Mitchell D. Roth *Mayor* 

Lee E. Lord *Managing Director* 

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



Zendo Kern Director

Jeffrey W. Darrow Deputy Director

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

September 26, 2022

Mrs. Donna Maxine Y. Malson 26 Kūpa'a St. Hilo, Hi 96720

Dear Ms. Malson:

SUBJECT: Application: 'Ohana Dwelling Unit Permit (PL-OHD-2022-000008)

Applicant(s): Donna Maxine Y. Malson

Land Owner: Donna Maxine Y. Malson TTEE

Proposal: Construct Proposed attached 'Ohana Dwelling Unit Tax Map Key: (3) 2-4-021:070 (Lot 1) Waiākea, S. Hilo, Hawai'i

Upon review of your application and as applicable, comments from the public and government agencies for an 'Ohana Dwelling Unit (OHD) Permit, you are hereby **granted approval** to construct an 'Ohana Dwelling subject to conditions set forth below in this letter.

#### **REQUEST**

The applicant is requesting an OHD Permit to construct an additional dwelling unit on the subject property. The proposed additional dwelling is attached to the existing single-family dwelling.

#### PROPERTY DESCRIPTION

The subject TMK parcel, comprises of 15,122 square feet, Lot 1, and is situated within Waiākea Homesteads 1<sup>st</sup> Series, Waiākea, South Hilo, Hawai'i. The property is zoned Single-Family Residential – 15,000 square feet (RS-15) by the County and is situated within the State Land Use Urban district. Subject parcel was created by Subdivision No. 2140 dated June 4, 1964.

#### **AGENCY COMMENTS**

The subject Application for an OHD Permit was reviewed by the required agencies and their respective comments are as follows:

1. The Department of Water Supply (DWS): See attached memorandum dated September 16, 2022 (Exhibit A);

- 2. State of Hawai'i Department of Health (DOH): See attached memorandum dated September 21, 2022 (Exhibit B);
- 3. Hawai'i Fire Department (HFD): See attached email response attached dated September 12, 2022 (Exhibit C).

#### **COMMUNITY COMMENTS**

There were no comments received from surrounding property owners or the public.

#### ADDITIONAL FINDINGS

We note the following documents that accompanied your application:

- a. Donna Maxine Yaeko Malson is the title holder for the subject parcel, TMK (3) 2-4-021:070.
- b. The Parcel is TMK (3) 2-4-021:070. There are no covenants or any other land use restrictions that are applicable to the lot by way of deed or lease or other provision that prohibit construction or placement of an "Ohana" dwelling unit.

#### **ANALYSIS**

The proposed building site for the subject OHD application is a legal lot of record of at least 10,000 square feet located within the RS district and is designated Urban by the State Land Use Commission. There is a pre-existing dwelling on the property built December 28, 1978. There are no pending subdivision actions affecting the subject TMK property, nor has any Variance, Planned Unit Development, Cluster Plan Development, or other preemption from requirements of the Hawai'i County Code been granted. There has not been a previously approved variance from the Subdivision Code (Chapter 23) and the Zoning Code (Chapter 25) on the property, nor are there any conditions within a change of zone ordinance that would prohibit an OHD. The applicant has not submitted any OHD applications in the previous two years. Therefore, the application meets the requirements for an OHD Permit.

The (DWS) has indicated that the subject parcel is currently served by a 5/8-inch meter (Account 130-58250), which is adequate for only one (1) dwelling at an average of daily usage of 400 gallons. Inasmuch as the application is proposing an additional dwelling, the installation of a separate 5/8 inch meter will be required. Water can be made available from the Department's existing 6-inch waterline within Kūpa'a Street, fronting the subject parcel.

The (DOH) Wastewater Branch records indicate that there is an existing 3-bedroom dwelling that is served by a cesspool. An 'Ohana 2-bedroom dwelling may be constructed, however, the existing cesspool will be required to be upgraded to serve a total of 5-bedrooms between two homes, before the Wastewater branch will sign the building permit for the 2-bedroom 'Ohana Dwelling.

