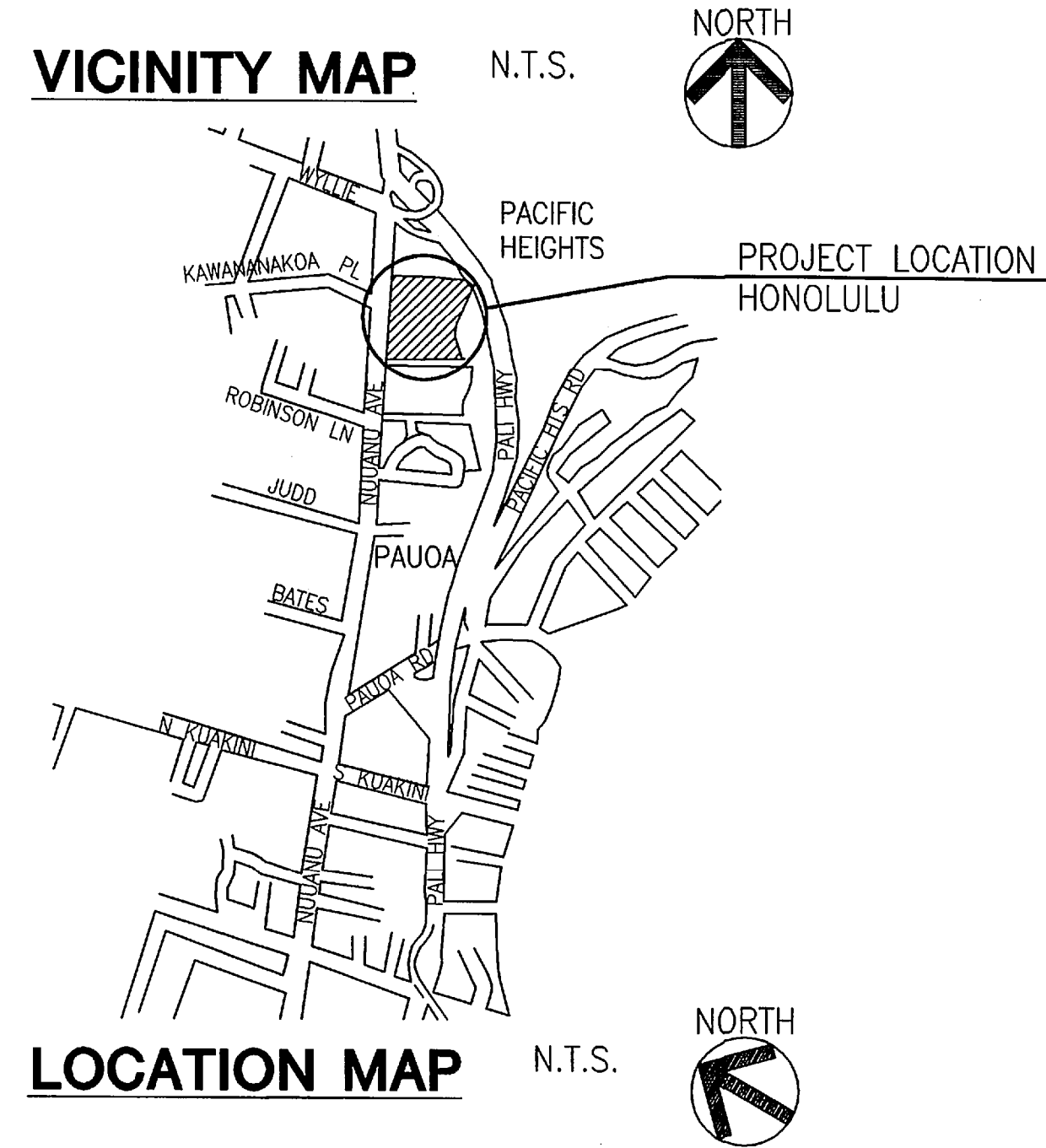


ROYAL MAUSOLEUM, MAUNA'ALA CARETAKER COTTAGE IMPROVEMENTS

**2261 NUUANU AVE.
HONOLULU, HAWAII 96817
T.M.K.: 2-2-21: 012**

FINAL SUBMITTAL



CONSULTANTS

ARCHITECT:
MITSUNAGA & ASSOCIATES, INC.


STRUCTURAL ENGINEER:
MITSUNAGA & ASSOCIATES, INC.

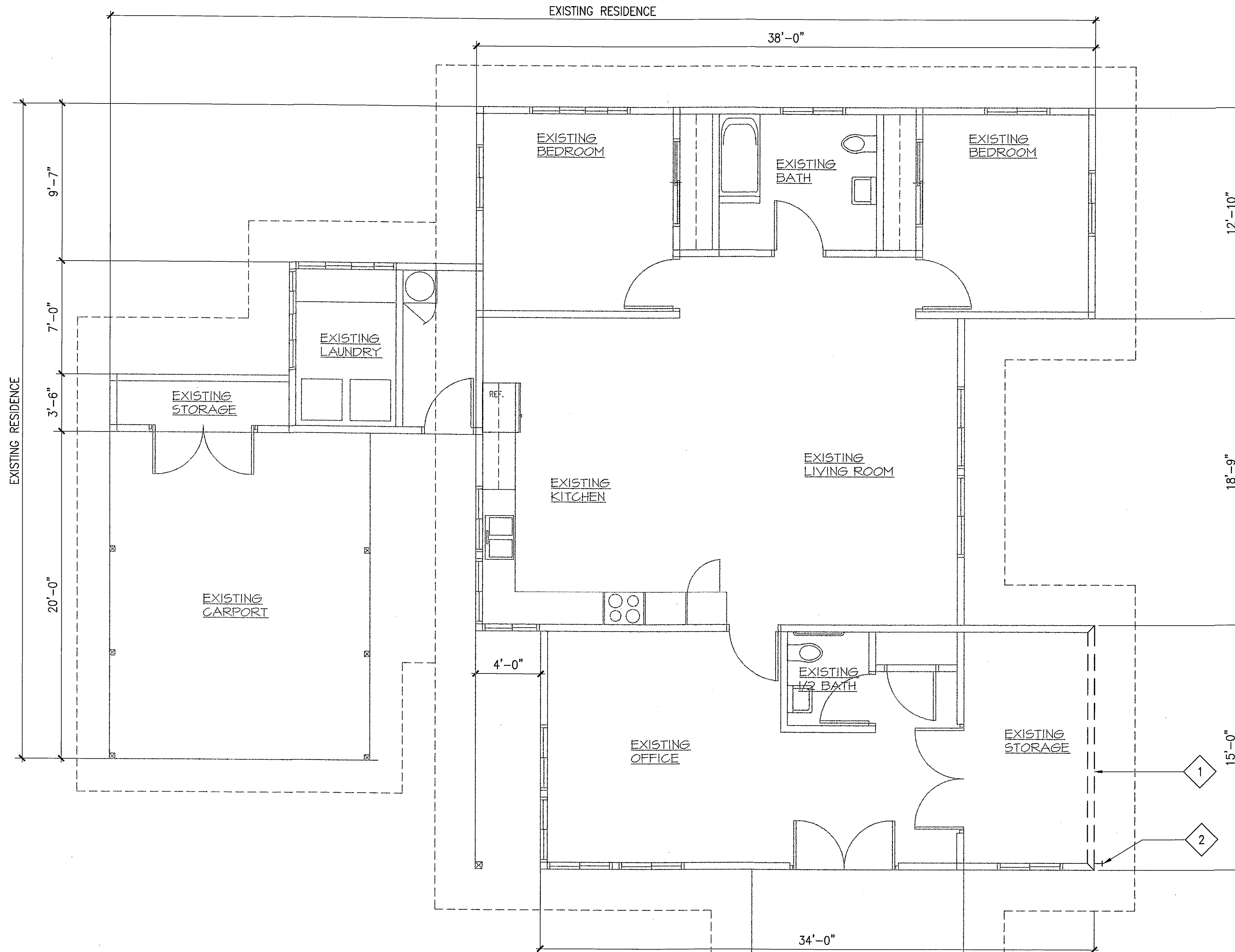
MECHANICAL ENGINEER:
MCE INTERNATIONAL, INC.

ELECTRICAL ENGINEER:
H & O - III, INC.

INDEX TO DRAWINGS

SHT #	DWG #	DESCRIPTION
1	T-1	TITLE, CONSULTANT LIST, INDEX TO DRAWINGS AND VICINITY MAP/LOCATION MAP
2	A-1	PROJECT INFORMATION, SITE PLAN, SYMBOL, ABBREVIATIONS AND GENERAL NOTES
3	A-2	EXISTING/DEMOLITION FLOOR PLAN, PARTIAL EXISTING/DEMOLITION ROOF PLAN AND DEMOLITION KEY NOTES
4	A-3	EXISTING/NEW ADDITION FLOOR PLAN AND NEW WORK NOTES
5	A-4	EXISTING/NEW ADDITION ROOF PLAN AND DETAILS
6	A-5	EXTERIOR ELEVATIONS
7	A-6	EXISTING ELEVATION/BUILDING CROSS SECTION, TYPICAL WALL SECTION, INTERIOR & EXTERIOR COLOR LEGEND AND WINDOW TYPES
8	S-1	GENERAL NOTES
9	S-2	PLANS AND TYPICAL WALL SECTION
10	S-3	TYPICAL DETAILS
11	M-1	AIR CONDITIONING FLOOR PLAN, REFRIGERANT PIPING DIAGRAM, DETAILS
12	E-1	ELECTRICAL SITE PLAN, CARETAKER COTTAGE NEW WORK CONNECTION DIAGRAM AND ELECTRICAL PLANS

REVISION NO.	SYM.	DESCRIPTION	SHT / OF	BY	APPROVED
 <p>ROYAL MAUSOLEUM MAUNA'ALA CARETAKER COTTAGE IMPROVEMENTS HONOLULU, HAWAII</p> <p>TITLE, CONSULTANT LIST, INDEX TO DRAWINGS AND VICINITY MAP/LOCATION MAP</p>					
DESIGNED: SDW		SUBMITTED:			
DRAWN: SDW		DATE: FEBRUARY 28, 2009			
CHECKED: SDW		SCALE: AS NOTED			
APPROVED:		DATE:		DRAWING NO.	
				T-1	



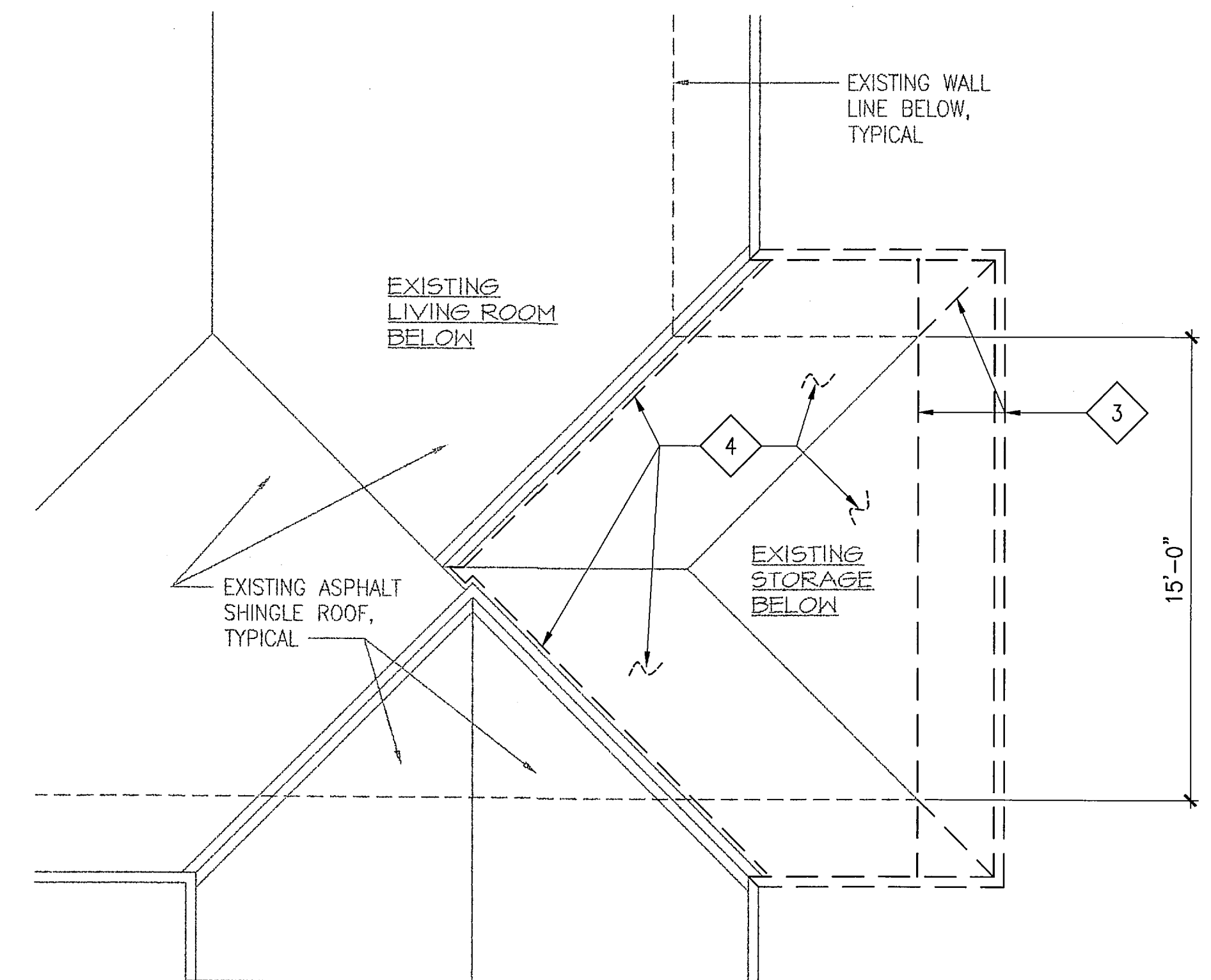
LEGEND
 [Solid Line] EXISTING TO REMAIN
 [Dashed Line] ITEM TO BE REMOVED

A
 A-2 **EXISTING/DEMOLITION FLOOR PLAN**
 SCALE: 1/4" = 1'-0"

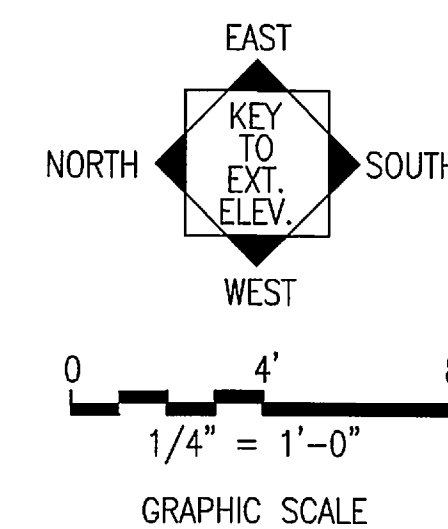
DEMOLITION KEY NOTES:



- 1 DEMOLISH EXISTING EXTERIOR WALL
- 2 RELOCATE EXISTING HOSE BIB
- 3 DEMOLISH PORTION OF EXISTING ROOF EAVE ABOVE, GUTTERS AND DOWNSPOUTS
- 4 REMOVE EXISTING ROOFING TO BARE EXISTING PLYWD SHEATHING

SEE MECHANICAL AND ELECTRICAL PLANS FOR ADDITIONAL DEMOLITION ITEMS



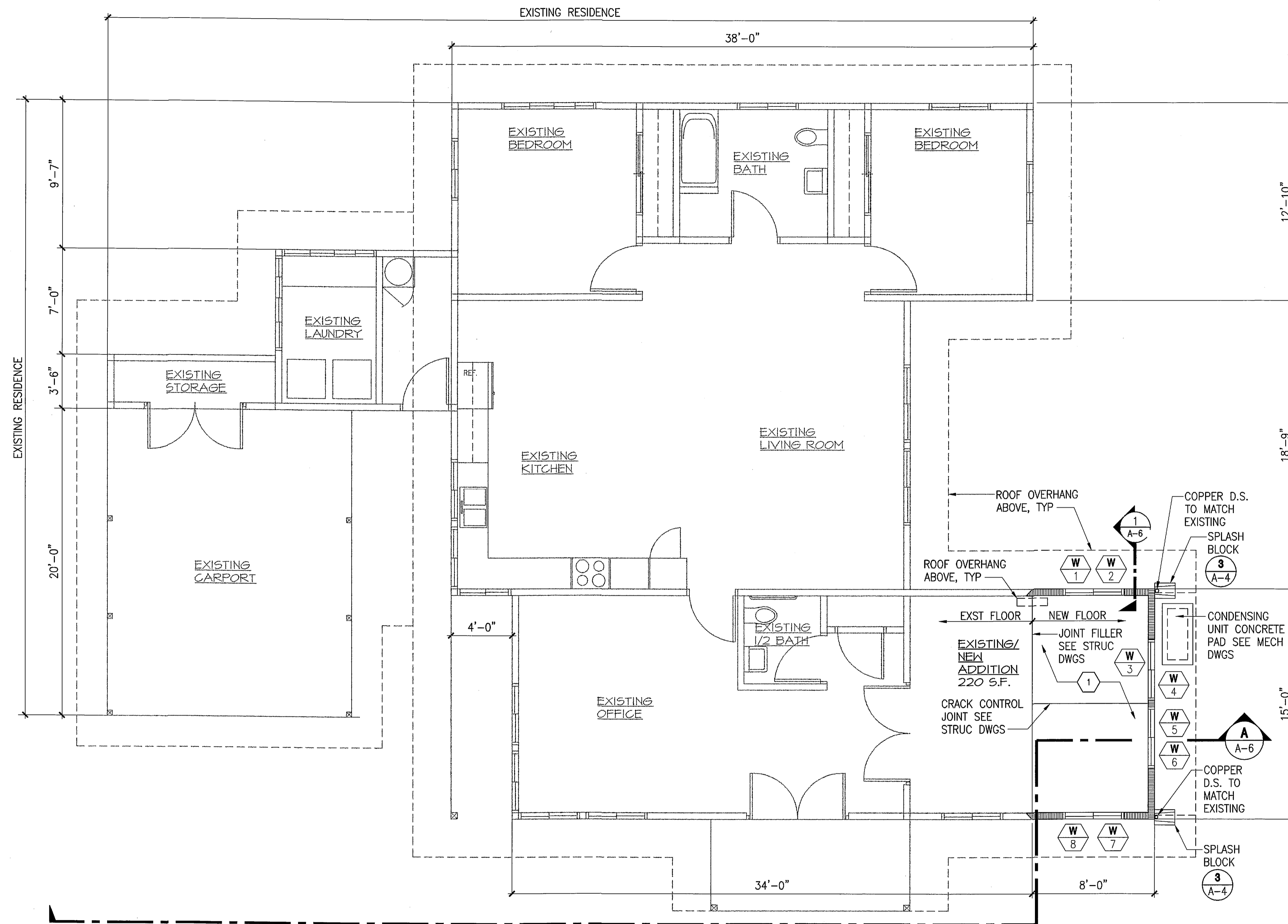
B
 A-2 **PARTIAL EXISTING/DEMOLITION ROOF PLAN**
 SCALE: 1/4" = 1'-0"



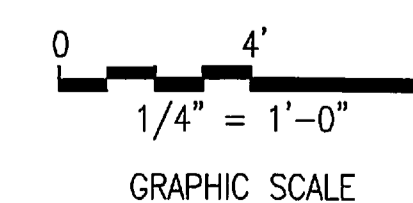
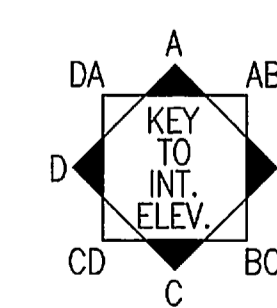
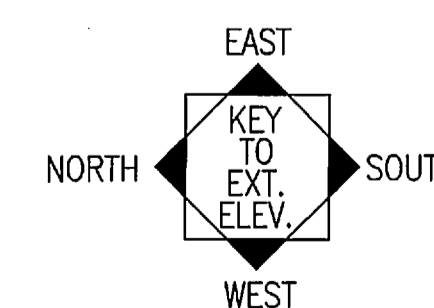
REVISION NO.	SYM.	DESCRIPTION	SHT / OF	BY	APPROVED
 EXPIRATION DATE: 4-30-10 THIS WORK WAS PREPARED BY ME OR UNDER MY SUPERVISION AND CONSTRUCTION OF THIS PROJECT WILL BE UNDER MY OBSERVATION.  MITSUNAGA & ASSOCIATES, INC.					
ROYAL MAUSOLEUM MAUNA'ALA CARETAKER COTTAGE IMPROVEMENTS HONOLULU, HAWAII					
EXISTING/DEMOLITION FLOOR PLAN, PARTIAL EXISTING/DEMOLITION ROOF PLAN AND DEMOLITION KEY NOTES					
DESIGNED: SDW		SUBMITTED:			
DRAWN: SDW		DATE: FEBRUARY 28, 2009			
CHECKED: SDW		SCALE: AS NOTED			
APPROVED:		DATE:		DRAWING NO. A-2	

NEW WORK NOTES:

- 1 NEW ADDITION TO EXISTING RESIDENCE
SEE STRUCTURAL, MECHANICAL AND ELECTRICAL DRAWINGS.



