

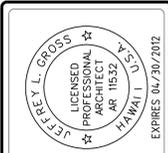
# A NEW RESIDENCE FOR: SUTTER TRUST

PROJECT DATA	
LOT AREA	17,086 SQ FT
SETBACKS	PER SITE PLAN
LIVING AREA (1ST FLOOR)	365 SQ FT
LIVING AREA (2ND FLOOR)	2,085 SQ FT
LIVING AREA (TOTAL)	2,450 SQ FT
ENTRY AREA	36 SQ FT
LANAI AREA (1ST FLOOR)	420 SQ FT
LANAI AREA (2ND FLOOR)	784 SQ FT
DECK AREA (2ND FLOOR)	43 SQ FT
GARAGE AREA	528 SQ FT
ACCESSORY AREA (TOTAL)	1,811 SQ FT

SHEET INDEX		
#	SHEET	DESCRIPTION
1	T1	PERSPECTIVE
2	G1	GENERAL NOTES
3	C1	GRADING & DRAINAGE PLAN
4	A1	SITE PLAN
5	A2	SITE ELEVATIONS
6	A3	FLOOR PLAN (1ST FLOOR)
7	A4	FLOOR PLAN (2ND FLOOR)
8	A5	CLERESTORY PLAN
9	A6	EXTERIOR ELEVATIONS
10	A7	EXTERIOR ELEVATIONS
11	A8	SECTIONS A,B & C
12	A9	REFLECTED CEILING PLAN (2ND FLOOR)
13	S1	FOUNDATION PLAN
14	S2	FLOOR FRAMING PLAN
15	S3	ROOF FRAMING PLAN
16	S4	SECTION 1
17	S4	SECTION 2
18	E1	ELECTRICAL POWER & LIGHTING PLAN (1ST FLOOR)
19	E2	ELECTRICAL POWER PLAN (2ND FLOOR)
20	E3	ELECTRICAL LIGHTING PLAN (2ND FLOOR)
21	L1	LANDSCAPE PLAN

REVISIONS	BY

**PIPER DESIGNS**  
 Pete Piper  
 75-5844 Kuahini Hwy #2  
 331-2244  
 Kailua-Kona, HI 96740



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 Signature

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 HAKALAU, HAWAII  
 T.M.K. (3) 2-9-006:012

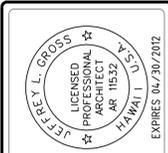
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 DATE: 8/20/2011  
 SCALE: N/A  
 DRAWING: TITLE SHEET

SHEET  
**T1**  
 1 OF 21 SHEETS



REVISIONS	BY

**PIPER DESIGNS**  
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 Kailua-Kona, HI 96740  
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 75-5844 Kuaiki Hwy #2



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 JOB #: 2011-019

DATE: 8/20/2011

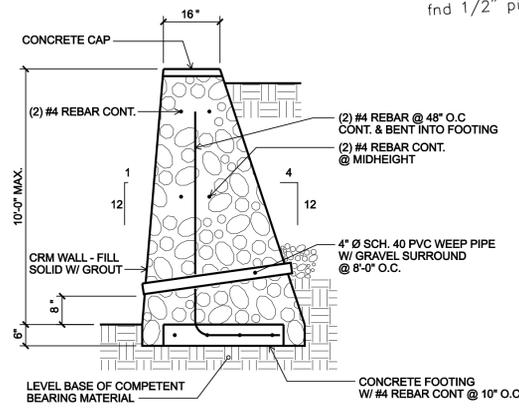
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DRAWING: GRADING & DRAINAGE PLAN

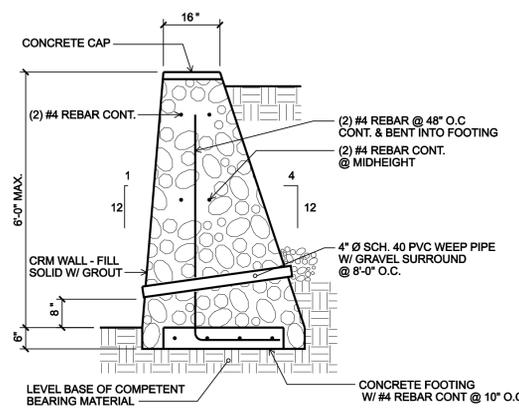
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**C1**

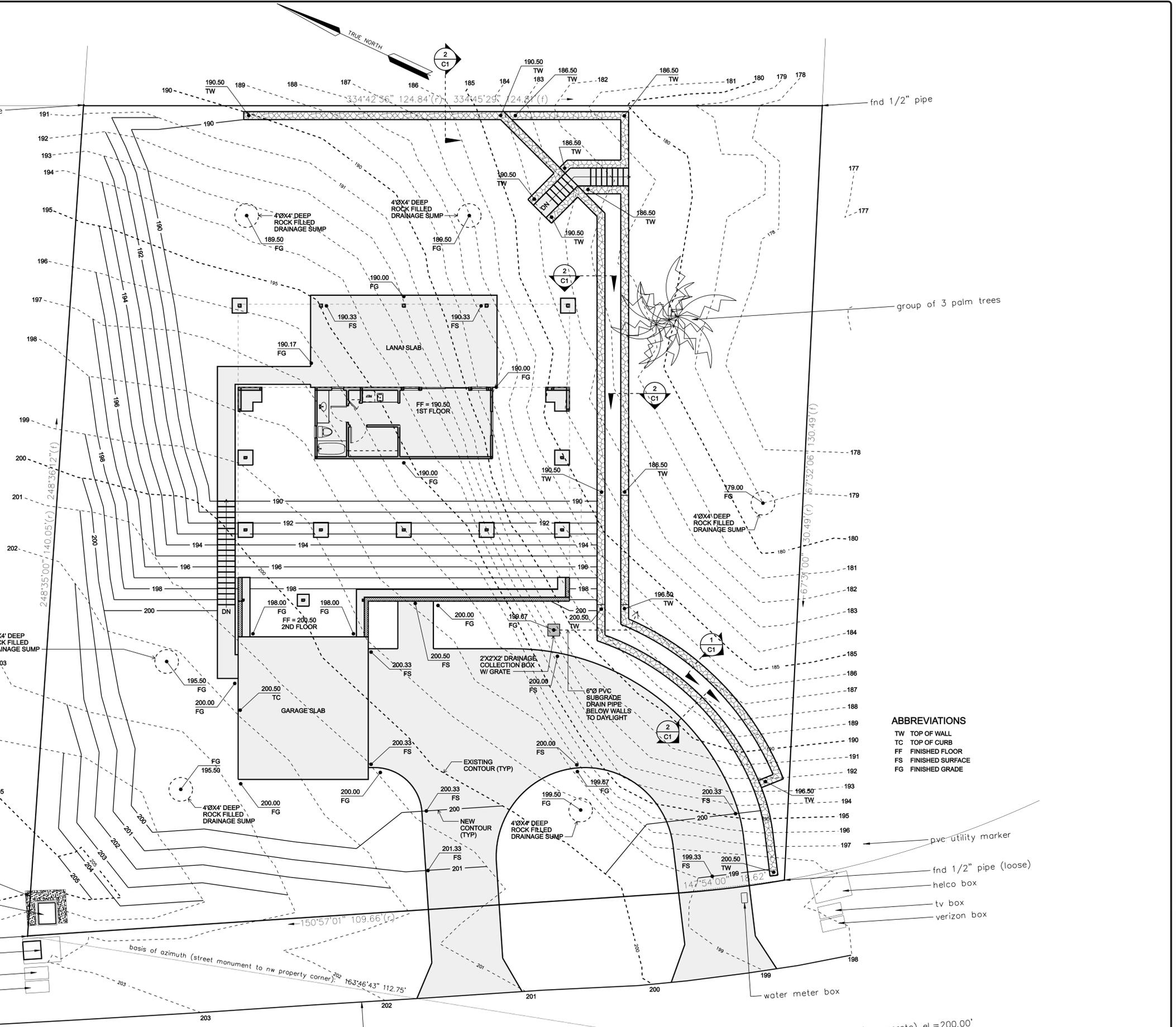
3 OF 21 SHEETS



**1**  
 C1  
 SCALE: 1/2"=1'-0"



**2**  
 C1  
 SCALE: 1/2"=1'-0"



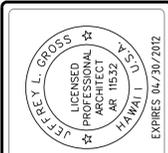
- ABBREVIATIONS**
- TW TOP OF WALL
  - TC TOP OF CURB
  - FF FINISHED FLOOR
  - FS FINISHED SURFACE
  - FG FINISHED GRADE

**GRADING & DRAINAGE PLAN**

SCALE: 1"=8.00'

REVISIONS	BY

**PIPER DESIGNS**  
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 Kailua-Kona, HI 96740  
 Pete Piper  
 75-5844 Kuaiki Hwy #2



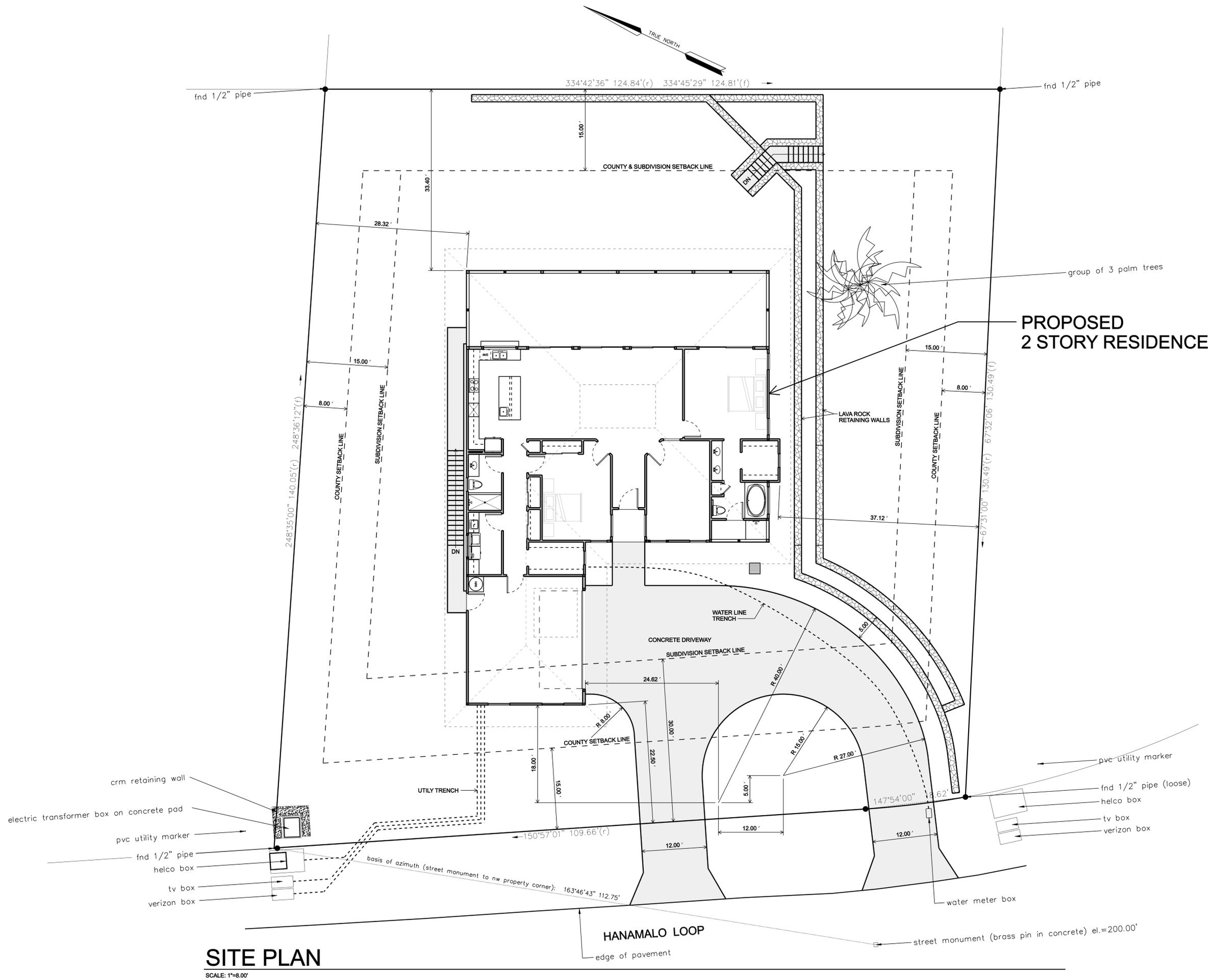
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 T.M.K. (3) 2-9-006:012**