#### **DECISION AND CONDITIONS**

In view of the above, by this letter, you are hereby **granted** permission to construct a single-family 'ohana dwelling to replace a pre-existing dwelling, subject to the following conditions:

- 1. The proposed OHD shall comply with Ordinance No. 96-47 and Rule 12, the County of Hawai'i Planning Department's Rules of Practice and Procedure relating to OHD's.
- 2. The proposed OHD shall comply with the State of Hawai'i Department of Health's Hawai'i Administrative Rules, Chapter 11-20 (HAR 11-20), and titled "Rules to Public Water Systems." The proposed site plan indicate that the existing 3-bedroom dwelling is serviced by cesspool. The existing cesspool will be required to be upgraded to serve a total of 5-bedrooms. A proposed septic system is shown on site plan to also service the proposed OHD. Should the DOH require another septic system for the OHD, the applicant must revise the proposed site plan to reflect the requirements of the DOH.
- 3. **Non-transferability:** The permit for the OHD shall be personal to the applicant until construction of the OHD has been completed. The permit shall not be transferable or assignable to any other person prior to completion of its construction to the satisfaction of the Chief Engineer, DPW.
- 4. **Prohibition of Advertising, Sales, Transfers:** No person shall advertise or represent to the public that a permit to construct an OHD is transferable with the sale of the property on which the permit has been granted.
- 5. **Building Permit:** Hawai'i County records indicate that one dwelling structure was built in 1978, (Building Permit No. 783296).
- 6. Requirements for Height, Site Area (Lot size), Yard (Setback) and Off-street Parking (Parking Spaces):
  - a) Height limit: The height limit for the proposed attached OHD shall be twenty-five (25'-0") feet.
  - b) Zoning and Minimum Building Site Area (Lot Size): The subject TMK parcel, containing 15,122 sq. ft., is zoned Single-Family Residential (RS-15) by the County and is situated within the State Land Use Urban district.
  - c) Minimum Yards (Setbacks) and Open Space: The proposed dwelling unit is required to comply with the yards and open space requirements of the Hawai'i County Zoning Code, Section 25-6-35 and 25-4-7.
    - The respective minimum open space, front, rear, side yard and dwelling unit requirements for the proposed attached OHD to be located on the subject TMK property shall be the minimum yard requirements as follows:

- Front yard minimum feet (25') feet required;
- Rear yard minimum feet (25') feet required;
- Side yards minimum feet (15') feet required
- Between dwellings units- minimum fifteen (15') feet required.
- d) Off-Street Parking: The OHD shall be provided with a minimum of two (2) off-street parking spaces that comply with the requirements of Section 25-4-53 of the Zoning Code. All existing and additional parking spaces shall be arranged so as to be individually accessible.
- 7. A guest house shall not be permitted or constructed where an 'Ohana dwelling has been permitted or constructed.
- 8. This OHD permit is subject to all other applicable rules, regulations and requirements of the Planning Department, DPW, HFD, DOH, DWS and other reviewing agencies/divisions listed on the Building Permit Application.
- 9. OHD's are prohibited on a building site that is the subject of an approved variance from the Subdivision Code (Chapter 23), the Zoning Code (Chapter 25), and property where a second dwelling unit is specifically prohibited by a change of zoning ordinance.
  - a) No variance from the requirements of Chapter 23 and Chapter 25, Hawai'i County Code, as amended, shall be granted to permit the construction of placement of an OHD.
  - b) An OHD shall not be permitted on a lot which has been the subject of a previously granted variance from any provision of Chapter 23 and Chapter 25, Hawai'i County Code, amended.

Should you have any questions regarding the above, please contact Terri Napeahi of this office, at (808) 961-8288 or email terri.napeahi@hawaiicounty.gov.

