

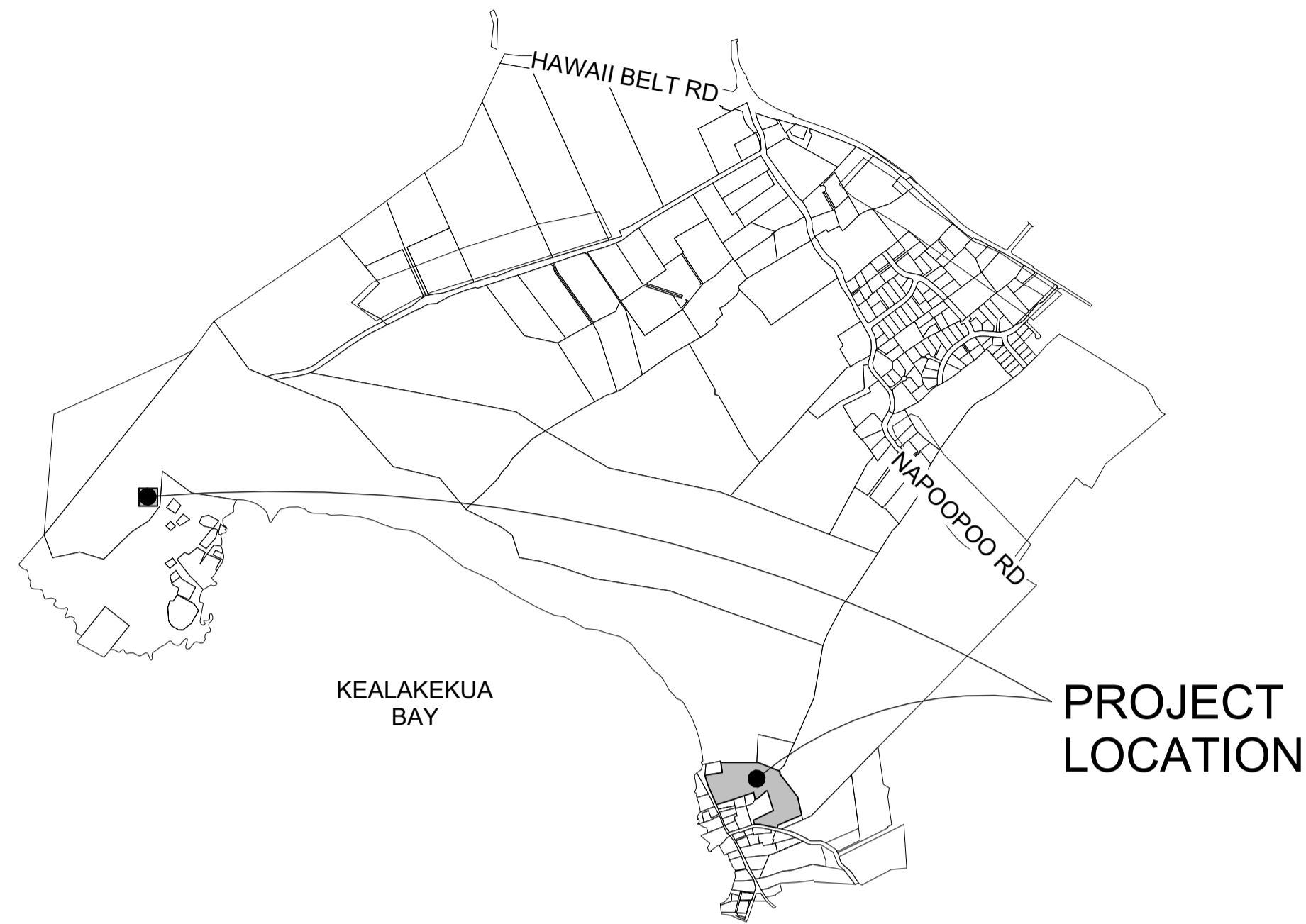
STATE OF HAWAII
 DEPARTMENT OF LAND AND NATURAL RESOURCES
 ENGINEERING DIVISION

JOB NO.: F14C728D

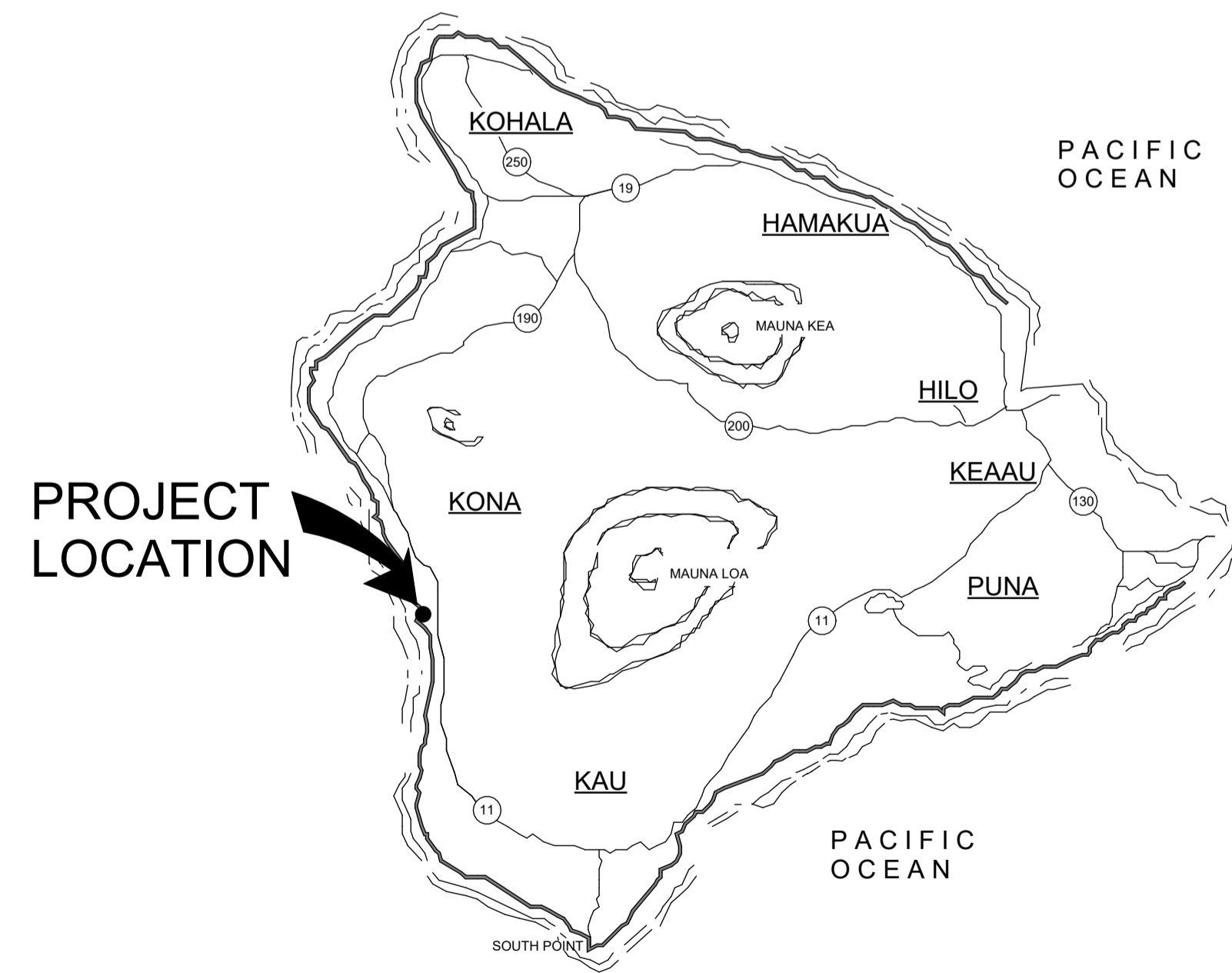
KEALAKEKUA BAY STATE HISTORICAL
 PARK IMPROVEMENTS

ISLAND OF HAWAII, HAWAII

TAX MAP KEYS: (3) 8-2-004:009, (3) 8-2-004:001,
 (3) 8-2-004-002, (3) 8-1-010:001



B VICINITY MAP
 NOT TO SCALE



A BIG ISLAND MAP (ISLAND OF HAWAII)
 NOT TO SCALE



PROJECT TEAM

ARCHITECTURAL, STRUCTURAL, ELECTRICAL, PLUMBING, CIVIL,
 LANDSCAPE



ARCHITECTURAL:

CONTACT: BRIAN FUNAI
 PHONE: (808) 930-7856
 EMAIL: BRIAN.FUNAI@EPINC.PRO

CIVIL:

CONTACT: YEN WEN FANG
 PHONE: (808) 930-7822
 EMAIL: YENWEN.FANG@EPINC.PRO

STRUCTURAL:

CONTACT: MATTHEW FISK
 PHONE: (808) 930-7824
 EMAIL: MATTHEW.FISK@EPINC.PRO

**MECHANICAL, ELECTRICAL,
 PLUMBING:**

CONTACT: ELI WALTZ
 PHONE: (808) 930-7827
 EMAIL: ELI.WALTZ@EPINC.PRO



LANDSCAPE:

CONTACT: BRIAN WOLF
 PHONE: (856) 261-0134
 EMAIL: BRIAN@WLA.DESIGN

APPROVALS

PLANNING	PLUMBING
ENGINEERING	MECHANICAL
DEM WASTEWATER	FIRE
DOH WASTEWATER	STRUCTURAL
DOH FOOD SAFETY	BUILDING
ELECTRICAL	

APPROVED: _____ DATE: 05/11/2026

Alan Carpenter

ALAN CARPENTER
 ACTING ADMINISTRATOR
 DIVISION OF FORESTRY AND WILDLIFE
 DEPARTMENT OF LAND AND NATURAL RESOURCES

APPROVED: _____ DATE: 05/08/2026

Dina Lau

DINA LAU
 ACTING CHIEF ENGINEER
 ENGINEERING DIVISION
 DEPARTMENT OF LAND AND NATURAL RESOURCES

DRAWING NO.
T-001

M:\EO Projects\2025 Projects\12005-25-03 Kealahou Bay Historical Park Impr\5-Rvt\2026-04-27 DLNR Napo'opo'o Interpretive Shelter.rvt

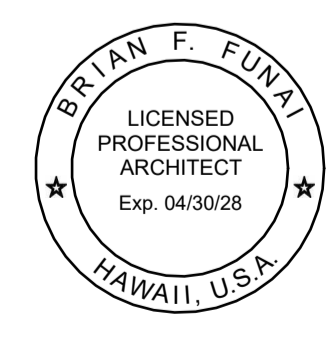
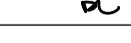
KEALAKEKUA BAY HISTORICAL PARK SITE IMPROVEMENTS JOB NO. F14C728D

DRAWING INDEX

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78	AP-101	PAVILION EXIST/DEMO FLOOR PLAN			
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81	AP-202	PAVILION EXISTING/NEW EXTERIOR ELEVATIONS			
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83	AP-401	PAVILION ACCESSIBILITY ROUTE & SIGN PLAN			
84	AP-501	PAVILION ACCESSIBILITY DETAILS			

SHEET NUMBER LEGEND:

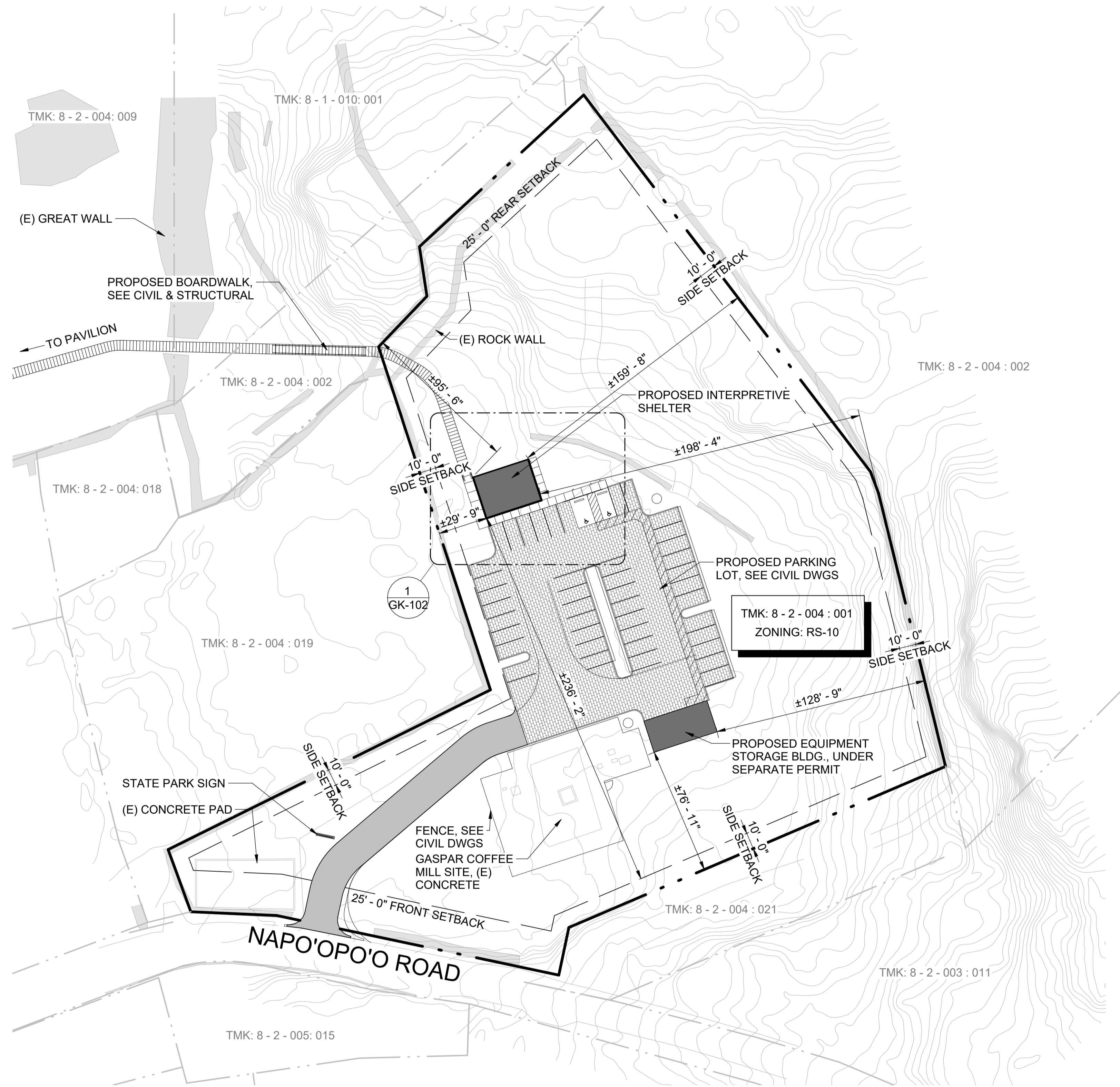
- K - INTERPRETIVE SHELTER BUILDING
- P - EXISTING PAVILION RENOVATIONS
- S - EQUIPMENT STORAGE BUILDING
- B - BOARDWALK
- L - COMPOSTING LUA BUILDING

