

FRONT STREET APARTMENTS

FRONT STREET AFFORDABLE HOUSING PARTNERS

LAHAINA, MAUI, HAWAII
 TMK: (2) 4-5-03: 13, 14, 15, 38, 39, 40

AS-BUILT DRAWINGS



Design Partners Incorporated

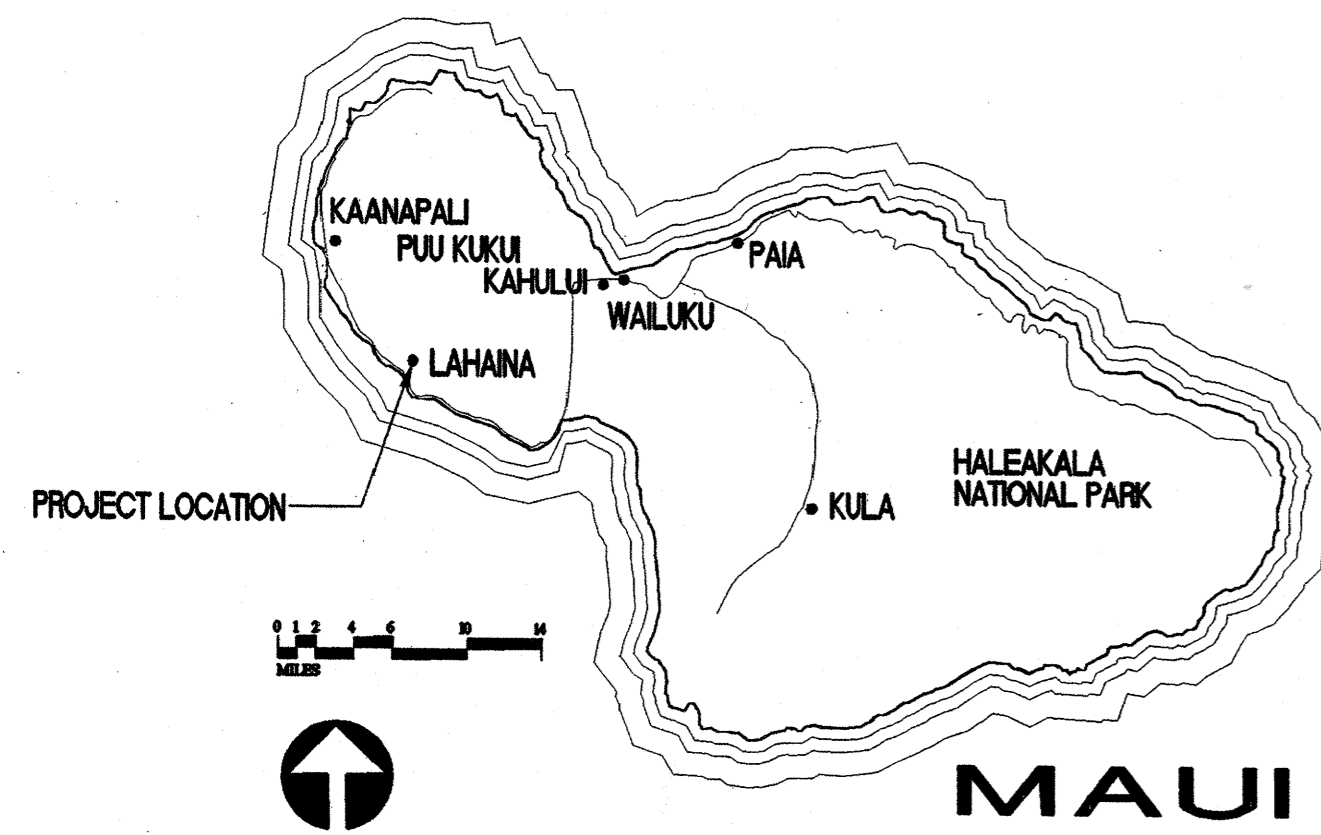
Architects
 Interior Designers
 Planning
 Graphics

John Aveiro AIA
 Vernon Inoshita AIA
 Mike Goshi AIA

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

AS-BUILT DRAWINGS CONSTRUCTION SET

LOCATION MAP



ABBREVIATIONS

AB. ANCHOR BOLT	F.O.C. FACE OF CONCRETE	FLSG. PLUMBING
ABV. ABOVE	F.O.F. FACE OF FINISH	FLYUD. PLYWOOD
ACOUS. ACOUSTICAL	F.O.S. FACE OF STUDS	FN. FINISHED
ADJ. ADJUSTABLE	FR. FRAME	FRFIN. PREFINISHED
ADJA. ADJACENT	FS. FULL SIZE	FR. FAIR
AGGR. AGGREGATE	FT. FOOT OR FEET	FTN. PARTITION
ALUM. ALUMINUM	FTG. FOOTING	GT. QUARRY TILE
APPROX. APPROXIMATE	FURR. FURRING	R. RISER
ARCH. ARCHITECTURAL	GA. GAUGE	RAD. RADIUS
ASPH. ASPHALT	GL. GLASS	REC. RECESSED
BD. BOARD	GFL. GROUND FAULT INTERRUPTER	REFR. REFRIGERATOR
BEDRM. BEDROOM	GMM. GLASS MESH MORTAR UNIT	REIN. REINFORCED OR REINFORCING
BLDG. BUILDING	GR. GRADE	REQ. REQUIRED
BLK. BLOCK	GYP. BD. GYPSUM BOARD	RESIL. RESILIENT
BLKG. BLOCKING		RM. ROOM
BM. BEAM		RO. ROUGH OPENING
BOT. BOTTOM		S.C. SOLID CORE
BRKT. BRACKET		SCHED. SCHEDULE
BRM. BROOM		S.D. SMOKE DETECTOR
CAB. CABINET	H. HIGH	SECT. SECTION
CEM. CEMENT	HARD BD. HARD BOARD	SF. SQUARE FEET
CT. CERAMIC TILE	H.B. HOSE BIBB	SH. SHELF
CT.B.B. CERAMIC TILE BACKER BOARD	H.C. HOLLOW CORE	SHUR. SHOWER
CJ. CONTROL JOINT	HDUD. HARDWOOD	SHT. SHEET
CLG. CEILING	HDUE. HARDWARE	SHTG. SHEATHING
CLG. CLOSET	HORIZ. HORIZONTAL	SIM. SIMILAR
CLR. CLEAR	HT. HEIGHT	SING. SINGLE
CM. CHANGE OF MATERIAL	HTR. HEATER	SL. SLOPE
CMU. CONCRETE MASONRY UNITS		SLDG. SLIDING
CNT. COUNTER	ID. INSIDE DIAMETER (DIM)	SP. SHELF
COL. COLUMN	INCL. INCLUSIVE, INCLUDED, OR INCLUDING	SP. SPECIFICATION
CONC. CONCRETE	INT. INTERIOR	SQ. SQUARE
COND. CONDITION	JAL. JALOUSIE	STD. STANDARD
CONN. CONNECTION	JST. JOIST	STL. STEEL
CONSTR. CONSTRUCTION	JT. JOINT	STR. STRUCTURAL
CONT. CONTINUOUS	KIT. KITCHEN	SURR. SURROUND
CONTR. CONTRACTOR		
CORR. CORRIDOR	LAUND. LAUNDRY	T. TREAD
CTBK. COUNTERSUNK	LAV. LAVATORY	T.B. TROU BAR
	LIN. LINEN	T.C. TOP OF CURB
	LOUV. LOUVERED	T. & G. TONGUE & GROOVE
	LR. LIVING ROOM	THK. THICK
	LT. LIGHT	THR. THRESHOLD
	LAUND. TRAY	T.P.H. TOILET PAPER HOLDER
		T.V. TELEVISION
		T.W. TOP OF WALL
		TYP. TYPICAL
		UC. UNDERCUT DOOR 1/2"
		UNO. UNDERSIDE
		UNO. UNLESS NOTED OTHERWISE
		V.T.R. VENT THRU ROOF
		VERT. VERTICAL
		W. WEST
		W. WITH
		WASH. WASHER
		WC. WATER CLOSET
		WD. WOOD
		WDL. WINDOW
		WH. WATER HEATER
		WP. WATERPROOF/WEATHERPROOF
		WR. WATER RESISTANT
		W.SCT. WAINSCOT
		WT. WEIGHT
		WWM. WELDED WIRE MESH
EA. EACH		
EJ. EXPANSION JOINT		
ELEV. ELEVATION		
ENCL. ENCLOSURE		
EP.B. ELECTRICAL PANEL BOX		
EQ. EQUAL		
EXH. EXHAUST		
EXP. EXPANSION		
EXIST. EXISTING		
EXT. EXTERIOR		
FDN. FOUNDATION		
FG. FIXED GLASS		
FIN. FINISH		
FLR. FLOOR		
FLASHG. FLASHING		
FLUOR. FLUORESCENT		
	N. NORTH	
	N.C. NOT IN CONTRACT	
	NO. OR N.T.S. NUMBER NOT TO SCALE	
	O.C. ON CENTER	
	OPNS. OPENING	
	OPP. OPPOSITE	
	OPT. OPTIONAL	
	O.A. OVERALL	
	O.H.D. OVERHEAD	
	P.C. FULL CHAIN	
	PL. PLATE	
	PLAM. PLASTIC LAMINATE	

INDEX TO DRAWINGS

TITLE SHEET

T-1 TITLE SHEET

LANDSCAPE

- L-1 PLANTING PLAN
- L-2 PLANTING PLAN
- L-3 PLANTING PLAN
- L-4 IRRIGATION PLAN
- L-5 IRRIGATION PLAN
- L-6 IRRIGATION PLAN
- L-7 PLANTING DETAILS
- L-8 IRRIGATION DETAILS

ARCHITECTURAL

- A-0 GENERAL NOTES & DETAILS
- A-10 SITE PLAN
- A-2.0 BUILDING 'A' FLOOR PLANS & ROOF PLAN
- A-2.1 BUILDING 'A' EXTERIOR ELEVATIONS
- A-2.2 BUILDING 'A' BUILDING SECTIONS
- A-3.0 BUILDING 'B' FLOOR PLANS & ROOF PLAN
- A-3.1 BUILDING 'B' EXTERIOR ELEVATIONS
- A-3.2 BUILDING 'B' BUILDING SECTIONS
- A-4.0 BUILDING 'C' FLOOR PLANS & ROOF PLAN
- A-4.1 BUILDING 'C' EXTERIOR ELEVATIONS
- A-4.2 BUILDING 'C' BUILDING SECTIONS
- A-5.0 BUILDING 'D' FLOOR PLANS & ROOF PLAN
- A-5.1 BUILDING 'D' EXTERIOR ELEVATIONS
- A-5.2 BUILDING 'D' BUILDING SECTIONS
- A-6.0 BUILDING 'E' FLOOR PLANS & ROOF PLAN
- A-6.1 BUILDING 'E' EXTERIOR ELEVATIONS
- A-6.2 BUILDING 'E' BUILDING SECTIONS
- A-7.0 ONE BEDROOM UNIT - DETAIL PLAN, INT. ELEV. & RM. FIN. SCH.
- A-8.0 TWO BEDROOM UNIT - DETAIL PLAN, INT. ELEV. & RM. FIN. SCH.
- A-9.0 STUDIO UNIT - DETAIL PLAN, INT. ELEV. & ROOM FINISH SCHEDULE
- A-10.0 LAUNDRY BUILDING - FLOOR & ROOF PLANS, INT. & EXT. ELEV. BLDG. SECTIONS & RM. FIN. SCH.
- A-11.0 CARPORT - FLOOR PLANS, ROOF PLANS, ELEVATIONS & SECTIONS
- A-12.0 STAIR PLAN, SECTION AND DETAILS
- A-13.0 WALL SECTIONS
- A-13.1 WALL SECTIONS
- A-13.2 RATED FIRE WALL DETAILS
- A-14.0 DOOR & WINDOW SCHEDULE
- A-14.1 DOOR & WINDOW DETAILS
- A-15.0 EXTERIOR DETAILS
- A-16.0 INTERIOR DETAILS
- A-17.0 TRASH ENCLOSURE

STRUCTURAL

- S-11 GENERAL NOTES & TYPICAL DETAILS
- S-12 TYPICAL DETAILS
- S-13 TYPICAL DETAILS
- S-2.1 FOUNDATION PLAN - BUILDING TYPE "A"
- S-2.2 SECOND FLOOR FRAMING PLAN - BUILDING TYPE "A"
- S-2.3 ROOF FRAMING PLAN - BUILDING TYPE "A"
- S-3.1 FOUNDATION PLAN & SECOND FLOOR FRAMING PLAN BUILDING TYPE "B"
- S-3.2 ROOF FRAMING PLAN - BUILDING TYPE "B"
- S-4.1 FOUNDATION PLAN - BUILDING TYPE "C"
- S-4.2 SECOND FLOOR & LOW ROOF FRAMING PLAN - BUILDING TYPE "C"
- S-4.3 ROOF FRAMING PLAN - BUILDING TYPE "C"
- S-5.1 FOUNDATION PLAN - BUILDING TYPE "D"
- S-5.2 SECOND FLOOR FRAMING PLAN - BUILDING TYPE "D"
- S-5.3 ROOF FRAMING PLAN - BUILDING TYPE "D"
- S-6.1 FOUNDATION PLAN - BUILDING TYPE "E"
- S-6.2 SECOND FLOOR FRAMING PLAN - BUILDING TYPE "E"
- S-6.3 ROOF FRAMING PLAN - BUILDING TYPE "E"
- S-7.1 FOUNDATION & ROOF FRAMING PLAN - LAUNDRY ROOM
- S-8.1 FOUNDATION & ROOF FRAMING PLAN - CARPORT "A"
- S-8.2 FOUNDATION & ROOF FRAMING PLAN - CARPORT "B"
- S-8.3 FOUNDATION & ROOF FRAMING PLAN - CARPORT "C"
- S-9.1 FOUNDATION SECTIONS & DETAILS
- S-10.1 SECOND FLOOR SECTIONS & DETAILS
- S-10.2 SECTIONS & DETAILS
- S-11.1 ROOF SECTIONS & DETAILS

MECHANICAL

- M-1 BLDG. A, B, & C FLOOR PLAN
- M-2 BLDG. D & E FLOOR PLAN
- M-3 TYPICAL ONE BEDROOM UNIT PLUMBING PLAN & PIPING DIAGRAMS
- M-4 TYPICAL TWO BEDROOM UNIT PLUMBING PLAN & PIPING DIAGRAMS
- M-5 TYPICAL STUDIO UNIT PLUMBING PLAN & PIPING DIAGRAMS
- M-6 LAUNDRY BUILDING PLUMBING PLAN & PIPING DIAGRAMS
- M-7 SOLAR HOT WATER SYSTEM

ELECTRICAL

- E-1.0 ELECTRICAL SITE PLAN
- E-1.1 SITE LIGHTING PLAN
- E-1.2 SINGLE LINE DIAGRAM DETAILS
- E-1.3 SITE DETAILS / NOTES
- E-1.4 SERVICE EQUIPMENT ELEVATIONS / SYMBOLS LEGEND
- E-2.0 BLDG. A ELECTRICAL PLAN
- E-3.0 BLDG. B ELECTRICAL PLAN
- E-4.0 BLDG. C ELECTRICAL PLAN
- E-5.0 BLDG. D ELECTRICAL PLAN
- E-6.0 BLDG. E ELECTRICAL PLAN
- E-7.0 TYPICAL UNIT ELECTRICAL PLANS
- E-8.0 LAUNDRY BLDG. ELECTRICAL PLANS & DETAILS

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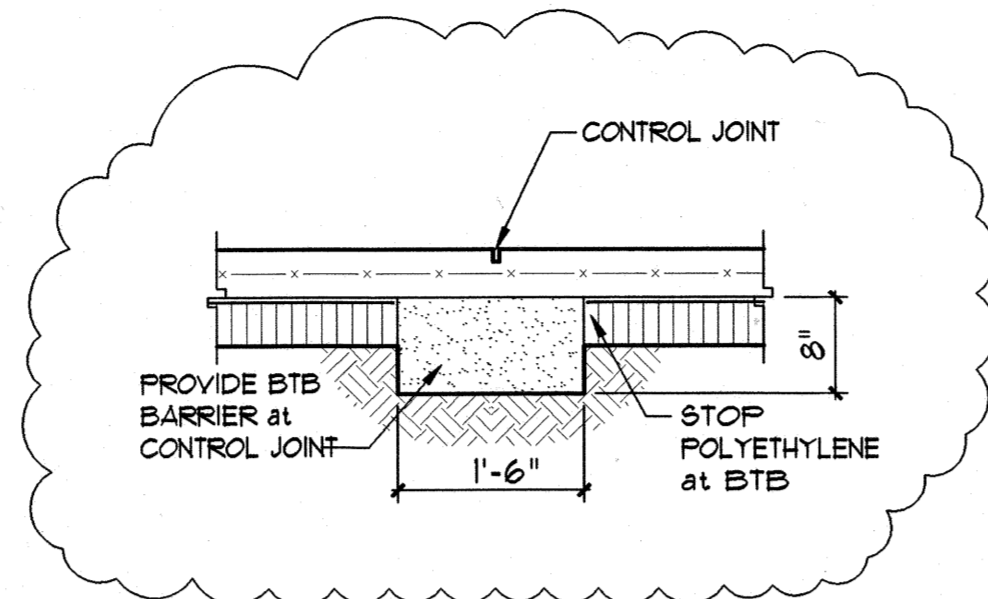
DESIGN SUMMARY

UBC (1991 EDITION)

OCCUPANCY CLASSIFICATION: R-1
 CONSTRUCTION TYPE: V-N
 1 - HR. FIRE ASSEMBLY SEPARATES ALL UNITS AND OCCUPANCIES. PER UBC 1202B.
 2 - HR. AREA SEPARATION WALLS PROVIDED IN BUILDING TYPE "E", BUILDINGS "B", "D", "I", "J", "K", "L", "M", "N", "O", "P", "Q", "R", "S", "T", "U", "V", "W", "X", "Y", "Z" TO MAINTAIN LESS THAN 3,000 SF. OF FLOOR AREA ABOVE THE FIRST STORY.
 NUMBER OF STORIES: 3 MAX.
 BUILDING "A3", "A4" AND "D": 2 ACTUAL
 HANDICAP ACCESSIBLE UNITS:
 AS PER CHAPTER 31 - ACCESSIBILITY SECTION 3103.8.2
 DWELLING UNITS REQUIRED TO BE ACCESSIBLE MAY BE ADAPTABLE IN ACCORDANCE WITH ALL FAIR HOUSING ACT GUIDELINES. SEE SITE PLAN FOR ACCESSIBLE UNIT LOCATIONS. ALL OTHER UNITS ON THE FIRST FLOOR NOT DESIGNATED AS ACCESSIBLE ARE DESIGNATED ADAPTABLE UNITS.

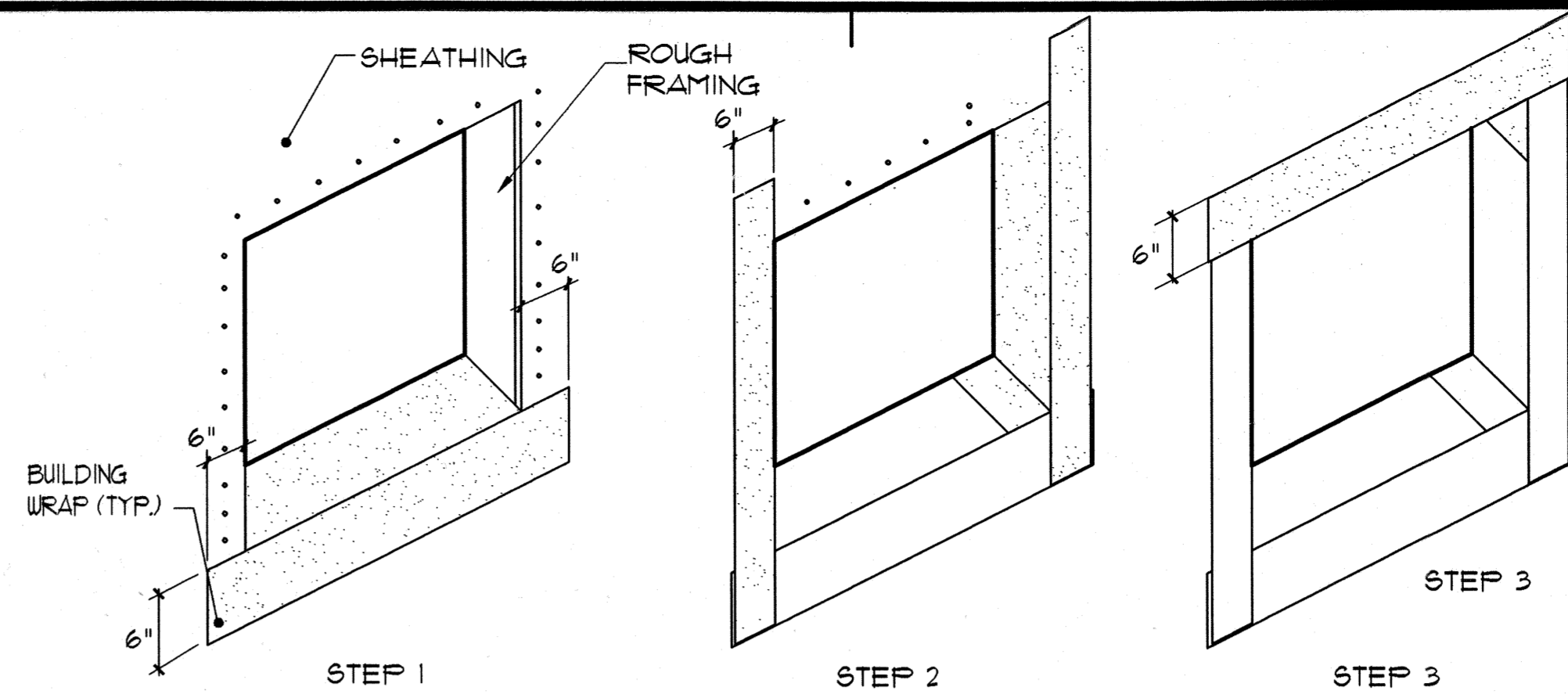
FRONT STREET APARTMENTS
 LAHAINA, MAUI, HAWAII
 TMK: (2) 4-5-03: 13, 14, 15, 38, 39, 40

Project Name		Drawing Title	
FRONT STREET APARTMENTS		TITLE SHEET	
Project Number	Date	Project Number	Date
93045	11 AUGUST 00	93045	11 AUGUST 00
Drawn	Checked	Designed	
RK/AC/JW	JAKE/MG	YI/LK/KE	
Drawing Number			
T-1			
Sheet No of			



NOTES:
 1. SEE STRUCTURAL DRAWING FOR C. J. LOCATION
 2. REFER TO MANUFACTURE RECOMMENDED DETAIL

4 CONTROL JOINT DET.
 A-0 SCALE: 3/4" = 1'-0"

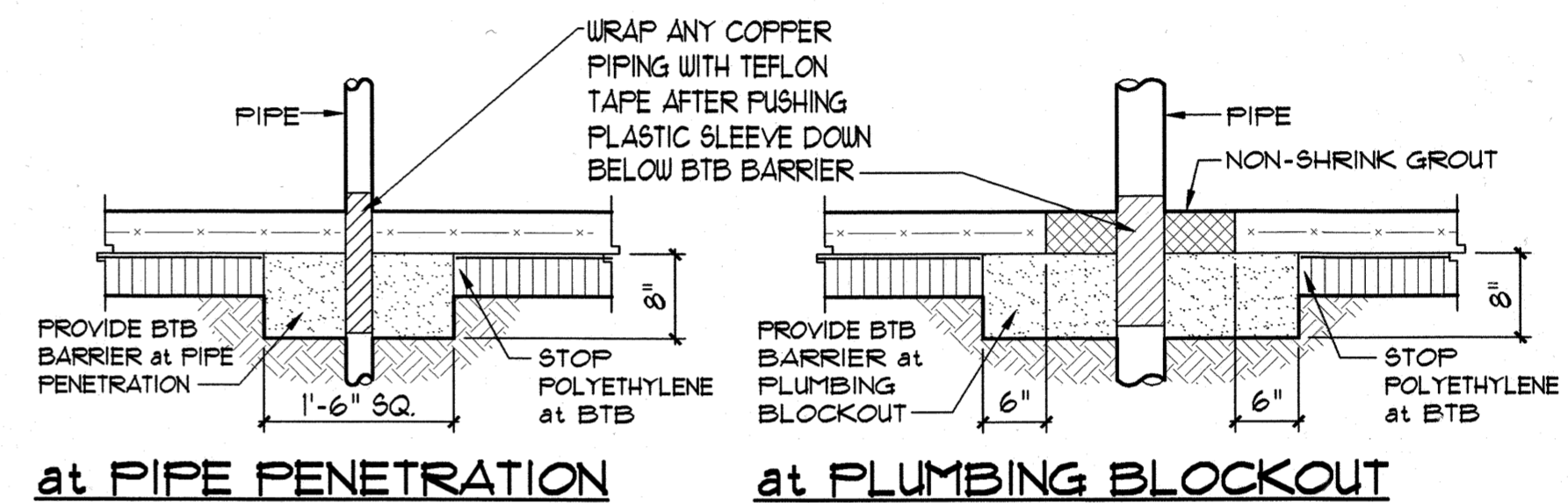


STEP 1
 STAPLE MOISTURE BARRIER TO SILL & FOLD 6 IN. DOWN, EXTENDING 6 IN. TO EACH SIDE. DO NOT STAPLE LOWER EDGE, IT WILL LAP WALL MOISTURE BARRIER.

STEP 2
 STAPLE MOISTURE BARRIER TO JAMBS OF ROUGH OPENING & FOLD 6 IN. OVER SHEATHING & 6 IN. ABOVE & BELOW ROUGH OPENING.

STEP 3
 REPEAT STEP 2, BUT FOR TOP OF ROUGH OPENING. LEAVE OUTER EDGES UNSTAPLED FOR FUTURE INTEGRATION W/ WALL MOISTURE BARRIER.

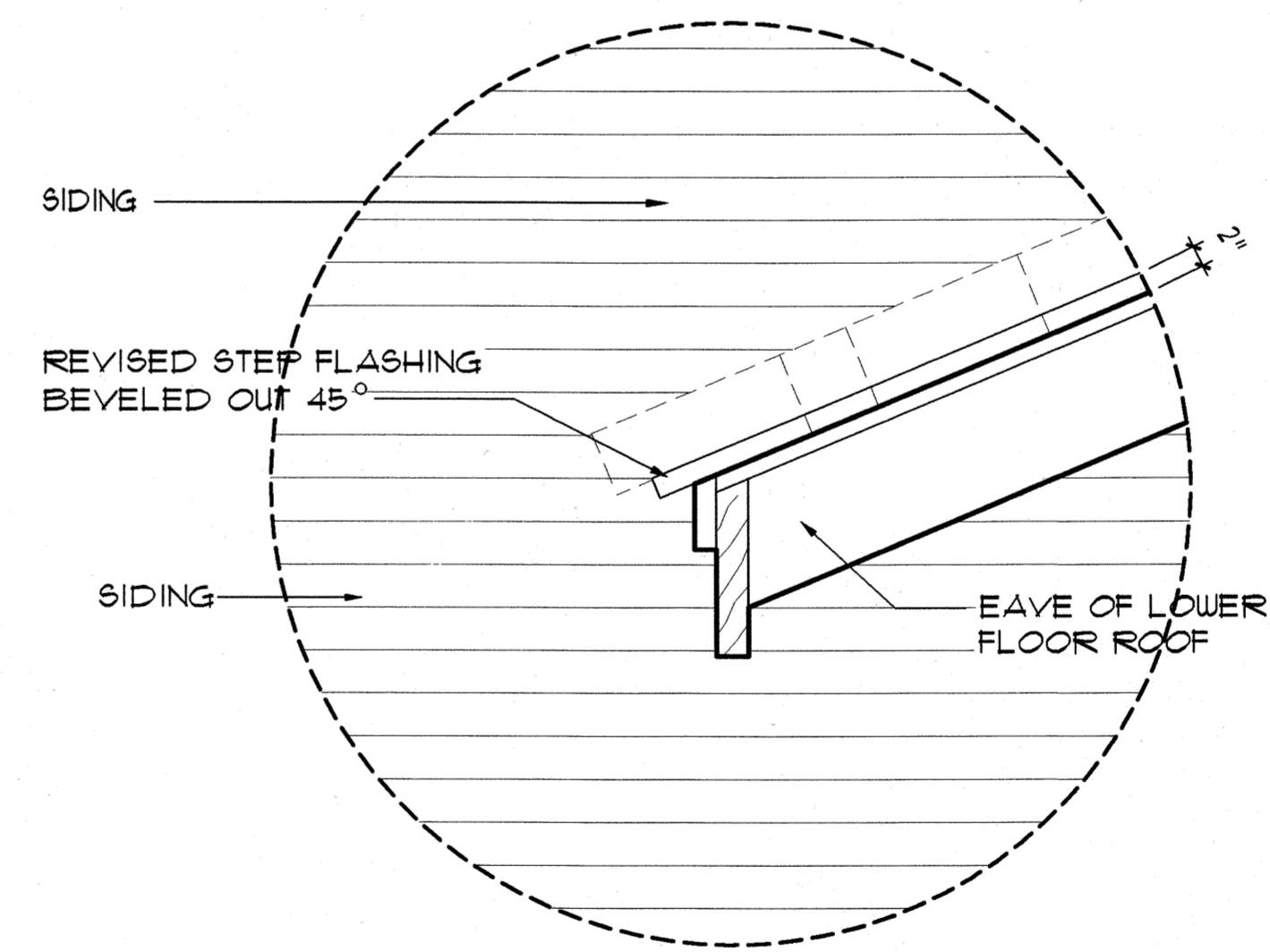
1 BLDG. WRAP (AT OPENINGS) DET.
 A-0 SCALE: 3/4" = 1'-0"



at PIPE PENETRATION

at PLUMBING BLOCKOUT

2 SLAB PENETRATION DET.
 A-0 SCALE: 3/4" = 1'-0"



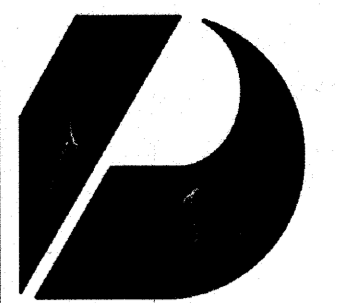
SECTION

PLAN

3 LAST STEP FLASHING DET.
 A-0 SCALE: 3/4" = 1'-0"

GENERAL NOTES

- ALL DIMENSIONS ARE TO FACE OF STUDS OR POSTS UNLESS OTHERWISE NOTED.
- ASSURE PLUMB JAMB WALLS @ ALL CLOSET DOORS.
- REFER TO STRUCTURAL DRAWINGS FOR FRAMING, DETAILS & PLACEMENT OF STUDS.
- ALL EXPOSED CONCRETE FOUNDATIONS (BETWEEN SIDING AND FINISH GRADE) SHALL BE PAINTED. SEE PAINTING SPECIFICATIONS.
- ANY COLD JOINTS ALONG WALLS ARE TO BE EXPOSED (LEAVE 2" MIN. BETWEEN CONC SLAB AND SIDING OR GYP BD.)
- PROVIDE TERMITE PROTECTION PER UBC SEC. 2311 (INCLUDING LOCAL AMENDMENTS)
- ALL CARPET TACK STRIPS SHALL BE TREATED WITH TERMITE PRESERVATIVE
- WINDOW HEAD HEIGHTS SHALL BE DETERMINED BY THE HEADER BEAM SIZE (AT TOP PLATE CONDITION) UNLESS NOTED OTHERWISE. HEAD HEIGHTS ON THE SAME FLOOR SHALL LINE UP EXCEPT AT WINDOWS OVER TUB/SHOWERS AND UNLESS NOTED OTHERWISE.
- INSTALL SMOKE DETECTORS IN ALL SLEEPING AREAS AND HALL AS SHOWN ON FLOOR PLANS. U.L. APPROVED, DIRECTLY WIRED WITH BATTERY BACKUP.
- REVERSE DRAWINGS FOR REVERSE MODELS.
- CAULK ALL EXPOSED VERTICAL SIDING JOINTS WITH SEALANT APPROVED BY SIDING MANUFACTURER AND COMPATIBLE WITH PAINT.
- ALL EXTERIOR LIGHT FIXTURES TO BE MOUNTED 80" (MINIMUM) ABOVE EXISTING GRADE OR SIDEWALK, WHICHEVER IS HIGHER
- NO ROOF PENETRATIONS PERMITTED WITHIN 5'-0" OF THE 2 HOUR RATED AREA SEPARATION WALLS.



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Architects
 Interior Designers
 Planning
 Graphics

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 Mike Goshi AIA

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CONSTRUCTION SET

Revision Number/Description

FRONT STREET APARTMENTS

LAHANA, MAUI, HAWAII
 TMK: (2) 4-5-03: 13, 14, 15, 38, 39, 40

Project Name

Drawing Title

GENERAL NOTES & DETAILS

Project Number	Date	
99045	29 AUGUST 00	
Drawn	Checked	Designed
RK/AC/JW	JAK/EMG	VIL/KKE

Drawing Number

A-0

Sheet No of



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PERMIT SET

Revision Number/Description

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Project Name

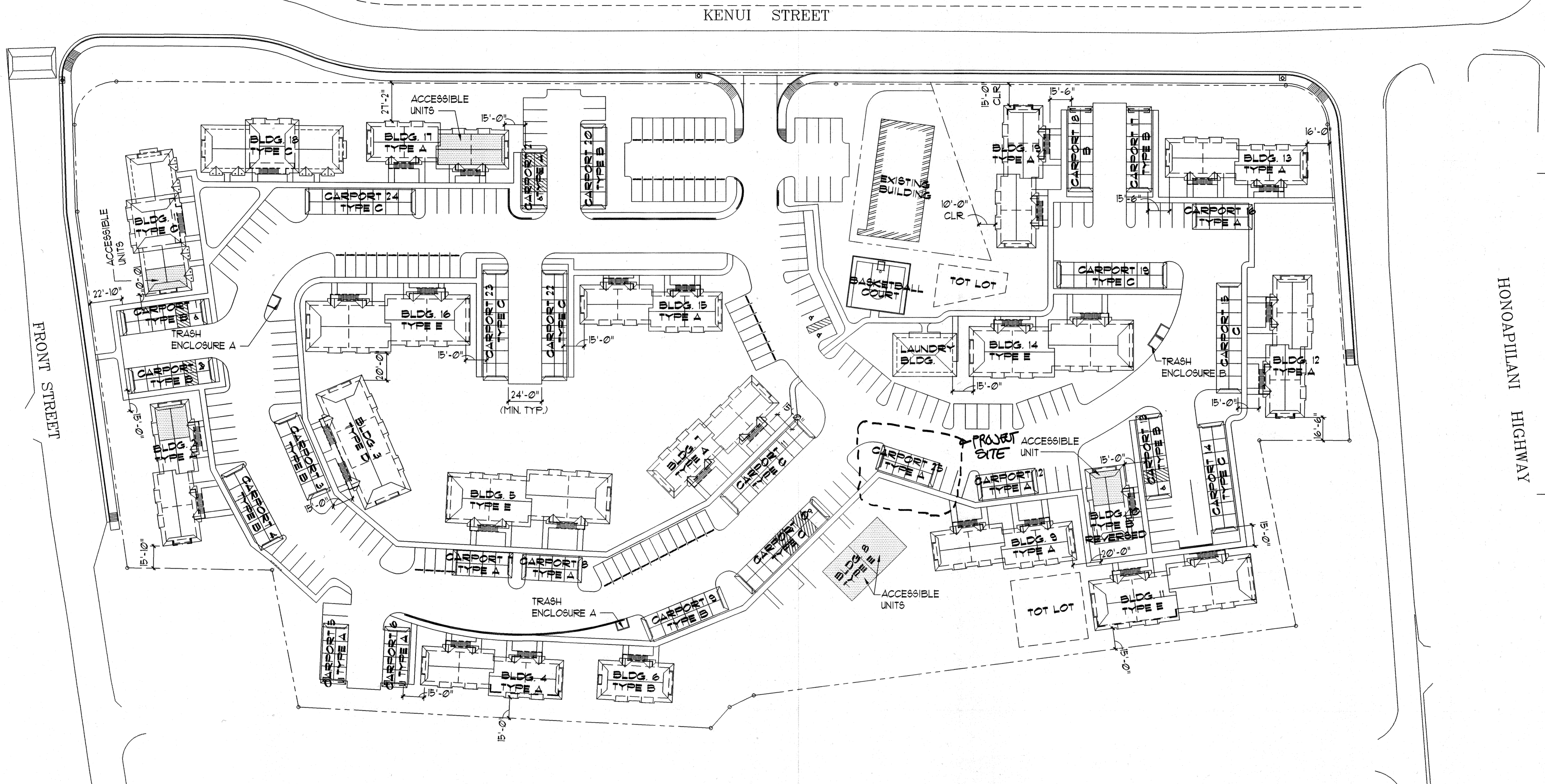
Drawing Title
ARCHITECTURAL SITE PLAN

Project Number: 99045 Date: 12 APRIL 01
Drawn: RK/AC/JW Checked: JAKE/MG Designed: VILK/KE

Drawing Number

A-1.0

Sheet No. of

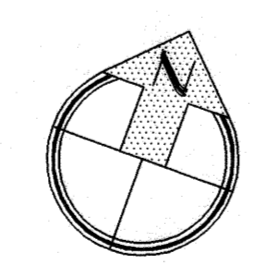


1 ARCHITECTURAL SITE PLAN
A-1.0 SCALE: 1" = 40'

LEGEND:
 ACCESSIBLE UNIT @ FIRST FLOOR PLAN
 1 HR. RATED WALL, SEE DET. A/A-132

NOTES:

- SETBACK DIMENSIONS ARE FOR BUILDING PERMIT PURPOSES ONLY. SEE CIVIL DRAWINGS FOR BUILDING BENCHMARKS.
- SEE COLOR SCHEDULE FOR COLOR SCHEME DESIGNATION FOR EACH BUILDING.
- DIMENSIONS ARE TAKEN FACE OF FINISH (THIS SHEET ONLY)
- ALL BUILDING WALLS WITHIN 20' OF THE PROPERTY LINE TO BE 1 HR. RATED. CONTRACTOR TO VERIFY W/ ARCHITECT LOCATION OF THE TERMINATION OF 1 HR. WALL.
- LANAI AT BUILDINGS 4, 11, 4 16 TO BE 3'-0" DEEP.
- PER MAUI COUNTY CODE, CHAPTER 16.08, SECTION 16.08060, NO ONE-STORY BUILDING SHALL BE ERRECTED WITHIN TEN FEET OF ANY ONE STORY BUILDING OR WITHIN FIFTEEN FEET OF A DWELLING OF MORE THAN ONE STORY IN HEIGHT. NO ONE-STORY DWELLING SHALL BE ERRECTED WITHIN TEN FEET OF ANY ONE STORY BUILDING OR FIFTEEN FEET OF A BUILDING OF MORE THAN ONE STORY IN HEIGHT. NO BUILDING OF MORE THAN ONE STORY IN HEIGHT SHALL BE ERRECTED WITHIN FIFTEEN FEET OF ANY ONE STORY DWELLING OR WITHIN TWENTY FEET OF A DWELLING MORE THAN ONE STORY IN HEIGHT. NO DWELLING MORE THAN ONE STORY IN HEIGHT SHALL BE ERRECTED WITHIN FIFTEEN FEET OF ANY ONE STORY BUILDING, OR WITHIN TWENTY FEET OF A BUILDING OF MORE THAN ONE STORY IN HEIGHT.



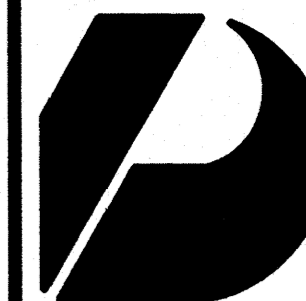
HANDICAP UNITS

STUDIO	1 (C) BLDG. 1
1 BEDROOM	4 (A & B) BLDGS. 2, 10, 11
2 BEDROOM	2 (D & E) BLDG. 8
TOTAL	7

PARKING SUMMARY

COVERED STALLS	143	STUDIOS	16
UNCOVERED STALLS	153	1 BEDROOM	80
TOTAL STALLS	296	2 BEDROOM	46
		TOTAL UNITS	142

BUILDING NUMBER	BLDG. TYPE
1	C
2	A
3	D
4	A
5	E
6	B
7	A
8	E
9	A
10	B
11	E
12	A
13	A
14	E
15	A
16	E
17	A
18	C
19	A
LAUNDRY	-



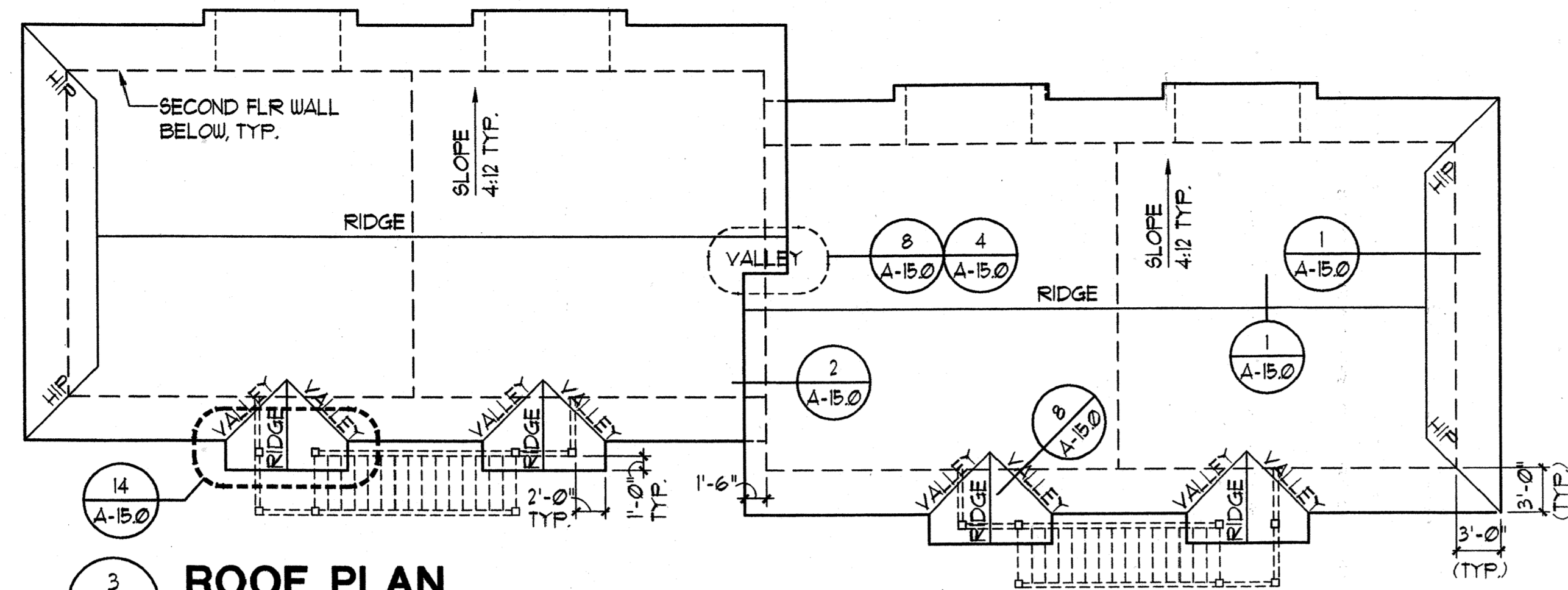
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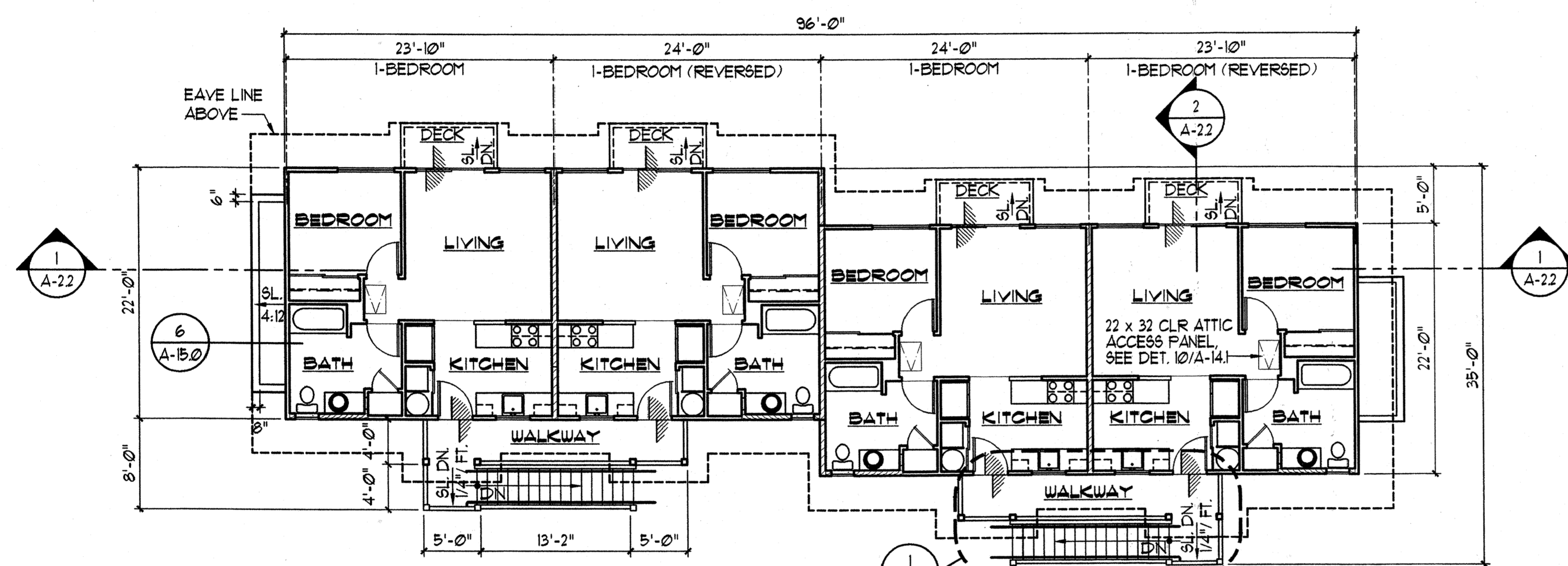
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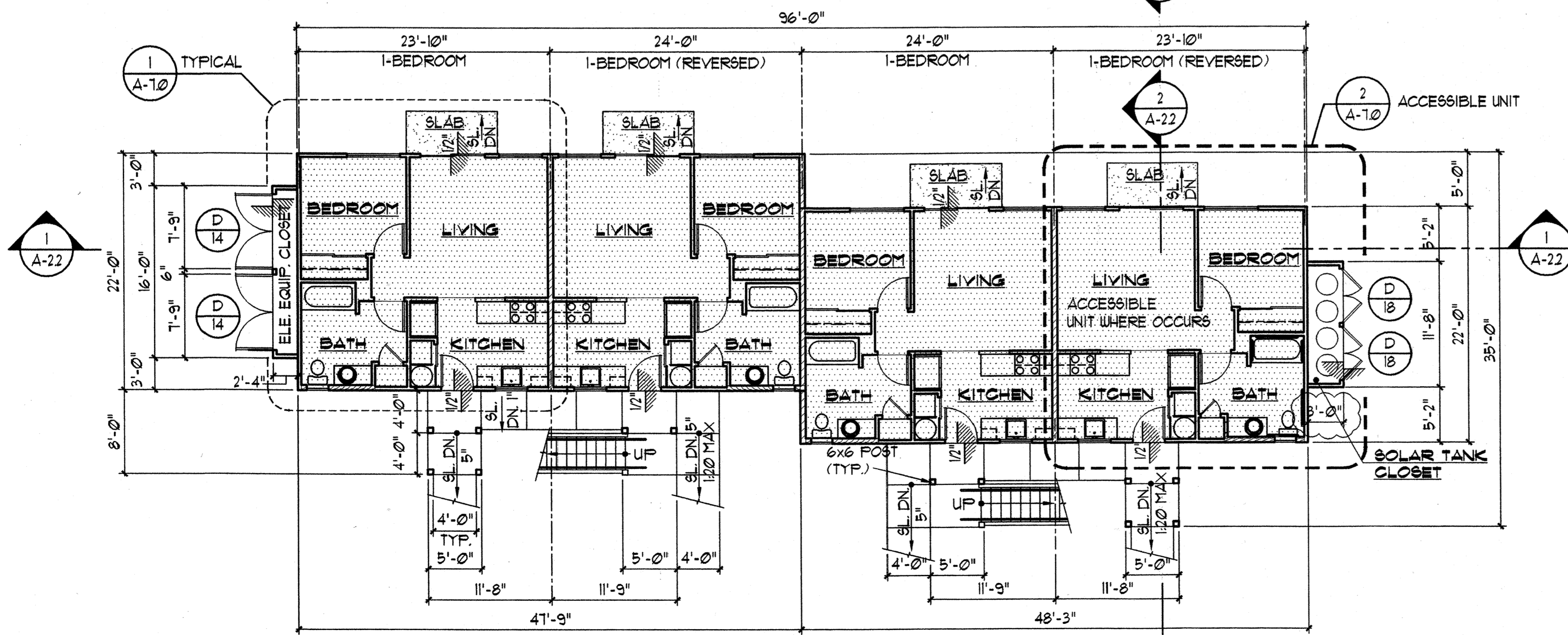
CONSTRUCTION SET



3 ROOF PLAN
A-2.0 SCALE: 1/8" = 1'-0"



2 SECOND FLOOR PLAN
A-2.0 SCALE: 1/8" = 1'-0"



1 FIRST FLOOR PLAN
A-2.0 SCALE: 1/8" = 1'-0"

HATCH LEGEND

- 1-HR. RATED UNIT SEPERATION WALL, SEE DET. 2/A-13.2
- 2-HR. RATED AREA SEPERATION WALL, SEE DET. 3/A-13.1
- 6" PLUMBING WALL
- METAL STUD PARTITION WALL
- 1-HR. RATED UNIT SEPERATION CEILING, USE 5/8" TYPE 'X' GYP BOARD.

WALL TYPE LEGEND

- A. PROVIDE 1/2" GYP. BD. ON ALL NON FIRE RATED INTERIOR WALLS UNLESS NOTED OTHERWISE.
- B. SEE STRUCTURAL DRAWINGS FOR COORDINATION OF PLYWOOD SHEAR PANEL WITH WALL TYPES.
- C. SEE STRUCTURAL FOR GAUGE & SPACING OF METAL STUDS WALLS.
- D. SEE SHEET A-13.2 FOR MISCELLANEOUS FIRE RATED WALL DETAILS.

NOTES:

- SEE SHEET A-1 (SITE-PLAN) FOR ACCESSIBLE UNIT LOCATION.
- SEE ELECTRICAL DRAWINGS FOR SERVICE EQUIPMENT LAYOUT IN ELECTRICAL EQUIPMENT CLOSET
- SEE SHEET E-10 (ELEC. SITE-PLAN) FOR ELECTRICAL EQUIPMENT CLOSET LOCATION.
- SOLAR TANK CLOSET TO BE LOCATED OPPOSITE OF ELEC. EQUIPMENT CLOSET.

BUILDING TYPE 'A'

BUILDINGS 2, 4, 7, 9, 12, 13, 15, AND 17.

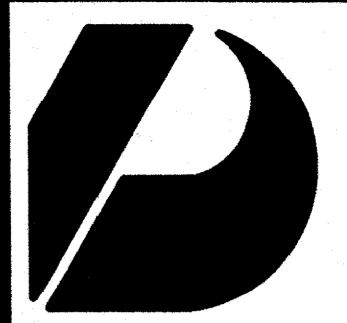
SEE SITE PLAN FOR LOCATION

FLOOR AREA BUILDING 'A'			
	LIVING/ELEC. CLOSET	WALKWAY/STAIR	TOTAL
FIRST FLOOR	2,154 SF.	332 SF.	2,486 SF.
SECOND FLOOR	2,117 SF.	226 SF.	2,343 SF.
TOTAL AREA	4,271 SF.	558 SF.	4,829 SF.

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FRONT STREET APARTMENTS
LAHAINA, MAUI, HAWAII
TMK: (2) 4-5-03: 13, 14, 15, 38, 39, 40

Project Name: FRONT STREET APARTMENTS
Drawing Title: BUILDING TYPE 'A' FLOOR PLANS
Project Number: 99045 Date: 11 AUGUST 00
Drawn: RK/AC/JW Checked: JAKE/MG Designed: VIL/K/KE
Drawing Number: A-2.0
Sheet No. of



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Interior Designers
Planning
Graphics

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Vernon Inoshita AIA
Mike Goshi AIA

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CONSTRUCTION SET

Revision Number/Description

FRONT STREET APARTMENTS

LAHAINA, MAUI, HAWAII

TMK: (2) 4-5-03: 13, 14, 15, 38, 39, 40

Project Name

Drawing Title

BUILDING 'A'
EXTERIOR ELEVATIONS

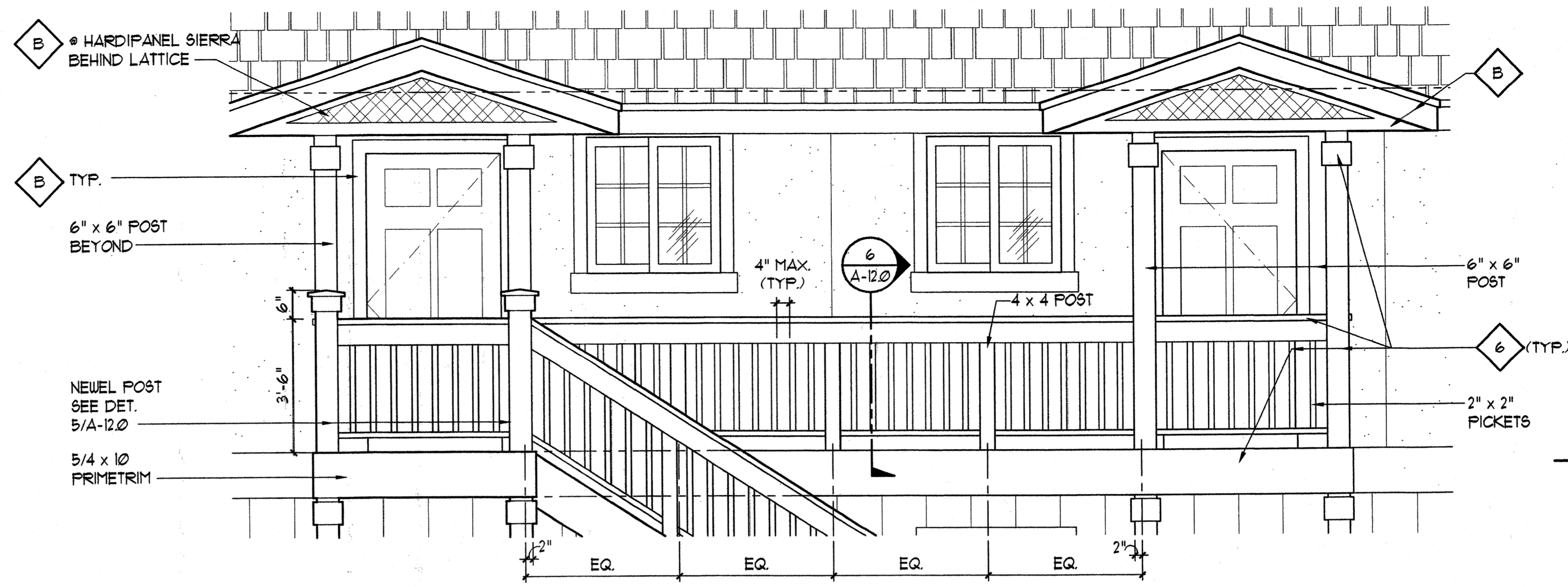
Project Number 99045 Date 11 AUGUST 00

Drawn RK/AC/JW Checked JAK/EMG Designed VIL/KE

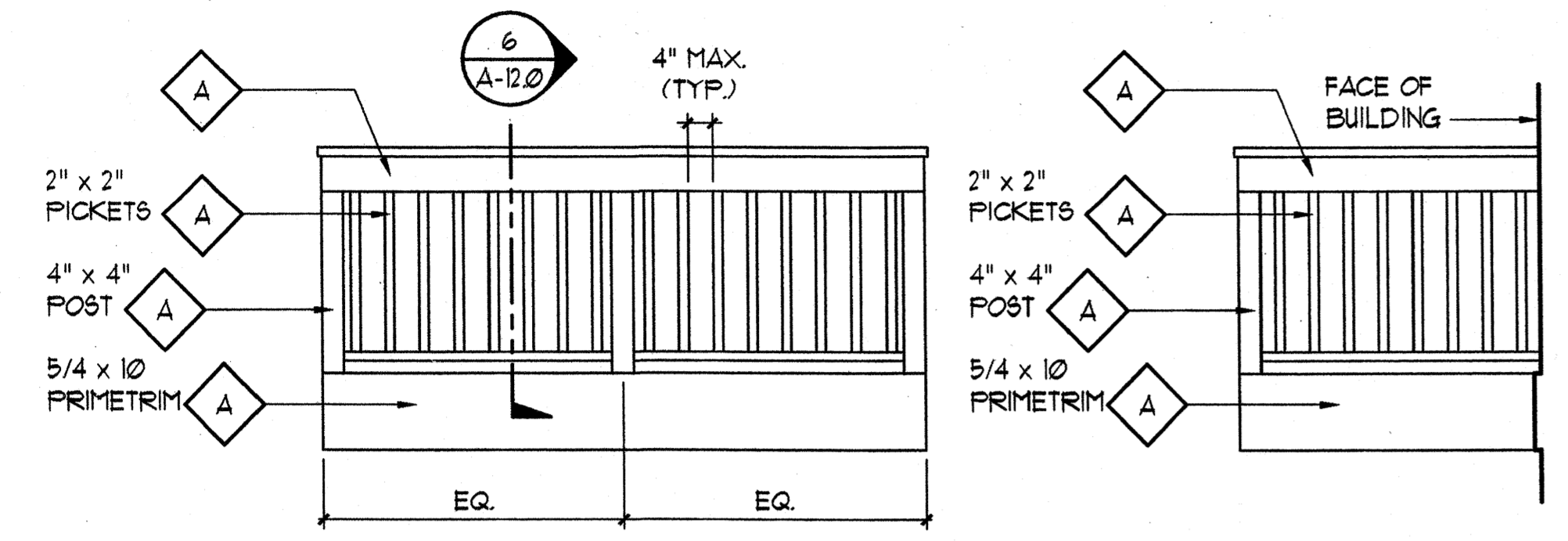
Drawing Number

A-2.1

Sheet No of



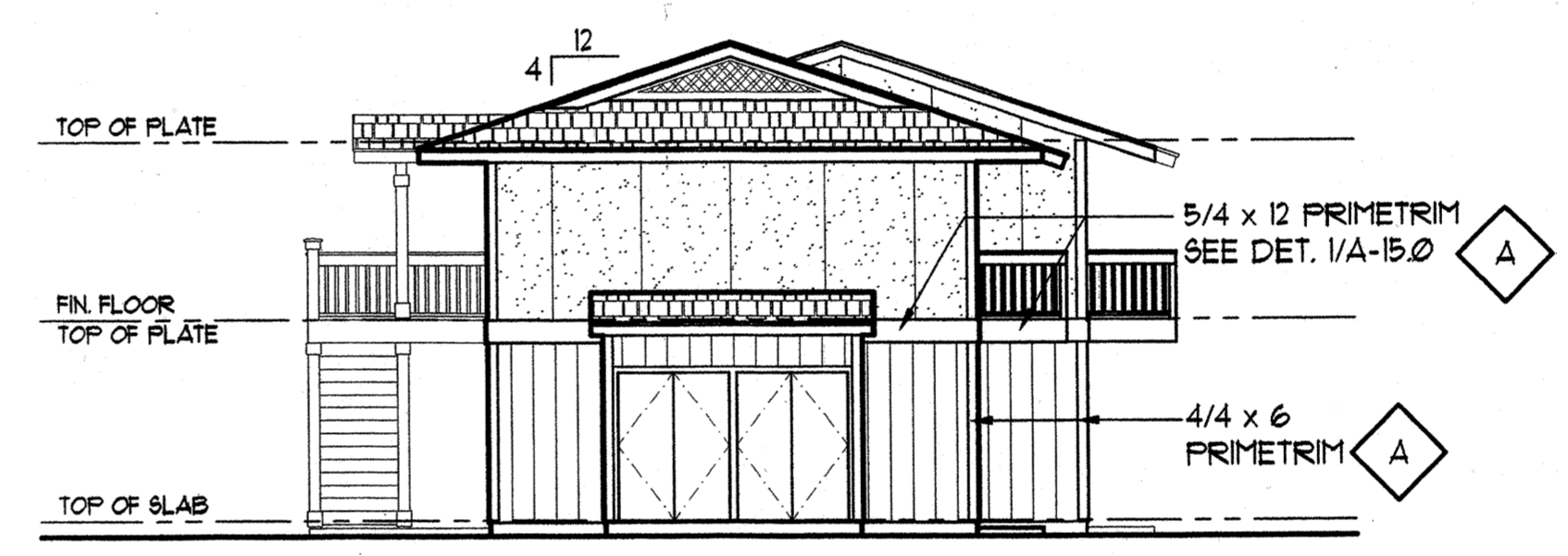
1 **DETAIL ELEVATION AT WALKWAY**
SCALE: 1/2" = 1'-0"



2 **DETAIL ELEVATION AT DECK (TYPICAL)**
SCALE: 1/2" = 1'-0"



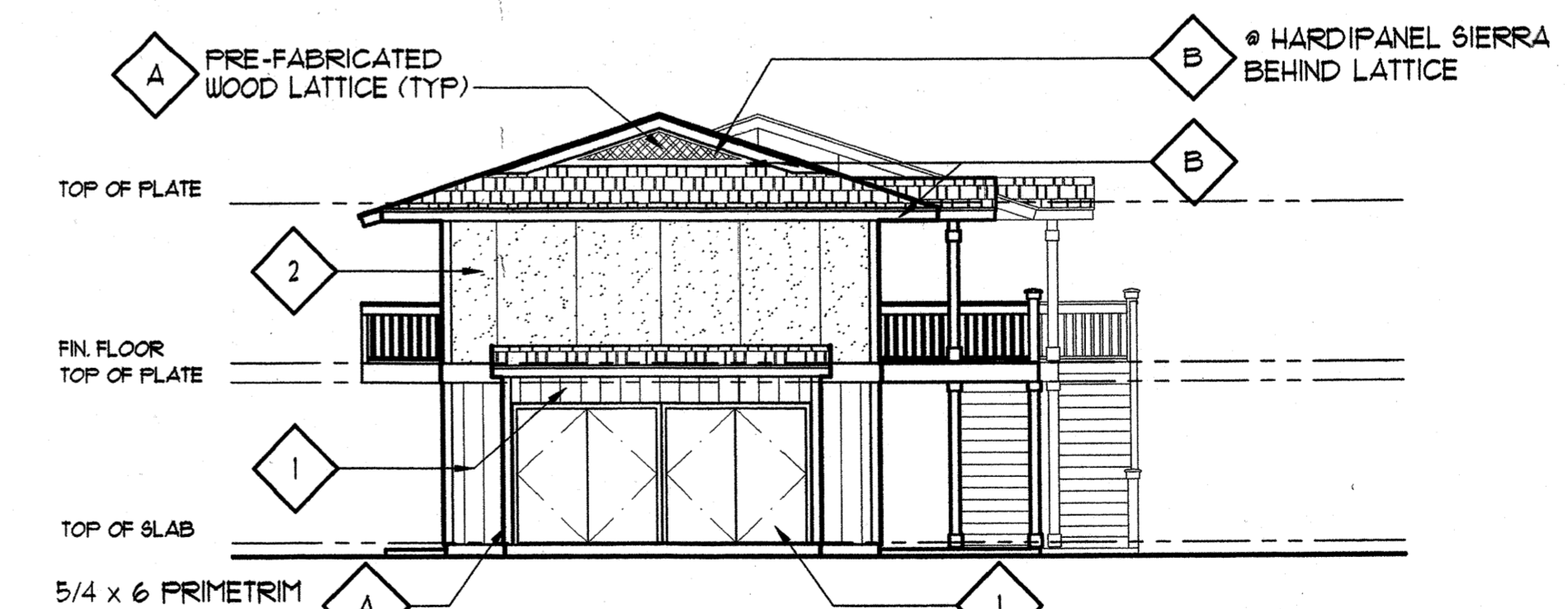
FRONT ELEVATION
SCALE: 1/8" = 1'-0"



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



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

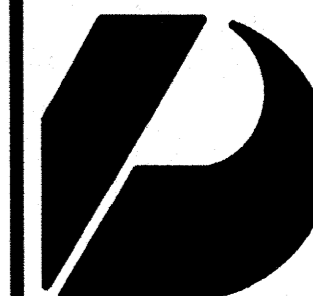


LEFT ELEVATION
SCALE: 1/8" = 1'-0"

COLOR KEYED LEGEND
REFER TO COLOR AND SIDING SCHEDULE

- 1 BODY COLOR 1
- 2 BODY COLOR 2
- A TRIM COLOR
- B ACCENT COLOR

BUILDING 'A'



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CONSTRUCTION SET

Revision Number/Description

FRONT STREET APARTMENTS

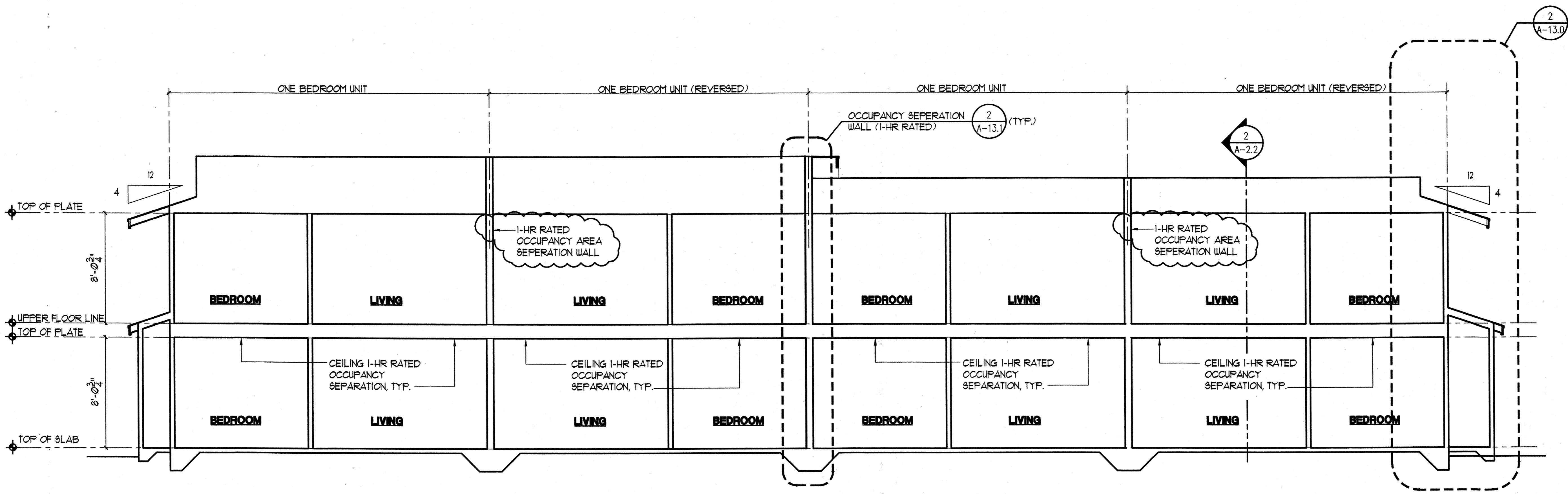
LAHAINA, MAUI, HAWAII
TMK: (2) 4-5-03: 13, 14, 15, 38, 39, 40

Project Name

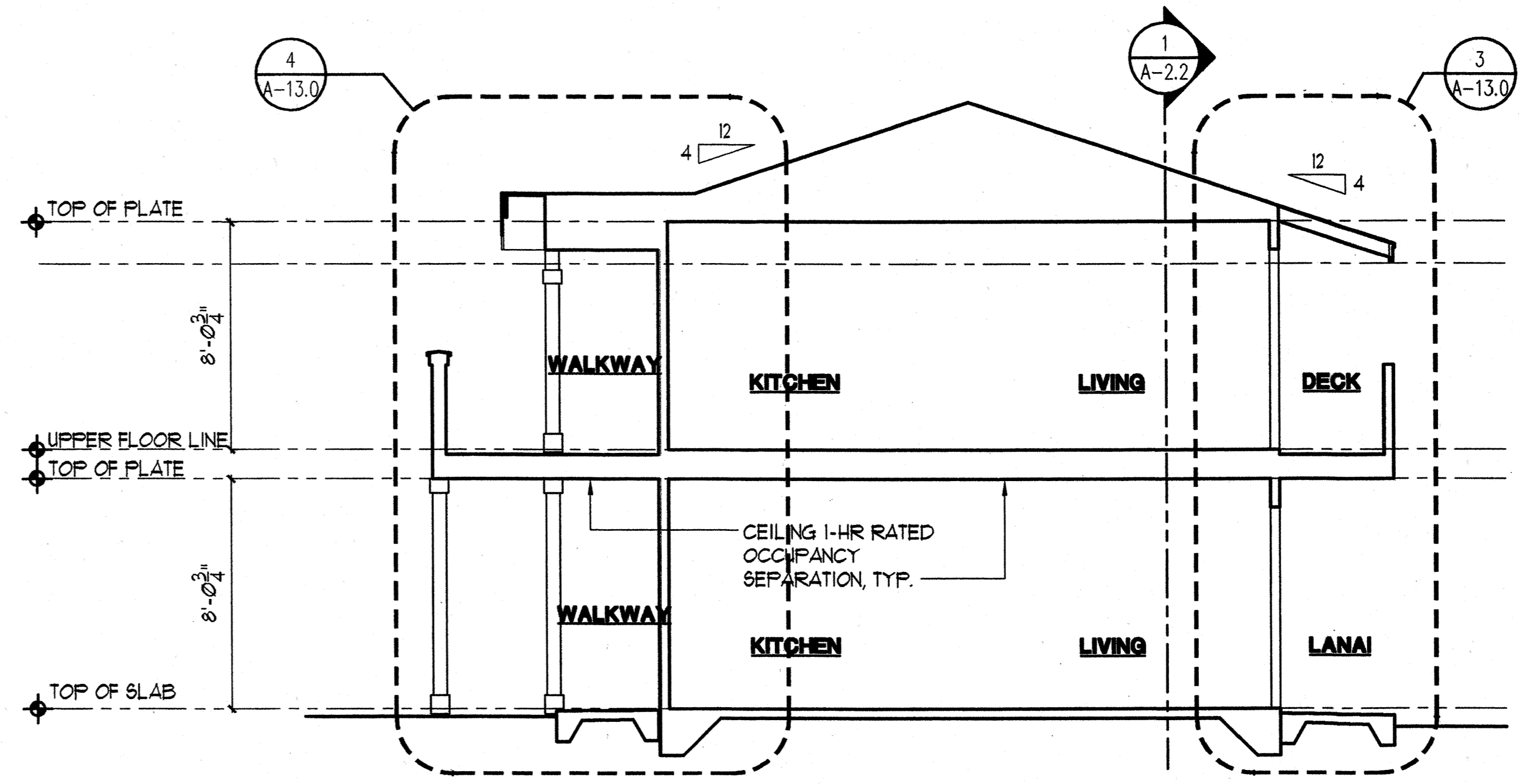
Drawing Title
BUILDING 'A' SECTIONS

Project Number	Date	
99045	11 AUGUST 00	
Drawn	Checked	Designed
RK/AC/JW	JAKE/MG	VI/K/KE

Drawing Number
A-2.2
Sheet No of



1 BUILDING SECTION
A-2.2 SCALE: 1/4"=1'-0"



2 BUILDING SECTION
A-2.2 SCALE: 1/4"=1'-0"

BUILDING 'A'



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Revision Number/Description

FRONT STREET

APARTMENTS

LAHAINA, MAUI, HAWAII
TMK: (2) 4-5-03: 13, 14, 15, 38, 39, 40

Project Name

Drawing Title

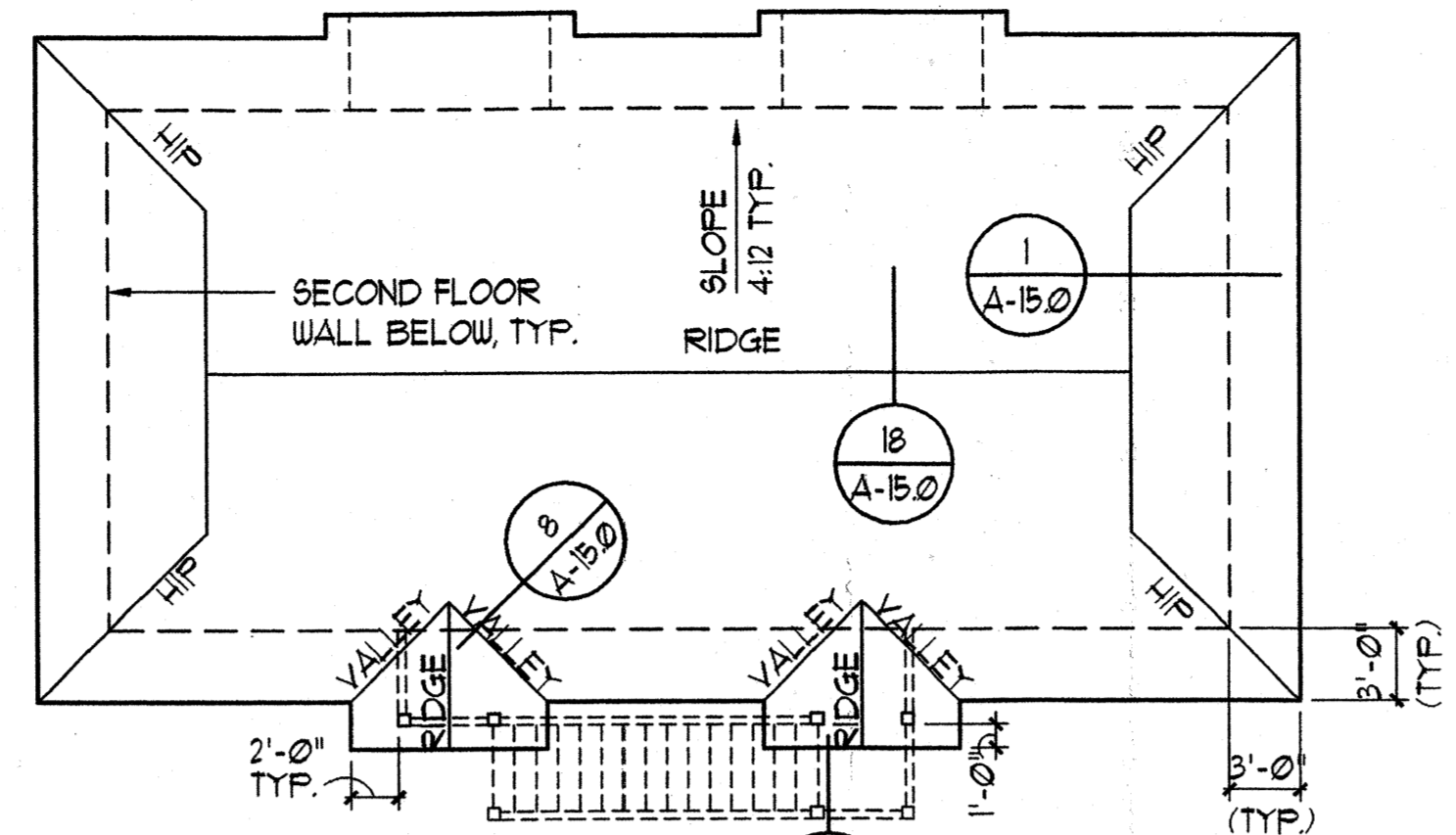
BUILDING TYPE 'B'
FLOOR PLANS

Project Number	Date	
99045	11 AUGUST 00	
Drawn	Checked	Designed
RK/AC/JW	JAK/EMG	VIA/KKE

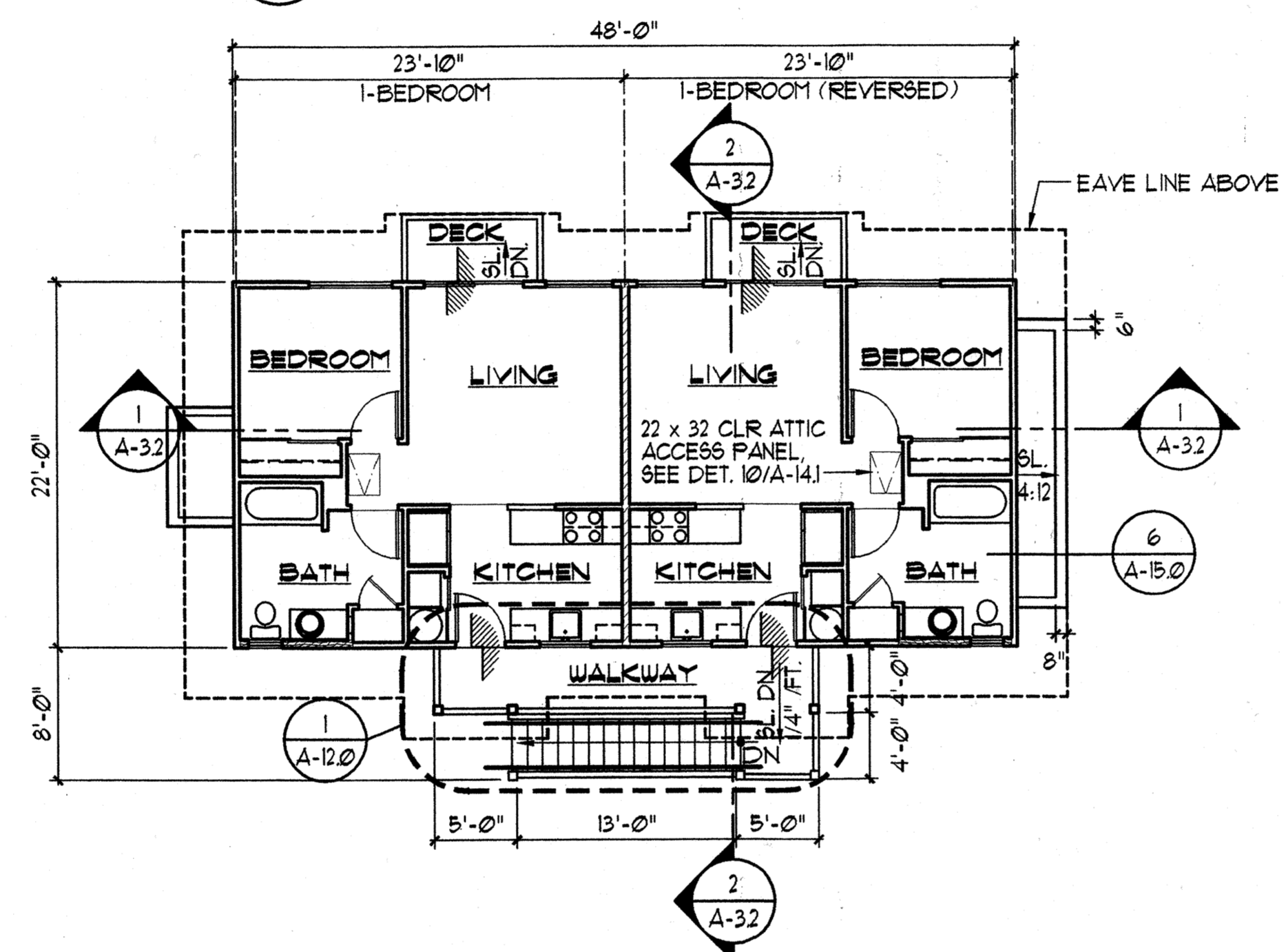
Drawing Number

A-3.0

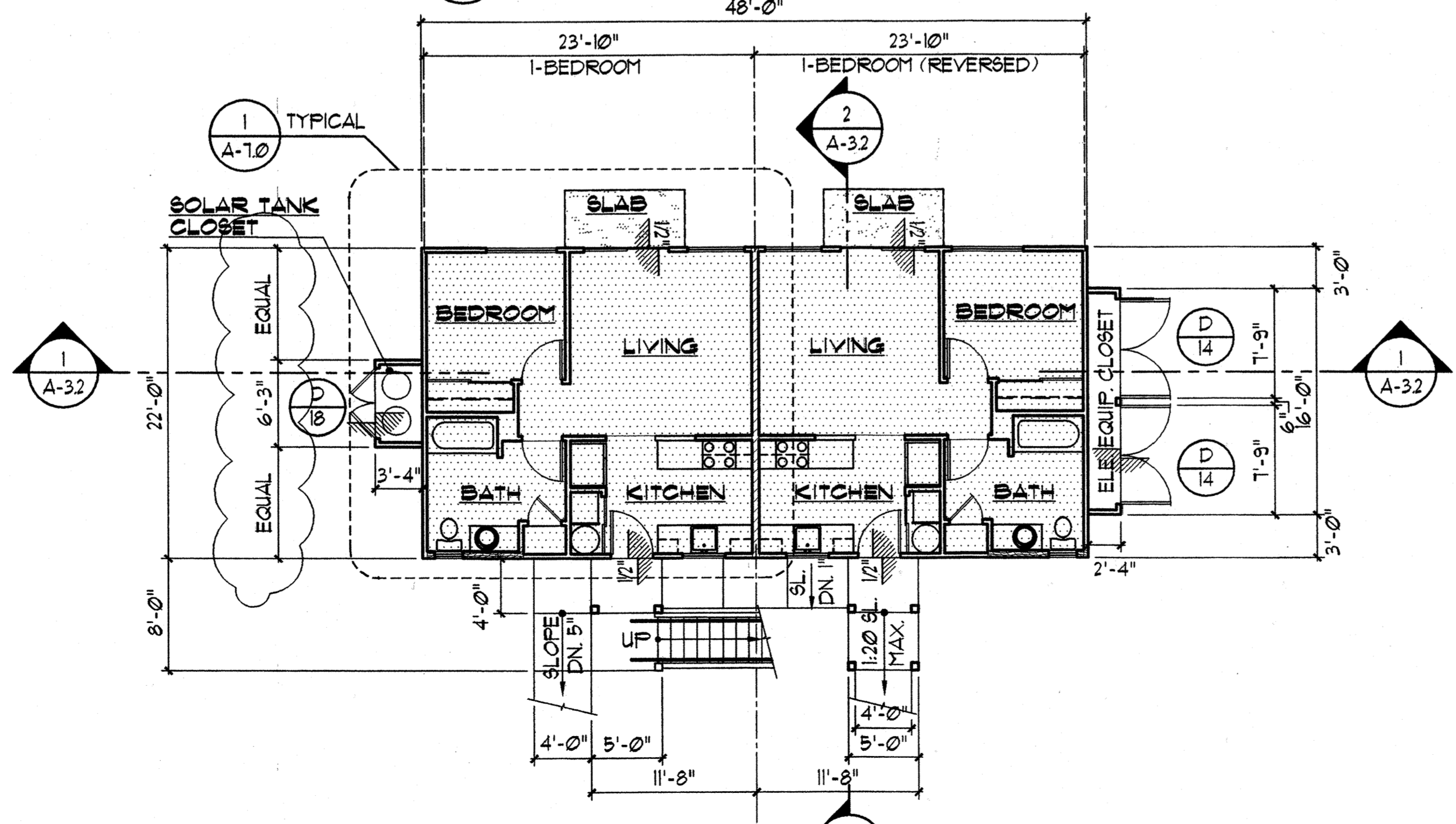
Sheet No of



3 ROOF PLAN
A-3.0 SCALE: 1/8" = 1'-0"



2 SECOND FLOOR PLAN
A-3.0 SCALE: 1/8" = 1'-0"



1 FIRST FLOOR PLAN
A-3.0 SCALE: 1/8" = 1'-0"

HATCH LEGEND

- 1-HR RATED UNIT SEPERATION WALL, SEE DET. 2/A-13.2
- 2-HR RATED AREA SEPERATION WALL, SEE DET. 3/A-13.1
- 6" PLUMBING WALL
- METAL STUD PARTITION WALL
- 1-HR RATED UNIT SEPERATION CEILING, USE 5/8" TYPE 'X' GYP BOARD.

WALL TYPE LEGEND

- A. PROVIDE 1/2" GYP. BD. ON ALL NON FIRE RATED INTERIOR WALLS UNLESS NOTED OTHERWISE.
- B. SEE STRUCTURAL DRAWINGS FOR COORDINATION OF PLYWOOD SHEAR PANEL WITH WALL TYPES.
- C. SEE STRUCTURAL FOR GAUGE & SPACING OF METAL STUDS WALLS.
- D. SEE SHEET A-13.2 FOR MISCELLANEOUS FIRE RATED WALL DETAILS.

NOTES:

1. SEE SHEET A-1 (SITE-PLAN) FOR ACCESSIBLE UNIT LOCATION.
2. SEE ELECTRICAL DRAWINGS FOR SERVICE EQUIPMENT LAYOUT IN ELECTRICAL EQUIPMENT CLOSET
3. SEE SHEET E-10 (ELEC. SITE PLAN) FOR ELECTRICAL EQUIPMENT CLOSET LOCATION.
4. SOLAR TANK CLOSET TO BE LOCATED OPPOSITE OF ELECTRICAL EQUIPMENT CLOSET.

**BUILDING TYPE 'B'
BUILDINGS 6 AND 10**

SEE SITE PLAN FOR LOCATION

FLOOR AREA BUILDING 'B'			
	LIVING/ELEC. CLOSET	WALKWAY/STAIR	TOTAL
FIRST FLOOR	1093 SF.	164 SF.	1257 SF.
SECOND FLOOR	1056 SF.	112 SF.	1168 SF.
TOTAL AREA	2,149 SF.	276 SF.	2,425 SF.



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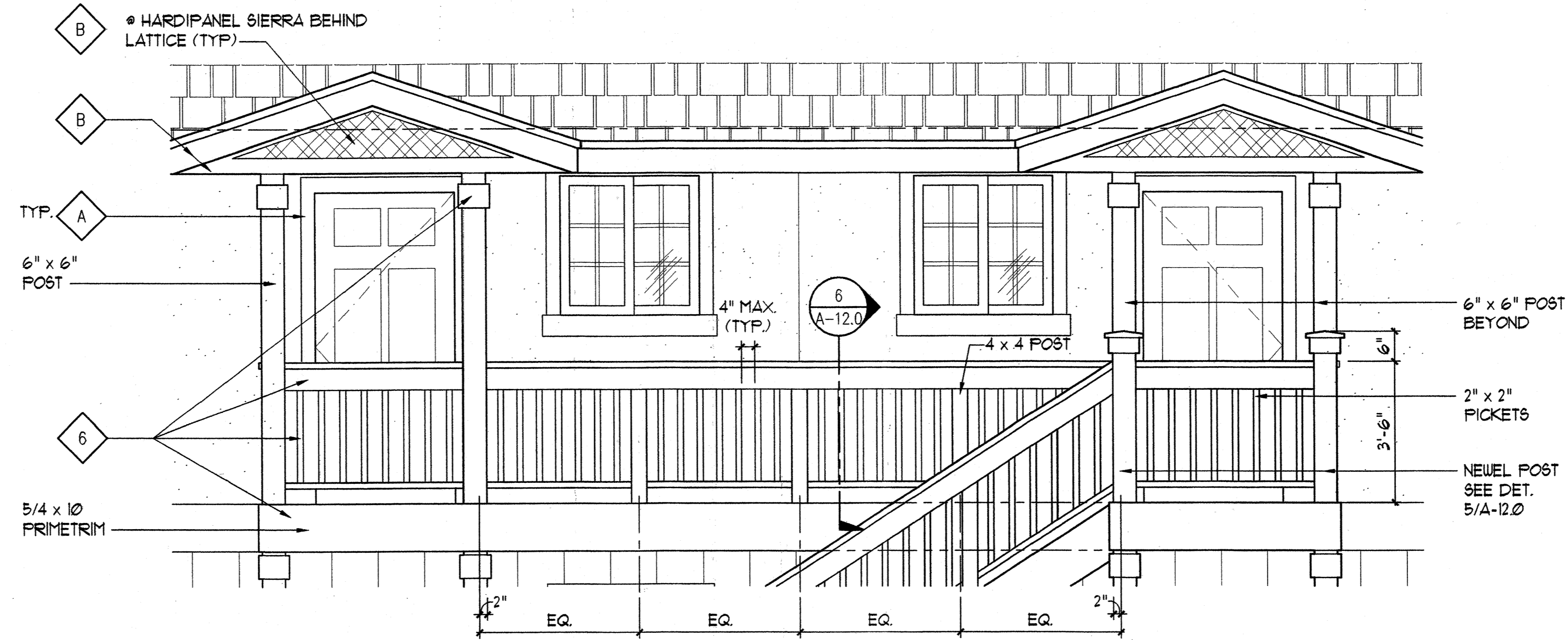
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Mike Goshi AIA

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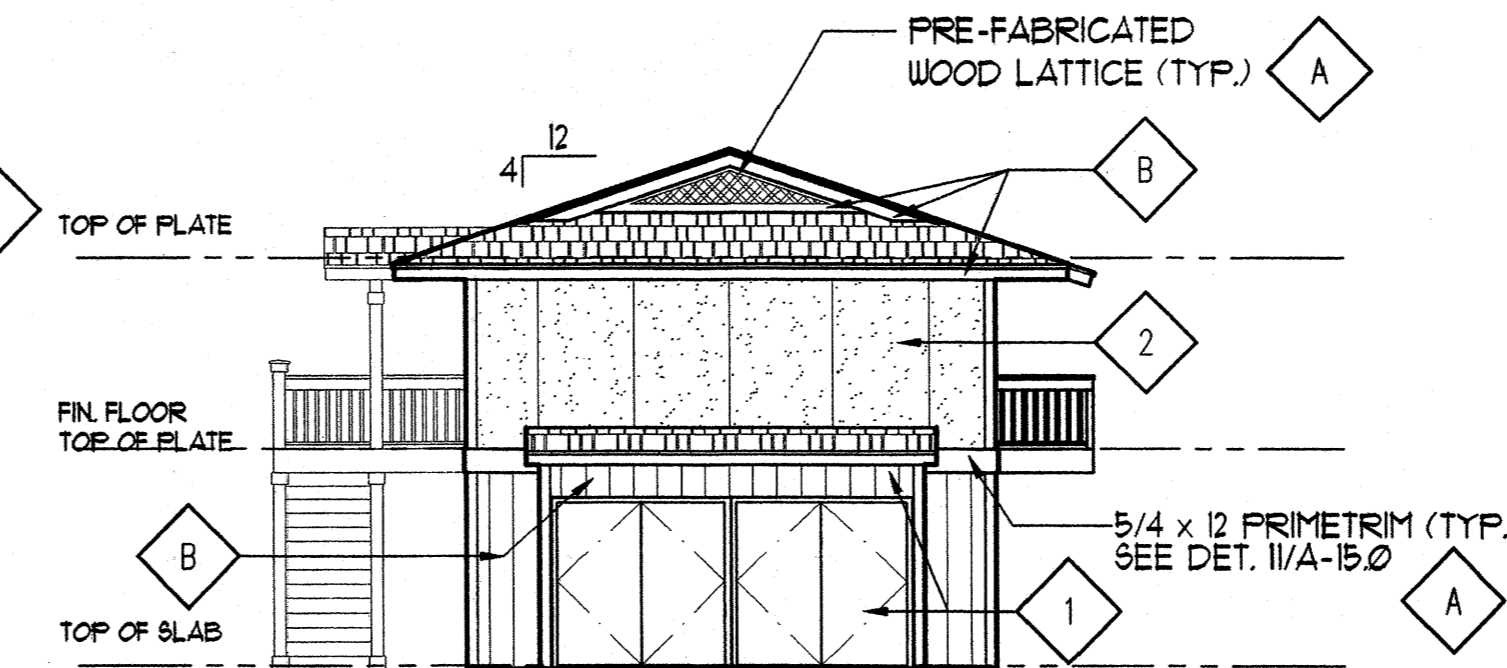
Revision Number/Description



1 DETAIL ELEVATION AT WALKWAY
A-3.1 SCALE: 1/2" = 1'-0"



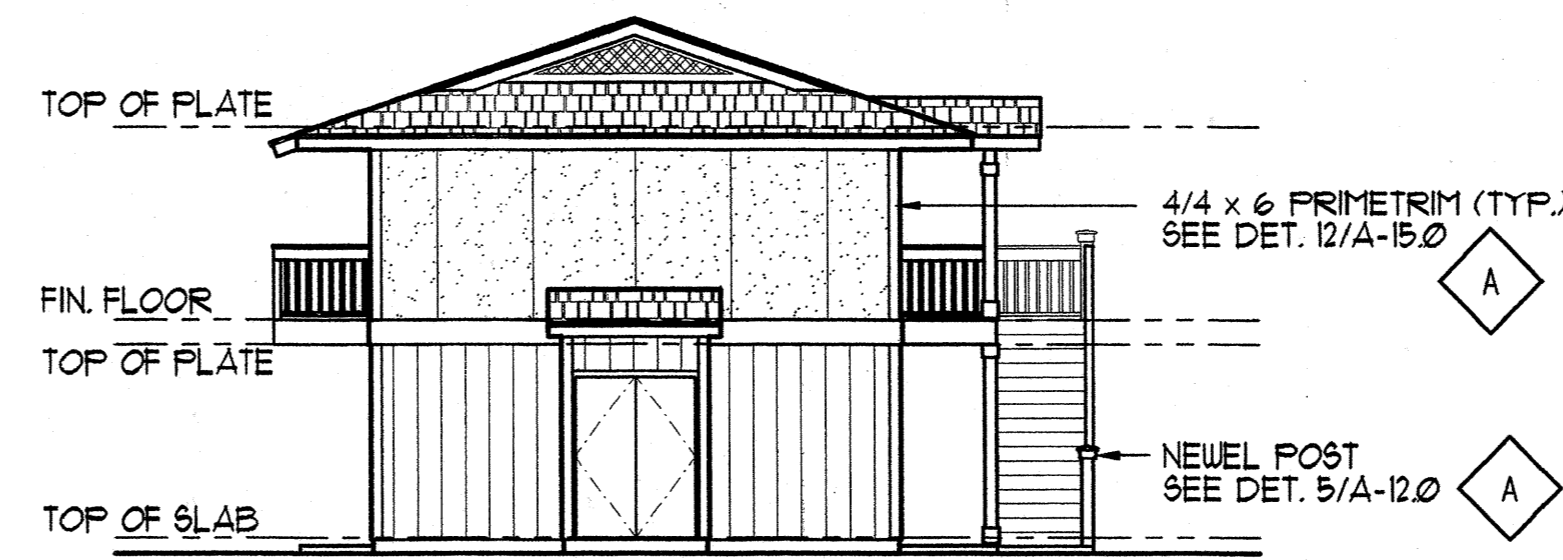
REAR ELEVATION
SCALE: 1/8" = 1'-0"



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



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



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

COLOR KEYED LEGEND
REFER TO COLOR AND SIDING SCHEDULE

- 1 BODY COLOR 1
- 2 BODY COLOR 2
- A TRIM COLOR
- B ACCENT COLOR

BUILDING 'B'

FRONT STREET APARTMENTS
LAHAINA, MAUI, HAWAII
TMK: (2) 4-5-03: 13, 14, 15, 38, 39, 40

Drawing Title		BUILDING 'B' EXTERIOR ELEVATIONS			
Project Number	99045	Date	11 AUGUST 00		
Drawn	JK/AC/JW	Checked	JA/KE/MG	Designed	Y/L/K/KE
Drawing Number		A-3.1			
Sheet No		of			



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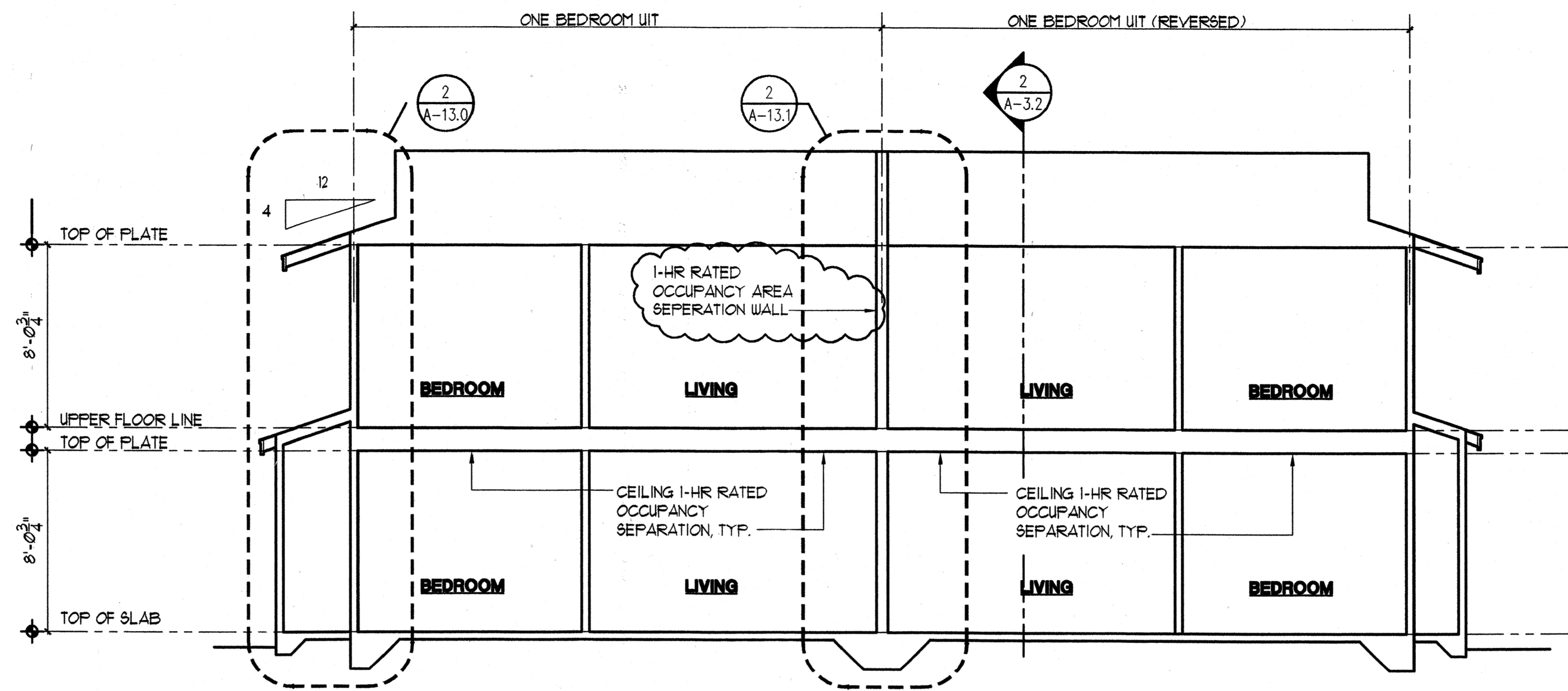
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Graphics

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Vernon Inoshita AIA
Mike Goshi AIA

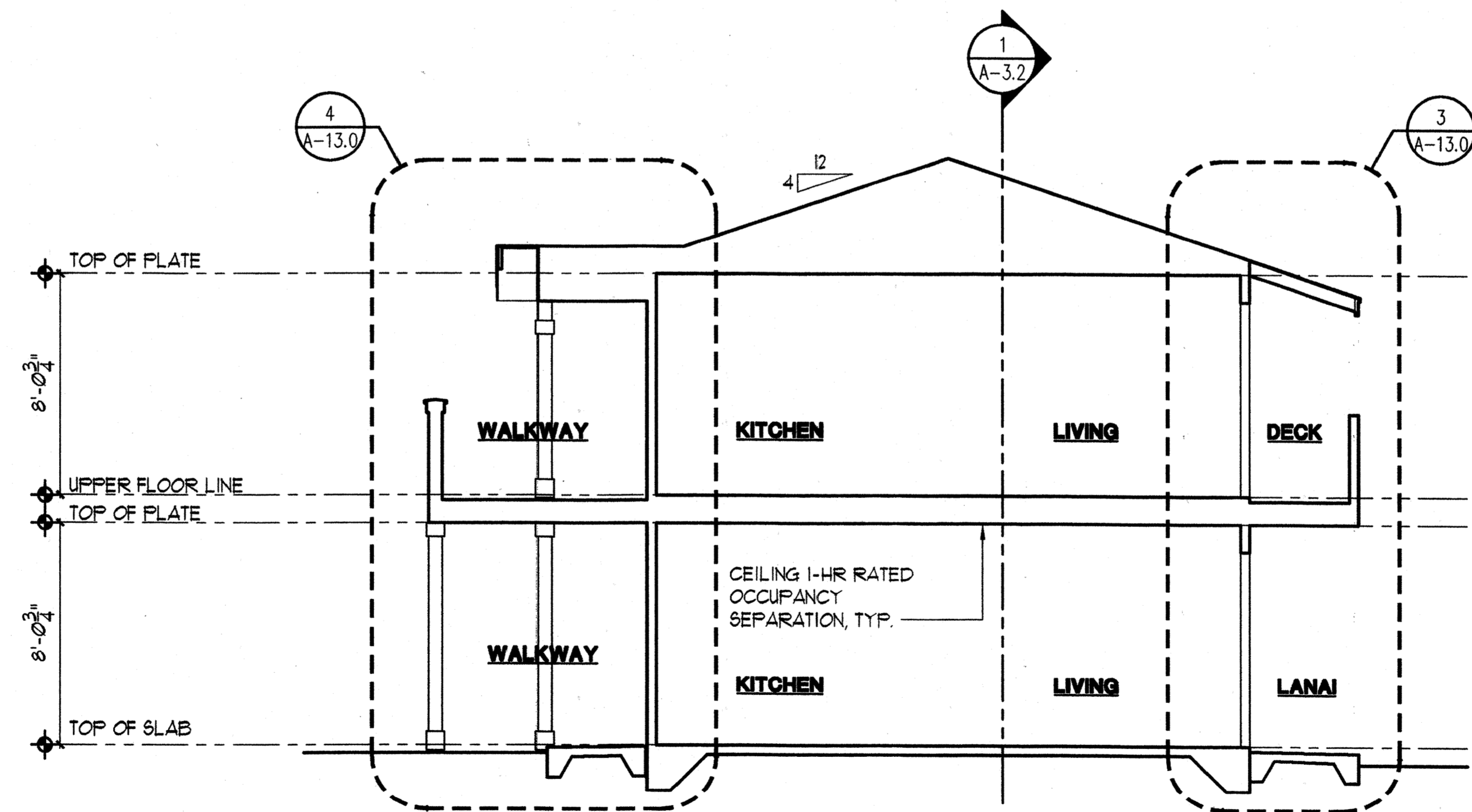
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CONSTRUCTION SET

Revision Number/Description



1 BUILDING SECTION
A-2.2 SCALE: 1/4"=1'-0"



2 BUILDING SECTION
A-2.2 SCALE: 1/4"=1'-0"

BUILDING 'B'

Project Name

FRONT STREET APARTMENTS
LAHAINA, MAUI, HAWAII
TMK: (2) 4-5-03: 13, 14, 15, 38, 39, 40

Project Number	Date	
99045	11 AUGUST 00	
Drawn	Checked	Designed
RK/AC/JW	JA/KE/MG	YL/KE

Drawing Title
BUILDING 'B' SECTIONS
Drawing Number
A-3.2
Sheet No of



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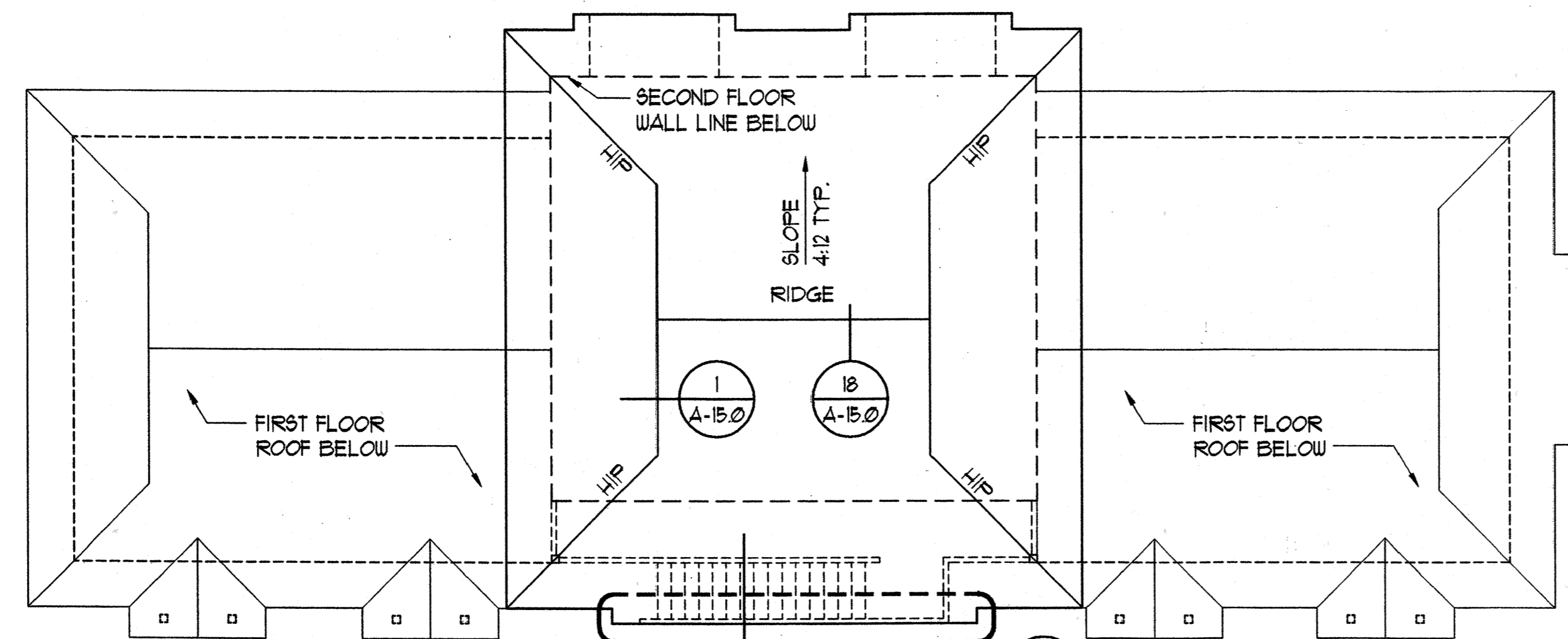
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Interior Designers
Planning
Graphics

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Vernon Inoshita AIA
Mike Goshi AIA

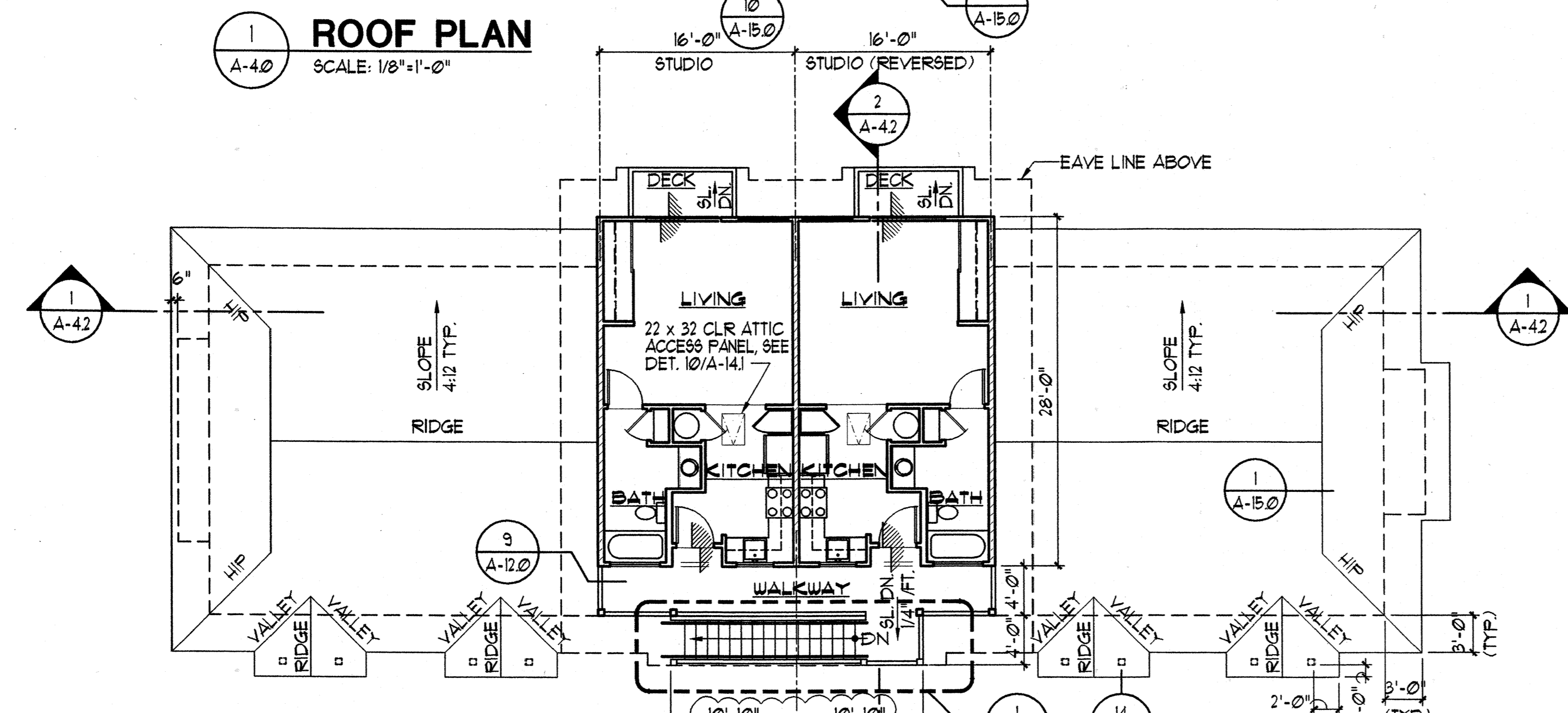
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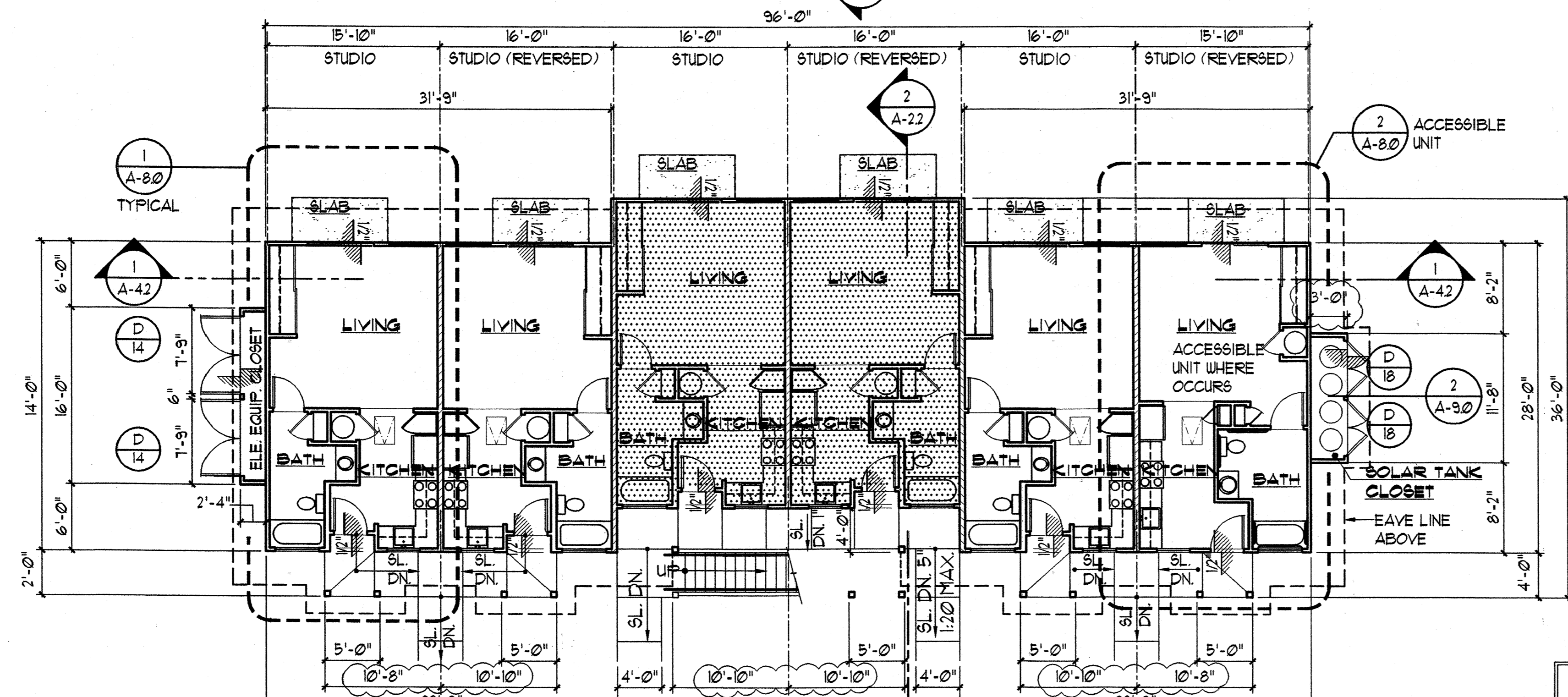
Revision Number/Description



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



2 SECOND FLOOR PLAN
SCALE: 1/8"=1'-0"



3 FIRST FLOOR PLAN
SCALE: 1/8"=1'-0"

HATCH LEGEND

- 1-HR. RATED UNIT SEPERATION WALL, SEE DET. 1 & 2/A-13.2
- 2-HR. RATED AREA SEPERATION WALL, SEE DET. 3/A-13.1
- 6" PLUMBING WALL
- METAL STUD PARTITION WALL
- 1-HR. RATED UNIT SEPERATION CEILING, USE 5/8" TYPE 'X' GYP BOARD.

WALL TYPE LEGEND

- A. PROVIDE 1/2" GYP. BD. ON ALL NON FIRE RATED INTERIOR WALLS UNLESS NOTED OTHERWISE.
- B. SEE STRUCTURAL DRAWINGS FOR COORDINATION OF PLYWOOD SHEAR PANEL WITH WALL TYPES.
- C. SEE STRUCTURAL FOR GAUGE & SPACING OF METAL STUDS WALLS.
- D. SEE SHEET A-13.2 FOR MISCELLANEOUS FIRE RATED WALL DETAILS.

NOTES:

1. SEE SHEET A-1 (SITE-PLAN) FOR ACCESSIBLE UNIT LOCATION.
2. SEE ELECTRICAL DRAWINGS FOR SERVICE EQUIPMENT LAYOUT IN ELECTRICAL EQUIPMENT CLOSET
3. SEE SHEET E-1.0 (ELEC. SITE PLAN) FOR ELECTRICAL EQUIPMENT CLOSET LOCATION.
4. SOLAR TANK CLOSET TO BE LOCATED OPPOSITE OF ELECTRICAL EQUIPMENT CLOSET.

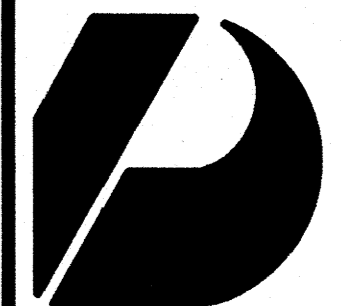
BUILDING TYPE 'C'
BUILDINGS 1 AND 18

SEE SITE PLAN FOR LOCATION

FLOOR AREA BUILDING 'C'			
FIRST FLOOR	LIVING/ELEC. CLOSET	WALKWAY/STAIR	TOTAL
	2,129 SF.	272 SF.	3,001 SF.
SECOND FLOOR	910 SF.	150 SF.	1,060 SF.
TOTAL AREA	3,639 SF.	422 SF.	4,061 SF.

FRONT STREET APARTMENTS
LAHAINA, MAUI, HAWAII
TMK: (2) 4-5-03: 13, 14, 15, 38, 39, 40

Project Name		Project Title	
FRONT STREET APARTMENTS		BUILDING TYPE 'C' FLOOR PLANS & ROOF PLAN	
Project Number	Date	Project Number	Date
99045	11 AUGUST 00	99045	11 AUGUST 00
Drawn	Checked	Designed	
RK/AC/JW	JAK/MS	VIL/KKE	
Drawing Number		Drawing Number	
A-4.0		A-4.0	
Sheet No. of		Sheet No. of	



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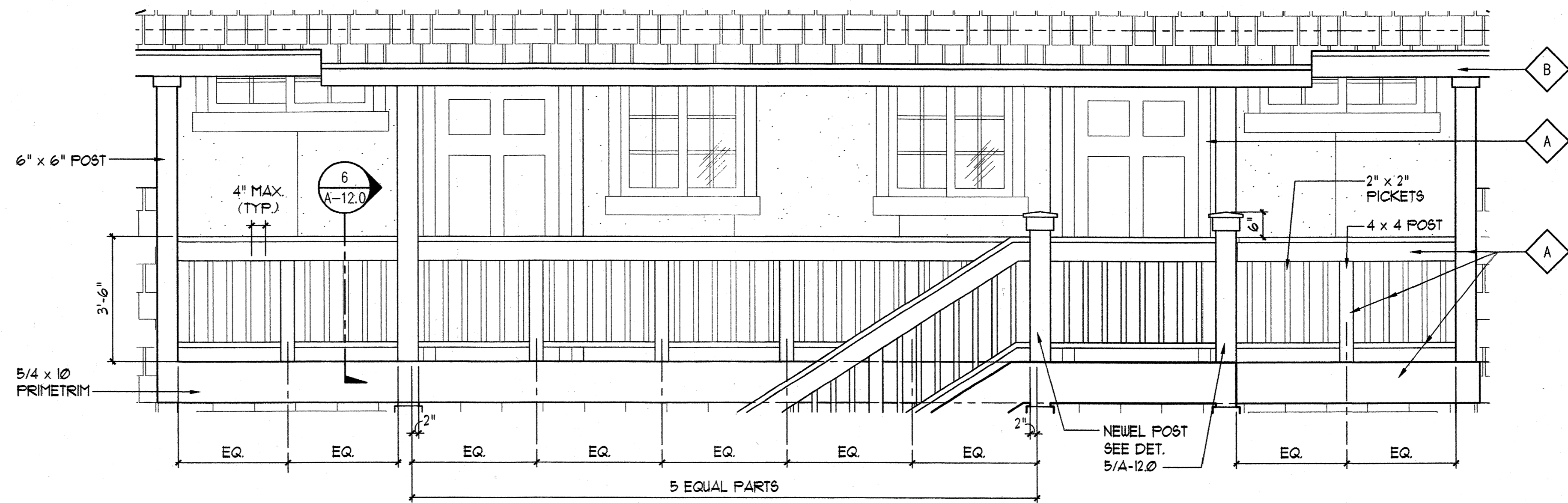
Architects
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Vernon Inehita AIA
Mike Goshi AIA

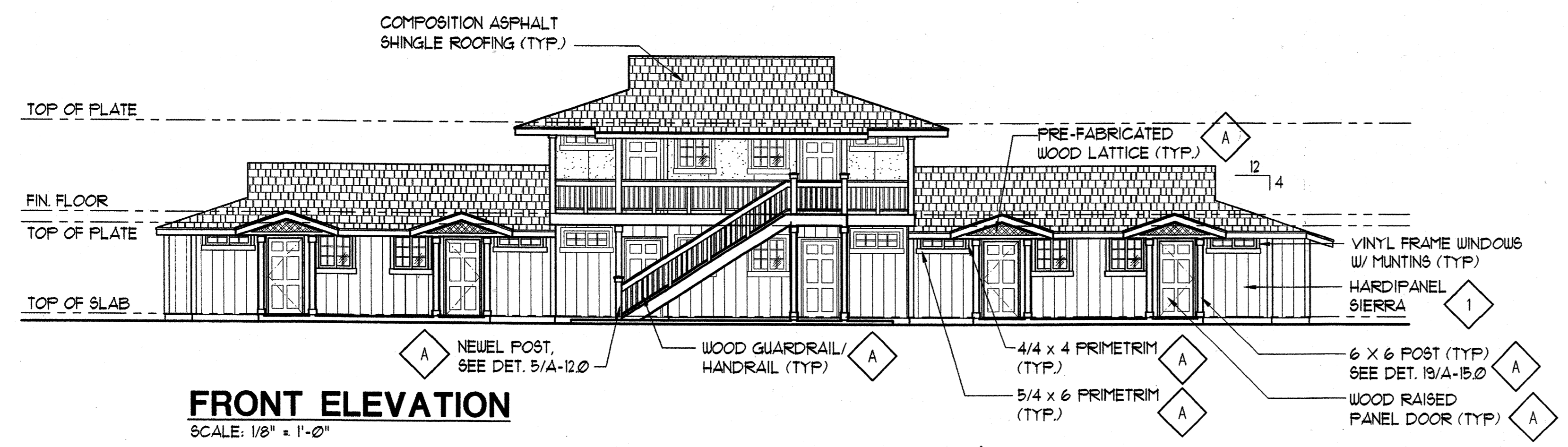
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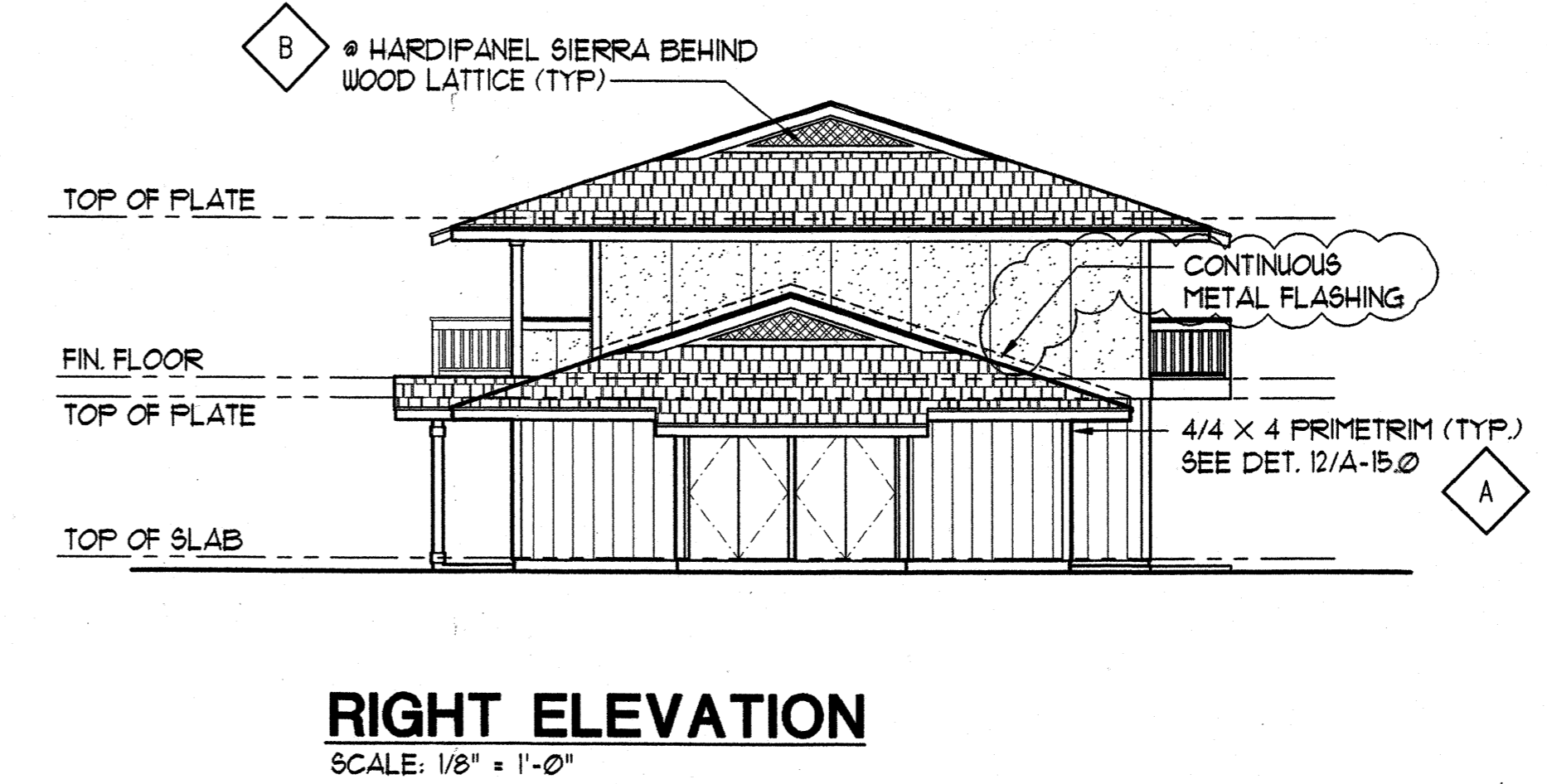
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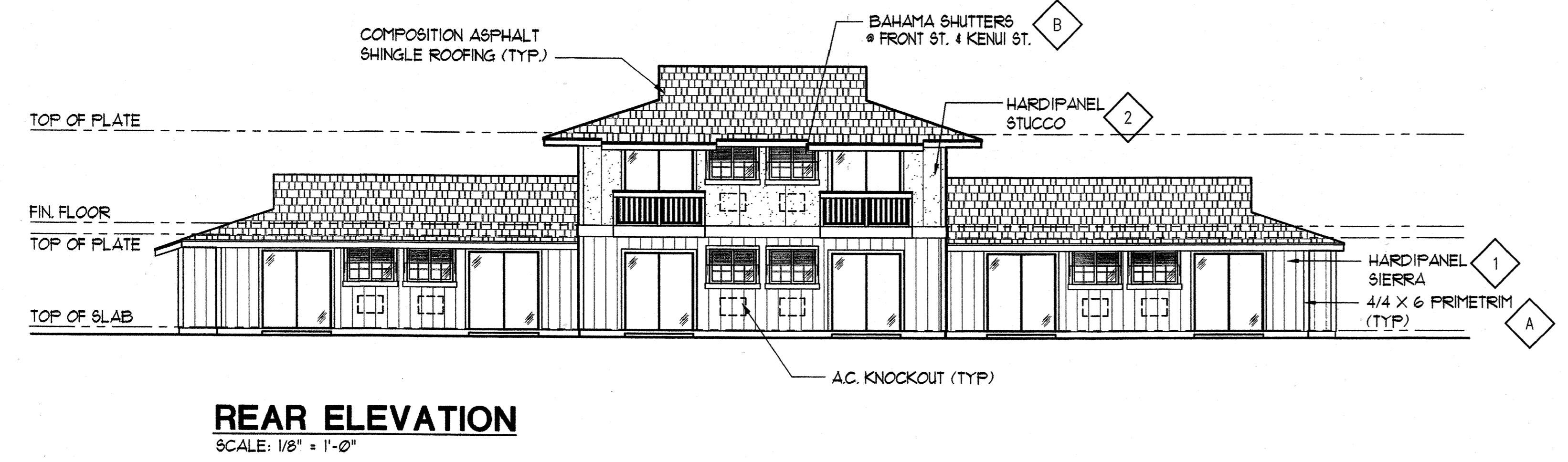
1 DETAIL ELEVATION AT WALKWAY
A-4.1 SCALE: 1/2" = 1'-0"



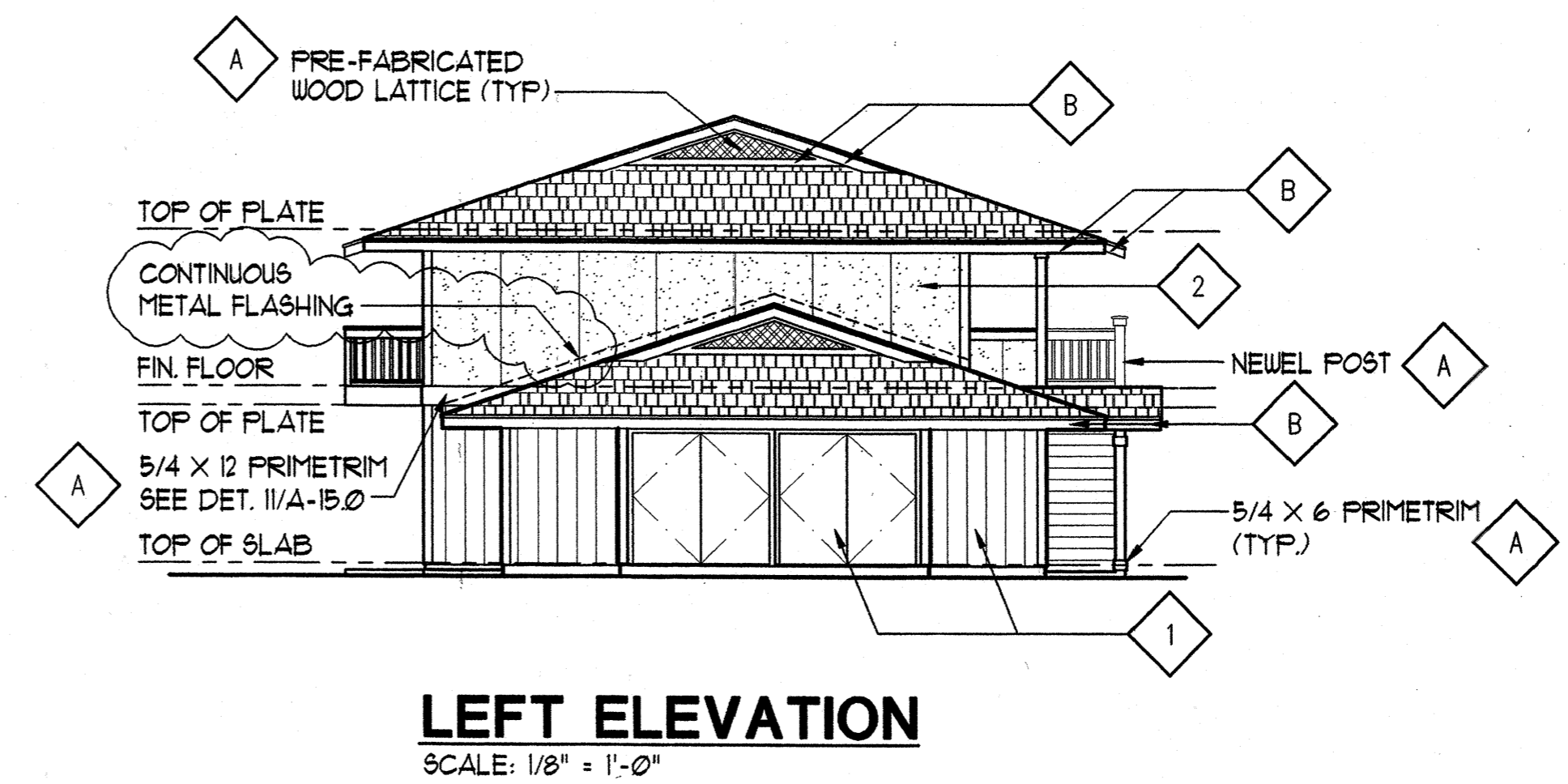
FRONT ELEVATION
SCALE: 1/8" = 1'-0"



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



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



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

- COLOR KEYED LEGEND**
REFER TO COLOR AND SIDING SCHEDULE
- 1 BODY COLOR 1
 - 2 BODY COLOR 2
 - A TRIM COLOR
 - B ACCENT COLOR

BUILDING 'C'

FRONT STREET APARTMENTS
LAHAINA, MAUI, HAWAII
TMK: (2) 4-5-03: 13, 14, 15, 38, 39, 40

Project Name

Drawing Title
BUILDING 'C'
EXTERIOR ELEVATIONS

Project Number	Date	
99045	11 AUGUST 00	
Drawn	Checked	Designed
RK/AC/JW	JAK/EMG	VI/LK/KE

Drawing Number
A-4.1
Sheet No of



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Miko Goshi AIA

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CONSTRUCTION SET

Revision Number/Description

Project Name

FRONT STREET APARTMENTS
LAHAINA, MAUI, HAWAII

TMK: (2) 4-5-03: 13, 14, 15, 38, 39, 40

Drawing Title

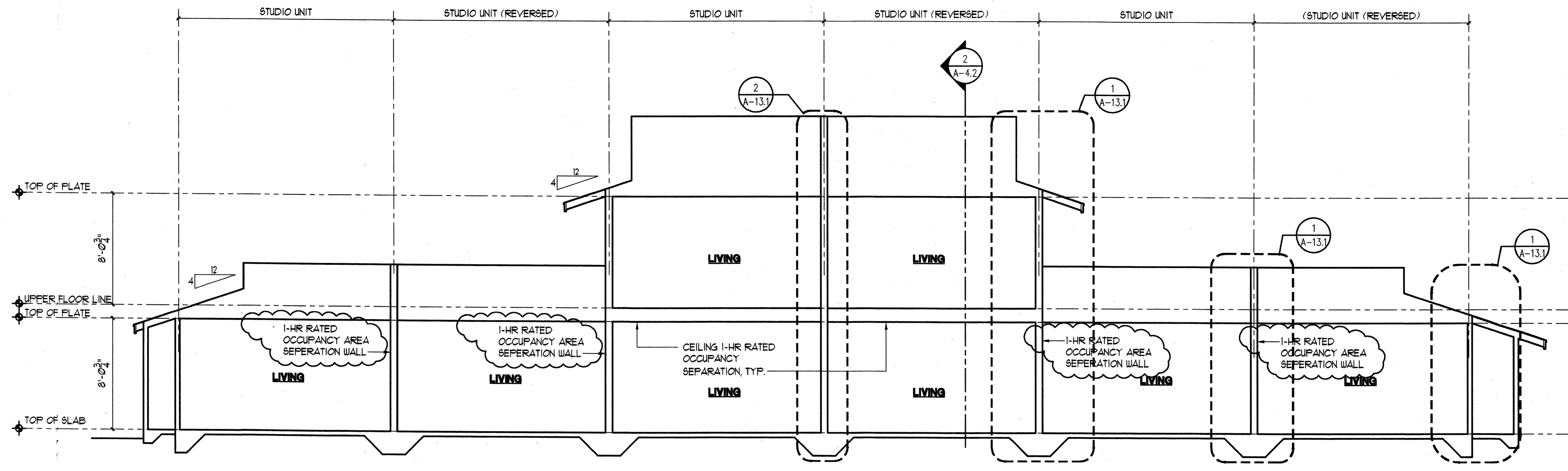
BUILDING 'B' SECTIONS

Project Number	Date	
99045	11 AUGUST 00	
Drawn	Checked	Designed
RK/AC/JW	JAK/EMG	VI/LK/KE

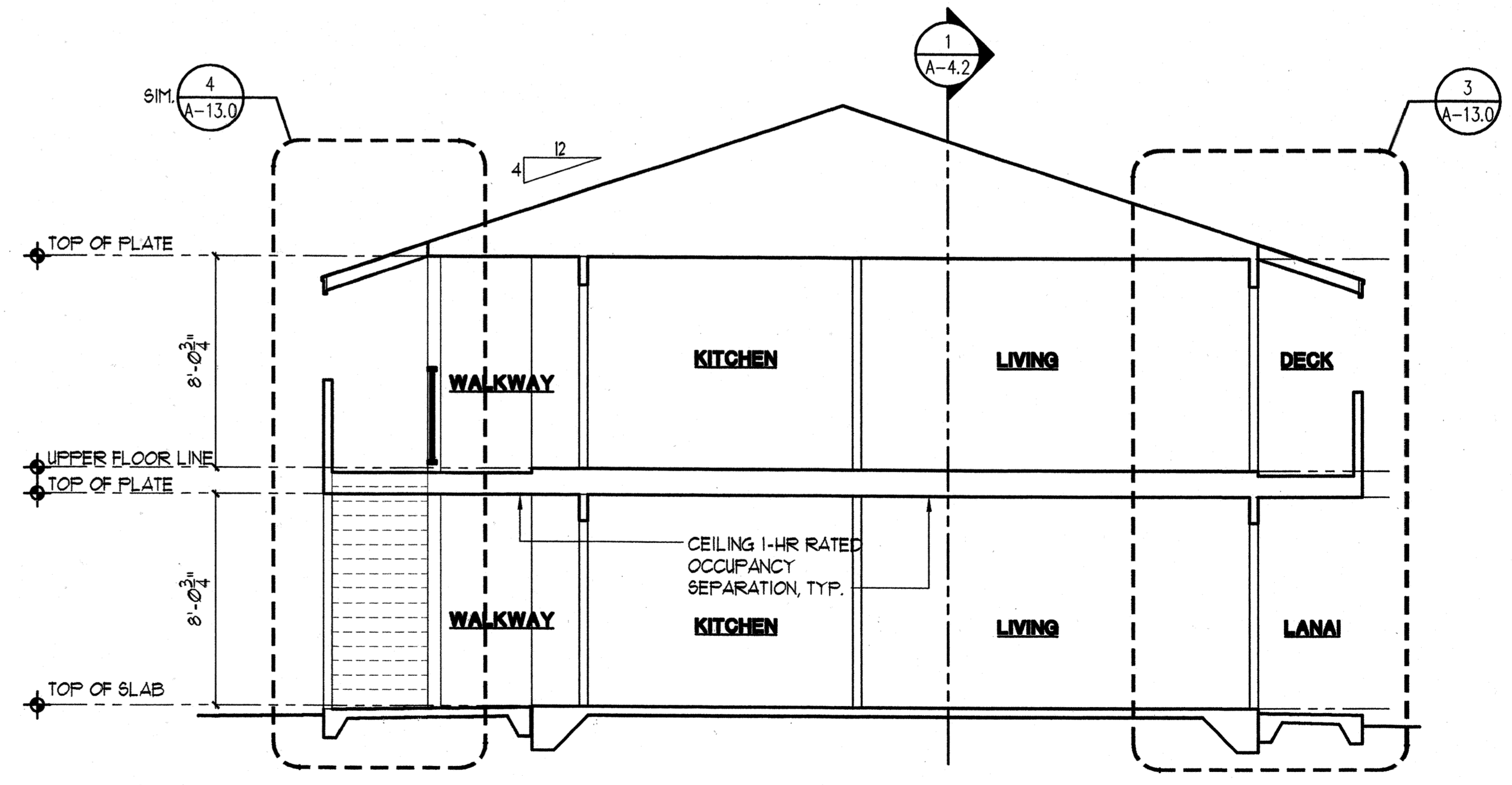
Drawing Number

A-4.2

Sheet No of



1 BUILDING SECTION
A-4.2 SCALE: 1/4"=1'-0"



2 BUILDING SECTION
A-4.2 SCALE: 1/4"=1'-0"

BUILDING 'C'



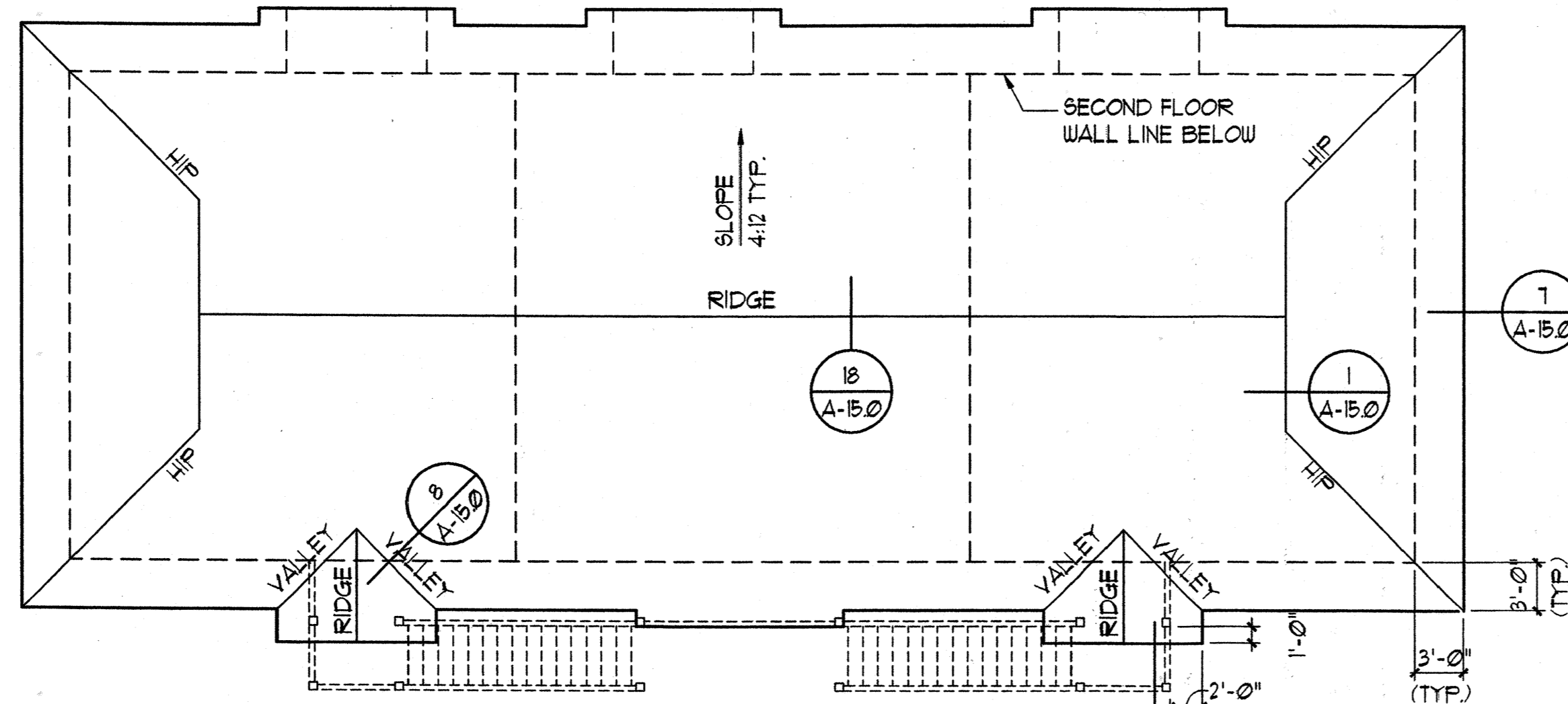
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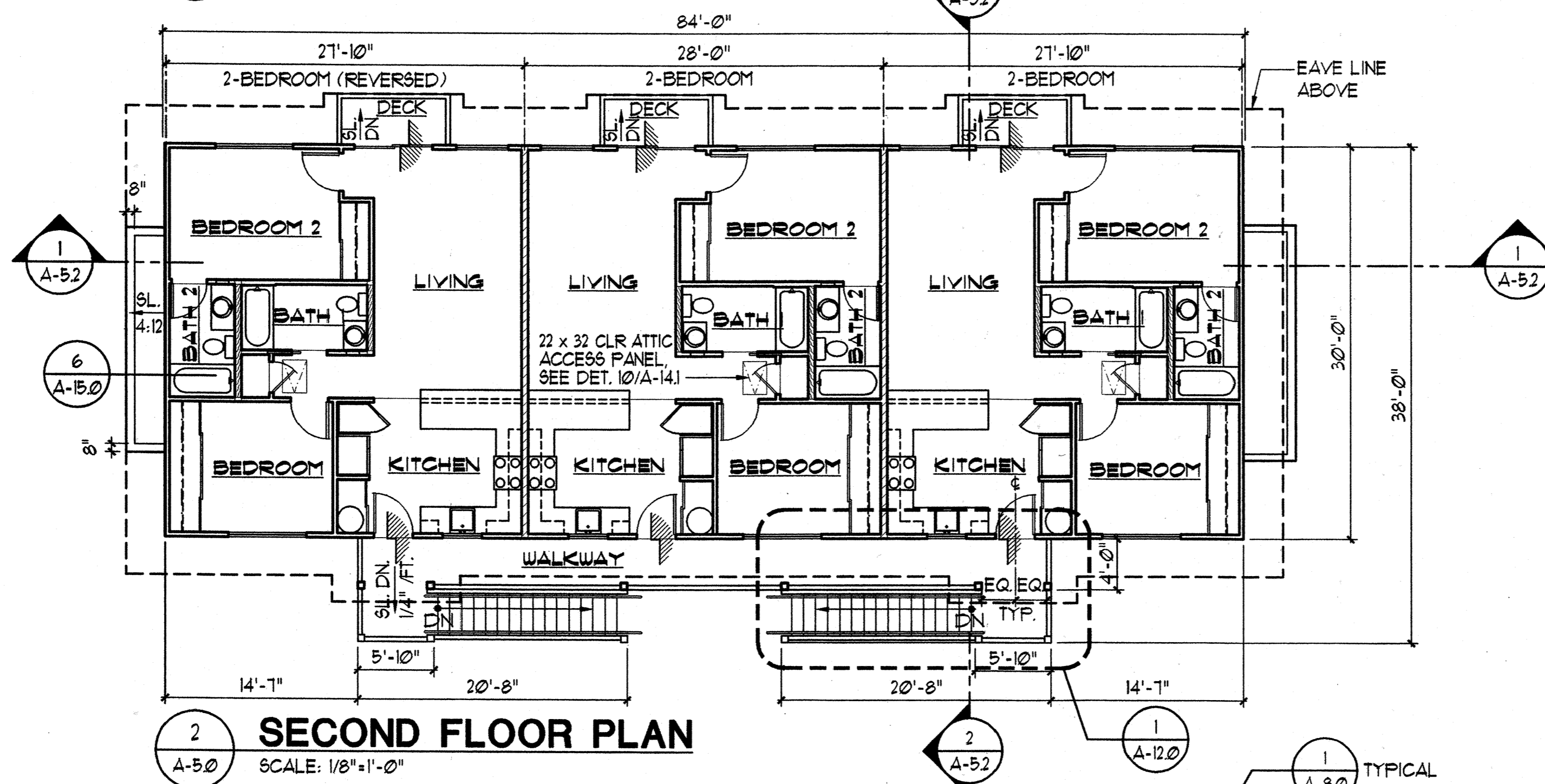
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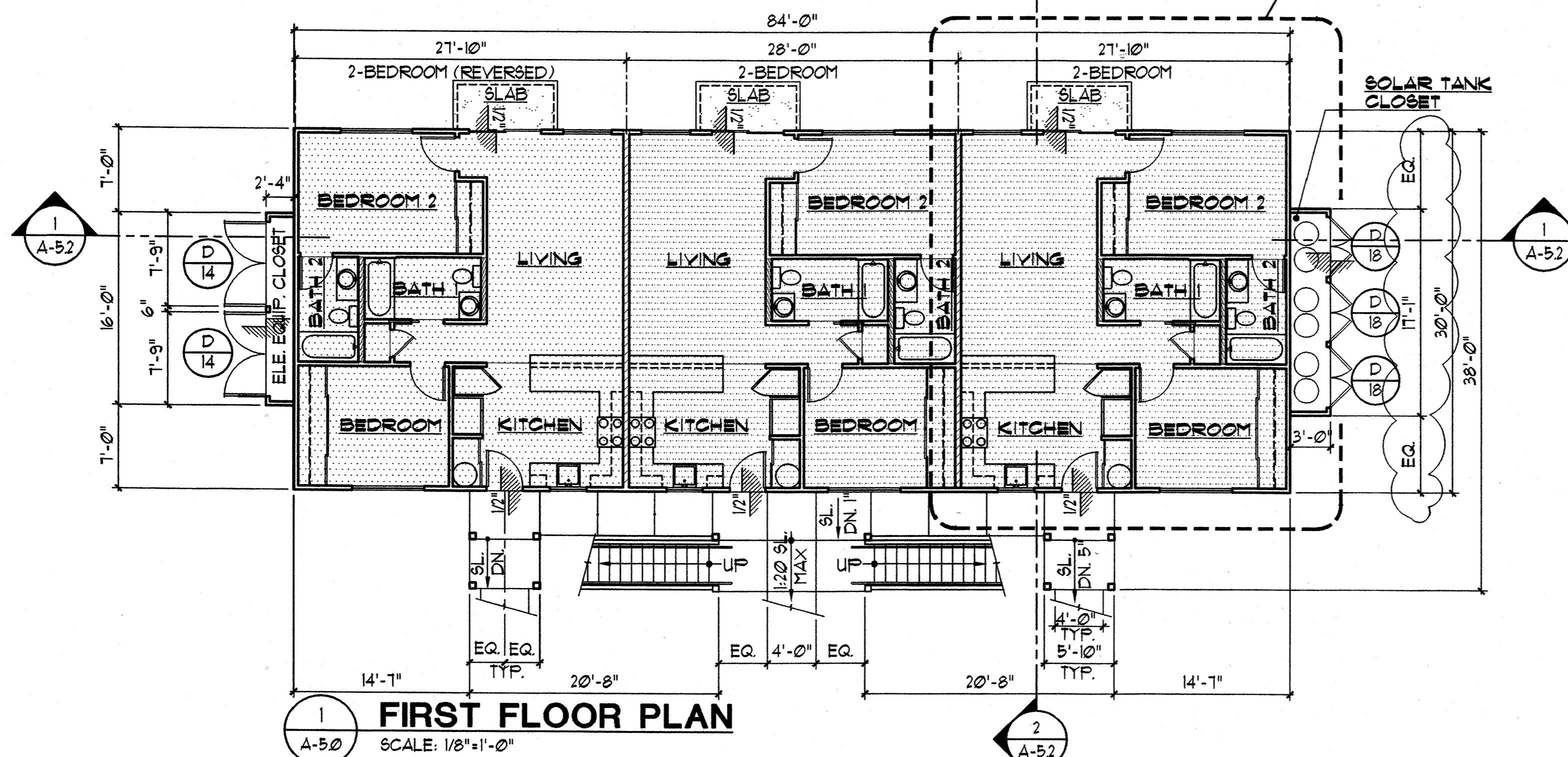
CONSTRUCTION SET



3 ROOF PLAN
SCALE: 1/8"=1'-0"



2 SECOND FLOOR PLAN
SCALE: 1/8"=1'-0"



1 FIRST FLOOR PLAN
SCALE: 1/8"=1'-0"

HATCH LEGEND

- 1-HR. RATED UNIT SEPERATION WALL, SEE DET. 2/A-13.2
- 2-HR. RATED AREA SEPERATION WALL, SEE DET. 3/A-13.1
- 6" PLUMBING WALL
- METAL STUD PARTITION WALL
- 1-HR. RATED UNIT SEPERATION CEILING, USE 5/8" TYPE 'X' GYP BOARD.

WALL TYPE LEGEND

- A. PROVIDE 1/2" GYP. BD. ON ALL NON FIRE RATED INTERIOR WALLS UNLESS NOTED OTHERWISE.
- B. SEE STRUCTURAL DRAWINGS FOR COORDINATION OF PLYWOOD SHEAR PANEL WITH WALL TYPES.
- C. SEE STRUCTURAL FOR GAUGE & SPACING OF METAL STUDS WALLS.
- D. SEE SHEET A-13.2 FOR MISCELLANEOUS FIRE RATED WALL DETAILS.

NOTES:

1. SEE SHEET A-1 (SITE-PLAN) FOR ACCESSIBLE UNIT LOCATION.
2. SEE ELECTRICAL DRAWINGS FOR SERVICE EQUIPMENT LAYOUT IN ELECTRICAL EQUIPMENT CLOSET
3. SEE SHEET E-10 (ELEC. SITE PLAN) FOR ELECTRICAL EQUIPMENT CLOSET LOCATION.
4. SOLAR TANK CLOSET TO BE LOCATED OPPOSITE OF ELECTRICAL EQUIPMENT CLOSET.

BUILDING TYPE 'D'

BUILDINGS 3
SEE SITE PLAN FOR LOCATION

FLOOR AREA BUILDING 'D'

	LIVING/ELEC. CLOSET	WALKWAY/STAIR	TOTAL
FIRST FLOOR	2,551 SF.	385 SF.	2,932 SF.
SECOND FLOOR	2,520 SF.	266 SF.	2,786 SF.
TOTAL AREA	5,071 SF.	651 SF.	5,728 SF.

Revision Number/Description

FRONT STREET APARTMENTS

LAHAINA, MAUI, HAWAII

TMK: (2) 4-5-03: 13, 14, 15, 38, 39, 40

Project Name

Drawing Title

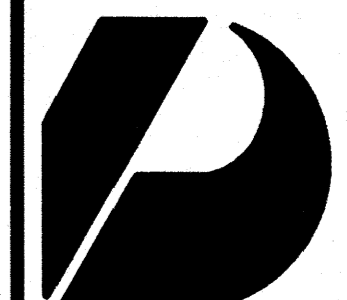
BUILDING TYPE 'D'
FLOOR PLANS & ROOF PLAN

Project Number	Date	
93045	11 AUGUST 00	
Drawn	Checked	Designed
RK/AC/JW	JAK/EM/G	VIL/K/KE

Drawing Number

A-5.0

Sheet No of



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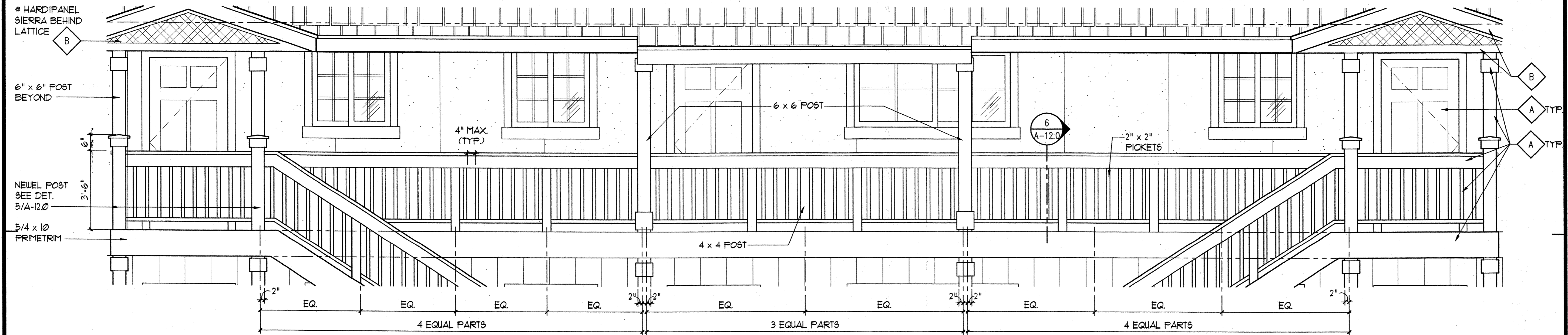
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Vernon Inoshita AIA
Mike Goshi AIA

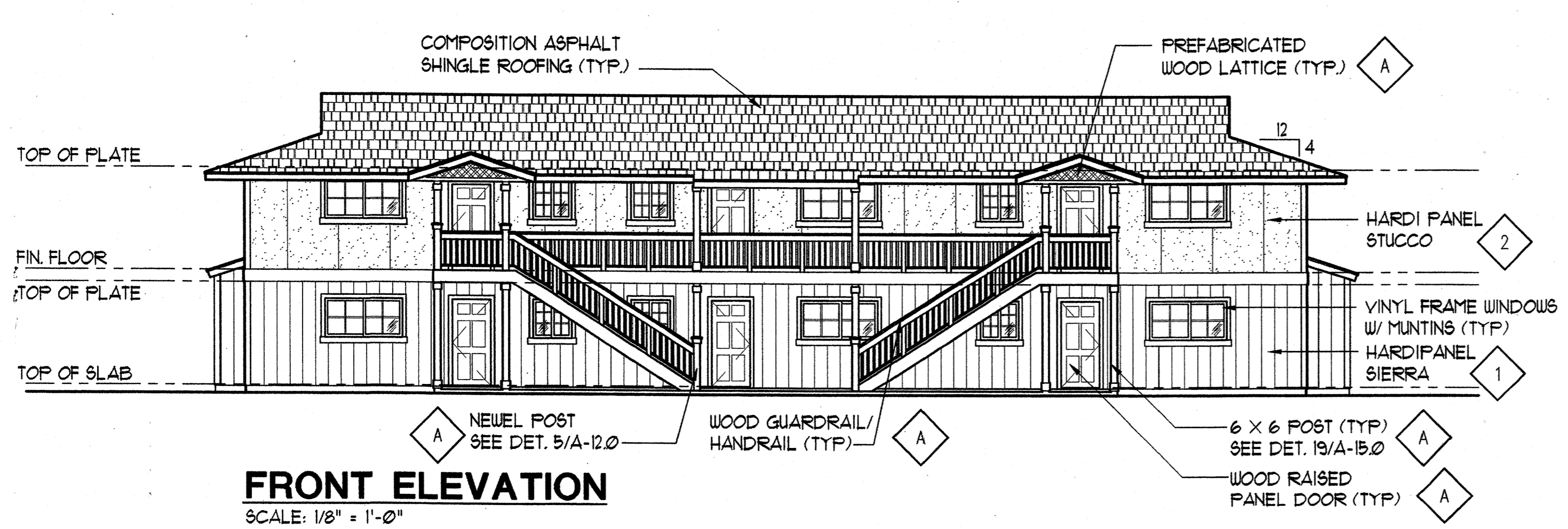
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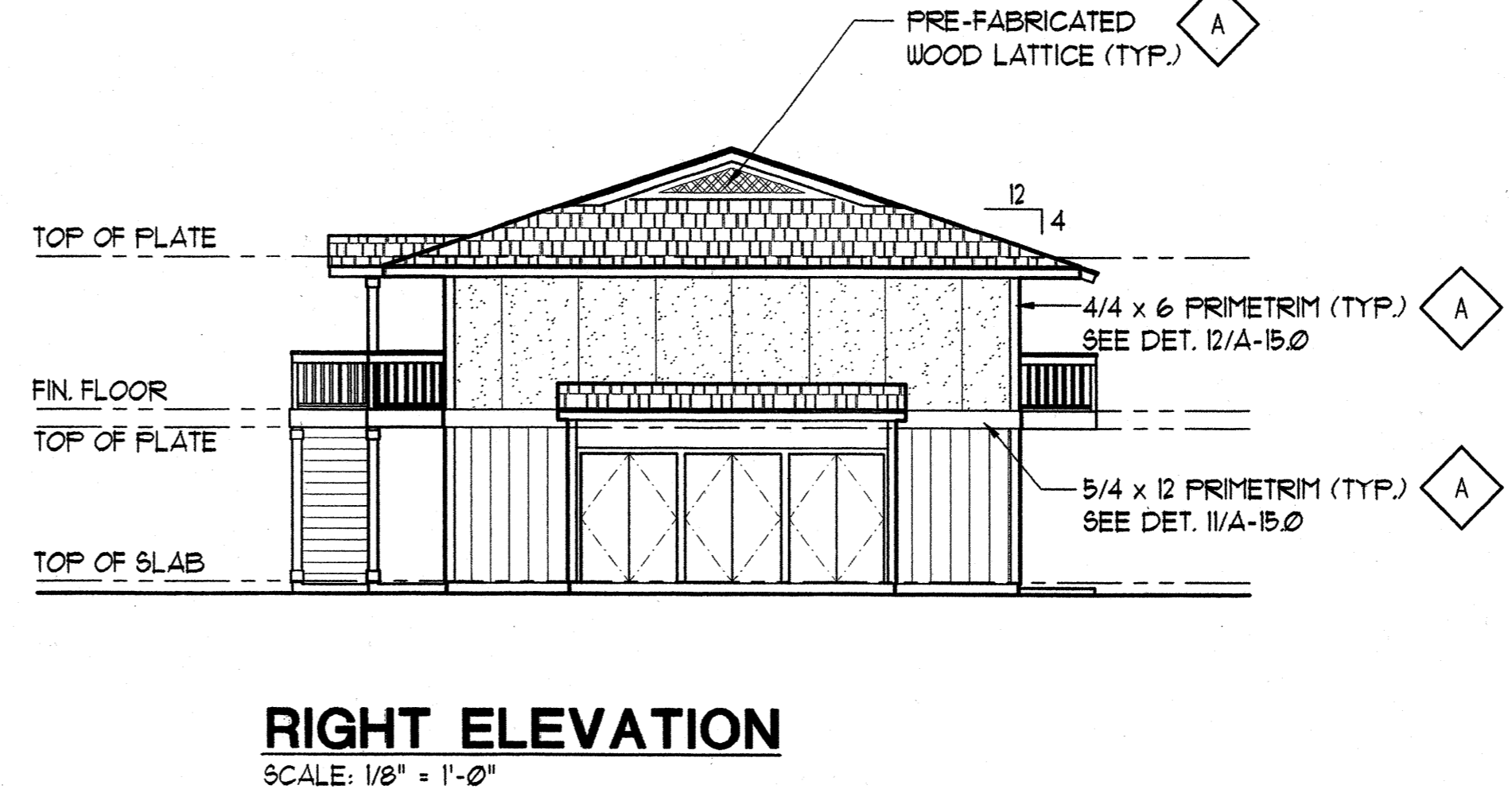
Revision Number/Description



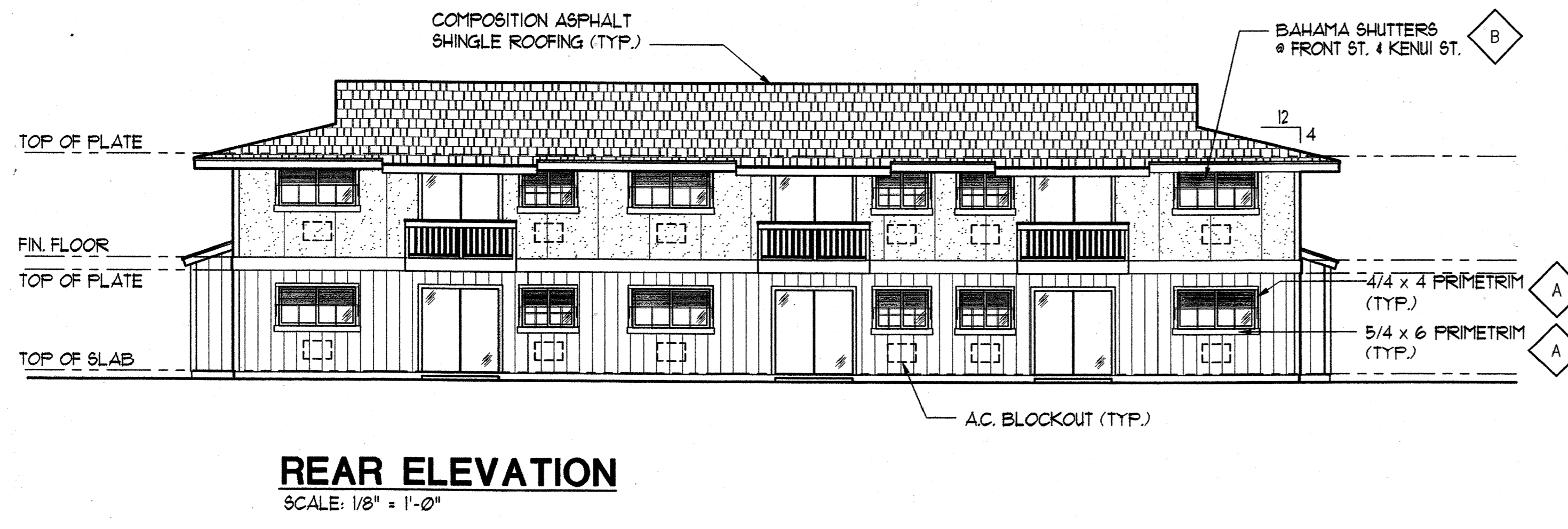
1 DETAIL ELEVATION AT WALKWAY
SCALE: 1/2" = 1'-0"



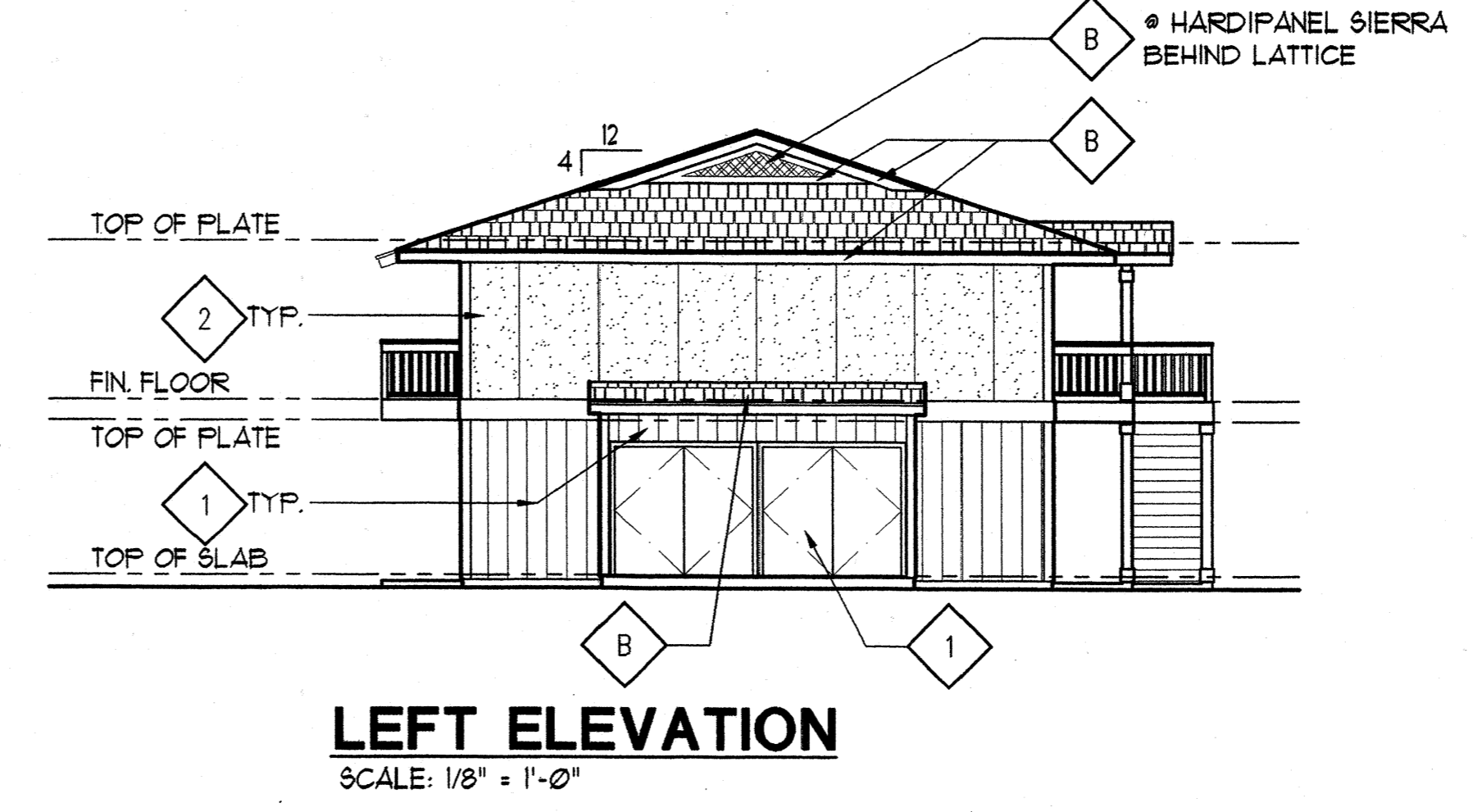
FRONT ELEVATION
SCALE: 1/8" = 1'-0"



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



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



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

COLOR KEYED LEGEND
REFER TO COLOR AND SIDING SCHEDULE

- 1 BODY COLOR 1
- 2 BODY COLOR 2
- A TRIM COLOR
- B ACCENT COLOR

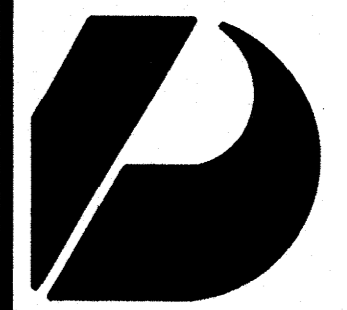
BUILDING 'D'

FRONT STREET APARTMENTS
LAHAINA, MAUI, HAWAII
TMK: (2) 4-5-03: 13, 14, 15, 38, 39, 40

Drawing Title
BUILDING 'D' EXTERIOR ELEVATIONS

Project Number 99045	Date 11 AUGUST 00
Drawn RK/AC/JW	Checked JAKE/MG
Designed VIL/KE	

Drawing Number
A-5.1
Sheet No of



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Graphics

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Vernon Inoshita AIA
Mike Goshi AIA

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CONSTRUCTION SET

Revision Number/Description

Project Name

Drawing Title

BUILDING 'B' SECTIONS

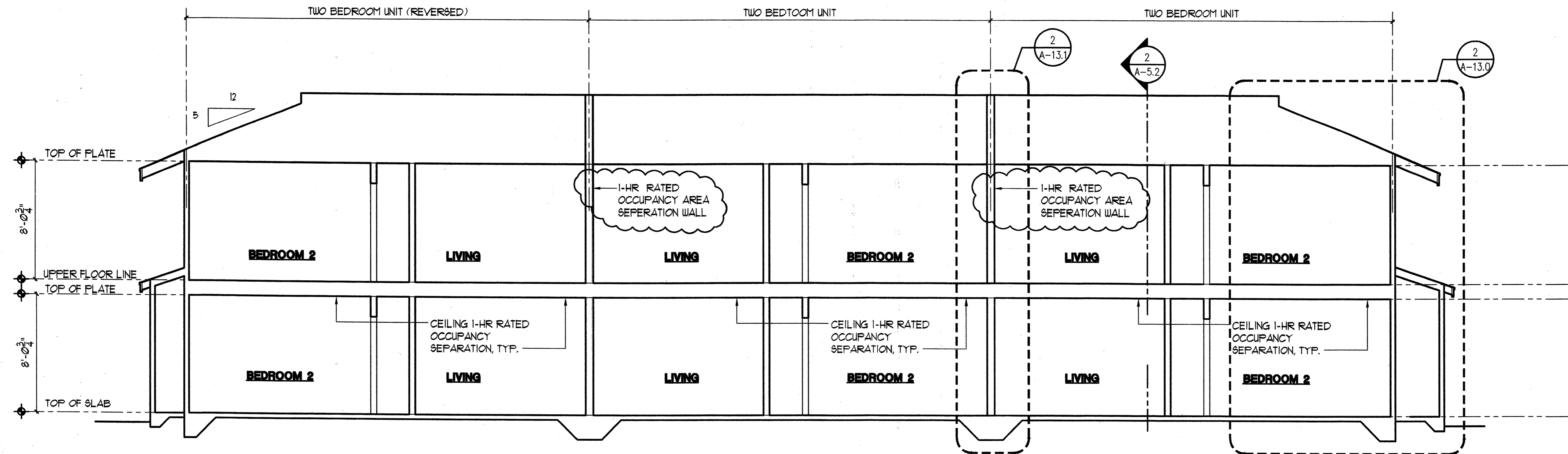
Project Number 99045 Date 11 AUGUST 00

Drawn RK/AC/JW	Checked JAKE/MG	Designed VIL/KE
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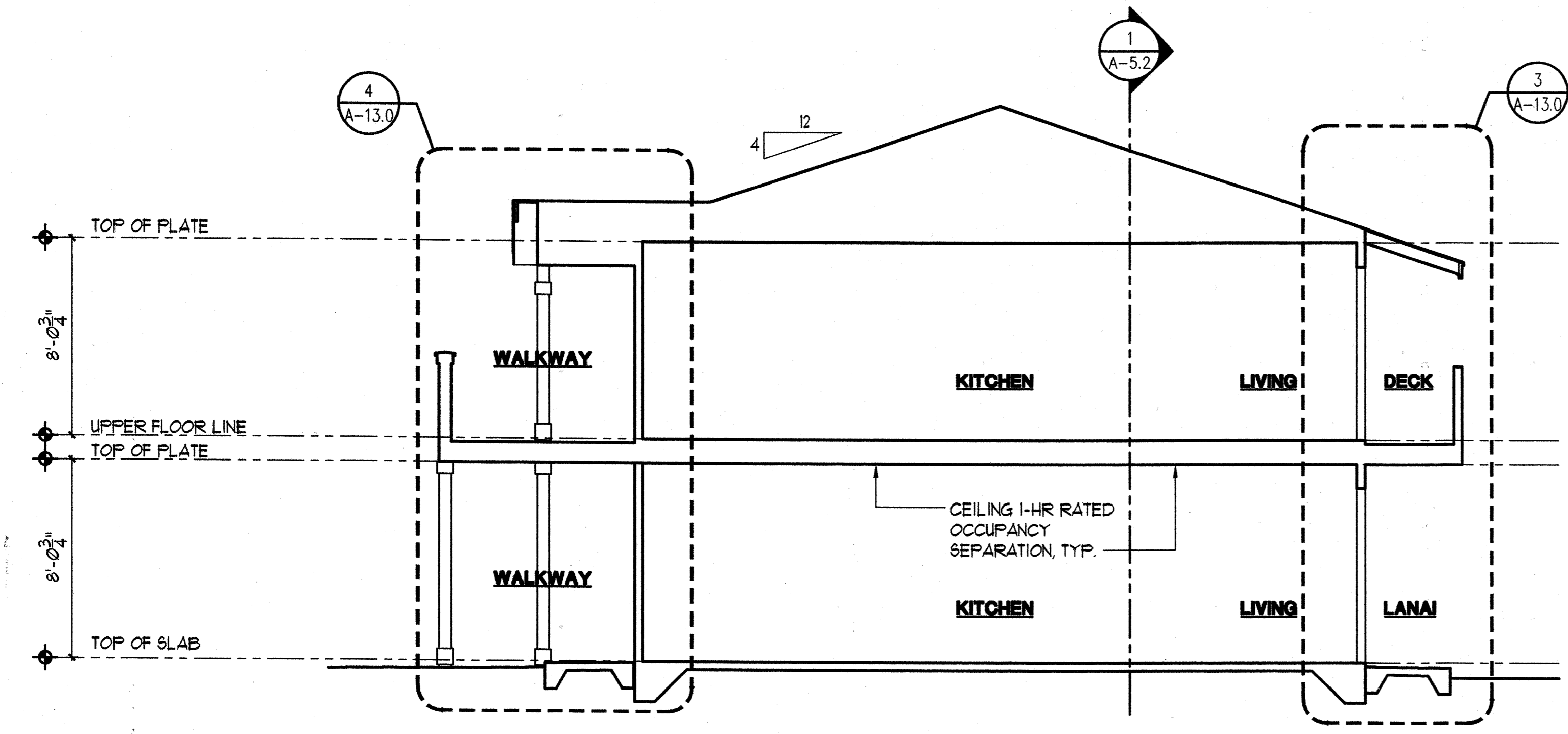
Drawing Number

A-5.2

Sheet No of



1 BUILDING SECTION
A-2.2 SCALE: 1/4"=1'-0"



2 BUILDING SECTION
A-2.2 SCALE: 1/4"=1'-0"

BUILDING 'D'



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Interior Designers
Planning
Graphics

John Aveiro AIA
Vernon Inoshita AIA
Mike Goshi AIA

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CONSTRUCTION SET

Revision Number/Description

FRONT STREET APARTMENTS
LAHAINA, MAUI, HAWAII
TMK: (2) 4-5-03: 13, 14, 15, 38, 39, 40

Project Name

Drawing Title
BUILDING TYPE 'E'
FLOOR PLANS & ROOF PLAN

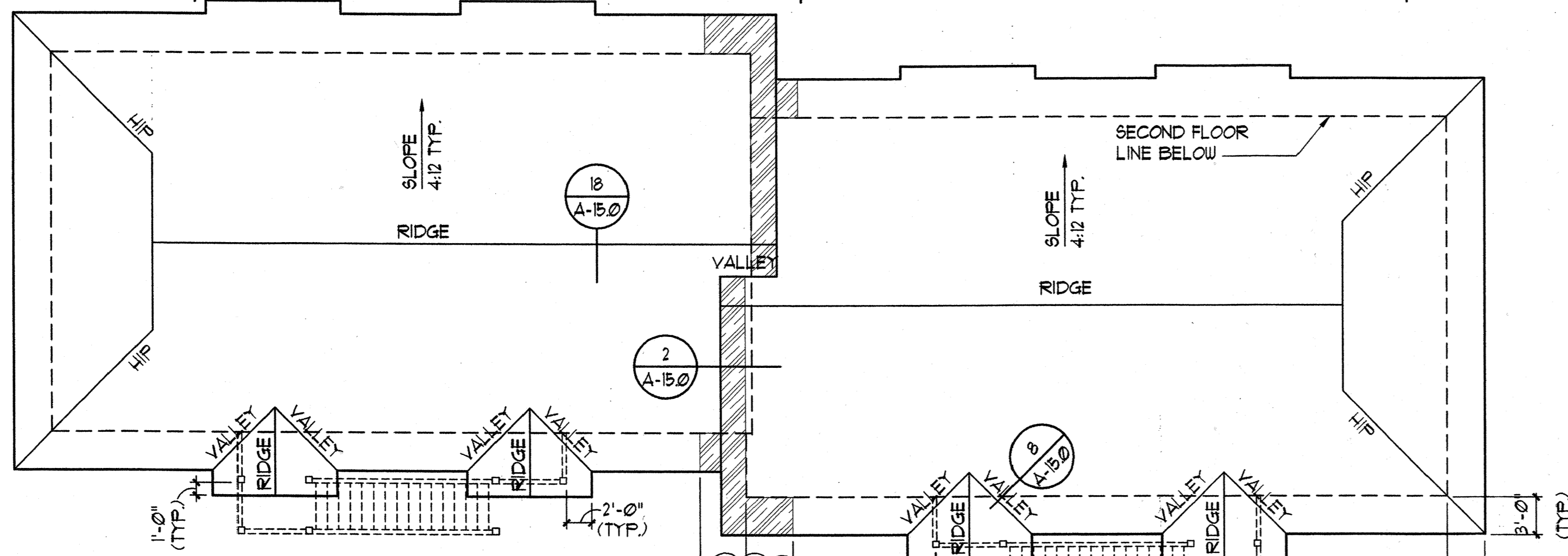
Project Number 99045 Date 11 AUGUST 00

Drawn RK/AC/JW Checked JAK/EMG Designed Y/L/K/KE

Drawing Number

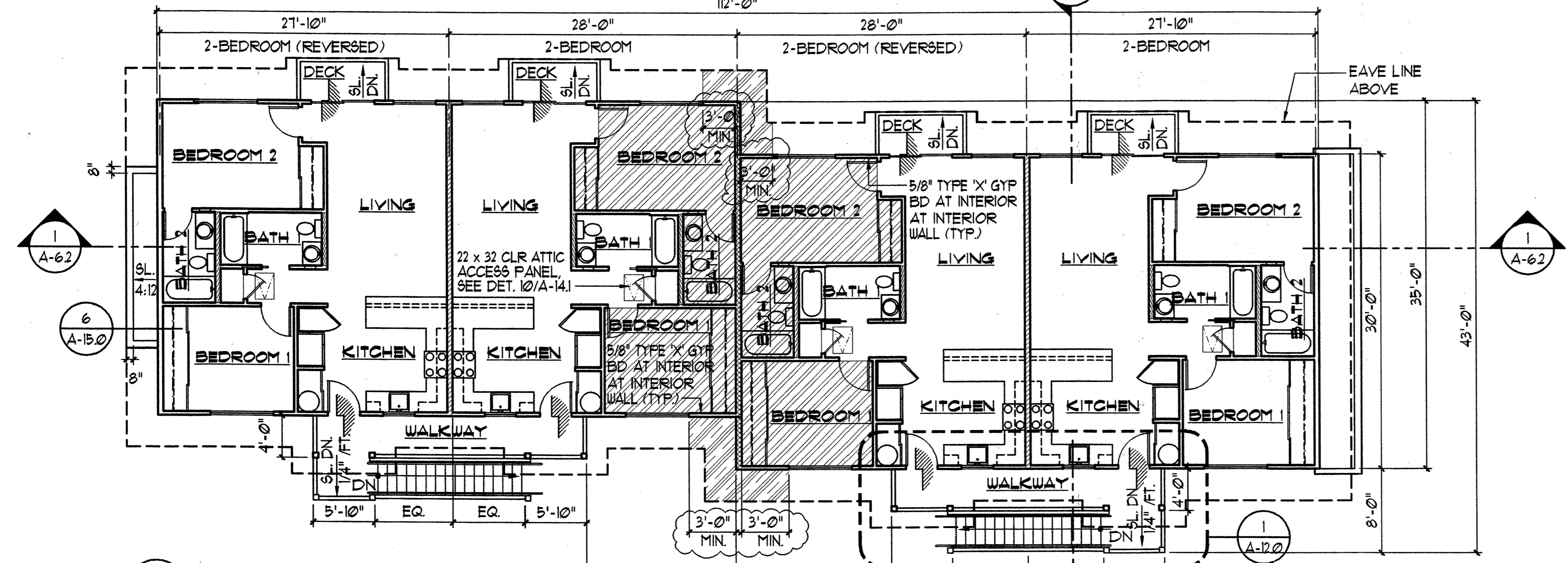
A-6.0

Sheet No of



3 ROOF PLAN
SCALE: 1/8"=1'-0"

EXTENT OF 5/8" TYPE 'X' EXTERIOR GYP. BD. SOFFIT AT EAVE EXTEND TO WINDOW (TYPICAL)



2 SECOND FLOOR PLAN
SCALE: 1/8"=1'-0"

HATCH LEGEND

- 1-HR. RATED UNIT SEPERATION WALL, SEE DET. 2/A-13.2
- 2-HR. RATED AREA SEPERATION WALL, SEE DET. 3/A-13.1
- 6" PLUMBING WALL
- METAL STUD PARTITION WALL
- 1-HR. RATED UNIT SEPERATION CEILING, USE 5/8" TYPE 'X' GYP. BD.
- 2 LAYERS OF 5/8" TYPE 'X' GYP. BD. @ CEILING
- 1-HR. RATED SOFFIT, SEE DET. 2/A-15.0 (S/M) & 1/A-15.0

WALL TYPE LEGEND

- A. PROVIDE 1/2" GYP. BD. ON ALL NON FIRE RATED INTERIOR WALLS UNLESS NOTED OTHERWISE.
- B. SEE STRUCTURAL DRAWINGS FOR COORDINATION OF PLYWOOD SHEAR PANEL WITH WALL TYPES.
- C. SEE STRUCTURAL FOR GAUGE & SPACING OF METAL STUDS WALLS.
- D. SEE SHEET A-13.2 FOR MISCELLANEOUS FIRE RATED WALL DETAILS.

