

# A NEW RESIDENCE FOR: STEPHEN & MICHELLE SAKOMAN

HAWAII COUNTY CODE - CHAPTER 5 - BUILDING  
2006 IECC & ORDINANCES 09-48 & 10-68  
BUILDING ENERGY EFFICIENCY STANDARDS

I CERTIFY THAT THE DESIGN IS IN CONFORMANCE WITH THE BUILDING  
ENERGY EFFICIENCY STANDARDS PERTAINING TO:

SECTION 502 BUILDING ENVELOPE  
SECTION 503 BUILDING MECHANICAL SYSTEMS  
SECTION 504 SERVICE WATER HEATING (MANDATORY)  
SECTION 505 ELECTRICAL POWER & LIGHTING SYSTEMS

Signature \_\_\_\_\_ Date \_\_\_\_\_  
Title \_\_\_\_\_  
License No. \_\_\_\_\_

| PROJECT DATA                                   |                              |
|--|------------------------------|
| LOT AREA                                       | 1.936 ACRES                  |
| ZONING   | A-20a                        |
| FRONT & REAR SETBACKS                          | 30.00'                       |
| SIDE SETBACKS                                  | 20.00'                       |
| LIVING AREA (1ST FLOOR)                        | 3,133 SQ FT                  |
| LIVING AREA (2ND FLOOR)                        | 410 SQ FT                    |
| LIVING AREA (TOTAL)                            | 3,543 SQ FT                  |
| ENTRY AREA                                     | 459 SQ FT                    |
| BREEZEWAY AREA                                 | 128 SQ FT                    |
| LANAI AREA (1ST FLOOR)                         | 800 SQ FT                    |
| LANAI AREA (2ND FLOOR)                         | 70 SQ FT                     |
| WORKSHOP AREA                                  | 288 SQ FT                    |
| GARAGE AREA                                    | 768 SQ FT                    |
| ACCESSORY AREA (TOTAL)                         | 2,513 SQ FT                  |
| CODES  | 2006 IBC, 2006 UPC, 2008 NEC |
| FLOOR LIVE LOAD                                | 40 PSF                       |
| ROOF LIVE LOAD                                 | 14 PSF                       |
| BASIC WIND SPEED                               | 105 MPH                      |
| EFFECTIVE WIND SPEED                           | 120 MPH                      |
| WIND EXPOSURE CATEGORY (REF. R301.2.1.4)       | C                            |
| SEISMIC DESIGN CATEGORY (REF. FIGURE 301.2(2)) | E                            |

| SHEET INDEX |                          |
|-------------|--------------------------|
| SHEET       | DESCRIPTION              |
| 1           | PERSPECTIVE              |
| 2           | GENERAL NOTES            |
| 3           | SITE PLAN                |
| 4           | FLOOR PLAN (1ST FLOOR)   |
| 5           | FLOOR PLAN (2ND FLOOR)   |
| 6           | FRONT & RIGHT ELEVATIONS |
| 7           | LEFT & REAR ELEVATIONS   |
| 8           | SECTIONS                 |
| 9           | REFLECTED CEILING PLAN   |
| 10          | ROOF PLAN                |
| 11          | FOUNDATION PLAN          |
| 12          | FLOOR FRAMING PLAN       |
| 13          | ROOF FRAMING PLAN        |
| 14          | WALL SECTIONS            |
| 15          | ELECTRICAL PLANS         |

NOTE:  
THIS PROJECT IS LOCATED IN A "WIND BORNE DEBRIS REGION" AND THEREFORE  
ALL GLAZINGS SHALL BE PROTECTED WITH AN IMPACT-RESISTANT COVERING  
CONSISTING OF 7/16" THK PLYWOOD PER 2006 IBC 1606.1.2.

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**PIPER DESIGNS**

Pete Piper  
75-644 Kalaheo Hwy, #2  
Kalaheo, HI 96740  
331-2244

This work was prepared by me or under my direct supervision and I am a duly Licensed Professional Engineer in the State of Hawaii. My license number is 11532 and expires on 04/29/2014.

\_\_\_\_\_  
Signature

A PROPOSED NEW RESIDENCE FOR:  
**STEPHEN & MICHELLE SAKOMAN**  
HAKALAU, HAWAII  
T.M.K. (3) 3-1-001-048

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| DRAWN:<br>PJP                | JOB #:<br>P13-028 |
| DATE: 11/18/2013             |                   |
| SCALE: N/A                   |                   |
| DRAWING:<br>PERSPECTIVE VIEW |                   |
| 1                            |                   |
| SHEET                        |                   |
| 1 OF 15 SHEETS               |                   |



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SEAL OF JEFFREY L. CROSS, LICENSED PROFESSIONAL ARCHITECT, STATE OF HAWAII, LICENSE NO. 11532, EXPIRES 04/29/2014.

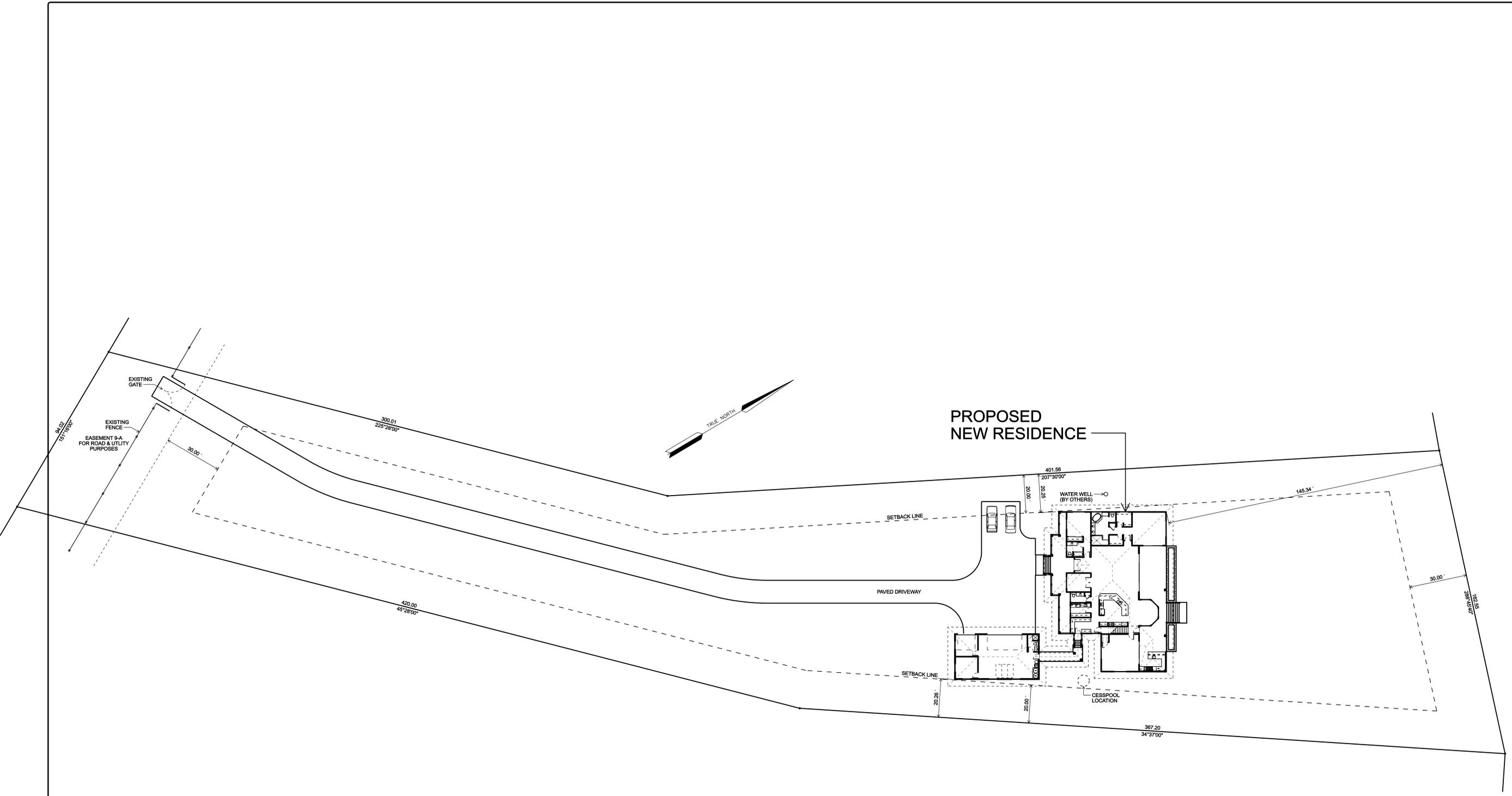
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| DATE: 11/18/2013      |                   |
| SCALE: 1"=20'         |                   |
| DRAWING:<br>SITE PLAN |                   |
| SHEET                 |                   |
| <b>3</b>              |                   |
| 3 OF 15 SHEETS        |                   |