A
A-3 **EXISTING/NEW ADDITION FLOOR PLAN**
SCALE : 1/4" = 1'-0"



REVISION NO.	SYM.	DESCRIPTION	SHT / OF	BY	APPROVED



EXPIRATION DATE: 4-30-10
THIS WORK WAS PREPARED BY ME OR UNDER MY SUPERVISION AND CONSTRUCTION OF THIS PROJECT WILL BE UNDER MY OBSERVATION.

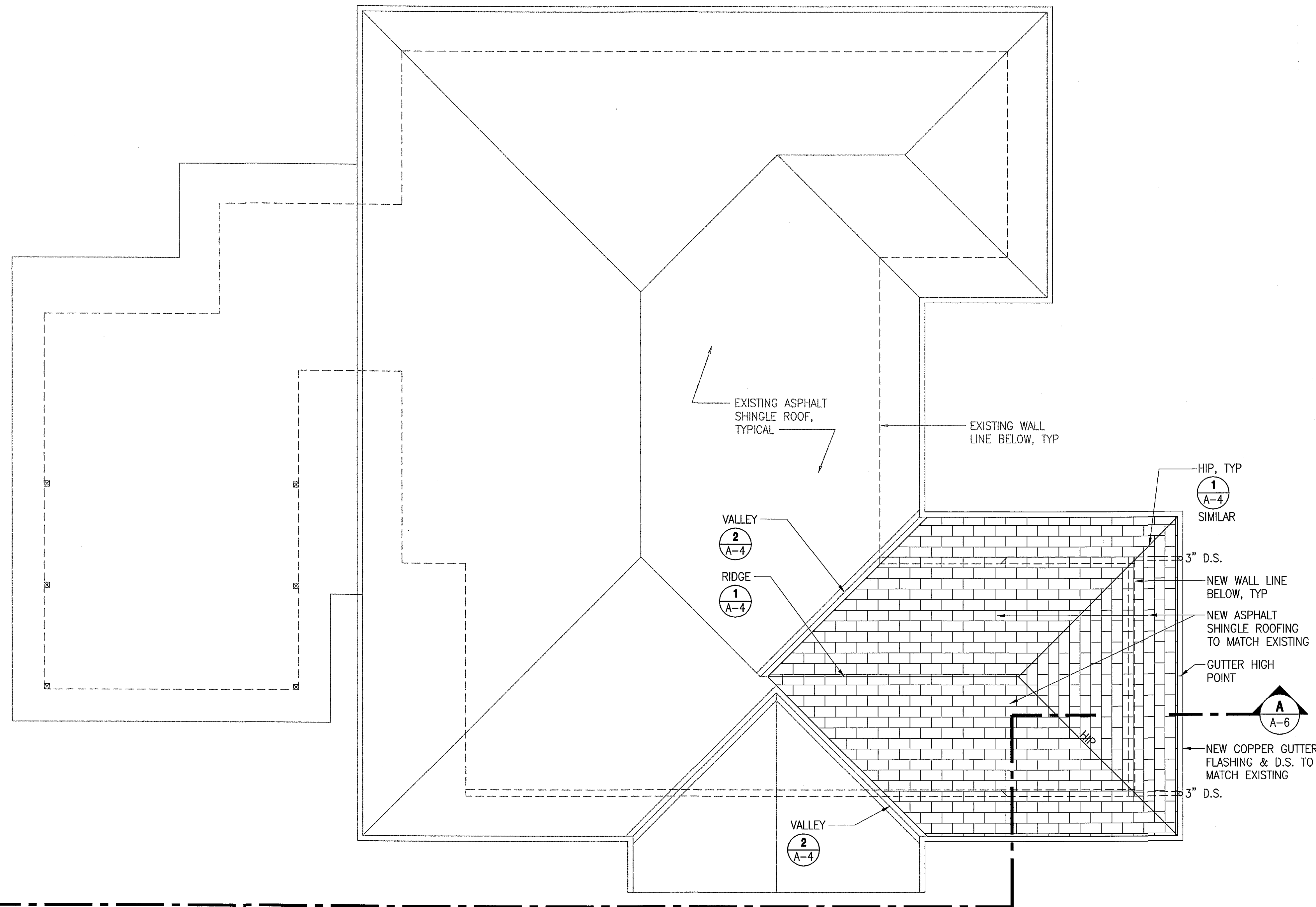
Steven D. Wong
MITSUNAGA & ASSOCIATES, INC.

**ROYAL MAUSOLEUM MAUNA'ALA
CARETAKER COTTAGE IMPROVEMENTS
HONOLULU, HAWAII**

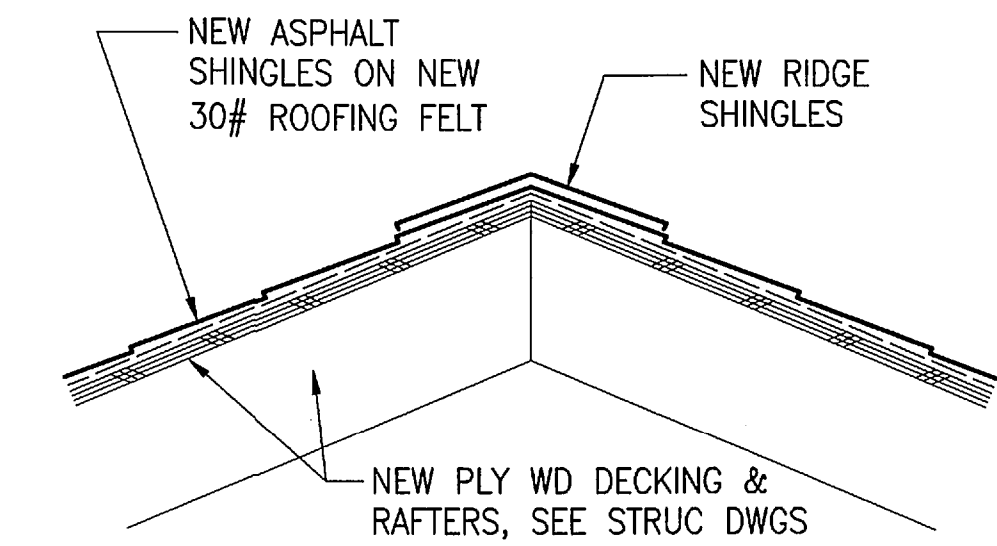
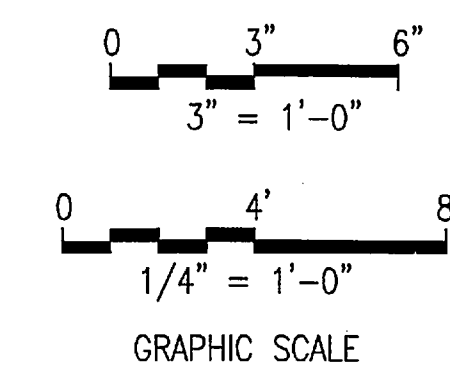
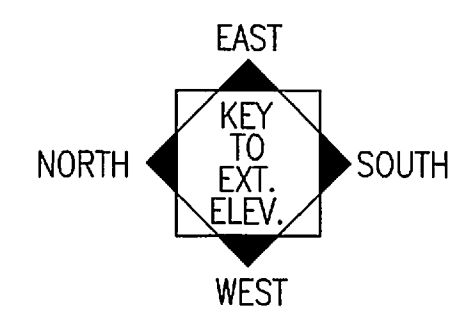
**EXISTING/NEW ADDITION FLOOR PLAN AND
NEW WORK NOTES**

DESIGNED: SDW	SUBMITTED:
DRAWN: SDW	DATE: FEBRUARY 28, 2009
CHECKED: SDW	SCALE: AS NOTED
APPROVED:	DRAWING NO.

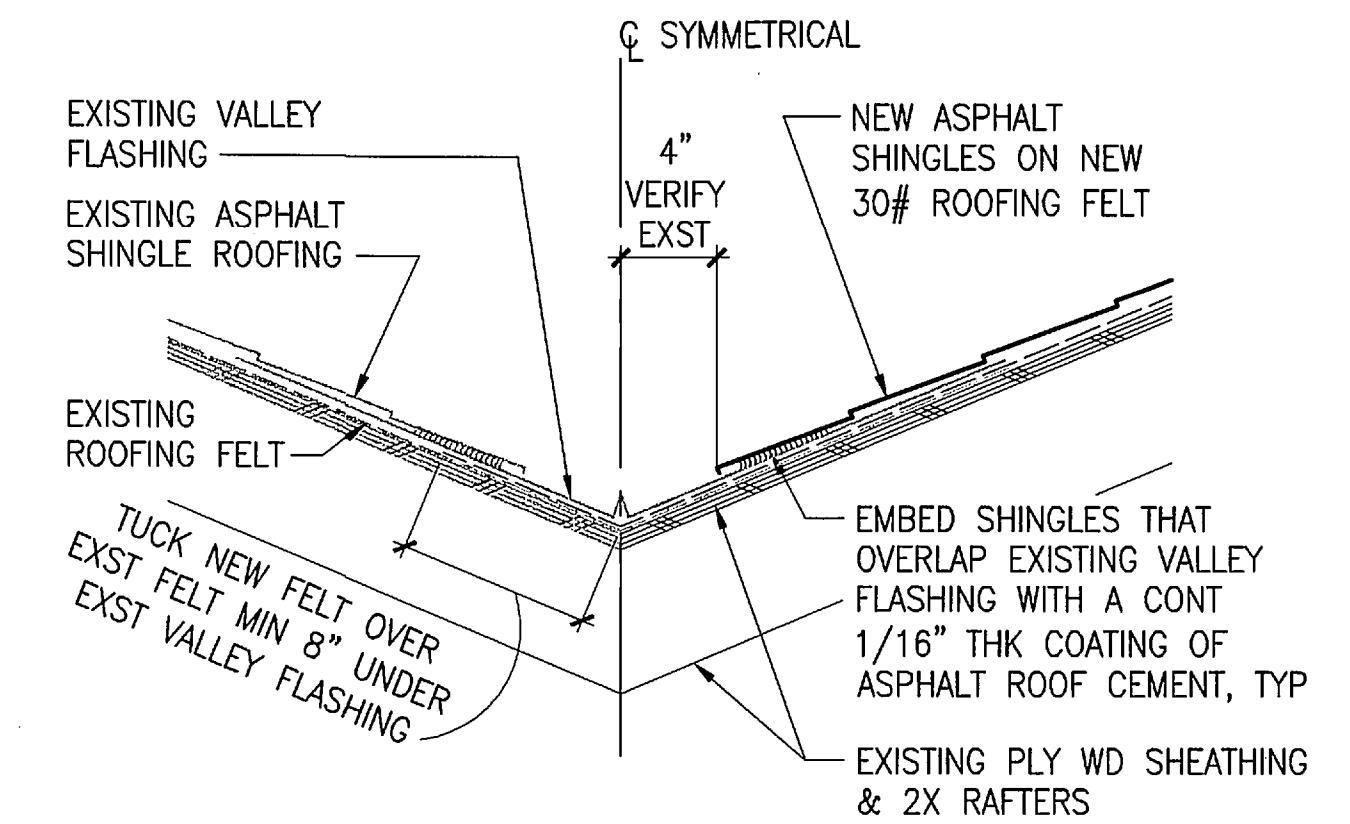
A-3



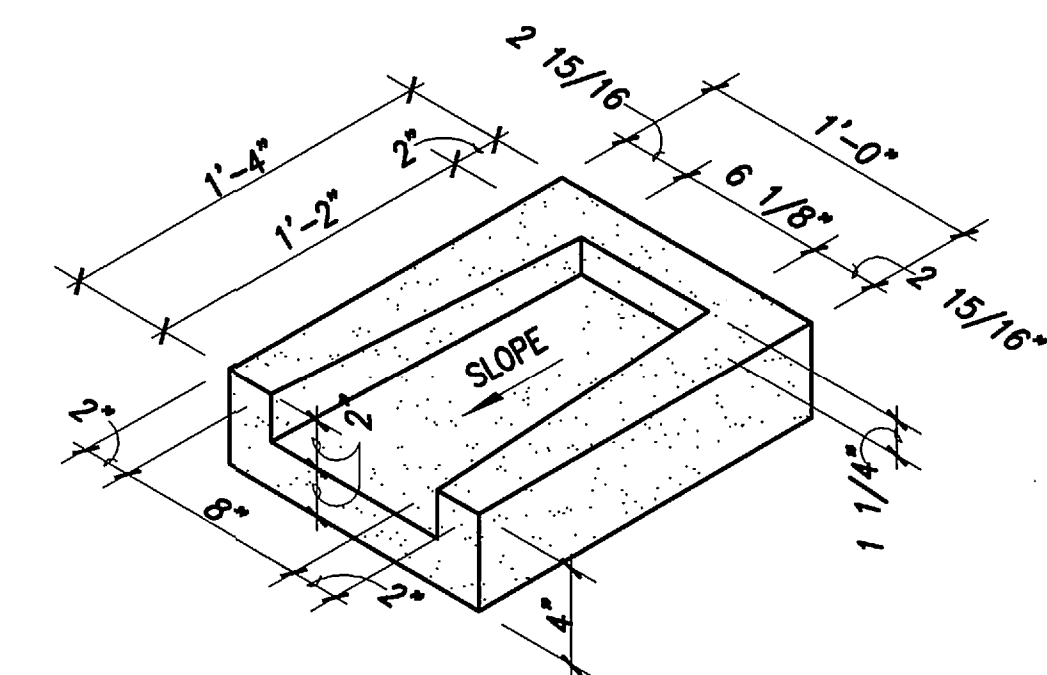
A
A-4 **EXISTING/NEW ADDITION ROOF PLAN**
SCALE : 1/4" = 1'-0"



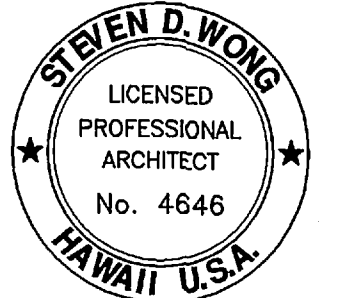
1
A-4 **ROOF RIDGE (HIP SIM)**
SCALE : 1 1/2" = 1'-0"

