COUNTY OF MAUI
MAUI COUNTY CODE , CHAPTER 16.16C ENERGY CODE
RESIDENTIAL PROVISIONS

COMPLIANCE METHOD
Check applicable method

[X]	R401.2(1) R401.3 through R404 (Prescriptive)
[ ]	R401.2(2) R405, R401 through 404 labeled Mandatory (Simulates Performance Alternative)
[ ]	R401.2(3) R406 (Energy Rating Index Compliance Alternative)
[ ]	R401.2(4) R401.2.1 (Tropical Zone)
[ ]	R102.1 (Alternative)

To the best of my knowledge, this project's design substantially conforms to the Energy code:

Signature: _____ **Date:** 6/6/2025
Name: DENNIS J. HARMON
Title: ARCHITECT
License No: 9681

Wise Residence

Ka'anapali Golf Estates, Lanikeha, Ph. II - Lot 41

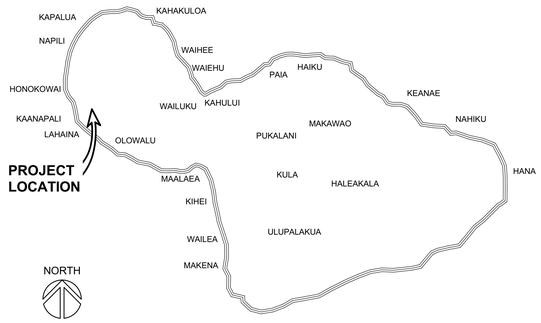
Lahaina, Hawaii 96761

(2) 4-4-019 : 113

ABBREVIATIONS

ABBR.	WORD	ABBR.	WORD	ABBR.	WORD	ABBR.	WORD
&	And	(E); EXST.	Existing	L.P.G.	Liquid Propane Gas	SHTG.	Sheathing
∠	Angle	EA.	Each	LT.	Light	SIM.	Similar
@	At	E.C.	Elastomeric Coating	LVR.	Louver	SL.	Slope
℄	Centerline	E.F.S.	Exterior Finish System			SLDG.	Sliding
⊏	Channel	E.I.F.S.	Ext. Insul. Fin. Sys.	MAS.	Masonry	SLNT.	Sealant
'	Foot; Feet	E.J.	Expansion Joint	MAX.	Maximum	S.M.	Sheet Metal
"	Inch; Inches	EL.	Elevation	M.B.	Machine Bolt	S.N.	Shampoo Niche
%	Percent	ELEC.	Electrical	M.C.	Medicine Cabinet	SPEC.	Specification
⊥	Perpendicular	ELEV.	Elevator	MECH.	Mechanical	SPKR.	Speaker
#	Pound; Number	ENCL.	Enclosure	MEMB.	Membrane	SPRK.	Sprinkler
ℙ	Property Line	E.P.	Electrical Panelboard	MET.	Metal	SQ.	Square
		EQ.	Equal	MFR.	Manufacturer	SST.	Stainless Steel
A/C	Air Conditioning	EQPT.	Equipment	MIN.	Minimum	ST.	Stone
A.B.	Anchor Bolt	E.W.	Each Way	MIR.	Mirror	STD.	Standard
ABV.	Above	EXH.	Exhaust	MISC.	Miscellaneous	STL.	Steel
A.C.	Asphaltic Concrete	EXP.	Expansion	MLDG.	Molding	STN.	Stain
ACOUS.	Acoustical	EXPO.	Exposed	MTL.	Material	STOR.	Storage
A.D.	Area Drain	EXT.	Exterior			STRL.	Structural
ADD.	Addendum			N.	North	STRUC.	Structure
ADJ.	Adjustable	FAB.	Fabricate	N.I.C.	Not In Contract	SUSP.	Suspended
ALT.	Alter; Alternate	F.B.	Flat Bar	NO.	Number	SYM.	Symmetrical
ANOD.	Anodized	F.D.	Floor Drain	N.T.S.	Not To Scale	SYS.	System
A.P.	Access Panel	FDN.	Foundation				
APPROX.	Approximate	F.G.	Finish Grade	OBS.	Obscure	T&G	Tongue and Groove
ARCH.	Architectural	FIN.	Finish	O.C.	On Center	T.B.	Towel Bar
A.T.	Acoustical Tile	FIX.	Fixture	O.D.	Outside Diameter	T.B.B.	Tile Backer Board
		FL.	Floor	OPNG.	Opening	T.D.	Trench Drain
BD.	Board	FLASH.	Flashing	OPP.	Opposite	TEL.	Telephone
BLDG.	Building	FLG.	Flooring	OPR.	Operable	TEMP.	Tempered; Temporary
BLK.	Block	F.O.S.	Face Of Studs	OVHD.	Overhead	THK.	Thick
BLKG.	Blocking	F.R.P.	Fiberglass Reinf. Panel			THR.	Threshold
BM.	Beam	FRMG.	Framing	PL.	Plate; Property Line	THRU	Through
BOT.	Bottom	FRZ.	Freezer	P.LAM.	Plastic Laminate	TLT.	Toilet
B.O.W.	Bottow Of Wall	FT.	Foot; Feet	PLAS.	Plaster	T.O.(.).	Top Of (Item)
B.S.	Both Sides	FTG.	Footing	PLBG.	Plumbing	T.O.C.	Top Of Curb
BTWN.	Between	FURR.	Furring; Furred	PLYWD.	Plywood	T.O.P.	Top Of Plate
				PNL.	Panel	T.O.S.	Top Of Slab
CAB.	Cabinet	GA.	Gage	PR.	Pair	T.O.W.	Top Of Wall
C.B.	Catch Basin	GALV.	Galvanized	PRCST.	Precast	T.P.H.	Toilet Paper Holder
CEM.	Cement	G.B.	Grab Bar	PREFAB.	Prefabricate	T.R.	Towel Ring
CEM. PLAS.	Cement Plaster	GL.	Glass	PREP.	Preparation	TRAN.	Transition
CER.	Ceramic	GLU-LAM.	Glu-Laminated Wood	PROP.	Property	TRD.	Tread
C.J.	Control Joint	GND.	Ground	PT.	Point; Paint	TV.	Television
CLG.	Ceiling	GR.	Grade	PTN.	Partition	TYP.	Typical
CLO.	Closet	GYP.	Gypsum	PVMT.	Pavement		
CLR.	Clear			R.	Radius; Riser	UNF.	Unfinished
C.M.U.	Concrete Masonry Unit	H.	High	REBAR.	Reinforcing Bar	U.O.N.	Unless Otherwise Noted
CNTR.	Counter	H.B.	Hose Bibb	REF.	Reference		
COL.	Column	H.C.	Hollow Core	REFL.	Reflected	VAL.	Valance
CONC.	Concrete	HD.	Head	REFR.	Refrigerator	VAR.	Varies
CONN.	Connection	HDWD.	Hardwood	REINF.	Reinforcing	VERT.	Vertical
CONSTR.	Construction	HGR.	Hanger	REQ.	Required	VOL.	Volume
CONT.	Continuous	HORIZ.	Horizantal	REV.	Revised; Revision	V.T.R.	Vent Through Roof
COORD.	Coordinate	HR.	Hour	RFG.	Roofing		
COP.	Copper	HT.	Height	RGH.	Rough	W.	Washer; Width
CORR.	Corridor			R.H.	Robe Hook	W/	With
CPT.	Carpet	I.D.	Inside Diameter	RLG.	Railing	W/O	With Out
C.R.M.	Concrete Rubble Masonry	IN.	Inch; Inches	RM.	Room	W.C.	Wall Covering
C.T.	Ceramic Tile	INCL.	Included; Including	RND.	Round	WD.	Wood
		INST.	Installed	R.O.	Rough Opening	WDW.	Window
D.	Dryer	INSUL.	Insulation			W.H.	Water Heater
DBL.	Double	INT.	Interior	S.C.	Solid Core	W.O.	Where Occurs
DET.	Detail			SCR.	Screen	W.P.	Water Proofing
DIA.	Diameter	JST.	Joist	S.D.	Smoke Detector	WP. MEMB.	Waterproof Membrane
DIAG.	Diagonal	JT.	Joint	S.DISH	Soap Dish	W.R.	Water Resistant
DIM.	Dimension			SECT.	Section	WSCT.	Wainscot
DN.	Down	LAM.	Laminate; Laminated	S.F.	Square Feet	WT.	Weight
DR.	Door	LAV.	Lavatory	SH.	Shelf	W.W.M.	Welded Wire Mesh
DS.	Downspout	LB.	Pound	SHR.	Shower		
DW.	Dishwasher	L.F.	Lineal Feet	SHT.	Sheet	V.P.	Vapor Proof
DWG.	Drawing						

LOCATION MAP



PROJECT TEAM

OWNERS:
Bradley R. Wise
31261 Paseo Montevideo
San Juan Capistrano CA 92675
Tel: (949) 412-2642
Email: brwise@cox.net

SURVEYOR:
Action Survey, LLC.
P.O. Box 2985
Wailuku, HI 96793
Tel: (808) 891-2400
Email: info@actionsurveyinghawaii.com

CIVIL ENGINEER:
CaliChi Design Group
P.O. Box 1406
Haiku, HI 96708
Tel: (808) 419-7439
Email: slandes@calichi.com

LANDSCAPE ARCHITECT:
Kevin Tanaka, Landscape Architect
468 Polulani Drive
Wailuku, HI 96793
Tel: (808) 243-9494
Email: ktanaka001@hawaii.rr.com

ARCHITECT:
Maui Architectural Group, Inc.
2331 W. Main Street
Wailuku, HI 96793
Tel: (808) 244-9011
Email: dennis@mauiarch.com

STRUCTURAL ENGINEER:
Richard Chesbro, P.E.
236 Public Square, Suite 101
Franklin, TN 37064
Tel: (808) 871-6356
Email: rches@prodigy.net

CONTRACTOR:
Zuma Developement, LLC
11 Ulupono St., Unit A-1
Lahaina, HI 96761
Tel: (808) 214-8882
Email: zumamaui@gmail.com

PROJECT INFORMATION

LOT NUMBER:	41	
STREET ADDRESS:	364 Anapuni Loop	
T.M.K. NUMBER:	(2) 4-4-019 : 113	
LOT AREA:	76,765 sq. ft.	
ZONING:	R-3 Residential	
CONSTRUCTION TYPE:	V Non-Rated	
OCCUPANCY:	R-3	
SETBACKS:	Front = 20'	
	Side = 15'	
	Rear = 20'	
BUILDING AREA:	Main House - Enclosed Living	2,864 sq. ft.
	Covered Lanais =	712 sq. ft.
	Covered Entry =	96 sq. ft.
	Garage & Storage =	720 sq. ft.
	Ohana - Enclosed Living =	816 sq. ft.
	Covered Lanai =	272 sq. ft.
	Total Area =	5,480 sq. ft.
DESIGN RESTRICTIONS:	Maximum Roof Height Allowed = 164.0'	
	Proposed Roof Height = 162.5'	

SYMBOLS LEGEND

SECTION REFERENCE
SECTION NUMBER (TYP.)
SHEET NUMBER (TYP.)

DETAILED SECTION REFERENCE

ELEVATION REFERENCE

DETAILED ELEVATION REFERENCE

DETAIL REFERENCE
DETAIL NUMBER (TYP.)
SHEET NUMBER (TYP.)

MATCH LINE
SHADED PORTION IS SIDE TO BE CONSIDERED

DATUM OR CONTROL POINT

ELEVATION KEY

EXTERIOR & INTERIOR ELEVATION KEY

GREAT ROOM
SLATE
12'-0"

ROOM NAME
FLOOR MATERIAL
CEILING HEIGHT

PROPERTY LINE

SETBACK LINE

PROPOSED CONTOURS

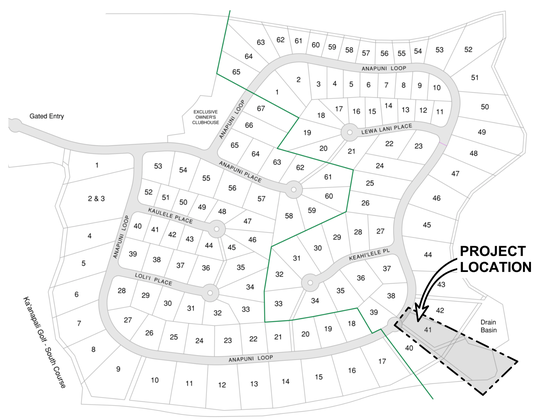
EXISTING CONTOURS

REVISION NUMBER & CLOUD

NORTH

NORTH POINT

VICINITY MAP



Ka'anapali Golf - South Course

INDEX TO DRAWINGS

NOTE:
SHEETS REVISED T-1, A-1, A-2, A8, A-9 & A-10

Reserved for County Stamps

MAUI ARCHITECTURAL GROUP INC.
www.mauiarch.com
2331 W. Main Street
Wailuku, Maui, Hawaii
TELEPHONE (808) 244-9011
FAX (808) 242-1776
Email: mag@mauiarch.com

STAMP:
DENNIS J. HARMON
LICENSED PROFESSIONAL ARCHITECT
No. 9681
HAWAII, U.S.A.
Exp. Date: 4-30-26

THIS WORK WAS PREPARED BY ME OR UNDER MY SUPERVISION AND CONSTRUCTION OF THIS PROJECT WILL BE UNDER MY OBSERVATION. Observation of construction as defined in Hawaii Administrative Rules, Title 16, Chapter 115, Section 16-115-2.

Signature

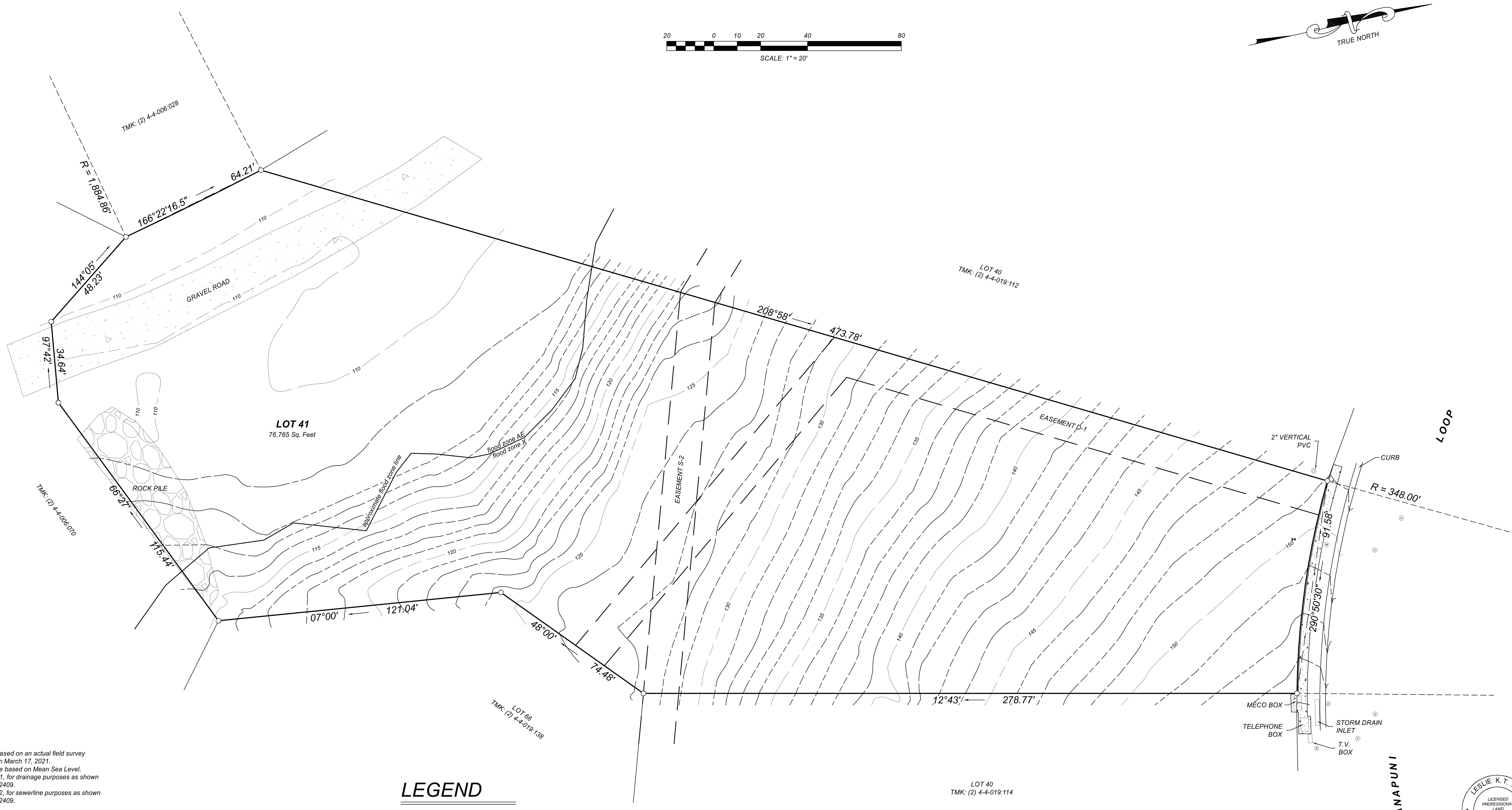
Wise Residence
Ka'anapali Golf Estates, Lanikeha, Ph. II - Lot 41
Lahaina, Hawaii 96761
(2) 4-4-019 : 113

No.	Revision	
1	CoM	06/05/2025

Title Sheet

Date: September 17, 2024
Phase: PERMIT SET
Sheet Number: T-1
Sheet: Of:

Printed 6/6/2025 3:39 PM 30x42



Prepared For :
Bradley Wise

NOTES:
1. This map is based on an actual field survey performed on March 17, 2021.
2. Elevations are based on Mean Sea Level.
3. Easement D-1, for drainage purposes as shown on File Plan 2409.
4. Easement S-2, for sewerline purposes as shown on File Plan 2409.

LEGEND

E	MECO ELECTRIC BOX
D	STORM DRAIN MANHOLE
S	SANITARY SEWER MANHOLE
⧓	UTILITY UNIT

TOPOGRAPHIC SURVEY OF LOT 41

LANIKEHA - PHASE II
(File Plan 2409)
situated at Hanakaoo, Lahaina, Maui, Hawaii
T.M.K. (2) 4-4-019:113
Date: 03/25/2021

LESLIE K.T. LAU
LICENSED PROFESSIONAL LAND SURVEYOR
#LS12978
HAWAII, U.S.A.

This map was prepared by me or under my direct supervision.

[illegible]

Leslie K.T. Lau
Registered Professional Land Surveyor
State of Hawaii Certificate Number LS12978
License Expiration Date: 30 April 2022

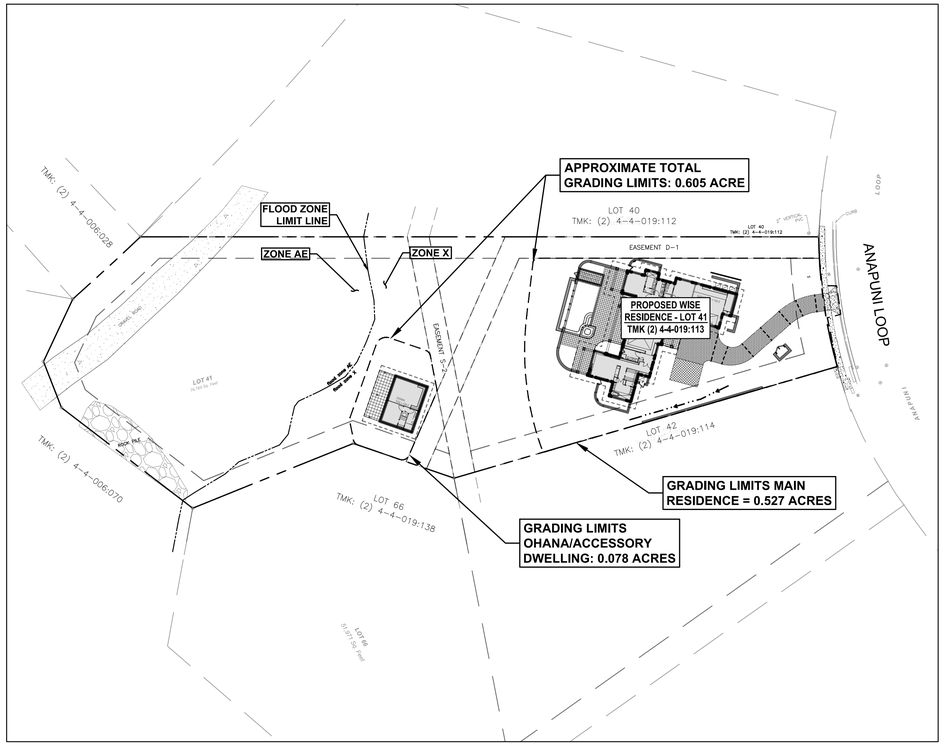
Action Survey LLC
P.O. Box 2985 Wailuku, HI 96793
Office: (808) 891-2400 Fax: (808) 879-2402
E-Mail: info@actionsurveyhawaii.com
Website: www.cdfengineers.com

JOB: 21-025

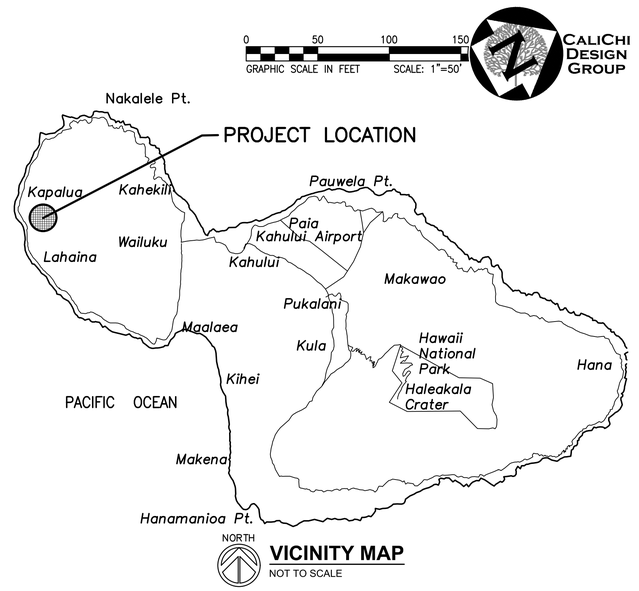
GRADING PERMIT - CIVIL CONSTRUCTION DOCUMENTS
WISE RESIDENCE PROJECT
LANIKEHA PHASE II - LOT 41
LAHAINA, HAWAII 96761
TMK: (2) 4-4-019:113

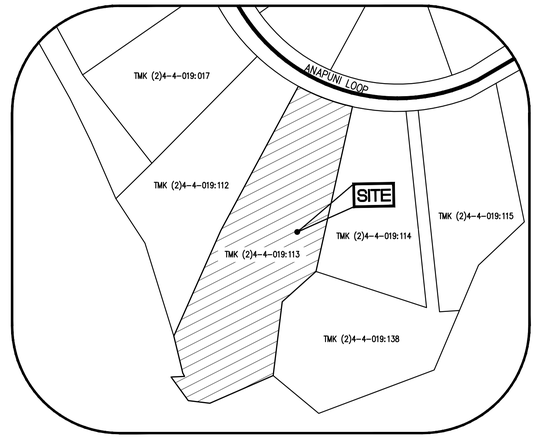
LEGEND

PROPOSED		EXISTING
	PROPERTY LINE	
	EASEMENT LINE	
9	1-FOOT CONTOUR	9
10	5-FOOT CONTOUR	10
	APPROXIMATE LIMIT OF DISTURBANCE	
	SANITARY SEWER	
"SD->	STORM DRAIN LINE	
	TREE	
	WATER VALVE/ FIRE HYDRANT	
	WATER METER	W
	STORM DRAIN MANHOLE/INSPECTION PORT	D
	STORM DRAIN CATCH BASIN	
	ELECTRIC VAULTS/BOX	E
	SANITARY MANHOLE	S
	STUB OUT	
	CLEANOUT	
	PROPOSED CONCRETE PAVEMENT. SEE DETAIL 2 ON SHEET C3.0.	
	VEHICULAR PAVERS. SEE LANDSCAPE PLANS FOR DETAILS	
	PEDESTRIAN PAVERS. SEE LANDSCAPE PLANS FOR DETAILS	
	VEHICULAR PERVIOUS GRASS-CRETE. SEE LANDSCAPE PLANS FOR DETAILS	



CIVIL IMPROVEMENT PLAN / LIMITS OF CONSTRUCTION





ABBREVIATIONS

AC	ASPHALT CONCRETE
ADA	AMERICANS WITH DISABILITIES ACT
AVE	AVENUE
ASTM	AMERICAN SOCIETY FOR TESTING AND MATERIALS
BLDG	BUILDING
BLVD	BOULEVARD
BK	BOOK
BM	BENCHMARK
BMP	BEST MANAGEMENT PRACTICE
BOP	BOTTOM OF PIPE
BSM	BIOTREATMENT SOIL MIX
C	CONCRETE
CB	CATCH BASIN
CCTV	CLOSED-CIRCUIT TELEVISION
CL	CENTERLINE
CLR	CLEAR
COMM	COMMUNICATION
CONC	CONCRETE
CVLT	COMMUNICATION VAULT
DCV	DETECTOR CHECK VALVE
DCDA	DOUBLE CHECK DETECTOR ASSEMBLY
DI	DROP INLET
DIA	DIAMETER
DWG	DRAWING
DPW	DEPARTMENT OF PUBLIC WORKS
E	ELECTRIC / EAST
ECAB	ELECTRIC CABINET
EVLT	ELECTRIC VAULT
EX	EXISTING
FDC	FIRE DEPARTMENT CONNECTION
FF	FINISHED FLOOR
FG	FINISHED GRADE
FH	FIRE HYDRANT
FL	FLOW LINE
FND	FOUND
FOC	FACE OF CURB
FP	FIRE PROTECTION
FS	FINISHED SURFACE
FT	FEET
FW	FRONT OF WALK
FWC	FACE OF WALL CONCRETE
G	GAS
GB	GRADE BREAK
GV	GAS VALVE
HDPE	HIGH-DENSITY POLYETHYLENE
HI	HAWAII
HWY	HIGHWAY
HYD	HYDRANT
IE	INVERT ELEVATION
INV	INVERT
IV	IRRIGATION VALVE
JP	JOINT POLE
L	LENGTH
L/S	LANDSCAPE
LF	LINEAL FEET
LT	LIGHT
LUM	LUMINAIRE
MAX	MAXIMUM
MECO	MAUI ELECTRIC COMPANY
MH	MANHOLE
MIN	MINIMUM
MON	MONUMENT
MTR	METER
N	NORTH
NG	NATURAL GROUND
NGPC	NOTICE OF GENERAL PERMIT COVERAGE
N.I.C.	NOT IN CONTRACT
NO	NUMBER
N.T.S.	NOT TO SCALE
O.C.	ON CENTER
OH	OVERHANG
OSHA	OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION
P	PAVEMENT
PB	PULL BOX
PCC	PORTLAND CEMENT CONCRETE
PGE	PACIFIC GAS AND ELECTRIC
PIV	POST INDICATOR VALVE
POC	POINT OF CONNECTION
PP	POWER POLE
PVC	POLYVINYL CHLORIDE
RD	ROAD
RPPA	REDUCED PRESSURE PRINCIPLE ASSEMBLY
S	SLOPE / SANITARY / SOUTH
SAN	SANITARY SEWER PVC
SDMH	STORM DRAIN MANHOLE
SDR35	STANDARD DIMENSIONAL RATIO 35
SF	SQUARE FEET
SL	STREET LIGHT
SLPB	STREET LIGHT PULL BOX
SP	SPECIFIC PLAN
SPEC	SPECIFICATION
SSCO	SANITARY SEWER CLEAN OUT
SSMH	SANITARY SEWER MANHOLE
ST	STREET
STD	STANDARD
STLT	STREET LIGHT
SW	SIDEWALK
T	TELEPHONE
TBM	TEMPORARY BENCHMARK
TC	TOP OF CURB
TCD	TRAFFIC CONTROL DEVICE
TEV	TELEPHONE VAULT
TL	TRAFFIC LIGHT
TMK	TAX MAP KEY
TOE	TOE OF SLOPE
TOP	TOP OF SLOPE / TOP OF PIPE
TS	TRAFFIC SIGNAL
TSPB	TRAFFIC SIGNAL PULL BOX
TVLT	TELEPHONE VAULT
TOW	TOP OF WALL
TYP	TYPICAL
UE	UNDERGROUND ELECTRIC
UT	UNDERGROUND TELEPHONE
UTIL	UTILITY
VAR	VARIABLE
VAT	VACUUM AIR TUBE
VCP	VITRIFIED CLAY PIPE
VLT	VAULT
W	WEST
W/	WITH
WM	WATER METER
WTR	WATER LINE
WV	WATER VALVE
WVLT	WATER VAULT

CIVIL SHEET INDEX

UTILITY NOTE

THE TYPES, LOCATIONS, SIZES AND/OR DEPTHS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS TOPOGRAPHIC SURVEY WERE OBTAINED FROM SOURCES OF VARYING RELIABILITY. THE CONTRACTOR IS CAUTIONED THAT ONLY ACTUAL EXCAVATION WILL REVEAL THE TYPES, EXTENT, SIZES, LOCATIONS AND DEPTHS OF SUCH UNDERGROUND UTILITIES. (A REASONABLE EFFORT HAS BEEN MADE TO LOCATE AND DELINEATE ALL UNKNOWN UNDERGROUND UTILITIES.) HOWEVER, THE ENGINEER CAN ASSUME NO RESPONSIBILITY FOR THE COMPLETENESS OR ACCURACY OF ITS DELINEATION OF SUCH UNDERGROUND UTILITIES WHICH MAY BE ENCOUNTERED, BUT WHICH ARE NOT SHOWN ON THESE DRAWINGS.

FLOOD ZONE

THE SUBJECT PROPERTY IS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 1500030353F – SEPTEMBER 19, 2012, AS BEING LOCATED IN FLOOD ZONE "ZONE X: AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AND "ZONE AE": BASE FLOOD ELEVATIONS DETERMINED". INFORMATION WAS OBTAINED FROM THE FEMA WEBSITE (WWW.FEMA.GOV) ON JUNE 27, 2024.

PROJECT FLOOD ZONE NOTE

THE PROPOSED LIMITS OF DISTURBANCE IS COMPLETELY WITHIN FLOOD ZONE "ZONE X". NO PROPOSED WORK IS WITHIN FLOOD ZONE: "ZONE AE", AS SHOWN IN THE CIVIL IMPROVEMENT PLANS.

PROJECT DATA

TMK: (2) 4-4-019:113

PARCEL LOT 41 AREA	=	76,765 ± SF	= 1.762± ACRES
*TOTAL AREA OF DISTURBANCE	=	26,342 ± SF	= 0.605± ACRES

PROJECT-WIDE AREAS:

EXISTING IMPERVIOUS AREA	=	0 ± SF
EXISTING PERVIOUS AREA	=	26,342 ± SF
PROPOSED IMPERVIOUS AREA	=	9,593 ± SF
PROPOSED PERVIOUS AREA	=	16,749 ± SF

PROJECT-WIDE GRADING AREAS:

TOTAL PROPOSED GRADING AREA	=	26,342 ± SF	= 0.605± ACRES

NOTES:
* TOTAL AREA OF DISTURBANCE REFLECTS THE TOTAL AREA OF GRADING AND GRUBBING OF EXISTING VEGETATION ACROSS THE SITE. THE MAXIMUM DISTURBED AREA OF GROUND AT ANY POINT THROUGHOUT THE PROJECT SHALL NOT EXCEED 1 ACRE.

EARTHWORK QUANTITIES:

TOTAL GROSS CUT	=	1,371± CY
TOTAL GROSS FILL	=	486± CY
NET CUT/FILL	=	885± CY (CUT/EXPORT)
TOTAL GRADED AREA	=	26,342 SF = 0.605 ACRES

MAXIMUM DEPTH OF CUT OR FILL = 6.7 FT (FILL)

* EARTHWORK QUANTITIES REFLECT CUT AND FILL TO FINISHED GRADE ELEVATIONS AND INCLUDE VOLUMES FOR BUILDING FOUNDATION, PAVING, AND POOLS. FOR FOUNDATION VOLUMES, ASSUME 1-FT FOUNDATION SECTION BELOW FINISH FLOOR ELEVATION, REFER TO STRUCTURAL DRAWINGS FOR DETAILS. FOR PAVED AREAS ASSUME 6-INCH PAVING SECTION UNLESS SPECIFIED OTHERWISE.

GENERAL NOTES:

1. ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST COUNTY OF MAUI STANDARDS.
2. ANY EXISTING INFRASTRUCTURE OR SITE ITEMS (ABOVE OR BELOW GRADE, READILY VISIBLE OR NOT) OR PROPERTY DAMAGED AS A RESULT OF CONSTRUCTION SHALL BE REPAIRED BY THE CONTRACTOR TO THE SATISFACTION OF THE APPROPRIATE AGENCY.
3. ALL CONSTRUCTION SHALL CONFORM TO APPLICABLE STATE AND LOCAL CODES. WHEN CODES ARE IN CONFLICT, THE MORE STRINGENT SHALL APPLY. THE CONTRACTOR SHALL CAUSE A CURRENT COPY OF SAID CODES TO BE MAINTAINED ON SITE AT ALL TIMES.
4. ALL SIGNAGE AND PAINT MARKINGS SHALL COMPLY WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), OR AS OTHERWISE SPECIFIED. INSTALLATION OF SIGNS SHALL BE GOVERNED BY LOCAL CODES.
5. THE CONTRACTOR IS RESPONSIBLE TO LOCATE AND PROTECT ALL EXISTING UTILITIES DURING CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE UTILITY NOTIFICATION CENTER AT LEAST THREE DAYS PRIOR TO ANY SITE WORK FOR PROPER IDENTIFICATION OF EXISTING UTILITIES.
6. THE CONTRACTOR SHALL VERIFY ALL EXISTING ITEMS AND DIMENSIONS AND REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO BEGINNING CONSTRUCTION.
7. THE EDGE OF THE ASPHALT PAVED ROADWAY SHALL BE PROTECTED BY A REINFORCED CONCRETE HEADER AT ALL LOCATIONS USED FOR TEMPORARY OR PERMANENT ACCESS TO THE LOT. THE ASPHALT EDGE PROTECTION SHALL BE INSTALLED PRIOR TO CONSTRUCTION OR ANY SIGNIFICANT TRAFFIC FROM THE ROADWAY TO THE LOT.
8. ALL EXISTING DOMESTIC & IRRIGATION WATERLINES SHALL BE PROTECTED THROUGHOUT THE COURSE OF CONSTRUCTION.

MAUI ARCHITECTURAL GROUP INC.
www.mauiarch.com
2331 W. MAIN STREET
WAILUKU, MAUI, HAWAII 96793
TELEPHONE (808) 244-9011
FAX (808) 242-1776
email:mag@mauiarch.com

STAMP:

RECO V PRIANTO
LICENSED PROFESSIONAL ENGINEER
No.14969-C
HAWAII U.S.A.
Exp. Date: 4-30-26

THIS WORK WAS PREPARED BY ME OR UNDER MY SUPERVISION AND CONSTRUCTION OF THIS PROJECT WILL BE UNDER MY OBSERVATION. Observation of construction as defined in Hawaii Administrative Rules, Title 16, Chapter 115, Section 16-115-2.

Signature

WISE RESIDENCE PROJECT
LANIKEHA PHASE II - LOT 41
LAHAINA, HAWAII 96761
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ENGINEER'S CONSTRUCTION NOTES:

1. THE CONTRACTOR SHALL LEAVE AN EMERGENCY PHONE NUMBER WITH THE POLICE AND FIRE DEPARTMENTS AND KEEP THEM INFORMED OF DETOURS.

2. CONTRACTOR SHALL POST EMERGENCY TELEPHONE NUMBERS ON THE SITE FOR PUBLIC WORKS, AMBULANCE, POLICE, UTILITY LOCATE COMPANIES AND FIRE DEPARTMENT AT ALL TIMES.

3. CONTRACTOR SHALL BE RESPONSIBLE TO REPAIR OR REPLACE ANY EXISTING IMPROVEMENTS OR UNDERGROUND FACILITIES THAT ARE DAMAGED.

4. ALL DIMENSIONS SHOWN ARE TO THE FACE OF CURB, EDGE OF PAVEMENT, FACE OF WALL, ALL RADII SHOWN ARE TO THE FACE OF CURB, UNLESS OTHERWISE NOTED.

5. THE CONTRACTOR SHALL CONDUCT HIS/HER WORK SO AS NOT TO INTERFERE WITH OR HINDER THE PROGRESS OF COMPLETION OF WORK BEING PERFORMED BY OTHER CONTRACTORS.

6. THE CONTRACTOR AND ALL SUBCONTRACTORS INVOLVED SHALL ASSUME ALL LIABILITY, FINANCIAL OR OTHERWISE, IN CONNECTION WITH HIS/HER CONTRACT AND SHALL PROTECT AND SAVE HARMLESS THE OWNER AND THE OWNER'S REPRESENTATIVES FROM ANY AND ALL DAMAGES OR CLAIMS THAT MAY ARISE BECAUSE OF INCONVENIENCE, DELAYS, OR LOSS EXPERIENCED BECAUSE OF THE PRESENCE AND OPERATIONS OF OTHER CONTRACTORS OR CONSULTANTS WORKING ADJACENT TO OR WITHIN THE LIMITS OF THE PROJECT.

7. CONTRACTOR MUST REPAIR ANY DAMAGE TO PROPERTY DURING CONSTRUCTION. DAMAGED PROPERTY SHALL BE RETURNED TO EXISTING CONDITIONS AT A MINIMUM.

8. PUBLIC SAFETY AND TRAFFIC CONTROL SHALL BE PROVIDED IN ACCORDANCE WITH **THE COUNTY OF MAUI** STANDARDS AND SPECIFICATIONS (AS APPLICABLE) AND AS DIRECTED BY **THE COUNTY OF MAUI.** SAFE VEHICULAR AND PEDESTRIAN ACCESS SHALL BE PROVIDED AROUND THE SITE AT ALL TIMES.

9. PRIOR TO BEGINNING CONSTRUCTION, CONTRACTOR TO FIELD VERIFY ALL EXISTING SITE FEATURES AND UTILITIES, AND REPORT ALL DISCREPANCIES TO ENGINEER.

10. ANY AND ALL FIELD MODIFICATIONS TO THESE PLANS MUST BE APPROVED IN WRITING PRIOR TO ANY CONSTRUCTION OR DEMOLITION RESULTING THEREOF. THE ENGINEER IS UNDER NO OBLIGATION TO PROVIDE ANY LEVEL OF CERTIFICATION FOR WORK THAT WAS NOT COMPLETED IN STRICT ACCORDANCE WITH THESE PLANS UNLESS THE ENGINEER DIRECTED THE CONTRACTOR TO MAKE SAID CHANGE BY RESPONDING TO A FORMAL WRITTEN REQUEST FOR INFORMATION (RFI) THAT FOLLOWED THE MUTUALLY AGREED UPON RFI PROCESS.

ENGINEER'S SITE NOTES:

1. THE ENGINEER SHALL NOT BE RESPONSIBLE FOR THE CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES FOR SAFETY PRECAUTIONS OR PROGRAMS. THE ENGINEER SHALL NOT BE RESPONSIBLE FOR THE CONTRACTOR'S FAILURE TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.

2. NOTHING CONTAINED IN THE CONTRACT DOCUMENTS SHALL CREATE, NOR SHALL BE CONSTRUED TO CREATE, ANY CONTRACTUAL RELATIONSHIP BETWEEN THE ENGINEER AND THE CONTRACTOR OR SUBCONTRACTOR.

3. THE ENGINEER AND APPLICABLE AGENCY MUST APPROVE, PRIOR TO CONSTRUCTION, ANY ALTERATION OR VARIANCE FROM THESE PLANS, ANY VARIATIONS FROM THESE PLANS SHALL BE PROPOSED ON CONSTRUCTION FIELD PRINTS AND TRANSMITTED TO THE ENGINEER.

4. ANY INSPECTION BY THE CITY, COUNTY, OR THE ENGINEER SHALL NOT, IN ANY WAY, RELIEVE THE CONTRACTOR FROM ANY OBLIGATION TO PERFORM THE WORK IN STRICT COMPLIANCE WITH THE APPLICABLE CODES AND AGENCY REQUIREMENTS.

5. REMOVAL AND REPLACEMENT QUANTITIES ARE APPROXIMATE. THE EXACT LOCATION OF REMOVAL LIMITS SHALL BE VERIFIED IN THE FIELD AND APPROVED BY THE INSPECTOR PRIOR TO THE START OF CONSTRUCTION.

6. THE CONTRACTOR SHALL BE RESPONSIBLE TO OBTAIN ALL REQUIRED CONSTRUCTION PERMITS AND BONDS PRIOR TO CONSTRUCTION.

7. THE CONTRACTOR SHALL HAVE AVAILABLE AT THE JOB SITE AT ALL TIMES ONE COPY OF THE CONTRACT DOCUMENTS INCLUDING PLANS, SPECIFICATIONS, AND SPECIAL CONDITIONS, COPIES OF REQUIRED CONSTRUCTION PERMITS, AND EROSION CONTROL PLANS AND INSPECTION REPORTS.

8. THE CONTRACTOR SHALL PROVIDE A COPY OF ALL REQUIRED CONSTRUCTION PERMITS TO THE OWNER WITHIN SEVEN (7) DAYS OF ISSUE OF SUBJECT PERMIT.

9. ALL COPIES OF COMPACTION, CONCRETE AND OTHER REQUIRED TEST RESULTS ARE TO BE SENT TO THE OWNER AND ENGINEER OF RECORD DIRECTLY FROM THE TESTING AGENCY.

10. CONTRACTOR SHALL THOROUGHLY CHECK COORDINATION OF ARCHITECTURAL, CIVIL, LANDSCAPE, STRUCTURAL, MEP, AND OTHER PLANS PRIOR TO COMMENCING CONSTRUCTION. OWNER AND ENGINEER SHALL BE NOTIFIED OF ANY DISCREPANCY PRIOR TO COMMENCING CONSTRUCTION.

11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL NECESSARY RELOCATIONS INCLUDING BUT NOT LIMITED TO: UNDERGROUND AND OVERHEAD UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS & POLES, IRRIGATION STRUCTURES AND OTHER EXISTING APPURTENANCES AS REQUIRED TO FACILITATE THE INSTALLATION OF THE PROPOSED IMPROVEMENTS. ALL RELOCATION WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES/OWNERS SPECIFICATIONS AND SHALL BE APPROVED BY THE GOVERNING AUTHORITIES/OWNERS PRIOR TO COMMENCEMENT OF THE WORK. ALL RESULTING COSTS SHALL BE DEEMED TO BE INCLUDED IN THE CONTRACTOR'S BID.

12. THE CONTRACTOR SHALL NOT TAKE ADVANTAGE OF ANY APPARENT ERROR OR OMISSION ON THE PLANS OR SPECIFICATIONS. IN THE EVENT THE CONTRACTOR DISCOVERS ANY APPARENT ERROR OR DISCREPANCY, HE SHALL IMMEDIATELY CALL UPON THE ENGINEER FOR HIS/HER INTERPRETATION AND DECISION, AND SUCH DECISION SHALL BE FINAL.

13. THE CONTRACTOR SHALL COMPLY WITH ALL LEGAL LOAD RESTRICTIONS IN THE HAULING OF MATERIALS ON PUBLIC ROADS BEYOND THE LIMITS OF THE WORK. A SPECIAL HAUL PERMIT WILL NOT RELIEVE THE CONTRACTOR OF LIABILITY FOR DAMAGE WHICH MAY RESULT FORM THE MOVING OF MATERIAL OR EQUIPMENT.

14. BOUNDARY CORNERS ARE TO BE CLEARLY STAKED AND CLEARLY DELINEATED THROUGHOUT CONSTRUCTION.

PUBLIC HEALTH SAFETY AND CONVENIENCE NOTES

1. CONTRACTOR SHALL OBSERVE AND COMPLY WITH ALL FEDERAL, STATE, AND LOCAL LAWS REQUIRED FOR THE PROTECTION OF PUBLIC HEALTH, SAFETY AND ENVIRONMENTAL QUALITY.

2. THE CONTRACTOR SHALL KEEP THE PROJECT AREA AND SURROUNDING AREA FREE FROM RUBBISH, DUST, NOISE, EROSION, ETC. THE WORK SHALL BE DONE IN CONFORMANCE WITH THE AIR AND WATER POLLUTION CONTROL STANDARDS AND REGULATIONS OF THE STATE DEPARTMENT OF HEALTH AND COUNTY GRADING ORDINANCE.

3. NO CONTRACTOR SHALL PERFORM ANY CONSTRUCTION OPERATION SO AS TO CAUSE FALLING ROCKS, SILT OR DEBRIS IN ANY FORM TO FALL, SLIDE OR FLOW ONTO ADJOINING PROPERTIES, STREETS OR NATURAL WATERCOURSES. SHOULD SUCH VIOLATIONS OCCUR, THE CONTRACTOR MAY BE CITED AND THE CONTRACTOR SHALL IMMEDIATELY MAKE ALL REMEDIAL ACTIONS AS NECESSARY.

4. THE CONTRACTOR SHALL PROVIDE, INSTALL AND MAINTAIN ALL NECESSARY SIGNS, LIGHTS, FLARES, BARRICADES, AND OTHER PROTECTIVE DEVICES FOR THE PROTECTION, SAFETY AND CONVENIENCE OF THE PUBLIC, ACCORDING TO THE LATEST VERSION OF THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS."

5. THE CONTRACTOR SHALL OBTAIN A PERMIT, IF REQUIRED, FROM THE DIRECTOR OF HEALTH, IN ACCORDANCE TO CHAPTER 46, PUBLIC HEALTH REGULATIONS, DEPARTMENT OF HEALTH, STATE OF HAWAII, "COMMUNITY NOISE CONTROL," IN WHICH MAXIMUM PERMISSIBLE NOISE LEVELS HAVE BEEN SET. THE CONTRACTOR SHALL BECOME FAMILIAR WITH THE NOISE LEVEL RESTRICTIONS AND THE PROCEDURES FOR OBTAINING A PERMIT FOR THE CONSTRUCTION ACTIVITIES. APPLICATION AND INFORMATION ON VARIANCES ARE AVAILABLE FROM THE ENVIRONMENTAL PROTECTION AND HEALTH SERVICES DIVISION, 1250 PUNCHBOWL ST., HONOLULU, HI 96813 OR BY TELEPHONE (548-6455).

COMPACTION REQUIREMENTS

1. TESTING OF MATERIALS SHALL BE CONDUCTED BY AN APPROVED INDEPENDENT TESTING AGENCY IN ACCORDANCE WITH ASTM STANDARD METHODS OR AS SPECIFIED BY THE DEPARTMENT OF PUBLIC WORKS, AS FOLLOWS:
   A. EMBANKMENT/SELECT BORROW AND SUBGRADE MATERIALS: 1 COMPACTION TEST PER 600 SQUARE YARDS PER LIFT.
   B. AGGREGATE SUBBASE COURSE: 1 COMPACTION TEST PER 400 SQUARE YARDS; 1 GRADATION AND SAND EQUIVALENT TEST PER LIFT PER PROJECT.
   C. AGGREGATE BASE COURSE: 1 COMPACTION TEST PER 300 SQUARE YARDS; 1 GRADATION AND SAND EQUIVALENT TEST PER LIFT PER PROJECT.
   D. AGGREGATE CONCRETE PAVEMENT OR ASPHALT TREATED BASE COURSE; 3 A.C. CORES FOR THICKNESS AND DENSITY TESTS PER PROJECT.
   E. TRENCH BACKFILL MATERIAL: 1 TEST FOR EACH 300 LINEAL FEET OF TRENCH PER LIFT OF MATERIAL.
   F. ADDITIONAL TESTING MAY BE REQUIRED FOR ANY REASON, INCLUDING WHEN MULTIPLE TRENCHES HAVE BEEN EXCAVATED OR WHEN WORK IN A TRENCH EXTENDS TO MULTIPLE DAYS.

2. CONTRACTOR SHALL SUBMIT ALL TESTING REPORTS INCLUDING RESULTS TO THE COUNTY'S INSPECTION AGENCY FOR REVIEW AND APPROVAL PRIOR TO COUNTY'S ACCEPTANCE OF WORK.

3. THE CONTRACTOR IS REQUIRED TO NOTIFY THE COUNTY OF ANY TESTING FAILURES AND CORRECT EACH FAILURE PRIOR TO PROCEEDING TO THE NEXT PHASE OF CONSTRUCTION.

TEMPORARY CONSTRUCTION STAGING AND STORAGE AREA NOTES

1. COORDINATE TEMPORARY CONSTRUCTION STAGING AND STORAGE AREA WITH ENGINEER IN CHARGE.

2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CLEANING AND REMOVAL OF ALL SILT AND DEBRIS GENERATED BY CONTRACTOR'S WORK AND DEPOSITED AND ACCUMULATED WITHIN DOWNSTREAM WATERWAYS, DITCHES AND DRAIN PIPES, AND ON PUBLIC AND PRIVATE ROADWAYS. THE CONTRACTOR AGREES TO REIMBURSE THE COUNTY OF MAUI FOR ALL COSTS EXPENDED IN PERFORMANCE OF THE ABOVE WORK IF REQUIRED FOR PUBLIC HEALTH AND SAFETY, OR MADE NECESSARY BY NON-PERFORMANCE BY THE CONTRACTOR.

3. IN ACCORDANCE WITH THE HAWAII ADMINISTRATIVE RULES, TITLE 11, CHAPTER 58.1, SOLID WASTE MANAGEMENT CONTROL, DEMOLITION WASTES, AND CONSTRUCTION WASTES SHALL BE DISPOSED OF IN ACCORDANCE WITH THE REQUIREMENTS OF THE STATE DEPARTMENT OF HEALTH AND AT AN AUTHORIZED SITE. THE CONTRACTOR SHALL INFORM THE ENGINEER IN CHARGE OF THE LOCATION OF DISPOSAL SITES FOR THE EXCESS MATERIAL AND TEMPORARY CONSTRUCTION STAGING AND STORAGE AREA FOR THE PROJECT. THE DISPOSAL SITE SHALL COMPLY WITH REVISED ORDINANCES OF HONOLULU.

4. THE CONTRACTOR SHALL MINIMIZE THE QUANTITY OF CONSTRUCTION MATERIAL STORED IN THE TEMPORARY CONSTRUCTION STAGING AND STORAGE AREA.

5. UPON COMPLETION OF THE PROJECT, THE EXCESS MATERIAL AT THE TEMPORARY CONSTRUCTION STAGING AND STORAGE AREA SHALL BE REMOVED AND VEGETATION SHALL BE RESTORED AT UNPAVED AREAS.

6. ELEVATED PLATFORMS MAY BE INSTALLED IN THE TEMPORARY CONSTRUCTION STAGING AND STORAGE AREA FOR SOME MATERIALS SO THAT THEY ARE LOCATED ABOVE AND OUR OF THE PATH OF STORM WATER RUNOFF.

7. LIMIT OF TEMPORARY CONSTRUCTION AND STAGING AND STORAGE AREA IS ABOVE 400 SQUARE FEET. COORDINATE CONTRACTOR'S AREA WITH COUNTY REPRESENTATIVE OR ENGINEER IN CHARGE.

8. ACCESSIBLE ROUTES SHALL BE PROVIDED THROUGHOUT CONSTRUCTION IN ACCORDANCE WITH ADAAG SECTION 201.3, SECTION 206, AND COMPLY WITH ADAAG CHAPTER 4.

ARCHAEOLOGICAL NOTES

1. SHOULD HISTORIC SITES SUCH AS WALLS, PLATFORMS, PAVEMENTS, OR MOUNDS, OR REMAINS SUCH AS ARTIFACTS, BURIALS, CONCENTRATION OF SHELL OR CHARCOAL BE ENCOUNTERED DURING CONSTRUCTION ACTIVITIES, WORK SHALL CEASE IMMEDIATELY IN THE IMMEDIATE VICINITY OF THE FIND AND THE FIND SHALL BE PROTECTED FROM FURTHER DAMAGE. THE CONTRACTOR AND/OR LANDOWNER SHALL IMMEDIATELY CONTACT THE STATE HISTORIC PRESERVATION DIVISION (243-5169), WHICH WILL ASSESS THE SIGNIFICANCE OF THE FIND AND RECOMMEND AND APPROPRIATE MITIGATION MEASURES, IF NECESSARY.

2. PURSUANT TO CHAPTER 6E OF THE HAWAII REVISED STATUTES, ALL CONTRACTORS SHALL ENSURE THAT IN THE EVENT THAT ANY HUMAN SKELETAL REMAINS ARE INADVERTENTLY DISCOVERED DURING CONSTRUCTION, THE REMAINS SHALL NOT BE MOVED AND ANY ACTIVITY IN THE IMMEDIATE AREA THAT COULD DAMAGE THE REMAINS OR THE POTENTIAL HISTORIC SITE SHALL CEASE AND THE DEPARTMENT OF LAND AND NATURAL RESOURCES' HISTORIC PRESERVATION DIVISION (TELEPHONE: 243-5169), THE APPROPRIATE MEDICAL EXAMINER OR CORONER, AND THE POLICE DEPARTMENT (TELEPHONE: 244-6400), SHALL BE CONTACTED.

GRADING NOTES

1. FINISH SPOT ELEVATIONS AND FINISH CONTOURS, AS SHOWN ON PLAN REPRESENT FINISH GRADING. THE SITEWORK CONTRACTOR SHALL COORDINATE WITH THE LANDSCAPE CONTRACTOR THE LOCATION AND DEPTH OF TOPSOIL. THE FINISH SUBGRADE SHALL REFLECT THE FINISH GRADE LESS SPECIFIED TOPSOIL DEPTH.

2. THE CONTRACTOR SHALL IMPLEMENT AND MAINTAIN THE MEASURES OF "THE CONSTRUCTION BEST MANAGEMENT PRACTICE (BMP) FOR THE COUNTY OF MAUI" DATED MAY 2001. ALL GRADING OPERATIONS SHALL BE PERFORMED IN CONFORMANCE WITH THE APPLICABLE PROVISIONS OF THE WATER POLLUTION CONTROL AND WATER QUALITY STANDARDS CONTAINED IN THE PUBLIC HEALTH REGULATIONS, STATE DEPARTMENT OF HEALTH, ON WATER POLLUTION CONTROL AND WATER QUALITY STANDARDS.

3. CONSTRUCTION DEBRIS AND WASTES SHALL BE DEPOSITED AT AN APPROPRIATE SITE. THE CONTRACTOR SHALL INFORM THE ENGINEER OF THE LOCATION OF DISPOSAL SITES. THE DISPOSAL SITE MUST ALSO FULFILL REQUIREMENTS OF THE GRADING ORDINANCES.

4. THE CONTRACTOR SHALL NOT DEMOLISH OR CLEAR ANY STRUCTURE, SITE OR VACANT LOT WITHOUT FIRST ASCERTAINING THE PRESENCE OR ABSENCE OF RODENTS WHICH MAY ENDANGER THE PUBLIC HEALTH BY DISPERSAL FROM SUCH PREMISES. SHOULD SUCH INSPECTION REVEAL THE PRESENCE OF SUCH RODENTS, THE CONTRACTOR SHALL ERADICATE SUCH RODENTS BEFORE DEMOLISHING OR CLEARING SAID STRUCTURE, SITE OR VACANT LOT.

5. ALL GRADING OPERATIONS SHALL BE PERFORMED IN CONFORMANCE WITH THE APPLICABLE PROVISIONS OF THE WATER QUALITY AND WATER POLLUTION CONTROL STANDARDS CONTAINED IN HAWAII ADMINISTRATIVE RULES, TITLE 11, CHAPTER 54, "WATER QUALITY STANDARDS" AND TITLE 11, CHAPTER 55, "WATER POLLUTION CONTROL" AND THE NPDES PERMIT FOR THE PROJECT.

6. ALL GRADING AND CONSTRUCTION WORK SHALL IMPLEMENT MEASURES TO ENSURE THAT THE DISCHARGE OF POLLUTANTS FROM THE CONSTRUCTION SITE WILL BE REDUCED TO THE MAXIMUM EXTENT PRACTICABLE AND WILL NOT CAUSE OR CONTRIBUTE TO AN EXCEEDANCE OF WATER QUALITY STANDARDS.

7. FOR ALL PROJECTS, WHICH WILL DISTURB ONE (1) ACRE OR MORE OF LAND, THE CONTRACTOR SHALL NOT START CONSTRUCTION UNTIL A NOTICE OF GENERAL PERMIT COVERAGE (NGPC) IS RECEIVED FROM THE DEPARTMENT OF HEALTH, STATE OF HAWAII, AND HAS SATISFIED ANY OTHER APPLICABLE REQUIREMENTS OF THE NPDES PERMIT PROGRAM.

8. SOIL STABILIZATION WITH HYDRO MULCHING AND/OR APPROPRIATE VEGETATIVE COVER SHALL BE APPLIED IMMEDIATELY TO AREAS WHERE GRADING AND/OR CONSTRUCTION HAVE BEEN COMPLETED.

CHLORINATION OF WATER SYSTEMS

1. LIQUID CHLORINE OR CALCIUM HYPOCHLORITE, CONFORMING TO AWWA STANDARDS SHALL BE USED FOR THE CHLORINATION OF THE PROJECT.

2. PRIOR TO CHLORINATION, THE PROJECT PIPELINES SHALL BE THOROUGHLY CLEANED. CLEANING OF LINES 8" AND LARGER SHALL BE BY PIGGING USING FOAM PIGS. SMALLER LINES CAN BE FLUSHED IN ACCORDANCE WITH AWWA REQUIREMENTS IF ADEQUATE WATER SUPPLY IS PROVIDED, OTHERWISE BY PIGGING. THE CONTRACTOR SHALL SUBMIT HIS PLAN FOR PIPELINE CLEANING, INCLUDING FITTING REQUIREMENTS FOR PIGGING, FOR APPROVAL PRIOR TO PROCEEDING.

3. THE INTERIOR SURFACES OF THE PROJECT SHALL BE EXPOSED TO THE CHLORINATING SOLUTION FOR A MINIMUM OF 24 HOURS AND THE CHLORINE RESIDUAL SHALL NOT BE LESS THAN 10 PPM AFTER SUCH TIME.

4. SHOULD CALCIUM HYPOCHLORITE BE USED, NO SOLID AND/OR UNDISSOLVED PORTION OF THE COMPOUND SHALL BE INTRODUCED INTO ANY SECTION OF THE PROJECT TO BE CHLORINATED.

5. AT THE END OF THE 24-HOUR DISINFECTION PERIOD, REPRESENTATIVE SAMPLES SHALL BE TAKEN AND ANALYZED TO ASSURE A CHLORINE RESIDUAL OF AT LEAST 10 PPM.

6. SHOULD THE RESULTS INDICATE ADEQUATE CHLORINATION, THE PROJECT SHALL BE THOROUGHLY FLUSHED AND FILLED WITH POTABLE WATER FROM THE EXISTING SYSTEM AND AGAIN TESTED FOR CHLORINE RESIDUAL. THE FLUSHING SHALL BE CONSIDERED ADEQUATE IF THE TEST RESULTS INDICATE THAT THE WATER IN THE PROJECT HAS A COMPARABLE CHLORINE RESIDUAL AS THE WATER IN THE EXISTING SYSTEM.