Sincerely,

Zendo Kern Zendo Kern (Oct 4, 2022 16:34 HST) ZENDO KERN

Planning Director

TLN:ta

Encl: Exhibit A, B, C, Revised Site/Plot plan

cc: Dept. of Health, Chief Sanitarian w/revised site plan
Dept. of Water Supply w/revised site plan
Hawai'i Fire Dept. w/revised site plan
Dept. of Public Works w/revised site plan
GIS Section (via email) w/enclosure



#### **DEPARTMENT OF WATER SUPPLY • COUNTY OF HAWAI'I**

345 KEKŪANAŌʻA STREET, SUITE 20 • HILO, HAWAIʻI 96720 TELEPHONE (808) 961-8050 • FAX (808) 961-8657

September 16, 2022

COH PLANNING DEPT SEP 16 2022 PM2:03

**REC'D HAND DELIVERED** 

TO:

Mr. Zendo Kern, Director

Planning Department

FROM:

Keith K. Okamoto, Manager-Chief Engineer

SUBJECT:

**Ohana Dwelling Unit Permit** 

Applicant - Donna Maxine Y. Malson

Tax Map Key 2-4-021:070 (PL-OHD-2022-000008)

We have reviewed the subject application and have the following comments and conditions.

Please be informed that the subject parcel is currently served by a 5/8-inch meter (Account 130-58250), which is adequate for only one (1) dwelling at an average daily usage of 400 gallons. Inasmuch as this application is proposing an additional dwelling, the installation of a separate 5/8-inch meter will be required. Water can be made available from the Department's existing 6-inch waterline within Kūpa'a Street, fronting the subject parcel.

Therefore, the Department has no objections to the proposed application, subject to the applicant understanding and accepting the following conditions:

- 1. Installation by the Department of Water Supply, of a 1-inch service lateral to service a 5/8-inch meter, which shall be restricted to a maximum daily flow of 400 gallons.
- Remittance of the following charges, which are subject to change, to our Customer Service Section:

FACILITIES CHARGE (FC):

2<sup>nd</sup> service to the parcel

\$6,095.00

SERVICE LATERAL INSTALLATION CHARGE:

Install one (1) meter on Kūpa'a Street, a County road

\$3,000.00

Total (subject to change)

\$9,095.00

**EXHIBIT A** 

Mr. Zendo Kern, Director Page 2 September 16, 2022

Should there be any questions, please contact Mr. Troy Samura of our Water Resources and Planning Branch at (808) 961-8070, extension 255.

Sincerely yours,

Reith K. Okamoto, P.E. Manager-Chief Engineer

PEIL

TS:dfg

copy - Ms. Donna Maxine Y. Malson DWS Customer Service (Hilo)

### Mori, Ashley

From: Honda, Eric T. <Eric.Honda@doh.hawaii.gov>
Sent: Wednesday, September 21, 2022 2:01 PM

To:Planning Internet MailSubject:PL-OHD-2022-000008

**Attachments:** PL-OHD-2022-000008 TMK2-4-021--070.doc

Eric Honda District Environmental Health Program Chief Hawaii District Health Office (808) 933-0917 Eric.honda@doh.hawaii.gov

## STATE OF HAWAII DEPARTMENT OF HEALTH

P.O. BOX 916 HILO, HAWAII 96721-0916

#### **MEMORANDUM**

DATE: September 21, 2022

TO: Mr. Zendo Kern

Planning Director, County of Hawaii

FROM: Eric Honda

District Environmental Health Program Chief

SUBJECT: Application: OHANA DWELLING UNIT PERMIT (PL-OHD-2022-000008)

Applicant: Donna Maxine Y. Malson

Landowner: Donna Maxine Y. Malson TTEE

SLU: Urban

CZ: RS-15 (Single-Family Residence)

LA: 15122sf

TMK: 2-4-021:070 (Lot 1)

Wastewater Branch records indicate there is an existing 3-bedroom dwelling that is served by a cesspool. An Ohana 2-bedroom dwelling may be constructed, however, the existing cesspool will be required to be upgraded to serve a total of 5-bedrooms between two homes.

The existing cesspool will be required to be upgraded before the Wastewater Branch will sign the building permit for the 2-bedroom Ohana dwelling. Please contact Mark Tomomitsu of our office at (808) 586-4294 should you have any questions.

Construction activities must comply with the provisions of Hawaii Administrative Rules, Chapter 11-46, "Community Noise Control."

- 1. The contractor must obtain a noise permit if the noise levels from the construction activities are expected to exceed the allowable levels of the rules.
- 2. Construction equipment and on-site vehicles requiring an exhaust of gas or air must be equipped with mufflers.
- 3. The contractor must comply with the requirements pertaining to construction activities as specified in the rules and the conditions issued with the permit.

