MEETING OF THE
KAUA'I COUNTY HISTORIC PRESERVATION REVIEW COMMISSION
THURSDAY, APRIL 2, 2015
3:00 p.m. (or soon thereafter)
Līhu'e Civic Center, Moikeha Building
Meeting Room 2A/2B
4444 Rice Street, Līhu'e, Kaua'i

AGENDA

CALL TO ORDER

APPROVAL OF THE AGENDA

APPROVAL OF THE MARCH 5, 2015 MEETING MINUTES

A. ANNOUNCEMENTS AND GENERAL BUSINESS MATTERS

B. COMMUNICATIONS

C. UNFINISHED BUSINESS

1. Discussion on the status of the Certified Local Government.

2. Discussion of historic properties/structures located within the Lihue area that are currently on the County of Kauai Historic Resource Inventory as possible candidates to be nominated to State Register of Historic Places and/or the National Register of Historic Places.

D. NEW BUSINESS

1. Kīlauea Plantation Head Luna's House (Thomas and Barbara Trombley)
TMK: 5-2-09:03, Kīlauea, Kauai

Proposed construction of an additional dwelling unit next to the existing house.

a. Letter (2/20/15) from Mary Jane Naone, Kauai Lead Archaeologist, State Historic Preservation Division.

2. Rehabilitation/Replacement of the Omao Stream Bridge
Federal Aid Project No. BR-050-1(30)

E. COMMISSION EDUCATION (None)

F. SELECTION OF NEXT MEETING DATE AND AGENDA TOPICS (5/7/2015)

G. ADJOURNMENT

EXECUTIVE SESSION: The Commission may go into an executive session on an agenda item for one of the permitted purposes listed in Section 92-5(a) Hawaii Revised Statutes ("H.R.S."), without noticing the executive session on the agenda where the executive session was not anticipated in advance. HRS Section 92-7(a). The executive session may only be held, however, upon an affirmative vote of two-thirds of the members present, which must also be the majority of the members to which the board is entitled. HRS Section 92-4. The reason for holding the executive session shall be publicly announced.

Note: Special accommodations and sign language interpreters are available upon request five (5) days prior to the meeting date, to the County Planning Department, 4444 Rice Street, Suite 473, Lihue, Hawaii 96766. Telephone: 241-4050.

KAUAI HISTORIC RESOURCE PROFILE

Name: Kilauea Plantation Head Luna's House

Location: 2457 Kolo Road, Kilauea

Owner: Thomas and Barbara Trombley

Original Use: Residential

Present Use: Residential

Condition: Good

Integrity: Porte cochere destroyed (by Hurricane Iniki?), roofing material not original

Tax Map Key: 5-2-09: 03

State Site No.: 30-04-9394

SLU District:

County G P:

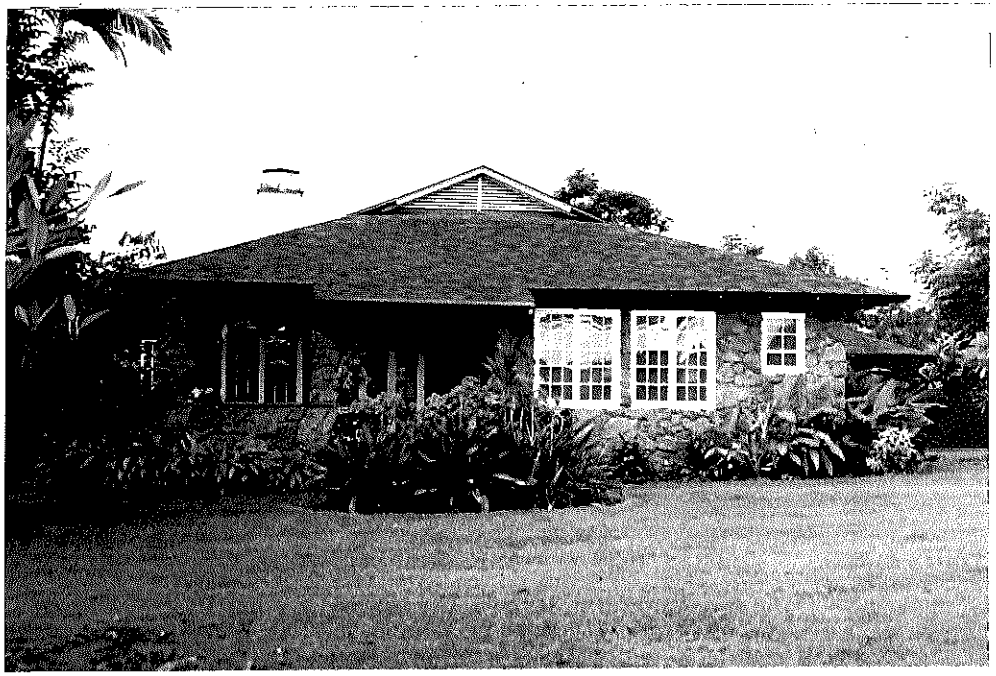
County Zoning:

Date-Original: 1931

Date(s)-Altered: 1992

Historical Information:

One of eleven extant examples of lava rock construction by Kilauea Sugar Plantation Co. This was the eighth time house built by the plantation. House listed on Hawaii and National Registers of Historic Places.



Observations:

Stone house with hip roof of asphalt shingles, inset corner porch, original casement windows; dining and kitchen areas are two steps lower than rest of house.

Sources: Spencer Mason Architects and SHPO files

D. I.

APR 02 2015

1994 Reconnaissance Survey

COUNTY OF KAUAI
CHAPTER 12, KAUAI COUNTY BUILDING CODE
KAUAI COUNTY CODE 1987, AS AMENDED

ARTICLE 6 - ENERGY CODE

I certify that the design is in compliance with the Energy Code pertaining to:

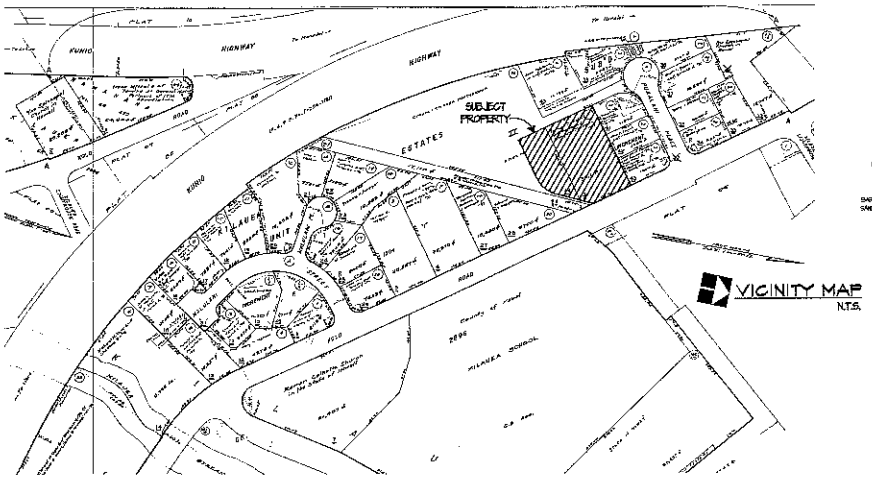
Section 12-6.3 Adoption of the International Energy Conservation Code (IECC)
Section 12-6.4 Local Amendments to the IECC

Signature: _____ Date: _____

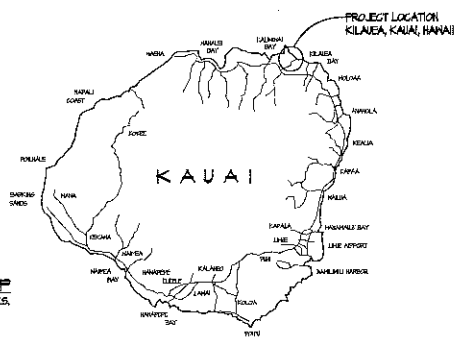
Name: Timothy M. Brindley

Title: Registered Professional Architect

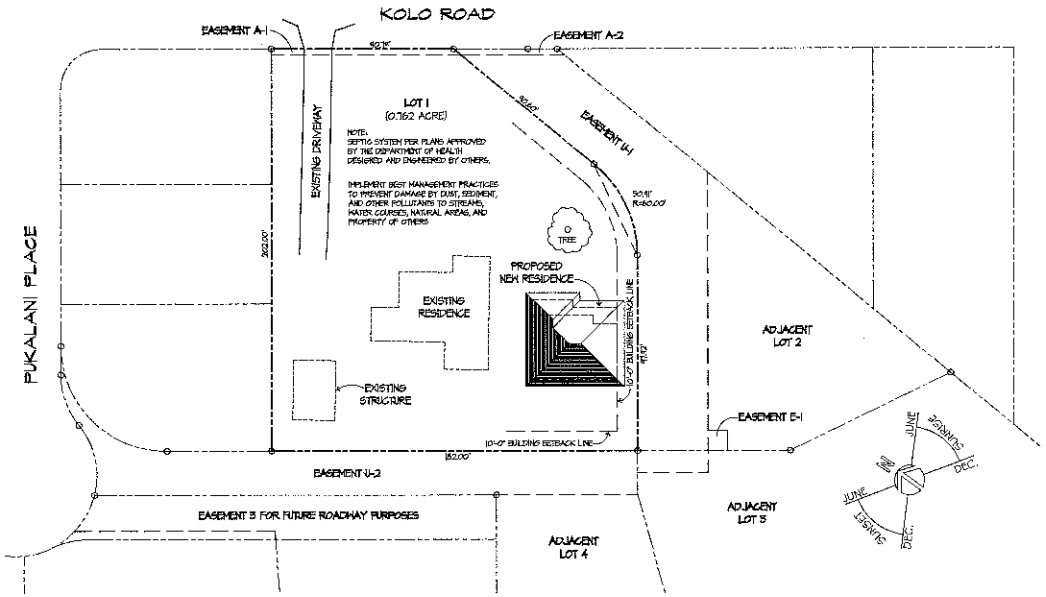
License No.: AR-5124



VICINITY MAP
N.T.S.



ISLAND MAP
N.T.S.



SITE PLAN
LOT 1
TMK: (4) 5 - 2 - 009 : 008
KILAUEA KINGDOM HALL SUBDIVISION
KILAUEA, KAUAI, HAWAII
SCALE: 1" = 30'

BUILDING INFORMATION

ENCLOSED UPPER LEVEL LIVING AREA:	1,285 sq. ft.
ENCLOSED LOWER LEVEL LIVING AREA:	420 sq. ft.
UPPER LEVEL COVERED LANAI:	245 sq. ft.
LOWER LEVEL COVERED LANAI:	556 sq. ft.
GARAGE/WORKSHOP:	556 sq. ft.
TOTAL ENCLOSED LIVING AREA:	1,716 sq. ft.
TOTAL COVERED LANAI AREA:	852 sq. ft.
TOTAL BUILDING FOOTPRINT:	1,942 sq. ft.

LOT COVERAGE INFORMATION

BUILDING FOOTPRINT OF PROPOSED DWELLING (INCLUDING ENCLOSED LIVING AREAS, COVERED LANAIS & GARAGES:	1,942 sq. ft.
DRIVEWAY:	XXX sq. ft.
CONCRETE WALKS/WALLS/ETC:	XXX sq. ft.
TOTAL LOT COVERAGE:	XXXX sq. ft.
LOT AREA:	0.762 ACRES = 33,180 sq. ft.
% OF TOTAL LOT COVERAGE:	< XX %

DRAWING INDEX

SHEET #	DESCRIPTION	SCALE
ARCHITECTURAL		
A-1	SITE PLAN	1" = 30'-0"
A-2	LOWER FLOOR PLAN & EXTERIOR ELEVATIONS	1/4" = 1'-0"
A-3	UPPER FLOOR PLAN + DOOR & WINDOW SCHEDULES	1/4" = 1'-0"
A-4	DETAILED BUILDING CROSS SECTION	1/2" = 1'-0"
A-5	DETAILED BUILDING CROSS SECTION	1/2" = 1'-0"
A-6	DETAILED BUILDING WALL SECTIONS	AS NOTED
A-7	KITCHEN AND BATH INTERIOR ELEVATIONS	1/2" = 1'-0"
A-8	GENERAL NOTES	N/A
ELECTRICAL		
E-1	LOWER & UPPER ELECTRICAL FLOOR PLANS	1/4" = 1'-0"
STRUCTURAL		
S-1	LOWER FOUNDATION PLAN + CONCRETE DETAILS	1/4" = 1'-0"
S-2	UPPER FLOOR FRAMING PLAN + ROUGH FRAMING DETAILS	1/4" = 1'-0"
S-3	ROOF FRAMING PLAN + DOOR DETAILS	1/4" = 1'-0"
S-4	DETAIL DRAWINGS	AS NOTED

PROJECT DATA

OWNERS:	MR. AND MRS. THOMAS & BARBARA TROMBLEY
LOCATION:	KILAUEA KINGDOM HALL SUBDIVISION KILAUEA, KAUAI, HAWAII
ADDRESS:	2457 KOLO ROAD KILAUEA, KAUAI, HAWAII
TMK:	(4) 5 - 2 - 009 : 008 LOT 1
PROPERTY SIZE:	0.762 ACRES

D. I.
APR 02 2015

PROJECT VALUE: 1/15/14
PERMIT/BID SET DATE: 1/15/14
REVISIONS (WHEN):

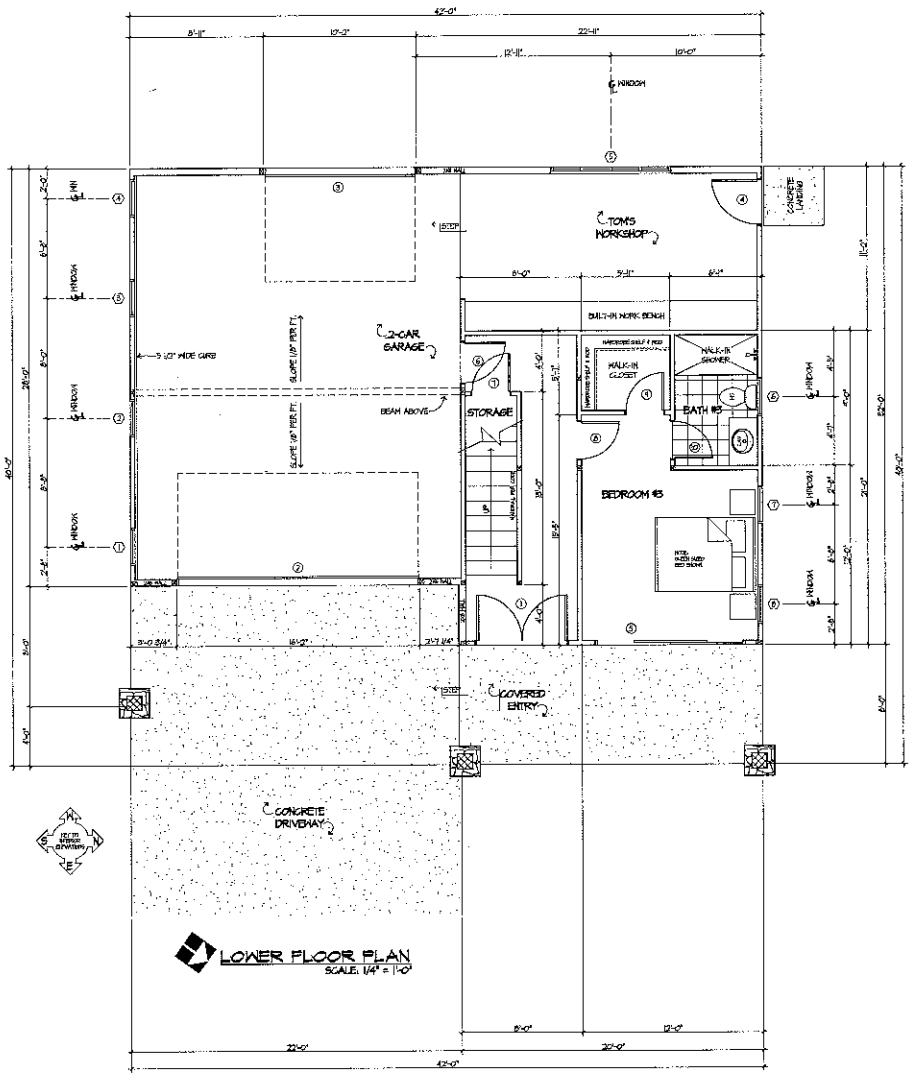
TIMOTHY M. BRINDLEY
REGISTERED PROFESSIONAL ARCHITECT
No. 5124
EXPIRES 4/30/15

THE IDEAS AND DESIGNS INCORPORATED IN THESE PLANS, AS AN INSTRUMENT OF SERVICE, ARE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT. THESE PLANS SHALL NOT BE USED IN WHOLE OR IN PART FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF THE ARCHITECT.

DESIGN CONSULTANTS
design consultants
PO BOX 1151 KILAUEA HAWAII 96754 P (808) 828-1933 F (808) 828-2000

PROPOSED NEW RESIDENCE
FOR THOMAS & BARBARA TROMBLEY

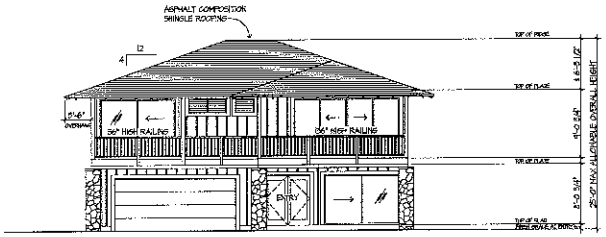
SHEET:
A-1



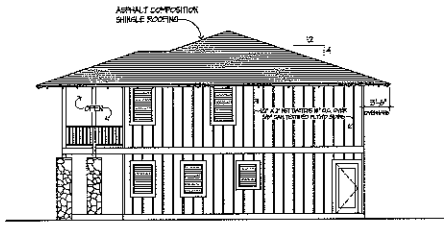
LOWER FLOOR PLAN
SCALE: 1/4" = 1'-0"

NOTES:

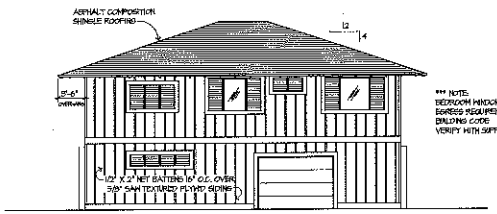
1. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AT SITE PRIOR TO COMMENCEMENT OF CONSTRUCTION.
2. ALL OMISSIONS OR CONFLICTS BETWEEN THE VARIOUS ELEMENTS OF THE WORKING SIZED DRAWINGS AND/OR THE SPECIFICATIONS SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGNER OR ARCHITECT BEFORE PROCEEDING WITH ANY WORK INVOLVED.
3. ALL WALL DIMENSION ARE FACE OF STUD TO FACE OF STUD UNLESS OTHERWISE NOTED.
4. DO NOT SCALE THE DRAWINGS.



