

General Notes

1. ALL DETAILS, SECTIONS AND NOTES SHOWN ARE TYPICAL AND SHALL APPLY TO SIMILAR SITUATIONS UNLESS OTHERWISE NOTED.
2. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AT SITE PRIOR TO COMMENCEMENT OF CONSTRUCTION.
3. 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 INVOLVED.
4. OBSERVATION VISITS TO THE SITE BY ARCHITECT'S FIELD REPRESENTATIVES SHALL NOT BE CONSTRUED AS AN INSPECTION NOR APPROVAL OF CONSTRUCTION.
5. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY ARCHITECT OF ANY CONDITIOS WHICH MIGHT ENDANGER THE STABILITY OF THE STRUCTURE OR CAUSE VISIBLE DISTRESS IN THE STRUCTURE.
6. ALL WORK SHALL CONFORM TO THE BEST PRACTICES PREVAILING IN THE VARIOUS TRADES COMPRISING THE WORK.
7. THE CONTRACTOR SHALL ENSURE PROPER PLACEMENT OF ALL OPENINGS, SLEEVES, CURBS, CONDUITS, BOLTS, INSERTS, ETC., PRIOR TO THE PLACEMENT OF CONCRETE.
8. THE CONTRACTOR SHALL PROVIDE ADEQUATE BRACING AND SHORING FOR ALL STRUCTURAL MEMBERS DURING ALL PHASES OF CONSTRUCTION.
9. ALL CONDITIONS OF POTENTIAL INSTABILITY OF EMBARKMENTS, CUT OR FILL SLOPES SHOULD BE BROUGHT TO THE ATTENTION OF THE ARCHITECT.
10. VERIFY FRAMING (WHERE APPLICABLE) WITH A.C. AND PLUMBING CONTRACTORS TO INSURE PROPER INSTALLATION OF DUCTING AND PLUMBING.
11. DO NOT SCALE THE DRAWINGS.
12. ALL WALL DIMENSIONS ARE FACE OF STUD TO FACE OF STUD UNLESS OTHERWISE NOTED.
13. GRADES SHOWN ARE APPROXIMATE. CONTRACTOR SHALL VERIFY ALL EXISTING ELEVATIONS PRIOR TO START OF WORK.
14. CONTRACTOR SHALL BE RESPONSIBLE TO PERFORM COORDINATION WITH STATE AND LOCAL AUTHORITIES AND UTILITIES.
15. THE CONTRACTOR SHALL PROVIDE TEMPORARY SANITARY TOILET FACILITIES THROUGHOUT THE CONSTRUCTION. CHEMICAL TOILETS SHALL BE OF AN APPROVED TYPE, AND SHALL BE SERVICED RGULARLY TO PREVENT CONTAMINATION OF THE AREA.
16. POOL AND SPA DESIGN BY OTHERS.
17. LANDSCAPING AND IRRIGATION DESIGN AND DETAILS BY OTHERS.
18. RETAINING WALL DESIGN AND DETAILS BY OTHERS.
19. ALL POSTS & PIER TYPE FOOTINGS SHALL BE PLACED ON NATURAL COMPACTED EARTH. DO NOT PLACE ON FILL MATERIAL.
20. ALL 4XBEAMS TO BE NO 1 OR BETTER.
21. ALL LUMBER TO BE TREATED.

DESIGN CRITERIA  
LIVE LOADS:

ROOF PITCHES 4:12 AND GREATER 16 PSF  
ROOF PITCHES LESS THAN 4:12 20 PSF  
FLOORS 40 PSF  
STAIRWAYS 100 PSF  
CORRIDOR 100 PSF  
WIND U.B.C. 20 PSF ZONE 2

EARTHQUAKE ZONE 2 k= 1.33

ALLOWABLE SOIL BEARING: CONTRACTOR TO VERIFY

BUILDING CODE REQUIREMENTS

1. PROVISIONS OF THE FOLLOWING STANDARDS APPLIES TO EVERY DWELLING WHEN APPLICABLE:
  - A. CURRENT MAUI COUNTY UNIFORM BUILDING CODE 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.
2. WATER HEATERS ON WOOD FRAMED FLOORS TO REST ON GALVANIZED STEEL PAN WITH FLOOR DRAIN.
3. 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. GUARRAILS AND HANDRAILS SHALL HAVE INTERMEDIATE RAILS SUCH THAT AN OBJECT 4 INCHES IN DIAMETER CANNOT PASS THROUGH (U.B.C. SEC.1711 AS AMENDED).
4. FOR EMERGENCY AND ESCAPE ROUTE, EVERY SLEEPING ROOM SHALL HAVE AT LEAST ONE WINDOW WITH A MINIMUM CLEAR NET OPENABLE AREA OF 5.7 S.F. WITH A MINIMUM CLEAR DIMENSION OF 20 INCHES, A MINIMUM HEIGHT OF 24 INCHES, AND A MAXIMUM SILL HEIGHT 44 INCHES ABOVE FINISHED FLOOR.
5. OPERABLE WINDOWS ABOVE THE FIRST FLOOR WHICH HAVE A SILL HEIGHT LESS THAN 30 INCHES ABOVE FINISH FLOOR SHALL BE PROVIDED WITH A GUARDRAIL OR OTHER BARRIERS TO PREVENT A PERSON FROM FALLING THROUGH THE OPENING.
6. PROVIDE SMOKE DETECTORS AT ALL BEDROOM AREAS. CONNECT TO RESIDENCE POWER SOURCE (110 V).
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH THE CURRENT AMENDED U.B.C. AND ITS APPENDIXES FOR ALL FRAMING, EXECUTION, AND FOR VERIFICATION OF ALL LOCAL DESIGN LOADS.
8. PROVIDE ATTIC VENTILATION AS REQUIRED BY LOCAL BUILDING CODE.
9. CLEAR WIDTH OF ALL WATER CLOSETS SHALL BE 30" MIN.
10. MECHANICAL VENTILATION. AN APPROVED SYSTEM OF MECHANICAL VENTILATION OR AIR CONDITIONING MAY BE USED IN LIEU OF OPENABLE WINDOWS. SUCH SYSTEM SHALL PROVIDE NOT LESS THAN FOUR AIR CHANGES PER HOUR, EXEPT 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.
11. WATERPROOFING AND DRAINING OF WALLS BEHIND PLANTERS AND RETAINING WALLS SHALL BE PER SECTION 1707 (C) AND 2517 (C) OF THE UNIFORM BUILDING CODE.