NOTES:

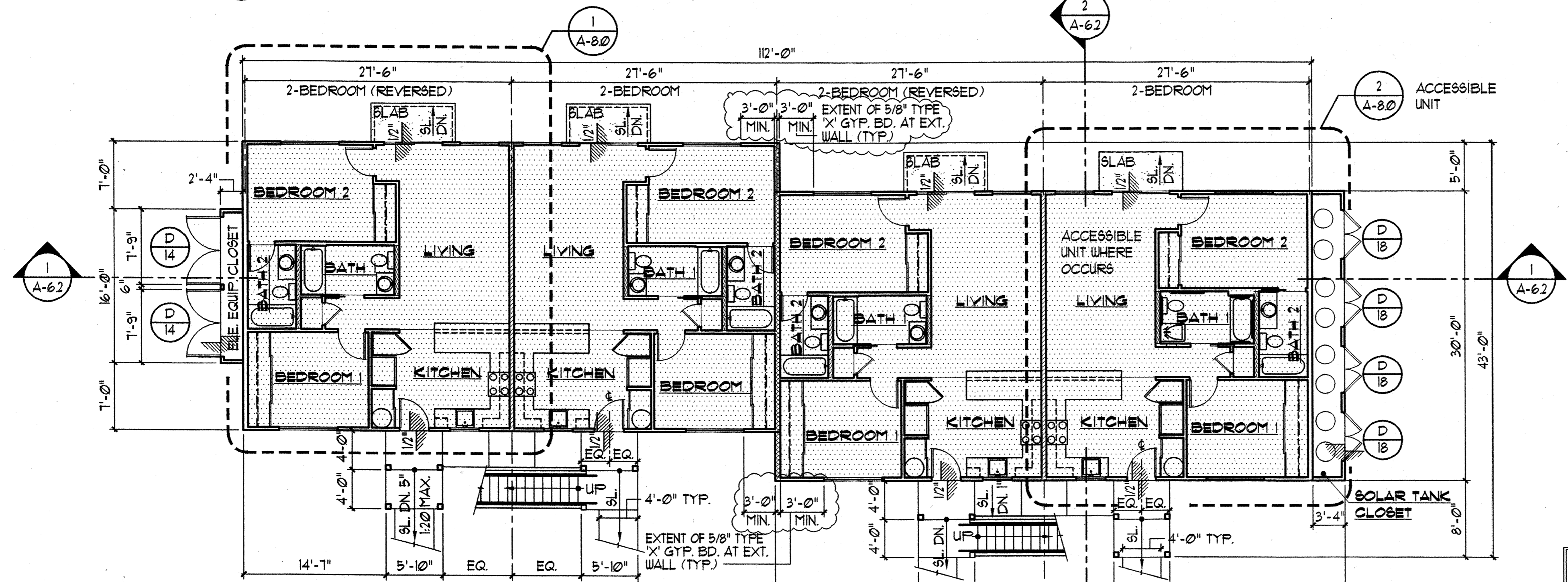
1. SEE SHEET A-1 (SITE-PLAN) FOR ACCESSIBLE UNIT LOCATION.
2. SEE ELECTRICAL DRAWINGS FOR SERVICE EQUIPMENT LAYOUT IN ELECTRICAL EQUIPMENT CLOSET
3. SEE SHEET E-10 (ELEC. SITE PLAN) FOR ELECTRICAL EQUIPMENT CLOSET LOCATION.
4. SOLAR TANK CLOSET TO BE LOCATED OPPOSITE OF ELECTRICAL EQUIPMENT CLOSET.

**BUILDING TYPE 'E'
BUILDINGS 5, 8, 11, 14 AND 16**

SEE SITE PLAN FOR LOCATION

FLOOR AREA BUILDING 'E'

	LIVING/ELEC. CLOSET	WALKWAY/STAIR	TOTAL
FIRST FLOOR	3,400 SF.	323 SF.	3,625 SF.
SECOND FLOOR	3,363 SF.	262 SF.	3,625 SF.
TOTAL AREA	6,763 SF.	585 SF.	7,348 SF.



1 FIRST FLOOR PLAN
SCALE: 1/8"=1'-0"



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CONSTRUCTION SET

Revision Number/Description

Project Name

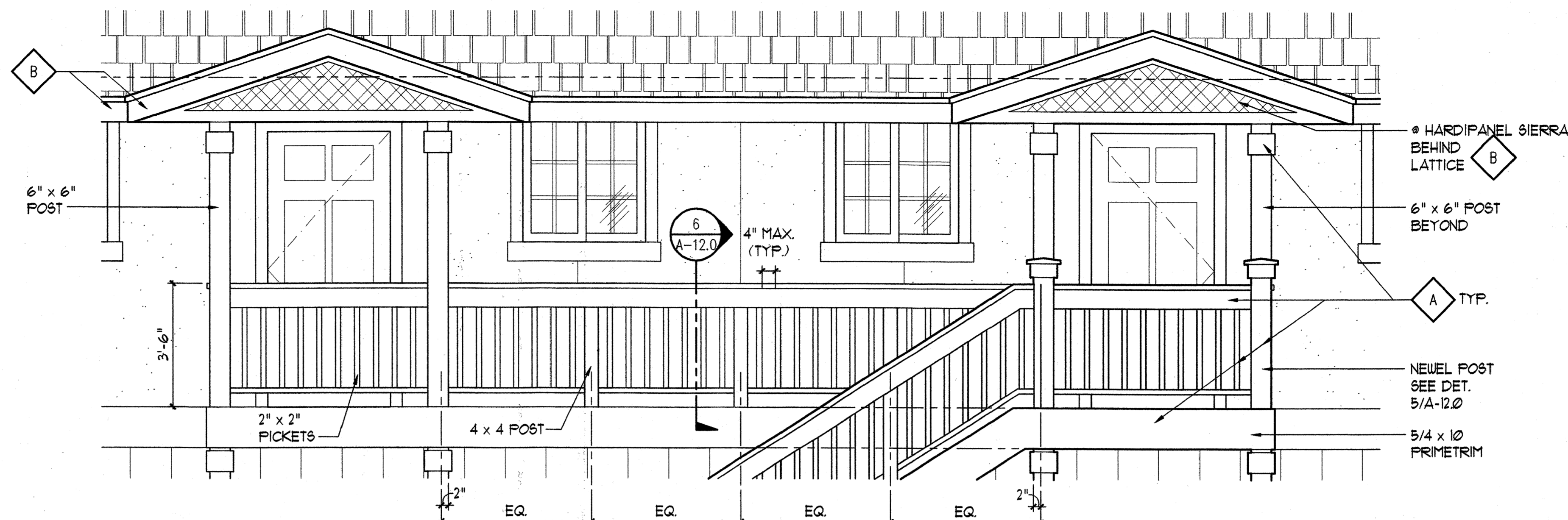
Drawing Title
BUILDING 'E'
EXTERIOR ELEVATIONS

Project Number	Date	
99045	11 AUGUST 00	
Drawn	Checked	Designed
RK/AC/JW	JAK/EMG	VIL/KKE

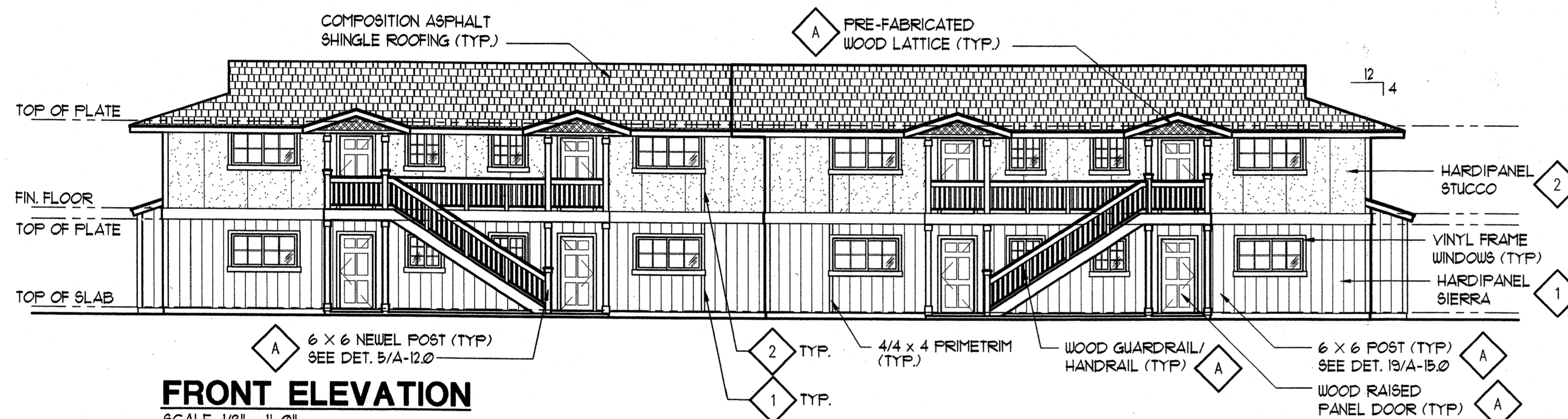
Drawing Number

A-6.1

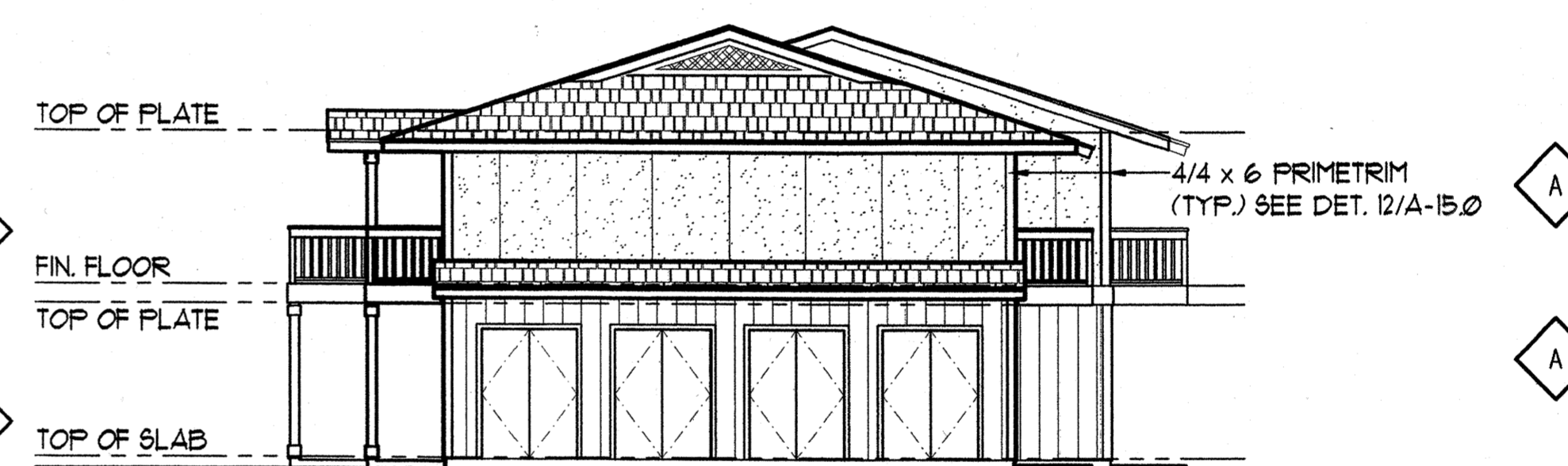
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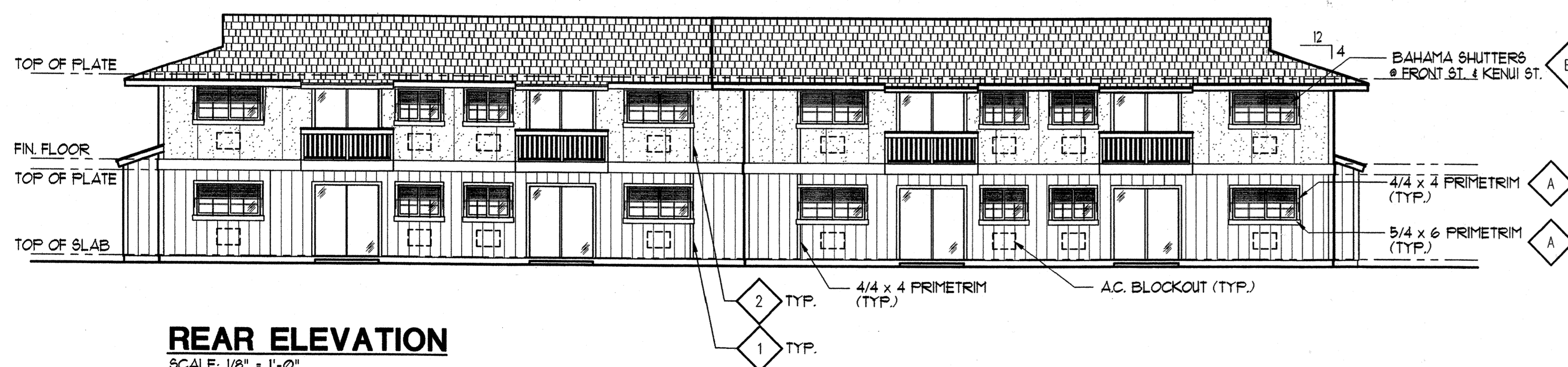
1 DETAIL ELEVATION AT WALKWAY
A-6.1 SCALE: 1/2" = 1'-0"



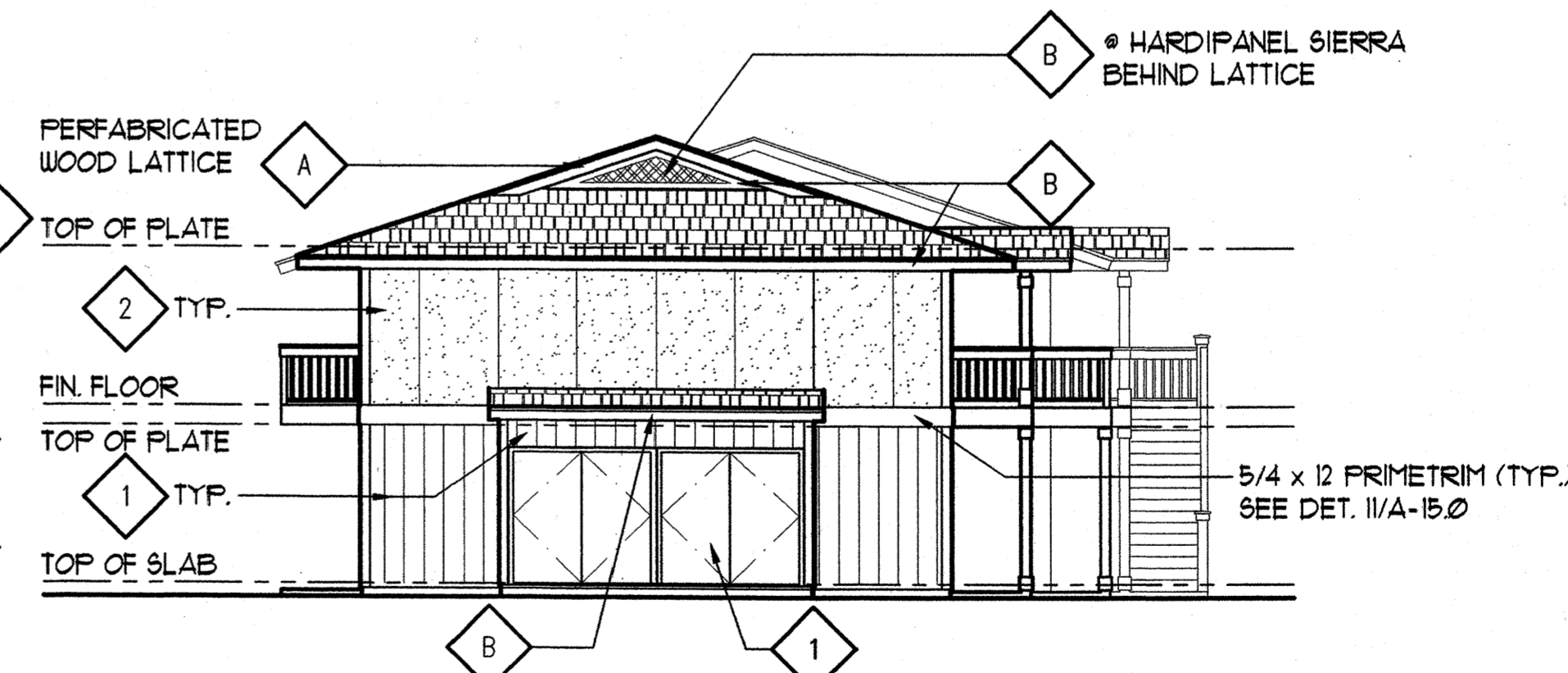
FRONT ELEVATION
SCALE: 1/8" = 1'-0"



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



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



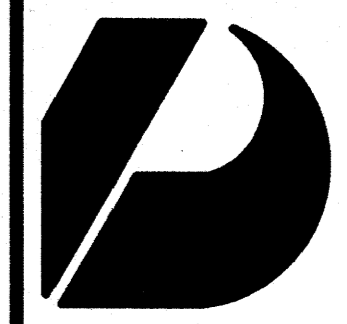
LEFT ELEVATION
SCALE: 1/8" = 1'-0"

COLOR KEYED LEGEND
REFER TO COLOR AND SIDING SCHEDULE

- 1 BODY COLOR 1
- 2 BODY COLOR 2
- A TRIM COLOR
- B ACCENT COLOR

BUILDING 'E'

LAHAINA, MAUI, HAWAII
TYK: (2) 4-5-03: 13, 14, 15, 38, 39, 40



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CONSTRUCTION SET

Revision Number/Description

FRONT STREET APARTMENTS

LAHAINA, MAUI, HAWAII
TMK: (2) 4-5-03: 13, 14, 15, 38, 39, 40

Project Name

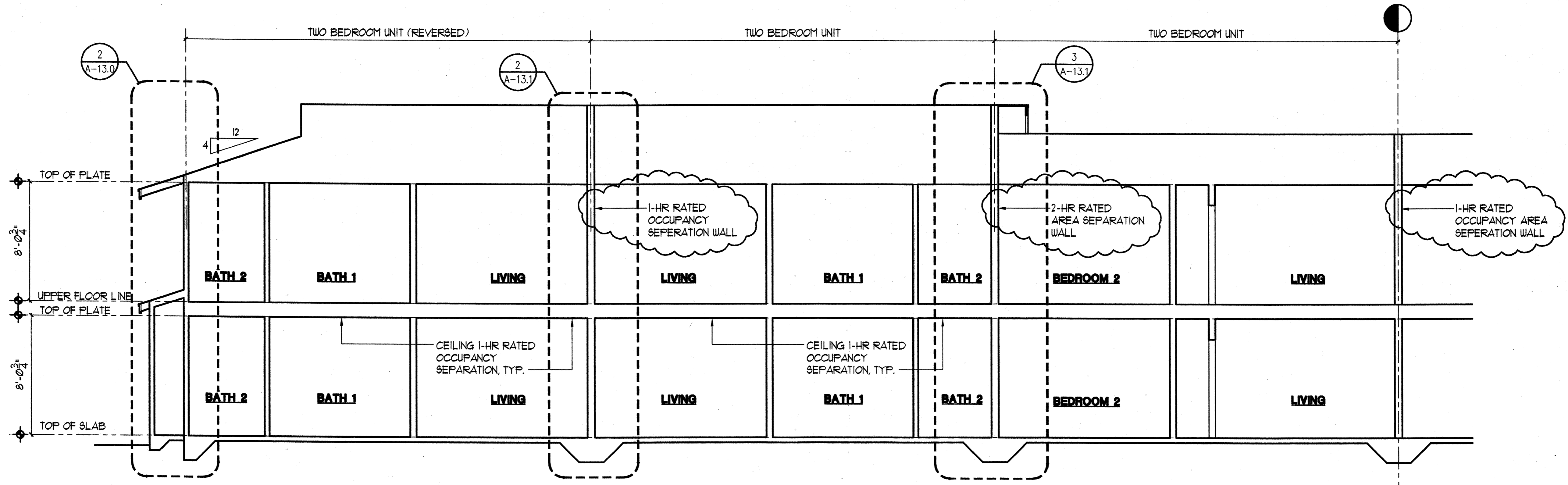
Drawing Title
BUILDING 'B' SECTIONS

Project Number 99045 Date 11 AUGUST 00

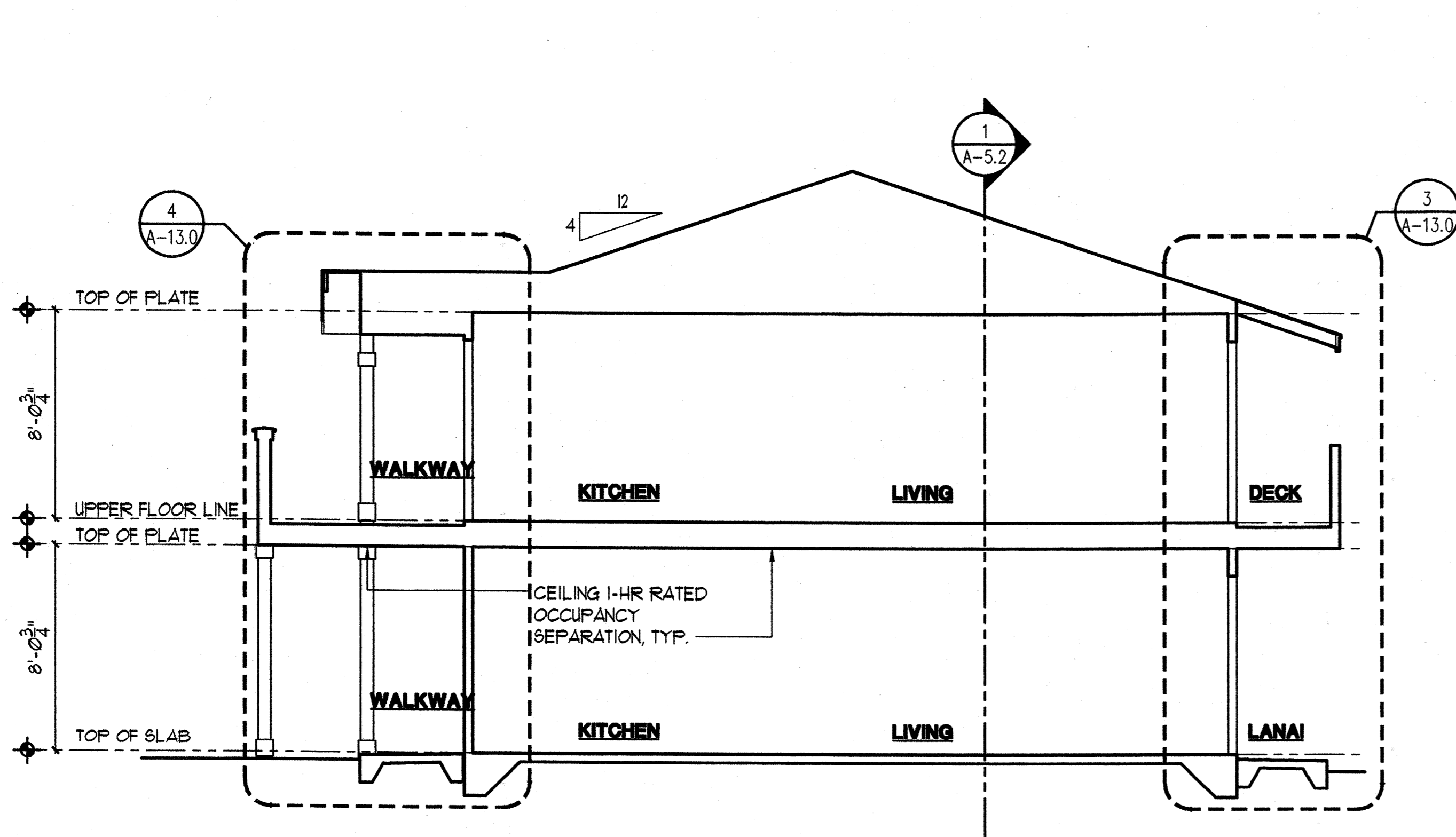
Drawn RK/AC/JW Checked JAJ/KE/MG Designed VJ/L/KE

Drawing Number

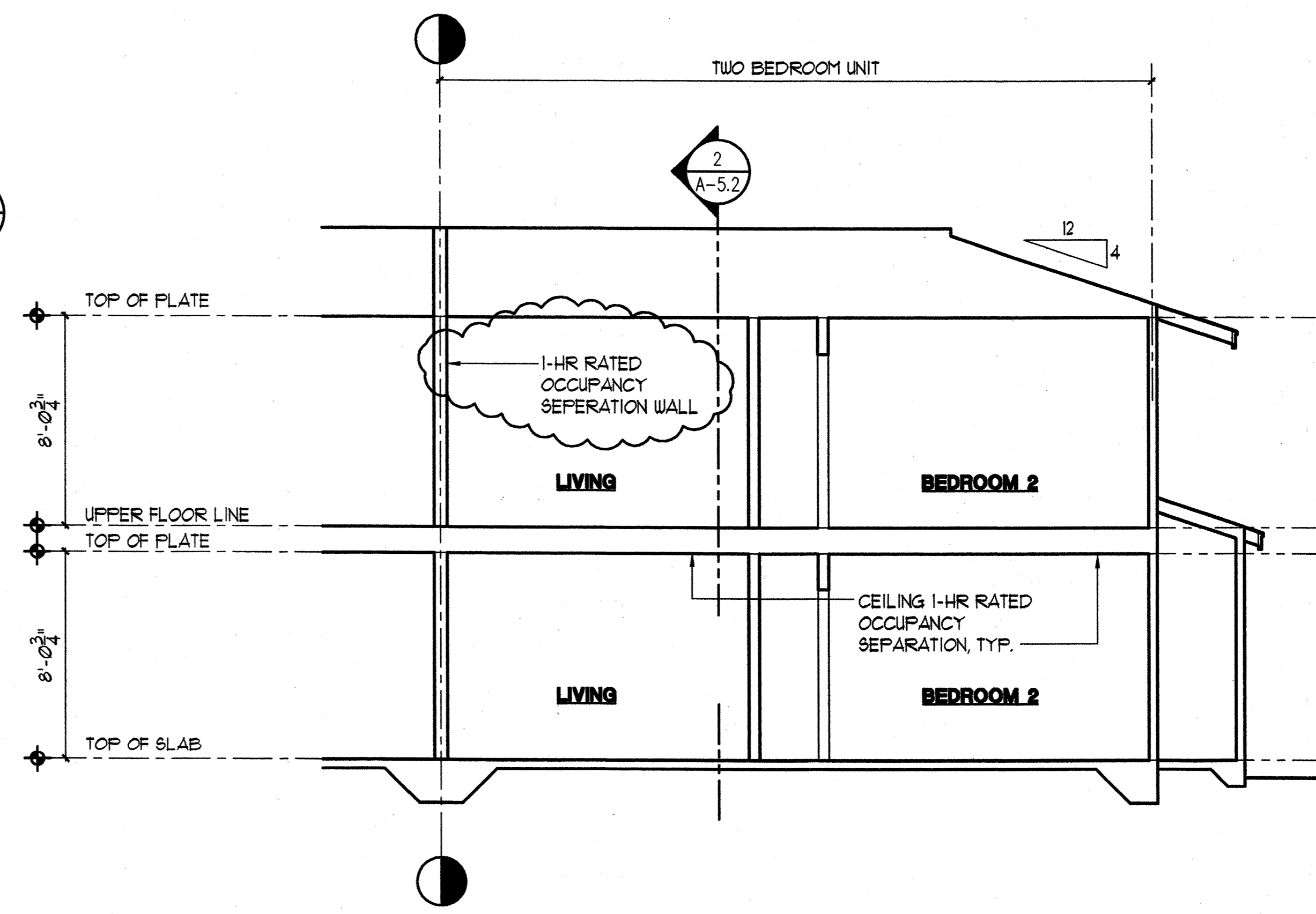
Sheet No of



1 BUILDING SECTION
A-6.2 SCALE: 1/4"=1'-0"

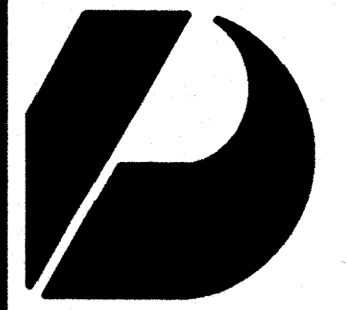


3 BUILDING SECTION
A-6.2 SCALE: 1/4"=1'-0"



BUILDING 'D'

A-6.2



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CONSTRUCTION SET

Revision Number/Description

FRONT STREET APARTMENTS
LAHANA, MAUI, HAWAII
TMK: (2) 4-5-03: 13, 14, 15, 38, 39, 40

Project Name

Drawing Title

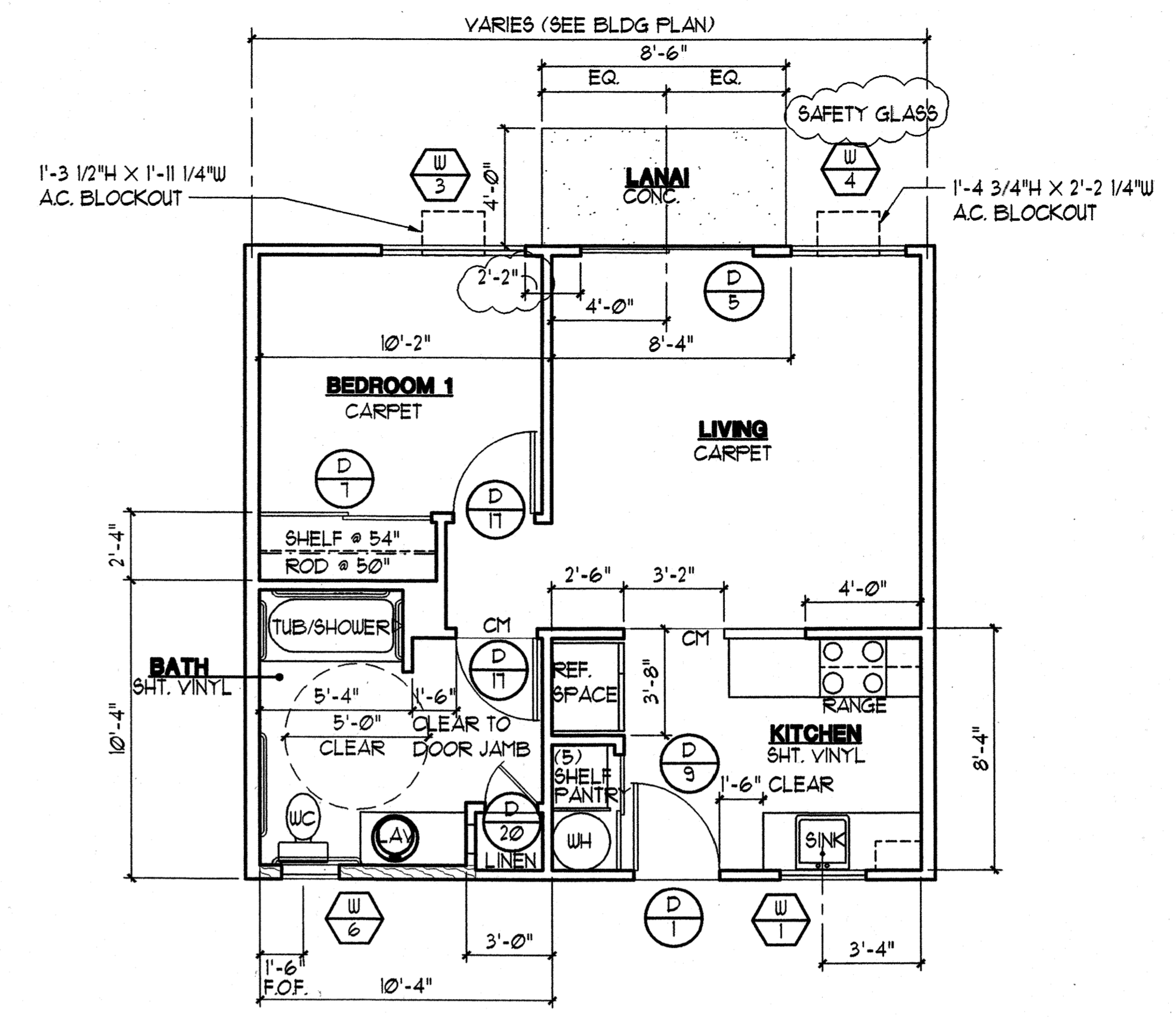
ONE BEDROOM UNIT PLAN, INTERIOR ELEVATIONS & ROOM FINISH SCHEDULE

Project Number: 93045 Date: 11 AUGUST 00
Drawn: RK/AC/JW Checked: JAKE/MG Designed: VIL/KKE

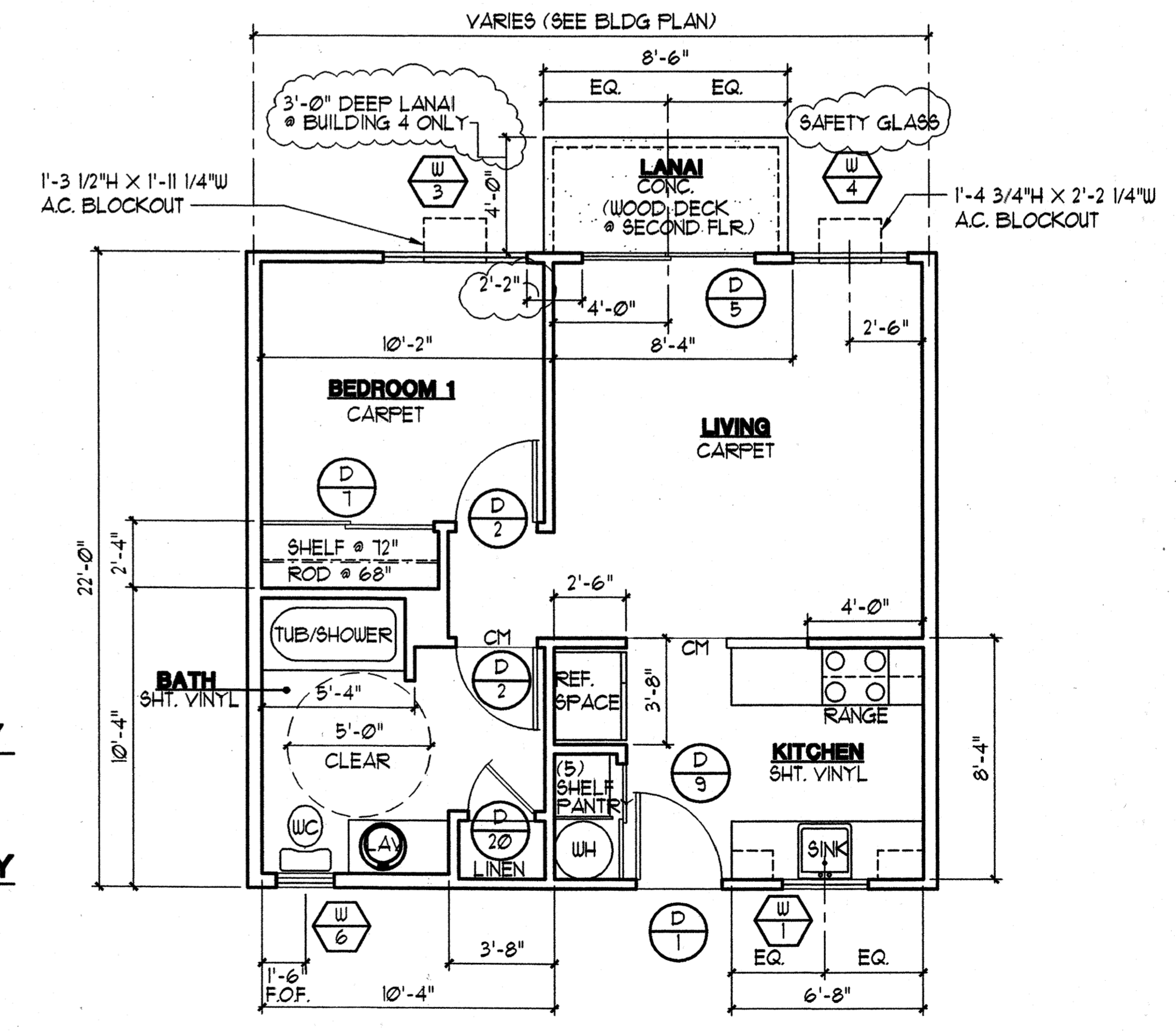
Drawing Number

A-7.0

Sheet No. of



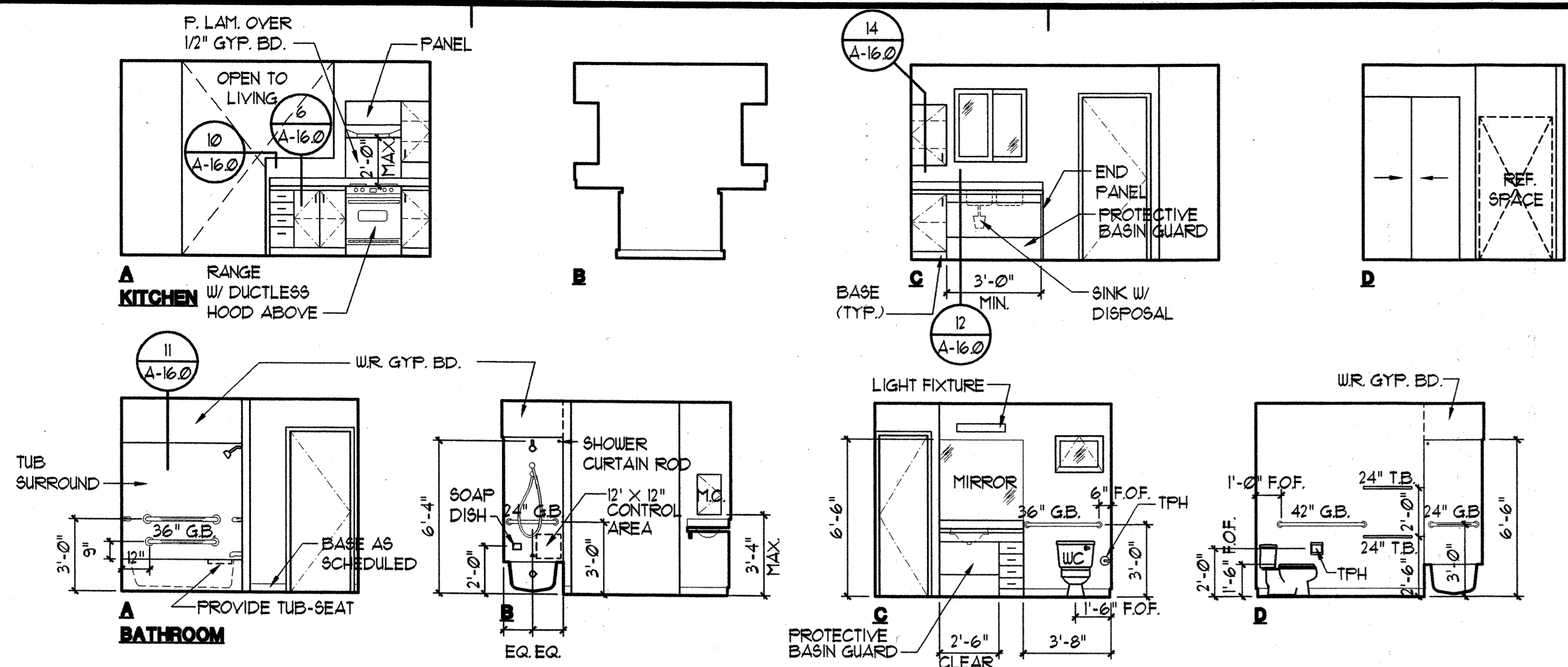
2 DETAIL FLOOR PLAN - (ACCESSIBLE UNIT)
SCALE: 1/4" = 1'-0"



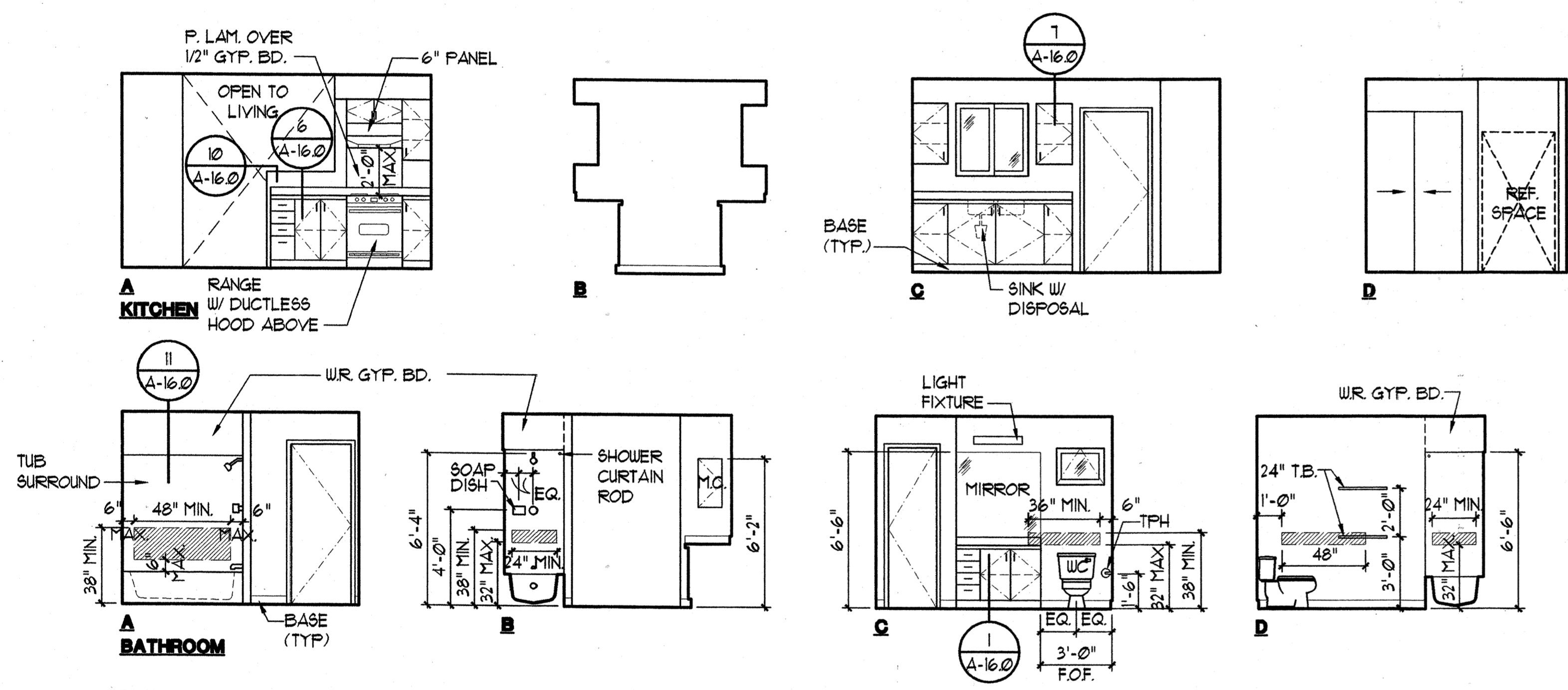
1 DETAIL FLOOR PLAN
SCALE: 1/4" = 1'-0"

NOTE:
1. SEE DET 8/A-16 FOR LINEN SHELVING, PANTRY SIM.
2. FLOORING, WALL AND CEILING IN CLOSETS AND LINEN TO MATCH ADJACENT SPACE.
3. TUB SEAT AT ACCESSIBLE UNIT TO BE PROVIDED BY TENANT.

**ONE BEDROOM UNIT
BUILDING TYPE 'A'
BUILDING TYPE 'B'**



INTERIOR ELEVATIONS - (ACCESSIBLE UNIT)
SCALE: 1/4" = 1'-0"



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

LEGEND:

REINFORCED PORTION OF WALL FOR GRAB BARS AT ADAPTABLE UNITS PER FAIR HOUSING DESIGN GUIDELINES. ALL UNITS ON FIRST FLOOR WHICH ARE NOT DESIGNATED AS ACCESSIBLE UNITS TO BE ADAPTABLE UNITS.

GENERAL NOTES: ADAPTABLE UNITS ONLY

- TOILET FLUSH MECHANISM MUST FACE WIDE SIDE OF THE ROOM
- TOILET SEAT TO BE LOCATED 1'-6" ABOVE FACE OF FINISH

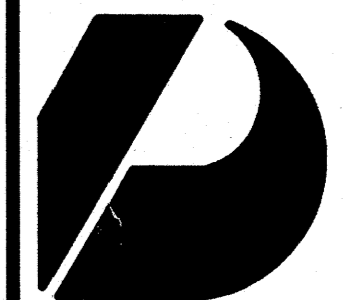
GENERAL NOTES: ACCESSIBLE UNITS ONLY

- ALL THRESHOLDS AT ENTRY DOORS NOT TO EXCEED 1/4" IN HEIGHT AND MUST COMPLY WITH ADAAG 4.13.8
- ALL THRESHOLDS TO HAVE BEVELLED EDGES WITH A SLOPE NO GREATER THAN 1:2
- ALL OPERABLE WINDOWS TO COMPLY WITH ANSI 4.12.2
- ALL GRAB BARS TO BE INSTALLED TO COMPLY WITH ADAAG DESIGN GUIDELINES
- FINISH FLOOR TO EXTEND UNDER COUNTER TO WALL (TYPICAL FOR WORK AREAS AND SINK)
- PROVIDE PROTECTION SHIELD ON ALL EXPOSED PIPING, GARBAGE DISPOSALS, KITCHEN SINKS AND LAVATORIES
- INSTALL WIRE PULLS AT DRAWERS AND DOORS
- TOILET FLUSH MECHANISM MUST FACE WIDE SIDE OF THE ROOM
- PROVIDE VISUAL FIRE ALARMS IN BEDROOMS AND BATHROOMS

ROOM FINISH SCHEDULE					
ROOM	FLOOR	BASE	WALL	CEILING	REMARKS
ONE BED-ROOM UNIT	CONCRETE				
	CARPET				
	SHT. VINYL				
	VINYL				
	NONE				
	GYP. BD.		CER. TILE SURROUND OF TILE BACKER BD.		
			SEMI-GLOSS PAINT		
			FLAT FINISH PAINT		
			TAPED, UNPAINTED		
				GYP. BD.	
				STANDARD KNOCK-DOWN	
				FLAT FINISH PAINT	
				SEMI-GLOSS PAINT	
				TAPED, UNPAINTED	
LIVING					
KITCHEN					
BEDROOM					
BATH					

ROOM FINISH SCHEDULE NOTE:

- WALLS TO BE FINISHED WITH 1/2" GYP. BD. UNLESS NOTED OTHERWISE, REFER TO BUILDING PLANS AND WALL SECTIONS.
- CEILINGS TO BE FINISHED WITH 5/8" GYP. BD. UNLESS NOTED OTHERWISE, REFER TO BUILDING PLANS AND WALL SECTIONS.



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Planning
Graphics

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Mike Goshi AIA

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CONSTRUCTION SET

Revision Number/Description

FRONT STREET APARTMENTS

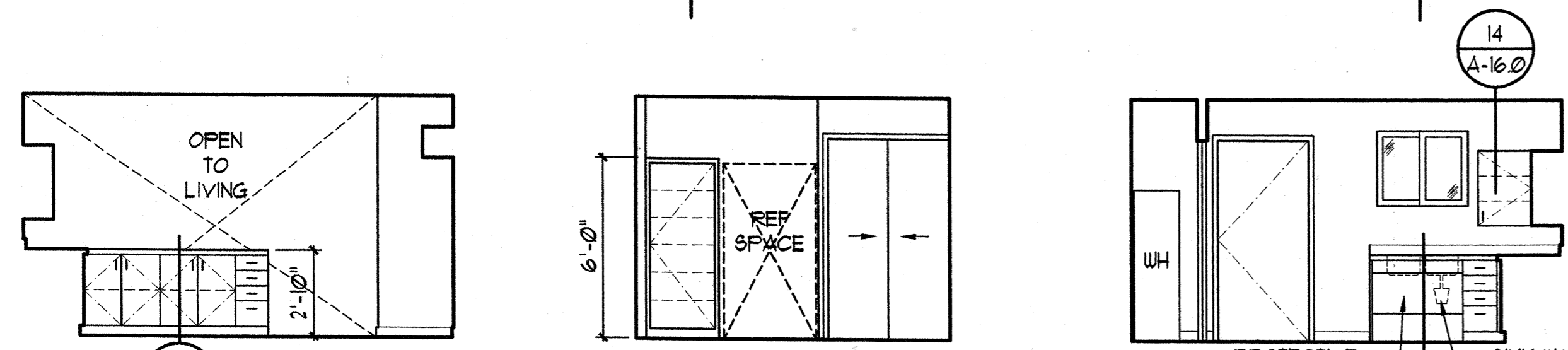
LAHAINA, MAUI, HAWAII
TMK: (2) 4-5-03: 13, 14, 15, 38, 39, 40

Project Name

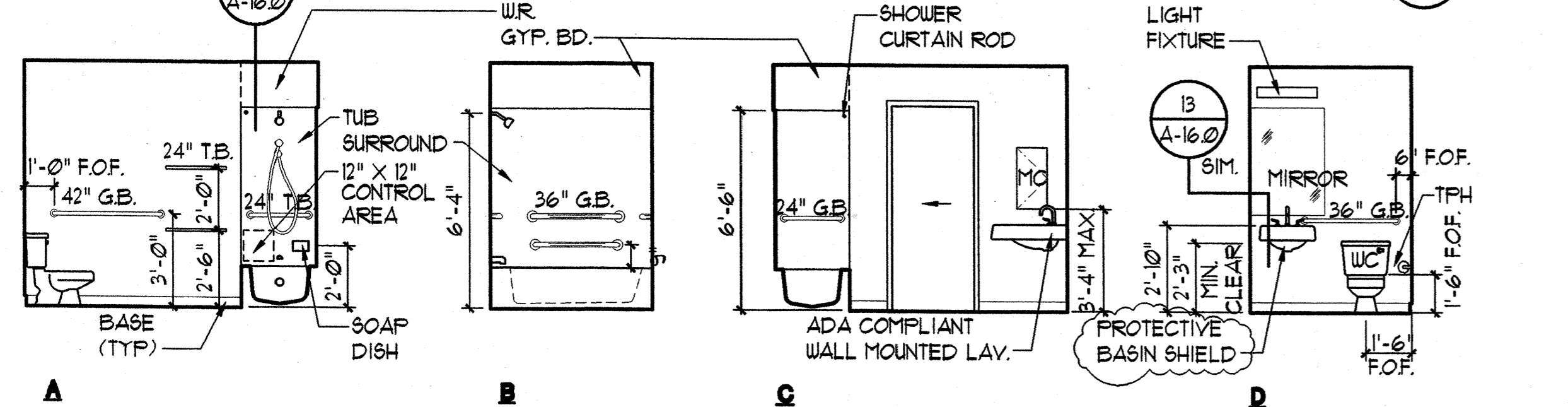
Drawing Title
TWO BEDROOM UNIT PLAN, INTERIOR ELEVATIONS, & ROOM FINISH SCHEDULE

Project Number: 99045 Date: 11 AUGUST 00
Drawn: RK/JCW Checked: JAKE/MG Designed: VIL/KKE

Drawing Number: **A-8.0**
Sheet No. of

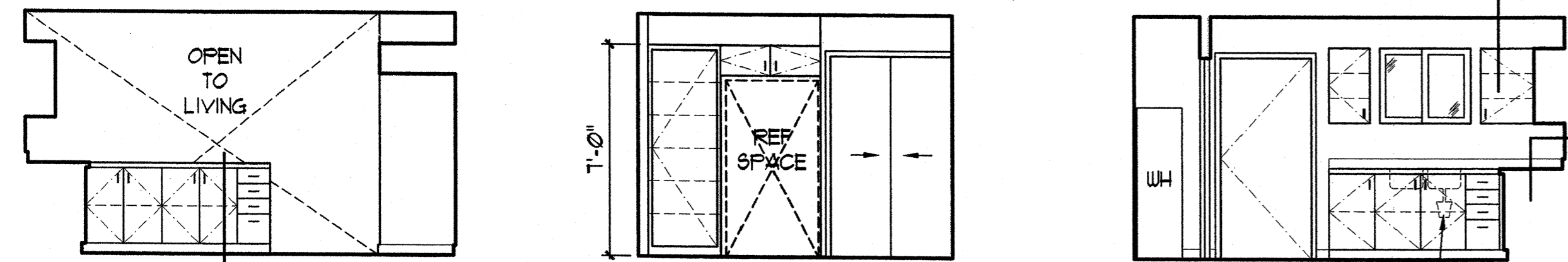


A KITCHEN

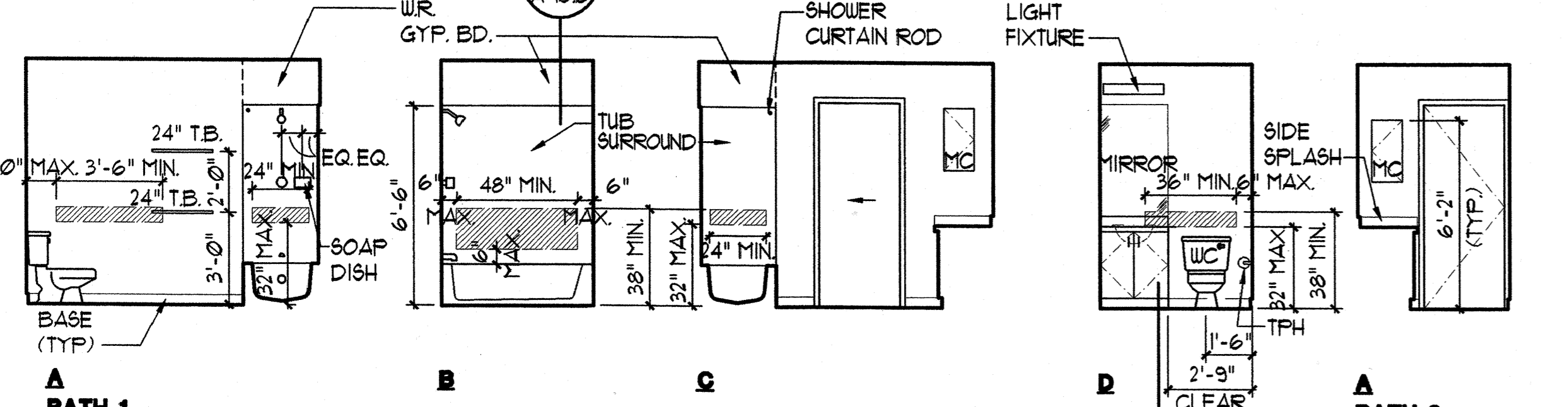


A BATHROOM 1

INTERIOR ELEVATIONS - (ACCESSIBLE UNIT)
SCALE: 1/4" = 1'-0"
SEE TYPICAL INTERIOR ELEVATION FOR BATH 2 SIM.



A KITCHEN

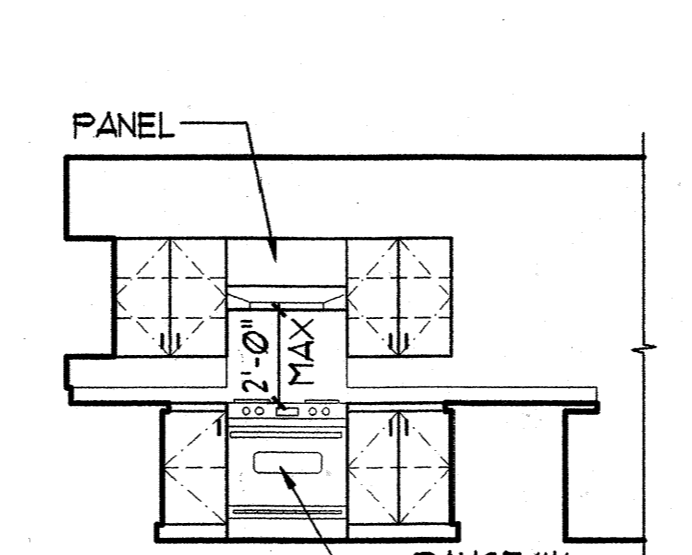


A BATH 1

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

ROOM FINISH SCHEDULE					
ROOM	FLOOR	BASE	WALL	CEILING	REMARKS
TWO BED-ROOM UNIT	CONCRETE	VINYL	GYP. BD.	STANDARD KNOCK-DOWN	
	CARPET	SHT. VINYL	CEFR. TILE SURROUND O/TILE BACKER BD	FLAT FINISH PAINT	
LIVING			SEMI-GLOSS PAINT	SEMI-GLOSS PAINT	
KITCHEN			FLAT FINISH PAINT	SEMI-GLOSS PAINT	
BEDROOM 1			TAPED, UNPAINTED	FLAT FINISH PAINT	
BEDROOM 2			TAPED, UNPAINTED	FLAT FINISH PAINT	
BATH 1			SEMI-GLOSS PAINT	SEMI-GLOSS PAINT	
BATH 2			SEMI-GLOSS PAINT	SEMI-GLOSS PAINT	

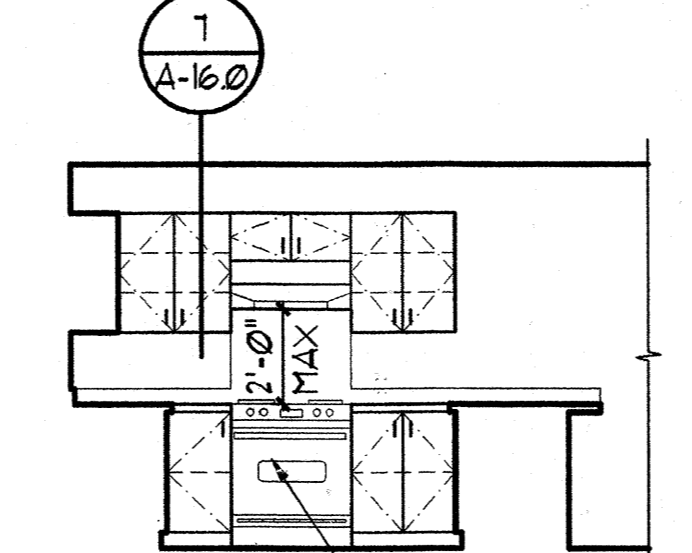
ROOM FINISH SCHEDULE NOTE:
1. WALLS TO BE FINISHED WITH 1/2" GYP BD. UNLESS NOTED OTHERWISE, REFER TO BUILDING PLANS AND WALL SECTIONS.
2. CEILING TO BE FINISHED WITH 5/8" GYP BD. UNLESS NOTED OTHERWISE, REFER TO BUILDING PLANS AND WALL SECTIONS.



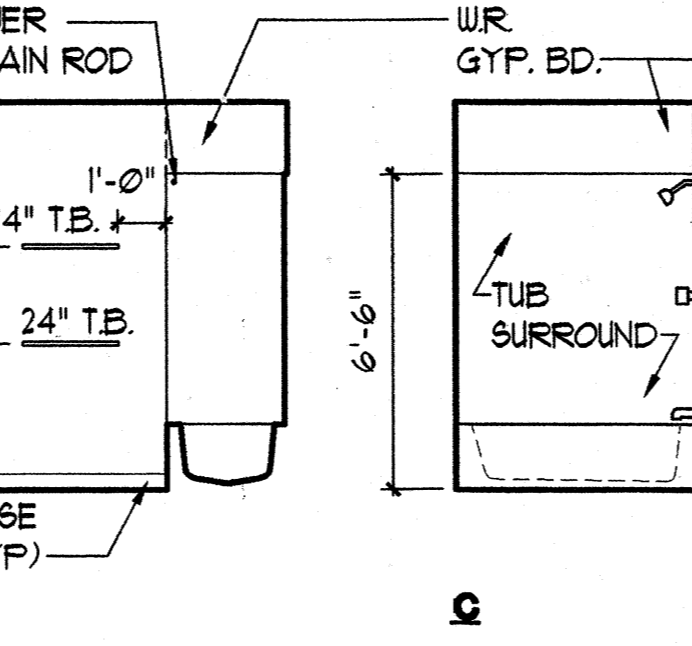
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D



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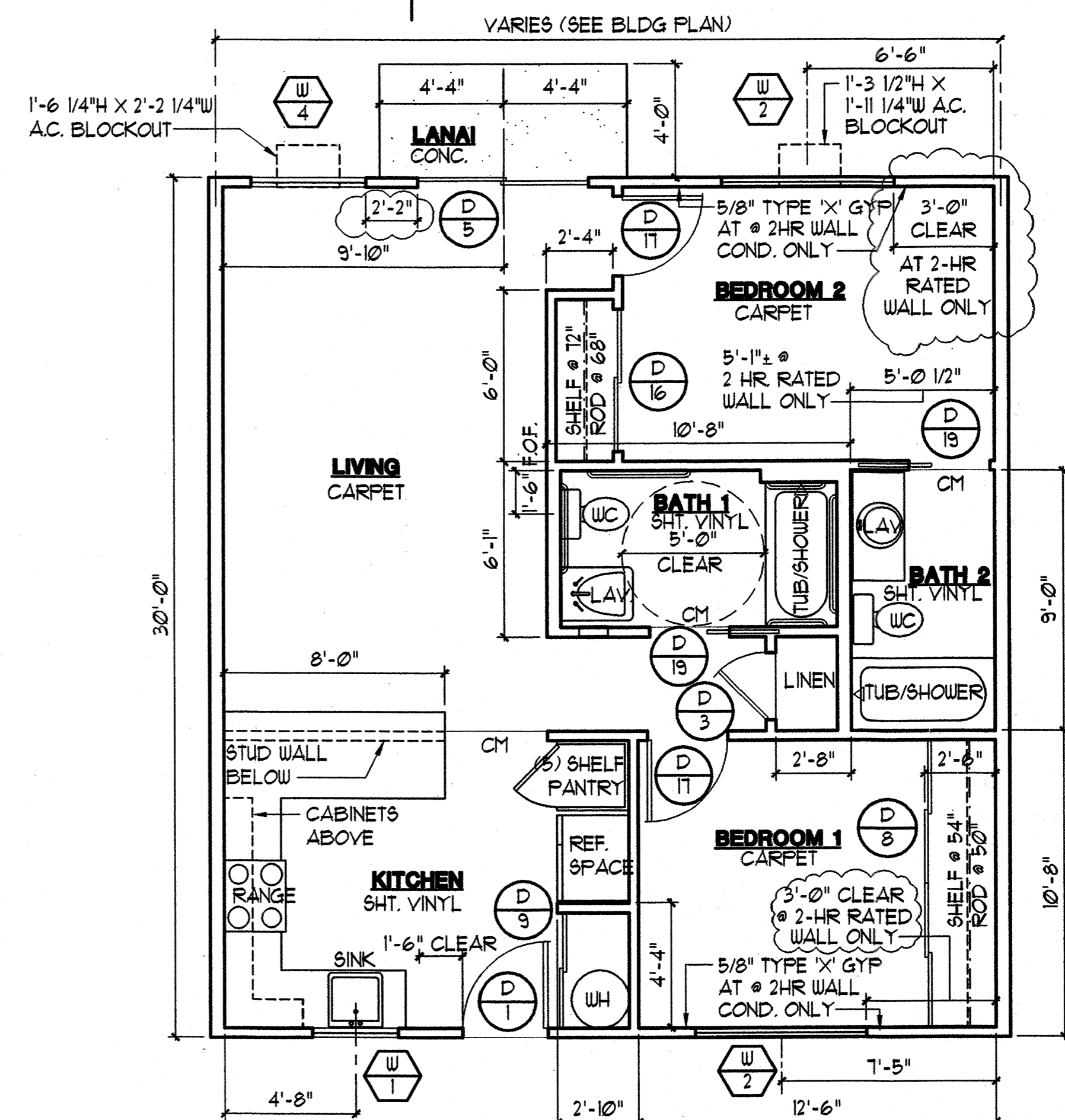
LEGEND:
[Hatched Box] REINFORCED PORTION OF WALL FOR GRAB BARS AT ADAPTABLE UNITS PER FAIR HOUSING DESIGN GUIDELINES. ALL UNITS ON FIRST FLOOR WHICH ARE NOT DESIGNATED AS ACCESSIBLE UNITS TO BE ADAPTABLE UNITS.

GENERAL NOTES: ADAPTABLE UNITS ONLY

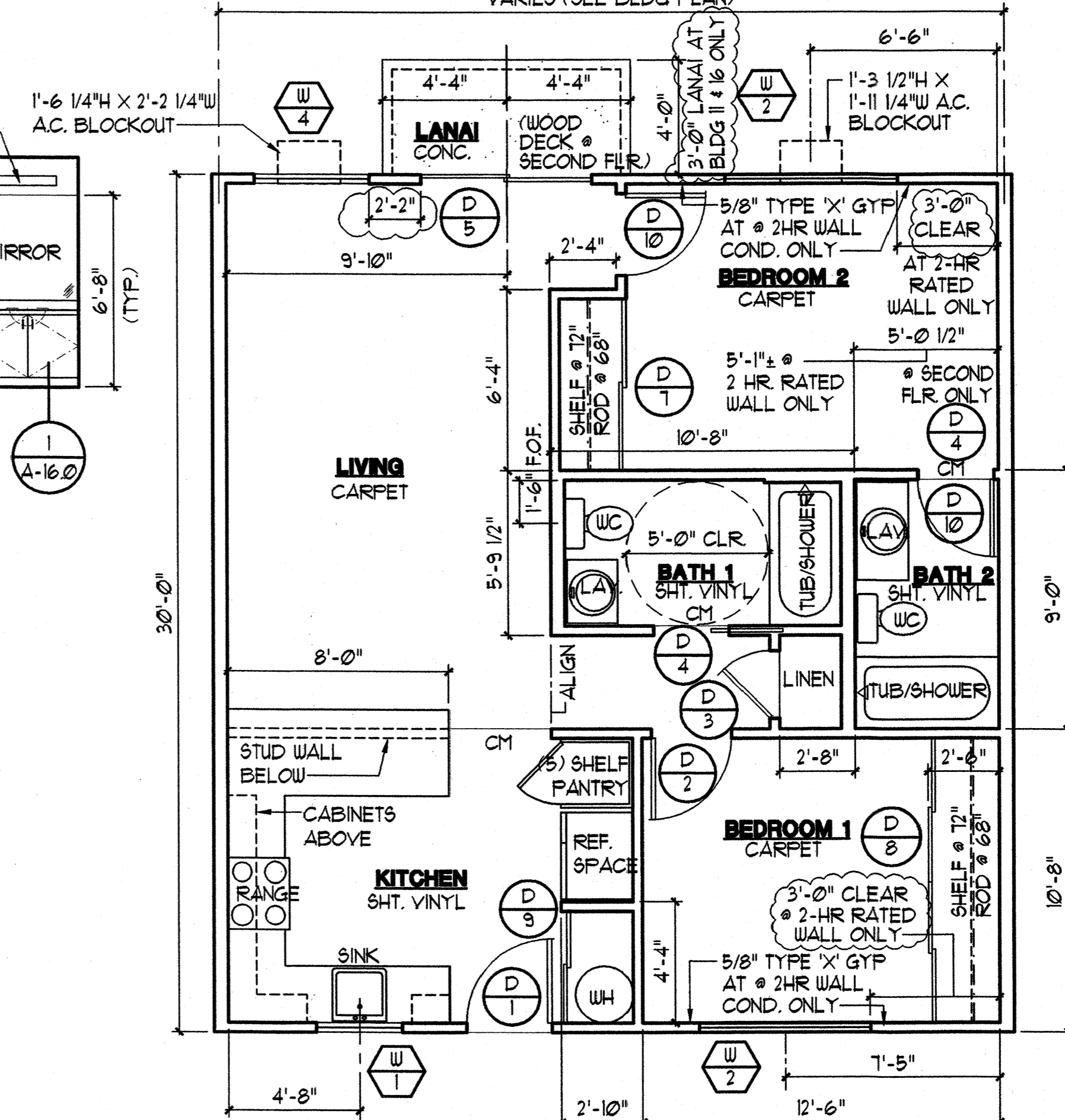
- TOILET FLUSH MECHANISM MUST FACE WIDE SIDE OF THE ROOM
- TOILET SEAT TO BE LOCATED 1'-6" ABOVE FACE OF FINISH
- PROVIDE REMOVABLE BASE CABINETS BENEATH LAVATORY

GENERAL NOTES: ACCESSIBLE UNITS ONLY

- ALL THRESHOLDS AT ENTRY DOORS NOT TO EXCEED 1/4" IN HEIGHT AND MUST COMPLY WITH ADAAG 4.13.3
- ALL THRESHOLDS TO HAVE BEVELLED EDGES WITH A SLOPE NO GREATER THAN 1:2
- ALL OPERABLE WINDOWS TO COMPLY WITH ANSI 4.12.2
- ALL GRAB BARS TO BE INSTALLED TO COMPLY WITH ADAAG DESIGN GUIDELINES
- FIRST FLOOR TO EXTEND UNDER COUNTER TO WALL (TYPICAL FOR WORK AREAS AND SINKS)
- PROVIDE PROTECTION SHIELD ON ALL EXPOSED PIPING, GARBAGE DISPOSALS, KITCHEN SINKS AND LAVATORIES
- INSTALL WIRE PULLS AT DRAWERS AND DOORS
- TOILET FLUSH MECHANISM MUST FACE WIDE SIDE OF THE ROOM
- PROVIDE VISUAL FIRE ALARMS IN BEDROOMS AND BATHROOMS



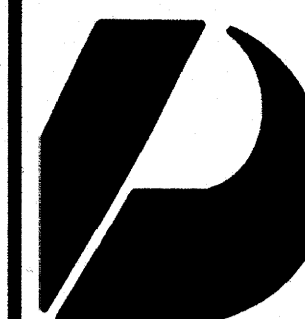
2 DETAIL FLOOR PLAN (ACCESSIBLE UNIT)
SCALE: 1/4" = 1'-0"



1 DETAIL FLOOR PLAN
SCALE: 1/4" = 1'-0"

NOTE:
1. SEE DET. 8/A-16 FOR LINEN SHELVING, PANTRY SIM.
2. FLOORING, WALL AND CEILING IN CLOSETS AND LINEN MATCH ADJACENT SPACE.
3. SEE SHEET A-6.0 FOR TWO HOUR RATED WALL CONDITION.
4. TUB SEAT AT ACCESSIBLE UNIT TO BE PROVIDED BY TENANT.

TWO BEDROOM UNIT
BUILDING TYPE 'D'
BUILDING TYPE 'E'



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Planning
Graphics

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Vernon Inoshita AIA
Mike Goshi AIA

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CONSTRUCTION SET

Revision Number/Description

FRONT STREET APARTMENTS
LAHAINA, MAUI, HAWAII
TMK: (2) 4-5-03: 13, 14, 15, 38, 39, 40

Project Name

Drawing Title

ONE BEDROOM UNIT PLAN, INTERIOR ELEVATIONS, & ROOM FINISH SCHEDULE

Project Number

Date

93045 11 AUGUST 00

Drawn

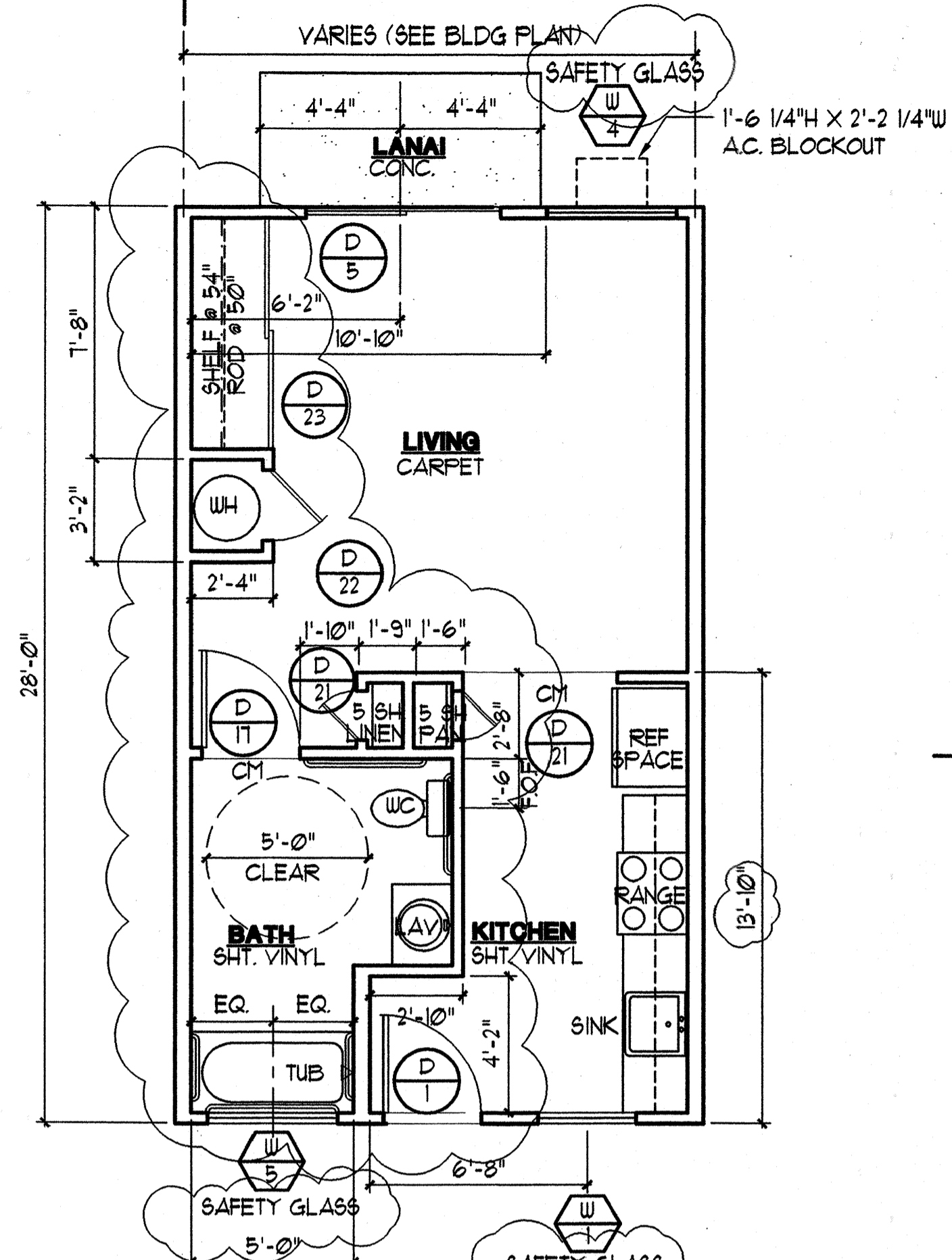
Checked

Designed

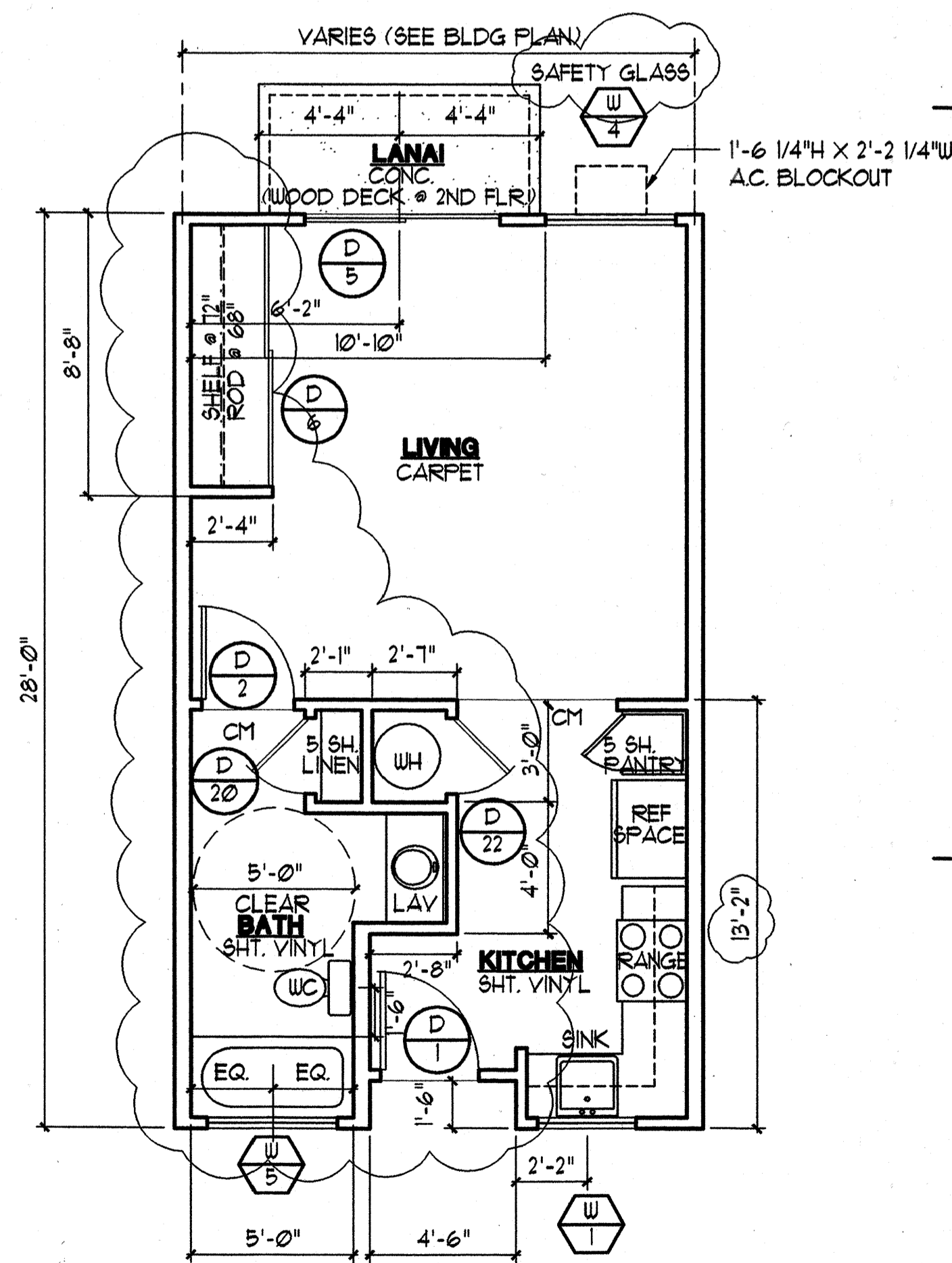
Drawing Number

A-9.0

Sheet No of



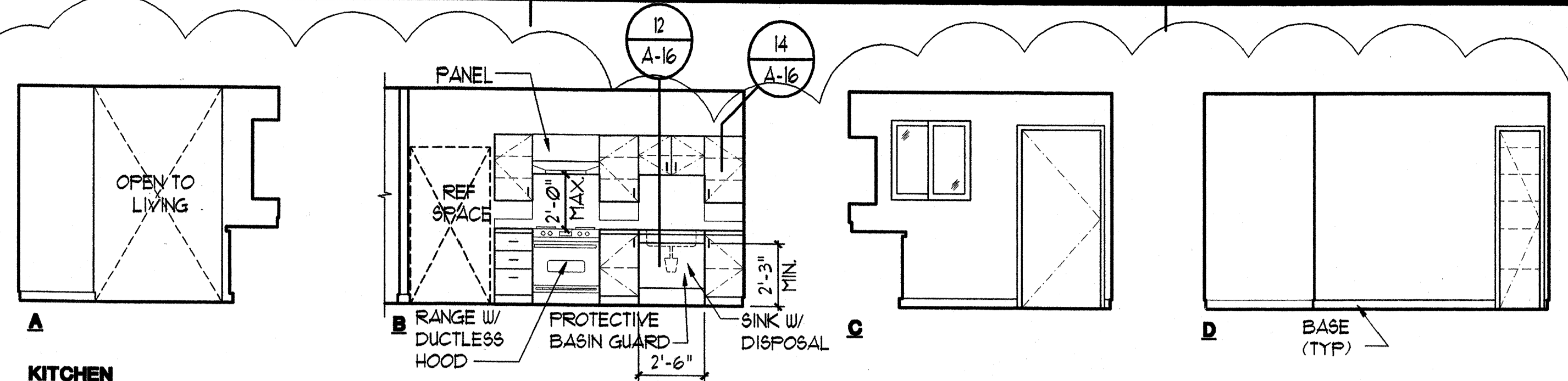
2 **DETAIL FLOOR PLAN (ACCESSIBLE UNIT)**
SCALE: 1/4" = 1'-0"



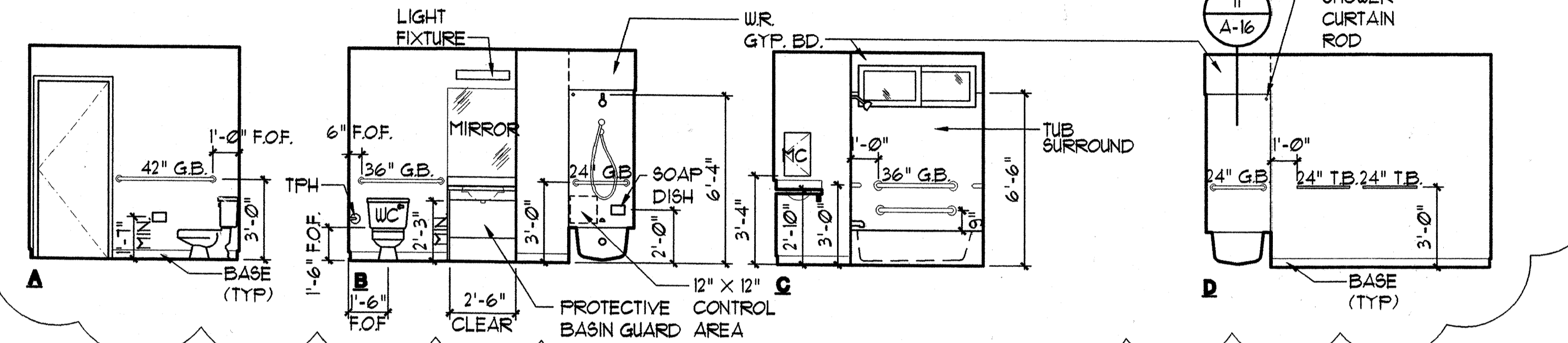
1 **DETAIL FLOOR PLAN**
SCALE: 1/4" = 1'-0"

NOTE:
1. SEE DET 8/A-16 FOR LINEN SHELVEYS, PANTRY SH.
2. FLOORING, WALL AND CEILING IN CLOSETS AND LINEN TO MATCH ADJACENT SPACE.
3. TUB SEAT AT ACCESSIBLE UNIT TO BE PROVIDED BY TENANT.

STUDIO UNIT BUILDING TYPE 'C'



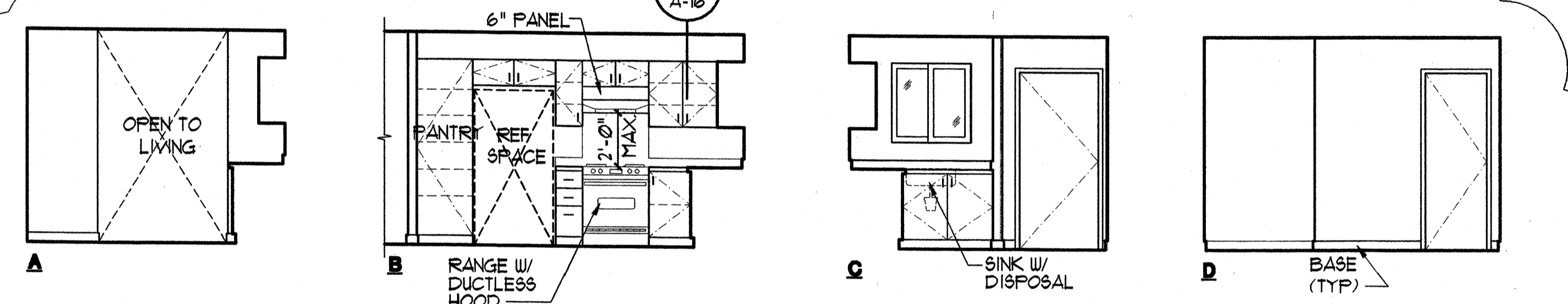
KITCHEN



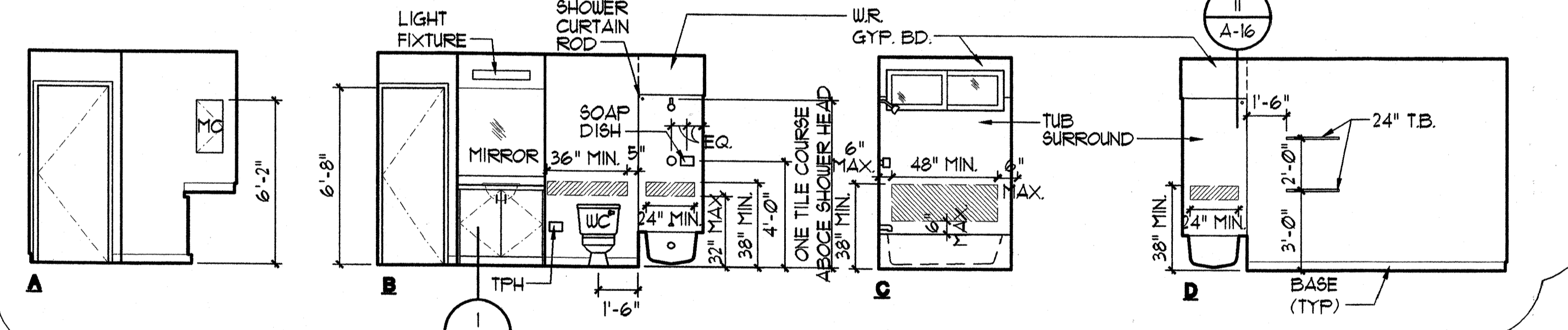
BATH

INTERIOR ELEVATIONS - (ACCESSIBLE UNIT)

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



KITCHEN



BATH

INTERIOR ELEVATIONS

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

LEGEND:

REINFORCED PORTION OF WALL FOR GRAB BARS AT ADAPTABLE UNITS PER FAIR HOUSING DESIGN GUIDELINES. ALL UNITS ON FIRST FLOOR WHICH ARE NOT DESIGNATED AS ACCESSIBLE UNITS TO BE ADAPTABLE UNITS.

GENERAL NOTES- ADAPTABLE UNITS ONLY

1. TOILET FLUSH MECHANISM MUST FACE WIDE SIDE OF THE ROOM
2. TOILET SEAT TO BE LOCATED 1'-6" ABOVE FACE OF FINISH
3. PROVIDE REMOVABLE BASE CABINET BENEATH LAVATORY
4. PROVIDE REMOVABLE BASE CABINET BENEATH SINK

GENERAL NOTES- ACCESSIBLE UNITS ONLY

1. ALL THRESHOLDS AT ENTRY DOORS NOT TO EXCEED 1/4" IN HEIGHT AND MUST COMPLY WITH ADAAG 4.13.8
2. ALL THRESHOLDS TO HAVE BEVELLED EDGES WITH A SLOPE NO GREATER THAN 1:2
3. ALL OPERABLE WINDOWS TO COMPLY WITH ANSI 4.12.2
4. ALL GRAB BARS TO BE INSTALLED TO COMPLY WITH ADAAG DESIGN GUIDELINES
5. FINISH FLOOR TO EXTEND UNDER COUNTER TO WALL (TYPICAL FOR WORK AREAS AND SINK)
6. PROVIDE PROTECTION SHIELD ON ALL EXPOSED PIPING, GARBAGE DISPOSALS, KITCHEN SINKS AND LAVATORIES
7. INSTALL WIRE PULLS AT DRAWERS AND DOORS
8. TOILET FLUSH MECHANISM MUST FACE WIDE SIDE OF THE ROOM
9. PROVIDE VISUAL FIRE ALARMS IN BEDROOMS AND BATHROOMS

ROOM FINISH SCHEDULE						
ROOM	FLOOR	BASE	WALL	CEILING	REMARKS	
STUDIO UNIT	CONCRETE					
	CARPET					
LIVING	SHT. VINYL					
	VINYL					
KITCHEN	GYP. BD.					
	GER. TILE SURROUND C/TILE BACKER BD.					
BATH	SEMI-GLOSS PAINT					
	FLAT FINISH PAINT					
	TAPED, UNPAINTED					
	GYP. BD.					
	STANDARD KNOCK-DOWN					
	FLAT FINISH PAINT					
	SEMI-GLOSS PAINT					
	TAPED, UNPAINTED					

ROOM FINISH SCHEDULE NOTE:
1. WALLS TO BE FINISHED WITH 1/2" GYP. BD. UNLESS NOTED OTHERWISE, REFER TO BUILDING PLANS AND WALL SECTIONS.
2. CEILING TO BE FINISHED WITH 5/8" GYP. BD. UNLESS NOTED OTHERWISE, REFER TO BUILDING PLANS AND WALL SECTIONS.



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Interior Designers
Planning
Graphics

John Avairo AIA
Vernon Inoshita AIA
Mike Goshi AIA

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CONSTRUCTION SET

Revision Number/Description

FRONT STREET APARTMENTS
LAHANA, MAUI, HAWAII
TMK: (2) 4-5-03: 13, 14, 15, 38, 39, 40

Project Name

Drawing Title

LAUNDRY BUILDING
FLOOR PLAN, EXTERIOR ELEVATIONS,
INTERIOR ELEVATIONS, AND ROOM
FINISH SCHEDULE

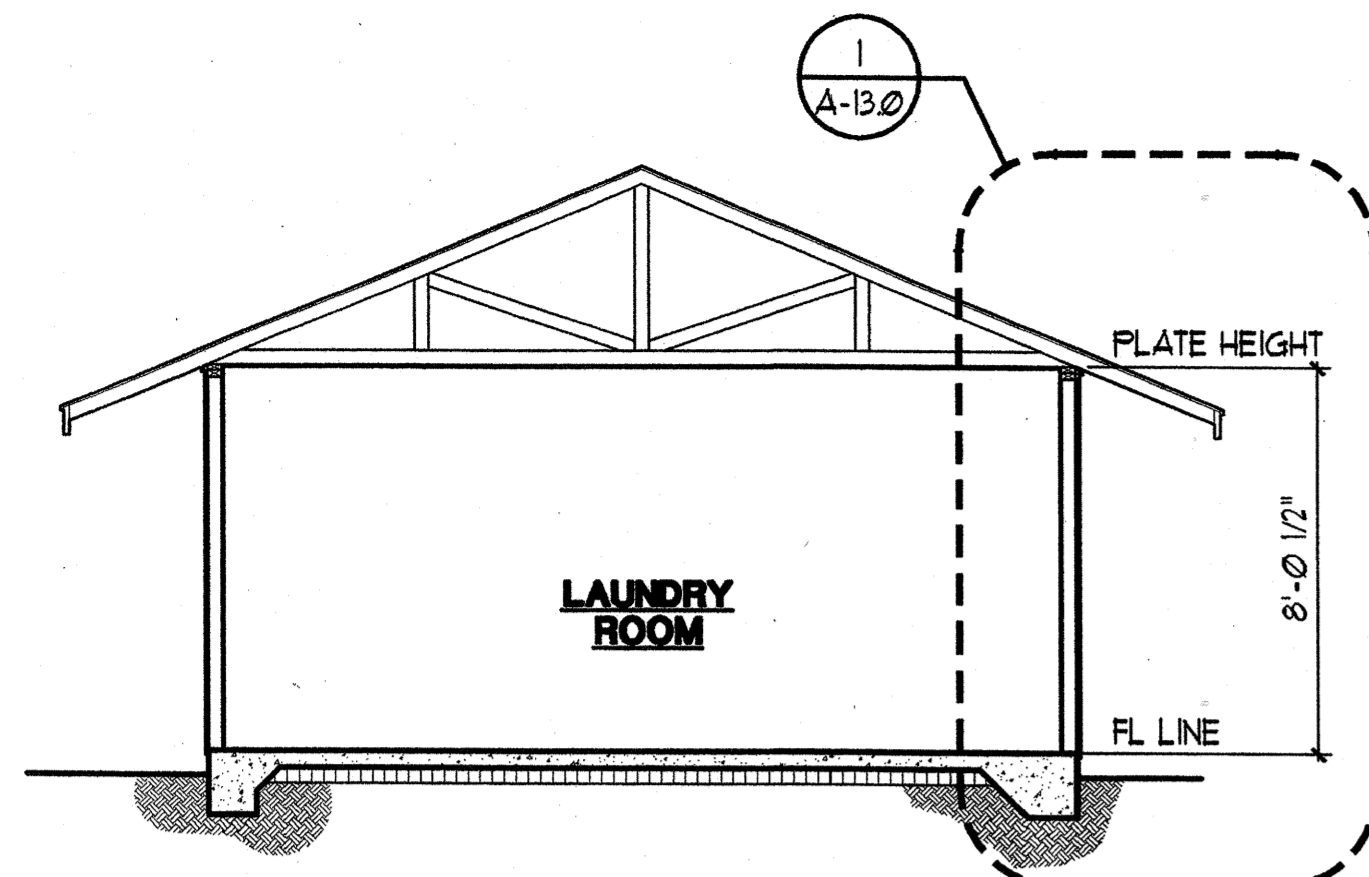
Project Number 99045 Date 11 AUGUST 00

Drawn RK/AC/JW Checked JAK/EMG Designed VIL/KKE

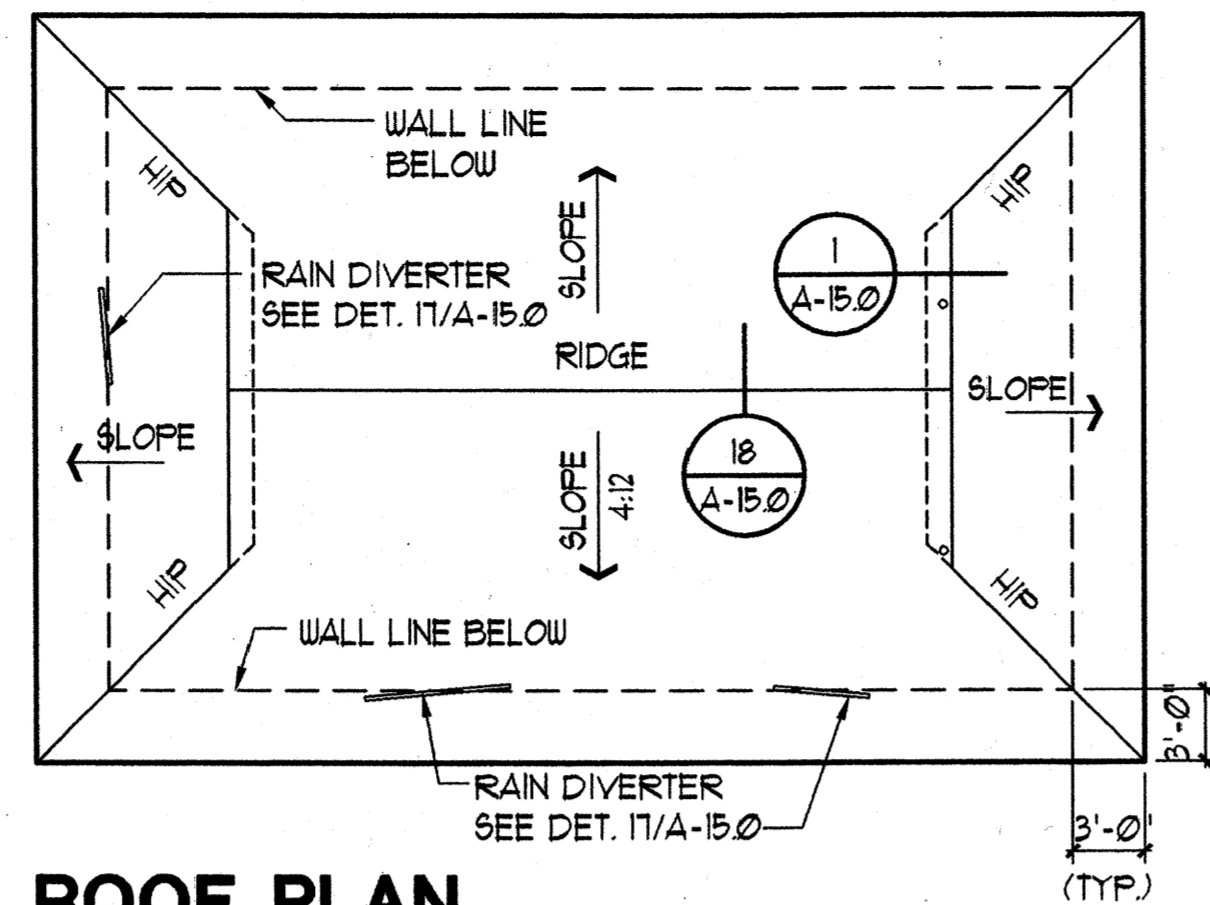
Drawing Number

A-10.0

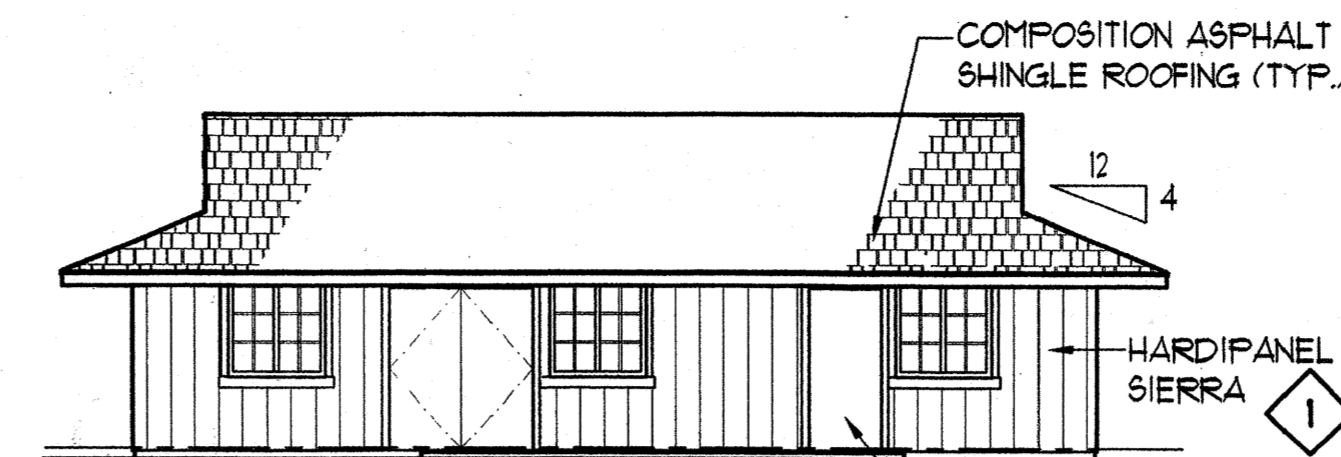
Sheet No of



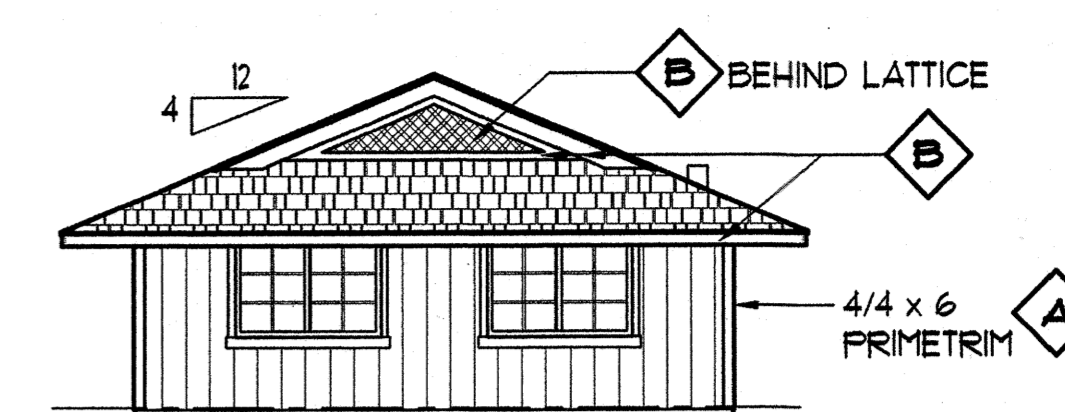
BUILDING SECTION
SCALE: 1/4" = 1'-0"



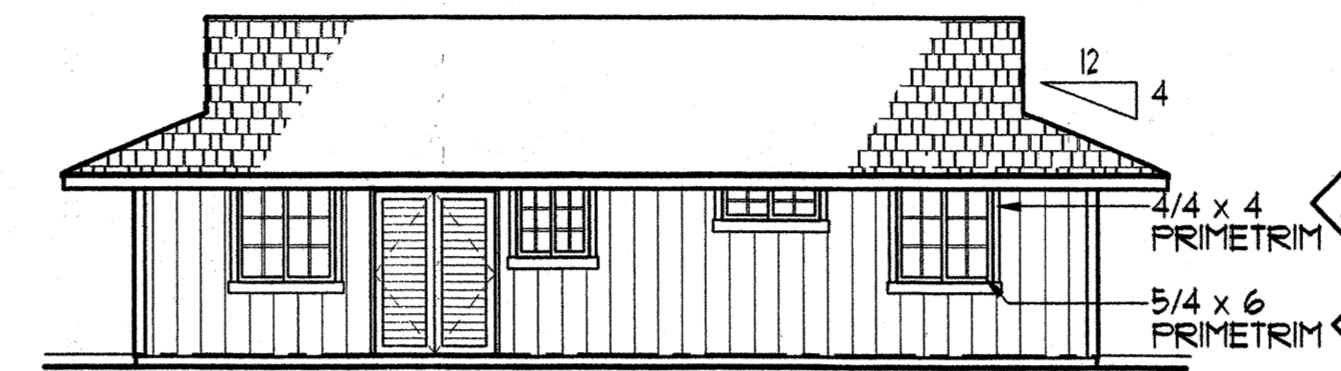
ROOF PLAN
SCALE: 1/4" = 1'-0"



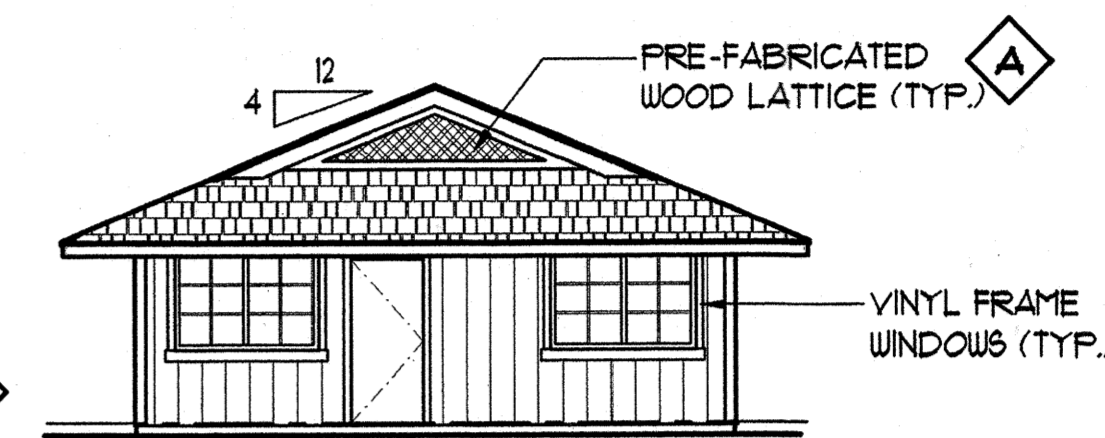
FRONT ELEVATION



RIGHT ELEVATION



REAR ELEVATION

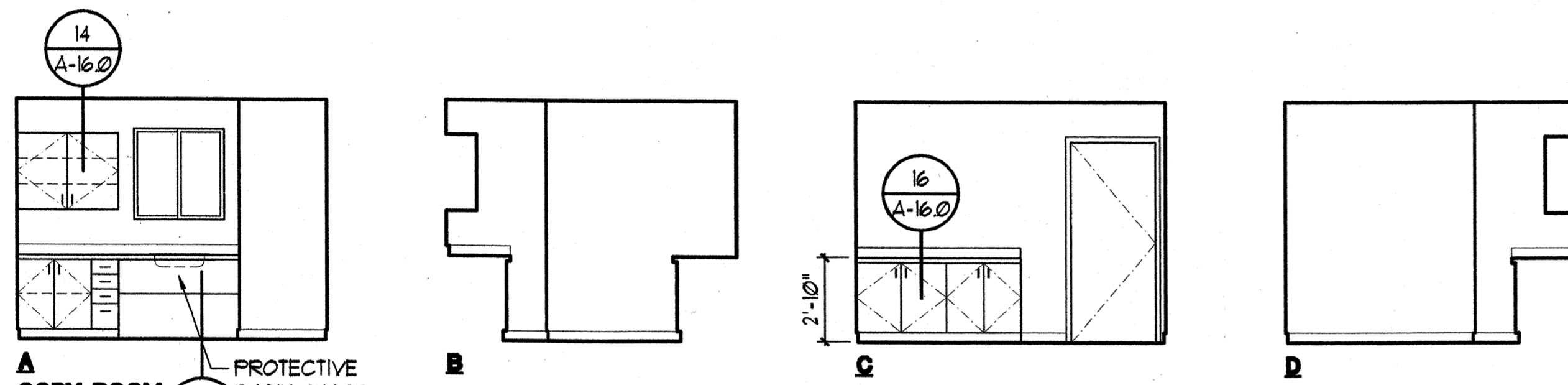


LEFT ELEVATION

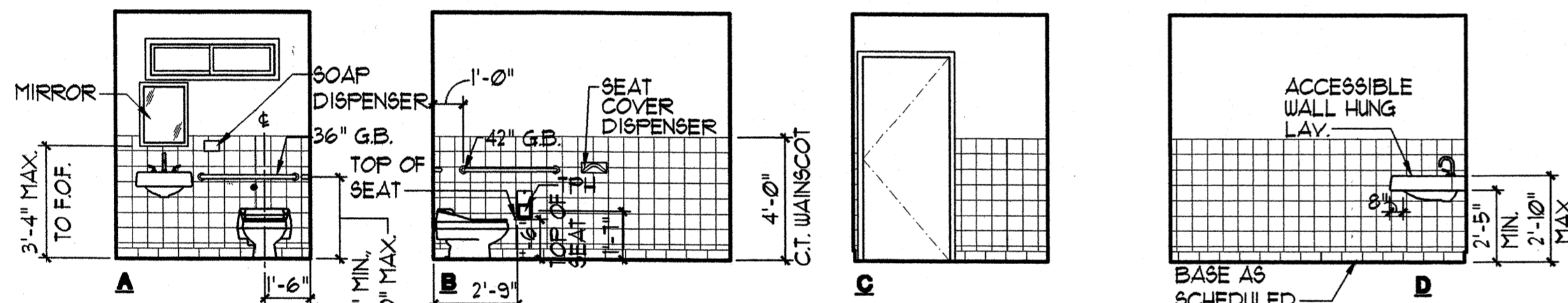
EXTERIOR ELEVATIONS
SCALE: 1/8" = 1'-0"

COLOR KEYED LEGEND
REFER TO COLOR AND SIDING SCHEDULE

- 1 BODY COLOR 1
- A TRIM COLOR
- B ACCENT COLOR



A COPY ROOM
SCALE: 1/4" = 1'-0"

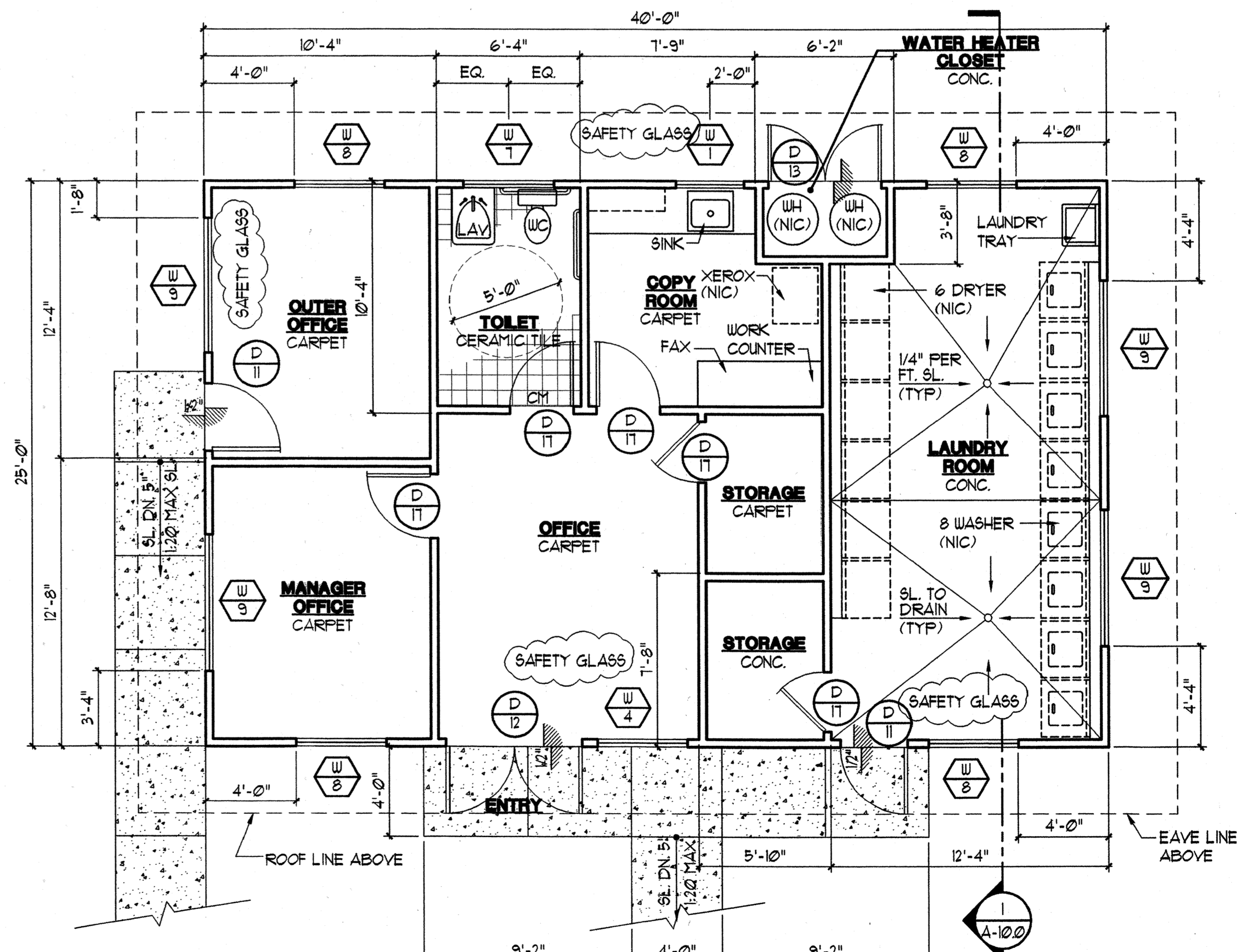


INTERIOR ELEVATIONS
SCALE: 1/4" = 1'-0"

ROOM FINISH SCHEDULE					
ROOM	FLOOR	BASE	WALL	CEILING	REMARKS
LAUNDRY BUILDING					
OFFICE	CONCRETE	CERAMIC TILE	CERAMIC TILE	GYP. BD.	
MANAGER OFFICE	CARPET	NONE	CERAMIC TILE	GYP. BD.	
OUTER OFFICE	CARPET	NONE	CERAMIC TILE	GYP. BD.	
TOILET	CARPET	NONE	CERAMIC TILE	GYP. BD.	
COPY ROOM	CARPET	NONE	CERAMIC TILE	GYP. BD.	
STORAGE 1	CARPET	NONE	CERAMIC TILE	GYP. BD.	
STORAGE 2	CARPET	NONE	CERAMIC TILE	GYP. BD.	
LAUNDRY ROOM	CARPET	NONE	CERAMIC TILE	GYP. BD.	

ROOM FINISH SCHEDULE NOTE:

- WALLS TO BE FINISHED WITH 5/8" GYP. BD. UNLESS NOTED OTHERWISE, REFER TO BUILDING PLANS AND WALL SECTIONS.
- CEILING TO BE FINISHED WITH 5/8" GYP. BD. UNLESS NOTED OTHERWISE, REFER TO BUILDING PLANS AND WALL SECTIONS.



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

- NOTE:
- MINIMUM OF 1 FRONT LOADING WASHER TO BE PROVIDED.

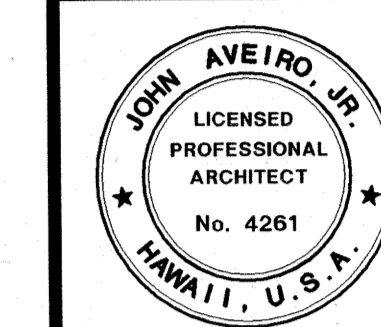
LAUNDRY BUILDING



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Mike Goshi AIA



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will be under my observation.

PERMIT SET

Revision Number/Description

FRONT STREET APARTMENTS
LAHAINA, MAUI, HAWAII

TMK: (2) 4-5-03: 13, 14, 15, 38, 39, 40

Project Name

Drawing Title

CARPORT PLANS AND ELEVATIONS

Project Number

93045

Date

12 APRIL 01

Drawn

Checked

Designed

RK/AC/JW

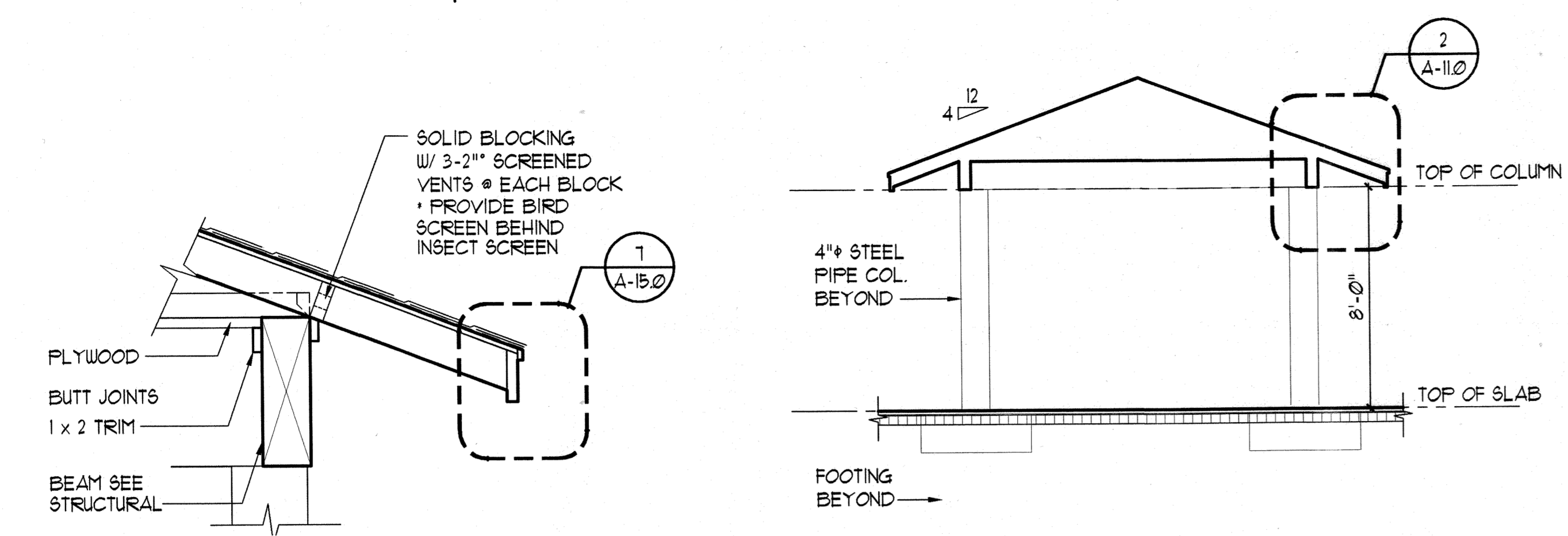
JAKE/MG

VIL/KKE

Drawing Number

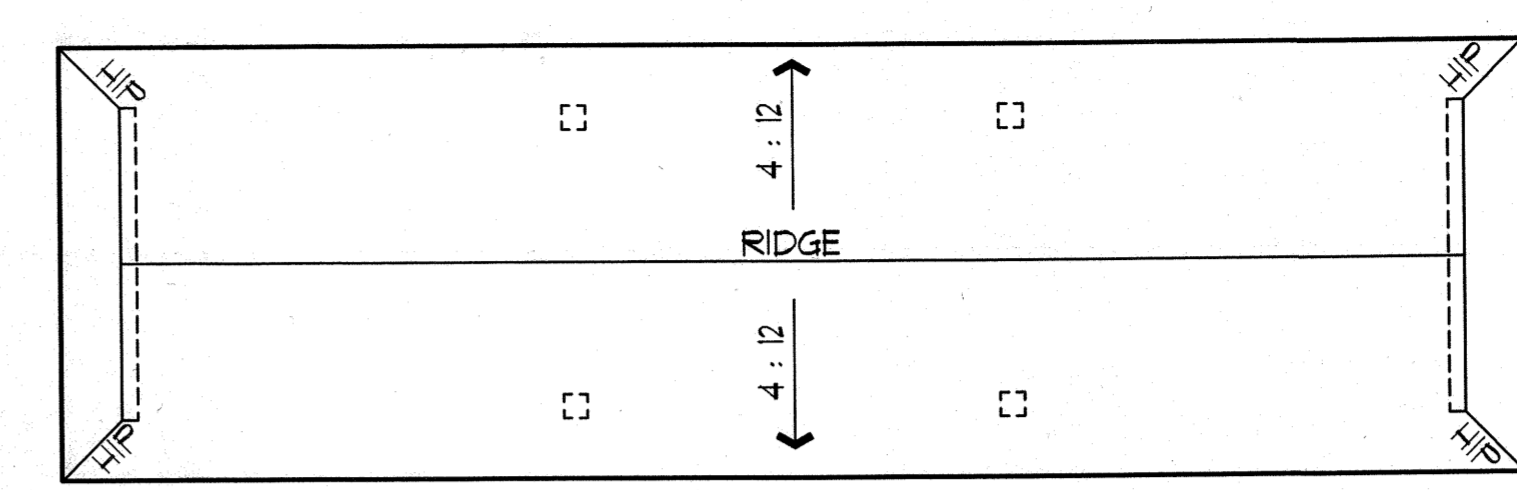
A-11.0

Sheet No of

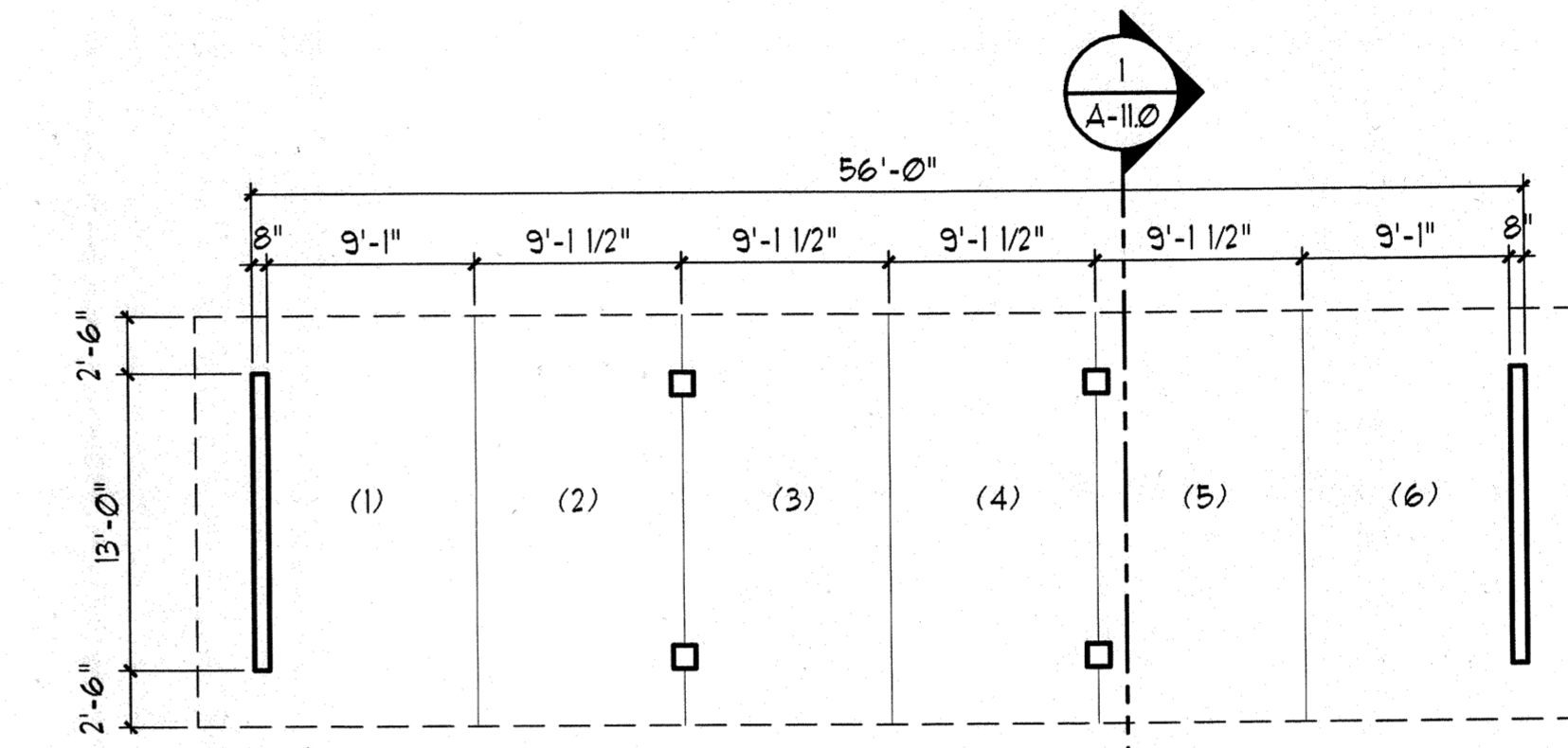


2 BEAM/EAVE DETAIL
SCALE: 3/4" = 1'-0"

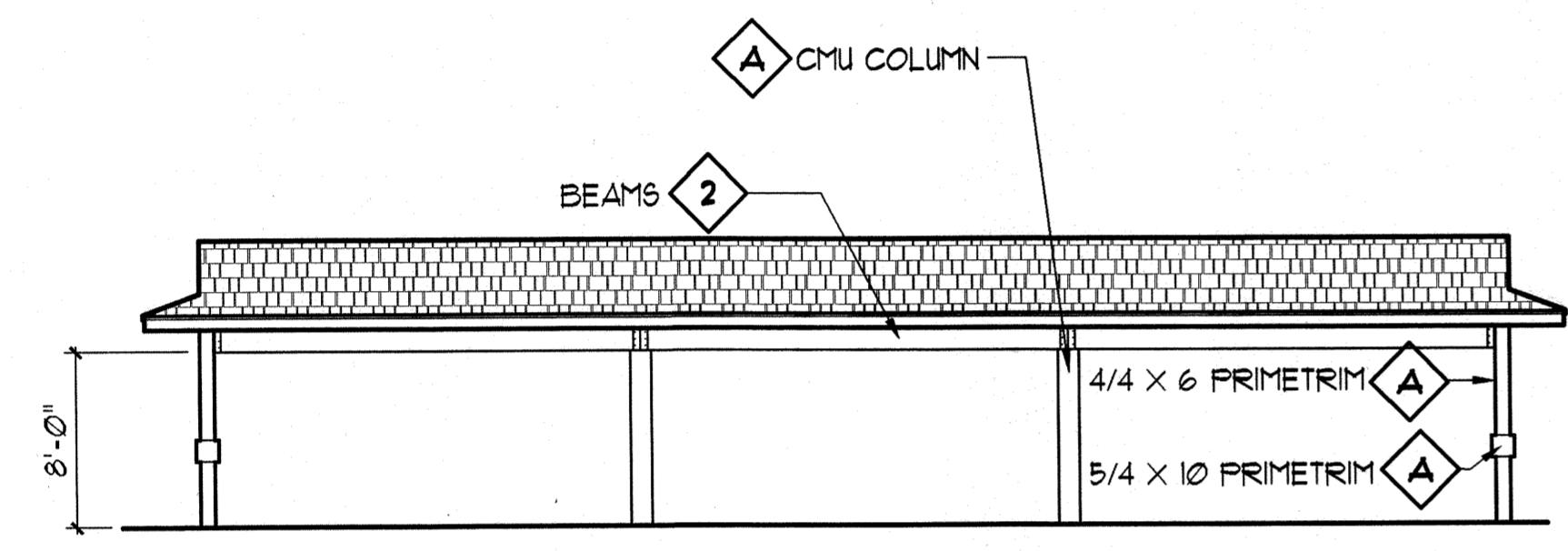
1 SECTION
SCALE: 1/4" = 1'-0"



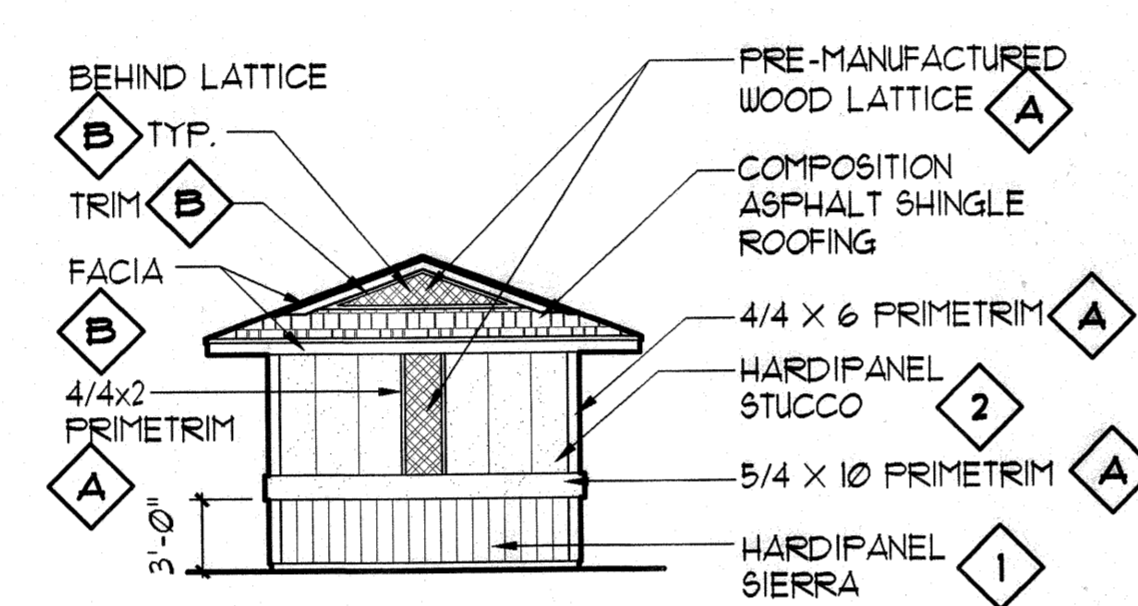
ROOF PLAN
SCALE: 1/8" = 1'-0"



FLOOR PLAN
CARPORT B
SCALE: 1/8" = 1'-0"

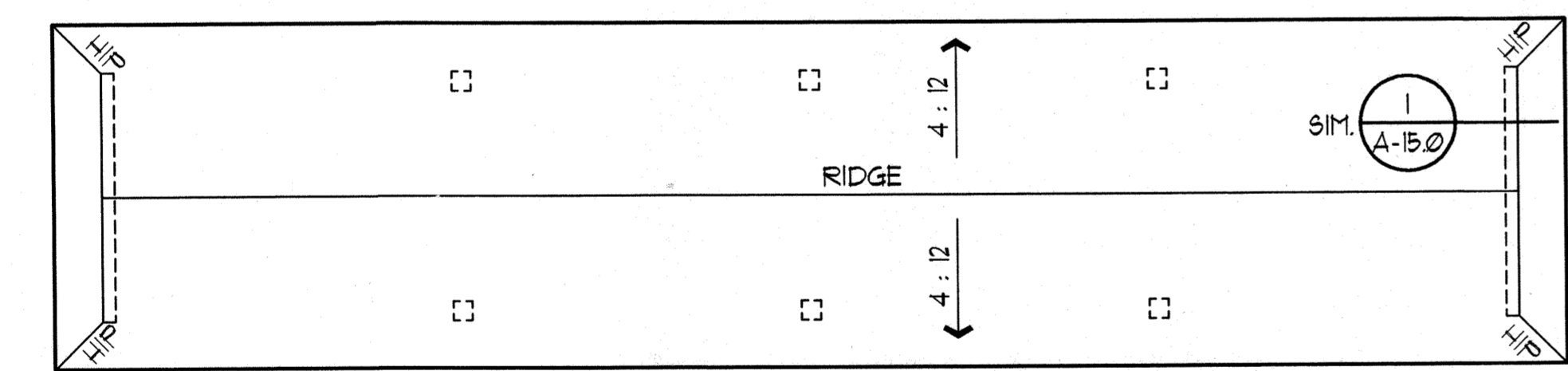


FRONT ELEVATION
SCALE: 1/8" = 1'-0"
CARPORT B (CARPORT A AND C SIMILAR)

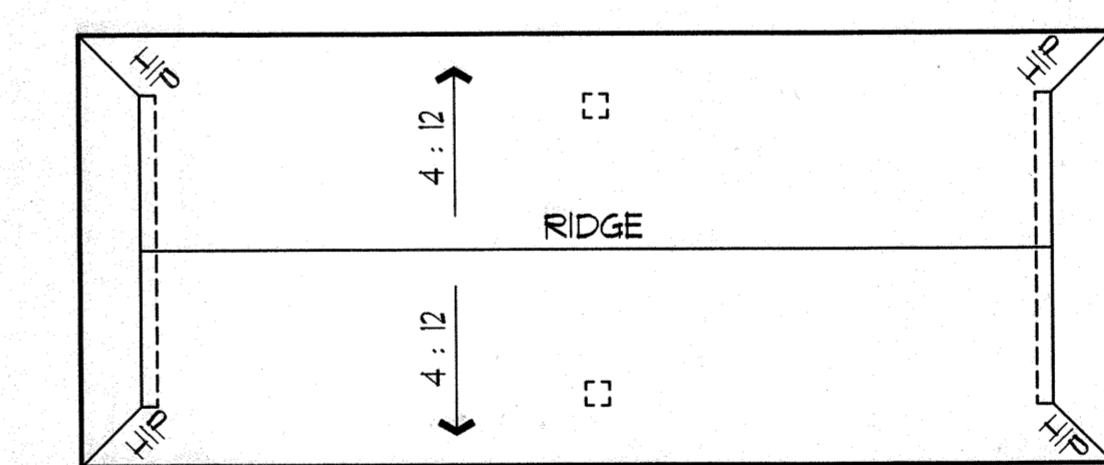


SIDE ELEVATION
SCALE: 1/8" = 1'-0"

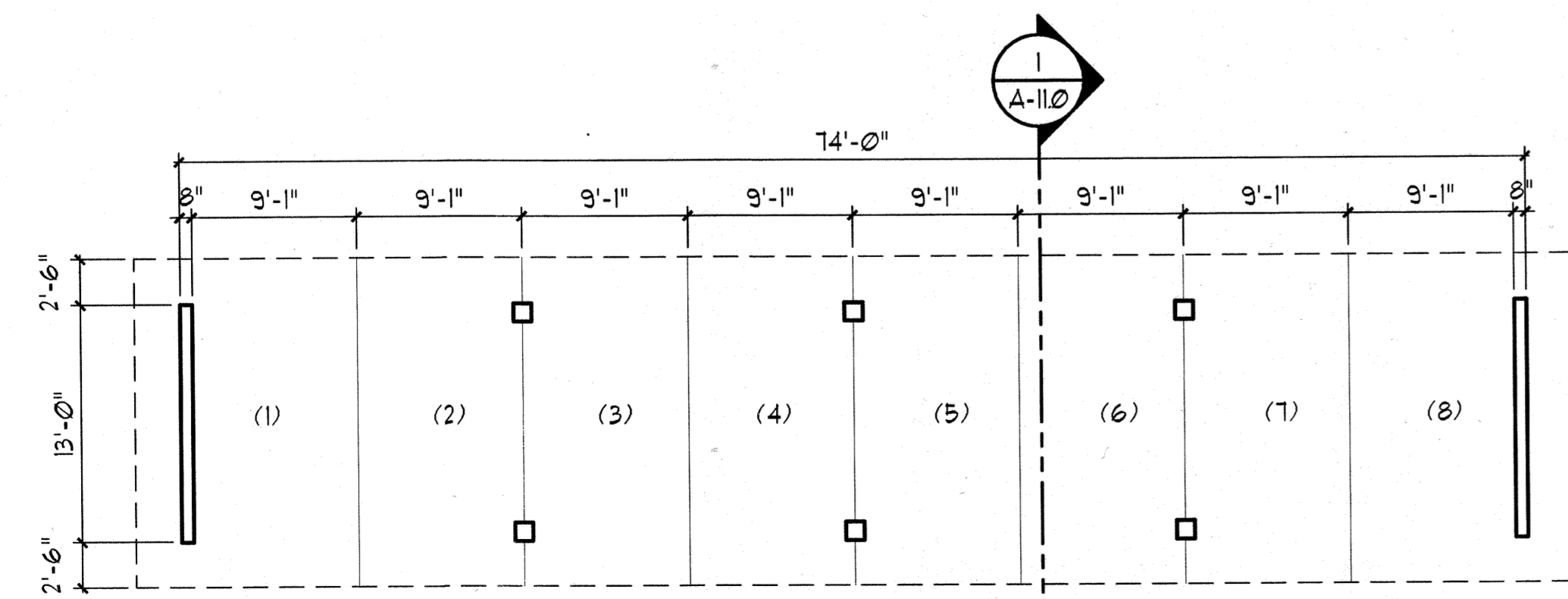
- COLOR KEYED LEGEND**
REFER TO COLOR AND SIDING SCHEDULE
- 1 BODY COLOR 1
 - 2 BODY COLOR 2
 - A TRIM COLOR
 - B ACCENT COLOR



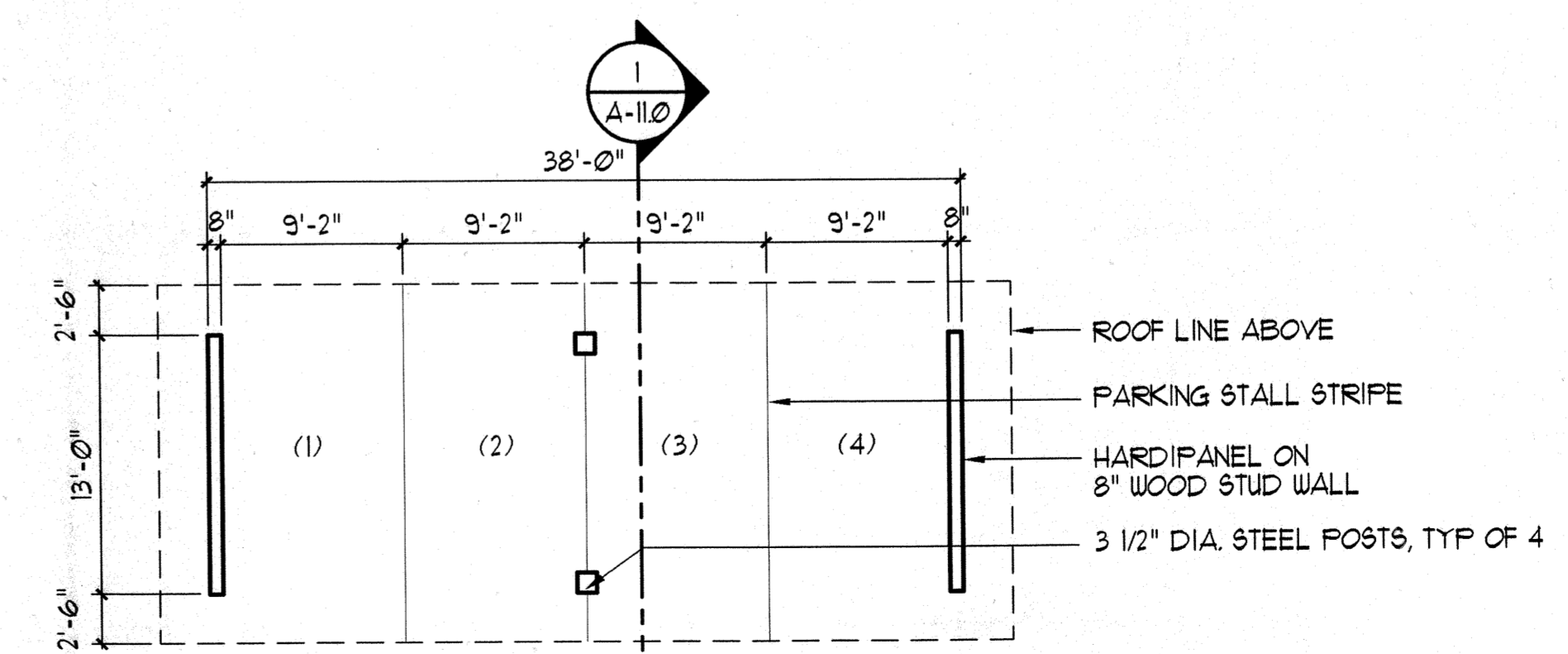
ROOF PLAN
SCALE: 1/8" = 1'-0"



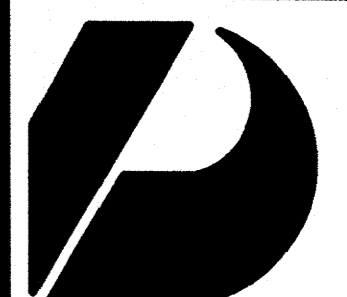
ROOF PLAN
SCALE: 1/8" = 1'-0"



FLOOR PLAN
CARPORT C
SCALE: 1/8" = 1'-0"



FLOOR PLAN
CARPORT A
SCALE: 1/8" = 1'-0"



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Planning
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Vernon Inoshita AIA
Mike Goshi AIA

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CONSTRUCTION SET

Revision Number/Description

FRONT STREET APARTMENTS
LAHAINA, MAUI, HAWAII
TMK: (2) 4-5-03: 13, 14, 15, 38, 39, 40

Project Name

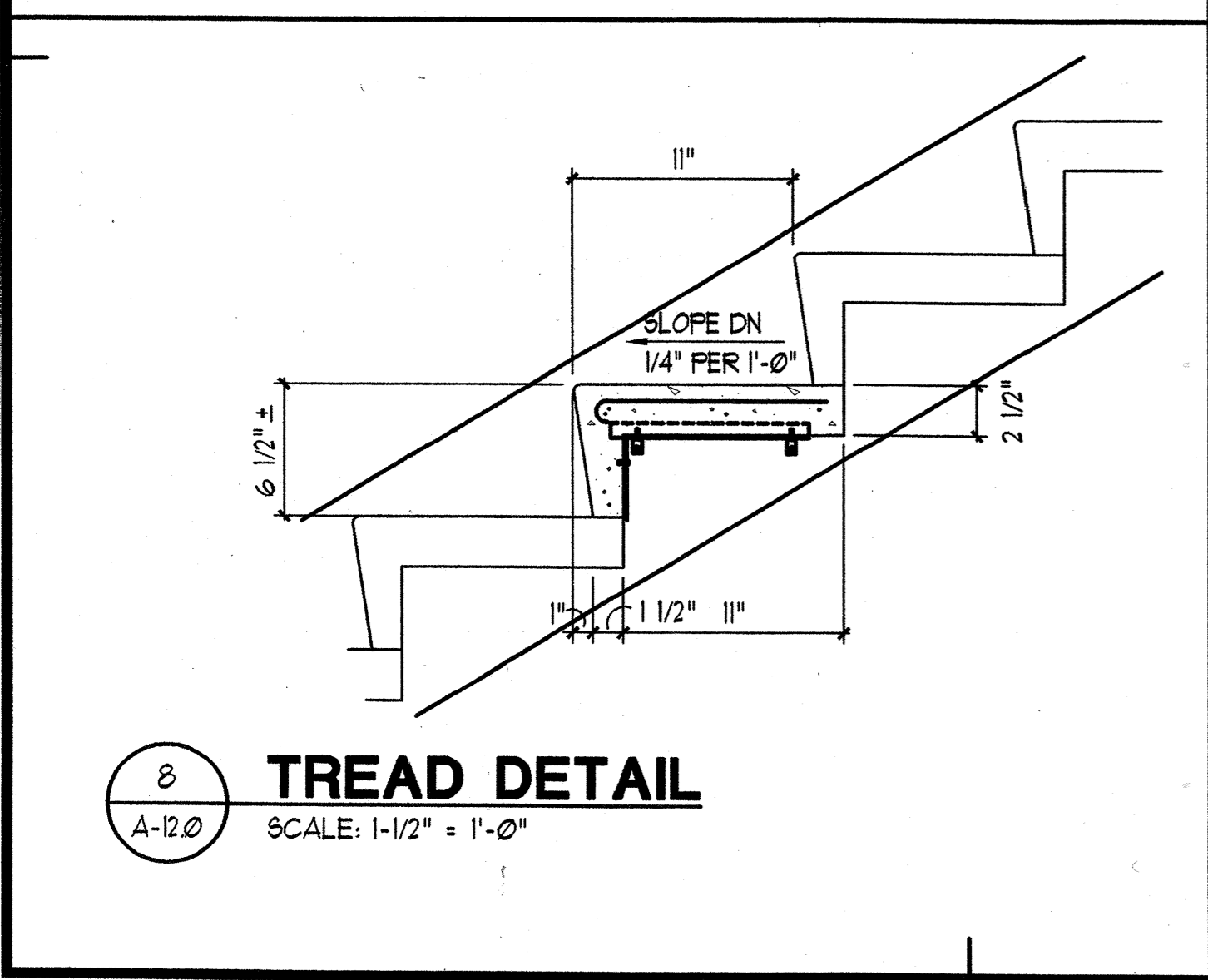
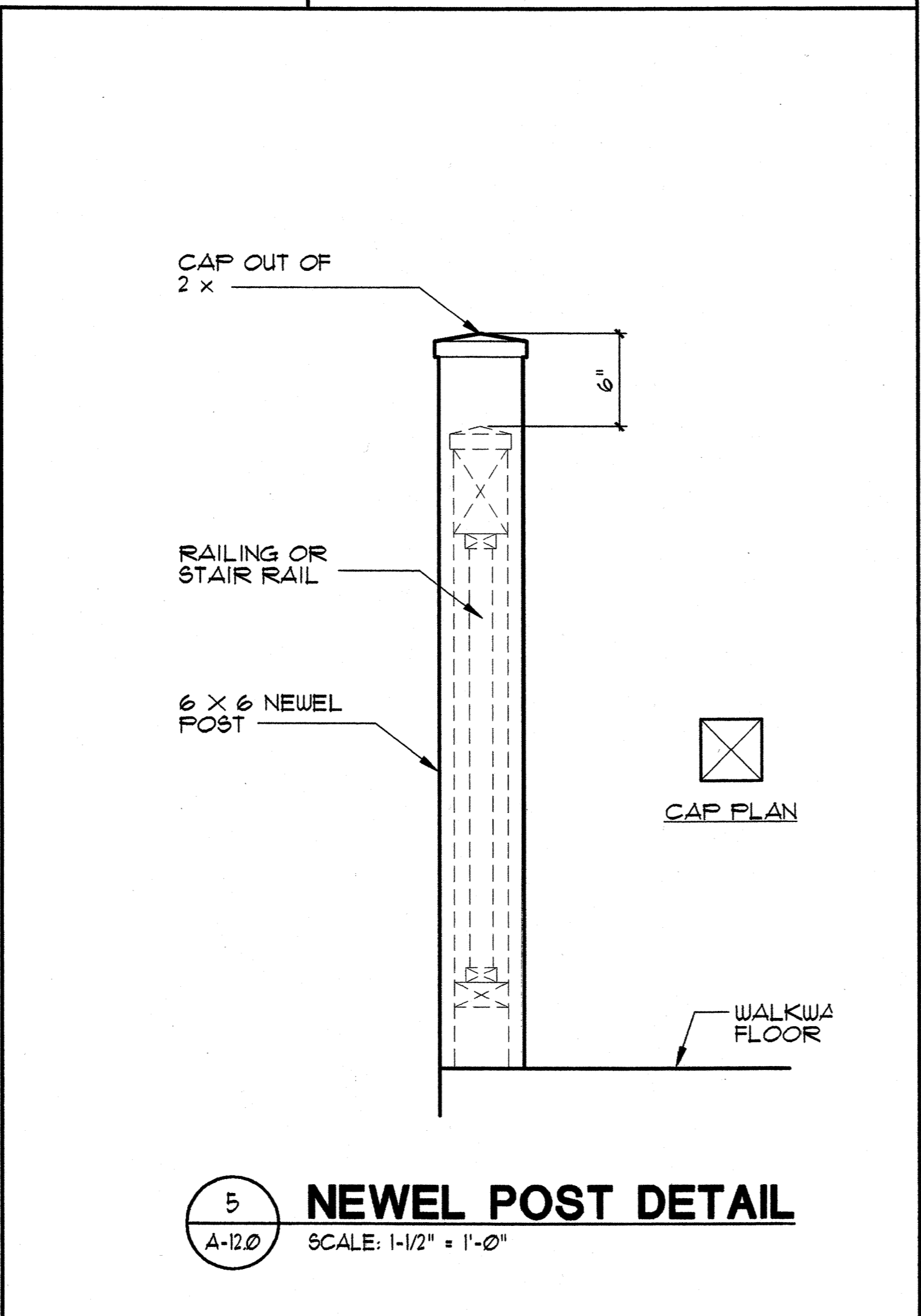
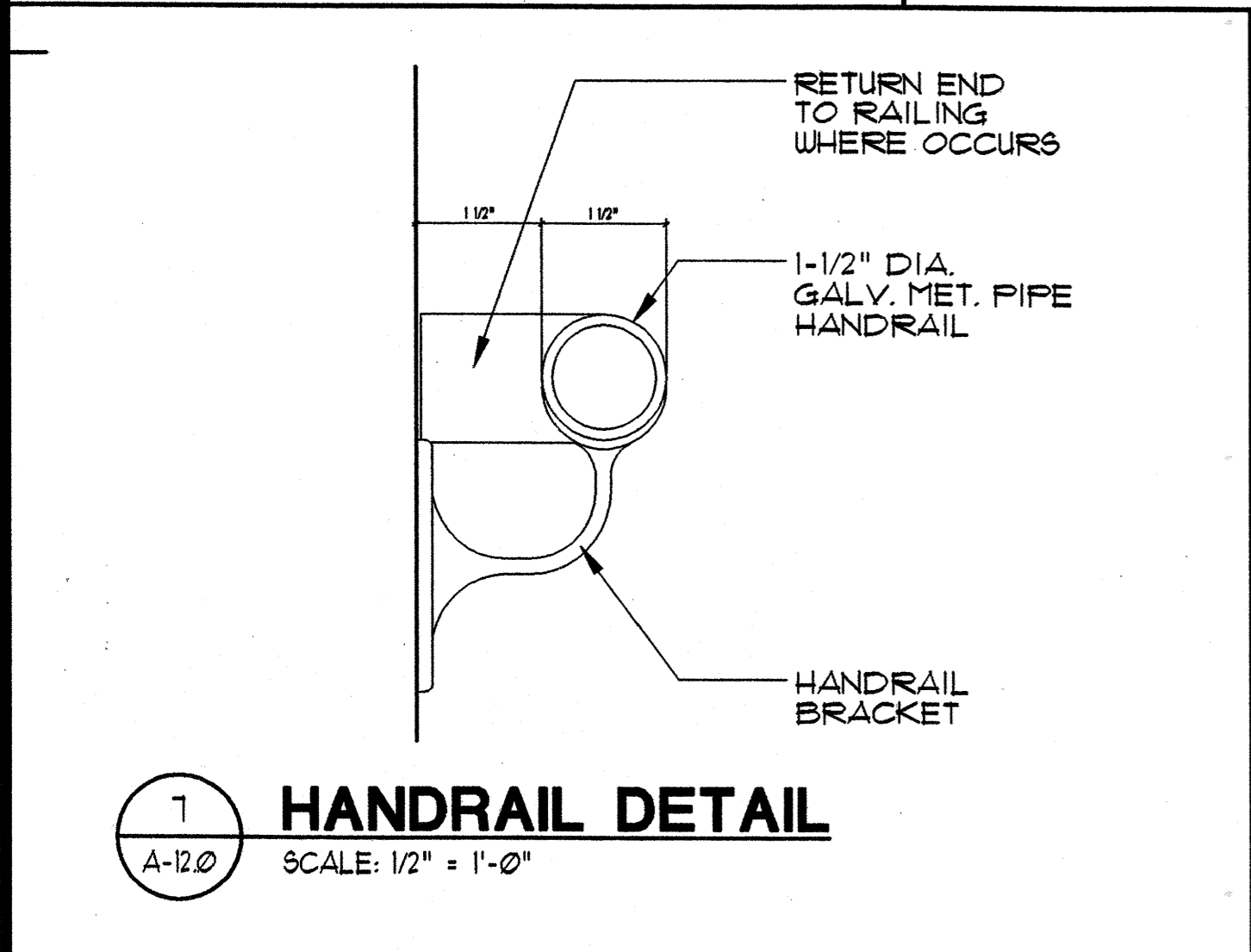
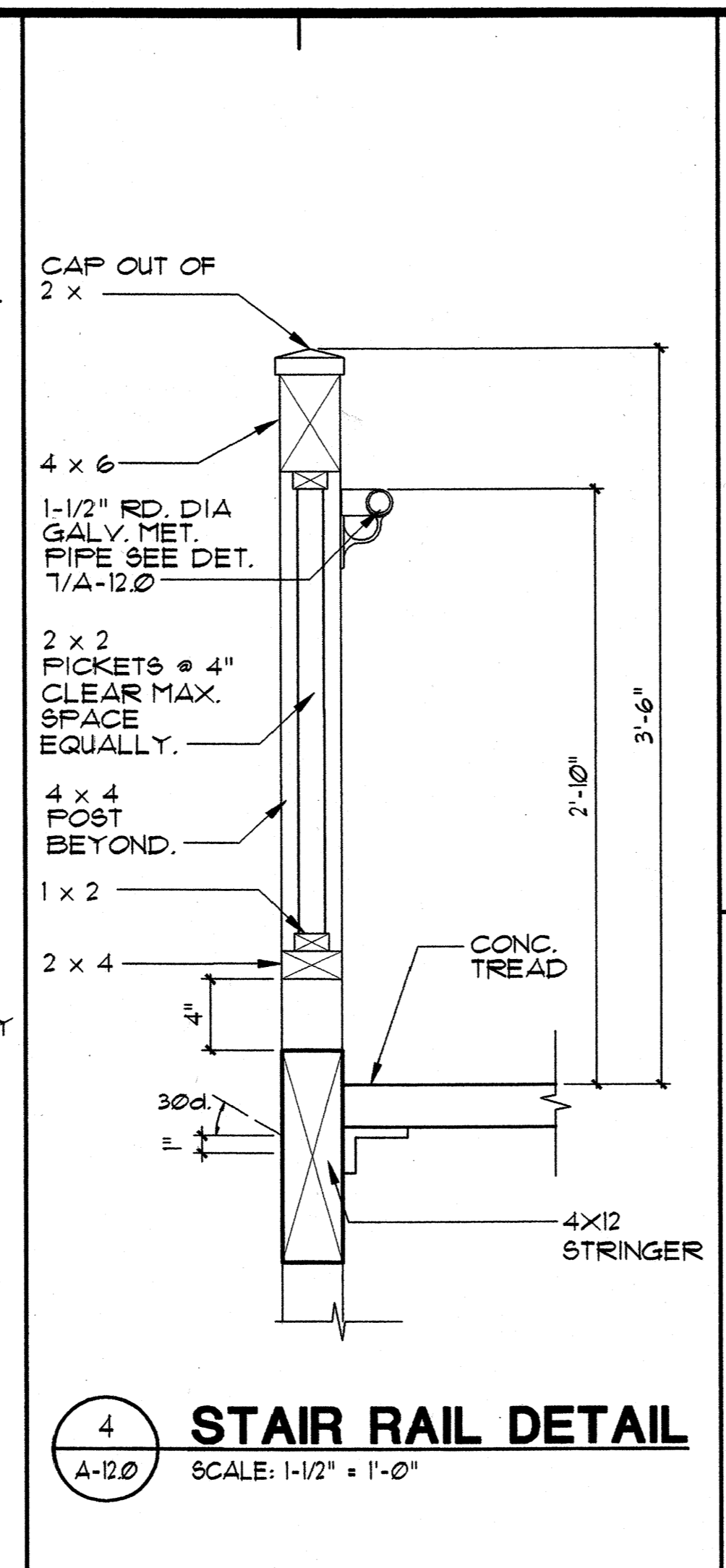
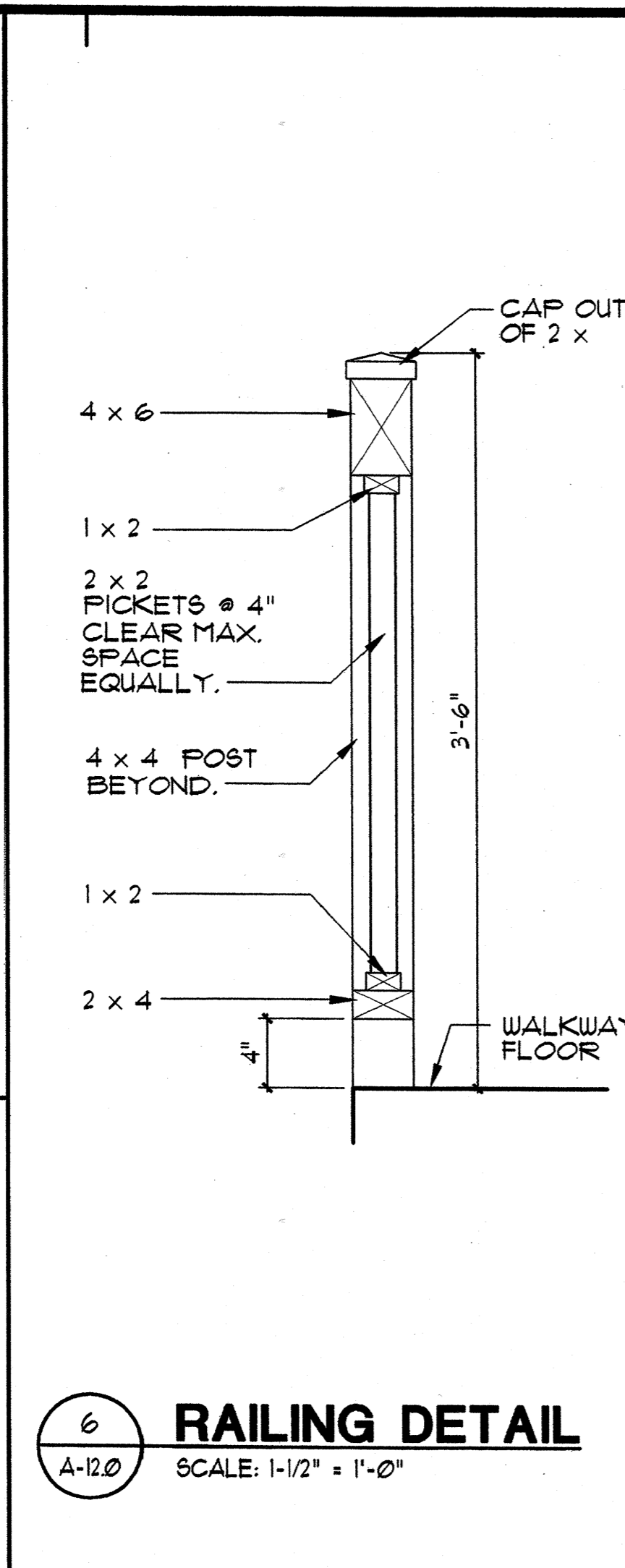
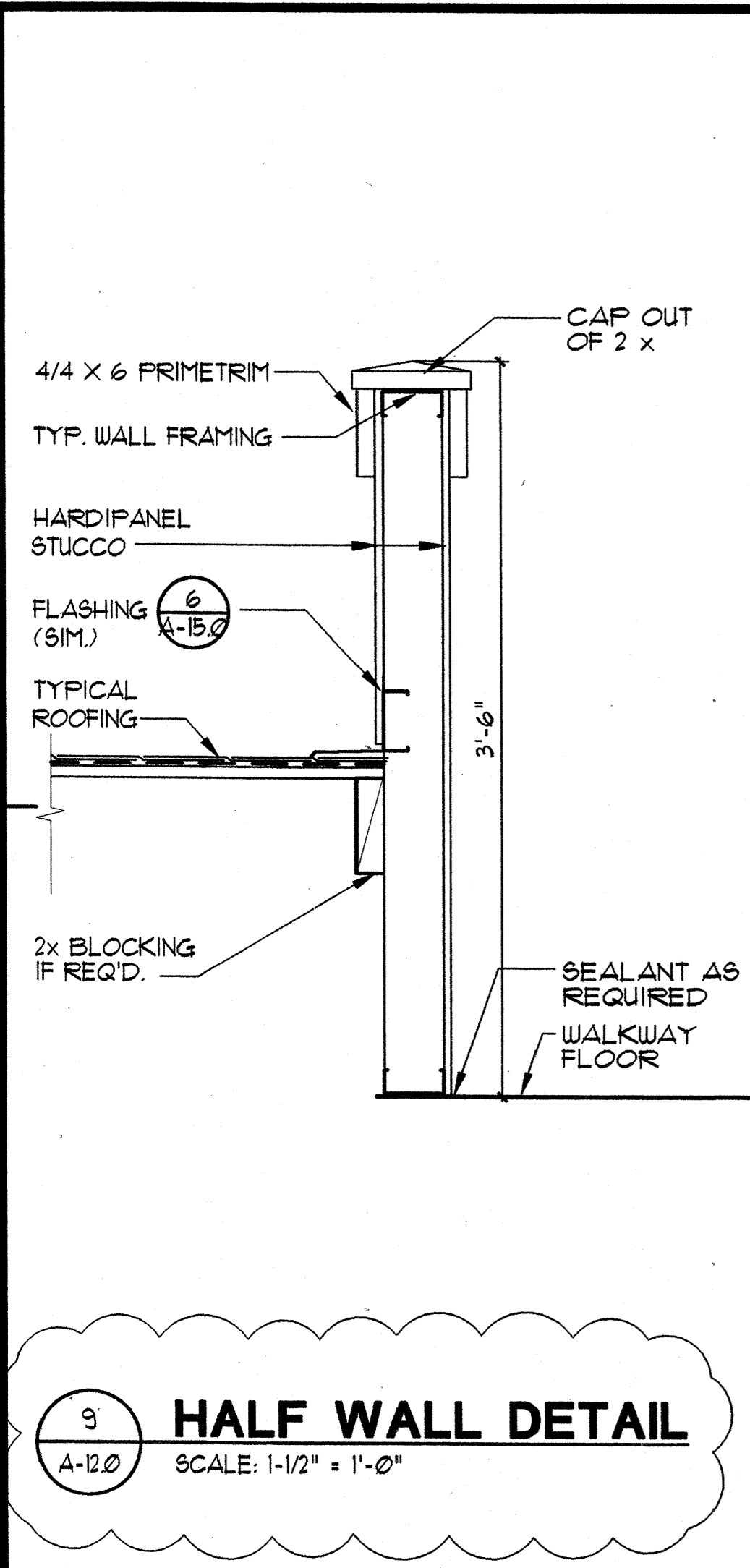
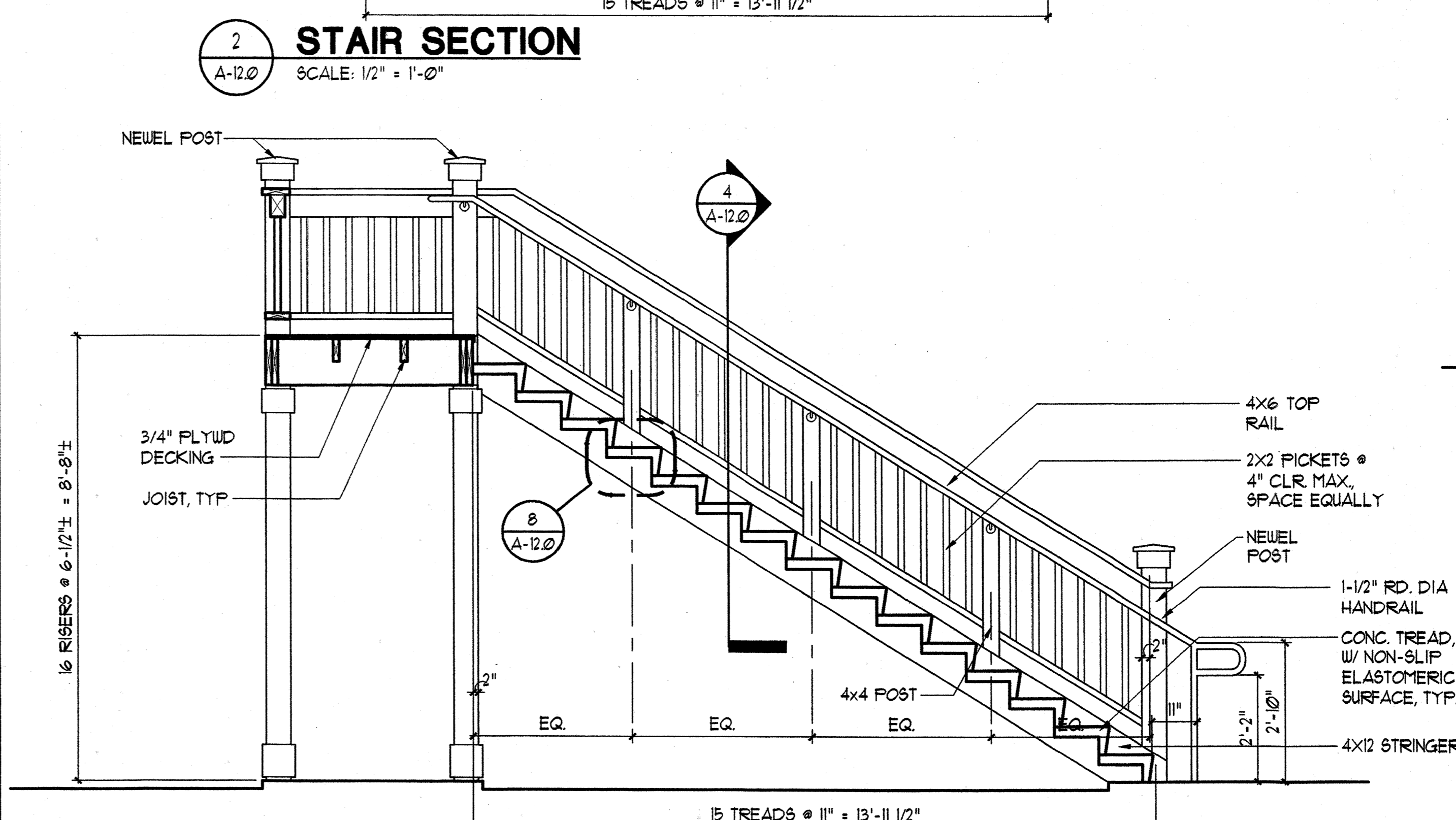
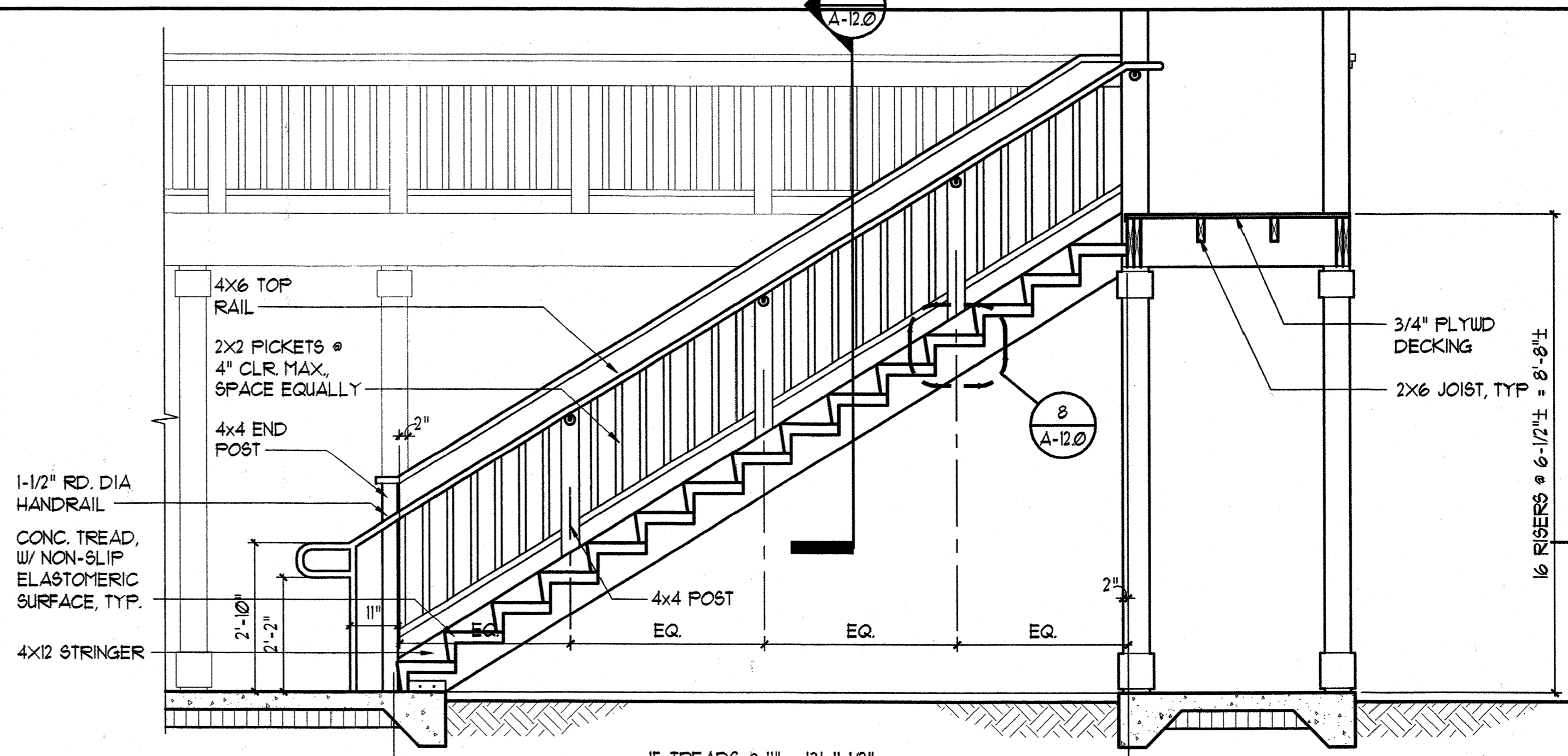
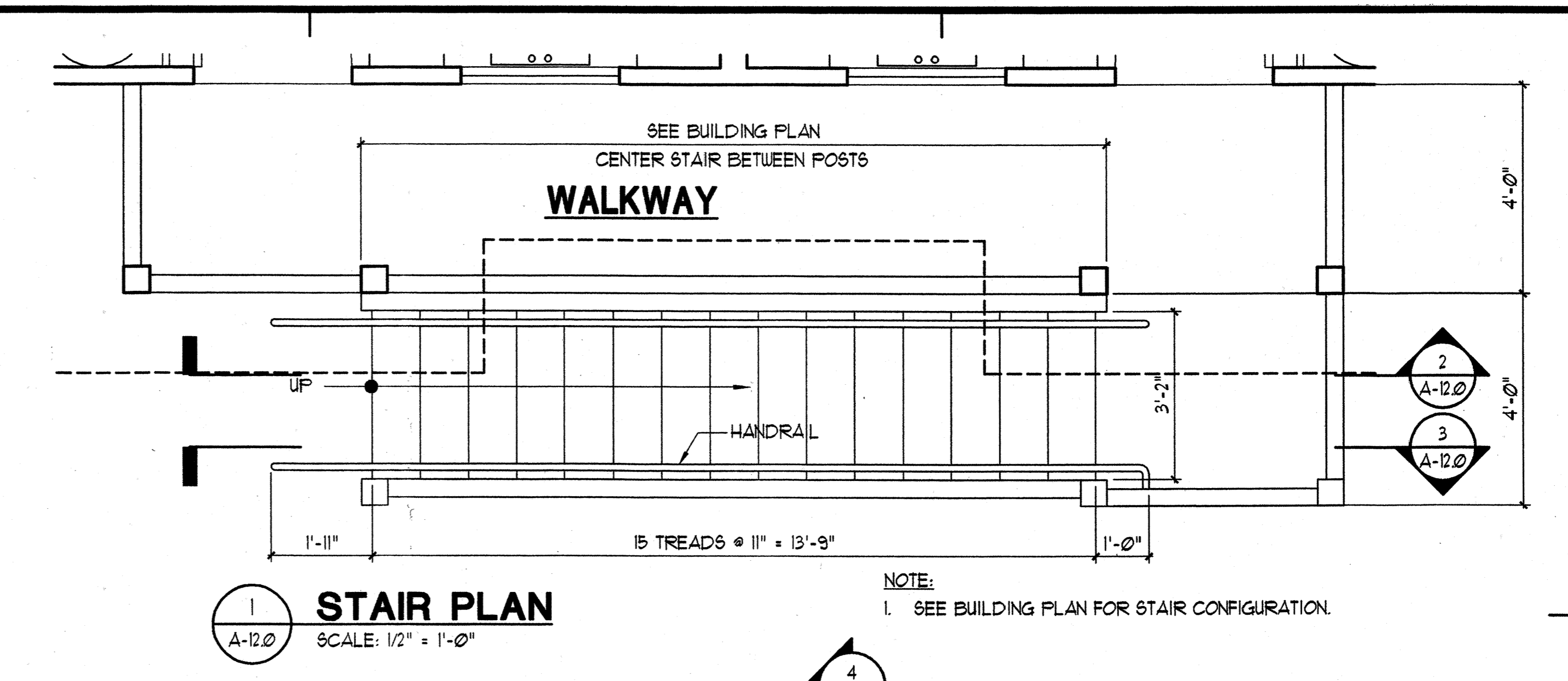
Drawing Title
STAIR PLAN, SECTION AND DETAILS

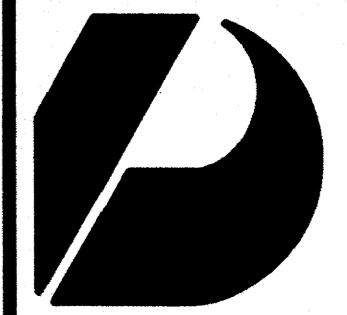
Project Number	Date	
99045	11 AUGUST 00	
Drawn	Checked	Designed
RK/AC/JW	JAK/EMG	VI/LK/KE

Drawing Number

A-12.0

Sheet No of





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Architects
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Graphics

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Mike Goshi AIA

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CONSTRUCTION SET

Revision Number/Description

FRONT STREET APARTMENTS

LAHANA, MAUI, HAWAII
TMK: (2) 4-5-03: 13, 14, 15, 38, 39, 40

Project Name

Drawing Title

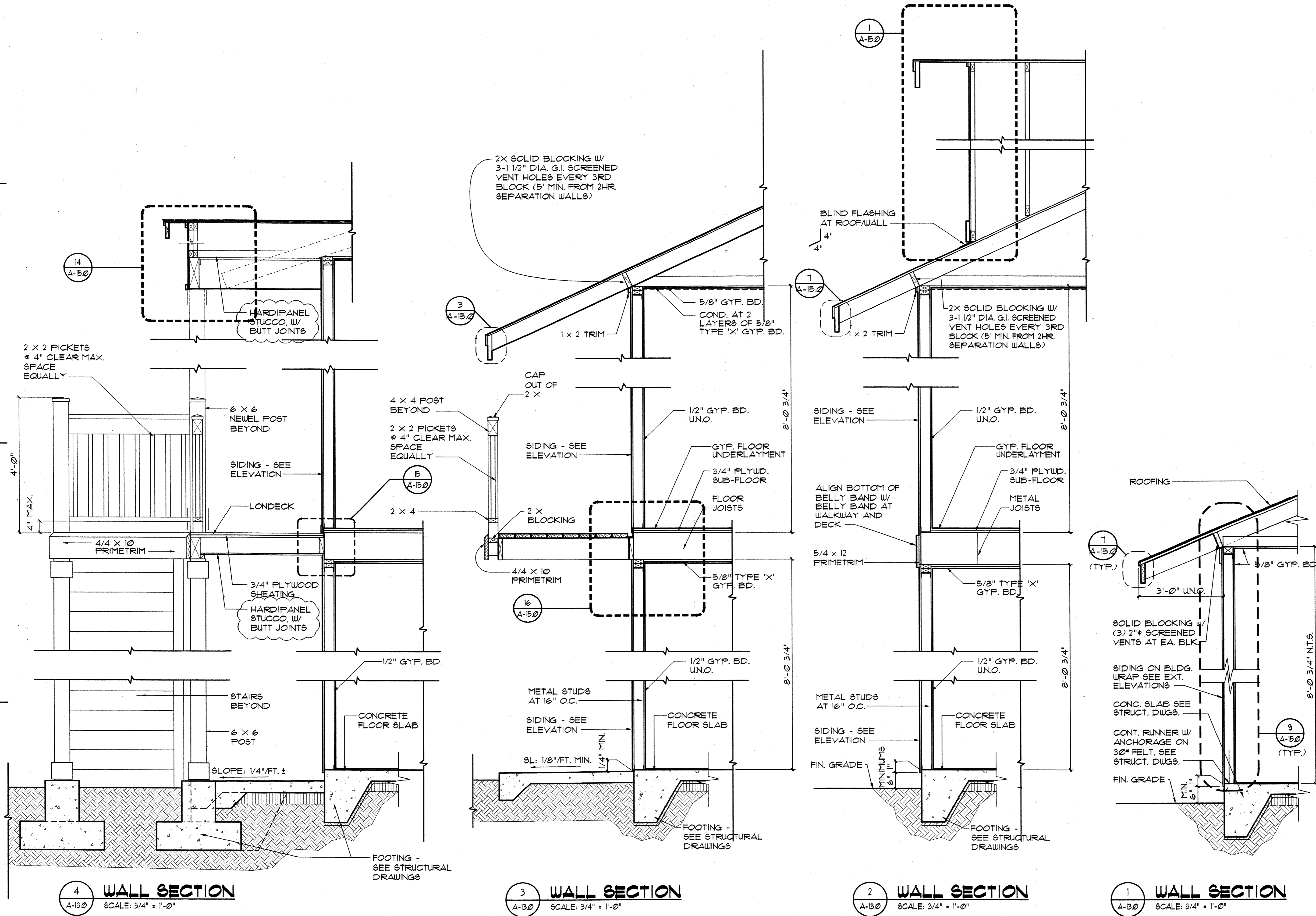
WALL SECTIONS

Project Number	Date	
99045	11 AUGUST 00	
Drawn	Checked	Designed
RK/AC/JW	JAK/EMG	VIL/KKE

Drawing Number

A-13.0

Sheet No of



4 WALL SECTION
A-13.0 SCALE: 3/4" = 1'-0"

3 WALL SECTION
A-13.0 SCALE: 3/4" = 1'-0"

2 WALL SECTION
A-13.0 SCALE: 3/4" = 1'-0"

1 WALL SECTION
A-13.0 SCALE: 3/4" = 1'-0"



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Graphics

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CONSTRUCTION SET

Revision Number/Description	

FRONT STREET APARTMENTS
LAHAINA, MAUI, HAWAII
TMK: (2) 4-5-03: 13, 14, 15, 38, 39, 40

Project Name
FRONT STREET APARTMENTS

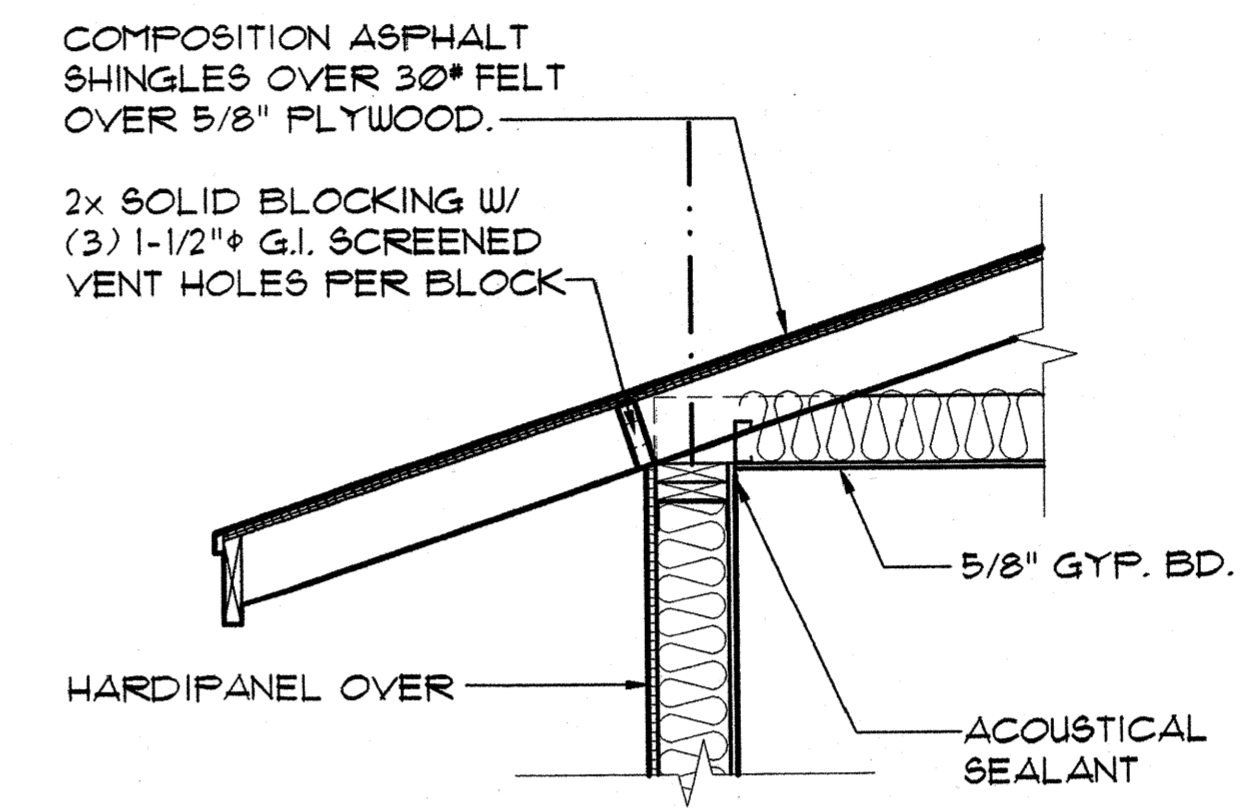
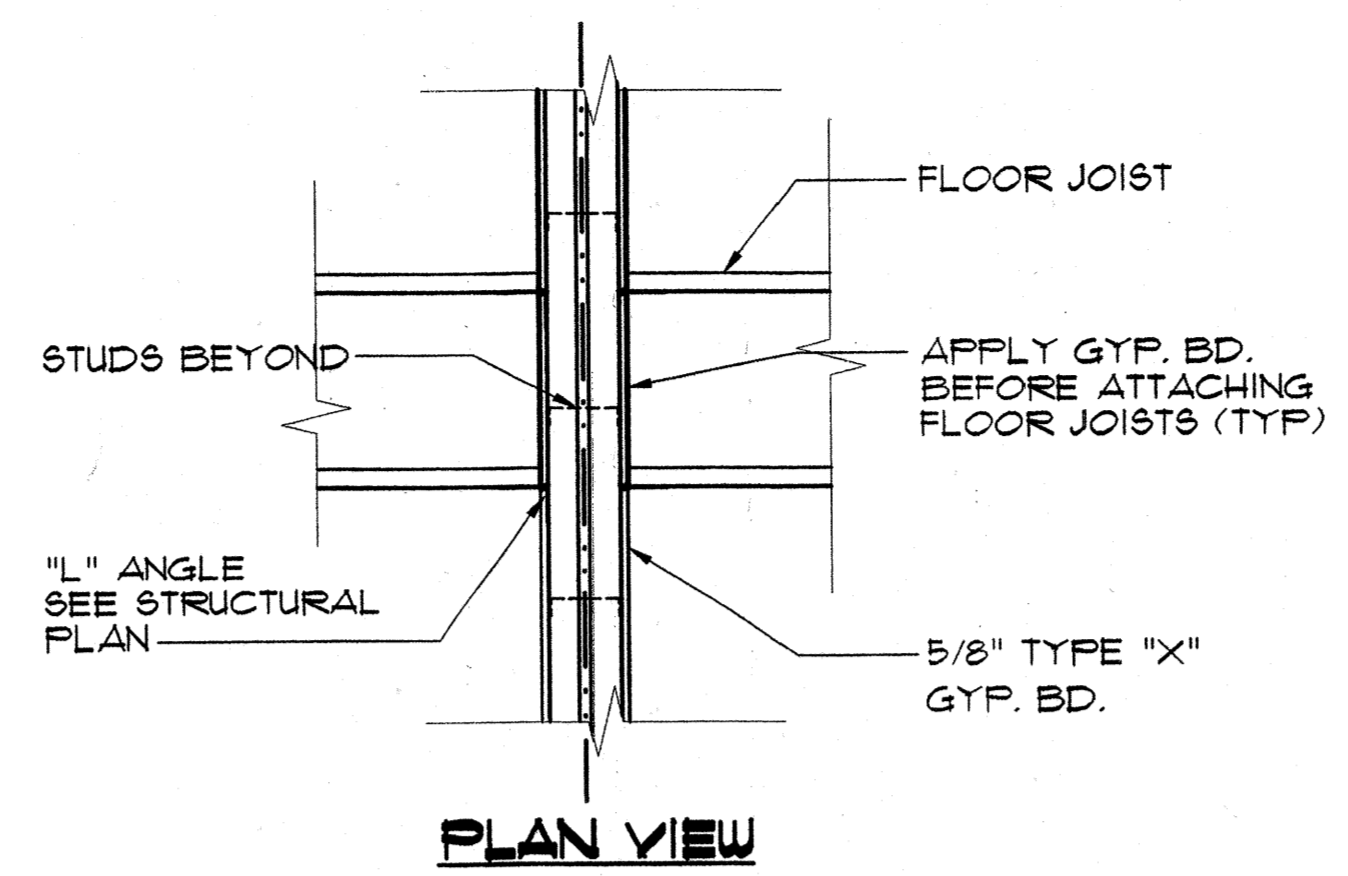
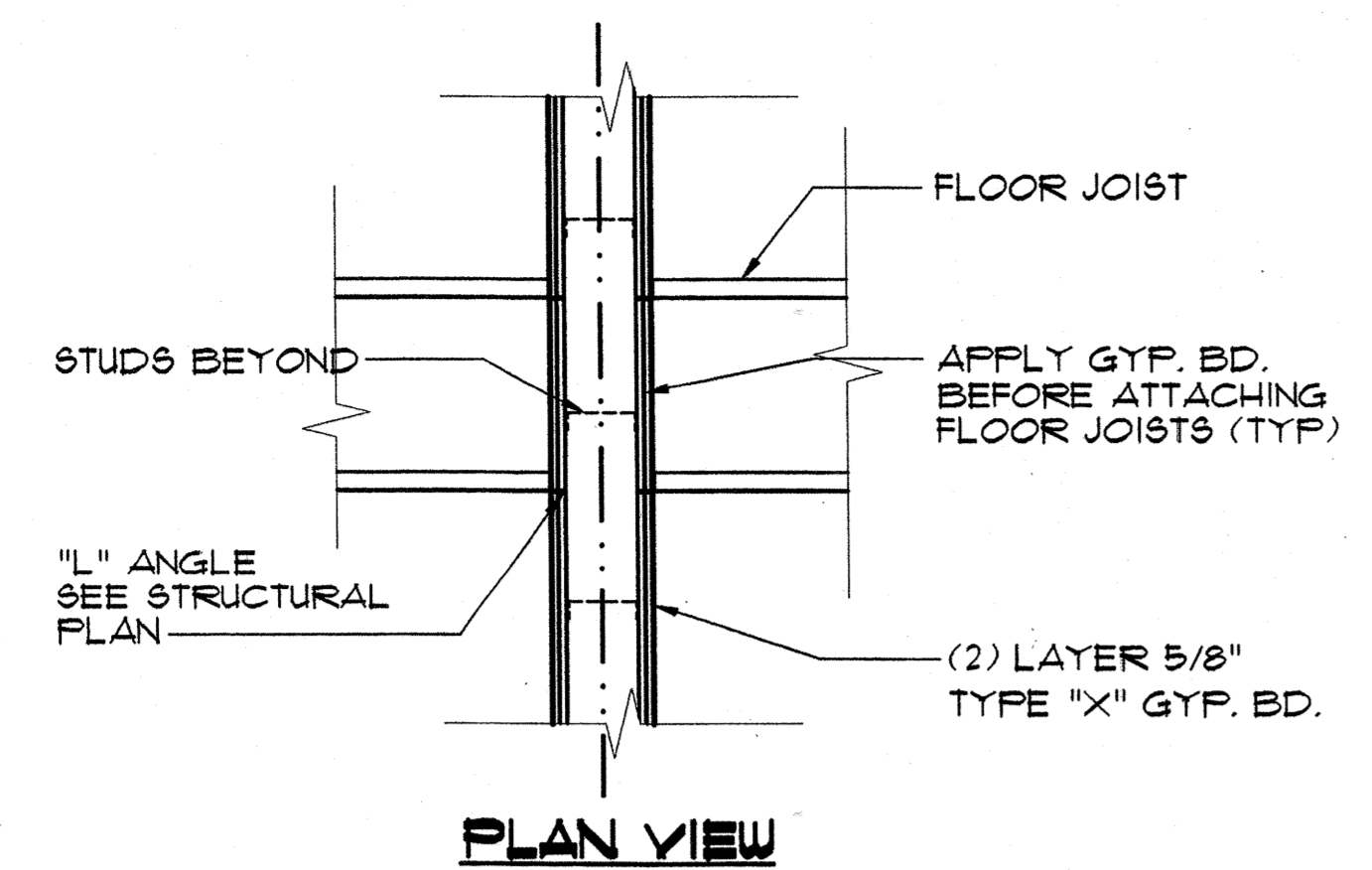
Drawing Title
WALL SECTIONS

Project Number	Date	
99045	18 AUGUST 00	
Drawn	Checked	Designed
RK/AC/JW	JA/KE/MG	VI/LK/KE

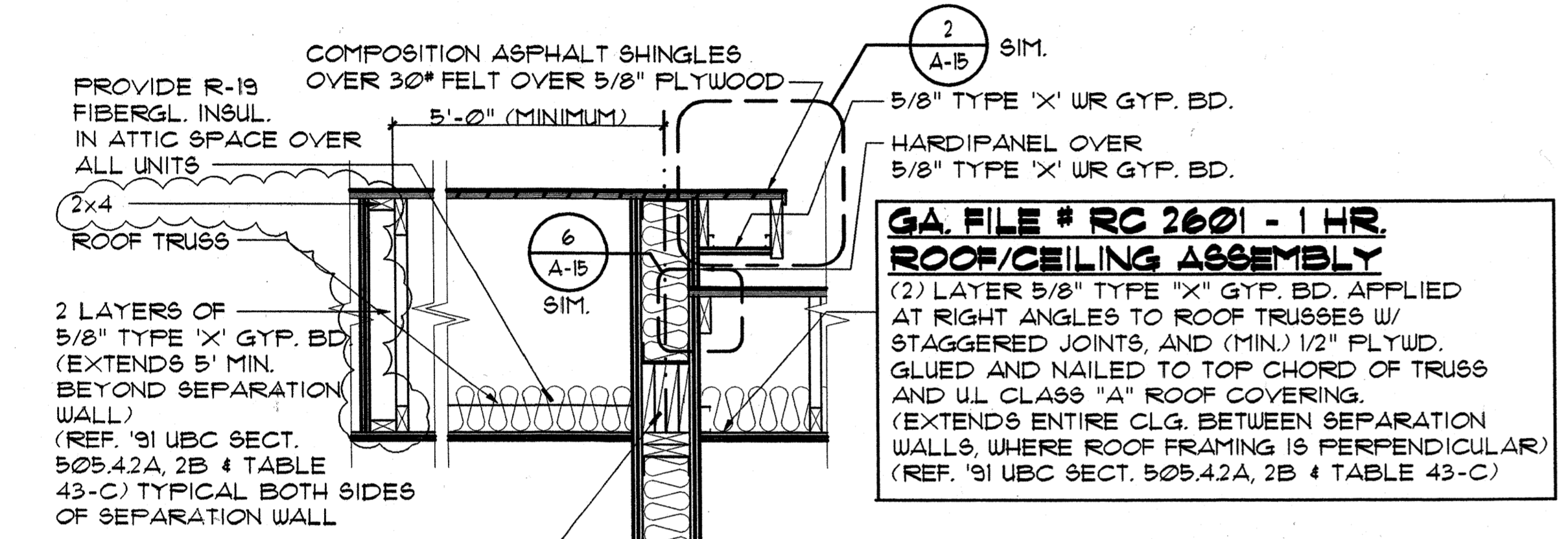
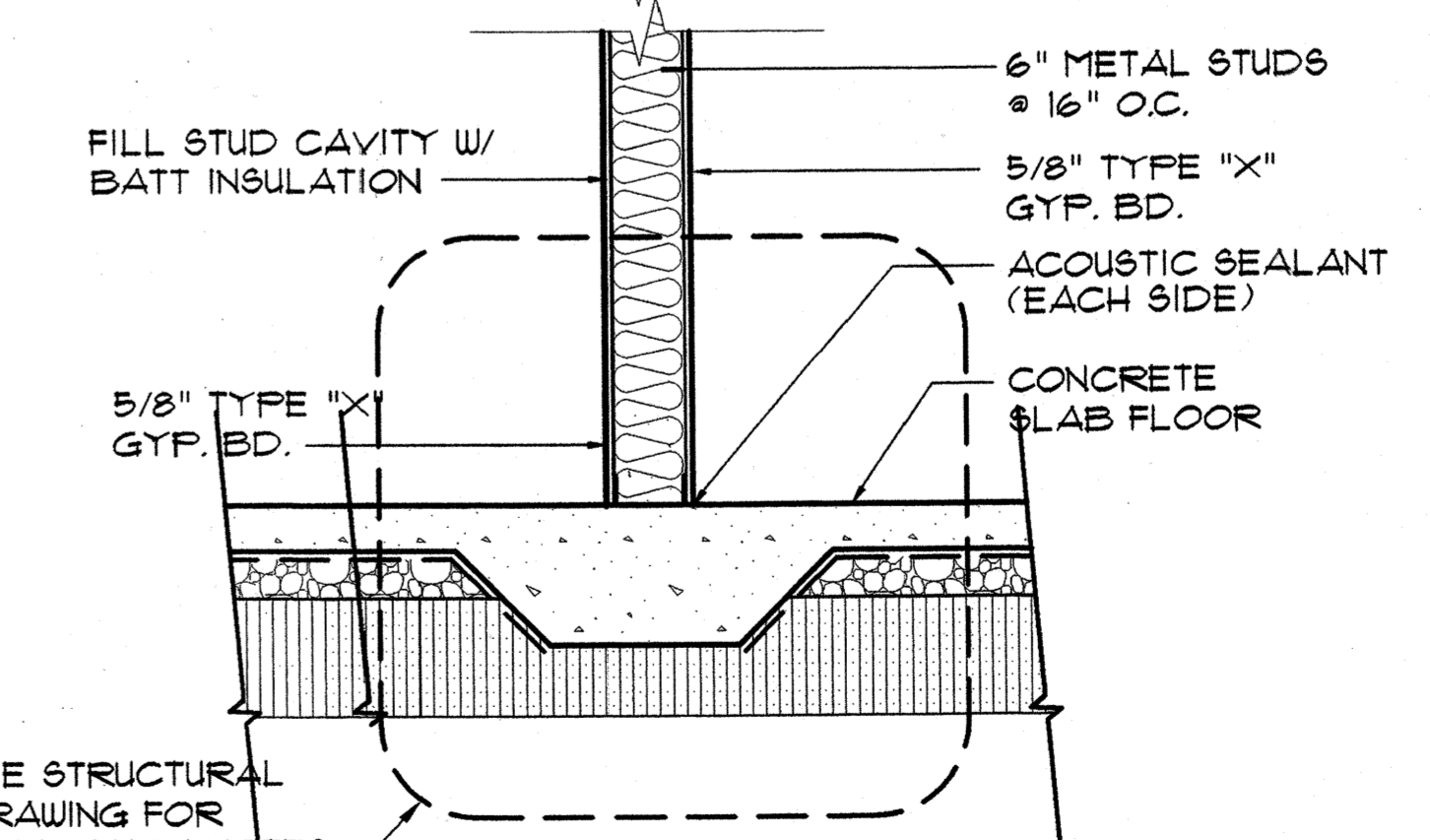
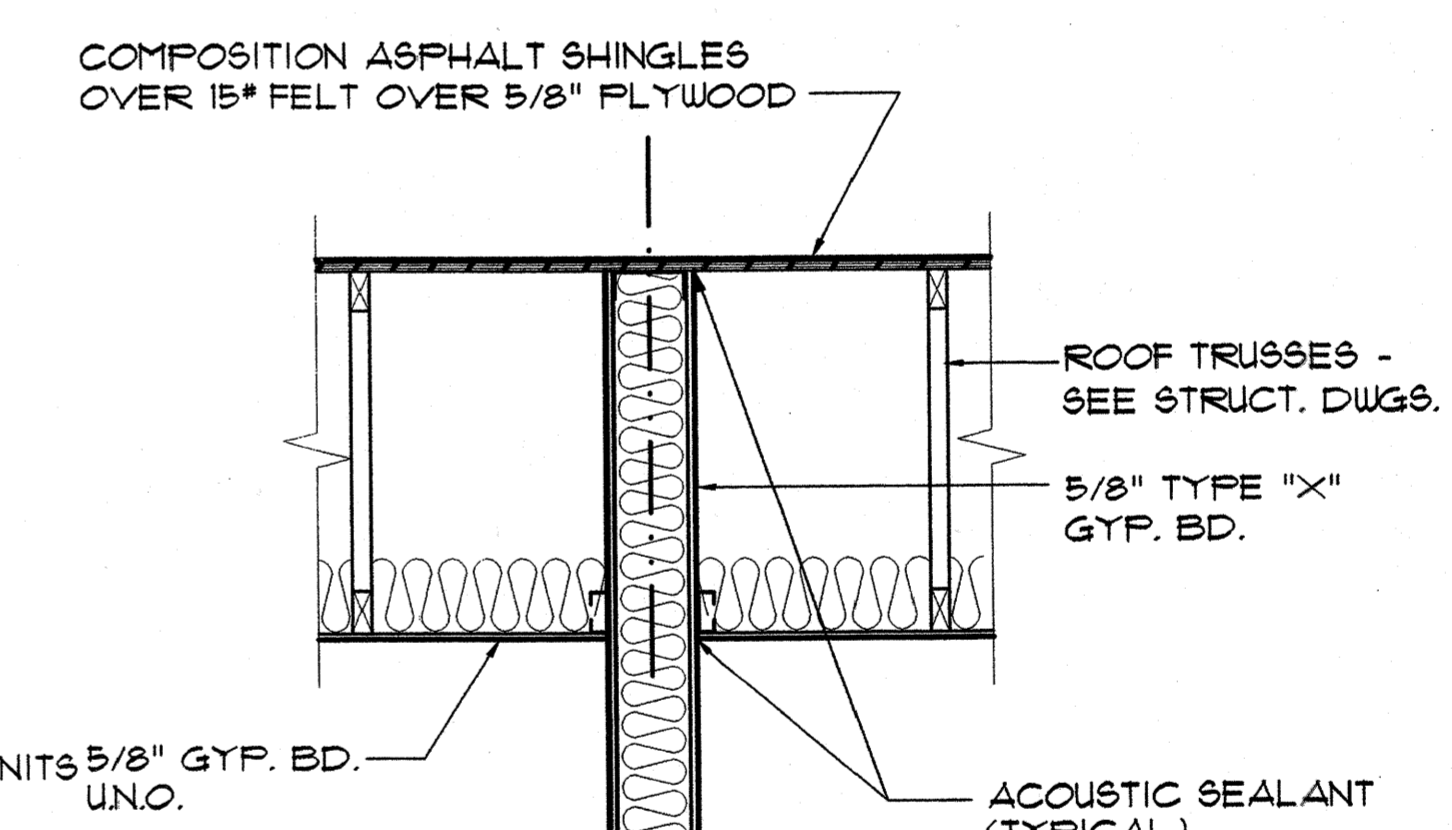
Drawing Number

A-13.1

Sheet No. of



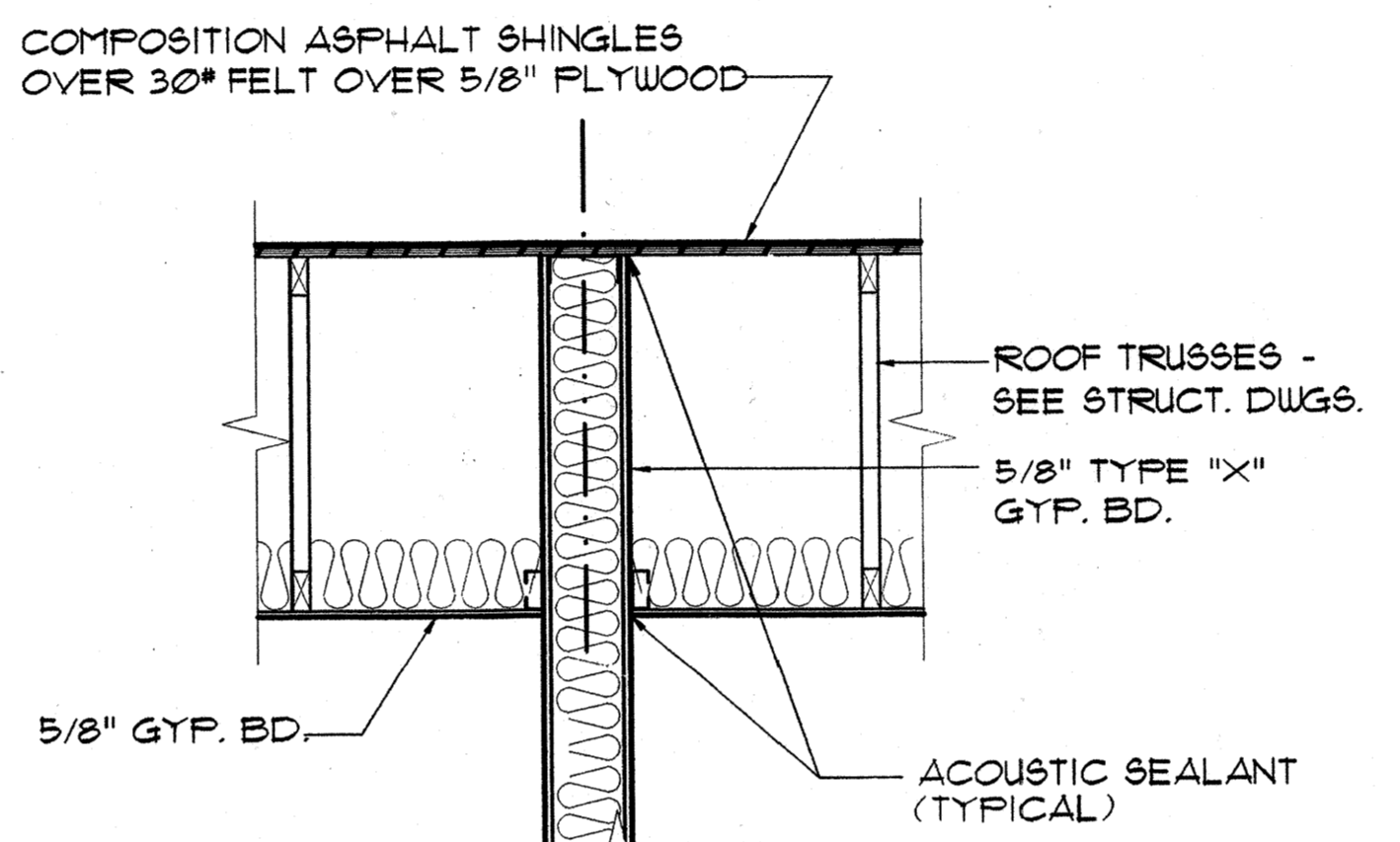
COND. @ BUILDING 'C' BETWEEN ONE STORY AND STACKED UNITS.