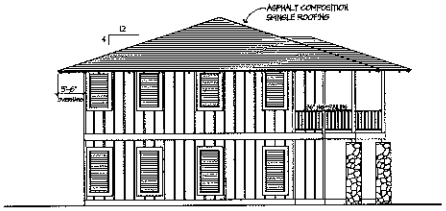
FRONT ELEVATION
SCALE: 1/8" = 1'-0"



RIGHT SIDE ELEVATION
SCALE: 1/8" = 1'-0"



REAR ELEVATION
SCALE: 1/8" = 1'-0"



LEFT SIDE ELEVATION
SCALE: 1/8" = 1'-0"

DESIGN CONSULTANTS P.O. BOX 16, KILAUEA HAWAII 96754 P (808) 828-1553 F (808) 828-2080

design consultants

PROPOSED NEW RESIDENCE
FOR THOMAS & BARBARA TROMBLEY

SHEET: A-2

DOOR SCHEDULE

SYMBOL	NOMINAL DOOR SIZE	DESCRIPTION	LOCATION	JAMB (L)	JAMB (R)	HEAD	T.H.	HARDWARE	FINISH	REMARKS
(1)	6'-0" X 6'-8"	1 3/4" THK. WOOD EXTERIOR SWING DR.	COVERED ENTRY TO ENTRY FOYER	D/X				CONFIRM WITH OWNER	CONFIRM WITH OWNER	
(2)	16'-0" X 7'-0"	OVERHEAD GARAGE DOOR	2-CAR GARAGE					OWNER W/CR.	OWNER W/CR.	
(3)	10'-0" X 7'-0"	OVERHEAD GARAGE DOOR	2-CAR GARAGE					SEE SPECS.	SEE SPECS.	
(4)	3'-0" X 6'-8"	1 3/4" THK. WOOD EXTERIOR SWING DR.	EXTERIOR TO WORKSHOP							
(5)	10'-0" X 6'-8"	VINYL, XO SLIDING GLASS DOOR	COVERED ENTRY TO BEDROOM #3	D/4	D/4	D/5				
(6)	2'-8" X 6'-8"	1 3/4" THK. WOOD EXTERIOR SWING DR.	2-CAR GARAGE TO UTILITY ENTRY							FIRE RATED PER CODE
(7)	2'-6" X 6'-8"	1 3/8" THK. INTERIOR SWING DOOR	STORAGE BELOW STAIRWAY	D/1	D/1	D/1	D/1			
(8)	2'-6" X 6'-8"	1 3/8" THK. INTERIOR SWING DOOR	LOWER HALL TO BEDROOM #3	D/1	D/1	D/1	D/1			
(9)	2'-6" X 6'-8"	1 3/8" THK. INTERIOR SWING DOOR	BEDROOM #3 HALL-IN CLOSET	D/1	D/1	D/1	D/1			
(10)	2'-6" X 6'-8"	1 3/8" THK. INTERIOR SWING DOOR	BEDROOM #3 TO BATH #3	D/1	D/1	D/1	D/1			
(11)	14'-0" X 8'-0"	VINYL OXXO SLIDING GLASS DOOR	LIVING ROOM TO COVERED LANAI	D/6	D/4	D/5	D/1			
(12)	10'-0" X 8'-0"	VINYL OX SLIDING GLASS DOOR	MASTER BEDROOM TO COVERED LANAI	D/6	D/4	D/5	D/1			
(13)	2'-6" X 6'-8"	1 5/8" THK. INTERIOR POCKET DOOR	MASTER BEDROOM TO MASTER BATH	D/8	D/5	D/8	D/8			
(14)	2'-4" X 6'-8"	1 5/8" THK. INTERIOR POCKET DOOR	MASTER BATH TOILET ROOM	D/8	D/5	D/8	D/8			
(15)	2'-6" X 6'-8"	1 3/8" THK. INTERIOR POCKET DOOR	MASTER BEDROOM HALL-IN CLOSET	D/8	D/5	D/5	D/8			
(16)	2'-6" X 6'-8"	1 3/8" THK. INTERIOR SWING DOOR	HALL TO MASTER BEDROOM	D/1	D/1	D/1	D/1			
(17)	2'-6" X 6'-8"	1 3/8" THK. INTERIOR SWING DOOR	HALL TO BEDROOM #2	D/1	D/1	D/1	D/1			
(18)	2'-6" X 6'-8"	1 5/8" THK. INTERIOR POCKET DOOR	BEDROOM #2 HALL-IN CLOSET	D/8	D/8	D/5	D/8			
(19)	2'-6" X 6'-8"	1 3/8" THK. INTERIOR SWING DOOR	HALL TO BATH #2	D/1	D/1	D/1	D/1			
(20)	2'-6" X 6'-8"	1 3/8" THK. INTERIOR SINGLE-FOLD DOOR	LINEN CLOSET	D/2		D/2	D/2	D/2		
(21)	6'-0" X 8'-0"	1 3/8" THK. INTERIOR BI-FOLD DOOR	LAUNDRY CLOSET	D/2		D/2	D/2	D/2		

NOTE:
DOOR SIZES SHOWN ARE NOMINAL SIZES. VERIFY NET SIZES WITH OWNER AND/OR BY REFERRING TO THE DETAILS & FOR THE MANUFACTURERS SPECIFICATIONS

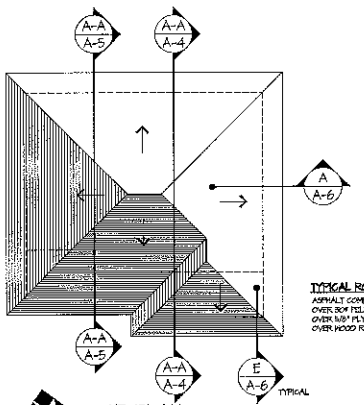
SLIDING GLASS DOOR SPECIFICATIONS:
MILGARD MONTECITO SERIES WHITE VINYL SLIDING GLASS DOOR SYSTEM W/ STAINLESS STEEL ROLLERS. GLAZING TO BE 1/4" CLEAR TEMPERED GLASS. UNDERCUT TO ALLOW FOR DIRTY BLINDS SCREENS. HANDLES TO BE SPECIFIED (VERIFY WITH OWNER)

INSTALLATION NOTES:
INSTALL "TYVEK HOMEWRAP" PRIOR TO INSTALLING SIDING AND ALL EXTERIOR DOORS. AFTER INSTALLING THE DOORS, INSTALL "WINDOW WRAP" FLASHING TAPE AROUND THE PERIMETER OF THE DOOR FRAMES TO CREATE A WATERPROOF INSTALLATION PRIOR TO THE SIDING AND/OR EXTERIOR TRIM INSTALLATION.

WINDOW SCHEDULE

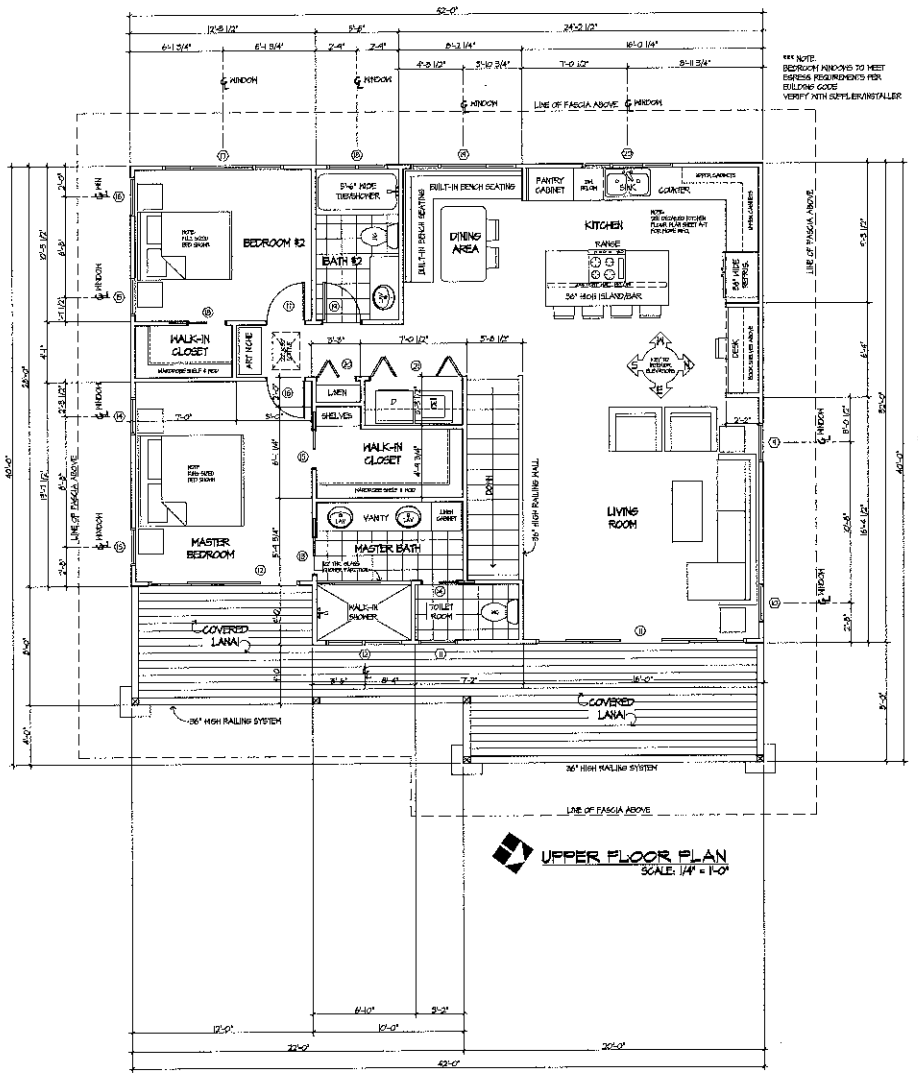
SYMBOL	NOMINAL WINDOW SIZE	DESCRIPTION	LOCATION	JAMB (L)	JAMB (R)	HEAD	T.H.	HARDWARE	FINISH	REMARKS
(1)	2'-6" x 6'-6"	VINYL FRAMED JALOUSIE WINDOW	2-CAR GARAGE	W1	W1	W2	W2	CONFIRM WITH OWNER	CONFIRM WITH OWNER	OBSCURE GLASS, 11 SLAT
(2)	2'-6" x 5'-6"	VINYL FRAMED JALOUSIE WINDOW	2-CAR GARAGE	W1	W1	W2	W2	SEE SPECS.	SEE SPECS.	OBSCURE GLASS, 11 SLAT
(3)	2'-6" x 5'-6"	VINYL FRAMED JALOUSIE WINDOW	2-CAR GARAGE	W1	W1	W2	W2			OBSCURE GLASS, 11 SLAT
(4)	2'-6" x 5'-6"	VINYL FRAMED JALOUSIE WINDOW	2-CAR GARAGE	W1	W1	W2	W2			OBSCURE GLASS, 11 SLAT
(5)	8'-0" x 1'-8"	VINYL FRAMED JAL/JAL/JAL/JAL WINDOW	WORKSHOP	W1	W1	W2	W2			OBSCURE GLASS, 9 SLAT
(6)	2'-4" x 3'-0"	VINYL FRAMED JALOUSIE WINDOW	BATH #3	W1	W1	W2	W2			OBSCURE GLASS, 10 SLAT
(7)	2'-6" x 4'-0"	VINYL FRAMED JALOUSIE WINDOW	BEDROOM #3	W1	W1	W2	W2			13 SLAT
(8)	2'-6" x 4'-0"	VINYL FRAMED JALOUSIE WINDOW	BEDROOM #3	W1	W1	W2	W2			15 SLAT
(9)	3'-4" x 4'-0"	VINYL FRAMED JALOUSIE WINDOW	LIVING ROOM	W1	W1	W3	W2			15 SLAT
(10)	2'-6" x 4'-6"	VINYL FRAMED JALOUSIE WINDOW	LIVING ROOM	W1	W1	W2	W2			15 SLAT
(11)	2'-0" x 2'-0"	VINYL FRAMED JALOUSIE WINDOW	MSTR. TOILET RM.	W1	W1	W2	W2			OBSCURE GLASS, 6 SLAT
(12)	3'-0" x 2'-0"	VINYL FRAMED JALOUSIE WINDOW	MSTR. BATH SHWR.	W1	W1	W2	W2			OBSCURE GLASS, 6 SLAT
(13)	2'-0" x 4'-6"	VINYL FRAMED JALOUSIE WINDOW	MASTER BEDROOM	W1	W1	W2	W2			15 SLAT
(14)	3'-6" x 4'-6"	VINYL FRAMED JALOUSIE WINDOW	MASTER BEDROOM	W1	W1	W2	W2			15 SLAT
(15)	2'-6" x 4'-6"	VINYL FRAMED JALOUSIE WINDOW	BEDROOM #2	W1	W1	W2	W2			15 SLAT
(16)	2'-6" x 4'-6"	VINYL FRAMED JALOUSIE WINDOW	BEDROOM #2	W1	W1	W2	W2			15 SLAT
(17)	8'-0" x 4'-6"	VINYL FRAMED JAL/FIXED GLASS/JAL WINDOW	BEDROOM #2	W1	W1	W2	W2			15 SLAT, 24" WIDE JALOUSIES
(18)	4'-0" x 2'-0"	VINYL FRAMED JALOUSIE WINDOW	BATH #2	W1	W1	W2	W2			OBSCURE GLASS, 6 SLAT
(19)	11'-0" x 4'-6"	VINYL FRAMED JAL/FIXED GLASS/JAL WINDOW	DINING NOOK	W1	W1	W2	W2			15 SLAT, 24" WIDE JALOUSIES
(20)	8'-0" x 5'-0"	VINYL FRAMED JAL/JAL/JAL WINDOW	KITCHEN	W1	W1	W2	W2			14 SLAT, HEADER HEIGHT = 6'4"

1. WINDOW SIZES SHOWN ARE NOMINAL SIZES. VERIFY NET SIZES BY REFERRING TO THE PLANS AND THE DETAILS AND SPECIFICATIONS
2. WINDOW HEADER HEIGHT 8'-2 1/2" AT LOWER LEVEL AND 9'-4 1/2" AT UPPER LEVEL UNLESS NOTED OTHERWISE
3. GLASS SHALL BE 1/4" THICK MINIMUM UNLESS OTHERWISE NOTED.
4. ALL GLASS SHALL BE CLEAR UNLESS NOTED OTHERWISE AS OBSCURE.
5. INSTALL "TYVEK HOMEWRAP" PRIOR TO INSTALLING THE WINDOWS
6. AFTER INSTALLING THE WINDOWS INSTALL "WINDOW WRAP" FLASHING TAPE AROUND THE PERIMETER OF THE WINDOW FRAMES TO CREATE A WATERPROOF INSTALLATION PRIOR TO SIDING INSTALLATION "WINDOW WRAP" FLASHING TAPE MANUFACTURED BY: MFM BUILDING PRODUCTS CORP., COSHOCTON, OHIO



ROOF PLAN
& KEY TO SECTIONS
N.T.S.

TYPICAL ROOF CONSTRUCTION
ASPHALT COMPOSITION SHINGLE ROOFING OVER 30# FELT UNDERLAYMENT OVER 1/8" PLYWOOD ROOF SHEATHING, OVER WOOD RAFTER FRAMING 24" O.C.



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

NOTES:
1. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AT SITE PRIOR TO COMMENCEMENT OF CONSTRUCTION.
2. ALL OMISSIONS OR CONFLICTS BETWEEN THE VARIOUS ELEMENTS OF THE WORKING SIZED DRAWINGS AND/OR THE SPECIFICATIONS SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGNER OR ARCHITECT BEFORE PROCEEDING WITH ANY WORK INVOLVED.
3. ALL WALL DIMENSION ARE FACE OF STUD TO FACE OF STUD UNLESS OTHERWISE NOTED.
4. DO NOT SCALE THE DRAWINGS.

PERMIT ISSUED: 11/6/14
PERMIT ISSUED: 11/6/14
REVISION DATES:

TIMOTHY N. BRADLEY
REGISTERED PROFESSIONAL ARCHITECT
No. 5124
STATE OF HAWAII

SERVICES PROVIDED:

THESE PLANS AND IDEAS PRESENTED ON THEM ARE THE PROPERTY OF THE ARCHITECT AND ARE NOT TO BE USED IN WHOLE OR IN PART FOR ANY OTHER PROJECT WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT

PROPOSED NEW RESIDENCE
FOR THOMAS & BARBARA TROMBLEY

DESIGN CONSULTANTS: design consultants
PO BOX 45, KILAUEA, HAWAII 96754 P (808) 828-1333 F (808) 828-2080

SHEET:
A-3

LOAD PATH AND UPLIFT TIES:

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH SECTION R804 COMPLETE LOAD PATH AND UPLIFT TIES OF THE 2006 INTERNATIONAL RESIDENTIAL CODE (IRC) FOR ALL FRAMING EXECUTION.
2. BLOCKING, BRIDGING, STRAPS, APPROVED FRAMING ANCHORS, AND/OR MECHANICAL FASTENERS SHALL BE DESIGNED AND INSTALLED TO PROVIDE CONTINUOUS TIES FROM THE ROOF TO THE FOUNDATION SYSTEM.
3. SHEET METAL CLAMPS, TIES AND/OR CLIPS, SHALL BE FORMED OF GALVANIZED SHEET AND OTHER APPROVED CORROSION-RESISTANT OR NON-CORROSIVE MATERIAL INSTALLED ACCORDING TO THE MANUFACTURER'S SPECIFICATIONS. UPLIFT TIE STRAPS SHALL BE SPACED AT 48" O.C. TO CREATE THE COMPLETE LOAD PATH. UPLIFT TIE STRAPS SHALL MEET THE REQUIREMENTS OF SECTION R602.3 OF THE 2006 IRC.