7. FOLLOWING THE ACCEPTABLE FLUSHING OF THE PROJECT, TWO CONSECUTIVE SETS OF ACCEPTABLE SAMPLE SHALL BE TAKEN AT LEAST 24 HOURS APART FROM REPRESENTATIVE POINTS IN THE PROJECT AND SUBJECTED TO MICROBIOLOGICAL TESTS. AT LEAST ONE SET OF SAMPLES SHALL BE COLLECTED FROM EVERY 1,200 FEET OF THE NEW WATER MAIN, PLUS ONE SET FROM THE END OF THE LINE AND AT LEAST ONE SET FROM EACH BRANCH. POSITIVE RESULTS WILL NOT BE ACCEPTABLE AND THE PROCESS WILL BE REPEATED.

8. ANALYSIS FOR RESIDUAL CHLORINE SHALL BE MADE IN ACCORDANCE WITH "STANDARD METHODS FOR THE EXAMINATION OF WATER AND WASTEWATER," AMERICAN PUBLIC HEALTH ASSOCIATION, 20TH EDITION.

9. MICROBIOLOGICAL TESTS SHALL BE MADE IN ACCORDANCE WITH "STANDARD METHODS FOR THE EXAMINATION OF WATER AND WASTEWATER," AMERICAN PUBLIC HEALTH ASSOCIATION, 20TH EDITION.

10. ALL MEASUREMENTS FOR CHLORINE RESIDUAL AND MICROBIOLOGICAL TESTS SHALL BE PERFORMED BY A LABORATORY APPROVED BY THE DIRECTOR.

11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL COSTS ASSOCIATED WITH ALL THE FOREGOING.

GENERAL PRIVATE UTILITY NOTES

1. ALL WORK TO LOCATE AND VERIFY THE DEPTH OF IRRIGATION MAINS SHALL BE DONE WITH HAND TOOLS ONLY IN. ORDER TO MINIMIZE THE RISK OF DAMAGE TO EXISTING IRRIGATION MAIN WATERLINES, NO HEAVY EQUIPMENT SHALL BE USED TO LOCATE AND VERIFY IRRIGATION MAINS.

2. ALL SEWER CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH THE 1994 HAWAII STANDARD SPECIFICATIONS FOR ROAD, BRIDGE, AND PUBLIC WORKS CONSTRUCTION, AND THE DEPARTMENT OF PUBLIC WORK'S STANDARD DETAILS, SEPTEMBER 1984, AND CURRENT COUNTY PRACTICES.

3. THE CONTRACTOR SHALL NOTIFY THE COUNTY PRIOR TO COMMENCEMENT OF SEWER WORK. THE CONTRACTOR SHALL PAY FOR ALL INSPECTION COSTS.

4. THE UNDERGROUND PIPES, CABLES OR DUCT-LINES KNOWN TO EXIST BY THE ENGINEER FROM HIS RESEARCH OF RECORDS ARE INDICATED ON THE PLANS. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF THE FACILITIES, INCLUDING AND AFFECTING SEWER LINES, IN THE PRESENCE OF THE WASTEWATER INSPECTOR AND EXERCISE PROPER CARE IN EXCAVATING THE AREA. THE CONTRACTOR SHALL BE RESPONSIBLE AND SHALL PAY FOR ALL DAMAGED UTILITIES.

5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING CONTINUOUS SEWER SERVICE TO ALL AFFECTED AREAS DURING CONSTRUCTION.

6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY SEWAGE SPILLS CAUSED BY CONSTRUCTION ACTIVITIES. THE CONTRACTOR SHALL NOTIFY THE STATE DEPARTMENT OF HEALTH (DOH) AND UTILIZE APPROPRIATE SAMPLING AND ANALYZING PROCEDURES AS REQUIRED BY THE DEPARTMENT OF HEALTH. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PUBLIC NOTIFICATION AND PRESS RELEASES.

7. CRUSHED ROCK CRADLE IS PERMITTED WHERE SOIL IS STABLE. IN AREAS OF UNSTABLE SOIL, THE CONSTRUCTION ENGINEER WILL DETERMINE THE PIPE SUPPORT REQUIRED.

8. TREES SHALL BE SITUATED A MINIMUM OF 6'-0" FROM SEWER LINES.

9. SLOPE FOR SEWER LATERALS SHALL BE AT A MINIMUM OF 1.00% UNLESS OTHERWISE NOTED.

10. BUILDING PLUMBING FACILITIES SHALL BE CONTROLLED BY SEWER LATERAL INVERTS.

11. THE CONTRACTOR SHALL INSTALL "RAINSTOPPER" MANHOLE INSERTS IN ALL SEWER MANHOLES WITH TYPE "SA" FRAME AND COVER.

12. WHEN CONNECTING TO A LIVE SEWER LINE, THE CONTRACTOR SHALL ABIDE BY ALL CONDITIONS THAT THE STATE DEPARTMENT OF HEALTH SETS FORTH TO MITIGATE ANY WASTEWATER SPILL THAT MAY OCCUR. THE CONTRACTOR SHALL INFORM THE COUNTY INSPECTOR FIVE (5) WORKING DAYS PRIOR TO THE ACTUAL CONNECTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FINES AND PENALTIES DUE TO ANY SPILLS RESULTING FROM THE CONNECTION.

13. IF THE CLEARANCE BETWEEN A WASTEWATER LINE AND A NEW OR EXISTING WATERLINE IS EIGHTEEN INCHES (18") OR LESS, THE WASTEWATER LINE SHALL BE CONCRETE-JACKETED IN ACCORDANCE WITH THE STANDARD DETAILS OF PUBLIC WORKS CONSTRUCTION DATED SEPTEMBER 1984.

14. AT ALL SEWERLINE AND DRAINLINE CROSSINGS OR SEWERLINE AND WATERLINE CROSSINGS, THE MINIMUM VERTICAL CLEARANCE SHALL BE 18 INCHES, UNLESS OTHERWISE NOTED. IF THE SEWERLINE IS LOCATED ABOVE THE WATERLINE, THE WATERLINE MUST BE CONCRETE JACKETED A MIN. OF 5' ON EACH SIDE OF THE CROSSING.

15. IT IS THE INTENT OF THESE DRAWINGS AND SPECIFICATIONS TO PROVIDE A COMPLETE INSTALLATION. SHOULD THERE BE OMISSIONS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER. THE CONTRACTOR SHALL PROVIDE AND INSTALL FITTINGS, APPURTENANCES AND MATERIALS AS REQUIRED TO PROVIDE A COMPLETE FUNCTIONAL UTILITY SYSTEM CONFORMING TO ALL APPLICABLE STANDARDS AND REQUIREMENTS.

16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL WATER LINES DURING CONSTRUCTION. THE CONTRACTOR SHALL BE ESPECIALLY CAREFUL WHEN EXCAVATING BEHIND WATER LINE TEES AND BENDS WHEREVER THERE IS A POSSIBILITY OF WATER LINE MOVEMENT DUE TO REMOVAL OF THE SUPPORTING EARTH BEYOND THE EXISTING REACTION BLOCKS. THE CONTRACTOR SHALL TAKE WHATEVER MEASURES NECESSARY TO PROTECT THE WATER LINE, SUCH AS CONSTRUCTING SPECIAL REACTION BLOCKS (WITH THE DEPARTMENT OF WATER SUPPLY APPROVAL) AND/OR MODIFYING THE CONSTRUCTION METHOD.
17. AT ALL SEWERLINE AND WATER SERVICE LINE OR WATERLINE AND WATER SERVICE LINE CROSSINGS, THE WATER SERVICE LINE SHALL BE LOCATED ABOVE THE SEWERLINE OR WATERLINE AND MINIMUM VERTICAL CLEARANCE SHALL BE 18 INCHES.

18. AT ALL WATERLINE AND DRAINLINE OR FIRELINE AND DRAINLINE CROSSINGS, THE MINIMUM VERTICAL CLEARANCE SHALL BE 12 INCHES, UNLESS OTHERWISE NOTED.

STANDARD BEST MANAGEMENT PRACTICES NOTES

1. SOLID AND DEMOLITION WASTE MANAGEMENT: PROVIDE DESIGNATED WASTE COLLECTION AREAS AND CONTAINERS ON SITE AWAY FROM STREETS, GUTTERS, STORM DRAINS, AND WATERWAYS, AND ARRANGE FOR REGULAR DISPOSAL. WASTE CONTAINERS MUST BE WATERTIGHT AND COVERED AT ALL TIMES EXCEPT WHEN WASTE IS DEPOSITED.

2. HAZARDOUS WASTE MANAGEMENT: PROVIDE PROPER HANDLING AND DISPOSAL OF HAZARDOUS WASTES BY A LICENSED HAZARDOUS WASTE MATERIAL HAULER. HAZARDOUS WASTES SHALL BE STORED AND PROPERLY LABELED IN SEALED CONTAINERS CONSTRUCTED OF SUITABLE MATERIALS.

3. SPILL PREVENTION AND CONTROL: PROVIDE PROPER STORAGE AREAS FOR LIQUID AND SOLID MATERIALS, INCLUDING CHEMICALS AND HAZARDOUS SUBSTANCES, AWAY FROM STREETS, GUTTERS, STORM DRAINS, AND WATERWAYS. SPILL CONTROL MATERIALS MUST BE KEPT ON SITE WHERE READILY ACCESSIBLE. SPILLS MUST BE CLEANED UP IMMEDIATELY AND CONTAMINATED SOIL DISPOSED PROPERLY.

4. VEHICLE AND CONSTRUCTION EQUIPMENT SERVICE AND STORAGE: AN AREA SHALL BE DESIGNATED FOR THE MAINTENANCE, WHERE ON— SITE MAINTENANCE IS REQUIRED, AND STORAGE OF EQUIPMENT THAT IS PROTECTED FROM STORMWATER RUN—ON AND RUNOFF. MEASURES SHALL BE PROVIDED TO CAPTURE ANY WASTE OILS, LUBRICANTS, OR OTHER POTENTIAL POLLUTANTS AND THESE WASTES SHALL BE PROPERLY DISPOSED OF OFF SITE. FUELING AND MAJOR MAINTENANCE/REPAIR, AND WASHING SHALL BE CONDUCTED OFF—SITE WHENEVER FEASIBLE.

5. MATERIAL DELIVERY, HANDLING AND STORAGE: IN GENERAL, MATERIALS SHOULD NOT BE STOCKPILED ON SITE. WHERE TEMPORARY STOCKPILES ARE NECESSARY AND APPROVED BY THE COUNTY, THEY SHALL BE COVERED WITH SECURED PLASTIC SHEETING OR TARP AND LOCATED IN DESIGNATED AREAS NEAR CONSTRUCTION ENTRANCES AND AWAY FROM DRAINAGE PATHS AND WATERWAYS. BARRIERS SHALL BE PROVIDED AROUND STORAGE AREAS WHERE MATERIALS ARE POTENTIALLY IN CONTACT WITH RUNOFF.

6. HANDLING AND DISPOSAL OF CONCRETE AND CEMENT: WHEN CONCRETE TRUCKS AND EQUIPMENT ARE WASHED ON—SITE, CONCRETE WASTEWATER SHALL BE CONTAINED IN DESIGNATED CONTAINERS OR IN A TEMPORARY LINED AND WATERTIGHT PIT WHERE WASTED CONCRETE CAN HARDEN FOR LATER REMOVAL. IF POSSIBLE HAVE CONCRETE CONTRACTOR REMOVE CONCRETE WASH WATER FROM SITE. IN NO CASE SHALL FRESH CONCRETE BE WASHED INTO THE ROAD RIGHT—OF—WAY.

7. PAVEMENT CONSTRUCTION MANAGEMENT: PREVENT OR REDUCE THE DISCHARGE OF POLLUTANTS FROM PAVING OPERATIONS, USING MEASURES TO PREVENT RUN—ON AND RUNOFF POLLUTION AND PROPERLY DISPOSING OF WASTES. AVOID PAVING IN THE WET SEASON AND RESCHEDULE PAVING WHEN RAIN IS IN THE FORECAST. RESIDUE FROM SAW—CUTTING SHALL BE VACUUMED FOR PROPER DISPOSAL.

8. CONTAMINATED SOIL AND WATER MANAGEMENT: INSPECTIONS TO IDENTIFY CONTAMINATED SOILS SHOULD OCCUR PRIOR TO CONSTRUCTION AND AT REGULAR INTERVALS DURING CONSTRUCTION. REMEDIATING CONTAMINATED SOIL SHOULD OCCUR PROMPTLY AFTER IDENTIFICATION AND BE SPECIFIC TO THE CONTAMINANT IDENTIFIED, WHICH MAY INCLUDE HAZARDOUS WASTE REMOVAL.

9. SANITARY/SEPTIC WATER MANAGEMENT: TEMPORARY SANITARY FACILITIES SHOULD BE LOCATED AWAY FROM DRAINAGE PATHS, WATERWAYS, AND TRAFFIC AREAS. ONLY LICENSED SANITARY AND SEPTIC WASTE HAULERS SHOULD BE USED. SECONDARY CONTAINMENT SHOULD BE PROVIDED FOR ALL SANITARY FACILITIES.

10. INSPECTION AND MAINTENANCE: AREAS OF MATERIAL AND EQUIPMENT STORAGE SITES AND TEMPORARY SANITARY FACILITIES MUST BE INSPECTED WEEKLY. PROBLEM AREAS SHALL BE IDENTIFIED AND APPROPRIATE ADDITIONAL AND/OR ALTERNATIVE CONTROL MEASURES IMPLEMENTED IMMEDIATELY, WITHIN 24 HOURS OF THE PROBLEM BEING IDENTIFIED.

STANDARD EROSION CONTROL NOTES

1. SEDIMENT CONTROL MANAGEMENT: TRACKING PREVENTION & CLEAN UP: ACTIVITIES SHALL BE ORGANIZED AND MEASURES TAKEN AS NEEDED TO PREVENT OR MINIMIZE TRACKING OF SOIL ONTO THE PUBLIC STREET SYSTEM. A GRAVEL OR PROPRIETARY DEVICE CONSTRUCTION ENTRANCE/EXIT IS REQUIRED FOR ALL SITES. CLEAN UP OF TRACKED MATERIAL SHALL BE PROVIDED BY MEANS OF A STREET SWEEPER PRIOR TO AN APPROACHING RAIN EVENT, OR AT LEAST ONCE AT THE END OF EACH WORKDAY THAT MATERIAL IS TRACKED, OR, MORE FREQUENTLY AS DETERMINED BY THE COUNTY INSPECTOR.

2. STORM DRAIN INLET AND CATCH BASIN INLET PROTECTION: ALL INLETS WITHIN THE VICINITY OF THE PROJECT AND WITHIN THE PROJECT LIMITS SHALL BE PROTECTED WITH GRAVEL BAGS PLACED AROUND INLETS OR OTHER INLET PROTECTION. AT LOCATIONS WHERE EXPOSED SOILS ARE PRESENT, STAKED FIBER ROLES OR STAKED SILT FENCES CAN BE USED. INLET FILTERS ARE NOT ALLOWED DUE TO CLOGGING AND SUBSEQUENT FLOODING.

3. STORM WATER RUNOFF: NO STORM WATER RUNOFF SHALL BE ALLOWED TO DRAIN IN TO THE EXISTING AND/OR PROPOSED UNDERGROUND STORM DRAIN SYSTEM OR OTHER ABOVE GROUND WATER COURSES UNTIL APPROPRIATE EROSION CONTROL MEASURES ARE FULLY INSTALLED.

4. DUST CONTROL: THE CONTRACTOR SHALL PROVIDE DUST CONTROL IN GRADED AREAS AS REQUIRED BY PROVIDING WET SUPPRESSION OR STABILIZATION OF EXPOSED SOILS, PROVIDING FOR RAPID CLEAN UP OF SEDIMENTS DEPOSITED ON PAVED ROADS, FURNISHING CONSTRUCTION ROAD ENTRANCES AND VEHICLE WASH DOWN AREAS, AND LIMITING THE AMOUNT OF AREAS DISTURBED BY CLEARING AND EARTH MOVING OPERATIONS BY SCHEDULING THESE ACTIVITIES IN PHASES. STOCKPILING: EXCAVATED SOILS SHALL NOT BE PLACED IN STREETS OR ON PAVED AREAS. BORROW AND TEMPORARY STOCKPILES SHALL BE PROTECTED WITH APPROPRIATE EROSION CONTROL MEASURES TARPS, STRAW BALES, SILT FENCES, ETC.) TO ENSURE SILT DOES NOT LEAVE THE SITE OR ENTER THE STORM DRAIN SYSTEM OR NEIGHBORING WATERCOURSE.

5. EROSION CONTROL: ALL DISTURBED AREAS MUST INCLUDE AN EFFECTIVE COMBINATION OF EROSION AND SEDIMENT CONTROL. IT IS REQUIRED THAT TEMPORARY EROSION CONTROL MEASURES ARE APPLIED TO ALL DISTURBED SOIL AREAS PRIOR TO A RAIN EVENT. EROSION CONTROL MEASURES MUST BE APPLIED SUFFICIENTLY TO CONTROL WIND EROSION AT THE SITE.

6. INSPECTION & MAINTENANCE: DISTURBED AREAS OF THE PROJECT'S SITE, LOCATIONS WHERE VEHICLES ENTER OR EXIT THE SITE, AND ALL EROSION AND SEDIMENT CONTROLS THAT ARE IDENTIFIED AS PART OF THE EROSION CONTROL PLANS MUST BE INSPECTED BY THE CONTRACTOR BEFORE, DURING, AND AFTER STORM EVENTS, AND AT LEAST WEEKLY DURING SEASONAL WET PERIODS. PROBLEM AREAS SHALL BE IDENTIFIED AND APPROPRIATE ADDITIONAL AND/ OR ALTERNATIVE CONTROL MEASURES IMPLEMENTED IMMEDIATELY, WITHIN 24 HOURS OF THE PROBLEM BEING IDENTIFIED.

7. PROJECT COMPLETION: PRIOR TO PROJECT COMPLETION AND SIGNOFF BY THE COUNTY INSPECTOR, ALL DISTURBED AREAS SHALL BE RE-SEEDED, PLANTED, OR LANDSCAPED TO MINIMIZE THE POTENTIAL FOR EROSION ON THE SUBJECT SITE.

8. IT SHALL BE THE OWNER'S/CONTRACTOR'S RESPONSIBILITY TO MAINTAIN CONTROL OF THE ENTIRE CONSTRUCTION OPERATION AND TO KEEP THE ENTIRE SITE IN COMPLIANCE WITH THE EROSION CONTROL PLAN.

9. EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES SHALL BE OPERABLE YEAR ROUND OR UNTIL VEGETATION IS FULLY ESTABLISHED ON LANDSCAPED SURFACES.

10. EXPOSED SLOPES SHALL BE PROTECTED WITH JUTE NET AND/OR HYDROSEED. HYDROSEED SHALL BE A HOMOGENEOUSLY MIX OF SLURRY CONTAINING NOT LESS THAN 44 LBS ORGANIC MULCHING AMENDMENT PLUS FERTILIZER, CHEMICAL ADDITIVES AND SOILS FOR EACH 100 GALLONS OF WATER.

MAUI ARCHITECTURAL GROUP INC.
www.mauiarch.com
2331 W. MAIN STREET
WAILUKU, MAUI, HAWAII 96793
TELEPHONE (808) 244-9011
FAX (808) 242-1776
email:mag@mauiarch.com

STAMP: RECO V PRIANTO — LICENSED PROFESSIONAL ENGINEER No.14969-C — HAWAII U.S.A.
Exp. Date: 4-30-26

THIS WORK WAS PREPARED BY ME OR UNDER MY SUPERVISION AND CONSTRUCTION OF THIS PROJECT WILL BE UNDER MY OBSERVATION.
Observation of construction as defined in Hawaii Administrative Rules, Title 16, Chapter 115, Section 16-115-2.

Signature

WISE RESIDENCE PROJECT
LANIKEHA PHASE II - LOT 41
LAHAINA, HAWAII 96761
TMK: (2) 4-4-019:113

No.	Revision

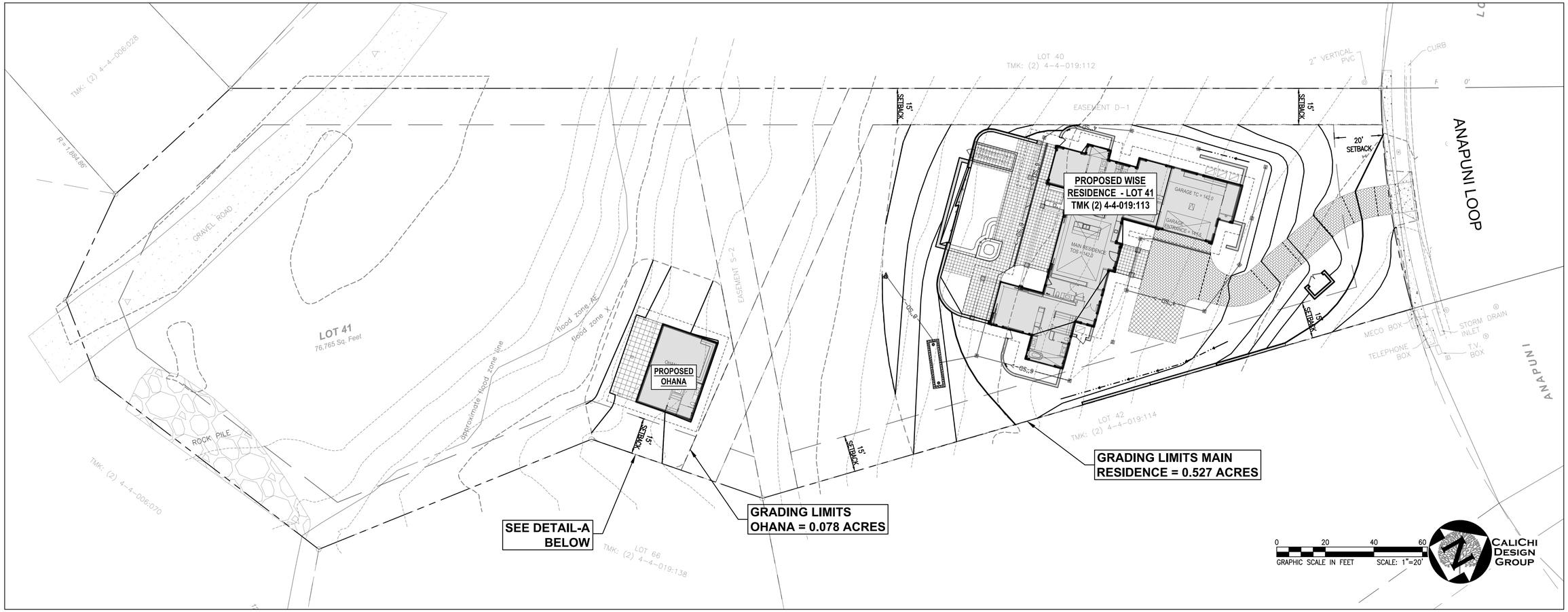
CIVIL NOTES SHEET

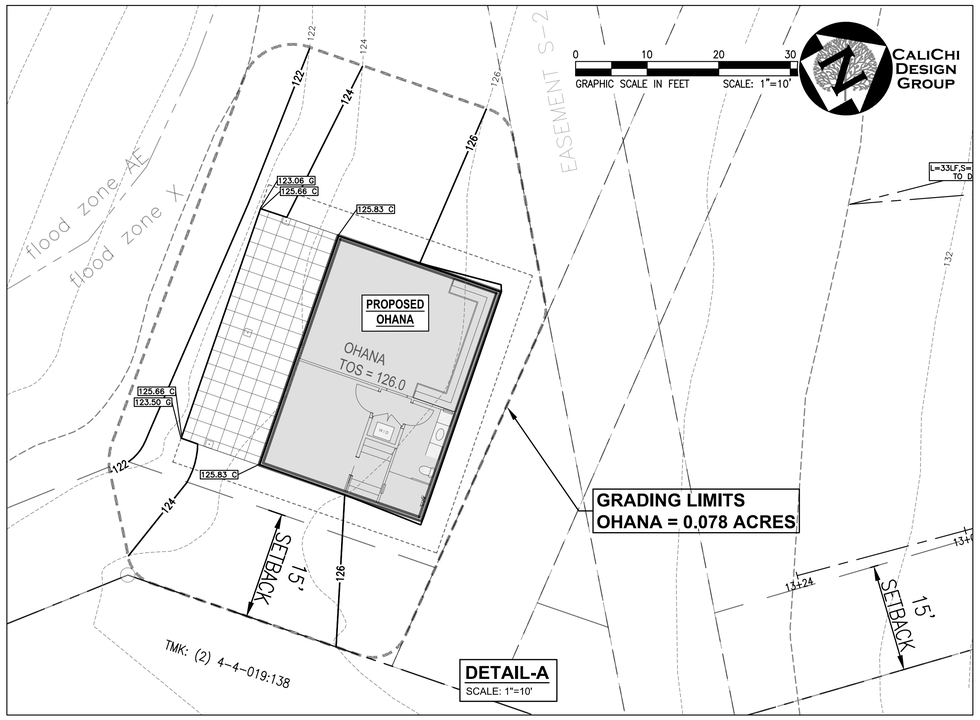
Date: 8/06/2024

Phase: Permit

Sheet Number: C0.2

Sheet: Of:





GRADING NOTES

1. MAXIMUM FINISHED GRADING SLOPE IS 3:1.
2. FINISH SPOT ELEVATIONS AND FINISH CONTOURS, AS SHOWN ON PLAN REPRESENT FINISH GRADING. THE SITEWORK CONTRACTOR SHALL COORDINATE WITH THE LANDSCAPE CONTRACTOR THE LOCATION AND DEPTH OF TOPSOIL. THE FINISH SUBGRADE SHALL REFLECT THE FINISH GRADE LESS SPECIFIED TOPSOIL DEPTH.
3. THE CONTRACTOR SHALL IMPLEMENT AND MAINTAIN THE MEASURES OF "THE CONSTRUCTION BEST MANAGEMENT PRACTICE (BMP) FOR THE COUNTY OF MAUI" DATED MAY 2001. ALL GRADING OPERATIONS SHALL BE PERFORMED IN CONFORMANCE WITH THE APPLICABLE PROVISIONS OF THE WATER POLLUTION CONTROL AND WATER QUALITY STANDARDS CONTAINED IN THE PUBLIC HEALTH REGULATIONS, STATE DEPARTMENT OF HEALTH, ON WATER POLLUTION CONTROL AND WATER QUALITY STANDARDS.
4. CONSTRUCTION DEBRIS AND WASTES SHALL BE DEPOSITED AT AN APPROPRIATE SITE. THE CONTRACTOR SHALL INFORM THE ENGINEER OF THE LOCATION OF DISPOSAL SITES. THE DISPOSAL SITE MUST ALSO FULFILL REQUIREMENTS OF THE GRADING ORDINANCES.
5. THE CONTRACTOR SHALL NOT DEMOLISH OR CLEAR ANY STRUCTURE, SITE OR VACANT LOT WITHOUT FIRST ASCERTAINING THE PRESENCE OR ABSENCE OF RODENTS WHICH MAY ENDANGER THE PUBLIC HEALTH BY DISPERSAL FROM SUCH PREMISES. SHOULD SUCH INSPECTION REVEAL THE PRESENCE OF SUCH RODENTS, THE CONTRACTOR SHALL ERADICATE SUCH RODENTS BEFORE DEMOLISHING OR CLEARING SAID STRUCTURE, SITE OR VACANT LOT.
6. ALL GRADING WORK SHALL BE DONE IN ACCORDANCE WITH THE COUNTY OF MAUI GRADING ORDINANCES AND THIS PROJECT'S "SOILS INVESTIGATION REPORT". CUT AND FILL SLOPE SHALL BE IN ACCORDANCE WITH THE RECOMMENDATION LETTER, IF APPLICABLE.
7. ALL GRADING OPERATIONS SHALL BE PERFORMED IN CONFORMANCE WITH THE APPLICABLE PROVISIONS OF THE WATER QUALITY AND WATER POLLUTION CONTROL STANDARDS CONTAINED IN HAWAII ADMINISTRATIVE RULES, TITLE 11, CHAPTER 54, "WATER QUALITY STANDARDS" AND TITLE 11, CHAPTER 55, "WATER POLLUTION CONTROL" AND THE NPDES PERMIT FOR THE PROJECT.
8. ALL GRADING AND CONSTRUCTION WORK SHALL IMPLEMENT MEASURES TO ENSURE THAT THE DISCHARGE OF POLLUTANTS FROM THE CONSTRUCTION SITE WILL BE REDUCED TO THE MAXIMUM EXTENT PRACTICABLE AND WILL NOT CAUSE OR CONTRIBUTE TO AN EXCEEDANCE OF WATER QUALITY STANDARDS.
9. FOR ALL PROJECTS, WHICH WILL DISTURB ONE (1) ACRE OR MORE OF LAND, THE CONTRACTOR SHALL NOT START CONSTRUCTION UNTIL A NOTICE OF GENERAL PERMIT COVERAGE (NGPC) IS RECEIVED FROM THE DEPARTMENT OF HEALTH, STATE OF HAWAII, AND HAS SATISFIED ANY OTHER APPLICABLE REQUIREMENTS OF THE NPDES PERMIT PROGRAM.
10. SOIL STABILIZATION WITH HYDRO MULCHING AND/OR APPROPRIATE VEGETATIVE COVER SHALL BE APPLIED IMMEDIATELY TO AREAS WHERE GRADING AND/OR CONSTRUCTION HAVE BEEN COMPLETED.

DRAINAGE STATEMENT & REQUIREMENTS:

THE DRAINAGE DESIGN FOR THIS PROJECT IS DESIGNED TO MEET THE COUNTY OF MAUI DRAINAGE DESIGN STANDARDS AND TITLE MC-15, "RULES FOR THE DESIGN OF STORM DRAINAGE SYSTEMS IN THE COUNTY OF MAUI" SUCH THAT THE PROPOSED PROJECT WILL HAVE NO ADVERSE IMPACTS TO EXISTING DRAINAGE WAYS OR TO ADJACENT OR DOWNSTREAM PROPERTIES. THE METHODOLOGY USED FOR THIS SITE INCLUDES THE RATIONAL METHOD, WHERE THE INCREASE IN PEAK FLOW IS A FUNCTION OF THE INCREASE IN IMPERVIOUS AREAS ASSOCIATED WITH THE PROPOSED IMPROVEMENTS. THE CHANGE IN PEAK VOLUME RUNOFF FROM THE PROPOSED PROJECT IS AN INCREASE FROM THE EXISTING CONDITION, THEREFORE THE PROJECT PROPOSES SUBSURFACE DETENTION FOR MANAGEMENT OF THE PEAK VOLUME RUNOFF FOR THE 50 YEAR-1 HOUR STORM EVENT. STORMWATER RUNOFF WILL BE SUFFICIENTLY CONTROLLED IN THE POST-DEVELOPMENT CONDITION. IN THE SCENARIO THAT A STORM EVENT EXCEEDS THE 50YR-1HR STORM, STORMWATER OVERFLOW FROM THE SUBSURFACE DETENTION IS PROVIDED FOR SAFE DISPERSION OF OVERFLOW.

APPROXIMATE EARTHWORK QUANTITIES:

TOTAL GROSS CUT = 1,371± CY
TOTAL GROSS FILL = 486± CY
NET CUT/FILL = 885± CY (CUT/EXPORT)
TOTAL GRADED AREA = 26,342 SF = 0.605 ACRES
MAXIMUM DEPTH OF CUT OR FILL = 6.7 FT (FILL)

* EARTHWORK QUANTITIES REFLECT CUT AND FILL TO FINISHED GRADE ELEVATIONS AND INCLUDE VOLUMES FOR BUILDING FOUNDATION, PAVING, AND POOLS. FOR FOUNDATION VOLUMES, ASSUME 1-FT FOUNDATION SECTION BELOW FINISH FLOOR ELEVATION, REFER TO STRUCTURAL DRAWINGS FOR DETAILS. FOR PAVED AREAS ASSUME 6-INCH PAVING SECTION UNLESS SPECIFIED OTHERWISE.

UTILITY NOTES:

1. EXISTING WATERLINES SHALL BE PROTECTED THROUGHOUT THE COURSE OF CONSTRUCTION.
2. SEE PLUMBING PLANS AND DETAILS FOR WET UTILITY ROUTING CONTINUATION AND ADDITIONAL WATER OR SANITARY SEWER UTILITY DESIGN INFORMATION.
3. STORM DRAIN OUTLET PIPING SHALL NOT DISCHARGE IN A MANNER THAT MAY CAUSE EROSION OR OTHER ADVERSE IMPACT TO THE SURROUNDING OR DOWNSTREAM AREAS, INCLUDING ADJACENT ROADS.
4. EXISTING OFF-SITE UTILITY LOCATIONS ARE APPROXIMATE AND BASED ON RECORD DRAWINGS OR AS-BUILT INFORMATION.
5. EXISTING ON-SITE LOCATIONS OF UNDERGROUND UTILITIES HAVE NOT BEEN SURVEYED AND ARE SHOWN BASED ON LOCATIONS OF EXISTING VISIBLE UTILITY STRUCTURES SURVEYED IN THE FIELD. EXACT LOCATIONS OF ALL UTILITIES MUST BE LOCATED IN THE FIELD BY THE CONTRACTOR AND ANY DISCREPANCIES REPORTED TO THE ENGINEER PRIOR TO STARTING CONSTRUCTION.
6. UNLESS NOTED OTHERWISE, ALL RAIN WATER LEADERS TO SPLASH ONTO PAVED SURFACE OR SPLASH BLOCK TO PREVENT EROSION. IF RAINWATER LEADER TERMINATES IN A LANDSCAPE AREA, CONTRACTOR TO INSTALL SPLASH BLOCK OR APPROVED EQUIVALENT. SEE ARCHITECTURAL PLANS FOR RAIN WATER LEADER LOCATIONS.
7. WATER UTILITY NOTE: THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING FLOW TEST RESULTS PRIOR TO PURCHASING ANY WATER SYSTEM OR FIRE PROTECTION SYSTEM PIPING, EQUIPMENT, OR APPURTENANCES TO BE REVIEWED AS A SUBMITTAL BY THE OWNER AND ENGINEER. ALL BACKFLOW PREVENTION DEVICES REQUIRED ARE TO BE REVIEWED AND APPROVED BY MEP, CIVIL ENGINEER, AND OWNER PRIOR TO CONSTRUCTION.

LEGEND

PROPOSED		EXISTING
	PROPERTY LINE	
	EASEMENT LINE	
9	1-FOOT CONTOUR	9
10	5-FOOT CONTOUR	10
	APPROXIMATE LIMIT OF DISTURBANCE	
	SANITARY SEWER	
"SD"	STORM DRAIN LINE	
	TREE	
	WATER VALVE/ FIRE HYDRANT	
	WATER METER	W
	STORM DRAIN MANHOLE/INSPECTION PORT	D
	STORM DRAIN CATCH BASIN	
	ELECTRIC VAULTS/BOX	E
	SANITARY MANHOLE	S
	STUB OUT	
	CLEANOUT	
	PROPOSED CONCRETE PAVEMENT. SEE DETAIL 2 ON SHEET C3.0.	
	VEHICULAR PAVERS. SEE LANDSCAPE PLANS FOR DETAILS	
	PEDESTRIAN PAVERS. SEE LANDSCAPE PLANS FOR DETAILS	
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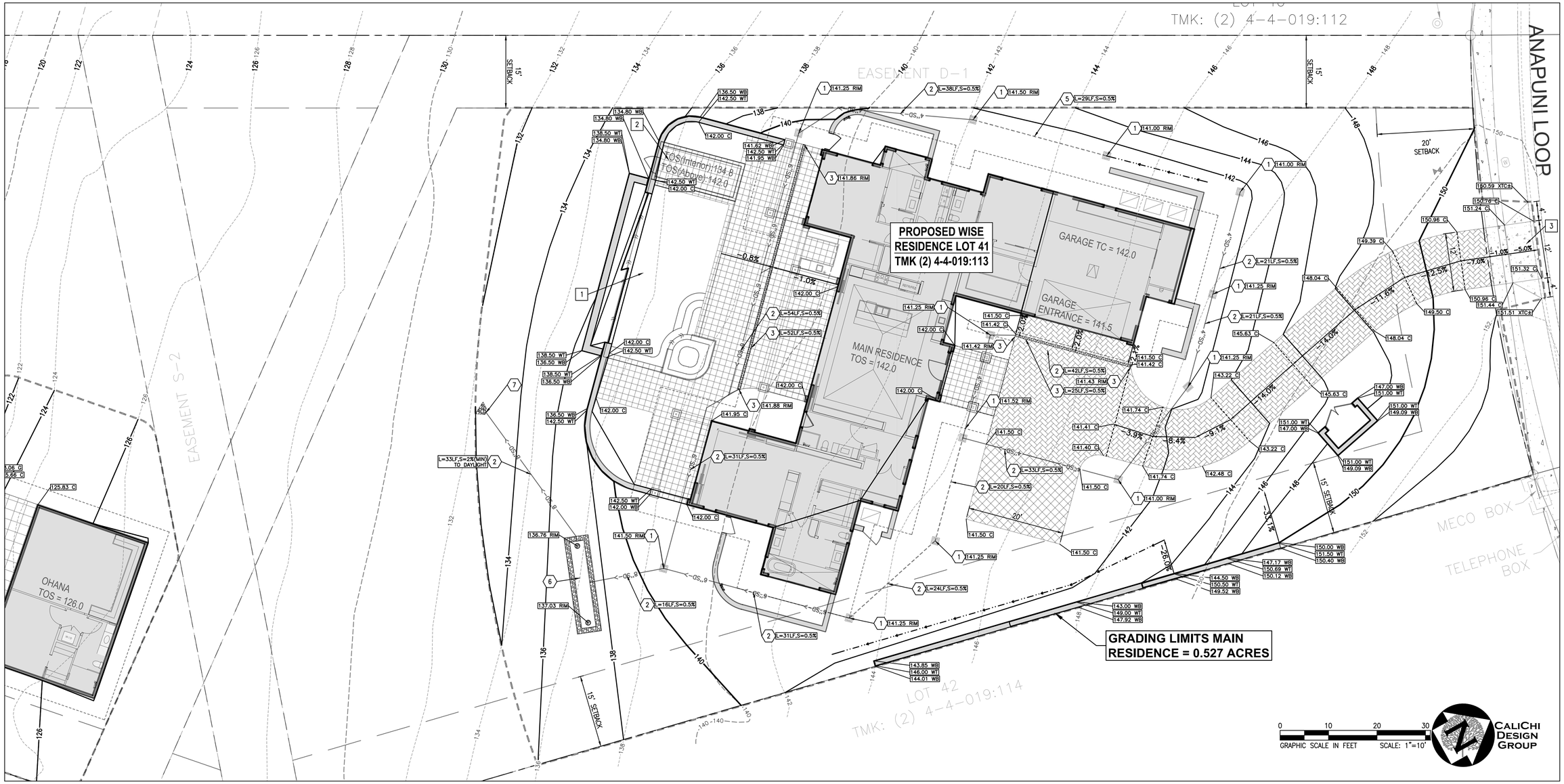
Signature

WISE RESIDENCE PROJECT
LANIKEHA PHASE II - LOT 41
LAHAINA, HAWAII 96761
TMK: (2) 4-4-019:113

No.	Revision

OVERALL SITE AND GRADING PLAN

Date: 8/06/2024
Phase: Permit
Sheet Number: C1.0
Sheet: Of:



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STORM DRAIN KEY NOTES

1. PROPOSED AREA DRAIN INLET OR CATCH BASIN. RIM AND INVERT PER PLAN. SEE DETAIL 3 ON SHEET C3.0.
2. PROPOSED PVC STORM DRAIN PIPE. SIZE, LENGTH, AND SLOPE PER PLAN. SEE DETAIL 1 ON SHEET C3.0.
3. PROPOSED TRENCH DRAIN. RIM AND INVERT PER PLAN. SEE DETAIL 7 ON SHEET C3.0.
4. PROPOSED STORM DRAIN CLEANOUT. SIZE, RIM, AND INVERT PER PLAN. SEE DETAIL 4 ON SHEET C3.0.
5. PROPOSED PERFORATED DRAIN PIPE & GRAVEL TRENCH WRAPPED IN FILTER FABRIC FOR STORMWATER MANAGEMENT. SIZE, LENGTH, AND SLOPE PER PLAN. SEE DETAIL 5 ON SHEET C3.0.
6. PROPOSED UNDERGROUND STORMWATER DETENTION SYSTEM. PIPE SIZES, INVERTS, AND DIMENSIONS PER PLAN. 36" DIAMETER PERFORATED PIPE IN CRUSHED ROCK TRENCH WITH MIRAFI-140N GEOTEXTILE FABRIC WRAP AND OVERFLOW CONTROL. IN THE EVENT OF STORM GREATER THAN 50Y-1HR, OVERFLOW FROM STORMWATER DETENTION IS TO DRAIN SAFELY OFF-SITE INTO EXISTING STORM DRAIN SYSTEM. SEE DETAIL 6 ON SHEET C3.0. CONTRACTOR TO VERIFY DISCREPANCIES WITH ENGINEER PRIOR TO CONSTRUCTION.
7. PROPOSED STORM DRAIN OVERFLOW PIPE. OVERFLOW OUTLET TO DAYLIGHT INTO EROSION CONTROL RIP-RAP FOR SAFE DISPERSION OF OVERFLOW. SEE DETAIL 8/C3.0. CONTRACTOR TO VERIFY OUTFALL ELEVATION PRIOR TO CONSTRUCTION.

SPOT GRADING LEGEND

- 00.00 ST — INDICATES ELEVATION AT TOP OF STAIR OR STEPPING STONE
- 00.00 SB — INDICATES ELEVATION AT BOTTOM OF STAIR OR STEPPING STONE
- 00.00 FF — INDICATES ELEVATION AT BUILDING FINISHED FLOOR
- 00.00 WB — INDICATES ELEVATION AT BOTTOM OF WALL
- 00.00 WT — INDICATES ELEVATION AT TOP OF WALL
- 00.00 C — INDICATES ELEVATION AT CONCRETE
- 00.00 TC — INDICATES ELEVATION AT TOP OF CURB
- 00.00 G — INDICATES ELEVATION AT FINISH GROUND
- PROPOSED BUILDING FINISH FLOOR ELEVATION BOUNDARY
- PROPOSED WALL OR RETAINING CURB
- PROPOSED SWALE FLOW LINE

SITE KEY NOTES

1. PROPOSED SWIMMING POOL AND SPA – SEE STRUCTURAL PLANS.
2. PROPOSED POOL EQUIPMENT ENCLOSURE – SEE STRUCTURAL PLANS FOR DETAILS. INTERIOR FINISH FLOOR ELEVATION PER PLAN. INTERIOR CLEARANCE HEIGHT = 6.0' FT MINIMUM
3. PROPOSED HEAVY DUTY CONCRETE DRIVEWAY APRON PER COUNTY OF MAUI STANDARD DETAILS R-49 AND R-62. CURB HEIGHT AND GUTTER TO CONFORM TO EXISTING GRADE AT EDGES. EXISTING GUTTER FLOW LINE ELEVATION AND RUNNING FLOW-LINE SLOPE TO REMAIN AS EXISTING.

LEGEND

PROPOSED		EXISTING
	PROPERTY LINE	
	EASEMENT LINE	
9	1-FOOT CONTOUR	9
10	5-FOOT CONTOUR	10
	APPROXIMATE LIMIT OF DISTURBANCE	
	SANITARY SEWER	
"SD->	STORM DRAIN LINE	
	TREE	
	WATER VALVE/ FIRE HYDRANT	
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	STORM DRAIN MANHOLE/INSPECTION PORT	D
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	SANITARY MANHOLE	S
	STUB OUT	
	CLEANOUT	
	PROPOSED CONCRETE PAVEMENT. SEE DETAIL 2 ON SHEET C3.0.	
	VEHICULAR PAVERS. SEE LANDSCAPE PLANS FOR DETAILS	
	PEDESTRIAN PAVERS. SEE LANDSCAPE PLANS FOR DETAILS	
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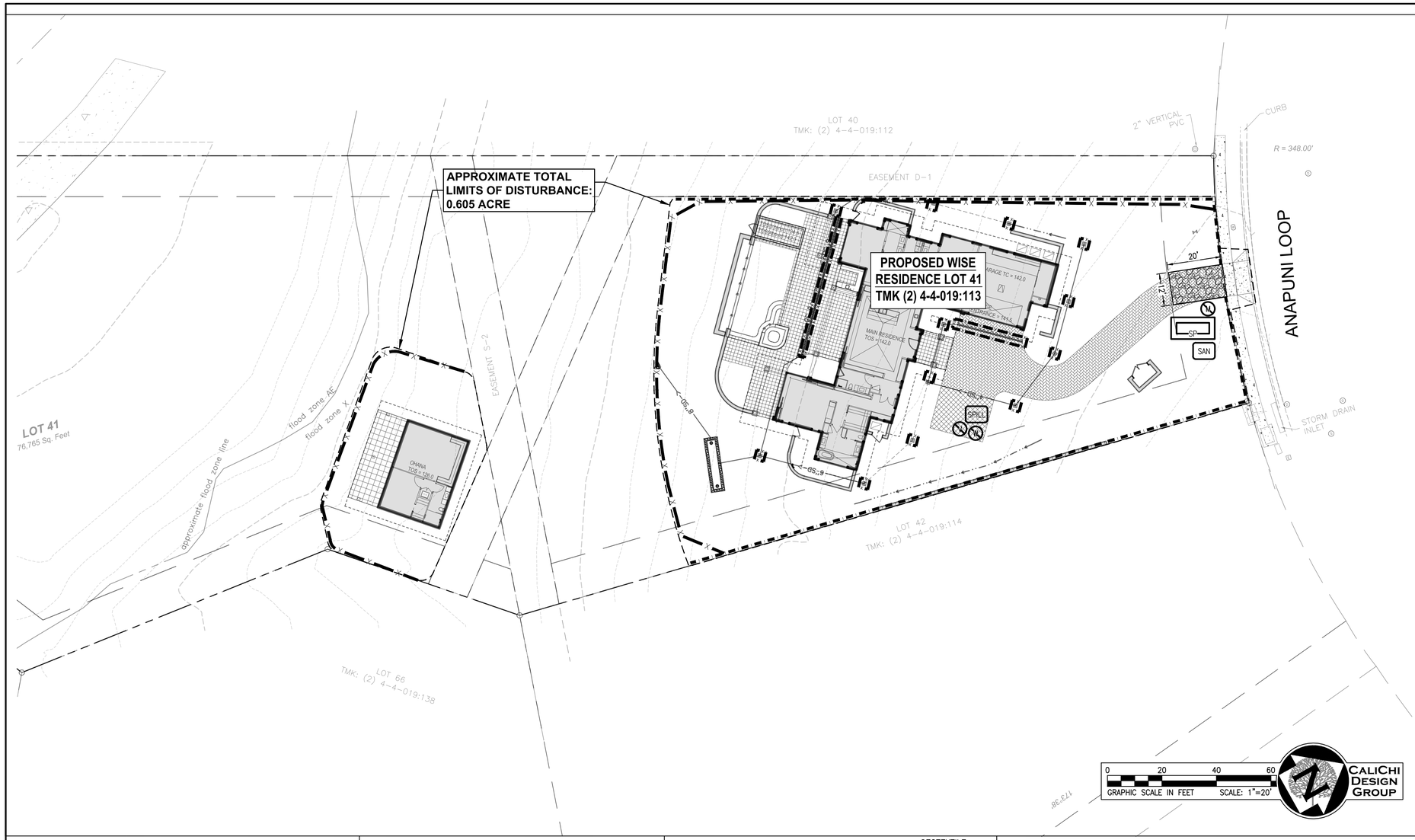
Signature

WISE RESIDENCE PROJECT
LANIKEHA PHASE II - LOT 41
LAHAINA, HAWAII 96761
TMK: (2) 4-4-019:113

No.	Revision

SITE, GRADING, AND DRAINAGE PLAN

Date: 8/06/2024
Phase: Permit
Sheet Number: C1.1
Sheet: Of:



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	VEHICULAR PERVIOUS GRASS-CRETE. SEE LANDSCAPE PLANS FOR DETAILS	

EROSION CONTROL LEGEND

- SILT FENCE. SEE DETAIL 3, THIS SHEET
- DUST FENCE. SEE DETAIL 4, THIS SHEET
- TIRE CLEANING PAD / TEMPORARY STABILIZED CONSTRUCTION ENTRANCE. SEE DETAIL 1, THIS SHEET.
- SAN — TEMPORARY SANITARY FACILITIES. CONTRACTOR TO LOCATE AS PROJECT CONSTRUCTION REQUIRES.
- SP — STOCKPILE MANAGEMENT STAGING AREA. CONTRACTOR TO LOCATE AS PROJECT CONSTRUCTION REQUIRES.
- VEHICLE AND EQUIPMENT CLEANING, FUELING, AND MAINTENANCE STAGING AREA. CONTRACTOR TO LOCATE AS CONSTRUCTION REQUIRES.
- MATERIAL DELIVERY AND STORAGE STAGING AREA. CONTRACTOR TO LOCATE AS PROJECT CONSTRUCTION REQUIRES.
- SPILL — SPILL PREVENTION MATERIALS STAGING AREA. CONTRACTOR TO LOCATE AS PROJECT CONSTRUCTION REQUIRES.
- WASTE STORAGE AREA. CONTRACTOR TO LOCATE AS PROJECT CONSTRUCTION REQUIRES.
- STORM DRAIN INLET PROTECTION BARRIER. ROCK BAG OR BIO-SOCK BARRIER. SEE DETAIL 2 ON THIS SHEET.

COUNTY OF MAUI EROSION AND SEDIMENT CONTROL NOTES: 20.08.035 - MINIMUM BMPS

A. DRAINAGE. ON-SITE DRAINAGE SHALL BE HANDLED IN SUCH A WAY TO AS TO CONTROL EROSION, PREVENT DAMAGE TO DOWNSTREAM PROPERTIES AND TO RETURN WATERS TO THE NATURAL DRAINAGE COURSE IN A MANNER WHICH MINIMIZES SEDIMENTATION OR OTHER POLLUTION TO THE MAXIMUM EXTENT PRACTICABLE.

B. DUST CONTROL. ALL AREAS DISTURBED BY CONSTRUCTION ACTIVITIES SHALL CONTROL DUST EMISSIONS TO THE MAXIMUM EXTENT PRACTICABLE THROUGH THE APPLICATION OF BMPS, THAT MAY INCLUDE WATERING WITH TRUCKS OR SPRINKLERS, ERECTION OF DUST FENCES, LIMITING THE AREA OF DISTURBANCE, AND TIMELY GRASSING OF FINISHED AREAS.

C. VEGETATION. WHENEVER FEASIBLE, NATURAL VEGETATION, ESPECIALLY GRASSES, SHOULD BE RETAINED. IF IT IS NECESSARY TO BE REMOVED, TREES, TIMBER, PLANTS, SHRUBBERY AND OTHER WOODY VEGETATION, AFTER BEING UPROOTED, DISPLACED OR DISLODGED FROM THE GROUND BY EXCAVATION, CLEARING OR GRUBBING, SHALL NOT BE STORED IN OR DEPOSITED ALONG THE BANKS OF ANY STREAM, RIVER OR NATURAL WATERCOURSE. THE DIRECTOR MAY REQUIRE THE REMOVAL AND DISPOSAL OF SUCH VEGETATION FROM THE SITE WITHIN A REASONABLE TIME BUT NOT TO EXCEED THREE MONTHS.

D. EROSION CONTROLS. ALL DISTURBED AREAS SHALL BE STABILIZED WITH EROSION CONTROL MEASURES THAT MAY INCLUDE: STAGING CONSTRUCTION: CLEARING ONLY AREAS ESSENTIAL FOR CONSTRUCTION; LOCATING POTENTIAL NONPOINT POLLUTANT SOURCES AWAY FROM STEEP SLOPES, WATER BODIES, AND CRITICAL AREAS; ROUTING CONSTRUCTION TRAFFIC TO AVOID EXISTING OR NEWLY PLANTED VEGETATION; PROTECTING NATURAL VEGETATION WITH FENCING, TREE ARMORING, AND RETAINING WALLS OR TREE WELLS; STOCKPILING TOPSOIL, COVERING THE STOCKPILE TO PREVENT DUST, AND REAPPLYING THE TOPSOIL; COVERING OR STABILIZING ALL SOIL STOCKPILES; USING WIND EROSION CONTROL; INTERCEPTING RUNOFF ABOVE DISTURBED SLOPES AND CONVEYING IT TO A PERMANENT CHANNEL OR STORM DRAIN; CONSTRUCTING BENCHES, TERRACES, OR DITCHES AT REGULAR INTERVALS TO INTERCEPT RUNOFF ON LONG OR STEEP DISTURBED OR MAN-MADE SLOPES; PROVIDING LININGS OR OTHER METHOD TO PREVENT EROSION OF STORM WATER CONVEYANCE CHANNELS; USING CHECK DAMS WHERE NEEDED TO SLOW FLOW VELOCITIES; USING SEEDING AND FERTILIZING, MULCHING, SODDING, MATTING, BLANKETS, BONDED FIBER MATRICES, OR OTHER EFFECTIVE SOIL EROSION CONTROL TECHNIQUE; AND PROVIDING VEHICLE WHEEL WASH FACILITIES FOR VEHICLES BEFORE THEY LEAVE THE SITE.

E. SEDIMENT CONTROL. IN ADDITION TO THE EROSION CONTROL MEASURES OF THIS SECTION, PROVIDING PRACTICES TO CAPTURE SEDIMENT THAT IS TRANSPORTED IN RUNOFF TO MINIMIZE THE SEDIMENT FROM LEAVING THE SITE. FILTRATION AND DETENTION (GRAVITATIONAL SETTLING) ARE THE MAIN PROCESSES USED TO REMOVE SEDIMENT FROM CONSTRUCTION SITE RUNOFF. SEDIMENT CONTROL MEASURES INCLUDE SEDIMENT BASINS; SEDIMENT TRAPS; FILTER FABRIC SILT FENCES; STRAW BALE, SAND BAG, OR GRAVEL BAG BARRIERS; INLET PROTECTION; STABILIZED CONSTRUCTION ENTRANCES, AND OTHER MEASURES TO MINIMIZE OFF SITE TRACKING OF SEDIMENT BY CONSTRUCTION VEHICLES; AND VEGETATED FILTER STRIPS.

F. MATERIAL AND WASTE MANAGEMENT. MEASURES TO INSURE THE PROPER STORAGE OF TOXIC MATERIAL AND PREVENT THE DISCHARGE OF POLLUTANTS ASSOCIATED WITH CONSTRUCTION MATERIALS AND WASTES SHALL BE IMPLEMENTED.

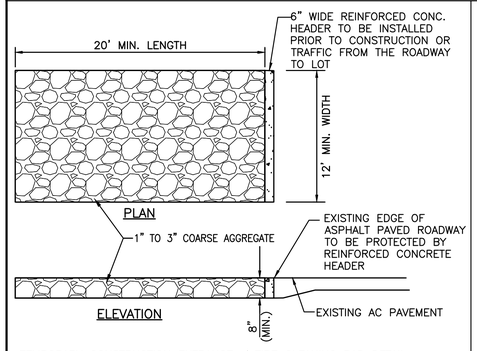
G. TIMING OF CONTROL MEASURE IMPLEMENTATION. TIMING OF CONTROL MEASURE IMPLEMENTATION SHALL BE IN ACCORDANCE WITH THE APPROVED EROSION CONTROL PLAN IF SUCH PLAN IS REQUIRED. AT A MINIMUM DISTURBED AREAS OF CONSTRUCTION SITES THAT WILL NOT BE REDISTURBED FOR TWENTY-ONE DAYS OR MORE WILL BE STABILIZED (GRASSES OR GRAVELED) BY NO LATER THAN THE FOURTEENTH DAY AFTER LAST DISTURBANCE.

H. THE USE OF SOIL AS FILL IS PROHIBITED WITHIN ANY SHORELINE AREA, AS DEFINED BY CHAPTER 205A-41, HAWAII REVISED STATUTES, EXCEPT FOR SAND AS DEFINED IN SECTION 20.08.020.

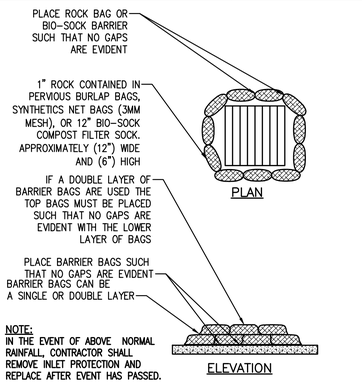
I. ANY GRADING OF A COASTAL DUNE WITHIN THE SHORELINE AREA OR A FRONTAL DUNE, IS PROHIBITED EXCEPT THAT SAND MAY BE IMPORTED AND PLACED ON THE AREA OF THE COASTAL DUNE MAUKA OF THE SHORELINE, WITH A GRADING PERMIT REQUIRED BY SECTION 20.08.040 FOR THE PURPOSES OF REBUILDING OR ENHANCING THE PROTECTIVE CAPACITY AND ENVIRONMENTAL QUALITY OF THE COASTAL DUNE.

J. UPON PRIOR APPROVAL OF THE DIRECTOR, SAND THAT IS BLOCKING A DRAINAGE OUTLET MAY BE REMOVED TO THE MINIMUM DEPTH NECESSARY TO ALLOW FOR THE PASSAGE OF FLOOD WATERS. ANY SAND REMOVED SHALL BE PLACED ON THE ADJACENT SHORELINE.

SEE NOTES SHEET C0.2 FOR CONTINUATION OF EROSION CONTROL AND BMP NOTES.

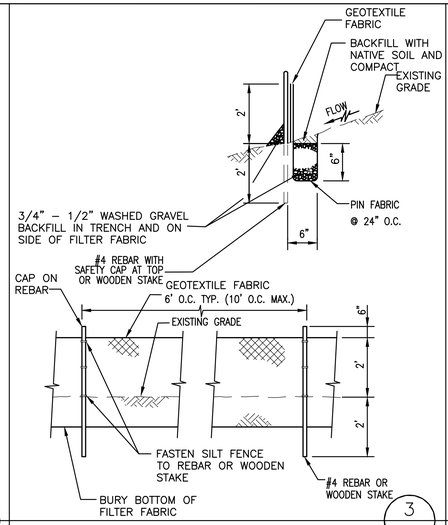


1 CONSTRUCTION ENTRANCE & SLOPE PROTECTION



FOR BIO-SOCK/COMPOST FILTER SOCK SPECIFICATIONS, SEE STATE OF HAWAII DEPARTMENT OF TRANSPORTATION CONSTRUCTION ACTIVITIES BMP MANUAL – SECTION C.11 & THE CITY AND COUNTY OF HONOLULU STORM WATER BEST MANAGEMENT PRACTICES MANUAL – SECTION SE-16 FOR ADDITIONAL INFORMATION, INSTALLATION NOTES, INSPECTION AND MAINTENANCE, AND DETAILS.

