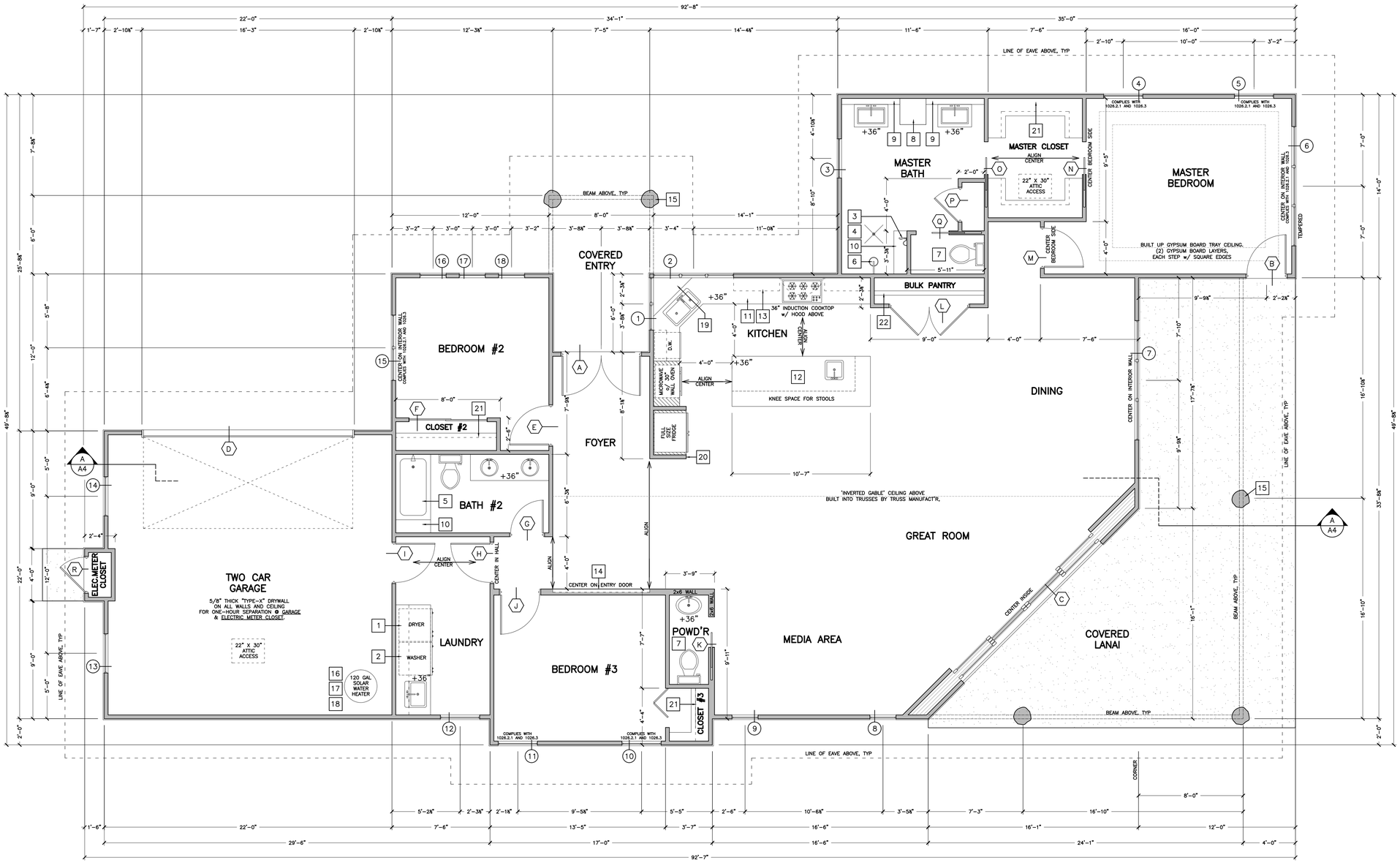
DO NOT SCALE PLANS FOR CONSTRUCTION



NORTH

FLOOR PLAN

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

DOOR SCHEDULE

MARK	TYPE	SIZE WIDTH	SIZE HEIGHT	GLAZING	REMARKS	MARK	TYPE	SIZE WIDTH	SIZE HEIGHT	GLAZING	REMARKS
A	DOUBLE SWING	72"	90"	X	SINGLE LIGHT PANEL (FULL)	J	SWING	36"	80"		
B	SWING	36"	90"	X	SINGLE LIGHT PANEL (FULL)	K	POCKET	28"	80"		
C	POCKET	180"	90"	X	(4) GLASS & (4) SCREENS	L	DOUBLE SWING	72"	80"		
D	SEC. OVERHEAD	192"	84"		FACTORY PAINTED	M	SWING	36"	80"		
E	SWING	36"	80"			N	POCKET	30"	80"		
F	BIPASS	72"	80"			O	POCKET	30"	80"		
G	SWING	30"	80"			P	SWING	30"	80"		
H	SWING	36"	80"			Q	POCKET	30"	80"		
I	SWING	36"	80"		SOLID CORE, SELF CLOSING	R	SWING	36"	90"		SOLID CORE, SEE NORTH ELEVATION

NOTE: CONTRACTOR SHALL NOT ORDER ANY POCKETDOOR SYSTEM UNTIL ALL ROUGH FRAMING IS INSTALLED, AND DOOR OPENING WIDTH AND HEIGHTS CAN BE FIELD VERIFIED BY ALL PARTIES, DOING OTHERWISE THE CONTRACTOR IS SOLELY LIABLE FOR OUTCOMES.

WINDOW SCHEDULE

MARK	TYPE	SIZE WIDTH	SIZE HEIGHT	MARK	TYPE	SIZE WIDTH	SIZE HEIGHT
1	SINGLE HUNG – (2)–24" UNITS, FACTORY FUSED	48"	42"	10	SINGLE HUNG	36"	54"
2	SINGLE HUNG – (3)–24" UNITS, FACTORY FUSED	72"	42"	11	SINGLE HUNG	36"	54"
3	SINGLE HUNG	36"	42"	12	SINGLE HUNG	36"	54"
4	SINGLE HUNG	36"	54"	13	SINGLE HUNG	36"	48"
5	SINGLE HUNG	36"	54"	14	SINGLE HUNG	36"	48"
6	SINGLE HUNG – (3)–36" UNITS, FACTORY FUSED	108"	54"	15	SINGLE HUNG – (2)–30" UNITS, FACTORY FUSED	60"	54"
7	SINGLE HUNG – (3)–36" UNITS, FACTORY FUSED	108"	72"	16	AWNING	24"	24"
8	SINGLE HUNG	24"	72"	17	AWNING	24"	24"
