

COUNTY OF HAWAII PLANNING DEPARTMENT
ADDENDUM

JEKATERINA MYSIN

SPECIAL MANAGEMENT AREA USE PERMIT APPLICATION (SMA 21-000078)

The Applicants have submitted two (2) sets of revised plans for the proposed development **(Planning Department Exhibit 18 – Updated Site Plan dated October 10, 2023 and Planning Department Exhibit 19 – Updated Site Plan dated April 20, 2022)**. Since the revised plans were submitted after the Background and Recommendation Reports were completed, the Planning Department is submitting the following *addendum* to the proposed plan. Additionally, based on the terms and conditions agreed upon during the mediation process by the parties involved, the Planning Department will be inserting two (2) additional conditions into the recommendation report for the subject SMA Use Permit Application (SMA-21-000078):

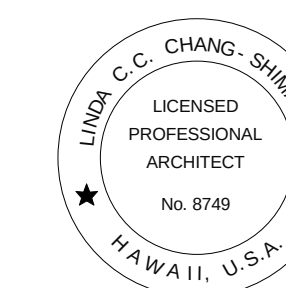
4. *The Applicant shall restrict the use of the paved drop-off area at the front of the property only as an active loading zone and for service vehicles visiting the property. Additionally, any vehicles that are violating this restriction may be removed.*

16. *The Applicant shall ensure an onsite archaeological monitor will be present during all ground-disturbing activities for the proposed project.*

Staff notes that all conditions included in the recommendation report, and the addendum, will be re-numbered accordingly to include the two (2) additional conditions.



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Guido Henry Hermann

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EXP. DATE 04-30-2024

PROJECT TITLE

MLUX RESIDENCE
NEW THREE STORY APARTMENT BUILDING
WITH A BASEMENT GARAGE
75-6150 ALI'I DRIVE KAILUA-KONA, HAWAII 96740
TMK: (3) 7 - 5 -020 : 066

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SHEET NO.:

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SHEET TITLE: TITLE

Planning Dept.
Exhibit 18

Sheet List		
Sheet Number	Sheet Name	Drawn By
000	TITLE	PERMIT DRAWING
001	INDEX OF DRAWINGS	PERMIT DRAWING
002	GENERAL NOTES	PERMIT DRAWING
003	SYMBOLS AND ANNOTATIONS	PERMIT DRAWING
004	TOPOGRAPHIC SURVEY	PERMIT DRAWING
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A002	GARAGE PLAN	PERMIT DRAWING
A003	GROUND FLOOR PLAN	PERMIT DRAWING
A004	FIRST FLOOR PLAN	PERMIT DRAWING
A005	SECOND FLOOR PLAN	PERMIT DRAWING
A006	THIRD FLOOR PLAN	PERMIT DRAWING
A007	ROOF TOP PLAN	PERMIT DRAWING
A008	FIRST FLOOR UNIT PLANS	PERMIT DRAWING
A009	SECOND AND THIRD FLOOR UNIT PLAN	PERMIT DRAWING
A010	GARAGE FLOOR REFLECTIVE CEILING PLAN	PERMIT DRAWING
A011	FIRST FLOOR REFLECTIVE CEILING PLAN	PERMIT DRAWING
A013	SECOND AND THIRD FLOOR REFLECTIVE CEILING PLAN	PERMIT DRAWING
A014	BUILDING ELEVATION	PERMIT DRAWING
A015	BUILDING ELEVATIONS	PERMIT DRAWING
A016	BUILDING SECTIONS	PERMIT DRAWING
A017	BUILDING SECTIONS	PERMIT DRAWING
A018	DOOR SCHEDULE	PERMIT DRAWING
A019	WINDOW SCHDULE	PERMIT DRAWING
A020	INTERIOR ELEVATIONS	PERMIT DRAWING
A021	INTERIOR ELEVATIONS	PERMIT DRAWING
A022	WALL SECTIONS	PERMIT DRAWING
A023	WALL SECTIONS	PERMIT DRAWING
A024	ARCH DETAIL	PERMIT DRAWING
A025	PARTITION TYPES DETAILS	PERMIT DRAWING

PROJECT DATA

ADDRESS	75-6150 ALI'I DRIVE KAILUA-KONA, HAWAII 96740
TMK	(3)-7-5-020:066
USE	R-3 RESIDENTIAL
LOT AREA	9,934 SF
SMA	YES, MAJOR
BLDG. AREA	3,339 SF
LOT COVERAGE MAX.	4,967 SF (50%)
LOT COVERAGE ACTUAL	33.6%

CODE INFORMATION

OCCUPANCY GROUP	GROUP R-3
NUMBER OF STORIES	3
TYPE OF CONSTRUCTION	TYPE II-B
FIRE SPRINKLERS	YES
ZONING	RM MULTI-FAMILY RESIDENTIAL
PROPOSED USE	RESIDENTIAL
EGRESS REQUIRED	1 EXIT

BUILDING SETBACKS

FRONT YARD SETBACK	20'-0"
REAR YARD SETBACK	20'-0"
RIGHT YARD SETBACK	16'-0"
LEFT YARD SETBACK	16'-0"

FLOOR AREA CALCULATIONS

FIRST FLOOR

COMMON AREA	312 SF
RECEPTION OFFICE	107 SF
GARAGE STAIRCASE	89 SF
PUBLIC RESTROOM	35 SF
OUTDOOR SHOWER	73 SF
OPEN STAIR	109 SF
UNIT A	1,372 SF
UNIT B	1,366 SF
UNIT B COVERED LANAI #1	58 SF
TOTAL 1ST FLOOR AREA	3,339 SF

BASEMENT

GARAGE	3,412 SF
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SECOND FLOOR

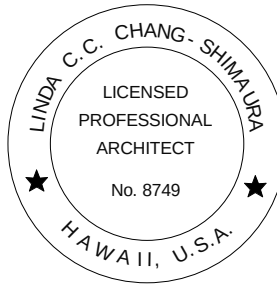
COMMON AREA	312 SF
UTILITY ROOM	170 SF
TRASH ROOM	28 SF
OPEN STAIR	109 SF
UNIT C	1,370 SF
UNIT C OPEN LANAI #1	110 SF
UNIT C OPEN LANAI #2	173 SF
UNIT D	1,393 SF
UNIT D OPEN LANAI #1	183 SF
UNIT D OPEN LANAI #2	45 SF
UNIT D OPEN LANAI #3	39 SF
UNIT D COVERED LANAI #1	58 SF
TOTAL 2ND FLOOR AREA	3,331 SF

