EDGES [3,6,13]	RIM JOIST OR BLKG CONN TO TOP PL BELOW [7,8]	2X PLATE ATTACHMENT: NAILING TO WOOD RIM JOIST OR BLOCKING BELOW	SOLE PLATE ATTACHMENT: ANCHOR BOLT TO CONCRETE [10]	SOLE PLATE ATTACHMENT: SOLE PLATE SIZE @ FOUNDATION [11]	SHEAR CAPACITY LBS/FT (ASD)
W6	15/32"	0.148"ØX2 1/2" @ 6" OC	2X	CLIP @ 24"	0.148"ØX3 1/2" @ 6" OC	5/8"ø @ 48" OC	2X	310 PLF
W4	15/32"	0.148"ØX2 1/2" @ 4" OC STAGGERED	3X	CLIP @ 12"	0.148"ØX3 1/2" @ 4" OC	5/8"ø @ 32" OC	3X [15]	460 PLF
2W6	15/32" EF	0.148"ØX2 1/2" @ 6" OC STAGGERED	3X	CLIP @ 12" E/S	0.148"ØX3 1/2" @6" OC (2) ROWS [9]	5/8"ø @ 24" OC	3X [15]	620 PLF
2W4	15/32" EF	0.148"ØX2 1/2" @ 4" OC STAGGERED	3X	CLIP @ 12" E/S	0.148"ØX3 1/2" @ 4" OC (2) ROWS [9]	5/8"ø @ 16" OC	3X [15]	920 PLF

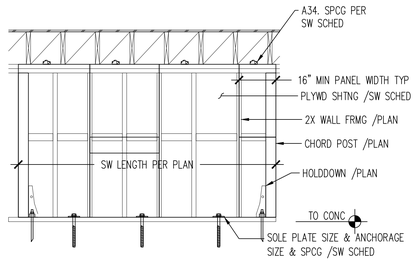
NOTES:
1. FASTENERS AS SCHEDULED BY SIMPSON STRONG-TIE
2. RE: 2/-- FOR FRAMING INFORMATION

1 NTS TYPICAL SHEAR WALL SCHEDULE

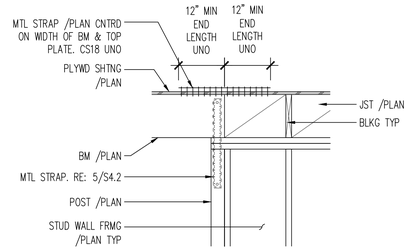
NOTES:
1. INSTALL PANELS EITHER HORIZONTALLY OR VERTICALLY.
2. WHERE SHEATHING I SAPPLIED ON BOTH SIDES OF WALL PANEL, PANEL EDGE JOINTS ON 2X FRAMING SHALL BE STAGGERED SO THAT JOINTS ON THE OPPOSITE SIDES ARE NOT LOCATED ON THE SAME STUD.
3. BLOCKING IS REQUIRED AT ALL PANEL EDGES.
4. PROVIDE SHEAR WALL SHEATHING AND NAILING FOR THE ENTIRE LENGTH OF THE WALLS INDICATED ON THE PLANS. ENDS OF FULL-HEIGHT WALLS ARE DESIGNATED BY WINDOWS OR DOORWAYS OR AS DESIGNATED ON THE PLANS. HOLD-DOWN REQUIREMENTS / PLAN. [ALTERNATE NOTE: WALLS DESIGNATED AS /FORATED SHEAR WALLS REQUIRE SHEATHING, SHEARWALL NAILING, ETC ABOVE AND BELOW ALL OPENINGS.]
5. SHEATHING EDGE NAILING IS REQUIRED AT ALL HOLD-DOWN POSTS. EDGE NAILING MAY ALSO BE REQUIRED TO EACH STUD USED IN BUILT-UP HOLD-DOWN POSTS. ADDITIONAL INFORMATION / HOLD-DOWN DETAILS.
6. INTERMEDIATE FRAMING TO BE 2X MINIMUM MEMBERS. ATTACH SHEATHING TO INTERMEDIATE FRAMING W/ 0.148"ØX2 1/2" NAILS AT 12" OC WHERE STUDS ARE SPACED AT 16" OC AND 0.148"ØX2 1/2" NAILS AT 6" OC WHERE STUDS ARE SPACED AT 24" OC.
7. BASED ON 0.131"X2 1/2" NAILS USED TO ATTACH FRAMING CLIPS DIRECTLY TO FRAMING. USE 0.131"X2 1/2" NAILS WHERE INSTALLED OVER SHEATHING.
8. FRAMING CLIPS: A35 OR LTP5 OR APPROVED EQUIVALENT.
9. WHERE BOTTOM PLATE ATTACHEMENT SPECIFIES (2) ROWS OF NAILS OR SCREWS, PROVIDE DOUBLE JOIST, RIM JOIST, OR EQUAL BELOW. STAGGER NAILS/SCREWS IN ROWS 1 1/2"APART MINIMUM.
10. ANCHOR BOLTS SHALL BE PROVIDED WITH HOT-DIPPED GALVANIZED STEEL PLATE WASHERS 0.229"x3"x3" MINIMUM. THE HOLE IN THE PLATE WASHER MAY BE DIAGONALLY SLOTTED 13/16"X1 3/4" PROVIDED A STANDARD CUT WASHER IS PLACED BETWEEN THE PLATE WASHER AND NUT. PLATE WASHER TO EXTEND TO WITHIN 1/2" OF THE EDGE OF THE SILL PLATE ON THE SIDE(S) WITH SHEATHING. INCREASE PLATE WASHER SIZE AS REQUIRED. EMBED ANCHOR BOLTS 7" MINIMUM INTO THE CONCRETE. (ALT THD62800 W/ BPS ⅝"X3")
11. PRESSURE TREATED MATERIAL CAN CAUSE EXCESSIVE CORROSION IN THE FASTENERS PROVIDE HOT-DIPPED GALVANIZED (ELECTRO-PLATING IS NOT ACCEPTABLE) NAILS AND CONNECTOR PLATES (FRAMING ANGLES, ETC) FOR ALL CONNECTORS IN CONTRACT WITH PRESSURE TREATED FRAMING MEMBERS. ADDITIONAL INFORMATION / STRUCTURAL GENERAL NOTES.
12. AT ADJOINING PANEL EDGES, (2) 2X STUDS NAILED TOGETHER MAY BE USED IN-PLACE OF SINGLE 3X STUD. DOUBLE 2X STUDS SHALL BE CONNECTED TOGETHER BY NAILING THE STUDS TOGETHER WITH 3" LONG NAILS OF THE SAME SPACING AND DIAMETER AS THE PLATE NAILING, / SECTION.
13. CONTACT THE STRUCTURAL ENGINEER OF RECORD FOR ADHESIVE OR EXPANSION BOLT ALTERNATIVES TO CAST-IN-PLACE ANCHOR BOLTS. SPECIAL INSPECTION MAY BE REQUIRED.
14. NAIL STUDS TO 3X SILL PLATES WITH EITHER (2) 0.148"ØX4" END NAILS OR (4)0.131"ØX2 1/2" TOENAILS.
15. WHERE "#" INDICATES NUMBER OF FACES SHEATHED, "W" INDICATES WOOD SHEATHING AND "X" INDICATES NAIL SPACING.



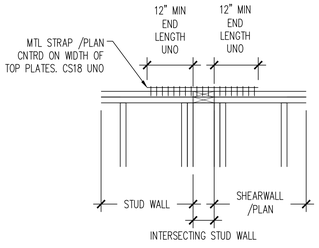
SECTION



2 NTS TYP SHEARWALL ELEVATION



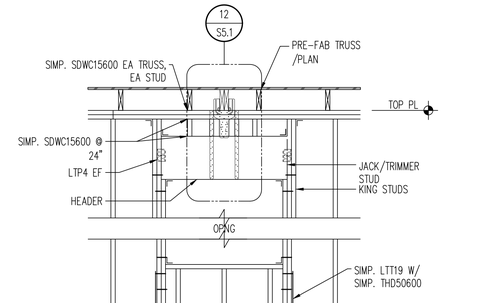
3 3/4" TYP ROOF DETAIL - DRAGG/COLLECTOR CONN DTL



NOTE:
TRUSS FRAMING NOT SHOWN FOR CLARITY

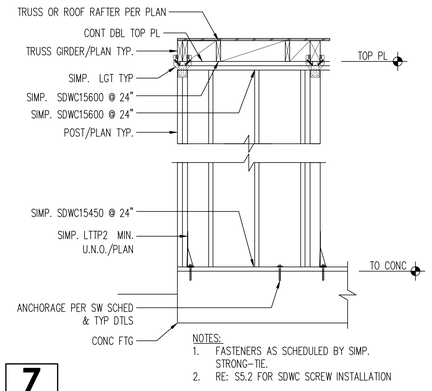
4 3/4" TYP DRAG/COLLECTOR CONN DTL

5 3/4" NOT USED



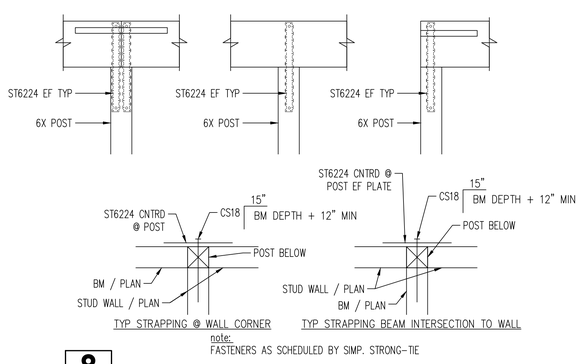
NOTES:
1. FASTENERS AS SCHEDULED BY SIMP. STRONG-TIE.
2. RE: S5.2 FOR SDWC SCREW INSTALLATION
3. FOR INFO. NOT SHOWN RE:1/S4.2

6 NTS TYP WALL UPLIFT RESTRAINT @ OPENINGS



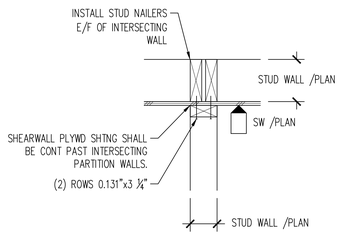
NOTES:
1. FASTENERS AS SCHEDULED BY SIMP. STRONG-TIE.
2. RE: S5.2 FOR SDWC SCREW INSTALLATION

7 N.T.S. TYP. ONE-STORY UPLIFT-RESTRAINT DTL

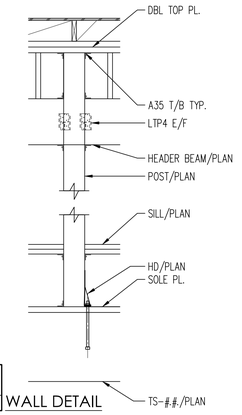


note:
FASTENERS AS SCHEDULED BY SIMP. STRONG-TIE

8 3/4" TYP WD POST TO WD BM/GLB BM CONN



9 3/4" TYP WALL INTERSECTING SHEARWALL DETAIL



10 3/4" WALL DETAIL

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WALL FRAMING DETAILS

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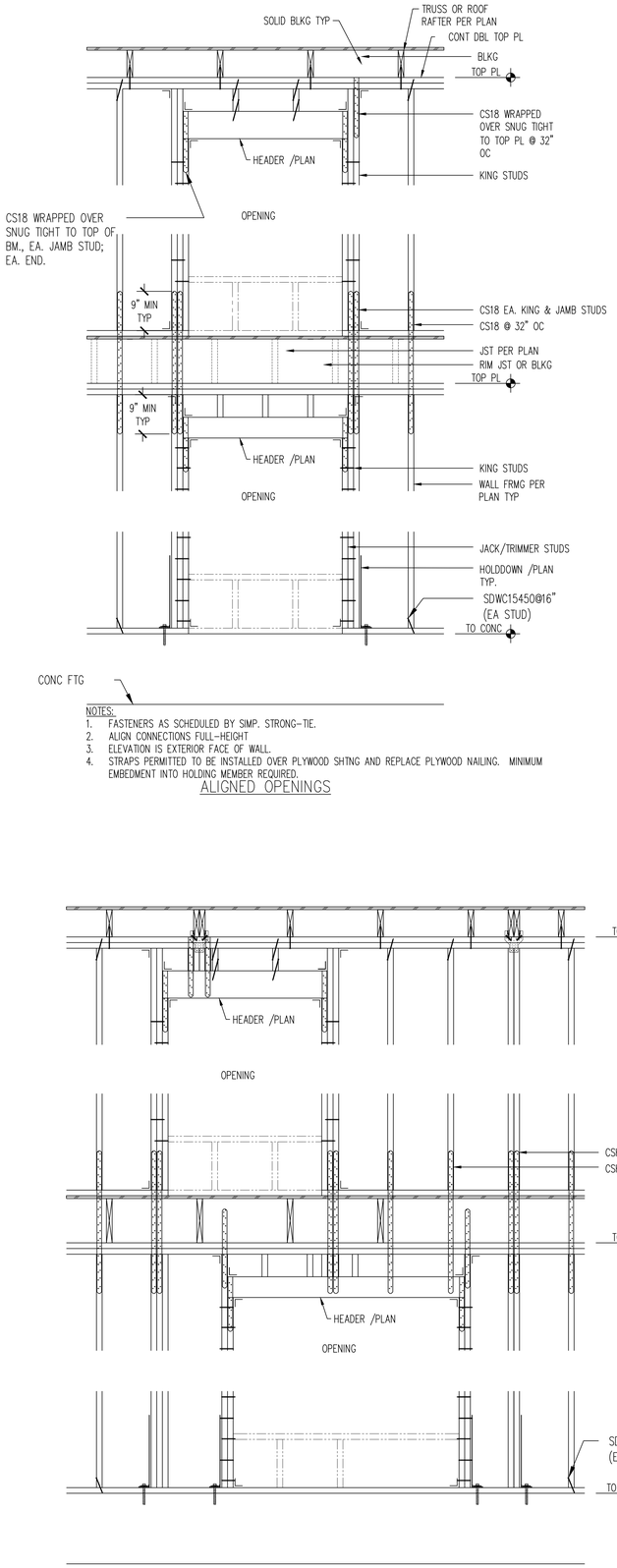
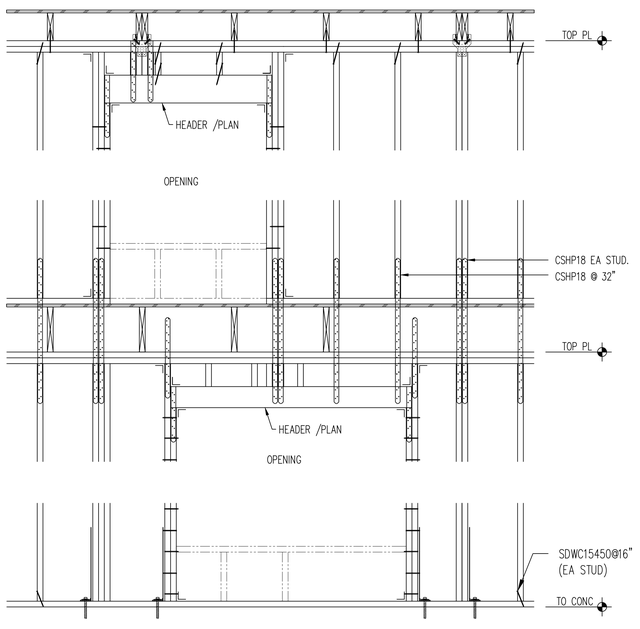


NOTES:
1. FASTENERS AS SCHEDULED BY SIMP. STRONG-TIE.
2. ALIGN CONNECTIONS FULL-HEIGHT
3. ELEVATION IS EXTERIOR FACE OF WALL.
4. STRAPS PERMITTED TO BE INSTALLED OVER PLYWOOD SHTNG AND REPLACE PLYWOOD NAILING. MINIMUM EMBEDMENT INTO HOLDING MEMBER REQUIRED.

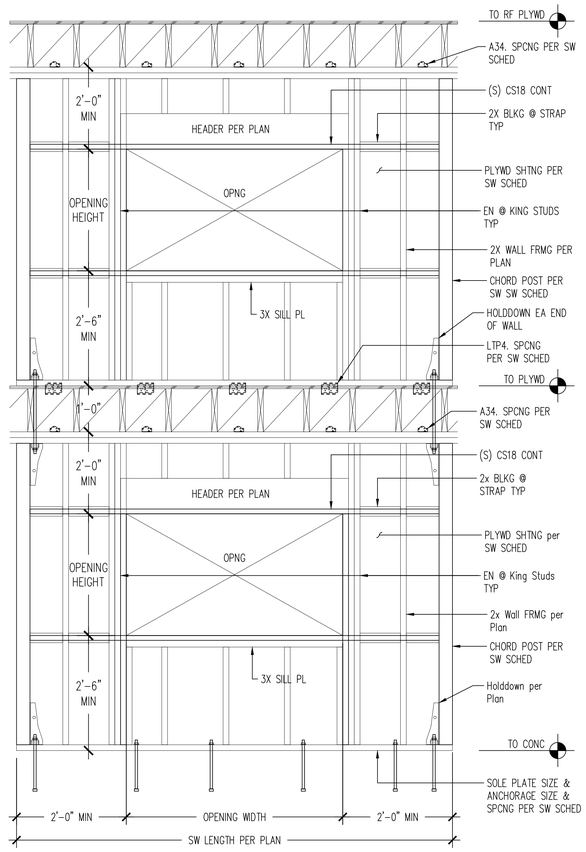
ALIGNED OPENINGS



FOR INFO NOT SHOWN RE: ALIGNED OPENINGS ELEVATION

1 NTS — TYP TWO STORY UPLIFT FORCE RESISTING SYSTEM

NOTE(S):
1. ALL PLYWOOD SHEATHING SHALL BE STRUCTURAL 1 PLYWOOD.
2. ALL PLYWOOD EDGES SHALL BE BLOCKED WITH 2-INCH NOMINAL OR THICKER FRAMING. PLYWOOD MAY BE INSTALLED EITHER HORIZONTALLY OR VERTICALLY.
3. SHEAR WALLS MORE THAN ONE VERTICAL PANEL IN HEIGHT SHALL HAVE EITHER VERTICALLY OR HORIZONTALLY STAGGERED SPLICED JOINTS.
4. THE MINIMUM EDGE DISTANCE FOR NAILS IN THE RECEIVING MEMBERS AND THE PLYWOOD SHALL BE 3/8" FOR 2" NOMINAL RECEIVING MEMBERS AND 1/2" FOR 3" NOMINAL RECEIVING MEMBERS.
5. FLAT BLCKG RECEIVING 10D NAILS SHALL BE 3" BY 4" NOMINAL OR LARGER.
6. SILL PLATE SHALL BE PRESSURE TREATED DOUGLAS FIR AND CONFORM TO SILL PLATE DETAILS. PROVIDED MINIMUM OF3 ANCHOR BOLTS IN ALL SHEAR WALLS.
7. ALL DEFECTIVE NAILS SHALL BE REMOVED AND REPLACED WITH SOUND NAILING. NAILING WITH MACHINE NAILS SHALL CONFORM TO THE WOOD GENERAL NOTES.
8. NAILS SHEATHING WITH COMMON HOT DIPPED GALVANIZED OR STAINLESS STEEL NAILS OF THE APPROPRIATE SIZE AND SPACING.
9. USE SHEAR WALL TYPE "A" FOR SHEATHING SIZE AND NAILING FOR THE REMAINING PORTIONS OF THE BUILDING.
10. AT ALL ANCHOR BOLT LOCATIONS, PROVIDE SIMPSON BP ⅝" BEARING PLATES.
11. SEE PLAN FOR HOLD DOWNS AND DETAILS. HOLD DOWN ANCHOR BOLTS SHALL BE CAST IN PLACE AND HELD IN POSITION PRIOR TO CONCRETE PLACEMENT.
12. MINIMUM PANEL WIDTH – 16"
13. EDGE NAIL ALL PANEL EDGES
14. INSTALL BLOCKING AT PANEL EDGES

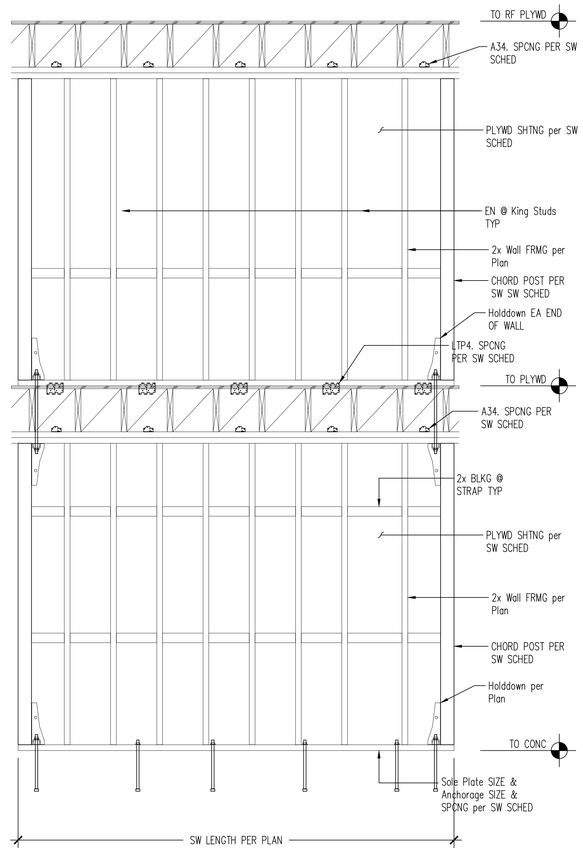


SHEAR WALL SCHEDULE – FORCE TRANSFER AROUND OPENINGS													
MARK	PLYWD**		Nails			PLATES				SIMPSON COMPONENTS			
			SIZE	SPACING		FLR SOLE PL		FND SOLE PL		ROOF	FLOOR		
	SIZE	APPLY		EN	FN	SIZE	FSTNR	SIZE	FSTNR	A35	A35	LTP4	
A	15/32"	EXTR FACE	8d	4"	12"	3X6	SDS25412*@ 12"	3X6	⅝"ø @ 48" OC	12" OC	12" OC	12" OC	

* SIMPSON STRONG-TIE HARDWARE INSTALL PER MANUF'S INSTURCTIONS. RE: MANUF FOR SCHEDULED FASTERNES.
**STRUCTURAL 1 PLYWOOD SHTNG

2 1/2" — TYP SW FORCE TRANSFER AROUND OPENING (SWFTAO)

NOTE(S):
1. ALL PLYWOOD SHEATHING SHALL BE STRUCTURAL 1 PLYWOOD.
2. ALL PLYWOOD EDGES SHALL BE BLOCKED WITH 2-INCH NOMINAL OR THICKER FRAMING. PLYWOOD MAY BE INSTALLED EITHER HORIZONTALLY OR VERTICALLY.
3. SHEAR WALLS MORE THAN ONE VERTICAL PANEL IN HEIGHT SHALL HAVE EITHER VERTICALLY OR HORIZONTALLY STAGGERED SPLICED JOINTS.
4. THE MINIMUM EDGE DISTANCE FOR NAILS IN THE RECEIVING MEMBERS AND THE PLYWOOD SHALL BE 3/8" FOR 2" NOMINAL RECEIVING MEMBERS AND 1/2" FOR 3" NOMINAL RECEIVING MEMBERS.
5. FLAT BLCKG RECEIVING 10D NAILS SHALL BE 3" BY 4" NOMINAL OR LARGER.
6. SILL PLATE SHALL BE PRESSURE TREATED DOUGLAS FIR AND CONFORM TO SILL PLATE DETAILS. PROVIDED MINIMUM OF3 ANCHOR BOLTS IN ALL SHEAR WALLS.
7. ALL DEFECTIVE NAILS SHALL BE REMOVED AND REPLACED WITH SOUND NAILING. NAILING WITH MACHINE NAILS SHALL CONFORM TO THE WOOD GENERAL NOTES.
8. NAILS SHEATHING WITH COMMON HOT DIPPED GALVANIZED OR STAINLESS STEEL NAILS OF THE APPROPRIATE SIZE AND SPACING.
9. USE SHEAR WALL TYPE "A" FOR SHEATHING SIZE AND NAILING FOR THE REMAINING PORTIONS OF THE BUILDING.
10. AT ALL ANCHOR BOLT LOCATIONS, PROVIDE SIMPSON BP ⅝" BEARING PLATES.
11. SEE PLAN FOR HOLD DOWNS AND DETAILS. HOLD DOWN ANCHOR BOLTS SHALL BE CAST IN PLACE AND HELD IN POSITION PRIOR TO CONCRETE PLACEMENT.
12. MINIMUM PANEL WIDTH – 16"
13. EDGE NAIL ALL PANEL EDGES
14. INSTALL BLOCKING AT PANEL EDGES



SHEAR WALL SCHEDULE – FORCE TRANSFER AROUND OPENINGS													
MARK	PLYWD**		Nails			PLATES				SIMPSON COMPONENTS			
			SIZE	SPACING		FLR SOLE PL		FND SOLE PL		ROOF	FLOOR		
	SIZE	APPLY		EN	FN	SIZE	FSTNR	SIZE	FSTNR	A35	A35	LTP4	
A	15/32"	EXTR FACE	8d	4"	12"	3X6	SDS25412*@ 12"	3X6	⅝"ø @ 48" OC	12" OC	12" OC	12" OC	

* SIMPSON STRONG-TIE HARDWARE INSTALL PER MANUF'S INSTURCTIONS. RE: MANUF FOR SCHEDULED FASTERNES.
**STRUCTURAL 1 PLYWOOD SHTNG

3 1/2" — TYP TWO STORY SHEARWALL

JOHN RITCHEY, STRUCTURAL ENGINEER LLC.
EXP: 04-30-2026

THIS WORK WAS PREPARED BY ME OR UNDER MY SUPERVISION AND CONSTRUCTION OF THIS PROJECT WILL BE UNDER MY OBSERVATION (OBSERVATION AS DEFINED IN CHAPTER 16-115-2 OF THE HAWAII ADMINISTRATIVE RULES, DEPARTMENT OF COMMERCE AND CONSUMER AFFAIRS ENTITLED PROFESSIONAL ENGINEERS, ARCHITECTS, SURVEYORS AND LANDSCAPE ARCHITECTS).

JOHN RITCHEY STRUCTURAL ENGINEER, LLC.
P.O. BOX 1713
KIHEI, MAUI, HI 96753
JR@JRSE.ENGINEER
808.727.2839

WALL FRAMING DETAILS

SUBMITTALS

ISSUE	DATE
COORD SET	11/17/2025
PERMIT SET	11/17/2025
BID SET	11/17/2025
CONSTRUCTION SET	11/17/2025

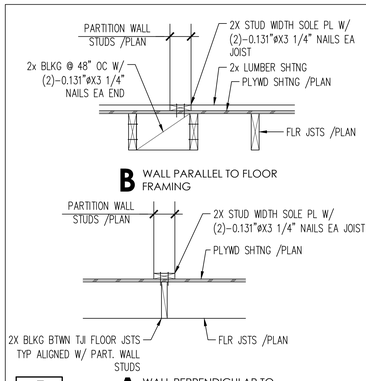
REVISIONS

DATE	BY	DESCRIPTION

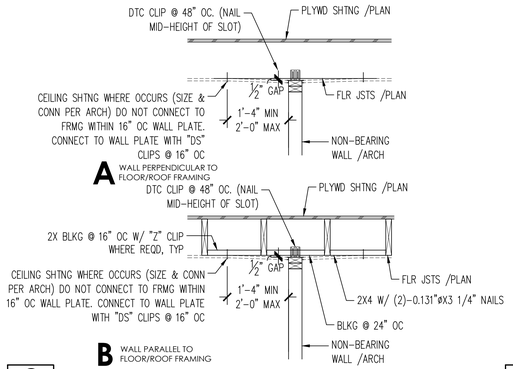
KALPAKOFF RESIDENCE
LOT 37 MAHANA ESTATES
LAHAINA, MAUI, HI 96761
T.M.K.: (2)4-2-010:037

DESIGN BY: J.R. DATE: 11/17/2025
DRAWN BY: J.R. JOB NO: M24058
CHECKED BY: J.R.