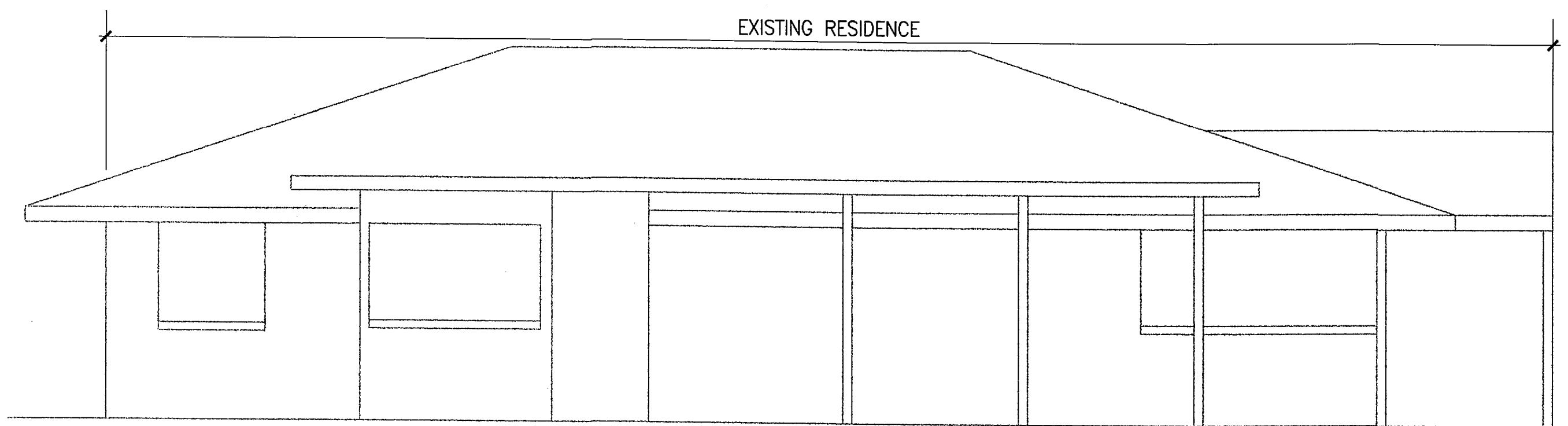


2
A-4 **VALLEY FLASHING**
SCALE : 1 1/2" = 1'-0"

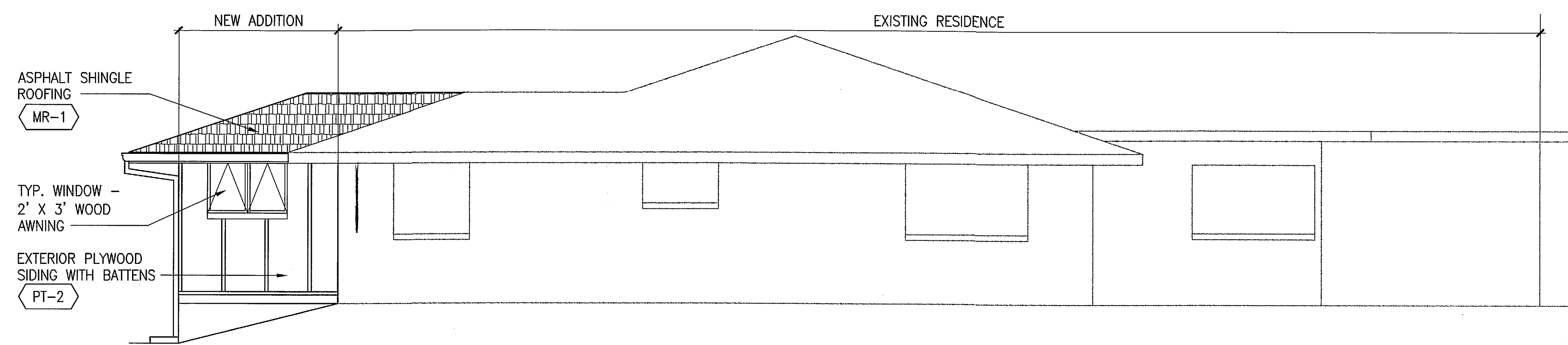


3
A-4 **CONCRETE SPLASH BLOCK**
SCALE : 1-1/2" = 1'-0"

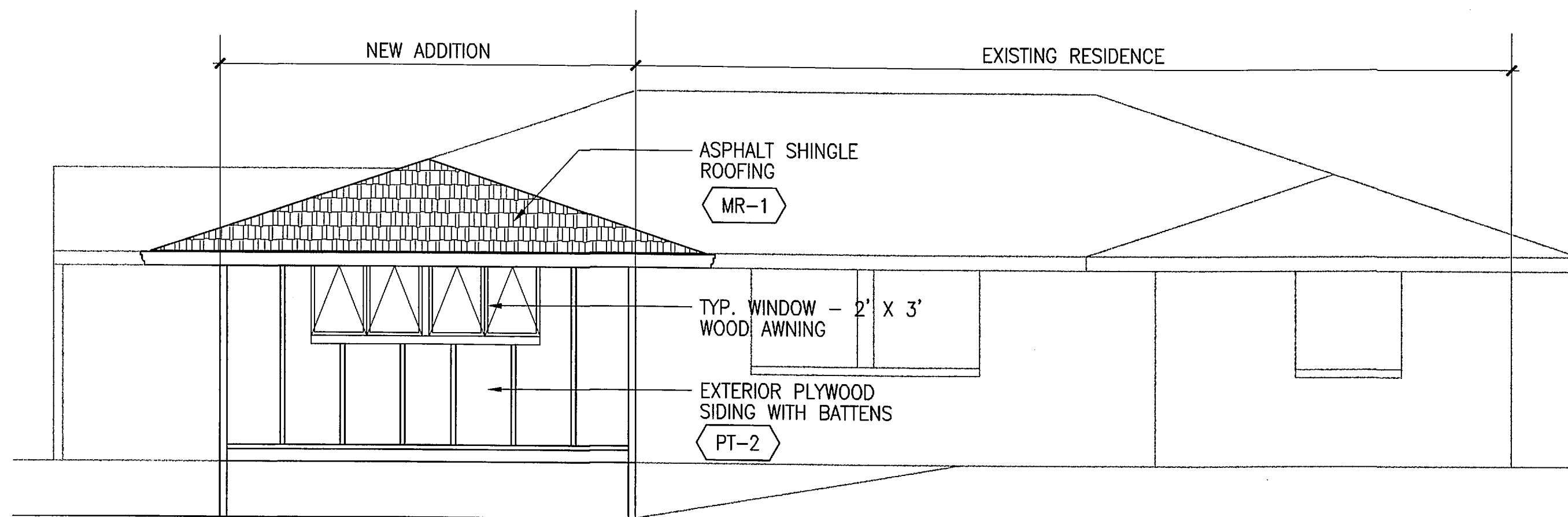
REVISION NO.	SYM.	DESCRIPTION	SHT / OF	BY	APPROVED
 <p>ROYAL MAUSOLEUM MAUNA'ALA CARETAKER COTTAGE IMPROVEMENTS HONOLULU, HAWAII</p> <p>EXISTING/NEW ADDITION ROOF PLAN AND DETAILS</p>					
DESIGNED: SDW		SUBMITTED:			
DRAWN: SDW		DATE: FEBRUARY 28, 2009			
CHECKED: SDW		SCALE: AS NOTED			
APPROVED:		DATE:		DRAWING NO.	
				A-4	



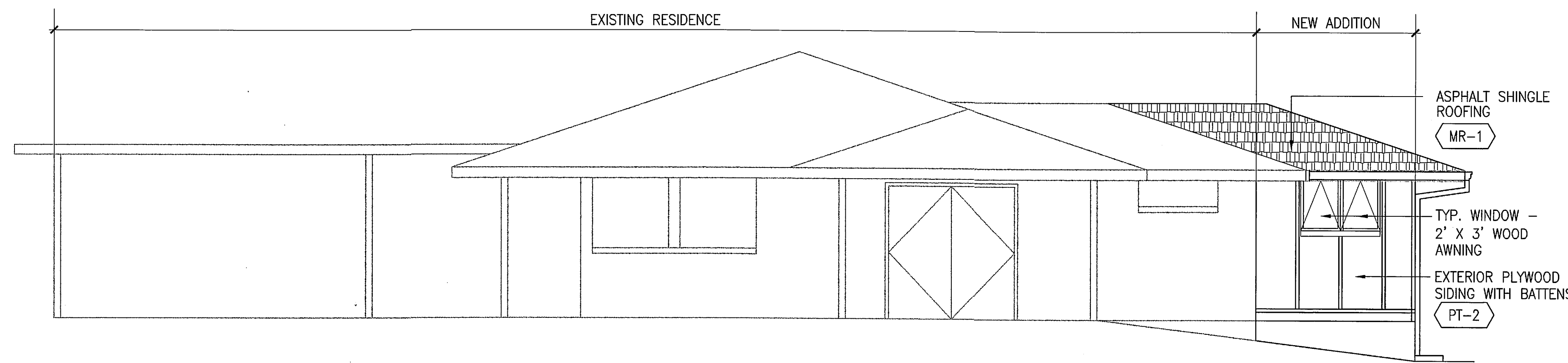
A NORTH EXTERIOR ELEVATION
A-5 SCALE : 1/4" = 1'-0"



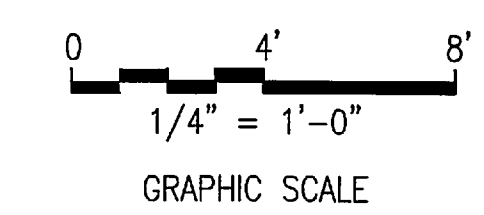
C EAST EXTERIOR ELEVATION
A-5 SCALE : 1/4" = 1'-0"





B SOUTH EXTERIOR ELEVATION
A-5 SCALE : 1/4" = 1'-0"



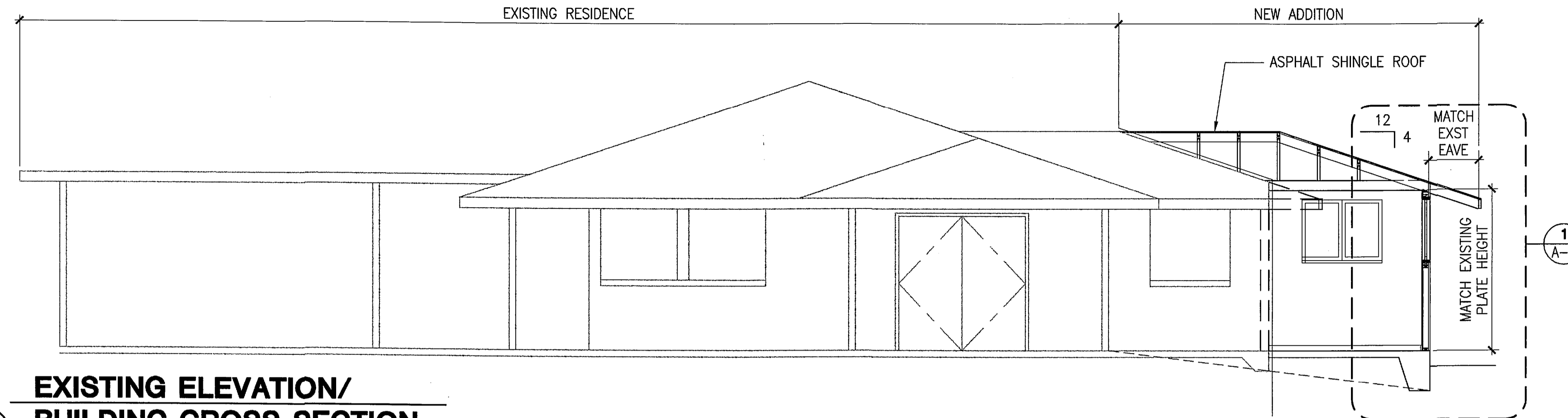
D WEST EXTERIOR ELEVATION
A-5 SCALE : 1/4" = 1'-0"



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ROYAL MAUSOLEUM MAUNA'ALA CARETAKER COTTAGE IMPROVEMENTS HONOLULU, HAWAII					
EXTERIOR ELEVATIONS					
DESIGNED: SDW			SUBMITTED:		
DRAWN: SDW			DATE: FEBRUARY 28, 2009		
CHECKED: SDW			SCALE: AS NOTED		
APPROVED:			DRAWING NO.		
			A-5		
			DATE		

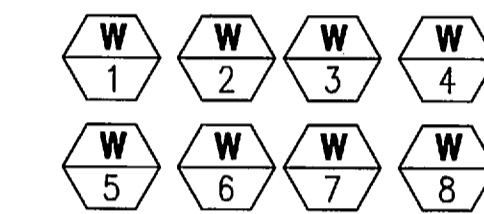
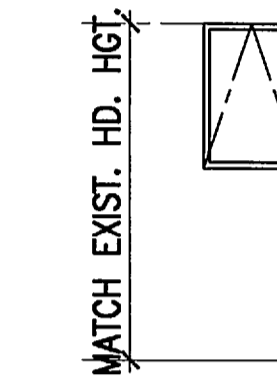
INTERIOR & EXTERIOR COLOR LEGEND

COLOR DESIGNATION	LOCATION/ITEM	COLOR DESCRIPTION
PT-1	INTERIOR GYPSUM BOARD WALLS/CEILING	ICI PAINTS 854 "WHITE SWAN"
PT-2	EXTERIOR SIDING	TO MATCH EXISTING
PT-3	FASCIA & TRIMS	TO MATCH EXISTING
SC	STORAGE FLOOR	SEALED CONCRETE
MR-1	ROOF	CERTAINEED ARCHITECT 80 ASPHALT SHINGLE - "BIRCHWOOD" (VERIFY TO MATCH EXISTING CARETAKER COTTAGE ROOFING)

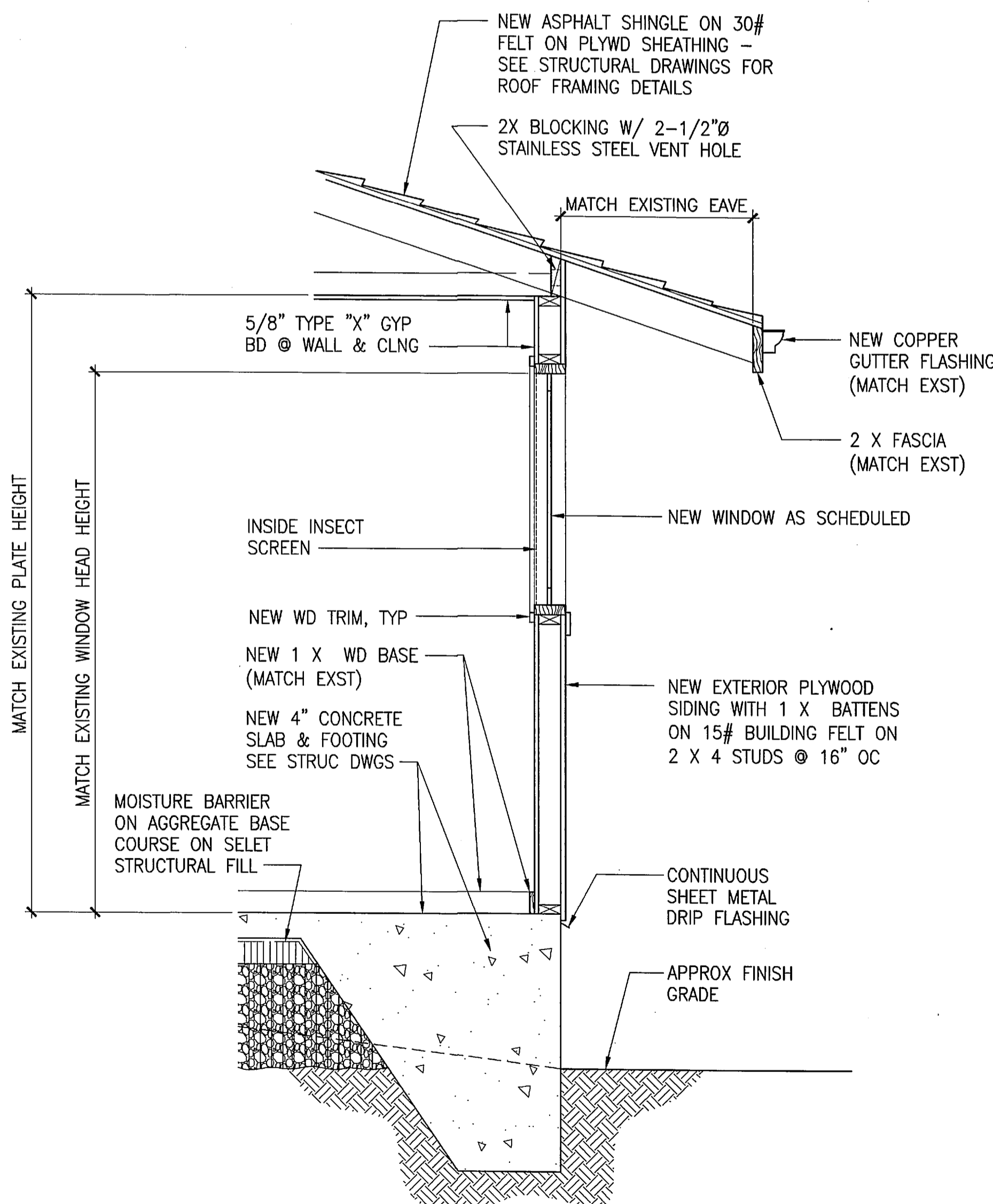


A
A-6
**EXISTING ELEVATION/
BUILDING CROSS SECTION**
SCALE : 1/4" = 1'-0"

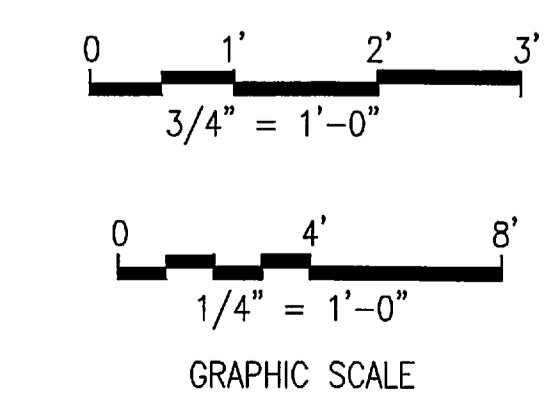
WINDOW TYPES:



TYPICAL WINDOW -
2' X 3' PROJECT
OUT AWNING WINDOW
WITH INSIDE INSECT
SCREEN



1
A-6
TYPICAL WALL SECTION
SCALE : 3/4" = 1'-0"



REVISION NO.	SYM.	DESCRIPTION	SHT / OF	BY	APPROVED
<p>ROYAL MAUSOLEUM MAUNA'ALA CARETAKER COTTAGE IMPROVEMENTS HONOLULU, HAWAII</p> <p>EXISTING ELEVATION/BUILDING CROSS SECTION, TYPICAL WALL SECTION, INTERIOR & EXTERIOR COLOR LEGEND AND WINDOW TYPES</p>					
DESIGNED: SDW	SUBMITTED:				
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CHECKED: SDW	SCALE: AS NOTED				
APPROVED:	DATE:		DRAWING NO. A-6		

EXPIRATION DATE: 4-30-10

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

Steven D. Wong
MITSUNAGA & ASSOCIATES, INC.

SHT. 7 OF 12

G E N E R A L N O T E S

GENERAL

1. ALL MATERIAL AND WORKMANSHIP SHALL CONFORM TO THE DRAWINGS AND THE SPECIFICATIONS, AND SHALL CONFORM TO THE 2003 INTERNATIONAL BUILDING CODE, AS ADOPTED BY THE CITY AND COUNTY OF HONOLULU.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE WORK OF ALL TRADES AND SHALL VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO STARTING WORK. ALL DISCREPANCIES, OMISSIONS OR CONFLICTS SHALL BE REPORTED TO THE ARCHITECT AND BE RESOLVED BEFORE PROCEEDING WITH THE WORK.
3. ALL INFORMATION SHOWN ON THE DRAWINGS RELATIVE TO EXISTING CONDITIONS IS GIVEN AS THE BEST PRESENT KNOWLEDGE, BUT WITHOUT GUARANTEE OF ACCURACY. WHERE ACTUAL CONDITIONS CONFLICT WITH THE DRAWINGS, THEY SHALL BE REPORTED TO THE ARCHITECT SO THAT THE PROPER REVISIONS MAY BE MADE. MODIFICATION OF DETAILS SHALL NOT BE MADE WITHOUT WRITTEN APPROVAL OF THE ARCHITECT.
4. DRAWINGS INDICATE GENERAL AND TYPICAL DETAILS OF CONSTRUCTION. WHERE CONDITIONS ARE NOT SPECIFICALLY INDICATED BUT ARE OF SIMILAR CHARACTER TO DETAILS SHOWN, SIMILAR DETAILS OF CONSTRUCTION SHALL BE USED, SUBJECT TO THE REVIEW BY THE ARCHITECT.
5. ALL DETAILS DESIGNATED AS TYPICAL SHALL OCCUR IN ADDITION TO ANY OTHER SPECIFIC DETAIL CALLED OUT.
6. ALL CONNECTIONS AND CONSTRUCTION CONDITIONS NOT SPECIFICALLY SHOWN SHALL BE DETAILED BY THE CONTRACTOR AND SHALL BE SUBMITTED TO THE ARCHITECT FOR REVIEW. DETAILS SHALL COMPLY WITH THE DRAWINGS AND SPECIFICATIONS, CONFORM TO CURRENT CONSTRUCTION PRACTICES, AND MEET ALL REQUIREMENTS OF THE LATEST APPLICABLE BUILDING CODES.
7. SHOP DRAWINGS REQUIRED BY THE SPECIFICATIONS SHALL BE SUBMITTED TO THE ARCHITECT FOR REVIEW PRIOR TO FABRICATION.
8. DURING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF THE JOBSITE. THE CONTRACTOR SHALL PROVIDE ADEQUATE SHORING, BRACING, GUYS, ETC., IN ACCORDANCE WITH ALL SAFETY ORDINANCES.
9. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL EXCAVATION PROCEDURES, INCLUDING LAGGING, SHORING AND PROTECTION OF ADJACENT PROPERTY, STRUCTURES, STREETS, AND UTILITIES.