CONSTRUCTION CONNECTOR NOTES

1. POSITION ALL FOUNDATION STRAPS, ANCHORS, AND EMBEDDED ITEMS AS TO NOT INTERFERE WITH DOORS, WINDOWS, AND FRAMING MEMBERS. NOTCHES INTO FACE OF FRAMING MEMBERS AS NECESSARY AS TO PREVENT PROFILES AND SHAPES FROM "TELEGRAPHING" THROUGH FINISH MATERIALS.
2. THE SIZE AND NUMBER OF NAILS IN METAL HOOD FRAMING CONNECTORS (SIMPSON STRONG-TIE OR EQUAL) SHALL BE ACCORDING TO THE MANUFACTURERS LATEST CATALOG.
3. ALL CONNECTOR REFERENCES ARE FROM THE "SIMPSON STRONG-TIE COMPANY, INC" CONSTRUCTION CONNECTORS CATALOG, LATEST PRINTING. THIS CATALOG IS INCLUDED, BY REFERENCE, AS A PART OF THESE CONSTRUCTION DRAWINGS AND SPECIFICATIONS. APPROVED EQUALS SHALL HAVE MATCHING OR EXCEEDING ICBO RATINGS.
4. ALL EXPOSED BOLTS, FASTENERS, BRACES, HARDWARE SHALL BE HOT-DIP GALVANIZED AND SHALL CONFORM TO TO ASTM A307. BOLT HOLES SHALL BE 1/16" LARGER THAN THE BOLT DIAMETER. USE STANDARD SIZE CUT FLAT WASHERS UNDER BOLT HEADS AND NUTS.

ROOF INSULATION NOTES

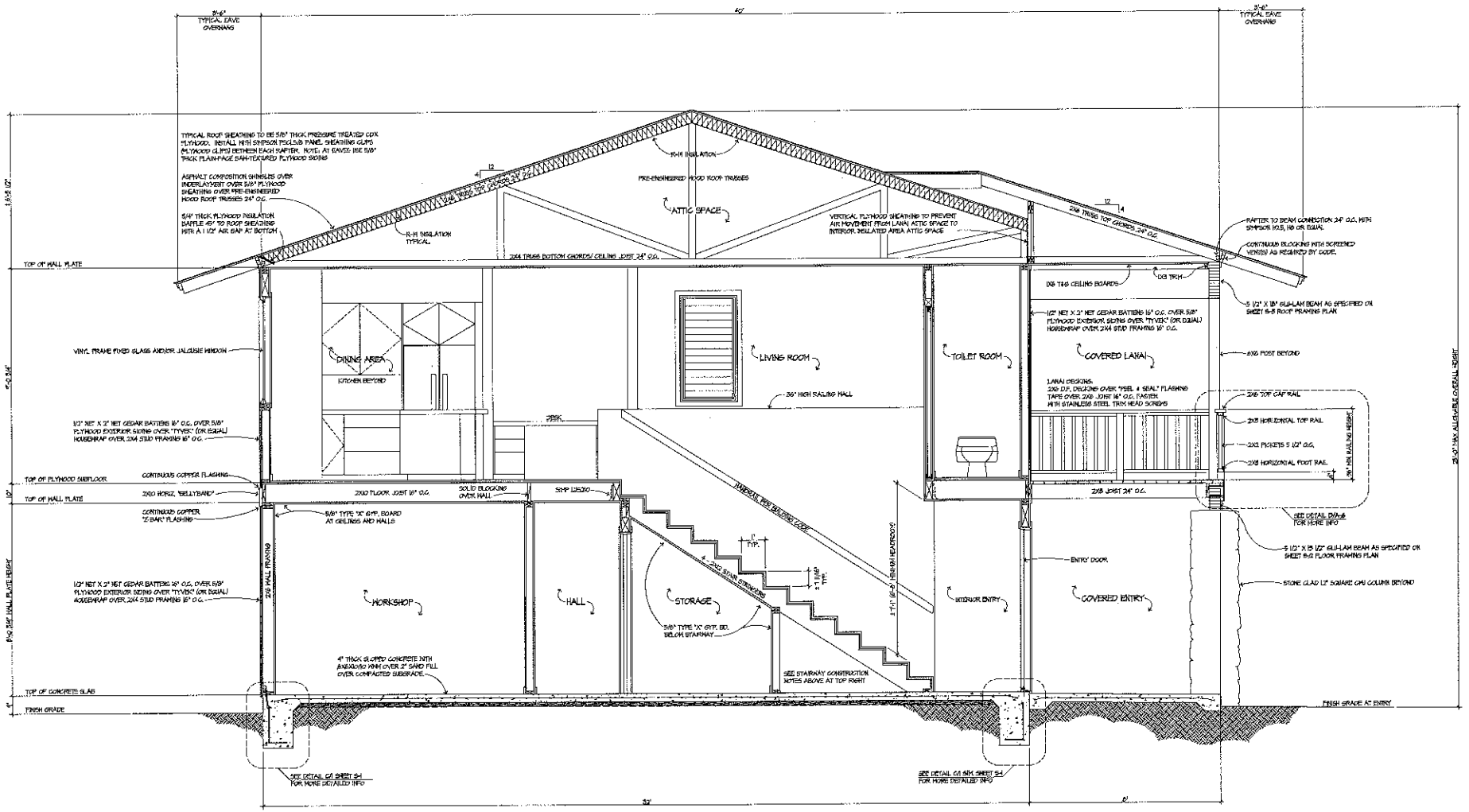
1. INSTALL R-11 BUILDING INSULATION DIRECTLY BELOW THE PLYWOOD ROOF SHEATHING BETWEEN THE 2X6 TRUSS TOP CHORDS. INSTALL THE INSULATION WITH THE ATTACHMENT "TABS" STAPLED/ATTACHED TO THE BOTTOM OF THE TRUSS TOP CHORDS. DO NOT ATTACH TO THE SIDES OF THE TRUSS TOP CHORDS.
2. INSTALLATION REQUIREMENTS FOR R-11 INSULATION ONLY APPLIES TO AREAS WITH ROOF FRAMING OVER INTERIOR LIVING SPACE. INSTALL PLYWOOD SHEATHED FRAMING (AIR BARRIER) BETWEEN LIVING AREA ATTIC SPACE AND LANAI ATTIC SPACE.

EXTERIOR SIDING AND TRIM NOTES

1. INSTALL "TYVEK" OR EQUAL HOUSEWRAP VAPOR BARRIER UNDER EXTERIOR PLYWOOD SIDING. INSTALL "FSEL AND SEAL" OR EQUAL FLASHING TAPE AT ALL WINDOW AND DOOR OPENINGS FOR A WATER-TIGHT INSTALLATION PRIOR TO INSTALLING EXTERIOR PLYWOOD SIDINGS, TRIMS, FINISH SYSTEMS, ETC.
2. ALL EXTERIOR EXPOSED BUILDING TRIM, WINDOW TRIM, DOOR TRIM, BATTENS, BELLYBANDS, ETC. SHALL BE PRE-PRIMED CEDAR, SIZES WITH SAW-TEXTURED FACE. LIGHTLY SAND SAW-TEXTURED PLYWOOD SIDING AND EXTERIOR TRIMS BEFORE PAINTING FOR A UNIFORM TEXTURED SURFACE.

INTERIOR STAIRWAY CONSTRUCTION NOTES:

1. TYPICAL INTERIOR STAIR CONSTRUCTION. TREADS AND RISERS: 3/4" PLYWOOD OVER 4-STRINGERS FROM 2X12. TREADS AND RISERS: 10" MINIMUM TREAD RUN. 7 3/4" MAXIMUM RISER RISE.
2. INSTALL CONTINUOUS BLOCKING IN WALL FRAMING ALONG SIDE EACH OUTSIDE STAIR STRINGER. INSTALL A 3/4 SPACER BETWEEN THE OUTSIDE STRINGERS AND THE WALL FRAMING.
3. TYPICAL TREAD RUN: 22"
4. TYPICAL RISER RISE: ± 7 11/16" TOTAL OVERALL RISE: 8'-3 1/2" 24 RISERS)
5. SAW AND SCRATCH TREADS AND RISERS TO EACH OTHER AND TO STRINGERS
6. 6'-8" MINIMUM HEADROOM
7. HANDRAILS: THE TOP OF THE HANDRAILS SHALL BE PLACED NOT LESS THAN 34" NOR MORE THAN 38" ABOVE THE NOSING OF TREADS. THE HANDGRIP PORTION SHALL NOT BE LESS THAN 1 1/4" NOR MORE THAN 2" AND THE SHAPE SHALL PROVIDE AN EQUIVALENT SMOOTH GRIPPING SURFACE WITH NO SHARP CORNERS.
8. GUARDRAILS/RAILING WALLS: AT STAIRS AND UNGLORED FLOORS, 36" MINIMUM HEIGHT.
9. 1 HOUR CONSTRUCTION FOR STORAGE UNDER STAIRWAYS. WALLS, CEILINGS, AND SOFFITS LINED WITH 1/2" MINIMUM THICK GYPSUM BOARD.



A-A / A-4 DETAILED BUILDING CROSS SECTION

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

DESIGN CONSULTANTS: PO BOX 48, KILAUEA, HAWAII 96754 P (808) 828-1823 F (808) 828-2280
design consultants

PROPOSED NEW RESIDENCE
FOR THOMAS & BARBARA TROMBLEY

TIMOTHY M. BRADLEY
REGISTERED PROFESSIONAL ARCHITECT
No. 5124
EXPIRES 4/30/15

THESE PLANS ARE PROPERTY OF THE DESIGNER AND CONSTRUCTION OF ANY PART OF THESE PLANS WITHOUT THE WRITTEN PERMISSION OF THE DESIGNER IS PROHIBITED

PERMIT DATE: 11/26/14
RESUBMITTED DATE: 11/26/14
REVISIONS DATES:

SHEET: A-4

LOAD PATH AND UPLIFT TIES:

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH "SECTION R324 COMPLETE LOAD PATH AND UPLIFT TIES" OF THE 2006 INTERNATIONAL RESIDENTIAL CODE (IRC) FOR ALL FRAMING EXECUTION.
2. BLOCKING, BRIDGING, STRAPS, APPROVED FRAMING ANCHORS, AND/OR MECHANICAL FASTENERS SHALL BE DESIGNED AND INSTALLED TO PROVIDE CONTINUOUS TIES FROM THE ROOF TO THE FOUNDATION SYSTEM.
3. SHEET METAL CLAMPS, TIES AND/OR CLIPS, SHALL BE FORMED OF GALVANIZED STEEL AND OTHER APPROVED CORROSION-RESISTANT OR NON-CORRODING MATERIAL INSTALLED ACCORDING TO THE MANUFACTURER'S SPECIFICATIONS. UPLIFT TIE STRAPS SHALL BE SPACED AT 48" O.C. TO CREATE THE COMPLETE LOAD PATH. "UPLIFT" TIE STRAPS SHALL MEET THE REQUIREMENTS OF SECTION R602.11 OF THE 2006 IRC.

CONSTRUCTION CONNECTOR NOTES:

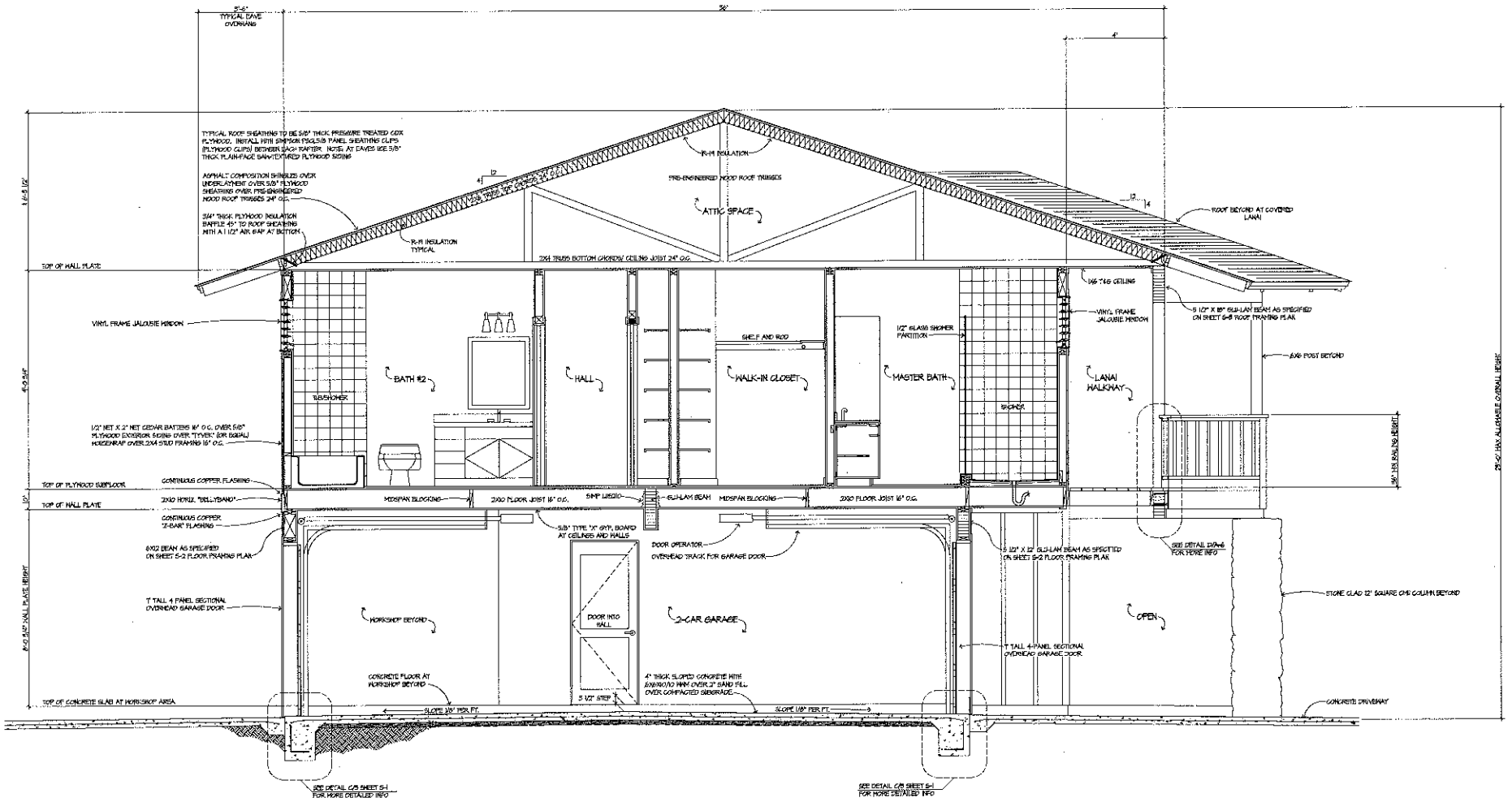
1. POSITION ALL FOUNDATION STRAPS, ANCHORS, AND EMBEDDED ITEMS AS TO NOT INTERFERE WITH DOORS, WINDOWS, AND FRAMING MEMBERS. MORTISE INTO FACE OF FRAMING MEMBERS AS NECESSARY AS TO PREVENT PROTUDES AND SHAPES FROM "TELEGRAPHING" THROUGH FINISH MATERIALS.
2. THE SIZE AND NUMBER OF NAILS IN METAL WOOD FRAMING CONNECTORS (SIMPSON STRONG-TIE OR EQUAL) SHALL BE ACCORDING TO THE MANUFACTURERS LATEST CATALOG.
3. ALL CONNECTOR REFERENCES ARE FROM THE "SIMPSON STRONG-TIE COMPANY, INC" CONSTRUCTION CONNECTORS CATALOG, LATEST PRINTING. THIS CATALOG IS INCLUDED, BY REFERENCE, AS A PART OF THESE CONSTRUCTION DRAWINGS AND SPECIFICATIONS. APPROVED EQUALS SHALL HAVE MATCHING OR EXCEEDING ICBO RATINGS.
4. ALL EXPOSED BOLTS, FASTENERS, BRACES, HARDWARE SHALL BE HOT-DIP GALVANIZED AND SHALL CONFORM TO ISO ASTM A307. BOLT HOLES SHALL BE 1/16" LARGER THAN THE BOLT DIAMETER. USE STANDARD SIZE CUT FLAT WASHERS UNDER BOLT HEADS AND NUTS.

ROOF INSULATION NOTES:

1. INSTALL R-19 BLOWN INSULATION DIRECTLY BELOW THE PLYWOOD ROOF SHEATHING BETWEEN THE 2X6 TRUSS TOP CHORDS. INSTALL THE INSULATION WITH THE ATTACHMENT "TABS" STAPLED/ATTACHED TO THE BOTTOM OF THE TRUSS TOP CHORDS. DO NOT ATTACH TO THE SIDES OF THE TRUSS TOP CHORDS.
2. INSTALLATION REQUIREMENTS FOR R-19 INSULATION ONLY APPLIES TO AREAS WITH ROOF FRAMING OVER INTERIOR LIVING SPACE. INSTALL PLYWOOD SHEATHED FRAMING (AS BARRIER) BETWEEN LIVING AREA ATTIC SPACE AND LANAI ATTIC SPACE.

EXTERIOR SIDING AND TRIM NOTES:

1. INSTALL "TYVEK" OR EQUAL MOISTURE VAPOR BARRIER UNDER EXTERIOR PLYWOOD SIDING. INSTALL "FLEE AND SEAL" OR EQUAL FLASHING TAPE AT ALL WINDOW AND DOOR OPENINGS FOR A WATER-TIGHT INSTALLATION PRIOR TO INSTALLING EXTERIOR PLYWOOD SIDINGS, TRIMS, FINISH SYSTEMS, ETC.
2. ALL EXTERIOR EXPOSED BULKING TRIM, WINDOW TRIM, DOOR TRIM, BATTENS, BELLYBANDS, ETC. SHALL BE PRE-PRIMED CEDAR SIDUS MILL SAW-TEXTURED FACE. LIGHTLY SAND SAW-TEXTURED PLYWOOD SIDING AND EXTERIOR TRIMS BEFORE PAINTING FOR A UNIFORM TEXTURED SURFACE.