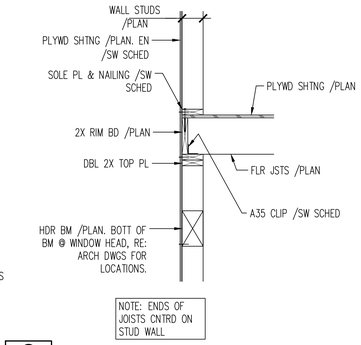
SHEET
S5.2



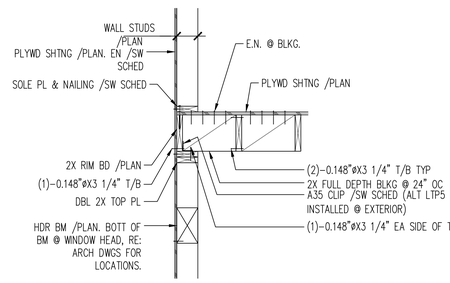
1 3/4" NON-STRUCTURAL PARTITION WALL FRAMING



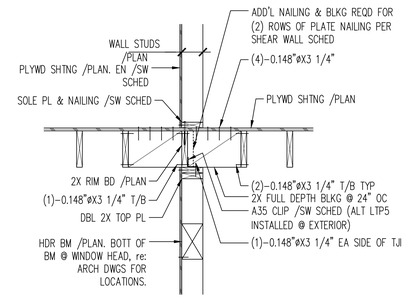
2 3/4" TYP. NON-LOAD BEARING WALL FRAMING



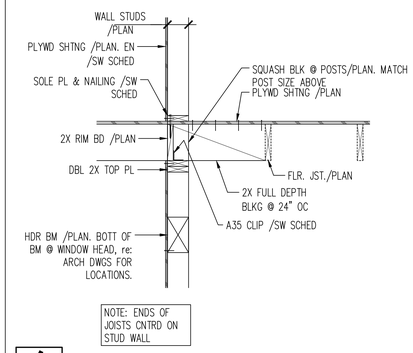
3 3/4" INTERIOR WALL PERPENDICULAR TO FLOOR JOISTS



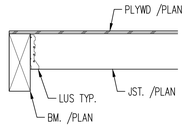
4 3/4" INTERIOR WALL PARALLEL TO FLOOR JOISTS



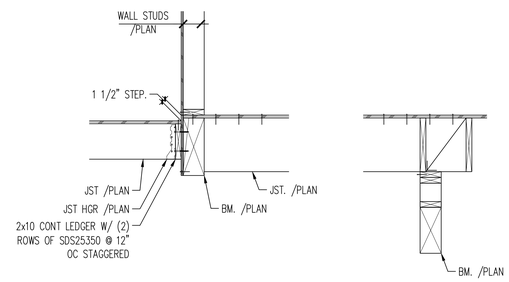
5 3/4" INTERIOR WALL PARALLEL TO FLOOR JOISTS

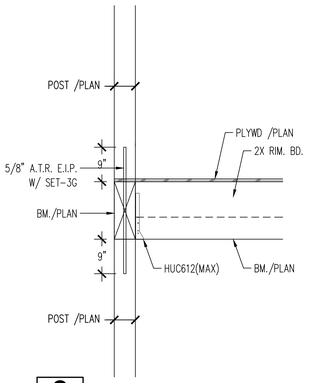


6 3/4" INTERIOR WALL PERPENDICULAR TO FLOOR JOISTS

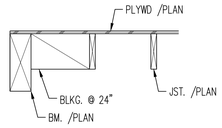


7 3/4" DETAIL-DECK

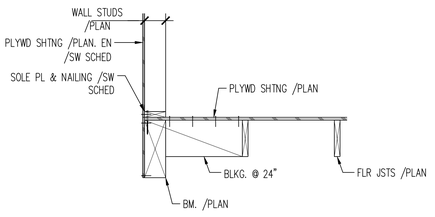




8 3/4" DETAIL-DECK

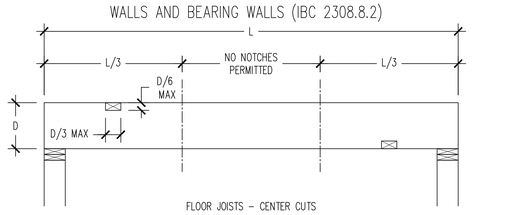


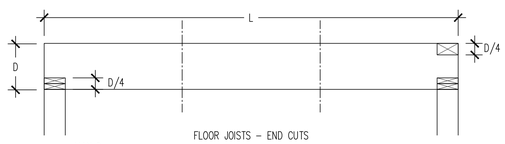
9 3/4" DETAIL-DECK

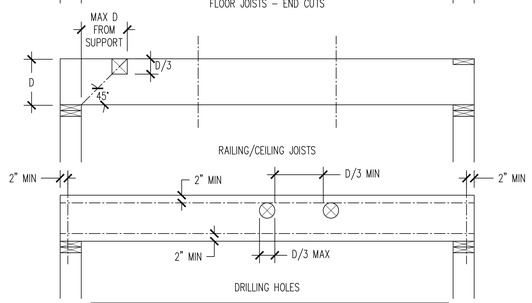


10 3/4" INTERIOR WALL PERPENDICULAR TO FLOOR JOISTS

NOTCHING AND BORED HOLE LIMITATIONS FOR EXTERIOR WALLS AND BEARING WALLS (IBC 2308.8.2)

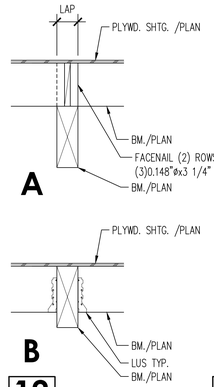




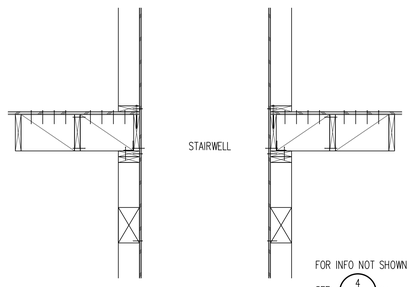


NOTE:
1. HOLES SHALL NOT BE SPACED, EDGE TO EDGE, CLOSER THAN THE LARGER OF 2 INCHES OR THE MAXIMUM PERMITTED HOLE SIZE (D/3).
2. HOLES SHALL NOT BE LOCATED CLOSER TO A NOTCH BY AN EDGE DISTANCE OF THE LARGER OF 2 INCHES OR THE MAXIMUM PERMITTED HOLE SIZE (D/3).
3. CONTRACTOR SHALL SUBMIT TO THE EOR HOLE AND NOTCH LOCATIONS THAT EXCEED THIS CRITERIA FOR THEIR REVIEW AND APPROVAL.

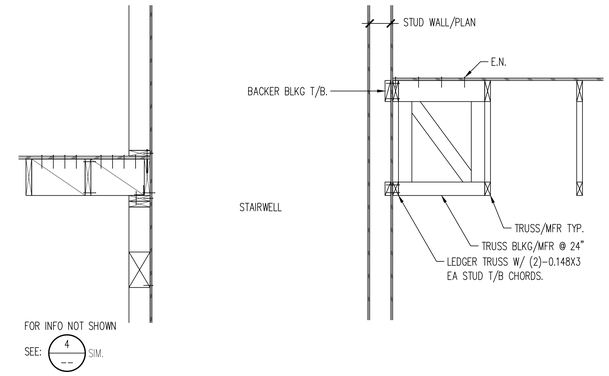
11 3/4" TYP ALLOWABLE HOLE SIZE AND LOCATIONS @ SOLID SAWN FRAMING



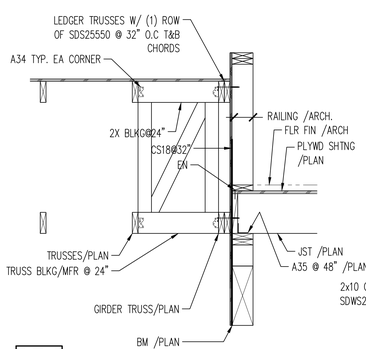
12 3/4" DETAIL

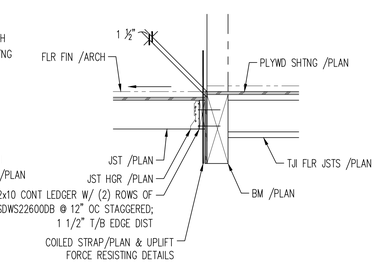


13 3/4" DETAIL

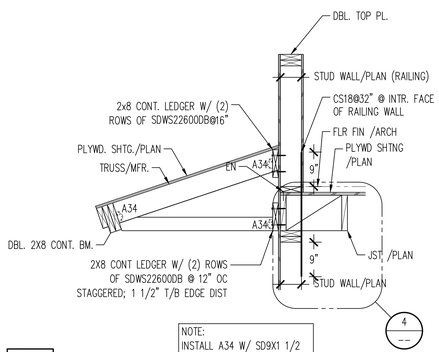


14 3/4" DETAIL

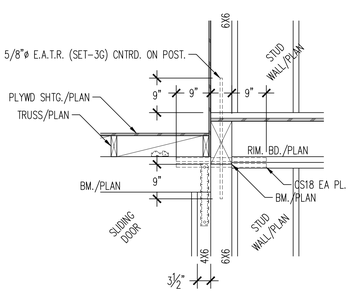




15 3/4" DETAIL



16 3/4" DETAIL



17 3/4" DETAIL

JOHN K. RITCHEY LICENSED PROFESSIONAL ENGINEER PE 13256-S HAWAII U.S.A.
JOHN RITCHEY, STRUCTURAL ENGINEER LLC.
EXP: 04-30-2026

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JOHN RITCHEY STRUCTURAL ENGINEER, LLC.
P.O. BOX 1713
KIHEI, MAUI, HI 96753
JR@JRSE.ENGINEER
808.727.2839

FLOOR FRAMING DETAILS

SUBMITTALS

ISSUE	DATE
COORD SET	11/17/2025
PERMIT SET	11/17/2025
BID SET	11/17/2025
CONSTRUCTION SET	11/17/2025

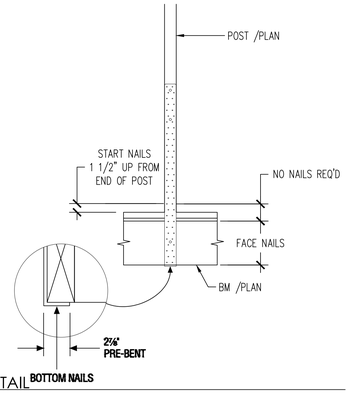
REVISIONS

DATE	BY	DESCRIPTION

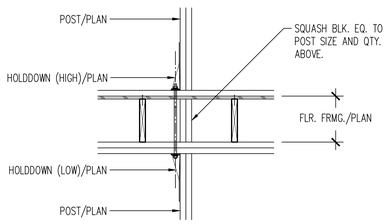
KALPAKOFF RESIDENCE
LOT 37 MAHANA ESTATES
LAHAINA, MAUI, HI 96761
T.M.K. (2)4-2-010:037

DESIGN BY: J.R. DATE: 11/17/2025
DRAWN BY: J.R. JOB NO.: M24058
CHECKED BY: J.R.

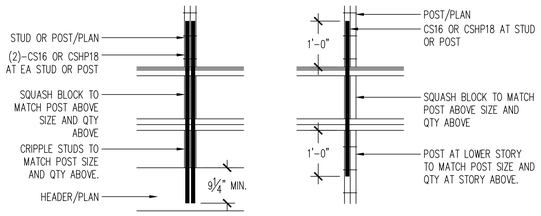
SHEET
S6.1



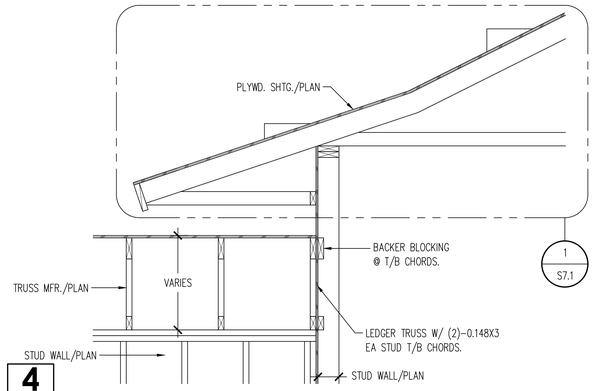
1 3/4" DETAIL



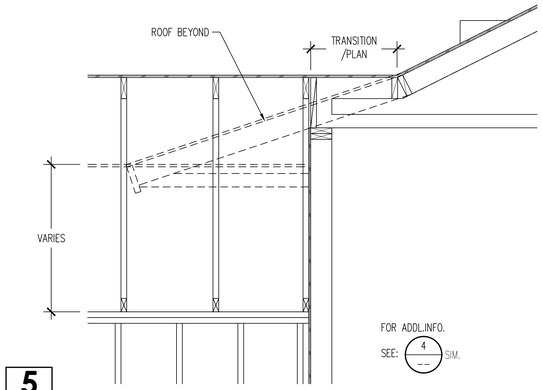
2 3/4" TYP. SECOND STORY POST TO FIRST STORY POST UPLIFT TIE - HOLDDOWN



3 3/4" TYP. SECOND STORY POST TO FIRST STORY POST UPLIFT TIE - METAL STRAPS



4 3/4" DETAIL



5 3/4" DETAIL

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EXP: 04-30-2026

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FLOOR FRAMING DETAILS

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	CONSTRUCTION SET	11/17/2025

REVISIONS	DATE	BY	DESCRIPTION

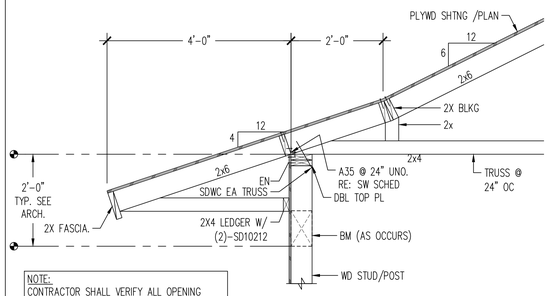
KALPAKOFF RESIDENCE

LOT 37 MAHANA ESTATES
LAHAINA, MAUI, HI 96761
T.M.K. (2)4-2-010:037

DESIGN BY: J.R. DATE: 11/17/2025
DRAWN BY: J.R. JOB NO: M24058
CHECKED BY: J.R.

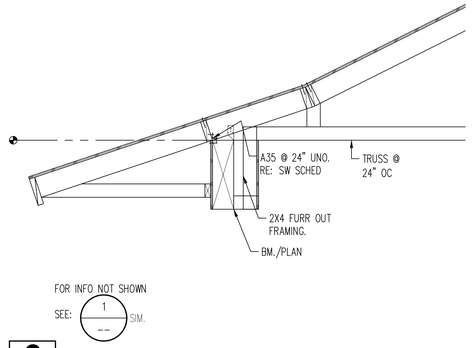
SHEET

S6.2

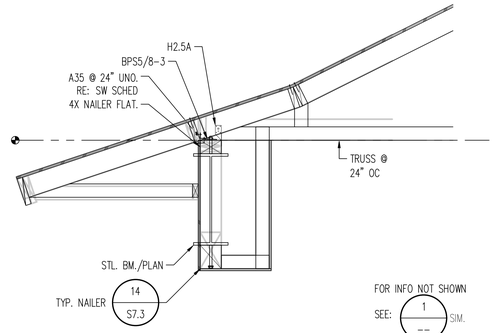


NOTE:
CONTRACTOR SHALL VERIFY ALL OPENING HEIGHTS WITH ARCHITECT AND WINDOW/DOOR MANUFACTURE(S). NOTIFY E.O.R. OF WHERE DIFFERENT AS SHOWN PER STRUCTURAL.

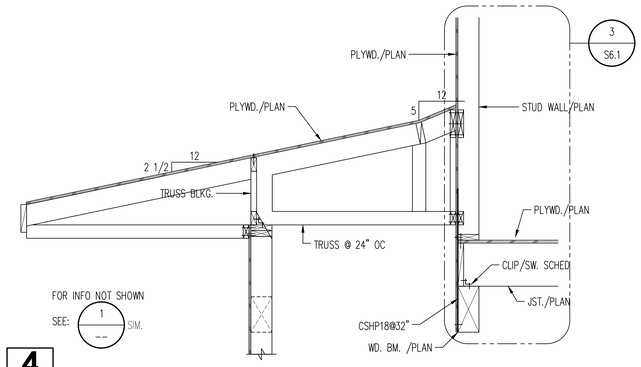
1 3/4" TYP TRUSS (CT/JT)EAVE DTL-SPLIT PITCH-UPPER & LOWER ROOF



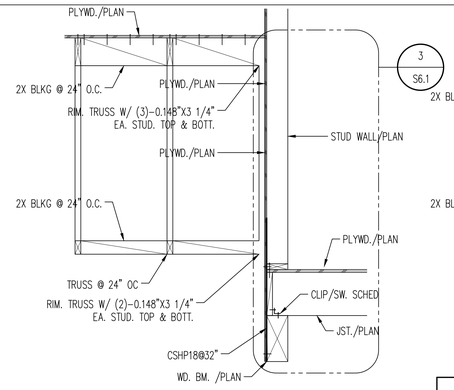
2 3/4" TYP TRUSS (CT/JT)EAVE DTL-SPLIT PITCH @ WD BEAM



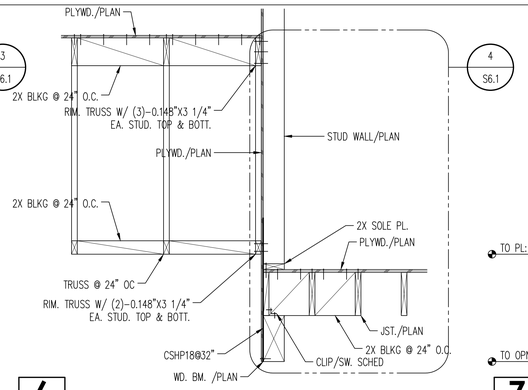
3 3/4" TYP TRUSS (CT/JT)EAVE DTL-SPLIT PITCH @ WD BEAM



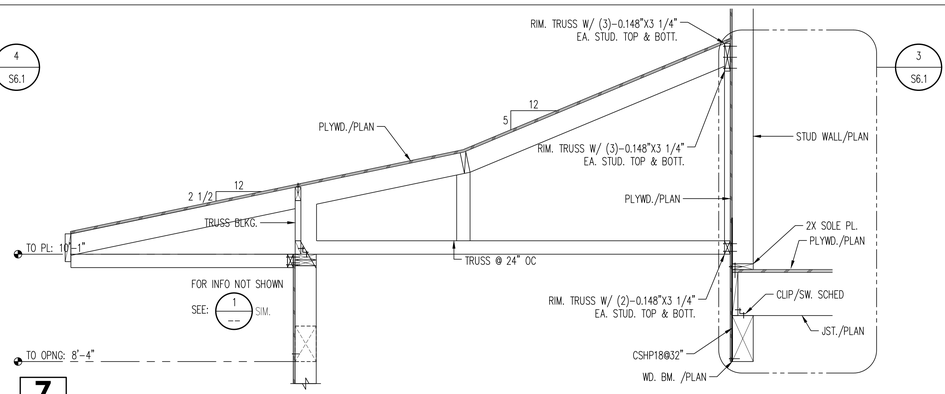
4 3/4" DETAIL



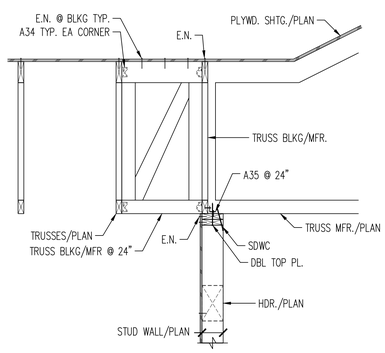
5 3/4" DETAIL



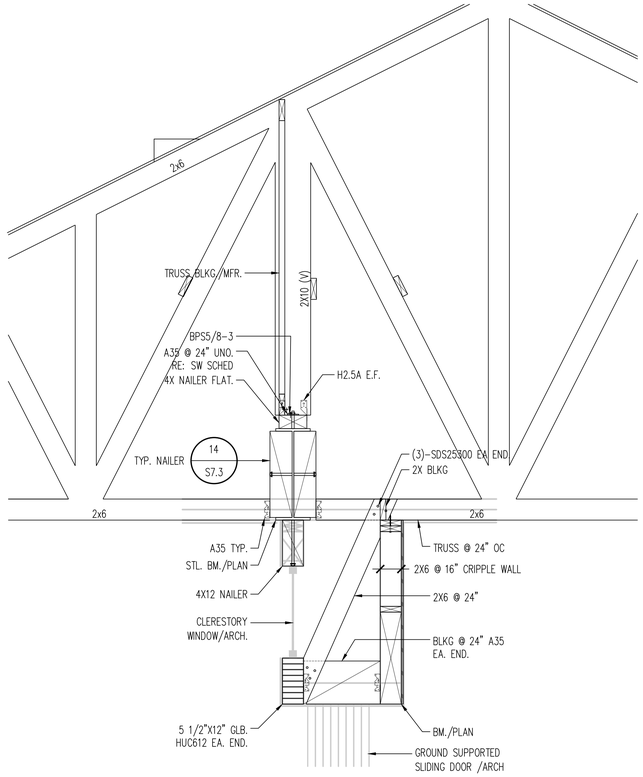
6 3/4" DETAIL



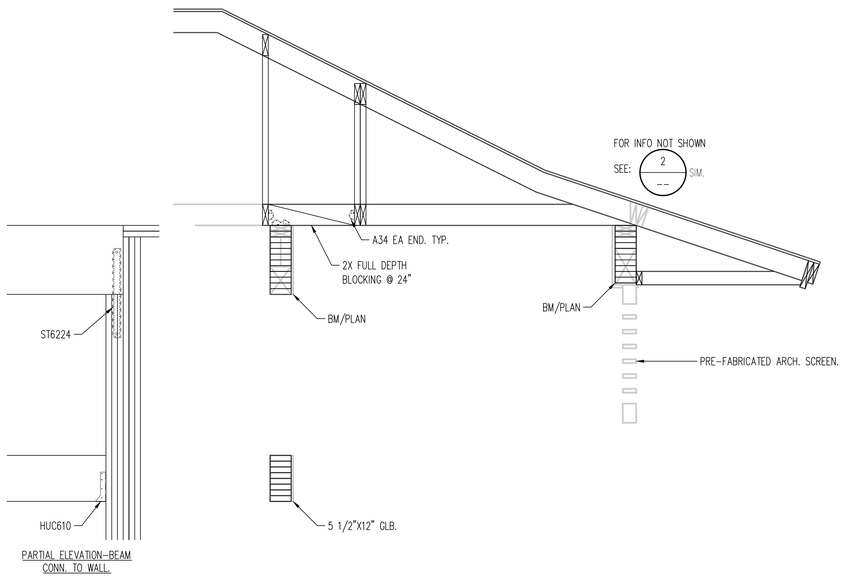
7 3/4" TYP TRUSS (CT/JT)EAVE DTL-SPLIT PITCH



8 3/4" DETAIL



9 3/4" DETAIL



PARTIAL ELEVATION-BEAM CONN. TO WALL

10 3/4" DETAIL

JOHN K. RITCHEY
LICENSED PROFESSIONAL ENGINEER
PE 13256-S
HAWAII U.S.A.

JOHN RITCHEY, STRUCTURAL ENGINEER LLC.
EXP: 04-30-2026

THIS WORK WAS PREPARED BY ME OR UNDER MY SUPERVISION AND CONSTRUCTION OF THIS PROJECT WILL BE UNDER MY OBSERVATION (OBSERVATION AS DEFINED IN CHAPTER 16-115-2 OF THE HAWAII ADMINISTRATIVE RULES, DEPARTMENT OF COMMERCE AND CONSUMER AFFAIRS ENTITLED PROFESSIONAL ENGINEERS, ARCHITECTS, SURVEYORS AND LANDSCAPE ARCHITECTS).

JOHN RITCHEY STRUCTURAL ENGINEER, LLC.
P.O. BOX 1713
KIHEI, MAUI, HI 96753
JR@JRSE.ENGINEER
808.727.2839

ROOF DETAILS

SUBMITTALS

ISSUE	DATE
COORD SET	11/17/2025
PERMIT SET	11/17/2025
BID SET	11/17/2025
CONSTRUCTION SET	11/17/2025

REVISIONS

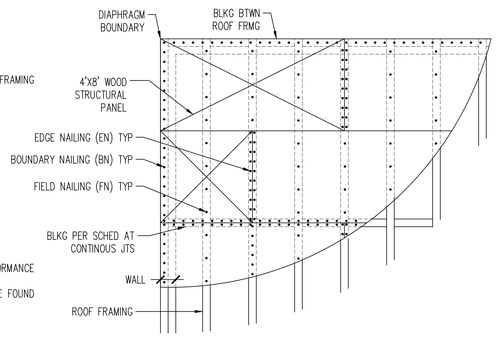
DATE	BY	DESCRIPTION

KALPAKOFF RESIDENCE
LOT 37 MAHANA ESTATES
LAHAINA, MAUI, HI 96761
T.M.K. (2)4-2-010:037

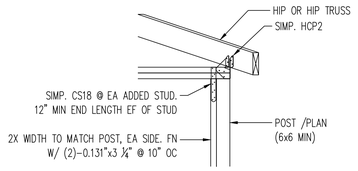
DESIGN BY: J.R. DATE: 11/17/2025
DRAWN BY: J.R. JOB NO: M24058
CHECKED BY: J.R.

SHEET
S7.1

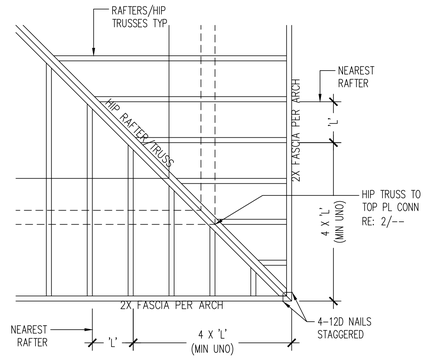
NOTES:
1. RUN FACE GRAIN OF PLYWD PERP TO JST UNLESS NOTED OTHERWISE
2. NAILS SHALL HAVE 3/8" MIN EDGE DISTANCE FROM EDGE OF PLYWD AND FRAMING MEMBER. NAILS SHALL BE STAGGERED.
3. PROVIDE 3X FRAMING WHERE NAIL SPACING IS LESS THAN 3" OC FOR 8D
4. NAILS AND 4" OC FOR 10D NAILS @ PLYWD JOINTS.
5. PROVIDE 3/4" NAIL EDGE DISTANCE @ 3X MEMBERS.
6. EDGE NAILS AT DIAPHRAGM BOUNDARY, CHORDS, DRAGS, TIES, AND
7. WHERE CALLED OUT PLANS.
8. PLYWOOD JOINTS SHALL OCCUR AT THE CENTER OF FRAMING MEMBERS OR
9. BLOCKING. THE MINIMUM EDGE DISTANCE FOR NAILS IN THE RECEIVING
10. MEMBERS SHALL BE 3/8" FOR 2" NOMINAL RECEIVING MEMBERS. FLAT
11. BLOCKING RECEIVING 10D NAILS SHALL BE 3X4" NOMINAL OR LARGER.
12. 2'-0"X 4'-0" MIN SIZE OF PLYWD SHEET.
13. SEE PLANS FOR PLYWD THICKNESS AND NAILING SCHEDULE.
14. NAILS SHALL BE COMMON.
15. FLOOR SHALL BE GLUED WITH AN ADHESIVE CONFORMING TO APA PEFORMANCE SPECIFICATION AFG-01 OR ASTM D3498
16. INSTALL FLOOR IN ACCORDANCE WITH APA BUILDER TIPS Q300 WHICH CAN BE FOUND ON APA.ORG



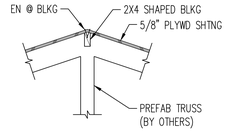
1 3/4" TYP PLYWOOD FLOOR & ROOF SHEATHING DTL



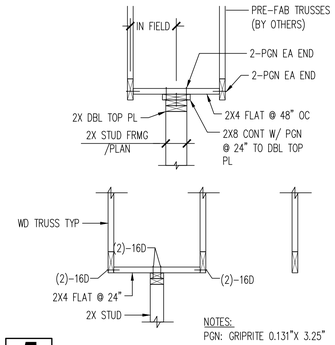
2 3/4" TYP HIP TO WALL CORNER



3 1/2" TYP HIP ROOF CORNER FRMG DTL PLAN

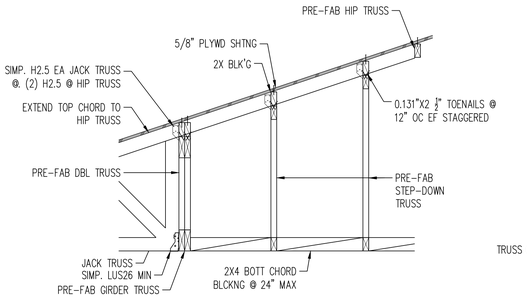


4 3/4" TYP RIDGE

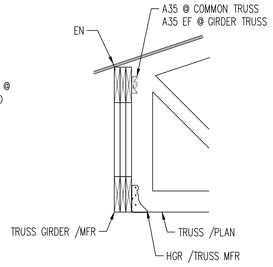


NOTES:
PGN: GRIPRITE 0.131"X 3.25"

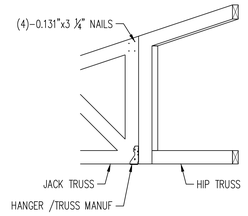
5 3/4" TYP NON-BEARING WALL PARALLEL TO TRUSS



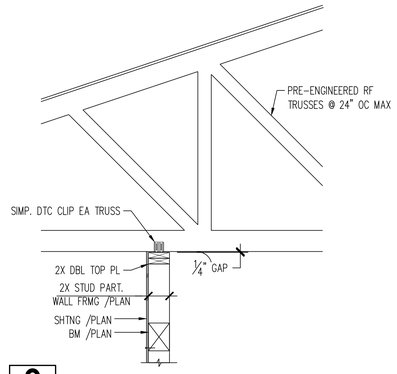
6 3/4" TYP STEP-DOWN TRUSS FRAMING DETAIL



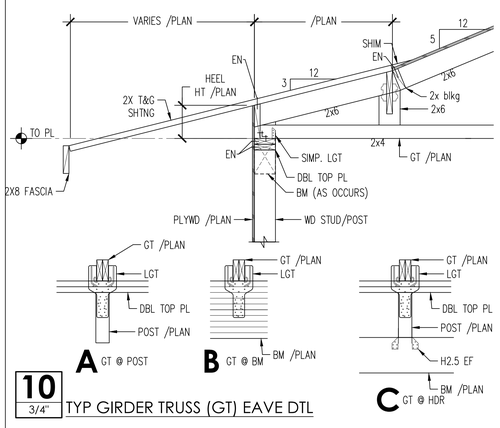
7 3/4" TYP TRUSS DETAIL



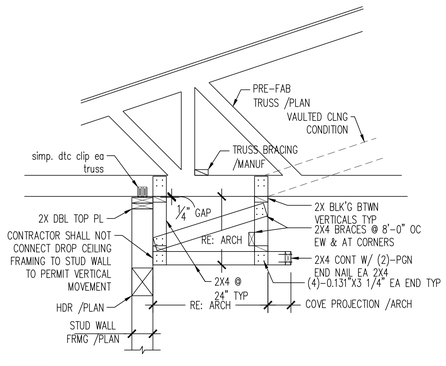
8 3/4" TYP JACK TO HIP TRUSS



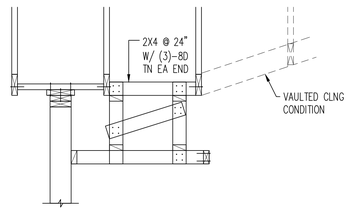
9 3/4" TYP NON-BEARING WALL PERPENDICULAR TO TRUSS



10 3/4" TYP GIRDER TRUSS (GT) EAVE DTL

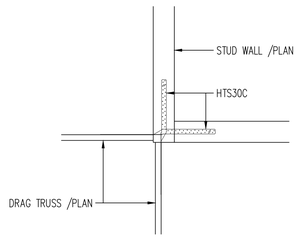


11 3/4" TYP PARTITION WALL FRAMING PERP TO TRUSS @ DROP-DOWN CLNG

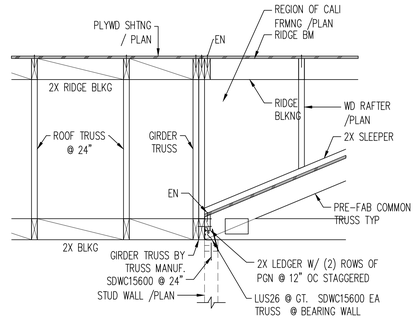


FOR INFO NOT SHOWN RE: 3 & 7/--

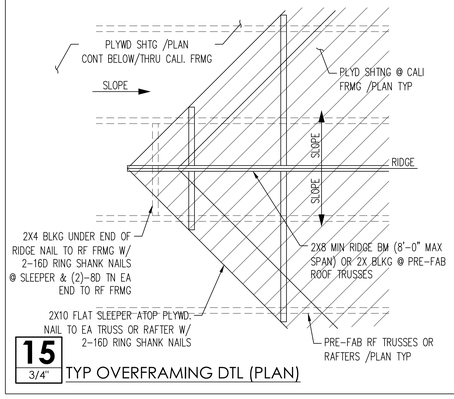
12 3/4" DROP DOWN CEILING FRMG PERP TO TRUSSES



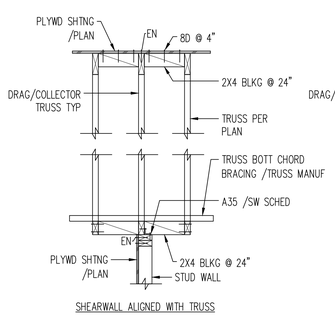
13 3/4" DRAG CONNECTION



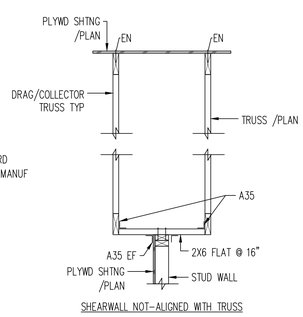
14 3/4" TYP OVER-FRAMING DTL



15 3/4" TYP OVERFRAMING DTL (PLAN)

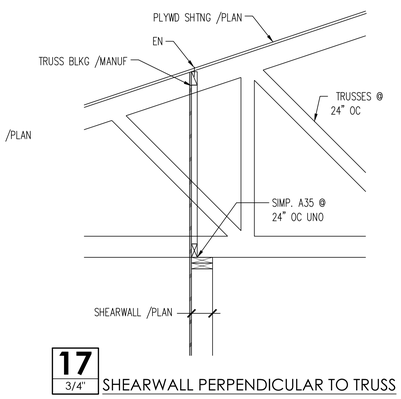


SHEARWALL ALIGNED WITH TRUSS

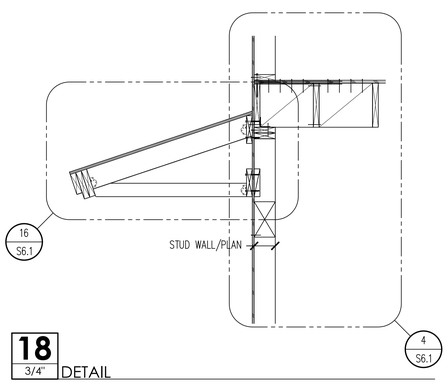


SHEARWALL NOT-ALIGNED WITH TRUSS

16 3/4" TYP SHEARWALL CONN TO TRUSS (PARALLEL)



17 3/4" SHEARWALL PERPENDICULAR TO TRUSS



18 3/4" DETAIL

JOHN RITCHEY, STRUCTURAL ENGINEER LLC.
EXP: 04-30-2026

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JOHN RITCHEY STRUCTURAL ENGINEER, LLC.
P.O. BOX 1713
KIHEI, MAUI, HI 96753
JR@JRSE.ENGINEER
808.727.2839

ROOF DETAILS

SUBMITTALS

ISSUE	DATE
COORD SET	11/7/2025
PERMIT SET	11/7/2025
BID SET	11/7/2025
CONSTRUCTION SET	11/7/2025

REVISIONS

DATE	DESCRIPTION	BY

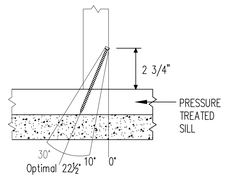
KALPAKOFF RESIDENCE
LOT 37 MAHANA ESTATES
LAHAINA, MAUI, HI 96761
T.M.K. (2)4-2-010:037

DESIGN BY: J.R. DATE: 11/17/2025
DRAWN BY: J.R. JOB NO: M24058
CHECKED BY: J.R.

