GENERAL NOTES

I. GENERAL:

A. ALL WORK SHALL CONFORM TO THE BUILDING CODE OF THE COUNTY OF MAUI AND THE MIN STADARDS OF THE 2018 IBC AND IRC. AND THE LATEST EDITIONS OF THE AMERICAN CONCRETE INSTITUTE STANDARD ACI 318, THE AISC MANUAL OF STEEL CONSTRUCTION AND THE AISA COLD-FORMED STEEL DESIGN MANUAL.

B. THE CONTRACTOR SHALL VERIFY ALL CONTRACT DOCUMENTS, SITE DIMENSIONS AND CONDITIONS PRIOR TO STARTING WORK AND SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES OR INCONSISTENCIES.

C. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF THE STARTING TIME OF EACH CONCRETE POUR AT LEAST 24 HOURS IN ADVANCE.

D. SPECIAL INSPECTION IS NOT REQUIRED OR OF A PERIODIC NATURE IN ACCORDANCE WITH THE 2018 IBC FOR THE FOLLOWING AREAS:

ITEM NO. 1. CONCRETE (NOT REQUIRED) – THE FOUNDATION CONCRETE FOR STRUCTURAL DESIGN PROPOSED IS BASED ON A fc' NO GREATER THAN 2500 PSI.

ITEM NO. 2. BOLTS INSTALLED IN CONCRETE (NOT REQUIRED) – THE ALLOWABLE SERVICE LOADS PER ICBO REPORTS WERE NOT INCREASED FOR SPECIAL INSPECTION.

ITEM NO. 4. REINFORCING STEEL AND PRESTRESSING STEEL (NOT REQUIRED)– SPECIAL INSPECTION OF ITEM NO. 1 NOT REQUIRED.

II. REINFORCED CONCRETE:

A. MINIMUM CONCRETE STRENGTHS: ACI 318–95, CHAPTER 5, USD METHOD

1. POURED IN PLACE CONCRETE AT 28 DAYS:

A) MESH REINFORCED SLABS ON GRADE.....3000 PSI
B) SUSPENDED BEAMS.....4000 PSI
C) FOOTINGS AND TIE BEAMS.....4000 PSI
D) MISCELLANEOUS.....3000 PSI

2. 3/4" TOP SIZE AGGREGATE SHALL BE USED IN ALL WALLS, COLUMNS, AND TOPPINGS. 1" TOP SIZE AGGREGATE SHALL BE USED IN SLABS AND FOUNDATIONS.

B. REINFORCEMENT:

1. ALL REINFORCING BARS SHALL BE DEFORMED HIGH STRENGTH STEEL CONFORMING TO THE LATEST ASTM A–615, GRADE 60.

2. REINFORCEMENT SHALL BE PLACED IN ACCORDANCE WITH THE CONCRETE REINFORCING STEEL INSTITUTE MANUAL OF STANDARD PRACTICE.

3. WELDED WIRE FABRIC SHALL CONFORM TO THE LATEST ASTM A–185 GALVANIZED.

4. STRUCTURAL DEFORMED WELDED WIRE FABRIC SHALL CONFORM TO THE LATEST ASTM A–497 WITH Fy = 75,000 PSI.

C. CONCRETE PROTECTION FOR REINFORCEMENT:

1. FOOTINGS AND SLAB ON GRADE.....3"
2. FORMED CONCRETE EXPOSED TO WEATHER OR GROUND.....2"
3. WEATHER PROTECTED SLABS AND WALLS.....3/4"
4. WEATHER PROTECTED BEAMS AND COLUMNS.....1–1/2"

D. SPLICES IN REINFORCEMENT:

1. LAPPED SPLICES SHALL BE STAGGERED WHERE POSSIBLE.

2. UNLESS SHOWN OTHERWISE, MINIMUM LAP DISTANCES SHALL BE 36 BAR DIAMETERS.

III. CONCRETE MASONRY:

A. CONCRETE MASONRY UNITS SHALL BE IN ACCORDANCE WITH ASTM C–90, TYPE I LOAD BEARING.

B. BOND BEAM UNITS AND ALL CELLS RECEIVING REINFORCING OR EMBEDDED BOLTS SHALL BE SOLIDLY GROUTED WITH MINIMUM 28 DAY STRENGTH 3000 PSI GROUT WITH A SLUMP OF 8"–10".

C. MORTAR SHALL BE MINIMUM 28 DAY STRENGTH OF 2500 PSI.

D. SPLICE LENGTH SHALL BE 48 BAR DIAMETERS BUT MINIMUM 2'–0".

E. MINIMUM CONCRETE MASONRY REINFORCING:

VERTICAL: #4 @ 16" AND AT CORNERS, ENDS, AND JAMBS.
HORIZONTAL: DUR–O–WALL @ 24" AND 2 #4 @ TOP OF WALLS AND IN BOND BEAM UNITS @ 4'–0" O.C..

F. UNLESS NOTED OTHERWISE CONTROL JOINTS SHALL OCCUR AT AN INTERVAL NO TO EXCEED 25 FEET.

IV. STRUCTURAL STEEL:

A. STRUCTURAL STEEL SHALL BE DETAILED, FABRICATED AND ERECTED IN ACCORDANCE WITH THE LATEST AISC CODES AND SPECIFICATIONS.

B. ROLLED SHAPES AND PLATES: ASTM A–36, Fy = 36,000 PSI.
PIPE: ASTM A53, GRADE B, Fy = 35,000 PSI.
TUBES: ASTM A500, GRADE B, Fy = 46,000 PSI.

C. UNLESS NOTED OTHERWISE, ALL FIELD CONNECTIONS SHALL BE MADE WITH 3/4" DIAMETER BOLTS CONFORMING TO THE LATEST ASTM A325 WITH A MINIMUM OF 2 BOLTS PER CONNECTION.

D. BOLTS SET IN CONCRETE OR FASTENING WOOD TO STEEL SHALL BE GALVANIZED AND CONFORM TO THE LATEST ASTM A307.

V. TIMBER CONSTRUCTION:

A. CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE AMERICAN INSTITUTE OF TIMBER CONSTRUCTION STANDARD AITC 100, AND THE 2006 IBC AND THE 2006 IRC.