A-A / A-5 DETAILED BUILDING CROSS SECTION

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

DESIGN CONSULTANTS P.O. BOX 48, KILAUEA, HAWAII 96754 P (808) 828-1933 F (808) 828-0080

design consultants

PROPOSED NEW RESIDENCE
FOR THOMAS & BARBARA TROMBLEY

PRINT DATE: 11-6-14
REVISED SET DATE: 11-8-14
REVISION DATES:

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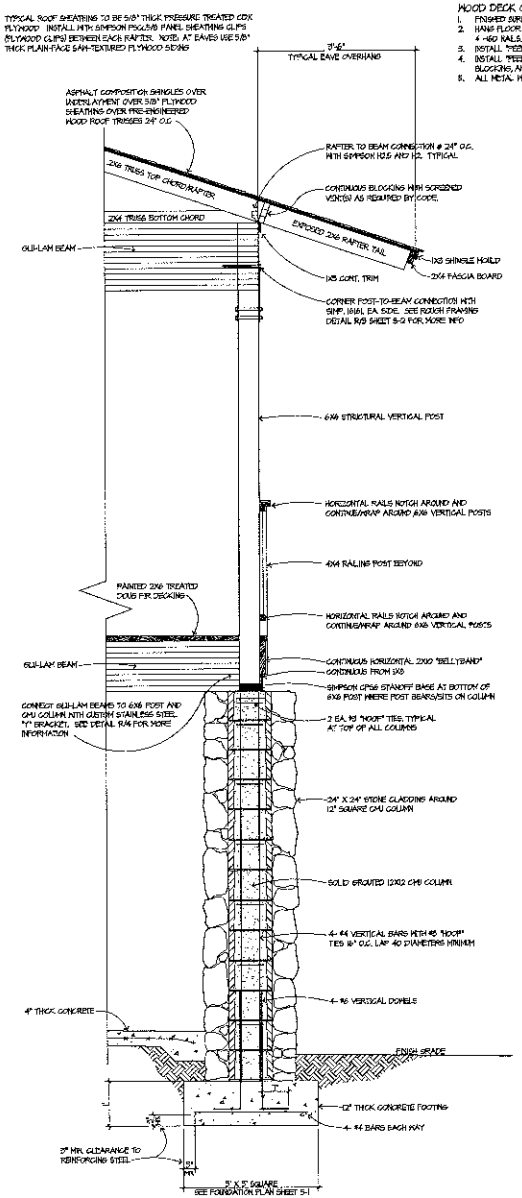
TIMOTHY N. BEASLEY REGISTERED PROFESSIONAL ARCHITECT No. 5124 STATE OF HAWAII EXPIRES 4/30/16

SHEET: A-5

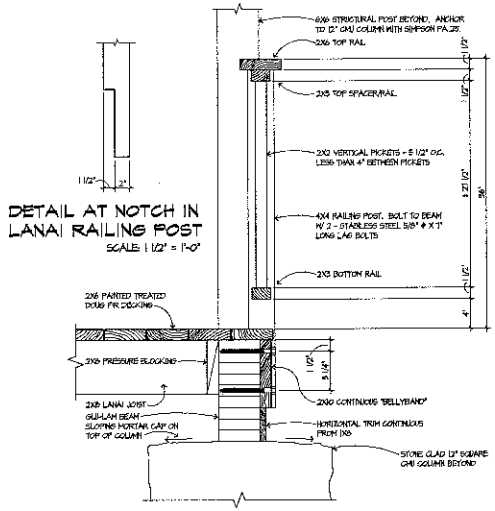


E A-6 CROSS SECTION AT COLUMN & POST & BEAMS

SCALE: 3/4 = 1'-0"

WOOD DECK CONSTRUCTION NOTES

1. FINISHED SURFACE OR WOOD DECK SHALL BE 2X6 TREATED DOUGLAS FIR DECKING FASTENED WITH TYPE 316 STAINLESS STEEL NAILS. 2 NAILS AT EACH JOIST CROSSING.
2. HANG FLOOR JOISTS FROM BEAMS AND/OR LEDGERS USING PRESSURE BLOCKING THE SAME SIZE AS JOIST. FACE NAIL EACH PRESSURE BLOCK TO BUILDING FRAMING WITH 4 -16D NAILS. SIDE NAIL JOIST TO EACH PRESSURE WITH 5 -16D NAILS. FASTEN LEDGERS TO BUILDING FRAMING WITH 16D NAILS 12" O.C. STAGGERED
3. INSTALL TYVEK AND SEAL® OR EQUAL FLASHING MEMBRANE BETWEEN ALL WOOD AND MASONRY CONTACT SURFACES
4. INSTALL TYVEK AND SEAL® OR EQUAL FLASHING MEMBRANE TAPE BETWEEN ALL WOOD-TO-WOOD CONNECTIONS INCLUDING BUT NOT LIMITED TO BETWEEN TOPS OF JOISTS, BLOCKING, AND BEAMS AND THE BOTTOM OF THE WOOD DECKING.
5. ALL METAL WOOD-TO-WOOD AND WOOD-TO-CONCRETE & MASONRY FASTENERS AND CONNECTORS SHALL BE TYPE 316 STAINLESS STEEL.

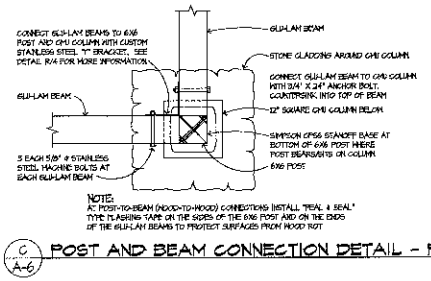


DETAIL AT NOTCH IN LANAI RAILING POST

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

D A-6 SECTION DETAIL AT LANAI RAILING

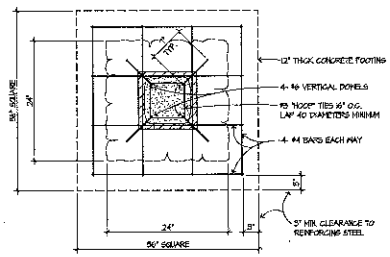
SCALE: 1 1/2" = 1'-0"



NOTE:
AT POST-TO-BEAM (WOOD-TO-WOOD) CONNECTIONS INSTALL "PEEL & SEAL" TYPE FLASHING TAPE ON THE SIDES OF THE 6X6 POST AND ON THE ENDS OF THE GLU-LAM BEAMS TO PROTECT SURFACES FROM WOOD ROT.

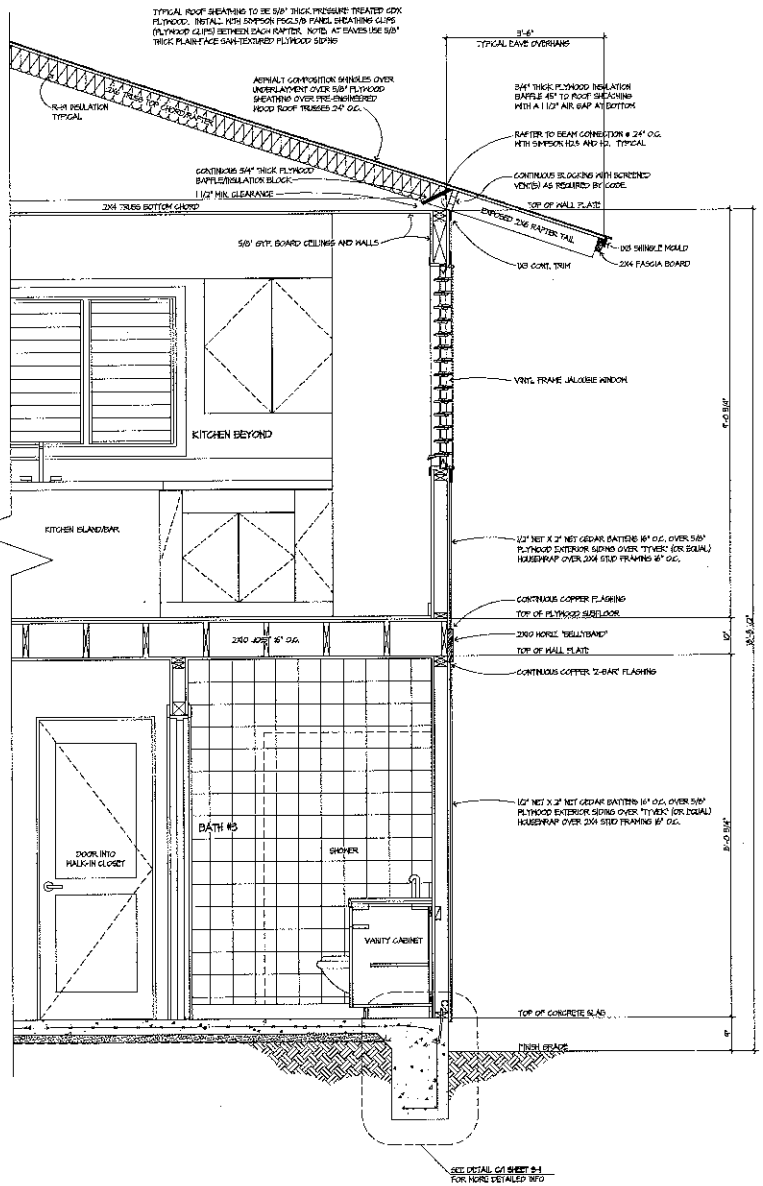
C A-6 POST AND BEAM CONNECTION DETAIL - PLAN VIEW

SCALE: 1" = 1'-0"



B A-6 CMU COLUMN FOOTING DETAIL - PLAN VIEW

SCALE: 1" = 1'-0"



A A-6 DETAILED BUILDING WALL SECTION

SCALE: 3/4 = 1'-0"

DESIGN CONSULTANTS PO BOX 45, KILAUEA HAWAII 96754 P (808) 828-1933 F (808) 828-2090
design consultants

PROPOSED NEW RESIDENCE
FOR THOMAS & BARBARA TROMBLEY

PERMIT ISSUED 11/6/14
PERMISSION FOR USE 11/6/14
REVISION DATES

WILLIAM H. BRADLEY REGISTERED PROFESSIONAL ARCHITECT No. 5124 HAWAII, U.S.A.

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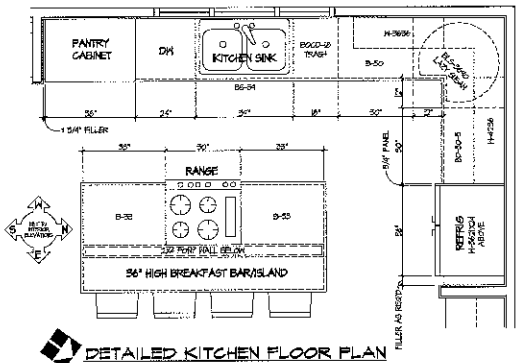
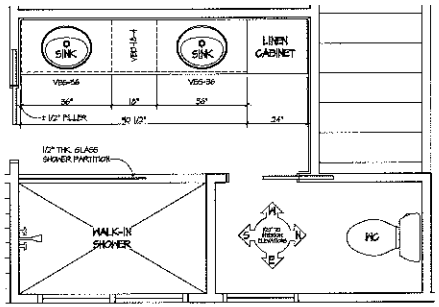
SHEET: A-6



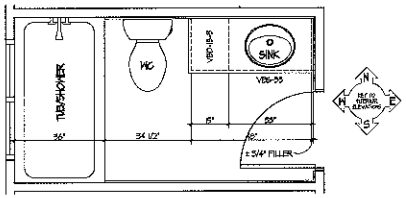
DETAILED KITCHEN FLOOR PLAN

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



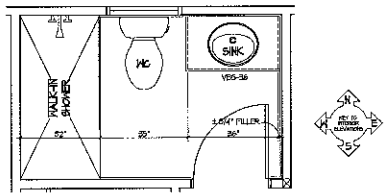
DETAILED MASTER BATH FLOOR PLAN

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



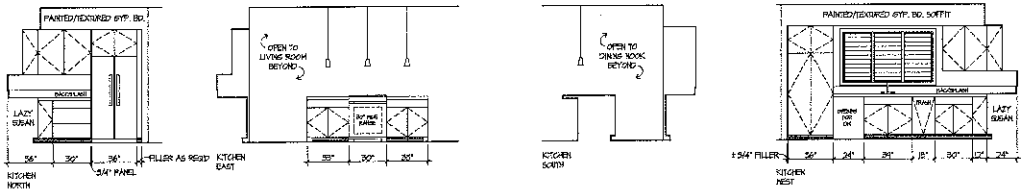
DETAILED BATH #2 FLOOR PLAN

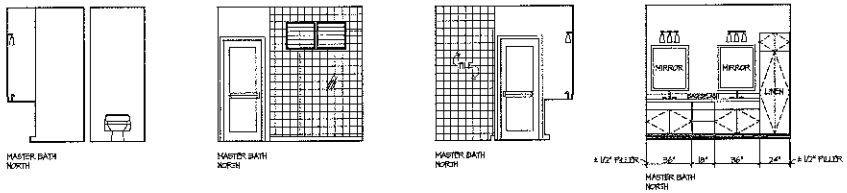
SCALE: 1/2" = 1'-0"

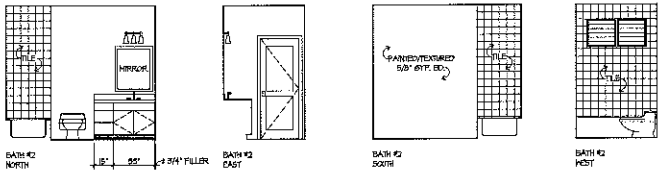


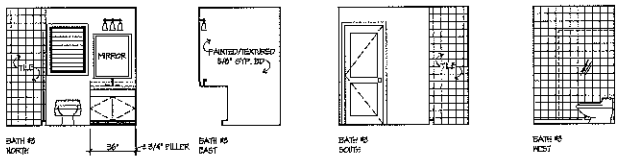
DETAILED BATH #3 FLOOR PLAN

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









INTERIOR ELEVATIONS

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

design consultants
DESIGN CONSULTANTS PO BOX 46, KILAUEA HAWAII 96754 P (808) 828-1933 F (808) 828-2020

PROPOSED NEW RESIDENCE
FOR THOMAS & BARBARA TROMBLEY

TIMOTHY M. BRADLEY EXPIRES 4/30/16
REGISTERED PROFESSIONAL ARCHITECT No. 5124 HAWAII, U.S.A.

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PERMIT ISSUED: 11/6/14

REVISED PERMIT DATE: 11/6/14

REVISION DATES:

SHEET: A-7

GENERAL NOTES

1. CODE REQUIREMENTS. BUILDING CONSTRUCTION SHALL BE IN ACCORDANCE WITH ALL REQUIREMENTS OF THE 2006 INTERNATIONAL RESIDENTIAL CODE (IRC), THE UNIFORM MECHANICAL CODE, UNIFORM PLUMBING CODE, NATIONAL ELECTRICAL CODE, ALL AS ADOPTED BY THE COUNTY OF KAUAI, ALL OTHER COUNTY OF KAUAI BUILDING, PLUMBING, AND ELECTRICAL ORDINANCES, ANY AND ALL OTHER APPLICABLE CODES, AND ORDINANCES AS REQUIRED BY ANY AUTHORITIES HAVING JURISDICTION OVER THE PROJECT. APPROVAL OF PLANS BY COUNTY OF KAUAI AGENCIES HAVING JURISDICTION OVER THE PROJECT SHALL NOT BE CONSTRUED TO BE A PERMIT FOR, OR AN APPROVAL OF ANY VIOLATION OF ANY OF THE PROVISIONS OF THESE CODES. THE "APPROVED JOBSITE COPY" OF THE PLANS SHALL NOT BE CHANGED, MODIFIED, OR ALTERED WITHOUT AUTHORIZATION FROM THE COUNTY OF KAUAI BUILDING OFFICIAL.

2. THE CONTRACT ARCHITECTURAL AND STRUCTURAL DRAWINGS REPRESENT THE FINISHED STRUCTURE. THEY DO NOT INDICATE THE METHOD OF CONSTRUCTION.

3. THE CONTRACTOR SHALL VERIFY ALL NOTES, DIMENSIONS, AND CONDITIONS AT THE SITE PRIOR TO CONSTRUCTION.

4. SPECIFIC NOTES AND DETAILS ON THE DRAWINGS SHALL TAKE PRECEDENCE OVER GENERAL STRUCTURAL NOTES AND TYPICAL DETAILS. WHERE NO SPECIFIC DETAILS, SECTIONS, OR NOTES ARE SHOWN, CONSTRUCTION SHALL CONFORM TO TYPICAL DETAILS, SECTIONS, AND NOTES AND SIMILAR WORK AND SITUATIONS ON THE PROJECT UNLESS NOTED OTHERWISE. MODIFY TYPICAL DETAILS AS DIRECTED BY THE ARCHITECT AND/OR ENGINEER TO MEET SPECIAL CONDITIONS.

5. THE DRAWINGS AND WRITTEN SPECIFICATIONS FOR MATERIALS AND SERVICES SHALL BE LOOKED UPON AS BEING COMPLIMENTARY. IN GENERAL, WHAT IS CALLED FOR IN ONE, SHALL BE ASSUMED AS BEING CALLED FOR IN THE OTHER UNLESS NOTED AND/OR SPECIFIED OTHERWISE. WHEN ONE IS FOUND TO BE IN CONFLICT WITH THE OTHER, THE SPECIFICATIONS SHALL TAKE PRECEDENCE OVER THE DRAWINGS, INCLUDING BUT NOT LIMITED TO DETAILS AND NOTES.

6. THE CONTRACTOR SHALL TAKE ALL MEASURES NECESSARY TO PROTECT THE STRUCTURE DURING CONSTRUCTION INCLUDING BUT NOT LIMITED TO PROVIDING ADEQUATE SHORING AND TEMPORARY LATERAL BRACING AS REQUIRED FOR ALL STRUCTURAL MEMBERS DURING ALL PHASES OF CONSTRUCTION UNTIL ALL PERMANENT CONNECTIONS HAVE BEEN MADE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN AND IMPLEMENTATION OF ALL SCAFFOLDING, BRACING, SHORING, ETC. OBSERVATION VISITS TO THE SITE BY THE ARCHITECT AND/OR ENGINEER SHALL NOT INCLUDE INSPECTION OF THE ABOVE ITEMS. THE ARCHITECT AND/OR ENGINEER WILL NOT BE RESPONSIBLE FOR THE CONTRACTOR'S MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES OF CONSTRUCTION, NOR WILL THE ARCHITECT OR THE ENGINEER BE RESPONSIBLE FOR CONSTRUCTION SITE SAFETY, OR THE SAFETY PRECAUTIONS AND PROGRAMS INCIDENT THERETO.

7. TEMPORARILY STACKED CONSTRUCTION MATERIALS SHALL BE SPREAD OUT ON FRAMED FLOORS AND ROOFS SO AS NOT TO EXCEED THE DESIGN LOAD.

8. IT IS THE CONTRACTOR'S RESPONSIBILITY TO IDENTIFY ALL DISCREPANCIES, OMISSIONS, AND/OR CONFLICTS BETWEEN THE VARIOUS ELEMENTS OF THE WORKING DRAWINGS AND/OR SPECIFICATIONS. ANY DISCREPANCIES, OMISSIONS, OR CONFLICTS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT, ENGINEER, AND/OR OWNER AT THE TIME THEY ARE NOTED AND BEFORE PROCEEDING WITH ANY WORK INVOLVED.