Zendo Kern September 22, 2022 Page **2** of **2** 

Should there be any questions on this matter, please contact the Department of Health at 933-0917.

#### Mori, Ashley

From: Baybayan, Clinton

Sent: Monday, September 12, 2022 2:48 PM

**To:** Planning Internet Mail

Subject: Subject: Request for Comments | TMK: 2-4-021:070 | PL-OHD-2022-000008: 'Ohana

Application - Malson

Good Afternoon,

HFD has no comments for the proposed Ohana Application. Please let me know if you have any questions.

Thank You,

Clinton K. Baybayan Fire Captain Hawaii Fire Department Fire Prevention Branch (W) 808-323-4761

- ALL CONDITIONS AND DIMENSIONS SHALL BE VERIFIED IN THE FIELD AND THE CONTRACTOR AND ALL SUBCONTRACTORS SHALL BRING TO THE ATTENTION OF THE ARCHITECT ANY CONDITION OR DISCREPENCY WHICH WILL ALTER OR IMPEDE THE DESIGN AS PRESENTED ON THESEDRAWINGS BEFORE PROCEEDING WITH THE WORK, AND ANY MATERIAL PURCHASES.
- ANY OMISSIONS OR CONFLICTS BETWEEN THE VARIOUS ELEMENTS OF THE WORKING DRAWINGS AND/OR SPECIFICATIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT BEFORE PROCEEDING WITH THE WORK INVOLVED. INCLUDING
- ALL WORK SHALL CONFORM TO TO THE REQUIREMENTS OF THE 2018 IBC INCLUDING ALL HAWAII COUNTY MENDMENTS, AND ALL STATE OF HAWAII DEPARTMENT OF HEALTH REQUIREMENTS.
- THE ARCHITECT ASSUMES NO RESPONSIBILITY FOR DAMAGE INCLUDING STRUCTURAL FAILURE DUE TO CONTRACTOR, OR SUB-CONTRACTOR DEFICIENCIES WITH MATERIALS AND METHODS OR ERRORS WITH COORDINATION OF THE PLANS AND SPECIFICATIONS. THE ARCHITECT ASSUMES NO RESPONSIBILITY FOR PLACEMENT OF THE BUILDING IN CONFORMANCE WITH SETBACKS, EASEMENTS, COVENANTS, OR OTHER RESTRAINTS.
- ALL WORK SHALL CONFORM TO THE BEST PRACTICE PREVAILING IN THE VARIOUS TRADES COMPRISING THE WORK. CONTRACTOR SHALL BE RESPONSIBLE TO PERFORM COORDINATION WITH THE STATE AND LOCAL AUTHORITIES AND
- MAINTAIN ON SITE ONE SET OF CONTRACT DOCUMENTS TO BE UTILIZED FOR RECORD DOCUMENTS.
- RECORD ACTUAL REVISIONS TO THE WORK. RECORD INFORMATION CONCURRENT WITH CONSTRUCTION PROGRESS. LEGIBLY MARK AND RECORD AT EACH PRODUCT SELECTION A DESCRIPTION OF ACTUAL PRODUCTS INSTALLED & MAINTAIN
- ALL PRODUCT WARRANTY AND OPERATION MANUALS. RECORD DOCUMENTS AND SHOP DRAWINGS: LEGIBLY MARK EACH ITEM TO RECORD ACTUAL CONSTRUCTION. THE CONTRACTOR SHALL PREVENT DUST FROM BECOMING AIRBOURNE AT ALL TIMES INCLUDING NON-WORKING HOURS, WEEKENDS AND HOLIDAYS IN CONFORMANCE WITH THE STATE DEPARTMENT OF HEALTH, ADIMINSTRATIVE RULES. TITLE
- 11, CHAPTER 60 AIR POLLUTION CONTROL. THE METHOD OF DUST CONTROL AND COST SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. METHODS OF DUST CONTROL SHALL INCLUDE THE USE OF WATER, SHEET BARRIERS OR CHEMICALS OVER SURFACES WHICH MAY CREATE