DRAWN: PJP    JOB #: 2011-019  
 DATE: 8/20/2011  
 SCALE: 1"=8'

DRAWING: SITE PLAN  
 SHEET **A1**  
 4 OF 21 SHEETS



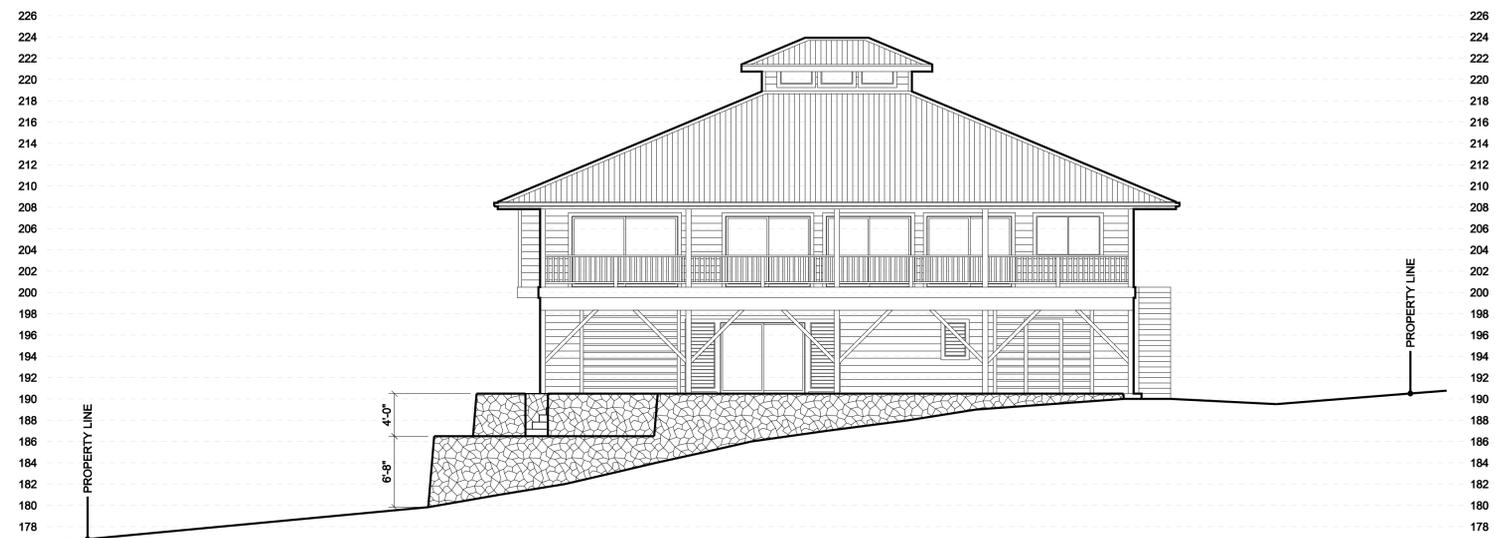
**SITE PLAN**  
 SCALE: 1"=8.00'

REVISIONS	BY



### SOUTH SITE ELEVATION

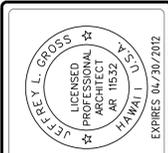
SCALE: 1/8"=1'-0"



### EAST SITE ELEVATION

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

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 75-5844 Kuahini Hwy #2  
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DRAWN : PJP      JOB # : 2011-019

DATE : 8/20/2011

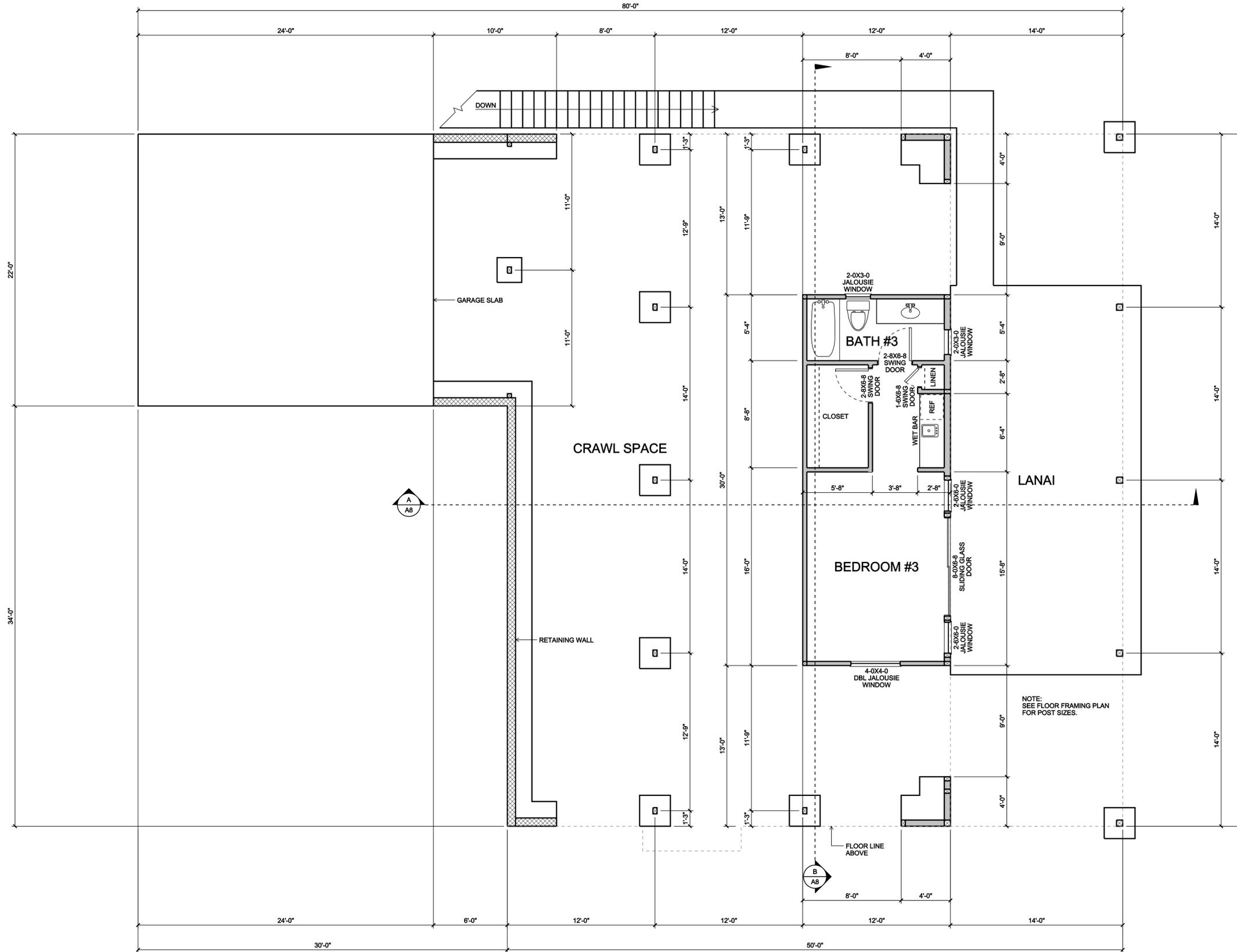
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DRAWING:  
 SITE ELEVATIONS

SHEET

**A2**

5 OF 21 SHEETS



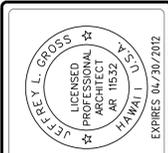
**FLOOR PLAN (1ST FLOOR)**

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

LIVING AREA 365 SQ FT  
LANAI AREA 420 SQ FT

REVISIONS	BY

**PIPER DESIGNS**  
 Pete Piper  
 75-5844 Kuahini Hwy #2  
 Kailua-Kona, HI 96740  
 331-2244



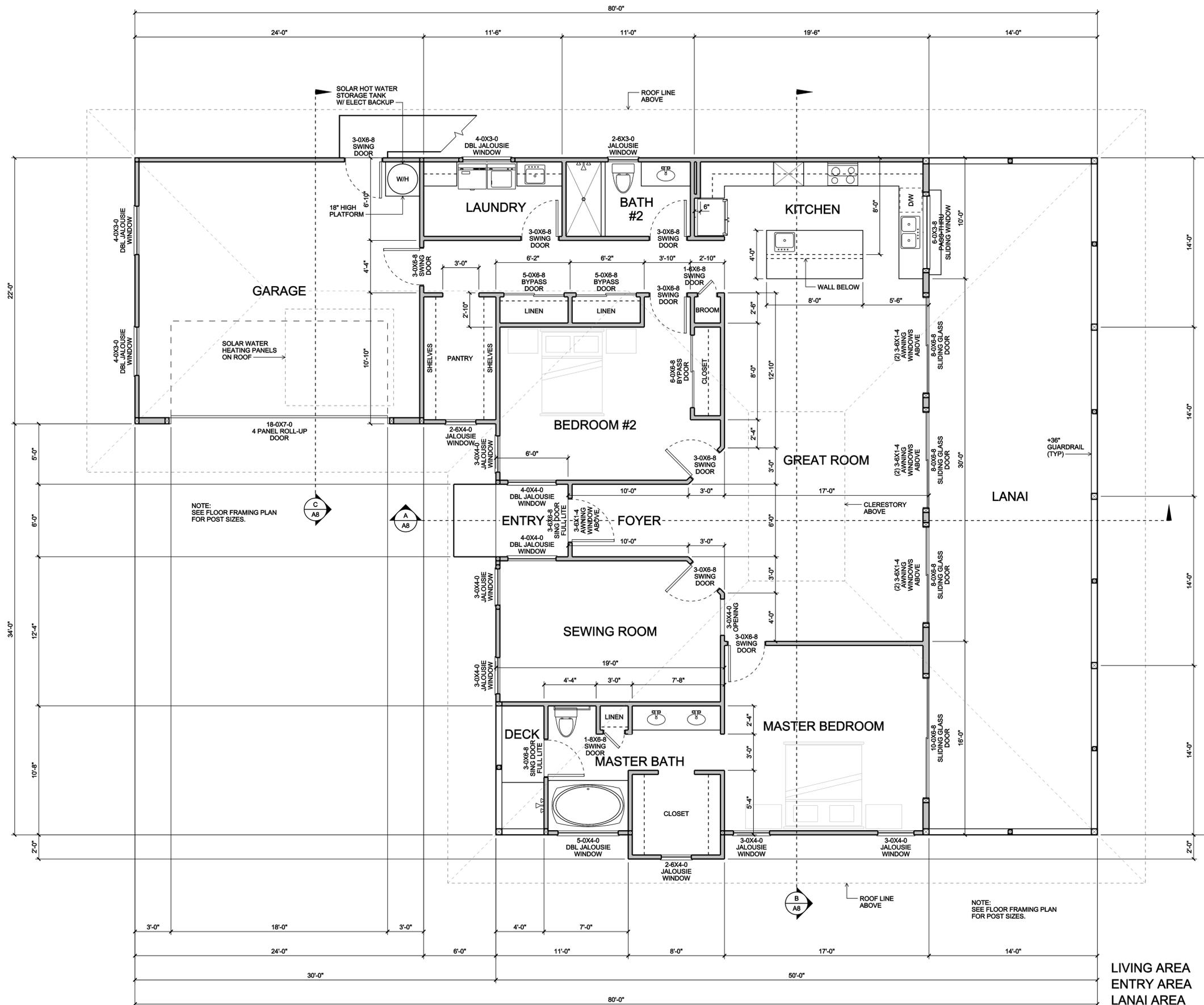
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 T.M.K. (3) 2-9-006:012

DRAWN : PJP	JOB # : 2011-019
DATE : 8/20/2011	
SCALE : 1/4"=1'-0"	
DRAWING: FLOOR PLAN (1ST FLOOR)	