9. DIMENSIONS TAKE PRECEDENCE OVER SCALED DRAWINGS. WHEN SCALING DRAWINGS, VERIFY ALL DIMENSIONS ON DRAWINGS WITH THE ARCHITECT AND/OR THE ENGINEER AND/OR THE OWNER PRIOR TO PROCEEDING WITH THE WORK.

10. OBSERVATION VISITS TO THE SITE BY THE ARCHITECT, ENGINEER, OWNER AND/OR OWNER'S REPRESENTATIVE THEREOF SHALL NOT BE CONSTRUED AS AN INSPECTION NOR APPROVAL OF CONSTRUCTION.

11. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ARCHITECT AND/OR ENGINEER OF ANY CONDITIONS THAT MIGHT ENDANGER THE STABILITY OF THE STRUCTURE OR CAUSE VISIBLE DISTRESS IN THE STRUCTURE.

12. ALL WORK SHALL BE IN COMPLIANCE WITH ALL DRAWINGS, DETAILS, AND SPECIFICATIONS WITHOUT EXCEPTION, AND SHALL CONFORM TO THE BEST INDUSTRY STANDARDS AND PRACTICES PREVAILING IN THE VARIOUS TRADES COMPRISING THE WORK.

13. THE CONTRACTOR SHALL BE RESPONSIBLE TO PERFORM COORDINATION WITH STATE AND LOCAL AUTHORITIES AND UTILITY COMPANIES.

14. THE CONTRACTOR SHALL COORDINATE BETWEEN SUBCONTRACTORS, SUPPLIERS, ETC., REVIEW AND APPROVE ALL SHOP DRAWINGS AS NECESSARY, VERIFY ROUGH OPENINGS AND ROUGH-IN REQUIREMENTS, EQUIPMENT AND FIXTURE LISTS, AND SPECIFICATIONS TO INSURE COMPATIBILITY AND COMPLIANCE WITH THE INTENT OF THE CONSTRUCTION DOCUMENTS.

15. THE CONTRACTOR SHALL PROVIDE TEMPORARY SANITARY TOILET FACILITIES THROUGHOUT THE CONSTRUCTION. CHEMICAL TOILETS SHALL BE OF AN APPROVED TYPE AND SHALL BE SERVICED REGULARLY TO PREVENT CONTAMINATION OF THE AREA.

16. THE FOLLOWING ENGINEERING AND DESIGN SERVICES ARE NOT A PART OF THESE DRAWINGS AND SHALL BE BY OTHERS: SOILS ENGINEERING, TOPOGRAPHY STUDY AND MAPS, SEPTIC SYSTEM DESIGN AND ENGINEERING, SOLAR SYSTEM DESIGN AND ENGINEERING, GRADING AND DRAINAGE DESIGN AND ENGINEERING, SOUND AND VIDEO SYSTEM DESIGN, HOME AUTOMATION DESIGN AND ENGINEERING, SECURITY AND ALARM SYSTEM DESIGN AND ENGINEERING, POOL AND SPA DESIGN, AND LANDSCAPE AND WATER FEATURE DESIGN AND ENGINEERING SERVICES.

SITE CONSTRUCTION

1. UNLESS A SOILS INVESTIGATION REPORT BY A LICENSED SOILS ENGINEER IS PROVIDED, THE FOUNDATION DESIGN IS BASED UPON AN ASSUMED AVERAGE SOIL BEARING CAPACITY OF 1500 PSF.

2. ALL CONDITIONS OF POTENTIAL INSTABILITY OF EMBANKMENTS, CUT, OR FILL SLOPES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AND/OR ENGINEER.

3. GRADES NOT SPECIFICALLY SHOWN ON THE DRAWINGS SHALL BE ASSUMED AS APPROXIMATE. THE CONTRACTOR SHALL VERIFY EXISTING GRADES ELEVATIONS PRIOR TO THE START OF THE WORK.

4. MAINTAIN BENCH MARKS, MONUMENTS, AND OTHER SOURCE REFERENCE POINTS FOR THE EXECUTION OF THE WORK.

5. LOCATE ALL UTILITIES AS REQUIRED FOR THE PERFORMANCE OF THE WORK.

6. RELOCATE ON SITE UTILITIES FOR THE PERFORMANCE OF THE WORK.

7. THE CONTRACTOR SHALL PROVIDE ALL CLEARING AND GRUBBING AS NECESSARY FOR THE REMOVAL OF ORGANIC MATERIAL AT THE BUILDING SITE LOCATION. CLEAR AREA OF WORK TO A MINIMUM DEPTH OF 8", OR AS REQUIRED TO GET TO SUITABLE SUB-SURFACE.

8. SOIL TYPE SHALL BE NON-EXPANSIVE SOIL. ANY REQUIRED FILL BELOW CONCRETE FOOTINGS AND SLABS SHALL BE COMPACTED TO 95% MINIMUM IN ACCORDANCE WITH ASTM D1557 AND SHALL BE PLACED IN 8" LIFTS. DESIGN SOIL BEARING PRESSURE = 2000 PSF (ASSUMED). THE ARCHITECT AND/OR ENGINEER ACCEPTS NO RESPONSIBILITY FOR SOIL CONDITIONS. NOTE: IT SHALL BE THE OWNER'S RESPONSIBILITY TO VERIFY THE SOIL BEARING PRESSURE AND TO DETERMINE WHETHER UNSUITABLE SOIL CONDITIONS (I.E. EXPANSIVE OR COLLAPSIBLE SOILS, LOOSE FILL, ETC.) EXIST.

9. FILL MATERIAL (IF REQUIRED) SHALL BE SUITABLE IMPORTED OR EXCAVATED MATERIAL FREE OF LUMPS LARGER THAN 6 INCHES, ROCKS LARGER THAN 3 INCHES, AND DEBRIS.

10. UNLESS OTHERWISE NOTED ON THE DRAWINGS, EXTERIOR FOOTINGS SHALL BEAR ON UNDISTURBED SOIL 1'-0" MIN. BELOW UNDISTURBED FINISHED GRADE FOR SINGLE STORY STRUCTURES AND 1'-6" BELOW UNDISTURBED FINISHED GRADE FOR TWO STORY STRUCTURES.

11. ALL FOOTINGS SHALL BEAR ON COMPACTED, FIRM, UNDISTURBED EARTH BELOW ORGANIC SURFACE SOILS.

12. PLUMBING PIPES, ELECTRICAL CONDUITS, FOUNDATION VENTS, AND OTHER SIMILAR BUILDING COMPONENTS SHALL BE PLACED SO AS NOT TO INTERFERE WITH DIRECT LOAD PATH OF COLUMNS AND VERTICAL STRUCTURAL SUPPORTS.

13. THE CONTRACTOR SHALL PROVIDE FINISH GRADING WORK THAT PROVIDES FOR POSITIVE DRAINAGE AWAY FROM AND AROUND BUILDING STRUCTURES, WALKWAYS, PATIOS, LANAIS, ETC. GRADING WORK SHALL CONFORM TO THE CONTOURS AS INDICATED ON THE DRAWINGS AND/OR ADJACENT CONTOURS AND SHALL PROVIDE PROPER DRAINAGE.

14. INSTALL A SEPTIC SYSTEM COMPLYING WITH STATE OF HAWAII DEPARTMENT OF HEALTH REGULATIONS AND APPROVED DRAWINGS. OTHER THAT WHAT MAY BE SHOWN ON THE SITE PLAN DRAWINGS, THE SEPTIC SYSTEM DESIGN AND ENGINEERING IS NOT INCLUDED AS A PART OF THESE DRAWINGS AND SHALL BE BY OTHERS.

EARTHQUAKE ZONE ______ 2 K = 1.33

ALLOWABLE SOIL BEARING ______ 2000 PSF (ASSUMED)

SOIL TREATMENT AND TERMITE BARRIERS

WHERE THE PLATES, SILL AND STRUCTURAL LUMBER OF WOOD FRAME BUILDINGS OR STRUCTURES ARE SUPPORTED DIRECTLY ON THE GROUND BY CONCRETE BLOCKS, A CONCRETE SLAB, OR MASONRY FOUNDATION, EITHER THE SOIL BENEATH THE BUILDING OR STRUCTURE MAY BE CHEMICALLY TREATED AT THE RECOMMENDED LEVEL RATES BY A LICENSED OPERATOR TO CONTROL GROUND TERMITES, OR ANTI-TERMITE SAND OR OTHER TERMITE BARRIERS APPROVED BY THE BUILDING OFFICIAL MAY BE INSTALLED.

DESIGN CONSULTANTS PO BOX 48, KILAUEA HAWAII 96754 P (808) 828-1033 F (808) 524-2080

PROPOSED NEW RESIDENCE

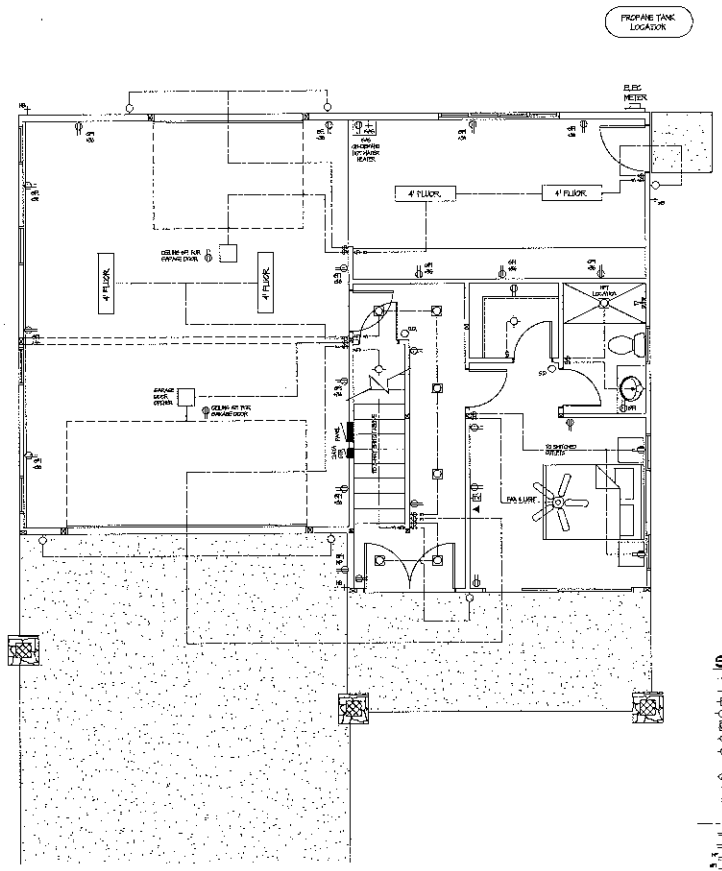
FOR THOMAS & BARBARA TROMBLEY

design consultants

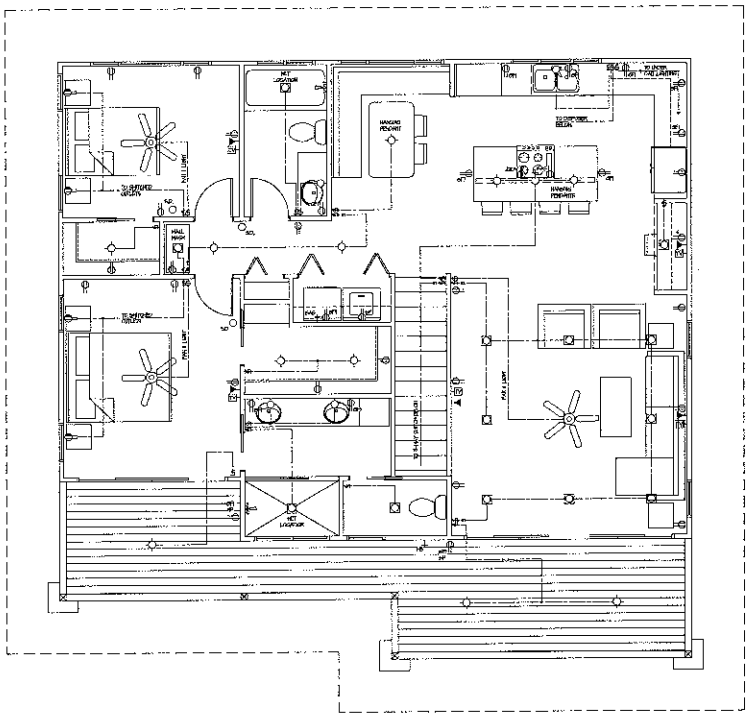
SHEET: A-8

TIMOTHY M. BRADLEY — REGISTERED PROFESSIONAL ARCHITECT — No. 5124 — HAWAII, U.S.A. — EXPIRES 4/30/16

PRINT DATE: 11/6/14



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



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

SYMBOL LEGEND

- TELEPHONE JACK
- INTERCOM
- CABLE TV JACK
- S.D. SMOKE DETECTOR
- RECESSED CAN LIGHT
- SURFACE MOUNTED LIGHT/HANGING PENDANT
- WALL MOUNTED SCONCE
- SPECIALITY DOWNLIGHT
- FLOOD LIGHT
- LIGHT SWITCH
- 3 WAY LIGHT SWITCH
- DIMMER LIGHT SWITCH
- POWER PATH
- 110V OUTLET
- SWITCHED 110V OUTLET
- WATERPROOF 110V OUTLET
- GFI OUTLET IN 30V CIRCUIT
- OUTLET W/ ELEV ABOVE FLOOR
- PLUGS PER OUTLET
- 220V OUTLET
- FLOOR MOUNT OUTLET
- EXHAUST FAN
- RECESSED CAN LIGHT WITH EXHAUST FAN
- HOSE BIB
- GAS CONNECTION
- 4' FLUOR. 4' FLUORESCENT CEILING LIGHT
- FLUORESCENT STRIP LIGHT
- CEILING FAN WITH LIGHT
- CEILING FAN

PERMIT DATE: 12/5/14
PERMITTING SET 2 NTS: 11/5/14
REVISION DATES:

EXPIRES: 4/30/16

DESIGN CONSULTANTS
PO BOX 46, KEALAKEKUA, HAWAII 96750 P (808) 328-1833 F (808) 325-2143
design consultants

PROPOSED NEW RESIDENCE
FOR THOMAS & BARBARA TROMBLEY

SHEET: E-1

CONCRETE NOTES

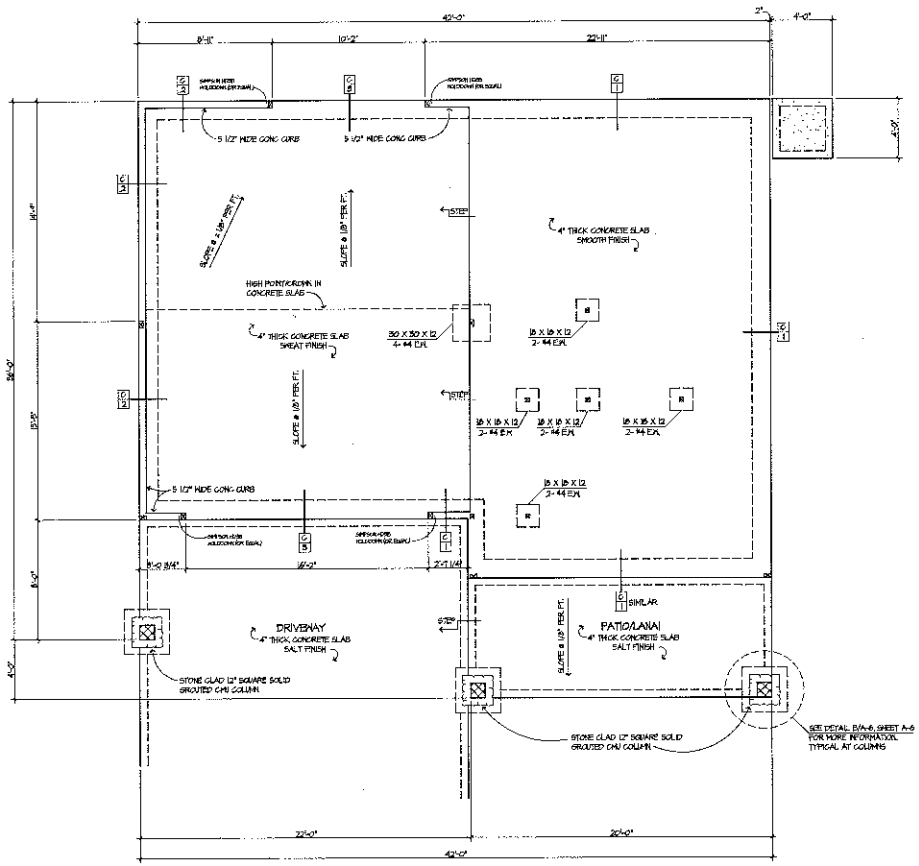
1. TYPICAL CONCRETE SLAB CONSTRUCTION: 4" THICK CONCRETE SLAB WITH 6X6-10/10 MWM LAPPED 12" MIN. OVER 2" COMPACTED SANDED FILL OVER 6 MIL. POLY VAPOR BARRIER OVER TERMITE TREATED COMPACTED SUBGRADE.
2. ALL EXTERIOR FOOTINGS SHALL EXTEND 12" MIN BELOW GRADE TO BOTTOM OF FOOTING FOR SINGLE STORY STRUCTURES AND SHALL EXTEND 18" MIN BELOW GRADE TO BOTTOM OF FOOTING FOR TWO STORY STRUCTURES.
5. DETAILS REFERENCED ARE SPECIFIC TO EACH NOTED LOCATION. SIMILAR DETAILS APPLY TO SIMILAR CONDITIONS.
4. VERIFY ALL DIMENSIONS WITH OTHER PLANS AND DETAILS. SEE OTHER PLANS AND DETAILS FOR DIMENSIONS NOT SHOWN.
5. POSITION ALL FOUNDATION STRAPS, ANCHORS, AND EMBEDDED ITEMS AS TO NOT INTERFERE WITH DOORS, WINDOWS, AND FRAMED MEMBERS. MORTISE INTO FACE OF FRAMED MEMBERS AS NECESSARY AS TO PREVENT PROFILES AND SHAPES FROM TELEGRAPHING THROUGH FINISH MATERIALS.
6. ALL EXTERIOR EXPOSED HORIZONTAL CONCRETE SURFACES (WALKS, LANAIS, LANDINGS, DRIVEWAYS ETC.) SHALL BE SLOPED 1/8" PER FOOT AND FINISHED WITH A "SALT FINISH"
7. ALL FINISH, PLACED HORIZONTAL CONCRETE SURFACES (FLOORS WALKS, LANAIS, LANDINGS, DRIVEWAYS ETC.) SHALL BE TREATED WITH A CLEAR CURING AND SEALING COATING.