DESIGN LOADS

1. LATERAL LOADS
 - A. EARTHQUAKE SI = 0.17g, S_s = 0.60g
 - B. WIND 105 MPH, EXPOSURE B
2. LIVE LOADS
 - A. ROOF 20 PSF
 - B. RESIDENTIAL FLOOR 40 PSF

EARTHWORK AND FOUNDATION

1. THE FOUNDATION DESIGN IS BASED ON THE RECOMMENDATIONS IN REPORT NO. W.O. 07-4518, TITLED "FOUNDATION INVESTIGATION, FACILITY IMPROVEMENTS AT MAUNA ALA ROYAL MAUSOLEUM, NUUANU, OAHU, HAWAII," DATED FEBRUARY 24, 2009, PREPARED BY HIRATA & ASSOCIATES, INC. A COPY OF THIS REPORT IS ON FILE AT THE ARCHITECT'S OFFICE FOR REVIEW BY THE CONTRACTOR.
2. THE FOUNDATION DESIGN IS BASED ON A BEARING CAPACITY OF 3000 PSF AND ALL FOOTINGS SHALL BE FOUNDED ON IMPORTED GRANULAR STRUCTURAL FILL COMPACTED TO A MINIMUM OF 95% RELATIVE COMPACTION.
3. ALL FOOTINGS SHALL BE FOUNDED AT LEAST 12 INCHES BELOW LOWEST ADJACENT GRADE OR FINISH FLOOR, WHICHEVER IS LOWER.
4. ALL FOOTING EXCAVATIONS, FILL AND BACKFILL OPERATIONS SHALL BE MONITORED AND APPROVED BY THE SPECIAL INSPECTOR PRIOR TO THE PLACEMENT OF ANY REINFORCING STEEL OR CONCRETE. CONTRACTOR SHALL MAKE APPROPRIATE ARRANGEMENTS FOR OBSERVATIONS AS REQUIRED.
5. CLEAN AND MOISTEN FOOTING TRENCHES PRIOR TO POURING CONCRETE. WHERE SHRINKAGE CRACKS ARE NOTED AFTER COMPACTION OF THE FOOTING SUBGRADE, THE SOIL SHALL BE MOISTENED TO CLOSE ALL CRACKS.
6. DO NOT PLACE CONDUITS AND UTILITY LINES IN FOOTING TRENCHES.

REINFORCING STEEL

1. ALL REINFORCING BARS SHALL CONFORM TO ASTM A615, GRADE 60, UNLESS NOTED OTHERWISE.
2. WELDED WIRE FABRIC SHALL CONFORM TO ASTM A82 AND A185.
3. MINIMUM CONCRETE CLEAR COVER:
 - A. CONCRETE CAST AGAINST EARTH 3"
 - B. CONCRETE EXPOSED TO EARTH OR WEATHER
 1. #5 BAR AND SMALLER 1 1/2"
 2. #6 BAR AND LARGER 2"
 - C. CONCRETE NOT EXPOSED TO EARTH OR WEATHER
 1. SLABS 3/4"
4. ANCHOR BOLTS, DOWELS AND OTHER EMBEDDED ITEMS SHALL BE SECURELY TIED IN PLACE BEFORE CONCRETE IS POURED. DOWELS SHALL MATCH THE SIZE AND SPACING OF THE COLUMN AND WALL BARS UNLESS NOTED OTHERWISE.
5. SPLICES:
 - A. ALL REINFORCING SHALL BE LAPPED 40 BAR DIAMETERS OR 24 INCHES MINIMUM UNLESS NOTED OTHERWISE.
 - B. ALL REINFORCING SHALL BE LAPPED AS INDICATED. WHERE LAP OR SPlice LOCATIONS ARE NOT SPECIFICALLY INDICATED, LAPS OR SPLICES SHALL BE WELL STAGGERED AND BE APPROVED BY THE ARCHITECT.
6. WELDING TO REINFORCING BARS SHALL BE PROHIBITED EXCEPT BY SPECIFIC AUTHORIZATION OF THE ARCHITECT.

CONCRETE

1. ALL CONCRETE WORK SHALL CONFORM TO ACI 318.
2. AGGREGATES SHALL CONFORM TO ASTM C33.
3. CEMENT SHALL CONFORM TO ASTM C150, TYPE I OR II.
4. ALL CONCRETE UNLESS OTHERWISE NOTED SHALL BE REGULAR WEIGHT (150 PCF), HARD ROCK TYPE, MAXIMUM SLUMP SHALL BE 4" INCHES UNLESS OTHERWISE NOTED.
5. ULTIMATE COMPRESSIVE STRENGTH SHALL BE AS FOLLOWS:

ITEM	STRENGTH (PSI)	MAX WATER/ CEMENT RATIO
FOOTINGS	3000	0.6
SLAB-ON-GRADE	3000	0.6
6. PLACEMENT OF CONCRETE SHALL BE IN CONFORMANCE WITH ACI 301.
7. CONCRETE SHALL BE MAINTAINED IN A MOIST CONDITION FOR A MINIMUM OF FIVE (5) DAYS AFTER PLACEMENT. ALTERNATE METHODS WILL BE APPROVED IF SATISFACTORY PERFORMANCE CAN BE ASSURED.
8. SUBMIT LOCATION OF JOINTS PRIOR TO PLACEMENT. JOINTS SHALL BE LOCATED TO MINIMIZE THE EFFECTS OF SHRINKAGE AND PLACED AT POINTS OF LOW STRESS.
 - A. ALL SLABS-ON-GRADE SHALL BE POURED WITH CRACK CONTROL JOINTS NOT MORE THAN 20'-0" APART UNLESS INDICATED OTHERWISE ON THE DRAWINGS.
9. ALL CONSTRUCTION JOINTS SHALL BE THOROUGHLY CLEANED, ALL LAITANCE REMOVED, THOROUGHLY WETTED, AND SLUSHED WITH A COAT OF NEAT CEMENT IMMEDIATELY BEFORE PLACING NEW CONCRETE.
10. PIPES OTHER THAN ELECTRICAL CONDUITS SHALL NOT BE EMBEDDED IN STRUCTURAL CONCRETE UNLESS SPECIFICALLY APPROVED. PIPES MAY PASS THROUGH STRUCTURAL CONCRETE IN SLEEVES.
11. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT 48 HOURS PRIOR TO THE POURING OF ANY STRUCTURAL CONCRETE. NO POUR SHALL PROCEED WITHOUT THE CONSENT OF THE ARCHITECT.
12. SYNTHETIC FIBER REINFORCING SHALL BE ADDED TO ALL CONCRETE SIDEWALKS ON GRADE.

FRAMING LUMBER


1. FRAMING LUMBER SHALL BE DOUGLAS FIR/LARCH MEETING THE FOLLOWING MINIMUM GRADES PER WCLB SPECIFICATIONS:
 - PLATES, BLOCKING CONSTRUCTION
 - 2X JOISTS, RAFTERS NO. 2
 - BEAMS NO. 1
 - 2X FASCIA SELECT STRUCTURAL
2. STRUCTURAL PLYWOOD SHALL BE DOUGLAS FIR CONFORMING TO COMMERCIAL STANDARDS PS1. PLYWOOD GRADES TO BE AS FOLLOWS:
 - 5/8" ROOF SHEATHING STRUCTURAL I, C-D, EXT.
 ALL PLYWOOD SHALL BEAR THE STAMP OF AN APA CERTIFIED MILL. LAY ALL SHEATHING WITH FACE GRAIN ACROSS SUPPORTS, STAGGER PANELS.
3. MAXIMUM MOISTURE CONTENT SHALL NOT EXCEED 19 PERCENT FOR ALL STRUCTURAL MEMBERS.
4. ALL LUMBER SHALL BE PRESSURE TREATED WITH AN APPROVED PROCESS TO PROTECT AGAINST ROT AND INSECT DAMAGE.
5. MINIMUM NAILING SHALL COMPLY WITH TABLE 2304.91 OF THE INTERNATIONAL BUILDING CODE.
6. BOLT HOLES SHALL BE NOMINAL DIAMETER OF BOLT PLUS 1/16 INCH UNLESS NOTED OTHERWISE. PROVIDE WASHERS UNDER HEADS AND NUTS OF ALL BOLTS AND LAG SCREWS BEARING ON WOOD.
7. PROVIDE 30# FELT BELOW ALL PLATES RESTING ON CONCRETE OR MASONRY.
8. HOLES THROUGH PLATES, AND JOISTS SHALL BE CENTERED IN THE MEMBER AND SHALL NOT EXCEED 1/3 THE MEMBER WIDTH. ALL HOLES SHALL BE BORED. HOLES IN JOISTS SHALL BE LIMITED TO THE MIDDLE THIRD OF THE SPAN.
9. PROVIDE CONTINUOUS 2X STRUCTURAL FASCIA AT ALL EAVES. DO NOT SPLICE FASCIA WITHIN 12'-0" OF CORNERS.
10. ALL PREFABRICATED METAL CONNECTORS SHALL BE "SIMPSON STRONG-TIE" CONNECTORS WITH SIMPSON ANNULAR RING NAILS OR APPROVED EQUAL. FOLLOW THE NAILING SCHEDULE AS SPECIFIED BY THE MANUFACTURER.
11. ALL WASHERS, NAILS, BOLTS, STEEL PLATES AND METAL CONNECTORS SHALL BE HOT-DIP GALVANIZED.

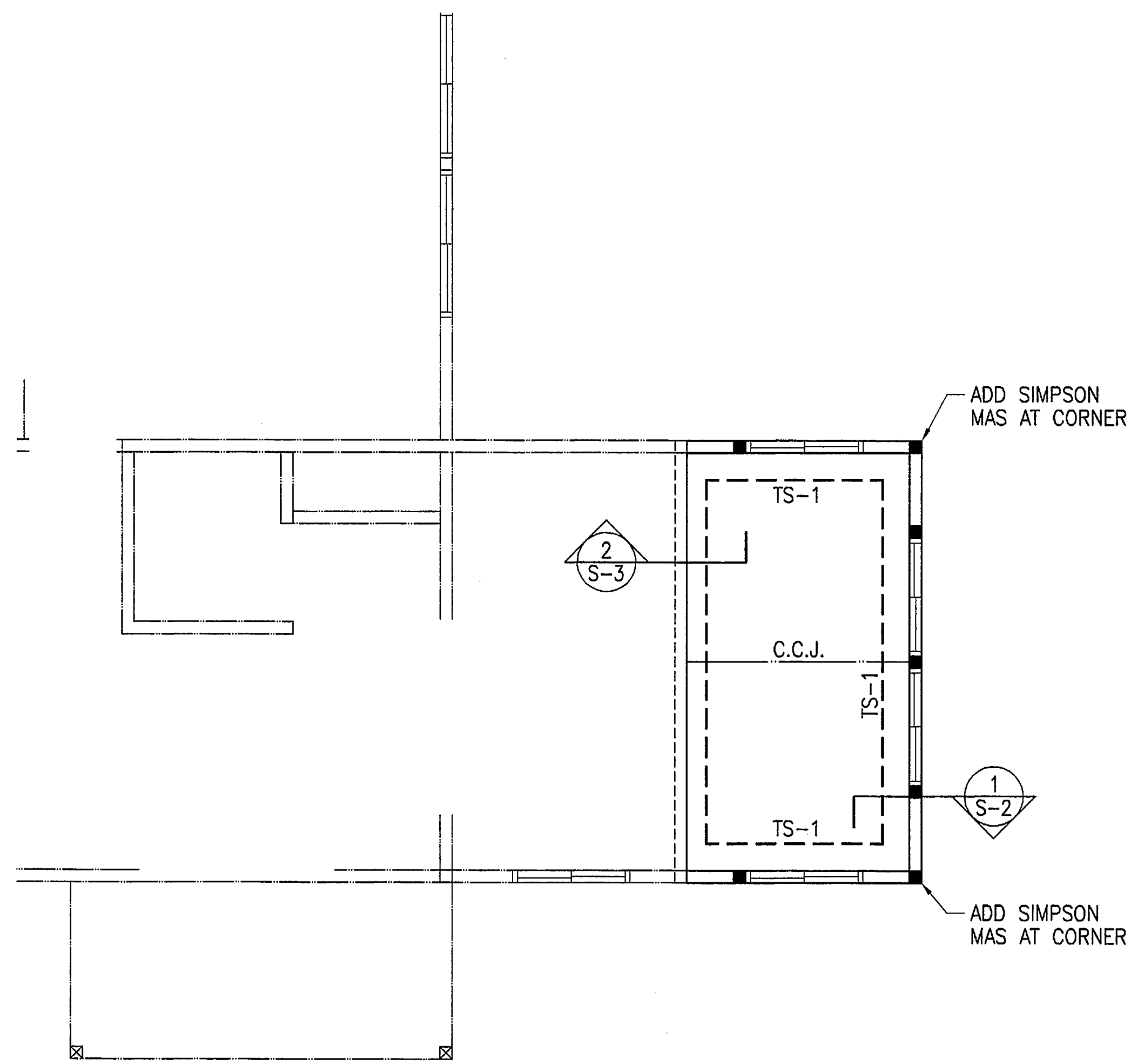
PREFABRICATED WOOD TRUSSES

1. PREFABRICATED WOOD TRUSSES SHALL CONFORM TO THE "DESIGN SPECIFICATION FOR LIGHT METAL PLATE CONNECTED WOOD TRUSSES" AS ADOPTED BY THE TRUSS PLATE INSTITUTE.
2. ALL TRUSS MEMBERS SHALL BE DOUGLAS FIR NO. 2 OR BETTER. TRUSS TOP CHORD EAVES SHALL BE DOUGLAS FIR NO. 1 OR BETTER.
3. CONNECTOR PLATES SHALL BE PRIME QUALITY GALVANIZED STEEL SHEETS NO LESS THAN 20 GAGE IN THICKNESS.
4. ALL TRUSSES SHALL BE DESIGNED BY THE FABRICATOR TO FIT THE DIMENSIONS INDICATED ON THE PLANS AND LOADS INDICATED BELOW. CONCENTRATED MECHANICAL LOADS SHALL BE INCLUDED IN THE DESIGN.
 - A. DEAD LOADS:
 1. TOP CHORD 6 PSF
 2. BOTTOM CHORD 4 PSF
 - B. LIVE LOADS:
 1. ROOF 20 PSF
 ALL TRUSSES SHALL SATISFY STRESS AND DEFLECTION REQUIREMENTS. ALLOWABLE TOTAL LOAD DEFLECTION SHALL BE SPAN/240, BUT NEVER MORE THAN 1 INCH.
5. SHOP DRAWINGS AND CALCULATIONS STAMPED BY A STRUCTURAL ENGINEER LICENSED IN THE STATE OF HAWAII SHALL BE SUBMITTED TO THE ARCHITECT FOR APPROVAL PRIOR TO FABRICATION. THE DRAWINGS SHALL SHOW ALL CRITICAL DIMENSIONS AS WELL AS THE LOADS THE TRUSSES ARE DESIGNED TO SUPPORT.
6. THE TRUSSES ARE TO BE ERECTED AND INSTALLED IN ACCORDANCE WITH THE PLANS, APPROVED FABRICATION DRAWINGS, AND INSTALLATION SUGGESTIONS. DESIGN AND PROVIDE BRIDGING BETWEEN THE TRUSSES.
7. TRUSS MANUFACTURER SHALL DETERMINE ACTUAL WEB CONFIGURATION.
8. ALL LUMBER SHALL BE PRESSURE TREATED WITH AN APPROVED PROCESS TO PROTECT AGAINST ROT AND INSECT DAMAGE.

SPECIAL INSPECTIONS

1. SPECIAL INSPECTIONS SHALL BE PROVIDED DURING CONSTRUCTION IN ACCORDANCE WITH SECTION 1704 OF THE INTERNATIONAL BUILDING CODE, 2003 EDITION (AS AMENDED BY THE CITY AND COUNTY OF HONOLULU), INCLUDING BUT NOT LIMITED TO THE FOLLOWING TYPES OF WORK:
 - A. FOOTING EXCAVATIONS AND FILL PLACEMENT
 - B. ANCHOR BOLTS & EPOXY ANCHORS
 - C. COMPLETE LOAD PATH and UPLIFT TIES
2. COST OF SPECIAL INSPECTIONS SHALL BE BORNE BY THE CONTRACTOR.
3. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT AND THE SPECIAL INSPECTOR 48 HOURS PRIOR TO THE PLACEMENT OF ALL WORK REQUIRING SPECIAL INSPECTION AS DESCRIBED ABOVE. CONTRACTOR SHALL MAKE APPROPRIATE ARRANGEMENTS FOR INSPECTIONS AS REQUIRED.
4. NO WORK REQUIRING SPECIAL INSPECTION SHALL PROCEED WITHOUT THE APPROVAL OF THE ARCHITECT AND THE SPECIAL INSPECTOR. ALL DISCREPANCIES NOTED BY THE ARCHITECT SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE CONTRACTOR FOR CORRECTION, THEN, IF UNCORRECTED, TO THE PROPER DESIGN AUTHORITY AND THE BUILDING OFFICIAL.
5. SPECIAL INSPECTIONS SHALL NOT RELIEVE THE GENERAL CONTRACTOR OF HIS RESPONSIBILITIES TO PERFORM THE WORK IN ACCORDANCE WITH THE CONSTRUCTION DOCUMENTS AND TO PROVIDE JOBSITE SAFETY.

