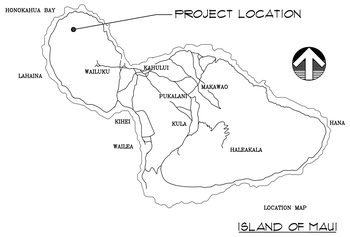
PROPOSED IMPROVEMENTS FOR:

D&D ALOHA HOLDING LLC

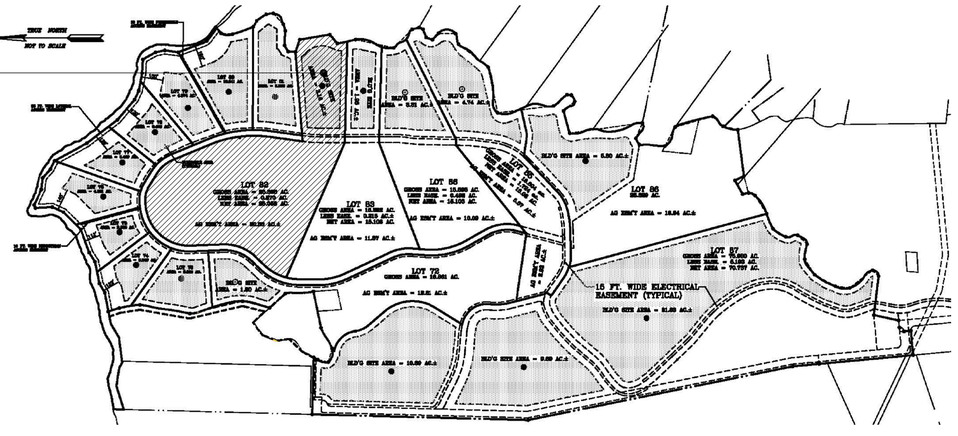
690 KAI HUKI CIR.
LOT 82, PEAHI FARMS AT OPANA POINT
ULUMALU, MAUI, HAWAII
TMK : 2 - 8 - 003 : 085

BPA SUBMITTAL

LOCATION AND VICINITY MAP



ISLAND OF MAUI



INDEX OF DRAWINGS

FLOOR AREA CALCULATIONS

LIVING AREA:	4,144 S.F.
ENTRY COVERED LANAI:	55 S.F.
REAR COVERED LANAI:	392 S.F.
GARAGE:	992 S.F.
MAIN FARM DWELLING FLOOR AREA	5,583 S.F.
PAVILION AREA:	292 S.F.
LIVING AREA:	1,000 S.F.
ENTRY COVERED LANAI:	144 S.F.
REAR COVERED LANAI:	200 S.F.
2nd FARM DWELLING FLOOR AREA	1,344 S.F.
TOTAL FLOOR AREA	7,219 S.F.

LOT COVERAGE

LOT AREA	25,330 ACS.
BLDG FOOT PRINT	(7,219 SF.) 0.166 AC
NET LOT AREA	25,164 ACS.

CWA
P.O. BOX 1062 808 870 3274-OFFICE
PUUNENE, HI. 96784 martycoo@gmail.com

ZUMA DEVELOPMENT

MARTIN V. COOPER
LICENSED PROFESSIONAL ARCHITECT
No. 7350
HAWAII, U.S.A.

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TITLE SHEET
DRAWING INDEX

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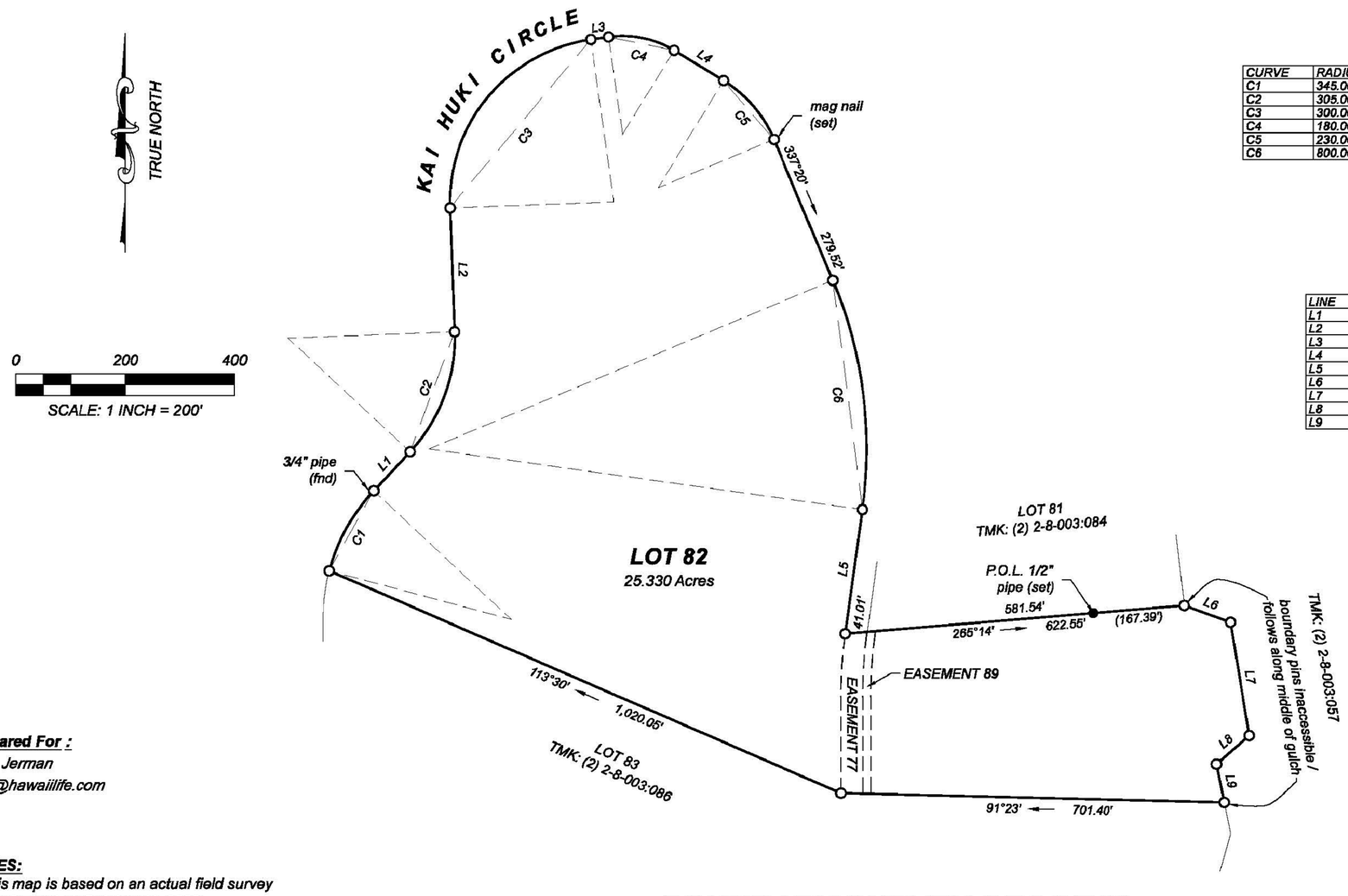
DATE: NOV. 6, 2024
SCALE: NOTED
DRAWN: MVC / SV
JOB: PEAHI 82
BPA SET

T1



CURVE TABLE

CURVE	RADIUS	CHORD LENGTH	CHORD AZIMUTH
C1	345.00'	167.41'	208°57'30"
C2	305.00'	234.09'	200°26'
C3	300.00'	401.48'	219°52'
C4	180.00'	121.70'	281°37'30"
C5	230.00'	141.96'	319°21'30"
C6	800.00'	422.65'	352°39'

LINE TABLE

LINE	AZIMUTH	DISTANCE
L1	223°	97.63'
L2	177°52'	226.89'
L3	261°52'	32.97'
L4	301°23'	106.12'
L5	07°58'	229.45'
L6	290°	90.00'
L7	350°30'	210.00'
L8	49°	80.00'
L9	348°30'	71.41'

Prepared For :
Josh Jerman
josh@hawaiilife.com

NOTES:
1. *This map is based on an actual field survey performed on October 11, 2022.*
2. *1/2" pipes were found or set at all boundary corners unless noted otherwise.*

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

BOUNDARY SURVEY OF LOT 82

LAND COURT, STATE OF HAWAII
LAND COURT APPLICATION 960 (MAP 38)
SECTION A
situated at Opana and Ulumalu, Hamakualoa, Maui, Hawaii
T.M.K. (2) 2-8-003:085
Date: 10/19/2022

This map was prepared by me or under my direct supervision

Leslie K.T. Lau
Registered Professional Land Surveyor
State of Hawaii Certificate Number LS12978
License Expiration Date: 30 April 2024

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: 22-172

11" X 17"

SURVEY

NOT TO SCALE

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SURVEY

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SCALE:	NOTED
DRAWN:	MVC / SV
JOB:	PEAHI 82
	BPA SET

A1

DETAILED SITE PLAN

SCALE: 1" = 20'-0"

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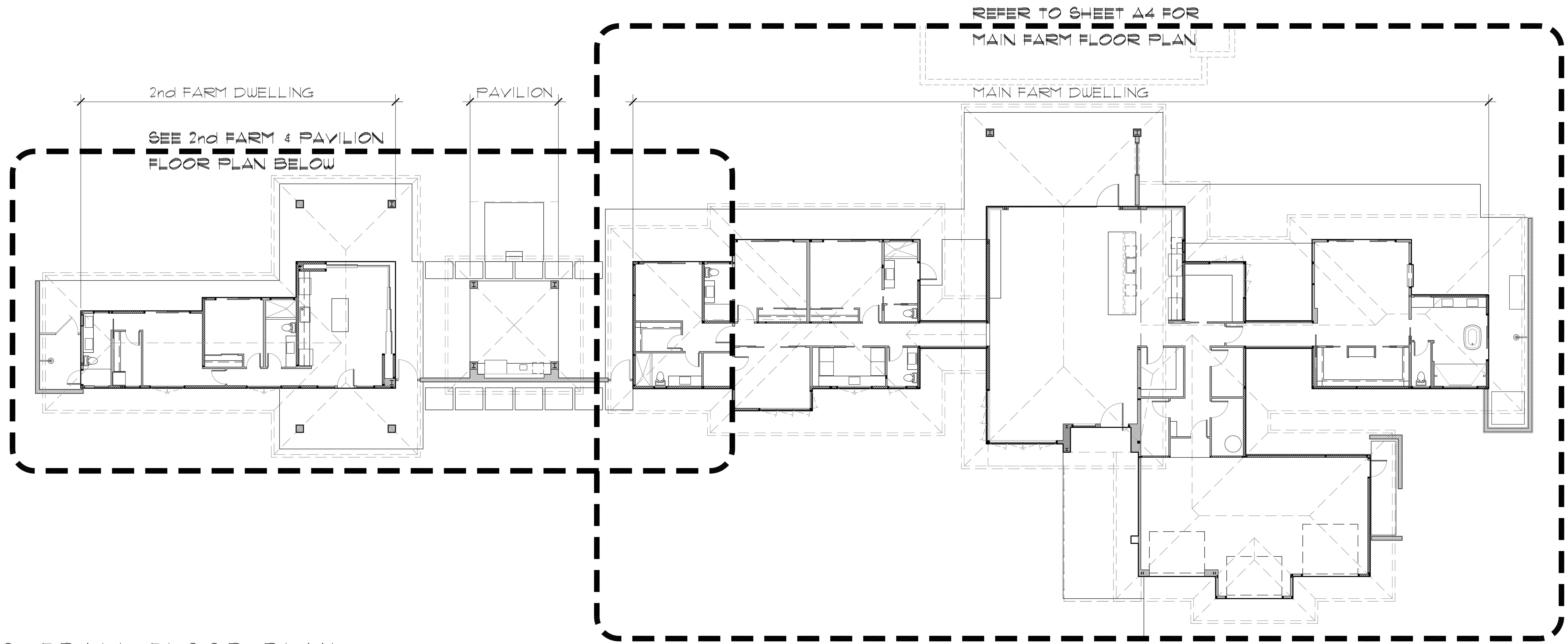
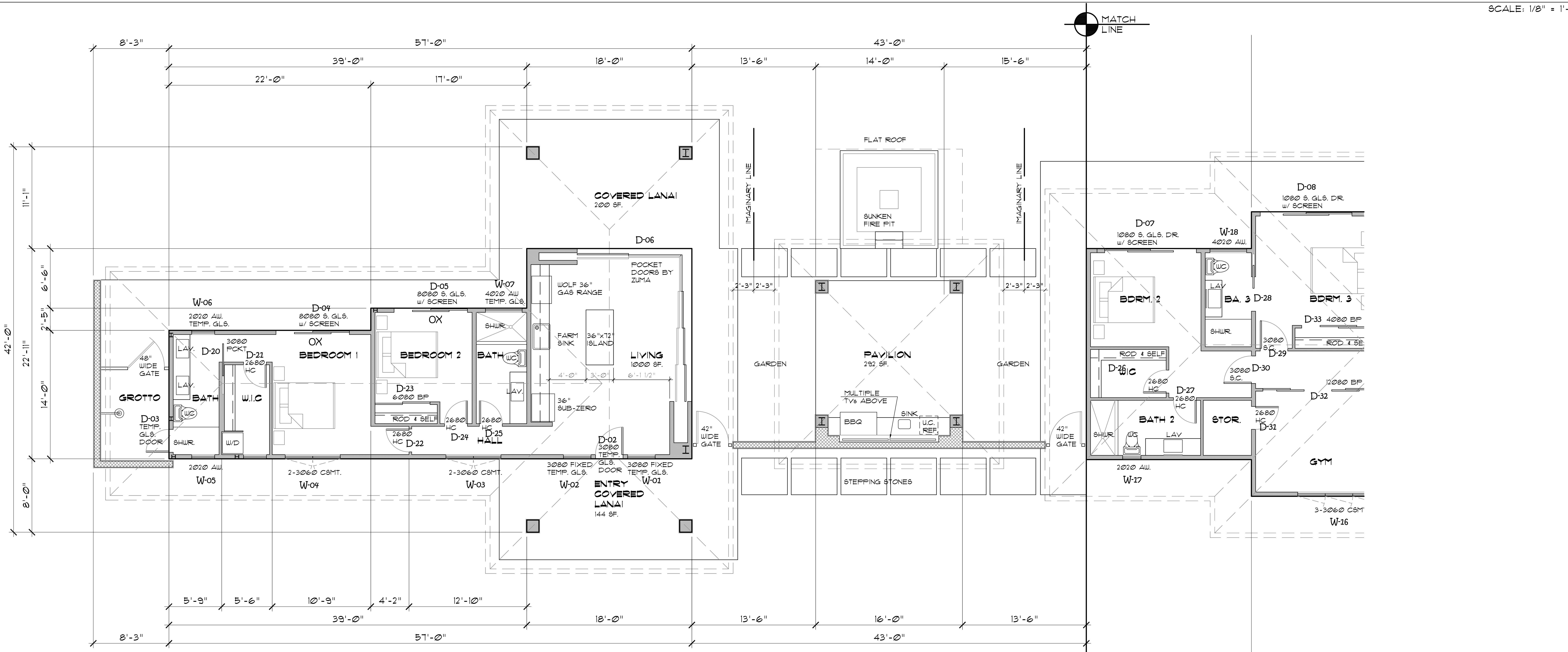
A2



OVERALL FLOOR PLAN

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



2nd FARM DWELLING and PAVILION FLOOR PLAN

SCALE: 3/16" = 1'-0"

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OVERALL FLOOR PLAN
2nd FARM DWELLING & PAVILION FLOOR PLAN

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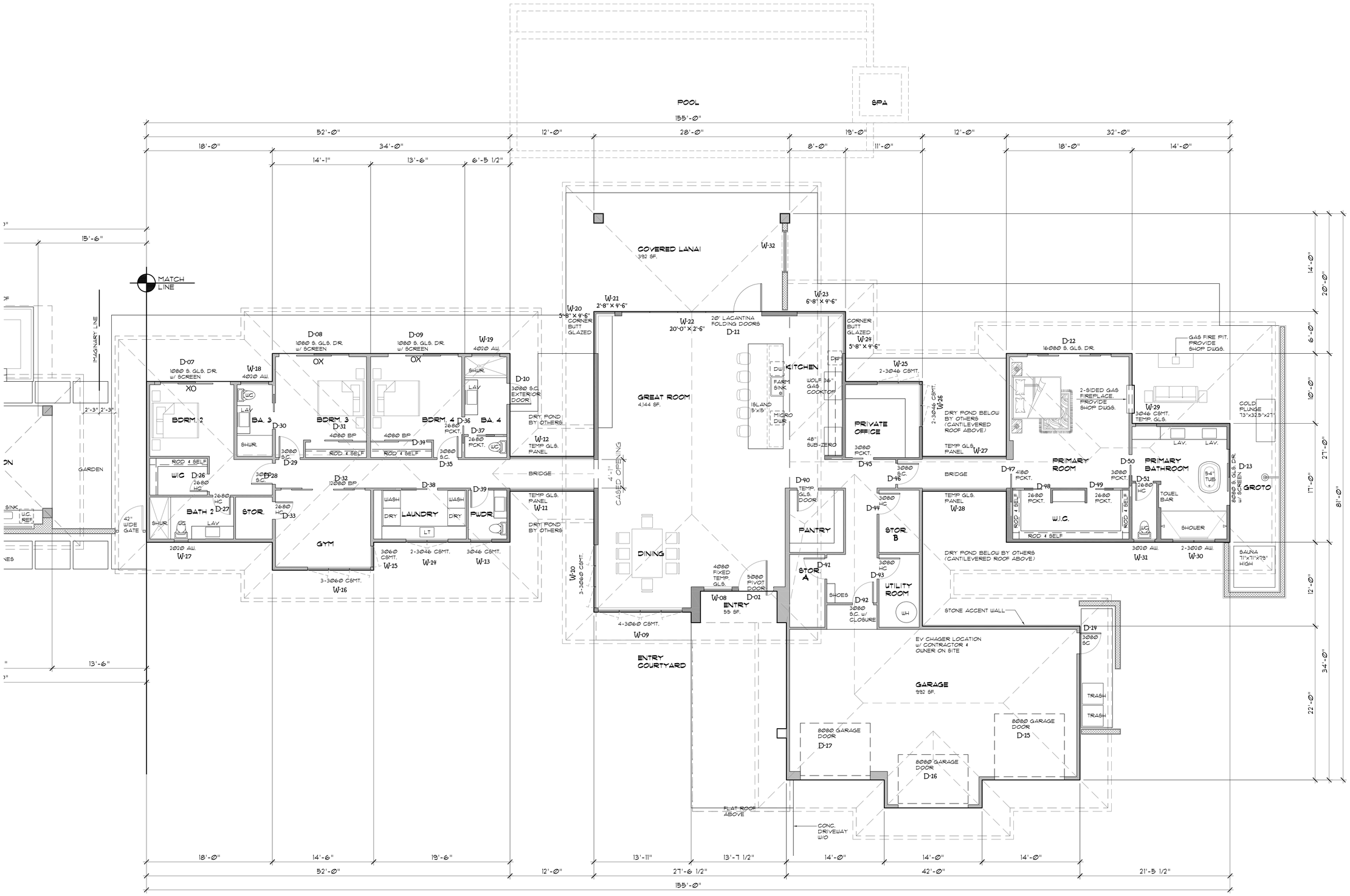
A3



MAIN FARM DWELLING FLOOR PLAN

SCALE: 3/16" = 1'-Ø"

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MAIN FARM DWELLING FLOOR PLAN

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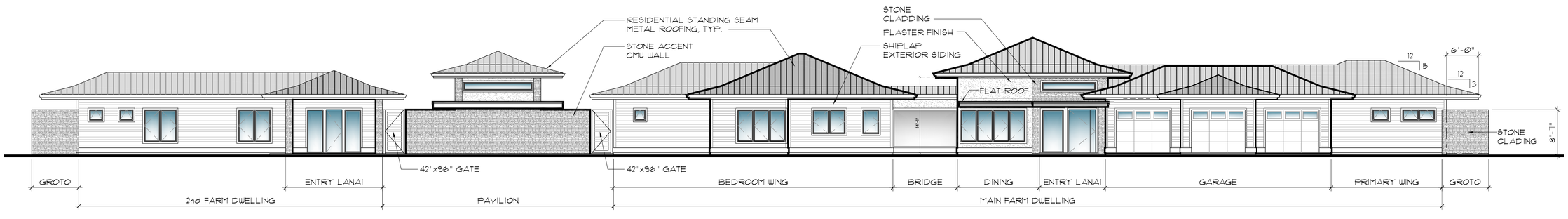
A4



SOUTH ELEVATION

EAST ELEVATION

WEST ELEVATION

NORTH ELEVATION

EXTERIOR ELEVATIONS

SCALE 1/8" = 1'-0"

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EXTERIOR ELEVATIONS

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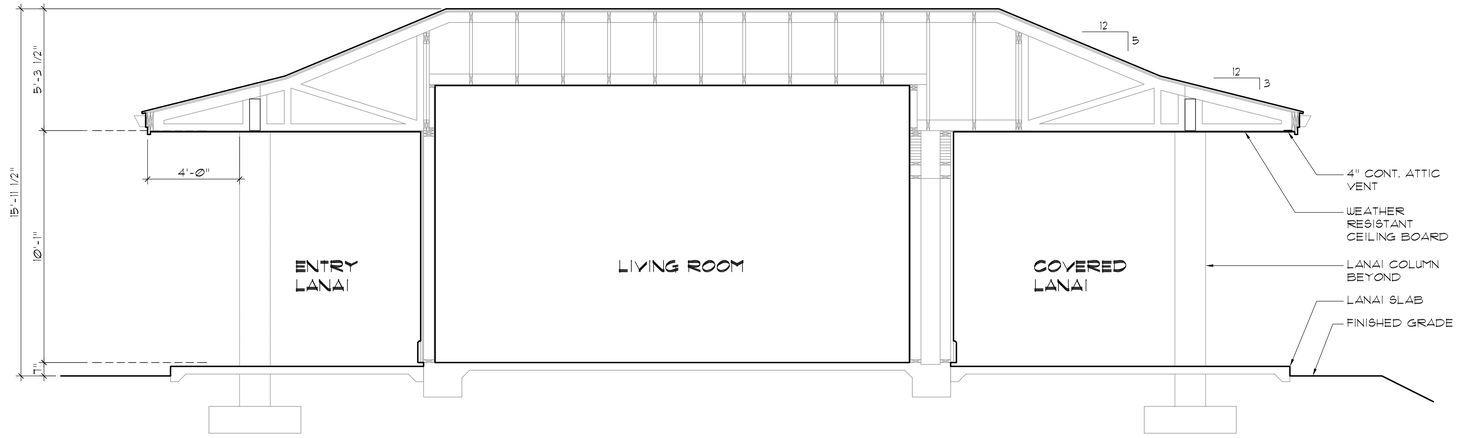
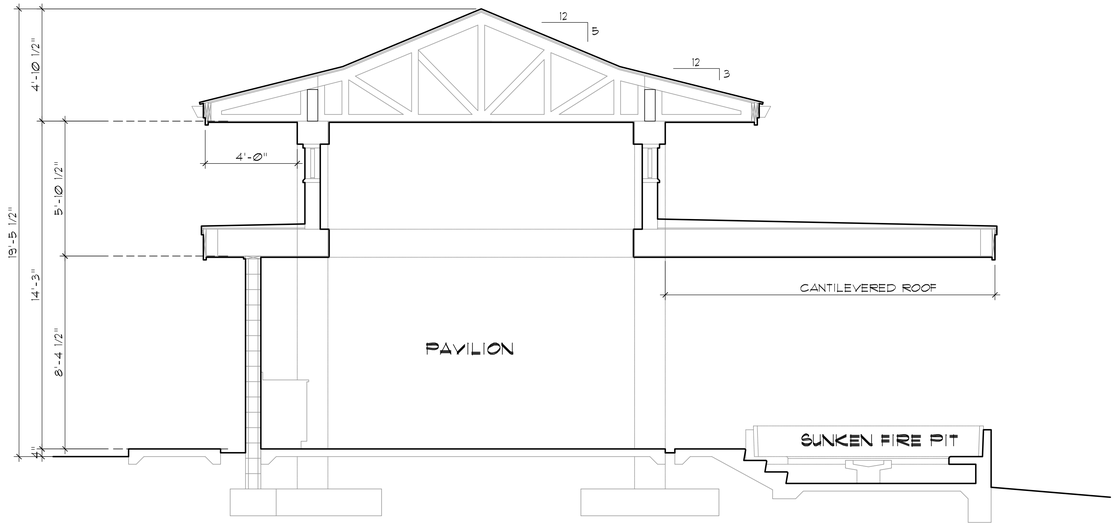
A5



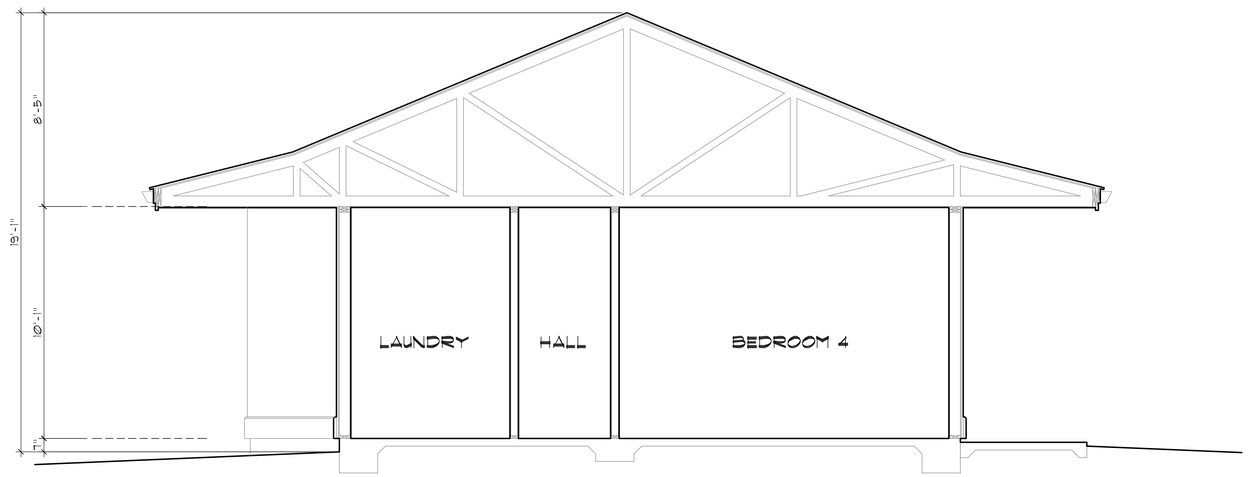
1 BUILDING CROSS SECTION

SCALE 3/8" = 1'-0"



2 BUILDING CROSS SECTION

SCALE 3/8" = 1'-0"



3 BUILDING CROSS SECTION

SCALE 3/8" = 1'-0"

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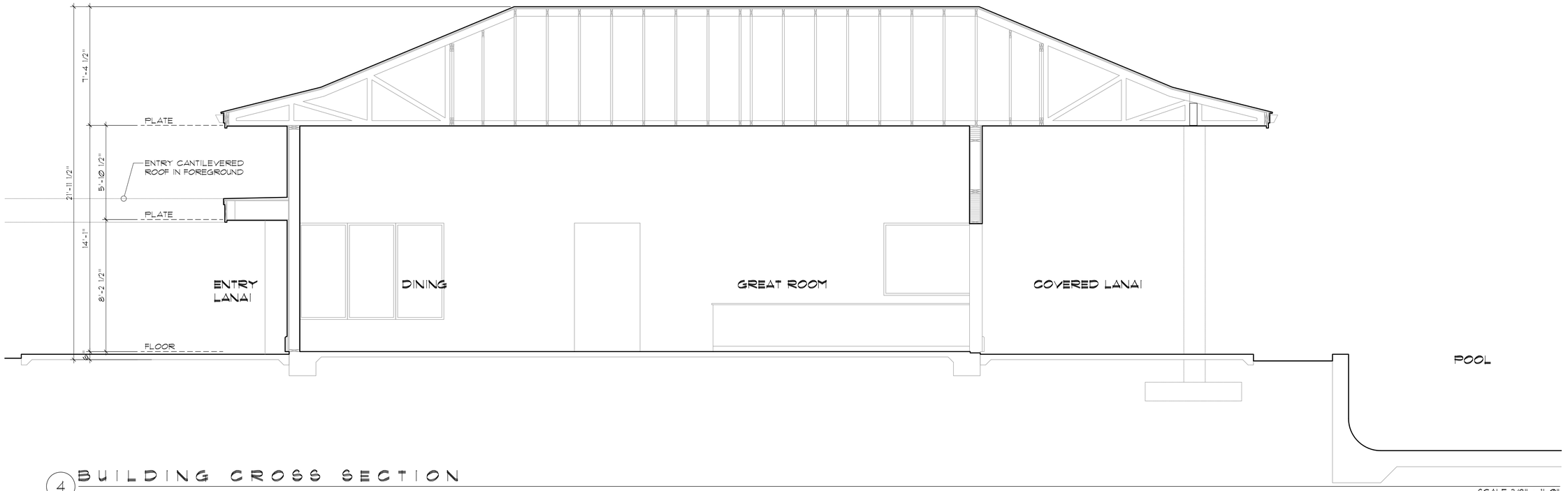
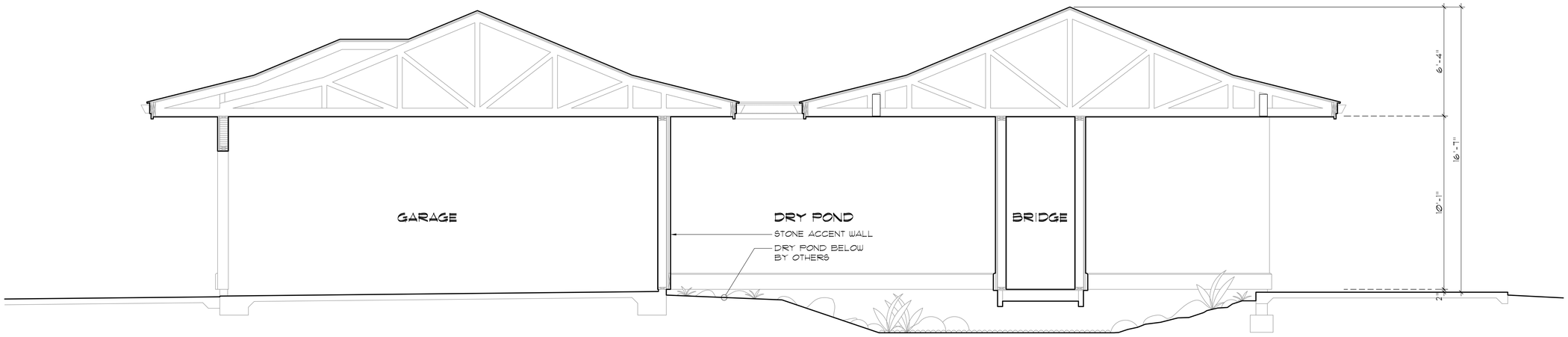
A6



4 BUILDING CROSS SECTION

SCALE 3/8" = 1'-0"



5 BUILDING CROSS SECTION

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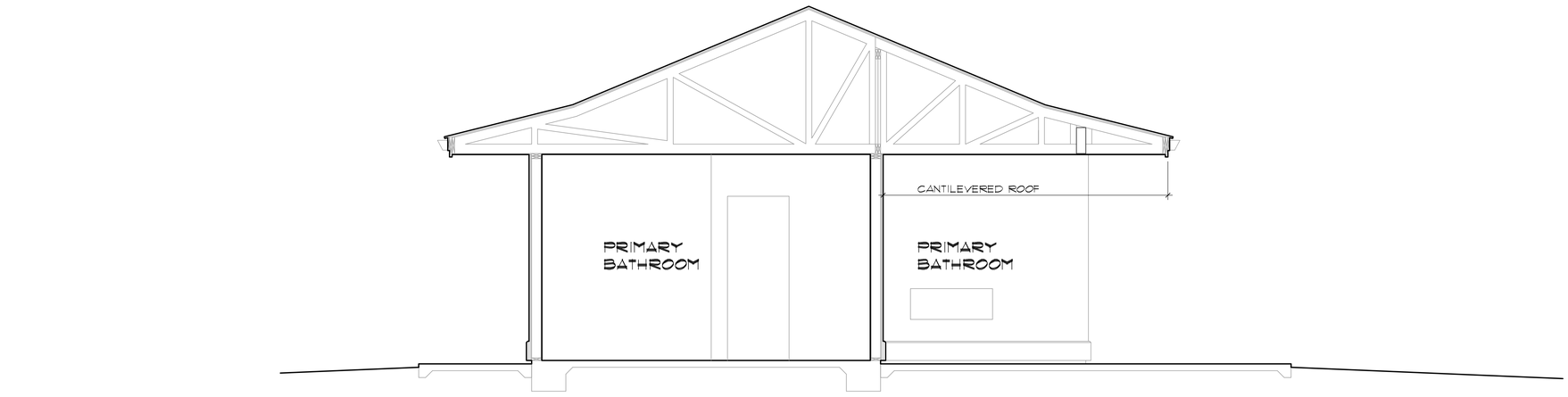