B. ALL WOOD FRAMING SHALL BE IN ACCORDANCE WITH WWPA OR WCLB STANDARDS AND AS FOLLOWS:

1. STUDS:HEM–FIR, KILN DRIED, STUD GRADE OR BETTER.
2. 2 X 4 AND SMALLER: DOUGLAS FIR – LARCH, S4S, STANDARD OR BETTER, EXCEPT THAT 2 X 4 ROOF RAFTERS SHALL BE DOUGLAS FIR – LARCH, S4S, CONSTRUCTION GRADE OR BETTER.
3. 2 X 6 – 2 X 14: DOUGLAS FIR – LARCH, S4S, #2 OR BETTER.
4. 4 X 4: DOUGLAS FIR – LARCH, S4S, 85 TO 90% FREE OF HEART CENTER, NO WAIN, STANDARD OR BETTER.
5. 4 X 6 AND LARGER: DOUGLAS FIR – LARCH, S4S, 85 TO 90% FREE OF HEART CENTER, NO WAIN, #1 OR BETTER.
6. EXPOSED LUMBER: DOUGLAS FIR – LARCH, S4S, 85 TO 90% FREE OF HEART CENTER, NO WAIN, #1 OR BETTER.
7. PRE–ENGINEERED TRUSSES: DOUGLAS FIR – LARCH, S4S, FOR TOP AND BOTTOM CHORDS USE #2 OR BETTER, WEB MEMBERS USE CONSTRUCTION GRADE OR BETTER, AND AS PER MANUFACTURER'S RECOMMENDATIONS.

C. ALL GLUE–LAMINATED BEAMS SHALL BE INDUSTRIAL GRADE AND HAVE ALLOWABLE Fv = 165 PSI, Fb = 2400 PSI AND E = 1,800,000 PSI. (24F–V4 FOR SIMPLE SPAN BEAMS, 24F–V8 FOR CANTILEVERED BEAMS UNLESS NOTED OTHERWISE.)

D. USE SIMPSON CONNECTORS TO TIE ALL 4–INCH OR WIDER BEAMS TO ONE ANOTHER OR TO COLUMNS, PROVIDING CONTINUOUS LOAD PATH FROM ROOF TO FOUNDATION.

E. FOR CONNECTIONS PROVIDE SHOP DRAWINGS AND CATALOG CUTS FOR APPROVAL BY THE ARCHITECT AND ENGINEER.

F. ALL WOOD PRODUCTS SHALL BE TERMITE TREATED IN ACCORDANCE WITH PROJECT SPECIFICATIONS.

G. ALL STEEL CONNECTIONS FASTENING WOOD FRAMING MEMBERS SHALL BE HOT DIP GALVANIZED OR SHALL BE OF STANDARD FINISH AS MANUFACTURED BY THE SIMPSON STRONG TIE COMPANY OR APPROVED EQUAL.

H. UNLESS OTHERWISE NOTED PROVIDE DOUBLE STUDS UNDER ALL BEAM BEARING POINTS, AND PROVIDE DOUBLE JOIST UNDER ALL PARTITIONS PARALLEL TO JOISTS.

I. ALL PLYWOOD USED STRUCTURALLY SHALL BE APA GRADE MARKED BY THE AMERICAN PLYWOOD ASSOCIATION, AND BE IN ACCORDANCE WITH APA PS1–83.

J. PRE–ENGINEERED TRUSSES SHALL BE DESIGNED AND FABRICATED BY AN EXPERIENCED MANUFACTURER. THE TRUSSES SHALL BE FURNISHED WITH ALL CONNECTORS, BRACING, BRIDGING, GIRDER TRUSSES, HIP JACKS AND JACKS AS REQUIRED. PROVIDE TRUSS SHOP DRAWINGS AND STRUCTURAL CALCULATIONS STAMPED BY A STRUCTURAL ENGINEER LICENSED IN THE STATE OF HAWAII.

VI. WOOD FRAMING NOTES:

A. STUDWALLS SHALL BE FRAMED WITH 2 X 4 @ 16" O.C. UNLESS NOTED OTHERWISE.

B. UNLESS OTHERWISE NOTED, PLYWOOD SHEARWALLS SHALL BE SHEATHED WITH 1/2" C–D EXTERIOR PLYWOOD, FULLY BLOCKED AND NAILED WITH 10d COMMON OR GALVANIZED BOX NAILS @ 6" O.C. ALONG ALL PANEL EDGES @ 12" O.C. IN FIELD.

C. UNLESS OTHERWISE NOTED, GYPSUM WALLBOARD SHALL BE NAILED WITH 5d COOLER OR PARKER NAILS @ 7" O.C. FOR 1/2" THICKNESS AND 6d COOLER OR PARKER NAILS @ 7" FOR 5/8" THICKNESS. NAIL SPACING APPLIES TO ALL STUDS AND TOP AND BOTTOM PLATES.

D. ROOF DECKING SHALL BE 5/8" T & G, C–D, PANEL INDEX 32/16, EXTERIOR PLYWOOD UNLESS OTHERWISE NOTED EXCEPT AT EXPOSED EAVES USE 5/8" APA 303 ROUGH SAWN DECKING. NAILING SHALL BE WITH 8d COMMON NAILS @ 6" O.C. ALONG PANEL EDGES AND @ 12" O.C. IN FIELD UNLESS OTHERWISE NOTED.

E. FLOOR DECKING SHALL BE 3/4" T & G, C–D, PANEL INDEX 40/20, EXTERIOR PLYWOOD GLUED AND NAILED TO JOIST. NAILING SHALL BE WITH 10d COMMON NAILS @ 6" O.C. ALONG PANEL EDGES AND @ 12" O.C. IN FIELD UNLESS OTHERWISE NOTED.

VII. BACKFILL AND SLAB CUSHION:

A. FILL AND BACKFILL MATERIAL SHALL CONSIST OF GRAVEL, SITE SELECTED MATERIAL APPROVED BY THE SOILS ENGINEER, OR APPROVED EQUAL.