REVISION NO.	SYM.	DESCRIPTION	SHT./OF	DATE	APPROVED
					
STATE OF HAWAII DEPARTMENT OF LAND AND NATURAL RESOURCES ENGINEERING DIVISION KEALAKEKUA BAY STATE HISTORICAL PARK IMPROVEMENTS <h3 style="text-align: center;">SHEET INDEX</h3>					
ENGINEERING PARTNERS, INC					
DESIGNED:			SUBMITTED:		
DRAWN:			DATE:		
CHECKED:			SCALE:	AS NOTED	
APPROVED:				DRAWING NO.	T-002
CHIEF ENGINEER:			DATE:		

M:\EO Projects\2025 Projects\12005-25-03 Kealakekua Bay Historical Park Impr\5-Rvt\2026-04-27 DLNR Napo'opo'o Interpretive Shelter.rvt

KEALAKEKUA BAY HISTORICAL PARK SITE IMPROVEMENTS JOB NO. F14C728D

M:\EO Projects\2025 Projects\12005-25-03 Kealahou Bay Historical Park Impr\5-Rvt\2026-04-27 DLNR Napo'opo'o Interpretive Shelter.rvt



LAND USE/ZONING DATA

PLANNING DEPARTMENT
HAWAII COUNTY CODE - CHAPTER 25

SCOPE OF WORK
INTERPRETIVE KIOSK BUILDING, BOARDWALK, SITE UTILITIES AND WASTE WATER SYSTEM, PARKING LOT, AND LANDSCAPING

OWNER NAME
STATE OF HAWAII, FEE OWNER

OWNER MAILING ADDRESS
STATE OF HAWAII

PROJECT LOCATION ADDRESS
NAPOOPOO ROAD
CAPTAIN COOK, HAWAII 96704

TAX MAP KEY
(3) 8 - 2 - 004 : 001

PARCEL AREA
121,837 SQUARE FEET (2.797 ACRES)

STATE LAND USE DISTRICT
RS-10 - RESIDENTIAL

SPECIAL MANAGEMENT AREA
YES

FLOOD ZONE
ZONE X

ZONING (SECTION 25-5-160)
OPEN

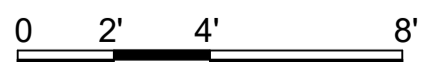
HEIGHT LIMIT (SECTION 25-5-163)
HEIGHT LIMIT: 35' - 0"

MINIMUM YARDS (SECTION 25-5-166)
FRONT OR REAR YARDS: 25' - 0"
SIDE YARDS: 10' - 0"

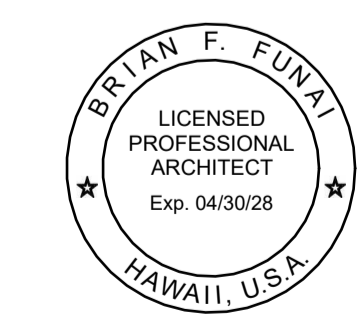
REQUIRED NUMBER OF PARKING SPACES (SECTION 25-4-51)
PARKS: AS DETERMINED BY THE DIRECTOR

A OVERALL SITE PLAN

SCALE: 1" = 40'-0"



REVISION NO.	SYM.	DESCRIPTION	SHT./OF	DATE	APPROVED
STATE OF HAWAII DEPARTMENT OF LAND AND NATURAL RESOURCES ENGINEERING DIVISION KEALAKEKUA BAY STATE HISTORICAL PARK IMPROVEMENTS OVERALL SITE PLAN INTERPRETIVE SHELTER & ZONING DATA ENGINEERING PARTNERS, INC					
DESIGNED:		SUBMITTED:			
DRAWN:		DATE:			
CHECKED:		SCALE: AS NOTED			
APPROVED:					DRAWING NO.
CHIEF ENGINEER:		DATE:			GK-101



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

Brian F. Funai
SIGNATURE

M:\EO Projects\2025 Projects\12005-25-03 Kealahou Bay Historical Park Impr\5-Rvt\2026-04-27 DLNR Napo'opo'o Interpretive Shelter.rvt

BUILDING CODE ANALYSIS

BUILDING CODES

2018 INTERNATIONAL BUILDING CODE
 2018 INTERNATIONAL ENERGY CONSERVATION CODE
 2010 AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES

GENERAL BUILDING

Floor Area : 910 SF
 Occupancy Classification : B
 Construction Type : V-B
 Automatic Fire Sprinkler (AFS) : No
 Stories Allowable / Actual : 2 / 1
 Height Allowable / Actual : 35' / 18' - 0"
 Area Allowable / Actual : 9,000 SF / 910 SF

FIRE RESISTIVE REQUIREMENTS

(IBC table 601):
 Type V-B (without sprinkler) construction

Building Element Description	Rating
Structural Frame	0 hour
Bearing walls	
Exterior	0 hour
Interior	0 hour
Nonbearing walls and partition	
Interior	0 hour
Floor construction	
Including supporting beam and joists	0 hour
Roof construction	
Including supporting beam and joists	0 hour

FIRE RESISTANCE OF EXTERIOR WALLS

(IBC table 705.5):

Occupancy Group	Type of Construction	Fire Separation Distance	Fire Resistance Rating
B	V-B	X ≥ 30	0 hour

AUTOMATIC FIRE SPRINKLER SYSTEM

NOT REQUIRED

FIRE ALARM

(IBC Section 907)
 Occupancy Group B Not Required - 9 < 500 persons and less than two story building

OCCUPANCY CALCULATION

(IBC table 1004.1.1):

Room Number	Room Name	Area	Occupancy	Load Factor	Occupants
101	Exhibit Area	332 SF	Exhibit Gallery	30	11
102	Family Restroom	48 SF	Business	150	1
103	Utility	36 SF	Accessory	300	1
104	Unisex Restroom	36 SF	Business	150	1
105	Covered Lanai	426 SF	Business	150	3
Total Occupant Load					17

MINIMUM ROOF CLASS




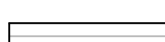
(IBC table 1505):
 Class C for Type V-B building

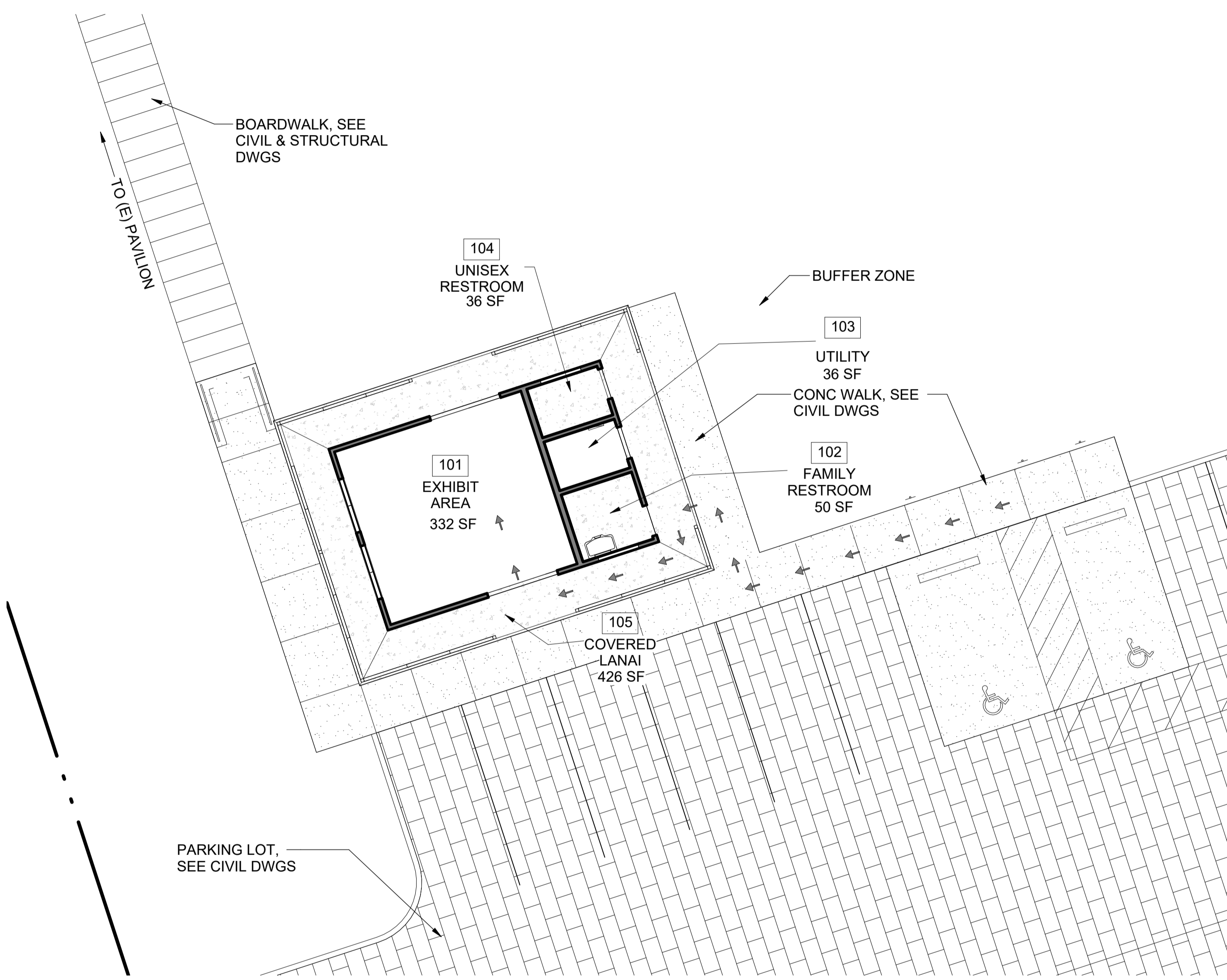
MINIMUM PLUMBING FIXTURES

(IBC table 2902.1)
 Use - Business
 9 Total Occupants

Required	Provided	Required	Provided
Water Closets 1 per 25	Water Closets 2	Lavatories 1 per 40	Lavatories 2
Drinking Fountains 0	Drinking Fountains 2	Service Sinks 1	Service Sinks 1

LEGEND

-  ACCESSIBLE DIRECTION OF TRAVEL (36" MINIMUM WIDTH)
-  CONCRETE WALKWAY
-  PARKING LOT, SEE CIVIL DWGS
-  BOARDWALK TO (E) PAVILION, SEE CIVIL DWGS



1 PARTIAL SITE PLAN/ACCESSIBLE ROUTE
 SCALE: 1/8" = 1'-0"


HAWAII COUNTY INTERIM ENERGY CODE

2018 IECC, HAWAII REVISD STATUTES HRS 107-24 TO 28 & HAWAII ADMINISTRATIVE RULES HAR 3-181.1

COMMERCIAL BUILDING ENERGY EFFICIENCY STANDARDS

I CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE, THIS PROJECTS DESIGN SUBSTANTIALLY CONFORMS TO THE BUILDING ENERGY EFFICIENCY STANDARDS PERTAINING TO THE **COMMERCIAL PROVISIONS FOR BUILDING ENVELOPE COMPONENTS C402** OF THE 2018 IECC WITH AMENDMENTS PER HAR 3-181.1

COMPLIANCE METHOD

- 2018 IECC as amended. Mandatory & Prescriptive
- 2018 IECC as amended. Mandatory & Total Building Performance
- ASHRAE Standard 90.1-2016. Mandatory & Prescriptive
- ASHRAE Standard 90.1-2016. Mandatory & Energy Cost Budget Method

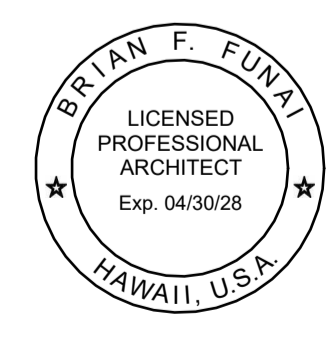
INFORMATION IN CONSTRUCTION DOCUMENTS

	Yes	N/A
Roof insulation R-value	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Roof insulation type and location	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Roof membrane solar reflectance and thermal emittance	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Wall insulation R-value	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Wall insulation type and location	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Window SHGC	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Window U-factor	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Skylight SHGC	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Skylight U-factor	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Air leakage testing requirement	<input type="checkbox"/>	<input checked="" type="checkbox"/>

NOTES

- No Air Conditioning
- Naturally Ventilated Building: C402.1.1 Low Energy Building, 2. Those that do not contain conditioned spaces
- All lighting shall be 90% high efficacy lighting.
- C402.4 Fenestration (Prescriptive) - Jalousie windows are excepted from the SHGC requirements