6 BUILDING CROSS SECTION

SCALE 3/8" = 1'-0"

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BUILDING CROSS SECTIONS

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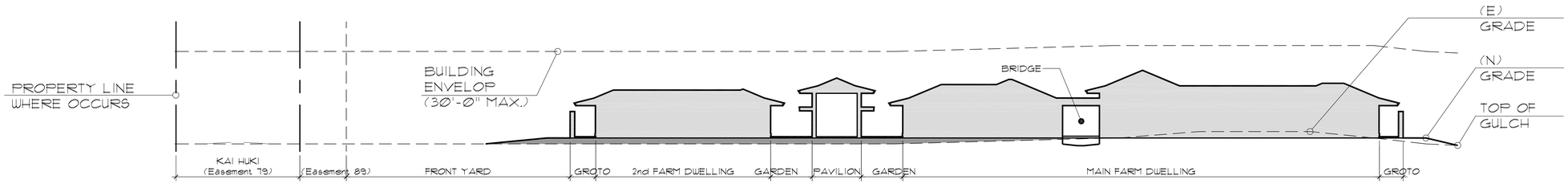
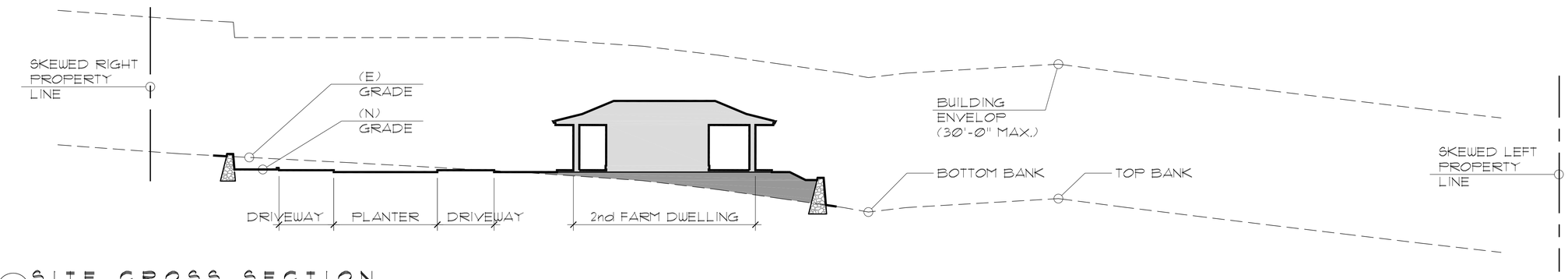
A7



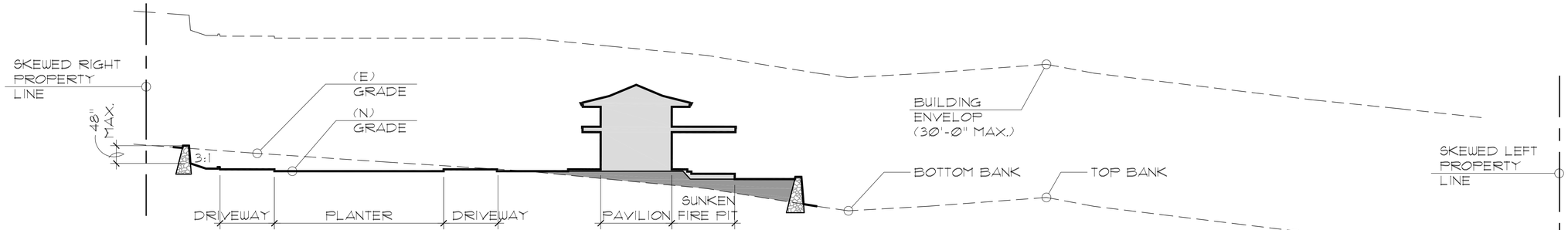
A SITE CROSS SECTIONS

SCALE 1/16" = 1'-0"



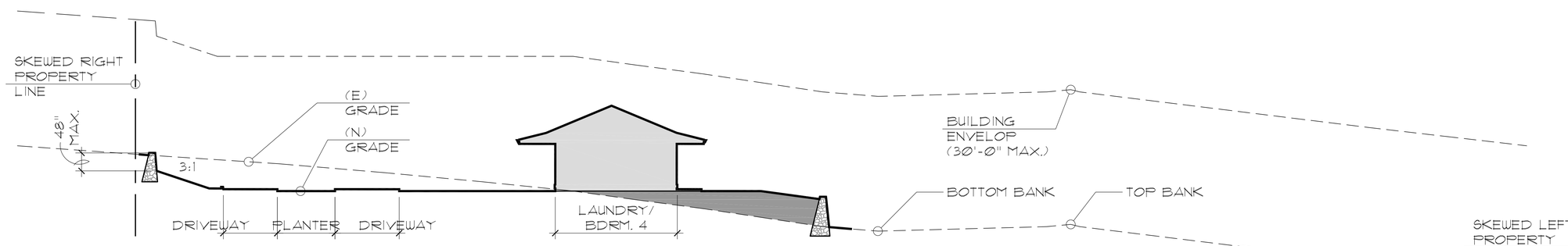
B SITE CROSS SECTION

SCALE 3/32" = 1'-0"



C SITE CROSS SECTION

SCALE 3/32" = 1'-0"



D SITE CROSS SECTION

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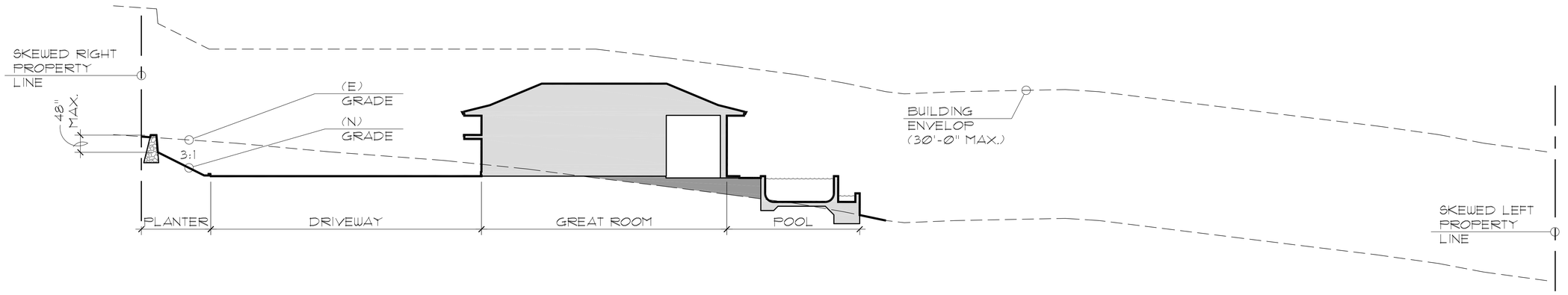
A8



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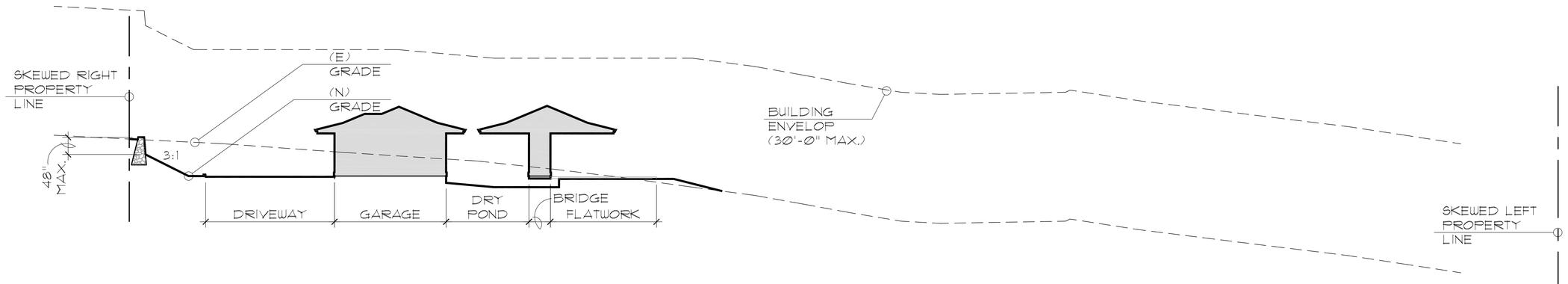
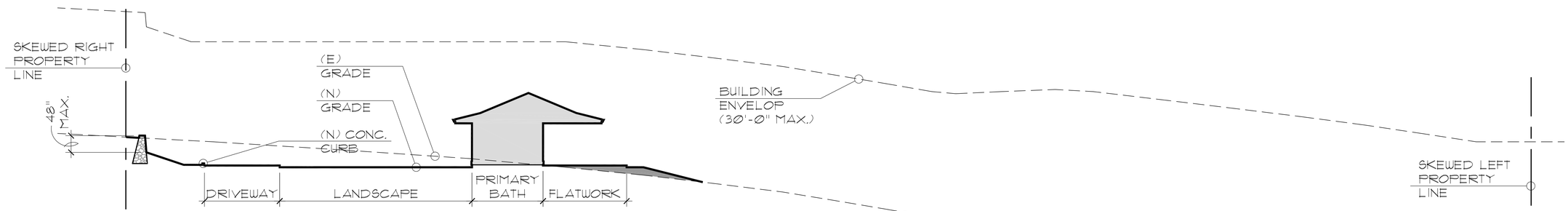
SCALE 3/32" = 1'-0"



F SITE CROSS SECTION

SCALE 3/32" = 1'-0"



G SITE CROSS SECTION

SCALE 3/32" = 1'-0"

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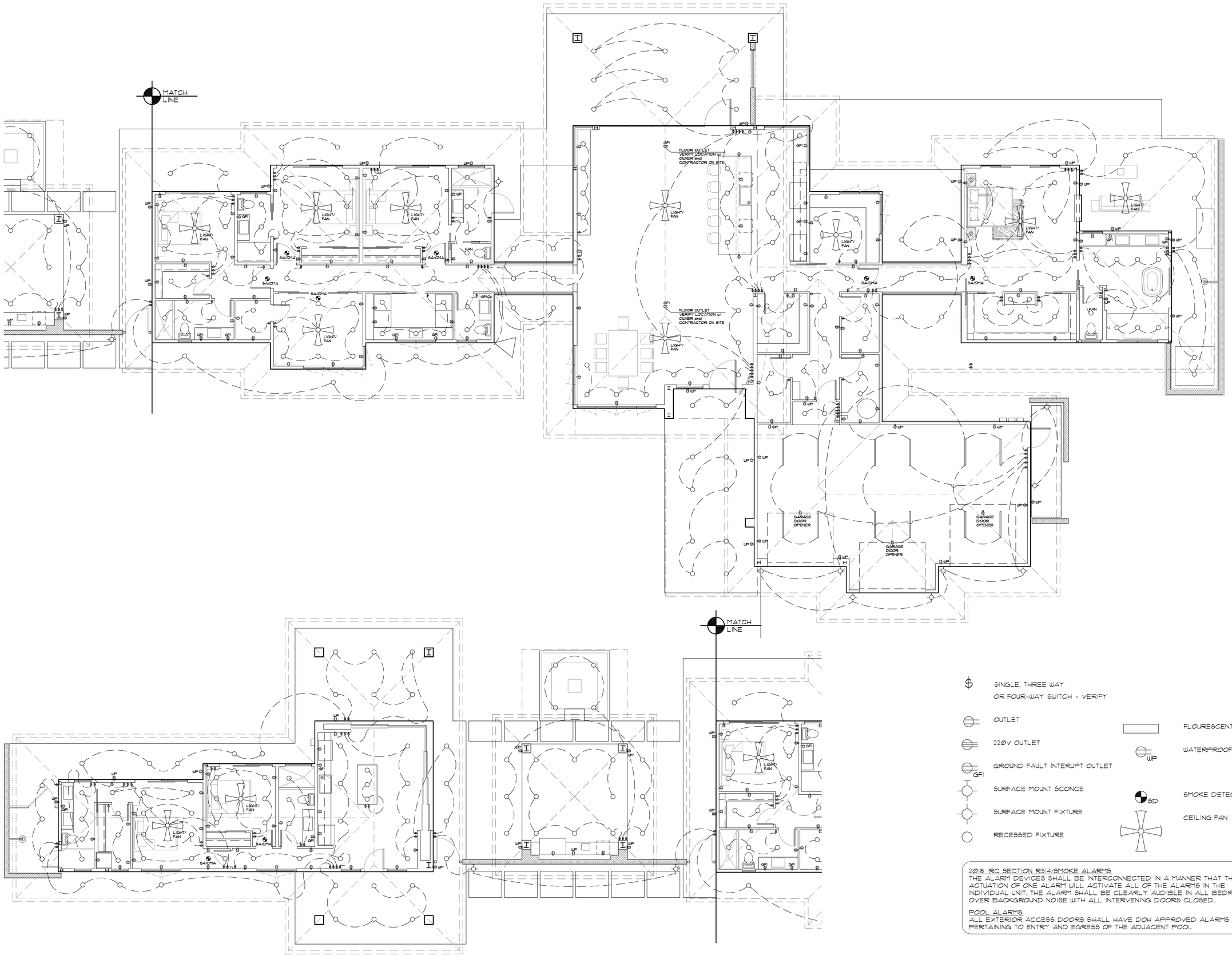
A9



SINGLE, THREE WAY OR FOUR-WAY SWITCH - VERIFY

OUTLET

220V OUTLET

GFI GROUND FAULT INTERUPT OUTLET

SURFACE MOUNT SCONCE

SURFACE MOUNT FIXTURE

RECESSED FIXTURE

FLOURESCENT

WP WATERPROOF OUTLET

SD SMOKE DETECTOR

CEILING FAN

2018 IRC SECTION R314/SMOKE ALARMS
THE ALARM DEVICES SHALL BE INTERCONNECTED IN A MANNER THAT THE ACTUATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS IN THE INDIVIDUAL UNIT. THE ALARM SHALL BE CLEARLY AUDIBLE IN ALL BEDROOMS OVER BACKGROUND NOISE WITH ALL INTERVENING DOORS CLOSED.

POOL ALARMS
ALL EXTERIOR ACCESS DOORS SHALL HAVE DOH APPROVED ALARMS PERTAINING TO ENTRY AND EGRESS OF THE ADJACENT POOL

ELECTRICAL FLOOR PLAN

SCALE: 3/16" = 1'-0"

ELECTRICAL LEDGEND

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E1

DESIGN CRITERIA:

1. PRE-ENGINEERED ROOF TRUSSES SHALL BE DESIGNED FOR ROOF TOP EQUIPMENT LOADS, IF ANY, WIND LOAD AS PER JURISDICTION AND STANDARD BUILDING CODE AND THE GRAVITY LOADS LISTED BELOW (UNLESS NOTED OTHERWISE)

	DEAD LOAD, PSF	LIVE LOAD, PSF
1ST FLOOR	12	42
2ND FLOOR	12	42
DECKS & STAIRS	12	63
ROOF	10	26

2. LIVE LOADS:
   - ROOF (FLAT) ______ 20 PSF
   - ROOF (SLOPING) ______ 16 PSF
   - FLOOR ______ 42 PSF
   - STAIRS ______ 100 PSF
3. BASIC DESIGN WIND SPEED (V) ______ 2018 IBC/IRC WIND VELOCITY 139 Vmph. EXPOSURE C (CATEGORY 2)
4. EARTHQUAKE ZONE ______ K=1.33 ZONE 2
   - DESIGN SPECTURAL RESPONSE ACCELERATION PARAMETERS: S_{DS} ______ 0.62
   - S_1 ______ 0.23
   - SEISMIC DESIGN CATEGORY and SITE CLASS: SDC ______ D1 SITE CLASS: ______ D-DEFAULT
5. ALLOWABLE SOILS BEARING PRESSURE (ASSUME AT 2'-0") ______ 2000 PSI
6. RAIN LOAD DATA:
   - 15-MINUTE PRECIPITATION INTENSITY: ______ 6.77 in./hr
   - 60-MINUTE PRECIPITATION INTENSITY: ______ 3.14 in./hr

GENERAL NOTES:

1. GENERAL

A. ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE INTERNATIONAL BUILDING CODE, THE 2018 IBC/IRC, AS AMENDED BY THE COUNTY OF MAUI, SHALL CONTROL ALL CONDITION. ANY CONFLICT WITH THE DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT. THE CONTRACTOR SHALL NOTIFY ARCHITECT NOT LESS THAN TEN (10) WORKING DAYS PRIOR TO THE NEED FOR FIELD OBSERVATION VISITS.

B. CONTRACTOR SHALL VERIFY ALL DIMENSIONS, CONDITIONS AND SHALL REPORT ANY DISCREPANCIES IN WRITING TO THE ARCHITECT BEFORE COMMENCING WORK.

C. FEATURES OF CONSTRUCTION SHOWN ARE TYPICAL FOR ALL SIMILAR CONDITIONS. MODIFY TYPICAL DETAILS AS DIRECTED BY THE ARCHITECT TO MEET SPECIAL CONDITIONS.

D. CONTRACTOR SHALL TAKE ALL STEPS NECESSARY TO INSURE THE PROPER ALIGNMENT OF THE STRUCTURE.

E. IT IS THE INTENT OF THE ARCHITECT THAT THIS WORK BE IN CONFORMANCE WITH ALL REQUIREMENTS OF THE BUILDING AUTHORITIES HAVING JURISDICTION OVER THIS TYPE OF CONSTRUCTIONS AND OCCUPANCY. ALL CONTRACTORS SHALL DO THEIR WORK IN CONFORMANCE WITH ALL APPLICABLE CODES AND REGULATIONS.

F. CONTRACTOR SHALL SUPPLY, LOCATE AND BUILD INTO THE WORK ALL INSERTS, ANCHORS, ANGLES, PLATES, OPENINGS, SLEEVES, HANGERS, SLAB DEPRESSIONS AND PITCHES AS MAY BE REQUIRED TO ATTACH AND ACCOMMODATE OTHER WORK.

G. THESE DOCUMENTS, AS INSTRUMENTS OF SERVICE, ARE THE PROPERTY OF THE ARCHITECT AND MAY NOT BE USED OR REPRODUCED WITH EXPRESSED WRITTEN CONSENT OF THE ARCHITECT.

H. ALL DETAILS AND SECTIONS SHOWN ON THE DRAWINGS ARE INTENDED TO BE TYPICAL AND SHALL BE CONSTRUED TO APPLY TO ANY SIMILAR SITUATION ELSEWHERE IN THE WORK EXCEPT WHERE A DIFFERENT DETAILS IS SHOWN.

I. ALL OMISSIONS OR CONFLICTS BETWEEN THE VARIOUS ELEMENTS OF THE WORKING DRAWING AND/OR THE SPECIFICATIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT/ENGINEER BEFORE PROCEEDING WITH ANY WORK INVOLVED.

J. ANY OBSERVATION VISITS TO THE SITE BY ARCHITECT'S FIELD REPRESENTATIVES SHALL NOT BE CONSTRUED AS INSPECTION NOR APPROVAL OF CONSTRUCTION SUCH REVIEW BY ARCHITECT IS ONLY FOR STRUCTURAL INTEGRITY AND ENGINEER/ARCHITECT IS NOT AND WILL NOT BE RESPONSIBLE FOR ANY WATER INFILTRATION, CAULKING, FLASHING, ELECTRICAL, MECHANICAL, PLUMBING OR OTHER DETAILS NOT RELATED TO STRUCTURAL INTEGRITY OF THE PROJECT.

K. SPECIAL INSPECTIONS ARE THE OWNER'S RESPONSIBILITY. THE ARCHITECT WILL WORK WITH THE OWNER'S SEPARATELY CONTRACTED SPECIAL INSPECTOR.

L. IF SUBSURFACE SOIL CONDITION INFORMATION IS NOT AVAILABLE. FOUNDATIONS ARE DESIGNED FOR A 1500 PSF SOIL BEARING CAPACITY. CONTRACTOR SHALL REPORT ANY DIFFERING CONDITIONS TO THE ARCHITECT PRIOR TO COMMENCING WORK.

M. THE OWNER WILL PROVIDE CONTRACTOR WITH A SOIL'S INVESTIGATION REPORT AND ANALYSIS. ALL REQUIREMENTS FOR THE SITE PREPARATION AND SOIL COMPACTION SPECIFIED IN THE SOILS REPORT SHALL BE FOLLOWED UNLESS ADDITIONAL MORE STRINGENT REQUIREMENTS ARE SPECIFIED. NOTIFY ARCHITECT IF FOUNDATION CONDITIONS ENCOUNTERED DIFFER FROM SOILS EXPLORATION INFORMATION MADE AVAILABLE TO THE CONTRACTOR

N. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO DETERMINE ERECTION PROCEDURE AND SEQUENCE TO INSURE THE SAFETY OF THE BUILDING AND IT'S COMPONENT PARTS DURING ERECTIONS.

O. WINDOWS, DOORS AND CLADDING SHALL BE DESIGNED TO MEET OR EXCEED RESISTANCE OR A WIND PRESSURE = +- PSF30 UNLESS OTHERWISE NOTED..

2. FLASHING

A. PROVIDE APPROVED CORROSION-RESISTANT FLASHING AT ALL BELLY BANDS and ROOF TO ROOF and ROOF TO WALL INTERSECTIONS AS PER 2018 INTERNATIONAL RESIDENTIAL CODE, PARAGRAPH R703.4

3. SHEAR WALLS

UNLESS OTHERWISE NOTED THE CONTRACTOR SHALL PROVIDE A MINIMUM OF 44 LINEAR FEET OF 4x8x½" CDX PLYWOOD SHEAR PANELS (PLACED THE WITH 48" EDGE HORIZONTAL), PER FLOOR, AS DIRECTED BY THE ARCHITECT. VERIFY NAILING SCHEDULE WITH PROVIDED CALCULATIONS and/or ARCHTIECT.

4. FOUNDATIONS

A. FOOTINGS SHALL BEAR ON EITHER STIFF NATURAL SOIL OR COMPACTED FILL.

B. COMPACTED FILL SHALL BE SPREAD IN 8-INCH LIFTS, MOISTURE CONDITIONED, AND COMPACTED TO AT LEAST 95% ASTM D1557 RELATIVE COMPACTION.

C. ALL FOUNDATION EXCAVATIONS SHALL BE KEPT CLEAR OF WATER AT ALL TIMES. THE BOTTOM OF THE FOOTING EXCAVATION SHALL BE NEAT AND FREE OF LOOSE SOILS OR DEBRIS.

D. PROVIDE STEP FOOTING AS REQUIRED OR AS SHOWN ON THE DRAWINGS TO MAINTAIN MINIMUM EMBEDMENT DEPTH BELOW FINISH OR EXISTING GRADE FOR EXTERIOR FOOTINGS.

E. THE FINISH GRADE OUTSIDE THE SLAB SHALL BE SHAPED TO SHED WATER AWAY FROM THE FOUNDATIONS AND TO AVOID A PONDING CONDITION NEAR THE SLAB OR THER FOOTING AREAS.

F. IF A FOOTING IS LOCATED NEXT TO A UTILITY LINE, IT SHALL EXTEND TO THE BOTTOM OF THE UTILITY TRENCH TO REDUCE FOOTING SETTLEMENT DUE TO SETTLEMENT OF THE TRENCH BACKFILL. PROVIDE COMPACTION TEST RESULTS FOR SUCH CONDITIONS.

G. THE FILL AREA SHALL BE CLEARED OF VEGETATION AND DEBRIS PRIOR TO FILLING. FILLS AND BACKFILLS SHALL BE CLEAN GRANULAR FILL PLACED IN MAXIMUM 8-INCH LIFTS AND COMPACTED TO A MINIMUM OF 95% OF ITS MAXIMUM DRY DENSITY ESTABLISHED BY ASTM D-1557-78. ON-SITE CLAY SOIL OR DEBRIS SHALL NOT BE USED FOR FILL MATERIAL BELOW STRUCTURES.

5. CONCRETE

A. ALL CONCRETE SHALL HAVE A 28 DAY COMPRESSIVE STRENGTH OF 3000 psi. MAXIMUM AGGREGATE SIZE SHALL BE ONE (1) INCH WITH A MAXIMUM SLUMP OF FOUR (4) INCHES.

B. ALL CONCRETE SLABS ON GRADE SHALL BE THICKNESS AS INDICATED ON THE DRAWINGS OVER MINIMUM 6 MIL. POLYETHYLENE VAPOR BARRIER. SUCH SLABS SHALL BE REINFORCED WITH 6x6 10/10 WWM LAPPED 8" AT EDGES AND ENDS. IN CONFORMANCE WITH ASTM-185.

C. PROVIDE STEP FOOTING AS REQUIRED OR AS SHOWN ON THE DRAWINGS TO MAINTAIN MINIMUM EMBEDMENT DEPTH BELOW FINISH OR EXISTING GRADE FOR EXTERIOR FOOTINGS.

D. FILL UNDER CONCRETE SLABS SHALL BE CLEAN SAND OR ROCK AND FREE OF DEBRIS AND OTHER DELETERIOUS MATERIAL. FILL SHALL BE COMPACTED IN MIN. 8" LIFTS TO A DENSITY OF AT LEAST 95% OF STANDARD PROCTOR MAXIMUM DRY DENSITY (ASTM D1557). PROVIDE COMPACTION TEST RESULTS TO ARCHITECT FOR REVIEW.

E. FOOTINGS SHALL BEAR UPON UNDISTURBED SOLID SOIL OR UPON SOIL COMPACTED TO A DENSITY OF AT LEAST 95% OF STANDARD PROCTOR MAXIMUM DRY DENSITY (ASTM D1557) FOR A DEPTH OF AT LEAST 24" BELOW THE BOTTOM OF THE FOOTING.

F. THE FOLLOWING MINIMUM CONCRETE COVER SHALL BE PROVIDED FOR REINFORCEMENT:

- 3" - CONCRETE CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH.
- 2" - CONCRETE EXPOSED TO EARTH OR WEATHER, #6 OR LARGER.
- 1-1/2" - CONCRETE EXPOSED TO EARTH OR WEATHER, #5 BAR AND SMALLER
- 1-1/2" - CONCRETE NOT EXPOSED TO WEATHER OR CONTACT WITH EARTH FOR THE PRIMARY REINFORCEMENT, TIES, STIRRUPS, AND SPIRAL IN BEAMS AND COLUMNS.
- 3/4" - CONCRETE NOT EXPOSED TO WEATHER NOR IN CONTACT WITH EARTH FOR SLABS, WALLS, AND JOISTS, #11 BAR AND SMALLER.

G. UNLESS OTHERWISE INDICATED, CONCRETE COVER OVER REINFORCING BARS SHALL BE AS FOLLOWS:
- FOOTING IN CONTACT WITH GROUND: 3"
- FORMED SURFACES EXPOSED TO EARTH: 2"

H. DRYPACK CONCRETE SHALL BE ONE PART PORTLAND CEMENT AND ONE PART SAND WITH SUFFICIENT WATER TO ALLOW A SMALL AMOUNT OF PASTE TO COME TO THE SURFACE.

I. ALL CONCRETE TO BE PROPERLY CURED FOR AT LEAST 7 DAYS. WATER PONDING OR SPRAY-ON RESIN-TYPE CURING MEMBRANE TO BE USED WITHIN 2 HOURS OF INITIAL SET OF CONCRETE. CONTRACTOR TO NOTIFY ENGINEER/ ARCHITECT TO WHICH CURING METHOD IS TO BE USED PRIOR TO CONCRETE POUR

J. CONTRACTOR SHALL PROVIDE CONTROL JOINTS TO MINIMIZE CONCRETE CRACKING. IF SUCH CONTROL JOINTS ARE NOT CALLED OUT ON THE DRAWINGS, CONTRACTOR SHALL SUBMIT A SKETCH OF A CONTROL JOINT LOCATION PLAN. THE SPACING OF CONTROL JOINTS SHALL NOT EXCEED 20'-0" IN ANY DIRECTION.

K. PROVIDE TERMITE PROTECTION PER 2012 IBC. SECTION 2304.11, AS AMENDED

6. REINFORCING STEEL

A. ALL REINFORCING STEEL SHALL BE NEW STOCK DEFORMED BARS CONFORMING TO A.S.T.M. A-615 GRADE 60 UNLESS OTHERWISE NOTED. PLACEMENT OF REINFORCING STEEL SHALL BE IN ACCORDANCE WITH A.C.I. 315 AND A.C.I. 318. ALL REINFORCING STEEL SHALL BE CLEAN OF RUST SCALE, GREASE OR OTHER MATERIALS LIKELY TO IMPAIR BOND. ALL BENDS SHALL BE MADE COLD.

B. SPLICES SHALL BE STAGGERED 8'-0" MINIMUM WITH 40 DIAMETER LAP OR 24" WHICHEVER IS GREATER.

C. ALL CONTINUOS VERTICAL AND HORIZONTAL REINFORCING STEEL IN FOOTINGS, BEAMS AND COLUMNS SHALL BE LAP SPLICED A MINIMUM OF 48 BAR DIAMETERS OR WHICHEVER IS GREATER.

D. HORIZONTAL BEAM AND FOOTING BARS SHALL BE BENT 1'-0" AROUND CORNERS OR CORNER BARS WITH 2'-0" LAP SHALL BE PROVIDED.

7. FRAMING

E. GENERAL CONTRACTOR SHALL CHECK ARCHITECTURAL, MECHANICAL, AND ELEC. DRWGS. FOR OPENINGS, SLEEVES, SLAB DEPRESSIONS, PITCH AND ANY OTHER ITEMS RELATED TO CONC. WORK AND SHALL ASSUME FULL RESPONSIBILITY FOR THEIR RESPECTIVE LOCATION(S).

8. CONCRETE POURS

A. CONTRACTOR SHALL PROVIDE SPACERS, CHAIRS, BOLSTERS, ETC. NECESSARY TO SUPPORT REINFORCING STEEL. ALL REINFORCING BARS, ANCHOR BOLTS AND OTHER CONCRETE INSERTS SHALL BE WELL SECURED IN PLACE BEFORE PLACING CONCRETE. ALL SIMPSON HARDWARE STRAP HOLDERS and STRAP MATES SHALL BE SECURED TO FORMS PRIOR TO PLACING CONCRETE.

B. COORDINATE LOCATION OF CONSTRUCTION JOINTS w/ARCHITECT or ENGINEER ON SITE. ALL CONCRETE WORK SHALL BE IN ACCORDANCE WITH "THE BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE" ACI 318 LATEST EDITION, AND "SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS" ACI 301

C. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SPECIFIED STRENGTH AND PROPER PLACING OF ALL CONCRETE AND POSITIONING OF ALL REINFORCING STEEL.

D. ALL CONCRETE IMPROPERLY PLACED AND OR TESTED AND FOUND TO BE BELOW SPECIFIED STRENGTH SHALL BE REPLACED., ALONG WITH OTHER AFFECTED WORK AT NO ADDITIONAL COST.

E. ALL CONCRETE SHALL HAVE A 28 DAY COMPRESSIVE STRENGTH OF 3000 psi. MAXIMUM AGGREGATE SIZE SHALL BE ONE (1) INCH WITH A MAXIMUM SLUMP OF FOUR (4) INCHES.

F. ALL CONCRETE SAW CUTS SHALL BE COMPLETED WITHIN 24 HOURS OF CONCRETE PLACEMENT.

G. CONCRETE SLABS SHALL BE WATERED CONTINUOUSLY FOR THE FIRST 72 HOURS

9. CONCRETE MASONRY UNIT (CMU)

A. MASONRY UNITS SHALL BE GRADE N-2 STANDARD WEIGHT UNITS CONFORMING TO A.S.T.M. C-90 WITH F'm = 1350 PSI. MASONRY UNITS SHALL BE CLEAN AND FREE OF ALL SUBSTANCES THAT MAY IMPAIR BOND. ALL MASONRY WALL SHALL BE LAID WITH RUNNING BOND, UNLESS OTHERWISE SPECIFICALLY NOTED ON THE DRAWINGS.

B. MORTAR MIX SHALL BE ONE (1) PART PORTLAND CEMENT, THREE (3) PARTS SAND, ONE-FOURTH (1/4) PART LIME PUTTY BY VOLUME OF CEMENT AND SHALL CONFORM TO A.S.T.M. C-270. WATER CONTENT SHALL BE THE MINIMUM REQUIRED FOR WORKING CONSISTENCY. TWENTY-EIGHT (28) DAY ULTIMATE STRENGTH SHALL BE 2,000 PSI.

C. ALL CELLS SHALL BE GROUTED SOLID UNLESS INDICATED OTHERWISE, GROUT IN LIFTS NOT TO EXCEED 48" WITHOUT SPECIAL INSPECTIONS.

D. THE MAXIMUM HEIGHT OF GROUT LIFTS SHALL BE 4'-0" UNLESS OTHERWISE NOTED ON DRAWINGS.

E. GROUT MIX SHALL BE ONE (1) PART PORTLAND CEMENTS, THREE (3) PARTS SAND, AND (OPTIONALLY) ONE-TENTH (1/10) PART LIME PUTTY. GROUT FOR SPACES WIDER THAN TWO INCHES (2") SHALL CONTAIN, IN ADDITION, 1-1/2 PARTS PEA GRAVEL, MAKING A 1:3:1-1/2 MIX. SUFFICIENT WATER MAY BE ADDED TO PROVIDE POURING CONSISTENCY WITHOUT SEGREGATION. THE TWENTY-EIGHT (28) DAY ULTIMATE STRENGTH OF THE GROUT SHALL BE 2500 PSI.

