

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

WALL FRAMING (TYP.)

POP-OUT OPENING w/ MITRED CORNER WINDOW

WINDOW SCHEDULE

SYM	SIZE	DESCRIPTION	QNTY	REMARKS
1	2'-6" x 4'-0"	CASEMENT	25	
2	2'-6" x 1'-8"	FIXED BELOW	11	SAFETY GLAZING
3	2'-6" x 4'-0"	FIXED	8	MITRED CORNER
4	4'-0" x 4'-0"	FIXED	1	
4A	4'-0" x 1'-8"	FIXED BELOW	1	SAFETY GLAZING
5	2'-0" x 3'-0"	CASEMENT	2	SIMULATED GLASS BLOCK SAFETY GLAZING
6	3'-0" x 4'-0"	AWNING	2	SIMULATED GLASS BLOCK SAFETY GLAZING
7	4'-0" x 5'-0"	SLIDER	2	
8	6'-0" x 2'-0"	FIXED ABOVE DOOR	1	ETCHED GLASS
9	6'-0" x 3'-0"	BAY	1	CENTER FIXED SIDES CASEMENT
10	2'-0" x 5'-0"	JALOUSIE	3	SAFETY GLAZING
11	4'-0" x 3'-0"	SLIDER	1	

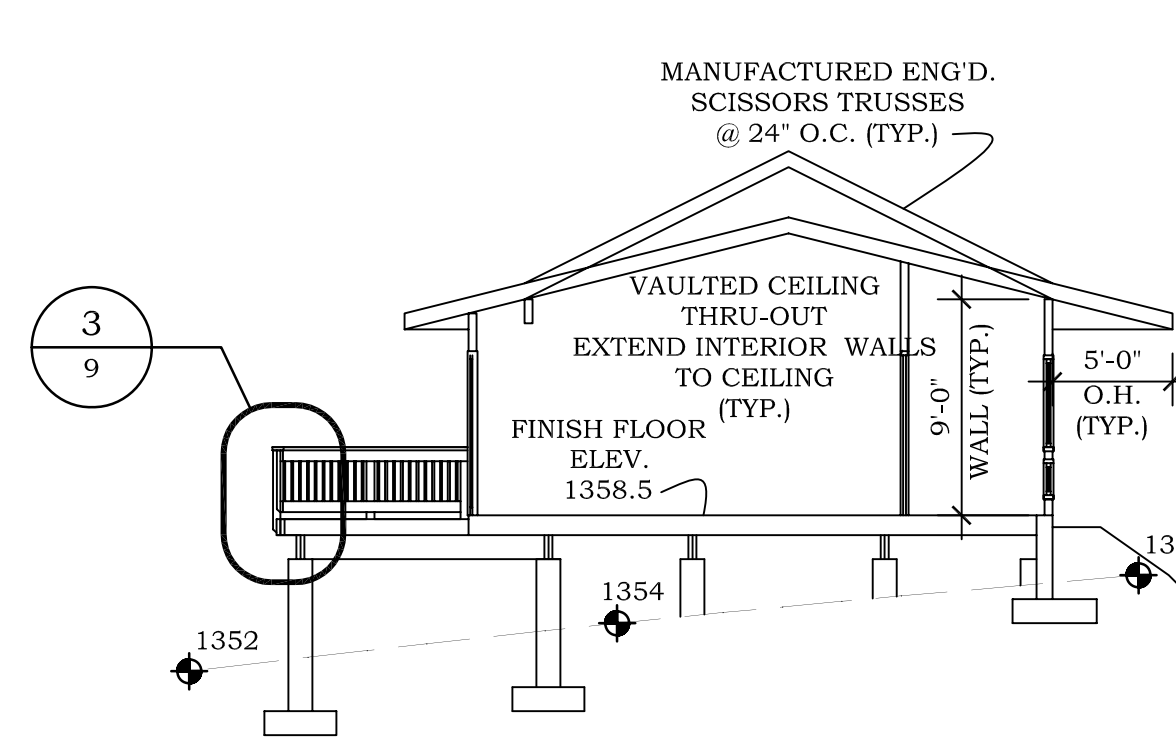
NOTE:

A) PROVIDE NATURAL LIGHT AND VENTILATION FOR HABITABLE ROOMS NOT LESS THAN 1/8 OF THE GROSS FLOOR AREA.

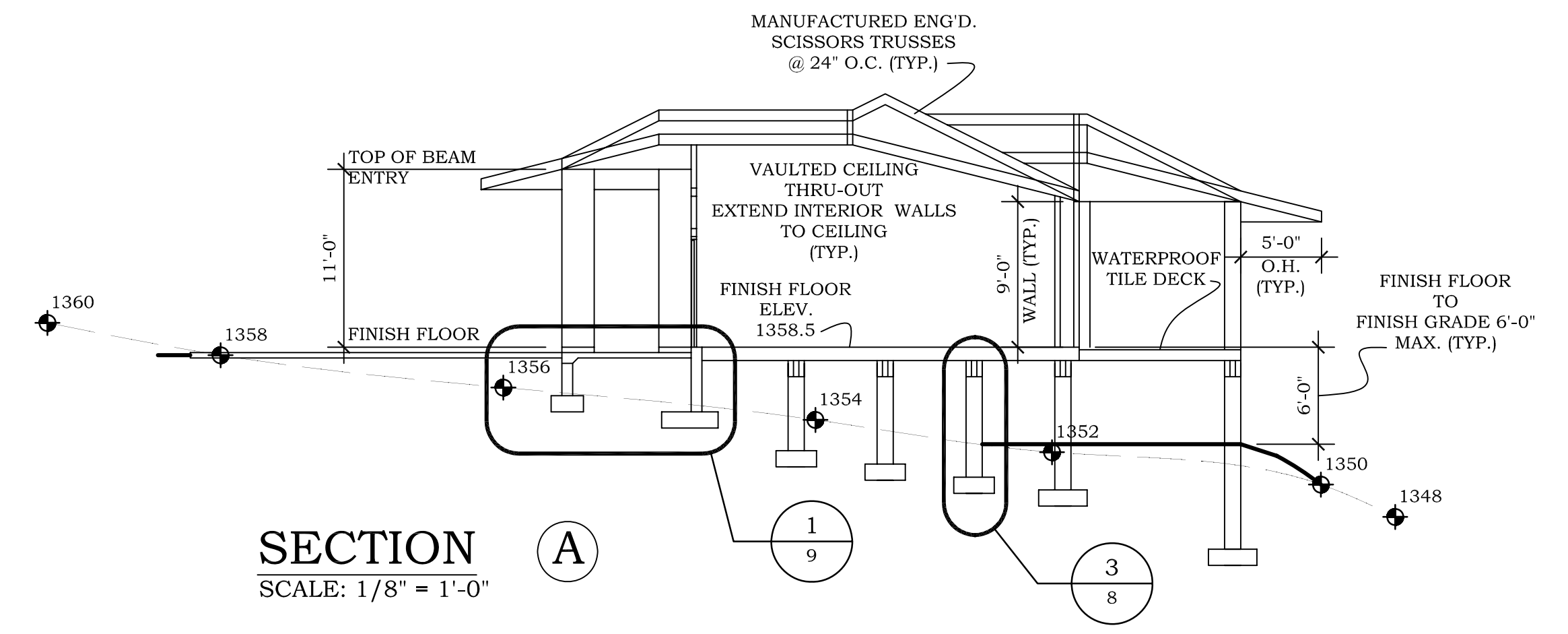
B) 1/2 OF THE REQUIRED WINDOW AREA IN ALL ROOMS SHALL BE OPENABLE. GLASS DOORS PROVIDING REQUIRED NATURAL VENTILATION SHALL BE PROVIDED WITH INSECT SCREEN DOOR.