DIMENSION NOTES

1. REFER TO THE FLOOR PLAN FOR DIMENSIONS NOT SHOWN.
2. ALL DIMENSIONS ARE TAKEN FROM THE FACE OF CMU, EDGE OF CONCRETE, AND FACE OF FRAMING AND STRUCTURAL MEMBERS UNLESS NOTED OTHERWISE.
3. STRUCTURAL AND SITE ELEVATIONS ASSUME TOP OF FINISHED SLAB AND GRS AS LEVEL 00.00

MASONRY NOTES

1. ALL CMU WORK SHALL CONFORM TO THE BEST MASONRY STANDARDS
2. INSTALL ALL CMU PLUMB, LEVEL AND SQUARE. CONSTRUCT ALL CMU WORK PER PLAN
3. SET IN A FULL BED OF CEMENT LIME MORTAR WITH ALL EXPOSED JOINTS FINISHED WITH A "FLUSH JOINT" READY FOR A CEMENT PLASTER FINISH.
4. INSTALL ALL REINFORCING STEEL PER PLAN. AT ALL CORNERS AND WHERE INDICATED ON THE PLAN INSTALL VERTICAL REINFORCING BARS PER PLAN FROM THE FOOTING WITH CELLS FILLED SOLID WITH CONCRETE GROUT.
5. PROVIDE A MINIMUM OF 1" GROUT BETWEEN MASONRY UNITS AND MASONRY UNITS UNLESS NOTED OTHERWISE ON THE DRAWINGS.
6. USE LOW LIFT CONSTRUCTION. MAXIMUM GROUT POUR HEIGHT 36 IS 5 FEET.
7. ALL CONCRETE GROUT TO BE 2500 PSI UNLESS NOTED OTHERWISE.
8. GROUT ALL CELLS SOLID UNLESS OTHERWISE NOTED.
9. CELLS SHALL BE IN VERTICAL ALIGNMENT. DOWELS IN FOOTINGS AND/OR EXISTING CMU SHALL BE SET TO ALIGN WITH CELL CORES CONTAINING REINFORCING STEEL.
10. CONCRETE SURFACES TO BE CLEANED OF ALL LAITANCE AND DEBRIS PRIOR TO SETTING BLOCKS.
11. ALL WALLS TO BE CONSTRUCTED IN CONVENTIONAL RUNNING BOND UNLESS OTHERWISE NOTED.
12. IF GROUTING WORK IS STOPPED LONGER THAN 1 HOUR, PROVIDE HORIZONTAL CONSTRUCTION JOINT BY STOPPING GROUT 1/2" BELOW THE TOP OF THE BLOCK.
13. ANCHOR BOLTS SHALL BE HOT DIPPED GALVANIZED OR TYPE 316 STAINLESS STEEL. INSTALL AS INDICATED ON THE DRAWINGS.
14. TYPICAL ANCHOR BOLTS FOR ANCHORING MUD-SILL PLATES AT CONTINUOUS WALLS SHALL BE INSTALLED 48" MINIMUM O.C., 12" MINIMUM FROM BEGINNING AND ENDS OF WALLS WITH 7" MINIMUM EMBEDMENT.
15. TYPICAL ANCHORS FOR ANCHORING ANY BEAMS TO CMU SHALL BE INSTALLED AS SHOWN ON THE DRAWINGS AND DETAILS WITH 12" MINIMUM EMBEDMENT



GRADING AND SURFACE DRAINAGE

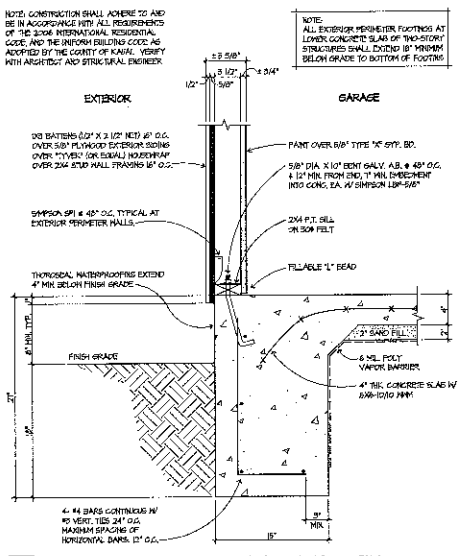
THE PERIMETER AREA ADJACENT TO THE FOUNDATION SHALL BE GRADED IN A PRESCRIBED MANNER TO DIVERT WATER AWAY FROM THE BUILDING. THE GRADE SHALL SLOPE AWAY FROM THE FOUNDATION WALLS A MINIMUM OF 1/2" PER FOOT.

LOWER FOUNDATION PLAN

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

NOTE: CONSTRUCTION SHALL ADHERE TO AND BE IN ACCORDANCE WITH ALL REQUIREMENTS OF THE 2006 INTERNATIONAL RESIDENTIAL CODE AND THE UNIFORM BUILDING CODE AS ADOPTED BY THE COUNTY OF KAUAI. VERIFY WITH ARCHITECT AND STRUCTURAL ENGINEER

NOTE: ALL EXTERIOR PERIMETER FOOTINGS AT LOWER CONCRETE SLAB OF TWO-STORY STRUCTURES SHALL EXTEND 18" MINIMUM BELOW GRADE TO BOTTOM OF FOOTING

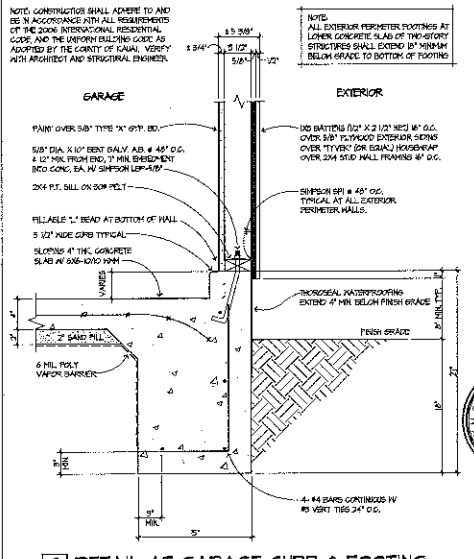


C/1 DETAIL AT GARAGE SLAB & FOOTING

SCALE: 1 1/2" = 1'-0" DATE: 1/16/14 TROMBLEY KILAUEA RESIDENCE

NOTE: CONSTRUCTION SHALL ADHERE TO AND BE IN ACCORDANCE WITH ALL REQUIREMENTS OF THE 2006 INTERNATIONAL RESIDENTIAL CODE AND THE UNIFORM BUILDING CODE AS ADOPTED BY THE COUNTY OF KAUAI. VERIFY WITH ARCHITECT AND STRUCTURAL ENGINEER

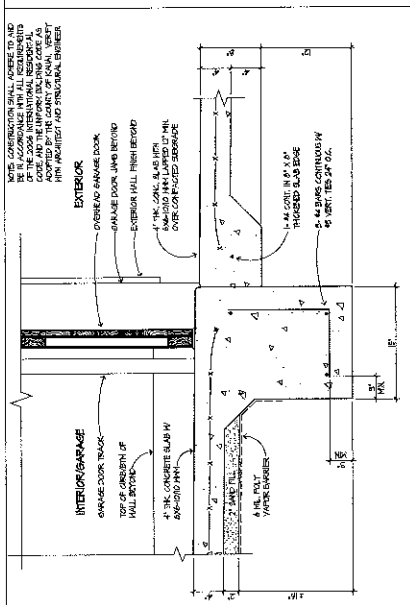
NOTE: ALL EXTERIOR PERIMETER FOOTINGS AT LOWER CONCRETE SLAB OF TWO-STORY STRUCTURES SHALL EXTEND 18" MINIMUM BELOW GRADE TO BOTTOM OF FOOTING



C/2 DETAIL AT GARAGE CURB & FOOTING

SCALE: 1 1/2" = 1'-0" DATE: 1/16/14 TROMBLEY KILAUEA RESIDENCE

NOTE: CONSTRUCTION SHALL ADHERE TO AND BE IN ACCORDANCE WITH ALL REQUIREMENTS OF THE 2006 INTERNATIONAL RESIDENTIAL CODE AND THE UNIFORM BUILDING CODE AS ADOPTED BY THE COUNTY OF KAUAI. VERIFY WITH ARCHITECT AND STRUCTURAL ENGINEER



C/3 DETAIL AT FOOTING/SLAB & DRIVEWAY AT GARAGE DOOR

SCALE: 1 1/2" = 1'-0" DATE: 1/16/14 TROMBLEY KILAUEA RESIDENCE

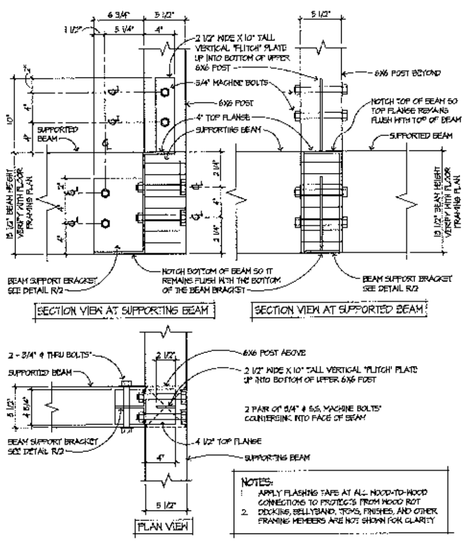
PRINT DATE: 1/16/14
REVISED SET DATE: 1/16/14
REVISION DATES:

DESIGN CONSULTANTS PO BOX 45, KILAUEA, HAWAII 96754 P: (808) 828-1833 F: (808) 828-2080
design consultants

PROPOSED NEW RESIDENCE
FOR THOMAS & BARBARA TROMBLEY

SHEET: S-1

EXPIRES: 4/30/15

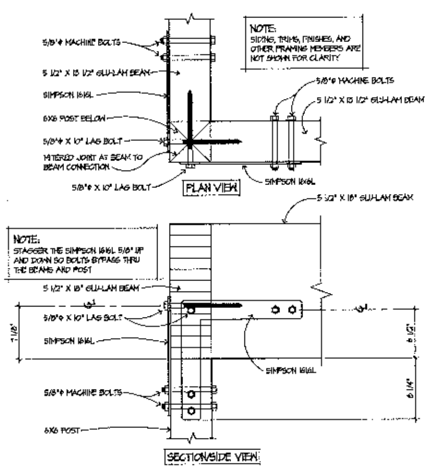


R 1 LANAI BEAM TO BEAM CONNECTION DETAIL

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

DATE: 11/6/14

TROMBLEY KILAUEA RESIDENCE



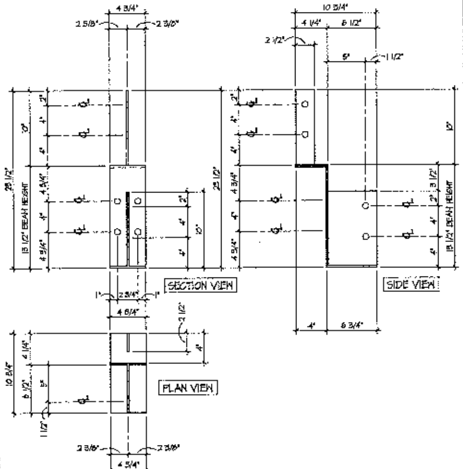
R 3 LANAI CORNER POST-TO-BEAM CONNECTION

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

DATE: 11/6/14

TROMBLEY KILAUEA RESIDENCE

FABRICATION NOTES
1. FABRICATE BEAM SUPPORT BRACKET FROM 1/4" THICK TYPE 316 STAINLESS STEEL. WELD ALL SIDES OF JOINT CONNECTIONS. ALL BOLTS USED FOR BOLTING BEAMS TO BEAM BRACKET SHALL BE 3/4" Ø TYPE 316 STAINLESS STEEL. ALL BOLT HOLES IN BEAM BRACKETS SHALL BE 1/16" MAXIMUM LARGER THAN BOLT SIZE. 3/4" Ø BOLTS = 13/16" Ø HOLES IN BEAM BRACKET.
2. EXPOSED SURFACES SHALL BE FINISHED WITH AN ARCHITECTURAL APPEARANCE GRADE "SATIN" FINISH.
3. BEAM BRACKET SHOWN IS FOR A 5 1/8" WIDE GLU-LAM BEAM. ADJUST DIMENSIONS FOR DIFFERENT SIZE BEAMS. ADJUST HOLE SIZES FOR DIFFERENT DIAMETER BOLTS.



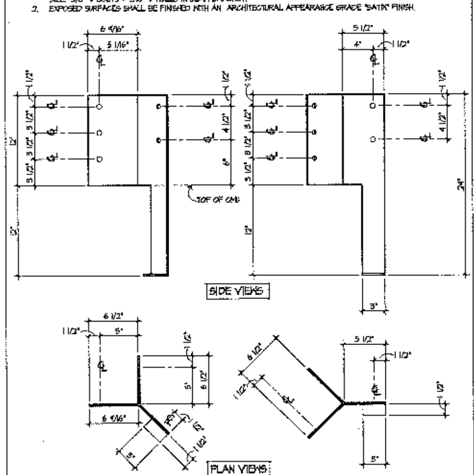
R 2 DETAIL AT BEAM SUPPORT BRACKET

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

DATE: 11/6/14

TROMBLEY KILAUEA RESIDENCE

FABRICATION NOTES
1. FABRICATE BEAM SUPPORT BRACKET FROM 3/16" THICK TYPE 316 STAINLESS STEEL. WELD ALL SIDES OF JOINT CONNECTIONS. ALL BOLTS USED FOR BOLTING BEAMS TO BEAM BRACKET SHALL BE 5/8" Ø TYPE 316 STAINLESS STEEL. ALL BOLT HOLES IN BEAM BRACKETS SHALL BE 1/16" MAXIMUM LARGER THAN BOLT SIZE. 5/8" Ø BOLTS = 3/16" Ø HOLES IN BEAM BRACKET.
2. EXPOSED SURFACES SHALL BE FINISHED WITH AN ARCHITECTURAL APPEARANCE GRADE "SATIN" FINISH.



R 4 DETAIL AT POST AND BEAM BRACKET

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

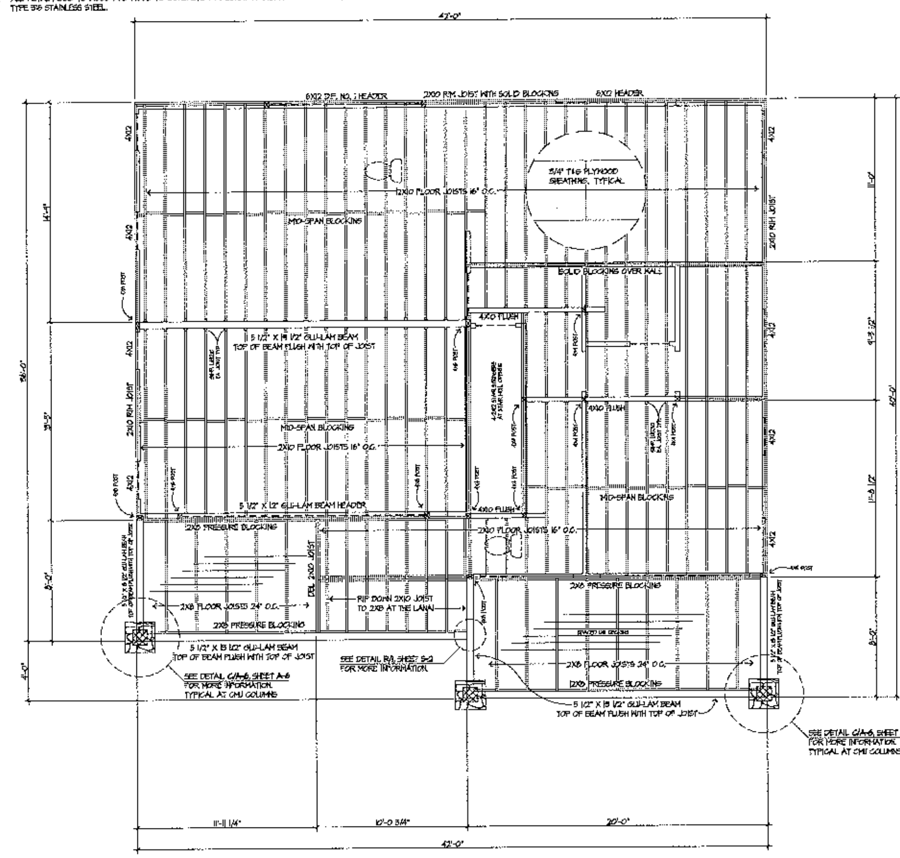
DATE: 11/6/14

TROMBLEY KILAUEA RESIDENCE

CONSTRUCTION CONNECTOR NOTES:
1. ALL CONNECTOR REFERENCES ARE FROM THE "SIMPSON STRONG-TIE COMPANY INC." WOOD CONSTRUCTION CONNECTORS CATALOG, LATEST PRINTING. THIS CATALOG IS INCLUDED, BY REFERENCE, AS A PART OF THESE CONSTRUCTION DRAWINGS. APPROVED EQUALS SHALL HAVE MATCHING ICBO RATING.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH "SECTION R324 COMPLETE LOAD PATH AND UPLIFT TIES" OF THE 2006 INTERNATIONAL RESIDENTIAL CODE (IRC) FOR ALL FRAMING EXECUTION. BLOCKING, BRIDGING, STRAPS, APPROVED FRAMING ANCHORS, AND/OR MECHANICAL FASTENERS SHALL BE DESIGNED AND INSTALLED TO PROVIDE CONTINUOUS TIES FROM THE ROOF TO THE FOUNDATION SYSTEM. SHEET METAL CLAMPS, TIES AND/OR CLIPS, SHALL BE FORMED OF GALVANIZED STEEL AND OTHER APPROVED CORRISION-RESISTANT OR NON-CORROSIVE MATERIAL INSTALLED ACCORDING TO THE MANUFACTURER'S SPECIFICATIONS. UPLIFT TIE STRAPS SHALL BE SPACED AT 48" O.C. TO CREATE THE COMPLETE LOAD PATH. UPLIFT TIE STRAPS SHALL MEET THE REQUIREMENTS OF SECTION R802.11 OF THE 2006 IRC.
3. POSITION ALL FOUNDATION STRAPS, ANCHORS, AND EMBEDDED ITEMS AS TO NOT INTERFERE WITH DOORS, WINDOWS, AND FRAMING MEMBERS. MORTISE INTO FACE OF FRAMING MEMBERS AS NECESSARY AS TO PREVENT PROFILES AND SHAPES FROM "TELEGRAPHING" THROUGH FINISH MATERIALS.