F. MASONRY UNITS SHALL BE LAID TO PROVIDE UNOBSTRUCTED VERTICAL CONTINUITY OF GROUT SPACE. WHEN GROUTING IS STOPPED FOR LONGER THAN ONE (1) HOUR, CONSTRUCTION JOINTS SHAL BE FORMED AT THE TOP OF THE GROUT LIFT BY STOPPING POUR THREE-FOURTHS INCHES (3/4") MINIMUM BELOW TOP OF UPPERMOST LIFT.

G. LAP ALL MASONRY REINFORCING TO 40 BAR DIAMETERS OR 32 INCHES, WHICHEVER IS LARGER. ALL VERTICAL REINFORCING SHALL BE DOWELED (SAME SIZE AND SPACING AS VERTICAL BARS) TO FOUNDATION WALL OR FOOTING BELOW. HORIZONTAL REINFORCING SHALL BE CONTINUOUS AT ALL INTERSECTING WALLS AND AT ALL CORNERS.

10. LUMBER

A. ALL CONNECTION HARDWARE SYMBOLS SUCH AS CBSQ, ECC, CC, MST, CS, HDU, ETC., ARE FROM SIMPSON "STRONG TIE" COMPANY. ALL HARDWARE SHALL BE GALVANIZED.

B. ALL LUMBER SHALL BE SEPARATED FROM MASONRY OF CONCRETE WITH ONE LAYER OF 15# FELT or APPROVED ALTERNATE VAPOR BARRIER

C. CONSTRUCTION PRACTICE FOR ALL STRUCTURAL FRAMING SHALL CONFORM TO A.I.T.C. "TIMBER CONSTRUCTION MANUAL" (LATEST EDITION).

D. ALL FRAMING LUMBER SHALL BE SURFACE DRY DOUGLAS FIR (UNLESS OTHERWISE NOTED) IN ACCORDANCE WITH W.W.P.A. OR W.C.L.B. STANDARDS AND SHALL BE DRIED TO 19% OR LESS MOISTURE CONTENT. THE SPECIFICATIONS FOR ALL STRUCTURAL LUMBER SHALL BE AS FOLLOWS:

10a. CONCEALED STRUCTURAL FRAMING:
1. LIGHT FRAMING AND STUDS 2 TO 4: THICK, 2" TO 4" WIDE - DOUGLAS FIR "CONSTRUCTION", 25% "STANDARD", OR "STUD GRADE" FOR STUDS.
2. STRUCTURAL JOIST AND PLANKS AND TRELLIS MEMBERS. 2 TO 4" THICK, 6" AND WIDER - DOUGLAS FIR NO. 1, 25% NO. 2, S4S WHERE CONCEALED. "SELECT STRUCTURAL" WHERE NOTED ON THE DRAWINGS.
3. BEAMS AND STRINGERS - 5" AND THICKER, WIDTH MORE THAN 2" GREATER THAN THICKNESS - DOUGLAS FIR NO. 1, S4S WHERE CONCEALED. "SELECT STRUCTURAL" WHERE NOTED ON DRAWINGS.
4. POSTS AND TIMBERS 5 X 5 AND LARGER, WIDTH NOT MORE 2" GREATER THAN THICKNESS - DOUGLAS FIR NO. 1, S4S WHERE CONCEALED. "SELECT STRUCTURAL" WHERE NOTED ON DRAWINGS. ALL POSTS SHALL BE 75% FREE OF HEART CORES.

10b. EXPOSED FRAMING:
ALL SIZES: DOUGLAS, FIR, "SELECT STRUCTURAL", FREE OF HEART CENTER, SAW SIZED (RESAWN) TO NET LUMBER SIZES. SELECT FOR APPEARANCE.

10c. EXPOSED T&G ROOF DECKING:
DOUGLAS FIR, CEDAR, HEMLOCK OR SPRUCE "SELECT DECK" CHANNEL GROOVE, RESAWN, TIGHT KNOTS ONLY.

10d. GLU-LAMINATED MEMBERS:
1. ALL GLU-LAM BEAMS SHALL BE LAMINATED FROM DOUGLAS FIR AND SHALL BE 24F-V8 GRADE (Fb=2400 PSI). ALL GLU-LAM BEAMS SHALL BE MANUFACTURED WITH STANDARD CAMBER, UNLESS NOTED OTHERWISE ON THE FRAMING PLANS.
2. ALL EXPOSED MEMBERS AND PARTIALLY EXPOSED MEMBERS SHALL BE ARCHITECTURAL GRADE. ALL CONCEALED MEMBERS SHALL BE INDUSTRIAL GRADE.
3. ALL MEMBERS SHALL BE MARKED WITH AN ITC QUALITY MARK AND ALSO CONFORM TO VOLUNTARY PRODUCT STANDARD P.S. 56-73.

10e. STRUCTURAL POLES:
PONDEROSA PINE, MACHINED PEELED, UTILITY ARCHITECTURAL GRADE, (1-1/2" PER 10 FT. MAXIMUM TAPER) 12" MAXIMUM BUTT DIAMETER, 8-1/2" MINIMUM TIP DIAMETER.

10f. STRUCTURAL PLYWOOD AT SHEAR WALLS:
ALL PLYWOOD SHEATHING SHALL BE OF STRUCTRUAL II GRADE WITH A MINIMUM P.I. INDEX OF 32/16 EXTERIOR. ALL PLYWOOD EDGES SHALL BE BLOCKED. NAIL ALL PLYWOOD SHEATHING TO ALL JOISTS, BEAMS AND BLOCKINGS. PROVIDE 10d (3" X 0.148" DIAMETER) COMMON GALVANIZED NAILS AT 4" O.C. ON ALL PERIMETER, 6" O.C. ON ALL INTERMEDIATE FRAMING, AND AT 4" O.C. ON ALL BEAMS. EDGE BLOCK ALL SHEAR WALLS. (SEE STANDARD DETAILS FOR ROOF DIAPHRAM NAILS AND SCHEDULE.)

10g. PREFABRICATED WOOD TRUSS JOIST
WOOD TRUSS JOIST SHALL BE OF THE I SERIES (AS MANUFACTURED BY TRUSS JOIST CORPORATION) OR NOTED AS TJI WHICH CONSIST OF A COMBINATION WOOD FLANGES AND WEB UTILIZING WATERPROOF TYPE GLUES. THE WEB SHALL BE FABRICATED FROM APA STRUCTURAL PLYWOOD AND THE FLANGES FABRICATED FROM MICRO-LAM (ML) LUMBER MEETING THE REQUIREMENTS FOR MICRO-LAM (ML) BEAMS

10h. MICRO - LAM (ML) BEAMS
1. MICRO-LAM BEAMS SHALL BE LAMINATED DOUGLAS FIR VENEER AND SHALL MEET THE FOLLOWING STRUCTURAL REQUIREMENTS: E = 2,000,000 psi / Fb = 2,800 psi Fv = 285 psi.
2. GLUE SHALL BE EXTERIOR TYPE CONFORMING TO ASTM D-2559-76.
3. BEAMS SHALL BE TERMITE TREATED WITH AN OIL BORNE PRESERVATIVE.

11 SILL BOLTING SCHEDULE:

CONFORM TO 2018 IBC/IRC. UNLESS OTHERWISE NOTED, WOOD SILL OR PLATES ON CONCRETE SHALL BE BOLTED WITH ½"x10" LONG A.B.'s. PLACE BOLTS NOT OVER 7" FROM ENDS OF SILL PIECE AND NOT OVER 32" O.C. THERE SHALL BE AT LEAST 2 BOLTS IN EACH PIECE. SILLS FOR INTERIOR, NONBEARING PARTITIONS THAT ARE NOT SHEAR WALLS MAY BE ANCHORED TO CONCRETE SLAB WITH POWER DRIVEN SHOT PINS @ 24" O.C. IN LIEU OF BOLTS. PINS SHALL HAVE A MINIMUM SHANK DIAMETER OF 0.2" AND SHALL BE SHOT THROUGH ⅞"x14 GA. WASHERS. MINIMUM PIN PENETRATION IN CONCRETE = 1.625 INCHES.

12. MISCELLANEOUS STEEL

A. ALL STEEL PLATES, BARS AND SHAPES SHALL COMPLY WITH ASTM A-36 AND SHALL BE GALVANIZED WITH MINIMUM ZINC COVER OF 1.85 OUNCES PER SQUARE FOOT.

B. THE LATEST EDITION OF THE SIMPSON STRONG TIE CATALOG SHALL BE INCLUDED IN THE CONTRACT DOCUMENTS BY REFERENCE. INSTALLATION OF ALL HARDWARE AND CONTRACTOR PRODUCTS SHALL BE INSTALLED PER MANUFACTURERS RECOMMENDATIONS.

C. BOLTS SHALL COMPLY WITH ASTM A325, ASTM F1554 GRADE 36 AND SHALL BE GALVANIZED WITH MINIMUM ZINC COVER OF 1.85 OUNCES PER SQUARE FOOT.

D. ALL WELDS SHALL BE E70XX ARC WELDED ACCORDING TO AWS STANDARDS AND PERFORMED BY CERTIFIED WELDERS. GRIND SMOOTH ALL EXPOSED WELDS.

E. SHOP DRAWINGS SHALL BE SUBMITTED TO THE ARCHITECT FOR ALL FABRICATED BRACKETS, HARDWARE AND MISCELLANEOUS METALS PRIOR TO FABRICATION.

F. PIPE COLUMN SHALL BE GALVANIZED, GRADE B AND SHALL MEET THE REQUIREMENTS OF ASTM A-53.

G. CONTRACTOR SHALL PROVIDE ALL FASTENING DEVICES NECESSARY AND SUITED FOR EACH APPLICATION. FASTENING SUBJECT TO MOISTURE SHALL BE HOT DIP GALVANIZED TO ASTM A-153-80 PROVIDED BY SIMPSON STRONG TIE

H. REFER TO SECTION 16, THIS PAGE FOR FURTHER INFORMATION

13. FRAMING

A. SOLID BLOCK ALL JOISTS AND RAFTERS AT POINTS OF SUPPORT @ 8'-0" MAX CENTERS.

B. PREFABRICATED STRUCTURAL TRUSSES SHALL COMPLY WITH NFPA NATIONAL DESIGN SPECIFICATIONS FOR WOOD CONSTRUCTION, TPI DESIGN SPECIFICATIONS FOR METAL PLATE CONNECTED WOOD TRUSSES AND AITC 100.

C. ALL TRUSSES SHALL BE DESIGNED AND CERTIFIED BY TRUSS MANUFACTURER'S REGISTERED HI STATE LICENSED ENGINEER.

D. ALL TRUSSES SHALL BE DESIGNED TO ENSURE ADEQUATE BEARING IS PROVIDED AT END REACTIONS OF ALL TRUSSES

E. TRUSS MANUFACTURER SHALL SUBMIT SHOP DRAWINGS AND DESIGN NOTES WITH AN ENGINEER'S SEAL FOR REVIEW BY THE ARCHITECT. DESIGN NOTES TO INCLUDE THE RATED LOAD CAPACITY OF THE CONNECTORS USED TO SECURE THE MEMBERS, CERTIFICATION OF THE CONNECTOR CAPACITIES AND MANUFACTURER'S LICENSE TO FABRICATE TRUSSES UTILIZING THE CONNECTOR SYSTEM PROPOSED.

F. TRUSS ENGINEERING TO INCLUDE ALL REACTIONS FOR GRAVITY, UPLIFT OF THE MOMENT ON EACH TRUSS DESIGN. THE CONTRACTOR SHALL APPROVE FABRICATION AND INSTALLATION DRAWINGS SHOWING SIZE, SHAPE AND LAYOUT PRIOR TO SUBMITTAL FOR REVIEW BY THE ARCHITECT AND BEFORE FABRICATION HAS BEGUN.

G. BRACE TRUSSES DURING ERECTION AND AFTER PERMANENT INSTALLATION TO COMPLY WITH TPI BWT-76 & HIB-91.

H. ALL PREFABRICATED WOOD TRUSSES SHALL BE SECURELY FASTENED TO THEIR SUPPORTING WALLS OR BEAMS WITH HURRICANE CLIPS OR ANCHORS. CLIPS OR ANCHORS PER TRUSS MANUFACTURED SHOP DRAWINGS and DETAILS HERE-IN.

I. AT VOLUME CEILING CONDITIONS, ALIGN TRUSSES WITH WALLS BELOW TO PROVIDE A SMOOTH, UNBROKEN INTERIOR WALL SURFACE FROM FLOOR TO CEILING.

J. ROOF FRAMING AND COMPONENTS, AS SHOWN OR THAT MAYBE REQUIRED, SHALL BE DESIGNED TO ACT AS A SHEAR DIAPHRAGM, ADEQUATE BRACING SHALL ALSO BE PROVIDED BETWEEN TRUSSES FOR THE DIAPHRAGM ACTION.

K. CONTRACTOR IS RESPONSIBLE FOR THE PERMANENT BRACING AND ATTACHMENT OF ENGINEERED TRUSS TO THEIR SUPPORTING ASSEMBLIES.

L. CONTRACTOR TO VERIFY CONTINUOUS TIE DOWN CONNECTIONS FROM ROOF ASSEMBLIES TO ROOF/FLOOR SUPPORTS TO PERMANENT FOUNDATIONS.

M. CONTRACTOR SHALL PROVIDE ALL FASTENING DEVICES NECESSARY AND SUITED FOR EACH APPLICATION. FASTENING SUBJECT TO MOISTURE SHALL BE HOT-DIP GALVANIZED TO ASTM A-153-80

O. CONTRACTOR SHALL PROVIDE TYVEK or APPROVED EQUAL WATER-RESISTIVE BARRIER AT ALL EXTERIOR WALLS.

14. HOLDOWNS

A. ALL HOLD DOWNS SHALL BE SIMPSON HDU5 (GALVANIZED) MINIMUM or EQUAL, FOR USE FOR FIRST FLOOR AND BETWEEN FLOORS. MINIMUM END DISTANCE TO THE FIRST BOLT SHALL BE 7" MINIMUM. TWO HOLD DOWNS SHALL BE USED BETWEEN FLOORS EXCEPT AT FLOOR FOUNDATION.

15. DRAINAGE

A. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATE DRAINAGE, CONTROL OF POTENTIAL EROSION, MITIGATION OF POTENTIAL DAMAGE TO ADJACENT AND DOWNSTREAM PROPERTIES, AND SHALL RETURN SHEET FLOW AND RUN OFF TO THEIR PREVIOUSLY EXISTING NATURAL PATHWAYS IN A MANNER THAT MINIMIZES SEDIMENT AND/OR OTHER POLLUTION - TO THE MAXIMUM EXTENT POSSIBLE.

B. GENERAL CONTRACTOR SHALL STABILIZE ALL DISTURBED AREAS WITH EROSION CONTROL MEASURES SUCH AS VEGETATION, RUN OFF DIVERSIONS, CHECK DAMS, MULCHING, AND THE USE OF GEOTEXTILE FABRICS AND/OR BONDED FIBER MATRICIES.

C. VEHICLE WHEEL WASH FACILITIES AND CONSTRUCTION DRIVEWAYS SHALL BE PROVIDED WITH A MINIMUM OF 4" CRUSHER WASTE. STOCK PILES SHALL COVERED WHEN NOT IN USE. ALL STOCK PILES SHALL REMAIN COVERED WHEN NOT IN USE. - SEE BEST MANAGEMENT PRACTICES IN THIS SET or CIVIL SET OF DRAWINGS

D. GENERAL CONTRACTOR SHALL VERIFY ALL LOT AND TOPOGRAPHIC DIMENSIONS WITH ACTUAL CONDITIONS. MAINTAIN ALL REQUIRED SETBACK DIMENSIONS AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES, IN WRITING, IMMEDIATELY UPON DISCOVERY.

E. ALL VENDORS SHALL COMPLY WITH PARKING REGULATIONS, KEEP FIRE LANES AND ACCESS ROADS CLEAR AT ALL TIMES.

F. CONTRACTOR SHALL PROVIDE DUST CONTROL PER COUNTY REQUIREMENTS.

16. STEEL CONSTRUCTION:

1. STRUCTURAL STEEL SHALL CONFORM TO THE AISC "SPECIFICATION OR DESIGN, FABRICATION AND ERECTION OR STRUCTURAL STEEL FOR BUILDINGS", LATEST EDITION.
2. WELDED CONNECTIONS SHALL CONFORM TO THE LATEST REVISED CODE OF THE AMERICAN WELDING SOCIETY, AWS D1.1 USING E-70XX ELECTRODES.
3. ANCHOR BOLTS SHALL CONFORM TO ASTM A-307. MACHINE BOLTS SHALL CONFORM TO ASTM A-325
4. STRUCTURAL STEEL SHAPES, PLATES, ETC. SHALL CONFORM TO THE REQUIREMENTS OF ASTM A-36, UNLESS NOTED OTHERWISE.
5. SHOP PAINT ALL STRUCTURAL STEEL WITH ONE COAT OF RUSTOLEUM WITH MIN. 2 MIL. DRY THICKNESS.

17. DRYWALL:

1. INTERIOR GYPSUM BOARD SHALL BE 5/8" TYPE 'X' FIRE RATED PER ASTM REQUIREMENTS @ ALL GARAGE, CARPORT AND STORAGE AREAS.
2. INTERIOR GYPSUM BOARD SHALL 1/2" WATER RESISTANT RATED PER ASTM REQUIREMENTS @ ALL BATHROOM LOCATIONS.
3. CONTRACTOR SHALL INSTALL ALL INTERIOR GYPSUM WALL BOARD WITH 1½" SCREWS @ 6" O.C. IN THE FIELD AND 4" O.C. ON THE PERIMETER OF ALL SHEETS.
4. TYPE X GYPSUM BOARD FOR GARAGE CEILINGS BENEATH HABITABLE ROOMS SHALL BE INSTALLED PERPENDICULAR TO THE CEILING FRAMING AND SHALL BE FASTENED AT MAXIMUM 6 INCHES O.C. BY MINIMUM 1-7/8 INCHES 6d COATED NAILS OR EQUIVALENT DRYWALL SCREWS

18. CONNECTORS

1. ALL CONNECTORS NOTED ARE BY SIMPSON STRONG- TIE OR CUSTOM SHOP FABRICATED.
2. ALL CONNECTORS SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS.
3. ALTERNATE CONNECTIONS SHALL BE SUBMITTED TO THE ARCHITECT OF RECORD IN WRITING.
4. CUSTOM STEEL CONNECTORS SHALL BE 1/4" STEEL PLATE U.N.O. WITH SHOP DRAWINGS PROVIDED TO THE ARCHITECT.

CWA
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ZUMA DEVELOPMENT

MARTIN V. COOPER
LICENSED PROFESSIONAL ARCHITECT
No. 7350
HAWAII, U.S.A.

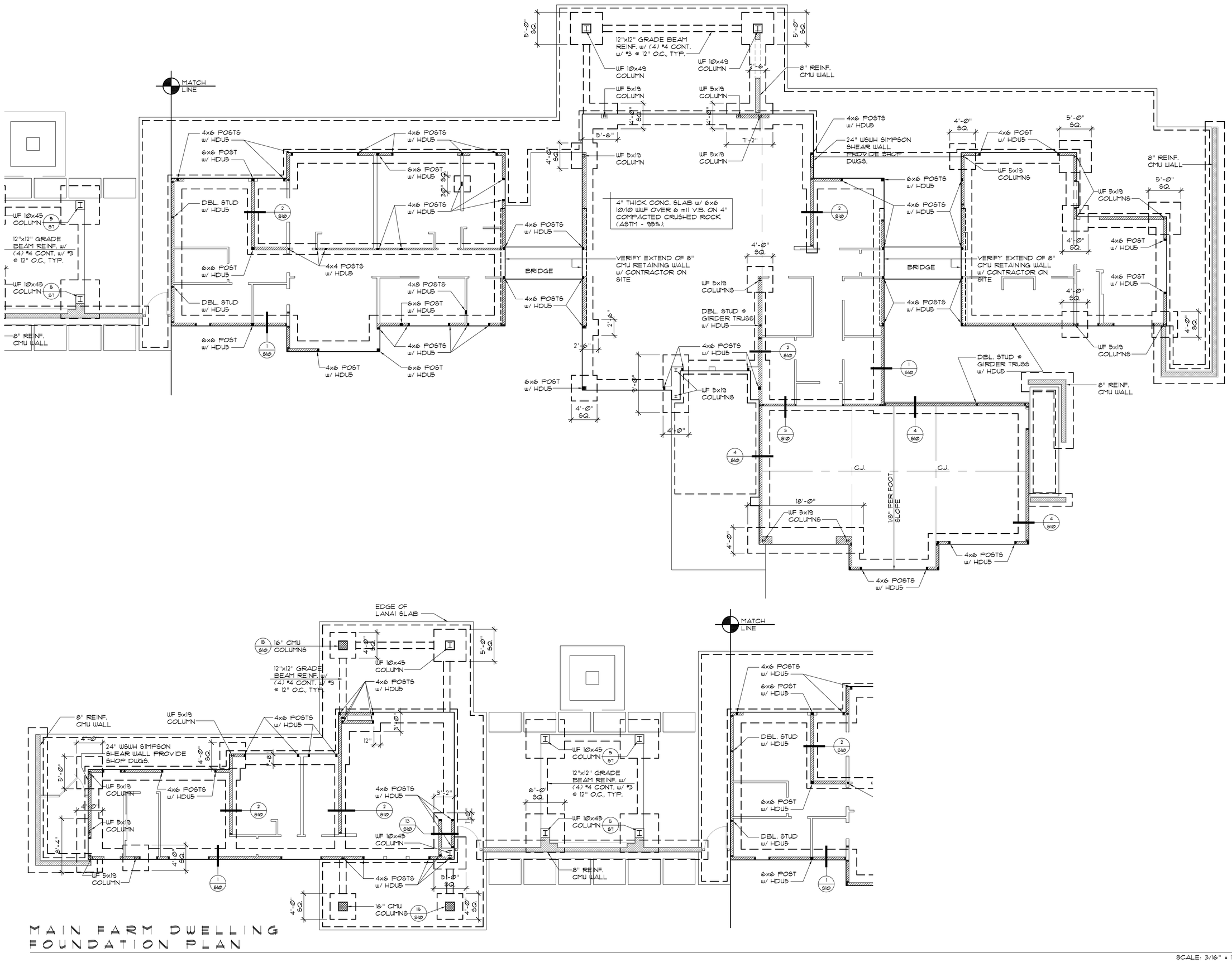
This work was prepared by me or under my supervision and construction of this project will be under my observation.
Signature
License expires on 04/30/26

GENERAL NOTES

PROPOSED IMPROVEMENTS FOR:
D&D ALOHA HOLDING LLC
690 KAI HUKI CIR.
LOT 82, PEAHI FARMS AT OPANA POINT
ULUMALU, MAUI, HAWAII
TMK : 2 - 8 - 003 : 085

DATE:	NOV. 6, 2024
SCALE:	NOTED
DRAWN:	MVC / SV
JOB:	PEAHI 82
	BPA SET

S1



MAIN FARM DWELLING FOUNDATION PLAN

SCALE: 3/16" = 1'-Ø"

CWA
P.O. BOX 1060 808 870 3274-OFFICE
PUKENE, HI. 96784 martycdc@gmail.com

ZUMA DEVELOPMENT

MARTIN V. COOPER LICENSED PROFESSIONAL ARCHITECT No. 7350 HAWAII, U.S.A.

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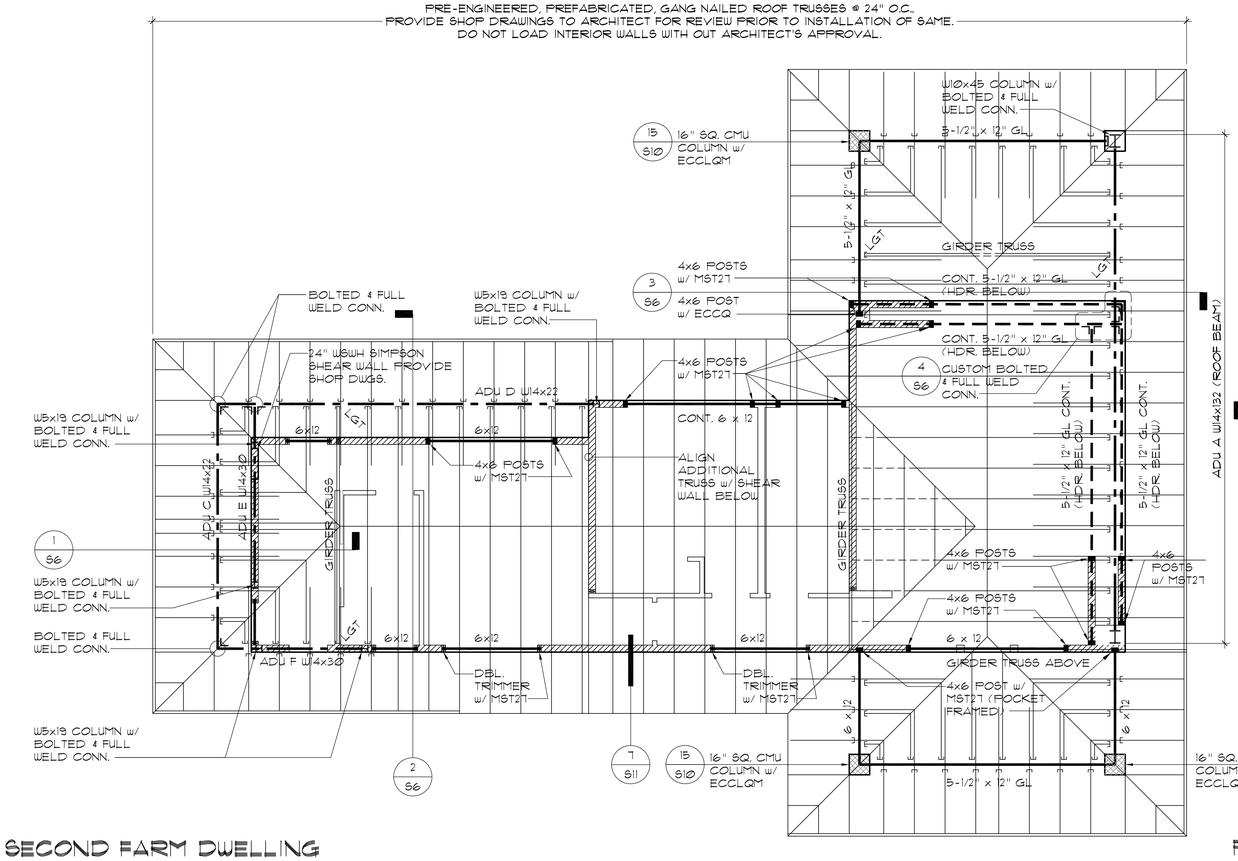
License expires on 04/30/26

FOUNDATION PLAN

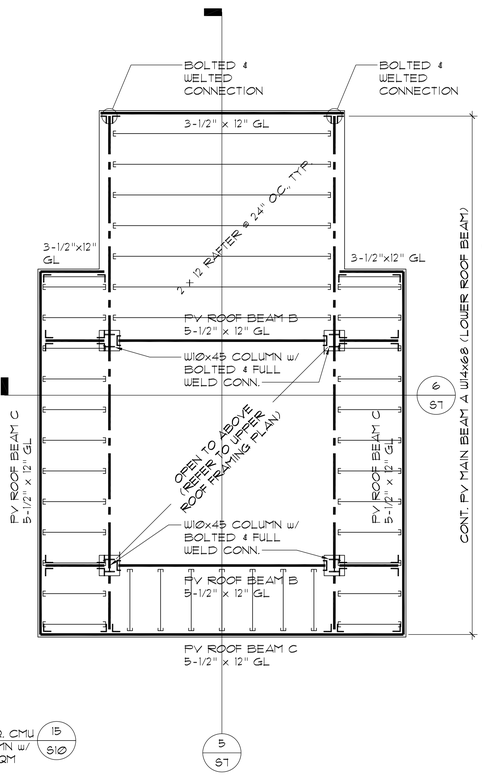
PROPOSED IMPROVEMENTS FOR:
D&D ALOHA HOLDING LLC
630 KAI HUKI CIR.
LOT 82, PEAHI FARMS AT OPANA POINT
ULUMALU, MAUI, HAWAII
TMK : 2 - 8 - 003 : 085

DATE:	NOV. 6, 2024
SCALE:	NOTED
DRAWN:	MVC / SV
JOB:	PEAHI 82
	BPA SET

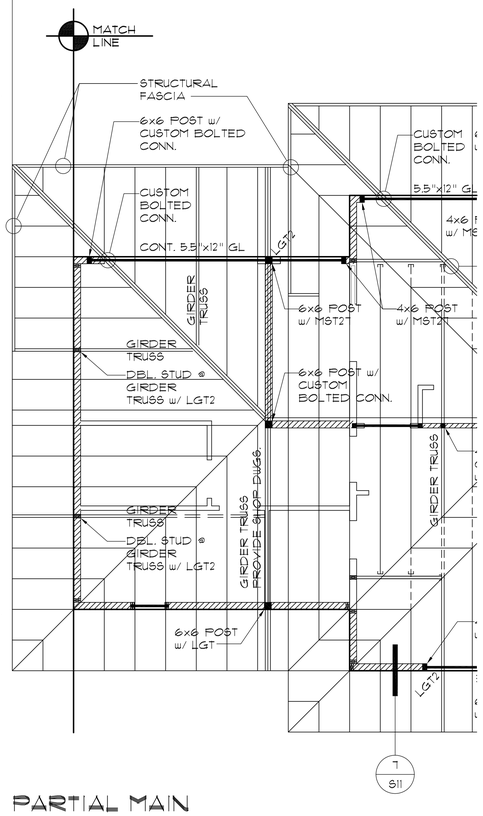
S2



SECOND FARM DWELLING
ROOF FRAMING PLAN

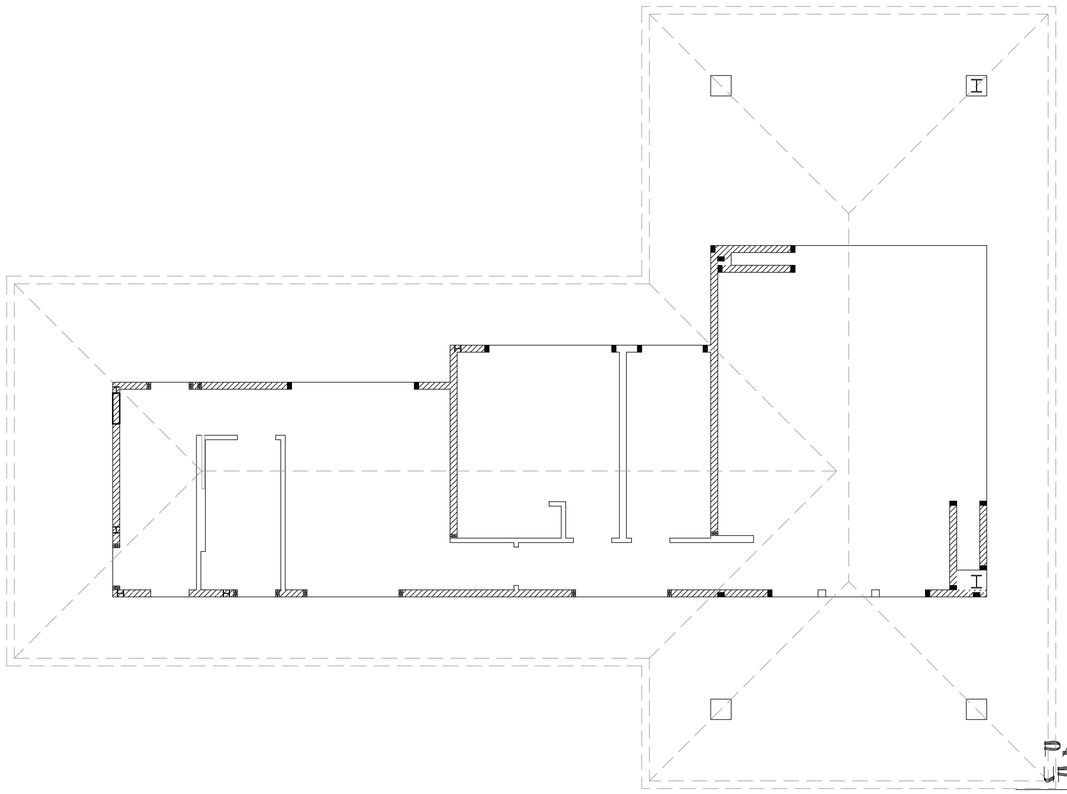


PAVILION
LOWER ROOF FRAMING PLAN

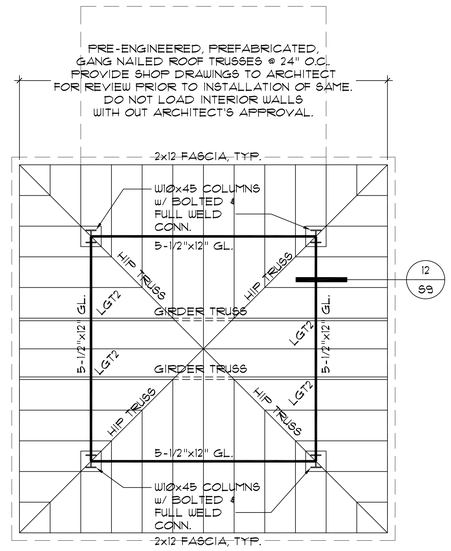


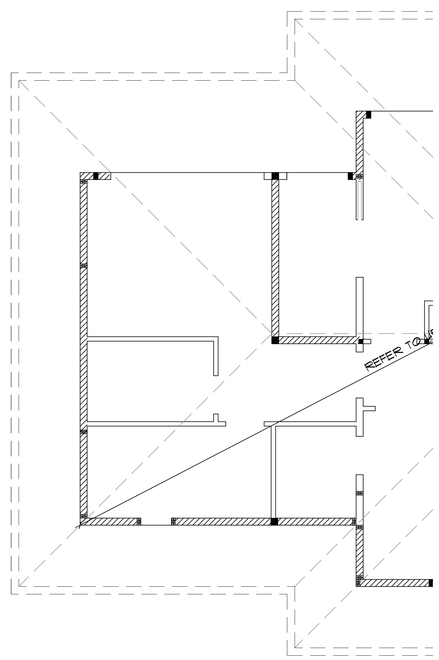
PARTIAL MAIN
LOWER ROOF FRAMING PLAN

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



PAVILION
UPPER ROOF FRAMING PLAN





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

CWA
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PUKENE, HI. 96784 marty.cwa@gmail.com

ZUMA DEVELOPMENT

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ROOF FRAMING PLAN

PROPOSED IMPROVEMENTS FOR:
D&D ALOHA HOLDING LLC
630 KAI HUKI CIR.
LOT 82, PEAHI FARMS AT OPANA POINT
ULUMALU, MAUI, HAWAII
TMK : 2 - 8 - 003 : 085

DATE:	NOV. 6, 2024
SCALE:	NOTED
DRAWN:	MVC / SV
JOB:	PEAHI 82
	BPA SET

S3

PRE-ENGINEERED, PREFABRICATED, GANG NAILED ROOF TRUSSES @ 24" O.C.
TO ARCHITECT FOR REVIEW PRIOR TO INSTALLATION OF SAME.
NTERIOR WALLS WITH OUT ARCHITECT'S APPROVAL.