SHEET **A3**



# FLOOR PLAN (2ND FLOOR)

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

LIVING AREA	2,085 SQ FT
ENTRY AREA	36 SQ FT
LANAI AREA	784 SQ FT
DECK AREA	43 SQ FT
GARAGE AREA	528 SQ FT

REVISIONS	BY

**PIPER DESIGNS**  
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 75-5844 Kuahini Hwy #2  
 Kailua-Kona, HI 96740  
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DRAWN: PJP JOB #: 2011-019

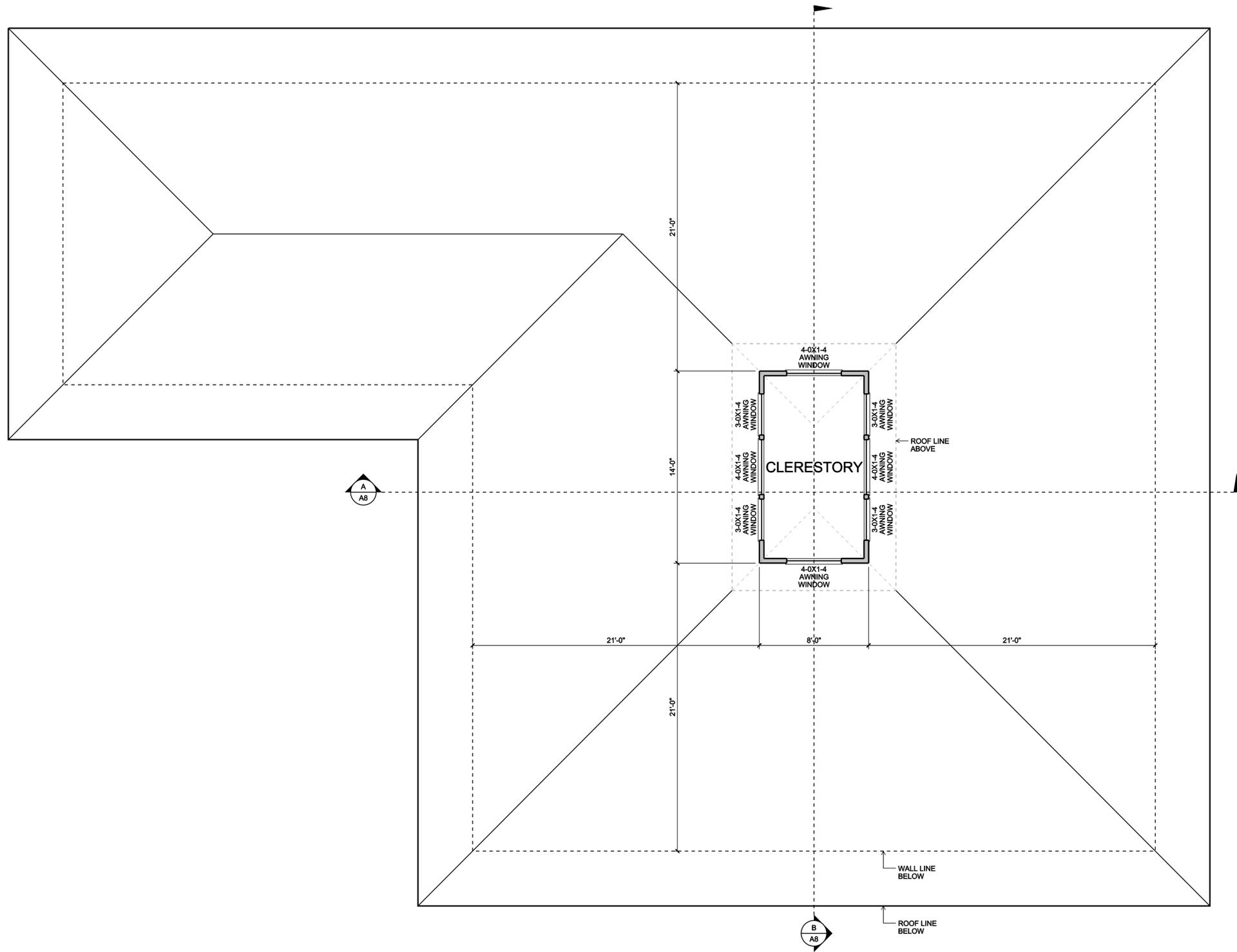
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SCALE: 1/4"=1'-0"

DRAWING: FLOOR PLAN (2ND FLOOR)

SHEET

**A4**

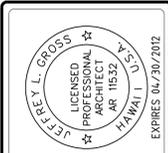


# CLERESTORY PLAN

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

REVISIONS	BY

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 Kailua-Kona, HI 96740



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DRAWN: PJP JOB #: 2011-019

DATE: 8/20/2011

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

DRAWING: CLERESTORY PLAN

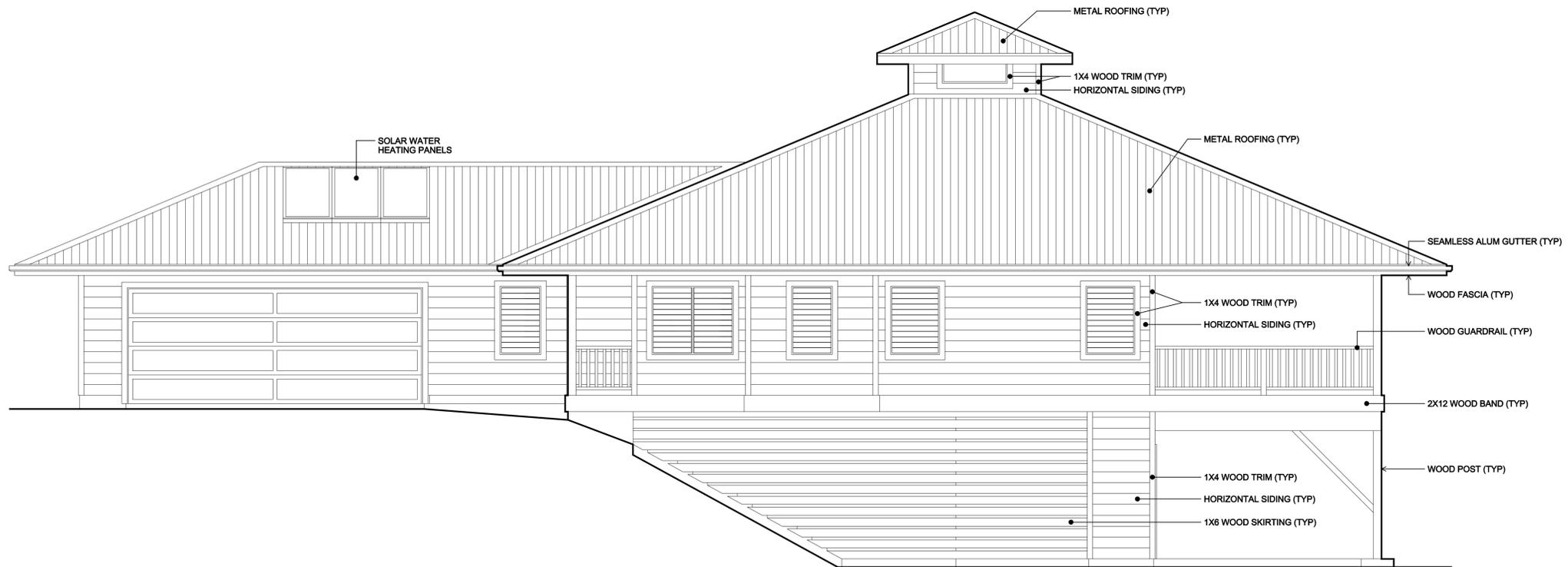
SHEET

**A5**



**FRONT ELEVATION**

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

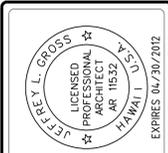


**RIGHT ELEVATION**

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

REVISIONS	BY

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DRAWN : PJP	JOB # : 2011-019
DATE : 8/20/2011	
SCALE : 1/4"=1'-0"	
DRAWING: EXTERIOR ELEVATIONS	

SHEET  
**A6**  
 9 OF 21 SHEETS



**LEFT ELEVATION**

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



**REAR ELEVATION**

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

REVISIONS	BY

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 Kailua-Kona, HI 96740  
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DRAWN: PJP  
 JOB #: 2011-019

DATE: 8/20/2011

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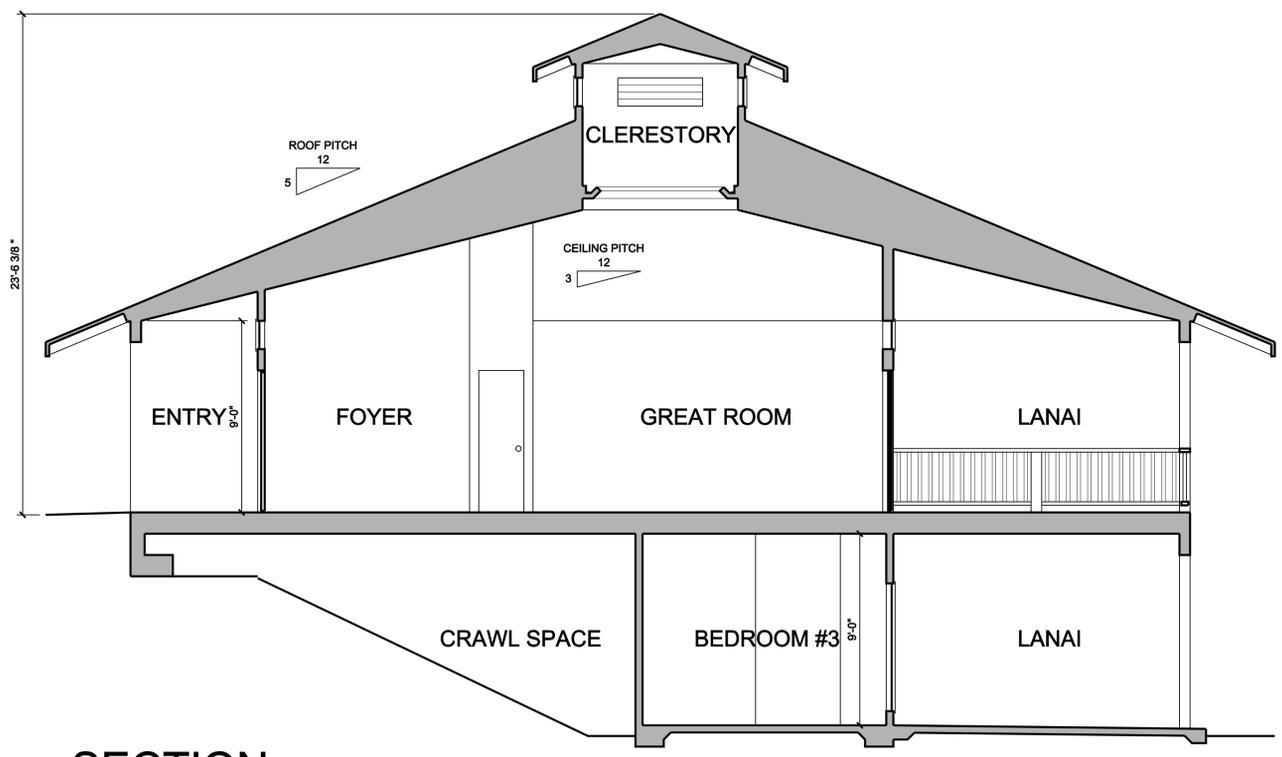
DRAWING: EXTERIOR ELEVATIONS