B. FILL AND BACKFILL SHALL BE PLACED IN 8" MAXIMUM LOOSE LAYERS AND MECHANICALLY COMPACTED TO 95% OF ASTM D 1557 MAXIMUM DRY DENSITY.

C. A 4" LAYER OF 3/4" MINUS GRAVEL SHALL BE PLACED UNDER ALL SLABS ON GRADE.

VIII. CONSTRUCTION NOTES:

A. CONSTRUCTION JOINTS NOT INDICATED ON THE PLANS SHALL BE MADE SO AS LEAST TO IMPAIR THE STRENGTH OF THE STRUCTURE AND ARE SUBJECT TO THE APPROVAL OF THE ARCHITECT.

B. MESH REINFORCED SLABS ON GRADE SHALL HAVE CONTROL JOINTS AT 16'–0" MAXIMUM CENTER TO CENTER FORMED WITH "KEY KOLD" OR APPROVED EQUAL.

C. CONDUITS, PIPES, ETC. EMBEDDED IN CONCRETE SLABS SHALL NOT BE LARGER THAN ONE–THIRD THE SLAB THICKNESS, SHALL NOT BE SPACED CLOSER THAN THREE DIAMETERS OR WIDTHS ON CENTER, AND SHALL BE POSITIONED IN THE MIDDLE THIRD OF THE SLAB.

D. REFER TO ARCHITECTURAL, MECHANICAL, AND ELECTRICAL DRAWINGS FOR OPENINGS, INSERTS AND OTHER DETAILS NOT SHOWN.

E. WHEREVER SPECIFIC DETAILS ARE NOT SHOWN, USE DETAILS FOR SIMILAR CONDITIONS SHOWN.

IX. DESIGN NOTES:

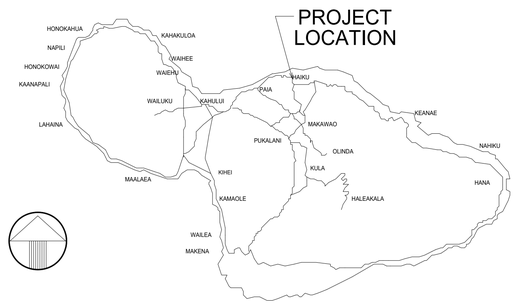
A. LIVE LOAD AND PARTITION ALLOWANCE:

1. ROOF.....20 PSF + 10 PSF ROOFING
2. FLOORS.....40 PSF + 5 PSF PARTITIONS
3. CORRIDORS AND STAIRS.....100 PSF

B. WIND SPEED SHALL BE DETERMINED BY THE COUNTY OF MAUI WIND CONTOUR MAP.

C. EARTH QUAKE SITE CLASS D IBC 1615

D. ALLOWABLE SOIL BEARING CAPACITY.....1500 PSF FOR SPREAD FOOTINGS .....1500 psf



ISLAND OF MAUI

COUNTY OF MAUI
Maui County Code, Chapter 16.16C
Resident Provisions

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

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

Signature — *Date*
Mario Tadeo — *NO. 7206*
Name — *State of Hawaii Professional License Number*
Architect
Title

128 Vmph

BUILDING INFORMATION

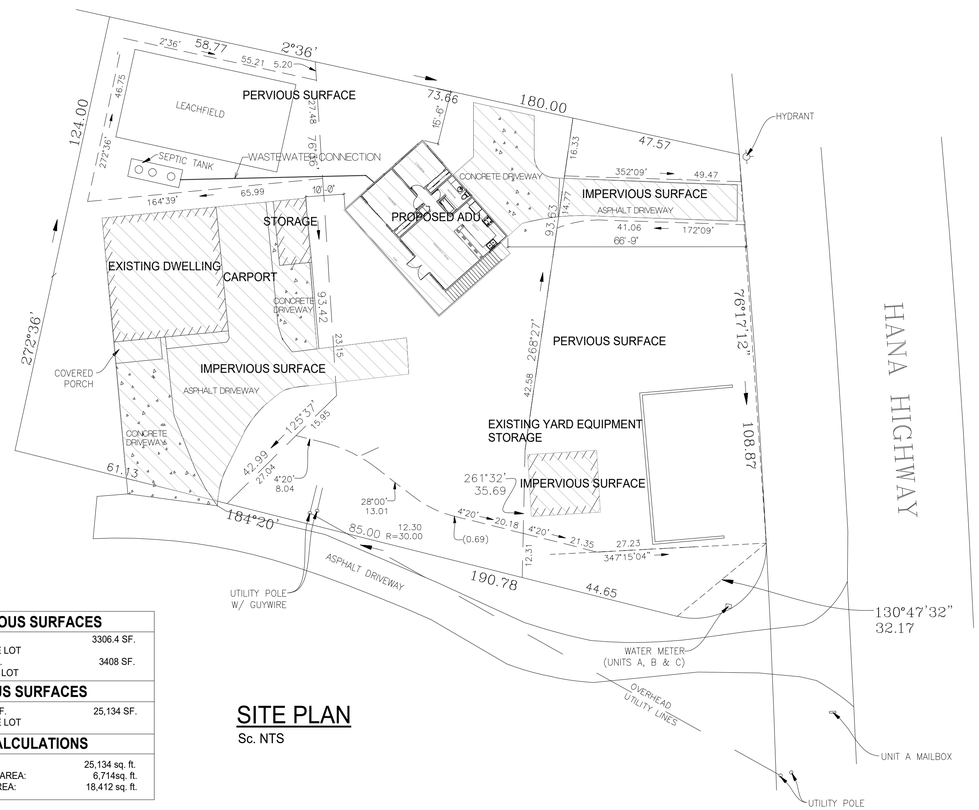
OCCUPANCY TYPE: R-3

CONSTRUCTION TYPE: V-B

AREA CALCULATIONS

LIVING AREA :	840 sq. ft.
CARPORT:	373 sq. ft.
COVERED DECK:	320 sq. ft.
TOTAL	1533 sq. ft.