REVISION NO.	SYM.	DESCRIPTION	SHT./OF	DATE	APPROVED



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

Brian F. Funai
SIGNATURE

STATE OF HAWAII
 DEPARTMENT OF LAND AND NATURAL RESOURCES
 ENGINEERING DIVISION

KEALAKEKUA BAY STATE HISTORICAL
 PARK IMPROVEMENTS

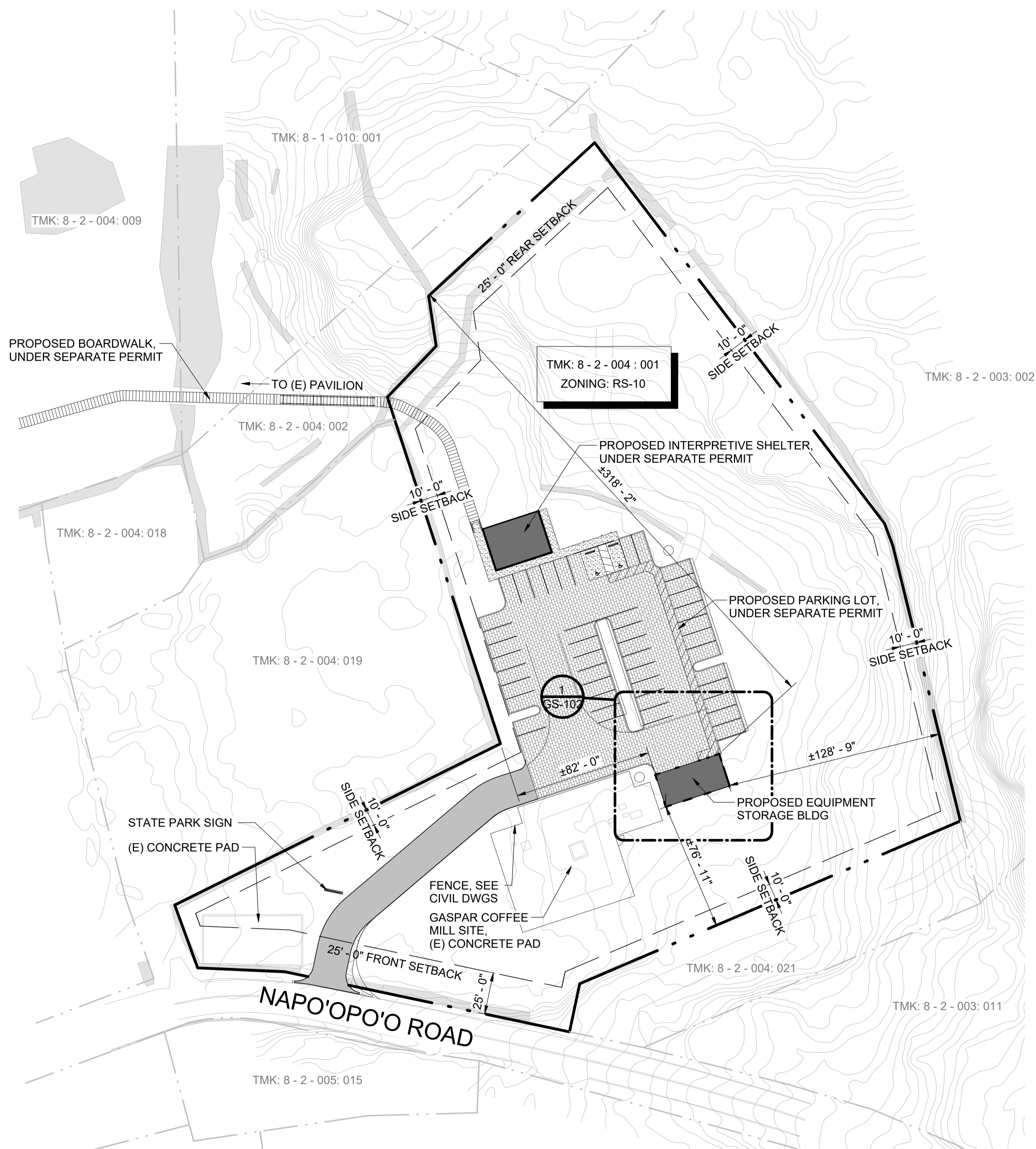
**PARTIAL SITE PLAN INTERPRETIVE
 SHELTER, BUILDING CODE, & IECC**

ENGINEERING PARTNERS, INC

DESIGNED:	SUBMITTED:
DRAWN:	DATE:
CHECKED:	SCALE: AS NOTED
APPROVED:	DRAWING NO.
CHIEF ENGINEER:	DATE:

GK-102

M:\EO Projects\2025 Projects\12005-25-03 Kealahou Bay Historical Park Impr\5-Rvt\2026-04-27 DLNR Napo'opo'o Equipment Storage Facility.rvt



LAND USE/ZONING DATA

PLANNING DEPARTMENT	HAWAII COUNTY CODE - CHAPTER 25
SCOPE OF WORK	EQUIPMENT STORAGE BUILDING
OWNER NAME	STATE OF HAWAII, FEE OWNER
OWNER MAILING ADDRESS	STATE OF HAWAII
PROJECT LOCATION ADDRESS	NAPOOPOO ROAD CAPTAIN COOK, HAWAII 96704
TAX MAP KEY	(3) 8 - 2 - 004 : 001
PARCEL AREA	121,837 SQUARE FEET (2.797 ACRES)
STATE LAND USE DISTRICT	RS-10 - RESIDENTIAL
SPECIAL MANAGEMENT AREA	YES
FLOOD ZONE	ZONE X
ZONING (SECTION 25-5-160)	OPEN
HEIGHT LIMIT (SECTION 25-5-163)	HEIGHT LIMIT: 35' - 0"
MINIMUM YARDS (SECTION 25-5-166)	FRONT OR REAR YARDS: 25' - 0" SIDE YARDS: 10' - 0"
REQUIRED NUMBER OF PARKING SPACES (SECTION 25-4-51)	PARKS: AS DETERMINED BY THE DIRECTOR

REVISION NO.	SYM.	DESCRIPTION	SHT./OF	DATE	APPROVED
STATE OF HAWAII DEPARTMENT OF LAND AND NATURAL RESOURCES ENGINEERING DIVISION KEALAKEKUA BAY STATE HISTORICAL PARK IMPROVEMENTS OVERALL SITE PLAN EQUIPMENT STORAGE & ZONING DATA ENGINEERING PARTNERS, INC					
DESIGNED:		SUBMITTED:			
DRAWN:		DATE:			
CHECKED:		SCALE: AS NOTED			
APPROVED:					DRAWING NO. GS-101
CHIEF ENGINEER:		DATE:			

A OVERALL SITE PLAN
 SCALE: 1" = 40'-0"

KEALAKEKUA BAY HISTORICAL PARK SITE IMPROVEMENTS JOB NO. F14C728D

M:\EO Projects\2025 Projects\12005-25-03 Kealahou Bay Historical Park Impr\5-Rvt\2026-04-27 DLNR Napo'opo'o Equipment Storage Facility.rvt

BUILDING CODE ANALYSIS

BUILDING CODES

2018 INTERNATIONAL BUILDING CODE
 2018 INTERNATIONAL ENERGY CONSERVATION CODE
 2010 AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES

GENERAL BUILDING

Floor Area : 807 SF
 Occupancy Classification : B
 Construction Type : V-B
 Automatic Fire Sprinkler (AFS) : No
 Stories Allowable / Actual: 2 / 1
 Height Allowable / Actual 35' / 13' - 0"
 Area Allowable / Actual: 9,000 SF / 807 SF

FIRE RESISTIVE REQUIREMENTS

(IBC table 601):
 Type V-B (without sprinkler) construction

Building Element Description	Rating
Structural Frame	0 hour
Bearing walls	
Exterior	0 hour
Interior	0 hour
Nonbearing walls and partition	
Interior	0 hour
Floor construction	
Including supporting beam and joists	0 hour
Roof construction	
Including supporting beam and joists	0 hour

FIRE RESISTANCE OF EXTERIOR WALLS

(IBC table 705.5):

Occupancy Group	Type of Construction	Fire Separation Distance	Fire Resistance Rating
B	V-B	X ≥ 30	0 hour

AUTOMATIC FIRE SPRINKLER SYSTEM

NOT REQUIRED

FIRE ALARM

(IBC Section 907)
 Occupancy Group B Not Required - 9 < 500 persons and less than two story building

OCCUPANCY CALCULATION

(IBC table 1004.1.1):

Room Number	Room Name	Area	Occupancy	Load Factor	Occupants
101	Office	145 SF	Business	150	1
102	Acc Restroom	47 SF	Business	150	1
103	Storage/Utility	35 SF	Accessory	300	1
104	Equipment Storage	525 SF	Business	150	4
Total Occupant Load					7

MINIMUM ROOF CLASS

(IBC table 1505):
 Class C for Type V-B building

MINIMUM PLUMBING FIXTURES




(IBC table 2902.1)
 Use - Business
 7 Total Occupants

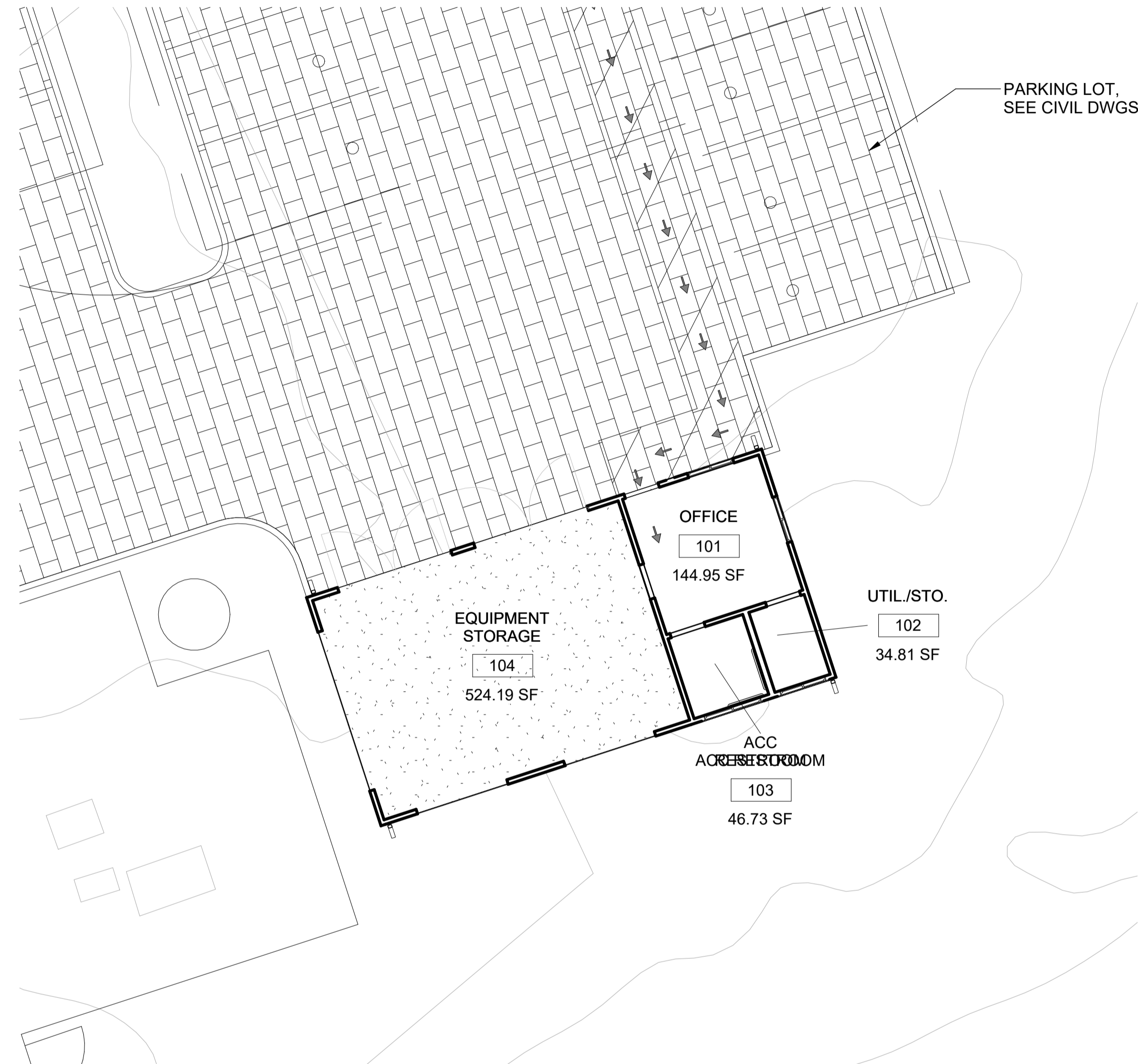
Required	Provided	Required	Provided
Water Closets	Water Closets	Lavatories	Lavatories
1 per 25	1	1 per 40	1
Drinking Fountains	Drinking Fountains	Required Service Sinks	Provide Service Sinks
0	0	1	1

Drinking Fountains
 (IBC Section 2902.6) Small occupancies. Drinking fountains shall not be required for an occupant load of 15 or fewer.

Separate Facilities
 (IBC Section 2902.2) Separate Facilities: Exception 2: Separate facilities shall not be required in structures or tenant spaces with a total occupant load, including both employees and customers, of 15 or fewer

LEGEND

-  ACCESSIBLE DIRECTION OF TRAVEL (36" MINIMUM WIDTH)
-  CONCRETE WALKWAY
-  PARKING LOT, SEE CIVIL DWGS



HAWAII COUNTY INTERIM ENERGY CODE

2018 IECC, HAWAII REVISED STATUTES HRS 107-24 TO 28 & HAWAII ADMINISTRATIVE RULES HAR 3-181.1

COMMERCIAL BUILDING ENERGY EFFICIENCY STANDARDS

I CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE, THIS PROJECTS DESIGN SUBSTANTIALLY CONFORMS TO THE BUILDING ENERGY EFFICIENCY STANDARDS PERTAINING TO THE **COMMERCIAL PROVISIONS FOR BUILDING ENVELOPE COMPONENTS C402** OF THE 2018 IECC WITH AMENDMENTS PER HAR 3-181.1

COMPLIANCE METHOD

- 2018 IECC as amended. Mandatory & Prescriptive
- 2018 IECC as amended. Mandatory & Total Building Performance
- ASHRAE Standard 90.1-2016. Mandatory & Prescriptive
- ASHRAE Standard 90.1-2016. Mandatory & Energy Cost Budget Method


INFORMATION IN CONSTRUCTION DOCUMENTS

	Yes	N/A
Roof insulation R-value	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Roof insulation type and location	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Roof membrane solar reflectance and thermal emittance	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Wall insulation R-value	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Wall insulation type and location	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Window SHGC	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Window U-factor	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Skylight SHGC	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Skylight U-factor	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Air leakage testing requirement	<input type="checkbox"/>	<input checked="" type="checkbox"/>


NOTES

- No Air Conditioning
- Naturally Ventilated Building: C402.1.1 Low Energy Building, 2. Those that do not contain conditioned spaces.
- Windows must have SHGC of .25 maximum
- All lighting shall be 90% high efficacy lighting.