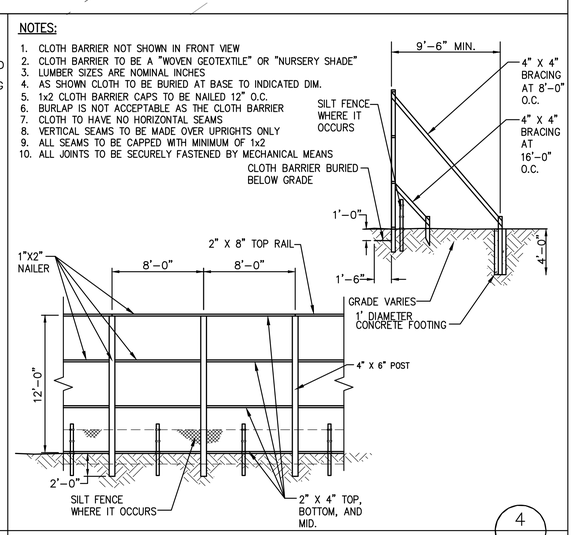
2 INLET PROTECTION / BARRIER DETAIL



3 SILT FENCE DETAIL

NOTES:

1. CLOTH BARRIER NOT SHOWN IN FRONT VIEW
2. CLOTH BARRIER TO BE A "WOVEN GEOTEXTILE" OR "NURSERY SHADE"
3. LUMBER SIZES ARE NOMINAL INCHES
4. AS SHOWN CLOTH TO BE BURIED AT BASE TO INDICATED DIM.
5. 1x2 CLOTH BARRIER CAPS TO BE NAILED 12" O.C.
6. BURLAP IS NOT ACCEPTABLE AS THE CLOTH BARRIER
7. CLOTH TO HAVE NO HORIZONTAL SEAMS
8. VERTICAL SEAMS TO BE MADE OVER UPRIGHTS ONLY
9. ALL SEAMS TO BE CAPPED WITH MINIMUM OF 1x2
10. ALL JOINTS TO BE SECURELY FASTENED BY MECHANICAL MEANS



4 DUST FENCE DETAIL

MAUI ARCHITECTURAL GROUP INC.
www.mauiarch.com
2331 W. MAIN STREET
WAILUKU, MAUI, HAWAII 96793
TELEPHONE (808) 244-9011
FAX (808) 242-1776
email:mag@mauiarch.com

STAMP:

RECO V PRIANTO
LICENSED PROFESSIONAL ENGINEER
No.14969-C
HAWAII U.S.A.
Exp. Date: 4-30-26

THIS WORK WAS PREPARED BY ME OR UNDER MY SUPERVISION AND CONSTRUCTION OF THIS PROJECT WILL BE UNDER MY OBSERVATION. Observation of construction as defined in Hawaii Administrative Rules, Title 16, Chapter 115, Section 16-115-2.

Signature

WISE RESIDENCE PROJECT

LANIKEHA PHASE II - LOT 41
LAHAINA, HAWAII 96761
TMK: (2) 4-4-019:113

No.	Revision

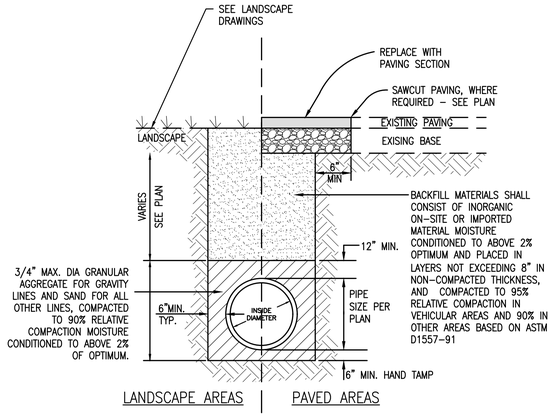
BMP PLAN - SEDIMENT AND EROSION CONTROL PLAN

Date: 8/06/2024

Phase: Permit

Sheet Number: C2.0

Sheet: Of:

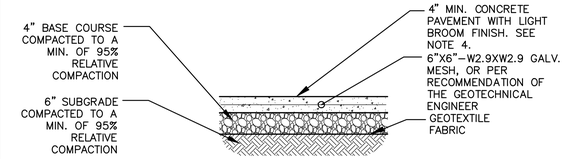


NOTES:
1. WHERE A TRENCH CROSSES THE PERIMETER FOUNDATION LINE OF ANY BUILDING, THE TRENCH SHALL BE COMPLETELY PLUGGED AND SEALED WITH COMPACTED, FINE-GRAINED, COHESIVE SOIL THAT FILLS THE CROSS-SECTIONAL AREA OF THE TRENCH FOR A DISTANCE OF 2' OR EQUAL TO THE DEPTH OF THE EXCAVATION, WHICHEVER IS GREATER, ON EITHER SIDE OF THE FOUNDATION.
2. CONTRACTOR TO FOLLOW SPECIFIC UTILITY TRENCH DETAILS AS REQUIRED BY UTILITY PROVIDERS AND THE PROJECT GEOTECHNICAL REPORT, IF PROVIDED. CONSULT WITH ENGINEER PRIOR TO UTILITY TRENCH CHANGES PER DETAILS.

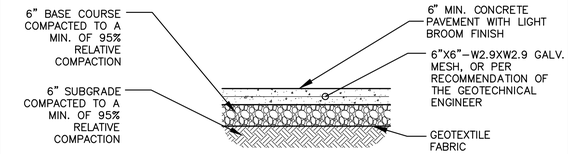
PRIVATE-USE UTILITY LATERAL TRENCH DETAIL

1

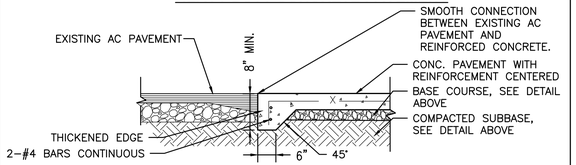
NOTES:
1. USE MIN. THICKNESS OF MATERIALS LISTED BELOW. THICKNESS NOTED REPRESENTS THE MIN. COMPACTED THICKNESS. FOR DRIVEWAY APRONS SEE C.O.M. **STANDARD DETAIL R-29**, OR **STANDARD DETAIL R-62 FOR DRIVEWAY APRONS WITH SIDEWALK AT PROPERTY LINE**. FOR MINIMUM THICKNESS OF MATERIALS FOR DRIVEWAY APRON SEE HEAVY DUTY CONCRETE PAVEMENT DETAIL.
2. REFER TO GEOTECHNICAL EVALUATION PREPARED FOR THIS PROJECT.
3. CONCRETE PAVEMENT REINFORCEMENT PER MIN SPEC SHOWN BELOW OR BY GEOTECHNICAL EVALUATION RECOMMENDATIONS OR STRUCTURAL ENGINEER RECOMMENDATIONS
4. REFER TO LANDSCAPE ARCHITECTURE PLANS FOR CONCRETE FINISH AND COLOR SPECIFICATIONS.
5. CONCRETE: F'C=4 KSI, REINFORCEMENT: GALVANIZED ASTM A185 SMOOTH WELDED WIRE MESH, F'Y=65 KSI



STANDARD CONCRETE PAVEMENT



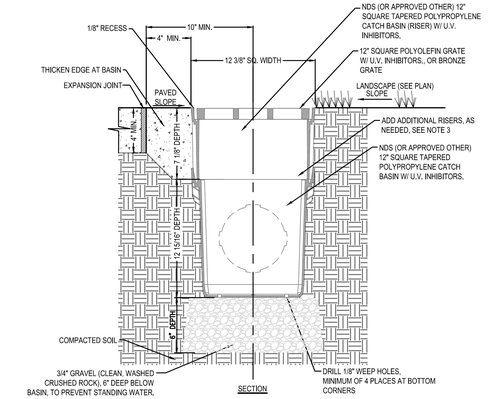
HEAVY DUTY CONCRETE PAVEMENT



AC PAVEMENT TO CONCRETE PAVEMENT TRANSITION

CONCRETE PAVEMENT DETAIL

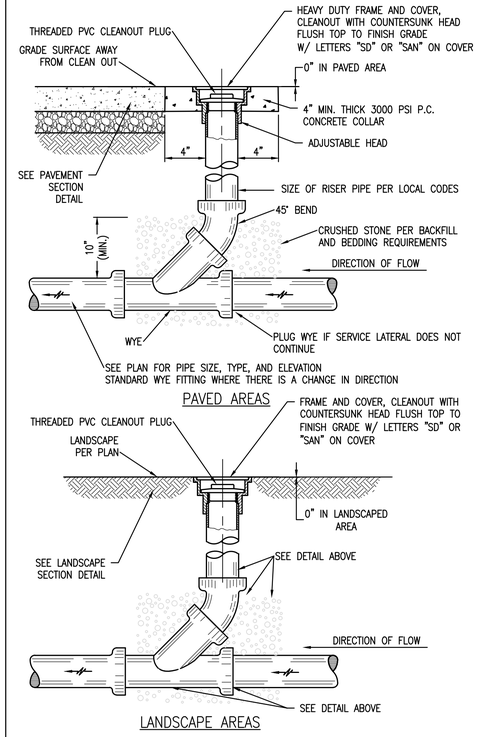
2



NOTES:
1. GRATE TO BE ATTACHED TO CATCH BASIN WITH SCREW PROVIDED AT TIME OF INSTALLATION.
2. RISER CAN BE CUT TO ACHIEVE EXACT ELEVATION.
3. DO NOT USE OVER 5 RISERS WITH CATCH BASIN.
4. EXISTING SOILS SHOULD BE EVALUATED TO ENSURE PROPER STRUCTURAL AND PERMEABILITY PROPERTIES.
5. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
6. DO NOT SCALE DRAWING.
7. THIS DRAWING IS INTENDED FOR USE BY ARCHITECTS, ENGINEERS, CONTRACTORS, CONSULTANTS AND DESIGN PROFESSIONALS FOR PLANNING PURPOSES ONLY.
8. ALL INFORMATION CONTAINED HEREIN WAS CURRENT AT THE TIME OF DEVELOPMENT BUT MUST BE REVIEWED AND APPROVED BY THE PRODUCT MANUFACTURER TO BE CONSIDERED ACCURATE.

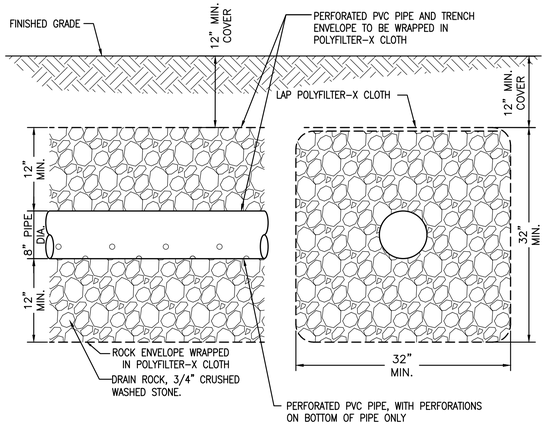
GRATED CATCH BASIN DETAIL

3



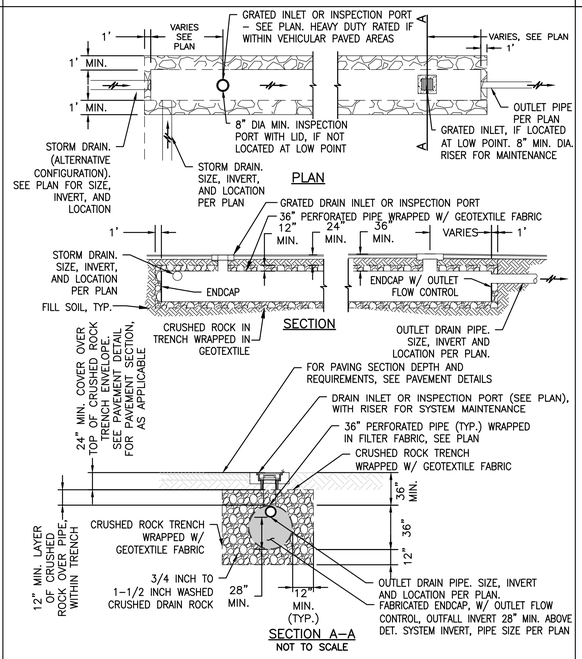
CLEANOUT DETAIL

4



PERFORATED DRAIN PIPE TRENCH DETAIL

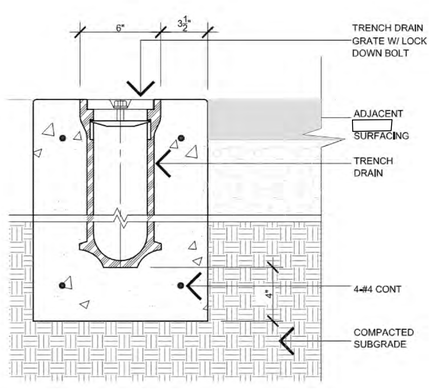
5



NOTES:
1. SEE PLAN FOR PIPE SIZE, LENGTH, LAYOUT/PIPE CONFIGURATION, AND INLETS OR INSPECTION PORTS. CONTRACTOR TO VERIFY DISCREPANCIES WITH ENGINEER PRIOR TO CONSTRUCTION. VERIFY ALL DRAINAGE AND GRAVITY-FLOW OUTFALL ELEVATIONS PRIOR TO CONSTRUCTION.
2. SUBSURFACE PIPE SHALL HAVE A MINIMUM OF 36" COVER IN TRAFFIC LOADED AREAS AND WITHIN PARKING/PAVED AREAS SUBJECT TO HEAVY LOADING. MINIMUM OF 24" PIPE COVER IS REQUIRED IN LANDSCAPED, PEDESTRIAN, NON-VEHICULAR TRAFFIC AREAS.
3. INSPECTION PORT SHALL BE 8" MIN. PVC RISER PIPE WITH GRATED INLET COVER OR SOLID SCREW TYPE CAP INSTALLED TO FINISH GRADE, USE CONCRETE COLLAR WITHIN PAVED AREAS. SOLID COVER/CAP/LID TO HAVE PERMANENT IDENTIFICATION MARKING FOR MAINTENANCE, I.E. "SD", "DRAIN", "STM"

SUBSURFACE DETENTION DETAIL

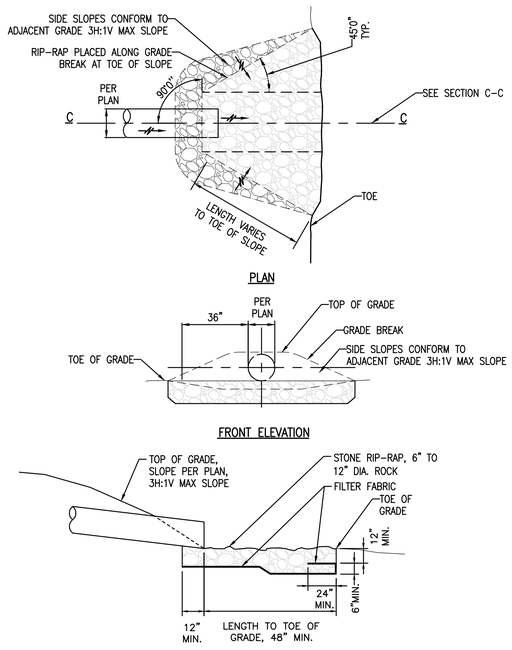
6



NOTES:
1. ZURN Z886-HD 6-3/4 INCH WIDE REVEAL TRENCH DRAIN SYSTEM WITH HEAVY-DUTY, FRAME ASSEMBLY OR APPROVED EQUIVALENT.
2. FRAME AND GRATE MATERIAL OPTIONS SHALL BE AS DIRECTED BY THE LANDSCAPE ARCHITECT.

TRENCH DRAIN DETAIL

7



NOTES:
1. RIP-RAP SHALL CONSIST OF 6" DIA. TO 12" DIA. STONE PLACED AS SHOWN. APRON DEPTH SHALL EQUAL (AT A MINIMUM) THE OUTFALL PIPE DIAMETER. RIP-RAP SHALL BE A MINIMUM OF 12" DEPTH IN ALL AREAS PER STATE OF HAWAII DOT STORM WATER MANUAL.

EROSION CONTROL RIP RAP DETAIL

8

MAUI ARCHITECTURAL GROUP INC.
www.mauiarch.com
2331 W. MAIN STREET
WAILUKU, MAUI, HAWAII 96793
TELEPHONE (808) 244-9011
FAX (808) 242-1776
email:mag@mauiarch.com

STAMP:

RECO V PRIANTO
LICENSED PROFESSIONAL ENGINEER
No.14969-C
HAWAII U.S.A.

Exp. Date: 4-30-26

Signature

WISE RESIDENCE PROJECT

LANIKEHA PHASE II - LOT 41
LAHAINA, HAWAII 96761
TMK: (2) 4-4-019:113

No.	Revision

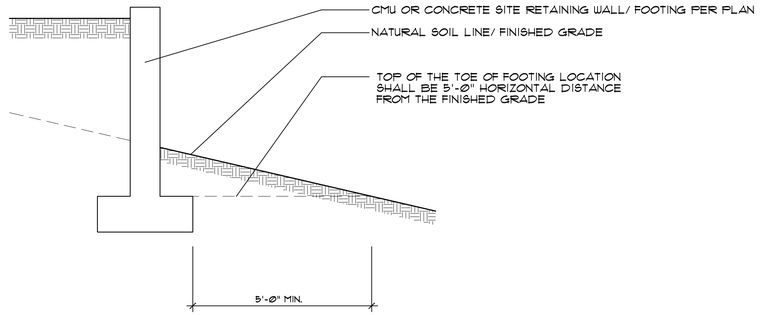
CIVIL CONSTRUCTION DETAILS

Date: 8/06/2024

Phase: Permit

Sheet Number: C3.0

Sheet: Of:



FOOTING DEPTH DETERMINATION SECTION

SCALE: ½" = 1'-0"

RETAINING WALL LOCATION SITE PLAN

SCALE: 1" = 10'

MAUI ARCHITECTURAL GROUP INC.
www.mauiarch.com
2331 W. MAIN STREET
WAILUKU, MAUI, HAWAII 96793
TELEPHONE (808) 244-9011
FAX (808) 242-1776
email:dennis@mauiarch.com

RICHARD CHESBRO, P.E.
CONSULTING ENGINEER
236 PUBLIC SQUARE, SUITE 101
FRANKLIN, TENNESSEE 37064
TELEPHONE (808) 871-6356
email: rches@prodigy.net

STAMP:

RICHARD M. CHESBRO
LICENSED PROFESSIONAL ENGINEER
No. 5286-S
HAWAII U.S.A.
EXP. 04-30-2026
9·17·24

THIS WORK WAS PREPARED BY ME OR UNDER MY SUPERVISION AND CONSTRUCTION OF THIS PROJECT WILL BE UNDER MY OBSERVATION.
Observation of construction as defined in Hawaii Administrative Rules, Title 16, Chapter 115, Section 16-115-2

WISE RESIDENCE

Ka'anapali Golf Estates, Lanikeha Ph. II - Lot 41
Lahaina, Maui, Hawaii 96761
TMK(2) 4-4-019 : 113

No.	Revision

Date: 09-17-24

Project Number: (RC) 2415

Sheet Number:

CS1.1

GENERAL STRUCTURAL NOTES

A. GENERAL NOTES

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE MINIMUM REQUIREMENTS OF THE 2012 EDITION OF THE INTERNATIONAL BUILDING CODE (IBC) AND LOCAL BUILDING CODES AND ORDINANCES OR AS SPECIFICALLY NOTED ON THESE PLANS AND CALCULATIONS, THE MOST STRINGENT OF WHICH SHALL GOVERN. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO BE FAMILIAR WITH AND COMPLY WITH THE THE REQUIREMENTS AS STATED IN THE IBC AND LOCAL BUILDING CODES AND ORDINANCES.

2. IF ANY CHANGES AND/OR SUBSTITUTIONS ARE MADE FROM THESE PLANS OR CALCULATIONS, THE ENGINEER SHALL BE NOTIFIED PRIOR TO THE IMPLEMENTATION OF SUCH CHANGES AND/OR SUBSTITUTIONS IN THE FIELD AND THE CLIENT SHALL OBTAIN THE NECESSARY CERTIFIED PLANS AND CALCULATIONS REQUIRED FOR AGENCY APPROVAL. IF SUCH CHANGES AND/OR SUBSTITUTIONS ARE MADE WITHOUT THE WRITTEN APPROVAL OF THE ENGINEER, THEN THE ENGINEER WILL ASSUME NO RESPONSIBILITY FOR THE ENTIRE STRUCTURE OR ANY PORTIONS THEREOF, AND SHALL BE HELD HARMLESS FROM ANY RESULTING CLAIMS.

3. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS ON THE PLANS PRIOR TO COMMENCING WORK AND THE ENGINEER SHALL BE NOTIFIED OF ANY DISCREPANCIES FOUND.

4. THESE PLANS AND STRUCTURAL CALCULATIONS ARE BASED ON A COMPLETED STRUCTURE AS PER PLANS. THE ENGINEER IS NOT RESPONSIBLE FOR, AND HELD HARMLESS FROM, ANY DAMAGE RESULTING TO AN INCOMPLETE STRUCTURE SUBJECT TO THE DESIGN LOADS UNLESS FIRST CONSULTED FOR AN INTERIM DESIGN.

5. THIS STRUCTURAL DESIGN IS BASED ON LOADING CONDITIONS AS DETERMINED BY THE LOCAL BUILDING OFFICIAL, CODES AND THE CBC. THE ENGINEER IS NOT RESPONSIBLE FOR DAMAGE RESULTING TO A STRUCTURE DUE TO LOADING CONDITIONS EXCEEDING THOSE FOR WHICH THE STRUCTURE HAS BEEN DESIGNED, OR DUE TO "ACTS OF GOD" (E.G., FIRE, FLOOD, WAR, ETC.)

6. GRADES SHOWN ON PLOT MAPS AND ELEVATION DRAWINGS ARE THE RESPONSIBILITY OF THE CLIENT, UNLESS A FIELD INSPECTION AND/OR SURVEY IS SPECIFICALLY REQUESTED AND PERFORMED BY A LICENSED SURVEYOR. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR DAMAGE TO, OR ADDITIONAL CONSTRUCTION COSTS OF ANY STRUCTURE WHICH THE CLIENT, DESIGNER, ARCHITECT, SURVEYOR OR ANY OTHER PARTY HAS MISREPRESENTED THE RELATIVE POSITION OF THE STRUCTURE TO THE NATURAL FINISHED GRADES OF THE BUILDING SITE.

7. THE CONTRACTOR IS RESPONSIBLE FOR ALL TEMPORARY BRACING AND SHORING. CONSTRUCTION AND JOB SAFETY PROCEDURES ARE THE RESPONSIBILITY OF THE CONTRACTOR.

8. STRUCTURAL ENGINEERING AND PLANS FOR REMODELS AND ADDITIONS, OR PARTIAL ENGINEERING FOR A STRUCTURE, SHALL ONLY PERTAIN TO THOSE SPECIFIC AREAS ADDRESSED IN THE DESIGN CALCULATIONS AND THE PLANS. THE ENGINEER SHALL NOT BE RESPONSIBLE FOR PORTIONS OF THE STRUCTURE NOT SPECIFICALLY INCLUDED IN THE SCOPE OF WORK OF THE ADDITION/REMODEL AS PROPOSED BY THE DRAWINGS.

9. IN CASE OF CONFLICT BETWEEN THE PLANS , SPECIFICATIONS, DETAILS OR NOTES, THE MOST RIGID REQUIREMENTS SHALL GOVERN UNTIL SUCH A TIME WHEN A CLARIFICATION IS ISSUED BY THE ENGINEER IN WRITING.

10. THE ENGINEER IS NOT RESPONSIBLE FOR THE ADAPTION OF THESE CALCULATIONS OR DRAWINGS TO ANY SITE OTHER THAN THE SPECIFIC LOCATION INDICATED ON THE COVER SHEET OF THE CALCULATIONS AND THE PLANS.

11. THE STRUCTURAL DOCUMENTS ARE ONLY ONE PART OF THE TOTAL SET OF CONSTRUCTION DOCUMENTS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO INCORPORATE ALL SPECIFICATIONS INCLUDED IN THE CONSTRUCTION SET FOR EVERY FACET OF THE CONSTRUCTION. IN THE LIKELY EVENT THERE ARE CONFLICTS BETWEEN THE ARCHITECTURAL AND STRUCTURAL DRAWINGS, THE CONTRACTOR SHALL CONTACT BOTH ARCHITECT AND ENGINEER TO DETERMINE THE PROPER SPECIFICATION.

B. REINFORCING STEEL

1. ALL REINFORCING STEEL SHALL BE BILLET STEEL CONFORMING TO STANDARDS OF ASTM A615, GRADE 60 UNLESS NOTED OTHERWISE.
2. ALL WELDED WIRE FABRIC SHALL CONFORM TO STANDARDS OF ASTM A185.
3. ALL REINFORCING DETAILS SHALL CONFORM TO "MANUAL OF STANDARD PRACTICE FOR DETAILING REINFORCED CONCRETE STRUCTURES" (ACI 315) UNLESS DETAILED OTHERWISE ON THE STRUCTURAL DRAWINGS.
4. THE CONTRACTOR SHALL SUBMIT DETAILED SHOP DRAWINGS OF REINFORCING BARS SHOWING NUMBER, SIZE AND LOCATION (INCLUDING BAR LISTS AND BEND DIAGRAMS).
5. ALL REINFORCEMENT LAPS & SPLICES SHALL MEET OR EXCEED THE LENGTHS SPECIFIED IN ACI 315 AND ACI 318-14 FOR CONCRETE STRENGTH AND REINFORCEMENT GRADE. AT A MINIMUM, REINFORCEMENT LAPS SHALL BE AS FOLLOWS:

BAR SIZE (GRADE)	HORIZONTAL (WALLS/ FTGS)	VERTICAL (WALLS/ COLS/ FTGS)	HOOKS (ALL LOCATIONS)
#4 BARS (GR. 40)	40 d (20" MIN)	40 d (20" MIN)	12 d (12" MIN)
#4 BARS (GR. 60)	40 d (20" MIN)	55 d (30" MIN)	12 d (12" MIN)
#5 BARS (GR. 60)	40 d (25" MIN)	55 d (36" MIN)	12 d (12" MIN)
#6 BARS (GR. 60)	40 d (30" MIN)	55 d (42" MIN)	12 d (12" MIN)

C. CONCRETE, GUNITE AND MASONRY

1. PROVIDE CONCRETE TO OBTAIN THE FOLLOWING MINIMUM COMPRESSIVE STRENGTH AT 28 DAYS:

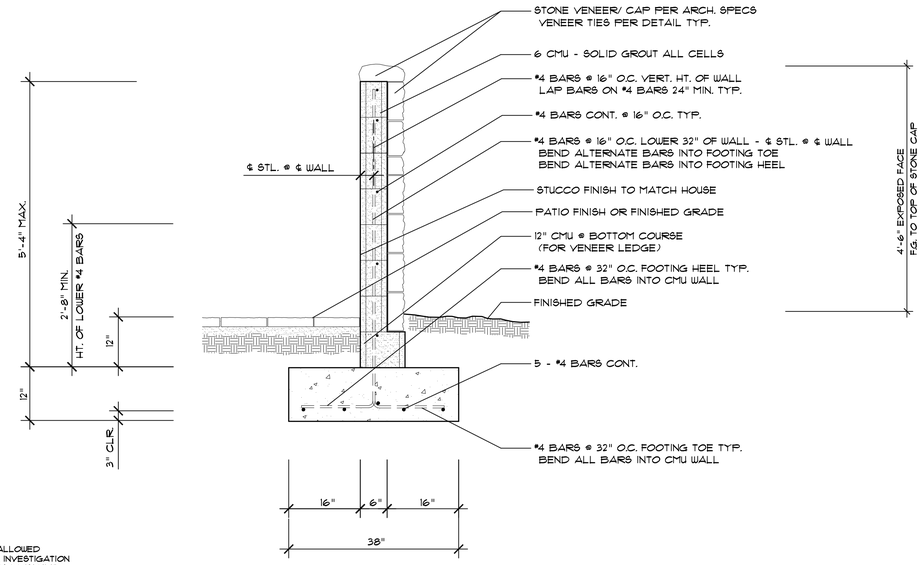
1. FOOTINGS	3,000 PSI
2. SLABS ON GRADE OR FILL	3,000 PSI
3. WALLS (GUNITE OR POURED-IN-PLACE)	3,000 PSI
3. GROUT (FILLED CELLS)	2,500 PSI *

* PEA GRAVEL MIX AT 8" TO 11" SLUMP

2. CONCRETE MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH ACI-318-14 BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE AND ACI-301-10 SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS. MASONRY MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH TMS 402-13 AND ACI 530-13 THE DESIGN, CONSTRUCTION AND SPECIFICATIONS CONCERNING REGARDING ALL MASONRY AND STONE VENEER.
3. THE MINIMUM CONCRETE COVER SHALL BE IN ACCORDANCE WITH ACI-318-14, SECTION 7.7.
4. BAR SUPPORTS IN CONTACT WITH EXPOSED SURFACES SHALL BE PLASTIC TIPPED. ALL ACCESSORIES SHALL BE GALVANIZED.
5. PROVIDE SPACERS, CHAIRS, BOLSTERS, ETC. AS REQUIRED AND NECESSARY TO ASSEMBLE, PLACE AND SUPPORT ALL REINFORCING IN PLACE. USE WIRE BAR TYPE SUPPORTS COMPLYING WITH CRSI RECOMMENDATIONS.
6. ALL CONCRETE SHALL CONTAIN AN APPROVED WATER REDUCING PLASTICIZING ADMIXTURE. ALL CONCRETE PERMANENTLY EXPOSED TO THE WEATHER SHALL CONTAIN AN APPROVED AIR-ENTRAINING ADMIXTURE. NO CALCIUM CHLORIDE SHALL BE USED IN ANY CONCRETE. NO WATER SHALL BE ADDED AT THE JOBSITE.
7. THE CONTRACTOR IS RESPONSIBLE FOR THE PROPER DESIGN AND CONSTRUCTION OF ALL FORMWORK, SHORING AND RESHORING. PROVIDE COMMERCIAL FORM COATING COMPOUNDS THAT WILL NOT BOND, STAIN OR ADVERSELY AFFECT CONCRETE SURFACES.
8. ALL CONCRETE SHALL BE CONSOLIDATED IN PLACE USING INTERNAL VIBRATOR. DO NOT USE VIBRATORS TO TRANSPORT CONCRETE WITHIN FORMS.
9. NO SLUMP OVER 5" SHALL BE PERMITTED FOR STRUCTURAL CONCRETE.

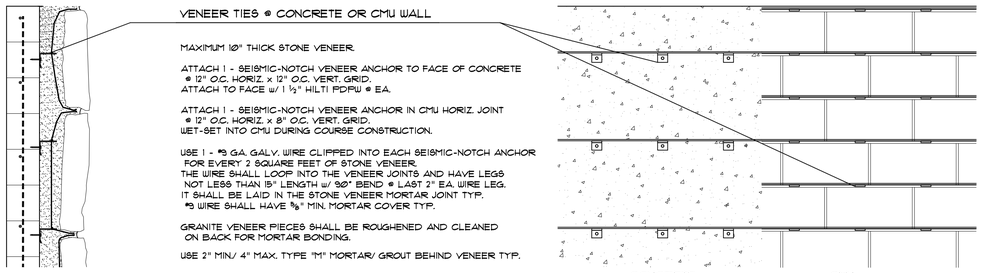
D. FOUNDATIONS

1. ALL FOOTINGS SHALL BEAR ON FIRM, UNDISTURBED, NON-ORGANIC SOIL OR ON FILL COMPACTED TO 95% OF MAXIMUM DENSITY BASED ON ASTM D-1557. ALL FILL COMPACTION SHALL BE DONE UNDER THE DIRECT GUIDANCE OF A LICENSED GEOTECHNICAL ENGINEER.
2. ALL FOOTINGS OUTSIDE OR AT THE PERIMETER OF THE STRUCTURE, OR IN OTHER UNHEATED AREAS, SHALL BE SET TO A DEPTH OF AT LEAST 12" BELOW FINISHED GRADE UNLESS SPECIFICALLY NOTED OTHERWISE ON THE PLANS.
3. AN ALLOWABLE SOIL BEARING PRESSURE OF 1,000 psf HAS BEEN USED IN THE STRUCTURAL CALCULATIONS PER THE VALUE ALLOWED IN CHAPTER 18 OF THE 2018 I.B.C. FOR SOIL OF THIS TYPE. THOUGH THE ENGINEER RECOMMENDS THAT THERE IS A GEOTECHNICAL INVESTIGATION PERFORMED FOR THIS SITE, IF ANY QUESTIONABLE SOIL CONDITIONS ARE DISCOVERED IN THE FIELD, IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT A LICENSED GEOTECHNICAL ENGINEER TO INVESTIGATE THE SOILS CONDITIONS AND INSTRUCT THE ENGINEER AND CONTRACTOR AS TO HOW TO PROCEED. THE GEOTECHNICAL ENGINEER SHALL PREPARE A WRITTEN STATEMENT OF FINDINGS AND RECOMMENDATIONS TO THE PROJECT ENGINEER FOR STRUCTURAL RE-ANALYSIS OF THE STRUCTURE. THE SOILS INVESTIGATION REPORT AND ALL RECOMMENDATIONS AND SPECIFICATIONS THEREIN ARE TO BE CONSIDERED A PART OF THESE WORKING DRAWINGS.
4. WATERPROOFING OF FOUNDATIONS, RETAINING WALLS AND SLABS IS THE RESPONSIBILITY OF THE OWNER, CONTRACTOR OR ARCHITECT. THE ENGINEER SHALL BE HELD HARMLESS FOR ANY CLAIMS RESULTING IN DAMAGE DUE TO WATER CONDITIONS WHICH OCCUR DUE TO THE CONSTRUCTION OF A FOUNDATION. ALL RETAINING WALLS SHALL BE BACKFILLED WITH AN APPROVED GRAVEL, ROCK OR DRAINBOARD AND DRAINAGE SYSTEM TO ENSURE NO HYDROSTATIC PRESSURES BE APPLIED TO THE WALL.



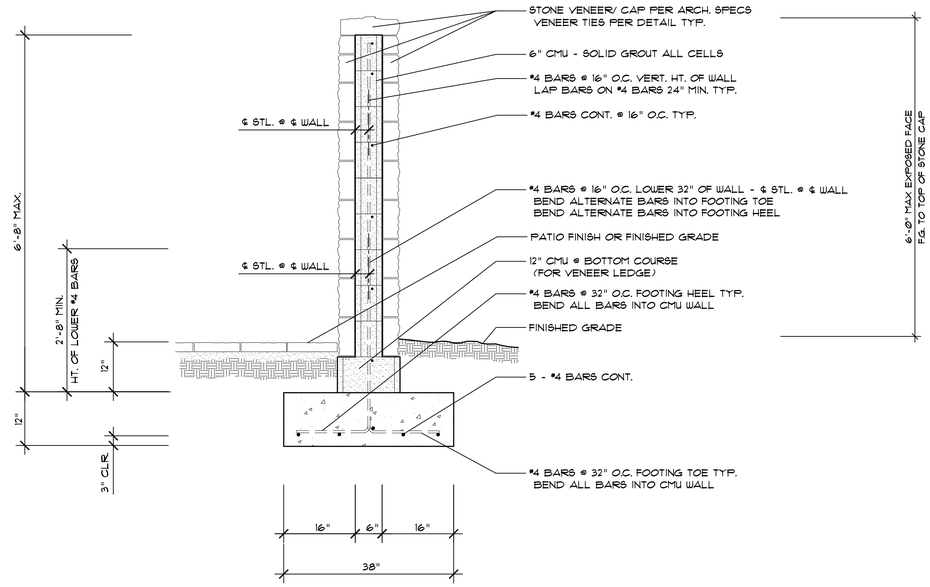
1 / CS2.1 TYPICAL 4'-6" HT. PRIVACY WALL

SCALE: 3/4" = 1'-0"



TYPICAL STONE VENEER ATTACHMENT

SCALE: 1" = 1'-0"



2 / CS2.1 TYPICAL 6'-0" HT. PRIVACY WALL

SCALE: 3/4" = 1'-0"

MAUI ARCHITECTURAL GROUP INC.
www.mauiarch.com
2331 W. MAIN STREET
WAILUKU, MAUI, HAWAII 96793
TELEPHONE (808) 244-9011
FAX (808) 242-1776
email:dennis@mauiarch.com

RICHARD CHESBRO, P.E.
CONSULTING ENGINEER
236 PUBLIC SQUARE, SUITE 101
FRANKLIN, TENNESSEE 37064
TELEPHONE (808) 871-6356
email: rches@prodigy.net

STAMP:

RICHARD M. CHESBRO
LICENSED PROFESSIONAL ENGINEER
No. 5286-S
HAWAII U.S.A.
EXP. 04-30-2026
9.17.24

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Observation of construction as defined in Hawaii Administrative Rules, Title 16, Chapter 115, Section 16-115-2

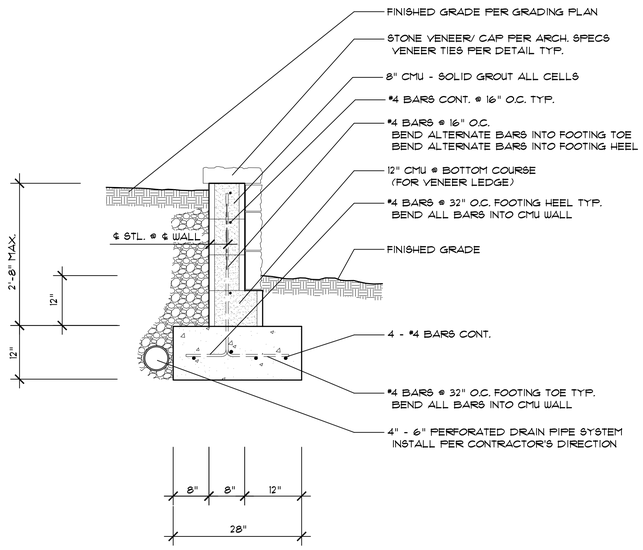
WISE RESIDENCE
Ka'anapali Golf Estates, Lanikeha Ph. II - Lot 41
Lahaina, Maui, Hawaii 96761
TMK(2) 4-4-019 : 113

No.	Revision

Date: 09-17-24

Project Number: (RC) 2415

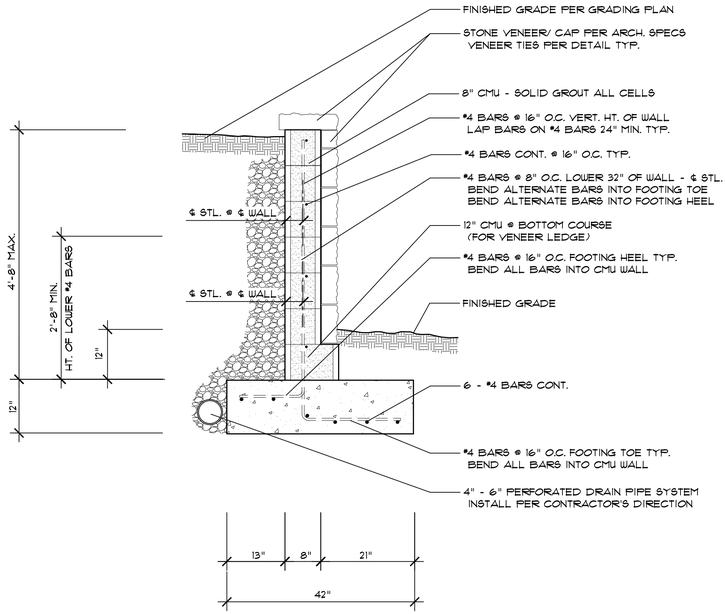
Sheet Number: CS2.1



1 CS2.2 TYPICAL 2-8" HT. RETAINING WALL @ LANDSCAPING

SCALE: ¾" = 1'-0"

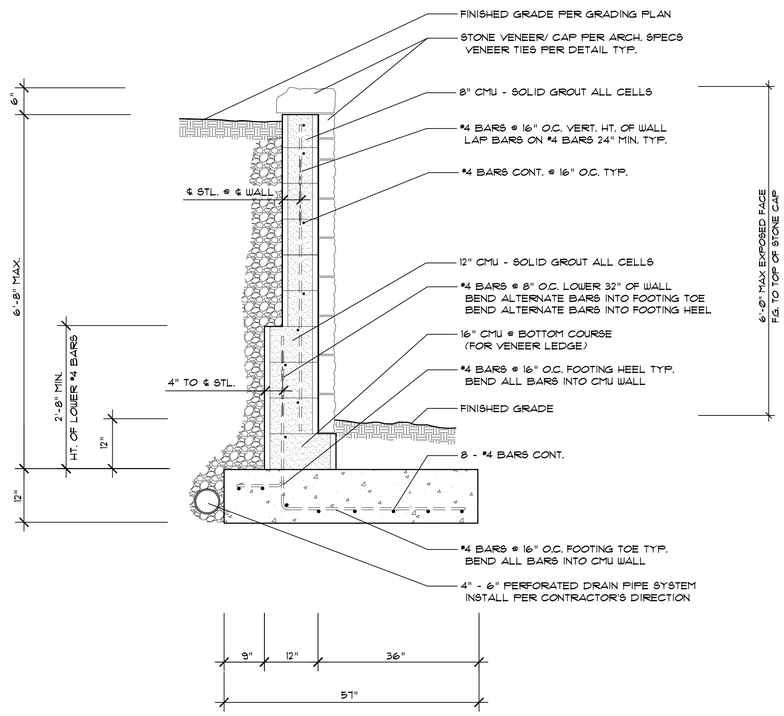
1'-8" FINISHED-GRADE TO FINISHED-GRADE



2 CS2.2 TYPICAL 4'-8" HT. RETAINING WALL @ LANDSCAPING

SCALE: ¾" = 1'-0"

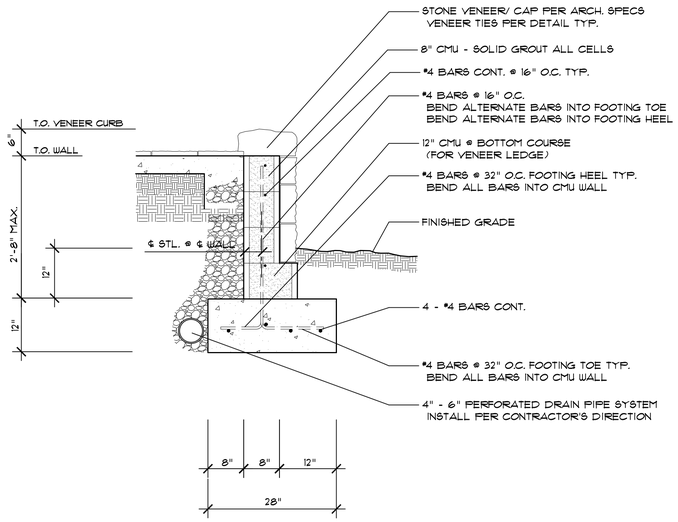
3'-8" FINISHED-GRADE TO FINISHED-GRADE



3 CS2.2 TYPICAL 6'-8" HT. RETAINING WALL @ LANDSCAPING

SCALE: ¾" = 1'-0"

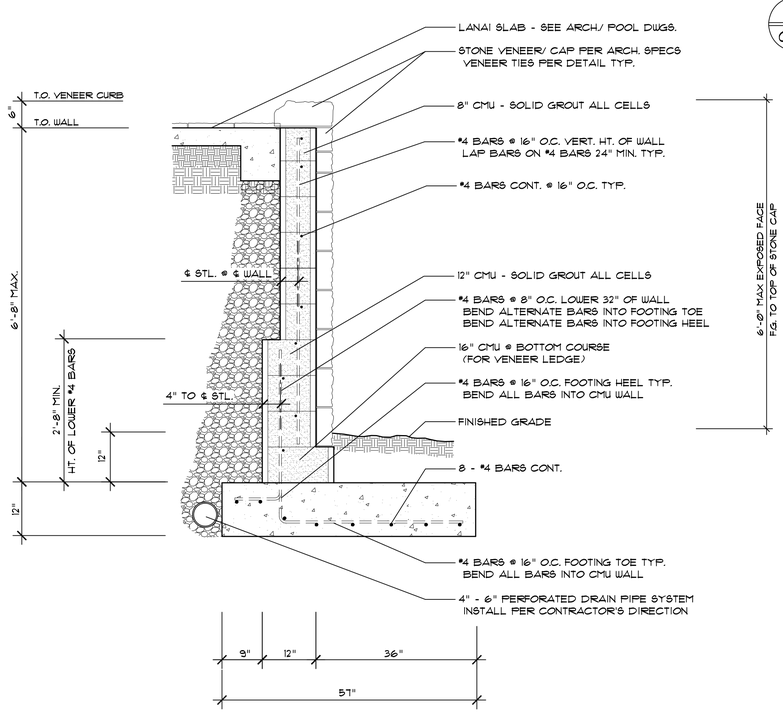
5'-8" FINISHED-GRADE TO FINISHED-GRADE



4 CS2.2 TYPICAL 2-8" HT. RETAINING WALL @ LANAI SLAB

SCALE: ¾" = 1'-0"

1'-8" FINISHED-GRADE TO FINISHED-GRADE



5 CS2.2 TYPICAL 6'-8" HT. RETAINING WALL @ LANAI SLAB

SCALE: ¾" = 1'-0"

5'-8" FINISHED-GRADE TO FINISHED-GRADE

MAUI ARCHITECTURAL GROUP INC.
www.mauiarch.com
2331 W. MAIN STREET
WAILUKU, MAUI, HAWAII 96793
TELEPHONE (808) 244-9011
FAX (808) 242-1776
email:dennis@mauiarch.com

RICHARD CHESBRO, P.E.
CONSULTING ENGINEER
236 PUBLIC SQUARE, SUITE 101
FRANKLIN, TENNESSEE 37064
TELEPHONE (808) 871-6356
email: rches@prodigy.net

STAMP:

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No. 5286-S
HAWAII U.S.A.
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WISE RESIDENCE

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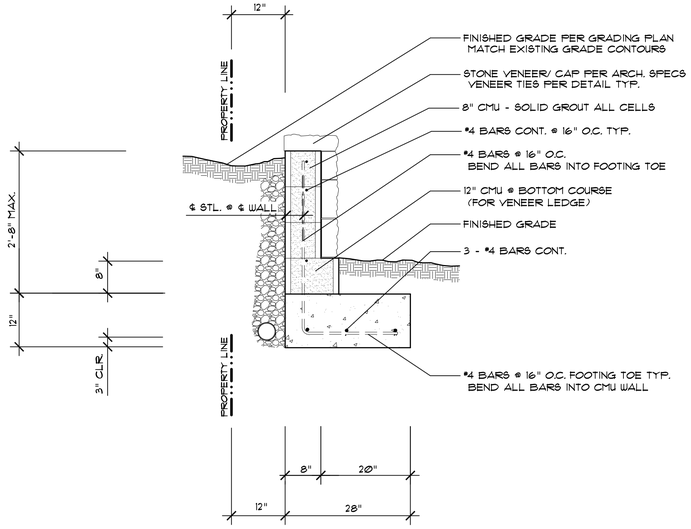
TMK(2) 4-4-019 : 113

No.	Revision

Date: 09-17-24

Project Number: (RC) 2415

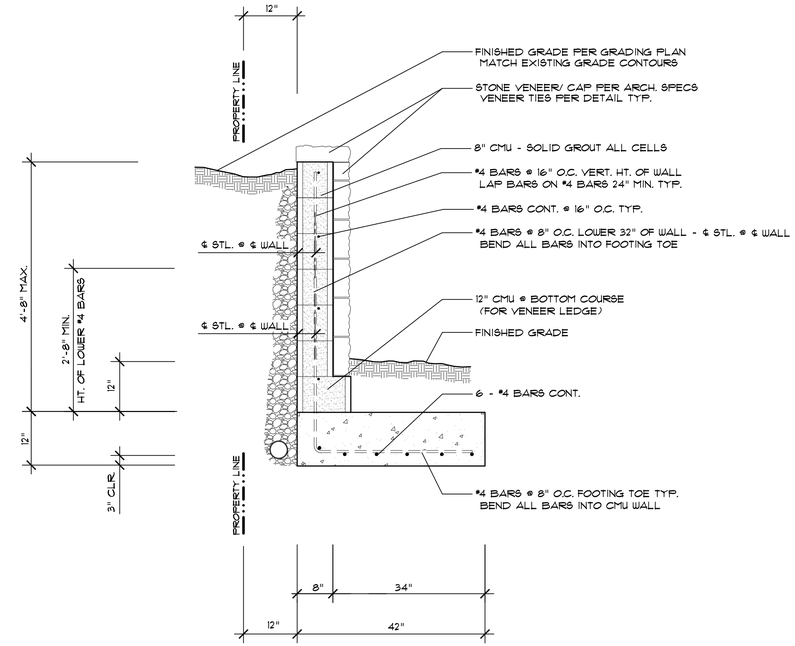
Sheet Number: CS2.2



1 / CS2.3 — 2'-8" HT.-CUT RETAINING WALL @ P.L.

SCALE: ¾" = 1'-0"

1'-8" FINISHED-GRADE TO FINISHED-GRADE



2 / CS2.3 — 4'-8" HT.-CUT RETAINING WALL @ P.L.

SCALE: ¾" = 1'-0"

3'-8" FINISHED-GRADE TO FINISHED-GRADE

3 / CS2.3 — 6'-8" HT.-CUT RETAINING WALL @ P.L.

SCALE: ¾" = 1'-0"

5'-8" FINISHED-GRADE TO FINISHED-GRADE

MAUI ARCHITECTURAL GROUP INC.
www.mauiarch.com
2331 W. MAIN STREET
WAILUKU, MAUI, HAWAII 96793
TELEPHONE (808) 244-9011
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No.	Revision

Date: 09-17-24

Project Number: (RC) 2415

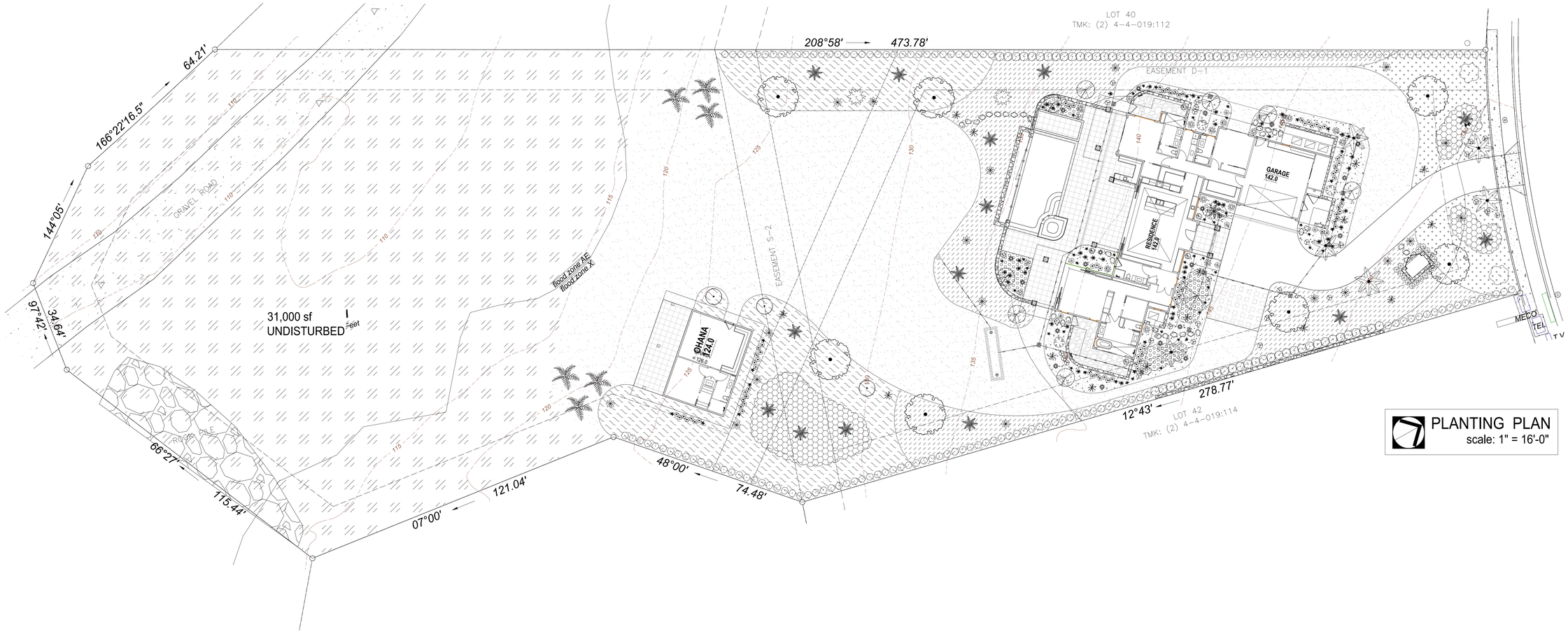
Sheet Number: CS2.3

K. TANAKA
LANDSCAPE
ARCHITECT

468 Polulani Dr.
Wailuku, HI
96793

(808) 243-9494

ktanaka001@hawaii.rr.com



PLANTING PLAN
scale: 1" = 16'-0"

KGE - REQUIRED TREE SPECIFICATIONS			
Common Name	Size	Quantity	Required
SHADE / CANOPY TREES			7
ORCHID TREE	FIELD STOCK	7	
SHADE / CANOPY TREES & MAJOR PALMS			9
FOXTAIL PALM	8' MIN TRUNK HT.	6	
SINGAPORE PLUMERIA	25 gal.	6	
COCONUT PALM	8' MIN TRUNK HT.	6	
PALMS / SMALL FLOWERING TREES			29
DWARF PLUMERIA	15 GALLON	6	
PIGMY DATE	15 GALLON	12	
LADY PALM	15 GALLON	8	
BRONZE EUPHORBIA	15 GALLON	2	
JATROPHA	15 GALLON	2	
TOTAL LANDSCAPE AREA (SQ. FT.)		23,480	
TOTAL LOT AREA (SQ. FT.)		76,765	

NOTES:
1 - ALL AREAS CALLED OUT AS RIVER ROCK TO BE INSTALLED AS BASE MATERIALS FOR GROUNDCOVERS & SHRUBS.
2 - ALL LANDSCAPE MATERIAL TO BE WATERED USING AN AUTOMATIC IRRIGATION SYSTEM.
3 - 4" TOPSOIL TO BE INSTALLED IN ALL LAWN AREAS TOPSOIL TO BE "CINDER SOIL"
-┤ TOPSOIL -├ CINDER -┤ ORGANIC COMPOST
4 - AMEND ALL OTHER GROUNDCOVER AREAS WITH ORGANIC COMPOST
5 - ALL HEADERS TO BE 1X6 PLASTIC LUMBER HEADERS.

PLANTING LEGEND

TREES
- ORCHID TREE
- SINGAPORE PLUMERIA
- DWARF PLUMERIA
- CITRUS
- PAPAYA

PALMS / FRUITS
- JOANNIS PALM
- COCONUT PALM
- RHAPIS PALM
- PIGMY DATE PALM
- MACARTHUR PALM

SHRUBS
- HEAVENLY BAMBOO
- RED GINGER
- RED & GREEN TI
- CROTON
- GARDENIA
- Q.E. LILY
- HAWAIIAN TREE FERN
- TARO...small varieties
- FERNS...various species
- PHILODENDRON
- BIRD OF PARADISE
- PINK OLEANDER
- HIBISCUS - Yellow, Red
- GOLDEN DURANTA

GROUNDCOVERS
- GOLDEN GLORY
- POHINAHINA
- HEARTS & FLOWERS
- DWARF LAUAE FERN
- RHOEO
- BLACK LAVA CINDER
- ILIMA PAPA

'DRIFTS'...
- PLUMBAGO
- FIRECRACKER

BACKYARD SLOPE AREA
- UNDISTURBED

MAUI
ARCHITECTURAL
GROUP
INC.
www.mauiarch.com

2331 W. Main Street
Wailuku, Maui, Hawaii
TELEPHONE (808) 244-9011
FAX (808) 242-1776
email: mag@mauiarch.com

STAMP:

KEVIN T. TANAKA
LICENSED PROFESSIONAL LANDSCAPE ARCHITECT
No. 10170
HAWAII, U.S.A.

