COUNTY OF HAWAI'I PLANNING DEPARTMENT
BACKGROUND REPORT

KERMIT JOHNSON
SPECIAL MANAGEMENT AREA USE PERMIT APPLICATION
(PL-SMA-2024-000065)

KERMIT JOHNSON has submitted an Application for a Special Management Area Use Permit to construct a two (2) story, 6,402 square foot single family residence, with four (4) bedrooms and three (3) bathrooms and related improvements on a 27,878 square foot shoreline parcel within the Special Management Area. The subject property is located on the makai side of Ala Heiau Road, approximately 100-feet south of its intersection with Maku'u Drive, Hawaiian Paradise Park, Block 11 Keaau, Puna District, Hawai'i, TMK: (3) 1-5-031:067.

PROPOSED DEVELOPMENT

1. **Request:** The applicants proposed development consists of a 30-foot high, 2-story single-family dwelling with four (4) bedrooms, kitchen, wet-bar/kitchenette, living room, three (3) bathrooms, a three (3) car garage, and related development. Additional development includes the construction of an individual wastewater system (IWS), a private drill well for potable water use, and a paved driveway for access. The plan also accounts for stormwater management with appropriate grading and drainage systems, and landscaping areas have been strategically positioned to enhance visual appeal while maintaining the natural environment's integrity. The shoreline was certified for this parcel on July 12, 2022. **(Planning Department Exhibit 1 – SMA Use Permit Application dated August 26, 2024)**
2. **Project Objectives:** The purpose of the project is to construct a single-family residence on the subject parcel for personal use.
3. **Cost/Time of Project:** The current estimated cost of the improvements is $900,000. The project would be initiated after the granting of all necessary permits.
4. **Landowner:** Kermit and Doris K. Johnson, Hilo, HI

BACKGROUND INFORMATION

5. **Special Management Area (SMA):** No previous SMA permits have been issued for the subject parcel.
6. **Chapter 343, HRS:** The proposed improvements are not subject to the requirements of Chapter 343, Hawai‘i Revised Statutes, regarding Environmental Impact Statements and as such the project is exempt from the filing of an Environmental Assessment (EA).

STATE AND COUNTY PLANS

7. **State Land Use Designation:** Agriculture
8. **General Plan LUPAG MAP:** Rural and Open
9. **County Zoning:** Agricultural 1-acre (A-1a)
10. **Puna Community Development Plan (PCDP):** The Puna Community Development Plan (PCDP) was adopted by the Hawai‘i County Council by Ordinance No. 08-166 in 2008 and amended by Ordinances Nos. 10-104, 11-51, 11-52, 11-53, 11-117 and 11-118 in 2010 and 2011).
11. **Special Management Area (SMA):** The project is located within the Special Management Area and therefore, the proposed development is subject to the SMA review. No work will occur within the shoreline setback area.

DESCRIPTION OF PROJECT AREAS AND SURROUNDING AREA

12. **Subject Project Area:** The 27,878 square foot subject property is relatively flat, with minimal vegetation and no previous development. The property is located on the makai (ocean side) side of Ala Heiau Road, close to its intersection with Maku‘u Drive in Hawaiian Paradise Park. Vegetation of the property includes non-native ironwoods, albizia, and other typical coastal vegetation; some native naupaka, also common in this area, is present. The property is between 20 and feet above sea level with the makai property boundary being a rocky cliff that borders the ocean. Two (2) separate rock wall segments are located along the north and south property boundaries; however, they are not located on the subject parcel.
13. **Surrounding Zoning/Uses:** The surrounding area is developed with single-family residences or undeveloped residential parcels, with all surrounding parcels also within the

County's A-1a zoning designation. Immediately makai of the subject parcel is the ocean, and Ala Heiau Road demarcates the mauka property boundary.

14. **Flood Insurance Rate Map (FIRM):** The property is predominately within Flood Zone X, or outside of the 500-year flood plan. A small portion of the shoreline is located within Flood Zone VE (areas subject to a 1% annual chance of inundation by a 100-year flood event with additional hazards associated with storm induced wave action). The proposed development will be within Flood Zone X.

15. **Sea Level Rise:** According to the State of Hawai'i Sea Level Rise Viewer (SLR-Xa), the coastal portion of the subject parcel is within the 3.2 ft. Sea Level Rise Exposure Area, the 3.2 ft. Passive Flooding area, and the Coastal Flood Hazard Zone.

16. **Flora/Fauna Resources:** The applicant did not complete a "biotic" survey of the subject parcel; however, they do not believe that any rare, threatened, or endangered floral or faunal resources are likely to be found within the project parcel. Several non-native trees such as ironwood and coconut palm are located on the property, none of which require protection or preservation. Species of shorebirds may be found along the shoreline, however that is outside the project area.

17. **Archaeological Resources:** Although no archaeological survey of the site was conducted for this application, it is highly unlikely that any historic sites would be found as the property has been located within the well-developed residential subdivision.

18. **Cultural/Historic Resources:** The shoreline area located adjacent to the subject parcel is currently used for coastal gathering and fishing by native Hawaiians, however, use of the project site itself for traditional and customary rights is unknown. The parcel has never been cleared, graded, or developed; however, it would be unlikely that the site would serve any traditional purpose or use. There is an existing 5-foot-wide shoreline access easement located on Parcel 70, which is 3 parcels north of the project site. The access easement provides public shoreline access from Ala Heiau Road to the shoreline. Additionally, lateral shoreline access is heavily utilized for fishing and other gathering purposes. The proposed project will not interfere with, alter, or block lateral shoreline access in this area.

19. **Scenic and Open Space Resources:** The construction of a new single-family dwelling is

anticipated to have minimal impacts on scenic views, especially since the area along the shoreline has been previously developed with similar single-family residences for some time. The proposed development is consistent with the surrounding developed parcels which include numerous 2-story dwelling structures built along the shoreline. Open space resources are primarily the shoreline area makai of the project site, which is comprised of a basalt bench and rocky coastline, and the ocean which is utilized by both native Hawaiians and the public.

20. **Recreation/Public Access:** A 5-foot-wide pedestrian shoreline access pathway is located on Parcel 70, which is three (3) parcels north of the project parcel that permits access to the shoreline from Ala Heiau Road along the property boundary to the shoreline area. The coastline in this area is utilized for fishing and other gathering practices, with lateral shoreline access available in this area. The existing shoreline public access located on the project site and the lateral shoreline access located makai of the project site will not be impacted by the proposed activities.

PUBLIC UTILITIES AND SERVICES

21. **Access:** A driveway will be constructed to allow access to the site from Ala Heiau Road.

22. **Water:** Water is not available on site per the Dept. of Water Supply (DWS). The applicant will be applying for and installing a private drill well for potable water use on the subject parcel.

23. **Wastewater:** Wastewater will be handled by a new Individual Wastewater System (IWS) approved by the State Department of Health.

24. **Other Essential Utilities and Services:** All other utilities including electrical, telephone and cable services are available to the site.

AGENCIES' COMMENTS

25. **Department of Public Works - Engineering: (Planning Department Exhibit 2 – October 23, 2024, Memo).**

26. **State Department of Health: (Planning Department Exhibit 3 – September 26, 2024, Memo).**

27. **State Office of Planning and Sustainable Development (OPSD): (Planning Department Exhibit 4 – October 21, 2024, Letter).**

28. **County Police: (Planning Department Exhibit 5 – October 8, 2024, Letter).**

AGENCIES - NO RESPONSE

29. **Hawai‘i Fire Dept.; DPW-Building; Department of Environmental Management (DEM); DLNR (ENG, OCCL, SHPD).**

PUBLIC COMMENTS

30. The Department has not received any comments or objections from the general public or adjacent landowners on the subject application.

SPECIAL MANAGEMENT AREA USE PERMIT APPLICATION

COUNTY OF HAWAI'I
PLANNING COMMISSION

(Type or legibly print the requested information)

APPLICANT(S): Kermit Johnson

APPLICANT'S SIGNATURE: Kermit Johnson DATE: 8/26/2024

ADDRESS: 279 Alolea Rd.
Hilo, HI 96720

LIST APPLICANT'S INTEREST (if not owner): _____

PHONE: (Bus.) — (Res.) 808-896-7712 (Email) kermit-johnson@msn.com

REQUEST: SMA FOR SFR.

TAX MAP KEY: (3) 1-5-031-067 ZONING: Residential

SIZE OF PROPERTY / AREA OF REQUESTED USE: 0.64 AC. / 0.505 AC.

LANDOWNER(S): Kermit and Doris K. Johnson

FEE SIMPLE LANDOWNER(S) WRITTEN AUTHORIZATION
(may be provided by letter with the below statement included):

Kermit Johnson DATE: 8-23-2024

Doris K. Johnson DATE: 8-23-2024

AGENT: KEITH A. WINNIE ARCHITECTS INC.

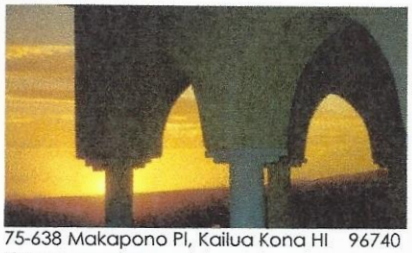
AGENT ADDRESS: 75-638 MAKAPONO PLACE
KAILUA KONA HI 96740

PHONE: (Bus.) 8087567390 (Res.) _____ (Email) KAW.ARCHITECTS@GMAIL.COM

Please indicate to whom original correspondence and copies should be sent.

ORIGINAL: OWNER COPIES: AGENT

Planning Dept.
Exhibit 1



75-638 Makapono Pl, Kailua Kona HI 96740
Licensed Architect in the states of :
Arizona, California, Colorado, and Hawaii
Phone : 808-329-5565
Cell : 808-756-7300

K.A.W. ARCHITECTS INC.

Keith A. Winnie, NCARB Architect

08-27-2024

COUNTY OF HAWAII
Planning Department
Windward Planning Commission
RE: SMA for (3) 1-5-031-067-0000
New single family home

SMA APPLICATION

1. Filling fee enclosed though Epic.

2. Copy of Application enclosed though Epic.

3. A. EIS was not asked for.

   B. 1. SCOPE OF WORK : NEW single family two story home with four bedrooms, three bathrooms, powder room, two laundry rooms, wet bar, living room, dining room, family room, foyer with lift, three car garage, first floor cover lanai, first floor covered entry lanai, second floor covered lanai, and second floor covered balcony. Landscaping, septic, driveway, and grading to level lot.

   C. Description : Vacant lot, TMK : (3) 1-5-031-067-0000. Lot 97, 15-1091 Ala Heiau Road, Keaau HI.

   D. Approximate total cost $900,000.00.

   E. Zoning is A1a State designation is Agricultural.

   F. A single family home meets the goals of the varies plans. Project doesn't have an impact on existing shoreline access down the street from this property. There is no access for anyone to the ocean since there is a cliff on the ocean side of the property. There is no sandy beach at the ocean side of the property and is all rock and boulders. See Enclosed photo by shoreline surveyor. The property is zoned for residential use. The lot is relatively flat and requires minimal grading. No alteration beyond the shoreline is being proposed.

   G. All surrounding Zoning and land uses are residences and zoned A1a.

   H. Flood insurance Rate map Designation X in location of the house. And a small area of The lot is Designation VE in the shoreline set back (not in the building area). See enclosed map.

   I. Archaeological and Historic Resources are not apparent on this small single family lot.

J. No valued Cultural resources or Hawaiian rights are known to owner on this site. There is no shoreline access on this property. Note it would be unsafe since the ocean side of the property is a cliff. See Enclosed photo by shoreline surveyor. There is ocean access at the nearby end of the road at Maku'u Point Park.

K. There is no shoreline access from this property. Note it would be unsafe since the ocean side of the property is a cliff. There is no sandy beach at the ocean side of the property and is all rock and boulders. There is ocean access at the nearby end of the road at Maku'u Point Park. This project doesn't have an impact on existing nearby shoreline access down the street from this property at Maku'u Point Park. See Enclosed photo by shoreline surveyor.

L. There are no plants of significance (weeds, grass and a few palm trees.

M. Access to the property will be provided by a private driveway to the existing public road.

N. Traffic impact is minimal since this project is one single family home.

O. Existing electrical and water lines are in the road right of way. Solid waste collection is available by private companies. Sewage disposal will be provided by a new septic system. This property is a legal lot within a legal subdivision.

P. None have been identified except to apply for an SMA.

4. A. The environmental setting of this property is it is an ocean front lot with the surrounding properties that are of the same use as proposed witch are single family homes.

B. The proposed project is a single family home and is constant with the policies, zoning and land use of the area and is a legal lot within a legal subdivision.

C. The impact of this project is the addition of a single family home and is constant with the area. This project is setback an additional fifteen feet from the shoreline set back, and the shoreline is not a sandy beach but is a cliff and all rock and boulders.

D. The adverse environmental effect that can not be avoided is the construction of a single family home with utilities and septic system.

E. Alternative to building a new single family home is not to build one on a legal single family home lot.

F. Mitigating measures proposed to minimize impact are we setback an additional fifteen (15) feet from the shoreline setback, additional side and front yard setbacks, the house is less than the maximum height limit, and we have not maximized the full coverage of the site. Note it would be unsafe since the ocean side of the property is a cliff. There is no sandy beach at the ocean side of the property and is all rock and boulders. See Enclosed photo by shoreline surveyor.

G. There are really no long term effects to the shoreline. And any effects from building a house cannot be avoided but are necessary. There is no sandy beach at the ocean side of the property and is all rock and boulders. We do not plan on any work beyond the shoreline setback. See Enclosed photo by shoreline surveyor.

5. See plans.

6. See plans.

6? See shoreline plans and state approval.

7. This plan is a single family home.

8. See list of names enclosed and map.

9. The Director has only requested us to submit an SMA. See full set of plans enclosed for any additional information.

Sincerely

Keith A. Winnie NCARB Architect

KEITH A. WINNIE
LICENSED PROFESSIONAL ARCHITECT
No. 3910
HAWAII, U.S.A.

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

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Parcel Information

Parcel Number	150310670000
Location Address	15-1091 ALA HEIAU ROAD
Project Name	Hawaiian Paradise Park
Property Class	RESIDENTIAL
	Property Class refers to Tax Classification ONLY. For Zoning information, please go to Planning Department GIS Public Layers (hawaiicounty.gov) or email planning@hawaiicounty.gov
Neighborhood Code	1525-5
Legal Information	LOT 97 .640 AC BLK 11 MAP 66 LCAPP 1053
Land Area (acres)	0.6400
Land Area (approximate sq ft)	27,878

View Map

Plat (TMK) Maps

Owner Information

Owner Names
JOHNSON,KERMIT Fee Owner, Tenants by the Entirety
JOHNSON,DORIS KINUYO Fee Owner
⊞ Show All Owners and Addresses

Mailing Address
JOHNSON,KERMIT
279 AKOLEA RD
HILO HI 96720 6714

Assessment Information

⊞ Show Historical Assessments

Year	Property Class	Market Land Value	Dedicated Use Value	Assessed Land Value	Market Building Value	Assessed Building Value	Total Market Value	Total Assessed Value	Total Exemption Value	Total Taxable Value
2024	RESIDENTIAL	$411,600	$0	$411,600	$0	$0	$411,600	$411,600	$0	$411,600

Land Information

Property Class	Square Footage	Acreage	Agricultural Use Indicator
RESIDENTIAL	27,878	0.64	

Building Division Permit & Inspections Information

https://hawaiicountyhi-energovpub.tylerhost.net/Apps/SelfService#/home

Sales Information

Sale Date	Sale Amount	Instrument #	Instrument Type	Instrument Description	Date Recorded	Land Court Document Number	Cert #	Book/ Page	Conveyance Tax	Document Type
03/18/2014	$259,700		FEE CONVEYANCE	Deed	03/24/2014	8848099	1075781		259.7	Deed
08/09/2006	$0		OTHER	Land Court Order (all types)	08/09/2006	167190	672520		0	Land Court Order (all types)
09/18/2003	$165,000		FEE CONVEYANCE	Land Court Deed	11/10/2003	3024209	672520		165	Land Court Deed

Current Tax Bill Information

Tax Period	Description	Original Due Date	Taxes Assessment	Tax Credits	Net Tax	Penalty	Interest	Other	Amount Due
2024-2	Real Property Tax	02/20/2025	$0.00	$0.00	$2,284.38	$0.00	$0.00	$0.00	$2,284.38
	Tax Bill with Interest computed through 09/30/2024		$0.00	$0.00	$2,284.38	$0.00	$0.00	$0.00	$2,284.38

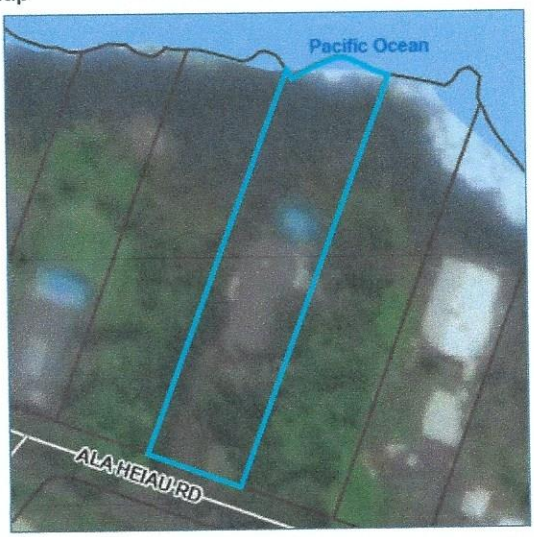
Pay online at http://payments.ehawaii.gov/propertytax/hawaii
Other Payment Options Click Here

Historical Tax Information

Year	Tax	Payments and Credits	Penalty	Interest	Other	Amount Due
⊞ 2024	$4,568.76	($2,284.38)	$0.00	$0.00	$0.00	$2,284.38
⊞ 2023	$4,568.76	($4,568.76)	$0.00	$0.00	$0.00	$0.00
⊞ 2022	$2,970.36	($2,970.36)	$0.00	$0.00	$0.00	$0.00
⊞ 2021	$2,570.76	($2,570.76)	$0.00	$0.00	$0.00	$0.00
⊞ 2020	$2,570.76	($2,570.76)	$0.00	$0.00	$0.00	$0.00
⊞ 2019	$2,570.76	($2,570.76)	$0.00	$0.00	$0.00	$0.00
⊞ 2018	$2,309.45	($2,309.45)	$0.00	$0.00	$0.00	$0.00
⊞ 2017	$2,433.81	($2,433.81)	$0.00	$0.00	$0.00	$0.00

Year	Tax	Payments and Credits	Penalty	Interest	Other	Amount Due
⊞ 2016	$2,407.78	($2,407.78)	$0.00	$0.00	$0.00	$0.00
⊞ 2015	$2,284.75	($2,284.75)	$0.00	$0.00	$0.00	$0.00
⊞ 2014	$2,001.70	($2,001.70)	$0.00	$0.00	$0.00	$0.00
⊞ 2013	$1,739.93	($1,739.93)	$0.00	$0.00	$0.00	$0.00
⊞ 2012	$2,145.95	($2,145.95)	($107.30)	($24.92)	$0.00	$0.00
⊞ 2011	$2,145.95	($2,145.95)	($107.30)	($3.22)	$0.00	$0.00
⊞ 2010	$2,145.95	($2,145.95)	$0.00	$0.00	$0.00	$0.00
⊞ 2009	$3,429.35	($3,429.35)	$0.00	$0.00	$0.00	$0.00
⊞ 2008	$3,429.35	($3,429.35)	$0.00	$0.00	$0.00	$0.00
⊞ 2007	$3,429.35	($3,429.35)	$0.00	$0.00	$0.00	$0.00
⊞ 2006	$3,429.35	($3,429.35)	$0.00	$0.00	$0.00	$0.00
⊞ 2005	$2,061.61	($2,061.61)	$0.00	$0.00	$0.00	$0.00
⊞ 2004	$1,237.16	($1,237.16)	$0.00	$0.00	$0.00	$0.00
⊞ 2003	$992.88	($992.88)	$0.00	$0.00	$0.00	$0.00
⊞ 2002	$603.81	($603.81)	$0.00	$0.00	$0.00	$0.00
⊞ 2001	$613.00	($613.00)	$0.00	$0.00	$0.00	$0.00
⊞ 2000	$567.00	($567.00)	$0.00	$0.00	$0.00	$0.00

Map



Recent Sales in Area

Sale date range:

From: 09 / 04 / 2021 To: 09 / 04 / 2024

Sales by Neighborhood

1500 Feet Sales by Distance

No data available for the following modules: Condominium/Apartment Unit Information, Agricultural Assessment Information, Residential Improvement Information, Commercial Improvement Information, Sketches, Other Building and Yard Improvements, Permit Information.

The County of Hawaii Real Property Tax Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied are provided for the data herein, its use or interpretation. The assessment information is from the last certified tax roll. All other data is subject to change.
| User Privacy Policy | GDPR Privacy Notice
Last Data Upload: 9/4/2024, 1:42:48 PM

Contact Us

Developed by Schneider GEOSPATIAL

County of Hawai'i

DEPARTMENT OF PUBLIC WORKS

PROPERTY OWNER DECLARATION FORM

INSTRUCTIONS

COMPLETE THE SECTIONS BELOW. AN EMAIL ADDRESS IS REQUIRED FOR ALL CONTACTS – ALL COMMUNICATION REGARDING YOUR APPLICATION WILL BE EMAILED.

LOCATION INFORMATION

(VERIFY AT: www.hawaiipropertytax.com/search.html)

PARCEL NUMBER	1 - 5 - 031 - 067 - 0000
LOCATION ADDRESS	ALA HEIAU ROAD KEAAU (LOT 97)

PROPERTY OWNER INFORMATION *(Owner contact information is required)*

(VERIFY AT: www.hawaiipropertytax.com/search.html)

IF PROPERTY OWNER(S) NAMED BELOW DOES/DO NOT MATCH THE COUNTY'S REAL PROPERTY TAX OFFICE RECORD, PLEASE SUBMIT A COPY OF THE CURRENT OWNER'S PROOF OF OWNERSHIP.

OWNER NAME	KERMIT JOHNSON
MAILING ADDRESS	279 AKOLEA ROAD HILO HI 96720-6714
PHONE NUMBER	808-896-7712
EMAIL	kermit-johnson@mnsn.com

OWNER NAME	
MAILING ADDRESS	
PHONE NUMBER	
EMAIL	

OWNER NAME	
MAILING ADDRESS	
PHONE NUMBER	
EMAIL	

AUTHORIZED AGENT INFORMATION

AGENT NAME	KEITH A WINNIE ARCHITECTS INC.
MAILING ADDRESS	75-638 MAKAPONO PLACE KAILUA KONA HI 96740
PHONE NUMBER	808-756-7300
EMAIL	kaw.architects@gmail.com

County of Hawai'i

DEPARTMENT OF PUBLIC WORKS

ADDITIONAL CONTACT INFORMATION (LIMIT 2)

NAME	
MAILING ADDRESS	
PHONE NUMBER	
EMAIL	

NAME	
MAILING ADDRESS	
PHONE NUMBER	
EMAIL	

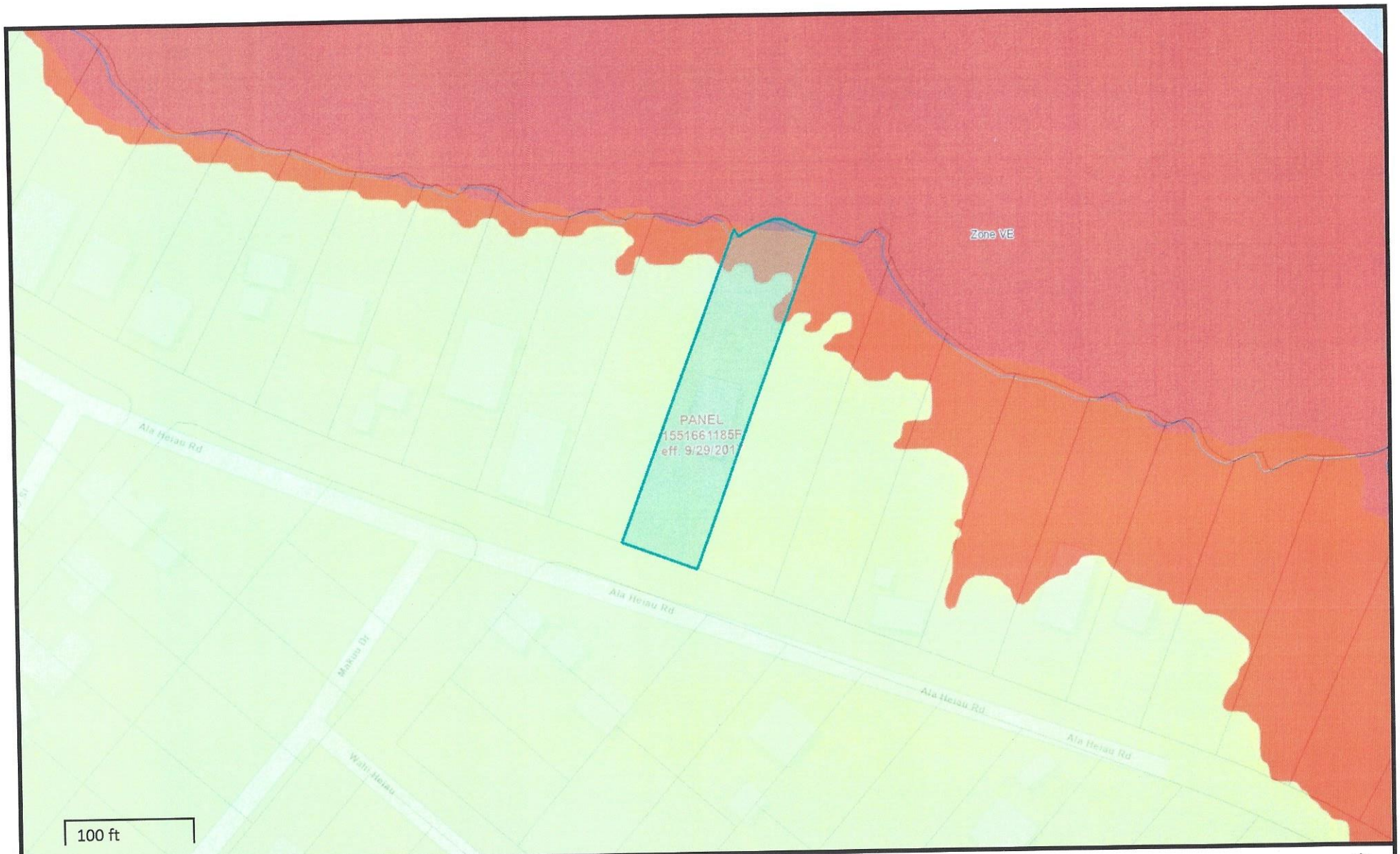
Pursuant to Hawaii County Code, Section 5-4-1(a)(7), and by my signature below, I certify the following: (1) I am the owner of the property described above or the owner's authorized agent and I consent to the submittal of this permit application; (2) the information in this application is accurate and complete; and (3) I understand that all contacts listed above will receive communication regarding the permit application and plans.

CHECK THE BOX IF PROPERTY OWNER INFORMATION ABOVE MATCHES RPT'S DATA. ☑
If no, proof of ownership is required. Verify at: www.hawaiipropertytax.com/search.html

KERMIT JOHNSON
PRINT NAME

Kermit Johnson
SIGNATURE

4/15/2024
DATE



Flood Hazard Map

Title: Red (VE) X-rest of property

Notes:

Map generated on 08/28/2024

Map Legend

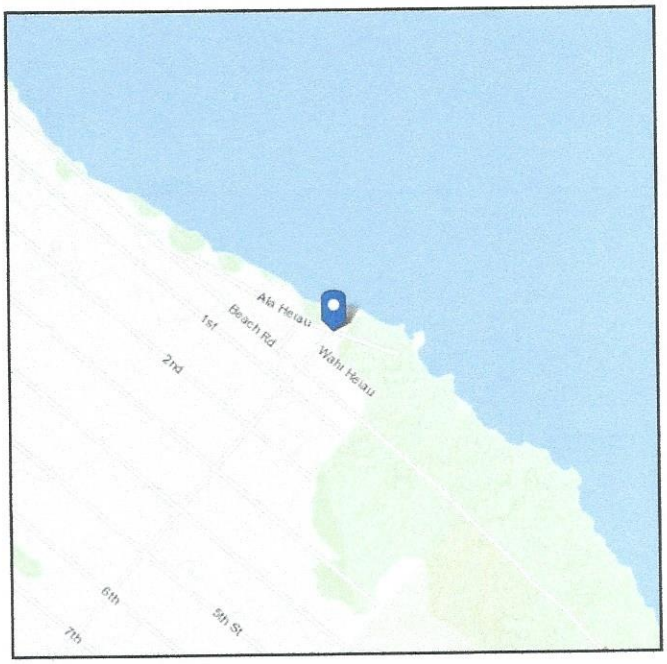
Disclaimer: The Hawaii Department of Land and Natural Resources (DLNR) assumes no responsibility arising from the use, accuracy, completeness, and timeliness of any information contained in this report. Viewers/Users are responsible for verifying the accuracy of the information and agree to indemnify the DLNR, its officers, and employees from any liability which may arise from its use of its data or information.

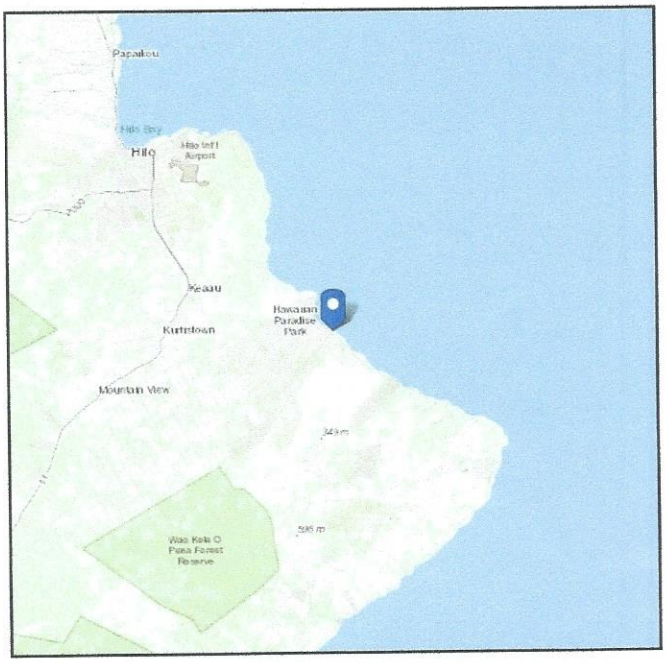
ASCE Hazards Report

Address:
15-1093 Ala Heiau Rd
Keaau, Hawaii
96749

Standard: ASCE/SEI 7-22
Risk Category: II
Soil Class: Default

Latitude: 19.595261
Longitude: -154.934367
Elevation: 26.10640815823968 ft (National Geodetic Vertical Datum of 1929 (NGVD 29))





Wind

Results:

Wind Speed	120 Vmph
10-year MRI	53 Vmph
25-year MRI	59 Vmph
50-year MRI	67 Vmph
100-year MRI	86 Vmph
300-year MRI	110 Vmph
700-year MRI	120 Vmph
1,700-year MRI	130 Vmph
3,000-year MRI	140 Vmph
10,000-year MRI	165 Vmph

Data Source: ASCE/SEI 7-22, Fig. 26.5-2B and Figs. CC.2-1–CC.2-4, and Section 26.5.2
Date Accessed: Mon Apr 01 2024

DAVID Y. IGE
GOVERNOR OF
HAWAII

SUZANNE D. CASE
CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES
COMMISSION ON WATER RESOURCE MANAGEMENT

SJ2022-013

STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES

POST OFFICE BOX 621
HONOLULU, HAWAII 96809

July 14, 2022

File No.: HA-620

Daniel Berg, dlb & associates, LLC
P.O. Box 482281
Keeau, Hawaii 96749

Dear Applicant:

Subject: Transmittal of Signed Shoreline Certification Maps
Owner(s): Kermit Johnson
Tax Map Key: (3) 1-5-031:067

Enclosed please find copies of the certified shoreline survey maps for the subject property.