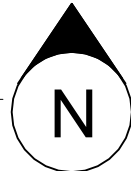
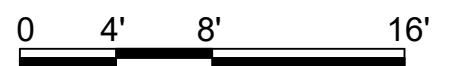
REVISION NO.	SYM.	DESCRIPTION	SHT./OF	DATE	APPROVED
STATE OF HAWAII DEPARTMENT OF LAND AND NATURAL RESOURCES ENGINEERING DIVISION KEALAHEKUA BAY STATE HISTORICAL PARK IMPROVEMENTS PARTIAL SITE PLAN EQUIPMENT STORAGE, BUILDING CODE, & IECC ENGINEERING PARTNERS, INC					
DESIGNED:		SUBMITTED:			
DRAWN:		DATE:			
CHECKED:		SCALE: AS NOTED			
APPROVED:					DRAWING NO.
CHIEF ENGINEER:		DATE:			GS-102



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



SIGNATURE

1 PARTIAL SITE PLAN/ACCESSIBILITY ROUTE

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

KEALAHEKUA BAY HISTORICAL PARK SITE IMPROVEMENTS JOB NO. F14C728D

M:\EO Projects\2025 Projects\12005-25-03 Kealahou Bay Historical Park Impr\5-Rvt\2026-04-27 DLNR Napo'opo'o Pavilion.rvt

PACIFIC OCEAN

TMK: 8 - 1 - 010 : 001

TMK: 8 - 2 - 004 : 009
ZONING: OPEN

TMK: 8 - 2 - 004 : 010

TMK: 8 - 2 - 004 : 011

TMK: 8 - 2 - 004 : 012

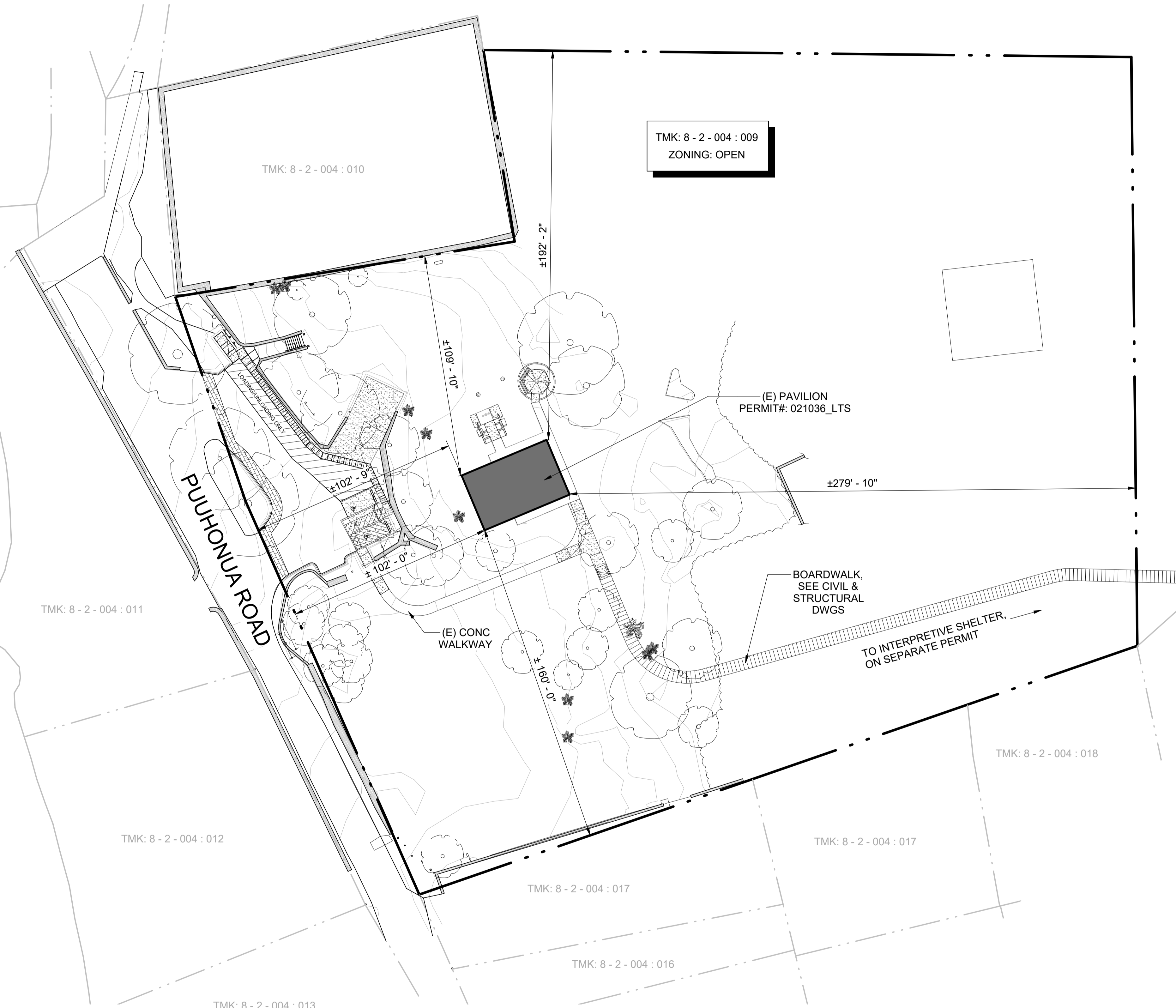
TMK: 8 - 2 - 004 : 013

TMK: 8 - 2 - 004 : 017

TMK: 8 - 2 - 004 : 016

TMK: 8 - 2 - 004 : 017

TMK: 8 - 2 - 004 : 018



LAND USE/ZONING DATA

PLANNING DEPARTMENT
HAWAII COUNTY CODE - CHAPTER 25

SCOPE OF WORK
PAVILION REMODELING, PARKING, REPAIRS TO SHOWER AND GRILLS, AND NEW BOARDWALK

OWNER NAME
STATE OF HAWAII, FEE OWNER
DEPT. OF LAND & NATURAL RESOURCES, EXECUTIVE ORDER

OWNER MAILING ADDRESS
STATE OF HAWAII

PROJECT LOCATION ADDRESS
82-6058 PUUHONUA ROAD
CAPTAIN COOK, HAWAII 96704

TAX MAP KEY
(3) 8 - 2 - 004 : 009

PARCEL AREA
141,134 SQUARE FEET (3.24 ACRES)

STATE LAND USE DISTRICT
O - OPEN
C - CONSERVATION

SPECIAL MANAGEMENT AREA
YES

FLOOD ZONE
ZONE D

ZONING (SECTION 25-5-160)
OPEN

HEIGHT LIMIT (SECTION 25-5-163)
HEIGHT LIMIT: NONE

MINIMUM YARDS (SECTION 25-5-166)
FRONT OR REAR YARDS: NONE
SIDE YARDS: NONE

REQUIRED NUMBER OF PARKING SPACES (SECTION 25-4-51)
PARKS: AS DETERMINED BY THE DIRECTOR

A OVERALL SITE PLAN
SCALE: 1" = 30'-0"

REVISION NO.	SYM.	DESCRIPTION	SHT./OF	DATE	APPROVED
<p>STATE OF HAWAII DEPARTMENT OF LAND AND NATURAL RESOURCES ENGINEERING DIVISION</p> <p>KEALAKEKUA BAY STATE HISTORICAL PARK IMPROVEMENTS</p> <p>OVERALL SITE PLAN PAVILION & ZONING DATA</p> <p>ENGINEERING PARTNERS, INC</p>					
DESIGNED:		SUBMITTED:			
DRAWN:		DATE:			
CHECKED:		SCALE: AS NOTED			
APPROVED:					DRAWING NO.
CHIEF ENGINEER:					GP-101

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

Brian F. Funai
SIGNATURE

KEALAKEKUA BAY HISTORICAL PARK SITE IMPROVEMENTS JOB NO. F14C728D

BUILDING CODE DATA

BUILDING CODES

2018 INTERNATIONAL BUILDING CODE
 2018 INTERNATIONAL EXISTING BUILDING CODE
 2018 INTERNATIONAL ENERGY CONSERVATION CODE
 2010 AMERICAN WITH DISABILITIES ACT STANDARDS FOR ACCESSIBLE DESIGN

OCCUPANCY CLASSIFICATION

ASSEMBLY, GROUP A-3

TYPE OF CONSTRUCTION

II-B

FIRE SPRINKLER

NO

BUILDING AREA

ALLOWABLE: 6,000 SF
 EXISTING: 1,336 SF

NO. OF STORIES

ALLOWABLE: 1
 ACTUAL: 1

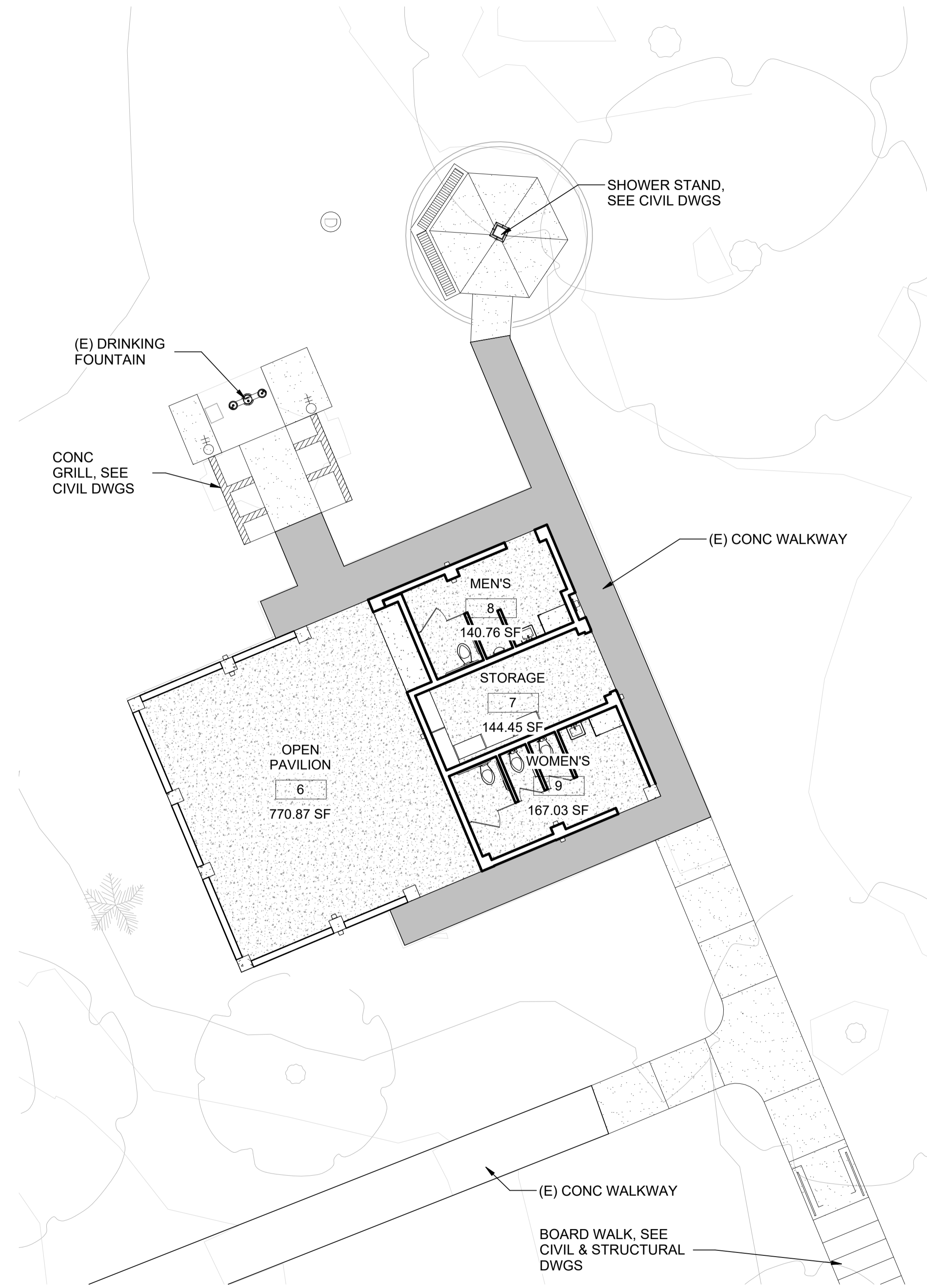
BUILDING HEIGHT

ALLOWABLE: 40' - 0"
 ACTUAL: 28' - 0"

OCCUPANCY CALCULATION

(IBC table 1004.1.1):

Room Name	Area	Occupancy	Load Factor	Occupants
(E) Open Pavilion Area	727 SF	Unconcentrated	15	48
(E) Men's Restroom	141 SF	Accessory	300	1
(E) Women's Restroom	168 SF	Accessory	300	1
(E) Utility/Storage	145 SF	Accessory	300	1
Total Occupant Load				51



HAWAII COUNTY INTERIM ENERGY CODE

2018 IECC, HAWAII REVISED STATUTES HRS 107-24 TO 28 & HAWAII ADMINISTRATIVE RULES HAR 3-181.1

COMMERCIAL BUILDING ENERGY EFFICIENCY STANDARDS

I CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE, THIS PROJECTS DESIGN SUBSTANTIALLY CONFORMS TO THE BUILDING ENERGY EFFICIENCY STANDARDS PERTAINING TO THE **COMMERCIAL PROVISIONS FOR BUILDING ENVELOPE COMPONENTS C402** OF THE 2018 IECC WITH AMENDMENTS PER HAR 3-181.1

COMPLIANCE METHOD

- 2018 IECC as amended. Mandatory & Prescriptive
- 2018 IECC as amended. Mandatory & Total Building Performance
- ASHRAE Standard 90.1-2016. Mandatory & Prescriptive
- ASHRAE Standard 90.1-2016. Mandatory & Energy Cost Budget Method

INFORMATION IN CONSTRUCTION DOCUMENTS

	Yes	N/A
Roof insulation R-value	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Roof insulation type and location	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Roof membrane solar reflectance and thermal emittance	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Wall insulation R-value	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Wall insulation type and location	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Window SHGC	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Window U-factor	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Skylight SHGC	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Skylight U-factor	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Air leakage testing requirement	<input type="checkbox"/>	<input checked="" type="checkbox"/>

NOTES

No Air Conditioning

Naturally Ventilated Building: C402.1.1 Low Energy Building, 2. Those that to not contain conditioned spaces.