IMPERVIOUS SURFACES	
ROOF SF. 13.8% OF THE LOT	3306.4 SF.
DRIVEWAY SF. 13.2% OF THE LOT	3408 SF.
PERVIOUS SURFACES	
OPEN AREA SF. 73.2% OF THE LOT	25,134 SF.
AREA CALCULATIONS	
LOT AREA :	25,134 sq. ft.
IMPERVIOUS AREA:	6,714sq. ft.
PERVIOUS AREA:	18,412 sq. ft.



SITE PLAN
Sc. NTS

FOR OFFICIAL USE ONLY

MARIO D. TADEO
REGISTERED PROFESIONAL ARCHITECT
No. 7206
Exp. 04/30/26
HAWAII, USA

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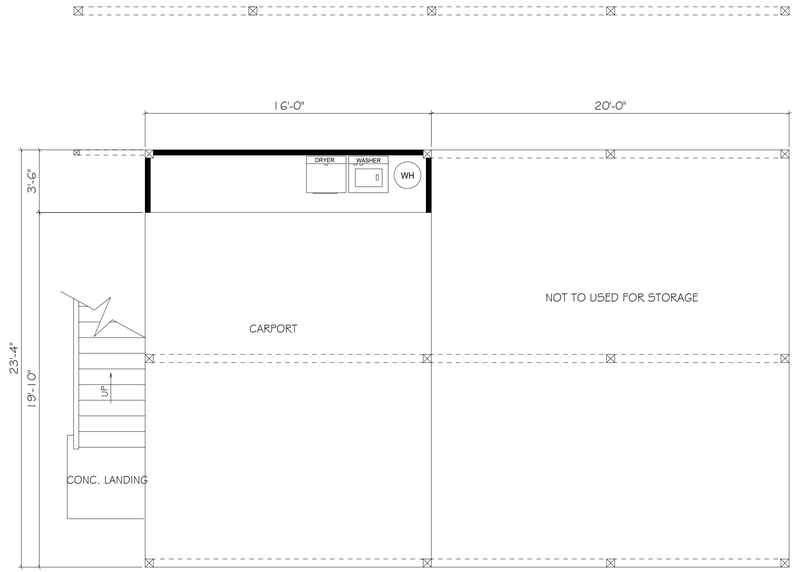
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Construction Consultants of Maui
32 Kaulana Na Pua Pl. Wailuku, Hawaii 96793
Phone (808) 870-6059
mark@ccofmaui.com

PROPOSED ADU FOR:
Mango Tree Home Solutions LLC
2895 Hana Hwy.
Haiku, Hi. 96708
T.M.K. 2-7-006:103

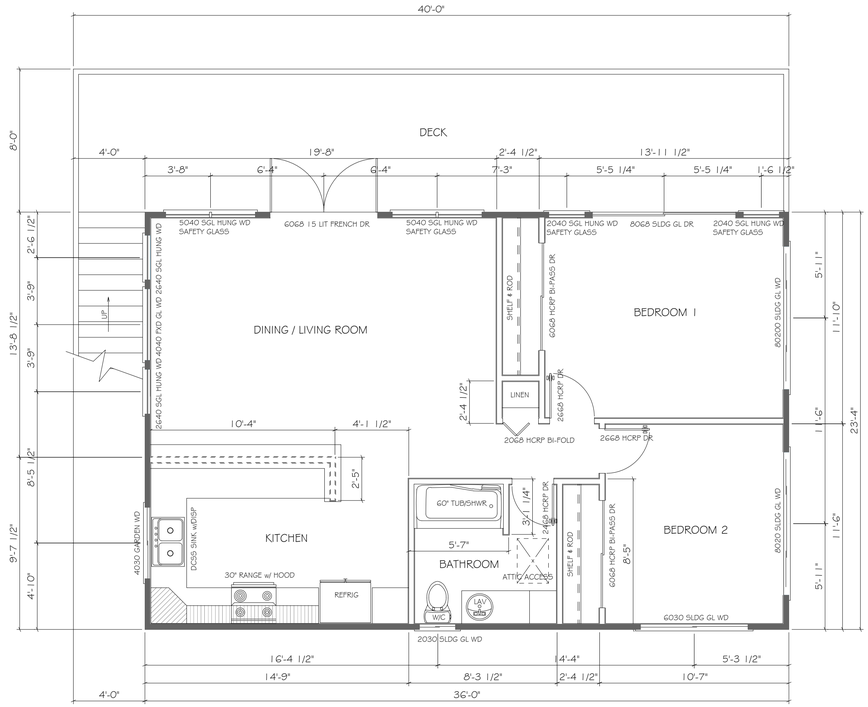
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DATE 09-07-25
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SHEET NO. 1 of 5 sheets



LOWER FLOOR PLAN

Sc. 1/4"=1'-0"



UPPER FLOOR PLAN

Sc. 1/4"=1'-0"

HAWAII REVISED STATUTES, Section 196-6.5
A solar water heater system is required for all new single family dwellings



RIGHT SIDE



BACK VIEW



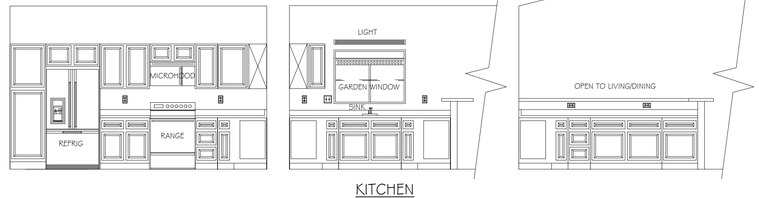
FRONT VIEW



LEFT SIDE

EXTERIOR ELEVATIONS

Sc. 3/16"=1'-0"



KITCHEN

INTERIOR ELEVATIONS

Sc. 1/4"=1'-0"