Exp. Date: 4-30-26

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Signature

Wise Residence
Lanikeha Phase II - Lot 41
Lahaina, Hawaii 96761
TMK: (2) 4-4-019 : 113

No.	Revision

Planting Plan

Date: 8/9/2024

Phase: Final Review

Sheet Number: L-1

Sheet: 1 Of: 1

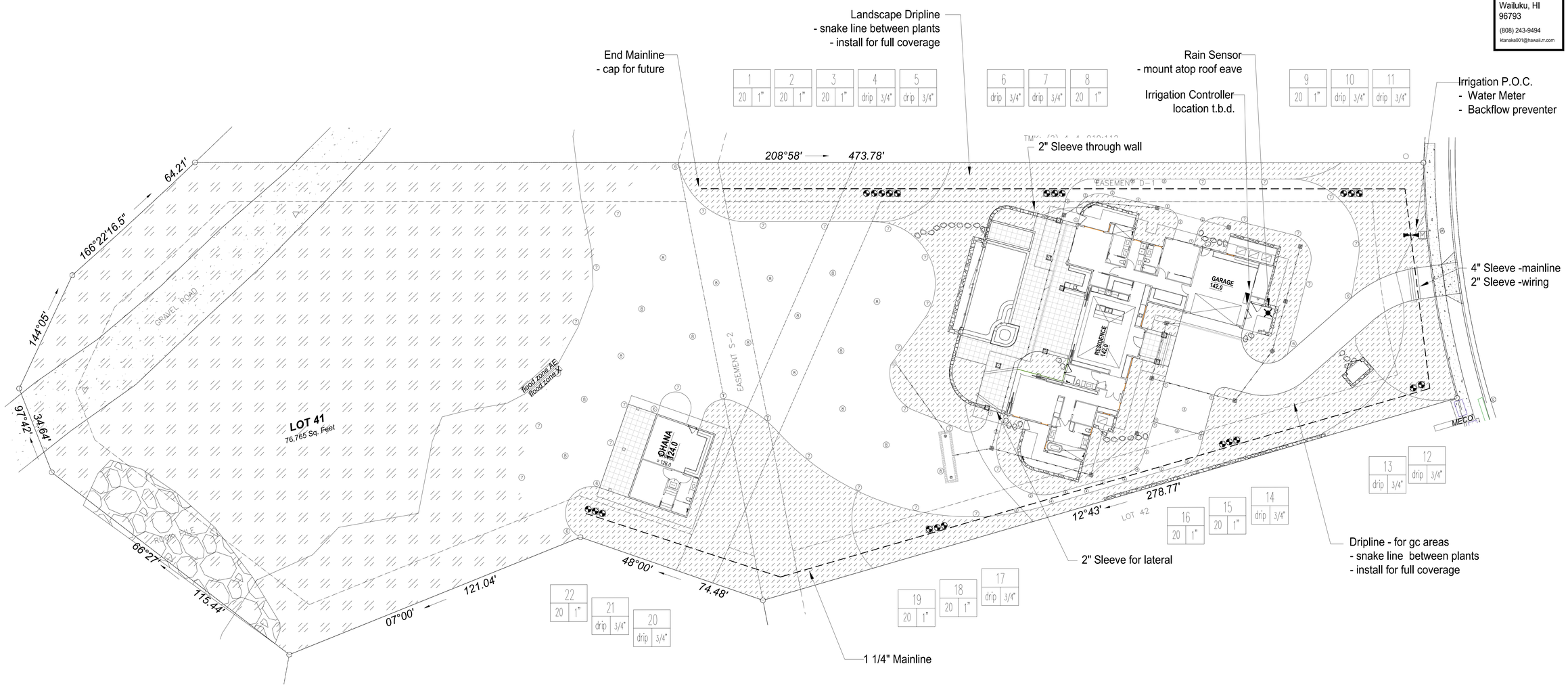
FOR KGE FINAL REVIEW – NOT FOR CONSTRUCTION

24-013 LAND

K. TANAKA
LANDSCAPE
ARCHITECT

468 Polulani Dr.
Wailuku, HI
96793

(808) 243-9494
ktanaka001@hawaii.rr.com



IRRIGATION PLAN
scale: 1" = 16'-0"

NOTES:

- SLEEVE TO DRIVEWAY AND ENTRY WALK FOR IRRIGATION LINES
- IRRIGATION LINES ARE DIAGRAMMATIC, INSTALL WITHIN LANDSCAPED AREAS
- BURY DRIPLINES THROUGH CINDER/GRAVEL AREAS
- IRRIGATION P.O.C. TIE IN AFTER WATER METER
- INSTALL BACKFLOW PREVENTER
- HIDE WITH PLANTINGS
- ALL BUILDING PLANTINGS TO BE WATERED BY DRIPLINES
- SNAKE LINES BETWEEN PLANTINGS FOR FULL COVERAGE
- ADD 'MICRO-SPRAYS' AS NECESSARY FOR COVERAGE
- ALL LAWN AREAS TO BE WATERED BY POP UP SPRINKLERS & ROTORS
- INSTALL GATE VALVES AT ALL "T"s IN MAINLINE

IRRIGATION LEGEND:

IRRIG.EQUIPMENT

- PVC SLEEVE
- 1 1/4" sch. 40 PVC MAINLINE
- RAINBIRD DRIP VALVE
- BACKFLOW PREVENTER
- GATE VALVE - line size
- RAINBIRD 24 STA. CONTROLLER - mount in garage
- RAINBIRD - 'Rain-Check' sensor - mount to of garage

DRIP IRRIGATION

- Rainbird Dripline Tubing
  - Snake line thru plant material
  - install as for full coverage
  - Bury all lines under cinder

IRRIG. HEADS

- ① ② ③ Rain Bird - 1800 Spray,12' radius
- ④ ⑤ Rain Bird - 1800 Spray, 4'x14'
- ⑥ ⑦ ⑧ Rain Bird - 3500 - 4" Pop-Up Rotors

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INC.
www.mauiarch.com

2331 W. Main Street
Wailuku, Maui, Hawaii
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email: mag@mauiarch.com

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LICENSED PROFESSIONAL LANDSCAPE ARCHITECT
No. 10170
HAWAII, U.S.A.
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Wise Residence
Lanikeha Phase II - Lot 41
Lahaina, Hawaii 96761
TMK: (2) 4-4-019 : 113

No.	Revision

Irrigation Plan

Date: 8/9/2024

Phase: Final Review

Sheet Number: L-2

Sheet: 2 Of: 4

FOR KGE FINAL REVIEW – NOT FOR CONSTRUCTION

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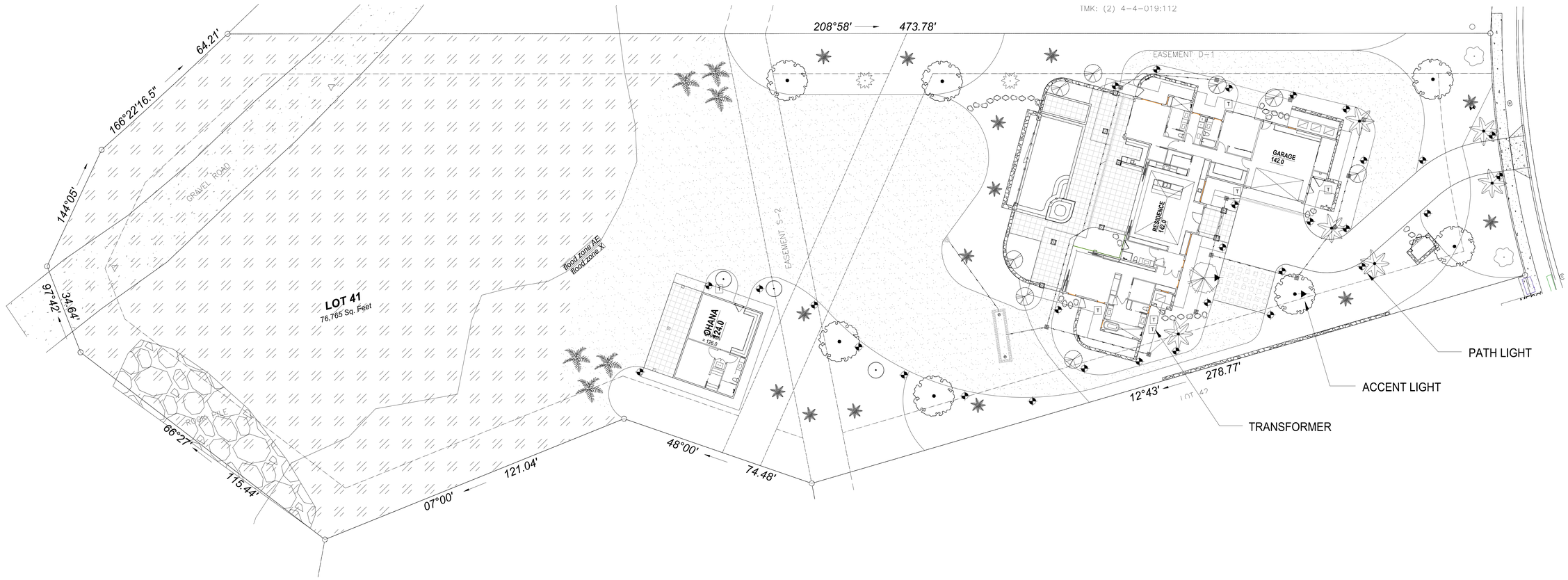
K. TANAKA
LANDSCAPE
ARCHITECT

468 Polulani Dr.
Wailuku, HI
96793

(808) 243-9494
ktanaka001@hawaii.rr.com



CONCEPTUAL LANDSCAPE LIGHTING PLAN
scale: 1" = 16'-0"

* LED Replacement - 'or equal'

MANUFACTURER PRODUCTS:

Pathlight
- 12 volt FX - RSL G-20, 20-Watt Bulbs

Accent
- 12 volt FX - RSL F-450, 50-Watt Bulbs

Transformer 12-volt, with timer
- to be coordinated with ELECTRICAL CONTRACTOR

Install regulators at each fixture to maximize 12V efficiency.

LIGHTING LEGEND

LED - 'or equal'

- ACCENT 12-V.
- PATHLIGHT 12-V.
- T — TRANSFORMER
- PVC SLEEVING

NOTES:

ALL LIGHTING FIXTURES SHALL BE SHEILDED
- light source shall not be visible from public r.o.w. and other line of sight lots/adjacent lots.
- lighting to be directed downward
- lighting to be indirect

ALL TRANSFORMERS SHALL BE HIDDEN WITH PLANTINGS

ALL WIRING TO BE DIRECT BURY

WIRE RUNS ARE DIAGRAMMATIC
- RUN LINES IN LANDSCAPE

ALL MATERIALS SHALL BE INSTALLED AS PER MANUFACTURERS SPECS.

MAUI
ARCHITECTURAL
GROUP
INC.
www.mauiarch.com

2331 W. Main Street
Wailuku, Maui, Hawaii
TELEPHONE (808) 244-9011
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email: mag@mauiarch.com

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No. 10170
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Lahaina, Hawaii 96761
TMK: (2) 4-4-019 : 113

No.	Revision

LV Lighting Plan

Date: 8/9/2024

Phase: Final Review

Sheet Number: L-3

Sheet: 3 Of: 4

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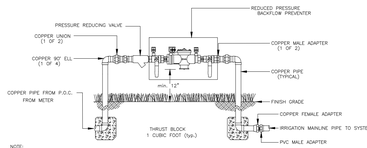
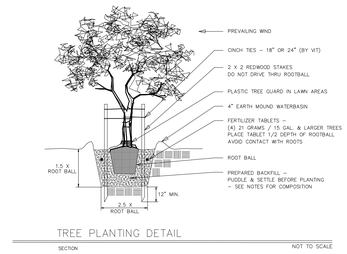


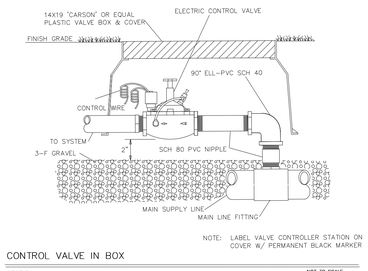
BACKFLOW PREVENTER

NOT TO SCALE



TREE PLANTING DETAIL

SECTION NOT TO SCALE



CONTROL VALVE IN BOX

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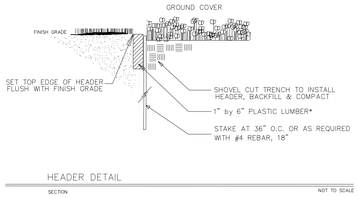
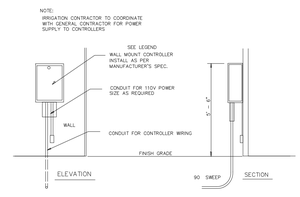


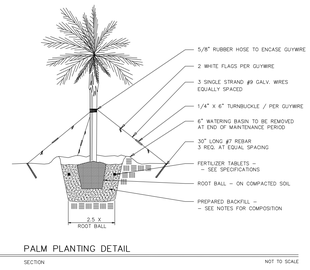
HEADER DETAIL

SECTION NOT TO SCALE



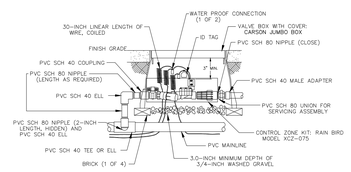
WALL MOUNT CONTROLLER

NOT TO SCALE



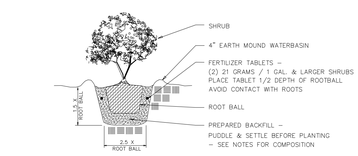
PALM PLANTING DETAIL

SECTION NOT TO SCALE



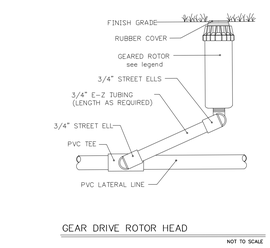
XERIGATION CONTROL ZONE KIT

NOT TO SCALE



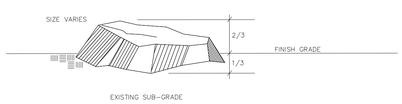
SHRUB PLANTING DETAIL

SECTION NOT TO SCALE



GEAR DRIVE ROTOR HEAD

NOT TO SCALE



BURY BOULDER 1/3 INTO GRADE

BOULDER DETAIL

SECTION NOT TO SCALE

GENERAL NOTES:

GRADING

1. Landscape Contractor shall maintain a minimum 1% drainage away from all buildings and finish grades shall be smoothed to eliminate ponding or standing water. Fine grade all planting areas prior to commencement of planting operation. The Landscape Contractor shall coordinate with all trades and maintain drainage during construction.
2. Rough grade (i.e. finish grade less 4") to be provided by others in landscape areas.
3. Place Jute Mesh over slope areas 2:1 or greater.

SOIL PREPARATION

1. Evenly spread 4" layer (after settlement) of imported Amended Cinder Topsoil Mix topsoil over all planting areas, unless otherwise specified.
2. Pre–mix AMENDED CINDER TOPSOIL MIX as follows:
   1/3 screened Topsoil: 1/3 Cinder (3/8" minus): 1/3 Organic Compost
3. Uniformly distribute 10–30–10 fertilizer at a rate of 10 lbs. per 1000 sq. ft.

PLANTING:

1. Plant quantities shown in the legend are for the Contractor's reference only. The Contractor shall verify all quantities before bidding. The Contractor is responsible for providing sufficient material to cover all areas shown on the plans.
2. Plant materials shall be in quantities and sizes specified and be spotted approximately as shown on the plans after the site is graded. The Landscape Architect shall approve these locations before plants are removed from containers and any excavation for plant pits begin.
3. Plant material is subject to change by Landscape Architect or Owner based on availability, functional and aesthetic considerations.
4. Contractor shall obtain Landscape Architect's approval prior to any substitutions for material specified on the plans.
5. Contractor shall layout lawn areas for Landscape Architect's approval prior to any installation of planting or irrigation.
6. Shrubs and trees shall have ground cover planted under them as shown by adjacent symbol. Areas not receiving ground cover shall have mulch evenly under shrubs as called for in the materials legend.
7. Ground cover shall be planted using triangular spacing.
8. Vines and espaliers shall be secured to adjacent fences, posts or walls using vine ties. Remove nursery stakes or trellis.
9. Contractor shall guarantee plant longevity as follows: Trees one year: Shrubs and Ground covers for three months. This period to begin at the end of the maintenance period and after final acceptance.
10. All planted and irrigated areas shall be subject to a ninety (90) day maintenance period. Formal maintenance period shall begin when installation is approved by Landscape Architect.
11. Root barriers as shown on plans shall be installed as per the manufacturer's specifications.
12. Contractor shall be aware of all new utility locations prior to excavation. See Civil, Mechanical and Electrical drawings.
13. Large specimen trees and palms shall be guyed as required for healthy plant establishment.
14. Refer to Landscape Specifications for additional information regarding material and installation requirements.

IRRIGATION LEGEND:

EQUIPMENT – HEADS						
SYMBOL	HEAD	PSI	GPM	RADIUS	ARC	REMARKS
1	RAINBIRD 1804 SAM–PRS–10Q	30	.4	12'	90	
2	RAINBIRD 1804 SAM–PRS–10H	30	.8	12'	180	
3	RAINBIRD 1804 SAM–PRS–10F	30	1.6	12'	360	
4	RAINBIRD 1804 SAM–PRS–15SST	30	1.21	4X14	SQ.	SIDE STRIP
5	RAINBIRD 1804 SAM–PRS–15EST	30	.61	4X14	SQ.	END STRIP
6	RAINBIRD 3504 PC–SAM	45	2.0	24'	90	
7	RAINBIRD 3504 PC–SAM	45	2.0	24'	180	
8	RAINBIRD 3504 PC–SAM	45	2.0	24'	360	
9	RAINBIRD 1804 SAM–PRS–15H	30	1.85	15'	180	
○	4" LAWN POP–UP					
△	12" LAWN POP–UP					

OTHER EQUIPMENT		
⊕	DRIP VALVE	Rainbird Control Zone Kit – XCZ–100–PRF
⋈	BACKFLOW PREVENTER	3/4"
⊕	BRASS GATE VALVE	Nibco – T113 Series
	CL. 200 PVC LATERAL LINE	size per plan
	Sch. 40 PVC MAIN LINE	size per plan – SCH. 40
	Sch. 40 PVC GREY CONDUIT	for control wiring under paving
	Sch. 40 PVC SLEEVE	for sleeves under pavement
▭	CONTROLLER	RAINBIRD ESP–24MC wall mount – see plan
M	WATER METER	
	"Techlite" dripline by Netafim –or– Rainbird Landscape dripline	at grade drip irrigation bury thru cinder areas
✕	AUTOMATIC RAIN SHUT–OFF	Rainbird Rain Check – install top of garage

IRRIGATION GENERAL NOTES:

1. 110 power to controllers to be provided by general contractor. Irrigation contractor is responsible for coordinating controller placement with general contractor.
2. Install low head check valves on any heads requiring them due to low head drainage.
3. Coordinate irrigation sleeves and conduit placement with general contractor.
4. All pressure pipe and control wire shall be placed in sch. 40 pvc sleeves when crossing under roads, sidewalks and/or walls.
5. All irrigation heads to be installed a minimum of 6" from all walkways and walls, 18" from buildings unless otherwise noted.
6. Valve boxes should be located away from walks and high visibility areas, and be set flush with finish grade.
7. Contractor shall provide two (2) spare wires from each controller to the furthest valve.
8. Rainbird 3M DBY/DBR connectors (or equal) shall be used at all wire connections below grade.
9. Contractor is responsible for making any adjustments to system necessary to insure 100% head to head coverage without spraying buildings or walls.
10. Contractor shall verify static pressure at P.O.C. necessary to operate system as designed before commencing work.
11. Contractor is responsible for the verification of all utility lines. Any utilities damaged as a result of the contractors operations shall be repaired at the contractors expense. The irrigation contractor shall coordinate with the general contractor to avoid these damages.
12. Contractor to stake alignment of lawn areas in field for approval by Landscape Architect prior to trenching for lateral systems.
13. Contractor shall label all valves with water proof tags indicating the controller station operating them.
14. All materials and work shall be guaranteed for one (1) year from written acceptance by the owner or owners representative. Contractor shall repair and/or replace any defective parts or components of the irrigation system immediately within the guarantee period at no cost to the owner.
15. The contractor shall, at the completion of all work, provide the owner with an "As–Built" set of drawings.
16. Contractor shall refer to written specifications accompanying these plans for additional info.
17. After installation of the system is completed, the Contractor shall instruct the Owner or the representative of the Owner in the operation and maintenance of the system and furnish a complete set of operation instructions.

PLANTING AND IRRIGATION DETAILS, NOTES, & LEGENDS

K. TANAKA LANDSCAPE ARCHITECT
468 Polulani Dr.
Wailuku, HI 96793
(808) 243-9494
ktanaka001@hawaii.rr.com

MAUI ARCHITECTURAL GROUP INC.
www.mauiarch.com
2331 W. Main Street
Wailuku, Maui, Hawaii
TELEPHONE (808) 244-9011
FAX (808) 242-1776
email: mag@mauiarch.com

STAMP:

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Exp. Date: 4-30-26

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Signature

Wise Residence
Lanikeha Phase II - Lot 41
Lahaina, Hawaii 96761
TMK: (2) 4-4-019 : 113

No.	Revision

Landscape Details

Date: 8/9/2024

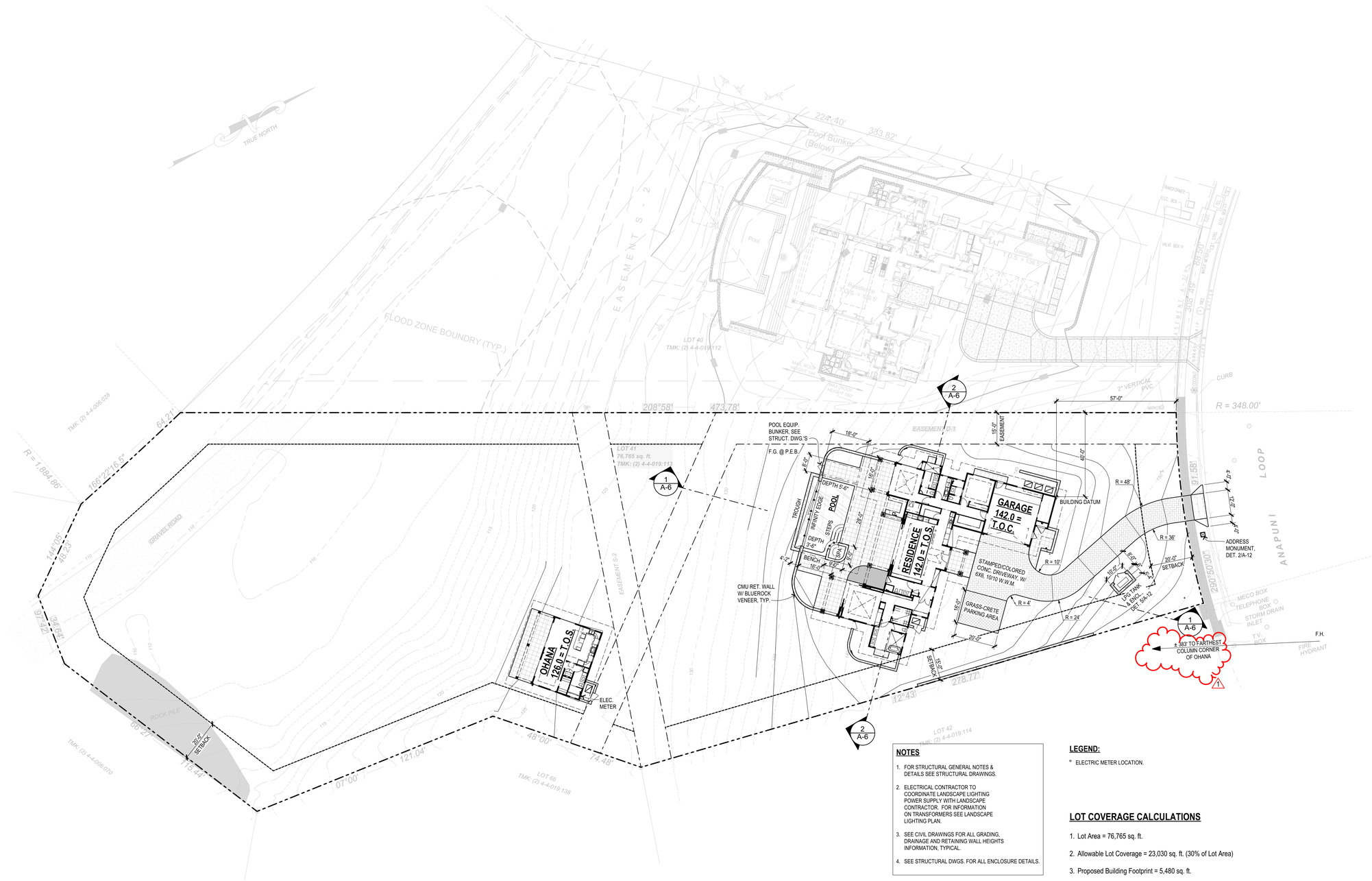
Phase: Final Review

Sheet Number: L-4

Sheet: 4 Of: 4

FOR KGE FINAL REVIEW – NOT FOR CONSTRUCTION

24-013 DETAILS



NOTES

1. FOR STRUCTURAL GENERAL NOTES & DETAILS SEE STRUCTURAL DRAWINGS.
2. ELECTRICAL CONTRACTOR TO COORDINATE LANDSCAPE LIGHTING POWER SUPPLY WITH LANDSCAPE CONTRACTOR. FOR INFORMATION ON TRANSFORMERS SEE LANDSCAPE LIGHTING PLAN.
3. SEE CIVIL DRAWINGS FOR ALL GRADING, DRAINAGE AND RETAINING WALL HEIGHTS INFORMATION, TYPICAL.
4. SEE STRUCTURAL DWGS. FOR ALL ENCLOSURE DETAILS.

LEGEND:

* ELECTRIC METER LOCATION.

LOT COVERAGE CALCULATIONS

1. Lot Area = 76,765 sq. ft.
2. Allowable Lot Coverage = 23,030 sq. ft. (30% of Lot Area)
3. Proposed Building Footprint = 5,480 sq. ft.

LEGEND

- MECO ELECTRIC BOX
- STORM DRAIN MANHOLE
- SANITARY SEWER MANHOLE
- UTILITY UNIT

1 Site Plan
Scale: 1" = 20'

Printed 6/6/2025 3:39 PM 30x42

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Wailuku, Maui, Hawaii
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FAX (808) 242-1776
Email: mag@mauiarch.com

STAMP:

DENNIS J. HARMAN
LICENSED PROFESSIONAL ARCHITECT
No. 9681
HAWAII, U.S.A.

Exp. Date: 4-30-26

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Ka'anapali Golf Estates, Lanikeha, Ph. II - Lot 41
Lahaina, Hawaii 96761
(2) 4-4-019 : 113

No.	Revision	
1	CoM	06/05/2025

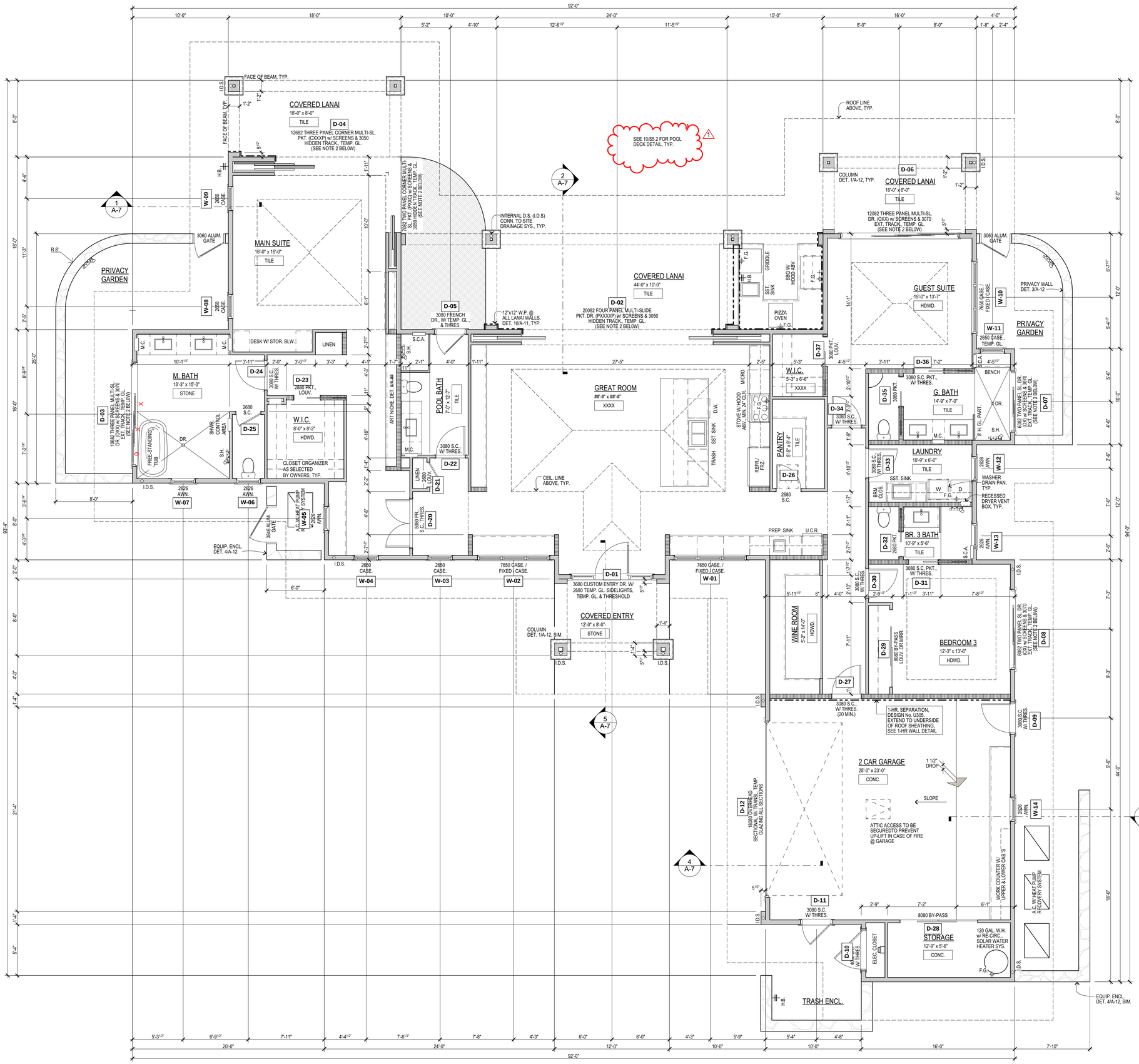
Site Plan

Date: September 17, 2024

Phase: PERMIT SET

Sheet Number: A-1

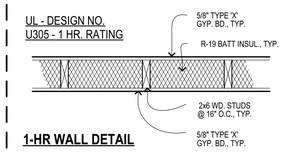
Sheet: Of:



NOTES:

1. PROVIDE EPOXY GROUT & BASALTIC TERMITE BARRIER AT ALL BATH TUB AND SHOWER BLOCKOUTS.
2. VERIFY WITH DOOR MANUFACTURER THE REQUIRED WIDTH OF WALLS AT ALL SLIDING DOORS, AND REQUIRED DEPTH OF POCKETS FOR POCKET DOORS. ARRANGE PRE-ORDER MEETING W/ REGION MANAGER & DEALER.
3. FOR DOOR AND WINDOW DETAILS, SEE SHT. A-11.
4. 2x6 INTERIOR STUD WALLS, U.O.N. - 2x6 @ 16" O.C., TYP., U.O.N.
   2x8 STUD WALLS, U.O.N. - 2x8 @ 16" O.C., TYP., U.O.N.
5. F.G. FUEL / GAS LOCATIONS.
6. NOTE:
   PROVIDE FUEL / GAS AT THE SPA (HEATER) AT POOL EQUIP. BUNKER, SEE SITE PLAN FOR LOCATION.
7. 5/8" TYPE 'X' GYP. BD. THROUGHOUT
8. IECC NOTE: AIR LEAKAGE MAX. OF 5 A.C.H. 50.
9. STAIRWAYS, RAMPS, GUARDS & HANDRAILS SHALL COMPLY W/ CURRENT BUILDING & RESIDENTIAL CODES.
10. A SOLAR WATER HEATER SYSTEM IS REQUIRED FOR ALL NEW SINGLE FAMILY DWELLINGS.
11. EMERGENCY ESCAPE & RESCUE OPENINGS ARE REQUIRED IN BASEMENTS & EVERY SLEEPING ROOM. WINDOWS SHALL HAVE A MINIMUM NET CLR. OPENING OF 5.7 SF, MIN. WIDTH OF 20 IN., MIN. HEIGHT OF 24 IN. & MAX. SILL HEIGHT OF 44 IN.
12. NO FIRE SPRINKLERS.
13. ALL TUB & SHOWER ENCLOSURES TO BE FIBER REINFORCED GYP. BD. PANELS, TYP.

UL - DESIGN NO. U305 - 1 HR. RATING



1-HR WALL DETAIL

AREA CALCULATIONS

Enclosed Living =	2,864 sq. ft.
Covered Lanais =	712 sq. ft.
Covered Entry =	96 sq. ft.
Garage & Storage =	720 sq. ft.
Total Area =	4,392 sq .ft.

1 Floor Plan
Scale: 1/4" = 1'-0"

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www.mauiarch.com
2331 W. Main Street
Wailuku, Maui, Hawaii
TELEPHONE (808) 244-9011
FAX (808) 242-1776
Email: mag@mauiarch.com

STAMP:
DEAN I S J. HARMON
LICENSED PROFESSIONAL ARCHITECT
No. 9681
HAWAII, U.S.A.
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No.	Revision	
1	CoM	06/05/2025

Floor Plan

Date: September 17, 2024
Phase: PERMIT SET
Sheet Number: A-2
Sheet: Of:

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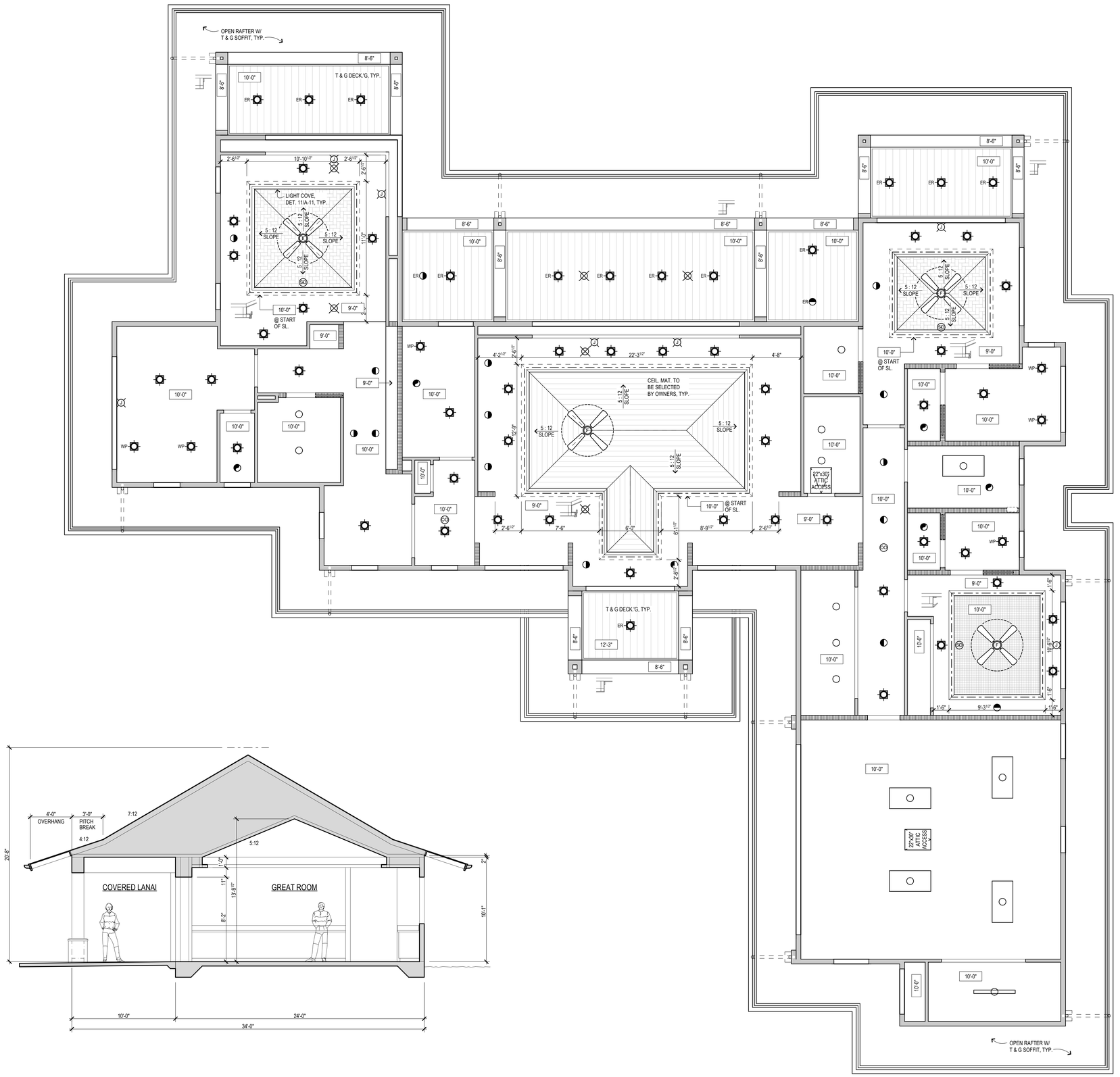

NOTES:

1. ALL CEILING HEIGHTS ARE BASED ON TOP OF SLAB BELOW.
2. 5/8" TYPE 'X' GYP. BD. @ CEIL., TYP.
3. PER IRC CODE, SECTION R302.9.1 WALL & CEILING FINISHES SHALL HAVE A FLAME-SPREAD CLASSIFICATION OF NOT GREATER THAN 200.
4. PER IRC CODE, SECTION R302.9.2 WALL & CEILING FINISHES SHALL HAVE A SMOKE-DEVELOPED INDEX OF NOT GREATER THAN 450.
5. CEILING FAN OR CEILING FAN ROUGH-IN REQUIRED IN ALL BEDROOMS & LARGEST SPACE NOT USED AS A BEDROOM.

1 Ceiling Plan
Scale: 1/4" = 1'-0"

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FAX (808) 242-1776
Email: mag@mauiarch.com

STAMP:

DENNIS J. HARMON
LICENSED PROFESSIONAL ARCHITECT
No. 9681
HAWAII, U.S.A.

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(2) 4-4-019 : 113

No.	Revision

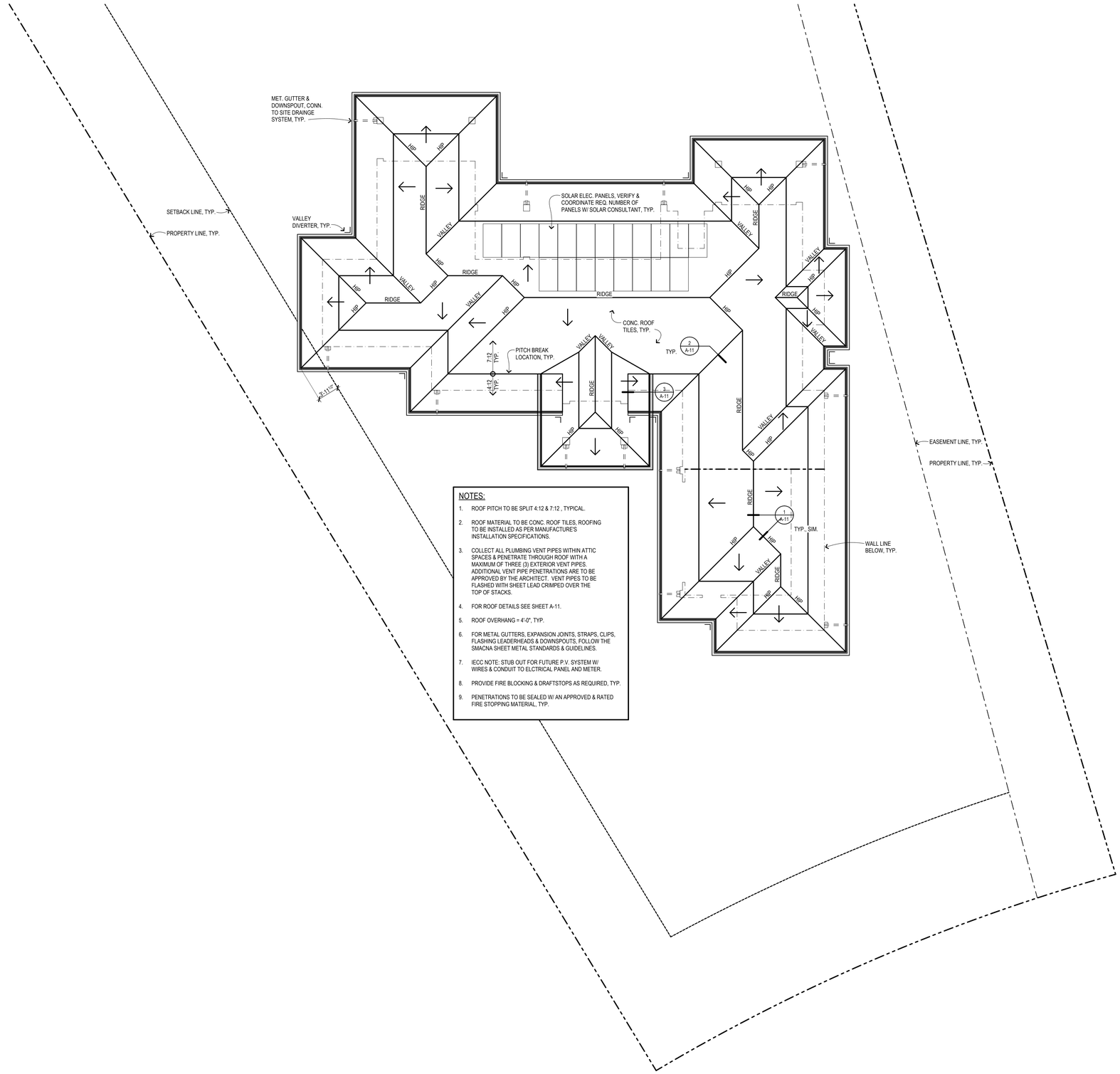
Ceiling Plan

Date: September 17, 2024

Phase: PERMIT SET

Sheet Number: A-3

Sheet: Of:



NOTES:

1. ROOF PITCH TO BE SPLIT 4:12 & 7:12 , TYPICAL.
2. ROOF MATERIAL TO BE CONC. ROOF TILES, ROOFING TO BE INSTALLED AS PER MANUFACTURE'S INSTALLATION SPECIFICATIONS.
3. COLLECT ALL PLUMBING VENT PIPES WITHIN ATTIC SPACES & PENETRATE THROUGH ROOF WITH A MAXIMUM OF THREE (3) EXTERIOR VENT PIPES. ADDITIONAL VENT PIPE PENETRATIONS ARE TO BE APPROVED BY THE ARCHITECT. VENT PIPES TO BE FLASHED WITH SHEET LEAD CRIMPED OVER THE TOP OF STACKS.
4. FOR ROOF DETAILS SEE SHEET A-11.
5. ROOF OVERHANG = 4'-0", TYP.
6. FOR METAL GUTTERS, EXPANSION JOINTS, STRAPS, CLIPS, FLASHING LEADERHEADS & DOWNSPOUTS, FOLLOW THE SMACNA SHEET METAL STANDARDS & GUIDELINES.
7. IECC NOTE: STUB OUT FOR FUTURE P.V. SYSTEM W/ WIRES & CONDUIT TO ELCTRICAL PANEL AND METER.
8. PROVIDE FIRE BLOCKING & DRAFTSTOPS AS REQUIRED, TYP.
9. PENETRATIONS TO BE SEALED W/ AN APPROVED & RATED FIRE STOPPING MATERIAL, TYP.

N

1 Roof Plan
Scale: 1/8" = 1'-0"

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No.	Revision

Roof Plan

Date: September 17, 2024

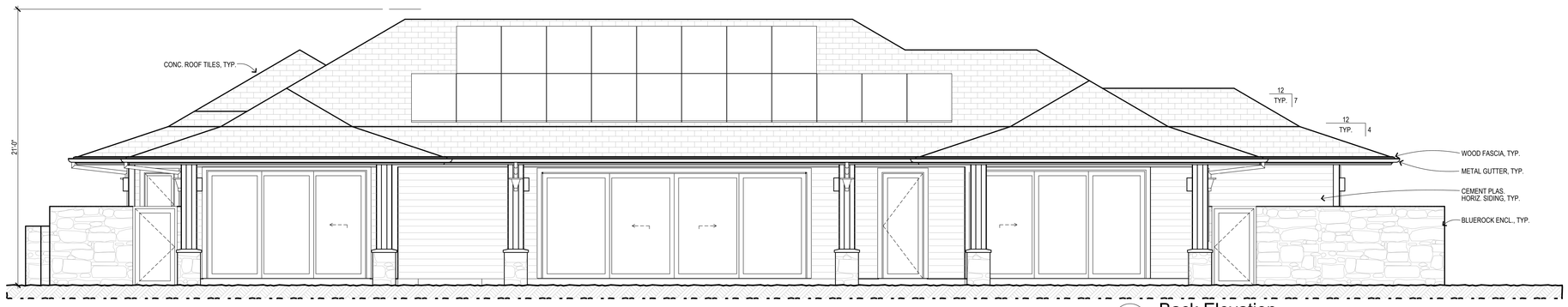
Phase: PERMIT SET

Sheet Number:

A-4

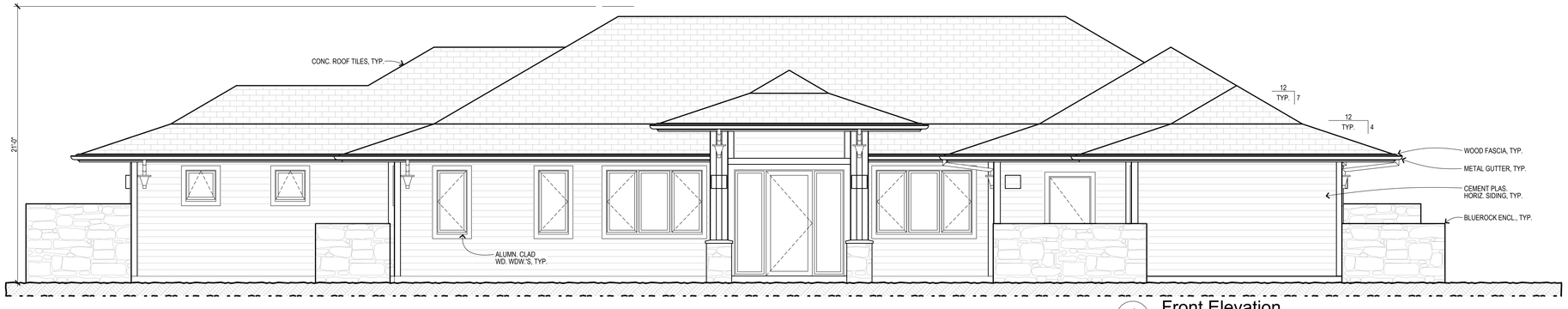
Sheet: Of:

4 Right Elevation
Scale: 1/4" = 1'-0"



3 Back Elevation
Scale: 1/4" = 1'-0"

2 Left Elevation
Scale: 1/4" = 1'-0"



1 Front Elevation
Scale: 1/4" = 1'-0"

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Wailuku, Maui, Hawaii
TELEPHONE (808) 244-9011
FAX (808) 242-1776
Email: mag@mauiarch.com

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DENNIS J. HARMON
LICENSED PROFESSIONAL ARCHITECT
No. 9681
HAWAII, U.S.A.

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No.	Revision

Exterior Elevations

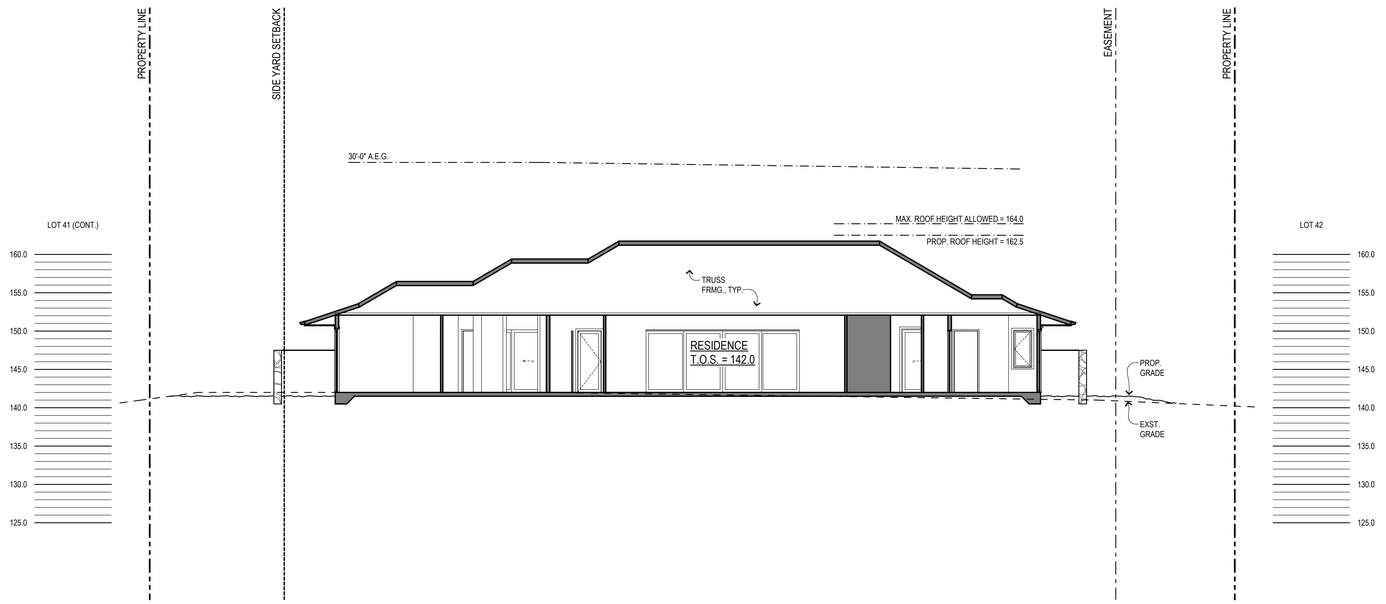
Date: September 17, 2024

Phase: PERMIT SET

Sheet Number:

A-5

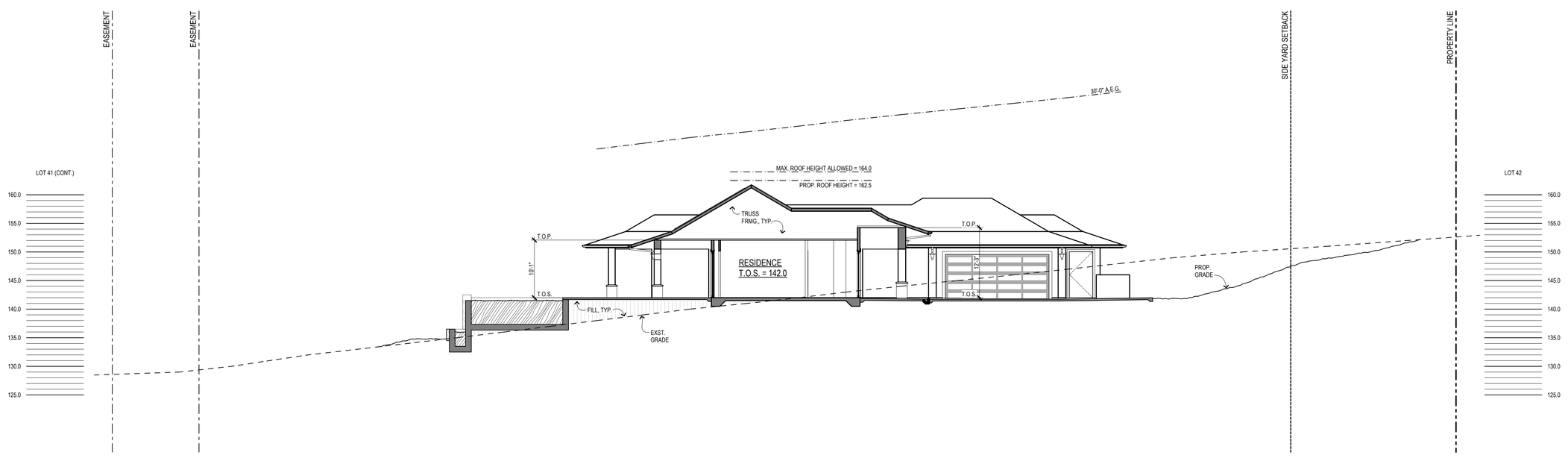
Sheet: Of:



2 Site Section B
Scale: 1/8" = 1'-0"

NOTE:

1. FOR TYP. BUILDING CONST., SEE WALL SECTIONS ON A-10 & A-11.
2. SEE STRUCTURAL DRAWINGS FOR ALL FOOTING, FLOOR FRAMING, STAIR FRAMING, BEAM SIZES, & REQUIREMENTS, TYP.



1 Site Section A
Scale: 1/8" = 1'-0"

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TELEPHONE (808) 244-9011
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Email: mag@mauiarch.com

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DENNIS J. HARMAN
LICENSED PROFESSIONAL ARCHITECT
No. 9681
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No.	Revision

Site & Building Sections

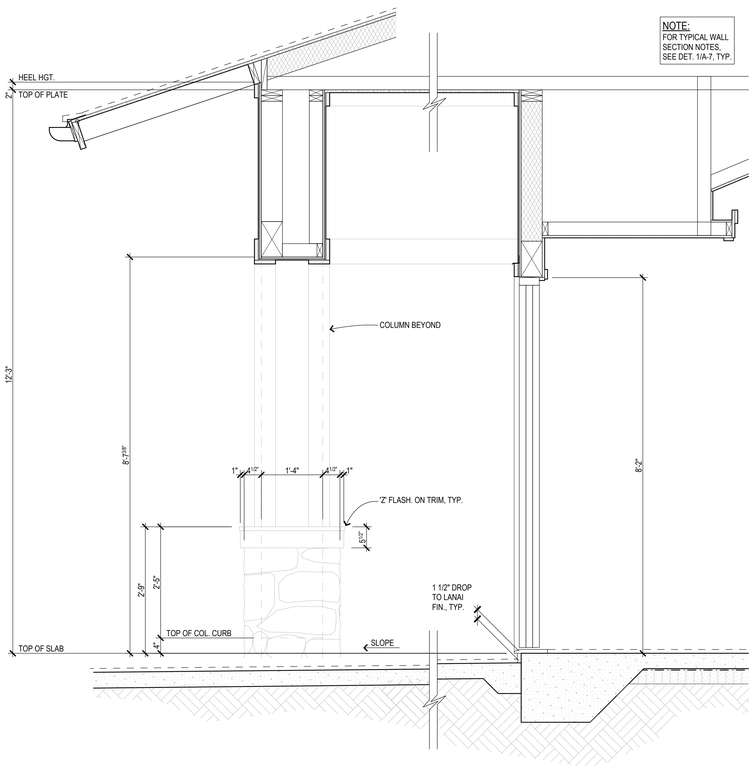
Date: September 17, 2024

Phase: PERMIT SET

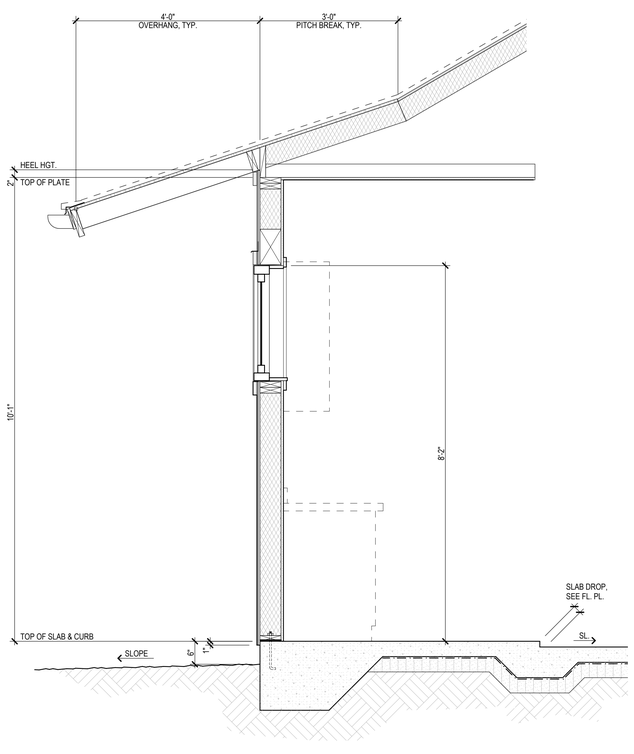
Sheet Number:

A-6

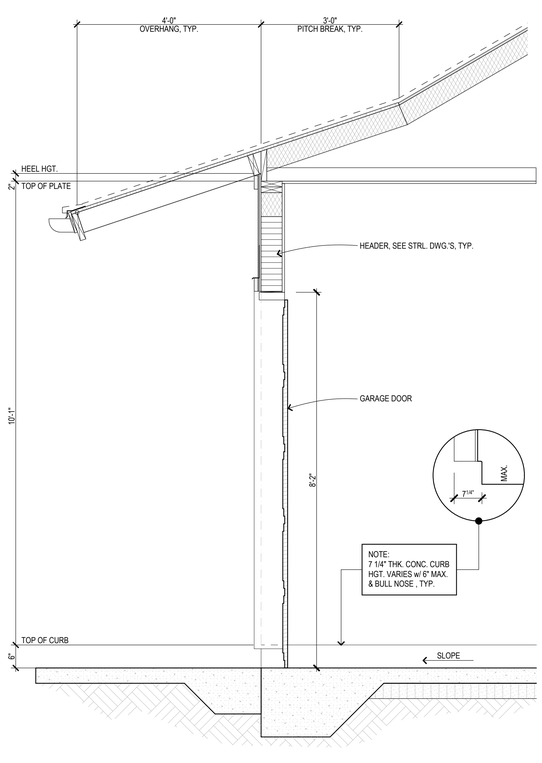
Sheet: Of:



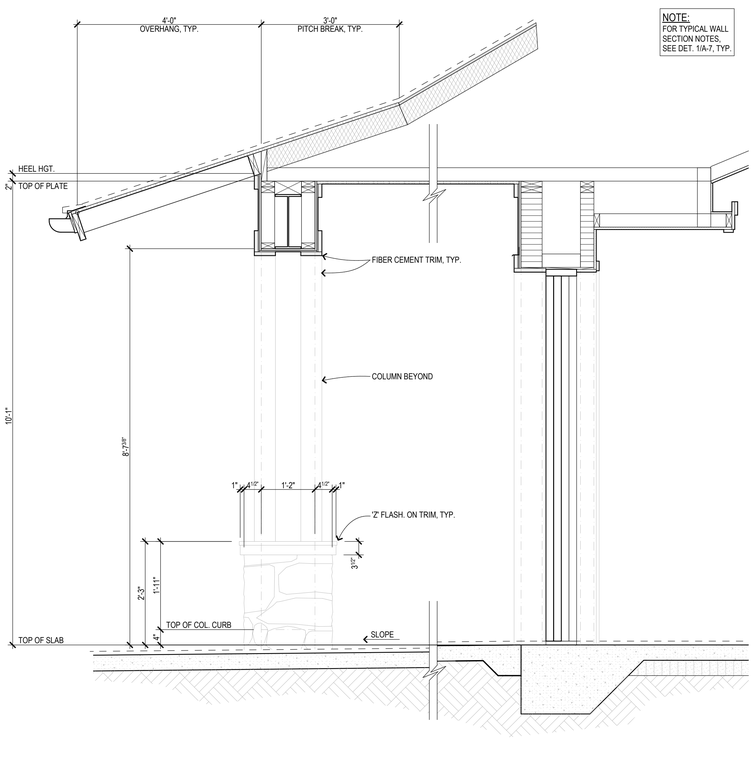
5 Wall Section @ Covered Entry
Scale: 3/4" = 1'-0"



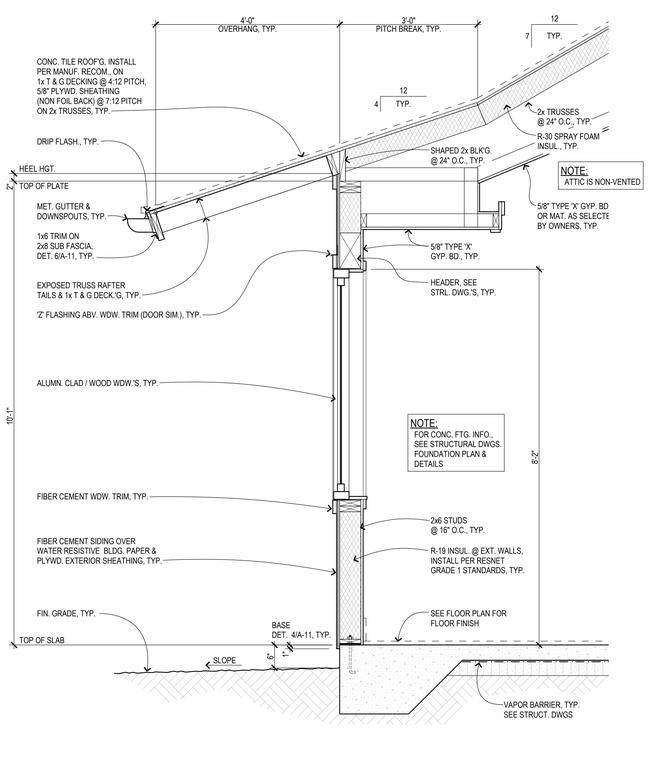
3 Wall Section @ Garage
Scale: 3/4" = 1'-0"



4 Wall Section @ Garage Door
Scale: 3/4" = 1'-0"



2 Wall Section @ Covered Lanai
Scale: 3/4" = 1'-0"



1 Wall Section @ Typical
Scale: 3/4" = 1'-0"

GENERAL NOTES:

1. PROVIDE FIRE BLOCKING & DRAFTSTOPS AS REQUIRED, TYP.
2. PENETRATIONS TO BE SEALED W/ AN APPROVED & RATED FIRE STOPPING MATERIAL, TYP.
3. ROOFING TO BE INSTALLED AS PER MANUFACTURE'S INSTALLATION SPECIFICATIONS.
4. STAIRWAYS, RAMPS, GUARDS & HANDRAILS SHALL COMPLY W/ CURRENT BUILDING & RESIDENTIAL CODES.
5. CONSTRUCTION SHALL BE APPROVED BY AN ARCHITECT OR STRUCTURAL ENEGINEER WHEN REQUESTED BY THE BUILDING INSPECTOR.
6. PROVIDE EARTH TO WOOD SEPERATION & DRAINAGE AWAY FROM BUILDING PER CURRENT BUILDING & RESIDENTIAL CODES.
7. A SOLAR WATER HEATER SYSTEM IS REQUIRED FOR ALL NEW SINGLE FAMILY DWELLINGS.
8. 2018 IRC, SECTION R301.2.1.2 PROTECTION OF OPENINGS ALL GLAZING SHALL BE PROTECTED WITH 7/16" WOOD STRUCTURAL PANELS WITH A MAXIMUM SPAN OF 8 FEET. PANEL FASTENING SHALL BE BY No. 8 SCREWS W/ 2" EMBEDMENT @ 8" O.C. OR IN ACCORDANCE WITH TABLE R301.2.1.2 & STATE AMMENDMENTS.