# SITE PLAN

SCALE: 1"=20.00'



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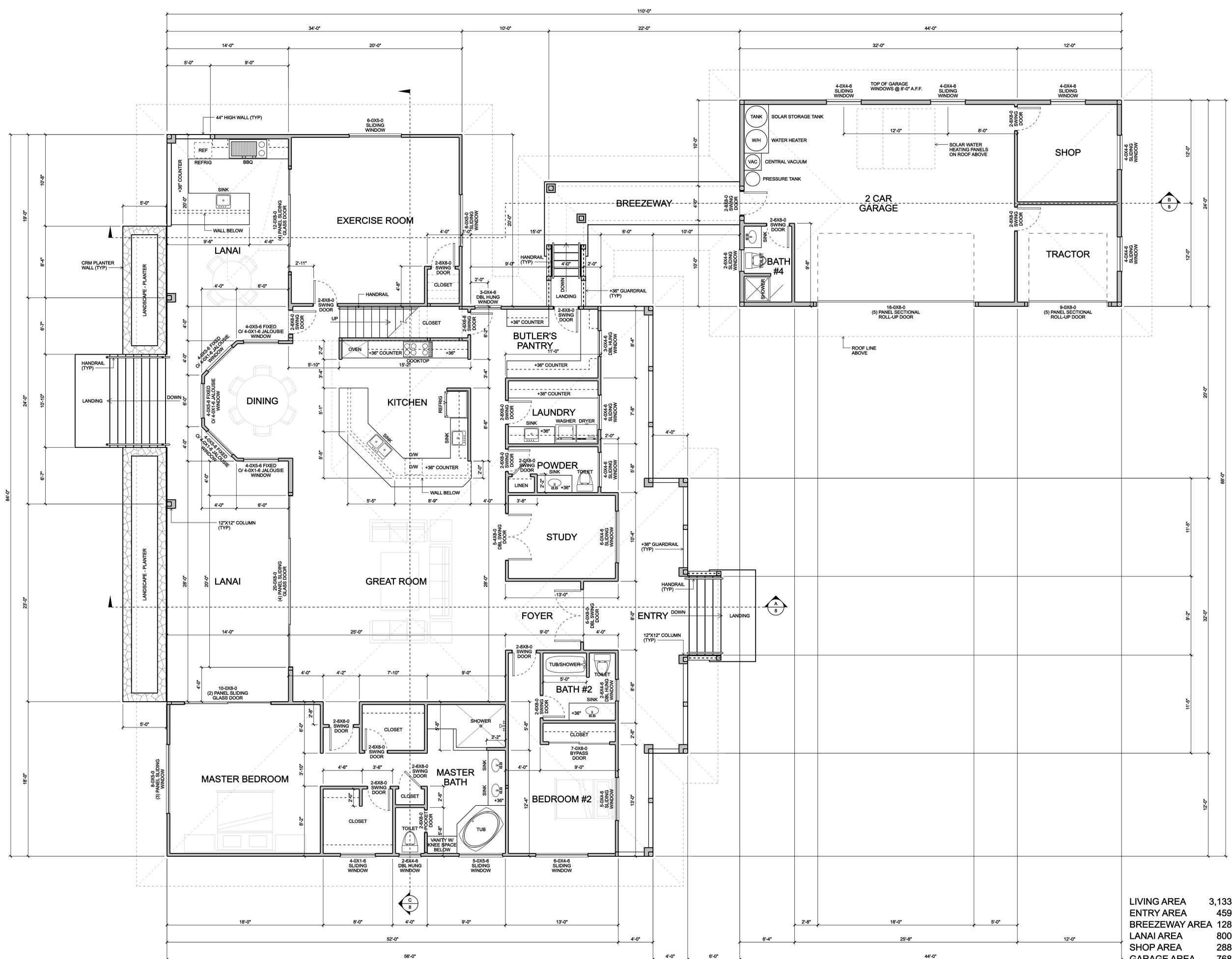
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 331-2244  
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 Pete Piper  
 75-5644 Kalaheo Hwy, #2

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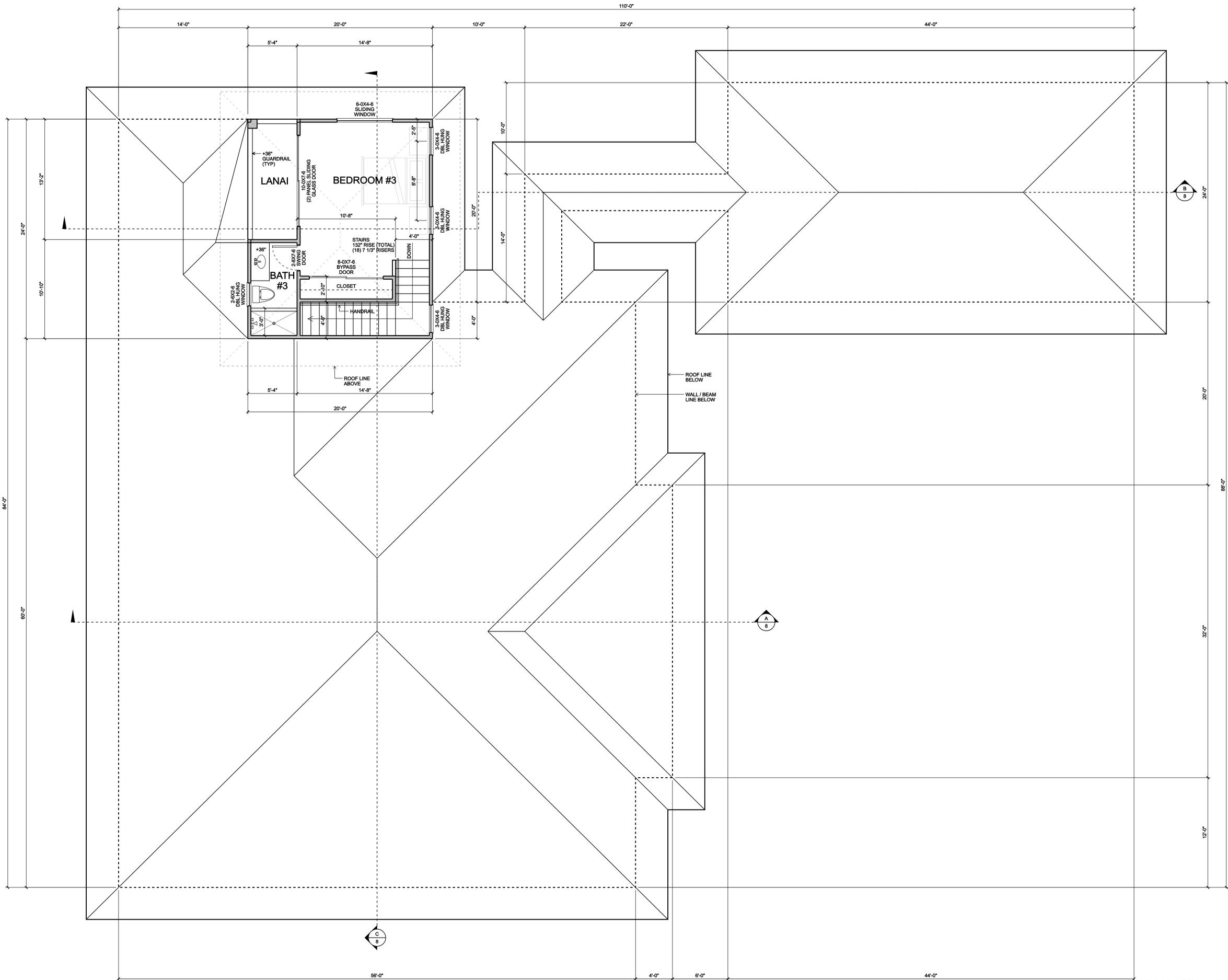
**STEPHEN & MICHELLE SAKOMAN**  
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| DRAWN: PJP                      | JOB #: P13-028 |
| DATE: 11/18/2013                |                |
| SCALE: 1/4"=1'-0"               |                |
| DRAWING: FLOOR PLAN (1ST FLOOR) |                |
| SHEET                           |                |



|                |             |
|----------------|-------------|
| LIVING AREA    | 3,133 SQ FT |
| ENTRY AREA     | 459 SQ FT   |
| BREEZEWAY AREA | 128 SQ FT   |
| LANAI AREA     | 800 SQ FT   |
| SHOP AREA      | 288 SQ FT   |
| GARAGE AREA    | 768 SQ FT   |