DOOR SCHEDULE

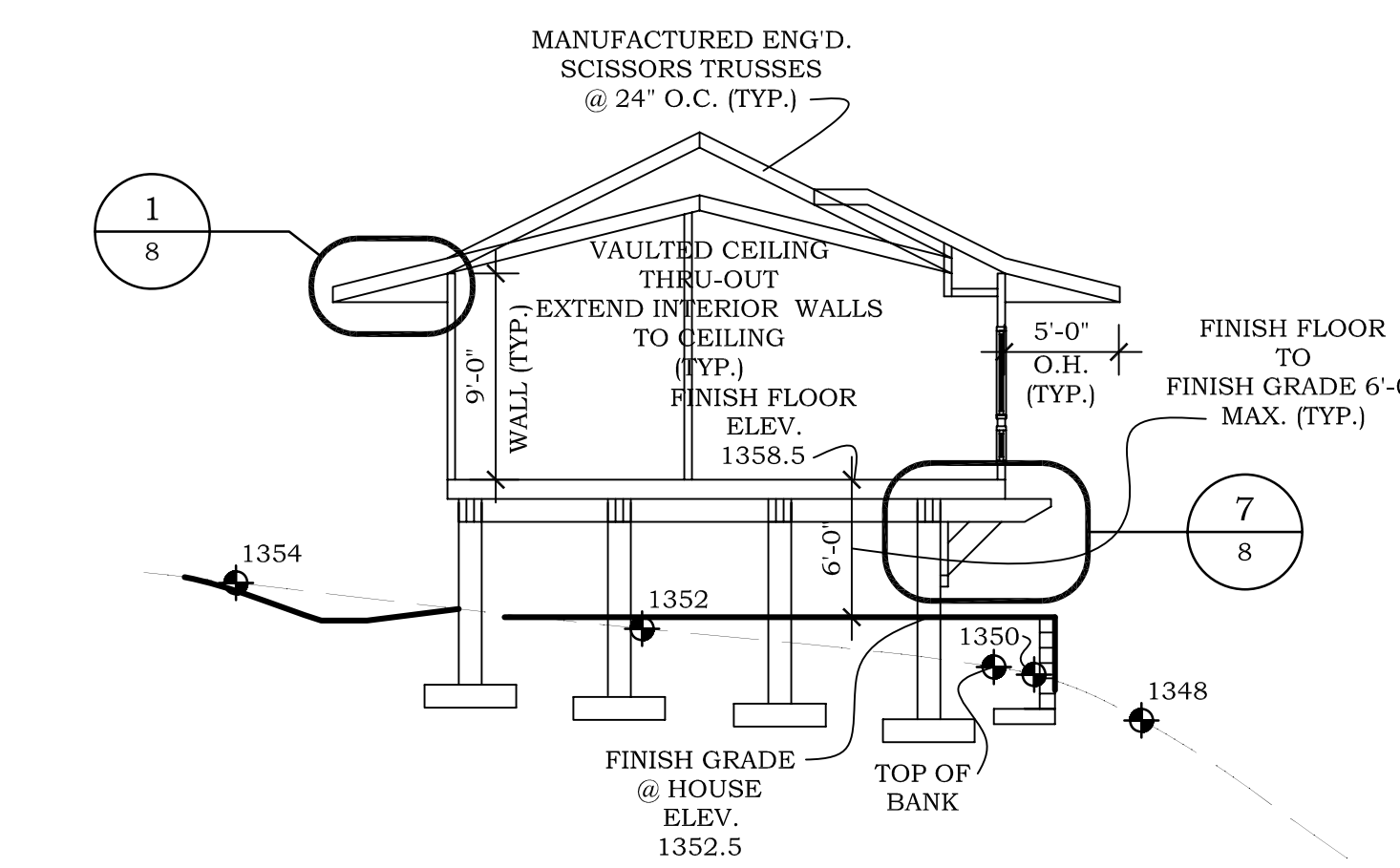
SYM	SIZE	DESCRIPTION	QNTY	REMARKS
A	6'-0" x 6'-8"	HINGED DOUBLE	1	FULL LIGHT ETCHED SAFETY GLAZING
B	16'-0" x 7'-0"	OVERHEAD SECTIONAL	1	AUTO w/ REMOTE
C	3'-0" x 6'-8"	HINGED SINGLE	1	FULL LIGHT SAFETY GLAZING
D	6'-0" x 6'-8"	SLIDING GLASS	3	FULL LIGHT SAFETY GLAZING
E	12'-0" x 6'-8"	SLIDING GLASS CNTR. PULL POCKET	1	FULL LIGHT SAFETY GLAZING
F	3'-0" x 6'-8"	HINGED SINGLE	1	INTERIOR RAISED PANEL
G	2'-4" x 6'-8"	HINGED SINGLE	1	INTERIOR RAISED PANEL
H	2'-6" x 6'-8"	HINGED SINGLE	1	INTERIOR CONCEALED
I	2'-4" x 6'-8"	POCKET SINGLE	2	INTERIOR RAISED PANEL
J	2'-6" x 6'-8"	HINGED SINGLE	2	INTERIOR RAISED PANEL
K	5'-0" x 6'-8"	POCKET DOUBLE	3	INTERIOR RAISED PANEL
L	3'-0" x 6'-8"	HINGED SINGLE	1	EXTERIOR FULL LIGHT SAFETY GLAZING
M	5'-0" x 6'-8"	HINGED DOUBLE	1	INTERIOR FULL LIGHT SAFETY GLAZING
N	6'-0" x 6'-8"	BI-FOLD DOUBLE	3	INTERIOR RAISED PANEL
O	2'-0" x 6'-8"	BI-FOLD SINGLE	3	INTERIOR RAISED PANEL
P	4'-0" x 6'-8"	BI-PASS DOUBLE	1	INTERIOR RAISED PANEL
Q	3'-0" x 6'-8"	HINGED SINGLE	1	SELF CLOSING TIGHT FITTING 20 MINUTE MIN. FIRE RATED
R	5'-0" x 6'-8"	HINGED DOUBLE	2	FULL LIGHT SAFETY GLAZING



SECTION B
SCALE: 1/8" = 1'-0"



SECTION A
SCALE: 1/8" = 1'-0"



SECTION C
SCALE: 1/8" = 1'-0"

GENERAL NOTES

- NON CONTRACTUAL OBSERVATION VISITS TO THE SITE BY ARCHITECTS FIELD REPRESENTATIVES SHALL NOT BE CONSTRUED AS AN INSPECTION FOR APPROVAL OF CONSTRUCTION OR ITS COMPLIANCE WITH ARCHITECTURAL DRAWINGS. ARCHITECT WILL NOT PROVIDE OBSERVATION SERVICES OR CONSTRUCTION MONITORING UNLESS THERE IS A SEPARATE WRITTEN CONTRACTUAL AGREEMENT BETWEEN THE ARCHITECT, AND THE OWNER OR CONTRACTOR TO OBTAIN SUCH SERVICES SETTING FORTH THE SCOPE AND RESPONSIBILITIES FOR SUCH.
- ARCHITECT IS NOT RESPONSIBLE FOR ANY "OFF SITE" WORK. (UTILITIES, DRIVEWAY APRONS, ETC.)
- ALL DETAILS, SECTIONS AND NOTES SHOWN ARE TYPICAL AND SHALL APPLY TO SIMILAR SITUATIONS UNLESS OTHERWISE NOTED.
- THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AT SITE PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- ALL OMISSIONS OR CONFLICTS BETWEEN THE VARIOUS ELEMENTS OF THE WORKING DRAWINGS AND/OR THE SPECIFICATIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT BEFORE PROCEEDING WITH ANY WORK BEING DONE.
- THE CONTRACTOR SHALL IMMEDIATELY NOTIFY ARCHITECT OF ANY CONDITIONS WHICH MIGHT ENDANGER THE STABILITY OF THE STRUCTURE OR CAUSE VISIBLE DISTRESS IN THE STRUCTURE.
- ALL WORK SHALL CONFORM TO THE BEST PRACTICES PREVAILING IN THE VARIOUS TRADES COMPRISING THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SAFETY PRECAUTIONS AND THE METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES REQUIRED TO PERFORM THE WORK.
- THE CONTRACTOR SHALL ENSURE PROPER PLACEMENT OF ALL OPENINGS, SLEEVES, CURBS, CONDUITS, BOLTS, INSERTS, ETC., PRIOR TO THE PLACEMENT OF CONCRETE.
- THE CONTRACTOR SHALL PROVIDE ADEQUATE BRACING AND SHORING FOR ALL STRUCTURAL MEMBERS DURING ALL PHASES OF CONSTRUCTION.
- ALL CONDITIONS OF POTENTIAL INSTABILITY OF EMBANKMENTS, CUT OR FILL SLOPES SHOULD BE BROUGHT TO THE ATTENTION OF THE ARCHITECT.
- VERIFY FRAMING (WHERE APPLICABLE) WITH A.C. AND PLUMBING CONTRACTORS TO INSURE PROPER INSTALLATION OF DUCTING AND PLUMBING.
- DO NOT SCALE THE DRAWINGS.
- ALL WALL DIMENSIONS ARE FACE OF STUD TO FACE OF STUD UNLESS OTHERWISE NOTED.
- GRADES SHOWN ARE APPROXIMATE. CONTRACTOR SHALL VERIFY ALL EXISTING ELEVATIONS PRIOR TO START OF WORK.
- CONTRACTOR SHALL BE RESPONSIBLE TO PERFORM COORDINATION WITH STATE AND LOCAL AUTHORITIES AND UTILITIES.
- THE CONTRACTOR SHALL PROVIDE TEMPORARY SANITARY TOILET FACILITIES THROUGHOUT THE CONSTRUCTION. CHEMICAL TOILETS SHALL BE OF AN APPROVED TYPE, AND SHALL BE SERVICED REGULARLY TO PREVENT CONTAMINATION OF THE AREA.
- POOL AND SPA DESIGN BY OTHERS.
- LANDSCAPING, SITE DRAINAGE AND IRRIGATION DESIGN AND DETAILS BY OTHERS.
- ALL POSTS & PER TYPE FOOTINGS SHALL BE PLACED ON NATURAL COMPACTED SAND. DO NOT PLACE ON FILL MATERIAL.
- ALL 4X BEAMS TO BE NO. 1 OR BETTER. GULLAMS TO BE VISUALLY GRADED SPECIES 24F-V4
- ALL LUMBER TO BE TREATED.
- THE CONTRACTOR SHALL PROVIDE ARCHITECT WITH TRUSS MANUFACTURERS LAYOUT FOR APPROVAL PRIOR TO START OF CONSTRUCTION AND ORDERING MATERIALS.
- DESIGN CRITERIA - LIVE LOADS:
ROOF (PITCHES 4:12 AND GREATER) 16 PSF
ROOF (PITCHES LESS THAN 4:12) 20 PSF
FLOORS 40 PSF
WIND U.B.C. 20 PSF ZONE 2
EARTHQUAKE ZONE 2 <math>2 < /math>- 1.33
- ALLOWABLE SOIL BEARING 2000 PSF - CONTRACTOR TO VERIFY