If you have any questions, please feel free to call us at (808) 587-0447. Thank you.

Sincerely,

Darlene Bryant-Takamatsu

Darlene Bryant-Takamatsu
Land Agent

Enclosures

c: DAGS
District Office, if applicable

dlb & Associates
LAND SURVEYING • MAPPING • CONSULTING

Daniel L. Berg, PLS11245
Ph: **808-966-4206** *Email:* **info@dlbandassoc.com**
Fax: **808-982-6830** *Web:* **www.dlbandassoc.com**
P.O. Box 49-2281, Kea'au, HI 96749

May 22, 2022

Transmittal

Fax No. _____ USPS

To: State of Hawaii, Dept. of Accounting and General Services
PO Box 119
Honolulu HI. 96810-0119

Re: **Shoreline Application HA-620**
TMK(3) 1-5-031:067

No. of pages (incl. cover) 10 Followed by: Mail __ Email _____ Will Call _____

Transmitting the following:

Enclosed find:

- Seven prints of revised shoreline map (2 with phot orientation arrows).
- Two prints of photo sheet.

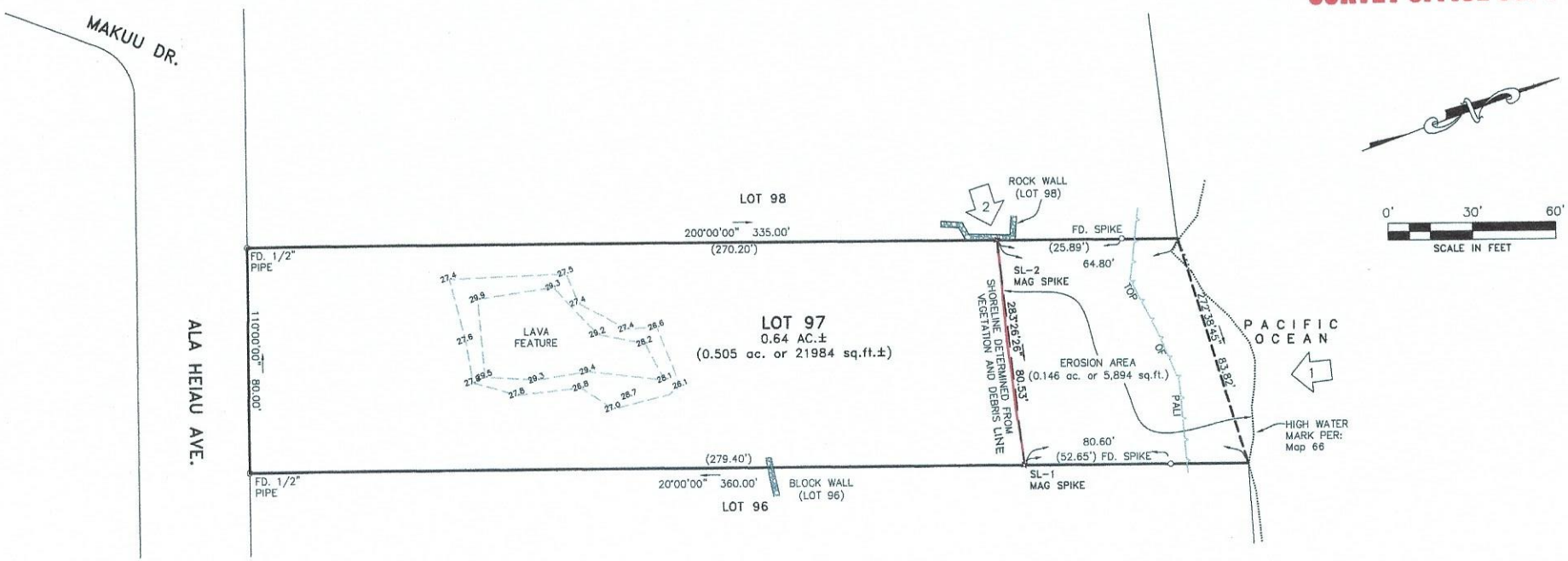
Incorporating the comments of your letter dated March 2.

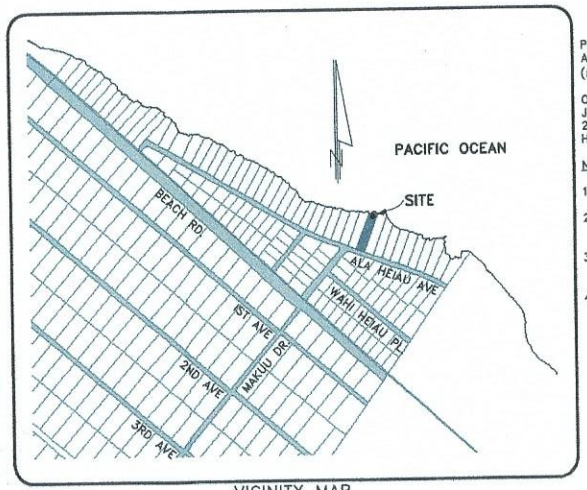
Sincerely,

dlb

Daniel L. Berg

SURVEY OFFICE COPY





VICINITY MAP
NO SCALE

Property Situs:
Ala Heiau Ave.
(no address assigned)

Owners:
Johnson, Kermit
279 Akolea Rd.
Hilo, HI. 96720-6714

NOTES:

1. Field survey dated January 11, 2022.
2. Boundary courses are record per Hawaiian Paradise Park Subdivision, Land Court Appl. 1053, Map 66.
3. Shoreline defined by highest wash of the waves as determined from vegetation and debris line.
4. Areas:
   Lot 97
   0.64 ac. 27,878 sq.ft.
   Erosion area, makai of shoreline.
   0.135 ac. 5,894 sq.ft.
   Net area:
   0.505 ac. 21,954 sq.ft.

1 Indicates photos location and orientation.

Certified Shoreline Survey

Of Lot 97, Block 11,
Hawaiian Paradise Park Subdivision,
Keaau, Puna,
Island and County of Hawaii, Hawaii.
TMK(3) 1-5-031: 067

The shoreline as delineated in red is hereby certified as the shoreline as of

JUL 12 2022

Chairperson, Board of Land and Natural Resources

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

Daniel L. Berg
Licensed Professional Land Surveyor
License Number 11245

DANIEL BERG LICENSED PROFESSIONAL LAND SURVEYOR No. 11245 HAWAII, U.S.A.

dlb & Associates
LAND SURVEYING • MAPPING • CONSULTING
P.O. 49-2281 Keaau, HI 96749
Ph. 966-4206
www.dlbandassoc.com

Date: January 27, 2022
Rev. May 22, 2022
Project: J2022-013

SHEET: 15X21

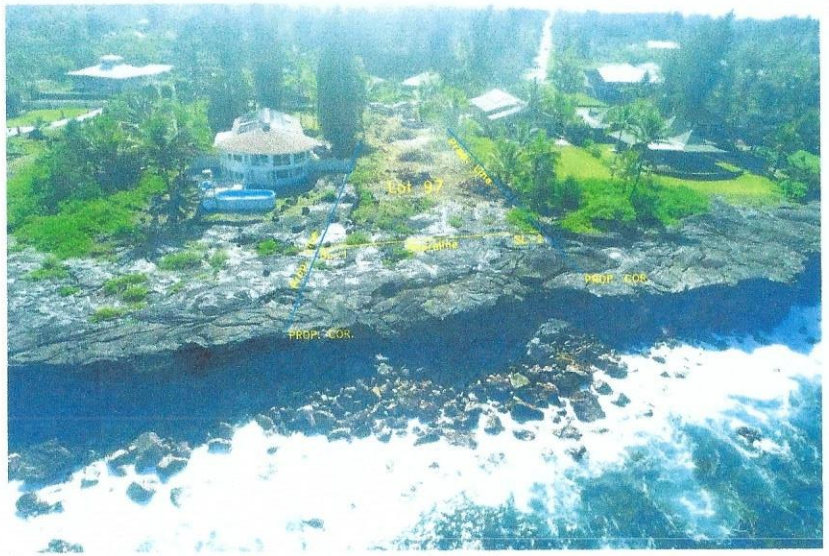


Photo 1

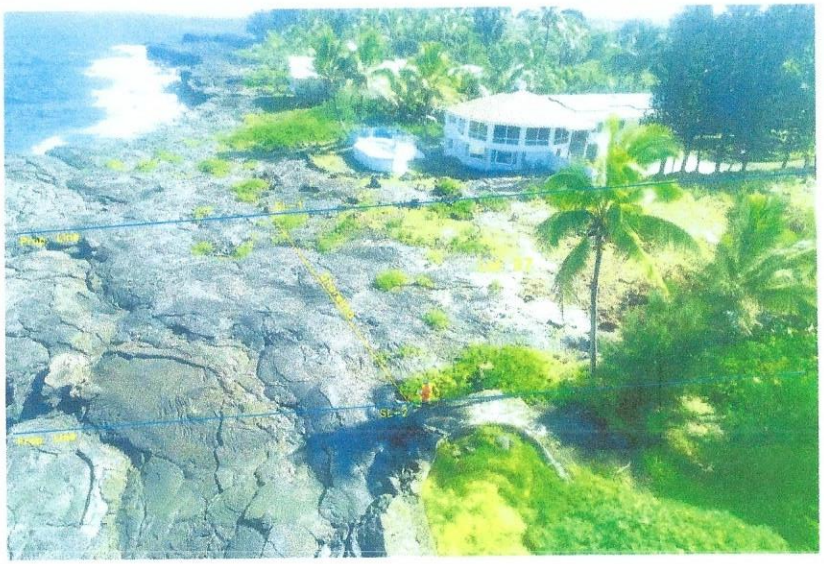


Photo 2

Property Situs:
Aia Haiau Ave.
(no address assigned)

Owners:
Johnson, Kermit
279 Akolea Rd.
Hilo, HI. 96720-6714

NOTES:

1. Field survey dated January 11, 2022.
2. Boundary courses are record per Hawaiian Paradise Park Subdivision, Land Court Appl. 1053, Map 66.
3. Shoreline defined by highest wash of the waves as determined from vegetation and debris.
4. Areas:
   Lot 97
   0.64 ac. 27,878 sq.ft.
   Mauka of Shoreline
   0.447 ac. 19,477 sq.ft.
   Erosion area:
   0.046 ac. 2,033 sq.ft.

Phot Date: Jan 11, 1:30PM

Certified Shoreline Survey

Of Lot 97, Block 11,
Hawaiian Paradise Park Subdivision,
Keaau, Puna,
Island and County of Hawaii, Hawaii.
TMK(3) 1-5-031: 067

DANIEL BERG
LICENSED PROFESSIONAL LAND SURVEYOR
No. 11245
HAWAII, U.S.A.

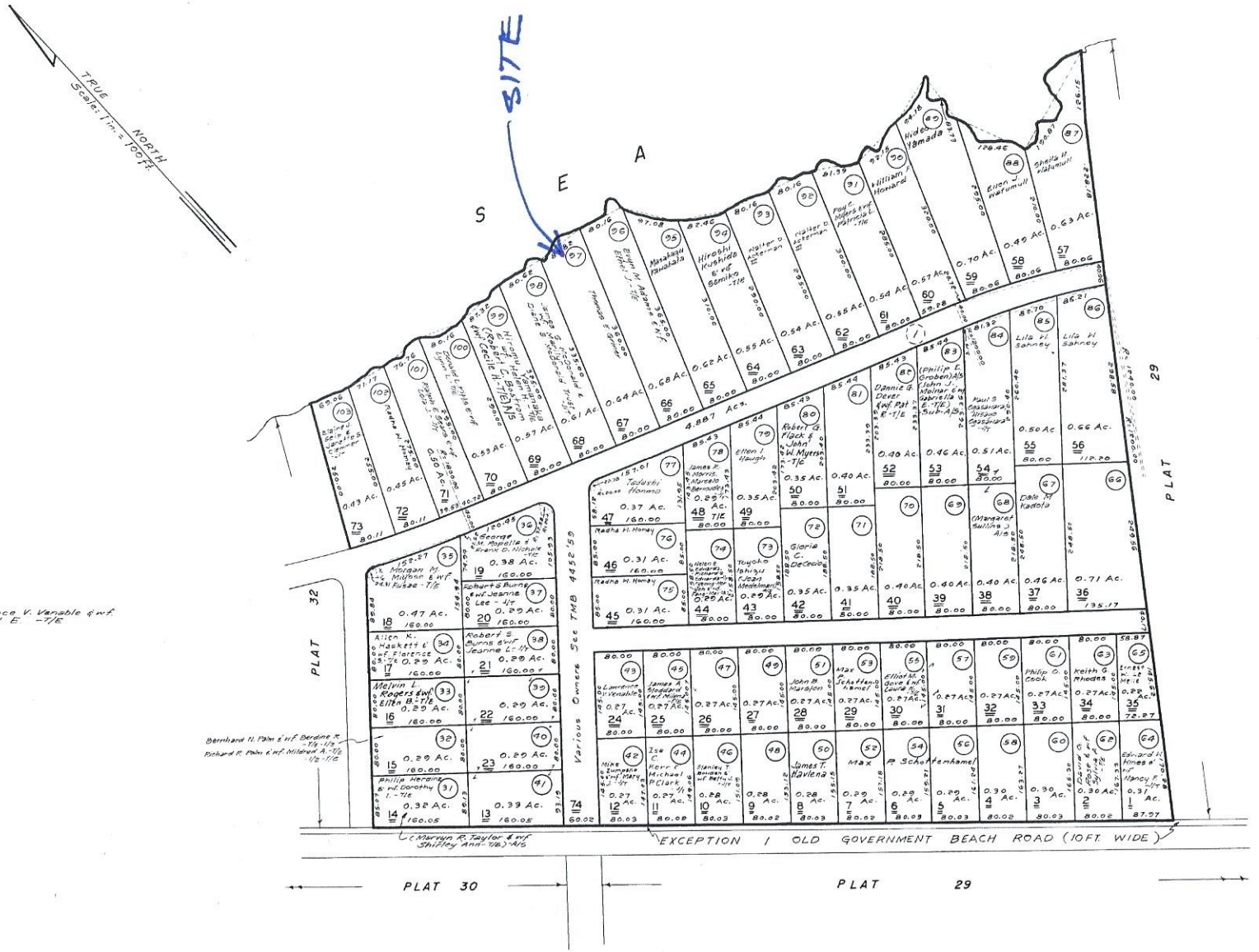
This work was prepared by me or under my direct supervision.

Daniel L. Berg
Licensed Professional Land Surveyor
License Number 11245

dlb & Associates
LAND SURVEYING • MAPPING • CONSULTING
P.O. 49-2281 Keaau, HI 96749
Ph. 966-4206
www.dlbandassoc.com

Date: January 12, 2022
Escrow: n/a
Project: J2022-013_PHOTOS

SHEET: 15X21



NOTE: All parcels owned by Han'in Para unless otherwise noted.

Por. BLOCK "11" KEAAU, PUNA, HAWAII Ld. Ct. App. 1053, Map 66

SUBJECT TO CHANGE

DEPARTMENT OF THE
TAXATION
STATE
TAX
THIRD
ZONE 1
CONTAINING
SCALE: 1 IN. = 100

Mitchell D. Roth
Mayor

Deanna S. Sako
Managing Director

West Hawai'i Office
74-5044 Ane Keohokālole Hwy
Kailua-Kona, Hawai'i 96740
Phone (808) 323-4770
Fax (808) 327-3563

County of Hawai'i
PLANNING DEPARTMENT

Zendo Kern
Director

Jeffrey W. Darrow
Deputy Director

East Hawai'i Office
101 Pauahi Street, Suite 3
Hilo, Hawai'i 96720
Phone (808) 961-8288
Fax (808) 961-8742

August 05, 2024

Keith A. Winnie
75-638 Makapono Place
Kailua-Kona, HI 96740
VIA EMAIL

Dear Mr. Winnie:

SUBJECT:	**Special Management Area (SMA) Assessment Application (PL-SAA-2024-000241)**
Applicant:	**Keith A. Winnie**
Landowner:	**Kermit and Doris Johnson**
Request:	**Return of Application/Incorrect Application Submitted**
Tax Map Key:	**(3) 1-5-031:067**
Location:	**Hawaiian Paradise Park, Puna District, Hawai'i**

This is in response to your application submitted to this office on July 26, 2024, (PL-SAA-2024-000241) requesting approval to construct a new single-family residence and related improvements on the subject parcel.

Your application is being returned for following reasons:

The valuation of the proposed development is $900,000. For projects on shoreline parcels that exceed $500,000 a **Special Management Area Use Permit Application** must be submitted for review and approval. Please make sure to submit the correct application (SMA) via our online application portal EPIC.

The SMA Use Permit application will require a Certified Shoreline Survey approved by the State of Hawai'i Department of Land and Natural Resources (DLNR) to be completed prior to submission. The shoreline certification submitted is over 2 years old and therefore is no longer valid pursuant to Hawaii Revised Statutes (HRS) 205A-42(a).

Additionally, the SAA submitted for your project did not provide any of the required information that is necessary for SMA review. Please ensure you answer/address every single question in the SMA Use Permit Application; please note that "N/A" is not an acceptable answer.

The SMA review is an *environmental* review and as such all potential impacts to the community, natural resources, and the public need to be described in detail. This includes allowing access along the shoreline for fishing and other subsistence gathering practices by native Hawaiians.

The SMA Use Permit Application goes before the Windward Planning Commission which is a public hearing you will be required to attend. For this project the Planning Commission has the authority to approve or deny the proposed project based on the SMA review.

Due to the reasons outlined above, we are returning your assessment application and returning your filing fee of $50.00. **Please be aware that you are not permitted to conduct <u>any</u> work or activities within the subject property until an SMA review has been completed by the Planning Department and the appropriate approvals or permits have been issued.** Failure to submit a complete application will delay the project review and approval.

If you have any questions, please feel free to contact Alex Roy of this department at (808) 961-8140 or via email at alex.roy@hawaiicounty.gov

Sincerely,

Zendo Kern
Zendo Kern (Aug 5, 2024 09:41 HST)

ZENDO KERN
Planning Director

AJR:tc
\\hawaiicounty.gov\depts\pl\pl\planning\public\wpwin60\czm\letters\2024\pl-saa-2024-000241_return_app_sma_needed.doc

cc via email: Kermit Johnson
Kimi Sakai, Planning Department Clerk III

NEW CUSTOM HOME FOR :
KERMIT JOHNSON
LOT 97 ALA HEIAU ROAD
KEAAU HI

STANDARD SYMBOLS AND ABBREVIATIONS

WINDOW SYMBOL
WINDOW NUMBER
DOOR SYMBOL
DOOR NUMBER
DETAIL SYMBOL
DETAIL NUMBER
SHEET DETAIL IS ON
SECTION SYMBOL
SECTION NUMBER
SHEET SECTION IS ON
INTERIOR ELEV. SYMBOL
ELEVATION NUMBER
SHEAR WALL SYMBOL
SHEAR WALL NUMBER
PHONE
TV
DUPLEX OUTLET
1/2 HOT DUPLEX
FOURPLEX OUTLET
SPECIAL OUTLET
CLG LIGHT
CLG LIGHT PULL CHAIN
PC
CAN CLG RECESSED
DIRECTIONAL CAN CLG LT
WALL MOUNT LIGHT
FAN
SWITCH
HOLD DOWN SYMBOL
HOLD DOWN NUMBER
SMOKE & CO2 DETECTOR

WINDOW AND DOOR SIZE NOTE
4056 READ AS 4'-0" WIDE X 5'-6" TALL

A/C = AIR CONDITIONING
ALUM. = ALUMINUM
APPROX.. = APPROXIMATE
ARCH. = ARCHITECT
AUTO = AUTOMATIC
BD= BOARD
BLDG.= BUILDING
BLKG= BLOCKING
BT= BOTTOM
CAB= CABINET
CER = CERAMIC
CHG= CHANGE
CMU=CONC. MASONRY UNIT (BLOCK)
CLG=CEILING
CLO=CLOSET
CLR=CLEAR
COL=COLUMN
CONC=CONCRETE
CONST=CONSTUCTION
CONT= CONTINUOUS
CONTR= CONTRACTOR
CPT=CARPET
C.T.= CERAMIC TILE
CL= CENTER LINE
DBL= DOUBLE
DEPT= DEPARTMENT
DF= DRINKING FOUNTAIN
DIA= DIAMETER
DIM= DIMENSION
DN= DOWN
EA= EACH
ELEC= ELECTRICAL
EQ= EQUAL
E.J.=EXPANTION JOINT
EXT= EXTERIOR
EXIST.=EXTISTING
FAU= FORCED AIR UNIT
FIN= FINISH
FF= FINISHED FLOOR
FLOUR.=FLOURESENT
FL= FLOOR
FT=FOOT
GC= GENERAL CONTR
GLB= GLUE LAM BEAM
HC= HOLLOW CORE
HW= HOT WATER HEATER
HORZ.= HORIZONTAL
HR= HOUR
HT= HEIGHT
INSUL= INSULATION
INT = INTERIOR
LAM= LAMINATE
LAV= LAVATORY
LAUN= LAUNDRY
MAT=MATERIAL
MAX= MAXIMUM
MFG= MANUFACTURER
MISC=MISCELLANEOUS
NIC= NOT IN CONTRACT
NTS= NOT TO SCALE
OC= ON CENTER
PRELIM= PRELIMINARY
PL= PROPERTY LINE
PLYWD= PLYWOOD
R OR RAD= RADIUS
REF= REFRIGERATOR
REINF= REINFORCING
REQD= REQUIRED
RM=ROOM
SC= SOLID CORE
SIM= SIMILAR
SPEC= SPECIFICATION
SQ.= SQUARE

PROJECT NOTES

1. SCOPE OF WORK : NEW SINGLE FAMILY TWO STORY HOME WITH FOUR BEDROOMS, THREE BATHROOMS, POWDER ROOM, TWO LAUNDRY ROOMS, WET BAR, LIVING ROOM, DINNING ROOM, FAMILY ROOM, FOYER WITH LIFT, THREE CAR GARAGE, FIRST FLOOR COVER LANAI, FIRST FLOOR COVERED ENTRY LANAI, SECOND FLOOR COVERED LANAI, AND SECOND FLOOR
COVERED BALCONY.

2. CONTRACTOR : __TBD_____

3. OWNER : __KERMIT JOHNSON_____

4. SITE ADDRESS : _278 AKOELA ROAD__

5. TMK : _(3)-1-5-031-067-0000_____

6. SIZE :

1602	SF FIRST FLOOR LIVABLE
624	SF FIRST FLOOR COVERED LANAI
82	SF COVERED ENTRY LANAI
950	SF GARAGE
3258	SF UNDER ROOF FIRST FLOOR
2316	SF SECOND FLOOR LIVABLE
624	SF SECOND FLOOR FLOOR COVERED LANAI
204	SF SECOND FLOOR FLOOR COVERED BALCONY
3144	SF SECOND FLOOR UNDER ROOF
3928	SF TOTAL FLOOR AREA LIVABLE
6402	SF TOTAL FLOOR AREA UNDER ROOF

7. THIS SET OF PLANS WAS DESIGNED UNDER THE 2018 INTERNATIONAL BUILDING CODE WITH AMENDMENTS, INTERNATIONAL 2018 RESIDENTIAL BUILDING CODE WITH AMENDMENTS,
NEC 2018 BUILDING CODE WITH AMENDMENTS,
UPC 2018 BUILDING CODE WITH AMENDMENTS,
IECC 2018 BUILDING CODE WITH AMENDMENTS.

8. THIS SET OF DRAWINGS HAS BEEN PREPARED FOR THE OWNERS ABOVE AND IS INTEND TO BE USED ON THE ADDRESS NOTED ABOVE ONLY. NO OTHER USE IS AUTHORIZED.

9. ZONE : _____A1a_____
10. OCCUPANCY TYPE : ___R3_____
11. CONSTRUCTION TYPE :__V NON RATED_
12. SEISMIC ZONE : _____D2_____
13. WIND LOAD CATEGORY: _C_____
14. WIND SPEED : _____120 MPH_____
15. FIRE SPRINKLERS : ____NONE_____

CONSTRUCTION OBSERVATION REQUIRED

HAWAII STATE LAW REQUIRES ARCHITECT TO OBSERVE CONSTRUCTION.
GENERAL CONTRACTOR OR OWNER BUILDER ARE REQUIRED TO TO SCHEDULE AND COORDINATE SITE VISITS WITH ARCHITECT. ACCEPTABLE NOTIFICATION TO ARCHITECT SHALL BE AS NOTED BELOW :
KONA SIDE TWO BUSINESS DAYS
NORTH AND SOUTH SIDE OF ISLAND THREE BUSINESS DAYS
HILO AND PUNA AREAS FOUR DAYS
CONFIRMATION OF MEETING TIME AND DATE REQUIRED BY ARCHITECT REQUIRED.

MANDATORY MEETINGS ARE :

1. PRE CONSTRUCTION MEETING IN ARCHITECTS OFFICE.
AT THIS MEETING THE GENERAL CONTRACTOR SHALL PROVIDE OWNER AND ARCHITECT A CRITICAL PATH AND INSPECTION PRELIMINARY SCHEDULE WITH THE FOLLOWING MILESTONES.
ON SITE MEETINGS REQUIRED.

2. AFTER WALL FINISH REMOVAL AND PRIOR TO STRUCTURAL ANY REMOVAL OR DEMOLITION.

3. STAKING OF FOUNDATION.

4. BEFORE FOUNDATION IS POURED AFTER REBAR AND HARDWARE IS TIED IN PLACE.

5. BEFORE TRUSS INSTALLATION W/ OWNER AND GENERAL CONTRACTOR.

6. BEFORE FRAMING INSPECTION.

7. BEFORE THE COVERING OF ANY WATERPROOFING.

8. FINIAL INSPECTION WITH OWNER AND GENERAL CONTRACTOR.

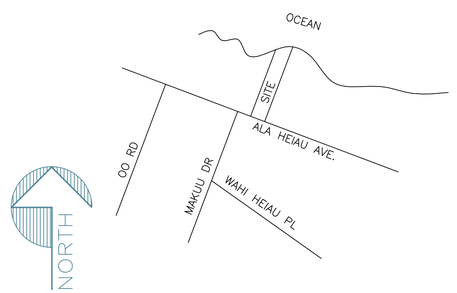
SHEET INDEX

SHEET	DESCRIPTION
T	COVER SHEET
G	GENERAL NOTES
O1	SURVEY
A1	SITE PLAN
A2	FOUNDATION PLAN
A3	FIRST FLOOR PLAN
A4	SECOND FLOOR PLAN
A5	EXTERIOR ELEVATIONS
A6	EXTERIOR ELEVATIONS
A7	FLOOR FRAMING PLAN
A8	ROOF FRAMING PLAN
A9	ROOF PLAN
A10	SECTIONS AND NOTES
D1	DETAILS
D2	DETAILS
D3	DETAILS
D4	DETAILS
D5	DETAILS
E1	FIRST FLOOR ELECTRICAL PLAN
E2	SECOND FLOOR ELECTRICAL PLAN
P1	FIRST FLOOR PLUMBING PLAN
P2	SECOND FLOOR PLUMBING PLAN

TO MAKE THIS SET OF PLANS COMPLETE THE FOLLOWING DOCUMENTS HAVE BEEN PREPARED OR WILL BE PREPARED BY OTHERS:

OFF SITE WORK
CABINETS DESIGN
TRUSS CALCULATIONS AND DESIGN
STRUCTURAL CALCULATIONS
SOLAR WATER HEATER DESIGN
SEPTIC DESIGN

AREA MAP



REVIEWED STAMP

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

KEITH A. WINNIE LICENSED PROFESSIONAL ARCHITECT No. 9910 HAWAII, U.S.A.
ARCHITECT'S STAMP
EXPIRES 04/30/2024

C.	DATE
	01-04-24
	04-12-24

CLIENT : KERMIT JOHNSON

PROJECT : NEW CUSTOM HOME
LOT 97 ALA HEIAU ROAD
KEAAU HI
TMK : (3) 1-5-031-067-0000

COVER SHEET

K.A.W. ARCHITECTS INC.
Keith A. Winnie NCARB Architect
LICENSED IN THE STATES OF
ARIZONA, CALIFORNIA, COLORADO, FLORIDA, NEVADA, TEXAS, AND HAWAII
Kailua Kona Office - 75-6238 Makolepo Place, Kailua Kona Hi. 96740
Office & Cell : 808-331-5252 Cell : 808-987-7060 FAX : 808-331-5253
WEB SITE : kawarchitects.com EMAIL : kaw.architects@gmail.com

SHEET T

THIS DRAWING IS PROTECTED BY COPY RIGHT LAWS WITH ALL RIGHTS RESERVED. THIS DRAWING AND ANY COPIES ARE AN INSTRUMENT OF SERVICE AND THE PROPERTY OF K.A.W. ARCHITECTS INC. DRAWING MUST BE WET SIGNED AND STAMPED IN COLOR INK TO BE VALID FOR PERMIT. WRITTEN PERMISSION FROM ARCHITECT REQUIRED TO START CONSTRUCTION EVEN IF PERMITTED

C:\Old Desktop\Old Documents and Settings\Keith winnie.KAWSVR\Local Data\Temp\AcPublish_4\KERMIT NEW HOME.dwg, 04/12/24 9:43:33 PM, AIA Dimstyle, 1:48, KEITH A. WINNIE ARCHITECTS INC.

GENERAL NOTES :

DIVISION ONE:

PROJECT COORDINATION:

1. ALL WORK SHALL BE PERFORMED IN A FIRST CLASS MANNER AND SHALL CONFORM TO ALL CODES OF THE BUILDING SITE. ALL WORK SHALL COMPLY WITH ALL APPLICABLE REQUIREMENTS OF ALL GOVERNING CODES REGULATIONS AND ORDINANCES, INCLUDING THE LATEST ADOPTED EDITIONS OF THE 2018 I.R.C. AND IBC. WITH AMENDMENTS, OSHA REGULATIONS, CITY AND OR COUNTY STATE, AND NOTIONAL REGULATIONS. IN CASE OF CONFLICTS BETWEEN REGULATIONS OR CONFLICTS BETWEEN REGULATIONS AND DRAWINGS THE MOST RESTRICTIVE OR SAFEST SHALL APPLY.

2. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND ELEVATIONS BEFORE THE START OF THE WORK, THE CONTRACTOR SHALL NOT SCALE THE DRAWINGS ANY CONFLICTS OR DISCREPANCIES FOUND ON THE DRAWINGS SHALL BE RESOLVED BEFORE PROCEEDING WITH THE WORK, **ASK THE ARCHITECT.**

3. **PROJECTS IN HAWAII REQUIRE ARCHITECT TO OBSERVE CONSTRUCTION. OWNER AND OR CONTRACTOR SHALL CONTACT ARCHITECT FOUR (4) WORKING DAYS BEFORE ANY REQUIRED INSPECTION SO ARCHITECT CAN OBSERVE THE CONSTRUCTION. IN ADDITION TO REQUIRED INSPECTIONS THE ARCHITECT SHALL BE NOTIFIED OF FAILED INSPECTIONS AND BEFORE FOUNDATION IS STARTED AND AFTER LAYOUT IS PAINTED ON THE GROUND.**

4. THE CONTRACTOR SHALL DETERMINE THE LOCATION OF UTILITY SERVICES IN THE AREA PRIOR TO BEGINNING ANY EXCAVATIONS,

5. THE "BUILDING COST" SHALL INCLUDE ALL WORK WITHIN THE BUILDING ABOVE AND BELOW GRADE AND EXTEND OUT TO THE OUTER FACE OF THE DRIVEWAY. ALL WORK BEYOND THIS POINT SHALL BE LISTED SEPARATELY AS "SITE COST' [DRIVEWAYS, GRADING ALL UTILITIES LANDSCAPING SPRINKLER SYSTEMS, ETC.] ANY WORK BEYOND THE PROPERTY LINES SHALL BE LISTED AS OFF SITE WORK. INCLUDE ALL COST FOR BONDS FEES AND INSPECTIONS, ETC.,

6. IT IS THE INTENT OF THE DRAWINGS TO SHOW A COMPLETE BUILDING, THE CONTRACTOR SHALL PROVIDE A COMPLETE OPERATING FULLY CONSTRUCTED BUILDING WITH ALL SERVICES IN OPERATING CONDITION WITH NEW MATERIALS, IF ANY DISCREPANCIES ARE FOUND OR THE CONTRACTOR FEELS ADDITIONAL INFORMATION IS NEEDED CALL KEITH WINNIE AT (808) 329-5565 75-638 MAKAPONO PLACE, KAILUA KONA, HI 96740

7. CLEAN-UP: UPON COMPLETION OF EACH SUBCONTRACTORS OR TRADES WORK ALL RUBBISH AND DEBRIS SHALL BE REMOVED AT SUBCONTRACTORS EXPENSE. IT IS REQUIRED THAT THE SITE BE KEPT IN A NEAT AND ORDERLY CONDITION AND THE OWNER/ARCHITECT MAY, AT ANY TIME DURING CONSTRUCTION, ORDER A GENERAL CLEAN UP OF THE SITE AS PART OF THE WORK UNDER THIS SECTION. DISPOSAL OF WASTE, TRASH AND DEBRIS IN A SAFE, ACCEPTABLE MANNER, IN ACCORDANCE WITH THE APPLICABLE LAWS AND ORDINANCES AS PRESCRIBED BY THE AUTHORITIES HAVING JURISDICTION. BURYING OR BURNING TRASH, WASTE, OR DEBRIS ON SITE IS NOT PERMITTED. LOCATION OF DUMP FOR TRASH, WASTE. OR DEBRIS AND LENGTH OF HAUL IS THE CONTRACTORS RESPONSIBILITY.

8. OWNER RESERVES THE RIGHT TO PROVIDE SOME OF THE WORK OR MATERIALS THEREFORE A LINE ITEM BID IN THE A.I.A. FORMAT IS REQUIRED.

9. THE INTENT OF THE CONTRACT DOCUMENTS IS TO INCLUDE ALL ITEMS NECESSARY FOR PROPER EXECUTION AND COMPLETION OF THE WORK, THE CONTRACT DOCUMENTS ARE COMPLEMENTARY, AND WHAT IS REQUIRED BY ANY ONE SHALL BE AS BINDING AS IF REQUIRED BY ALL. WORK NOT COVERED IN THE CONTRACT DOCUMENTS WILL NOT BE REQUIRED UNLESS IT IS CONSISTENT THEREWITH AND IS REASONABLY INFERABLE THEREFROM AS BEING NECESSARY TO PRODUCE THE INTENDED RESULTS. WORDS AND ABBREVIATIONS WHICH HAVE WELL- KNOWN TECHNICAL OR TRADE MEANS ARE USED IN THE CONTRACT DOCUMENTS IN ACCORDANCE WITH SUCH RECOGNIZED MEANINGS.

11. DRAWINGS ARE INTENDED TO SHOW GENERAL ARRANGEMENT, DESIGN AND EXTENT OF WORK AND ARE PARTLY DIAGRAMMATIC. AS SUCH, THEY ARE NOT TO BE SCALED FOR MEASUREMENTS OR TO SERVE AS SHOP DRAWINGS.

10. ALL DRAWINGS, SPECIFICATIONS AND COPIES THEREOF FURNISHED BY THE ARCHITECT ARE AND SHALL REMAIN HIS PROPERTY. THEY ARE TO BE USED ONLY WITH RESPECT TO THIS PROJECT AND ARE NOT TO BE USED ON ANY OTHER PROJECT. WITH THE EXCEPTION OF ONE CONTRACT SET FOR EACH PARTY TO THE CONTRACT, SUCH DOCUMENTS ARE TO BE RETURN OR SUITABLY ACCOUNTED FOR TO THE ARCHITECT ON REQUEST AT THE COMPLETION OF THE WORK. SUBMISSION OR DISTRIBUTION TO MEET OFFICIAL REGULATORY REQUIREMENTS OR FOR OTHER PURPOSES IN CONNECTION WITH THE PROJECT IS NOT TO BE CONSTRUED AS PUBLICATION IN DEROGATION OF THE ARCHITECT'S COMMON LAW COPYRIGHT OR OTHER RESERVED RIGHTS. DRAWINGS SHALL NOT BE USED ON ANY PROJECT WITHOUT WRITTEN PERMISSION FROM THE ARCHITECT. DRAWINGS MAY NOT BE SOLD OR TRANSFERRED IN ANY MANNER WITHOUT WRITTEN PERMISSION FROM THE ARCHITECT AND ADDITIONAL COMPENSATION PAID TO THE ARCHITECT.

WRITTEN PERMISSION TO USE THIS SET OF DRAWINGS FOR CONSTRUCTION IS REQUIRED BEFORE CONSTRUCTION IS STARTED, EVEN IF YOU HAVE A PERMIT, THIS IS REQUIRED BY THIS NOTE.

12. IF THE CONTRACTOR OR SUBCONTRACTOR DEFAULTS OR NEGLECTS TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS OR FAILS WITHIN SEVEN DAYS AFTER RECEIPT OF WRITTEN NOTICE FROM THE OWNER TO COMMENCE AND CONTINUE CORRECTION OF SUCH DEFAULT OR NEGLECT WITH DILIGENCE AND PROMPTNESS, THE OWNER MAY, AFTER SEVEN DAYS FOLLOWING RECEIPT BY THE CONTRACTOR OF AN ADDITIONAL WRITTEN NOTICE AND WITHOUT PREJUDICE TO ANY OTHER REMEDY HE MAY HAVE, MADE GOOD SUCH DEFICIENCIES. IN SUCH CASE AN APPROPRIATE CHANGE ORDER SHALL BE ISSUED DEDUCTING FROM THE PAYMENTS THEN OR THEREAFTER DUE THE CONTRACTOR THE COST OF CORRECTING SUCH DEFICIENCIES, INCLUDING COMPENSATION FOR THE ARCHITECT'S ADDITIONAL SERVICES MADE NECESSARY BY SUCH DEFAULT, NEGLECT OR FAILURE. SUCH ACTION BY THE OWNER AND THE AMOUNT CHARGED TO THE CONTRACTOR ARE BOTH SUBJECT TO THE PRIOR REVIEW OF THE ARCHITECT. IF THE PAYMENTS THEN OR THEREAFTER DUE THE CONTRACTOR ARE NOT SUFFICIENT TO COVER SUCH AMOUNT, THE CONTRACTOR SHALL PAY THE DIFFERENCE TO THE OWNER.

13. THE CONTRACTOR AND SUBCONTRACTORS WARRANTS TO THE OWNER AND THE ARCHITECT THAT ALL MATERIALS AND EQUIPMENT FURNISHED UNDER THIS CONTRACT WILL BE NEW UNLESS OTHERWISE SPECIFIED, AND THAT ALL WORK WILL BE OF GOOD QUALITY, FREE FROM FAULTS AND DEFECTS AND IN CONFORMANCE WITH THE CONTRACT DOCUMENTS. ALL WORK NOT CONFORMING TO THESE REQUIREMENTS, INCLUDING SUBSTITUTIONS NOT PROPERLY REVIEWED AND AUTHORIZED, MAY BE CONSIDERED DEFECTIVE. IF REQUIRED BY THE ARCHITECT, THE CONTRACTOR SHALL FURNISH SATISFACTORY EVIDENCE AS TO THE KIND AND QUALITY OF MATERIALS AND EQUIPMENT. THIS WARRANTY IS NOT LIMITED BY THE PROVISIONS OF PARAGRAPH 14.

14. THE CONTRACTOR SHALL PAY ALL SALES, CONSUMER, USE AND OTHER SIMILAR TAXES FOR THE WORK OR PORTIONS THEREOF PROVIDED BY THE CONTRACTOR WHICH ARE LEGALLY ENACTED AT THE TIME BIDS ARE RECEIVED, WHETHER OR NOT YET EFFECTIVE.

15. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO MAKE CERTAIN THAT THE CONTRACT DOCUMENTS ARE IN ACCORDANCE WITH APPLICABLE LAWS, STATUTES, BUILDING CODES AND REGULATIONS. IF THE CONTRACTOR OBSERVES THAT ANY OF THE CONTRACT DOCUMENTS ARE AT VARIANCE THEREWITH IN ANY RESPECT, HE SHALL PROMPTLY NOTIFY THE ARCHITECT IN WRITING, AND ANY NECESSARY CHANGES SHALL BE ACCOMPLISHED BY APPROPRIATE MODIFICATION.

16. IF THE CONTRACTOR PERFORMS ANY WORK HAVING REASONABLE KNOWLEDGE IT MAY BE CONTRARY TO SUCH LAWS, ORDINANCES, RULES AND REGULATIONS AND WITHOUT SUCH NOTICE TO ARCHITECT, HE SHALL ASSUME FULL RESPONSIBILITY THEREFORE AND SHALL BEAR ALL COSTS ATTRIBUTABLE THERETO.

17. THE CONTRACTOR AND SUBCONTRACTORS AT ALL TIMES SHALL KEEP THE PREMISES FREE FROM ACCUMULATION OF WASTE MATERIALS OR RUBBISH CAUSED BY HIS OPERATIONS, AT THE COMPLETION OF THE WORK HE SHALL REMOVE ALL HIS WASTE MATERIALS AND RUBBISH FROM AND ABOUT THE PROJECT AS WELL AS ALL HIS TOOLS, CONSTRUCTION EQUIPMENT, MACHINERY AND SURPLUS MATERIALS.

18. IF THE CONTRACT DOCUMENTS, LAWS, ORDINANCES, RULES, REGULATIONS OR ORDERS OF ANY PUBLIC AUTHORITY HAVE JURISDICTION REQUIRE ANY PORTION OF THE WORK TO BE INSPECTED, TESTED OR APPROVED, THE CONTRACTOR SHALL GIVE THE ARCHITECT TIMELY NOTICE OF ITS READINESS SO THE ARCHITECT MAY OBSERVE SUCH INSPECTION, TESTING OR APPROVAL. THE CONTRACTOR SHALL BEAR ALL COST OF SUCH INSPECTIONS, TESTS OR APPROVALS CONDUCTED BY PUBLIC AUTHORITIES. UNLESS OTHERWISE PROVIDED, THE OWNER SHALL BEAR ALL COSTS OF OTHER INSPECTIONS, TESTS OR APPROVALS. TIMELY NOTICE SHALL BE A MINIMUM OF FOUR WORKING DAYS.

19. THE CONTRACTOR SHALL PROMPTLY CORRECT ALL WORK REJECTED BY THE ARCHITECT AS DEFECTIVE OR AS FAILING TO CONFORM TO THE CONTRACT DOCUMENTS WHETHER OBSERVED BEFORE OR AFTER SUBSTANTIAL COMPLETION AND WHETHER OR NOT FABRICATED, INSTALLED OR COMPLETED. THE CONTRACTOR SHALL BEAR ALL COSTS OF CORRECTING SUCH REJECTED WORK, INCLUDING COMPENSATION FOR THE ARCHITECTS ADDITIONAL SERVICES MADE NECESSARY THEREBY.

20. PROTECTION: ENSURE SAFE PASSAGE OF PERSONS AROUND AREA OF DEMOLITION AND CONSTRUCTION. CONDUCT OPERATIONS TO PREVENT INJURY TO ADJACENT BUILDINGS, STRUCTURES, OTHER FACILITIES, AND PERSONS.

21. MAINTAIN EXISTING UTILITIES WHICH ARE TO REMAIN, KEEP IN SERVICE, PROTECT AGAINST DAMAGE DURING DEMOLITION OPERATIONS.

22. SEAL STORM AND SANITARY SEWERS LEADING FROM BUILDINGS TO BE DEMOLISHED IN ACCORDANCE WITH RULES AND REGULATIONS OF AUTHORITIES HAVING JURISDICTION.

23. TURN OFF WATER SERVICING BUILDINGS TO BE DEMOLISHED IN ACCORDANCE WITH RULES AND REGULATIONS OF AUTHORITIES HAVING JURISDICTION.

24. DISCONNECT ELECTRIC, TELEPHONE AND OTHER SERVICES IN ACCORDANCE WITH RULES AND REGULATIONS OF AUTHORITIES HAVING JURISDICTION.

25. THESE DRAWINGS ARE DIVIDED INTO SECTIONS FOR CONVENIENCE OF THE ARCHITECT ONLY. CONTRACTORS AND SUBCONTRACTORS ARE REQUIRED TO REFER TO ALL DRAWINGS AND OTHER INFORMATION RELEVANT TO THE PART OF WORK THEY ARE PERFORMING AND SHALL BE RESPONSIBLE FOR ALL ASPECTS OF THE WORK REGARDLESS OF WHERE THE INFORMATION OCCURS IN THE DRAWINGS.

26. **THE ARCHITECT AND THE OWNER RESERVE THE RIGHT TO DISALLOW "ANY" WORK OR MATERIAL BASED ON "PHYSICAL APPEARANCE" ONLY.**

27. BUILDING ADDRESS NUMBERS SHALL BE LEGIBLE FROM THE STREET.

28. SUB CONTRACTORS SHALL BE RESPONSIBLE FOR COORDINATION OF THEIR WORK WITH THE WORK OF OTHERS AND SHALL VERIFY THAT ANY RELATED WORK WHICH MUST BE PROVIDED BY OTHERS, HAS BEEN COMPLETED AND IS ADEQUATE PRIOR TO COMMENCING THEIR WORK. EACH CONTRACTOR SHALL PROTECT ADJACENT WORK FROM DAMAGE AND SHALL SUPPLY ALL LABOR, EQUIPMENT, MATERIAL, AND INSPECTIONS NECESSARY TO COMPLETE THE WORK.

CUTTING AND PATCHING:

1. CUTTING AND PATCHING INCLUDES CUTTING OF EXISTING CONSTRUCTION TO PROVIDE FOR THE INSTALLATION OR PERFORMANCE OF THERE WORK AND SUBSEQUENT FITTING AND PATCHING REQUIRED TO RESTORE SURFACES TO THEIR ORIGINAL CONDITIONS.

2. DO NOT CUT AND PATCH ANY STRUCTURAL WORK WITHOUT WRITTEN APPROVAL FROM THE STRUCTURAL ENGINEER AND ARCHITECT IN ADVANCE.

3. RESTORE "ANY" EXPOSED FINISHED AREA OF PATCH AREA SO THAT IT IS NOT VISIBLE EVEN ON CLOSE INSPECTION. THIS MAY REQUIRE REFINISHING A LARGER AREA THAN JUST THE PATCH AREA SO THERE IS NO EVIDENCE OF THE PATCH.

SUBMITTALS

1. THE ARCHITECTS REVIEW OF ANY SHOP DRAWINGS WILL BE GENERAL ONLY AND SHALL NOT RELIEVE THE CONTRACTOR FROM THE RESPONSIBILITY OF ERRORS OF ANY KIND, FOR DEVIATIONS FROM THE DRAWINGS OR SPECIFICATIONS, OR FOR CONFLICTS WITH THE WORK OF OTHERS. ARCHITECTS REVIEW OF AN ITEM DOES NOT INDICATE A REVIEW OF AN ASSEMBLY IN WHICH THE ITEM FUNCTIONS.

2. THE ARCHITECTS REVIEW OF A SAMPLE WILL BE FOR VISUAL CONFORMANCE WITH THE CONTRACT DOCUMENTS, AND DOES NOT CONSTITUTE A WARRANTY OF THE MATERIAL OR ITS PERFORMANCE.

3. THE GENERAL CONTRACTOR SHALL KEEP AND COMPILE FOR THE OWNER ALL WARRANTIES, GUARANTEES, MANUALS, OPERATING INSTRUCTIONS, REGISTRATION FORMS, PERMITS, AND DELIVER TO OWNER ON COMPLETION OF WORK. THE GENERAL CONTRACTOR SHALL GUARANTEE ALL LABOR WORK AND MATERIALS FOR NOT LESS THAN ONE YEAR OF COMPLETION OF PROJECT.

DIVISION TWO: SITE WORK

GENERAL SITE REQUIREMENTS :

1. CLEAR AND REMOVE ALL OBSTRUCTIONS THAT INTERFERE WITH BUILDING CONSTRUCTION, CONTRACTOR SHOULD VISIT SITE BEFORE BIDDING.

2. CONTACT LOCAL UTILITY COMPANIES FOR INFORMATION REGARDING UNDERGROUND UTILITIES. CONTRACTOR SHALL VERIFY LOCATION OF ALL UTILITIES BEFORE THE START OF CONSTRUCTION.

3. BARRICADE OPEN EXCAVATIONS AND POST WARNING LIGHTS DURING HOURS FROM DUSK TO DAWN EACH DAY.

SITE PREPARATION :

1. ALL FILL SHALL BE SELECTED FILL MATERIALS COMPACTED TO AT LEAST 90% OF THE MINIMUM DENSITY OBTAINABLE. USE NON EXPANSIVE MATERIALS.

BACK FILL SHALL BE AT LEAST	90% MINIMUM DENSITY.
UNDER BUILDINGS	90%
UNDER ASPHALTIC CONCRETE PAVEMENT	95%
(TOP 6-INCH SUB GRADE)	
TRENCHES	90%
ON TOP 3 FEET UNDER BUILDINGS AND PAVED AREAS	90%

2. A SOILS ENGINEER SHALL VERIFY SOIL BEARING TO A MIN. OF 1500# PSF. VERIFY SOIL IS NON EXPANSIVE, VERIFY SOIL IS UNIFORM IN DENSITY IN BUILDING AREA.

3. IF THE SOILS ENGINEER OR BUILDING INSPECTOR SUSPECTS EXPANSIVE SOIL BASED ON OBSERVATION OF THE FOUNDATION EXCAVATION, HE/SHE MAY REQUIRE SOIL EXPANSION INDEX TESTS IN ACCORDANCE WITH THE I.R.C. AND RESUBMITAL OF PLANS TO PLAN CHECK TO VERIFY THAT THE SOIL ENGINEER'S RECOMMENDATIONS HAVE BEEN INCORPORATED.

4. BEFORE YOU DIG, IN ADVANCE CALL A UTILITY LOCATORS SERVICE.

5. THE USE OF EXPLOSIVES IS NOT PERMITTED.

6. THE CONTRACTOR SHALL INSURE THE PROTECTION OF ADJACENT PROPERTY FOR SETTLING, EROSION, DRAINAGE, OR OTHER DAMAGE OF ANY TYPE FROM CONSTRUCTION.

7. CARE SHALL BE TAKEN BY ALL TRADES AND INDIVIDUALS NOT TO DAMAGE AND TO PROTECT THE EXISTING TREES AND VEGETATION ON SITE AND ADJOINING PROPERTY. ANY TRIMMING OR OTHER ALTERATIONS OF TREES AND VEGETATION SHALL BE APPROVED IN WRITING BY OWNER AND ARCHITECT IN ADVANCE.

8. THE CONTRACTOR SHALL ESTABLISH THE SITE CORNERS WITH A SURVEY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CORRECT LOCATION OF THE BUILDING IF NO CIVIL ENGINEER IS ASKED TO STAKE THE BUILDING. THE CONTRACTOR SHALL TAKE CARE TO LOCATE THE BUILDING ACCURATELY AND BE RESPONSIBLE FOR BUILDING LOCATION.

9. ALL STUMPS, SUBSURFACE ROOTS LARGER THAN 2" IN DIAMETER AND MATTED ROOTS EXISTING SHALL BE REMOVED WITH IN THE AREA BONDED AT FIVE FEET [5'-0"] OUTSIDE THE STRUCTURE.

10. PROVIDE SOIL TREATMENT SOLUTION FOR SUBTERRANEAN TERMITE CONTROL PER CODE. PRIOR TO FOUNDATION WORK, APPLICATION SHALL BE BY A LICENSED PEST CONTROL CONTRACTOR. THE OWNER SHALL BE GIVEN A WRITTEN GUARANTEE THAT THE TREATMENT WILL BE EFFECTIVE FOR NOT LEES THAN FIVE YEARS.

11. BUILDING FOUNDATION MAY NOT REST ON PARTY FILL AND PARTLY NATURAL GRADE. ALL AREAS UNDER BUILDING FOUNDATION SHALL HAVE THE SAME DENSITY.

EXCAVATION:

1. ALL EXCAVATIONS FOR FOOTINGS SHALL BE CARRIED TO THE DEPTH AS SHOWN ON THE PLANS, BOTTOMS OF EXCAVATIONS SHALL BE HAND FINISHED TO ENSURE SOLID BEARING FREE FROM LOOSE EARTH AND ALL OTHER DEBRIS. ALL DEBRIS AND ROOT MATERIAL UNCOVERED SHALL BE REMOVED FROM PREMISES.

2. ALL SUITABLE TOP SOIL EXCAVATED SHALL BE SAVED AND TRANSPORTED TO A DESIGNATED AREA ON THE SITE FOR POSSIBLE REUSE WITHIN THE PROJECT. EXTRA SOIL WILL BE REMOVED FROM SITE.

3. IF UNSATISFACTORY SOIL MATERIAL IS ENCOUNTERED BELOW ANY PART OF THE BUILDING AREA BELOW FOOTINGS EXCAVATE THIS MATERIAL AS DIRECTED BY SOILS ENGINEER AND STRUCTURAL ENGINEER.

4. DO NOT ALLOW WATER TO ACCUMULATE IN EXCAVATIONS. REMOVE WATER TO FROM EXCAVATIONS AND EXCAVATE OUT ANY SOFT OR WET MATERIAL.

5. ALL NEW UTILITIES SHOWN SHALL BE UNDERGROUND. THE CONTRACTOR SHALL BE RESPONSIBLE TO INSURE THAT ALL TRENCHING SHALL BE BACK FILLED MATERIAL FREE FROM ANY ROCKS OR OTHER OBJECTS THAT CAN DAMAGE THE UNDERGROUND UTILITIES.

6. UNDERGROUND PIPING SHALL BE LAID TO A MINIMUM OF 24" DEPTH BELOW FINISHED GRADE. WATER PIPING SHALL BE ENCOMPASSED IN AN ENVELOPE OF CLEAN SAND 12" AROUND PIPE IN ALL DIRECTIONS. ALL PIPING SHALL HAVE A 12" MINIMUM SEPARATION.

7. SANITARY SEWER LINES SHALL BE AT LEST 12" BELOW ANY WATER LINE AND SHALL MAINTAIN SEPARATIONS AND COVERAGE BOTH HORIZONTALLY AND VERTICALLY AS REQUIRED BY APPLICABLE CODES. PIPING SHALL BE ENCOMPASSED IN AN ENVELOPE OF CLEAN SAND 12" AROUND PIPE IN ALL DIRECTIONS.

8. CONTRACTOR SHALL PROVIDE DESIGN AND INSTALLATION OF ALL CRIBBING, SHEATHING AND SHORING REQUIRED TO MAINTAIN SAFETY AND GRADES ON THE PROJECT.

9. PROVIDE SHORING FOR ALL RESTRAINED RETAINING WALLS PRIOR TO BACK FILLING. SHORING TO REMAIN IN PLACE UNTIL PERMANENT STRUCTURAL SUPPORT MEMBERS ARE IN PLACE. FOR CONCRETE SUPPORT MEMBERS SHORING TO REMAIN IN PLACE FOR 7 MINIMUM DAYS AFTER PLACEMENT OF CONCRETE.

10. SLAB ON GRADE RESTRAINING THE BOTTOM OF THE RETAINING WALL SHALL BE IN PLACE PRIOR TO BACK FILLING OF THE WALLS.

11. BACK FILL NOT TO BEGIN UNTIL THE MASONRY OR CONCRETE WALLS HAVE BEEN IN PLACE FOR 14 DAYS MINIMUM. PROVIDE 18" WIDTH OF PREVIOUS MATERIAL BEHIND ALL RETAINING WALLS.

GRADING

1. THE CONTRACTOR SHALL PROVIDE PROPER DRAINAGE FROM THE SITE. CONSULT A CIVIL ENGINEER WHEN NECESSARY AND FOLLOW HIS/ HER DIRECTION.

2. ALL SLOPE CUT AND FILL SHALL BE ROUNDED INTO THE EXISTING GRADE TO PRODUCE A NATURAL LOOK TO THE FINISHED GRADE.

3. FINISHED GRADE SHALL BE HELD DOWN 6" IN PLANTING AREAS SO THAT CLEAN TOP SOIL FROM THE SITE OR IMPORT CAN BE PLACED AT A DEPTH OF 6" IN THESE PLANTING AREAS.

4. FINISHED GRADE SHALL BE FREE OF ANY CONSTRUCTION WASTE OR DEBRIS.

5. ANY AREA OF BUILDING THAT WILL BE PLACED ON ENGINEERED FILL, FILL SHALL BE PLACED AT THE DIRECTION OF A SILOS ENGINEER. ALL BUILDING FOOTINGS SHALL REST ON THE SAME TYPE OF SOIL, WHERE REQUIRED THE PAD SHALL BE CUT A MIN. OF 2'-0" BELOW BOTTOM OF FOOTING AND COMPACTED THE SAME AS THE REST OF THE PAD. SOILS REPORT REQUIRED AFTER PLACEMENT OF FILL AND BEFORE PLACEMENT OF FOOTINGS.

6. NO WOOD, PLANT PARTS, OR OTHER TRASH SHALL NOT BE PART OF ANY FILL MATERIALS.

7. MAXIMUM LIFTS SHALL BE 6" WITH WATER TREATMENT BETWEEN EACH LIFT.

8. LARGE ROCK FILL SHALL NOT BE USED UNDER BUILDING BELOW 0-6 FEET IN DEPTH.

9. FOOTING MAY BE PLACED ON BEDROCK, IF ALL FOOTINGS ARE PLACED ON BEDROCK.
DO NOT MIX RESTING FOOTINGS ON ROCK AND FILL

10. IF PLACING FOOTING ON BEDROCK REMOVE ANY LOOSE ROCK, DIRT, PLANT PARTS, WOOD, OR ALL OTHER TRASH. CUT OR STEP ROCK SO BOTTOM OF FOOTING WILL BE LEVEL AT 4'-0" RUNS MINIMUM.

DIVISION THREE: CONCRETE

1. ALL CONCRETE SHALL HAVE THE FOLLOWING MINIMUM COMPRESSIVE STRENGTHS IN 28 DAYS AND SHALL BE WITHIN THE FOLLOWING LIMITS:

CONCRETE	28 DAY	MAX. SIZE	MIN. SACKS CEMENT
LOCATION	STRENGTH	AGGREGATE	PER CU YD
SLAB ON GRADE	2500	1"	5
FOOTINGS	2500	1.5"	5

SLAB ON GRADE CONCRETE = fC = 2500 PSI IN 28 DAYS

2. CONTROL JOINT SHALL BE 1" DEEP.

3. PROVIDE EXPANSION JOINTS AT CONCRETE PAVING JUNCTURE OF BLDGS. ETC.

4. SLOPE ALL WALKS AND DRIVEWAY AWAY FROM BLDG. 1/8"/1'-0" MINIMUM.

5. CONC. SHALL COVER REBAR MIN. 3" BELOW GRADE

6. REINFORCING SHALL BE DEFORMED BARS OF INTERMEDIATE GRADE CONFORMING TO A.S.T.M. SPECS A615 GR 60, SPLICE 30 DIA'S

7. ASPHALT PAVING: PROVIDE A SMOOTH, TIGHT AND CLOSE-GRAINED SURFACE PRIOR TO SEAL COATING, THE ASPHALT PAVED AREAS SHALL BE FLOODED WITH WATER FROM A WATER TRUCK TO CHECK DRAINAGE AND SURFACE IRREGULARITIES, ALL HIGH AND LOW SPOTS SHALL BE REPLACED OR OVERLAID IN AN ACCEPTABLE MANNER AND THE PAVING SHALL BE WATER TESTED AGAIN AFTER CORRECTIONS HAVE BEEN MADE.

8. JOINTS: THE SURFACES OF FLAT WORK SHALL BE TOOLED TO PROVIDE WEAKENED PLANE JOINTS IN ACCORDANCE WITH PATTERNS INDICATED, WHERE NO PATTERN IS SHOWN, MARK FLAT WORK INTO RECTANGLES NOT LESS THAN 12 SQUARE FEET NOR MORE THAN 200 SQUARE FEET, USE A SCORING TOOL THAT WILL LEAVE THE CORNERS ROUNDED. FORM EXPANSION JOINTS 1/4 INCH WIDE AT ALL RETURNS AND OPPOSITE EXPANSION JOINTS IN CURBS, WHERE CURB IS NOT ADJACENT, FORM EXPANSION JOINTS AT INTERVALS OF 20 FEET. FILL EXPANSION JOINTS WITH PREMOLDED EXPANSION JOINT FILLER AS SPECIFIED.

9. EXTERIOR SLABS, SIDEWALKS, AND PATIOS, SHALL BE BROOM FINISH: AFTER CONCRETE HAS BEEN TRAWLED AND JOINTS HAVE BEEN FORMED, USE A STIFF FIBER BROOM TO PROVIDE A UNIFORMLY STRAIGHT SCORED SURFACE AT RIGHT ANGLES TO THE GENERAL FLOW OF TRAFFIC.

10. REINFORCING SUPPORTS: BARS AND WELDED WIRE FABRIC SHALL BE SUPPORTED ON METAL CHAIRS OR SPACERS ON METAL HANGERS, ACCURATELY PLACED AND SECURELY FASTENED TO STEEL REINFORCEMENT IN PLACE. SUPPORT LEGS OF ACCESSORIES IN FORMS WITHOUT EMBEDDING IN FORM SURFACE. SPACING OF CHAIRS AND ACCESSORIES SHALL CONFORM WITH CRSI'S "RECOMMENDED PRACTICE FOR PLACING BAR SUPPORTS", NO WOOD WILL BE PERMITTED INSIDE FORMS. PRECAST CONCRETE CUBES MAY BE USED TO SUPPORT FOOTING AND SLAB ON GROUND REINFORCING.

11. PLACING AND TYING: ALL REINFORCING SHALL BE SET IN PLACE, SPACED, AND RIGIDLY SECURELY TIED OR WIRED WITH #16 GAUGE STEEL TIE WIRE AT ALL SPLICES AND AT CROSSING POINTS AND INTERSECTIONS IN THE POSITION SHOWN, OR AS DIRECTED. POINT ENDS OF WIRE AWAY FROM FORMS.

12. WELDING WIRE FABRIC: WIRE FABRIC SHALL BE IN AS LONG LENGTHS AS PRACTICABLE AND SHALL BE WIRED AT ALL LAPS AND SPLICES. LAPS SHALL BE ONE FULL SPACING OF THE CROSS WIRES PLUS 2" AT SPLICES. WELDED WIRE FABRIC SHALL BE SUPPLIED IN FLAT SHEETS.

13. NOTIFICATION: NOTIFY THE ARCHITECT AT LEAST TWO WORKINGS DAYS IN ADVANCE OF PLACING CONCRETE. FORM WORK SHALL HAVE BEEN COMPLETED; EXCESS WATER SHALL HAVE BEEN REMOVED; REINFORCEMENT SHALL HAVE BEEN SECURED IN PLACE; EXPANSION JOINT MATERIAL, ANCHORS, AND OTHER EMBEDDED ITEMS SHALL HAVE BEEN POSITIONED; AND THE ENTIRE PREPARATION SHALL HAVE BEEN APPROVED ON THE DAY PRIOR TO THE PLACING OF CONCRETE.

14. BEFORE POURING ANY CONCRETE SLABS IN A BUILDING, CONCRETE CONTRACTOR SHALL VERIFY THAT A TERMITE TREATMENT BY A LICENSED PESTICIDE CONTRACTOR HAS TREATED THE AREA TO BE POURED, THE PESTICIDE CONTRACTOR SHALL COMPLY WITH THE STATE OF HAWAII AND COUNTY OF HAWAII REGULATIONS AND CODES FOR TERMITE TREATMENTS FOR BUILDINGS AND PROVIDE A CERTIFICATE OF TREATMENT AND WARRANTY AS DESCRIBED BY REGULATIONS AND CODES.