C503.1 Exception 4: construction where the existing roof, wall, or floor cavity is not exposed.

M:\EO Projects\2025 Projects\12005-25-03 Kealahou Bay Historical Park Impr\5-Rvt\2026-04-27 DLNR Napo'opo'o Pavilion.rvt



REVISION NO.	SYM.	DESCRIPTION	SHT./OF	DATE	APPROVED

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

Brian F. Funa
SIGNATURE

STATE OF HAWAII
 DEPARTMENT OF LAND AND NATURAL RESOURCES
 ENGINEERING DIVISION

KEALAKEKUA BAY STATE HISTORICAL
 PARK IMPROVEMENTS

**PARTIAL SITE PLAN PAVILION,
 BUILDING CODE DATA, & IECC**

ENGINEERING PARTNERS, INC

DRAWING NO.
GP-102

DESIGNED:	SUBMITTED:
DRAWN:	DATE:
CHECKED:	SCALE: AS NOTED
APPROVED:	DATE:
CHIEF ENGINEER:	DATE:

KEALAKEKUA BAY HISTORICAL PARK SITE IMPROVEMENTS JOB NO. F14C728D

BUILDING CODE ANALYSIS

BUILDING CODES

2018 INTERNATIONAL BUILDING CODE
 2018 INTERNATIONAL ENERGY CONSERVATION CODE
 2010 AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES

GENERAL BUILDING

Floor Area : 378 SF
 Occupancy Classification : A-3
 Construction Type : V-B
 Automatic Fire Sprinkler (AFS) : No
 Stories Allowable / Actual : 1 / 1
 Height Allowable / Actual : 40' / 19' - 5"
 Area Allowable / Actual : 6,000 SF / 378 SF

FIRE RESISTIVE REQUIREMENTS

(IBC table 601):
 Type V-B (without sprinkler) construction

Building Element Description	Rating
Structural Frame	0 hour
Bearing walls	
Exterior	0 hour
Interior	0 hour
Nonbearing walls and partition	
Interior	0 hour
Floor construction	
Including supporting beam and joists	0 hour
Roof construction	
Including supporting beam and joists	0 hour

FIRE RESISTANCE OF EXTERIOR WALLS

(IBC table 705.5):

Occupancy Group	Type of Construction	Fire Separation Distance	Fire Resistance Rating
A-3	V-B	X ≥ 30	0 hour

AUTOMATIC FIRE SPRINKLER SYSTEM

NOT REQUIRED

OCCUPANCY CALCULATION

(IBC table 1004.5):

Room Name	Area	Occupancy	Load Factor	Occupants
Covered Lanai	76 SF	Deck	15	5
Unisex Restroom	28 SF	Accessory	300	1
Unisex Restroom	28 SF	Accessory	300	1
Pipe Chase/Sto.	57 SF	Storage	300	1
Total Occupant Load				8

MINIMUM ROOF CLASS

(IBC table 1505):
 Class C for Type V-B building

HAWAII COUNTY INTERIM ENERGY CODE

2018 IECC, HAWAII REVISD STATUTES HRS 107-24 TO 28 & HAWAII ADMINISTRATIVE RULES HAR 3-181.1

COMMERCIAL BUILDING ENERGY EFFICIENCY STANDARDS

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COMPLIANCE METHOD

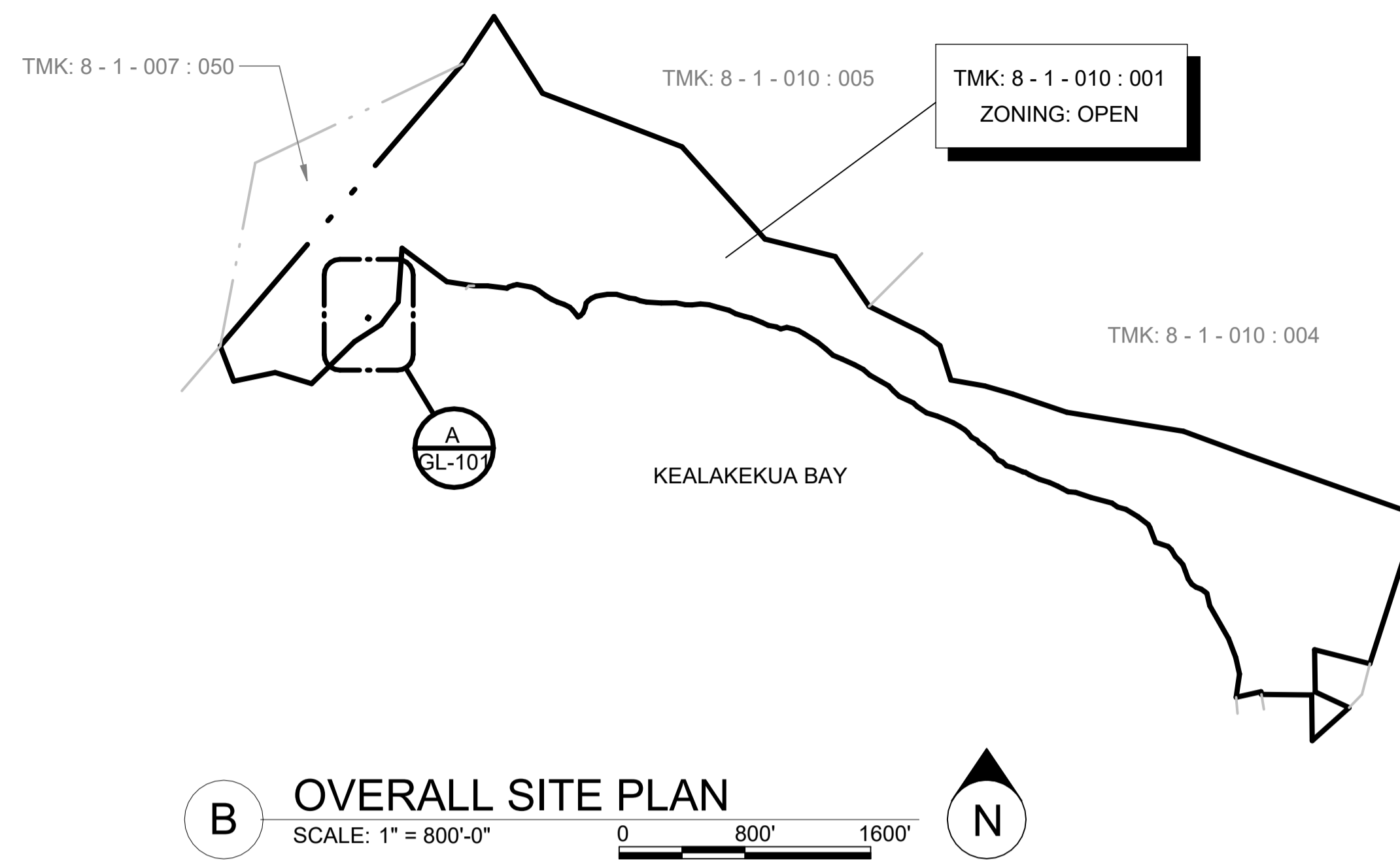
- 2018 IECC as amended. Mandatory & Prescriptive
- 2018 IECC as amended. Mandatory & Total Building Performance
- ASHRAE Standard 90.1-2016. Mandatory & Prescriptive
- ASHRAE Standard 90.1-2016. Mandatory & Energy Cost Budget Method

INFORMATION IN CONSTRUCTION DOCUMENTS

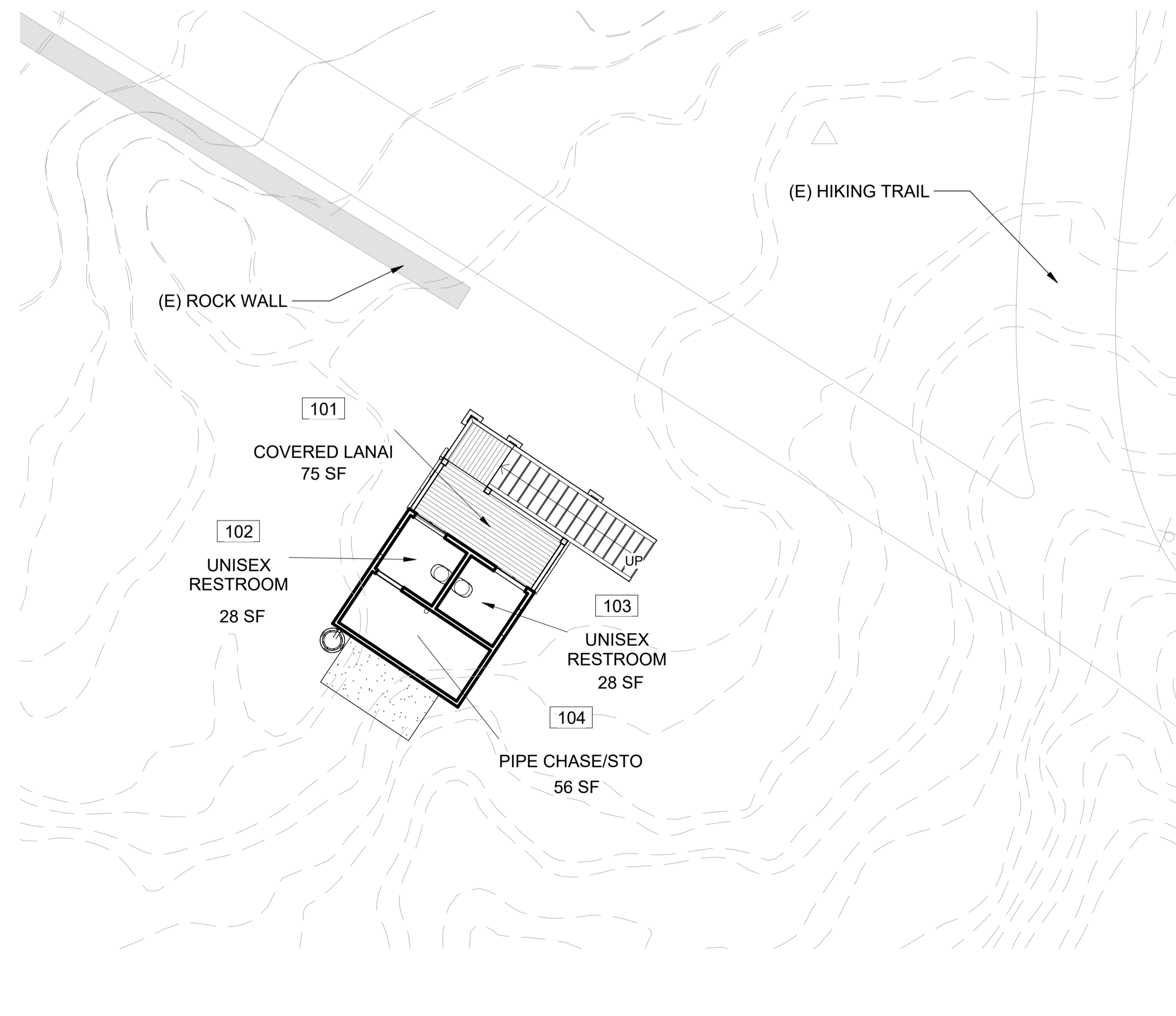
	Yes	N/A
Roof insulation R-value	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Roof insulation type and location	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Roof membrane solar reflectance and thermal emittance	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Skylight SHGC	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Skylight U-factor	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Air leakage testing requirement	<input type="checkbox"/>	<input checked="" type="checkbox"/>

NOTES

Naturally Ventilated Building: C402.1.1 Low Energy Building, 2. Those that do not contain conditioned spaces.
 C402.4 Fenestration (Prescriptive) - Jalousie windows are excepted from the SHGC requirements



B OVERALL SITE PLAN
 SCALE: 1" = 800'-0" 0 800' 1600' N



A PARTIAL SITE PLAN
 SCALE: 1/8" = 1'-0" 0 4' 8' 16' N

LAND USE/ZONING DATA

PLANNING DEPARTMENT
 HAWAII COUNTY CODE - CHAPTER 25

SCOPE OF WORK
 COMPOSTING TOILET FACILITY

OWNER NAME
 STATE OF HAWAII, FEE OWNER

OWNER MAILING ADDRESS
 STATE OF HAWAII

PROJECT LOCATION ADDRESS
 CAPTAIN COOK, HAWAII 96704

TAX MAP KEY
 (3) 8 - 1 - 010 : 001

PARCEL AREA
 6,715,907 SQUARE FEET (154.176 ACRES)

STATE LAND USE DISTRICT
 O - OPEN

SPECIAL MANAGEMENT AREA
 YES

FLOOD ZONE
 ZONE D

ZONING (SECTION 25-5-160)
 OPEN

HEIGHT LIMIT (SECTION 25-5-163)
 NONE

MINIMUM YARDS (SECTION 25-5-166)
 NONE

REVISION NO.	SYM.	DESCRIPTION	SHT./OF	DATE	APPROVED

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

Brian F. Funai
 SIGNATURE

STATE OF HAWAII
 DEPARTMENT OF LAND AND NATURAL RESOURCES
 ENGINEERING DIVISION

KEALAKEKUA BAY STATE HISTORICAL
 PARK IMPROVEMENTS

**OVERALL/PARTIAL SITE PLAN LUA,
 BUILDING CODE, ZONING, AND IECC**

ENGINEERING PARTNERS, INC

DESIGNED:	SUBMITTED:
DRAWN:	DATE:
CHECKED:	SCALE: AS NOTED
APPROVED:	DRAWING NO.
CHIEF ENGINEER:	DATE:

GL-101

M:\EO Projects\2025 Projects\12005-25-03 Kealahou Bay Historical Park Impr\5-Rvt\2026-04-27 DLNR Kaawaloa Compost Toilet.rvt