SHEET
S7.2

1. STRONG-DRIVE STRUCTURAL WOOD SCREWS FOR TRUSS/RAFTER, STUD-TO-PLATE, AND FLOOR-TO-FLOOR CONNECTIONS ARE MANUFACTURED AND TRADEMARKED BY "SIMPSON STRONG-TIE COMPANY, INC." HOME OFFICE: 5956 W. LAS POSITAS BLVD., PLEASANTON, CA 94588. TEL: (800) 999-5099, FAX: (925) 847-1597. "SIMPSON STRONG-TIE COMPANY, INC." IS AN ISO 9001 REGISTERED COMPANY.
2. USE OF THIS PRODUCT IS SUBJECT TO THE APPROVAL OF THE LOCAL BUILDING DEPARTMENT.
3. THESE PRODUCTS ARE PART OF THE OVERALL WIND UPLIFT FORCE RESISTING SYSTEM OF THE STRUCTURE. DESIGN OF THE BUILDING'S MAIN WIND FORCE RESISTING SYSTEM, INCLUDING THE LOAD PATH TO TRANSFER UPLIFT FORCES FROM THE STRUCTURE TO THE GROUND, IS THE RESPONSIBILITY OF THE SPECIFIER.
4. ENGINEER OF RECORD IS PERMITTED TO MODIFY DETAILS FOR SPECIFIC CONDITIONS.
5. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, CONDITIONS, ETC. PRIOR TO INSTALLATION OF ANY STRONG-DRIVE SCREWS FOR THE WIND UPLIFT RESISTING SYSTEM. IF ANY DISCREPANCIES ARE FOUND, THEY SHALL BE BROUGHT TO THE ATTENTION OF THE SPECIFIER FOR CLARIFICATION PRIOR TO CONSTRUCTION.
6. INSTALLATION OF PRODUCT SHALL BE DONE IN CONFORMANCE TO THESE DRAWINGS. THE PERFORMANCE OF MODIFIED PRODUCTS OR ALTERED INSTALLATION PROCEDURES ARE THE SOLE RESPONSIBILITY OF THE SPECIFIER.
7. SIMPSON STRONG-TIE COMPANY, INC. RESERVES THE RIGHT TO CHANGE SPECIFICATIONS, DESIGNS, AND MODELS WITHOUT NOTICE OR LIABILITY FOR SUCH CHANGES.
8. ALL HARDWARE CALLED OUT IS SIMPSON STRONG-TIE.

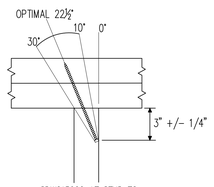
1 3/4" SIMP SDWC NOTES



SDWC15450 AT SILL PLATE CONNECTION
FINISH: BLACK E- COAT™

NOTE: SILL PLATE ANCHOR TO FOUNDATION NOT SHOWN FOR CLARITY.

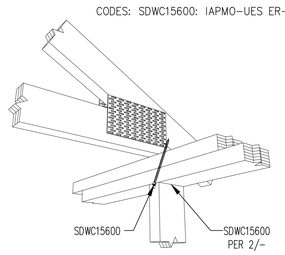
2 3/4" TYP SDWC STUD TO SILL PLATE CONN



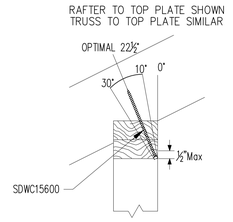
SDWC15600 AT STUD TO DOUBLE TOP PLATES.

NOTE: STUD-TO-DOUBLE TOP PLATES SHOWN. STUD-TO-SINGLE/DOUBLE BOTTOM PLATES OVER WOOD FLOOR SIMILAR.

3 3/4" TYP SDWC STUD TO TOP/BOTT PLATE CONN

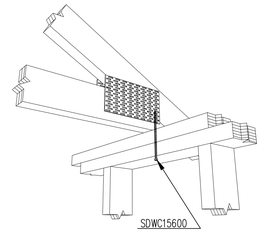


4 3/4" TYP STANDARD SDWC ROOF TO WALL INSTALLATION



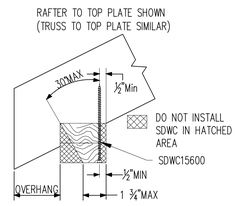
NOTE:
1. SLOPED-ROOF RAFTERS MAY BE SLOPED UP TO AND INCLUDING A 12:12 PITCH AND MUST BE "BIRDSMOUTH" CUT.
2. REFERENCE DTL 4 FOR INSTALLATION INSTRUCTIONS.

5 3/4" TYP STANDARD SDWC ROOF TO WALL INSTALLATION RANGE



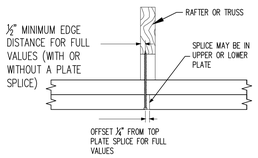
NOTE: REFERENCE DTL 2A FOR INSTALLATION ANGLE LIMIT

6 3/4" TYP OPT SDWC INSTALLATION - TRUSS/RAFTER OFFSET FROM STUD

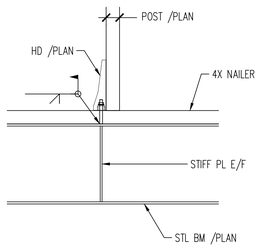


NOTE: SLOPED-ROOF RAFTERS MAY BE SLOPED UP TO AND INCLUDING A 12:12 PITCH AND MUST BE "BIRDSMOUTH" CUT.

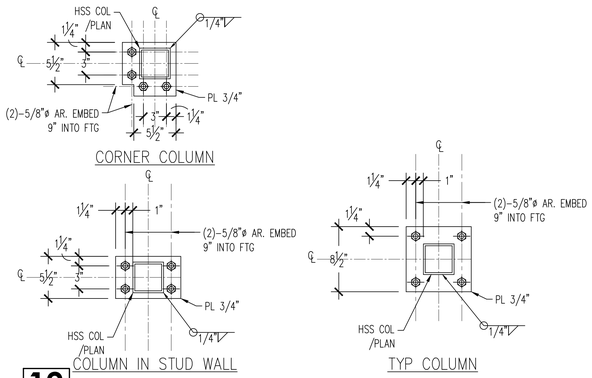
7 3/4" TYP OPT SDWC INSTALLATION -RANGE



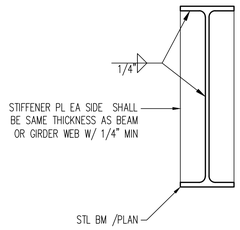
8 3/4" TYP SDWC MIN EDG DIST FOR TOP PLATE SPLICE



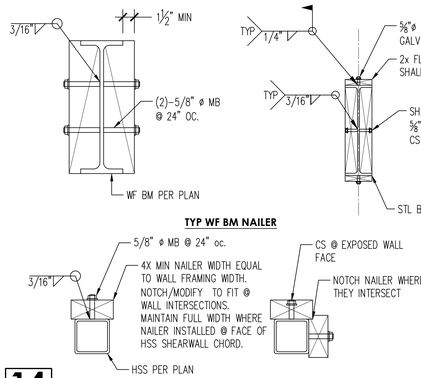
9 3/4" TYP HD TO STL BM CONN



12 NTS TYP STEEL BASE PLATES



13 3/4" TYPICAL STIFFENER PLATE

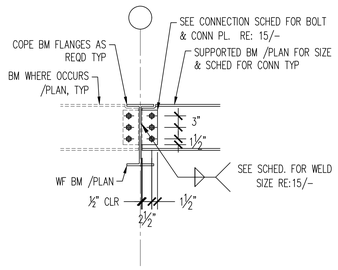


14 NTS TYP. NAILER DETAIL.

TYPICAL CONNECTION SCHEDULE				
BEAM SIZE	CONNECTION PLATE THK.	CONNECTION PLATE WELD*	NO OF BOLTS	BOLT SIZE A325N
C8, W8, W10	3/8"	1/4"	2	3/4"ø
W12, W14	3/8"*	1/4"	3	3/4"ø
W18	3/8"*	1/4"	4	3/4"ø

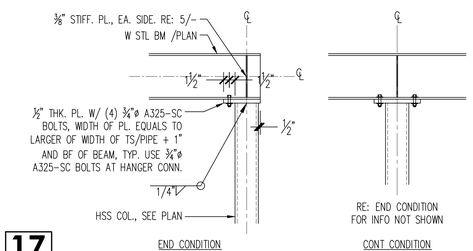
* NOTE:
WHERE CONNECTION PLATE IS NOT PERPENDICULAR TO BEAM OR COLUMN WEB OR FLANGES, USE COMPLETE PENETRATION BEVEL WELD

15 3/4" STL CONN SCHED

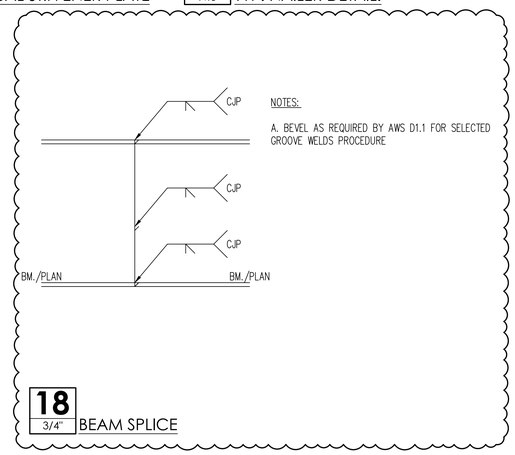


16 3/4" TYPICAL STEEL BEAM TO BEAM CONNECTION DETAILS

NOTES:
1. WHERE INTERSECTING BEAM OCCURS FULL DEPTH PLATE EACH SIDE OF WEB IS REQUIRED, SEE BEAM CONNECTION DETAILS. FOR CONNECTION PLATE DETAILS USE LARGER PL THICKNESS/WELDS WHERE REQUIRED BY OTHER DETAILS.
2. bf=WIDTH OF BEAM FLANGE.



17 3/4" TYP HSS COL CONN



18 3/4" BEAM SPLICE

JOHN RITCHEY, STRUCTURAL ENGINEER LLC.
EXP: 04-30-2026

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JOHN RITCHEY STRUCTURAL ENGINEER, LLC.
P.O. BOX 1713
KIHEI, MAUI, HI 96753
JR@JRSE.ENGINEER
808.727.2839

ROOF DETAILS

SUBMITTALS

ISSUE	DATE
COORD SET	11/17/2025
PERMIT SET	11/17/2025
BID SET	11/17/2025
CONSTRUCTION SET	11/17/2025

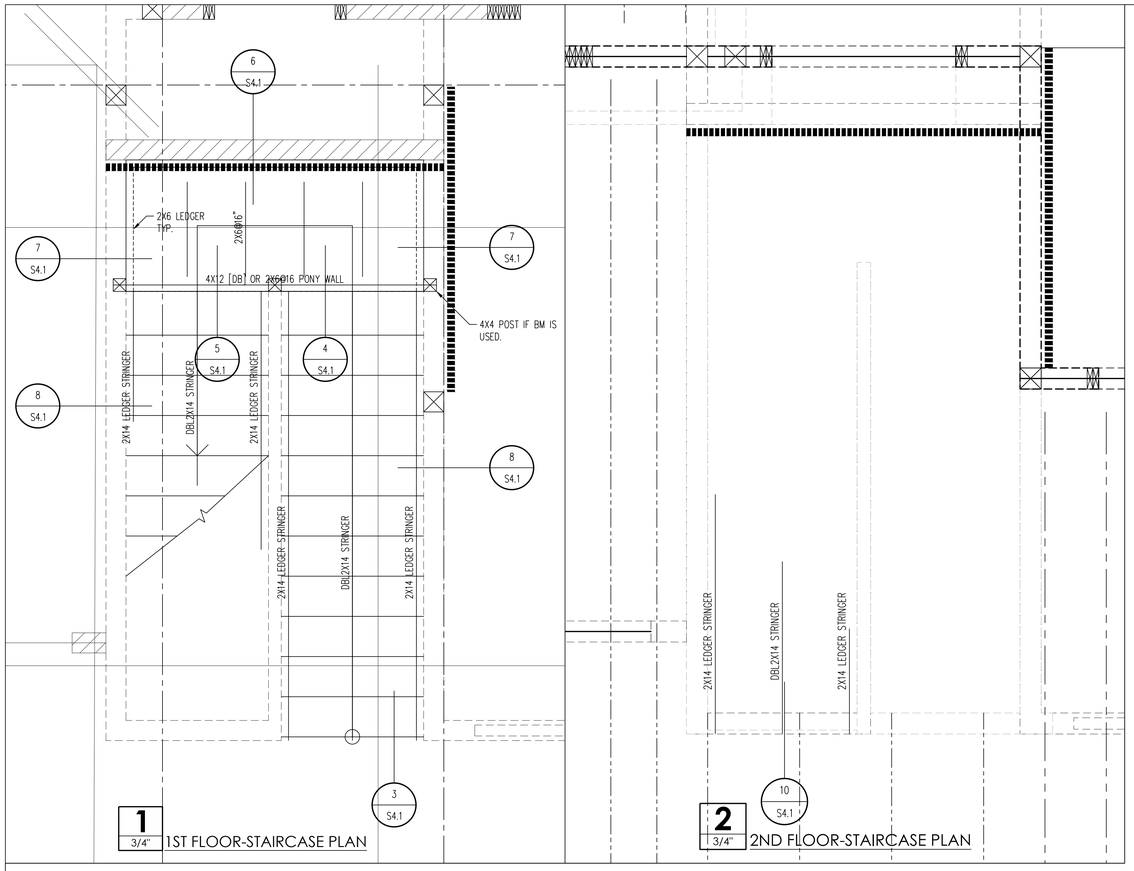
REVISIONS

DATE	BY	DESCRIPTION
7/31/2025	JKR	COM COMMENTS

KALPAKOFF RESIDENCE
LOT 37 MAHANA ESTATES
LAHAINA, MAUI, HI 96761
T.M.K. (2)4-2-010:037

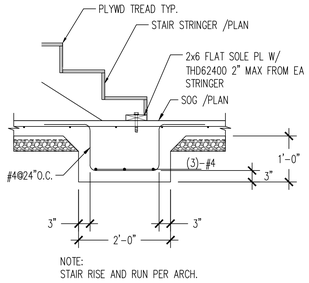
DESIGN BY: J.R. DATE: 11/17/2025
DRAWN BY: J.R. JOB NO: M24058
CHECKED BY: J.R.

SHEET
2
S7.3

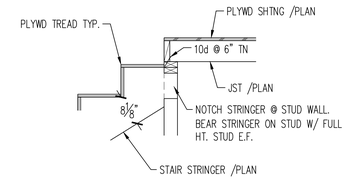


1 3/4" 1ST FLOOR-STAIRCASE PLAN

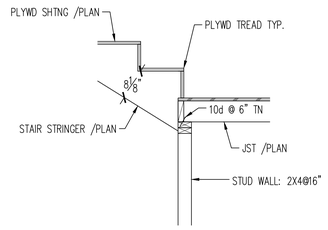
2 3/4" 2ND FLOOR-STAIRCASE PLAN



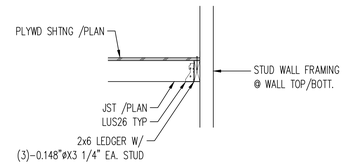
3 3/4" TYP STAIR LANDING DETAIL



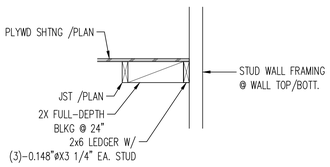
4 3/4" TYP. STAIR LANDING DETAIL



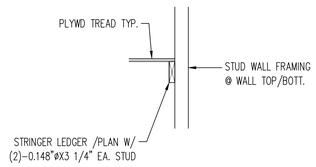
5 3/4" TYP. STAIR LANDING DETAIL



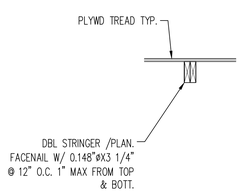
6 3/4" TYP STAIR LANDING DETAIL - FLOOR FRAMING PERPENDICULAR TO WALL



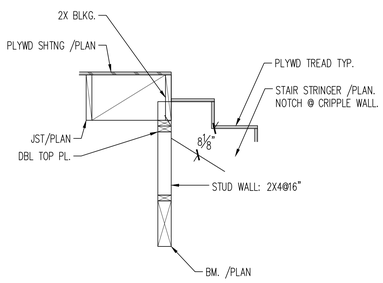
7 3/4" TYP STAIR LANDING DETAIL - FLOOR FRAMING PARALLEL TO WALL



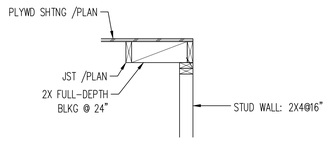
8 3/4" TYP. STAIR STRINGER DETAIL



9 3/4" TYP. STAIR STRINGER DETAIL



10 3/4" TYP. STAIR LANDING DETAIL



11 3/4" NOT USED

JOHN RITCHEY, STRUCTURAL ENGINEER LLC.
EXP: 04-30-2026

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JOHN RITCHEY STRUCTURAL ENGINEER, LLC.
P.O. BOX 1713
KIHEI, MAUI, HI 96753
JR@JRSE.ENGINEER
808.727.2839

STAIR FRAMING

SUBMITTALS

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REVISIONS

DATE	BY	DESCRIPTION

KALPAKOFF RESIDENCE
LOT 37 MAHANA ESTATES
LAHAINA, MAUI, HI 96761
T.M.K. (2)4-2-010:037

DESIGN BY: J.R. DATE: 11/17/2025
DRAWN BY: J.R. JOB NO: M24058
CHECKED BY: J.R.

SHEET
S8.1

GENERAL NOTES

1. ALL WORK SHALL CONFORM TO THE CURRENT BUILDING CODE OF THE COUNTY OF MAUI, THE 2018 INTERNATIONAL BUILDING CODE (IBC) WITH THE CITY AND COUNTY OF MAUI AMENDMENTS.
2. THE STRUCTURAL DRAWINGS SHALL BE UNDERSTOOD BY THE GENERAL CONTRACTOR OR BUILDER AND ALL OTHER TRADES ASSOCIATED WITH THE PROJECT.
3. THE CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS AT THE SITE AND NOTIFY THE ARCHITECT OF DISCREPANCIES BETWEEN THE ACTUAL CONDITIONS AND INFORMATION SHOWN ON THE DRAWINGS BEFORE PROCEEDING ANY PHASE OF WORK, INCLUDING FABRICATION.
4. ALL OMISSIONS OR CONFLICTS BETWEEN THE VARIOUS ELEMENTS OF THE CONTRACT DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT BEFORE PROCEEDING WITH ANY WORK SO INVOLVED.
5. THE CONTRACTOR SHALL NOT ACQUIRE DIMENSIONS VIA SCALING THE DRAWINGS. ALL DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALE SHOWN ON PLANS, SECTIONS AND DETAILS.
6. STRUCTURAL ENGINEER IS NOT RESPONSIBLE FOR ANY ASPECT OF THE GEOTECHNICAL DESIGN.
7. ALL SUBSTITUTIONS SHALL BE SUBMITTED TO THE STRUCTURAL ENGINEER OF RECORD THROUGH THE ARCHITECT FOR REVIEW PRIOR TO CONSTRUCTION. CONTRACTOR TO SUBMIT DOCUMENTATION SEALED BY A LICENSED STRUCTURAL ENGINEER IN THE STATE OF HAWAII TO DEMONSTRATE THAT THE PROPOSED SUBSTITUTION IS EQUAL TO THE SPECIFIED DESIGN. SUBSTITUTIONS MAY BE USED PROVIDED THEY ARE APPROVED BY THE ENGINEER AND ARCHITECT.
8. THE CONTRACTOR SHALL TAKE ALL STEPS NECESSARY TO INSURE THE PROPER ALIGNMENT OF THE STRUCTURE.
9. MODIFICATION TO DRAWINGS: THE GENERAL CONTRACTOR AND HIS SUBCONTRACTORS MUST SUBMIT IN WRITING ANY REQUESTS FOR MODIFICATIONS TO THE PLANS. SHOP DRAWINGS THAT ARE SUBMITTED TO THE DESIGN PROFESSIONAL FOR HIS REVIEW DO NOT CONSTITUTE "IN WRITING." IN ANY EVENT, CHANGES TO THE PLANS AND SPECIFICATIONS BY MEANS OF SHOP DRAWINGS BECOME THE RESPONSIBILITY OF THE ORGANIZATION INITIATING SUCH CHANGES. MODIFICATION OF CERTAIN CONNECTION DETAILS BY THE ENGINEER AS PART OF THE SHOP DRAWINGS REVIEW PROCESS SHALL BE ANTICIPATED BY THE CONTRACTOR.
10. THE CONTRACTOR SHALL PROTECT AND SHIELD FROM DAMAGE ALL EXISTING STRUCTURES AND ELEMENTS ADJACENT TO AND SURROUNDING THE CONSTRUCTION WORK. EXISTING ELEMENTS DAMAGED BY THE CONTRACTOR'S OPERATION SHALL BE REPAIRED TO ITS ORIGINAL CONDITION OR REPLACED AT NO ADDED COST.
11. SHOP DRAWINGS OF ALL FABRICATED ITEM SHALL BE SUBMITTED FOR REVIEW PRIOR TO FABRICATION. SHOP DRAWINGS FOR ELEMENTS THAT ARE TO BE DESIGNED BY THE SUBCONTRACTOR SHALL BE SEALED BY A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF HAWAII. SUBMIT FOR RECORD SEALED CALCULATIONS FOR ELEMENTS OR SYSTEMS REQUIRING ENGINEERING DESIGN BY THE DESIGN BUILDER/SUPPLIER.
12. CONTRACTOR SHALL INVESTIGATE SITE DURING CLEARING AND EARTHWORK OPERATIONS FOR FILLED EXCAVATIONS OR BURIED STRUCTURES. IF ANY STRUCTURES ARE FOUND, THE STRUCTURAL ENGINEER SHALL BE NOTIFIED IMMEDIATELY.
13. SEE ARCHITECTURAL DRAWINGS FOR THE FOLLOWING
    - WALL FINISHES
    - DIMENSIONS NOT SHOWN ON STRUCTURAL DRAWINGS.
14. SEE CIVIL DRAWINGS FOR THE FOLLWING
    - GRADING ELEVATIONS
    - WALL HEIGHTS
    - PIPE AND CONDUIT RUNS, ETC.
15. SEE THE MECHANICAL, PLUMBING AND ELECTRICAL DRAWINGS FOR THE FOLLOWING:
    - PIPE RUNS, SLEEVES, HANGERS, TRENCHES, WALL AND SLAB OPENINGS, ETC., EXCEPT AS NOTED OR SHOWN.
    - ELECTRICAL CONDUIT RUNS, BOXES, OUTLET IN WALL AND SLABS.
    - CONCRETE INSERTS FOR ELECTRICAL OR PLUMBING FIXTURES
16. CONTRACTOR SHALL SPREAD OUT CONSTRUCTION MATERIALS ON THE STRUCTURE SUCH THAT THE IMPARTED THOSE SHALL NOT EXCEED THE CONSTRUCTION LIVE LOAD PER SQUARE FOOT. IT IS THE GENERAL CONTRACTORS RESPONSIBILITY TO ENSURE THAT THE SUBCONTRACTORS ARE INFORMED AND DO NOT VIOLATE THIS IMPORTANT REQUIREMENT. IMPACT SHALL BE AVOIDED WHEN PLACING MATERIALS ON ALREADY POURED OR ERECTED FLOORS OR ROOF. WHERE REFERENCE IS MADE TO VARIOUS TEST STANDARDS FOR MATERIALS, SUCH TENDERED SHALL BE THE LATEST ADDITION.
17. SPECIFIC DETAILS AND NOTES SHALL TAKE PRECEDENCE OVER GENERAL NOTES AND TYPICAL DETAILS.
18. TYPICAL DETAILS SHALL APPLY GENERALLY THROUGHOUT THE STRUCTURE WHERE APPLICABLY NOTED. TYPICAL DETAILS NOT CUT ON THE DRAWINGS SHALL APPLY UNLESS NOTED OTHERWISE.
19. THE CONTRACTOR SHALL REQUEST FROM THE ENGINEER, INFORMATION FOR CONFIGURATIONS NOT SHOWN ON THE STRUCTURAL DRAWINGS.
20. NO PENETRATIONS SHALL PASS THROUGH STRUCTURAL COMPONENTS UNLESS SPECIFICALLY NOTED ON THE PLANS. THE CONTRACTOR SHALL REQUEST WRITTEN AUTHORIZATION FROM THE ENGINEER OF RECORD FOR PENETRATIONS NOT SPECIFICALLY SHOWN PER PLAN.
21. THE CONTRACT STRUCTURAL DRAWINGS REPRESENT THE FINISHED STRUCTURE. THE STRUCTURAL DRAWINGS DO NOT INDICATE THE MEANS AND METHODS OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN AND INSTALLATION OF STRUCTURAL SHORING FOR STABILITY OF THE STRUCTURE FOR ALL PHASES OF CONSTRUCTION. OBSERVATION VISITS TO THE SITE BY THE STRUCTURAL ENGINEER SHALL NOT INCLUDE INSPECTION OF THE ABOVE ITEMS.

SPECIAL INSPECTION

1. SPECIAL INSPECTION PER SECTION 1704 OF THE 2018 INTERNATIONAL BUILDING CODE (IBC) ARE REQUIRED FOR THE FOLLOWING TYPES OF WORK:
   A. WIND RESISTING COMPONENTS - I.B.C. 1705.11.3 [2018 HBC (38)]

2. THE CONTRACTOR SHALL NOTIFY THE SPECIAL INSPECTOR AT LEAST THREE (3) WORKING DAYS PRIOR TO PERFORMING WORK REQUIRING SPECIAL INSPECTIONS. CONSTRUCTION PERFORMED WITHOUT REQUIRED SPECIAL INSPECTION WILL BE SUBJECT TO REJECTION.

STRUCTURAL OBSERVATION

1. STRUCTURAL OBSERVATION PER SECTION 1704 OF THE 2018 INTERNATIONAL BUILDING CODE (IBC) ARE REQUIRED FOR THE FOLLOWING TYPES OF WORK:
   A. CONCRETE CONSTRUCTION - REINFORCING STEEL

   THE CONTRACTOR SHALL NOTIFY THE STRUCTURAL ENGINEER AT LEAST THREE (3) WORKING DAYS PRIOR TO PERFORMING WORK REQUIRING SPECIAL OBSERVATION. CONSTRUCTION PERFORMED WITHOUT REQUIRED SPECIAL OBERVATION WILL BE SUBJECT TO REJECTION.

CONCRETE

1. ALL CONCRETE SHALL BE READY MIXED OR BATCH MIXED AT THE PROJECT SITE CONFORMING TO ASTM C94 AND THE PROJECT SPECIFICATIONS. IN ADDITION, ALL CONSTRUCTION SHALL COMPLY WITH APPLICABLE PROVISIONS OF THE FOLLOWING LATEST ACI STANDARDS:
   A. ACI 318-BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE.
   B. ACI 117- STANDARD SPECIFICATIONS FOR TOLERANCES FOR CONCRETE CONSTRUCTION AND MATERIALS.
   C. ACI 301-SPECIFICATIONS FOR STRUCTURAL CONCRETE BUILDING.
   D. ACI 305-PRACTICE FOR HOT WEATHER CONCRETING.
   E. ACI 306-PRACTICE FOR COLD WEATHER CONCRETING.
   F. ACI 211.1-PRACTICE FOR SELECTING PROPORTIONS FOR CONCRETE.
   G. ACI 304-PRACTICE FOR MEASURING, MIXING AND PLACING.
   H. ACI 315-PRACTICE FOR DETAILING CONCRETE.
   I. ACI 347-PRACTICE FOR FORMWORK.
2. CONCRETE MATERIALS SHALL CONFORM TO THE FOLLOWING STANDARDS:
   A. PORTLAND CEMENT: SEE PROJECT SPECIFICATIONS.
   B. FLY ASH: ASTM C618, CLASS F.
   C. NORMAL WEIGHT AGGREGATE: ASTM C33, COARSE AGGREGATE OR BETTER. AGGREGATE SHALL NOT BE SUSCEPTIBLE TO DELETERIOUS EXPANSION OF CONCRETE DUE TO ALKALI AGGREGATE REACTIVITY.
   D. MAXIMUM COARSE AGGREGATE SIZE: 1-1/2 INCHES NOMINAL.
   E. FINE AGGREGATE: FREE OF MATERIALS SUSCEPTIBLE TO ALKALI REACTIVITY.
   F. AIR ENTRAINING ADMIXTURE: ASTM C260
   G. WATER: ASTM C94 AND POTABLE.
3. ALL CONCRETE SHALL OBTAIN THE FOLLOWING MINIMUM COMPRESSIVE STRENGTHS AT 28 DAYS:
   A. FOOTINGS, CURBS, AND SLABS ON GRADE 2500 PSI*

   SUBMIT DESIGN MIXES FOR EACH CONCRETE MIX TO THE ENGINEER FOR REVIEW AND APPROVAL.