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www.mauiarch.com
2331 W. Main Street
Wailuku, Maui, Hawaii
TELEPHONE (808) 244-9011
FAX (808) 242-1776
Email: mag@mauiarch.com

STAMP:
DENNIS J. HARMAN
LICENSED PROFESSIONAL ARCHITECT
No. 9681
HAWAII, U.S.A.
Exp. Date: 4-30-26

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Signature

Wise Residence
Ka'anapali Golf Estates, Lanikeha, Ph. II - Lot 41
Lahaina, Hawaii 96761
(2) 4-4-019 : 113

No.	Revision

Wall Sections

Date: September 17, 2024
Phase: PERMIT SET
Sheet Number: A-7
Sheet: Of:

Printed 9/18/2024 10:32 AM 30x42

COUNTY OF MAUI
MAUI COUNTY CODE , CHAPTER 16.16B ENERGY CODE
RESIDENTIAL PROVISIONS

COMPLIANCE METHOD
Check applicable method

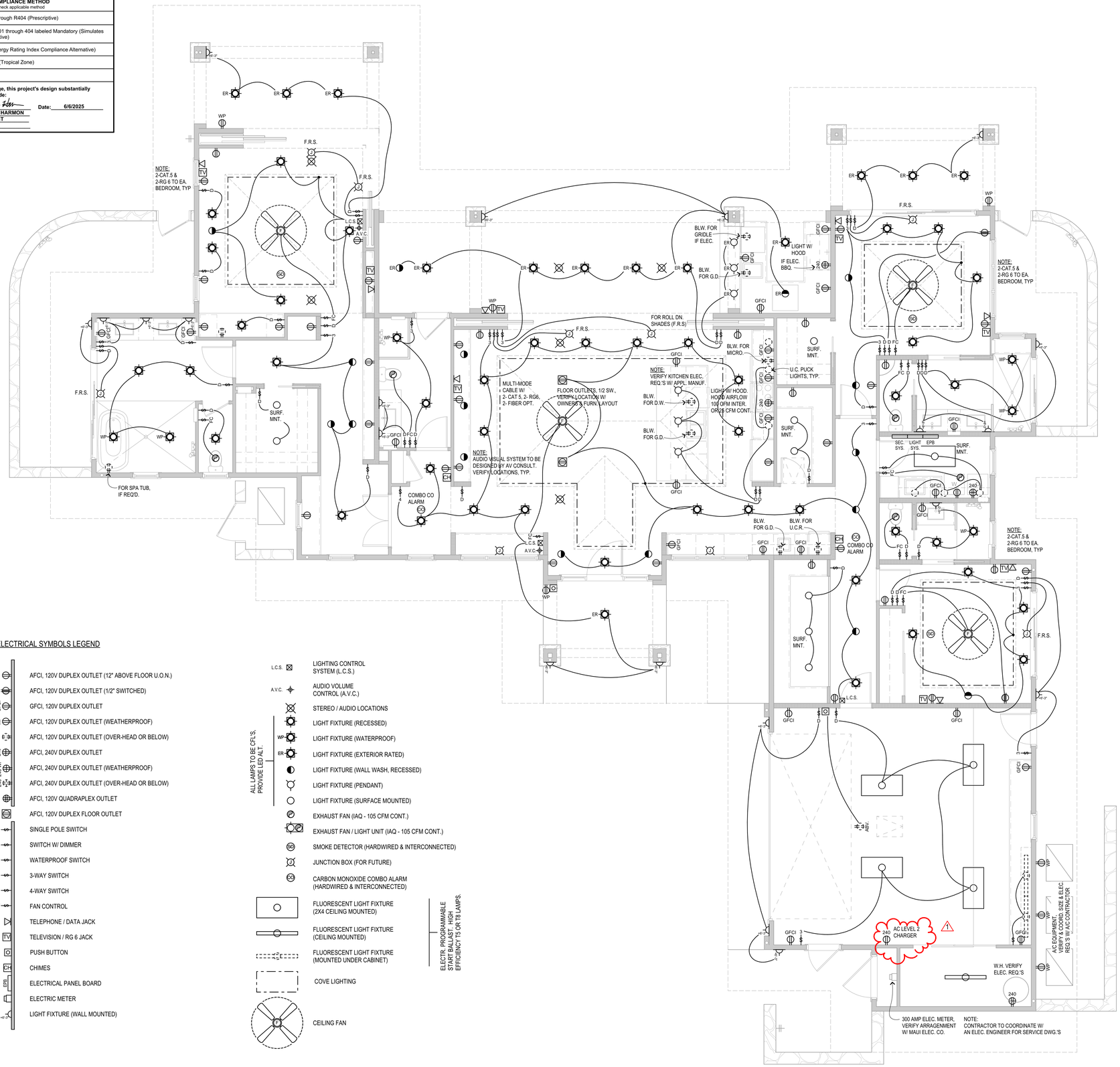
[X]	R401.2(1) R401.3 through R404 (Prescriptive)
[ ]	R401.2(2) R405, R401 through 404 labeled Mandatory (Simulates Performance Alternative)
[ ]	R401.2(3) R406 (Energy Rating Index Compliance Alternative)
[ ]	R401.2(4) R401.2.1 (Tropical Zone)
[ ]	R102.1 (Alternative)

To the best of my knowledge, this project's design substantially conforms to the Energy code:

Signature: _____ **Date:** 6/6/2025
Name: DENNIS J. HARMON
Title: ARCHITECT
License No: 9681

NOTE:

1. PROVIDE SECURITY SYSTEM FOR RESIDENCE. VERIFY AND COORD. ELEC. REQ.'S W/ SECURITY SYSTEM CONTRACTOR.
2. ELECTRICAL CONTRACTOR TO COORDINATE LANDSCAPE LIGHTING POWER SUPPLY W/ LANDSCAPE LIGHTING CONTRACTOR. FOR INFORMATION ON TRANSFORMERS SEE LANDSCAPE LIGHTING PLAN.
3. COORDINATE ON DEMAND WATER HEATING SYSTEM & SOLAR ELEC. STOR. W/ OWNERS.
4. PROVIDE HIGH EFFICIENCY LIGHTING, U.O.N., TYP.
5. OUTDOOR LIGHTING TO BE FULLY SHIELDED AND DOWN DIRECTED, TYP.
6. NOT LESS THAN 90% OF THE PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL CONTAIN ONLY HIGH EFFICACY LAMPS.



ELECTRICAL SYMBOLS LEGEND

- AFCI, 120V DUPLEX OUTLET (12" ABOVE FLOOR U.O.N.)
- AFCI, 120V DUPLEX OUTLET (1/2" SWITCHED)
- GFCI, 120V DUPLEX OUTLET
- AFCI, 120V DUPLEX OUTLET (WEATHERPROOF)
- AFCI, 120V DUPLEX OUTLET (OVER-HEAD OR BELOW)
- AFCI, 240V DUPLEX OUTLET
- AFCI, 240V DUPLEX OUTLET (WEATHERPROOF)
- AFCI, 240V DUPLEX OUTLET (OVER-HEAD OR BELOW)
- AFCI, 120V QUADRAPLEX OUTLET
- AFCI, 120V DUPLEX FLOOR OUTLET
- SINGLE POLE SWITCH
- SWITCH W/ DIMMER
- WATERPROOF SWITCH
- 3-WAY SWITCH
- 4-WAY SWITCH
- FAN CONTROL
- TELEPHONE / DATA JACK
- TELEVISION / RG 6 JACK
- PUSH BUTTON
- CHIMES
- ELECTRICAL PANEL BOARD
- ELECTRIC METER
- LIGHT FIXTURE (WALL MOUNTED)

COORD. SWITCHES W/ CFL'S & LED'S AS REQ.

- LIGHTING CONTROL SYSTEM (L.C.S.)
- AUDIO VOLUME CONTROL (A.V.C.)
- STEREO / AUDIO LOCATIONS
- LIGHT FIXTURE (RECESSED)
- LIGHT FIXTURE (WATERPROOF)
- LIGHT FIXTURE (EXTERIOR RATED)
- LIGHT FIXTURE (WALL WASH, RECESSED)
- LIGHT FIXTURE (PENDANT)
- LIGHT FIXTURE (SURFACE MOUNTED)
- EXHAUST FAN (IAQ - 105 CFM CONT.)
- EXHAUST FAN / LIGHT UNIT (IAQ - 105 CFM CONT.)
- SMOKE DETECTOR (HARDWIRED & INTERCONNECTED)
- JUNCTION BOX (FOR FUTURE)
- CARBON MONOXIDE COMBO ALARM (HARDWIRED & INTERCONNECTED)
- FLUORESCENT LIGHT FIXTURE (2X4 CEILING MOUNTED)
- FLUORESCENT LIGHT FIXTURE (CEILING MOUNTED)
- FLUORESCENT LIGHT FIXTURE (MOUNTED UNDER CABINET)
- COVE LIGHTING
- CEILING FAN

ALL LAMPS TO BE CFL'S, PROVIDE LED ALT.

ELECTR. PROGRAMMABLE START BALLAS, HIGH EFFICIENCY T5 OR T8 LAMPS.

1 Electrical Plan
Scale: 1/4" = 1'-0"

Printed 6/6/2025 3:39 PM 30x42

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Signature

Wise Residence
Ka'anapali Golf Estates, Lanikeha, Ph. II - Lot 41
Lahaina, Hawaii 96761
(2) 4-4-019 : 113

No.	Revision	
1	CoM	06/05/2025

Electrical Plan

Date: September 17, 2024
Phase: PERMIT SET
Sheet Number: A-8
Sheet: Of:

COUNTY OF MAUI MAUI COUNTY CODE , CHAPTER 16.16B ENERGY CODE RESIDENTIAL PROVISIONS	
COMPLIANCE METHOD Check applicable method	
[X]	R401.2(1) R401.3 through R404 (Prescriptive)
[ ]	R401.2(2) R405, R401 through 404 labeled Mandatory (Simulates Performance Alternative)
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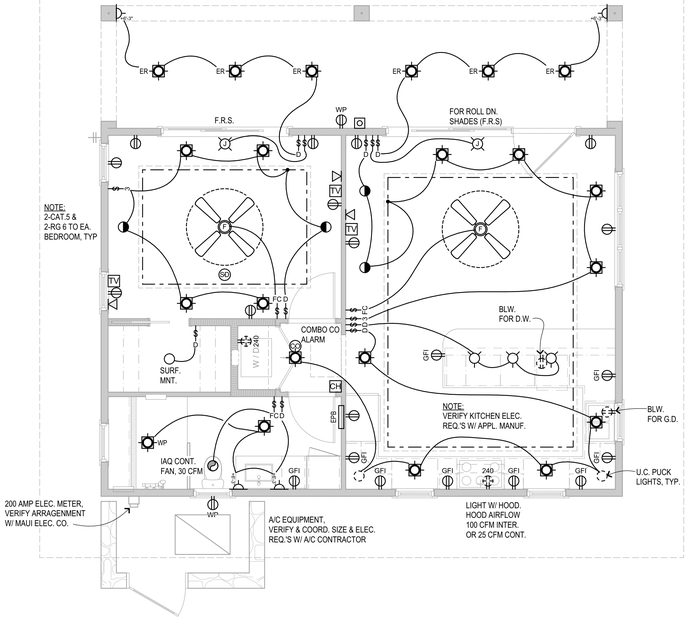

4 Ohana - Electrical Plan
Scale: 1/4" = 1'-0"

NOTE:

ELECTRICAL LEGEND ON SHT. A-6.

NOTE:

1. PROVIDE SECURITY SYSTEM FOR RESIDENCE. VERIFY AND COORD. ELEC. REQ.'S W/ SECURITY SYSTEM CONTRACTOR.
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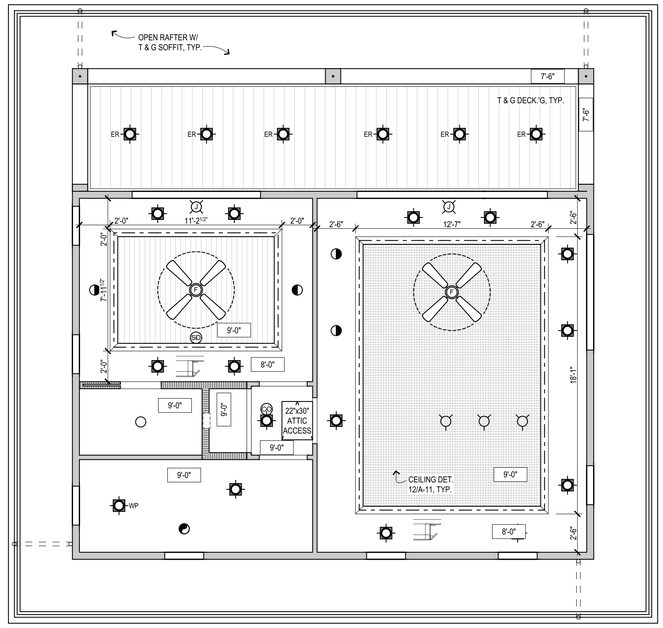
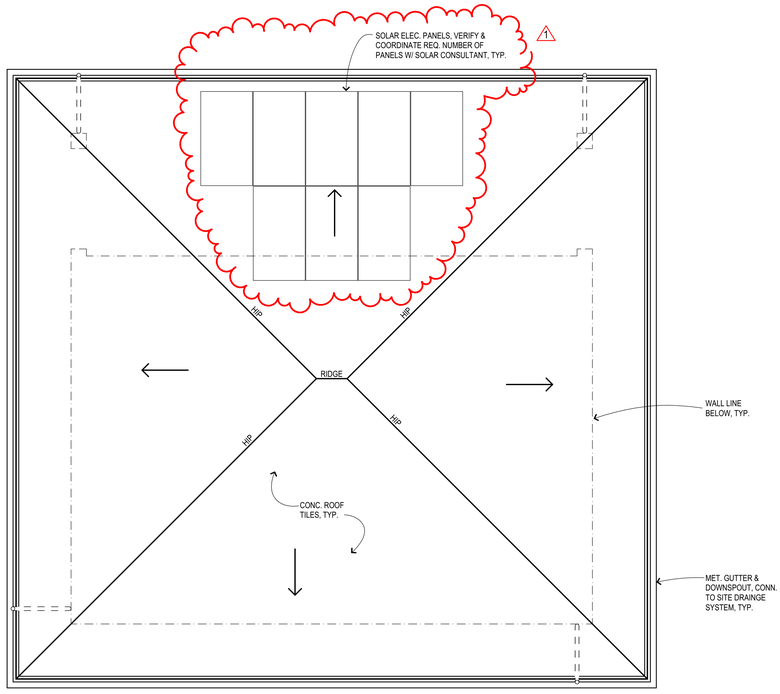
3. COORDINATE ON DEMAND WATER HEATING SYSTEM & SOLAR ELEC. STOR. W/ OWNERS.
4. PROVIDE HIGH EFFICIENCY LIGHTING, U.O.N., TYP.
5. OUTDOOR LIGHTING TO BE FULLY SHIELDED AND DOWN DIRECTED, TYP.
6. NOT LESS THAN 90% OF THE PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL CONTAIN ONLY HIGH EFFICACY LAMPS.



2 Ohana - Ceiling Plan
Scale: 1/4" = 1'-0"

NOTES:

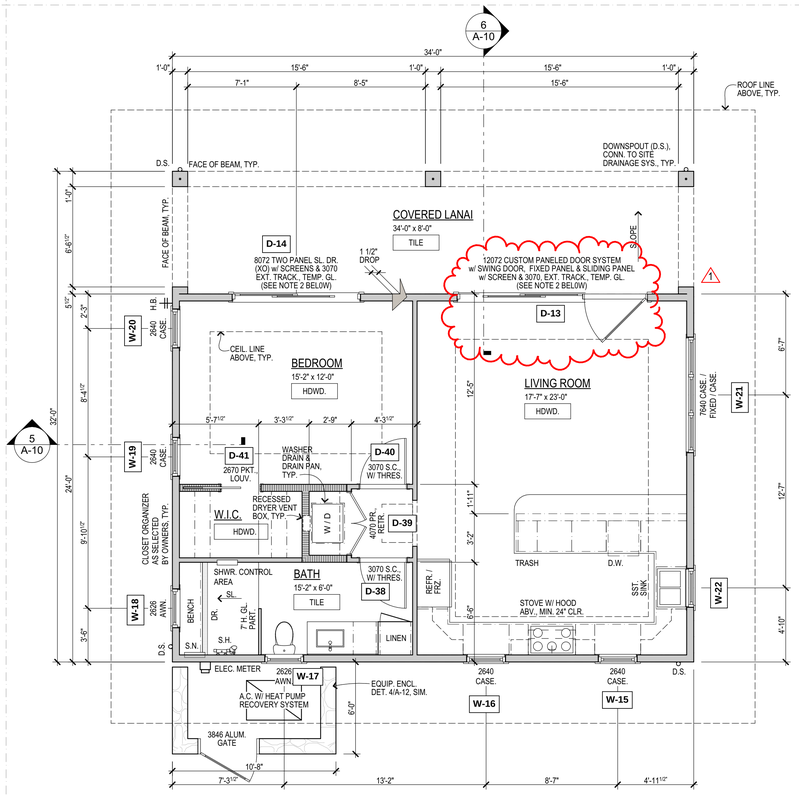
1. ALL CEILING HEIGHTS ARE BASED ON TOP OF SLAB BELOW.
2. 5/8" TYPE 'X' GYP. BD. @ CEIL., TYP.
3. PER IRC CODE, SECTION R302.9.1 WALL & CEILING FINISHES SHALL HAVE A FLAME-SPREAD CLASSIFICATION OF NOT GREATER THAN 200.
4. PER IRC CODE, SECTION R302.9.2 WALL & CEILING FINISHES SHALL HAVE A SMOKE-DEVELOPED INDEX OF NOT GREATER THAN 450.
5. CEILING FAN OR CEILING FAN ROUGH-IN REQUIRED IN ALL BEDROOMS & LARGEST SPACE NOT USED AS A BEDROOM.



NOTES:

1. ROOF PITCH TO BE 4:12, TYP.
2. ROOF OVERHANG = 3'-7", TYP.

3 Ohana - Roof Plan
Scale: 1/4" = 1'-0"



AREA CALCULATIONS

ENCLOSED LIVING =	816 SQ. FT.
COVERED LANAIS =	272 SQ. FT.
TOTAL AREA =	1,088 SQ. FT.

NOTES:

1. PROVIDE EPOXY GROUT & BASALTIC TERMITE BARRIER AT ALL BATH TUB AND SHOWER BLOCKOUTS.
2. VERIFY WITH DOOR MANUFACTURER THE REQUIRED WIDTH OF WALLS AT ALL SLIDING DOORS, AND REQUIRED DEPTH OF POCKETS FOR POCKET DOORS. ARRANGE PRE-ORDER MEETING W/ REGION MANAGER & DEALER.
3. FOR DOOR AND WINDOW DETAILS, SEE SHT. A-11.
4. 2x6 INTERIOR STUD WALLS, U.O.N. - 2x6 @ 16" O.C., TYP., U.O.N.
   2x8 STUD WALLS, U.O.N. - 2x8 @ 16" O.C., TYP., U.O.N.
5. F.G. FUEL / GAS LOCATIONS.
6. NOTE: PROVIDE FUEL / GAS AT THE SPA (HEATER) AT POOL EQUIP. BUNKER. SEE SITE PLAN FOR LOCATION.
7. 5/8" TYPE 'X' GYP. BD. THROUGHOUT
8. IECC NOTE: AIR LEAKAGE MAX. OF 5 A.C.H. 50.
9. STAIRWAYS, RAMPS, GUARDS & HANDRAILS SHALL COMPLY W/ CURRENT BUILDING & RESIDENTIAL CODES.
10. A SOLAR WATER HEATER SYSTEM IS REQUIRED FOR ALL NEW SINGLE FAMILY DWELLINGS.
11. EMERGENCY ESCAPE & RESCUE OPENINGS ARE REQUIRED IN BASEMENTS & EVERY SLEEPING ROOM. WINDOWS SHALL HAVE A MINIMUM NET CLR. OPENING OF 5.7 SF. MIN. WIDTH OF 20 IN., MIN. HEIGHT OF 24 IN. & MAX. SILL HEIGHT OF 44 IN.
12. NO FIRE SPRINKLERS.
13. ALL TUB & SHOWER ENCLOSURES TO BE FIBER REINFORCED GYP. BD. PANELS, TYP.
14. PROVIDE TANKLESS HOT WATER HEATER SYSTEM.

1

1 Ohana - Floor Plan
Scale: 1/4" = 1'-0"

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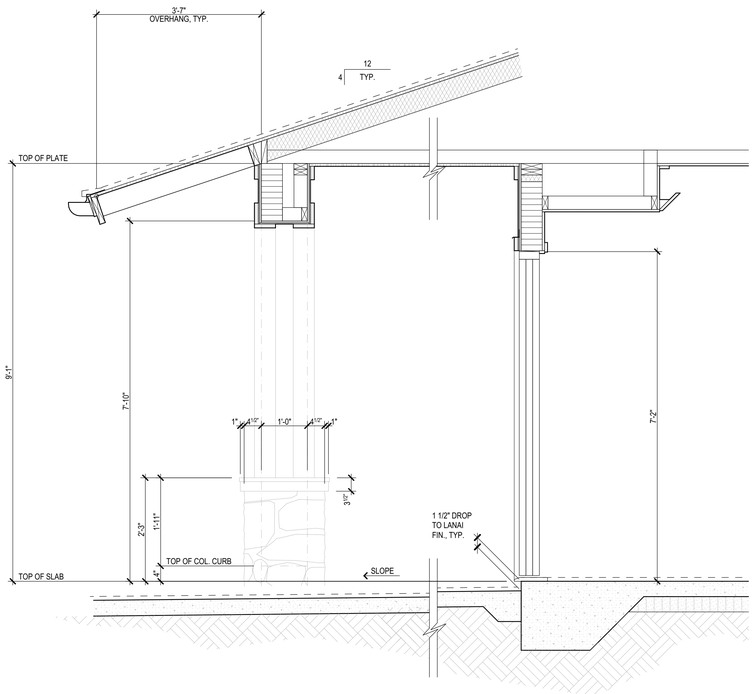
No.	Revision	
1	CoM	06/05/2025

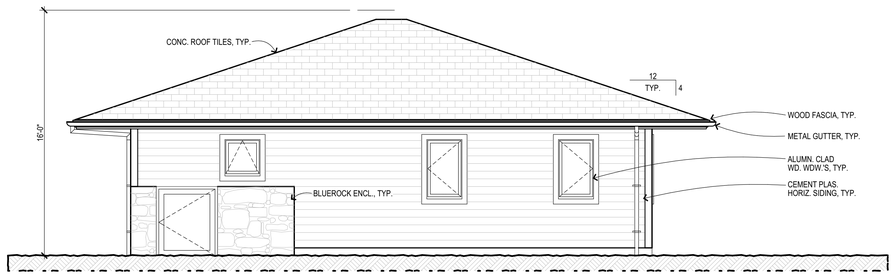
Ohana - Floor Plan, Ceiling Plan, Roof Plan & Electrical Plan

Date: September 17, 2024
Phase: PERMIT SET
Sheet Number: A-9
Sheet: Of:

NOTE:
FOR TYPICAL WALL SECTION NOTES, SEE DET. 1/A-7, TYP.



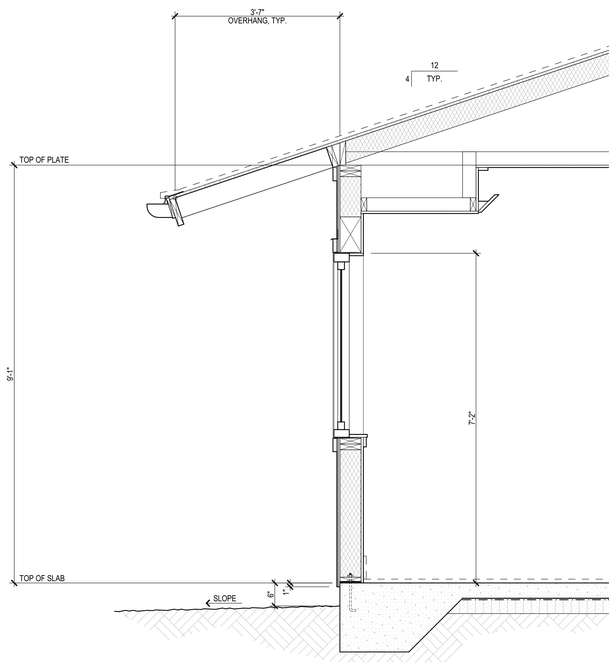
6 Wall Section @ Ohana Covered Lani
Scale: 3/4" = 1'-0"



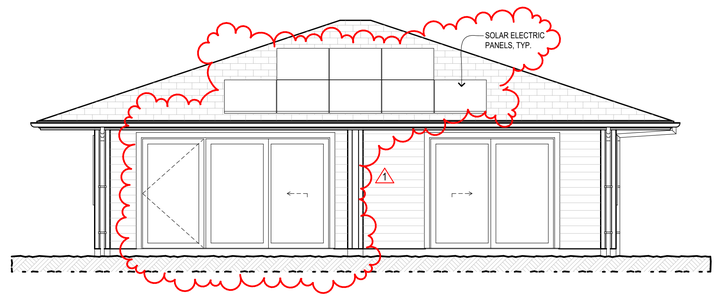
4 Ohana - Left Elevation
Scale: 1/4" = 1'-0"

3 Ohana - Back Elevation
Scale: 1/4" = 1'-0"

NOTE:
FOR TYPICAL WALL SECTION NOTES, SEE DET. 1/A-7, TYP.



5 Wall Section @ Ohana Typical
Scale: 3/4" = 1'-0"



2 Ohana - Right Elevation
Scale: 1/4" = 1'-0"

1 Ohana - Front Elevation
Scale: 1/4" = 1'-0"

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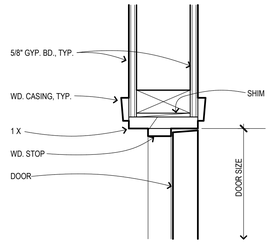
(2) 4-4-019 : 113

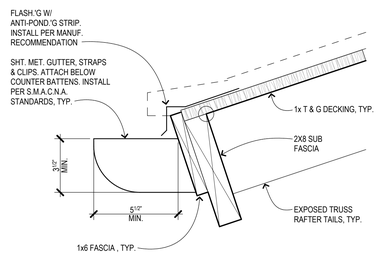
No.	Revision
1	CoM 06/05/2025

Ohana - Exterior Elevations & Wall Sections

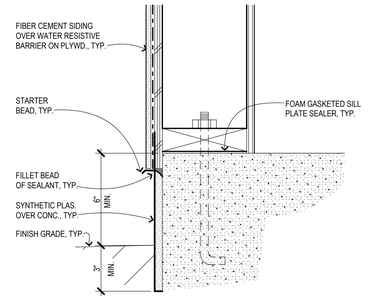
Date: September 17, 2024
Phase: PERMIT SET
Sheet Number: A-10
Sheet: Of:



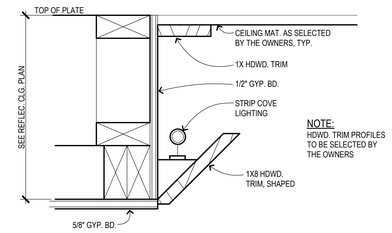
9 Interior Door Detail
Scale: 3" = 1'-0"



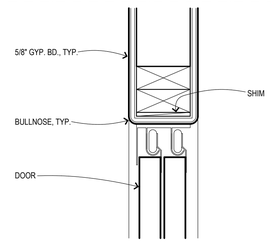
6 Fascia Detail
Scale: 3" = 1'-0"



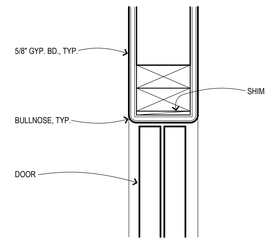
4 Base Detail
Scale: 3" = 1'-0"



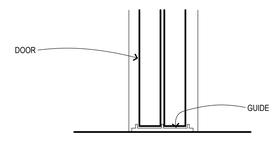
12 Ceiling Detail
Scale: 3" = 1'-0"



HEAD

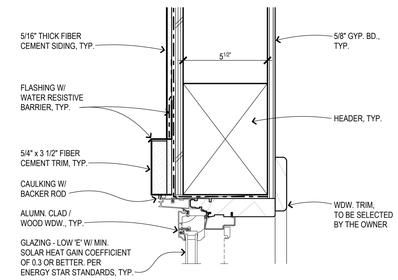


JAMB



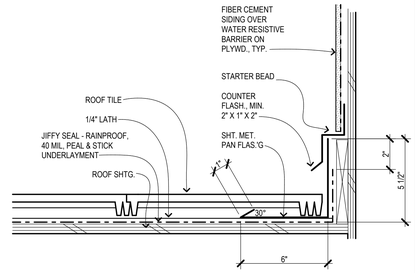
SILL

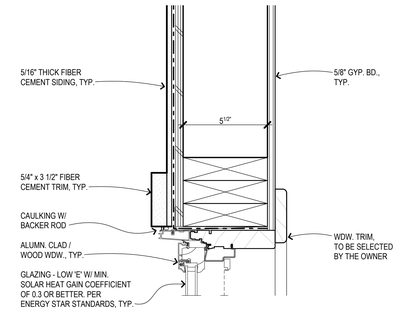
8 By Pass Door Detail
Scale: 3" = 1'-0"



HEAD (DOOR SIM.)

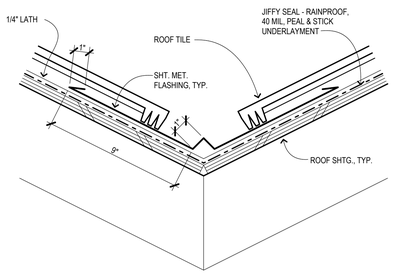
3 Roof to Sidewall Flash.
Scale: 3" = 1'-0"



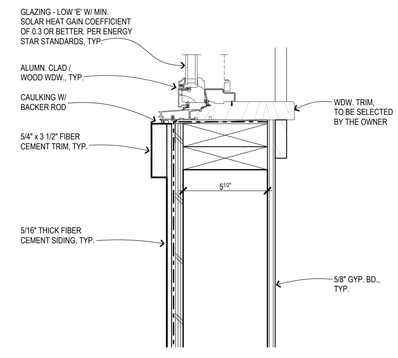


JAMB (DOOR SIM.)

5 Window & Trim Detail
Scale: 3" = 1'-0"

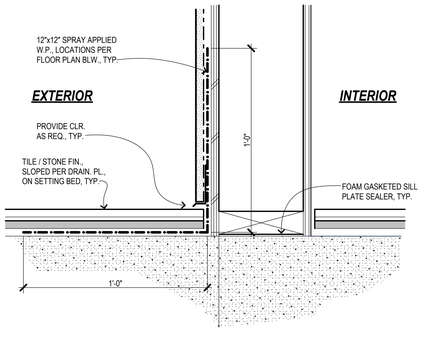


2 Valley Flashing Detail
Scale: 3" = 1'-0"

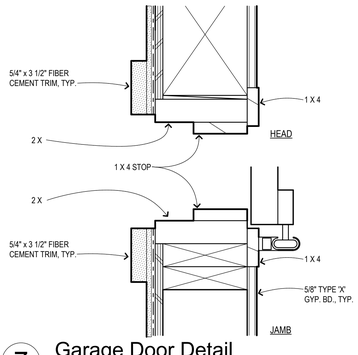


SILL

1 Ridge (Hip Sim.) Detail
Scale: 3" = 1'-0"

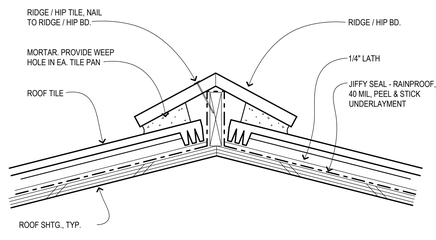


10 Lanai W.P. Detail
Scale: 3" = 1'-0"



JAMB

7 Garage Door Detail
Scale: 3" = 1'-0"



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(2) 4-4-019 : 113

No.	Revision

Architectural Details 1

Date: September 17, 2024

Phase: PERMIT SET

Sheet Number: A-11

Sheet: Of:

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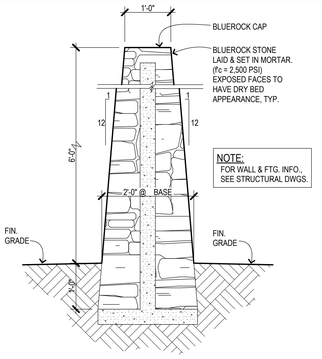
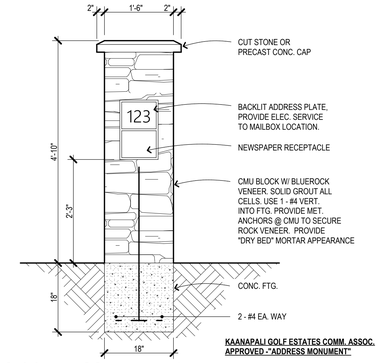
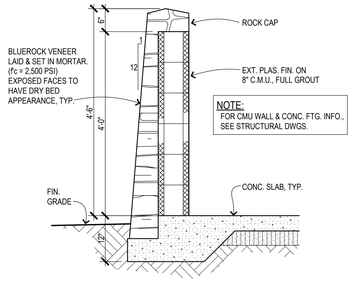


3 Privacy Wall Detail
Scale: 3/4" = 1'-0"



KAANAPALI GOLF ESTATES COMM. ASSOC. APPROVED -"ADDRESS MONUMENT"

2 Address Monument
Scale: 3/4" = 1'-0"



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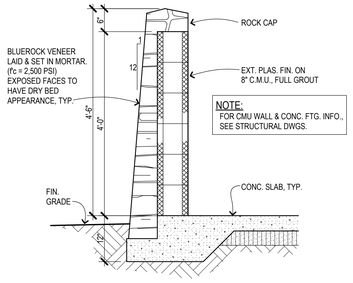

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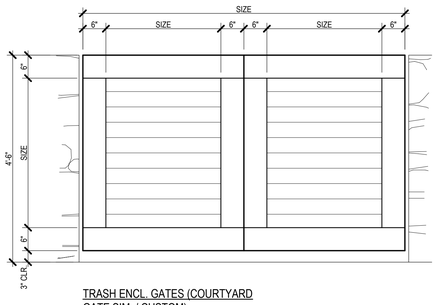
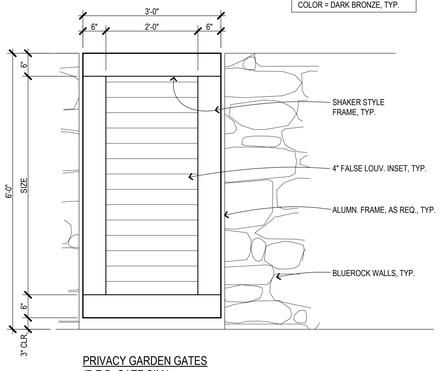


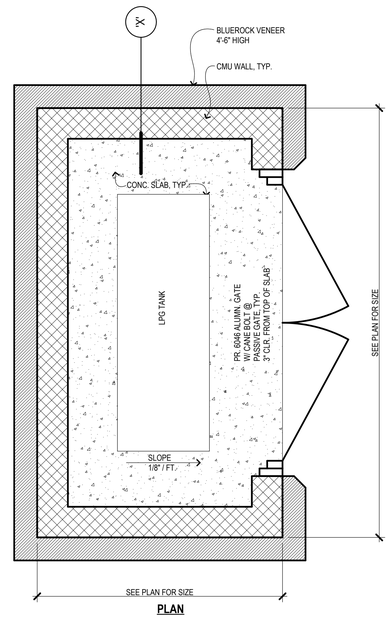
TRASH ENCL. GATES (COURTYARD GATE SIM. / CUSTOM) -

NOTE: GATES TO BE ANODIZED ALUMN., COLOR = DARK BRONZE, TYP.



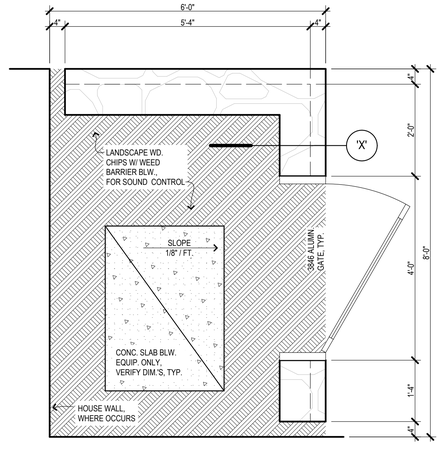
PRIVACY GARDEN GATES (P.E.B. GATE SIM.) -

6 Gate Details
Scale: 3/4" = 1'-0"



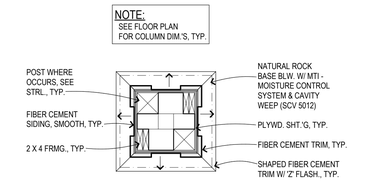
PLAN

5 LPG Enclosure Detail
Scale: 3/4" = 1'-0"

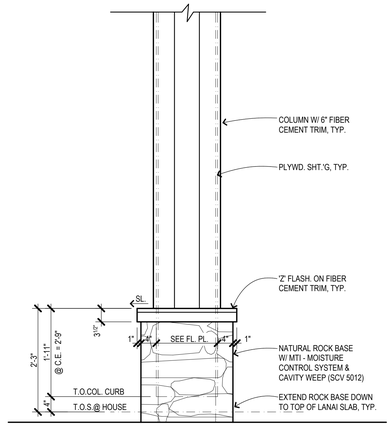


PLAN

4 Enclosure Detail
Scale: 3/4" = 1'-0"



BASE PLAN



ELEVATION

1 Column Detail
Scale: 3/4" = 1'-0"

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MAUI ARCHITECTURAL GROUP INC.
www.mauiarch.com
2331 W. Main Street
Wailuku, Maui, Hawaii
TELEPHONE (808) 244-9011
FAX (808) 242-1776
Email: mag@mauiarch.com

STAMP:
DENNIS J. HARMAN LICENSED PROFESSIONAL ARCHITECT No. 9681 HAWAII, U.S.A.
Exp. Date: 4-30-26

THIS WORK WAS PREPARED BY ME OR UNDER MY SUPERVISION AND CONSTRUCTION OF THIS PROJECT WILL BE UNDER MY OBSERVATION. Observation of construction as defined in Hawaii Administrative Rules, Title 16, Chapter 115, Section 16-115-2.

Signature

Wise Residence
Ka'anapali Golf Estates, Lanikeha, Ph. II - Lot 41
Lahaina, Hawaii 96761
(2) 4-4-019 : 113

No.	Revision

Architectural Details 2

Date: September 17, 2024
Phase: PERMIT SET
Sheet Number: A-12
Sheet: Of:

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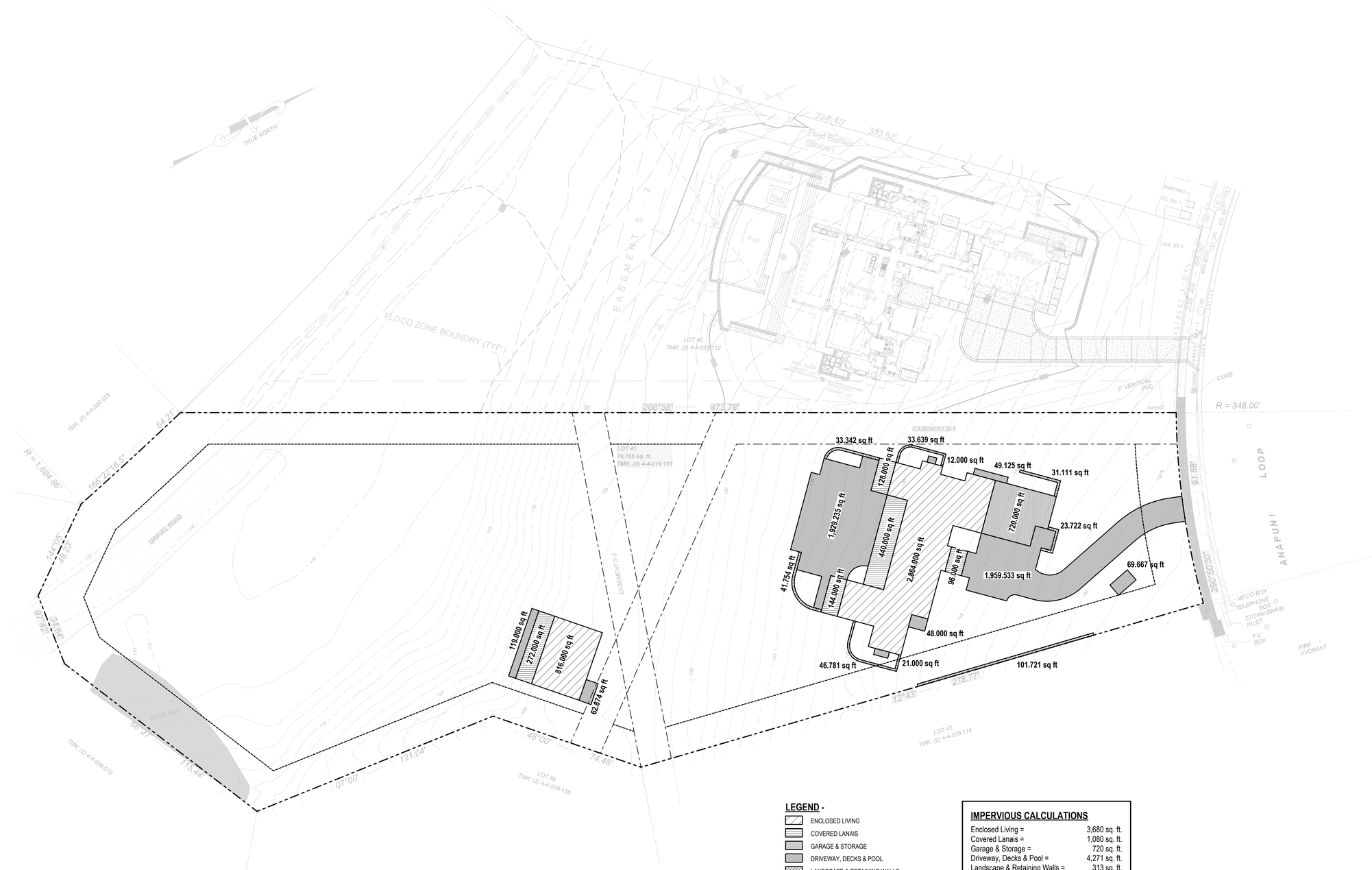

LEGEND -

- ENCLOSED LIVING
- COVERED LANAIS
- GARAGE & STORAGE
- DRIVEWAY, DECKS & POOL
- LANDSCAPE & RETAINING WALLS

IMPERVIOUS CALCULATIONS

Enclosed Living =	3,680 sq. ft.
Covered Lanais =	1,080 sq. ft.
Garage & Storage =	720 sq. ft.
Driveway, Decks & Pool =	4,271 sq. ft.
Landscape & Retaining Walls =	313 sq. ft.
Total Impervious Area =	(13%) 10,064 sq. ft.
Lot Area =	76,765 sq. ft.
Total Pervious Area =	(87%) 66,701 sq. ft.

LEGEND

- *MECO ELECTRIC BOX*
- *STORM DRAIN MANHOLE*
- *SANITARY SEWER MANHOLE*
- *UTILITY UNIT*

1 Impervious Calc Plan
Scale: 1" = 20'

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MAUI ARCHITECTURAL GROUP INC.
www.mauiarch.com
2331 W. Main Street
Wailuku, Maui, Hawaii
TELEPHONE (808) 244-9011
FAX (808) 242-1776
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STAMP:
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LICENSED PROFESSIONAL ARCHITECT
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HAWAII, U.S.A.
Exp. Date: 4-30-26

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Signature

Wise Residence
Ka'anapali Golf Estates, Lanikeha, Ph. II - Lot 41
Lahaina, Hawaii 96761
(2) 4-4-019 : 113

No.	Revision

Impervious Diagram & Calculations

Date: September 17, 2024
Phase: PERMIT SET
Sheet Number: A-13
Sheet: Of:

GENERAL STRUCTURAL NOTES

A. GENERAL NOTES

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE MINIMUM REQUIREMENTS OF THE 2018 EDITION OF THE INTERNATIONAL BUILDING CODE (IBC) AND LOCAL BUILDING CODES AND ORDINANCES OR AS SPECIFICALLY NOTED ON THESE PLANS AND CALCULATIONS, THE MOST STRINGENT OF WHICH SHALL GOVERN. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO BE FAMILIAR WITH AND COMPLY WITH THE THE REQUIREMENTS AS STATED IN THE IBC AND LOCAL BUILDING CODES AND ORDINANCES.

2. IF ANY CHANGES AND/OR SUBSTITUTIONS ARE MADE FROM THESE PLANS OR CALCULATIONS, THE ENGINEER SHALL BE NOTIFIED PRIOR TO THE IMPLEMENTATION OF SUCH CHANGES AND/OR SUBSTITUTIONS IN THE FIELD AND THE CLIENT SHALL OBTAIN THE NECESSARY CERTIFIED PLANS AND CALCULATIONS REQUIRED FOR AGENCY APPROVAL. IF SUCH CHANGES AND/OR SUBSTITUTIONS ARE MADE WITHOUT THE WRITTEN APPROVAL OF THE ENGINEER, THEN THE ENGINEER WILL ASSUME NO RESPONSIBILITY FOR THE ENTIRE STRUCTURE OR ANY PORTIONS THEREOF, AND SHALL BE HELD HARMLESS FROM ANY RESULTING CLAIMS.

3. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS ON THE PLANS PRIOR TO COMMENCING WORK AND THE ENGINEER SHALL BE NOTIFIED OF ANY DISCREPANCIES FOUND.

4. THESE PLANS AND STRUCTURAL CALCULATIONS ARE BASED ON A COMPLETED STRUCTURE AS PER PLANS. THE ENGINEER IS NOT RESPONSIBLE FOR, AND HELD HARMLESS FROM, ANY DAMAGE RESULTING TO AN INCOMPLETE STRUCTURE SUBJECT TO THE DESIGN LOADS UNLESS FIRST CONSULTED FOR AN INTERIM DESIGN.

5. THIS STRUCTURAL DESIGN IS BASED ON LOADING CONDITIONS AS DETERMINED BY THE LOCAL BUILDING OFFICIAL, CODES AND THE IBC. THE ENGINEER IS NOT RESPONSIBLE FOR DAMAGE RESULTING TO A STRUCTURE DUE TO LOADING CONDITIONS EXCEEDING THOSE FOR WHICH THE STRUCTURE HAS BEEN DESIGNED, OR DUE TO "ACTS OF GOD" (E.G., FIRE, FLOOD, WAR, ETC.) BE RESPONSIBLE FOR PORTIONS OF THE STRUCTURE NOT SPECIFICALLY INCLUDED IN THE SCOPE OF WORK OF THE ADDITION/REMODEL

6. GRADES SHOWN ON PLOT MAPS AND ELEVATION DRAWINGS ARE THE RESPONSIBILITY OF THE CLIENT, UNLESS A FIELD INSPECTION AND/OR SURVEY IS SPECIFICALLY REQUESTED AND PERFORMED BY A LICENSED SURVEYOR. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR DAMAGE TO, OR ADDITIONAL CONSTRUCTION COSTS OF ANY STRUCTURE WHICH THE CLIENT, DESIGNER, ARCHITECT, SURVEYOR OR ANY OTHER PARTY HAS MISREPRESENTED THE RELATIVE POSITION OF THE STRUCTURE TO THE NATURAL FINISHED GRADES OF THE BUILDING SITE.

7. THE CONTRACTOR IS RESPONSIBLE FOR ALL TEMPORARY BRACING AND SHORING. CONSTRUCTION AND JOB SAFETY PROCEDURES ARE THE RESPONSIBILITY OF THE CONTRACTOR.

8. STRUCTURAL ENGINEERING AND PLANS FOR REMODELS AND ADDITIONS, OR PARTIAL ENGINEERING FOR A STRUCTURE, SHALL ONLY PERTAIN TO THOSE SPECIFIC AREAS ADDRESSED IN THE DESIGN CALCULATIONS AND THE PLANS. THE ENGINEER SHALL NOT RESPONSIBILITY TO INCORPORATE ALL SPECIFICATIONS INCLUDED IN THE CONSTRUCTION SET FOR EVERY FACET OF THE CONSTRUCTION. AS PROPOSED BY THE DRAWINGS.

9. IN CASE OF CONFLICT BETWEEN THE PLANS , SPECIFICATIONS, DETAILS OR NOTES, THE MOST RIGID REQUIREMENTS SHALL GOVERN UNTIL SUCH A TIME WHEN A CLARIFICATION IS ISSUED BY THE ENGINEER IN WRITING.

10. THE ENGINEER IS NOT RESPONSIBLE FOR THE ADAPTION OF THESE CALCULATIONS OR DRAWINGS TO ANY SITE OTHER THAN THE SPECIFIC LOCATION INDICATED ON THE COVER SHEET OF THE CALCULATIONS AND THE PLANS.

11. THE STRUCTURAL DOCUMENTS ARE ONLY ONE PART OF THE TOTAL SET OF CONSTRUCTION DOCUMENTS. IT IS THE CONTRACTOR'S

IN THE LIKELY EVENT THERE ARE CONFLICTS BETWEEN THE ARCHITECTURAL AND STRUCTURAL DRAWINGS, THE CONTRACTOR SHALL CONTACT BOTH ARCHITECT AND ENGINEER TO DETERMINE THE PROPER SPECIFICATION.

B. TIMBER

1. ALL LUMBER AND TIMBER PRODUCTS SPECIFIED IN THIS STRUCTURE SHALL BE PRESSURE TREATED. (THIS INCLUDES ALL FRAMING LUMBER, PLYWOOD OR OSB SHEATHING, MANUFACTURED TRUSS MEMBERS, ENGINEERED WOOD PRODUCTS, ETC.)
   ALL MEMBERS SHALL BE FREE OF HEART CENTERS TYPICALLY. ALL EXPOSED TO VIEW FRAMING LUMBER SHALL ALSO BE KILN DRIED.

2. FRAMING LUMBER SHALL BE DOUGLAS FIR, DRY (19% MAXIMUM MOISTURE CONTENT) AS GRADED IN IBC. FRAMING LUMBER SHALL BE AS SPECIFIED BELOW AS MINIMUM UNLESS NOTED OTHERWISE IN THE CALCULATIONS AND PLANS.
   A. STUDS SHALL BE DOUGLAS FIR STUD GRADE OR BETTER.
   B. 2x JOISTS, RAFTERS, PLATES AND HEADERS SHALL BE DOUGLAS FIR #2 OR BETTER.
   C. 4x JOISTS, RAFTERS, HEADERS, BEAMS AND POSTS SHALL BE DOUGLAS FIR #2 OR BETTER.
   D. 6x BEAMS, RAFTERS, HEADERS AND POSTS SHALL BE DOUGLAS FIR #1 OR BETTER.

3. ALL EXPOSED FOR VIEW FRAMING LUMBER SHALL BE GRADED AS FOLLOWS:
   A. ALL 2x OR 4x RAFTERS, BRACES OR BEAMS SHALL BE DOUGLAS FIR #1 OR BETTER.
   B. ALL 6x & LARGER RAFTERS, BEAMS, BRACES OR COLUMNS SHALL BE DOUGLAS FIR SELECT STRUCTURAL.

4. GLU-LAMINATED MEMBERS SHALL CONFORM TO "AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) STANDARD 117-15 AND "APA-THE ENGINEERED WOOD ASSOCIATION" (APA) A190.1-17, AND SHALL BE CLASSIFIED AS DOUGLAS FIR 24F - V4 OR 24F - V8 WITH DESIGN VALUES AS SPECIFIED IN IBC CHAPTER 23, APA S475-16 AND NDS-18 WOOD DESIGN MANUAL TABLES.
ALL GLU-LAMINATED MEMBERS EXPOSED TO WEATHER SHALL BE PROTECTED FROM STANDING WATER, ICE OR SNOW BY FLASHINGS, OR OTHER METHODS, OR SHALL BE PRESSURE TREATED WITH AN APPROVED PRESERVATIVE.
ALL GLU-LAMINATED MEMBERS IN EXPOSED AREAS SHALL BE ORDERED ROUGH SAWN ARCHITECTURAL GRADE.
ALL GLU-LAMINATED MEMBERS SHALL BE ORDERED WITH "0" CAMBER.

5. ALL MANUFACTURED WOOD JOISTS SHALL BE "TRUS-JOIST" BRAND OR EQUAL. ALL SPECIFICATIONS IN THE CALCULATIONS AND PLANS SHALL REFER TO "TRUS-JOIST" BRAND PRODUCTS. ALTERNATIVE BRANDS MAY BE USED IF THE LOAD CARRYING CAPABILITES MEET OR EXCEED THOSE OF "TRUS-JOIST" PRODUCTS AS SPECIFIED IN THE CALCULATIONS. ALL SUCH PRODUCTS SHALL BE INSTALLED PER THE "TRUS-JOIST" MANUFACTURER'S SPECIFICATIONS AND DETAILS FOR THIS SPECIFIC PROJECT.

THE FOLLOWING "TRUSS JOIST" BRAND ENGINEERED LUMBER SHALL MEET OR EXCEED THE FOLLOWING DESIGN VALUES WHERE INIDCATED IN THE STRUCTURAL DOCUMENTS:
- L.S.L. (LAMINATED STRAND LUMBER) GRADE 1.55E (Fb = 2,325 psi - E = 1.55×10^6 psi)
- L.V.L. (LAMINATED VENEER LUMBER) GRADE 1.9E (Fb = 2,600 psi - E = 1.9×10^6 psi)
- PSL (PARALLEL STRAND LUMBER) GRADE 2.0E (Fb = 2,900 psi - E = 2.0×10^6 psi)

6. ALL STUD WALLS SHALL HAVE DOUBLE 2x TOP PLATES OF THE SAME DIMENSION AS THE STUDS IN THE WALL. PLATES SHAL BE LAPPED WITH A MINIMUM OF 48" BETWEEN SPLICES WITH AT LEAST 20 - 16d NAILS EACH SIDE OF THE SPLICE LOCATION. WHERE PLATES ARE DISCONTINUOUS DUE TO A POST, BEAM OR OTHER FRAMING MEMBER, A SIMPSON ST6236 STRAP SHALL BE USED TO SPLICE THE PLATE-TO-PLATE CONNECTION TOGETHER.

7. ALL JOISTS, RAFTERS AND STUDS SHALL BE SOLID BLOCKED OR CROSS-BRIDGE BLOCKED OVER ALL SUPPORT WALLS, BEAMS, GIRDERS AND ANY AND ALL LOCATIONS AS SPECIFIED IN IBC CHAPTER 23.

8. ALL POSTS, STUDS AND BEAM POCKETS SHALL HAVE SOLID BEARING TO THE FOUNDATION THROUGH WALLS, BLOCKING, BEAMS AND OTHER STRUCTURAL MEMBERS.

9. ALL TIMBER FRAMING TECHNIQUES AND REQUIREMENTS SHALL CONFORM TO THE MINIMUM STANDARDS AS SET FORTH IN IBC CHAPTER 23 AND LOCAL CODES AND ORDINANCES.

C. CONNECTIONS

1. ALL POST AND COLUMN CONNECTIONS SHALL BE AS SPECIFIED IN THE CALCULATIONS WITH THE MINIMUM CONNECTION BEING ICBO APPROVED FASTENER, BASE, CAP, STRAP OR OTHER.

2. ALL HARDWARE (I.E., COLUMN CAPS AND BASES, HOLDOWNS, STRAPS, HANGERS, ETC.) SHALL BE "SIMPSON STRONG TIE" BRAND (SIMPSON) OR CUSTOM FABRICATED SPECIFICALLY AS DETAILED ON THE PLANS OR CALCULATIONS, AND SHALL BE INSTALLED WITH NAILS OR BOLTS EXACTLY AS CALLED FOR BY THE MANUFACTURER OR AS NOTED ON THE PLANS. ALTERNATIVE ICC APPROVED HARDWARE MAY BE SUBSTITUTED FOR SIMPSON, HOWEVER THE ENGINEER SHALL APPROVE THE SUBSTITUTION PRIOR TO ITS USE.

3. ALL NAILS SHALL BE COMMON OR SINKERS, UNLESS NOTED OTHERWISE. ALL NAILS USED IN HANGERS, STRAPS, HOLDOWNS OR OTHER HARDWARE SHALL BE A MINIMUM OF AN N16 TYPE OR AS SPECIFIED. ALL BOLTS SHALL COMPLY WITH ASTM A-307 STANDARDS OR GREATER.

4. POSTS USED FOR BEAMS OR GIRDER SUPPORTS SHALL BE EITHER 1) SOLID, CONTINUOUS MEMBERS TO THE FOUNDATION, OR 2) SPLICED AT MID-DEPTH OF FLOOR JOIST CAVITY, WITH FULL DIRECT BEARING AND USING SOLID BLOCKING AND SIMPSON ST6224 STRAPS ON ALL SIDES OF THE POST UNLESS NOTED OTHERWISE.

5. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE ALL HOLDOWN ANCHOR BOLTS, POST BASES AND OTHER HARDWARE PLACED IN CONCRETE BASED ON THE CONNECTION STUDS, WINDOW ROUGH OPENINGS AND OTHER FACTORS. THE ENGINEER IS NOT RESPONSIBLE FOR EXACT LOCATIONS OF THIS HARDWARE. UNLESS SPECIFICALLY DIMENSIONED IN THE PLANS, ALL HARDWARE DESIGNATIONS ARE SCHEMATIC IN NATURE AND INDICATE THE GENERAL LOCATION OF THE HARDWARE WITH RESPECT TO THE SPECIFIED HOLDOWN ATTACHMENT STUDS OR POSTS.