PRE-ENGINEERED, PREFABRICATED, GANG NAILED ROOF TRUSSES @ 24" O.C.
PROVIDE SHOP DRAWINGS TO ARCHITECT FOR REVIEW PRIOR TO INSTALLATION OF SAME.
DO NOT LOAD INTERIOR WALLS WITH OUT ARCHITECT'S APPROVAL.

W10x49 COLUMN CONT. TO ROOF w/ BOLTED & FULL WELD CONN.

W5x19 COLUMN w/ BOLTED & FULL WELD CONN.

W5x19 COLUMN w/ BOLTED & FULL WELD CONN.

TUBE STL. COLUMN ABOVE AND BELOW; w/ BOLTED & FULL WELD CONN.

REAR LANAI ROOF 1
W14x22 (BELOW)

STRUCTURAL FASCIA

CUSTOM 6x6 POST BOLTED CONN. w/ MST27

5.5"x12" GL

LGT2

CUSTOM BOLTED CONN. PROVIDE SHOP DWGS.

4x6 POSTS w/ MST27

4x6 POST w/ MST27

CONT. 5.5"x12" GL

4x6 POST w/ MST27

4x8 POST w/ CUSTOM BOLTED CONN.

HIP TRUSS PROVIDE SHOP DWGS.

GIRDER TRUSS PROVIDE SHOP DWGS.

4x6 POST w/ MST27

HIP TRUSS PROVIDE SHOP DWGS.

4x6 POST w/ MST27

4x8 POST w/ CUSTOM BOLTED CONN.

6x12 DF#2

4x6 POSTS w/ MST27

4x4 POST @ GIRDER TRUSS w/ LGT2

GIRDER TRUSS

6x12 DF#2

4x6 POST w/ MST27

4x8 POST w/ CUSTOM BOLTED CONN.

6x6 POST w/ LGT

5.5"x12" GL

4x6 POSTS w/ MST27

HUCQ

5.5"x12" GL

4x6 POSTS w/ MST27

4x6 POST w/ MST27

LGT2

5.5"x12" GL

6x6 POST w/ MST27

CUSTOM BOLTED CONN. PROVIDE SHOP DWGS.

7
S11

STRUCTURAL FASCIA

HIP TRUSS PROVIDE SHOP DWGS.

HUCQ HANGER w/ WELDED CONN.

W5x19 COLUMN CONT. TO ROOF w/ BOLTED & FULL WELD CONN.

6x12 DF#2

REFER TO UPPER ROOF FRAMING PLAN

CUSTOM BOLTED & FULL WELD CONN. PROVIDE SHOP DWGS.

GIRDER TRUSS PROVIDE SHOP DWGS.

4x6 POSTS w/ MST27

6x12 DF#2

4x6 POST w/ MST27

CUSTOM BOLTED & FULL WELD CONN. PROVIDE SHOP DWGS.

W5x19 COLUMN CONT. TO ROOF w/ BOLTED & FULL WELD CONN.

DBL. STUD @ GIRDER TRUSS w/ LGT2

4x6 POST w/ MST27

6x6 POST ABOVE and BELOW w/ BOLTED CONN.

POT SHELF FRAMING ABOVE

4x6 POST w/ MST27

W5x19 COLUMN w/ BOLTED & FULL WELD CONN.

6x12 DF#2

ENTRY ROOF 3
5.5"x10.5" GL.

HUCQ

6x12 HDR.

4x6 POST w/ MST27

3-1/8"x10.5" GL.

BOLTED CONN.

8
S8

TUBE STL. COLUMN ABOVE w/ BOLTED & FULL WELD CONN.

ENTRY ROOF 1
W14x30 - (BELOW)

ENTRY ROOF 2
W14x120

W14x22

MC 12x10.6

W5x19 COLUMN w/ BOLTED & FULL WELD CONN.

9
S8

STRUCTURAL FASCIA, TYP.

HUCQ HANGER w/ WELDED CONN.

10
S8

4x6 POST w/ MST27

24" WSWH SIMPSON SHEAR WALL PROVIDE SHOP DWGS.

4x6 POSTS w/ MST27 (POCKET FRAMED)

GIRDER TRUSS

CONT. 5.5"x12" GL

HUCQ

DBL. STUD @ GIRDER TRUSS w/ LGT2

6x6 POST w/ MST27

6x12 DF#2

DBL. STUD @ GIRDER TRUSS w/ LGT2

DBL. TRIMMER w/ CS18x30"

6x12 DF#2

11
S8

4x6 POSTS w/ MST27 (POCKET FRAMED)

6x12 DF#2

4x6 POSTS w/ MST27 (POCKET FRAMED)

GIRDER TRUSS

5.5"x12" GL

W10x COLUMN w/ BOLTED & FULL WELD CONN.

GIRDER TRUSS

DBL. STUD @ GIRDER TRUSS w/ LGT2

HIP TRUSS

6x12 DF#2

2x RIDGE BLOCKING, TYP.

GIRDER TRUSS

HIP TRUSS

4x6 POSTS w/ MST27

LGT2

W5x19 COLUMN w/ BOLTED & FULL WELD CONN.

GIRDER TRUSS

CONT. 5.5"x12" GL

5
S12

BRACED WALL

GIRDER TRUSS

4x6 POSTS w/ MST27

CONT. 6x12 DF#2

4
S12

BRACED WALL

7
S8

W5x19 COLUMN w/ BOLTED & FULL WELD CONN.

STRUCTURAL FASCIA, TYP.

4x6 POST w/ MST27

W5x19 COLUMN w/ BOLTED & FULL WELD CONN.

MASTER ROOF 3
W14x193

LGT2

STRUCTURAL FASCIA, TYP.

W5x19 COLUMN w/ BOLTED & FULL WELD CONN.

6x12 DF#2

MASTER ROOF 2
W14x82

W5x19 COLUMN w/ BOLTED & FULL WELD CONN.

MASTER ROOF 3
W14x22

6x12

4x6 POST w/ MST27

W5x19 COLUMN w/ BOLTED & FULL WELD CONN.

W5x19 COLUMN w/ BOLTED & FULL WELD CONN.

DBL. STUD @ GIRDER TRUSS w/ LGT2

LGT2

MASTER ROOF 2
W14x22

7
S11

UPPER ROOF FRAMING PLAN

MAIN FARM DWELLING
LOWER ROOF FRAMING PLAN

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

CWA
P.O. BOX 1062 808 870 3174-OFFICE
PUKENE, HI. 96784 martycdc@gmail.com

ZUMA DEVELOPMENT

MARTIN V. COOPER
LICENSED PROFESSIONAL ARCHITECT
No. 7350
HAWAII, U.S.A.

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Signature

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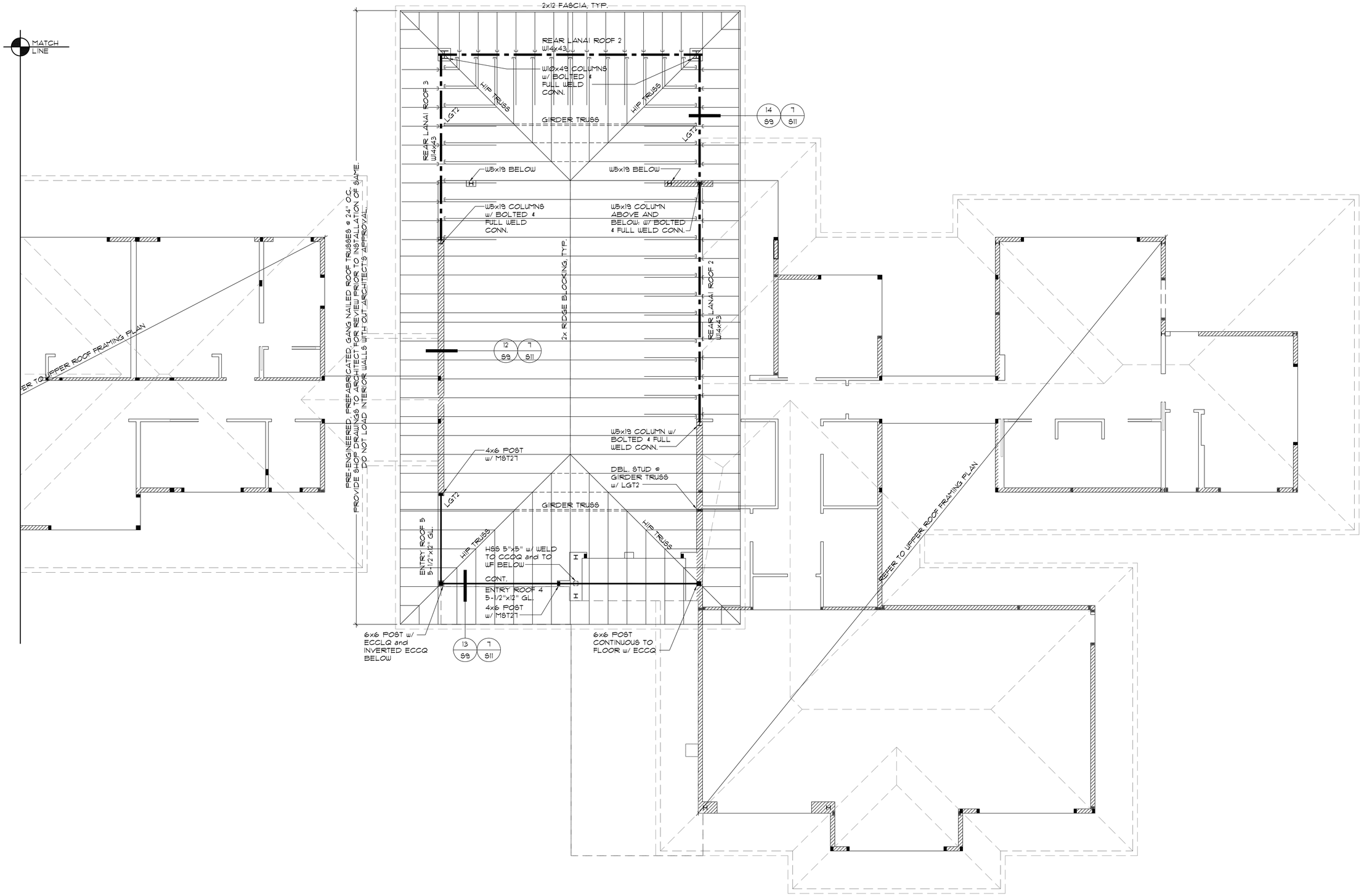
PROPOSED IMPROVEMENTS FOR:
D&D ALOHA HOLDING LLC
630 KAI HUKI CIR.
LOT 82, PEAHI FARMS AT OPANA POINT
ULUMALU, MAUI, HAWAII
TMK : 2 - 8 - 003 : 085

DATE:	NOV. 6, 2024
SCALE:	NOTED
DRAWN:	MVC / SV
JOB:	PEAHI 82
	BPA SET

S4



MAIN FARM DWELLING
UPPER ROOF FRAMING

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

CWA
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PUNENE, HI. 96784 martycda@gmail.com

ZUMA DEVELOPMENT

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No. 7350
HAWAII, U.S.A.

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BUILDING CROSS SECTIONS

PROPOSED IMPROVEMENTS FOR:
D&D ALOHA HOLDING LLC
630 KAI HUKI CIR.
LOT 82, PEAHI FARMS AT OPANA POINT
ULUMALU, MAUI, HAWAII
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DATE:	NOV. 6, 2024
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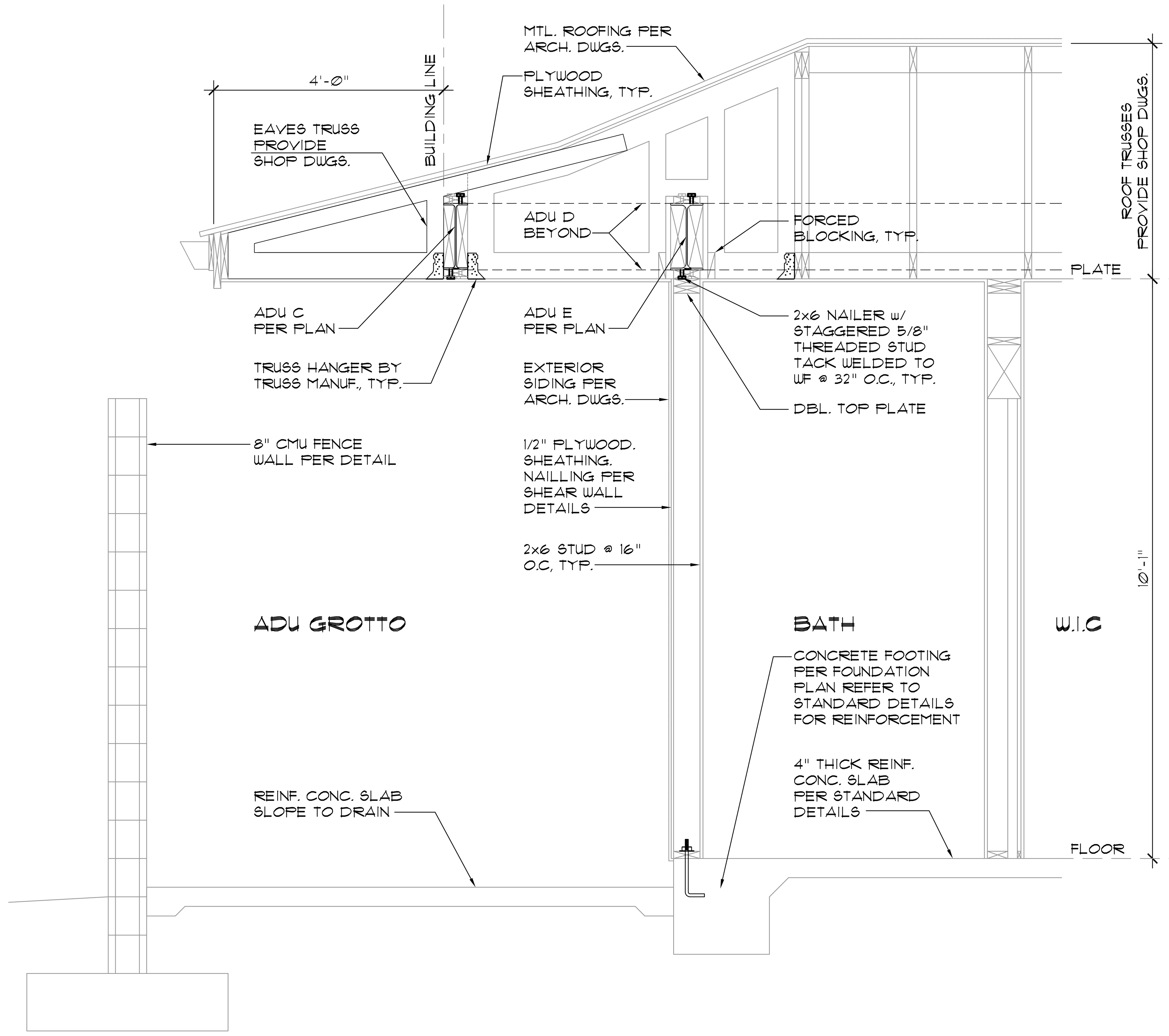
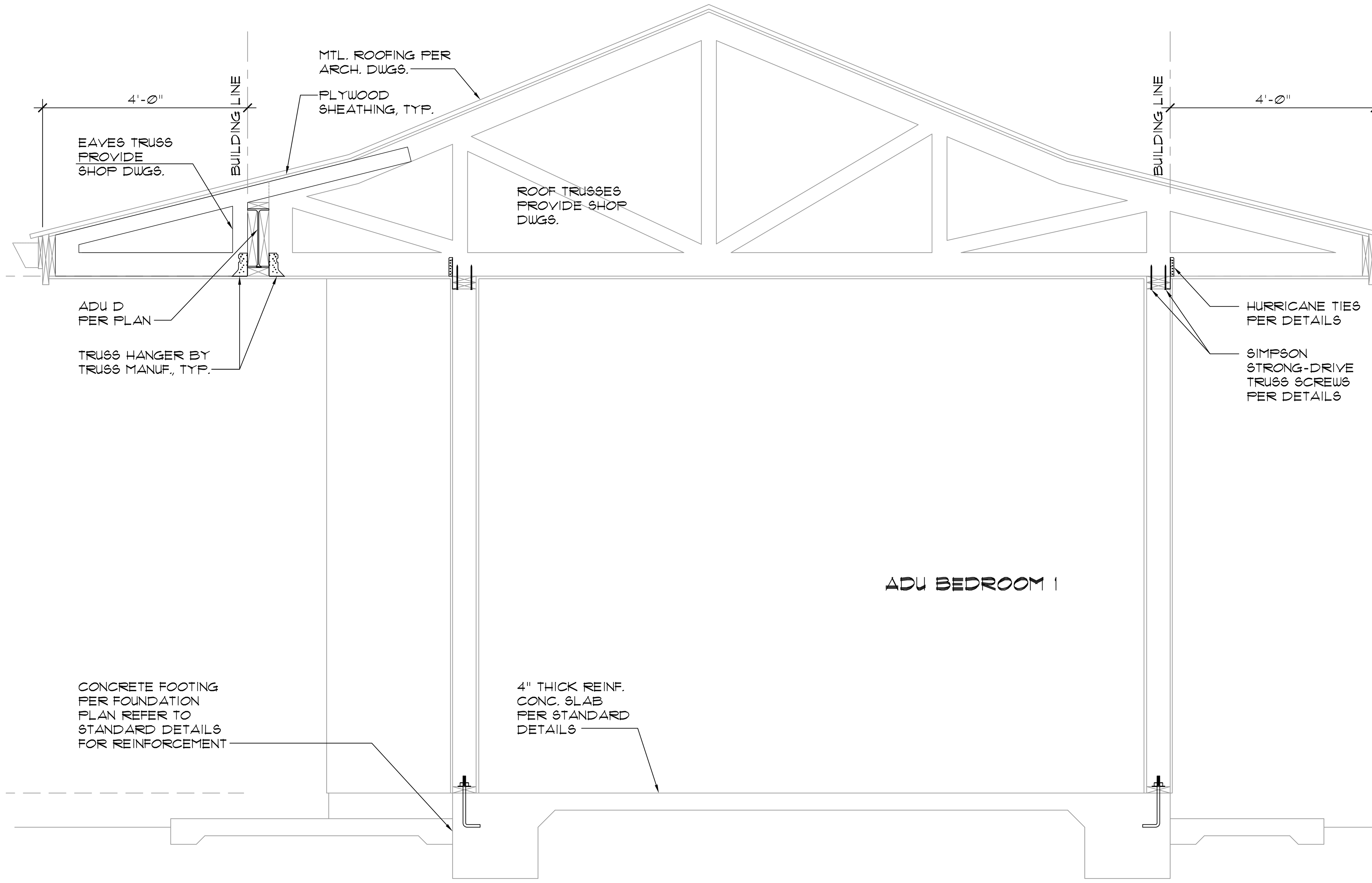
DRAWN:	MVC / SV
JOB:	PEAHI 82
	BPA SET

S5



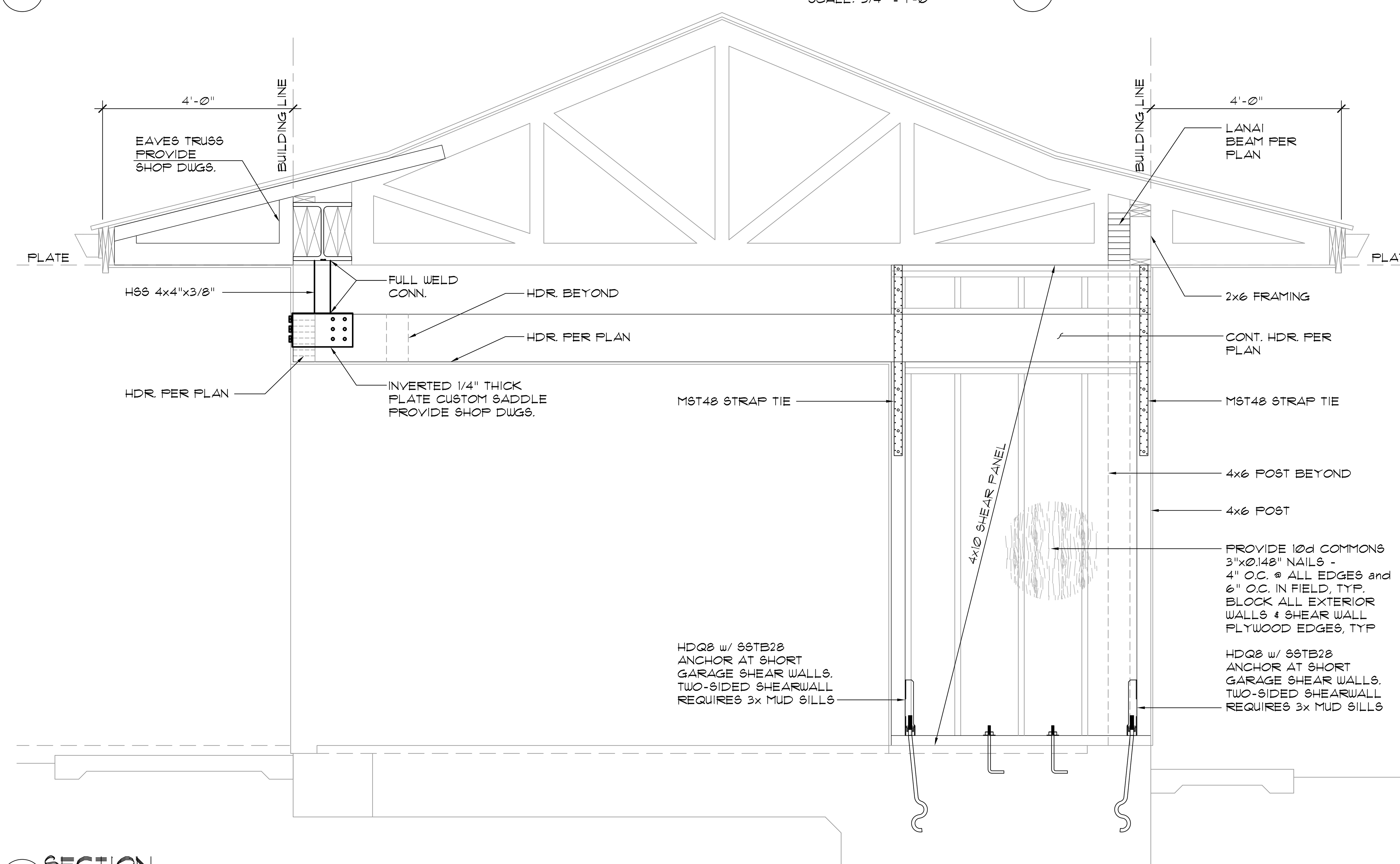
1 SECTION

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



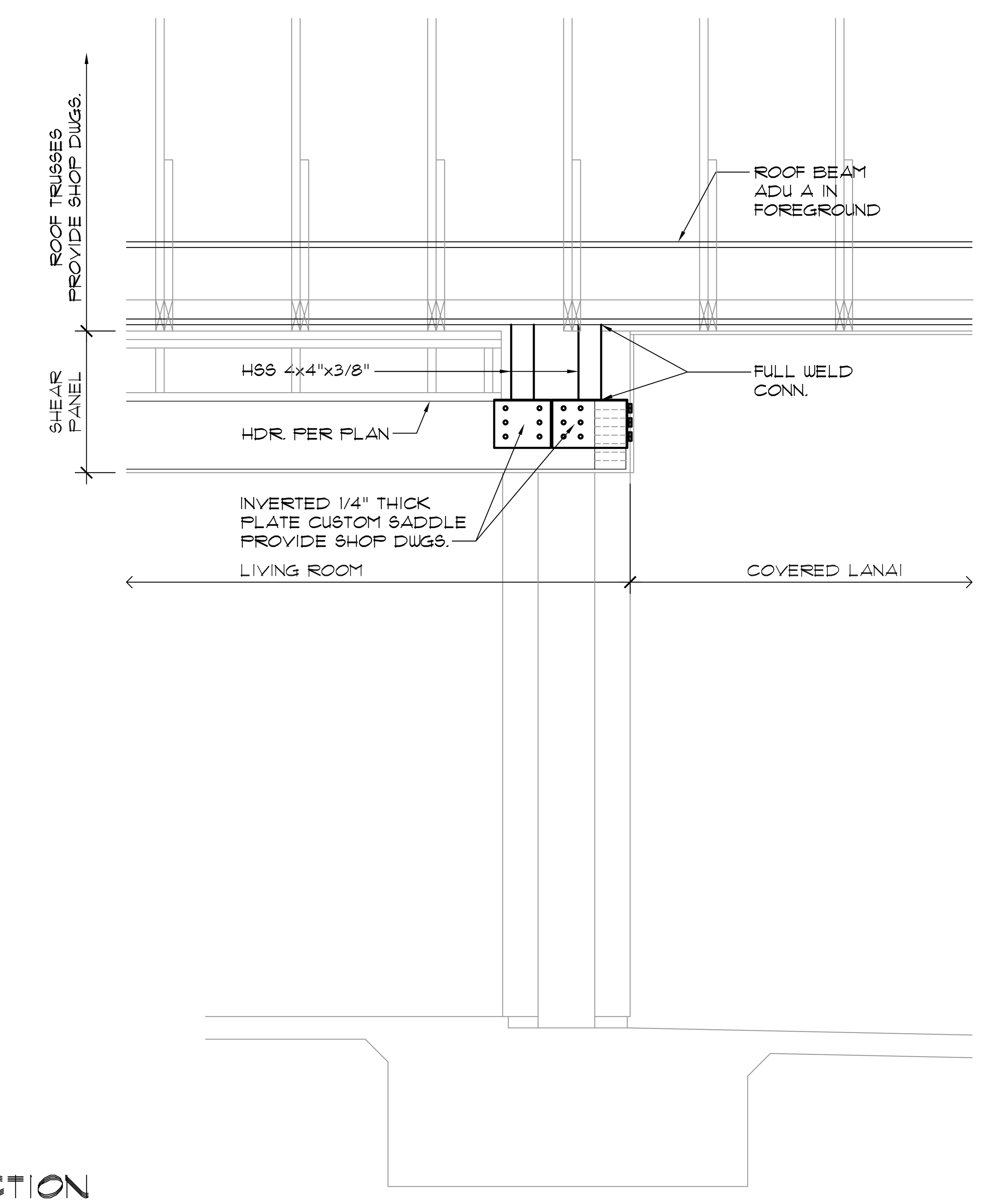
2 SECTION

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



3 SECTION

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



4 SECTION

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

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P.O. BOX 1062 PUKALANI, HI. 96784 808 870 3774-OFFICE

ZUMA DEVELOPMENT

MARTIN V. COOPER LICENSED PROFESSIONAL ARCHITECT No. 7350 HAWAII U.S.A.

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Signature

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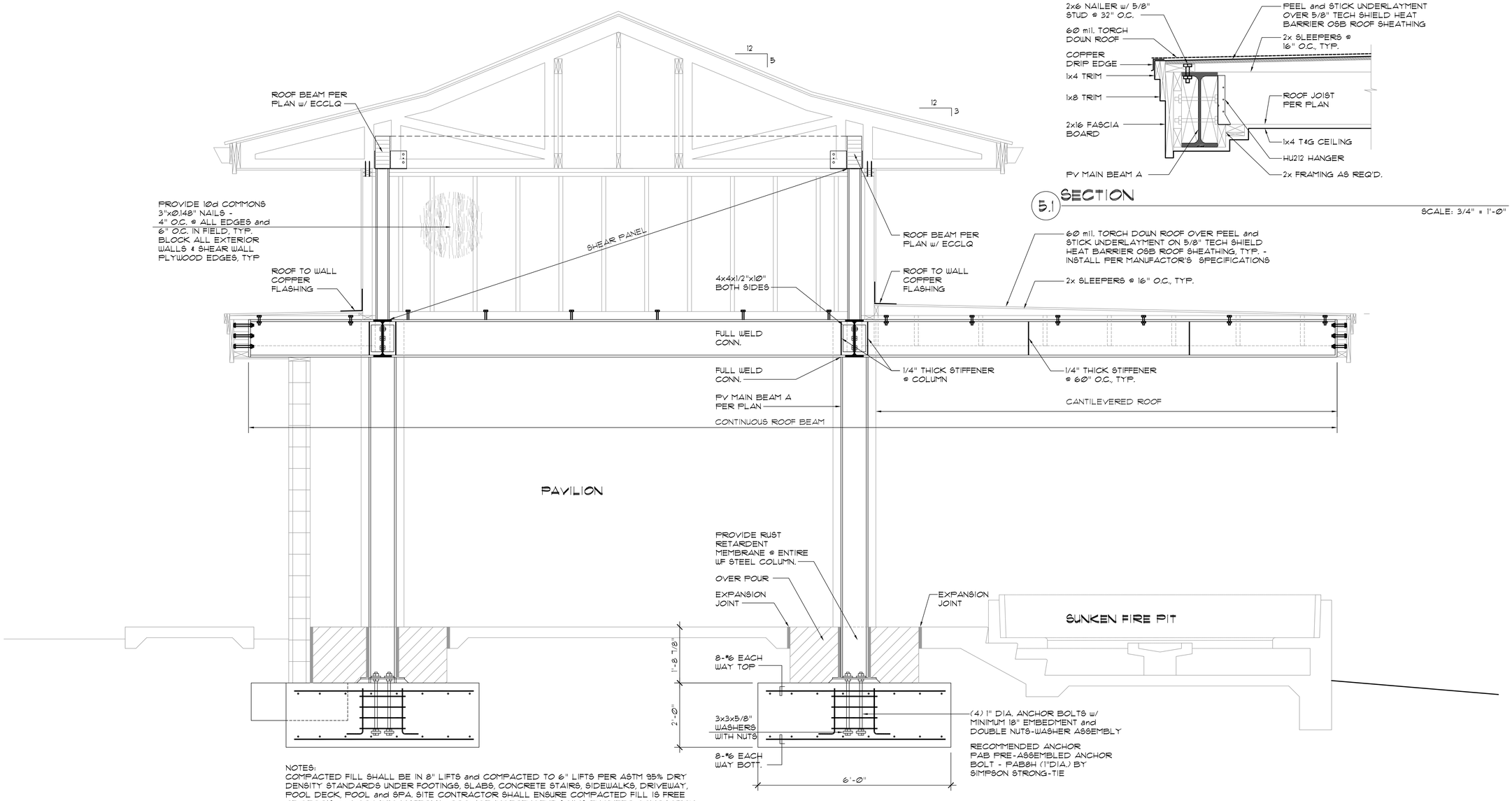
CROSS SECTIONS

PROPOSED IMPROVEMENTS FOR:
D&D ALOHA HOLDING LLC
630 KAI HUKI CIR.
LOT 82, PEAHI FARMS AT OPANA POINT
ULUMALU, MAUI, HAWAII
TMK: 2 - 8 - 003 : 085

DATE:	NOV. 6, 2024
SCALE:	NOTED
DRAWN:	MVC / SV
JOB:	PEAHI 82
	BPA SET

S6



5.1 SECTION

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

NOTES:
COMPACTED FILL SHALL BE IN 8" LIFTS and COMPACTED TO 6" LIFTS PER ASTM 95% DRY DENSITY STANDARDS UNDER FOOTINGS, SLABS, CONCRETE STAIRS, SIDEWALKS, DRIVEWAY, POOL DECK, POOL and SPA. SITE CONTRACTOR SHALL ENSURE COMPACTED FILL IS FREE OF DEBRIS and ORGANIC MATERIAL. PROVIDE INDEPENDENT SOIL'S ENGINEER COMPACTION TEST REPORTS TO ARCHITECT FOR APPROVAL.