SHEET

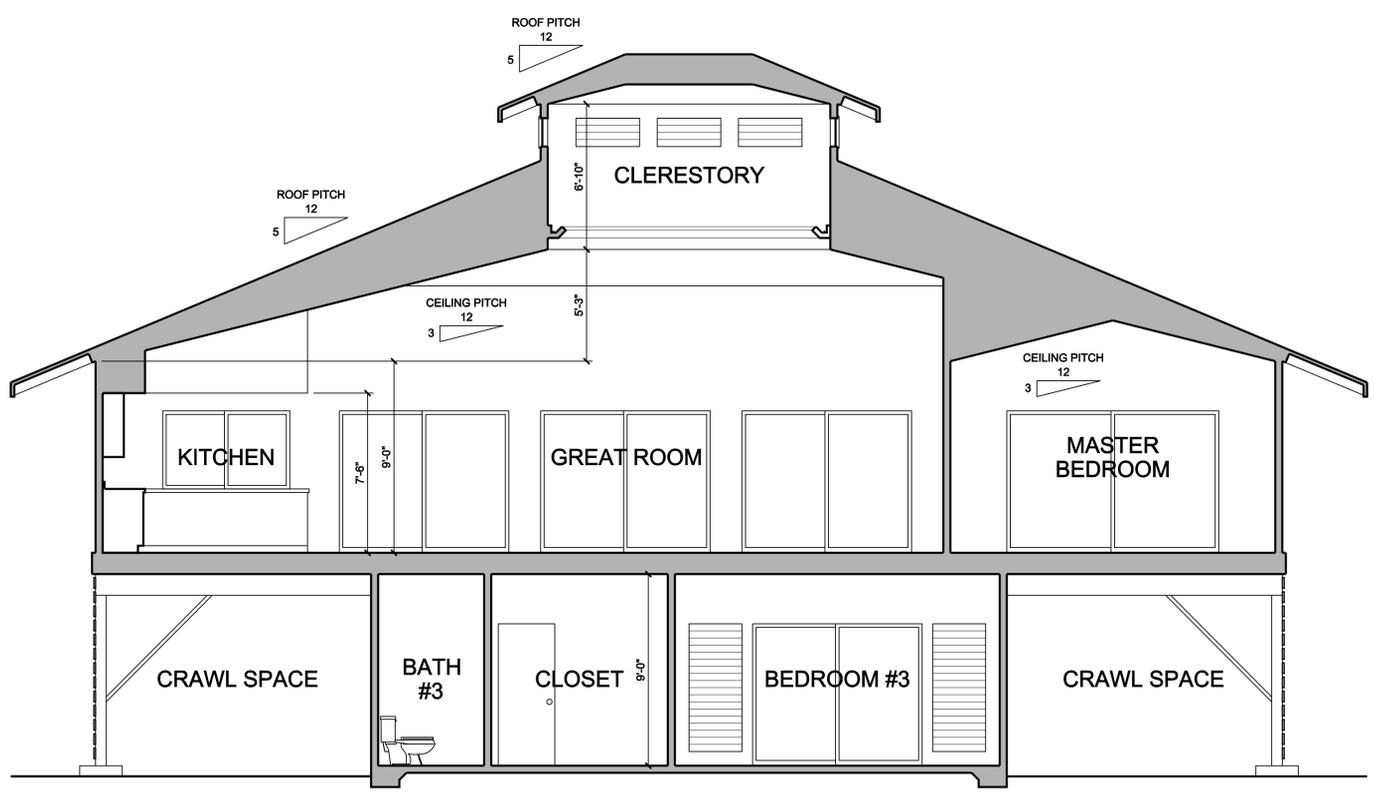
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10 OF 21 SHEETS

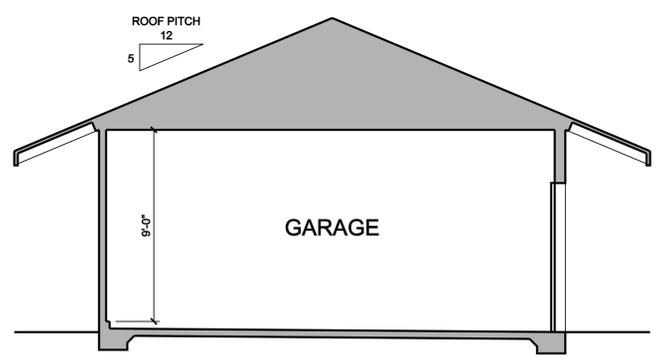
REVISIONS	BY



**SECTION**  
A-A  
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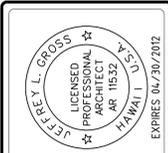


**SECTION**  
B-B  
SCALE: 1/4"=1'-0"



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

**PIPER DESIGNS**  
Pete Piper  
75-5844 Kuahini Hwy #2  
Kailua-Kona, HI 96740  
331-2244

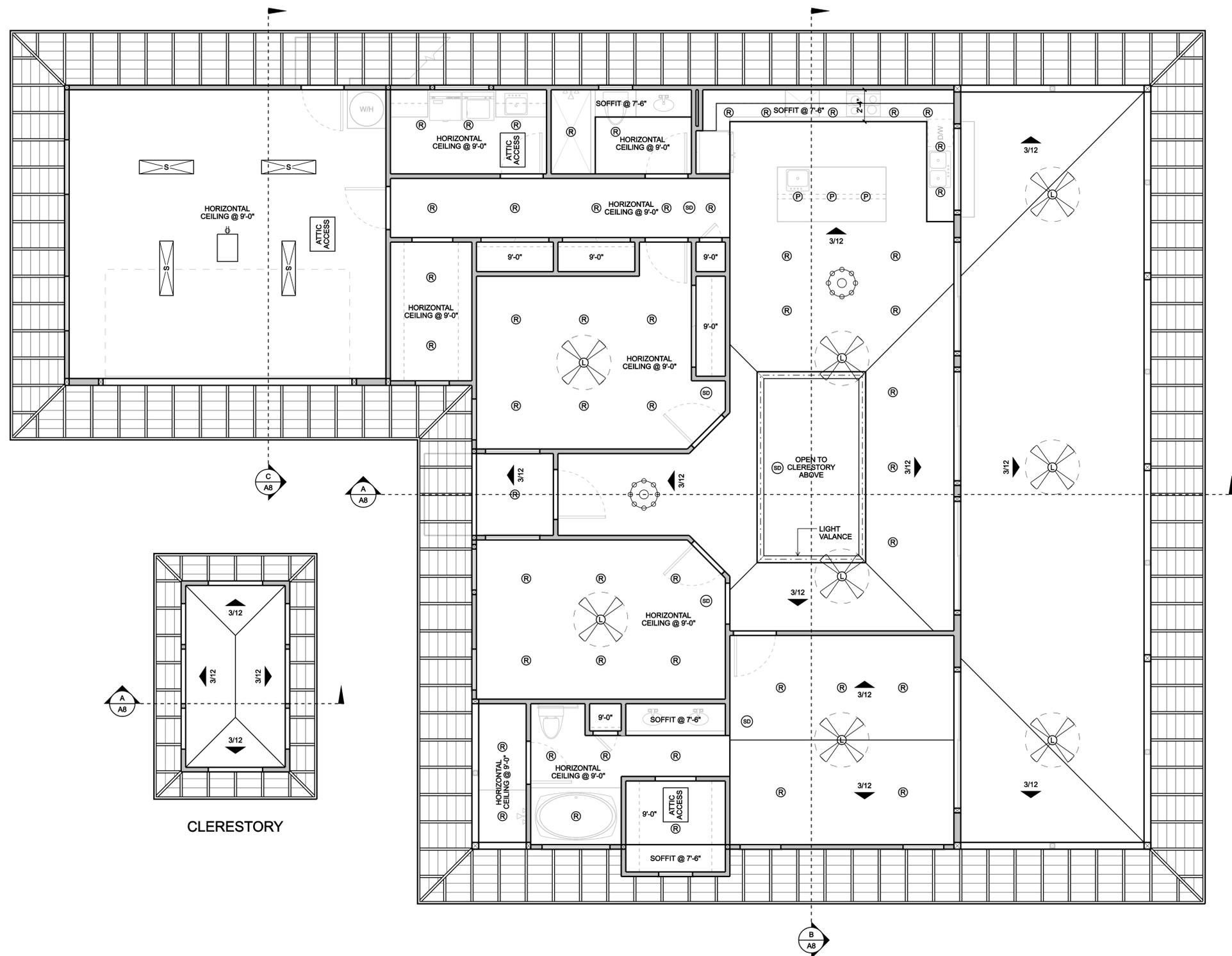


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DRAWN : PJP	JOB # : 2011-019
DATE : 8/20/2011	
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DRAWING : SECTIONS	

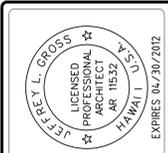
SHEET  
**A8**  
11 OF 21 SHEETS



**REFLECTED CEILING PLAN (2ND FLOOR)**  
 SCALE: 1/4"=1'-0"

REVISIONS	BY

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 75-5844 Kuahini Hwy #2  
 Kailua-Kona, HI 96740  
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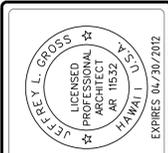
**A PROPOSED NEW RESIDENCE FOR:**  
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 HAKALAU, HAWAII  
 T.M.K. (3) 2-9-006:012

DRAWN : PJP	JOB # : 2011-019
DATE : 8/20/2011	
SCALE : 1/4"=1'-0"	
DRAWING: REFLECTED CEILING PLAN	
SHEET	

**A9**  
 12 OF 21 SHEETS

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DRAWN: PJP JOB #: 2011-019

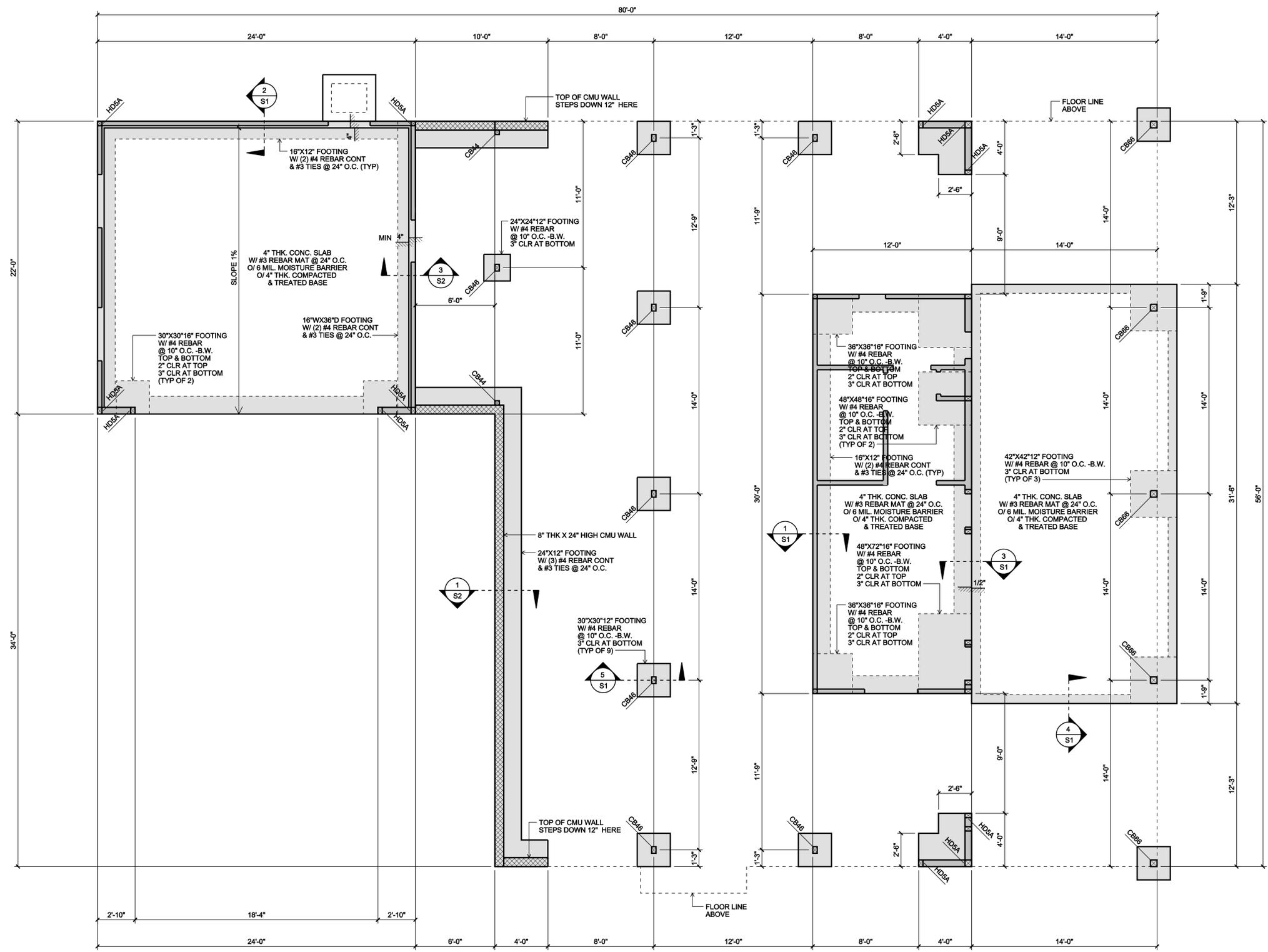
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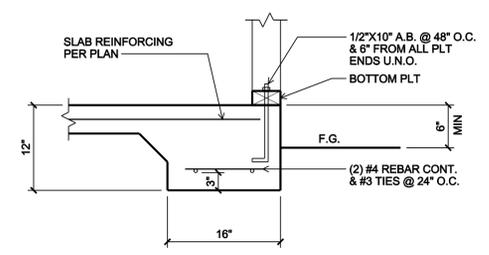
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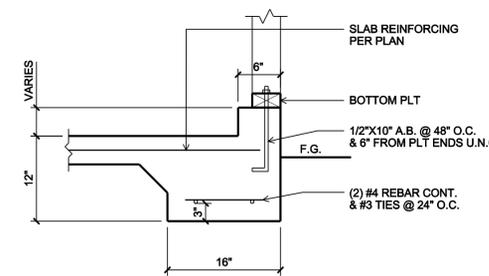