4. CONCRETE PLACEMENT:
   A. CONSOLIDATE PLACED CONCRETE WITH MECHANICAL VIBRATING EQUIPMENT ACCORDING TO ACI 301. DO NOT VIBRATE SELF-CONSOLIDATING CONCRETE.
   B. CONCRETE SHALL NOT BE DROPPED MORE THAN FOUR FEET VERTICALLY WITHOUT THE USE OF A TREMIE
   C. ALL CONCRETE MUST BE CURED IN ACCORDANCE WITH ACI 308.1.
   D. DO NOT ADD WATER TO CONCRETE DURING DELIVERY, AT PROJECT SITE, OR DURING PLACEMENT UNLESS APPROVED IN ADVANCE BY THE EOR OR CONCRETE MANUFACTURER.
5. MINIMUM CONCRETE REINFORCING OVER BARS SHALL BE AS FOLLOWS:
   A. CONCRETE POURED DIRECTLY AGAINST EARTH 3"
   B. FORMED CONCRETE EXPOSED TO WEATHER OR EARTH 2"
   C. AGAINST LEVELED BASE COURSE 2"
   D. FORMED COLUMNS NOT EXPOSED TO WEATHER OR EARTH 2"
   E. FORMED WALLS NOT EXPOSED TO WEATHER OR EARTH 1-1/2"
6. CONCRETE FOOTINGS AND PADS MAY BE POURED AGAINST NEAT EXCAVATIONS.
7. CORNERS OF COLUMNS AND BEAMS EXPOSED TO VIEW SHALL BE DETAILED WITH 3/4" BY 45 CHAMFERS UNLESS NOTED OTHERWISE ON THE DRAWINGS.
8. ALL REINFORCING BARS, ANCHOR BOLTS AND CONCRETE INSERTS SHALL BE SECURED IN POSITION AND LOCATED PER STRUCTURAL DRAWINGS PRIOR TO PLACING CONCRETE. ALL INSERTS, ANCHOR BOLTS, PLATES, ETC. EMBEDDED IN CONCRETE SHALL BE HOT-DIPPED GALVANIZED UNLESS NOTED OTHERWISE.
9. CAST IN PLACE ANCHOR RODS SHALL CONFORM TO ASTM F1554, GRADE 36 OR ASTM A307, GRADE A, UNO REFER TO SPECIFICATIONS FOR ANCHOR ROD SURVEY REQUIREMENTS.
10. PROVIDE SLEEVES FOR PLUMBING AND ELECTRICAL OPENINGS IN CONCRETE BEFORE PLACING CONCRETE. VERIFY OPENINGS WITH ELECTRICAL AND MECHANICAL DRAWINGS. DO NOT CUT ANY REINFORCING WHICH MAY CONFLICT.
11. NO CONSTRUCTION JOINTS (OTHER THAN THOSE SHOWN ON DRAWINGS) SHALL BE INSTALLED WITHOUT APPROVAL OF THE JRSE POC. PROVIDE 3/4" CHAMFER AT ALL EXPOSED CORNERS.
12. VERIFY LOCATIONS AND DIMENSIONS OF SLOTS, ANCHORS, DUCTS, ETC., RELATING TO MECHANICAL, ELECTRICAL AND ARCHITECTURAL WORK BEFORE POURING CONCRETE.
13. NOTIFY ENGINEER THREE (3) WORKING DAYS PRIOR TO ANY CONCRETE POUR. NO CONCRETE SHALL BE POURED PRIOR TO OBSERVATION BY THE ENGINEER OR THE INSPECTOR.

REINFORCING STEEL

1. ALL REINFORCING STEEL SHALL BE HIGH STRENGTH DEFORMED BARS CONFORMING TO ASTM A 615 GRADE 60, EXCEPT TIES AND STIRRUPS SMALLER THAN #4 WHICH MAY BE GRADE 40. ALL REINFORCING STEEL TO BE WELDED SHALL CONFORM TO ASTM A 706 GRADE 60.
2. PLAIN-STEEL WELDED WIRE FABRIC SHALL CONFORM TO ASTM A 185 FABRICATED FROM AS-DRWN STEEL WIRE INTO FLAT SHEETS AND GALVANIZED.
3. CONCRETE COVERAGE FOR REINFORCING BARS SEE CONCRETE & MASONRY NOTES.
4. BARS SHALL BE CONTINUOUS UNLESS NOTED OTHERWISE. LAP BARS AS SHOWN ON THE PLANS AND DETAILS. THE CONTRACTOR SHALL SUBMIT REQUESTED LAP LOCATION TO THE ENGINEER FOR APPROVAL WHERE LAPS ARE REQUIRED BUT NOT SHOWN ON THE DRAWINGS SUCH AS WALLS AND CONTINUOUS FOOTINGS. UNLESS OTHERWISE NOTED, LAP SPLICES, DOWEL EXTENSIONS AND EMBEDMENTS WITHOUT A STANDARD HOOK SHALL BE 48 BAR DIAMETERS BUT NOT LESS THAN 24 INCHES. SPLICES SHALL BE STAGGERED WHERE POSSIBLE. BENDS NOT DIMENSIONED SHALL BE STANDARD HOOKS.
5. BOLSTER AND SUPPORT BARS FOR SLAB AND TOPPING REINFORCEMENT (INCLUDING SLABS ON GRADE) SHALL BE A MINIMUM OF #4 AT 36" O.C. OR #3 AT 24" O.C.
6. BEFORE PLACING OF CONCRETE, SPECIAL INSPECTOR SHALL INSPECT REINFORCEMENT PLACEMENT TO INSURE CONFORMANCE WITH THE DRAWINGS. ALL DISCREPANCIES SHALL BE CORRECTED PRIOR TO CONCRETE POUR OR GROUTING.

DESIGN CRITERIA

SEISMIC (PER THE 2018 IBC WITH COUNTY OF MAUI CODE AMENDMENTS):

RISK CATEGORY	II
IMPORTANCE FACTOR	1.0
MAPPED SPECTRAL RESPONSE ACCELERATION	
Ss	0.928
S1	0.232
SITE CLASS	D
DESIGN SPECTRAL RESPONSE ACCELERATION:	
SDs	0.699
SD1	0.299

WIND (PER THE 2018 IBC WITH THE CITY COUNTY OF MAUI CODE AMENDMENTS):

BASIC WIND SPEED (3-SEC)	121 MPH
EXPOSURE	93.7 MPH
	C
VELOCITY PRESSURE COEFFICIENT (Kh)	0.18±
TOPOGRAPHIC FACTOR (Kzt)	0.85
DIRECTIONALITY FACTOR	1.00
MAIN WIND FORCE RESISTING SYSTEM	
COMPONENTS & CLADDING	0.70
GUST EFFECT FACTOR	0.65
	0.85

DESIGN VERTICAL DEAD LOADS (TYP UNO):

BASALT ROCK FACING DENSITY	130 PCF

DESIGN VERTICAL LIVE LOADS (TYP UNO):

CONSTRUCTION SURCHARGE	125 PSF

FOUNDATION (NO SOIL REPORT)

1. FOUNDATION DESIGN IS IN ACCORDANCE WITH CHAPTER 18 OF THE 2018 INTERNATIONAL BUILDING CODE. THE STRUCTURAL ENGINEER RECOMMENDS A GEOTECHNICAL INVESTIGATION IN ORDER TO DETERMINE THE SUBSURFACE CONDITIONS OF ANY PROJECT AND VERIFICATION OF FOUNDATION DESIGN CRITERIA. IN THE ABSENCE OF GEOTECHNICAL REPORT, CHANCE OF ENCOUNTERING UNFORESEEN UNSUITABLE SOIL CONDITIONS ARE GREATLY INCREASED. IT IS THE STRUCTURAL ENGINEER'S UNDERSTANDING THAT THE OWNER IS ELECTING NOT TO PROVIDE A GEOTECHNICAL REPORT FOR THIS PROJECT. THEREFORE, PROVISIONS OF CHAPTER 4 OF THE INTERNATIONAL RESIDENTIAL CODE WILL BE MADE. THE OWNER AGREES TO HOLD HARMLESS THE STRUCTURAL ENGINEER OF RECORD 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 DESIGN CRITERIA ASSUMED BY THE STRUCTURAL ENGINEER WITHOUT THE BENEFIT OF A GEOTECHNICAL REPORT. IT IS HIGHLY RECOMMENDED, AS A MINIMUM, A GEOTECHNICAL TESTING AGENCY SHALL BE SECURED BY THE OWNER TO PERFORM SOIL COMPACTION TESTS.
2. ALL EARTHWORK SHALL BE PERFORMED IN ACCORDANCE WITH THE 2018 INTERNATIONAL BUILDING CODE.
3. FOOTINGS SHALL BE EMBEDDED AT LEAST 12 INCHES BELOW ADJACENT FINISHED GRADE AND BEARING ON UNDISTURBED NATURAL SOIL OR PROPERLY COMPACTED STRUCTURAL FILL.
4. ALL BUILDING SLAB-ON-GRADE SHALL BE PROTECTED BY A 10 MIL VAPOR BARRIER.
5. EXTREME CARE SHALL BE EXERCISED WHEN EXCAVATING OR GRADING ADJACENT TO THE EXISTING ADJACENT BUILDINGS SO AS NOT TO DAMAGE OR UNDERMINE ITS WALLS AND FOUNDATIONS.
6. DO NOT BACKFILL AGAINST WALLS WHICH ARE SUPPORTED TOP AND BOTTOM BY SLABS UNTIL THE SLABS, TOP AND BOTTOM HAVE BEEN PLACED AND CURED (FOR AT LEAST 7 DAYS). OTHERWISE, PROVIDE TEMPORARY BRACING.
7. FINISH GRADING SHALL BE ACCOMPLISHED IN SUCH A MANNER AS TO SLOPE GRADE (MIN OF 5%) AWAY FROM FOUNDATIONS. GRADING SHALL
8. ALSO ELIMINATE ANY POTENTIAL PONDING NEAR FOUNDATIONS. POSITIVE DRAINAGE SHALL BE PROVIDED BOTH DURING CONSTRUCTION AND THE FINISHED STRUCTURE. THE CONTRACTOR SHALL PROVIDE ADEQUATE MEANS OF PREVENTING MOISTURE INFILTRATION INTO PLUMBING TRENCHES AND FOOTING EXCAVATIONS.
9. BACKFILL AGAINST FOOTINGS, EXTERIOR WALLS, AND UTILITY AND/OR SPRINKLER LINE TRENCHES SHALL BE COMPACTED PER 2018 INTERNATIONAL BUILDING CODE AND SHALL BE FREE OF CONSTRUCTION DEBRIS AND OTHER DELETERIOUS MATERIALS.
10. CONTRACTOR SHALL PROVIDE FOR PROPER DEWATERING OF EXCAVATIONS FROM SURFACE WATER, GROUND WATER, SEEPAGE, ETC.

SHEET INDEX

RW0.1-RW0.2	GENERAL NOTES
RW1.1	RETAINING WALL SITE PLAN
RW2.1-RW2.2	RETAINING WALL DETAILS

JOHN K. RITCHEY
LICENSED PROFESSIONAL ENGINEER
PE 13256-S
HAWAII U.S.A.

JOHN RITCHEY, STRUCTURAL ENGINEER LLC.
EXP: 04-30-2026

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CONSTRUCTION SET	1/17/2025

REVISIONS

DATE	BY	DESCRIPTION

KALPAKOFF RESIDENCE

LOT 37 MAHANA ESTATES
LAHAINA, MAUI, HI 96761
T.M.K. (2)4-2-010:037

DESIGN BY: J.R. DATE: 1/17/2025
DRAWN BY: J.R. JOB NO: M24058.01
CHECKED BY: J.R.

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RW0.1

CONCRETE UNIT MASONRY

1. MASONRY CONSTRUCTION SHALL COMPLY WITH THE REQUIREMENTS ACI 530.1/TMS 602-SPECIFICATIONS FOR MASONRY STRUCTURES.
2. HOLLOW CONCRETE MASONRY UNITS: ASTM C 90, GRADE N, TYPE II; NON-MOISTURE CONTROLLED, 1,900 PSI COMPRESSIVE STRENGTH, NORMAL WEIGHT. UNITS SHALL BE 2-CORE TYPE, 8" NOMINAL HEIGHT, 16" NOMINAL LENGTH AND WIDTH INDICATED ON THE PLANS.
3. MORTAR AND GROUT MATERIALS:
   A. PORTLAND CEMENT: ASTM C 150, TYPE I OR II
   B. MORTAR CEMENT: ASTM C 1329
   C. AGGREGATE FOR MORTAR: ASTM C 144
   D. AGGREGATE FOR GROUT: ASTM C 404, WITH GRADING PER ASTM D 448, NO. 10
   E. HYDRATED LIME: ASTM C 270, TYPE S
   F. PLASTICIZER ADDITIVE: POWDER OR LIQUID TYPE WITH CURRENT IBC ACCEPTANCE AS A SUBSTITUTE FOR LIME IN MORTAR.
   G. WATER: POTABLE AND COMPLYING WITH ASTM 270.
4. MORTAR SHALL BE ASTM C 270 TYPE 'M' OR 'S' WITH A MINIMUM 28-DAY COMPRESSIVE STRENGTH OF 2,500/1800 PSI RESPECTIVELY. USE MORTAR WITHIN 2 HOURS OF MIXING. (IBC TABLE 2103.812)
5. GROUT (FINE) (ASTM C476) SHALL BE PROPORTIONED (IBC TABLE 2103.10) TO ATTAIN A 28-DAY COMPRESSIVE STRENGTH OF 2,000 PSI AND A SLUMP BETWEEN 8 AND 11 INCHES. GROUT SHALL BE PLACED WITHIN 90 MINUTES AFTER MIXING.
6. REINFORCING STEEL SHALL BE HELD IN PLACE BY REINFORCING BAR POSITIONERS: COMMERCIAL, NON-METALLIC POSITIONERS THAT PREVENT DISPLACEMENT OF REINFORCING BARS DURING CONSTRUCTION. INSTALL AT INTERVALS NOT EXCEEDING (8) FEET.
7. FILL ALL CELLS SOLID WITH GROUT. NO GROUTING SHALL COMMENCE PRIOR TO OBSERVATION BY THE ENGINEER OR SPECIAL INSPECTOR.
8. UNLESS NOTED OTHERWISE, ALL WALLS SHALL BE CONSTRUCTED IN RUNNING BOND.
9. POST-INSTALLED ANCHORS IN GROUTED MASONRY: CORROSION-RESISTANT ANCHORS WITH CAPACITY TO SUPPORT DESIGN SHEAR AND TENSION LOADS WITH A FACTOR OF SAFETY OF AT LEAST 4.0 AS DOCUMENTED IN A CURRENT ICC EVALUATION REPORT.
10. CLEANOUTS SHALL BE PROVIDED FOR ALL GROUT POURS OVER 5 FEET 4 INCHES IN HEIGHT UNLESS OTHERWISE NOTED IN PLANS.
11. SEE REINFORCING STEEL NOTES FOR REINFORCING STEEL.
12. NO COLD JOINTS ARE PERMITTED UNLESS SPECIFICALLY DETAILED.
13. VERTICAL CELLS TO BE FILLED SHALL HAVE VERTICAL ALIGNMENT. ANY OVERHANGING MORTAR OR OTHER OBSTRUCTION OF DEBRIS SHALL BE REMOVED FROM THE INSIDES OF SUCH CELL WALLS.
14. ALL GROUT SHALL BE CONSOLIDATED AT THE TIME OF POURING BY VIBRATING WITH A 3/4" Ø VIBRATOR.

REINFORCEMENT PLACING REQUIREMENTS:
SPACING REQUIREMENTS

MINIMUM CLEAR DISTANCE BETWEEN PARALLEL BARS AND BETWEEN A CONTACT LAP SPLICE AND ADJACENT SPLICE OR BARS.	DIAMETER OF LARGER BAR, BUT AT LEAST 1"
MINIMUM CLEAR DISTANCE BETWEEN VERTICAL BARS AND BETWEEN A CONTACT LAP SPLICE AND ADJACENT SPLICES OF BARS IN COLUMN AND PILASTERS.	1 1/2 TIMES THE DIAMETER OF THE LARGER BAR, BUT AT LEAST 1 1/2"
MINIMUM GROUT THICKNESS BETWEEN REINFORCEMENT AND SURROUNDING MASONRY.	FINE GROUT 1/4" COURSE GROUT 1/2"
MINIMUM MASONRY COVER BARS MASONRY FACE EXPOSED TO EARTH AND WEATHER	#6 OR LARGER 2" #5 OR SMALLER 1 1/2"
MASONRY FACE NOT EXPOSE TO EARTH OR WEATHER	ALL BARS 1 1/2"
ERECTION TOLERANCES	
MAXIMUM VARIATION OF VERTICAL BAR POSITION ALONG WALL LENGTH FROM LOCATION INDICATED ON CONTRACT DOCUMENTS.	2"
TOLERANCE FROM "D" DIMENSION (DISTANCE MEASURED FROM EXTREME COMPRESSION FACE TO THE CENTROID OF THE TENSILE REINFORCEMENT) INDICATED ON PROJECT DRAWINGS.	D LESS THAN OR EQUAL TO 8" ±1/2" D GREATER THAN 8" AND LESS THAN ±1" OR EQUAL TO 24"

ABBREVIATIONS

A	&	AND
	ACI	AMERICAN CONCRETE INSTITUTE
	ADDL	ADDITIONAL
	APA	AMERICAN PLYWOOD ASSOCIATION
	AR	ANCHOR ROD
	ARCH	ARCHITECT
	ASTM	AMERICAN SOCIETY FOR TESTING MATERIALS
B	BD	BOARD
	BLDG	BUILDING
	BO	BOTTOM OF
	BOW	BOTTOM OF WALL
	BOTT	BOTTOM
	BRNG	BEARING
	BTR	BETTER
	BTWN	BETWEEN
C	CIP	CAST-IN-PLACE
	CJ	CONTROL JOINT
	CL	CENTER LINE
	CLR	CLEAR(ANCE)
	CMU	CONCRETE MASONRY UNIT
	CNTRD	CENTERED
	CONC	CONCRETE
	CONN	CONNECTION
	CONT	CONTINUOUS
D	DIA	DIAMETER
	DIAG	DIAGONAL
	DIM	DIMENSION
	DTL	DETAIL
	DWG(S)	DRAWING(S)
E	EA	EACH
	EF	EACH FACE
	EMBED	EMBEDMENT
	EN	EDGE NAIL
	EO	EDGE OF
	EOR	ENGINEER OF RECORD
	EQ	EQUAL
	EQUIP	EPUIPMENT
	EW	EACH WAY
	EXTR	EXTERIOR
F	FIN	FINISHED
	FN	FIELD NAIL
	FND	FOUNDATION
	FG	FINISHED GRADE
	FLR	FLOOR
	FO	FACE OF
	FRMG	FRAMING
	FTG	FOOTING
G	GEOTECH	GEOTECHNICAL ENGINEER
	GR	GRADE
H	H	HIGH
	H/L	HIGH & LOW
	HT	HEIGHT
	HK	HOOK
	HORIZ(H)	HORIZONTAL

ABBREVIATIONS

I	IBC	INTERNATIONAL BUILDING CODE
	ID	IDENTIFICATION
	INFO	INFORMATION
J	JT	JOINT
L	LONG	LONGITUDINAL
	LPS	LAP PER SCHEDULE
M	MAX	MAXIMUM
	MIN	MINIMUM
N	(N)	NEW
	NA	NOT APPLICABLE
	NO. or #	NUMBER
	NIC	NOT IN CONTRACT
O	OC	ON CENTER
	OD	OUTSIDE DIAMETER
	OPNG	OPENING
P	PED	PEDESTAL
	PEN	PENETRATION
	PL	PLATE
R	RE	REFER
	REINF	REINFORCEMENT
	REQD	REQUIRED
	RES	RESIDENTIAL
	RET	RETAINING
S	SCHED	SCHEDULE
	SECT	SECTION
	SF	SQUARE FOOT (FEET)
	SIM	SIMILAR
	STRNGR	STRINGER
	SOG	SLAB ON GRADE
	SPC(S)(G)	SPACE(S)(ING)
	STD	STANDARD
T	T&B	TOP & BOTTOM
	TO	TOP OF
	TOC	TOP OF CONCRETE
	TOF	TOP OF FOOTING
	TOW	TOP OF WALL
	TS	THICKENED SLAB
	TYP	TYPICAL
W	W	WIDTH
	W/	WITH
U	UNO	UNLESS NOTED OTHERWISE
V	VAR	VARIES
	VERT(V)	VERTICAL

MATERIAL SYMBOLS

CONCRETE

EARTH

WOOD WALL

LEGEND

DETAIL (X / Sxx)

SECTION (X / Sxx)

ELEVATION ON PLANS (X / Sxx)

GROSS SECTION (X / Sxx)

REFERENCE DETAIL ON SAME SHEET (X / --)

BREAKLINE

CENTER LINE

REFERENCE ELEV=0'-0" — DATUM ELEVATION

SLOPE DIRECTION

J R S E

JOHN K. RITCHEY — LICENSED PROFESSIONAL ENGINEER PE 13256-S — HAWAII U.S.A.

JOHN RITCHEY, STRUCTURAL ENGINEER LLC.
EXP: 04-30-2026

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JOHN RITCHEY STRUCTURAL ENGINEER, LLC.
P.O. BOX 1713
KIHEI, MAUI, HI 96753
JR@JRSE.ENGINEER
808.727.2839

GENERAL NOTES

SUBMITTALS

ISSUE	DATE
COORD SET	1/17/2025
PERMIT SET	1/17/2025
BID SET	1/17/2025
CONSTRUCTION SET	1/17/2025

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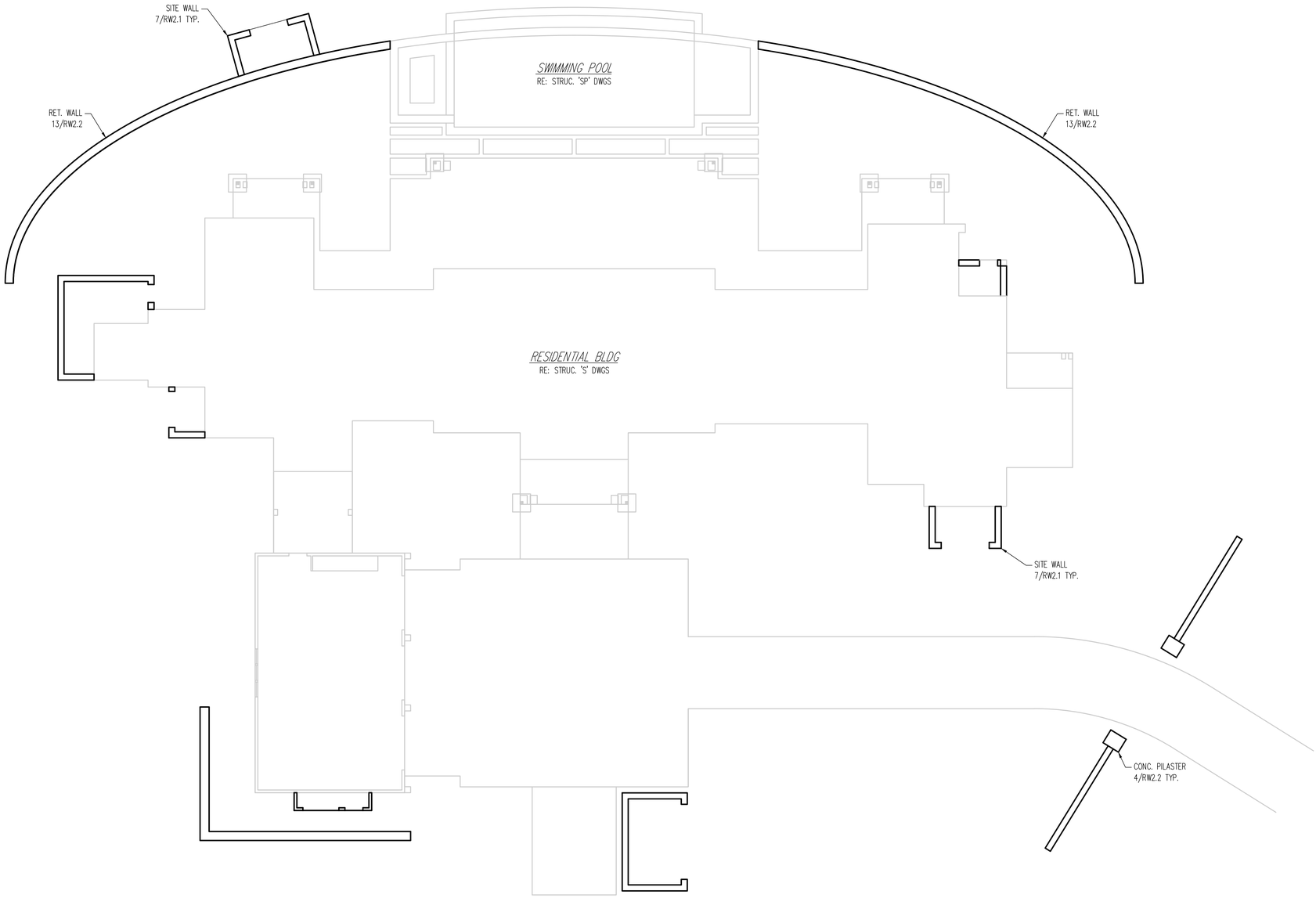
GENERAL SITE PLAN NOTES:

1. CONTRACTOR REFER TO CIVIL FOR WALL AND GRADE ELEVATIONS.
2. CONTRACTOR SHALL REFER TO ARCHITECTURAL FOR WALL FINISHES.
3. TYPICAL WALL DETAILS RE: RW2.1 THRU RW2.4



1 1/8" RETAINING WALL SITE PLAN

J R S E

JOHN K. RITCHEY LICENSED PROFESSIONAL ENGINEER PE 13256-S HAWAII U.S.A.

JOHN RITCHEY, STRUCTURAL ENGINEER LLC.
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P.O. BOX 1713
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JR@JRSE.ENGINEER
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RETAINING WALL SITE PLAN

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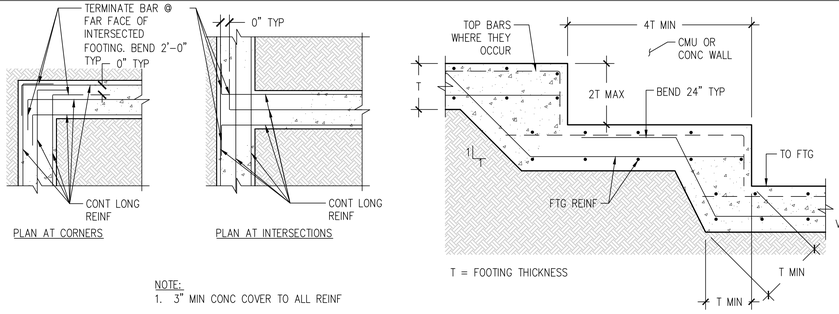
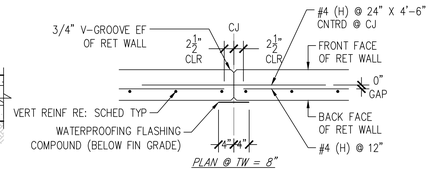
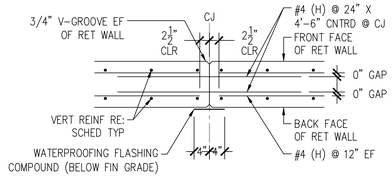
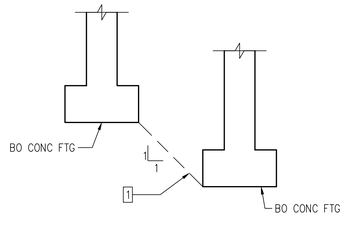




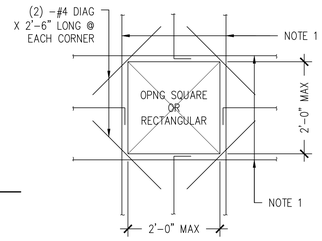




NOTES:
1. MAX SLOPE BTWN BO FTGS SHALL BE 45°. STEP FTGS AS REQ'D. SEE TYP DTL

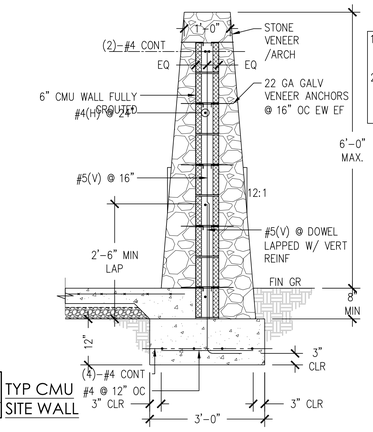
1 3/4" TYPICAL CONC WALL OR FOOTING REINFORCING DETAILS @ CORNERS & INTERSECTIONS

2 3/4" TYP STEPPED FOOTING



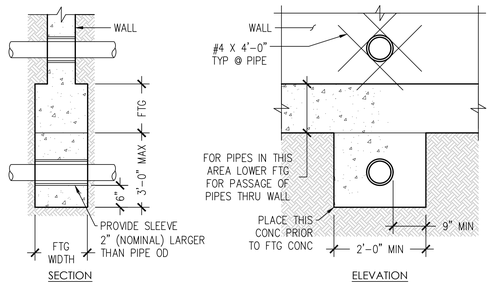
NOTES:
1. ALL REINF INTERRUPTED BY OPNG SHALL BE REPLACED BY ADDITIONAL REINF EQUAL TO THOSE INTERRUPTED. PLACE HALF OF BARS ON EACH SIDE OF OPNG & EXTEND FROM SUPPORT TO SUPPORT. ADDITIONAL REINF SHALL NOT BE LESS THEN (1) –#5 TOP & (1) –#5 BOTTOM.

3 3/4" TYP CONSTRUCTION JT (CJ) DTL (CONTROL JOINT SIM)



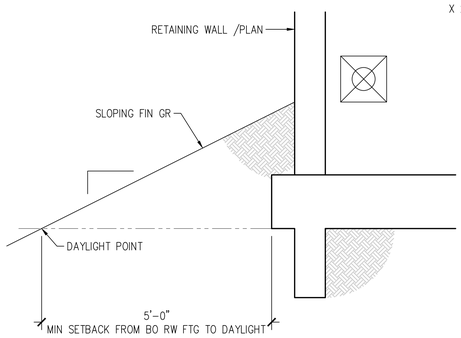
1. SEE ARCH. FOR WALL FIN. LOCATIONS – ONE SIDE OR BOTH.
2. WHERE SLAB OCCURS, CONTRACTOR PERMITTED TO POUR FOOTING AND SLAB MONOLITHIC.