KEALAKEKUA BAY HISTORICAL PARK SITE IMPROVEMENTS JOB NO. F14C728D

CIVIL GENERAL NOTES

GENERAL CONSTRUCTION NOTES FOR DLNR PROJECTS

1. All applicable construction work shall be done in accordance with the latest revision of the state of Hawaii, Department of Transportation "Standard Specifications for Road and Bridge Construction", dated 2005; the County of Hawaii Department of Public Works (DPW) "Standard Specifications for Public Works Construction", dated September 1986 and "Standard Details for Public Works Construction", dated September 1984 where applicable and the 2012 International Building Code.
2. Verify and check all dimensions and details shown on the drawings prior to the start of construction. Any discrepancy shall be immediately brought to the attention of the Engineer for direction.
3. No Contractor shall perform any construction operation so as to cause falling rocks, soil or debris in any form to fall, slide or flow onto adjoining properties, streets or natural watercourses. Should such violations occur, the costs incurred for any remedial action shall be payable by the Contractor.
4. The underground pipes, cables or ductlines known to exist by the Engineer from their search of records are indicated on the plans. The Contractor shall verify the locations and depths of the facilities and exercise proper care in excavating in the area. All damaged portions shall be replaced in accordance with the standards and specifications of the affected utility company and shall be the Contractor's responsibility. Personal injury resulting from contact with existing utilities shall be the Contractor's responsibility. Wherever connections of new utilities to existing utilities are shown on the plans, the Contractor shall expose the existing lines at the proposed connections to verify their locations and depths prior to excavation for new lines.
5. The Contractor shall be responsible for conformance with the applicable provisions of Chapter 54, Water Quality Standards, and Chapter 55, Water Pollution Control, of Title 11, Hawaii Administrative Rules of the State Department of Health.
6. The Contractor shall be responsible to plan and construct Best Management Practices (BMP) as required by his operations to comply with the laws, standards, rules, and/or policies of the County, State, or Federal regulatory agencies.
7. The Contractor shall notify all agencies to verify the actual location of all utilities in the project area prior to excavation. The Contractor shall coordinate all work.
8. The Contractor shall restore to their original or better condition all improvements and vegetation damaged as a result of the construction, including pavements, embankments, curbs, signs, landscaping, structures, utilities, walkways, fences, etc. Unless provided for specifically in the proposal, demolition and restoration of existing items shall be incidental.
9. Where pedestrian walkways exist, they shall be maintained in passable condition or other facilities for pedestrians shall be provided. Temporary passageways shall be accessible per 2010 ADA Standards for Accessible Design Chapter 2, Sections 201.3 and 206.1.
10. Existing topographic survey was conducted on August 8 to 12, 2025 by Engineering Partners. this topographic survey was based on the best available information and the Contractor must verify it is accurate prior to construction.
11. No blasting shall be allowed on this project.
12. The contractor shall notify the one call center at (866) 423-7287 at least 5 working days prior to the start of excavation or trenching.
13. For all projects which will disturb one (1) acre or more of land, the Contractor shall not start construction until a NPDES permit is received from the Department of Health, State of Hawaii, and has satisfied any other applicable requirements of the NPDES permit program. Also, for County projects, the Contractor shall provide a written copy of the NPDES permit to the appropriate County department or governmental agency per their requirements.
14. Work incidental to the contract and necessary to complete the project, although not specifically referred to on the contract documents, shall be furnished and performed by the Contractor.
15. The Contractor agrees that he shall assume sole and complete responsibility for the job site conditions during the course of construction of this project, including the safety of all persons and property, and that this requirement shall apply continuously and not be limited to normal work hours.
16. The Contractor shall obtain and pay for all required permits from appropriate government agencies.
17. The Contractor shall make arrangements for utilities such as electricity, water, etc. required for his operations and all costs shall be borne by the Contractor.
18. General Contractor to construct temporary barricades during construction, for the protection of life, safety and property.
19. The job site must be left in a safe, secure condition at the end of each construction work day. Clean up and remove from the job site all rubbish and maintain the premises in a clean orderly condition at all times.
20. Upon completion of construction the entire job site shall be cleaned of all rubbish and debris.
21. The Kealahou Bay Historical Park shall remain open during the construction period. The Contractor shall install adequate temporary barricades and warning signs to protect the public during the construction period. Provide and maintain a safe pedestrian access and vehicle access to the park and park facilities throughout the construction period.
22. All existing utilities, whether or not shown on the plans, shall be protected at all times by the Contractor during construction and any damage to them shall be repaired and paid for by the Contractor.
23. The Contractor shall provide, install and maintain all necessary signs, lights, flares, barricades, markers, cones and other protective facilities and shall take necessary precautions for the protection, convenience and safety of the public.
24. All required utility adjustments such as manhole and/or valve box frames and covers shall be done by the Contractor.
25. All striping shall be thermoplastic.
26. Provide theft-resistant fasteners for all accessory mountings. All fasteners shall be stainless steel with theft-resistant type heads or nuts.
27. Contractor shall ensure that temporary pedestrian routes be accessible and shall comply with ADAAG 201.3 and ADAAG 206.1.
28. Should historic remains such as artifacts, burials, concentrations of shell or charcoal be encountered during construction activities, work shall cease immediately in the immediate vicinity of the find. The Contractor shall immediately notify the State Historic Preservation Division at (808) 692-8015, which will assess the significance of the find and recommend the appropriate mitigation measures, if necessary.
29. Contractor shall coordinate their operations with those of other contractors who may be employed on adjacent or related State projects at the site and avoid unnecessary delay or hindrance in the performance of their respective contracts.
30. **Special Inspections:**
The contractor shall be responsible for providing special inspection of portions of the work as required by the building code at the appropriate time at no additional cost to the state. Frequency of inspection is defined in the IBC, section 1704 tables, as amended by the County. The contractor shall correct defective work at no additional cost to the state and pay for re-inspection as required.

EROSION / TEMPORARY DUST CONTROL NOTES

1. During construction, preventive measures shall be used to control foreseeable dust, erosion or sedimentation problems which may arise as the job progresses.
2. Drainage systems as shown on the construction plans shall be constructed as early as practically possible.
3. The contractor shall conduct his grading operations so that excavation, embankment and imported material shall be damped with water during his grading operations at all times.
4. Water truck and/or temporary sprinklers shall be available on the jobsite at all times to ensure bare earth does not create dust problems. However, dust control watering shall not be excessive so that runoff will not be generated from watering.
5. Fugitive dust and solid waste disposal during grubbing and grading activities shall meet requirements of Administrative Rules, Title 11, Chapter 60, Air Pollution Control and Chapter 58, Solid Waste Management Control.

SOLID WASTE NOTES

1. All wastes generated by construction including grubbing excess are prohibited at all transfer stations island wide. Construction wastes may be delivered directly to the South Hilo or West Hawaii Sanitary Landfills.
2. Hazardous materials are only accepted at the West Hawaii Sanitary Landfill.
3. The contractor is responsible to obtain a "Notice of Authorization to Dispose" prior to the disposal of any construction and demolition debris.
4. If more than 50 cubic yards of waste will be delivered to the landfill, the contractor is responsible to notify the scale house 72 hours prior to arrival.
5. The contractor is responsible to provide all necessary labor, equipment, materials and supplies to properly landfill his waste.
6. A Solid Waste Management Plan has been prepared for this project. The contractor is responsible to review this plan and notify the engineer if any revisions are necessary.
7. If demolition will occur, the contractor is responsible to prepare and submit a Solid Waste Demolition Diversion Report to the County of Hawaii Department of Environmental Management.

HISTORIC PRESERVATION NOTES

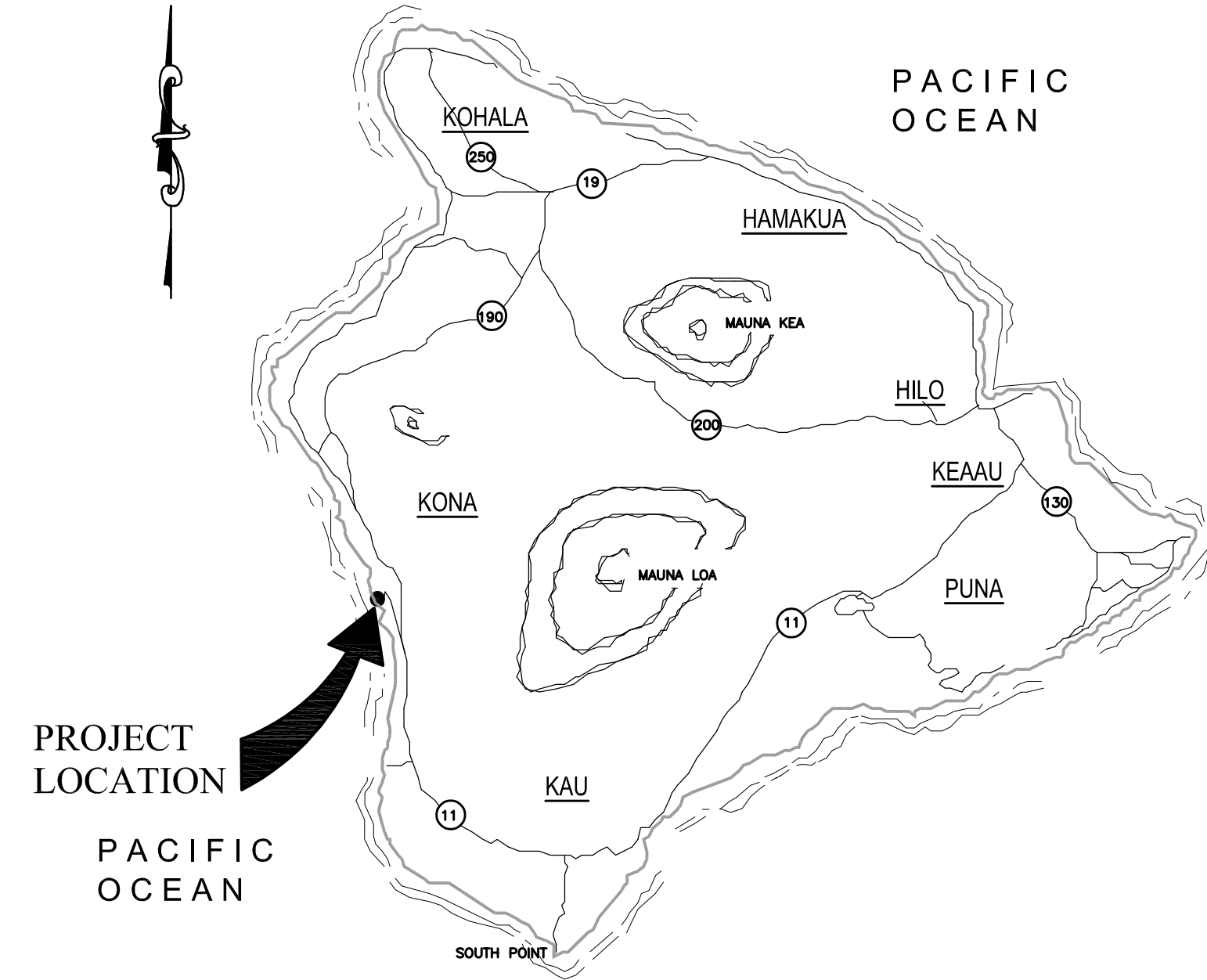
1. In the event that previously unidentified historic properties (such as artifacts; deposits of bone, shell, or charcoal; or rock or coral alignments, paving or walls) or human remains are encountered, the contractor shall immediately suspend work in the immediate area of the find and the contractor or archaeological monitor shall notify the State Department of Land and Natural Resources, Historic Preservation Division (808) 692-8015 and the engineer. If human remains are discovered, the police department shall also be notified. All work in the immediate area of the find shall be stopped until the Historic Preservation Division is able to access the discovery, determine appropriate mitigation measures, and verify these measures have been successfully implemented.
2. Buffers for the historic properties will be delineated with orange fencing prior to the start of work and shall be verified by State Parks with photo documentation submitted to SHPD before beginning work. Orange fencing will also be installed around rock walls in the project area under the direction of State Parks and the project archaeologist.

ABBREVIATIONS

Adj	Adjacent	Flg	Flanged	Sect	Section
AB	Aggregate Base Course	Flt	Footing	S.L.	Service Lateral
ARV	Air Release Valve	Fnd	Found	S	Slope
AC	Asphalt Concrete	Gal	Gallon	Std	Standard
Arch	Architectural	GV	Gate Valve	Sta	Station
BCR	Beginning of Curb Return	GA	Gauge	SP	Sump Pit
BMP	Best Management Practices	HDPE	High Density Polyethylene	TBM	Temporary Benchmark
CL	Centerline	Horiz	Horizontal	TC	Top of Curb/Concrete
CF	Curb Face	IWS	Individual Wastewater System	TG	Top of Grate
Conc	Concrete	ID	Inside Diameter	Thk.	Thick/Thickness
Cont	Continued/Continuous	ISA	International Symbol of Access	TOF	Top of Footing
CMU	Concrete Masonry Unit	Inv	Invert	TOP	Top of Pipe
CRM	Concrete Rubble Masonry	Ldg	Landing	TW	Top of Wall
CLSM	Controlled Low-Strength Material	Land	Landscape	Typ	Typical
DPW	Department of Public Works	Max	Maximum	U.O.N.	Unless Otherwise Noted
DWS	Department of Water Supply	Mech	Mechanical	Util.	Utility
Det	Detail	MJ	Mechanical Joint	Vert	Vertical
Diag	Diagonal	MOC	Middle of Curb	WMH	Water Manhole
DWG	Drawing	Min.	Minimum	WV	Water Valve
Dwy	Driveway	N	North/Northing	WWM	Welded Wire Mesh
E	East/Easting	NTS	Not to Scale		
EW	Each Way	Pavt	Pavement		
EOP	Edge of Pavement	PCC	Portland Cement Concrete		
Elec	Electrical	PVC	Point of Vertical Curvature		
EL	Elevation	PVI	Point of Vertical Intersection		
Elev	Elevation	PVT	Point of Vertical Tangency		
ECR	End of Curb Return	PE	Plain End		
(E)	Existing	PL	Property Line		
FFE	Finished Floor Elevation	PO	Push On		
FG	Finished Grade	Reinf.	Reinforcing		
FS	Finished Surface	ROW	Right of Way		
FDAR	Fire Department Access Road	O.C.	On Center		
FH	Fire Hydrant	O.D.	Outside Diameter		
FL	Flowline	Schd	Schedule		