BATHROOM

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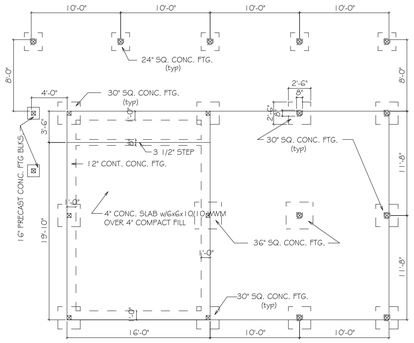
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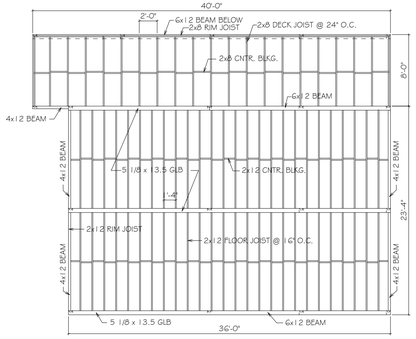
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SHEET NO. 2 of 5 sheets



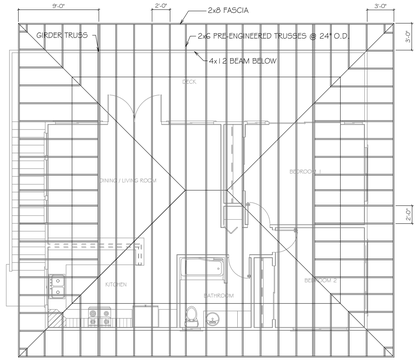
FOUNDATION PLAN

Sc. 1/8"=1'-0"



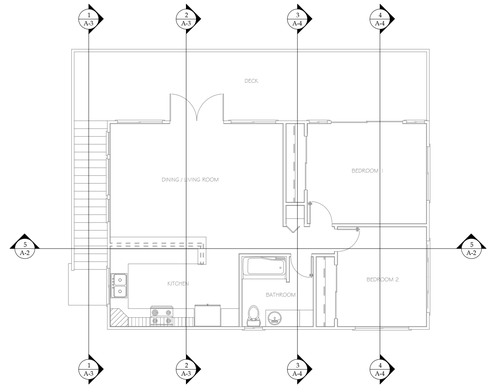
FLOOR FRAMING PLAN

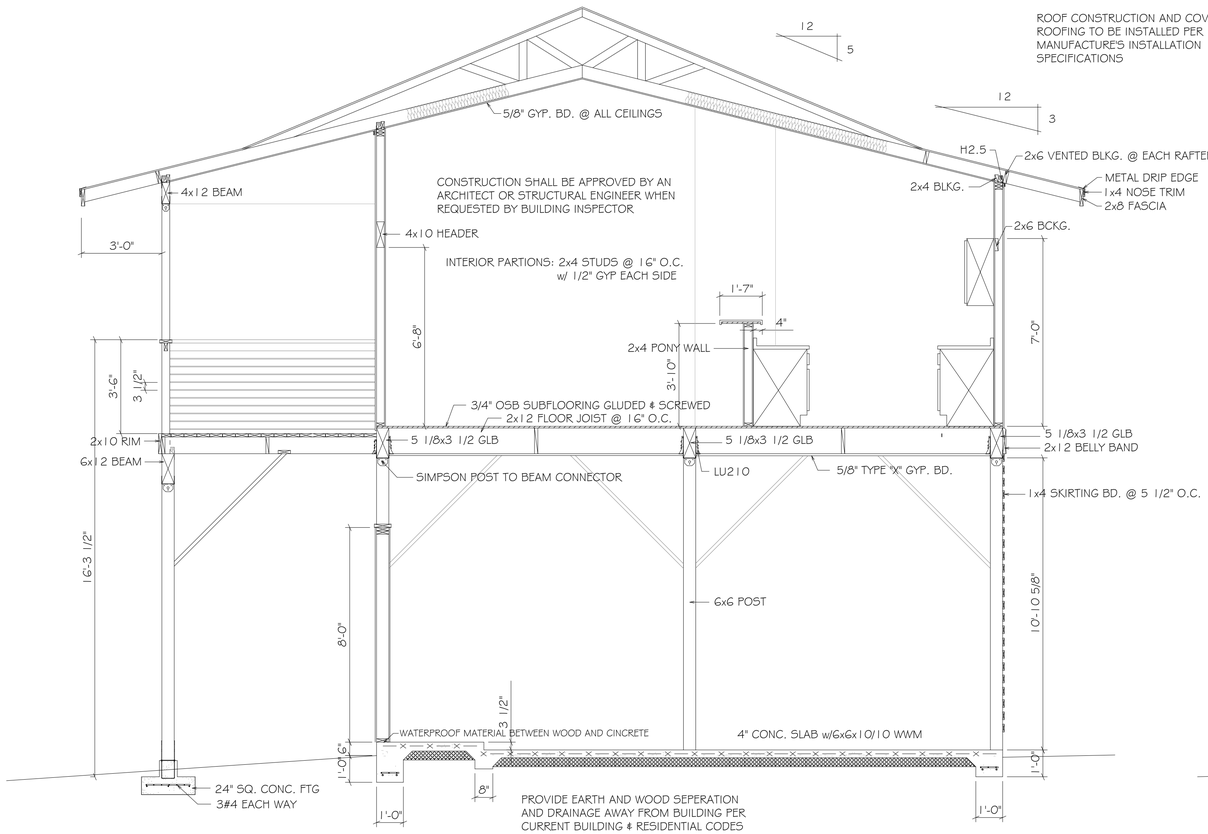
Sc. 1/8"=1'-0"



ROOF FRAMING PLAN

Sc. 1/8"=1'-0"