**FOUNDATION PLAN**

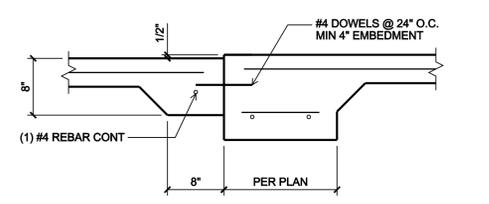
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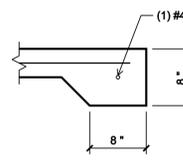
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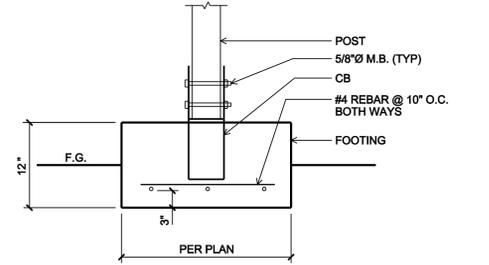
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**3**  
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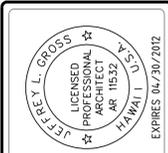
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 SCALE: 1"=1'-0"



**5**  
 S1  
 SCALE: 1"=1'-0"

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 331-2244

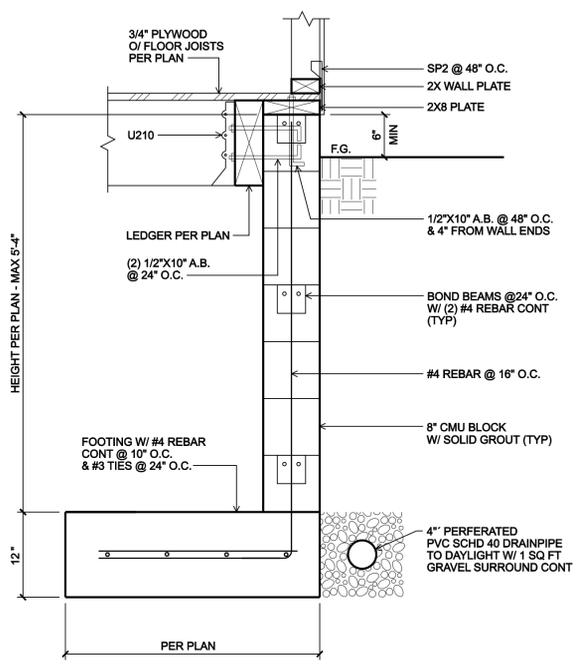


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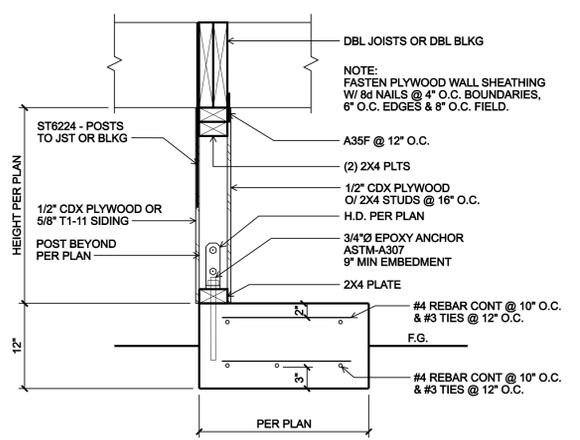
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DRAWN: PJP JOB #: 2011-019  
 DATE: 8/20/2011  
 SCALE: 1/4"=1'-0"  
 DRAWING: FLOOR FRAMING PLAN

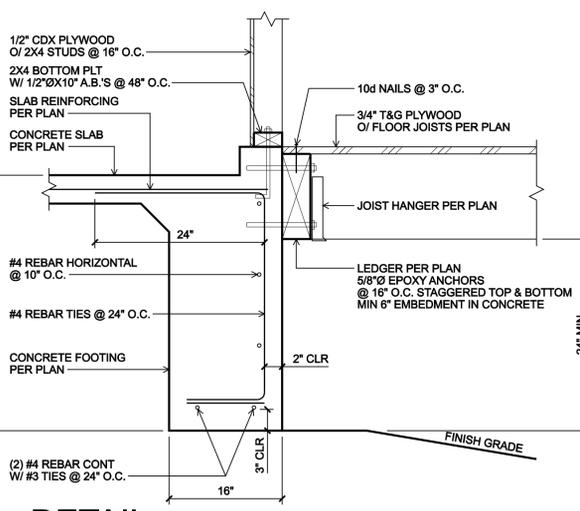
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**S2**  
 14 OF 21 SHEETS



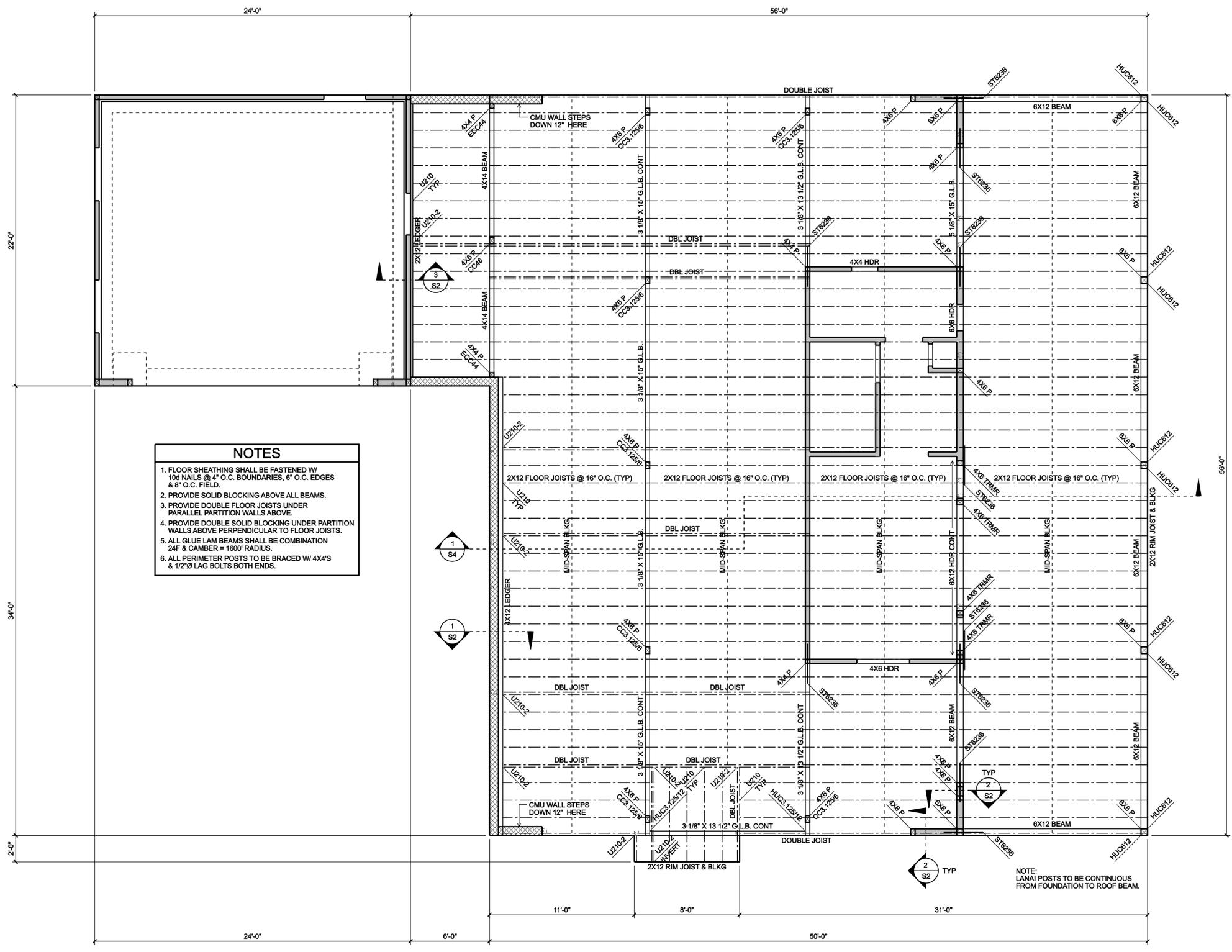
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**2 DETAIL**  
 SCALE: 1"=1'-0"



**3 DETAIL**  
 SCALE: 1"=1'-0"



- NOTES**
- FLOOR SHEATHING SHALL BE FASTENED W/ 10d NAILS @ 4" O.C. BOUNDARIES, 6" O.C. EDGES & 8" O.C. FIELD.
  - PROVIDE SOLID BLOCKING ABOVE ALL BEAMS.
  - PROVIDE DOUBLE FLOOR JOISTS UNDER PARALLEL PARTITION WALLS ABOVE.
  - PROVIDE DOUBLE SOLID BLOCKING UNDER PARTITION WALLS ABOVE PERPENDICULAR TO FLOOR JOISTS.
  - ALL GLUE LAM BEAMS SHALL BE COMBINATION 24F & CAMBER = 1/800" RADIUS.
  - ALL PERIMETER POSTS TO BE BRACED W/ 4X4'S & 1/2" LAG BOLTS BOTH ENDS.