WOOD DECK CONSTRUCTION NOTES
1. FINISHED SURFACE ON WOOD DECK SHALL BE 2X6 TREATED DOUGLAS FIR DECKING FASTENED WITH TYPE 316 STAINLESS STEEL NAILS, 2 NAILS AT EACH JOINT CROSSING.
2. HANG FLOOR JOISTS FROM BEAMS AND/OR LEDGERS USING PRESSURE BLOCKING THE SAME SIZE AS JOIST. FACE NAIL EACH PRESSURE BLOCK TO BUILDING FRAMING WITH 4 -16D NAILS. SIDE NAIL JOIST TO EACH PRESSURE WITH 3 -16D NAILS. FASTEN LEDGERS TO BUILDING FRAMING WITH 16D NAILS 12" O.C. STAGGERED
3. INSTALL "PEEL AND SEAL" OR EQUAL FLASHING MEMBRANE BETWEEN ALL WOOD AND MASONRY CONTACT SURFACES.
4. INSTALL "PEEL AND SEAL" OR EQUAL FLASHING MEMBRANE TAPE ON THE TOP SURFACES OF ALL EXTERIOR BEAMS.
5. INSTALL "PEEL AND SEAL" OR EQUAL FLASHING MEMBRANE TAPE BETWEEN ALL WOOD-TO-WOOD CONNECTIONS INCLUDING BUT NOT LIMITED TO BETWEEN TOPS OF JOISTS, BLOCKING, AND BEAMS AND THE BOTTOM OF THE WOOD DECKING
6. ALL METAL WOOD-TO-WOOD AND WOOD-TO-CONCRETE & MASONRY FASTENERS AND CONNECTORS SHALL BE TYPE 316 STAINLESS STEEL.

FLOOR FRAMING NOTES
1. BUILDING CONSTRUCTION SHALL ADHERE TO AND BE IN ACCORDANCE WITH ALL REQUIREMENTS OF THE 2006 INTERNATIONAL RESIDENTIAL CODE, THE UNIFORM MECHANICAL CODE, UNIFORM PLUMBING CODE, NATIONAL ELECTRICAL CODE, ALL AS ADOPTED BY THE COUNTY OF KAUAI, ALL OTHER COUNTY OF KAUAI BUILDING, PLUMBING, AND ELECTRICAL ORDINANCES, AND ANY AND ALL OTHER APPLICABLE CODES, AND ORDINANCES AS REQUIRED BY ANY AUTHORITIES HAVING JURISDICTION OVER THE PROJECT. VERIFY WITH ARCHITECT OR STRUCTURAL ENGINEER.
2. SEE OTHER SHEETS FOR DIMENSIONS NOT SHOWN.
3. TYPICAL JOIST HANGERS TO BE LUS210. USE LUS210-2 HANGERS FOR DOUBLE JOISTS.
4. THE SIZE AND NUMBER NAILS IN JOIST HANGERS, STRAPS, BRACKETS, MISC. FRAMING ANCHORS, ETC. SHALL BE ACCORDING TO THE MANUFACTURERS'S LATEST CATALOG.
5. ALL CONNECTOR REFERENCES ARE FROM THE "SIMPSON STRONG-TIE COMPANY INC." WOOD CONSTRUCTION CONNECTORS CATALOG, LATEST PRINTING. THIS CATALOG IS INCLUDED, BY REFERENCE, AS A PART OF THESE CONSTRUCTION DRAWINGS. APPROVED EQUALS SHALL HAVE MATCHING ICBO RATING
6. WHEN INSTALLING STRAPS, HANGERS, AND OTHER FRAMING HARDWARE, MORTISE/NOTCH THE FACE OF WOOD FRAMING MEMBERS SO THE SURFACE MOUNTED HARDWARE DOES NOT "TELEGRAPH" THROUGH THE FINISHED SIDINGS, DRYWALL, AND OTHER FINISH SURFACES.
7. ALL CONCEALED BOLTS SHALL BE HOT DIP GALVANIZED AND CONFORM TO ASTM A307. ANY EXPOSED BOLTS SHALL BE TYPE 316 STAINLESS STEEL.
8. BOLT HOLES SHALL BE 1/16" LARGER THAN THE BOLT DIAMETER. USE STANDARD CUT WASHERS UNDER BOLT HEADS AND NUTS.
9. TYPICAL PLYWOOD SUBFLOOR SHALL BE 3/4" THICK TONGUE AND GROOVE (T&G) APA SPAN RATED PRESSURE TREATED PLYWOOD. PLYWOOD SHEATHING SHALL BE INSTALLED WITH SUBFLOOR ADHESIVE AND NAILED AND/OR SCREWED IN A MANNER APPROVED BY LOCAL BUILDING CODES. THE END JOINTS OF THE PLYWOOD SUBFLOOR SHALL BE STAGGERED AND SHALL OCCUR OVER BLOCKING, JOISTS, AND OTHER SUPPORTS.



UPPER FLOOR FRAMING PLAN

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

TIMOTHY V. BRADLEY · REGISTERED PROFESSIONAL ARCHITECT · No. 5124 · HAWAII, U.S.A.

EXPIRES 4/30/16

PRINT DATE: 11/6/14

PERMITTING SET DATE: 11/6/14

REVISION DATES:

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

DESIGN CONSULTANTS PO BOX 46, KILAUEA HAWAII 96754 P (808) 828-1833 F (808) 828-2080

design consultants

PROPOSED NEW RESIDENCE

FOR THOMAS & BARBARA TROMBLEY

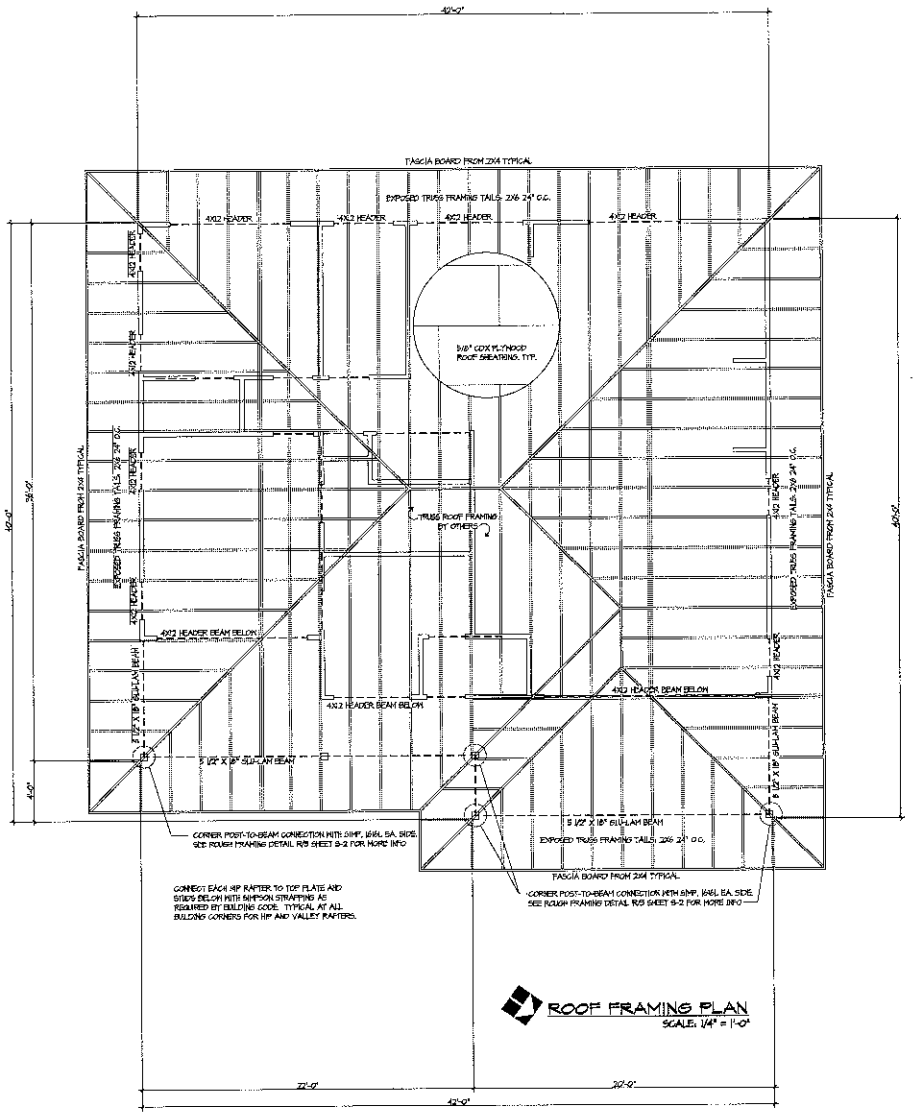
SHEET: S-2

LOAD PATH AND UPLIFT TIES

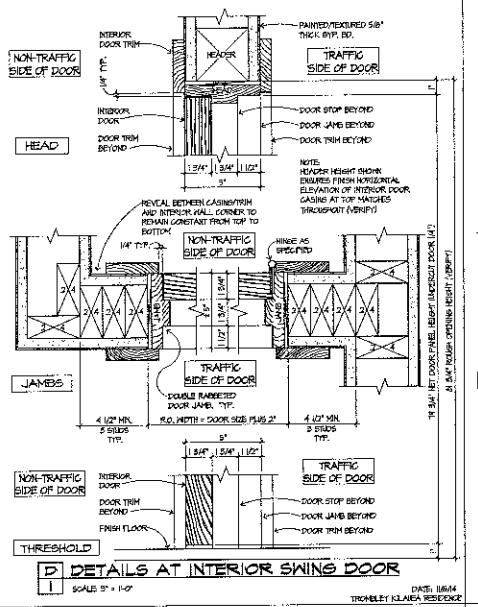
THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH "SECTION R324 COMPLETE LOAD PATH AND UPLIFT TIES" OF THE 2005 INTERNATIONAL RESIDENTIAL CODE (IRC) FOR ALL FRAMING EXECUTION. BLOCKING, BRIDGING, STRAPS, APPROVED FRAMING ANGLERS, AND/OR MECHANICAL FASTENERS SHALL BE DESIGNED AND INSTALLED TO PROVIDE CONTINUOUS TIES FROM THE ROOF TO THE FOUNDATION SYSTEM. SHEET METAL CLAMPS, TIES AND/OR CLIPS, SHALL BE FORMED OF GALVANIZED STEEL AND OTHER APPROVED CORRISION-RESISTANT OR NON-CORROSIVE MATERIAL INSTALLED ACCORDING TO THE MANUFACTURER'S SPECIFICATIONS. UPLIFT TIE STRAPS SHALL BE SPACED AT 48" O.C. TO CREATE THE COMPLETE LOAD PATH. UPLIFT TIE STRAPS SHALL MEET THE REQUIREMENTS OF SECTION R802.11 OF THE 2005 IRC.

TRUSS ROOF FRAMING DESIGNED AND ENGINEERED BY OTHERS

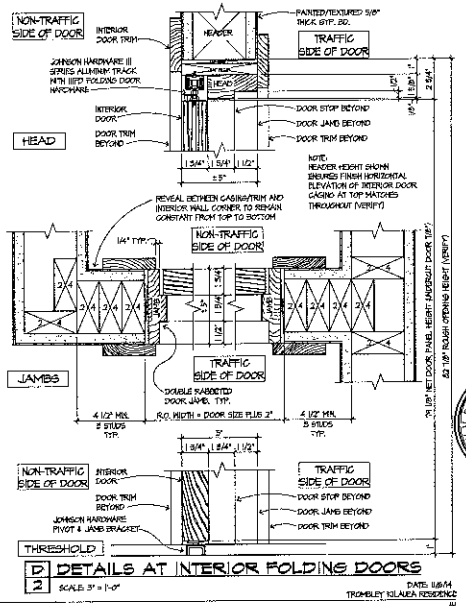
PREFABRICATED WOOD TRUSSES ARE TO BE DESIGNED BY AN ENGINEER REGISTERED AND LICENSED IN THE STATE OF HAWAII FOR THE DEAD AND LIVE LOADS AS REQUIRED BY LOCAL BUILDING CODES. ADDITIONAL TRUSSES SHALL BE SUPPLIED AS REQUIRED TO SUPPORT MECHANICAL OR SPECIAL EQUIPMENT. SHOP DRAWINGS AND CALCULATIONS STAMPED BY THE TRUSS DESIGN ENGINEER SHALL BE SUBMITTED FIRST TO THE ARCHITECT AND/OR ENGINEER FOR REVIEW AND APPROVAL AND SECOND TO THE COUNTY OF KAUAI DEPARTMENT OF PUBLIC WORKS BUILDING DIVISION



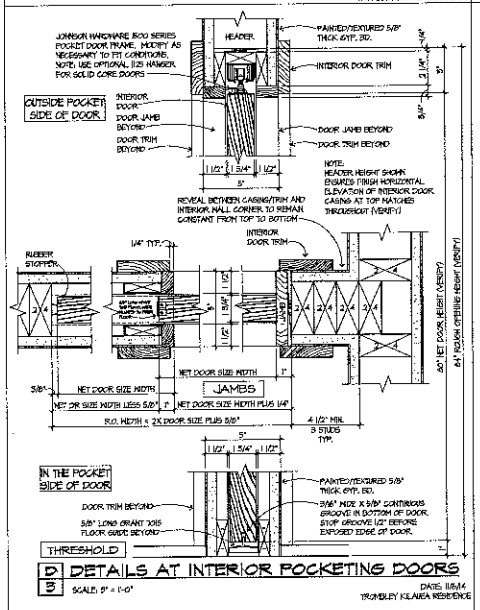
ROOF FRAMING PLAN
SCALE: 1/4" = 1'-0"



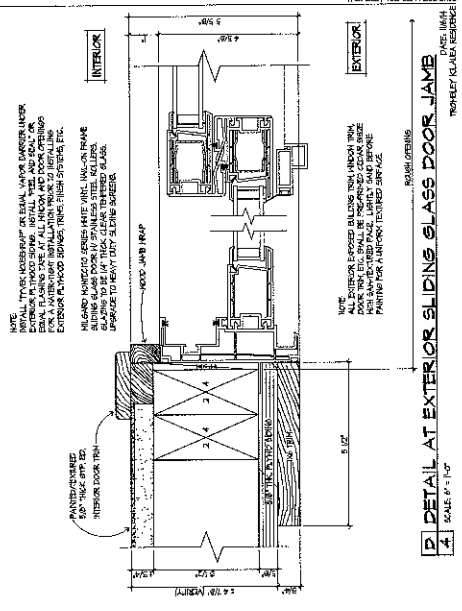
D 1 DETAILS AT INTERIOR SWING DOOR
SCALE: 3" = 1'-0"
DATE: 11/6/14
TROMBLEY KLAUEA RESIDENCE



D 2 DETAILS AT INTERIOR FOLDING DOORS
SCALE: 3" = 1'-0"
DATE: 11/6/14
TROMBLEY KLAUEA RESIDENCE



D 3 DETAILS AT INTERIOR POCKETING DOORS
SCALE: 3" = 1'-0"
DATE: 11/6/14
TROMBLEY KLAUEA RESIDENCE



D 4 DETAIL AT EXTERIOR SLIDING GLASS DOOR JAMB
SCALE: 3" = 1'-0"
DATE: 11/6/14
TROMBLEY KLAUEA RESIDENCE

NOTE:
INSTALL TYVEK HOMEWRAP OR EQUAL VAPOR BARRIER UNDER EXTERIOR PLYWOOD SIDING. INSTALL PER MFG. RECOMMENDATIONS FOR A WATER-TIGHT INSTALLATION PRIOR TO INSTALLING EXTERIOR PLYWOOD SIDINGS, TRIMS, FINISH SYSTEMS, ETC.

HILLARD MONTCLAIR SERIES HMTF UNIV. HALO-IN FRAME SLIDING GLASS DOOR W/ STAINLESS STEEL ROLLERS. GLAZING TO BE 1/4" THICK CLEAR TEMPERED GLASS. SPACERS TO MEET DOT SLIDING BARRIER.

NOTE:
ALL EXTERIOR EXPOSED BUILDING TRIM, WINDOW TRIM, DOOR TRIM, ETC. SHALL BE PREPARED CLEAR RIDGE MDF BAKED-ON PRIMED FACE, LIGHTLY SAND BEFORE PAINTING FOR LASTING TEXTURED SURFACE.

DESIGN CONSULTANTS
PO BOX 45, KILAUEA HAWAII 96754 P (808) 828-2040 F (808) 828-2040

PROPOSED NEW RESIDENCE
FOR THOMAS & BARBARA TROMBLEY

SHEET
S-3

THOMAS W. BRADLEY
REGISTERED PROFESSIONAL ARCHITECT
No. 5124
HAWAII, U.S.A.

design consultantes
DESIGN CONSULTANTS PO BOX 46, KILAUEA, HAWAII 96754 P (808) 828-1833 F (808) 828-2060

PROPOSED NEW RESIDENCE
FOR THOMAS & BARBARA TROMBLEY

SHEET: S-4

THOMAS M. BRADY
REGISTERED PROFESSIONAL ARCHITECT
No. 5124
EXPIRES 4/30/16

PRINTING: 1/8/14
PERMIT SET/ARB: 1/8/14
REVISIONS

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1D INTERIOR DOOR HEADER HEIGHT COMPARISON DETAIL

SCALE: 3" = 1'-0"

POCKET DOOR
- HEADER
- 80" NET DOOR PANEL HEIGHT
- 6" MIN. HEADER HEIGHT

BY-PASS DOOR
- HEADER
- 80" NET BY-PASS DOOR PANEL HEIGHT
- 6" MIN. HEADER HEIGHT

SWING DOOR
- HEADER
- 80" NET DOOR PANEL HEIGHT
- 6" MIN. HEADER HEIGHT

SINGLE-FOLD DOOR
- HEADER
- 80" NET DOOR PANEL HEIGHT
- 6" MIN. HEADER HEIGHT

DATE: 11/8/14
TROMBLEY KILAUEA RESIDENCE

6D DETAIL AT SLIDING GLASS DOOR THRESHOLD

SCALE: 3" = 1'-0"

EXTERIOR
INTERIOR
SCREEN DOOR
DOOR FRAME BEYOND
WOOD JAMB HEAP BEYOND
DOOR TRIM BEYOND
INTERIOR FINISHED FLOOR
6 1/8"
5 5/8"
4 5/8"
1"
1/2"
ROUGH OPENING = 46 1/2" (VERIFY)

NOTE:
INSTALL TYVEK HOMEWRAP® OR EQUAL VAPOR BARRIER UNDER EXTERIOR FLYWOOD SIDING. INSTALL FLASHING TAPE AT ALL WINDOW AND DOOR OPENINGS PER MANUFACTURER'S INSTRUCTIONS. INSTALL FLASHING TAPE AT MASTER-TIGHT INSTALLATION PRIOR TO INSTALLING EXTERIOR FLYWOOD SIDING, TRIMS, FINISH SYSTEMS, ETC.