REVISION NO.	SYM.	DESCRIPTION	SHT / OF	BY	APPROVED
					
ROYAL MAUSOLEUM MAUNA'ALA CARETAKER COTTAGE IMPROVEMENTS HONOLULU, HAWAII					
GENERAL NOTES					
DESIGNED:			SUBMITTED:		
DRAWN:			DATE: FEBRUARY 28, 2009		
CHECKED:			SCALE: AS NOTED		
APPROVED:			DRAWING NO.		
			S-1		
DATE					

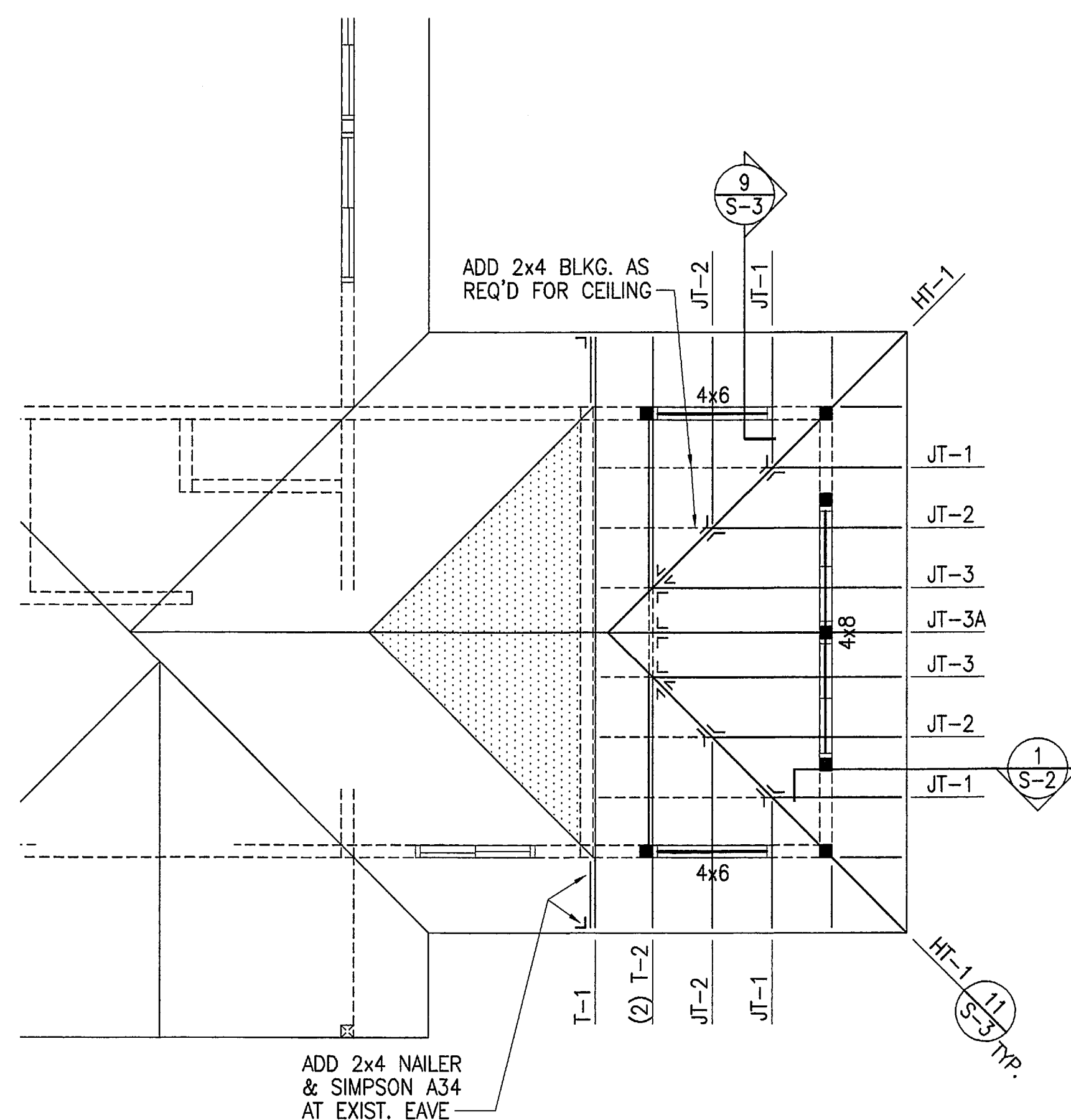


FOUNDATION AND GROUND FLOOR NOTES:

1. CONCRETE SLAB-ON-GRADE SHALL BE 4" MIN. THICK, REINFORCED WITH 6x6-W1.4xW1.4 W.W.F. SLABS SHALL BE PLACED ON A 10 MIL. THICK POLYETHYLENE MOISTURE BARRIER AND A 4" THICK LAYER OF CUSHION FILL (#3 FINE) OVER AN 8" MIN. THICK LAYER OF IMPORTED GRANULAR FILL, TYPICAL, UNLESS NOTED OTHERWISE.
2. TS-1 DENOTES THICKENED SLAB FOOTING TYPE, SEE SECTION 1/S-2.
3. C.C.J. DENOTES CRACK CONTROL JOINT, SEE DETAIL 1/S-3.
4. CONSTRUCT THICKENED SLAB FOOTINGS LEVEL AND STEP BOTTOM AS REQUIRED TO ACHIEVE MINIMUM EMBEDMENT, SEE DETAIL 3/S-3.
5. ■ DENOTES DOUBLE STUDS, TYPICAL.

FOUNDATION PLAN

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

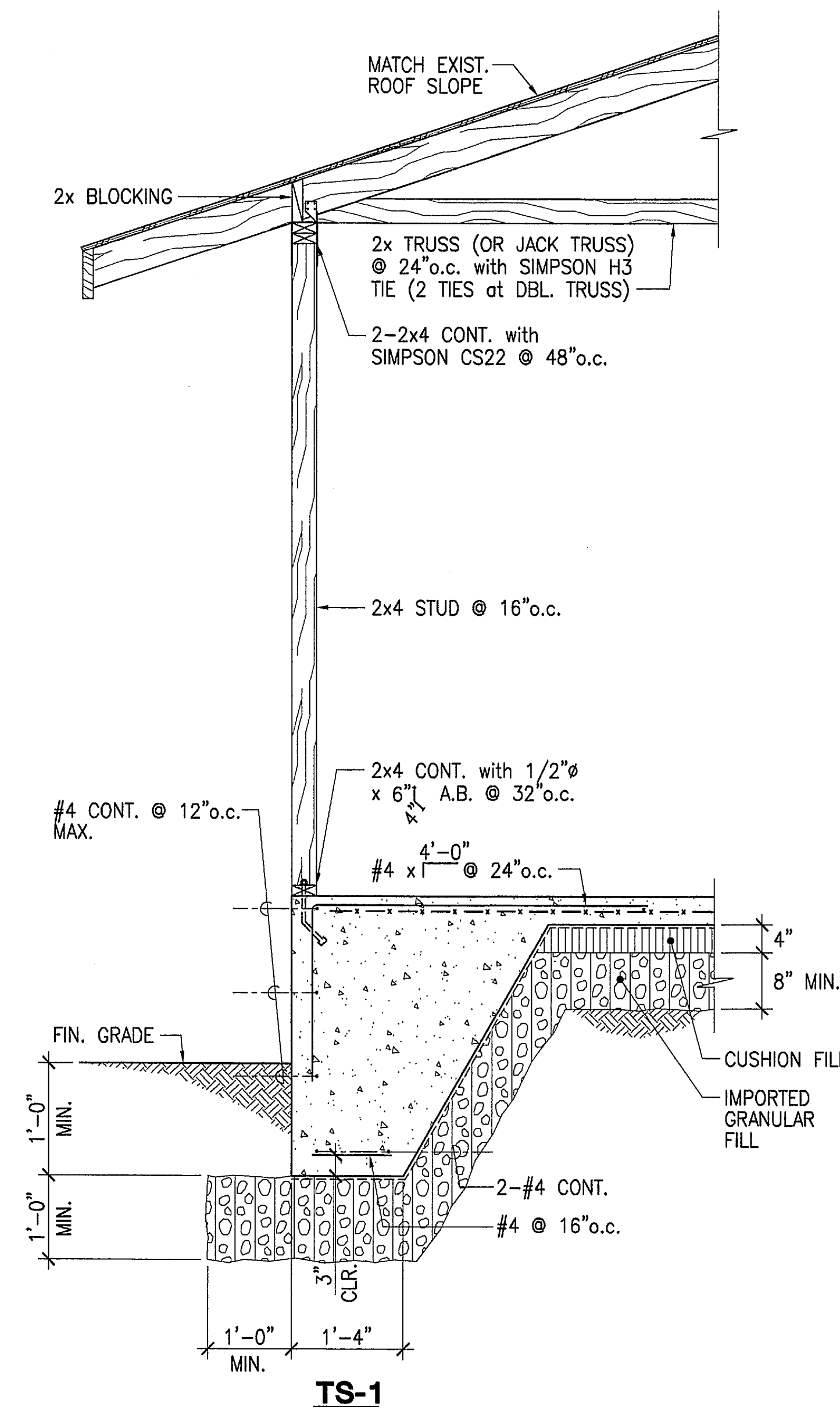


ROOF FRAMING NOTES:

1. ALL WOOD TRUSSES AND 2x RAFTERS SHALL BE SPACED AT 24" o.c. (MAX.). TRUSS TOP CHORD AND RAFTER SIZE SHALL MATCH EXIST. ROOF FRAMING. FIELD VERIFY ROOF SLOPE.
2. T-1 DENOTES TRUSS TYPE.
3. JT-1 DENOTES JACK TRUSS TYPE.
4. HT-1 DENOTES HIP TRUSS TYPE.
5. ■ DENOTES "SIMPSON" LUS24 JOIST HANGER (OR EQUAL).
6. ■ DENOTES "SIMPSON" THJA26 TRUSS HANGER (OR EQUAL).
7. J DENOTES "SIMPSON" LS30, TOP & BOTTOM (OR EQUAL).
8. ■ DENOTES DOUBLE STUD BELOW, TYPICAL U.N.O.
9. INSTALL 2x4 BLOCKING AT RIDGE, HIPs and VALLEYS, TYPICAL UNLESS NOTED OTHERWISE.
10. INSTALL 5/8" THICK PLYWOOD ROOF SHEATHING THRU-OUT.
11. ■ DENOTES BUILT-UP ROOF (on EXIST. ROOF), SEE DETAIL 12/S-3.

ROOF FRAMING PLAN

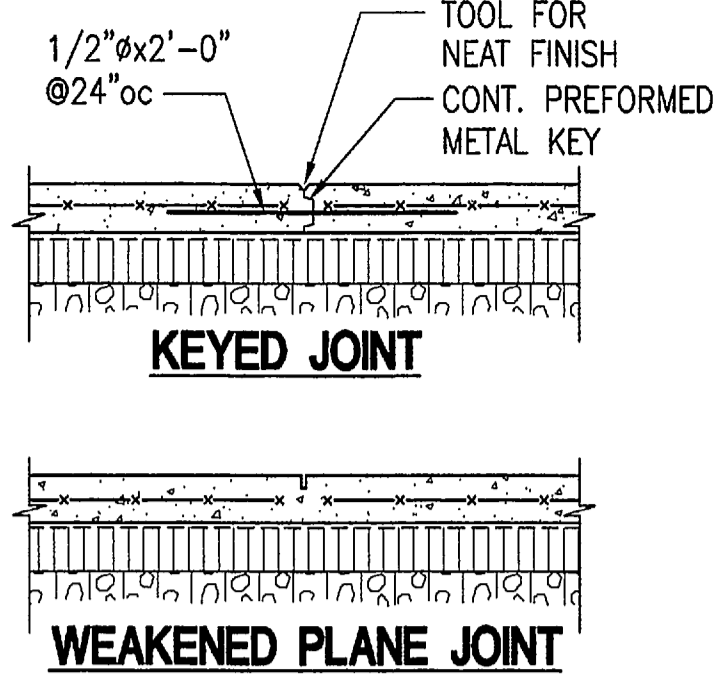
SC: 1/4" = 1'-0"



1 TYPICAL WALL SECTION

S-2 SC: 3/4" = 1'-0"

REVISION NO.	SYM.	DESCRIPTION	SHT / OF	BY	APPROVED
ROYAL MAUSOLEUM MAUNA'ALA CARETAKER COTTAGE IMPROVEMENTS HONOLULU, HAWAII					
PLANS AND TYPICAL WALL SECTION					
DESIGNED:			SUBMITTED:		
DRAWN:			DATE: FEBRUARY 28, 2009		
CHECKED:			SCALE: AS NOTED		
APPROVED:			DRAWING NO.		
			S-2		



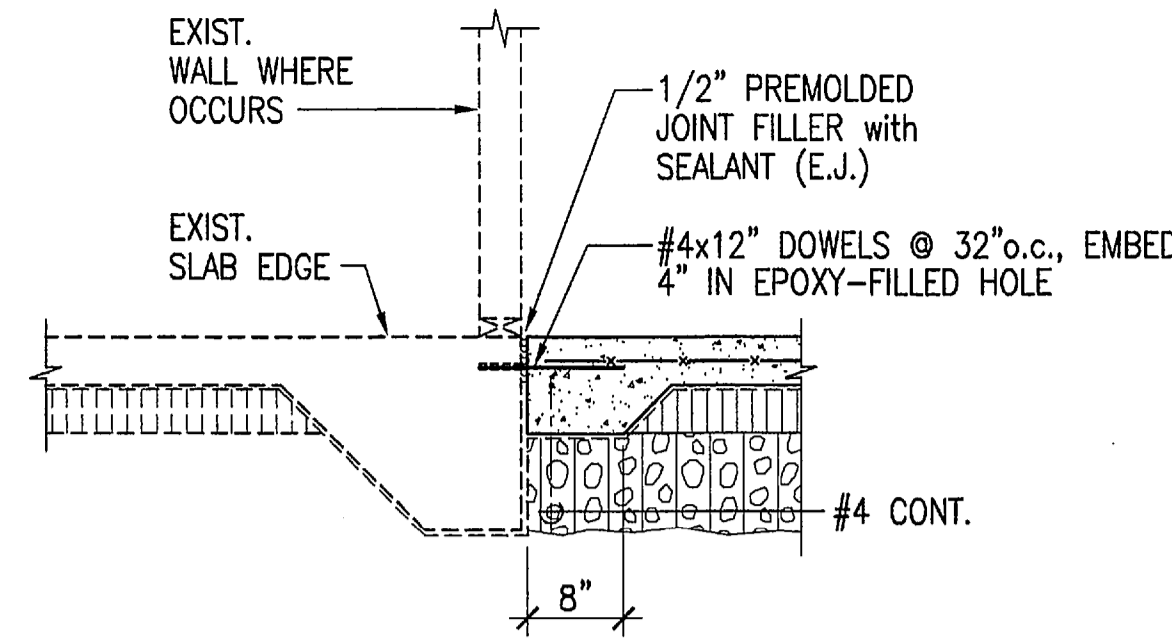
NOTES

A. SPACING OF CONTROL JOINTS SHALL NOT EXCEED 20'-0" IN EITHER DIRECTION.

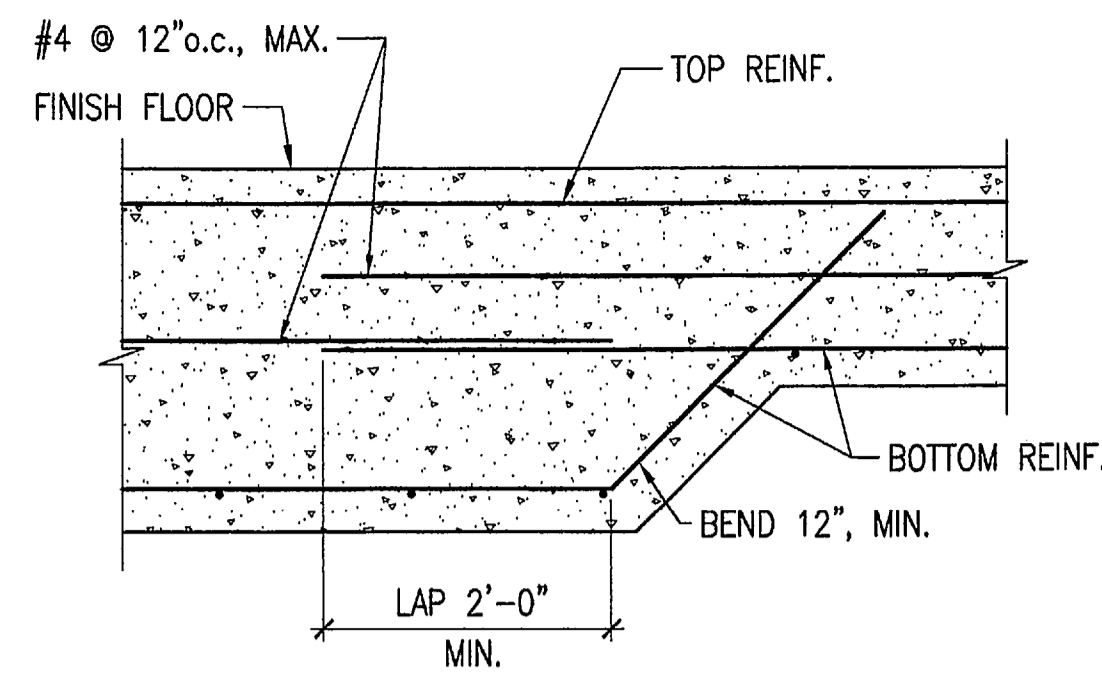
B. SAW CUT SHALL BE MADE AS SOON AS CONCRETE CAN BE CUT WITHOUT RAVELLING SLAB. SAW JOINTS BEFORE SHRINKAGE CRACKS OCCUR.