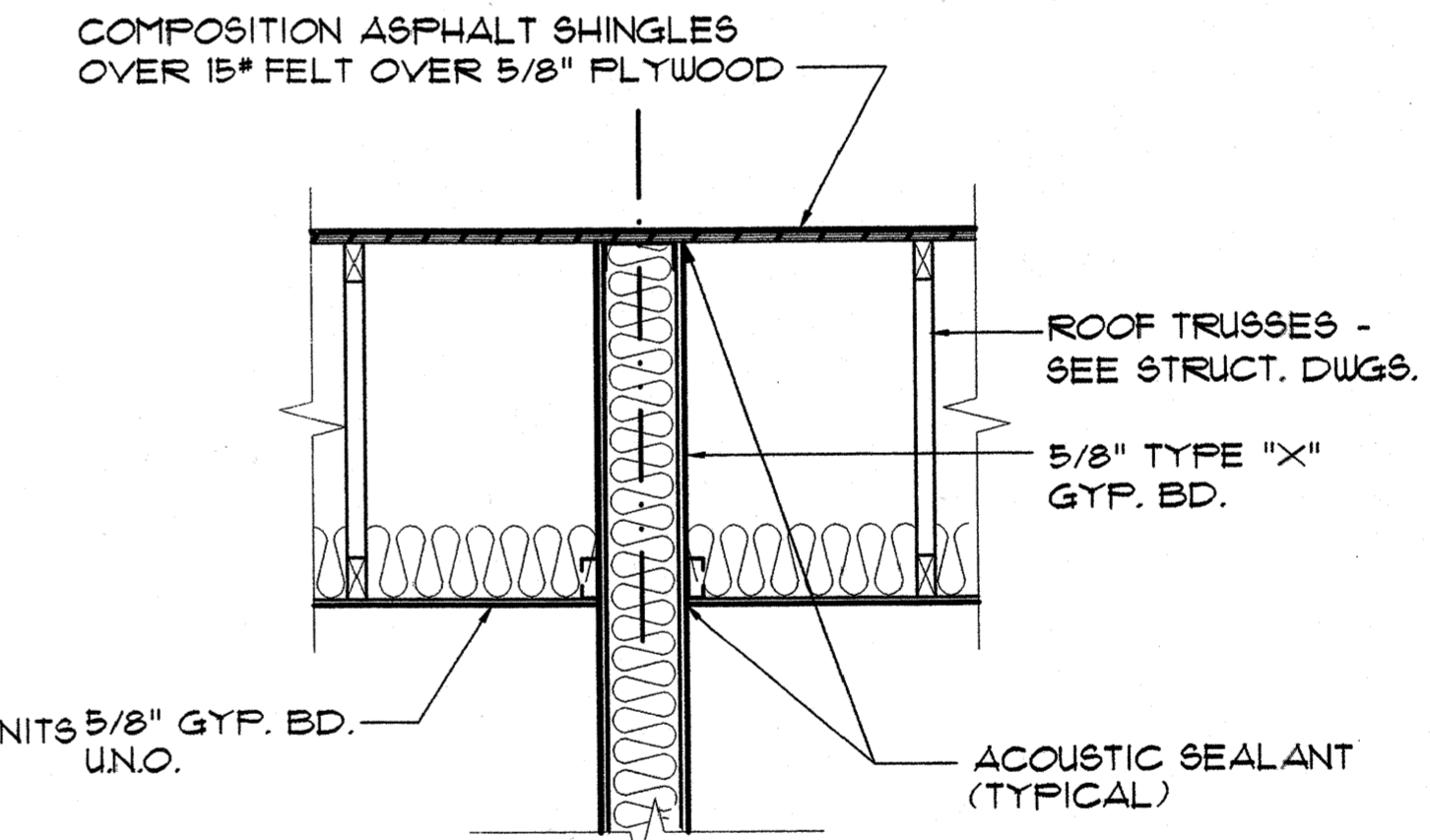
NOTE:

- ELECTRICAL OUTLETS TO BE LOCATED @ 24" MIN. APART @ RATED WALLS.
- SEE SHEET A-132 FOR MISCELLANEOUS FIRE RATED WALL DETAILS.
- ALL ELECTRIC OUTLETS SHALL BE RATED.
- NO ROOF PENETRATIONS WITHIN 5' OF 2 HOUR RATED WALL.

3 2 HR. SEPERATION WALL
A-13J SCALE: 3/4" = 1'-0"



2 1 HR. SEPERATION WALL
A-13J SCALE: 3/4" = 1'-0"

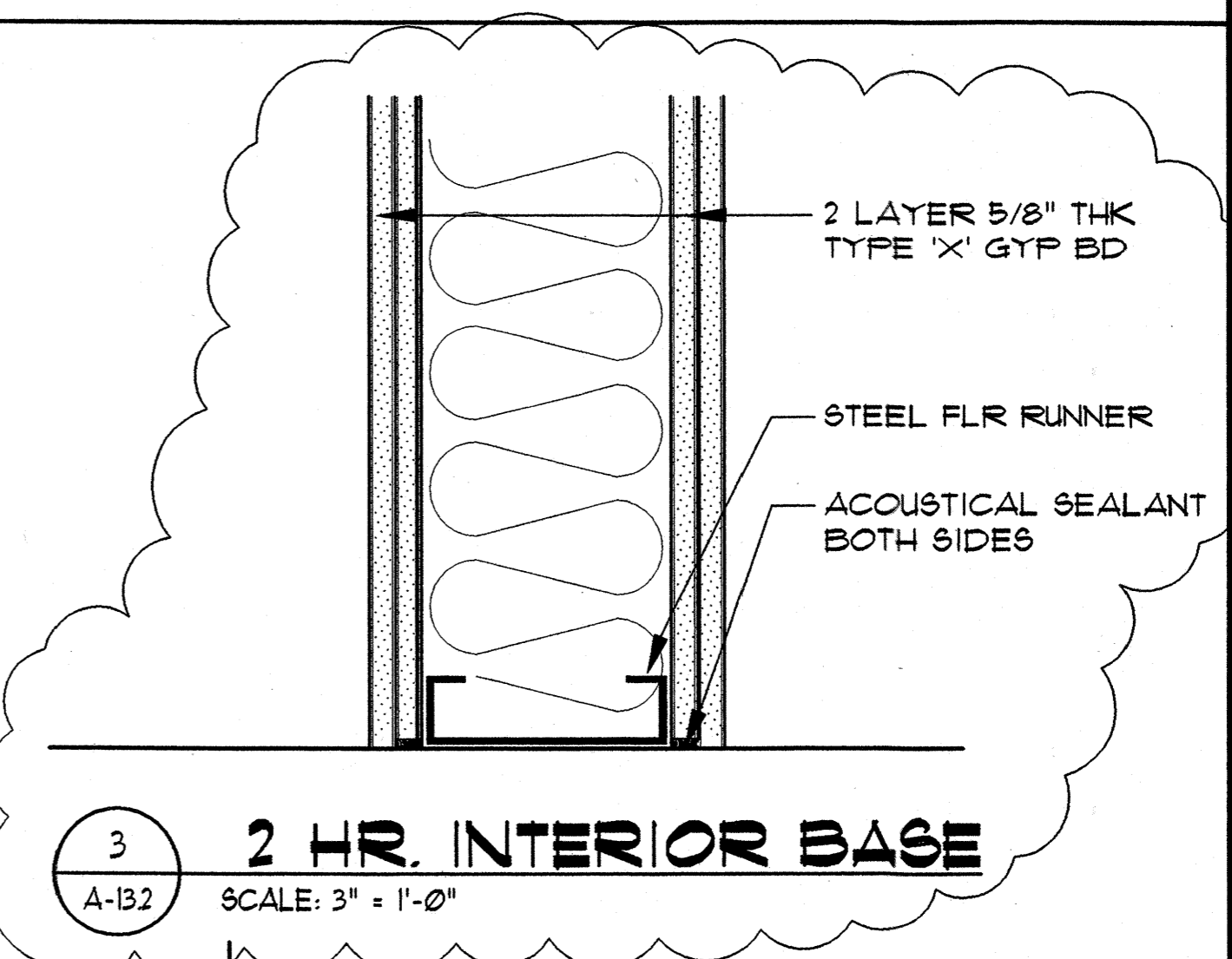
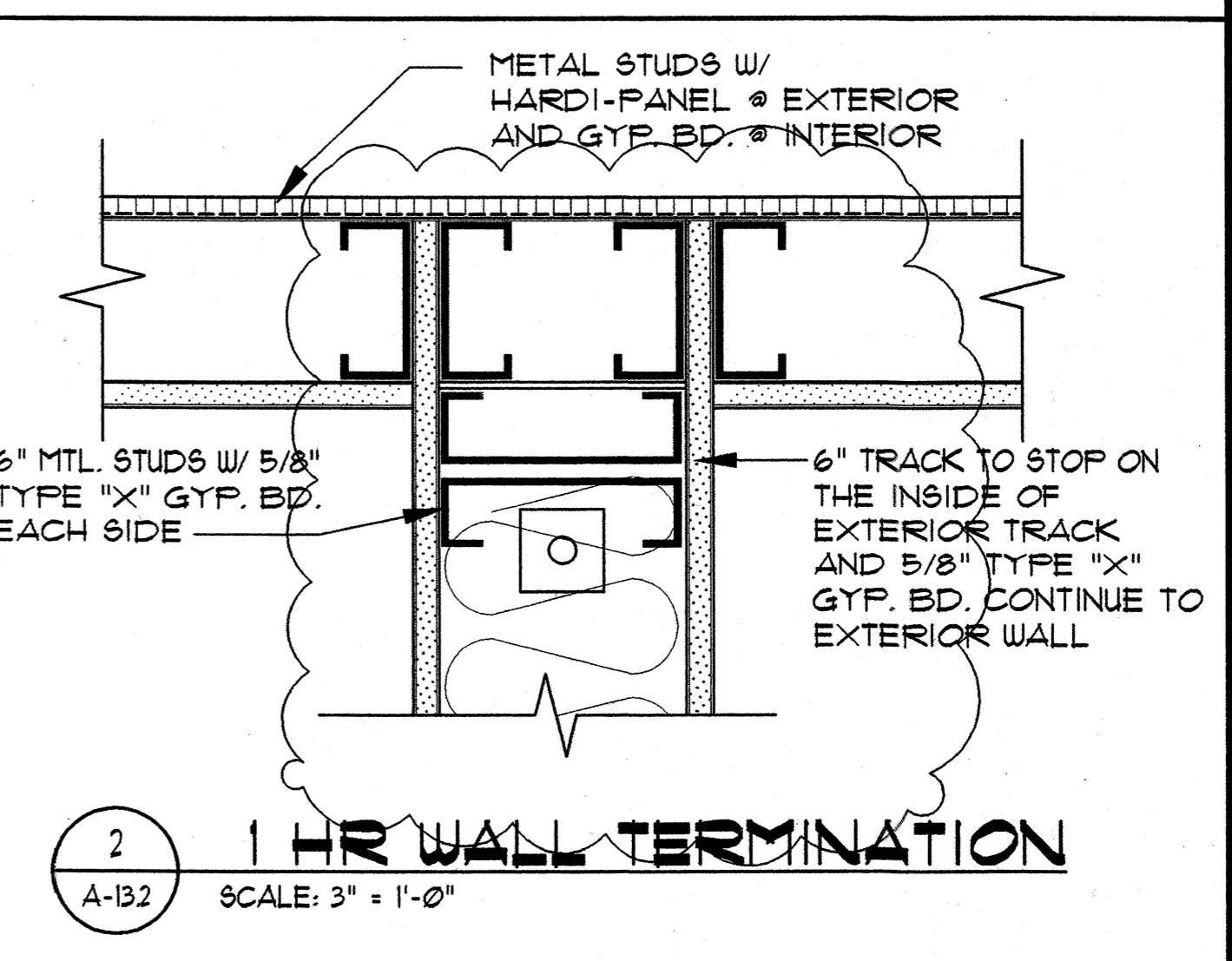
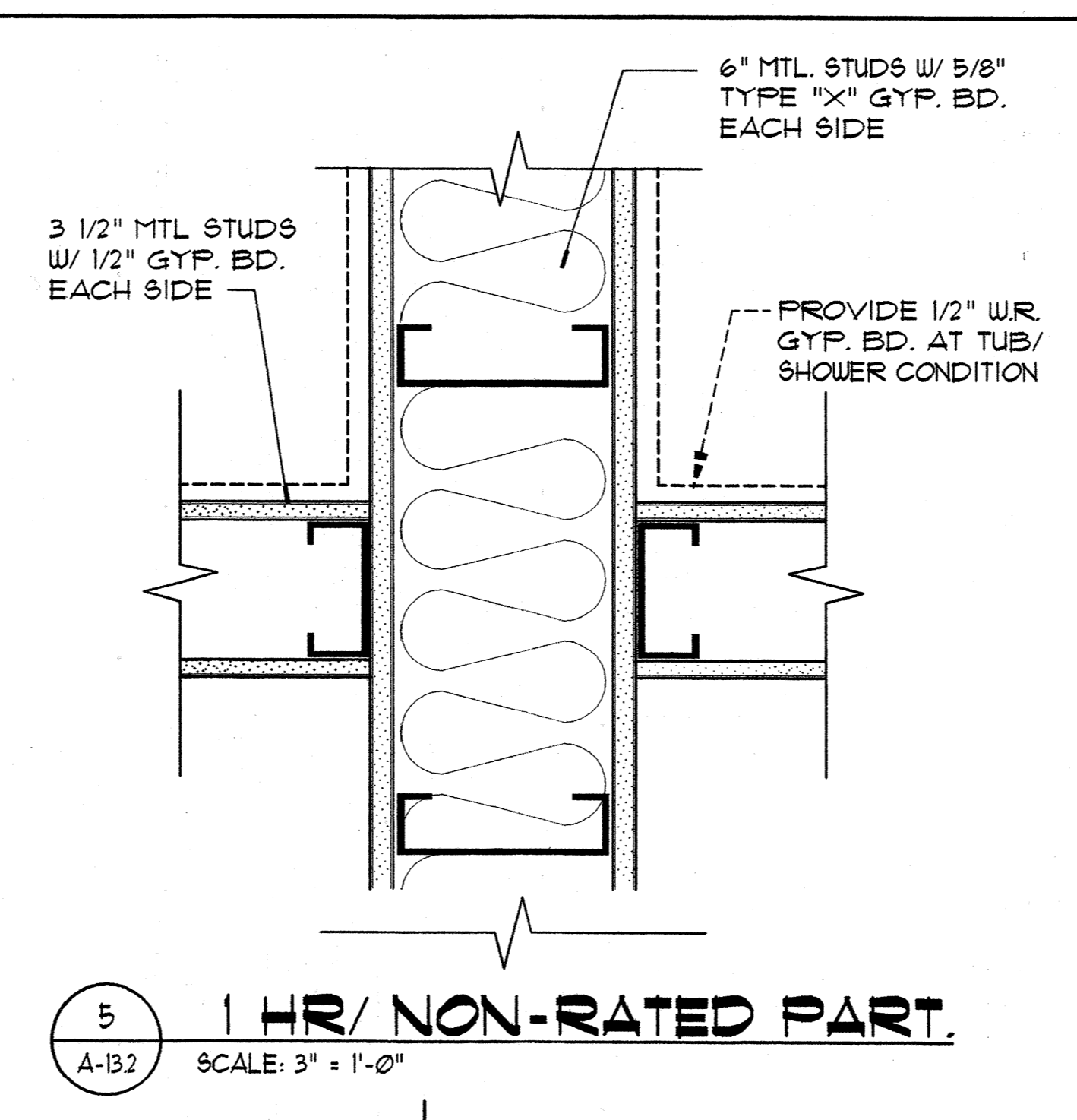
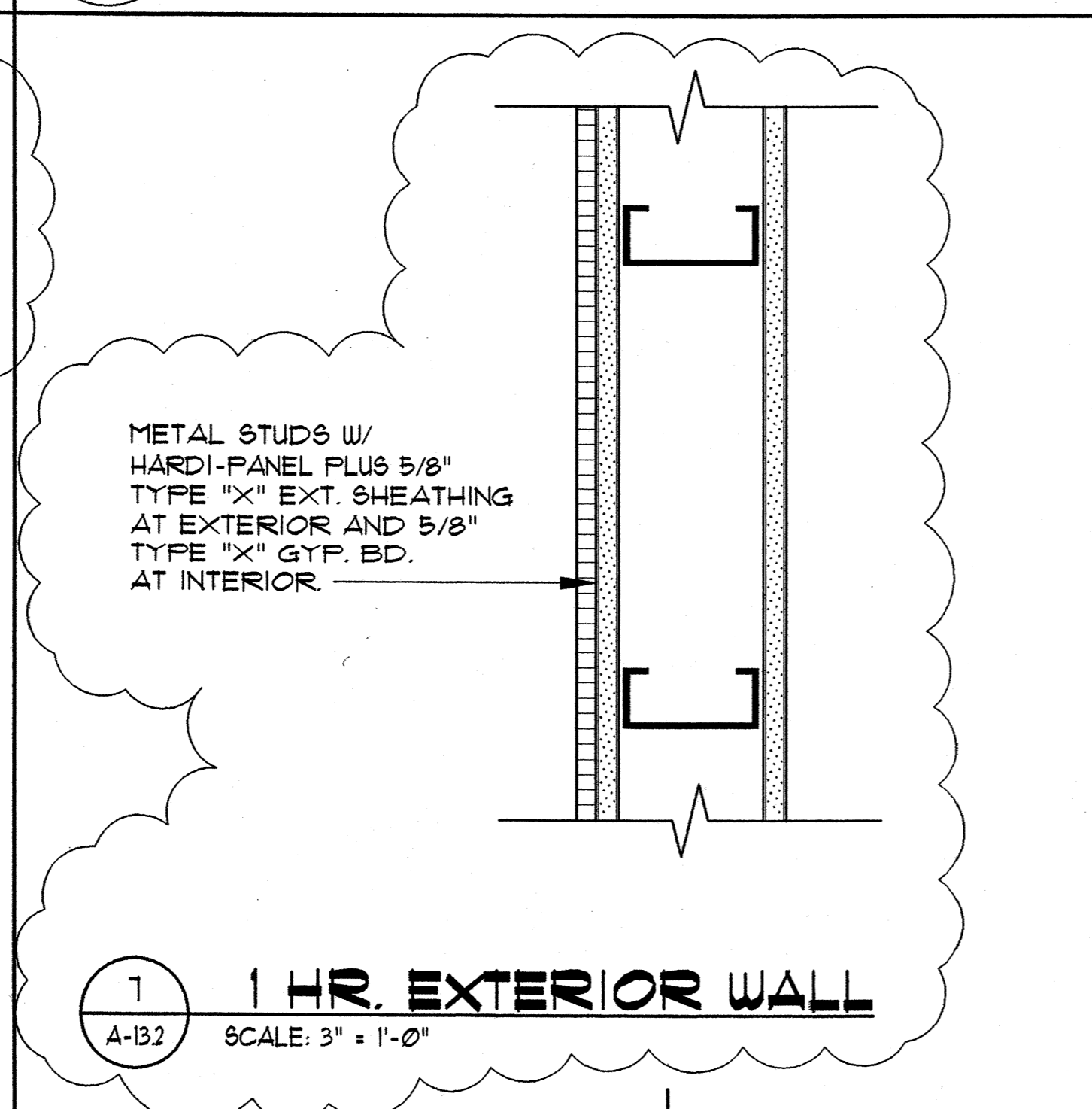
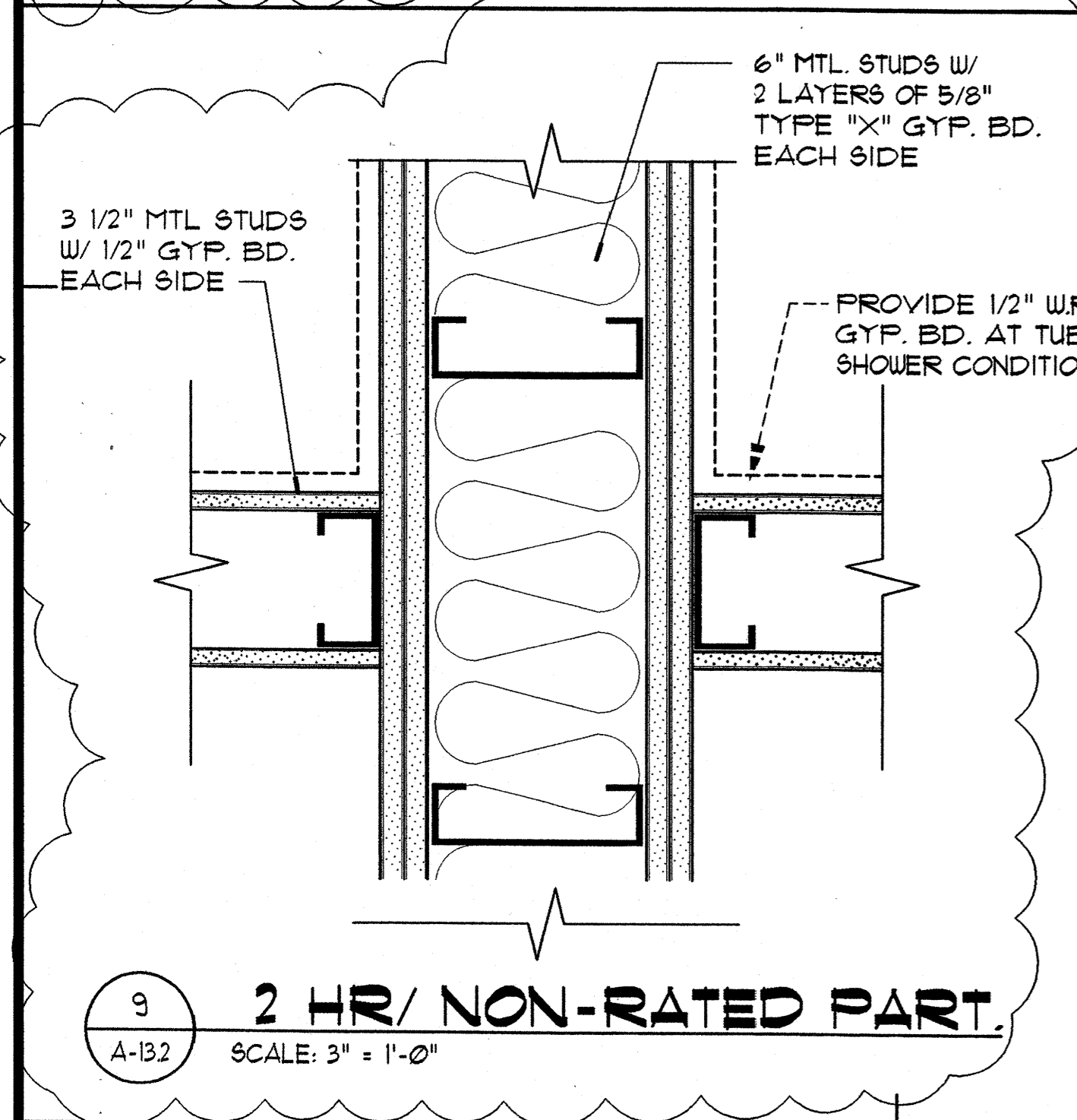
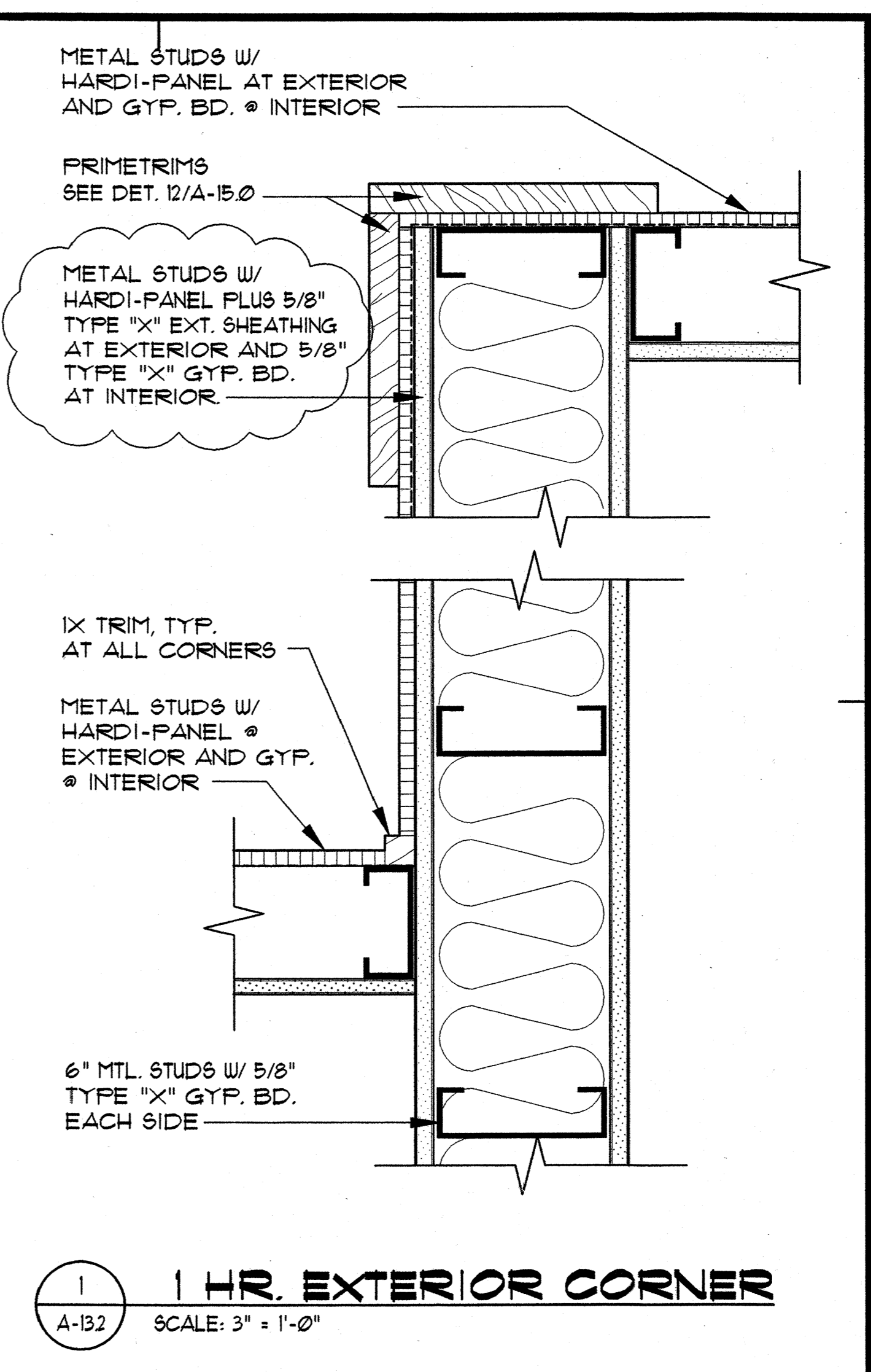
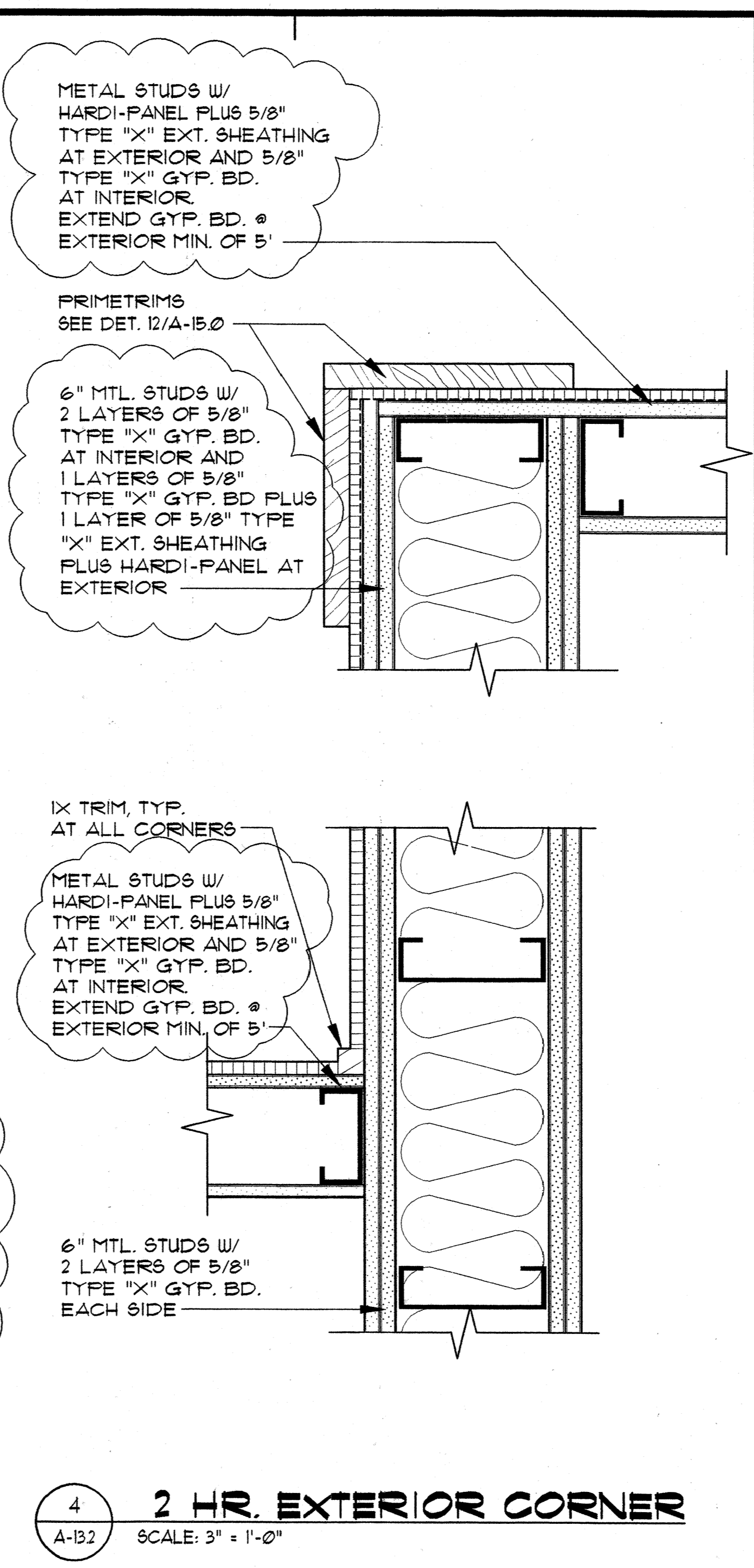
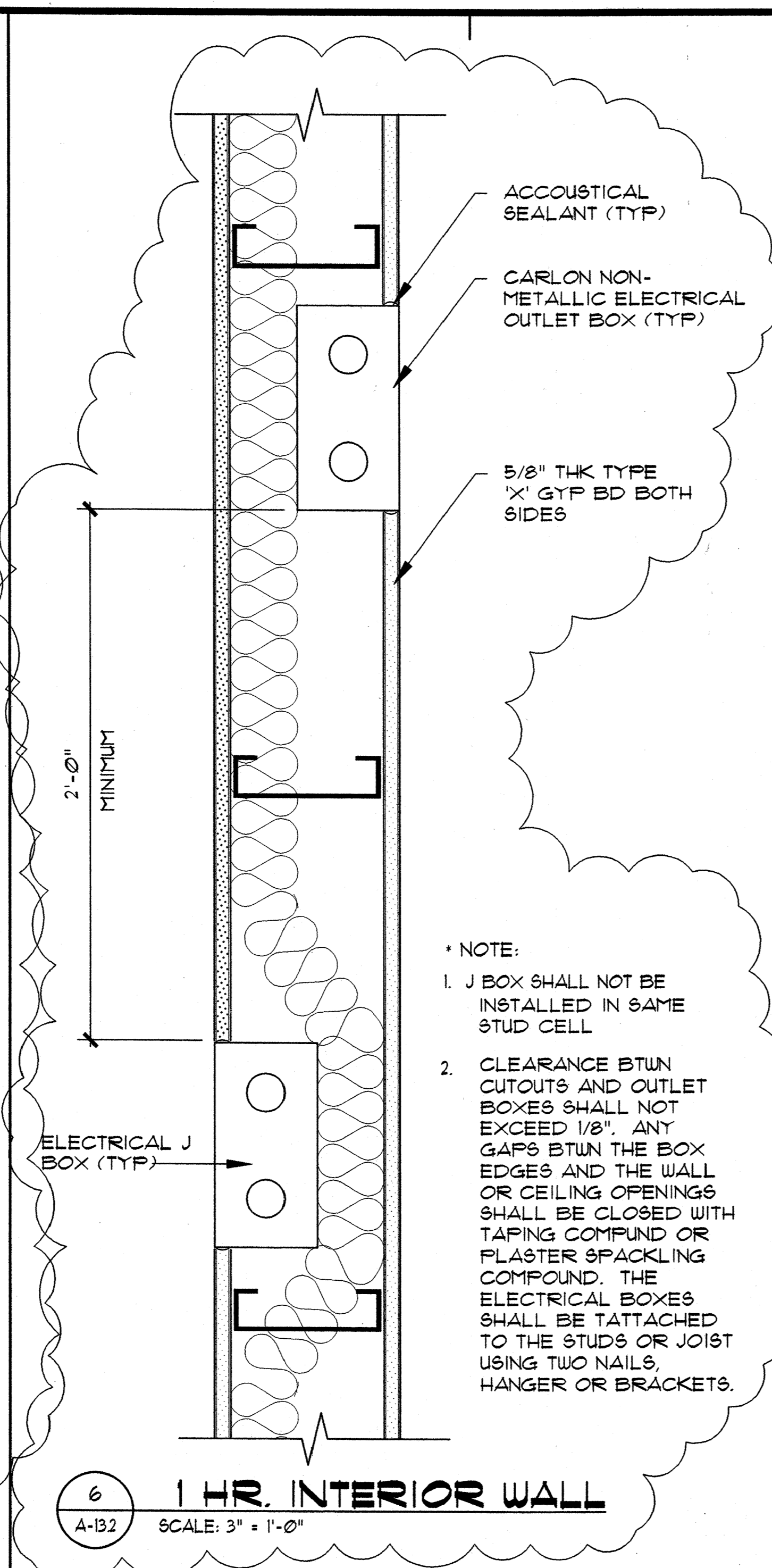
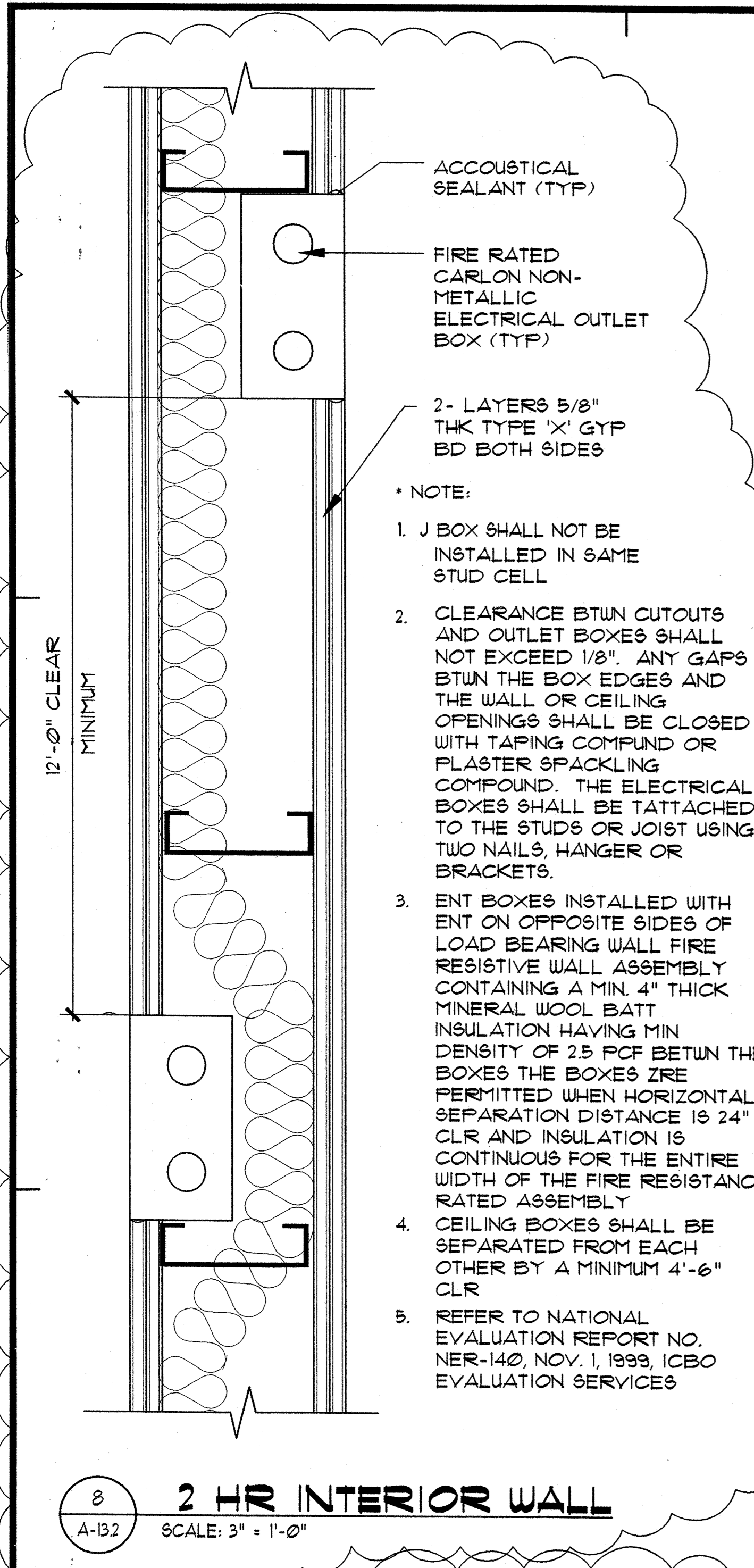


1 1 HR. SEPERATION WALL
A-13J SCALE: 3/4" = 1'-0"

SEE STRUCTURAL DRAWING FOR FOUNDATION NOTES

SEE STRUCTURAL DRAWING FOR FOUNDATION NOTES

SEE STRUCTURAL DRAWING FOR FOUNDATION NOTES



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Planning
Graphics

John Aveiro AIA
Vernon Inoshita AIA
Mike Goshi AIA

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CONSTRUCTION SET

Revision Number/Description

FRONT STREET APARTMENTS

LAHAINA, MAUI, HAWAII

TMK: (2) 4-5-03: 13, 14, 15, 38, 39, 40

Project Name

Drawing Title
MISC. RATED FIRE WALL DETAILS

Project Number	Date	
99045	18 AUGUST 00	
Drawn	Checked	Designed
RK/AC/JW	JAKEMG	VILKKE

Drawing Number

A-13.2

Sheet No of

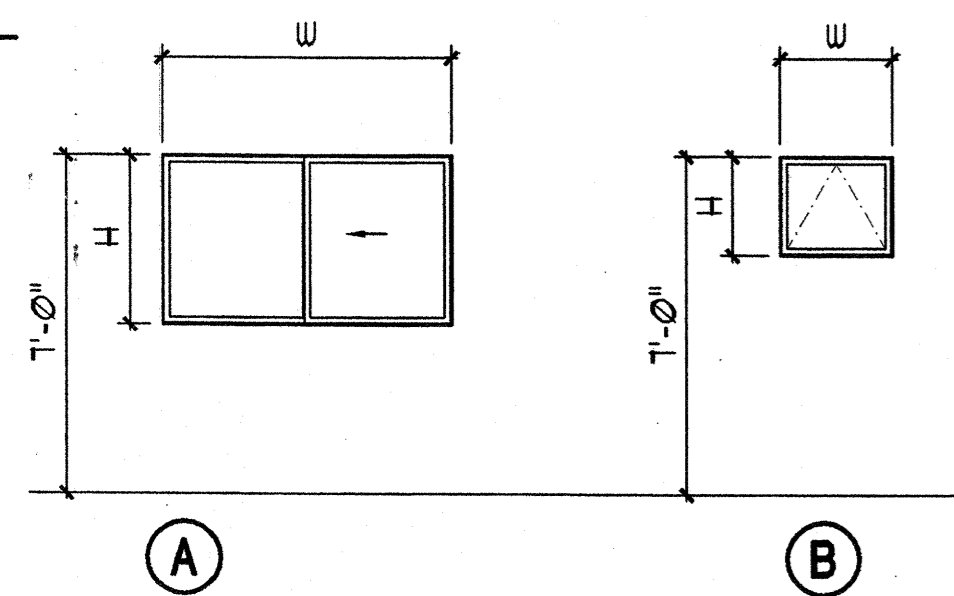
WINDOW SCHEDULE

MARK	SIZE W x H	WINDOW TYPE	GLASS TYPE	DETAILS SHT. A-14.1			REMARKS
				HEAD	JAMB	SILL	
1	3'-0" x 3'-6"	A		6/A-14.1	6/A-14.1	6/A-14.1	
2	6'-0" x 3'-6"	A		6/A-14.1	6/A-14.1	6/A-14.1	
3	5'-0" x 3'-6"	A		6/A-14.1	6/A-14.1	6/A-14.1	
4	4'-0" x 3'-6"	A		6/A-14.1	6/A-14.1	6/A-14.1	
5	4'-0" x 1'-6"	A		8/A-14.1	8/A-14.1	8/A-14.1	
6	2'-0" x 2'-0"	B		5/A-14.1	5/A-14.1	5/A-14.1	
7	4'-0" x 1'-0"	A		6/A-14.1	6/A-14.1	6/A-14.1	
8	4'-0" x 4'-0"	A		6/A-14.1	6/A-14.1	6/A-14.1	
9	6'-0" x 4'-0"	A		6/A-14.1	6/A-14.1	6/A-14.1	

DOOR SCHEDULE

MARK	SIZE W x H THICKNESS	DOOR TYPE	FIRE RATING	HARD WARE	DETAILS SHT. A-14.1			REMARKS
					HEAD	JAMB	THRESH.	
1	3'-0" x 6'-8" 1-3/4"	A			1/A-14.1	1/A-14.1	1/A-14.1	BUFFELIN RAISED PANEL DOOR (#B-2130)
2	2'-10" x 6'-8" 1-3/8"	B			7/A-14.1	7/A-14.1	-	
3	2'-4" x 6'-8" 1-3/8"	B			7/A-14.1	7/A-14.1	-	
4	2'-10" x 6'-8" 1-3/8"	C			4/A-14.1	4/A-14.1	4/A-14.1	
5	6'-0" x 6'-8" -	D			2/A-14.1	2/A-14.1	2/A-14.1	
6	8'-0" x 8'-0" -	E			3/A-14.1	3/A-14.1	3/A-14.1	
7	6'-0" x 8'-0" -	E			3/A-14.1	3/A-14.1	3/A-14.1	
8	10'-0" x 8'-0" -	F			3/A-14.1	3/A-14.1	3/A-14.1	
9	4'-0" x 6'-8" 1-3/8"	G			9/A-14.1	9/A-14.1	-	
10	2'-8" x 6'-8" 1-3/8"	B			7/A-14.1	7/A-14.1	-	
11	3'-0" x 6'-8" 1-3/4"	H			1/A-14.1	1/A-14.1	1/A-14.1	ACCESSIBLE THRESHOLD
12	6'-0" x 6'-8" 1-3/4"	J			1/A-14.1	1/A-14.1	1/A-14.1	ACCESSIBLE THRESHOLD
13	5'-4" x 6'-8" 1-3/4"	K			1/A-14.1	1/A-14.1	1/A-14.1	
14	7'-0" x 6'-8" 1-3/4"	J			1/A-14.1	1/A-14.1	1/A-14.1	
15	1'-8" x 6'-8" 1-3/8"	B			7/A-14.1	7/A-14.1	-	
16	5'-0" x 8'-0" -	E			3/A-14.1	3/A-14.1	3/A-14.1	
17	3'-0" x 6'-8" 1-3/8"	B			7/A-14.1	7/A-14.1	-	
18	5'-0" x 6'-8" 1-3/4"	J			1/A-14.1	1/A-14.1	1/A-14.1	
19	3'-0" x 6'-8" 1-3/8"	C			4/A-14.1	4/A-14.1	4/A-14.1	
20	7'-0" x 8'-0" -	E			3/A-14.1	3/A-14.1	3/A-14.1	
21	1'-6" x 6'-8" 1-3/4"	B			1/A-14.1	1/A-14.1	1/A-14.1	
22	2'-6" x 6'-8" 1-3/4"	B			1/A-14.1	1/A-14.1	1/A-14.1	

GRAPHIC WINDOW SCHEDULE

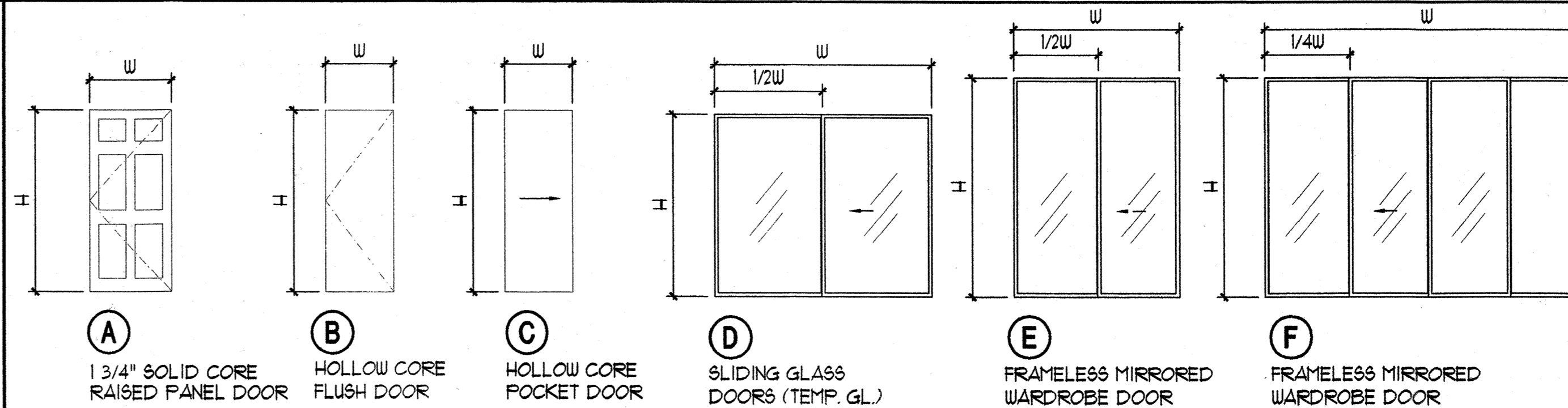


WINDOW TYPES

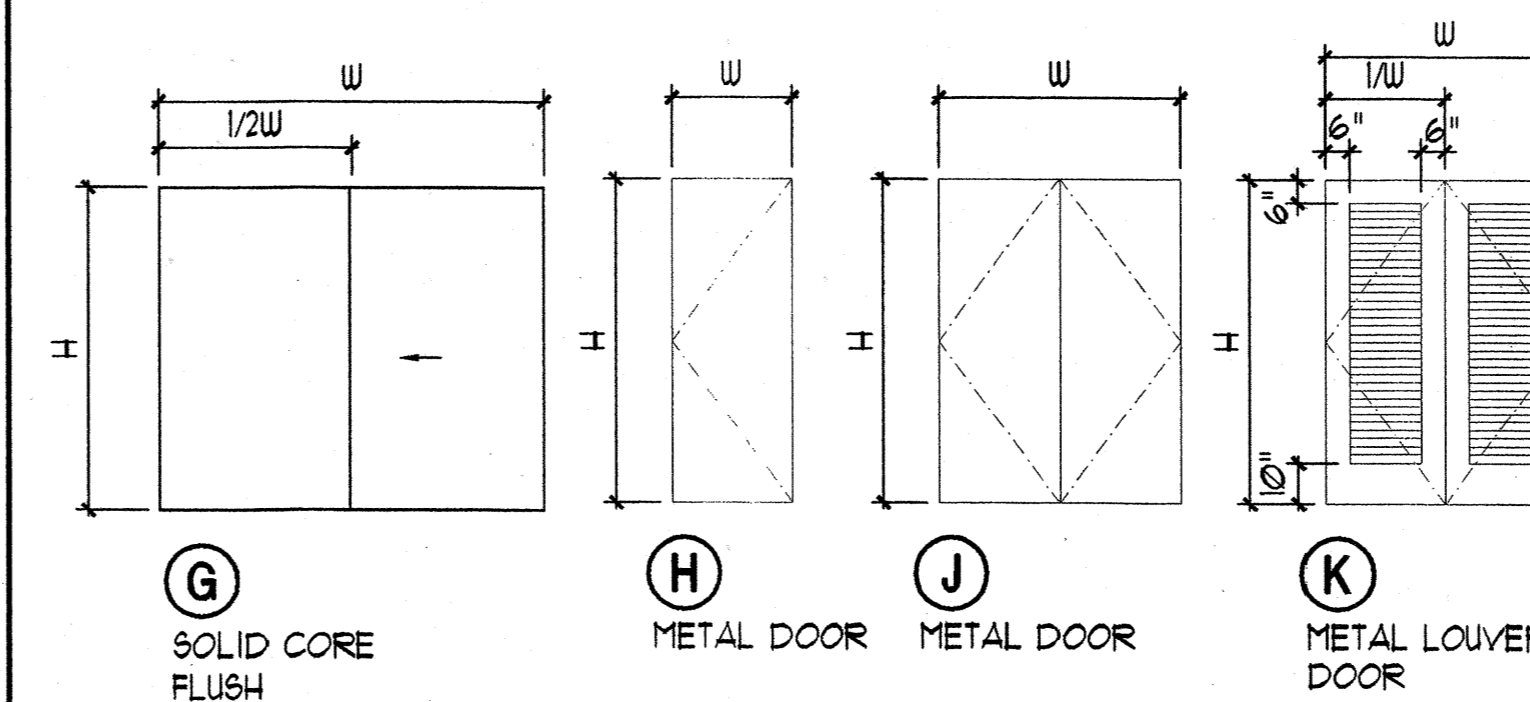
WINDOW NOTES:

- PROVIDE MUNTINS, EQUALLY SPACED, TO GLASS AS SHOWN ON EXTERIOR ELEVATIONS.
- 44" MAX SILL HEIGHT AT ALL BEDROOM WINDOWS FOR EGRESS.
- MAINTAIN 5.7 SQ. FT. NET CLEAR OPENING FOR EMERGENCY EXITS.
- ALL GLAZING IN DOORS AND HAZARDOUS AREAS TO BE SAFETY GLASS.
- WINDOW HEAD HEIGHTS SHALL BE DETERMINED BY THE HEADER BEAM SIZE (AT TOP PLATE CONDITION) UNLESS NOTED OTHERWISE. HEAD HEIGHTS ON THE SAME FLOOR SHALL LINE UP EXCEPT AT WINDOWS OVER TUB/SHOWERS AND UNLESS NOTED OTHERWISE.
- PROVIDE MATCHING SCREEN FOR ALL OPERABLE WINDOWS AND SLIDING GLASS DOORS.
- ALL WINDOWS AND SLIDING GLASS DOORS NOTED AS ROUGH OPENING DIMENSION.

GRAPHIC DOOR SCHEDULE

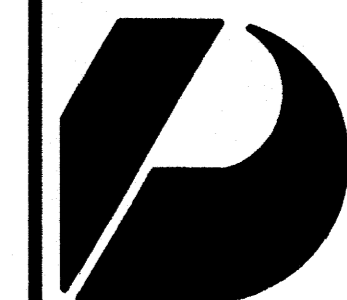


DOOR TYPES



DOOR NOTES:

- ALL GLAZING IN DOORS AND HAZARDOUS AREAS TO BE SAFETY GLASS.
- PROVIDE MATCHING SCREEN FOR ALL OPERABLE WINDOWS AND SLIDING GLASS DOORS.
- PROVIDE 2 x WOOD NAILER AROUND ALL DOOR OPENINGS
- WHERE WINDOWS AND DOORS OCCUR ALONG 6" STUD WALLS (SEE PLANS) SIZE TRIM ACCORDINGLY.



Design Partners Incorporated

Architects
Interior Designers
Planning
Graphics

John Aveiro AIA
Vernon Inohita AIA
Mike Goshi AIA

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CONSTRUCTION SET

Revision Number/Description

FRONT STREET

APARTMENTS

LAHAINA, MAUI, HAWAII
TMK: (2) 4-5-03: 13, 14, 15, 38, 39, 40

Project Name

Drawing Title

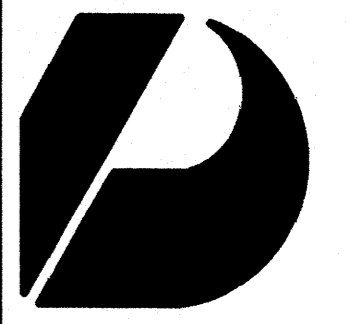
DOOR & WINDOW TYPES AND SCHEDULES

Project Number 93045	Date 11 AUGUST 00
Drawn RK/AC/JW	Checked JAK/EMG
Designed VIL/KKE	

Drawing Number

A-14.0

Sheet No of



Design Partners Incorporated

Architects
Interior Designers
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Vernon Inoshita AIA
Mike Goshi AIA

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CONSTRUCTION SET

Revision Number/Description

FRONT STREET APARTMENTS
LAHAINA, MAUI, HAWAII
TMK: (2) 4-5-03: 13, 14, 15, 38, 39, 40

Project Name

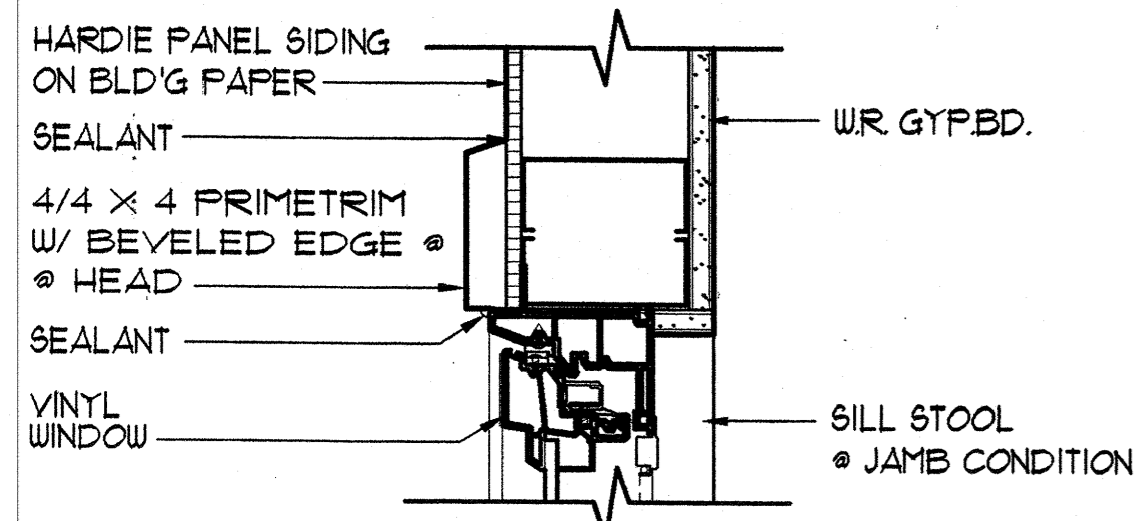
Drawing Title
DOOR & WINDOW DETAILS

Project Number 99045 Date 11 AUGUST 02
Drawn RK/AC/JW Checked JAKE/MG Designed VI/LK/KE

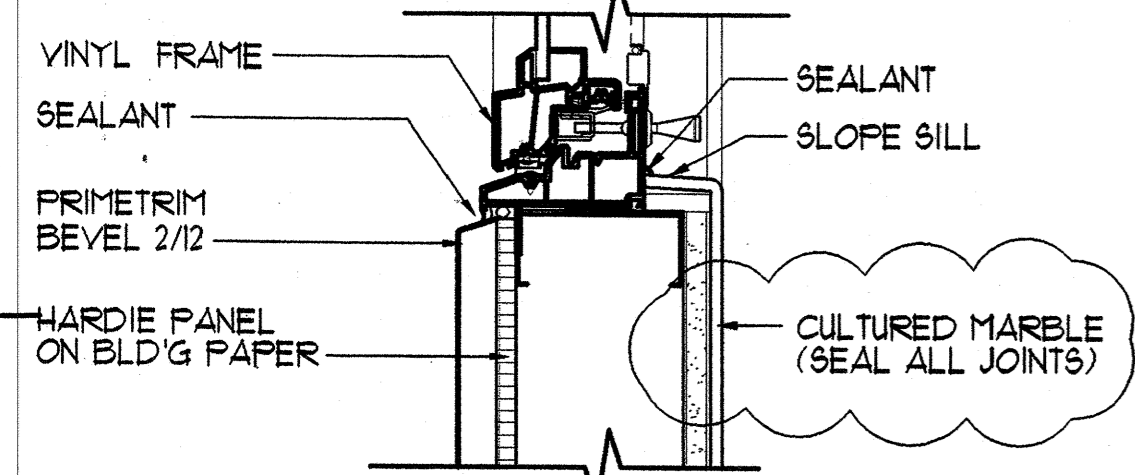
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A-14.1

Sheet No of

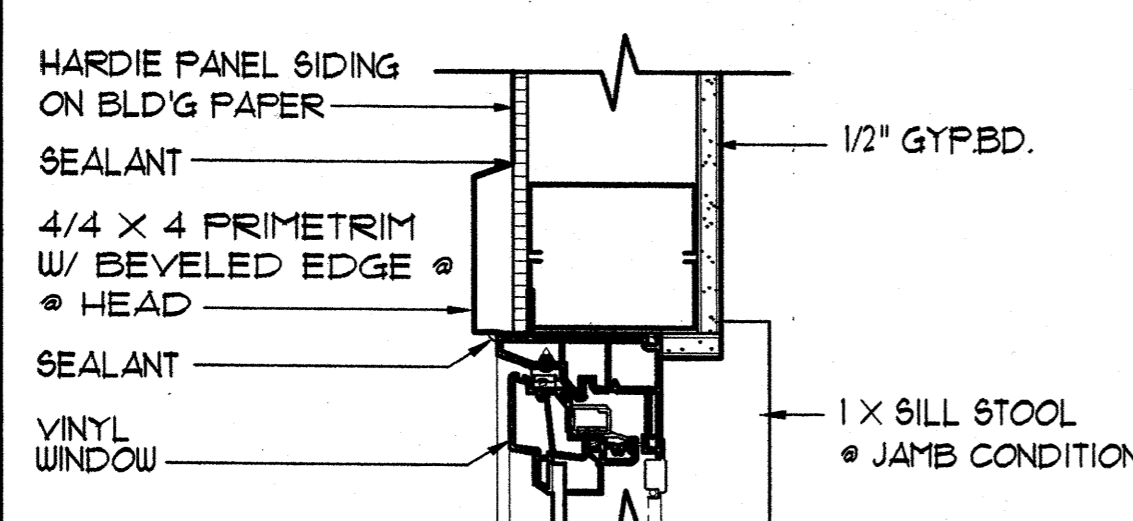


A JAMB/HEAD(SIM.)

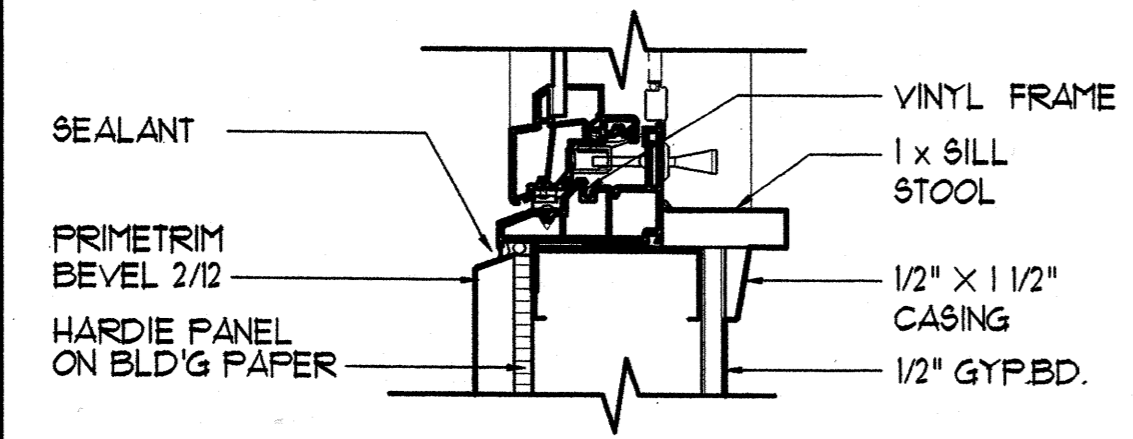


B SILL

8 WINDOW AT BATH
A-141 SCALE: 3" = 1'-0"

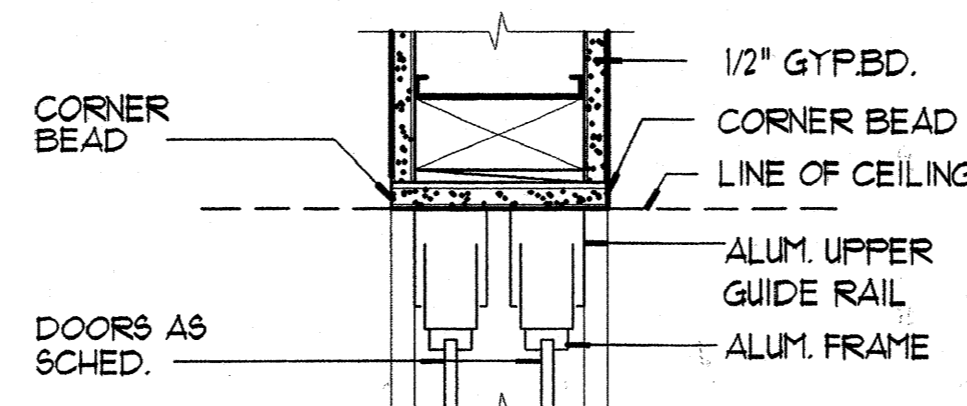


A JAMB/HEAD(SIM.)

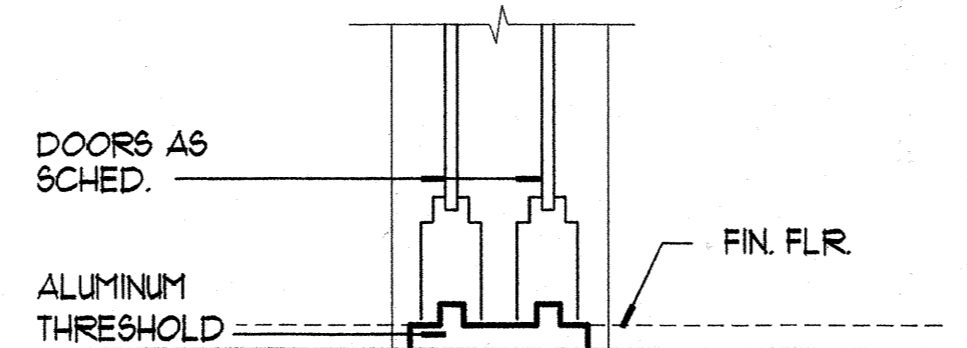


B SILL

5 AWNING WINDOW
A-141 SCALE: 3" = 1'-0"

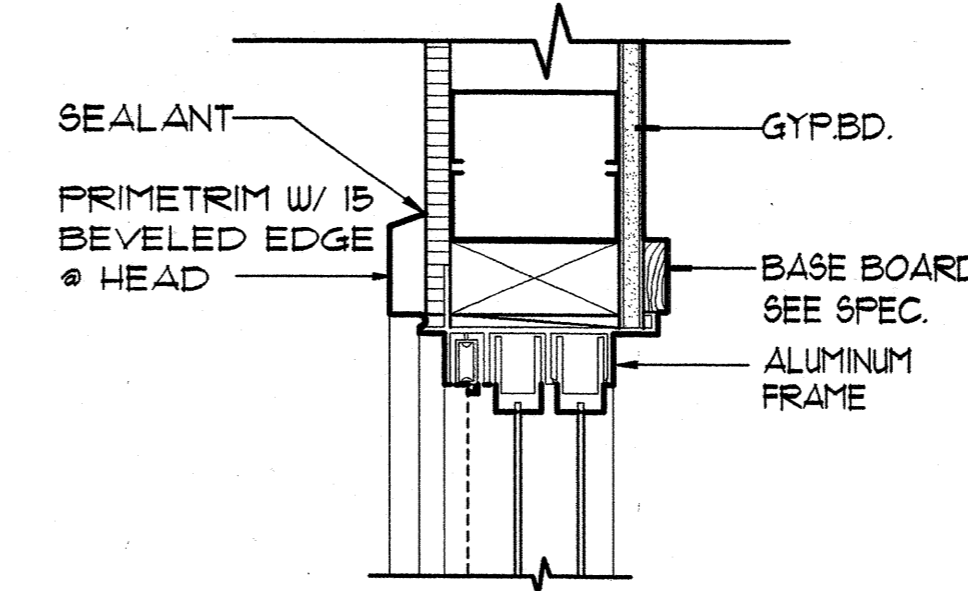


A JAMB/HEAD(SIM.)

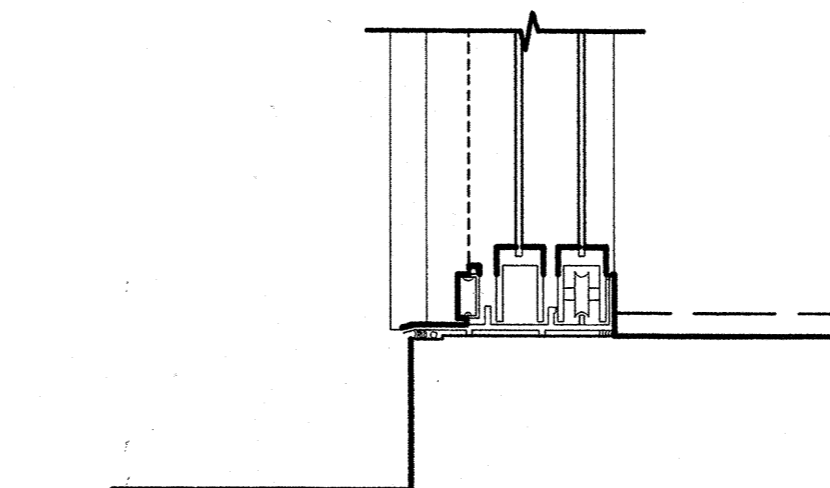


B THRESHOLD

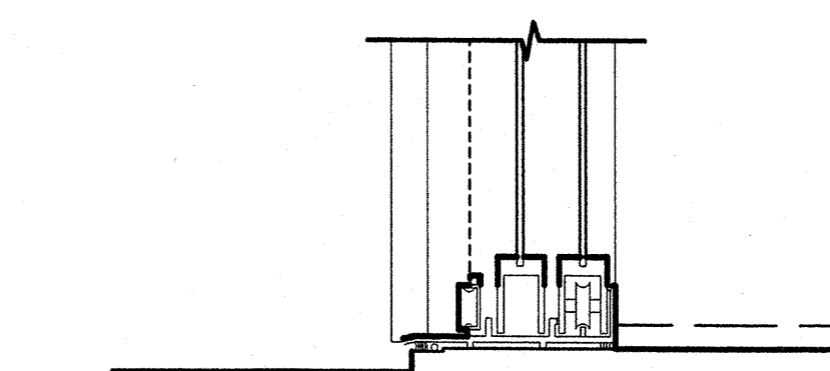
3 WARDROBE
A-141 SCALE: 3" = 1'-0"



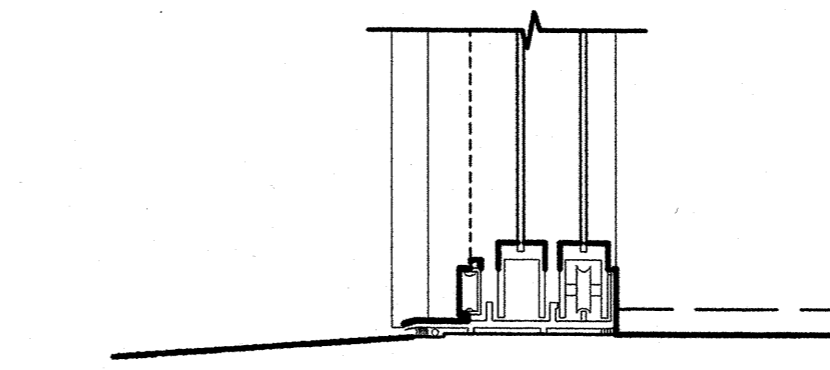
A JAMB/HEAD(SIM.)



B THRESHOLD (COND. @ 2ND FLR.)

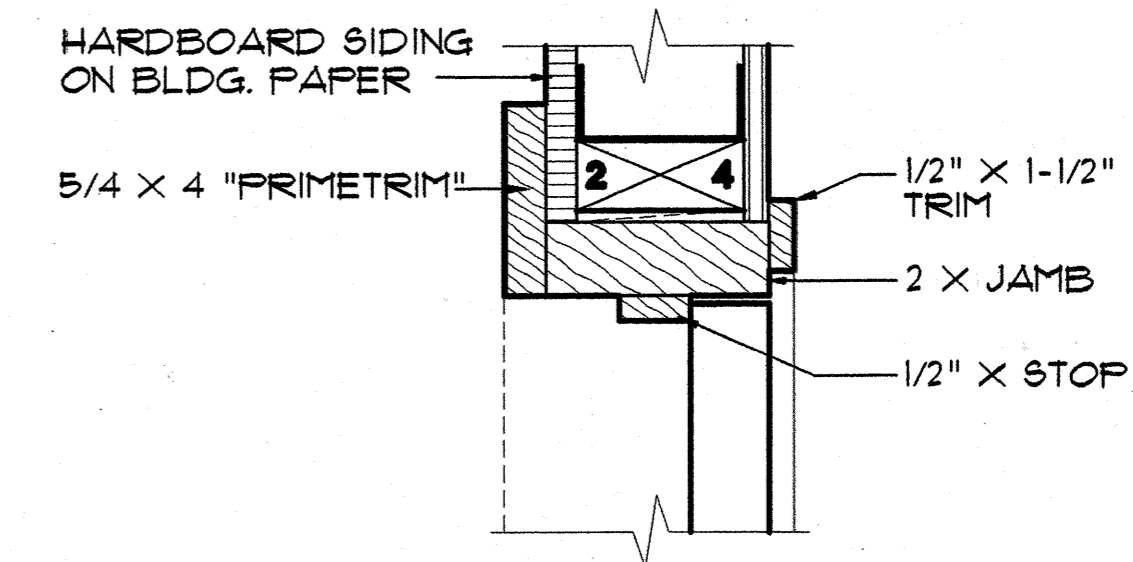


C THRESHOLD (COND. @ 1ST FLR.)

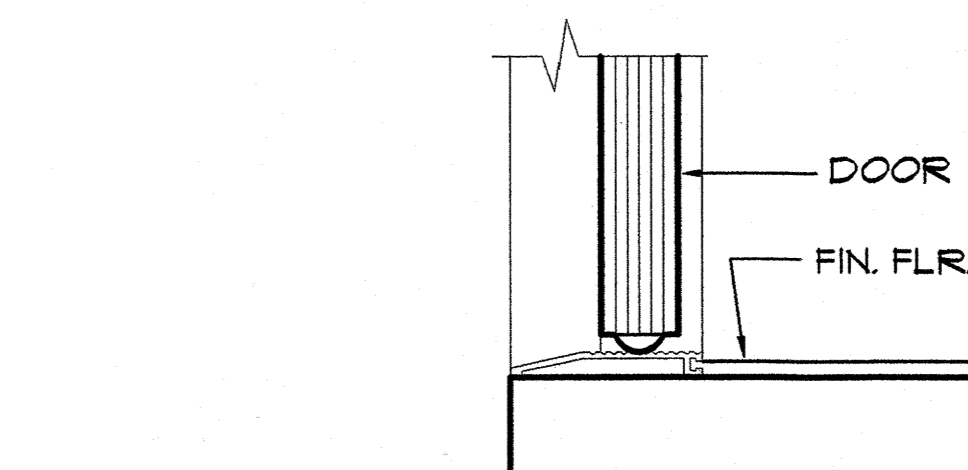


D THRESHOLD (COND. @ ACCESSIBLE UNIT)

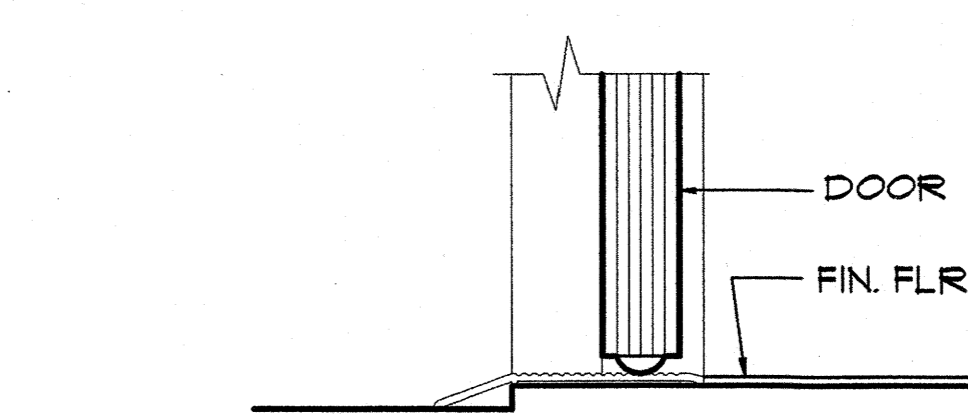
2 SLIDING GLASS DR.
A-141 SCALE: 3" = 1'-0"



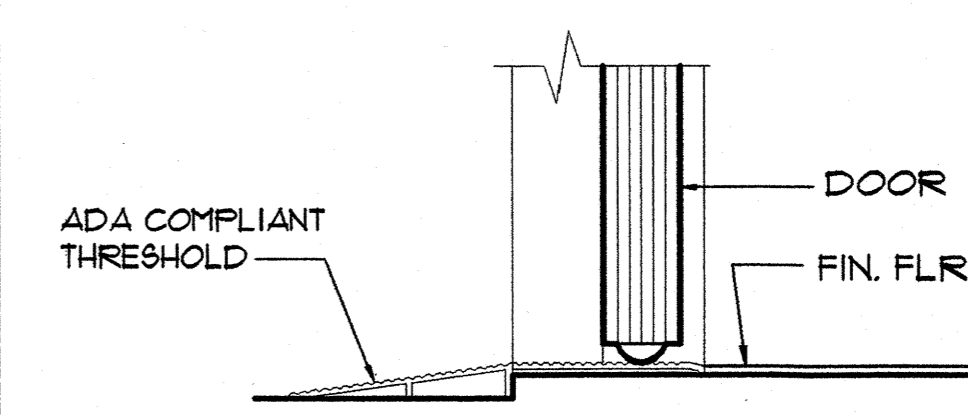
A JAMB/HEAD(SIM.)



B THRESHOLD (COND. @ 2ND FLR.)

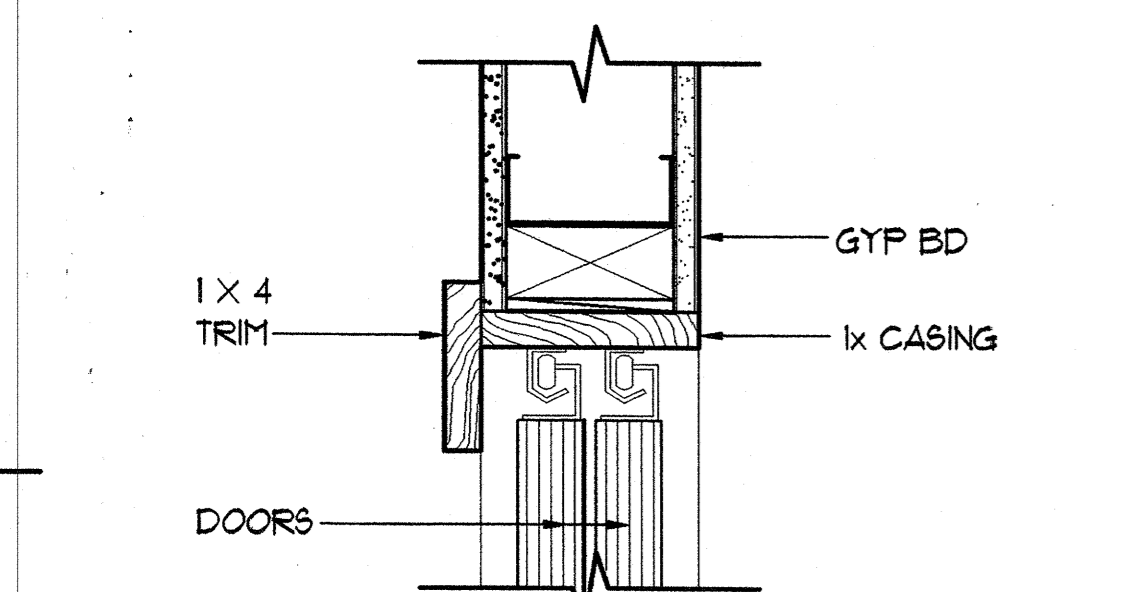


C THRESHOLD (COND. @ 1ST FLR.)

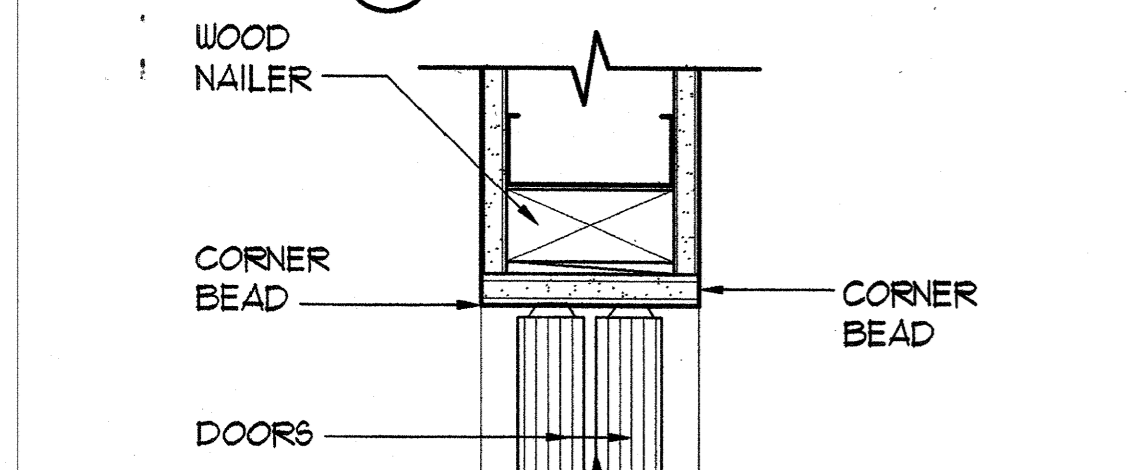


D THRESHOLD (COND. @ ACCESSIBLE UNIT)

1 ENTRY DOOR
A-141 SCALE: 3" = 1'-0"

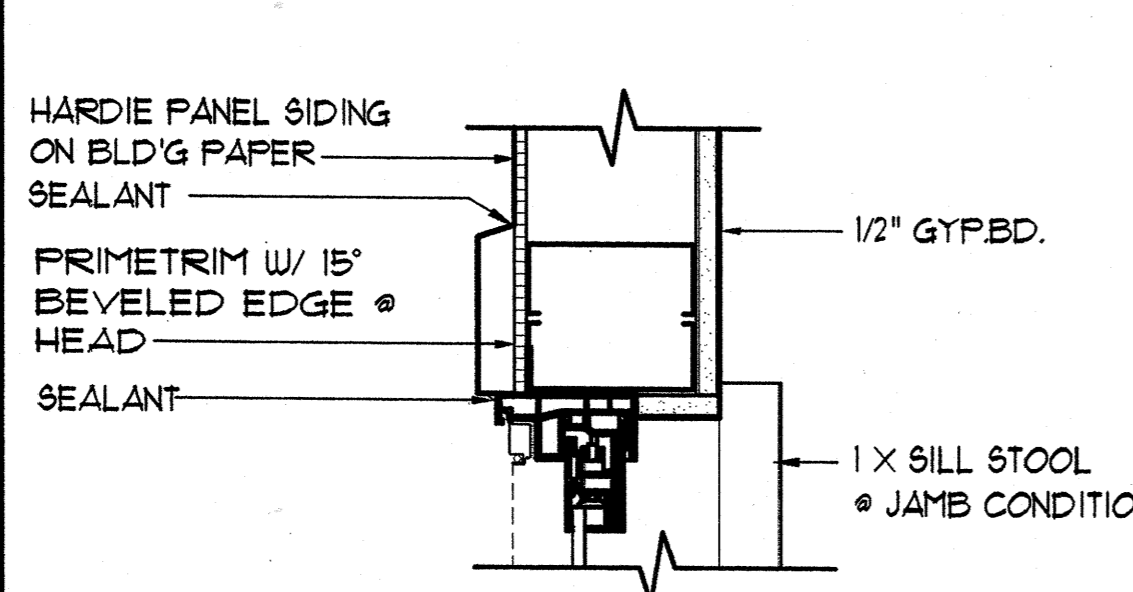


A HEAD

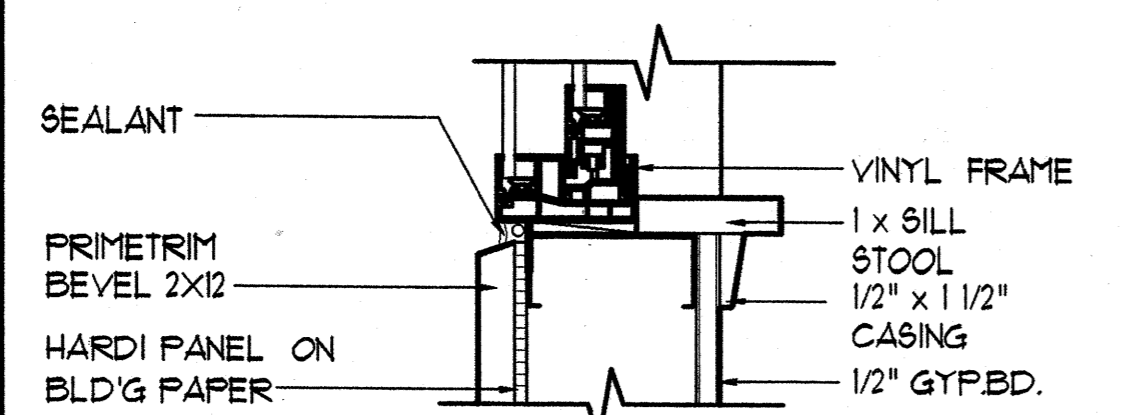


B JAMB

9 BI-PASS DOOR
A-141 SCALE: 3" = 1'-0"

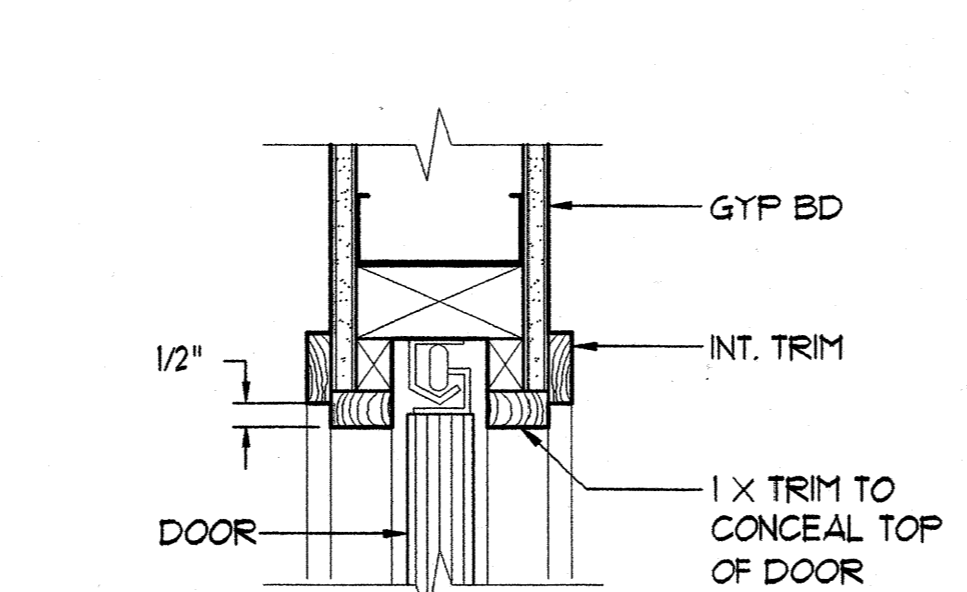


A JAMB/HEAD(SIM.)

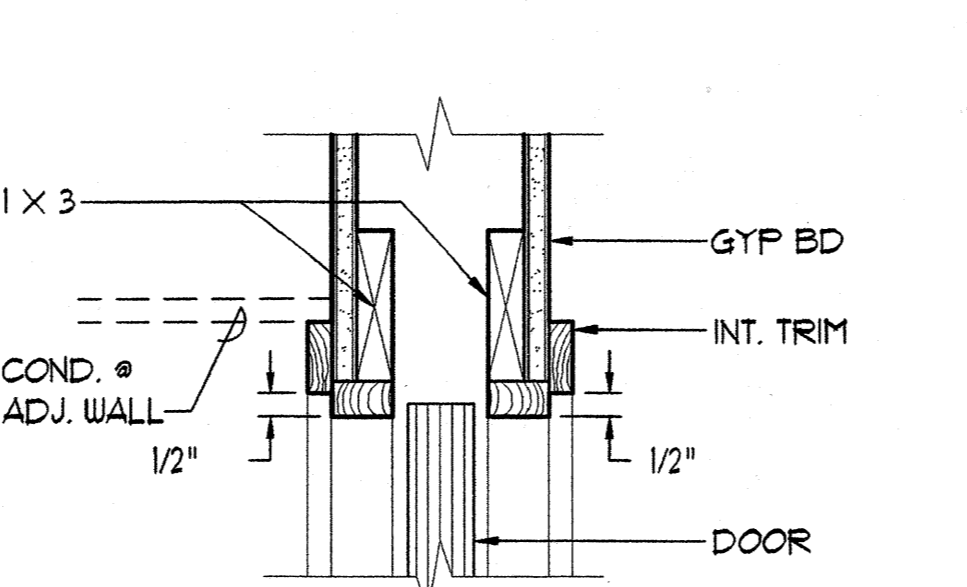


B SILL

6 SLIDING WINDOW
A-141 SCALE: 3" = 1'-0"

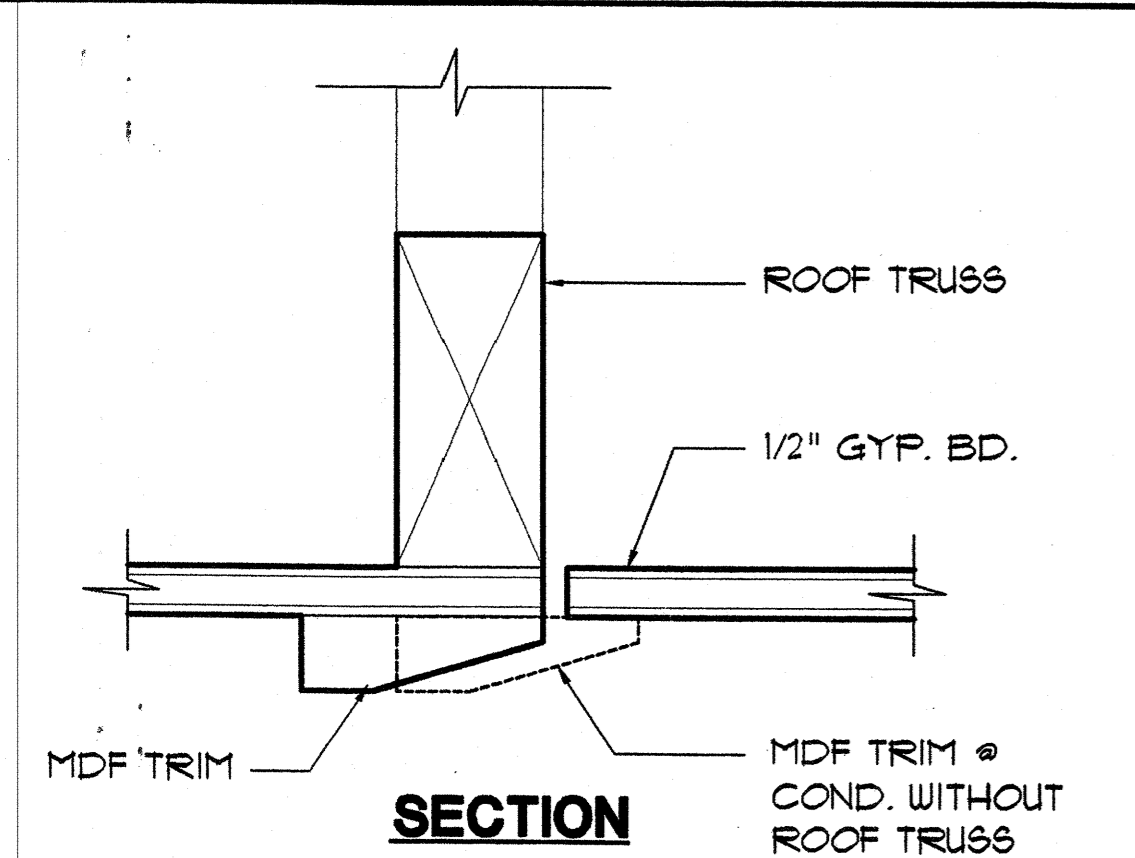


A HEAD



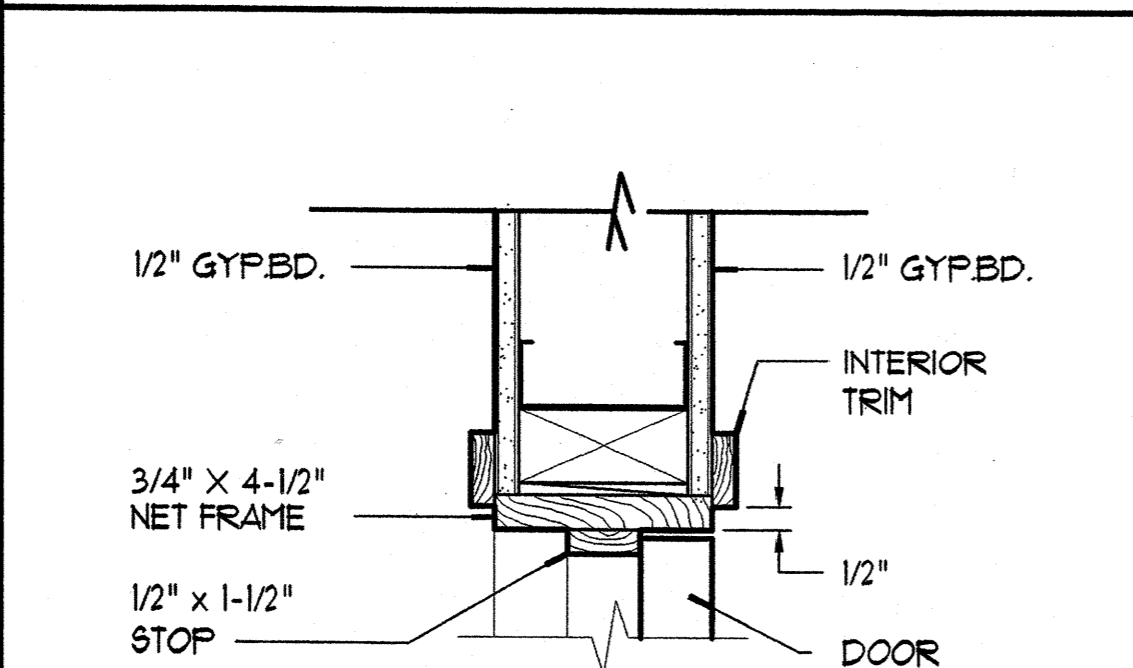
B JAMB

4 POCKET DOOR
A-141 SCALE: 3" = 1'-0"



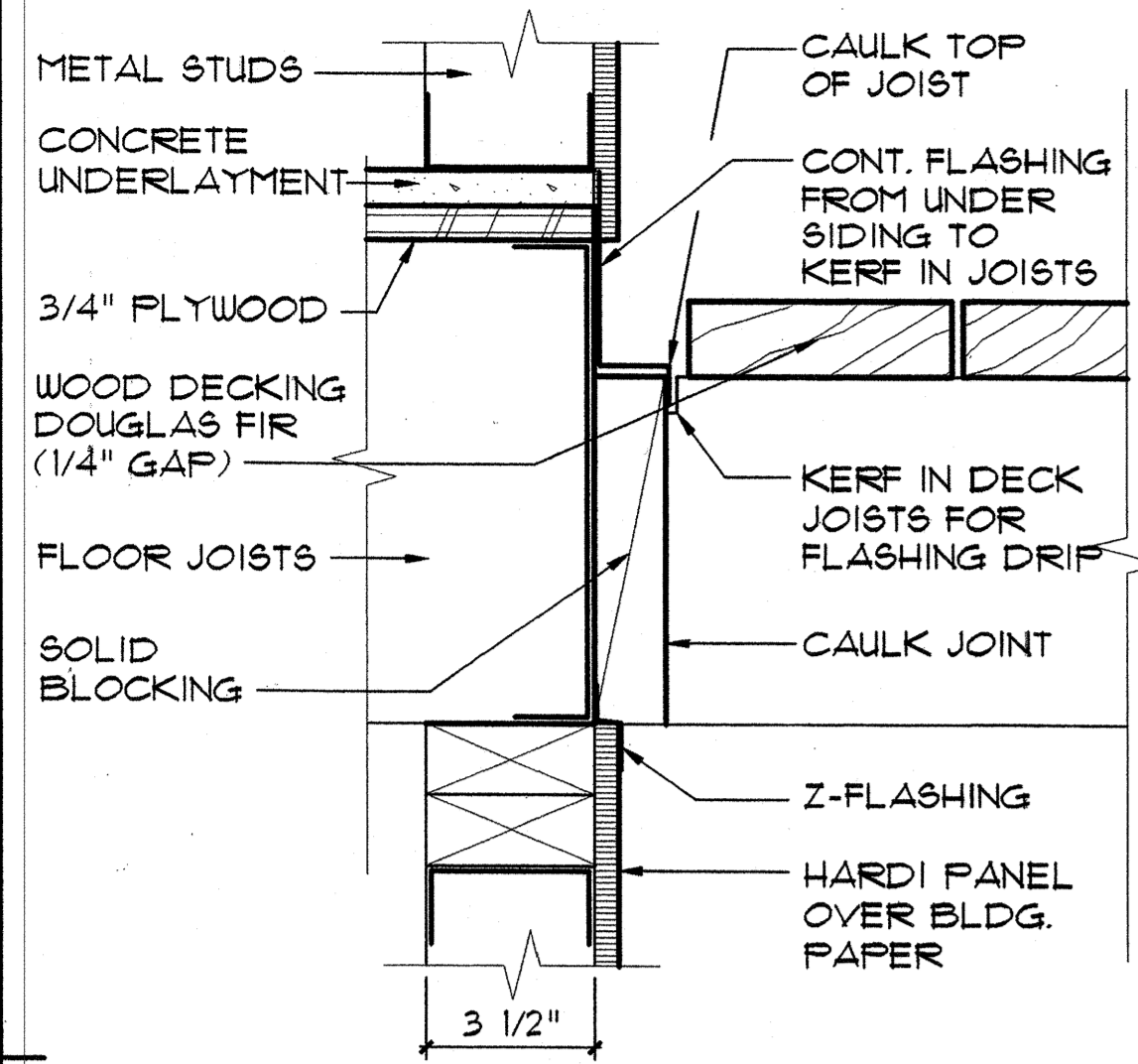
SECTION

10 ATTIC ACCESS
A-141 SCALE: 3" = 1'-0"



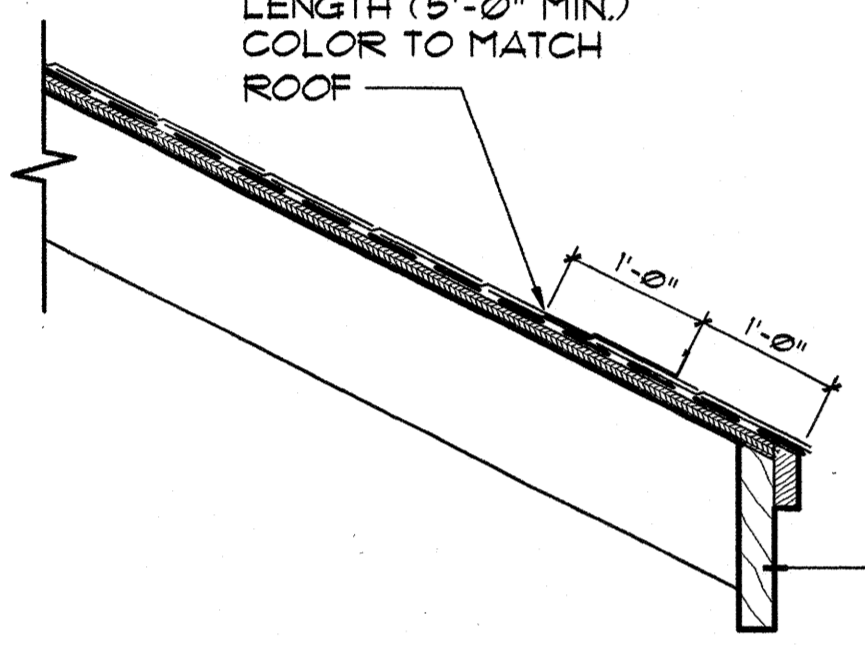
A JAMB/HEAD(SIM.)

7 INTERIOR DOOR
A-141 SCALE: 3" = 1'-0"

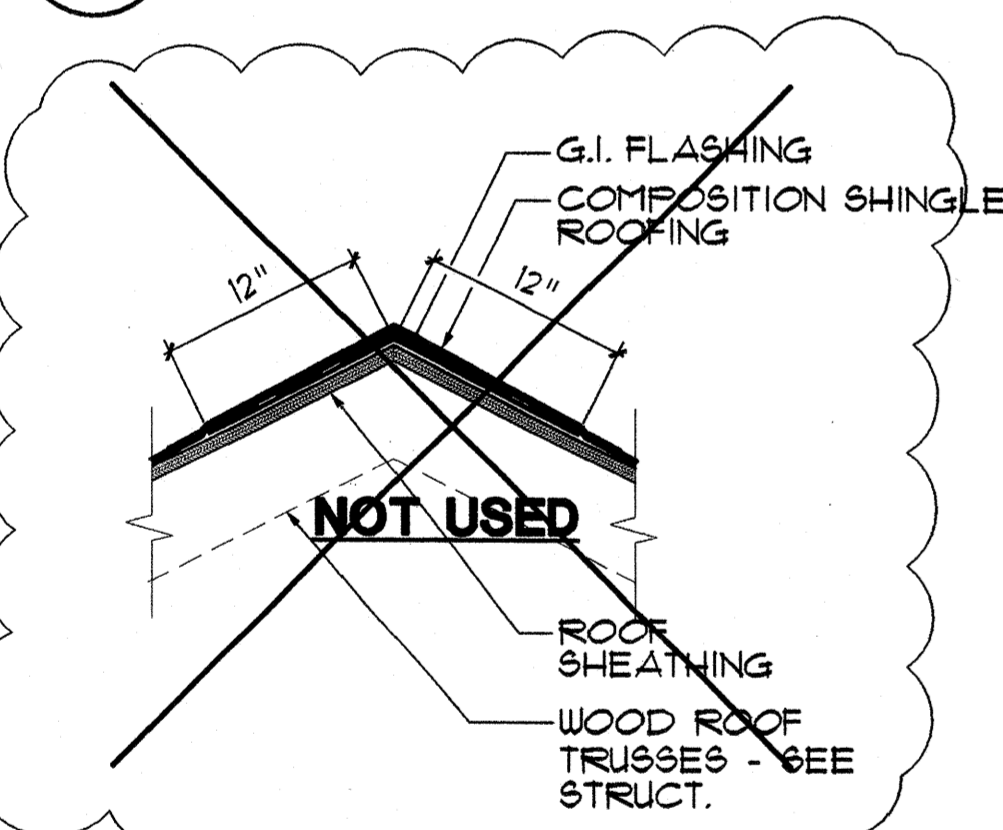


16 DECK DETAIL
A-15.0 SCALE: 3" = 1'-0"

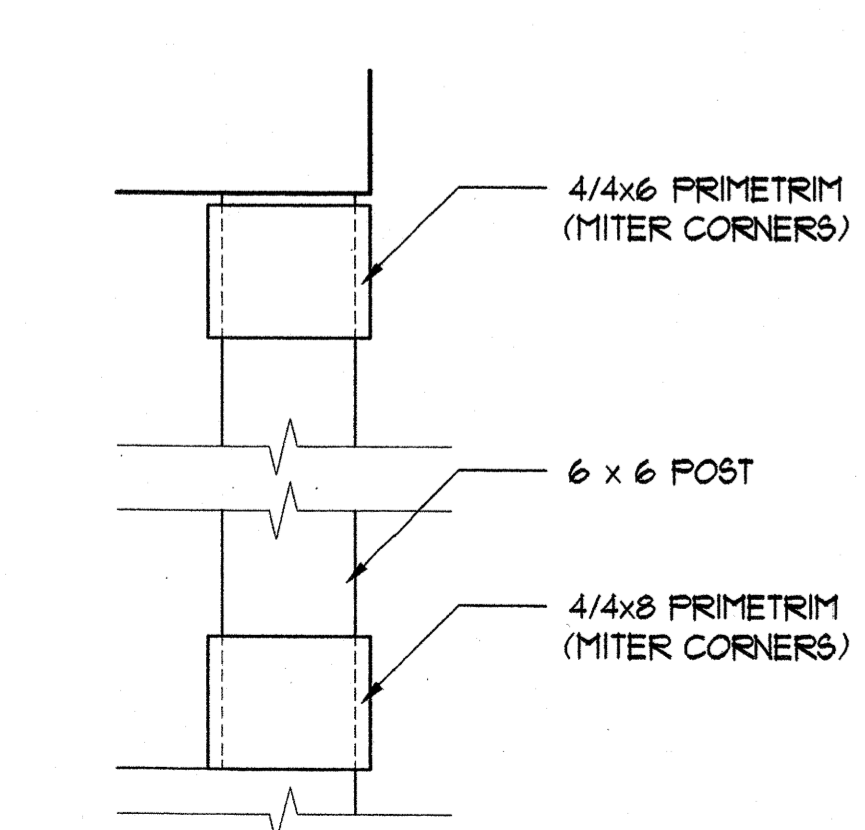
SHT. METAL RAIN DIVERTER TO EXTEND UP UNDER ROOFING SEE ROOF PLAN FOR LENGTH (5'-0" MIN.) COLOR TO MATCH ROOF



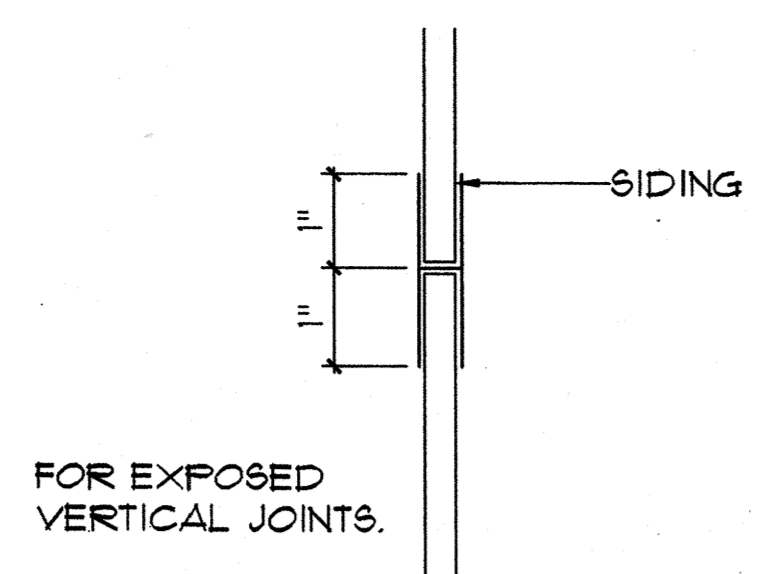
17 RAIN DIVERTER DET.
A-15.0 SCALE: 1 1/2" = 1'-0"



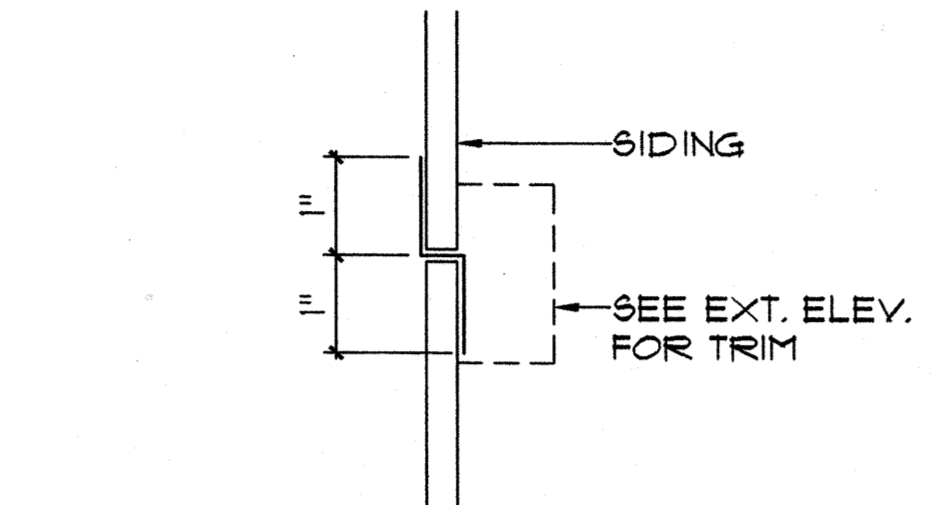
18 RIDGE DETAIL
A-15.0 SCALE: 1" = 1'-0"



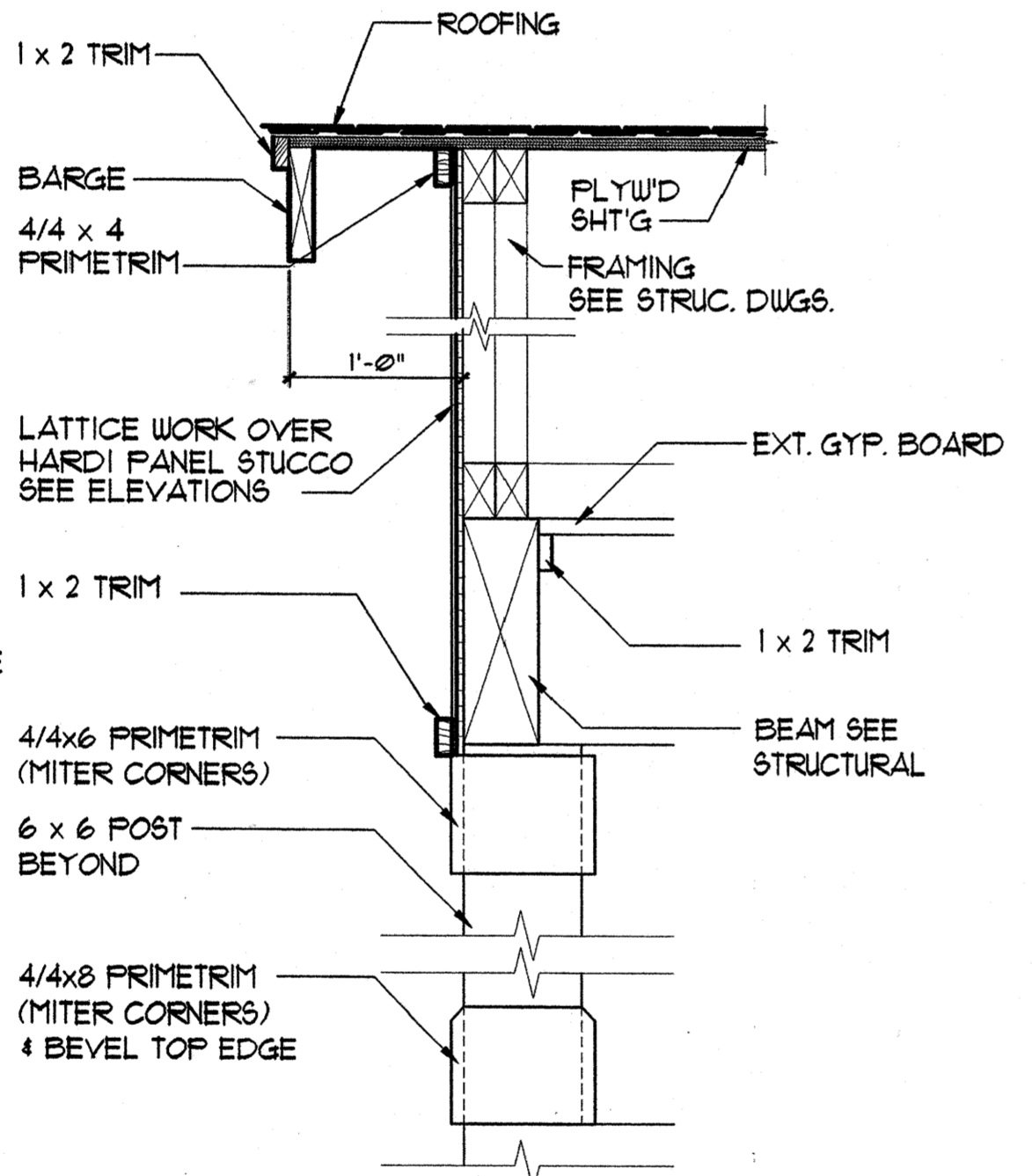
19 COLUMN DETAIL
A-15.0 SCALE: 1 1/2" = 1'-0"



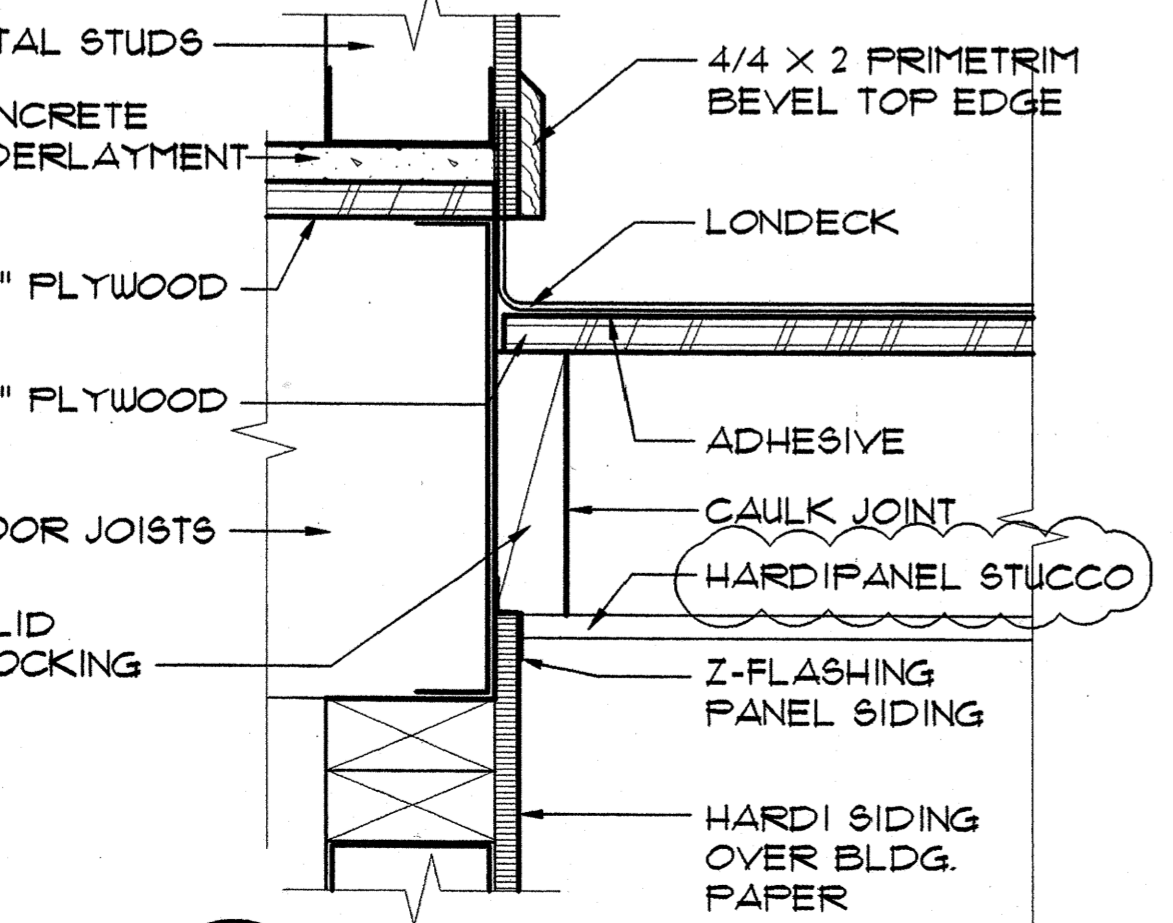
13 H JOINT
A-15.0 SCALE: 6" = 1'-0"



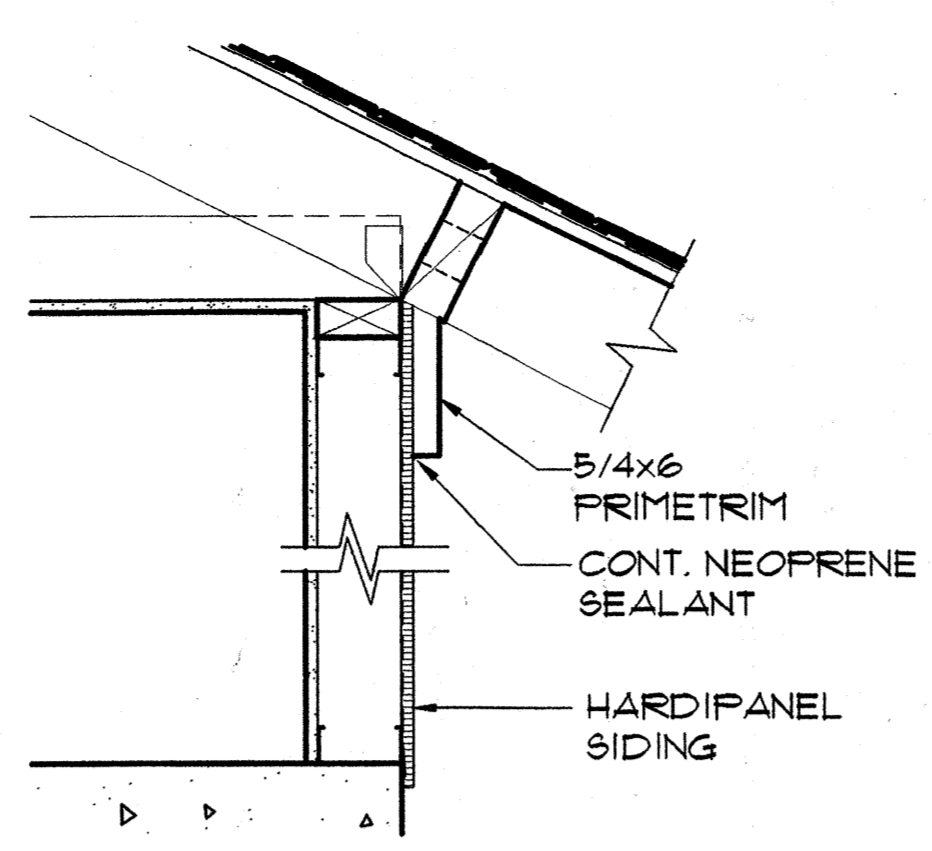
13A Z FLASHING
A-15.0 SCALE: 6" = 1'-0"



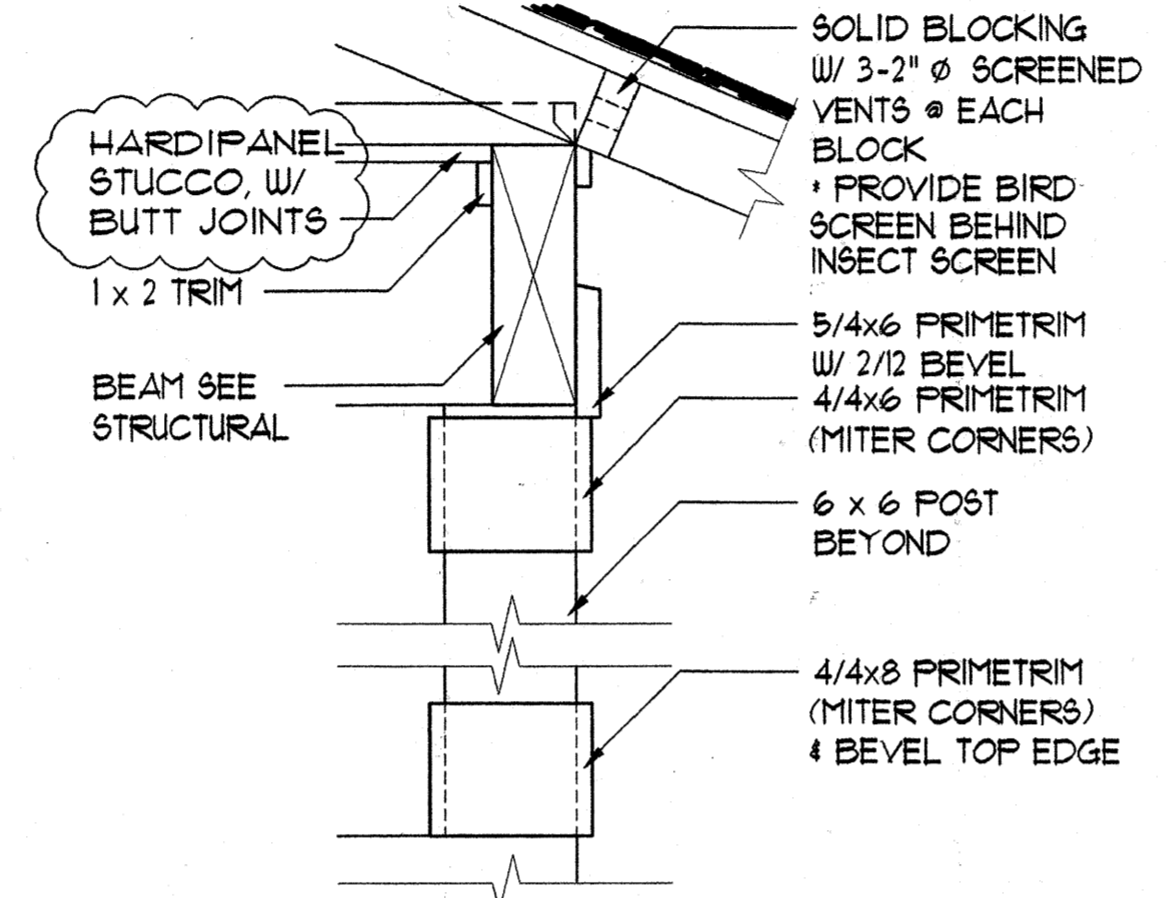
14 ENTRY DETAIL
A-15.0 SCALE: 1 1/2" = 1'-0"



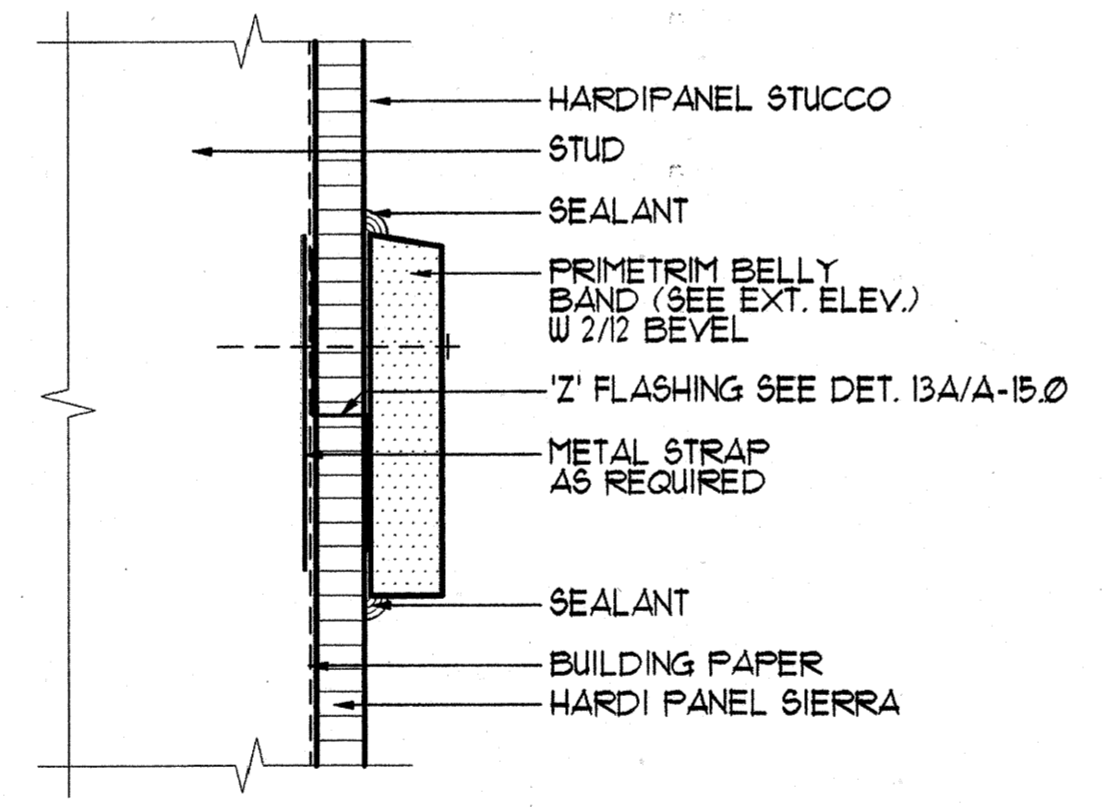
15 WALKWAY DETAIL
A-15.0 SCALE: 3" = 1'-0"



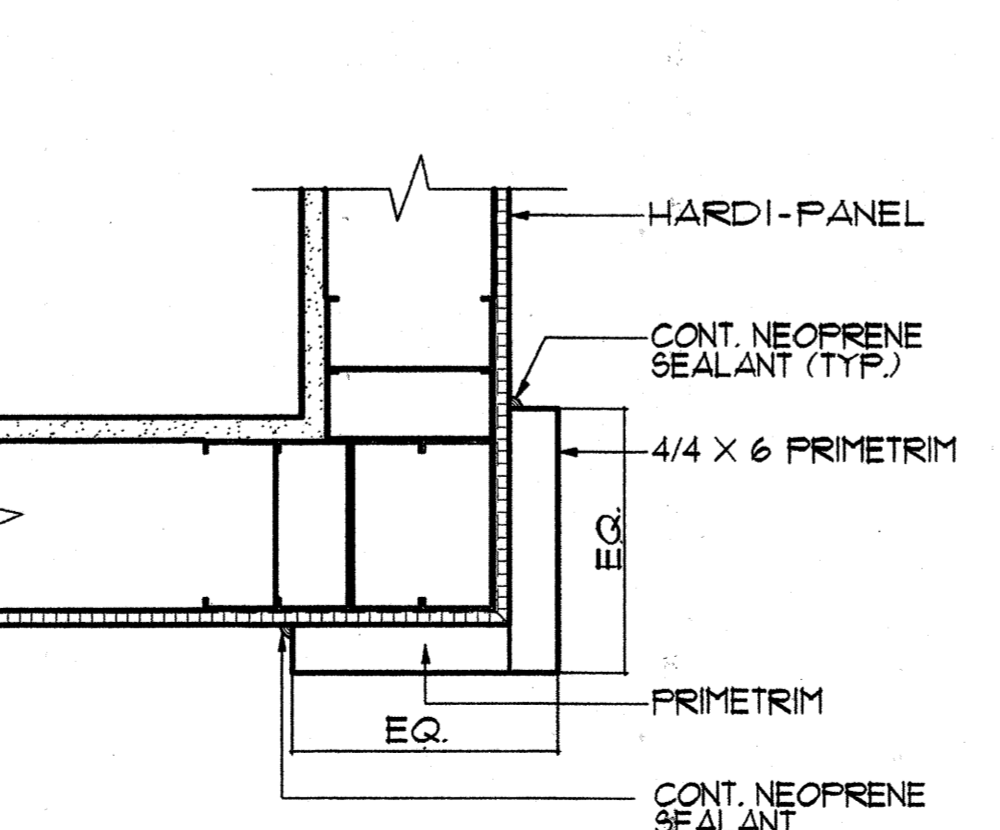
9 SIDING DET.
A-15.0 SCALE: 1 1/2" = 1'-0"



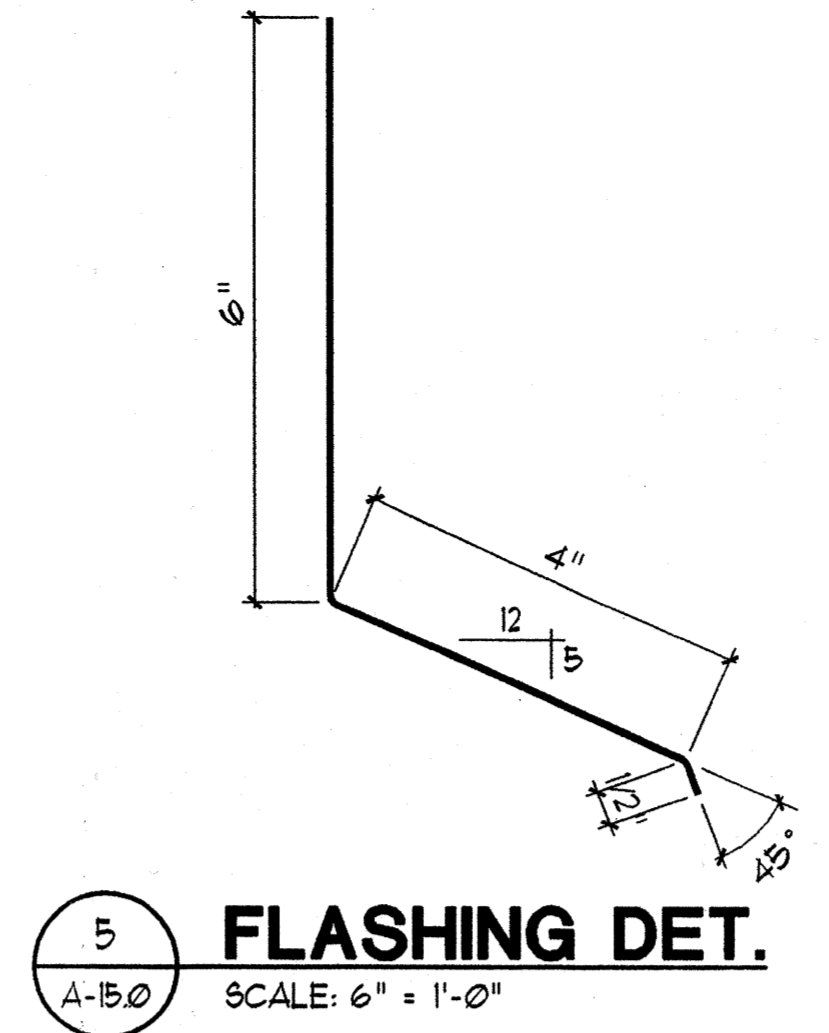
10 COVERED WALKWAY AT BLDG. 'C'
A-15.0 SCALE: 1 1/2" = 1'-0"



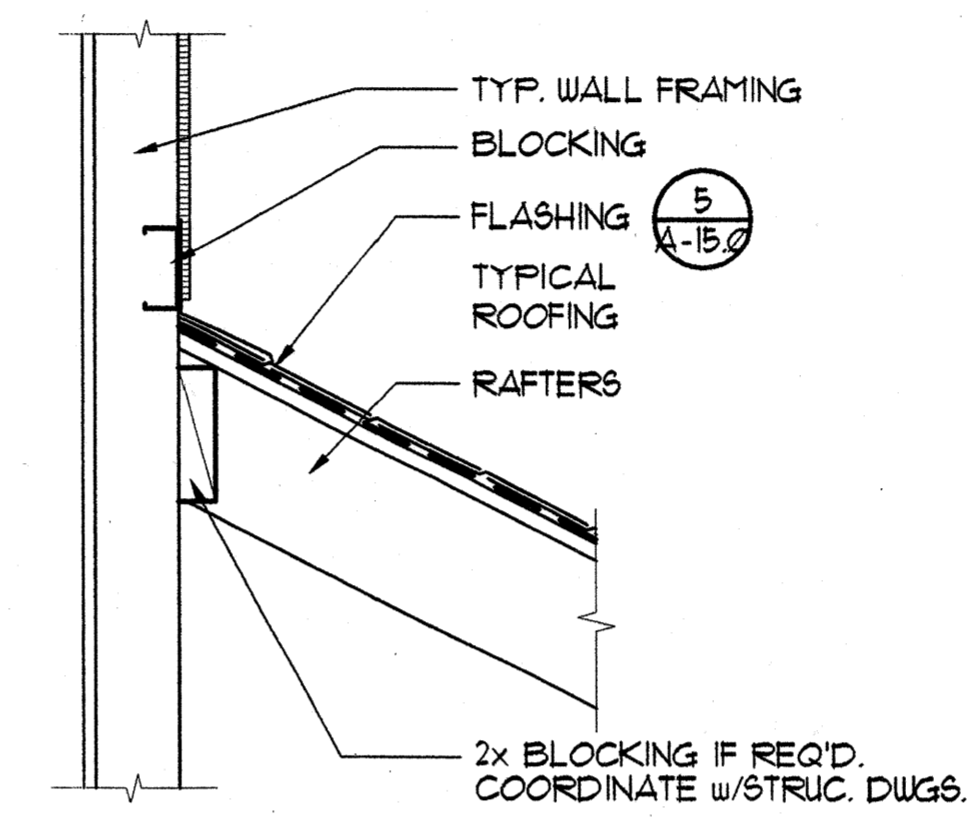
11 BELLY BAND DET.
A-15.0 SCALE: 6" = 1'-0"



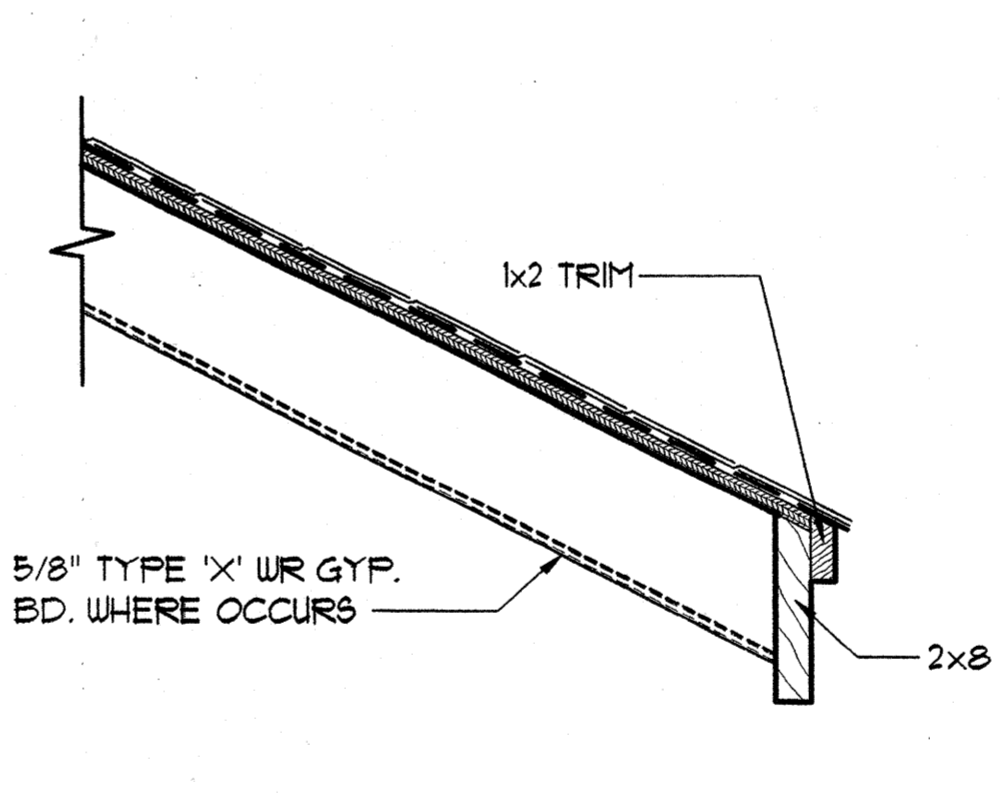
12 CORNER TRIM DET.
A-15.0 SCALE: 3" = 1'-0"



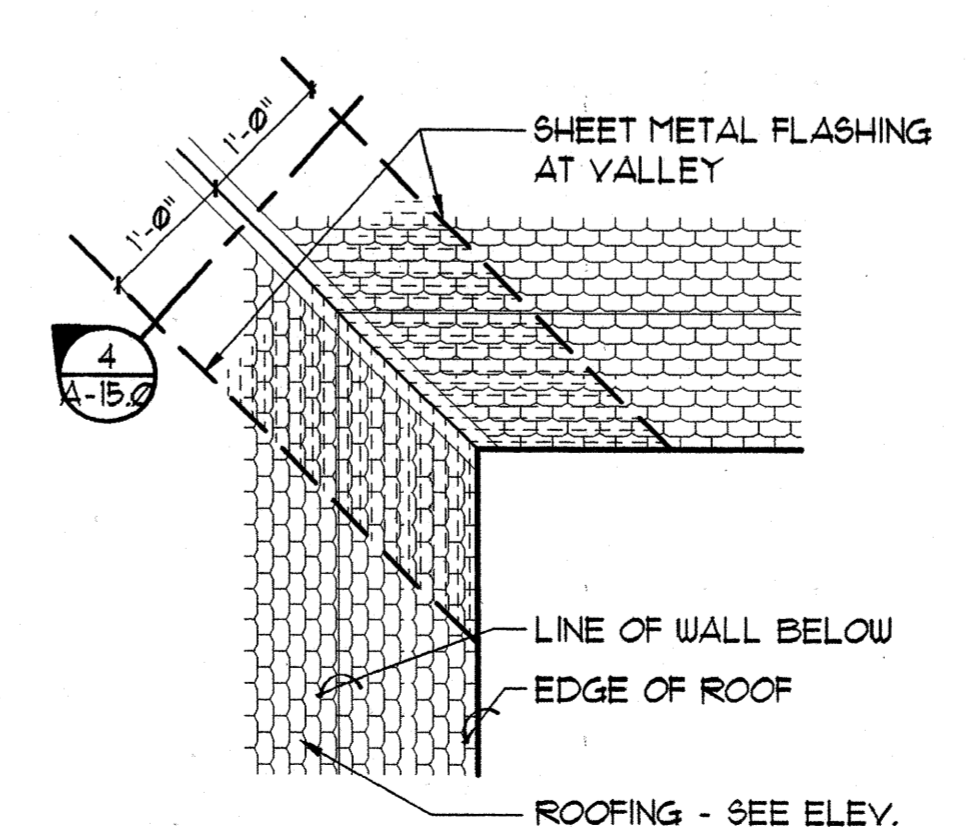
5 FLASHING DET.
A-15.0 SCALE: 6" = 1'-0"



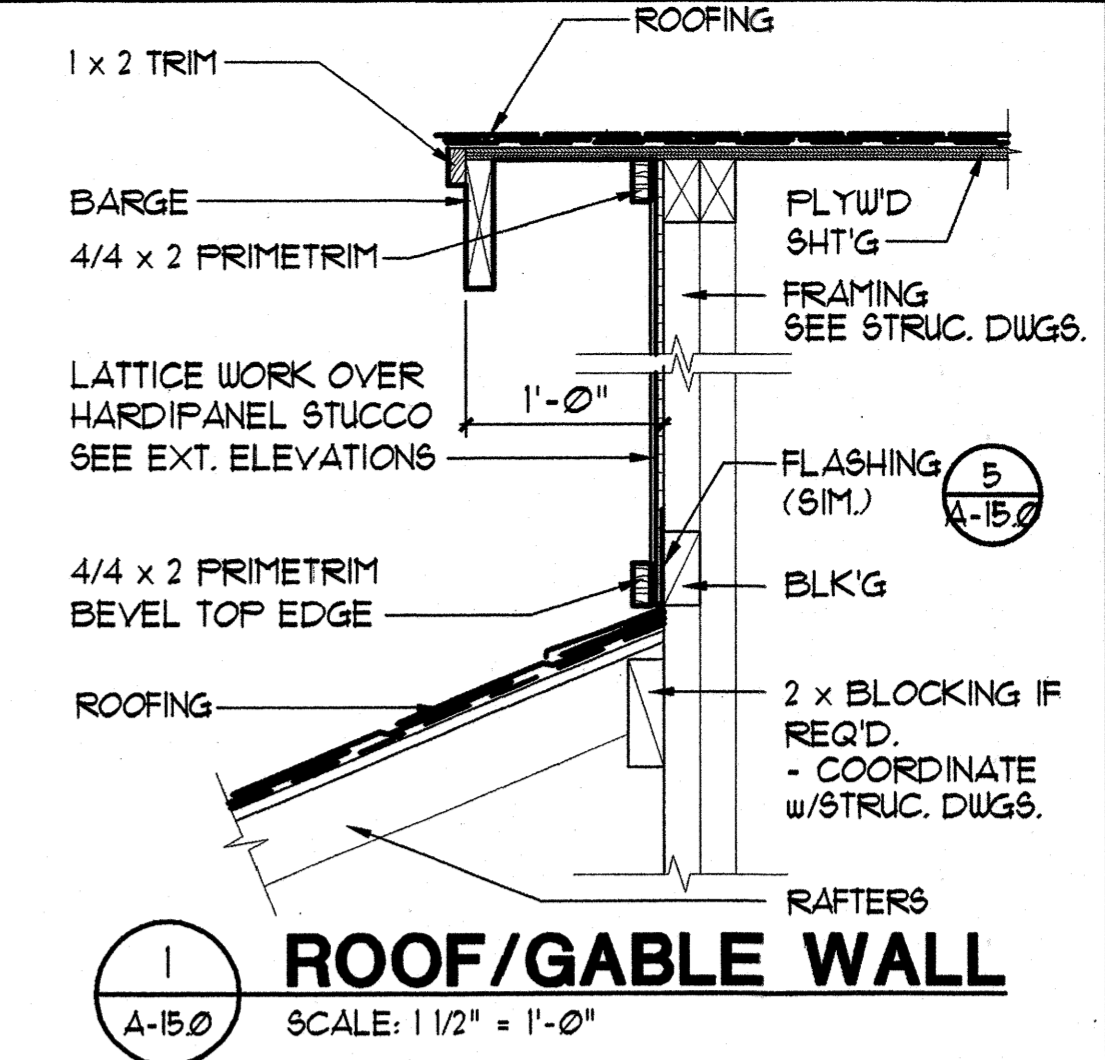
6 ROOF/WALL DET.
A-15.0 SCALE: 1 1/2" = 1'-0"



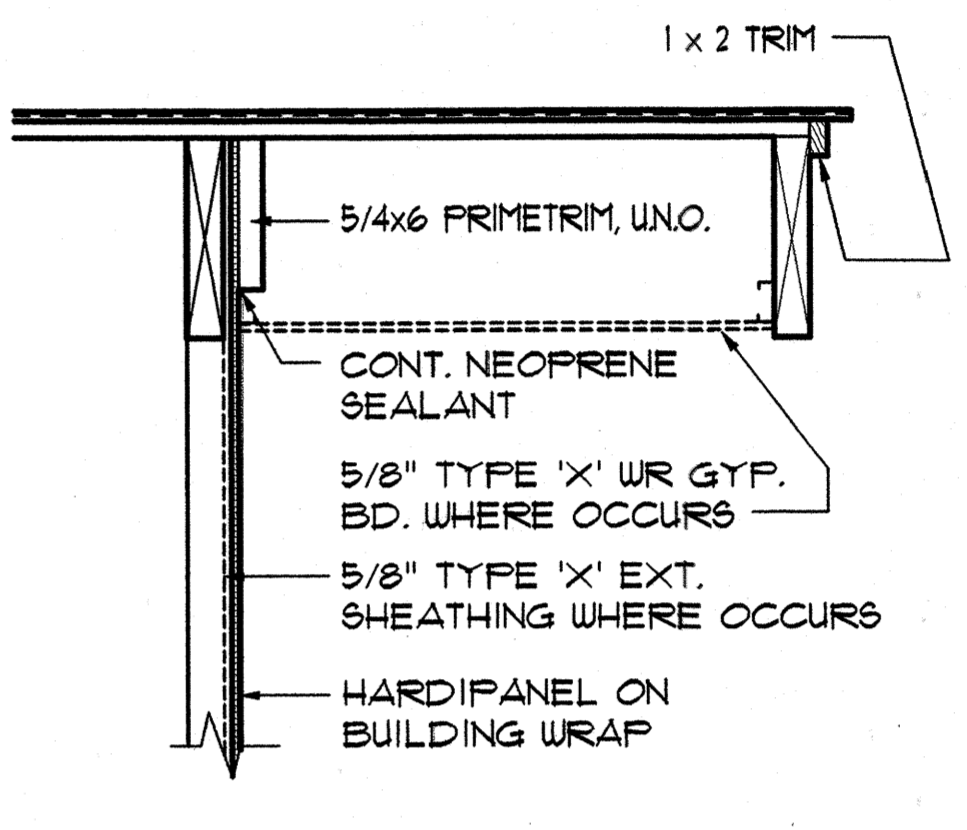
7 PLUMB EAVE DET.
A-15.0 SCALE: 1 1/2" = 1'-0"



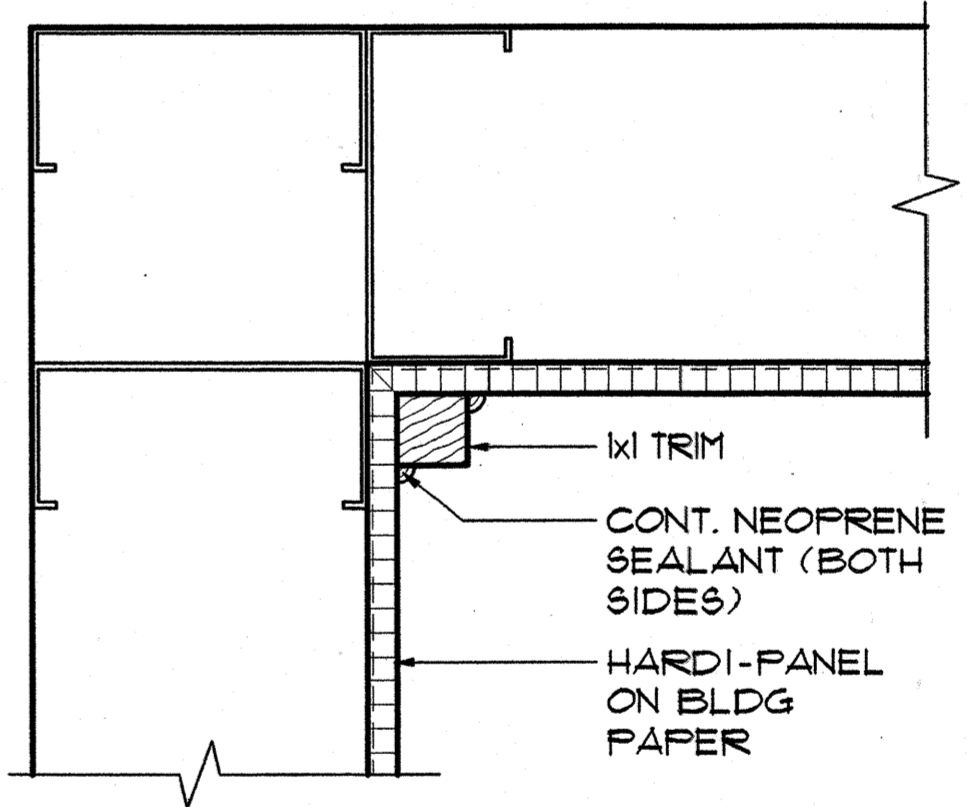
8 VALLEY FLASHING
A-15.0 SCALE: 3/4" = 1'-0"



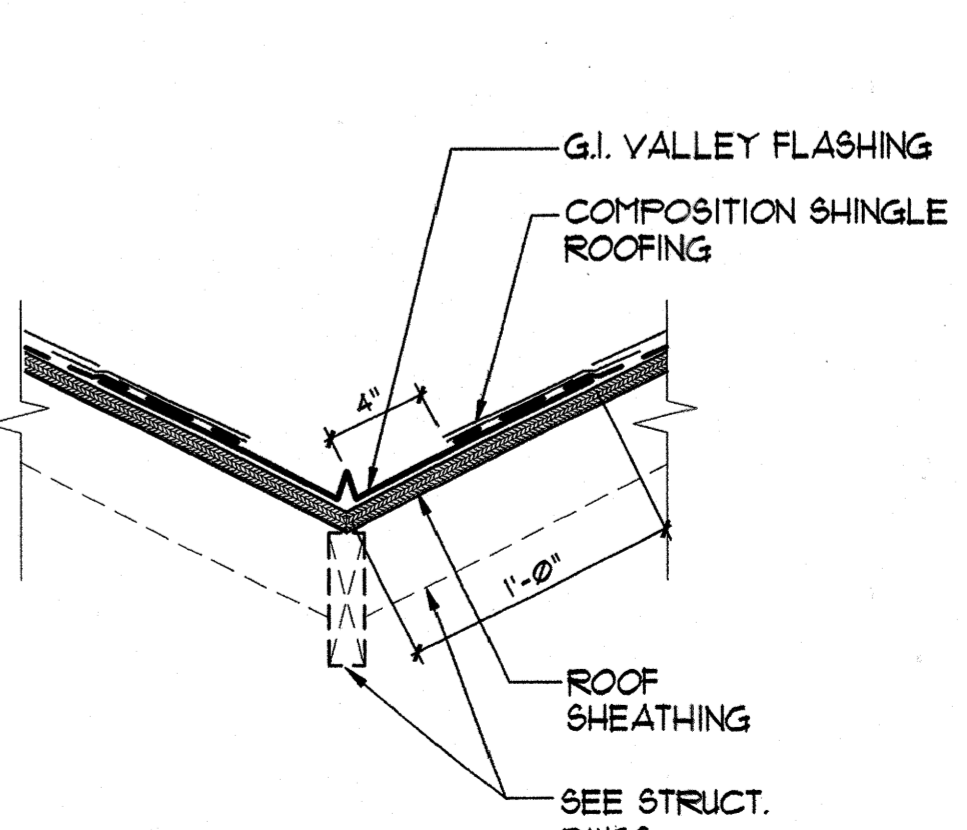
1 ROOF/GABLE WALL
A-15.0 SCALE: 1 1/2" = 1'-0"



2 RAKE DET.
A-15.0 SCALE: 1 1/2" = 1'-0"



3 CORNER DETAIL
A-15.0 SCALE: 1 1/2" = 1'-0"



4 FLASHING DET.
A-15.0 SCALE: 1 1/2" = 1'-0"



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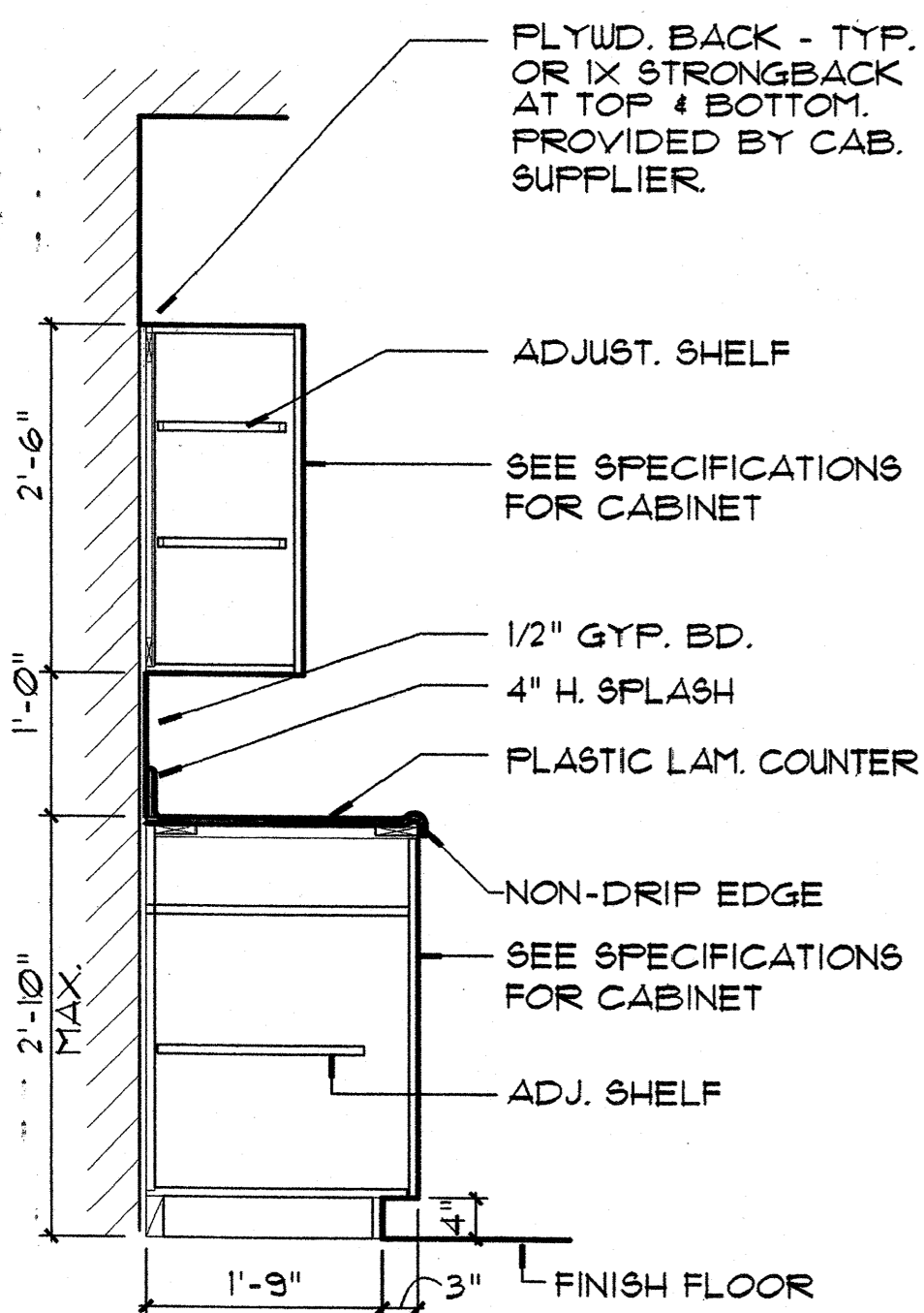
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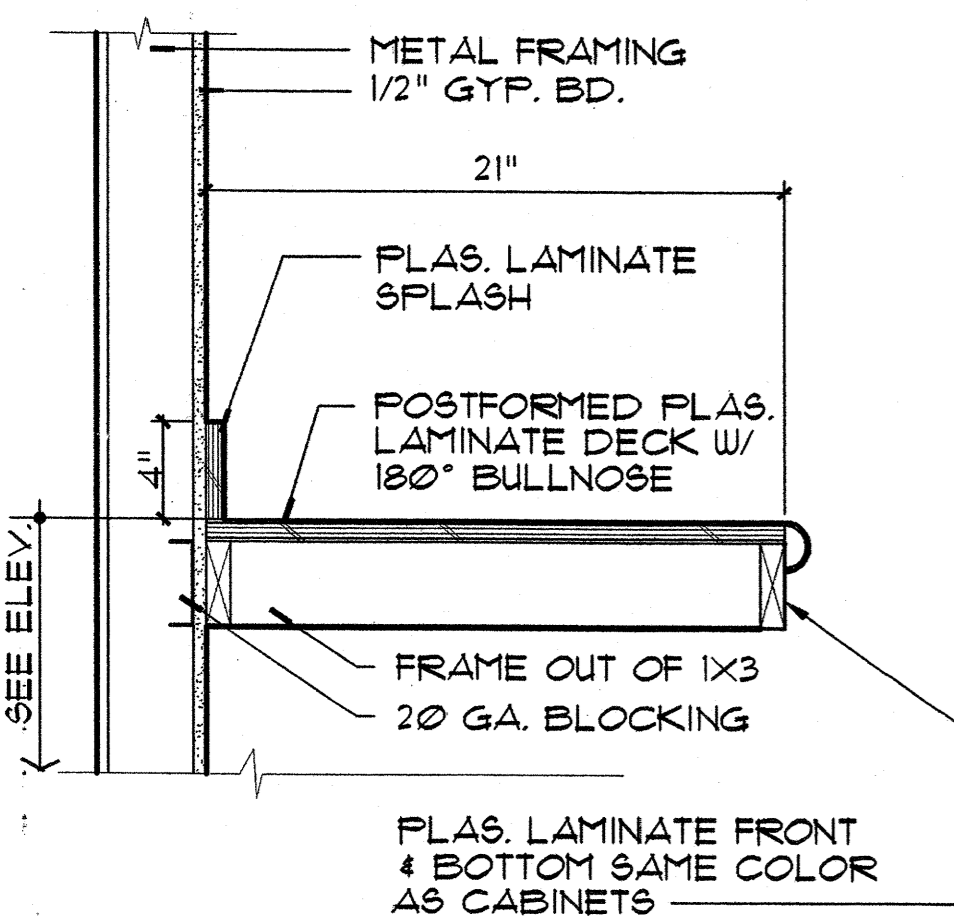
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FRONT STREET APARTMENTS
LAHANA, MAUI, HAWAII
TMK: (2) 4-5-03: 13, 14, 15, 38, 39, 40