BUILDING CODE REQUIREMENTS

- PROVISIONS OF THE FOLLOWING STANDARDS APPLIES TO EVERY DWELLING WHEN APPLICABLE.
A. UNIFORM BUILDING CODE 1997 EDITION WITH THE COUNTY AMENDMENTS.
B. UNIFORM PLUMBING CODE WITH COUNTY AMENDMENTS.
C. NATIONAL ELECTRICAL CODE WITH COUNTY AMENDMENTS.
D. OUTDOOR LIGHTING ORDINANCE.
E. HAWAIIAN REVISED STATUTES.
F. GRADING AND FLOOD CONTROL ORDINANCES.
G. STREETS AND SIDEWALK ORDINANCES.
H. SUBDIVISION AND ZONING ORDINANCES.
I. PUBLIC HEALTH REGULATIONS.
- THE CLASSIFICATION OF THE SOIL AT EACH BUILDING SITE SHALL BE DETERMINED WHEN REQUIRED BY THE BUILDING OFFICIAL. (1997 U.B.C. SECTION 1804-1) THE CONTRACTOR SHALL PAY FOR ALL COSTS FOR OBTAINING A SOILS REPORT BY A LICENSED SOIL ENGINEER AND SUBMIT TO THE ARCHITECT PRIOR TO START OF CONSTRUCTION.
- GUARDRAILS SHALL BE PROVIDED AT ALL UNENCLOSED FLOORS WHICH ARE MORE THAN 30 INCHES ABOVE GRADE OR FLOOR BELOW. GUARDRAILS SHALL NOT BE LESS THAN 36 INCHES IN HEIGHT. GUARDRAILS AND HANDRAILS SHALL HAVE INTERMEDIATE RAILS SUCH THAT AN OBJECT 4 INCHES IN DIAMETER CANNOT PASS THROUGH.
- PROVIDE SMOKE DETECTORS AT ALL BEDROOM AREAS. CONNECT TO RESIDENCE POWER SOURCE (110 V).
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH CHAPTER 23 & CHAPTER 23 APPENDIX OF THE U.B.C. 1997 EDITION FOR ALL FRAMING, EXECUTION, AND FOR VERIFICATION OF ALL LOCAL DESIGN LOADS.
- PROVIDE ATTIC VENTILATION AS REQUIRED BY LOCAL BUILDING CODE.
- CLEAR WIDTH OF ALL WATER CLOSETS SHALL BE 30" MIN.
- WATERPROOFING AND DRAINING OF WALLS BEHIND PLANTERS AND RETAINING WALLS SHALL BE PER SECTION 1707 (4) AND 2517 (3) 7 OF THE UNIFORM BUILDING CODE.
- FOUNDATION PLATES OR SILLS SHALL BE BOLTED WITH MINIMUM 1/2" DIA. STEEL BOLTS EMBEDDED AT LEAST 7" INTO CONCRETE OR REINFORCED MASONRY AND NOT MORE THAN 6" APART AND 12" FROM EDGES. MANUAL OR POWER DRIVEN FASTENERS MAY BE USED IN LIEU OF ANCHOR BOLTS WHEN THEY ARE OF THE APPROVED TYPE AND USED ACCORDING TO THE APPROVED REPORT, EXCEPT FOR SHEAR WALLS WHERE BOLTS MUST BE USED.
- BUILDING PAPER OR METAL BARRIER SHALL BE PROVIDED BETWEEN WOOD AND CONCRETE OR MASONRY UNLESS WOOD IS PRESURE-TREATED. THE ARCHITECT WILL NOT PERFORM ANY SPECIAL INSPECTIONS.
- WHEN WOOD JOISTS OR THE BOTTOM OF WOOD STRUCTURAL FLOORS WITHOUT JOISTS ARE LOCATED CLOSER THAN 18 INCHES OR WOOD GIRDERS ARE LOCATED CLOSER THAN 12 INCHES TO EXPOSED GROUND OR CRAWL SPACES OR UNCAVATED AREAS LOCATED WITHIN THE PERIPHERY OF THE BUILDING FOUNDATION, THE FLOOR ASSEMBLY, INCLUDING JOISTS, GIRDERS AND SUBFLOOR, SHALL BE APPROVED WOOD OF NATURAL RESISTANCE TO DECAY. ACCESSIBLE UNDERFLOOR AREAS SHALL BE PROVIDED WITH AN 18" X 24" MIN. OPENING.
- NOTCHES ON THE ENDS OF JOISTS SHALL NOT EXCEED 1/4 THE JOISTS DEPTH. HOLES BORED IN JOISTS SHALL NOT BE WITHIN 2" OF THE TOP OR BOTTOM OF THE JOIST AND THE DIAMETER SHALL NOT EXCEED 1/3 THE DEPTH OF THE JOIST. NOTCHES IN THE TOP OR BOTTOM OF JOISTS SHALL NOT EXCEED 1/6 THE DEPTH AND SHALL NOT BE LOCATED IN THE MIDDLE THIRD OF THE SPAN.
- FIREBLOCKING BETWEEN STUDS @ 10" O.C.
- ACCESS TO ATTICS WITH VERTICAL CLEAR HEIGHT OF 30 INCHES OR MORE SHALL BE PROVIDED. MINIMUM SIZE ACCESS SHALL BE 22" X 30" AND SHALL BE IN A HALLWAY OR OTHER READILY ACCESSIBLE LOCATION.
- THE TOP OF HANDRAILS AT STAIRS NOT LESS THAN 24" OR MORE THAN 36" ABOVE NOSE HANDSHP NOT LESS THAN 1-1/4" OR MORE THAN 2" IN CROSS-SECTIONAL DIMENSIONS.
- INSTALL R-19 INSULATION BETWEEN ROOF OR CEILING FRAMING MEMBERS. 2" OF FOAM BOARD INSULATION OR RADIANIT BARRIER PER COUNTY OF MAUI CODE, 16.16.220 "RESIDENTIAL ROOF HEAT GAIN REQUIREMENTS".

WINDOW REQUIREMENTS

- PROVIDE NATURAL LIGHT AND VENTILATION FOR THE HABITABLE ROOMS NOT LESS THAN ONE-EIGHTH OF THE GROSS FLOOR AREA. ONE-HALF OF THE REQUIRED WINDOW AREA IN ALL ROOMS SHALL BE OPENABLE. GLASS DOORS PROVIDING REQUIRED NATURAL VENTILATION SHALL BE PROVIDED WITH INSECT SCREEN DOOR.
- MECHANICAL VENTILATION AN APPROVED SYSTEM OF MECHANICAL VENTILATION OR AIR CONDITIONING MAY BE USED IN LIEU OF OPERABLE WINDOWS. SUCH SYSTEM SHALL PROVIDE NOT LESS THAN FOUR AIR CHANGES PER HOUR, EXCEPT THAT IN AN INDIVIDUAL BATHROOM OR TOILET COMPARTMENT SUCH SYSTEM SHALL EXHAUST AT LEAST TWO (2.0) CUBIC FEET PER MINUTE PER SQUARE FOOT OF FLOOR SPACE.
- ESCAPE OR RESCUE WINDOWS SHALL HAVE A MINIMUM NET CLEAR OPERABLE AREA OF 5.7 S.F. THE MINIMUM NET CLEAR OPERABLE HEIGHT DIMENSION SHALL BE 24 INCHES. THE MINIMUM NET CLEAR OPERABLE WIDTH DIMENSION SHALL BE 20 INCHES. SILL HEIGHT NOT MORE THAN 44 INCHES ABOVE THE FLOOR.
- OPERABLE WINDOWS ABOVE THE FIRST FLOOR WHICH HAVE A SILL HEIGHT LESS THAN 30 INCHES ABOVE FINISH FLOOR SHALL BE PROVIDED WITH A CLOSER OR OTHER BARRIERS TO PREVENT A PERSON FROM FALLING THROUGH THE OPENING.
- PROVIDE SAFETY GLAZING
WINDOWS ADJACENT TO A DOOR WHERE THE NEAREST EXPOSED EDGE OF THE GLAZING IS WITHIN A 24-INCH ARC OF THE VERTICAL EDGE OF THE DOOR IN A CLOSED POSITION.
WINDOWS IN WALLS ENCLASING STAIRWAY LANINGS OR WITHIN 5' OF THE BOTTOM OR TOP OF STAIRWAYS WHERE THE BOTTOM EDGE OF THE GLASS IS LESS THAN 60" ABOVE THE WALKING SURFACE.
WINDOWS AT BATHUBS & SHOWERS WHEN EXPOSED EDGE IS LESS THAN 60" ABOVE THE STANDING SURFACE AND DRAIN INLET.