DIVISION FOUR: MASONRY

1. CONCRETE BLOCK SHALL BE MEDIUM WEIGHT AND COMPLY WITH ASTM L-90, GRADE N, PROVIDE DEEP CUT BOND BEAM UNITS.

2. ALL RETAINING WALLS AND WALLS BELOW GRADE SHALL BE SOLID GROUTED.

3. ALL CELLS CONTAINING REINFORCING SHALL BE GROUTED LIFTS SHALL NOT EXCEED 8'-0" IN HEIGHT, CLEANOUT HOLES SHALL BE PROVIDED AT THE BASE OF ALL GROUTED CELLS FOR LIFTS OVER 4'- 0" IN HEIGHT.

4. GROUT CONST. JT. SHALL BE FORMED BY STOPPING THE POUR 1-1/2" BELOW THE TOP OF THE UPPERMOST UNIT.

5. IMMEDIATELY AFTER GROUTING CONSOLIDATE GROUT BY USING MECHANICAL VIBRATING EQUIPMENT, RODING IS NOT ACCEPTABLE.

6. MORTAR SHALL CONSIST OF ONE PART PORTLAND CEMENT 3-1/2 TO 4 PARTS SAND BASED ON DRY LOOSE VOLUME AND NOT MORE THAN 1/4 PART 1/2 PART LIME.

7. GROUT SHALL BE 2000 PSI MIN. PROPORTIONED 1 PART CEMENT 3 PARTS SAND AND 2 PARTS GRAVEL.

8. REINFORCING SHALL COMPLY WITH ASTM A-615, GRADE 60 BARS, W/A MIN. LAP @ SPLICES OF 40 DIAMETERS.

9. TYPICALLY PROVIDE 2 # 5 BARS VERT. AT THE EDGE OF ALL OPENINGS AND CORNERS OF ALL WALLS.

DIVISION FIVE: METALS

1. PIPE HANDRAILS: RAILINGS SHALL BE INSTALLED IN CONCRETE BY MEANS OF PIPE SLEEVE INSERTS SET AND ANCHORED IN THE CONCRETE. POSTS SHALL BE INSERTED INTO PIPE SLEEVES, PLUMBED AND ALIGNED. THE ANNULAR SPACE BETWEEN PIPE POSTS AND SLEEVE INSERTS SHALL BE FILLED WITH QUICK SETTING HYDRAULIC CEMENT.

2. ANCHOR BOLTS, ANCHORS, BLOCK OUTS AND SLEEVES SHALL BE PROPERLY LOCATED AND BUILT INTO CONNECTING WORK. BOLTS AND ANCHORS SHALL BE PRESET BY THE USE OF TEMPLATES OR SUCH OTHER METHODS AS MAY BE REQUIRED TO LOCATE THE ANCHORS AND ANCHOR BOLTS ACCURATELY.

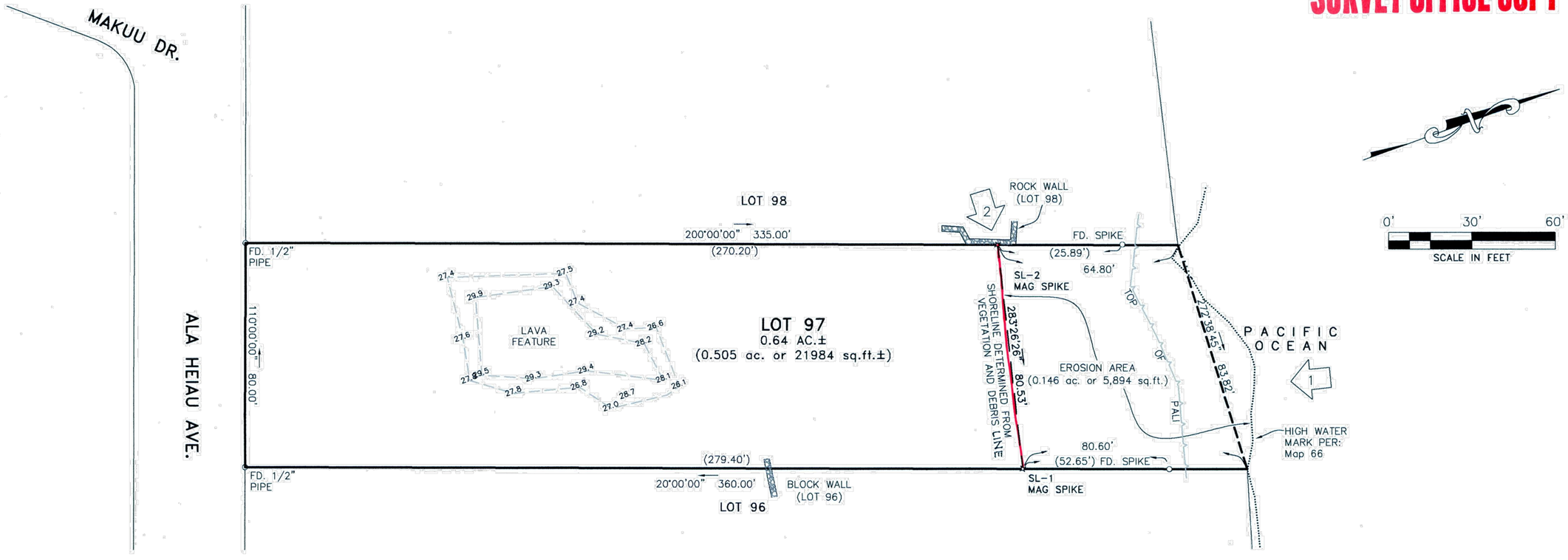
3. ANCHORS, BOLTS, AND FASTENINGS: BOLTS AND NUTS SHALL CONFORM TO ASTM A 307-84, GRADE A AND ASTM 563-84.

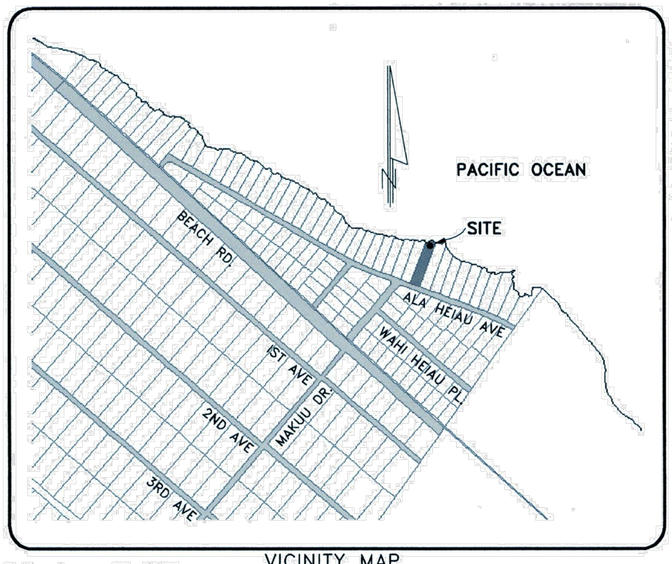
4. GALVANIZED FINISH: TOUCH UP ALL DAMAGED GALVANIZED FINISH DUE TO INSTALLATION, WELDING THREADING OR OTHER WORK WITH TREATMENT SPECIFIC HEREIN.

5. GALVANIZING REPAIR COMPOUND: HIGH ZINC DUST GALVANIZING REPAIR PAINT CONFORMING TO MIL. SPEC DOD-P-21035A OR HOT APPLIED ZINC RICH MATERIAL. ACCEPTABLE INCLUDE:

AMERICAN SOLDIER & FLUX: DRYGALV
KENCO DIV.; GALVICON
METALLOY PRODUCTS

SURVEY OFFICE COPY





VICINITY MAP
NO SCALE

Property Situs:
Ala Heiau Ave.
(no address assigned)

Owners:
Johnson, Kermit
279 Akolea Rd.
Hilo, HI. 96720-6714

NOTES:

1. Field survey dated January 11, 2022.
2. Boundary courses are record per Hawaiian Paradise Park Subdivision, Land Court Appl. 1053, Map 66.
3. Shoreline defined by highest wash of the waves as determined from vegetation and debris line.
4. Areas:
   Lot 97
   0.64 ac. 27,878 sq.ft.
   Erosion area, makai of shoreline.
   0.135 ac. 5,894 sq.ft.
   Net area:
   0.505 ac. 21,954 sq.ft.

1 Indicates photos location and orientation.

The shoreline as delineated in red is hereby certified as the shoreline as of

JUL 12 2022

Chairperson, Board of Land and Natural Resources

Certified Shoreline Survey

Of Lot 97, Block 11, Hawaiian Paradise Park Subdivision, Keaau, Puna, Island and County of Hawaii, Hawaii.

TMK(3) 1-5-031: 067

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

Daniel L. Berg
Licensed Professional Land Surveyor
License Number 11245

DANIEL BERG
LICENSED PROFESSIONAL LAND SURVEYOR
No. 11245
HAWAII, U.S.A.

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Ph. 966-4206
www.dlbandassoc.com

Date: January 27, 2022
Rev. May 22, 2022
Project: J2022-013

SHEET: 15X21

C:\Dlb Data\Local Disk\Documents and Settings\dlb-www.resume\My Documents\Drawings\SHARON'S ESTATE\NEW HOME.dwg, 5/22/2022 4:54:37 PM, ARCH expand D (24.00 x 36.00 inches), 1:600.00, KEITH A. WANNE ARCHITECT, INC.

PACIFIC OCEAN

HIGH WATER MARK PER: Map 66

272°38'45" 83.82'

TOP OF PALI

SHORELINE AREA 6368s.f.

EROSION AREA (0.146 ac. or 5,894 sq.ft.)

FD. SPIKE (25.89') 64.80'

ROCK WALL (LOT 98)

SL-2 MAG SPIKE

283°26'26" 80.53'

SHORELINE DETERMINED FROM VEGETATION AND DEBRIS

80.60' (52.65') FD. SPIKE

SL-1 MAG SPIKE

40'-0" MIN. SETBACK

15'-0"

LOT 98

200°00'00" 335.00' (270.20')

NEW CUSTOM HOME

17'-0"

BLOCK WALL (LOT 96)

LOT 96

(279.40')

20°00'00" 360.00'

LOT 97
0.64 AC.±
(0.505 ac. or 21984 sq.ft.±)

138'-9"

15'-0" SIDE SETBACK

15'-0" SIDE SETBACK

25'-0" FRONT SETBACK

110°00'00" 80.00'

FD. 1/2" PIPE

FD. 1/2" PIPE

MAKUU DR.

LOT 97
ALA HEIAU ROAD

NORTH

GRAPHIC SCALE IN FEET
0 5 10 15 20 30

S
A-2
SITE PLAN

REVIEWED STAMP

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

KEITH A. WINNIE
LICENSED PROFESSIONAL ARCHITECT
No. 9610
HAWAII, U.S.A.
EXPIRES 04/30/2024

C.	DATE
	01-08-24
	04-12-24

CLIENT : KERMIT JOHNSON

PROJECT : NEW CUSTOM HOME
LOT 97 ALA HEIAU ROAD
KEAAU HI
TMK : (3) 1-5-031-067-0000

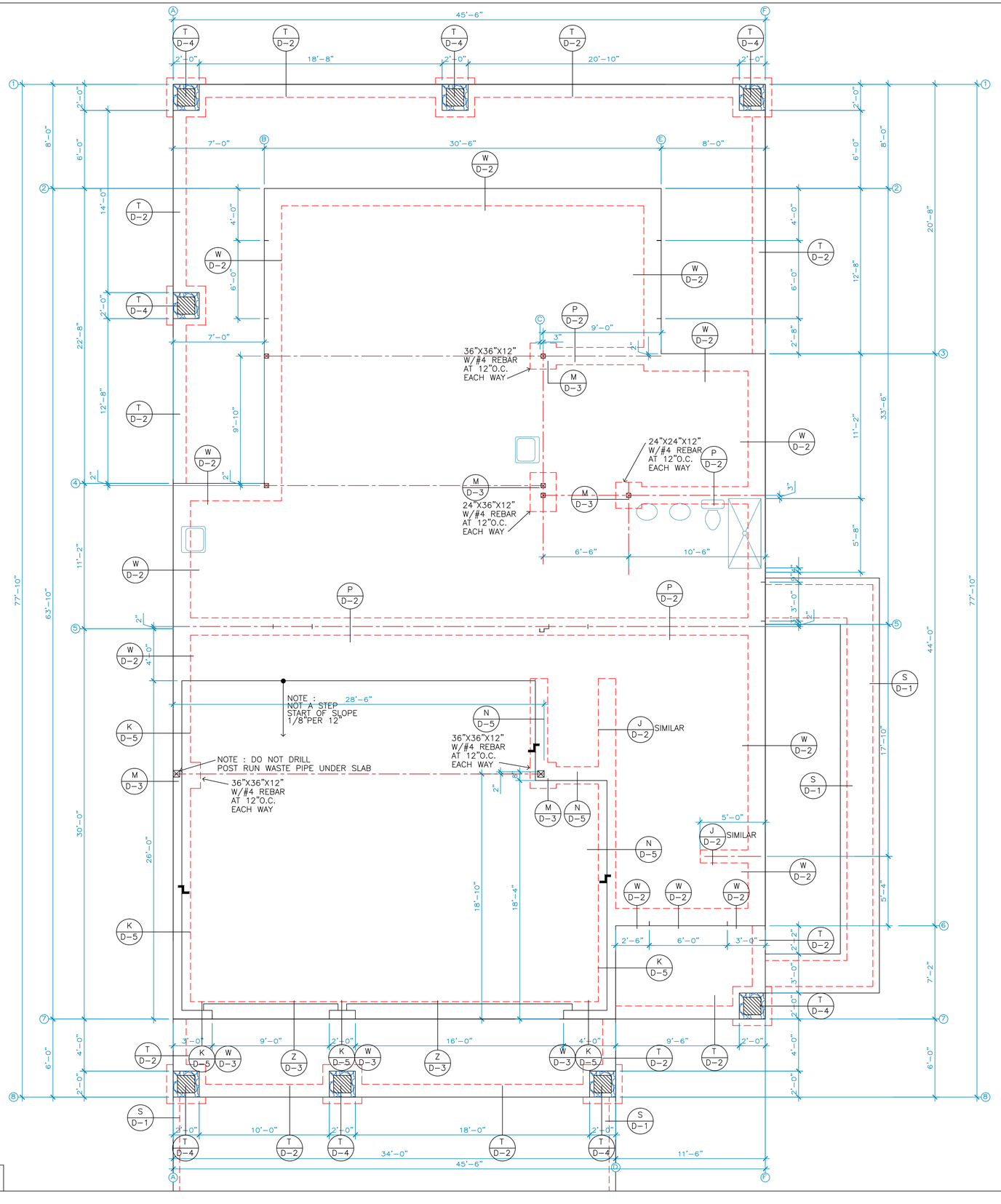
SITE PLAN

K.A.W. ARCHITECTS INC.
Keith A. Winnie NCARB Architect
LICENSED IN THE STATES OF :
ARIZONA, CALIFORNIA, COLORADO, FLORIDA, NEVADA, TEXAS, AND HAWAII
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Office : 808-329-5565 Cell : 808-756-7300
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SHEET
A1

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FOUNDATION PLAN NOTES

1. SEE SHEETS G1 FOR NOTES NOT SHOWN ON THIS SHEET.
2. SEE SHEAR WALL SCHEDULE LOCATIONS SHOWN ON FLOOR PLANS NOT ON THIS SHEET.
3. TIE ALL REBAR STEEL AND ANCHOR BOLTS IN PLACE BEFORE FOUNDATION INSPECTION.
4. PROVIDE SLEEVES UNDER CONCRETE FOR ALL UNDERGROUND PIPES AND WIRES. VERIFY LOCATIONS WITH PLUMBING SUBCONTRACTOR, HVAC SUBCONTRACTOR AND ELECTRICAL SUBCONTRACTOR.
5. PROVIDE SLEEVES UNDER WALKS AND DRIVEWAYS FOR IRRIGATION LINES.
6. SLAB IS 4" CONCRETE. THICK, 2500 PSI W/ #3 CONT. REBAR 24" O.C. EACH WAY ON 4" OF 3/4" MINUS FILL OR CLEAN SAND FILL WITH 6 MIL PLASTIC VAPOR BARRIER.
7. SEE GENERAL DETAILS ON THE DETAIL SHEETS. DETAIL APPLIES EVEN IF NOT CUT IF CONDITION EXIST ON SITE. SEE DETAILS F/D1, J/D1, L/D1, AND N/D1.
9. IF ANY AREA OF BUILDING WILL BE PLACED ON FILL, FILL SHALL BE PLACED AT THE DIRECTION OF A SOILS ENGINEER. FILL SHALL BE 3/4" MINUS FOR UNDER BUILDING FOUR THE FIRST FOUR FEET, PLACED IN 6" LIFTS WITH WATER AND MACHINE COMPACTED TO 90% EACH LIFT. BELOW FOUR FEET 6" MINUS IS OK WITH, PLACED IN 12" LIFTS WITH WATER AND MACHINE COMPACTED TO 90%. ALL BUILDING FOOTINGS SHALL REST ON THE SAME TYPE OF SOIL. WHERE REQUIRED DUE TO GRADE CHANGES THE PAD SHALL BE CUT A MIN. OF 2'-0" BELOW BOTTOM OF FOOTINGS AND COMPACTED THE SAME UNDER THE ENTIRE BUILDING. DO NOT PLACE FOOTINGS ON ROCK AND FILL OR DIFFERENT KINDS OF FILL.

GRAPHIC SCALE
0 5 10 15

F
A-2
FOUNDATION PLAN

REVIEWED STAMP

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KEITH A. WINNIE LICENSED PROFESSIONAL ARCHITECT No. 8910 HAWAII, U.S.A.
ARCHITECT'S STAMP
EXPIRES 04/30/2024

C.	DATE
	01-04-24
	04-12-24

CLIENT : KERMIT JOHNSON

PROJECT : NEW CUSTOM HOME
LOT 97 ALA HEIAU ROAD
KEAAU HI
TMK : (3) 1-5-031-067-0000

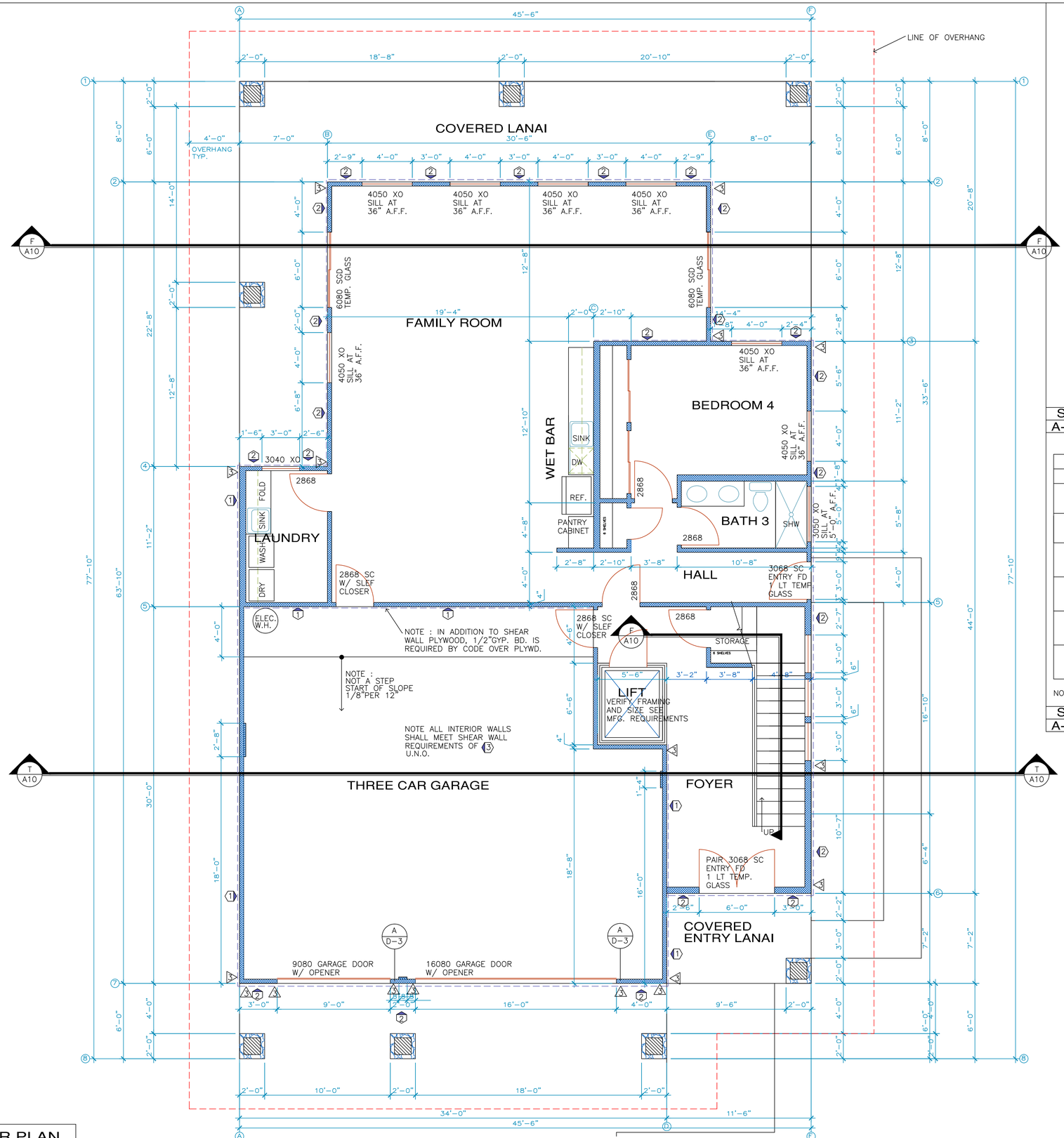
FOUNDATION PLAN

K.A.W. ARCHITECTS INC.
Keith A. Winnie NCARB Architect
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SHEET
A2

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SHEAR WALL SCHEDULE	
1	1/2" PLYWOOD 1-1/2" GALV. NAIL W/8d 6"O.C EDGE 8" FIELD SEE DETAIL K/D-1 OR 1-3/4" SCREWS TYPE W OR S EXTERIOR
2	SEE DETAIL R/D3, W/D3 AND DETAIL K/D-1
3	1/2" DRYWALL 1-1/2" GALV. NAIL W/8d 5"O.C EDGE 4" FIELD SEE DETAIL K/D-1 OR 1-3/4" SCREWS TYPE W OR S
4	3/4" PLYWOOD GALV. 1-3/4" NAIL W/8d 4"O.C EDGE 6" FIELD SEE DETAIL K/D-1
5	8X8X16 CMU COLUMN 24" SQ SOLID GROUT W/#5 IN EA. CELL SEE DETAIL
6	5/8" DRYWALL GALV. 1-3/4" NAIL W/8d 5"O.C EDGE 4" FIELD SEE DETAIL K/D-1 OR 1-5/8" SCREWS TYPE W OR S EXTERIOR
7	3 COAT STUCCO PER CODE SECTION R602.10.4 TABLE PORTLAND CEMENT PLASTER OVER K LATH AND NAIL W/ 1-1/2"X11GAGE W/ 7/16" HEAD GALVANIZED OR 7/8"X 16 GAGE STAPLES GALVANIZED SEE DETAIL T/A-4

NOTE: DO NOT USE BLACK DRYWALL SCREWS

ALL NAILS, SCREWS, AND STAPLES SHALL BE GALVANIZED OR STAINLESS STEEL OR RATED FOR TREATED LUMBER.

S A-5 SHEAR WALL SCHEDULE

HOLDOWN SCHEDULE				
HOLDOWN	TENSION LOAD	ANCHOR BOLT	FASTENERS	MIN. WOOD MEMBER
SIMPSON LTT19	1125	5/8"X10" EMBED 7"	8-10dX1-1/2"	4X4 POST
SIMPSON HTT4	2580	5/8"X10" EMBED 7"	18-10dX1-1/2"	1-2X6
	3830		18-10dX1-1/2"	4X4 POST
SIMPSON HTT5	4350	5/8"X10" EMBED 7"	26-10dX1-1/2"	4X4 POST
SIMPSON HDC10/22-SDS2.5	6575	7/8"EMBED 7" AND 2-5/8"X10" EMBED 7" EACH SIDE OF HOLDOWN	24-SDS 1/4"X2-1/2"	2-2X4'S
SIMPSON HHDQ11-SD22.5	8505	1"X10" EMBED 7"	24-SDS 1/4"X2-1/2"	6X6 POST
SIMPSON HHDQ14-SD22.5	9370	1"X10" EMBED 7"	30-SDS 1/4"X2-1/2"	6X6 POST

NOTE : ALL HOLDOWNS SHALL BE GALVANIZED

S A-5 HOLDOWN SCHEDULE

FLOOR PLAN NOTES :

1. SEE SHEET G-1 FOR ADDITIONAL NOTES.
2. PROVIDE 1/2" GYP. BD. ON ALL WALLS COMMON TO THE GARAGE AND HOUSE. WHERE FLOOR CEILING ASSEMBLY THE STRUCTURE SUPPORTING THE SEPARATION SHALL ALSO HAVE 1/2" GYP. BD. PROTECTION.
3. THE BATHTUB AND SHOWER ENCLOSURES SHALL BE FINISHED PER P2710 WITH CERAMIC TILE OR A LISTED ENCLOSURE TO THE MINIMUM HEIGHT OR 72" MIN. ABOVE THE DRAIN PER R702.4 AND R307.2
4. ALL GAS APPLIANCES IN GARAGE SHALL BE MOUNTED ON PLATFORMS AT LEAST 18" ABOVE THE FLOOR PER M1307.3
5. SEE SHEET WALL AND HOLDOWN SCHEDULE FOR ADDITIONAL INFORMATION.

GRAPHIC SCALE
0 5 10 15

F A-3 FIRST FLOOR PLAN

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ARCHITECT'S STAMP
EXPIRES 04/30/2024

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04-12-24	

CLIENT : KERMIT JOHNSON

PROJECT : NEW CUSTOM HOME
LOT 97 ALA HEIAU ROAD
KEAAU HI
TMK : (3) 1-5-031-067-0000

FIRST FLOOR PLAN

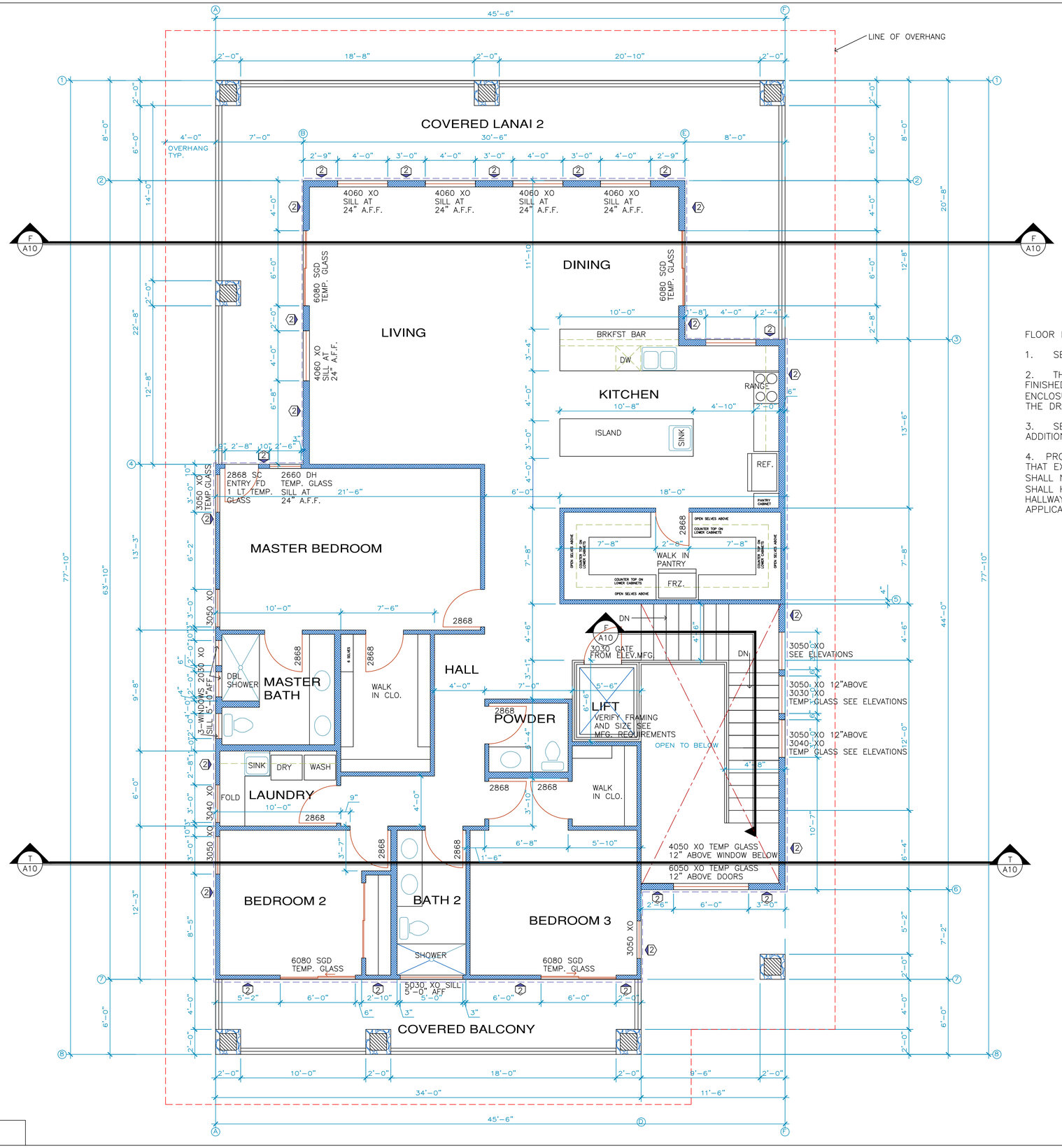


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SHEET A3

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FLOOR PLAN NOTES :

1. SEE SHEET G-1 FOR ADDITIONAL NOTES.

2. THE BATHTUB AND SHOWER ENCLOSURES SHALL BE FINISHED PER P2710 WITH CERAMIC TILE OR A LISTED ENCLOSURE TO THE MINIMUM HEIGHT OR 72" MIN. ABOVE THE DRAIN PER R702.4 AND R307.2

3. SEE SHEAR WALL AND HOLDOWN SCHEDULE FOR ADDITIONAL INFORMATION ON SHEET A3.

4. PROVIDE ACCESS TO EACH SEPARATE CRAWL SPACE THAT EXCEEDS 30 SF. SEE FRAMING PLAN. OPENINGS SHALL NOT BE LESS THAN 22"X30" THE ATTIC ACCESS SHALL HAVE 30" HEADROOM AND SHALL BE IN A HALLWAY OR READILY ACCESSIBLE SPACE PER R807 IF APPLICABLE.