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

REVISIONS	BY

**PIPER DESIGNS**  
 Pete Piper  
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 331-2244



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**SUTTER TRUST**  
 HAKALAU, HAWAII  
 T.M.K. (3) 2-9-006:012

DRAWN: PJP JOB #: 2011-019

DATE: 8/20/2011

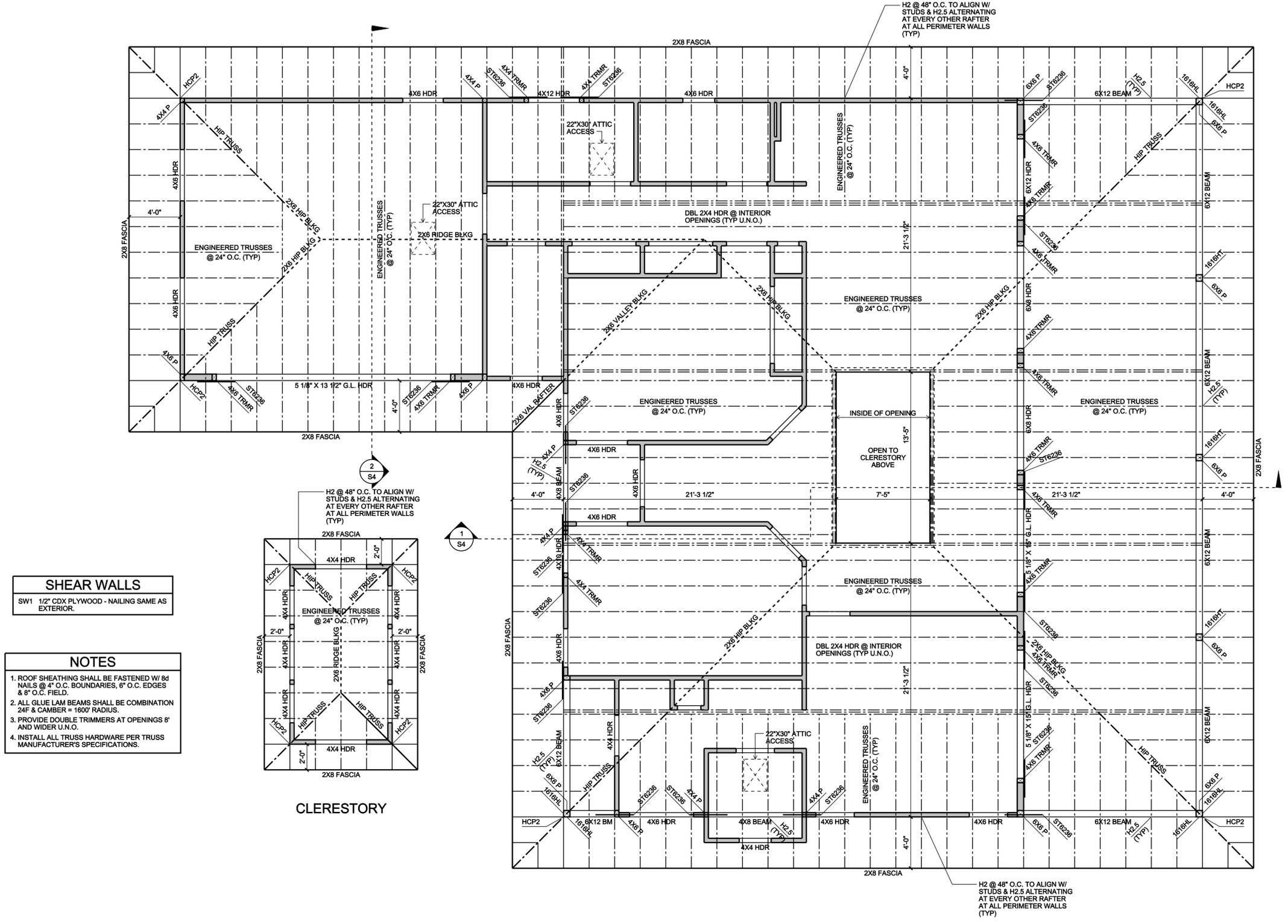
SCALE: 1/4"=1'-0"

DRAWING: ROOF FRAMING PLAN

SHEET

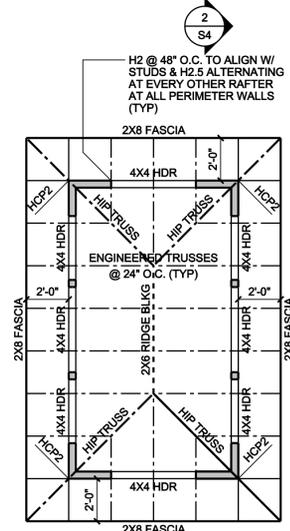
**S3**

15 OF 21 SHEETS



**SHEAR WALLS**  
 SW1 1/2" CDX PLYWOOD - NAILING SAME AS EXTERIOR.

- NOTES**
1. ROOF SHEATHING SHALL BE FASTENED W/ 8d NAILS @ 4" O.C. BOUNDARIES, 6" O.C. EDGES & 8" O.C. FIELD.
  2. ALL GLUE LAM BEAMS SHALL BE COMBINATION 24F & CAMBER = 1600' RADIUS.
  3. PROVIDE DOUBLE TRIMMERS AT OPENINGS 8' AND WIDER U.N.O.
  4. INSTALL ALL TRUSS HARDWARE PER TRUSS MANUFACTURER'S SPECIFICATIONS.

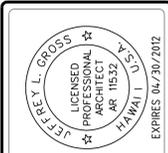


**ROOF FRAMING PLAN**

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

REVISIONS	BY

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 Pete Piper  
 75-5944 Kuahini Hwy #2  
 Kailua-Kona, HI 96740  
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DRAWN: PJP JOB #: 2011-019

DATE: 8/20/2011

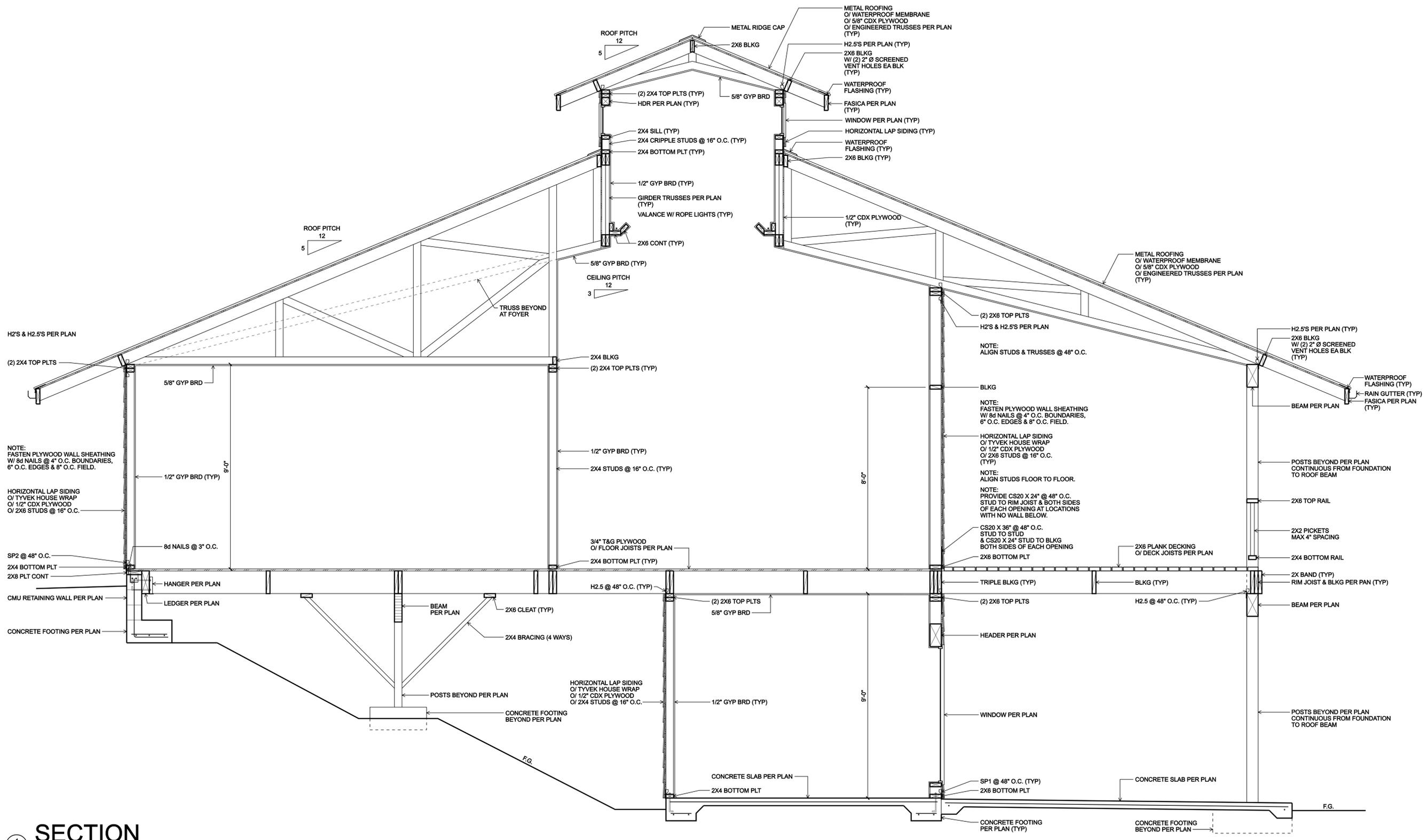
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DRAWING: SECTION 1

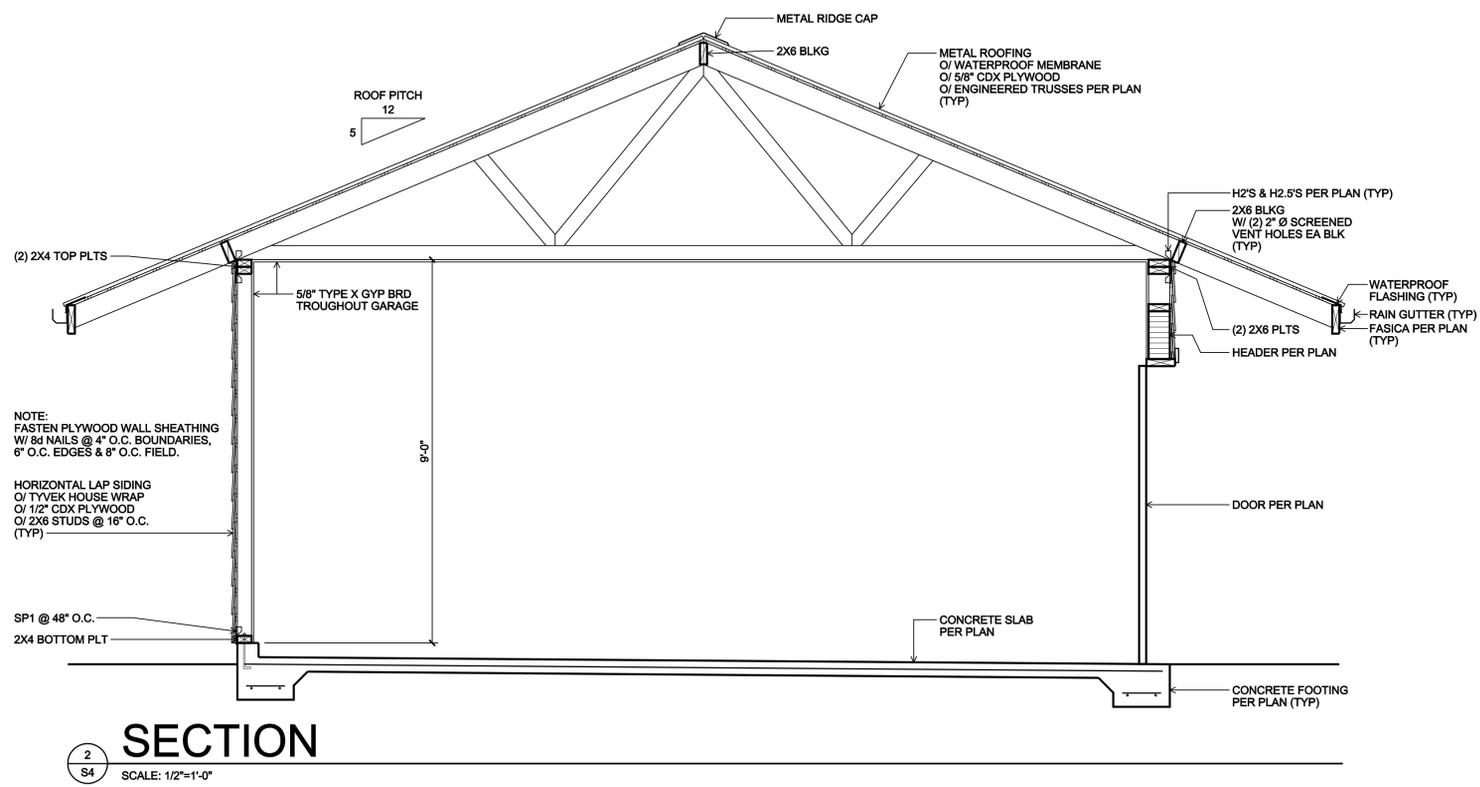
SHEET

**S4**

16 OF 21 SHEETS

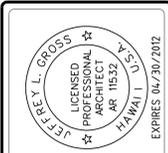


**SECTION**  
 SCALE: 1/2"=1'-0"



REVISIONS	BY

**PIPER DESIGNS**  
 Pete Piper  
 75-5944 Kulaiki Hwy #2  
 Kailua-Kona, HI 96740  
 331-2244



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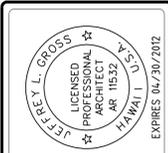
Signature \_\_\_\_\_