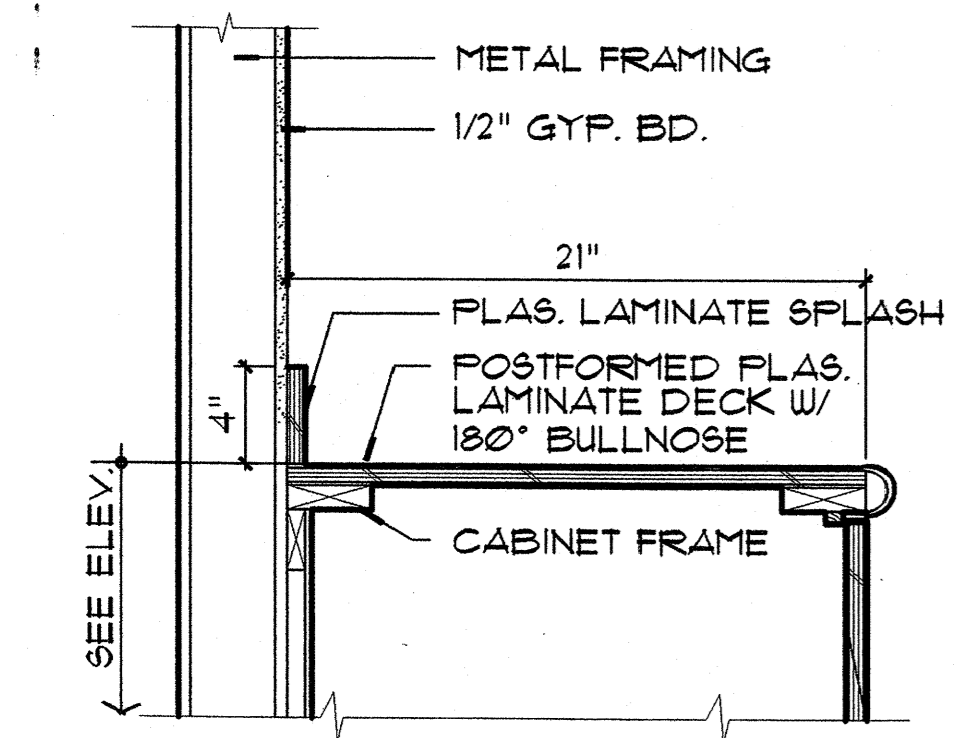
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EXTERIOR ARCHITECTURAL DETAILS			
Project Number	Date	Project Number	Date
99045	11 AUGUST 00		
Drawn	Checked	Designed	
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Drawing Number		A-15.0	
Sheet No		of	



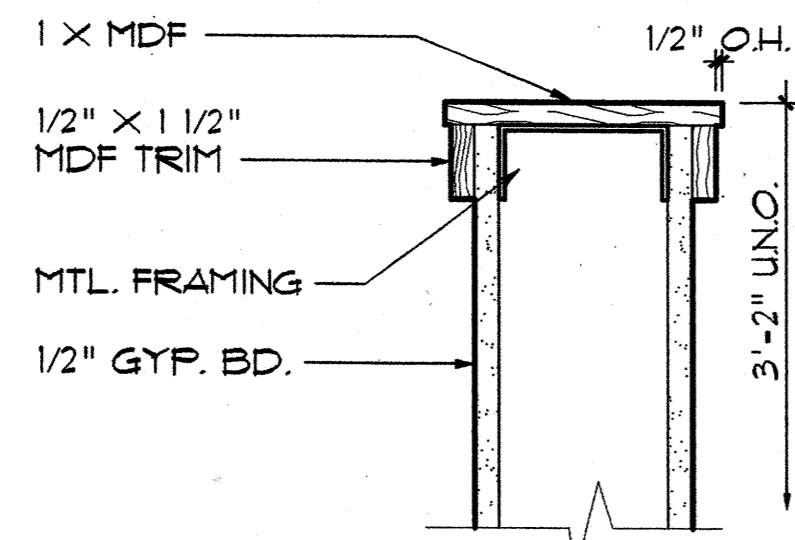
14 KITCHEN CABINET DETAIL
SCALE: 3/4" = 1'-0"



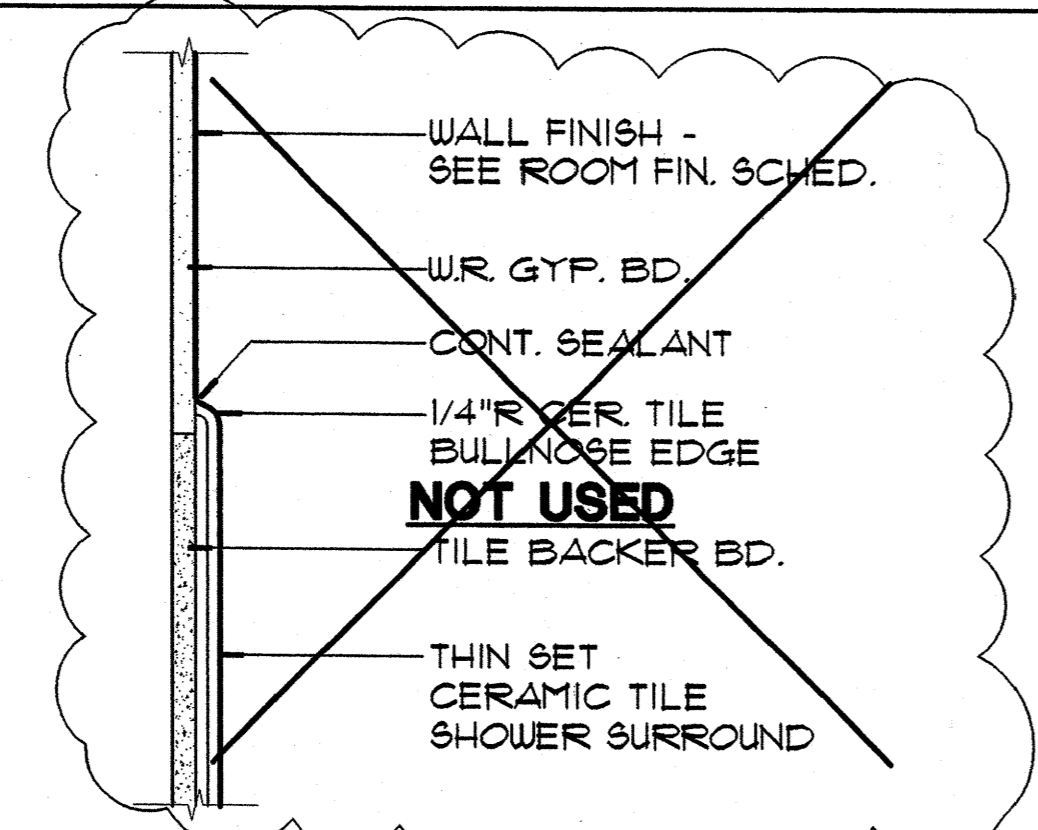
15 DESK COUNTER DETAIL
SCALE: 1-1/2" = 1'-0"



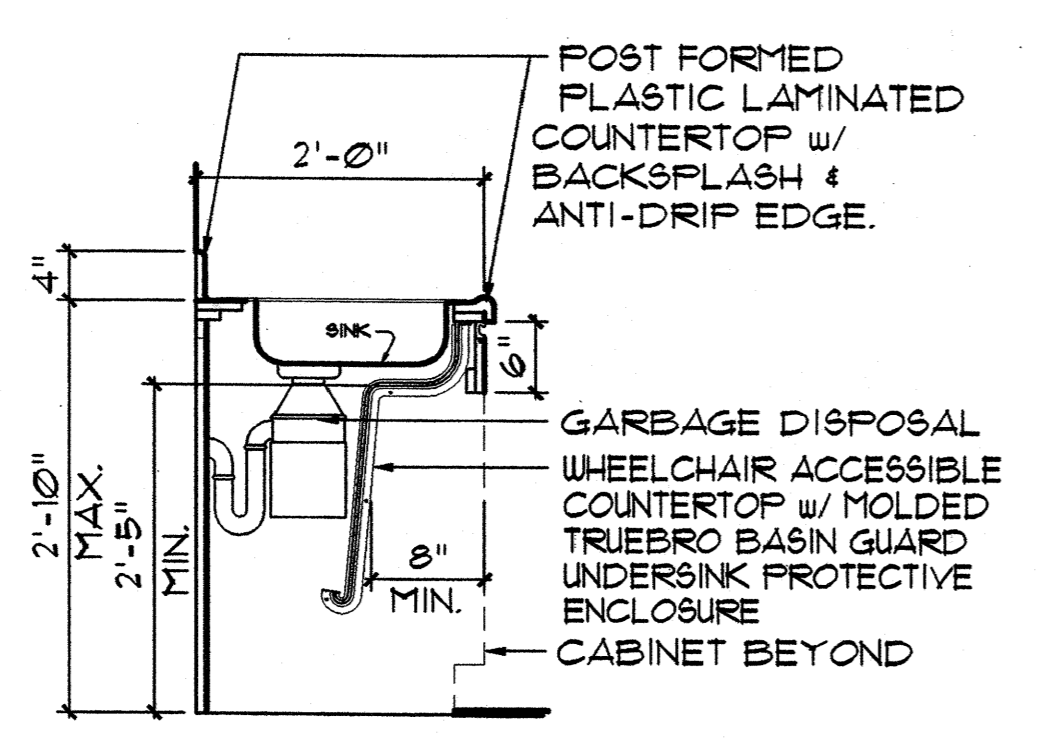
16 COUNTER DETAIL
SCALE: 1-1/2" = 1'-0"



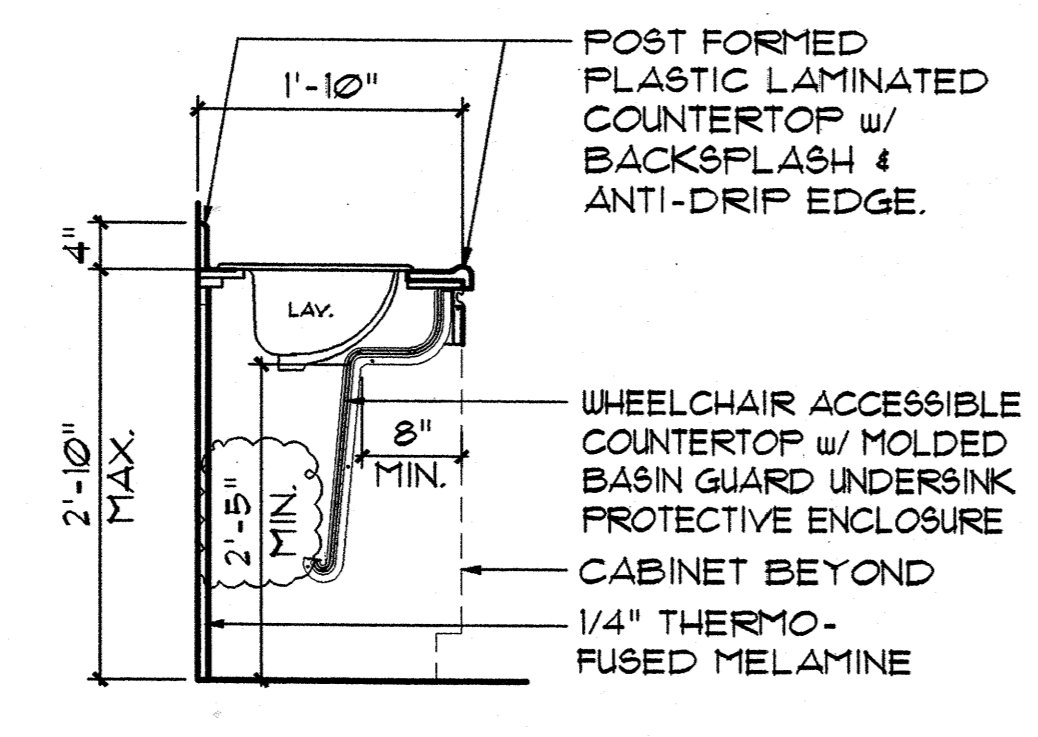
10 HALF WALL CAP
SCALE: 3" = 1'-0"



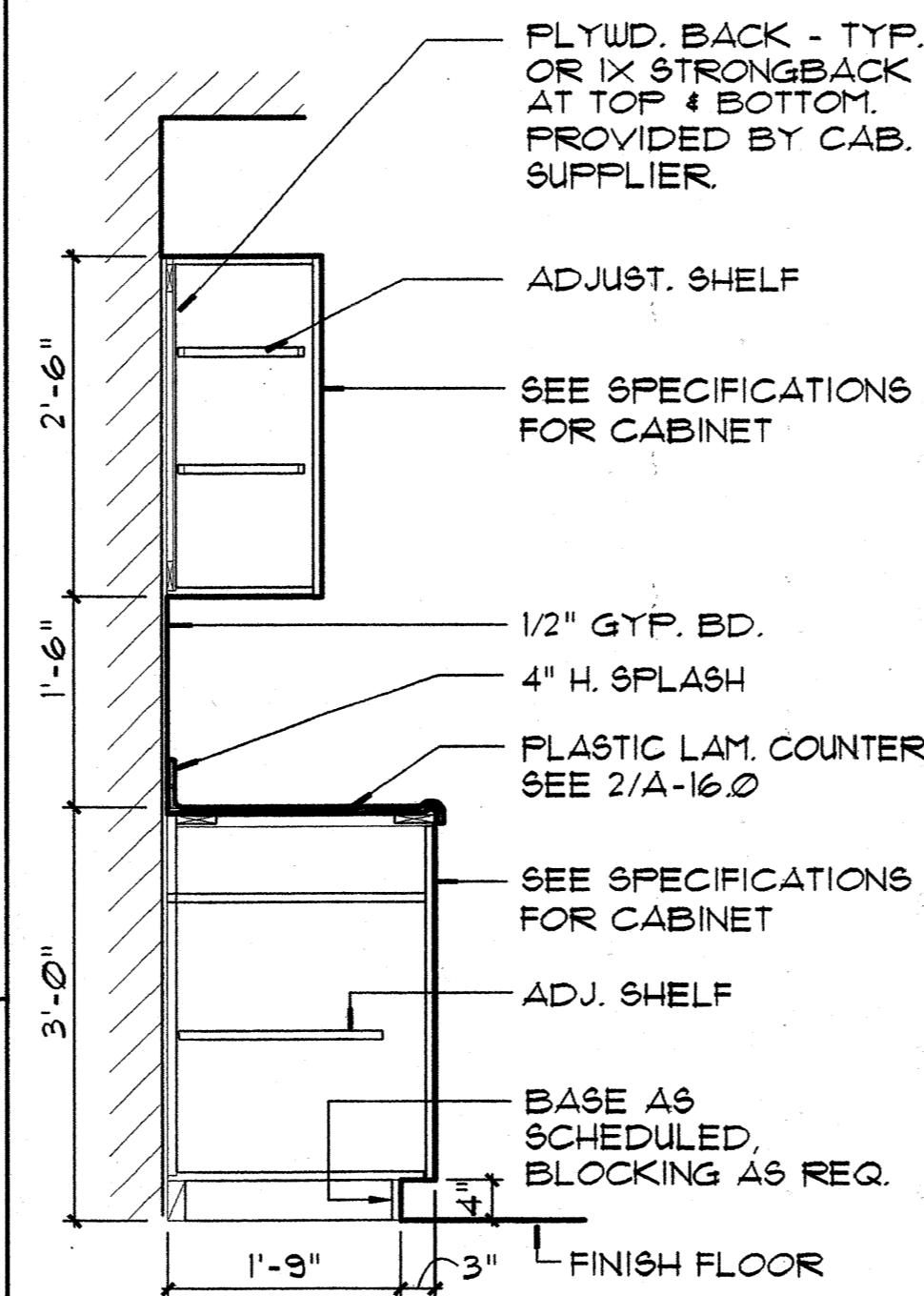
11 TILE SURROUND
SCALE: 3" = 1'-0"



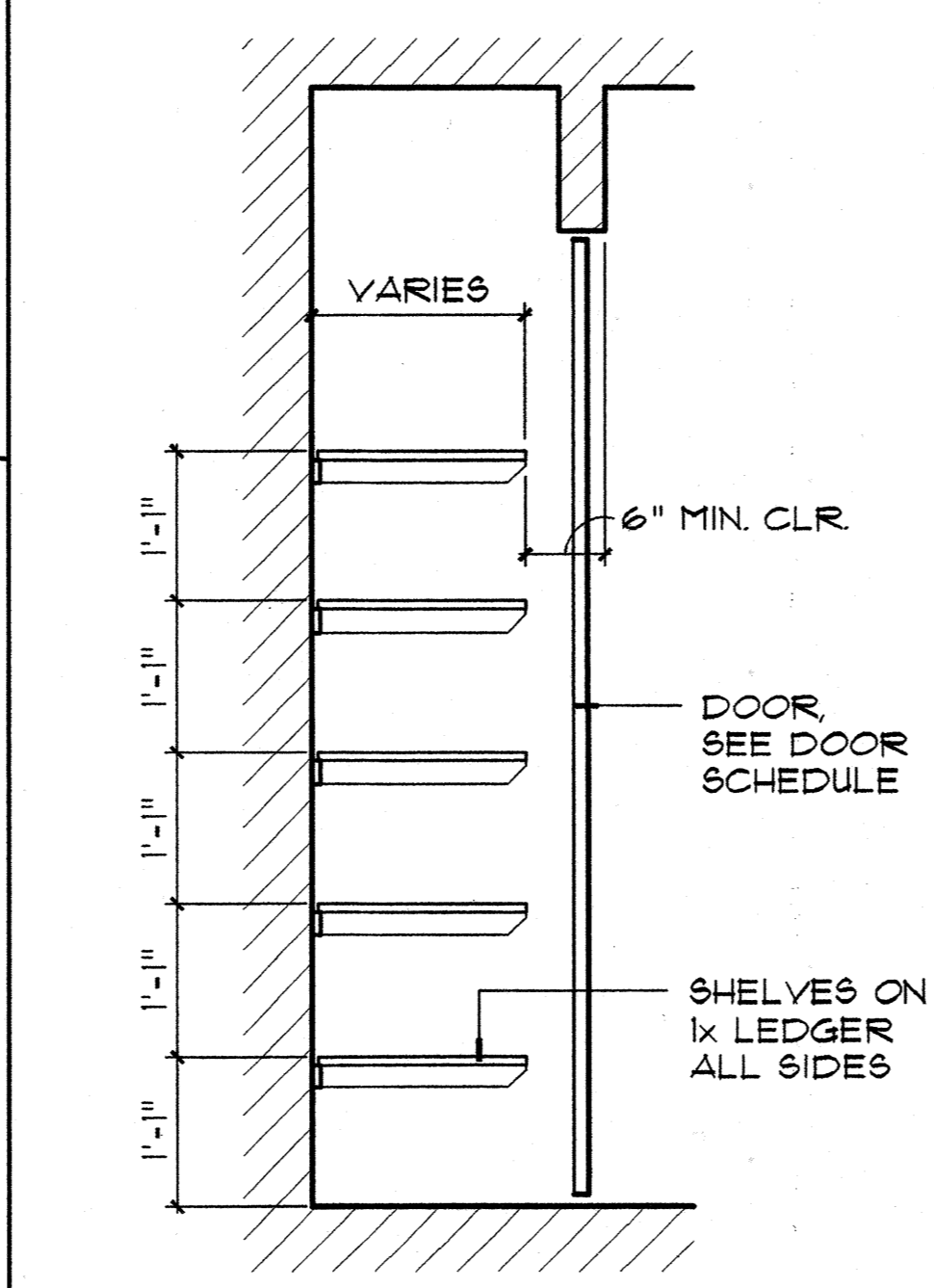
12 ACCESSIBLE KITCHEN CABINET DETAIL
SCALE: 3/4" = 1'-0"



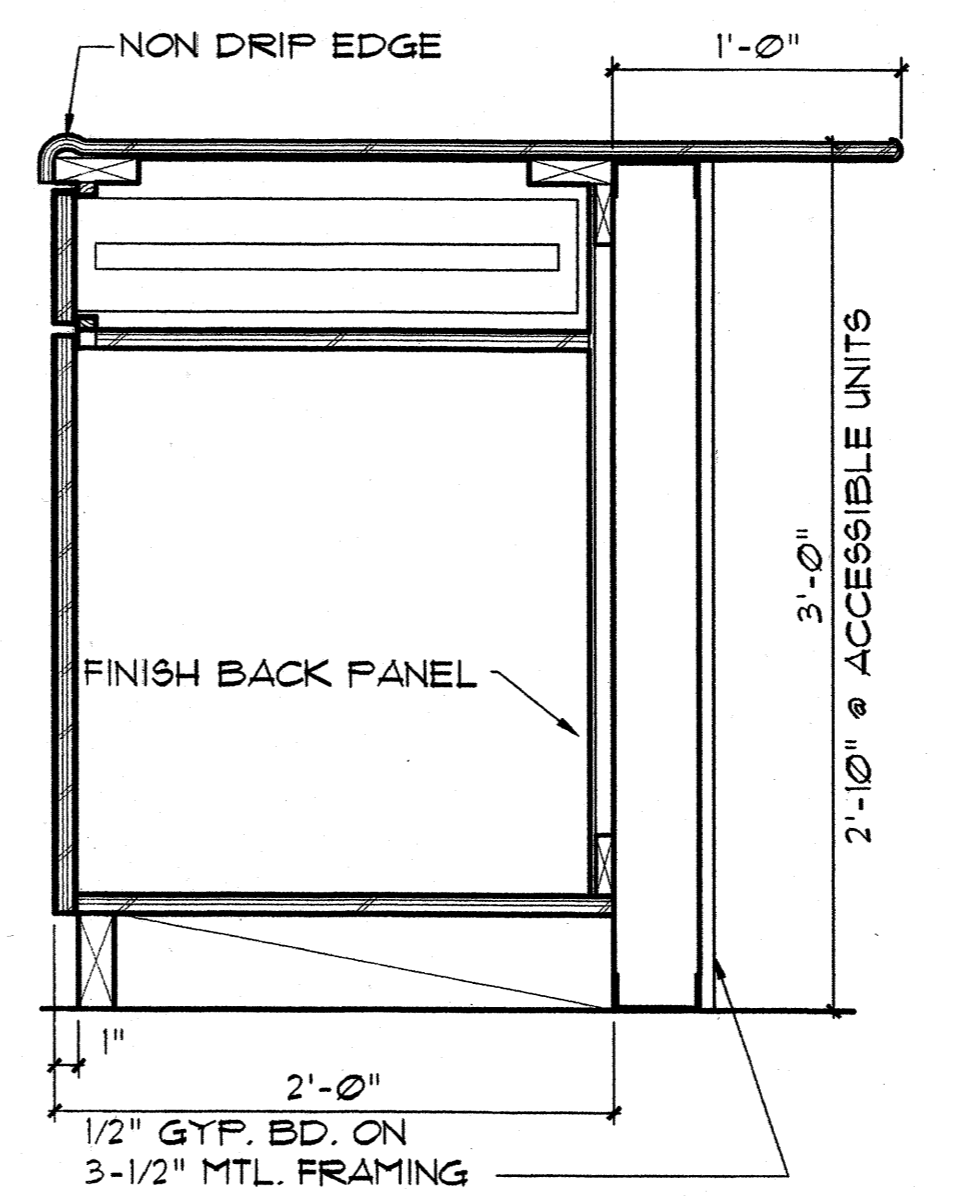
13 ACCESSIBLE VANITY CABINET DETAIL
SCALE: 3/4" = 1'-0"



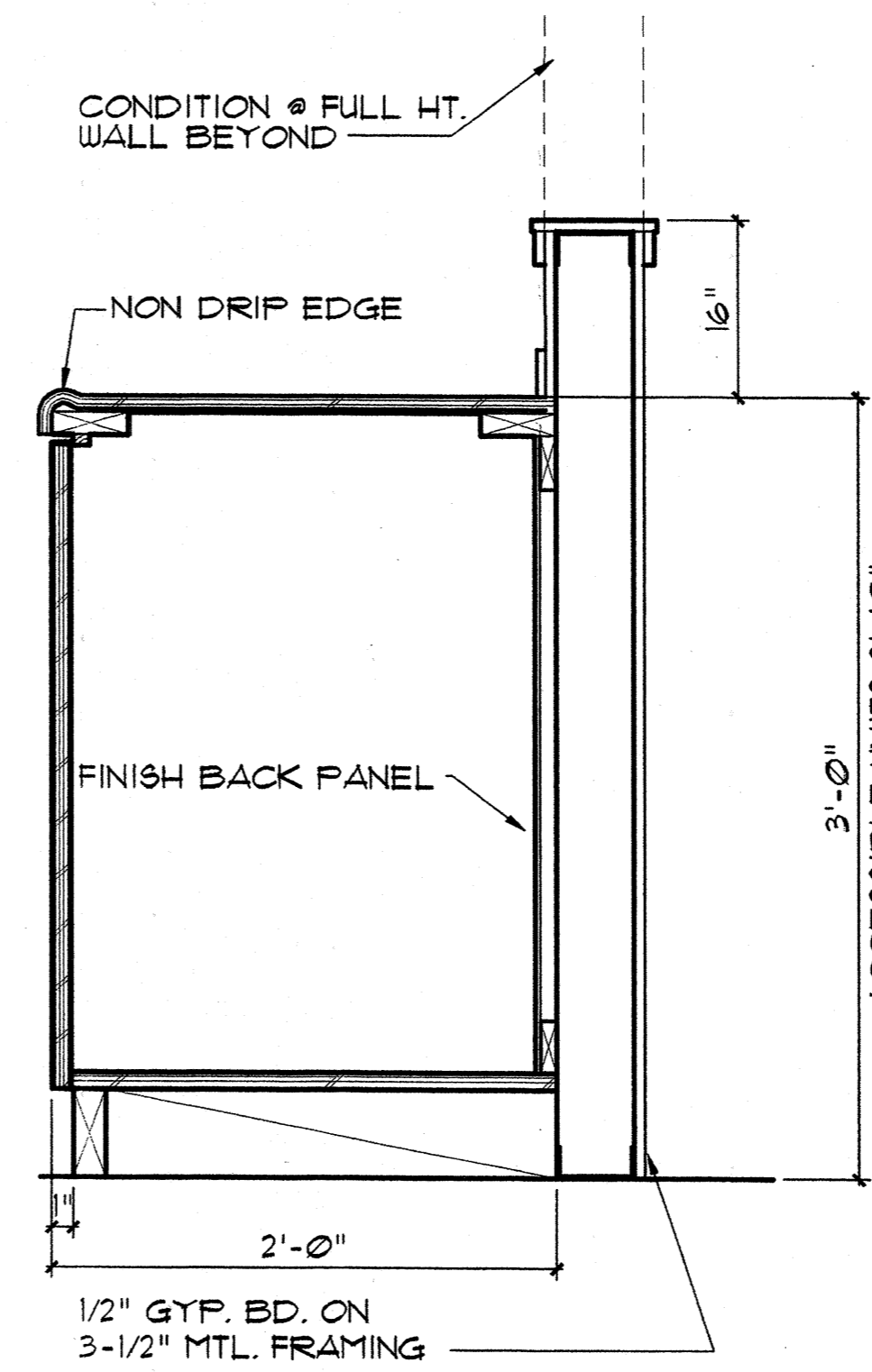
7 KITCHEN CABINET DETAIL
SCALE: 3/4" = 1'-0"



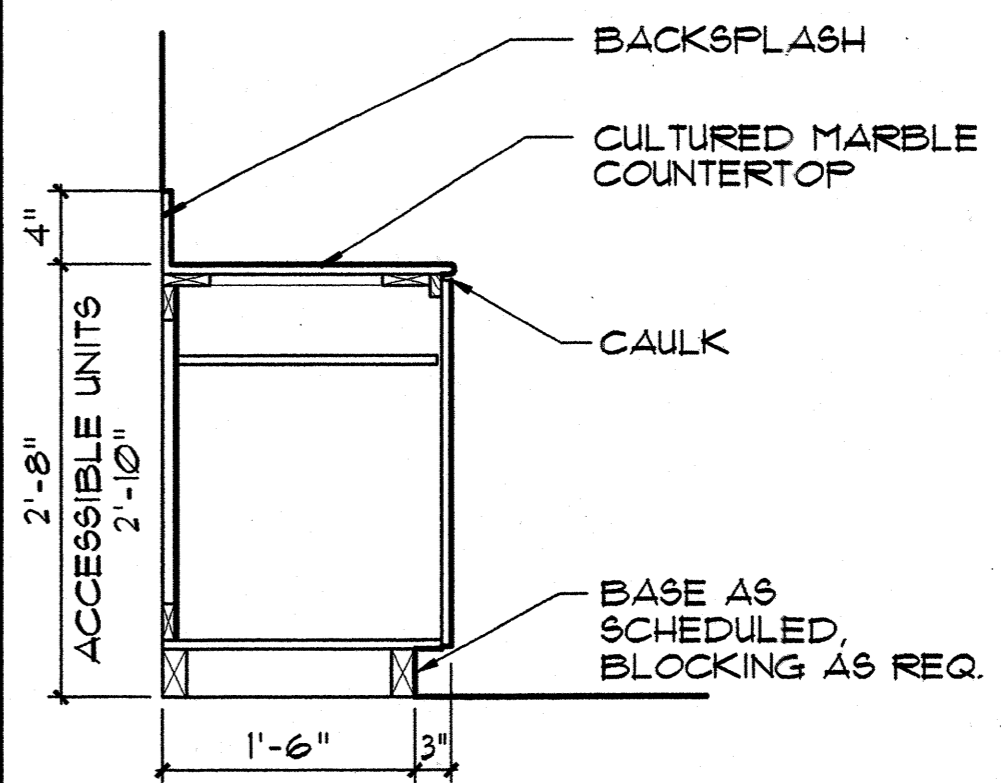
8 LINEN CLOSET DET.
SCALE: 3/4" = 1'-0"



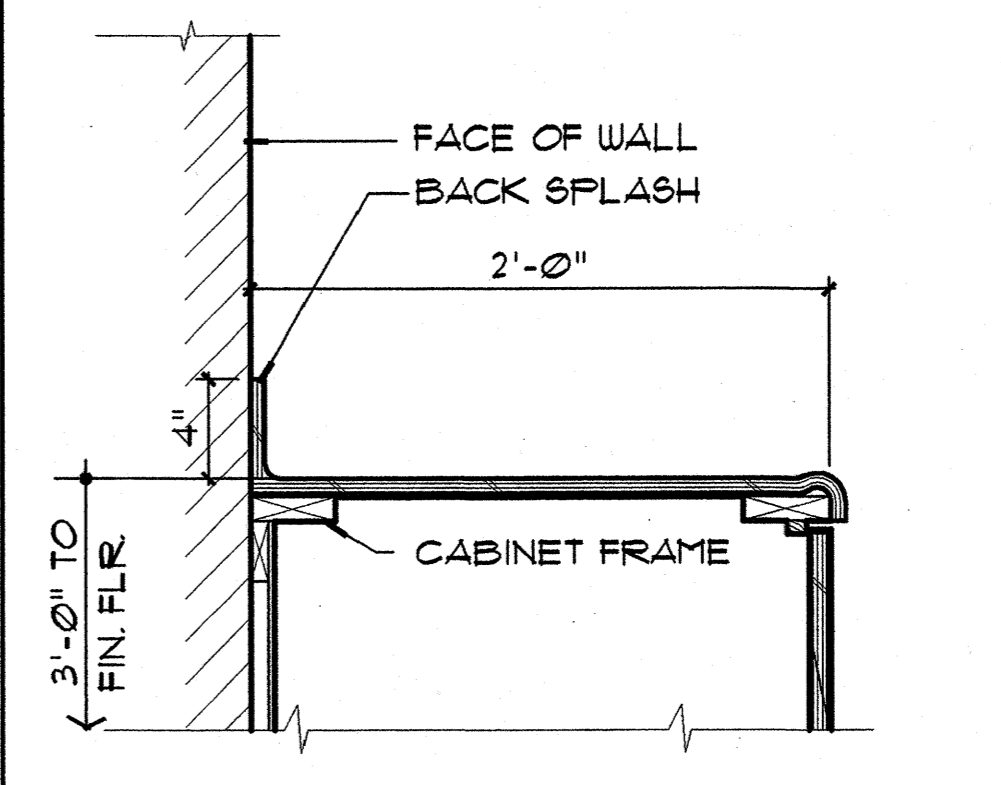
5 COUNTER/ CABINET DETAIL
SCALE: 1 1/2" = 1'-0"



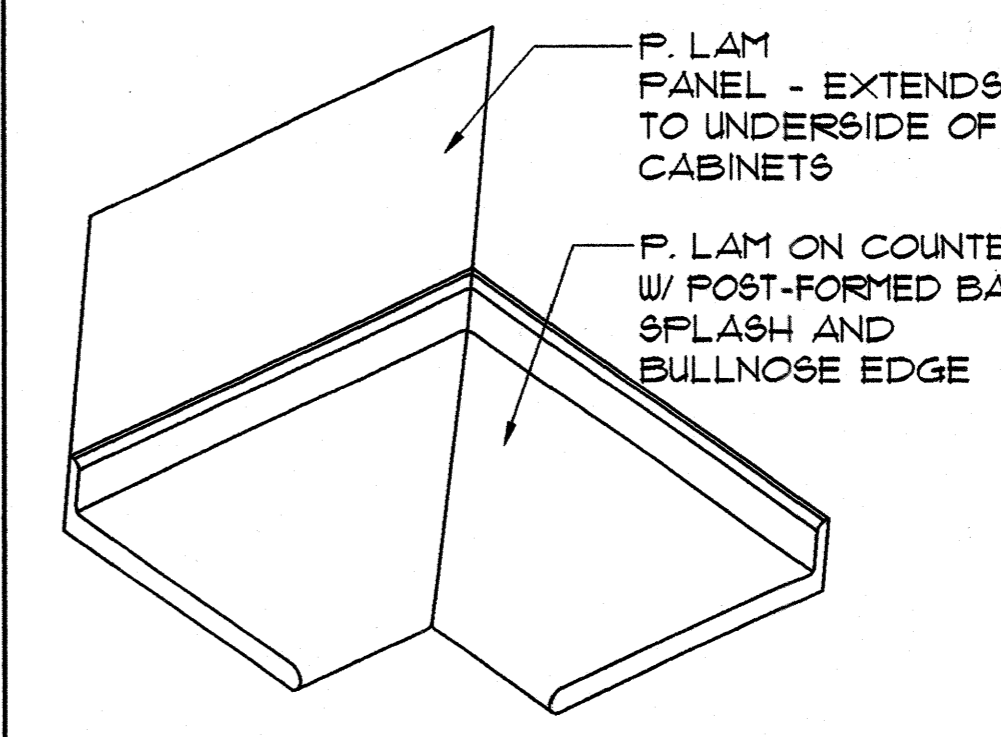
6 COUNTER DETAIL
SCALE: 1-1/2" = 1'-0"



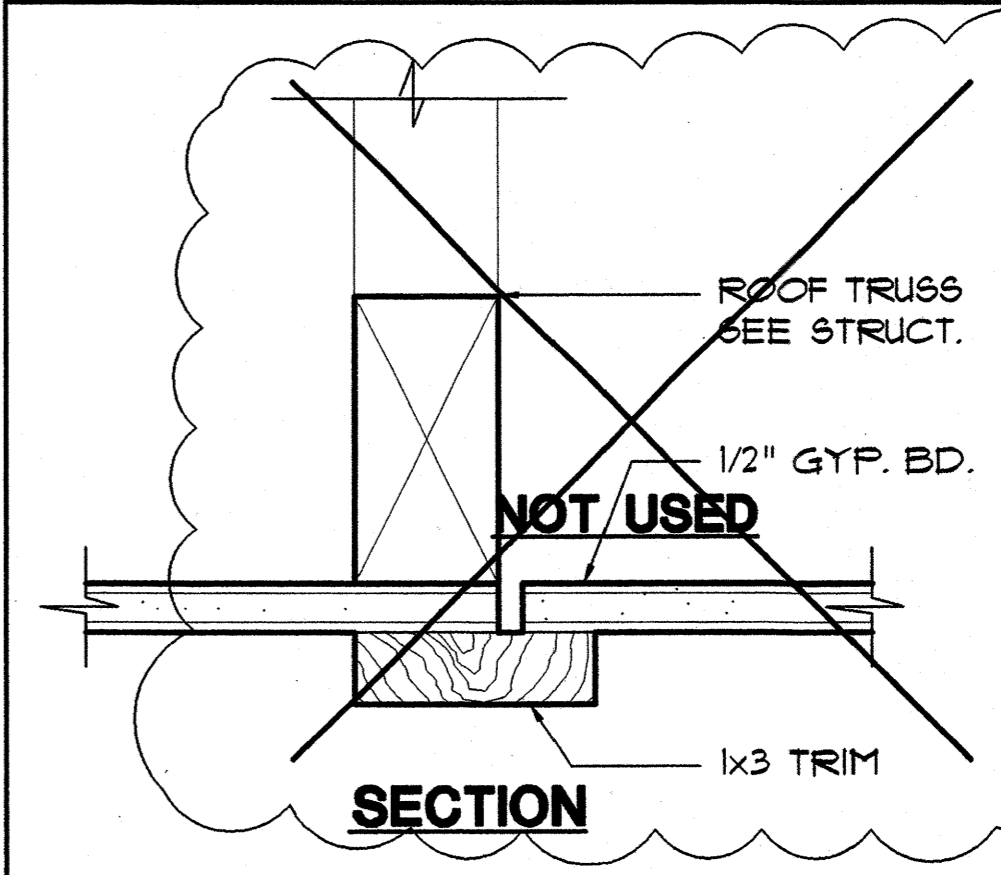
1 VANITY CABINET CABINET DETAIL
SCALE: 3/4" = 1'-0"



2 COUNTER DET.
SCALE: 1-1/2" = 1'-0"



3 COUNTERTOP CORNER DETAIL
SCALE: 1-1/2" = 1'-0"



4 ATTIC ACCESS
SCALE: 6" = 1'-0"

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Vernon Inoshita AIA
Mike Goshi AIA

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CONSTRUCTION SET

Revision Number/Description

FRONT STREET APARTMENTS

LAHAINA, MAUI, HAWAII

TMK: (2) 4-5-03: 13, 14, 15, 38, 39, 40

Project Name

Drawing Title: INTERIOR ARCHITECTURAL DETAILS

Project Number: 99045 Date: 11 AUGUST 00

Drawn: RK/AC/JW Checked: JAK/EMG Designed: VI/LK/KE

Drawing Number: **A-16.0**

Sheet No. of



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Mike Goshi AIA

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LAHAINA, MAUI, HAWAII
TMK: (2) 4-5-03: 13, 14, 15, 38, 39, 40

Project Name

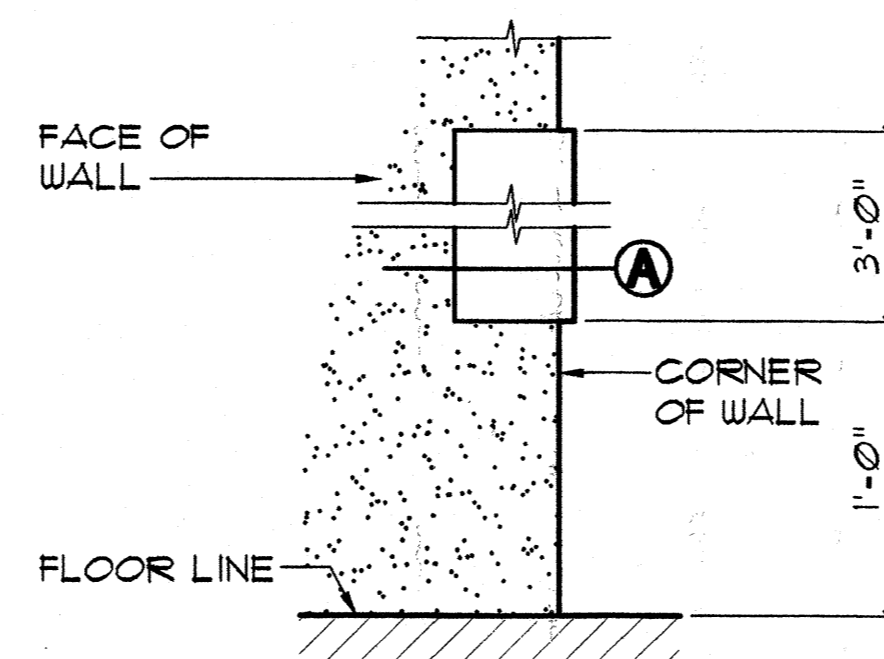
Drawing Title
TRASH ENCLOSURE PLAN, SECTION AND DETAILS

Project Number 99045	Date 11 AUGUST 00
Drawn RK/AC/JW	Checked JAKE/MG
Designed VI/LK/KE	

Drawing Number

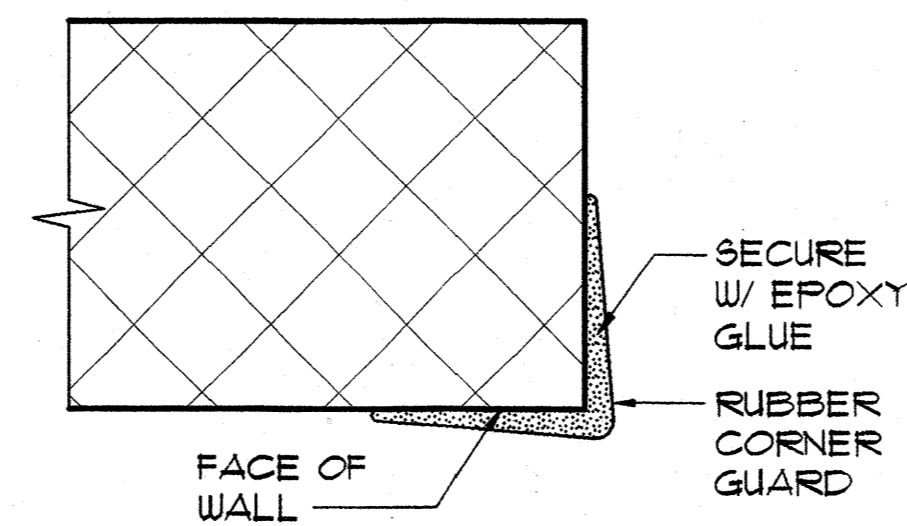
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ELEVATION

1-1/2" = 1'-0"



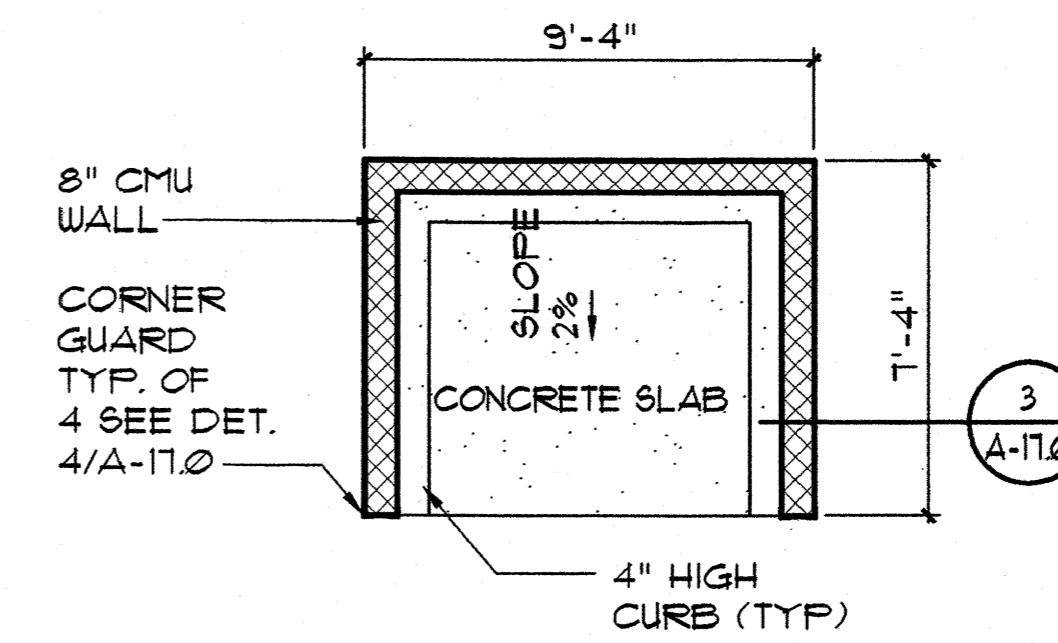
SECTION 'A'

SCALE: 3" = 1'-0"

4 CORNER GUARD DETAIL

A-17.0

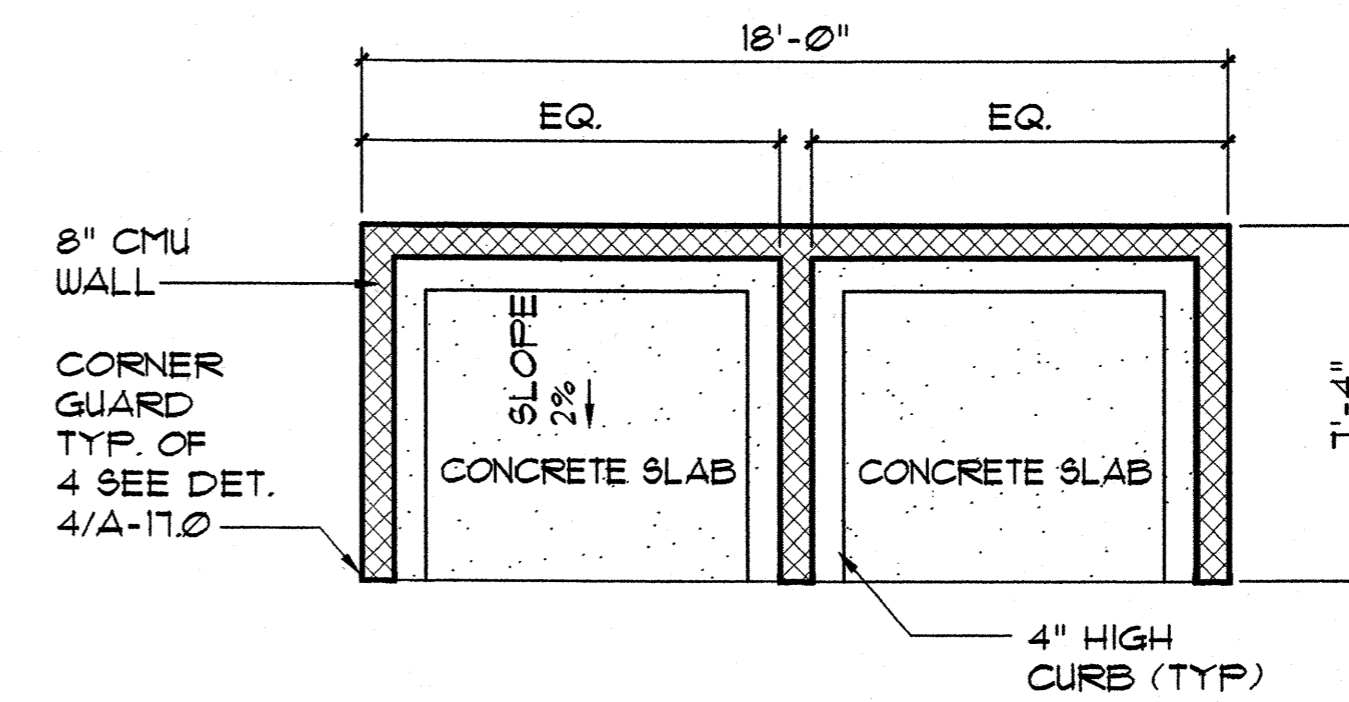
SCALE: AS NOTED



1 PLAN AT TRASH ENCLOSURE 1

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

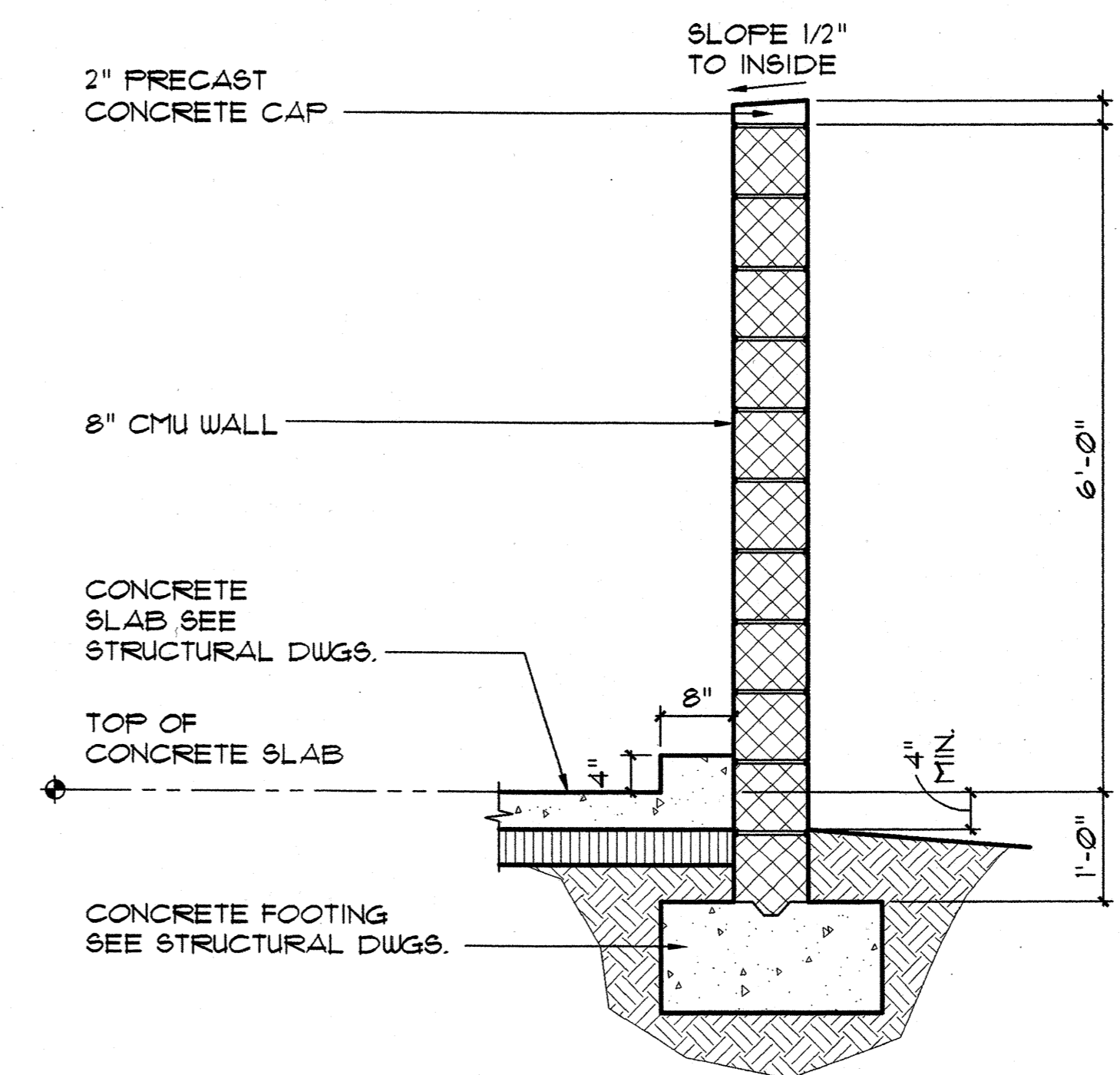
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2 PLAN AT TRASH ENCLOSURE 2

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

A-17.0



3 WALL SECTION

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

A-17.0

GENERAL NOTES

- THE CONTRACTOR SHALL VERIFY ALL FIELD DIMENSIONS AND CONDITIONS PRIOR TO STARTING WORK. ALL DISCREPANCIES SHALL BE PROMPTLY REPORTED TO THE ENGINEER.
- ALL OMISSIONS OR CONFLICTS BETWEEN THE VARIOUS ELEMENTS OF THE WORKING DRAWINGS AND/OR SPECIFICATIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT OR STRUCTURAL ENGINEER BEFORE PROCEEDING WITH ANY WORK SO INVOLVED.
- ALL WORK SHALL CONFORM TO THE UNIFORM BUILDING CODE, LATEST EDITION, AS ADOPTED BY THE COUNTY OF MAUI.
- UNLESS SPECIFICALLY DETAILED ELSEWHERE, CONTRACTOR SHALL FOLLOW TYPICAL DETAILS ON THIS SHEET.
- DURING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR JOB SITE SAFETY. THE CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR THE DESIGN AND PROVISION OF ALL TEMPORARY BRACING, SHORING, GUYS, ETC.
- THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL EXCAVATION PROCEDURES INCLUDING SHORING, LAGGING, AND PROTECTION OF ADJACENT PROPERTIES AND UTILITIES.

REINFORCING STEEL

- UNLESS OTHERWISE INDICATED ON PLANS AND/OR SCHEDULE, ALL REINFORCING STEEL SHALL BE DEFORMED BARS WHICH SHALL CONFORM TO THE STANDARD SPECIFICATION OF ASTM A618 GRADE 60.
- LOW HYDROGEN WELDING RODS SHALL BE USED FOR ALL WELDING TO REINFORCING BARS.
- REINFORCING BARS SHALL BE SPLICED ONLY AS SHOWN ON DRAWINGS. ALL OTHER SPLICES SHALL BE APPROVED BY THE STRUCTURAL ENGINEER.
- BARS NOTED AS "CONT." SHALL BE SPLICED A MINIMUM OF 32 BAR DIAMETERS, BUT NEVER LESS THAN 2'-0".
- ALL REINFORCING STEEL, ANCHOR BOLTS AND OTHER INSERTS SHALL BE SECURED IN POSITION PRIOR TO PLACING CONCRETE.
- MINIMUM CONCRETE PROTECTION FOR REINFORCING STEEL UNLESS OTHERWISE SHOWN:

CONCRETE CAST AGAINST EARTH	3"
FORMED CONCRETE EXPOSED TO EARTH OR WEATHER	2"
SLAB-ON-GRADE NOT EXPOSED TO WEATHER	1"

CONCRETE

- ALL CONCRETE WORK SHALL CONFORM TO ACI 318-89.
- SLEEVES EXCEEDING ONE-THIRD THE SLAB OR WALL THICKNESS SHALL NOT BE PLACED IN STRUCTURAL CONCRETE UNLESS SPECIFICALLY DETAILED. PIPE MAY PASS THROUGH STRUCTURAL CONCRETE IN SLEEVES BUT SHALL NOT BE EMBEDDED THEREIN.
- SECURE ALL BOLT ANCHORS, INSERTS, ETC. AND VERIFY ALL GROOVES, BLOTS, AND FINISHES PRIOR TO PLACING CONCRETE.
- ALL SLAB-ON-GRADE SHALL BE FURRED WITH CRACK CONTROL JOINTS NOT MORE THAN 20'-0" APART OR AS INDICATED IN DRAWINGS. JOINTS SHALL BE SAUED OR MADE WITH PRE-FORMED METAL KEYS, SEE DETAIL.
- AT AREAS TO RECEIVE FLOOR TILE OR PAVERS, THE CONTRACTOR SHALL COORDINATE LAYING OF TILE SUCH THAT TILE JOINTS ALIGN WITH THE SLAB JOINTS. THESE JOINTS SHALL BE CAULKED WITH AN ELASTOMERIC SEALANT TO MATCH GROUT JOINT. FAILURE TO DO SO WILL RESULT IN CRACKING OF THE FLOOR TILE.
- THE CONTRACTOR SHALL NOTIFY THE STRUCTURAL ENGINEER 48 HOURS PRIOR TO THE STARTING OF ANY STRUCTURAL CONCRETE SO AN INSPECTION CAN BE MADE OF ALL FORMS AND REINFORCING STEEL.
- THE 28-DAY COMPRESSIVE STRENGTH AND MAXIMUM AGGREGATE SIZE OF CONCRETE SHALL BE AS FOLLOWS:

	STRENGTH (PSI)	MAX AGGREGATE (1/2")
SLAB ON GRADE	2500	1-1/2"
FOOTINGS	2500	1-1/2"

STRUCTURAL STEEL

- ALL STEEL WORK SHALL CONFORM TO THE SPECIFICATION FOR THE DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS AS PUBLISHED BY THE AISI.
- ALL STRUCTURAL STEEL PLATES AND SHAPES SHALL CONFORM TO ASTM A-36.
- ALL WELDS SHALL CONFORM TO THE "STANDARD CODE FOR ARC AND GAS WELDING" OF THE AMERICAN WELDING SOCIETY AND BE DONE BY CERTIFIED WELDERS.
- UNLESS OTHERWISE ALL BOLTED CONNECTIONS SHALL BE MADE WITH ASTM A307 BOLTS. WHERE INDICATED, "HIGH STRENGTH" BOLTS SHALL BE ASTM A325 BOLTS.
- GALVANIZE ALL EXPOSED SHAPES, PLATES, BOLTS, ANCHORS, INSERTS, ETC. GALVANIZING SHALL BE IN ACCORDANCE WITH ASTM A123-78.

LIGHT GAGE METAL FRAMING

- ALL WORK SHALL COMPLY WITH THE SPECIFICATION FOR THE DESIGN OF LIGHT GAGE COLD FORMED STEEL STRUCTURAL MEMBERS OF THE AISI.
- MEMBER SIZE AND GAGE SHALL BE AS CALLED OUT ON DRAWINGS.
- MEMBERS 16 GAGE AND HEAVIER SHALL CONFORM TO ASTM A 446 GRADE D AND HAVE A MINIMUM F_y OF 90 KSI. OTHER WISSE MEMBERS SHALL CONFORM TO ASTM A 446 GRADE A AND HAVE A MINIMUM F_y OF 85 KSI.
- FOR SCREWED METAL TO METAL CONNECTIONS IN CONTACT WITH THE BACK OF DRYWALL PANELS, LOW PROFILE HEAD SCREWS (SUCH AS SELF-DRILLING WAFER HEAD SCREW BY GRABBER) SHALL BE USED.
- WHERE SIMPSON CONNECTORS ARE INDICATED AND UNLESS A SPECIFIC NUMBER OF SCREWS ARE INDICATED, PROVIDE #10 SCREWS IN EVERY HOLE AT LIGHT GAGE STEEL.
- TRUSSES AND RAFTERS SHALL BE ATTACHED TO CONT. TOP TRACKS OR HEADER BEAMS W/ 2-#10 SCREWS, MINIMUM.
- ALL STUDS SHALL BE CONNECTED TO CONT. TOP AND BOTTOM TRACKS W/ 1-#10 SCREW ON EACH SIDE AT FLANGES, UNLESS OTHERWISE NOTED.
- EXCEPT AS OTHERWISE NOTED, ALL EXTERIOR WALLS SHALL HAVE CONT. BOTTOM TRACK AND STUDS WITH SHANKS OR 2x4x1/2" RAMSET POWDER ACTUATED FASTENERS AT 16" O.C. SEE BRACING DETAILS FOR SPECIAL ANCHORAGE REQUIREMENTS AT X-BRACE LOCATION.

WOOD

- UNLESS OTHERWISE INDICATED ON THE DRAWINGS, ALL WOOD STRUCTURAL MEMBERS SHALL BE DOUGLAS FIR AND SHALL MEET THE FOLLOWING MINIMUM GRADES AS ESTABLISHED BY THE WEST COAST LUMBER INSPECTION BUREAU:

BEAMS	No. 2
JOISTS/RAFTERS	No. 2
POSTS	No. 1
- BLOCKING, PLATES, STUDS, ETC. STANDARD OR BETTER.
- PROVIDE 30# FELT BELOW ALL PLATES RESTING ON CONCRETE.
- PROVIDE STANDARD WASHERS AT ALL BOLTS AND NUTS BEARING ON WOOD.
- THE NOTCHING OF JOISTS SHALL BE LIMITED TO CUTS OR BORED HOLES NOT DEEPER THAN 1/3 THE JOIST DEPTH FROM THE TOP AND LOCATED NOT FURTHER FROM THE END THAN 3 TIMES THE JOIST DEPTH. HOLES THRU PLATES AND STUDS SHALL BE CENTERED IN THE MEMBER AND SHALL NOT EXCEED 1/3 THE PLATE WIDTH.
- ALL PREFABRICATED METAL HANGERS AND CONNECTORS NOTED IN THE DRAWINGS SHALL BE "SIMPSON STRONG-TIE" CONNECTORS OR APPROVED EQUALS.
- MINIMUM NAILING SHALL COMPLY WITH TABLE 25-Q OF THE UNIFORM BLDG. CODE.
- ALL WOOD STRUCTURAL MEMBERS SHALL BE TREATED AGAINST ROT AND INSECT DAMAGE.
- PROVIDE SIMPSON "H1", "H2", OR "H2.5" HURRICANE TIES BETWEEN RAFTER AND TOP PLATE AT ALL EAVE RAFTERS.
- PROVIDE 2x CONTINUOUS STRUCTURAL FASCIA AT ALL EAVES. FASCIA SUPPORTS HIPS AND LAST RAFTER ON GABLED ROOFS. DO NOT SPLICE FASCIA WITHIN 12" OF CORNERS.
- UNLESS OTHERWISE INDICATED ON THE DRAWINGS, FLYWOOD SHEATHING SHALL BE STRUCTURAL I CONFORMING TO U.S. COMMERCIAL STANDARD F9-1-74. EXCEPT AS NOTED OTHERWISE FOR SPECIAL WALL PANELS AND DIAPHRAGM CONDITIONS, PROVIDE THE FOLLOWING MINIMUM ATTACHMENT AT ALL SUPPORTED EDGES. INTERMEDIATE SUPPORTS SHALL BE NAILED/SCREWED AT 12" O.C.

1/2" FLYWOOD (= ROOF)	8d @ 6" O.C.
3/4" FLYWOOD (= FLOOR)	10 SCREWS @ 6" O.C. (PLYUD. = FLOORS SHALL ALSO BE GLUED DOWN TO SUPPORTS)
- PROVIDE "H" CLIP @ MIDSPAN OF UNSUPPORTED EDGES FOR 1/2" PLYUD. ROOF SHEATHING.

FOUNDATION NOTES

- THE FOUNDATION DESIGN IS BASED ON THE SOILS REPORT PREPARED BY CONSTRUCTION ENGINEERING LABS, INC. DATED OCTOBER 28, 1999.
- ALL FOOTING TRENCHES, FILL, AND BACKFILL OPERATIONS SHALL BE MONITORED BY A QUALIFIED SOILS ENGINEER REGISTERED TO PRACTICE IN THE STATE OF HAWAII. COST OF SOILS ENGINEER'S SERVICES SHALL BE BORNE BY THE OWNER. CONTRACTOR SHALL MAKE APPROPRIATE ARRANGEMENTS FOR INSPECTIONS AS REQUIRED.
- CENTER FOOTINGS ON COLLARS, UNLESS OTHERWISE NOTED. ALL FOOTINGS AND THICKENED EDGES SHALL BE EMBEDDED AT LEAST 12 INCHES BELOW THE LOWEST ADJACENT SUBGRADE OR LEVEL GROUND. FOOTINGS NEAR THE TOP OF SLOPES SHALL BE EMBEDDED TO ATTAIN A 5 FOOT MIN. HORIZ. SET BACK DISTANCE MEASURED FROM BOTTOM OUTSIDE EDGE OF FOOTING TO FACE OF SLOPE.
- UNLESS NOTED OTHERWISE, FOOTING REINFORCING BARS ARE BOTTOM BARS. PROVIDE 3" COVER AT BOTTOM OF FOOTINGS.
- FOOTING THICKNESSES ARE MINIMUM THICKNESSES ONLY AND MAY BE INCREASED DUE TO SPECIFIC SITE CONDITIONS.
- CLEAN AND MOISTEN FOOTING TRENCHES PRIOR TO POURING FOOTINGS.
- DO NOT PLACE CONDUITS AND UTILITY LINES IN FOOTING TRENCHES.
- FOOTINGS SHALL BE FOUNDED ENTIRELY ON ONE TYPE OF MATERIAL. (ON EITHER EXISTING STIFF GROUND OR ON WELL COMPACTED SELECT SOILS).
- SOFT SPOTS OR POCKETS OF LOOSE MATERIAL ENCOUNTERED IN FOOTING EXCAVATIONS OR BELOW THE BUILDING AREA SHALL BE EXCAVATED AND REPLACED WITH SELECT ON-SITE SOILS COMPACTED IN THIN LIFTS. (NOT EXCEEDING 8" LOOSE THICKNESS) (PLUS 3% OF OPTIMUM MOISTURE CONTENT) AT LEAST 5 DAYS PRIOR TO PLACEMENT OF CONCRETE.
- THE SUBGRADE SHOULD BE KEPT MOIST AND NOT BE ALLOWED TO DRY-OUT BEFORE PLACING BASE COURSE, SLAB ON GRADE OR FOUNDATION. THE SURFACE SUBGRADE SOILS SHALL BE SCARIFIED TO A MINIMUM DEPTH OF 8 INCHES AND RECOMPACTED ON THE WET SIDE OF OPTIMUM MOISTURE PRIOR TO PLACING BASECOURSE.
- FINISH GRADES AROUND THE BUILDINGS SHALL SLOPE AWAY FROM THE FOUNDATIONS SO THAT FLOODING DOES NOT OCCUR.
- THE FOUNDATION DESIGN IS BASED ON AN ALLOWABLE BEARING CAPACITY OF 7500 PSF FOR BEARING ON STIFF EXISTING GROUND OR COMPACTED SELECT SOIL.

FLOOR FRAMING NOTES:

- PROVIDE 3/4" THICK CDX PLYWOOD FLOOR SHEATHING THRUOUT. FLYWOOD SHEATHING SHALL BE ATTACHED TO METAL FRAMING WITH NO. 8 SCREWS AT 6" O.C. AT 1/2" O.C. ALONG INTERMEDIATE FRAMING MEMBERS. PLYWOOD SHALL BE GLUED DOWN TO JOISTS.
- UNLESS OTHERWISE NOTED, ALL LIGHT GAGE METAL FLOOR JOISTS SHALL HAVE STIFFENED FLANGES. SEE SCHEDULE FOR SIZE, GAGE, AND FLANGE WIDTH.
- SEE BEAM AND HEADER SCHEDULE FOR SIZE, GAGE, FLANGE WIDTH, AND CONFIGURATION OF DOUBLE CHANNELS FOR LIGHT GAGE METAL BEAMS AND HEADERS.
- ALL LIGHT GAGE METAL JOISTS SHALL BE ATTACHED TO 362T150-33 CONT. TOP TRACKS WITH TWO #10 SCREWS MINIMUM. PROVIDE SIMPSON L5TA36 CONNECTOR TIES AT 48" O.C. TO THE TIE STUDS ABOVE THE FLOOR DIRECTLY TO STUDS BELOW.
- TOP TRACK RUNNERS SHALL NOT BE SPLICED AT WINDOW OR BRACED WALL LOCATIONS. SPLICES, WHERE REQUESTED, SHALL BE LOCATED BETWEEN STUDS. SEE DETAIL G/5-12.

PREFABRICATED WOOD TRUSS

- PREFABRICATED WOOD TRUSSES SHALL CONFORM TO THE "DESIGN SPECIFICATIONS FOR LIGHT METAL PLATE CONNECTED WOOD TRUSSES" AS ADOPTED BY THE TRUSS PLATE INSTITUTE.
- ALL TRUSS MEMBERS SHALL BE DOUGLAS FIR NO. 2 OR BETTER.
- CONNECTOR PLATES SHALL BE PRIME COMMERCIAL QUALITY GALVANIZED STEEL SHEETS NO LESS THAN 20 GAGE THICKNESS WITH A MINIMUM YIELD STRENGTH OF 33,000 PSF.
- ALL TRUSSES SHALL BE DESIGNED FOR THE FOLLOWING MINIMUM LOAD:

DEAD LOAD AT TOP CHORD	12 PSF
LIVE LOAD AT TOP CHORD	16 PSF
DEAD LOAD AT BOTTOM CHORD	5 PSF

ALL TRUSSES SHALL SATISFY STRESS AND DEFLECTION REQUIREMENTS. ALLOWABLE TOTAL LOAD DEFLECTION SHALL BE SPAN/240 UNLESS OTHERWISE NOTED. TOP CHORD SHALL BE 2x6. ALL OTHER MEMBERS SHALL BE 2x4.

5. SUBMITTALS:

- SUBMIT 6 SETS OF FABRICATION DRAWINGS SHOWING ALL MEMBER SIZES, CONNECTOR PLATES, PLATE CAPACITIES AND DIMENSIONS.
- SUBMIT 3 SETS OF DESIGN CALCULATIONS STAMPED BY A STRUCTURAL ENGINEER REGISTERED IN THE STATE OF HAWAII.
- ALL SUBMITTALS SHALL BE APPROVED PRIOR TO STARTING FABRICATION.

STANDARD HOOK 180°

BAR BEND 90°

BAR SIZE	180° HOOKS		90° HOOKS	
	A	J	A	J
#3	5"	3"	6"	
#4	6"	4"	8"	
#5	7"	5"	10"	
#6	8"	6"	1'-0"	
#7	10"	7"	1'-2"	
#8	11"	8"	1'-4"	
#9	1'-3"	11-3/4"	1'-7"	
#10	1'-5"	1'-1 1/4"	1'-10"	
#11	1'-7"	1'-2 3/4"	2'-0"	
#14	2'-3"	1'-9 3/4"	2'-7"	
#18	3'-0"	2'-4 1/2"	3'-5"	

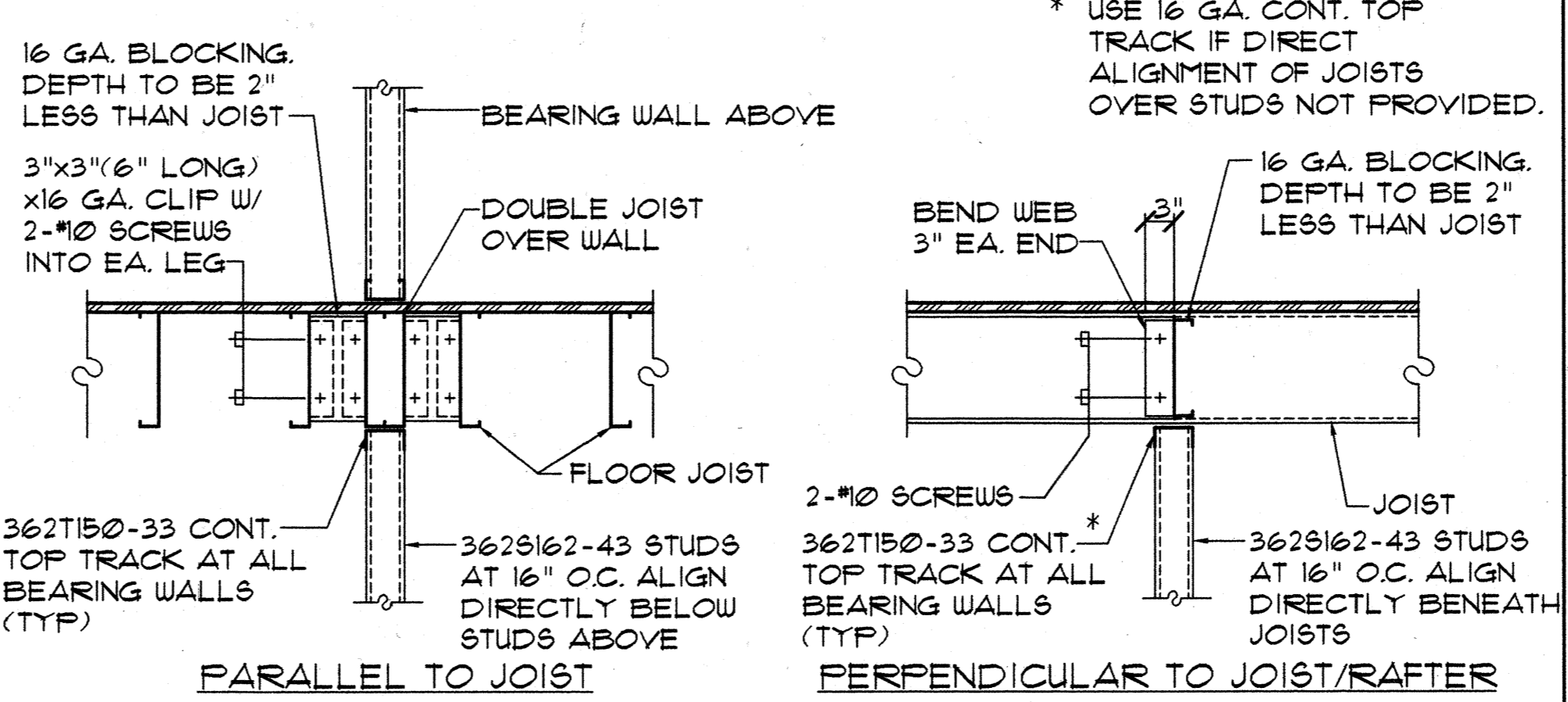
(A) TYPICAL REBAR BENDING
S-11 NOT TO SCALE

BAR SIZE	f'c = 3000 PSI		f'c = 4000 PSI		f'c = 5000 PSI		f'c = 6000 PSI	
	TOP BARS	OTHER BARS	TOP BARS	OTHER BARS	TOP BARS	OTHER BARS	TOP BARS	OTHER BARS
#3	24"	24"	24"	24"	24"	24"	24"	24"
#4	24"	24"	24"	24"	24"	24"	24"	24"
#5	27"	24"	24"	24"	24"	24"	24"	24"
#6	32"	25"	28"	24"	25"	24"	24"	24"
#7	38"	29"	33"	25"	29"	24"	27"	24"
#8	45"	35"	39"	30"	35"	27"	32"	25"
#9	51"	44"	50"	38"	44"	44"	41"	31"
#10	73"	56"	63"	48"	56"	43"	51"	40"
#11	89"	69"	77"	59"	69"	53"	63"	49"

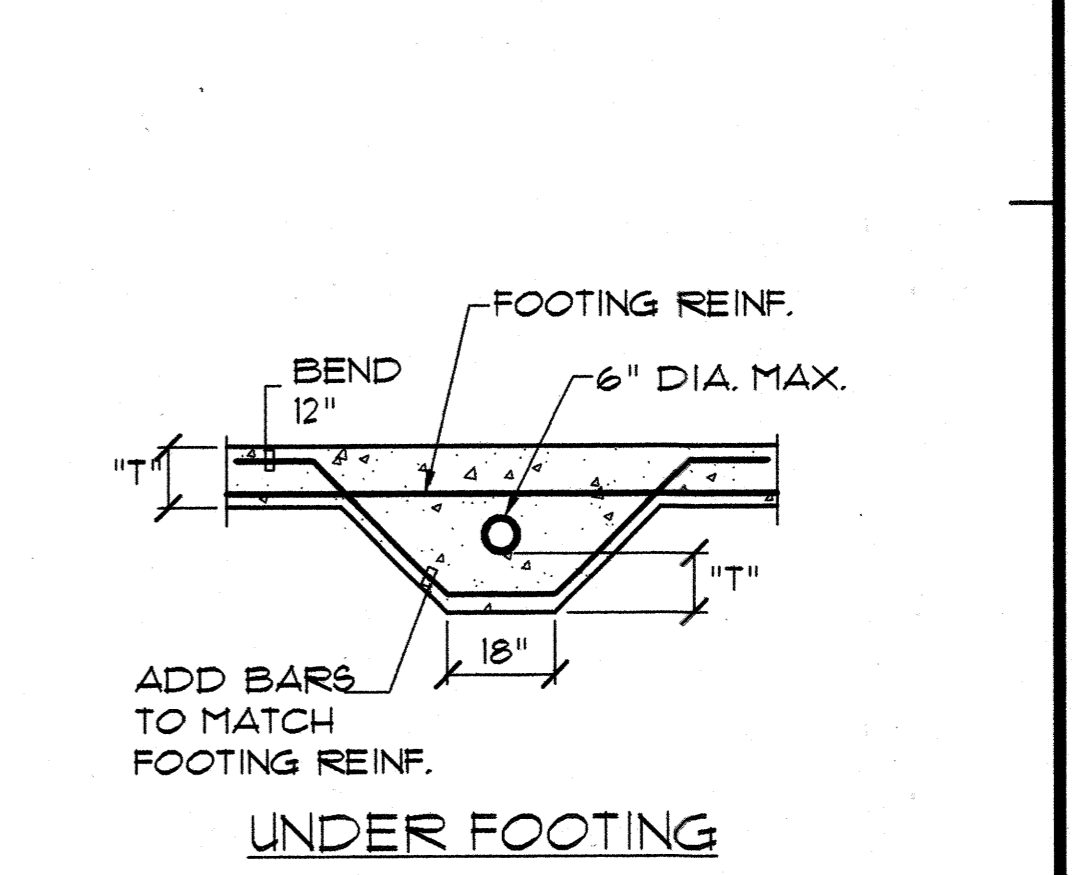
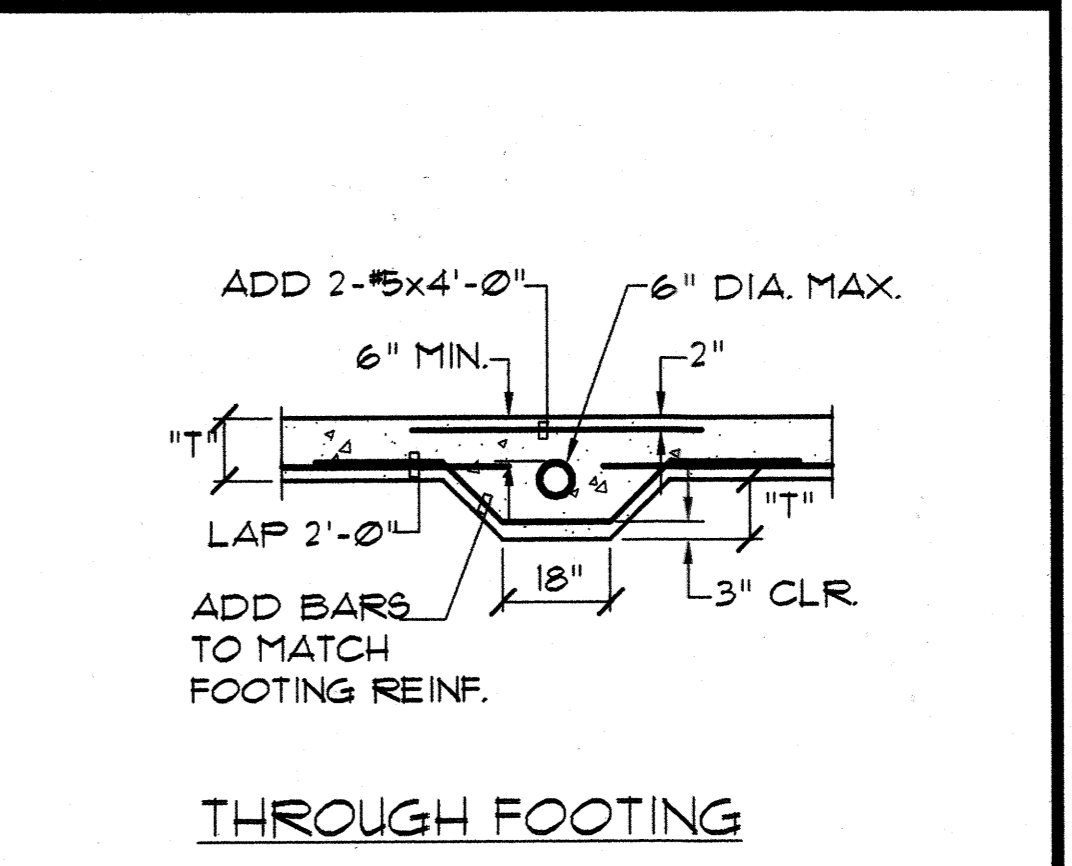
NOTES

- LAP SPLICE LENGTHS ARE FOR CLASS A LAP SPLICES ONLY.
- LAP SPLICE LENGTHS ARE FOR GRADE 60 DEFORMED BARS.
- LAP SPLICE LENGTHS SHALL BE IN ACCORDANCE WITH THIS TABLE, UNLESS OTHERWISE SHOWN OR NOTED.

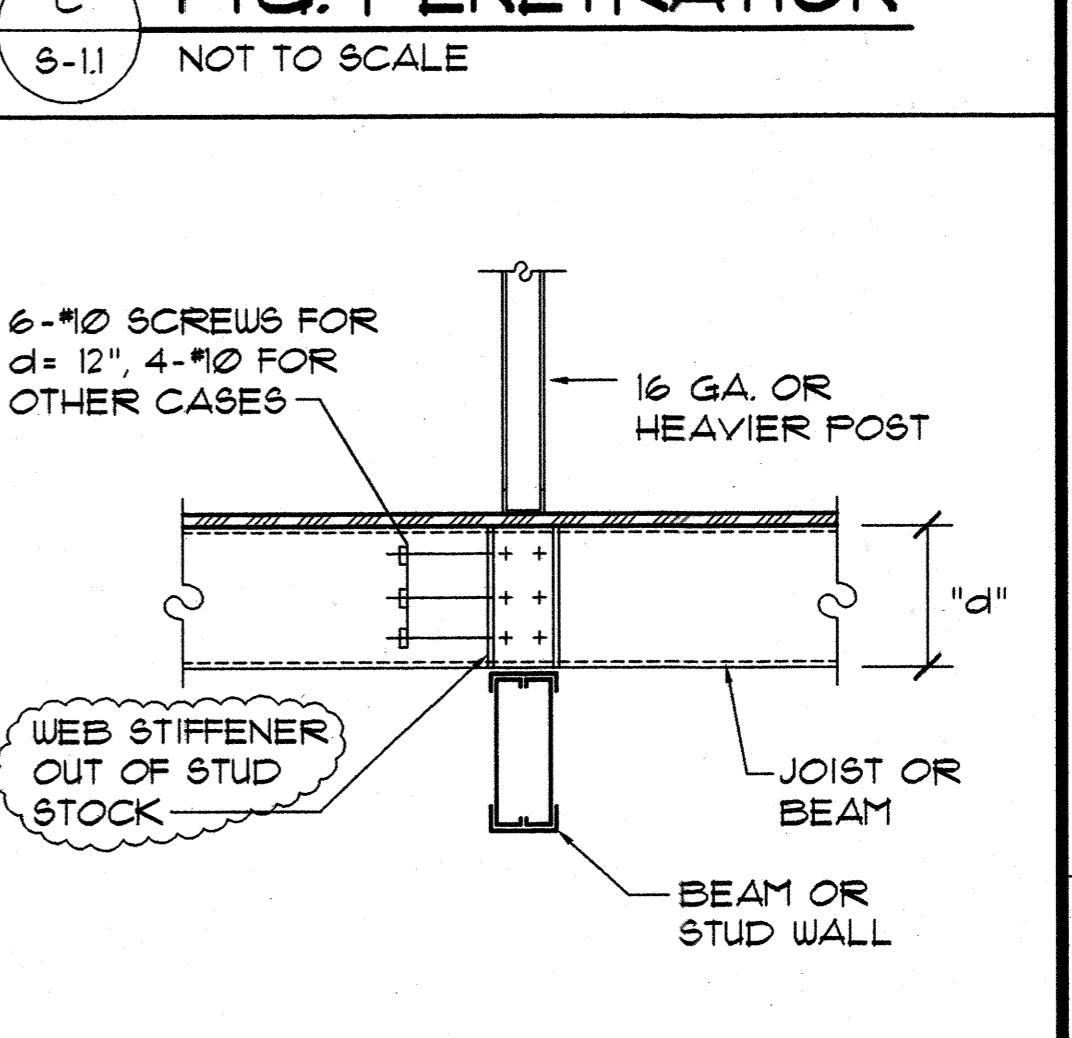
(B) TYPICAL LAP SPLICE DETAIL
S-11 NOT TO SCALE



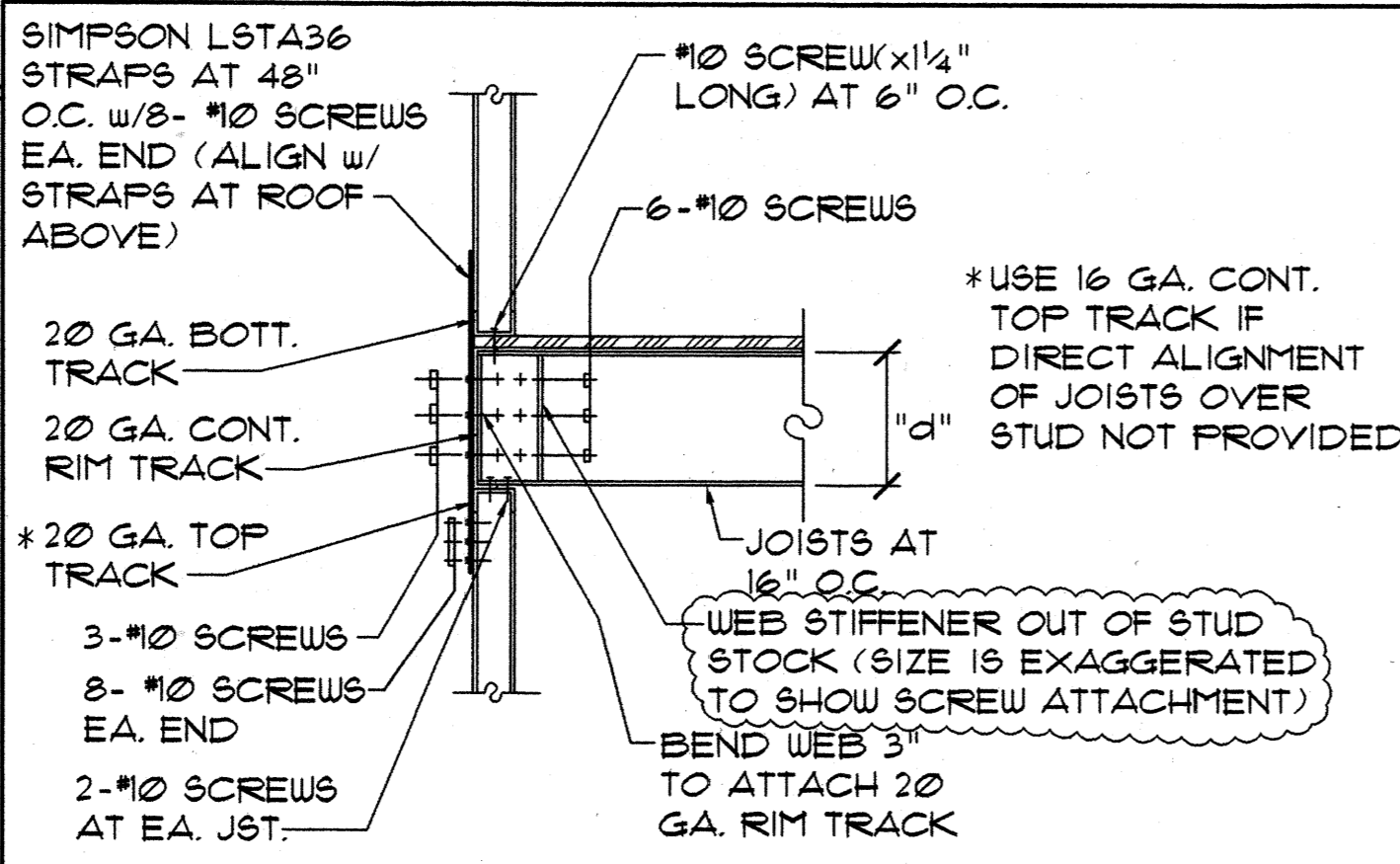
(D) BEARING STUD WALL DETAILS
S-11 NOT TO SCALE



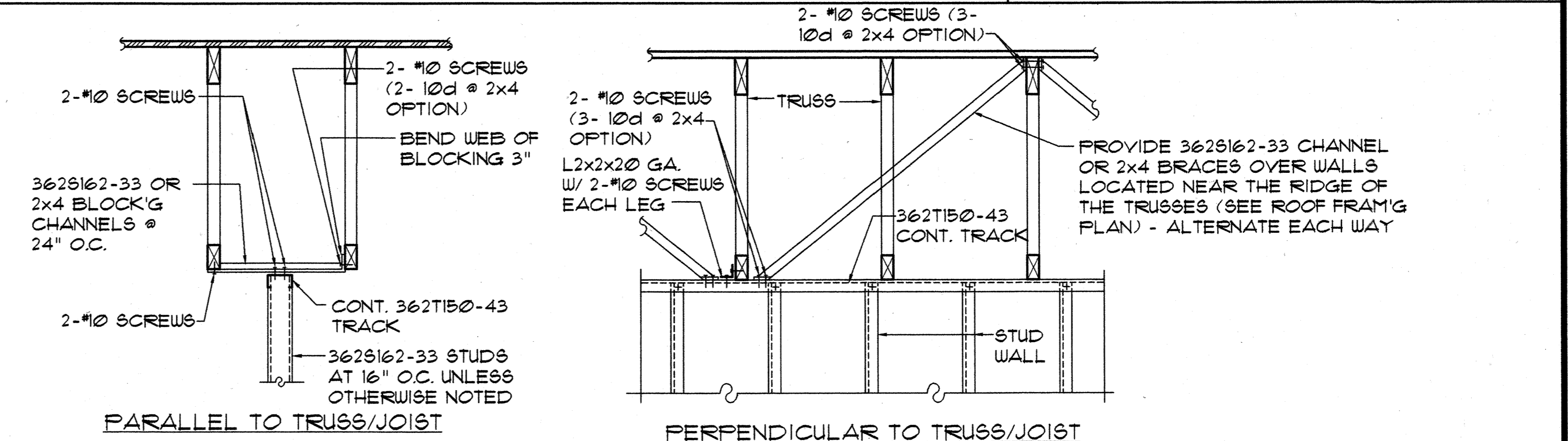
(C) FTG. PENETRATION
S-11 NOT TO SCALE



(E) POST BLOCKING DET.
S-11 NOT TO SCALE



(F) TYP. EXT. WALL
S-11 NOT TO SCALE



(H) NON-BEARING STUD WALL DETAIL
S-11 NOT TO SCALE

Design Partners Incorporated
Architects Interior Designers Planning Graphics
John Aveiro AIA
Vernon Inoshita AIA
Mike Goshi AIA

HOWARD K. C. LUI
LICENSED PROFESSIONAL ENGINEER
No. 4520-S
HAWAII, U.S.A.
This work was prepared by me or under my supervision and construction of this project will be under my observation.

SHIGEMURA, LAU, SAKANASHI, HIGUCHI & ASSOC., INC.
CONSULTING STRUCTURAL ENGINEERS
615 PIKO STREET, SUITE 205
HONOLULU, HAWAII 96814

CONSTRUCTION SET

Revision Number/Description

1

2

3

4

5

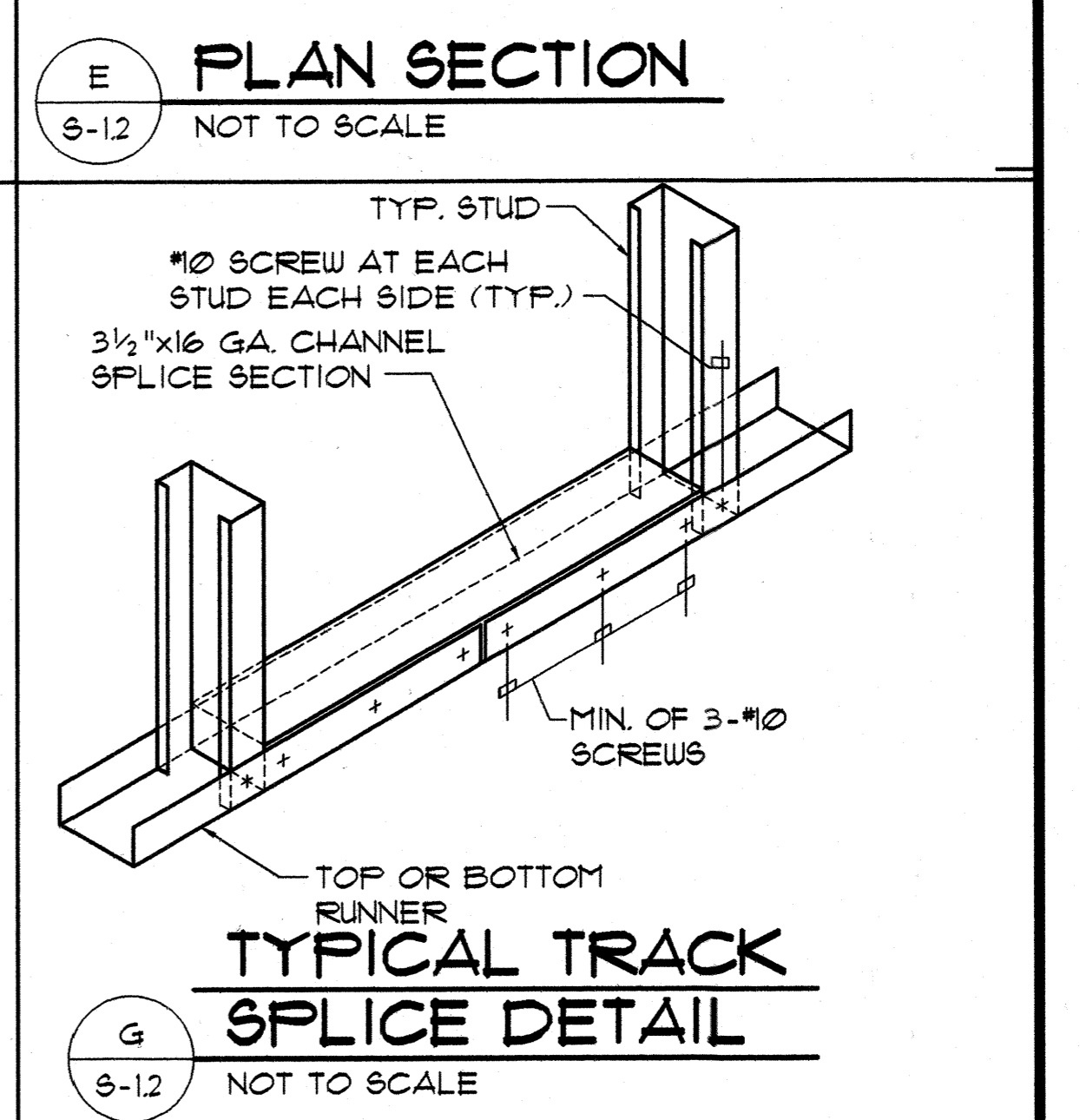
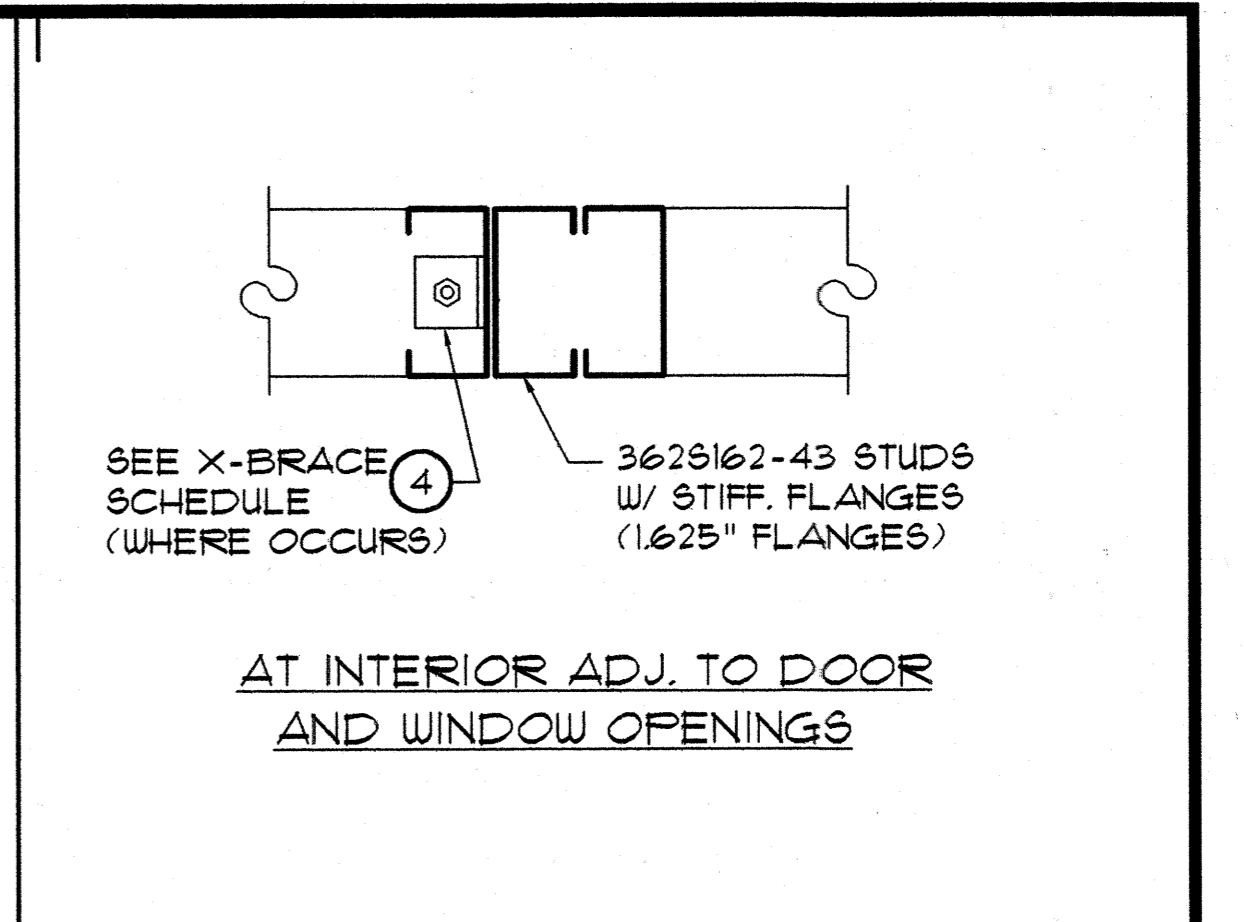
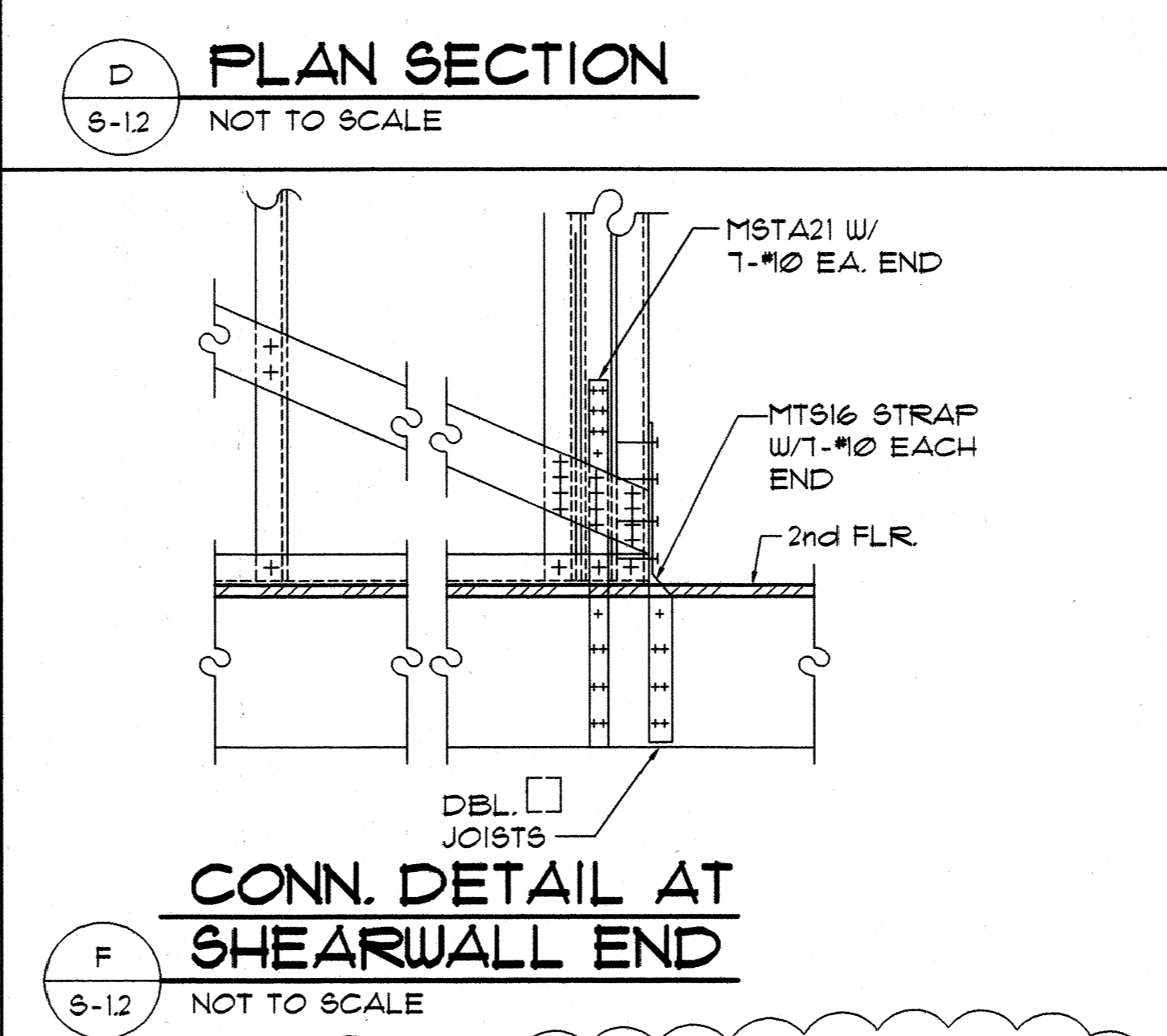
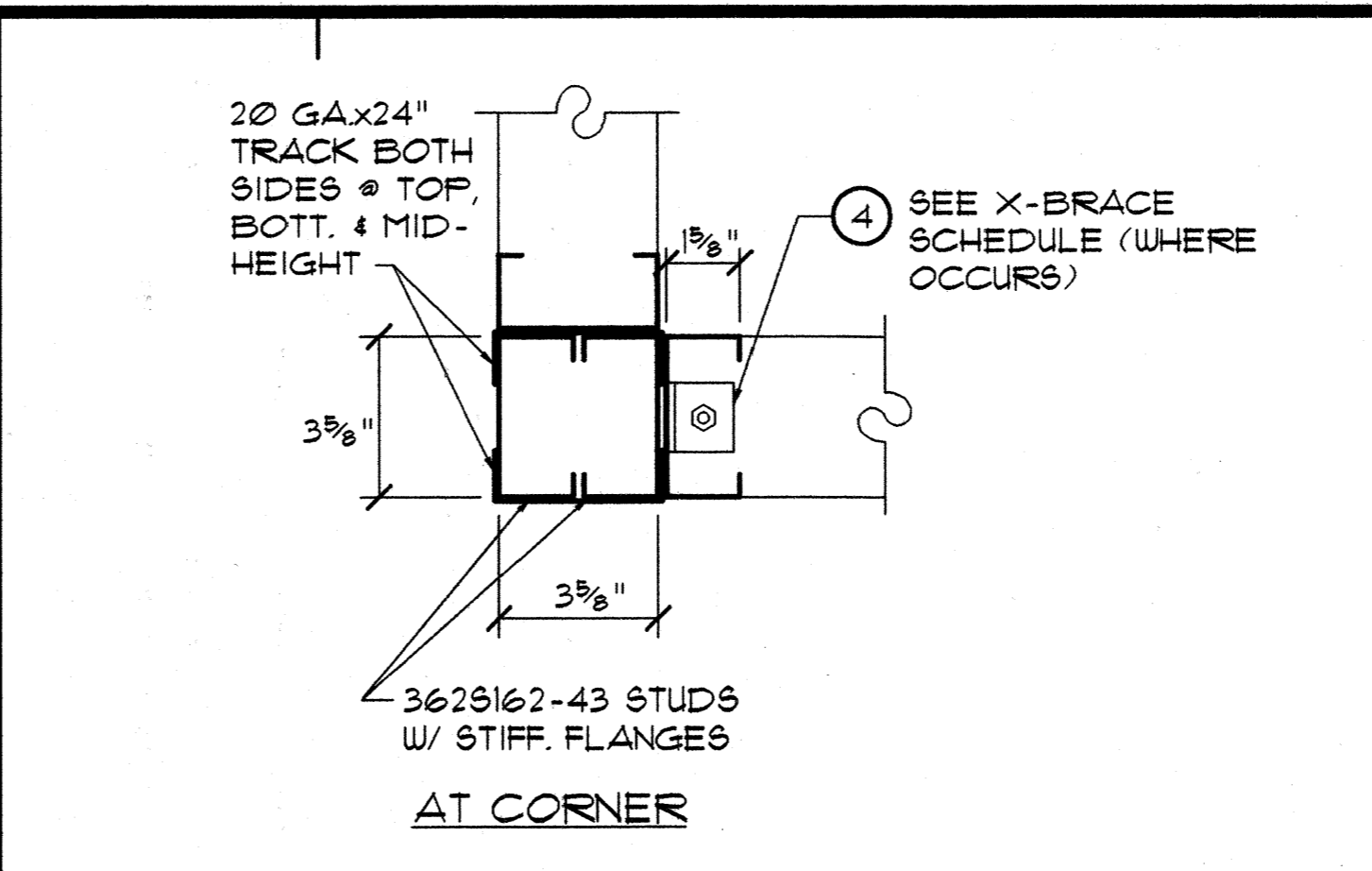
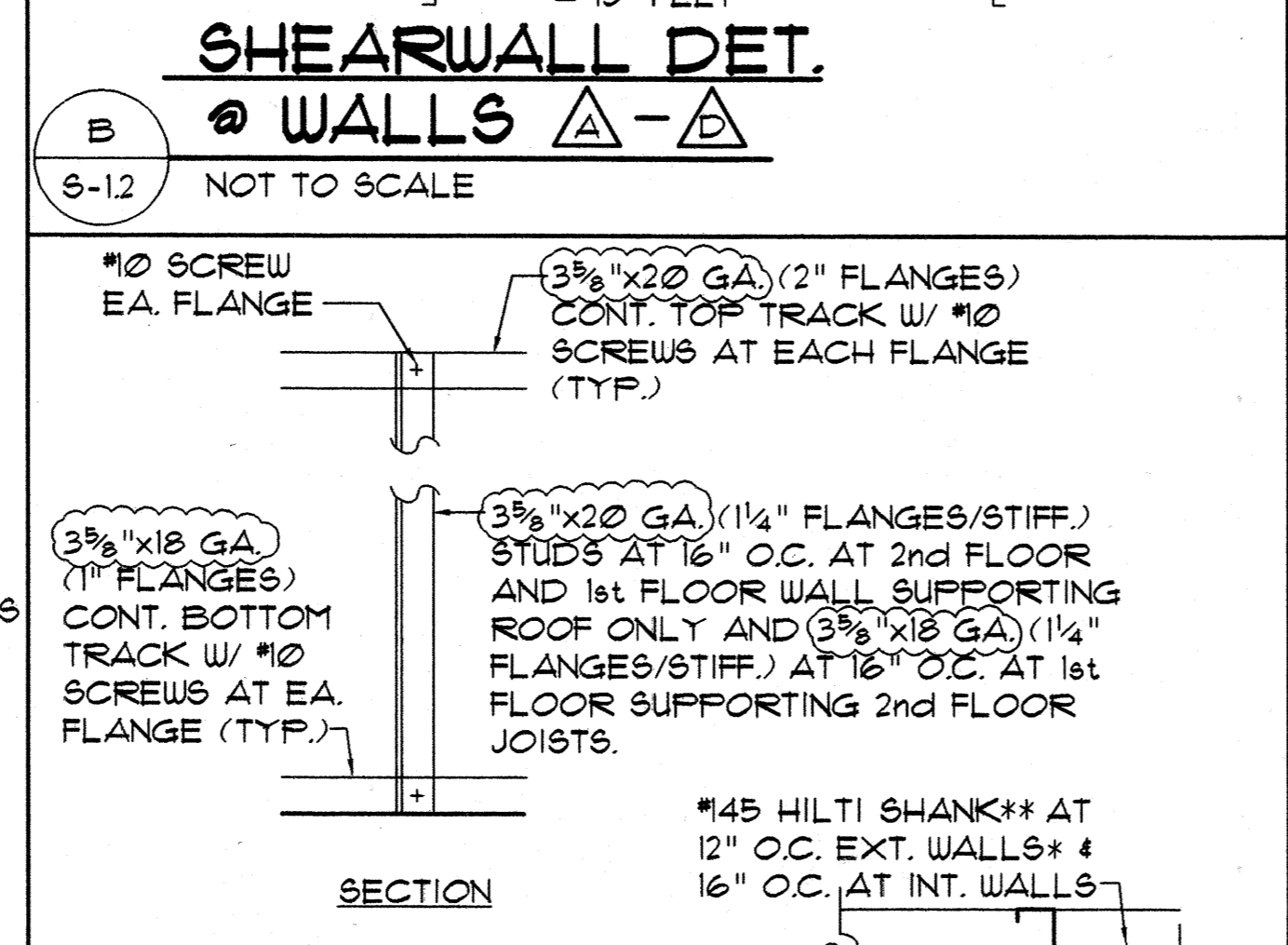
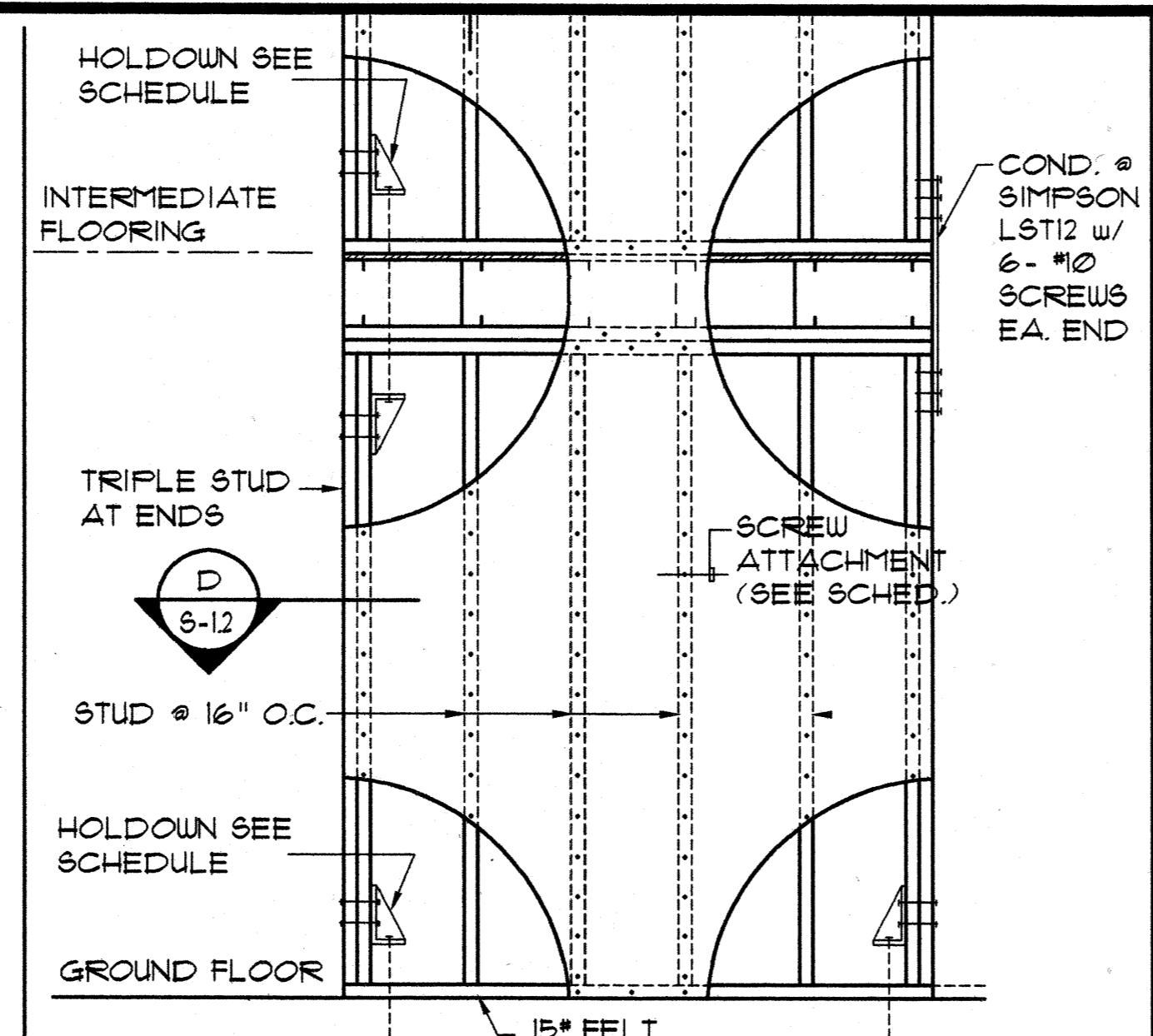
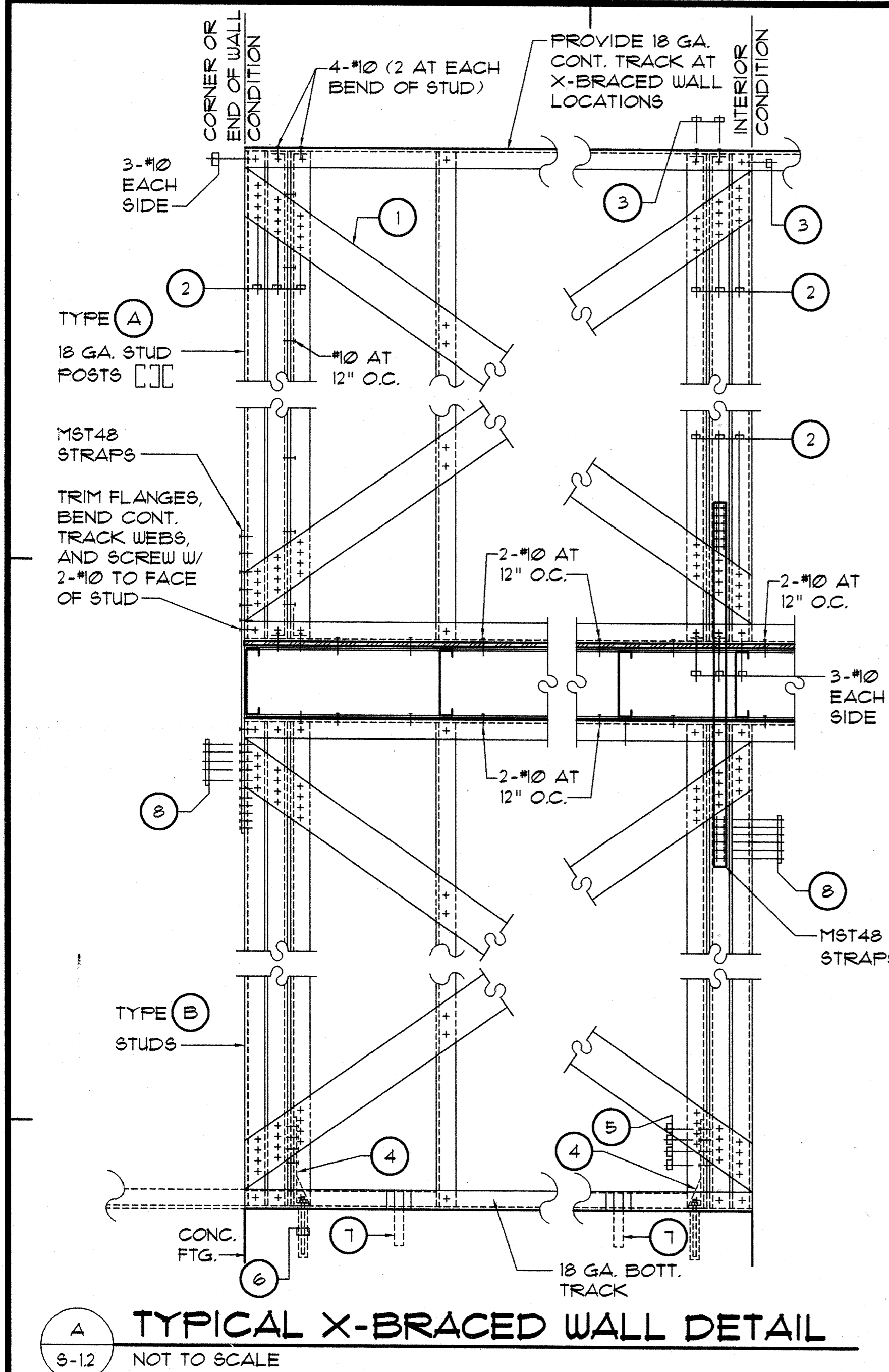
FRONT STREET APARTMENTS
LAHANA, MAUI, HAWAII
TMK: (2) 4-5-03: 13, 14, 15, 38, 39, 40

Drawing Title
GENERAL NOTES & TYPICAL DETAILS

Project Number	Date	
Drawn MT	Checked HL	Designed HL

Drawing Number
S-11

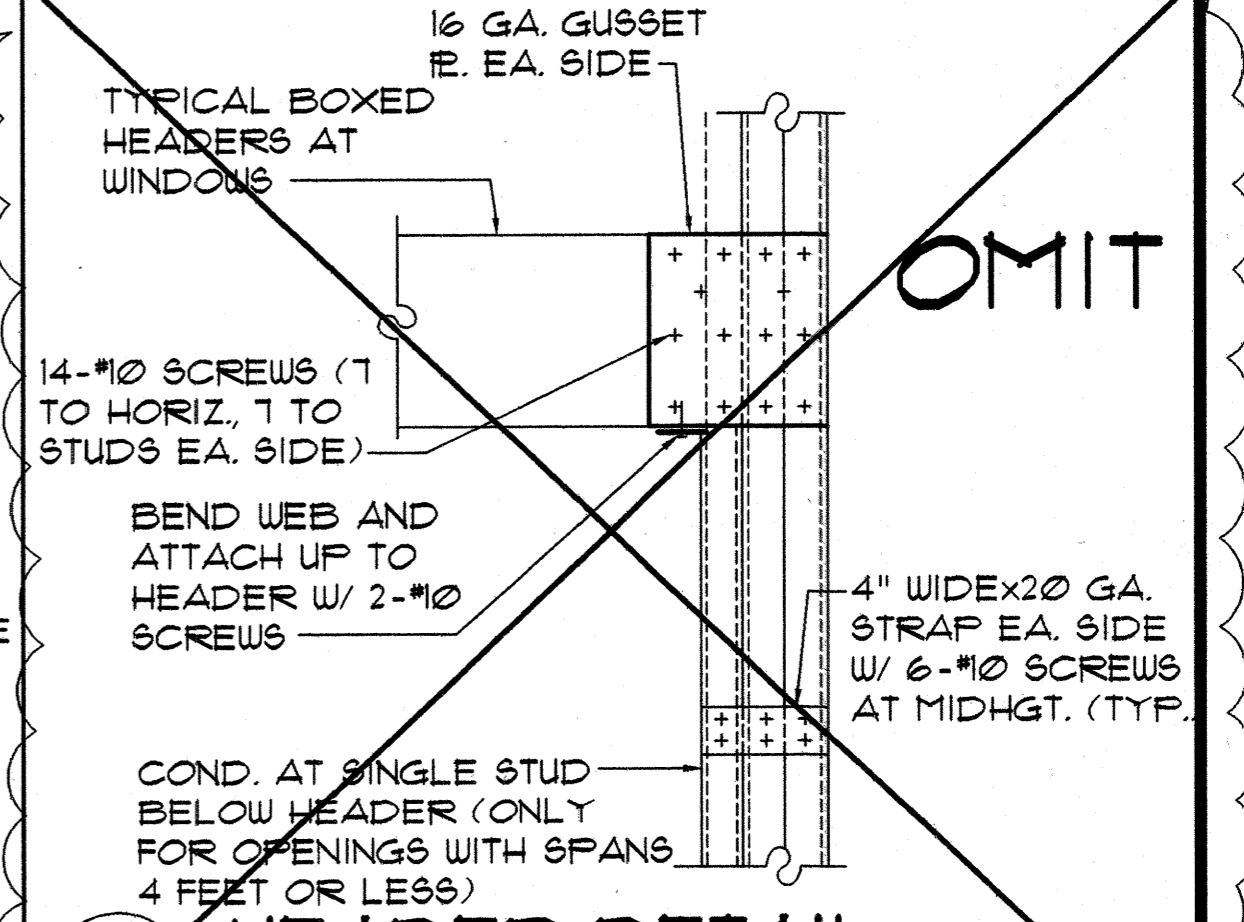
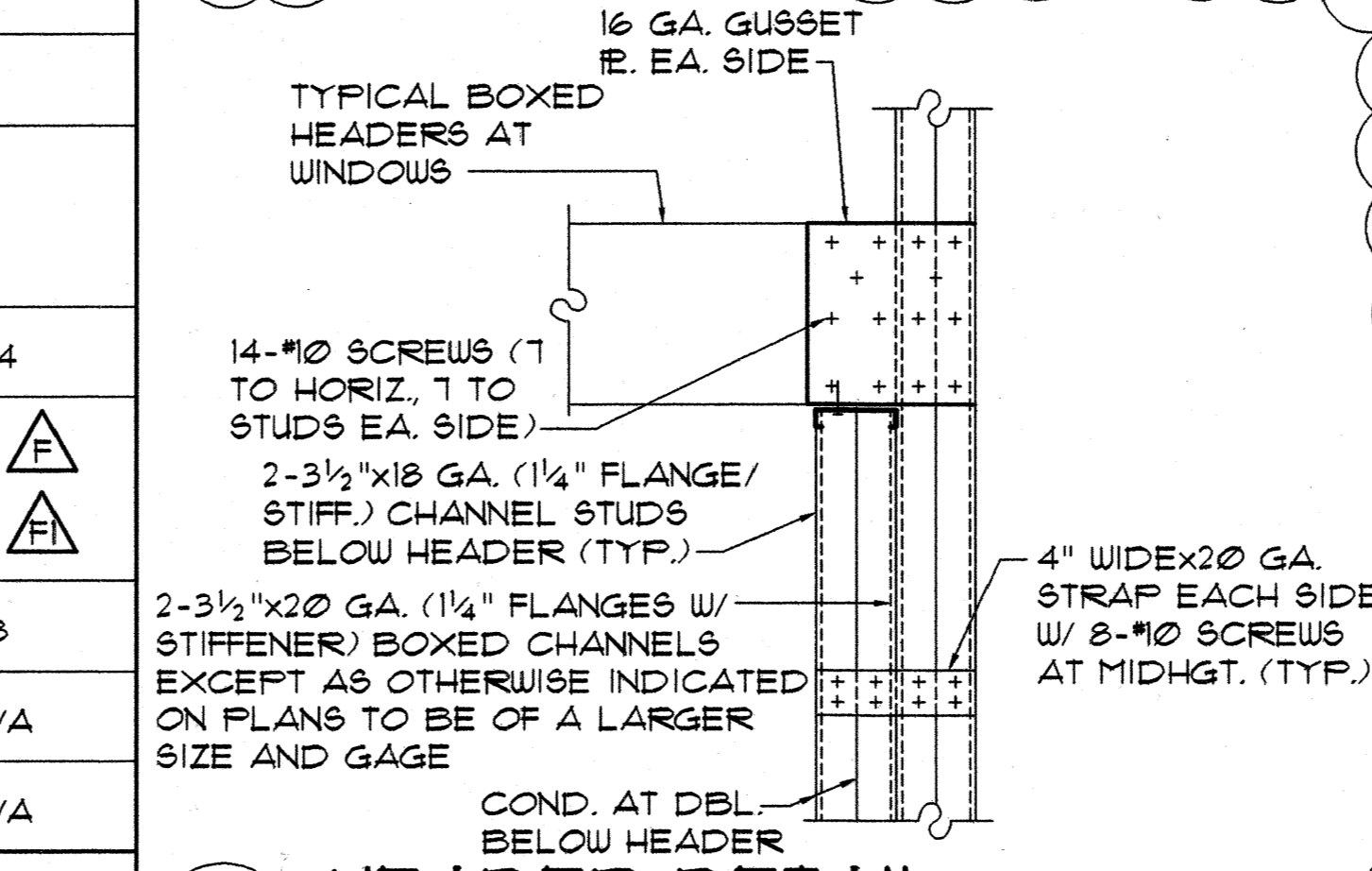
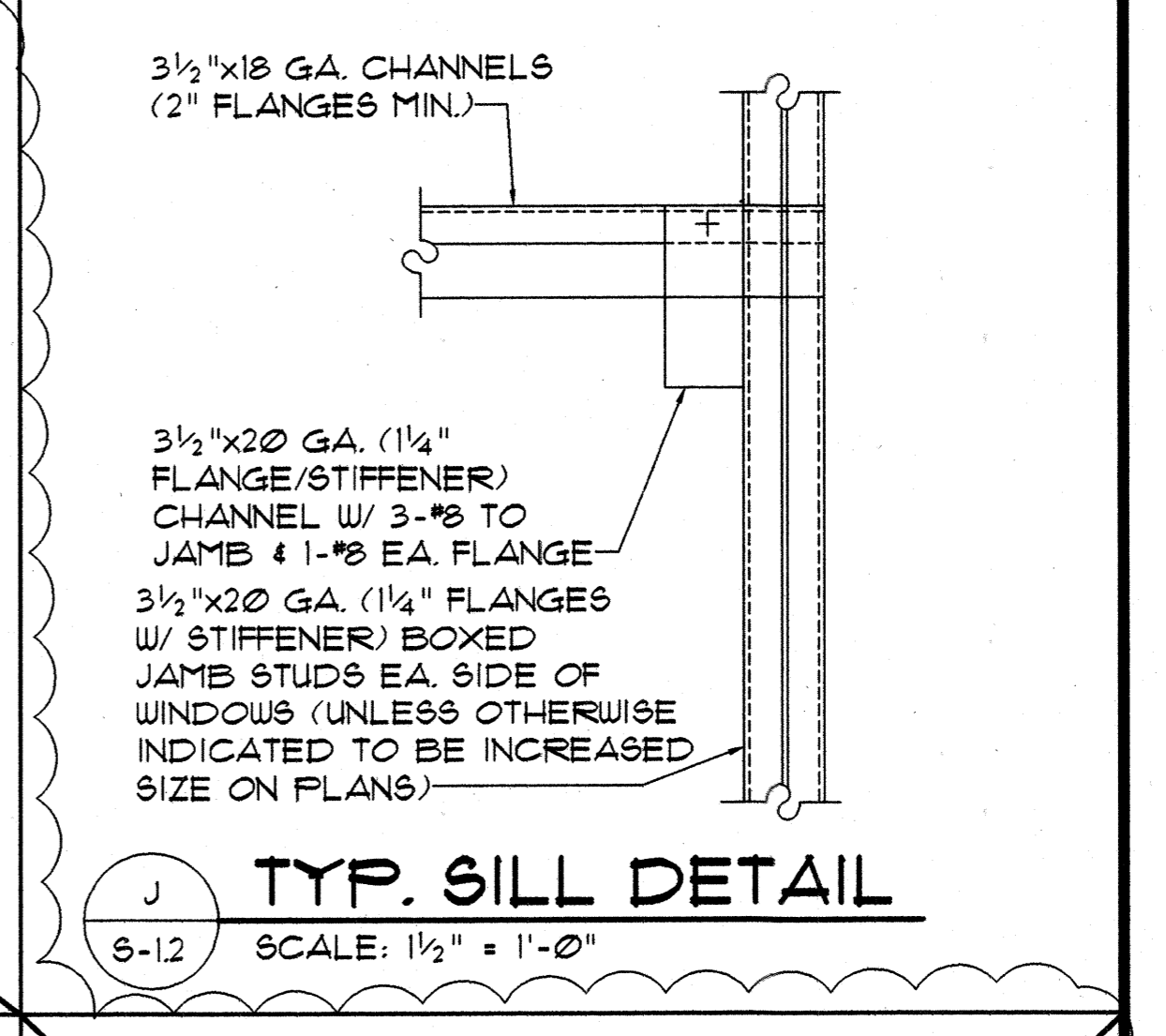
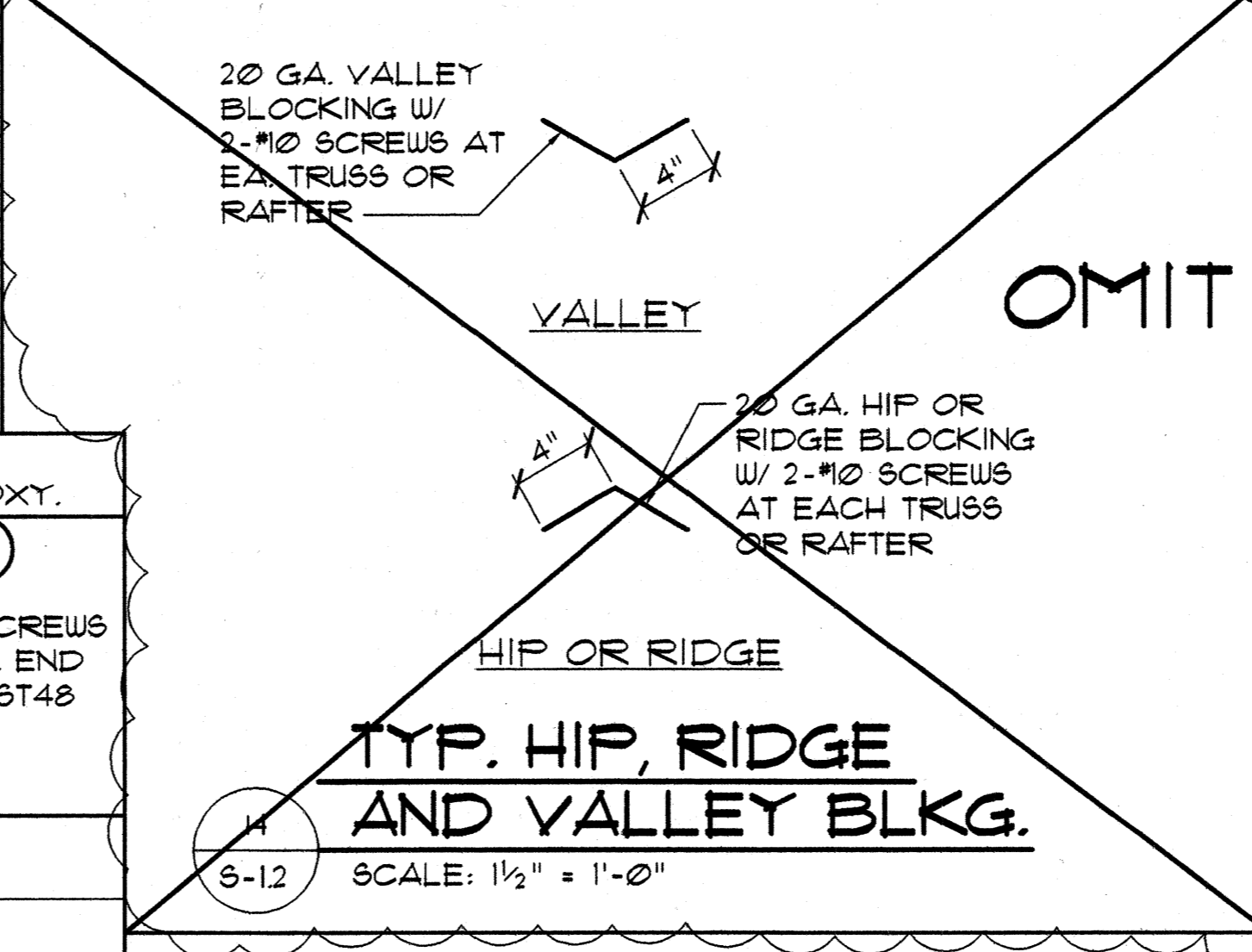
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SHEARWALL / X-BRACED WALL PANEL SCHEDULE

*DENOTES SPECIAL INSPECTION REQUIRED. PROVIDE SIMPSON "SET" HIGH STRENGTH EPOXY.

TYPE	WALL SHEATHING	ONE SIDE OR BOTH SIDE	#10 FASTENER SPACING		(1)	(2)	(3)	(4)	(5)	(6) *	(7)	(8)
			@ PANEL EDGE	@ INTERM. FRAMING (FIELD)	X-BRACING STRAPPING	NO. OF #10 SCREWS @ EA. END OF STRAP	NO. OF #10 SCREWS ATTACH TO TOP OR BOT TRACK TO STUD/POST EA. END	STRAP/HOLD DOWN REQ'D EA. END	NO. OF #10 SCREWS TO END STUDS	EPOXY AB. REQ'D @ HOLD-DOWN EA. END DET (E/S-11)	MAS STRAP SPACING WITHIN WALL	#10 SCREWS @ EA. END OF MST48
A	1/2" GYPSUM BOARD	TWO SIDES	7"	7"				S/HTT14	16			
B	1/2" GYPSUM BOARD	TWO SIDES	4"	4"				S/HTT14	16			
C	1/2" STRUCT. PLYWOOD	ONE SIDES	6"	12"				S/HTT14	16			
D	HARDI-PANEL	ONE SIDES	#3-18 (1" LONG) @ 6" O.C.	#3-18 (1" LONG) @ 6" O.C.				S/HTT14	16			
E		TWO SIDES			6" x 20 GA STRAP	12	10	S/HD8	16	5/8" AB. (6" MIN. EMBED.)	24" O.C.	14
F		ONE SIDES			6" x 20 GA STRAP	12	10	S/HTT14	16	5/8" AB. (6" MIN. EMBED.)	24" O.C.	6 @ F
F1		ONE SIDES			6" x 20 GA STRAP	12	10	S/HTT14	16	5/8" AB. (6" MIN. EMBED.)	24" O.C.	14 @ F1
G		ONE SIDES			6" x 18 GA STRAP	12	10	S/HTT14	16	5/8" AB. (6" MIN. EMBED.)	24" O.C.	8
H		TWO SIDES			6" x 18 GA STRAP	12	10	S/HD10	22	1/2" AB. (6" MIN. EMBED.)	24" O.C.	N/A
I		ONE SIDES			8" x 20 GA STRAP	15	10	S/HD8	17	5/8" AB. (6" MIN. EMBED.)	24" O.C.	N/A



Design Partners Incorporated
Architects
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Planning
Graphics
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HOWARD K. C. LAU
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No. 4529-S
HAWAII, U.S.A.
This work was prepared by me or under my supervision and construction of this project will be under my observation.

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CONSTRUCTION SET

Revision Number/Description

FRONT STREET APARTMENTS
LAHAINA, MAUI, HAWAII
TMK: (2) 4-5-03: 13, 14, 15, 38, 39, 40

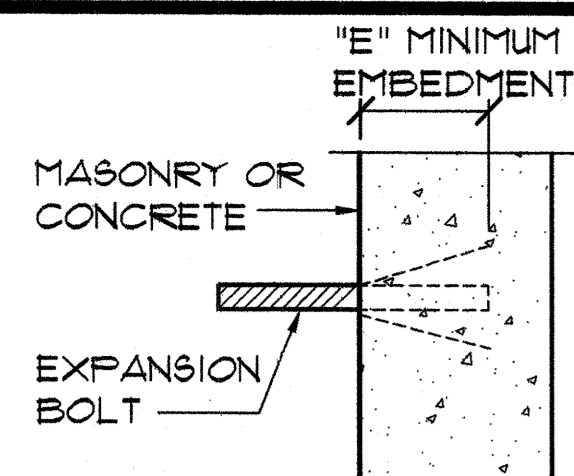
Drawing Title
TYPICAL DETAILS

Project Number Date

Drawn Checked Designed
MT HL HL

Drawing Number
S-12

Sheet No of



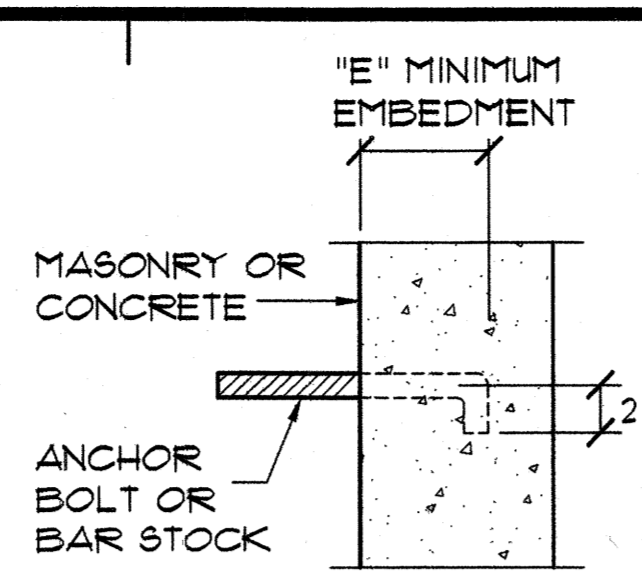
NOTE

1. GROUT ALL CELLS W/ BOLTS FULL HEIGHT.
2. ALL EXPANSION BOLTS SHALL BE REDHEAD ANCHORS OR EQUAL, HAVING THE FOLLOWING MINIMUM LOAD VALUES.

BOLT SIZE	MINIMUM "E"	ALLOW. SHEAR IN CONC. (*)	ALLOW. SHEAR IN MASONRY (*)
1/2" DIA.	4"	1550	550
5/8" DIA.	4"	1800	650
3/4" DIA.	5"	2100	800
7/8" DIA.	6"	2500	1000
1" DIA.	7"		

A TYP. EXPANSION BOLT

6-13 NOT TO SCALE



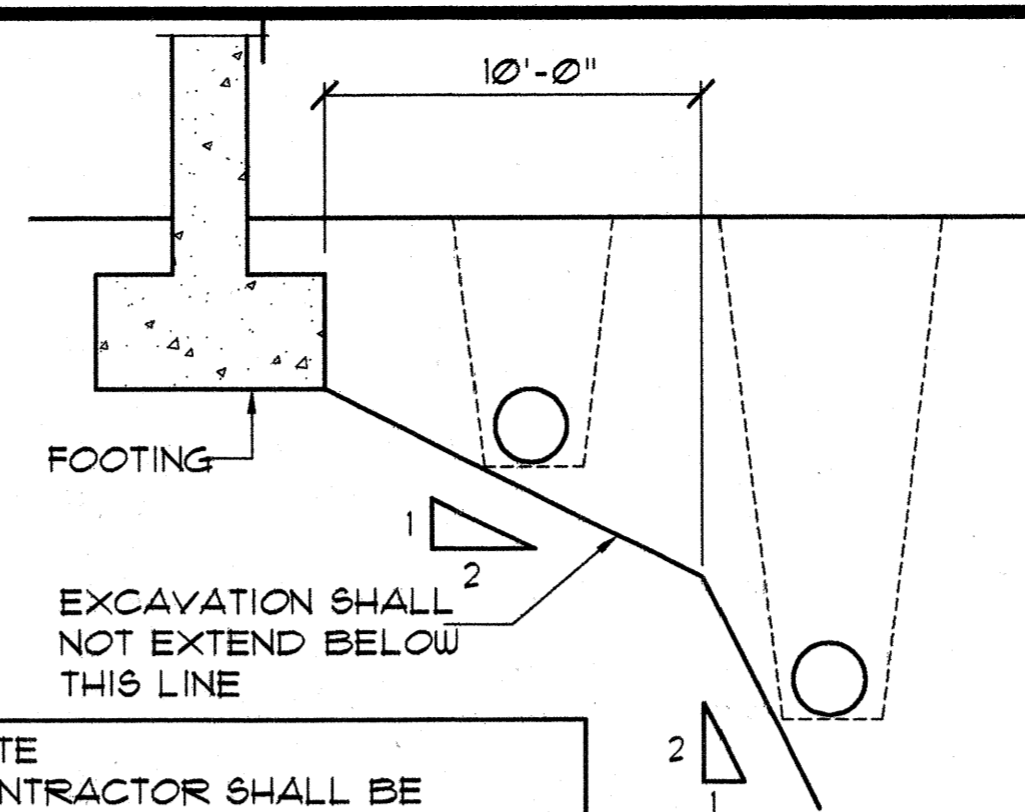
NOTE

1. GROUT ALL CELLS W/ BOLTS FULL HEIGHT.
2. UNLESS NOTED OTHERWISE, THESE ANCHOR BOLT DETAILS SHALL APPLY.

BOLT SIZE	MINIMUM "E"
1/2" DIA.	4"
5/8" DIA.	4"
3/4" DIA.	5"
7/8" DIA.	6"
1" DIA.	7"

B TYP. ANCHOR BOLT

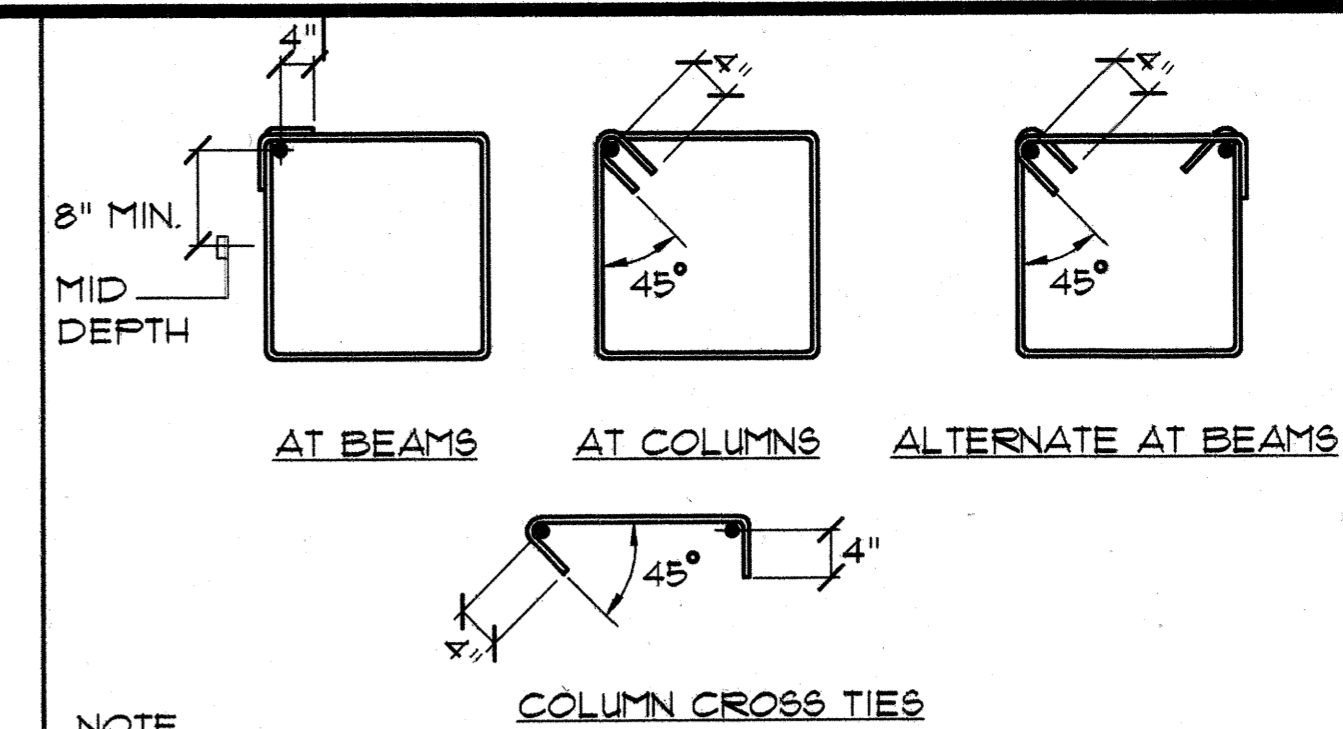
6-13 NOT TO SCALE



NOTE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL TRENCH SLOPES BY SHORING AS REQUIRED

C TYP. TRENCH DETAIL

6-13 NOT TO SCALE



NOTE

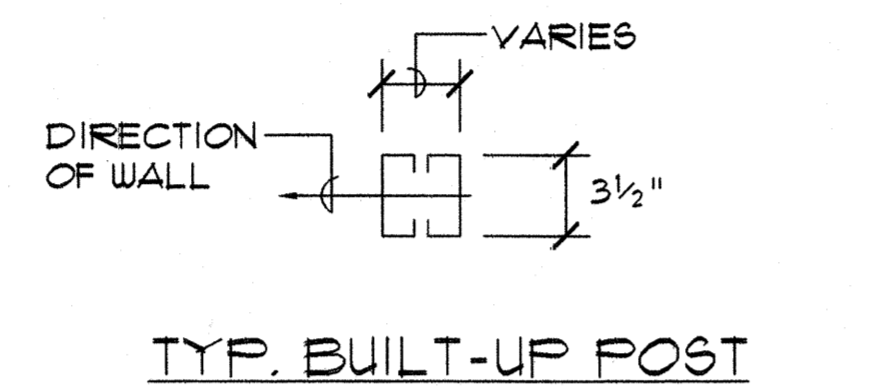
1. THESE DETAILS SHALL APPLY TO #3, #4, AND #5 BARS - GRADE 40 AND GRADE 60.
2. ALL BARS SHALL BE BENT COLD.

D TYP. TIE & STIRRUPS DET.

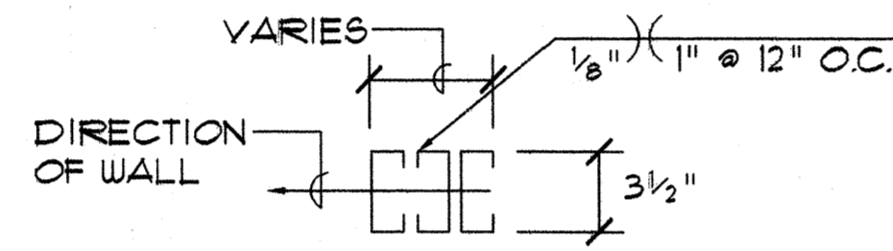
6-13 NOT TO SCALE

COLUMN / POST LEGEND

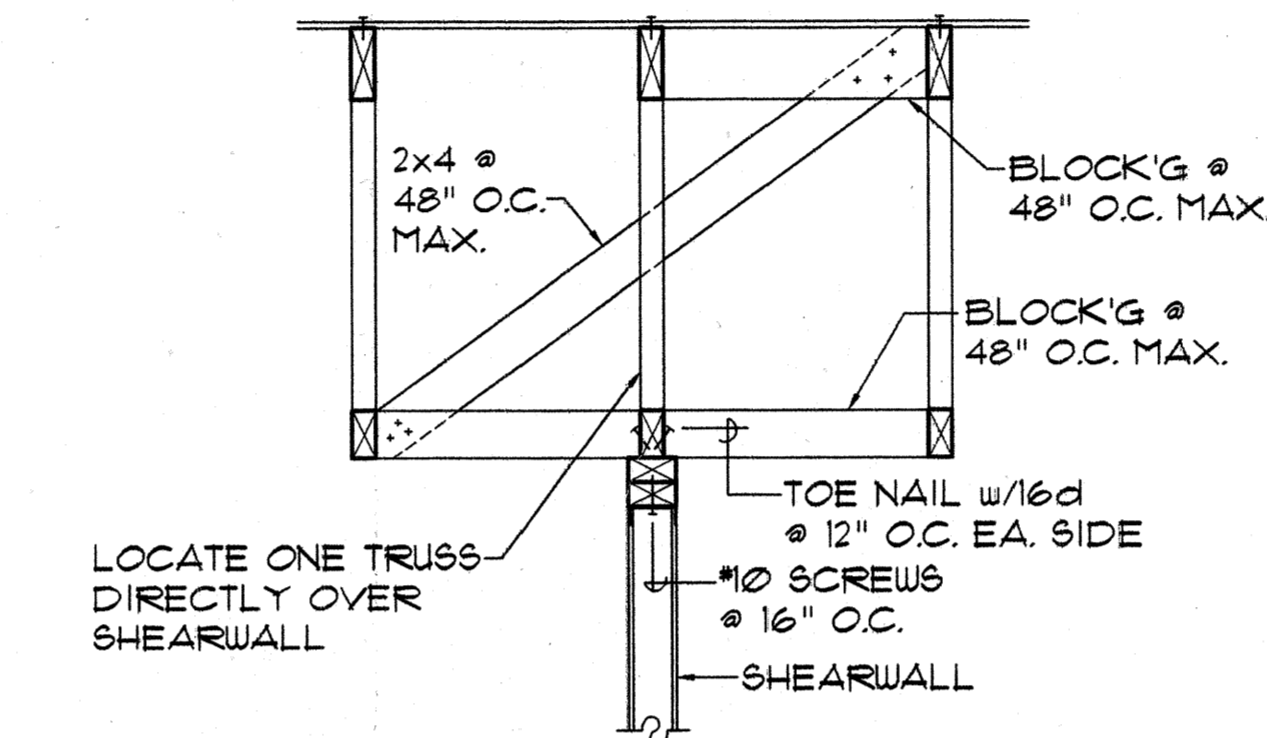
MARK	STUD TYPE	FLANGE WIDTH	CONFIGURATION
□	3625162-43	1625"	□
□ TYPE	3625162-43	1625"	□
□ TYPE A	6005162-43	1625"	□



TYP. BUILT-UP POST

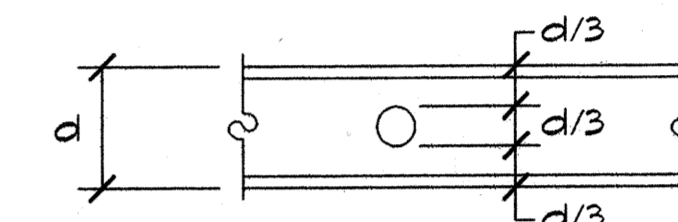


TYP. TRIPLE BUILT-UP POST



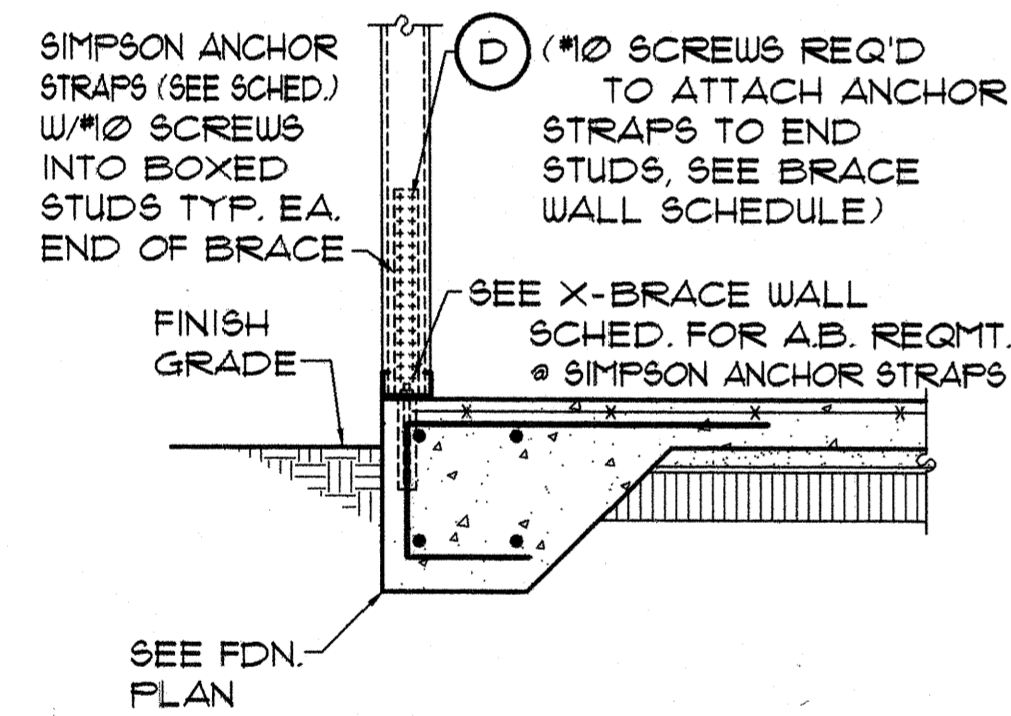
F TYP. ROOF FRAMING TO INTERIOR SHEARWALL CONN.

6-12 NOT TO SCALE



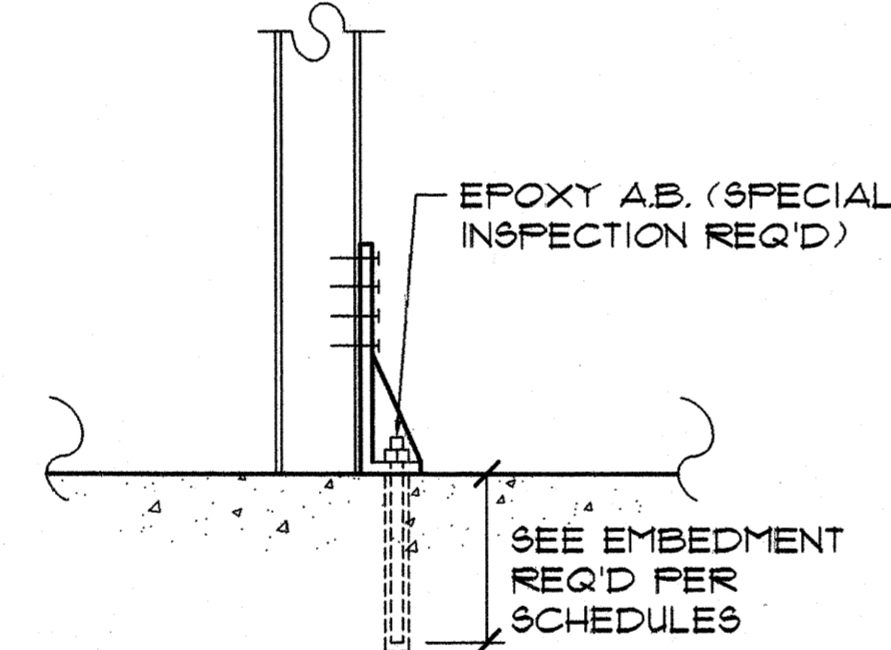
G ALLOWABLE PENETRATIONS THRU JOISTS

6-12 NOT TO SCALE



H ANCHOR BOLT DET. AT EXTERIOR WALL

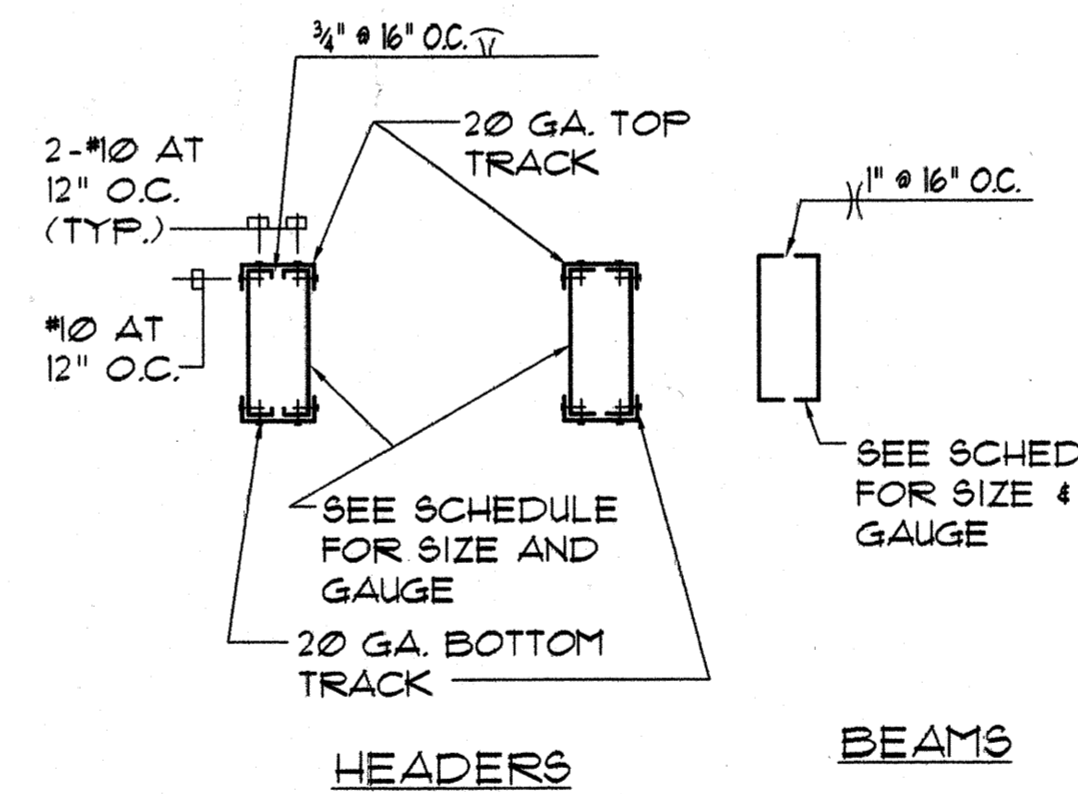
6-13 SCALE: 3/4" = 1'-0"



NOTE: CONTRACTOR SHALL USE ONLY "SET" EPOXY ADHESIVE AS MANUF. BY SIMPSON STRONG TIE CONNECTION CO. AND SHALL APPLY IN STRICT ADHERENCE TO THEIR APPLICATION SPECIFICATIONS.

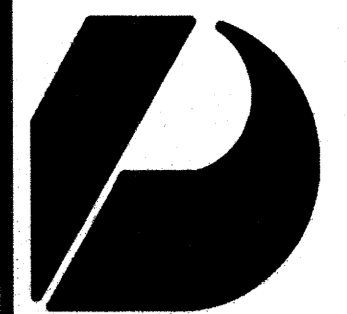
J ANCHOR BOLT DET

6-13 SCALE: 1 1/2" = 1'-0"



K BUILT UP BEAM

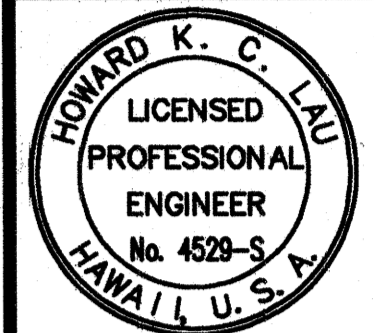
6-13 NOT TO SCALE



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Interior Designers
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Graphics

John Avelro AIA
Vernon Inoshita AIA
Mike Goshi AIA

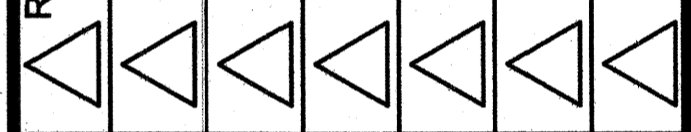


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SHIGEMURA, LAU, SAKANASHI,
HIGUCHI & ASSOC., INC.
CONSULTING STRUCTURAL ENGINEERS
615 PIKOI STREET, SUITE 205
HONOLULU, HAWAII 96814

CONSTRUCTION SET

Revision Number/Description



FRONT STREET APARTMENTS

LAHAINA, MAUI, HAWAII

TMK: (2) 4-5-03: 13, 14, 15, 38, 39, 40

Drawing Title
TYPICAL DETAILS

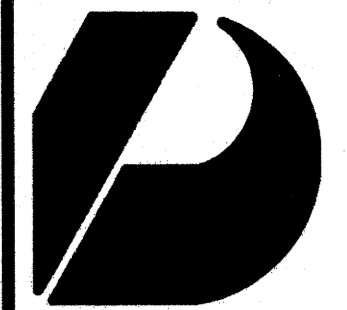
Project Number _____ Date _____

Drawn MT	Checked HL	Designed HL
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Drawing Number

S-13

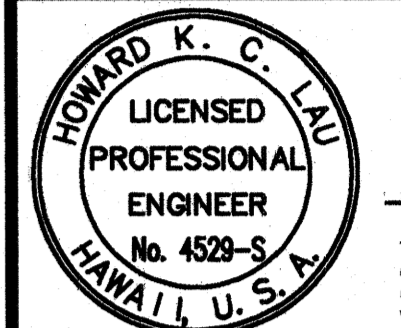
Sheet No. _____ of _____



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Planning
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John Avelro AIA
Vernon Inoshita AIA
Mike Goshi AIA



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SHIGEMURA, LAU, SAKANASHI,
HIGUCHI & ASSOC., INC.
CONSULTING STRUCTURAL ENGINEERS
615 PIKOI STREET, SUITE 205
HONOLULU, HAWAII 96814

CONSTRUCTION SET

Revision Number/Description

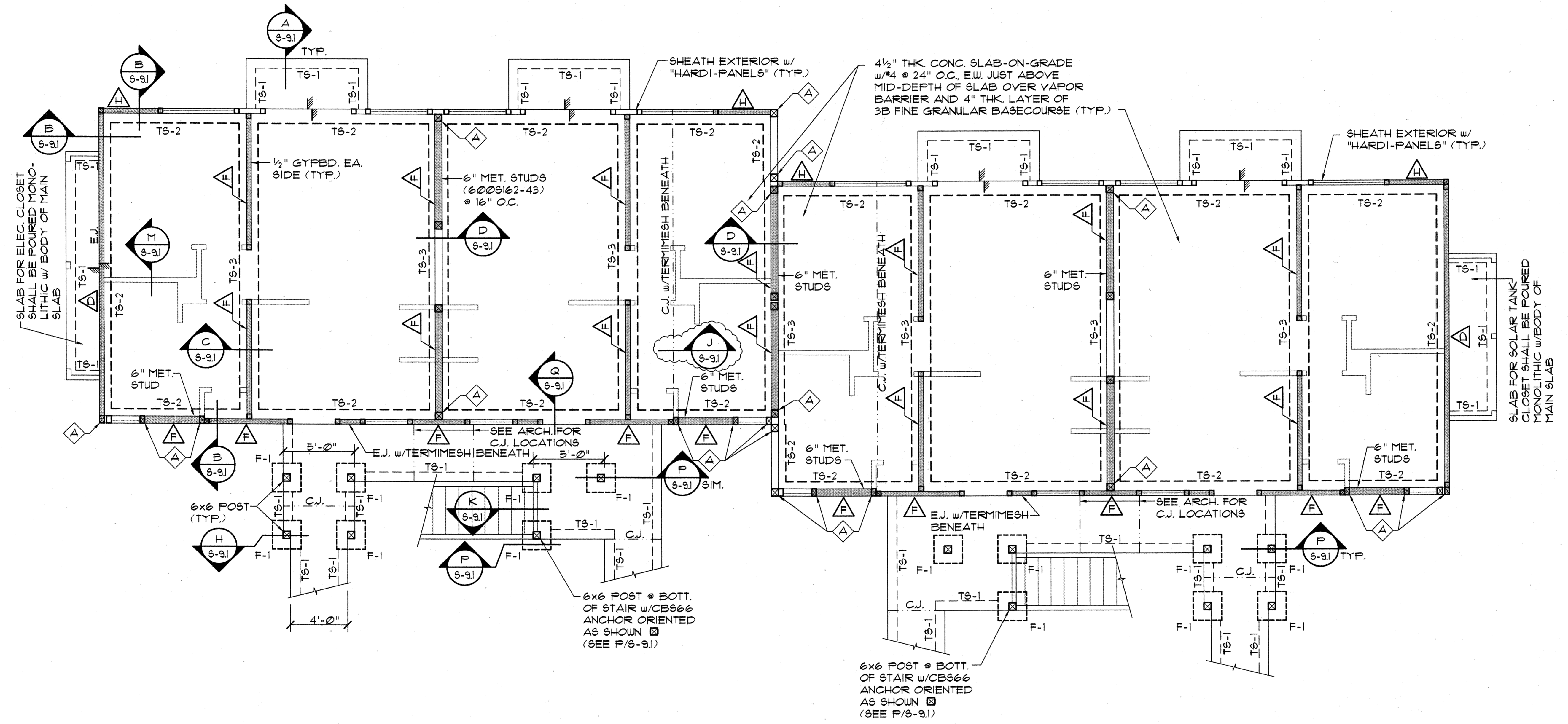
FRONT STREET APARTMENTS
LAHAINA, MAUI, HAWAII
TMK: (2) 4-5-03: 13, 14, 15, 38, 39, 40

Drawing Title
FOUNDATION PLAN - BUILDING TYPE "A"

Project Number	Date
Drawn MT	Checked HL
Designed HL	

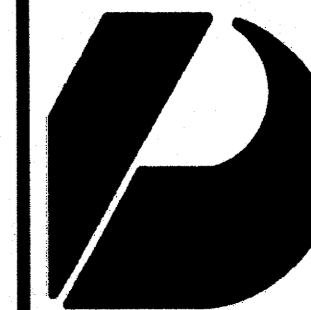
Drawing Number
S-21

Sheet No. of



- NOTES:**
- EXCEPT AS OTHERWISE NOTED PROVIDE 3629162-43 STUDS @ 16" O.C. @ GROUND FLOOR.
 - WHERE DRAWINGS INDICATE 6" METAL STUDS, PROVIDE 6009162-43 STUDS @ 16" O.C. @ GROUND FLOOR & 6009162-33 STUDS @ 16" O.C. @ SECOND FLOOR.
 - PROVIDE "TERMI-MESH" BARRIER BENEATH ALL C.J. & E.J. JOINTS WITHIN ENVELOPE OF BUILDING.
 - SEE SOILS REPORT & ALL ADDENDUM REPORTS FOR SOIL PREPARATION BELOW BUILDING PADS & SPREAD FOOTINGS.

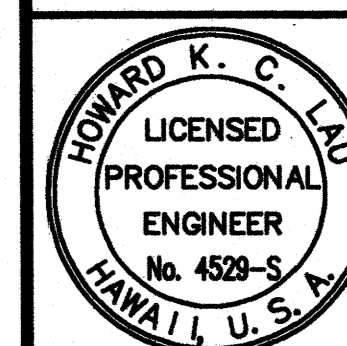
FOUNDATION PLAN - BUILDING TYPE "A"
SCALE: 1/4" = 1'-0"



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Architects
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Planning
Graphics

John Avairo AIA
Vernon Inoshita AIA
Mike Goshi AIA



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HIGUCHI & ASSOC., INC.
CONSULTING STRUCTURAL ENGINEERS
615 PIKOI STREET, SUITE 205
HONOLULU, HAWAII 96814

CONSTRUCTION SET

Revision Number/Description

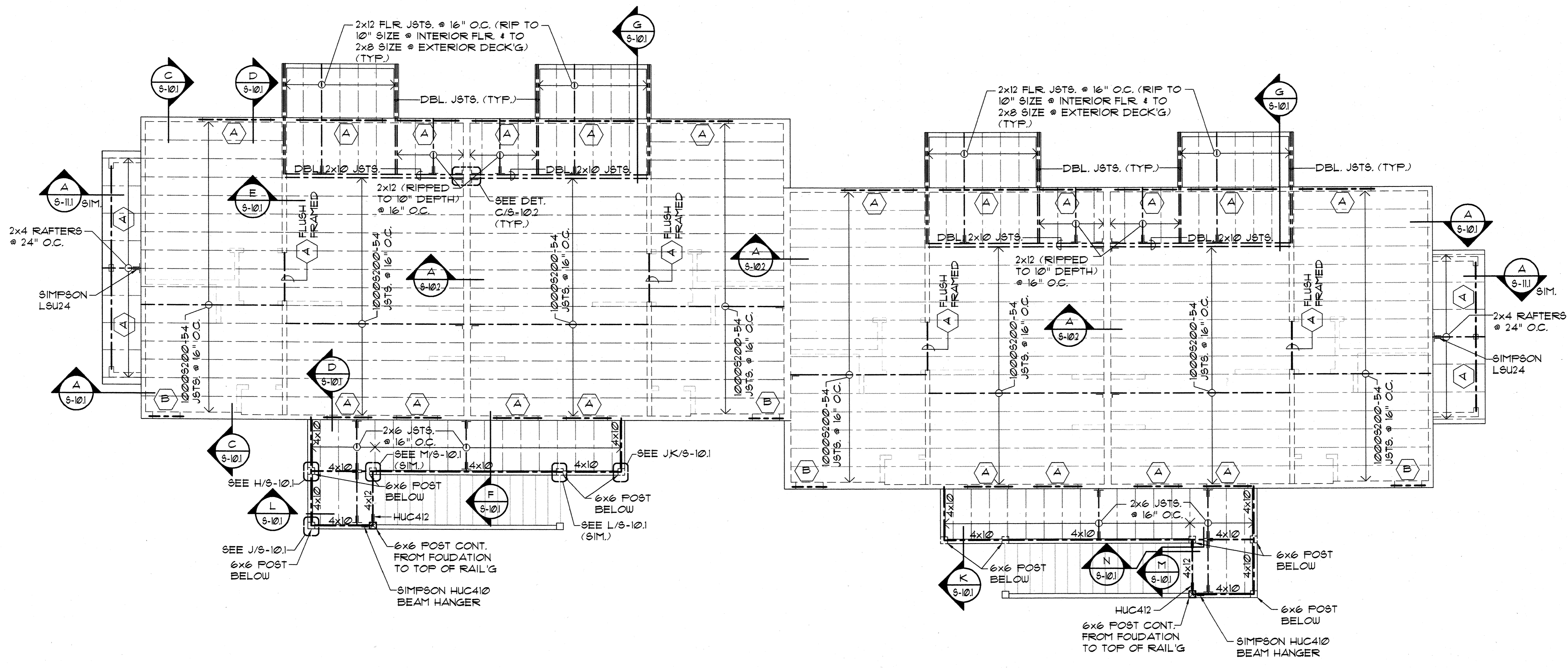
FRONT STREET APARTMENTS
LAHAINA, MAUI, HAWAII
TMK: (2) 4-5-03: 13, 14, 15, 38, 39, 40

Drawing Title
SECOND FLOOR FRAMING PLAN - BUILDING TYPE "A"

Project Number	Date
Drawn MT	Checked HL
Designed HL	

Drawing Number
S-22

Sheet No. of

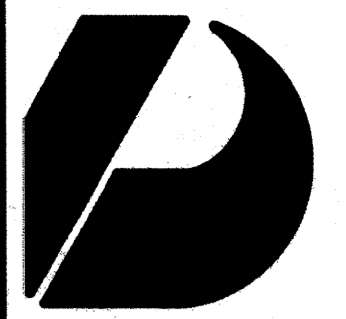


HEADER LEGEND		
(NOTE: ALL DBL. CHANNELS SHALL BE TIED TOGETHER WITH A CONT. 20 GA. TRACK SECTION AT TOP & BOTTOM w/ #10 SCREWS @ 12" O.C., TYP.)		
MARK	DESCRIPTION	
◊ A	2- 1000S162-54 CHANNELS	□
◊ B	2- 600S162-43 CHANNELS	□

- NOTES:**
- △ DENOTES SHEARWALL OR X-BRACED LATERAL RESISTING WALL ELEMENTS SEE SCHEDULE & DET. ON SHT. S-11
 - ALL ONE-STORY & UPPER FLOOR OF 2-STORY BUILDINGS SHALL HAVE 362S162-43 STUDS @ 16" O.C. UNLESS OTHERWISE NOTED.
 - STUDS FOR THE GROUND FLOOR OF 2-STORY BUILDINGS SHALL BE 362S162-33 STUDS @ 16" O.C. UNLESS OTHERWISE NOTED.
 - FOR SLOPE OF SLABS AND CURB DIMENSIONS AND LOCATIONS @ LANAI & GARAGE AREAS, SEE ARCHITECTURAL DRAWINGS
 - PLYWOOD ROOF SHEATHING SHALL BE 1/2" STRUCT. II (CDX) MIN. TREATED PLYWOOD THROUGHOUT WITH 8d NAILS @ 6" O.C. @ ALL PANEL EDGES & 8d @ 12" O.C. ALONG INTERMEDIATE FRAMING MEMBERS (TYP.). PROVIDE 3/8" THK. PLYWD. @ EAVES. PROVIDE "H" CLIPS @ MIDSPAN OF UNSUPPORTED EDGES (TYP.).
 - PRE-ENGINEERED ROOF TRUSS MANUFACTURER/SUPPLIER SHALL SUBMIT FOR APPROVAL CALCULATIONS AND SHOP DRAWINGS FOR ALL TRUSSES PRIOR TO FABRICATION. CALCS. AND SHOP DRAWINGS SHALL BE STAMPED AND SIGNED BY A LICENSED STRUCTURAL ENGINEER REGISTERED IN THE STATE OF HAWAII.
 - PRE-ENGINEERED TRUSSES SHALL HAVE MIN. MEMBER SIZES AS FOLLOWS:
2x6 TOP CHORD RAFTERS, 2x4 BOTTOM CHORDS, 2x4 WEB MEMBERS.
(MAX. DISTANCE BETWEEN TRUSS JT. LOCATIONS SHALL BE LIMITED TO 1'-0")
 - ◻ & ◻ DENOTES STEEL POST SEE DET. E/S-13 UNLESS OTHERWISE NOTED.

ALL ◻ COLS. SHALL BE 3- 362S162-43.
ALL ◻ COLS. SHALL BE 2- 362S162-43. PROVIDE ◻ ALL WALL CORNERS, (TYP.)
 - ◊ DENOTES HEADER TYPE. SEE HEADER LEGEND THIS SHEET.
 - AT FLOORS, PROVIDE 3/4" GYPCRETE TOPPING OVER 3/4" T4G STRUCT. I PLYWD. FLOOR SHEATHING (SEE SHT S-11 FOR PLYWD. ATTACHMENT)
 - PROVIDE 1 1/4" COVER AT TOP OF SLAB OVER #4 @ 24" O.C., E/W REINF. IN SLABS.
 - PROVIDE CONT. 1 1/2" x 33 MIL. STRAP TO BOTT. OF FLOOR JOISTS @ MIDSPAN OF ALL STEEL FLOOR JOISTS SPANING GREATER THAN 8 FEET. PROVIDE SOLID CHANNEL BRIDGING EACH END (1000S200-33 MIN.) AND @ 12'-0" O.C. MAX. SPACING ALONG LINE OF 1 1/2" x 33 MIN. STRAP.

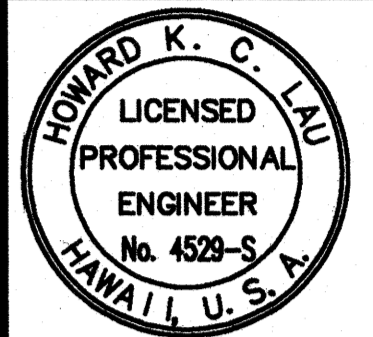
SECOND FLOOR FRAMING PLAN - BUILDING TYPE "A"
SCALE: 1/4" = 1'-0"



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Architects
Interior Designers
Planning
Graphics

John Avelro AIA
Vernon Inoshita AIA
Mike Goshi AIA



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SHIGEMURA, LAU, SAKANASHI,
HIGUCHI & ASSOC., INC.
CONSULTING STRUCTURAL ENGINEERS
615 PIKOI STREET, SUITE 205
HONOLULU, HAWAII 96814

CONSTRUCTION SET

Revision Number/Description

**FRONT STREET
APARTMENTS**

LAHAINA, MAUI, HAWAII

TMK: (2) 4-5-03: 13, 14, 15, 38, 39, 40

Drawing Title
ROOF FRAMING PLAN -
BUILDING TYPE "A"

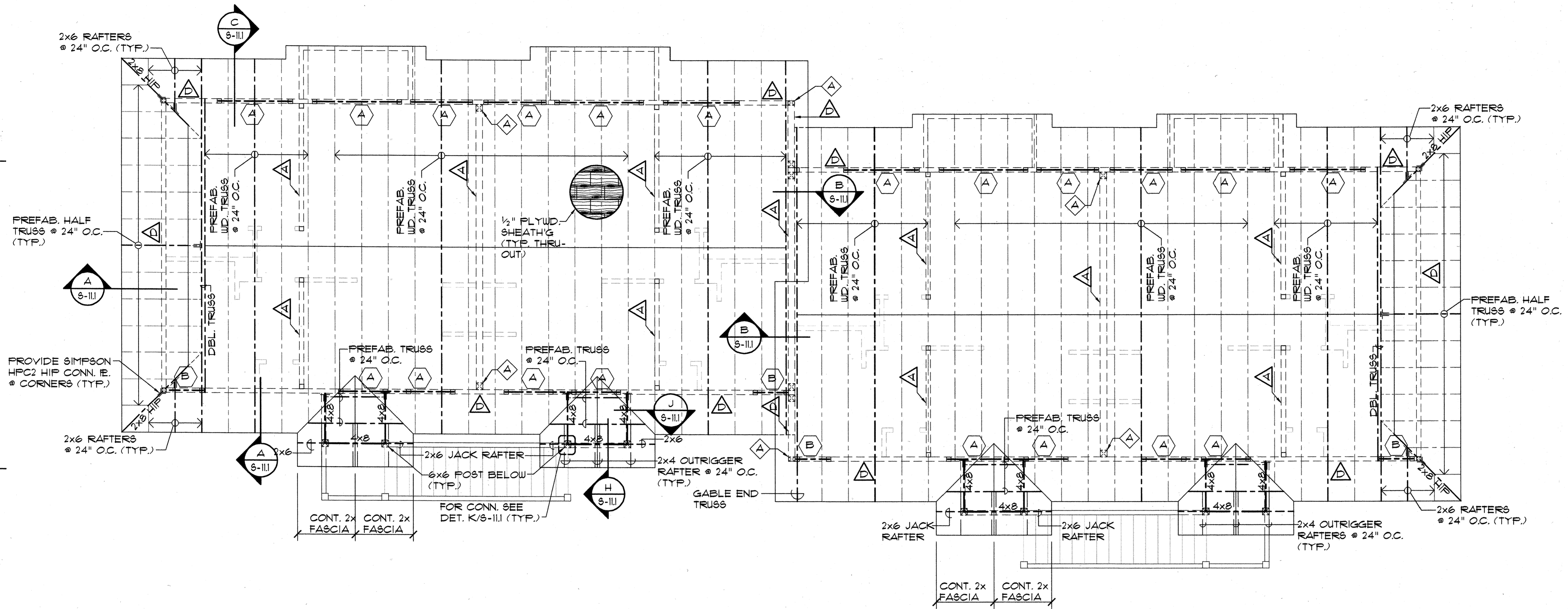
Project Number Date

Drawn MT	Checked HL	Designed HL
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Drawing Number

S-23

Sheet No. of



HEADER LEGEND

(NOTE: ALL DBL. CHANNELS SHALL BE TIED TOGETHER WITH A CONT. 20 GA. TRACK SECTION AT TOP & BOTTOM W/ #10 SCREWS @ 12" O.C. TYP.)