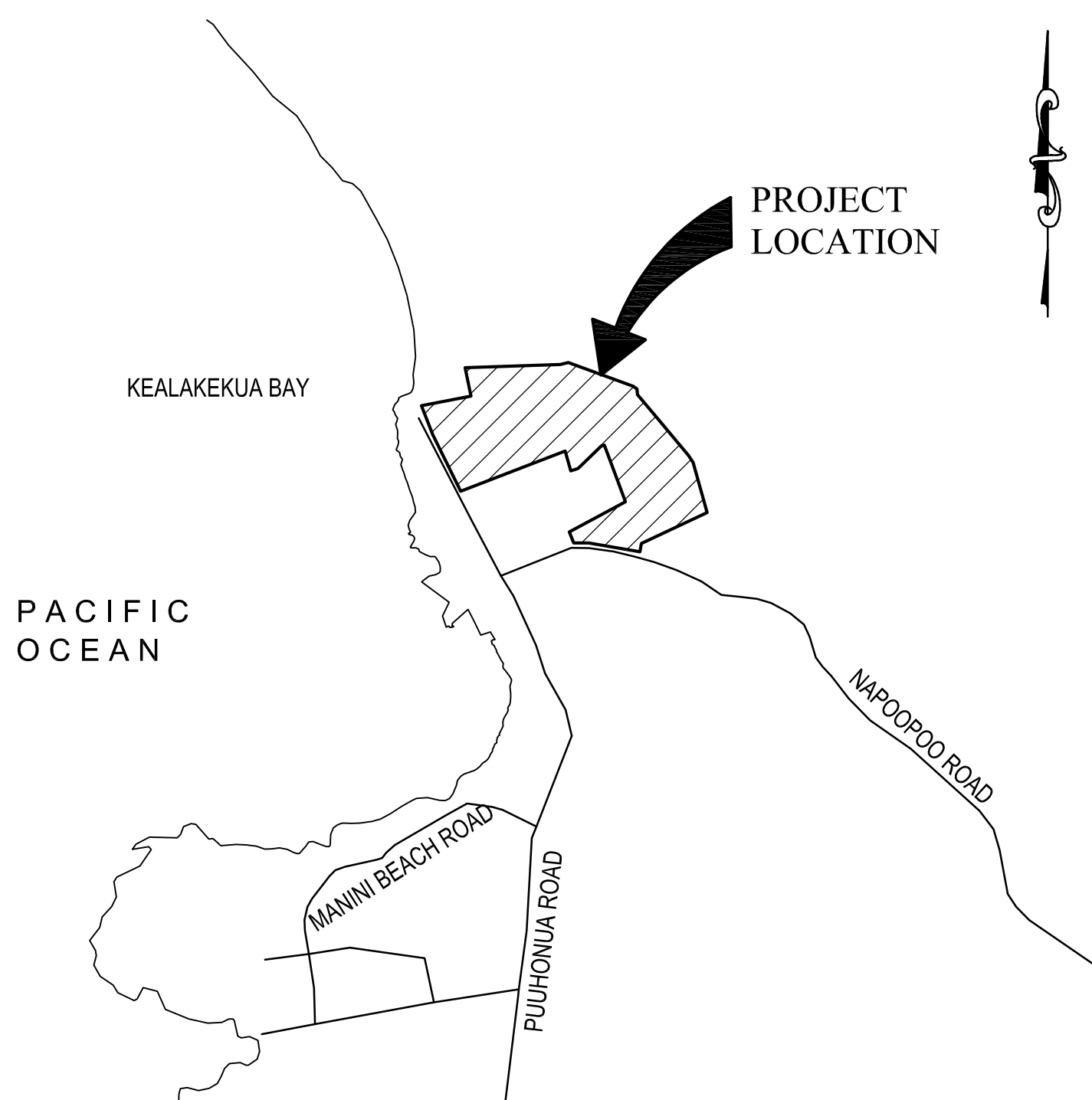
PAINTING NOTES FOR GUARDS

1. Field Painting Procedure:
 - a. Solvent clean galvanized steel per SSPC-SP1.
 - b. Apply prime coat of Devco Coatings Bar-Rust 235V Multi-Purpose Epoxy Coating (6.0 mil DFT).
 - c. Apply two (2) finish coats of Devco Coatings Devthane 379UVA Aliphatic Urethane Gloss Enamel (3.0 mil DFT each coat).
2. The products listed above are intended to establish a standard of quality. Equivalent systems by other manufacturers may also be acceptable.
3. The color must be coordinated with and approved by the owner prior to applying any coatings.
4. Coatings must be applied in strict accordance with the manufacturer's instructions and recommendations.



BIG ISLAND MAP (ISLAND OF HAWAII)

SCALE: NOT TO SCALE



VICINITY MAP

SCALE: NOT TO SCALE

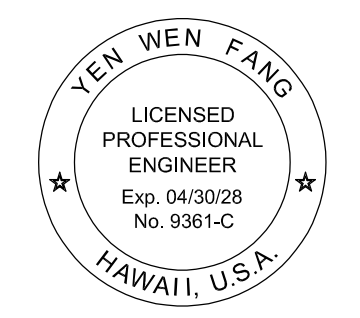
APPROVALS

DIRECTOR
DEPARTMENT OF PUBLIC WORKS
COUNTY OF HAWAII

DATE

MANAGER-CHIEF ENGINEER
DEPARTMENT OF WATER SUPPLY
COUNTY OF HAWAII

DATE

REVISION NO.	SYM.	DESCRIPTION	SHT./OF	DATE	APPROVED
					
STATE OF HAWAII DEPARTMENT OF LAND AND NATURAL RESOURCES ENGINEERING DIVISION KEALAKEKUA BAY STATE HISTORICAL PARK IMPROVEMENTS ISLAND MAP, VICINITY MAP, AND CIVIL GENERAL NOTES ENGINEERING PARTNERS, INC					
DESIGNED: OH		SUBMITTED: <i>YWF</i>			
DRAWN: OH		DATE: _____			
CHECKED: YWF		SCALE: AS NOTED			
APPROVED: YWF		Dina Lau E-signed 2026-05-08 12:17PM HST dina.u.lau@hawaii.gov State of Hawaii		DRAWING NO. C-001	

05/05/2026 11:18 am M:\EO Projects\2025 Projects\12005-25-03 Kealahou Bay Historical Park Impr\4-Dwg\Civil\C-001_NOTES.dwg

KEALAKEKUA BAY HISTORICAL PARK SITE IMPROVEMENTS JOB NO. F14C728D

CIVIL GENERAL NOTES

CONCRETE NOTES (FOR SITE CONCRETE ONLY)

- All concrete unless otherwise noted shall be regular weight hard rock type (150 lb/cu. Ft.)
- All phases of work pertaining to the concrete construction shall conform to the "Building Code Requirements for Reinforced Concrete" (ACI 318) with modification as noted in the drawings or specifications.
- Schedule of concrete 28-day strength and types:

Location of Structure	Strength
Pavement	3,000 psi
Sidewalk	2,500 psi
All other concrete	2,500 psi
- Portland cement shall conform to ASTM C-150 type II.
- Aggregate for hardrock concrete shall conform to all requirements and tests of ASTM C-33 and project specifications.
- Concrete mixes shall be designed by a qualified testing laboratory and shall be submitted to the engineer for his review.
- Concrete mixing operation, etc. shall conform to ASTM C-94.
- Placement of concrete shall conform to ACI Standard 301 and project specifications.
- Unless otherwise noted on the plans, minimum clear coverage of new concrete over outer reinforcing bars shall be as follows:
 - Concrete poured unformed directly against earth or aggregate base _____ 3" clear to reinforcing
 - Wall faces:

exposed to earth with formed surfaces or exposed to weather	1-1/2" clear for #5 bars and smaller 2" clear for #6 bars and larger
interior faces	3/4" clear
 - Beams and columns:

not exposed to earth or weather	1-1/2" clear to stirrups and ties
formed and exposed to earth or weather	1-1/2" clear to stirrups and ties
 - Structural slabs _____ 1" clear at top and bottom
- All reinforcing bars, anchor bolts and other concrete inserts shall be well secured in position prior to placing concrete.
- Projecting corners of beams, walls, columns, equipment pads, etc. shall be formed with 3/4" chamfer, unless otherwise noted on architectural drawings.
- Provide sleeves for plumbing and electrical openings in concrete before placing. Do not cut any reinforcing which may conflict. Coring in concrete is not permitted except as shown. Notify the engineer in advance of conditions not shown on the drawings.
- Conduit or pipe size (O.D.) that is buried in any concrete slabs shall not exceed 25 percent of slab thickness and shall be placed between the top and bottom reinforcing unless specifically detailed otherwise. Concentrations of conduits or pipes shall be avoided except where detailed openings are provided.
- The concrete slab thickness shall be maintained as a minimum unless otherwise shown.
- Provide two-week schedules showing expected concrete pour locations and times. Notify engineer and special inspector 48 hours prior to any concrete pour if different than on the two-week schedule.

WATERLINE NOTES

- All work shall be done according to the Water System Standards, State of Hawaii, dated 2002, as amended.
- All existing waterlines, waterline appurtenances, and other utility locations shown on the plans are obtained from the latest reliable sources. The Contractor shall be responsible to verify the exact location of all utilities in the field and shall bear all costs for damages done during the contract period.
- The Contractor shall inform the D.W.S. Engineer 72 hours prior to the beginning of any waterline work and two weeks prior to any connection, chlorination, shut-off or relocation work.
- All connections to the existing water system shall be done by the D.W.S. The Contractor shall perform all excavation, backfill, road repair, traffic control, and provide equipment and materials necessary to complete the connection.
- The Contractor shall pay for all work, equipment and material furnished by the D.W.S.
- Where water shutoff of more than 3-hours becomes necessary, the Contractor, at his own expense, shall provide a temporary bypass line, size of which shall be determined by the D.W.S. Engineer. The D.W.S. Engineer also reserves the right to require bypass lines, regardless of the water shut-off period, if deemed necessary.

WATERLINE NOTES (CONT.)

- Construction projects requiring temporary water service shall be metered and paid for by Contractor.
- OUTSIDE OF STATE ROAD RIGHT-OF-WAYS: Minimum cover on water system pipelines 4-inch through 8-inch to be 2.0 feet. Minimum cover on 12-inch pipelines to be 2.5 feet. Minimum cover on pipelines greater than 12-inch to be 3.0 feet. Maximum cover on pipelines not to exceed 5 feet unless approved by the Manager of D.W.S. WITHIN STATE ROAD RIGHT-OF-WAYS: Min. cover on all sizes of waterlines to be 3.0 feet.
- All newly installed waterlines shall have a 4 mil thick, 6-inch wide, non-metallic blue warning tape over centerline of pipe labeled "CAUTION - WATERLINE BURIED BELOW" placed above pipe cushion along the entire length of the trench.
- Minimum vertical clearance between waterlines and other utilities shall be 12-inches provided the other utility is concrete jacketed, and 18-inches if no concrete jackets are used. In all applicable instances, the waterlines shall be at a grade higher than other utilities. Utilize perpendicular crossings where practicable. For waterlines, center full pipelengths at utility crossings whenever possible.
- Minimum horizontal clearance between waterlines and other utilities shall be 8-feet (clear space - not centerline to centerline) for road right of ways of 50-feet or less, and 10-feet for road right-of-ways of more than 50-feet.
- When waterline is within 6-feet of a pressurized sewer line or within 18-inches of a gravity sewer line, the sewer main shall be reinforced concrete jacketed. Whenever a water main crosses under a sewer main, the sewer main shall have reinforced concrete jacket on both sides of crossing to a distance of 5-feet from the waterline (measured perpendicular to waterline). Standard concrete jacket details for sewerlines as specified by the Department of Public Works Standards shall be followed. Plastic pipes shall not be jacketed. Ductile iron or concrete cylinder pipe shall be used for the portion to be jacketed.
- All water system pipelines, 4-inches or larger in diameter, shall be ductile iron, push on joints, class 52, and all pipelines smaller than 4-inches in diameter shall be soft copper, type "K", unless otherwise specified.
- All fittings (Minimum Class 250) and gate valves (Resilient Type, Class 200) shall be ductile iron, with mechanical joints unless otherwise specified. Butterfly valves (MJ) shall be Class 250 with fusion epoxy coated interior unless otherwise specified. Slope of pipe invert at valve locations shall not exceed 6% - adjust pipe as appropriate per standards.
- Pipe joint restrains for mechanical joint (MJ) fittings and MJ valves shall be "Megalug" series as manufactured by EBAA Iron, Inc., or an approved equal (wedge type), wherever called for on the plans and specifications.
- Fire hydrant assemblies shall utilize EBAA "Megalugs" (or approved equal) between the tee and the gate valve.
- 4"x4" reinforced concrete slab for fire hydrant shall be reinforced with 6x6x10/10 welded wire fabric. slab to slope away from hydrant at 2% in all directions.
- The waterline shall be tested at a minimum of 225 psi or one-and-one-half times the static water pressure at the low point (whichever is greater), under D.W.S. supervision. The testing shall be done just prior to paving whenever applicable.
- The Contractor shall be responsible for the chlorination of the water system per the most current standards of governing agencies and shall bear all cost(s). The person(s) engaged to do the chlorination work must have the appropriate valid license to perform the work in the state of Hawaii.
- Existing valves, fire hydrant units, valve boxes, frames and covers designated "remove and salvage" shall be cleaned of all dirt, scabs, and concrete and delivered to the respective D.W.S. baseyard. This work shall be considered incidental to the various bid items, unless specified otherwise.
- Existing waterlines, valves, fittings and appurtenances not designated "remove and salvage" shall be abandoned in place. All exposed valve boxes, valves, pipes and appurtenances shall be removed and disposed of properly at no cost to the D.W.S.
- Removal of existing fire hydrant units as follows: For mechanical joint fittings - cut tee from main and install pipe nipple using two solid body sleeves; For lead joint fittings - cut tee from main and install pipe nipple using two transition couplings.
- Meter boxes for 5/8-inch meters placed outside of pavement to be type "B" per std. details M1 & M2. Meter boxes for 1-inch meters or for 5/8-inch meters located within pavement to be type "X" per std. detail M3.
- Relocation of existing meters shall be done under D.W.S. supervision. Relocations of customer service lines to relocated meters shall be copper (type "K") and done by the Contractor. All work and materials shall be provided by the Contractor and considered incidental to the relocation work. Existing meter boxes damaged by the Contractor shall be replaced at the Contractor's cost. When applicable, a dielectric union shall be used to connect the copper pipe to the customer's galvanized iron (G.I.) pipe.
- Solder (1/8-inch dia.) and flux used shall not contain more than 0.2% lead.
- When compaction tests are required, the Contractor shall be responsible to provide the D.W.S. with proctor results of materials to be used for that portion of the work requiring compaction. These results shall be certified and shall be furnished to D.W.S. one week prior to commencement of work. Costs for compaction tests shall be incidental to pipeline installation.
- The Contractor shall be responsible to maintain and certify the record drawings as-built drawings) as to accuracy and as-built condition, and a licensed engineer shall certify the drawings. The Contractor shall then submit the record drawings and as-built tracings to the D.W.S.