5 SECTION

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

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P.O. BOX 1060 808 870 3174-OFFICE
PUUNENE, HI. 96784 martycdc@gmail.com

ZUMA DEVELOPMENT

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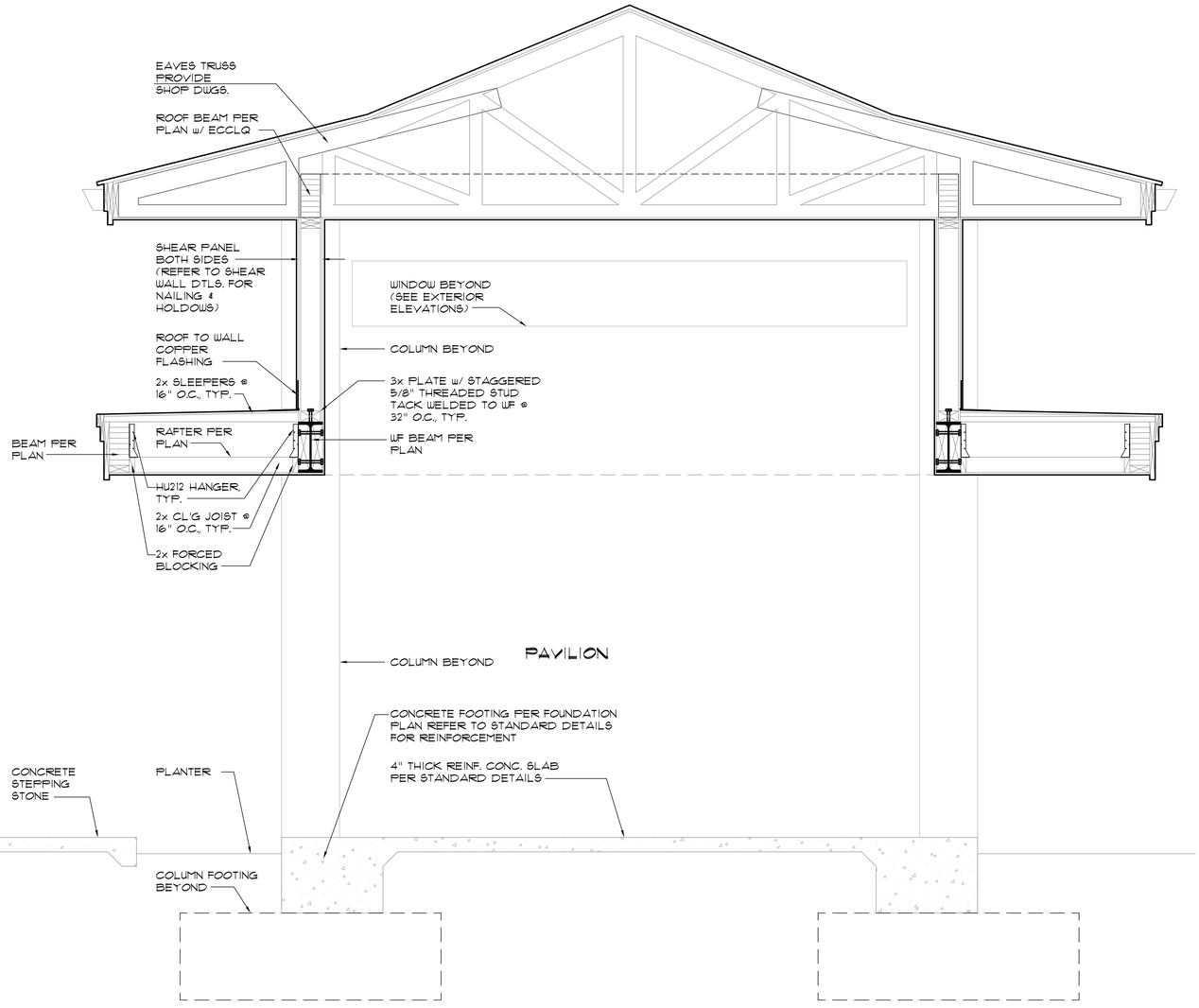
UPPER ROOF FRAMING PLAN

PROPOSED IMPROVEMENTS FOR:
D&D ALOHA HOLDING LLC
630 KAI HUKI CIR.
LOT 82, PEAHI FARMS AT OPANA POINT
ULUMALU, MAUI, HAWAII
TMK : 2 - 8 - 003 : 085

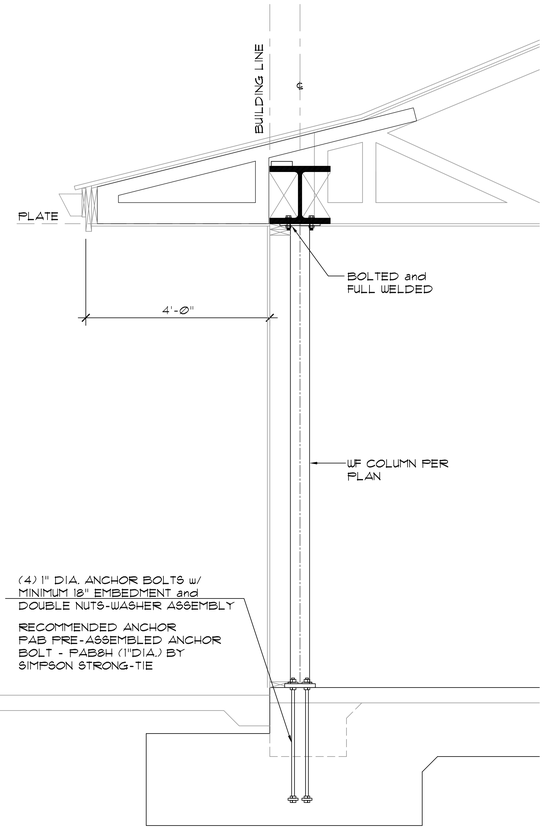
DATE: NOV. 6, 2024
SCALE: NOTED
DRAWN: MVC / SV
JOB: PEAHI 82
BPA SET

S7



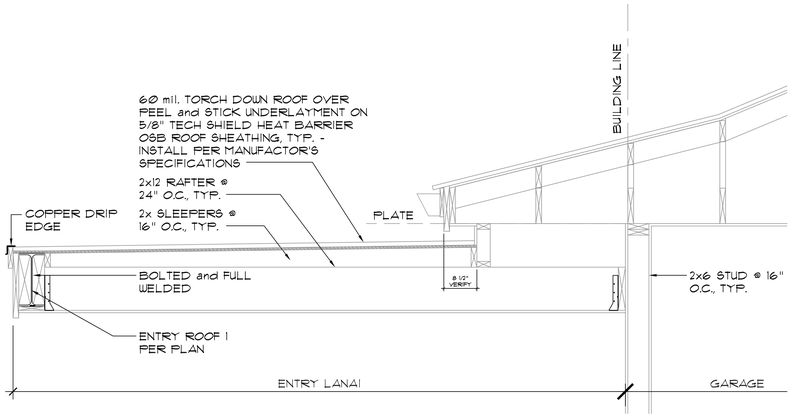
6 SECTION

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



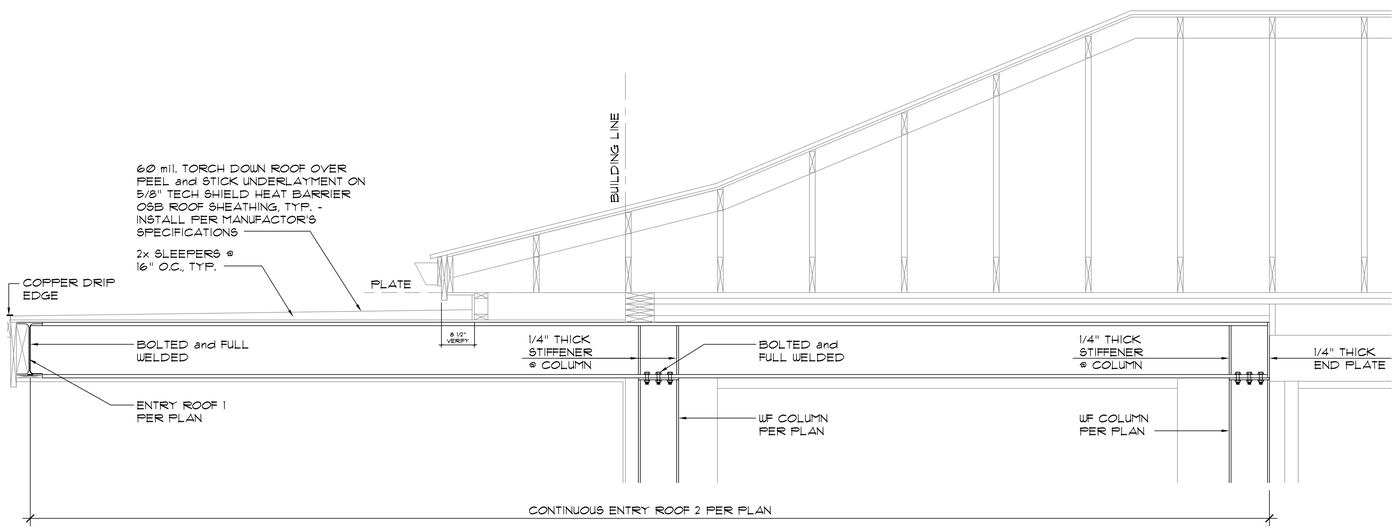
7 SECTION

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



8 SECTION

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



9 SECTION

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

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PUNENE, HI. 96784 martycdo@gmail.com

ZUMA DEVELOPMENT

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HAWAII, U.S.A.

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UPPER ROOF FRAMING PLAN

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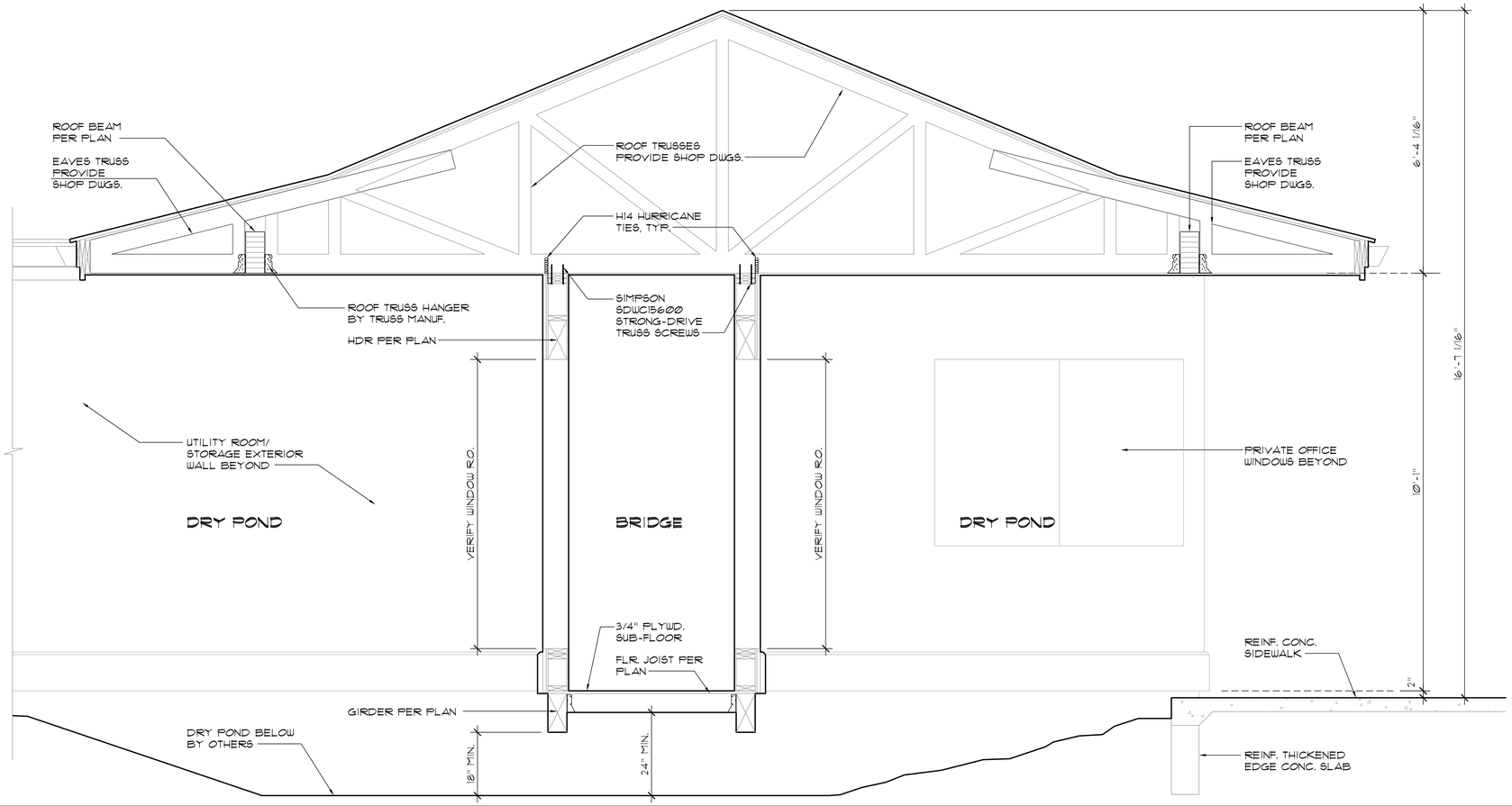
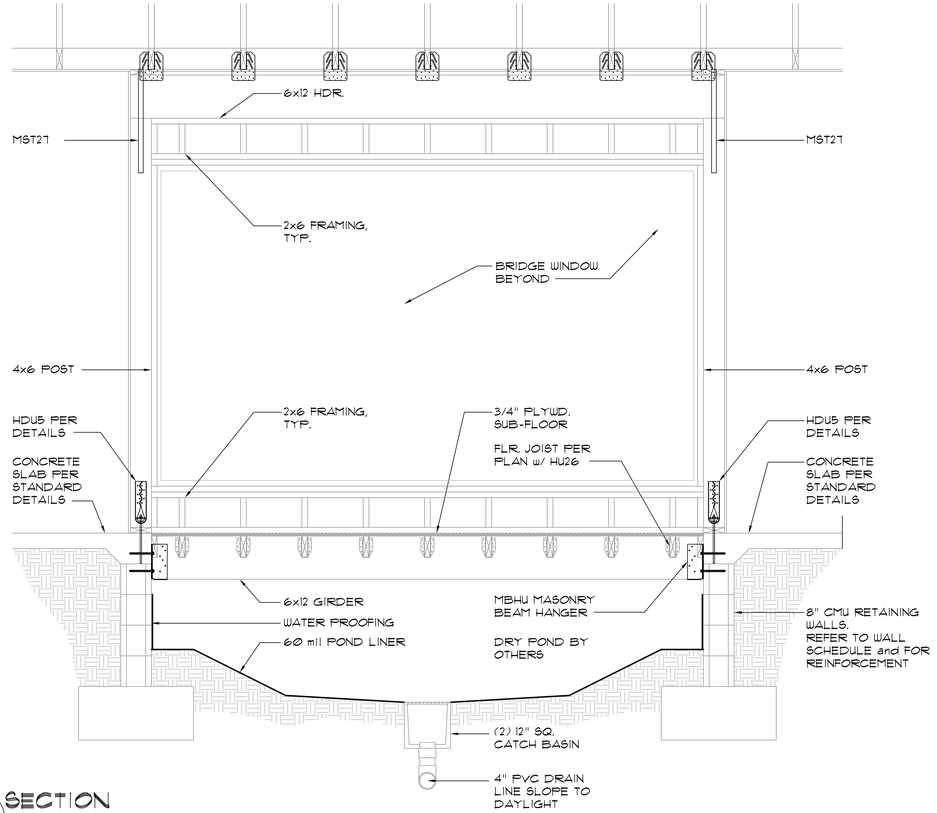
DATE:	NOV. 6, 2024
SCALE:	NOTED
DRAWN:	MVC / SV
JOB:	PEAHI 82
	BPA SET

S8



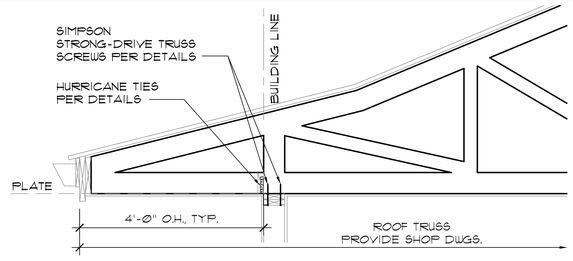
10 SECTION

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



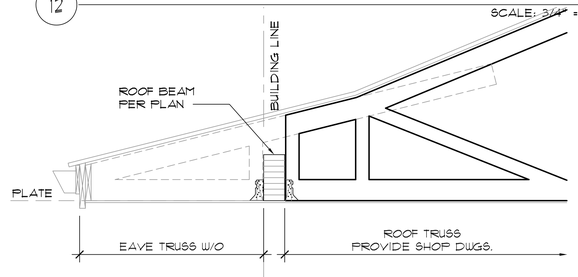
11 SECTION

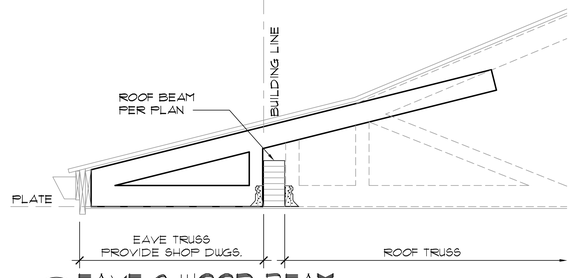
SCALE: 3/4" = 1'-0"



12 EAVE @ STUDS WALL

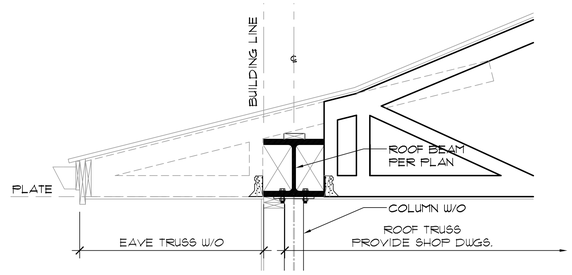
SCALE: 3/4" = 1'-0"

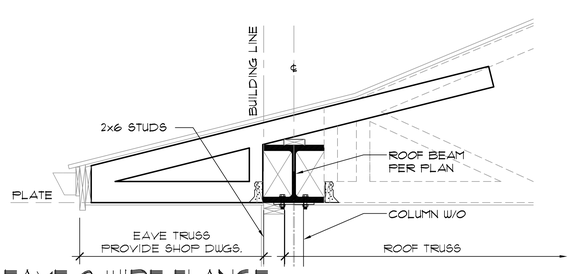




13 EAVE @ WOOD BEAM

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





14 EAVE @ WIDE FLANGE

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

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PUNENE, HI. 96784 martycoop@gmail.com

ZUMA DEVELOPMENT

MARTIN V. COOPER LICENSED PROFESSIONAL ARCHITECT No. 7350 HAWAII, U.S.A.

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Signature

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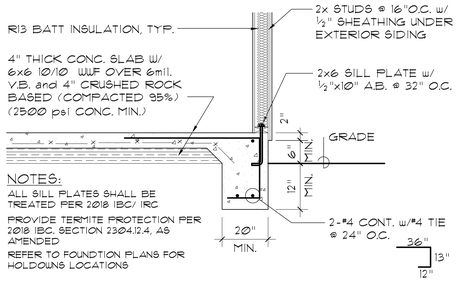
UPPER ROOF FRAMING PLAN

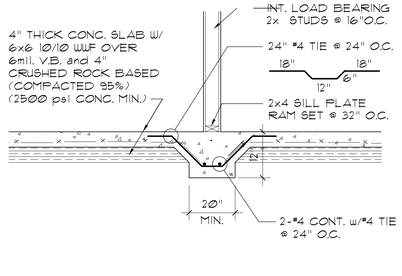
PROPOSED IMPROVEMENTS FOR:
D & D ALOHA HOLDING LLC
630 KAI HUKI CIR.
LOT 82, PEAHI FARMS AT OPANA POINT
ULUMALU, MAUI, HAWAII
TMK : 2 - 8 - 003 : 085

DATE:	NOV. 6, 2024
SCALE:	NOTED
DRAWN:	MVC / SV
JOB:	PEAHI 82
	BPA SET

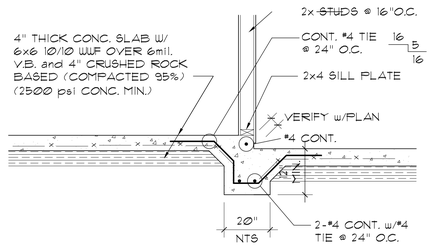
S9



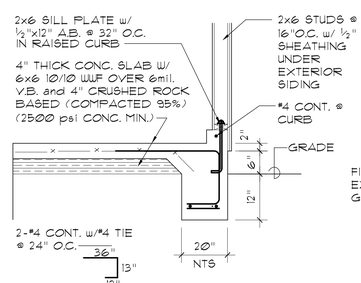
1 CONT. FTG. @ EXTERIOR WALL
¾" SCALE



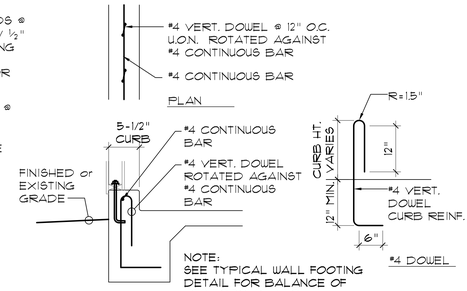
2 FTG. @ INT. LOAD BEARING WALL
¾" SCALE



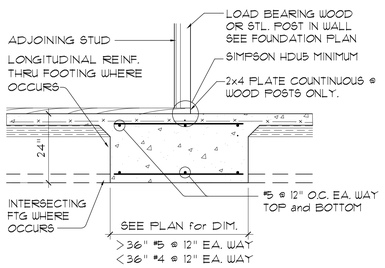
3 CONT. FOOTING @ DEPRESSED SLAB
¾" SCALE



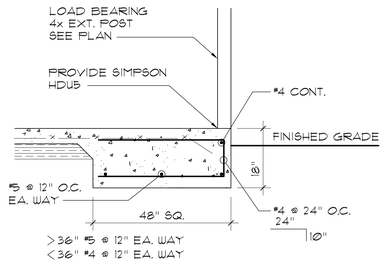
4 CURB FTG. @ EXTERIOR WALL
¾" SCALE



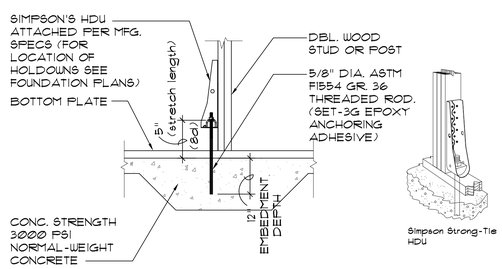
5 CURB REINFORCING DETAIL
NOT TO SCALE



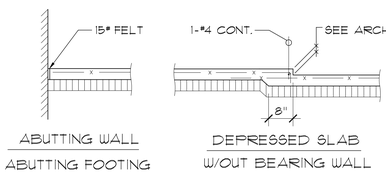
6 DROP FTG @ POST COND.
¾" SCALE

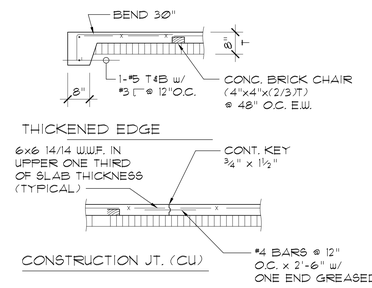


7 EXT. POST FOOTING
NOT OT SCALE



8 INTERIOR SIMPSON "HDU" DETAILS
¾" SCALE



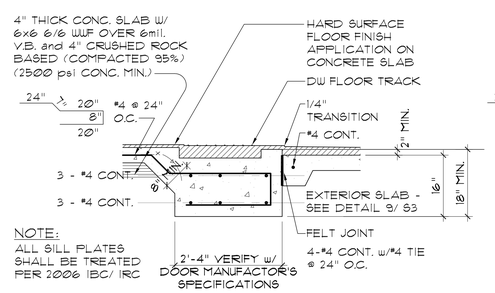


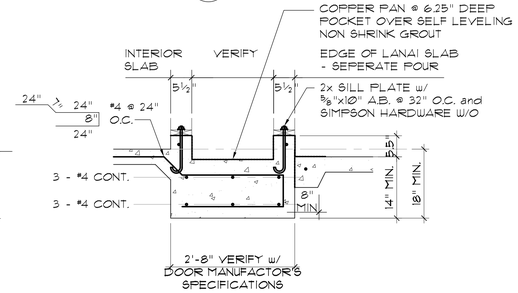
9 TYPICAL SLAB ON GRADE DETAILS
NOT TO SCALE

10 TYPICAL CMU WALL INTERSECTION DETAIL
NOT TO SCALE

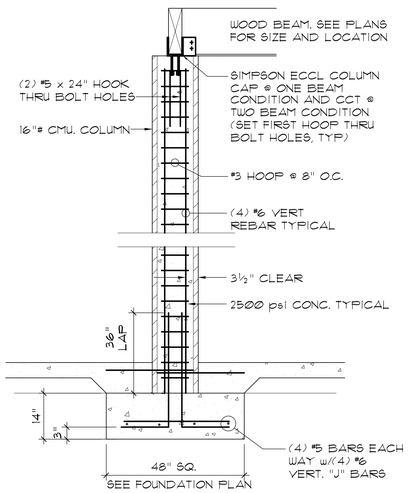
11 TYP. STEP FOOTING/ TYP. FOOTING INTERSECTION DTL.
NOT TO SCALE

12 DETAIL @ FTG CONSTRUCTION
NOT TO SCALE

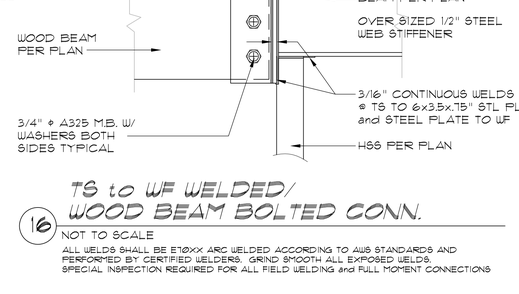




13 OPENING @ "DW TRACK" (ALTERNATE CONDITION)
CONC. CURB @ "DW TRACK" (ALTERNATE CONDITION)
¾" SCALE



16"CMU COL. SECTION and FOOTING DETAIL
NOT TO SCALE



TS to WF WELDED/ WOOD BEAM BOLTED CONN.
16
NOT TO SCALE
ALL WELDS SHALL BE E70XX ARC WELDED ACCORDING TO AWS STANDARDS AND PERFORMED BY CERTIFIED WELDERS. GRIND SMOOTH ALL EXPOSED WELDS. SPECIAL INSPECTION REQUIRED FOR ALL FIELD WELDING and FULL MOMENT CONNECTIONS

14 INTERIOR TUBE STEEL BASE PLATE CONN.
NOTE: BEARING AND/OR WELDED PLATES SHALL BE 3/4" THICK 40KSI MIN. OR THE SAME THICKNESS AS THE WALL OR FLANGE OF MEMBER TO BE CONNECTED. PROVIDE SHOP DWGS.

SCALE: 1½"=1'-0"

OPT. TS to WF WELDED CONN.
17
NOT TO SCALE

STANDARD STRUCTURAL DETAILS

CWA
P.O. BOX 1060 808 870 3174-OFFICE
PUUNENE, HI. 96784 marty.cdc@gmail.com

ZUMA DEVELOPMENT

MARTIN V. COOPER LICENSED PROFESSIONAL ARCHITECT No. 7350 HAWAII, U.S.A.

This work was prepared by me or under my supervision and construction of this project will be under my supervision.

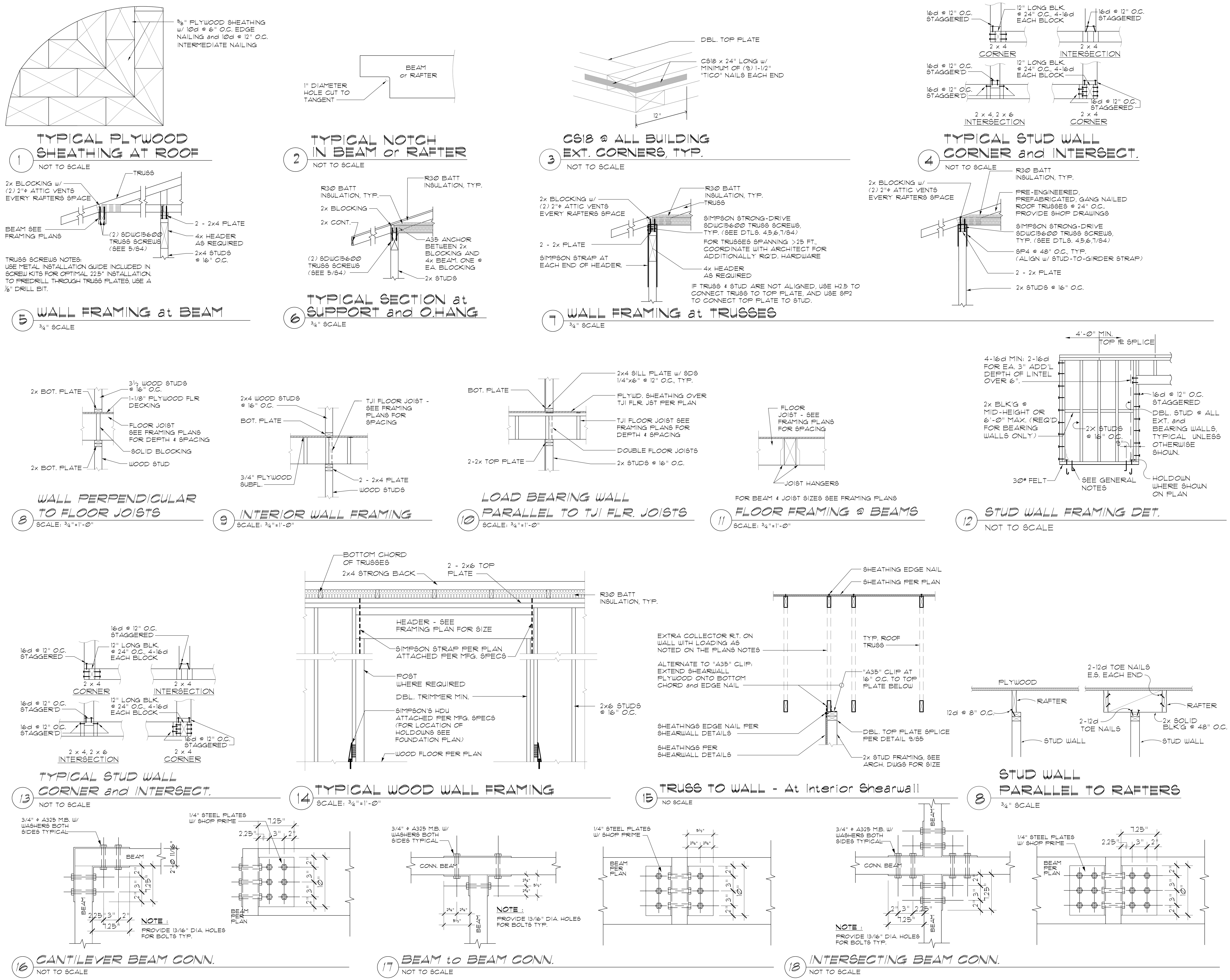
Signature

License expires on 04/30/26

PROPOSED IMPROVEMENTS FOR:
D&D ALOHA HOLDING LLC
630 KAI HUKI CIR.
LOT 82, PEAHI FARMS AT OPANA POINT
ULUMALU, MAUI, HAWAII
TMK : 2 - 8 - 003 : 085

DATE:	NOV. 6, 2024
SCALE:	NOTED
DRAWN:	MVC / SV
JOB:	PEAHI 82
	BPA SET

S10



CWA
P.O. BOX 1062 PUUNENE, HI. 96784
808 870 3774-OFFICE

ZUMA DEVELOPMENT

MARTIN V. COOPER LICENSED PROFESSIONAL ARCHITECT No. 7350 HAWAII, U.S.A.

This work was prepared by me or under my supervision and construction of this project will be under my observation.