4 NTS TYPICAL MAX SLOPE BETWEEN ADJACENT FOOTINGS



NOTES:
1. FOR CONDUITS & PIPES 3'–0" OR LESS BELOW FTG, PROVIDE SLEEVES AND CONC COVER AS SHOWN.
2. FOR CONDUITS & PIPES MORE THAN 3'–0" BELOW FTG, TRENCH MAY BE BACKFILLED WITH COMPACTED FILL PER GEOTECHNICAL REPORT.
3. COORDINATE WITH ELECTRICAL, MECHANICAL AND ALL OTHER EFFECTED TRADES.

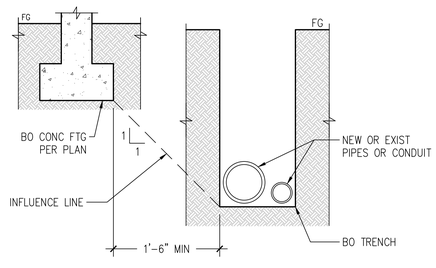
5 NTS TYP FTG LOCATION @ SLOPE



6 3/4" TYP ADD'L REINF @ WALL OPENINGS

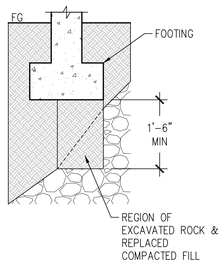
7 3/4" TYP CMU SITE WALL

8 NTS TYPICAL PIPES THRU FOOTING



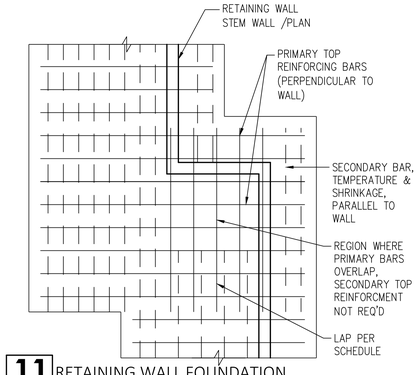
NOTE:
1. A TRENCH SHALL NOT BE EXCAVATED THAT ENCROACHES BEYOND THE INFLUENCE LINE.

9 NTS TYPICAL TRENCH PARALLEL TO FND

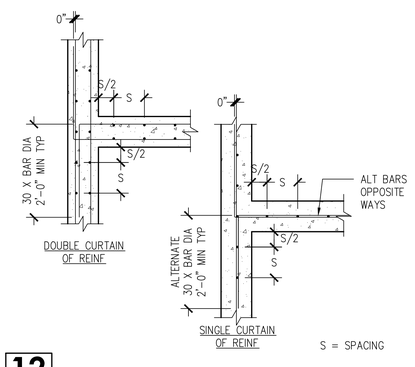


NOTE:
FOOTING SHALL BE SUPPORTED ON A COMBINATION OF ROCK & COMPACTED FILL. FOOTING SHALL BE SUPPORTED ENTIRELY BY COMPACTED OR ROCK.

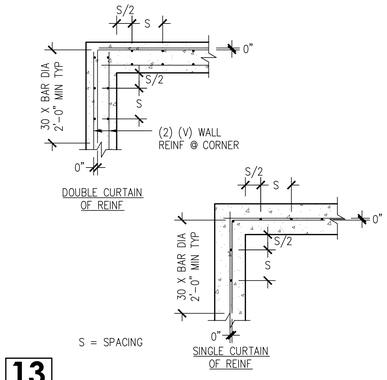
10 NTS TYPICAL FOUNDATION SUPPORT DETAIL



11 NTS RETAINING WALL FOUNDATION REINF @ WALL CORNERS



12 3/4" CURB/GRADE BEAM/ WALL INTERSECTION



13 3/4" CURB/GRADE BEAM/WALL CORNER

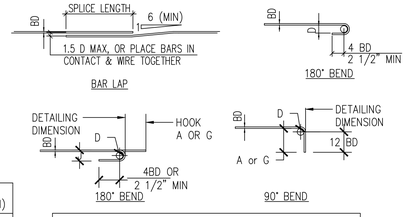
ABBREVIATIONS:
BD BAR DIAMETER (BAR NUMBER/8)
D BEND DIAMETER

NOTES:
1. LENGTHS ARE FOR CONCRETE W/ BARS SPACED 6" MIN, INCREASE BAR LENGTH 25% FOR BARS SPACED LESS THAN 6".
2. "TOP BARS" ARE HORIZONTAL BARS WITH 12" OR MORE OF CONCRETE CAST BELOW.
3. SPLICE LENGTH BASED ON CLASS 'B' SPLICE (ACI 318–05)

TABLE 1

BAR SIZE	MIN SPLICE & EMBED LENGTHS (F'C=3,000 PSI)				
	LAP SPLICE		EMBEDMENT		
	BOT BAR	TOP BAR	STRAIGHT BOT BAR	STRAIGHT TOP BAR	W/ STD HOOK
#3,#4	29"	38"	22"	29"	8"
#5	36"	47"	28"	36"	10"
#6	43"	56"	33"	43"	12"

BAR SIZE	MIN SPLICE & EMBED LENGTHS (F'C=4,000 PSI)				
	LAP SPLICE		EMBEDMENT		
	BOT BAR	TOP BAR	STRAIGHT BOT BAR	STRAIGHT TOP BAR	W/ STD HOOK
	25"	33"	19"	25"	7"
	31"	41"	24"	31"	9"
	37"	49"	29"	37"	10"

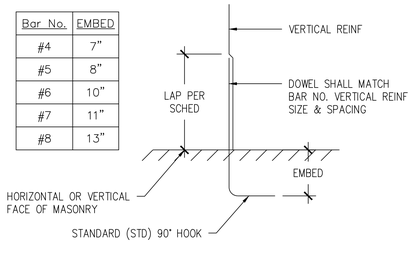


STANDARD ACI HOOKS, ALL GRADES				
BAR SIZE	D	180° HOOKS		90° HOOKS
		A OR G, IN.	J, IN.	A OR G, IN.
#3	2.25	5	3	6
#4	3	6	4	8
#5	3.75	7	5	10
#6	4.5	8	6	12

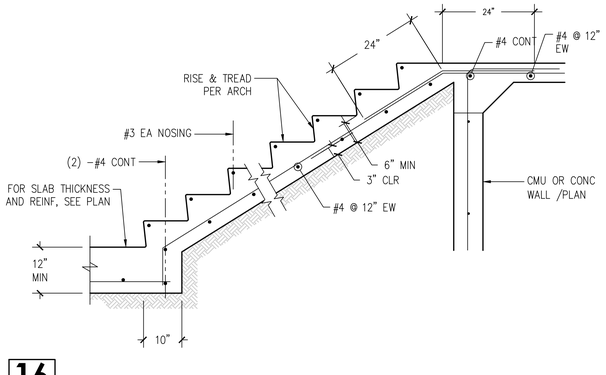
TYP REINF HOOK SCHEDULE

14 3/4" TYP CONC REINF LAPS, BENDS & LAP SPLICES LENGTHS

Bar No.	EMBED
#4	7"
#5	8"
#6	10"
#7	11"
#8	13"



15 3/4" TYP MAS REBAR STD HOOK DETAIL



16 3/4" TYP CONC STAIRS ON GRADE

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JOHN RITCHEY STRUCTURAL ENGINEER, LLC.
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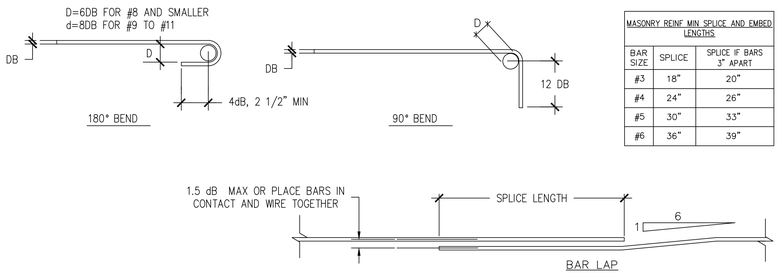
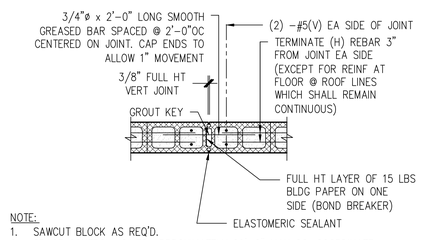


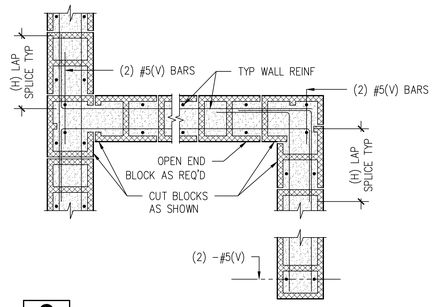
MASONRY REINF MIN SPLICE AND EMBED LENGTHS		
BAR SIZE	SPLICE	SPLICE IF BARS 3" APART
#3	18"	20"
#4	24"	26"
#5	30"	33"
#6	36"	39"

6 3/4" TYP CMU REBAR SPLICE AND EMBEDMENT LENGTH SCHED

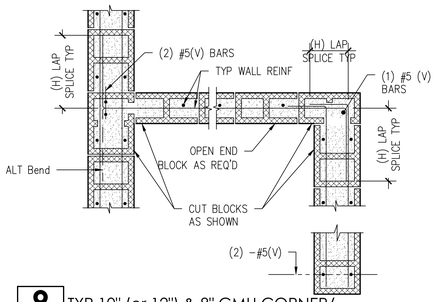


NOTE:
1. SAWCUT BLOCK AS REQ'D.
2. SPACE CONTROL JOINTS APPROXIMATELY 29'-0" MAX OC, COORDINATE W/ARCH PLANS & STRUCTURAL PLANS. CONTRACTOR'S OPTION CONTROL JOINTS CAN BE REPLACED BY PROVIDING #5(H) @ 16" OC. JOINTS SHALL NOT BE LOCATED WITHIN 24" OF HOLDDOWNS.

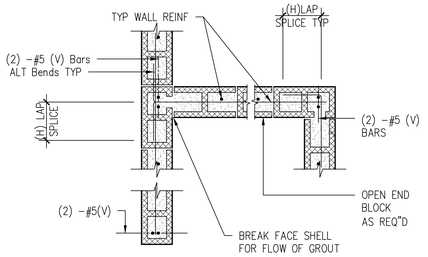
7 3/4" TYP CMU CONTROL JOINT VERTICAL (JCV)



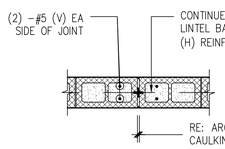
8 3/4" TYP 12" CMU CORNER/INTERSECTION DTL



9 3/4" TYP 10" (or 12") & 8" CMU CORNER/ INTERSECTION DTL



10 3/4" TYP 8" CMU CORNER/INTERSECTION DTL



NOTE:
1. SAWCUT BLOCK AS REQ'D.
2. SPACE CONTROL JOINTS APPROXIMATELY 29'-0" MAX OC, COORDINATE W/ARCH PLANS & STRUCTURAL PLANS. CONTRACTOR'S OPTION CONTROL JOINTS CAN BE REPLACED BY PROVIDING #5(H) @ 16" OC. JOINTS SHALL NOT BE LOCATED WITHIN 24" OF HOLDDOWNS.

11 3/4" TYP CMU JOINT DETAIL

Masonry Reinforcing
Minimum Splice & Development Lengths
see notes 1&3

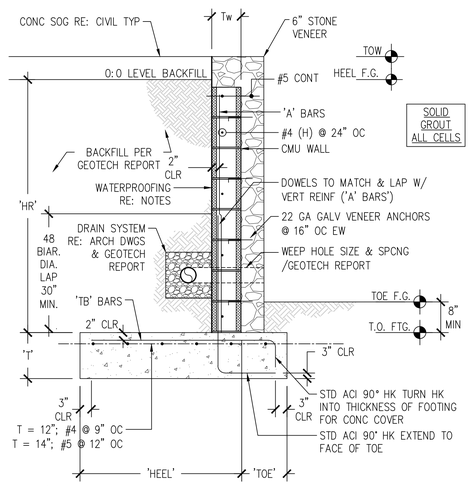
Bar Size:	Condition 1:	Condition 2:
#4	26"	21"
#5	40"	26"
#6	54"	43"
#7	63"	60"
#8	72"	72"

NOTES:
1. PER ACI 530-08 & IBC 2006
2. GRADE 60 STEEL (FY=60 KSI)
3. F'M = 1500 PSI

12 3/4" TYP MASONRY REINF MIN SPLICE & DEVELOPMENT LENGTHS

GENERAL RETAINING WALL NOTES:

1. TERMINATE @ FACE OF TOE W/ STD ACI 90° HK & EXTEND TO BO FTG
2. TERMINATE @ TOP OF FOOTING W/ STD ACI 90° HK
3. EXTEND TO BOTTOM OF FOOTING & TERMINATE W/ STD 90° HK
4. EXTEND TO BOTTOM OF FOOTING & TERMINATE W/ STD ACI 90° HK
5. IF "HEEL F.G".-"T.O. FTG."> "RETAINED HEIGHT (HR)", USE DIMENSIONS & REINFORCING INDICATED FOR THE NEXT HIGHER "RETAINED HEIGHT".
6. FORMWORK MAY BE REMOVED AFTER A MINIMUM OF 12 HOURS
7. BACKFILL WALLS AS SPECIFIED IN GEOTECH REPORT
8. WALLS MAY BE BACKFILLED A MINIMUM OF 7 DAYS AFTER GROUTING WALL.

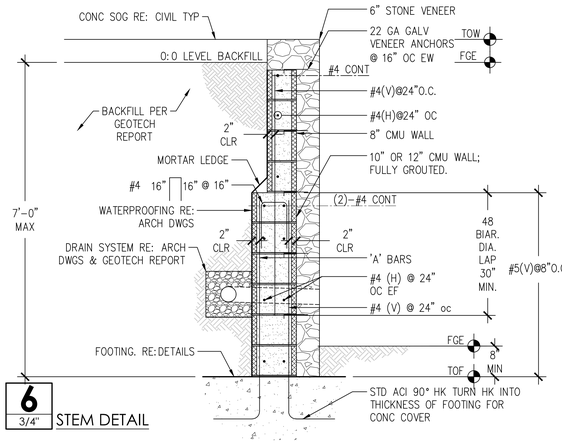


RETAINING WALL SCHEDULE

RETAINED HT	FOOTING				WALL	
HR	T	TOE	HEEL	'TB' BARS (1)	Tw	'A' BARS (3)
7'-0"	14"	12"	5'-0"	#4@9"	10" CMU*	#5@8"
6'-0"	14"	12"	4'-0"	#4@9"	8" CMU	#5@8"
5'-0"	14"	12"	3'-0"	#4@12"	8" CMU	#4@16"
4'-0"	12"	12"	2'-0"	#4@12"	8" CMU	#4@24"

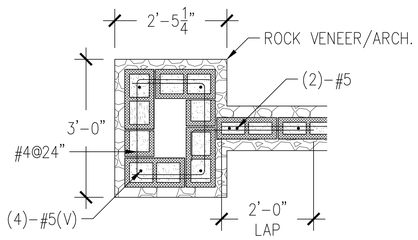
*RE: 6/--

13 3/4" RETAINING WALL



6 3/4" STEM DETAIL

NOTE:
ALL CLEAR WALL HEIGHTS (MEASURED FROM LOWEST ADJACENT GRADE TO TOP OF WALL) SHALL NOT EXCEED 6'-0". CONTRACTOR SHALL REFER TO CIVIL FOR ALL WALL LOCATIONS AND ELEVATIONS. CONTRACTOR SHALL NOT SET WALL LOCATIONS AND WALL HEIGHTS FROM STRUCTURAL DRAWINGS.



14 3/4" TYP. C.M.U. PILASTER

JOHN K. RITCHEY
LICENSED PROFESSIONAL ENGINEER
PE 13256-S
HAWAII U.S.A.

JOHN RITCHEY, STRUCTURAL ENGINEER LLC.
EXP: 04-30-2026

THIS WORK WAS PREPARED BY ME OR UNDER MY SUPERVISION AND CONSTRUCTION OF THIS PROJECT WILL BE UNDER MY OBSERVATION (OBSERVATION AS DEFINED IN CHAPTER 16-115-2 OF THE HAWAII ADMINISTRATIVE RULES, DEPARTMENT OF COMMERCE AND CONSUMER AFFAIRS ENTITLED PROFESSIONAL ENGINEERS, ARCHITECTS, SURVEYORS AND LANDSCAPE ARCHITECTS).

JOHN RITCHEY STRUCTURAL ENGINEER, LLC.
P.O. BOX 1713
KIHEI, MAUI, HI 96753
JR@JRSE.ENGINEER
808.727.2839

RETAINING WALL DETAILS

SUBMITTALS

ISSUE	DATE
COORD SET	1/17/2025
PERMIT SET	1/17/2025
BID SET	1/17/2025
CONSTRUCTION SET	1/17/2025

REVISIONS

#	DATE	BY	DESCRIPTION
1	9/18/2025	JKR	CONTRACTOR REVISIONS

KALPAKOFF RESIDENCE
LOT 37 MAHANA ESTATES
LAHAINA, MAUI, HI 96761
T.M.K. (2)4-2-010:037

DESIGN BY: J.R. DATE: 1/17/2025
DRAWN BY: J.R. JOB NO.: M24058.01
CHECKED BY: J.R.

SHEET
1 **RW2.2**

GENERAL NOTES

1. ALL WORK SHALL CONFORM TO THE CURRENT BUILDING CODE OF THE COUNTY OF MAUI, THE 2018 INTERNATIONAL BUILDING CODE (IBC) WITH THE CITY AND COUNTY OF MAUI AMENDMENTS.
2. THE STRUCTURAL DRAWINGS SHALL BE UNDERSTOOD BY THE GENERAL CONTRACTOR OR BUILDER AND ALL OTHER TRADES ASSOCIATED WITH THE PROJECT.
3. THE CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS AT THE SITE AND NOTIFY THE ARCHITECT OF DISCREPANCIES BETWEEN THE ACTUAL CONDITIONS AND INFORMATION SHOWN ON THE DRAWINGS BEFORE PROCEEDING ANY PHASE OF WORK, INCLUDING FABRICATION.
4. ALL OMISSIONS OR CONFLICTS BETWEEN THE VARIOUS ELEMENTS OF THE CONTRACT DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT BEFORE PROCEEDING WITH ANY WORK SO INVOLVED.
5. THE CONTRACTOR SHALL NOT ACQUIRE DIMENSIONS VIA SCALING THE DRAWINGS. ALL DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALE SHOWN ON PLANS, SECTIONS AND DETAILS.
6. STRUCTURAL ENGINEER IS NOT RESPONSIBLE FOR ANY ASPECT OF THE GEOTECHNICAL DESIGN.
7. ALL SUBSTITUTIONS SHALL BE SUBMITTED TO THE STRUCTURAL ENGINEER OF RECORD THROUGH THE ARCHITECT FOR REVIEW PRIOR TO CONSTRUCTION. CONTRACTOR TO SUBMIT DOCUMENTATION SEALED BY A LICENSED STRUCTURAL ENGINEER IN THE STATE OF HAWAII TO DEMONSTRATE THAT THE PROPOSED SUBSTITUTION IS EQUAL TO THE SPECIFIED DESIGN. SUBSTITUTIONS MAY BE USED PROVIDED THEY ARE APPROVED BY THE ENGINEER AND ARCHITECT.
8. THE CONTRACTOR SHALL TAKE ALL STEPS NECESSARY TO INSURE THE PROPER ALIGNMENT OF THE STRUCTURE.
9. MODIFICATION TO DRAWINGS: THE GENERAL CONTRACTOR AND HIS SUBCONTRACTORS MUST SUBMIT IN WRITING ANY REQUESTS FOR MODIFICATIONS TO THE PLANS. SHOP DRAWINGS THAT ARE SUBMITTED TO THE DESIGN PROFESSIONAL FOR HIS REVIEW DO NOT CONSTITUTE "IN WRITING." IN ANY EVENT, CHANGES TO THE PLANS AND SPECIFICATIONS BY MEANS OF SHOP DRAWINGS BECOME THE RESPONSIBILITY OF THE ORGANIZATION INITIATING SUCH CHANGES. MODIFICATION OF CERTAIN CONNECTION DETAILS BY THE ENGINEER AS PART OF THE SHOP DRAWINGS REVIEW PROCESS SHALL BE ANTICIPATED BY THE CONTRACTOR.
10. THE CONTRACTOR SHALL PROTECT AND SHIELD FROM DAMAGE ALL EXISTING STRUCTURES AND ELEMENTS ADJACENT TO AND SURROUNDING THE CONSTRUCTION WORK. EXISTING ELEMENTS DAMAGED BY THE CONTRACTOR'S OPERATION SHALL BE REPAIRED TO ITS ORIGINAL CONDITION OR REPLACED AT NO ADDED COST.
11. SHOP DRAWINGS OF ALL FABRICATED ITEM SHALL BE SUBMITTED FOR REVIEW PRIOR TO FABRICATION. SHOP DRAWINGS FOR ELEMENTS THAT ARE TO BE DESIGNED BY THE SUBCONTRACTOR SHALL BE SEALED BY A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF HAWAII. SUBMIT FOR RECORD SEALED CALCULATIONS FOR ELEMENTS OR SYSTEMS REQUIRING ENGINEERING DESIGN BY THE DESIGN BUILDER/SUPPLIER.
12. CONTRACTOR SHALL INVESTIGATE SITE DURING CLEARING AND EARTHWORK OPERATIONS FOR FILLED EXCAVATIONS OR BURIED STRUCTURES. IF ANY STRUCTURES ARE FOUND, THE STRUCTURAL ENGINEER SHALL BE NOTIFIED IMMEDIATELY.
13. SEE ARCHITECTURAL DRAWINGS FOR THE FOLLOWING
    - WALL FINISHES
    - DIMENSIONS NOT SHOWN ON STRUCTURAL DRAWINGS.
14. SEE CIVIL DRAWINGS FOR THE FOLLWING
    - GRADING ELEVATIONS
    - WALL HEIGHTS
    - PIPE AND CONDUIT RUNS, ETC.
15. SEE THE MECHANICAL, PLUMBING AND ELECTRICAL DRAWINGS FOR THE FOLLOWING:
    - PIPE RUNS, SLEEVES, HANGERS, TRENCHES, WALL AND SLAB OPENINGS, ETC., EXCEPT AS NOTED OR SHOWN.
    - ELECTRICAL CONDUIT RUNS, BOXES, OUTLET IN WALL AND SLABS.
    - CONCRETE INSERTS FOR ELECTRICAL OR PLUMBING FIXTURES
16. CONTRACTOR SHALL SPREAD OUT CONSTRUCTION MATERIALS ON THE STRUCTURE SUCH THAT THE IMPARTED THOSE SHALL NOT EXCEED THE CONSTRUCTION LIVE LOAD PER SQUARE FOOT. IT IS THE GENERAL CONTRACTORS RESPONSIBILITY TO ENSURE THAT THE SUBCONTRACTORS ARE INFORMED AND DO NOT VIOLATE THIS IMPORTANT REQUIREMENT. IMPACT SHALL BE AVOIDED WHEN PLACING MATERIALS ON ALREADY POURED OR ERECTED FLOORS OR ROOF. WHERE REFERENCE IS MADE TO VARIOUS TEST STANDARDS FOR MATERIALS, SUCH TENDERED SHALL BE THE LATEST ADDITION.
17. SPECIFIC DETAILS AND NOTES SHALL TAKE PRECEDENCE OVER GENERAL NOTES AND TYPICAL DETAILS.
18. TYPICAL DETAILS SHALL APPLY GENERALLY THROUGHOUT THE STRUCTURE WHERE APPLICABLY NOTED. TYPICAL DETAILS NOT CUT ON THE DRAWINGS SHALL APPLY UNLESS NOTED OTHERWISE.
19. THE CONTRACTOR SHALL REQUEST FROM THE ENGINEER, INFORMATION FOR CONFIGURATIONS NOT SHOWN ON THE STRUCTURAL DRAWINGS.
20. NO PENETRATIONS SHALL PASS THROUGH STRUCTURAL COMPONENTS UNLESS SPECIFICALLY NOTED ON THE PLANS. THE CONTRACTOR SHALL REQUEST WRITTEN AUTHORIZATION FROM THE ENGINEER OF RECORD FOR PENETRATIONS NOT SPECIFICALLY SHOWN PER PLAN.
21. THE CONTRACT STRUCTURAL DRAWINGS REPRESENT THE FINISHED STRUCTURE. THE STRUCTURAL DRAWINGS DO NOT INDICATE THE MEANS AND METHODS OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN AND INSTALLATION OF STRUCTURAL SHORING FOR STABILITY OF THE STRUCTURE FOR ALL PHASES OF CONSTRUCTION. OBSERVATION VISITS TO THE SITE BY THE STRUCTURAL ENGINEER SHALL NOT INCLUDE INSPECTION OF THE ABOVE ITEMS.

SPECIAL INSPECTION

1. SPECIAL INSPECTION PER SECTION 1704 OF THE 2018 INTERNATIONAL BUILDING CODE (IBC) ARE REQUIRED FOR THE FOLLOWING TYPES OF WORK:
   A. WIND RESISTING COMPONENTS - I.B.C. 1705.11.3 [2018 HBC (38)]

2. THE CONTRACTOR SHALL NOTIFY THE SPECIAL INSPECTOR AT LEAST THREE (3) WORKING DAYS PRIOR TO PERFORMING WORK REQUIRING SPECIAL INSPECTIONS. CONSTRUCTION PERFORMED WITHOUT REQUIRED SPECIAL INSPECTION WILL BE SUBJECT TO REJECTION.

STRUCTURAL OBSERVATION

1. STRUCTURAL OBSERVATION PER SECTION 1704 OF THE 2018 INTERNATIONAL BUILDING CODE (IBC) ARE REQUIRED FOR THE FOLLOWING TYPES OF WORK:
   A. CONCRETE CONSTRUCTION - REINFORCING STEEL

   THE CONTRACTOR SHALL NOTIFY THE STRUCTURAL ENGINEER AT LEAST THREE (3) WORKING DAYS PRIOR TO PERFORMING WORK REQUIRING SPECIAL OBSERVATION. CONSTRUCTION PERFORMED WITHOUT REQUIRED SPECIAL OBERVATION WILL BE SUBJECT TO REJECTION.

CONCRETE

1. ALL CONCRETE SHALL BE READY MIXED OR BATCH MIXED AT THE PROJECT SITE CONFORMING TO ASTM C94 AND THE PROJECT SPECIFICATIONS. IN ADDITION, ALL CONSTRUCTION SHALL COMPLY WITH APPLICABLE PROVISIONS OF THE FOLLOWING LATEST ACI STANDARDS:
   A. ACI 318-BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE.
   B. ACI 117- STANDARD SPECIFICATIONS FOR TOLERANCES FOR CONCRETE CONSTRUCTION AND MATERIALS.
   C. ACI 301-SPECIFICATIONS FOR STRUCTURAL CONCRETE BUILDING.
   D. ACI 305-PRACTICE FOR HOT WEATHER CONCRETING.
   E. ACI 306-PRACTICE FOR COLD WEATHER CONCRETING.
   F. ACI 211.1-PRACTICE FOR SELECTING PROPORTIONS FOR CONCRETE.
   G. ACI 304-PRACTICE FOR MEASURING, MIXING AND PLACING.
   H. ACI 315-PRACTICE FOR DETAILING CONCRETE.
   I. ACI 347-PRACTICE FOR FORMWORK.
2. CONCRETE MATERIALS SHALL CONFORM TO THE FOLLOWING STANDARDS:
   A. PORTLAND CEMENT: SEE PROJECT SPECIFICATIONS.
   B. FLY ASH: ASTM C618, CLASS F.
   C. NORMAL WEIGHT AGGREGATE: ASTM C33, COARSE AGGREGATE OR BETTER. AGGREGATE SHALL NOT BE SUSCEPTIBLE TO DELETERIOUS EXPANSION OF CONCRETE DUE TO ALKALI AGGREGATE REACTIVITY.
   D. MAXIMUM COARSE AGGREGATE SIZE: 1–1/2 INCHES NOMINAL.
   E. FINE AGGREGATE: FREE OF MATERIALS SUSCEPTIBLE TO ALKALI REACTIVITY.
   F. AIR ENTRAINING ADMIXTURE: ASTM C260
   G. WATER: ASTM C94 AND POTABLE.
3. ALL CONCRETE SHALL OBTAIN THE FOLLOWING MINIMUM COMPRESSIVE STRENGTHS AT 28 DAYS:
   A. FOOTINGS, CURBS, AND SLABS ON GRADE 2500 PSI*

   SUBMIT DESIGN MIXES FOR EACH CONCRETE MIX TO THE ENGINEER FOR REVIEW AND APPROVAL.

4. CONCRETE PLACEMENT:
   A. CONSOLIDATE PLACED CONCRETE WITH MECHANICAL VIBRATING EQUIPMENT ACCORDING TO ACI 301. DO NOT VIBRATE SELF-CONSOLIDATING CONCRETE.
   B. CONCRETE SHALL NOT BE DROPPED MORE THAN FOUR FEET VERTICALLY WITHOUT THE USE OF A TREMIE
   C. ALL CONCRETE MUST BE CURED IN ACCORDANCE WITH ACI 308.1.
   D. DO NOT ADD WATER TO CONCRETE DURING DELIVERY, AT PROJECT SITE, OR DURING PLACEMENT UNLESS APPROVED IN ADVANCE BY THE EOR OR CONCRETE MANUFACTURER.
5. MINIMUM CONCRETE REINFORCING OVER BARS SHALL BE AS FOLLOWS:
   A. CONCRETE POURED DIRECTLY AGAINST EARTH 3"
   B. FORMED CONCRETE EXPOSED TO WEATHER OR EARTH 2"
   C. AGAINST LEVELED BASE COURSE 2"
   D. FORMED COLUMNS NOT EXPOSED TO WEATHER OR EARTH 2"
   E. FORMED WALLS NOT EXPOSED TO WEATHER OR EARTH 1-1/2"
6. CONCRETE FOOTINGS AND PADS MAY BE POURED AGAINST NEAT EXCAVATIONS.
7. CORNERS OF COLUMNS AND BEAMS EXPOSED TO VIEW SHALL BE DETAILED WITH 3/4" BY 45 CHAMFERS UNLESS NOTED OTHERWISE ON THE DRAWINGS.
8. ALL REINFORCING BARS, ANCHOR BOLTS AND CONCRETE INSERTS SHALL BE SECURED IN POSITION AND LOCATED PER STRUCTURAL DRAWINGS PRIOR TO PLACING CONCRETE. ALL INSERTS, ANCHOR BOLTS, PLATES, ETC. EMBEDDED IN CONCRETE SHALL BE HOT-DIPPED GALVANIZED UNLESS NOTED OTHERWISE.
9. CAST IN PLACE ANCHOR RODS SHALL CONFORM TO ASTM F1554, GRADE 36 OR ASTM A307, GRADE A, UNO REFER TO SPECIFICATIONS FOR ANCHOR ROD SURVEY REQUIREMENTS.
10. PROVIDE SLEEVES FOR PLUMBING AND ELECTRICAL OPENINGS IN CONCRETE BEFORE PLACING CONCRETE. VERIFY OPENINGS WITH ELECTRICAL AND MECHANICAL DRAWINGS. DO NOT CUT ANY REINFORCING WHICH MAY CONFLICT.
11. NO CONSTRUCTION JOINTS (OTHER THAN THOSE SHOWN ON DRAWINGS) SHALL BE INSTALLED WITHOUT APPROVAL OF THE JRSE POC. PROVIDE 3/4" CHAMFER AT ALL EXPOSED CORNERS.
12. VERIFY LOCATIONS AND DIMENSIONS OF SLOTS, ANCHORS, DUCTS, ETC., RELATING TO MECHANICAL, ELECTRICAL AND ARCHITECTURAL WORK BEFORE POURING CONCRETE.
13. NOTIFY ENGINEER THREE (3) WORKING DAYS PRIOR TO ANY CONCRETE POUR. NO CONCRETE SHALL BE POURED PRIOR TO OBSERVATION BY THE ENGINEER OR THE INSPECTOR.