WATERLINE NOTES (CONT.)

- Lots requiring a Department of Water Supply approved backflow prevention assembly shall have one. Backflow device installation may not be required for final subdivision approval but must be installed, where required, before water service is allowed. It must be installed on private property in accordance with D.W.S. standard detail no. V9 and departmental staff must approve the installation before water service can be started.
- When necessary per D.W.S. stds. or cross connection requirements, install D.W.S. approved reduced pressure principle type backflow prevention assembly, above ground and immediately after meter on customer's property, per D.W.S. standard V9. No taps or connections are allowed between the meter and the approved backflow preventer. If the distance between the meter and the backflow preventer is greater than 5 feet, then the line between them shall be concrete jacketed. Concrete jacket encasement shall be a minimum of 3 inches all around pipe. Inspection by D.W.S. cross-connection personnel required at time of concrete placement. Assembly testing requirements are 1x per year. The owner shall make their own provisions for those times when the backflow prevention assembly is being tested.
- Pressures at all locations within the water system improvements shall not be less than 40 psi static or greater than 125 psi static. Pressures at all locations within the water system shall not fall below 20 psi residual during maximum day flow plus fire flow from any fire hydrants within the water system improvements shown.
- FOR COUNTY WATER SYSTEMS: The D.W.S. will not assume ownership or grant any water service until the water system is dedicated to the D.W.S. along with all necessary easements and documents.
- All brass products must conform to NSF Standard 61 and NSF Standard 372 of the SDWA, and be certified as "lead-free" by the manufacturer. "Lead-free" is defined as the allowable lead content or not more than 0.25% in the wetted surface. Certification from the manufacturer must be submitted to the Department of Water Supply for review and approval prior to installation. Any brass products installed without approval must be removed at no expense to the Department.

GRADING NOTES

- All grading work shall conform to Chapter 10 of the Hawaii County Code. Should a grading permit be required, no work shall commence until the Department of Public Works approves a grading permit.
- The contractor shall remove all silt and debris deposited in drainage facilities, roadways and other areas resulting from his work. The costs incurred for any necessary remedial action by the owner shall be payable by the contractor.
- The contractor, at his own expense, shall keep the project and surrounding areas free from dust nuisances. The work shall be in conformance with the air pollution control rules of the State Department of Health, HAR 11-60.1.F. Fugitive dust.
- All grading operations shall be performed in conformance with the applicable provisions of the Hawaii Administrative Rules, Title 11, Chapter 55, Water Pollution Control and Chapter 54, Water Quality Standards, and to the Erosion and Sedimentation Control Standards and Guidelines of the Department of Public Works, County of Hawaii.
- The contractor shall sod or plant all slopes and exposed areas immediately after the grading work has been completed.
- The contractor shall inform the Department of Public Works of the locations of the disposal and/or borrow site(s) required for this project when an application for a grading permit is made. The disposal and/or borrow site(s) must also fulfill the requirements of the grading ordinance.
- No grading work shall be done on Saturdays, Sundays and holidays anytime without prior approval from the owner. Grading work on normal working days shall be between the hours of 7:00am to 3:30pm.
- The contractor shall verify all lines, levels, elevations, and improvements indicated on the drawings before any clearing, excavation or construction begins. Any discrepancy shall be immediately brought to the attention of the owner and any change shall be made in accordance with his instruction. Starting of clearing and grubbing operations shall be construed to mean that the contractor agrees that the existing grades and improvements are essentially correct as shown. The contractor shall not be entitled to extra payment if existing grades and improvements are in error after his verification thereof, or if he fails to report the discrepancies before proceeding with any work whether within area affected or not.
- The contractor shall remove all vegetation, organic debris, trash, large boulders, muck/mud and any deleterious materials before the placing of fills on a natural ground surface. These materials are considered unsuitable material for fill and backfill. The removed materials shall be disposed of off-site in accordance with applicable Hawaii County regulations.
- The exposed ground surfaces shall be proof-rolled with a heavy dozer (D-8 or larger) as a general check for near surface voids, loose pockets, or buried debris.
- Unless otherwise approved by a geotechnical engineer licensed in State of Hawaii, permanent cut slopes in loose clinker, broken rock or rock soil mix shall not be steeper than 2 horizontal to 1 vertical (2H:1V). Cut slopes in ash soil or loosely compacted soil shall be no steeper than 3 horizontal to 1 vertical (3H:1V). Near vertical cut slope in solid rock shall be inspected and approved by the geotechnical engineer.
- Fill slopes shall not be built steeper than 2 horizontal to 1 vertical (2H:1V). The face of all fill slopes shall be overfilled and cut back or continuously compacted with heavy equipment as the slope progresses.
- Existing slope (steeper than 15% grade) shall be benched and keyed prior to placing fill material. Benching shall be level or with a slight negative grade (sloping down toward hillside). Overexcavate a 5' deep by 5' wide minimum continuous key into the existing grade at the toe of proposed slope construction (daylight elevation). New fill slopes shall be over-built in horizontal compacted layers and cut back to the design slope.

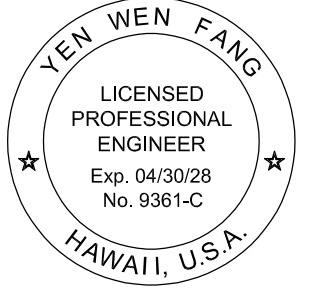

GRADING NOTES (CONT.)

- Unless otherwise noted, structural fill and backfill beneath Building Pad and pavement areas and trench backfill material shall be compacted to a minimum of 95% compaction of the Maximum Dry Density per ASTM D1557.
- General fill in areas outside of structural fill shall be compacted to a minimum 90% compaction of the Maximum Dry Density.
- When compaction testing is not specified, compaction of fills and backfill shall be observed and certified by a Geotechnical Engineer / technician or shall be done by making a minimum of eight (8) passes per 8-inch lift with a D-8 dozer or equivalent and until an unyielding surface is achieved.
- Structural fill and backfill material shall be 3-inch minus granular material with 8% to 20% of soil by weight passing the #200 sieve. In addition, the portion of soil passing #40 sieve shall have plastic index (P.I.) no greater than 10. 2-1/2" base course per DPW Standard Specifications is an acceptable material.
- 6-inch minus material with occasional 12-inch fragment may be used for fill 5 feet below final grade or more than 5 feet away from slope faces, measured horizontally.
- Suitable onsite material may be used as general fill material, when used outside of building pad, road and pavement area and embankment slopes greater than 3 feet high. Onsite ash, silty/clayey soil with no particles larger than 1-inch may be used for top soil. Crushed and/or screened onsite rock material meeting the structural fill requirement may be used as structural fill and backfill material. Volcanic cinder shall not be used as basecourse, structural fill or backfill material.
- Drain rock shall be uniformly graded crushed, screened and washed rock, with no fines i.e., #57, #67, 1-inch, 2-inch, 3-inch... Select drain rock size so no movement or migration of drain rock by water flow or vibration is allowed. Use filter fabric to provide separation between drain rock and native material as required. Unless otherwise noted, filter fabric shall be Mirafi 140N or equal.
- Estimated earthwork quantities

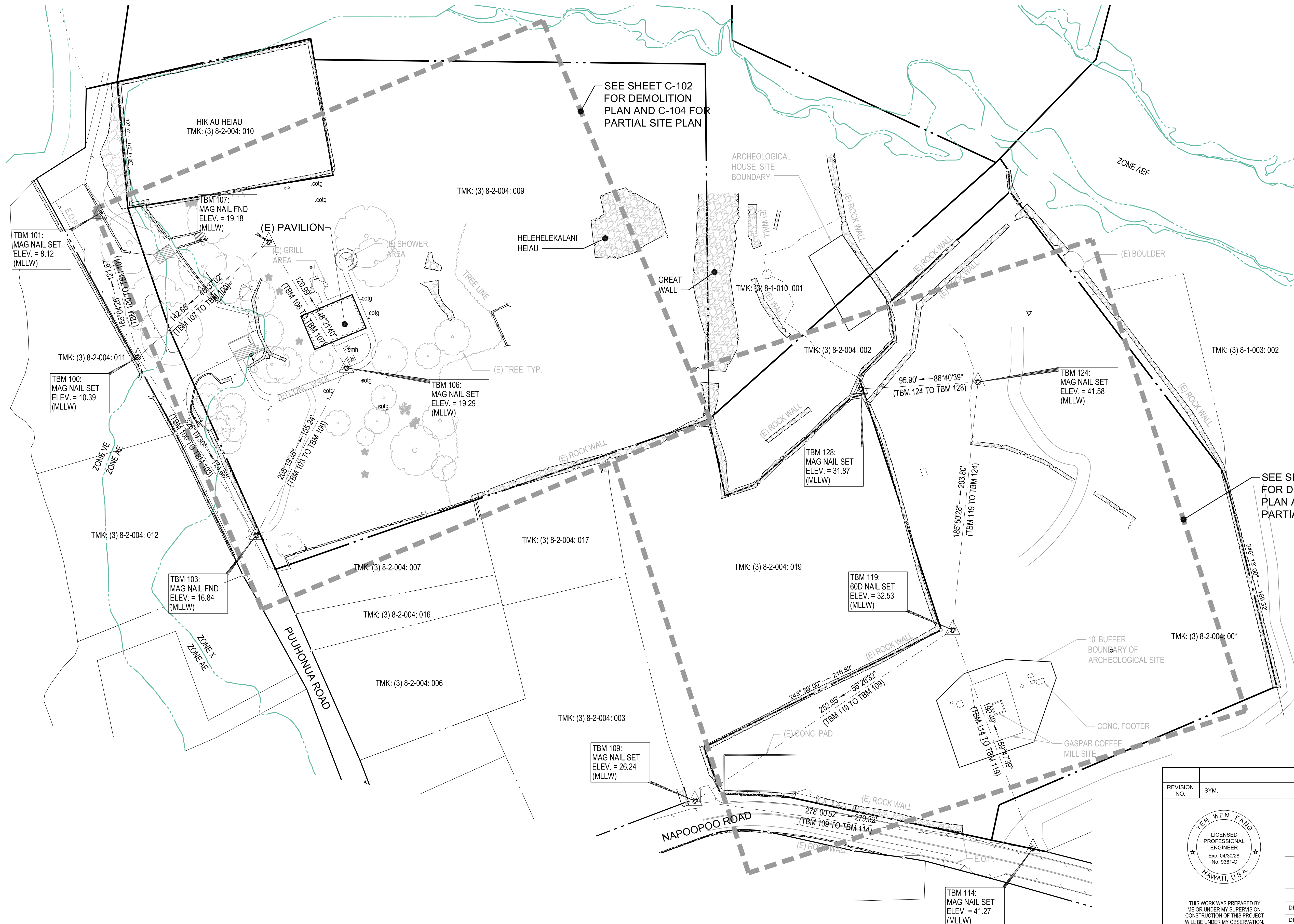
Total raw cut = 415 C.Y.
Total raw fill = 460 C.Y.
Total area to be graded = 44,468 sq. ft.

Notes:

 - The quantities shown are for grading permit purposes only. The contractor shall be responsible to determine the exact quantities for bidding purposes.
 - No adjustment factor is applied to the raw cut/fill quantities.
 - Earthwork quantities shown were taken from existing ground to finish grade.
 - Contractor/bidder shall not use the earthwork quantities shown above for bidding purposes. Regardless of the cut and fill earthwork quantities shown above, the contractor is responsible to import or export all necessary materials to complete the grading work at no additional cost to the owner.

REVISION NO.	SYM.	DESCRIPTION	SHT./OF	DATE	APPROVED
STATE OF HAWAII DEPARTMENT OF LAND AND NATURAL RESOURCES ENGINEERING DIVISION KEALAKEKUA BAY STATE HISTORICAL PARK IMPROVEMENTS CIVIL GENERAL NOTES ENGINEERING PARTNERS, INC					
			DESIGNED: OH DRAWN: OH CHECKED: YWF APPROVED: YWF		
THIS WORK WAS PREPARED BY ME OR UNDER MY SUPERVISION. CONSTRUCTION OF THIS PROJECT WILL BE UNDER MY OBSERVATION.			SUBMITTED:  DATE: 12:17PM HST SCALE: AS NOTED		
Dina Lau E-signed 2026-05-08 12:17PM HST dina.u.lau@hawaii.gov State of Hawaii			DRAWING NO. C-002		

05/05/2026 11:19 am
 M:\EO Projects\2025 Projects\12005-25-03 Kealahou Bay Historical Park Impr\4-Dwg\Civil\C-101_SITE.dwg



SEE SHEET C-102 FOR DEMOLITION PLAN AND C-104 FOR PARTIAL SITE PLAN

SEE SHEET C-102 FOR DEMOLITION PLAN AND C-103 FOR PARTIAL SITE PLAN

A OVERALL SITE PLAN
 SCALE: 1" = 40'

REVISION NO.	SYM.	DESCRIPTION	SHT./OF	DATE	APPROVED
STATE OF HAWAII DEPARTMENT OF LAND AND NATURAL RESOURCES ENGINEERING DIVISION KEALAKEKUA BAY STATE HISTORICAL PARK IMPROVEMENTS OVERALL SITE PLAN ENGINEERING PARTNERS, INC					
DESIGNED:	OH	SUBMITTED:	a	a	
DRAWN:	OH	DATE:			
CHECKED:	YWF	SCALE:	AS NOTED		
APPROVED:	YWF	Dina Lau			
CHIEF ENGINEER:		E-signed 2026-05-08 12:17PM HST			
		dina.lau@hawaii.gov			
		State of Hawaii			
		Civil Engineer			

KEALAKEKUA BAY HISTORICAL PARK SITE IMPROVEMENTS JOB NO. F14C728D