C. PROVIDE ELASTOMERIC SEALANT AT SAWED JOINTS.

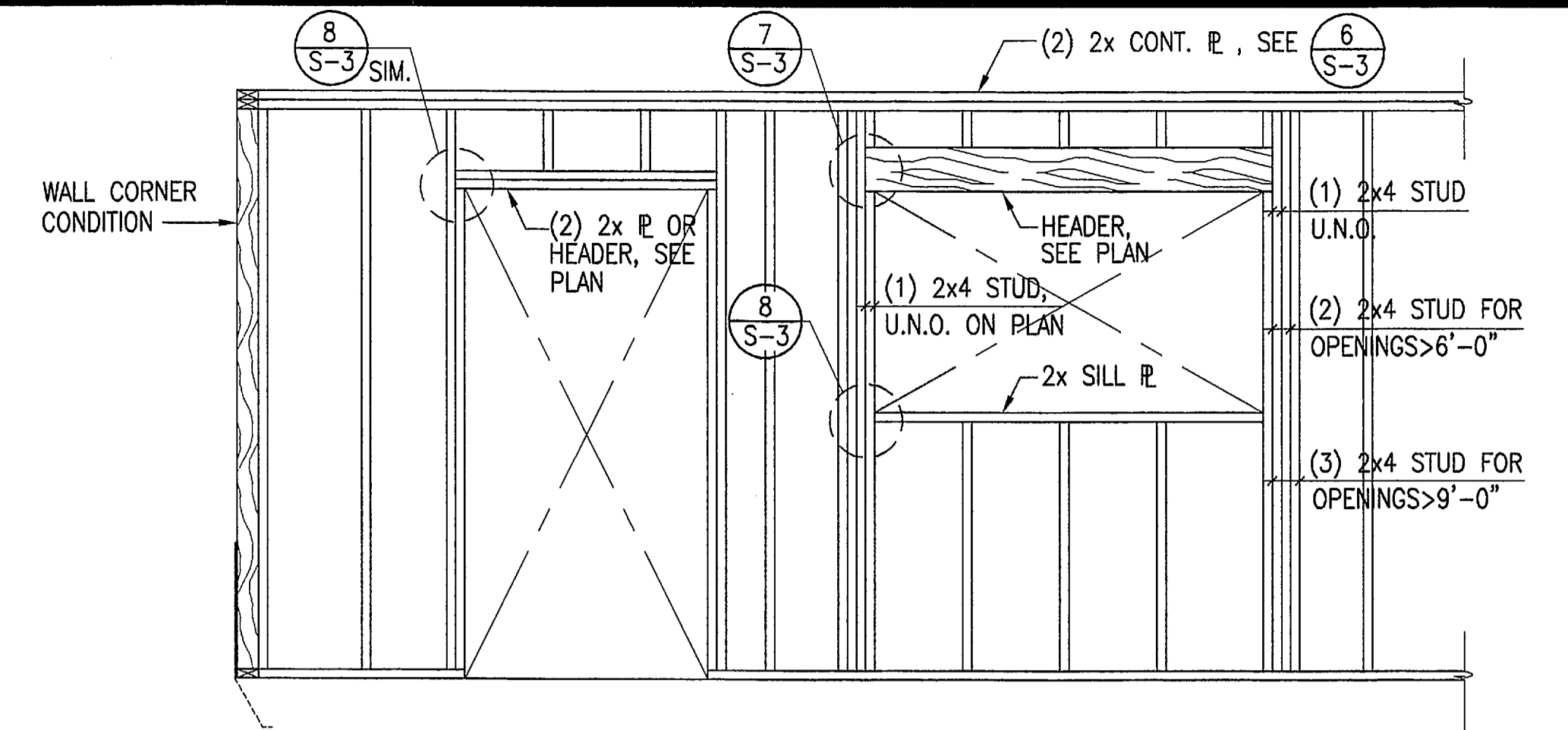
1 TYP. CRACK CONTROL JOINT DETAIL (C.C.J.)
S-3 SC: 3/4" = 1'-0"



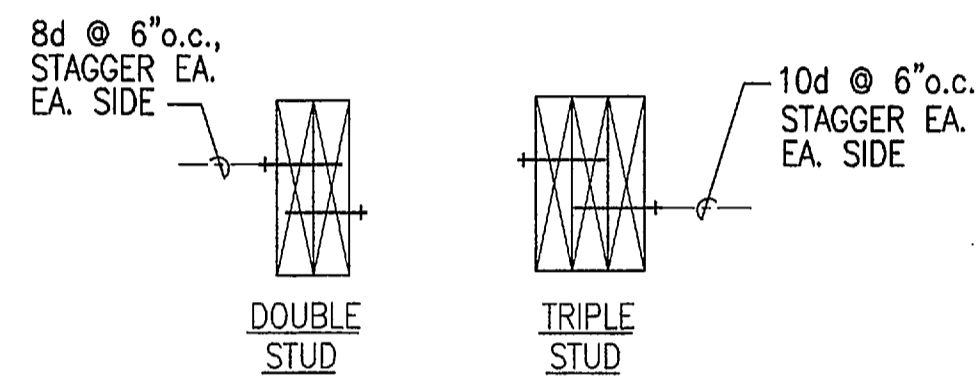
2 TYP. E.J. at EXIST. SLAB EDGE (E.J.)
S-3 SC: 3/4" = 1'-0"



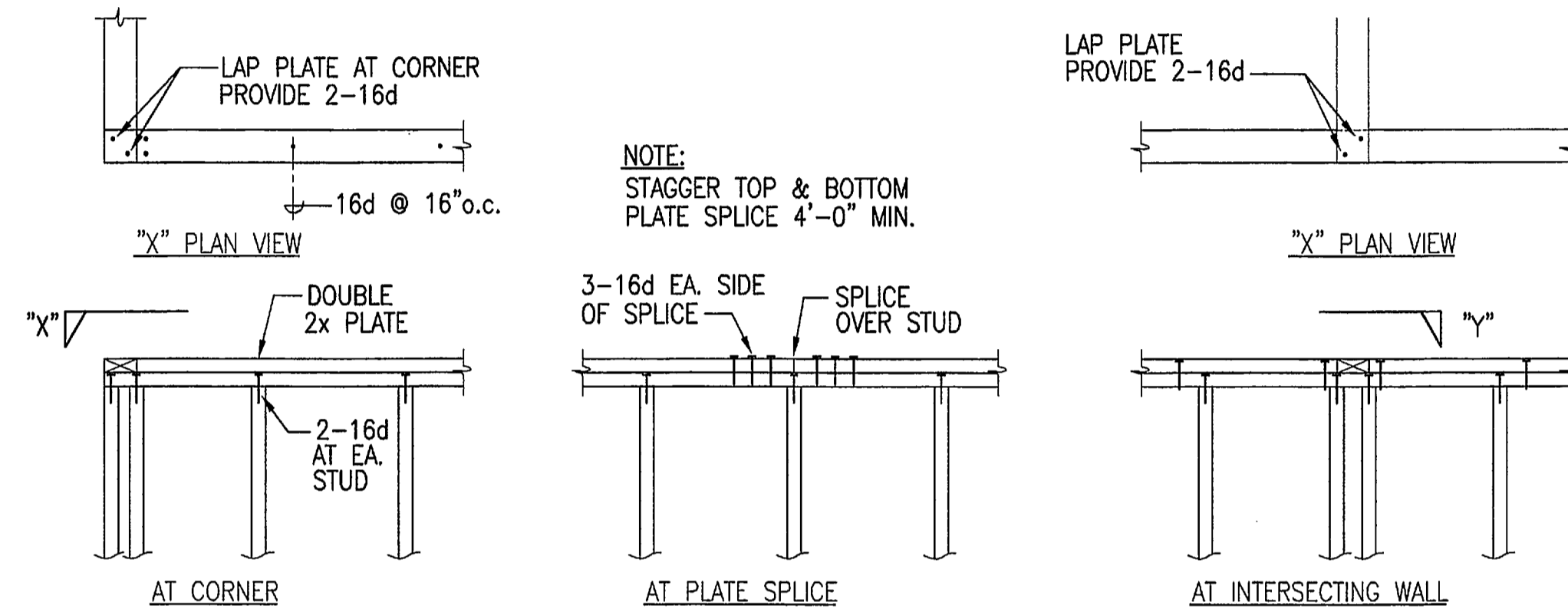
3 STEPPED TS-1 DETAIL
S-3 SC: 3/4" = 1'-0"



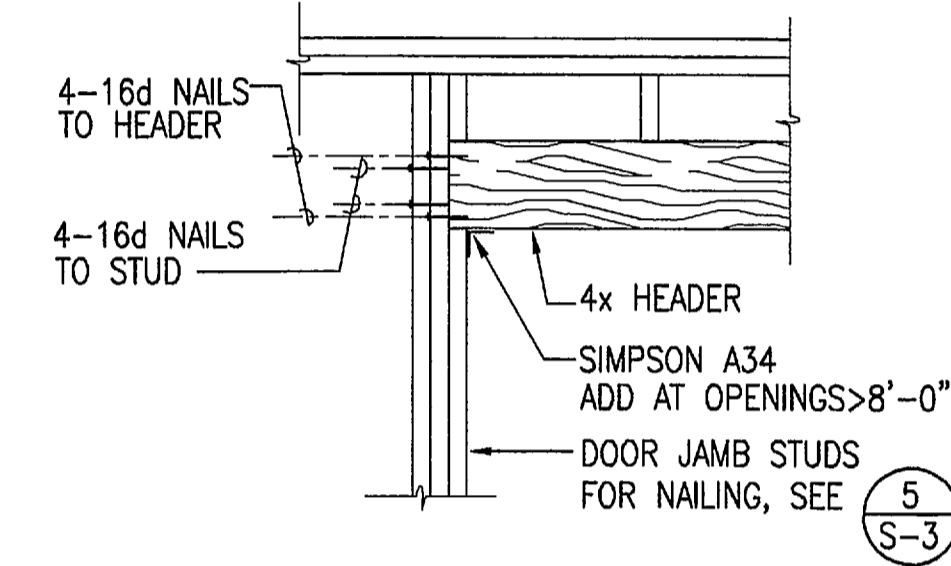
4 TYPICAL STUD WALL ELEVATION
S-3 N.T.S.



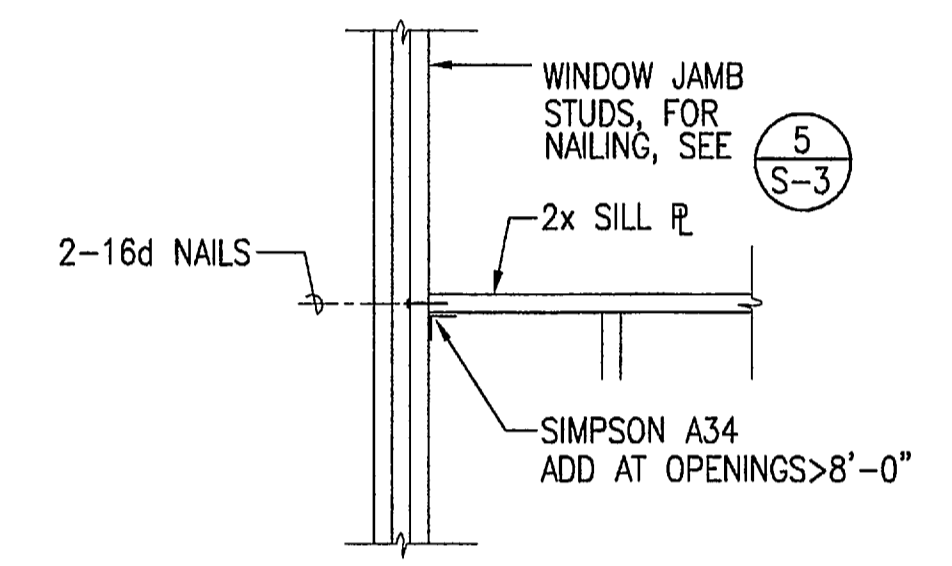
5 MULTIPLE STUD NAILING DETAIL
S-3 N.T.S.



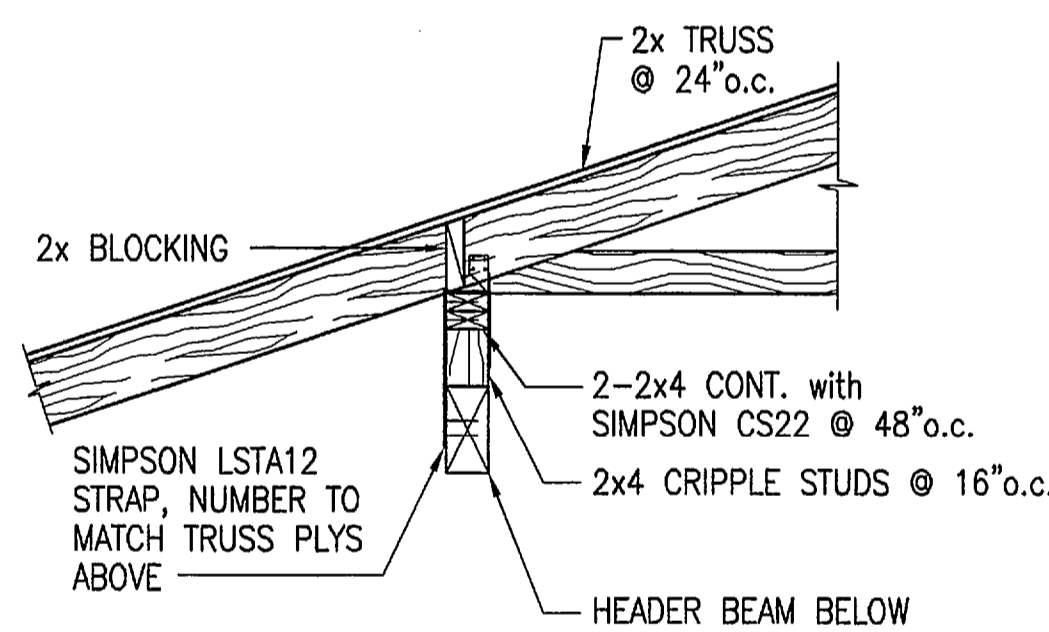
6 TYPICAL STUD WALL TOP PLATE DETAILS
S-3 SC: 3/4" = 1'-0"



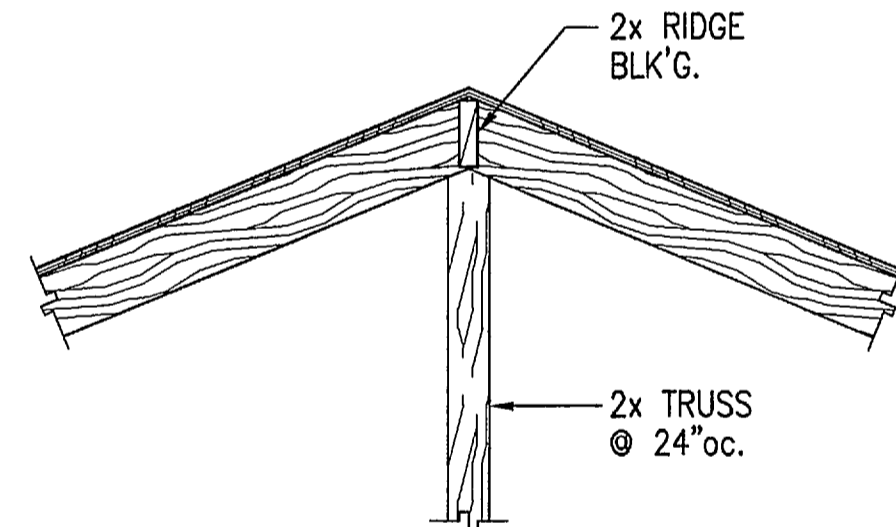
7 HEADER TO JAMB DETAIL
S-3 SC: 3/4" = 1'-0"



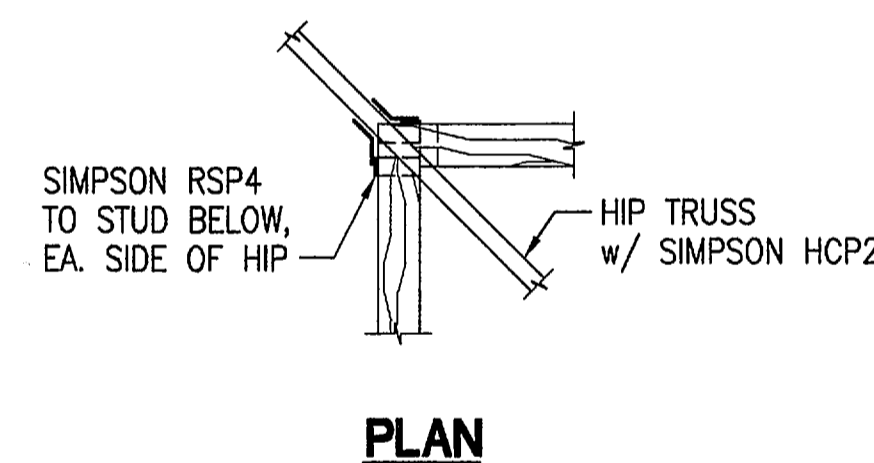
8 SILL P. TO JAMB DETAIL
S-3 SC: 3/4" = 1'-0"



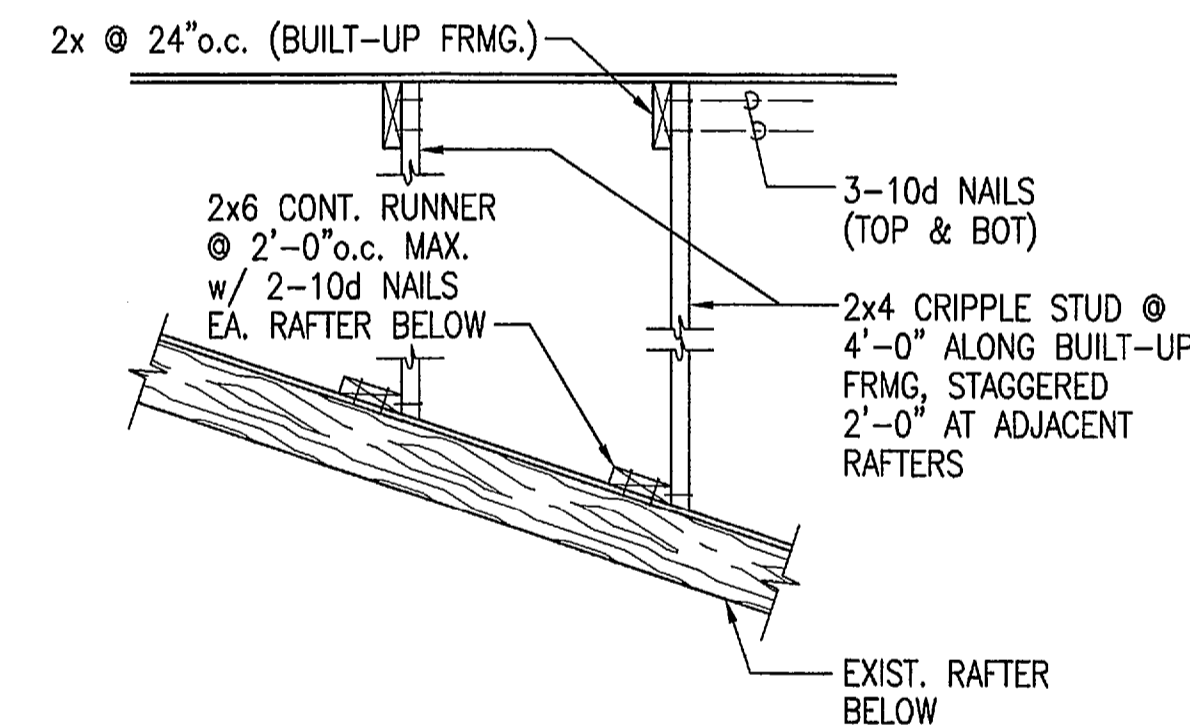
9 TYPICAL CRIPPLE STUD DETAIL
S-3 SC: 3/4" = 1'-0"