**FLOOR PLAN (1ST FLOOR)**  
 SCALE: 1/4"=1'-0"



**FLOOR PLAN (2ND FLOOR)**

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

LIVING AREA 410 SQ FT  
LANAI AREA 70 SQ FT

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SEBASTIAN L. CROSS  
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STATE OF HAWAII  
EXPIRES 04/30/2014

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Signature: \_\_\_\_\_

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| DRAWN:<br>PJP                         | JOB #:<br>P13-028 |
| DATE: 11/18/2013                      |                   |
| SCALE: 1/4"=1'-0"                     |                   |
| DRAWING:<br>FLOOR PLAN<br>(2ND FLOOR) |                   |
| SHEET                                 |                   |
| <b>5</b>                              |                   |
| 5 OF 15 SHEETS                        |                   |

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**FRONT ELEVATION**  
SCALE: 1/4"=1'-0"



**LEFT ELEVATION**  
SCALE: 1/4"=1'-0"

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Signature

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| DRAWN:<br>PJP                   | JOB #:<br>P13-028 |
| DATE: 11/18/2013                |                   |
| SCALE: 1/4"=1'-0"               |                   |
| DRAWING:<br>EXTERIOR ELEVATIONS |                   |
| SHEET                           |                   |
| <b>6</b>                        |                   |
| 6 OF 15 SHEETS                  |                   |



**RIGHT ELEVATION**

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



**REAR ELEVATION**

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

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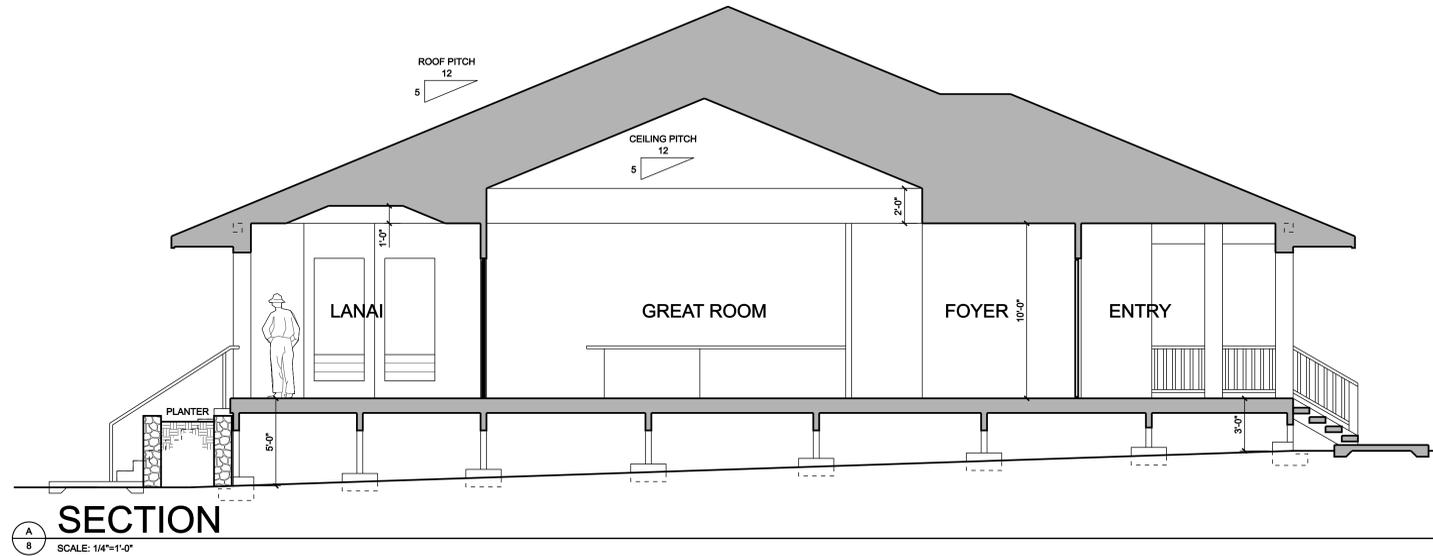
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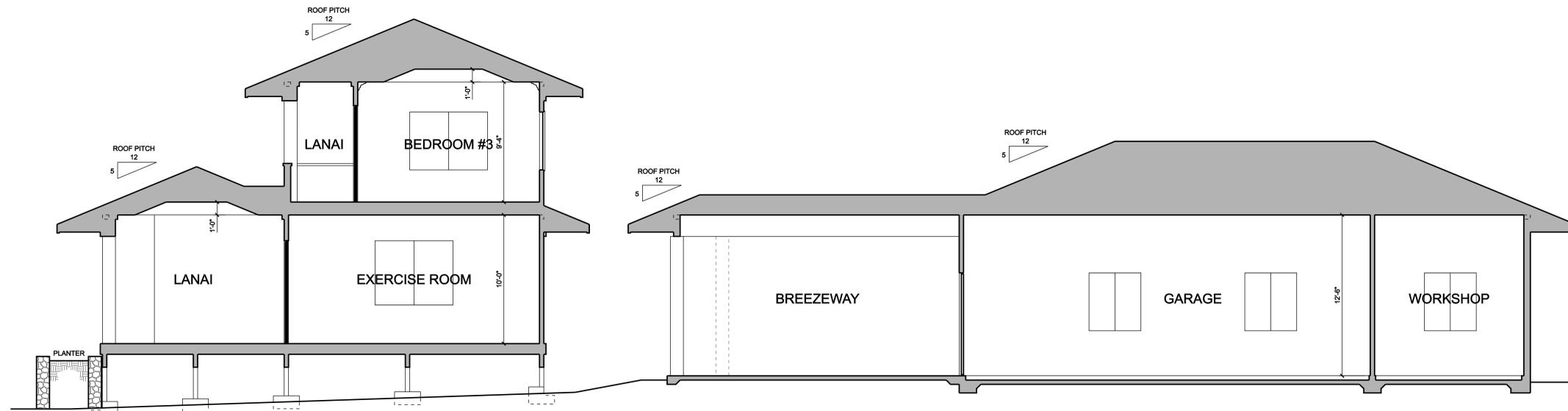
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T.M.K. (3) 3-1-001.048**