Signature

License expires on 04/30/26

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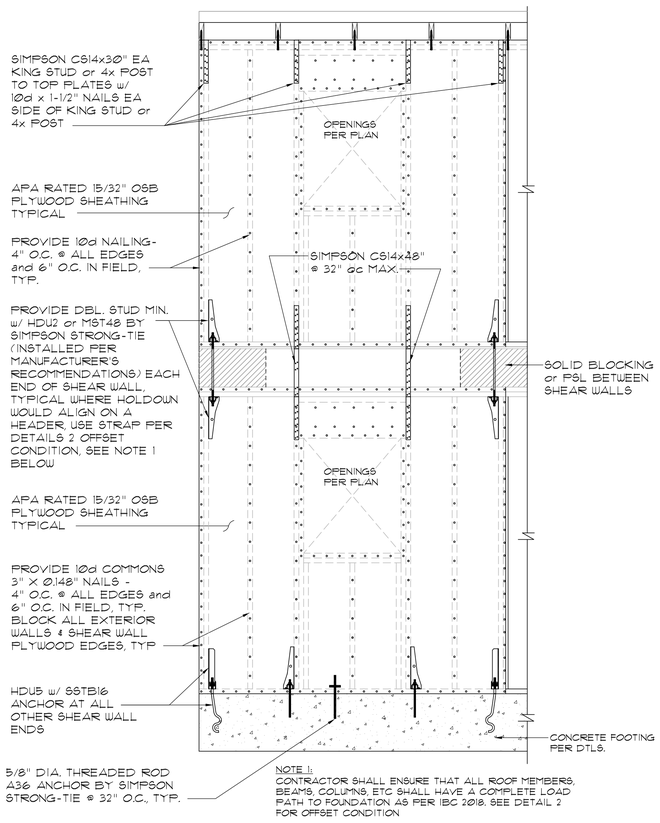
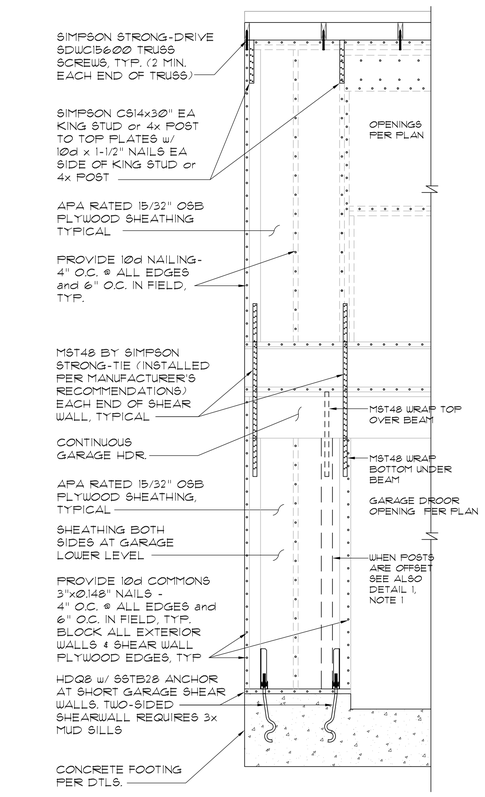
DATE:	NOV. 6, 2024
SCALE:	NOTED
DRAWN:	MVC / SV
JOB:	PEAHI 82
	BPA SET

S11



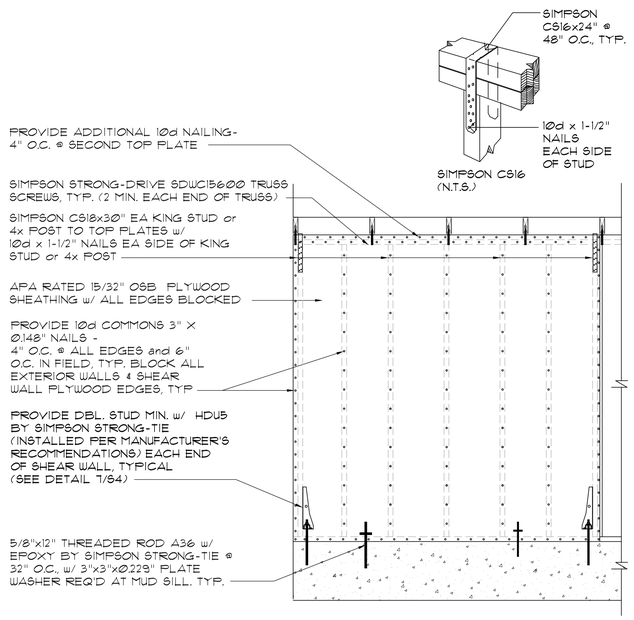
1 TWO STORY SHEAR WALL DETAILS (STACKED)

NOT TO SCALE



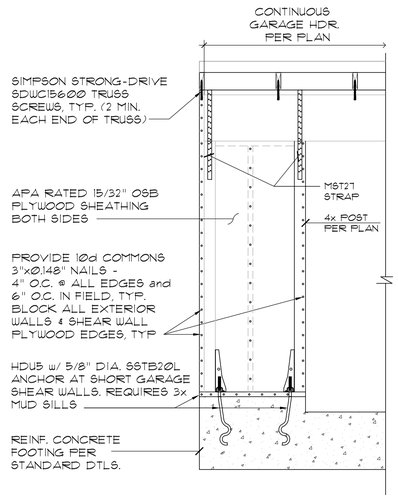
SHEAR WALL DETAIL AT GARAGE DOOR OPENING (STACKED)

2 NOT TO SCALE



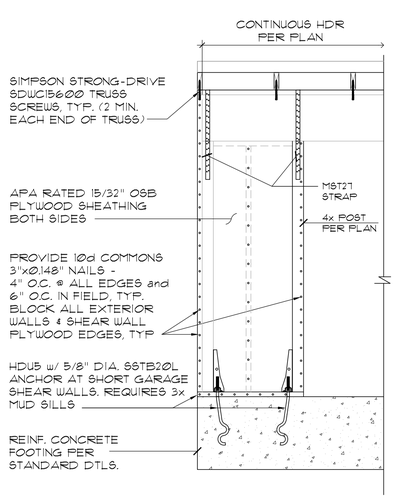
3 EXTERIOR/ INTERIOR WALL FRAMING DETAIL

NOT TO SCALE



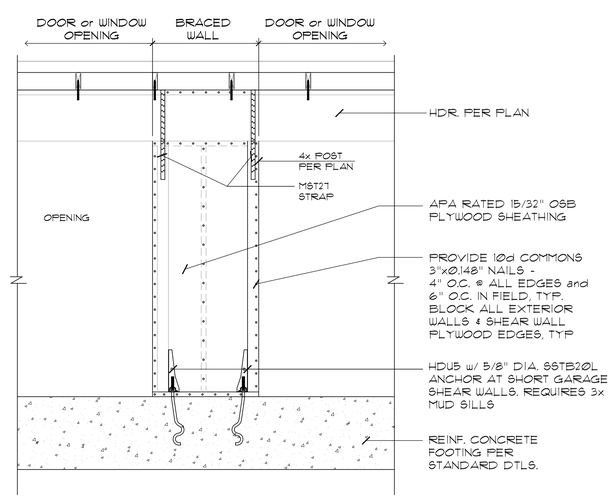
4 ALTERNATE BRACED WALL PANEL AT GARAGE DOOR OPENING

NOT TO SCALE



5 ALTERNATE BRACED WALL PANEL LESS THAN 4'-Ø" WIDE

NOT TO SCALE



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ZUMA DEVELOPMENT

MARTIN V. COOPER LICENSED PROFESSIONAL ARCHITECT No. 7350 HAWAII, U.S.A.

This work was prepared by me or under my supervision and construction of this project will be under my observation.

Signature

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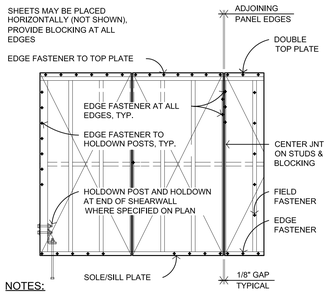
TMK : 2 - 8 - 003 : 085

DATE:	NOV. 6, 2024
SCALE:	NOTED
DRAWN:	MVC / SV
JOB:	PEAHI 82
	BPA SET

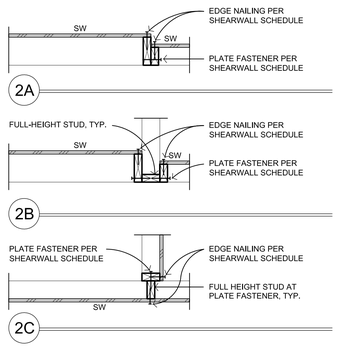
S12



NOTES:

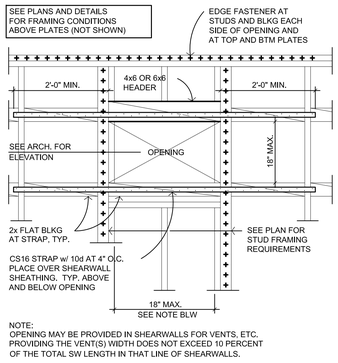
1. SEE SHEARWALL SCHEDULE FOR REQUIRED SHEATHING, NAILING, AND SILL CONNECTIONS.
2. FOR LOCATION OF HOLDOWNS AND HD POSTS, SEE FOUNDATION PLAN.

1 SHEARWALL ELEVATION



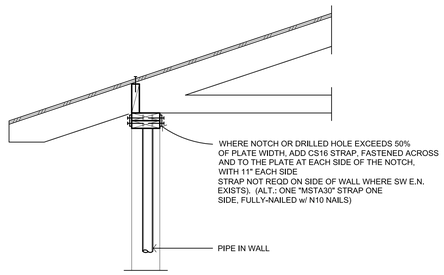
2 SHEARWALL TRANSFERS

PLAN VIEWS

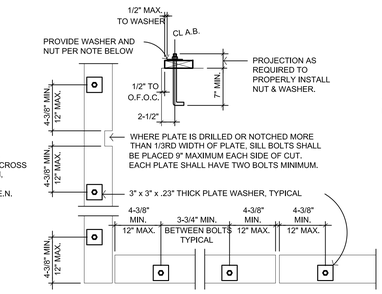


NOTE:
OPENING MAY BE PROVIDED IN SHEARWALLS FOR VENTS, ETC. PROVIDING THE VENT(S) WIDTH DOES NOT EXCEED 10 PERCENT OF THE TOTAL SW LENGTH IN THAT LINE OF SHEARWALLS.

3 OPNG IN SHEARWALL



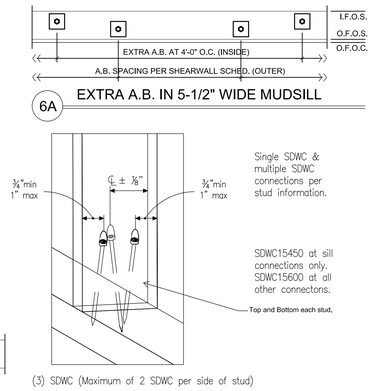
4 PIPE THRU TOP PLATE



5 A.B. PLACEMENT

32" O.C. MAX. U.N.O.

(PER SHEARWALL SILL PL. SCHED.)

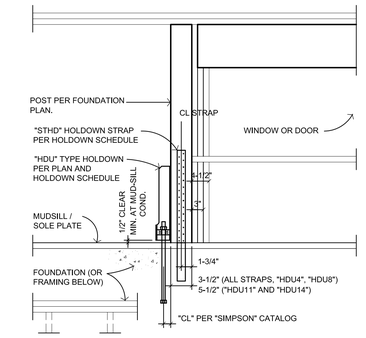


6 All Perimeter Studs T&B TYP

SHEAR-WALL MARK	SHEARWALL CAPACITY (plf)	SHEARWALL MATERIAL (NOTE 1. & 8.)	NAILING (NOTE 3)		SILL PLATE AND EDGE STUDS (NOTE 4, 5)	SILL PLATE FASTENERS	METAL CLIPS (PL, NAIL ALT.) (NOTE 6) H.D.G. AT P.T. WOOD	SILL PLATE CONNECTION TO CONCRETE FOOTING OR SLAB (NOTE 7, 9)
			ALL EDGES	FIELD NAILING				
A	260	3/8" OSB APA RATED SHEATHING, ONE SIDE OF WALL	8d AT 6" O.C.	8d AT 6" O.C.	2x	16d AT 10" O.C.	"A35" OR "LTP4" AT 20" O.C.	5/8" DIA. A307 A.B. AT 2'-0" O.C.
B	350	3/8" OSB APA RATED SHEATHING, ONE SIDE OF WALL	8d AT 4" O.C.	8d AT 6" O.C.	2x	16d AT 6" O.C.	"A35" OR "LTP4" AT 15" O.C.	5/8" DIA. A307 A.B. AT 16" O.C.
C	460	15/32" C-DX OR O.S.B. SHEATHING, ONE SIDE OF WALL	10d AT 4" O.C.	10d AT 6" O.C.	3x	SIMPSON "SDS25600" AT 10" O.C.	"A35" OR "LTP4" AT 12" O.C.	5/8" DIA. A307 A.B. AT 2'-6" O.C.
X	600	15/32" C-DX OR O.S.B. SHEATHING, ONE SIDE OF WALL	10d AT 3" O.C.	10d AT 6" O.C.	3x	SIMPSON "SDS25600" AT 8" O.C.	"A35" OR "LTP4" AT 8" O.C.	5/8" DIA. A307 A.B. AT 20" O.C.
Y	770	15/32" C-DX OR O.S.B. SHEATHING, ONE SIDE OF WALL	10d AT 2" O.C.	10d AT 6" O.C.	3x TYP. (USE 4x AT SHTG JOINTS) (NOTE 10.)	SIMPSON "SDS25600" AT 6" O.C.	"A35" OR "LTP4" AT 7" O.C.	5/8" DIA. A307 A.B. AT 18" O.C.
Z	870	19/32" C-DX OR O.S.B. SHEATHING, ONE SIDE OF WALL	10d AT 2" O.C.	10d AT 6" O.C.	3x TYP. (USE 4x AT SHTG JOINTS) (NOTE 10.)	SIMPSON "SDS25600" AT 5 1/2" O.C.	"A35" OR "LTP4" AT 6" O.C.	5/8" DIA. A307 A.B. AT 16" O.C.
ALL NON-SHEARWALL CONDITIONS	0	COVERING AS REQUIRED IN ARCHITECTURAL DWGS	8d AT 6" O.C.	8d AT 6" O.C.	2x	16d AT 10" O.C.	"A34" AT 2'-8" O.C.	5/8" DIA. A307 A.B. AT 2'-8" O.C.

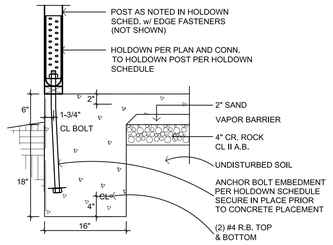
1. ALL SHEATHING SHALL BE 24/0 MINIMUM WITH ALL EDGES BLOCKED AND NAILED, TYP. U.N.O. INSTALL SHEATHING PER DETAIL (1/-)
2. ALL EDGES SHALL BE BLOCKED AND NAILED, TYPICAL. CENTER ALL SHEATHING JOINTS ON FRAMING MEMBER OR BLOCKING. SPACE PANELS 1/8" ON ALL SIDES.
3. ALL NAILS USED IN SHEARWALLS ARE TO BE COMMON WIRE GAGE OR GALVANIZED BOX NAILS. PLATE NAILS SHALL BE GREEN VINYL SINKERS. NAILS INTO P.T. MUDSILLS SHALL CONFORM TO CARPENTRY NOTE 14.
4. WHERE NOTED, PROVIDE 3x SILLS, STUDS AND BLOCKING AT ALL PANEL JOINTS, AND STAGGER NAILS. STAGGER NAILS AT TOP PLATES.
5. FRAMING AT ADJOINING PANEL EDGES SHALL BE 3x OR WIDER AND NAILS SHALL BE STAGGERED, U.N.O.
6. PLATE NAILING AND/OR METAL CLIPS ARE REQUIRED ONLY WHERE SHOWN ON THE PLANS OR DETAILS.
7. PLACE ANCHOR BOLTS PER DETAIL (5/-) BOLT SHALL BE A307 U.N.O. WITH HEX HEAD NUT, EMBEDDED 7" MINIMUM INTO CONC. ANCHOR BOLTS USED IN SHEARWALLS SHALL HAVE .23" x 3" SQUARE PLATE WASHER, TYP. BOLTS, NUTS AND WASHERS SHALL CONFORM TO CARPENTRY NOTE 14. HOLDOWNS SHALL NOT BE INCLUDED IN REQUIRED MUDSILL ANCHORS.
8. FOR TYPICAL SHEARWALL INTERSECTIONS, SEE DETAIL (2/-)
9. HILTI KWIK BOLTS "KB-II" WITH 4" MIN. EMBEDMENT MAY BE SUBSTITUTED FOR CAST-IN-PLACE ANCHOR BOLTS. USE SAME DIAMETER AND SPACING OF BOLTS PER SHEARWALL SCHED.
10. WHERE TWO SHEETS MEET AND ARE SPLICED ON THE SAME MEMBER.
11. FOR MANUFACTURED SHEAR PANEL TYPES (PER PLAN) SCHEDULE AND TYP. NOTES, SEE D6, D6.1.
12. OPENINGS IN SHEARWALL PER DETAIL (3/-)
13. CRAWL SPACE VENTS SHALL CONFORM TO DETAIL (4/-)

A SHEARWALL SCHEDULE



7 TYP. HOLDOWN LOCATION

AT WINDOW OR DOOR



8 "HDU" HOLDOWN

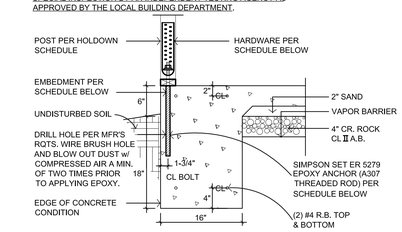
HOLDOWN TO GRADE BEAM

LOC.	HOLDOWN MARK	HOLDOWN HARDWARE	MAXIMUM VALUE	MINIMUM POST SIZE	MIN. No. OF NAILS (TOTAL)	ANCHORAGE (NOTE 7, AND 13.)	COMMENTS
AT FOUNDATION	(2)	"HDU2-SDS2.5"	3075 lbs.	4x	(6) SDS25212 SCREWS	5/8" DIA. SSTB16 13" MIN. EMBED. (NOTE 7. AND 13.) (4/-)	PER "SIMPSON" INSTALLATION REQUIREMENTS
	(4)	"HDU4-SDS2.5"	4565 lbs.	4x	(10) SDS25212 SCREWS	5/8" DIA. SSTB16 13" MIN. EMBED. (4/-)	PER "SIMPSON" INSTALLATION REQUIREMENTS
	(5)	"HDU5-SDS2.5"	5645	4x4	(14) SDS25212 SCREWS	5/8" DIA. SSTB20 17" MIN. EMBED.	PER SIMPSON INSTALLATION REQUIREMENTS

1. INSTALL ALL HOLDOWNS PER THE MFR'S INSTRUCTIONS.
2. HOLDOWN POSTS SHALL BE FULL-HEIGHT (TOP TO BOTTOM PLATE) FOR HOLDOWN CONNECTIONS.
3. PROVIDE SHEARWALL EDGE NAILING (AS NOTED IN THE SHEARWALL SCHEDULE) TO ALL POSTS WITH HOLDOWNS AT THE TOP OR BOTTOM OF POST.
4. USE COMMON WIRE GAGE NAILS FOR NAILED HOLDOWN CONNECTIONS, U.N.O. WHERE 16d SINKER, 12d OR 10d NAILS ARE SPECIFIED, 16d SINKER, 12d AND 10d MAY BE USED INTERCHANGEBLY.
5. PROVIDE SOLID FILLER POSTS (IN JOIST SPACE) UNDER ALL POSTS WHICH HAVE HOLDOWNS.
6. HOLDOWN LOCATION PER DETAIL (1/-)
7. MONOLITHIC POUR IS REQUIRED FOR SSTB BOLTS.
8. FOR TYPICAL HOLDOWN DETAILS, SEE (1/-) (2/-) (3/-)
9. ANCHOR BOLTS SHALL BE SECURED IN PLACE PRIOR TO FOUNDATION INSPECTION.
10. FOR ROD HOLDOWN ALTERNATE, SEE
11. ALTERNATE RETROFIT HOLDOWN OR REPAIR OF MISPLACED HOLDOWN PER DTL (3/-)
12. PROVIDE EXTRA FOUNDATION REINFORCEMENT PER
13. AT HIGH STEM, INSTALL ANCHOR BOLTS PER

C HOLDOWN SCHEDULE AND TYPICAL NOTES

INSTALLATION OF EPOXY-GROUTED ANCHORS REQUIRES FULL-TIME SPECIAL INSPECTION BY AN INDEPENDENT TESTING AGENCY AS APPROVED BY THE LOCAL BUILDING DEPARTMENT.



HARDWARE (SCHEDULE A, NOTE 2)	ANCHOR DIAMETER	MIN. EMBEDMENT (SEE NOTE 1)
HDU2-SDS2.5	5/8"	10"
HDU4-SDS2.5	5/8"	10"

1. ANCHOR SHALL BE 5" MINIMUM FROM CORNER.
2. PROVIDE (32) 16d SINKERS OR 10d NAILS TO TD POST.

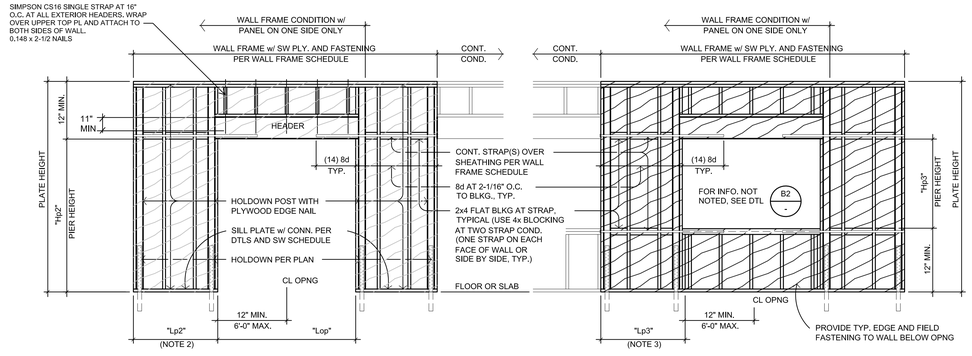
9 ALT. RETROFIT HOLDOWN

EPOXY METHOD

WALL MARK	MAX. PLATE HEIGHT	"Hp2" (MIN.)	"Hp3" (MAX.)	REQUIRED STRAP(S)	SHEARWALL REF. TYPE (NOTE 1.)
PSW-A	8'-0"	7'-0"	5'-0"	"CS16"	A
	9'-0"	8'-0"	6'-0"	"CS16"	
	10'-0"	9'-0"	7'-0"	"CS16"	
PSW-B	8'-0"	7'-0"	5'-0"	"CS16"	B
	9'-0"	8'-0"	6'-0"	"CS16"	
	10'-0"	9'-0"	7'-0"	"CS16"	
PSW-C	8'-0"	7'-0"	5'-0"	"CS16"	C
	9'-0"	8'-0"	6'-0"	"CS16"	
	10'-0"	9'-0"	7'-0"	"CS16"	
PSW-X	8'-0"	7'-0"	5'-0"	"CS16" (NOTE 4)	X
	9'-0"	8'-0"	6'-0"	"CS16" (NOTE 4)	
	10'-0"	9'-0"	7'-0"	"CS16" (NOTE 4)	
PSW-Y	8'-0"	7'-0"	5'-0"	"CS16" (NOTE 4)	Y
	9'-0"	8'-0"	6'-0"	"CS16" (NOTE 4)	
	10'-0"	9'-0"	7'-0"	"CS16" (NOTE 4)	
PSW-Z	8'-0"	7'-0"	5'-0"	"CS16" (NOTE 4)	Z
	9'-0"	8'-0"	6'-0"	"CS16" (NOTE 4)	
	10'-0"	9'-0"	7'-0"	"CS16" (NOTE 4)	

1. SEE SHEARWALL SCHEDULE FOR INFORMATION NOT NOTED.
2. Lp2 SHALL BE NOT LESS THAN 1/2 Hp2.
3. Lp3 SHALL BE NOT LESS THAN 1/2 Hp3.
4. PROVIDE (2) CS16 STRAPS WHERE Lop IS GREATER THAN 8'-0"
5. ELEVATION OF INTERIOR SHEARWALL, SEE (C/-)

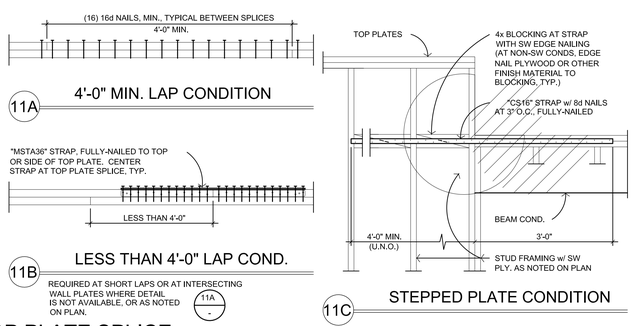
B1 WALL FRAME SCHEDULE



B2 WALL FRAME AT DOOR

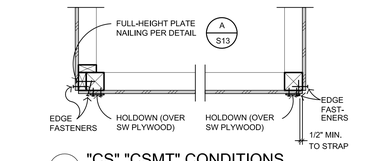
B3 WALL FRAME AT WINDOW

B WALL FRAME (PERFORATED SHEARWALL) SCHEDULE AND ELEVATION TYPES



11 TOP PLATE SPLICE

AT ALL EXTERIOR, BEARING AND SHEARWALLS



10 HOLDOWN AT CORNER

PLAN VIEWS

CWA
P.O. BOX 1060 808 870 3174-OFFICE
PUNENE, HI. 96784 martycdc@gmail.com

ZUMA DEVELOPMENT

MARTIN V. COOPER
LICENSED PROFESSIONAL ARCHITECT
No. 7350
HAWAII, U.S.A.

This work was prepared by me or under my supervision and construction of this project will be under my supervision.

Signature

License expires on 04/30/26

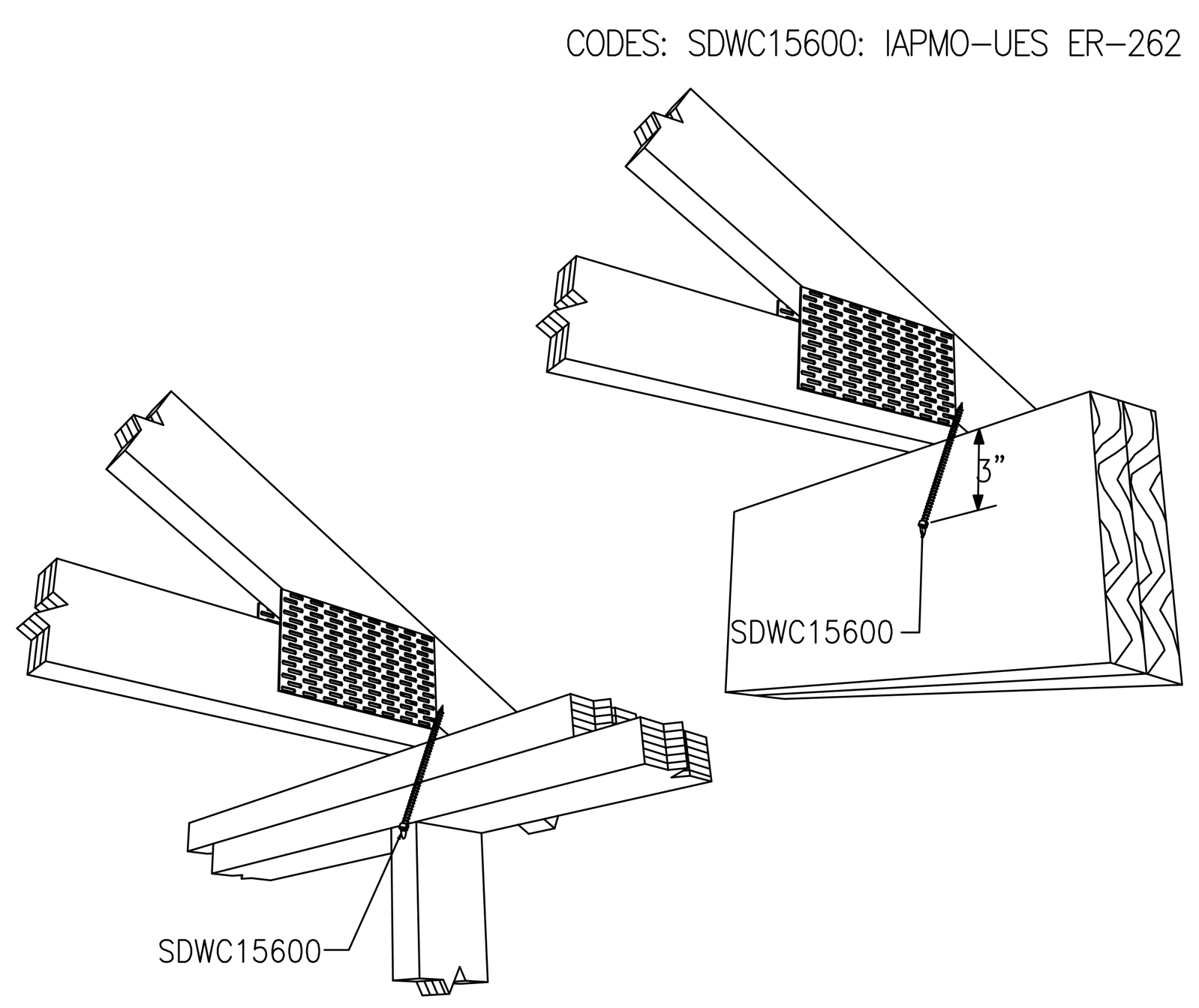
WIND UPLIFT RESISTING STRONG-DRIVE SCREW FASTENING SYSTEMS

PROPOSED IMPROVEMENTS FOR:
D&D ALOHA HOLDING LLC
630 KAI HUKI CIR
LOT 82, PEAHI FARMS AT OPANA POINT
ULUMALU, MAUI, HAWAII
TMK : 2 - 8 - 003 : 085

DATE: NOV. 6, 2024
SCALE: NOTED
DRAWN: MVC / SV
JOB: PEAHI 82
BPA SET

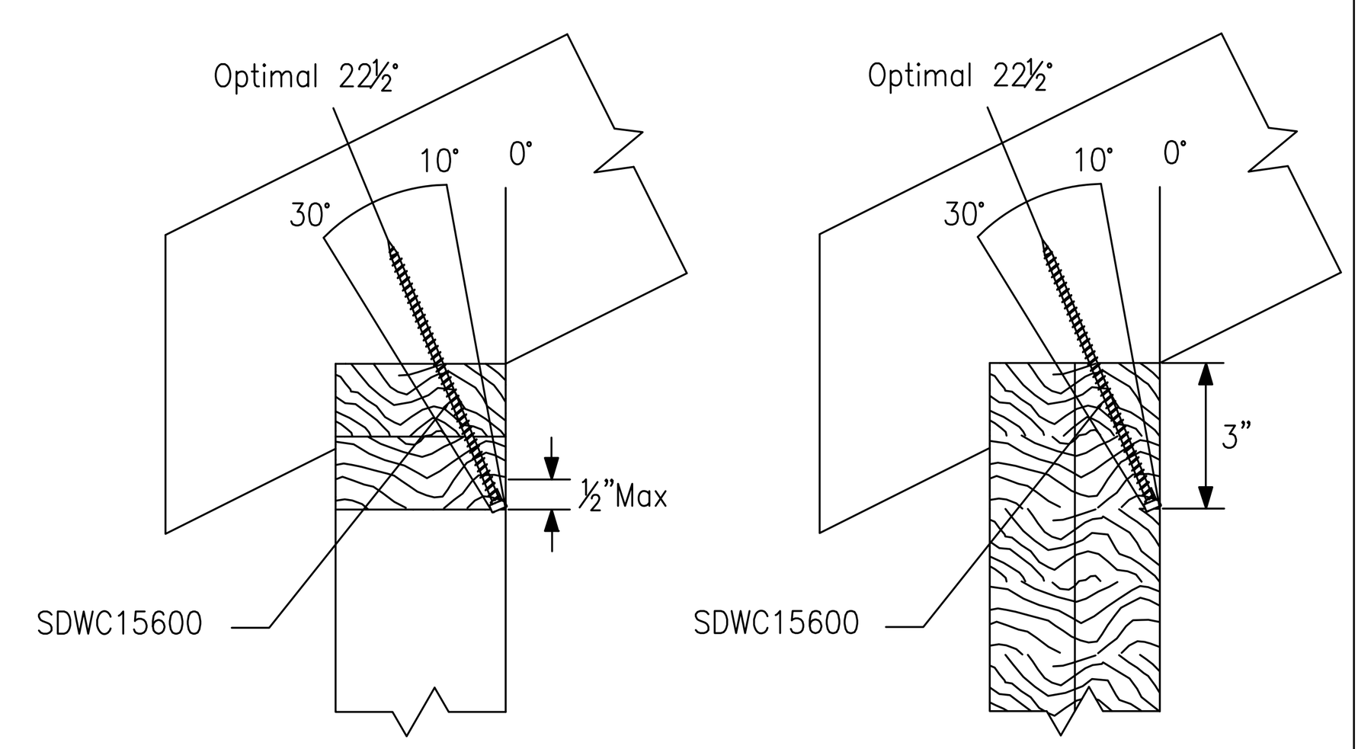
S13

CODES: SDWC15600: IAPMO-UES ER-262



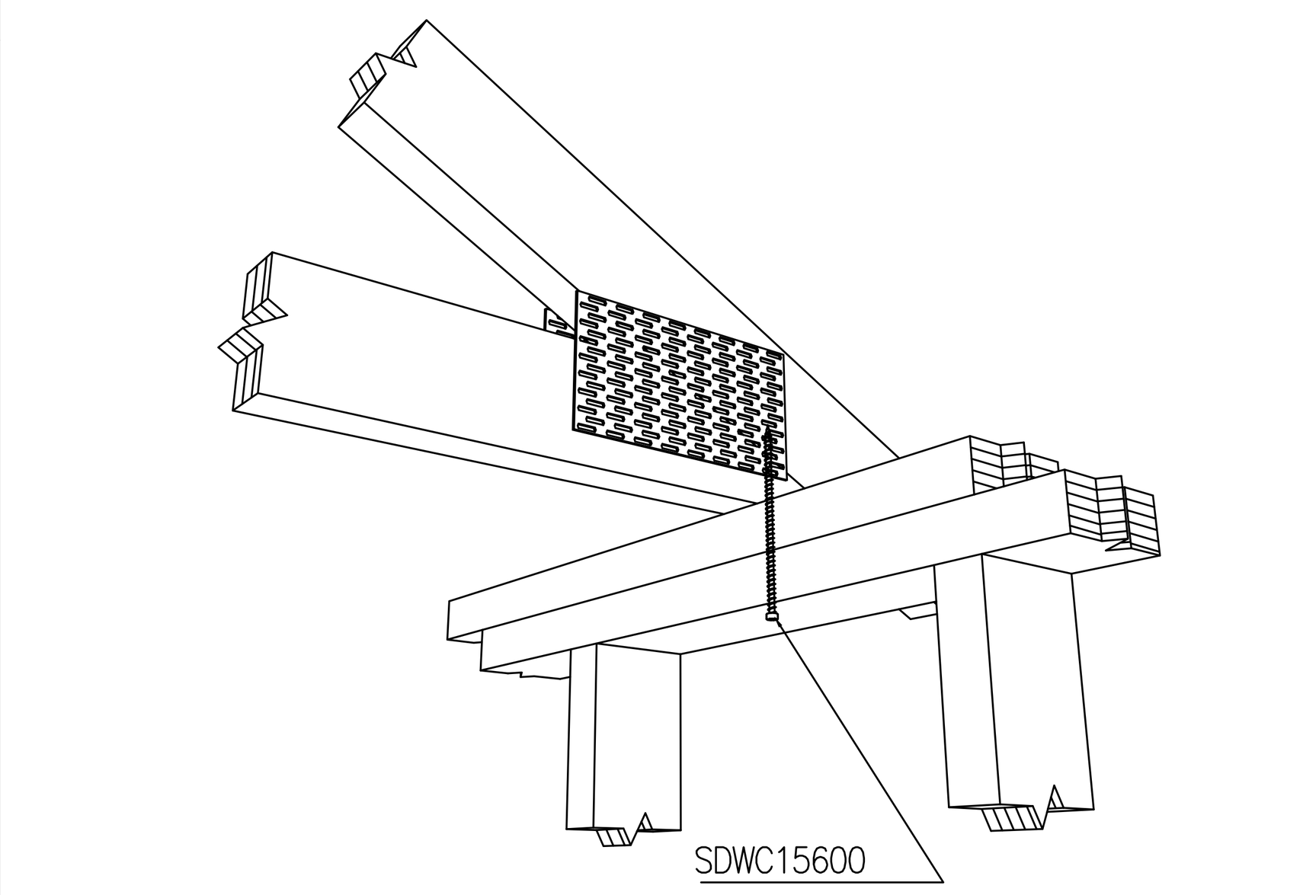
1 SINGLE SDWC ROOF TO WALL OR BEAM INSTALLTION

Rafter to Top Plate shown
Truss to Top Plate similar



Note: 1. Sloped-roof rafters may be sloped up to and including a 12:12 pitch and must be "birdsmouth" cut.
2. Reference detail 4 for installation instructions.