- NOTIFY ARCHITECT TWO (2) DAYS PRIOR TO ANY CONCRETE POUR.
- USE TYPE I OR II CEMENT CONFORMING WITH ASTM C-150. CONCRETE SHALL HAVE A COMPRESSIVE STRENGTH AT 28 DAYS AS FOLLOWS: SLAB ON GRADE AND FOUNDATIONS: 3,000 PSI PROVIDED MINIMUM OF 4.6 SACKS OF CEMENT EACH
- HARDROCK AGGREGATE SHALL CONFORM TO ASTM C-33 AND SHALL BE ONE INCH (1") MAXIMUM SIZE. MAXIMUM SLUMP FOR ALL CONCRETE SHALL BE FOUR INCHES (4").
- ALL REINFORCING STEEL SHALL BE NEW STOCK DEFORMED BARS CONFORMING TO ASTM A-615 GRADE 60 UNLESS OTHERWISE NOTED. PLACMENT OF REINFORCING STEEL SHALL BE IN ACCORDANCE WITH ACI 315 AND ACI 318. ALL REINFORCING SHALL BE CLEAN OF RUST, GREASE OR OTHER MATERIALS LIKELY TO IMPAIR BOND. ALL BENDS SHALL BE MADE COLD.
- ALL REINFORCING STEEL SHALL BE LAPPED 40 BAR DIAMTERS OR EIGHTEEN INCHES (18"), WHICHEVER IS GREATER, AT SPLICES. ALL SPLICES SHALL BE MADE AWAY FROM POINT OF MAXIMUM STRESS. WIRE MESH SHALL CONFORM TO ASTM A-185, SUPPORTED BY SUITABLE REINFORCING 'CHAIRS', OR PROVIDE MASONRY
- BLOCKOUTS AS CHAIRS. PROVIDE A MINIMUM OF EIGHT INCHES (8") LAP. CONCRETE COVER TO REINFORCING STEEL SHALL BE AS FOLLOWS: POURED AGAINS EARTH; 3 INCHES, EXPOSED TO EARCH, BUT POURED AGAINST FORMS; 2 INCHES, SLAB ON GRADE (WIRE MESH) 1.5 INCHES.
- ALL CONCRETE FLOOR SLABS SHALL BE STEEL TROWELED TO AN APPROXIMATELY SMOOTH FINISH, BROUGHT TO TRUE EVEN PLANES AND LEVEL. UNLESS OTHERWISE SPECIFIED, ALL CONCRETE WALKS AND DRIVEWAYS SHALL BE BROOM FINISHED AND PROPERLY PITCHED TO DRAIN. CONTRACTOR SHALL INSTALL CONTROL JOINTS @15'-0" OC TO AVOID
- ALL CONCRETE SHALL BE CURED FOR A PERIOD NOT LESS THAN 7 DAYS. A CURING MEDIUM MAY BE APPLIED TO PREVENT DETRIMENTAL LOSS OF WATER FROM THE CONCRETE FOR THE DURATION OF THE ENTIRE CURING PERIOD. PROTECT FRESH CONCRETE FROM HEAVY RAINS, FLOWING WATER, INJURIOUS ACTION OF THE SUN AND MECHANICAL
- CONCRETE FOR EACH ISOLATED FOOTING SHALL BE CAST IN ONE CONTINOUS PLACEMENT.

PROJECT INFORMATION:	AREA CALCULATIONS:
	EXISTING LIVING: 1679 SF
CONSTRUCTION TYPE: VB	MAIN HOUSE 1188 SF
DESIGN LOADS:	EXISTING NON LIVING:
ROOF LIVE LOAD: 20 PSF	
ROOF DEAD LOAD: 18 PSF	NEW LIVING: 1923 SF
FLOOR LIVE LOAD: 40 PSF	LIVING AREA: 1138 SF
FLOOR DEAD LOAD: 21 PSF	NEW NON-LIVING:

WIND CRITERIA: 105 MPH EXPOSURE 'C'