GRAPHIC SCALE
0 5 10 15

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ARCHITECT'S STAMP
EXPIRES 04/30/2024

C. DATE
03-29-24

CLIENT : KERMIT JOHNSON

PROJECT : NEW CUSTOM HOME
LOT 97 ALA HEIAU ROAD
KEAAU HI
TMK : (3) 1-5-031-067-0000

SECOND FLOOR PLAN

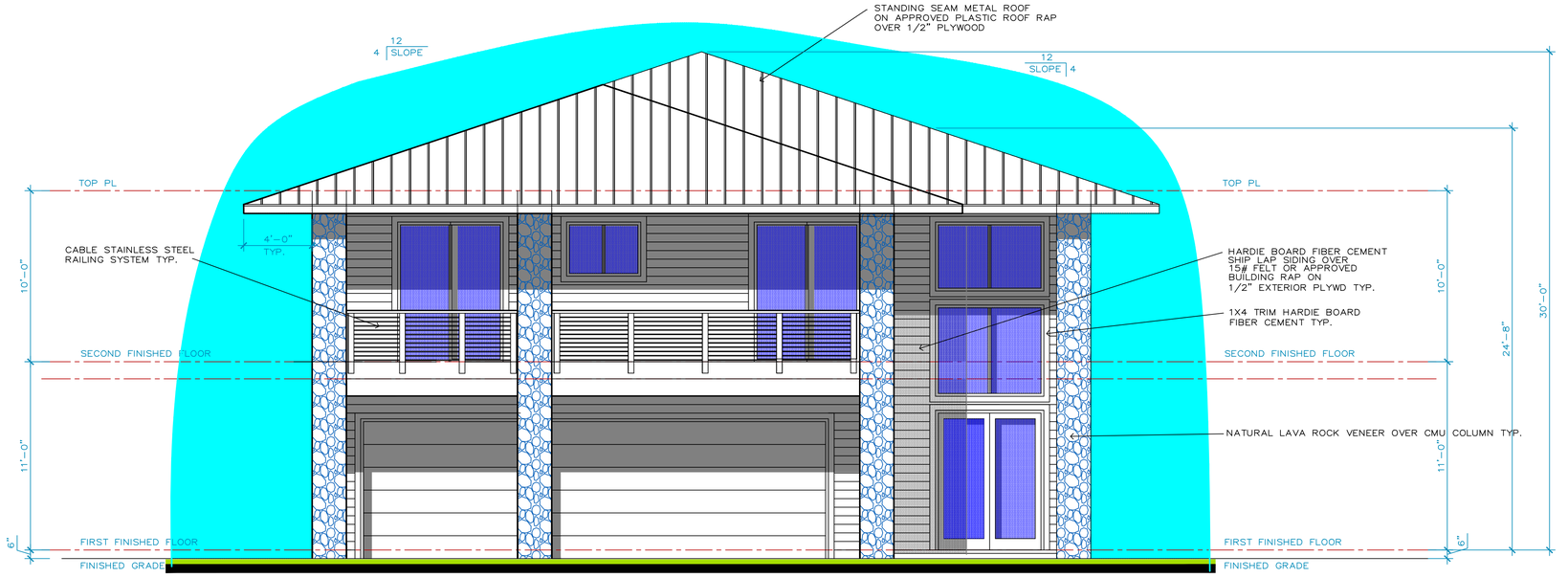
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SHEET A4

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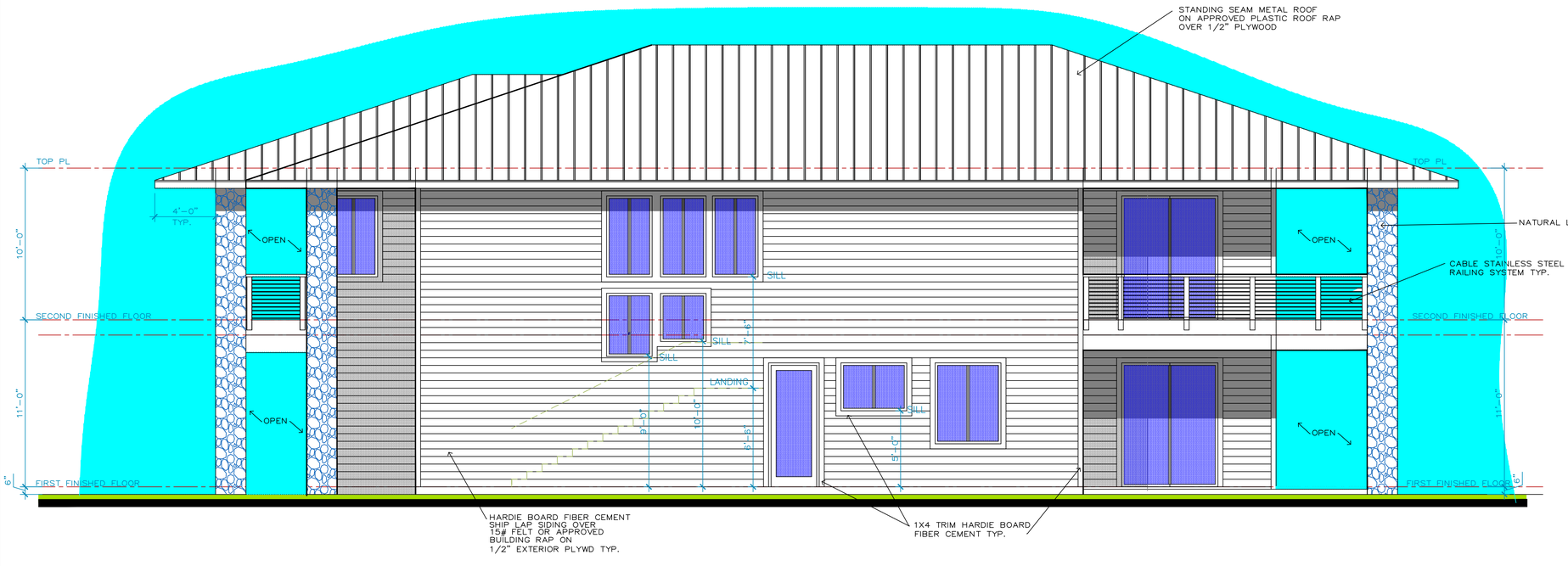
S
A-4
SECOND FLOOR PLAN

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F
A-5

FRONT (STREET SIDE) EXTERIOR ELEVATION



S
A-5

RIGHT SIDE (SOUTH) EXTERIOR ELEVATION

GRAPHIC SCALE
0 5 10 15

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HAWAII, U.S.A.
ARCHITECT'S STAMP
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KEAAU HI
TMK : (3) 1-5-031-067-0000

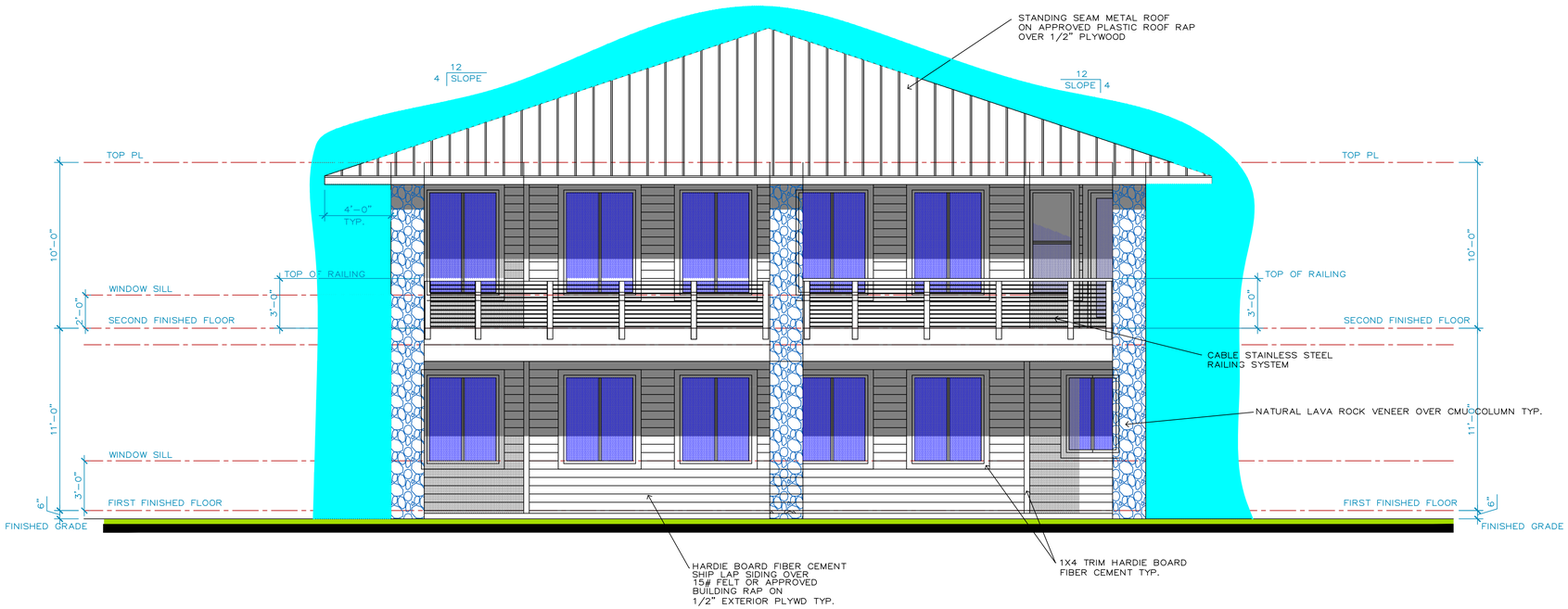
EXTERIOR ELEVATIONS

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SHEET
A5

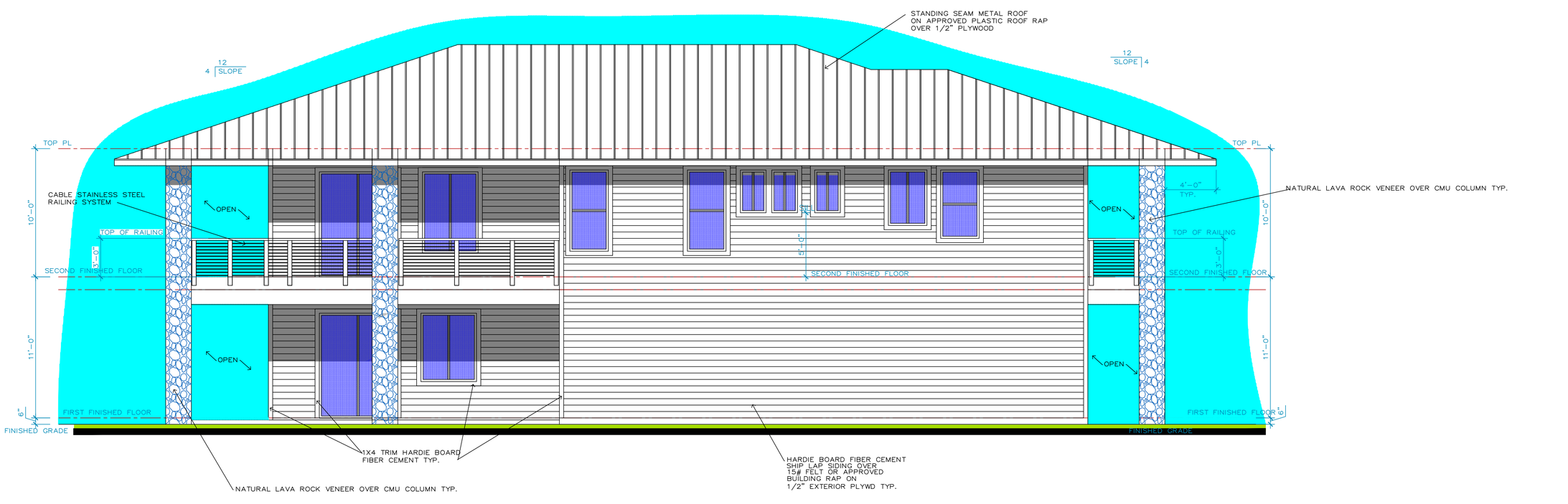
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O
A-6

OCEAN SIDE (REAR) EXTERIOR ELEVATION



GRAPHIC SCALE
0 5 10 15

L
A-6

LEFT SIDE (NORTH) EXTERIOR ELEVATION

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HAWAII, U.S.A.
ARCHITECT'S STAMP
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LOT 97 ALA HEIAU ROAD
KEAAU HI
TMK : (3) 1-5-031-067-0000

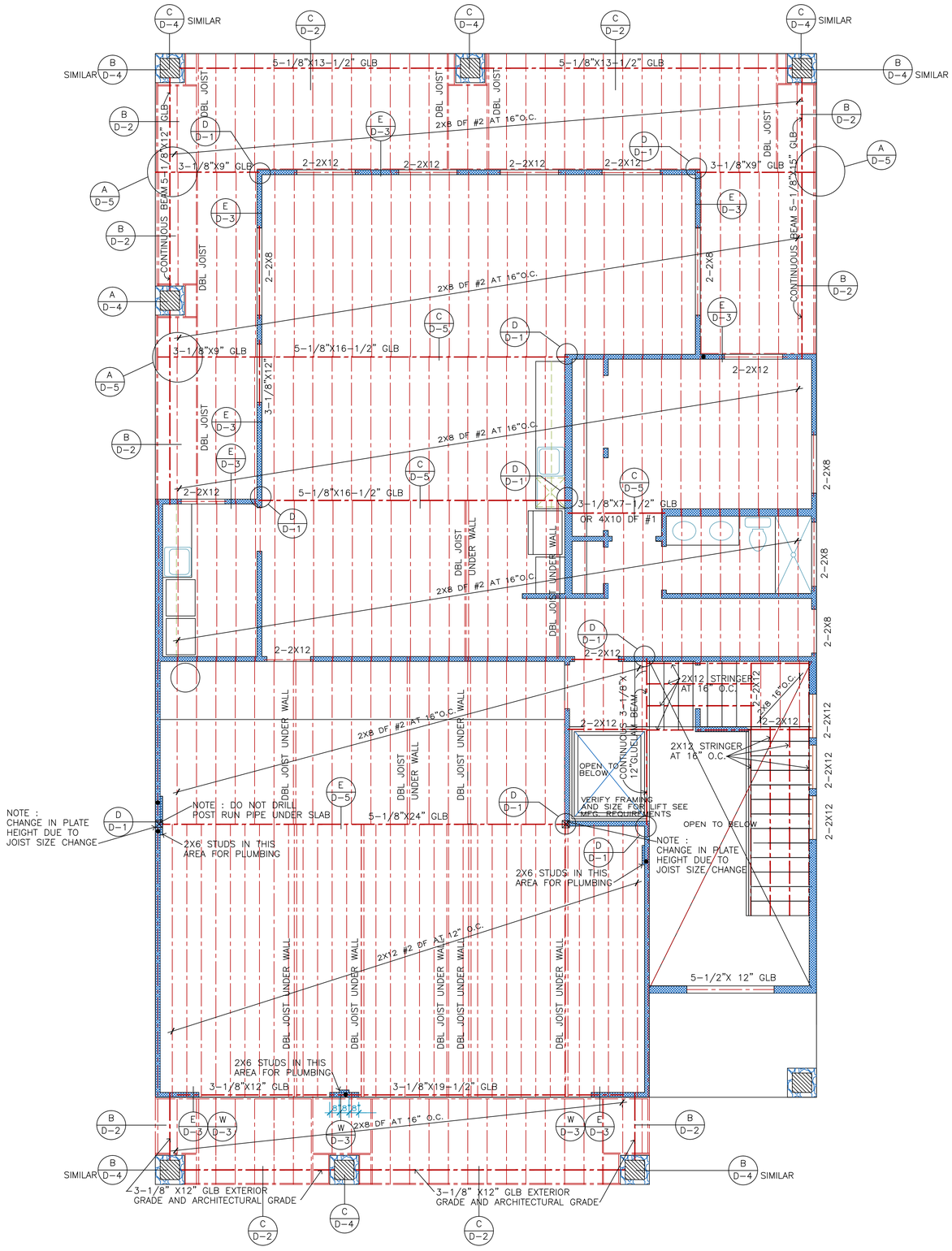
EXTERIOR ELEVATIONS

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SHEET
A6

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WOOD FRAMING NOTES

1. FOR ADDITIONAL NOTES NOT SHOWN HERE SEE SHEET G-1.

2. TYPICAL STUDS FOR WALLS
   EXTERIOR WALLS LESS THEN 10'-0": 2X4 WOOD STUDS AT 16" O.C., U.N.O.
   INTERIOR BEARING WALLS : 2X4 WOOD STUDS AT 16" O.C., U.N.O.
   INTERIOR SHEAR WALLS : 2X4 WOOD STUDS AT 16" O.C., U.N.O.
   PLUMBING WALLS : 2X6 WOOD STUDS AT 16" O.C., U.N.O.
   EXTERIOR WALLS OVER 10'-0" TALL : 2X6 WOOD STUDS AT 16" O.C.,U.N.O.
   INTERIOR WALLS OVER 14'-0" TALL : 2X6 WOOD STUDS AT 16" O.C.,U.N.O.

3. SEE DETAILS ON SHEET D-1
   SEE SHEAR AND HOLDOWN SCHEDULES ON SHEET A-3.

4. PRE-FAB TRUSSES OR MANUFACTURED JOIST, {TJI"S} SHALL BE DESIGNED BY A HAWAII LICENSED STRUCTURAL ENGINEER AND INSTALLED PER THE RECOMMENDATIONS OF THE MANUFACTURER'S HAWAII LICENSED ENGINEER'S RECOMMENDATIONS. ROOF TRUSSES SHALL BE AT 24" O.C. "WET STAMPED" TRUSS CALCULATIONS SHALL BE FORWARDED TO ARCHITECT BEFORE FRAMING IS STARTED.

5. FOR HEADERS NOT SHOWN SEE DETAIL H/D-1.

6. DOUBLE STUDS ARE REQUIRED UNDER ALL TRUSS GIRDERS, BEAMS, AND DOUBLE JOIST, AT EACH BEARING LOCATION, U.N.O.

7. ROOF SHEATHING :
   1/2" CDX EXTERIOR GRADE PLYWOOD. NAIL WITH #8 -2-1/2" GALVANIZED NAILS AT 6" O.C. EDGES AND 12" O.C. FIELD.

8. EXTERIOR SHEATHING :
   1/2" CDX EXTERIOR GRADE PLYWOOD U.N.O.

9. INTERIOR SHEATHING :
   ALL GYPSUM BOARD SHALL BE 1 /2" MINIMUM UNLOCKED DRYWALL W/ 5D COOLER NAILS AT 5" O.C. EDGES AND 7" O.C. FIELD.
   SEE SHEAR WALL SCHEDULES FOR MORE INFORMATION ON ADDITIONAL REQUIRED NAILING AND OTHER INFORMATION. DO NOT USE BLACK /PHOSPHATE COATED DRYWALL SCREWS, USE GALVANIZED, STAINLESS STEEL OR ZINC COATED SCREWS RATED FOR TREATED WOOD.

10. SUB FLOOR SHEATHING :
    3/4" EXTERIOR GRADE T&G PLYWOOD. GLUE AND NAIL WITH #8 -2-1/2" GALVANIZED NAILS OR #8 -2-1/2" GALVANIZED SCREWS. AT 6" O.C. EDGES AND 12" O.C. FIELD.

11. SEE SHEET M-1 OR REFLECTIVE CEILING PLAN FOR FURR DOWN AREAS.

12. ORDER SIMPSON HARDWARE IN ADVANCE IT CAN TAKE AS LONG AS 6-8 WEEKS TO GET ON THE ISLAND.

13. PROVIDE DOUBLE JAMB STUDS (MINIM) CONTINUES FROM SOLE PLATE TO TOP PLATE AT EACH SIDE OF OPENING OVER 5'-0" WIDE TYPICAL.

14. BALLOON FRAME ALL WALLS WITH SLOPED TOP PLATE.
    ADD ADDITIONAL SOLID BLOCKING IF OVER 8'-0" TALL.

15. SOLID BLOCK ALL SHEAR WALLS AND EXTERIOR WALLS PER DETAIL K/D-1.

16. ALL SHEATHING SHALL NOT BE LESS THAN 24" AND LAND ON FRAMING FOR NAILING. STAGGER JOINTS AT MID POINT OF PLYWOOD AND JOIST OR STUD.

17. ALL NAILS, SCREWS, BOLTS, AND STAPLES SHALL BE GALVANIZED OR RATTED FOR PRESSURE TREATED WOOD.

18. ALL FRAMING CONNECTION HARDWARE SHALL BE GALVANIZED.

19. ALL GLUE LAM BEAMS SHALL HAVE STANDARD CAMBER.

REVIEWED STAMP

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ARCHITECT'S STAMP
EXPIRES 04/30/2024

C. DATE
03-29-24

CLIENT : KERMIT JOHNSON

PROJECT : NEW CUSTOM HOME
LOT 97 ALA HEIAU ROAD
KEAAU HI
TMK : (3) 1-5-031-067-0000

FLOOR FRAMING PLAN



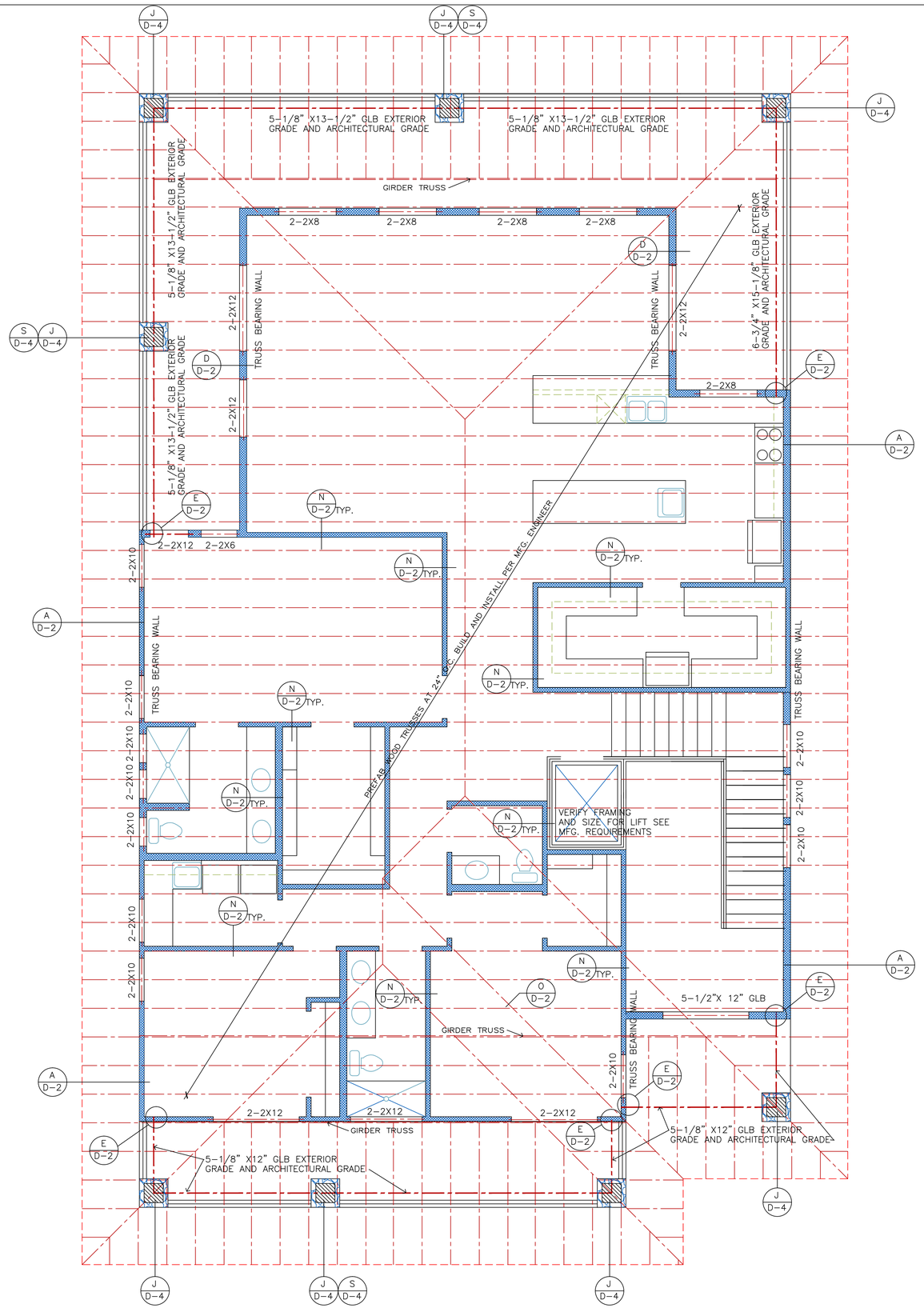
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SHEET
A7

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F
A-7 FLOOR FRAMING PLAN

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GRAPHIC SCALE
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KEAAU HI
TMK : (3) 1-5-031-067-0000

ROOF FRAMING PLAN

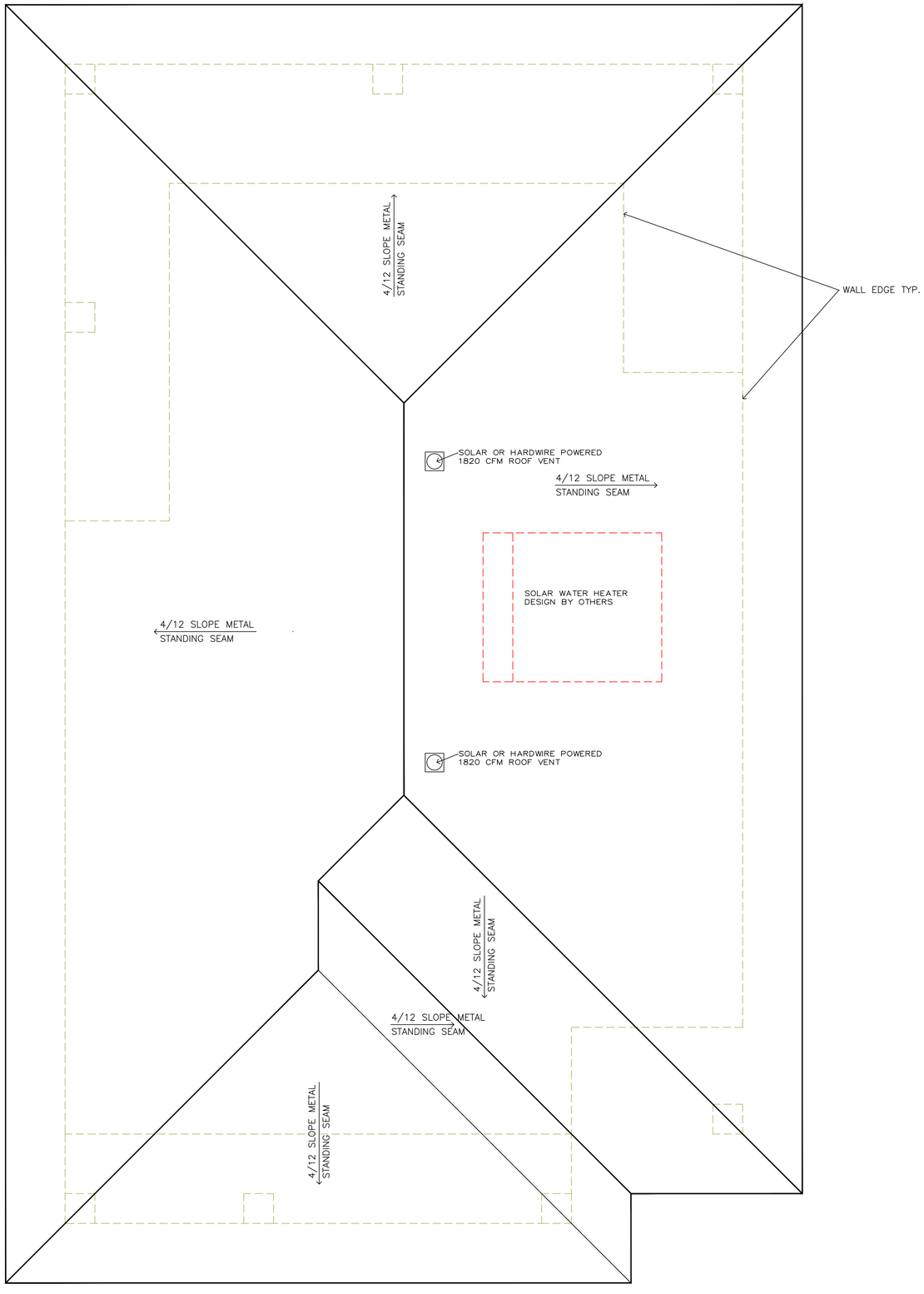
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S A-8 ROOF FRAMING PLAN

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KEITH A. WINNIE
LICENSED PROFESSIONAL ARCHITECT
No. 9910
HAWAII, U.S.A.
ARCHITECT'S STAMP
EXPIRES 04/30/2024

C. DATE
03-29-24

CLIENT : KERMIT JOHNSON

PROJECT : NEW CUSTOM HOME
LOT 97 ALA HEIAU ROAD
KEAAU HI
TMK : (3) 1-5-031-067-0000

ROOF PLAN

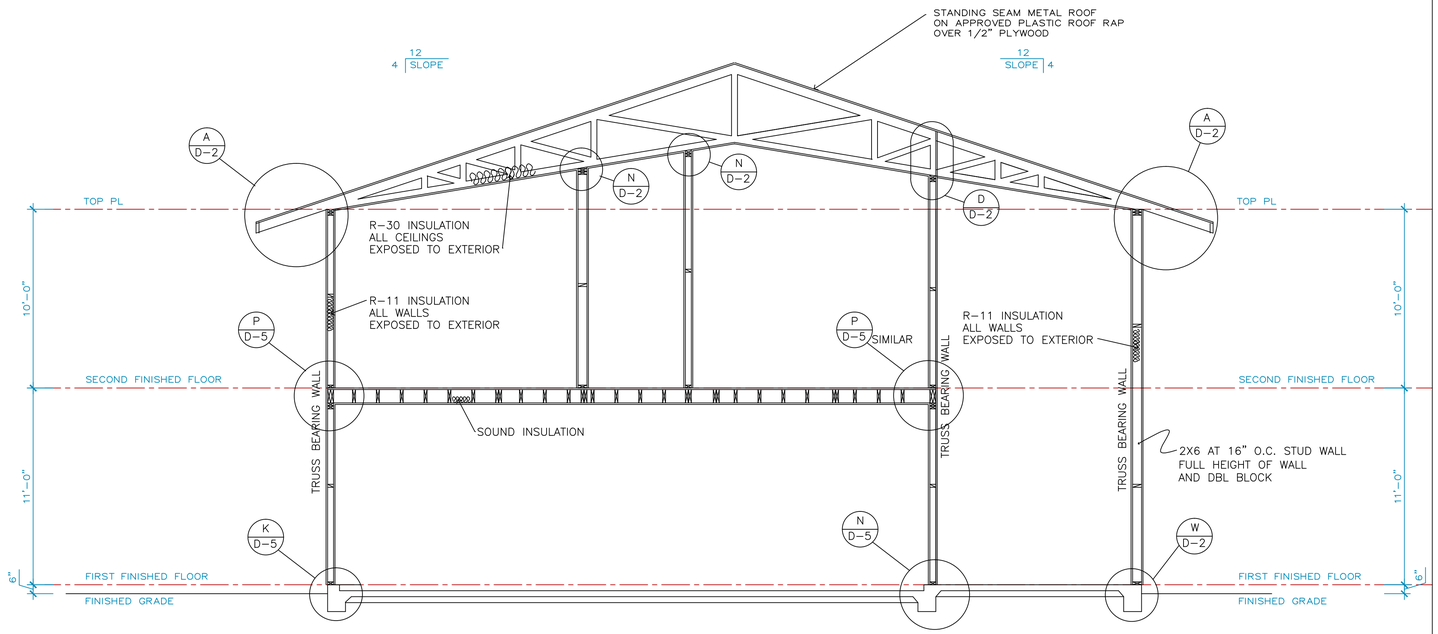
K.A.W. ARCHITECTS INC.
Keith A. Winnie NCARB Architect
LICENSED IN THE STATES OF :
ARIZONA, CALIFORNIA, COLORADO, FLORIDA, NEVADA, TEXAS, AND HAWAII
Kailua Kona Office - 638 Makaloko Place, Kailua Kona Hi. 96740
Office & Cell : 808-331-5585 Cell : 808-756-1004
EMAIL : kaw.architects@gmail.com
WEB SITE : kawarchitects.com