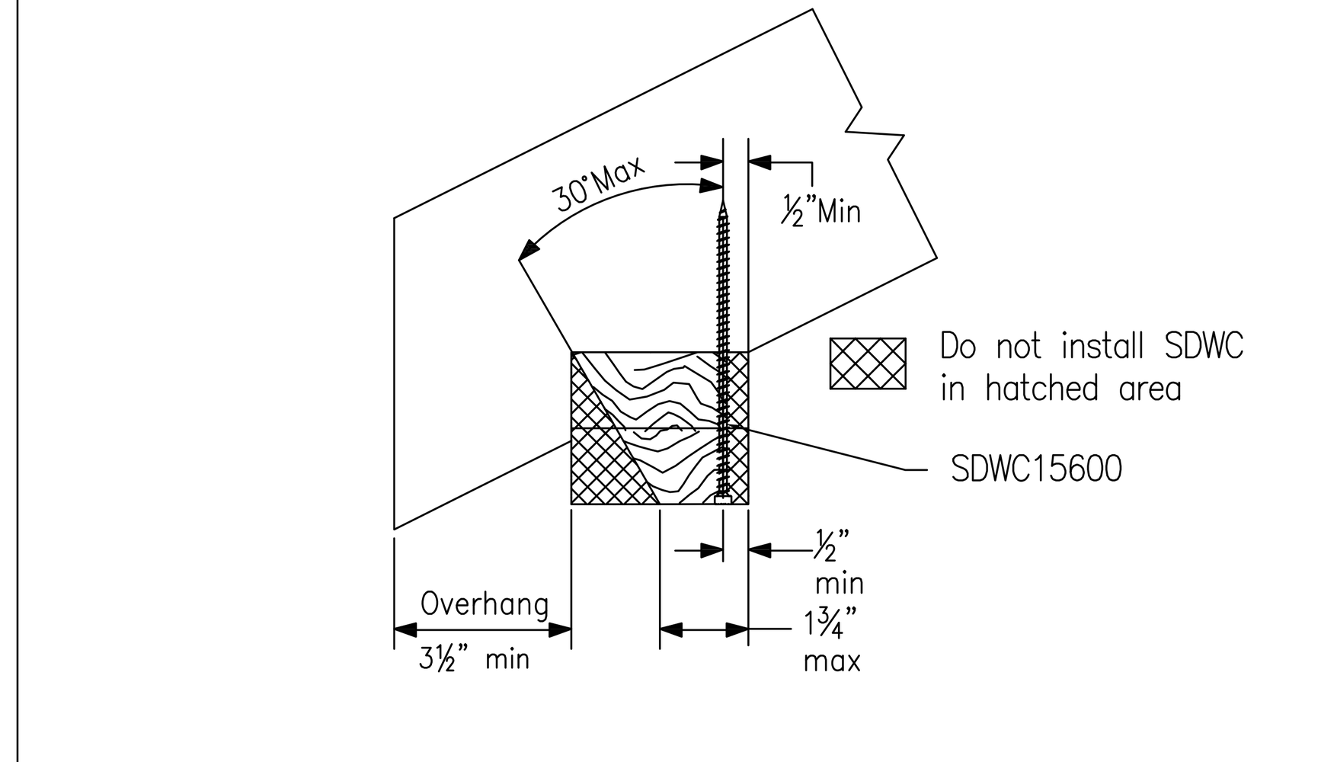
1a SINGLE SDWC ROOF TO WALL OR BEAM INSTALLATION RANGE



Note: Reference detail 2a for installation angle limit

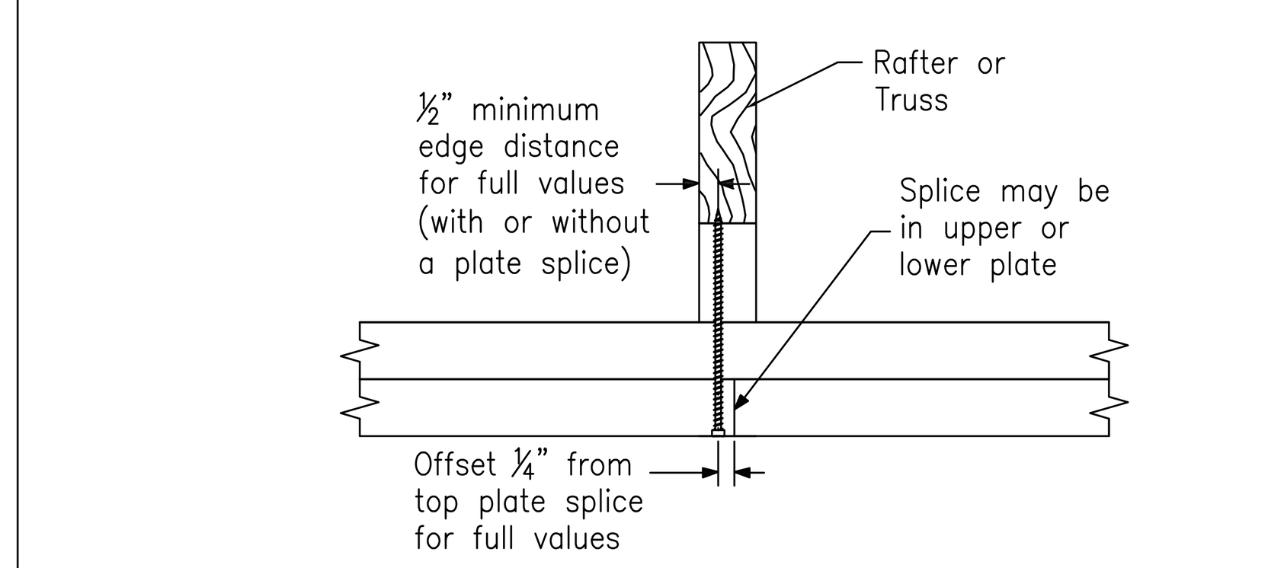
2 OPT. SDWC INSTALLATION – TRUSS/RAFTER OFFSET FROM STUD

Rafter to Top Plate shown
(Truss to Top Plate similar)

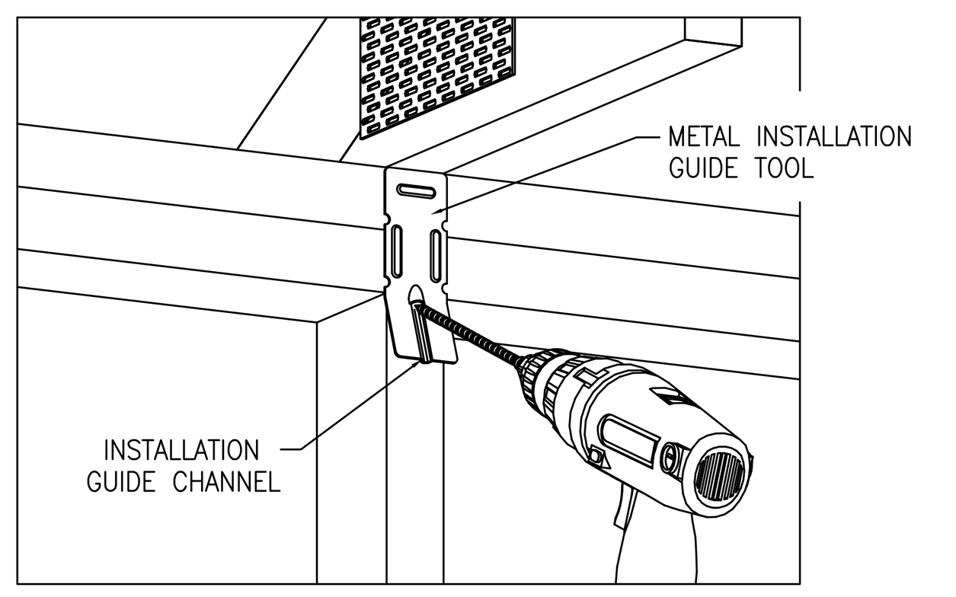


Note: Sloped-roof rafters may be sloped up to and including a 12:12 pitch and must be "birdsmouth" cut.

2a OPT. SDWC INSTALLATION RANGE



3 SDWC MIN. EDGE DISTANCE FOR TOP PLATE SPLICE

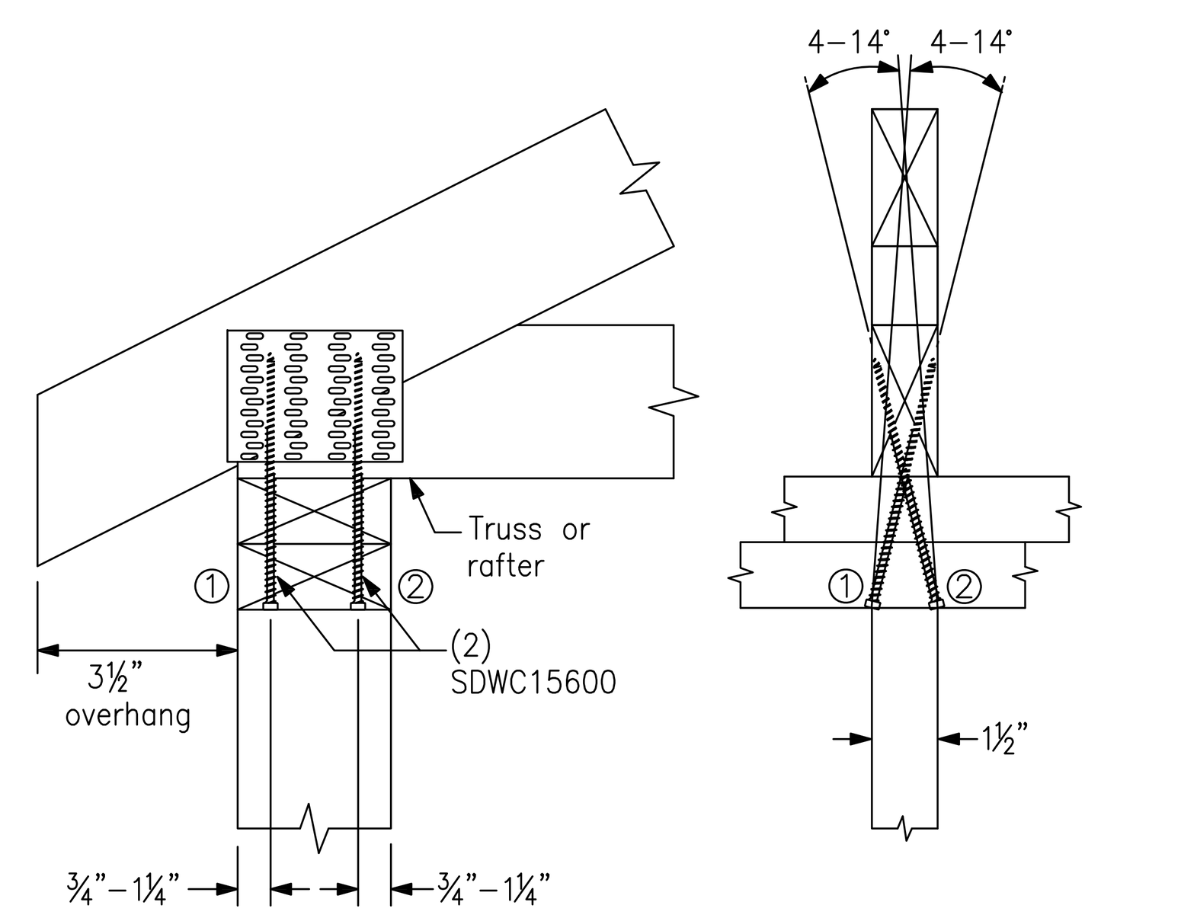


Step 1 – Align the metal installation guide tool (included) with the truss or rafter, and drive the tip of the Strong-Drive SDWC to engage the threads.

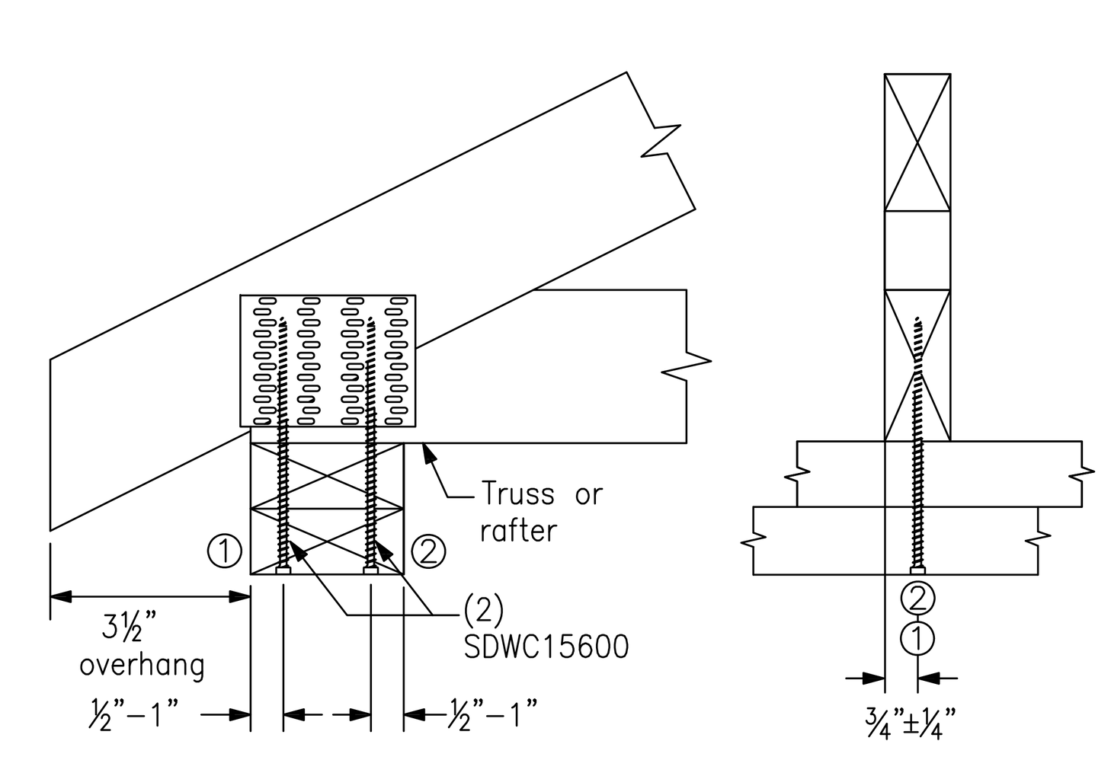
Step 2 – While continuing to drive the SDWC, "drop" the fastener head into the guide channel to ensure optimal installation angle of 22.5°. The installation angle range is 10°–30° (see detail 1a). Once the installation angle is established, the metal installation guide tool may be removed.

Step 3 – Drive the SDWC until the head of the fastener is fully countersunk into the double top plate. Verify that the entire shank of the fastener is installed into a wood member.

4 SDWC INSTALLATION INSTRUCTIONS (ROOF TO WALL)

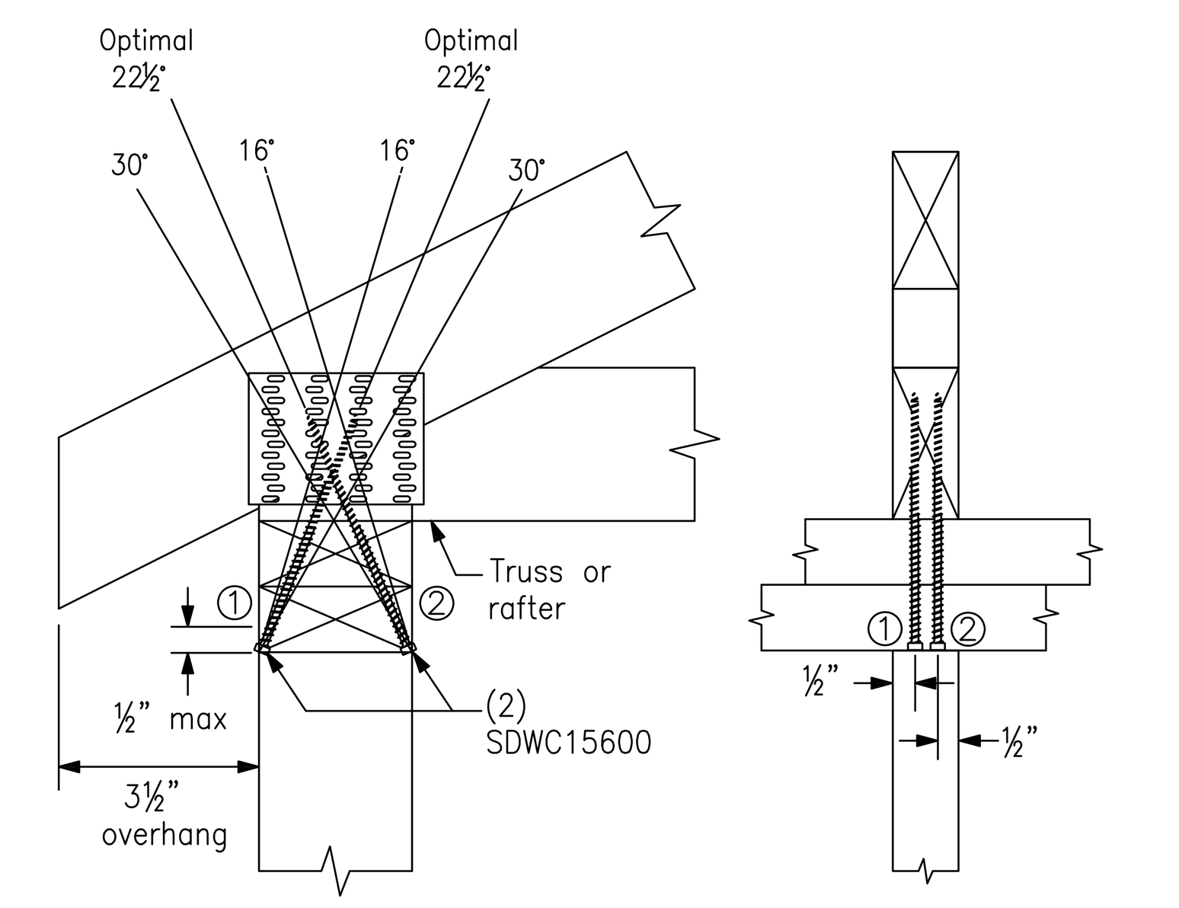


5 DOUBLE SDWC INSTALL: CONFIGURATION A



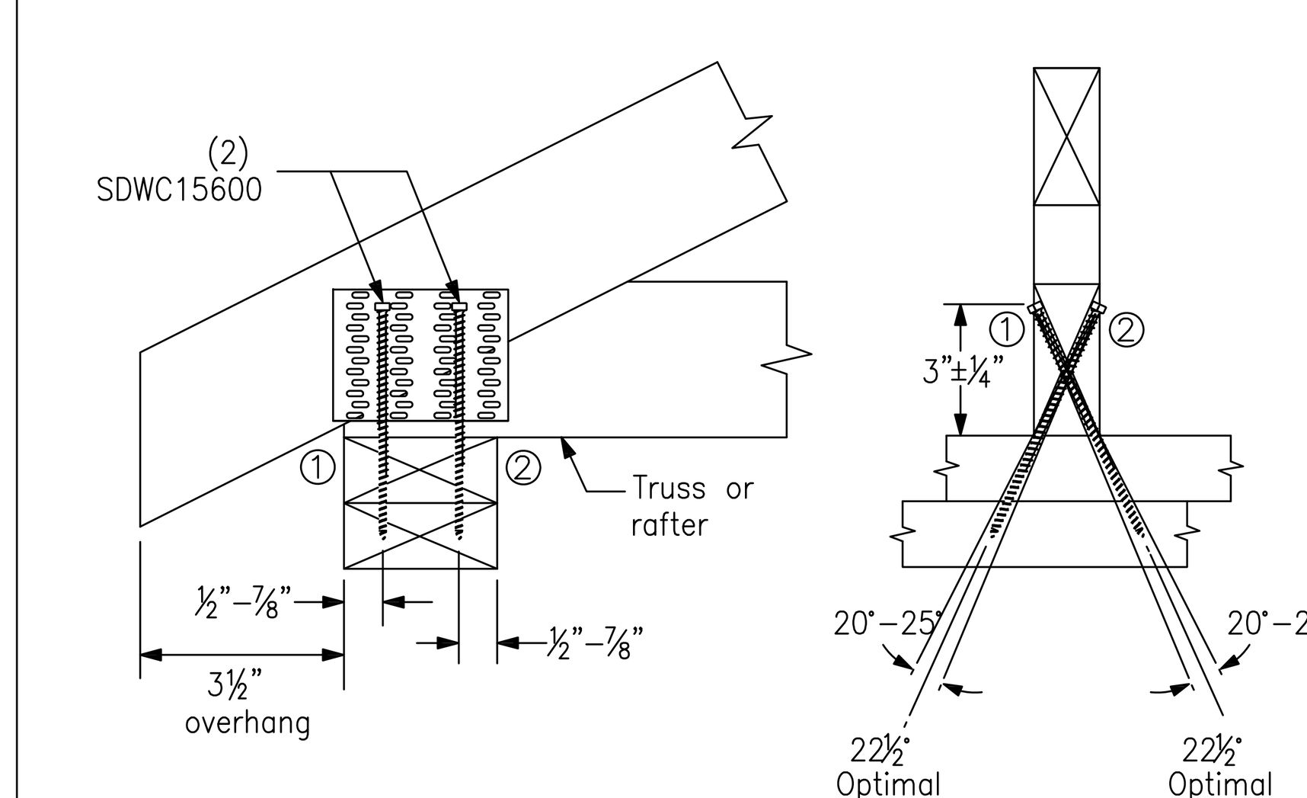
Both screws installed ±s°.

6 DOUBLE SDWC INSTALL: CONFIGURATION B



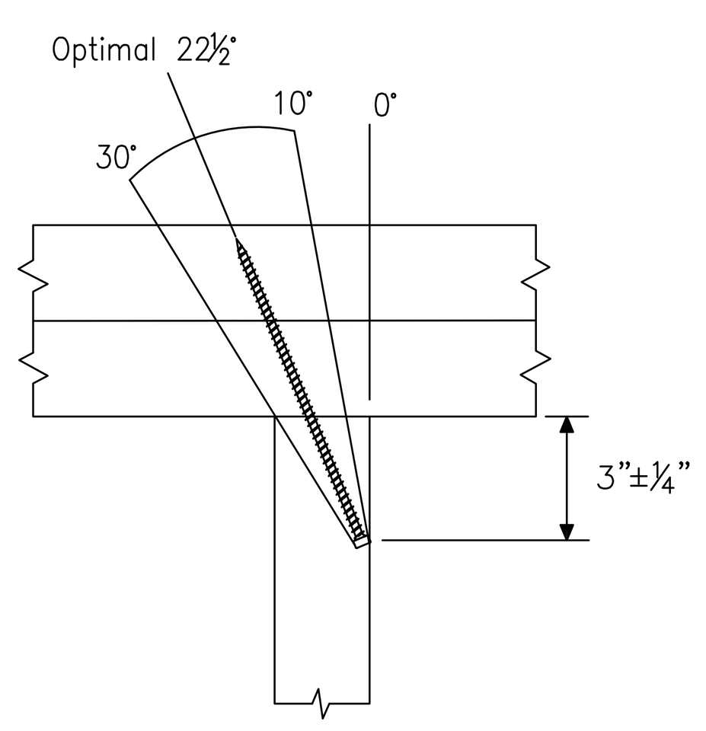
Use metal installation guide included in screw kits for optimal 22.5° installation.

7 DOUBLE SDWC INSTALL: CONFIGURATION C



Use metal installation guide included in screw kits for optimal 22.5° installation. To predrill through truss plates, use a ⅛" drill bit.

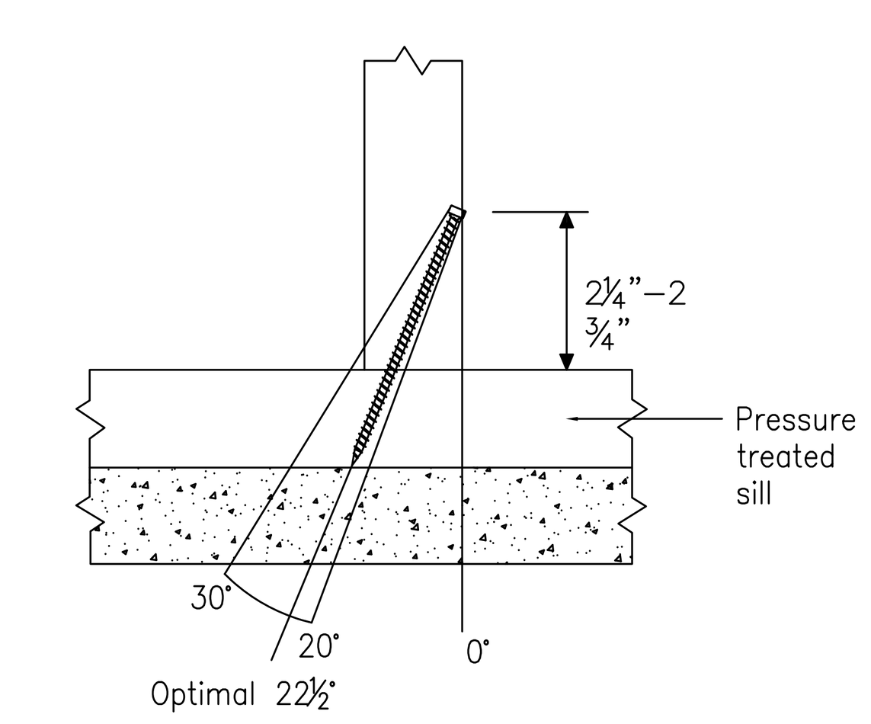
8 DOUBLE SDWC INSTALL: CONFIGURATION D



SDWC15600 at Stud to Double Top Plates
(Wide Face of Stud)

Note: Stud-to-double top plates shown. Stud-to-single/double bottom plates over wood floor similar.