SPECIAL INSPECTIONS:

PER 1997 UNIFORM BUILDING CODE (U.B.C. SECTION 1701.5 AS AMENDED) IS NOT APPLICABLE TO THIS PROJECT.
THE ARCHITECT WILL NOT PERFORM ANY SPECIAL INSPECTIONS.
ARCHITECTS AUTHORIZATION FOR BUILDING PERMIT APPLICATION
THE ARCHITECT AUTHORIZES THE USE OF THESE DOCUMENTS PREPARED UNDER HIS SUPERVISION TO BE SUBMITTED FOR BUILDING PERMIT PURPOSES.
TAX MAP KEY: (2) 3-8-89-46

TYPE OF PROJECT:

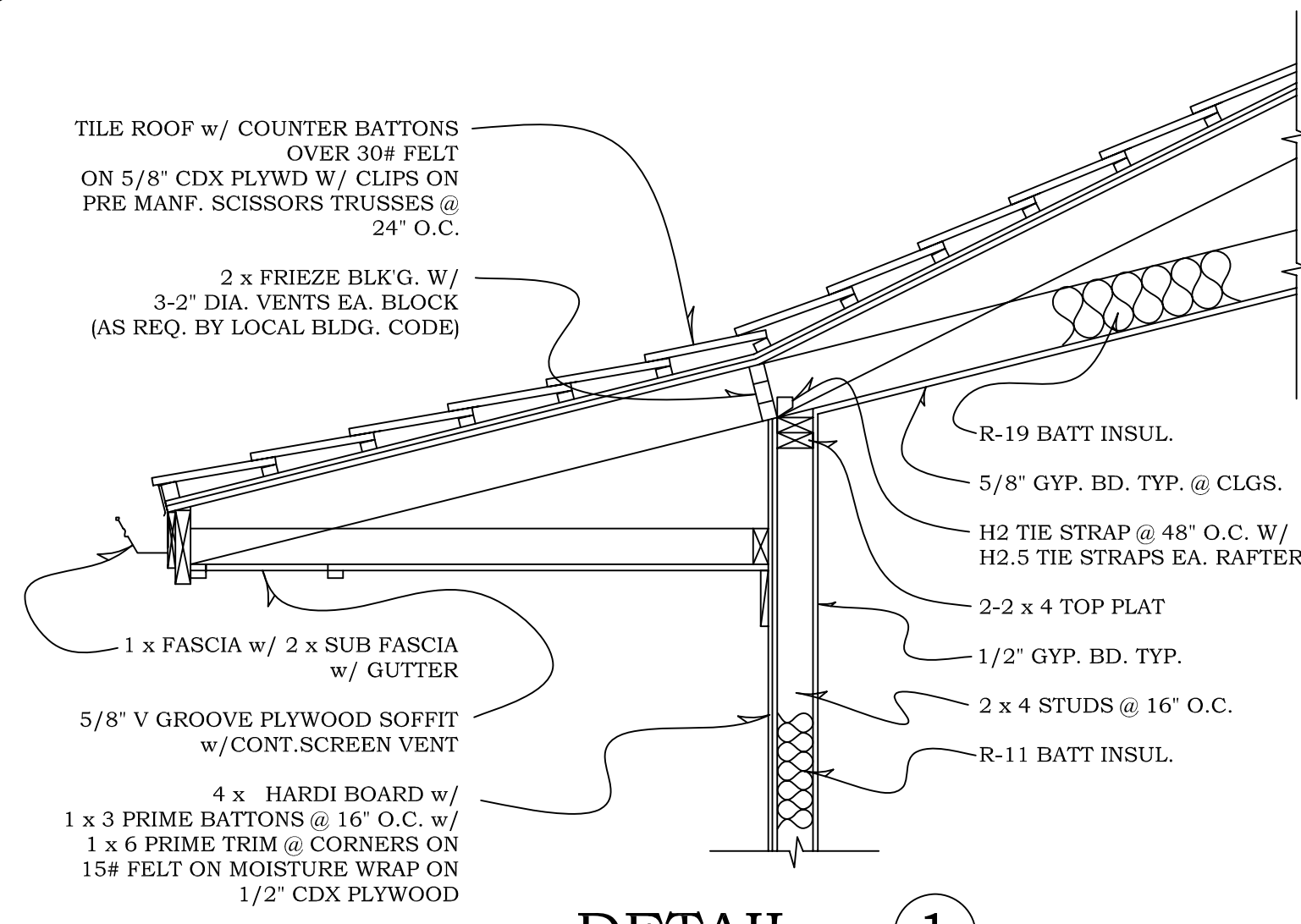
- | | |
|---------------------|---------------------|
| () NEW BUILDING | () FENCE |
| () FOUNDATION ONLY | () RETAINING WALL |
| () SHELL ONLY | () RELOCATION |
| () ADDITION | () ALTERATION |
| () RECONSTRUCTION | () MISC. STRUCTURE |
| () REPAIR | () DEMOLITION |
| () SEAWALL | () SWIMMING POOL |

MAUI COUNTY CODE CAN BE SEEN AT WWW.CO.MAUI.HI.US - CLICK "COUNTY CODE".
SEE TITLE 16 "BUILDING AND CONSTRUCTION" AND TITLE 19 "ZONING".