A PROPOSED NEW RESIDENCE FOR:  
**SUTTER TRUST**  
 HAKALAU, HAWAII  
 T.M.K. (3) 2-9-006:012

DRAWN: PJP	JOB #: 2011-019
DATE: 8/20/2011	SCALE: 1/2"=1'-0"
DRAWING: SECTION 2	
SHEET <b>S5</b>	
17 OF 21 SHEETS	

REVISIONS	BY

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Signature \_\_\_\_\_

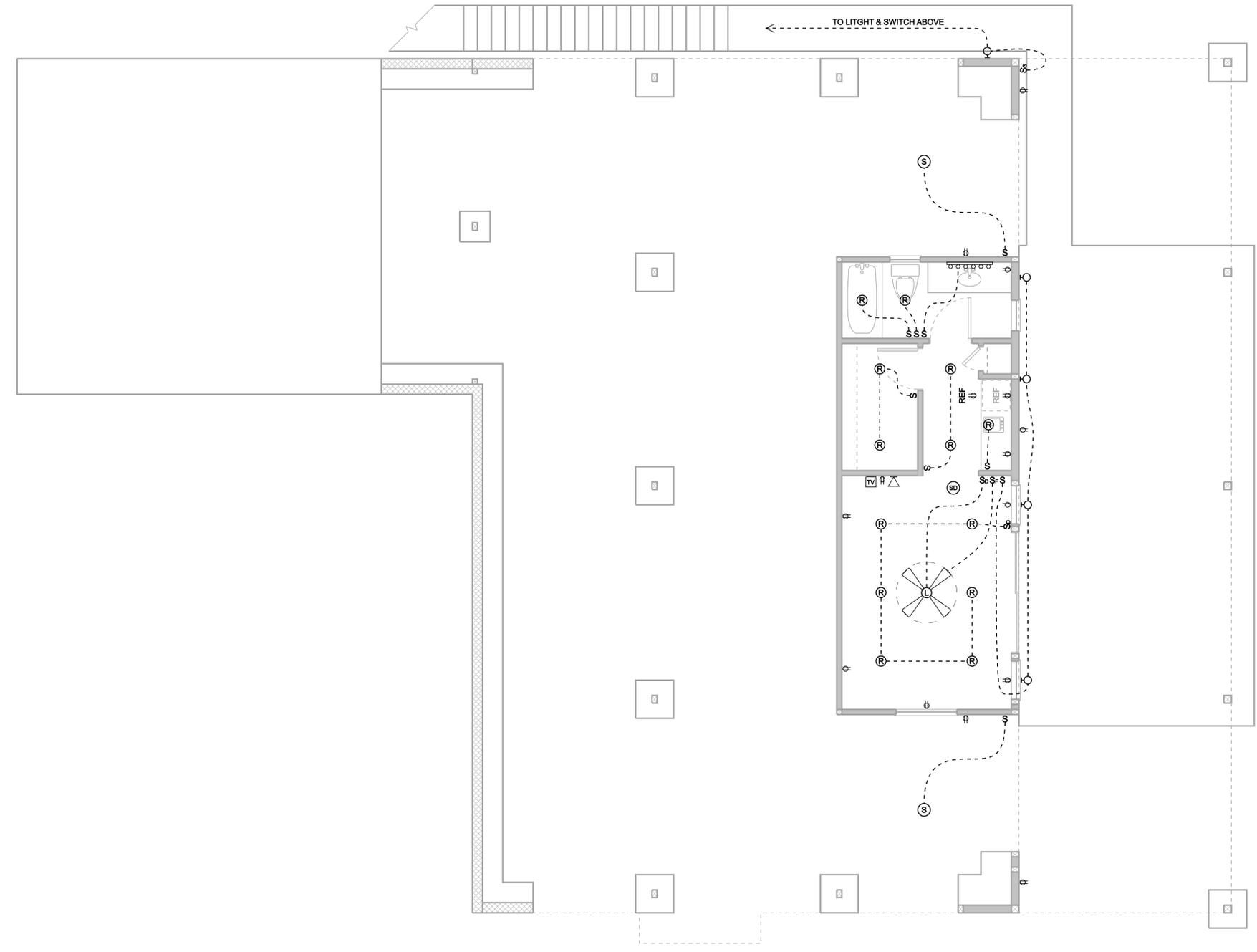
**A PROPOSED NEW RESIDENCE FOR:  
 SUTTER TRUST  
 HAKALAU, HAWAII  
 T.M.K. (3) 2-9-006:012**

DRAWN: PJP JOB #: 2011-019  
 DATE: 8/20/2011  
 SCALE: 1/4"=1'-0"

DRAWING: ELECTRICAL POWER & LIGHTING PLAN (1ST FLOOR)  
 SHEET  
**E1**  
 18 OF 21 SHEETS

**LEGEND**

- ☐ TELEPHONE OUTLET
- ☐ TELEVISION OUTLET
- ☐ SMOKE DETECTOR
- ↑ PUSH BUTTON
- S SINGLE POLE SWITCH
- S<sub>3</sub> 3 WAY SWITCH
- S<sub>D</sub> DIMMER SWITCH
- S<sub>3D</sub> 3 WAY DIMMER SWITCH
- S<sub>F</sub> FAN CONTROL SWITCH
- D/S DOOR SWITCH
- ⊕ 220V SINGLE RECEPTACLE
- ⊕ DUPLEX RECEPTACLE
- ⊕ QUADRUPEX RECEPTACLE
- ⊕ DUPLEX FLOOR RECEPTACLE
- WALL MOUNT LIGHT
- Ⓟ PENDANT LIGHT
- Ⓡ RECESSED LIGHT
- Ⓢ SURFACE MOUNT LIGHT
- △ WALL MOUNT LIGHT (SCONCE)
- ▽ DOUBLE FLOOD LIGHT
- VANITY STRIP LIGHT
- TRACK LIGHTING
- |— UNDER CABINET 1 TUBE FLUORESCENT
- |— 2' SURFACE MOUNT 1 TUBE FLUORESCENT
- |— 2' SURFACE MOUNT 2 TUBE FLUORESCENT
- |— 4' SURFACE MOUNT 2 TUBE FLUORESCENT
- |— 8' SURFACE MOUNT 2 TUBE FLUORESCENT
- ⊠ EXHAUST FAN
- ⊠ EXHAUST FAN W/ LIGHT
- ⊠ CEILING FAN
- ⊠ CEILING FAN W/ LIGHT

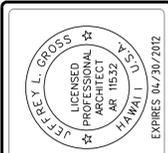


**ELECTRICAL POWER & LIGHTING PLAN (1ST FLOOR)**

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

REVISIONS	BY

**PIPER DESIGNS**  
 Pete Piper  
 75-5944 Kuahini Hwy #2  
 331-2244  
 Kailua-Kona, HI 96740

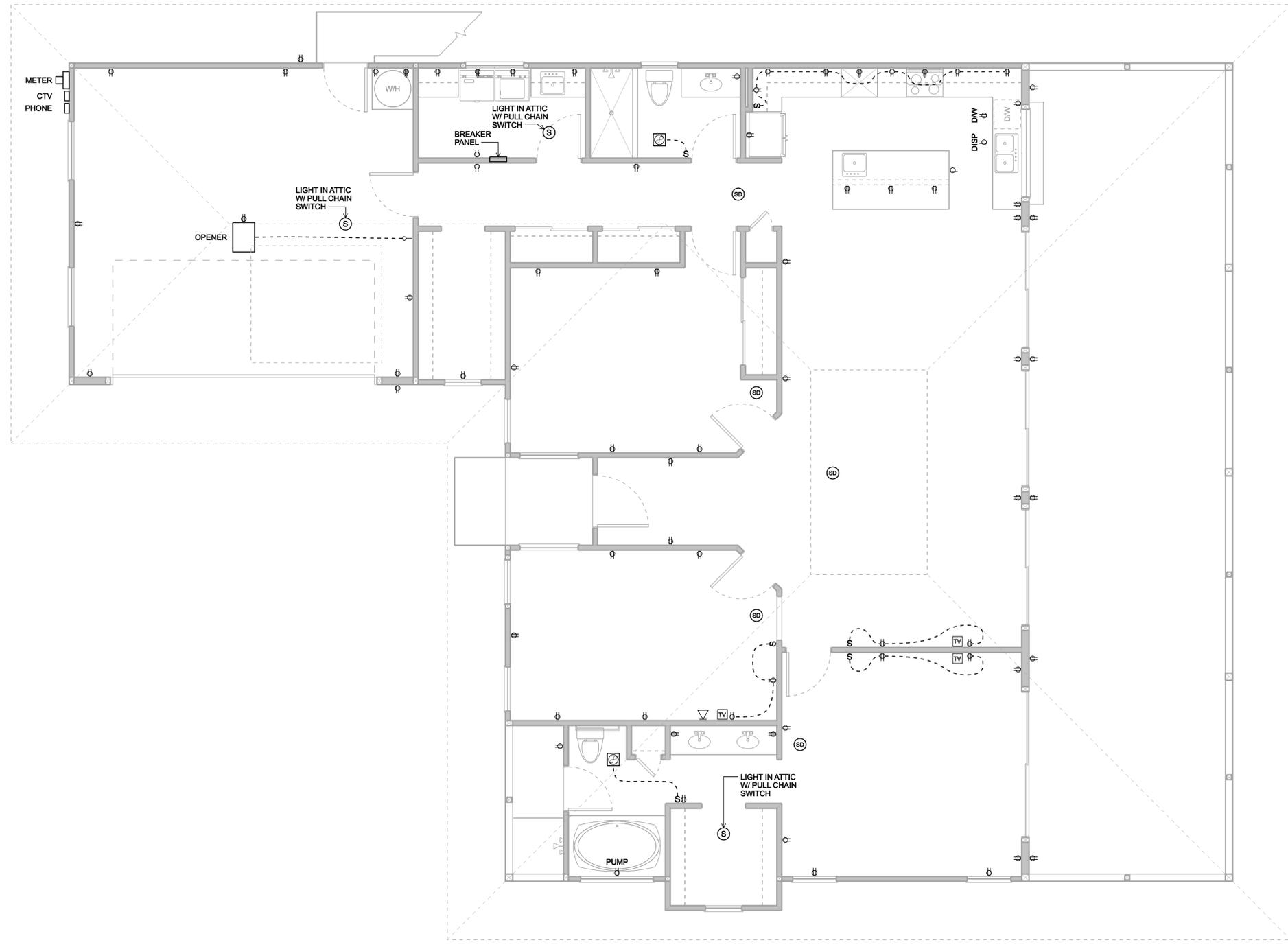


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 HAKALAU, HAWAII  
 T.M.K. (3) 2-9-006:012**

DRAWN : PJP	JOB # : 2011-019
DATE : 8/20/2011	
SCALE : 1/4"=1'-0"	
DRAWING: ELECTRICAL POWER PLAN (2ND FLOOR)	
SHEET	
<b>E2</b>	
18 OF 21 SHEETS	

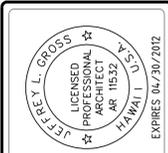
LEGEND	
	TELEPHONE OUTLET
	TELEVISION OUTLET
	SMOKE DETECTOR
	PUSH BUTTON
	SINGLE POLE SWITCH
	3 WAY SWITCH
	DIMMER SWITCH
	3 WAY DIMMER SWITCH
	FAN CONTROL SWITCH
	DOOR SWITCH
	220V SINGLE RECEPTACLE
	DUPLEX RECEPTACLE
	QUADRUPLEX RECEPTACLE
	DUPLEX FLOOR RECEPTACLE
	WALL MOUNT LIGHT
	PENDANT LIGHT
	RECESSED LIGHT
	SURFACE MOUNT LIGHT
	WALL MOUNT LIGHT (SCONCE)
	DOUBLE FLOOD LIGHT
	VANITY STRIP LIGHT
	TRACK LIGHTING
	UNDER CABINET 1 TUBE FLUORESCENT
	2 SURFACE MOUNT 1 TUBE FLUORESCENT
	2 SURFACE MOUNT 2 TUBE FLUORESCENT
	4 SURFACE MOUNT 2 TUBE FLUORESCENT
	8 SURFACE MOUNT 2 TUBE FLUORESCENT
	EXHAUST FAN
	EXHAUST FAN W/ LIGHT
	CEILING FAN
	CEILING FAN W/ LIGHT