SHEET
A9

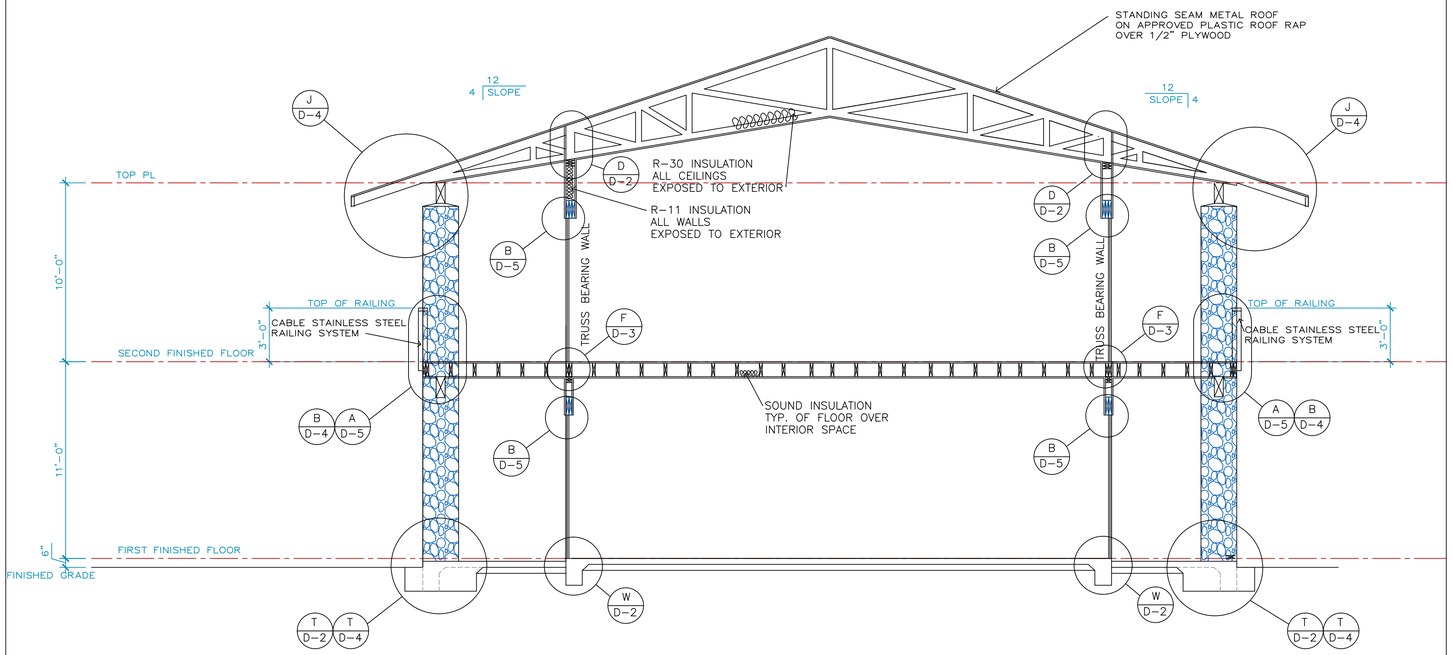
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R
A-9 ROOF PLAN

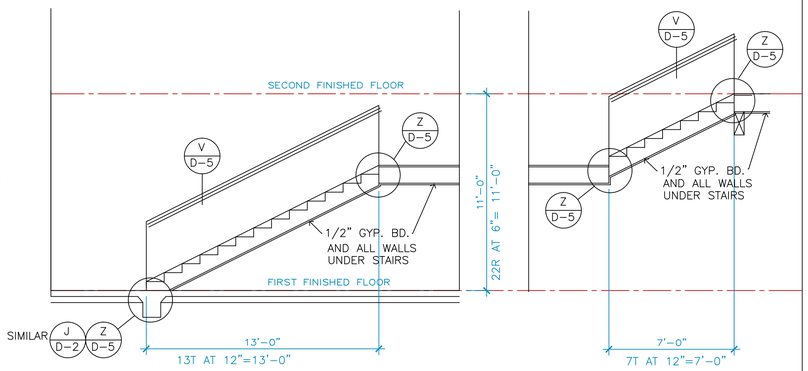
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F
A-10 SECTION AT GARAGE



T
A10 SECTION AT LIVING AND DINNING ROOM



A
A-10 SECTION AT STAIR

HAWAII COUNTY ENERGY CODE

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

RESIDENTIAL BUILDING ENERGY EFFICIENCY STANDARDS

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

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

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

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

NOTES

Please Utilize Points Options Checklist(s) When R407 is to be Utilized
The above must be submitted to the County of Hawaii Building Division as a block or detail within the plan sets.
Effective Date: 09/01/2021

Note(s) and Consideration(s)

1. Please explicitly indicate code sections for any exceptions or exemptions designer is to be utilizing
   a. Most exemptions available come under R402.1, so for example:
      i. Indicate "Prescriptive Compliance" (Check Box)
      ii. Indicate "N/A" for all Envelope systems (R402) (Check Boxes)
      iii. Indicate applicable Systems (R403) (Check Boxes) – Compliance still required/must be verified
      iv. Indicate applicable Electrical Power and Lighting Systems (R404) – Compliance still required/must be verified
      v. Provide notation citing exception/exemption that applies, Example(s):
         - Exempt – R402.1 – Exception #1.2 – New dwelling that does "not contain conditioned space"
         - Exempt – R402.1 – Exception #5 – Dwelling with permitted, off-grid, self-supplying photovoltaic with battery back up. (No HELCO Service)
2. Points Method(s) – (R407)
   a. Please utilize tables below as applies (Wood or Metal Framed Construction). Provide table adjacent to IECC Compliance block – Verify Points Total ≥ "0" per R407.

Wood Framed – Points Options Checklist					
	Wall		Roof		Residential		Other
■	5.1 Cavity Wall Insulation (Trop only)	■	6.1 Roof Insulation	■	Confirm Air Conditioner	■	House floor area ≤ 2,500 SF
■	6.1 Wall Insulation	■	6.1 Roof Insulation	☐	1.2 FY Federal Minimum SEER for Air Conditioner	☐	House floor area ≥ 2,500 SF
☐	6.1b Wall Insulation + high reflectivity	■	6.1a Cool roof reflectance or Radiant Barrier	☐	1.3 FY Federal Minimum SEER for Air Conditioner	■	Energy Star Fans
☐	6.1b Wall insulation (75% from offering lighting and Energy Star appliances)	■	6.1b Roof Insulation + attic lighting	■	No air conditioning installed	☐	Install 1 kW or greater of solar electric
☐	6.1b Wall insulation + exterior shading, up to 20%	■	6.1c Cool roof reflectance or Radiant Barrier			☐	Restore Rehabilitation R&D 1 kW to 10%

Metal Framed – Points Options Checklist					
	Wall		Roof		Residential		Other
■	5.1 Cavity Wall Insulation (Trop only)	■	6.1 Roof Insulation	■	Confirm Air Conditioner	■	House floor area ≤ 2,500 SF
☐	R-13 + 4.1 Wall Insulation	■	6.1 Roof Insulation	☐	1.2 FY Federal Minimum SEER for Air Conditioner	☐	House floor area ≥ 2,500 SF
☐	R-19 Cavity Wall Insulation + 4x8	■	6.1a Cool roof reflectance or Radiant Barrier	☐	1.3 FY Federal Minimum SEER for Air Conditioner	■	Energy Star Fans
☐	6.1b Wall Insulation + high reflectivity	■	6.1b Roof Insulation + attic lighting	■	No air conditioning installed	☐	Install 1 kW or greater of solar electric
☐	6.1b Wall insulation (75% from offering lighting and Energy Star appliances)	■	6.1c Cool roof reflectance or Radiant Barrier			☐	Restore Rehabilitation R&D 1 kW to 10%
☐	6.1b Wall insulation + exterior shading, up to 20%						

NOTES:
SEE SHEET G1 FOR THE FOLLOWING NOTES :
DIVISION 7
NOTES 1,2,3, AND 4.
DIVISION 8
NOTES 11, 13, AND 14.
DIVISION 11
NOTES 13,15 AND 16.

E
A10 ENERGY CERTIFICATION

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KEITH A. WINNIE LICENSED PROFESSIONAL ARCHITECT No. 6910 HAWAII, U.S.A.
ARCHITECT'S STAMP
EXPIRES 04/30/2024

C. DATE
03-29-24

CLIENT : KERMIT JOHNSON

PROJECT : NEW CUSTOM HOME
KEAAU HI
TMK : (3) 1-5-031-067-0000

SECTIONS AND NOTES PLAN

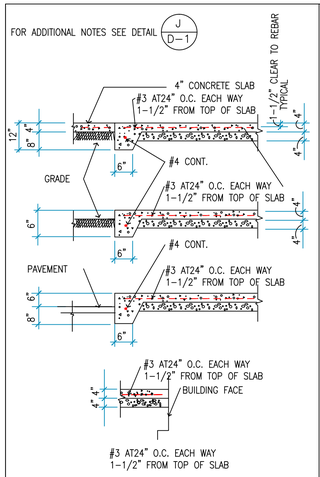
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EMAIL : kaw@kawarchitects.com
WEB SITE : kawarchitects.com

SHEET
A10

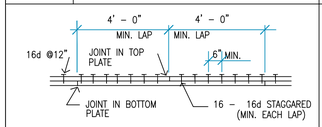
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C:\Old Data\Local Disk\Documents and Settings\Keith winnie\My Local Disk\drawings\JOHNSON KEAAU HI\JOHNSON KEAAU HI.dwg, 04/12/24 4:53:34 PM, ARCH expand D (24.00 x 36.00 Inches), 1:48, KEITH A. WINNIE ARCHITECTS INC.

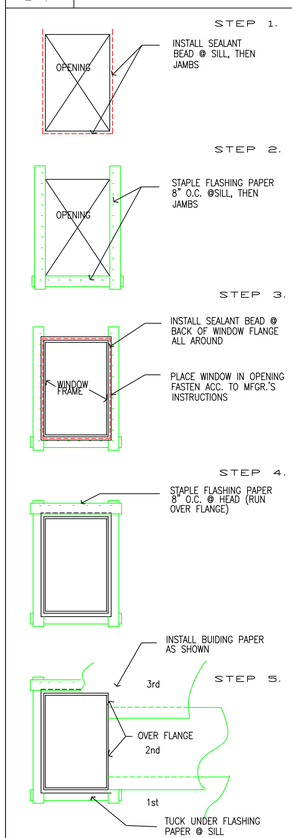
FOR ADDITIONAL NOTES SEE DETAIL J / D-1



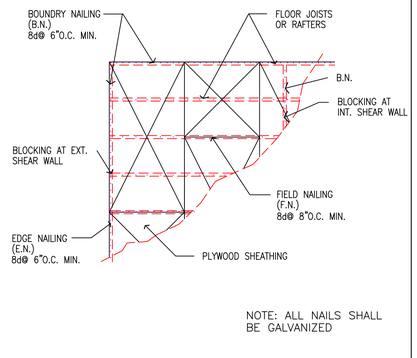
S / D-1 SIDEWALK AND PATIO SLABS



V / D-1 TOP PLATE SPLICE

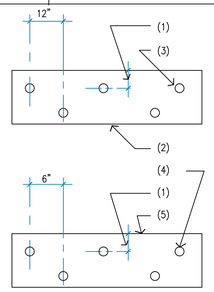


W / D-1 WINDOW FLASHING



NOTE: ALL NAILS SHALL BE GALVANIZED

O / D-1 ROOF NAILING



NOTES

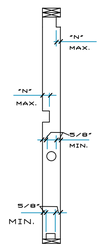
1. 1/4 DEPTH OF MEMBER TYPICAL
2. 2 - 2 X 12 AND LARGER USE 1/2" O BOLTS AT 24" O.C.
3. 1/2" O BOLT MINIMUM
4. 16d SPIKE MINIMUM
5. 2 - 2 X 10 AND SMALLER USE 16d SPIKES AT 12" O.C. STAGGARDED

P / D-1 MULTIPLE MEMBER HEADER NAILING

STUD	BEARING & EXTERIOR		NON - BEARING	
	"N"	"D"	"N"	"D"
2 X 4	7/8"	1- 3/8"	1 - 3/8"	2"
2 X 6	1 3/8"	2 1/8"	2 1/8"	3 1/4"
2 X 8	1 7/8"	3"	3"	4 1/2"
2 X 10	2 3/8"	3 3/4"	3 3/4"	5 3/8"

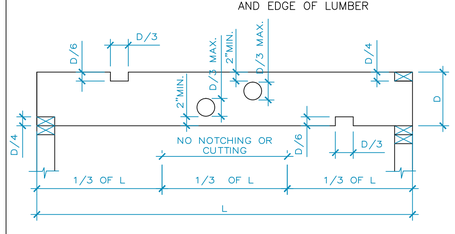
NOTES:

1. ONLY ONE MAXIMUM SIZE OF NOTCH OR HOLE IS PERMITTED IN ANY STUD.
2. NON BEARING STUD WALL IS DEFINED AS A PARTITION WALL SUPPORTING NO LOAD OTHER THAN ITS OWN WEIGHT.
3. BORED HOLES SHALL NOT BE LOCATED AT THE SAME SECTION OF STUD AS A CUT OR NOTCH



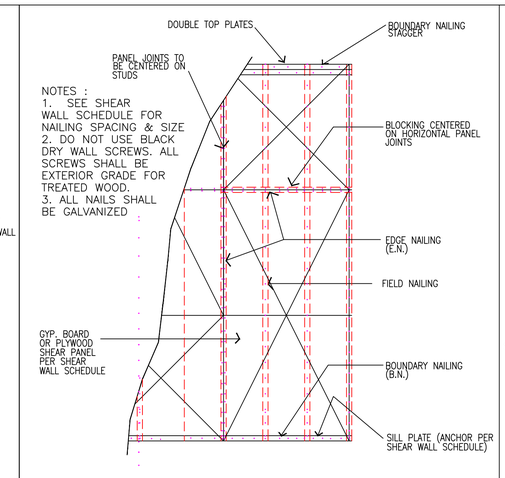
R / D-1 STUD NOTCHING

NOTE : DRILLED HOLES MUST BE 2" AWAY FROM OTHER HOLES OR CUT, NOTCHING AND EDGE OF LUMBER



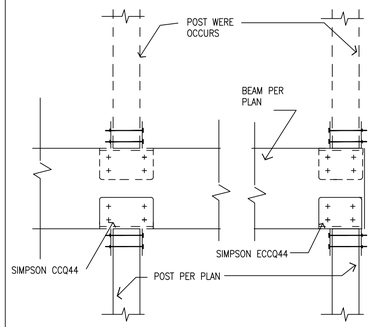
NOTE : THIS DETAIL FOR SAWN LUMBER FLOOR AND ROOF JOIST ONLY

T / D-1 JOIST NOTCHING



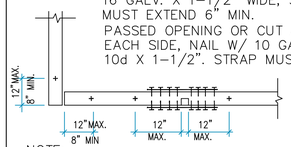
NOTES :
1. SEE SHEAR WALL SCHEDULE FOR NAILING SPACING & SIZE
2. DO NOT USE BLACK DRY WALL SCREWS. ALL SCREWS SHALL BE EXTERIOR GRADE FOR TREATED WOOD.
3. ALL NAILS SHALL BE GALVANIZED

K / D-1 SHEAR WALL NAILING



D / D-1 POST & BEAM CONNECTIONS

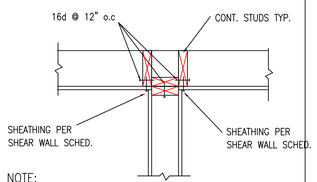
WHERE SILL PLATE IS DRILLED OR NOTCHED MORE THAN 1/3 PLATE WIDTH, INSTALL ONE STRAP 16 GALV. X 1-1/2" WIDE, STRAP MUST EXTEND 6" MIN. PASSED OPENING OR CUT AT EACH SIDE, NAIL W/ 10 GALV. 10d X 1-1/2". STRAP MUST



NOTE:

UNLESS OTHERWISE NOTED, USE 5/8 DIA A.B. X 10" LONG W/ 7" MIN. EMBEDMENT @ 32" O.C. W/ 3" GALVANIZED SQ. WASHERS

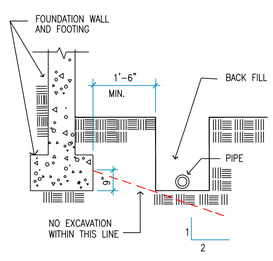
L / D-1 A.B. PLACEMENT



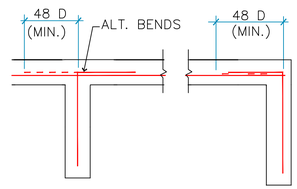
NOTE:
CHANNEL CORNER IS REQUIRED AT ALL SHEAR WALL TO WALL INTERSECTIONS.

PLAN VIEW

M / D-1 CHANNEL CORNER



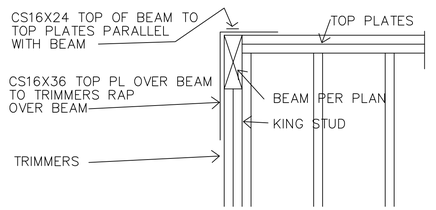
N / D-1 EXCAVATION NEAR FOOTING



AT INTERSECTION AT CORNER

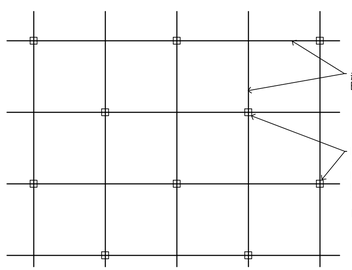
PLAN VIEW

F / D-1 FOOTING REBAR

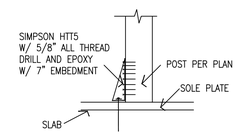


BOTTOM LANDING

G / D-1 CORNER BEAM POCKET

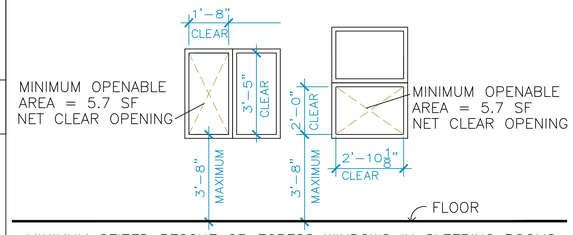


J / D-1 SLAB REBAR PLACEMENT



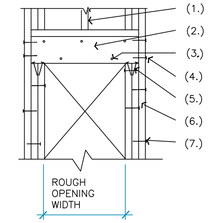
REVIEWED STAMP

A / D-1 POST TO SLAB



MINIMUM SEIZED RESCUE OR EGRESS WINDOWS IN SLEEPING ROOMS WINDOWS AT GRADE FLOOR MAY BE FIVE SF OF NET CLEAR OPENING

B / D-1 BEDROOM WINDOW EGRESS



NOTES:

1. WOOD STUD WALL
2. WOOD LINTEL
3. 16d AT 12" O.C. STAGGARD BOTH SIDES
4. 2 - 16d AS SHOWN
5. 2 - 16d TOENAILS - EACH SIDE EACH END
6. RUN VERTICAL STUD UP PAST LINTEL AS SHOWN
7. 16d AT 12" O.C.

ROUGH OPENING SIZE	NUMBER OFJAMB STUDS		NUMBER OF TRIM STUDS	HEADER SIZE
	INTERIOR	EXTERIOR		
0" TO 3"-0"	1	1	1	2-2 X 6
3"-1" TO 4'-0"	1	2	1	2-2 X 8
4'-1" TO 6'-0"	2	2	2	2-2 X 10
6'-1" TO 9'-0"	3	3	2	2-2 X 12

THIS SCHEDULE TO BE USED ONLY WHEN NO OTHER INFORMATION IS CALLED OUT ON PLANS.

H / D-1 HEADER SCHEDULE

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KEITH A. WINNIE LICENSED PROFESSIONAL ARCHITECT No. 9910 HAWAII, U.S.A.
ARCHITECT'S STAMP
EXPIRES 04/30/2022

C.	DATE
1	01-04-24
2	03-29-24

CLIENT : KERMIT JOHNSON

PROJECT : NEW CUSTOM HOME
LOT 97 ALA HEIAU ROAD
KEAAU HI
TMK : (3) 1-5-031-067-0000

DETAILS

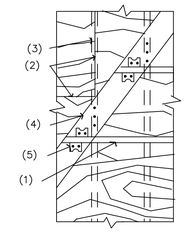
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Office : 808-329-5565
WEB SITE : kawarchitects.com
EMAIL : kaw.architects@gmail.com



SHEET D-1

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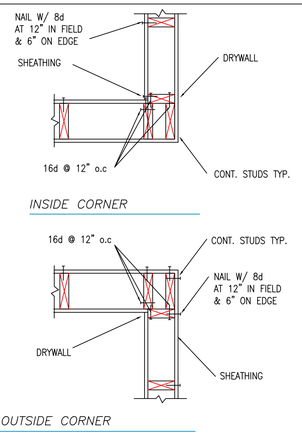
NOTES:

1. STEEL JOIST OR VALLEY SET FRAMING.
2. LINE OF PLYWOOD SHEATHING JOINTS.
3. PREFAB WOOD TRUSSES BELOW
4. 2 X 8 LAYED FLAT OVER PLYWOOD SHEATHING WITH 2–#8 SCREWS TYP. AT EACH TRUSS.
5. SIMPSON A34 EACH SIDE TYP.

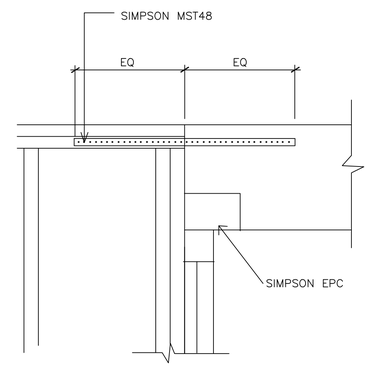
NOTE:

1. PLYWOOD SHEATHING OVER PRIMARY ROOF TRUSSES SHALL BE CONTINIOUS.
2. FOR CLARITY SHEATHING OVER VALLEY FRAMING NOT SHOWN.

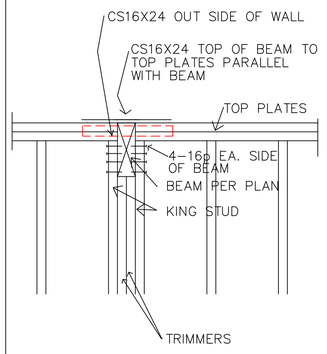
O	VALLEY FRAMING
D-2	



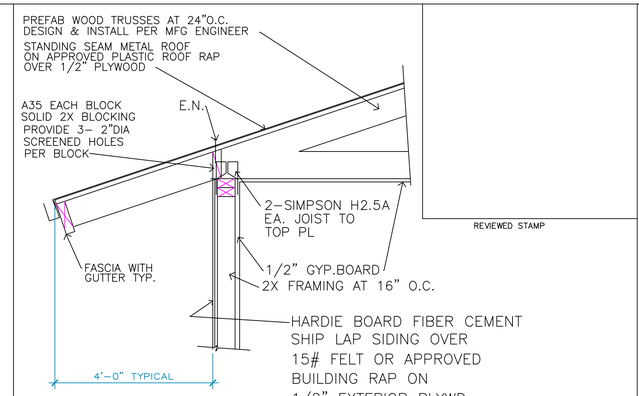
L	CORNER DETAILS
D-2	



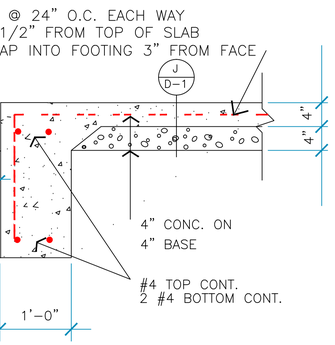
E	TOP PLATE TO BEAM
D-2	



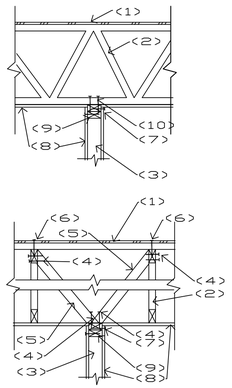
E	BEAM POCKET
D-2	



A	OVERHANG
D-2	



T	GRADE BEAM AT LANAI
D-2	

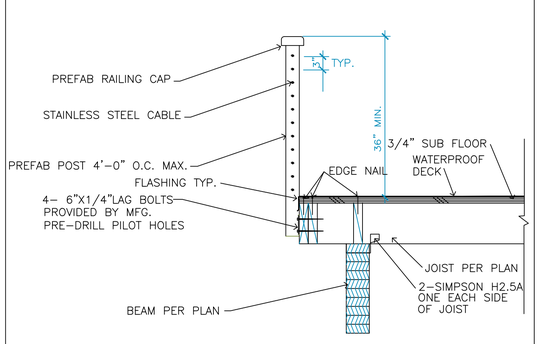


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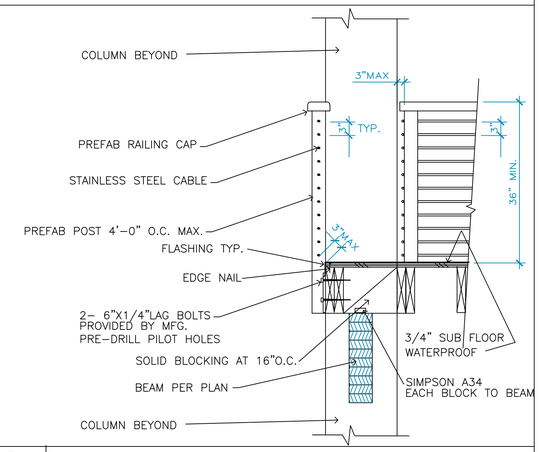
1. ROOF SHEATHING – SEE PLAN FOR TYPE AND ATTACHMENT.
2. APPROVED PRE–FABRICATED WOOD TRUSSES – SEE ROOF PLAN.
3. 2 X NON – BEARING STUD WALL WITH SHEATHING AND NAILING PER DRAWINGS.
4. 2 – 16d NAILS AT EACH END OF BLOCKING.
5. 2 X 4 DIAGONAL BLOCKING AT 24" O.C.
6. 8d NAILING PER DETAIL O/D1
7. 8d NAILING AT 6" O.C.
8. 1/2" GYP. BOARD
9. DBL 2 X TOP PLATE.
10. 4– 16d

NOTE:
THIS DETAIL TO APPLY TO ALL INTERIOR WALLS

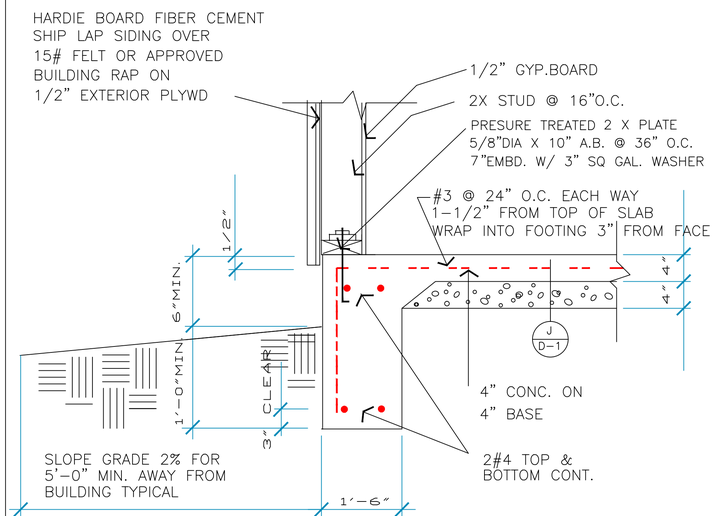
N	NON BEARING WALLS AT TRUSSES
D-2	



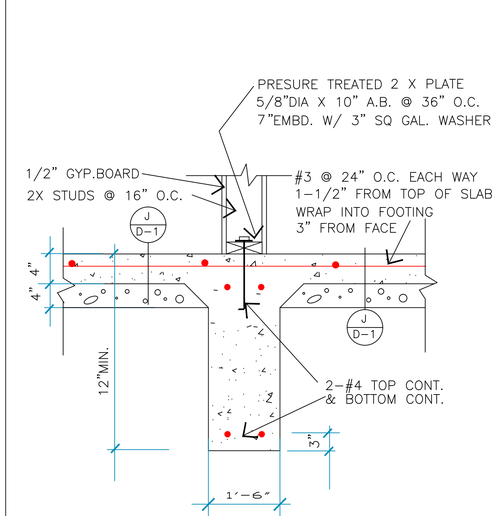
C	PREFAB CABLE RAILING BEARING
D-2	



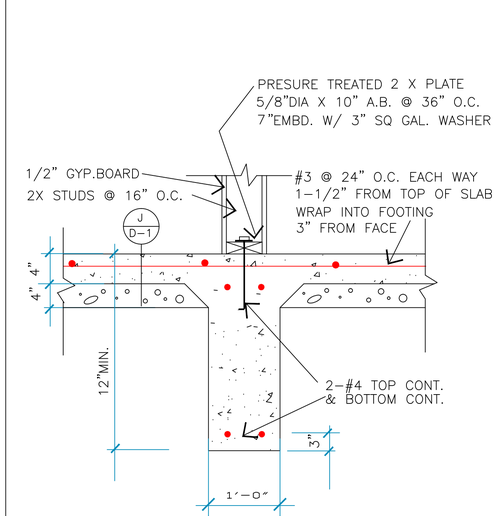
B	PREFAB CABLE RAILING NON BEARING
D-2	



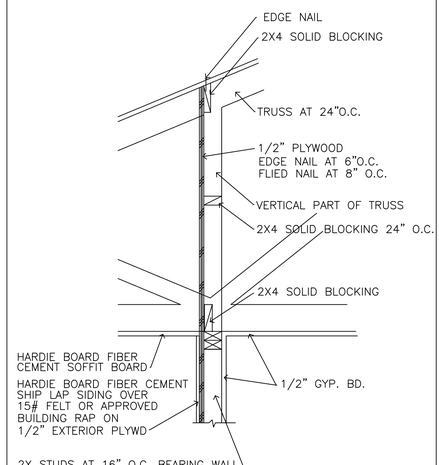
W	TWO STORY FOOTING
D-2	



P	TWO STORY INTERIOR BEARING WALL
D-2	



J	ONE STORY INTERIOR BEARING WALL
D-2	



D	TRUSS AT BEARING WALL
D-2	

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KEITH A. WINNIE LICENSED PROFESSIONAL ARCHITECT No. 9910 HAWAII, U.S.A.
ARCHITECT'S STAMP
EXPIRES 04/30/2022

C.	DATE
	01–04–24
	03–29–24

CLIENT : KERMIT JOHNSON

PROJECT : NEW CUSTOM HOME
LOT 97 ALA HEIAU ROAD
KEAAU HI
TMK : (3) 1-5-031-067-0000

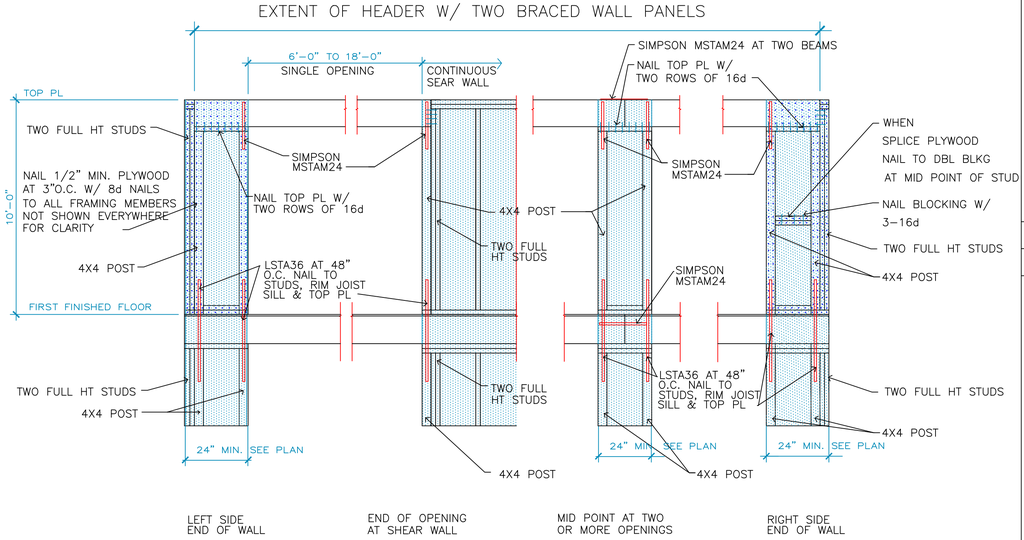
DETAILS

K.A.W. ARCHITECTS INC.
Keith A. Winnie NCARB Architect
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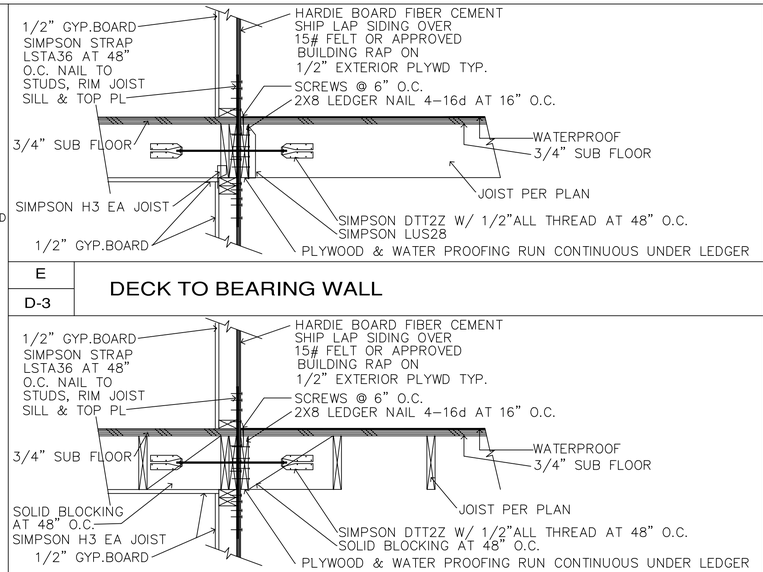
SHEET D–2