9	SINGLE HUNG	24"	72"	18	AWNING	24"	24"

FLOOR PLAN KEY-NOTES

1. PROVIDE DUCT AND VENT THROUGH WALL WITH WEATHER HOOD TO OUTSIDE AIR. DISCHARGE POINT OF EXHAUST AIR SHALL BE AT LEAST 3 FEET FROM ANY OPENING INTO BUILDING
2. PROVIDE RECESSED STUB–OUTS @ WALL FOR HOT/COLD WATER SERVICE & DISCHARGE DRAIN
3. HAND HELD SPRAY WAND
4. CUSTOM BUILT IN SHOWER w/ TILE FINISH, DEPRESS SHOWER PAN PER FOUNDATION PLAN
5. SHOWER/TUB
6. 'RAINHEAD' STYLE SHOWER HEAD. NECK IS NOT TO BE GOOSENECK VARIETY, BUT SHALL BE A TRUE HORIZONTAL PIECE, SHORT 90° TURN DOWN. SHOWER HEAD SHALL BE INSTALLED SO THAT BOTTOM OF HEAD IS 7'–0" ABOVE PAN – NOT SUBFLOOR.
7. 21" NET CLEARANCE REQUIRED (in front) PER: 2006 IBC – R307.1
8. COMBINATION OF CABINETS AND OPEN SHELVES
9. 48" HIGH PONY WALL BEHIND FLOATING ZEN VANITY
10. TILE BENCH
11. KITCHEN CABINETS w/ GRANITE COUNTER TOPS (u.n.o.)
12. CABINETS BELOW CONTINUOUS SINGLE SURFACE COUNTERTOP TO MATCH KITCHEN
13. WALL HUNG KITCHEN CABINETS ABOVE
14. SHALLOW RECESSED NICHE, FULL DRYWALL WRAP, ALL SURFACES, TOP OF ALL ART NICHES @ 80 " A.F.F, BOTTOM @ 36" A.F.F (u.n.o.)
15. OHIA PER FRAMING PLAN S2, REFER TO DETAIL 1/S2 & 7/S3 TYP @ SIM.
16. INSTALL OVERFLOW TRAY @ SLAB
17. ANY HOT WATER LINES RUN WITHIN TRUSS ATTIC SPACE SHALL BE PERMANENTLY SUPPORTED ABOVE ANY TRUSS CORDS OR CEILING INSULATION
18. 'RECIRCULATION PUMP/LINE' SHALL BE REQUIRED FROM THIS LOCATION TO MASTER WING FEATURES (u.n.o.)
19. COUNTER RAISED AS OVERSIZE SILL
20. VERIFY WALL DEPTH WITH FRIDGE SIZE, CONTRACTOR TO ENSURE WALLS ALIGN WITH FRONT OF FRIDGE
21. (1) BAR & (1) SHELF (u.n.o.)
22. UP TO (5) SHELVES