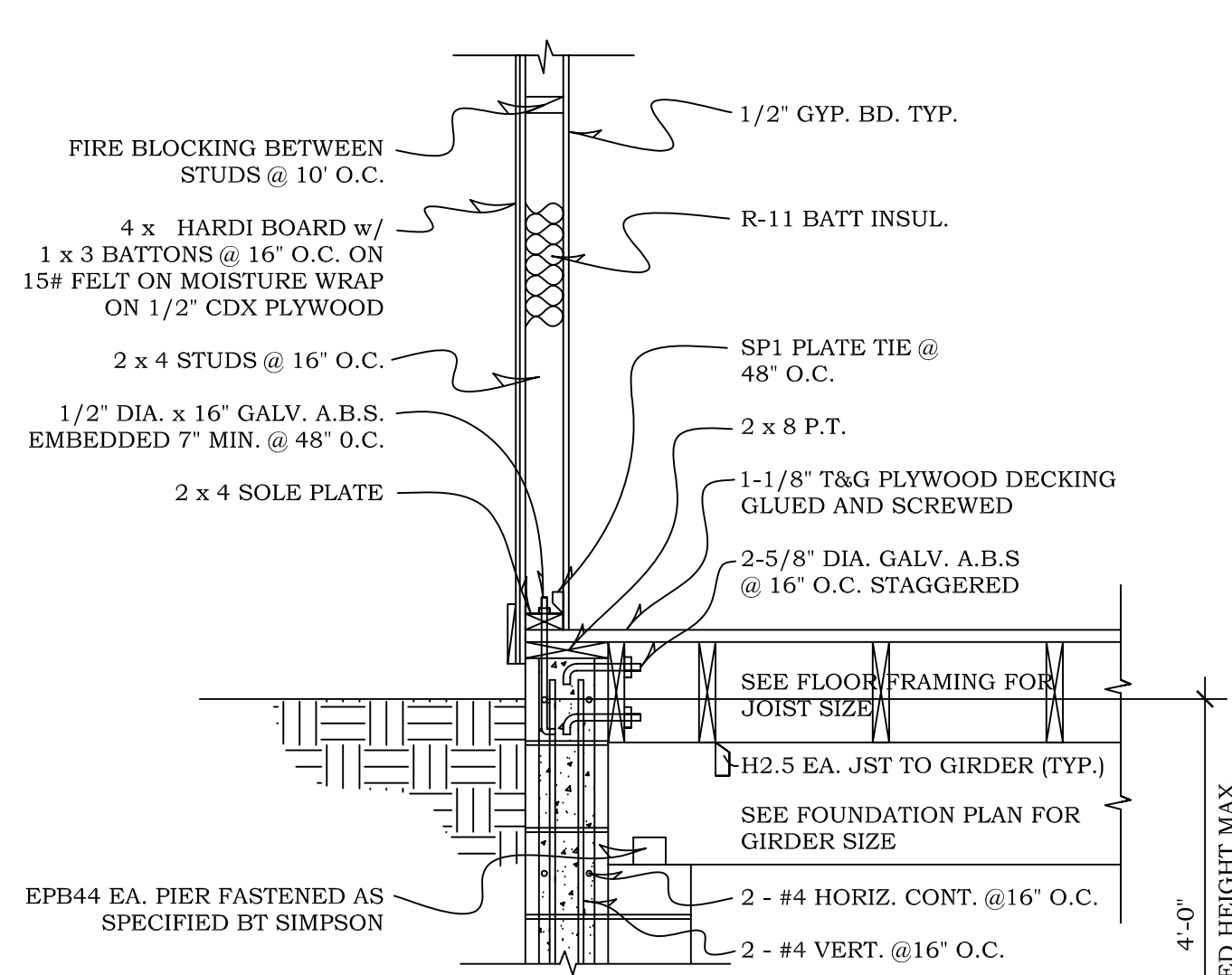


A PRIMARY FARM DWELLING FOR
ERIC & BARBARA NEWMAN
LOT 36
MALUHIA COUNTRY RANCHES
T.M.K: (2) 3-1-007:036

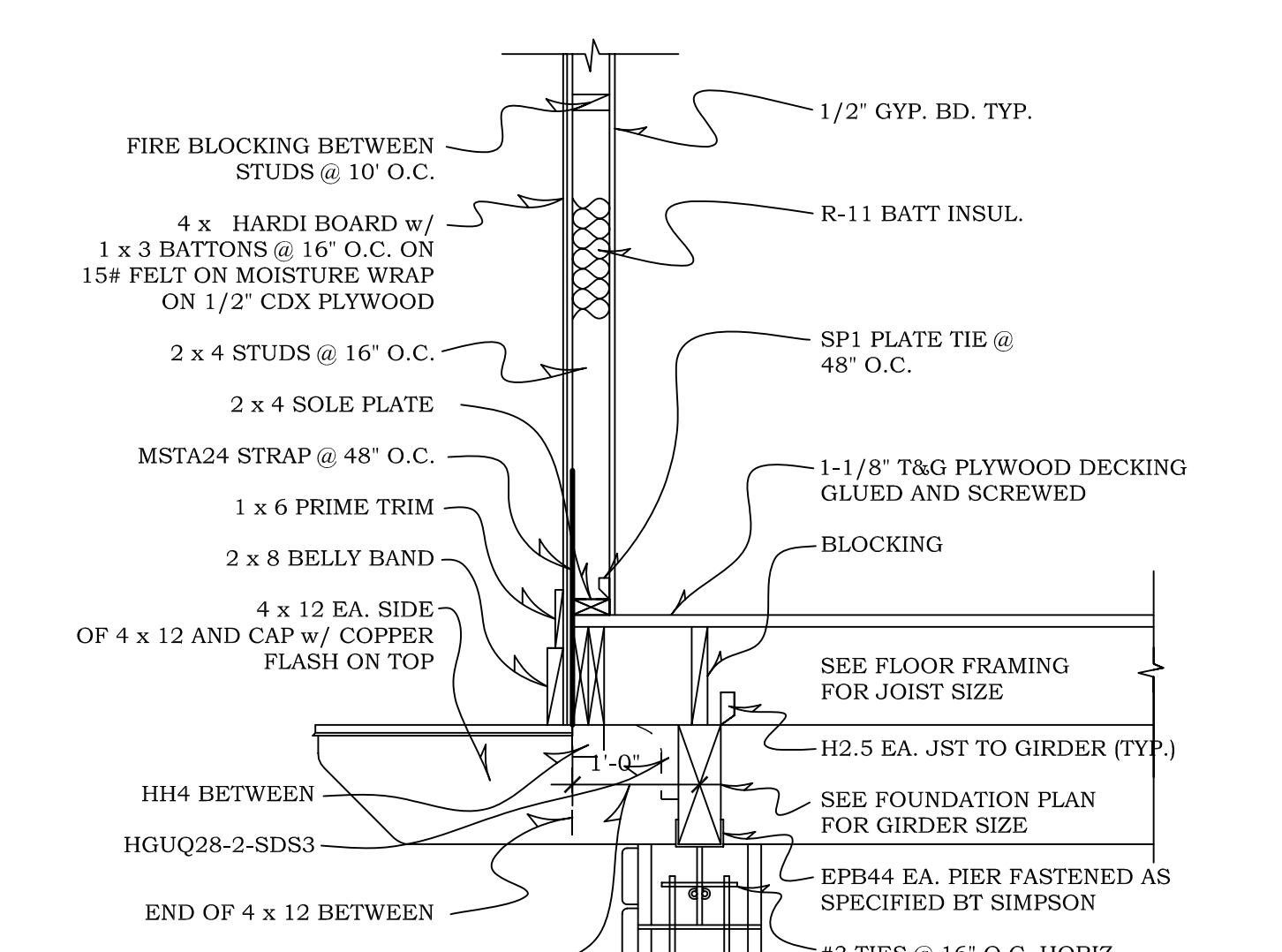
SHEET	
7	OF
12	



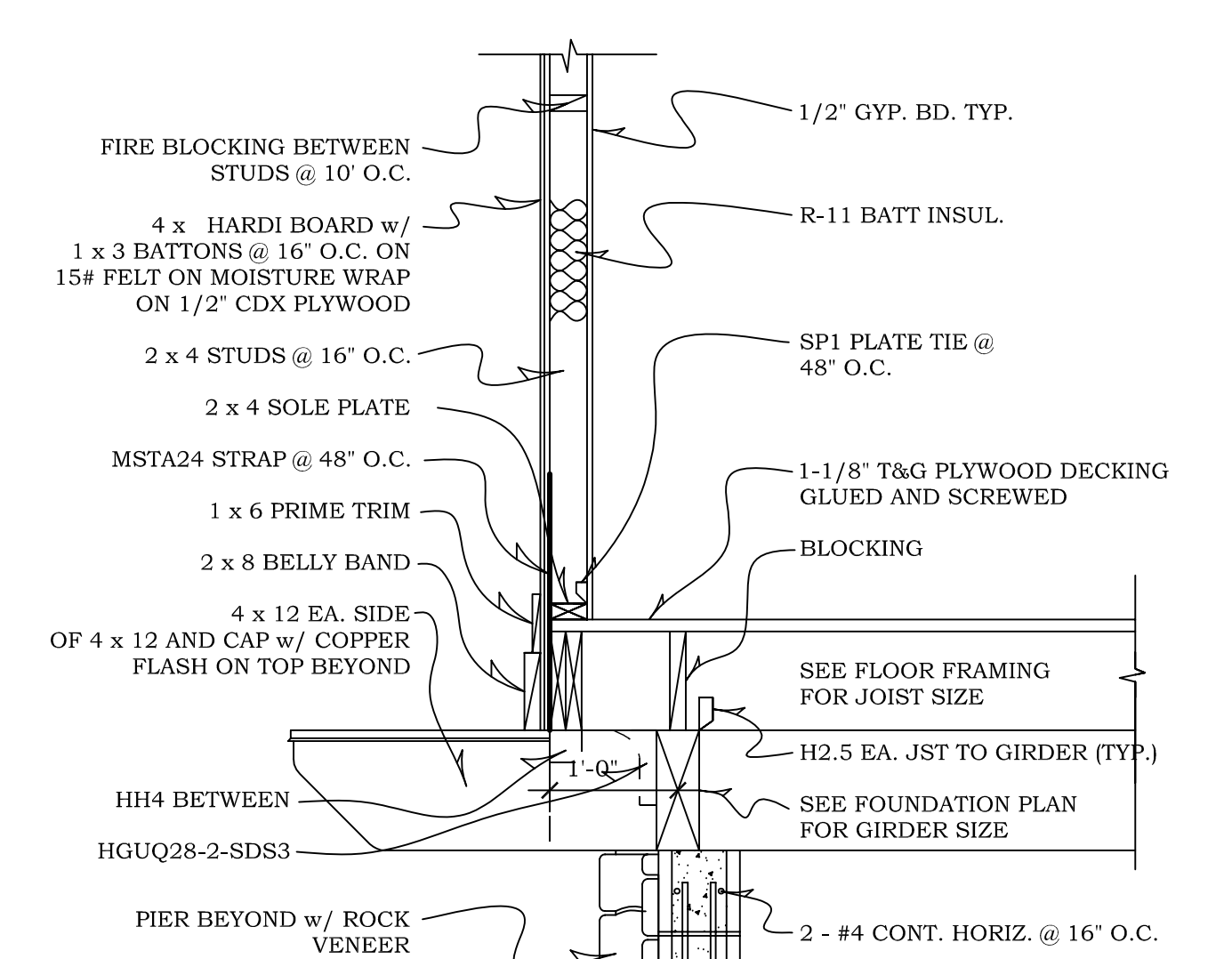
DETAIL 1
SCALE: 3/4" = 1'-0"