ROOF

ROOF DECK	3,246 SF
OPEN STAIR	109 SF

THIRD FLOOR

COMMON AREA	312 SF
MANAGER OFFICE	170 SF
TRASH ROOM	28 SF
OPEN STAIR	109 SF
UNIT E	1,370 SF
UNIT E OPEN LANAI #1	110 SF
UNIT E OPEN LANAI #2	173 SF
UNIT F	1,393 SF
UNIT F OPEN LANAI #1	183 SF
UNIT F OPEN LANAI #2	45 SF
UNIT F OPEN LANAI #3	39 SF
UNIT F COVERED LANAI #1	58 SF
TOTAL 3RD FLOOR AREA	3,331 SF



Linda Chang Shima, Inc.

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DATE: 10/10/2023 3:49:12 PM

SHEET NO.:

001

SHEET TITLE: INDEX OF DRAWINGS

GENERAL NOTES
1.CONTRACTOR SHALL VERIFY ALL FIELD DIMENSIONS AND CONDITIONS PRIOR TO STARTING WORK. ALL DISCREPANCIES SHALL BE PROMPTLY REPORTED TO ARCHITECT. 2. ALL OMISSIONS OR CONFLICTS BETWEEN THE VARIOUS ELEMENTS OF THE WORKING DRAWINGS AND/OR SPECIFICATIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT BEFORE STARTING ANY WORK SO INVOLVED. 3. ALL WORK SHALL CONFORM TO THE INTERNATIONAL BUILDING CODE, 2012 EDITION, AS ADOPTED BY THE CITY & COUNTY OF HONOLULU. 4. UNLESS SPECIFICALLY DETAILED ELSEWHERE, CONTRACTOR SHALL FOLLOW TYPICAL DETAILS. 5. THE CONTRACTOR SHALL REPORT TO THE ARCHITECT ANY ERROR OR OMISSION HE MAY DISCOVER IN THE DRAWINGS, OR ANY INCONSISTENCY BETWEEN THE DRAWINGS AND FIELD CONDITIONS, PRIOR TO CONSTRUCTION SO THAT THE ARCHITECT MAY ISSUE WRITTEN CLARIFICATION IN A TIMELY MANNER. 6. DO NOT SCALE DRAWINGS. 7. CONTRACTOR IS RESPONSIBLE FOR PROVIDING ADEQUATE BLOCKING AT THE REQUIRED LOCATIONS FOR ALL WALL MOUNTED SHELIVING, TABLES, ETC. 8. INTERIOR WALLS TO BE 1/2" GYP. BD. ON EACH SIDE OF 2'X4' WOOD STUDS UNLESS NOTED OTHERWISE. ALL WALLS TO BE TAPED, SANDED AND PAINTED. PRIME THESE WALLS WITH ONE COAT OF PRIMER. 9. CONTRACTOR SHALL BE RESPONSIBLE FOR INITIATING, MAINTAINING, AND SUPERVISING ALL SAFETY PRECAUTIONS IN CONNECTION WITH THE WORK. 10. CONTRACTOR SHALL PERFORM NO PORTION OF THE WORK AT ANY TIME WITHOUT APPROVED CONTRACT DOCUMENTS. 11. CONTRACTOR IS RESPONSIBLE FOR COORDINATING ALL ARCHITECTURAL, MECHANICAL, TELEPHONE, ELECTRICAL (INCLUDING LIGHTING), AND PLUMBING SO TO ENSURE THAT REQUIRED CLEARANCES FOR INSTALLATION AND MAINTENANCE OF ALL EQUIPMENT ARE PROVIDED. 12. CONTRACTOR TO PROTECT EXISTING CONSTRUCTION AND RESTORE ALL FINISH SURFACES TO THEIR ORIGINAL CONDITION WHERE DAMAGED. 13. CONTRACTOR SHALL CAREFULLY CHECK FIELD CONDITIONS COORDINATING THEM WITH THE CONTRACT DOCUMENTS FOR ACCURACY AND CONFIRMING THAT THE WORK IS BUILDABLE AS SHOWN, BEFORE PROCEEDING WITH CONSTRUCTION. 14. ALL NON-PORTABLE EQUIPMENT SHALL BE COMPLETELY CAULKED IN PLACE WITH CLEAR SEALANT. FILL ALL GAPS, ETC. COMPLETELY AROUND ALL EQUIPMENTS. 15. THIS PROJECT IS SUBJECT TO THE REQUIREMENTS OF THE AMERICANS WITH DISABILITY ACT ACCESSIBILITY GUIDELINES(ADAAG)
WIND NOTES
R301.2.1.2 PROTECTION OF OPENINGS IN WIND-BORNE DEBRIS REGIONS GLAZING IN BUILDINGS MUST BE IMPACT-RESISTANT OR PROTECTED WITH AN IMPACT-RESISTANT COVERING MEETING THE REQUIREMENTS OF AN APPROVED IMPACT RESISTANT STANDARD OR ASTM E 1996 AND ASTM E 1886 REFERENCED. EXCEPTION: 1. WOOD STRUCTURAL PANELS WITH A MINIMUM THICKNESS OF 7/16-INCH (11.1MM) AND A MAX. SPAN OF 8 FEET (2,438MM) SHALL BE PERMITTED FOR OPENING PROTECTIONS IN 1 & 2 STORY BUILDINGS CLASSIFIED AS GROUP R-3 OR R-4 OCCUPANCY. PANELS SHALL BE PRECUT SO THAT THEY ARE ATTACHED TO THE FRAMING SURROUNDING THE OPENING CONTAINING THE PRODUCT WITH THE GLAZED OPENING. PANELS MUST BE PREDRILLED AS REQUIRED FOR THE ANCHORAGE METHOD AND WILL BE SECURED WITH THE ATTACHMENT HARDWARE PROVIDED AND ANCHORS PERMANENTLY INSTALLED ON THE BUILDING. ATTACHMENT IN ACCORDANCE WITH TABLE R301.2.1.2 WITH CORROSION-RESISTANT ATTACHMENT HARDWARE PROVIDED AND ANCHORS PERMANENTLY INSTALLED ON THE BUILDING IS PERMITTED FOR BUILDINGS WITH A MEAN ROOF HEIGHT OF 33 FEET (10,058MM) OR LESS, WHERE EFFECTIVE ULTIMATE DESIGN WIND SPEEDS, VEFF-ULT DO NOT EXCEED 175 MPH (78M/S). 2.GLAZING IN ACCESSORY STRUCTURES TO THE SINGLE FAMILY DWELLINGS INCLUDING BUT NOT LIMITED TO GREENHOUSES AND MINOR STORAGE SHEDS. 3.PARTIALLY ENCLOSED OCCUPANCY R-3 BUILDINGS ARE PERMITTED TO BE DESIGNED WITHOUT WIND-BORNE DEBRIS PROTECTION. PARTIALLY ENCLOSED AND OPEN OCCUPANCY R-3 BUILDINGS MUST ALSO INCLUDE A RESIDENTIAL SAFE ROOM IN ACCORDANCE WITH ROH CHAPTER 16, ARTICLE 13.
SPECIAL INSPECTIONS
1. CONCRETE 2. BOLT INSTALLED IN CONCRETE 16. SHEATHED SHEAR WALLS AND DIAPHRAGMS 17. COMPLETE LOAD PATH AND UPLIFT TIES 18. TERMITE PROTECTION