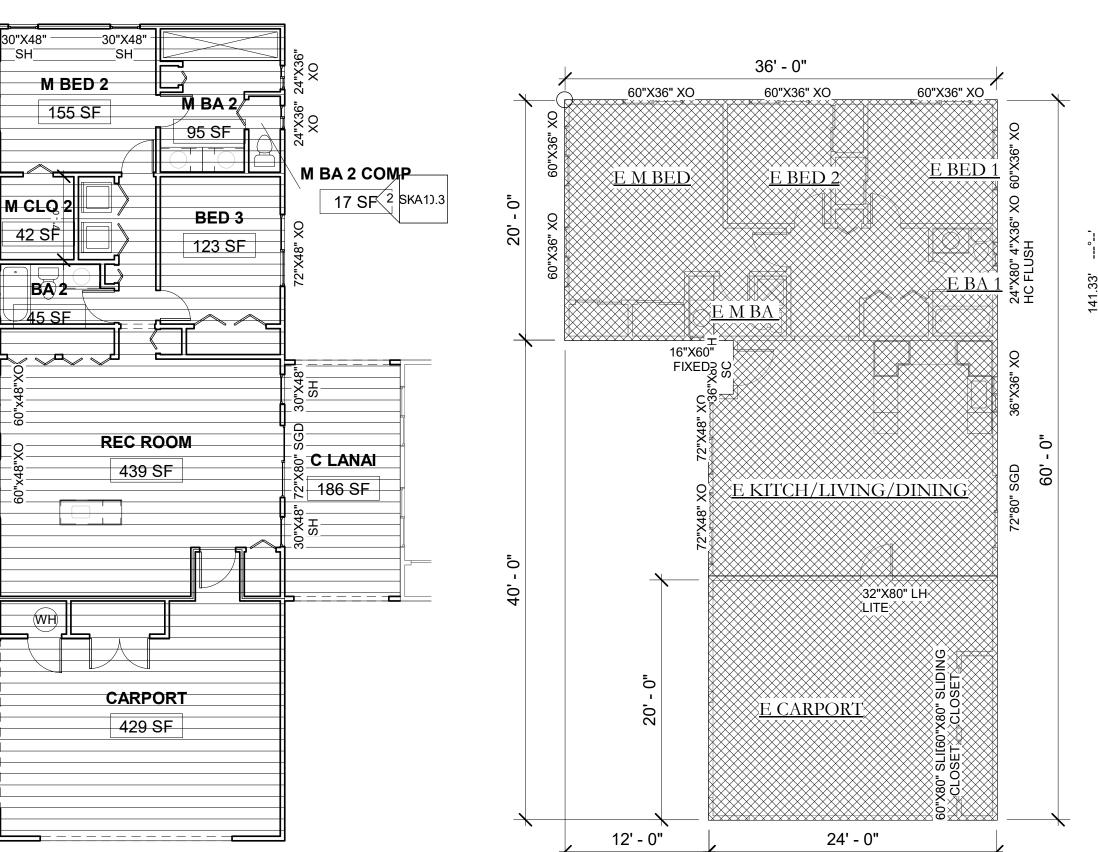
SEISMIC CRITERIA: CATEGORY 'D2'

OCCUPANCY CLASSIFICATION: R -3

2 FLOOR PLAN - DWELLING ADD 1/8" = 1'-0"

: 491 SF GARAGE/UTIL: 592 SF COVERED LANAI: 193 SF

DRAWING INDEX							
SHEET	NAME	COUNT					
A0	TITLE & PLOT PLAN	1					
A1	FLOOR PLANS	1					
A2	PLANS, FOUND DETAILS	1					
A3	FRAMING PLANS DETAILS	1					
A4	ROOF FRAMING PLANS, DETAILS	1					
A5	LEGENDS AND SCHEDULES	1					



4 FLOOR PLAN - EXISTING 1/8" = 1'-0"

# ADDITION TO EXISTING DWELLING

PROJECT INFORMATION:

LOT SIZE:

OWNER: DONNA MAXINE Y MALSON TTEE

(3) 2-4-021:1070 PROJECT ADDRESS: 26 KUPAA STREET

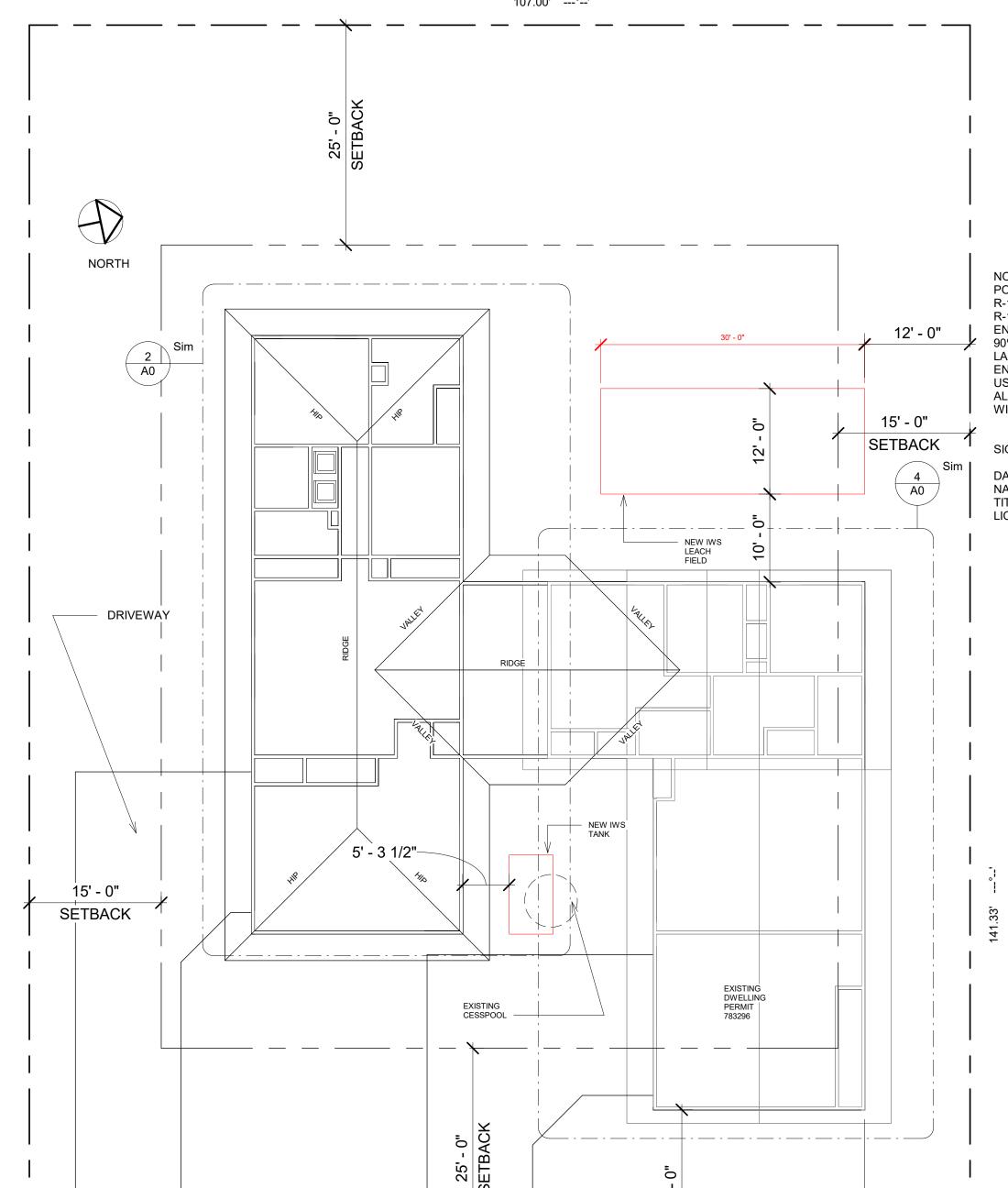
WAIAKEA UKA 0.3472 ACRES

ZONE: **RS-15** 

					THE PARTY OF THE P		
			Wood Framed	- Point	ts Options Checklist		
27 H20	Wall	20 202	Roof		Mech/Electrical		Other
	No Cavity Wall Insulation (Trop Only)		R-30 Roof Insulation		Ductless Air Conditioner		House floor area ≤ 1,000 SF
	R-13 Wall Insulation		R-19 Roof Insulation		1.071 X Federal Minimum SEER for Air Conditioner		House floor area ≥ 2,500 SF
	R-13 Wall Insulation + high reflectance walls		R-19 + Cool roof membrane or Radiant Barrier		1.142 X Federal Minimum SEER for Air Conditioner	X	Energy Star Fans
X	R-13 Wall Insulation + 90% high efficacy lighting and Energy Star Appliances	×	R-19 Roof Insulation + Attic Venting	x_	No air conditioning installed		Install 1 kW or greater of solar electric
	R-13 Wall Insulation + exterior shading wpf=0.36		R-13 + Cool roof membrane or Radiant Barrier				Reduce fenestration from 14% to 10%