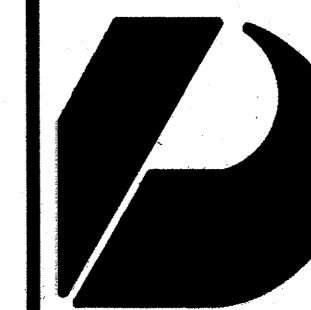
MARK	DESCRIPTION	
A	2- 1000S162-54 CHANNELS	□
B	2- 600S162-43 CHANNELS	□

NOTES:

- △ DENOTES SHEARWALL OR X-BRACED LATERAL RESISTING WALL ELEMENTS SEE SCHEDULE 4 DET. ON SHT. S-11
 - ALL ONE-STORY & UPPER FLOOR OF 2-STORY BUILDINGS SHALL HAVE 362S162-43 STUDS @ 16" O.C. UNLESS OTHERWISE NOTED.
 - STUDS FOR THE GROUND FLOOR OF 2-STORY BUILDINGS SHALL BE 362S162-33 STUDS @ 16" O.C. UNLESS OTHERWISE NOTED.
 - FOR SLOPE OF SLABS AND CURB DIMENSIONS AND LOCATIONS @ LANAI & GARAGE AREAS, SEE ARCHITECTURAL DRAWINGS
 - PLYWOOD ROOF SHEATHING SHALL BE 1/2" STRUCT. II (CDX) MIN. TREATED PLYWOOD THRUOUT WITH 8d NAILS @ 6" O.C. @ ALL PANEL EDGES & 8d @ 12" O.C. ALONG INTERMEDIATE FRAMING MEMBERS (TYP.). PROVIDE 3/8" THK. PLYWD. @ EAVES. PROVIDE "H" CLIPS @ MIDSPAN OF UNSUPPORTED EDGES (TYP.).
 - PRE-ENGINEERED ROOF TRUSS MANUFACTURER/SUPPLIER SHALL SUBMIT FOR APPROVAL CALCULATIONS AND SHOP DRAWINGS FOR ALL TRUSSES PRIOR TO FABRICATION. CALCS. AND SHOP DRAWINGS SHALL BE STAMPED AND SIGNED BY A LICENSED STRUCTURAL ENGINEER REGISTERED IN THE STATE OF HAWAII.
 - PRE-ENGINEERED TRUSSES SHALL HAVE MIN. MEMBER SIZES AS FOLLOWS: 2x6 TOP CHORD RAFTERS, 2x4 BOTTOM CHORDS, 2x4 WEB MEMBERS. (MAX. DISTANCE BETWEEN TRUSS JT. LOCATIONS SHALL BE LIMITED TO 1'-0")
 - & □ DENOTES STEEL POST SEE DET. E/S-13 UNLESS OTHERWISE NOTED.
- ALL □ COLS. SHALL BE 3- 362S162-43.
ALL □ COLS. SHALL BE 2- 362S162-43. PROVIDE □ ALL WALL CORNERS, (TYP.)
- DENOTES HEADER TYPE. SEE HEADER LEGEND THIS SHEET.
 - AT FLOORS, PROVIDE 3/4" GYPCRETE TOPPING OVER 3/4" T+G STRUCT. 1 PLYWD. FLOOR SHEATHING (SEE SHT S-11 FOR PLYWD. ATTACHMENT)
 - PROVIDE 1 1/4" COVER AT TOP OF SLAB OVER #4 @ 24" O.C., E/W REINF. IN SLABS.
 - PROVIDE CONT. 1 1/2" x 33 MIL. STRAP TO BOTT. OF FLOOR JOISTS @ MIDSPAN OF ALL STEEL FLOOR JOISTS SPANING GREATER THAN 8 FEET. PROVIDE SOLID CHANNEL BRIDGING EACH END (1000S200-33 MIN.) AND @ 12'-0" O.C. MAX. SPACING ALONG LINE OF 1 1/2" x 33 MIN. STRAP.

ROOF FRAMING PLAN - BUILDING TYPE "A"

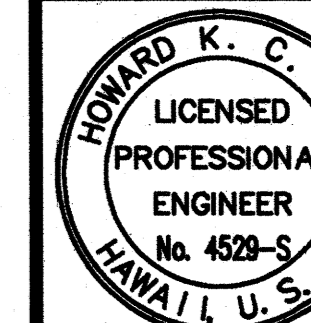
SCALE: 1/4" = 1'-0"



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Architects
Interior Designers
Planning
Graphics

John Aveiro AIA
Vernon Inoshita AIA
Mike Goshi AIA



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SHIGEMURA, LAU, SAKANASHI, HIGUCHI & ASSOC., INC.
CONSULTING STRUCTURAL ENGINEERS
615 PIKOI STREET, SUITE 205
HONOLULU, HAWAII 96814

CONSTRUCTION SET

Revision Number/Description	

FRONT STREET APARTMENTS

LAHAINA, MAUI, HAWAII
TMK: (2) 4-5-03: 13, 14, 15, 38, 39, 40

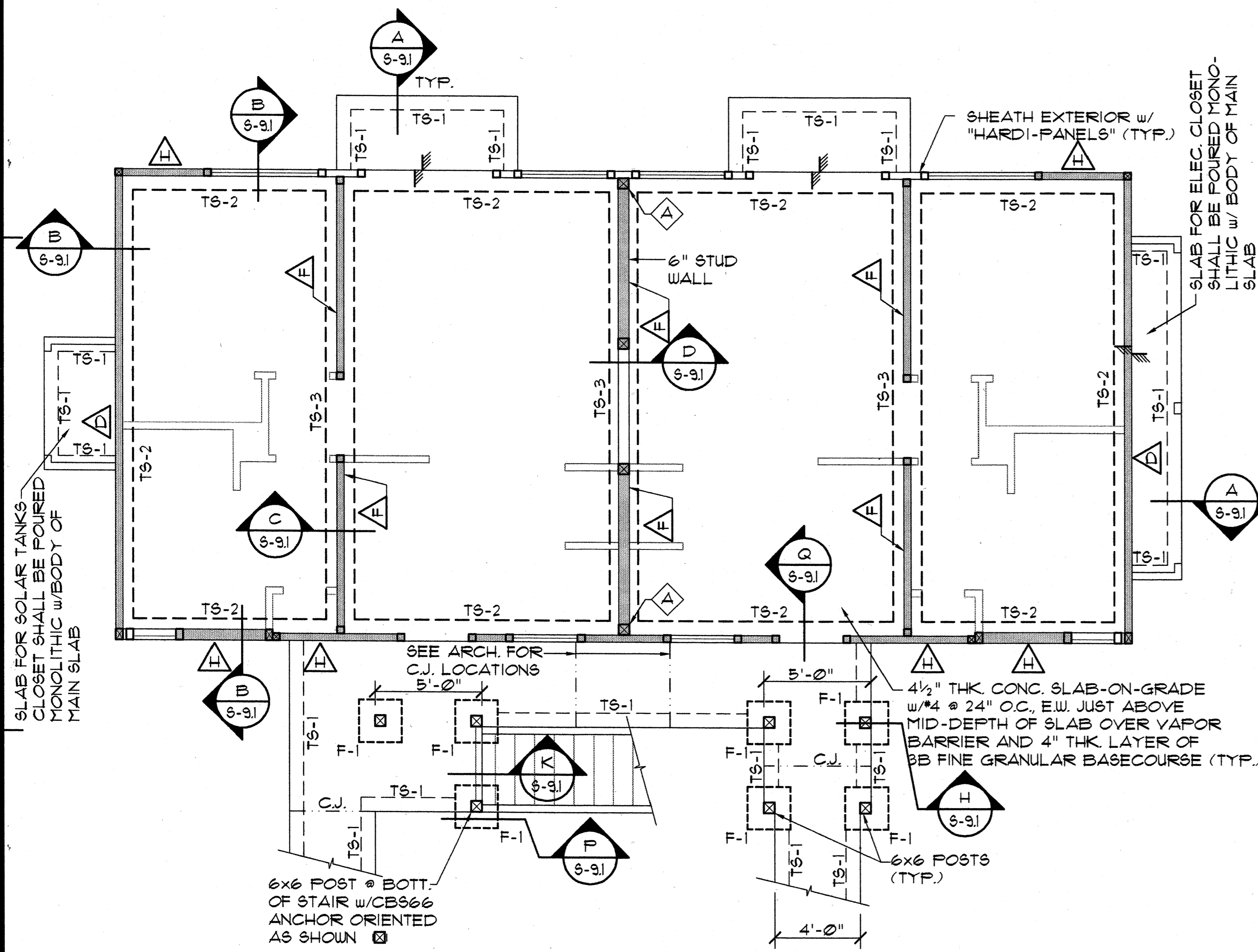
Drawing Title		
FOUNDATION PLAN, SECOND FLOOR FRAMING PLAN - BUILDING TYPE "B"		
Project Number	Date	
Drawn	Checked	Designed
MT	HL	HL

Drawing Number
S-31
Sheet No of

HEADER LEGEND

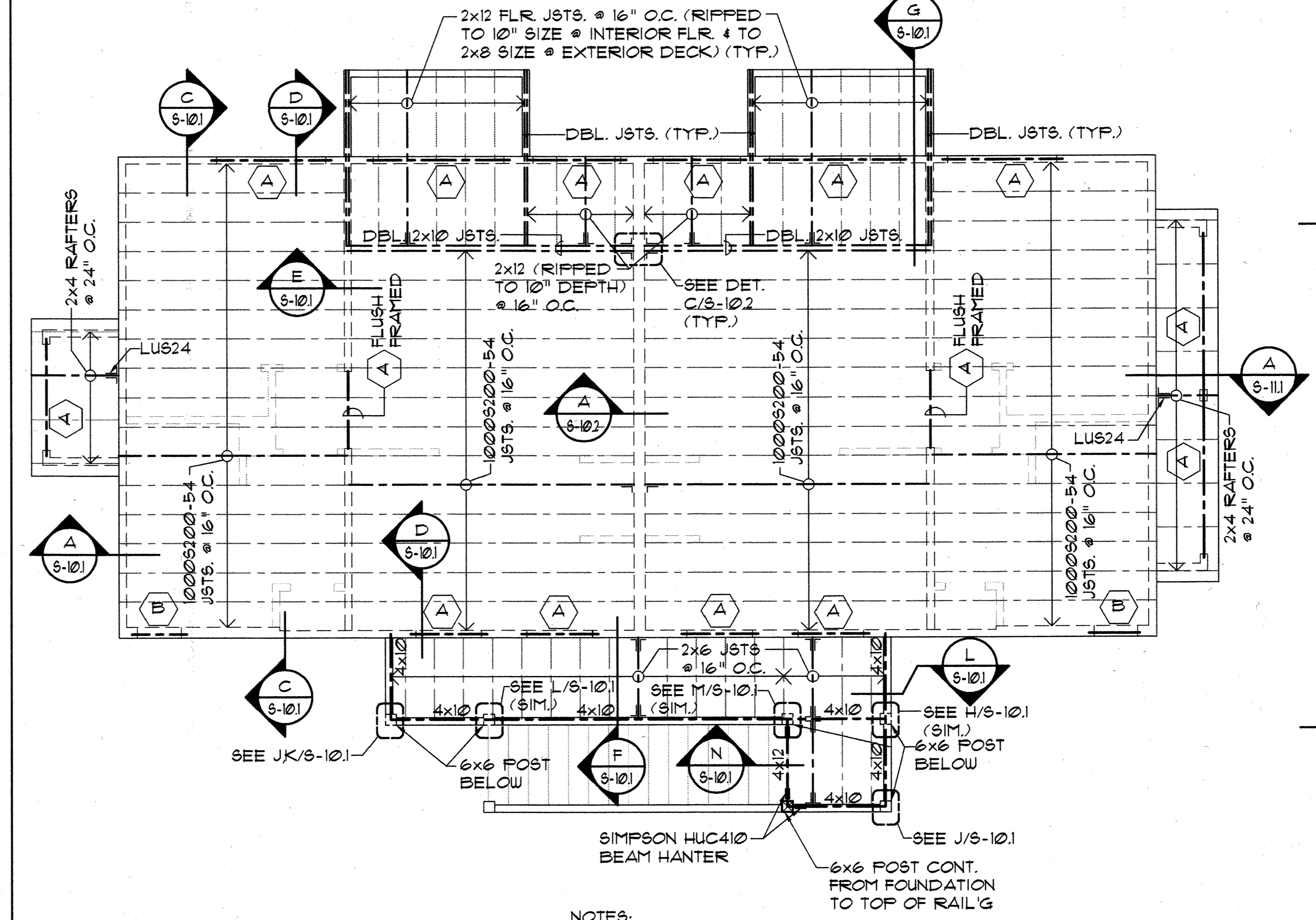
(NOTE: ALL DBL. CHANNELS SHALL BE TIED TOGETHER WITH A CONT. 20 GA. TRACK SECTION AT TOP & BOTTOM w/ #10 SCREWS @ 12" O.C. TYP.)

MARK	DESCRIPTION	
A	2- 10003162-54 CHANNELS	
B	2- 6003162-43 CHANNELS	



- NOTES:**
- EXCEPT AS OTHERWISE NOTED PROVIDE 3623162-43 STUDS @ 16" O.C. @ GROUND FLOOR.
 - WHERE DRAWINGS INDICATE 6" METAL STUDS, PROVIDE 6003162-43 STUDS @ 16" O.C. @ GROUND FLOOR & 6003162-33 STUDS @ 16" O.C. @ SECOND FLOOR.
 - PROVIDE "TERMI-MESH" BARRIER BENEATH ALL C.J. & E.J. JOINTS WITHIN ENVELOPE OF BUILDING.
 - SEE SOILS REPORT & ALL ADDENDUM REPORTS FOR SOIL PREPARATION BELOW BUILDING PADS & INDIVIDUAL FOOTING PADS.

FOUNDATION PLAN - BUILDING TYPE "B"
SCALE: 1/4" = 1'-0"



- NOTES:**
- DENOTES SHEARWALL OR X-BRACED LATERAL RESISTING WALL ELEMENTS SEE SCHEDULE & DET. ON SHT. S-11.
 - ALL ONE-STORY & UPPER FLOOR OF 2-STORY BUILDINGS SHALL HAVE 3623162-43 STUDS @ 16" O.C. UNLESS OTHERWISE NOTED.
 - STUDS FOR THE GROUND FLOOR OF 2-STORY BUILDINGS SHALL BE 3623162-33 STUDS @ 16" O.C. UNLESS OTHERWISE NOTED.
 - FOR SLOPE OF SLABS AND CURB DIMENSIONS AND LOCATIONS @ LANAI & GARAGE AREAS, SEE ARCHITECTURAL DRAWINGS.
 - PLYWOOD ROOF SHEATHING SHALL BE 1/2" STRUCT. II (CDX) MIN. TREATED PLYWOOD THROUGHT WITH 8d NAILS @ 6" O.C. @ ALL PANEL EDGES & 8d @ 12" O.C. ALONG INTERMEDIATE FRAMING MEMBERS (TYP.). PROVIDE 5/8" THK. PLYWD. @ EAVES. PROVIDE "H" CLIPS @ MIDSPAN OF UNSUPPORTED EDGES (TYP.).
 - PRE-ENGINEERED ROOF TRUSS MANUFACTURER/SUPPLIER SHALL SUBMIT FOR APPROVAL CALCULATIONS AND SHOP DRAWINGS FOR ALL TRUSSES PRIOR TO FABRICATION. CALCS. AND SHOP DRAWINGS SHALL BE STAMPED AND SIGNED BY A LICENSED STRUCTURAL ENGINEER REGISTERED IN THE STATE OF HAWAII.
 - PRE-ENGINEERED TRUSSES SHALL HAVE MIN. MEMBER SIZES AS FOLLOWS:
2x6 TOP CHORD RAFTERS, 2x4 BOTTOM CHORDS, 2x4 WEB MEMBERS.
(MAX. DISTANCE BETWEEN TRUSS JT. LOCATIONS SHALL BE LIMITED TO 1'-0")
 - & DENOTES STEEL POST SEE DET. E/S-13 UNLESS OTHERWISE NOTED.
- ALL COLS. SHALL BE 3- 3623162-43.
ALL COLS. SHALL BE 2- 3623162-43. PROVIDE ALL WALL CORNERS (TYP.)
- DENOTES HEADER TYPE. SEE HEADER LEGEND THIS SHEET.
 - AT FLOORS, PROVIDE 3/4" GYPCRETE TOPPING OVER 3/4" T4G STRUCT. I PLYWD. FLOOR SHEATHING (SEE SHT S-11 FOR PLYWD. ATTACHMENT)
 - PROVIDE 1/4" COVER AT TOP OF SLAB OVER #4 @ 24" O.C. E.W. REIN. IN SLABS.
 - PROVIDE CONT. 1/2" x 33 MIL. STRAP TO BOTT. OF FLOOR JOISTS @ MIDSPAN OF ALL STEEL FLOOR JOISTS SPANING GREATER THAN 8 FEET. PROVIDE SOLID CHANNEL BRIDGING EACH END (10003200-33 MIN.) AND @ 12'-0" O.C. MAX. SPACING ALONG LINE OF 1/2" x 33 MIN. STRAP.

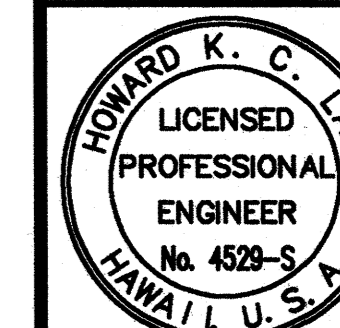
SECOND FLOOR FRAMING PLAN - BUILDING TYPE "B"
SCALE: 1/4" = 1'-0"



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Architects
Interior Designers
Planning
Graphics

John Aveiro AIA
Vernon Inohira AIA
Mike Goshi AIA



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HIGUCHI & ASSOC., INC.
CONSULTING STRUCTURAL ENGINEERS
615 PIKOI STREET, SUITE 205
HONOLULU, HAWAII 96814

CONSTRUCTION SET

Revision Number/Description

FRONT STREET APARTMENTS

LAHAINA, MAUI, HAWAII

TMK: (2) 4-5-03: 13, 14, 15, 38, 39, 40

Drawing Title
ROOF FRAMING PLAN - BUILDING TYPE "B"

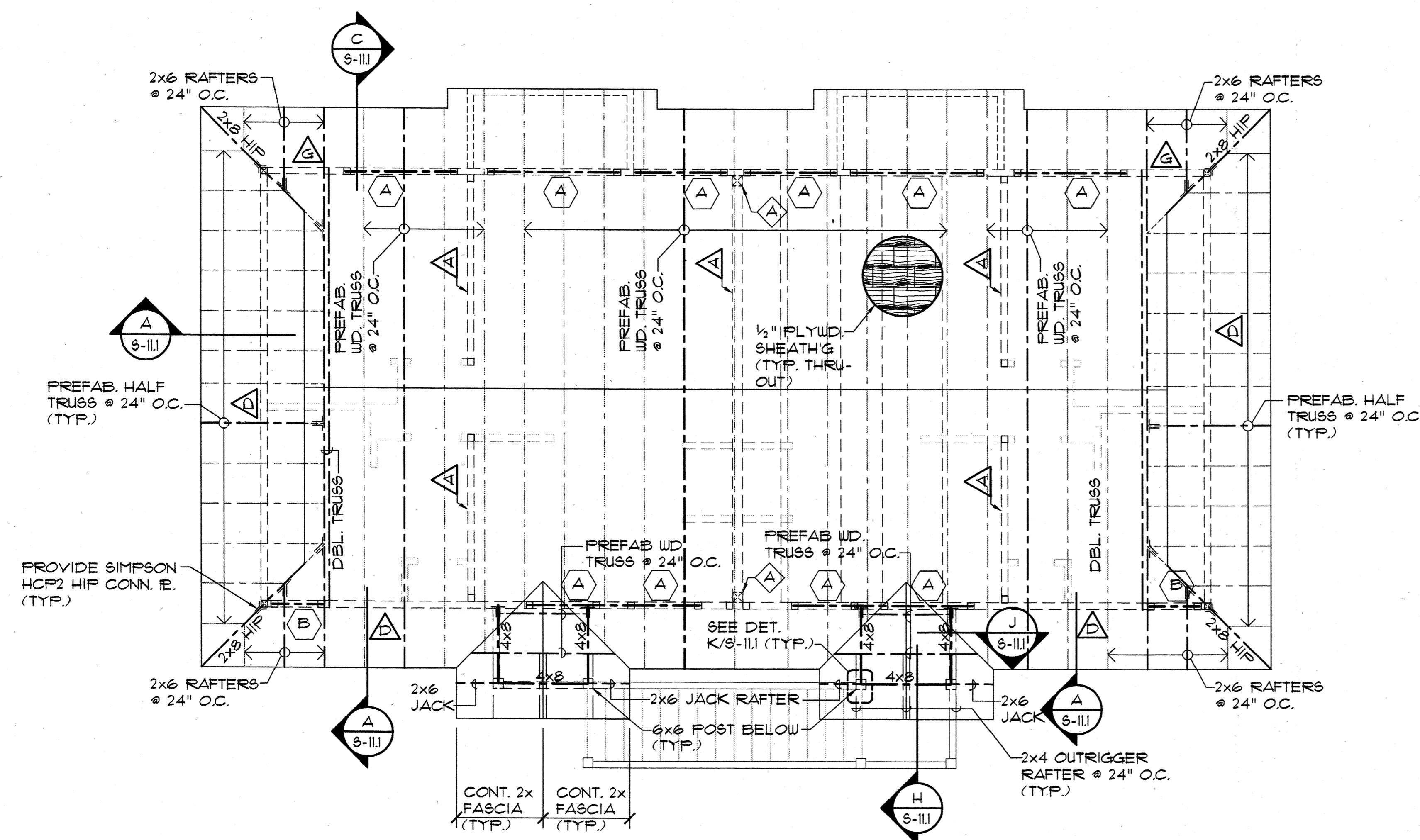
Project Number Date

Drawn MT	Checked HL	Designed HL
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Drawing Number

S-32

Sheet No. of

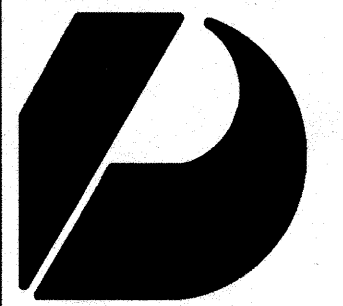


HEADER LEGEND	
(NOTE: ALL DBL. CHANNELS SHALL BE TIED TOGETHER WITH A CONT. 20 GA. TRACK SECTION AT TOP & BOTTOM w/ #10 SCREWS @ 12" O.C., TYP.)	
MARK	DESCRIPTION
△	2- 10009162-54 CHANNELS
□	2- 6009162-43 CHANNELS

- NOTES:**
- △ DENOTES SHEARWALL OR X-BRACED LATERAL RESISTING WALL ELEMENTS SEE SCHEDULE 4 DET. ON SHT. 9-11
 - ALL ONE-STORY & UPPER FLOOR OF 2-STORY BUILDINGS SHALL HAVE 3629162-43 STUDS @ 16" O.C. UNLESS OTHERWISE NOTED.
 - STUDS FOR THE GROUND FLOOR OF 2-STORY BUILDINGS SHALL BE 3629162-33 STUDS @ 16" O.C. UNLESS OTHERWISE NOTED.
 - FOR SLOPE OF SLABS AND CURB DIMENSIONS AND LOCATIONS @ LANAI & GARAGE AREAS, SEE ARCHITECTURAL DRAWINGS
 - PLYWOOD ROOF SHEATHING SHALL BE 1/2" STRUCT. II (CDX) MIN. TREATED PLYWOOD THRUOUT WITH 8d NAILS @ 6" O.C. @ ALL PANEL EDGES & 8d @ 12" O.C. ALONG INTERMEDIATE FRAMING MEMBERS (TYP.). PROVIDE 3/8" THK. PLYWD. @ EAVES. PROVIDE "H" CLIPS @ MIDSPAN OF UNSUPPORTED EDGES (TYP.).
 - PRE-ENGINEERED ROOF TRUSS MANUFACTURER/SUPPLIER SHALL SUBMIT FOR APPROVAL CALCULATIONS AND SHOP DRAWINGS FOR ALL TRUSSES PRIOR TO FABRICATION. CALCS. AND SHOP DRAWINGS SHALL BE STAMPED AND SIGNED BY A LICENSED STRUCTURAL ENGINEER REGISTERED IN THE STATE OF HAWAII.
 - PRE-ENGINEERED TRUSSES SHALL HAVE MIN. MEMBER SIZES AS FOLLOWS:
2x6 TOP CHORD RAFTERS, 2x4 BOTTOM CHORDS, 2x4 WEB MEMBERS.
(MAX. DISTANCE BETWEEN TRUSS JT. LOCATIONS SHALL BE LIMITED TO 1'-0")
 - & △ DENOTES STEEL POST SEE DET. E/6-13 UNLESS OTHERWISE NOTED.

ALL □ COLS. SHALL BE 3- 3629162-43.
ALL △ COLS. SHALL BE 2- 3629162-43. PROVIDE □ ALL WALL CORNERS, (TYP.)
 - DENOTES HEADER TYPE. SEE HEADER LEGEND THIS SHEET.
 - AT FLOORS, PROVIDE 3/4" GYPCRETE TOPPING OVER 3/4" T4G STRUCT. I PLYWD. FLOOR SHEATHING (SEE SHT 9-11 FOR PLYWD. ATTACHMENT)
 - PROVIDE 1/4" COVER AT TOP OF SLAB OVER #4 @ 24" O.C., E/W REINF. IN SLABS.
 - PROVIDE CONT. 1/2" x 33 MIL. STRAP TO BOTT. OF FLOOR JOISTS @ MIDSPAN OF ALL STEEL FLOOR JOISTS SPANING GREATER THAN 8 FEET. PROVIDE SOLID CHANNEL BRIDGING EACH END (10009200-33 MIN.) AND @ 12'-0" O.C. MAX. SPACING ALONG LINE OF 1/2" x 33 MIN. STRAP.

ROOF FRAMING PLAN - BUILDING TYPE "B"
SCALE: 1/4" = 1'-0"



Design Partners Incorporated

Architects
Interior Designers
Planning
Graphics

John Aveiro AIA
Vernon Inoshita AIA
Mike Goshi AIA



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

SHIGEMURA, LAU, SAKANASHI, HIGUCHI & ASSOC., INC.
CONSULTING STRUCTURAL ENGINEERS
615 PIKOI STREET, SUITE 205
HONOLULU, HAWAII 96814

CONSTRUCTION SET

Revision Number/Description

--	--	--	--	--	--

FRONT STREET APARTMENTS

LAHAINA, MAUI, HAWAII
TMK: (2) 4-5-03: 13, 14, 15, 38, 39, 40

Drawing Title

FOUNDATION PLAN - BUILDING TYPE "C"

Project Number

Date

Drawn
MT

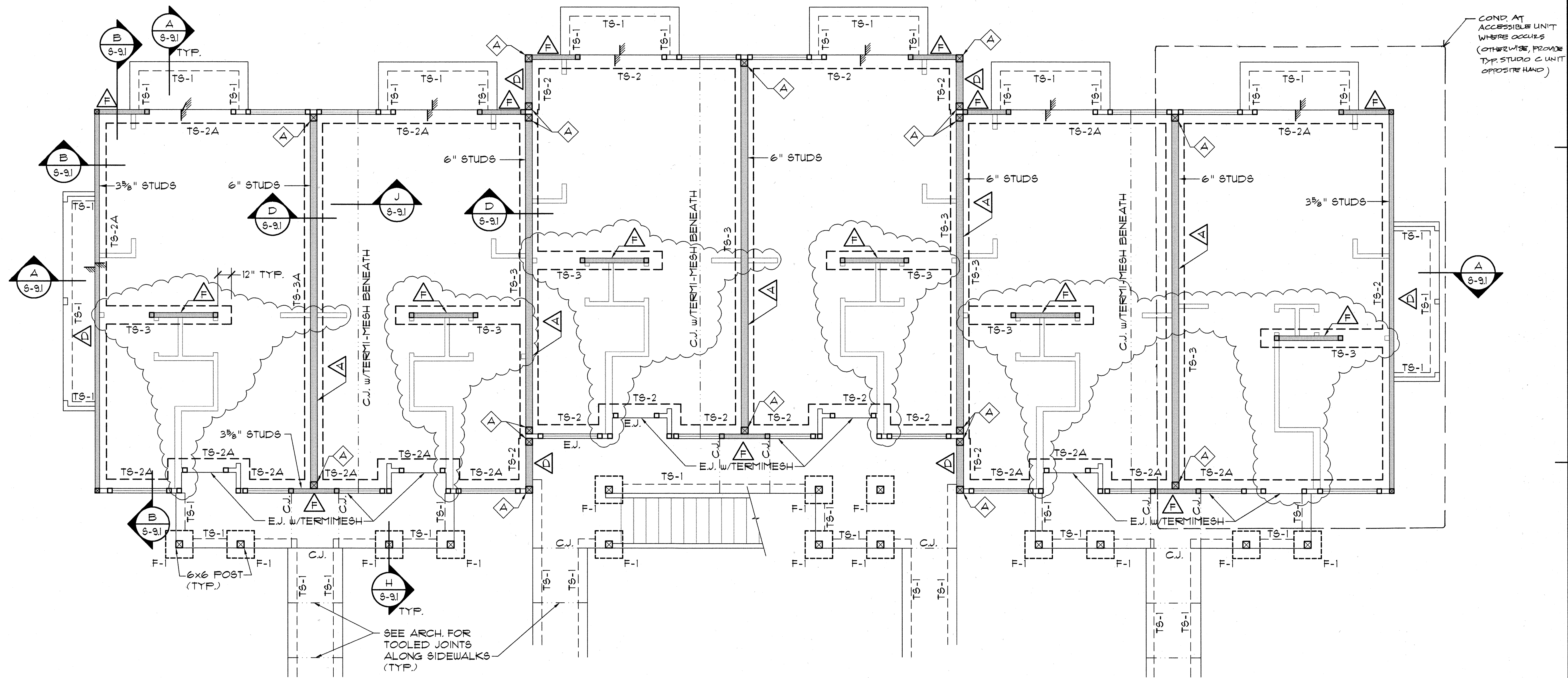
Checked
HL

Designed
HL

Drawing Number

S-4.1

Sheet No of



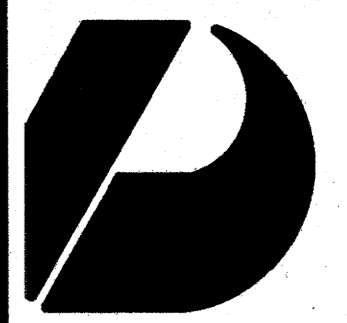
NOTES:

- EXCEPT AS OTHERWISE NOTED PROVIDE 3626162-43 STUDS @ 16" O.C. @ GROUND FLOOR
- WHERE DRAWINGS INDICATE 6" METAL STUDS, PROVIDE 6005162-43 STUDS @ 16" O.C. @ GROUND FLOOR & 6005162-33 STUDS @ 16" O.C. @ SECOND FLOOR
- PROVIDE "TERMIMESH" BARRIER BENEATH ALL C.J. & E.J. JOINTS WITHIN ENVELOPE OF BUILDING

SEE SOILS REPORT & ALL ADDENDUM REPORTS FOR SOIL PREPARATIONS BELOW BUILDING PADS & INDIVIDUAL FOOTING PADS.

FOUNDATION PLAN - BUILDING TYPE "C"

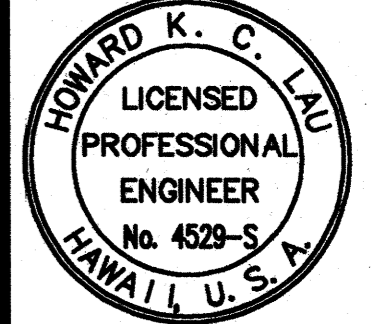
SCALE: 1/4" = 1'-0"



Design Partners Incorporated

Architects
Interior Designers
Planning
Graphics

John Aveiro AIA
Vernon Inoshita AIA
Mike Goshi AIA



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SHIGEMURA, LAU, SAKANASHI,
HIGUCHI & ASSOC., INC.
CONSULTING STRUCTURAL ENGINEERS
615 PIKOOI STREET, SUITE 205
HONOLULU, HAWAII 96814

CONSTRUCTION SET

Revision Number/Description

FRONT STREET APARTMENTS

LAHAINA, MAUI, HAWAII

TMK: (2) 4-5-03: 13, 14, 15, 38, 39, 40

Drawing Title
SECOND FLOOR & LOW ROOF FRAMING PLAN - BUILDING TYPE "C"

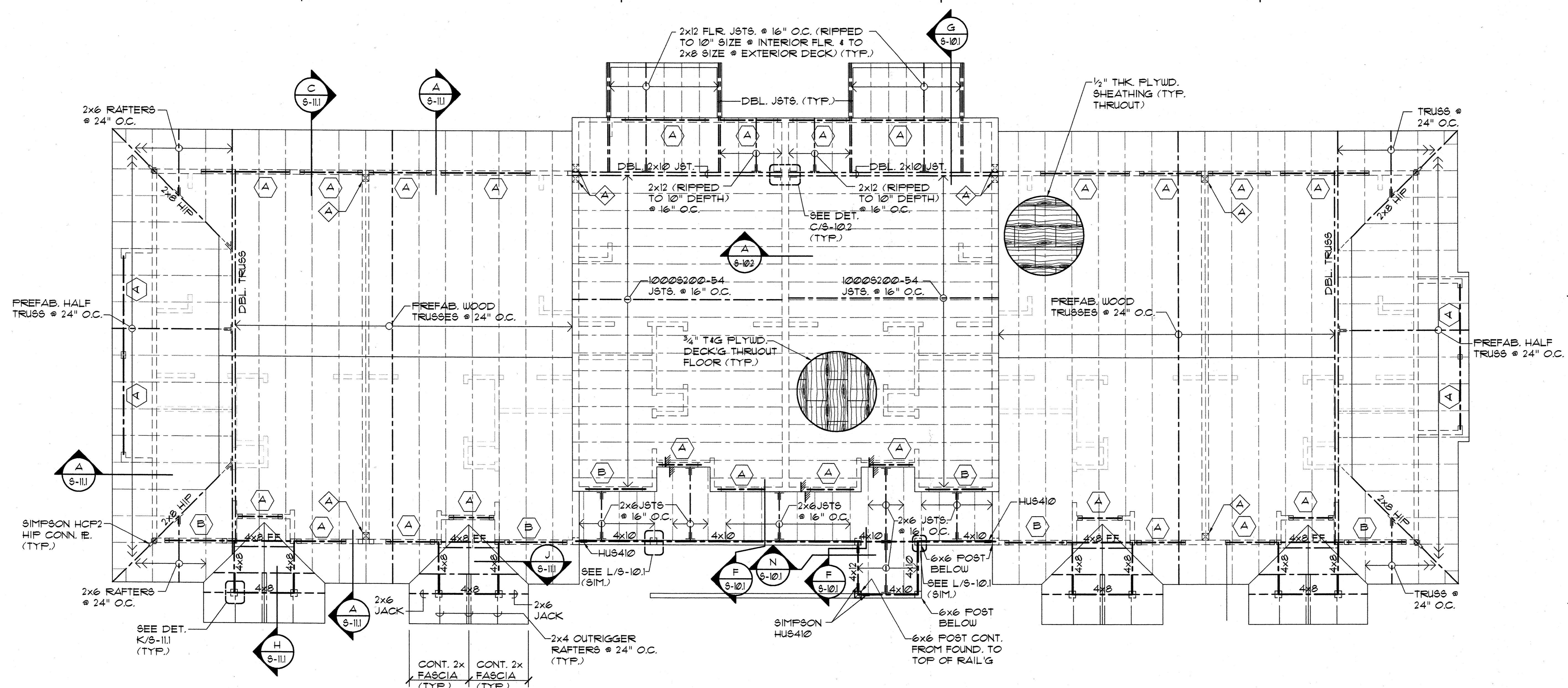
Project Number Date

Drawn	Checked	Designed
MT	HL	HL

Drawing Number

S-4.2

Sheet No. of

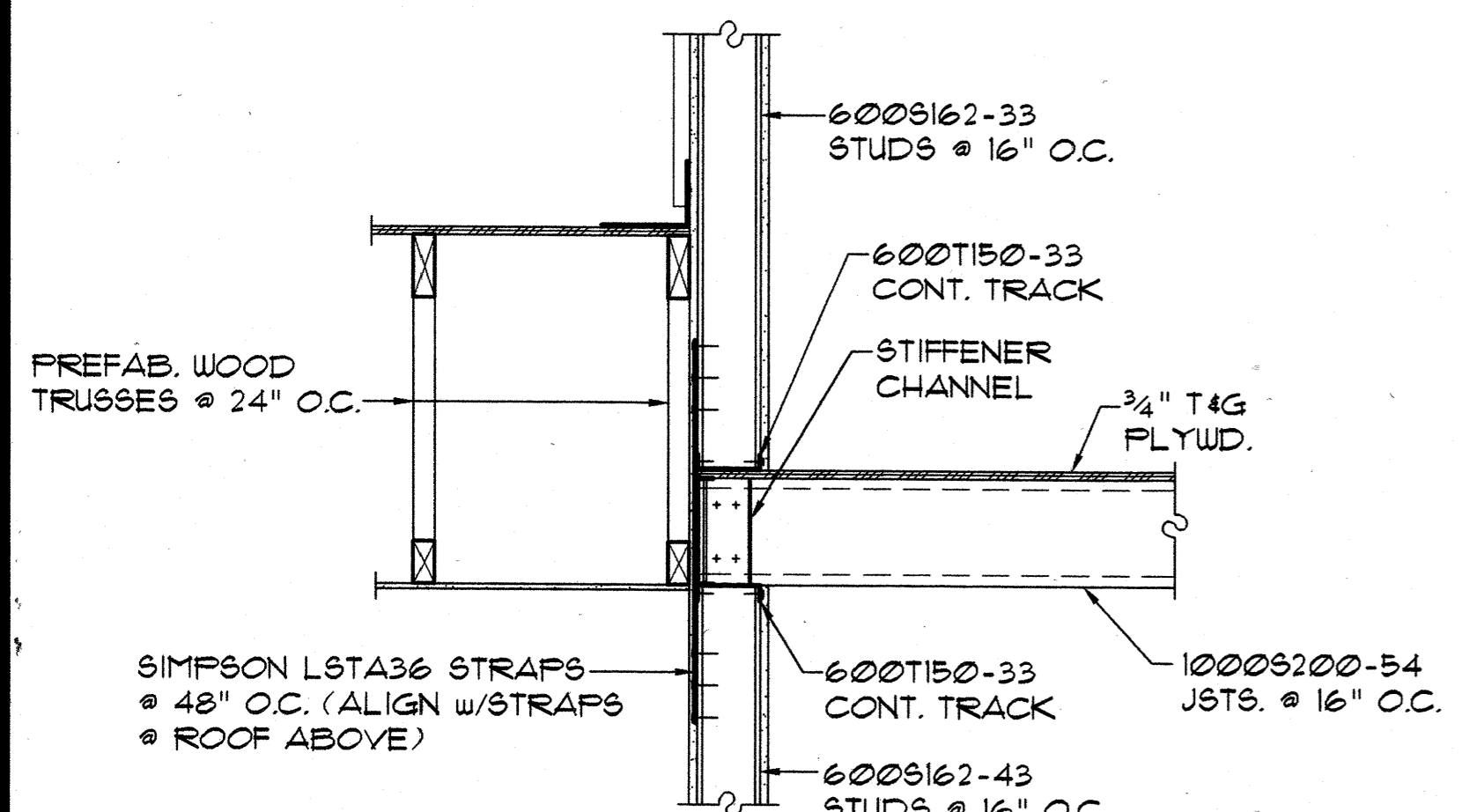


SECOND FLOOR & LOW ROOF FRAMING PLAN - BUILDING TYPE "C"

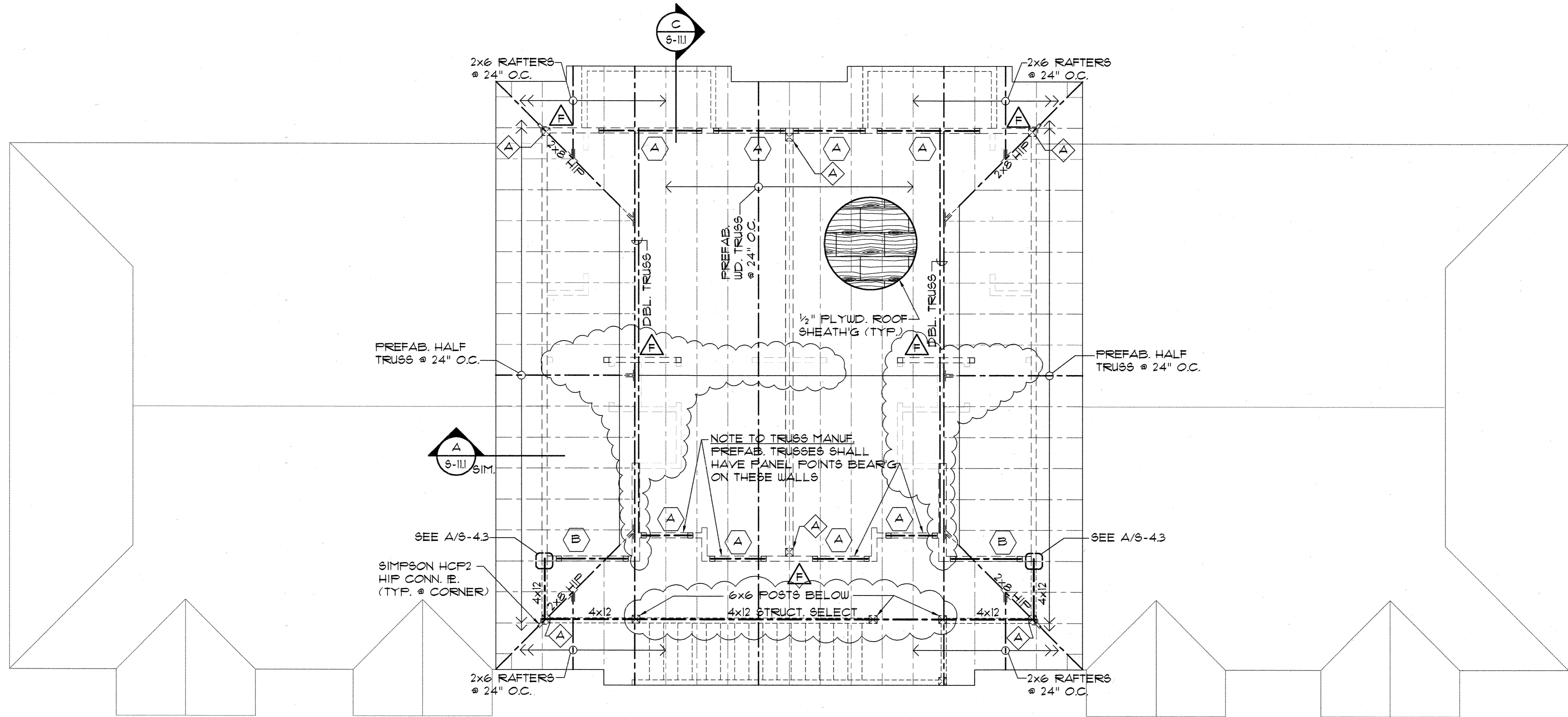
SCALE: 1/4" = 1'-0"

HEADER LEGEND		
(NOTE: ALL DBL. CHANNELS SHALL BE TIED TOGETHER WITH A CONT. 20 GA. TRACK SECTION AT TOP & BOTTOM w/ #10 SCREWS @ 12" O.C., TYP.)		
MARK	DESCRIPTION	
	2- 1000S162-54 CHANNELS	
	2- 600S162-43 CHANNELS	

- NOTES:**
- DENOTES SHEARWALL OR X-BRACED LATERAL RESISTING WALL ELEMENTS SEE SCHEDULE 4 DET. ON SHT. 9-11.
 - ALL ONE-STORY & UPPER FLOOR OF 2-STORY BUILDINGS SHALL HAVE 362S162-43 STUDS @ 16" O.C. UNLESS OTHERWISE NOTED.
 - STUDS FOR THE GROUND FLOOR OF 2-STORY BUILDINGS SHALL BE 362S162-33 STUDS @ 16" O.C. UNLESS OTHERWISE NOTED.
 - FOR SLOPE OF SLABS AND CURB DIMENSIONS AND LOCATIONS @ LANAI & GARAGE AREAS, SEE ARCHITECTURAL DRAWINGS
 - PLYWOOD ROOF SHEATHING SHALL BE 1/2" STRUCT. II (CDX) MIN. TREATED PLYWOOD THRUOUT WITH 8d NAILS @ 6" O.C. @ ALL PANEL EDGES & 8d @ 12" O.C. ALONG INTERMEDIATE FRAMING MEMBERS (TYP.). PROVIDE 3/8" THK. FLYUD. @ EAVES. PROVIDE "H" CLIPS @ MIDSPAN OF UNSUPPORTED EDGES (TYP.).
 - PRE-ENGINEERED ROOF TRUSS MANUFACTURER/SUPPLIER SHALL SUBMIT FOR APPROVAL CALCULATIONS AND SHOP DRAWINGS FOR ALL TRUSSES PRIOR TO FABRICATION. CALCS. AND SHOP DRAWINGS SHALL BE STAMPED AND SIGNED BY A LICENSED STRUCTURAL ENGINEER REGISTERED IN THE STATE OF HAWAII.
 - PRE-ENGINEERED TRUSSES SHALL HAVE MIN. MEMBER SIZES AS FOLLOWS: 2x6 TOP CHORD RAFTERS, 2x4 BOTTOM CHORDS, 2x4 WEB MEMBERS. (MAX. DISTANCE BETWEEN TRUSS JT. LOCATIONS SHALL BE LIMITED TO 1'-0")
 - & DENOTES STEEL POST SEE DET. E/9-13 UNLESS OTHERWISE NOTED.
- ALL COLS. SHALL BE 3- 362S162-43.
ALL COLS. SHALL BE 2- 362S162-43. PROVIDE ALL WALL CORNERS, (TYP.)
- DENOTES HEADER TYPE. SEE HEADER LEGEND THIS SHEET.
 - AT FLOORS, PROVIDE 3/4" GYFCRETE TOPPING OVER 3/4" T&G STRUCT. I PLYUD. FLOOR SHEATHING (SEE SHT 9-11 FOR PLYUD. ATTACHMENT)
 - PROVIDE 1/4" COVER AT TOP OF SLAB OVER #4 @ 24" O.C., E/W REINF. IN SLABS.
 - PROVIDE CONT. 1 1/2" x 33 MIL. STRAP TO BOTT. OF FLOOR JOISTS @ MIDSPAN OF ALL STEEL FLOOR JOISTS SPANING GREATER THAN 8 FEET. PROVIDE SOLID CHANNEL BRIDGING EACH END (1000S200-33 MIN.) AND @ 12'-0" O.C. MAX. SPACING ALONG LINE OF 1 1/2" x 33 MIN. STRAP.



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

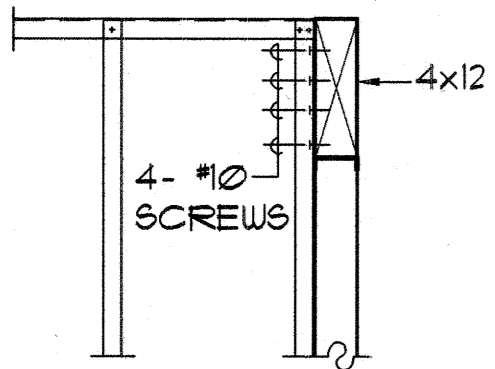


HEADER LEGEND
 (NOTE: ALL DBL. CHANNELS SHALL BE TIED TOGETHER WITH A CONT. 20 GA. TRACK SECTION AT TOP & BOTTOM w/ #10 SCREWS @ 12\"/>

MARK	DESCRIPTION	
(A)	2- 1000S162-54 CHANNELS	
(B)	2- 600S162-43 CHANNELS	

- NOTES:**
- DENOTES SHEARWALL OR X-BRACED LATERAL RESISTING WALL ELEMENTS SEE SCHEDULE & DET. ON SHT. S-11
 - ALL ONE-STORY & UPPER FLOOR OF 2-STORY BUILDINGS SHALL HAVE 362S162-43 STUDS @ 16\"/>
 - STUDS FOR THE GROUND FLOOR OF 2-STORY BUILDINGS SHALL BE 362S162-33 STUDS @ 16\"/>
 - FOR SLOPE OF SLABS AND CURB DIMENSIONS AND LOCATIONS @ LANAI & GARAGE AREAS, SEE ARCHITECTURAL DRAWINGS
 - PLYWOOD ROOF SHEATHING SHALL BE 1/2\"/>
 - PRE-ENGINEERED ROOF TRUSS MANUFACTURER/SUPPLIER SHALL SUBMIT FOR APPROVAL CALCULATIONS AND SHOP DRAWINGS FOR ALL TRUSSES PRIOR TO FABRICATION. CALCS. AND SHOP DRAWINGS SHALL BE STAMPED AND SIGNED BY A LICENSED STRUCTURAL ENGINEER REGISTERED IN THE STATE OF HAWAII.
 - PRE-ENGINEERED TRUSSES SHALL HAVE MIN. MEMBER SIZES AS FOLLOWS: 2x6 TOP CHORD RAFTERS, 2x4 BOTTOM CHORDS, 2x4 WEB MEMBERS. (MAX. DISTANCE BETWEEN TRUSS JT. LOCATIONS SHALL BE LIMITED TO 1'-0\"/>
 - & DENOTES STEEL POST SEE DET. E/S-13 UNLESS OTHERWISE NOTED.
- ALL COLS. SHALL BE 3- 362S162-43.
 ALL COLS. SHALL BE 2- 362S162-43. PROVIDE ALL WALL CORNERS, (TYP.)
- DENOTES HEADER TYPE. SEE HEADER LEGEND THIS SHEET.
 - AT FLOORS, PROVIDE 3/4\"/>
 - PROVIDE 1 1/4\"/>
 - PROVIDE CONT. 1 1/2\"/>

ROOF FRAMING PLAN - BUILDING TYPE "C"
 SCALE: 1/4" = 1'-0"



DETAIL A-4.3
 SCALE: 3/4" = 1'-0"

Design Partners Incorporated
 Architects
 Interior Designers
 Planning
 Graphics
 John Aveiro AIA
 Vernon Inoshita AIA
 Mike Goshi AIA

HOWARD K. C. LAU
 LICENSED PROFESSIONAL ENGINEER
 No. 4529-S
 HAWAII, U.S.A.
 This work was prepared by me or under my supervision and construction of this project will be under my observation.

SHIGEMURA, LAU, SAKANASHI, HIGUCHI & ASSOC., INC.
 CONSULTING STRUCTURAL ENGINEERS
 615 PIKOI STREET, SUITE 205
 HONOLULU, HAWAII 96814

CONSTRUCTION SET

Revision Number/Description

FRONT STREET APARTMENTS
 LAHAINA, MAUI, HAWAII
 TMK: (2) 4-5-03: 13, 14, 15, 38, 39, 40

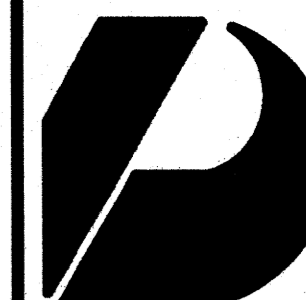
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 ROOF FRAMING PLAN - BUILDING TYPE "C"

Project Number _____ Date _____

Drawn MT Checked HL Designed HL

Drawing Number
S-43

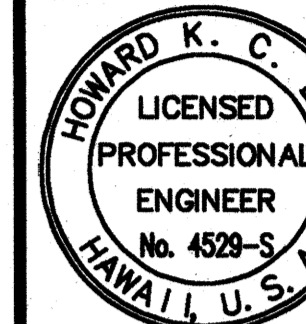
Sheet No. _____ of _____



Design Partners Incorporated

Architects
Interior Designers
Planning
Graphics

John Aveiro AIA
Vernon Inoshita AIA
Mike Goshi AIA



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SHIGEMURA, LAU, SAKANASHI,
HIGUCHI & ASSOC., INC.
CONSULTING STRUCTURAL ENGINEERS
615 PIKO STREET, SUITE 205
HONOLULU, HAWAII 96814

CONSTRUCTION SET

Revision Number/Description

--	--	--	--	--	--

FRONT STREET

APARTMENTS

LAHANA, MAUI, HAWAII
TMK: (2) 4-5-03: 13, 14, 15, 38, 39, 40

Drawing Title
FOUNDATION PLAN - BUILDING TYPE "D"

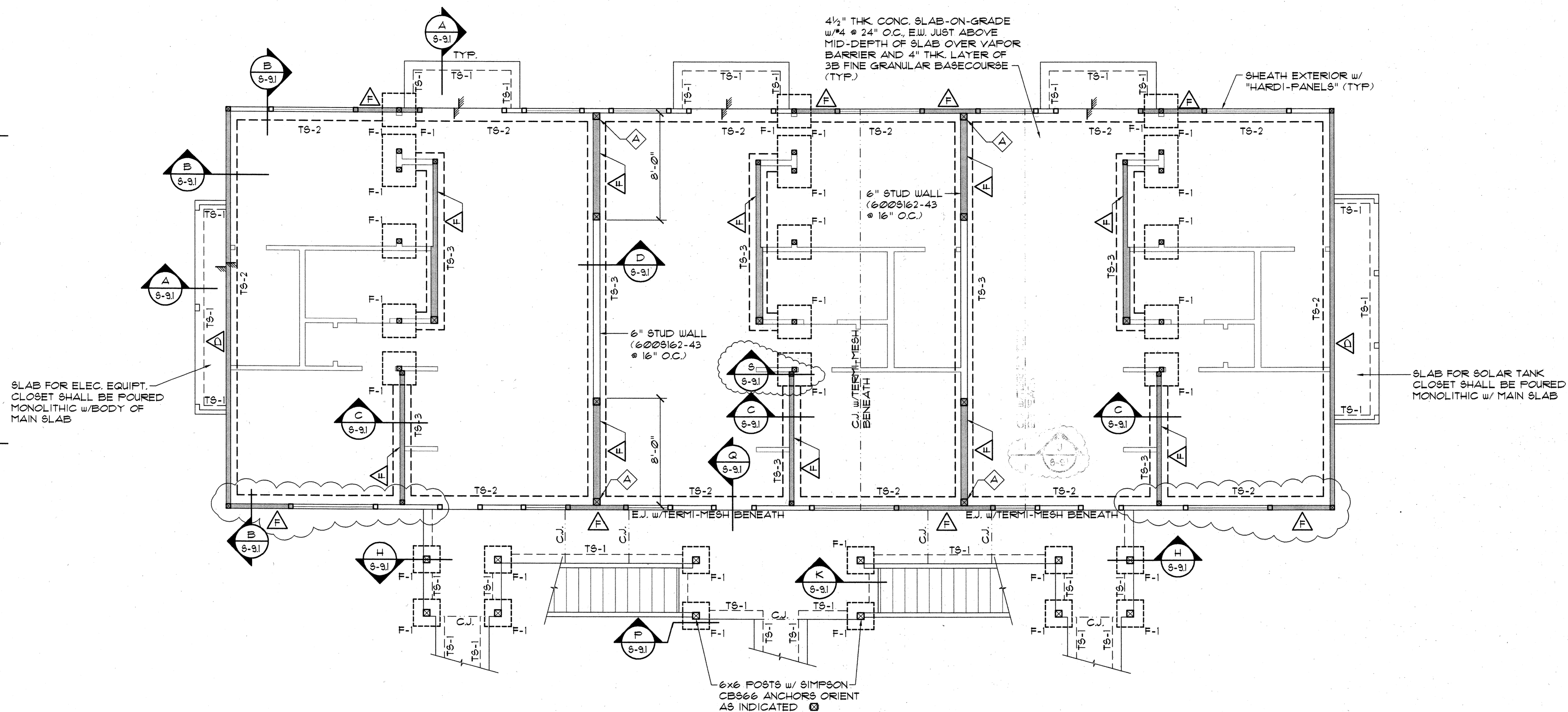
Project Number Date

Drawn MT	Checked HL	Designed HL
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Drawing Number

S-5.1

Sheet No. of



NOTES:

- EXCEPT AS OTHERWISE NOTED PROVIDE 3628162-43 STUDS @ 16" O.C. @ GROUND FLOOR.
- WHERE DRAWINGS INDICATE 6" METAL STUDS, PROVIDE 6008162-43 STUDS @ 16" O.C. @ GROUND FLOOR & 6008162-33 STUDS @ 16" O.C. @ SECOND FLOOR.
- PROVIDE "TERMI-MESH" BARRIER BENEATH ALL C.J. & E.J. JOINTS WITHIN ENVELOPE OF BUILDING.
- SEE ARCH. FOR REMAINDER OF "TOOLED" JOINTS IN SIDEWALK SLABS.
- SEE SOILS REPORT & ALL ADDENDUM REPORTS FOR SOIL PREPARATIONS BELOW BUILDING FADS & INDIVIDUAL FOOTING FADS.

FOUNDATION PLAN - BUILDING TYPE "D"

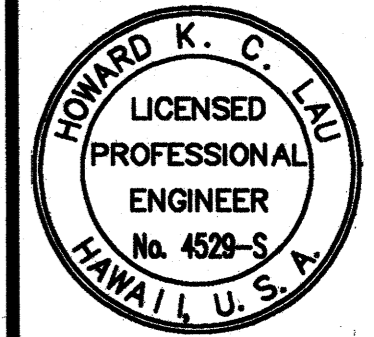
SCALE: 1/4" = 1'-0"



Design Partners Incorporated

Architects
Interior Designers
Planning
Graphics

John Aveliro AIA
Vernon Inoshita AIA
Mike Goshi AIA



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HIGUCHI & ASSOC., INC.
CONSULTING STRUCTURAL ENGINEERS
615 PIKOI STREET, SUITE 205
HONOLULU, HAWAII 96814

CONSTRUCTION SET

Revision Number/Description

FRONT STREET APARTMENTS

LAHAINA, MAUI, HAWAII

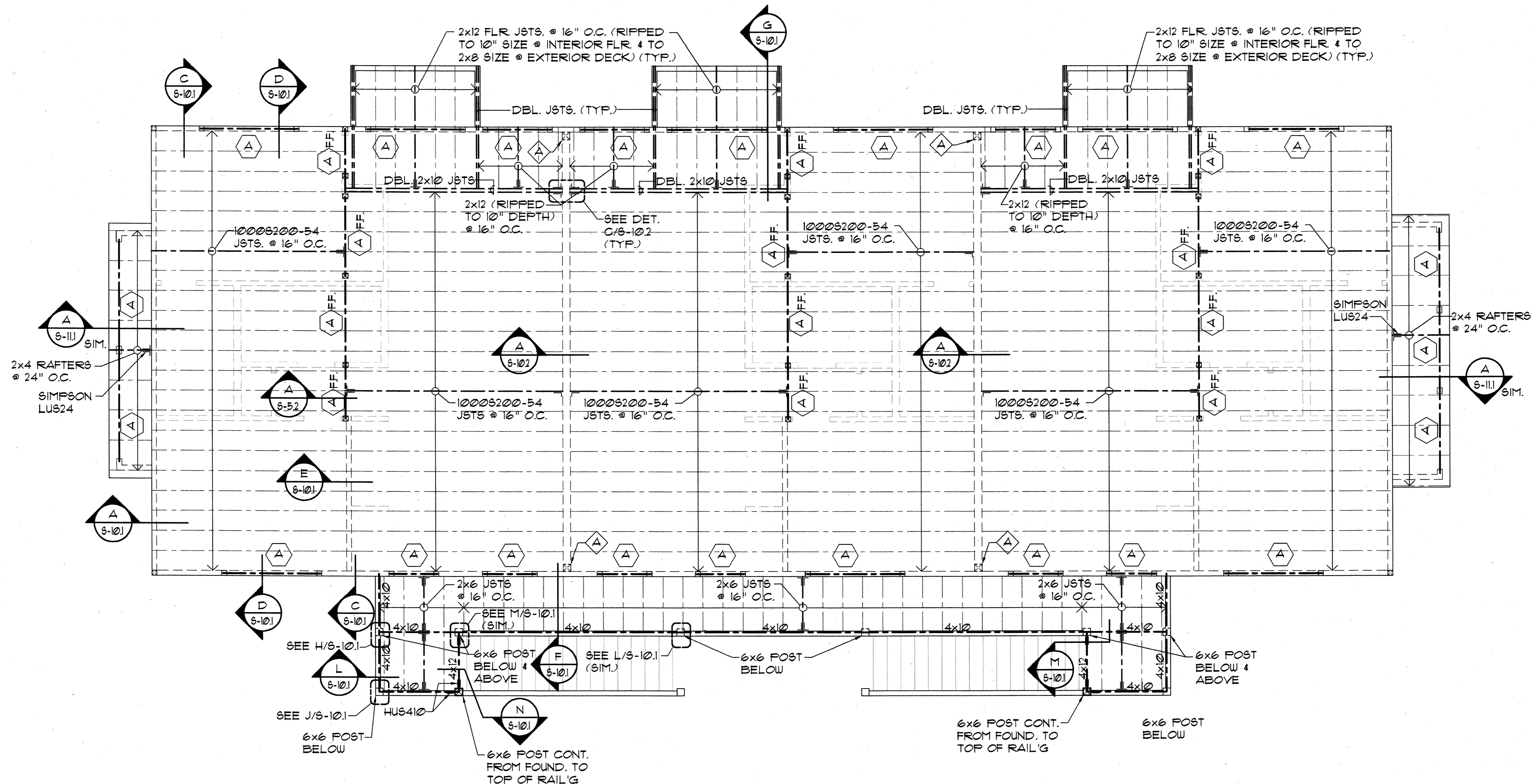
TMK: (2) 4-5-03: 13, 14, 15, 38, 39, 40

Drawing Title
SECOND FLOOR FRAMING PLAN
BUILDING TYPE "D"

Project Number	Date
Drawn MT	Checked HL
Designed HL	

Drawing Number
S-52

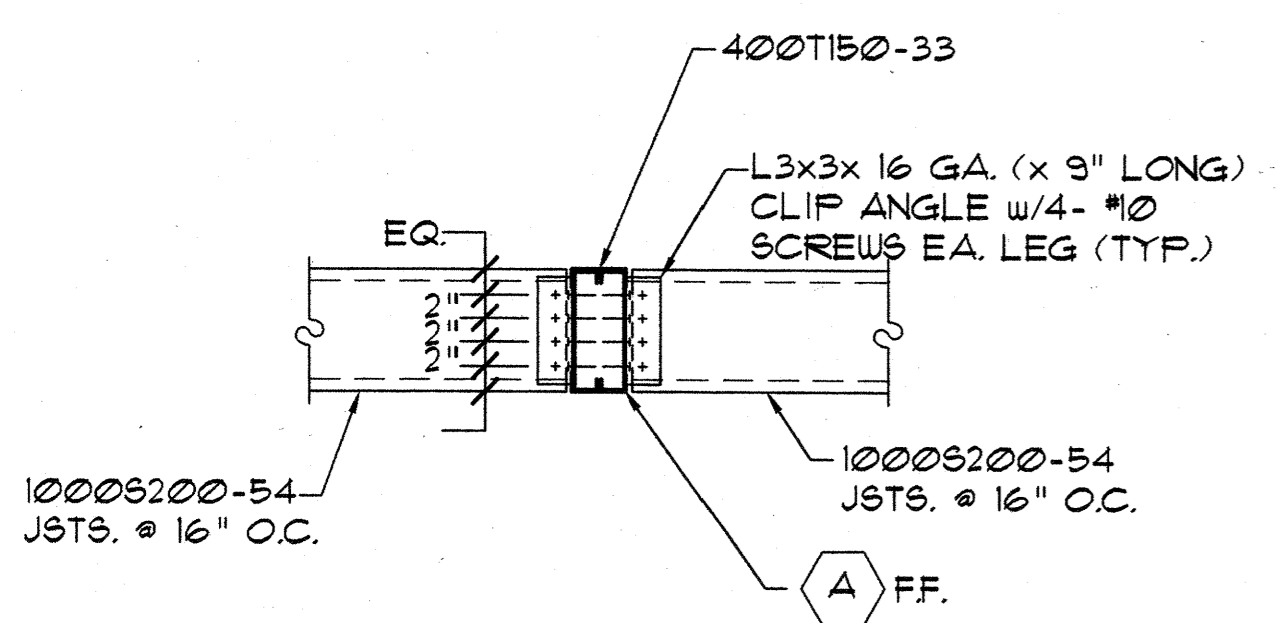
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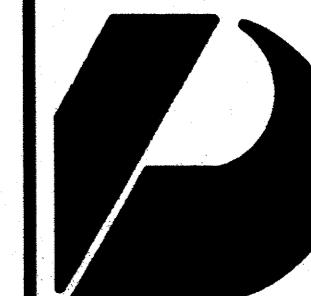
SECOND FLOOR FRAMING PLAN - BUILDING TYPE "D"
SCALE: 1/4" = 1'-0"

HEADER LEGEND		
(NOTE: ALL DBL. CHANNELS SHALL BE TIED TOGETHER WITH A CONT. 20 GA. TRACK SECTION AT TOP & BOTTOM w/ #10 SCREWS @ 12" O.C., TYP.)		
MARK	DESCRIPTION	
A	2- 1000S162-54 CHANNELS	
B	2- 600S162-43 CHANNELS	

- NOTES:**
- DENOTES SHEARWALL OR X-BRACED LATERAL RESISTING WALL ELEMENTS SEE SCHEDULE & DET. ON SHT. S-11
 - ALL ONE-STORY & UPPER FLOOR OF 2-STORY BUILDINGS SHALL HAVE 362S162-43 STUDS @ 16" O.C. UNLESS OTHERWISE NOTED.
 - STUDS FOR THE GROUND FLOOR OF 2-STORY BUILDINGS SHALL BE 362S162-33 STUDS @ 16" O.C. UNLESS OTHERWISE NOTED.
 - FOR SLOPE OF SLABS AND CURB DIMENSIONS AND LOCATIONS @ LANAI & GARAGE AREAS, SEE ARCHITECTURAL DRAWINGS
 - PLYWOOD ROOF SHEATHING SHALL BE 1/2" STRUCT. II (CDX) MIN. TREATED PLYWOOD THRUOUT WITH 8d NAILS @ 6" O.C. @ ALL PANEL EDGES & 8d @ 12" O.C. ALONG INTERMEDIATE FRAMING MEMBERS (TYP.). PROVIDE 3/8" THK. FLYWD. @ EAVES. PROVIDE "H" CLIPS @ MIDSPAN OF UNSUPPORTED EDGES (TYP.).
 - PRE-ENGINEERED ROOF TRUSS MANUFACTURER/SUPPLIER SHALL SUBMIT FOR APPROVAL CALCULATIONS AND SHOP DRAWINGS FOR ALL TRUSSES PRIOR TO FABRICATION. CALCS. AND SHOP DRAWINGS SHALL BE STAMPED AND SIGNED BY A LICENSED STRUCTURAL ENGINEER REGISTERED IN THE STATE OF HAWAII.
 - PRE-ENGINEERED TRUSSES SHALL HAVE MIN. MEMBER SIZES AS FOLLOWS: 2x6 TOP CHORD RAFTERS, 2x4 BOTTOM CHORDS, 2x4 WEB MEMBERS. (MAX. DISTANCE BETWEEN TRUSS JT. LOCATIONS SHALL BE LIMITED TO 1'-0")
 - & DENOTES STEEL POST SEE DET. E/S-13 UNLESS OTHERWISE NOTED.
- ALL COLS. SHALL BE 3- 362S162-43.
ALL COLS. SHALL BE 2- 362S162-43. PROVIDE ALL WALL CORNERS, (TYP.)
- DENOTES HEADER TYPE. SEE HEADER LEGEND THIS SHEET.
 - AT FLOORS, PROVIDE 3/4" GYPCRETE TOPPING OVER 3/4" T&G STRUCT. I PLYWD. FLOOR SHEATHING (SEE SHT S-11 FOR PLYWD. ATTACHMENT)
 - PROVIDE 1 1/2" COVER AT TOP OF SLAB OVER #4 @ 24" O.C. E/W REINF. IN SLABS.
 - PROVIDE CONT. 1 1/2" x 33 MIL. STRAP TO BOTT. OF FLOOR JOISTS @ MIDSPAN OF ALL STEEL FLOOR JOISTS SPANING GREATER THAN 8 FEET. PROVIDE SOLID CHANNEL BRIDGING EACH END (1000S200-33 MIN.) AND @ 12'-0" O.C. MAX. SPACING ALONG LINE OF 1 1/2" x 33 MIN. STRAP.



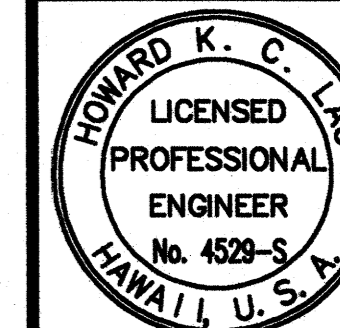
SECTION A-A
SCALE: 3/4" = 1'-0"



Design Partners Incorporated

Architects
Interior Designers
Planning
Graphics

John Aveiro AIA
Vernon Inoshita AIA
Mike Goshi AIA



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SHIGEMURA, LAU, SAKANASHI,
HIGUCHI & ASSOC., INC.
CONSULTING STRUCTURAL ENGINEERS
615 PIKOI STREET, SUITE 205
HONOLULU, HAWAII 96814

CONSTRUCTION SET

Revision Number/Description

FRONT STREET APARTMENTS

LAHAINA, MAUI, HAWAII
TMK: (2) 4-5-03: 13, 14, 15, 38, 39, 40

Drawing Title
ROOF FRAMING PLAN -
BUILDING TYPE "D"

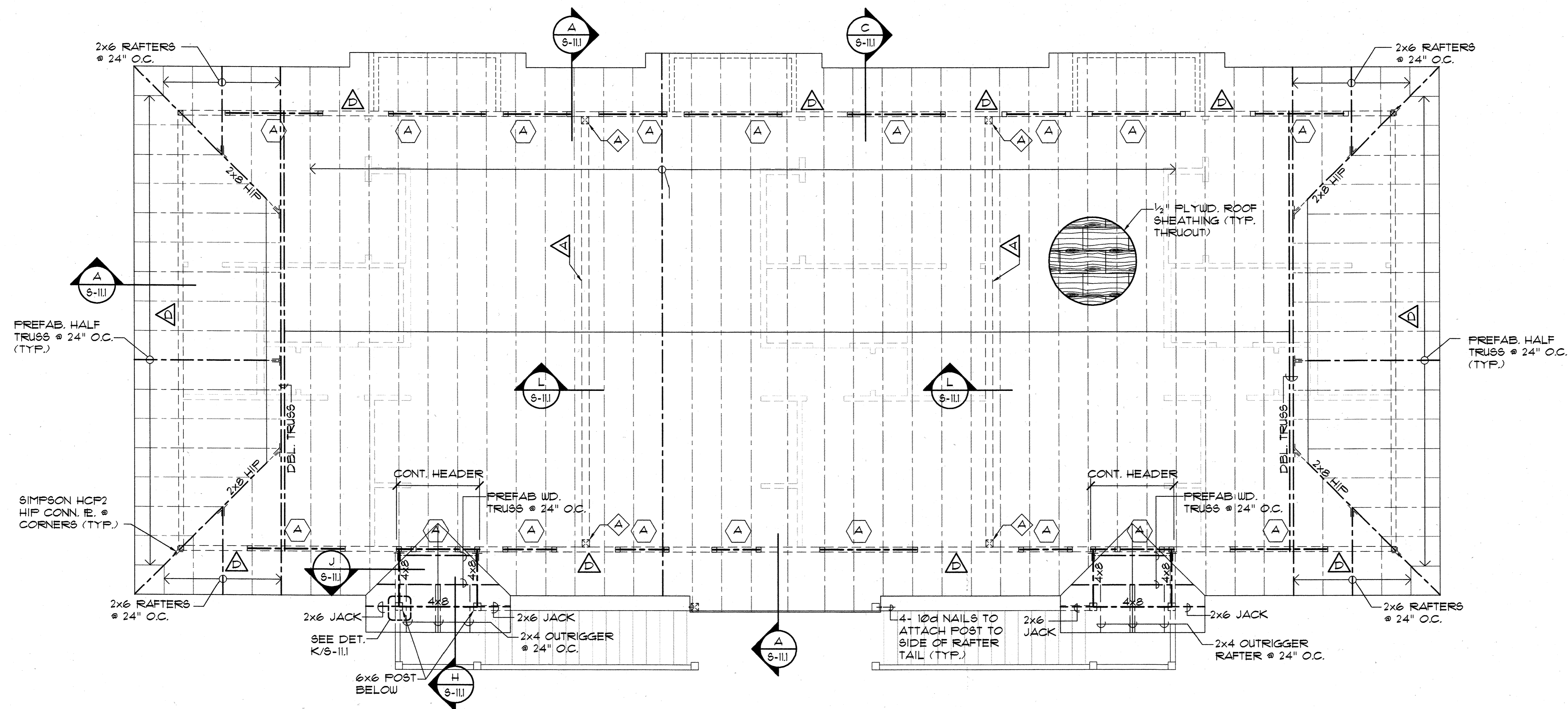
Project Number Date

Drawn	Checked	Designed
MT	HL	HL

Drawing Number

S-53

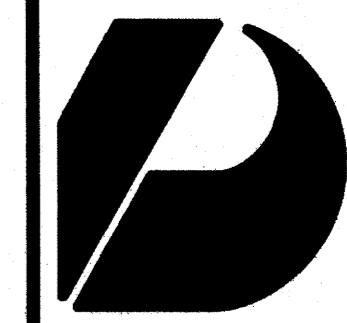
Sheet No. of



NOTE:
NEED 3/8" STUDS @ 16" O.C. TO DEVELOPE
SHEAR VALUES w/ "HARDI-PANELS" (16@/LF)

ROOF FRAMING PLAN - BUILDING TYPE "D"

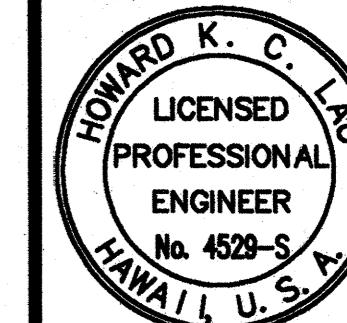
SCALE: 1/4" = 1'-0"



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Architects
Interior Designers
Planning
Graphics

John Avelro AIA
Vernon Inoshita AIA
Mike Goshi AIA



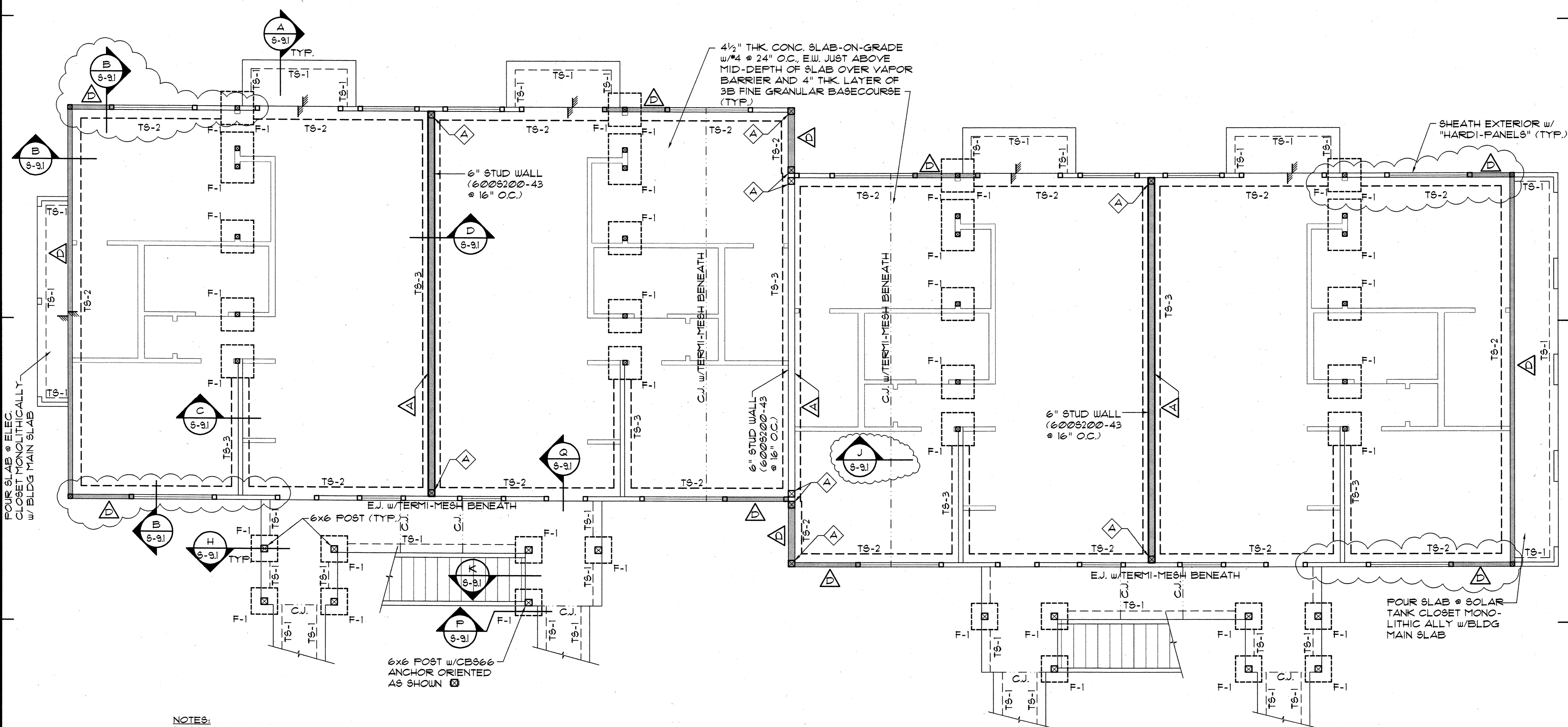
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SHIGEMURA, LAU, SAKANASHI,
HIGUCHI & ASSOC., INC.
CONSULTING STRUCTURAL ENGINEERS
615 PIKOI STREET, SUITE 205
HONOLULU, HAWAII 96814

CONSTRUCTION SET

Revision Number/Description					

FRONT STREET APARTMENTS
LAHAINA, MAUI, HAWAII
TMK: (2) 4-5-03: 13, 14, 15, 38, 39, 40

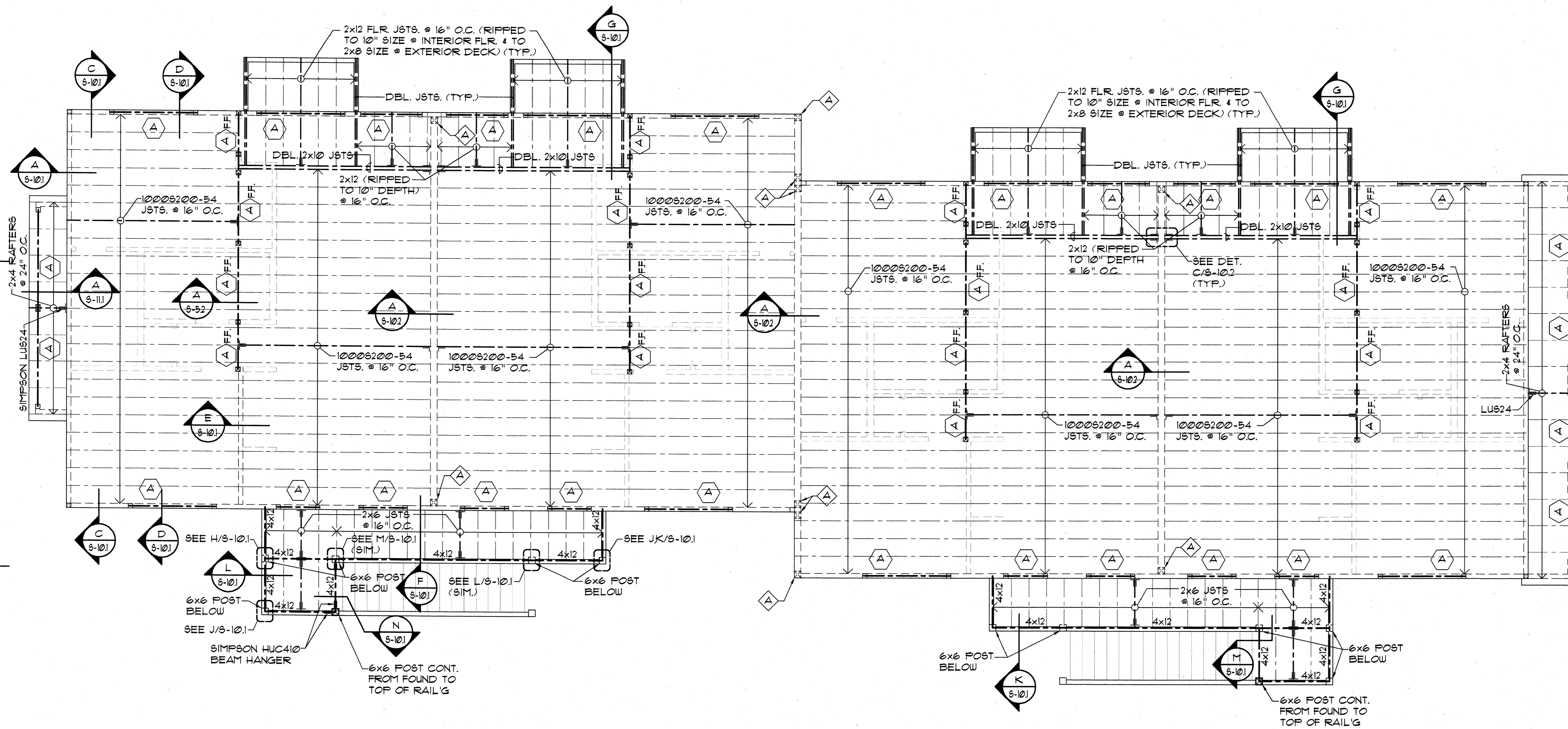


- NOTES:**
- EXCEPT AS OTHERWISE NOTED PROVIDE 3629162-43 STUDS @ 16" O.C. @ GROUND FLOOR.
 - WHERE DRAWINGS INDICATE 6" METAL STUDS, PROVIDE 6009162-43 STUDS @ 16" O.C. @ GROUND FLOOR & 6009162-33 STUDS @ 16" O.C. @ SECOND FLOOR.
 - PROVIDE "TERMI-MESH" BARRIER BENEATH ALL C.J. & E.J. JOINTS WITHIN ENVELOPE OF BUILDING.
 - SEE ARCH. FOR REMAINDER OF "TOOLED" JOINTS IN SIDEWALK SLABS.
 - SEE SOILS REPORT & ALL ADDENDUM REPORTS FOR SOIL PREPARATION BELOW BUILDING PADS & INDIVIDUAL FOOTING PADS.

FOUNDATION PLAN - BUILDING TYPE "E"
SCALE: 1/4" = 1'-0"

Drawing Title		
FOUNDATION PLAN - BUILDING TYPE "E"		
Project Number	Date	
Drawn	Checked	Designed
MT	HL	HL

Drawing Number
S-61
Sheet No. of



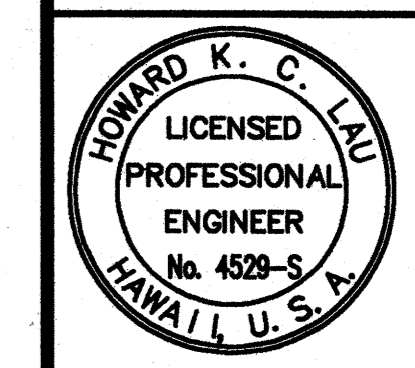
SECOND FLOOR FRAMING PLAN - BUILDING TYPE "E"
 SCALE: 1/4" = 1'-0"

HEADER LEGEND	
(NOTE: ALL DBL. CHANNELS SHALL BE TIED TOGETHER WITH A CONT. 20 GA. TRACK SECTION AT TOP & BOTTOM W/ #10 SCREWS @ 12" O.C., TYP.)	
MARK	DESCRIPTION
A	2- 10005162-54 CHANNELS
B	2- 6005162-43 CHANNELS

- NOTES:**
- △ DENOTES SHEARWALL OR X-BRACED LATERAL RESISTING WALL ELEMENTS SEE SCHEDULE 4 DET. ON SHT. S-11
 - ALL ONE-STORY & UPPER FLOOR OF 2-STORY BUILDINGS SHALL HAVE 3629162-43 STUDS @ 16" O.C. UNLESS OTHERWISE NOTED.
 - STUDS FOR THE GROUND FLOOR OF 2-STORY BUILDINGS SHALL BE 3629162-33 STUDS @ 16" O.C. UNLESS OTHERWISE NOTED.
 - FOR SLOPE OF SLABS AND CURB DIMENSIONS AND LOCATIONS @ LANAI & GARAGE AREAS, SEE ARCHITECTURAL DRAWINGS
 - PLYWOOD ROOF SHEATHING SHALL BE 1/2" STRUCT. II (CDX) MIN. TREATED PLYWOOD THROUGH WITH 8d NAILS @ 6" O.C. @ ALL PANEL EDGES & 8d @ 12" O.C. ALONG INTERMEDIATE FRAMING MEMBERS (TYP.). PROVIDE 3/8" THK. PLYWD. @ EAVES. PROVIDE "H" CLIPS @ MIDSPAN OF UNSUPPORTED EDGES (TYP.).
 - PRE-ENGINEERED ROOF TRUSS MANUFACTURER/SUPPLIER SHALL SUBMIT FOR APPROVAL CALCULATIONS AND SHOP DRAWINGS FOR ALL TRUSSES PRIOR TO FABRICATION. CALCS. AND SHOP DRAWINGS SHALL BE STAMPED AND SIGNED BY A LICENSED STRUCTURAL ENGINEER REGISTERED IN THE STATE OF HAWAII.
 - PRE-ENGINEERED TRUSSES SHALL HAVE MIN. MEMBER SIZES AS FOLLOWS: 2x6 TOP CHORD RAFTERS, 2x4 BOTTOM CHORDS, 2x4 WEB MEMBERS. (MAX. DISTANCE BETWEEN TRUSS JT. LOCATIONS SHALL BE LIMITED TO 1'-0")
 - & □ DENOTES STEEL POST SEE DET. E/S-13 UNLESS OTHERWISE NOTED.
- ALL □ COLS. SHALL BE 3- 3629162-43.
 ALL □ COLS. SHALL BE 2- 3629162-43. PROVIDE □ ALL WALL CORNERS, (TYP.)
- DENOTES HEADER TYPE. SEE HEADER LEGEND THIS SHEET.
 - AT FLOORS, PROVIDE 3/4" GYPCRETE TOPPING OVER 3/4" T4G STRUCT. I PLYWD. FLOOR SHEATHING (SEE SHT S-11 FOR PLYWD. ATTACHMENT)
 - PROVIDE 1/4" COVER AT TOP OF SLAB OVER #4 @ 24" O.C., E.W. REINF. IN SLABS.
 - PROVIDE CONT. 1/2" x 33 MIL. STRAP TO BOTT. OF FLOOR JOISTS @ MIDSPAN OF ALL STEEL FLOOR JOISTS SPANING GREATER THAN 8 FEET. PROVIDE SOLID CHANNEL BRIDGING EACH END (10005200-33 MIN.) AND @ 12'-0" O.C. MAX. SPACING ALONG LINE OF 1/2" x 33 MIN. STRAP.



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 Architects
 Interior Designers
 Planning
 Graphics
 John Avello AIA
 Vernon Inoshita AIA
 Mike Goshi AIA



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 HIGUCHI & ASSOC., INC.
 CONSULTING STRUCTURAL ENGINEERS
 615 PIKOI STREET, SUITE 205
 HONOLULU, HAWAII 96814

CONSTRUCTION SET

Revision Number/Description

FRONT STREET APARTMENTS
 LAHAINA, MAUI, HAWAII
 TMK: (2) 4-5-03: 13, 14, 15, 38, 39, 40

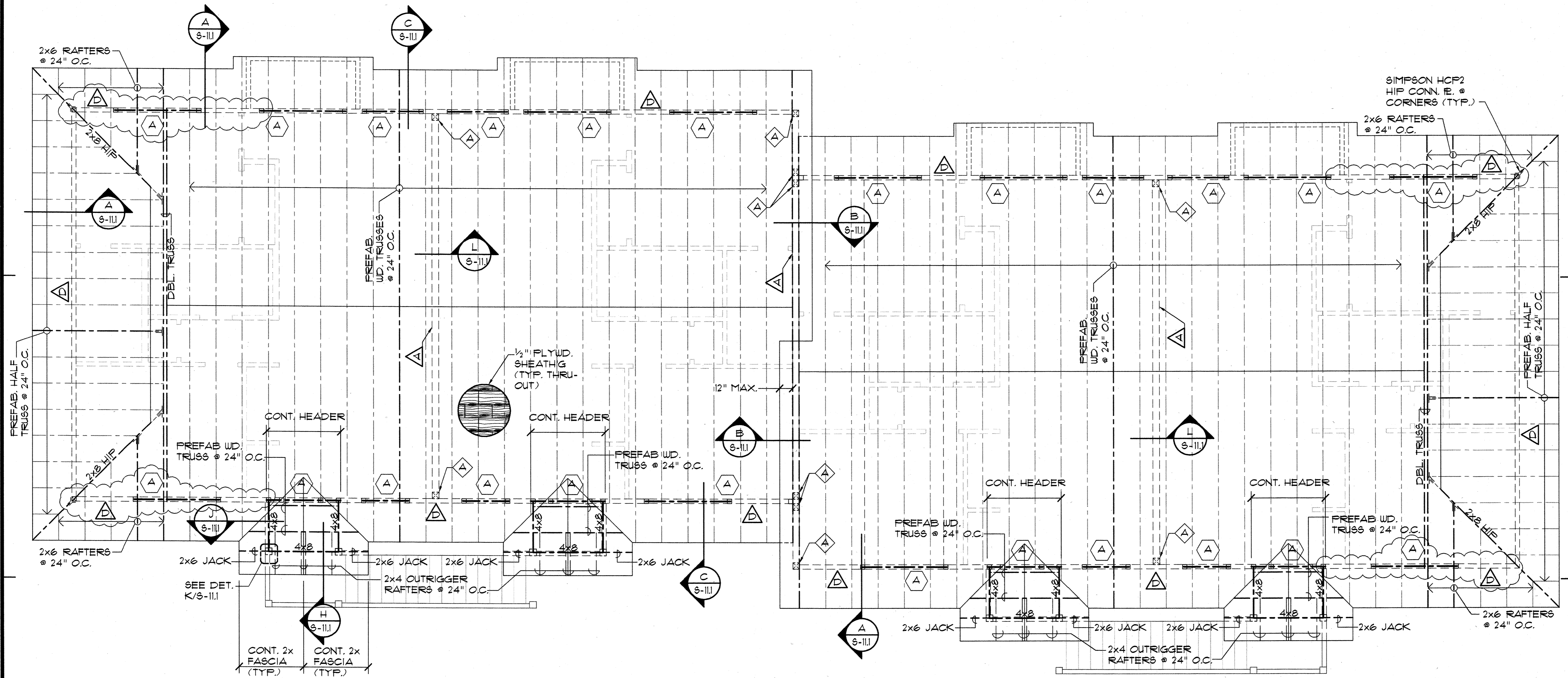
Drawing Title
 SECOND FLOOR FRAMING PLAN
 BUILDING TYPE "E"

Project Number _____ Date _____

Drawn	Checked	Designed
MT	HL	HL

Drawing Number
S-6.2

Sheet No. _____ of _____



ROOF FRAMING PLAN - BUILDING TYPE "E"
SCALE: 1/4" = 1'-0"

HEADER LEGEND
(NOTE: ALL DBL. CHANNELS SHALL BE TIED TOGETHER WITH A CONT. 20 GA. TRACK SECTION AT TOP & BOTTOM w/ #10 SCREWS @ 12" O.C., TYP.)

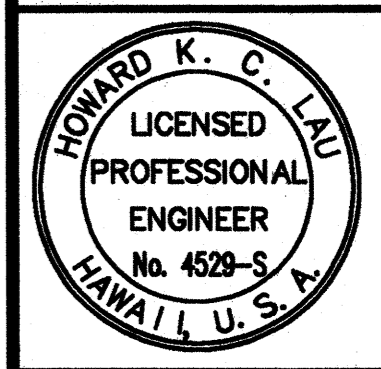
MARK	DESCRIPTION	
⬡	2- 100S162-54 CHANNELS	⬡
⬢	2- 600S162-43 CHANNELS	⬢

- NOTES:**
- ⚡ DENOTES SHEARWALL OR X-BRACED LATERAL RESISTING WALL ELEMENTS SEE SCHEDULE & DET. ON SHT. 6-11
 - ALL ONE-STORY & UPPER FLOOR OF 2-STORY BUILDINGS SHALL HAVE 362S162-43 STUDS @ 16" O.C. UNLESS OTHERWISE NOTED.
 - STUDS FOR THE GROUND FLOOR OF 2-STORY BUILDINGS SHALL BE 362S162-33 STUDS @ 16" O.C. UNLESS OTHERWISE NOTED.
 - FOR SLOPE OF SLABS AND CURB DIMENSIONS AND LOCATIONS @ LANAI & GARAGE AREAS, SEE ARCHITECTURAL DRAWINGS
 - PLYWOOD ROOF SHEATHING SHALL BE 1/2" STRUCT. II (CDX) MIN. TREATED PLYWOOD THROUGHT WITH 8d NAILS @ 6" O.C. @ ALL PANEL EDGES & 8d @ 12" O.C. ALONG INTERMEDIATE FRAMING MEMBERS (TYP.). PROVIDE 3/8" THK. PLYUD. @ EAVES. PROVIDE "H" CLIPS @ MIDSPAN OF UNSUPPORTED EDGES (TYP.).
 - PRE-ENGINEERED ROOF TRUSS MANUFACTURER/SUPPLIER SHALL SUBMIT FOR APPROVAL CALCULATIONS AND SHOP DRAWINGS FOR ALL TRUSSES PRIOR TO FABRICATION. CALC. AND SHOP DRAWINGS SHALL BE STAMPED AND SIGNED BY A LICENSED STRUCTURAL ENGINEER REGISTERED IN THE STATE OF HAWAII.
 - PRE-ENGINEERED TRUSSES SHALL HAVE MIN. MEMBER SIZES AS FOLLOWS: 2x6 TOP CHORD RAFTERS, 2x4 BOTTOM CHORDS, 2x4 WEB MEMBERS. (MAX. DISTANCE BETWEEN TRUSSES JT. LOCATIONS SHALL BE LIMITED TO 1'-0")
 - ⬠ & ⬡ DENOTES STEEL POST SEE DET. E/S-13 UNLESS OTHERWISE NOTED.
 - ALL ⬠ COLS. SHALL BE 3- 362S162-43.
ALL ⬡ COLS. SHALL BE 2- 362S162-43. PROVIDE ⬠ ALL WALL CORNERS, (TYP.)
 - ⬢ DENOTES HEADER TYPE. SEE HEADER LEGEND THIS SHEET.
 - AT FLOORS, PROVIDE 3/4" GYPCRETE TOPPING OVER 3/4" T&G STRUCT. I PLYUD. FLOOR SHEATHING (SEE SHT 6-11 FOR PLYUD. ATTACHMENT)
 - PROVIDE 1/4" COVER AT TOP OF SLAB OVER #4 @ 24" O.C., EW REINF. IN SLABS.
 - PROVIDE CONT. 1/2" x 33 MIL. STRAP TO BOTT. OF FLOOR JOISTS @ MIDSPAN OF ALL STEEL FLOOR JOISTS SPANING GREATER THAN 8 FEET. PROVIDE SOLID CHANNEL BRIDGING EACH END (1000S200-33 MIN.) AND @ 12'-0" O.C. MAX. SPACING ALONG LINE OF 1/2" x 33 MIN. STRAP.



Architects
Interior Designers
Planning
Graphics

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Vernon Inoshita AIA
Mike Goshi AIA



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HIGUCHI & ASSOC., INC.
CONSULTING STRUCTURAL ENGINEERS
615 PIKOI STREET, SUITE 205
HONOLULU, HAWAII 96814

CONSTRUCTION SET

Revision Number/Description						

FRONT STREET APARTMENTS

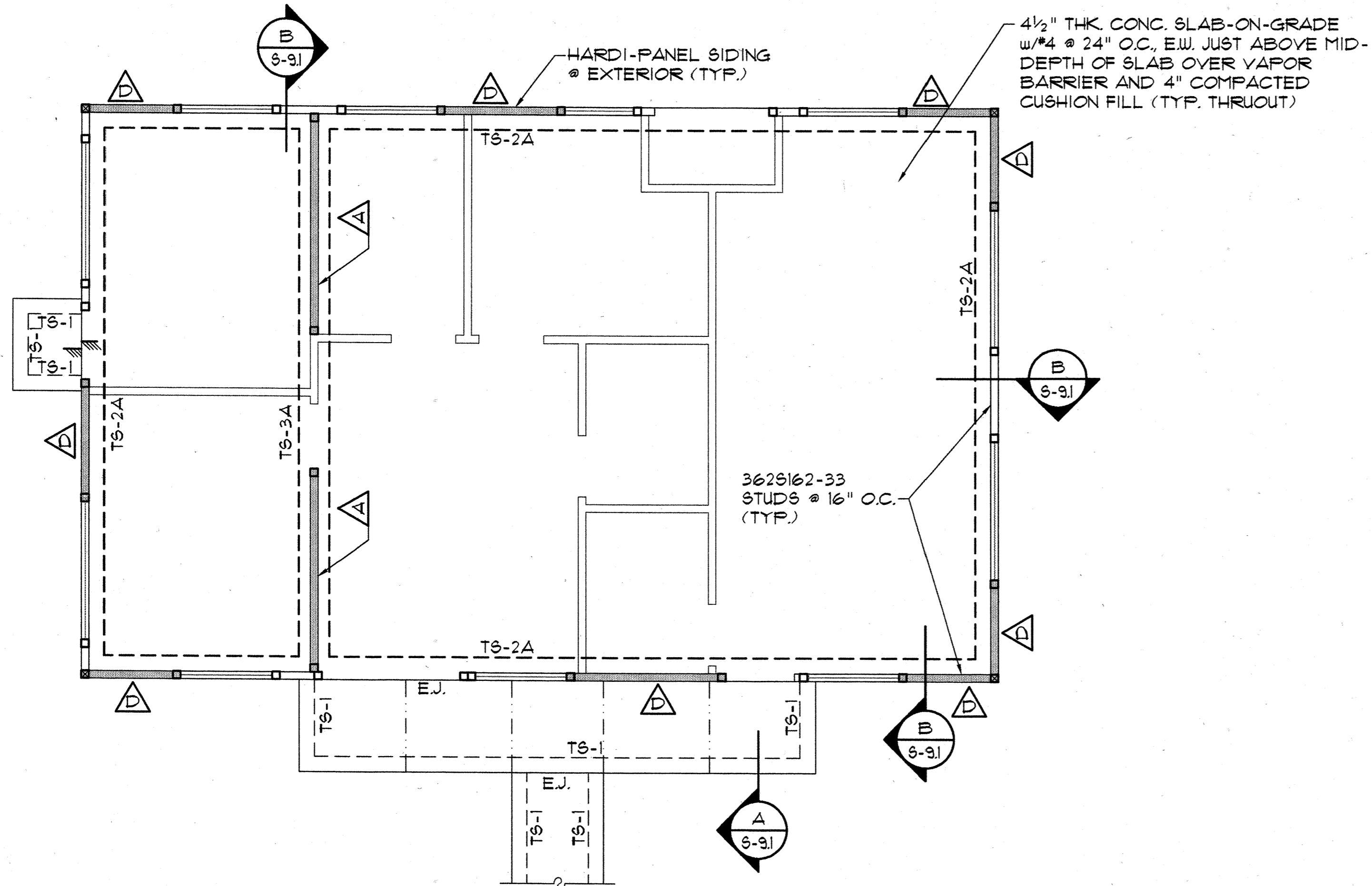
LAHAINA, MAUI, HAWAII
TMK: (2) 4-5-03: 13, 14, 15, 38, 39, 40

Drawing Title
ROOF FRAMING PLAN - BUILDING TYPE "E"

Project Number	Date
Drawn MT	Checked HL
Designed HL	

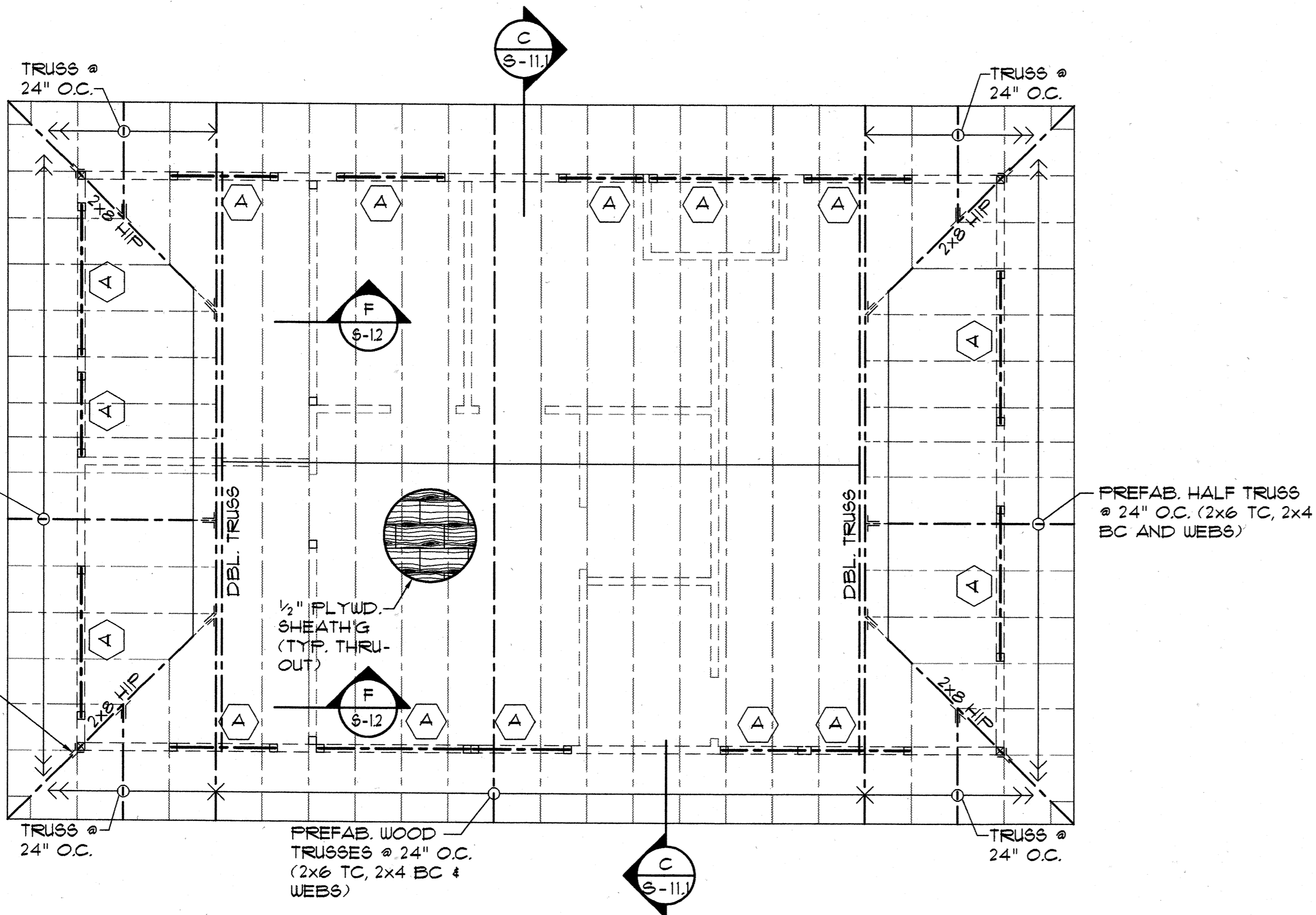
Drawing Number
S-63

Sheet No of



FOUNDATION PLAN - LAUNDRY BUILDING

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



ROOF FRAMING PLAN - LAUNDRY BUILDING

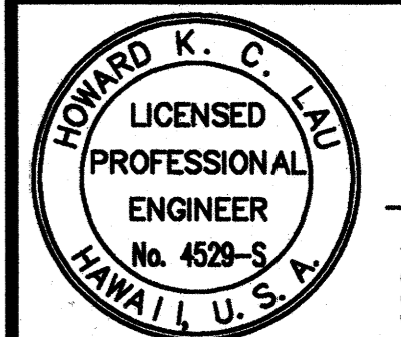
SCALE: 1/4" = 1'-0"



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Mike Goshi AIA



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HONOLULU, HAWAII 96814

CONSTRUCTION SET

Revision Number/Description

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FRONT STREET APARTMENTS

LAHAINA, MAUI, HAWAII

TMK: (2) 4-5-03: 13, 14, 15, 38, 39, 40

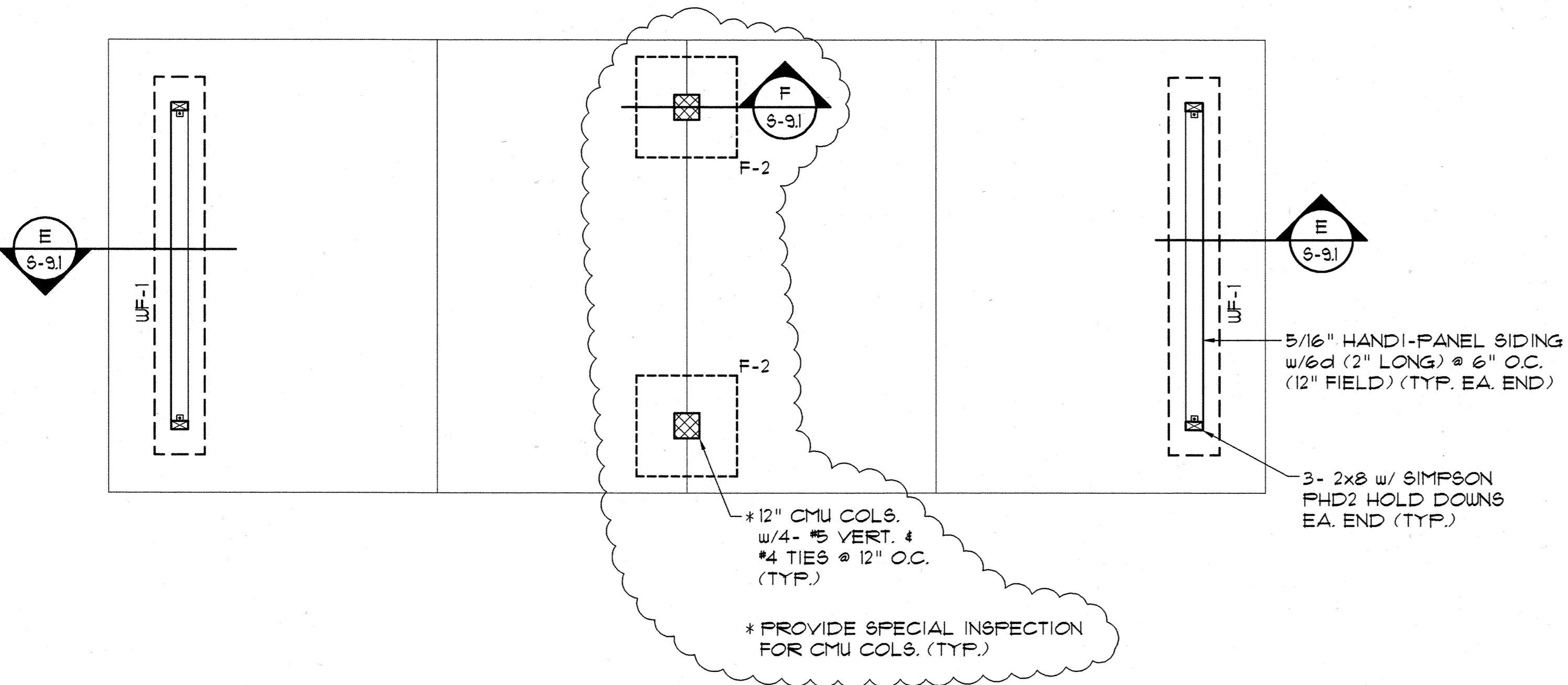
Drawing Title
FOUNDATION & ROOF FRAMING PLAN - LAUNDRY ROOM

Project Number	Date
Drawn MT	Checked HL
Designed HL	

Drawing Number

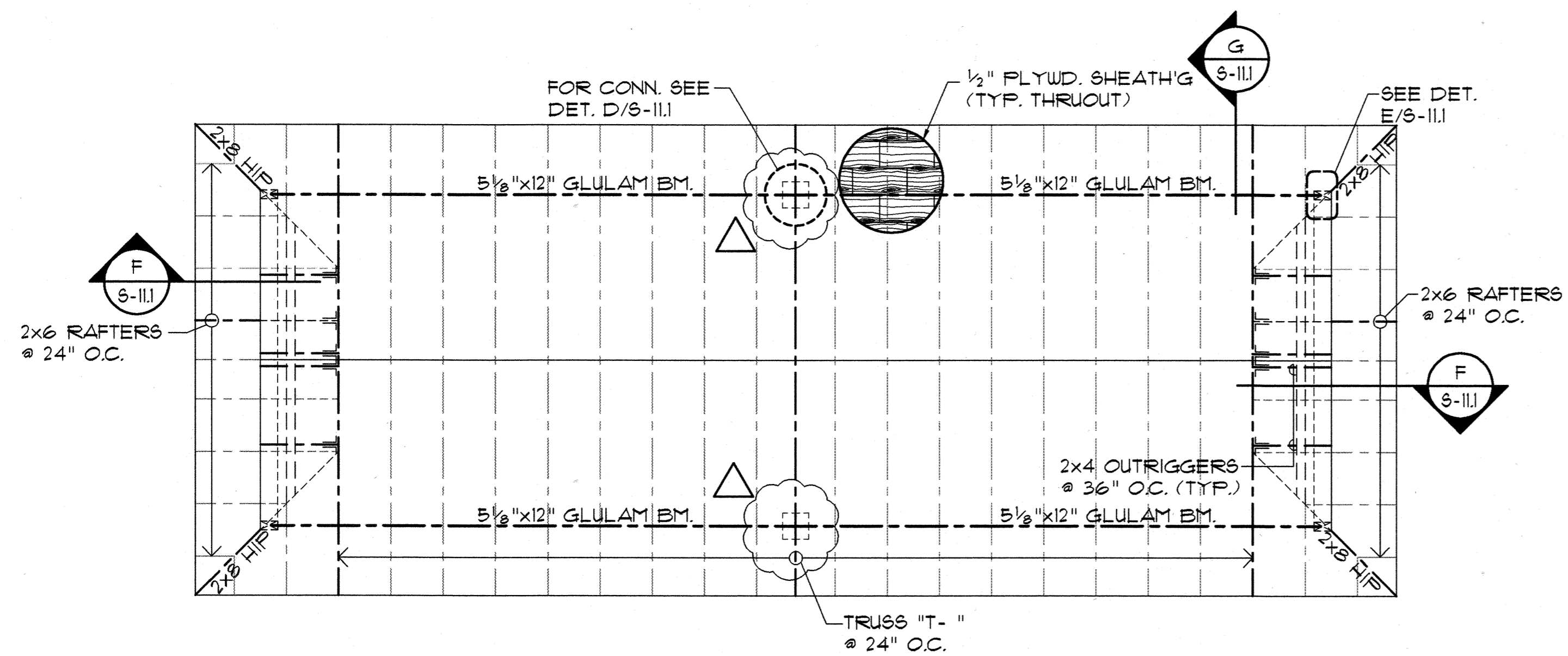
S-71

Sheet No of



FOUNDATION PLAN - CARPORT "A"

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



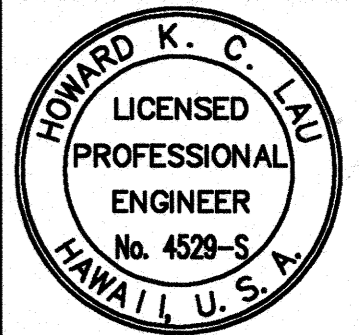
ROOF FRAMING PLAN - CARPORT "A"

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



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HONOLULU, HAWAII 96814

**CONSTRUCTION
SET**

Revision Number/Description

**FRONT STREET
APARTMENTS**

LAHAINA, MAUI, HAWAII

TMK: (2) 4-5-03: 13, 14, 15, 38, 39, 40

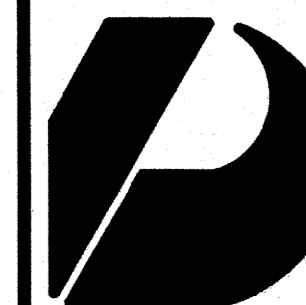
Drawing Title
FOUNDATION & ROOF FRAMING
PLAN - CARPORT "A"

Project Number	Date
Drawn MT	Checked HL Designed HL

Drawing Number

S-81

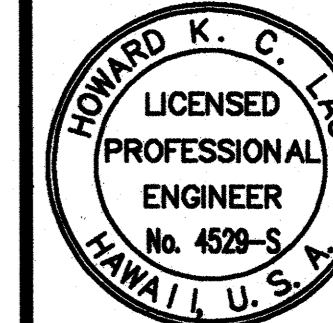
Sheet No. of



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Vernon Inoshita AIA
Mike Goshi AIA



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HONOLULU, HAWAII 96814

CONSTRUCTION SET

Revision Number/Description

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FRONT STREET

APARTMENTS

LAHAINA, MAUI, HAWAII
TMK: (2) 4-5-03: 13, 14, 15, 38, 39, 40

Drawing Title
FOUNDATION & ROOF FRAMING
PLAN - CARPORT "B"

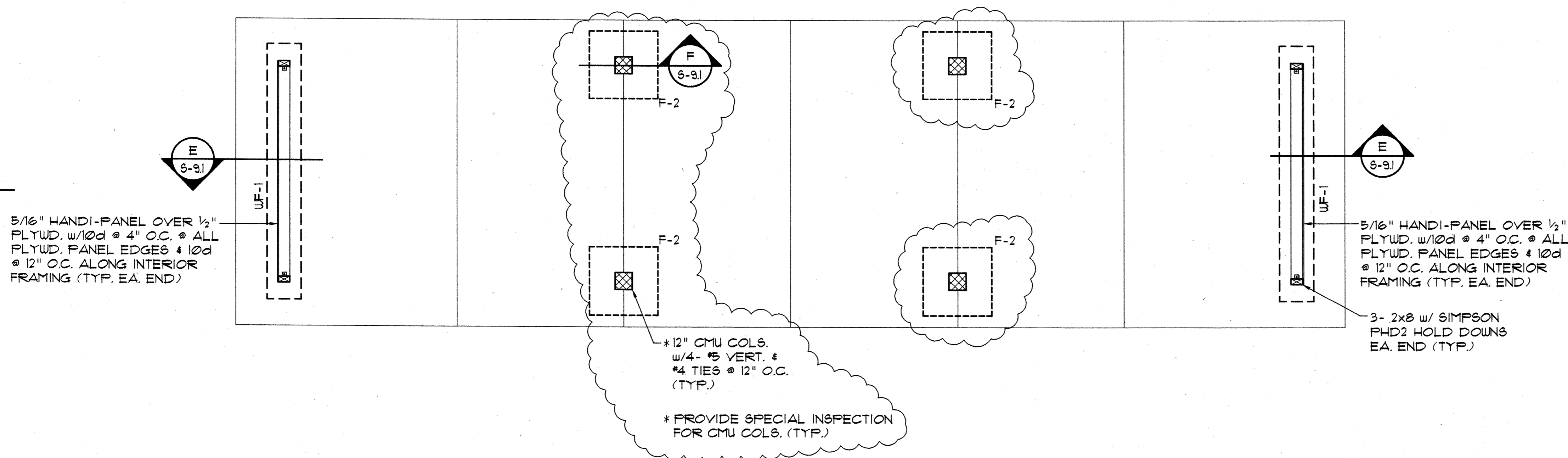
Project Number Date

Drawn MT	Checked HL	Designed HL
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Drawing Number

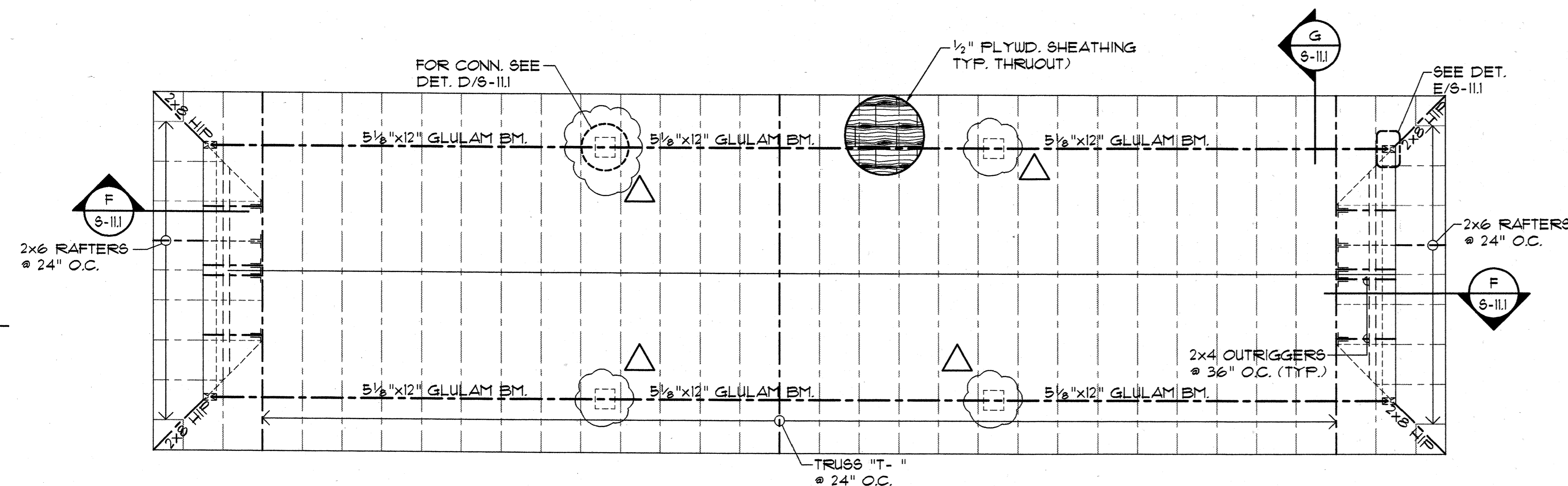
S-8.2

Sheet No of



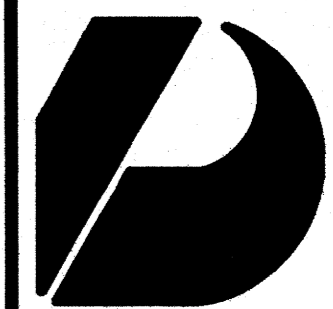
FOUNDATION PLAN - CARPORT "B"

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



ROOF FRAMING PLAN - CARPORT "B"

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



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HONOLULU, HAWAII 96814

CONSTRUCTION SET

Revision Number/Description

FRONT STREET APARTMENTS

LAHAINA, MAUI, HAWAII

TMK: (2) 4-5-03: 13, 14, 15, 38, 39, 40

Drawing Title
FOUNDATION & ROOF FRAMING
PLAN - CARPORT "C"

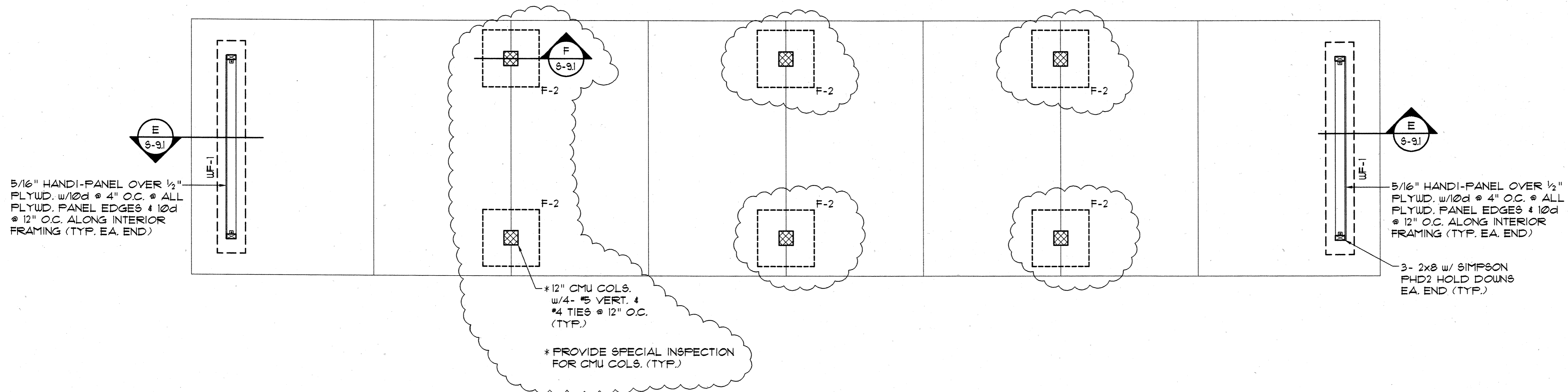
Project Number Date

Drawn MT	Checked HL	Designed HL
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Drawing Number

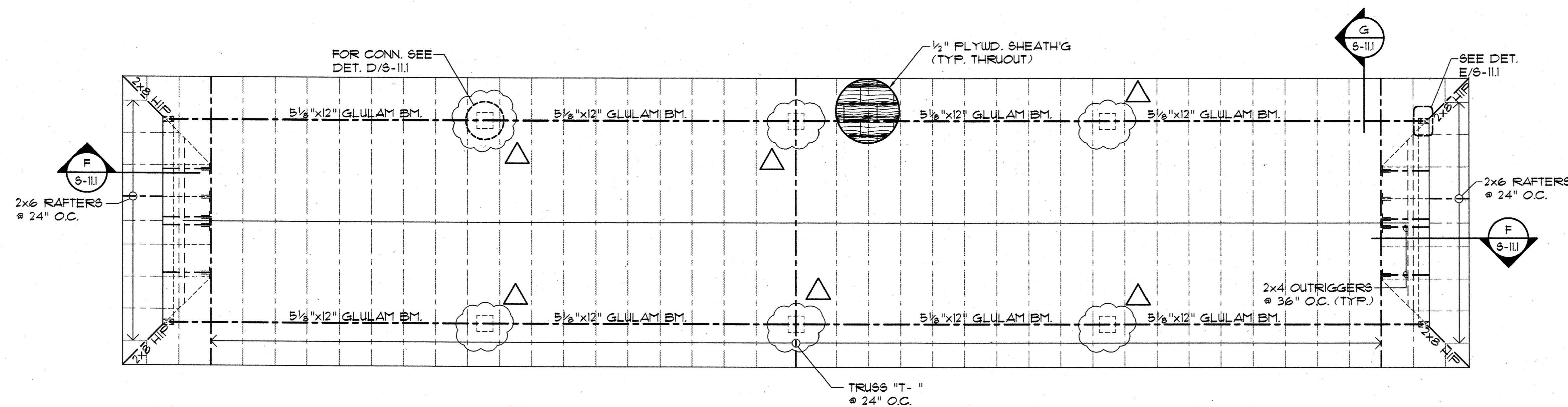
S-83

Sheet No. of



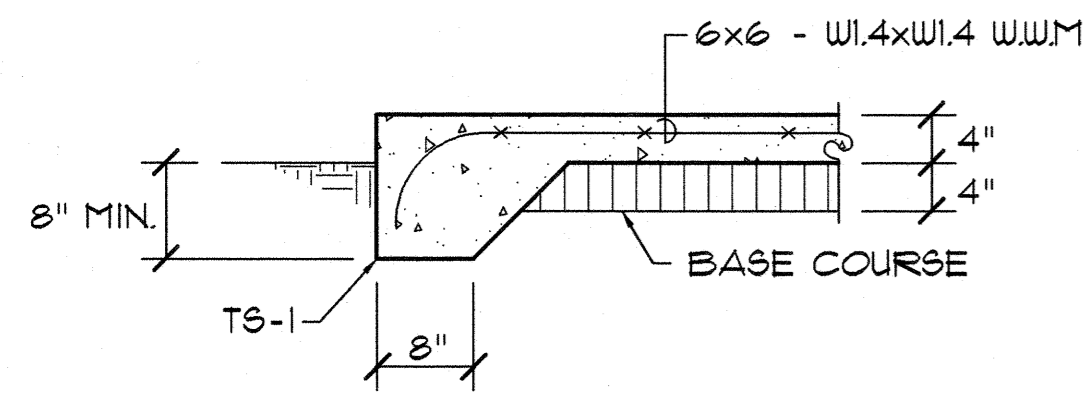
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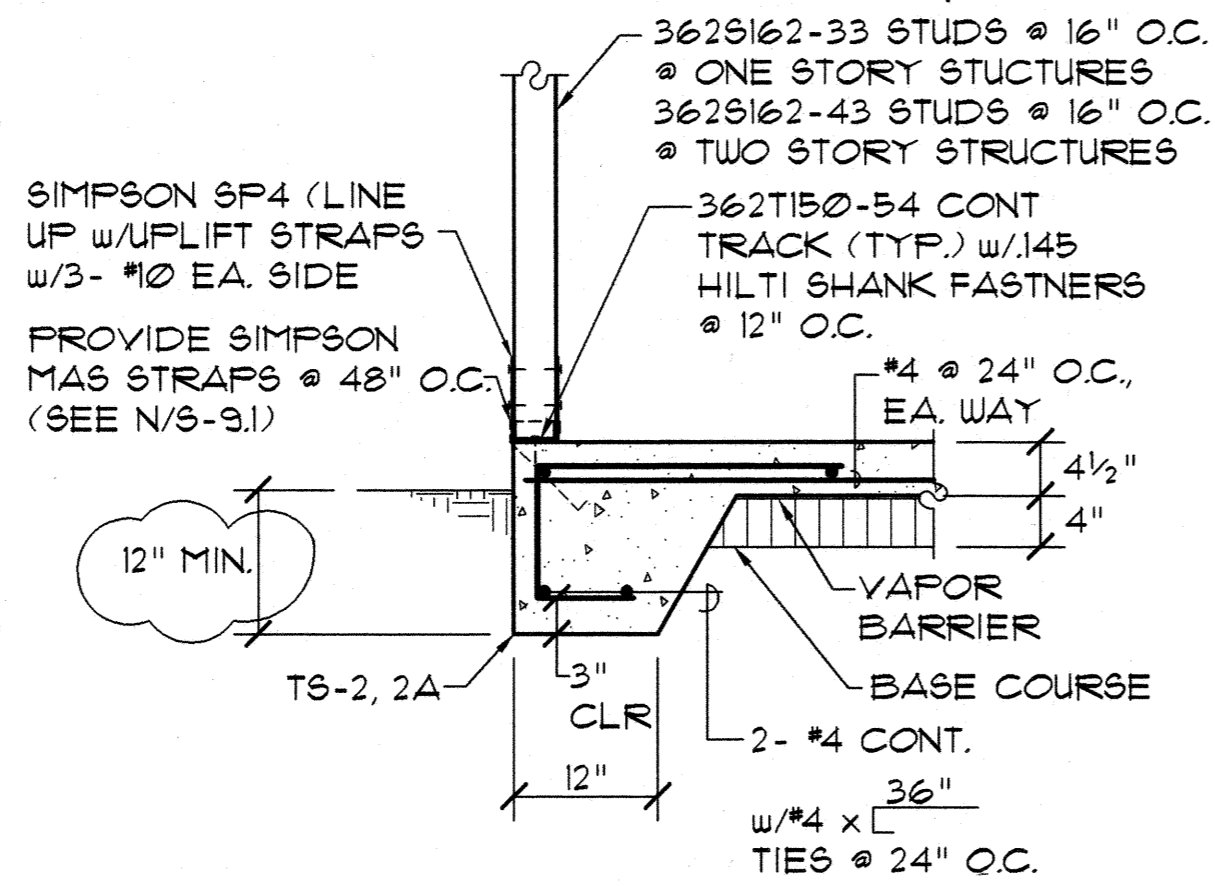


ROOF FRAMING PLAN - CARPORT "C"

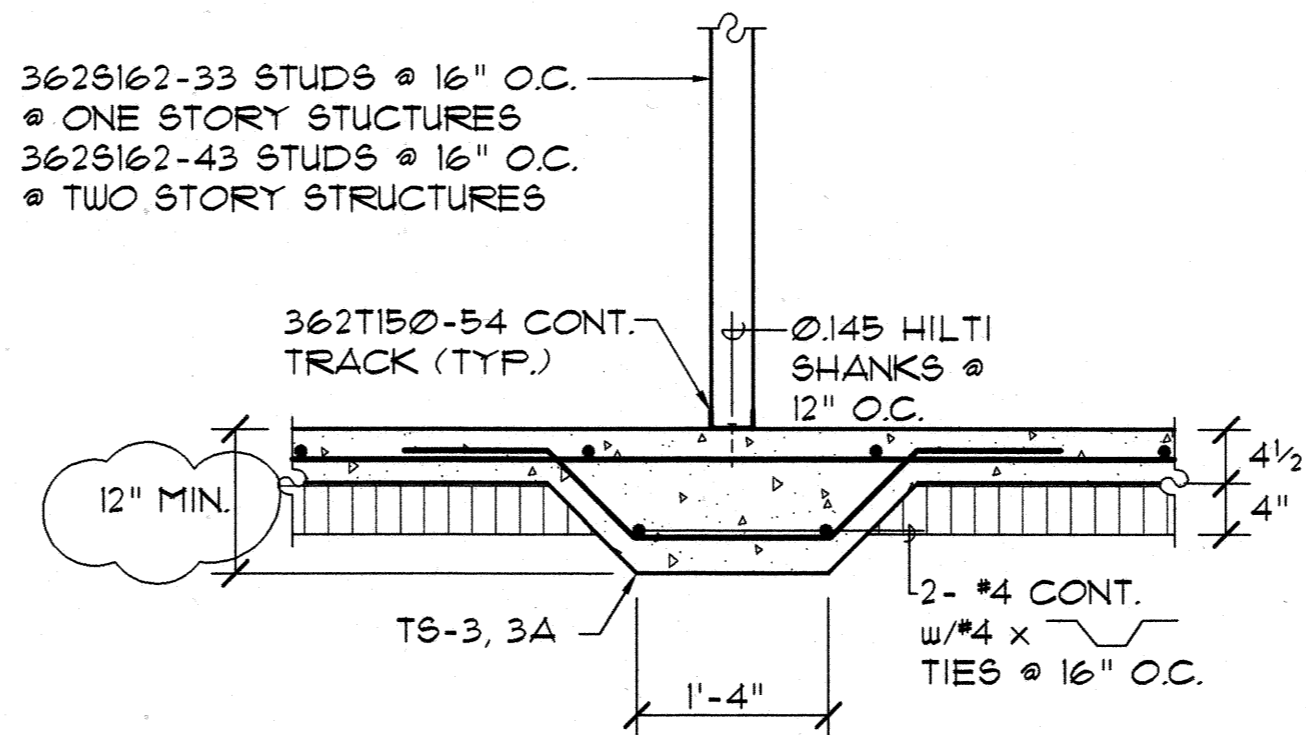
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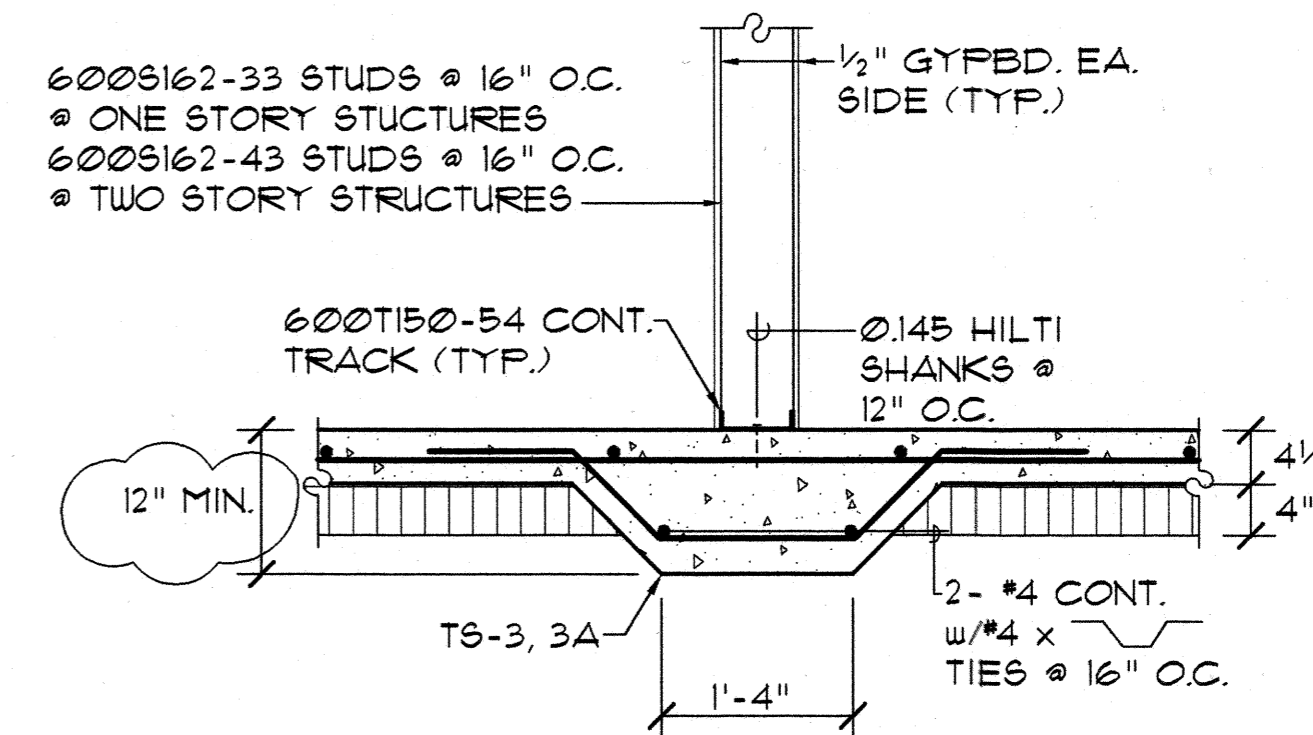
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S-9.1 SCALE: 3/4" = 1'-0"



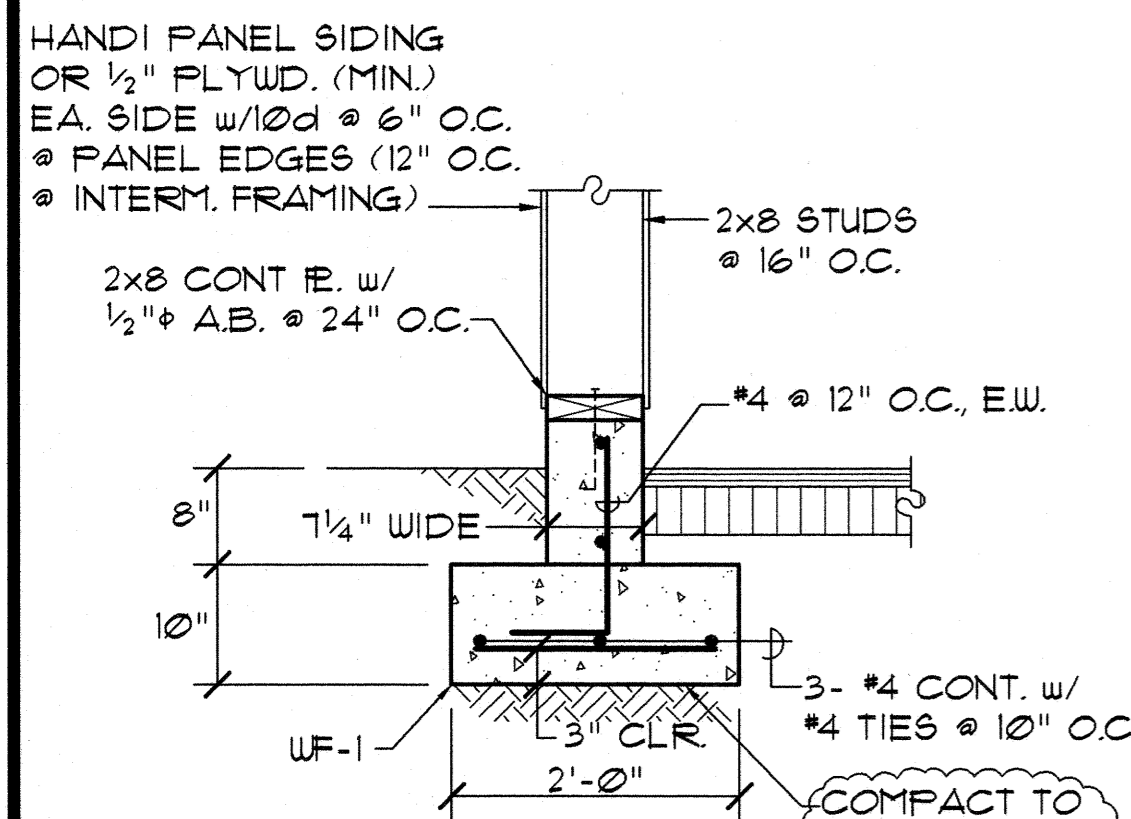
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S-9.1 SCALE: 3/4" = 1'-0"



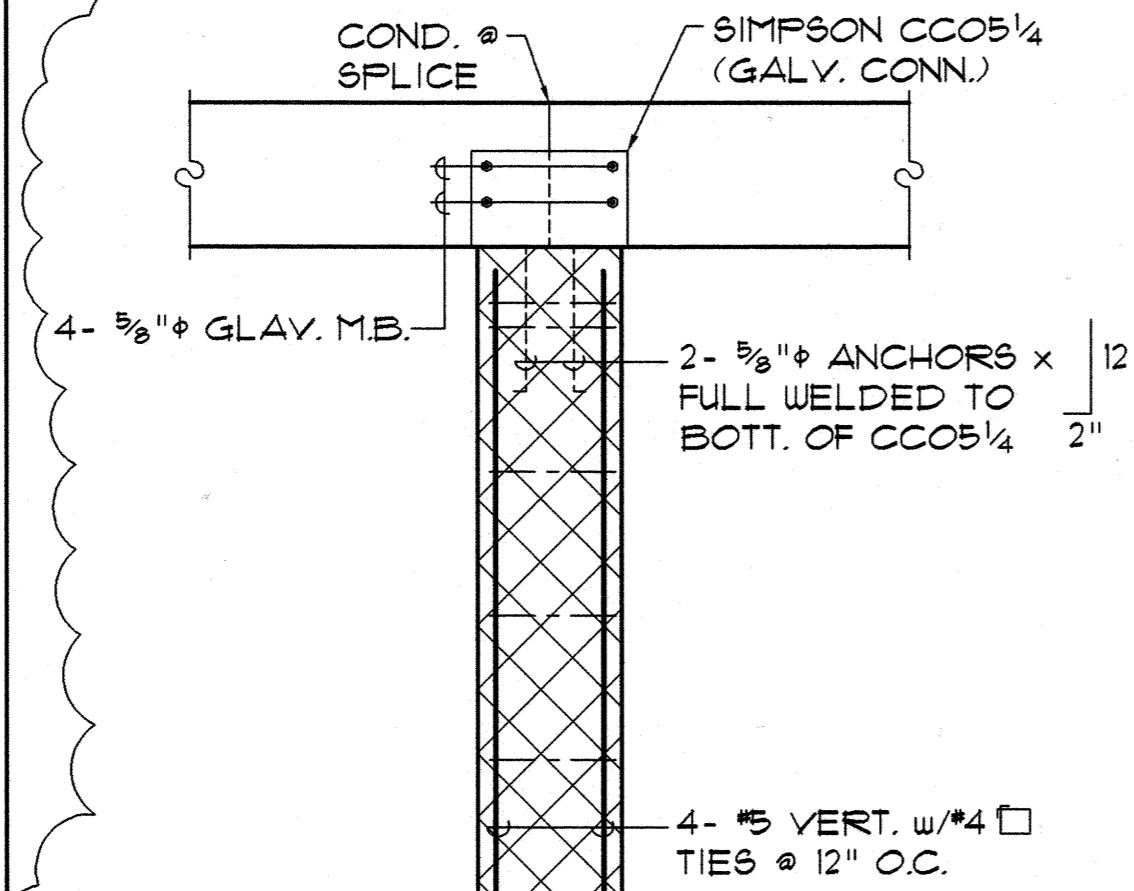
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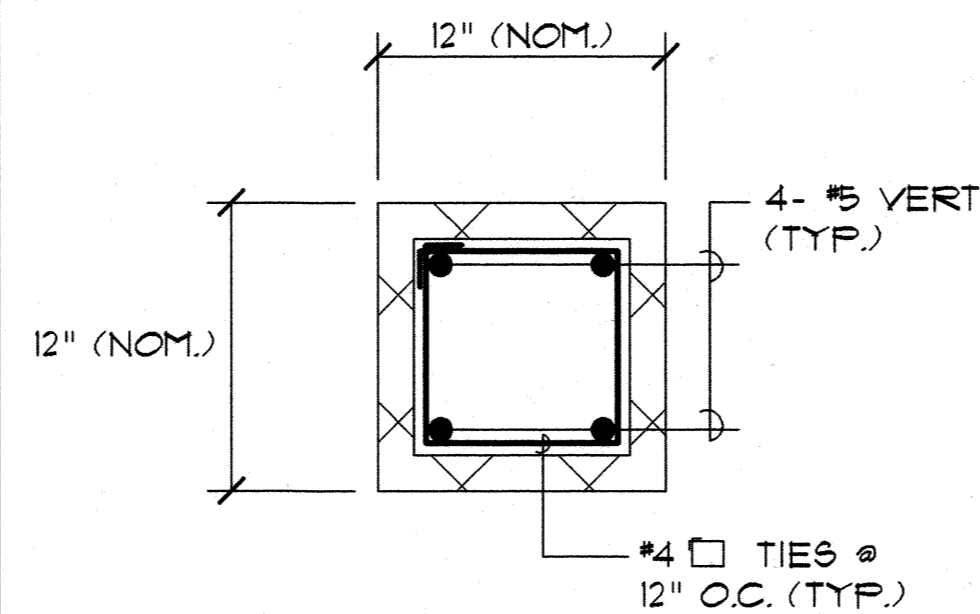
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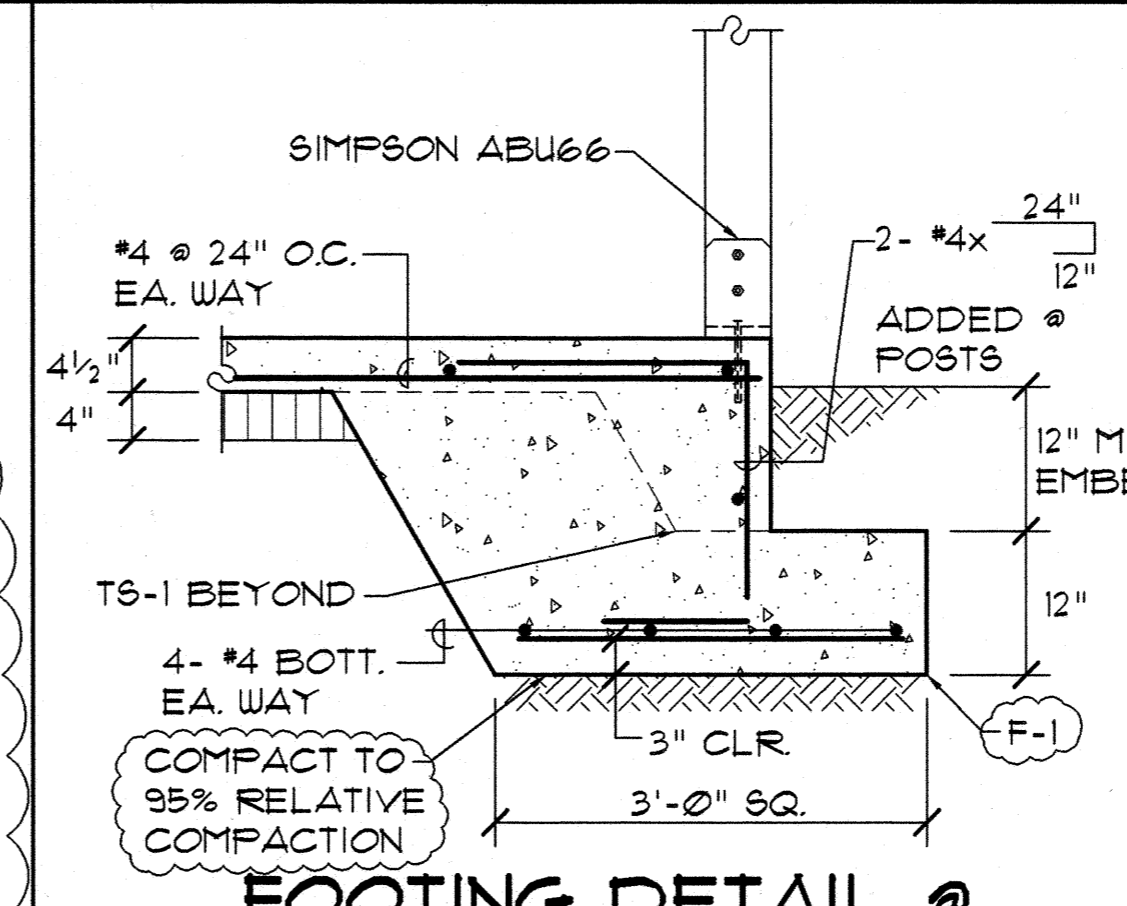
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S-9.1 SCALE: 3/4" = 1'-0"



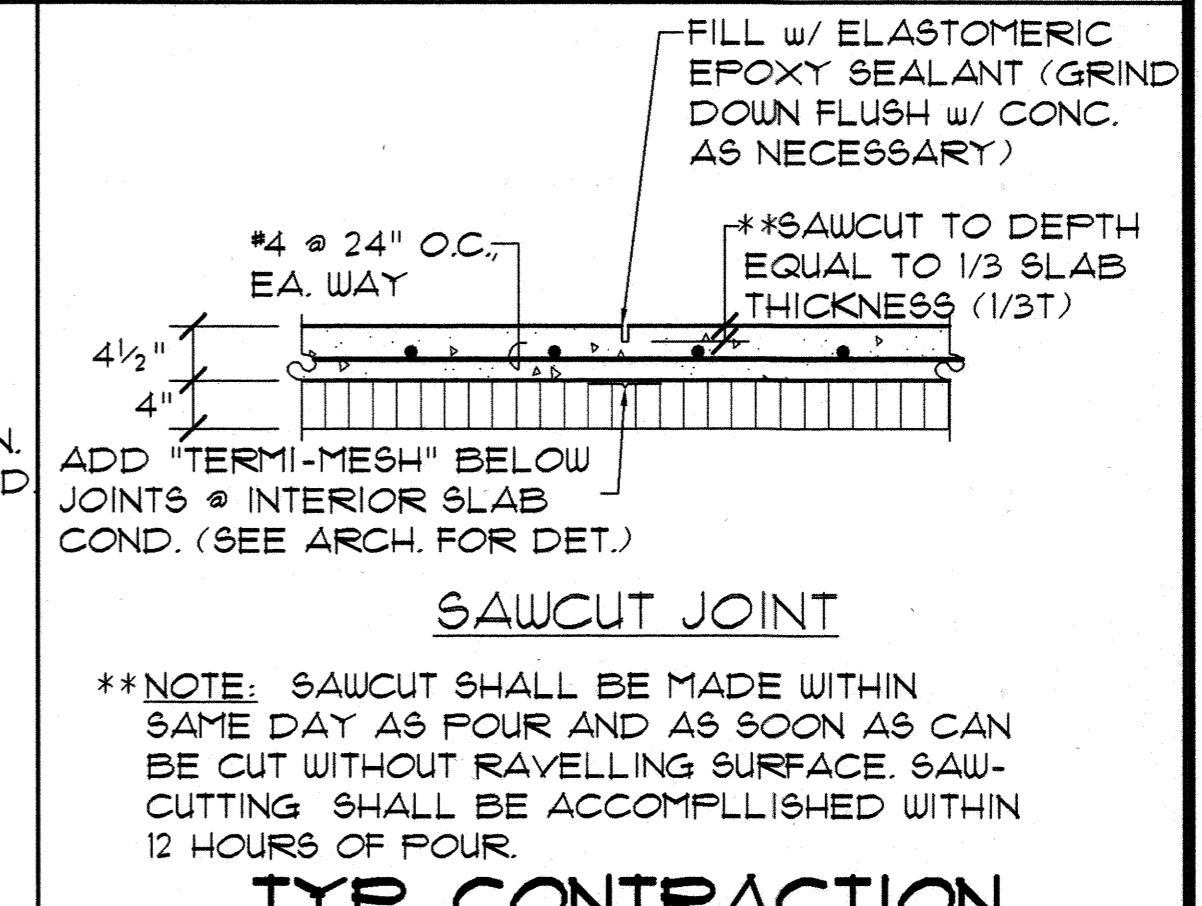
F SPREAD FOOTING @ CARPORTS
S-9.1 SCALE: 3/4" = 1'-0"



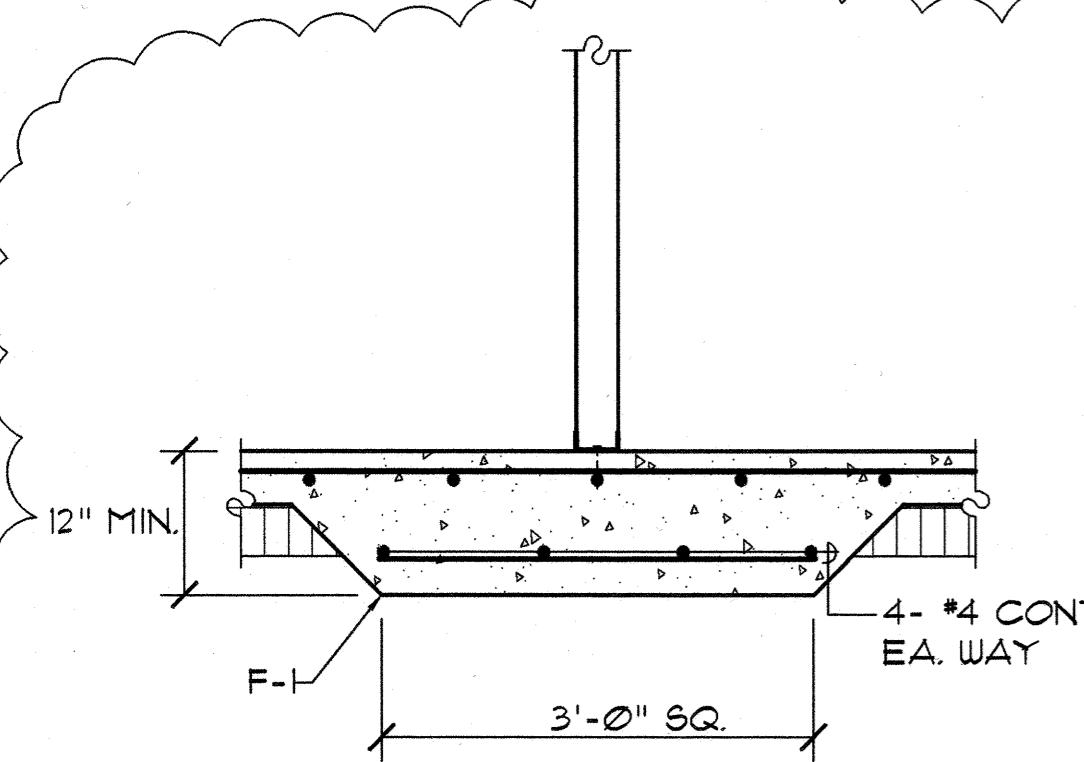
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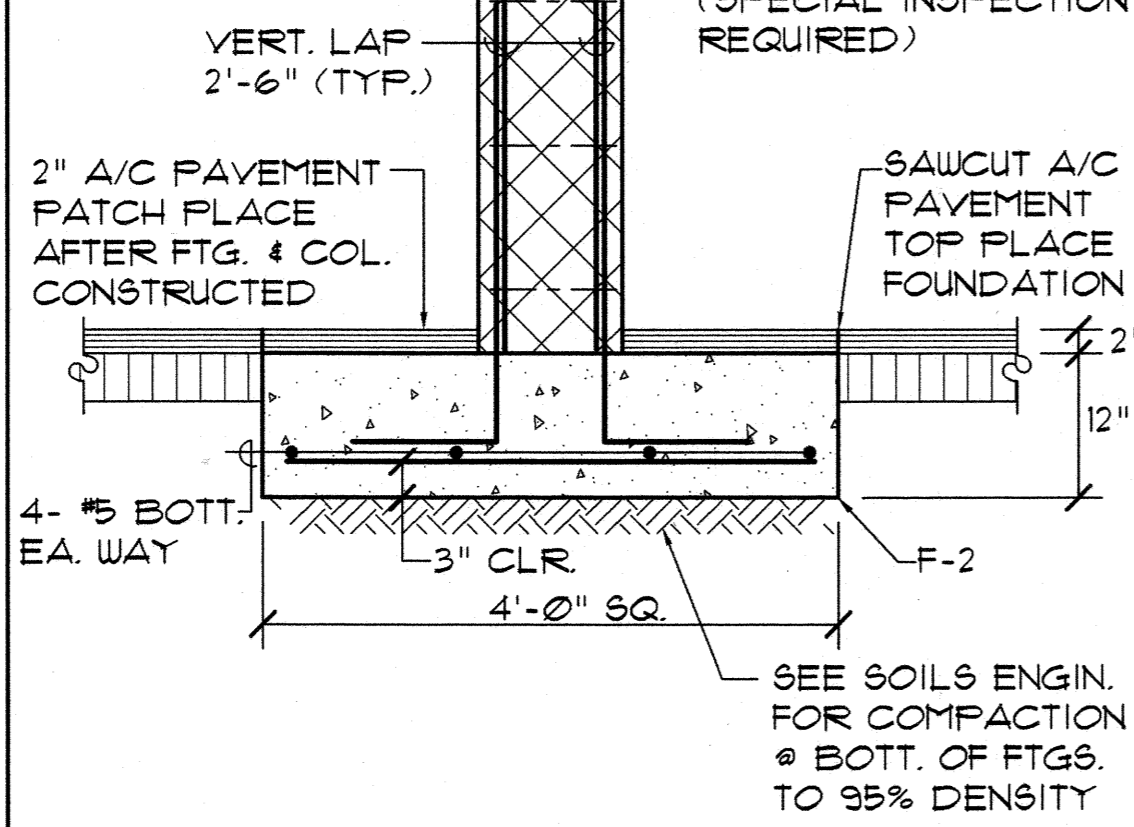
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S-9.1 SCALE: 3/4" = 1'-0"



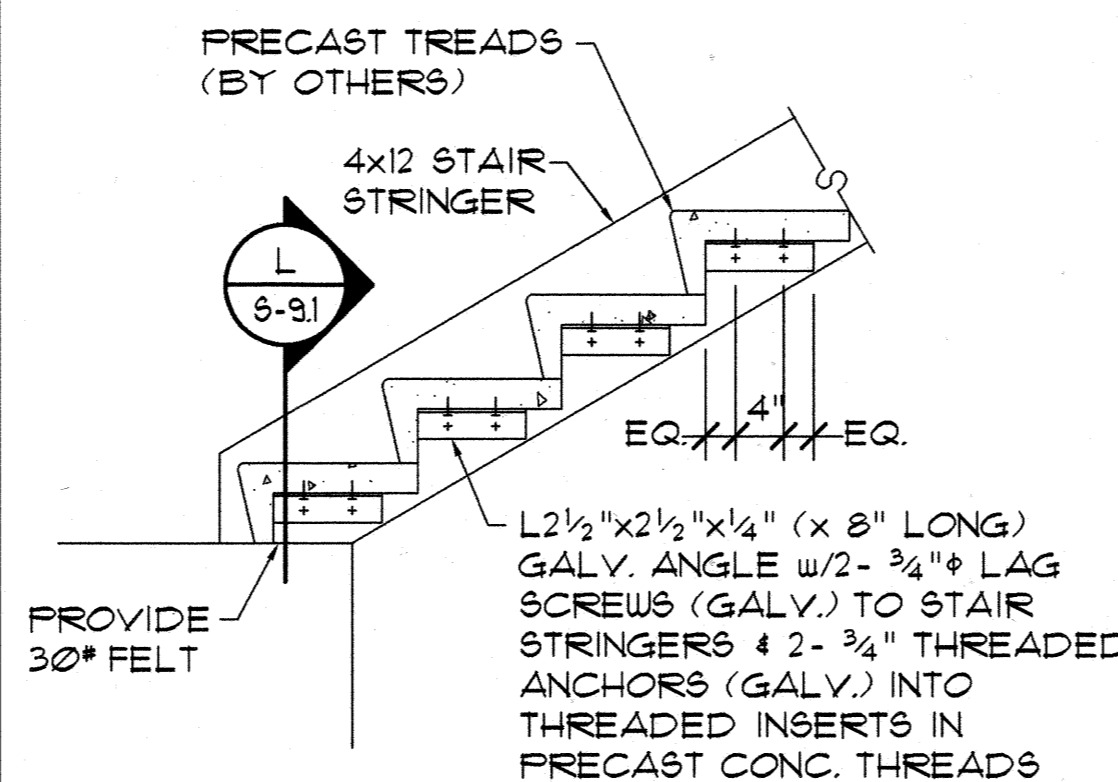
J JOINT (C.J.)
S-9.1 SCALE: 3/4" = 1'-0"



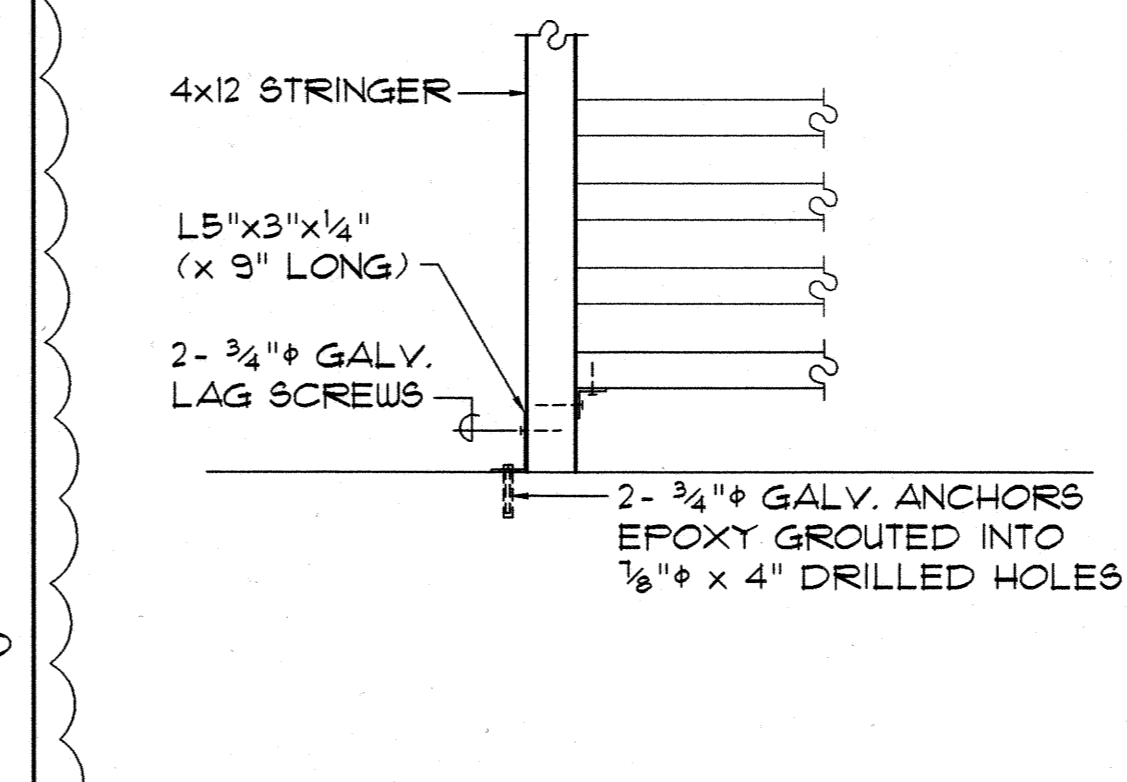
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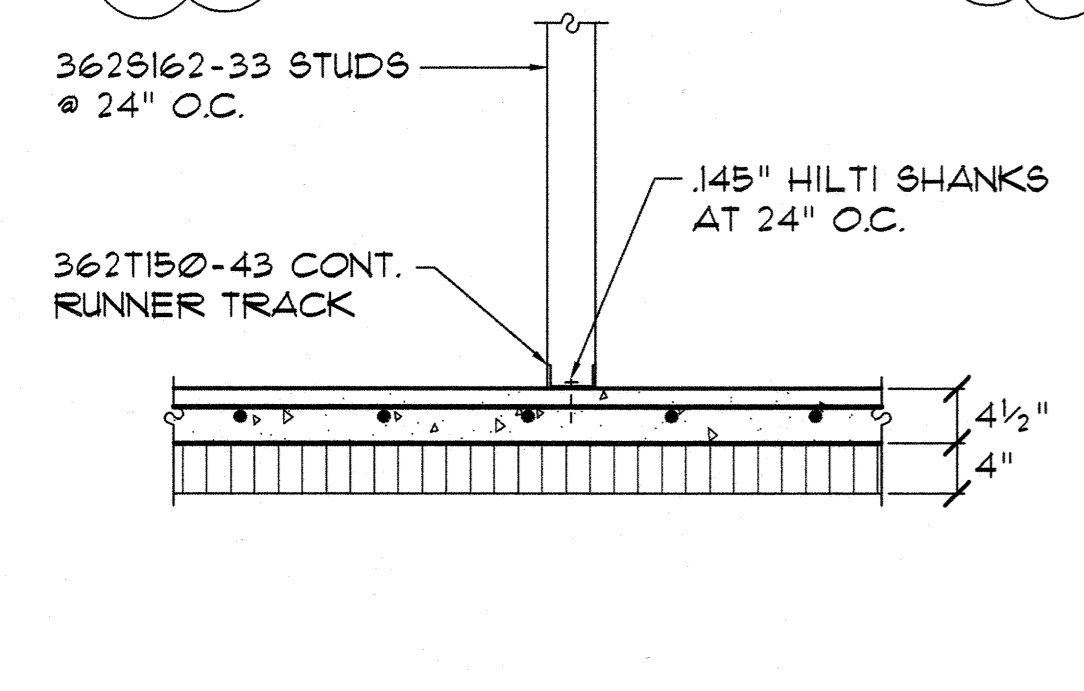
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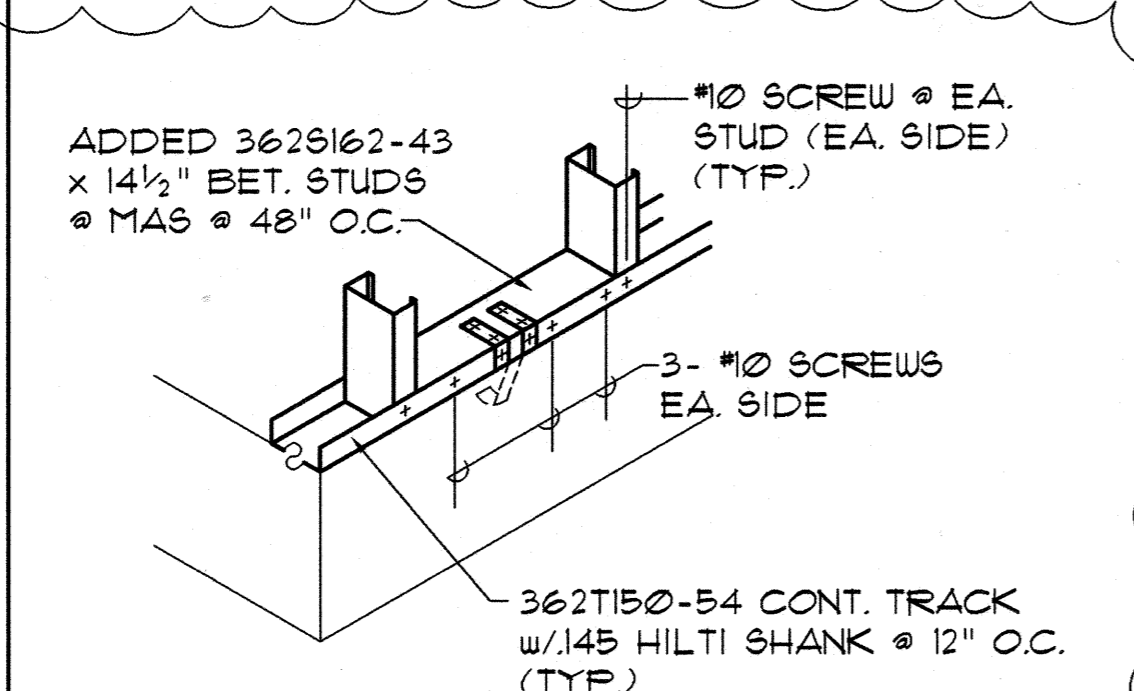
K DETAIL @ BASE OF STAIR
S-9.1 SCALE: 3/4" = 1'-0"



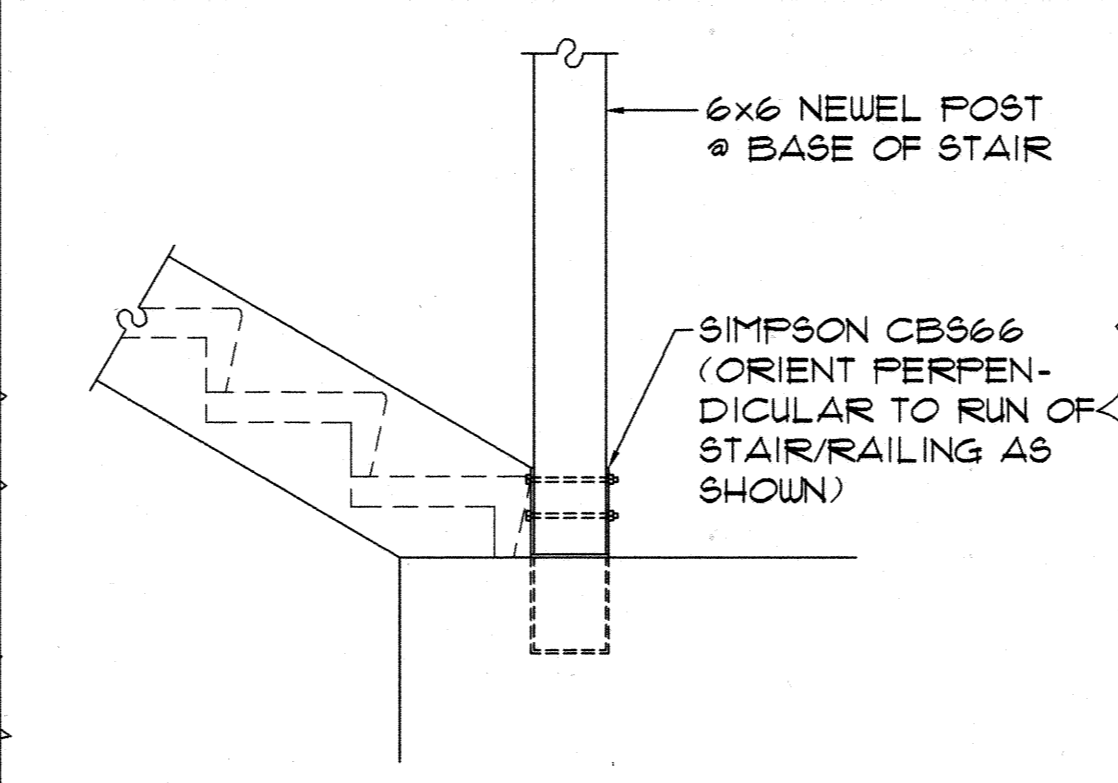
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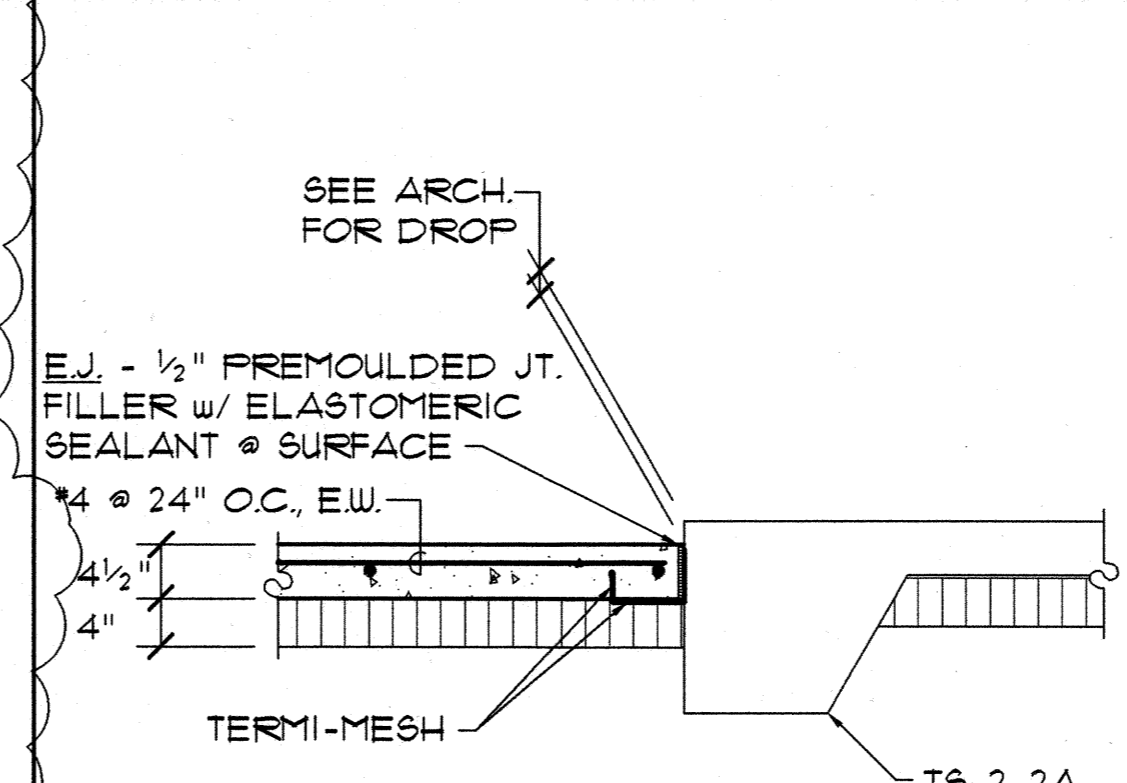
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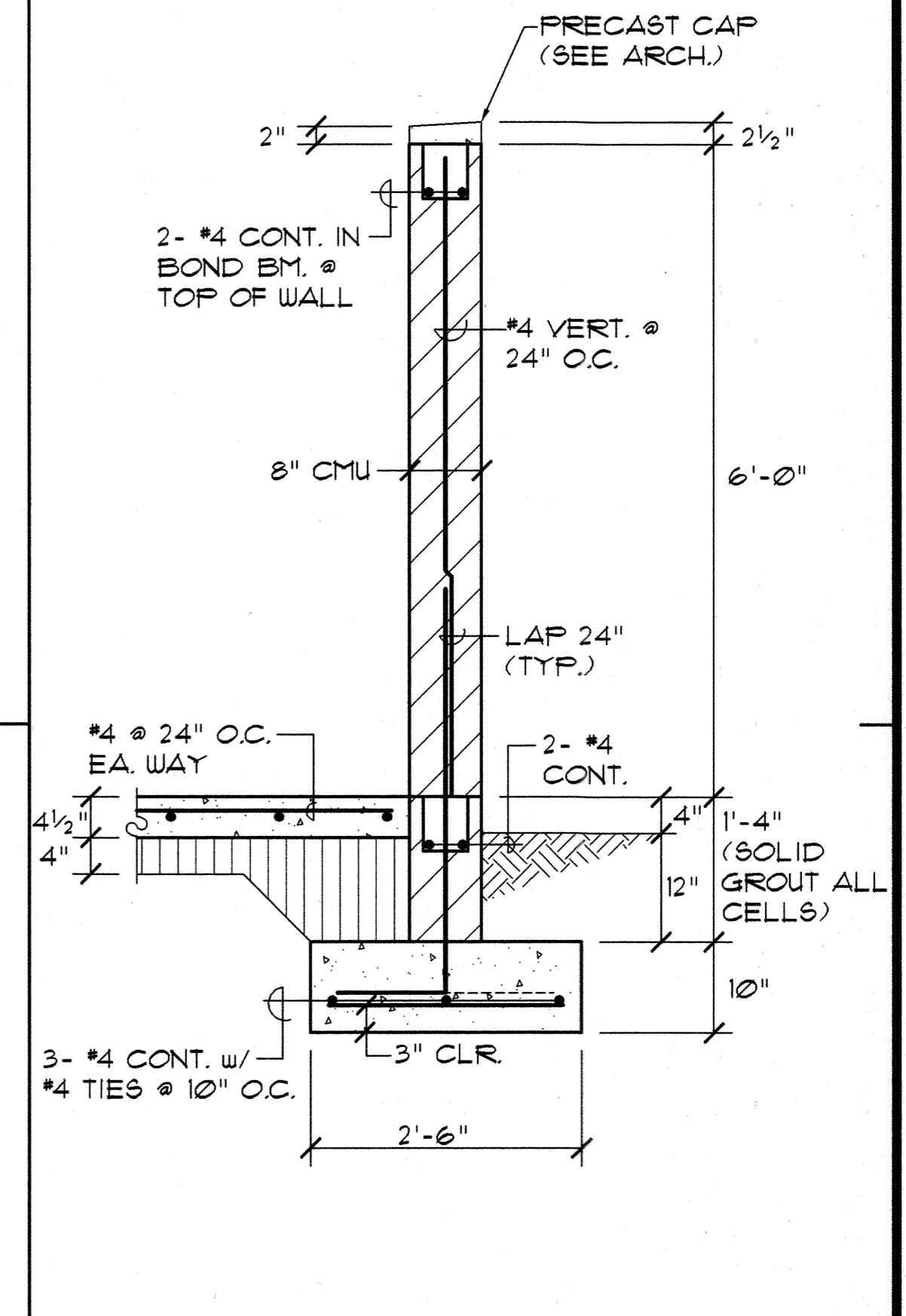
N TYPICAL \"/>



P NEWEL POST ANCHOR DETAIL
S-9.1 SCALE: 3/4" = 1'-0"



Q SECTION
S-9.1 SCALE: 3/4" = 1'-0"



R CMU TRASH ENCLOSURE WALL - SECTION
S-9.1 SCALE: 3/4" = 1'-0"

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Interior Designers
Planning
Graphics
John Aveiro AIA
Vernon Inoshita AIA
Mike Goshi AIA

HOWARD K. C. LAU
LICENSED PROFESSIONAL ENGINEER
No. 4529-S
HAWAII, U.S.A.