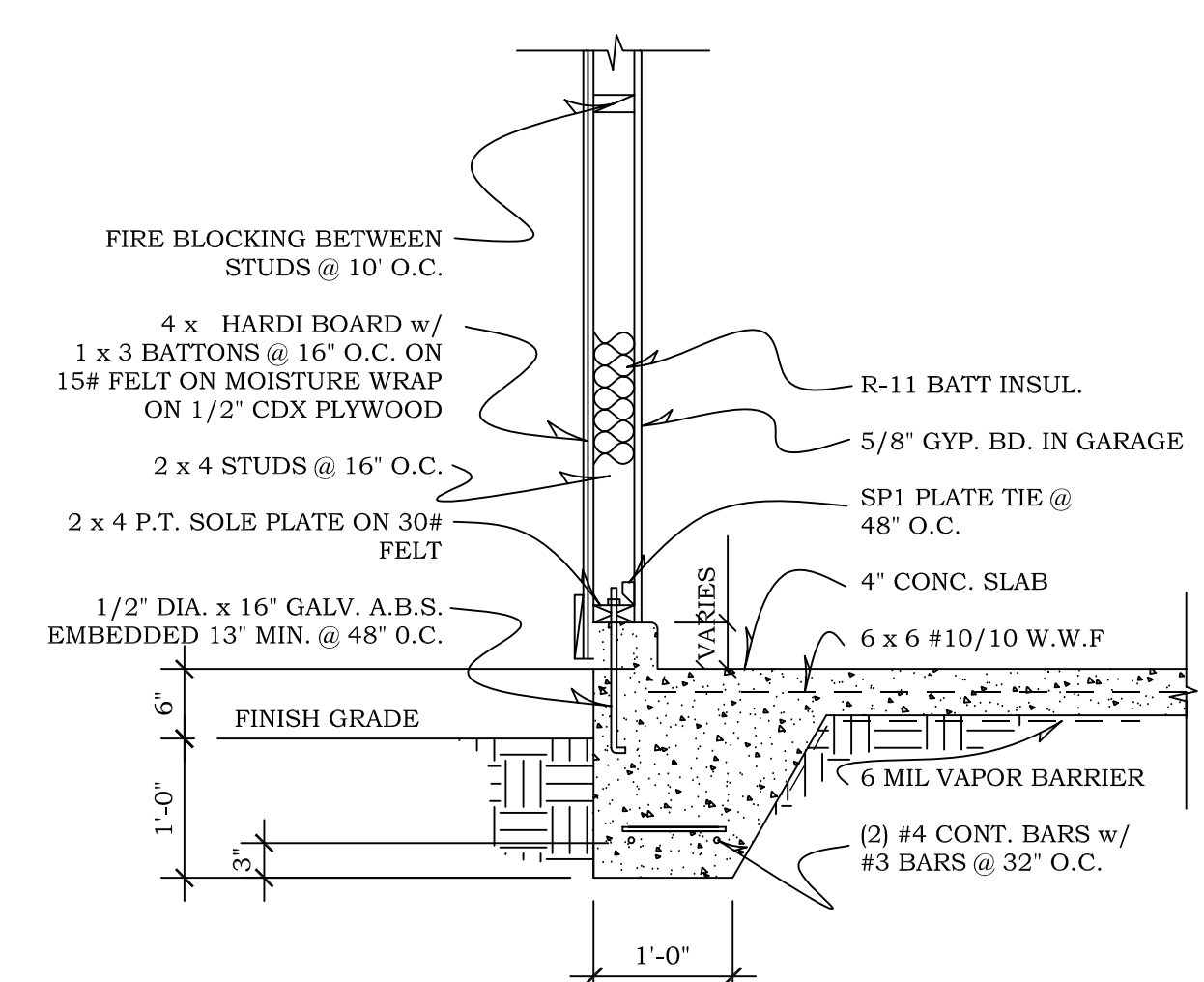
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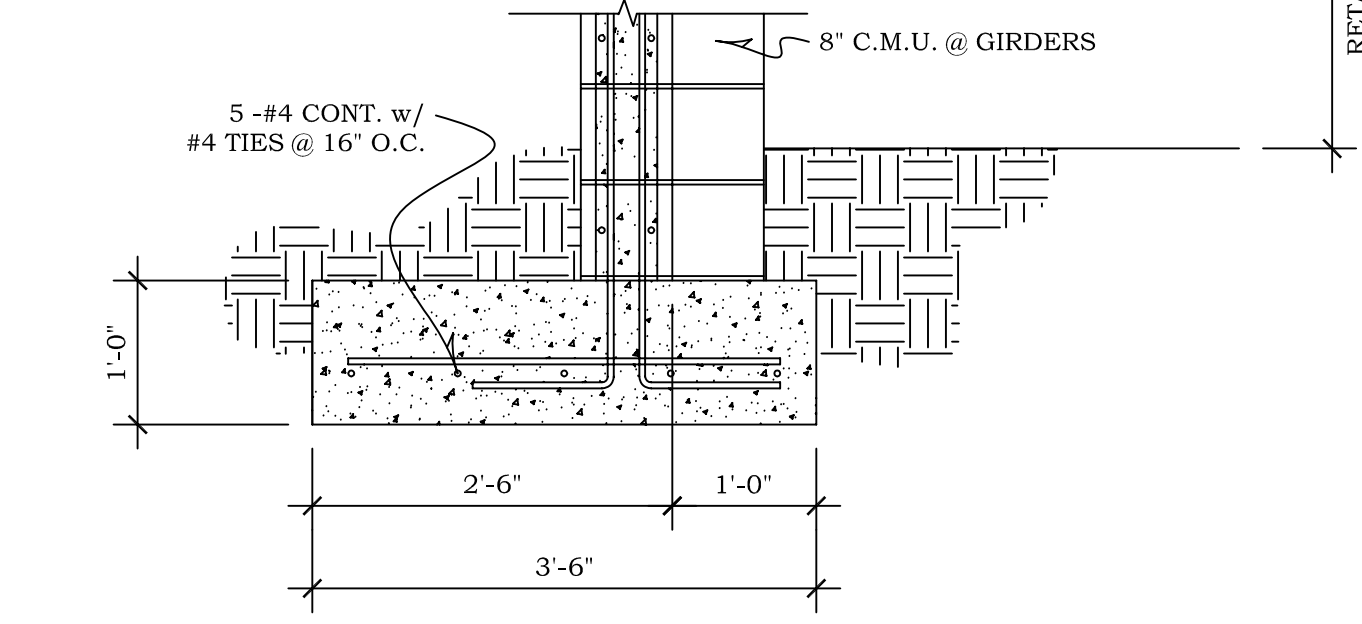
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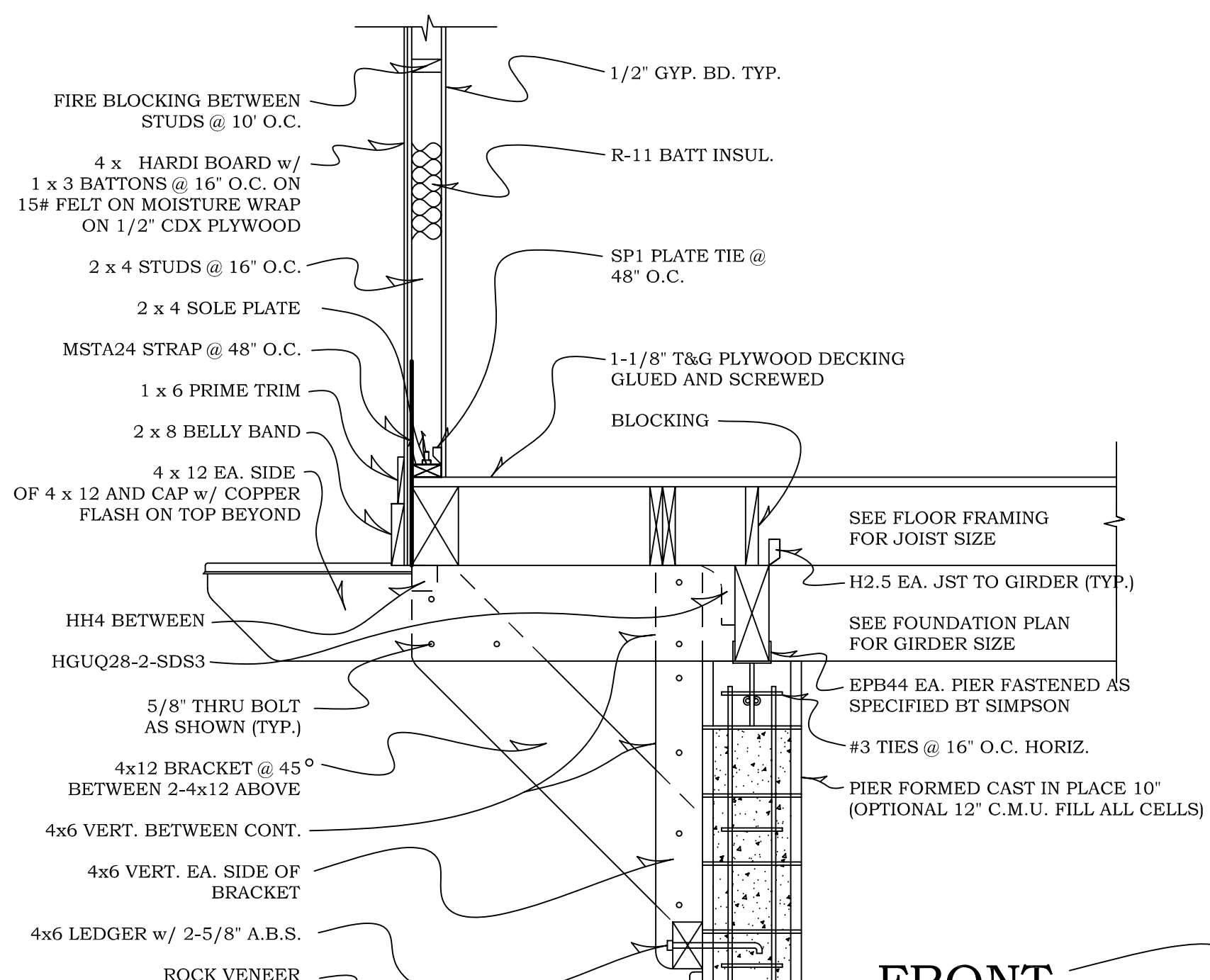
DETAIL 6
SCALE: 3/4" = 1'-0"