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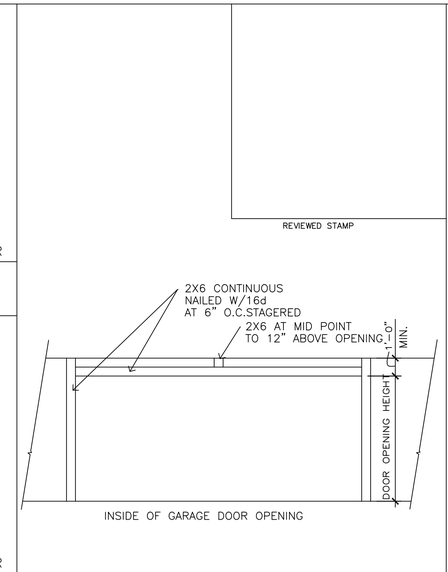


R D-3 **SHEAR WALL AT RAISED FLOOR**

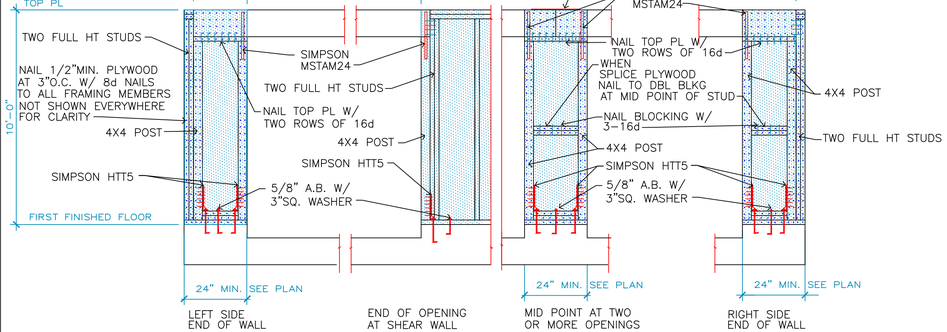


E D-3 **DECK TO BEARING WALL**

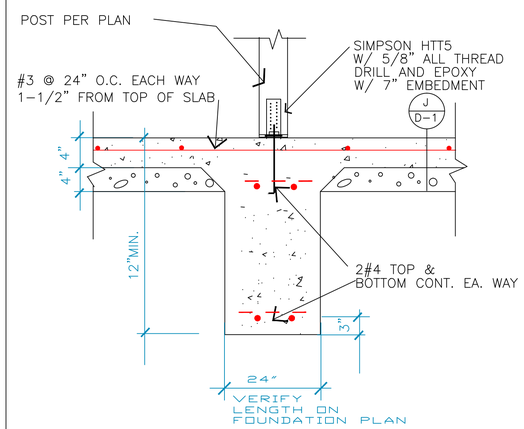
F D-3 **DECK TO NON BEARING WALL**



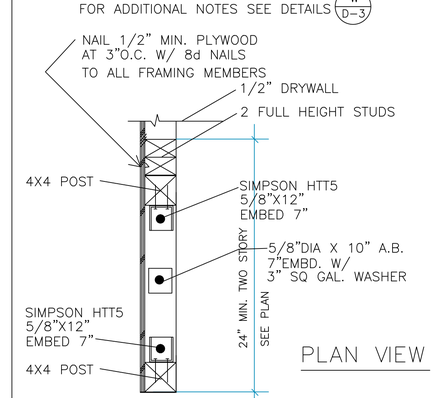
A D-3 **GARAGE DOOR RAP AT OPENING**



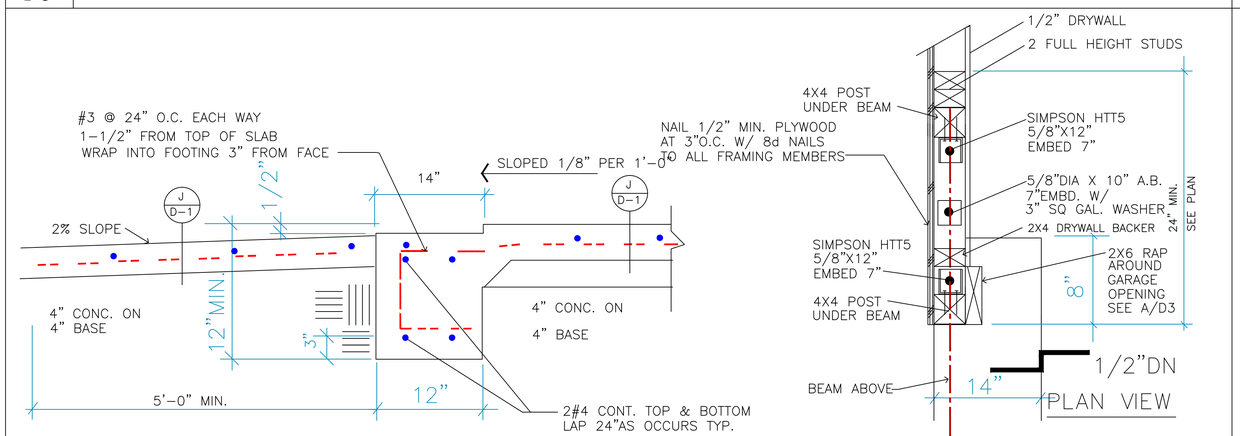
W D-3 **SHEAR WALL AT SLAB**



M D-3 **INTERIOR POST FOOTING**



F D-3 **BRACE WALL HOLDOWNS**



Z D-3 **GARAGE DOOR DRIP PAN**

N D-3 .

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KEITH A. WINNIE LICENSED PROFESSIONAL ARCHITECT No. 9910 HAWAII, U.S.A.
ARCHITECT'S STAMP
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DETAILS

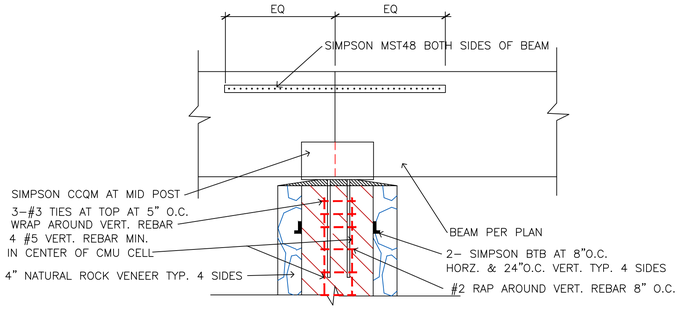
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SHEET D-3

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C:\Old Desktop\Desktop\Documents and Settings\keith winnie mcneely\Local Files\drawings\JOHNSON KERMIT NEW HOME.dwg, 04/1/2024 03:08:39 PM, ARCH expand D (24.00 x 36.00 inches), HP, KEITH A WINNIE ARCHITECTS INC.

FOR ADDITIONAL NOTES SEE DETAILS (A D-2) (J D-4) (T D-4)



S / D-4 — BEAM TO BEAM AT POST TOP

WIND BOURNE DEBRIS PROTECTION FASTENING SCHEDULE FOR WOOD STRUCTURAL PANELS

FASTENER TYPE	FASTENER SPACING		
	PANEL SPAN 0 TO ≤ 4'-0'	PANEL SPAN 4'-1' TO ≤ 6'-0'	PANEL SPAN 6'-1" TO ≤ 8'-0'
NO. 8 WOOD SCREW BASED ANCHOR WITH 2" EMBEDMENT LENGHT	16"	10"	8"
NO.10 WOOD SCREW BASED ANCHOR WITH 2" EMBEDMENT LENGHT	16"	12"	9"
1/4" LAG SCREW BASED ANCHOR WITH 2" EMBEDMENT LENGHT	16"	16"	16"

"R301.2.1.2 Protection of openings. Exterior glazing in buildings located in windborne debris regions shall be protected from windborne debris. Glazed opening protection for windborne debris shall meet the requirements of the Large Missile Test of ASTM E1996 and ASTM E1886 as modified in Section 301.2.1.2.1.
Exceptions:
1. Wood structural panels with a minimum thickness of 7/16 inch (11 mm) and a maximum panel span of 8 feet (2438 mm) are permitted for opening protection in one- and two-story buildings classified as Group R-3 or R-4 occupancy. Panels shall be precut so that they are attached to the framing surrounding the opening containing the product with the glazed opening. Panels shall be predrilled as required for the anchorage method and shall be secured with the attachment hardware provided and anchors permanently installed on the building. Attachment in accordance with Table R301.2.1.2 with corrosion-resistant attachment hardware provided and anchors permanently installed on the building is permitted for buildings with a mean roof height of 45 feet (13 728 mm) or less, where the ultimate design wind speed, Vult is 180 mph (290 kph) or less.
2. Glazing in accessory structures to the single family dwellings including but not limited to greenhouses and minor storage sheds.
3. Partially enclosed and open occupancy R-3 buildings shall be permitted to be designed without unprotected openings subject to the following requirements.
3.1. For each direction of wind, determination of enclosure classification shall be based on the assumption that all unprotected glazing on windward walls are openings while glazing on the remaining walls and roof are intact and are not assumed to be openings.
3.2. Partially enclosed and open occupancy R-3 buildings without wind-borne debris protection shall also include a residential safe room in accordance with Section 429, Hawaii residential safe room, of the Building Code, Chapter 5A, Hawaii County Code, or alternatively provide an equivalently sized room structurally protected by construction complying with Section 429.5, of the Building Code, Chapter 5A, Hawaii County Code."

For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm, 1 pound = 4.448N = 0.454 kg, 1 mile per hour = 0.447 m/s = 1.609 km/h.
a. This table is based on a 175 mph ultimate design wind speed and a mean roof height of 45 feet.
b. Fasteners shall be installed at opposing ends of the wood structural panel. Fasteners shall be located a minimum of 1 inch from the edge of the panel.
c. Anchors shall penetrate through the exterior wall covering with an embedment length of 2 inches minimum into the building frame. Fasteners shall be located a minimum of 2-1/2 inches from the edge of concrete block or concrete.
d. Where panels are attached to masonry or masonry/stucco, they shall be attached utilizing vibration-resistant anchors having a minimum withdrawal capacity of 1,500 pounds

"R301.2.1.2 Protection of openings. Exterior glazing in buildings located in wind borne debris regions shall be protected from wind borne debris. Glazed opening protection for wind borne debris shall meet the requirements of the Large Missile Test of ASTM E1996 and ASTM E1886 as modified in Section 301.2.1.2.1.

THIS REQUIREMENT MEANS ETHER ALL THE WINDOWS, GLASS DOORS ETC. MUST MEET THE IMPACT WINDOW LARGE MISSILE TEST WITH LAMINATED GLASS.

"OR"

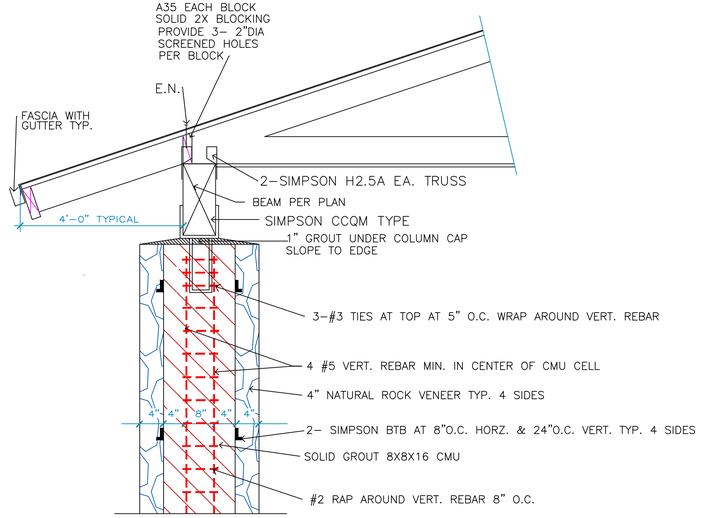
PROVIDE ON SITE STORAGE OF STRUCTURAL PLYWOOD WINDOW COVERS AND INSTALL FASTENERS AS DESCRIBED IN THE SCHEDULE.

"OR"

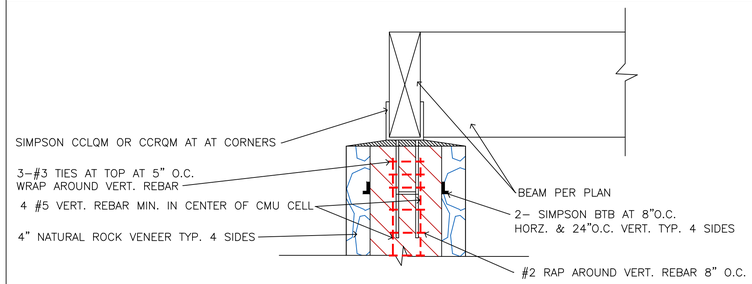
PROVIDE PERMANENTLY INSTALLED ROLLING HURRICANE SHUTTERS.

W / D-4 — WIND BOURNE DEBRIS PROTECTION FASTENING

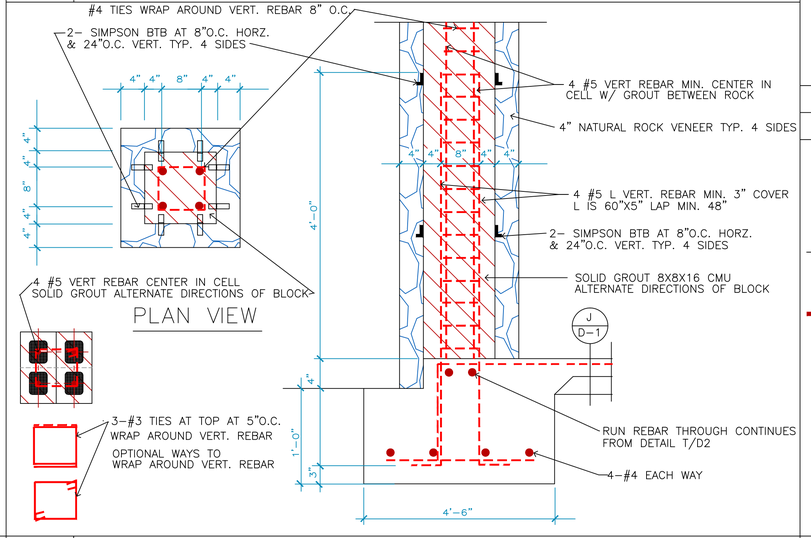
FOR ADDITIONAL NOTES SEE DETAILS (A D-2) (T D-4)



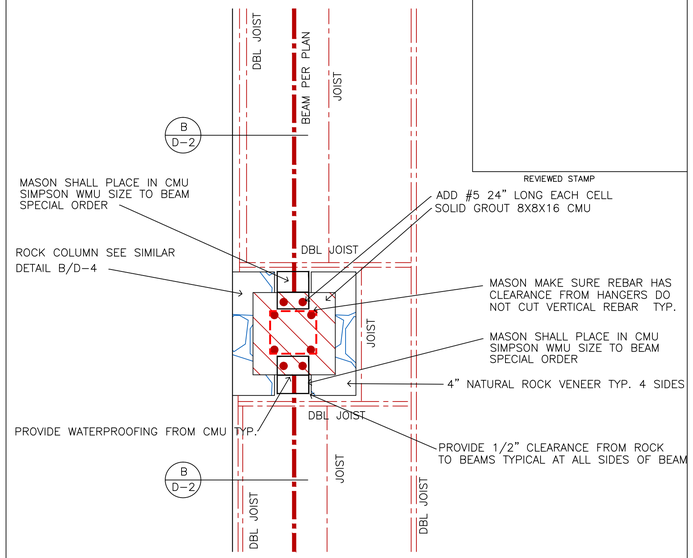
J / D-4 — NATURAL LAVA ROCK COLUMN AT ROOF



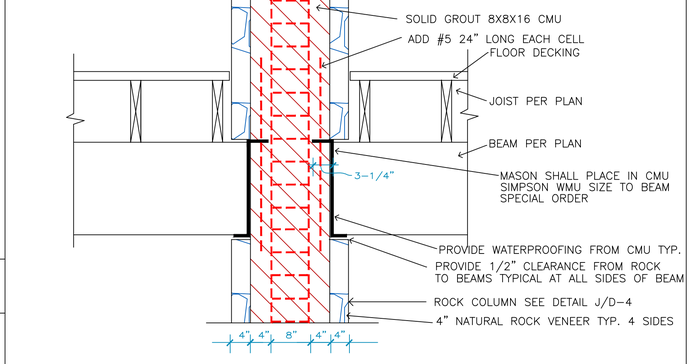
N / D-4 — CORNER BEAM TO BEAM AT POST TOP



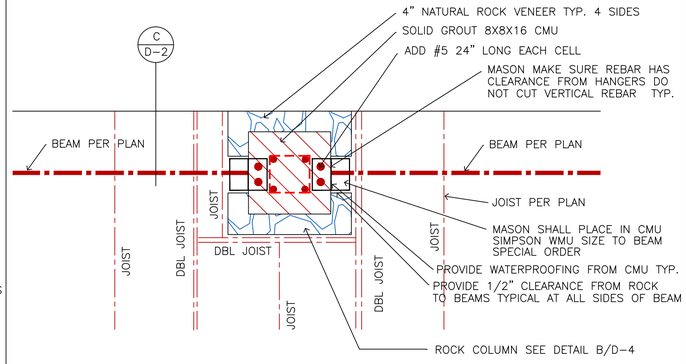
T / D-4 — NATURAL LAVA ROCK COLUMN AT FOOTING



A / D-4 — BEAMS AT MID POINT OF COLUMN



B / D-4 — BEAMS TO NATURAL LAVA ROCK COLUMN AT DECK FLOOR



C / D-4 — BEAMS AT MID POINT OF COLUMN

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ARCHITECT'S STAMP
EXPIRES 04/30/2022

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01	01-04-24
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TMK : (3) 1-5-031-067-0000

DETAILS

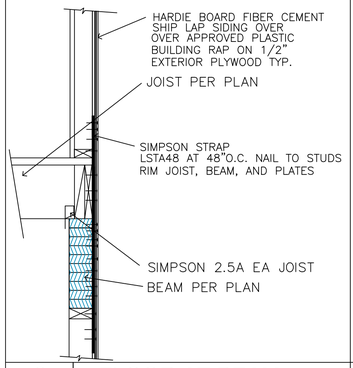
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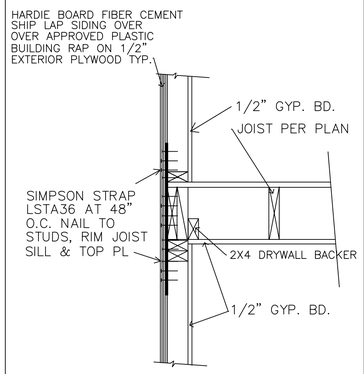
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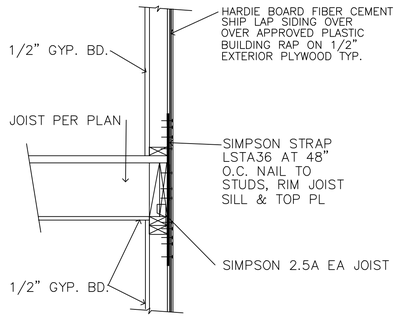
C:\Dls Data\Local Files\Documents and Settings\keith winnie.ecsoverlyd.local\Desktop\JOHNSON KEAAU HOME.dwg, 04/12/24 10:09:44 PM, ARCH expand D (24.00 x 36.00 Inches), 1:48, KEITH A. WINNIE ARCHITECT,INC



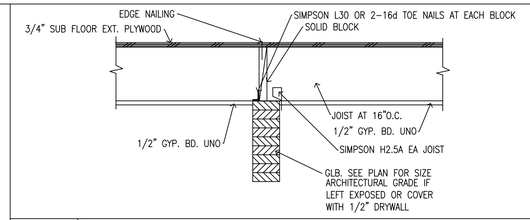
S	FLOOR AT BEAM
D-5	BEARING WALL



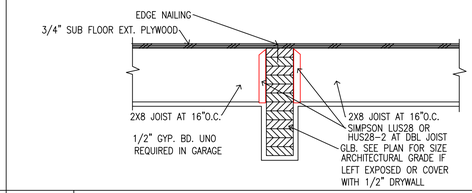
P	FLOOR AT
D-5	NON BEARING WALL



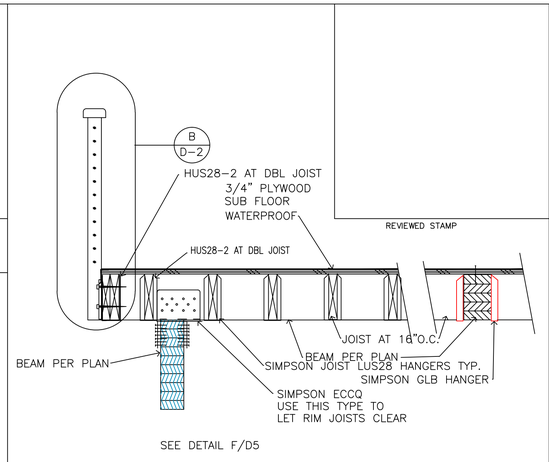
L	FLOOR AT
D-5	BEARING WALL



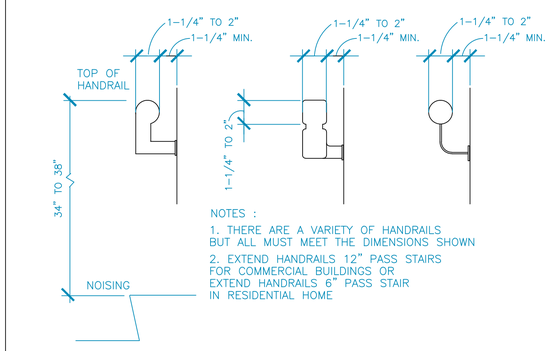
C	JOIST TO BEAM
D-5	



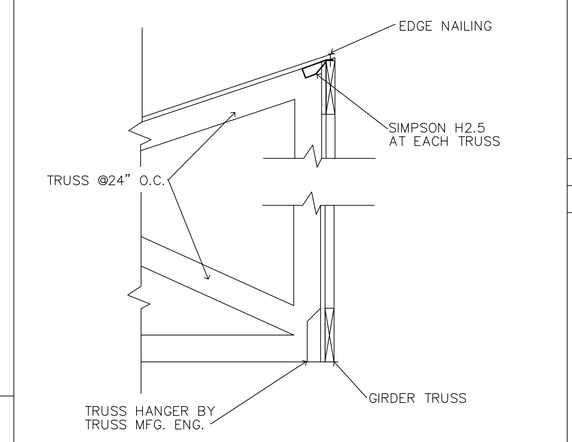
D	JOIST TO BEAM
D-5	



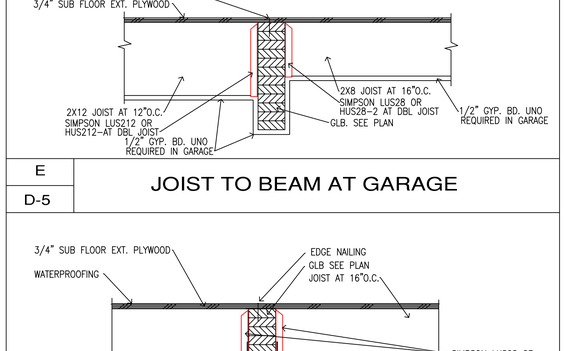
A	BEAM TO BEAM AT DECK EDGE
D-5	



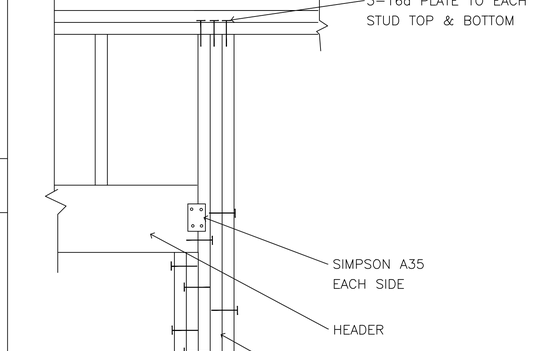
V	HANDRAIL DETAIL
D-5	



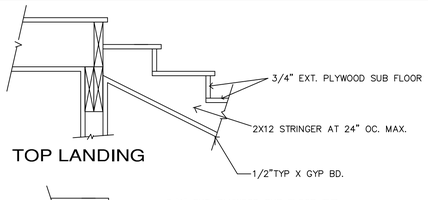
M	GIRDER TRUSS
D-5	



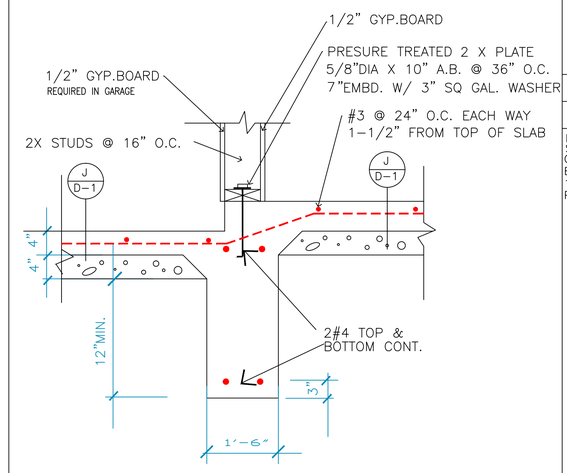
E	JOIST TO BEAM AT GARAGE
D-5	



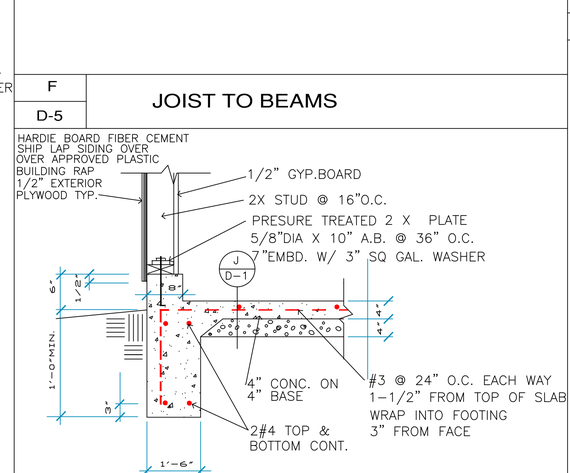
B	DOOR HEADER
D-5	



Z	INSIDE STAIR DETAILS
D-5	



N	TWO STORY FOOTING AT GARAGE
D-5	



K	TWO STORY GARAGE FOOTING
D-5	

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KEITH A. WINNIE LICENSED PROFESSIONAL ARCHITECT No. 8910 HAWAII, U.S.A.
ARCHITECT'S STAMP
EXPIRES 04/30/2022

C.	DATE
	01-04-24
	03-29-24

CLIENT : KERMIT JOHNSON

PROJECT : NEW CUSTOM HOME
LOT 97 ALA HEIAU ROAD
KEAAU HI
TMK : (3) 1-5-031-067-0000

DETAILS

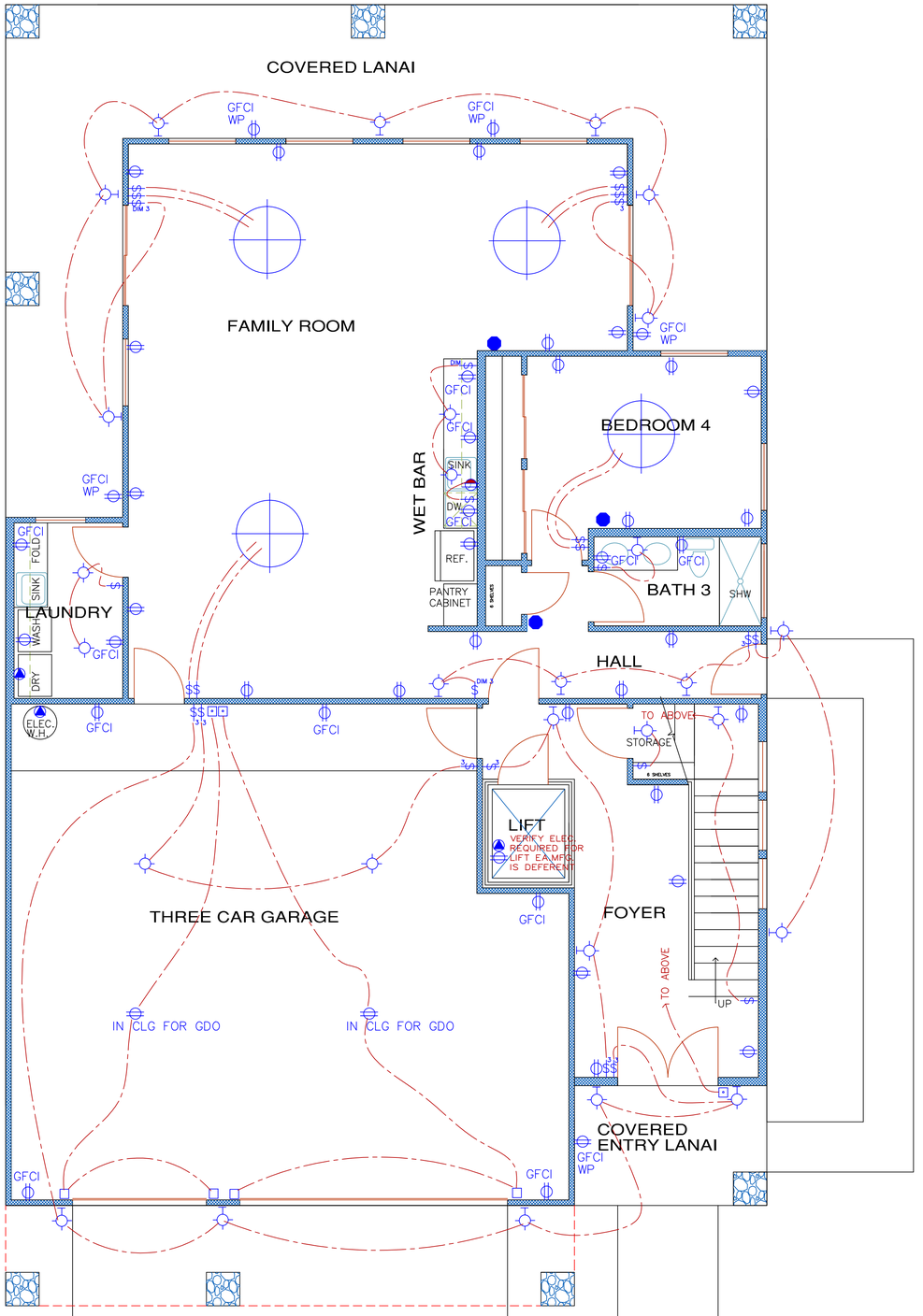


K.A.W. ARCHITECTS INC.
Keith A. Winnie NCARB Architect
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SHEET
D-5

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GRAPHIC SCALE
0 5 10 15

ELECTRICAL LOAD CALC.