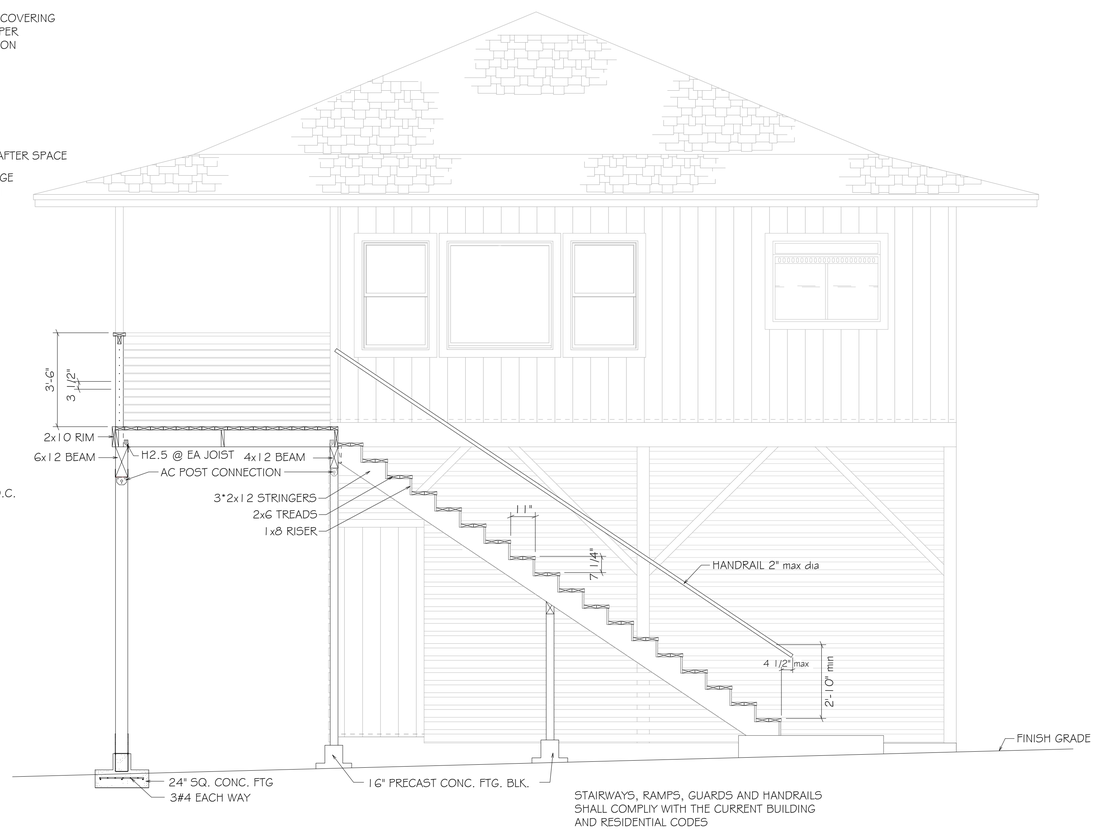




SECTION

Sc. 3/8"=1'-0"

2 A-3



SECTION

Sc. 3/8"=1'-0"

1 A-3

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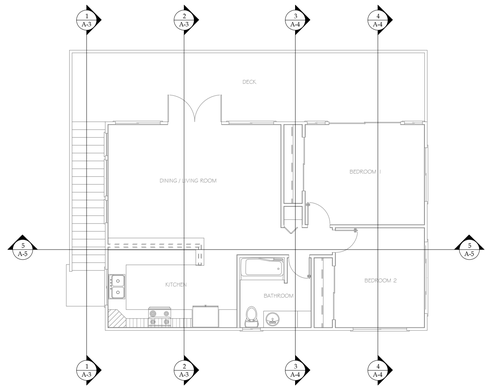
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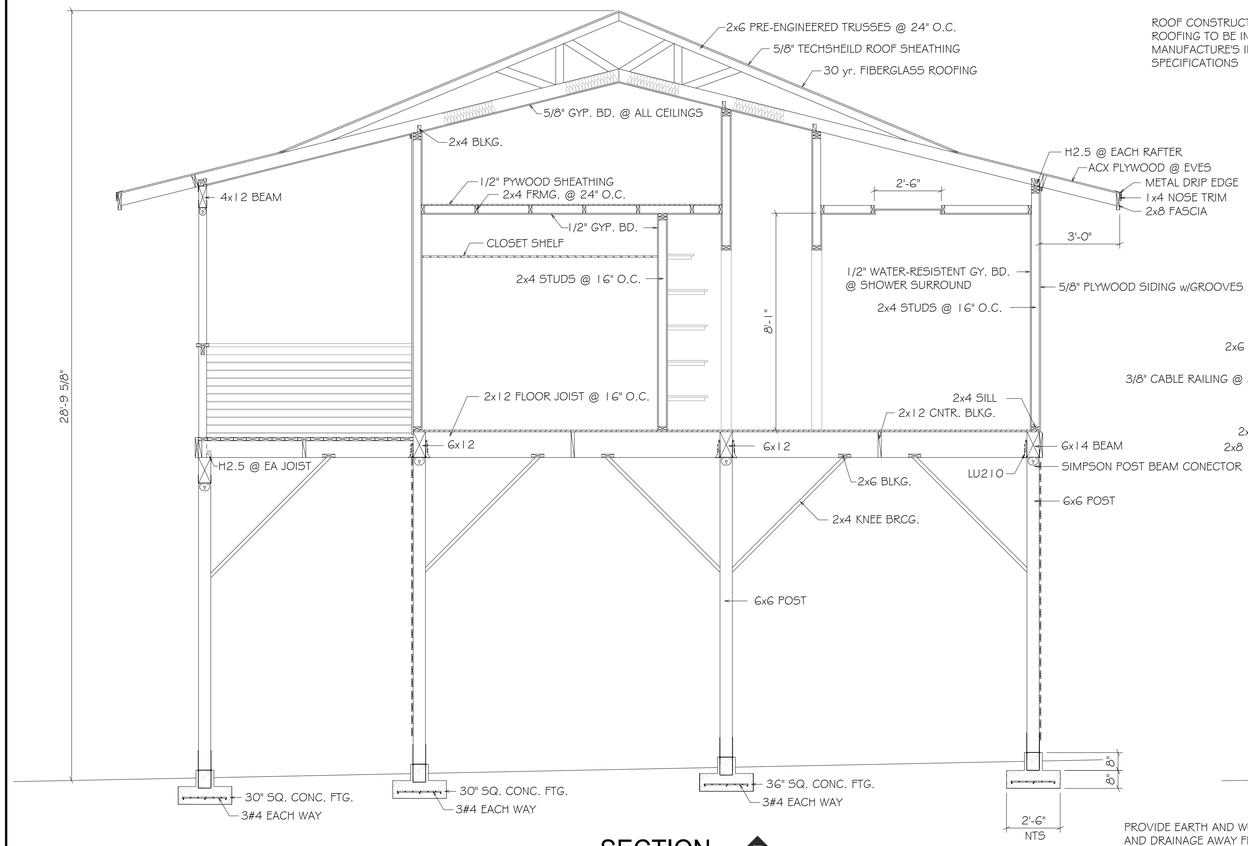
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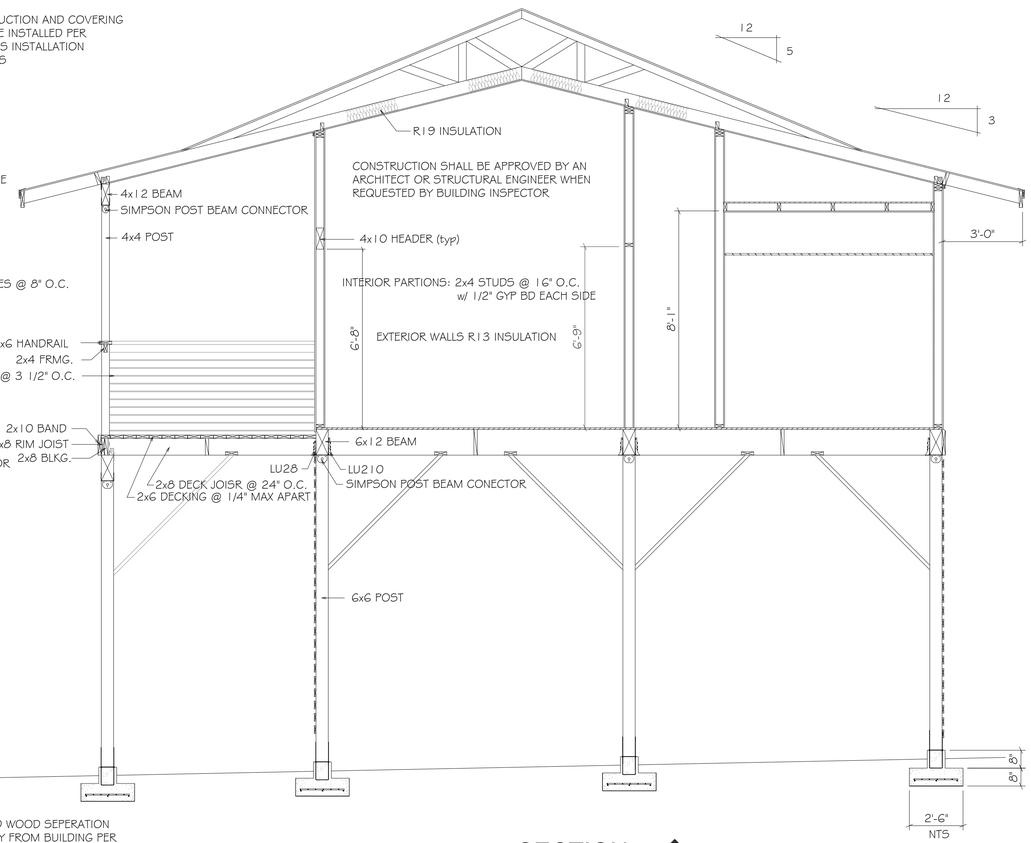