10 TYP. RIDGE DETAIL
S-3 SC: 3/4" = 1'-0"



11 TYP. HIP to WALL DETAIL
S-3 SC: 3/4" = 1'-0"



12 TYPICAL BUILT-UP ROOF FRAMING DETAIL
S-3 SC: 3/4" = 1'-0"

REVISION NO.	SYM.	DESCRIPTION	SHT / OF	BY	APPROVED
<p>ROYAL MAUSOLEUM MAUNA'ALA CARETAKER COTTAGE IMPROVEMENTS HONOLULU, HAWAII</p> <p>TYPICAL DETAILS</p>					
DESIGNED:			SUBMITTED:		
DRAWN:			DATE: FEBRUARY 28, 2009		
CHECKED:			SCALE: AS NOTED		
APPROVED:			DRAWING NO. S-3		
			DATE		



EXPIRES 04-30-10

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

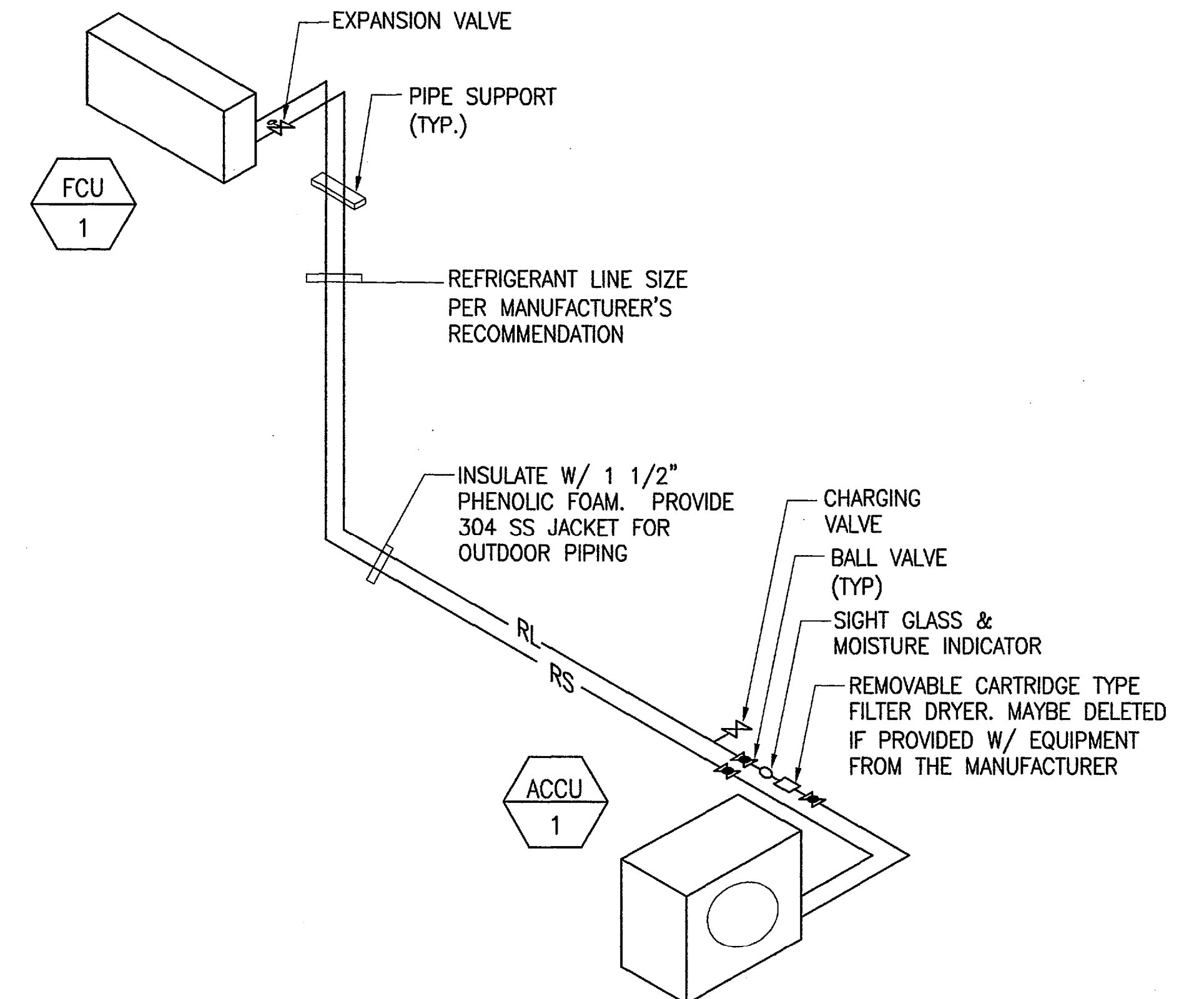
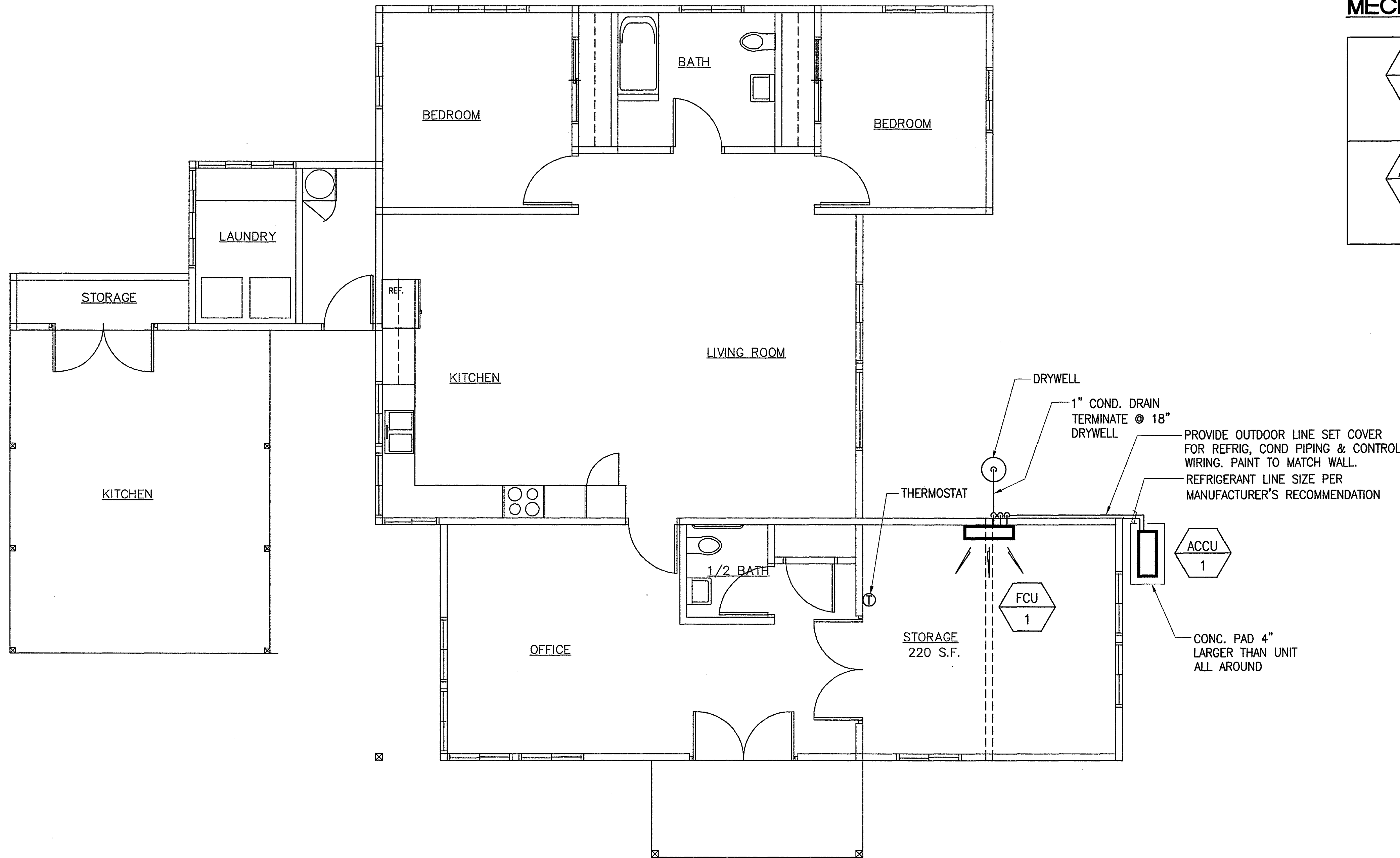
Keith K. Kalani

MITSUNAGA & ASSOCIATES, INC.

NOTE: SIZE ALL REFRIGERANT PIPING TO MANUFACTURER'S RECOMMENDATIONS.

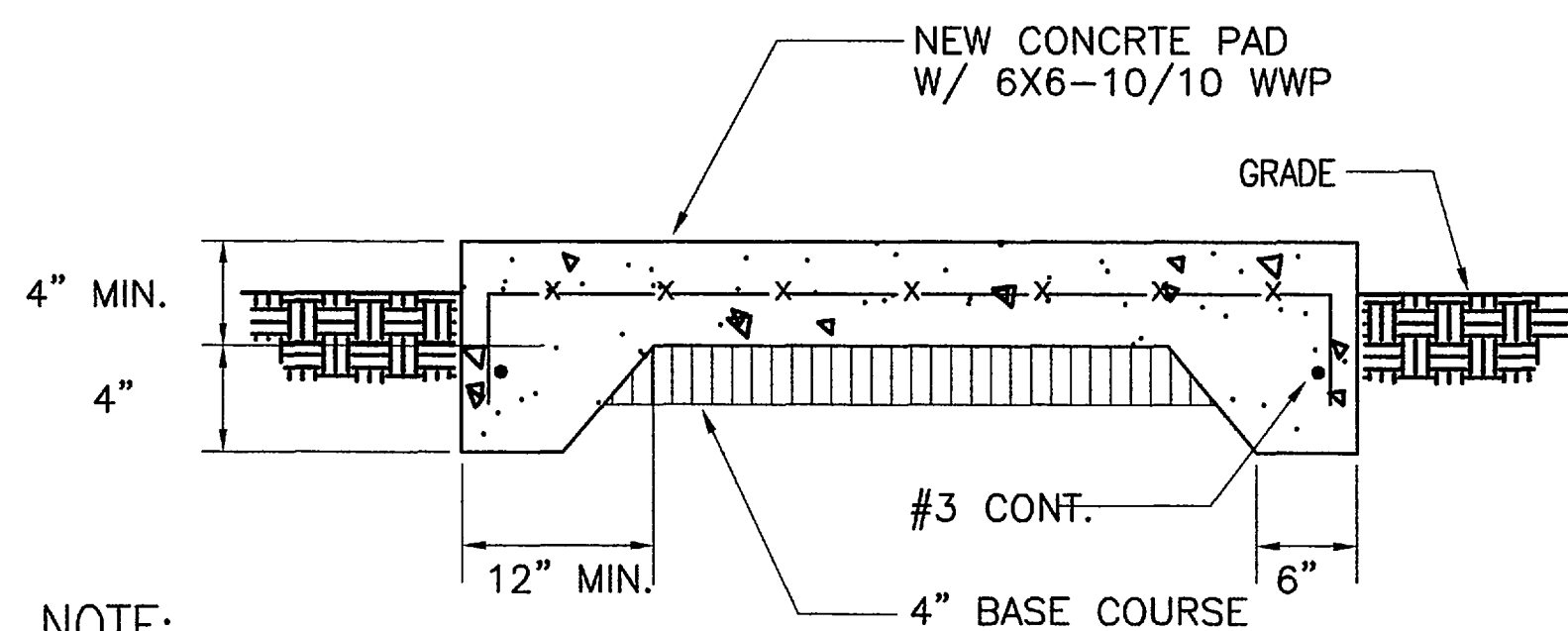
MECHANICAL EQUIPMENT SCHEDULE

FCU 1	MITSUBISHI, LG, FUJITSU MODEL ASU12CQ WALL MOUNTED DIRECT EXPANSION FAN COIL UNIT OR APPROVED EQUIVALENT. 3-SPEED DIRECT DRIVE EVAPORATOR FAN WITH 383 CFM SA @ HIGH SPEED, BUILT-IN CONDENSATE DRAIN PUMP AND OUTSIDE AIR KNOCKOUT INCLUDED. REMOTE PROGRAMMABLE SPACE THERMOSTAT INCLUDED.
ACCU 1	MITSUBISHI, LG, FUJITSU MODEL AOU12CQ AIR-COOLED CONDENSING UNIT OR APPROVED EQUIVALENT. 12,300 BTUH NOMINAL TOTAL COOLING WHEN COMBINED WITH FUJITSU MODEL ASU12CQ WALL MOUNTED DIRECT EXPANSION FAN COIL AT 95°F DB AIR ENTERING CONDENSER AND 40°F SST. SYSTEM POWER CONSUMPTION: 1.06 Kw; 115v/1ϕ/60Hz 20 MOCP. 14.3 SEER, APPROXIMATELY 77 LBS. OPERATING WT. MOUNT ON CONCRETE CURB WITH 3/4" NEOPRENE PADS.

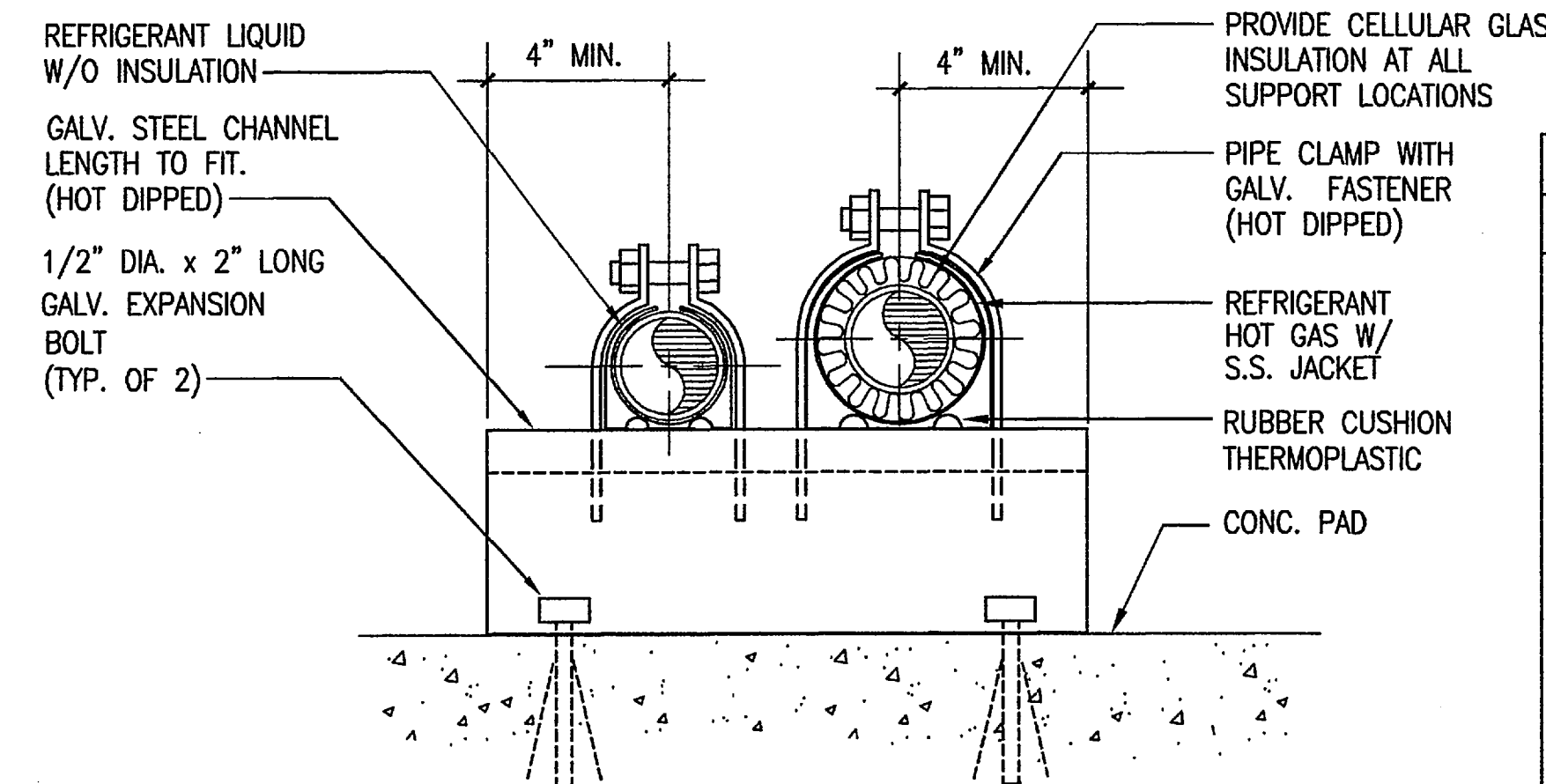
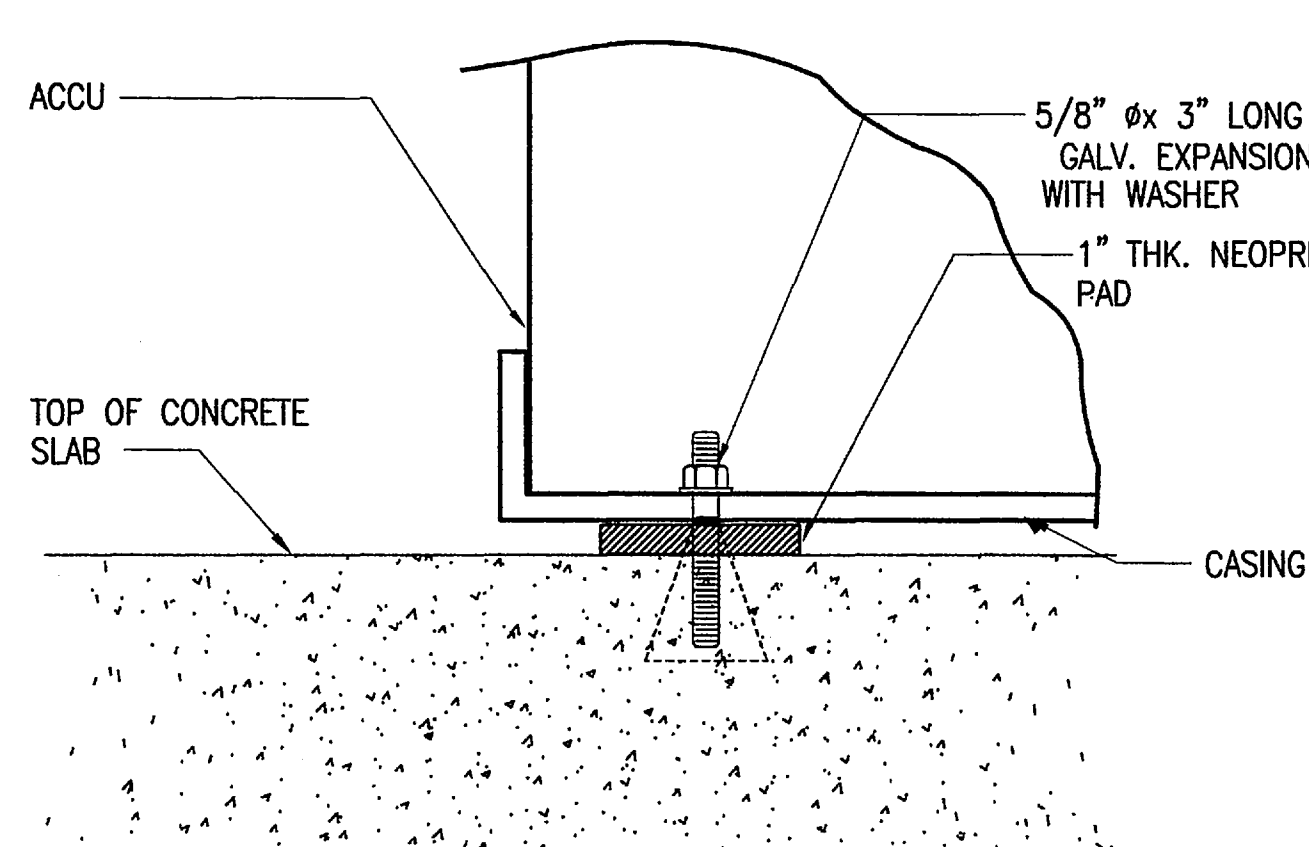


1 AIR CONDITIONING FLOOR PLAN
M-1 SCALE: 1/4" = 1'-0"

2 REFRIGERANT PIPING DIAGRAM
M-1 NOT TO SCALE



NOTE:
CONCRETE PAD SHALL BE CONSTRUCTED WITH 4" THICK CLASS 2,500 CONCRETE SLAB ON GRADE WITH 4X4-W2.9 X W2.9WWF OVER 4" THICK 3B FINE AND COMPACTED SUBGRADE.