BWS NOTES
THE EXISTING WATER METER DOES NOT SERVE ANY EXISTING IRRIGATION AND OR AUTO FIRE SPRINKLER SYSTEMS. ALL NEW FIXTURES TO BE LOW FLOW TYPE. LAWN TO BE WATERED BY HOSE BIB.
ESCP NOTES

RESIDENTIAL STORM WATER MANAGEMENT NOTES FOR SINGLE-FAMILY AND TWO-FAMILY DWELLING PROJECTS:

USE SITE DESIGN STRATEGIES TO REDUCE THE IMPERVIOUS SURFACE AREAS TO THE MAXIMUM EXTENT PRACTICAL. THE TOTAL IMPERVIOUS AREA FOR THE LOT MAY NOT EXCEED 75% PER LUO SECTION 21-3.70.1 (G)
TOTAL IMPERVIOUS AREA= REFER TO ESCP

ENERGY BLOCK

CITY AND COUNTY OF HAWAII
IECC 2015 ADOPTED BY THE STATE OF HAWAII

To the best of my knowledge, this project'S designed substantially conforms to the Building Energy Conservation Code for:

X

Building Component System

—

Electrical Component System

—

Mechanical Component System

Signature *Linda Chang-Shimaura* Date: 04/30/2024

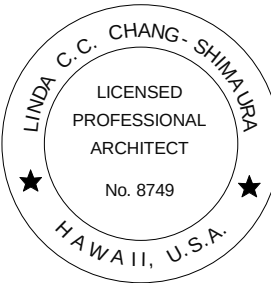
Name: LINDA CHANG-SHIMAURA

Title: ARCHITECT

License No.: AR-8749



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Linda Chang-Shimaura

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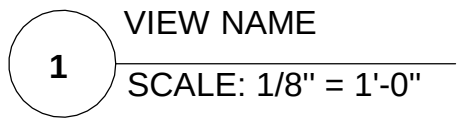
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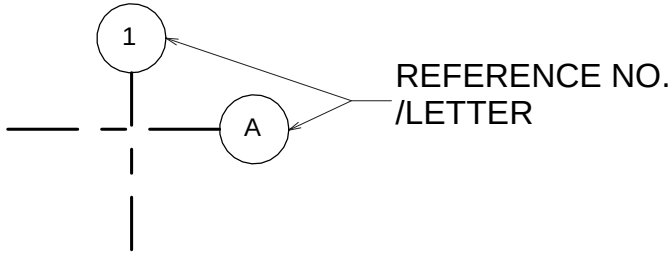
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SHEET TITLE: GENERAL NOTES

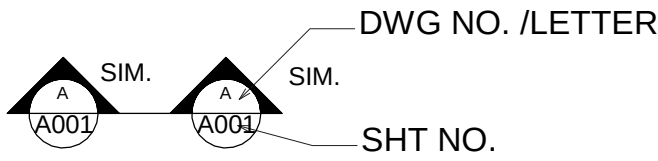
DRAWING
DESIGNATION/
TITLES



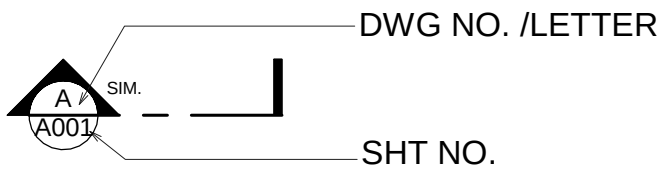
COLUMN LINE/
GRID LINE



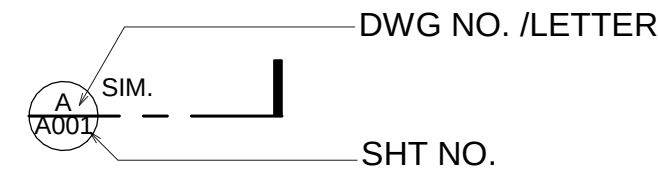
BUILDING
SECTION



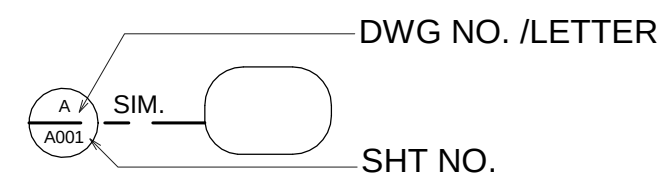
WALL SECTION
OR
DETAIL SECTION



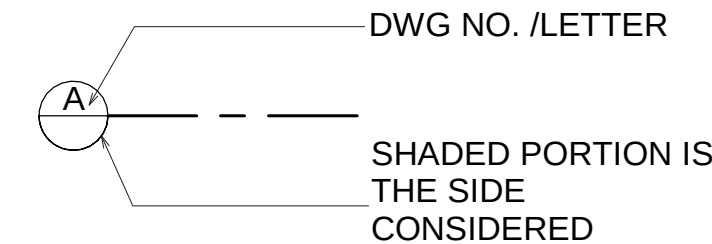
DETAIL



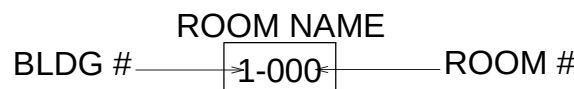
SECTION / DETAIL
CALLOUT



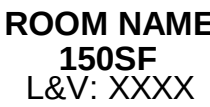
MATCH LINE



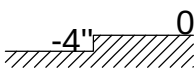
ROOM TAG



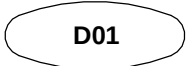
AREA TAG



ELEVATION CHANGE



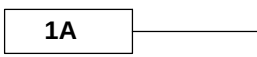
DOOR TAG



WINDOW TAG
(NO. DESIG.)