6. ALL HOLDOWN HARDWARE SHALL BE INSTALLED PER THE MANUFACTURER'S REQUIREMENTS. HOLDOWNS SHALL BE SECURED TO A MINIMUM ATTACHMENT STUD AS SPECIFIED IN THE MANUFACTURER'S SPECIFICATIONS OR AS SPECIFIED IN THE PLANS OR STRUCTURAL CALCULATIONS. LARGER HOLDOWNS MAY BE SUBSTITUTED FOR SMALLER HOLDOWNS WHEN INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS.

7. ALL FASTENERS USED IN PRESERVATIVE-TREATED AND FIRE-RETARDANT-TREATED LUMBER SHALL BE OF HOT-DIPPED ZINC-COATED GALVANIZED STEEL, STAINLESS STEEL, SILICON BRONZE OR COPPER. FASTENERS OTHER THAN NAILS, TIMBER RIVETS, WOOD SCREWS AND LAG SCREWS SHALL BE PERMITTED TO BE OF MECHANICALLY DEPOSITED ZINC COATED STEEL.

D. PLYWOOD DIAPHRAGMS

1. HORIZONTAL DIAPHRAGMS: PLYWOOD SHALL BE A MINIMUM THICKNESS AS INDICATED IN THE CALCULATIONS AND THE PLANS AND SHALL MEET OR EXCEED THE REQUIREMENTS FOR APA GRADES - CDX PS-1 OR APA OSB GRADES STRUC.-1 PS-2 STANDARS. ALL DIAPRAGMS SHALL BE NAILED AS SPECIFIED IN THE CALCULATIONS WITH THE MINIMUM BEING THAT AS SPECIFIED FOR THE THICKNESS OF SHEATHING SPECIFIED IN IBC TABLES 2306.2.1(1) OR 2306.2(2) AND IN NDS-15 WOOD DESIGN MANUAL AND IN THE AMERICAN WOOD COUNCIL (AWC) SDPWS-15 MANUAL.

2. VERTICAL DIAPHRAGMS (SHEAR WALLS): ALL EXTERIOR WALLS OF A STRUCTURE SHALL BE COVERED WITH MINIMUM ½" CDX PLYWOOD (OR AS SPECIFIED IN THE CALCULATIONS) AND NAILED AS SPECIFIED IN THE CALCULATIONS AND PLANS WITH THE MINIMUM BEING THAT AS SPECIFIED FOR THE THICKNESS OF PLYWOOD INDICATED IN IBC TABLE 2306.3 AND IN THE AWC SDPWS-15 MANUAL. EDGE NAIL SPECIFICATIONS SHALL APPLY TO ALL TOP PLATES, SOLE PLATES, RIM JOISTS, INTERMEDIATE BLOCKING LINES AND ALL HOLDOWN ATTACHEMENT STUDS OR POSTS.
ALL NAILS SHALL BE STAGGERED ON EDGE OR BOUNDARY NAILING FRAMING MEMBERS IN ALL CASES WHEN THE NAIL SPACING SPECIFIED IS 3" O.C. OR CLOSER OR THE ATTACHMENT MEMBER IS A 3x (NET 2 ½") OR WIDER MEMBER.
ALL NAILS MUST BE INSTALLED AT LEAST ⅜" FROM EDGES AND ENDS OF PANELS TYP.

3. NAIL DIAPHRAGM SHEATHING TO ALL RAFTERS, TRUSSES, JOISTS, BLOCKING, DRAG STRUTS AND FOUNDATION SILLS CONNECTED TO SHEAR WALLS WITH DIAPHRAGM BOUNDARY NAILING SPECIFICATIONS (OR EDGE NAILING IF BOUNDARY IS NOT SPECIFIED). PNEUMATIC DRIVEN FASTENERS SHALL NOT BE OVERDRIVEN TO BELOW THE EXTERIOR SURFACE OF THE SHEATHING.

4. ROOF DIAPHRAGMS SHALL BE COMPLETELY SHEATHED UNDER ALL OVERFRAMING (CALIFORNIA ROOFS).

E. PREMANUFACTURED ROOF TRUSSES

1. THE MANUFACTURER SHALL DESIGN THE TRUSSES ACCORDING TO THE LOADING CONDITIONS AS SPECIFIED IN THE STRUCTURAL CONSTRUCTION DOCUMENTS, NAMELY 1) LIVE AND DEAD LOADS, 2) UNEQUAL LOADING CONDITIONS, 3) WIND LOADING CONDITIONS, 4) TRUSS SPACING, 5) SPANS AND EAVE OVERHANGS, 6) ROOF PITCH (EXTERIOR & INTERIOR), AND 6) BEARING POINTS. THE MANUFACTURER SHALL BE RESPONSIBLE FOR ANY SPECIAL CONDITIONS, HANGERS OR BEARING-INCREASE ENHANCERS DISCOVERED AS A RESULT OF THEIR CALCULATIONS. ANY VARIATION FROM THE SCHEMATICS SHOWN IN THE CALCULATIONS OR ON THE DRAWINGS MUST BE APPROVED BY THE ENGINEER. PRIOR TO FABRICATION OF ANY TRUSSES, TWO COPIES OF TRUSS LAYOUT DRAWINGS AND TRUSS CALCULATIONS SHOWING AXIAL, BENDING AND LATERAL STRESSES AND JOINT DESIGNS CONFORMING TO 2018 IBC, SECTION 2303.4 SHALL BE SUBMITTED TO THE BUILDING OFFICIAL. THE DRAWINGS SHALL BEAR THE APPROVAL OF THE ENGINEER OF RECORD.

2. EACH TRUSS SHALL BE CONNECTED TO EACH BEARING WALL TOP PLATE WITH 1 - SIMPSON H-1 CONNECTOR SCISSOR TRUSSES MAY REQUIRE SPECIAL CONNECTORS DUE TO HORIZONTAL DEFLECTIONS.

F. STEEL FABRICATION

1. ALL STEEL BEAMS, COLUMNS, PLATES AND SECTIONS SHALL MEET OR EXCEED MINIMUM STANDARDS SET FOR ASTM A-36. STEEL TUBING SHALL MEET ASTM A500-B. ALL "W" SHAPES SHALL MEET ASTM-A992 (50 ksi) SPECIFICATIONS. ALL STEEL SHALL BE CLEAN FROM RUST OR DETERIORATION AND SHALL ARRIVE TO THE JOB SITE PRIMED.

2. ALL CONNECTION HARDWARE AND BOLTS SHALL MEET REQUIREMENTS OF ASTM A-307 UNLESS NOTED OTHERWISE. (SEE #8)

3. ALL STEEL-TO-STEEL BOLTS SHALL MEET REQUIREMENTS OF ASTM A-325 UNLESS NOTED OTHERWISE. ALL INSTALLATION OF SUCH BOLTS SHALL BE APPROVED BY THE SPECIAL INSPECTOR ON THE PROJECT.

4. ALL WELDING SHALL BE PERFORMED WITH E70XX ELECTRODES OR APPROVED EQUAL UNLESS SPECIFIED IN THE PLANS OR CALCULATIONS. ALL SHOP WELDING SHALL BE PERFORMED BY AN APPROVED FABRICATOR AS SPECIFIED IN THE IBC AND ASTM STANDARDS. ALL FIELD WELDING SHALL BE PERFORMED BY AN AWS CERTIFIED WELDER POSSESSING CURRENT QUALIFICATION DOCUMENTS FOR EACH SPECIFIC WELDING PROCESS AND PROCEDURE.

5. ALL WELDS REQUIRING "SPECIAL INSPECTION" SHALL BE INSPECTED BY AN AWS CERTIFIED WELDING INSPECTOR. "SPECIAL INSPECTORS" MUST BE NOTIFIED AND PROVIDED WITH THE STRUCTURAL STEEL PLANS AND DETAILS PRIOR TO ANY FIELD WELDING.

6. ALL WELD FILLER MATERIAL USED IN CJP WELDS AT MOMENT-FRAME CONDITIONS SHALL HAVE A CHARPY V-NOTCH (CVN) TOUGHNESS OF 20 FT-LBS @ -20° F. ALL SUCH WELDS SHALL BE PERFORMED AS SPECIFIED BY FEMA-350.

7. ALL MATERIALS AND PROCEDURES SHALL CONFORM WITH CURRENT AWS, AISC, ASTM, FEMA AND IBC REQUIRMENTS AND STANDARDS.

8. ALL BOLTS NOT SPECIFIED AS A-325 HIGH STRENGTH BOLTS MAY BE GRADE A-307 BOLTS. ALL BOLTS SHALL BE OF A LENGTH THAT WILL ENSURE A MINIMUM OF 2-THREADS EXPOSURE BEYOND THE END OF THE TIGHTENED NUT. ALL NUTS MAY BE INSTALLED WITH "SNUG TIGHT" INSTALLATION AS DEFINED IN THE AISC STEEL MANUAL.
ALL TIMBER-TO-STEEL CONNECTIONS SHALL INCLUDE STANDARD FLAT WASHERS @ TIMBER FACE U.N.O.

G. CONCRETE AND MASONRY

1. PROVIDE CONCRETE TO OBTAIN THE FOLLOWING MINIMUM COMPRESSIVE STRENGTH AT 28 DAYS:

1. FOOTINGS	4,000 PSI
2. SLABS ON GRADE OR FILL	4,000 PSI
3. GROUT (FILLED CELLS)	2,500 PSI *

* PEA GRAVEL MIX AT 8" TO 11" SLUMP

2. CONCRETE MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH ACI-318-14 BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE AND ACI-301-10 SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS. MASONRY MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH TMS 402/ 602-16 AND 2018 IBC, CHAPTER 21. THE DESIGN, CONSTRUCTION AND SPECIFICATIONS CONCERNING REGARDING ALL MASONRY AND STONE VENEER SHALL BE IN ACCORDANCE WITH TMS 402/ 602-16.

3. THE MINIMUM CONCRETE COVER SHALL BE IN ACCORDANCE WITH ACI-318-14, CHAPTERS 7-12. EACH MEMBER TYPE WILL MEET THE REQUIREMENTS OF THE SPECIFIC CHAPTER.

4. BAR SUPPORTS IN CONTACT WITH EXPOSED SURFACES SHALL BE PLASTIC TIPPED. ALL ACCESSORIES SHALL BE GALVANIZED.

5. PROVIDE SPACERS, CHAIRS, BOLSTERS, ETC. AS REQUIRED AND NECESSARY TO ASSEMBLE, PLACE AND SUPPORT ALL REINFORCING IN PLACE. USE WIRE BAR TYPE SUPPORTS COMPLYING WITH CRSI RECOMMENDATIONS.

6. ALL CONCRETE SHALL CONTAIN AN APPROVED WATER REDUCING PLASTICIZING ADMIXTURE. ALL CONCRETE PERMANENTLY EXPOSED TO THE WEATHER SHALL CONTAIN AN APPROVED AIR-ENTRAINING ADMIXTURE. NO CALCIUM CHLORIDE SHALL BE USED IN ANY CONCRETE. NO WATER SHALL BE ADDED AT THE JOBSITE.

7. THE CONTRACTOR IS RESPONSIBLE FOR THE PROPER DESIGN AND CONSTRUCTION OF ALL FORMWORK, SHORING AND RESHORING. PROVIDE COMMERCIAL FORM COATING COMPOUNDS THAT WILL NOT BOND, STAIN OR ADVERSELY AFFECT CONCRETE SURFACES.

8. ALL CONCRETE SHALL BE CONSOLIDATED IN PLACE USING INTERNAL VIBRATOR. DO NOT USE VIBRATORS TO TRANSPORT CONCRETE WITHIN FORMS.

9. NO SLUMP OVER 5" SHALL BE PERMITTED FOR STRUCTURAL CONCRETE.

H. NON-SHRINK GROUT @ BASE AND BEARING PLATES

1. TYPE - ALL GROUT FOR BASE AND BEARING PLATES SHALL BE NON-METALLIC, SHRINKAGE RESISTANT, PREMIXED AND NON-STAINING PRODUCT CONTAINING PORTLAND CEMENT, SILICA SANS, SHRINKAGE COMPENSATING AGENTS AND FLUIDITY IMPROVING COMPOUNDS.

2. NON-SHRINK GROUT SHALL CONFORM TO CORPS OF ENGINEERS SPECIFICATION FOR NON-SHRINK GROUT CRD-C621-83.

3. TWENTY-EIGHT DAY COMPRESSIVE STRENGTH, AS DETERMINED BY GROUT CUBE TESTS, SHALL BE 6000 psi FOR SUPPORTING CONCRETE OF 3000 psi AND LESS.

4. GROUT SHALL BE PLACED IN A FLUID FLOWABLE STATE UNDER BASEPLATES THAT HAVE A FORM BUILT AROUND THEM FOR GROUT CONFINEMENT. GROUT SHALL BE CURED ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS.

5. THE MINIMUM THICKNESS OF GROUT UNDER ALL BASE AND BEARING PLATES SHALL BE 1", UNLESS SPECIFIED OTHERWISE IN DRAWINGS.

I. REINFORCING STEEL

1. ALL REINFORCING STEEL SHALL BE BILLET STEEL CONFORMING TO STANDARDS OF ASTM A615, GRADE 60.

2. ALL WELDED WIRE FABRIC SHALL CONFORM TO STANDARDS OF ASTM A185.

3. ALL REINFORCING DETAILS SHALL CONFORM TO "MANUAL OF STANDARD PRACTICE FOR DETAILING REINFORCED CONCRETE STRUCTURES" (ACI 315) UNLESS DETAILED OTHERWISE ON THE STRUCTURAL DRAWINGS.

4. THE CONTRACTOR SHALL SUBMIT DETAILED SHOP DRAWINGS OF REINFORCING BARS SHOWING NUMBER, SIZE AND LOCATION (INCLUDING BAR LISTS AND BEND DIAGRAMS).

5. ALL REINFORCEMENT LAPS @ SPLICES SHALL MEET OR EXCEED THE LENGTHS SPECIFIED IN ACI 315 AND ACI 318-19 FOR CONCRETE STRENGTH AND REINFORCEMENT GRADE. AT A MINIMUM, REINFORCEMENT LAPS SHALL BE AS FOLLOWS:

BAR SIZE (GRADE)	HORIZONTAL (WALLS/ FTGS)	VERTICAL (WALLS/ COLS/ FTGS)	HOOKS (ALL LOCATIONS)
#4 BARS (GR. 40)	40 d (20" MIN)	40 d (20" MIN)	12 d (12" MIN)
#4 BARS (GR. 60)	40 d (20" MIN)	55 d (30" MIN)	12 d (12" MIN)
#5 BARS (GR. 60)	40 d (25" MIN)	55 d (36" MIN)	12 d (12" MIN)
#6 BARS (GR. 60)	40 d (30" MIN)	55 d (42" MIN)	12 d (12" MIN)

J. FOUNDATIONS

1. ALL FOOTINGS SHALL BEAR ON FIRM, UNDISTURBED, NON-ORGANIC SOIL OR ON FILL COMPACTED TO 95% OF MAXIMUM DENSITY BASED ON ASTM D-1557. ALL FILL COMPACTION SHALL BE DONE UNDER THE DIRECT GUIDANCE OF A LICENSED GEOTECHNICAL ENGINEER.

2. ALL FOOTINGS OUTSIDE OR AT THE PERIMETER OF THE STRUCTURE, OR IN OTHER UNHEATED AREAS, SHALL BE SET TO A DEPTH OF AT LEAST 24" BELOW FINISHED GRADE UNLESS SPECIFICALLY NOTED OTHERWISE ON THE PLANS.

3. AN ALLOWABLE SOIL BEARING PRESSURE OF 1,000 psf HAS BEEN USED IN THE STRUCTURAL CALCULATIONS PER THE VALUE ALLOWED IN CHAPTER 18 OF THE 2018 I.B.C. FOR SOIL OF THIS TYPE. THOUGH THE ENGINEER RECOMMENDS THAT THERE IS A GEOTECHNICAL INVESTIGATION PERFORMED FOR THIS SITE, IF ANY QUESTIONABLE SOIL CONDITIONS ARE DISCOVERED IN THE FIELD, IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT A LICENSED GEOTECHNICAL ENGINEER TO INVESTIGATE THE SOILS CONDITIONS AND INSTRUCT THE ENGINEER AND CONTRACTOR AS TO HOW TO PROCEED. THE GEOTECHNICAL ENGINEER SHALL PREPARE A WRITTEN STATEMENT OF FINDINGS AND RECOMMENDATIONS TO THE PROJECT ENGINEER FOR STRUCTURAL RE-ANALYSIS OF THE STRUCTURE. THE SOILS INVESTIGATION REPORT AND ALL RECOMMENDATIONS AND SPECIFICATIONS THEREIN ARE TO BE CONSIDERED A PART OF THESE WORKING DRAWINGS.

4. WATERPROOFING OF FOUNDATIONS, RETAINING WALLS AND SLABS IS THE RESPONSIBILITY OF THE OWNER, CONTRACTOR OR ARCHITECT. THE ENGINEER SHALL BE HELD HARMLESS FOR ANY CLAIMS RESULTING IN DAMAGE DUE TO WATER CONDITIONS WHICH OCCUR DUE TO THE CONSTRUCTION OF A FOUNDATION. ALL RETAINING WALLS SHALL BE BACKFILLED WITH AN APPROVED GRAVEL, ROCK OR DRAINBOARD AND DRAINAGE SYSTEM TO ENSURE NO HYDROSTATIC PRESSURES BE APPLIED TO THE WALL. PROVIDE 7" EMBEDMENT MINIMUM FOR ANCHOR BOLTS. PROVIDE 3" x 3" x ¼" WASHERS MINIMUM @ ALL ANCHOR BOLTS.

5. ALL FOUNDATION ANCHORS SHALL BE "SIMPSON MASB" OR ⅝" ⌀ x 12" PLACED @ 48" O.C. MAXIMUM UNLESS NOTED OTHERWISE IN THE PLANS ALL FOUNDATION ANCHORS SHALL BE "WET-SET" AT THE TIME FOUNDATION SYSTEM IS PLACED.

6. ALL FOOTINGS SHALL BE REINFORCED WITH A MINIMUM OF 3 - #4 BARS CONTINUOUS PLACED 3" CLEAR FROM ANY SOIL AT THE BOTTOM OR SIDES. ALL STEM WALLS SHALL BE REINFORCED WITH 1 - #4 BAR CONTINUOUS IN TOP 4" OF STEM.

GENERAL STRUCTURAL LOADS

ROOFS

ROOF LIVE LOAD = 20 psf

ROOF DEAD LOAD:

ROOFING	15.0 psf
PLYWOOD	3.0 psf
TRUSSES	5.0 psf
INSUL.	2.0 psf
MECHANICAL	3.0 psf
FINISH	3.0 psf
MISC.	4.0 psf
TOTAL	35.0 psf

FLOORS

FLOOR LIVE LOAD = 40 psf TYP.
LANAI LIVE LOAD = 60 psf TYP.

ALL FLOORS ARE CONCRETE SLAB ON GRADE

WIND

WIND DESIGN LOADS PER ASCE 7-16 & STATE OF HAWAII WIND MAPS
ULTIMATE (Vu) WIND SPEED @ 110 mph
WIND IMPORTANCE FACTOR = 1.0
Kzt FACTOR = 1.0 PER STATE OF HAWAII WIND MAPS
EXPOSURES PER IBC CHAPTER 16, ASCE 7-16 CHAPTER 26 & STATE OF HAWAII WIND MAPS
EXPOSURE C PER STATE OF HAWAII WIND MAPS
INTERNAL PRESSURE COEFFICIENT = ± 0.18

COMPONENT & CLADDING MIN. POSITIVE DESIGN PRESSURES:
ROOF ZONES: 20 psf
WALL ZONES: 20 psf

SEISMIC

SEISMIC DESIGN LOADS PER IBC CHAPTER 16 & ASCE 7-16 CHAPTERS 11 & 12

SEISMIC IMPORTANCE FACTOR	1.00
SOIL SITE CLASS	D
MAPPED SPECTRAL RESPONSE	
SHORT PERIOD (Ss)	0.9130
1-SECOND PERIOD (S_1)	.02290
SPECTRAL COEFFICIENTS	
SHORT PERIOD (S_{DS})	0.691
1-SECOND PERIOD (S_{D1})	0.327
SEISMIC DESIGN CATAGORY	D

DEFERRED SUBMITTAL LIST

THE FOLLOWING IS A LIST OF ELEMENTS OF THE DESIGN OF THE STRUCTURE THAT SHALL HAVE DOCUMENTS SUBMITTED TO THE ENGINEER FOR REVIEW FOR COMPLIANCE WITH DESIGN REQUIREMENTS AND PARAMETERS.

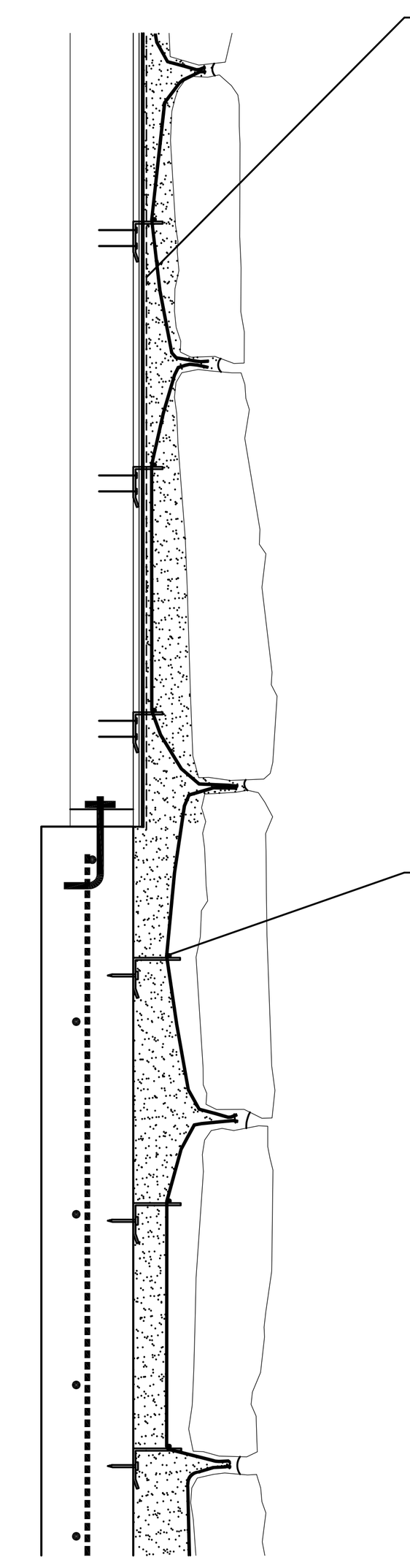
TWO (2) COPIES OF EACH DEFERRED SUBMITTAL SHALL FIRST BE SUBMITTED TO THE ARCHITECT/ ENGINEER OF RECORD, WHO WILL REVIEW THEM AND FORWARD THEM TO THE MAUI COUNTY BUILDING DEPARTMENT WITH NOTATIONS INDICATING THAT THE SUBMITTALS CONFORM TO THE DESIGN OF THE BUILDING.

THE ENGINEER(S) RESPONSIBLE FOR THE DESIGN OF THE DEFERRED SUBMITTAL ITEMS SHALL STAMP AND WET-SIGN THOSE DRAWINGS AND CALCULATIONS FOR WHICH HE/SHE IS RESPONSIBLE.

BUILDING STRUCTURAL SYSTEM	APPROXIMATE TIMEFRAME FOR SUBMITTAL
1. MANUFACTURED ROOF TRUSSES	SUBMITTAL TO BUILDING DEPARTMENT PRIOR TO ROUGH FRAMING INSPECTION

ABBREVIATIONS

A.B.	ANCHOR BOLT
ABV.	ABOVE
ADJ.	ADJACENT
ALT.	ALTERNATE
ARCH.	ARCHITECT/ ARCHITECTURAL
BLK'G.	BLOCKING
BLW.	BELOW
BM.	BEAM
BRG.	BEARING
C.J.	CONTROL JOINT
CLR.	CLEAR
CMU	CONCRETE MASONRY UNITS
COL.	COLUMN
CONC.	CONCRETE
CONT.	CONTINUOUS
DBL.	DOUBLE
D.F.	DOUGLAS FIR
DTL.	DETAIL
DWGS.	DRAWINGS
EA.	EACH
E.W.	EACH WAY
EQ.	EQUAL
EXIST.	EXISTING
EXT.	EXTERIOR
F.F.	FINISH FLOOR
F.G.	FINISHED GRADE
FTG.	FOOTING
GALV.	GALVINIZED
GLB	GLUE LAMINATED BEAM
GRDR.	GIRDER
GYP.	GYPSUM
H.F.	HEM FIR
HDR.	HEADER
IBC	INTERNATIONAL BUILDING CODE
INCL.	INCLUDE/ INCLUDED
K	KIPS (1,000 POUNDS)
L.S.L	LAMINATED STRAND LUMBER
MANUF.	MANUFACTURED/ MANUFACTURER
MAX.	MAXIMUM
MIN.	MINIMUM
M.B.	MACHINE BOLT
N.T.S.	NOT TO SCALE
O.C.	ON CENTER
OSB	ORIENTED STRAND BOARD
P.E.	PROFESSIONAL ENGINEER
PL.	PLATE (TIMBER OR STEEL)
P.S.L.	PARALLEL STRAND LUMBER
PLF	POUNDS PER LINEAR FOOT
PLY	PLYWOOD
PSI	POUNDS PER SQUARE INCH
P.T.	PRESSURE TREATED
RS.	RESAWN
RE-BAR	DEFORMED STEEL BARS
REQ.	REQUIRED
SAD	SEE ARCHITECTURAL DRAWINGS
SHTG.	SHEATHING
SIM.	SIMILAR
SPECS	SPECIFICATIONS
STL.	STEEL
SYP	SOUTHERN YELLOW PINE
T.O.C.	TOP OF CONCRETE
T.O.S.	TOP OF SLAB
T&G	TOUNGE & GROOVE
TRIM.	TRIMMER
TRIP.	TRIPLE
TYP.	TYPICAL
U.N.O.	UNLESS NOTED OTHERWISE
W.W.F.	WELDED WIRE FABRIC
W.W.M.	WELDED WIRE MESH



VENEER TIES @ WOOD STUD WALL

MAXIMUM 10" THICK STONE VENEER.

USE 2" x 2" - 16 GA. GALV. WIRE MESH w/ 2 LAYERS WATERPROOF PAPER BACKING OVER PLY SHEATHING.
ATTACH w/ GALV. STEEL WIRE FURRING NAILS 2" LENGTH MIN. @ 4" O.C. @ EA. STUD TYP. & 8d ANNULAR THREADED NAILS @ 8" O.C. @ TOP/ BOTTOM ℄ TYP.

ATTACH 1 - SEISMIC-NOTCH VENEER ANCHOR @ EA. STUD @ 16" O.C. HORIZ. (16" O.C.) x 16" O.C. VERT. GRID. ATTACH TO STUD BACKING w/ 2 - 16d NAILS TYP.

USE #9 GA. GALV. WIRE MIN. LOOPED THROUGH MESH FOR EVERY 2 SQUARE FEET OF STONE VENEER. THE LOOP SHALL HAVE LEGS NOT LESS THAN 15" LENGTH w/ 90° BEND @ LAST 2" EA. WIRE LEG. IT SHALL BE LAID IN THE STONE VENEER MORTAR JOINT TYP. #9 WIRE SHALL HAVE ⅝" MIN. MORTAR COVER TYP.

GRANITE VENEER PIECES SHALL BE ROUGHENED AND CLEANED ON BACK FOR MORTAR BONDING.

USE 2" MIN./ 4" MAX. TYPE "M" MORTAR/ GROUT BEHIND VENEER TYP.

VENEER TIES @ CONCRETE OR CMU WALL

MAXIMUM 10" THICK STONE VENEER.

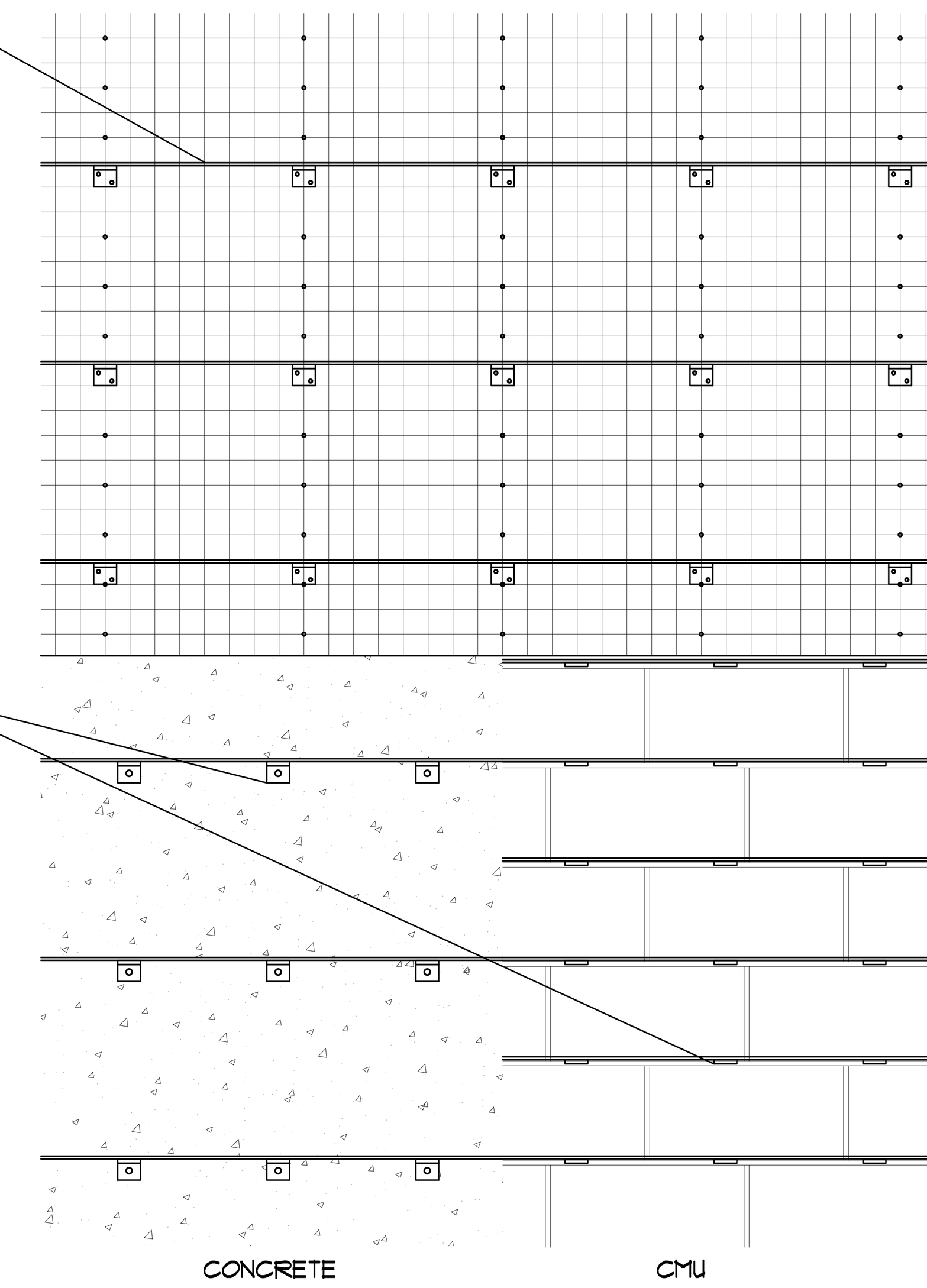
ATTACH 1 - SEISMIC-NOTCH VENEER ANCHOR TO FACE OF CONCRETE @ 12" O.C. HORIZ. x 12" O.C. VERT. GRID. ATTACH TO FACE w/ 1 ½" HILTI PDPW @ EA.

ATTACH 1 - SEISMIC-NOTCH VENEER ANCHOR IN CMU HORIZ. JOINT @ 12" O.C. HORIZ. x 8" O.C. VERT. GRID. WET-SET INTO CMU DURING COURSE CONSTRUCTION.

USE 1 - #9 GA. GALV. WIRE CLIPPED INTO EACH SEISMIC-NOTCH ANCHOR FOR EVERY 2 SQUARE FEET OF STONE VENEER. THE WIRE SHALL LOOP INTO THE VENEER JOINTS AND HAVE LEGS NOT LESS THAN 15" LENGTH w/ 90° BEND @ LAST 2" EA. WIRE LEG. IT SHALL BE LAID IN THE STONE VENEER MORTAR JOINT TYP. #9 WIRE SHALL HAVE ⅝" MIN. MORTAR COVER TYP.

GRANITE VENEER PIECES SHALL BE ROUGHENED AND CLEANED ON BACK FOR MORTAR BONDING.

USE 2" MIN./ 4" MAX. TYPE "M" MORTAR/ GROUT BEHIND VENEER TYP.



1 / S1.1 TYPICAL STONE VENEER ATTACHMENT
SCALE: 1" = 1'-0"

MAUI ARCHITECTURAL GROUP INC.
www.mauiarch.com
2331 W. MAIN STREET
WAILUKU, MAUI, HAWAII 96793
TELEPHONE (808) 244-9011
FAX (808) 242-1776
email:mag@mauiarch.com

STAMP:
RICHARD M. CHESBRO
LICENSED PROFESSIONAL ENGINEER
No. 5286-S
HAWAII U.S.A.
EXP. 04-30-2026
9·17·24

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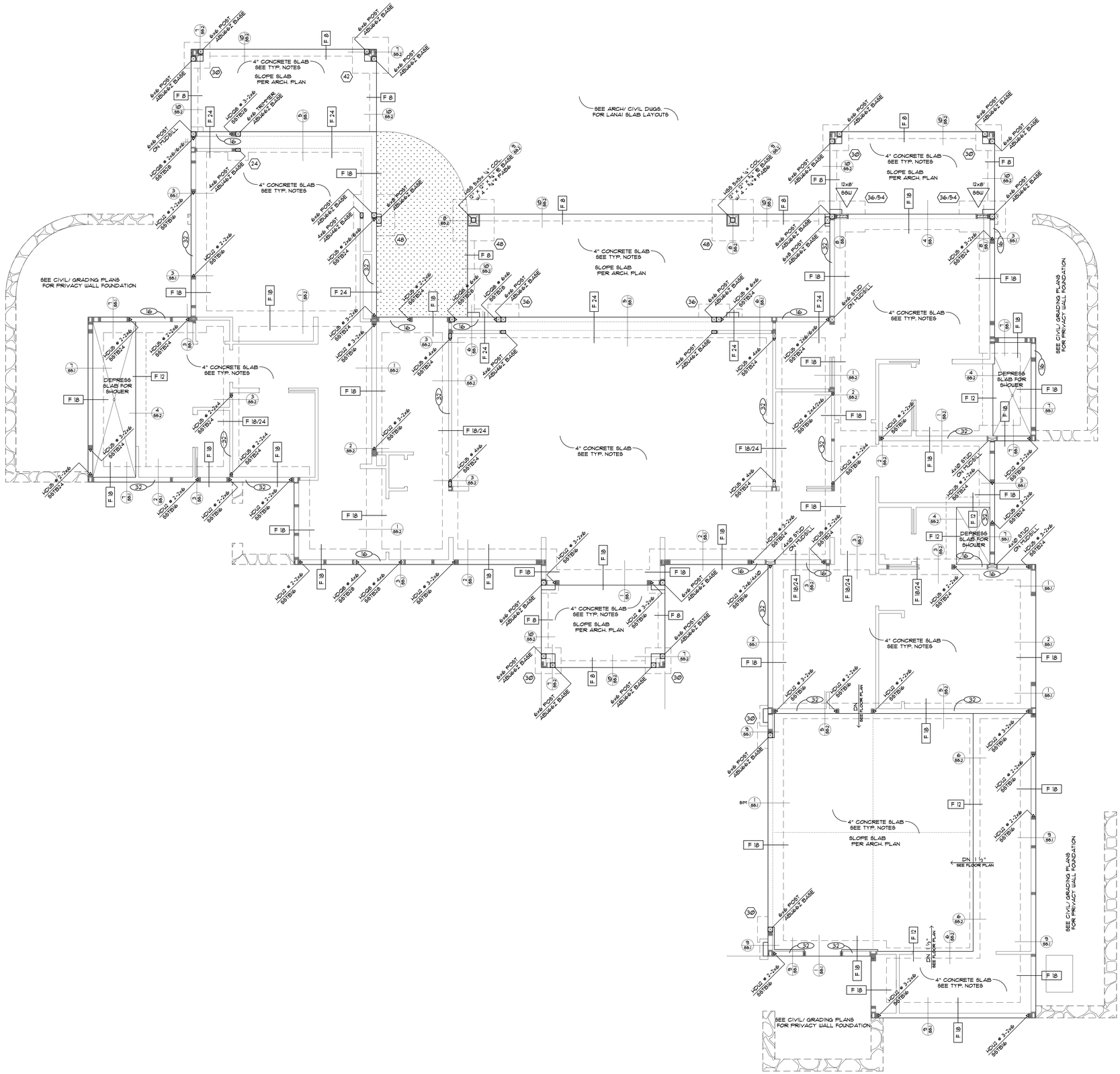
W I S E R E S I D E N C E
Ka'anapali Golf Estates, Lanikeha Ph. II - Lot 41
Lahaina, Maui, Hawaii 96761
TMK(2) 4-4-019 : 113

No.	Revision

Structural Specs
Structural Loads
Abbreviations

Date: 09-17-24
Project Number: (RC) 2415
Sheet Number: S1.1



TYPICAL FOUNDATION NOTES

TYPICAL CONCRETE STEMS / FOOTINGS

USE 18" CONCRETE TURN-DOWN SLAB-WALL TYP. @ ALL PERIMETER WALLS
WITH #4 BARS VERTICAL @ 16" O.C. TYPICAL IN STEMS TYP.
WITH #4 BARS CONT. HORIZONTAL @ 16" O.C. TYP.

USE 18" WIDE x 12" DEEP CONTINUOUS FOOTING TYPICAL UNLESS NOTED OTHERWISE
WITH 3 - #4 BARS CONTINUOUS HORIZONTAL IN FOOTING.
(SEE FOOTING SCHEDULE FOR ADDITIONAL INFORMATION)

DEEPEN STEM AND FOOTING AS NECESSARY TO ACCOMODATE HOLDOWN ANCHOR BOLTS.
DEEPENED STEM SHALL EXTEND 32" EA. DIRECTION FROM ANCHOR BOLT MIN.
PROVIDE 3" CONCRETE COVER FROM EDGE OF ANCHOR BOLT TO BOTTOM OF FOOTING.

TYPICAL CONCRETE SLABS

USE 4" CONCRETE SLAB TYP. w/ 6x6 - 10/10 WWF. TYP.
OVER "STEGO" VAPOR BARRIER (OR EQUAL) OVER 4" MIN. B4C BASE
OVER 4" GRAVEL BASE/ DRAINAGE SYSTEM OVER COMPACTED NATIVE SOIL

SMOOTH TROWEL FINISH ALL GARAGE SLABS.
PROVIDE CONSTUCTION JOINTS (CJ.) AS SHOWN ON PLAN.

CONSULT w/ ALL SUBCONTRACTORS OF ALL TRADES FOR VERIFICATION OF
INSTALLATION OF ALL CONDUIT, PIPING, DUCTING, TREATMENTS, WATERPROOFING,
WIRING AND ANY OTHER MATERIAL OR PROCESS TO BE PROVIDED
UNDER SLAB PRIOR TO PLACING CONCRETE.

TYPICAL ANCHOR BOLTS

USE ⅝" ø x 12" A.B. @ 48" O.C. TYPICAL UNLESS NOTED OTHERWISE.
(SEE ANCHOR BOLT SCHEDULE FOR ADDITIONAL INFORMATION)
USE MINIMUM OF 2 BOLTS @ EA. SECTION OF SILL.
PROVIDE 7" EMBEDMENT MINIMUM ON ALL ANCHOR BOLTS.
USE 3" x 3" x ¼" ß WASHERS @ ALL ANCHOR BOLTS TYP.
USE 3x6 P.T. D.F. SILL PLATE TYP. ALL WALLS.

FOOTING SCHEDULE

DESIGNATION	DIMENSIONS	REINFORCEMENT
F 8	8" WIDE x 12" THICKENED SLAB EDGE	1 - #4 BAR CONT.
F 12	12" WIDE x 12" THICK FOOTING	2 - #4 BARS CONT.
F 18	18" WIDE x 12" THICK FOOTING	3 - #4 BARS CONT.
F 18/24	18" WIDE x 24" THICK FOOTING	3 - #4 BARS CONT. TOP/ BOTTOM

NOTE: ALL FOOTINGS 18" WIDE x 12" THICK UNLESS NOTED OTHERWISE.

ANCHOR BOLT SCHEDULE

DESIGNATION	SPECIFICATION (1)
32	⅝"ø x 12" A.B. @ 32" O.C.
16	⅝"ø x 12" A.B. @ 16" O.C.

1. ALL ANCHOR BOLTS ⅝"ø x 12" A.B. @ 48" O.C. UNLESS NOTED OTHERWISE.

PIER SCHEDULE

DESIGNATION	DIMENSIONS	REINFORCEMENT
24	24" x 24" x 12" THICK PAD	3 - #4 BARS EACH WAY
30	30" x 30" x 12"	4 - #4 BARS EACH WAY
36	36" x 36" x 12"	5 - #4 BARS EACH WAY
36/54	36" x 66" x 16"	5 - #5 BARS x 9 - #4 BARS TOP & BOTTOM MAT
42	42" x 42" x 12"	6 - #4 BARS EACH WAY
48	48" x 48" x 12"	8 - #4 BARS EACH WAY

FOUNDATION PLAN

SCALE: ¼" = 1'-0"

MAUI ARCHITECTURAL GROUP INC.
www.mauiarch.com
2331 W. MAIN STREET
WAILUKU, MAUI, HAWAII 96793
TELEPHONE (808) 244-9011
FAX (808) 242-1776
emailbmag@mauiarch.com

STAMP:

RICHARD M. CHESBRO
LICENSED PROFESSIONAL ENGINEER
No. 5286-S
HAWAII U.S.A.
EXP. 04-30-2025
9-17-24

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WISE RESIDENCE
Ka'anapali Golf Estates, Lanikeha Ph. II - Lot 41
Lahaina, Maui, Hawaii 96761
TMK(2) 4-4-019 : 113

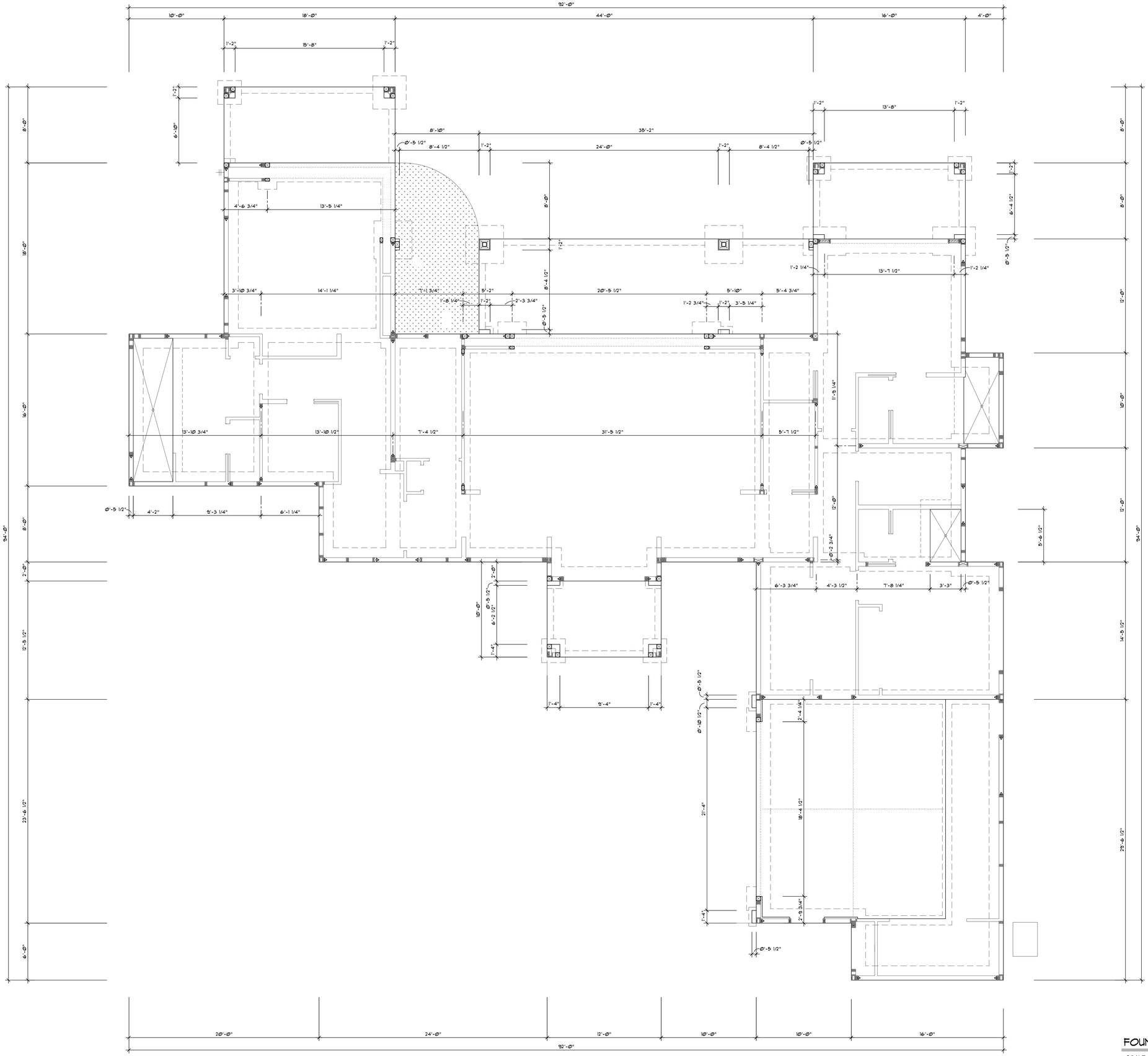
No.	Revision

Foundation Plan

Date: 09-17-24

Project Number: (RC) 2415

Sheet Number: S2.1



FOUNDATION DIMENSIONED PLAN

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

MAUI ARCHITECTURAL GROUP INC.
www.mauiarch.com
2331 W. MAIN STREET
WAILUKU, MAUI, HAWAII 96793
TELEPHONE (808) 244-9011
FAX (808) 242-1776
emailbmag@mauiarch.com

STAMP:

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Lahaina, Maui, Hawaii 96761
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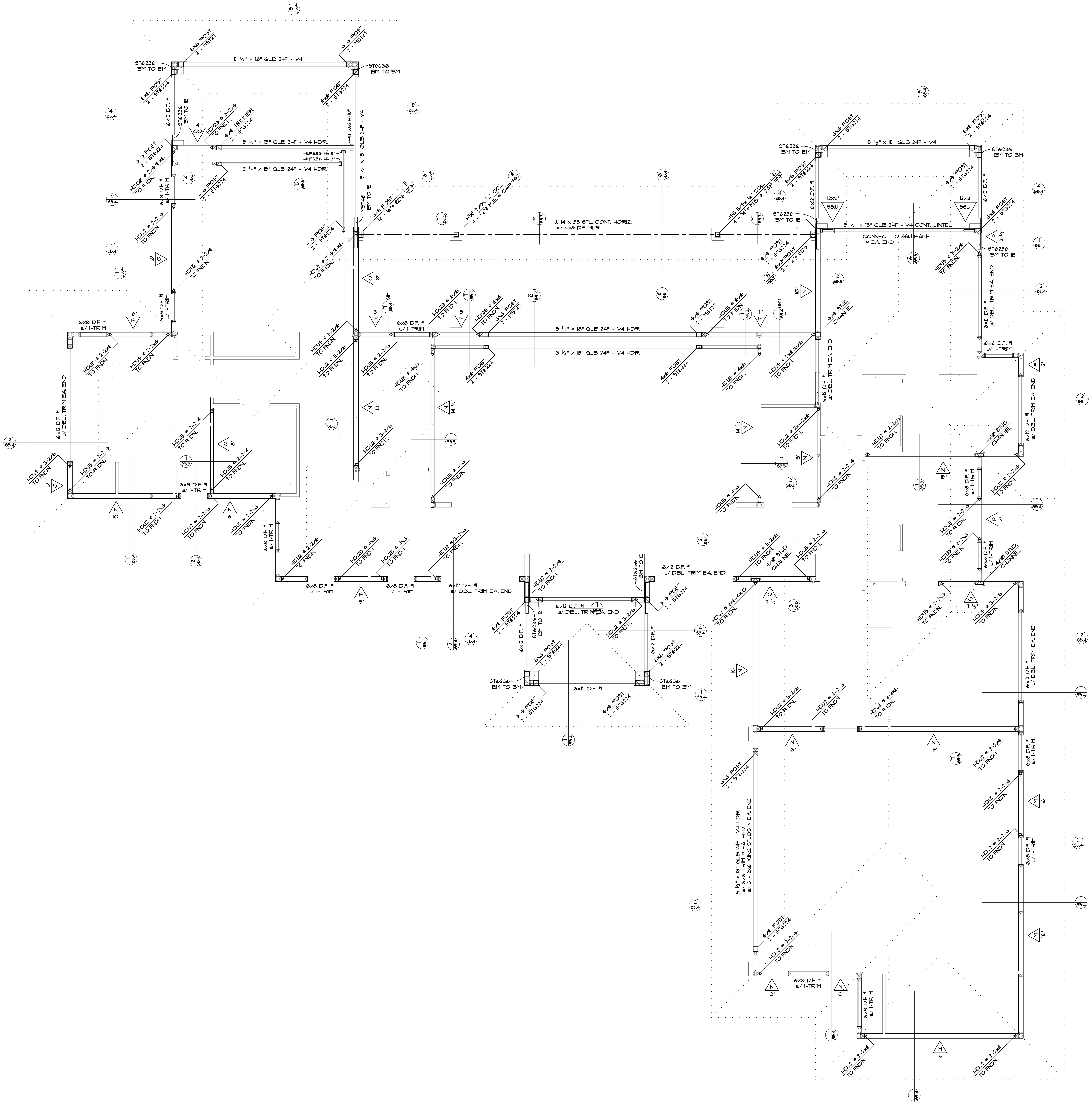
No.	Revision

Foundation Dimensioned Plan

Date: 09-17-24

Project Number: (RC) 2415

Sheet Number: S2.2



SHEARWALL LEGEND

DESIGNATION	MATERIALS	EDGE NAILING	FIELD NAILING	MUDSILL PL TO [3] FOUNDATION SYSTEM
M	½" PLY - CDX	10d @ 6" O.C.	10d @ 12" O.C.	A.B. @ 48" O.C.
N	½" PLY - CDX	10d @ 4" O.C.	10d @ 12" O.C.	A.B. @ 32" O.C.
O [1]	½" PLY - CDX	10d @ 3" O.C.	10d @ 12" O.C.	A.B. @ 32" O.C.
P [1]	½" PLY - CDX	10d @ 2" O.C.	10d @ 12" O.C.	A.B. @ 16" O.C.
OO [1]	½" PLY - CDX EA. SIDE	10d @ 3" O.C.	10d @ 12" O.C.	A.B. @ 8" O.C.
SSW	SIMPSON SSW PANEL PER PLAN		INSTALL PER SIMPSON SPECIFICATIONS	

GENERAL NOTES:

A. ALL EXTERIOR WALLS TO BE TYPE M UNLESS DESIGNATED OTHERWISE.

B. PROVIDE EDGE NAILING AT ALL POSTS WITHIN A SHEAR WALL.

C. PROVIDE EDGE NAILING AT EACH 2x MEMBER AT ALL DOUBLE 2x HOLDOWN ATTACHMENT STUDS. PROVIDE 2-ROWS OF EDGE NAILING AT EACH 4x OR 6x HOLDOWN ATTACHMENT STUD. PROVIDE EDGE NAILING AT EACH KING STUD @ EACH END OF EVERY NOTED SHEAR WALL.

FOOTNOTES:

1. ALL FOUNDATION SILL PLATES AND ALL FRAMING MEMBERS RECEIVING EDGE NAILING FROM ABUTTING PANELS SHALL NOT BE LESS THAN A 3x MEMBER. THIS APPLIES TO ALL MEMBERS WITHIN A FULL HEIGHT SHEAR PANEL.

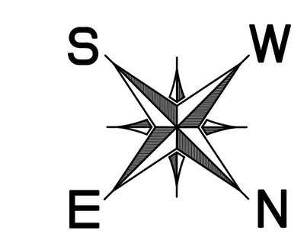
2. EDGE JOINTS ON EACH SIDE SHALL OCCUR AT A 4x OR 6x MEMBER MINIMUM.

3. SEE FOUNDATION PLAN FOR ANCHOR BOLT SPACING. USE 3x BOTTOM PLATE FOR SHEAR WALLS NOTED w/ FOOTNOTE #1.

TYPICAL STRUCTURAL NOTES

TYPICAL EXTERIOR WALL AND INTERIOR BEARING/ SHEAR WALLS

USE 2x6/ 2x8 D.F. STUDS @ 16" O.C.
ALIGN LAYOUT WITH JOIST LAYOUT TYP.
USE DOUBLE 2x6/ 2x8 TOP PLATE TYP. w/ 48" MIN. LAP @ SPLICES
w/ 20 - 16d EA. SIDE EA. PLATE SPLICE TYP.
USE SIMPSON ST6236 PL TO PL IF PLATE BREAKS TYP.
& AT ALL BEAM-TO-PLATE CONNECTIONS



WALLS & BEAMS FRAMING PLAN

SCALE: ¼" = 1'-0"

MAUI ARCHITECTURAL GROUP INC.
www.mauiarch.com
2331 W. MAIN STREET
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No.	Revision

Walls & Beams Framing Plan

Date: 09-17-24

Project Number: (RC) 2415

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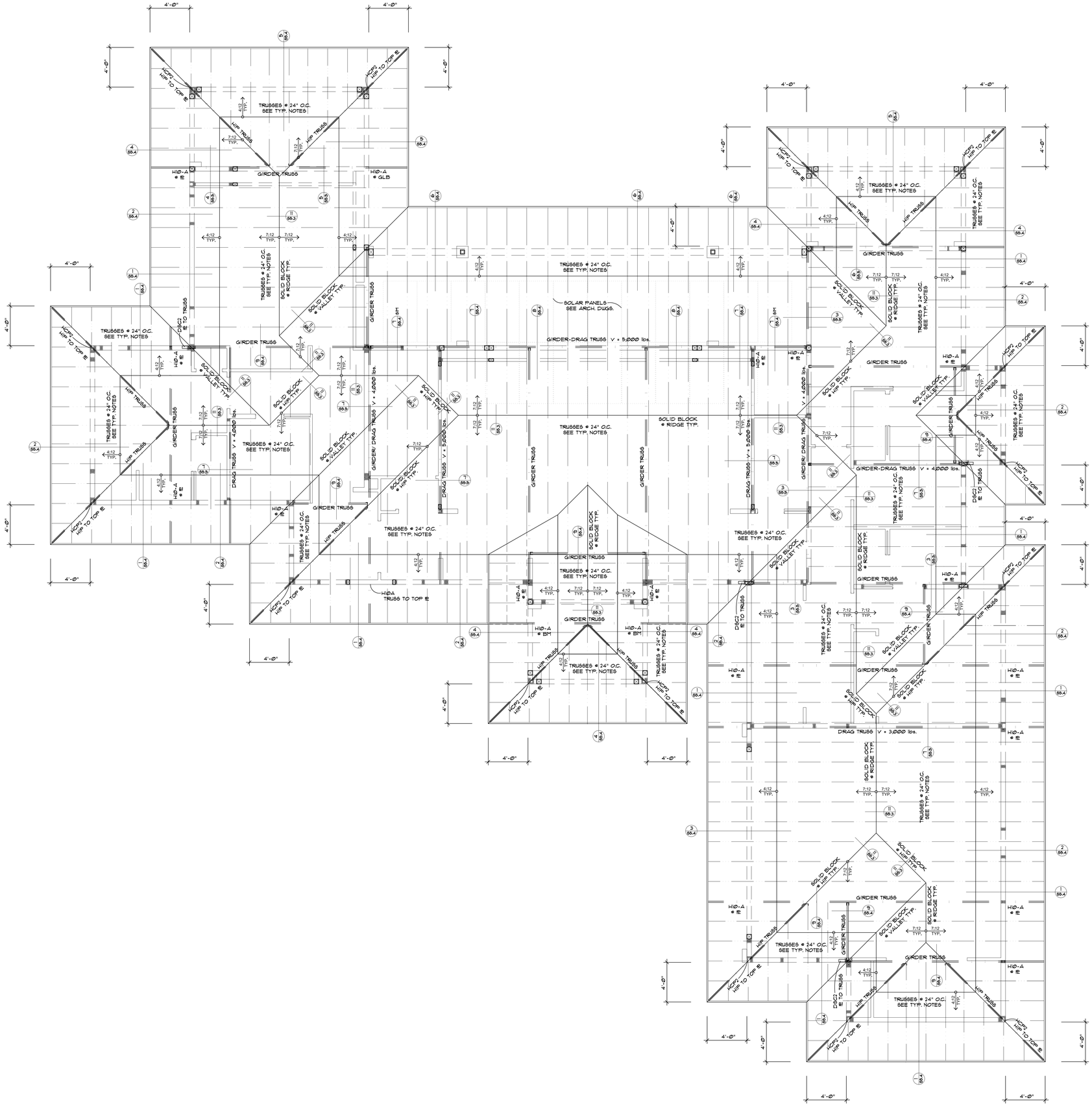

TYPICAL STRUCTURAL NOTES

TYPICAL ROOF SHEATHING

USE 15/32" OSB - EXPOSURE 1 - 32/16 - PS-2
w/ 10d @ 6" O.C. BOUNDARY, EDGES AND DRAG TRUSSES
w/ 10d @ 12" O.C. FIELDS TYP.

TYPICAL ROOF TRUSSES

USE MANUFACTURED ROOF TRUSSES @ 24" O.C.
SOLID BLOCK @ SUPPORTS & PER MANUFACTURER'S SPECS.
USE SIMPSON H1 @ EA. TRUSS TO WALL @ OR BEAM TYP.
USE SIMPSON LUS26 @ EA. TRUSS TO FLUSH GIRDER TRUSS TYP. U.N.O.
USE SIMPSON THASL/R 79 @ EA. TRUSS TO FLUSH GIRDER TRUSS
(@ 45° ROOF-BEND GIRDER TRUSS ONLY)

TYPICAL ROOF HIP/ JACK TRUSSES

USE MANUFACTURED ROOF TRUSSES @ 24" O.C.
SOLID BLOCK @ SUPPORTS & PER MANUFACTURER'S SPECS.
USE SIMPSON H1 @ EA. TRUSS TO WALL @ OR BEAM TYP.
USE SIMPSON LUS26 @ EA. JACK TRUSS TO GIRDER TRUSS TYP. U.N.O.
USE SIMPSON SUL/SUR26 @ EA. JACK TRUSS TO HIP TRUSS TYP.
USE SIMPSON HCP2 @ EA. HIP TRUSS TO WALL CORNER/ BEAM CORNER
USE SIMPSON MTHHQ @ EA. HIP/ JACK TO GIRDER TRUSS TYP. U.N.O.