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CONSULTING STRUCTURAL ENGINEERS
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HONOLULU, HAWAII 96814

CONSTRUCTION SET

Revision Number/Description					

FRONT STREET APARTMENTS
LAHAINA, MAUI, HAWAII
TMK: (2) 4-5-03: 13, 14, 15, 38, 39, 40

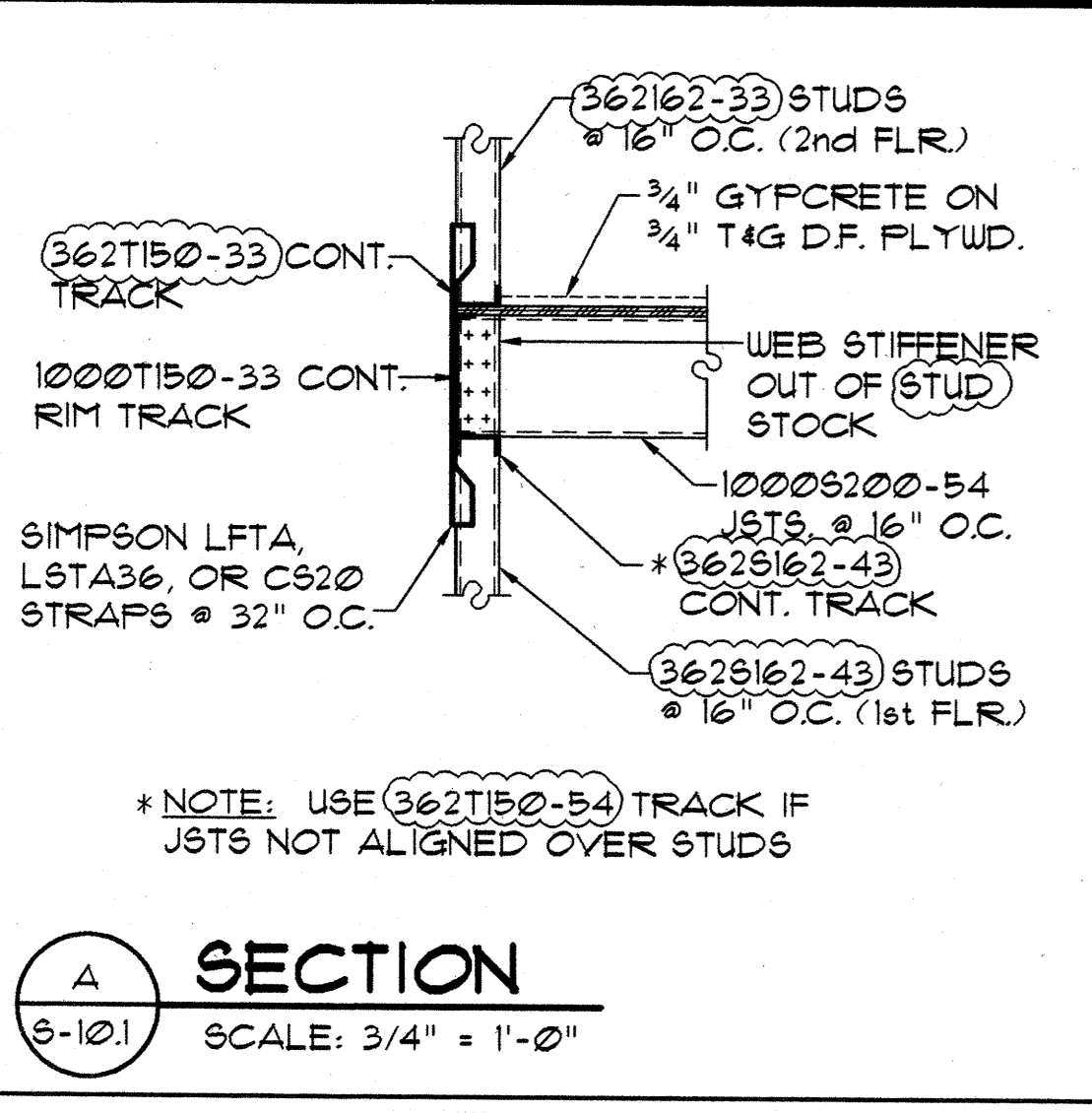
Drawing Title
FOUNDATION SECTIONS AND DETAILS

Project Number _____ Date _____

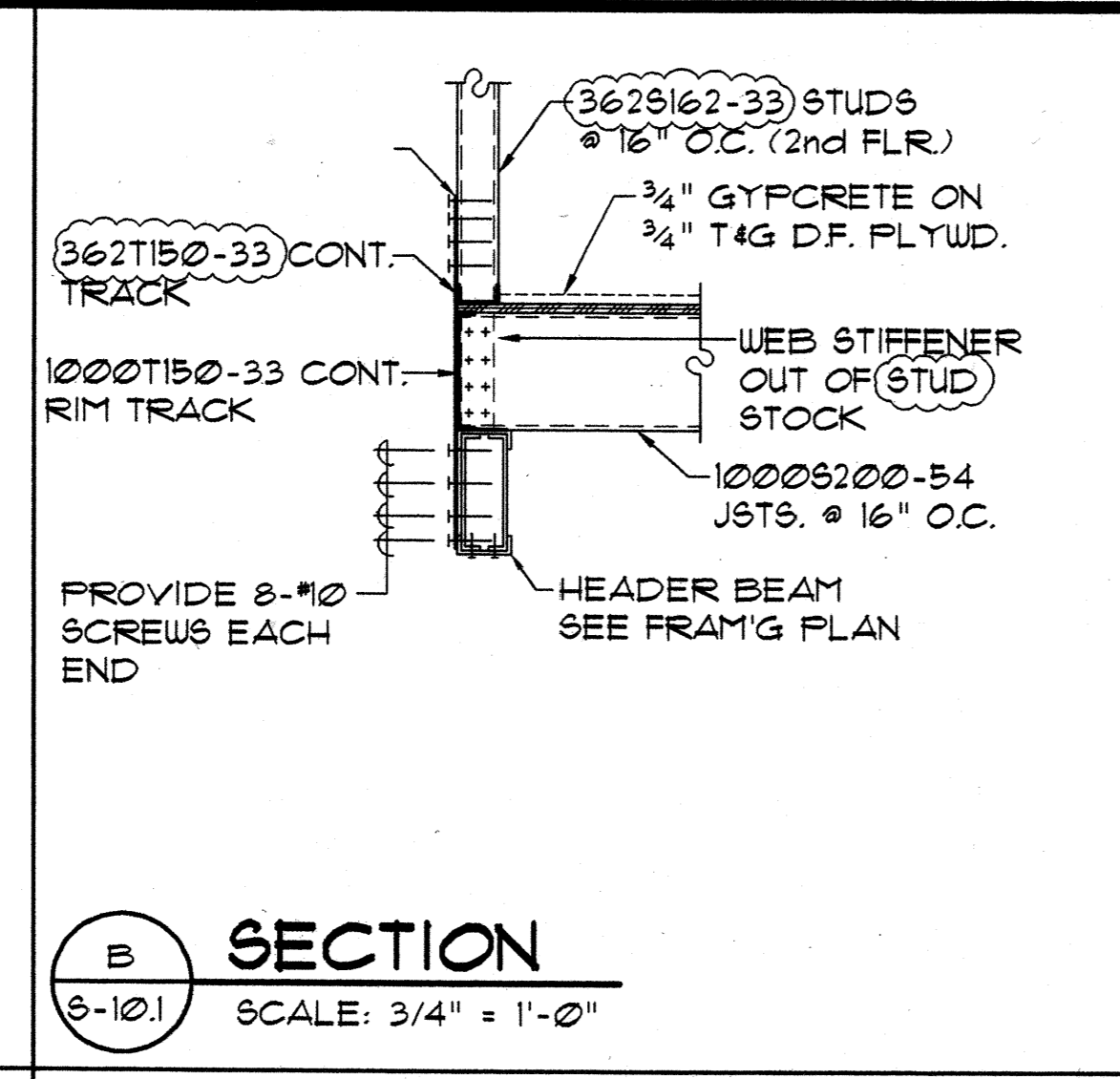
Drawn MT	Checked HL	Designed HL
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Drawing Number
S-9.1

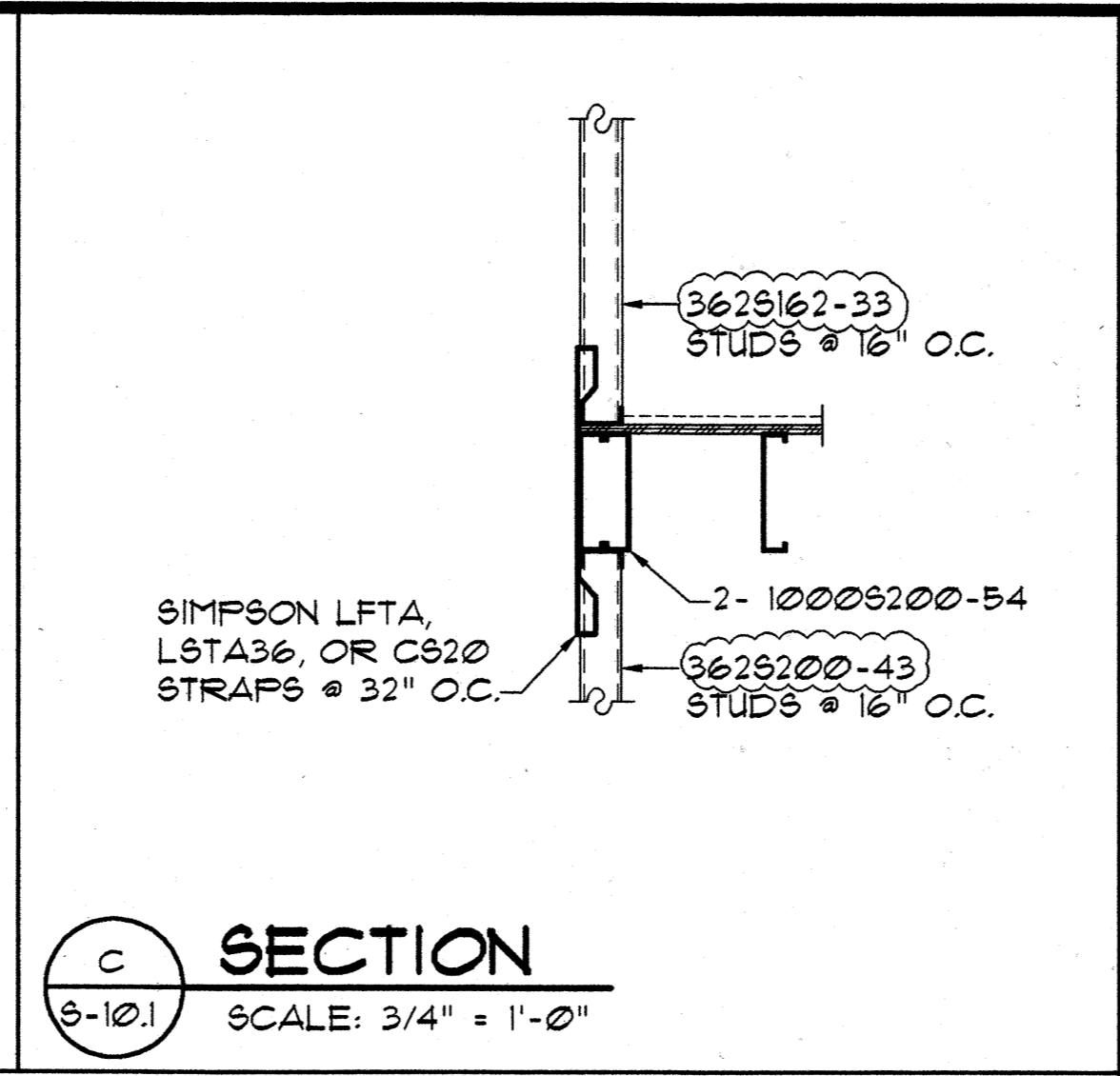
Sheet No. _____ of _____



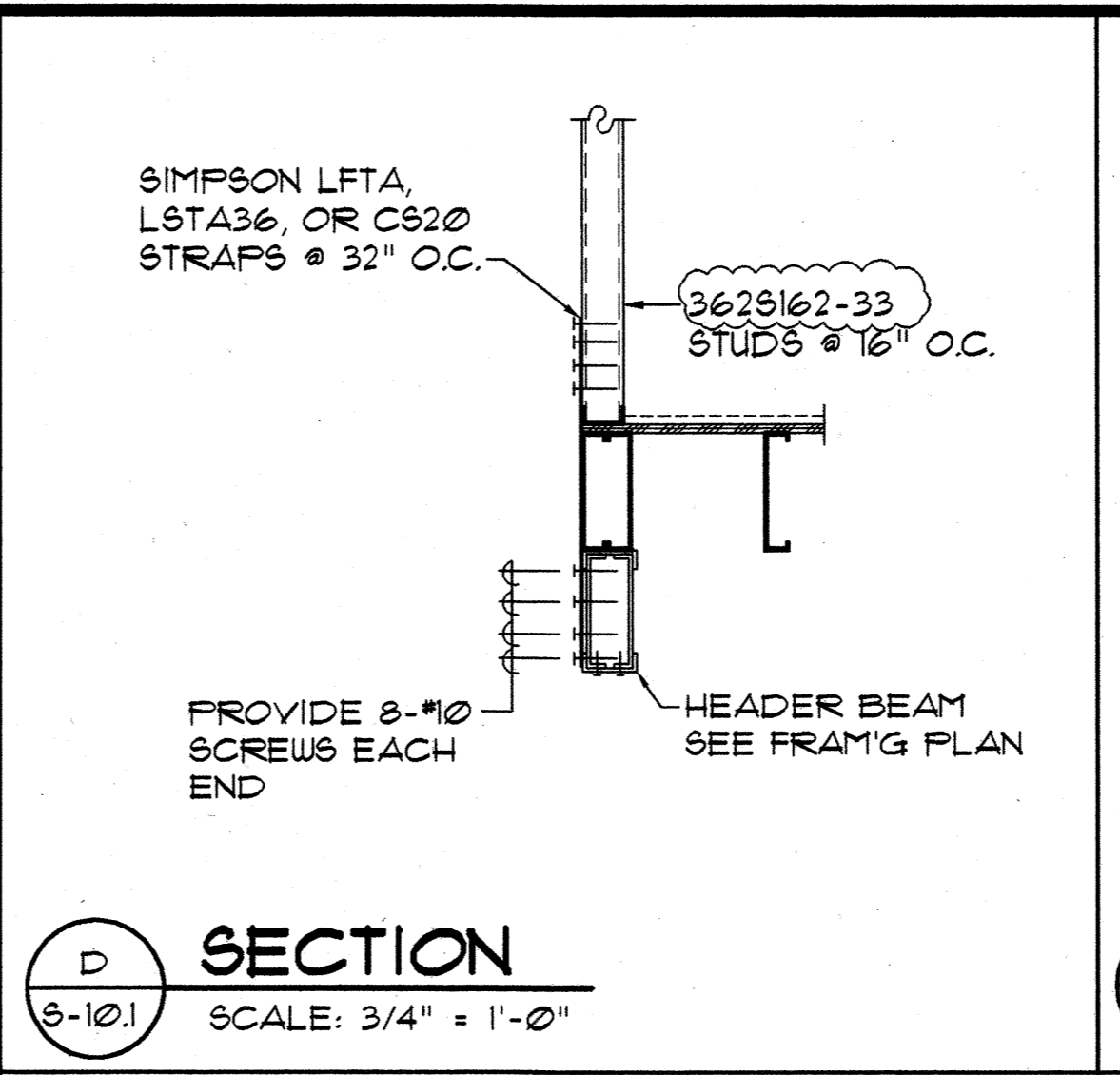
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S-10.1 SCALE: 3/4" = 1'-0"



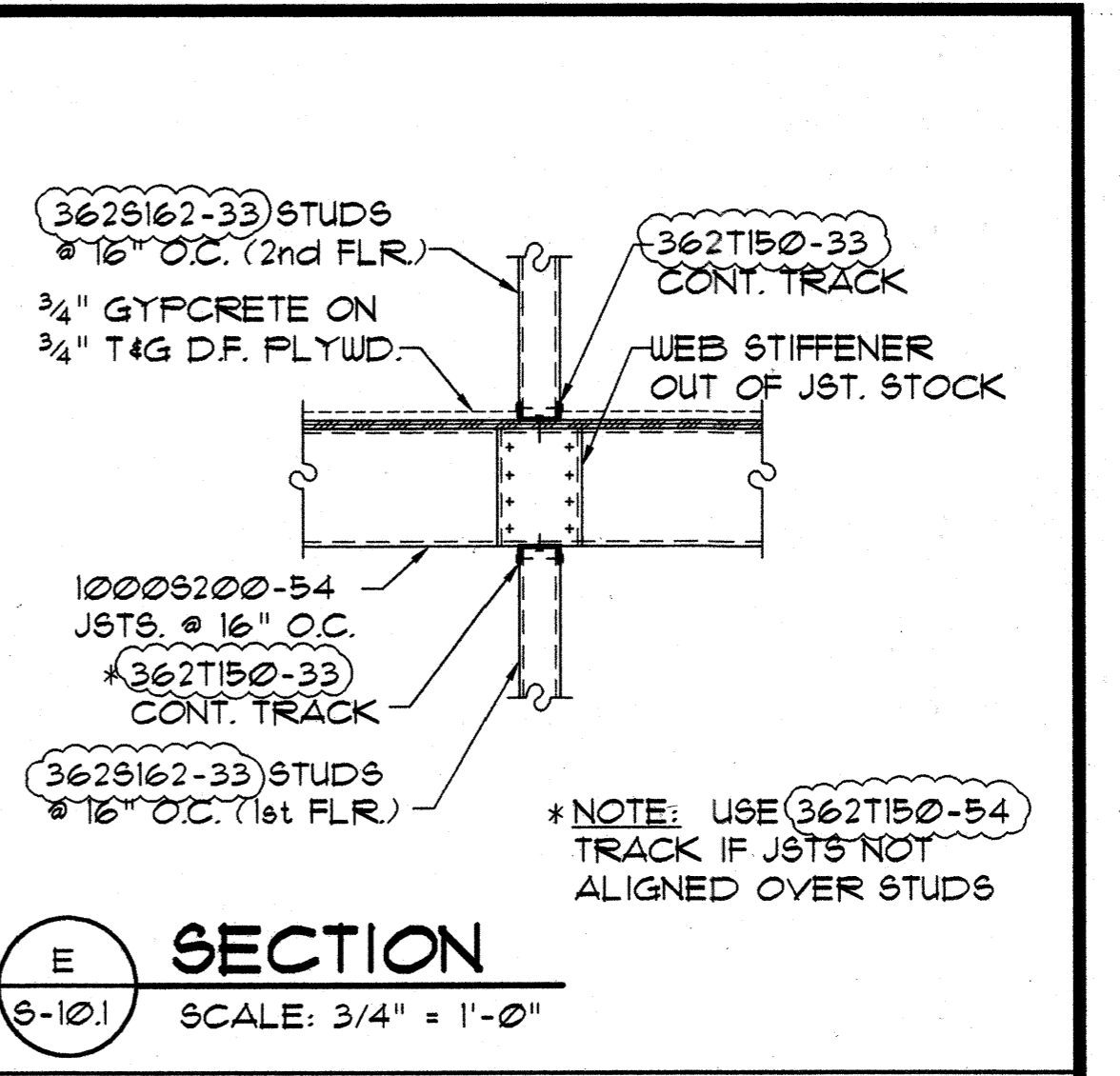
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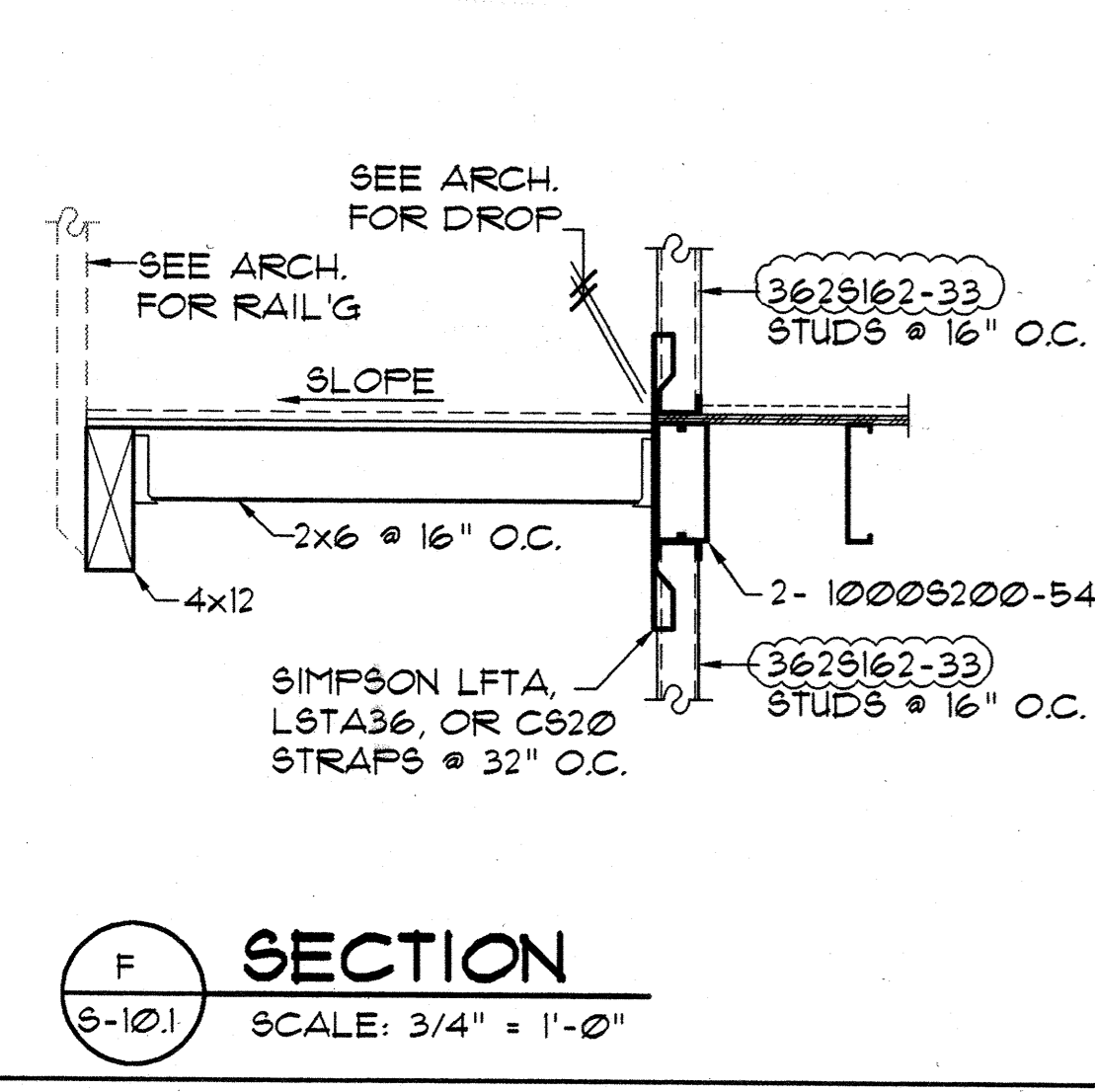
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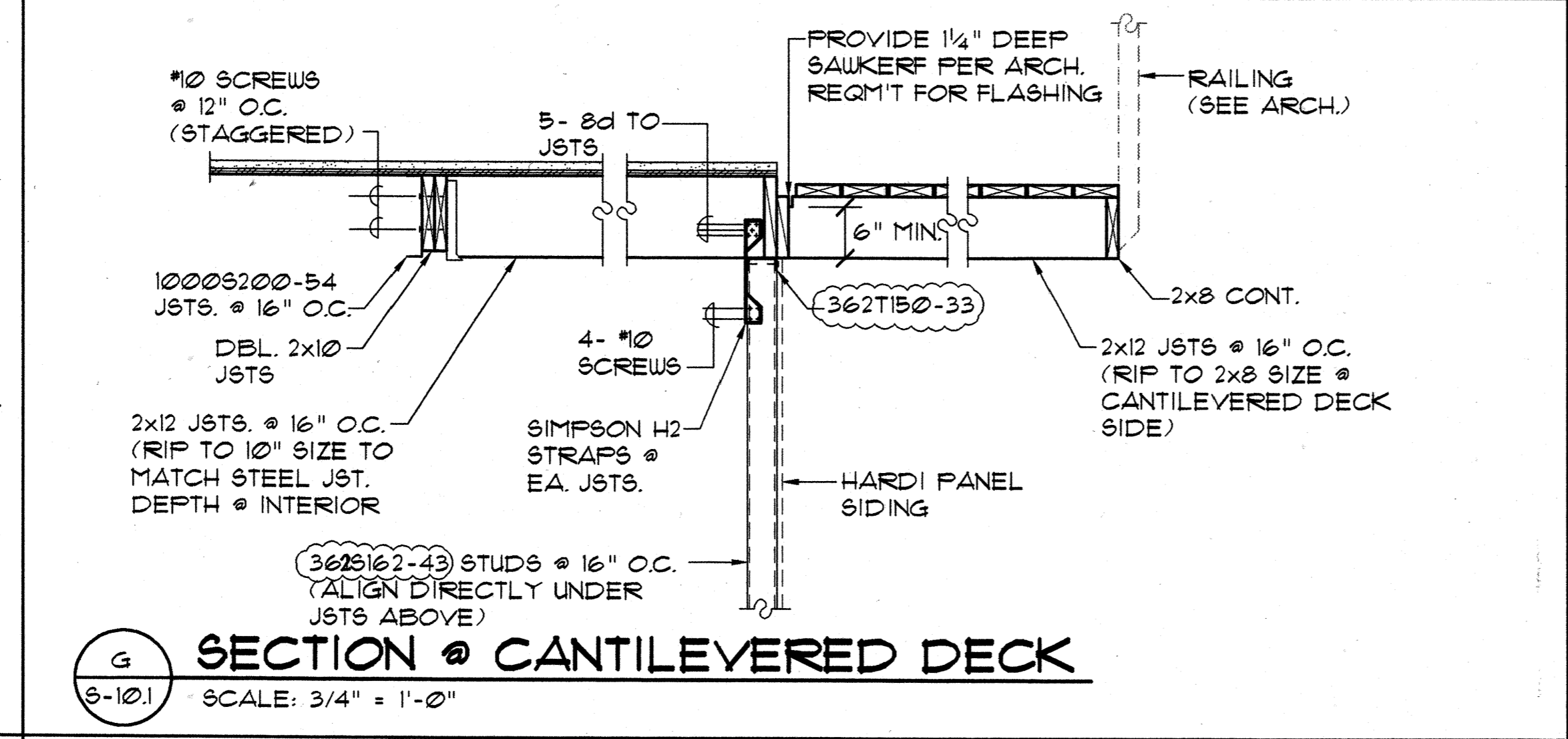
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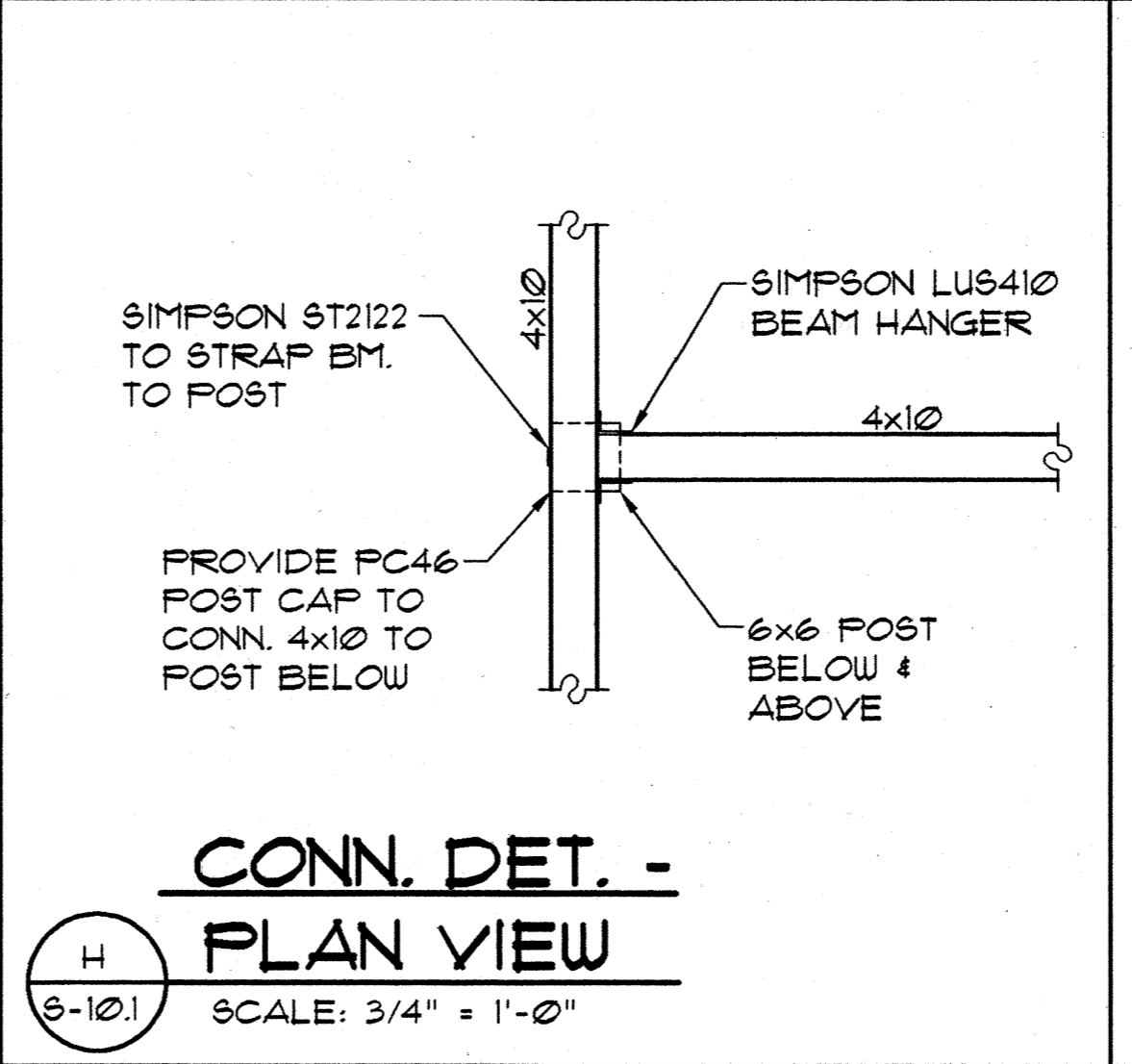
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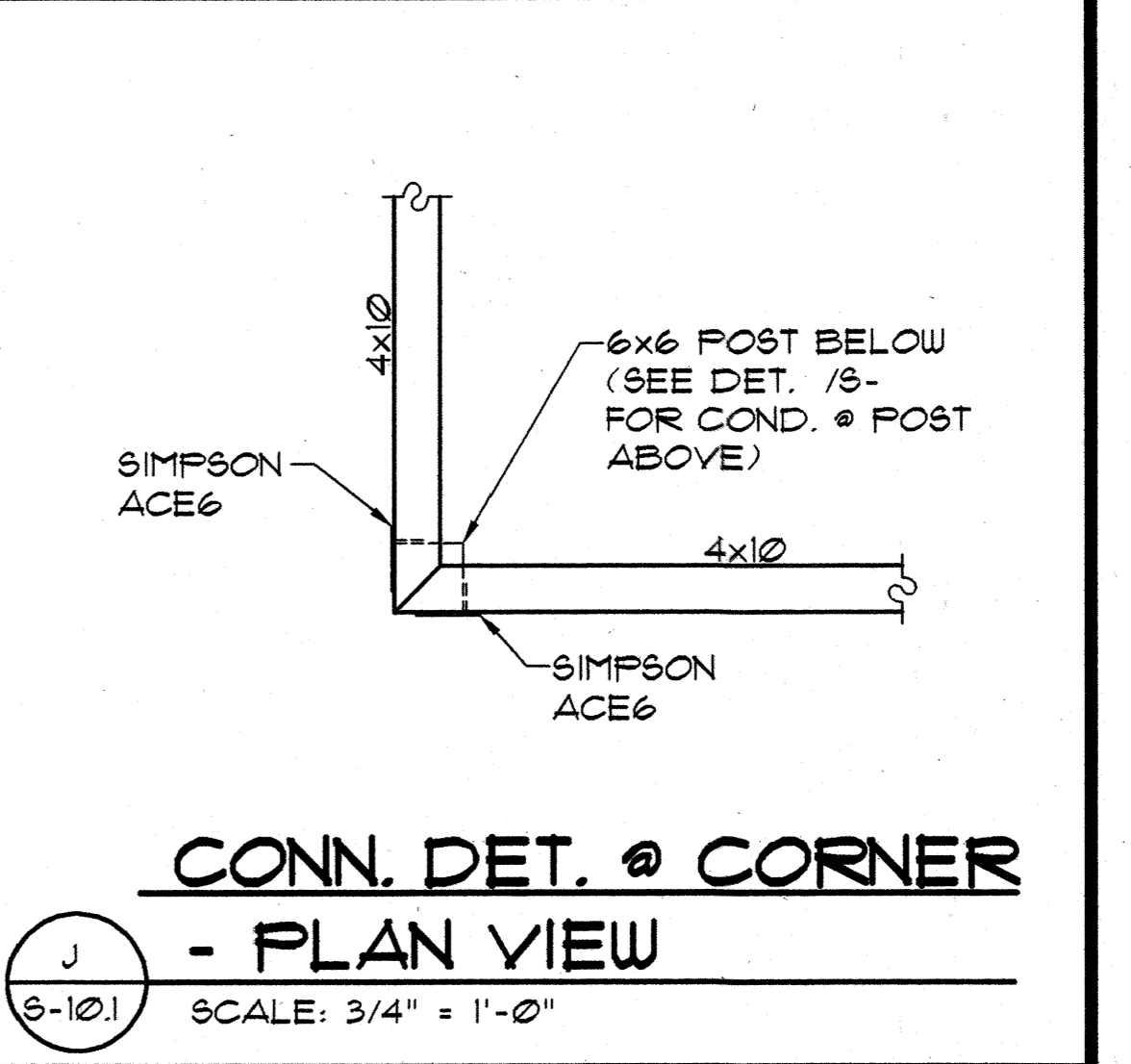
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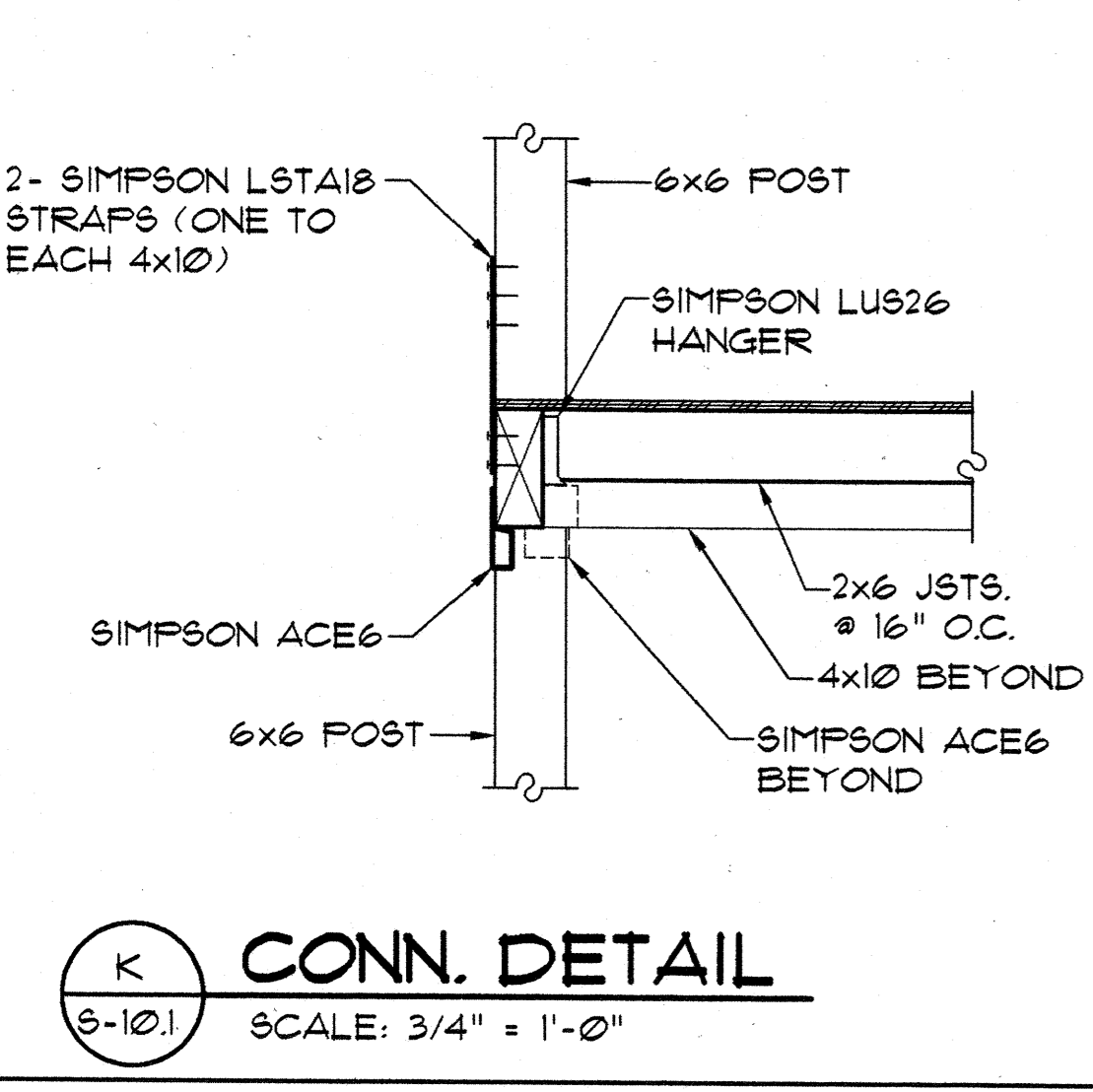
G SECTION @ CANTILEVERED DECK
S-10.1 SCALE: 3/4" = 1'-0"



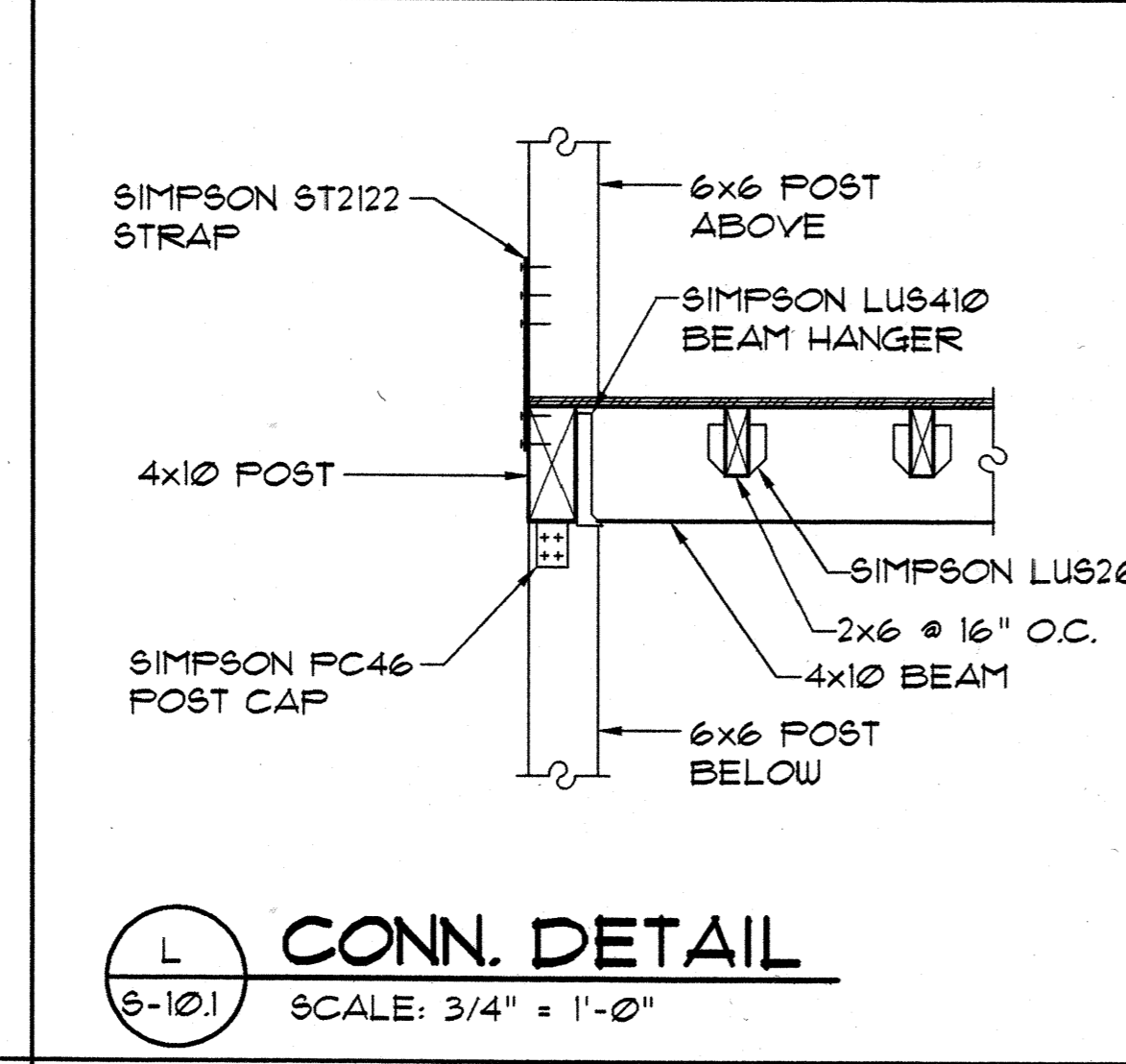
H CONN. DET. - PLAN VIEW
S-10.1 SCALE: 3/4" = 1'-0"



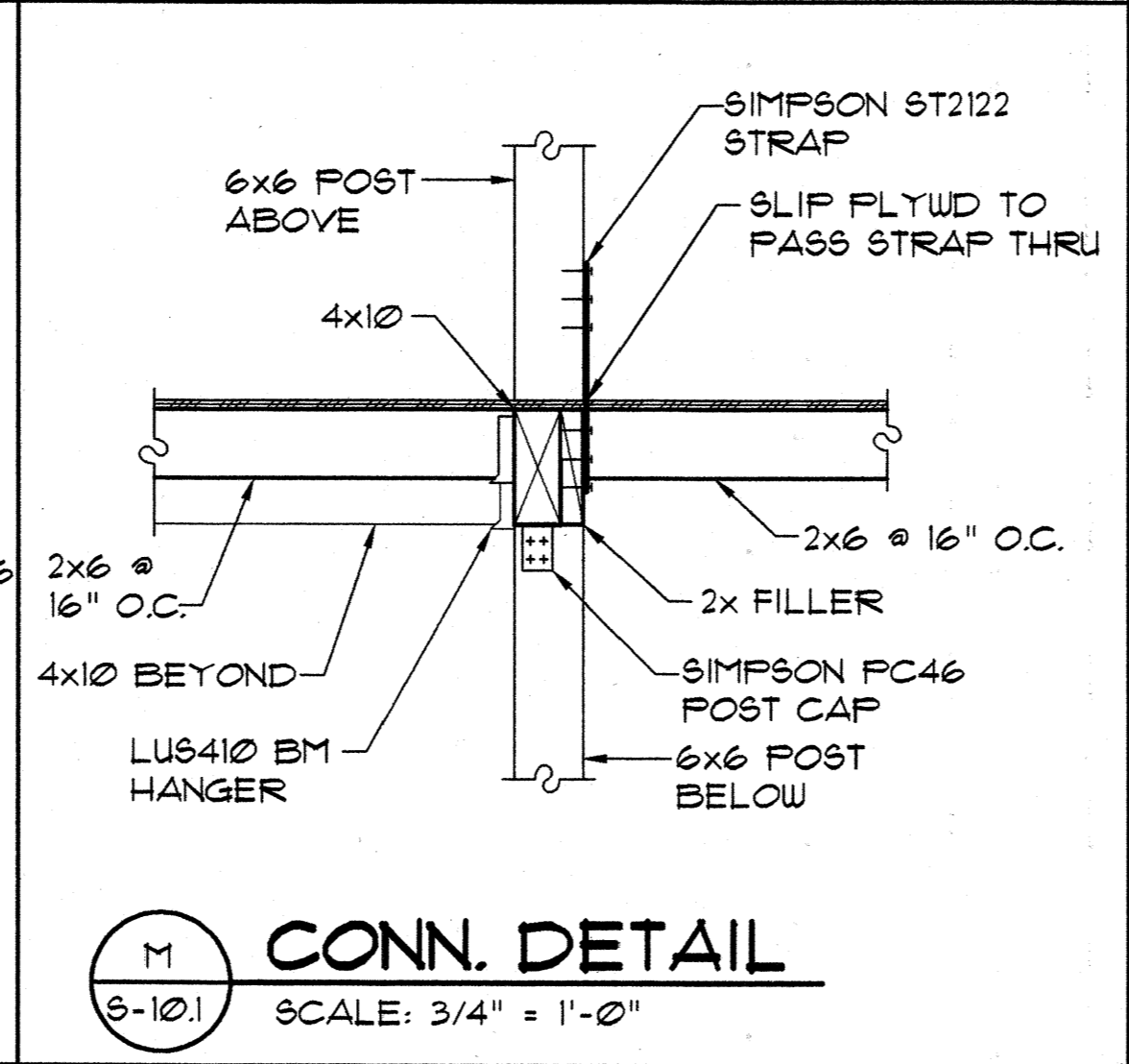
J CONN. DET. @ CORNER - PLAN VIEW
S-10.1 SCALE: 3/4" = 1'-0"



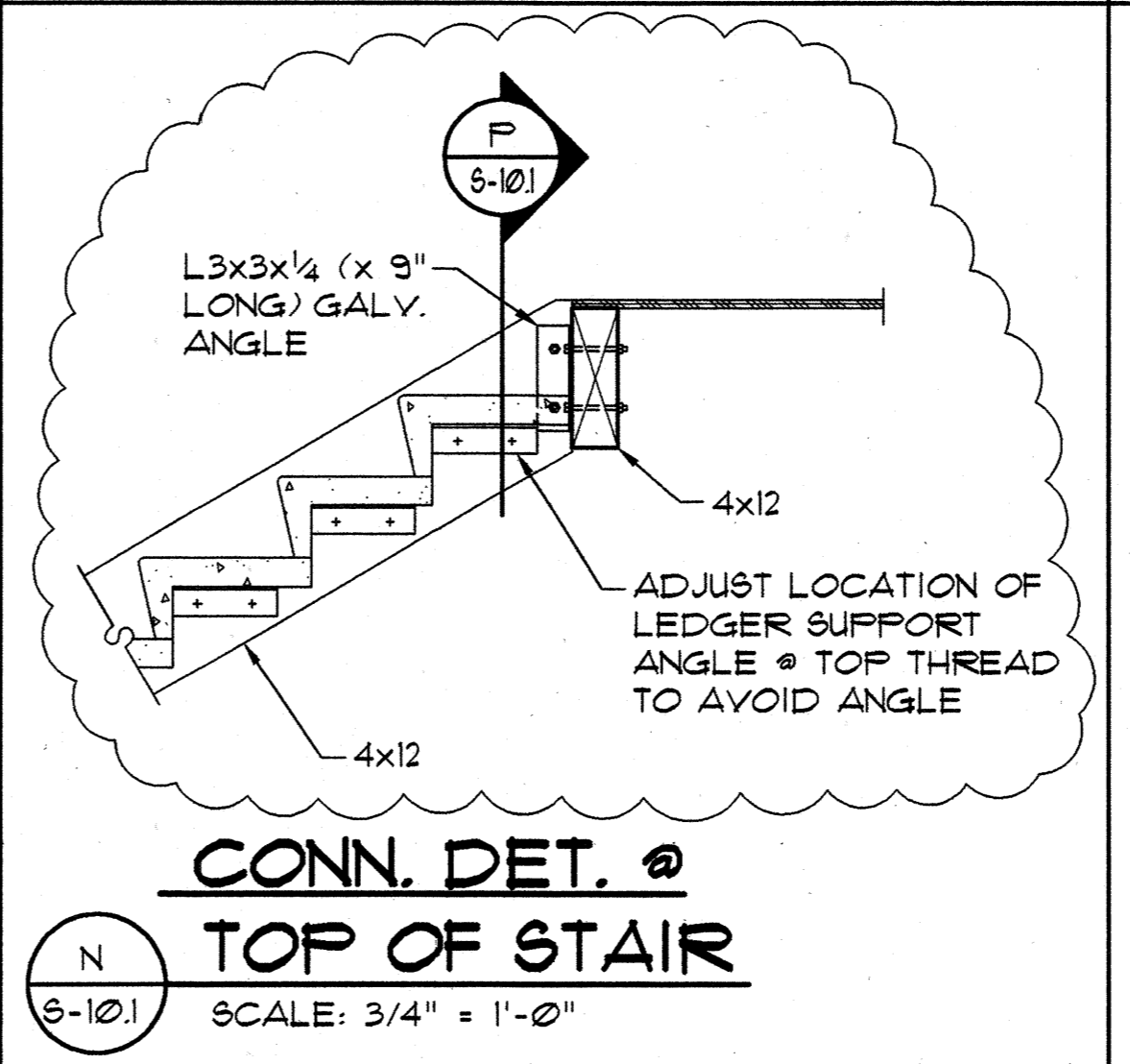
K CONN. DETAIL
S-10.1 SCALE: 3/4" = 1'-0"



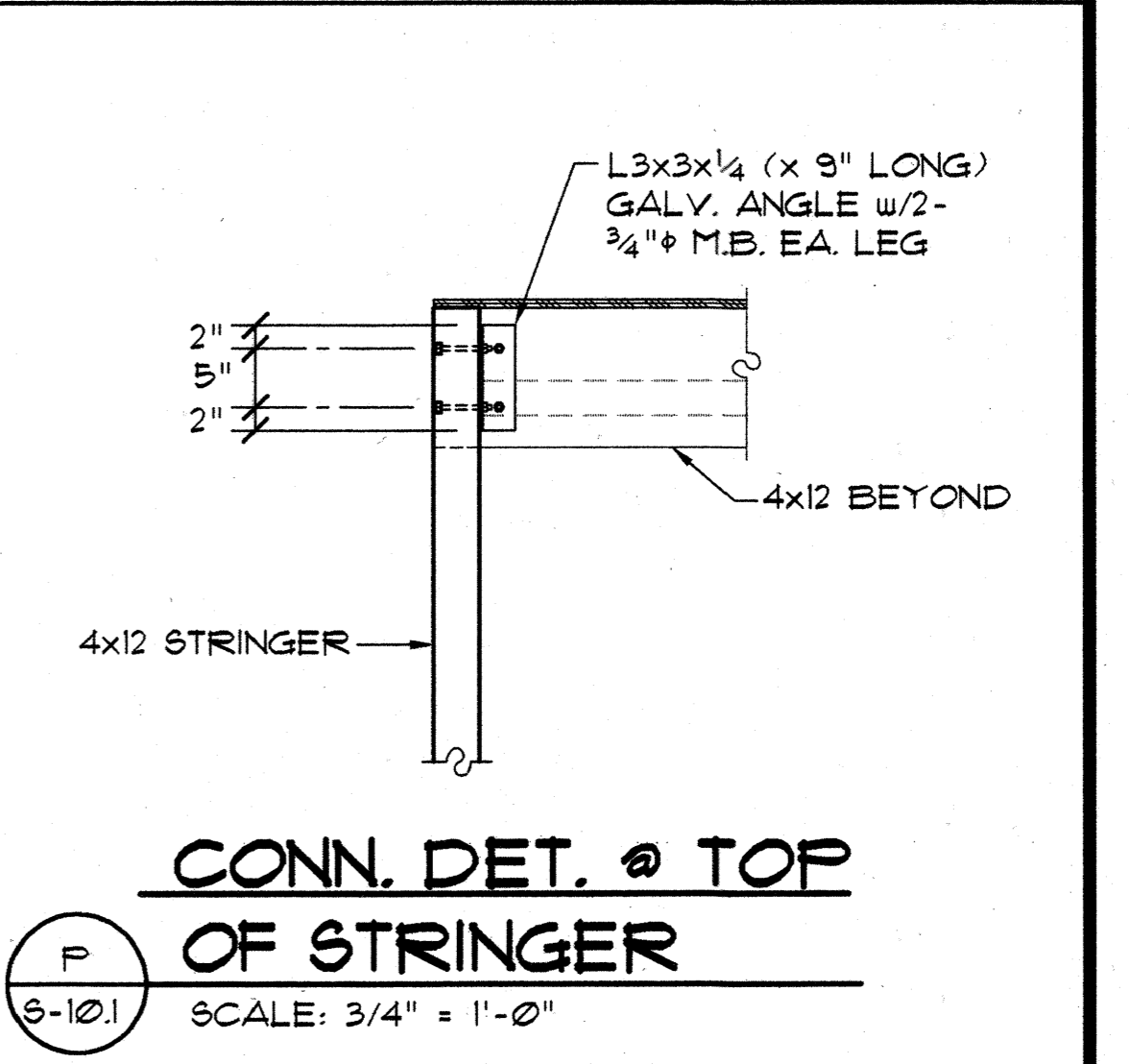
L CONN. DETAIL
S-10.1 SCALE: 3/4" = 1'-0"



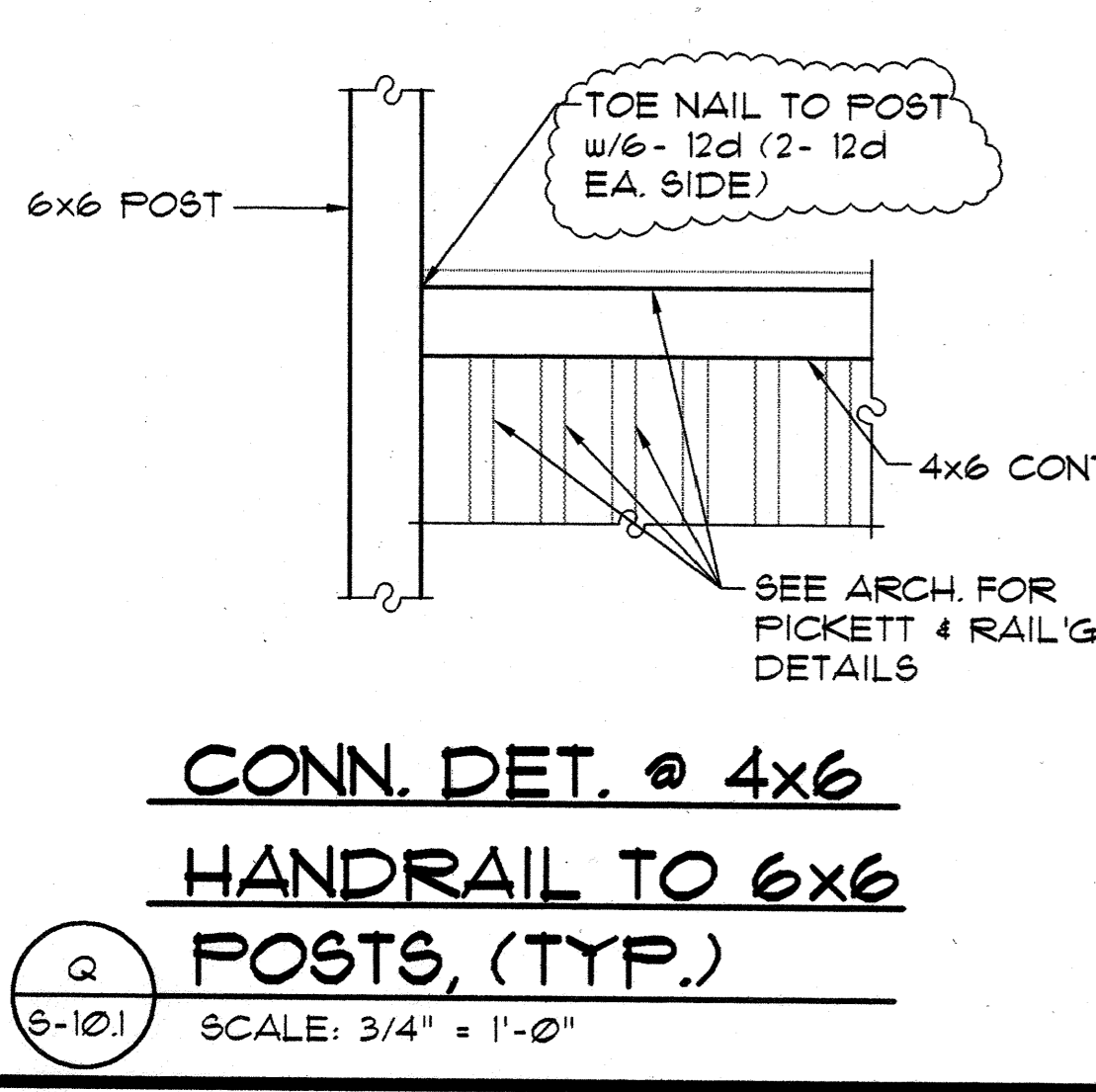
M CONN. DETAIL
S-10.1 SCALE: 3/4" = 1'-0"



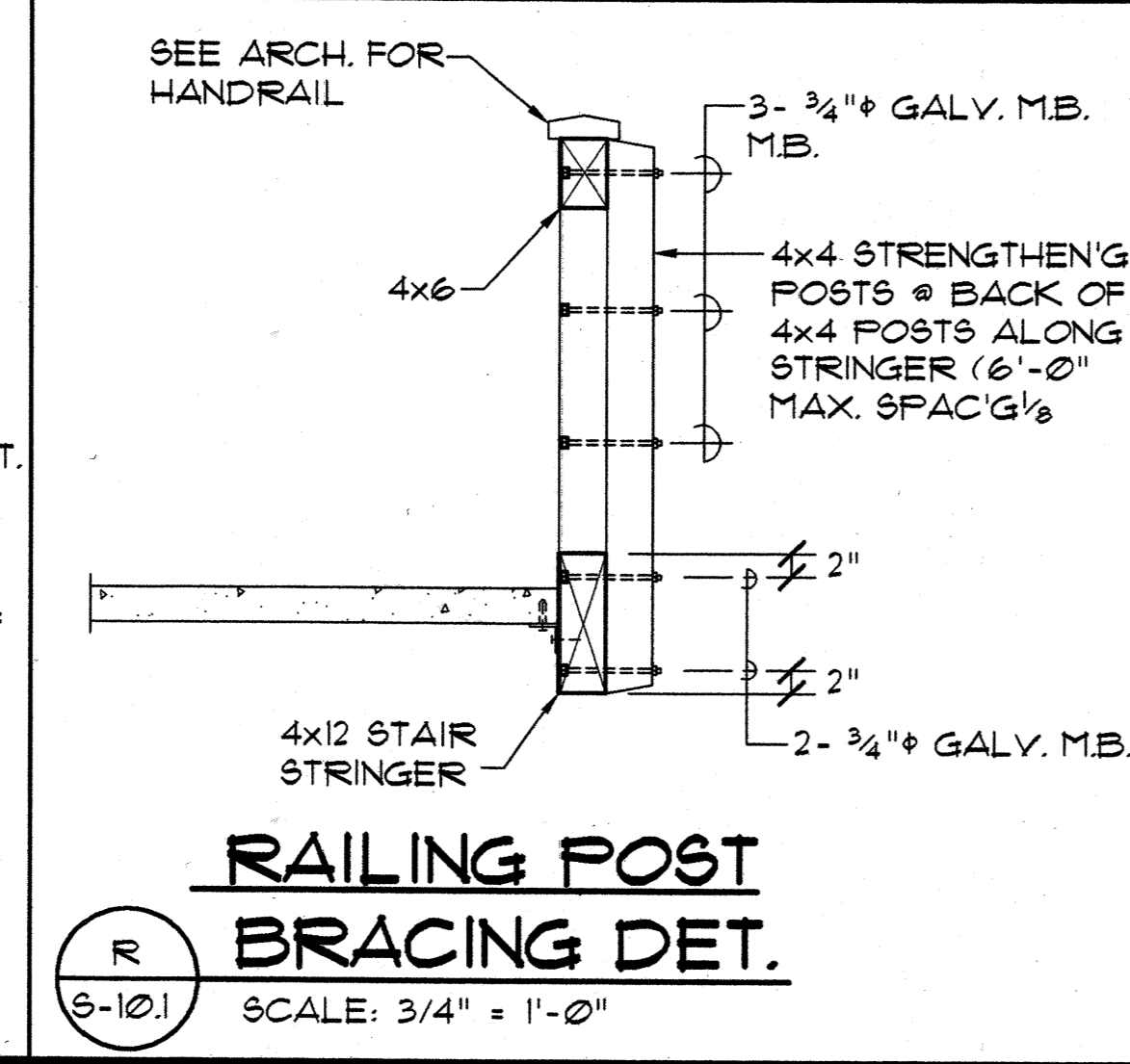
N CONN. DET. @ TOP OF STAIR
S-10.1 SCALE: 3/4" = 1'-0"



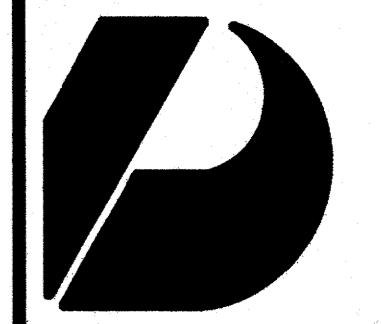
P CONN. DET. @ TOP OF STRINGER
S-10.1 SCALE: 3/4" = 1'-0"



Q CONN. DET. @ 4x6 HANDRAIL TO 6x6 POSTS, (TYP.)
S-10.1 SCALE: 3/4" = 1'-0"

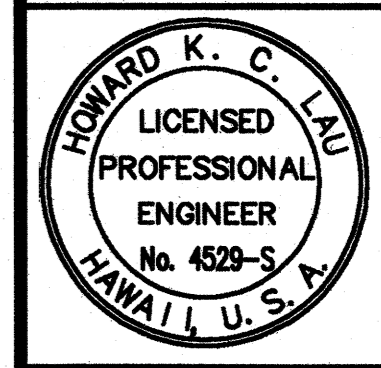


R RAILING POST BRACING DET.
S-10.1 SCALE: 3/4" = 1'-0"



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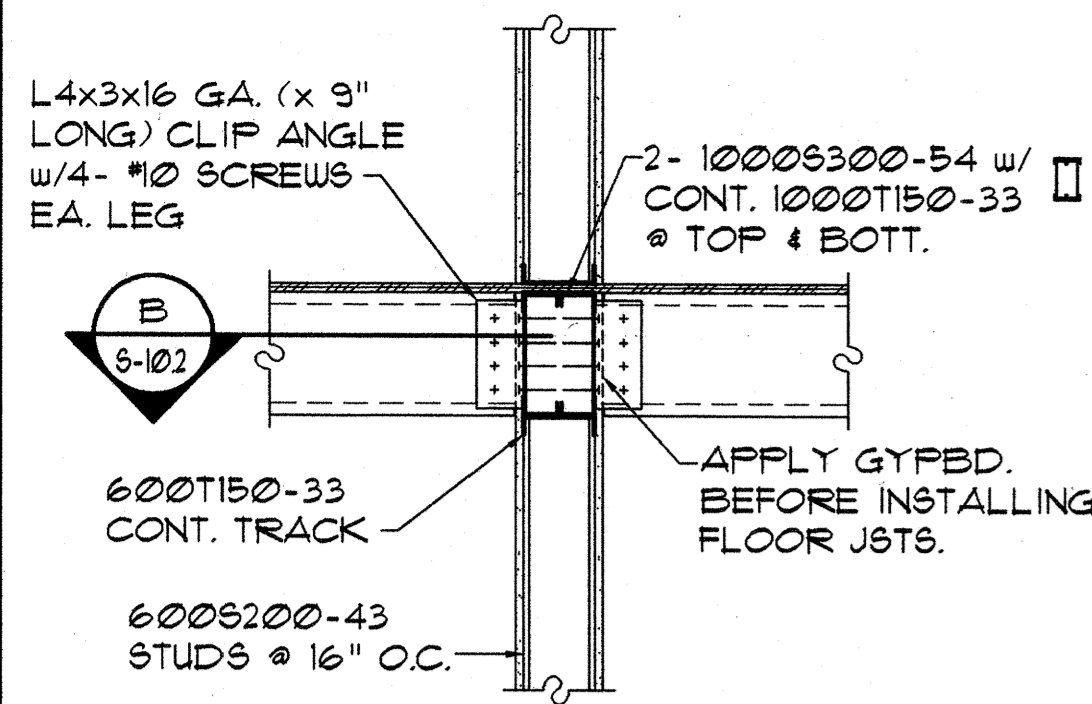
SHIGEMURA, LAU, SAKANASHI,
HIGUCHI & ASSOC., INC.
CONSULTING STRUCTURAL ENGINEERS
615 PIKOI STREET, SUITE 205
HONOLULU, HAWAII 96814

CONSTRUCTION SET

Revision Number/Description					
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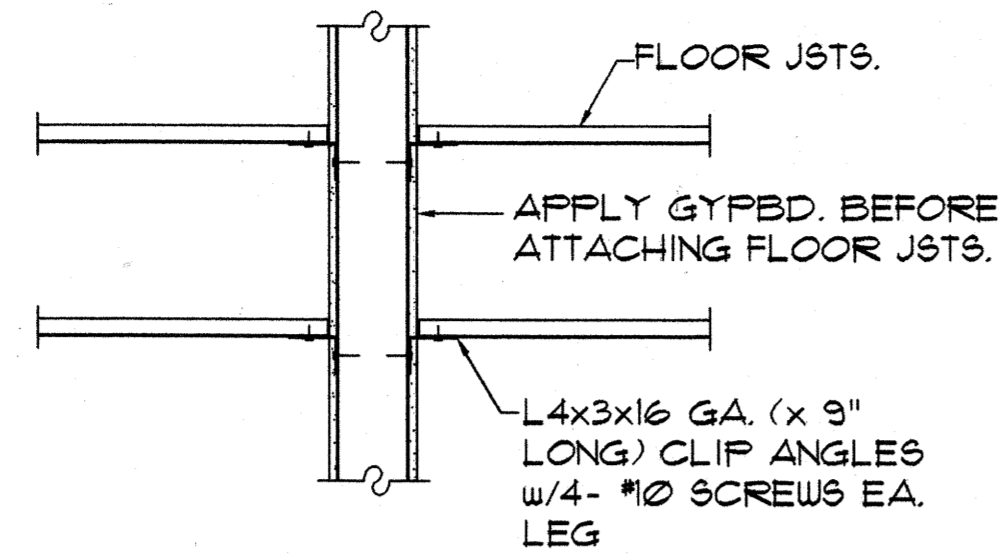
FRONT STREET APARTMENTS
LAHANA, MAUI, HAWAII
TMK: (2) 4-5-03: 13, 14, 15, 38, 39, 40

Drawing Title SECOND FLOOR SECTIONS AND DETAILS		
Project Number	Date	
Drawn MT	Checked HL	Designed HL
Drawing Number S-10.1		
Sheet No. of		



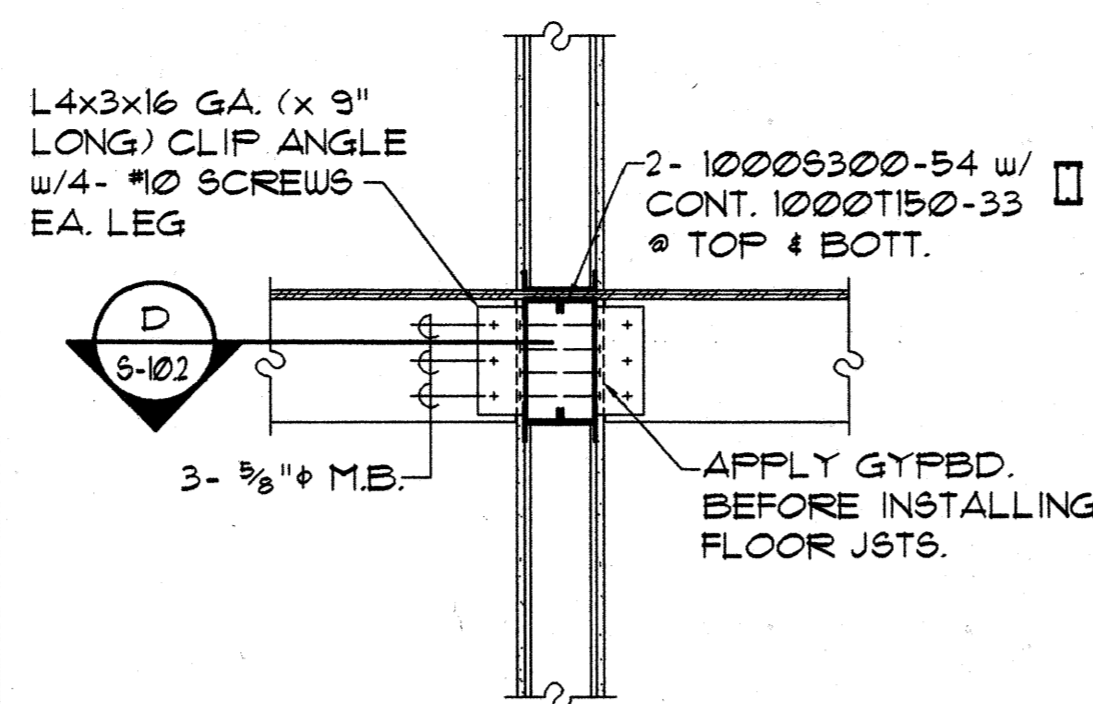
SECTION AT PARTY WALL / FIREWALL

5-102 SCALE: 3/4" = 1'-0"



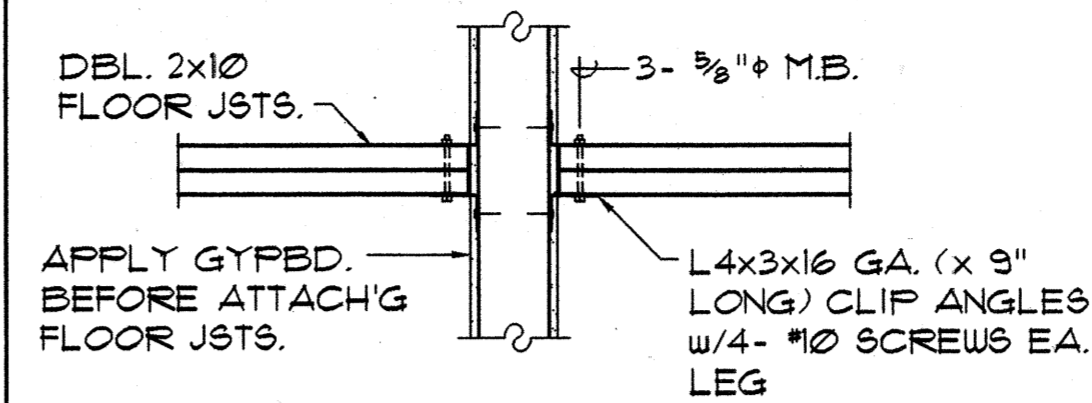
PLAN VIEW DET.

5-102 SCALE: 3/4" = 1'-0"



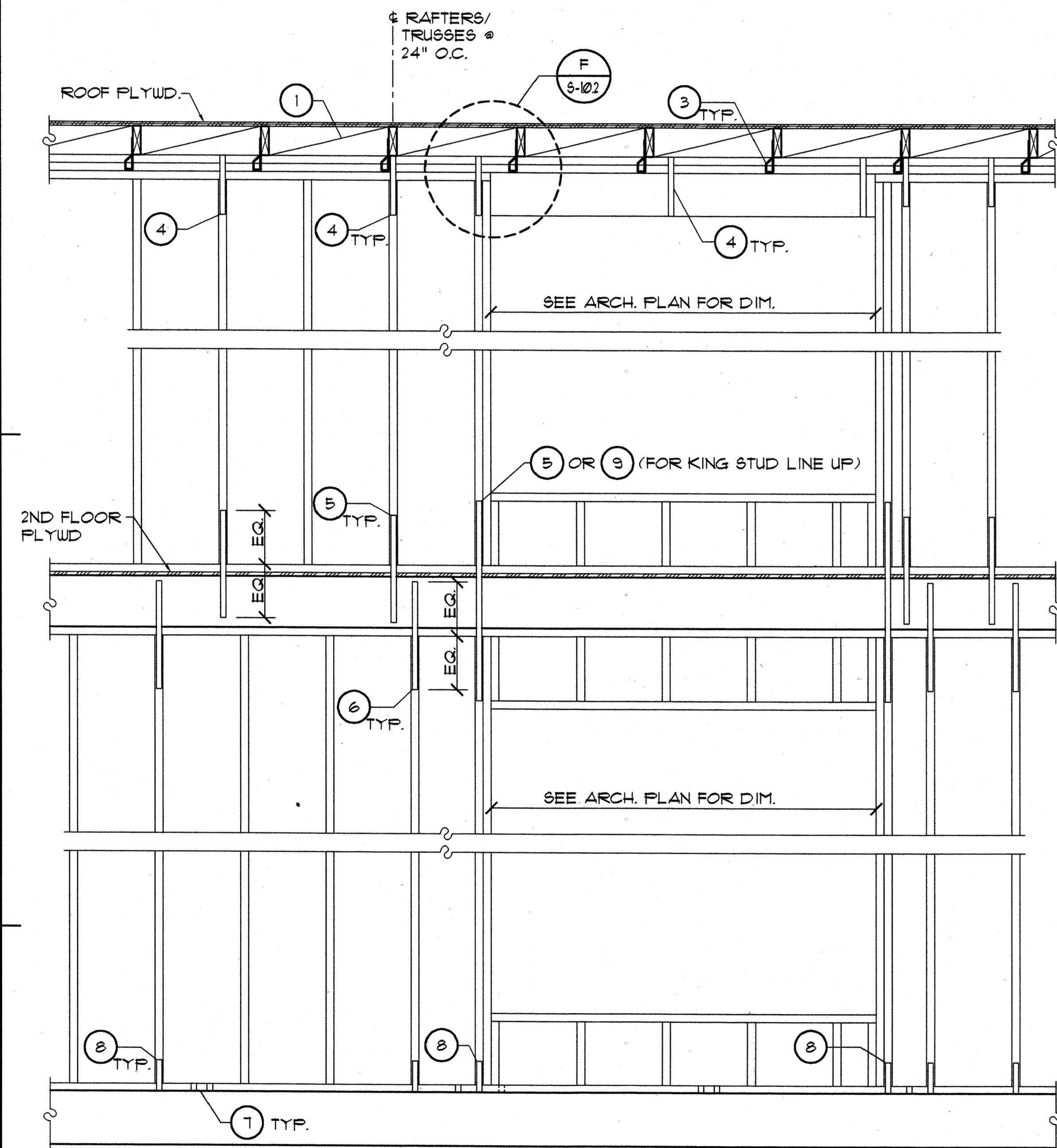
SECTION AT PARTY WALL / FIREWALL

5-102 SCALE: 3/4" = 1'-0"



PLAN VIEW DET.

5-102 SCALE: 3/4" = 1'-0"



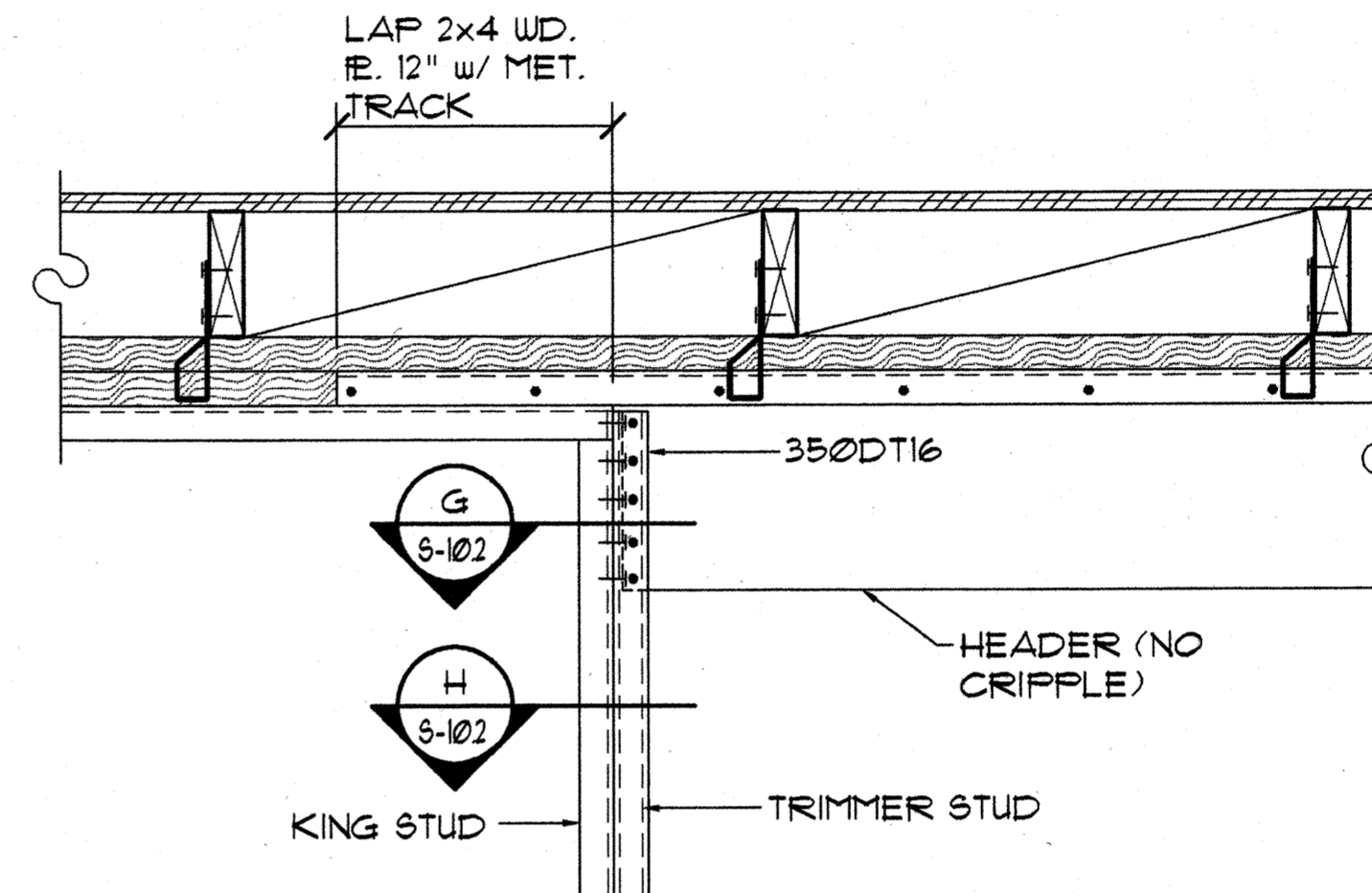
EXTERIOR WALL FRAMING DETAILS (CONDITION w/ WINDOW OPENING)

5-102 SCALE: 3/4" = 1'-0"

LEGEND
USE SIMPSON OR APPROVED EQUAL

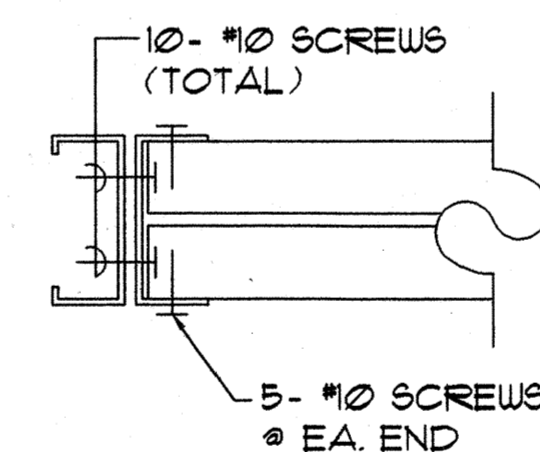
- 1 2x BLOCK G
- 2 DBL. 2x4 CONT. TOP PLATES
- 3 H2B STRAP @ EA. RAFTER OR TRUSS SUPPORT (TYP.) w/5- 8d EA. END
- 4 SP4 @ 32" O.C. w/6- #10 SCREWS (3 EA. SIDE)
- 5 *CS20 w/3- #10 SCREWS @ EA. END INTO STUDS & RIM JOISTS. LINE UP w/SP4 ABOVE
- 6 *CS20 x 2'-0" @ 48" O.C. MAX. w/3- #10 SCREWS @ EA. END INTO STUDS & RIM JOISTS. LINE UP w/ HARDWARE 8 ABOVE
- 7 MAS @ 48" O.C. MAX. SPACE SEE DET. N 5-91
- 8 SP4 @ 4'-0" O.C. MAX. @ WALL OPENINGS. LINE UP w/ HARDWARE 6 ABOVE
- 9 CS20 (OR LSTA36) w/3- #10 SCREWS @ EA. SIDE OF KING STUD.

* NOTE: USE LSTA 36 OR LFTA STRAP IF STUDS BELOW & ABOVE ARE ALIGNED. PLACE @ 32" O.C. MAX. OR SEE F/3-11 IF ALIGNED.



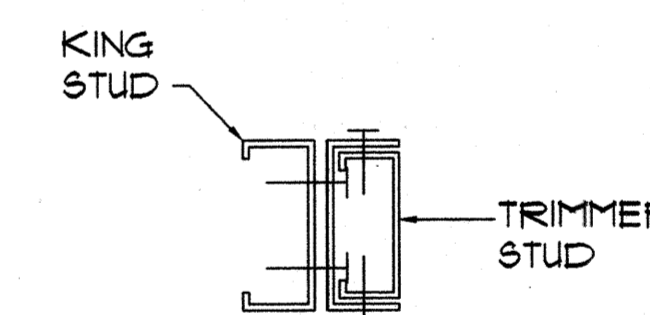
DETAIL

5-102 SCALE: 1 1/2" = 1'-0"



DETAIL

5-102 SCALE: 3" = 1'-0"



DETAIL

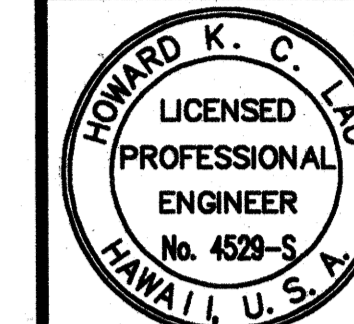
5-102 SCALE: 3" = 1'-0"



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Mike Goshi AIA



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HONOLULU, HAWAII 96814

CONSTRUCTION SET

Revision Number/Description

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FRONT STREET APARTMENTS

LAHAINA, MAUI, HAWAII
TMK: (2) 4-5-03: 13, 14, 15, 38, 39, 40

Drawing Title

SECTION & DETAIL

Project Number

Date

Drawn

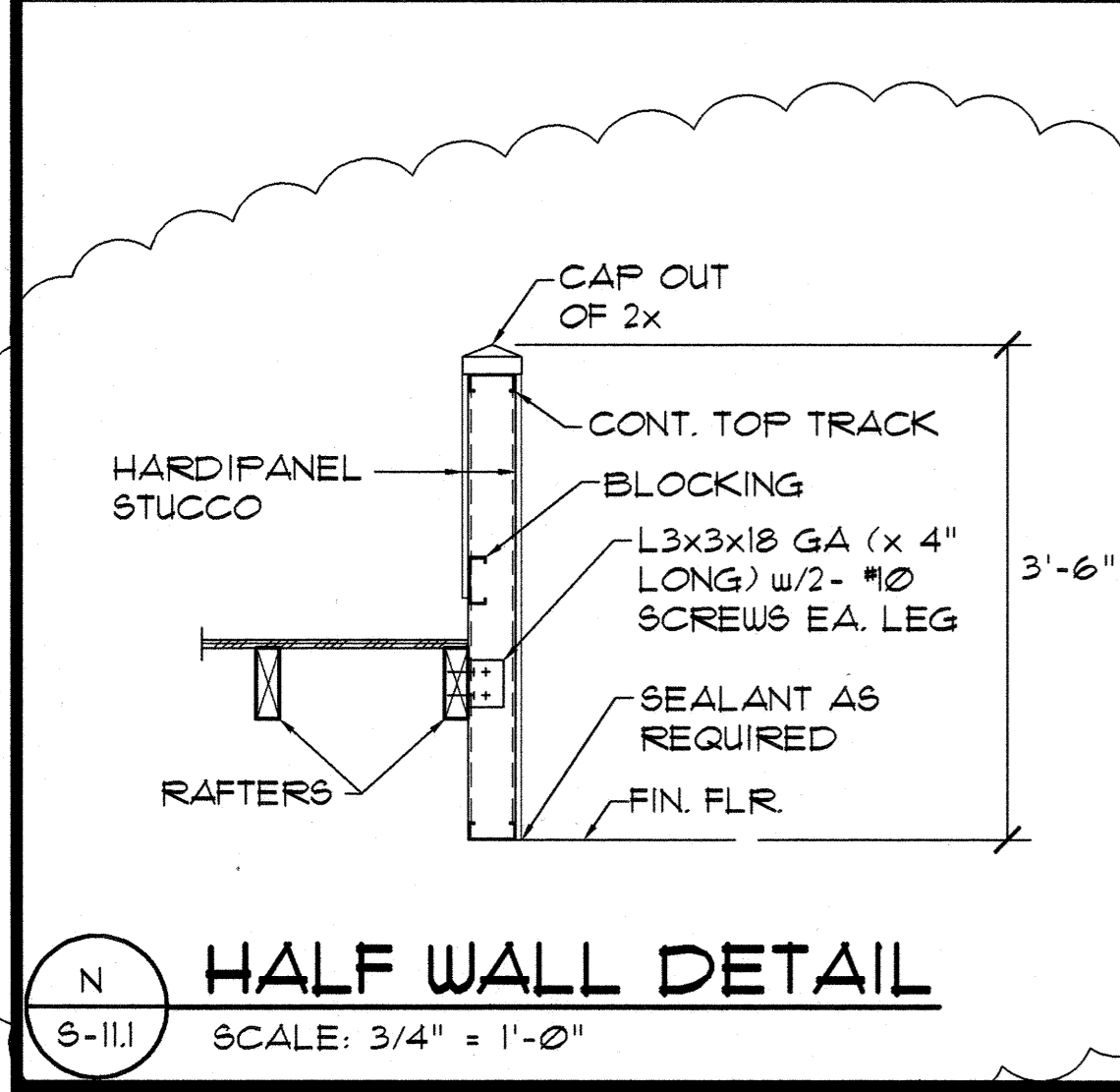
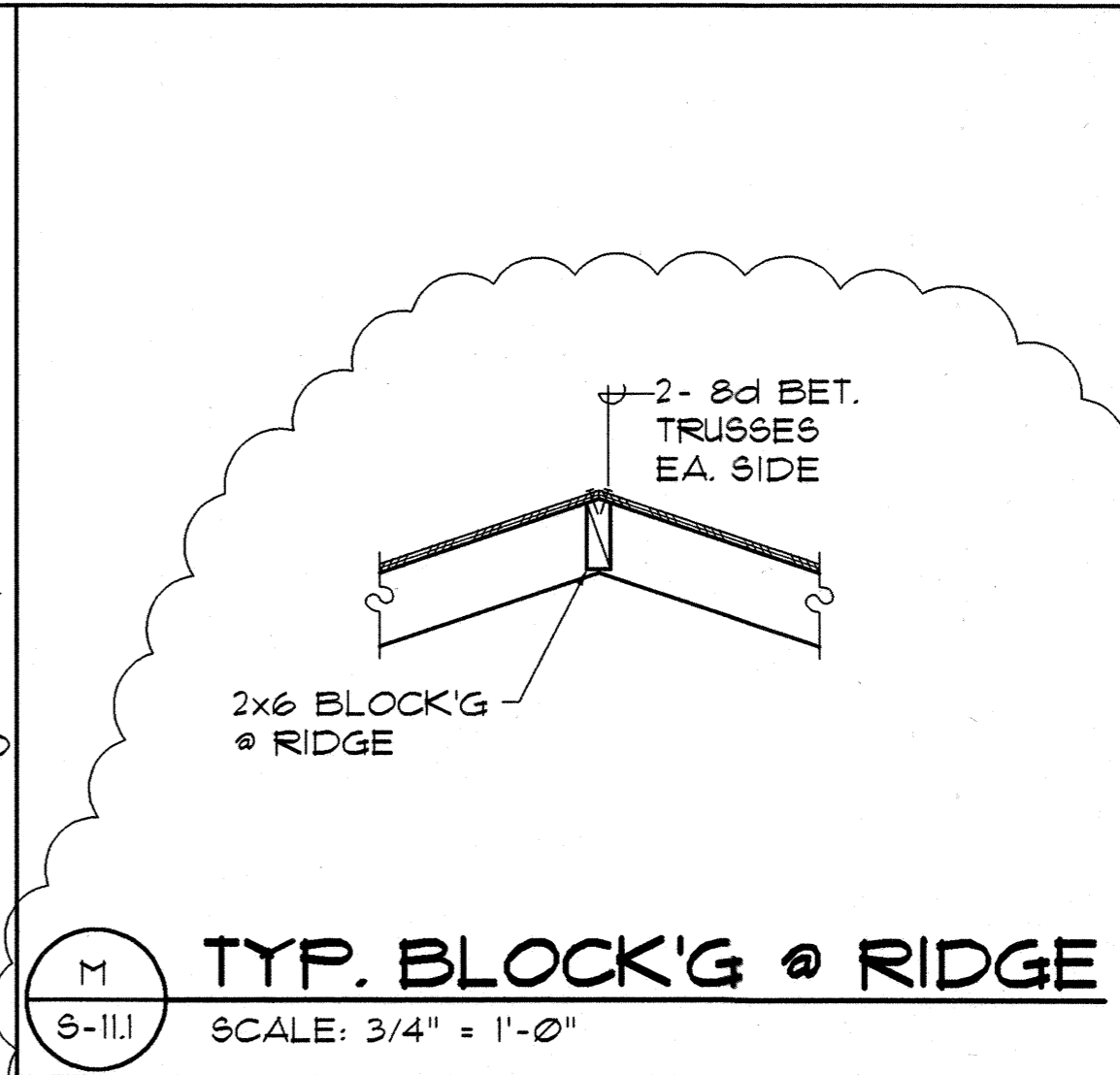
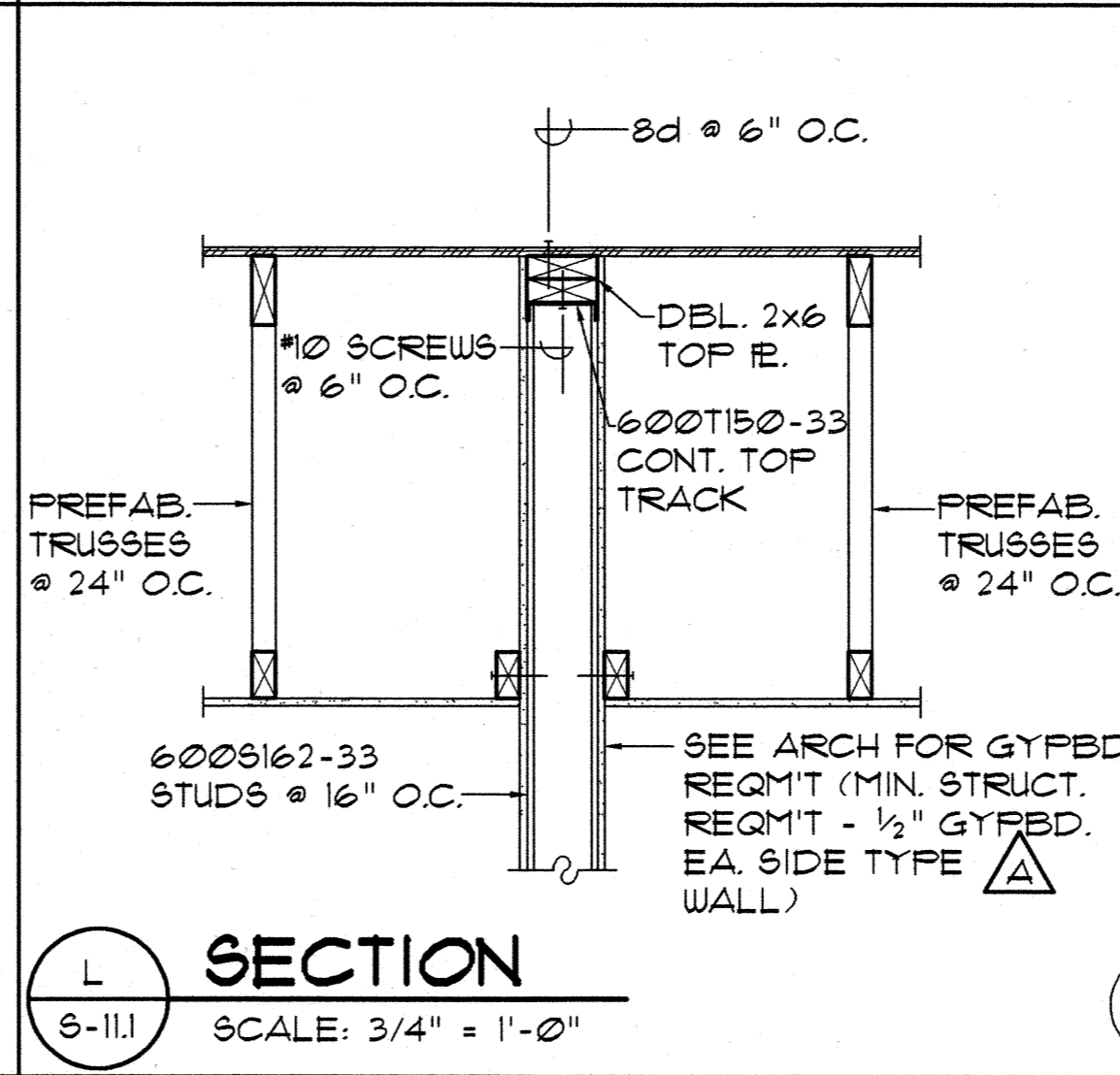
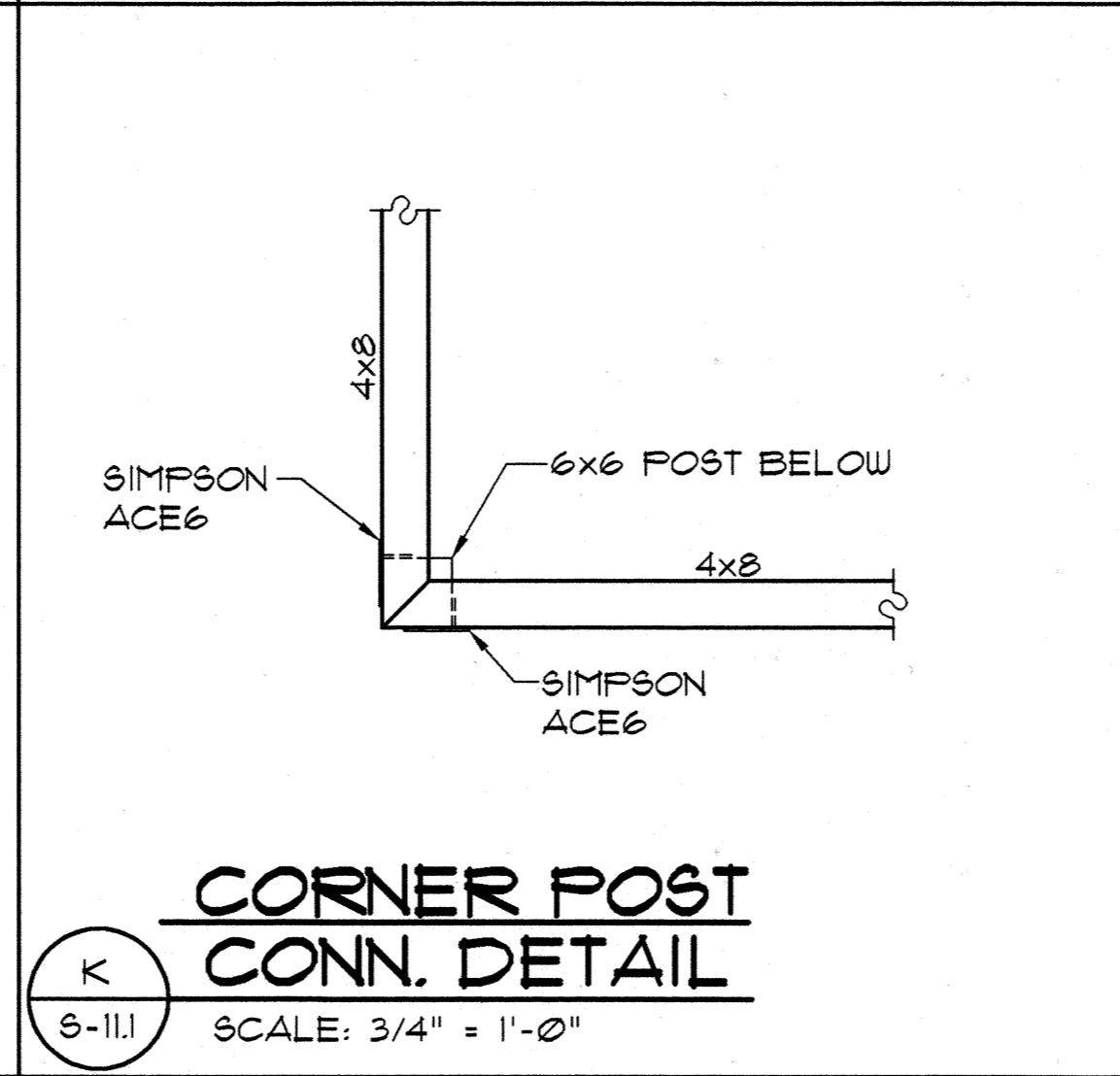
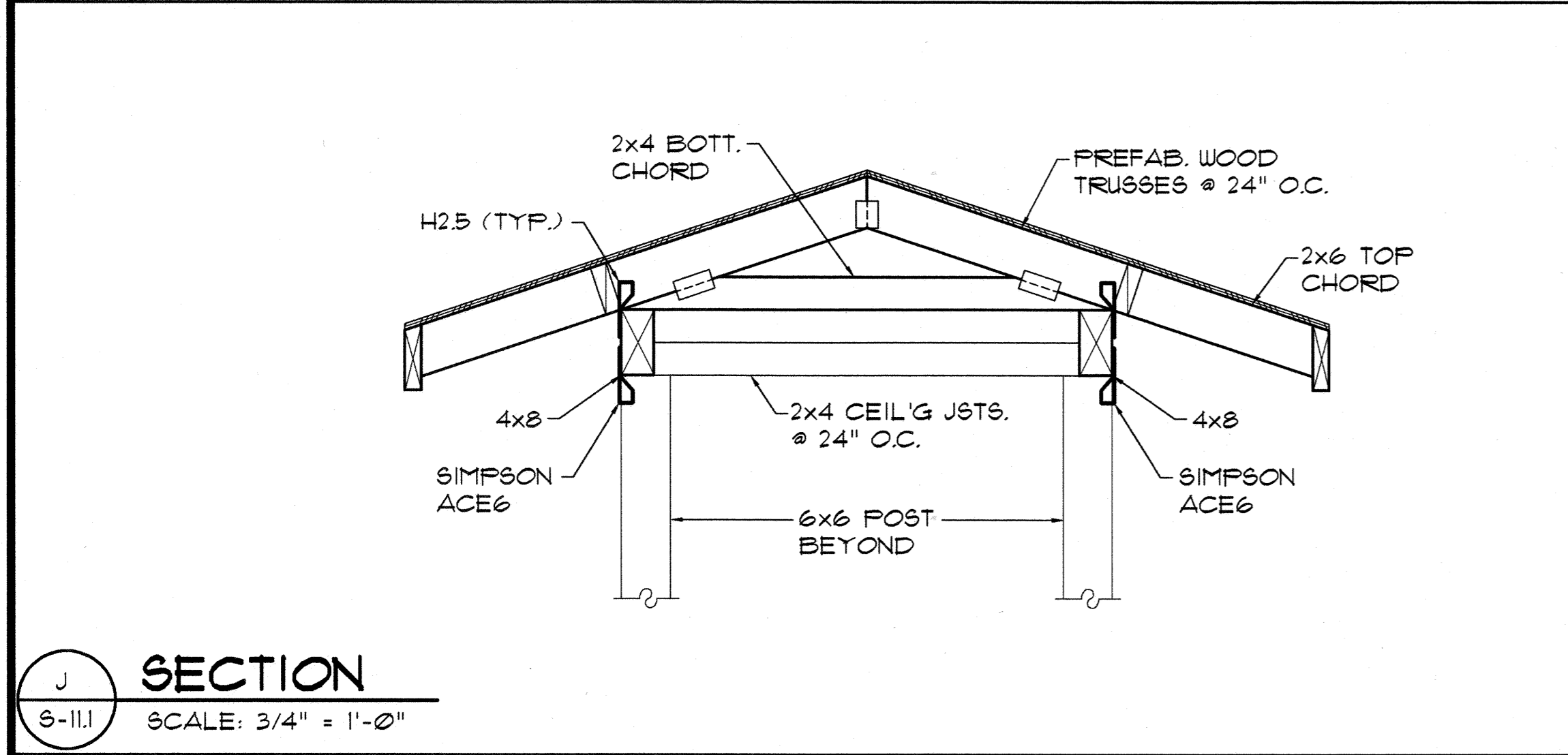
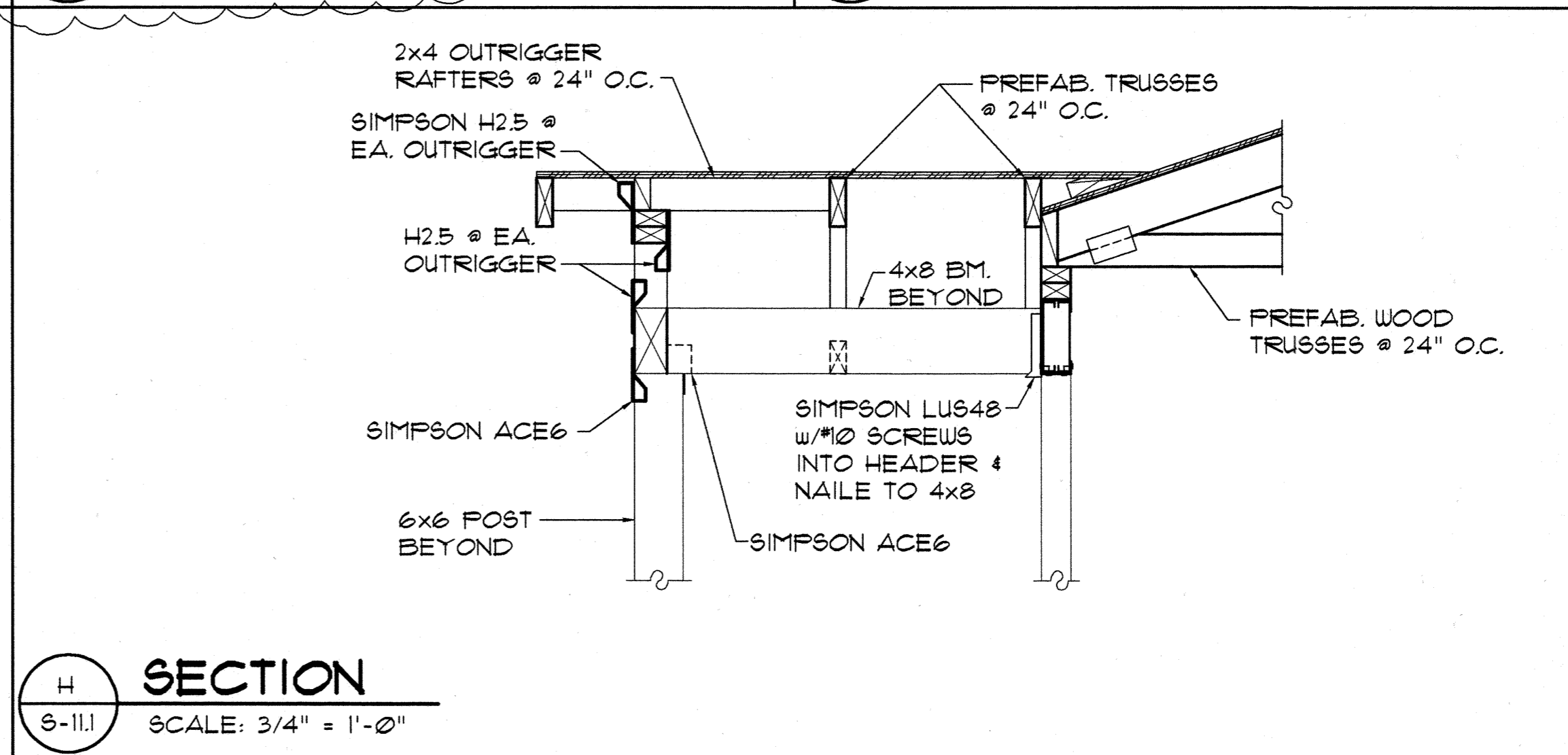
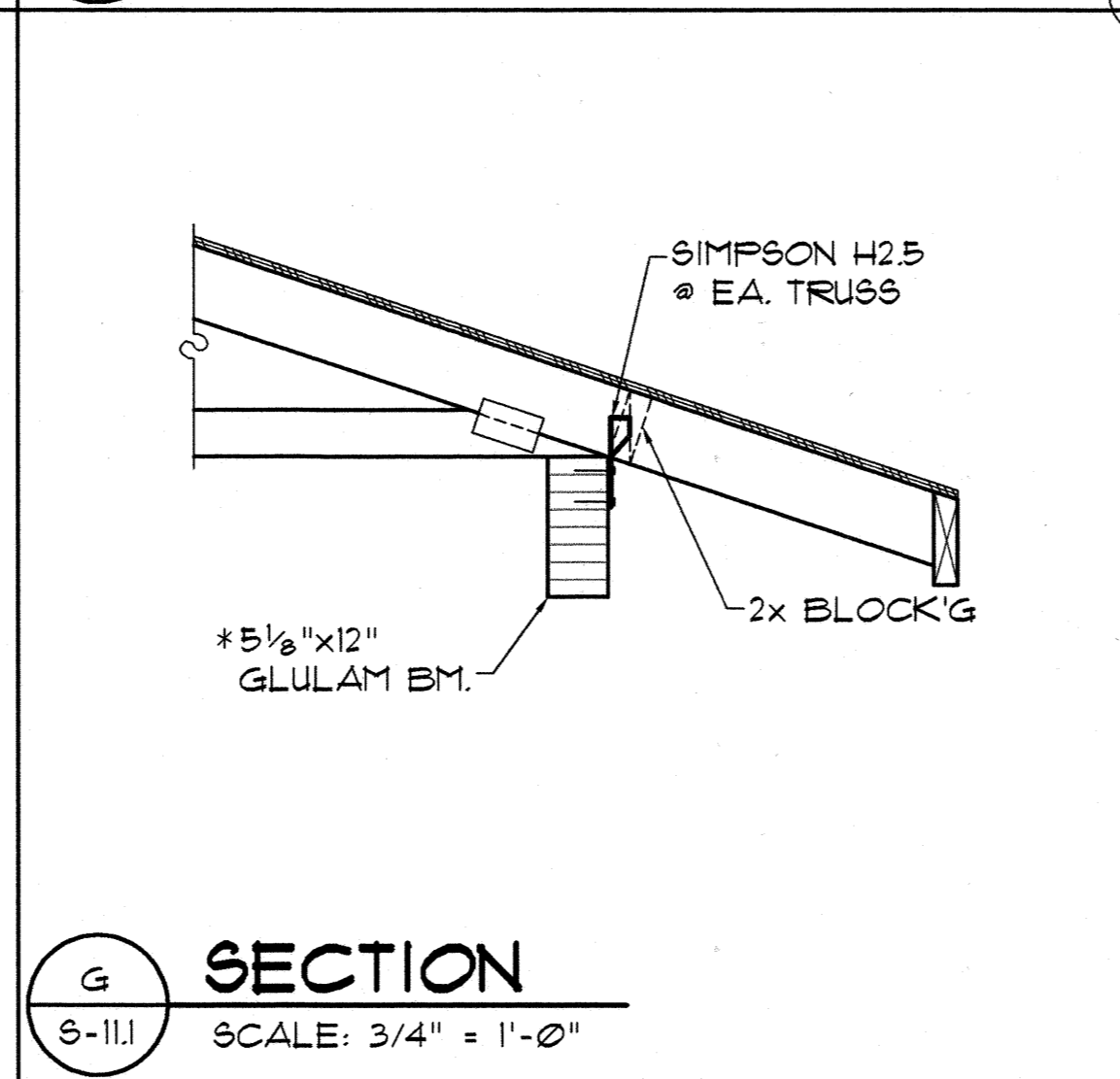
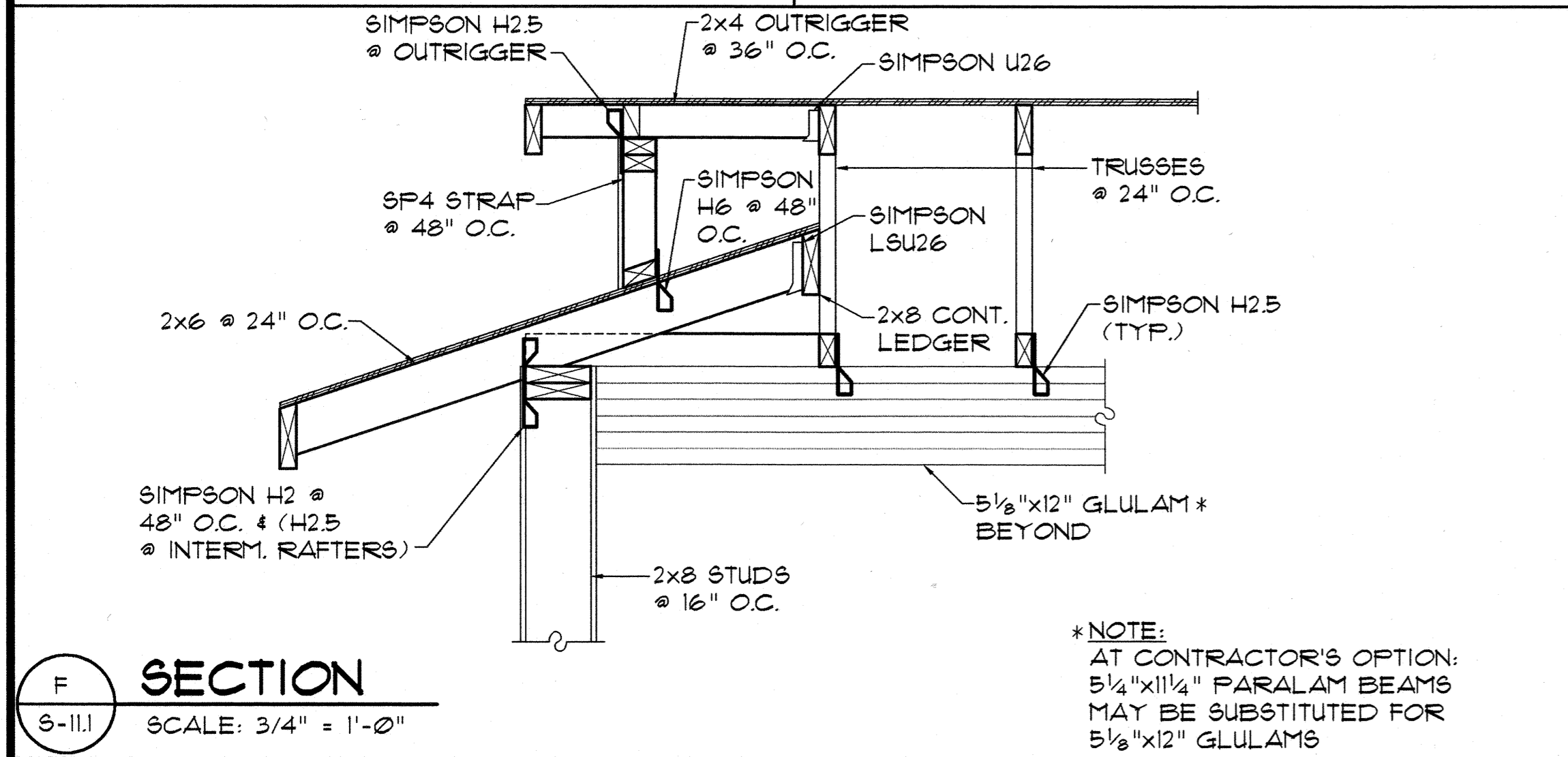
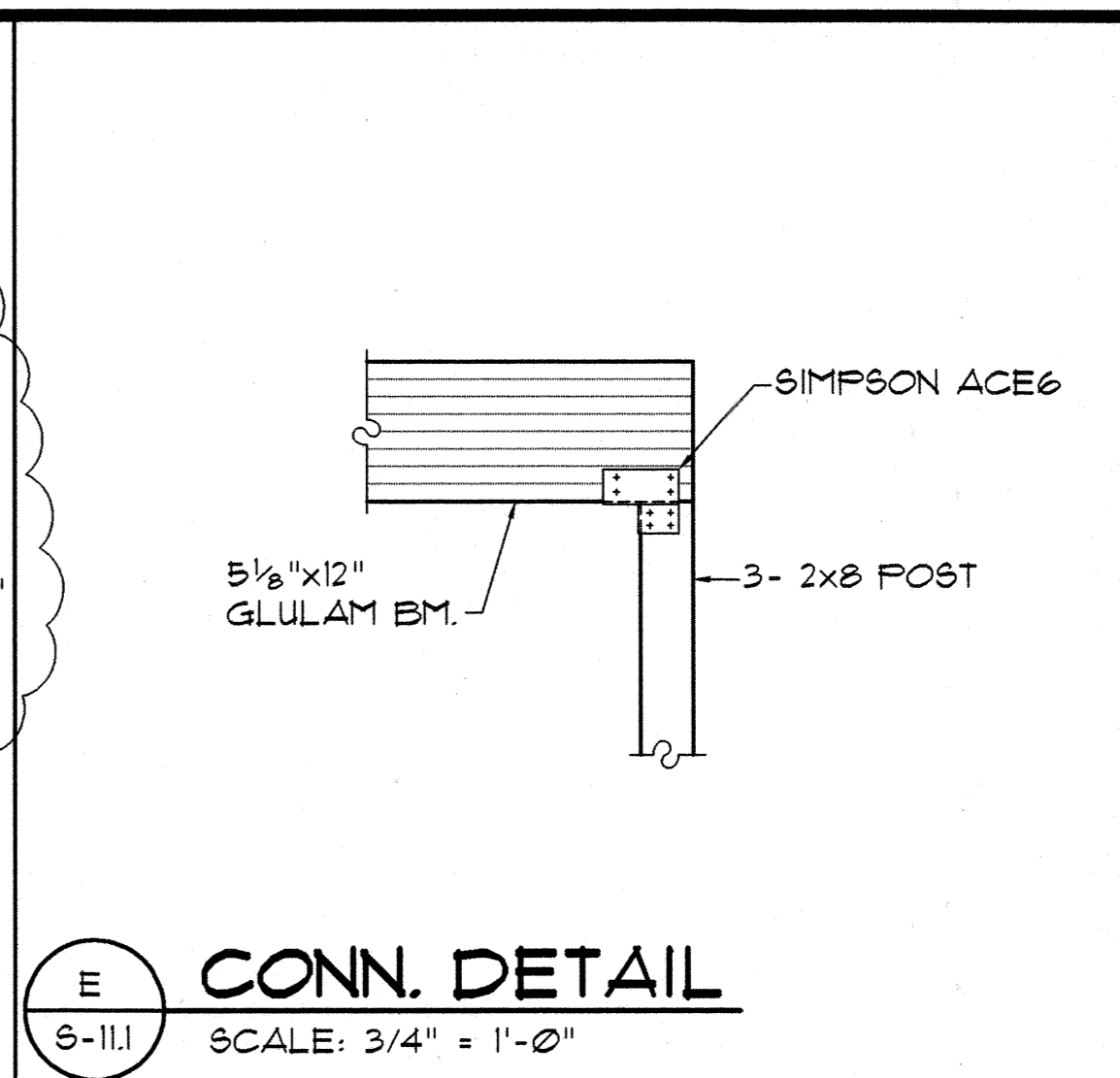
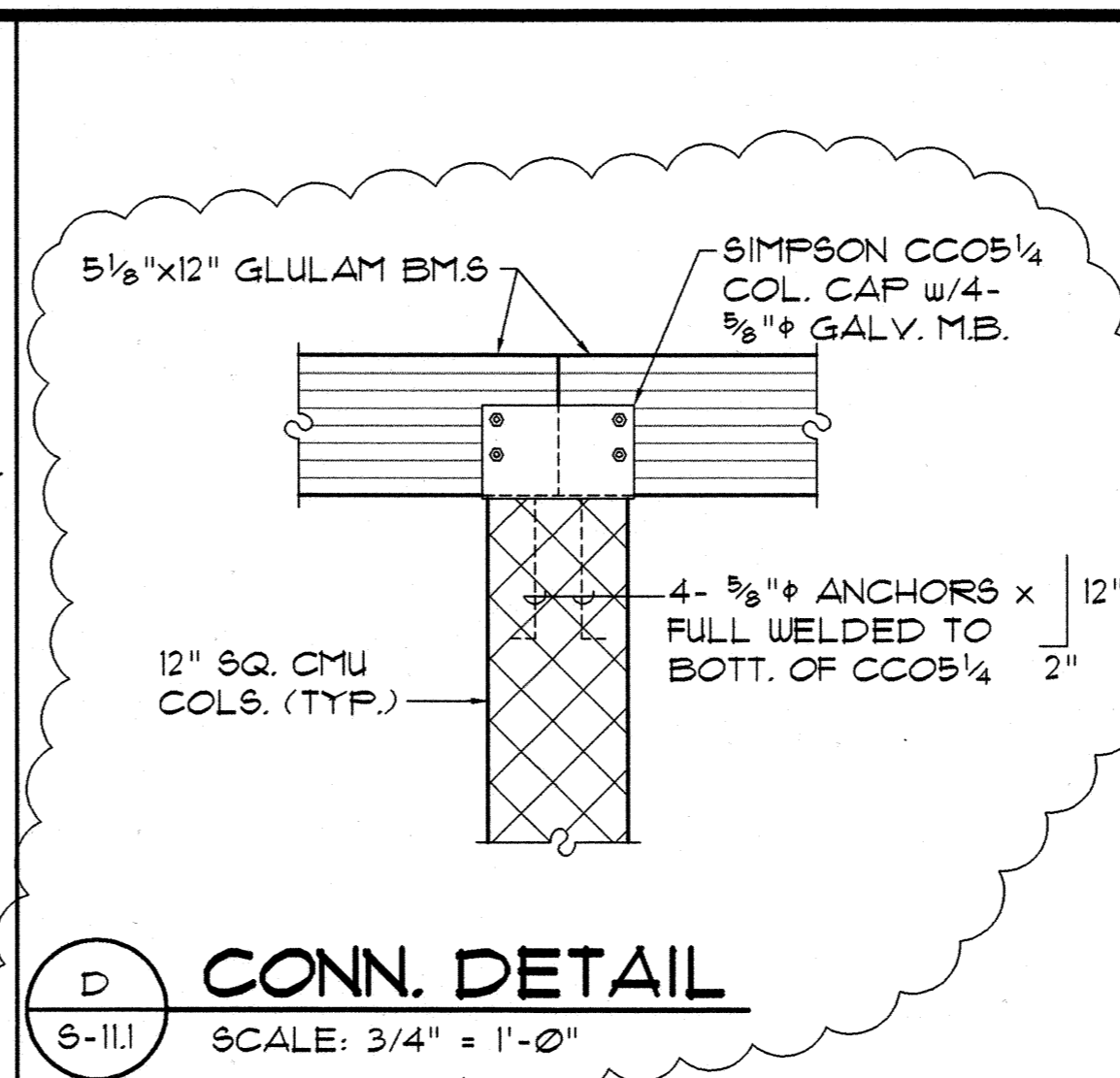
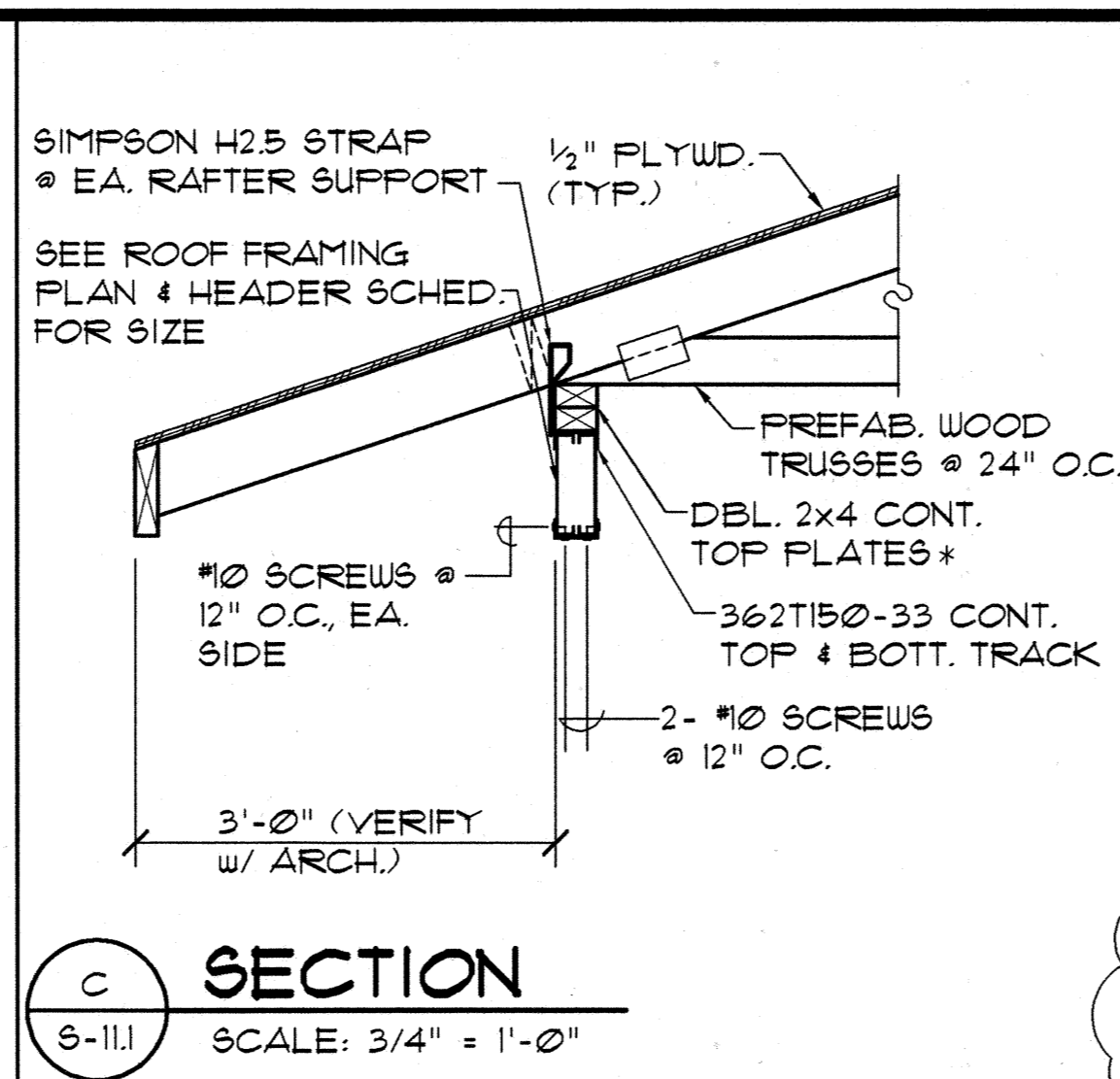
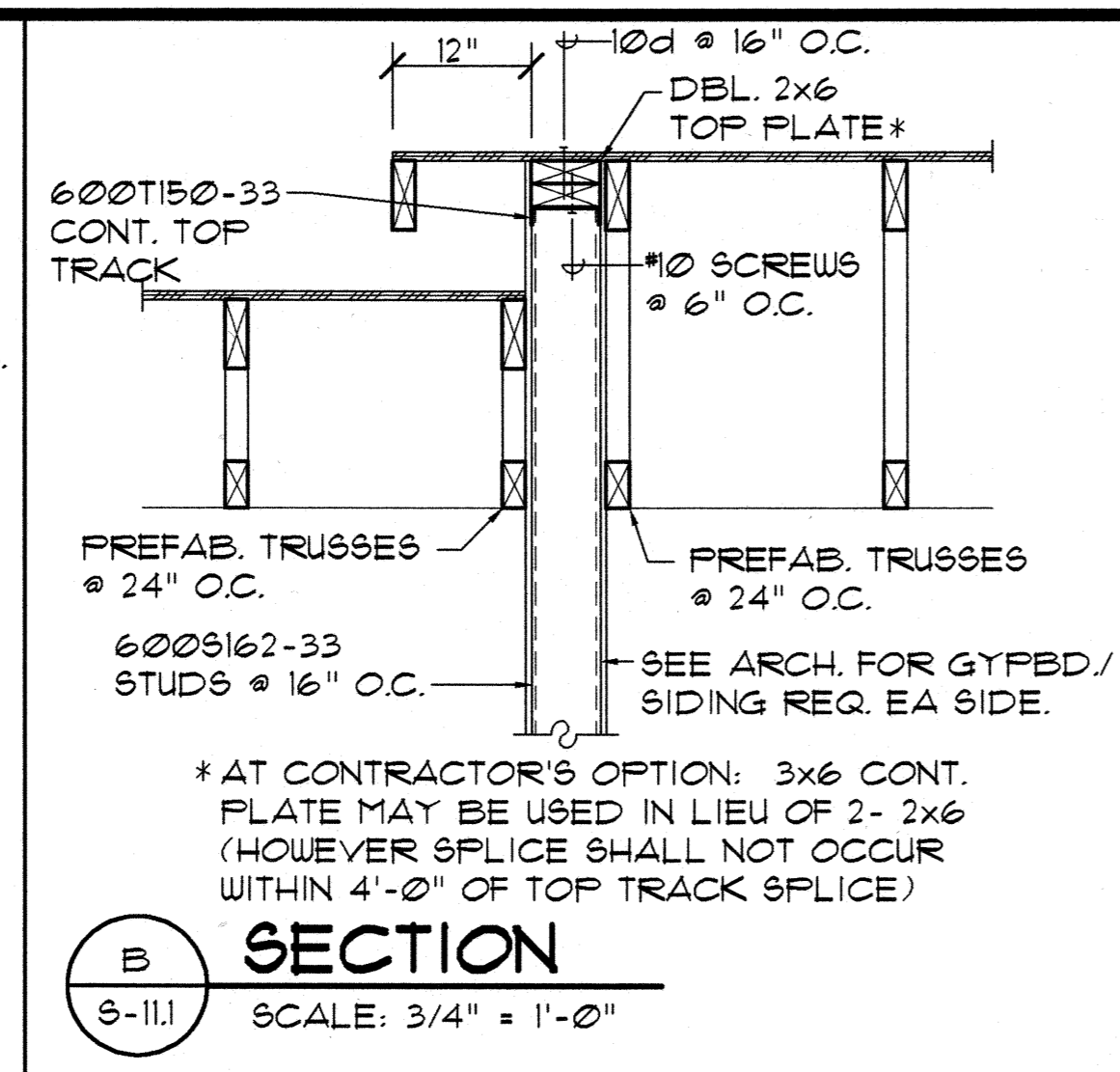
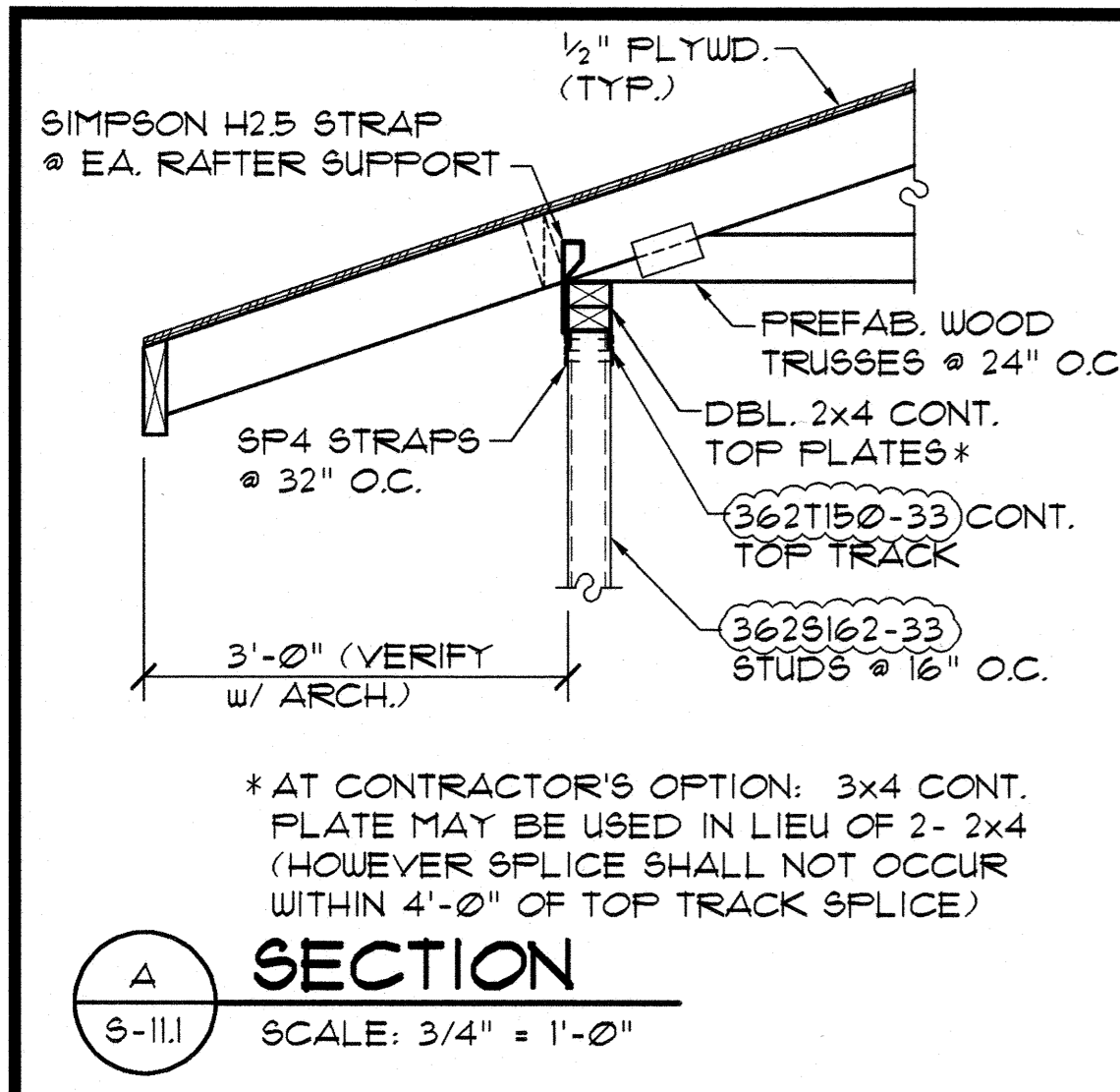
Checked

Designed

Drawing Number

S-10.2

Sheet No. of



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Vernon Inoshita AIA
Mike Goshi AIA

HOWARD K. C. LAU
LICENSED PROFESSIONAL ENGINEER
No. 4528-S
HAWAII, U.S.A.

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HONOLULU, HAWAII 96814

CONSTRUCTION SET

Revision Number/Description									
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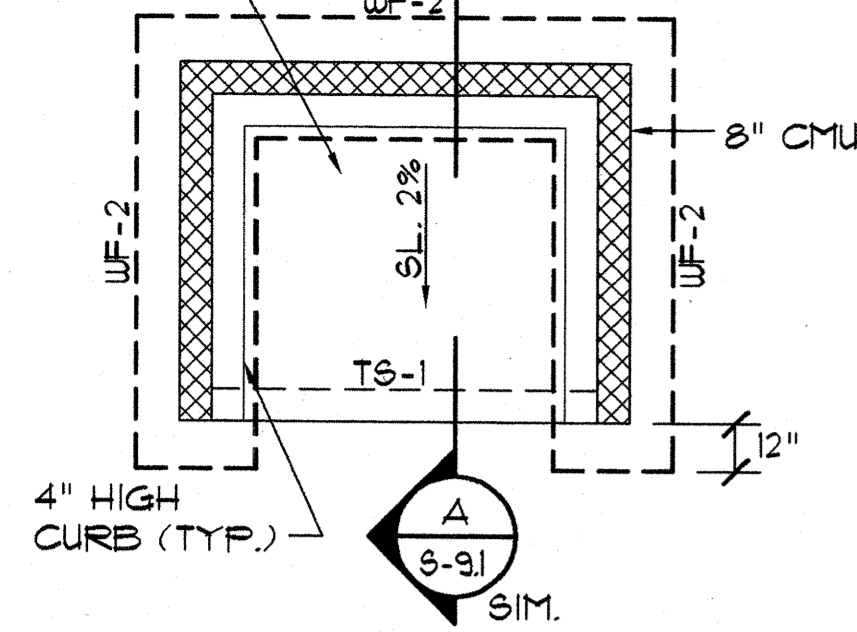
FRONT STREET APARTMENTS
LAHAINA, MAUI, HAWAII
TMK: (2) 4-5-03: 13, 14, 15, 38, 39, 40

Drawing Title
ROOF SECTIONS AND DETAILS

Project Number	Date
Drawn MT	Checked HL
Designed HL	

Drawing Number
S-11.1
Sheet No. of

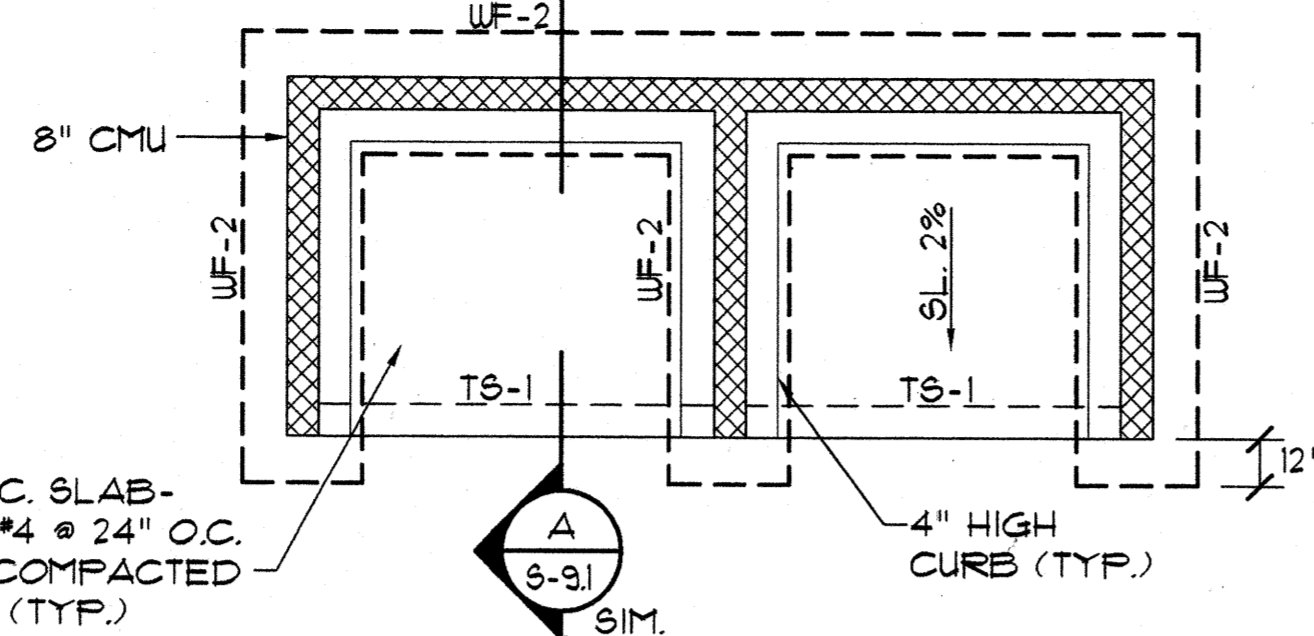
4 1/2" THK. CONC. SLAB-
ON-GRADE w/#4 @ 24" O.C.
E.W. OVER 4" COMPACTED
BASECOURSE (TYP.)



FOUNDATION PLAN @
TRASH ENCLOSURE 1

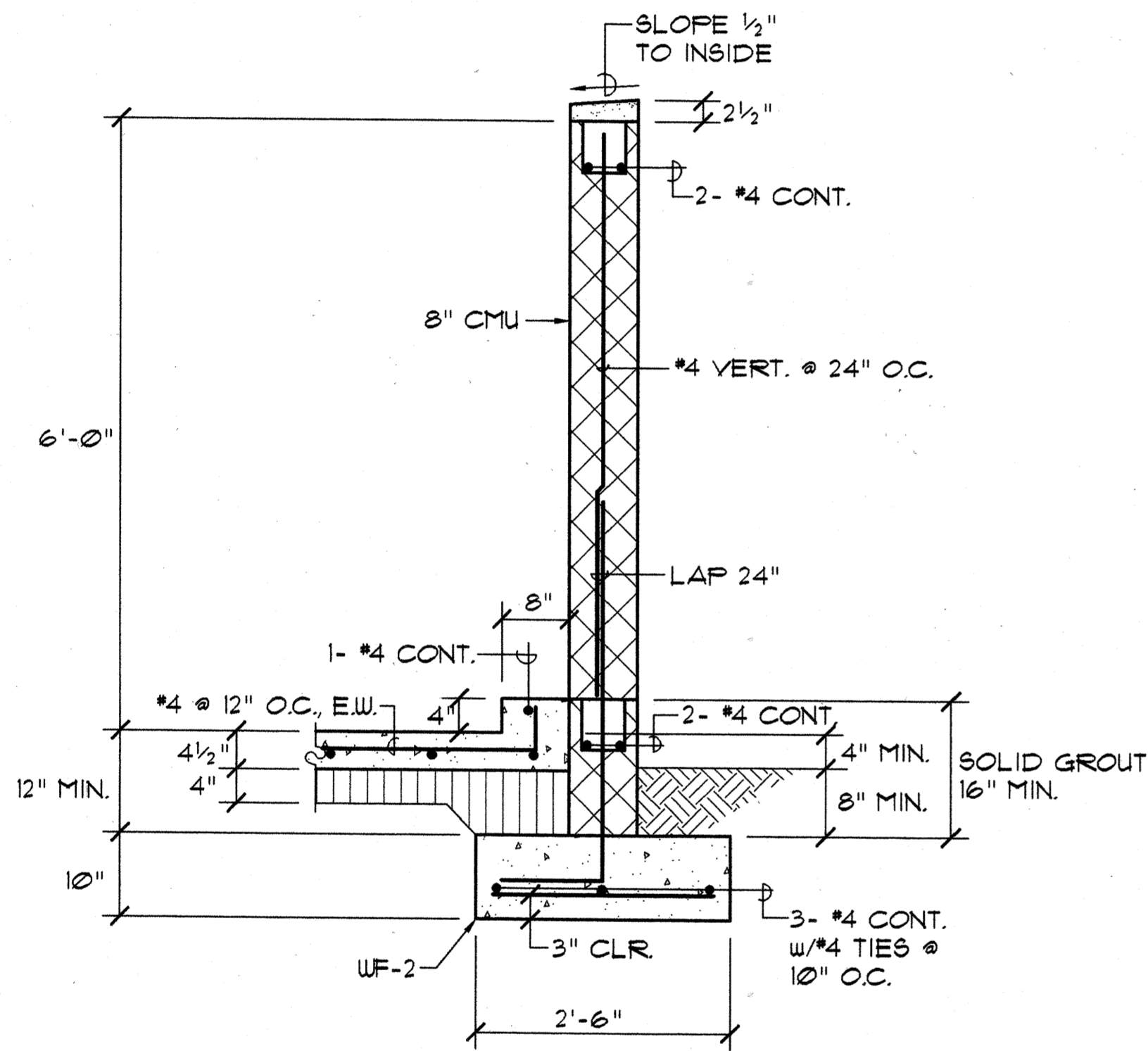
1
S-12.1 SCALE: 1/4" = 1'-0"

4 1/2" THK. CONC. SLAB-
ON-GRADE w/#4 @ 24" O.C.
E.W. OVER 4" COMPACTED
BASECOURSE (TYP.)



FOUNDATION PLAN @
TRASH ENCLOSURE 2

2
S-12.1 SCALE: 1/4" = 1'-0"



A SECTION

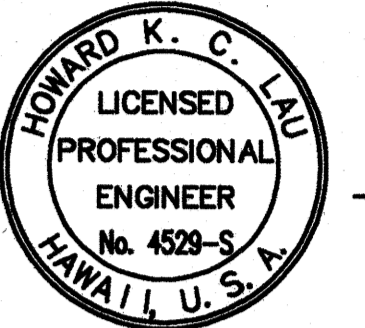
S-12.1 SCALE: 3/4" = 1'-0"



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CONSTRUCTION SET

Revision Number/Description

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FRONT STREET APARTMENTS

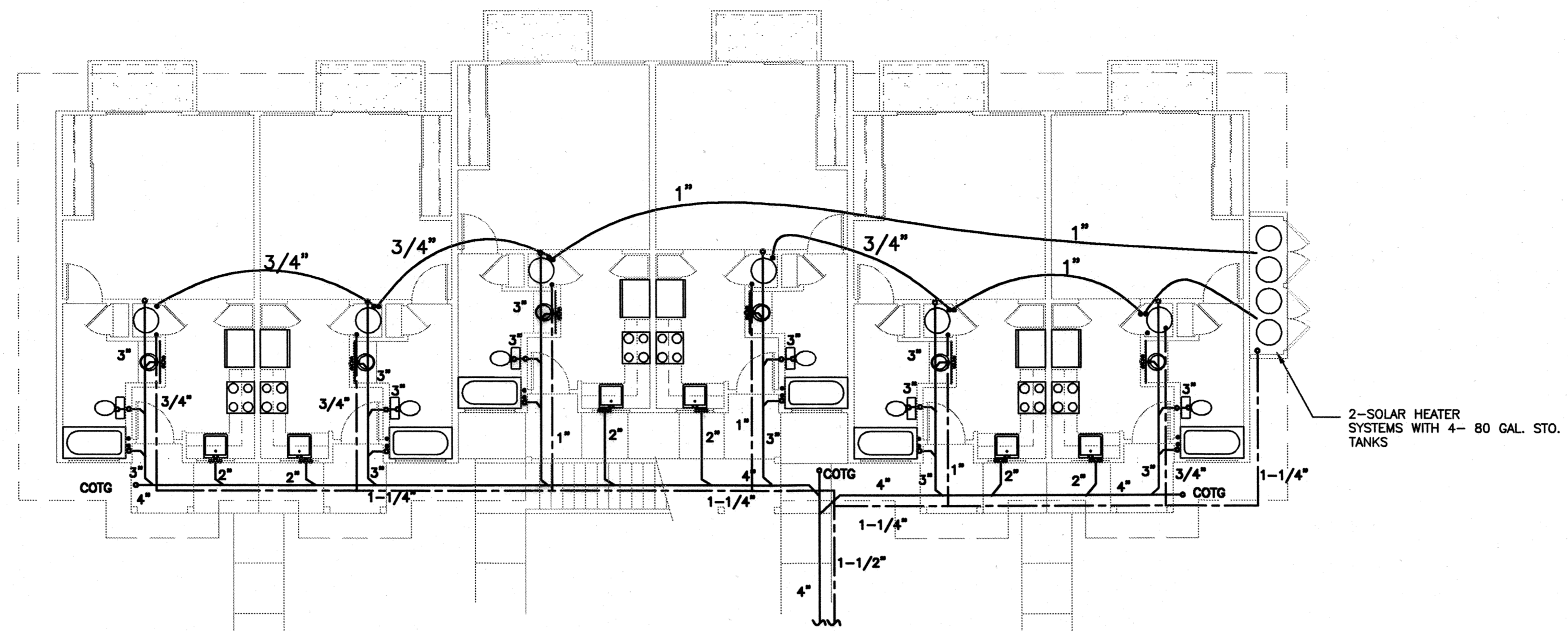
LAHAINA, MAUI, HAWAII
TMK: (2) 4-5-03: 13, 14, 15, 38, 39, 40

Drawing Title
FOUNDATION PLAN & SECTION -
TRASH ENCLOSURE 1 & 2

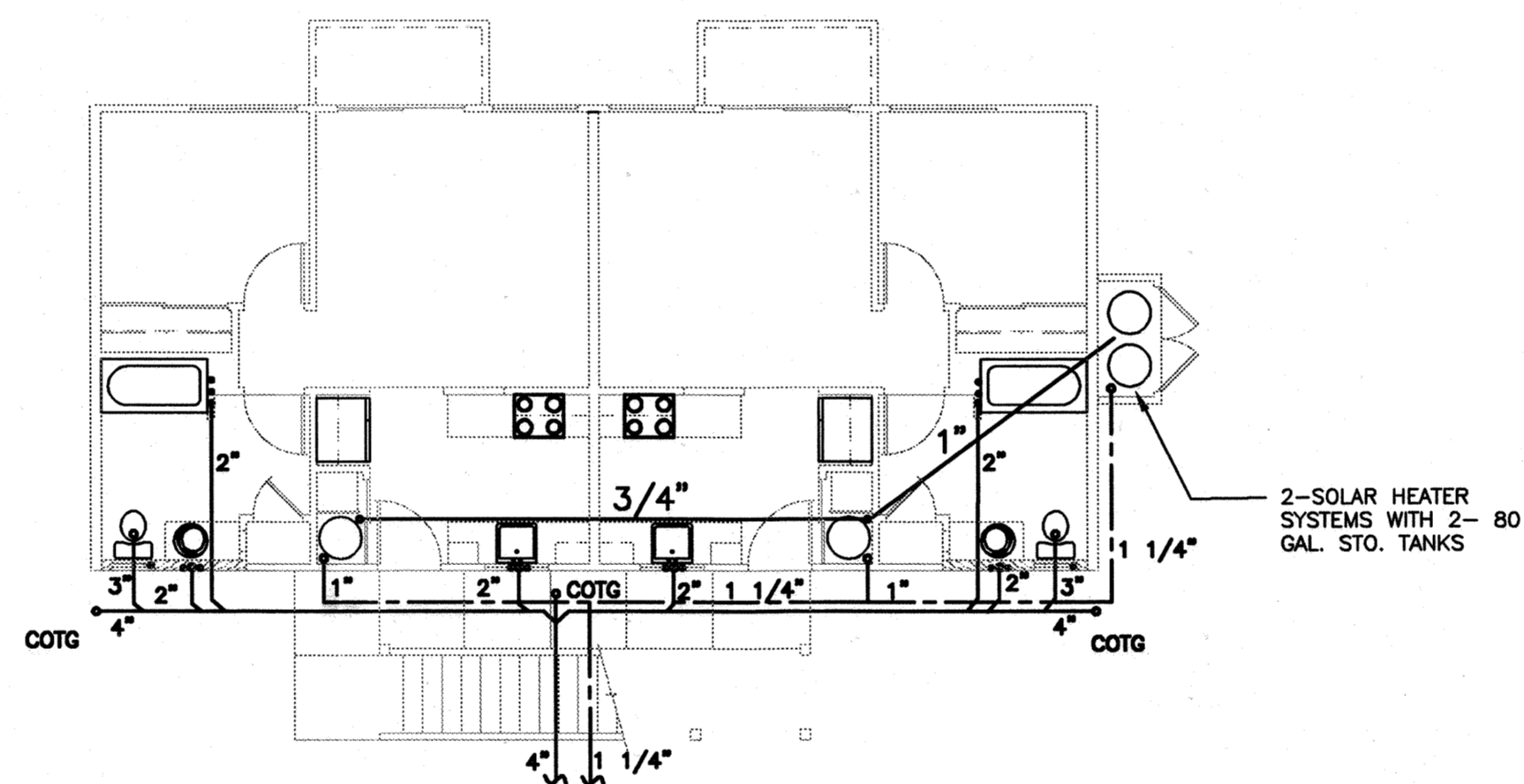
Project Number	Date
Drawn MT	Checked HL
Designed HL	

Drawing Number
S-12.1

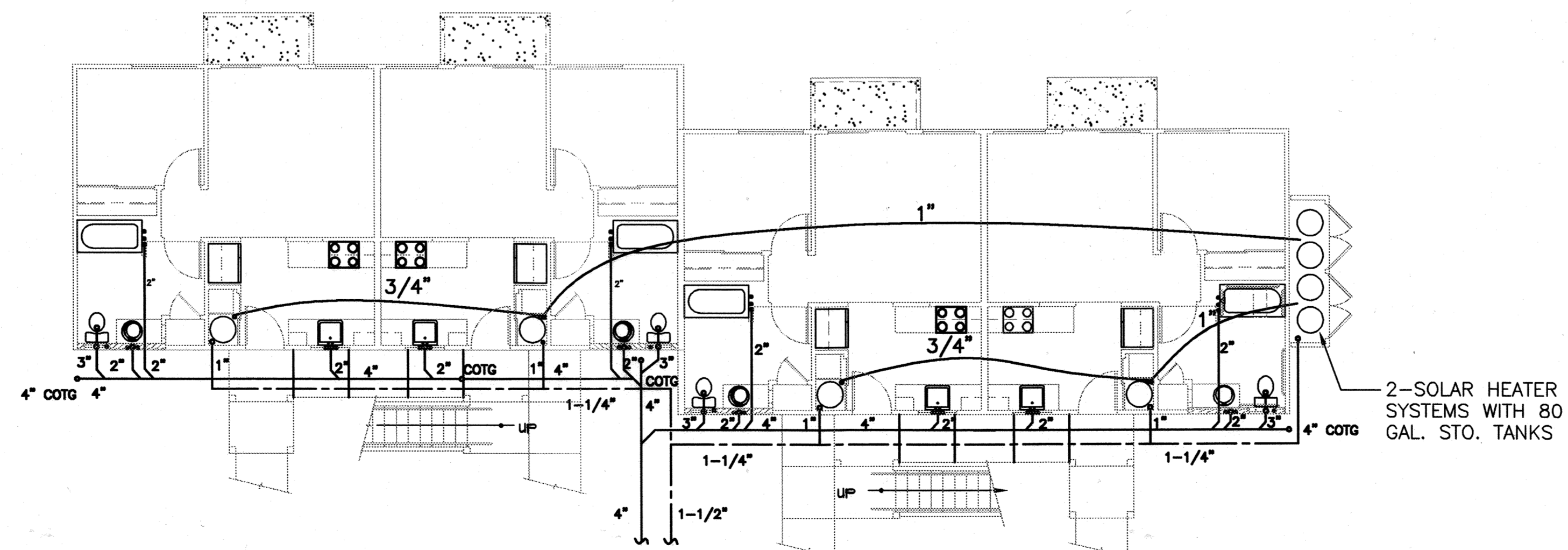
Sheet No of



BUILDING 'C' 2 STORY
SCALE: 1/8" = 1' 0"

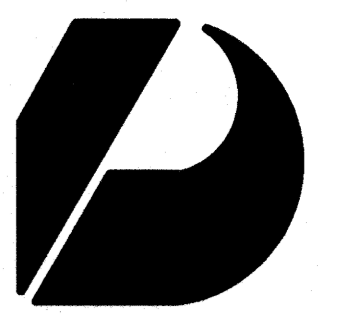


BUILDING 'B' 2 STORY
SCALE: 1/8" = 1' 0"



BUILDING 'A' 2 STORY
SCALE: 1/8" = 1' 0"

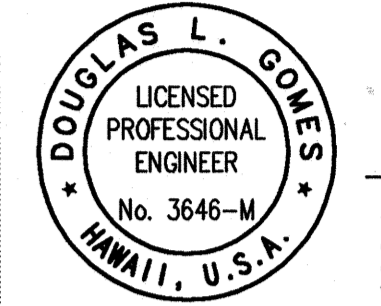
SEE SHEET M-3, M-4, M-5
FOR ENLARGED UNIT PLUMBING
PLANS AND PIPING DIAGRAMS



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Revision Number/Description

FRONT STREET APARTMENTS

LAHAINA, MAUI, HAWAII
TMK: (2) 4-5-03: 13, 14, 15, 38, 39, 40

Project Name

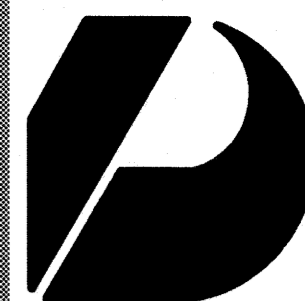
Drawing Title
OVERALL BUILDING PLUMBING PLANS

Project Number	Date	
99045	26 MAY 00	
Drawn	Checked	Designed
DHG	RAD	DLG

Drawing Number

M-1

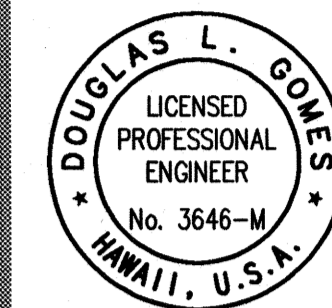
Sheet No of



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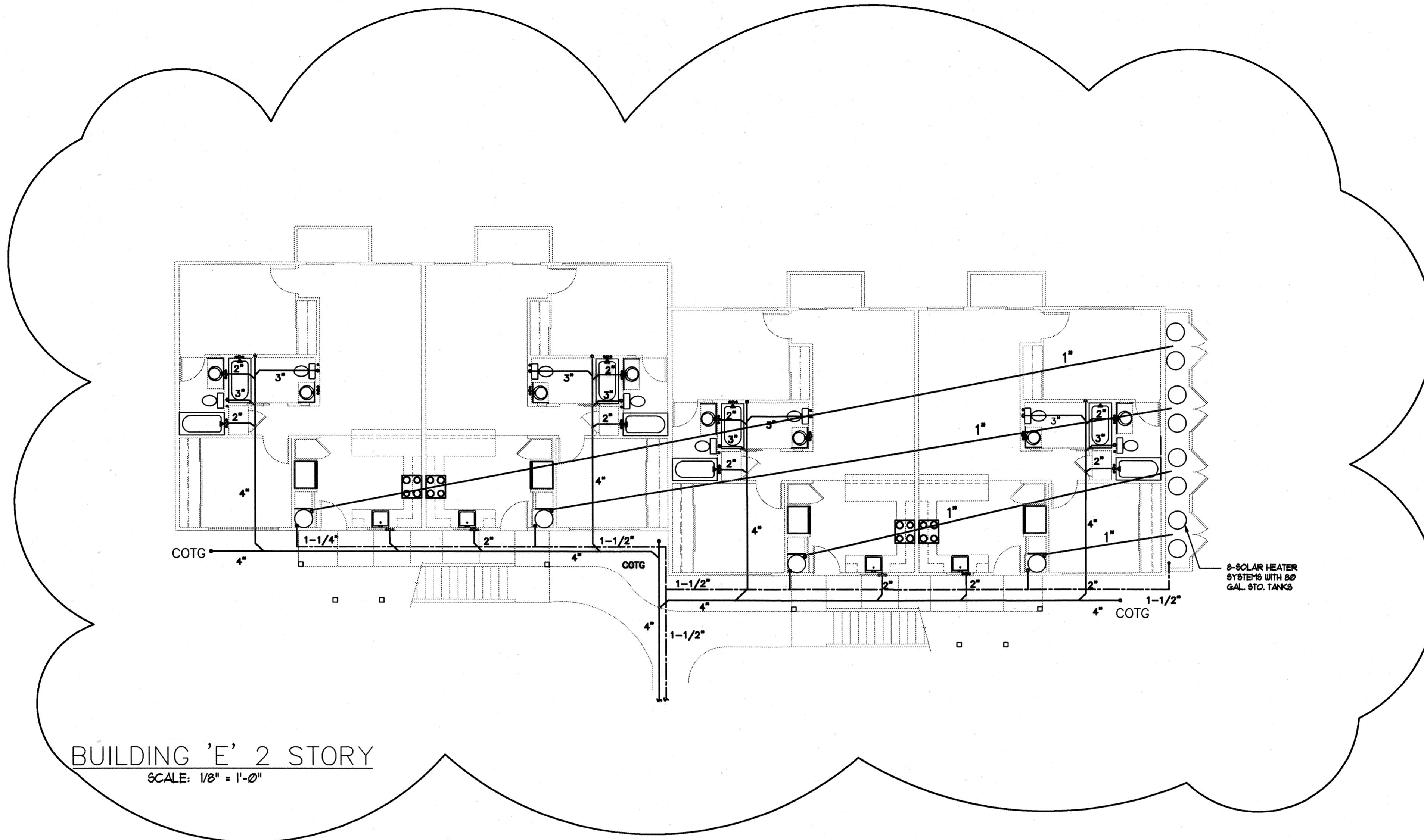
John Aveiro AIA
Vernon Inoshita AIA
Mike Goshi AIA



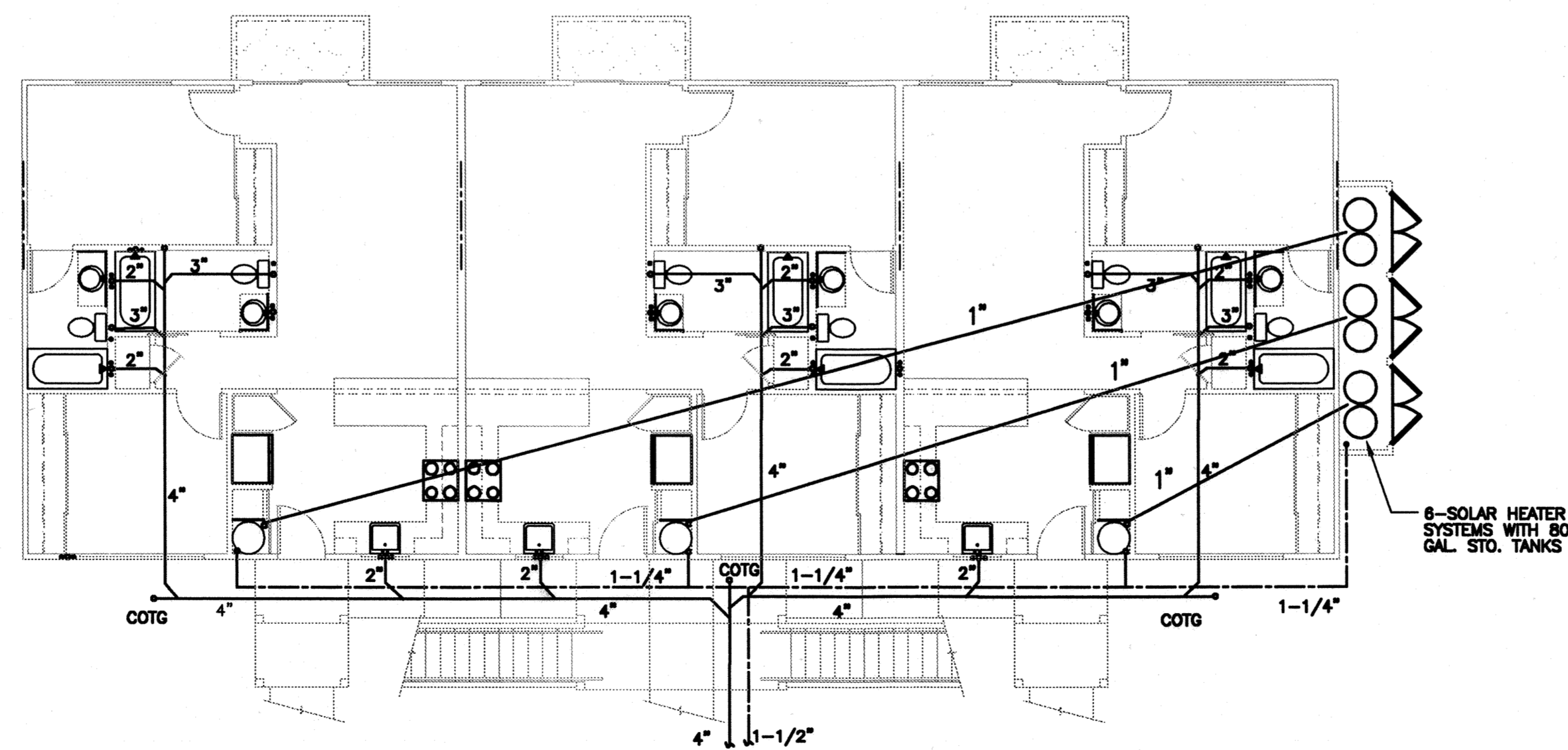
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Revision Number/Description
1 JUNE 28, 2000



BUILDING 'E' 2 STORY
SCALE: 1/8" = 1'-0"



BUILDING 'D' 2 STORY
SCALE: 1/8" = 1'-0"

SEE SHEET M-3, M-4, M-5
FOR ENLARGED UNIT PLUMBING
PLANS AND PIPING DIAGRAMS

Project Name

FRONT STREET APARTMENTS
LAHAINA, MAUI, HAWAII
TMK: (2) 4-5-03: 13, 14, 15, 38, 39, 40

Drawing Title

OVERALL BUILDING
PLUMBING PLANS

Project Number

Date

93045

26 MAY 00

Drawn

Checked

Designed

DHG

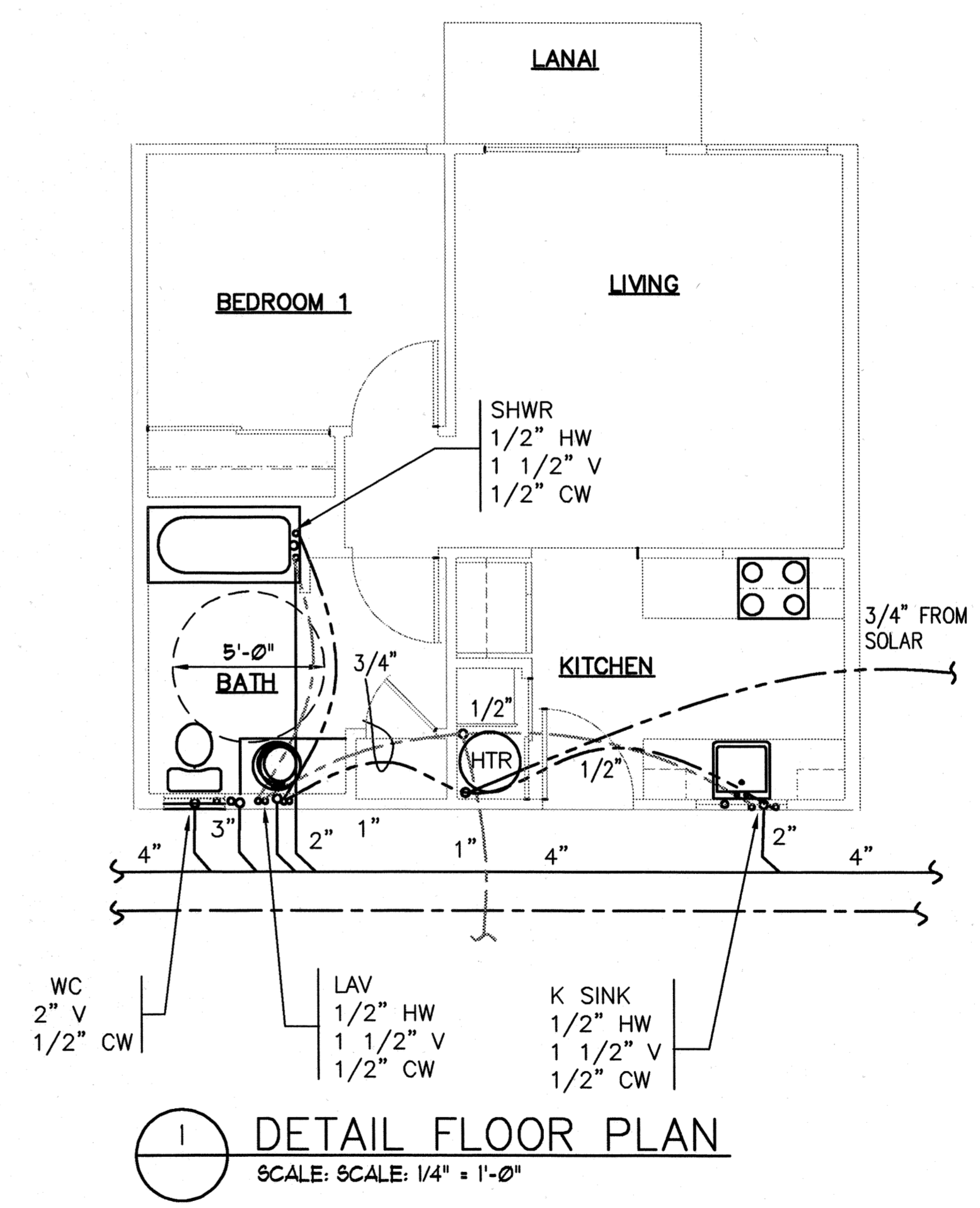
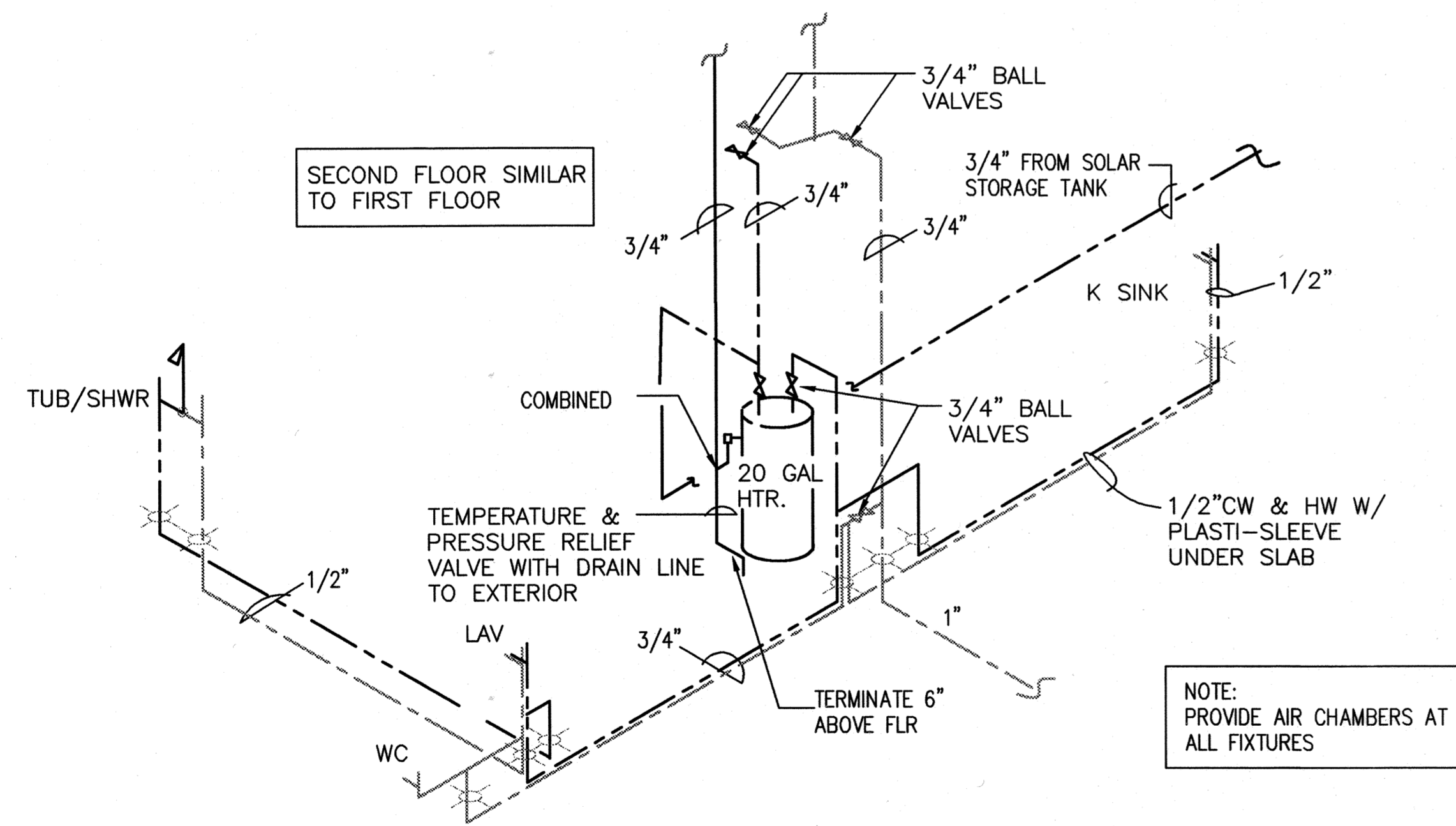
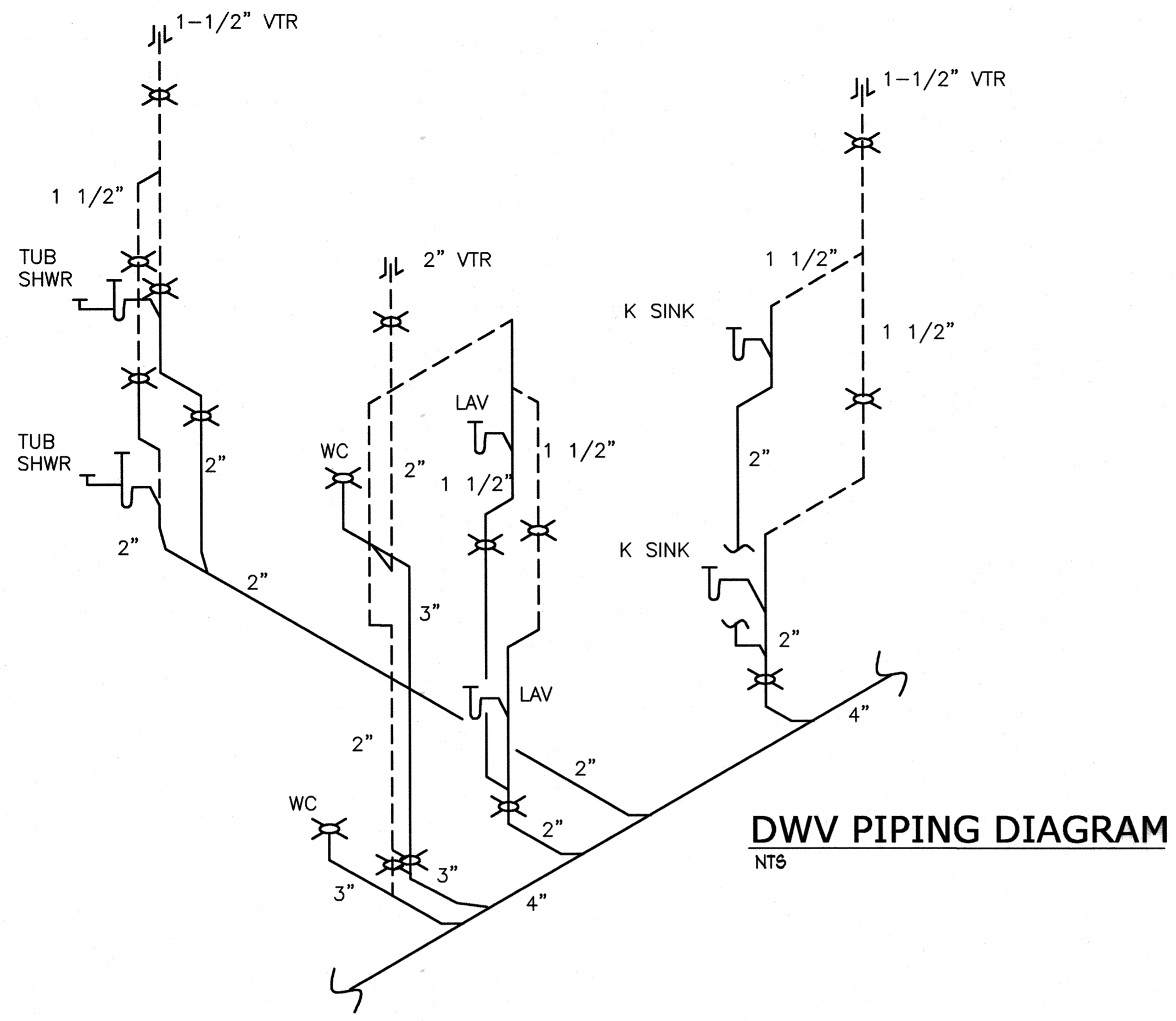
RAD

DLG

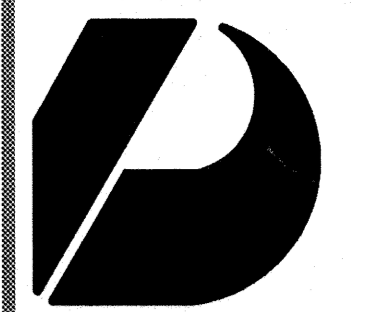
Drawing Number

M-2

Sheet No. of



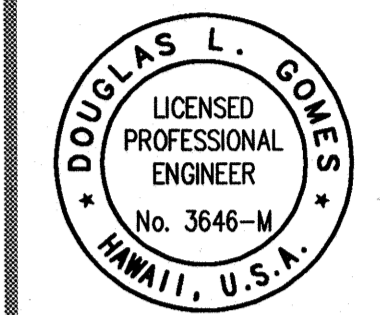
ONE BEDROOM UNIT



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Revision Number/Description

FRONT STREET APARTMENTS

LAHAINA, MAUI, HAWAII
TMK: (2) 4-5-03: 13, 14, 15, 38, 39, 40

Project Name

Drawing Title
PLUMBING PLAN AND PIPING DIAGRAMS

Project Number 992045	Date 26 MAY 00
Drawn DHG	Checked RAD
	Designed DLG

Drawing Number

M-3

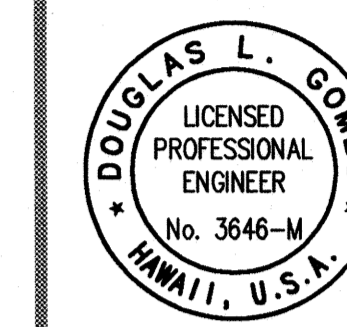
Sheet No. of



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Revision Number/Description

FRONT STREET APARTMENTS
LAHAINA, MAUI, HAWAII
TMK: (2) 4-5-03: 13, 14, 15, 38, 39, 40

Project Name

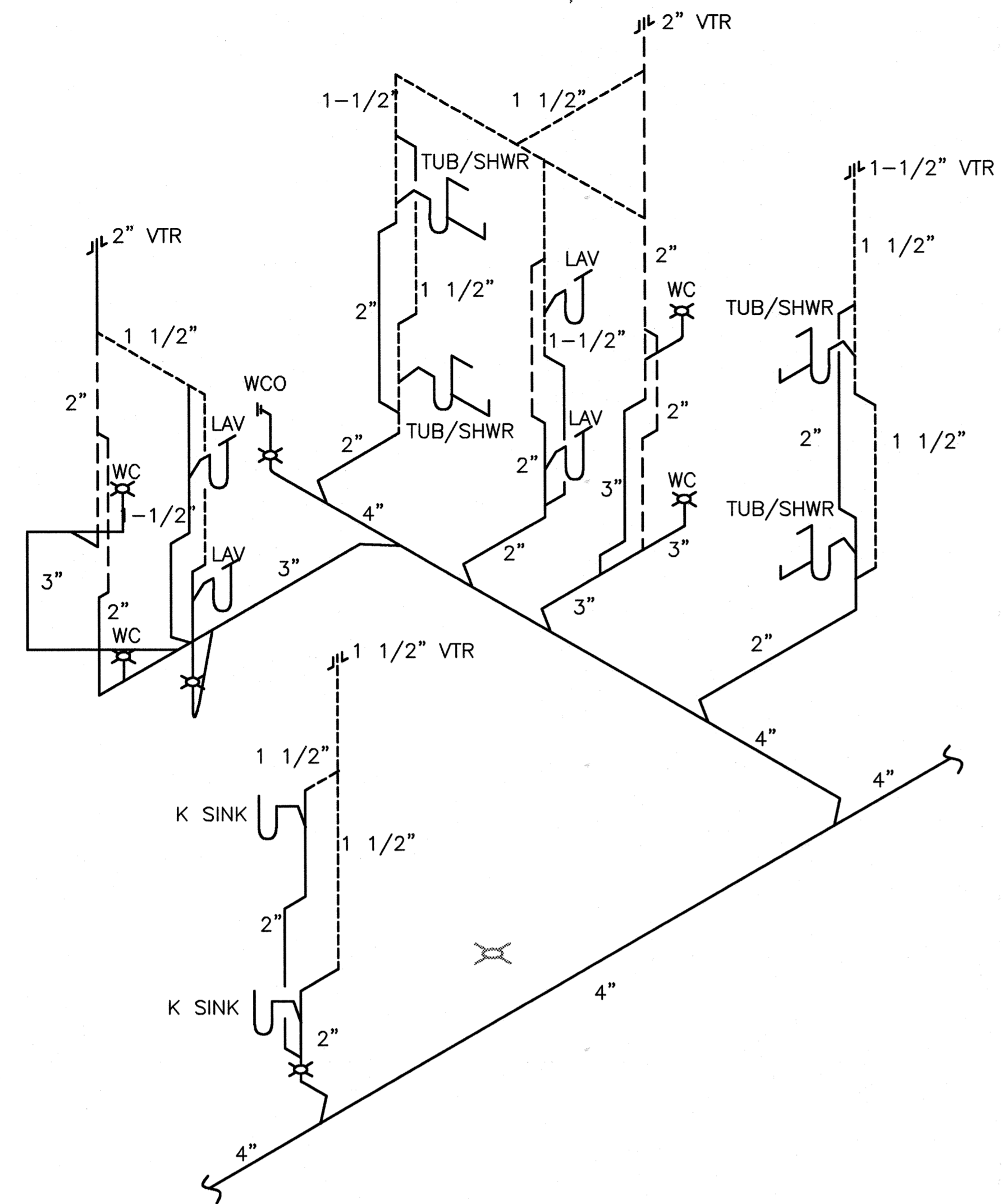
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PLUMBING PLAN AND PIPING DIAGRAMS