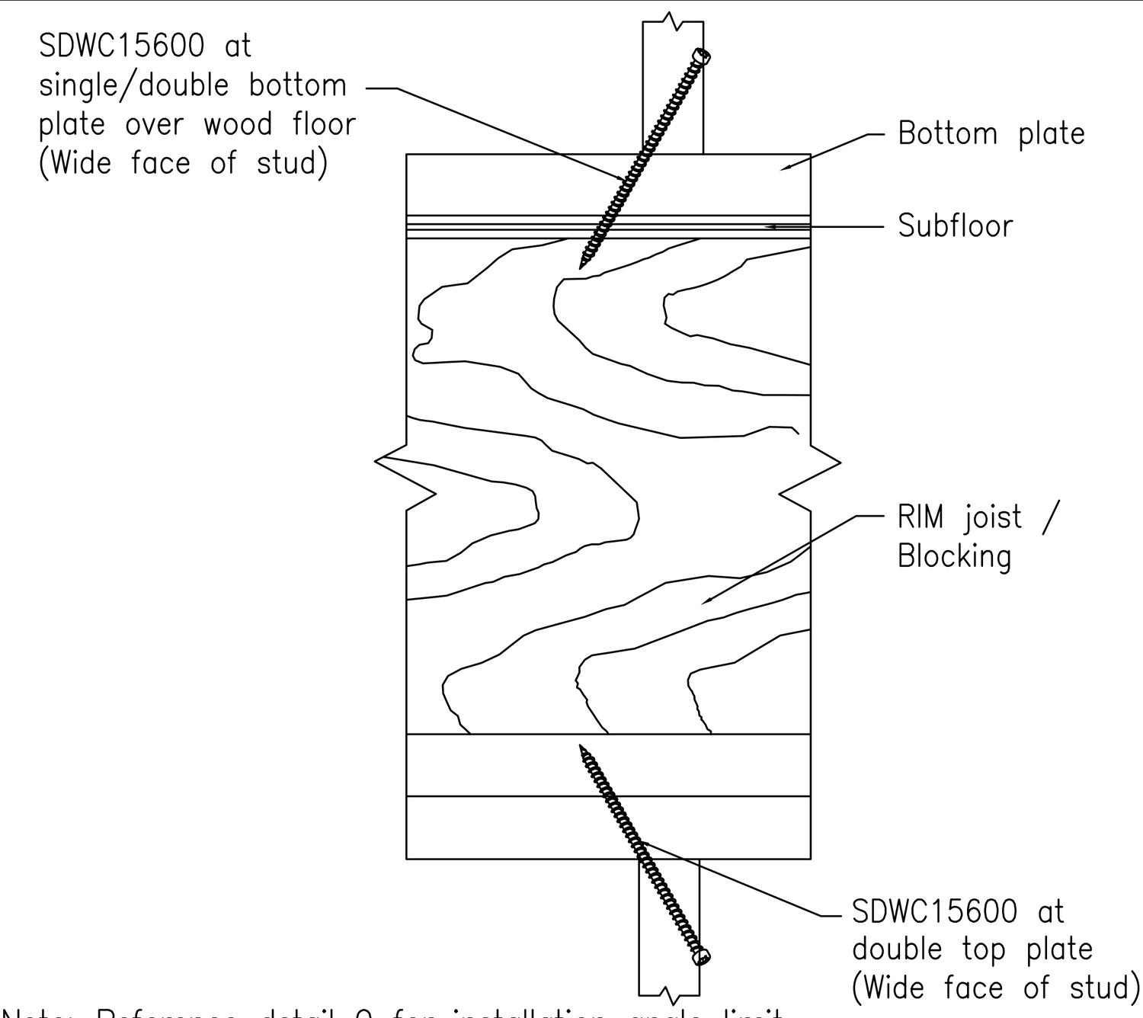
9 SDWC STUD-TO-TOP/BOTTOM PLATES CONNECTION



SDWC15450 at Sill Plate Connection
Finish: Black E- Coat™
(Wide Face of Stud)

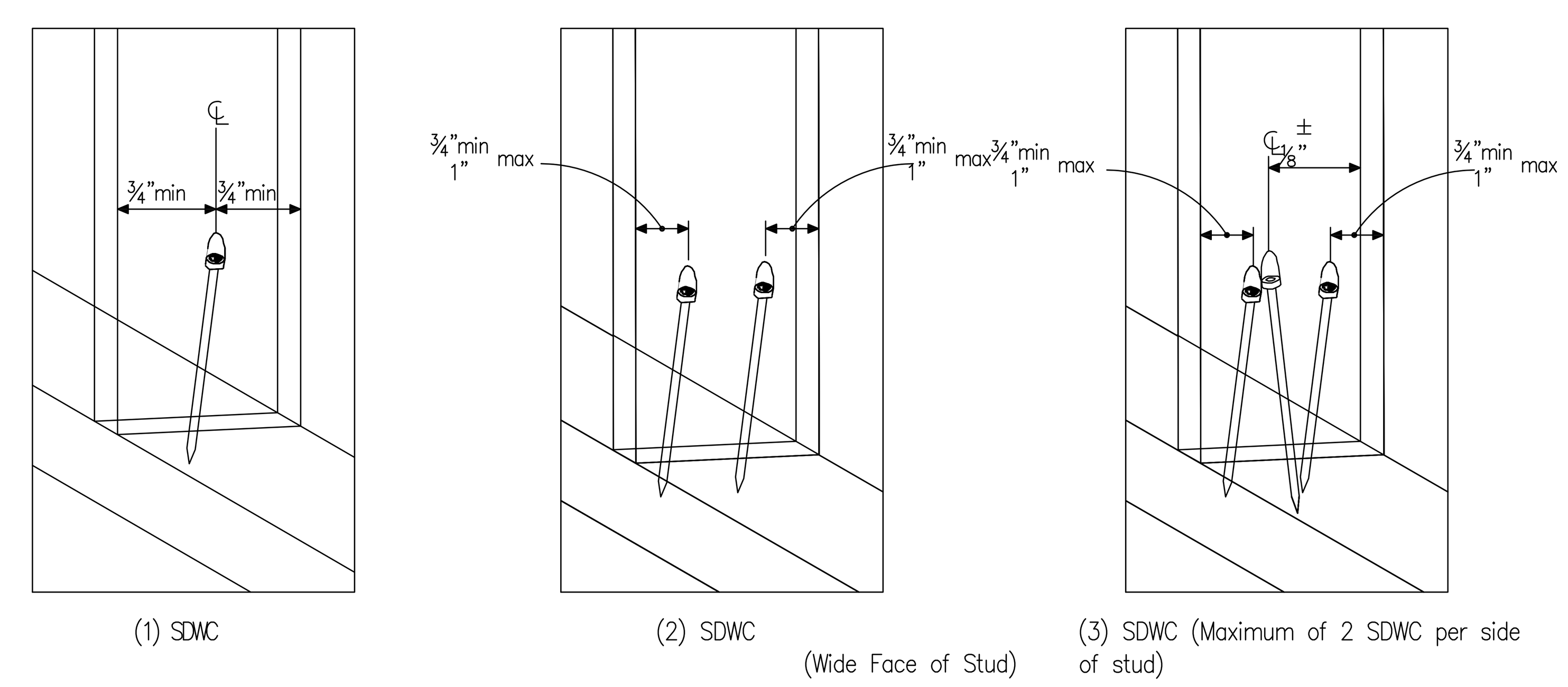
Note: Sill plate anchor to foundation not shown for clarity.

10 SDWC STUD-TO-SILL PLATE CONNECTION



Note: Reference detail 9 for installation angle limit

11 SDWC STUD-TO-BOTT. PLATE CONNECTION OVER WOOD FLOOR

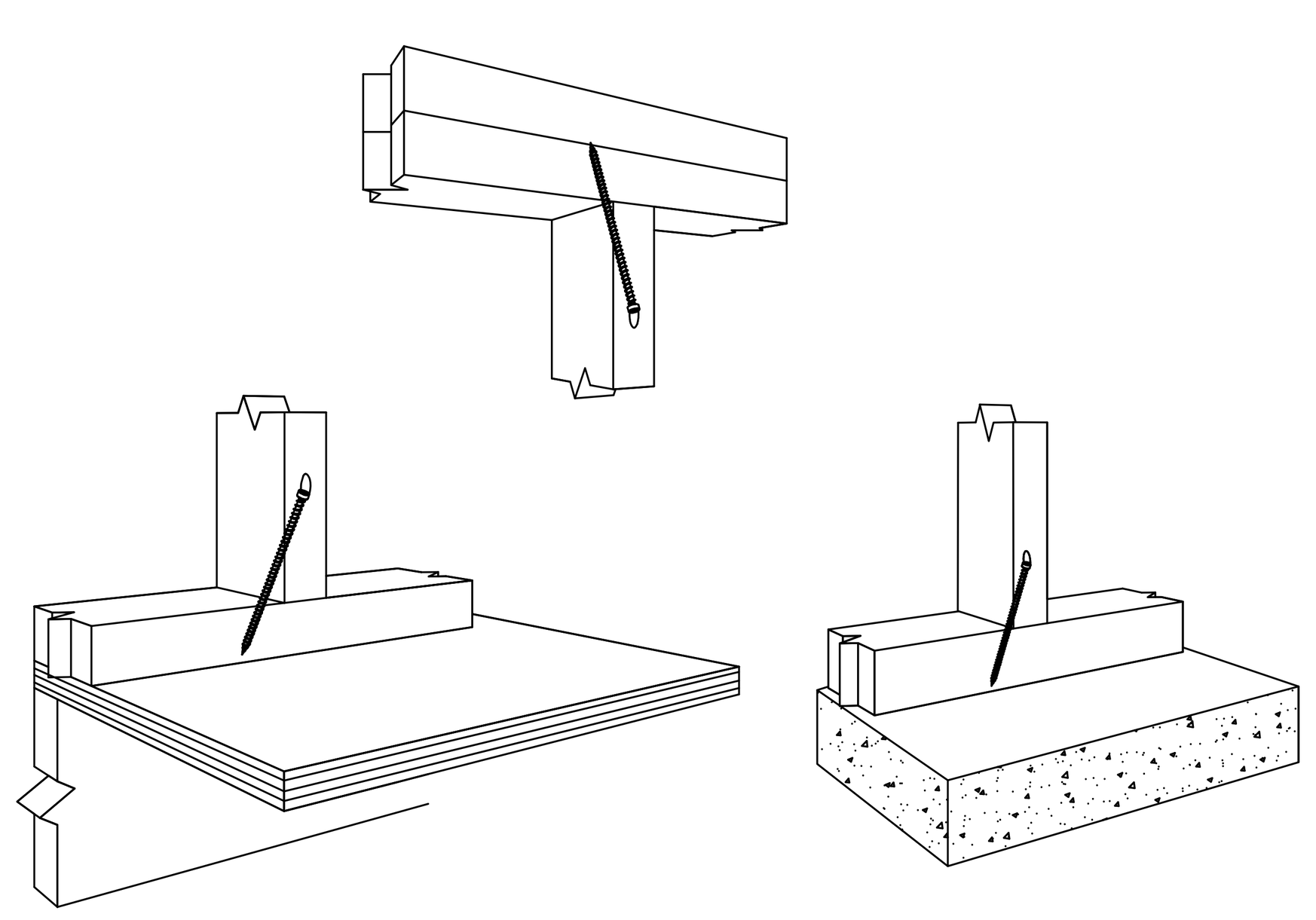


Single SDWC & multiple SDWC connections per stud information.

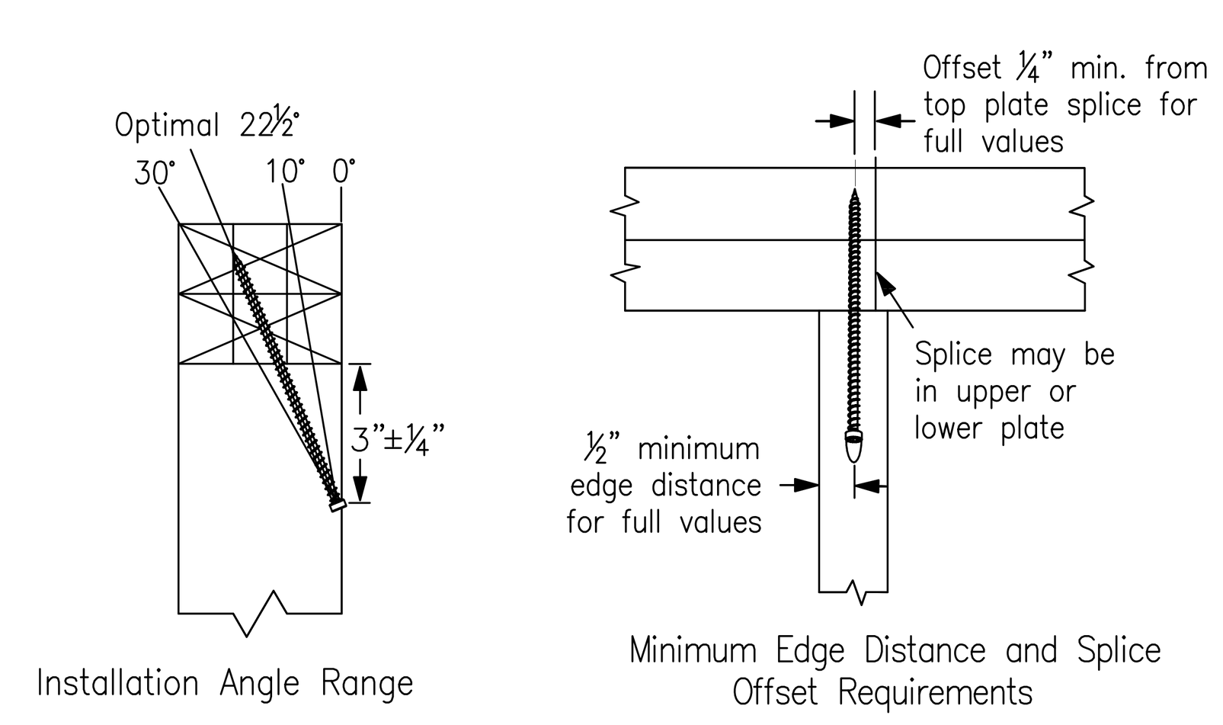
SDWC15450 at sill connections only.
SDWC15600 at all other connectons.

Note: Stud-to-Bottom Plate shown. All other installations similar.

12 SDWC EDGE DISTANCE AND SPACING INFORMATION



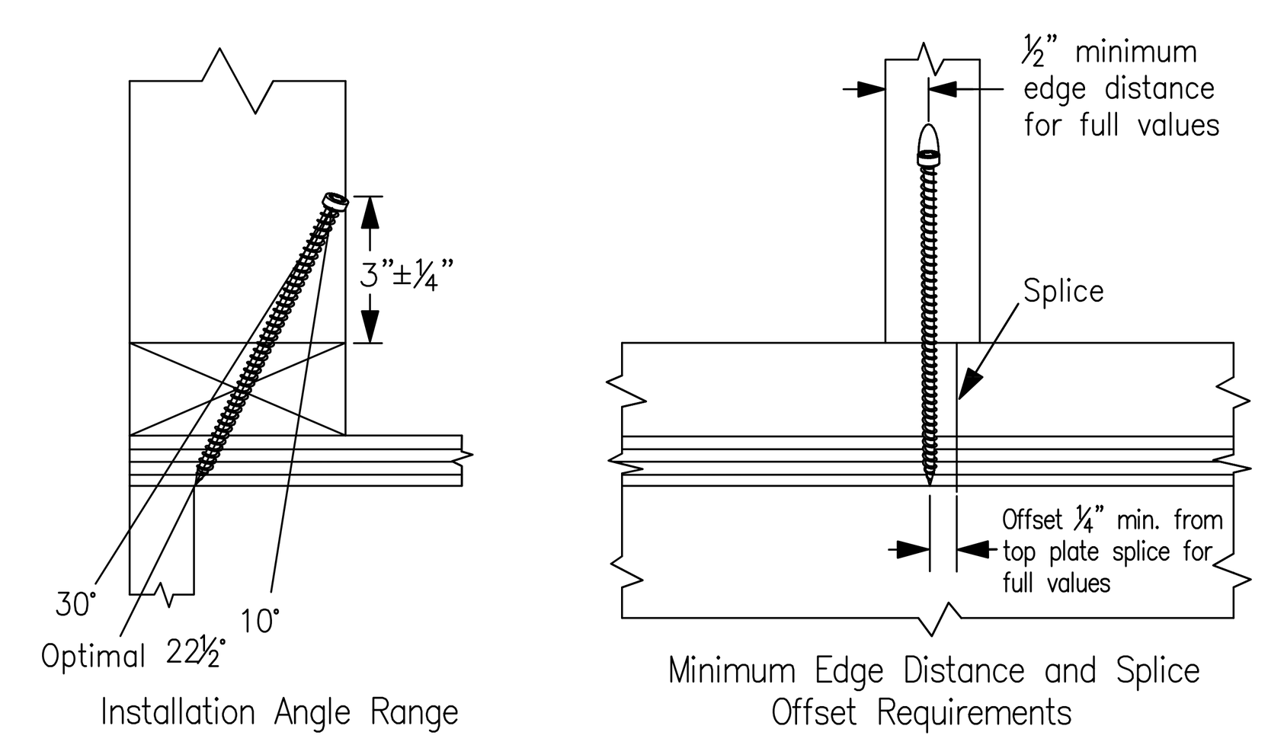
13 NARROW FACE OF STUD CONNECTIONS



Installation Angle Range

Minimum Edge Distance and Splice Offset Requirements

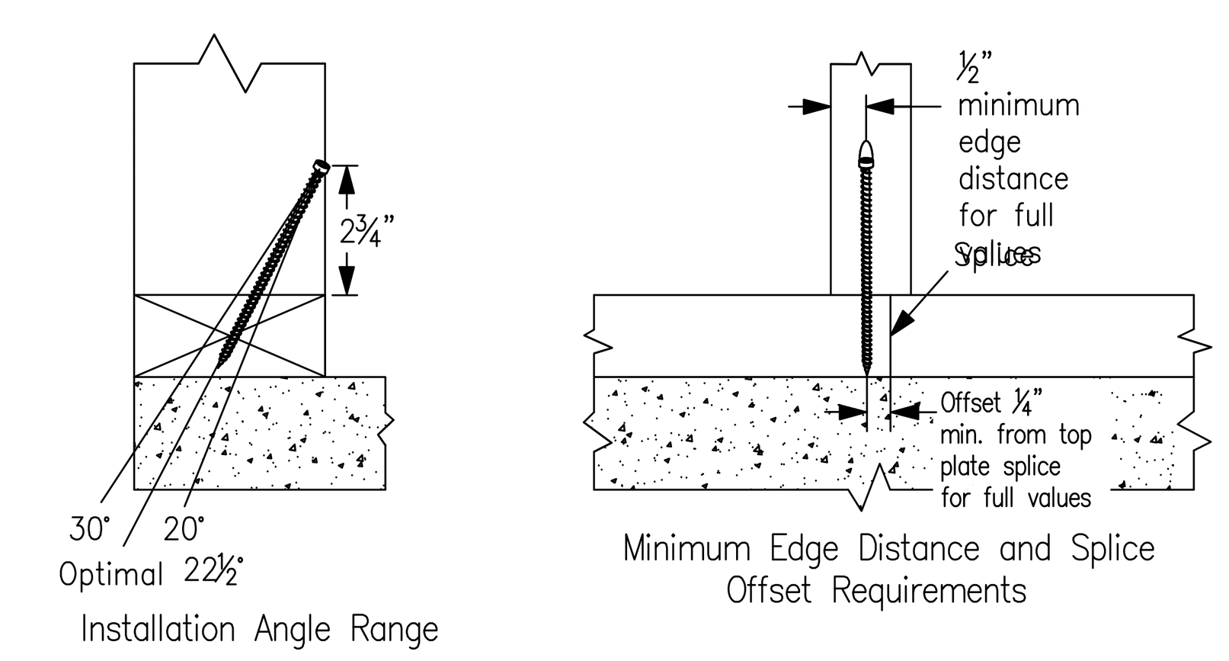
14 NARROW FACE OF STUD TO TOP PLATE INSTALLATION



Installation Angle Range

Minimum Edge Distance and Splice Offset Requirements

15 NARROW FACE OF STUD TO BOTTOM PLATE INSTALLATION



Installation Angle Range

Minimum Edge Distance and Splice Offset Requirements

16 NARROW FACE OF STUD TO SILL PLATE INSTALLATION

1. STRONG-DRIVE STRUCTURAL WOOD SCREWS FOR TRUSS/RAFTER, STUD-TO-PLATE, AND FLOOR-TO-FLOOR CONNECTIONS ARE MANUFACTURED AND TRADEMARKED BY "SIMPSON STRONG-TIE COMPANY, INC." HOME OFFICE: 5956 W. LAS POSITAS BLVD., PLEASANTON, CA 94588 TEL: (800) 999-5099, FAX: (925) 847-1597. "SIMPSON STRONG-TIE COMPANY, INC." IS AN ISO 9001 REGISTERED COMPANY.
2. USE OF THIS PRODUCT IS SUBJECT TO THE APPROVAL OF THE LOCAL BUILDING DEPARTMENT.
3. THESE PRODUCTS ARE PART OF THE OVERALL WIND UPLIFT FORCE RESISTING SYSTEM OF THE STRUCTURE. DESIGN OF THE BUILDING'S MAIN WIND FORCE RESISTING SYSTEM, INCLUDING THE LOAD PATH TO TRANSFER UPLIFT FORCES FROM THE STRUCTURE TO THE GROUND, IS THE RESPONSIBILITY OF THE SPECIFIER.
4. ENGINEER OF RECORD IS PERMITTED TO MODIFY DETAILS FOR SPECIFIC CONDITIONS.
5. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, CONDITIONS, ETC. PRIOR TO INSTALLATION OF ANY STRONG-DRIVE SCREWS FOR THE WIND UPLIFT RESISTING SYSTEM. IF ANY DISCREPANCIES ARE FOUND, THEY SHALL BE BROUGHT TO THE ATTENTION OF THE SPECIFIER FOR CLARIFICATION PRIOR TO CONSTRUCTION.
6. INSTALLATION OF PRODUCT SHALL BE DONE IN CONFORMANCE TO THESE DRAWINGS. THE PERFORMANCE OF MODIFIED PRODUCTS OR ALTERED INSTALLATION PROCEDURES ARE THE SOLE RESPONSIBILITY OF THE SPECIFIER.
7. SIMPSON STRONG-TIE COMPANY, INC. RESERVES THE RIGHT TO CHANGE SPECIFICATIONS, DESIGNS, AND MODELS WITHOUT NOTICE OR LIABILITY FOR SUCH CHANGES.
8. ALL HARDWARE CALLED OUT IS SIMPSON STRONG-TIE.

17 **STANDDARD DETAILS BY SIMPSON STRONG-TIE COMPANY, INC**

CWA
P.O. BOX 1062 PUUNENE, HI. 96784
808 810 3714-OFFICE
martycwa@gmail.com

ZUMA DEVELOPMENT

MARTIN V. COOPER
LICENSED PROFESSIONAL ARCHITECT
No. 7350
HAWAII, U.S.A.

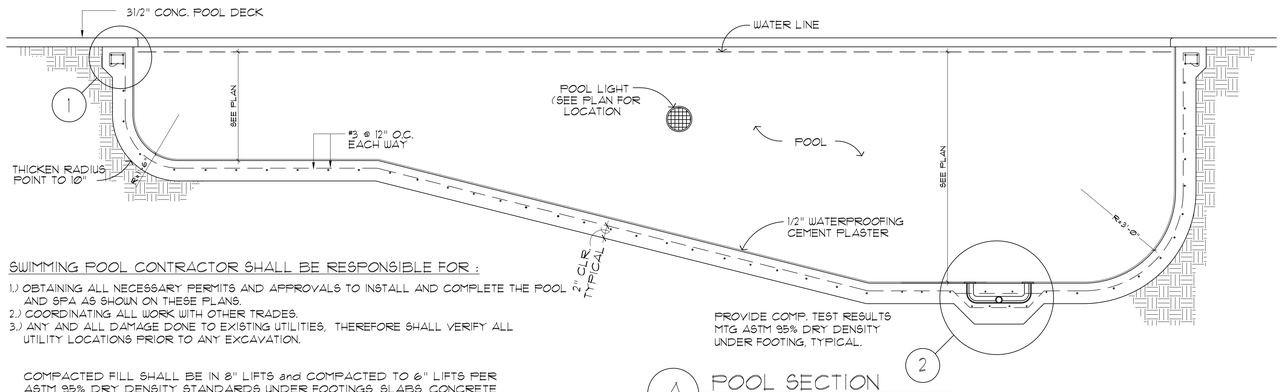
This work was prepared by me or under my supervision and construction of this project will be under my observation.
Signature
License expires on 04/30/26

WIND UPLIFT RESISTING STRONG-DRIVE SCREW FASTENING SYSTEMS

PROPOSED IMPROVEMENTS FOR:
D&D ALOHA HOLDING LLC
630 KAI HUKI CIR.
LOT 82, FEAHI FARMS AT OPANA POINT
ULUMALU, MAUI, HAWAII
TMK: 2 - 8 - 003 : 085

DATE:	NOV. 6, 2024
SCALE:	NOTED
DRAWN:	MVC / SV
JOB:	FEAHI 82
	BPA SET

S14



SWIMMING POOL CONTRACTOR SHALL BE RESPONSIBLE FOR :

1.) OBTAINING ALL NECESSARY PERMITS AND APPROVALS TO INSTALL AND COMPLETE THE POOL AND SPA AS SHOWN ON THESE PLANS.
2.) COORDINATING ALL WORK WITH OTHER TRADES.
3.) ANY AND ALL DAMAGE DONE TO EXISTING UTILITIES, THEREFORE SHALL VERIFY ALL UTILITY LOCATIONS PRIOR TO ANY EXCAVATION.

COMPACTED FILL SHALL BE IN 8" LIFTS and COMPACTED TO 6" LIFTS PER ASTM 95% DRY DENSITY STANDARDS UNDER FOOTINGS, SLABS, CONCRETE STAIRS, SIDEWALKS, DRIVEWAY, POOL DECK, POOL and SPA. SITE CONTRACTOR SHALL ENSURE COMPACTED FILL IS FREE OF DEBRIS and ORGANIC MATERIAL. PROVIDE INDEPENDENT SOIL'S ENGINEER COMPACTION TEST REPORTS TO ARCHITECT FOR APPROVAL.

A POOL SECTION
3/4" = 1'-0"

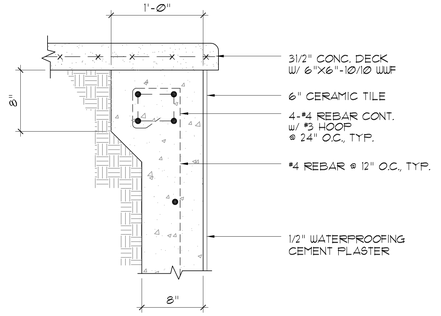
GENERAL NOTES

STEEL REINFORCING
STANDARD FLOOR & WALL..#4@12" O.C. EACH WAY. WALL OVER 4'-0" DEEP..#4@6" O.C. VERTICALLY EXTENDING 2'-0" INTO FLOOR. REBAR SHALL BE GRADE 40. ALL STEEL TO BE GROUNDED ELECTRICALLY.

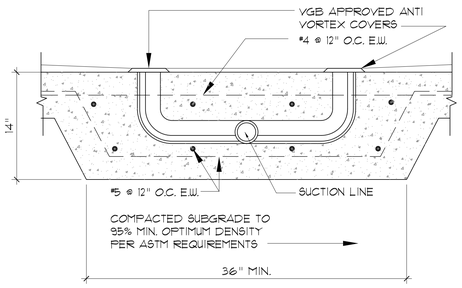
CONCRETE
ALL CONCRETE TO BE 3000 PSI @ 28 DAYS. MINIMUM CONCRETE THICKNESS TO BE 8" WITH MINIMUM THICKNESS AT RADIUS, AND BELOW 4'-0" DEPTH, SHALL BE 12". COMPACT ALL AREAS BELOW AND AROUND POOL TO 95% OF OPTIMUM DENSITY.

ELECTRICAL
ALL ELECTRICAL WORKS SHALL CONFORM TO THE REQUIREMENT OF MAUI COUNTY AND N.E.C. ART 680 LATEST EDITION. ALL EQUIPMENT SHALL COMPLY WITH THE N.E.C. AND SHALL BE UL. APPROVED. BONDING AND GROUNDING OF ALL EQUIPMENT TO REINFORCING STEEL SHALL BE WITH A.W.G. #8 COPPER CONDUCTOR. NO ELECTRICAL ATTACHMENT, RECEPTACLE OR OVERHEAD WIRING SHALL BE WITHIN 10' OF THE POOL OR SPA. ALL RECEPTACLES LOCATED BETWEEN 10' AND 15' FROM THE POOL OR SPA SHALL BE PROTECTED WITH WITH A GROUND FAULT CIRCUIT INTERRUPTOR (gfi).

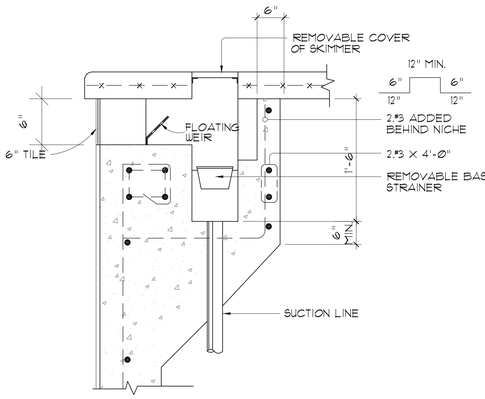
POOL EQUIPMENT ROOM:
REFER TO ARCHITECTURAL PLAN(S) FOR LOCATION and STRUCTURAL INFORMAITON



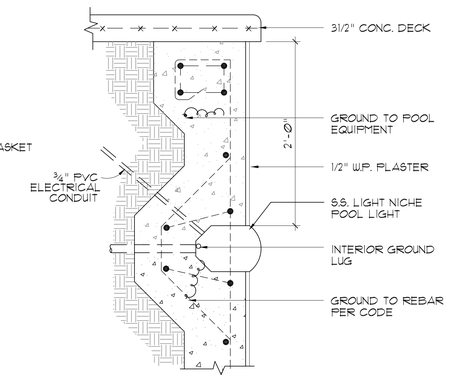
1 COPING/BOND BEAM
11/2" = 1'-0"



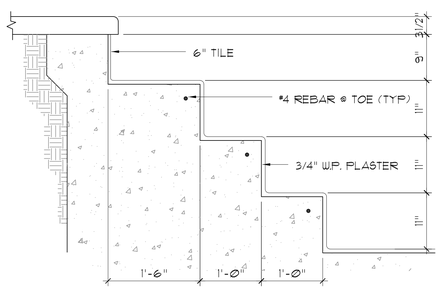
2 MAIN DRAIN
3/4" = 1'-0"



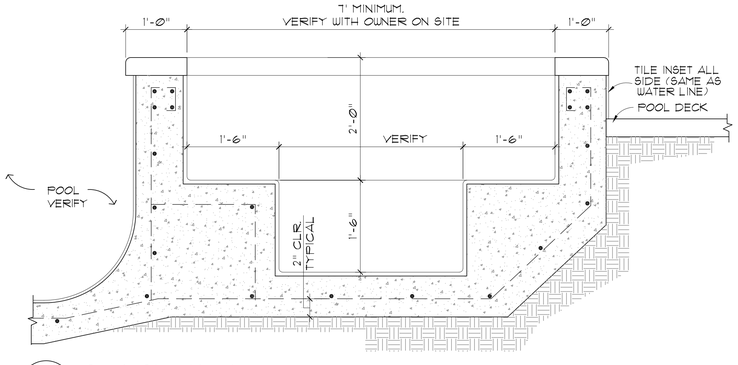
3 SKIMMER
11/2" = 1'-0"



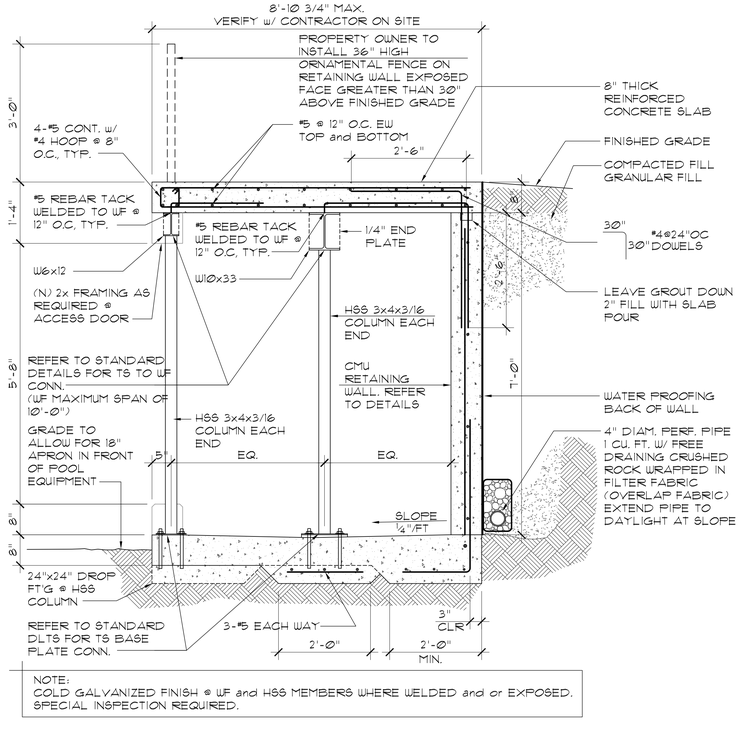
4 LIGHT NICHE
11/2" = 1'-0"



5 STEP DETAIL
1" = 1'-0"

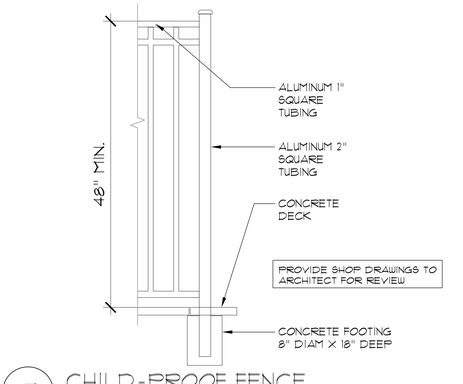


6 SPA SECTION
1" = 1'-0"

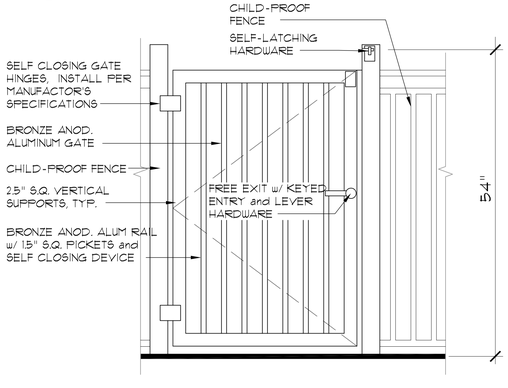


NOTE:
COLD GALVANIZED FINISH @ WF and HSS MEMBERS WHERE WELDED and or EXPOSED. SPECIAL INSPECTION REQUIRED.

8 POOL EQUIPMENT ROOM
3/4" SCALE



7 CHILD-PROOF FENCE
NOT TO SCALE



ALUMINIUM GATE DETAIL

CWA
P.O. BOX 1060 808 870 3174-OFFICE
PUUNENE, HI. 96784 nartycdo@gmail.com

ZUMA DEVELOPMENT

MARTIN V. COOPER LICENSED PROFESSIONAL ARCHITECT No. 7350 HAWAII, U.S.A.

This work was prepared by me or under my supervision and construction of this project will be under my supervision.
Signature
License expires on 04/30/26

POOL and SPA STANDARD DETAILS

PROPOSED IMPROVEMENTS FOR:
D&D ALOHA HOLDING LLC
630 KAI HUKI CIR.
LOT 82, PEAHI FARMS AT OPANA POINT
ULUMALU, MAUI, HAWAII
TMK : 2 - 8 - 003 : 085

DATE:	NOV. 6, 2024
SCALE:	NOTED
DRAWN:	MVC / SV
JOB:	PEAHI 82
	BPA SET

P1