ROOF CONSTRUCTION AND COVERING
ROOFING TO BE INSTALLED PER
MANUFACTURE'S INSTALLATION
SPECIFICATIONS

PROVIDE EARTH AND WOOD SEPERATION
AND DRAINAGE AWAY FROM BUILDING PER
CURRENT BUILDING & RESIDENTIAL CODES

SECTION
Sc. 3/8"=1'-0"

3 / A-4



SECTION
Sc. 3/8"=1'-0"

4 / A-4

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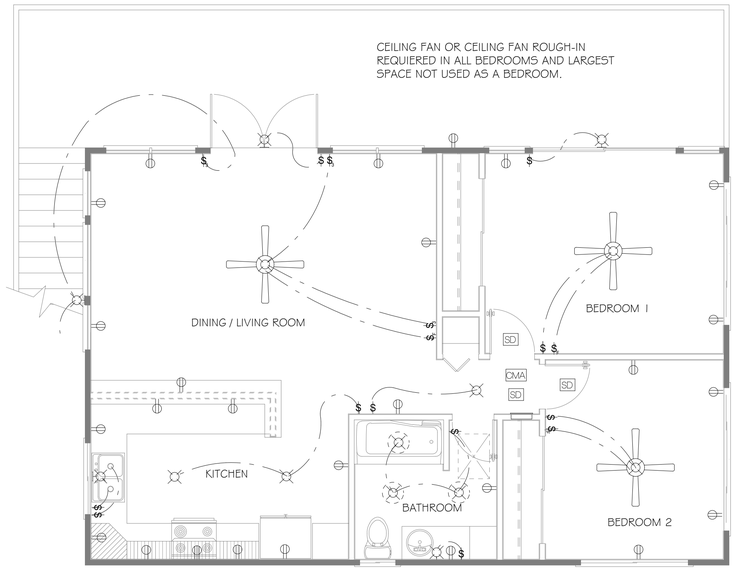
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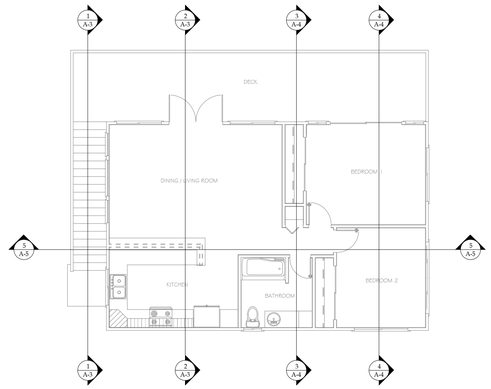