12. 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 ENDS. 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, EXEPT FOR SHEAR WALLS WHERE BOLTS MUST BE USED. (SECTION 2907 F).

13. BUILDING PAPER OR METAL BARRIER SHALL BE PROVIDED BETWEEN WOOD AND CONCRETE OR MASONRY UNLESS WOOD IS PRESSURE-TREATED WITH AN APPROVED PRESERVATIVE MARKED BY AN APPROVED AGENCY. (SECTION 2516 (C) 3).

14. MINIMUM CLEARANCE BETWEEN BOTTOM OF FLOOR JOIST OR BOTTOM OF FLOORS WITHOUT JOISTS AND THE GOUND BENEATH SHALL BE 24 INCHES. OPEN SLAT WOOD DECKS SHALL HAVE GROUND CLEARANCE OF AT LEAST 6" FOR ANY WOOD MEMBER. ACCESSIBLE UNDERFLOOR AREAS SHALL BE PROVIDED WITH AN 14"x24" ACCESS CRAWL HOLE. (SECTION 2516 (C) 2).

15. 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 JOISTS. SHALL NOT EXCEED 1/6 THE DEPTH AND SHALL NOT BE LOCATED IN THE MIDDLE THIRD OF THE SPAN. (SECTION 2517 (D) 3).

16. FIREBLOCKING BETWEEN STUDS @ 10' O.C.

17. ENCLOSED ATTICS AND RAFTER SPACES SHALL HAVE CROSS-VENTILATION. ACES 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. (SECTION 3205 (A)).

18. PROVIDE SAFETY GLAZING AT 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.

19. OCCUPANCY SEPERATION. PROVIDE ONE-HOUR FIRE-RESISTIVE CONSTRUCTION BETWEEN GARAGE AND DWELLING.

20. THE BUILDING HEIGHT SHALL BE LIMITED TO 30 FEET. BUILDING HEIGHT IS DEFINED AS THE VERTICAL DISTANCE MEASURED FROM A POINT ON THE TOP OF A STRUCTURE TO A CORRESPONDING POINT DIRECTLY BELOW ON THE NATURAL OR FINISH GRADE, WHICHEVER IS LOWER.

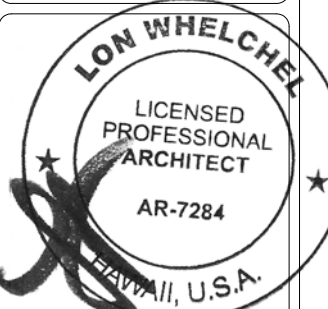
21. SHOULD HISTORIC SITES SUCH AS WALLS, PLATFORMS, PAVEMENTS, OR MOUNDS, OR REMAINS SUCH AS ARTIFACTS, BURIALS, CONCENTRATION OF SHELL OR CHARCOAL BEENCOUNTERED DURING CONSTRUCTION ACTIVITIES, WORK SHALL CEASE IMMEDIATELY IN THE IMMEDIATE VICINITY OF THE FIND AND THE FIND SHALL BE PROTECTED FROM FURTHER DAMAGE. THE CONTRACTOR SHALL IMMEDIATELY CONTACT THE STATE HISTORIC PRESERVATION DIVISION WHICH WILL ASSESS THE SIGNIFICANCE OF THE FIND AND RECOMMEND ANY APPROPRIATE MITIGATIONMEASURE, IF NECESSARY.

22. THE CONTRACTOR SHALL OBTAIN ALL REQUIRED INSPECTIONS.

23. THE CONTRACTOR SHALL KEEP THE FULL SET OF COUNTY APPROVED BUILDING PLANS ON THE JOB SITE THROUGHOUT THE COURSE OF CONSTRUCTION.

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

A NEW SECONDARY FARM DWELLING FOR  
DIETMAR RITTNER - GOVINDA LEOPOLD  
11 PUA NIU WAY, LOT 23  
MAHANALUANUI PH IV, LAHAINA  
T.M.K.: 4 - 7 - 9:69

DRAWN BY: DR Rittner  
DATE: 12/22/08  
SCALE:  
FILE No. 3100  
FILE NAME: HHD Launipoko

REVISIONS	SHEET
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