NOTE:
ALL EXTERIOR EXPOSED BUILDING TRIM, WINDOW TRIM, DOOR TRIM, ETC. SHALL BE PRE-PRIMED CEDAR SIDES WITH SAW-TEXTURED FACE. LIGHTLY SAND BEFORE PAINTING FOR A UNIFORM TEXTURED SMOOTH FACE.

TROMBLEY KILAUEA RESIDENCE

5D DETAIL AT SLIDING GLASS DOOR HEAD

SCALE: 3" = 1'-0"

EXTERIOR
INTERIOR
SCREEN DOOR
1/4" IN EXTERIOR HOOD TRIM
2X6 T.P. PLATE BEYOND
HEADER
DOOR FRAME BEYOND
HOOD JAMB HEAP BEYOND
DOOR TRIM BEYOND
INTERIOR DOOR TRIM
PAINTED/STAINED 5/8" THICK CUT. REC.
1/4"
1/2"
4 5/8"
5 5/8"
6 1/8"
ROUGH OPENING = 46 1/2" (VERIFY)
44 1/4" TO TOP OF PLYWOOD SUB-FLOOR

NOTE:
INSTALL TYVEK HOMEWRAP® OR EQUAL VAPOR BARRIER UNDER EXTERIOR PLYWOOD SIDING. INSTALL FLASHING TAPE AT ALL WINDOW AND DOOR OPENINGS PER MANUFACTURER'S INSTRUCTIONS. INSTALL FLASHING TAPE AT MASTER-TIGHT INSTALLATION PRIOR TO INSTALLING EXTERIOR PLYWOOD SIDING, TRIMS, FINISH SYSTEMS, ETC.

NOTE:
ALL EXTERIOR EXPOSED BUILDING TRIM, WINDOW TRIM, DOOR TRIM, ETC. SHALL BE PRE-PRIMED CEDAR SIDES WITH SAW-TEXTURED FACE. LIGHTLY SAND BEFORE PAINTING FOR A UNIFORM TEXTURED SMOOTH FACE.

TROMBLEY KILAUEA RESIDENCE

2W SECTION DETAIL AT JALOUSIE WINDOW

SCALE: 3" = 1'-0"

DATE: 11/8/14
TROMBLEY KILAUEA RESIDENCE

HEAD
- EXTERIOR
- INTERIOR
- HEADER
- 1/4" NET THICK WOOD SAND PAINT
- 1/4" NET THICK WOOD JAMB PAINT
- INTERIOR WOOD TRIM WINDOW CASING
- PAINTED/STAINED 5/8" THICK CUT. REC.
- 1/4" NET THICK WOOD SAND PAINT
- 1/2" NET THICK WOOD SHEATHING OR EQUAL OVER 2X6 STUD WALL FRAMING 16" O.C.
- 1/2" NET THICK PLYWOOD SIDING OR EQUAL OVER TYVEK® OR EQUAL HOMEWRAP® OVER 2X4 STUD WALL FRAMING 16" O.C.
- 1/4" IN EXTERIOR WINDOW TRIM
- ROUGH OPENING = NET FRAME WINDOW HEIGHT PLUS 1/2" (VERIFY)

NOTE:
ALL EXTERIOR EXPOSED BUILDING TRIM, WINDOW TRIM, DOOR TRIM, ETC. SHALL BE PRE-PRIMED CEDAR SIDES WITH SAW-TEXTURED FACE. LIGHTLY SAND BEFORE PAINTING FOR A UNIFORM TEXTURED SMOOTH FACE.

SILL
- EXTERIOR
- INTERIOR
- HEADER
- 1/4" NET THICK WOOD SAND PAINT
- INTERIOR WOOD TRIM WINDOW CASING
- PAINTED/STAINED 5/8" THICK CUT. REC.
- 1/4" IN EXTERIOR WINDOW TRIM
- SILL HEIGHT VARIES
- ROUGH OPENING = NET FRAME WINDOW HEIGHT PLUS 1/2" (VERIFY)

NOTE:
INSTALL TYVEK HOMEWRAP® OR EQUAL VAPOR BARRIER UNDER EXTERIOR PLYWOOD SIDING. INSTALL FLASHING TAPE AT ALL WINDOW AND DOOR OPENINGS PER MANUFACTURER'S INSTRUCTIONS. INSTALL FLASHING TAPE AT MASTER-TIGHT INSTALLATION PRIOR TO INSTALLING EXTERIOR PLYWOOD SIDING, TRIMS, FINISH SYSTEMS, ETC.

1W DETAIL AT JALOUSIE WINDOW JAMB

SCALE: 6" = 1'-0"

DATE: 11/8/14
TROMBLEY KILAUEA RESIDENCE

- EXTERIOR
- INTERIOR
- SCREEN
- LOUVER HARDWARE IN OPEN POSITION
- GLASS SLAT
- LOUVER HARDWARE GLASS SLAT IN OPEN POSITION
- 1/4" NET THICK WOOD JAMB PAINT
- 1/4" IN EXTERIOR TRIM
- 2X4
- 2X4
- 2X6
- 1/2" NET THICK WOOD SHEATHING OR EQUAL OVER 2X6 STUD WALL FRAMING 16" O.C.
- 1/2" NET THICK PLYWOOD SIDING OR EQUAL OVER TYVEK® OR EQUAL HOMEWRAP® OVER 2X4 STUD WALL FRAMING 16" O.C.
- 1/4" IN EXTERIOR WINDOW TRIM
- 1/4"
- 1/2"
- 4 5/8"
- 5 5/8"
- 6 1/8"
- ROUGH OPENING = NET FRAME WINDOW WIDTH PLUS 1/2" (VERIFY)

NOTE:
ALL EXTERIOR EXPOSED BUILDING TRIM, WINDOW TRIM, DOOR TRIM, ETC. SHALL BE PRE-PRIMED CEDAR SIDES WITH SAW-TEXTURED FACE. LIGHTLY SAND BEFORE PAINTING FOR A UNIFORM TEXTURED SMOOTH FACE.

DAVID Y. IGE
GOVERNOR OF HAWAII

CARTY S. CHANG
INTERIM CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES
COMMISSION ON WATER RESOURCE MANAGEMENT

JESSE K. SOUKI
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HISTORIC PRESERVATION
KAHOOLAWE ISLAND RESERVE COMMISSION
LAND
STATE PARKS

HISTORIC PRESERVATION DIVISION
DEPARTMENT OF LAND AND NATURAL RESOURCES

601 Kamokila Boulevard, Suite 555
Kapolei, HI 96806

February 20, 2015

Thomas Trombley
2457 Kolo Rd.
Kilauea, Kauai 96754
tbohana@hawaii.rr.com

LOG NO: 2014.05436
DOC NO: 1502MN10
Archaeology
Architecture

Dear Mr. Trombley:

SUBJECT: **Chapter 6E Historic Preservation Review**
New Residence at Kilauea Plantation – Kolo Road
Kalihiwai Ahupua'a, Kawaihau District, Island of Kaua'i
TMK: (4) 5-2-009:003

Thank you for the opportunity to review the photographs and plans prior to your submission of permits relative to plans for a new residence at 2457 Kolo Road in Kilauea. The maps and plans indicate that the landowners Thomas and Barbara Trombley propose to construct an ohana (small house structure) next to the existing house, the 1931 "Kilauea Plantation Head Luna's House" which is listed on the National Register of Historic Places (NRHP Reference #93000775). We received the submission in our Kapolei office on December 5, 2014 and apologize for the delay in review.

Our records indicate that we do not have an Archaeological Inventory Survey (AIS) on file for the subject property. An *Archaeological Literature Review and Field Check Study of Eight Department of Education Schools* (Shideler and Hammatt 2006) included (4) 5-2-009:006 and identified no historic properties. Additionally, aerial photographs indicate that the property is an area that has been urbanized, graded and developed. While the second residence is in close proximity to the Kilauea Plantation Head Luna's house and may affect the historic view shed, the maps and plans provided indicate that it will have no effect on the character, structure or integrity of main residence. The new residence will be screened from Kolo Road by vegetation. In addition, based on the previous land disturbance and lack of sites in the vicinity of the property, we believe there is limited potential to impact subsurface historic properties. Therefore, we anticipate that **no historic properties will be affected** by the construction of the second residence.

Please attach the following to the permit: In the event that historic resources, including human skeletal remains, structural remains, cultural deposits, artifacts, sink holes, or lava tubes are identified on the subject property, please cease work in the immediate vicinity of the find, protect the find from additional disturbance, and contact the State Historic Preservation Division. Please contact Kaua'i archaeologist Mary Jane Naone at (808) 271-4940 or Maryjane.Naone@hawaii.gov if you have any questions regarding archaeology, and Anna Broverman at (808) 692-8028 or Anna.E.Broverman@hawaii.gov if you have questions regarding architecture. Mahalo for your assistance in preserving significant historic and cultural properties.

Aloha,

Mary Jane Naone

Mary Jane Naone
Kaua'i Lead Archaeologist

D.L.A.
APR 02 2015

KAI HAWAII STRUCTURAL & FORENSIC ENGINEERS

Ken Hayashida, P.E. | *President*
Michael Hunnemann, P.E. | *Vice President*

March 23, 2015

Michael Dahilig, Planning Director
County of Kauai Planning Department
4444 Rice Street, Suite 473
Līhue, Hawaii 96766

Attention: Mr. Myles Hironaka

Subject: KHPRC Meeting, April 2, 2015
Rehabilitation/Replacement of the Omao Stream Bridge
Federal Aid Project No. BR-050-1(30)

Dear Mr. Dahilig,

KAI Hawaii, Inc. respectfully requests to be placed on the April 2, 2015 Kauai Historic Preservation Review Commission (KHPRC) meeting agenda for the subject bridge project.

On May 5, 2011, we presented this same project to the Commission at the beginning stages of the Section 106 process. Four options were presented to the Commission:

1. Do nothing
2. Widen the existing bridge utilizing a bypass bridge during construction
3. Widen the existing bridge without a bypass bridge
4. Demolition of the existing bridge and construct new bridge

The Commission requested that a 5th option be considered which will include constructing a new parallel bridge and retaining the existing bridge.

A conceptual design of the 5th option was completed and presented to HDOT for their review. Estimated construction costs were prepared for all options and provided to HDOT for their consideration.

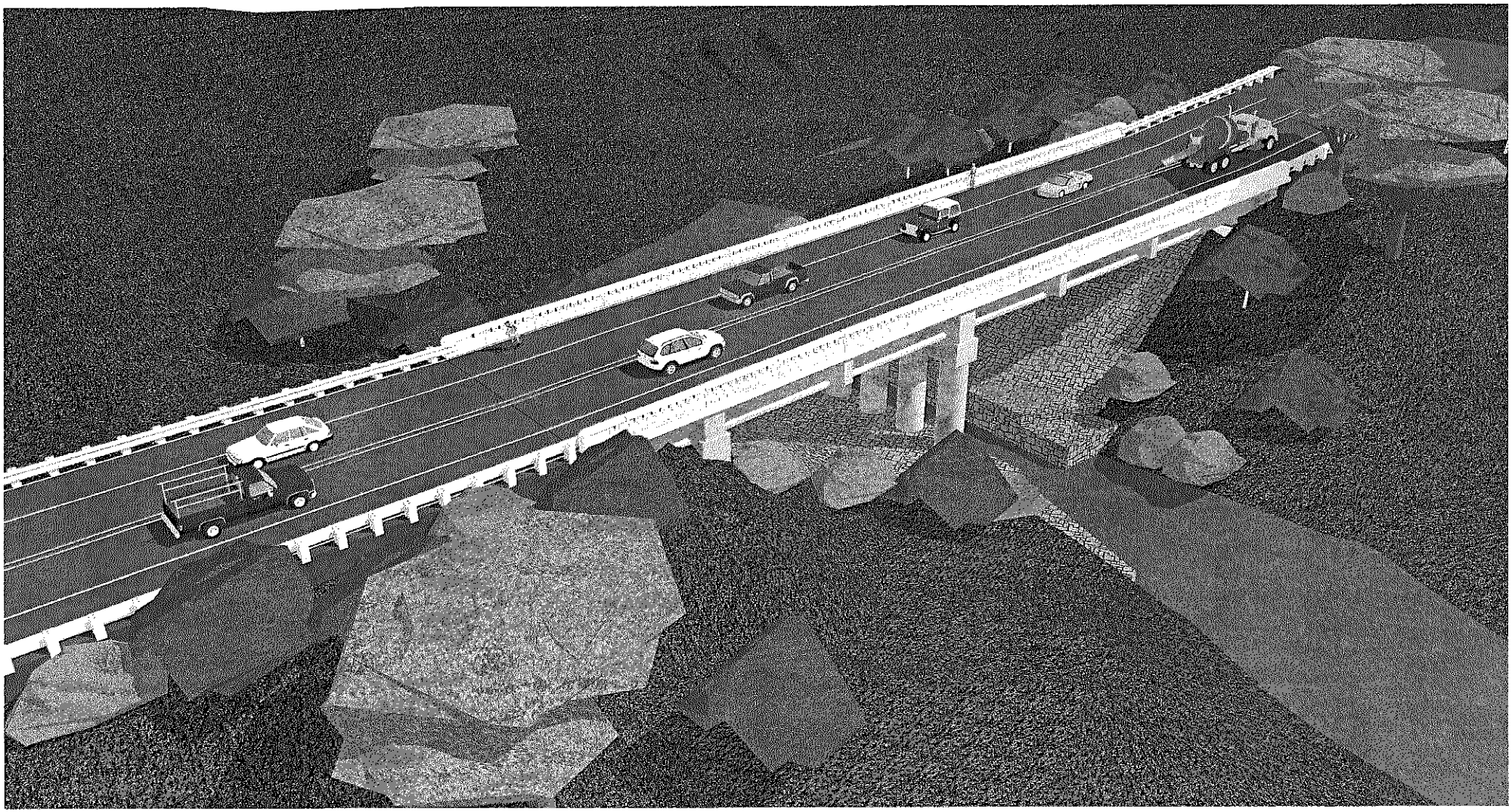
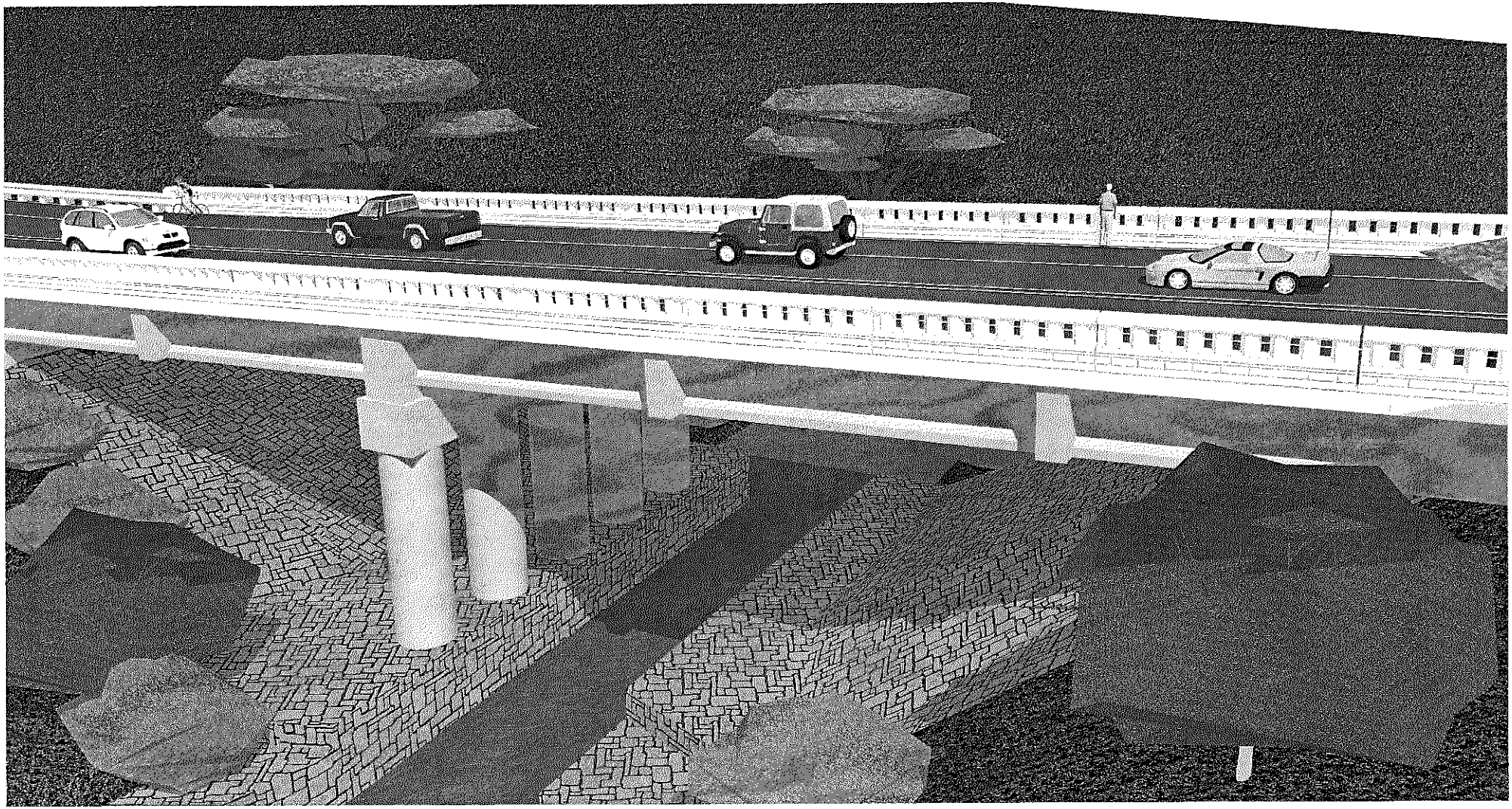
The purpose of this presentation to KHPRC is to present the preferred option by HDOT, which is to construct a new bridge. Attached please see a rendition of the proposed design.

D.2.

APR 02 2015

50 S. Beretania Street, #C-119C | Honolulu, Hawaii 96813 | Tel: (808) 533-2210 | Fax: (808) 533-2686 | Email: mail@kaihawaii.com

Should you have any questions or comments please do not hesitate to contact me.

Sincerely,

Michael Hunnemann
KAI Hawaii, Inc.