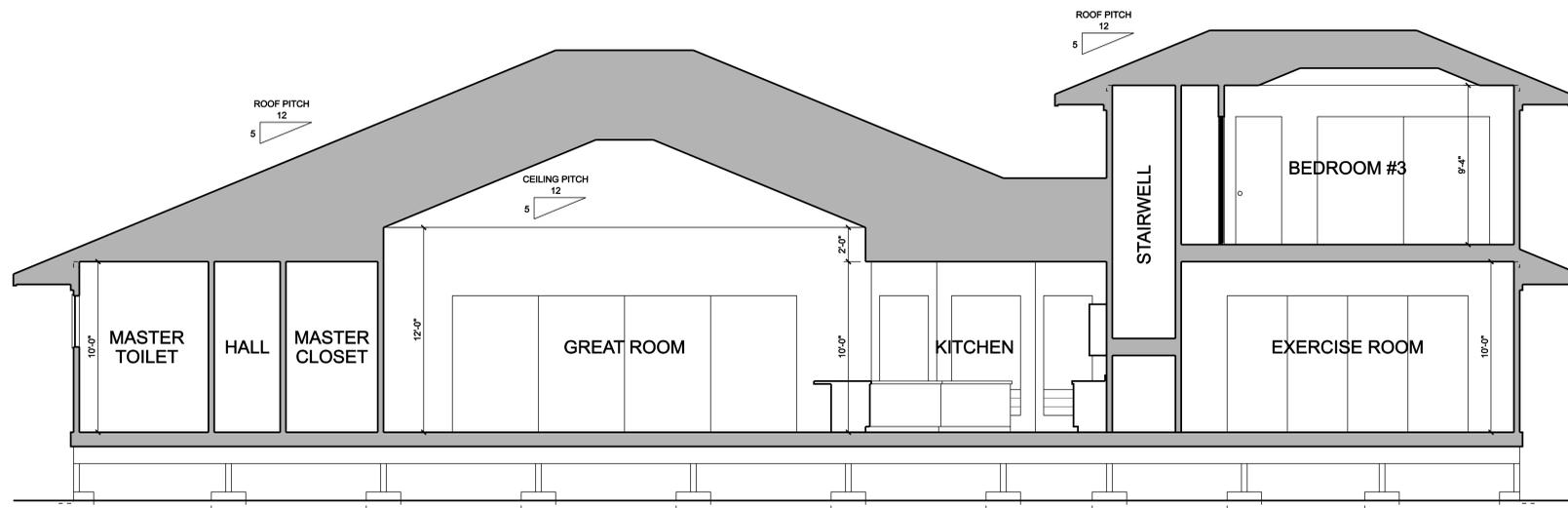
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| DATE: 11/18/2013                |                   |
| SCALE: 1/4"=1'-0"               |                   |
| DRAWING:<br>EXTERIOR ELEVATIONS |                   |
| SHEET                           |                   |
| <b>7</b>                        |                   |
| 7 OF 15 SHEETS                  |                   |



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



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



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

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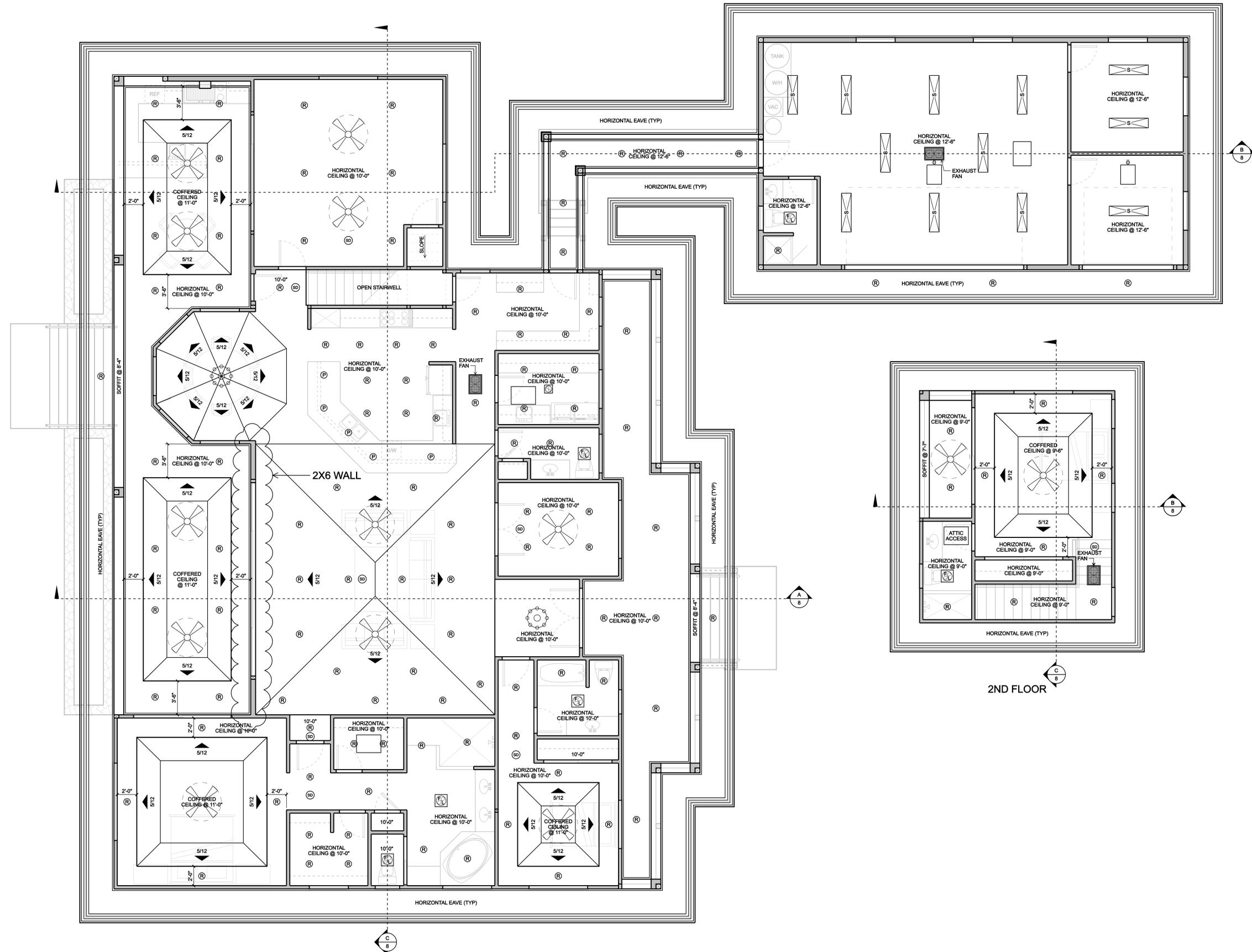
SEFREY L. CROSS  
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STATE OF HAWAII  
EXPIRES 04/29/2014

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| DRAWN:<br>PJP        | JOB #:<br>P13-028 |
| DATE:<br>11/18/2013  |                   |
| SCALE:<br>1/4"=1'-0" |                   |
| DRAWING:<br>SECTIONS |                   |
| SHEET                |                   |
| <b>8</b>             |                   |
| 8 OF 15 SHEETS       |                   |



**REFLECTED CEILING PLAN (1ST FLOOR)**

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

**2ND FLOOR**

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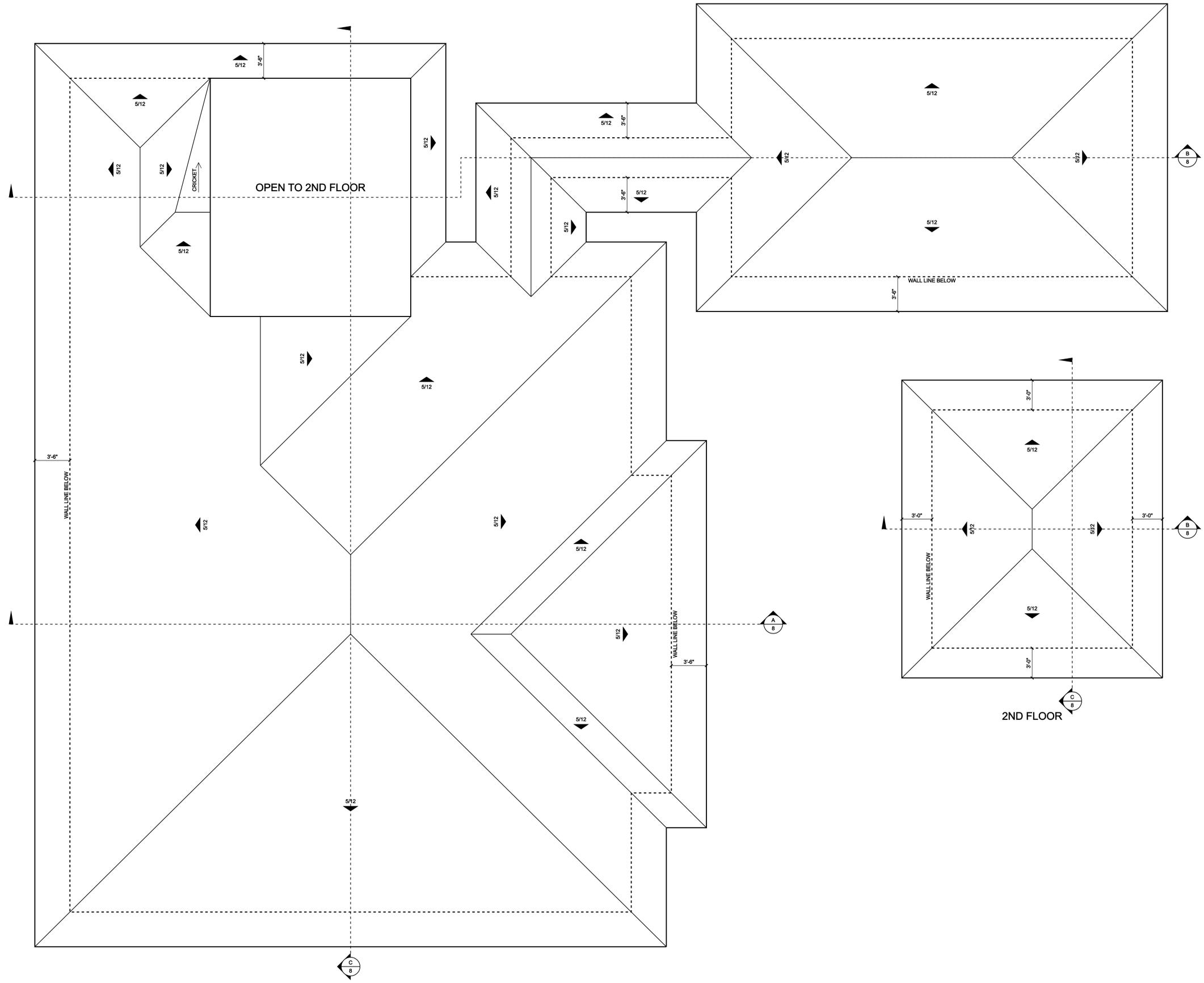
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| DRAWN: PJP                      | JOB #: P13-028 |
| DATE: 11/18/2013                |                |
| SCALE: 1/4"=1'-0"               |                |
| DRAWING: REFLECTED CEILING PLAN |                |
| SHEET                           |                |