REINFORCING STEEL

1. ALL REINFORCING STEEL SHALL BE HIGH STRENGTH DEFORMED BARS CONFORMING TO ASTM A 615 GRADE 60, EXCEPT TIES AND STIRRUPS SMALLER THAN #4 WHICH MAY BE GRADE 40. ALL REINFORCING STEEL TO BE WELDED SHALL CONFORM TO ASTM A 706 GRADE 60.
2. PLAIN-STEEL WELDED WIRE FABRIC SHALL CONFORM TO ASTM A 185 FABRICATED FROM AS-DRWN STEEL WIRE INTO FLAT SHEETS AND GALVANIZED.
3. CONCRETE COVERAGE FOR REINFORCING BARS SEE CONCRETE & MASONRY NOTES.
4. BARS SHALL BE CONTINUOUS UNLESS NOTED OTHERWISE. LAP BARS AS SHOWN ON THE PLANS AND DETAILS. THE CONTRACTOR SHALL SUBMIT REQUESTED LAP LOCATION TO THE ENGINEER FOR APPROVAL WHERE LAPS ARE REQUIRED BUT NOT SHOWN ON THE DRAWINGS SUCH AS WALLS AND CONTINUOUS FOOTINGS. UNLESS OTHERWISE NOTED, LAP SPLICES, DOWEL EXTENSIONS AND EMBEDMENTS WITHOUT A STANDARD HOOK SHALL BE 48 BAR DIAMETERS BUT NOT LESS THAN 24 INCHES. SPLICES SHALL BE STAGGERED WHERE POSSIBLE. BENDS NOT DIMENSIONED SHALL BE STANDARD HOOKS.
5. BOLSTER AND SUPPORT BARS FOR SLAB AND TOPPING REINFORCEMENT (INCLUDING SLABS ON GRADE) SHALL BE A MINIMUM OF #4 AT 36" O.C. OR #3 AT 24" O.C.
6. BEFORE PLACING OF CONCRETE, SPECIAL INSPECTOR SHALL INSPECT REINFORCEMENT PLACEMENT TO INSURE CONFORMANCE WITH THE DRAWINGS. ALL DISCREPANCIES SHALL BE CORRECTED PRIOR TO CONCRETE POUR OR GROUTING.

DESIGN CRITERIA

SEISMIC (PER THE 2018 IBC WITH COUNTY OF MAUI CODE AMENDMENTS):

RISK CATEGORY	II
IMPORTANCE FACTOR	1.0
MAPPED SPECTRAL RESPONSE ACCELERATION	
Ss	0.928
S1	0.232
SITE CLASS	D
DESIGN SPECTRAL RESPONSE ACCELERATION:	
SDs	0.699
SD1	0.299

WIND (PER THE 2018 IBC WITH THE CITY COUNTY OF MAUI CODE AMENDMENTS):

BASIC WIND SPEED (3-SEC)	120 MPH
EXPOSURE	93 MPH
	C
VELOCITY PRESSURE COEFFICIENT (Kh)	0.18±
TOPOGRAPHIC FACTOR (Kzt)	0.85
DIRECTIONALITY FACTOR	1.00
MAIN WIND FORCE RESISTING SYSTEM	
COMPONENTS & CLADDING	0.70
GUST EFFECT FACTOR	0.65
	0.85

DESIGN VERTICAL DEAD LOADS (TYP UNO):

BASALT ROCK FACING DENSITY	130 PCF

DESIGN VERTICAL LIVE LOADS (TYP UNO):

CONSTRUCTION SURCHARGE	125 PSF

FOUNDATION (NO SOIL REPORT)

1. FOUNDATION DESIGN IS IN ACCORDANCE WITH CHAPTER 18 OF THE 2018 INTERNATIONAL BUILDING CODE. THE STRUCTURAL ENGINEER RECOMMENDS A GEOTECHNICAL INVESTIGATION IN ORDER TO DETERMINE THE SUBSURFACE CONDITIONS OF ANY PROJECT AND VERIFICATION OF FOUNDATION DESIGN CRITERIA. IN THE ABSENCE OF GEOTECHNICAL REPORT, CHANCE OF ENCOUNTERING UNFORESEEN UNSUITABLE SOIL CONDITIONS ARE GREATLY INCREASED. IT IS THE STRUCTURAL ENGINEER'S UNDERSTANDING THAT THE OWNER IS ELECTING NOT TO PROVIDE A GEOTECHNICAL REPORT FOR THIS PROJECT. THEREFORE, PROVISIONS OF CHAPTER 4 OF THE INTERNATIONAL RESIDENTIAL CODE WILL BE MADE. THE OWNER AGREES TO HOLD HARMLESS THE STRUCTURAL ENGINEER OF RECORD 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 DESIGN CRITERIA ASSUMED BY THE STRUCTURAL ENGINEER WITHOUT THE BENEFIT OF A GEOTECHNICAL REPORT. IT IS HIGHLY RECOMMENDED, AS A MINIMUM, A GEOTECHNICAL TESTING AGENCY SHALL BE SECURED BY THE OWNER TO PERFORM SOIL COMPACTION TESTS.
2. ALL EARTHWORK SHALL BE PERFORMED IN ACCORDANCE WITH THE 2018 INTERNATIONAL BUILDING CODE.
3. FOOTINGS SHALL BE EMBEDDED AT LEAST 12 INCHES BELOW ADJACENT FINISHED GRADE AND BEARING ON UNDISTURBED NATURAL SOIL OR PROPERLY COMPACTED STRUCTURAL FILL.
4. ALL BUILDING SLAB-ON-GRADE SHALL BE PROTECTED BY A 10 MIL VAPOR BARRIER.
5. EXTREME CARE SHALL BE EXERCISED WHEN EXCAVATING OR GRADING ADJACENT TO THE EXISTING ADJACENT BUILDINGS SO AS NOT TO DAMAGE OR UNDERMINE ITS WALLS AND FOUNDATIONS.
6. DO NOT BACKFILL AGAINST WALLS WHICH ARE SUPPORTED TOP AND BOTTOM BY SLABS UNTIL THE SLABS, TOP AND BOTTOM HAVE BEEN PLACED AND CURED (FOR AT LEAST 7 DAYS). OTHERWISE, PROVIDE TEMPORARY BRACING.
7. FINISH GRADING SHALL BE ACCOMPLISHED IN SUCH A MANNER AS TO SLOPE GRADE (MIN OF 5%) AWAY FROM FOUNDATIONS. GRADING SHALL
8. ALSO ELIMINATE ANY POTENTIAL PONDING NEAR FOUNDATIONS. POSITIVE DRAINAGE SHALL BE PROVIDED BOTH DURING CONSTRUCTION AND THE FINISHED STRUCTURE. THE CONTRACTOR SHALL PROVIDE ADEQUATE MEANS OF PREVENTING MOISTURE INFILTRATION INTO PLUMBING TRENCHES AND FOOTING EXCAVATIONS.
9. BACKFILL AGAINST FOOTINGS, EXTERIOR WALLS, AND UTILITY AND/OR SPRINKLER LINE TRENCHES SHALL BE COMPACTED PER 2018 INTERNATIONAL BUILDING CODE AND SHALL BE FREE OF CONSTRUCTION DEBRIS AND OTHER DELETERIOUS MATERIALS.
10. CONTRACTOR SHALL PROVIDE FOR PROPER DEWATERING OF EXCAVATIONS FROM SURFACE WATER, GROUND WATER, SEEPAGE, ETC.

SHEET INDEX

SP0.1-SP0.2	GENERAL NOTES
SP1.1	SWIMMING POOL SITE PLAN
SP2.1-SP2.3	SWIMMING POOL DETAILS

JRSE

JOHN K. RITCHEY LICENSED PROFESSIONAL ENGINEER PE 13266-S HAWAII U.S.A.

JOHN RITCHEY, STRUCTURAL ENGINEER LLC.
EXP: 04-30-2026

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JOHN RITCHEY STRUCTURAL ENGINEER, LLC.
P.O. BOX 1713
KIHEI, MAUI, HI 96753
JR@JRSE.ENGINEER
808.727.2839

GENERAL NOTES

SUBMITTALS

ISSUE	DATE
COORD SET	1/17/2025
PERMIT SET	1/17/2025
BID SET	1/17/2025
CONSTRUCTION SET	1/17/2025

REVISIONS

DATE	BY	DESCRIPTION

KALPAKOFF RESIDENCE

LOT 37 MAHANA ESTATES
LAHAINA, MAUI, HI 96761
T.M.K. (2)4-2-010:037

DESIGN BY: J.R. DATE: 1/17/2025
DRAWN BY: J.R. JOB NO: M24058.02
CHECKED BY: J.R.

SHEET
SP0.1

CONCRETE UNIT MASONRY

1. MASONRY CONSTRUCTION SHALL COMPLY WITH THE REQUIREMENTS ACI 530.1/TMS 602-SPECIFICATIONS FOR MASONRY STRUCTURES.
2. HOLLOW CONCRETE MASONRY UNITS: ASTM C 90, GRADE N, TYPE II; NON-MOISTURE CONTROLLED, 1,900 PSI COMPRESSIVE STRENGTH, NORMAL WEIGHT. UNITS SHALL BE 2-CORE TYPE, 8" NOMINAL HEIGHT, 16" NOMINAL LENGTH AND WIDTH INDICATED ON THE PLANS.
3. MORTAR AND GROUT MATERIALS:
   A. PORTLAND CEMENT: ASTM C 150, TYPE I OR II
   B. MORTAR CEMENT: ASTM C 1329
   C. AGGREGATE FOR MORTAR: ASTM C 144
   D. AGGREGATE FOR GROUT: ASTM C 404, WITH GRADING PER ASTM D 448, NO. 10
   E. HYDRATED LIME: ASTM C 270, TYPE S
   F. PLASTICIZER ADDITIVE: POWDER OR LIQUID TYPE WITH CURRENT IBC ACCEPTANCE AS A SUBSTITUTE FOR LIME IN MORTAR.
   G. WATER: POTABLE AND COMPLYING WITH ASTM 270.
4. MORTAR SHALL BE ASTM C 270 TYPE 'M' OR 'S' WITH A MINIMUM 28-DAY COMPRESSIVE STRENGTH OF 2,500/1800 PSI RESPECTIVELY. USE MORTAR WITHIN 2 HOURS OF MIXING. (IBC TABLE 2103.812)
5. GROUT (FINE) (ASTM C476) SHALL BE PROPORTIONED (IBC TABLE 2103.10) TO ATTAIN A 28-DAY COMPRESSIVE STRENGTH OF 2,000 PSI AND A SLUMP BETWEEN 8 AND 11 INCHES. GROUT SHALL BE PLACED WITHIN 90 MINUTES AFTER MIXING.
6. REINFORCING STEEL SHALL BE HELD IN PLACE BY REINFORCING BAR POSITIONERS: COMMERCIAL, NON-METALLIC POSITIONERS THAT PREVENT DISPLACEMENT OF REINFORCING BARS DURING CONSTRUCTION. INSTALL AT INTERVALS NOT EXCEEDING [8] FEET.
7. FILL ALL CELLS SOLID WITH GROUT. NO GROUTING SHALL COMMENCE PRIOR TO OBSERVATION BY THE ENGINEER OR SPECIAL INSPECTOR.
8. UNLESS NOTED OTHERWISE, ALL WALLS SHALL BE CONSTRUCTED IN RUNNING BOND.
9. POST-INSTALLED ANCHORS IN GROUTED MASONRY: CORROSION-RESISTANT ANCHORS WITH CAPACITY TO SUPPORT DESIGN SHEAR AND TENSION LOADS WITH A FACTOR OF SAFETY OF AT LEAST 4.0 AS DOCUMENTED IN A CURRENT ICC EVALUATION REPORT.
10. CLEANOUTS SHALL BE PROVIDED FOR ALL GROUT POURS OVER 5 FEET 4 INCHES IN HEIGHT UNLESS OTHERWISE NOTED IN PLANS.
11. SEE REINFORCING STEEL NOTES FOR REINFORCING STEEL.
12. NO COLD JOINTS ARE PERMITTED UNLESS SPECIFICALLY DETAILED.
13. VERTICAL CELLS TO BE FILLED SHALL HAVE VERTICAL ALIGNMENT. ANY OVERHANGING MORTAR OR OTHER OBSTRUCTION OF DEBRIS SHALL BE REMOVED FROM THE INSIDES OF SUCH CELL WALLS.
14. ALL GROUT SHALL BE CONSOLIDATED AT THE TIME OF POURING BY VIBRATING WITH A 3/4" Ø VIBRATOR.

REINFORCEMENT PLACING REQUIREMENTS:
SPACING REQUIREMENTS

MINIMUM CLEAR DISTANCE BETWEEN PARALLEL BARS AND BETWEEN A CONTACT LAP SPLICE AND ADJACENT SPLICE OR BARS.	DIAMETER OF LARGER BAR, BUT AT LEAST 1"
MINIMUM CLEAR DISTANCE BETWEEN VERTICAL BARS AND BETWEEN A CONTACT LAP SPLICE AND ADJACENT SPLICES OF BARS IN COLUMN AND PILASTERS.	1 1/2 TIMES THE DIAMETER OF THE LARGER BAR, BUT AT LEAST 1 1/2"
MINIMUM GROUT THICKNESS BETWEEN REINFORCEMENT AND SURROUNDING MASONRY.	FINE GROUT 1/4" COURSE GROUT 1/2"
MINIMUM MASONRY COVER BARS MASONRY FACE EXPOSED TO EARTH AND WEATHER	#6 OR LARGER 2" #5 OR SMALLER 1 1/2"
MASONRY FACE NOT EXPOSE TO EARTH OR WEATHER	ALL BARS 1 1/2"
ERECTION TOLERANCES	
MAXIMUM VARIATION OF VERTICAL BAR POSITION ALONG WALL LENGTH FROM LOCATION INDICATED ON CONTRACT DOCUMENTS.	2"
TOLERANCE FROM "D" DIMENSION (DISTANCE MEASURED FROM EXTREME COMPRESSION FACE TO THE CENTROID OF THE TENSILE REINFORCEMENT) INDICATED ON PROJECT DRAWINGS.	D LESS THAN OR EQUAL TO 8" ±1/2" D GREATER THAN 8" AND LESS THAN ±1" OR EQUAL TO 24"

ABBREVIATIONS

A	&	AND
	ACI	AMERICAN CONCRETE INSTITUTE
	ADDL	ADDITIONAL
	APA	AMERICAN PLYWOOD ASSOCIATION
	AR	ANCHOR ROD
	ARCH	ARCHITECT
	ASTM	AMERICAN SOCIETY FOR TESTING MATERIALS
B	BD	BOARD
	BLDG	BUILDING
	BO	BOTTOM OF
	BOW	BOTTOM OF WALL
	BOTT	BOTTOM
	BRNG	BEARING
	BTR	BETTER
	BTWN	BETWEEN
C	CIP	CAST-IN-PLACE
	CJ	CONTROL JOINT
	CL	CENTER LINE
	CLR	CLEAR(ANCE)
	CMU	CONCRETE MASONRY UNIT
	CNTRD	CENTERED
	CONC	CONCRETE
	CONN	CONNECTION
	CONT	CONTINUOUS
D	DIA	DIAMETER
	DIAG	DIAGONAL
	DIM	DIMENSION
	DTL	DETAIL
	DWG(S)	DRAWING(S)
E	EA	EACH
	EF	EACH FACE
	EMBED	EMBEDMENT
	EN	EDGE NAIL
	EO	EDGE OF
	EOR	ENGINEER OF RECORD
	EQ	EQUAL
	EQUIP	EPUIPMENT
	EW	EACH WAY
	EXTR	EXTERIOR
F	FIN	FINISHED
	FN	FIELD NAIL
	FND	FOUNDATION
	FG	FINISHED GRADE
	FLR	FLOOR
	FO	FACE OF
	FRMG	FRAMING
	FTG	FOOTING
G	GEOTECH	GEOTECHNICAL ENGINEER
	GR	GRADE
H	H	HIGH
	H/L	HIGH & LOW
	HT	HEIGHT
	HK	HOOK
	HORIZ(H)	HORIZONTAL

ABBREVIATIONS

I	IBC	INTERNATIONAL BUILDING CODE
	ID	IDENTIFICATION
	INFO	INFORMATION
J	JT	JOINT
L	LONG	LONGITUDINAL
	LPS	LAP PER SCHEDULE
M	MAX	MAXIMUM
	MIN	MINIMUM
N	(N)	NEW
	NA	NOT APPLICABLE
	NO. or #	NUMBER
	NIC	NOT IN CONTRACT
O	OC	ON CENTER
	OD	OUTSIDE DIAMETER
	OPNG	OPENING
P	PED	PEDESTAL
	PEN	PENETRATION
	PL	PLATE
R	RE	REFER
	REINF	REINFORCEMENT
	REQD	REQUIRED
	RES	RESIDENTIAL
	RET	RETAINING
S	SCHED	SCHEDULE
	SECT	SECTION
	SF	SQUARE FOOT (FEET)
	SIM	SIMILAR
	STRNGR	STRINGER
	SOG	SLAB ON GRADE
	SPC(S)(G)	SPACE(S)(ING)
	STD	STANDARD
T	T&B	TOP & BOTTOM
	TO	TOP OF
	TOC	TOP OF CONCRETE
	TOF	TOP OF FOOTING
	TOW	TOP OF WALL
	TS	THICKENED SLAB
	TYP	TYPICAL
W	W	WIDTH
	W/	WITH
U	UNO	UNLESS NOTED OTHERWISE
V	VAR	VARIES
	VERT(V)	VERTICAL

MATERIAL SYMBOLS

CONCRETE

EARTH

WOOD WALL

LEGEND

DETAIL (X / Sxx)

SECTION (X / Sxx)

ELEVATION ON PLANS (X / Sxx)

GROSS SECTION (X / Sxx)

REFERENCE DETAIL ON SAME SHEET (X / --)

BREAKLINE

CENTER LINE

REFERENCE ELEV=0'-0" — DATUM ELEVATION

SLOPE DIRECTION

J R S E

JOHN K. RITCHEY — LICENSED PROFESSIONAL ENGINEER PE 13256-S — HAWAII U.S.A.

JOHN RITCHEY, STRUCTURAL ENGINEER LLC.
EXP: 04-30-2026

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JOHN RITCHEY STRUCTURAL ENGINEER, LLC.
P.O. BOX 1713
KIHEI, MAUI, HI 96753
JR@JRSE.ENGINEER
808.727.2839

GENERAL NOTES

SUBMITTALS

ISSUE	DATE
COORD SET	1/17/2025
PERMIT SET	1/17/2025
BID SET	1/17/2025
CONSTRUCTION SET	1/17/2025

REVISIONS

DESCRIPTION	BY	DATE

KALPAKOFF RESIDENCE

LOT 37 MAHANA ESTATES
LAHAINA, MAUI, HI 96761
T.M.K. (2)4-2-010:037

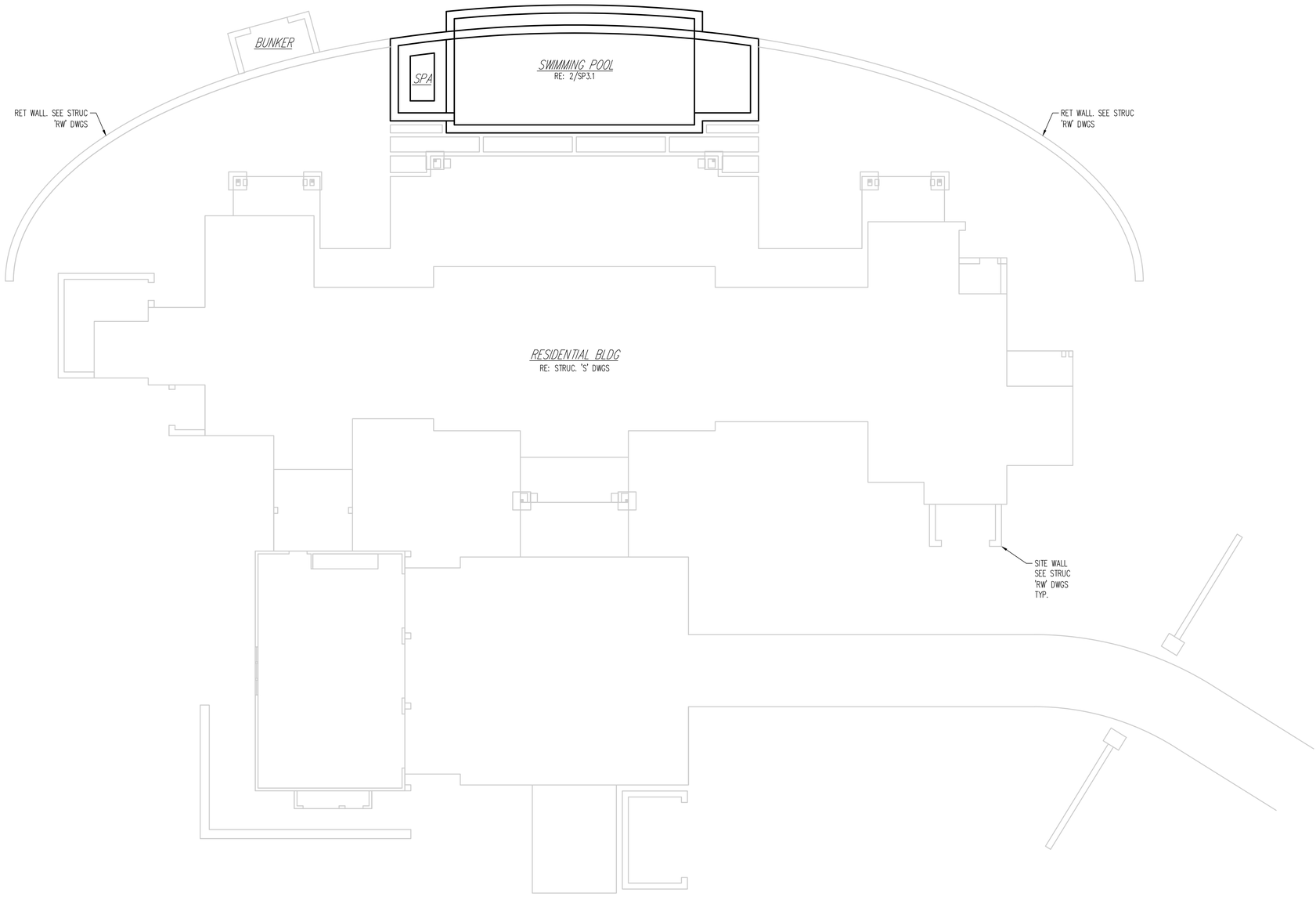
DESIGN BY: J.R. DATE: 1/17/2025
DRAWN BY: J.R. JOB NO.: M24058.02
CHECKED BY: J.R.

SHEET

SP0.2

GENERAL SITE PLAN NOTES:

1. CONTRACTOR REFER TO CIVIL FOR WALL AND GRADE ELEVATIONS.
2. CONTRACTOR SHALL REFER TO ARCHITECTURAL FOR WALL FINISHES, POOL BUNKER, AND POOL INFORMATION.
3. CONTRACTOR SHALL CONSULT WITH POOL SUPPLIER FOR DEPTH OF TROUGH.



1 1/8" SITE PLAN - SWIMMING POOL

JOHN K. RITCHEY
LICENSED PROFESSIONAL ENGINEER
PE 13256-S
HAWAII U.S.A.

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SWIMMING POOL SITE PLAN

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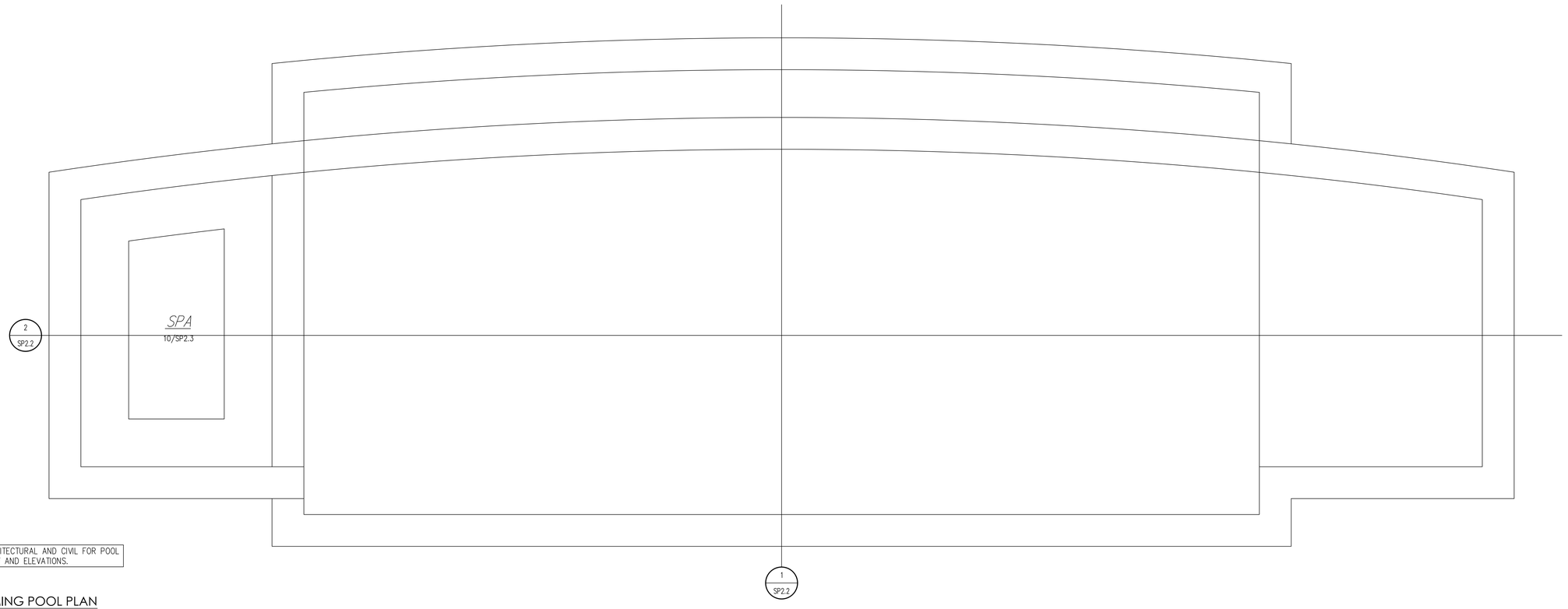
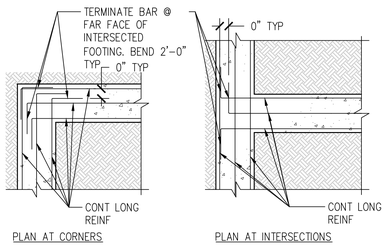
SP1.1



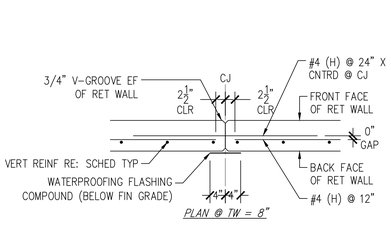
SEE ARCHITECTURAL AND CIVIL FOR POOL GEOMETRY AND ELEVATIONS.

1 3/4" SWIMMING POOL PLAN

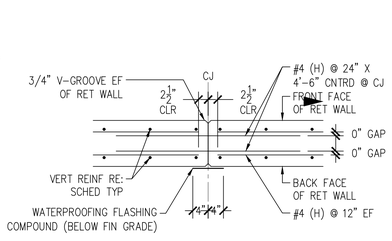


NOTE:
1. 3" MIN CONC COVER TO ALL REINF

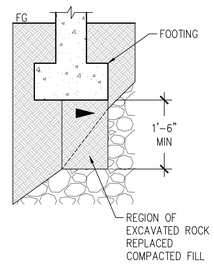
2 3/4" TYPICAL CONC WALL OR FOOTING REINFORCING DETAILS @ CORNERS & INTERSECTIONS



NOTE:
MAX JOINT SPACING = 20'-0"

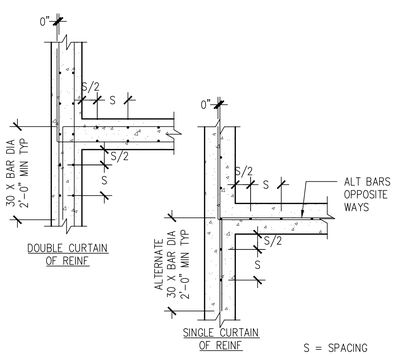


3 3/4" TYP CONSTRUCTION JT (CJ) DTL (CONTROL JOINT SIM)

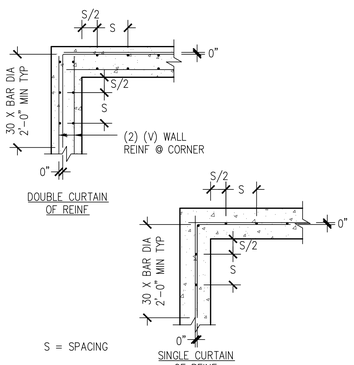


NOTE:
FOOTING SHALL BE SUPPORTED ON A COMBINATION OF ROCK & COMPACTED FILL. FOOTING SHALL BE SUPPORTED ENTIRELY BY COMPACTED OR ROCK.