3928 SF X 3W	=	11784
APPLIANCES 5x1500w	=	7500
DISHWASHER 1500	=	1500
DISPOSAL 800	=	800
DBL OVEN ELEC 40AMP	=	
STOVE 40AMP	=	9200
MW	=	1200
DRYER ELEC. 30 AMP	=	6900X2=
ELECTRIC W.H.	=	6000
HOT TUB	=	
LAUNDRY 1500	=	1500X2= 3000
SUB TOTAL	=	54784
1ST 10KW @ 100% 10000	=	10000
40% OF BALAOCE =.4X 44784	=	17913.6
TOTAL		27913.6

27913.6/ 121 V = 139.32 AMPS PLUS POOL, AND 220 OUTLETS AND HOT TUB
MINIMUM METER SIZE 150 AMP

RECOMMENDED METER SIZE = 195 AMP

ELECTRICAL NOTES:

1. SEE SHEET G-1 FOR NOTES NOT SHOWN ON THIS SHEET.

2. LOCATE OUTLETS 12" A.F.F. TYPICAL U.N.O., KITCHEN OUTLETS ABOVE CABINETS SHALL BE LOCATED 48" A.F.F., PROVIDE ALL ELECTRICAL TO APPLIANCES AND EQUIPMENT SHOWN ON FLOOR PLAN AT APPROPRIATE LOCATIONS, OUTLETS ABOVE BATHROOM CABINETS SHALL BE AT 42" A.F.F.

3. PREWIRE ALL EXTERIOR OPENINGS FOR SECURITY SYSTEM. THIS IS OPTIONAL.

4. HARD WIRE SMOKE DETECTORS, INTERCONNECT ALL SMOKE DETECTORS, AND ALL SMOKE DETECTORS SHALL HAVE BATTERY BACK UP. CONNECT MULTIPLE SMOKE DETECTORS SO THEY ACTIVATE SIMULTANEOUSLY.

5. VERIFY THE LOCATION OF OUTLETS WITH OWNER WHEN NEAR CABINETS.

6. ELECTRICAL CONTRACTOR SHALL INCLUDE INSTALLATION OF ALL LIGHTING FIXTURES AND SMOKE DETECTORS IN BASE BID AND AN ALLOWANCE FOR FIXTURES.

7. WIRE SIZE MINIMUMS:

BKR SIZE	MIN. WIRE SIZE U.N.O.
15 AMP	14
20 AMP	12
30 AMP	10
40 AMP	8
50 AMP	8
60 AMP	6

8. "ALL" WIRES THRU METAL MUST HAVE A ROUND SNAP IN GROMMET "CADDY ESG " OR APPROVED EQUAL [NO EXCEPTIONS].

9. PROVIDE ARC FAULT CIRCUIT INTERRUPTER PROTECTION PER NEC ARTICLE 210-12.

10. MINIMUM WIRE SIZE

STOVE TOP		#10	30 AMP
STOVE		#8	40 AMP
OVEN		#8	40 AMP
DRYER		#10	30 AMP
220 V 30 AMP		#10	30 AMP
220 V 40 AMP		#8	40 AMP
WH	6000	#10	30 AMP
OUTLETS		#12	20 AMP (KITCHEN, BATH, GARAGE)
OUTLETS		#14	15 AMP

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KEITH A. WINNIE LICENSED PROFESSIONAL ARCHITECT No. 6910 HAWAII, U.S.A.
ARCHITECT'S STAMP
EXPIRES 04/30/2024

C. DATE
03-29-24

CLIENT : KERMIT JOHNSON

PROJECT : NEW CUSTOM HOME
LOT 97 ALA HEIAU ROAD
KEAAU HI
TMK : (3) 1-5-031-067-0000

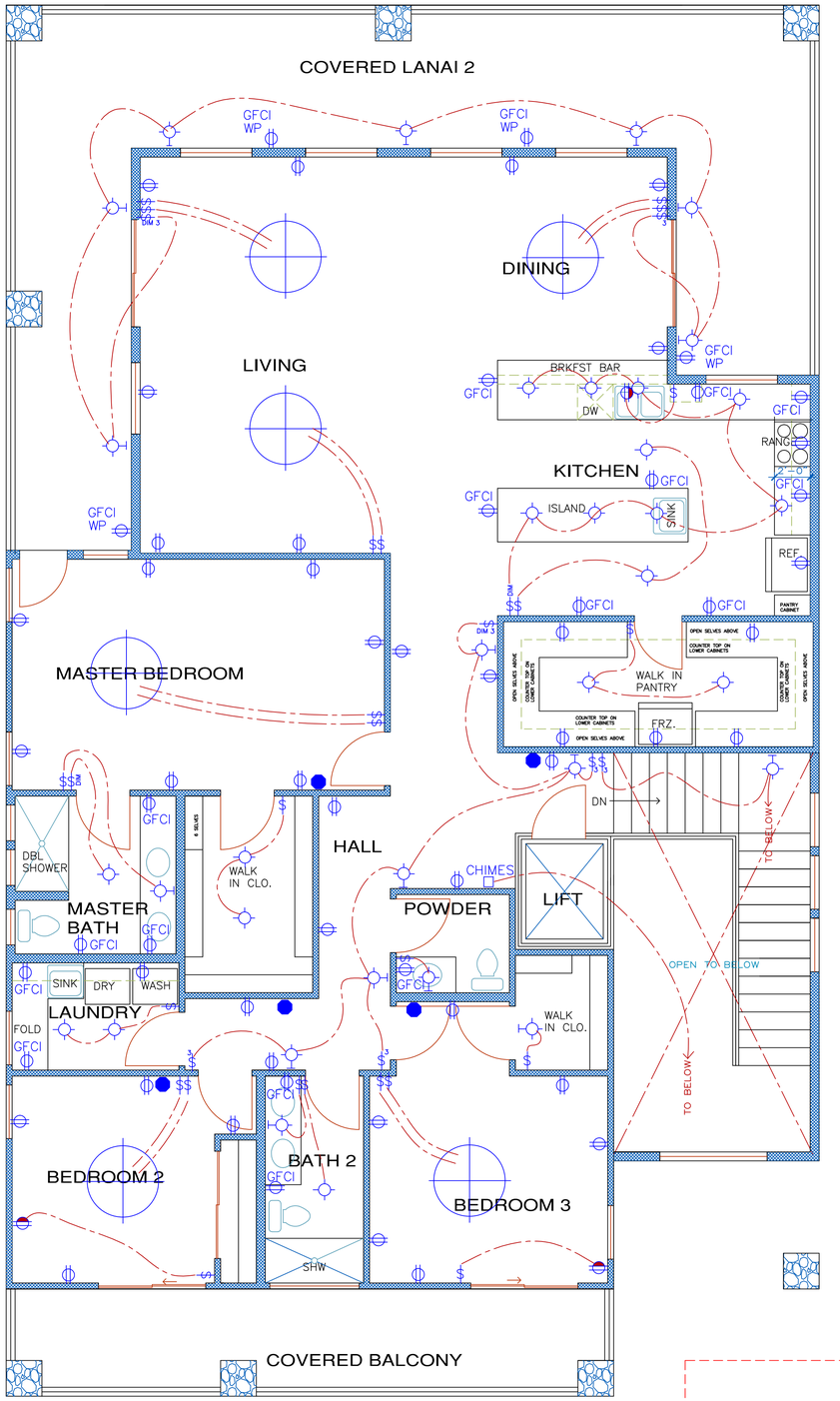
ELECTRICAL FIRST FLOOR PLAN

K.A.W. ARCHITECTS INC.
Keith A. Winnie NCARB Architect
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SHEET
E1

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GRAPHIC SCALE
0 5 10 15

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PROJECT : NEW CUSTOM HOME
LOT 97 ALA HEIAU ROAD
KEAAU HI
TMK : (3) 1-5-031-067-0000

ELECTRICAL SECOND FLOOR PLAN

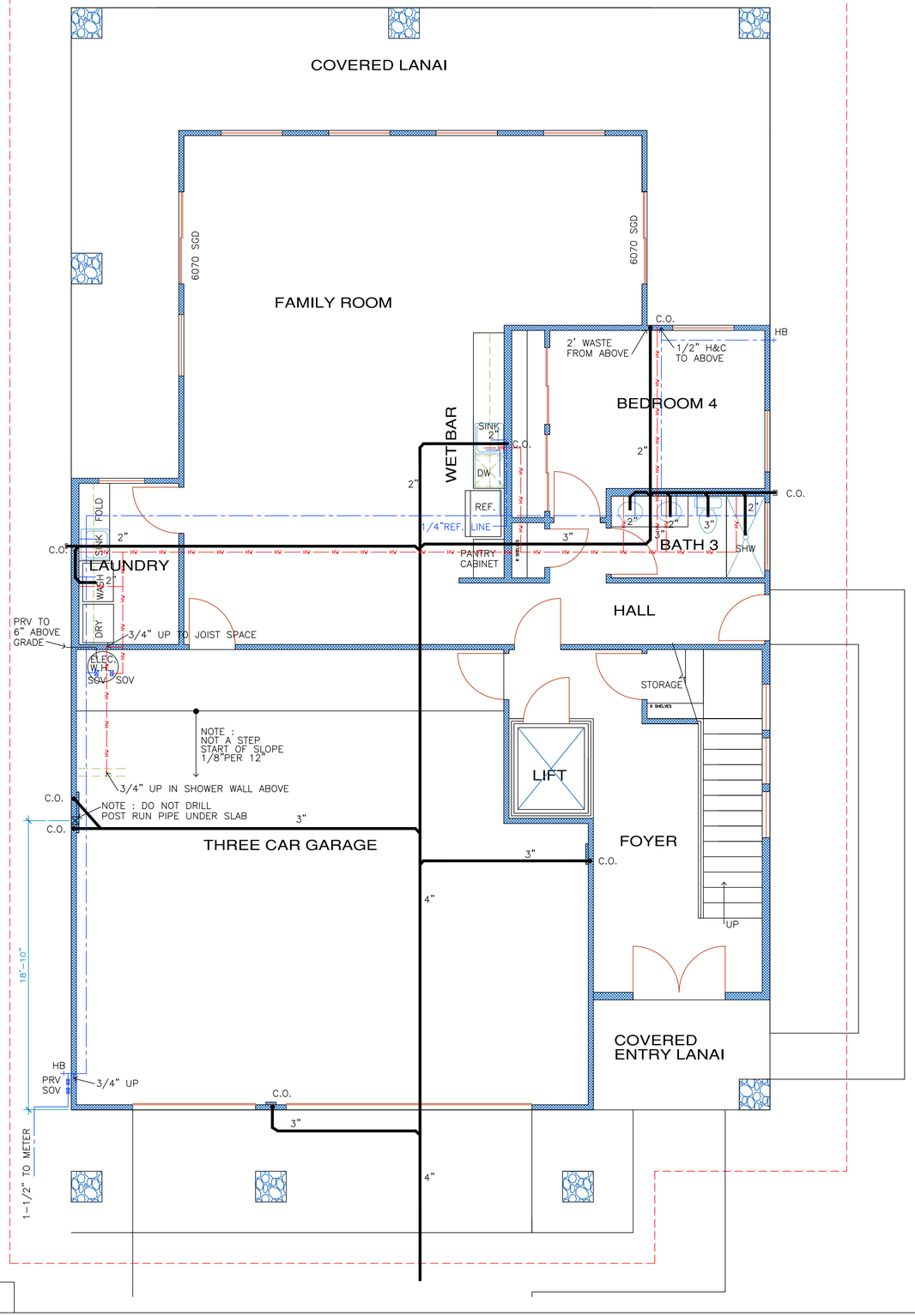
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SHEET
E2
3 OF 4

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S
E2
ELECTRICAL SECOND FLOOR PLAN

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PLUMBING NOTES:

1. SEE SHEETS G-1 FOR NOTES NOT SHOWN HERE.

2. NEW WASTE FIXTURE UNIT CALCULATION

		U	#	T
A.	KITCHEN SINK	2	X 1	= 2
B.	W.C.	3	X 3	= 9
C.	WASHER	2	X 1	= 2
D.	TUB	2	X 3	= 6
E.	SHOWER	2	X 2	= 4
E.	LAV	1	X 4	= 4
F.	SINK	2	X 0	= 0
G.	MOP SINK	2	X 0	= 0
H.	FLOOR SINK	2	X 0	= 0
TOTAL	WASTE FU	=		27

3. MINIMUM PLUMBING CONNECTIONS AT FIXTURE SUPPLY

#	FIXTURE ITEM	CW	HW	WASTE	VENT
A.	WATER CLOSET	1/2"	N/A	3"	2"
B.	LAVATORY	1/2"	1/2"	2"	1-1/2"
C.	KITCHEN SINK	1/2"	1/2"	2"	1-1/2"
D.	TUB AND SHOWER	3/4"	3/4"	2"	1-1/2"
E.	TUB	3/4"	3/4"	2"	1-1/2"
F.	SHOWER	1/2"	1/2"	2"	1-1/2"
G.	BAR SINK OR SINK	1/2"	1/2"	2"	1-1/2"
H.	WASHER	1/2"	1/2"	2"	1-1/2"
I.	HOSE BIB	3/4"	N/A	N/A	N/A
J.	FLOOR DRAIN	N/A	N/A	2"	1-1/2"
K.	SINK	1/2"	1/2"	2"	1-1/2"
L.	MOP SINK	1/2"	1/2"	2"	1-1/2"

4. 50# MINIMUM WATER SUPPLY PRESSURE.

6. WATER CLOSETS SHALL FLUSH 1.6 GALLONS PER FLUSH PER ARS.

7. SINKS AND SHOWER HEADS SHALL FLOW AT 3 GALLONS PER MINUTE.

8. PROVIDE PRESSURE AND TEMPERATURE RELIEF VALVE AT WATER HEATER.

9. PLUMBING CONTRACTOR SHALL REVIEW DETAILS L/D-1 AND R/D-1 AND COMPLY.

10. THE PLUMBING DRAWING IS DIAGRAMMATIC.

GRAPHIC SCALE
0 5 10 15

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ARCHITECT'S STAMP
EXPIRES 04/30/2024

C. DATE
03-29-24

CLIENT : KERMIT JOHNSON

PROJECT : NEW CUSTOM HOME
LOT 97 ALA HEIAU ROAD
KEAAU HI
TMK : (3) 1-5-031-067-0000

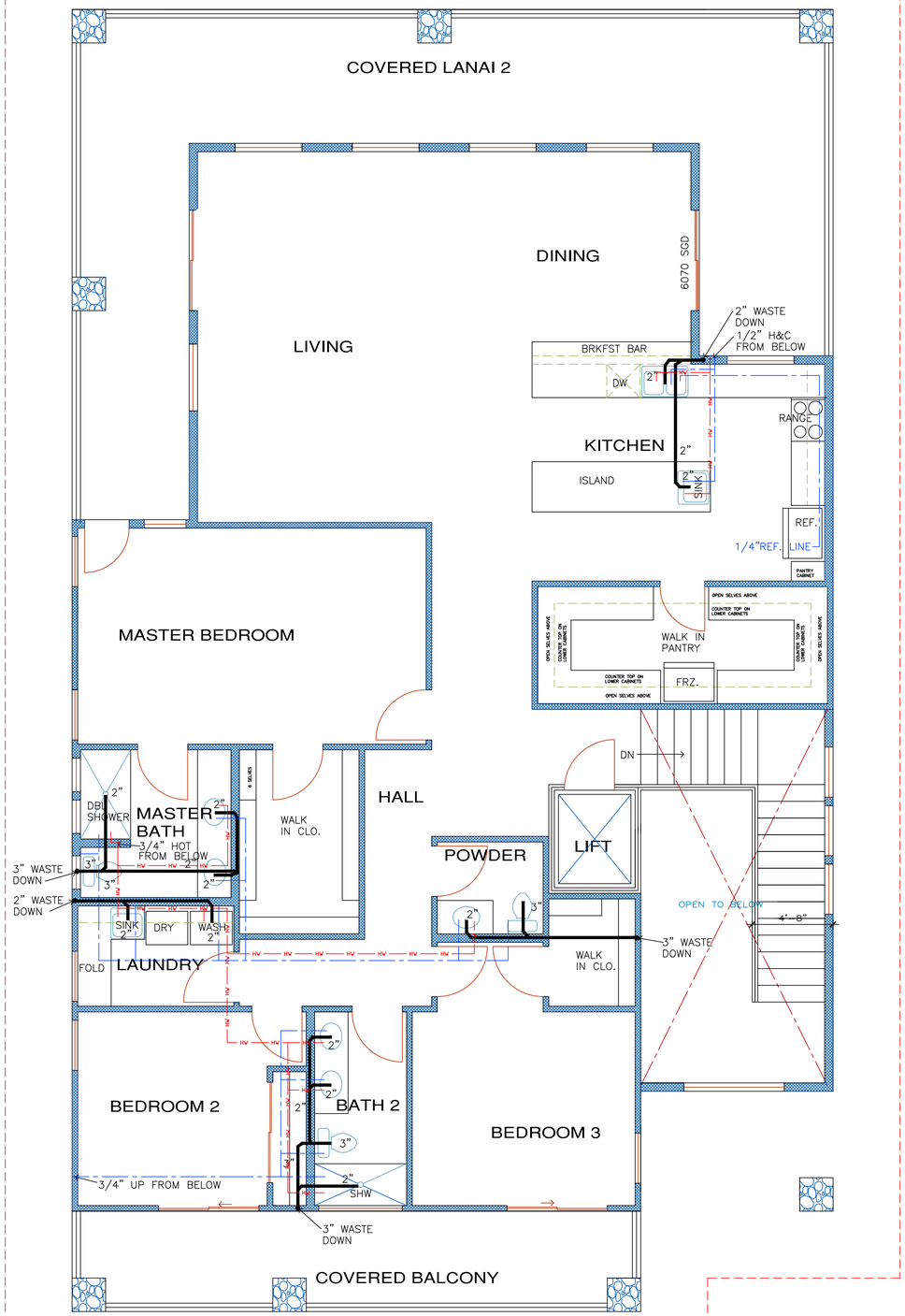
PLUMBING FIRST FLOOR PLAN

K.A.W. ARCHITECTS INC.
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SHEET
P1

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EXPIRES 04/30/2024

C. DATE
03-29-24

CLIENT : KERMIT JOHNSON

PROJECT : NEW CUSTOM HOME
LOT 97 ALA HEIAU ROAD
KEAAU HI
TMK : (3) 1-5-031-067-0000

PLUMBING SECOND FLOOR PLAN

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Keith A. Winnie NCARB Architect
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GRAPHIC SCALE
0 5 10 15

SHEET P2

S P2 PLUMBING SECOND FLOOR PLAN

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DEPARTMENT OF PUBLIC WORKS
COUNTY OF HAWAII
HILO, HAWAII

DATE: October 23, 2024

Memorandum

TO: Zendo Kern, Planning Director

FROM: Department of Public Works, Engineering Division

SUBJECT: **Special Management Area Use Permit Application (PL-SMA-2024-000065)**
Applicant: Kermit Johnson
Request: To Construct a Single-Family Residence and Related Improvements
TMK: 1-5-031:067

We have reviewed the subject request and provide the following comments:

1. The subject parcels are in areas designated as Flood Zone X and VE on the Flood Insurance Rate Map (FIRM) by the Federal Emergency Management Agency (FEMA).
   - Flood Zone X is an area determined to be outside the 500-year floodplain.
   - Flood Zone VE is the Special Flood Hazard Area inundated by the 100-year coastal flood (1% chance of occurring in any given year) with velocity hazard (wave action) with Base Flood Elevations determined.

2. Any construction within Flood Zones VE shall comply with Chapter 27, Floodplain Management, of the Hawaii County Code (HCC).

3. All earthwork and grading shall conform to Chapter 10, Erosion and Sediment Control, of the Hawaii County Code (HCC).

Questions may be referred to Robyn Matsumoto at 961-8924.

Planning Dept.
Exhibit 2

JOSH GREEN, M.D.
GOVERNOR OF HAWAII
KE KIA'AINA O KA MOKU'AINA O HAWAI'I

KENNETH S. FINK, M.D, MGA, MPH
DIRECTOR OF HEALTH
KA LUNA HO'OKELE

STATE OF HAWAII
DEPARTMENT OF HEALTH
P.O. BOX 916
HILO, HAWAII 96721-0916

MEMORANDUM

DATE: September 26, 2024

TO: Mr. Zendo Kern
Planning Director, County of Hawaii

FROM: Eric Honda
District Environmental Health Program Chief

SUBJECT: Special Management Area Use Permit Application (PL-SMA-2024-000065)
Applicant: Kermit Johnson
Request: To Construct a Single-Family Residence and Related Improvements
Tax Map Key: (3) 1-5-031:067, Kea'au, Puna, Hawai'i

In most cases, the District Health Office will no longer provide individual comments to agencies or project owners to expedite the land use review and process.

Agencies, project owners, and their agents should apply Department of Health "Standard Comments" regarding land use to their standard project comments in their submittal. Standard comments can be found on the Land Use Planning Review section of the Department of Health website: https://health.hawaii.gov/epo/landuse/. Contact information for each Branch/Office is available on that website.

Note: Agencies and project owners are responsible for adhering to all applicable standard comments and obtaining proper and necessary permits before the commencement of any work.

General summary comments have been included for your convenience. However, these comments are not all-inclusive and do not substitute for review of and compliance with all applicable standard comments for the various DOH individual programs.

Clean Air Branch

1. All project activities shall comply with the Hawaii Administrative Rules (HAR), Chapters 11-59 and 11-60.1.
2. Control of Fugitive Dust: You must reasonably control the generation of all

Planning Dept.
Exhibit 3

airborne, visible fugitive dust and comply with the fugitive dust provisions of HAR §11-60.1-33. Note that activities that occur near existing residences, businesses, public areas, and major thoroughfares exacerbate potential dust concerns. It is recommended that a dust control management plan be developed which identifies and mitigates all activities that may generate airborne and visible fugitive dust and that buffer zones be established wherever possible.

3. Standard comments for the Clean Air Branch are at: https://health.hawaii.gov/epo/landuse/

Clean Water Branch

1. All project activities shall comply with the HAR, Chapters 11-53, 11-54, and 11-55.
    1. The following Clean Water Branch website contains information for agencies and/or project owners who are seeking comments regarding environmental compliance for their projects with HAR, Chapters 11-53, 11-54, and 11-55: https://health.hawaii.gov/cwb/clean-water-branch-home-page/cwb- standard-comments/.

Hazard Evaluation & Emergency Response Office

1. A Phase I Environmental Site Assessment (ESA) and Phase II Site Investigation should be conducted for projects wherever current or former activities on site may have resulted in releases of hazardous substances, including oil or chemicals. Areas of concern include current and former industrial areas, harbors, airports, and formerly and currently zoned agricultural lands used for growing sugar, pineapple or other agricultural products.
2. Standard comments for the Hazard Evaluation & Emergency Response Office are at: https://health.hawaii.gov/epo/landuse/.

Indoor and Radiological Health Branch

1. Project activities shall comply with HAR Chapters 11-39, 11-45, 11-46, 11-501, 11-502,
11-503, and 11-504.
2. Noise may be generated during demolition and/or construction. The applicable maximum permissible sound levels, as stated in Title 11, HAR, Chapter 11-46, "Community Noise Control," shall not be exceeded unless a noise permit is obtained from the Department of Health.
3. Construction/Demolition Involving Asbestos: If the proposed project includes renovation/demolition activities that may involve asbestos, the applicant should contact the Asbestos and Lead Section of the Branch at https://health.hawaii.gov/irhb/asbestos/.

Safe Drinking Water Branch

1. Agencies and/or project owners are responsible for ensuring environmental

compliance for their projects in the areas of 1) Public Water Systems; 2) Underground Injection Control; and 3) Groundwater and Source Water Protection in accordance with HAR Chapters 11-19, 11-20, 11-21, 11-23, 11-23A, and 11-25. They may be responsible for fulfilling additional requirements related to the Safe Drinking Water program: https://health.hawaii.gov/sdwb/.

2. Standard comments for the Safe Drinking Water Branch can be found at: https://health.hawaii.gov/epo/landuse/.

Solid & Hazardous Waste Branch

1. Hazardous Waste Program - The state regulations for hazardous waste and used oil are in HAR Chapters 11-260.1 to 11-279.1. These rules apply to the identification, handling, transportation, storage, and disposal of regulated hazardous waste and used oil.
2. Solid Waste Programs - The laws and regulations are contained in HRS Chapters 339D, 342G, 342H, and 342I, and HAR Chapters 11-58.1 and 11-282. Generators and handlers of solid waste shall ensure proper recycling or disposal at DOH-permitted solid waste management facilities. If possible, waste prevention, reuse, and recycling are preferred options over disposal. The Office of Solid Waste Management also oversees the electronic device recycling and recovery law, the glass advanced disposal fee program, and the deposit beverage container program.
3. Underground Storage Tank Program – The state regulations for underground storage tanks are in HAR Chapter 11-280.1. These rules apply to the design, operation, closure, and release response requirements for underground storage tank systems, including unknown underground tanks identified during construction.
4. Standard comments for the Solid & Hazardous Waste Branch can be found at: https://health.hawaii.gov/epo/landuse/.

Wastewater Branch

For comments, please email the Wastewater Branch at doh.wwb@doh.hawaii.gov.

Sanitation / Local DOH Comments:

1. According to HAR §11-26-35, No person, firm, or corporation shall demolish or clear any structure without first ascertaining the presence or absence of rodents that may endanger public health by dispersal from such premises. Should any such inspection reveal the presence of rodents, the rodents shall be eradicated before demolishing or clearing the structure. A demolition permit is required prior to demolition.

Other

1. CDC - Healthy Places - Healthy Community Design Checklist Toolkit recommends that state and county planning departments, developers, planners, engineers, and other interested parties apply these principles when planning or reviewing new developments or redevelopment projects.

2. If new information is found or changes are made to your submittal, DOH reserves the right to implement appropriate environmental health restrictions as required. Should there be any questions on this matter, please contact the Department of Health, Hawaii District Health Office, at (808) 933-0917.

STATE OF HAWAIʻI
OFFICE OF PLANNING
& SUSTAINABLE DEVELOPMENT

235 South Beretania Street, 6th Floor, Honolulu, Hawaiʻi 96813
Mailing Address: P.O. Box 2359, Honolulu, Hawaiʻi 96804

Telephone: (808) 587-2846
Fax: (808) 587-2824
Web: https://planning.hawaii.gov/

Coastal Zone Management Program

Environmental Review Program

Land Use Commission

Land Use Division

Special Plans Branch

State Transit-Oriented Development

Statewide Geographic Information System

Statewide Sustainability Branch

DTS202409251355NA

October 21, 2024

Mr. Zendo Kern, Director
Department of Planning
County of Hawaiʻi
East Hawaii Office
101 Pauahi Street, Suite 3
Hilo, Hawaiʻi 96720

Attn: Alex Roy

Dear Mr. Kern:

Subject: Special Management Area Use Permit Application (PL-SMA-2024-000065) to Construct a Single-Family Residence and Related Improvements, Keaʻau, Puna, Hawaiʻi; Tax Map Key: (3) 1-5-031: 067

Thank you for the opportunity to provide comments on the Special Management Area (SMA) Use Permit Application (PL-SMA-2024-000065), transmitted via memorandum dated September 25, 2024, for construction of a single-family residence, Keaʻau, Puna, Hawaiʻi.

According to the subject SMA Use Permit Application, the proposed single-family residence is a two-story house with related improvements, including four bedrooms, three bathrooms, one powder room, two laundry rooms, one wet bar, living room, family room, foyer with lift, three car garages, first floor cover lanai, first floor covered entry lanai, second floor covered lanai, and second floor covered balcony, landscaping, septic, driveway, and grading to level lot.

The State Land Use designation of the subject property is Agricultural, and zoning is A1a. The Federal Emergency Management Agency Flood Insurance Rate Map (FIRM) identifies the parcel mainly as Flood Zone X, and small portion of the lot along the shoreline as Flood Zone VE, which is within the 100-year coastal flood range, or 1% chance of occurring in any given year, with velocity hazard (wave action).

There is no existing shoreline public access from the subject property, and it would be unsafe for public access along the shoreline given the ocean side of the property is cliff.

Planning Dept.
Exhibit 4

The cost of the proposed residential development is estimated at $900,000.

The Office of Planning and Sustainable Development (OPSD) has reviewed the subject SMA Use Permit Application, and has the following comments to offer:

1. The subject SMA use permit application needs to provide information on the anticipated timing of the proposed residential development.

2. Given that the State Land Use designation of the subject property is Agricultural, and zoning is A1a, the County of Hawai'i Planning Department shall ensure that the proposed single-family residential development is consistent with the county land use policies and zoning before a SMA use permit is granted pursuant to Hawai'i Revised Statutes (HRS) § 205A-26.

3. The applicant shall ensure no structures and construction activities will occur within the shoreline area as defined by HRS § 205A-41. The applicant may be required to place and maintain stakes and flags at the location of the shoreline setback line during the construction, and these stakes and flags shall be clearly visible for the purpose of inspection and monitoring.

4. The site-specific Best Management Practices (BMPs) shall be prepared and implemented to prevent any runoff, sediment, soil and debris potentially resulting from associated construction activities from adversely impacting the coastal ecosystems and the State waters as specified in Hawai'i Administrative Rules Chapter 11-54.

5. The OPSD recommends that the applicant provide site-specific mitigation measures, including building height and design, building color and landscaping, to minimize the alteration of natural landforms and existing public views to and along the coast, and ensure the proposed two-story building structure is compatible with the existing visual environment.

6. In enacting Act 224, Session Laws of Hawaii 2005, the legislature found that light pollution in Hawaii's coastal areas and artificial lighting illuminating the shoreline and ocean waters can be disruptive to avian and marine life. All exterior lighting and lamp posts associated with the proposed residential development shall be cut-off luminaries to provide the necessary shielding to mitigate potential light pollution in the coastal areas, and lessen possible seabird strikes. No artificial light, except as provided in Hawai'i Revised Statutes §§ 205A-30.5(b) and 205A-71(b), shall be directed to travel across the property boundaries toward the shoreline and ocean.

If you respond to this comment letter, please include DTS202409251355NA in the subject line. For any questions regarding this letter, please contact Shichao Li of our office at (808) 587-2841 or by email at shichao.li@hawaii.gov.

Sincerely,

Mary Alice Evans

Mary Alice Evans
Director

Mitchell D. Roth
Mayor

Benjamin T. Moszkowicz
Police Chief

Reed K. Mahuna
Deputy Police Chief

County of Hawai`i

POLICE DEPARTMENT
349 Kapi`olani Street • Hilo, Hawai'i 96720-3998
(808) 935-3311 • Fax (808) 961-2389

October 8, 2024

COH PLANNING DEPT
OCT 9 2024 PM4:33

REC'D HAND DELIVERED

TO : ZENDO KERN, PLANNING DIRECTOR

FROM : KENNETH A.K. QUIOCHO, ASSISTANT POLICE CHIEF,
AREA I OPERATIONS BUREAU

SUBJECT: SPECIAL MANAGEMENT AREA USE PERMIT APPLICATION
(PL-SMA-2024-000065)
APPLICANT: KERMIT JOHNSON
REQUEST: TO CONSTRUCT A SINGLE-FAMILY RESIDENCE AND RELATED IMPROVEMENTS
TAX MAP KEY: (3) 1-5-031:067; KEAAU, PUNA, HAWAI'I

Staff, upon reviewing the provided documents, does not anticipate any significant impact to traffic and/or public safety concerns.

Thank you for allowing us the opportunity to comment.

If you have any questions, please contact the Puna district commander, Acting Captain Bryan Tina, at 808-965-2716 or via email at Bryan.Tina@hawaiicounty.gov.

Planning Dept.
Exhibit 5