Project Number	Date	
99045	26 MAY 00	
Drawn	Checked	Designed
DHG	RAD	DLG

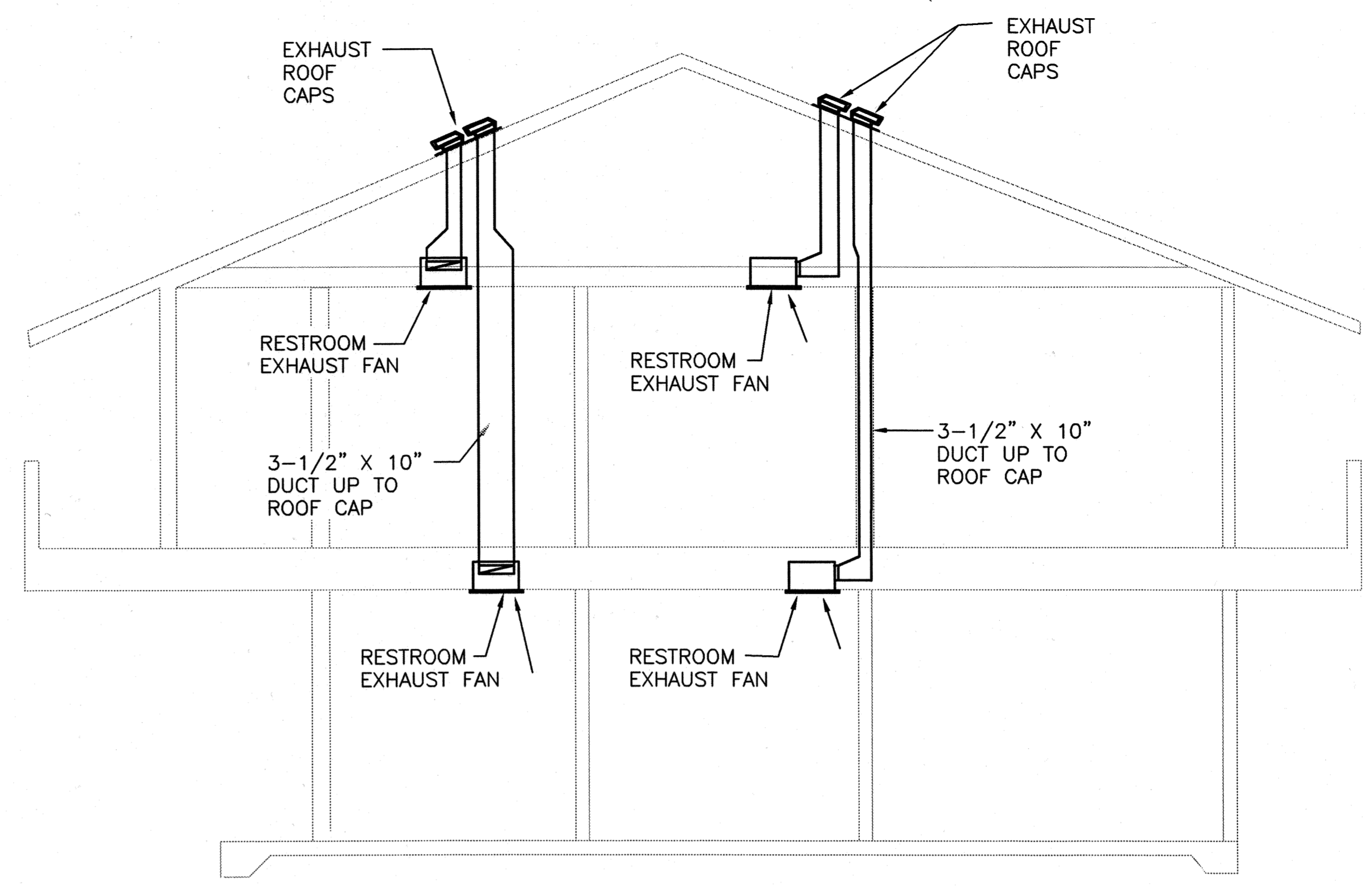
Drawing Number

M-4

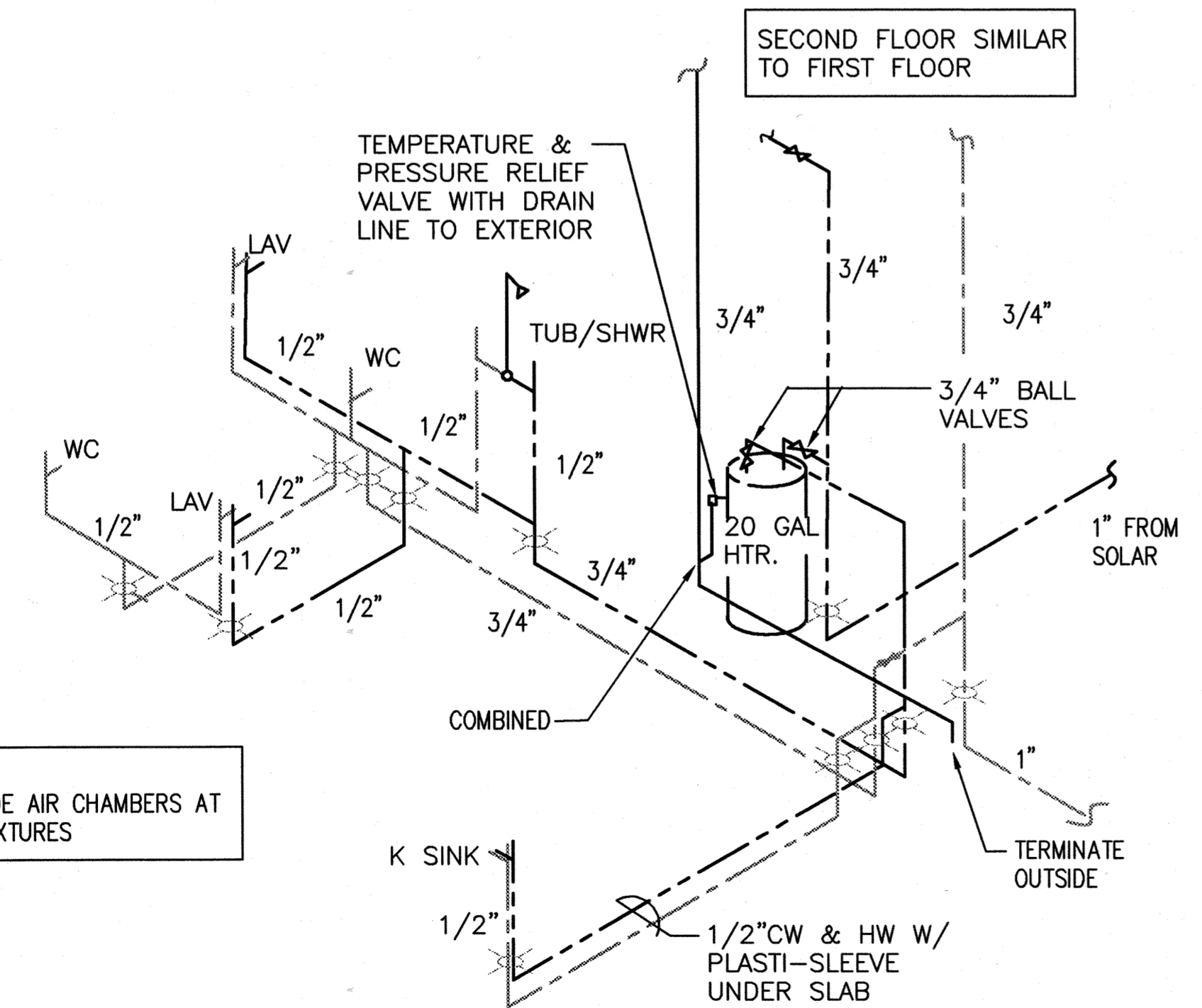
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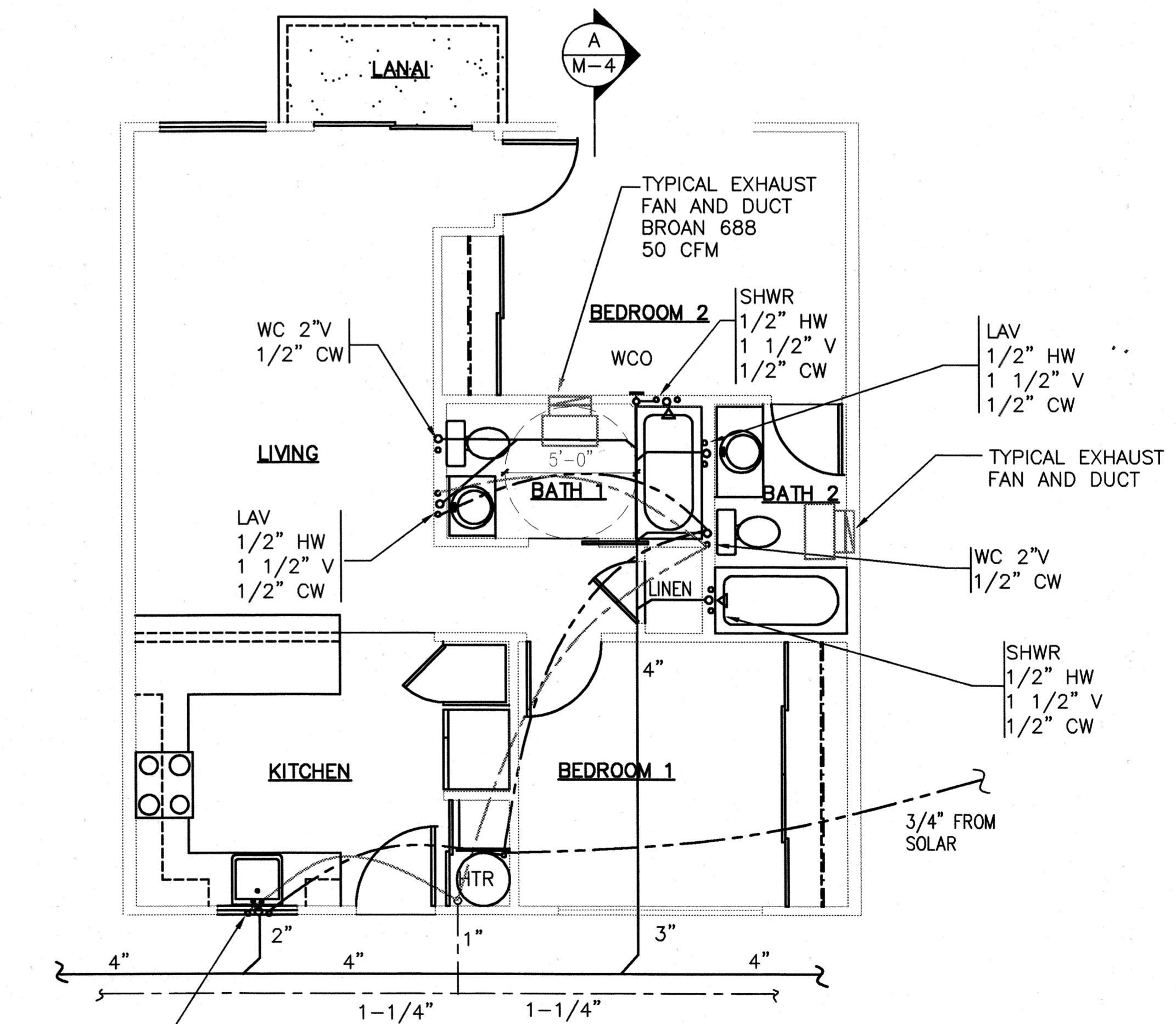
DWV PIPING DIAGRAM
NTS



A SECTION
M-4 NOT TO SCALE



HOT AND COLD WATER PIPING DIAGRAM
NTS



K SINK
1/2" HW
1 1/2" V
1/2" CW

VENTILATION PLAN
SCALE: 1/4"=1'

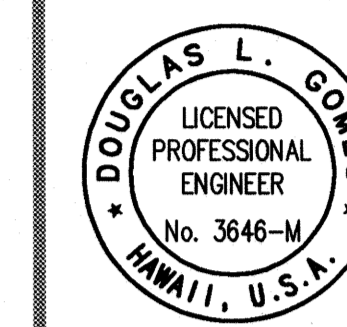
TWO BEDROOM UNIT



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Mike Goshi AIA



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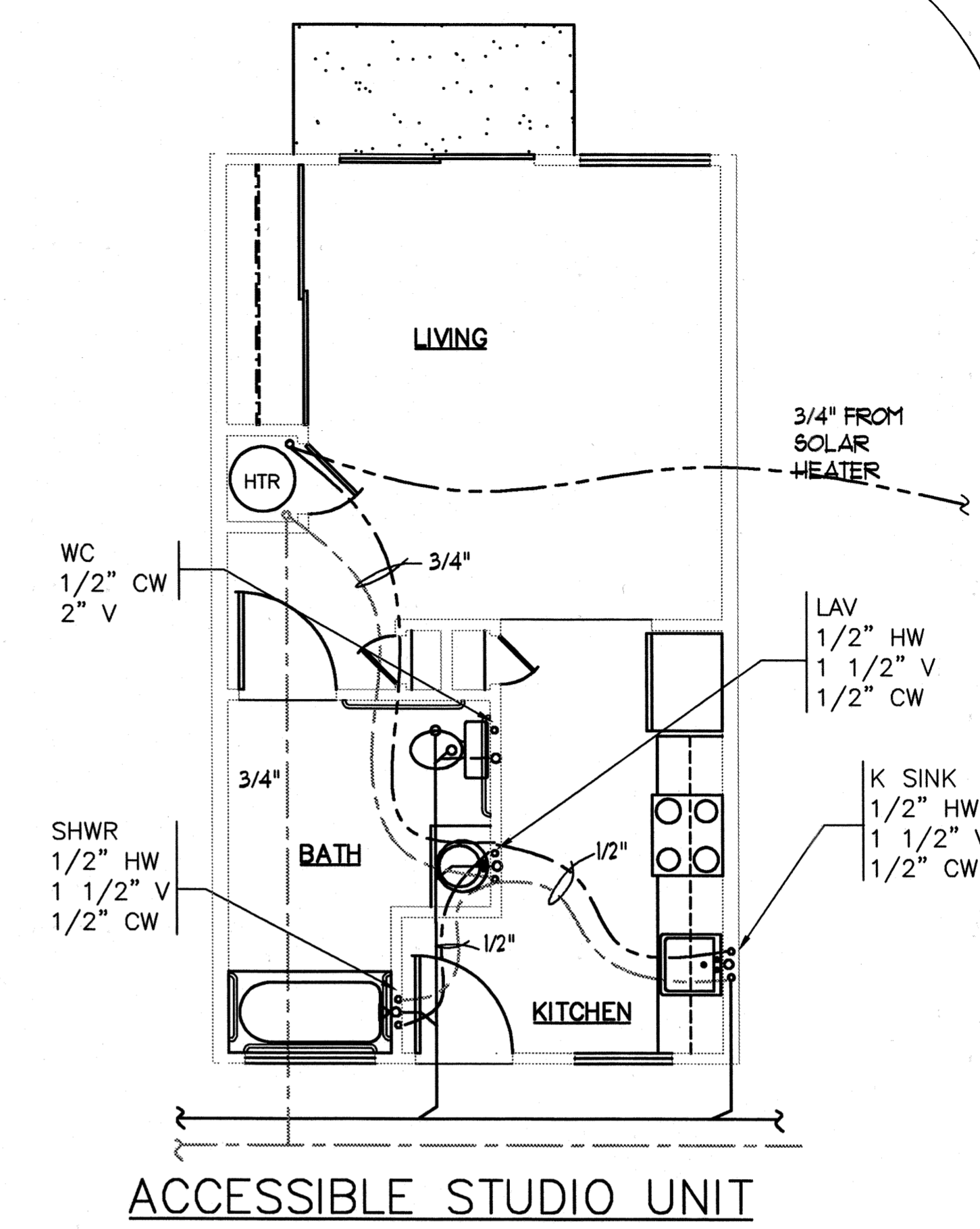
REVISED PERMIT SET

Revision Number/Description
JUNE 28, 2000

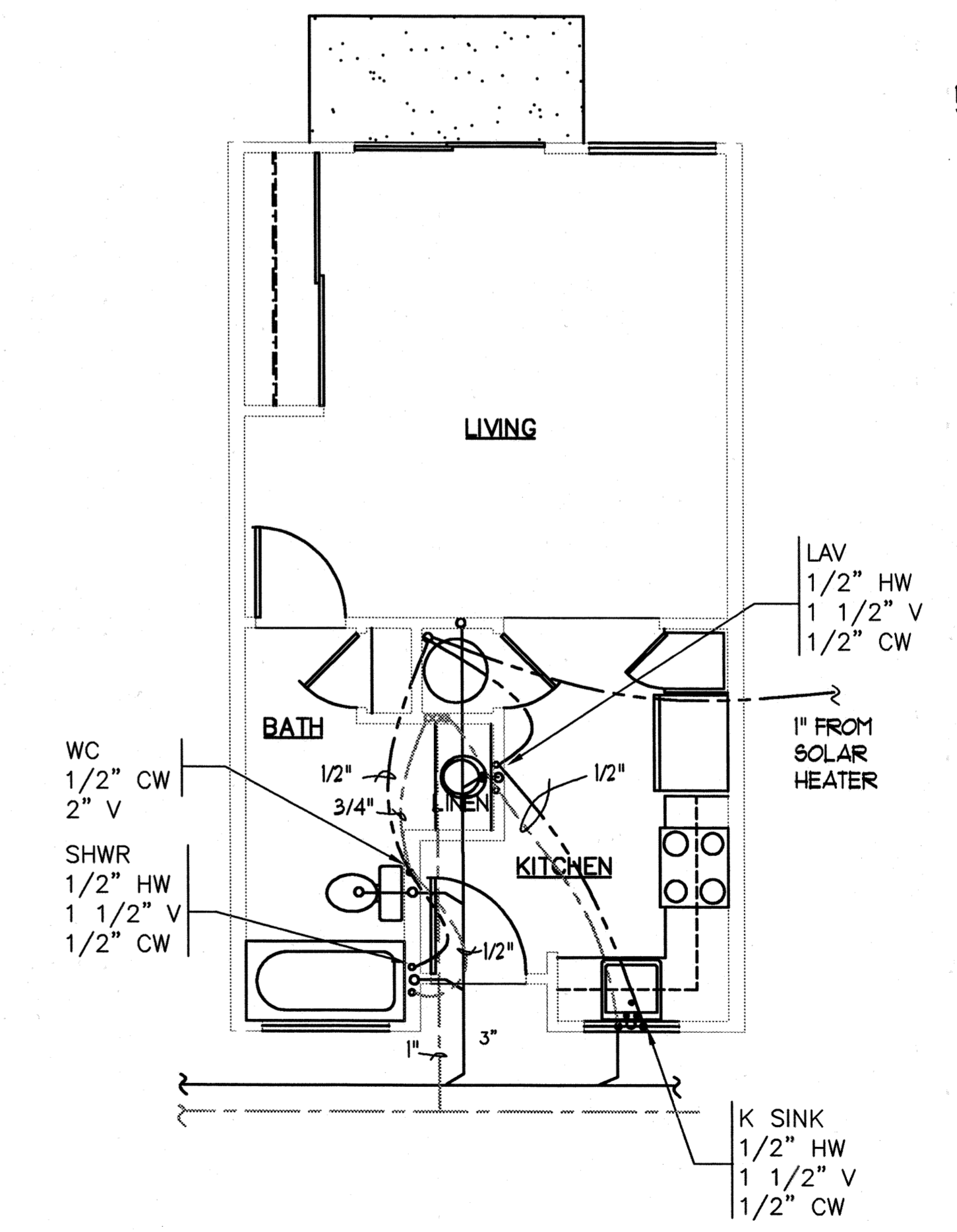
FRONT STREET APARTMENTS

LAHAINA, MAUI, HAWAII
TMK: (2) 4-5-03: 13, 14, 15, 38, 39, 40

Project Name		
Drawing Title		
FLUMBING PLAN AND PIPING DIAGRAMS		
Project Number	Date	
99045	26 MAY 00	
Drawn	Checked	Designed
DHG	RAD	DLG
Drawing Number		
M-5		
Sheet No	of	

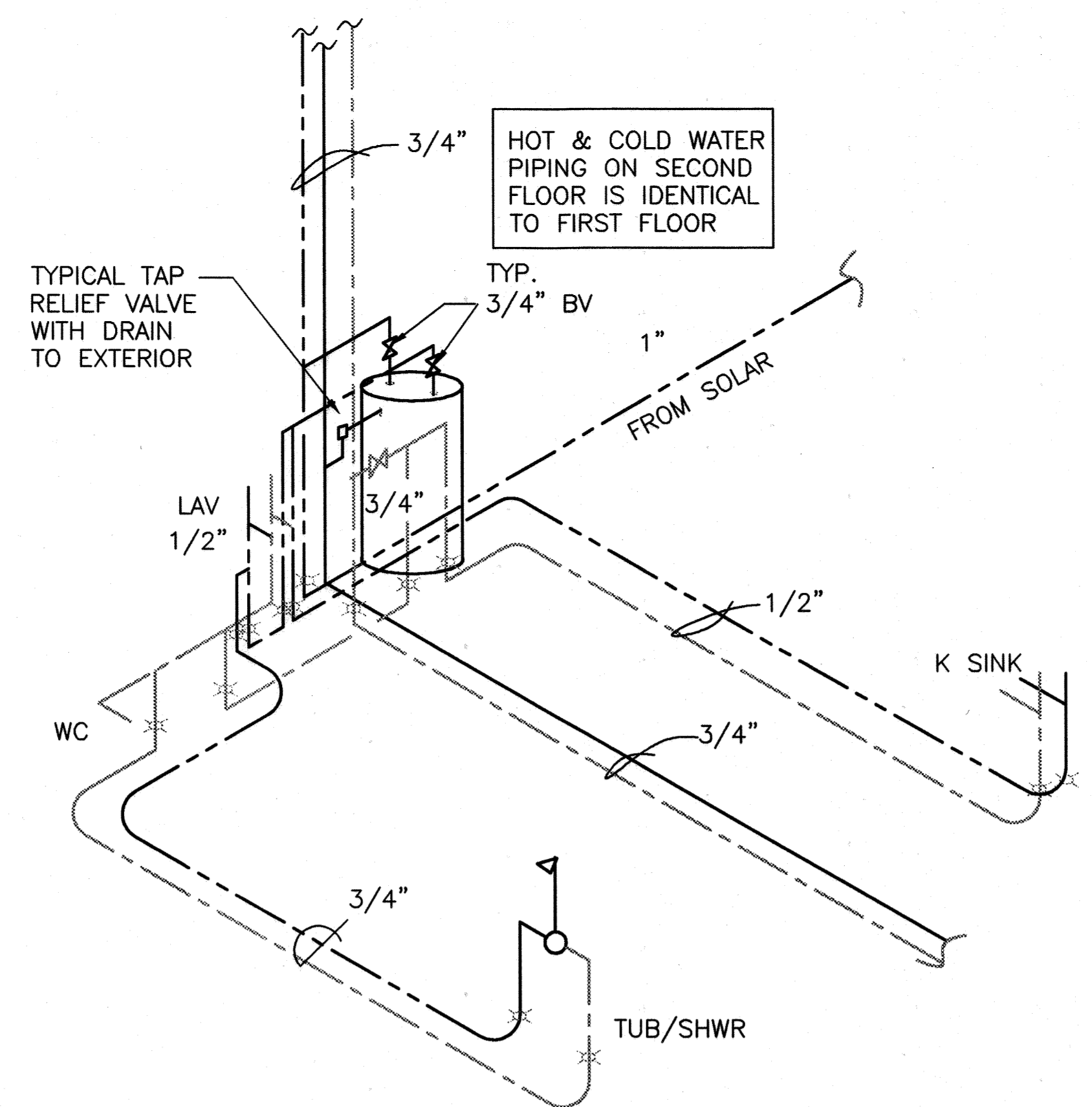


ACCESSIBLE STUDIO UNIT

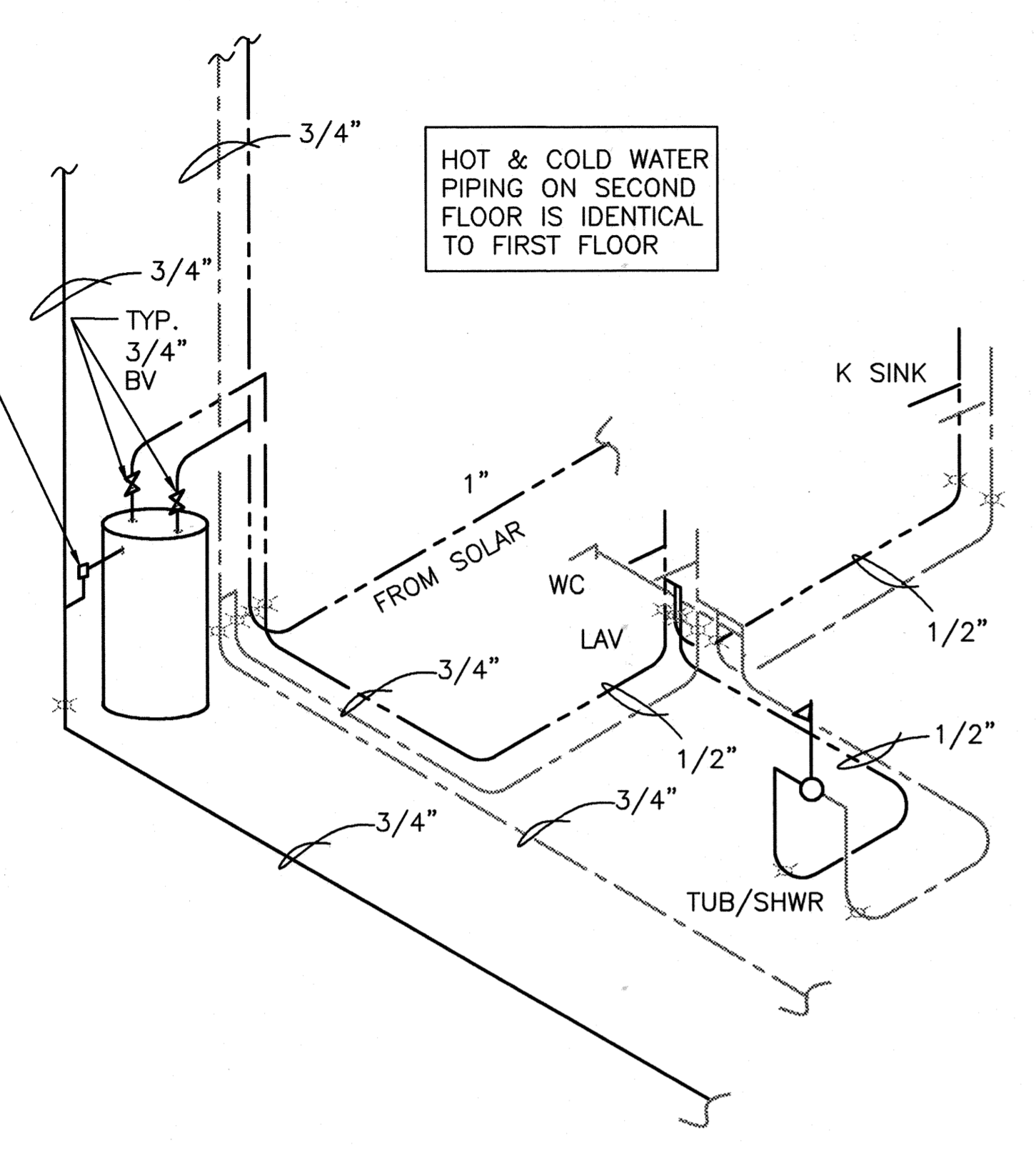


DETAIL FLOOR PLAN
SCALE: SCALE: 1/4" = 1'-0"

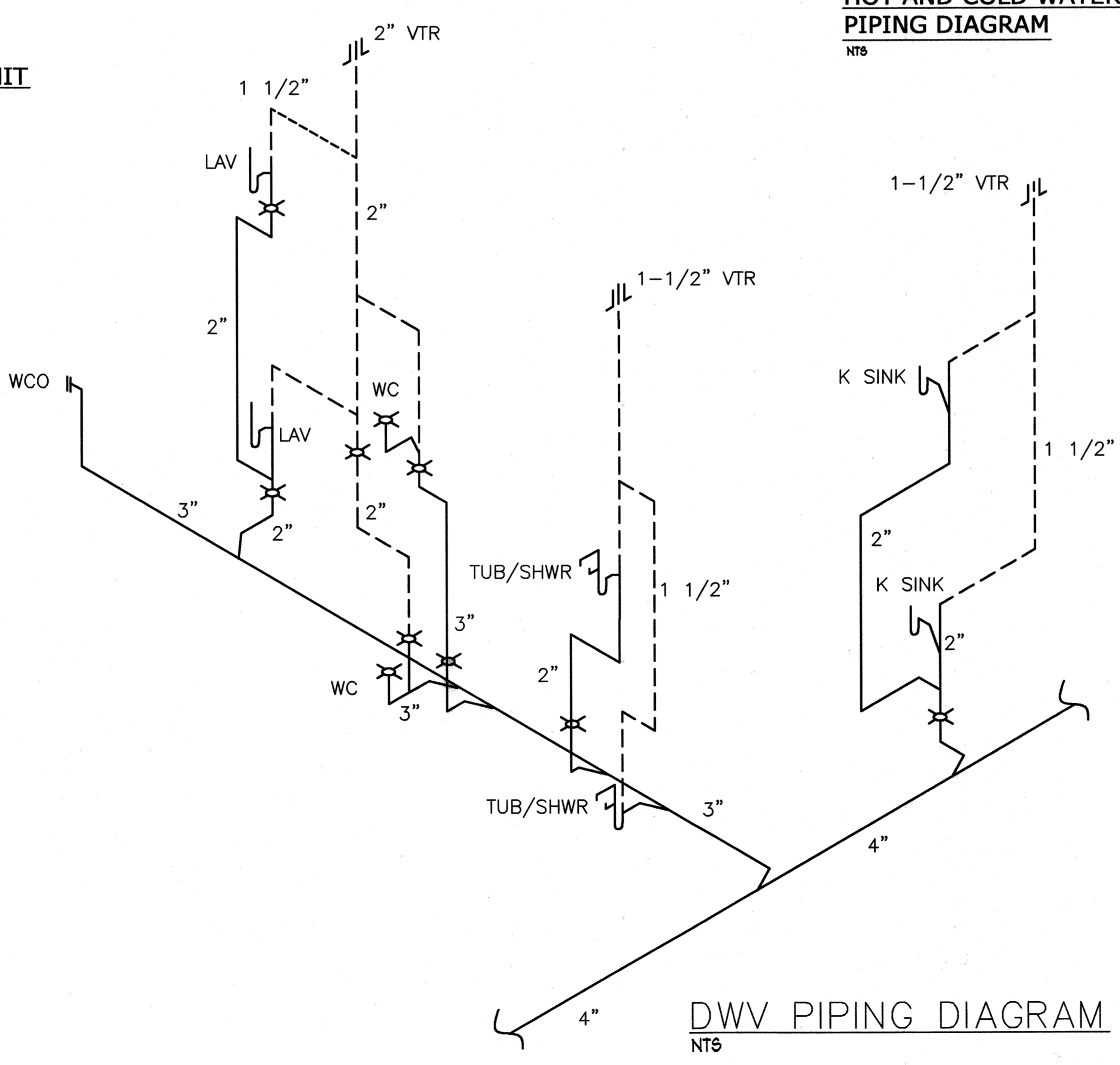
STUDIO UNIT



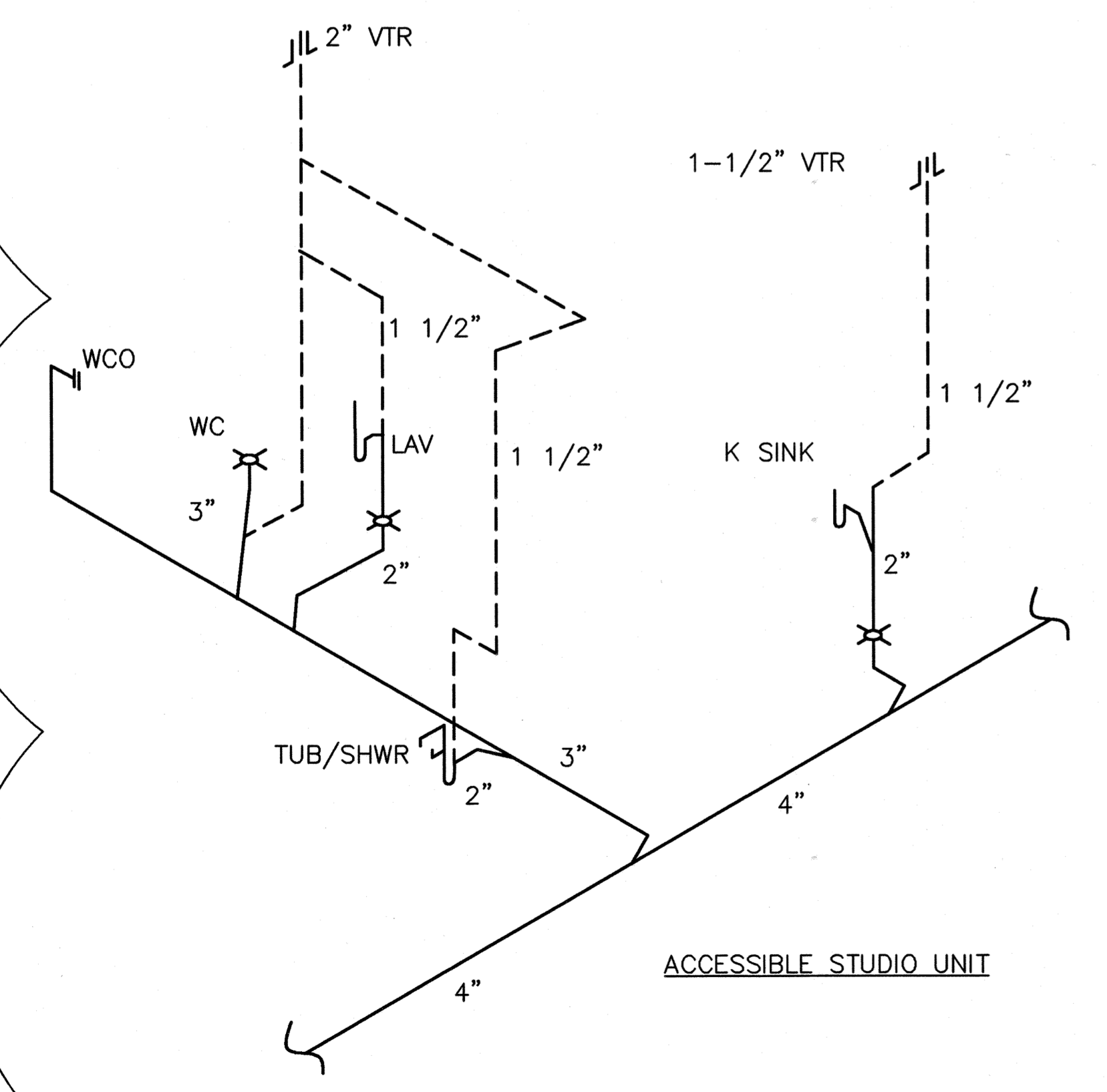
HOT AND COLD WATER PIPING DIAGRAM
NTS



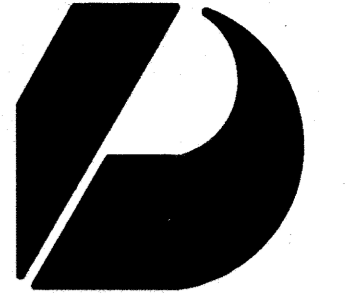
HOT AND COLD WATER PIPING DIAGRAM
ACCESSIBLE STUDIO UNIT
NTS



DWV PIPING DIAGRAM
NTS



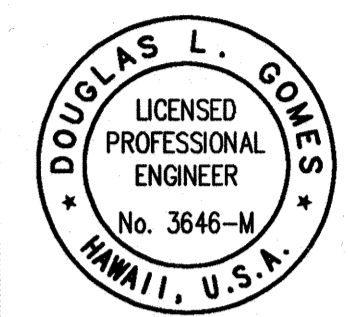
DWV PIPING DIAGRAM
NTS



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REVISED PERMIT SET

Revision Number/Description

FRONT STREET APARTMENTS

LAHAINA, MAUI, HAWAII
TMK: (2) 4-5-03: 13, 14, 15, 38, 39, 40

Project Name

Drawing Title

PLUMBING PLAN AND PIPING DIAGRAMS

Project Number

93045

Date

26 MAY 00

Drawn

Checked

Designed

DHG

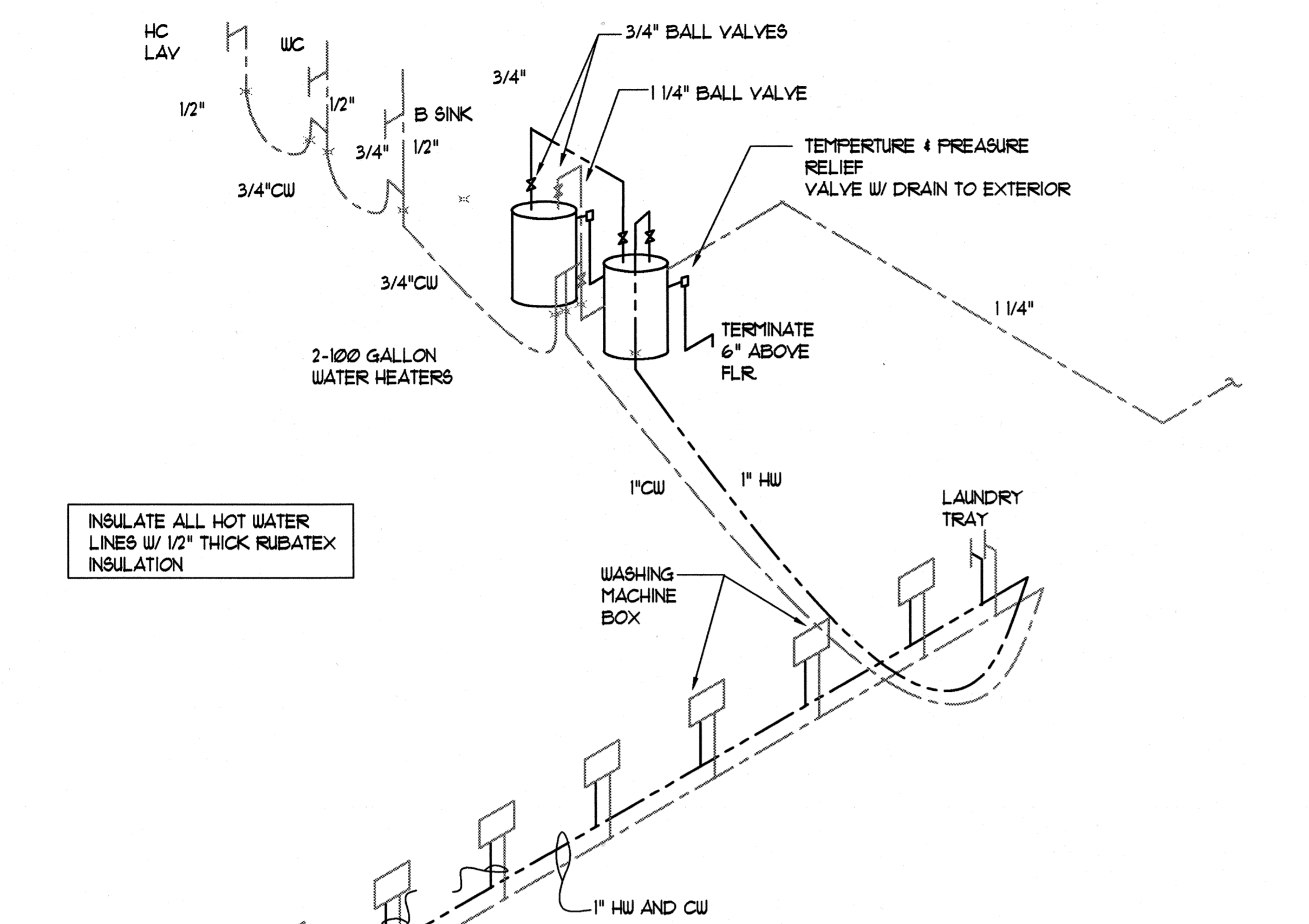
RAD

DLG

Drawing Number

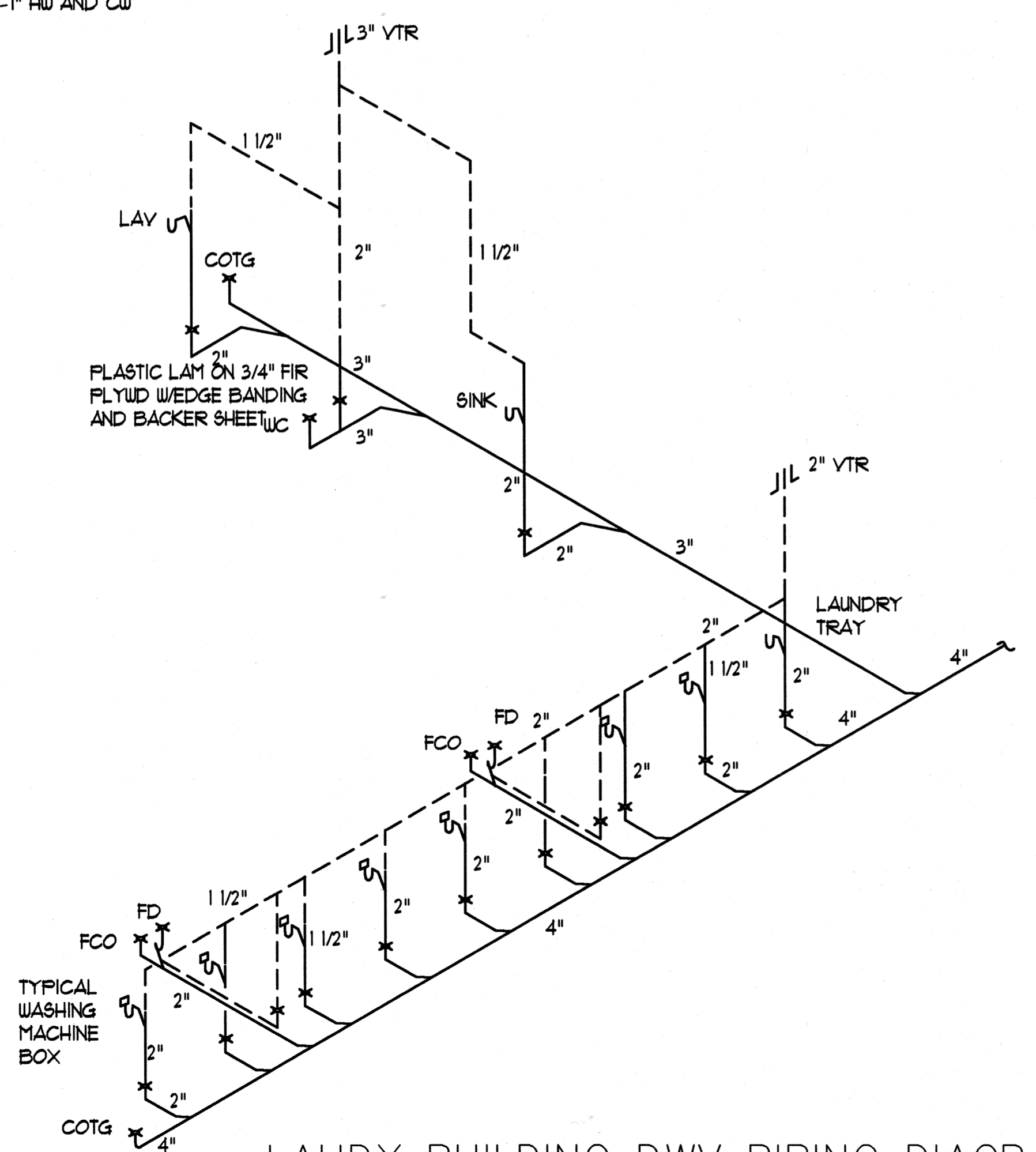
M-6

Sheet No of



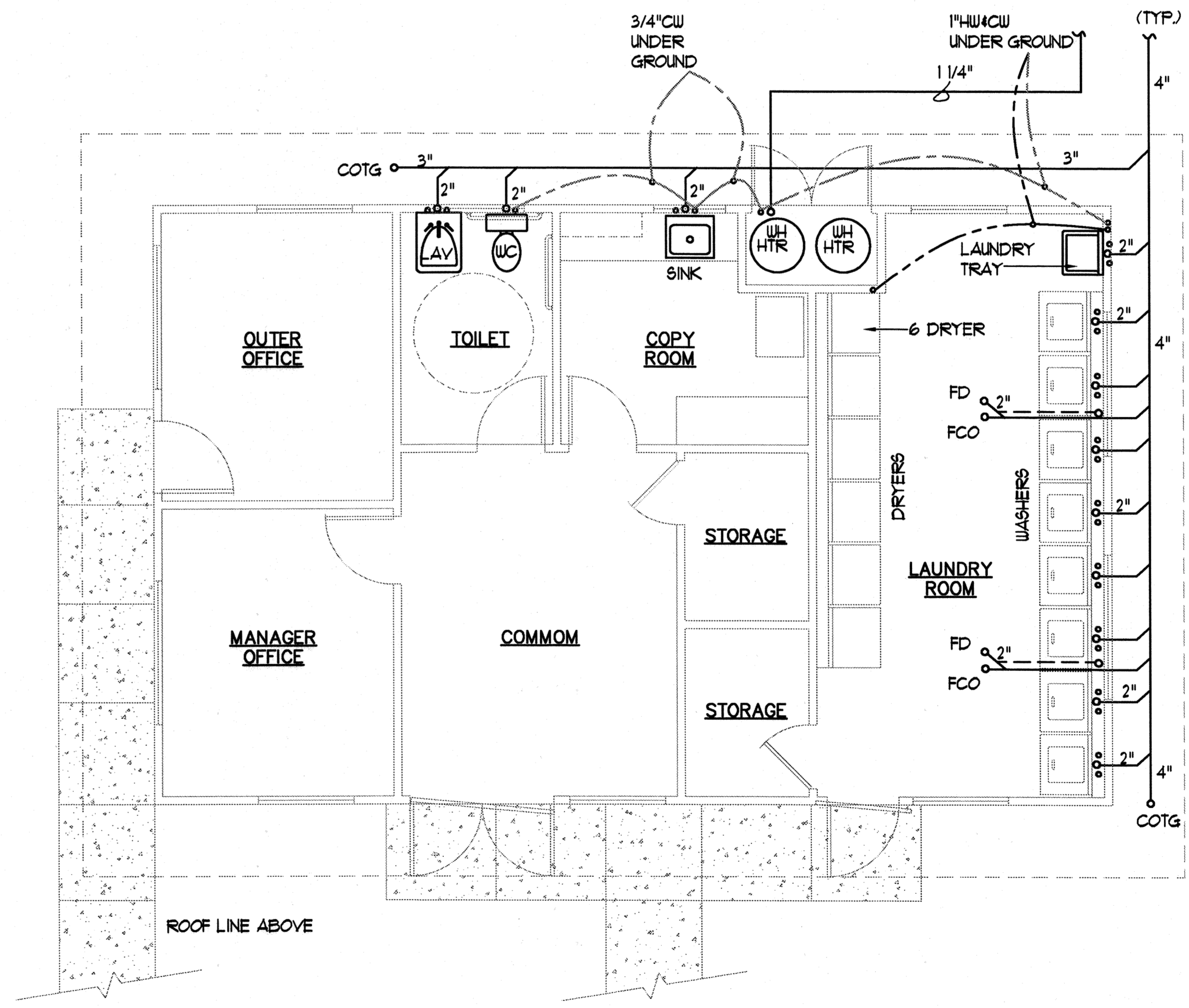
HOT AND COLD WATER PIPING DIAGRAM

NTS



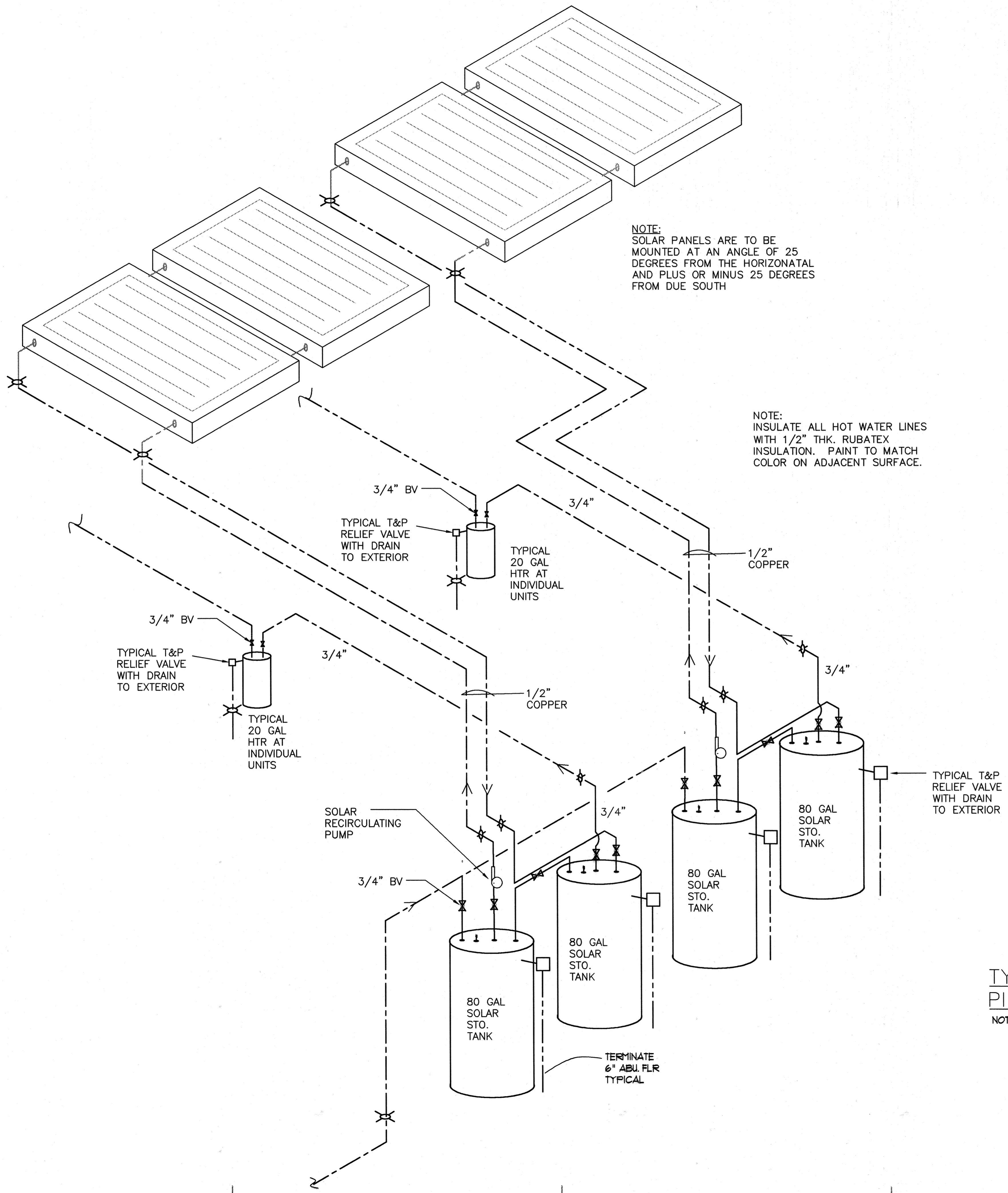
LAUDY BUILDING DWV PIPING DIAGRAM

NTS



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

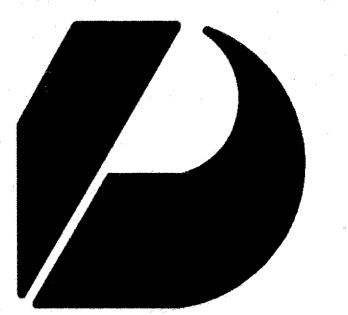
LAUNDRY BUILDING



NOTE:
SOLAR PANELS ARE TO BE
MOUNTED AT AN ANGLE OF 25
DEGREES FROM THE HORIZONATAL
AND PLUS OR MINUS 25 DEGREES
FROM DUE SOUTH

NOTE:
INSULATE ALL HOT WATER LINES
WITH 1/2" THK. RUBATEX
INSULATION. PAINT TO MATCH
COLOR ON ADJACENT SURFACE.

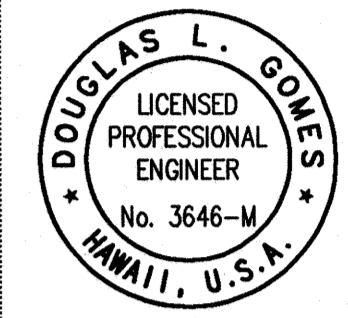
TYPICAL SOLAR HOT WATER SYSTEM
PIPING DIAGRAM
NOT TO SCALE



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Vernon Inoshita AIA
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REVISED PERMIT SET

Revision Number/Description

FRONT STREET APARTMENTS

LAHAINA, MAUI, HAWAII
TMK: (2) 4-5-03: 13, 14, 15, 38, 39, 40

Project Name

Drawing Title

TYPICAL SOLAR HOT WATER SYSTEM

Project Number	Date
99045	26 MAY 00

Drawn	Checked	Designed
DHG	RAD	DLG

Drawing Number

M-7

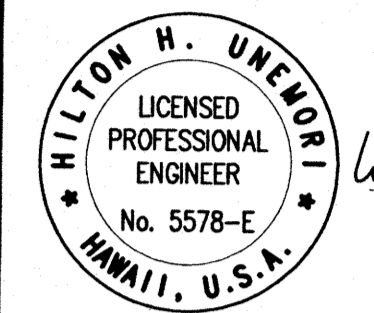
Sheet No of



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Architects Interior Designers Planning Graphics

John Aveiro AIA Vernon Inoshita AIA Mike Goshi AIA



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Revision Number/Description

REVISED PERMIT SET

FRONT STREET APARTMENTS LAHAINA, MAUI, HAWAII

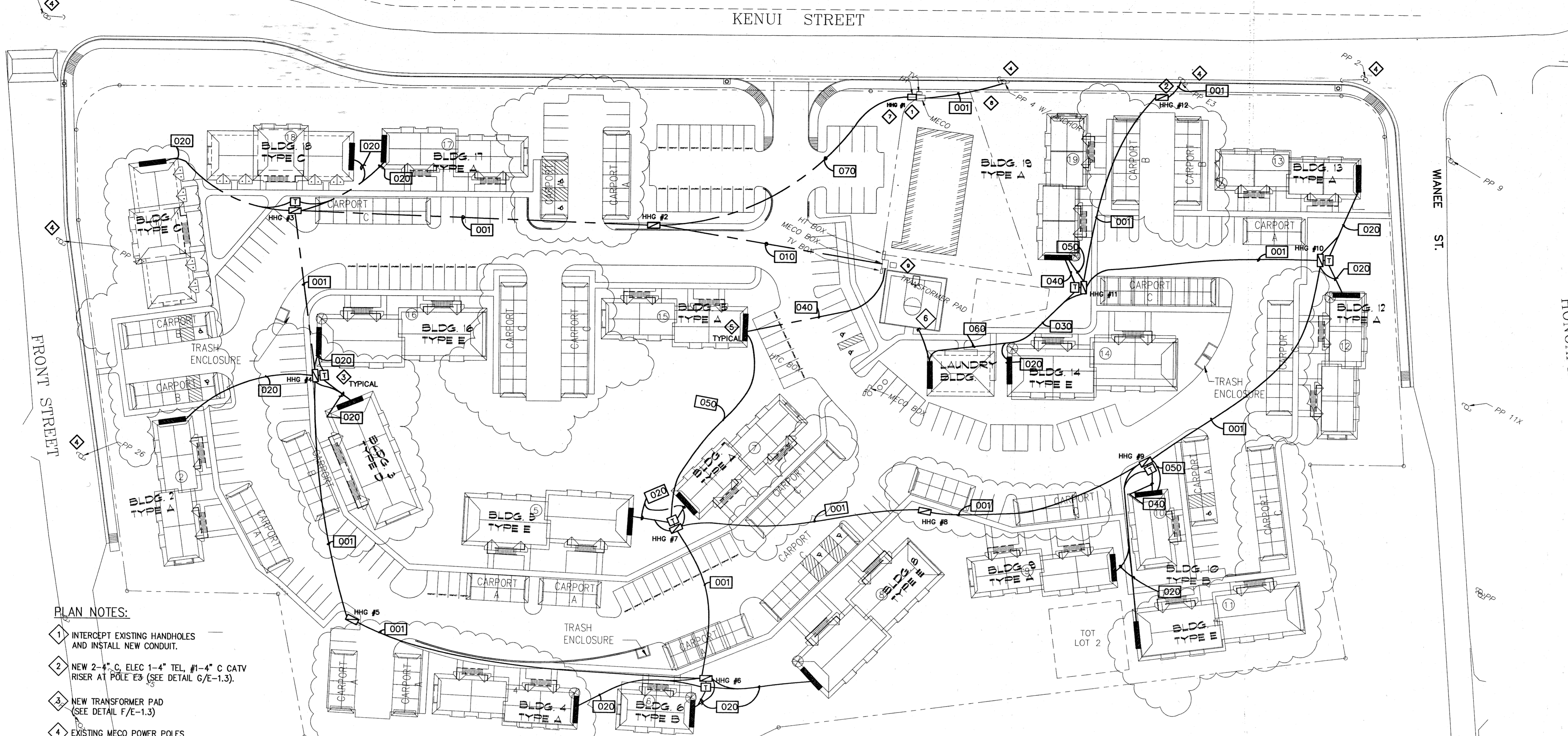
TMK: (2) 4-5-03: 13, 14, 15, 38, 39, 40

Project Name

Drawing Title ELECTRICAL SITE PLAN

Project Number 99026 Date 26 MAY 00 Drawn JF Checked HU Designed MR

Drawing Number E-1.0 Sheet No of



PLAN NOTES:

- 1 INTERCEPT EXISTING HANDHOLES AND INSTALL NEW CONDUIT.
2 NEW 2-4" C. ELEC 1-4" TEL, #1-4" C CATV RISER AT POLE E3 (SEE DETAIL G/E-1.3).
3 NEW TRANSFORMER PAD (SEE DETAIL F/E-1.3)
4 EXISTING MECO POWER POLES TO BE RELOCATED TO ACCOMMODATE REVISED ROADWAY. (SEE MECO PLANS)
5 ELECTRICAL SERVICE EQUIPMENT (SEE DETAILS SHEET E-1.5)
6 2" C STUB AND CAP FOR FUTURE IRRIGATION PUMP CONNECTION.
7 REPLACE EXISTING HTCO HANDHOLE W/ NEW 3'X5' HANDHOLE
8 NEW 1-4" C TEL RISER TO PP 4 (SEE DETAIL G/E 1-3)
9 EXISTING 3'X5' MECO HANDHOLE AND TRANSFORMER.

GENERAL NOTE:

1. SERVICE ENTRANCE AND REQUIREMENTS SUBJECT TO UTILITY COMPANY REVIEW AND APPROVAL.

ELECTRICAL SITE PLAN SCALE: 1" = 40'

APPROVALS: MAUI ELECTRIC COMPANY DATE GTE HAWAIIAN TELEPHONE COMPANY DATE HAWAIIAN CABLEVISION DATE

SITE SYMBOL LEGEND:

- PARKING POLE LIGHT: SEE DETAIL A/E-1.3
AREA POLE LIGHT: SEE DETAIL B/E-1.3
WALKWAY LIGHT: SEE DETAIL C/E-1.3
CARPORT LIGHT FIXTURE
HANDHOLE GROUP, SEE HANDHOLE GROUP SCHEDULE
1'X2' HANDHOLE FOR LANDSCAPE LIGHTS
MECO PAD MOUNTED TRANSFORMER (SEE MECO DRAWINGS FOR DETAILS)
HHG/MHG HANDHOLE/MANHOLE GROUP DESIGNATION
CONDUIT SCHEDULE DESIGNATION
SERVICE EQUIPMENT

BACKFILL TYPES:

TYPE 'A' - BEACH SAND, EARTH, OR EARTH AND GRAVEL. IF EARTH AND GRAVEL, THE MAXIMUM ROCK SIZE SHALL BE 1" AND THE MIXTURE SHALL CONTAIN NOT MORE THAN 20% BY VOLUME OF ROCK PARTICLES.
TYPE 'B' - BEACH SAND, EARTH, OR EARTH AND GRAVEL. IF EARTH AND GRAVEL, THE MIXTURE MUST PASS A 1/2" MESH SCREEN AND CONTAIN NOT MORE THAN 20% BY VOLUME OF ROCK PARTICLES. CORAL OR CORAL WASTE WILL NOT BE ACCEPTABLE.

NOTE: SIZES AND NUMBER OF DUCTS AS INDICATED ON ELECTRICAL SITE PLAN.

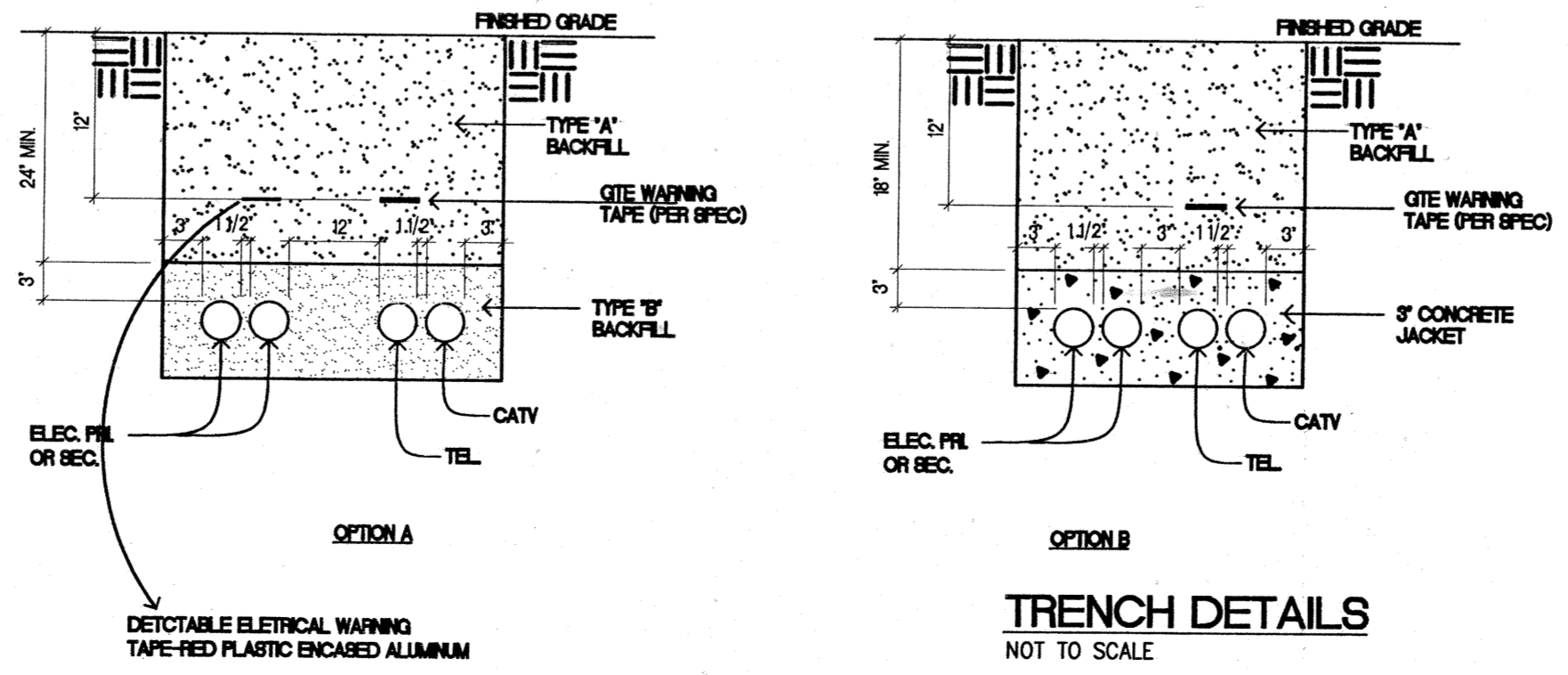
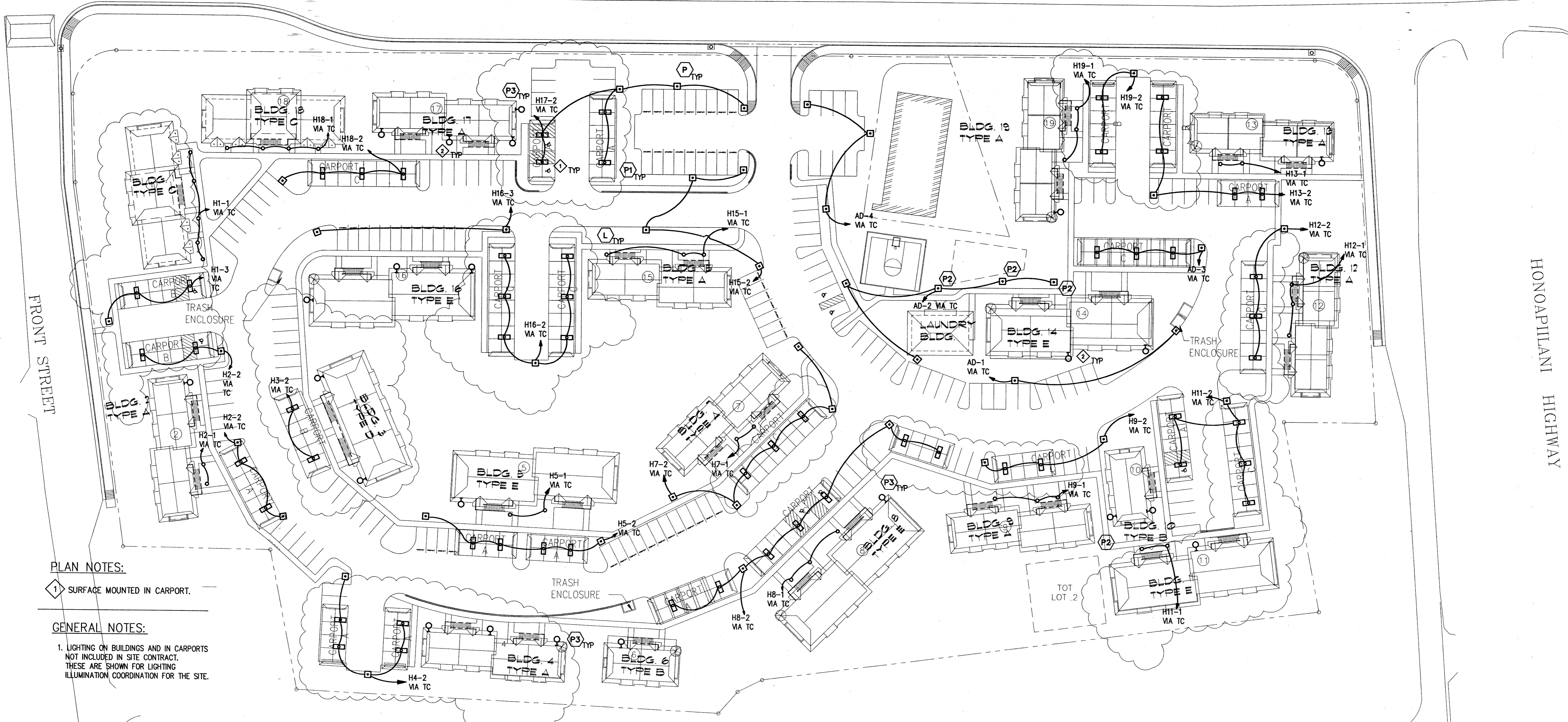


Table with 5 columns: NO., ELEC. (PRI.), ELEC. (SEC.), TEL, CATV. Lists conduit specifications for various line numbers (001, 010, 020, etc.).

Table with 4 columns: HHG/MHG #, ELEC, TEL, CATV. Lists handhole specifications for 12 different locations (HHG #1 to #12).

* EXISTING

KENUI STREET



PLAN NOTES:

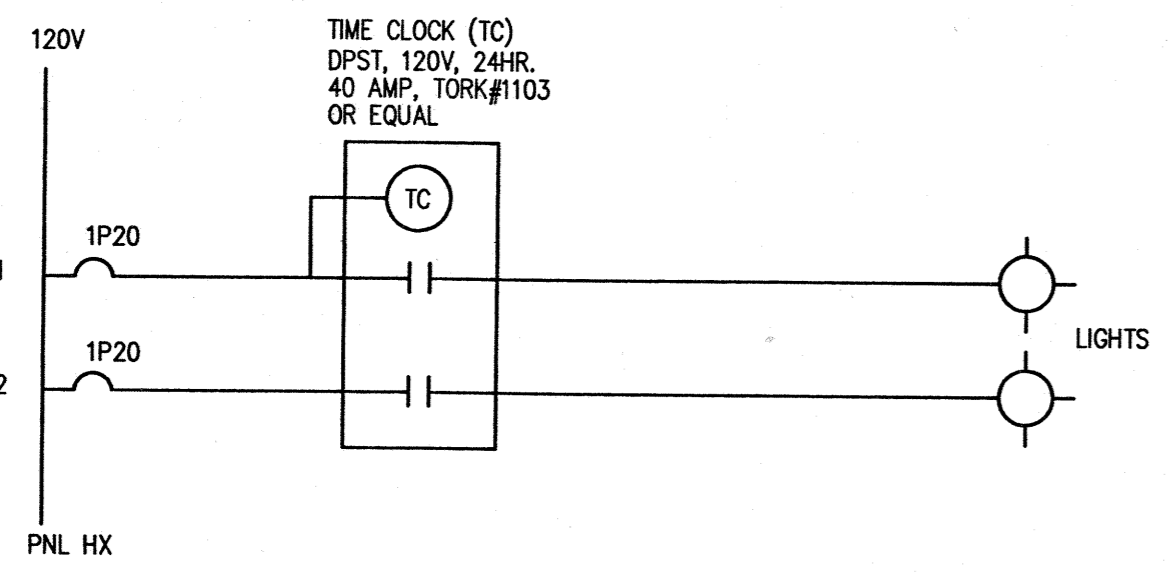
- ① SURFACE MOUNTED IN CARPORT.

GENERAL NOTES:

- LIGHTING ON BUILDINGS AND IN CARPORTS NOT INCLUDED IN SITE CONTRACT. THESE ARE SHOWN FOR LIGHTING ILLUMINATION COORDINATION FOR THE SITE.

ELECTRICAL SITE PLAN

SCALE: 1" = 40'



TYPICAL LIGHTING CONTROL DIAGRAM

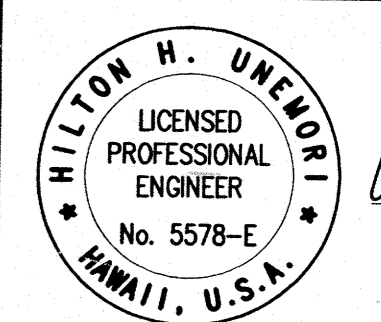
NO SCALE



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Revision Number/Description

FRONT STREET APARTMENTS

LAHAINA, MAUI, HAWAII
TYK: (2) 4-5-03: 13, 14, 15, 38, 39, 40

Project Name		Drawing Title	
FRONT STREET APARTMENTS		LIGHTING SITE PLAN	
Project Number	Date	Project Number	Date
99026	26 MAY 00	99026	26 MAY 00
Drawn	Checked	Designed	
JF	HU	MR	
Drawing Number		Drawing Number	
E-1.1		E-1.1	
Sheet No of		Sheet No of	



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BUILDING TYPE A, 8-ONE BEDROOM UNITS
(BUILDINGS #2, #4, #7, #9, #12, #13, #15, #17, & #19)

GENERAL LIGHTING: 8 UNITS X 3VA/S.F. X 528 S.F.	12,672VA
SMALL APPLIANCE: 2 X 1,500VA X 8 UNITS	24,000VA
	18,336VA
NEC 220-11	
FIRST 3,000VA @ 100%	3,000VA
REMAINDER @ 35%	11,785VA
SUBTOTAL	14,785VA
RANGE PER NEC T220-19	23,000VA
DRYER PER NEC T220-18, 8 X 5,000VA @ 60%	24,000VA
APPLIANCE LOAD @ 75% PER NEC 220-17	
REFRIGERATOR 8 X 500VA	36,000VA
WATER HEATER 8 X 4,500VA	4,000VA
DISPOSAL 8 X 1,470VA	11,760VA
SUBTOTAL	51,760VA
TOTAL	100,605VA
	419A
	@ 240V, 1PH.

BUILDING TYPE C, 8-ONE BEDROOM UNITS
(BUILDINGS #1 & #18)

GENERAL LIGHTING: 8 UNITS X 3VA/S.F. X 448 S.F.	10,752VA
SMALL APPLIANCE: 2 X 1,500VA X 8 UNITS	24,000VA
	34,752VA
NEC 220-11	
FIRST 3,000VA @ 100%	3,000VA
REMAINDER @ 35%	11,113VA
SUBTOTAL	14,113VA
RANGE PER NEC T220-19	23,000VA
DRYER PER NEC T220-18, 8 X 5,000VA @ 60%	24,000VA
APPLIANCE LOAD @ 75% PER NEC 220-17	
REFRIGERATOR 8 X 500VA	36,000VA
WATER HEATER 8 X 4,500VA	4,000VA
DISPOSAL 8 X 1,470VA	11,760VA
SUBTOTAL	51,760VA
TOTAL	99,933VA
	416A
	@ 240V, 1PH.

BUILDING TYPE B, 4-ONE BEDROOM UNITS
(BUILDINGS #6 & #10)

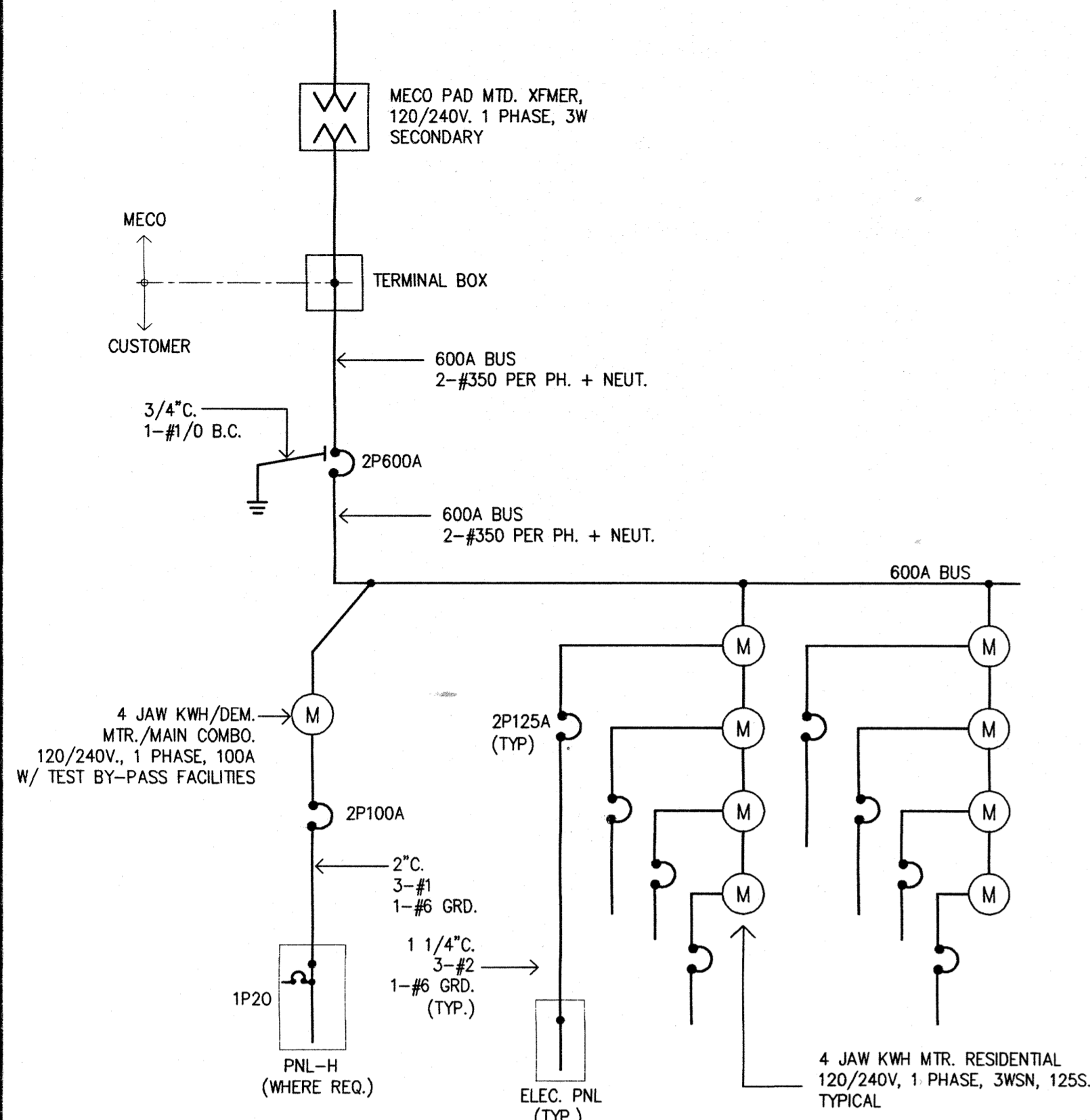
GENERAL LIGHTING: 8 UNITS X 3VA/S.F. X 528 S.F.	6,336VA
SMALL APPLIANCE: 2 X 1,500VA X 4 UNITS	12,000VA
	18,336VA
NEC 220-11	
FIRST 3,000VA @ 100%	3,000VA
REMAINDER @ 35%	5,367VA
SUBTOTAL	8,367VA
RANGE PER NEC T220-19	16,000VA
DRYER PER NEC T220-18	20,000VA
APPLIANCE LOAD @ 75% PER NEC 220-17	
REFRIGERATOR 4 X 500VA	18,000VA
WATER HEATER 4 X 4,500VA	2,000VA
DISPOSAL 4 X 1,470VA	5,880VA
SUBTOTAL	25,880VA
TOTAL	63,777VA
	256A
	@ 240V, 1PH.

BUILDING TYPE D, 8-TWO BEDROOM UNITS
(BUILDINGS #3, #5, #8, #11, #14, & #19)

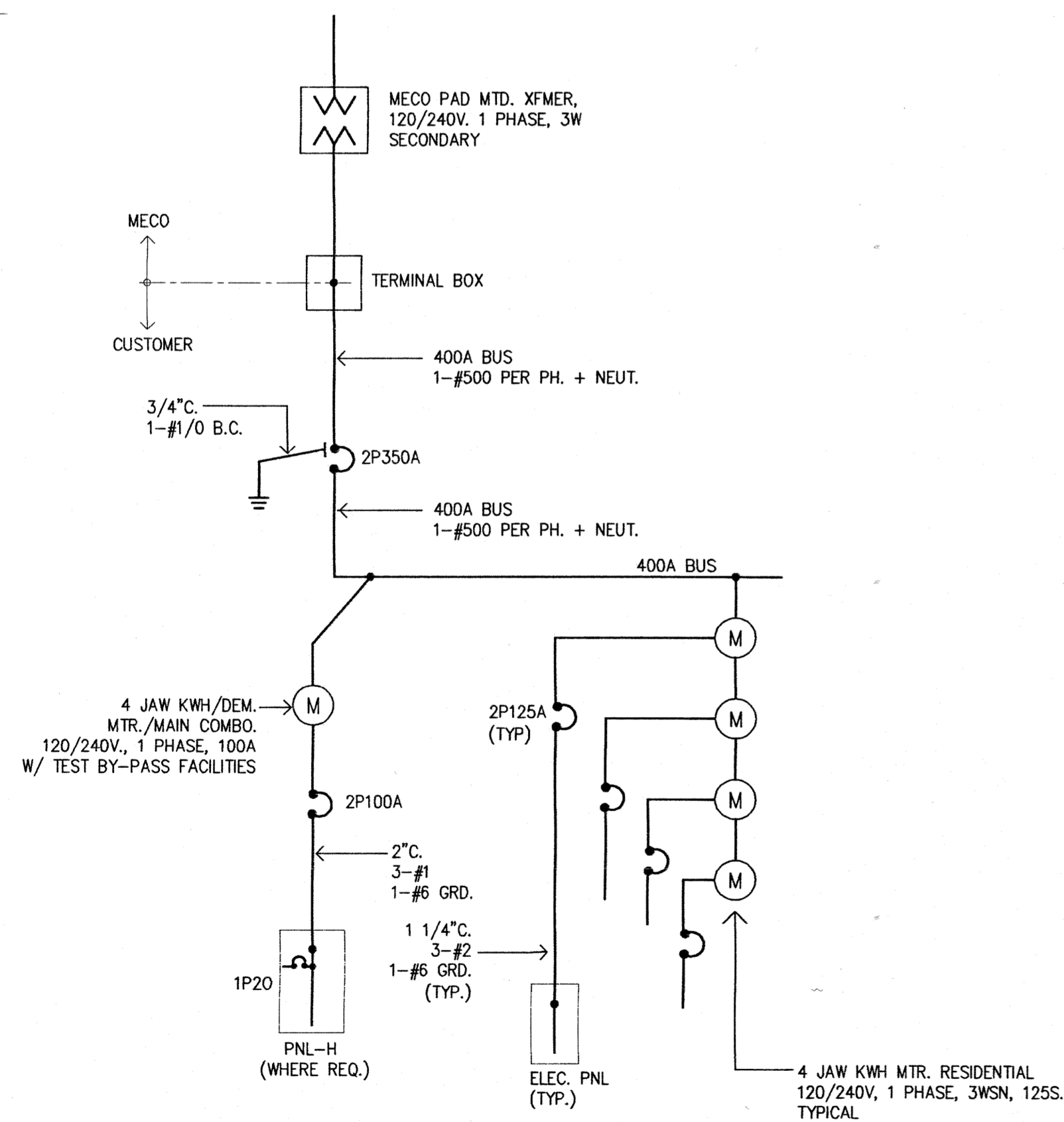
GENERAL LIGHTING: 8 UNITS X 3VA/S.F. X 840 S.F.	20,160VA
SMALL APPLIANCE: 2 X 1,500VA X 8 UNITS	24,000VA
	44,160VA
NEC 220-11	
FIRST 3,000VA @ 100%	3,000VA
REMAINDER @ 35%	14,406VA
SUBTOTAL	17,406VA
RANGE PER NEC T220-19	23,000VA
DRYER PER NEC T220-18, 8 X 5,000VA @ 60%	24,000VA
APPLIANCE LOAD @ 75% PER NEC 220-17	
REFRIGERATOR 8 X 500VA	36,000VA
WATER HEATER 8 X 4,500VA	4,000VA
DISPOSAL 8 X 1,470VA	11,760VA
SUBTOTAL	51,760VA
TOTAL	103,266VA
	430A
	@ 240V, 1PH.

BUILDING TYPE E, 8-TWO BEDROOM UNITS
(BUILDINGS #16)

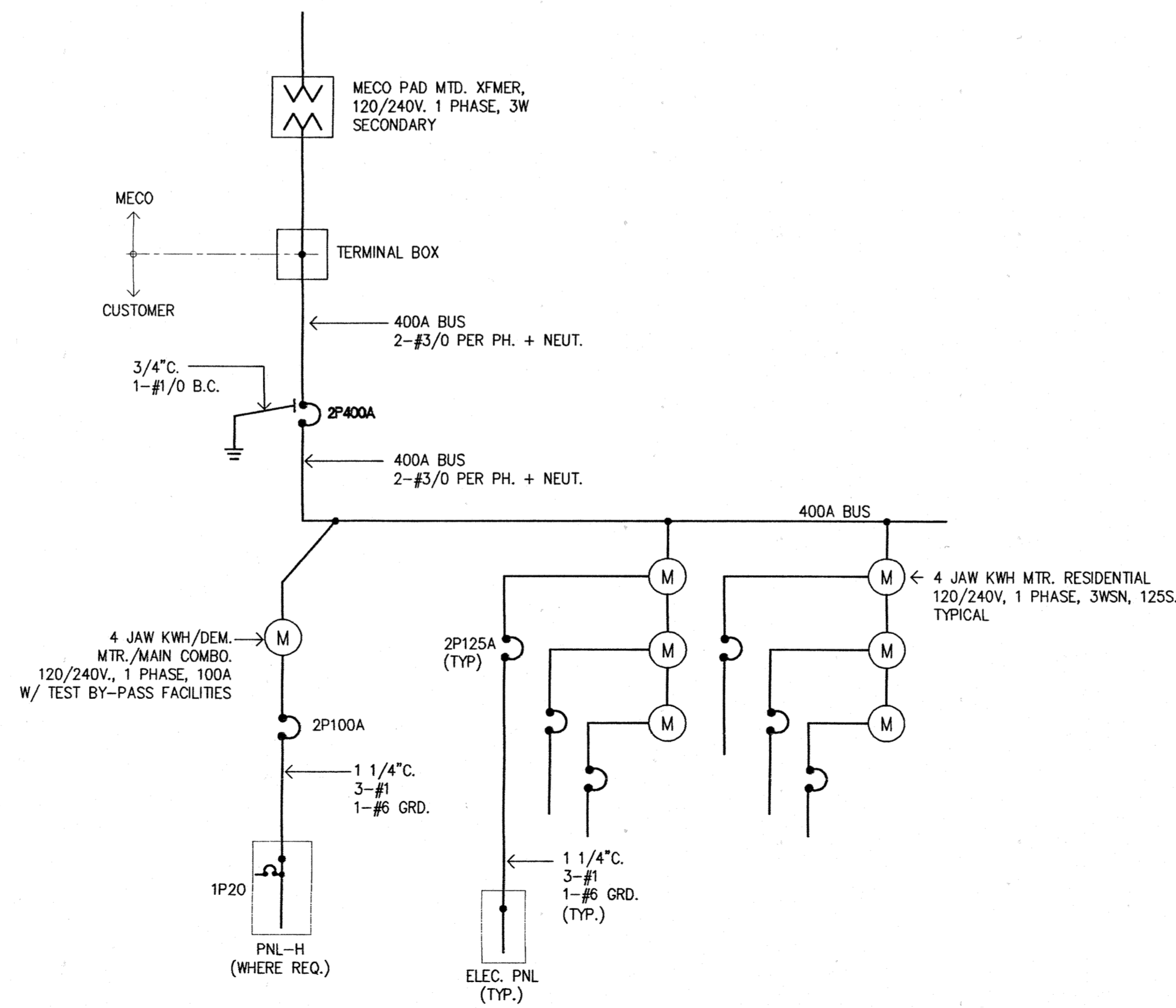
GENERAL LIGHTING: 6 UNITS X 3VA/S.F. X 840 S.F.	15,120VA
SMALL APPLIANCE: 2 X 1,500VA X 6 UNITS	18,000VA
	33,120VA
NEC 220-11	
FIRST 3,000VA @ 100%	3,000VA
REMAINDER @ 35%	10,542VA
SUBTOTAL	13,542VA
RANGE PER NEC T220-19	21,000VA
DRYER PER NEC T220-18	21,000VA
APPLIANCE LOAD @ 75% PER NEC 220-17	
REFRIGERATOR 6 X 500VA	27,000VA
WATER HEATER 6 X 4,500VA	3,000VA
DISPOSAL 6 X 1,470VA	8,820VA
SUBTOTAL	38,820VA
TOTAL	84,657VA
	352A
	@ 240V, 1PH.



SINGLE LINE DIAGRAM - BUILDING TYPES A, C, AND D
(BLDG. #1, #2, #4, #5, #7, #8, #9, AND #11 THRU #19)
NOT TO SCALE



SINGLE LINE DIAGRAM - BUILDING TYPE B
(BLDG. #6 AND #10)
NOT TO SCALE



SINGLE LINE DIAGRAM - BUILDING TYPE E
(BLDG. #3)
NOT TO SCALE

Revision Number/Description

FRONT STREET
APARTMENTS
LAHAINA, MAUI, HAWAII
TMK: (2) 4-5-03: 13, 14, 15, 38, 39, 40

Project Name

Drawing Title
SINGLE LINE DIAGRAMS
LOAD CALCULATIONS

Project Number	Date	
99026	28 APRIL 00	
Drawn	Checked	Designed
JF	HU	MR

Drawing Number

E-1.2

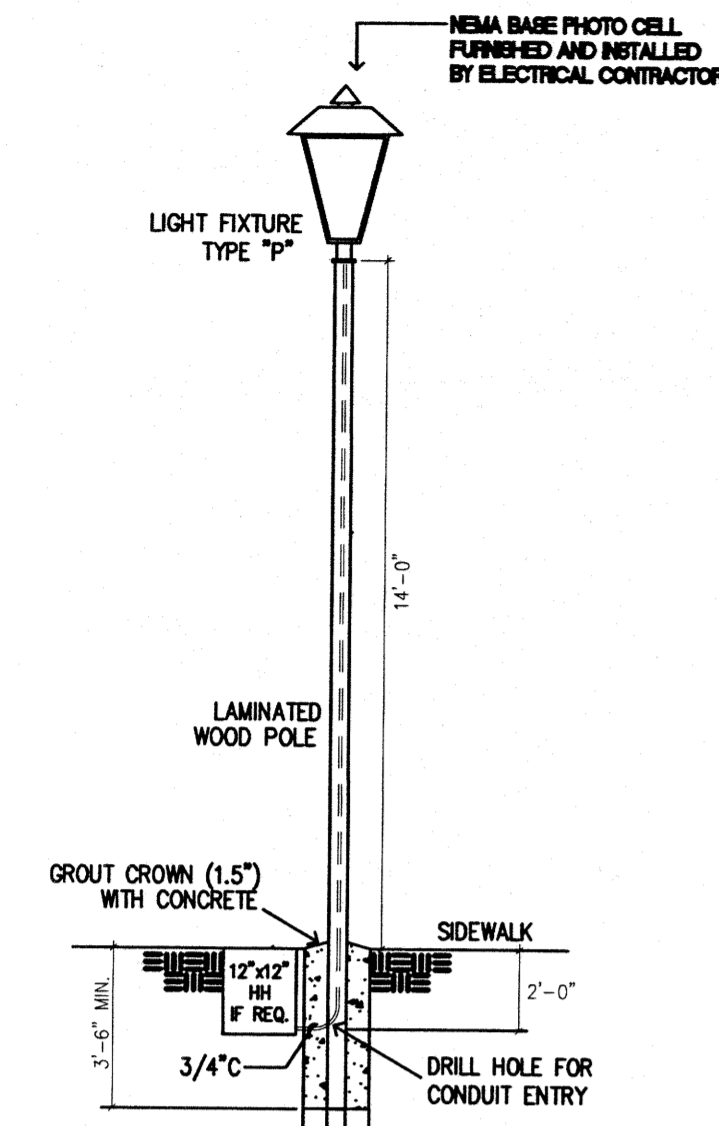
Sheet No of

GENERAL NOTES

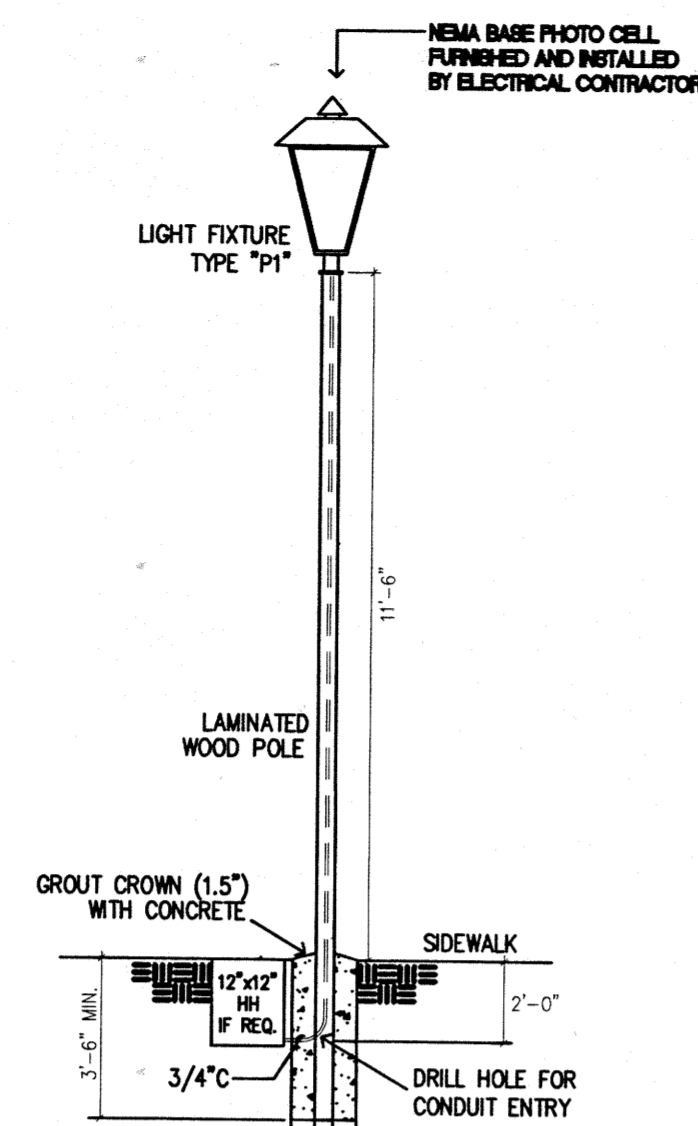
GTE HAWAIIAN TEL GENERAL NOTES

- WORK UNDER THIS CONTRACT SHALL INCLUDE THAT OF THE ELECTRICAL [MAUI ELECTRIC COMPANY (MECO)], CABLE TELEVISION [OCEANIC CABLEVISION (CATV)] AND TELEPHONE [GTE HAWAIIAN TEL. (HTCO)] DISTRIBUTION SYSTEMS. (HEREIN AFTER REFERRED TO AS UTILITIES).
- FOR THE CONSTRUCTION OF THE UTILITIES' PULL BOXES OR HANDHOLES, REFER TO THEIR APPROPRIATE STANDARD DRAWINGS.
- THE UTILITIES' STANDARD DRAWINGS, SPECIFICATIONS AND CONSTRUCTION PRACTICES INDICATED OR REFERRED TO IN THE DRAWING AND SPECIFICATIONS SHALL BE APPLICABLE TO THE PROJECT.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING AND DETAILED SCHEDULING OF THE SITE INSPECTION WORK BY UTILITY COMPANIES AND ALL OTHER CONCERNED PARTIES AND AGENCIES.
- THE CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE SITE CONSTRUCTION PLANS AND SHALL COORDINATE HIS WORK WITH THAT OF THE GENERAL SITE CONTRACTOR.
- INSTALL A POLYOLEFIN PULL LINE (JET LINE CAT. NO. 232 OR EQUIVALENT) IN ALL MECO, HTCO AND CATV DUCTLINES.
- COMPLY WITH THE LATEST APPLICABLE RULES, REGULATIONS, REQUIREMENTS, AND SPECIFICATIONS OF THE LOCAL LAWS AND ORDINANCES, STATE AND FEDERAL LAWS, NATIONAL ELECTRICAL CODE, COUNTY OF MAUI ELECTRICAL CODE, STATE FIRE MARSHAL, UNDERWRITER'S LABORATORY, NATIONAL ELECTRICAL SAFETY CODE, LIFE SAFETY CODE.
- CONTRACTOR TO OBTAIN AND PAY FOR THE ELECTRICAL PERMIT AS REQUIRED BY LOCAL ORDINANCES AND ARRANGE FOR PERIODIC INSPECTION BY LOCAL AUTHORITIES AS WORK PROGRESSES.
- PROVIDE PROTECTION FOR MATERIAL AND EQUIPMENT FORM LOSS, DAMAGE, CORROSION, AND EFFECTS OF MOISTURE. REPAIR OR REPLACE DAMAGED ITEMS AT NO ADDITIONAL COST OF THE OWNER.
- VISIT PROJECT SITE PRIOR TO BID SUBMITTAL TO ASCERTAIN CONDITIONS AND COST ALLOWANCES THAT AFFECT THE PROPOSED WORK.
- INSTALL MATERIALS AND EQUIPMENT IN A WORKMANLIKE MANNER AND IN STRICT ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS, UNLESS OTHERWISE SPECIFIED OR DIRECTED BY ENGINEER.
- MATERIALS AND WORKMANSHIP SUBJECT TO INSPECTION AT ANY TIME BY OWNER OR HIS REPRESENTATIVES. CORRECT ANY WORK OR MATERIALS NOT IN ACCORDANCE WITH DRAWINGS OR FOUND TO BE DEFICIENT OR DEFECTIVE IN A MANNER SATISFACTORY TO OWNER AT NO ADDITIONAL COST.
- PROVIDE ALL FIRST QUALITY, NEW MATERIALS FREE FROM DEFECTS, SUITABLE FOR SPACE PROVIDED, AND APPROVED BY UL WHEREVER STANDARDS HAVE BEEN PROVIDED BY THAT AGENCY.
- PROVIDE STANDARD MATERIALS AND EQUIPMENT OF MANUFACTURERS REGULARLY ENGAGED IN THE PRODUCTION OF THESE PRODUCTS. PROVIDE PRODUCTS OF A SINGLE MANUFACTURER WHERE TWO OR MORE UNITS OF THE SAME CLASS ARE REQUIRED.
- CONTRACTOR SHALL APPLY FOR AND OBTAIN SERVICE FROM UTILITIES. CONTRACTOR SHALL COMPLY WITH ALL UTILITY REQUIREMENTS AND STANDARDS.
- LOCATION OF ALL STUB-OUTS TO BE PROMINENTLY MARKED WITHIN EACH PROPERTY.

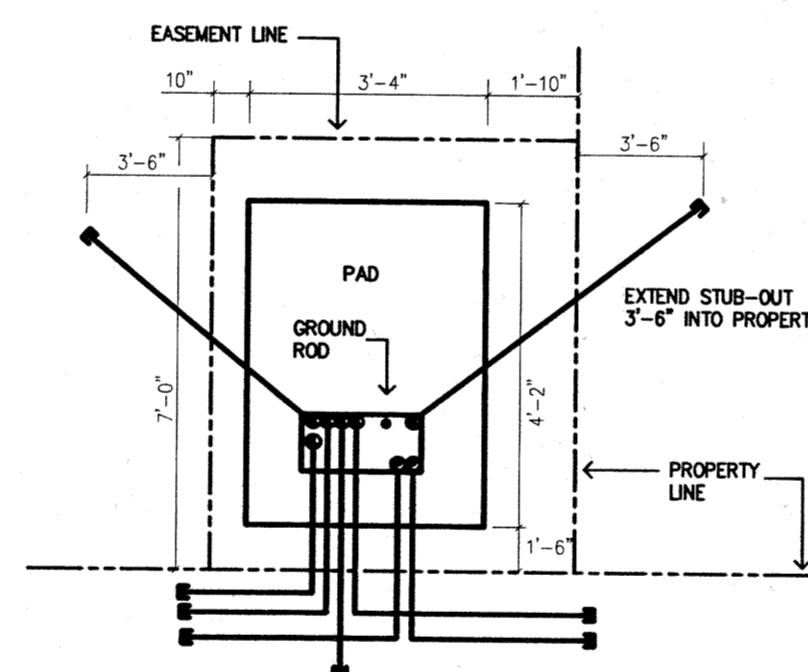
- Installation of GTE HTCO duct-line system shall be in conformance with the requirements of GTE HTCO "Standard Specifications for Placing Underground Telecommunications Systems", December 1997, unless otherwise modified in these plans. Check with GTE HTCO prior to ordering material for the duct-line system installation work.
- The contractor will provide a 5/8" X 8' galvanized ground rod in each hand hole and/or pull box and below a telephone cabinet. Minimum telephone cabinet size is 18" X 24" X 6".
- All conduits will enter and leave the hand hole/pull box at 90 degrees to the face of the box.
- The maximum size conduit that may enter the side wall of a hand hole/pull box is 2".
- All conduits will be terminated with a bell end, grouted around the conduit. The bell end shall be flush with the inside face of the hand hole/pull box wall. No protrusion of the bell end will be permitted. The inside surface shall be finished smooth and flush with the existing wall surface.
- All conduits shall have an 1800# POLYESTER MULETAPE (NEPTCO WP 1800P, GTE Hawaiian Tel Material Code No. 571154) installed throughout its entire length. All conduits shall be capped with a temporary cap to prevent the entry of foreign material during construction. The temporary caps shall remain installed on each conduit entering a hand hole/pull box at the completion of the installation.
- All conduits, hand hole/pull box installed by the contractor for the use by GTE HTCO will be subject to inspection. The inspection shall take place prior to back fill or concrete encasement. Inspections must be scheduled 3 working days in advance.
- All hand hole/pull boxes installed in non-sidewalk areas will require a 10" X 5" thick concrete collar around the entire frame, feathered to finished grade, placed on a compacted 6" base of sand or GTE HTCO type "B" backfill. Manholes are also included in this requirement.
- After duct-line has been completed, a mandrel not less than 12" long and having a diameter of 1/4" less than the inside diameter of the duct shall be pulled through each duct.
- A GTE HTCO standby man is required to be at the job site any time non-utility Co. personnel will be breaking into or entering any structures that contain communication facilities. THREE WORKING DAYS NOTICE IS REQUIRED FOR ANY INSPECTION OR STANDBY MAN. FIVE WORKING DAYS ADVANCE NOTICE IS REQUIRED FOR UNDERGROUND CABLE LOCATING AND MARKING.
- All conduits will enter telephone cabinets from the extreme left knockout.
- The developer will be responsible for all revisions required on telephone design due to field conditions.
- ONE PIECE 2' X 4' PULL BOXES ARE NON GTE HTCO STANDARD AND WILL NOT BE ACCEPTED.
- The approval of the subject drawing(s) is good for a period of 180 days. If construction activities have not commenced within the 180 days of GTE HTCO approved date, the approval will be void. Should this occur the Contractor will be notified upon receipt for inspection of underground telephone support structures.



A PARKING LIGHT DETAIL (OPTIONAL)
E-1.3 NOT TO SCALE

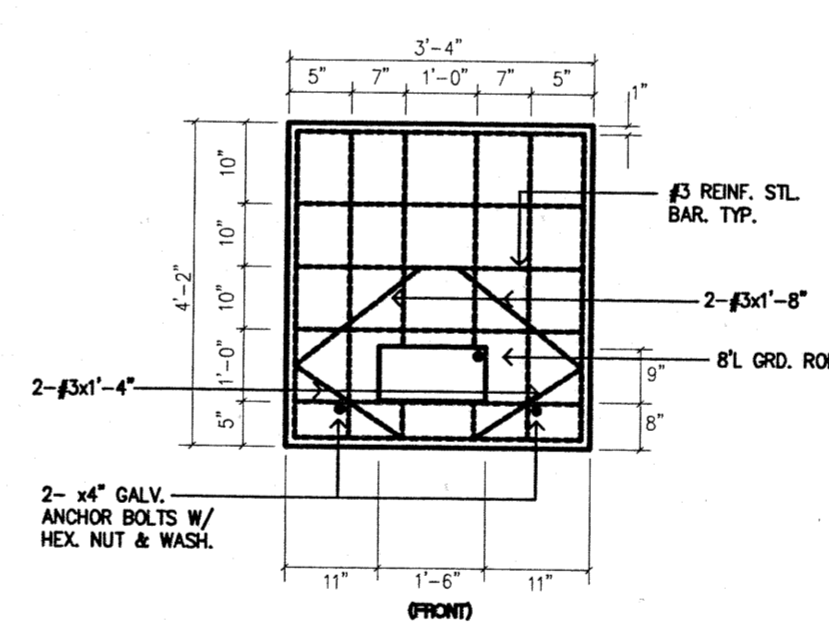


B AREA LIGHT DETAIL (OPTIONAL)
E-1.3 NOT TO SCALE

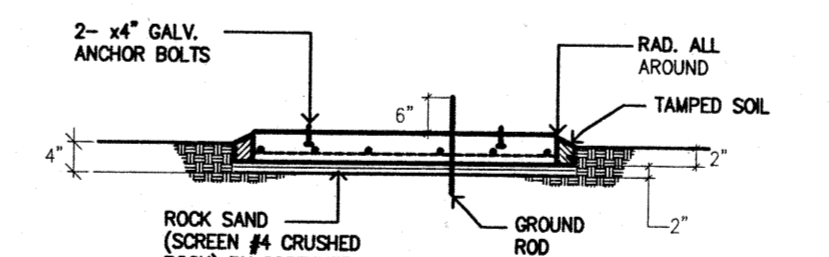


LEGEND
S - SECONDARY DUCTS (AS REQUIRED)
SL - STREET LIGHT DUCTS (AS REQUIRED)
P - PRIMARY DUCTS

1 PHASE TRANSFORMER PAD/CONDUIT LAYOUT



PLAN: PRE-CAST PAD

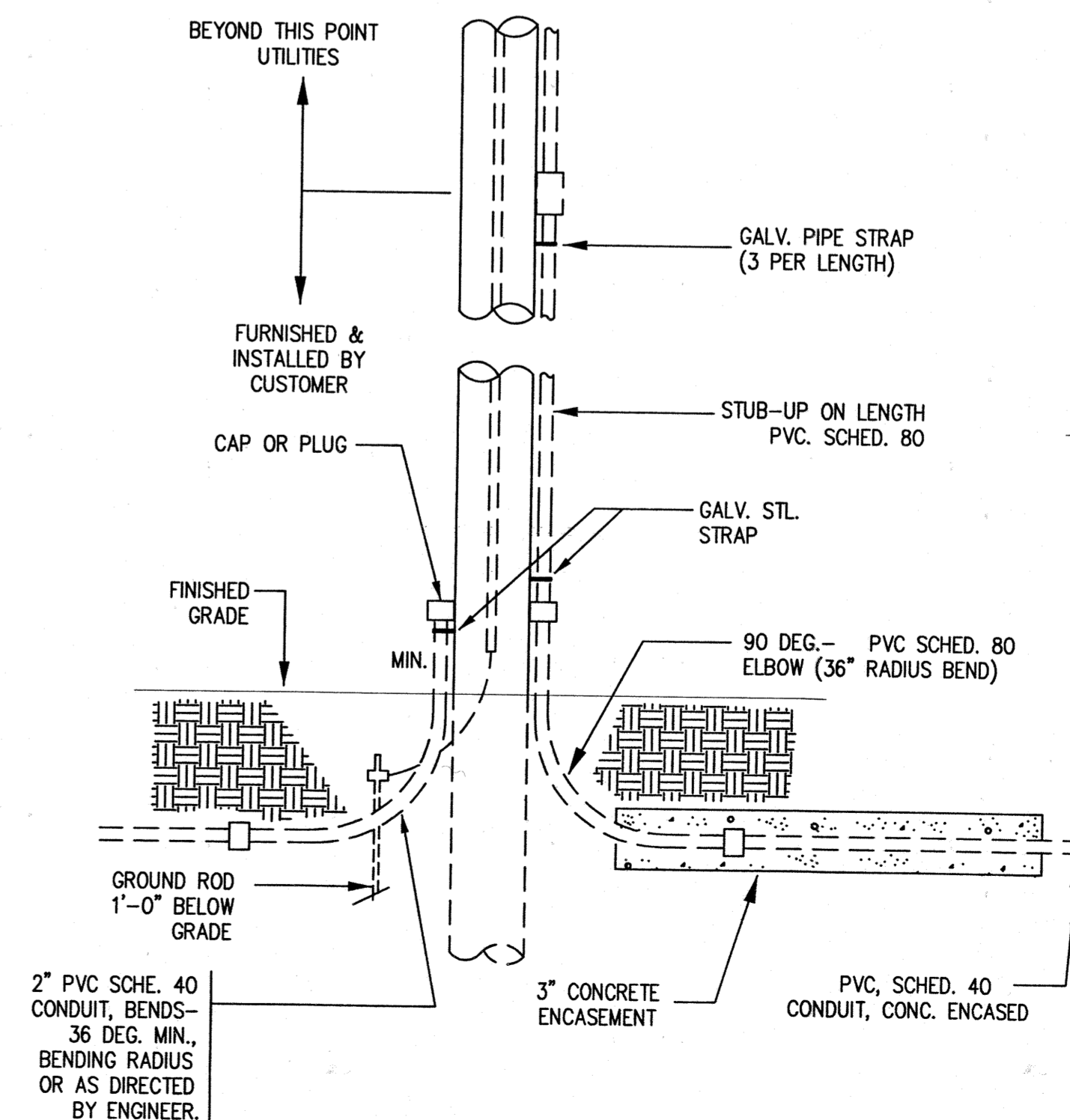


ELEVATION

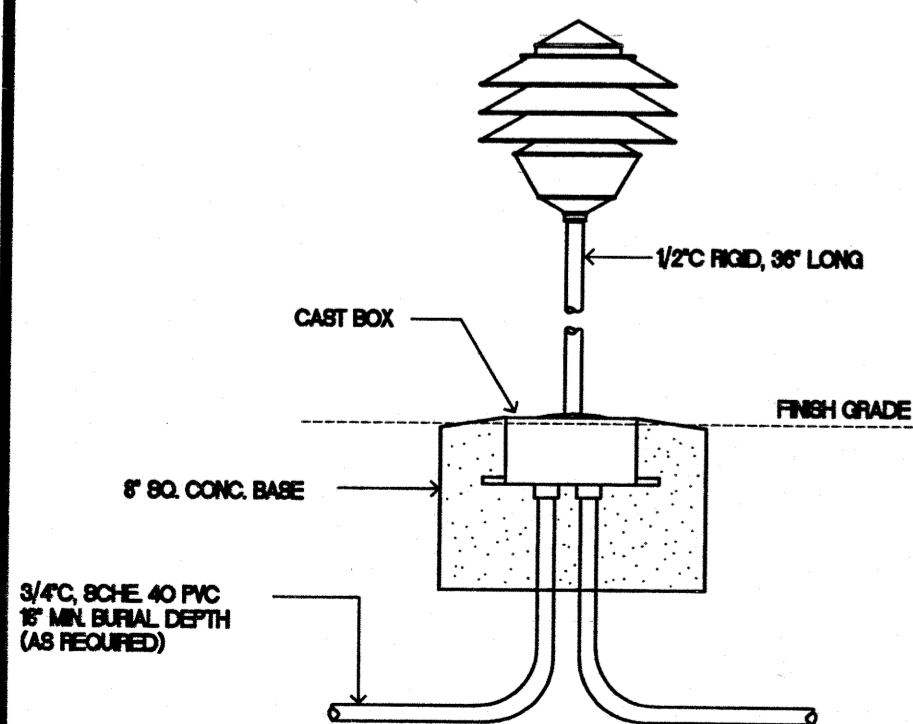
NOTES:

- COMPRESSIVE STRENGTH OF CONCRETE SHALL BE 3,000 PSI AT 28 DAYS.
- TOP OF PAD SHALL BE SMOOTH, TRUE, LEVEL AND OTHER EXPOSED SURFACES SHALL BE SMOOTH AND FREE FROM DEFECTS.
- CONCRETE SHALL BE CURED BY APPROVED METHOD (ASTM 15).
- REIN. BARS SHALL BE CLEAN DEFORMED BARS.
- PRE-CAST PAD MADE BY AMERON, MAUI.
- ALL ITEMS SHALL BE FURNISHED IN PLACE COMPLETE BY CUSTOMER.
- PAD SHALL BE GRADED AND COMPACTED. COMPACTION SHALL MEET THE REQUIREMENTS OF THE COUNTY OF MAUI "STANDARD SPECIFICATIONS FOR COMPACTING SIDEWALK AREA". THE HIGHER FRONT OR SIDEWALK CORNER SHALL MATCH THE ADJACENT SIDEWALK GRADE. SLOPE SHALL BE TOWARDS THE SIDEWALK OR ROAD.
- AREA SURROUNDING THE TRANSFORMER SITE SHALL BE SUFFICIENTLY GRADED OR A SUITABLE RETAINING WALL BUILT TO PREVENT FUTURE FILLING IN OF THE LOT.
- AN AREA 3'-8" x 4'-6" AND 2" DEEP SHALL BE ENCASED AFTER COMPACTION. THIS AREA SHALL BE FILLED W/ THE 2" BASE MATERIAL AND COMPACTED. (SEE ELEVATION).

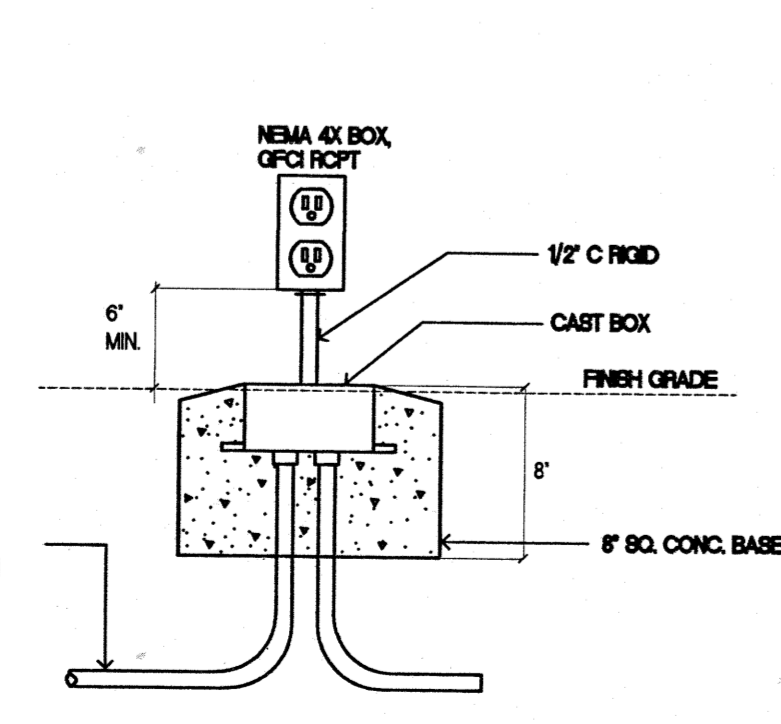
E CONCRETE PAD FOR PADMOUNT TRANSFORMER
E-1.3 NOT TO SCALE



F RISER POLE DETAIL
E-1.3 NOT TO SCALE



C WALKWAY LIGHT DETAIL
E-1.3 NOT TO SCALE



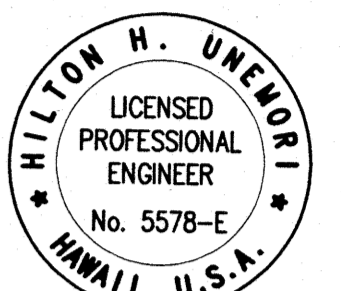
D LANDSCAPE RCPT. DETAIL
E-1.3 NOT TO SCALE



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Interior Designers
Planning
Graphics

John Aveiro AIA
Vernon Inoshita AIA
Mike Goshi AIA



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Revision Number/Description

**FRONT STREET
APARTMENTS**

LAHAINA, MAUI, HAWAII

TYMK: (2) 4-5-03: 13, 14, 15, 38, 39, 40

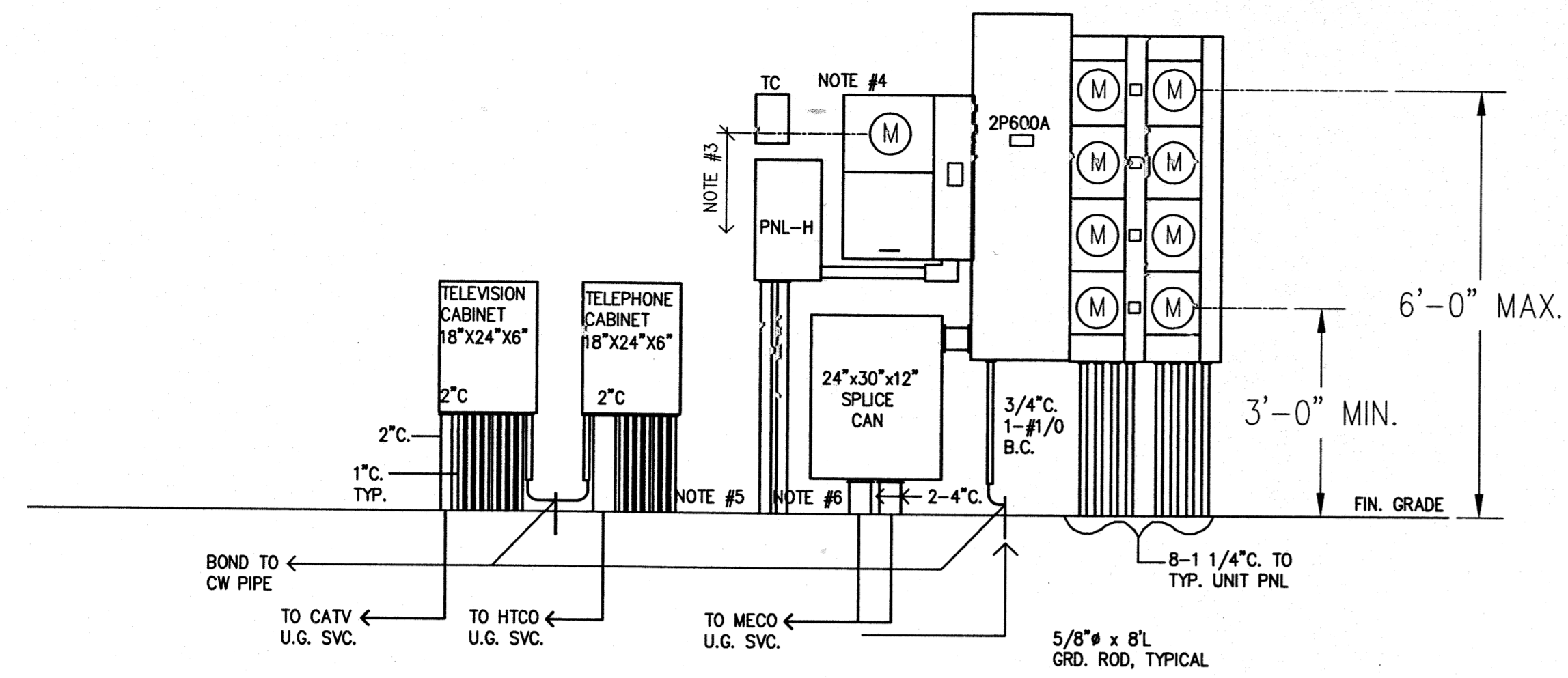
Project Name

Drawing Title
ELECTRICAL SITE DETAILS

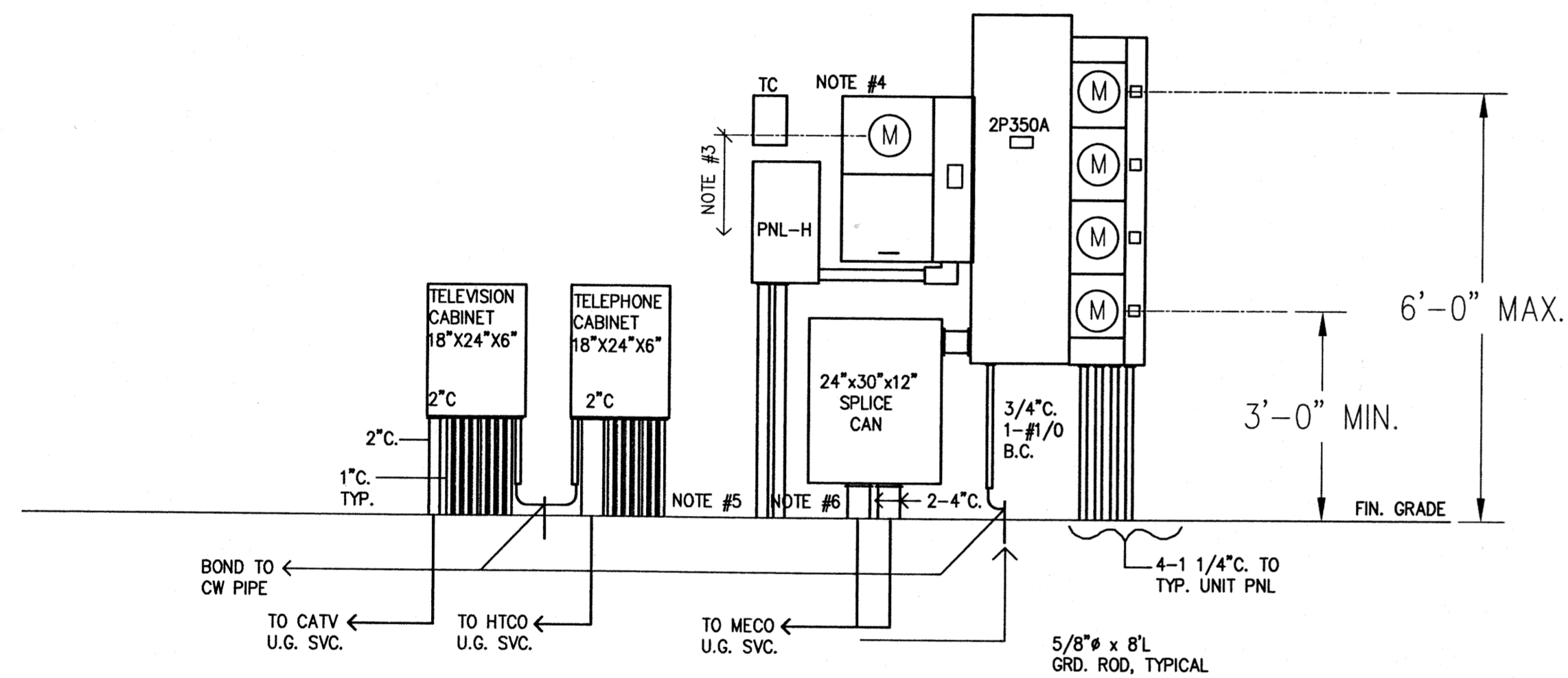
Project Number 99026	Date 28 APRIL 2000
Drawn JF	Checked HU
Designed MR	

Drawing Number
E-1.3

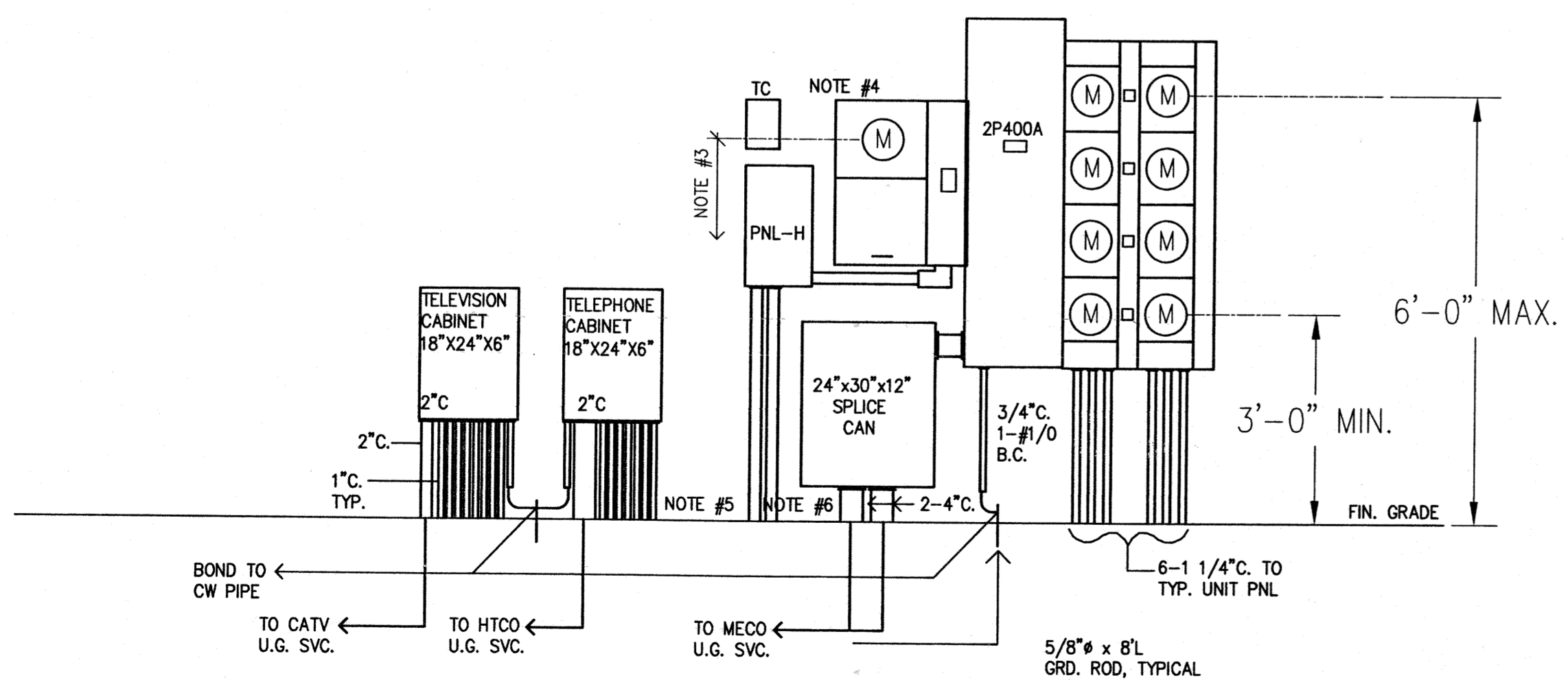
Sheet No of



SERVICE EQUIPMENT ELEVATION - BUILDING TYPE A, C, AND D
SCALE: 1/2"=1'-0"



SERVICE EQUIPMENT ELEVATION - BUILDING TYPE B
SCALE: 1/2"=1'-0"

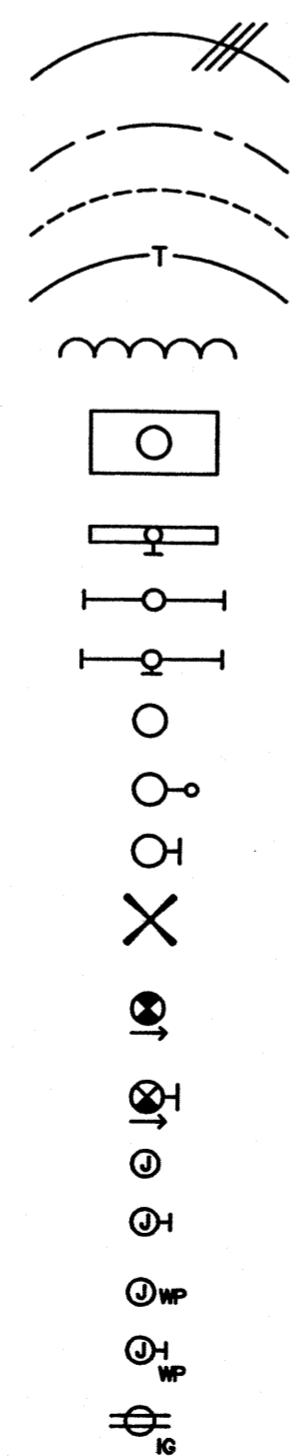


SERVICE EQUIPMENT ELEVATION - BUILDING TYPE E
SCALE: 1/2"=1'-0"

NOTES:

- ENCLOSURES SHALL BE NEMA 1 RATED. (EQUIPMENT TO BE INSTALLED IN WEATHER-PROOF ELECTRICAL CLOSET.)
- VERIFY ALL FINAL CONNECTION REQUIREMENT WITH UTILITY COMPANIES PRIOR TO BID.
- 5'-0" MIN. TO 6'-0" MAX. ABOVE FINISH GRADE (A.F.G.)
5'-6" A.F.G. PREFERRED.
- ELECTRICAL EQUIPMENT TO BE INACCESSIBLE TO PEDESTRIAN TRAFFIC. TO BE INSTALLED IN LOCKED ELECTRICAL ENCLOSURE.
- EACH UNIT TO HAVE AN INDIVIDUAL HOMERUN. THEREFORE INSTALL ONE CONDUIT PER UNIT.
- TYPICAL CONDUIT FROM HOUSE PANEL TO COMMON LOADS AT EACH BUILDING AND SITE LIGHTING. (AS NEEDED PER PLAN).
- TIME CLOCK (TC) AND HOUSE PANEL LOCATION AND MOUNTING HEIGHT MAY VARY DEPENDENT ON BLDG. AND WINDOW LAYOUT.
- HOUSE PANEL TO BE INSTALLED ONLY AS REQUIRED.
- INSTALL ELECTRICAL EQUIPMENT PER UTILITY AND NEC REQUIREMENTS ARRANGE EQUIPMENT IN CLOSET TO MEET APPROPRIATE CLEARANCES AND AVOID OBSTRUCTIONS (I.E. EQUIPMENT TO BE CENTERED IN DOOR OPENINGS AND NOT BEHIND POSTS). SEE ARCHITECTURAL PLANS FOR ELEC. EQUIP. CLOSET DETAILS.

PANEL H (AS REQUIRED)											
VOLTAGE:		240/120V		PHASE:		1		WIRE:		3WSN	
MOUNTING:		SURFACE		MAIN BRKR:		N/A		BREAKER:		BOLT ON	
								MAIN BUS:		100A	
CKT	DESCRIPTION	PHASE A	PHASE B	BRKR	WIRE	CKT	DESCRIPTION	PHASE A	PHASE B	BRKR	WIRE
1	L: ENTRY	0.5		IP20	#12	2	L: PARKING	0.5		IP20	#12
3	L: AREA		0.5	IP20	#12	4	RCPT.		1.0		IP20
5	SPARE					6	RCPT.		1.0		IP20
7	PFB					8	RCPT.				
9	PFB					10	PFB				
11	PFB					12	PFB				
TOTALS		0.5	0.5			TOTALS		1.5	2.0		
TOTAL CONNECTED LOAD:		4.5 KVA									
ESTIMATED DEMAND:		1.0									
TOTAL EST. DEMAND LOAD:		4.5 KVA						18.7 A @ 240/120 V, 1PHASE.			



- BRANCH CIRCUITS CONCEALED IN CEILING OR WALL, 2 NO. 12 WIRES UNLESS OTHERWISE NOTED. HASH MARKS INDICATE NUMBER OF WIRES WHEN MORE THAN TWO.
- BRANCH CIRCUITS AS ABOVE CONCEALED IN FLOOR OR GROUND
- BRANCH CIRCUITS AS ABOVE EXPOSED
- AUXILIARY CIRCUITS (T = TELEPHONE, S = SOUND, ETC.)
- FLEX CONNECTION
- FLUORESCENT LIGHT FIXTURE, CEILING MOUNTED
- FLUORESCENT LIGHT FIXTURE, WALL MOUNTED
- FLUORESCENT STRIP LIGHT FIXTURE, CEILING MOUNTED
- FLUORESCENT STRIP LIGHT FIXTURE, WALL MOUNTED
- LIGHT FIXTURE, CEILING MOUNTED
- POLE LIGHT
- LIGHT FIXTURE, WALL MOUNTED
- CEILING PADDLE FAN ASSEMBLY, CEILING MOUNTED
- EXIT LIGHT, CEILING MOUNTED, DIRECTIONAL ARROWS AS REQUIRED. SHADED AREA INDICATES SINGLE OR DOUBLE FACE.
- EXIT LIGHT AS ABOVE, WALL MOUNTED
- JUNCTION BOX INSTALLED IN FLOOR OR CEILING
- JUNCTION BOX INSTALLED IN WALL
- CASTE JUNCTION BOX INSTALLED IN GROUND OR ON ROOF
- CASTE JUNCTION BOX INSTALLED IN WALL
- DUPLEX CONVENIENCE OUTLET, WITH ISOLATED GROUND

SYMBOL LEGEND

- WALL SWITCH, THREE-WAY (4 - 4 WAY) +48"
- CEILING PADDLE FAN SWITCH, VARIABLE SPEED +48" LUTRON NOVA NO. NFS-16E
- WALL SWITCH, DIMMER TYPE, +48" LUTRON NOVA N1500 OR N1503P
- DISTRIBUTION PANEL
- CATV CABINET
- REMOTE ALARM ANNUNCIATOR
- TELEPHONE CABINET
- ELECTRIC MOTOR WITH HP NOTED
- EXHAUST FAN, CEILING MOUNTED
- DISCONNECT SWITCH, HP RATED.
- FIRE ALARM COMBINATION HORN/STROBE, +76"
- FIRE ALARM MANUAL PULL STATION, WALL MOUNTED, +5'0"
- FIRE ALARM BELL, +76"
- FIRE ALARM CONTROL PANEL
- FIRE ALARM DETECTOR HEAT DETECTOR TYPE, CEILING MOUNTED
- LOCAL FIRE ALARM DETECTOR, SMOKE TYPE, CEILING MOUNTED
- FIRE ALARM, SMOKE DETECTOR
- FIRE ALARM VISUAL INDICATOR, WALL MOUNTED, +76"
- FIRE ALARM, TELEPHONE OUTLET, WALL MOUNTED
- FIRE ALARM, VISUAL INDICATOR, WALL MOUNTED, +80" AFF.

- DUPLEX CONVENIENCE OUTLET, 2P, 3W GROUNDING TYPE, +18"
- DUPLEX CONVENIENCE OUTLET, 2P, 3W GROUNDING TYPE, MOUNTED ABOVE COUNTER
- DUPLEX CONVENIENCE OUTLET AS ABOVE - LEFT SIDE SWITCHED. +18"
- CONVENIENCE OUTLET INSTALLED FLUSH WITH FLOOR
- CONVENIENCE OUTLET INSTALLED SURFACE IN FLOOR
- SPECIAL PURPOSE OUTLET, WALL MOUNTED. +15"
- TELEPHONE OUTLET +18"
- TELEPHONE OUTLET INSTALLED FLUSH WITH FLOOR
- TELEVISION OUTLET. +18"
- CATEGORY 5 DATA OUTLET +18"
- GROUND
- WALL SWITCH, SINGLE-POLE +48"
- FIRE ALARM, MINI HORN +76"
- LIGHT FIXTURE INDICATOR, SEE LIGHT FIXTURE SCHEDULE
- CONDUIT WITH PULL WIRE ONLY
- BARE COPPER
- GROUND CONDUCTOR
- GFCI
- +18"
- WP

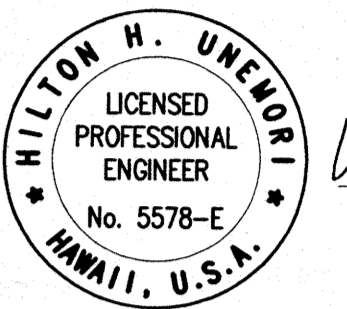
NOTE ON SYMBOLS:
MOUNTING ELEVATIONS ARE AS NOTED ABOVE. ELEVATIONS PROVIDED ON PLANS TAKE PRECEDENCE.



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Interior Designers
Planning
Graphics

John Aveiro AIA
Vernon Inoshita AIA
Mike Goshi AIA



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Revision Number/Description

FRONT STREET APARTMENTS
LAHAINA, MAUI, HAWAII

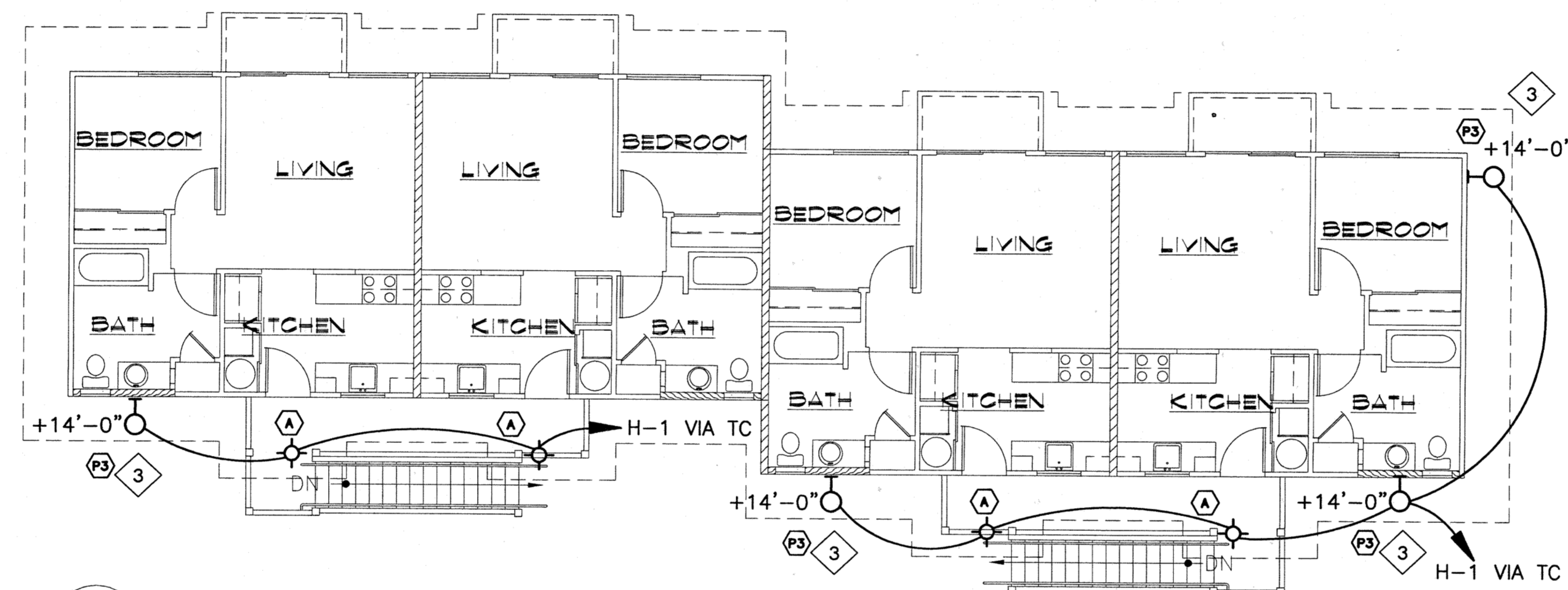
TRK: (2) 4-5-03: 13, 14, 15, 38, 39, 40

Project Name		ELEVATIONS, SYMBOL LEGEND	
Drawing Title			
Project Number	Date		
99026	28 APRIL 2000		
Drawn	Checked	Designed	
JF	HU	MR	
Drawing Number			
E-1.4			
Sheet No		of	

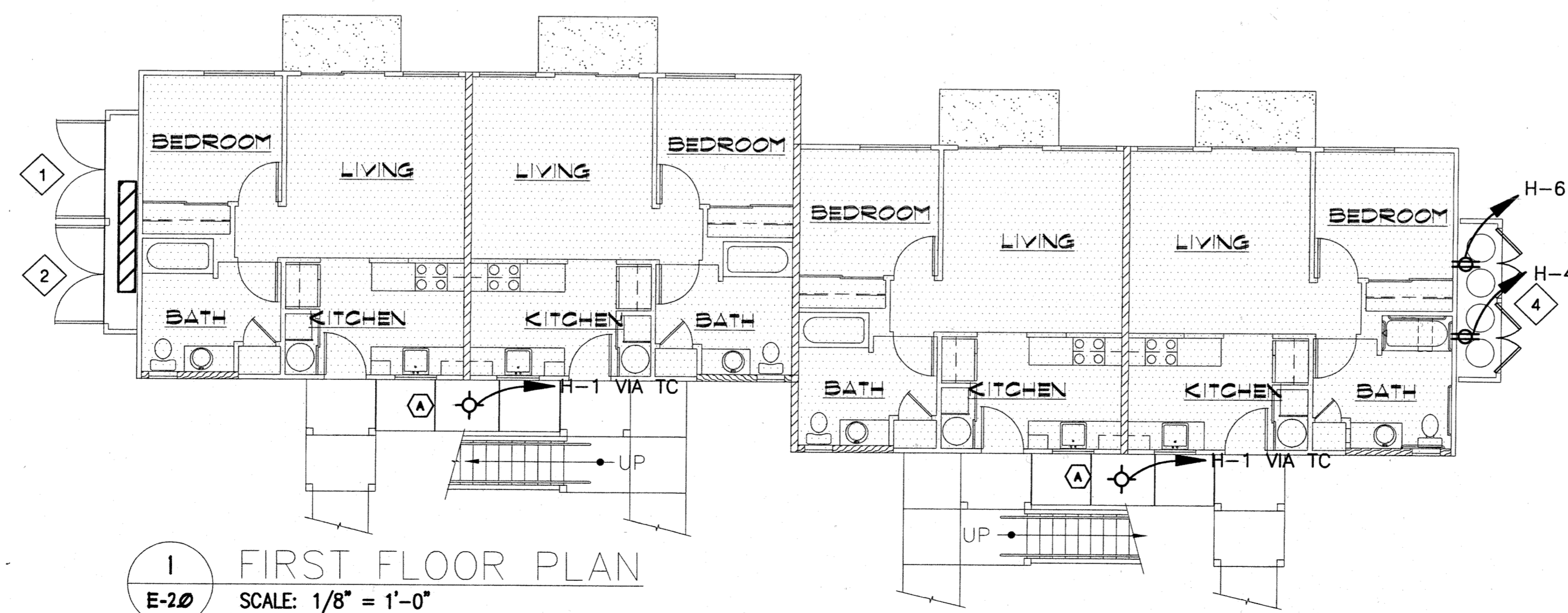
LIGHT FIXTURE SCHEDULE			
TYPE	DESCRIPTION	MANUFACTURER	LAMP
A	FLUORESCENT, SURFACE MTD. FIXTURE. 120V, HEAVY DUTY POLYCARBONATE HOUSING AND LENS. UL LISTED WET LOCATION. GREY HOUSING.	AMERICAN SCIENTIFIC LIGHTING CORP. P12/S6/EB/FLG	(2) QUAD 28/27K
B	FLUORESCENT SURFACE MTD. WRAPAROUND FIXTURE. 4' LONG, 120V, ELECTRONIC BALLAST. 2 LAMP.	METALUX W232-120-EBB	(2) 32W T8
C	INCANDESCENT WALL MTD. FIXTURE. BLACK HOUSING WITH WHITE LEXAN GLOBE. 120V	KICHLER K-9312	1-60W A19
D	INCANDESCENT CEILING MTD. FIXTURE. WHITE HOUSING WITH WHITE GLASS DIFFUSER. 120V	KICHLER K-1008	1-100W A19
E	INCANDESCENT CEILING MTD. FIXTURE. WHITE HOUSING WITH WHITE & CLEAR GLASS DIFFUSER. 120V	KICHLER K-406	1-60W A19
F	SAME AS TYPE 'C'	KICHLER K-9312	1-60W A19
G	INCANDESCENT WALL MTD. VANITY FIXTURE. WHITE FINISH WITH WHITE GLASS. 120V	KICHLER K-463	2-75W A19
H	INCANDESCENT CEILING MTD. FIXTURE. WHITE HOUSING WITH WHITE GLASS DIFFUSER. 120V	KICHLER K-1010	2-75W A19

LIGHT FIXTURE SCHEDULE			
TYPE	DESCRIPTION	MANUFACTURER	LAMP
I	NOT USED		
K	FLUORESCENT SURFACE MTD. WRAPAROUND FIXTURE. 4' LONG, 120V, ELECTRONIC BALLAST. 4 LAMP.	METALUX W432-120-EBB	(24) 32W T8
L	FLUORESCENT POLYPROPYLENE PAGODA FIXTURE, BLACK, CLEAR RIBBED COVER, 8-1/2" STEM, 120V, PROVIDE ALL NECESSARY MOUNTING HARDWARE.	PROGRESS P5209-31/P8667-31	7W TT
M	FLUORESCENT SURFACE MTD. STRIP FIXTURE. 4' LONG, 120V, ELECTRONIC BALLAST.	METALUX SS-232-120-EBB	(2) 32W T8
N	FLUORESCENT SURFACE MTD. WRAPAROUND FIXTURE. 4' LONG, 120V, ELECTRONIC BALLAST. 2 LAMP.	METALUX W232-120-EBB	(2) 32W T8
O	FLUORESCENT, WALL MTD. FIXTURE. 120V, HEAVY DUTY POLYCARBONATE HOUSING AND LENS (CLEAR PRISMATIC). UL LISTED WET LOCATION.	AMERICAN SCIENTIFIC LIGHTING CORP. P6/Q28/EB	QUAD 28/27K
P	HIGH PRESSURE SODIUM POST TOP FIXTURE. PHOTOCCELL RCPT. MOUNTED ON LAMINATED WOOD POLE PER DETAILS. PROVIDE ALL NECESSARY MOUNTING HARDWARE.	GE TRIC-15-S-1-H-2-A-MS3-BL-U POLE: A-Q-S-W-20-TT-0-A	150 W HPS
P1	FLUORESCENT, SURFACE MTD. FIXTURE. 120V, HEAVY DUTY POLYCARBONATE HOUSING AND LENS. UL LISTED WET LOCATION. GREY HOUSING.	AMERICAN SCIENTIFIC LIGHTING CORP. INCH/32/EB	1-32W T8

LIGHT FIXTURE SCHEDULE			
TYPE	DESCRIPTION	MANUFACTURER	LAMP
P2	SIMILAR TO TYPE 'P' EXCEPT DIFFERENT LAMP AND SMALLER POLE.	GE TRIC-10-S-1-H-2-A-MS3-BL-U POLE: A-Q-S-W-15-TT-0-A	100 W HPS
P3	HIGH PRESSURE SODIUM WALL MOUNTED FIXTURE. 120V, UL LISTED WET LOCATIONS.	GE WLR/1550H/1/A/SN4/DB	150 W HPS
X	LED EMERGENCY EXIT SIGN. GREEN LETTERS WITH WHITE BACKGROUND, POLYCARBONATE HOUSING, SINGLE FALE. BATTERY BACKUP.	LITHONIA LQM-3-W-AG-120-EL	N/A



2 SECOND FLOOR PLAN
E-20 SCALE: 1/8" = 1'-0"



1 FIRST FLOOR PLAN
E-20 SCALE: 1/8" = 1'-0"

- PLAN NOTES:
- SERVICE ENTRANCE (SEE DETAILS ON SHEETS E-1.3 AND E-1.4). SERVICE EQUIP. LOCATED ONLY ON ONE SIDE OF BLDG. VERIFY LOCATION ON ELECTRICAL SITE PLAN.
 - SERVICE EQUIPMENT TO BE INSTALLED WITHIN LOCKABLE ELECTRICAL CLOSET. SEE ARCHITECTURAL PLANS FOR DETAILS.
 - FIXTURE NOT REQUIRED ON EVERY BUILDING. VERIFY LOCATIONS ON ELECTRICAL SITE LIGHTING PLAN (SHT. E-1.1)
 - RECEPTACLES FOR SOLAR WATER HEATER CIRC. PUMPS. INSTALL IN CENTRAL WATER HEATER LOCK BETWEEN STORAGE TANKS (VERIFY EXACT LOCATION WITH MECHANICAL PLANS. RCPT. AND CLOSET ONLY ON ONE SIDE OF BLDG. (OPPOSITE FROM ELEC. CLOSET). VERIFY CLOSET LOCATION WITH ARCH. PLAN

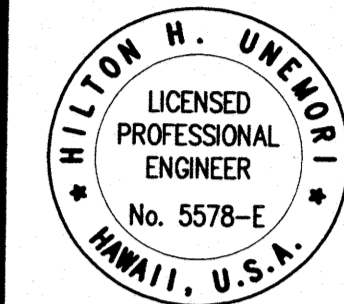
BUILDING 'A'



Design Partners Incorporated

Architects
Interior Designers
Planning
Graphics

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Vernon Inoshita AIA
Mike Goshi AIA



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Revision Number/Description

FRONT STREET APARTMENTS
LAHAINA, MAUI, HAWAII
TYK: (2) 4-5-03: 13, 14, 15, 38, 39, 40

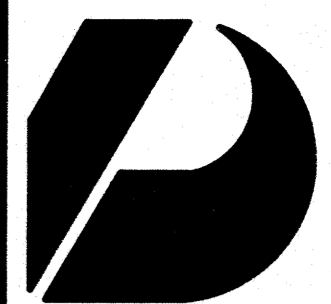
Project Name

Drawing Title		BUILDING 'A' ELECTRICAL PLANS	
Project Number	Date	99026	28 APRIL 2000
Drawn	Checked	JF	HU
	Designed		MR

Drawing Number

E-2.0

Sheet No of



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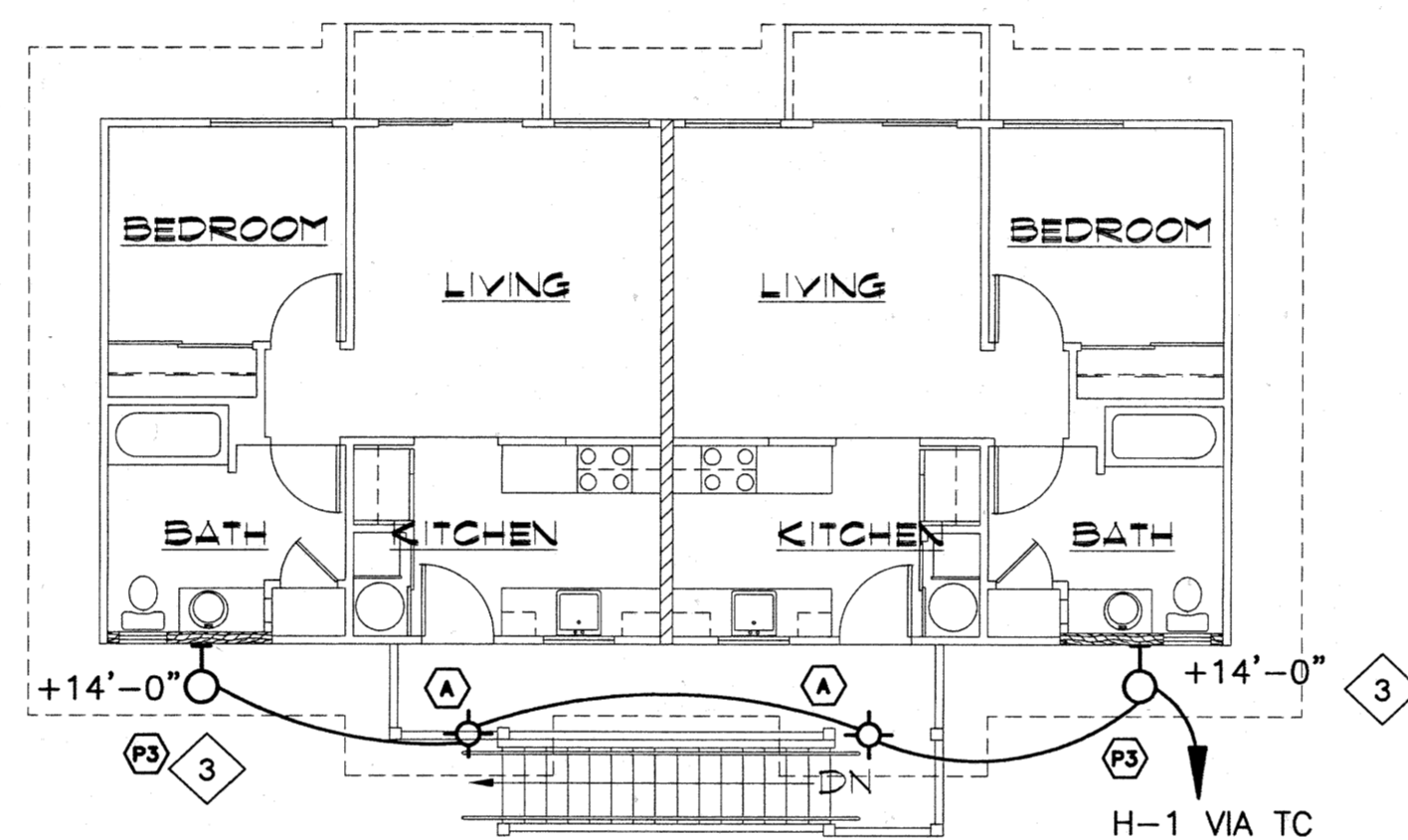
Architects
Interior Designers
Planning
Graphics

John Aveiro AIA
Vernon Inoshita AIA
Mike Goshi AIA

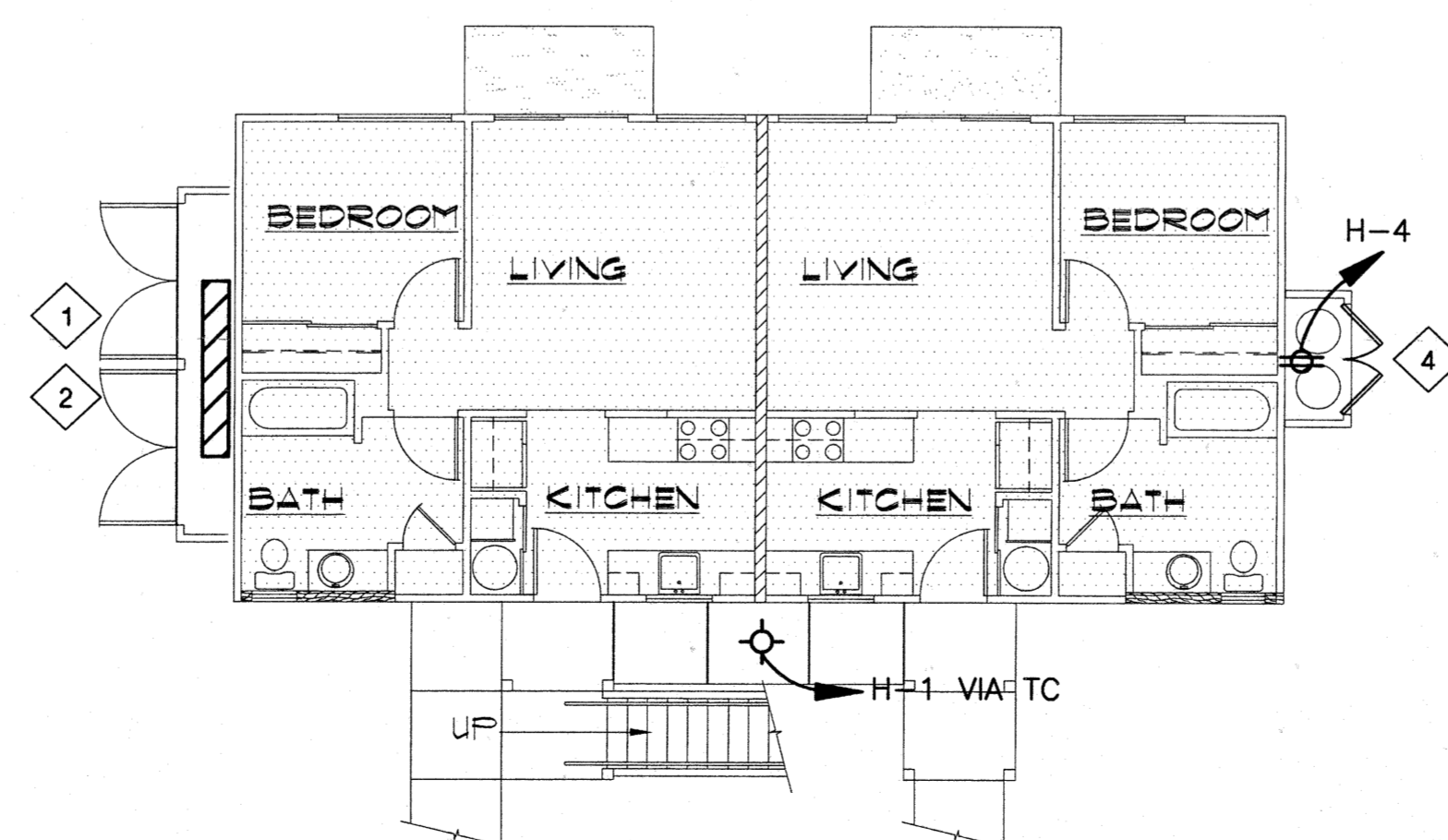


Hilton H. Unenoki

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2 SECOND FLOOR PLAN
E-30 SCALE: 1/8" = 1'-0"



1 FIRST FLOOR PLAN
E-30 SCALE: 1/8" = 1'-0"

PLAN NOTES:

- 1 SERVICE ENTRANCE (SEE DETAILS ON SHEETS E-1.3 AND E-1.4). SERVICE EQUIP. LOCATED ONLY ON ONE SIDE OF BLDG. VERIFY LOCATION ON ELECTRICAL SITE PLAN.
- 2 SERVICE EQUIPMENT TO BE INSTALLED WITHIN LOCKABLE ELECTRICAL CLOSET. SEE ARCHITECTURAL PLANS FOR DETAILS.
- 3 FIXTURE NOT REQUIRED ON EVERY BUILDING. VERIFY LOCATIONS ON ELECTRICAL SITE LIGHTING PLAN (SHT. E-1.1)
- 4 RECEPTACLES FOR SOLAR WATER HEATER CIRC. PUMPS. INSTALL IN CENTRAL WATER HEATER CLOSET BETWEEN STORAGE TANKS (VERIFY EXACT LOCATION WITH MECHANICAL PLANS. RCPT. AND CLOSET ONLY ON ONE SIDE OF BLDG. (OPPOSITE FROM ELEC. CLOSET). VERIFY CLOSET LOCATION WITH ARCH. PLAN

BUILDING 'B'

Revision Number/Description

FRONT STREET APARTMENTS
LAHAINA, MAUI, HAWAII
TMK: (2) 4-5-03: 13, 14, 15, 38, 39, 40

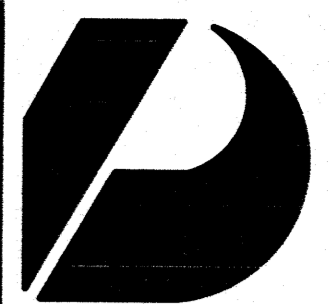
Project Name

Drawing Title
BUILDING 'B'
ELECTRICAL PLANS

Project Number 99026	Date 28 APRIL 2000
Drawn JF	Checked HU
Designed MR	

Drawing Number
E-3.0

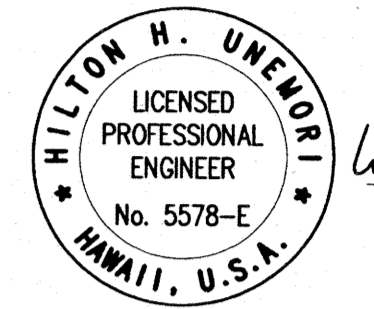
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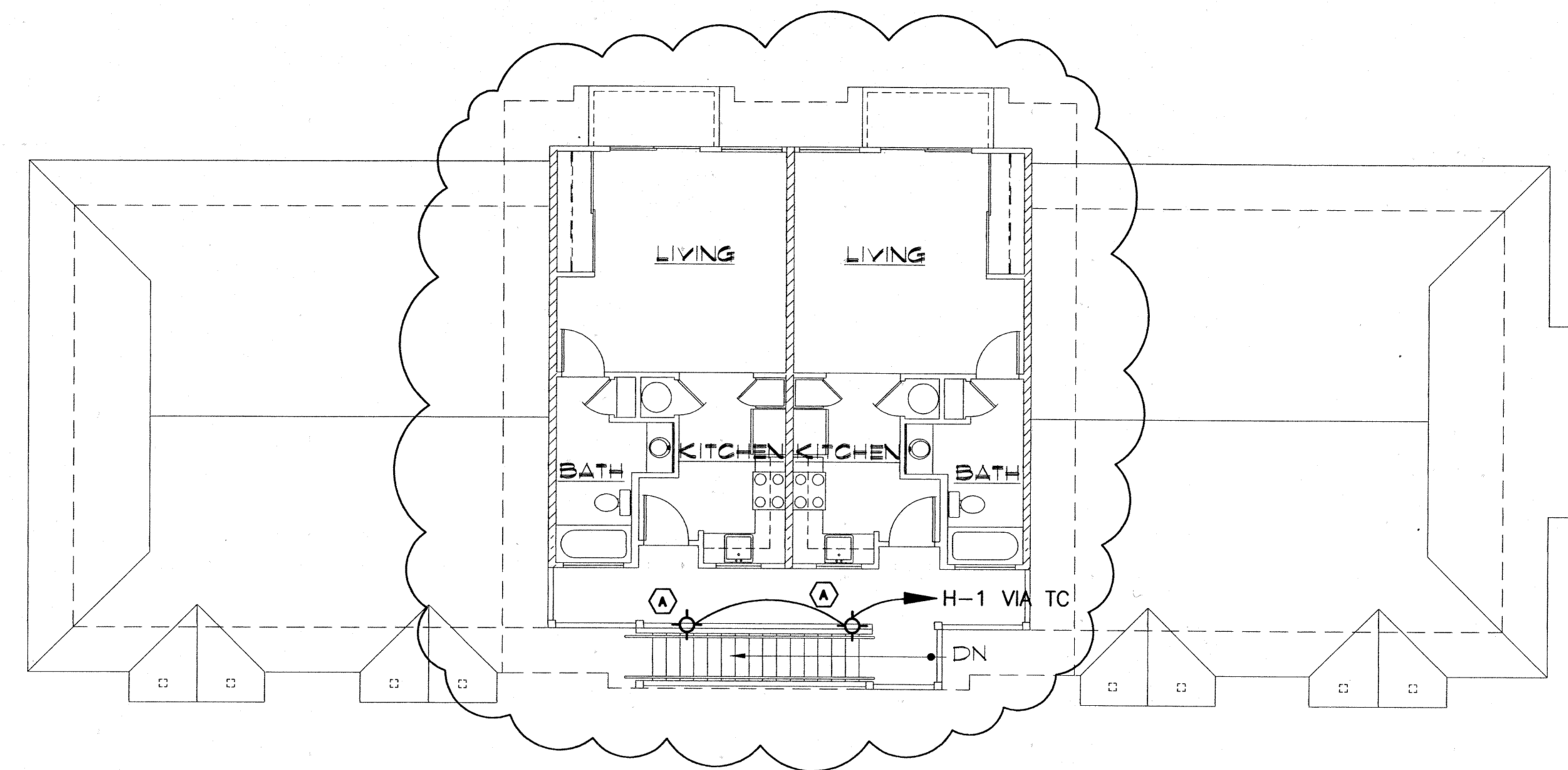
Architects
Interior Designers
Planning
Graphics

John Aveiro AIA
Vernon Inoshita AIA
Mike Goshi AIA

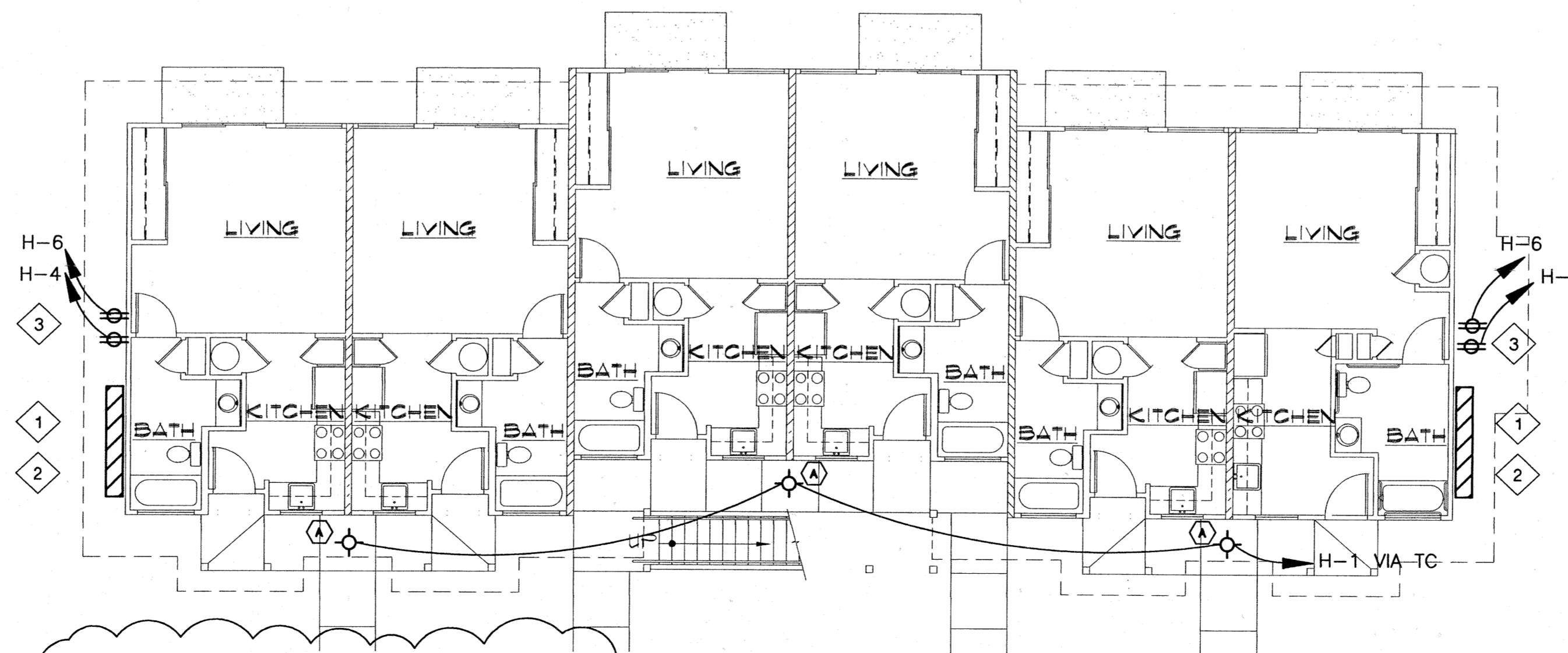


Hilton H. Ukeno

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2 SECOND FLOOR PLAN
E-4.0 SCALE: 1/8"=1'-0"



3 FIRST FLOOR PLAN
E-4.0 SCALE: 1/8"=1'-0"

PLAN NOTES:

- 1 SERVICE ENTRANCE (SEE DETAILS ON SHEETS E-1.3 AND E-1.4). SERVICE EQUIP. LOCATED ONLY ON ONE SIDE OF BUILDING. VERIFY LOCATION ON ELECTRICAL SITE PLAN.
- 2 SERVICE EQUIPMENT TO BE INSTALLED WITHIN LOCKABLE ELECTRICAL CLOSET. SEE ARCHITECTURAL PLANS FOR DETAILS.
- 3 RECEPTACLES FOR SOLAR WATER HEATER CIRC. PUMPS. INSTALL IN CENTRAL WATER HEATER CLOSET BETWEEN STORAGE TANKS (VERIFY EXACT LOCATION WITH MECHANICAL PLANS. RCPT. AND CLOSET ONLY ON ONE SIDE OF BLDG. (OPPOSITE FROM ELEC. CLOSET). VERIFY CLOSET LOCATION WITH ARCH. PLAN

BUILDING 'C'

REVISED PERMIT SET

Revision Number/Description

FRONT STREET APARTMENTS

LAHAINA, MAUI, HAWAII
TMK: (2) 4-5-03: 13, 14, 15, 38, 39, 40

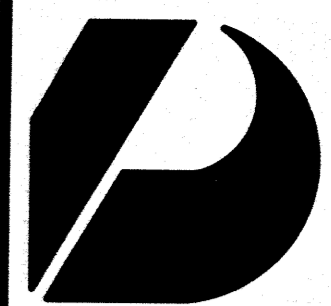
Project Name

Drawing Title
BUILDING 'C'
ELECTRICAL PLANS

Project Number 93026	Date 26 MAY 00
Drawn JF	Checked HU
	Designed MR

Drawing Number
E-4.0

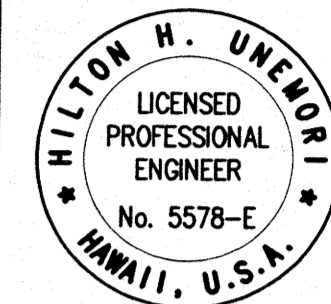
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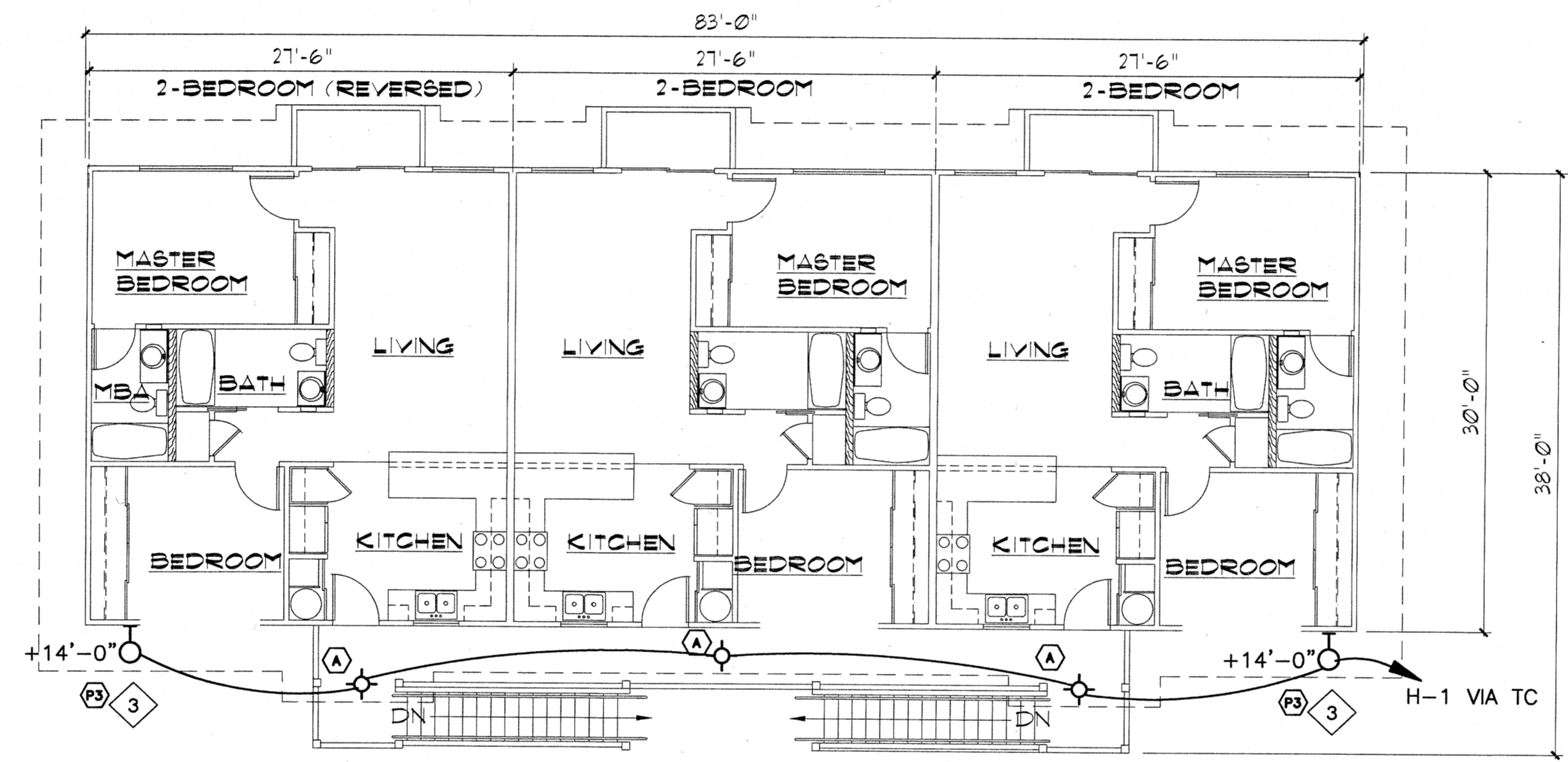
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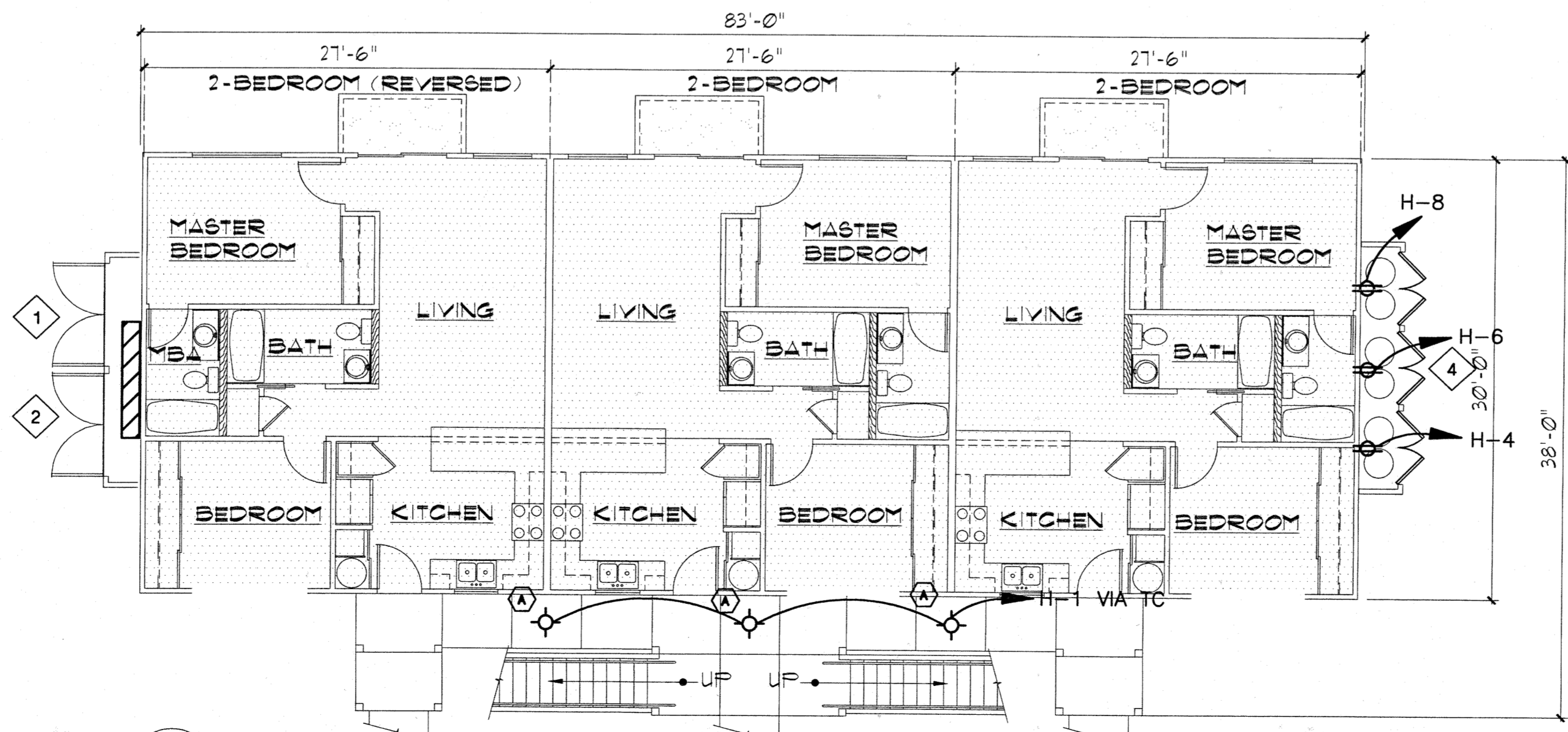
John Avelro AIA
Vernon Inoshita AIA
Mike Goshi AIA



Hilton H. Unenoy
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2 SECOND FLOOR PLAN
E-5.0 SCALE: 1/8"=1'-0"



1 FIRST FLOOR PLAN
E-5.0 SCALE: 1/8"=1'-0"

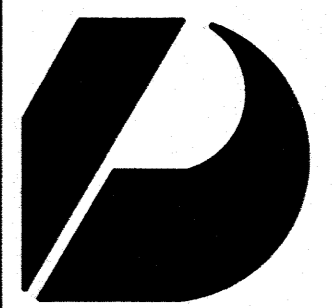
- PLAN NOTES:**
- 1 SERVICE ENTRANCE (SEE DETAILS ON SHEETS E-1.3 AND E-1.4). SERVICE EQUIP. LOCATED ONLY ON ONE SIDE OF BLDG. VERIFY LOCATION ON ELECTRICAL SITE PLAN.
 - 2 SERVICE EQUIPMENT TO BE INSTALLED WITHIN LOCKABLE ELECTRICAL CLOSET. SEE ARCHITECTURAL PLANS FOR DETAILS.
 - 3 FIXTURE NOT REQUIRED ON EVERY BUILDING. VERIFY LOCATIONS ON ELECTRICAL SITE LIGHTING PLAN (SHT. E-1.1)
 - 4 RECEPTACLES FOR SOLAR WATER HEATER CIRC. PUMPS. INSTALL IN CENTRAL WATER HEATER CLOSET BETWEEN STORAGE TANKS (VERIFY EXACT LOCATION WITH MECHANICAL PLANS. RCPT. AND CLOSET ONLY ON ONE SIDE OF BLDG. (OPPOSITE FROM ELEC. CLOSET). VERIFY CLOSET LOCATION WITH ARCH. PLAN

BUILDING 'D'

Revision Number/Description

FRONT STREET APARTMENTS
LAHAINA, MAUI, HAWAII
TMK: (2) 4-5-03: 13, 14, 15, 38, 39, 40

Project Name		
Drawing Title		
BUILDING 'D' ELECTRICAL PLANS		
Project Number	Date	
99026	28 APRIL 2000	
Drawn	Checked	Designed
JF	HU	MR
Drawing Number		
E-5.0		
Sheet No. of		



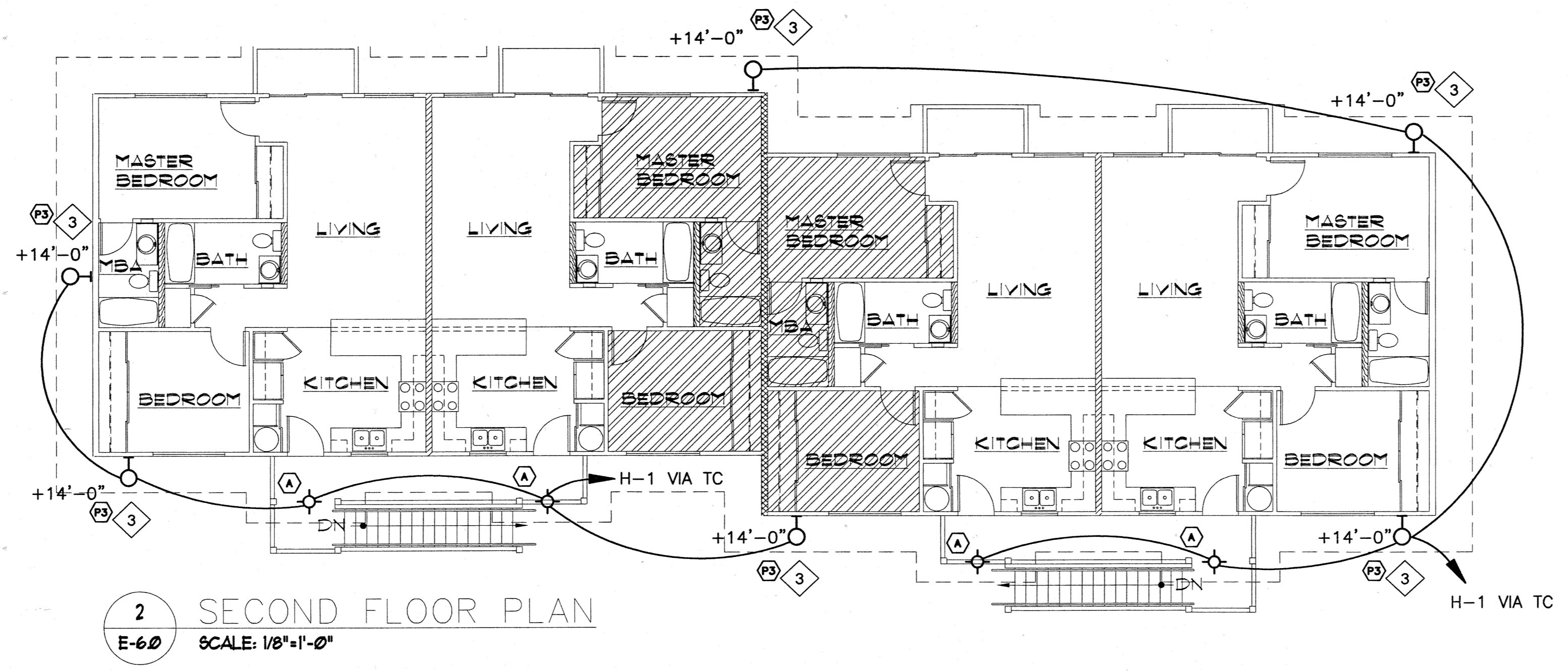
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Architects
Interior Designers
Planning
Graphics

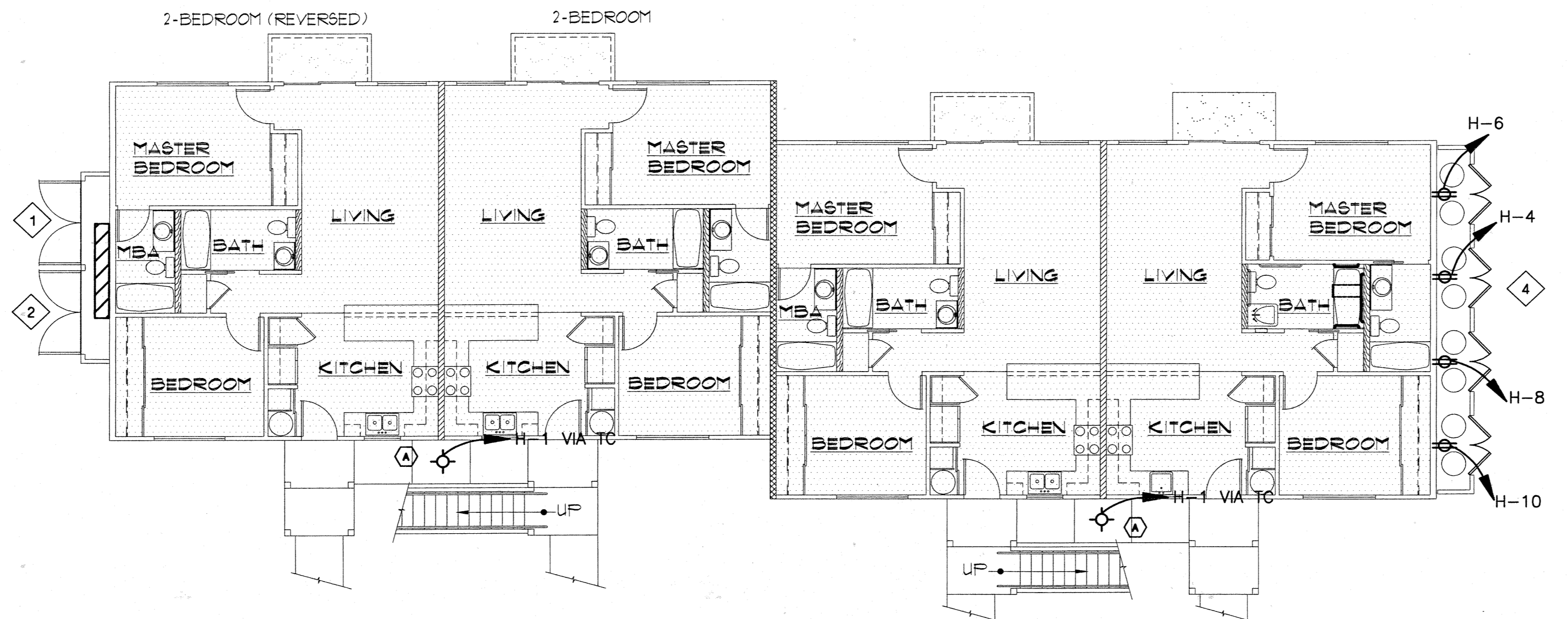
John Aveiro AIA
Vernon Inoshita AIA
Mike Goshi AIA