4 3/4" TYPICAL FOUNDATION SUPPORT DETAIL



5 NTS CURB/GRADE BEAM/ WALL INTERSECTION



6 3/4" CURB/GRADE BEAM/WALL CORNER

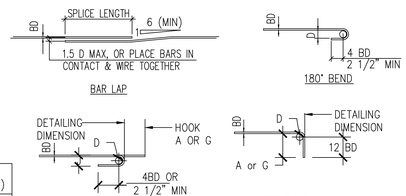
ABBREVIATIONS:
BD BAR DIAMETER (BAR NUMBER/8)
D BEND DIAMETER

NOTES:
1. LENGTHS ARE FOR CONCRETE W/ BARS SPACED 6" MIN, INCREASE BAR LENGTH 25% FOR BARS SPACED LESS THAN 6".
2. "TOP BARS" ARE HORIZONTAL BARS WITH 12" OR MORE OF CONCRETE CAST BELOW.
3. SPLICE LENGTH BASED ON CLASS 'B' SPLICE (ACI 318-05)

TABLE 1

BAR SIZE	MIN SPLICE & EMBED LENGTHS (F'C=3,000 PSI)					
	LAP SPLICE		EMBEDMENT			
	BOT BAR	TOP BAR	STRAIGHT BOT BAR	STRAIGHT TOP BAR	W/ STD HOOK
#3,#4	29"	38"	22"	29"	8"
#5	36"	47"	28"	36"	10"
#6	43"	56"	33"	43"	12"

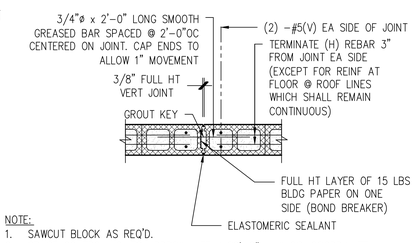
MIN SPLICE & EMBED LENGTHS (F'C=4,000 PSI)					
LAP SPLICE		EMBEDMENT			
BOT BAR	TOP BAR	STRAIGHT BOT BAR	STRAIGHT TOP BAR	W/ STD HOOK
25"	33"	19"	25"	7"
31"	41"	24"	31"	9"
37"	49"	29"	37"	10"



STANDARD ACI HOOKS, ALL GRADES				
BAR SIZE	D	180° HOOKS		90° HOOKS
		A OR G, IN.	J, IN.	A OR G, IN.
#3	2.25	5	3	6
#4	3	6	4	8
#5	3.75	7	5	10
#6	4.5	8	6	12

TYP REINF HOOK SCHEDULE

7 3/4" TYP CONC REINF LAPS, BENDS & LAP SPLICES LENGTHS



NOTE:
1. SAWCUT BLOCK AS REQ'D.
2. SPACE CONTROL JOINTS APPROXIMATELY 29'-0" MAX OC, COORDINATE W/ARCH PLANS & STRUCTURAL PLANS. CONTRACTOR'S OPTION CONTROL JOINTS CAN BE REPLACED BY PROVIDING #5(H) @ 16" OC. JOINTS SHALL NOT BE LOCATED WITHIN 24" OF HOLDDOWNS.

8 3/4" TYP CMU CONTROL JOINT VERTICAL (JCV)

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JOHN RITCHEY STRUCTURAL ENGINEER, LLC.
P.O. BOX 1713
KIHEI, MAUI, HI 96753
JR@JRSE.ENGINEER
808.727.2839

PLAN & TYPICAL DETAILS

SUBMITTALS

ISSUE	DATE
COORD SET	1/17/2025
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T.M.K. (2)4-2-010:037

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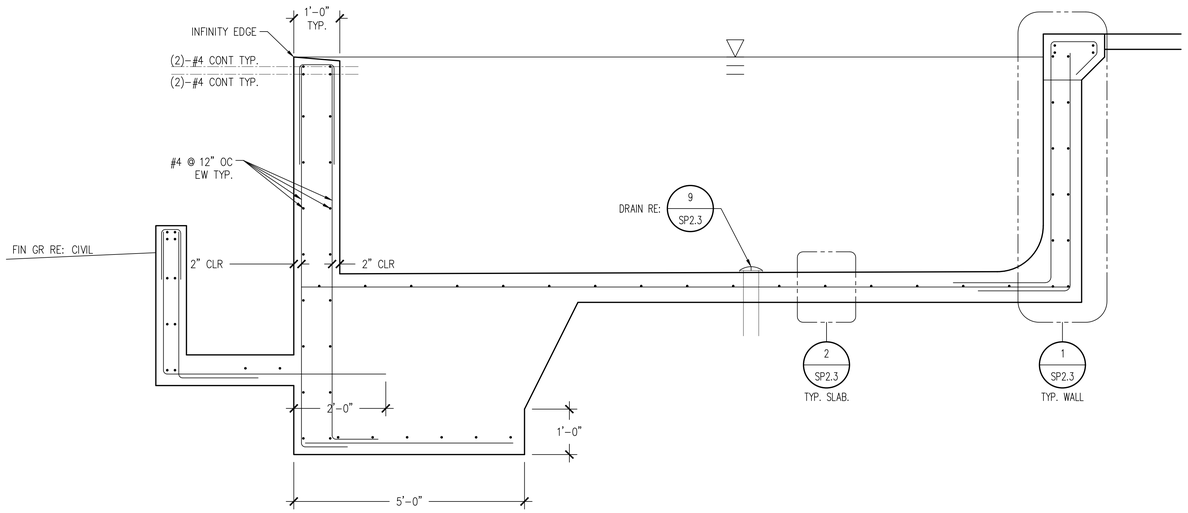
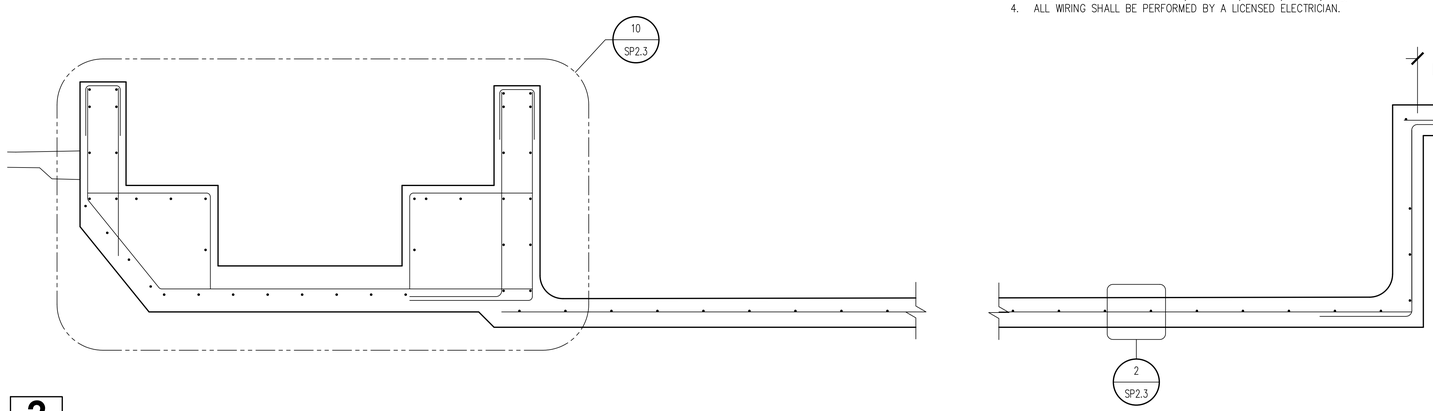
SHEET
SP2.1



1 3/4 POOL SECTIONS

GENERAL NOTES:
1. REFER TO CIVIL FOR ELEVATIONS.
2. COORDINATE WITH ARCHITECT ALL GEOMETRY AND FINISHES.
3. COORDINATE WITH ARCHITECT FOR LOCATIONS OF ALL POOL APPURTENANCES, INCLUDING BUT NOT LIMITED TO, SKIMMERS, DRAINS, LIGHTS, ETC.
4. ALL WIRING SHALL BE PERFORMED BY A LICENSED ELECTRICIAN.



2 3/4 POOL SECTIONS

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SWIMMING POOL SECTIONS

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SHEET
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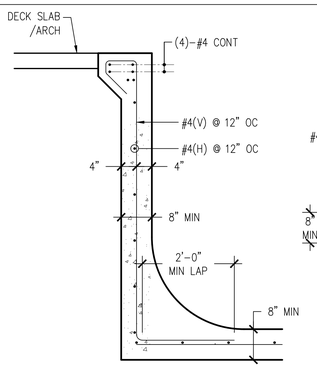
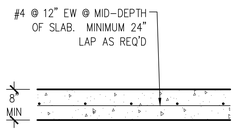
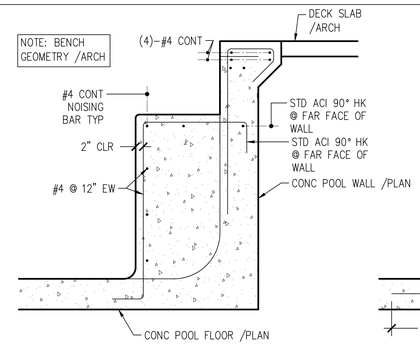


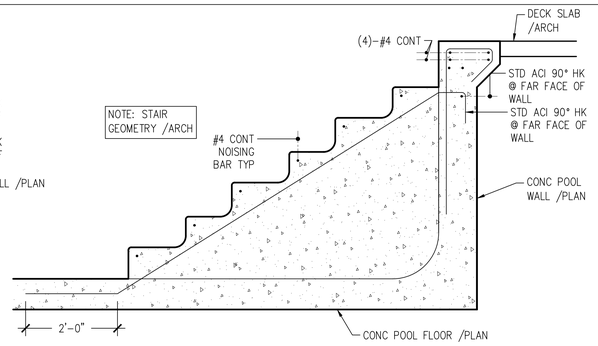
1 3/4" TYP POOL WALL DETAIL



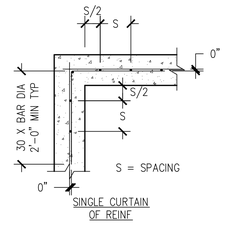
2 3/4" TYP POOL SLAB



3 3/4" TYP POOL BENCH



4 3/4" TYP POOL STAIRS

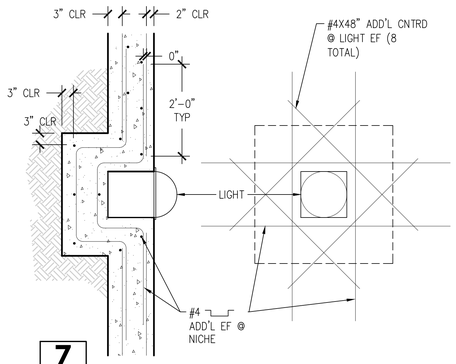


5 3/4" WALL REINFORCEMENT @ CORNERS

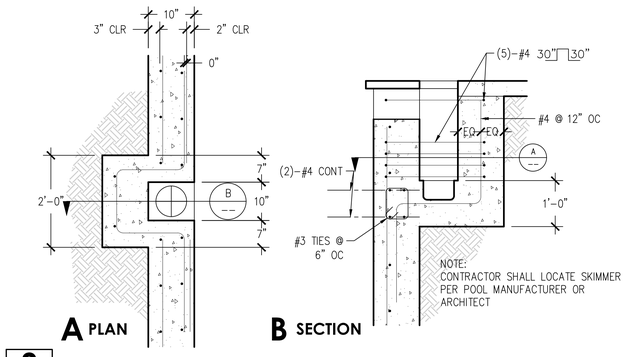
GENERAL POOL NOTES:

1. ELECTRICAL: ALL ELECTRICAL WORK SHALL CONFORM TO THE REQUIREMENTS OF LOCAL CODE NEC ART 680, LATEST EDITION. ALL EQUIPMENT SHALL COMPLY WITH NEC AND SHALL UL APPROVED BONDING AND GROUNDING OF ALL EQUIPMENT TO REINFORCING STEEL SHALL BE WITH AWS #8 COPPER CONDUCTOR. NO ELECTRICAL ATTACHMENT, RECEPTACLE, OR OVERHEAD WIRING SHALL BE WITHIN 10'-0" OF THE POOL OR SPA, ALL RECEPTACLES LOCATED BETWEEN 10' TO 15' FROM THE POOL OR SPA SHALL BE PROTECTED BY A GROUND FAULT CIRCUIT INTERRUPTER (GFCI).
2. STEEL REINFORCING: STANDARD FLOOR AND WALL #4 @ 12" OC EW REBAR SHALL BE GRADE 60. ALL STEEL IS TO BE ELECTRICALLY GROUNDED.
3. ALL SHOTCRETE (GUNITE) SHALL BE 4000 PSI MIN AFTER 28 DAYS. PROVIDE MINIMUM OF 6.5 SACKS OF CEMENT PER CU. YD.
4. ALL REINFORCING SHALL CONFORM TO ASTM A615, GRADE 60.
5. ALL MATERIALS AND ALL WORKMANSHIP SHALL COMPLY WITH ALL APPLICABLE STATE AND LOCAL CODES AND REGULATIONS.
6. POOL PIPING TO BE SCHEDULE 40 PVC MIN.
7. SUPPPORTING SOIL SHALL BE NATURAL UNDISTRUBED. MINIMUM ALLOWABLE BEARING PRESSURE SHALL BE 2,000 PSF. tHE CONTRACTOR SHALL NOTIFY THE EOR FOR OTHER CONDITIONS PRESENT. ALL SOILS SHALL BE COMPACTED (astm D1557 95% MIN)
8. ALL CAST-IN-PLACE CONCRETE SHALL BE 3,000 PSI @ 28 DAYS MIN.

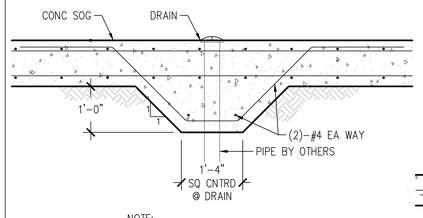
6 3/4" GENERAL POOL NOTES



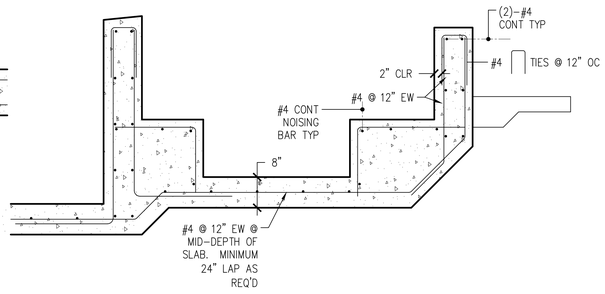
7 3/4" CONC WALL REINFORCEMENT @ LIGHT NICHE



8 3/4" CONC REINFORCEMENT @ SKIMMER



9 3/4" CONCRETE REINFORCEMENT @ POOL FLOOR DRAIN



10 3/4" CONCRETE REINFORCEMENT @ SPA

JOHN RITCHEY, STRUCTURAL ENGINEER LLC.
EXP: 04-30-2026

THIS WORK WAS PREPARED BY ME OR UNDER MY SUPERVISION AND CONSTRUCTION OF THIS PROJECT WILL BE UNDER MY OBSERVATION (OBSERVATION AS DEFINED IN CHAPTER 16-115-2 OF THE HAWAII ADMINISTRATIVE RULES, DEPARTMENT OF COMMERCE AND CONSUMER AFFAIRS ENTITLED PROFESSIONAL ENGINEERS, ARCHITECTS, SURVEYORS AND LANDSCAPE ARCHITECTS).

JOHN RITCHEY STRUCTURAL ENGINEER, LLC.
P.O. BOX 1713
KIHEI, MAUI, HI 96753
JR@JRSE.ENGINEER
808.727.2839

SWIMMING POOL DETAILS

SUBMITTALS

ISSUE	DATE
COORD SET	1/17/2025
PERMIT SET	1/17/2025
BID SET	1/17/2025
CONSTRUCTION SET	1/17/2025

REVISIONS

DATE	BY	DESCRIPTION

KALPAKOFF RESIDENCE

LOT 37 MAHANA ESTATES
LAHAINA, MAUI, HI 96761
T.M.K. (2)4-2-010:037

DESIGN BY: J.R. DATE: 1/17/2025
DRAWN BY: J.R. JOB NO: M24058.01
CHECKED BY: J.R.

SHEET
SP2.3

SYMBOL LEGEND

—·—	NEW DUCT LINE
▭	EXISTING HANDHOLE
▬	NEW ELECTRICAL EQUIPMENT
FRONT △	EXISTING TRANSFORMER PAD
EP	ELECTRICAL PRIMARY DUCTS, QTY. AND SIZE AS INDICATED
ES	ELECTRICAL SECONDARY DUCTS, QTY. AND SIZE AS INDICATED
T	TELEPHONE DUCTS, QTY. AND SIZE AS INDICATED
TV	CATV DUCTS, QTY. AND SIZE AS INDICATED
M–2	ELECTRICAL 2'x4' HANDHOLE (HECO)
T–2	TELEPHONE PULLBOX, TYPE 435TB (2'x4') HTCO DWG. 34056.
C–2	CATV PULLBOX, SIMILAR TO HTCO TYPE 435TB, HTCO DWG. 34056.

PLAN NOTES:

1. EXISTING HECO SECONDARY STUB–OUT. VERIFY & COORDINATE TIE–INS AT SITE WITH UTILITY.
2. NEW METER EQUIPMENT (SEE DETAIL ON SHEET E–2).
3. ALL METERS, METERING EQUIPMENT AND ENCLOSURES MUST BE READILY ACCESSIBLE AT ALL TIMES (24 HOURS) BY POWER COMPANY PERSONNEL FOR EMERGENCIES, METER READING, INSPECTION, TESTING, AND MAINTENANCE IN ACCORDANCE WITH THE TARIFF.
4. IF CUSTOMER LOCKS THE DOORWAY TO THE FACILITIES, THE LOCK WILL BE KEYED TO THE POWER COMPANY'S BEST (BRAND) KEY CORE. ALTERNATIVELY, CONTACT THE POWER COMPANY'S CUSTOMER INSTALLATION DEPARTMENT FOR OTHER LOCKING MEANS, SUCH AS THE USE OF A KEY OF SUPRA LOCK BOX NEAR DOORWAY.
5. EXISTING HECO PAD MOUNTED TRANSFORMER.

GENERAL NOTES:

1. PLANS SUBJECT TO REVIEW AND APPROVAL OF UTILITY COMPANIES.
2. GRADE BEYOND THE HECO BOXES SHALL NOT EXCEED 2" RISE PER FOOT WITHIN A 2'–0" WIDE AREA PROPERTY SIDE OF EACH BOX, OTHERWISE A RETAINING WALL WILL BE REQUIRED.
3. THE CONTRACTOR/UTILITY COMPANY SHALL BE RESPONSIBLE TO VERIFY THE EXACT DEPTH AND LOCATION OF EXISTING WATERLINES IN THE PROJECT AREA PRIOR TO COMMENCEMENT OF WORK AND SHALL MEET WITH THE DEPARTMENT OF WATER SUPPLY PERSONNEL OUT IN THE FIELD TO HELP LOCATE THE EXISTING WATERLINES IN THE PROJECT AREA IF NECESSARY.
4. MAINTAIN A MINIMUM OF THREE (3) FEET CLEAR HORIZONTAL SEPARATION BETWEEN EXISTING WATERLINES AND INSTALLED UTILITIES.
5. MAINTAIN A MINIMUM OF SIX (6) INCHES CLEAR VERTICAL SEPARATION BETWEEN EXISTING WATERLINES AND INSTALLED UTILITIES AT ALL CROSSINGS.
6. ANY INSTALLED UTILITY CROSSING AN EXISTING WATERLINE SHALL BE CONCRETE JACKETED A MINIMUM OF FIVE (5) FEET ON BOTH SIDES OF THE CROSSING.
7. CALL UTILITY NOTIFICATION CENTER @ 1–866–423–7287 BEFORE COMMENCING WITH ANY EXCAVATION.
8. MAXIMUM DISTANCE FROM TRANSFORMER TO HANDHOLE IS 100'. MAXIMUM DISTANCE BETWEEN HANDHOLES IS 120'. MAXIMUM DISTANCE FROM HANDHOLE TO SPLICE CAN IS 100'.

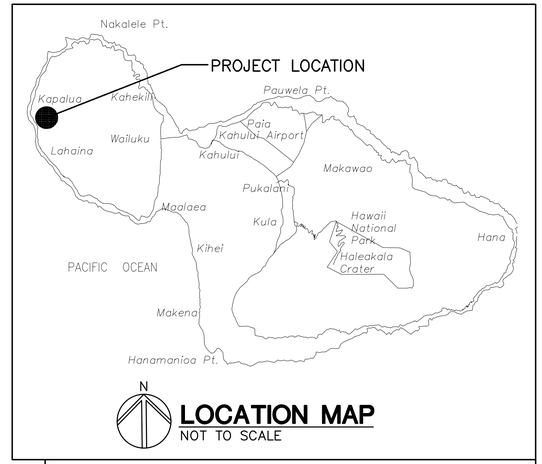
NOTE:
SHOULD HISTORIC SITES SUCH AS WALLS, PLATFORMS, PAVEMENTS AND MOUNDS, OR REMAINS SUCH AS ARTIFACTS, BURIALS, CONCENTRATION OF CHARCOAL OR SHELLS ARE ENCOUNTERED DURING CONSTRUCTION WORK, WORK SHALL CEASE IN THE IMMEDIATE VICINITY OF THE FIND AND THE FIND SHALL BE PROTECTED FROM FURTHER DAMAGE. THE CONTRACTOR SHALL IMMEDIATELY CONTACT THE STATE HISTORIC PRESERVATION DIVISION (692–8015), WHICH WILL ASSESS THE SIGNIFICANCE OF THE FIND AND RECOMMEND AN APPROPRIATE MITIGATION MEASURE, IF NECESSARY.

A UTILITY CO. STANDBY MAN IS REQUIRED TO BE AT THE SITE AT THE TIME ANY NON–UTILITY CO. PERSONNEL WILL BE BREAKING INTO OR ENTERING ANY FACILITIES THAT CONTAIN ENERGIZED UTILITY CO. EQUIPMENT OR CABLES.

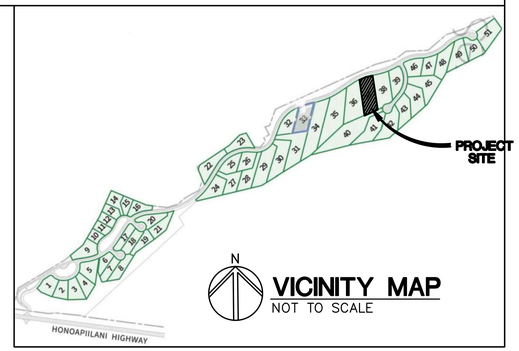
THREE WORKING DAYS ADVANCE NOTICE IS REQUIRED BY THE UTILITY CO. FOR ANY INSPECTION SERVICE OR STANDBY MAN.

CALL HECO –– PH: 871–7777

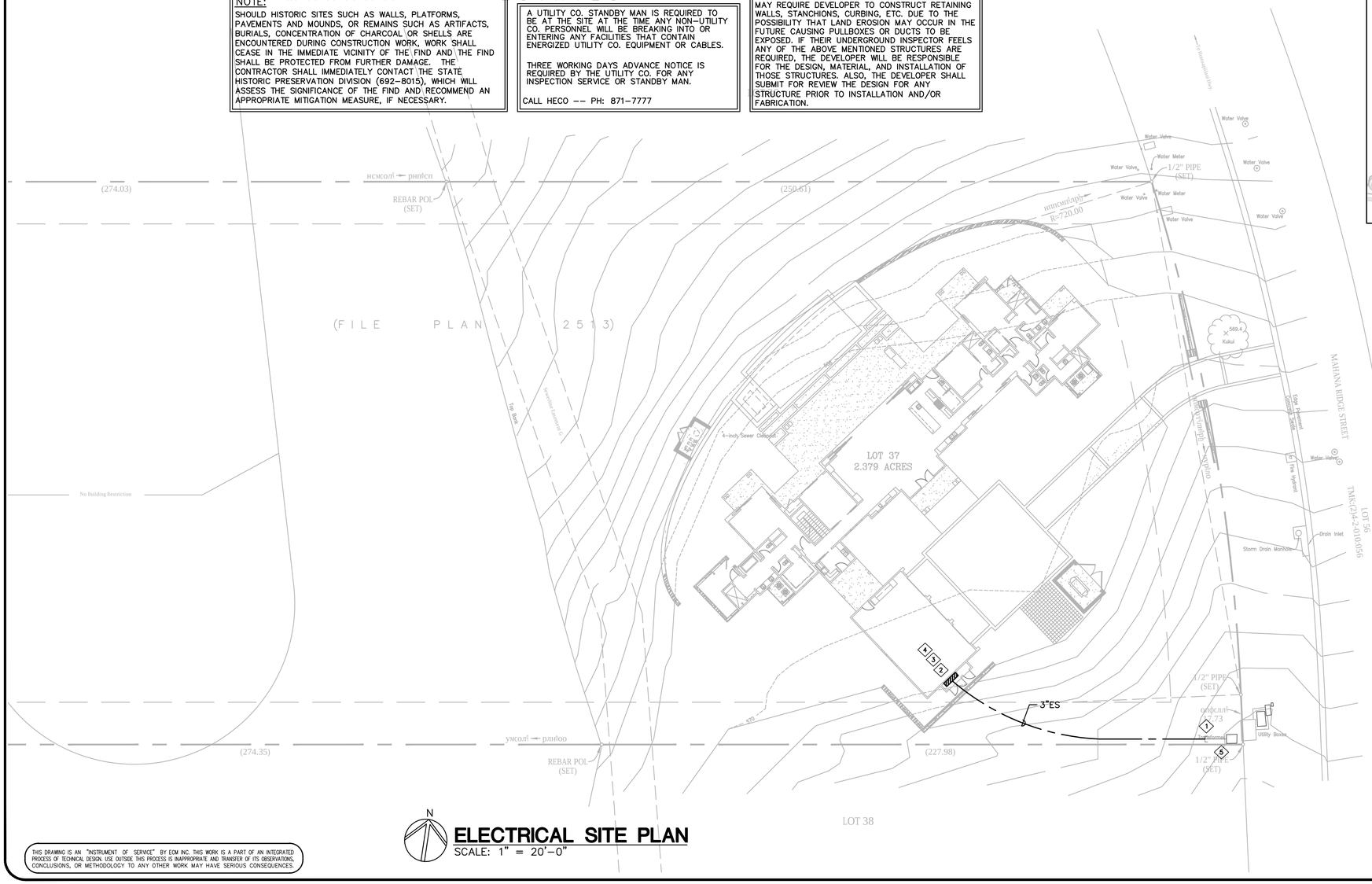
HAWAIIAN ELECTRIC CO. UNDERGROUND INSPECTOR MAY REQUIRE DEVELOPER TO CONSTRUCT RETAINING WALLS, STANCHIONS, CURBING, ETC. DUE TO THE POSSIBILITY THAT LAND EROSION MAY OCCUR IN THE FUTURE CAUSING PULLBOXES OR DUCTS TO BE EXPOSED. IF THEIR UNDERGROUND INSPECTOR FEELS ANY OF THE ABOVE MENTIONED STRUCTURES ARE REQUIRED, THE DEVELOPER WILL BE RESPONSIBLE FOR THE DESIGN, MATERIAL, AND INSTALLATION OF THOSE STRUCTURES. ALSO, THE DEVELOPER SHALL SUBMIT FOR REVIEW THE DESIGN FOR ANY STRUCTURE PRIOR TO INSTALLATION AND/OR FABRICATION.



LOCATION MAP
NOT TO SCALE



VICINITY MAP
NOT TO SCALE



ELECTRICAL SITE PLAN
SCALE: 1" = 20'–0"

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ECM LLC
Electrical Engineering Consultants
MAUI OFFICE
130 North Market Street
Wailuku, Maui, HI. 96793
Phone: (808)242–8070
Fax: (808)244–9539
E–mail: ecm@ecm–maui.com

MARK P. RICKARD
LICENSED PROFESSIONAL ENGINEER
No. 8991–E
HAWAII, U.S.A.

APRIL 30, 2024
EXPIRATION DATE

THIS WORK WAS PREPARED BY ME OR UNDER MY SUPERVISION AND CONSTRUCTION OF THIS PROJECT WILL BE UNDER MY OBSERVATION. (SUPERVISION OF CONSTRUCTION AS DEFINED UNDER SECTION 16–82–2 OF CHAPTER 82: RULES OF THE BOARD OF PROFESSIONAL ENGINEERS, ARCHITECTS AND LAND SURVEYORS: STATE OF HAWAII.)

Note: Contractor shall check and verify all dimensions at job before proceeding with work.

REVISIONS		
NO	DATE	DESCRIPTION
△		INI
△		
△		

JOB NO. 2024–102
DATE: 11/24
DRAWN BY: AKK
DESIGNED BY: MPR
CHECKED BY: MPR

ELECTRICAL PLANS FOR:
KALPAKOFF RESIDENCE
MAHANA ESTATES LOT 37
620 MAHANA RIDGE ST.
KAPALUA, MAUI, HAWAII TMK: (2) 4-2-010:037

SHEET NO.
E–1
1 OF 2 SHEETS

2024–102

2024–102–E1

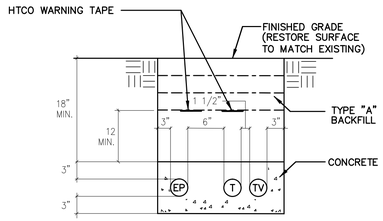
LOAD CALCULATIONS

SERVICE: 120/240V, 1 PHASE, 3 WIRE

HOUSE

OPTIONAL CALCULATION

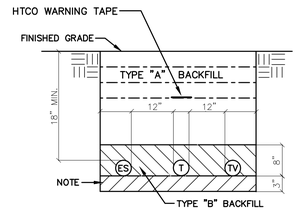
GEN. LIGHTING & RECEPTACLE LOADS (NEC 220-3B10)	W/SF	SF	VA	
SQ. FT. X 3	3	6,022	18,066	
SMALL APPLIANCE & LAUNDRY LOADS (NEC 220-16A,B)	QTY	VA	VA (TOTAL)	
SMALL APPLIANCE CIRCUITS	2	1500	3,000	
LAUNDRY CIRCUIT	1	1500	1,500	
APPLIANCE LOADS				
NAMEPLATE				
COOKTOP (GAS)	1	500	500	
REFRIGERATORS	2	1500	3,000	
DRYER 5 KW OR NAMEPLATE	1	5000	5,000	
WATER HEATER, 4500 OR NAMEPLATE (GAS)	1	500	500	
MICROWAVE	1	1800	1,800	
DISHWASHER (1200)	1	1200	1,200	
DISPOSAL	1	1470	1,470	
CEILING FANS	5	120	600	
EXHAUST FANS	4	120	480	
SUBTOTAL			37,116	
FIRST 10,000 AT 100%				10,000 VA
BALANCE AT 40%	40%			10,846 VA
AIR CONDITIONING LOADS AT 100%				
AIR CONDITIONER (CENTRAL)	3	8000	24,000	
TOTAL A/C LOAD				24,000 VA
POOL EQUIPMENT	LS	24000	24,000	24,000 VA
TOTAL LOAD				68,846 VA
AMPS AT 240 VOLTS, SINGLE PHASE				286.9 AMPS



TYPICAL PRIMARY/SECONDARY SECTION

DUCTLINE NOTES:

1. REFER TO ELECTRICAL PLAN FOR DUCT SIZES AND QUANTITIES.
2. CONCRETE ENCASED CONDUITS SHALL BE SCHED. 40 PVC. ABS.
3. DIRECT BURIED CONDUITS SHALL BE PVC SCH. 40 PIPES.
4. CONCRETE ENCASED CONDUITS OF LIKE USE MAY BE SEPARATED BY 1 1/2". A MINIMUM OF 3" SEPARATION MUST BE MAINTAINED BETWEEN ELECTRICAL DUCTS AND TEL/TV DUCTS.
5. DIRECT BURIED CONDUITS OF LIKE USE SHALL BE SEPARATED BY A MINIMUM OF 3". A MINIMUM SEPARATION OF 12" MUST BE MAINTAINED BETWEEN DIRECT BURIED ELECTRICAL CONDUITS AND TEL/TV CONDUITS.
6. CONCRETE COMPREHENSIVE STRENGTH SHALL BE 2,500 PSI IN 28 DAYS.
7. DUCTLINE TRENCHES MAY BE BACKFILLED 72 HOURS AFTER CONCRETE IS POURED.
8. CONTRACTOR SHALL COORDINATE DUCTLINE AND TRENCHING
9. DETAILS WITH UTILITY COMPANY'S PROJECT PLAN. REFERENCE SPECIFICATION: MECO SPEC. CS7001 WITH LATEST REVISION.
10. DUCTLINES TO BE INSPECTED BY UTILITY INSPECTOR PRIOR TO CONCRETE PLACEMENT OR BACKFILL.