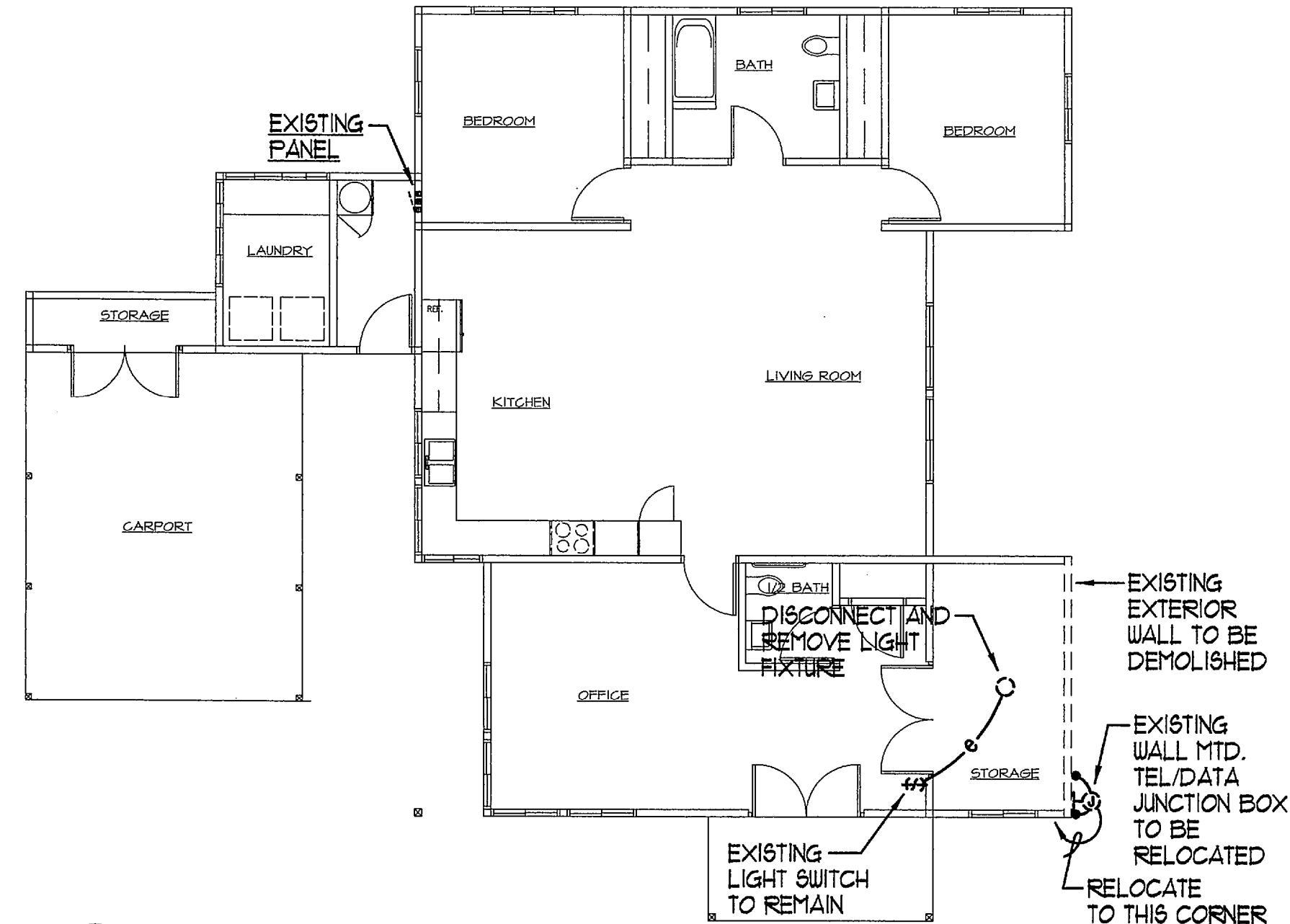
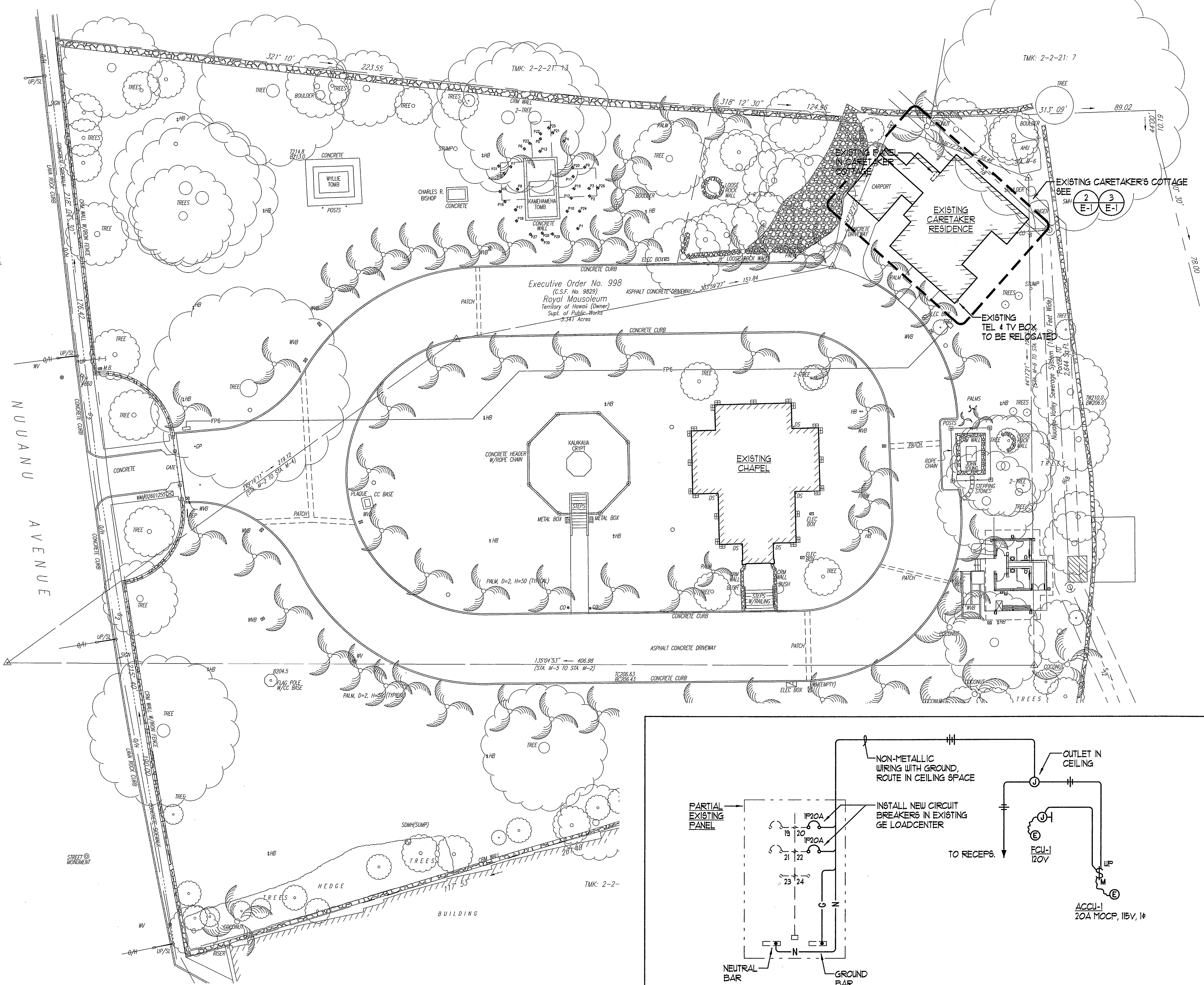


3 CONCRETE PAD DETAIL
M-1 NOT TO SCALE

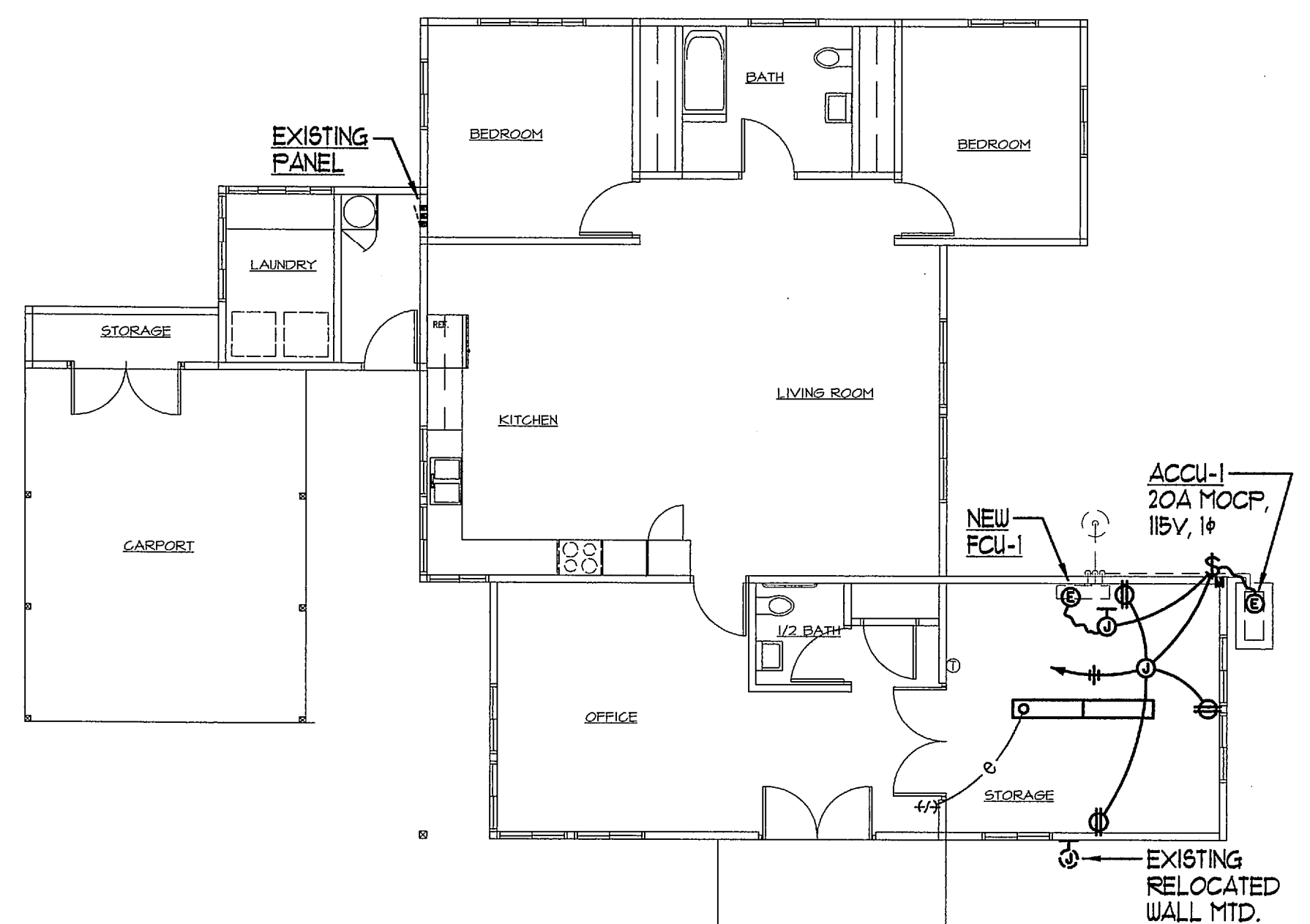
4 ACCU-1 MOUNTING DETAIL
M-1 NOT TO SCALE

5 TYPICAL PIPE SUPPORT DETAIL
M-1 NOT TO SCALE

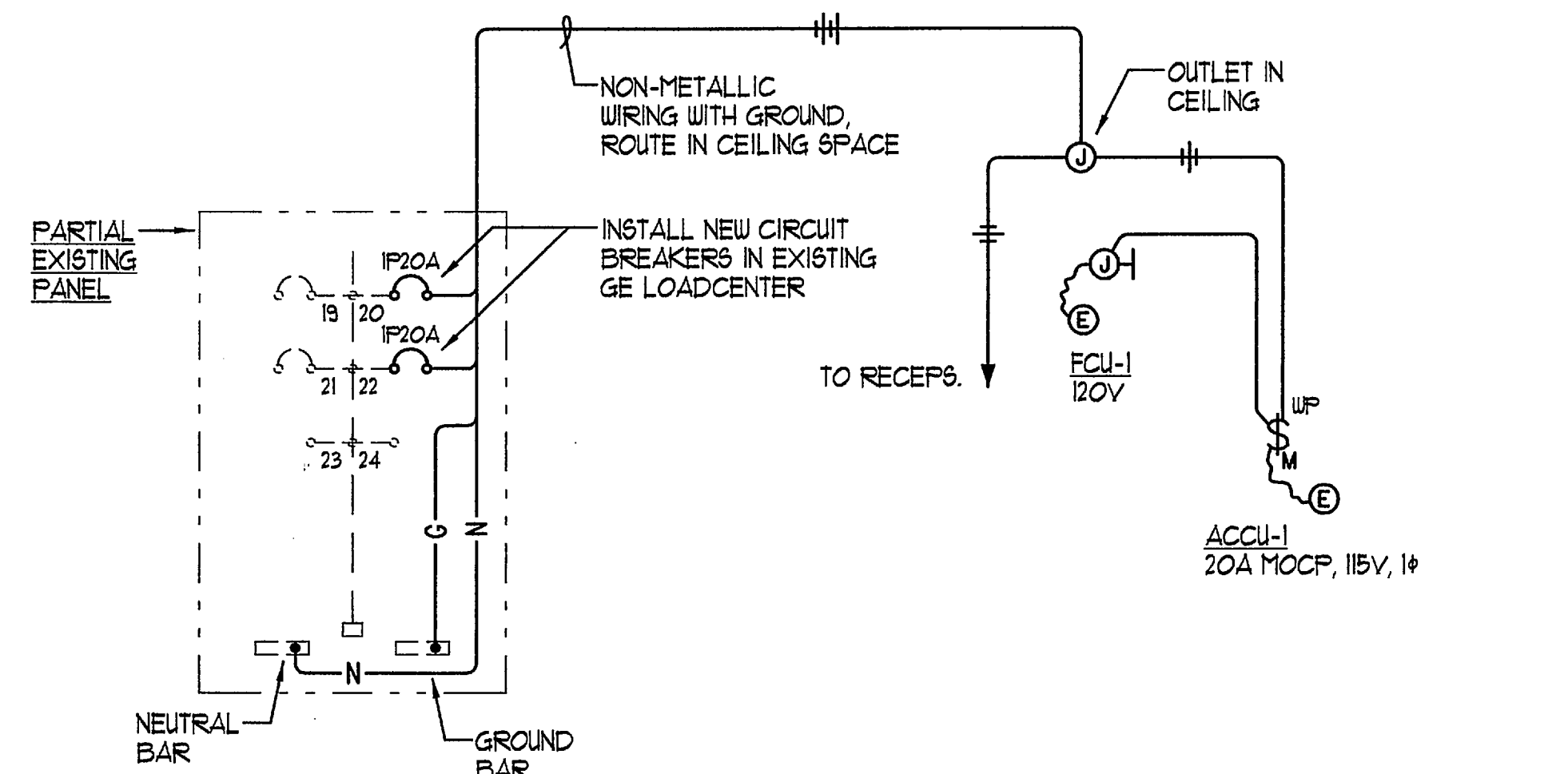
REVISION NO.	SYM.	DESCRIPTION	SHT / OF	BY	APPROVED
ROYAL MAUSOLEUM MAUNA'ALA CARETAKER COTTAGE IMPROVEMENTS HONOLULU, HAWAII					
AIR CONDITIONING FLOOR PLAN, REFRIGERANT PIPING DIAGRAM, DETAILS					
DESIGNED:	SUBMITTED:				
DRAWN:	DATE: FEBRUARY 28, 2009				
CHECKED:	SCALE: AS NOTED				
APPROVED:	DRAWING NO. M-1				
DATE					



2 CARETAKER COTTAGE - EXISTING/REMOVAL WORK
E-1 ELECTRICAL PLAN
SCALE: 1/8" = 1' - 0"



3 CARETAKER COTTAGE - NEW WORK
E-1 ELECTRICAL PLAN
SCALE: 1/8" = 1' - 0"



4 CARETAKER COTTAGE - NEW WORK CONNECTION DIAGRAM
E-1 NOT TO SCALE

1 ELECTRICAL SITE PLAN
E-1 SCALE: 1" = 20'

REVISION NO.	SYM.	DESCRIPTION	SHT / OF	BY	APPROVED

EXPIRES: 04-30-10

**ROYAL MAUSOLEUM MAUNA'ALA
CARETAKER COTTAGE IMPROVEMENTS
HONOLULU, HAWAII**

**ELECTRICAL SITE PLAN, CARETAKER COTTAGE
NEW WORK CONNECTION DIAGRAM AND ELECTRICAL PLANS**

DESIGNED: SM DRAWN: AC/SY CHECKED: BI APPROVED: _____	SUBMITTED: _____ DATE: FEBRUARY 28, 2009 SCALE: AS NOTED DATE: _____
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DRAWING NO. **E-1**