DETAIL 2
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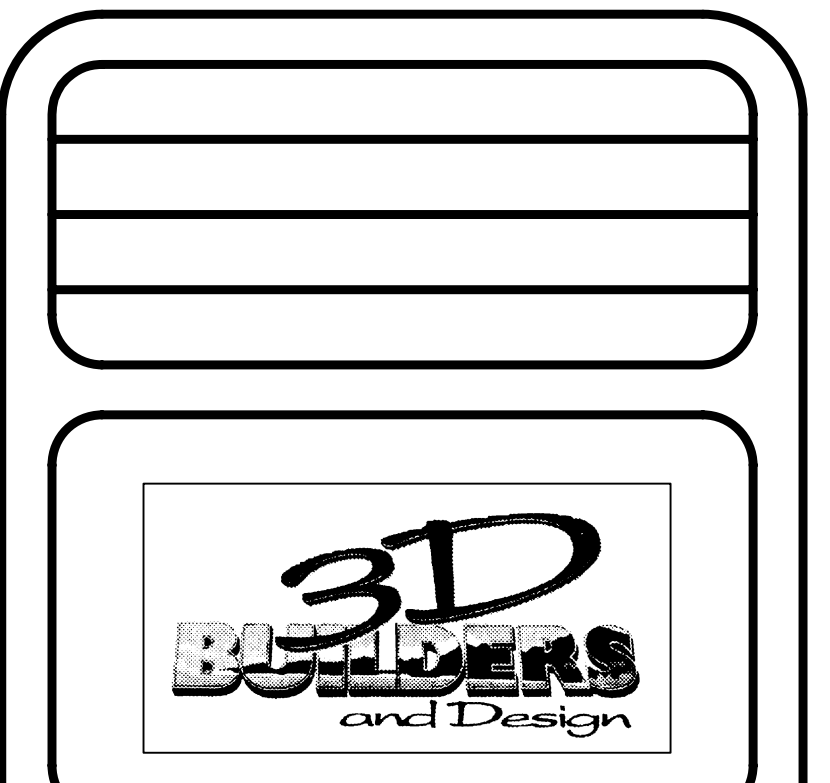
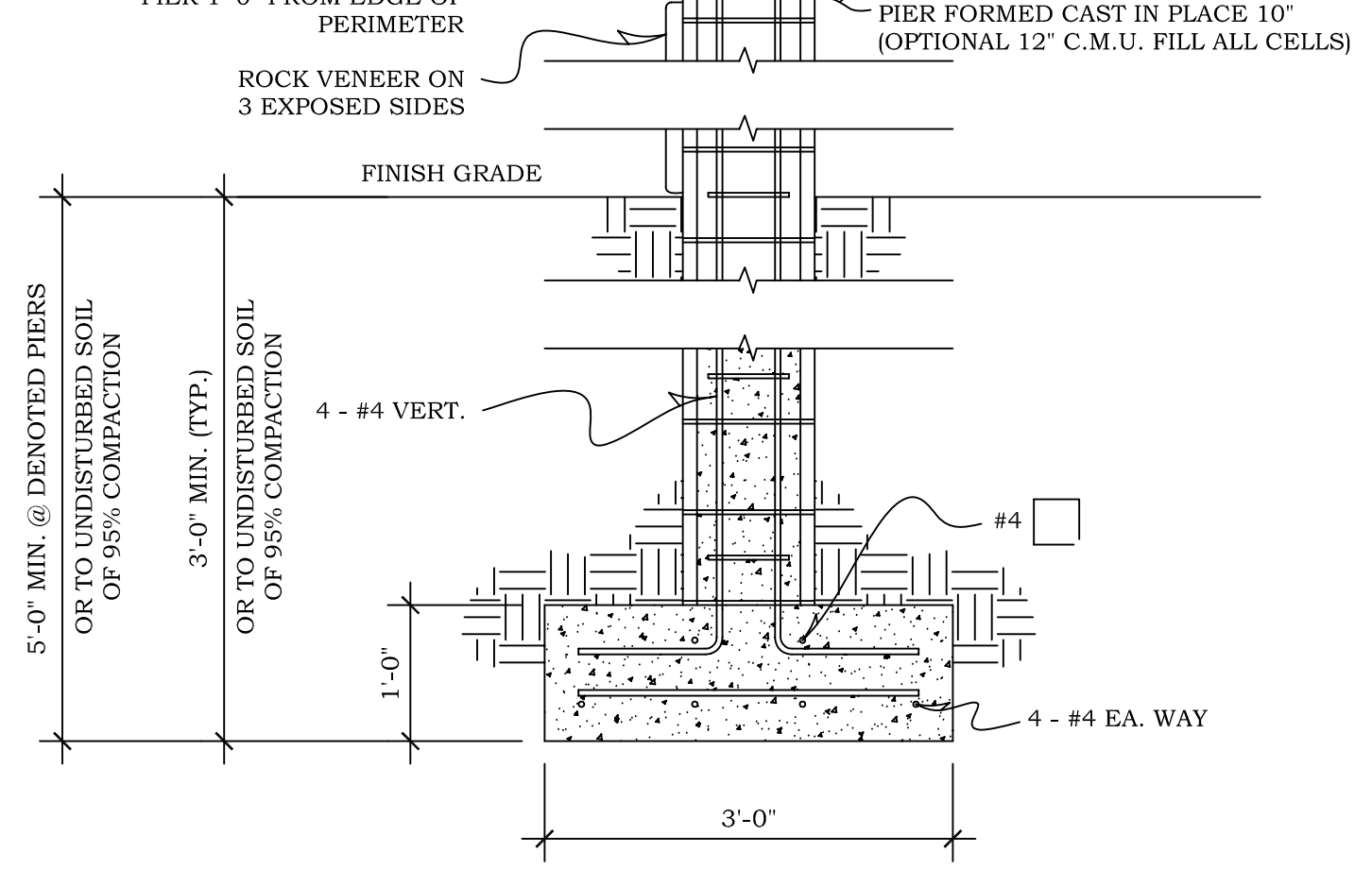


DETAIL 3
SCALE: 3/4" = 1'-0"



FRONT VIEW

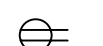
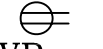



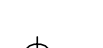
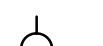
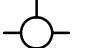


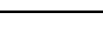
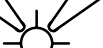






DETAIL 7
SCALE: 3/4" = 1'-0"

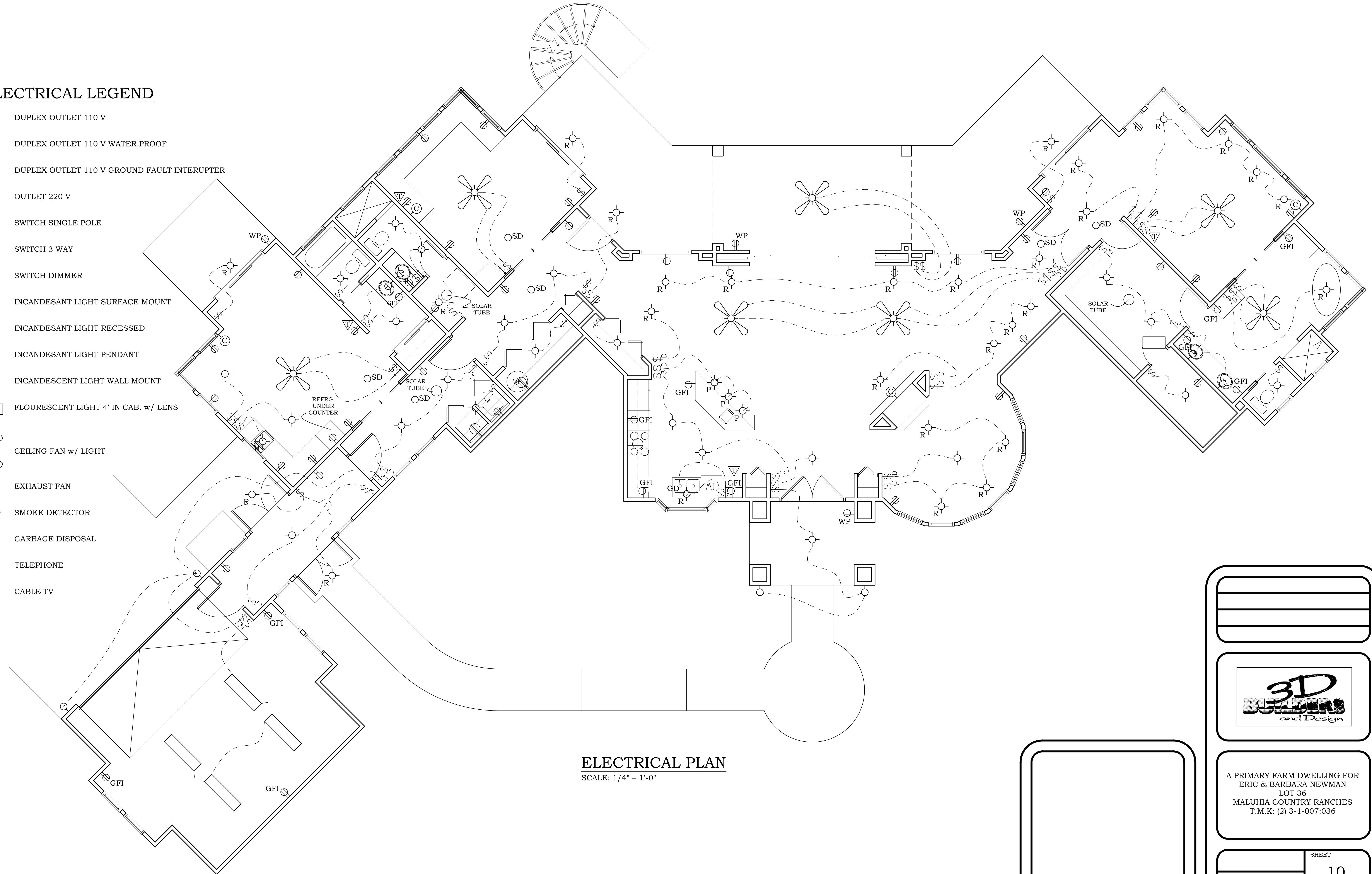


A PRIMARY FARM DWELLING FOR
ERIC & BARBARA NEWMAN
LOT 36
MALUHIA COUNTRY RANCHES
T.M.K: (2) 3-1-007:036


DATE		SHEET 8 OF 12
5/23/07		
SCALE		AS SHOWN

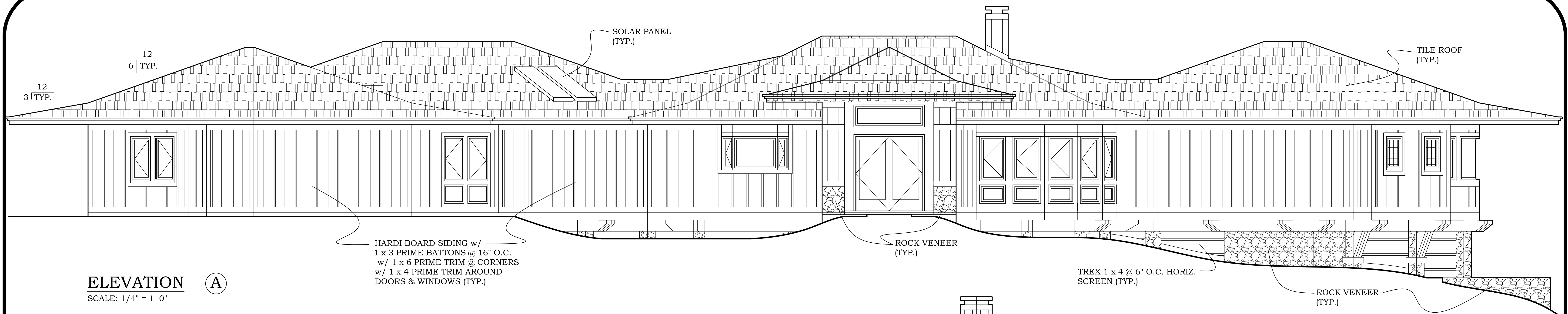
ELECTRICAL LEGEND

-  DUPLEX OUTLET 110 V
-  DUPLEX OUTLET 110 V WATER PROOF
-  DUPLEX OUTLET 110 V GROUND FAULT INTERRUPTER
-  OUTLET 220 V
-  SWITCH SINGLE POLE
-  SWITCH 3 WAY
-  SWITCH DIMMER
-  INCANDESANT LIGHT SURFACE MOUNT
-  INCANDESANT LIGHT RECESSED
-  INCANDESANT LIGHT PENDANT
-  INCANDESCENT LIGHT WALL MOUNT
-  FLOURESCENT LIGHT 4' IN CAB. w/ LENS
-  CEILING FAN w/ LIGHT
-  EXHAUST FAN
-  SMOKE DETECTOR
-  GARBAGE DISPOSAL
-  TELEPHONE
-  CABLE TV