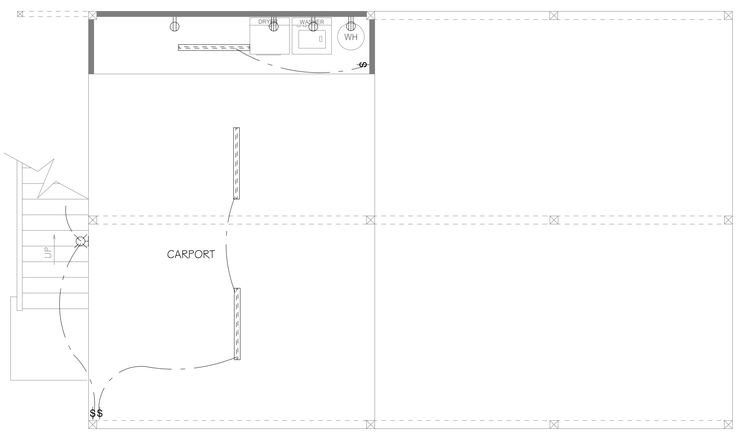
2nd FLOOR ELECTRICAL PLAN

Sc. 1/4" = 1'-0"

ELECTRICAL SCHEDULE

	PANEL BOX		SPOT LIGHT
T.V.	T.V.	DBL.	DBL. SPOT LIGHT
	TELEPHONE	HLV	LIGHT VENT/HEATER
SD	SMOKE DETECTOR	CMA	CARBON MONOXIDE ALARM
$	SWITCH		OUTLET
3	SWITCH 3 WAY		OUTLET 220V
4	SWITCH 4 WAY		OUTLET CEILING
GFI	GROUND FAULT INDUCATOR		OUTLET SWITCHED
W.P.	WEATHER PROOF	FL	LIGHT VENT
	WALL LIGHT		LIGHT
	FLOURESENT LIGHT		RECESSED LIGHT
	CEILING FAN		CEILING FAN LIGHT

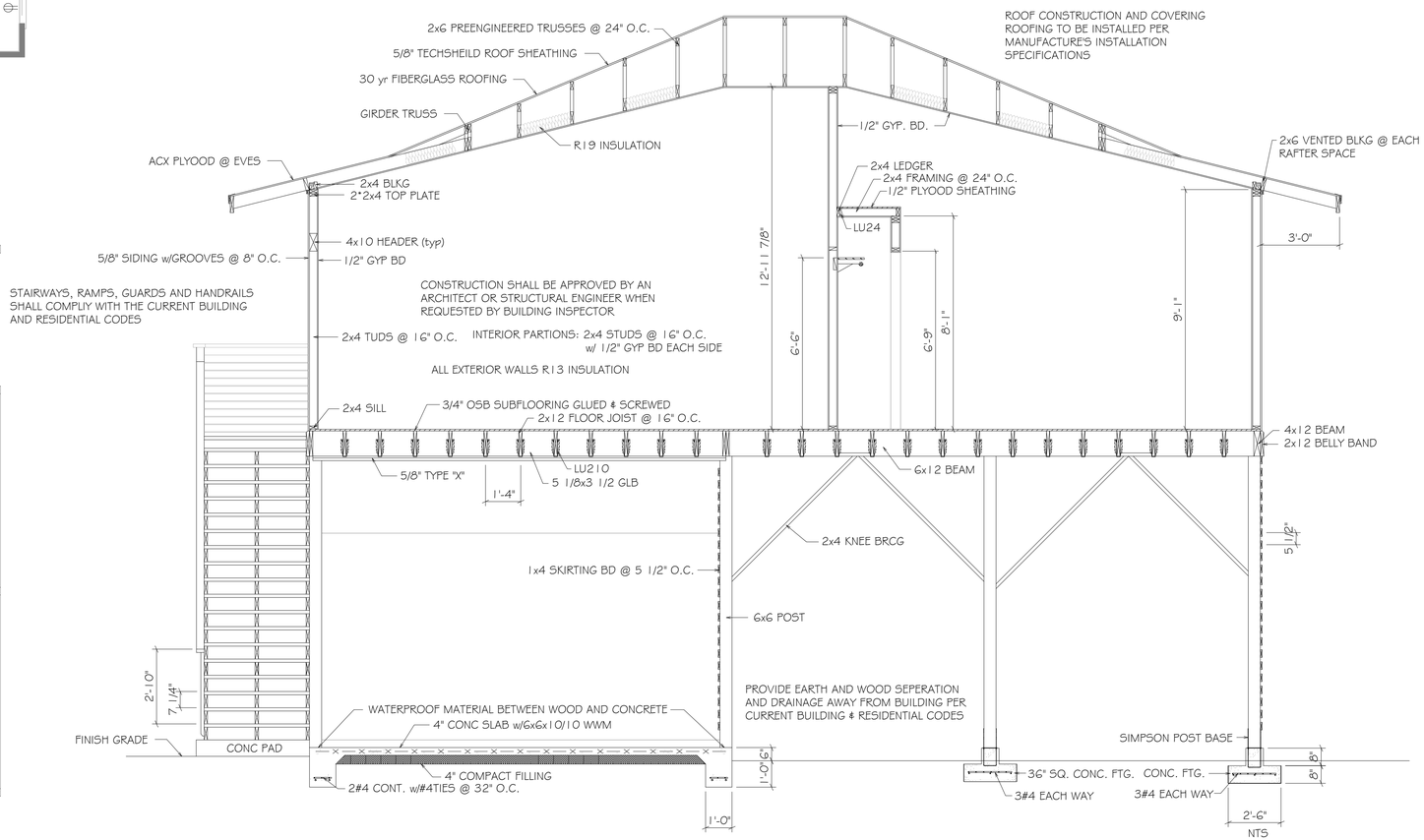




1st FLOOR ELECTRICAL PLAN

Sc. 1/4" = 1'-0"

STAIRWAYS, RAMPS, GUARDS AND HANDRAILS SHALL COMPLIY WITH THE CURRENT BUILDING AND RESIDENTIAL CODES



SECTION

Sc. 3/8"=1'-0"

5 A-5

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