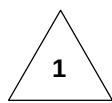
PARTITION TAG



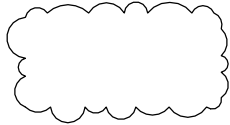
KEYNOTE TAG



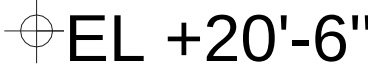
REVISION



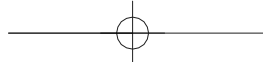
REVISION
CLOUD



FINISHED CEILING
ELEVATION CHANGE



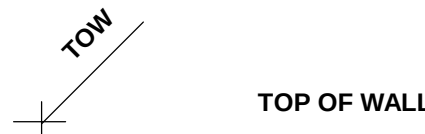
WORKING POINT,
CONTROL POINT OR
DATUM POINT



POINT ELEVATION



ELEVATION
CALL OUT



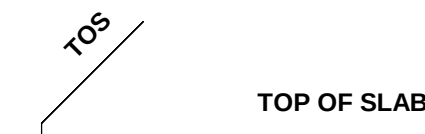
ELEVATION
CALL OUT



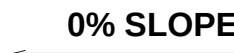
ELEVATION
CALL OUT



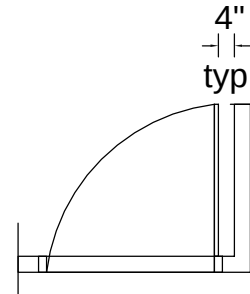
ELEVATION
CALL OUT



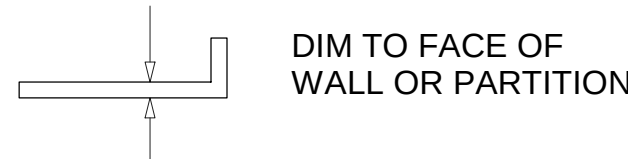
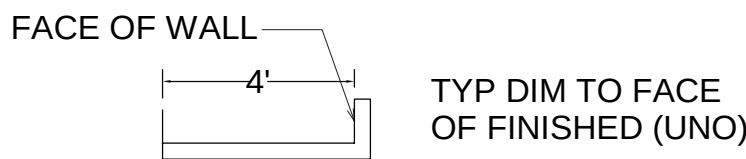
SLOPE



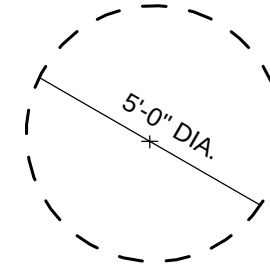
TYP JAMB CONDITION
(UNO)



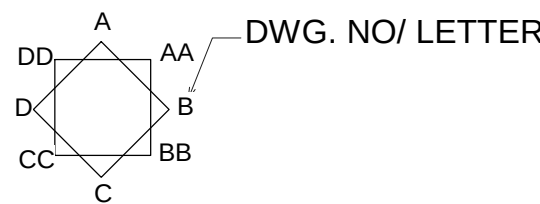
DIMENSIONS



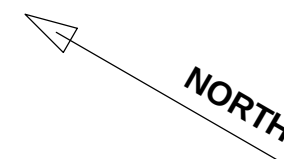
5'-0" ADA
TURNING CIRCLE



KEY TO
INTERIOR
ELEVATIONS



NORTH ARROW

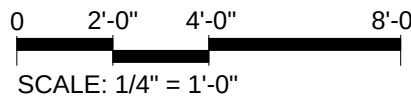


PROPERTY LINE

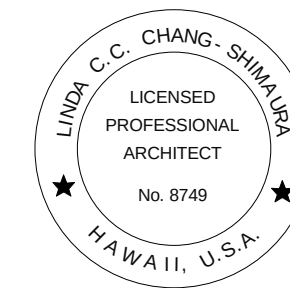


1 ANNOTATION SYMBOLS

1/4" = 1'-0"



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Linda Chang-Shimazumi

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SHEET NO.:

003

SHEET TITLE: SYMBOLS AND
ANNOTATIONS

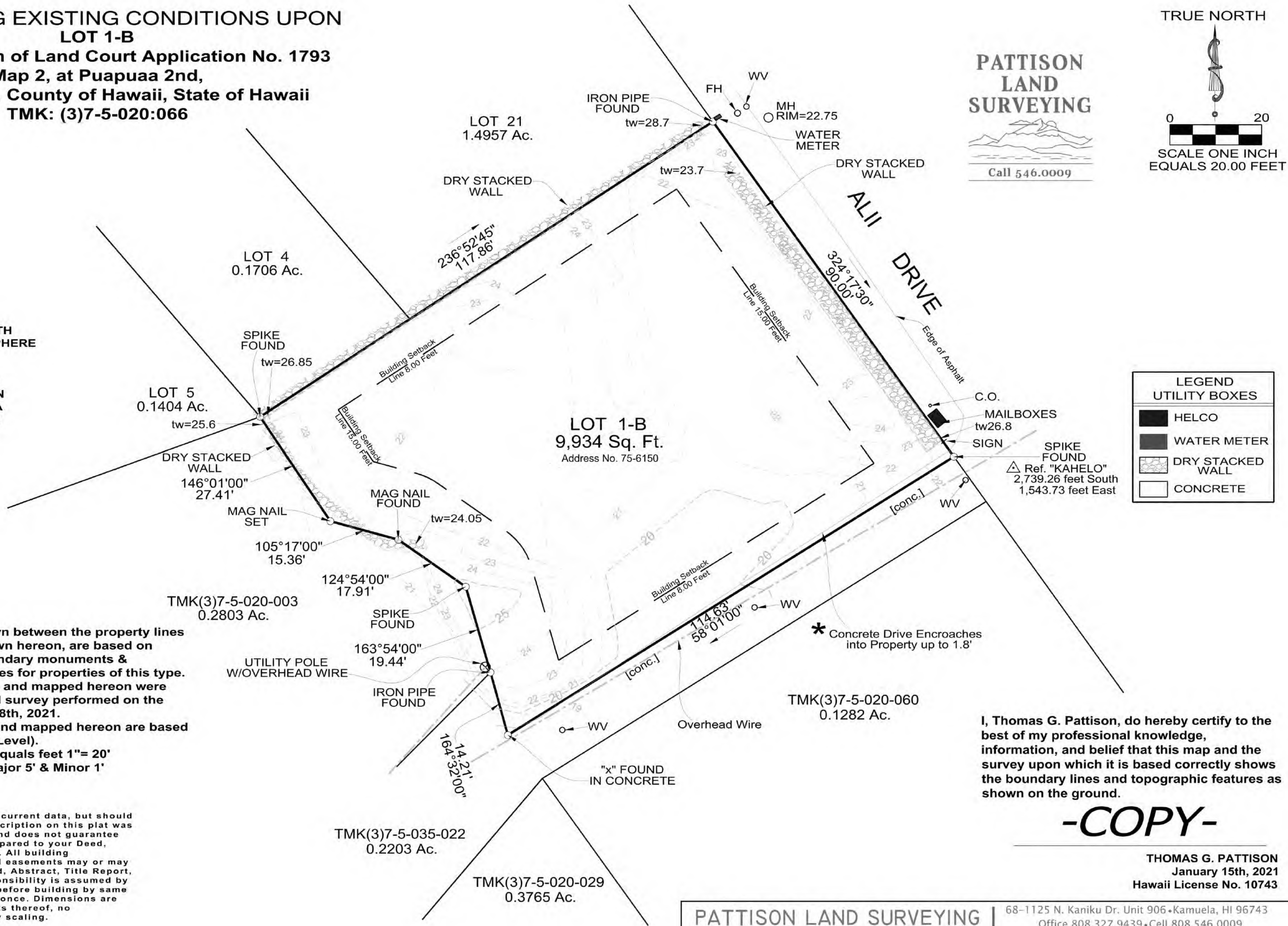
MAP SHOWING EXISTING CONDITIONS UPON
LOT 1-B
Being a Portion of Land Court Application No. 1793
Map 2, at Puapuaa 2nd,
North Kona, County of Hawaii, State of Hawaii
TMK: (3)7-5-020:066

NOTE: BASIS OF AZIMUTH
DERIVED USING HEMISPHERE
GPS RTK SYSTEM

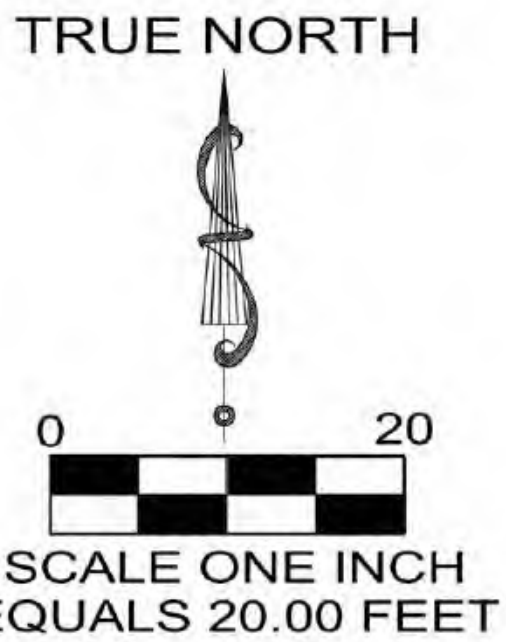
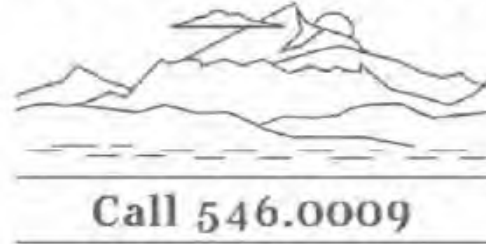
NOTE: ALL AZIMUTHS &
DISTANCES ARE SHOWN
& MAPPED HEREON IN A
CLOCKWISE DIRECTION

- NOTES:
- 1) The distances shown between the property lines & the features, shown hereon, are based on selected found boundary monuments & acceptable tolerances for properties of this type. The features shown and mapped hereon were located by an actual survey performed on the ground on January 8th, 2021.
 - 2) Elevations shown and mapped hereon are based on MSL (Mean Sea Level).
 - 3) SCALE: One inch equals feet 1"= 20'
 - 4) Contour Interval: Major 5' & Minor 1'

Setback Lines are shown from current data, but should be verified by builder. The description on this plat was provided to us by the client, and does not guarantee ownership, and should be compared to your Deed, Abstract or Certificate of Title. All building restrictions, building lines and easements may or may not be shown, check your Deed, Abstract, Title Report, and local ordinances, no responsibility is assumed by Surveyor. Compare all points before building by same and report any discrepancy at once. Dimensions are shown in feet and decimal parts thereof, no dimension is to be assumed by scaling.



PATTISON
LAND
SURVEYING



LEGEND UTILITY BOXES	
	HELCO
	WATER METER
	DRY STACKED WALL
	CONCRETE

I, Thomas G. Pattison, do hereby certify to the best of my professional knowledge, information, and belief that this map and the survey upon which it is based correctly shows the boundary lines and topographic features as shown on the ground.