5 COH IECC PLAN SUBMITTAL DATA 1 1/2" = 1'-0"

3 SITE PLAN 1" = 10'-0"



E DRIVEWAY

HAWAI'I COUNTY ENERGY CODE 2018 IECC, HAWAI'I REVISED STATUTES HYPERLINK "https://www.capitol.hawaii.gov/hrscurrent/Vol02 \_Ch0046-0115/HRS0107"HRS 107-24 TO 28 & HAWAI'I ADMINISTRATIVE RULES HYPERLINK "https://energy.hawaii.gov/wp-content/uploads/2018/08/AmendmentsStateEnergyConservatioCode-HAR 033117.pdf"HAR 3-181.1
RESIDENTIAL BUILDING ENERGY EFFICIENCY STANDARDS

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

STATE AMENDMENTS: HYPERLINK "https://ags.hawaii.gov/wpcontent/uploads/2021/01/soh\_bcc\_energycode\_20201215.pdf"EFFECTIVE FOR NEW APPLICATIONS BEGINNING 09/01/2021\_COUNTY AMENDMENTS: PENDING

COMPLIANCE METHOD Tropical Zone. R401.2.1 □ Points Option. R407 (Populate Checklist) Prescriptive. R402 Roof and Wall Insulation R-value. Table R402.1.2

Construction U-factor. Table R402.1.4 Total UA. R402.1.5 Points Option. R407 (Populate Checklist) Simulated Performance Alternative. R405 Energy Rating Index Compliance Alternative. R406 INFORMATION IN CONSTRUCTION DOCUMENTS

> Roof insulation R-value Roof insulation type and location Roof membrane solar reflectance and thermal emittance Wall insulation R-value Wall insulation type and location Window and skylight SHGC Air leakage testing requirement

Air Conditioning Air conditioning equipment capacity and efficiency Programmable thermostat Duct insulation R-value Duct leakage testing requirement Lighting fixture locations Lamp type Ceiling fans Whole-house fan

POINTS OPTION FOR DWELLING WITH WOOD FRAMED WALLS (STANDARD HOME)=0 R-13 WALL INSULATION=0

R-19 ROOF INSULATION WITH ATTIC VENTING = 1 ENERGY STAR FANS = 1 90% OF LIGHT FIXTURES SHALL BE CFL, LED OR T-8 OR SMALLER DIAMTER LINEAR FLOURESCENT

ENERGY STAR FANS SHALL INSTALLED IN EACH BEDROOM AND THE LARGEST SPACE THAT IS NOT USED AS A BEDROOM (R402.4.1.2 -COH AMNEDMENT) ALL WINDOWS AND SLIDING GLASS DOORS SHALL BE DOUBLE PANE GLAZING WITH LOW-E COATING, WITH A SOLAR HEAT GAIN COEFFICIENT OF 0.25 MAX (R402.1.2)

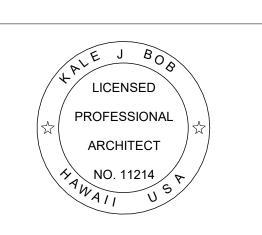
12' - 0"

NAME: KALE BOB TITLE: MANAGER LICENSE NO: AR-11214

1 COH IECC CERTIFICATION 1 1/2" = 1'-0"

ADVANCE **ARCHITECTS** 

PO Box 492970 Kea'au, Hawaii 96749 (808) 430-2929



LICENSE EXPIRES: APRIL 30, 2024

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

MALSON **ADDITION** TITLE & PLOT

PLAN 12.30 Project number 2011 Drawn by Checked by

Scale

As indicated

Date