**ELECTRICAL POWER PLAN (2ND FLOOR)**  
 SCALE: 1/4"=1'-0"

REVISIONS	BY

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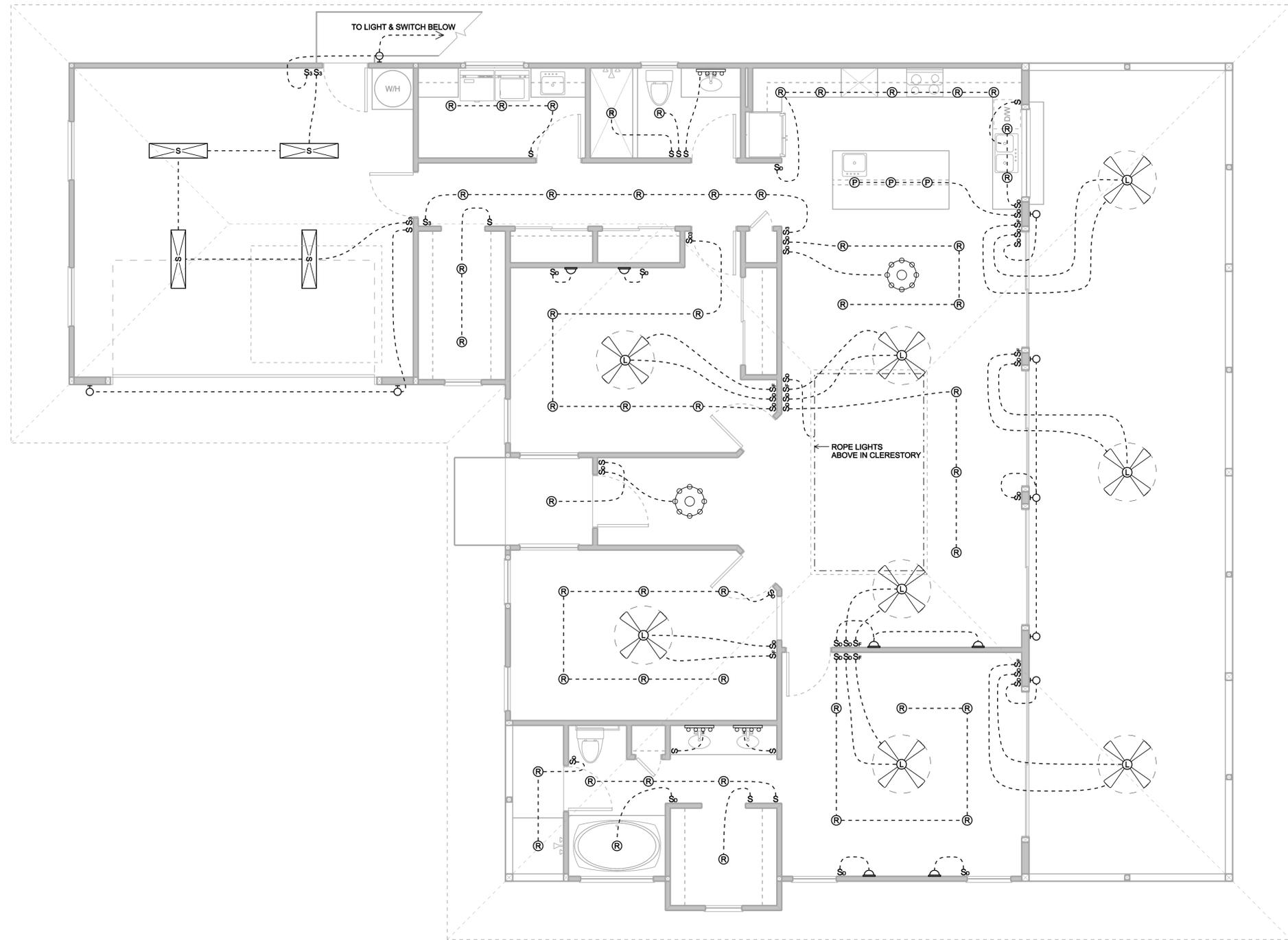


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 SUTTER TRUST  
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 T.M.K. (3) 2-9-006:012**

DRAWN: PJP	JOB #: 2011-019
DATE: 8/20/2011	
SCALE: 1/4"=1'-0"	
DRAWING: ELECTRICAL LIGHTING PLAN (2ND FLOOR)	
SHEET	
<b>E3</b>	
20 OF 21 SHEETS	

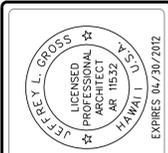
LEGEND	
	TELEPHONE OUTLET
	TELEVISION OUTLET
	SMOKE DETECTOR
	PUSH BUTTON
	SINGLE POLE SWITCH
	3 WAY SWITCH
	DIMMER SWITCH
	3 WAY DIMMER SWITCH
	FAN CONTROL SWITCH
	DOOR SWITCH
	220V SINGLE RECEPTACLE
	DUPLEX RECEPTACLE
	QUADRUPLEX RECEPTACLE
	DUPLEX FLOOR RECEPTACLE
	WALL MOUNT LIGHT
	PENDANT LIGHT
	RECESSED LIGHT
	SURFACE MOUNT LIGHT
	WALL MOUNT LIGHT (SCONCE)
	DOUBLE FLOOD LIGHT
	VANITY STRIP LIGHT
	TRACK LIGHTING
	UNDER CABINET 1 TUBE FLUORESCENT
	2 SURFACE MOUNT 1 TUBE FLUORESCENT
	2 SURFACE MOUNT 2 TUBE FLUORESCENT
	4 SURFACE MOUNT 2 TUBE FLUORESCENT
	8 SURFACE MOUNT 2 TUBE FLUORESCENT
	EXHAUST FAN
	EXHAUST FAN W/ LIGHT
	CEILING FAN
	CEILING FAN W/ LIGHT



**ELECTRICAL LIGHTING PLAN (2ND FLOOR)**  
 SCALE: 1/4"=1'-0"

REVISIONS	BY

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 SUTTER TRUST  
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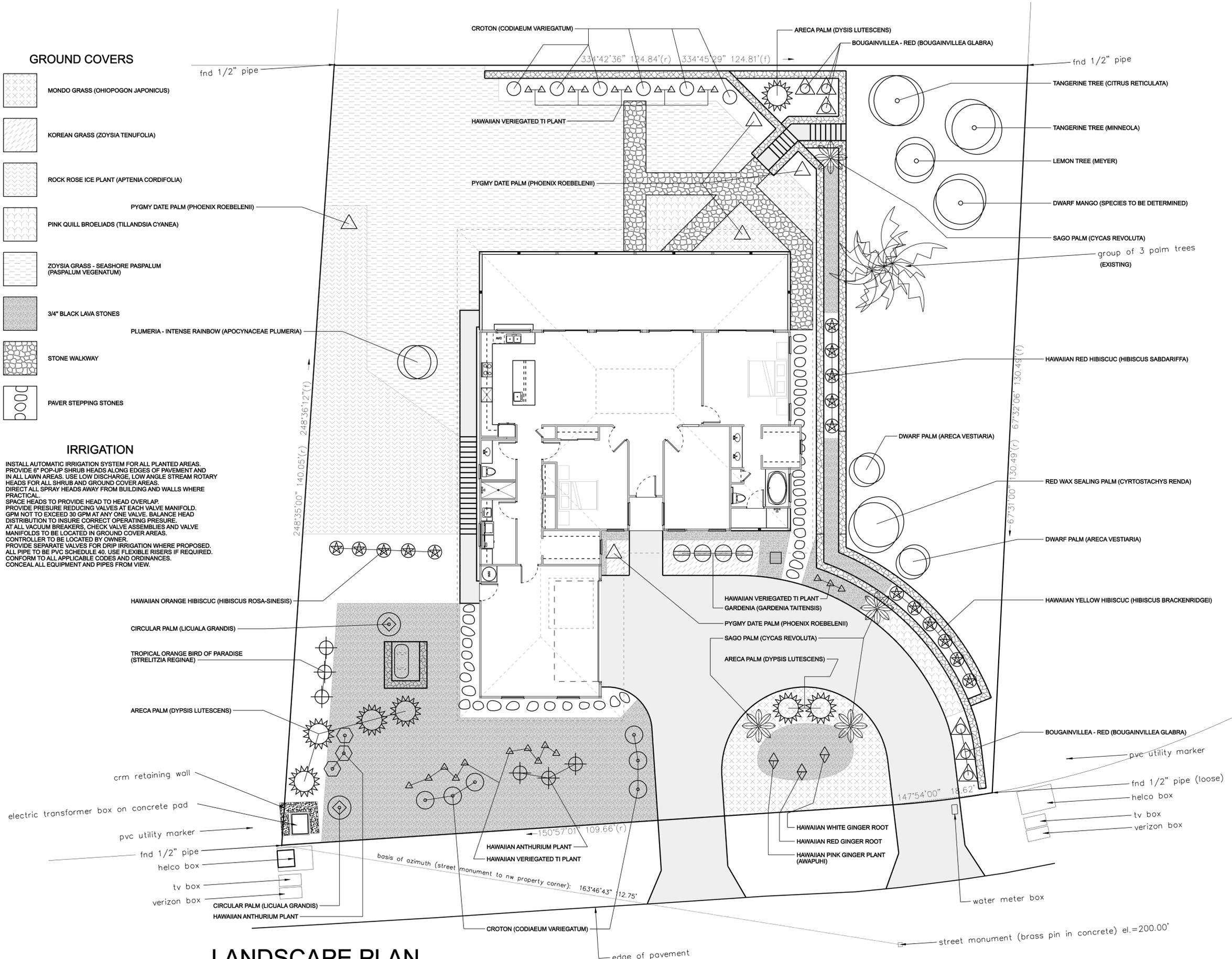
DRAWN: SS	JOB #: 2011-019
DATE: 8/20/2011	
SCALE: 1"=8'	
DRAWING: LANDSCAPE PLAN	
SHEET	
<b>L1</b>	
18 OF 21 SHEETS	

**GROUND COVERS**

- MONDO GRASS (OHIPOGON JAPONICUS)
- KOREAN GRASS (ZOYSIA TENUFOLIA)
- ROCK ROSE ICE PLANT (APTENIA CORDIFOLIA)
- PYGMY DATE PALM (PHOENIX ROEBELENI)
- PINK QUILL BROELIADS (TILLANDSIA CYANEA)
- ZOYSIA GRASS - SEASHORE PASPALUM (PASPALUM VEGENATUM)
- 3/4" BLACK LAVA STONES
- PLUMERIA - INTENSE RAINBOW (APOCYNACEAE PLUMERIA)
- STONE WALKWAY
- PAVER STEPPING STONES

**IRRIGATION**

INSTALL AUTOMATIC IRRIGATION SYSTEM FOR ALL PLANTED AREAS. PROVIDE 6" POP-UP SHRUB HEADS ALONG EDGES OF PAVEMENT AND IN ALL LAWN AREAS. USE LOW DISCHARGE, LOW ANGLE STREAM ROTARY HEADS FOR ALL SHRUB AND GROUND COVER AREAS. DIRECT ALL SPRAY HEADS AWAY FROM BUILDING AND WALLS WHERE PRACTICAL. SPACE HEADS TO PROVIDE HEAD TO HEAD OVERLAP. PROVIDE PRESSURE REDUCING VALVES AT EACH VALVE MANIFOLD. GPM NOT TO EXCEED 30 GPM AT ANY ONE VALVE. BALANCE HEAD DISTRIBUTION TO INSURE CORRECT OPERATING PRESSURE. AT ALL VACUUM BREAKERS, CHECK VALVE ASSEMBLIES AND VALVE MANIFOLDS TO BE LOCATED IN GROUND COVER AREAS. CONTROLLER TO BE LOCATED BY OWNER. PROVIDE SEPARATE VALVES FOR DRIP IRRIGATION WHERE PROPOSED. ALL PIPE TO BE PVC SCHEDULE 40. USE FLEXIBLE RISERS IF REQUIRED. CONFORM TO ALL APPLICABLE CODES AND ORDINANCES. CONCEAL ALL EQUIPMENT AND PIPES FROM VIEW.



**LANDSCAPE PLAN**

SCALE: 1"=8.00'