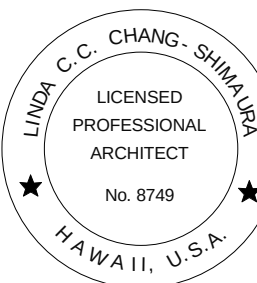
-COPY-

THOMAS G. PATTISON
January 15th, 2021
Hawaii License No. 10743

PATTISON LAND SURVEYING | 68-1125 N. Kaniku Dr. Unit 906 • Kamuela, HI 96743
Office 808.327.9439 • Cell 808.546.0009



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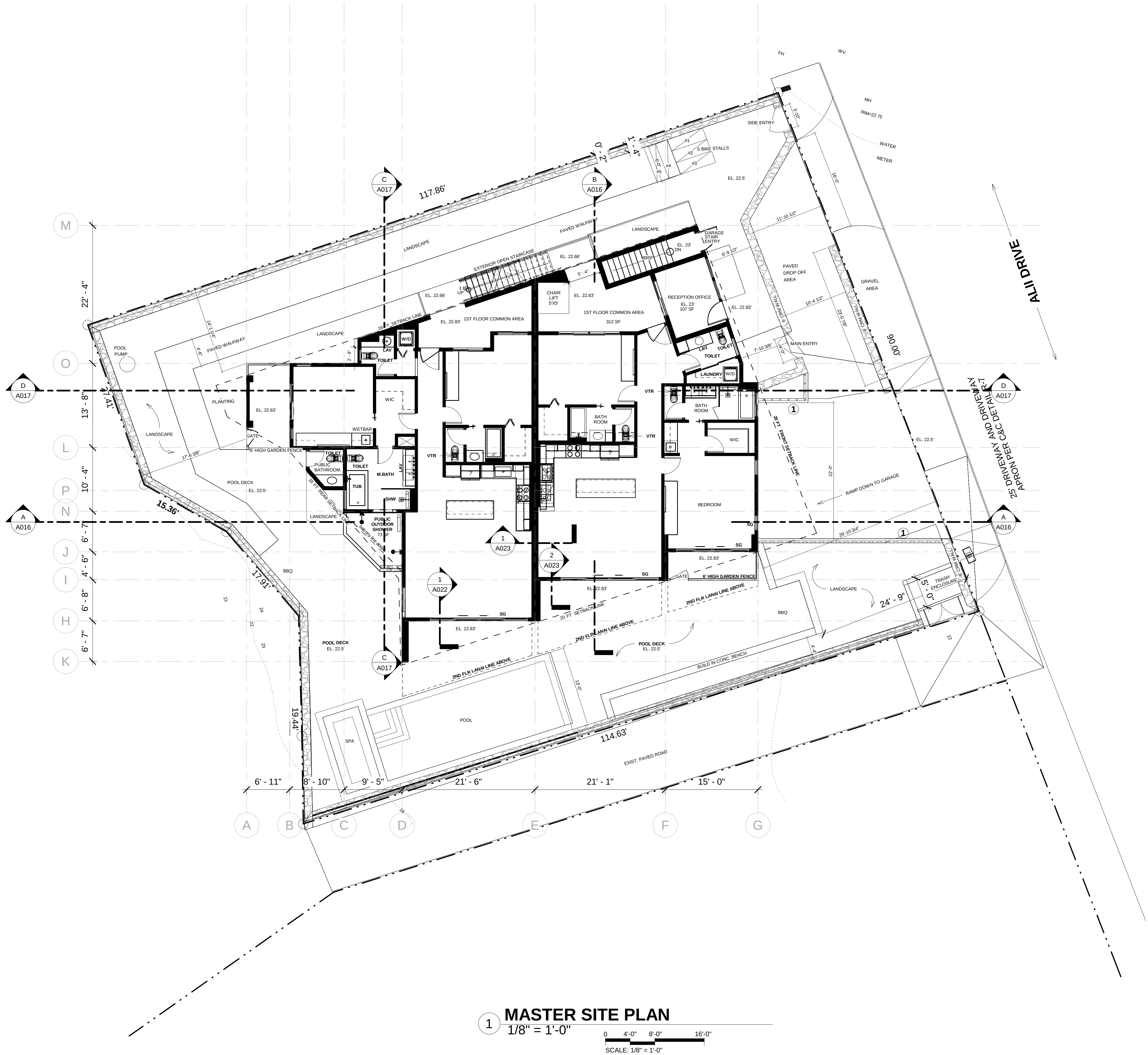
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SHEET NO.:

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SHEET TITLE: TOPOGRAPHIC SURVEY

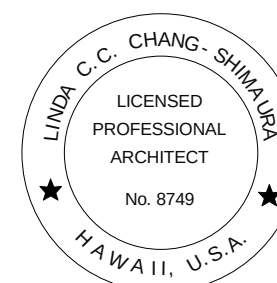


LEGEND

- 1 NEW CMU WALL WITH 3'-6" ALUMINUM RAILING HT. ALIGN WITH CRM WALL REF TO DETAIL -/A00-



DESIGN EIGHT
ARCHITECTURAL DESIGN SERVICE, LLC



Linda C.C. Chang

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EXP. DATE 04-30-2024

PROJECT TITLE

MLUX RESIDENCE
NEW THREE STORY APARTMENT BUILDING
WITH A BASEMENT GARAGE
75-6150 ALI'D DRIVE KAILUA-KONA, HAWAII 96740
TNMK: (3) 7 - 5 020 - 066