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2 SECOND FLOOR PLAN
E-60 SCALE: 1/8"=1'-0"



1 FIRST FLOOR PLAN
E-60 SCALE: 1/8"=1'-0"

PLAN NOTES:

- 1 SERVICE ENTRANCE (SEE DETAILS ON SHEETS E-1.3 AND E-1.4). SERVICE EQUIP. LOCATED ONLY ON ONE SIDE OF BLDG. VERIFY LOCATION ON ELECTRICAL SITE PLAN.
- 2 SERVICE EQUIPMENT TO BE INSTALLED WITHIN LOCKABLE ELECTRICAL CLOSET. SEE ARCHITECTURAL PLANS FOR DETAILS.
- 3 FIXTURE NOT REQUIRED ON EVERY BUILDING. VERIFY LOCATIONS ON ELECTRICAL SITE LIGHTING PLAN (SHT. E-1.1)
- 4 RECEPTACLES FOR SOLAR WATER HEATER CIRC. PUMPS. INSTALL IN CENTRAL WATER HEATER CLOSET BETWEEN STORAGE TANKS (VERIFY EXACT LOCATION WITH MECHANICAL PLANS. RCPT. AND CLOSET ONLY ON ONE SIDE OF BLDG. (OPPOSITE FROM ELEC. CLOSET). VERIFY CLOSET LOCATION WITH ARCH. PLAN

Revision Number/Description

FRONT STREET APARTMENTS

LAHAINA, MAUI, HAWAII
TMK: (2) 4-5-03: 13, 14, 15, 38, 39, 40

Project Name

Drawing Title

BUILDING 'E'
ELECTRICAL PLANS

Project Number 99026	Date 28 APRIL 2000
Drawn JF	Checked HU
	Designed MR

Drawing Number

E-6.0

Sheet No. of

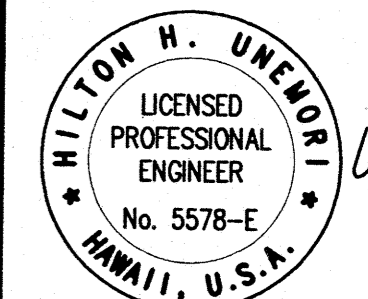
BUILDING 'E'



Design Partners Incorporated

Architects
Interior Designers
Planning
Graphics

John Aveiro AIA
Vernon Inoshita AIA
Mike Goshi AIA



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

Revision Number/Description

REVISED PERMIT SET

FRONT STREET APARTMENTS

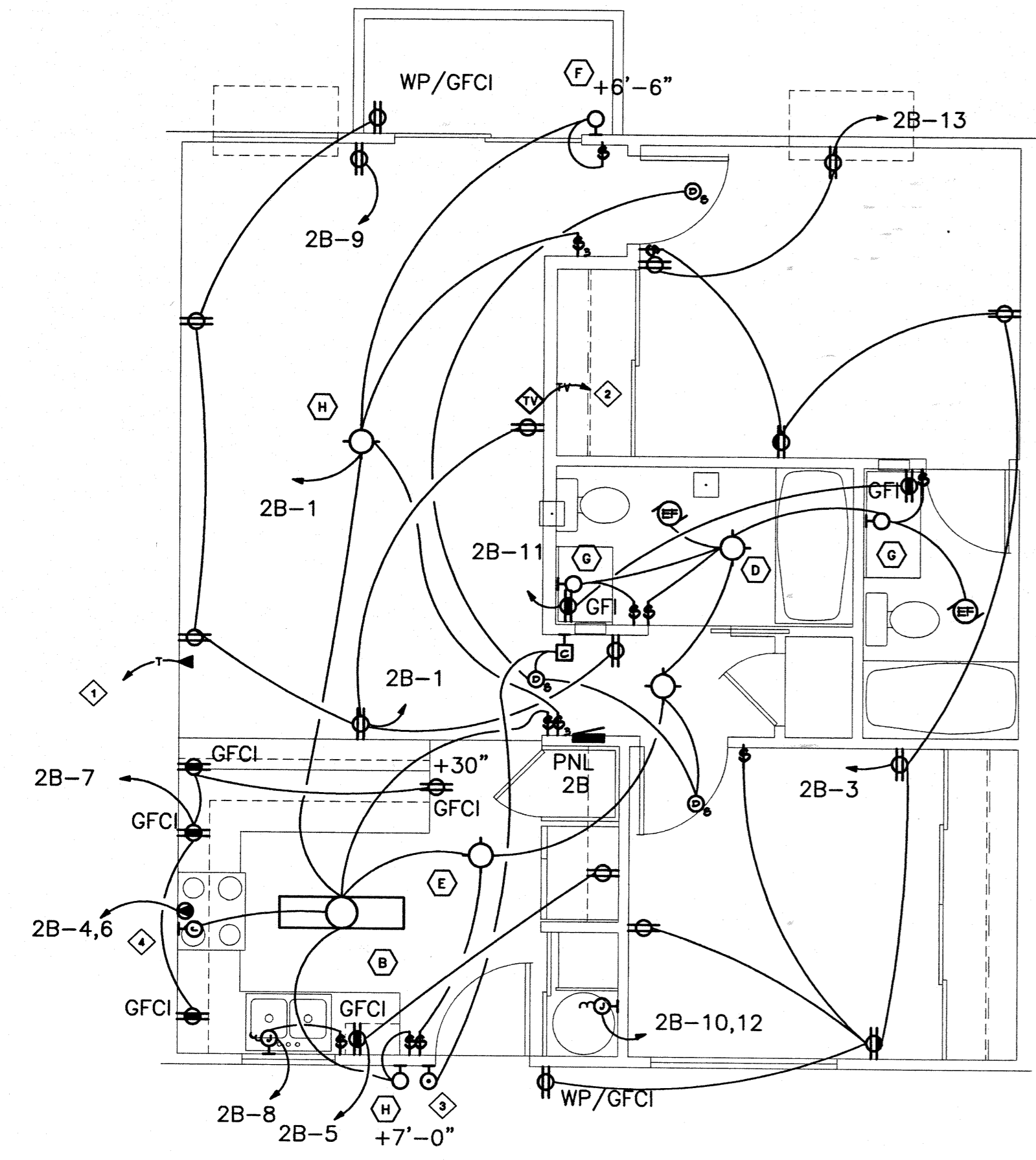
LAHAINA, MAUI, HAWAII
TMK: (2) 4-5-03: 13, 14, 15, 38, 39, 40

Project Name

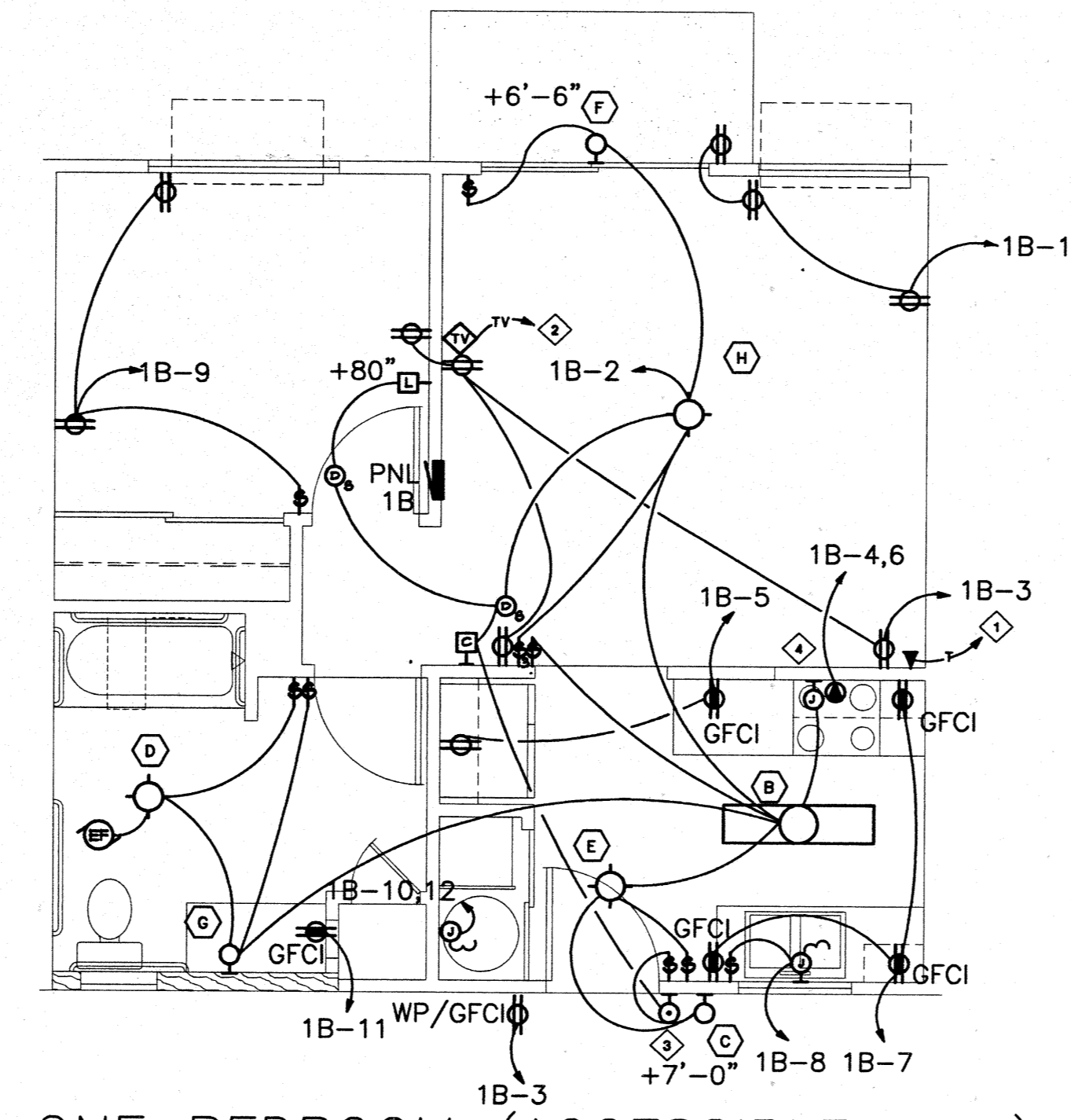
Drawing Title
TYPICAL UNIT ELECTRICAL PLAN AND PANEL SCHEDULES

Project Number 99026 Date 26 MAY 00
Drawn NO Checked HU Designed MR

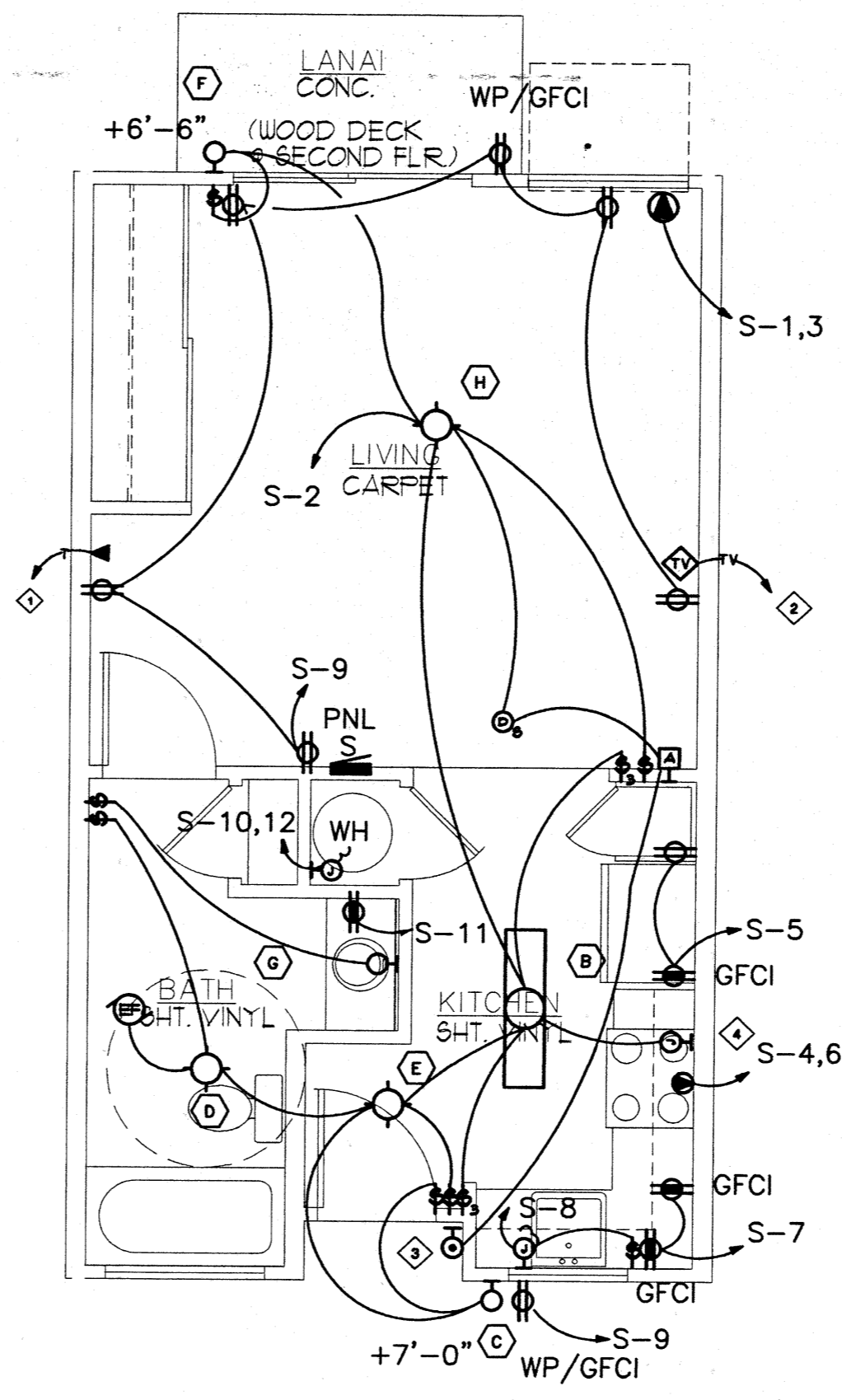
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E-7.0
Sheet No of



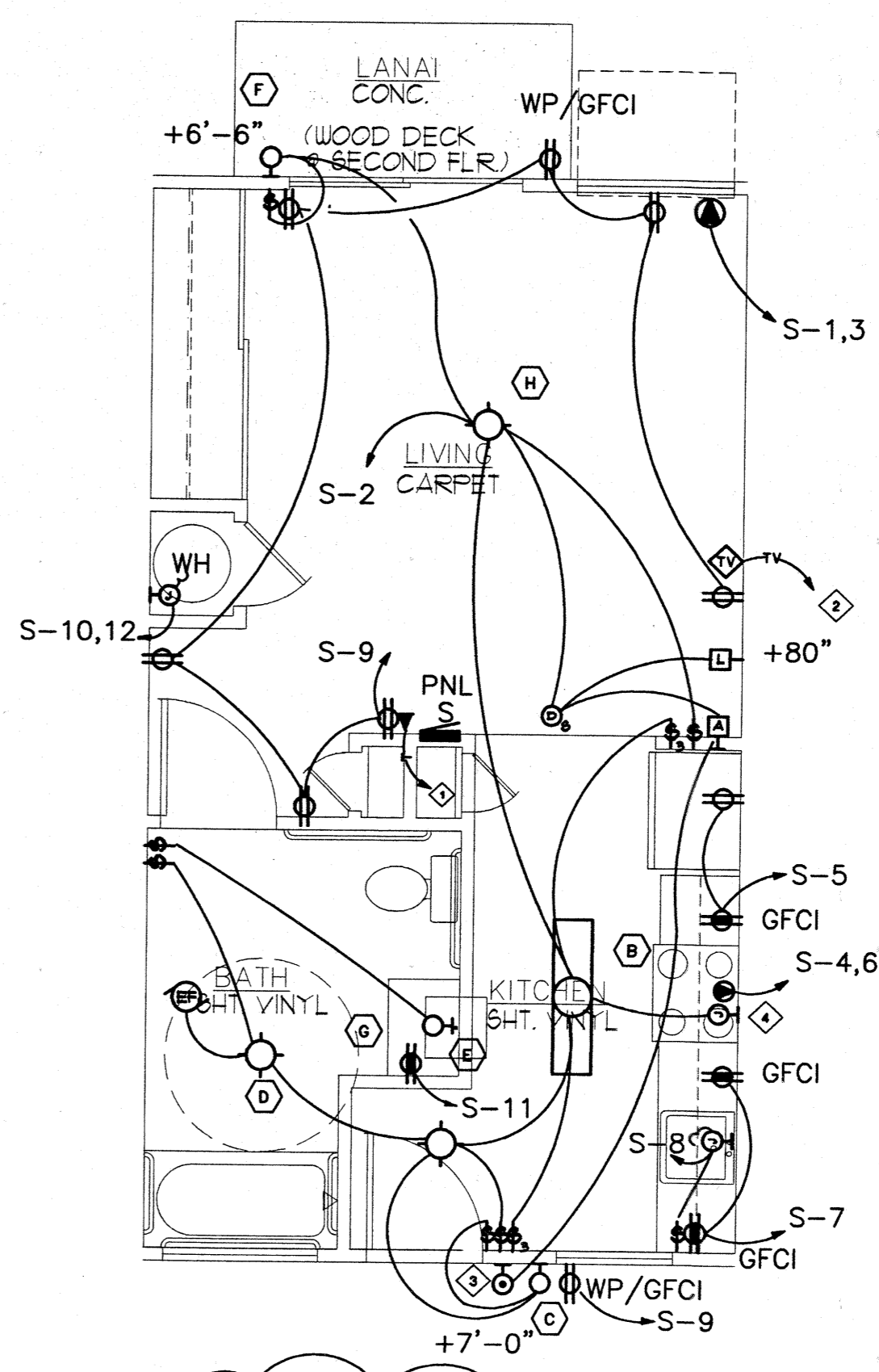
TWO BEDROOM
SCALE: 1/4"=1'-0"



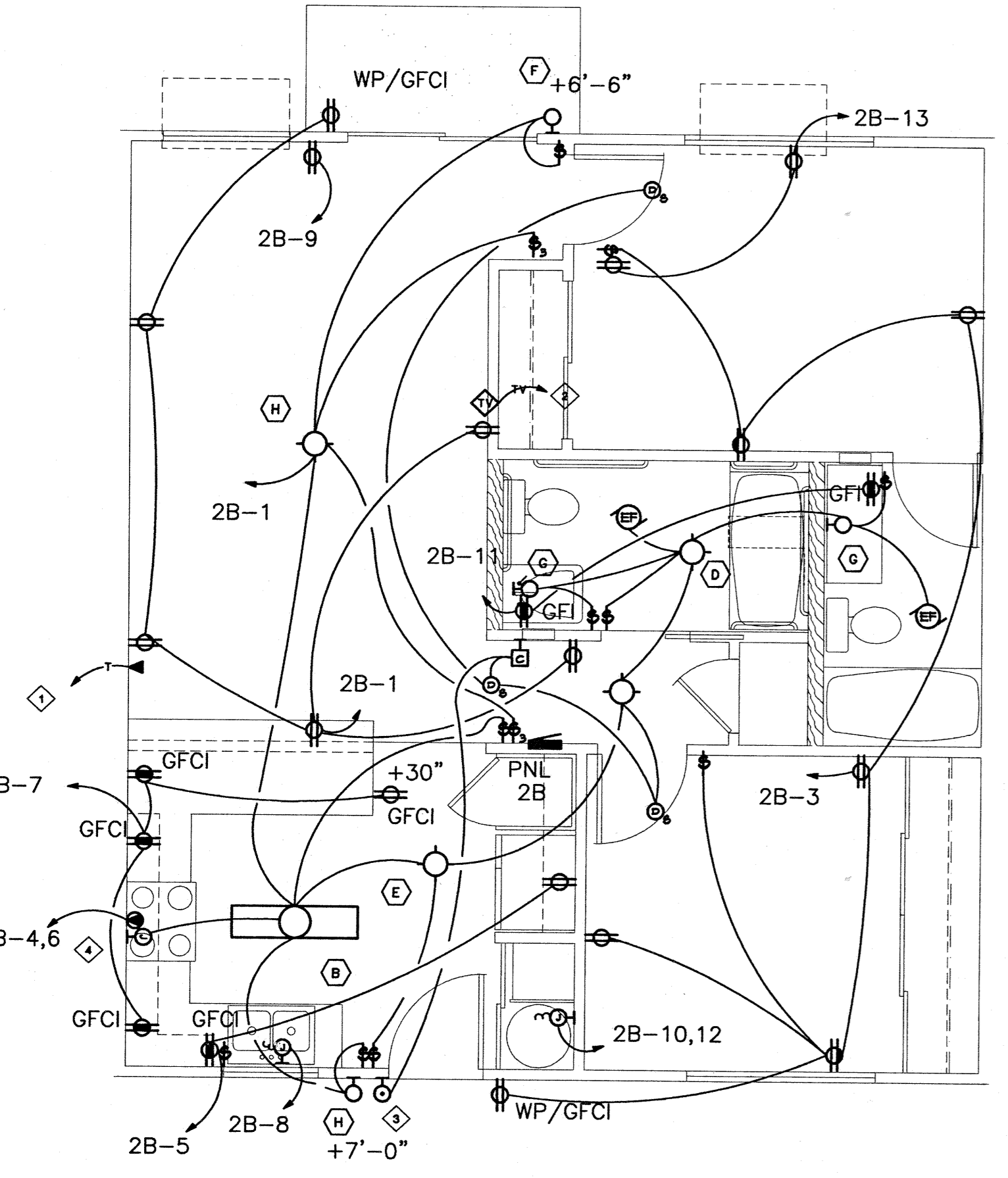
ONE BEDROOM (ACCESSIBLE UNIT)
SCALE: 1/4"=1'-0"



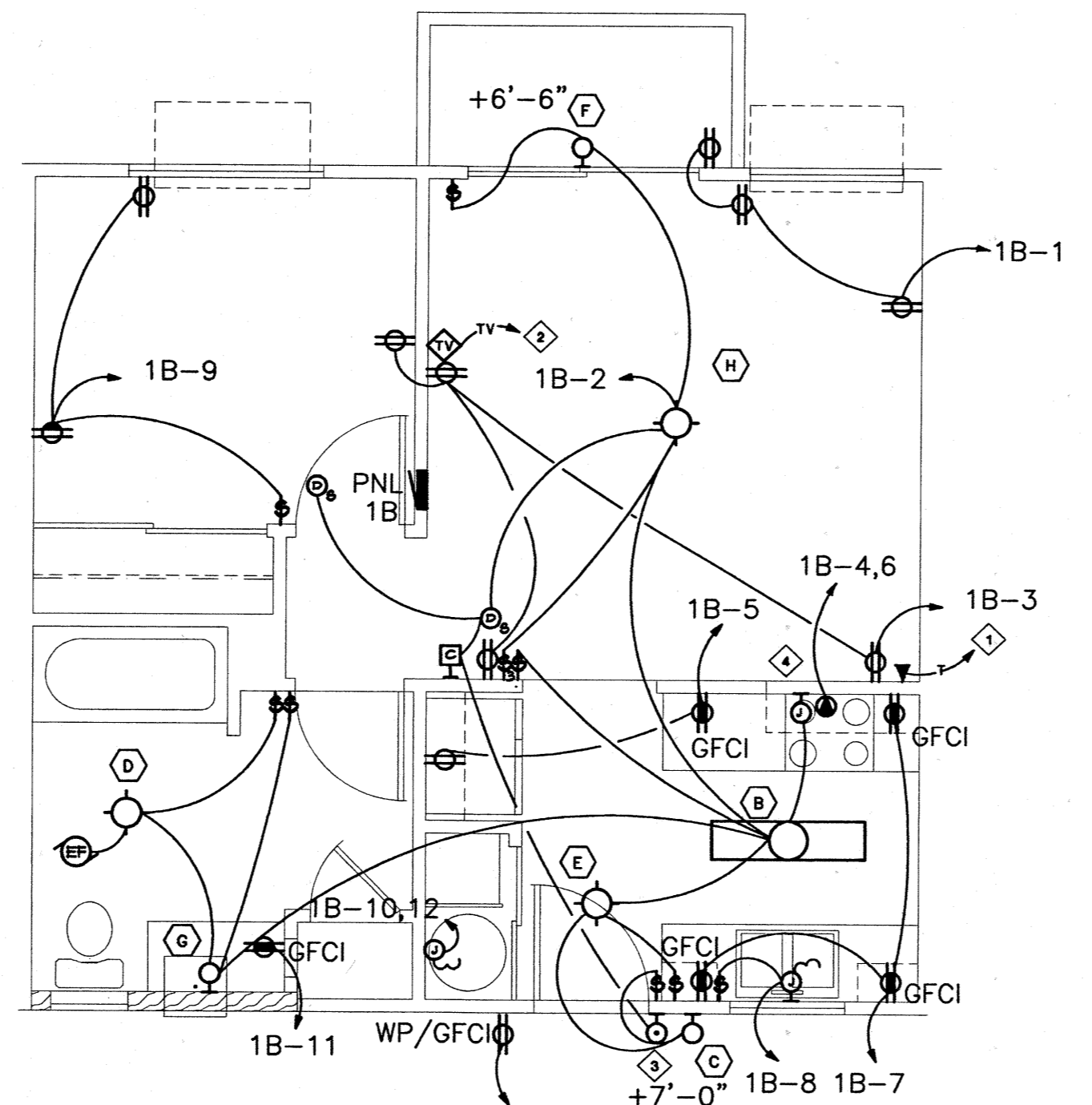
STUDIO UNIT
SCALE: 1/4"=1'-0"



STUDIO UNIT (ACCESSIBLE UNIT)
SCALE: 1/4"=1'-0"



TWO BEDROOM (ACCESSIBLE UNIT)
SCALE: 1/4"=1'-0"



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

NOTES:

1. ALLOW 20" SEPARATION BETWEEN BACK TO BACK ELECTRICAL DEVICES ON PARTY WALLS
2. DO NOT PAINT ELECTRICAL PANEL COVER

PLAN NOTES:

- 1 HOMERUN TO MAIN TELEPHONE CABINET (TWO PAIR 24 AWG TELEPHONE CABLE)
- 2 HOMERUN TO CATV CABINET
- 3 DOOR BELL PUSHBUTTON
- 4 J-BOX FOR RANGE HOOD (+6-0)

PANEL 2B (TYPICAL FOR TWO BEDROOM UNITS) A.I.C. RATING: 10K

VOLTAGE: 120/240V PHASE: 1 WIRE: 3WBN CIRCUITS: 15
MOUNTING: FLUSH MAIN BREAKER: 2P100 BREAKER: -- MAIN BUS: 100A

CKT	DESCRIPTION	PHASE A	PHASE B	BKCR	WIRE	CKT	DESCRIPTION	PHASE A	PHASE B	BKCR	WIRE
1	R-GENERAL	L0				2	L-UNIT	L0			
3	R-GENERAL	L2				4	RANGE	L0	L0	2P50	4
5	R-KITCHEN (GFCI)	03				6	DISPOSAL				
7	R-KITCHEN (GFCI)		01			8	WATER HEATER				
9	R-A/C (FUTURE)	L0				10					
11	R-BATHROOM (GFCI)		04			12					
13	R-BEDROOM	L0				14	PFBS				
15	SPARE					16	PFBS				
17	PFBS					18	PFBS				
TOTALS		33	23			TOTALS		12	11		

TOTAL CONNECTED LOAD: 308 KVA
ESTIMATED DEMAND: 10
TOTAL EST. DEMAND LOAD: 308 KVA + 86A @ 240V, 1 PHASE, 0.8 PF.

PANEL 8 (TYPICAL FOR STUDIO UNITS) A.I.C. RATING: 10K

VOLTAGE: 120/240V PHASE: 1 WIRE: 3WBN CIRCUITS: 12
MOUNTING: FLUSH MAIN BREAKER: 2P100 BREAKER: -- MAIN BUS: 100A

CKT	DESCRIPTION	PHASE A	PHASE B	BKCR	WIRE	CKT	DESCRIPTION	PHASE A	PHASE B	BKCR	WIRE
1	R-A/C (FUTURE)	01				2	L-UNIT/SMOKE DETECTOR	L0			
3	R-KITCHEN (GFCI)	03				4	RANGE	L0	L0	2P50	4
5	R-KITCHEN (GFCI)		03			6	DISPOSAL				
7	R-GENERAL	L2				8	WATER HEATER				
9	R-BATHROOM (GFCI)		02			10					
TOTALS		22	12			TOTALS		10	11		

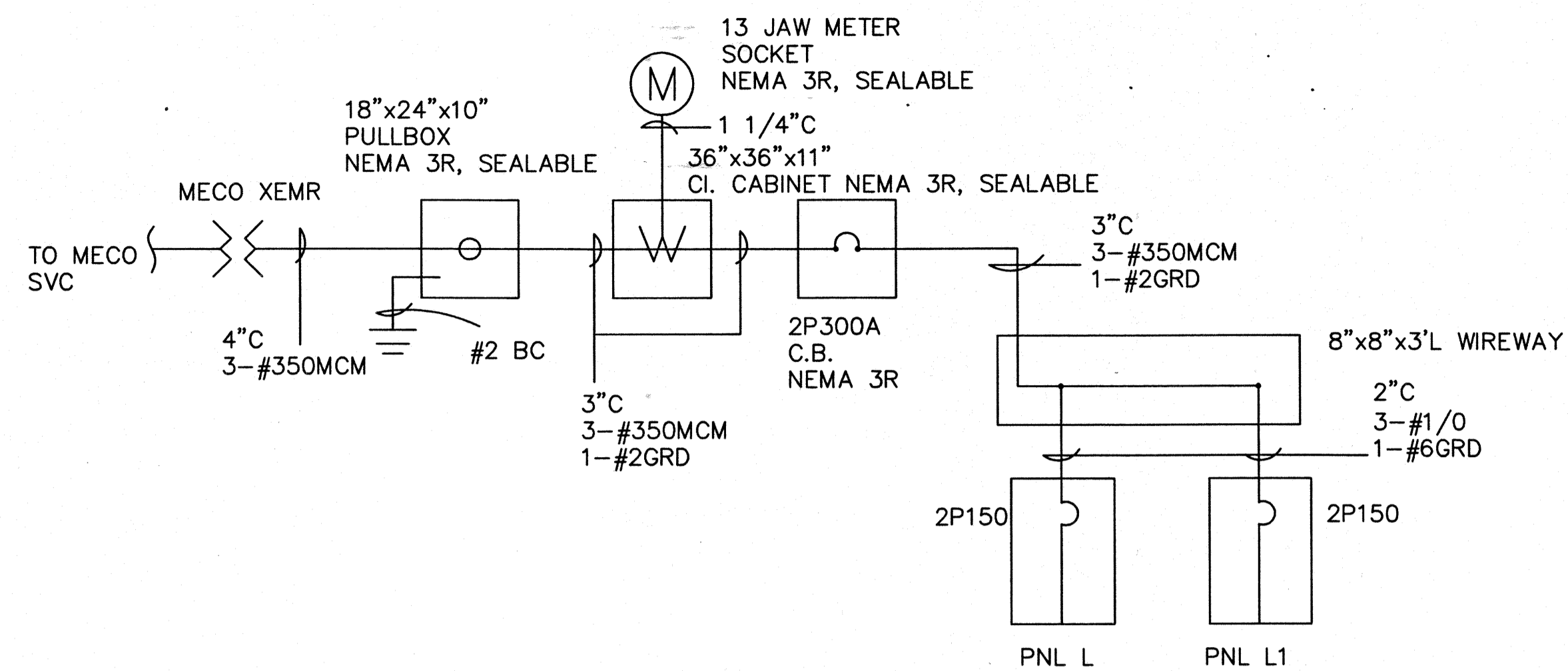
TOTAL CONNECTED LOAD: 181 KVA
ESTIMATED DEMAND: 10
TOTAL EST. DEMAND LOAD: 181 KVA + 78A @ 240V, 1 PHASE, 0.8 PF.

PANEL 1B (TYPICAL FOR ONE BEDROOM UNITS) A.I.C. RATING: 10K

VOLTAGE: 120/240V PHASE: 1 WIRE: 3WBN CIRCUITS: 12
MOUNTING: FLUSH MAIN BREAKER: 2P100 BREAKER: -- MAIN BUS: 100A

CKT	DESCRIPTION	PHASE A	PHASE B	BKCR	WIRE	CKT	DESCRIPTION	PHASE A	PHASE B	BKCR	WIRE
1	R-GENERAL	L0				2	L-UNIT/SMOKE DETECTOR	L0			
3	R-GENERAL	L2				4	RANGE	L0	L0	2P50	4
5	R-KITCHEN (GFCI)	03				6	DISPOSAL				
7	R-KITCHEN (GFCI)		03			8	WATER HEATER				
9	R-BEDROOM	L0				10					
11	R-BATHROOM (GFCI)		02			12					
TOTALS		23	12			TOTALS		12	11		

TOTAL CONNECTED LOAD: 186 KVA
ESTIMATED DEMAND: 10
TOTAL EST. DEMAND LOAD: 186 KVA + 78A @ 240V, 1 PHASE, 0.8 PF.

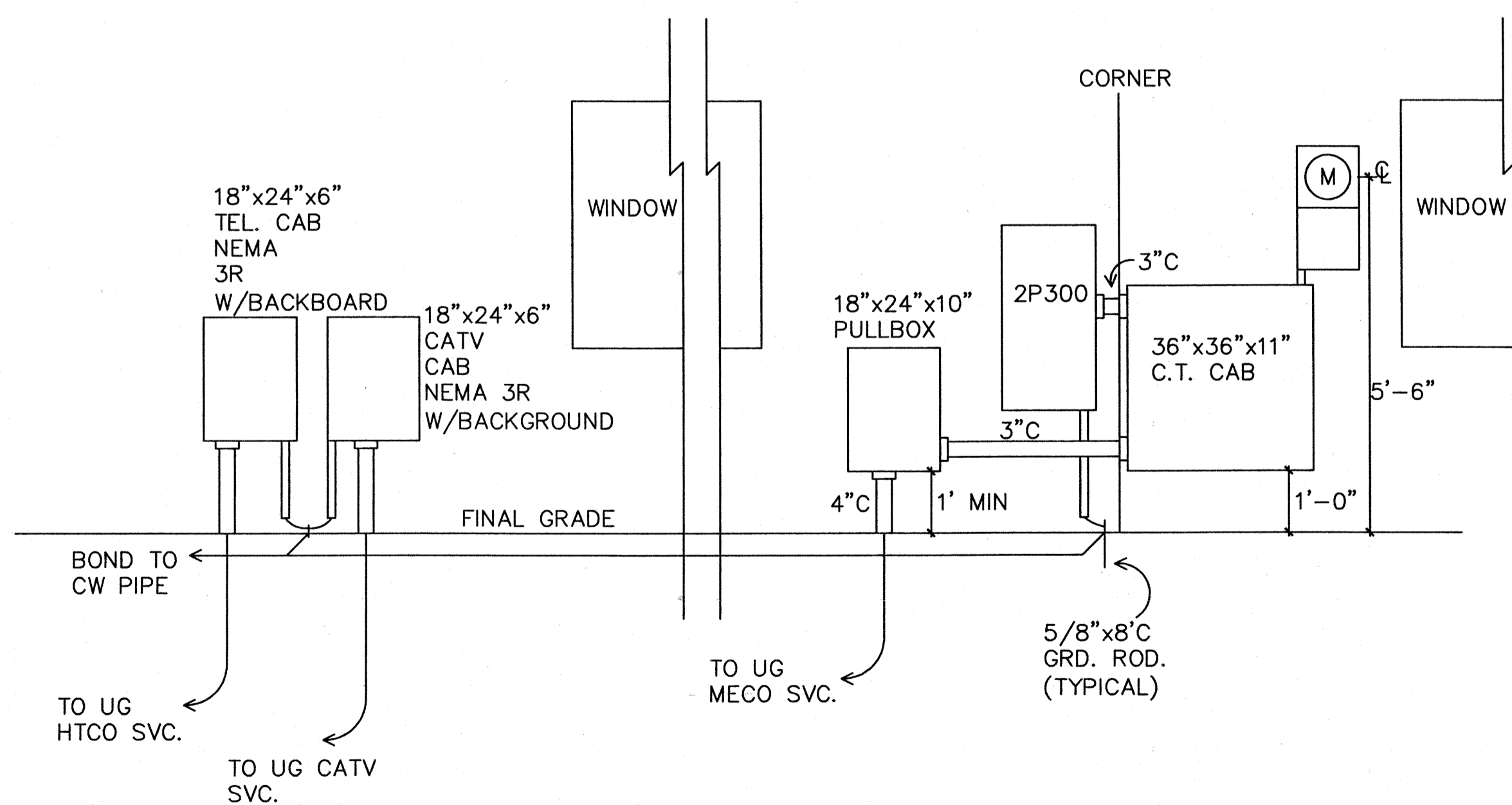


SINGLE LINE DIAGRAM

SCALE: NO SCALE

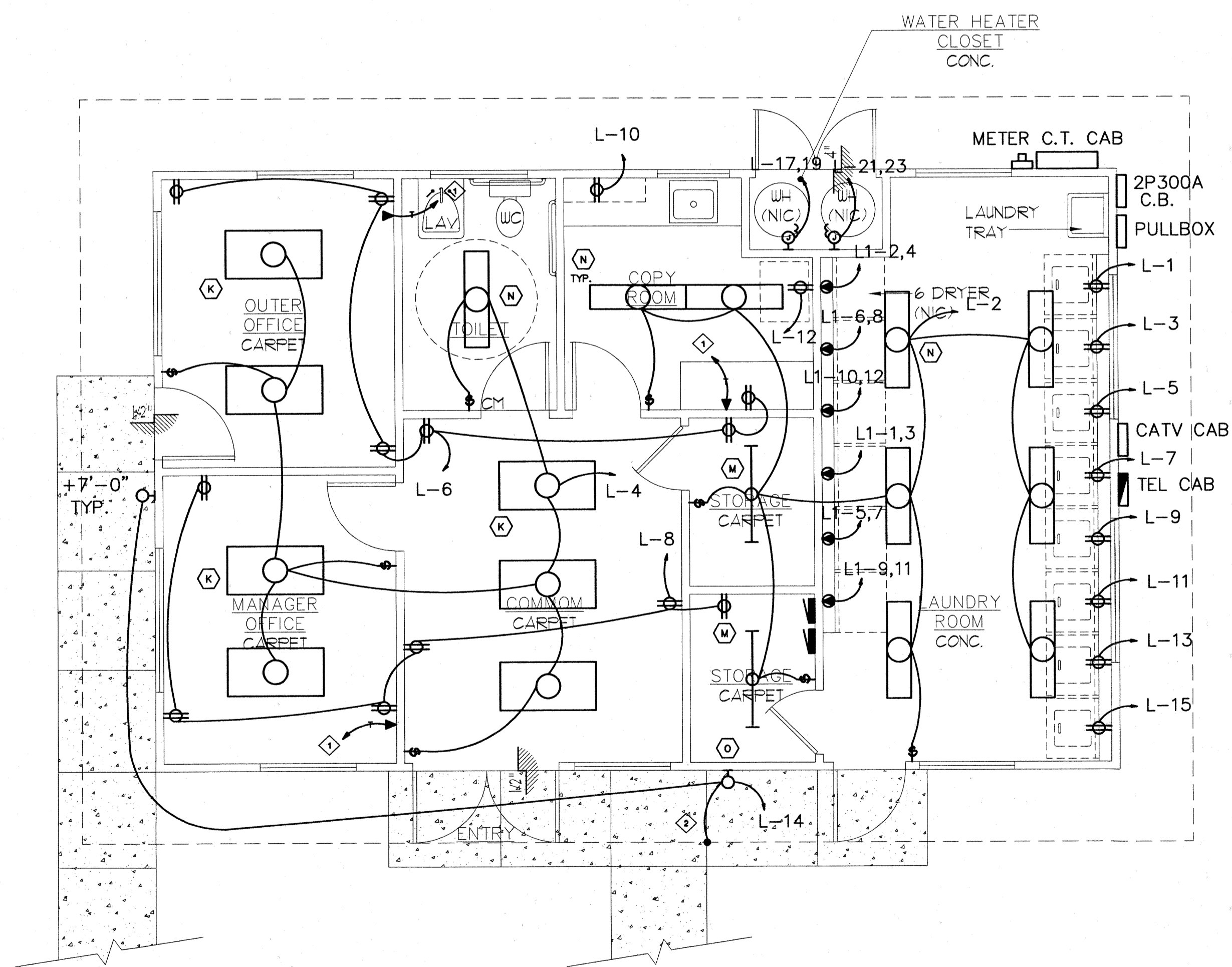
PANEL L1		A.L.C. RATING:									
VOLTAGE:	120/240	PHASE:	1								
WIRE:	3W3H	CIRCUITS:	20								
MOUNTING SURFACE:	MAIN BRKR: 2P150	BREAKER:	BOLT ON								
		MAIN BUS:	150A								
CKT	DESCRIPTION	PHASE A	PHASE B	BRKR	WIRE	CKT	DESCRIPTION	PHASE A	PHASE B	BRKR	WIRE
1	DRYER #1	2.5	2.5	2P30	#10	2	DRYER #4	2.5	2.5	2P30	#10
3	DRYER #2	2.5	2.5	2P30	#10	6	DRYER #5	2.5	2.5	2P30	#10
7	DRYER #3	2.5	2.5	2P30	#10	8					
9	DRYER #3	2.5	2.5	2P30	#10	10	DRYER #6	2.5	2.5	2P30	#10
11						12					
13	PF8					14	PF9				
15	PF8					16	PF8				
17	PF8					18	PF8				
19	PF8					20	PF8				
TOTALS		7.5	7.5			TOTALS		7.5	7.5		
TOTAL CONNECTED LOAD:		30 KVA				TOTALS		7.5		7.5	
ESTIMATED DEMAND:		1.0				TOTALS		7.5		7.5	
TOTAL EST. DEMAND LOAD:		30 KVA = 125A @ 240V, 1 PHASE				TOTALS		7.5		7.5	

PANEL L		A.L.C. RATING:									
VOLTAGE:	120/240	PHASE:	1								
WIRE:	3W3H	CIRCUITS:	24								
MOUNTING SURFACE:	MAIN BRKR: 2P150	BREAKER:	BOLT ON								
		MAIN BUS:	150A								
CKT	DESCRIPTION	PHASE A	PHASE B	BRKR	WIRE	CKT	DESCRIPTION	PHASE A	PHASE B	BRKR	WIRE
1	WASHER #1	1.0	1.0	1P20	#12	2	LIGHTING	1.0	1.0	1P20	#12
3	WASHER #2	1.0	1.0	1P20	#12	4	LIGHTING	1.0	1.0	1P20	#12
5	WASHER #3	1.0	1.0	1P20	#12	8	RCPT OFFICE/COMMON	1.0	1.0	1P20	#12
7	WASHER #4	1.0	1.0	1P20	#12	9	RCPT MANG/COMMON	1.0	1.0	1P20	#12
9	WASHER #5	1.0	1.0	1P20	#12	10	RCPT GFCI	0.2	0.2	1P20	#12
11	WASHER #6	1.0	1.0	1P20	#12	12	RCPT COOPER	0.2	0.2	1P20	#12
13	WASHER #7	1.0	1.0	1P20	#12	14	EXT LIGHTS	0.2	0.2	1P20	#12
15	WASHER #8	1.0	1.0	1P20	#12	18	SPARE			1P20	#12
17	WH #1	4.5	4.5	2P80	#4	18	PF8				
19						20	PF8				
21	WH #2	4.5	4.5	2P80	#4	22	PF8				
23						24	PF8				
TOTALS		13.0	13.0			TOTALS		2.2	2.4		
TOTAL CONNECTED LOAD:		30.6 KVA				TOTALS		2.2		2.4	
ESTIMATED DEMAND:		1.0				TOTALS		2.2		2.4	
TOTAL EST. DEMAND LOAD:		30.6 KVA = 127.5A @ 240V, 1 PHASE				TOTALS		2.2		2.4	



SERVICE EQUIPMENT ELEVATION

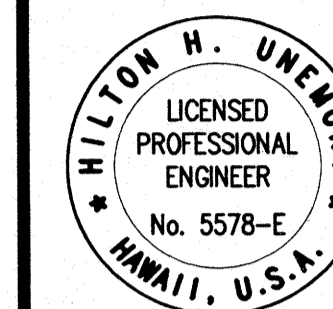
SCALE: 1/2" = 1'-0"



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

Revision Number/Description

FRONT STREET APARTMENTS

LAHAINA, MAUI, HAWAII
TMK: (2) 4-5-03: 13, 14, 15, 38, 39, 40

Project Name

Drawing Title

LAUNDRY BUILDING ELECTRICAL PLANS

Project Number 99026 Date 28 APRIL 2000

Drawn NO Checked HU Designed MR

Drawing Number

E-8.0

Sheet No of

FRONT STREET APARTMENTS

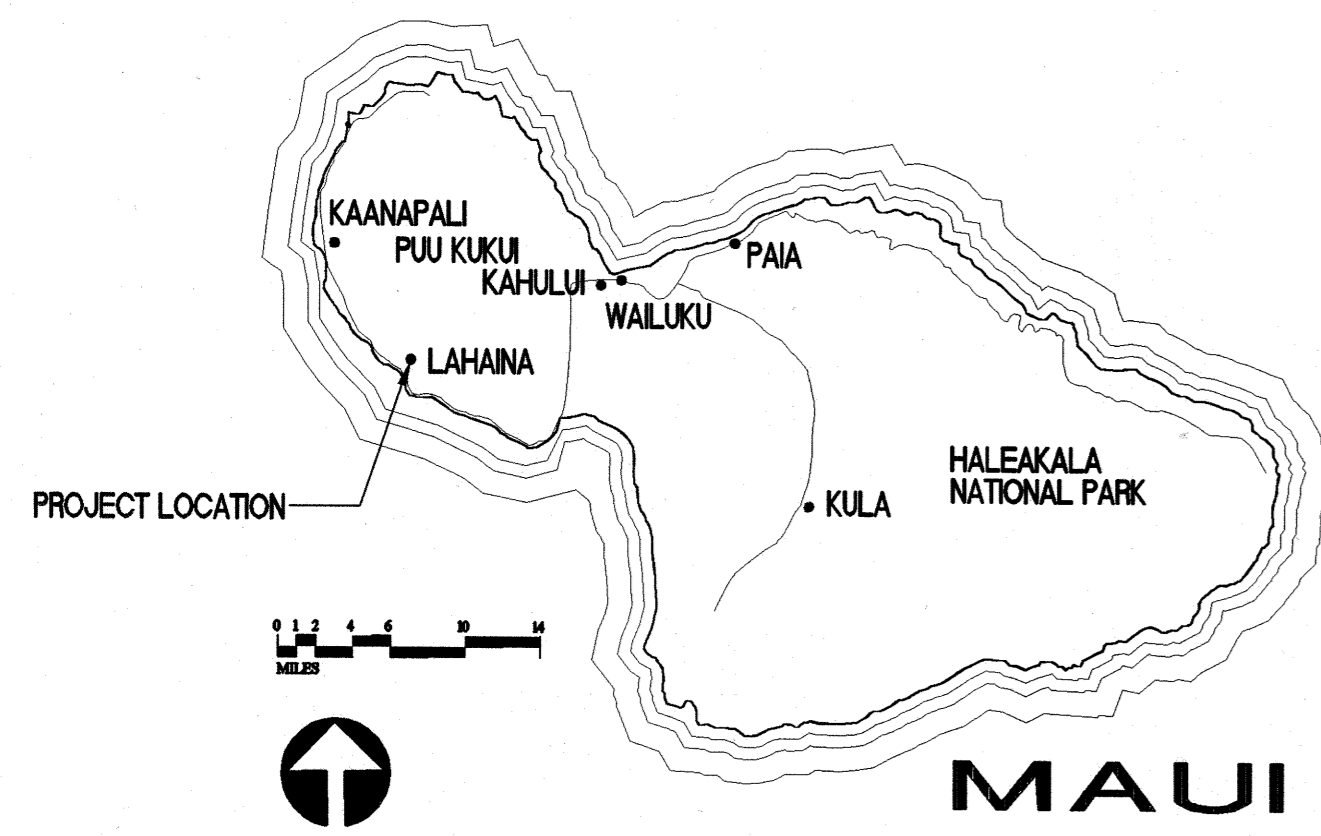
FRONT STREET AFFORDABLE HOUSING PARTNERS

LAHAINA, MAUI, HAWAII
 TMK: (2) 4-5-03: 13, 14, 15, 38, 39, 40

RESUBMISSION

CARPORT 25

LOCATION MAP



INDEX TO DRAWINGS

TITLE SHEET

T-1 TITLE SHEET

ARCHITECTURAL

- A-0 GENERAL NOTES & DETAILS
- A-10 SITE PLAN
- A-20 BUILDING 'A' FLOOR PLANS & ROOF PLAN
- A-21 BUILDING 'A' EXTERIOR ELEVATIONS
- A-22 BUILDING 'A' BUILDING SECTIONS
- A-30 BUILDING 'B' FLOOR PLANS & ROOF PLAN
- A-31 BUILDING 'B' EXTERIOR ELEVATIONS
- A-32 BUILDING 'B' BUILDING SECTIONS
- A-40 BUILDING 'C' FLOOR PLANS & ROOF PLAN
- A-41 BUILDING 'C' EXTERIOR ELEVATIONS
- A-42 BUILDING 'C' BUILDING SECTIONS
- A-50 BUILDING 'D' FLOOR PLANS & ROOF PLAN
- A-51 BUILDING 'D' EXTERIOR ELEVATIONS
- A-52 BUILDING 'D' BUILDING SECTIONS
- A-60 BUILDING 'E' FLOOR PLANS & ROOF PLAN
- A-61 BUILDING 'E' EXTERIOR ELEVATIONS
- A-62 BUILDING 'E' BUILDING SECTIONS
- A-70 ONE BEDROOM UNIT - DETAIL PLAN, INT. ELEV. & RM. FIN. SCH.
- A-80 TWO BEDROOM UNIT - DETAIL PLAN, INT. ELEV. & RM. FIN. SCH.
- A-90 STUDIO UNIT - DETAIL PLAN, INT. ELEV. & ROOM FINISH SCHEDULE
- A-100 LAUNDRY BUILDING - FLOOR & ROOF PLANS, INT. & EXT. ELEV., BLDG. SECTIONS & RM. FIN. SCH.
- A-110 CARPORT - FLOOR PLANS, ROOF PLANS, ELEVATIONS & SECTIONS
- A-120 STAIR PLAN, SECTION AND DETAILS
- A-130 WALL SECTIONS
- A-131 WALL SECTIONS
- A-132 RATED FIRE WALL DETAILS
- A-140 DOOR & WINDOW SCHEDULE
- A-141 DOOR & WINDOW DETAILS
- A-150 EXTERIOR DETAILS
- A-160 INTERIOR DETAILS
- A-170 TRASH ENCLOSURE

MECHANICAL

- M-1 BLDG. A, B, & C FLOOR PLAN
- M-2 BLDG. D & E FLOOR PLAN
- M-3 TYPICAL ONE BEDROOM UNIT PLUMBING PLAN & PIPING DIAGRAMS
- M-4 TYPICAL TWO BEDROOM UNIT PLUMBING PLAN & PIPING DIAGRAMS
- M-5 TYPICAL STUDIO UNIT PLUMBING PLAN & PIPING DIAGRAMS
- M-6 LAUNDRY BUILDING PLUMBING PLAN & PIPING DIAGRAMS
- M-7 SOLAR HOT WATER SYSTEM

ELECTRICAL

- E-10 ELECTRICAL SITE PLAN
- E-11 SITE LIGHTING PLAN
- E-12 SINGLE LINE DIAGRAM DETAILS
- E-13 SITE DETAILS / NOTES
- E-14 SERVICE EQUIPMENT ELEVATIONS / SYMBOLS LEGEND
- E-20 BLDG. A ELECTRICAL PLAN
- E-30 BLDG. B ELECTRICAL PLAN
- E-40 BLDG. C ELECTRICAL PLAN
- E-50 BLDG. D ELECTRICAL PLAN
- E-60 BLDG. E ELECTRICAL PLAN
- E-70 TYPICAL UNIT ELECTRICAL PLANS
- E-80 LAUNDRY BLDG. ELECTRICAL PLANS & DETAILS

STRUCTURAL

- S-11 GENERAL NOTES & TYPICAL DETAILS
- S-12 TYPICAL DETAILS
- S-13 TYPICAL DETAILS
- S-21 FOUNDATION PLAN - BUILDING TYPE "A"
- S-22 SECOND FLOOR FRAMING PLAN - BUILDING TYPE "A"
- S-23 ROOF FRAMING PLAN - BUILDING TYPE "A"
- S-31 FOUNDATION PLAN & SECOND FLOOR FRAMING PLAN BUILDING TYPE "B"
- S-32 ROOF FRAMING PLAN - BUILDING TYPE "B"
- S-41 FOUNDATION PLAN - BUILDING TYPE "C"
- S-42 SECOND FLOOR & LOW ROOF FRAMING PLAN - BUILDING TYPE "C"
- S-43 ROOF FRAMING PLAN - BUILDING TYPE "C"
- S-51 FOUNDATION PLAN - BUILDING TYPE "D"
- S-52 SECOND FLOOR FRAMING PLAN - BUILDING TYPE "D"
- S-53 ROOF FRAMING PLAN - BUILDING TYPE "D"
- S-61 FOUNDATION PLAN - BUILDING TYPE "E"
- S-62 SECOND FLOOR FRAMING PLAN - BUILDING TYPE "E"
- S-63 ROOF FRAMING PLAN - BUILDING TYPE "E"
- S-71 FOUNDATION & ROOF FRAMING PLAN - LAUNDRY ROOM
- S-81 FOUNDATION & ROOF FRAMING PLAN - CARPORT "A"
- S-82 FOUNDATION & ROOF FRAMING PLAN - CARPORT "B"
- S-83 FOUNDATION & ROOF FRAMING PLAN - CARPORT "C"
- S-91 FOUNDATION SECTIONS & DETAILS
- S-101 SECOND FLOOR SECTIONS & DETAILS
- S-102 SECTIONS & DETAILS
- S-111 ROOF SECTIONS & DETAILS

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ELECTRICAL ENGINEER
ECM, INC.
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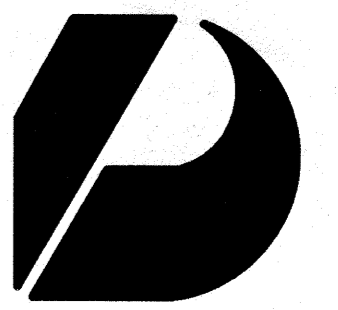
DESIGN SUMMARY

UBC (1991 EDITION)

OCCUPANCY CLASSIFICATION: R-1
 CONSTRUCTION TYPE: V-N
 1 - HR FIRE ASSEMBLY SEPARATES ALL UNITS AND OCCUPANCIES. PER UBC 1202B.
 2 - HR AREA SEPARATION WALLS PROVIDED IN BUILDING TYPE "E", BUILDINGS "B", "D", "H", "I", "J", "K", "L", "M", "N", "O", "P", "Q", "R", "S", "T", "U", "V", "W", "X", "Y", "Z" TO MAINTAIN LESS THAN 3,000 SF OF FLOOR AREA ABOVE THE FIRST STORY.
 NUMBER OF STORIES: 3 MAX.
 BUILDING "A3", "A4" AND "D": 2 ACTUAL
 HANDICAP ACCESSIBLE UNITS:
 AS PER CHAPTER 31 - ACCESSIBILITY SECTION 3103.2.2
 DWELLING UNITS REQUIRED TO BE ACCESSIBLE MAY BE ADAPTABLE IN ACCORDANCE WITH ALL FAIR HOUSING ACT GUIDELINES. SEE SITE PLAN FOR ACCESSIBLE UNIT LOCATIONS. ALL OTHER UNITS ON THE FIRST FLOOR NOT DESIGNATED AS ACCESSIBLE ARE DESIGNATED ADAPTABLE UNITS.

ABBREVIATIONS

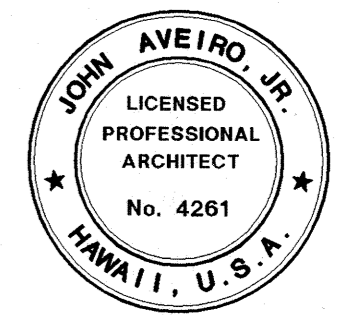
AB. ANCHOR BOLT	F.O.C. FACE OF CONCRETE	FLBG. FLUOR	FLYUD. FLYWOOD
ABV. ABOVE	F.O.F. FACE OF FINISH	FLN. PANEL	FR. FINISHED
ACQ. ACQUIS.	F.O.S. FACE OF STUDS	FR.FIN. FAIR	FR. PARTITION
ADJ. ADJUSTABLE	FR. FRAME	FR. PARTITION	FT. FIN.
ADJA. ADJACENT	FS. FULL SIZE	FT. FIN.	GT. QUIARRY TILE
AGGR. AGGREGATE	FT. FOOT OR FEET	GT. QUIARRY TILE	R. RISER
ALUM. ALUMINUM	FTG. FOOTING	R. RISER	RAD. RECESSED
APPROX. APPROXIMATE	FURR. FURRING	REC. RECESSED	REF. REFRIGERATOR
ARCH. ARCHITECTURAL	GA. GAUGE	REF. REFRIGERATOR	REIN. REINFORCED OR REINFORCING
ASPH. ASPHALT	GL. GLASS	REIN. REINFORCED OR REINFORCING	REQ. REQUIRED
BD. BOARD	GL. GLASS	REQ. REQUIRED	RESIL. RESILIENT
BEDRM. BEDROOM	G.F.I. GROUND FAULT INTERRUPTER	RESIL. RESILIENT	RFL. ROOM
BLDG. BUILDING	G.M.M.U. GLASS MESH MORTAR UNIT	RFL. ROOM	R.O. ROUGH OPENING
BLK. BLOCK	GND. GROUND	R.O. ROUGH OPENING	S.C. SOLID CORE
BLKG. BLOCKING	GR. GRADE	S.C. SOLID CORE	SCHED. SCHEDULE
BM. BEAM	GYP. BD. GYPSUM BOARD	SCHED. SCHEDULE	SCRN. SCREEN
BOT. BOTTOM	H. HIGH	SCRN. SCREEN	S.D. SMOKE DETECTOR
BRKT. BRACKET	HARD BD. HARD BOARD	S.D. SMOKE DETECTOR	SECT. SECTION
BRM. BROOM	H.B. HOSE BIBB	SECT. SECTION	S.F. SQUARE FEET
CAB. CABINET	H.C. HOLLOW CORE	S.F. SQUARE FEET	SH. SHELF
CEM. CEMENT	HDWD. HARDWOOD	SH. SHELF	SHUR. SHOWER
C.T. CERAMIC TILE	HDWE. HARDWARE	SHUR. SHOWER	SHT. SHEET
C.T.B.B. CERAMIC TILE BACKER BOARD	HORIZ. HORIZONTAL	SHT. SHEET	SHTG. SHEATHING
C.J. CONTROL JOINT	HT. HEIGHT	SHTG. SHEATHING	SIM. SIMILAR
C.L.G. CEILING	HTR. HEATER	SIM. SIMILAR	SING. SINGLE
CLOS. CLOSET	ID. INSIDE DIAMETER (DIM.)	SING. SINGLE	SL. SLOPE
CLR. CLEAR	INCL. INCLUSIVE, INCLUDED, OR INCLUDING	SL. SLOPE	SLDG. SLIDING
CM. CHANGE OF MATERIAL	INT. INTERIOR	SLDG. SLIDING	SPACE. SPACE
CMU. CONCRETE MASONRY UNITS	JAL. JALOUSIE	SPACE. SPACE	SP. SPECIFICATION
CNTR. COUNTER	JST. JOIST	SP. SPECIFICATION	SQ. SQUARE
COL. COLUMN	JT. JOINT	SQ. SQUARE	ST. STANDARD
CONC. CONCRETE	KIT. KITCHEN	ST. STANDARD	STL. STORAGE
COND. CONDITION	LAUND. LAUNDRY	STL. STORAGE	STR. STRUCTURAL
CON. CONNECTION	LAV. LAVATORY	STR. STRUCTURAL	SURR. SURROUND
CONSTR. CONSTRUCTION	LIN. LINEN	SURR. SURROUND	T. TREAD
CONT. CONTINUOUS	LOUV. LOUVERED	T. TREAD	T.B. TOWER BAR
CONTR. CONTRACTOR	LR. LIVING ROOM	T.B. TOWER BAR	T.C. TOP OF CURB
CORR. CORRIDOR	LT. LIGHT	T.C. TOP OF CURB	T. & G. TONGUE & GROOVE
CT&K. COUNTERSUNK	LT. LAUNDRY TRAY	T. & G. TONGUE & GROOVE	TH. THICK
DBL. DOUBLE	M. MASTER	TH. THICK	THR. THRESHOLD
DET. DETAIL	MAX. MAXIMUM	THR. THRESHOLD	T.P.H. TOILET PAPER HOLDER
D.F. DOUGLAS FIR	M.BATH. MASTER BATH	T.P.H. TOILET PAPER HOLDER	T.V. TELEVISION
DIA. DIAMETER	M.C. MEMBRANE	T.V. TELEVISION	T.W. TOP OF WALL
DIM. DIMENSION	MET. METAL	T.W. TOP OF WALL	TYP. TYPICAL
DISP. DISPOSAL	MIN. MINIMUM	TYP. TYPICAL	UC. UNDERCUT DOOR 1/2"
DN. DOWN	MIR. MIRROR	UC. UNDERCUT DOOR 1/2"	US. UNDERSIDE
DR. DOOR	MISC. MISCELLANEOUS	US. UNDERSIDE	UNO. UNLESS NOTED OTHERWISE
DRS. DOORS	MTD. MOUNTED	UNO. UNLESS NOTED OTHERWISE	V.T.R. VENT THRU ROOF
DRY. DRYER	MTGS. MOUNTING	V.T.R. VENT THRU ROOF	VERT. VERTICAL
D.B. DOWNSPOUT	MUL. MULLION	VERT. VERTICAL	W. WEST
DW. DRAIN	N. NORTH	W. WEST	WASH. WASHER
DWG. DRAWING	N.C. NOT IN CONTRACT	WASH. WASHER	WC. WATER CLOSET
DWR. DRAWER	NO. NOT TO SCALE	WC. WATER CLOSET	WD. WOOD
EA. EACH	N.T.S. NOT TO SCALE	WD. WOOD	WDL. WINDOW
EJ. EXPANSION JOINT	O.C. ON CENTER	WDL. WINDOW	WH. WATER HEATER
ELEV. ELEVATION	OPNG. OPENING	WH. WATER HEATER	WR. WATER RESISTANT
ENCL. ENCLOSURE	OPP. OPPOSITE	WR. WATER RESISTANT	WRSCT. WAINSCOT
EP.B. ELECTRICAL PANEL BOX	OPT. OPTIONAL	WRSCT. WAINSCOT	WT. WEIGHT
EQ. EQUAL	OHD. OVERHEAD	WT. WEIGHT	WWM. WELDED WIRE MESH
EXH. EXHAUST	P.C. FULL CHAIN	WWM. WELDED WIRE MESH	
EXP. EXPANSION	PL. PLATE		
EXIST. EXISTING	PLAM. PLASTIC LAMINATE		
EXT. EXTERIOR			
FDN. FOUNDATION			
F.G. FIXED GLASS			
FIN. FINISH			
FLR. FLOOR			
FLASHG. FLASHING			
FLUOR. FLUORESCENT			



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 Interior Designers
 Planning
 Graphics

John Aveiro AIA
 Vernon Inoshita AIA
 Mike Goshi AIA



John Aveiro
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PERMIT SET

Revision Number/Description

FRONT STREET APARTMENTS LAHAINA, MAUI, HAWAII TMK: (2) 4-5-03: 13, 14, 15, 38, 39, 40		
		Project Name
Drawing Title		
TITLE SHEET		
Project Number	Date	
99045	12 APRIL 01	
Drawn	Checked	Designed
RK/AC/JW	JA/KE/MG	VI/LK/KE
Drawing Number		
T-1		
Sheet No	of	



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Mike Goshi AIA

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CONSTRUCTION SET

Revision Number/Description

FRONT STREET APARTMENTS

LAHAINA, MAUI, HAWAII
TMK: (2) 4-5-03: 13, 14, 15, 38, 39, 40

Project Name

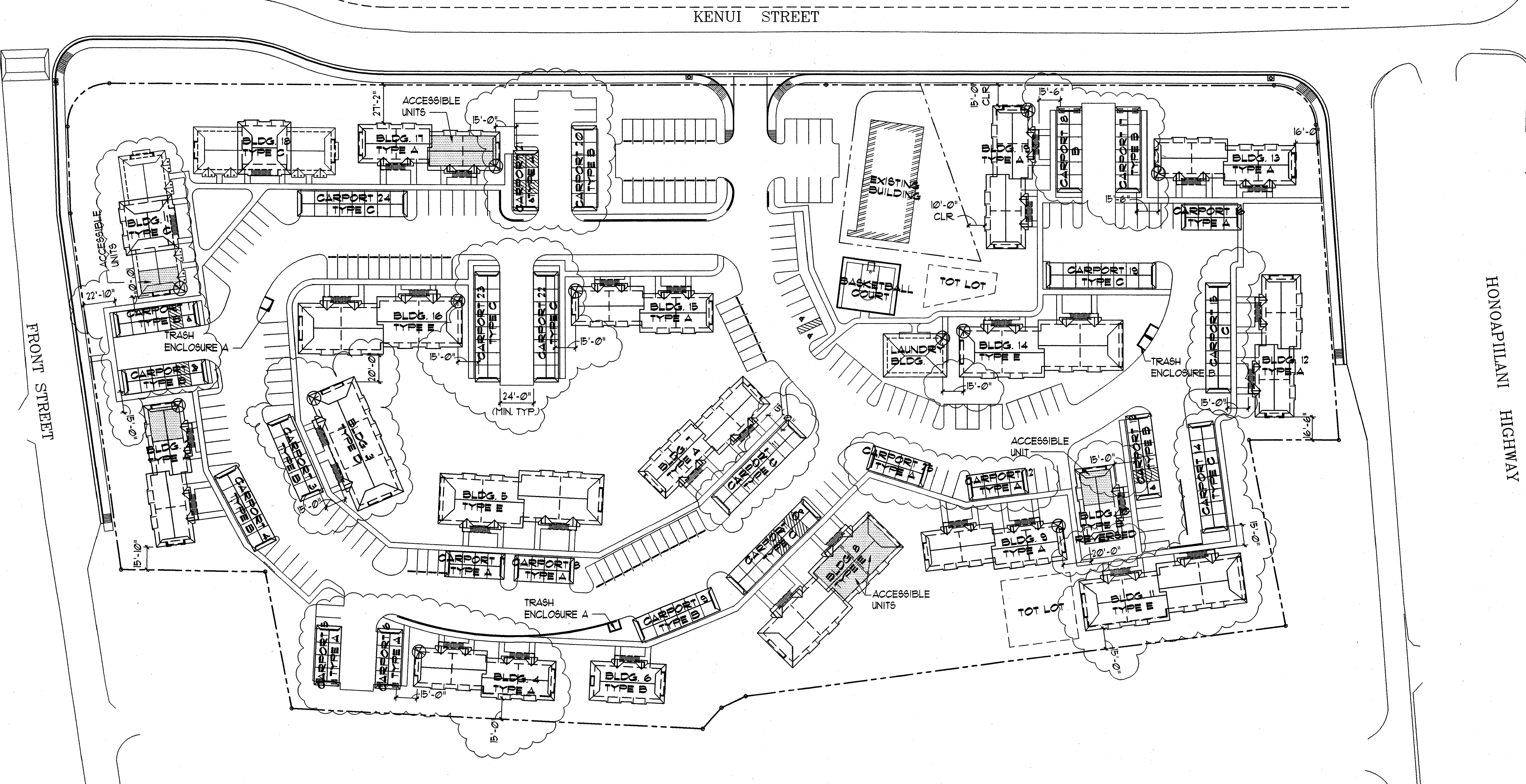
Drawing Title
ARCHITECTURAL SITE PLAN

Project Number	Date	
99245	11 AUGUST 02	
Drawn	Checked	Designed
RK/AC/JW	JAKE/MG	VIL/KKE

Drawing Number

A-1.0

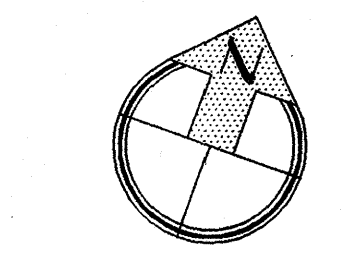
Sheet No of



1 ARCHITECTURAL SITE PLAN
A-1.0 SCALE: 1" = 40'

- LEGEND:**
- ACCESSIBLE UNIT @ FIRST FLOOR PLAN
 - 1 HR. RATED WALL, SEE DET. A/A-132

- NOTES:**
- SETBACK DIMENSIONS ARE FOR BUILDING PERMIT PURPOSES ONLY. SEE CIVIL DRAWINGS FOR BUILDING BENCHMARKS.
 - SEE COLOR SCHEDULE FOR COLOR SCHEME DESIGNATION FOR EACH BUILDING.
 - DIMENSIONS ARE TAKEN FACE OF FINISH (THIS SHEET ONLY)
 - ALL BUILDING WALLS WITHIN 20' OF THE PROPERTY LINE TO BE 1 HR. RATED. CONTRACTOR TO VERIFY W/ ARCHITECT LOCATION OF THE TERMINATION OF 1 HR. WALL.



- LANAI AT BUILDINGS 4, 11, 4 16 TO BE 3'-0" DEEP.
- PER MAUI COUNTY CODE, CHAPTER 16.08, SECTION 16.08.060, NO ONE-STORY BUILDING SHALL BE ERRECTED WITHIN TEN FEET OF ANY ONE STORY BUILDING OR WITHIN FIFTEEN FEET OF A DWELLING OF MORE THAN ONE STORY IN HEIGHT. NO ONE-STORY DWELLING SHALL BE ERRECTED WITHIN TEN FEET OF ANY ONE STORY BUILDING OR FIFTEEN FEET OF A BUILDING OF MORE THAN ONE STORY IN HEIGHT. NO BUILDING OF MORE THAN ONE STORY IN HEIGHT SHALL BE ERRECTED WITHIN FIFTEEN FEET OF ANY ONE STORY DWELLING OR WITHIN TWENTY FEET OF A DWELLING MORE THAN ONE STORY IN HEIGHT. NO DWELLING MORE THAN ONE STORY IN HEIGHT SHALL BE ERRECTED WITHIN FIFTEEN FEET OF ANY ONE STORY BUILDING, OR WITHIN TWENTY FEET OF A BUILDING OF MORE THAN ONE STORY IN HEIGHT.

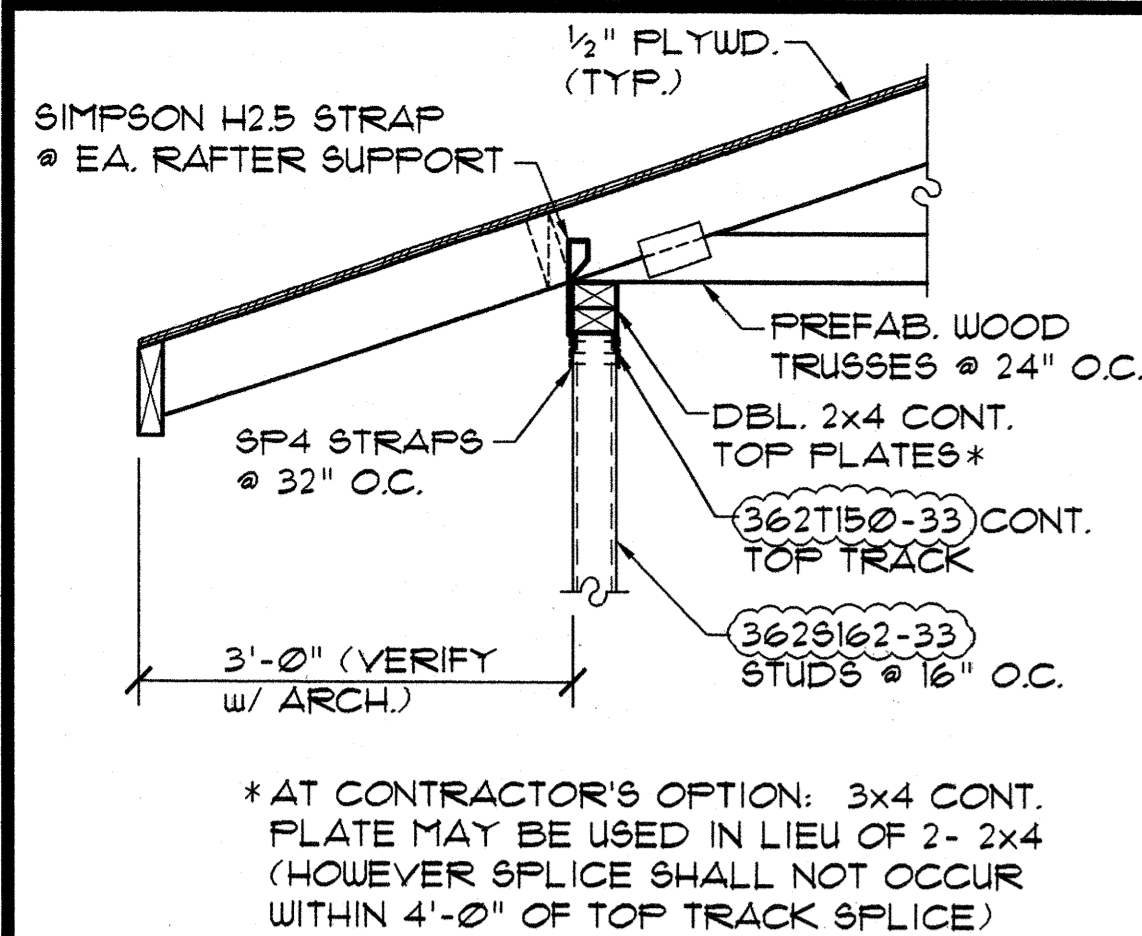
HANDICAP UNITS

STUDIO	1	(C) BLDG. 1
1 BEDROOM	4	(A 4 B) BLDGS. 2, 10, 11
2 BEDROOM	2	(D 4 E) BLDG. 8
TOTAL	7	

PARKING SUMMARY

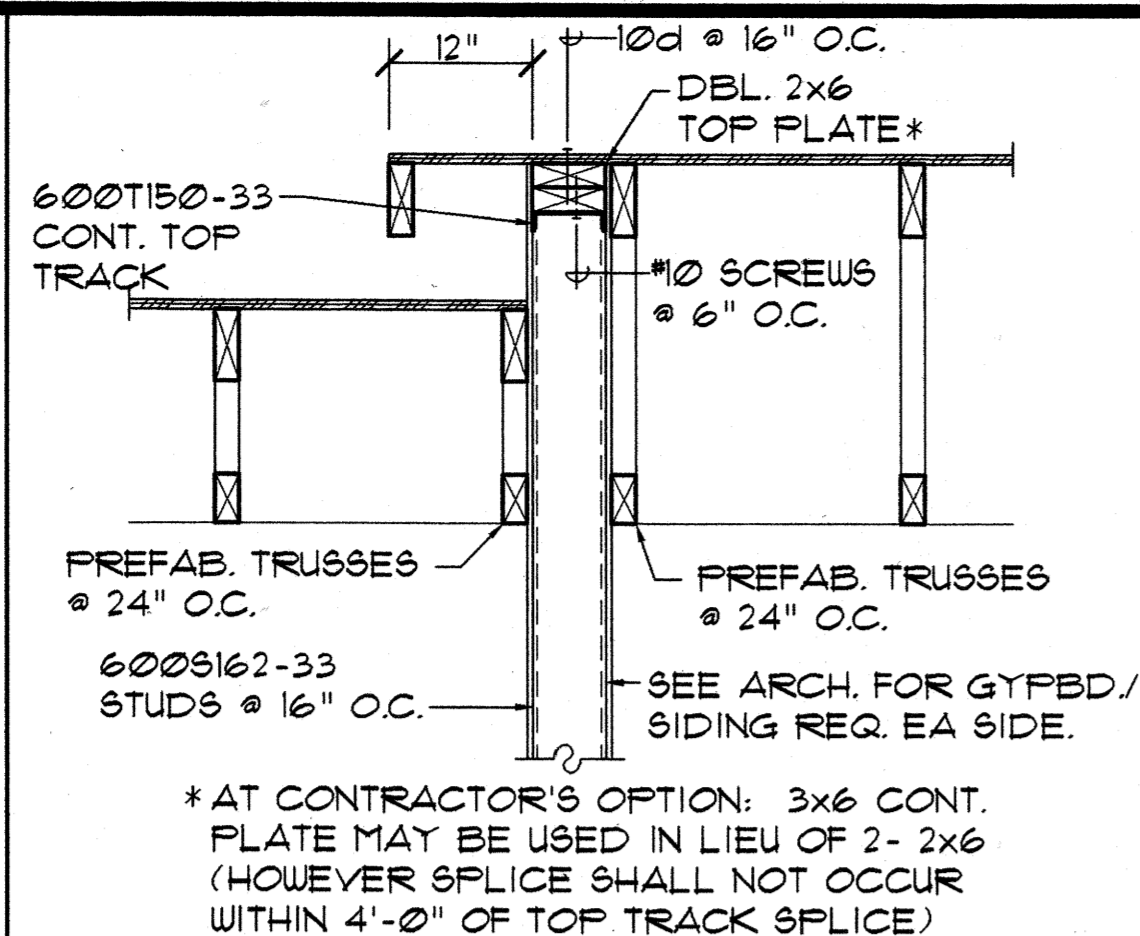
COVERED STALLS	143	STUDIOS	16
UNCOVERED STALLS	153	1 BEDROOM	80
TOTAL STALLS	296	2 BEDROOM	46
		TOTAL UNITS	142

BUILDING NUMBER	BLDG. TYPE
1	C
2	A
3	D
4	A
5	E
6	B
7	A
8	E
9	A
10	B
11	E
12	A
13	A
14	E
15	A
16	E
17	A
18	C
19	A
LAUNDRY	-



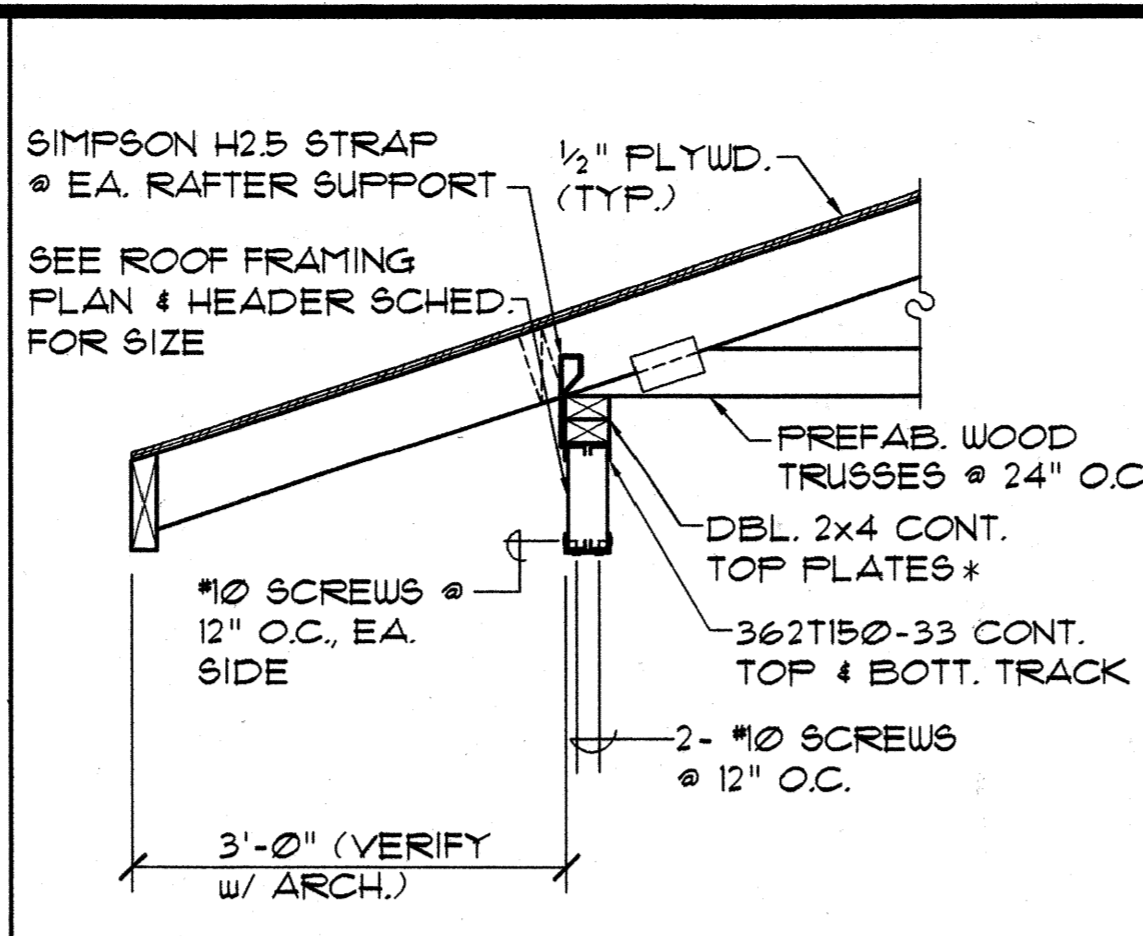
A SECTION
S-11.1 SCALE: 3/4" = 1'-0"

*AT CONTRACTOR'S OPTION: 3x4 CONT. PLATE MAY BE USED IN LIEU OF 2- 2x4 (HOWEVER SPLICE SHALL NOT OCCUR WITHIN 4'-0" OF TOP TRACK SPLICE)

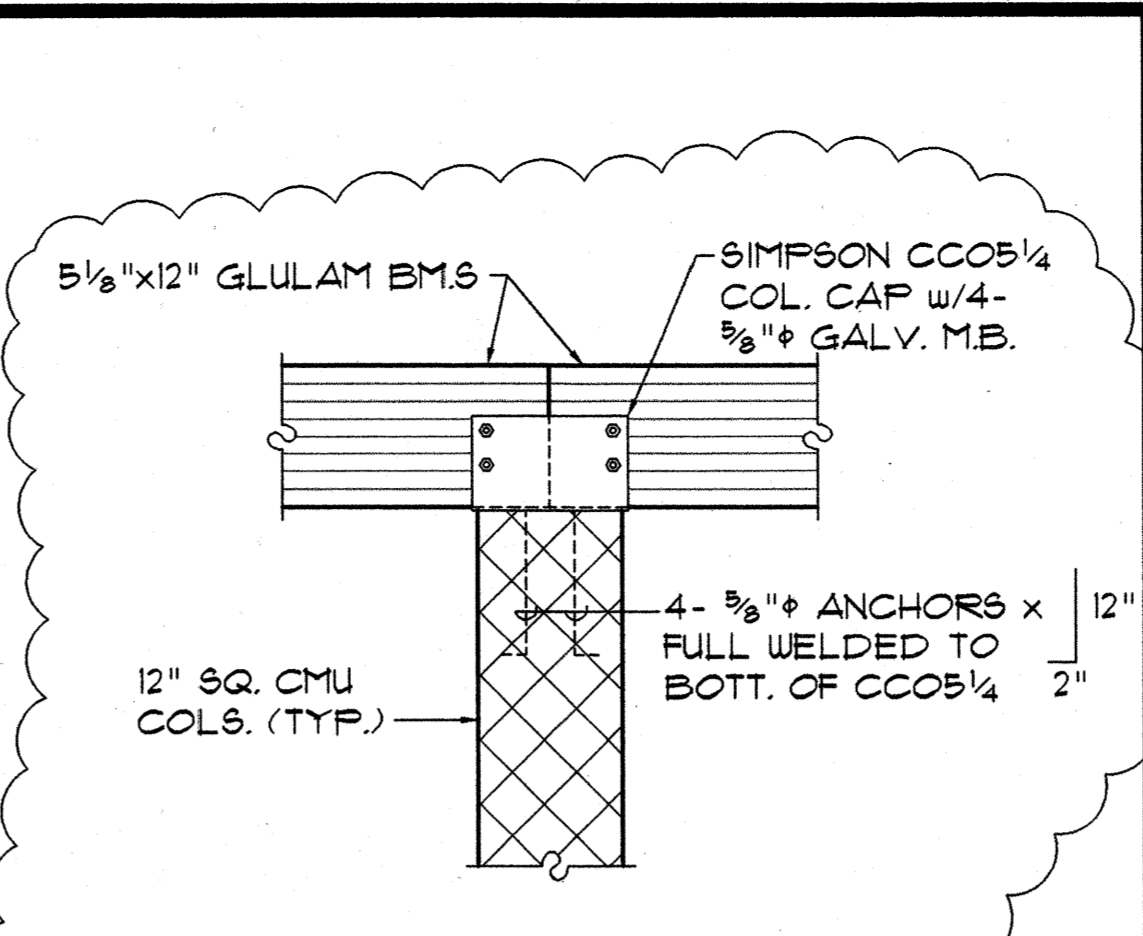


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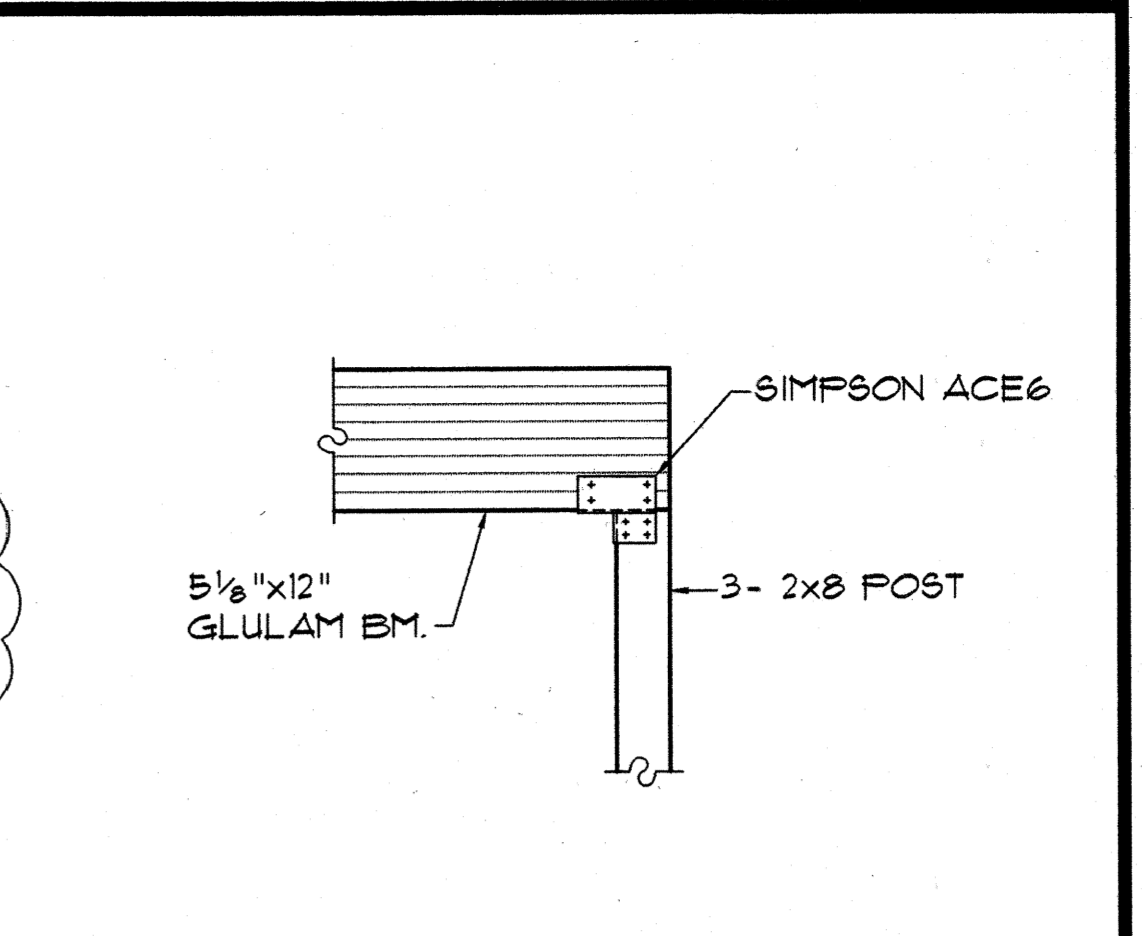
*AT CONTRACTOR'S OPTION: 3x6 CONT. PLATE MAY BE USED IN LIEU OF 2- 2x4 (HOWEVER SPLICE SHALL NOT OCCUR WITHIN 4'-0" OF TOP TRACK SPLICE)



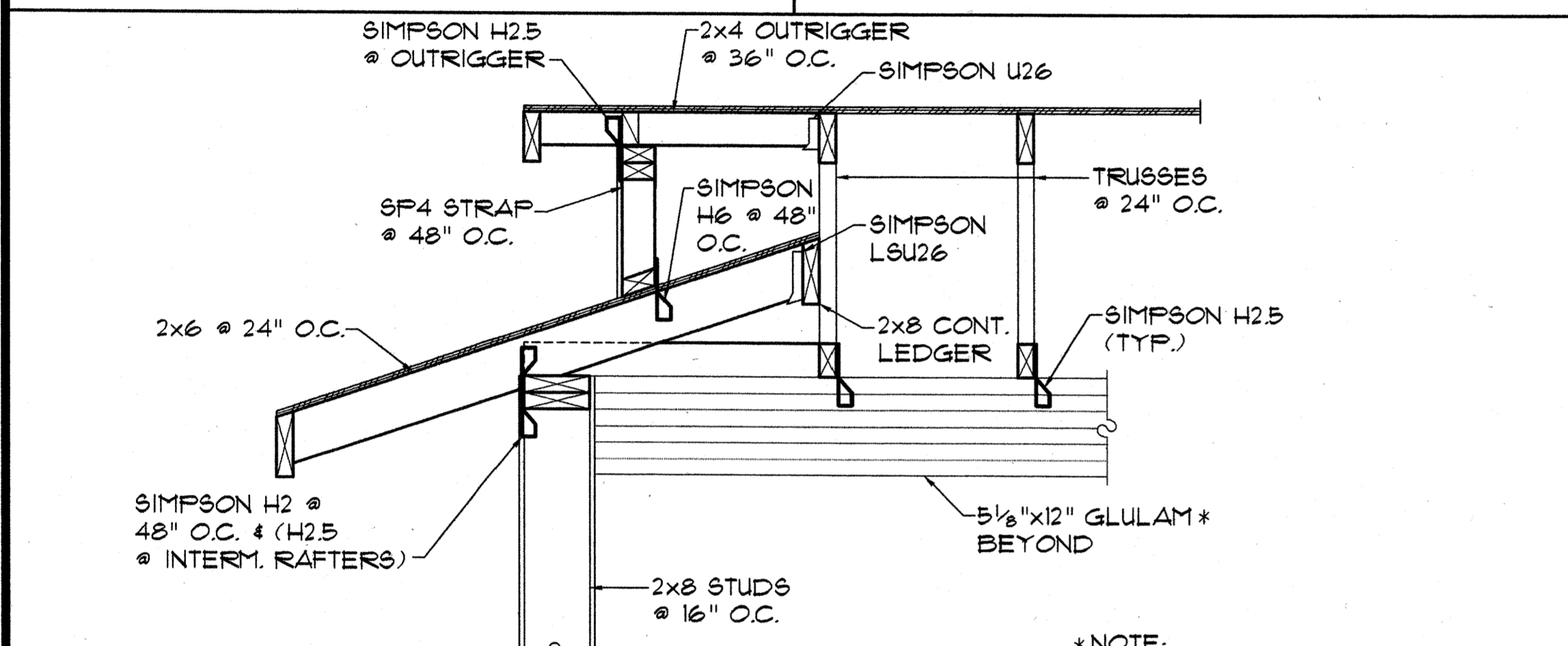
C SECTION
S-11.1 SCALE: 3/4" = 1'-0"



D CONN. DETAIL
S-11.1 SCALE: 3/4" = 1'-0"

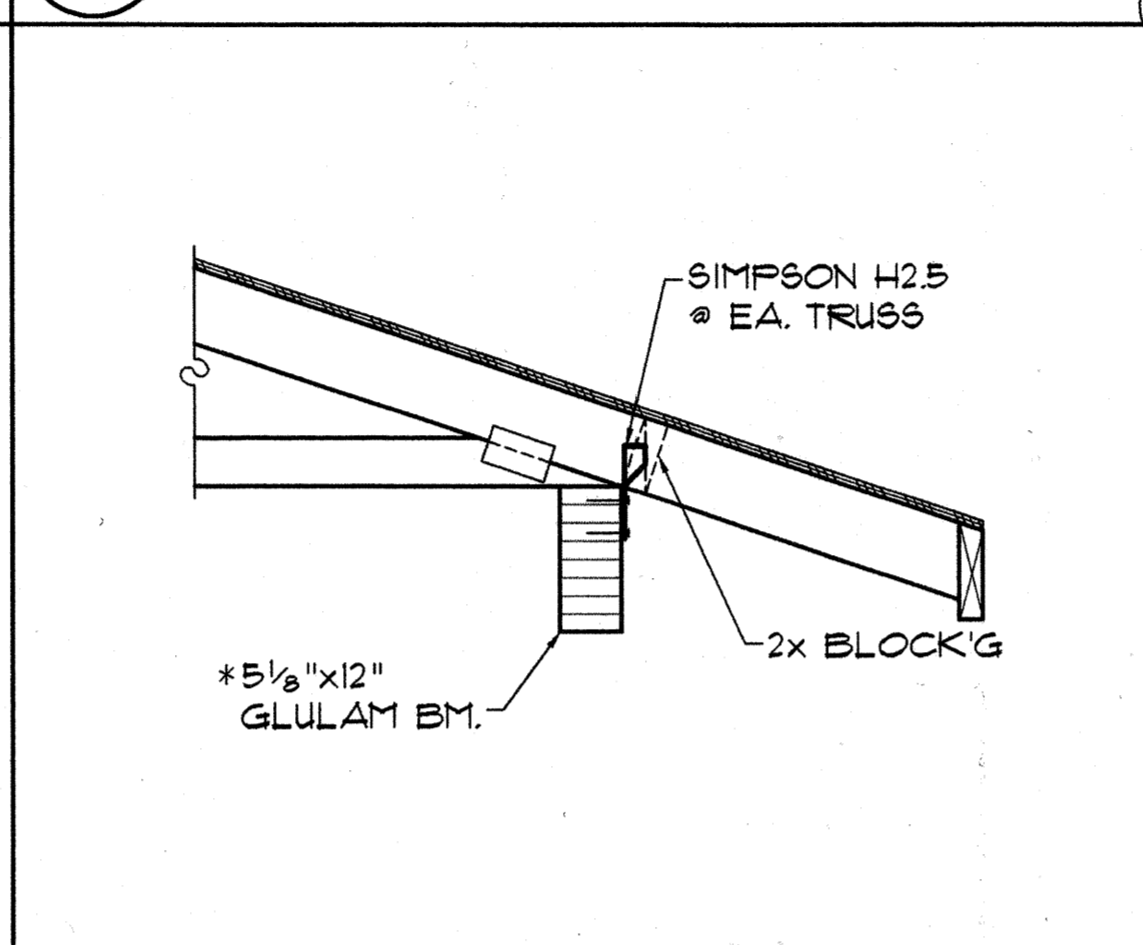


E CONN. DETAIL
S-11.1 SCALE: 3/4" = 1'-0"

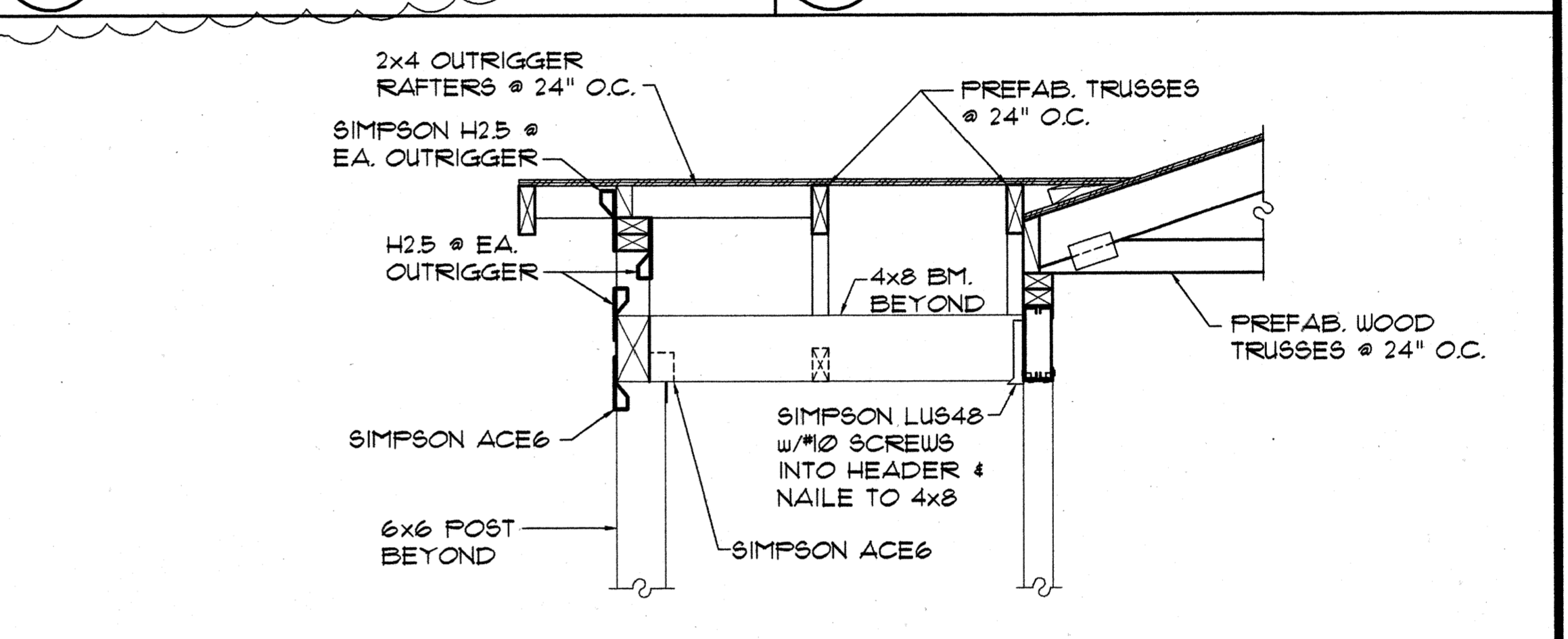


F SECTION
S-11.1 SCALE: 3/4" = 1'-0"

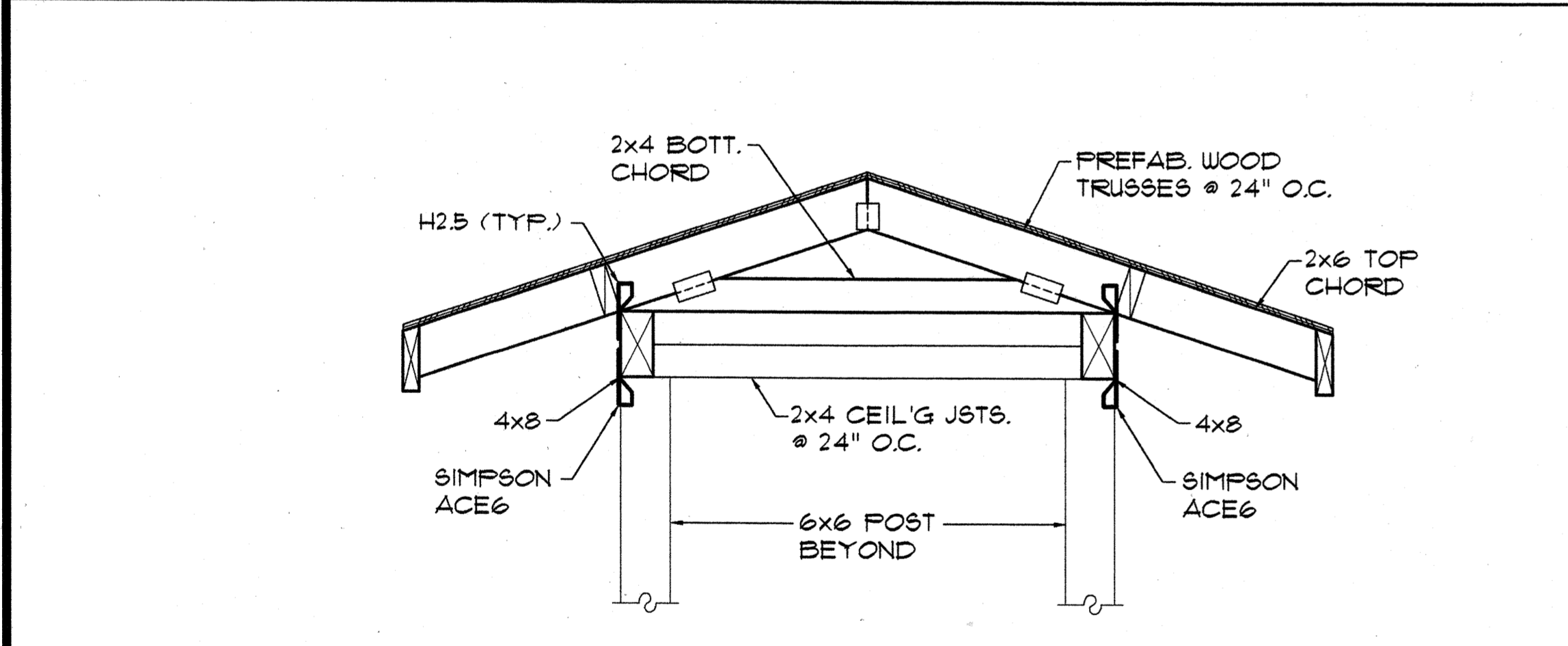
*NOTE: AT CONTRACTOR'S OPTION: 5 1/2 x 11 1/4 PARALAM BEAMS MAY BE SUBSTITUTED FOR 5 1/2 x 12 GLULAMS



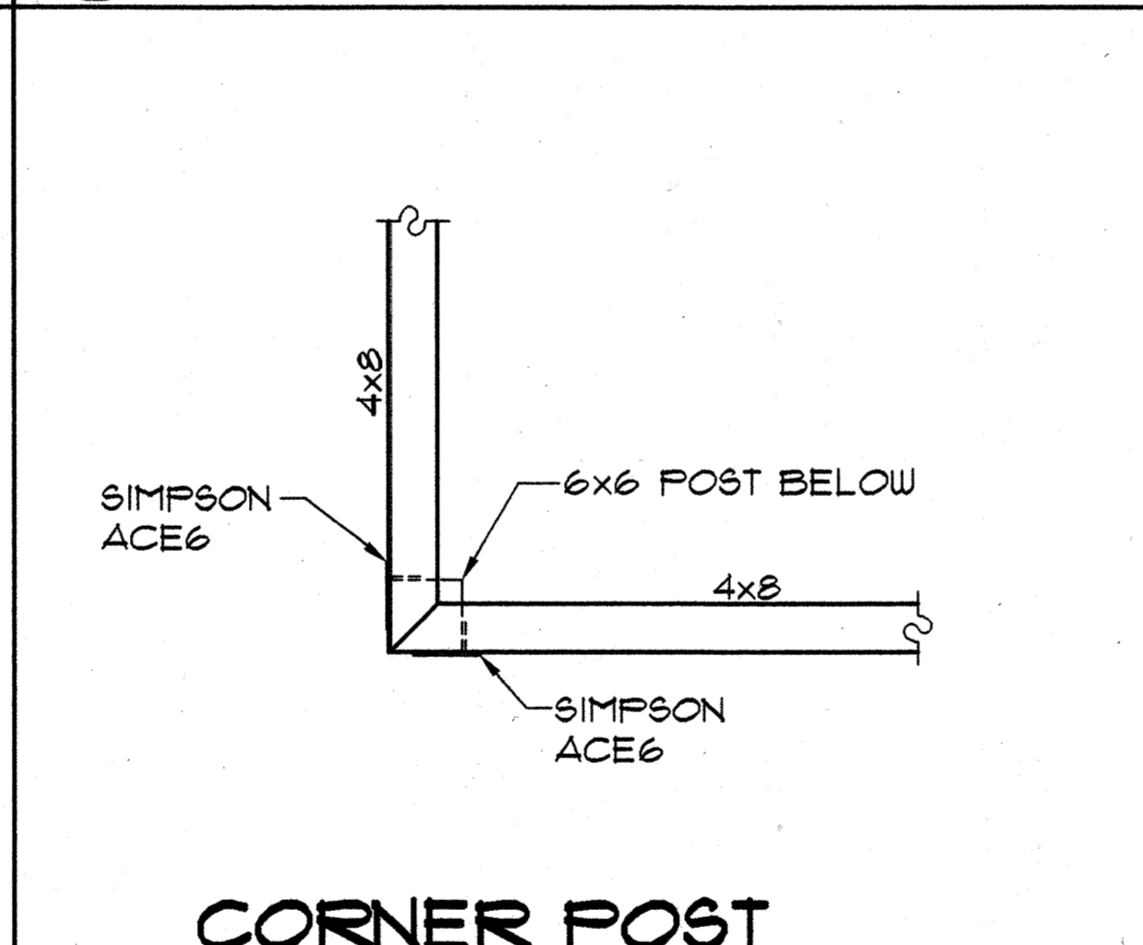
G SECTION
S-11.1 SCALE: 3/4" = 1'-0"



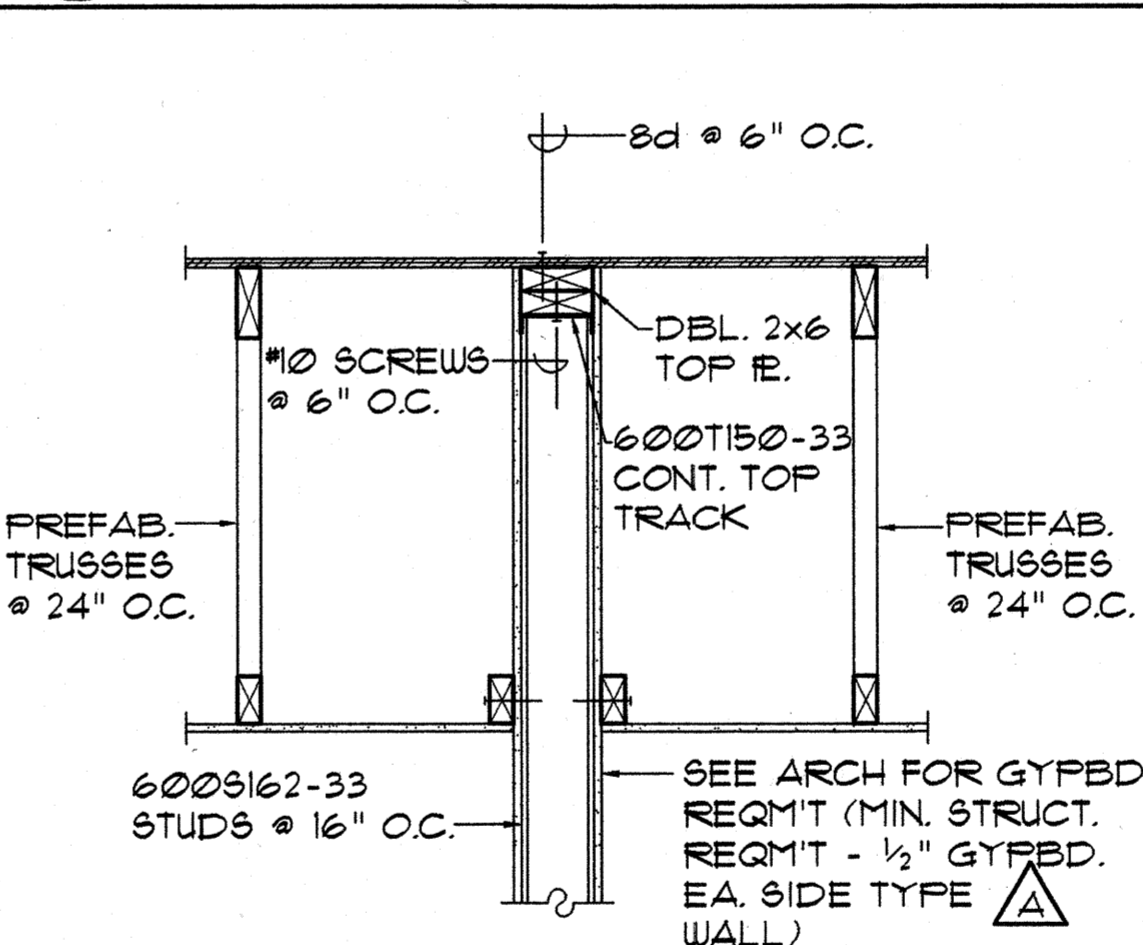
H SECTION
S-11.1 SCALE: 3/4" = 1'-0"



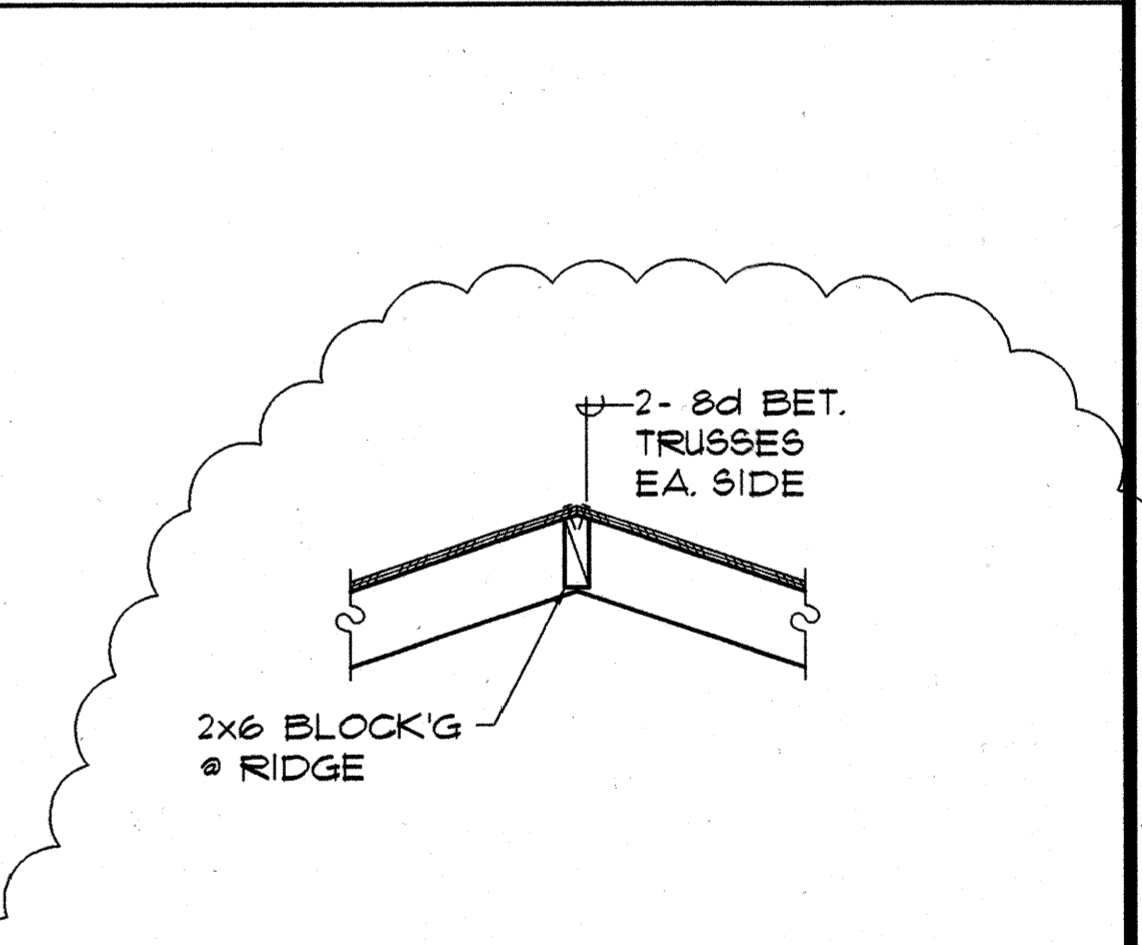
J SECTION
S-11.1 SCALE: 3/4" = 1'-0"



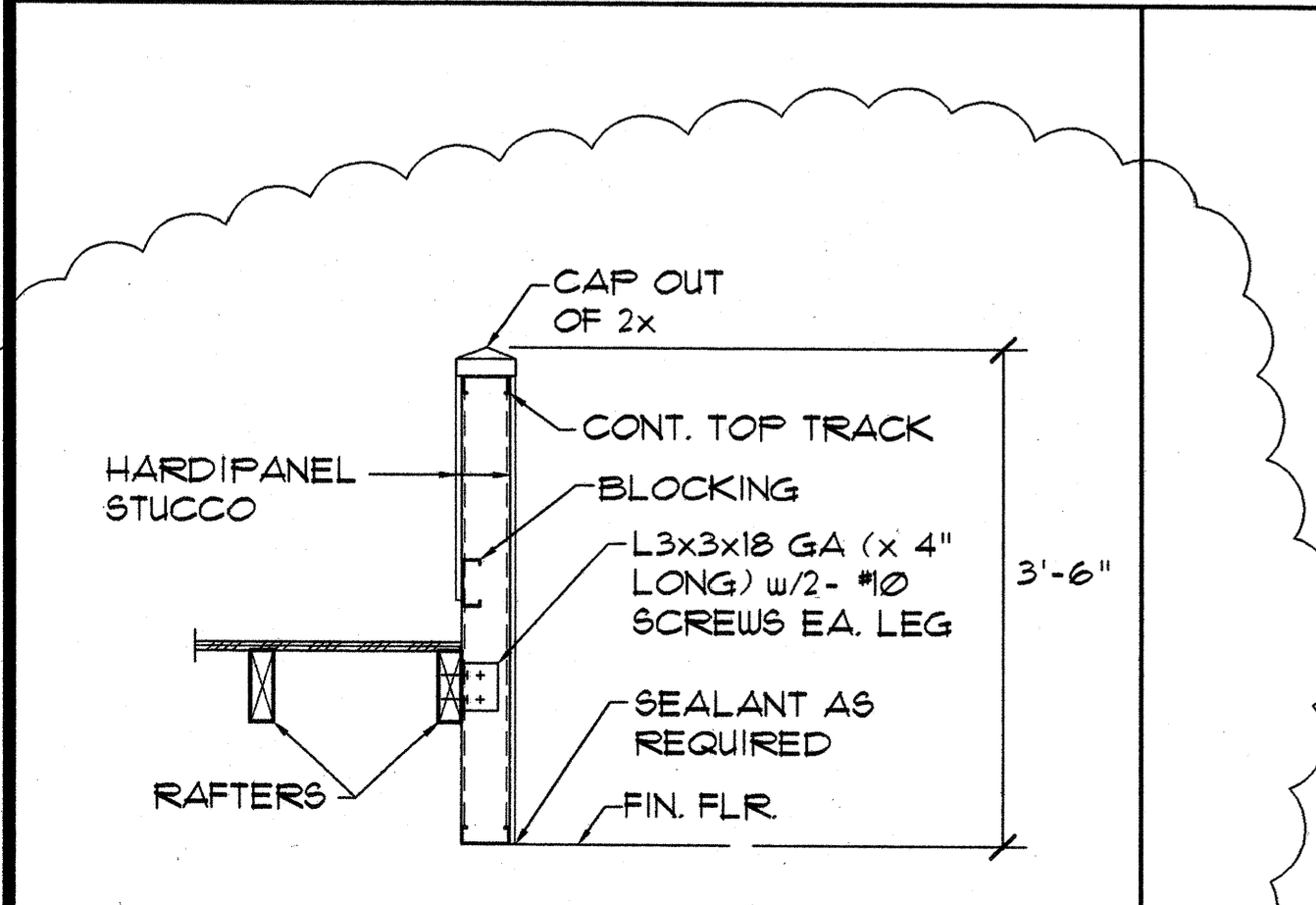
K CORNER POST CONN. DETAIL
S-11.1 SCALE: 3/4" = 1'-0"



L SECTION
S-11.1 SCALE: 3/4" = 1'-0"



M TYP. BLOCK'G @ RIDGE
S-11.1 SCALE: 3/4" = 1'-0"



N HALF WALL DETAIL
S-11.1 SCALE: 3/4" = 1'-0"

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HOWARD K. C. LUI
LICENSED PROFESSIONAL ENGINEER
No. 4529-S
HAWAII, U.S.A.
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SHIGEMURA, LAU, SAKANASHI, HIGUCHI & ASSOC., INC.
CONSULTING STRUCTURAL ENGINEERS
615 PIKOI STREET, SUITE 205
HONOLULU, HAWAII 96814

CONSTRUCTION SET

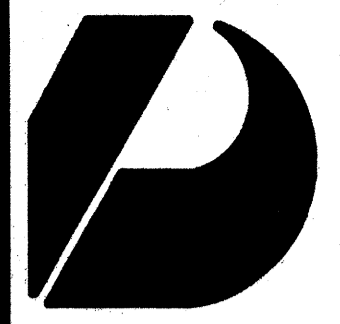
Revision Number/Description					

FRONT STREET APARTMENTS
LAHAINA, MAUI, HAWAII
TMK: (2) 4-5-03: 13, 14, 15, 38, 39, 40

Drawing Title
ROOF SECTIONS AND DETAILS

Project Number	Date
Drawn MT	Checked HL
Designed HL	

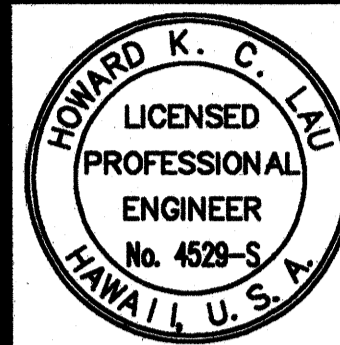
Drawing Number
S-11.1
Sheet No. of



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Vernon Inoshita AIA
Mike Goshi AIA



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HONOLULU, HAWAII 96814

CONSTRUCTION SET

Revision Number/Description

FRONT STREET APARTMENTS

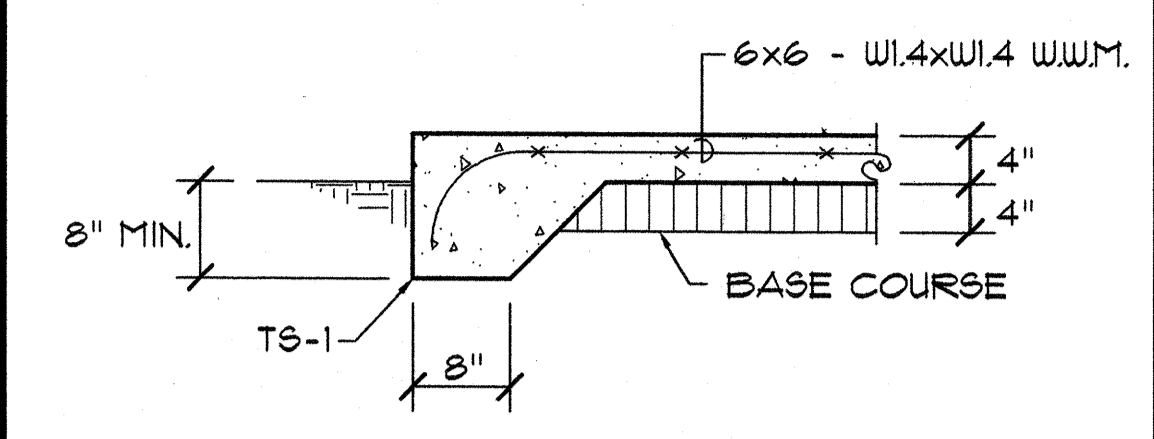
LAHAINA, MAUI, HAWAII

TMK: (2) 4-5-03: 13, 14, 15, 38, 39, 40

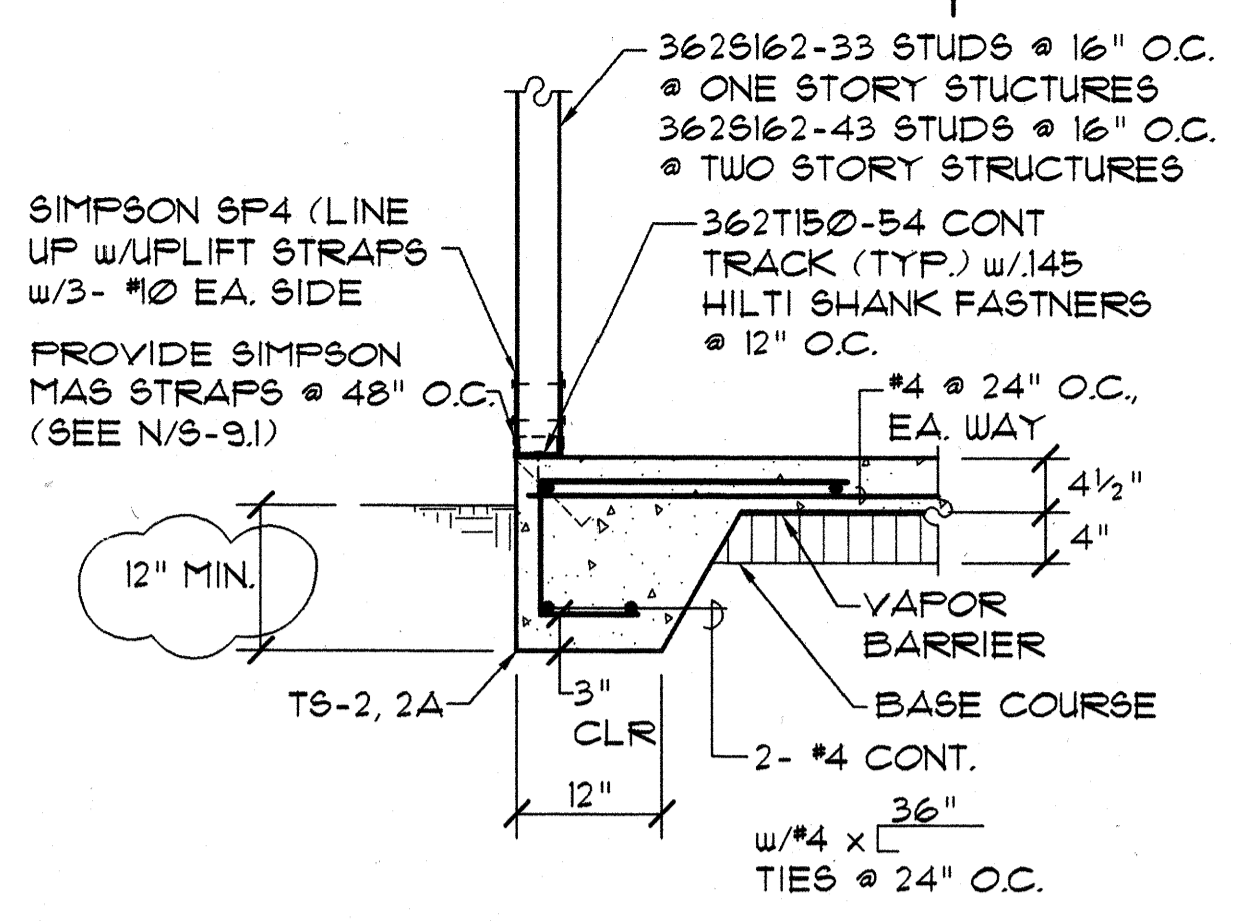
Drawing Title
FOUNDATION SECTIONS AND DETAILS

Project Number	Date
Drawn MT	Checked HL Designed HL

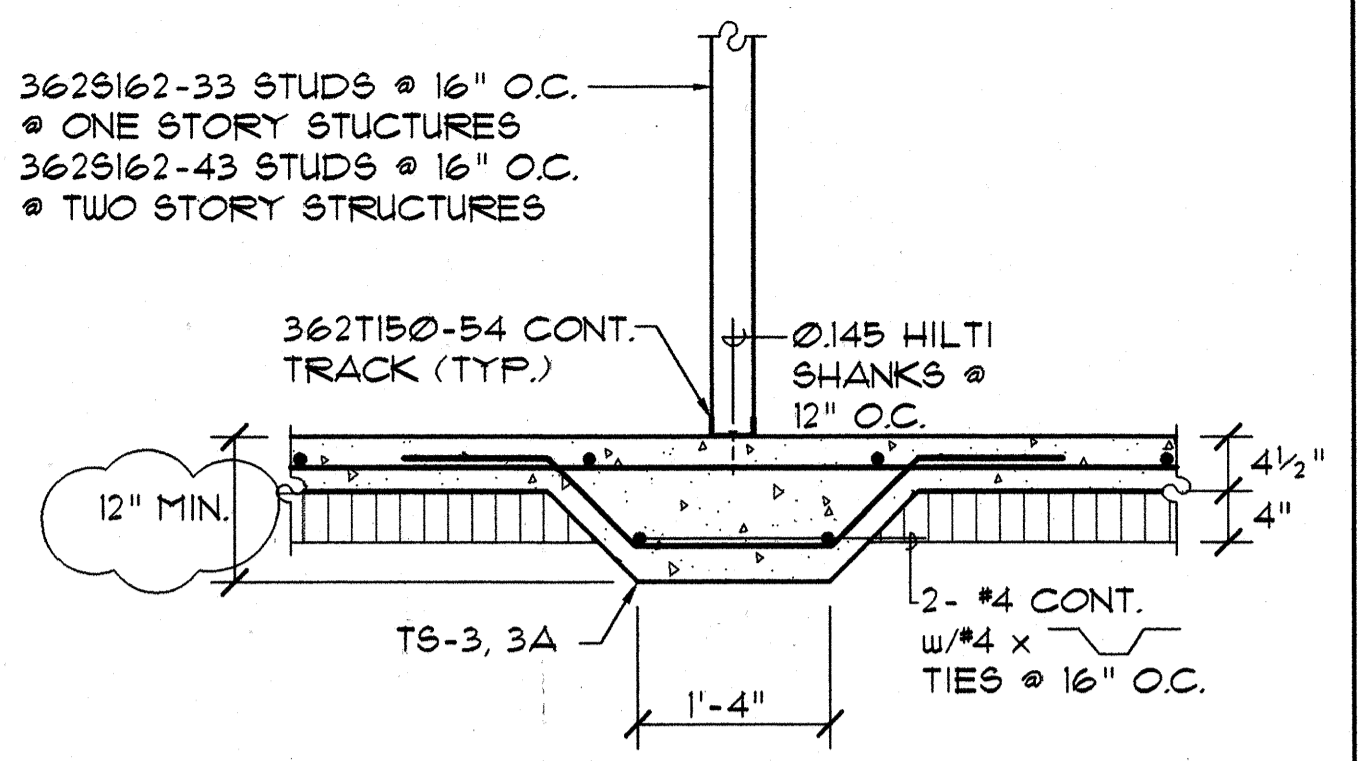
Drawing Number
S-91
Sheet No. of



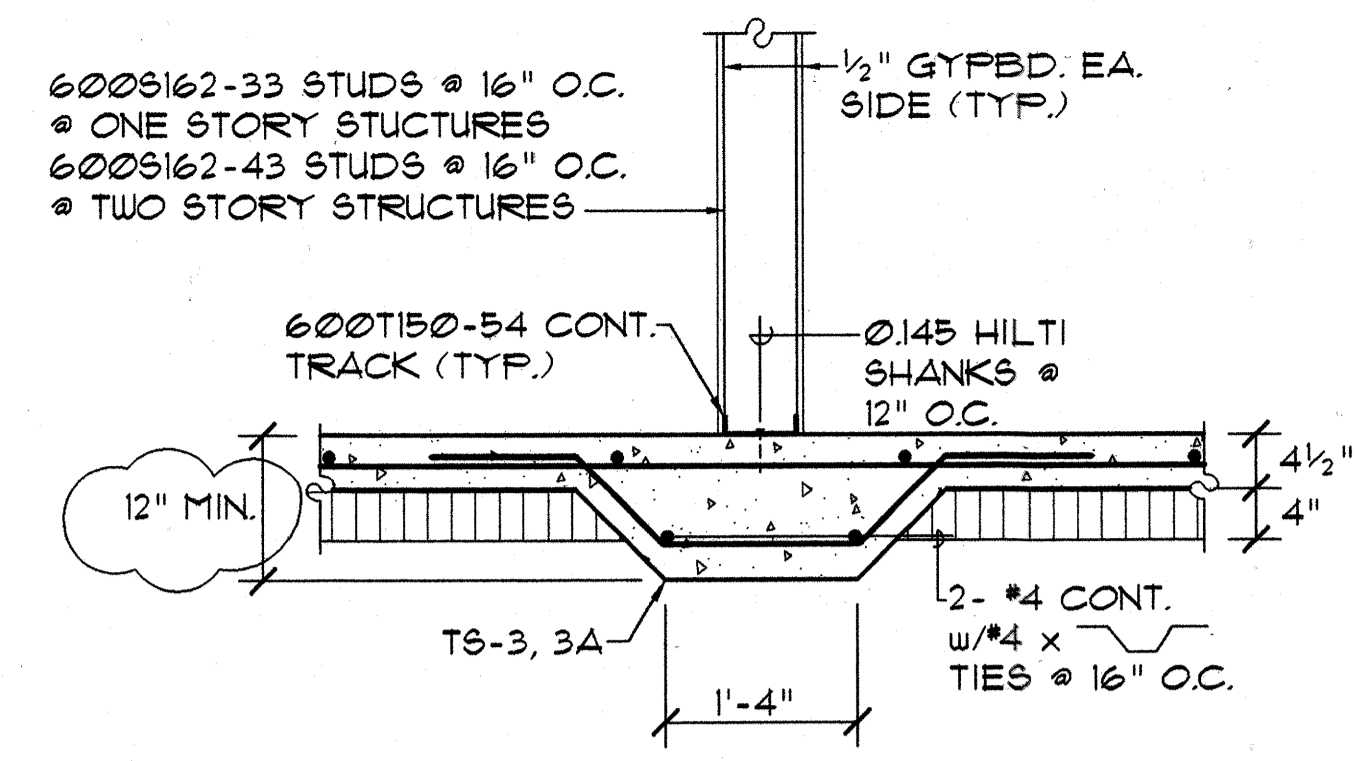
A SECTION @ TS-1
S-91 SCALE: 3/4" = 1'-0"



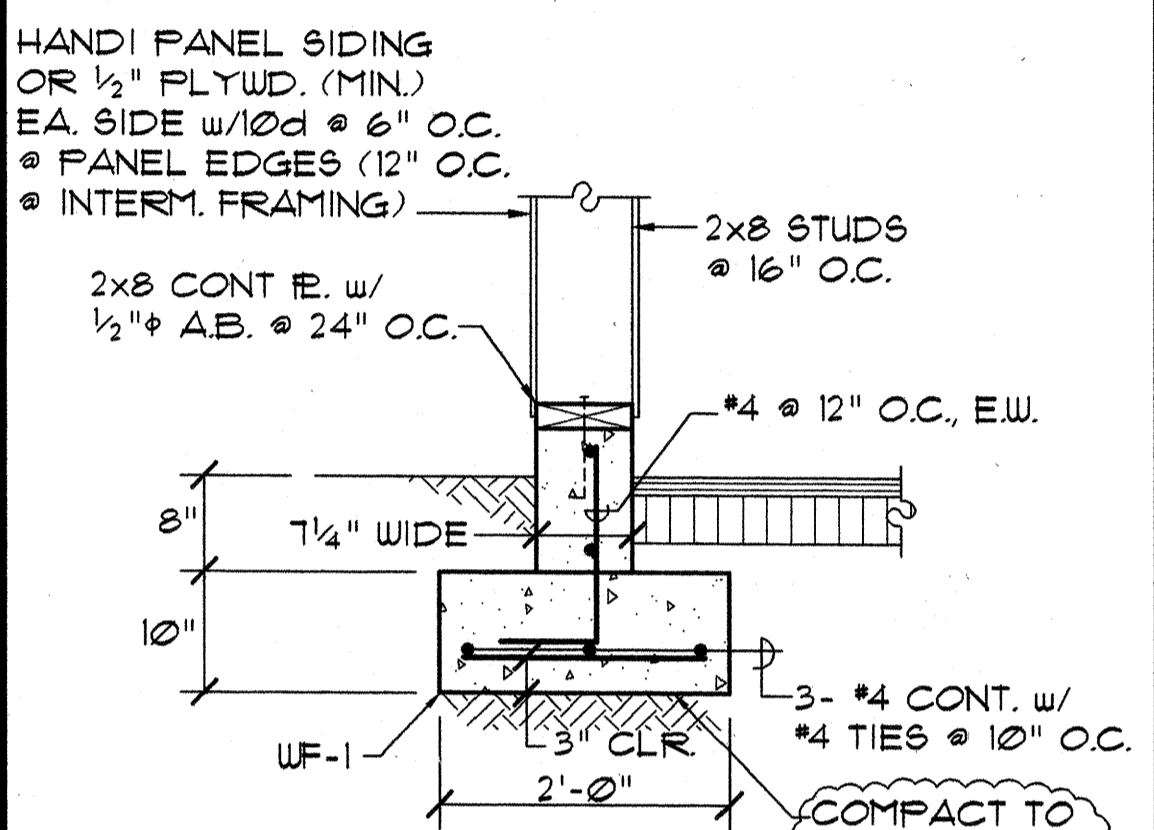
B SECTION @ TS-2, 2A
S-91 SCALE: 3/4" = 1'-0"



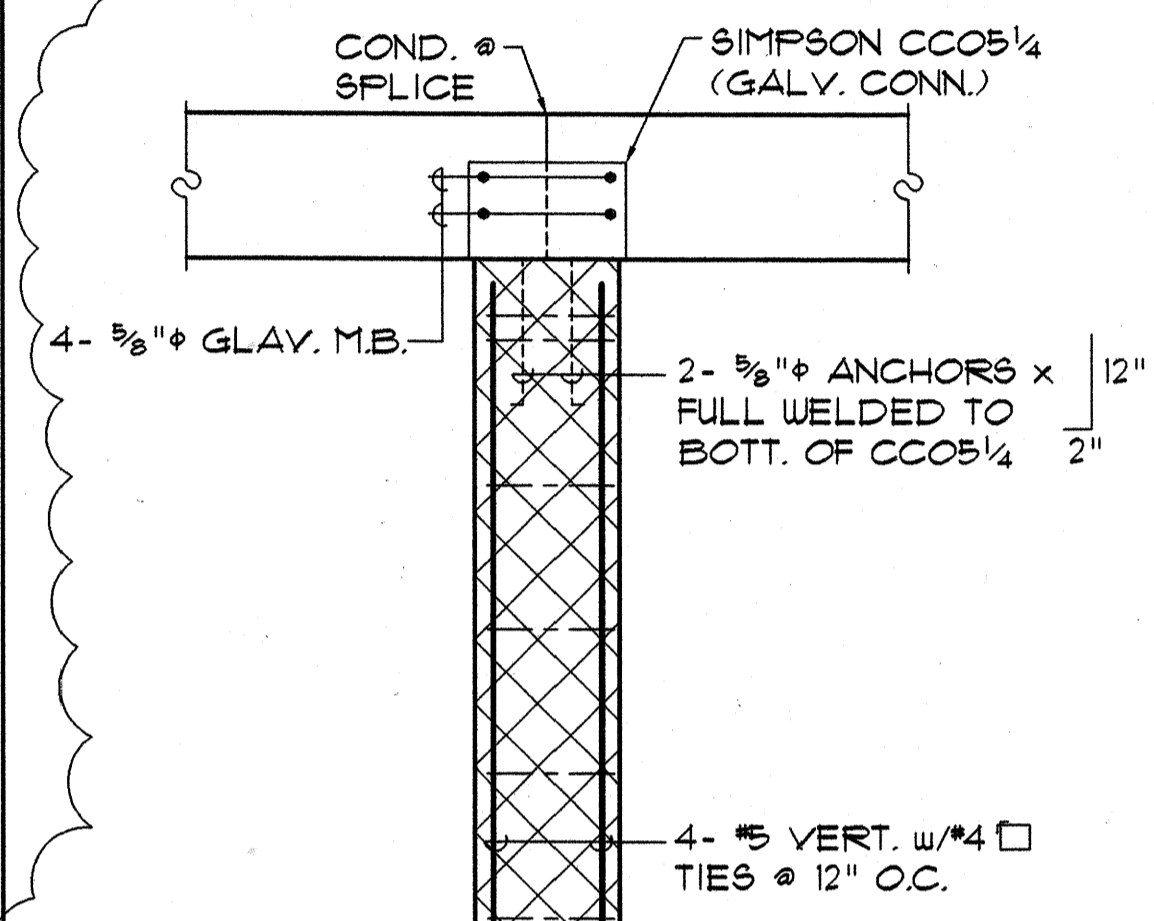
C SECTION @ TS-3, 3A
S-91 SCALE: 3/4" = 1'-0"



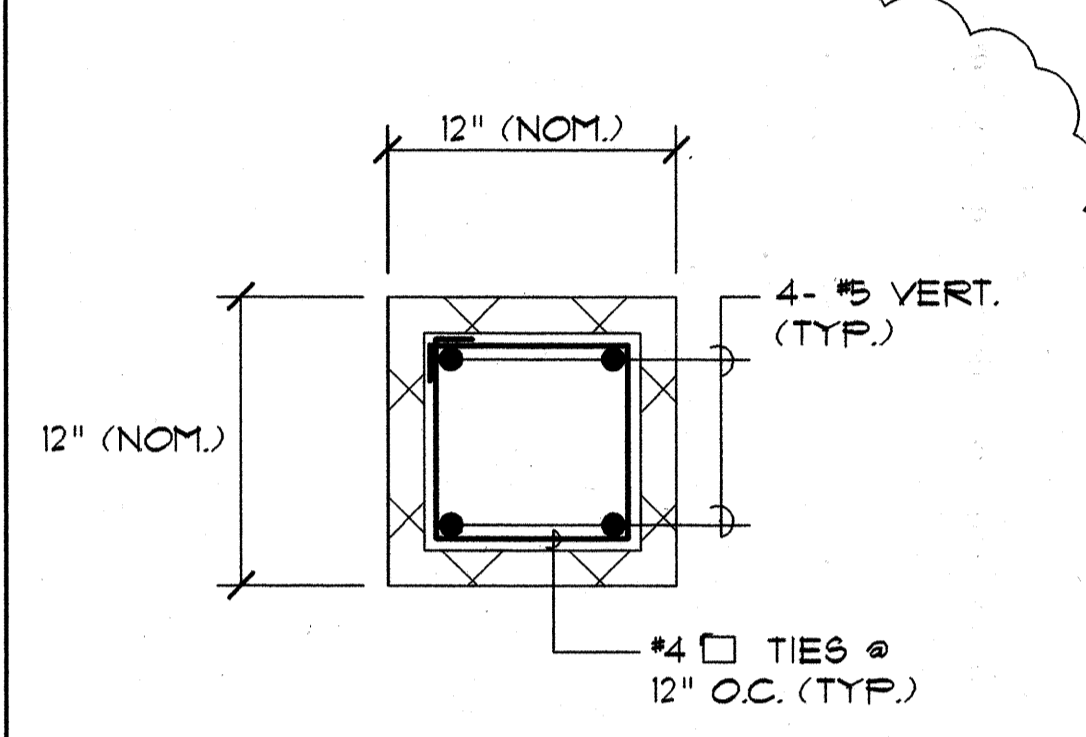
D SECTION @ TS-3, 3A
S-91 SCALE: 3/4" = 1'-0"



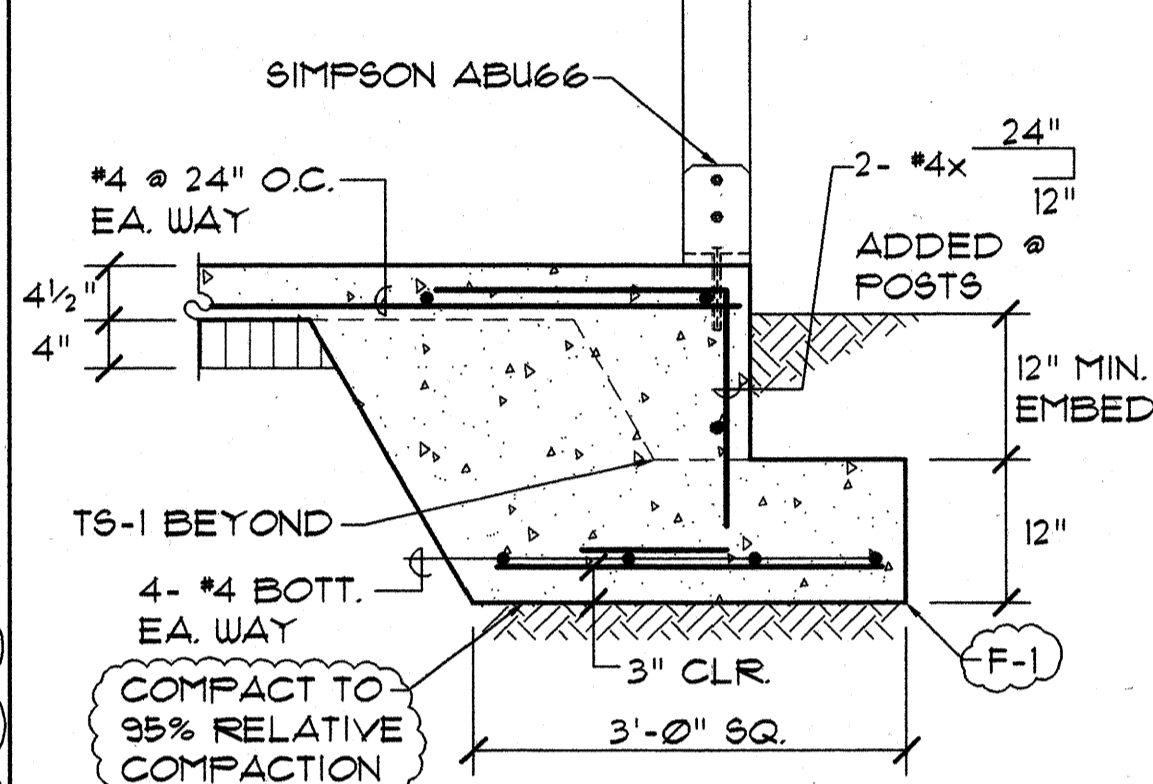
E SECTION
S-91 SCALE: 3/4" = 1'-0"



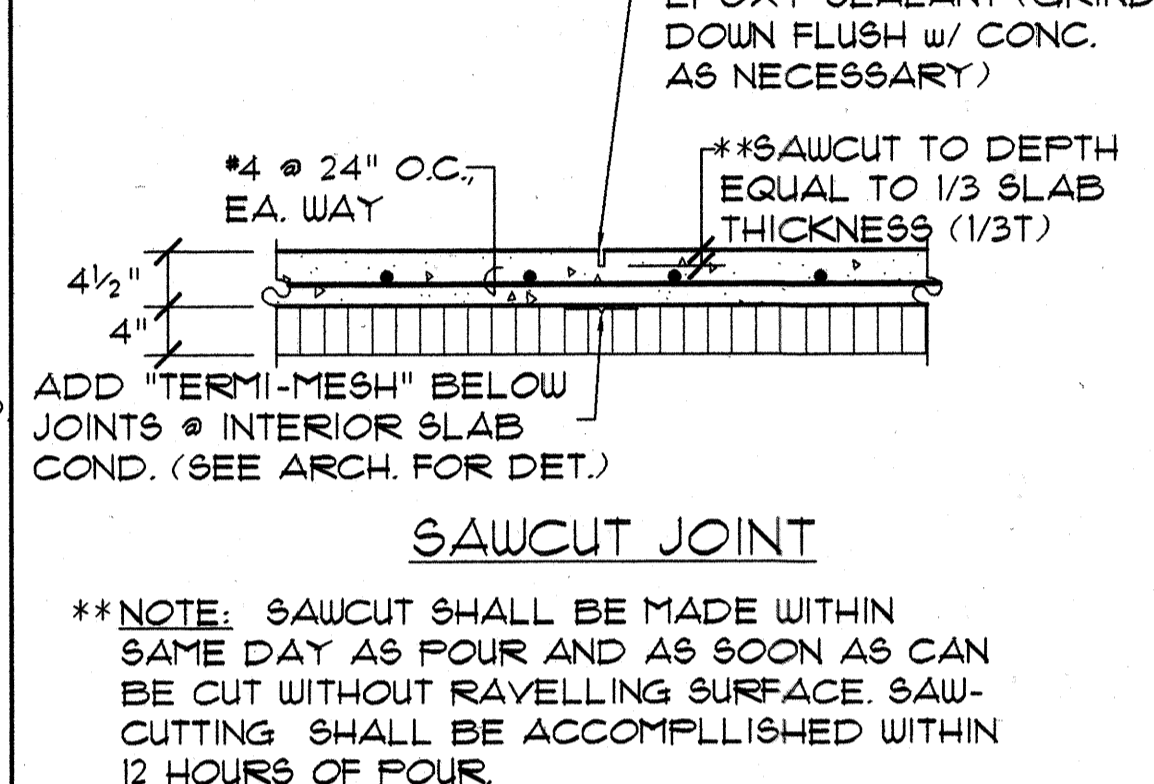
F SPREAD FOOTING @ CARPORTS
S-91 SCALE: 3/4" = 1'-0"



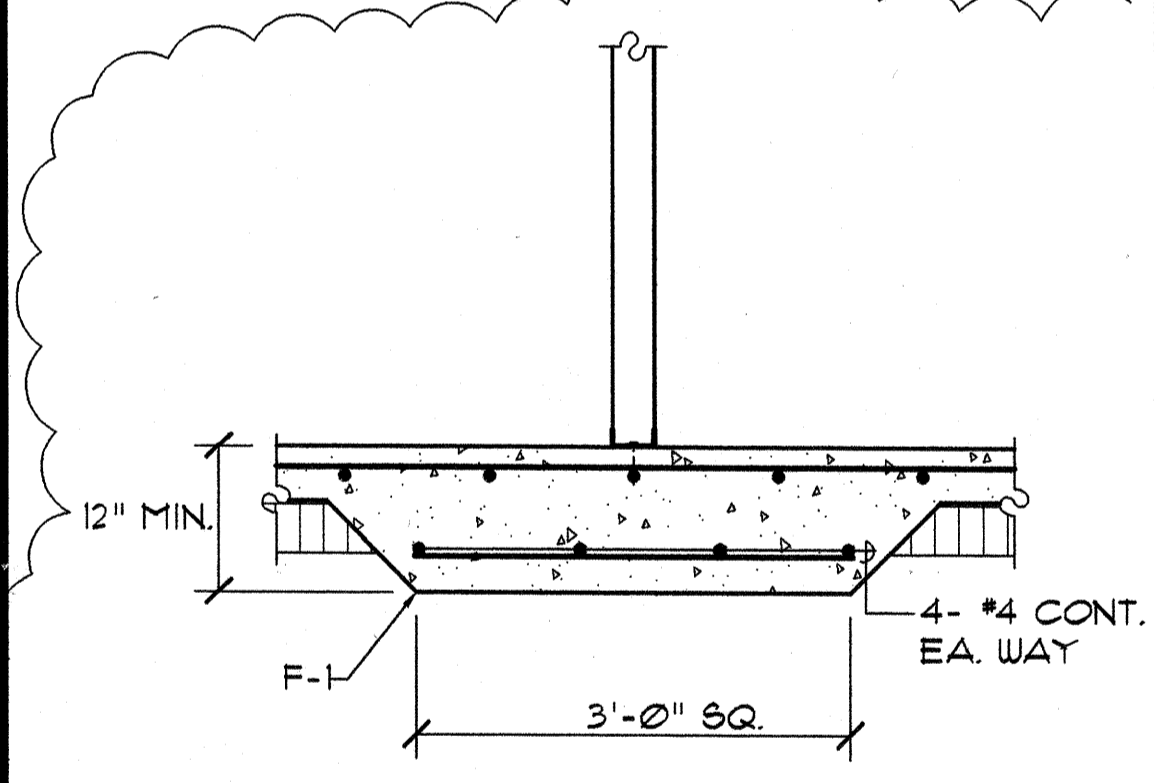
G 12" SQ. CMU COLS.
S-91 SCALE: 1-1/2" = 1'-0"



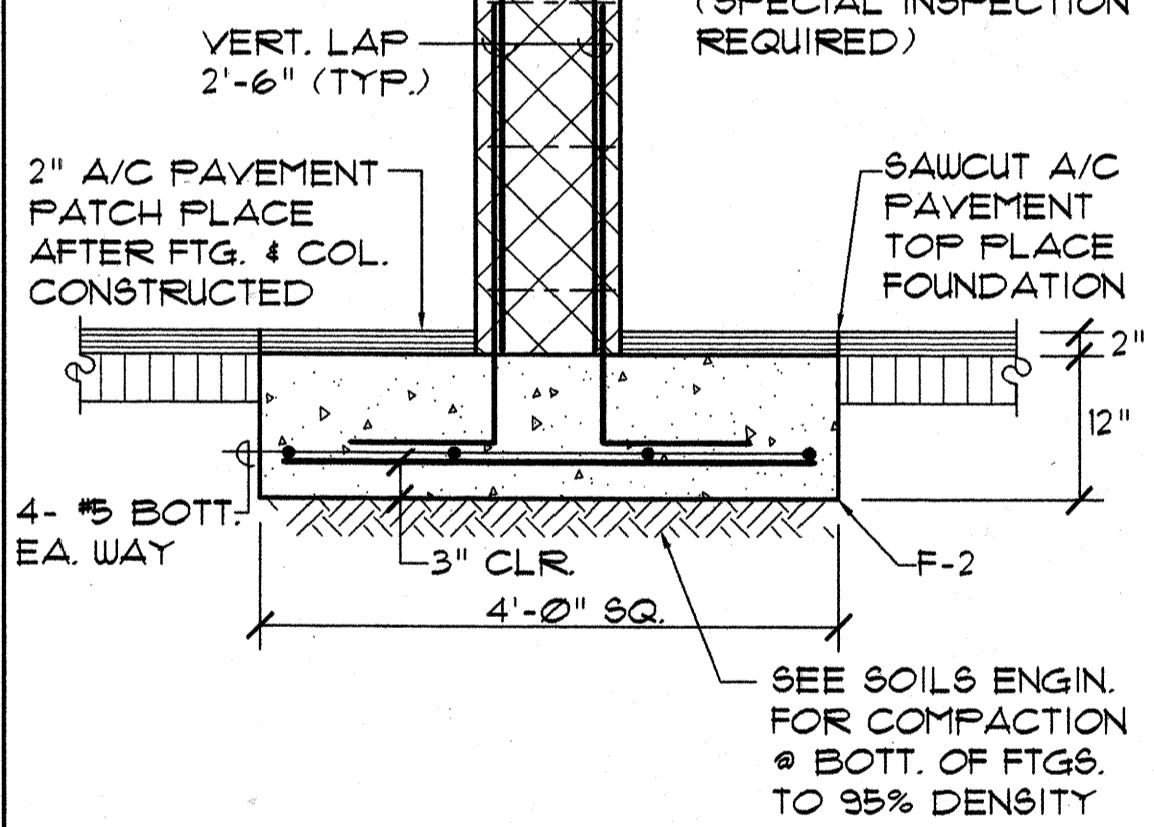
H FOOTING DETAIL @ EXTERIOR POSTS
S-91 SCALE: 3/4" = 1'-0"



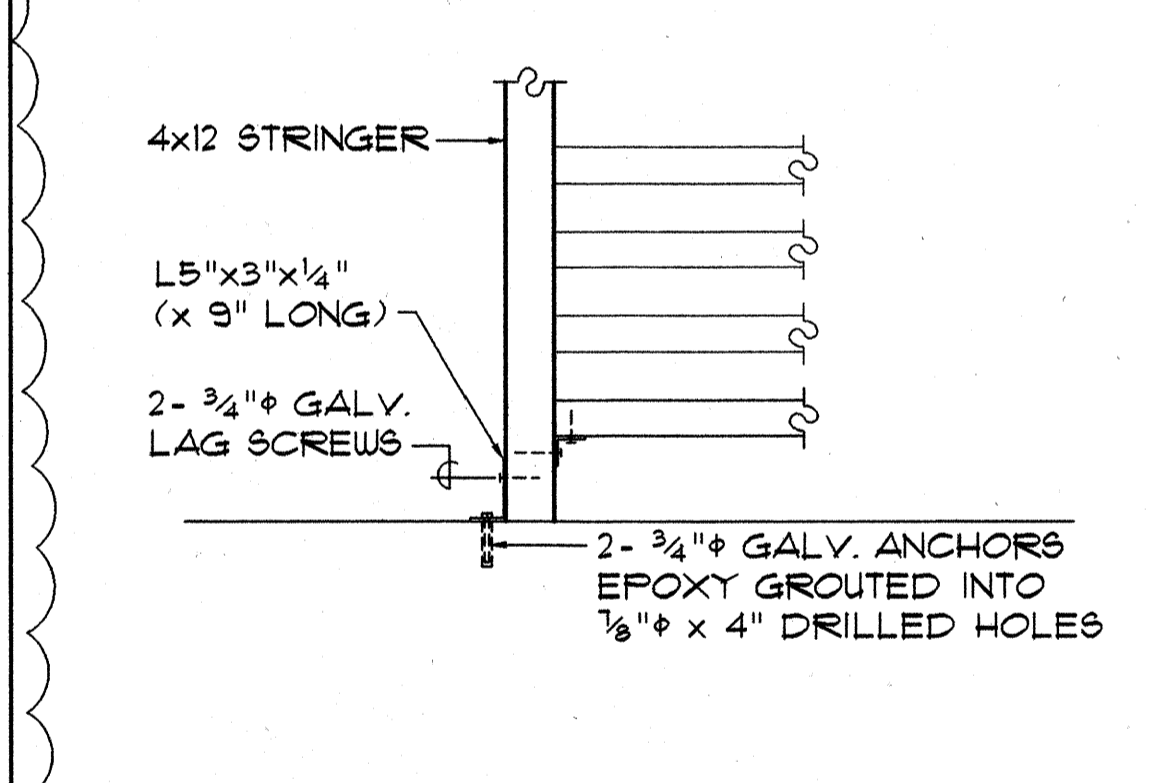
J JOINT (C.J.)
S-91 SCALE: 3/4" = 1'-0"



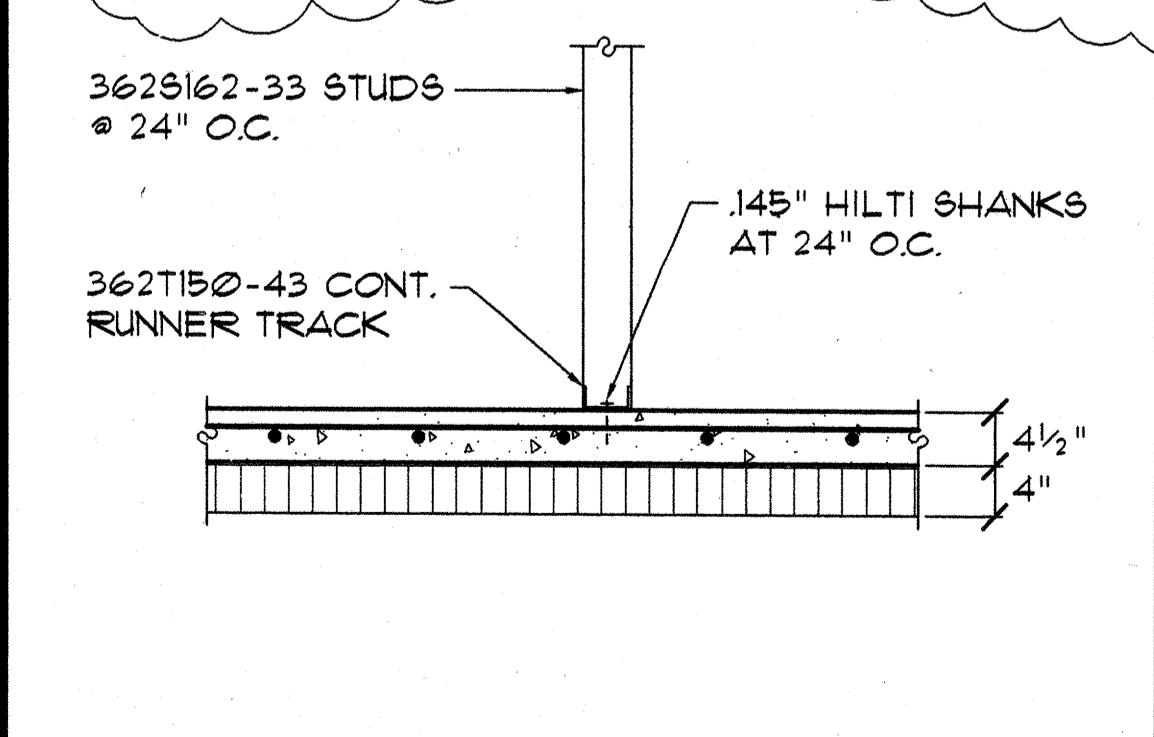
S SECTION
S-91 SCALE: 3/4" = 1'-0"



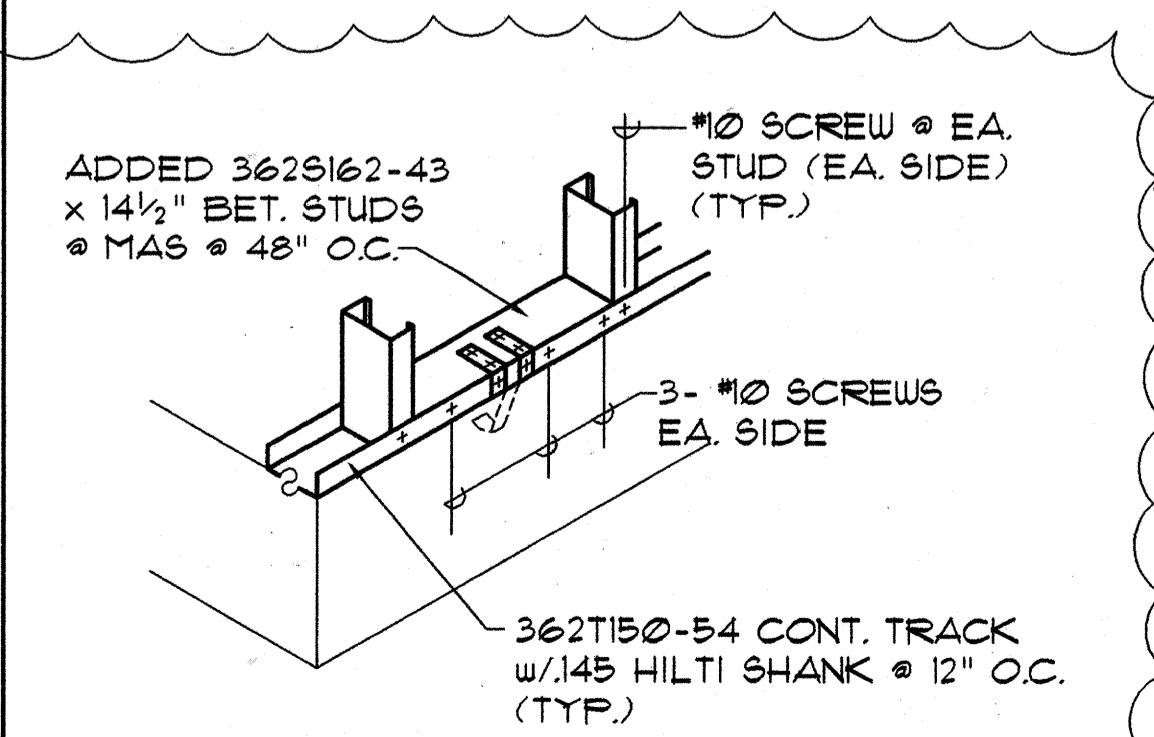
K DETAIL @ BASE OF STAIR
S-91 SCALE: 3/4" = 1'-0"



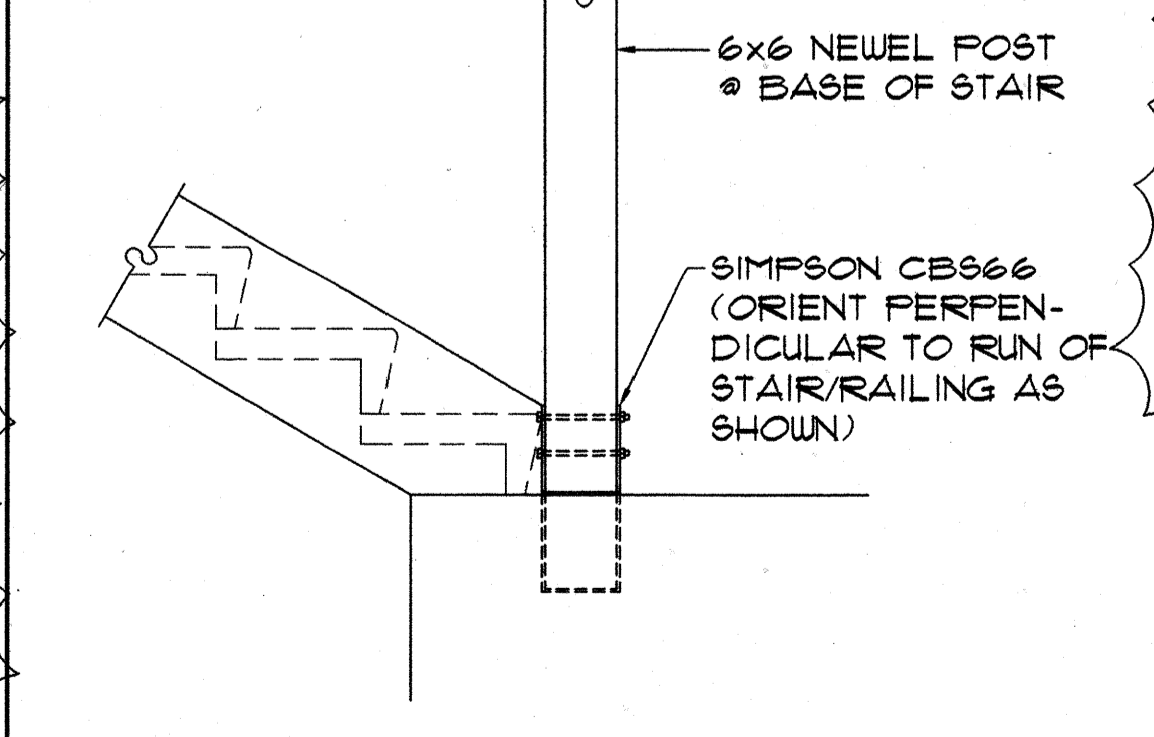
L CONN. DETAIL @ BASE OF STAIR
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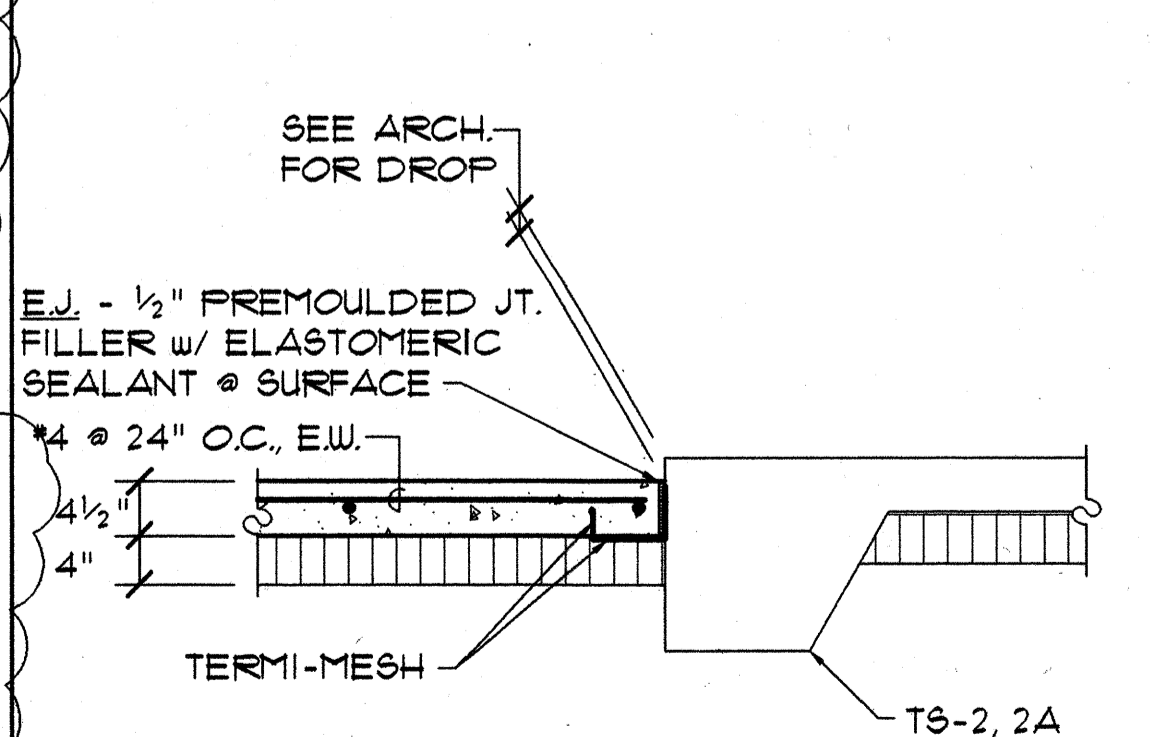
M SECTION
S-91 SCALE: 3/4" = 1'-0"



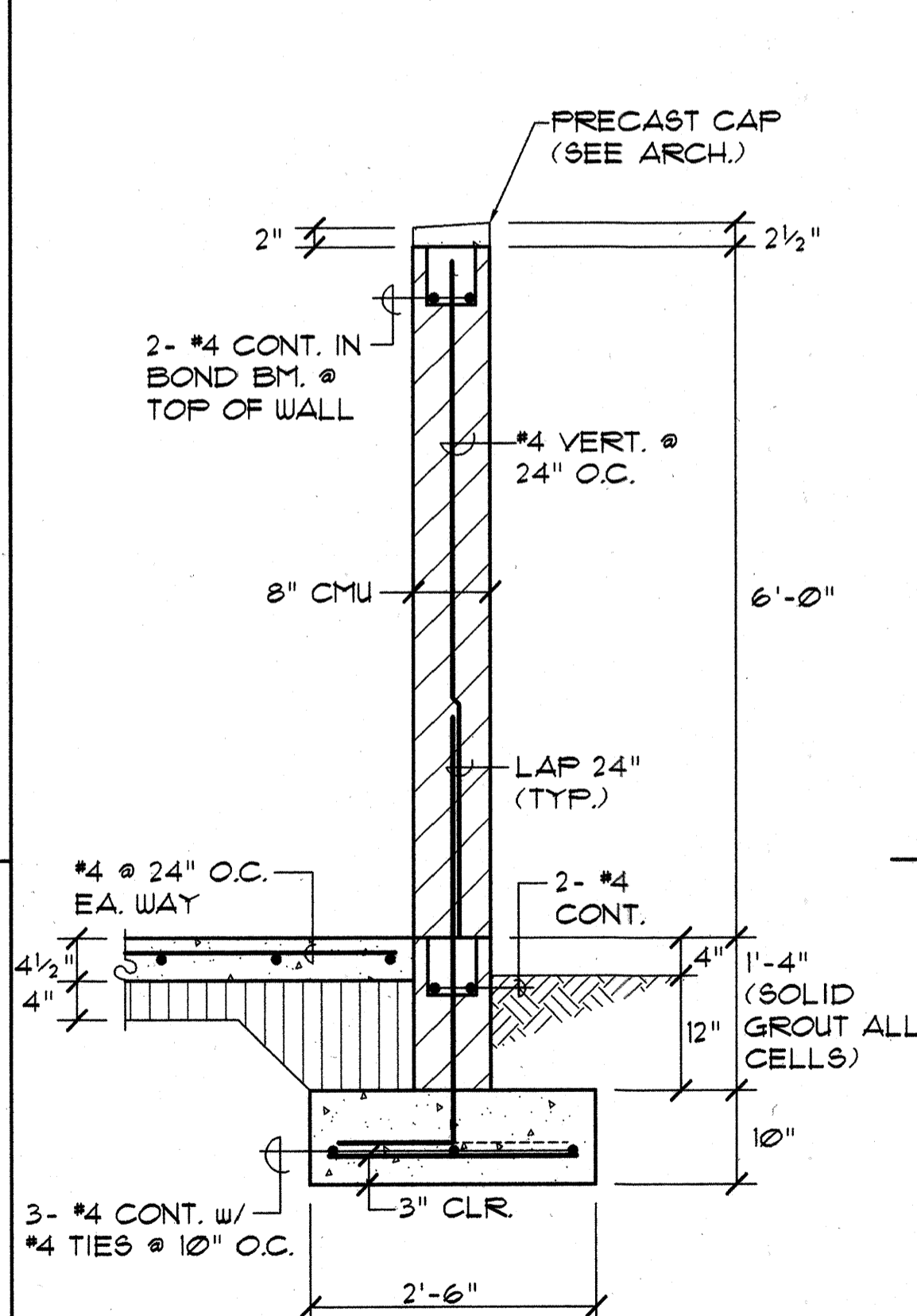
N TYPICAL "MAS" INSTALLATION
S-91 SCALE: 3/4" = 1'-0"



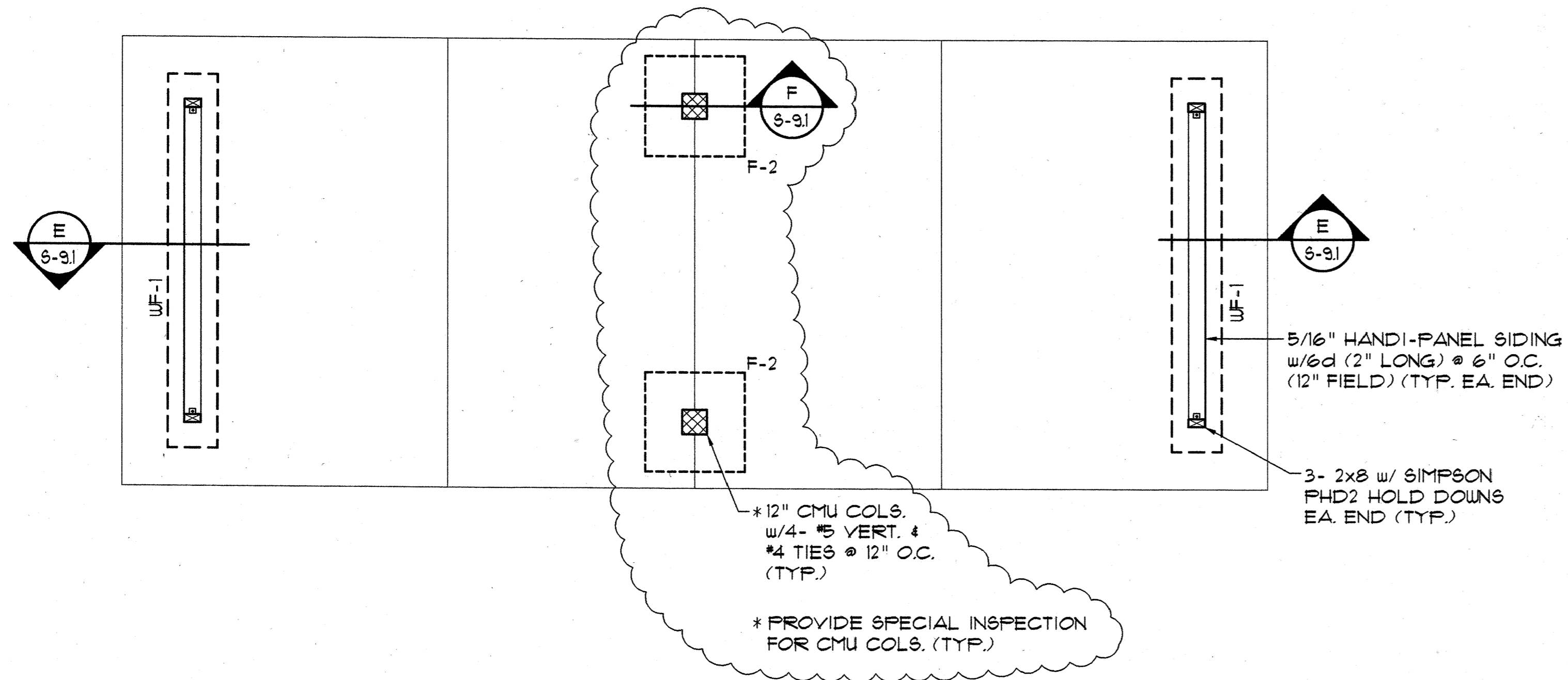
O NEWEL POST ANCHOR DETAIL
S-91 SCALE: 3/4" = 1'-0"



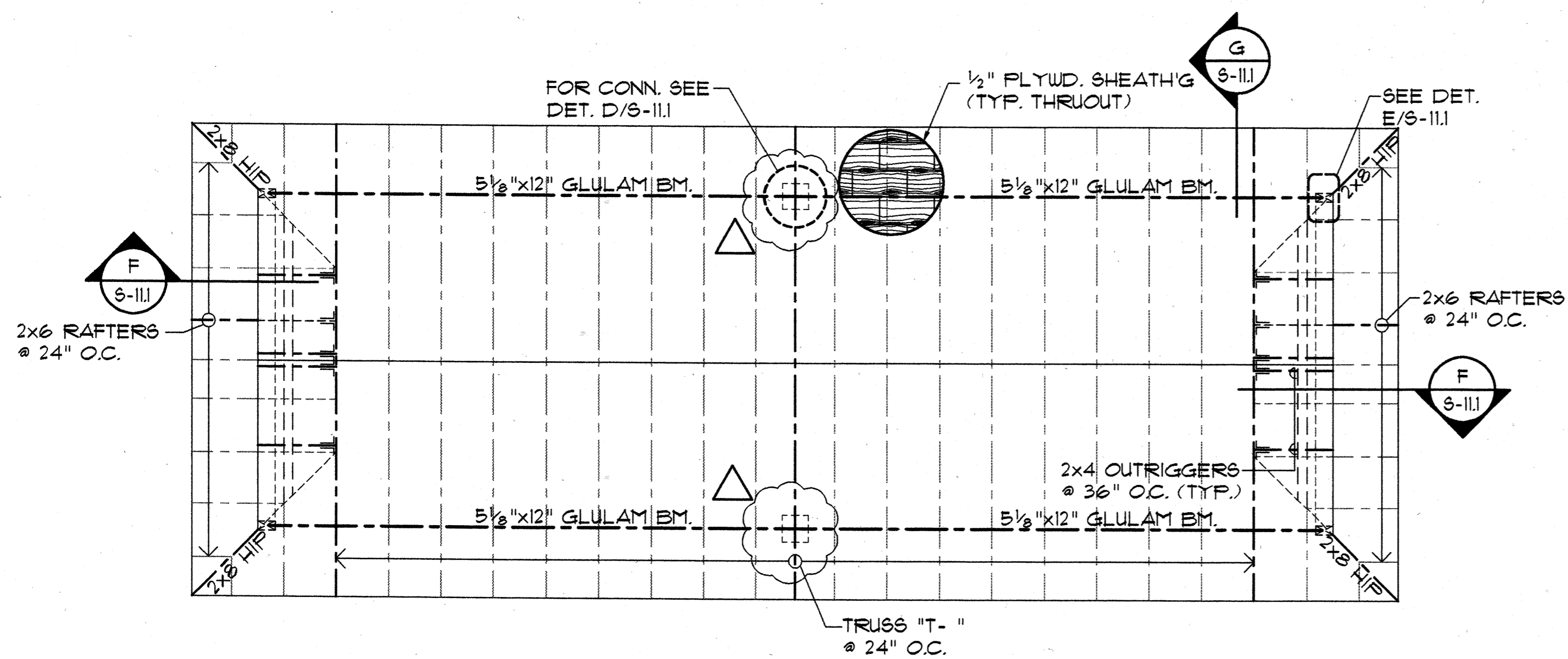
Q SECTION
S-91 SCALE: 3/4" = 1'-0"



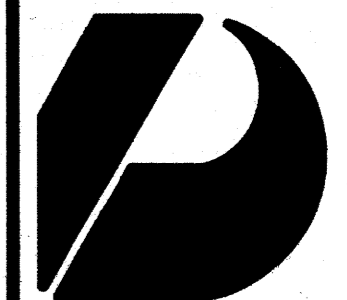
R CMU TRASH ENCLOSURE WALL - SECTION
S-91 SCALE: 3/4" = 1'-0"



FOUNDATION PLAN - CARPORT "A"
 SCALE: 1/4" = 1'-0"



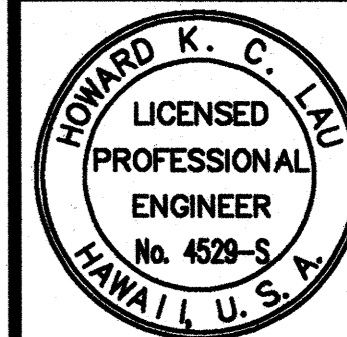
ROOF FRAMING PLAN - CARPORT "A"
 SCALE: 1/4" = 1'-0"



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John Aveiro AIA
 Vernon Inoshita AIA
 Mike Goshi AIA



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 615 PIKOI STREET, SUITE 205
 HONOLULU, HAWAII 96814

CONSTRUCTION SET

Revision Number/Description

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FRONT STREET APARTMENTS

LAHAINA, MAUI, HAWAII
 TMK: (2) 4-5-03: 13, 14, 15, 38, 39, 40

Drawing Title
 FOUNDATION & ROOF FRAMING PLAN - CARPORT "A"

Project Number Date

Drawn MT	Checked HL	Designed HL
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Drawing Number

S-81

Sheet No of