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

					
<p>A PRIMARY FARM DWELLING FOR ERIC & BARBARA NEWMAN LOT 36 MALUHIA COUNTRY RANCHES T.M.K: (2) 3-1-007:036</p>					
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DATE	5/23/07				
SCALE	AS SHOWN				

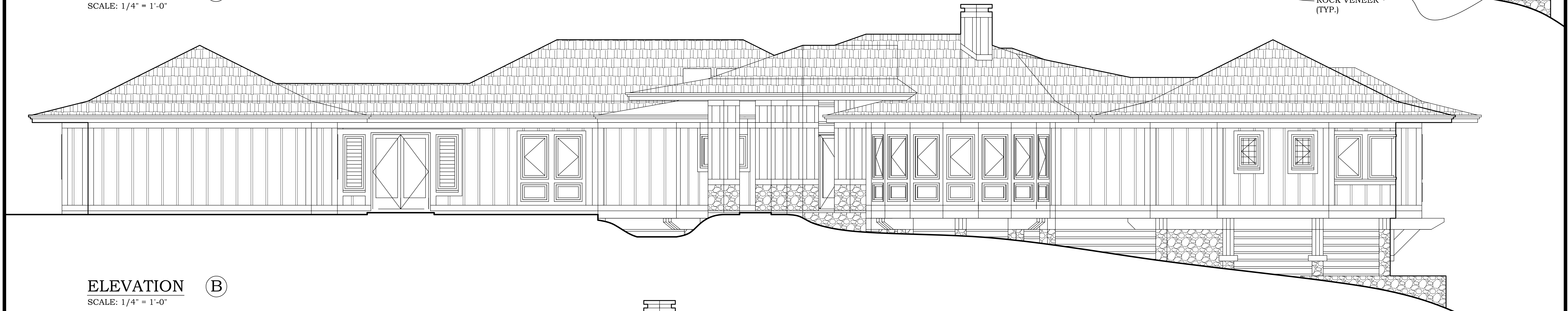


ELEVATION (A)
SCALE: 1/4" = 1'-0"

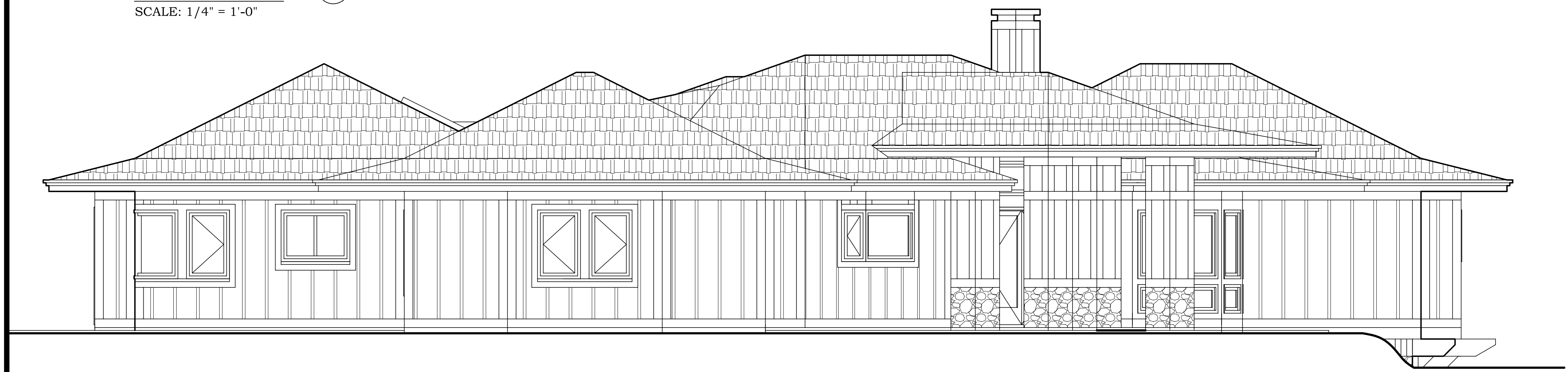
HARDI BOARD SIDING w/
1 x 3 PRIME BATTONS @ 16" O.C.
w/ 1 x 6 PRIME TRIM @ CORNERS
w/ 1 x 4 PRIME TRIM AROUND
DOORS & WINDOWS (TYP.)

TREX 1 x 4 @ 6" O.C. HORIZ.
SCREEN (TYP.)


ROCK VENEER
(TYP.)



ELEVATION (B)
SCALE: 1/4" = 1'-0"

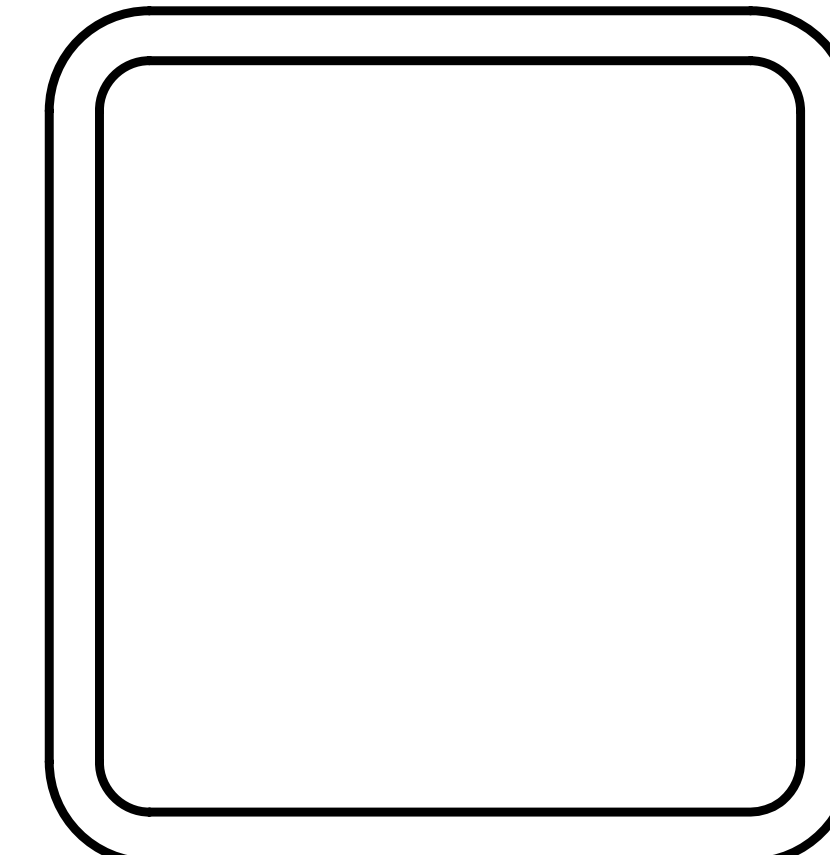


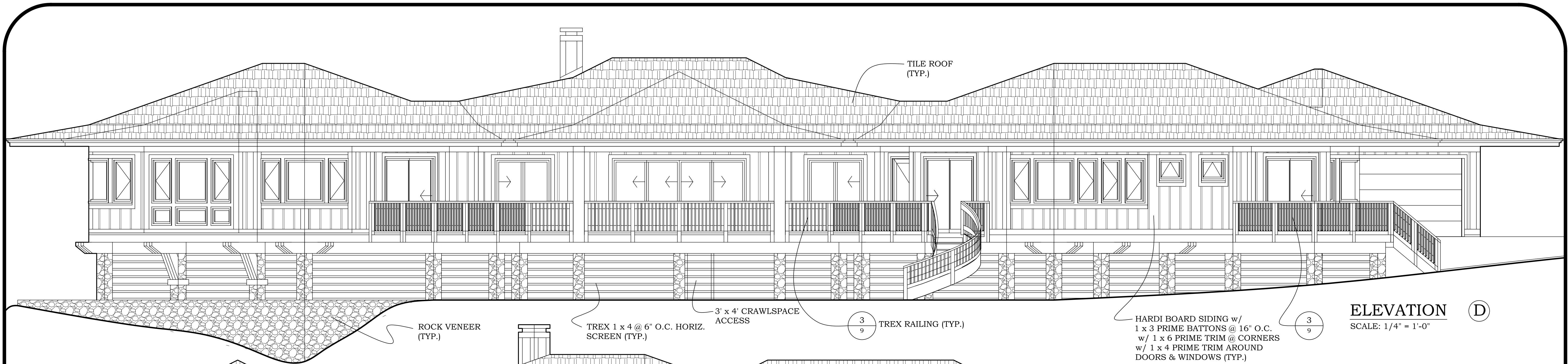
ELEVATION (C)
SCALE: 1/4" = 1'-0"



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ERIC & BARBARA NEWMAN
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T.M.K: (2) 3-1-007:036

	SHEET
DATE 5/23/07	11 OF 12
SCALE AS SHOWN	






ELEVATION (D)
SCALE: 1/4" = 1'-0"



ELEVATION (E)
SCALE: 1/4" = 1'-0"



ELEVATION (F)
SCALE: 1/4" = 1'-0"



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	SHEET
DATE 5/23/07	12
SCALE AS SHOWN	OF 12