TYPICAL EXTERIOR WALL AND INTERIOR BEARING/ SHEAR WALLS

USE 2x6/ 2x8 D.F. STUDS @ 16" O.C.
ALIGN LAYOUT WITH TRUSS LAYOUT TYP.
USE DOUBLE 2x6/ 2x8 TOP PLATE TYP. w/ 48" MIN. LAP @ SPLICES
w/ 20 - 16d EA. SIDE EA. PLATE SPLICE TYP.
USE SIMPSON ST6236 @ TO @ IF PLATE BREAKS TYP.
@ AT ALL BEAM-TO-PLATE CONNECTIONS

S W E N

ROOFS FRAMING PLAN

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

MAUI ARCHITECTURAL GROUP INC.
www.mauiarch.com
2331 W. MAIN STREET
WAILUKU, MAUI, HAWAII 96793
TELEPHONE (808) 244-9011
FAX (808) 242-1776
emailbmag@mauiarch.com

STAMP:

RICHARD M. CHESBRO
LICENSED PROFESSIONAL ENGINEER
No. 5286-S
HAWAII U.S.A.
EXP. 04-30-2026
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WISE RESIDENCE

Ka'anapali Golf Estates, Lanikeha Ph. II - Lot 41
Lahaina, Maui, Hawaii 96761
TMK(2) 4-4-019 : 113

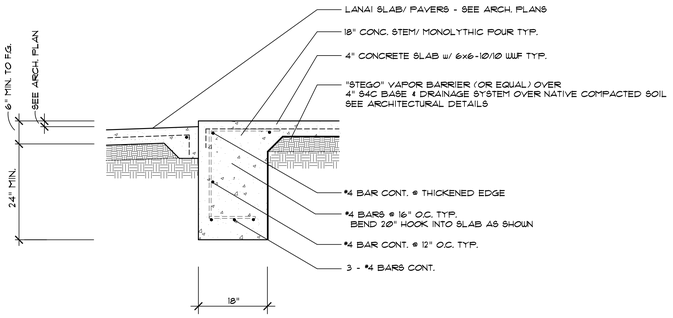
No.	Revision

Roofs Framing Plan

Date: 09-17-24

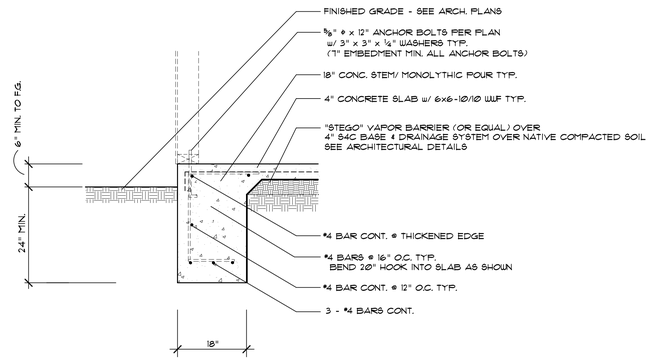
Project Number: (RC) 2415

Sheet Number: S4.1



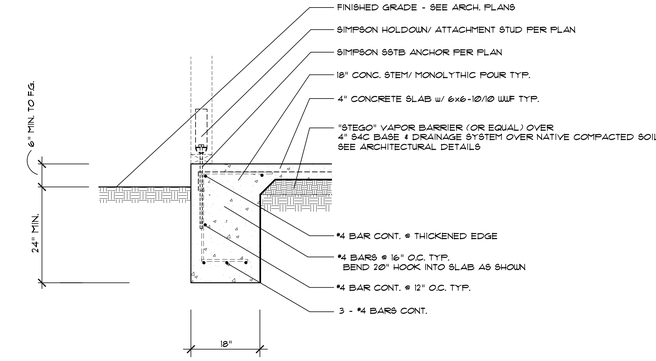
1 S5.1 TYPICAL 18" PERIMETER FOOTING/ SLAB @ DOORS

F 18 SCALE: 3/4" = 1'-0"



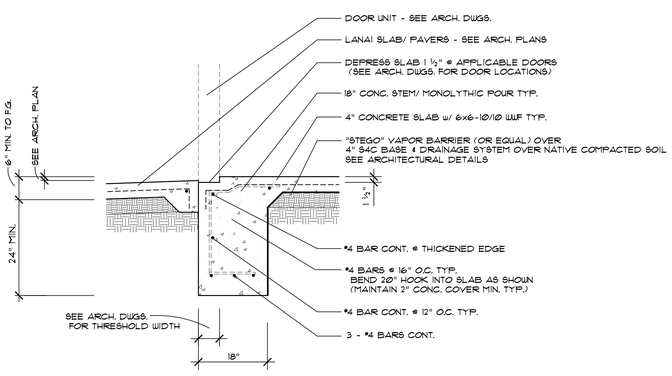
2 S5.1 TYPICAL 18" PERIMETER FOOTING/ SLAB @ WALLS

F 18 SCALE: 3/4" = 1'-0"



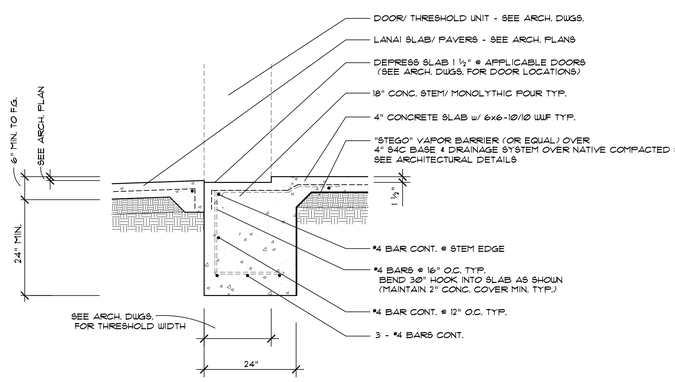
3 S5.1 TYPICAL 18" PERIMETER FOOTING/ SLAB @ HOLDOWN ANCHOR

F 18 SCALE: 3/4" = 1'-0"



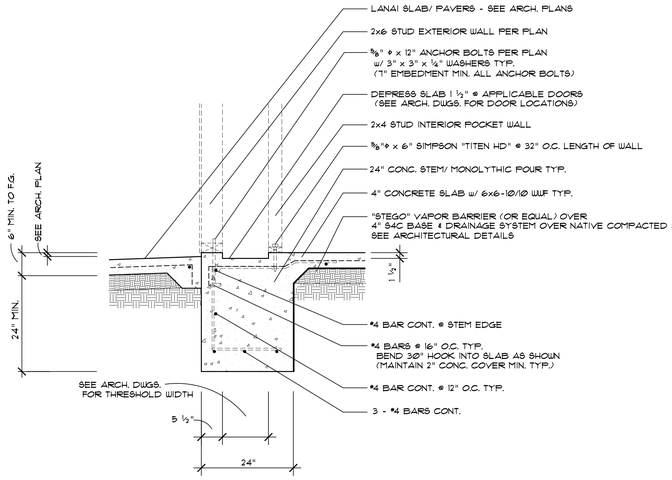
4 S5.1 TYPICAL 18" PERIMETER FOOTING/ SLAB @ POCKET DOORS

F 18 SCALE: 3/4" = 1'-0"



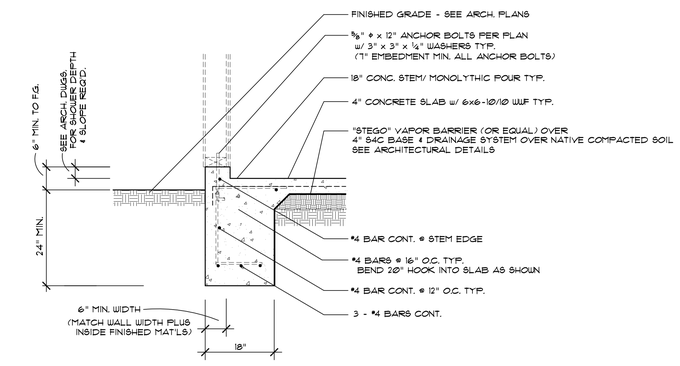
5 S5.1 TYPICAL 24" PERIMETER FOOTING/ SLAB @ MULTI-PANEL POCKET DOORS

F 24 SCALE: 3/4" = 1'-0"



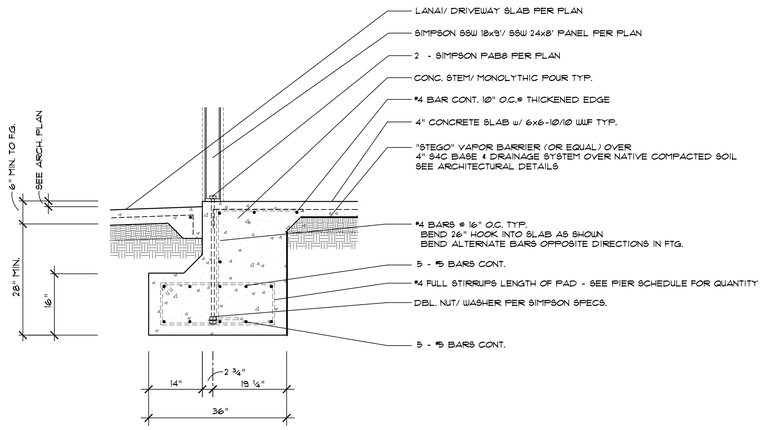
6 S5.1 TYPICAL 24" PERIMETER FOOTING/ SLAB @ MULTI-PANEL POCKET WALLS

F 24 SCALE: 3/4" = 1'-0"



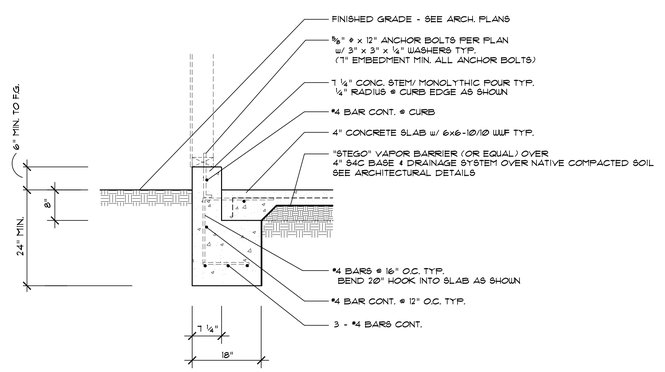
7 S5.1 TYPICAL 18" PERIMETER FOOTING/ SLAB/ WALL @ DEPRESSED SHOWER

F 18 SCALE: 3/4" = 1'-0"



8 S5.1 PERIMETER PIER/ SLABS @ SSW PANEL ANCHORS

SCALE: 3/4" = 1'-0"



9 S5.1 TYPICAL 18" GARAGE PERIMETER FOOTING/ SLAB @ WALLS

F 18 SCALE: 3/4" = 1'-0"

MAUI ARCHITECTURAL GROUP INC.
www.mauiarch.com
2331 W. MAIN STREET
WAILUKU, MAUI, HAWAII 96793
TELEPHONE (808) 244-9011
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STAMP:

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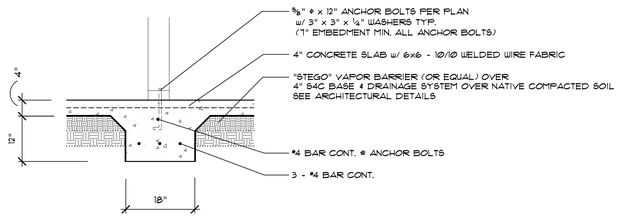
No.	Revision

Structural Details

Date: 09-17-24

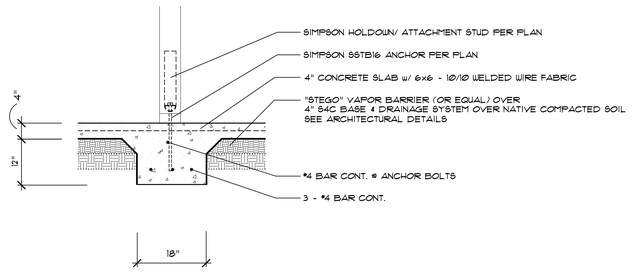
Project Number: (RC) 2415

Sheet Number: S5.1



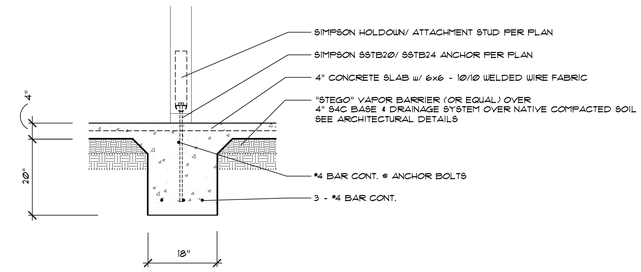
1 S5.2 TYPICAL CONT. INTERIOR 18" FOOTING @ SLAB

F 18 SCALE: ¾" = 1'-0"



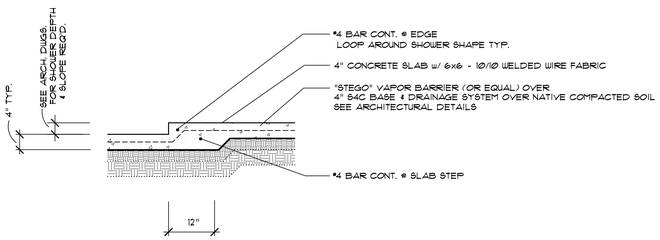
2 S5.2 TYPICAL CONT. INTERIOR 18" FOOTING/ SLAB @ HDU2 HOLDOWN ANCHOR

F 18 SCALE: ¾" = 1'-0"



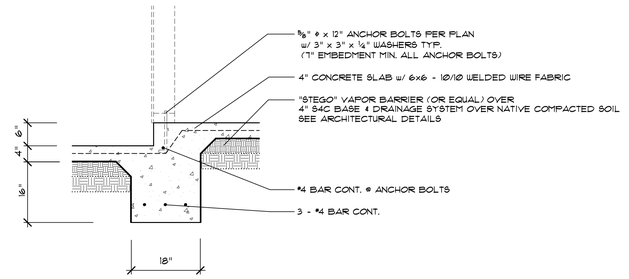
3 S5.2 TYPICAL CONT. INTERIOR DEEPENED 18" FOOTING/ SLAB @ HOLDOWN ANCHOR

F 18/24 SCALE: ¾" = 1'-0"



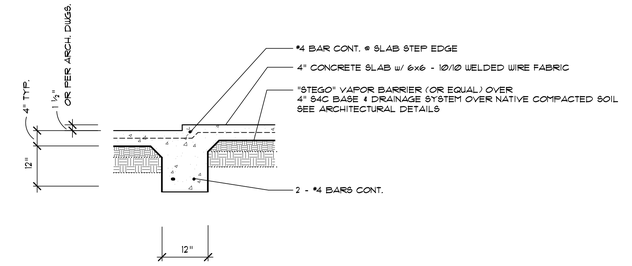
4 S5.2 TYPICAL INTERIOR SHOWER DEPRESSION TRANSITION @ SLAB

SCALE: ¾" = 1'-0"



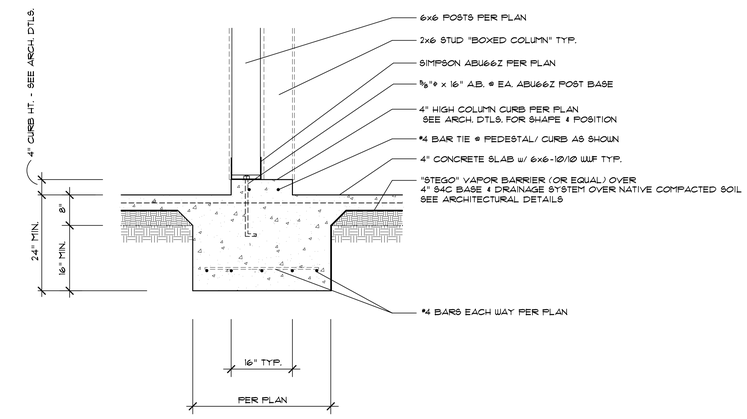
5 S5.2 TYPICAL CONT. INTERIOR 18" FOOTING/ SLAB @ GARAGE STEP

F 18 SCALE: ¾" = 1'-0"



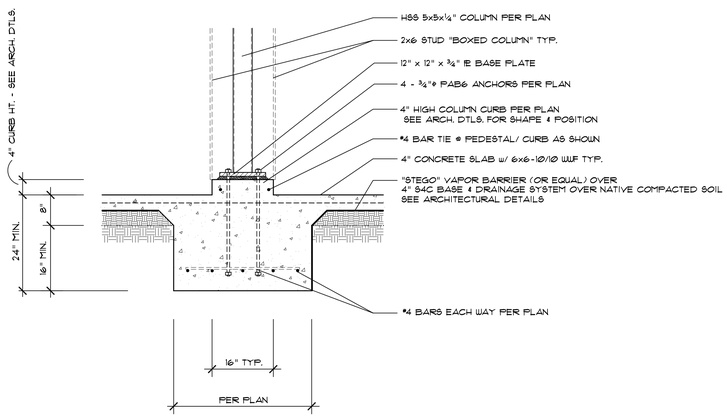
6 S5.2 TYPICAL CONT. INTERIOR 12" FOOTING @ GARAGE SLAB STEP

F 12 SCALE: ¾" = 1'-0"



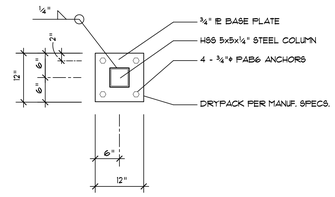
7 S5.2 TYPICAL ISOLATED PIER PAD @ ENTRY/ BEDROOMS LANAI ROOF SUPPORT POSTS

SCALE: ¾" = 1'-0"



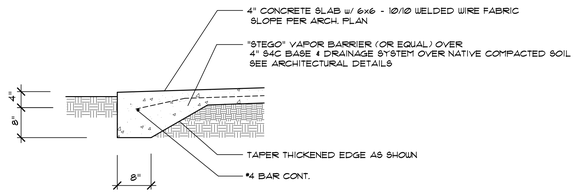
8 S5.2 TYPICAL ISOLATED PIER PAD @ LANAI ROOF SUPPORT COLUMNS

SCALE: ¾" = 1'-0"



9 S5.2 HSS 5x5 COLUMN BASE PLATE

SCALE: ¾" = 1'-0"



10 S5.2 TYPICAL EXTERIOR SLAB THICKENED EDGE

F 8 SCALE: ¾" = 1'-0"

MAUI ARCHITECTURAL GROUP INC.
www.mauiarch.com
2331 W. MAIN STREET
WAILUKU, MAUI, HAWAII 96793
TELEPHONE (808) 244-9011
FAX (808) 242-1776
emailbmag@mauiarch.com

STAMP:

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MAUI, U.S.A.
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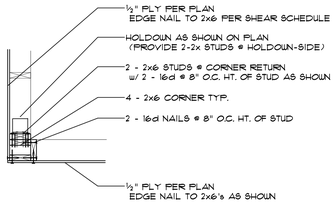
No.	Revision

Structural Details

Date: 09-17-24

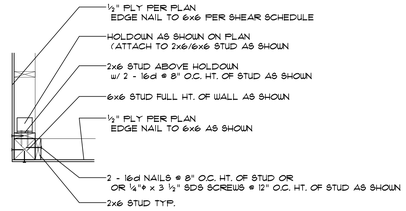
Project Number: (RC) 2415

Sheet Number: S5.2



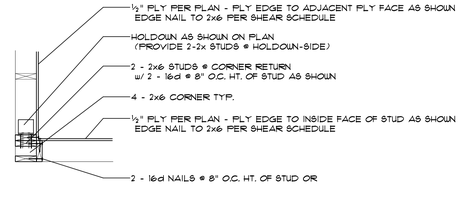
1 S5.3 HOLDOWN ASSEMBLY @ EXTERIOR OUTSIDE CORNER

SCALE: ¾" = 1'-0"



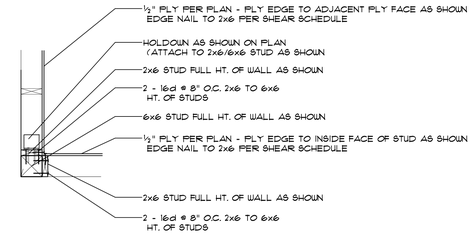
2 S5.3 HOLDOWN ASSEMBLY @ EXTERIOR OUTSIDE 6x CORNER

SCALE: ¾" = 1'-0"



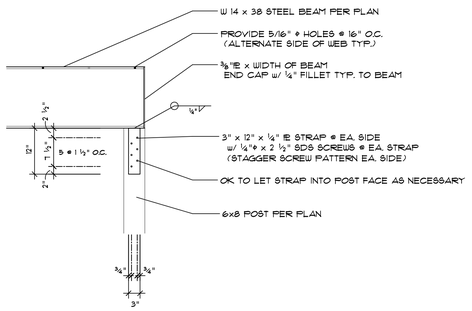
3 S5.3 HOLDOWN ASSEMBLY @ EXTERIOR INSIDE CORNER

SCALE: ¾" = 1'-0"



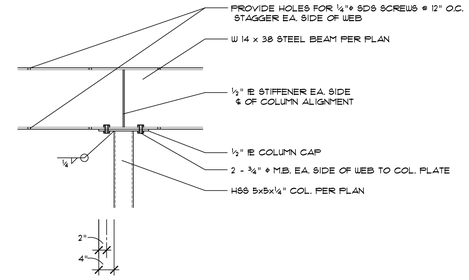
4 S5.3 HOLDOWN ASSEMBLY @ EXTERIOR INSIDE 6x CORNER

SCALE: ¾" = 1'-0"



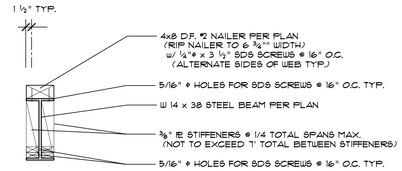
5 S5.3 W 14 x 38 STEEL BEAM TO WOOD POST CONNECTION

SCALE: ¾" = 1'-0"



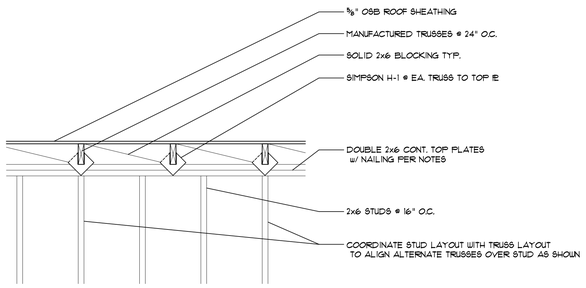
6 S5.3 W 14 x 38 STEEL BEAM TO HSS STEEL COLUMN CONNECTION

SCALE: ¾" = 1'-0"



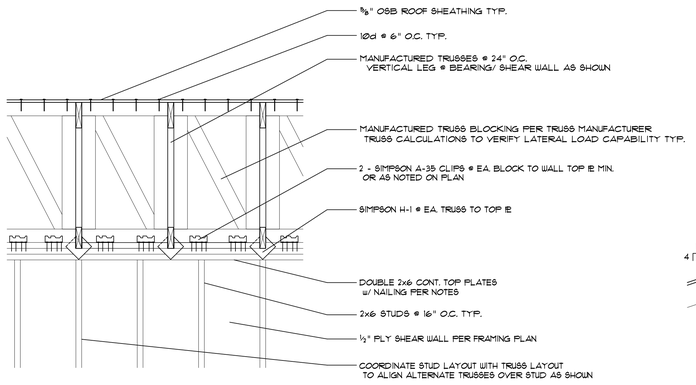
7 S5.3 4x 6 ¾" D.F. NAILER TO W 14 x 38 STEEL BEAM

SCALE: ¾" = 1'-0"



8 S5.3 TYPICAL TRUSSES @ PERIMETER WALL PLATES

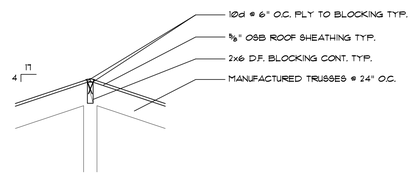
SCALE: ¾" = 1'-0"



9 S5.3 TYPICAL ROOF TRUSSES @ INTERIOR BEARING/ SHEAR WALL

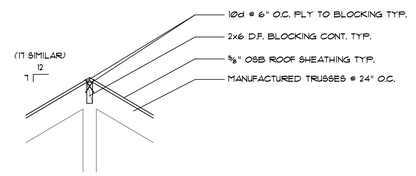
TRUSSES PERPENDICULAR TO SHEAR WALL

SCALE: ¾" = 1'-0"



10 S5.3 TYPICAL 4:12 HIP/ VALLEY BLOCKING @ TRUSSES

SCALE: ¾" = 1'-0"



11 S5.3 TYPICAL 7:12 RIDGE/ HIP/ VALLEY BLOCKING @ TRUSSES

SCALE: ¾" = 1'-0"

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www.mauiarch.com

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No.	Revision

Structural Details

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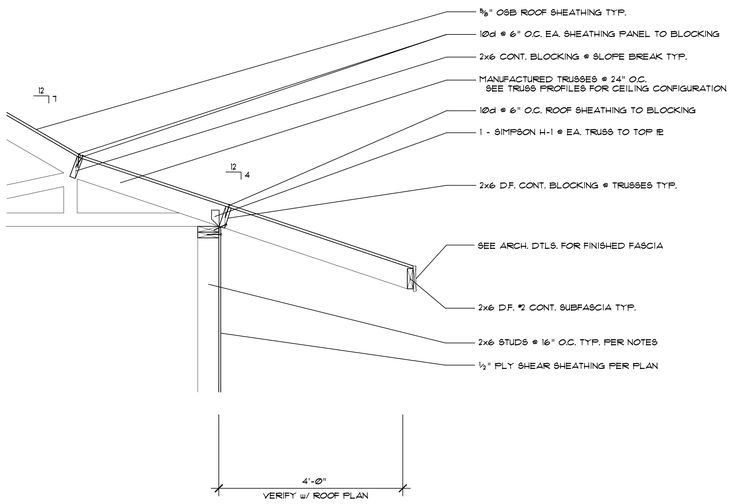
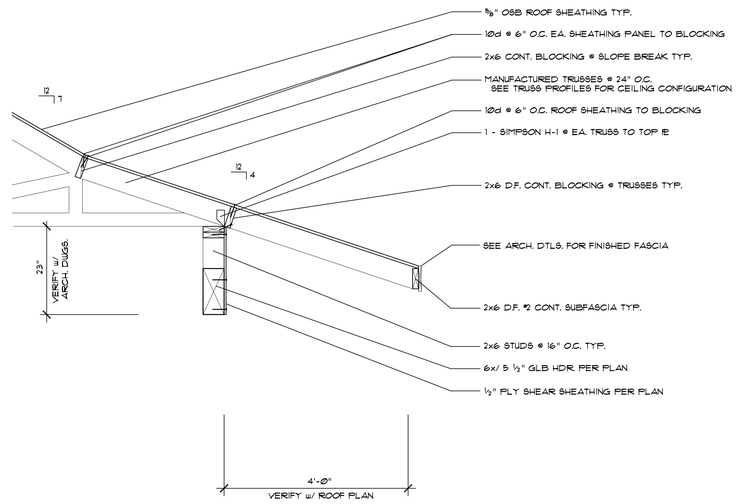


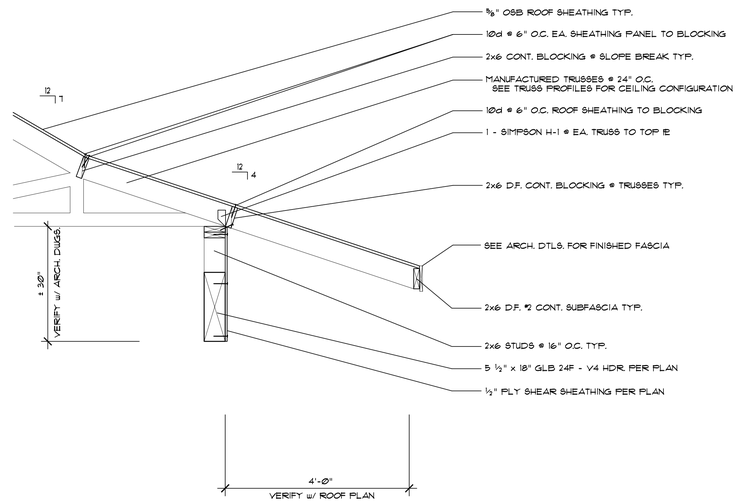
1 S5.4 TYPICAL ROOF TRUSS @ PERIMETER WALL

SCALE: ¾" = 1'-Ø"



2 S5.4 TYPICAL ROOF TRUSS @ WINDOW HEADER

SCALE: ¾" = 1'-Ø"



3 S5.4 TYPICAL ROOF TRUSS @ GARAGE DOOR HEADER

SCALE: ¾" = 1'-Ø"

4 S5.4 TYPICAL LANAI/ ENTRY ROOF TRUSS @ 6x12 SUPPORT BEAM

SCALE: ¾" = 1'-Ø"

5 S5.4 TYPICAL BEDROOMS LANAI ROOF TRUSS @ GLB SUPPORT BEAM

SCALE: ¾" = 1'-Ø"

6 S5.4 TYPICAL GREAT ROOM LANAI ROOF TRUSS @ STEEL SUPPORT BEAM

SCALE: ¾" = 1'-Ø"

7 S5.4 TYPICAL GREAT ROOM/ LANAI ROOF/ GIRDER-DRAG TRUSS @ EXTERIOR POCKET WALLS

SCALE: ¾" = 1'-Ø"

8 S5.4 TYPICAL GREAT ROOM/ LANAI ROOF/ GIRDER-DRAG TRUSS @ EXTERIOR HEADERS

SCALE: ¾" = 1'-Ø"

9 S5.4 TYPICAL JACK TRUSSES @ INTERIOR GIRDER SUPPORT TRUSS

SCALE: ¾" = 1'-Ø"

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www.mauiarch.com
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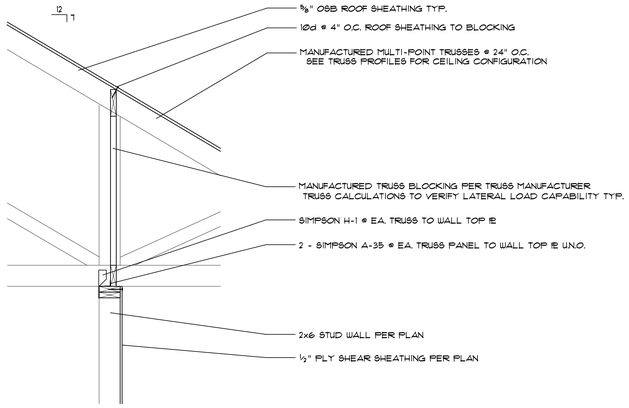
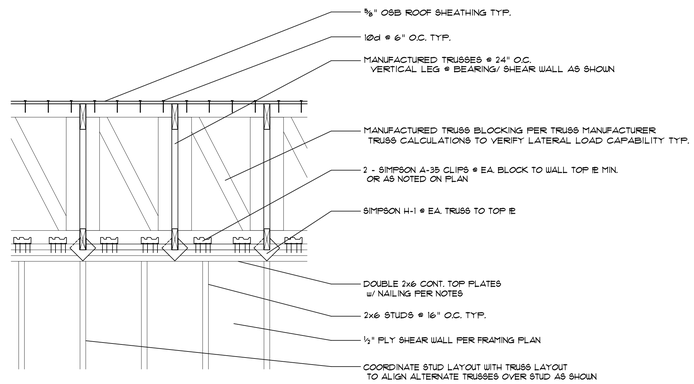
Project Number: (RC) 2415

Sheet Number: S5.4



1 S5.5 TYPICAL MULTI-POINT ROOF TRUSSES @ INTERIOR BEARING/ SHEAR WALL

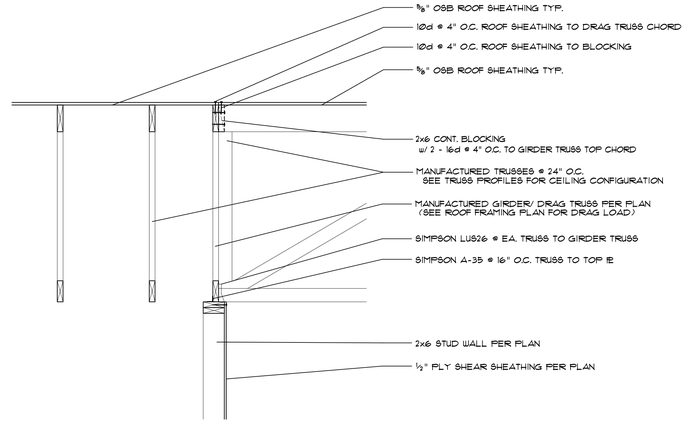
SCALE: ¾" = 1'-0"



2 S5.5 TYPICAL ROOF TRUSSES @ INTERIOR BEARING/ SHEAR WALL

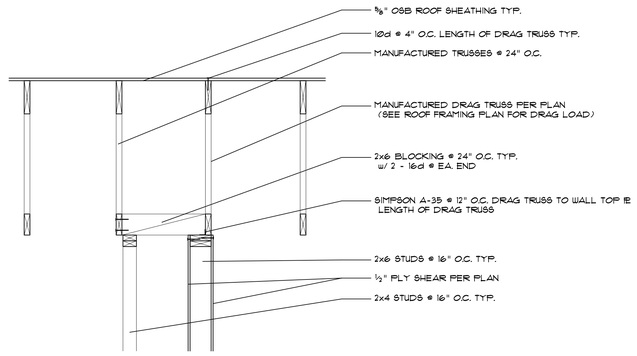
TRUSSES PERPENDICULAR TO SHEAR WALL

SCALE: ¾" = 1'-0"



3 S5.5 TYPICAL ROOF TRUSSES @ GIRDER TRUSS/ BEARING/ SHEAR WALL

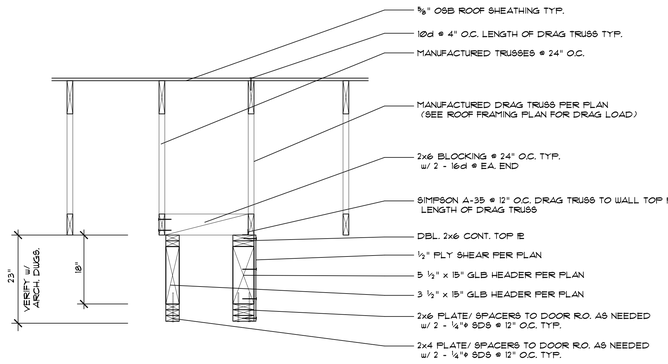
SCALE: ¾" = 1'-0"



4 S5.5 MASTER ROOF DRAG TRUSS @ EXTERIOR SHEAR WALL

TRUSSES PARALLEL TO SHEAR WALL

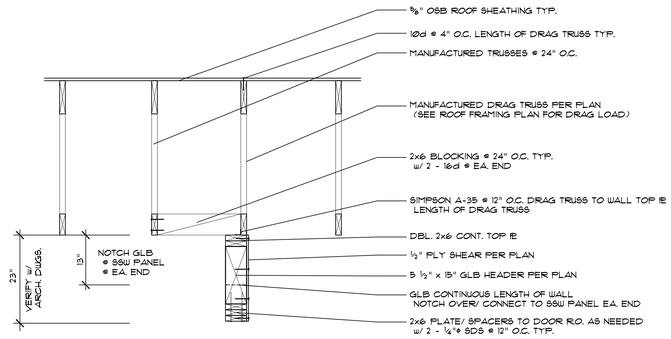
SCALE: ¾" = 1'-0"



5 S5.5 MASTER ROOF DRAG TRUSS @ POCKET DOOR HEADERS

TRUSSES PARALLEL TO SHEAR WALL

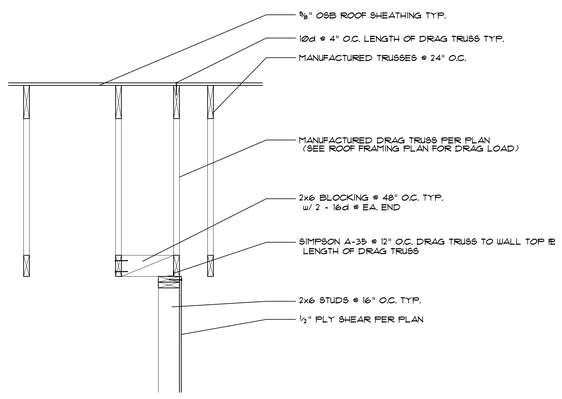
SCALE: ¾" = 1'-0"



6 S5.5 SECOND MASTER ROOF DRAG TRUSS @ EXTERIOR DRAG HEADER

TRUSSES PARALLEL TO SHEAR WALL

SCALE: ¾" = 1'-0"



7 S5.5 ROOF DRAG TRUSS @ INTERIOR SHEAR WALL

TRUSSES PARALLEL TO SHEAR WALL

SCALE: ¾" = 1'-0"

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GROUP
INC.
www.mauiarch.com

2331 W. MAIN STREET
WAILUKU, MAUI, HAWAII 96793
TELEPHONE (808) 244-9011
FAX (808) 242-1776
emailzmag@mauiarch.com

STAMP:

RICHARD M. CHESBRO
LICENSED PROFESSIONAL ENGINEER
No. 5286-S
MAUI, U.S.A.
EXP. 04-30-2026
9.17.24

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WISE RESIDENCE
Ka'anapali Golf Estates, Lanikeha Ph. II - Lot 41
Lahaina, Maui, Hawaii 96761
TMK(2) 4-4-019 : 113

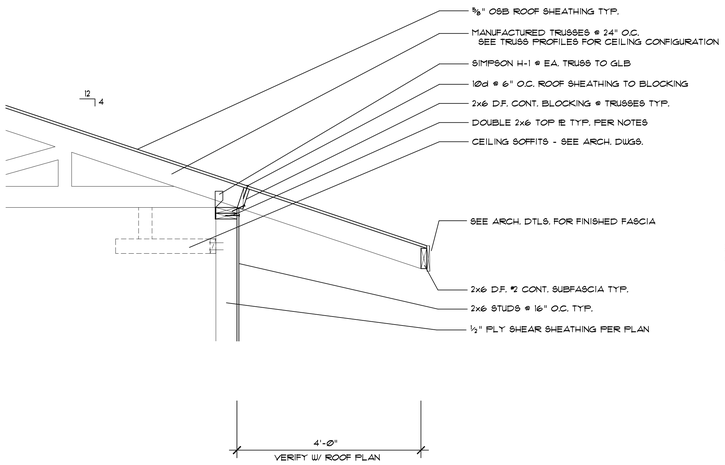
No.	Revision

Structural Details

Date: 09-17-24

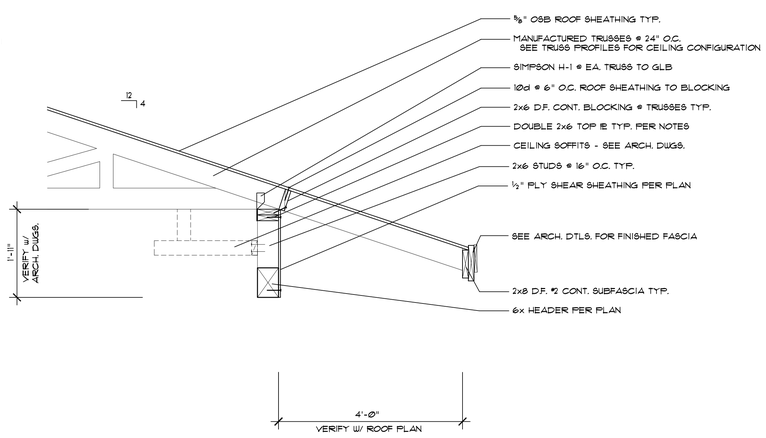
Project Number: (RC) 2415

Sheet Number: S5.5



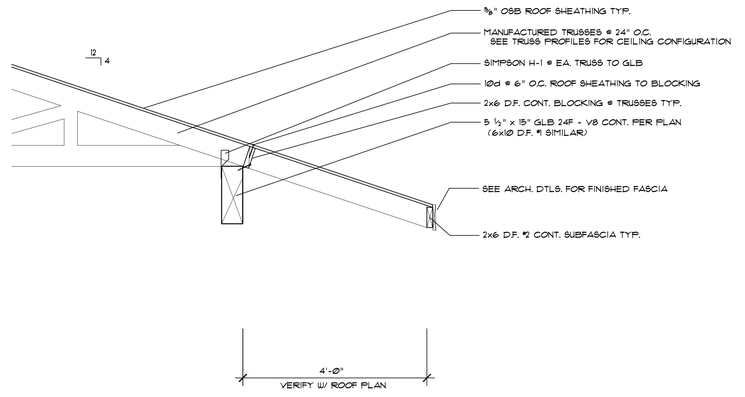
1 S5.6 TYPICAL OHANA ROOF TRUSS @ EXTERIOR BEARING WALL

SCALE: ¾" = 1'-Ø"



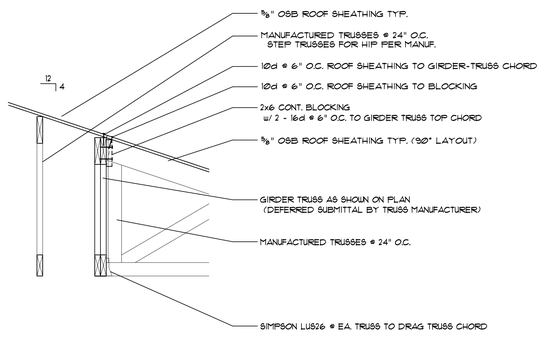
2 S5.6 TYPICAL OHANA ROOF TRUSS @ EXTERIOR WINDOW/ DOOR HEADER

SCALE: ¾" = 1'-Ø"



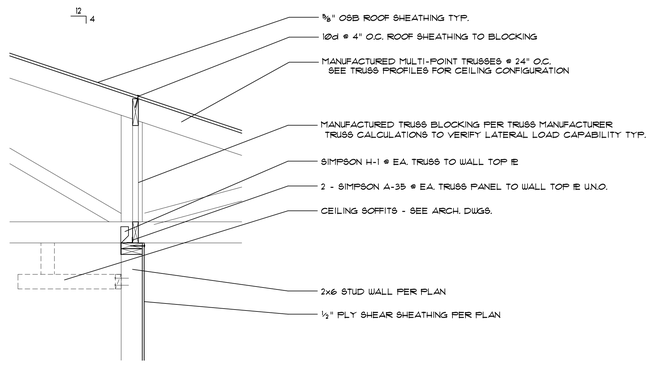
3 S5.6 TYPICAL OHANA LANAI ROOF TRUSS @ SUPPORT BEAM

SCALE: ¾" = 1'-Ø"



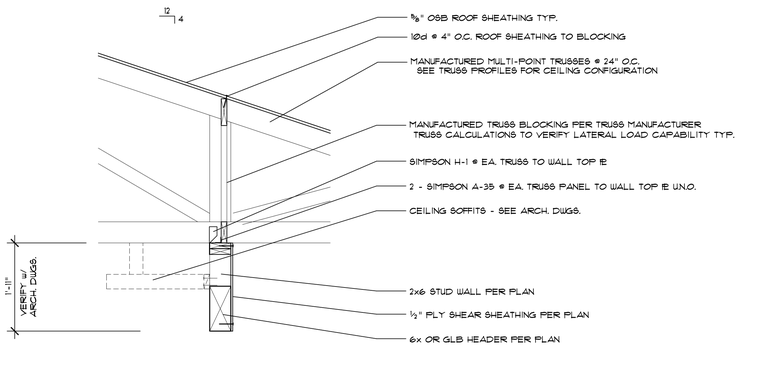
4 S5.6 TYPICAL OHANA JACK TRUSSES @ INTERIOR GIRDER SUPPORT TRUSS

SCALE: ¾" = 1'-Ø"



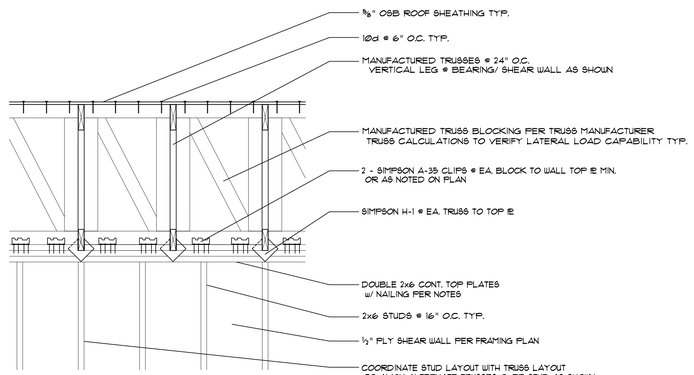
5 S5.6 TYPICAL OHANA 3-POINT ROOF TRUSSES @ EXTERIOR BEARING WALL

SCALE: ¾" = 1'-Ø"



6 S5.6 TYPICAL OHANA 3-POINT ROOF TRUSSES @ EXTERIOR BEARING WALL

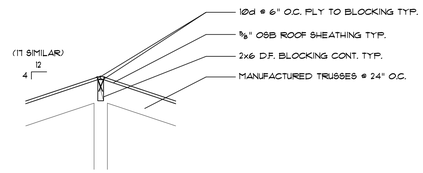
SCALE: ¾" = 1'-Ø"



7 S5.6 TYPICAL OHANA ROOF CONT. TRUSSES @ EXTERIOR BEARING WALL

TRUSSES PERPENDICULAR TO SHEAR WALL

SCALE: ¾" = 1'-Ø"



8 S5.6 TYPICAL RIDGE/ HIP/ VALLEY BLOCKING @ TRUSSES

SCALE: ¾" = 1'-Ø"

MAUI ARCHITECTURAL GROUP INC.
www.mauiarch.com
2331 W. MAIN STREET
WAILUKU, MAUI, HAWAII 96793
TELEPHONE (808) 244-9011
FAX (808) 242-1776
emailcmag@mauiarch.com

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WISE RESIDENCE
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Lahaina, Maui, Hawaii 96761
TMK(2) 4-4-019 : 113

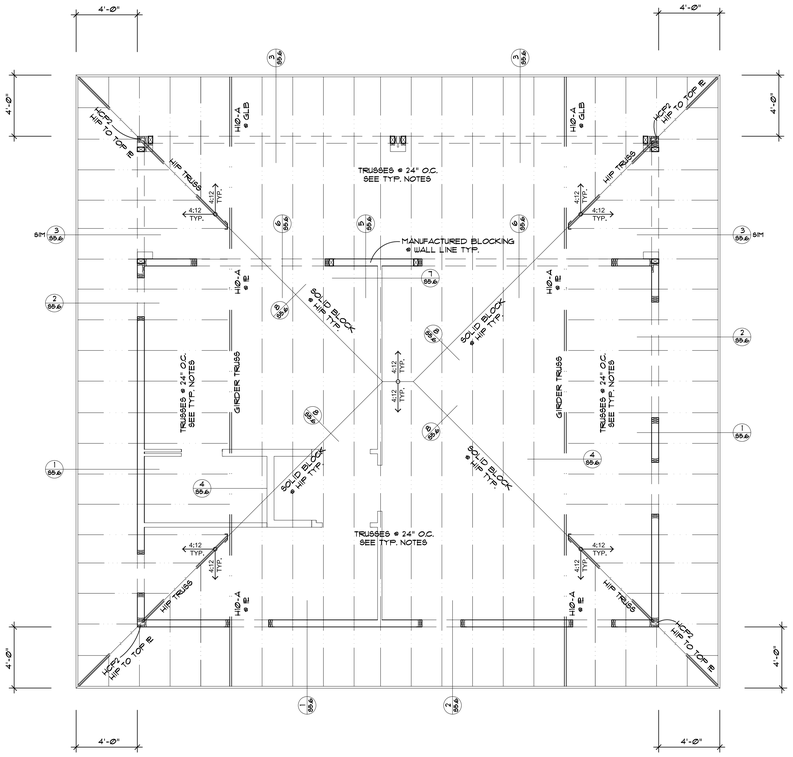
No.	Revision

Ohana Roof Structural Details

Date: 09-17-24

Project Number: (RC) 2415

Sheet Number: S5.6



ROOF FRAMING PLAN

SCALE: ¼" = 1'-0"

TYPICAL STRUCTURAL NOTES

TYPICAL ROOF SHEATHING

USE ⅞" OSB - EXPOSURE 1 - 32/16 - PS-2
w/ 10d @ 6" O.C. BOUNDARY, EDGES AND DRAG TRUSSES
w/ 10d @ 12" O.C. FIELDS TYP.

TYPICAL ROOF TRUSSES

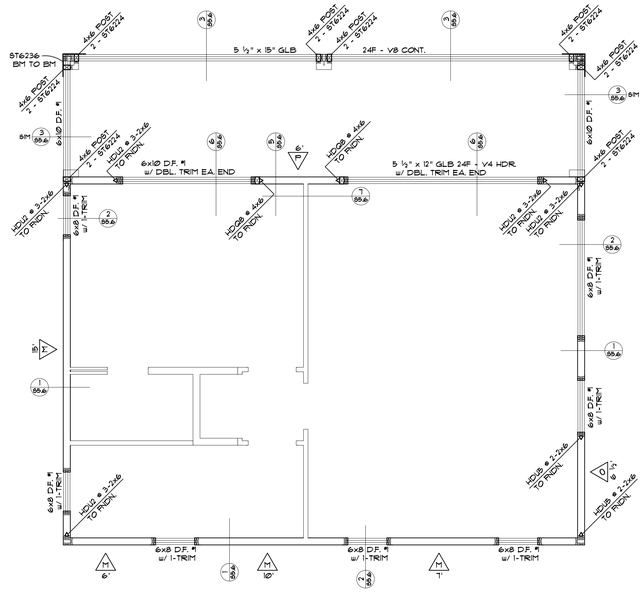
USE MANUFACTURED ROOF TRUSSES @ 24" O.C.
SOLID BLOCK @ SUPPORTS & PER MANUFACTURER'S SPECS.
USE SIMPSON H-1 @ EA. TRUSS TO WALL @ OR BEAM TYP.
USE SIMPSON LUS26 @ EA. TRUSS TO FLUSH GIRDER TRUSS TYP. U.N.O.
USE SIMPSON THASUR 25 @ EA. TRUSS TO FLUSH GIRDER TRUSS
(@ 45° ROOF-BEND GIRDER TRUSS ONLY)

TYPICAL ROOF HIP/ JACK TRUSSES

USE MANUFACTURED ROOF TRUSSES @ 24" O.C.
SOLID BLOCK @ SUPPORTS & PER MANUFACTURER'S SPECS.
USE SIMPSON H-1 @ EA. TRUSS TO WALL @ OR BEAM TYP.
USE SIMPSON LUS26 @ EA. JACK TRUSS TO GIRDER TRUSS TYP. U.N.O.
USE SIMPSON SUL/SUR26 @ EA. JACK TRUSS TO HIP TRUSS TYP.
USE SIMPSON HCP2 @ EA. HIP TRUSS TO WALL CORNER/ BEAM CORNER
USE SIMPSON MTHMQ @ EA. HIP/ JACK TO GIRDER TRUSS TYP. U.N.O.

TYPICAL EXTERIOR WALL AND INTERIOR BEARING/ SHEAR WALLS

USE 2x6/ 2x8 D.F. STUDS @ 16" O.C.
ALIGN LAYOUT WITH TRUSS LAYOUT TYP.
USE DOUBLE 2x6/ 2x8 TOP PLATE TYP. w/ 48" MIN. LAP @ SPLICES
w/ 20 - 16d EA. SIDE EA. PLATE SPLICE TYP.
USE SIMPSON ST6236 @ T.O. @ F. PLATE BREAKS TYP.
@ AT ALL BEAM-TO-PLATE CONNECTIONS



WALLS & BEAMS FRAMING PLAN

SCALE: ¼" = 1'-0"

SHEARWALL LEGEND

DESIGNATION	MATERIALS	EDGE NAILING	FIELD NAILING	MUDSILL @ T.O. FOUNDATION SYSTEM
M	½" PLY - CDX	10d @ 6" O.C.	10d @ 12" O.C.	A.B. @ 48" O.C.
N	½" PLY - CDX	10d @ 4" O.C.	10d @ 12" O.C.	A.B. @ 32" O.C.
O	½" PLY - CDX	10d @ 3" O.C.	10d @ 12" O.C.	A.B. @ 32" O.C.
P	½" PLY - CDX	10d @ 2" O.C.	10d @ 12" O.C.	A.B. @ 16" O.C.

GENERAL NOTES:

A. ALL EXTERIOR WALLS TO BE TYPE M UNLESS DESIGNATED OTHERWISE.

B. PROVIDE EDGE NAILING AT ALL POSTS WITHIN A SHEAR WALL.

C. PROVIDE EDGE NAILING AT EACH 2x MEMBER AT ALL DOUBLE 2x HOLDOWN ATTACHMENT STUDS.
PROVIDE 2-ROWS OF EDGE NAILING AT EACH 4x OR 6x HOLDOWN ATTACHMENT STUD.
PROVIDE EDGE NAILING AT EACH KING STUD @ EACH END OF EVERY NOTED SHEAR WALL.

FOOTNOTES:

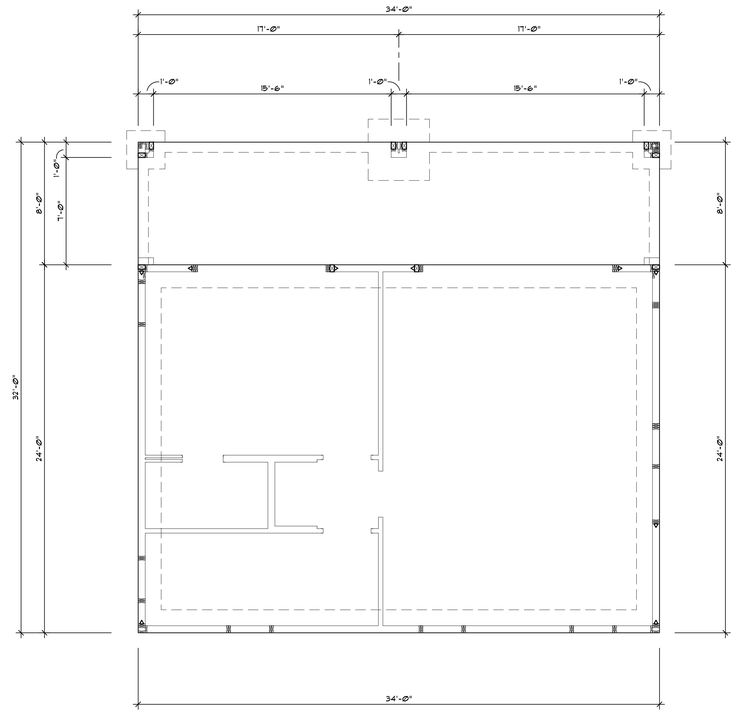
1. ALL FOUNDATION SILL PLATES AND ALL FRAMING MEMBERS RECEIVING EDGE NAILING FROM ABUTTING PANELS SHALL NOT BE LESS THAN A 3x MEMBER. THIS APPLIES TO ALL MEMBERS WITHIN A FULL HEIGHT SHEAR PANEL.

2. SEE FOUNDATION PLAN FOR ANCHOR BOLT SPACING.
USE 3x BOTTOM PLATE FOR SHEAR WALLS NOTED w/ FOOTNOTE ¶.

TYPICAL STRUCTURAL NOTES

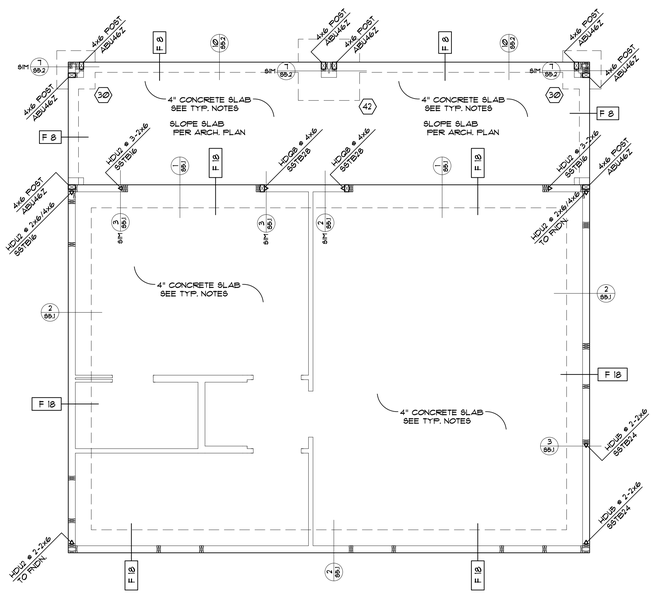
TYPICAL EXTERIOR WALL AND INTERIOR BEARING/ SHEAR WALLS

USE 2x6/ 2x8 D.F. STUDS @ 16" O.C.
ALIGN LAYOUT WITH JOIST LAYOUT TYP.
USE DOUBLE 2x6/ 2x8 TOP PLATE TYP. w/ 48" MIN. LAP @ SPLICES
w/ 20 - 16d EA. SIDE EA. PLATE SPLICE TYP.
USE SIMPSON ST6236 @ T.O. @ F. PLATE BREAKS TYP.
@ AT ALL BEAM-TO-PLATE CONNECTIONS



FOUNDATION DIMENSIONED PLAN

SCALE: ¼" = 1'-0"



FOUNDATION PLAN

SCALE: ¼" = 1'-0"

TYPICAL FOUNDATION NOTES

TYPICAL CONCRETE STEMS / FOOTINGS

USE 18" CONCRETE TURN-DOWN SLAB-WALL TYP. @ ALL PERIMETER WALLS
WITH #4 BARS VERTICAL @ 16" O.C. TYPICAL IN STEMS TYP.
WITH #4 BARS CONT. HORIZONTAL @ 16" O.C. TYP.

USE 18" WIDE x 12" DEEP CONTINUOUS FOOTING TYPICAL UNLESS NOTED OTHERWISE
WITH 3 - #4 BARS CONTINUOUS HORIZONTAL IN FOOTING.
(SEE FOOTING SCHEDULE FOR ADDITIONAL INFORMATION)

DEEPEN STEM AND FOOTING AS NECESSARY TO ACCOMODATE HOLDOWN ANCHOR BOLTS.
DEEPENED STEM SHALL EXTEND 32" EA. DIRECTION FROM ANCHOR BOLT MIN.
PROVIDE 3" CONCRETE COVER FROM EDGE OF ANCHOR BOLT TO BOTTOM OF FOOTING.

TYPICAL CONCRETE SLABS

USE 4" CONCRETE SLAB TYP. w/ 6x6 - 10/10 WWF, TYP.
OVER "STEGO" VAPOR BARRIER (OR EQUAL) OVER 4" MIN. 84C BASE
OVER 4" GRAVEL BASE/ DRAINAGE SYSTEM OVER COMPACTED NATIVE SOIL

SMOOTH TROWEL FINISH ALL GARAGE SLABS.
PROVIDE CONSTRUCTION JOINTS (C.J.) AS SHOWN ON PLAN.