TYPICAL SERVICE DUCT SECTION

DUCT NOTES

1. ALL CONDUITS TO BE PVC SCHEDULE 40.
2. ALL CONDUITS TO CONTAIN A "MULE TAPE" PULL LINE (WESCO CAT. #0725-92000 OR EQUIVALENT).
3. AFTER THE CONDUITS ARE INSTALLED, THE CUSTOMER SHALL PASS A SMOOTH BULLET-SHAPED WOODEN TEST MANDREL THROUGH THE ENTIRE LENGTH OF EACH CONDUIT TO TEST FOR FREEDOM OF BURRS AND OBSTRUCTIONS.
4. BACKFILL LEGEND:

TYPE "A" BACKFILL: BEACH SAND, EARTH, OR EARTH AND GRAVEL. IF EARTH AND GRAVEL, THE MAXIMUM ROCK SIZE SHALL BE 1" AND THE MIXTURE SHALL CONTAIN NOT MORE THAN 50% BY VOLUME OF ROCK PARTICLES.

TYPE "B" BACKFILL: BEACH SAND, EARTH, OR EARTH AND GRAVEL. IF EARTH AND GRAVEL, THE MIXTURE MUST PASS A 1/2 " MESH SCREEN AND CONTAIN NOT MORE THAN 20% BY VOLUME OF ROCK PARTICLES.

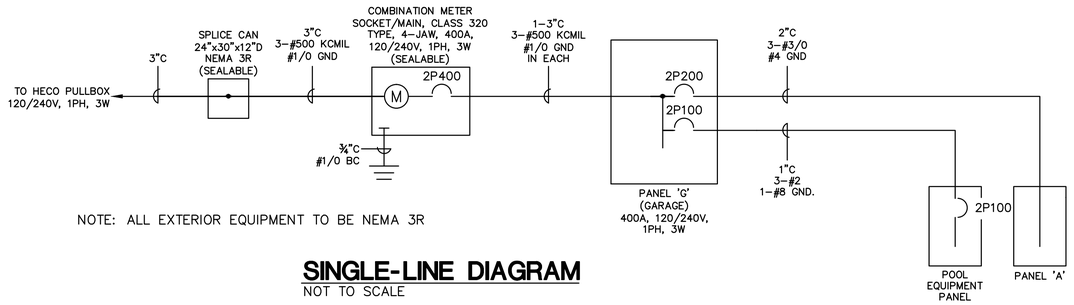
NOTE: IF THE NORMAL MATERIAL IN THE BOTTOM OF THE TRENCH IS NOT TYPE "B", AN ADDITIONAL 3" SHALL BE EXCAVATED AND TYPE "B" BACKFILL SHALL BE PROVIDED.

CONCRETE ENCASEMENT
STRENGTH: 2500 PSI IN 28 DAYS
MAXIMUM AGREGATE: 3/4 "

5. ELECTRICAL WARNING MARKER TAPE IS REQUIRED ABOVE ALL CONDUITS. PLACE MARKER TAPE 12 INCHES ABOVE CONDUIT OR ENCASEMENT.

TYPICAL DUCTLINE and TRENCHING DETAILS

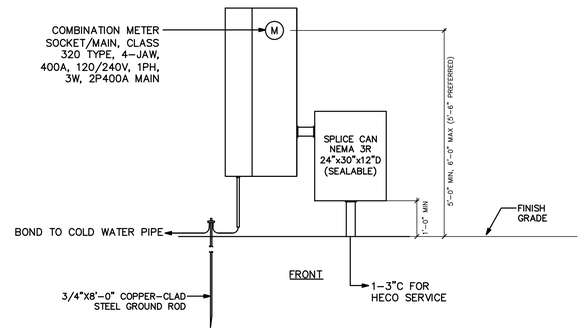
NOT TO SCALE



NOTE: ALL EXTERIOR EQUIPMENT TO BE NEMA 3R

SINGLE-LINE DIAGRAM

NOT TO SCALE



SERVICE EQUIPMENT ELEVATION

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

ELECTRICAL NOTES

1. FOR THE CONSTRUCTION OF THE UTILITY COMPANIES' PULL BOXES OR HANDHOLES, REFER TO THEIR APPROPRIATE STANDARD DRAWINGS.
2. THE UTILITY COMPANIES' STANDARD DRAWINGS, SPECIFICATIONS AND CONSTRUCTION PRACTICES INDICATED OR REFERRED TO IN THE DRAWINGS AND SPECIFICATIONS SHALL BE APPLICABLE TO THIS PROJECT.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING AND DETAILED SCHEDULING OF THE SITE INSPECTION WORK BY UTILITY COMPANIES AND ALL OTHER CONCERNED PARTIES AND AGENCIES.
4. THE CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE SUBDIVISION CONSTRUCTION PLANS AND SHALL COORDINATE HIS WORK WITH THAT OF THE GENERAL CONTRACTOR.
5. WORK UNDER THIS CONTRACT SHALL INCLUDE THAT OF THE ELECTRICAL DISTRIBUTION SYSTEM.
6. INSTALL A POLYOLEFIN PULL LINE IN ALL DUCTLINES.
7. COMPLY WITH THE LATEST APPLICABLE RULES, REGULATIONS, REQUIREMENTS, AND SPECIFICATIONS OF THE LOCAL LAWS AND ORDINANCES, STATE AND FEDERAL LAWS, NATIONAL ELECTRICAL CODE, COUNTY OF MAUI ELECTRICAL ORDINANCE, STATE FIRE MARSHALL, UNDERWRITER'S LABORATORY, ELECTRICAL SAFETY CODE, AND LIFE SAFETY CODE.
8. CONTRACTOR TO OBTAIN AND PAY FOR THE ELECTRICAL PERMIT AS REQUIRED BY LOCAL ORDINANCES AND ARRANGE FOR PERIODIC INSPECTION BY LOCAL AUTHORITIES AS WORK PROGRESSES.
9. PROVIDE PROTECTION FOR MATERIAL AND EQUIPMENT FROM LOSS, DAMAGE, CORROSION AND EFFECTS OF MOISTURE. REPAIR OR REPLACE DAMAGED ITEMS AT NO ADDITIONAL COST TO THE OWNER.
10. VISIT PROJECT SITE PRIOR TO BID SUBMITTAL TO ASCERTAIN CONDITIONS AND COST ALLOWANCES THAT AFFECT THE PROPOSED WORK.
11. INSTALL MATERIALS AND EQUIPMENT IN WORKMANLIKE MANNER AND IN STRICT ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS, UNLESS OTHERWISE SPECIFIED OR DIRECTED BY THE ENGINEER.
12. MATERIALS AND WORKMANSHIP SUBJECT TO INSPECTION AT ANY TIME BY THE OWNER OR HIS REPRESENTATIVE; CORRECT ANY WORK OR MATERIALS NOT IN ACCORDANCE WITH DRAWINGS OR FOUND TO BE DEFICIENT OR DEFECTIVE IN A MANNER SATISFACTORY TO THE OWNER AT NO ADDITIONAL COST.
13. PROVIDE ALL FIRST QUALITY, NEW MATERIALS, FREE FROM DEFECTS SUITABLE FOR SPACE PROVIDED AND APPROVED BY UL WHERE STANDARDS HAVE BEEN PROVIDED BY THAT AGENCY.
14. PROVIDE STANDARD MATERIALS AND EQUIPMENT OF MANUFACTURER'S REGULARLY ENGAGED IN THE PRODUCTION OF THESE PRODUCTS. PROVIDE PRODUCTS OF A SINGLE MANUFACTURER WHERE TWO OR MORE UNITS OF THE SAME CALL ARE REQUIRED.

CONTRACTOR NOTES

1. HECO SHALL HAVE 24-HOUR ACCESS TO THEIR SERVICE AND METERING FACILITIES WITHOUT GOING THROUGH LOCKED AREAS.
2. BENDS DUE TO CHANGES OF GRADE ARE TO HAVE MINIMUM RADIUS OF 20 FEET. THE DUCT IS TO BE PVC SCHEDULE 40 PIPE. THE CONTRACTOR IS TO INSTALL DUCT FROM THE PAD TO THE RISER POLE OR HANDHOLE AS DESIGNATED ON THE PLAN.
3. ALL DUCTLINES SHALL CONTAIN A "MULE TAPE" PULL LINE (WESCO CAT. #072592000 OR EQUIVALENT).
4. AFTER THE CONDUITS ARE INSTALLED, THE CONTRACTOR SHALL PASS A SMOOTH BULLET-SHAPED WOODEN TEST MANDREL THROUGH THE ENTIRE LENGTH OF EACH CONDUIT TO TEST FROM FREEDOM OF BURRS AND OBSTRUCTIONS.
5. SELECT BACKFILL: AS SPECIFIED IN HECO'S INSTALLATION MANUAL.
6. INSPECTION: THREE WORKING DAYS ADVANCE NOTICE REQUIRED BY HECO FOR ANY INSPECTION SERVICE. CALL 871-7777

ECM Inc.
Electrical Engineering Consultants
MAUI OFFICE
130 North Market Street
Wailuku, Maui, HI. 96793
Phone: (808)242-8070
Fax: (808)244-9589
E-mail: ecm@ecm-maui.com

MARK P. RICKARD LICENSED PROFESSIONAL ENGINEER No. 8991-E HAWAII, U.S.A.

APRIL 30, 2024
EXPIRATION DATE

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Note: Contractor shall check and verify all dimensions at job before proceeding with work.

REVISIONS		
NO	DATE	DESCRIPTION
		INI

JOB NO. 2024-102
DATE: 11/24
DRAWN BY: AKK
DESIGNED BY: MPR
CHECKED BY: MPR

ELECTRICAL PLANS FOR:
KALPAKOFF RESIDENCE
MAHANA ESTATES LOT 37
620 MAHANA RIDGE ST.
KAPALUA, MAUI, HAWAII TMK: (2) 4-2-010:037

SHEET NO.
E-2
2 OF 2 SHEETS

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2024-102

2 1 0 24x36

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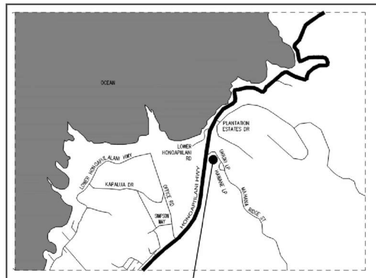
KALPAKOFF RESIDENCE
LOT 37 MAHANA ESTATES
620 MAHANA RIDGE ST
LAHAINA, HI 96761
TMK: (2) 4-2-010:037



PROJECT LOCATION
LOT 37 MAHANA ESTATES
620 MAHANA RIDGE ST
LAHAINA, HI 96761

VICINITY MAP

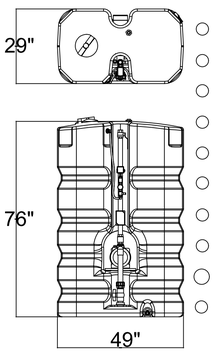
HOME HYDRANT
NFPA-13D Packaged Residential Fire Pump & Tank

HH3-150C
40GPM @ 40PSI

350 Gallon Water Tank
① Tank Drain ½"(GHT)
② Overflow Fitting 1"(FNPT)
③ Auto-Fill Valve ¾"(FNPT

1.5HP Electric Motor
240 Volt Single-Phase
8.1 Amp (Full Load)

1¼" Discharge (FNPT)
Smart Riser Control System
④ Isolation Ball Valve
⑤ Test Line/System Drain
⑥ 40-60 Pressure Switch
⑦ Pressure Gauge
⑧ Flow Switch
⑨ Discharge Check Valve
⑩ Suction Shut-off Valve



SPARE HEAD CABINET MOUNT NEAR FIRE PUMP

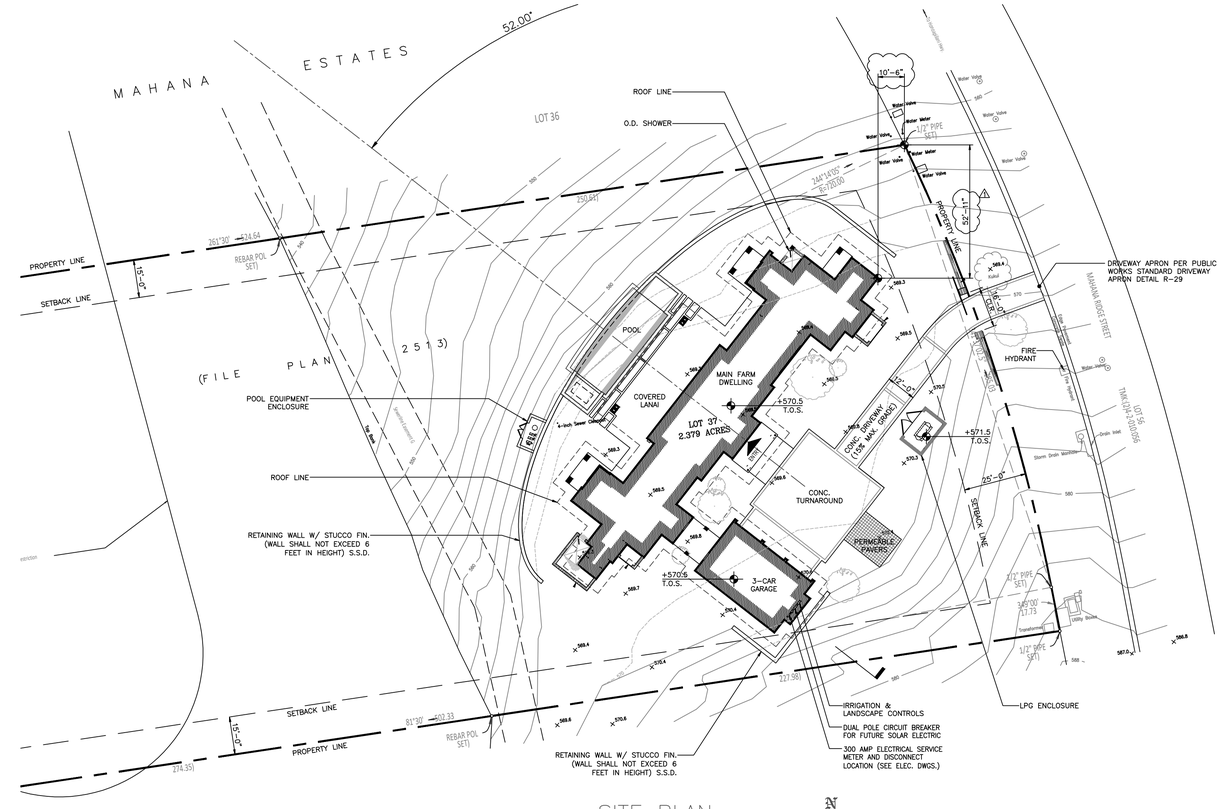
Performance

GPM	0	20	25	30	35	40	45
PSI	47	45	44	43	41	40	39

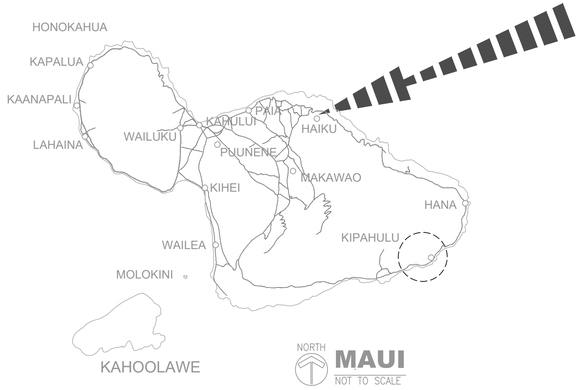
Performance values based on multiple pump tests. Not for certification purposes.

RESIDENTIAL PUMP AND TANK DETAIL
N.T.S.

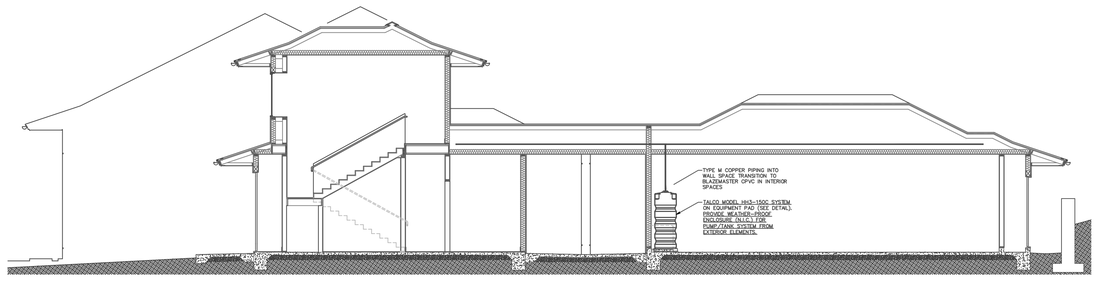
DUE TO THE NEW SPRINKLER TANK AND PUMP SYSTEM THERE IS NO ADDITIONAL WATER DEMAND IS NEEDED TO SUPPLY THE NEW FIRE SPRINKLER SYSTEM



SITE PLAN
N.T.S.



PROJECT LOCATION



BLDG SECTION
1/8"=1'-0"

SCALE 1/8"=1'-0"

FIRE SPRINKLER SYSTEM DESIGN NOTES:

1. INSTALLATION SHALL CONFORM TO NFPA #13D-2019 ed. AND THE REQUIREMENTS OF MAUI COUNTY.
2. ALL MATERIALS SHALL BE NEW UL AND/OR FM LISTED.
3. OVERHEAD PIPING SHALL BE AS FOLLOWS:
   a. PIPING (1" TO 2") SHALL BE LISTED CPVC TYPE PIPING WITH CPVC TYPE FITTINGS.
4. DESIGN CRITERIA
   a. DWELLING AREAS NFPA 13D
      OCCUPANCY= LIGHT HAZARD
      DENSITY = 0.1 GPM/SQ.FT.
      SPRINKLER SPACING: 16'X16' MAX FOR PENDENT SPRINKLERS
      HOSE ALLOWANCE = NOT REQUIRED
   b. BATHROOMS UNDER 55 SQ. FT. ARE NOT REQUIRED TO BE PROTECTED.
   c. CLOSETS MEETING SECTION 8.6.3 ARE NOT REQUIRED TO BE PROTECTED.
5. FIELD LOCATE DISCHARGE FROM ALL DRAINS.
6. ALL FIRE SPRINKLER VALVES TO BE MONITORED.
7. ALL PENETRATIONS OF "RATED ASSEMBLIES" SHALL BE FIRE STOPPED BY OTHERS WITH AN APPROVED FIRE STOPPING.
8. 1 – 6 SPARE HEAD CABINET WITH 2 EACH SPRINKLER HEADS, HEAD WRENCHES AND HEAD STOPPERS TO BE SUPPLIED.

HERBERT T. ISHIDA
LICENSED PROFESSIONAL ENGINEER
No. 2414-W
HAWAII, U.S.A.

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

Signature
Expiration Date of the License 4/30/2026

NATIONAL INSTITUTE FOR CERTIFICATION IN ENGINEERING TECHNOLOGIES
THESE DOCUMENTS HAVE BEEN REVIEWED BY MYSELF AND ARE IN ACCORDANCE WITH APPLICABLE EDITION OF CODES CONCERNING THE INSTALLATION OF FIRE SPRINKLER SYSTEMS

ROBERT GIBSON

AUTOMATIC SPRINKLER SYSTEM LAYOUT – LEVEL IV
NICET CERTIFICATE #98313
EXPIRES 5-1-2026

PIPE & FITTING NOTES

- ☒ ALL LINE PIPING TO BE CPVC W/ CPVC TYPE FITTINGS
- ☐ ALL LINE PIPING TO BE _____ W/ _____ OUTLETS & _____ENDS
- ☐ ALL MAIN PIPING TO BE _____ W/ _____ OUTLETS & _____ENDS
- ☐ ALL MAIN PIPING TO BE _____ W/ CPVC TYPE FITTINGS
- ☐ ALL LINE PIPING TO BE _____ W/ STANDARD SCH 80 CPVC FITTINGS
- ☐ _____ GROOVED COUPLINGS/FITTINGS
- ☐ SPRINKLER HEADS ARE TO BE LOCATED CENTER OF TILE

APPROVING AUTHORITY: COUNTY OF MAUI
ARCHITECT: JEREMY STODDART
GENERAL CONTRACTOR:
ADDRESS:
CITY & STATE:
PHONE NO.:
FAX NO.:

HANGER SPACING ON COPPER/CPVC PIPE				
¾"	1"	1¼"	1½"	2"
8'-0"	8'-0"	10'-0"	10'-0"	12'-0"

FOURWAY | LONGITUDINAL | LATERAL | END OF LINE RESTRAINT

SEISMIC BRACING SYMBOLS

Symbols	
Symbol	Description
⬡	Hydraulic Reference Points
[18 sq]	Elev. Below Top of Steel
[8-4]	Elev. Above Finished Floor
+ (TOS 20-0)	Elev. of Top of Steel
⟨CH⟩	Ceiling Height
⟋	Denotes Hanger Location
o	Rise up or down
═	Sleeve
– – –	Fire Rated Wall

SPRINKLER LEGEND					
Symbol	Description	TEMP	THD	KFAC	QTY
	TOTAL SPRINKLERS ON JOB: 054				

Revisions:	REV. NO.	Date	Designer

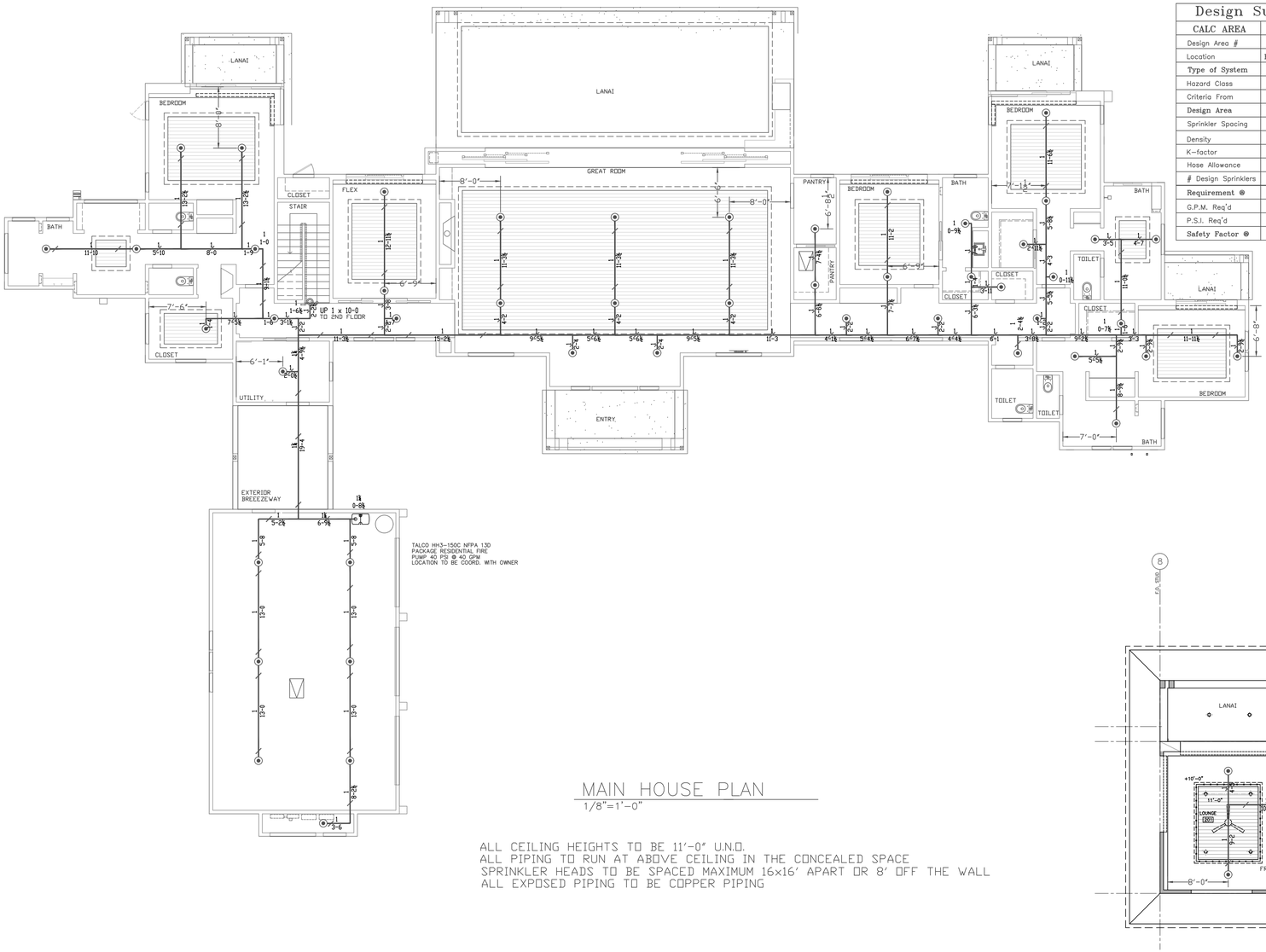
DESIGN BY
AKUA FIRST FIRE SYSTEMS
PO BOX 63117 EWA BEACH, HI 96706
(P)808-561-8781

INSTALL BY
MAUI PLUMBING LLC

FIRE SPRINKLER PLAN

KALPAKOFF RESIDENCE
LOT 37 MAHANA ESTATES
620 MAHANA RIDGE ST
LAHAINA, HI 96761
TMK: (2) 4-2-010:037

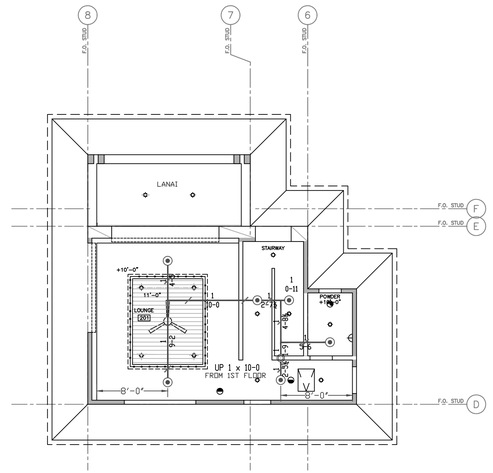
JOB No.	25-170
DATE	09/11/25
DESIGNER	ROBERT GIBSON NICET IV #98313
SCALE	SEE PLAN
	FP-1 OF 2



TALCO HH3-150C NFPA 13D
PACKAGE RESIDENTIAL FIRE
PUMP 40 PSI @ 40 GPM
LOCATION TO BE COORD. WITH OWNER

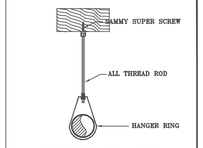
MAIN HOUSE PLAN
1/8"=1'-0"

ALL CEILING HEIGHTS TO BE 11'-0" U.N.O.
ALL PIPING TO RUN AT ABOVE CEILING IN THE CONCEALED SPACE
SPRINKLER HEADS TO BE SPACED MAXIMUM 16x16' APART OR 8' OFF THE WALL
ALL EXPOSED PIPING TO BE COPPER PIPING

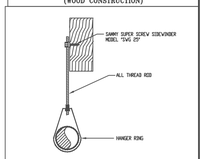


2ND FLOOR
1/8"=1'-0"

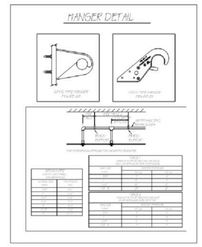
Design Summary	
CALC AREA	REMOTE
Design Area #	AREA #1
Location	BEDROOM
Type of System	WET
Hazard Class	LIGHT HAZARD
Criteria From	NFPA 13D
Design Area	2 HEADS
Sprinkler Spacing	16 X 16'
Density	0.1
K-factor	4.9
Hose Allowance	000
# Design Sprinklers	2 HEADS
Requirement @	TEST
G.P.M. Req'd	26.315 GPM
P.S.I. Req'd	25.978 PSI
Safety Factor @	13.79 PSI



HANGER NO. 20W
(WOOD CONSTRUCTION)



HANGER NO. 21W
(WOOD CONSTRUCTION)



HANGER DETAILS
SCALE: N.T.S

-ALL PIPING TO BE CONCEALED OR TO RUN THROUGH JOIST IN EXPOSED AREAS
-SPRINKLER HEADS TO BE INSTALLED AT MINIMUM 36" FROM CENTER OF CEILING FANS

HERBERT T. ISHIDA
LICENSED PROFESSIONAL ENGINEER
No. 2414-A
HAWAII, U.S.A.
THIS WORK WAS PREPARED BY ME OR UNDER MY SUPERVISION AND IS NOT TO BE USED FOR CONSTRUCTION UNLESS ALL PAGES ARE SIGNED AND SEALED BY THE UNDERSIGNED.
Herbert T. Ishida
Signature
Expiration Date of the License 4/30/2026

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ROBERT GIBSON
AUTOMATIC SPRINKLER SYSTEM LAYOUT - LEVEL IV
NICET CERTIFICATE #98313
EXPIRES 5-1-2026

P I P E & F I T T I N G N O T E S

- [x] ALL LINE PIPING TO BE CPVC W/ CPVC TYPE FITTINGS
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- [ ] ALL MAIN PIPING TO BE _____ W/ CPVC TYPE FITTINGS
- [ ] ALL LINE PIPING TO BE _____ W/ STANDARD SCH 80 CPVC FITTINGS
- [ ] _____ GROOVED COUPLINGS/FITTINGS
- [ ] SPRINKLER HEADS ARE TO BE LOCATED CENTER OF TILE

APPROVING AUTHORITY: COUNTY OF MAUI
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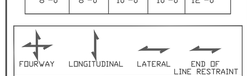

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⫽	Denotes Hanger Location
○	Rise up or down
=	Sleeve
- - - -	Fire Rated Wall

SPRINKLER LEGEND						
Symbol	Description	TEMP	THD	KFAC	QTY
◉	TYCO TY2534 QR WHITE CONCEALED PEND	155°	½"	4.9K	054
	TOTAL SPRINKLERS ON JOB: 054				

Revisions:	REV. NO.	Date	Designer

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PO BOX 63117 EWA BEACH, HI 96706
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INSTALL BY
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TMK: (2) 4-2-010:037

JOB No.	25-170
DATE	10/11/25
DESIGNER	ROBERT GIBSON NICET IV #98313
SCALE	SEE PLAN
	FP-2 OF 2