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**ROOF PLAN (1ST FLOOR)**

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

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THIS WORK WAS PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND I AM A LICENSED PROFESSIONAL ARCHITECT IN THE STATE OF HAWAII. MY LICENSE NO. IS 11532. EXPIRES 04/30/2014.

Signature: \_\_\_\_\_  
 Title: \_\_\_\_\_

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 T.M.K. (3) 3-1-001.048

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| DRAWN:<br>PJP         | JOB #:<br>P13-028 |
| DATE:<br>11/18/2013   |                   |
| SCALE:<br>1/4"=1'-0"  |                   |
| DRAWING:<br>ROOF PLAN |                   |
| SHEET                 |                   |
| <b>10</b>             |                   |
| 10 OF 15 SHEETS       |                   |

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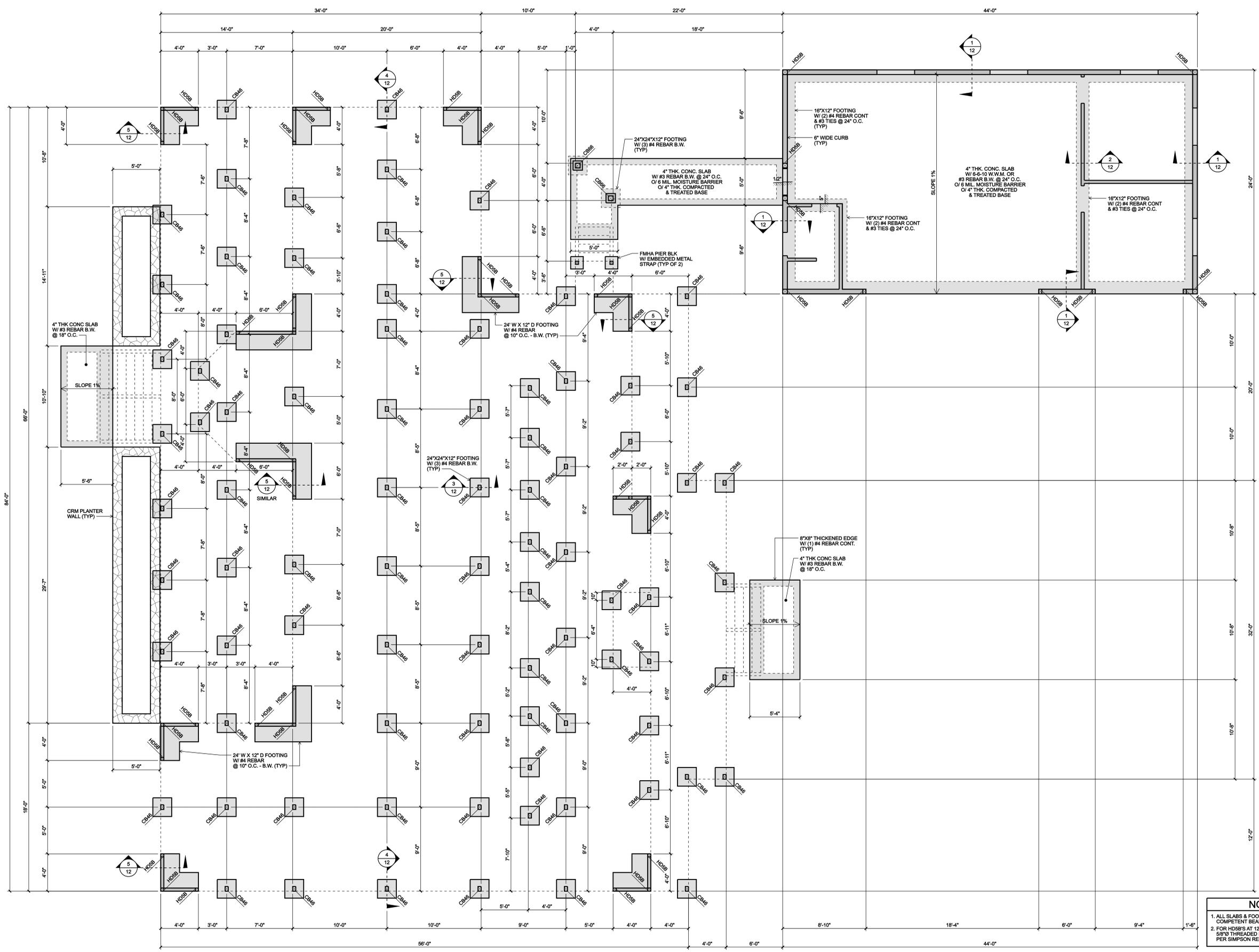
JEFFREY L. CROSS  
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 STATE OF HAWAII  
 EXP. 04/29/2014