CONSULT w/ ALL SUBCONTRACTORS OF ALL TRADES FOR VERIFICATION OF
INSTALLATION OF ALL CONDUIT, PIPING, DUCTING, TREATMENTS, WATERPROOFING,
WIRING AND ANY OTHER MATERIAL OR PROCESS TO BE PROVIDED
UNDER SLAB PRIOR TO PLACING CONCRETE.

TYPICAL ANCHOR BOLTS

USE ⅝" ø x 12" A.B. @ 48" O.C. TYPICAL UNLESS NOTED OTHERWISE.
(SEE ANCHOR BOLT SCHEDULE FOR ADDITIONAL INFORMATION)
USE MINIMUM OF 2 BOLTS @ EA. SECTION OF SILL.
PROVIDE 7" EMBEDMENT MINIMUM ON ALL ANCHOR BOLTS.
USE 3" x 3" x ¼" ø WASHERS @ ALL ANCHOR BOLTS TYP.
USE 3x6 P.T. D.F. SILL PLATE TYP. ALL WALLS.

FOOTING SCHEDULE

DESIGNATION	DIMENSIONS	REINFORCEMENT
F 8	8" WIDE x 12" THICKENED SLAB EDGE	1 - #4 BAR CONT.
F 18	18" WIDE x 12" THICK FOOTING	3 - #4 BARS CONT.

NOTE: ALL FOOTINGS 18" WIDE x 12" THICK UNLESS NOTED OTHERWISE.

ANCHOR BOLT SCHEDULE

DESIGNATION	SPECIFICATION (1)
32	⅝"ø x 12" A.B. @ 32" O.C.
16	⅝"ø x 12" A.B. @ 16" O.C.

1. ALL ANCHOR BOLTS ⅝"ø x 12" A.B. @ 48" O.C. UNLESS NOTED OTHERWISE.

PIER SCHEDULE

DESIGNATION	DIMENSIONS	REINFORCEMENT
30	30" x 30" x 12" THICK PAD	4 - #4 BARS EACH WAY
42	42" x 42" x 12"	6 - #4 BARS EACH WAY

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www.mauiarch.com
2331 W. MAIN STREET
WAILUKU, MAUI, HAWAII 96793
TELEPHONE (808) 244-9011
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STAMP:

RICHARD M. CHESBRO
LICENSED PROFESSIONAL ENGINEER
No. 5286-S
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WISE RESIDENCE

Ka'anapali Golf Estates, Lanikeha Ph. II - Lot 41
Lahaina, Maui, Hawaii 96761
TMK(2) 4-4-019 : 113

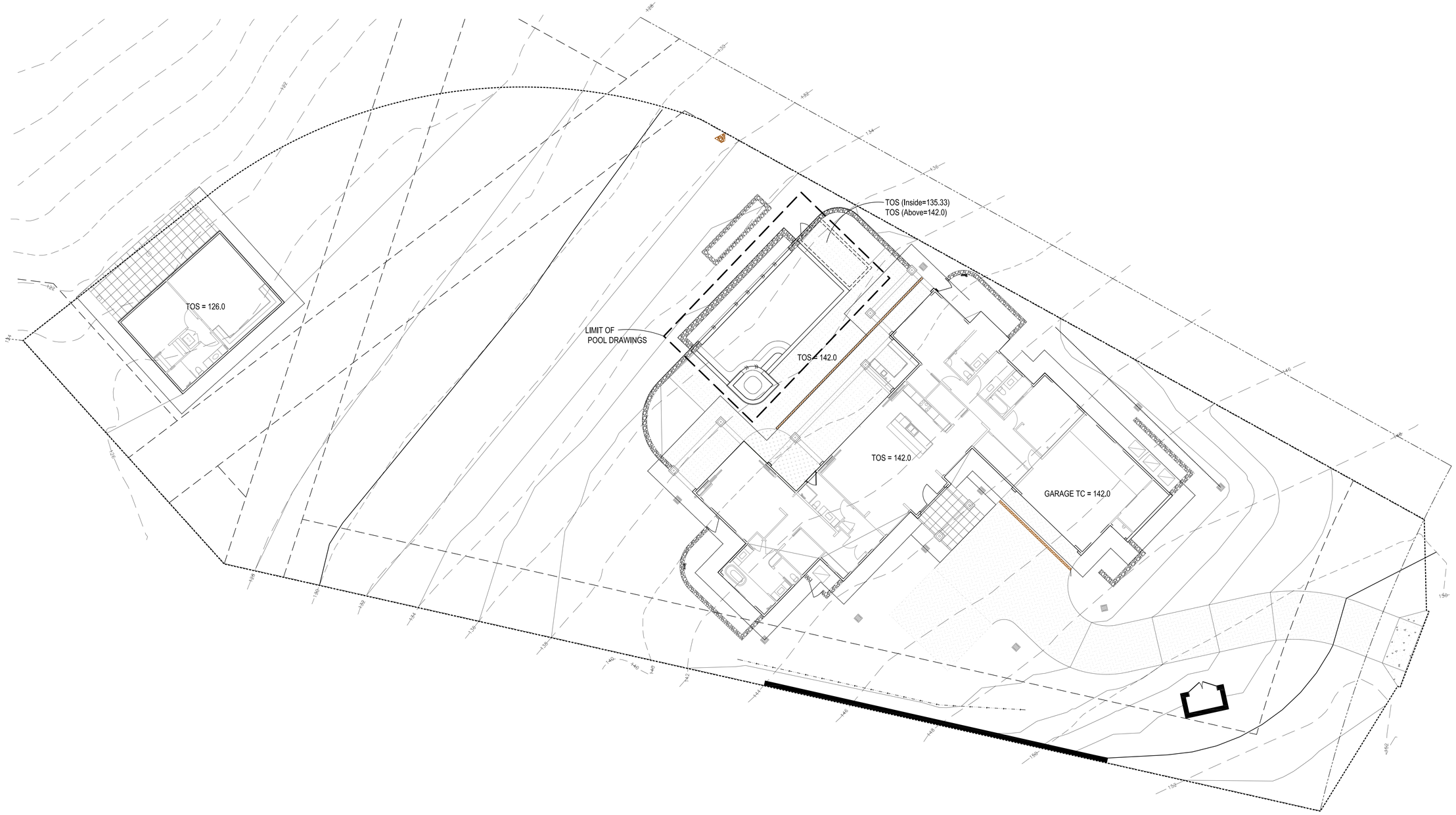
No.	Revision

Roof Framing Plan
Walls & Beams Framing Plan
Foundation Plan
Foundation Dimensioned Plan

Date: 09-17-24

Project Number: (RC) 2415

Sheet Number: S6.1



W
S N
E

SWIMMING POOL/ SPA LOCATION SITE PLAN

SCALE: 1" = 10'

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www.mauiarch.com

2331 W. MAIN STREET
WAILUKU, MAUI, HAWAII 96793
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WISE RESIDENCE
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TMK(2) 4-4-019 : 113

No.	Revision

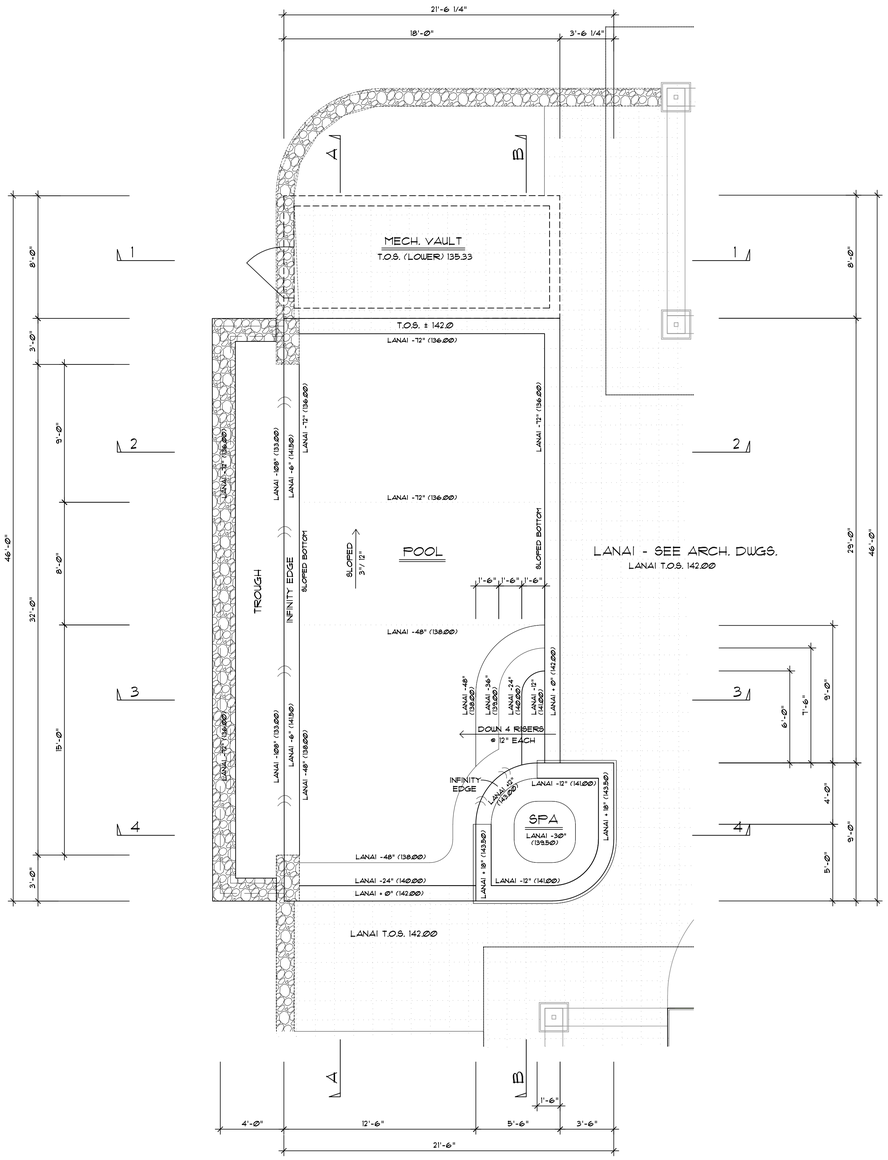
Pool Site Plan

Date: 09-17-24

Project Number: (RC) 2415

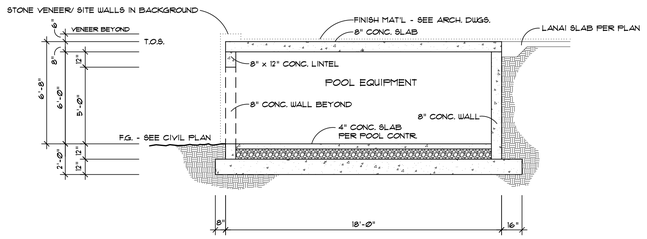
Sheet Number:

PS1.1



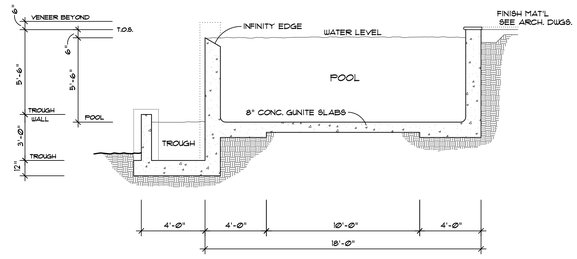
POOL/ SPA/ VAULT FLOOR PLAN

SCALE: ¼" = 1'-Ø"



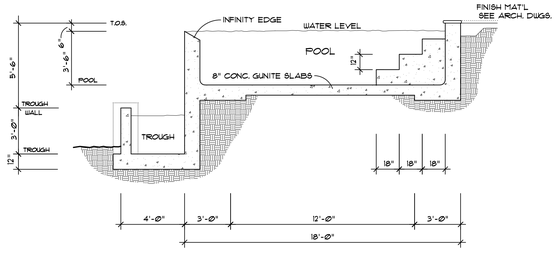
MECH. VAULT SECTION 1-1

SCALE: ¼" = 1'-Ø"



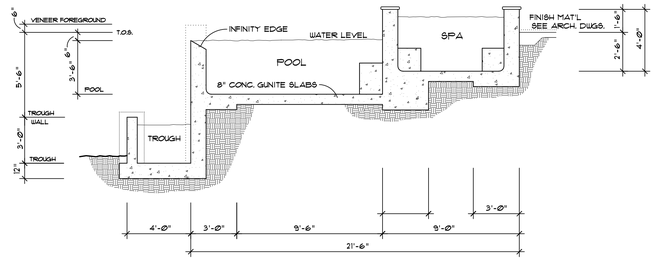
POOL SECTION 2-2

SCALE: ¼" = 1'-Ø"



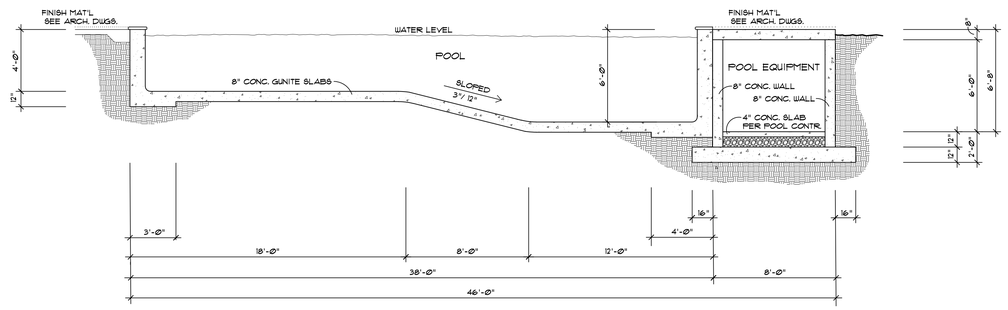
POOL SECTION 3-3

SCALE: ¼" = 1'-Ø"



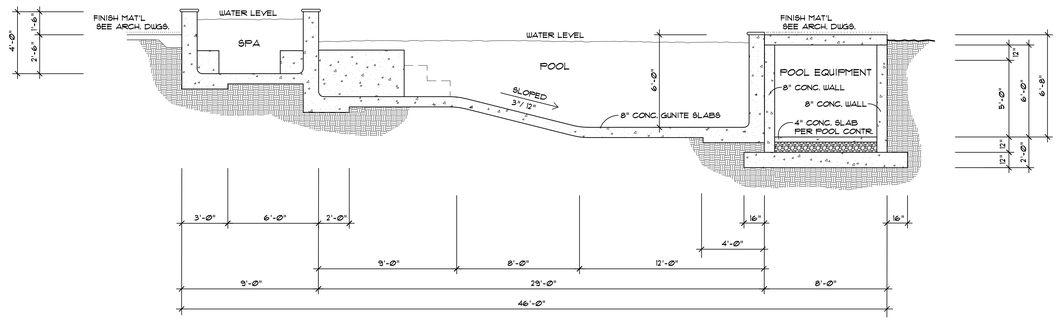
POOL/ SPA SECTION 4-4

SCALE: ¼" = 1'-Ø"



POOL/ VAULT SECTION A-A

SCALE: ¼" = 1'-Ø"



SPA/ POOL/ VAULT SECTION B-B

SCALE: ¼" = 1'-Ø"

MAUI ARCHITECTURAL GROUP INC.
www.mauiarch.com
2331 W. MAIN STREET
WAILUKU, MAUI, HAWAII 96793
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No.	Revision

Pool/ Spa/ Vault Floor Plan
Cross Sections

Date: 09-17-24

Project Number: (RC) 2415

Sheet Number: PS1.2

GENERAL STRUCTURAL NOTES

A. GENERAL NOTES

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE MINIMUM REQUIREMENTS OF THE 2018 EDITION OF THE INTERNATIONAL BUILDING CODE (IBC) AND LOCAL BUILDING CODES AND ORDINANCES OR AS SPECIFICALLY NOTED ON THESE PLANS AND CALCULATIONS, THE MOST STRINGENT OF WHICH SHALL GOVERN. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO BE FAMILIAR WITH AND COMPLY WITH THE THE REQUIREMENTS AS STATED IN THE IBC AND LOCAL BUILDING CODES AND ORDINANCES.

2. IF ANY CHANGES AND/OR SUBSTITUTIONS ARE MADE FROM THESE PLANS OR CALCULATIONS, THE ENGINEER SHALL BE NOTIFIED PRIOR TO THE IMPLEMENTATION OF SUCH CHANGES AND/OR SUBSTITUTIONS IN THE FIELD AND THE CLIENT SHALL OBTAIN THE NECESSARY CERTIFIED PLANS AND CALCULATIONS REQUIRED FOR AGENCY APPROVAL. IF SUCH CHANGES AND/OR SUBSTITUTIONS ARE MADE WITHOUT THE WRITTEN APPROVAL OF THE ENGINEER, THEN THE ENGINEER WILL ASSUME NO RESPONSIBILITY FOR THE ENTIRE STRUCTURE OR ANY PORTIONS THEREOF, AND SHALL BE HELD HARMLESS FROM ANY RESULTING CLAIMS.

3. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS ON THE PLANS PRIOR TO COMMENCING WORK AND THE ENGINEER SHALL BE NOTIFIED OF ANY DISCREPANCIES FOUND.

4. THESE PLANS AND STRUCTURAL CALCULATIONS ARE BASED ON A COMPLETED STRUCTURE AS PER PLANS. THE ENGINEER IS NOT RESPONSIBLE FOR, AND HELD HARMLESS FROM, ANY DAMAGE RESULTING TO AN INCOMPLETE STRUCTURE SUBJECT TO THE DESIGN LOADS UNLESS FIRST CONSULTED FOR AN INTERIM DESIGN.

5. THIS STRUCTURAL DESIGN IS BASED ON LOADING CONDITIONS AS DETERMINED BY THE LOCAL BUILDING OFFICIAL, CODES AND THE CBC. THE ENGINEER IS NOT RESPONSIBLE FOR DAMAGE RESULTING TO A STRUCTURE DUE TO LOADING CONDITIONS EXCEEDING THOSE FOR WHICH THE STRUCTURE HAS BEEN DESIGNED, OR DUE TO "ACTS OF GOD" (E.G., FIRE, FLOOD, WAR ETC.)

6. GRADES SHOWN ON PLOT MAPS AND ELEVATION DRAWINGS ARE THE RESPONSIBILITY OF THE CLIENT, UNLESS A FIELD INSPECTION AND/OR SURVEY IS SPECIFICALLY REQUESTED AND PERFORMED BY A LICENSED SURVEYOR. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR DAMAGE TO, OR ADDITIONAL CONSTRUCTION COSTS OF ANY STRUCTURE WHICH THE CLIENT, DESIGNER, ARCHITECT, SURVEYOR OR ANY OTHER PARTY HAS MISREPRESENTED THE RELATIVE POSITION OF THE STRUCTURE TO THE NATURAL FINISHED GRADES OF THE BUILDING SITE.

7. THE CONTRACTOR IS RESPONSIBLE FOR ALL TEMPORARY BRACING AND SHORING. CONSTRUCTION AND JOB SAFETY PROCEDURES ARE THE RESPONSIBILITY OF THE CONTRACTOR.

8. STRUCTURAL ENGINEERING AND PLANS FOR REMODELS AND ADDITIONS, OR PARTIAL ENGINEERING FOR A STRUCTURE, SHALL ONLY PERTAIN TO THOSE SPECIFIC AREAS ADDRESSED IN THE DESIGN CALCULATIONS AND THE PLANS. THE ENGINEER SHALL NOT BE RESPONSIBLE FOR PORTIONS OF THE STRUCTURE NOT SPECIFICALLY INCLUDED IN THE SCOPE OF WORK OF THE ADDITION/REMODEL AS PROPOSED BY THE DRAWINGS.

9. IN CASE OF CONFLICT BETWEEN THE PLANS , SPECIFICATIONS, DETAILS OR NOTES, THE MOST RIGID REQUIREMENTS SHALL GOVERN UNTIL SUCH A TIME WHEN A CLARIFICATION IS ISSUED BY THE ENGINEER IN WRITING.

10. THE ENGINEER IS NOT RESPONSIBLE FOR THE ADAPTION OF THESE CALCULATIONS OR DRAWINGS TO ANY SITE OTHER THAN THE SPECIFIC LOCATION INDICATED ON THE COVER SHEET OF THE CALCULATIONS AND THE PLANS.

11. THE STRUCTURAL DOCUMENTS ARE ONLY ONE PART OF THE TOTAL SET OF CONSTRUCTION DOCUMENTS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO INCORPORATE ALL SPECIFICATIONS INCLUDED IN THE CONSTRUCTION SET FOR EVERY FACET OF THE CONSTRUCTION. IN THE LIKELY EVENT THERE ARE CONFLICTS BETWEEN THE ARCHITECTURAL AND STRUCTURAL DRAWINGS, THE CONTRACTOR SHALL CONTACT BOTH ARCHITECT AND ENGINEER TO DETERMINE THE PROPER SPECIFICATION.

B. REINFORCING STEEL

1. ALL REINFORCING STEEL SHALL BE BILLET STEEL CONFORMING TO STANDARDS OF ASTM A615, GRADE 60 UNLESS NOTED OTHERWISE.
2. ALL WELDED WIRE FABRIC SHALL CONFORM TO STANDARDS OF ASTM A185.
3. ALL REINFORCING DETAILS SHALL CONFORM TO "MANUAL OF STANDARD PRACTICE FOR DETAILING REINFORCED CONCRETE STRUCTURES" (ACI 315) UNLESS DETAILED OTHERWISE ON THE STRUCTURAL DRAWINGS.
4. THE CONTRACTOR SHALL SUBMIT DETAILED SHOP DRAWINGS OF REINFORCING BARS SHOWING NUMBER, SIZE AND LOCATION (INCLUDING BAR LISTS AND BEND DIAGRAMS).
5. ALL REINFORCEMENT LAPS & SPLICES SHALL MEET OR EXCEED THE LENGTHS SPECIFIED IN ACI 315 AND ACI 318-14 FOR CONCRETE STRENGTH AND REINFORCEMENT GRADE. AT A MINIMUM, REINFORCEMENT LAPS SHALL BE AS FOLLOWS:

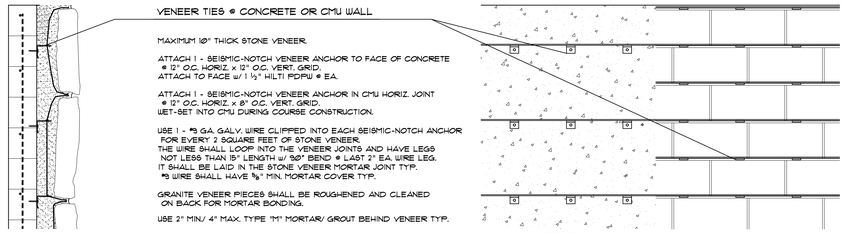
BAR SIZE (GRADE)	HORIZONTAL (WALLS/ FTGS)	VERTICAL (WALLS/ COLS/ FTGS)	HOOKS (ALL LOCATIONS)
#4 BARS (GR. 40)	40 d (20" MIN)	40 d (20" MIN)	12 d (12" MIN)
#4 BARS (GR. 60)	40 d (20" MIN)	55 d (30" MIN)	12 d (12" MIN)
#5 BARS (GR. 60)	40 d (25" MIN)	55 d (36" MIN)	12 d (12" MIN)
#6 BARS (GR. 60)	40 d (30" MIN)	55 d (42" MIN)	12 d (12" MIN)

C. CONCRETE, GUNITE AND MASONRY

1. PROVIDE CONCRETE TO OBTAIN THE FOLLOWING MINIMUM COMPRESSIVE STRENGTH AT 28 DAYS:
   1. FOOTINGS 3,000 PSI
   2. SLABS ON GRADE OR FILL 3,000 PSI
   3. WALLS (GUNITE OR POURED-IN-PLACE) 3,000 PSI
   3. GROUT (FILLED CELLS) 2,500 PSI *
   * PEA GRAVEL MIX AT 8" TO 11" SLUMP
2. CONCRETE MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH ACI-318-14 BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE AND ACI-301-10 SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS. MASONRY MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH TMS 402-13 AND ACI 530-13 THE DESIGN, CONSTRUCTION AND SPECIFICATIONS CONCERNING REGARDING ALL MASONRY AND STONE VENEER.
3. THE MINIMUM CONCRETE COVER SHALL BE IN ACCORDANCE WITH ACI-318-14, SECTION 7.7.
4. BAR SUPPORTS IN CONTACT WITH EXPOSED SURFACES SHALL BE PLASTIC TIPPED. ALL ACCESSORIES SHALL BE GALVANIZED.
5. PROVIDE SPACERS, CHAIRS, BOLSTERS, ETC. AS REQUIRED AND NECESSARY TO ASSEMBLE, PLACE AND SUPPORT ALL REINFORCING IN PLACE. USE WIRE BAR TYPE SUPPORTS COMPLYING WITH CRSI RECOMMENDATIONS.
6. ALL CONCRETE SHALL CONTAIN AN APPROVED WATER REDUCING PLASTICIZING ADMIXTURE. ALL CONCRETE PERMANENTLY EXPOSED TO THE WEATHER SHALL CONTAIN AN APPROVED AIR-ENTRAINING ADMIXTURE. NO CALCIUM CHLORIDE SHALL BE USED IN ANY CONCRETE. NO WATER SHALL BE ADDED AT THE JOBSITE.
7. THE CONTRACTOR IS RESPONSIBLE FOR THE PROPER DESIGN AND CONSTRUCTION OF ALL FORTWORK, SHORING AND RESHORING. PROVIDE COMMERCIAL FORM COATING COMPOUNDS THAT WILL NOT BOND, STAIN OR ADVERSELY AFFECT CONCRETE SURFACES.
8. ALL CONCRETE SHALL BE CONSOLIDATED IN PLACE USING INTERNAL VIBRATOR. DO NOT USE VIBRATORS TO TRANSPORT CONCRETE WITHIN FORMS.
9. NO SLUMP OVER 5" SHALL BE PERMITTED FOR STRUCTURAL CONCRETE.

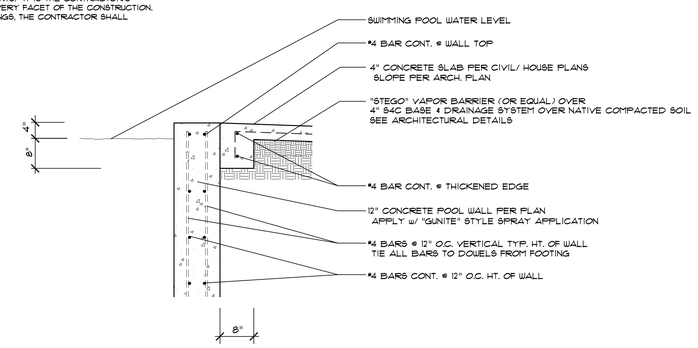
D. FOUNDATIONS

1. ALL FOOTINGS SHALL BEAR ON FIRM, UNDISTURBED, NON-ORGANIC SOIL OR ON FILL COMPACTED TO 95% OF MAXIMUM DENSITY BASED ON ASTM D-1557. ALL FILL COMPACTION SHALL BE DONE UNDER THE DIRECT GUIDANCE OF A LICENSED GEOTECHNICAL ENGINEER.
2. ALL FOOTINGS OUTSIDE OR AT THE PERIMETER OF THE STRUCTURE, OR IN OTHER UNHEATED AREAS, SHALL BE SET TO A DEPTH OF AT LEAST 12" BELOW FINISHED GRADE UNLESS SPECIFICALLY NOTED OTHERWISE ON THE PLANS.
3. AN ALLOWABLE SOIL BEARING PRESSURE OF 1000 psf HAS BEEN USED IN THE STRUCTURAL CALCULATIONS PER THE VALUE ALLOWED IN CHAPTER 18 OF THE 2018 I.B.C. FOR SOIL OF THIS TYPE. THOUGH THE ENGINEER RECOMMENDS THAT THERE IS A GEOTECHNICAL INVESTIGATION PERFORMED FOR THIS SITE, IF ANY QUESTIONABLE SOIL CONDITIONS ARE DISCOVERED IN THE FIELD, IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT A LICENSED GEOTECHNICAL ENGINEER TO INVESTIGATE THE SOILS CONDITIONS AND INSTRUCT THE ENGINEER AND CONTRACTOR AS TO HOW TO PROCEED. THE GEOTECHNICAL ENGINEER SHALL PREPARE A WRITTEN STATEMENT OF FINDINGS AND RECOMMENDATIONS TO THE PROJECT ENGINEER FOR STRUCTURAL RE-ANALYSIS OF THE STRUCTURE. THE SOILS INVESTIGATION REPORT AND ALL RECOMMENDATIONS AND SPECIFICATIONS THEREIN ARE TO BE CONSIDERED A PART OF THESE WORKING DRAWINGS.
4. WATERPROOFING OF FOUNDATIONS, RETAINING WALLS AND SLABS IS THE RESPONSIBILITY OF THE OWNER, CONTRACTOR OR ARCHITECT. THE ENGINEER SHALL BE HELD HARMLESS FOR ANY CLAIMS RESULTING IN DAMAGE DUE TO WATER CONDITIONS WHICH OCCUR DUE TO THE CONSTRUCTION OF A FOUNDATION. ALL RETAINING WALLS SHALL BE BACKFILLED WITH AN APPROVED GRAVEL, ROCK OR DRAINBOARD AND DRAINAGE SYSTEM TO ENSURE NO HYDROSTATIC PRESSURES BE APPLIED TO THE WALL.



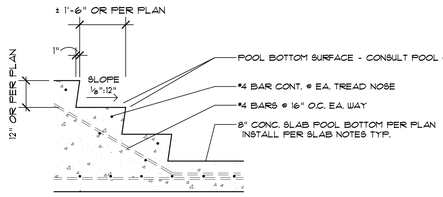
TYPICAL STONE VENEER ATTACHMENT

SCALE: 1" = 1'-0"



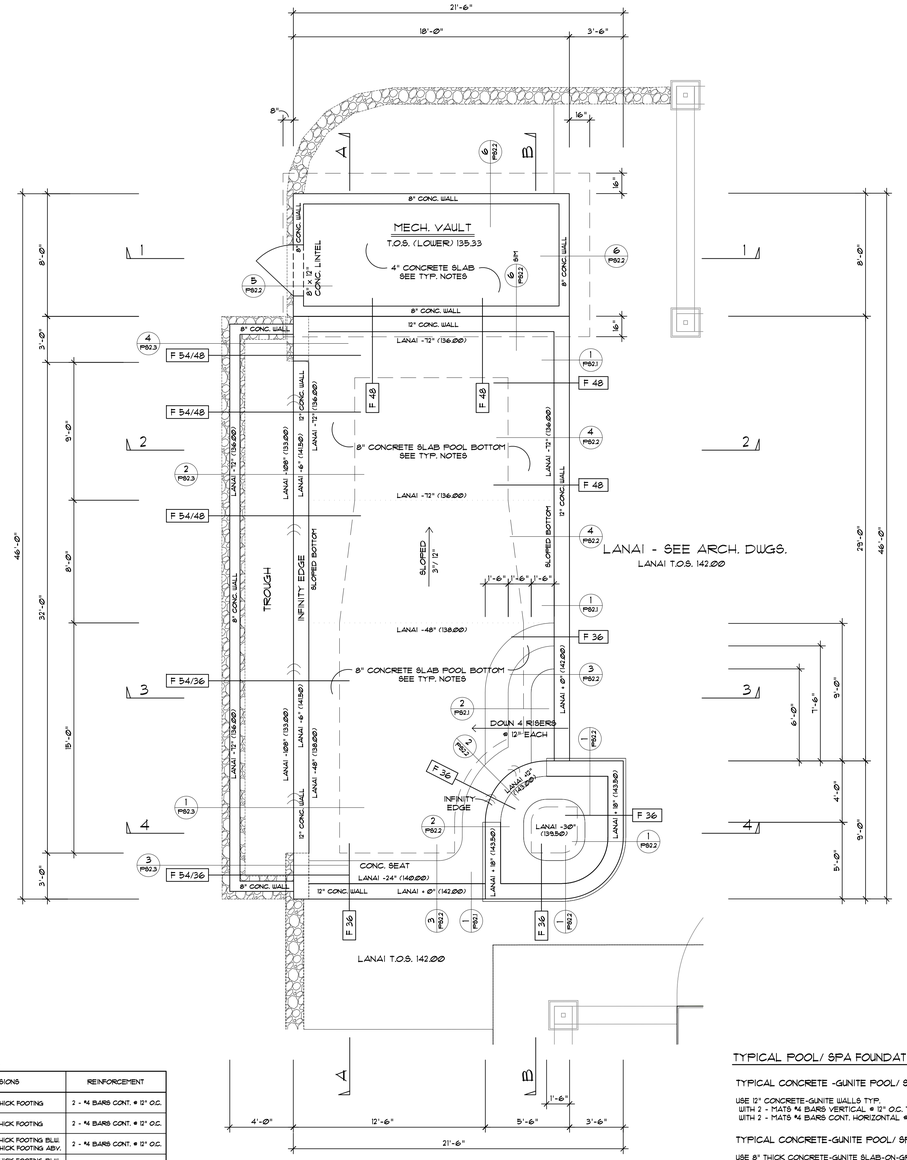
1 / PS2.1 TYPICAL HOUSE LANAI SLAB TO POOL WALL

SCALE: ¾" = 1'-0"



2 / PS2.1 CONCRETE POOL STEPS

SCALE: ¾" = 1'-0"



FOOTING SCHEDULE

DESIGNATION	DIMENSIONS	REINFORCEMENT
F 36	36" WIDE x 12" THICK FOOTING	2 - #4 BARS CONT. @ 12" O.C.
F 48	48" WIDE x 12" THICK FOOTING	2 - #4 BARS CONT. @ 12" O.C.
F 54/36	54" WIDE x 12" THICK FOOTING BLW. 36" WIDE x 12" THICK FOOTING ABV.	2 - #4 BARS CONT. @ 12" O.C.
F 54/48	54" WIDE x 12" THICK FOOTING BLW. 48" WIDE x 12" THICK FOOTING ABV.	2 - #4 BARS CONT. @ 12" O.C.

TYPICAL POOL/ SPA FOUNDATION NOTES

TYPICAL CONCRETE -GUNITE POOL/ SPA WALLS

USE 12" CONCRETE-GUNITE WALLS TYP.
WITH 2 - MAT@ #4 BARS VERTICAL @ 12" O.C. TYPICAL
WITH 2 - MAT@ #4 BARS CONT. HORIZONTAL @ 12" O.C. TYPICAL

TYPICAL CONCRETE-GUNITE POOL/ SPA BOTTOM SLABS

USE 8" THICK CONCRETE-GUNITE SLAB-ON-GRADE w/ #4 BARS @ 6" O.C. EACH WAY TYP. OVER 4" - B4C COMPACTED BASE OVER NATIVE COMPACTED SOIL

CONSULT w/ ALL SUBCONTRACTORS OF ALL TRADES FOR VERIFICATION OF INSTALLATION OF ALL CONDUIT, PIPING, DUCTING, TREATMENTS, WATERPROOFING, WIRING AND ANY OTHER MATERIAL OR PROCESS TO BE PROVIDED UNDER POOL BOTTOM SLAB PRIOR TO PLACING CONCRETE.

TYICAL MECHANICAL VAULT SLAB

USE 4" CONCRETE SLAB w/ 6x6 - 10/10 WWF. TYP. OVER ± 8" GRAVEL FILL (CONSULT POOL CONTRACTOR/ OVER 1" CONCRETE BASE-SLAB/ FOOTING (SEE DETAILS)

CONSULT w/ ALL SUBCONTRACTORS OF ALL TRADES FOR VERIFICATION OF INSTALLATION OF ALL CONDUIT, PIPING, DUCTING, TREATMENTS, WATERPROOFING, WIRING AND ANY OTHER MATERIAL OR PROCESS TO BE PROVIDED UNDER VAULT BOTTOM SLAB PRIOR TO PLACING CONCRETE.

POOL/ SPA/ VAULT FOUNDATION PLAN

SCALE: 1" = 10'

MAUI ARCHITECTURAL GROUP INC.
www.mauiarch.com
2331 W. MAIN STREET
WAILUKU, MAUI, HAWAII 96793
TELEPHONE (808) 244-9011
FAX (808) 242-1776
email:mag@mauiarch.com

STAMP:

RICHARD M. CHESBRO
LICENSED PROFESSIONAL ENGINEER
No. 5286-S
HAWAII, U.S.A.
EXP. 04-30-2026
9-17-24

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Observation of construction as defined in Hawaii Administrative Rules, Title 16, Chapter 115, Section 16-115-2

WISE RESIDENCE
Ka'anapali Golf Estates, Lanikeha Ph. II - Lot 41
Lahaina, Maui, Hawaii 96761
TMK(2) 4-4-019 : 113

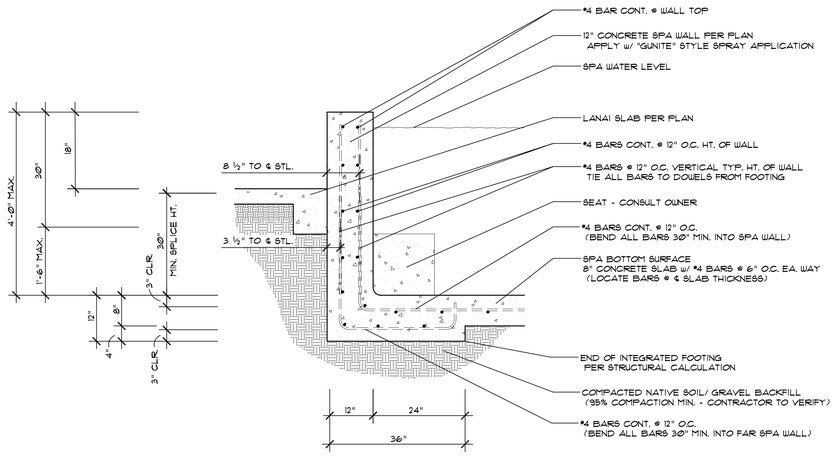
No.	Revision

Structural Specifications | Pool/ Spa Vault Foundation Plan | Structural Details

Date: 09-17-24

Project Number: (RC) 2415

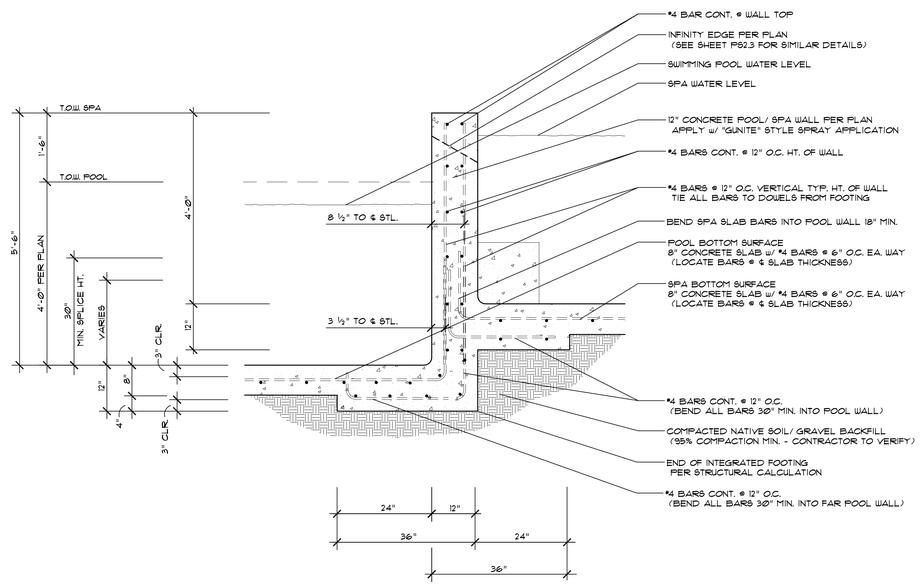
Sheet Number: PS2.1



1 PS2.2 — TYPICAL 4'-Ø' HT. SPA WALL/ INTEGRATED FOOTING @ LANAI SLAB

F 36

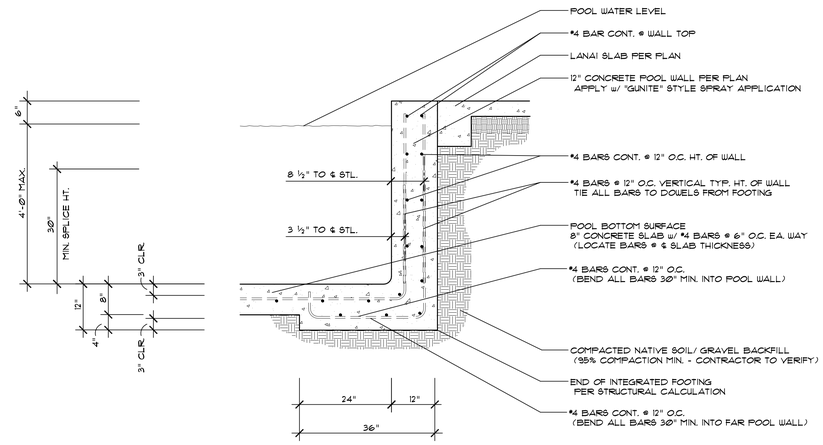
SCALE: ¾" = 1'-Ø"



2 PS2.2 — TYPICAL SWIMMING POOL/ SPA/ INTEGRATED FOOTING @ COMMON WALL

F 36

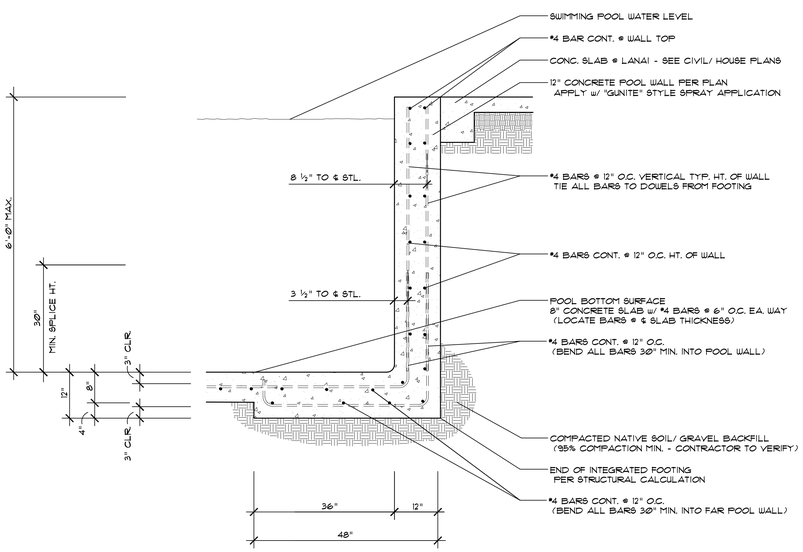
SCALE: ¾" = 1'-Ø"



3 PS2.2 — TYPICAL 4'-Ø" HT. POOL WALL/ INTEGRATED FOOTING/ LANAI SLAB

F 36

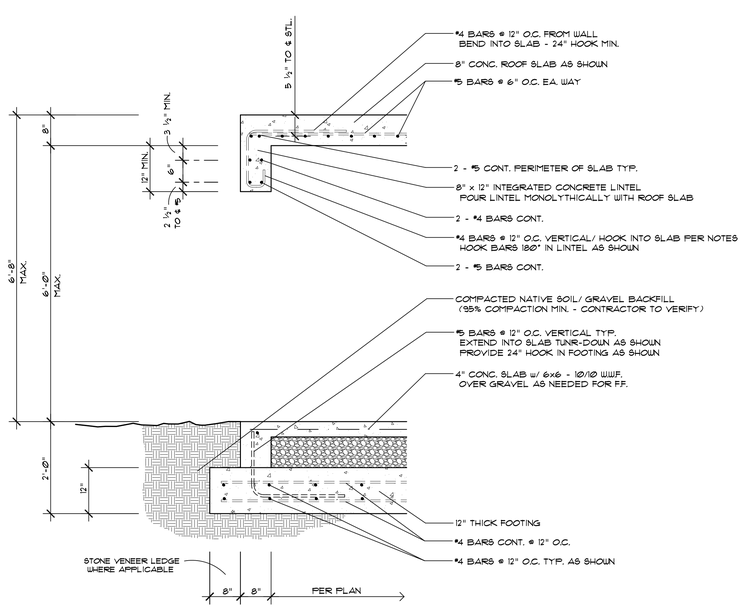
SCALE: ¾" = 1'-Ø"



4 PS2.2 — TYPICAL 6'-Ø" HT. POOL WALL/ INTEGRATED FOOTING/ CONC. STAIRS/ LANAI SLAB

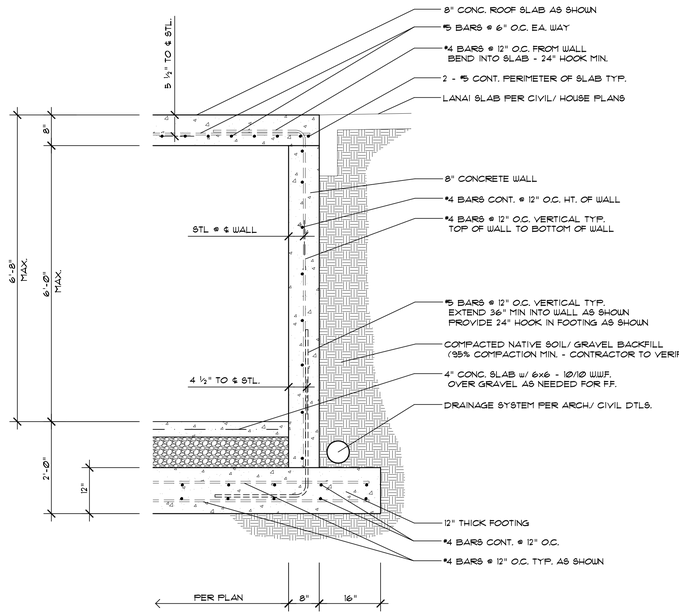
F 48

SCALE: ¾" = 1'-Ø"



5 PS2.2 — BUNKER DOOR LINTEL @ WALL/ FOOTING

SCALE: ¾" = 1'-Ø"



6 PS2.2 — TYPICAL FULL-BACKFILL BUNKER WALL/ FOOTING

SCALE: ¾" = 1'-Ø"

MAUI ARCHITECTURAL GROUP INC.
www.mauiarch.com
2331 W. MAIN STREET
WAILUKU, MAUI, HAWAII 96793
TELEPHONE (808) 244-9011
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emailbmag@mauiarch.com

STAMP:

RICHARD M. CHESBRO
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WISE RESIDENCE
Ka'anapali Golf Estates, Lanikeha Ph. II - Lot 41
Lahaina, Maui, Hawaii 96761
TMK(2) 4-4-019 : 113

No.	Revision

Pool/ Spa/ Vault
Structural Details

Date: 09-17-24

Project Number: (RC) 2415

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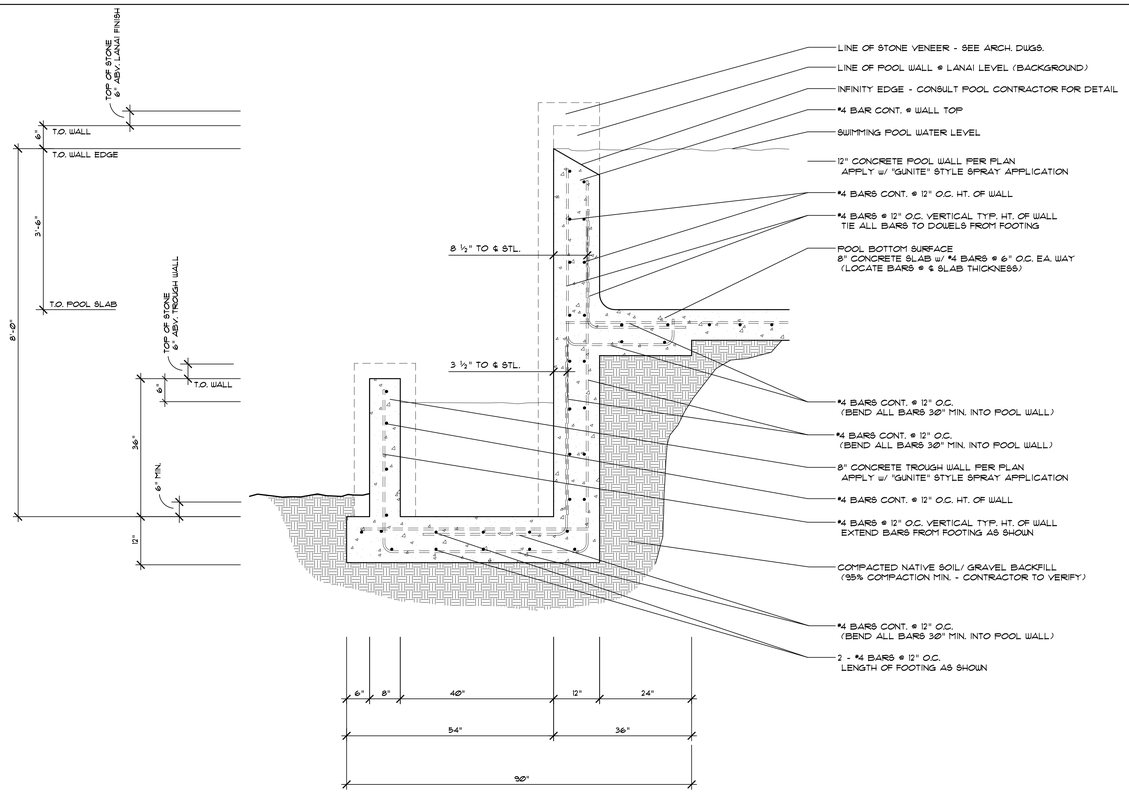
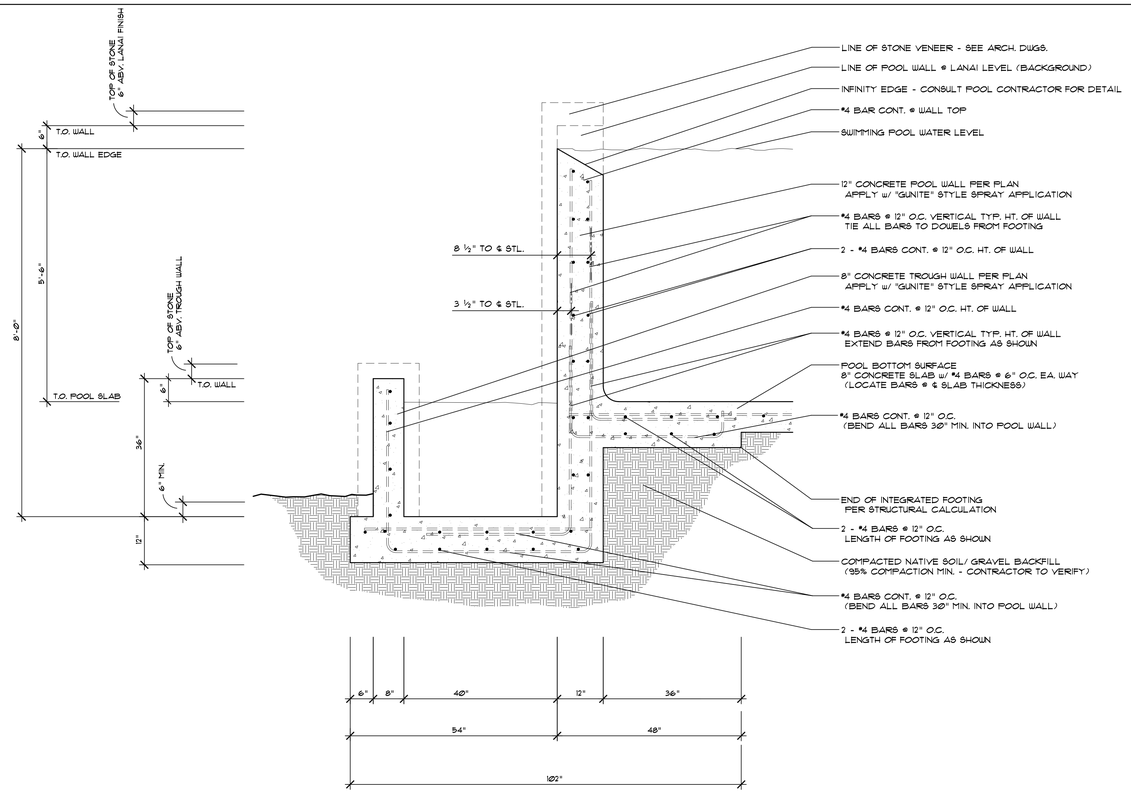


1 PS2.3 — 4'-Ø" HT.. SWIMMING POOL INFINITY-EDGE WALL/ TROUGH/ INTEGRATED FOOTING

F 54/ 36

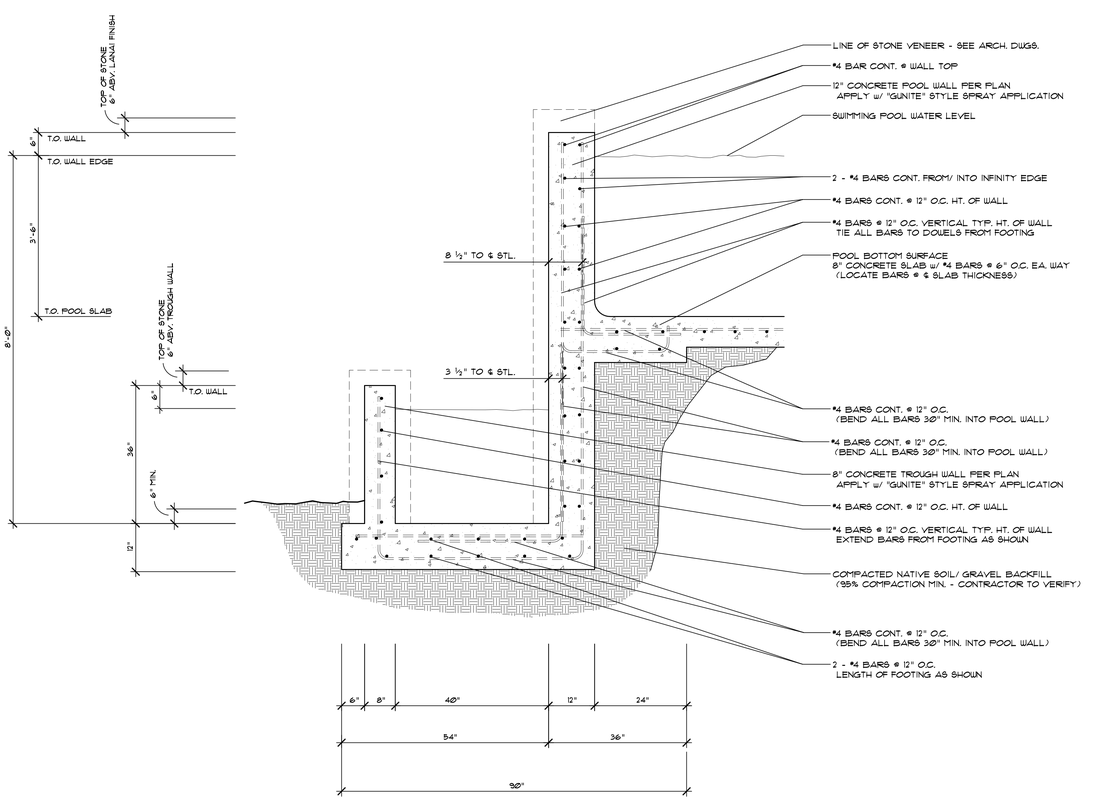
SCALE: ¾" = 1'-Ø"



2 PS2.3 — 6'-Ø" HT.. SWIMMING POOL INFINITY-EDGE WALL/ TROUGH/ INTEGRATED FOOTING

F 54/ 48

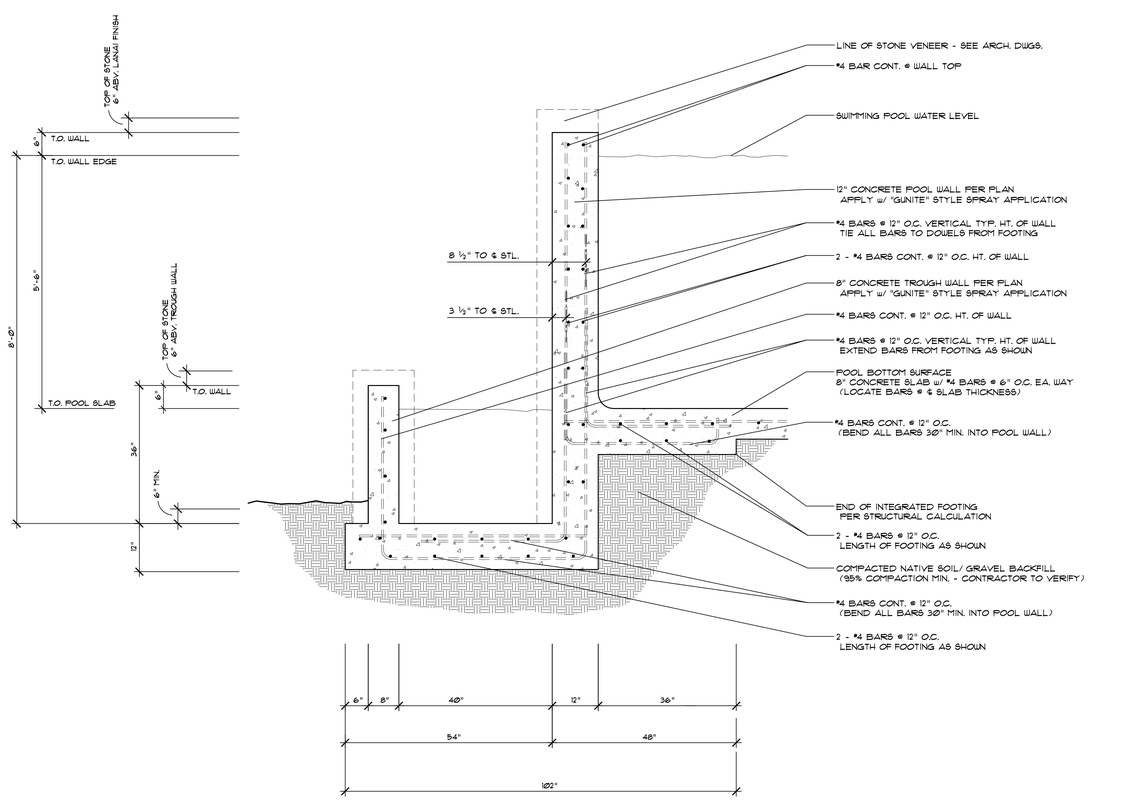
SCALE: ¾" = 1'-Ø"



3 PS2.3 — 4'-Ø" HT.. SWIMMING POOL WALL/ STONE CURB/ TROUGH/ INTEGRATED FOOTING

F 54/ 36

SCALE: ¾" = 1'-Ø"



4 PS2.3 — 6'-Ø" HT.. SWIMMING POOL WALL/ STONE CURB/ TROUGH/ INTEGRATED FOOTING

F 54/ 48

SCALE: ¾" = 1'-Ø"

MAUI ARCHITECTURAL GROUP INC.
www.mauiarch.com
2331 W. MAIN STREET
WAILUKU, MAUI, HAWAII 96793
TELEPHONE (808) 244-9011
FAX (808) 242-1776
emailbmag@mauiarch.com

STAMP:

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No.	Revision

Pool Infinity Edge Structural Details

Date: 09-17-24

Project Number: (RC) 2415

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