ADDITIONAL NOTES

1. ALL WALLS ARE 2X4 CONSTRUCTION w/ 9'–1" TOP OF PLATE UNLESS OTHERWISE NOTED
2. 9'–1" TOP OF BEAM (u.n.o.)
3. PROVIDE R–11 BATT INSULATION @ ALL LIVING AREA EXTERIOR WALLS, NO WALL INSULATION @ GARAGE
4. PROVIDE R–19 INSULATION @ ALL CEILINGS ABOVE BEDROOMS ONLY (u.n.o.).
5. USE ½" DRYWALL ON ALL INTERIOR WALLS, LIGHT ORANGE TEXTURE FINISH (u.n.o.)
6. USE ⅝" DRYWALL ON ALL INTERIOR CEILING SURFACES, LIGHT ORANGE TEXTURE FINISH (u.n.o.)
7. USE ⅝" BROWN BOARD ON ALL LANAI CEILINGS AND ENTRY CEILING
8. USE PLASTIC 'BULL–NOSE' CORNER BEAD ONLY ON ALL INTERIOR WALLS
9. USE PLASTIC 'SQUARE–EDGE' CORNER BEAD ONLY ON ALL EXTERIOR STUCCO WALLS
10. INTERIOR TRIM IN GREAT ROOM, MEDIA ROOM, DINING ROOM AND KITCHEN IS STAIN GRADE TO MATCH DOORS/OHIAS/CABINETS
11. ALL OTHER INTERIOR TRIM SHALL BE CAULKED AND 'PAINT GRADE' QUALITY, UNLESS OWNER ADVISES OTHERWISE. PROVIDE BASEBOARD AND CASING IN ALL ROOMS (u.n.o)
12. PROVIDE FINISH TILE ON ALL INTERIOR FLOORS, NO TILE @ LANAIS (u.n.o) ARCHITECT RECOMMENDS INSTALLATION OF CRACK ISOLATION BARRIER BELOW ALL TILE ON ALL SLAB AREAS

DOOR & WINDOW NOTES

1. ALIGN TOPS OF ALL EXTERIOR DOORS & WINDOWS @ 7'–6". (u.n.o.)
2. PROVIDE SCREENS @ ALL WINDOWS AND SLIDING GLASS DOORS (u.n.o.)
3. CENTER ALL DOORS AND WINDOWS TO INTERIOR WALLS OR EXTERIOR WALLS UNLESS DIMENSIONED OR OTHERWISE INDICATED ON PLAN
4. ALL WINDOWS TO BE VINYL, DARK BROWN OR BLACK FINISH (u.n.o.)
5. WINDOWS IN GREAT ROOM, KITCHEN, DINING AND MEDIA TO BE VINYL CLAD OVER WOOD FRAMES. EXTERIOR VINYL COLOR TO MATCH REST OF HOUSE, INTERIOR TO BE STAINED WOOD TO MATCH DOORS/OHIAS/CABINETS.
6. ALL INTERIOR DOORS WILL BE HOLLOW CORE, PAINT GRADE DOORS
7. ALL EXTERIOR DOORS WILL BE CUSTOM BUILT STAIN GRADE WOOD DOORS
8. ALL POCKET DOORS WILL BE WOOD, STAIN GRADE TO MATCH DOORS/OHIAS/CABINETS
9. ALL INTERIOR WINDOWS SHALL HAVE 3–WAY DRYWALL WRAP & PAINT GRADE WOOD SILLS

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EXPIRES 04/30/2016

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Commercial / Custom / Remodel / Design Build
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PROPOSED SINGLE-FAMILY HOME & 2-CAR GARAGE FOR:
HORIZON VENTURES US INC
LOT # 123 @ MOLOLANI STREET, BAYVIEW ESTATES
KAILUA-KONA, HI 96740
T.M.K. (3) 7-8-022-023:0000

DATE: 05/13/14
DRAWN: BG

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