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Signature: \_\_\_\_\_

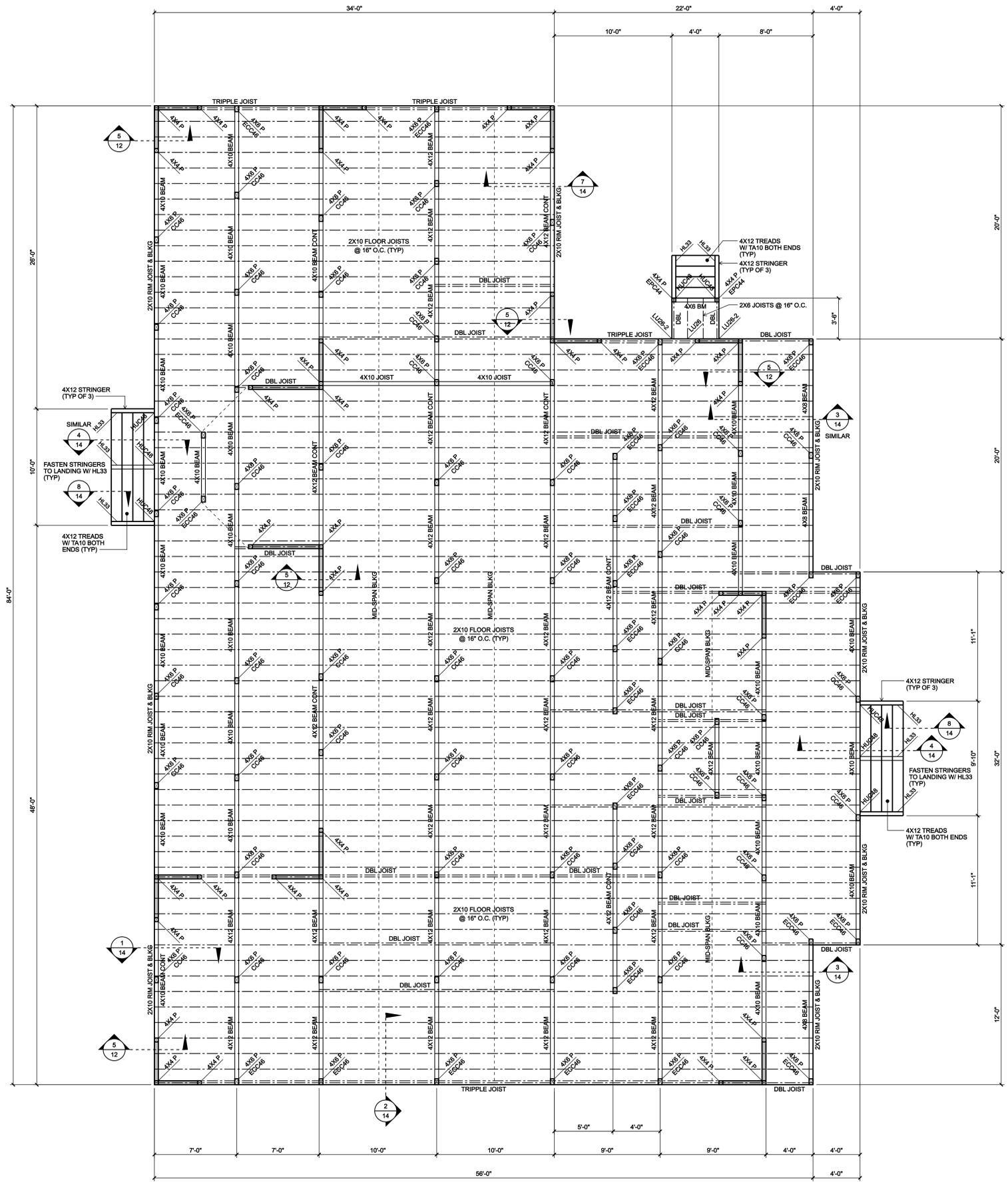
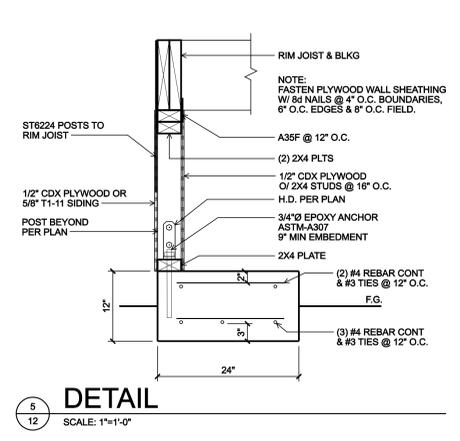
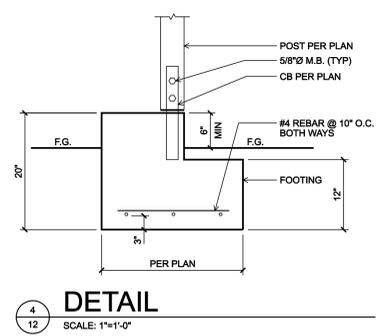
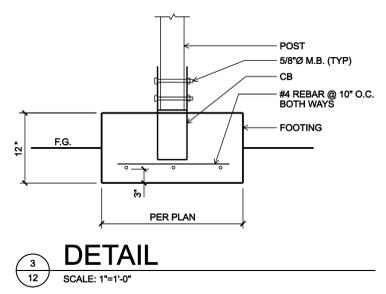
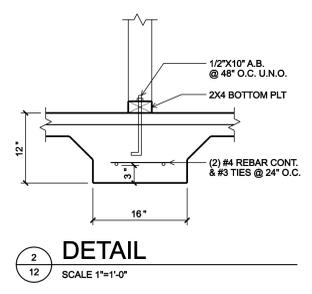
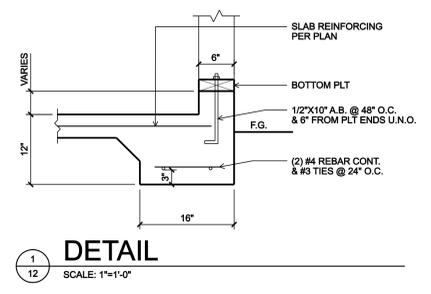
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DRAWN: PJP    JOB #: P13-026  
 DATE: 11/18/2013  
 SCALE: 1/4"=1'-0"  
 DRAWING: FOUNDATION PLAN  
 SHEET: **11**  
 11 OF 15 SHEETS



- NOTES**
1. ALL SLABS & FOOTINGS SHALL BEAR UPON COMPETENT BEARING MATERIAL.
  2. FOR HD5B'S AT 12" DEEP FOOTINGS, USE 5/8"Ø THREADED ROD 10" DEEP W/ EPOXY PER SIMPSON REQUIREMENTS.

**FOUNDATION PLAN**  
 SCALE: 1/4"=1'-0"



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

- NOTES**
- FLOOR SHEATHING SHALL BE FASTENED W/ 10d NAILS @ 4" O.C. BOUNDARIES, 6" O.C. EDGES & 8" O.C. FIELD.
  - PROVIDE SOLID BLOCKING ABOVE ALL BEAMS.
  - PROVIDE DOUBLE FLOOR JOISTS UNDER PARALLEL PARTITION WALLS ABOVE.
  - PROVIDE DOUBLE SOLID BLOCKING UNDER PARTITION WALLS ABOVE PERPENDICULAR TO FLOOR JOISTS.
  - ALL GULIE LAM BEAMS SHALL BE COMBINATION 24F & CAMBER = 1/600' RADIUS.
  - ALL PERIMETER POSTS TO BE BRACED W/ 4X4S & 1/2" LAG BOLTS BOTH ENDS.

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EXPIRES 04/30/2018

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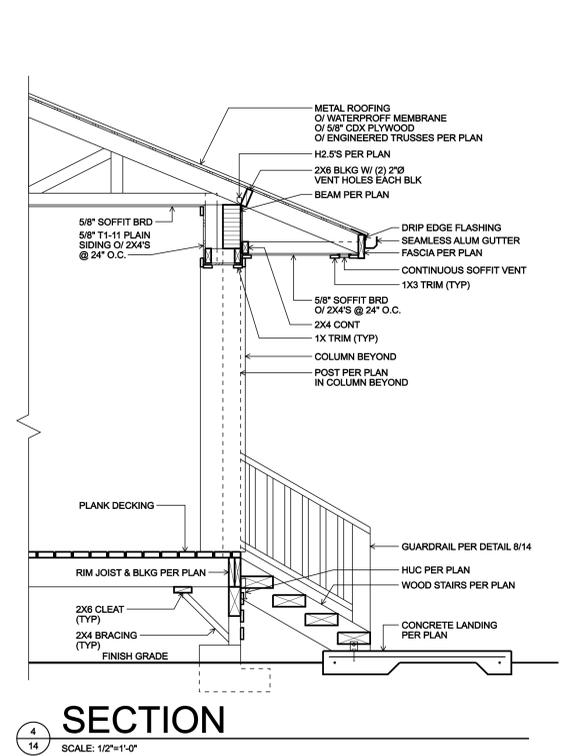
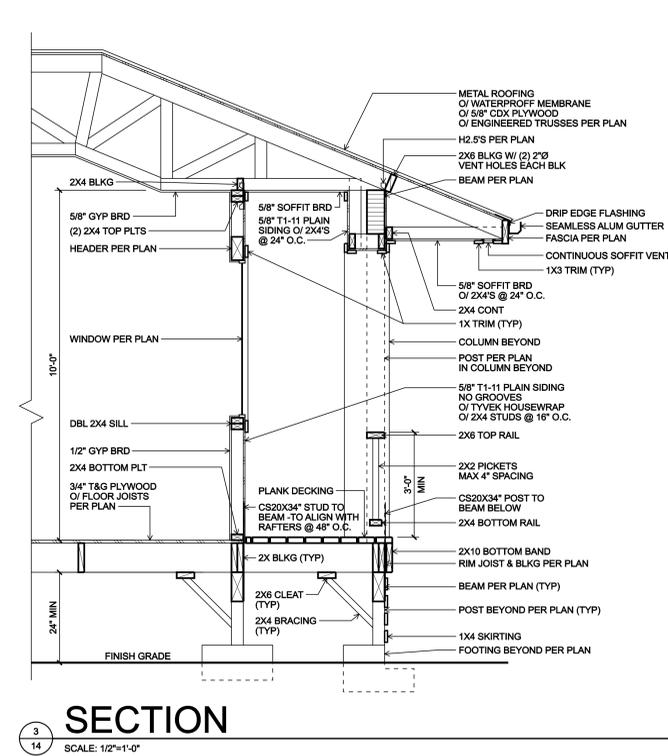
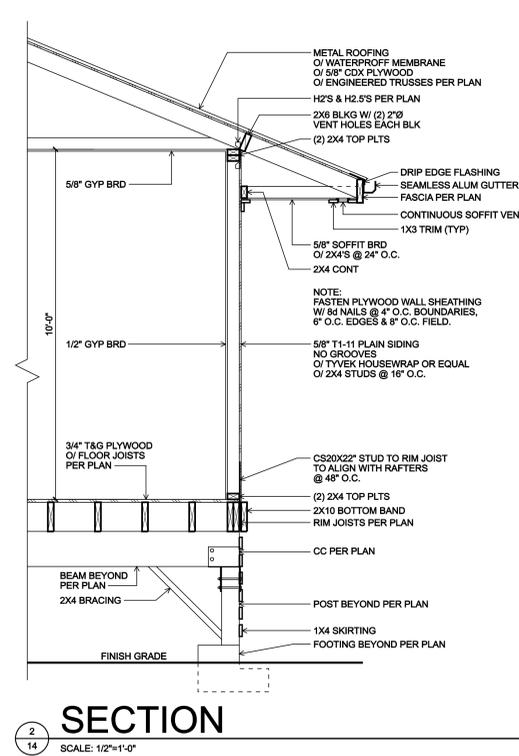
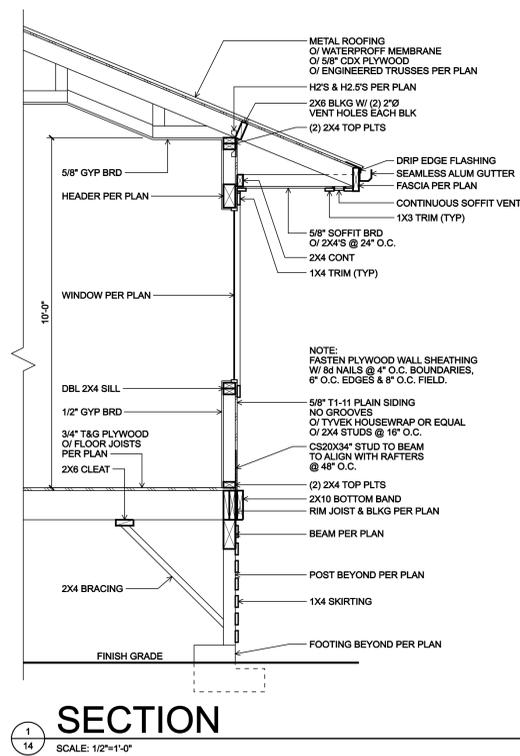
DRAWN: PJP JOB #: P13-026  
DATE: 11/18/2013  
SCALE: 1/4"=1'-0"  
DRAWING: FLOOR FRAMING PLAN  
SHEET 12 OF 15 SHEETS



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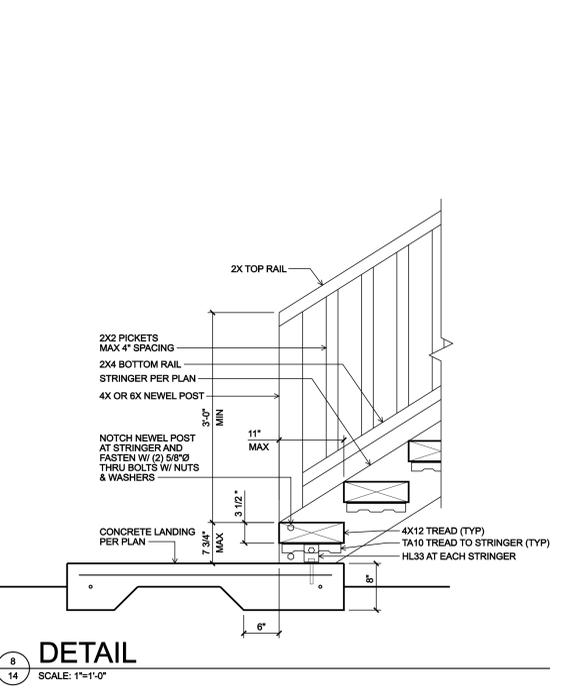
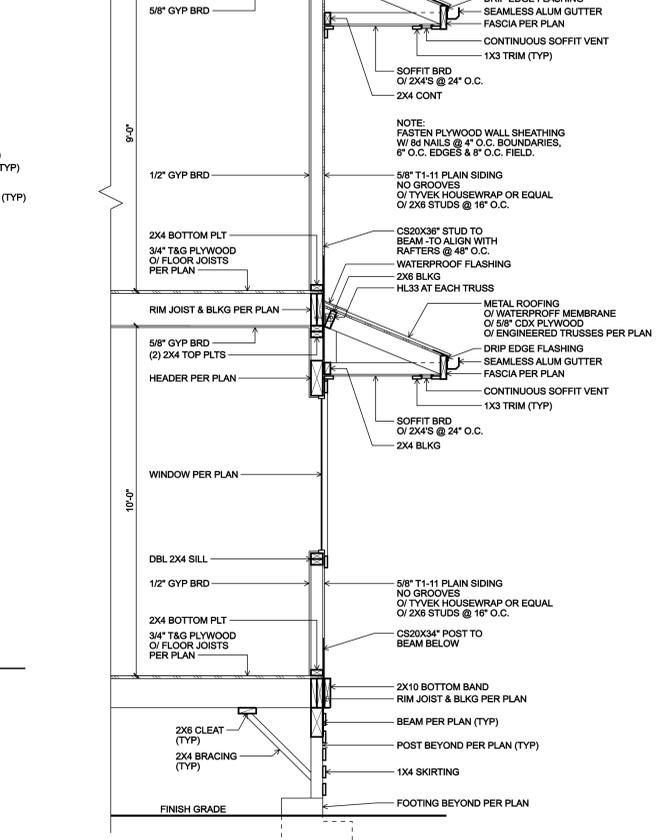
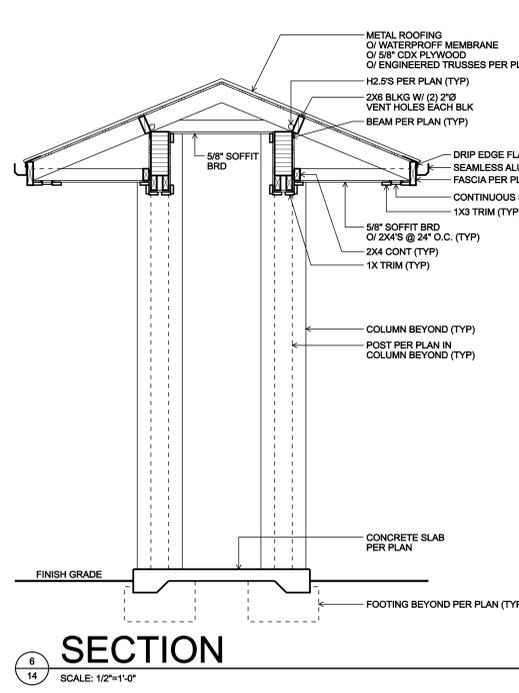
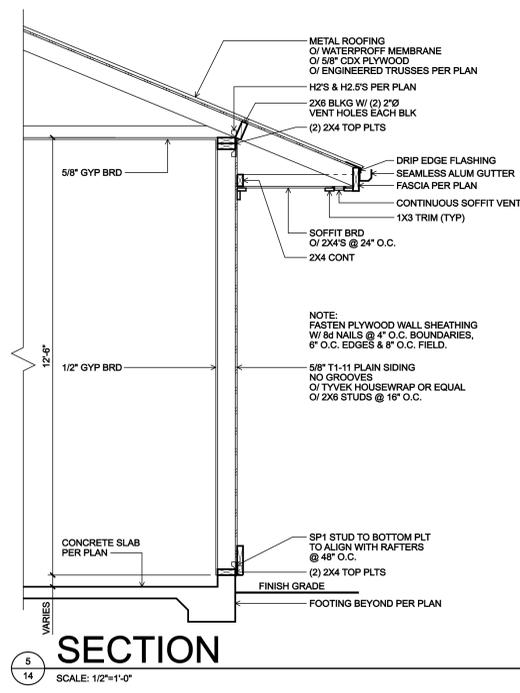


**SECTION 1**  
 SCALE: 1/2"=1'-0"

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

**SECTION 3**  
 SCALE: 1/2"=1'-0"

**SECTION 4**  
 SCALE: 1/2"=1'-0"



**SECTION 5**  
 SCALE: 1/2"=1'-0"

**SECTION 6**  
 SCALE: 1/2"=1'-0"

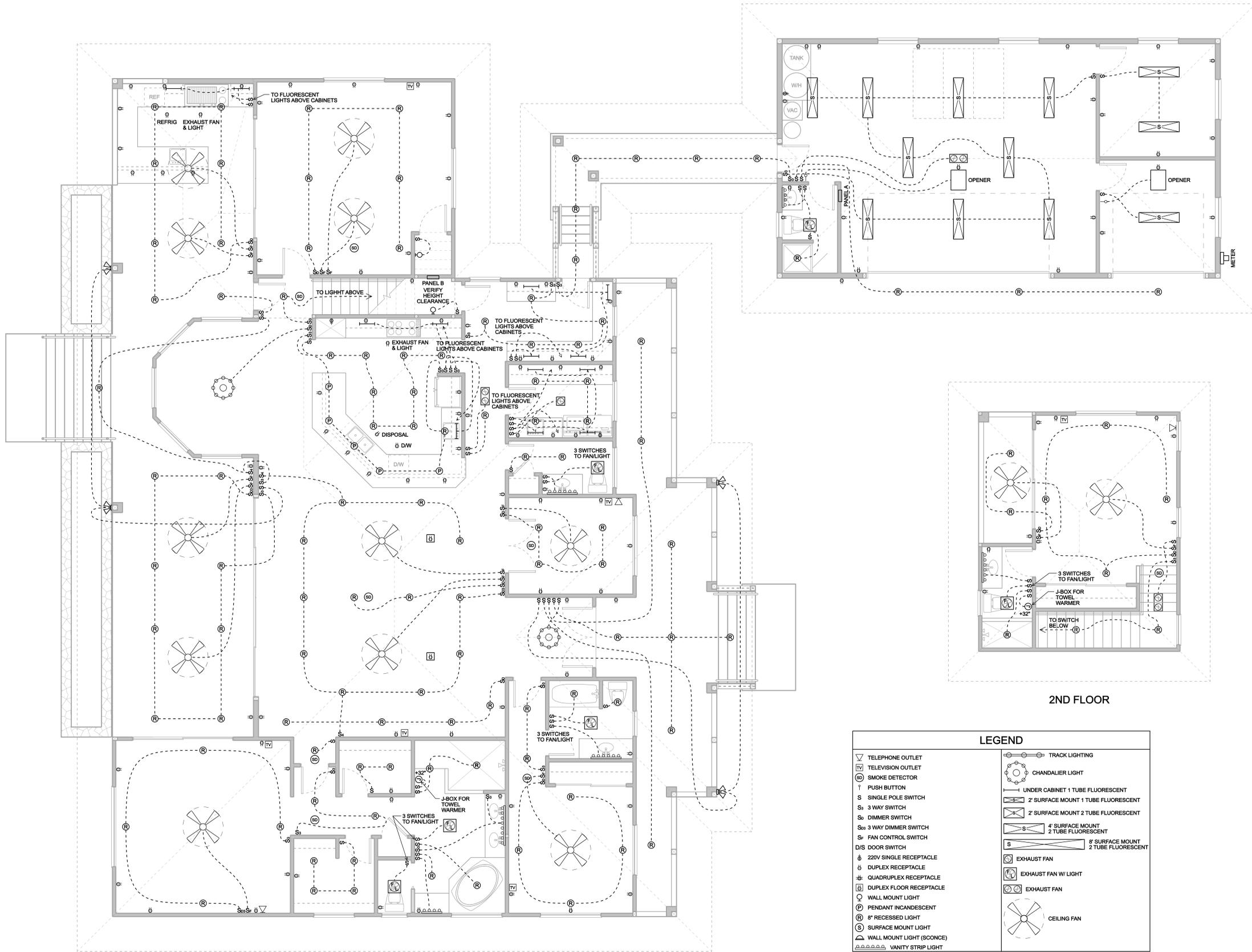
**SECTION 7**  
 SCALE: 1/2"=1'-0"

**DETAIL 8**  
 SCALE: 1"=1'-0"

**A PROPOSED NEW RESIDENCE FOR:  
 STEPHEN & MICHELLE SAKOMAN  
 HAKALAU, HAWAII  
 T.M.K. (3) 3-1-001-048**

DRAWN: PJP JOB #: P13-026  
 DATE: 11/18/2013  
 SCALE: AS NOTED  
 DRAWING: WALL SECTIONS & DETAILS  
 SHEET  
**14**  
 14 OF 15 SHEETS

|           |    |
|-----------|----|
| REVISIONS | BY |
|           |    |
|           |    |
|           |    |
|           |    |



**ELECTRICAL PLAN (1ST FLOOR)**  
SCALE: 1/4"=1'-0"

| LEGEND                              |                                       |
|-------------------------------------|---------------------------------------|
| ▽ TELEPHONE OUTLET                  | ○ TRACK LIGHTING                      |
| TV TELEVISION OUTLET                | ○ CHANDALIER LIGHT                    |
| ⊕ SMOKE DETECTOR                    | — UNDER CABINET 1 TUBE FLUORESCENT    |
| ↑ PUSH BUTTON                       | — 2' SURFACE MOUNT 1 TUBE FLUORESCENT |
| S SINGLE POLE SWITCH                | — 2' SURFACE MOUNT 2 TUBE FLUORESCENT |
| S <sub>3</sub> 3 WAY SWITCH         | — 4' SURFACE MOUNT 2 TUBE FLUORESCENT |
| S <sub>0</sub> DIMMER SWITCH        | — 8' SURFACE MOUNT 2 TUBE FLUORESCENT |
| S <sub>03</sub> 3 WAY DIMMER SWITCH | ⊖ EXHAUST FAN                         |
| S <sub>F</sub> FAN CONTROL SWITCH   | ⊖ EXHAUST FAN W/ LIGHT                |
| D/S DOOR SWITCH                     | ⊖ EXHAUST FAN                         |
| ⊖ 220V SINGLE RECEPTACLE            | ⊖ CEILING FAN                         |
| ⊖ DUPLEX RECEPTACLE                 |                                       |
| ⊖ QUADRUPLEX RECEPTACLE             |                                       |
| ⊖ DUPLEX FLOOR RECEPTACLE           |                                       |
| ⊖ WALL MOUNT LIGHT                  |                                       |
| ⊖ PENDANT INCANDESCENT              |                                       |
| ⊖ 8" RECESSED LIGHT                 |                                       |
| ⊖ SURFACE MOUNT LIGHT               |                                       |
| ⊖ WALL MOUNT LIGHT (SCONCE)         |                                       |
| ⊖ VANITY STRIP LIGHT                |                                       |

**PIPER DESIGNS**  
Pete Piper  
75-5444 Kalia Hwy, #2  
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JEFFREY L. CROSS  
LICENSED PROFESSIONAL ENGINEER  
NO. 11532  
HAWAII  
EXPIRES 04/30/2014

This work was prepared by me or under my direct supervision and I am a duly licensed professional engineer in the State of Hawaii. My observation of this project will be under my observation.

A PROPOSED NEW RESIDENCE FOR:  
**STEPHEN & MICHELLE SAKOMAN**  
HAKALAU, HAWAII  
T.M.K. (3) 3-1-001-048

DRAWN: PJP JOB #: P13-028  
DATE: 11/18/2013  
SCALE: 1/4"=1'-0"  
DRAWING: ELECTRICAL PLANS  
SHEET  
**15**  
15 OF 15 SHEETS