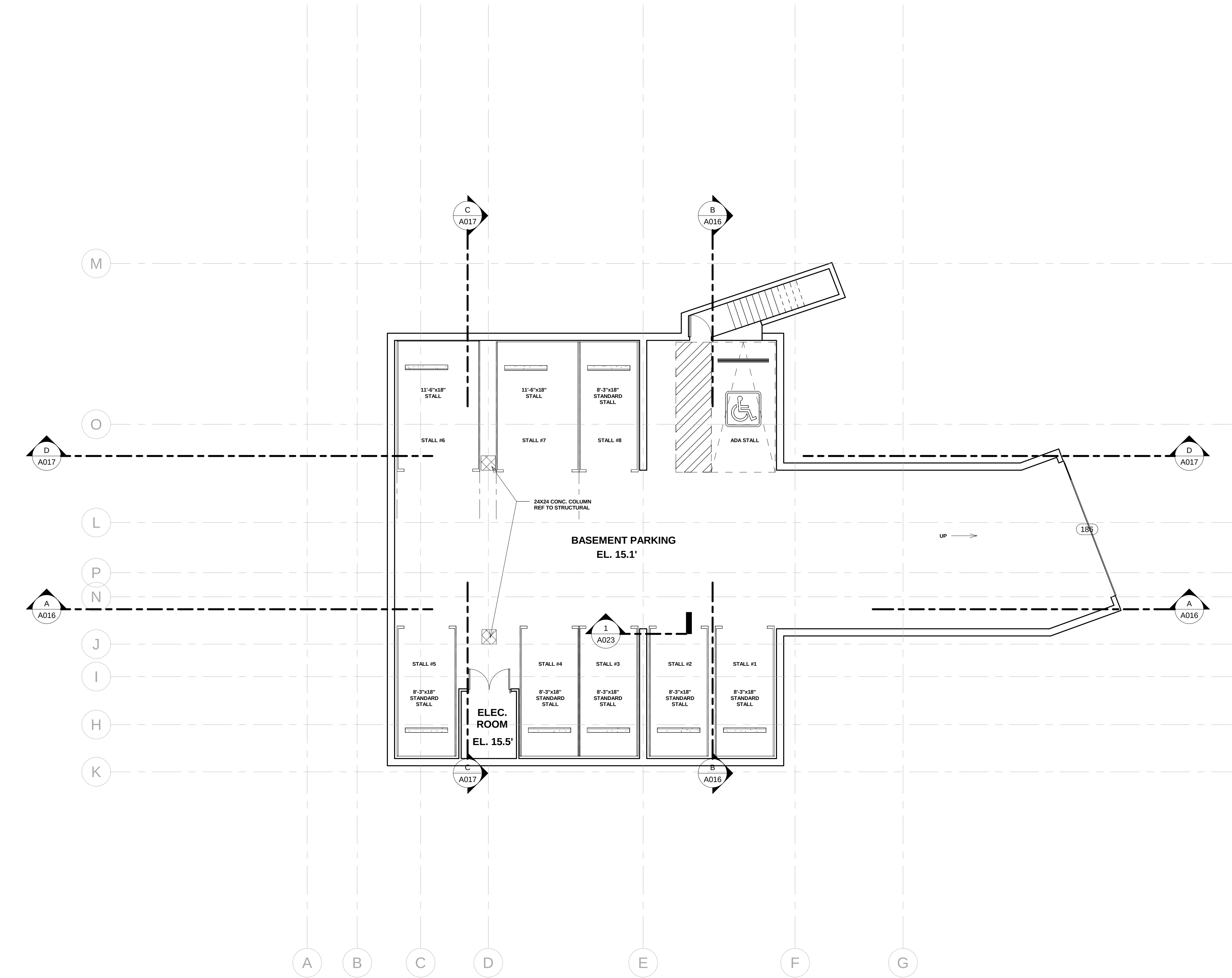
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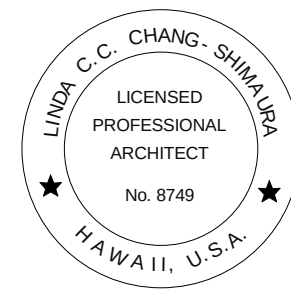
SHEET NO.:

A001

SHEET TITLE: SITE PLAN



1 **Basement Parking**
1/8" = 1'-0"
0 4'-0" 8'-0" 16'-0"
SCALE: 1/8" = 1'-0"



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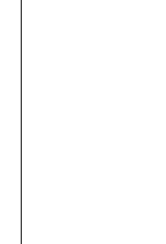
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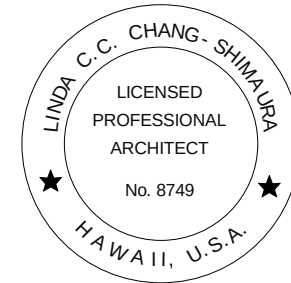
SHEET NO.:

A002

SHEET TITLE: GARAGE PLAN



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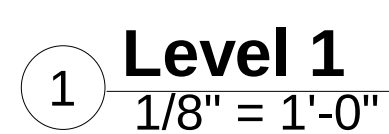
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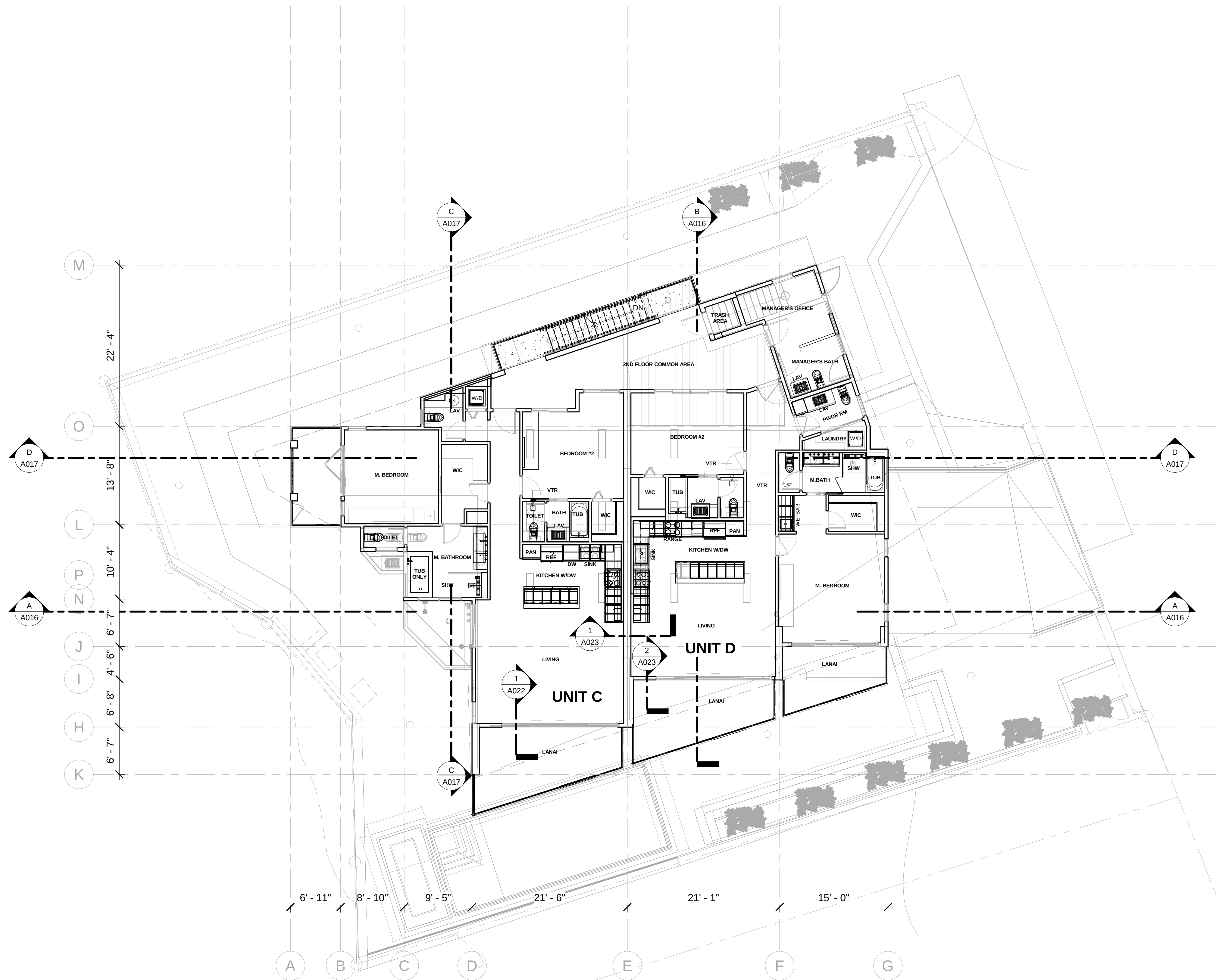
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SHEET NO.:

A003

SHEET TITLE: GROUND FLOOR PLAN

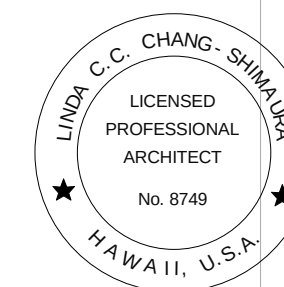




1 Level 2
1/8" = 1'-0"



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75-6150 ALI'DRIVE KAILUA-KONA, HAWAII 96740

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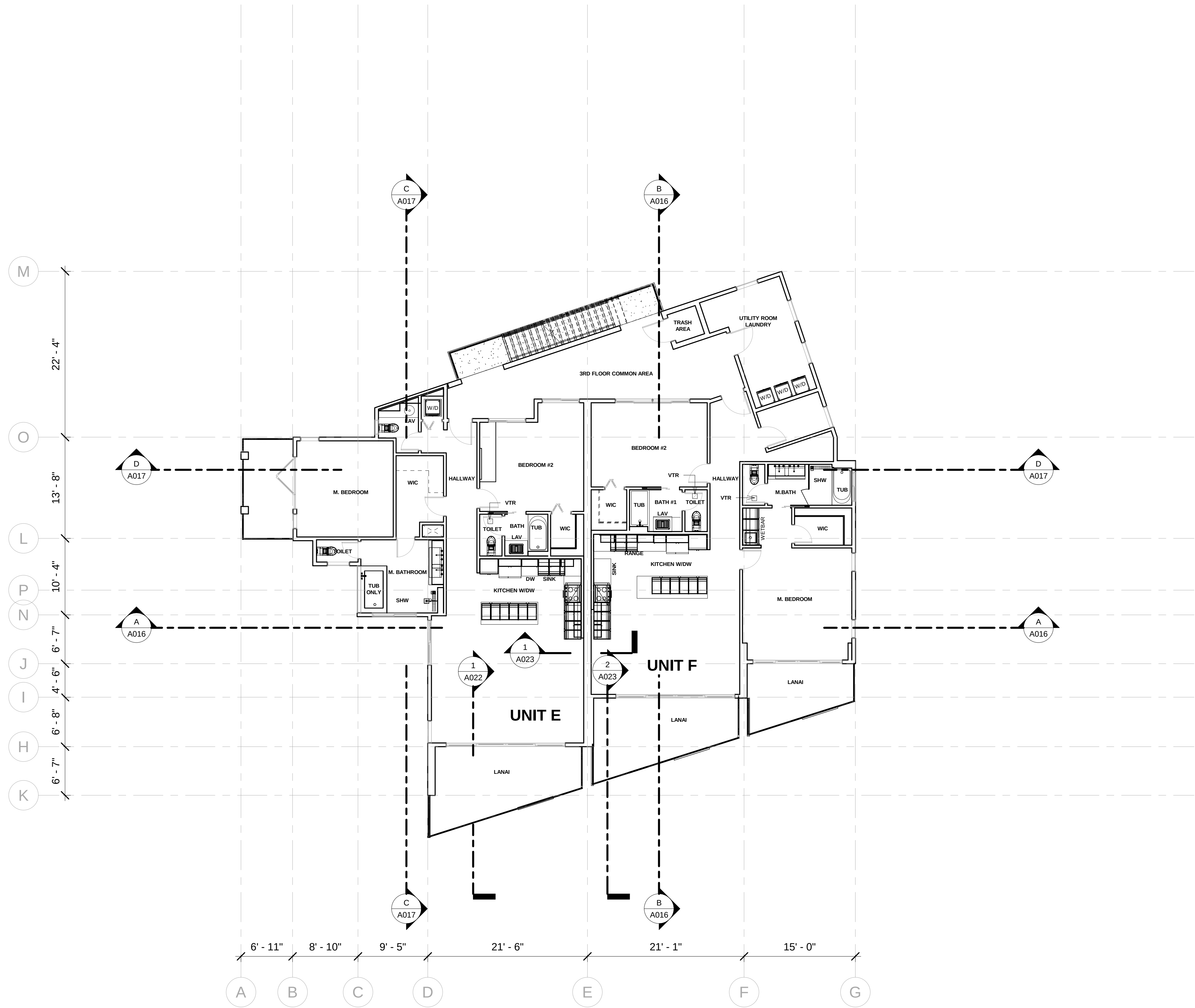
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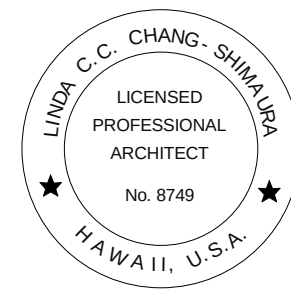
SHEET NO.:

A005

SHEET TITLE: SECOND FLOOR PLAN



1 Level 3
1/8" = 1'-0"



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TMK: (3) 7 - 5 - 020 - 006

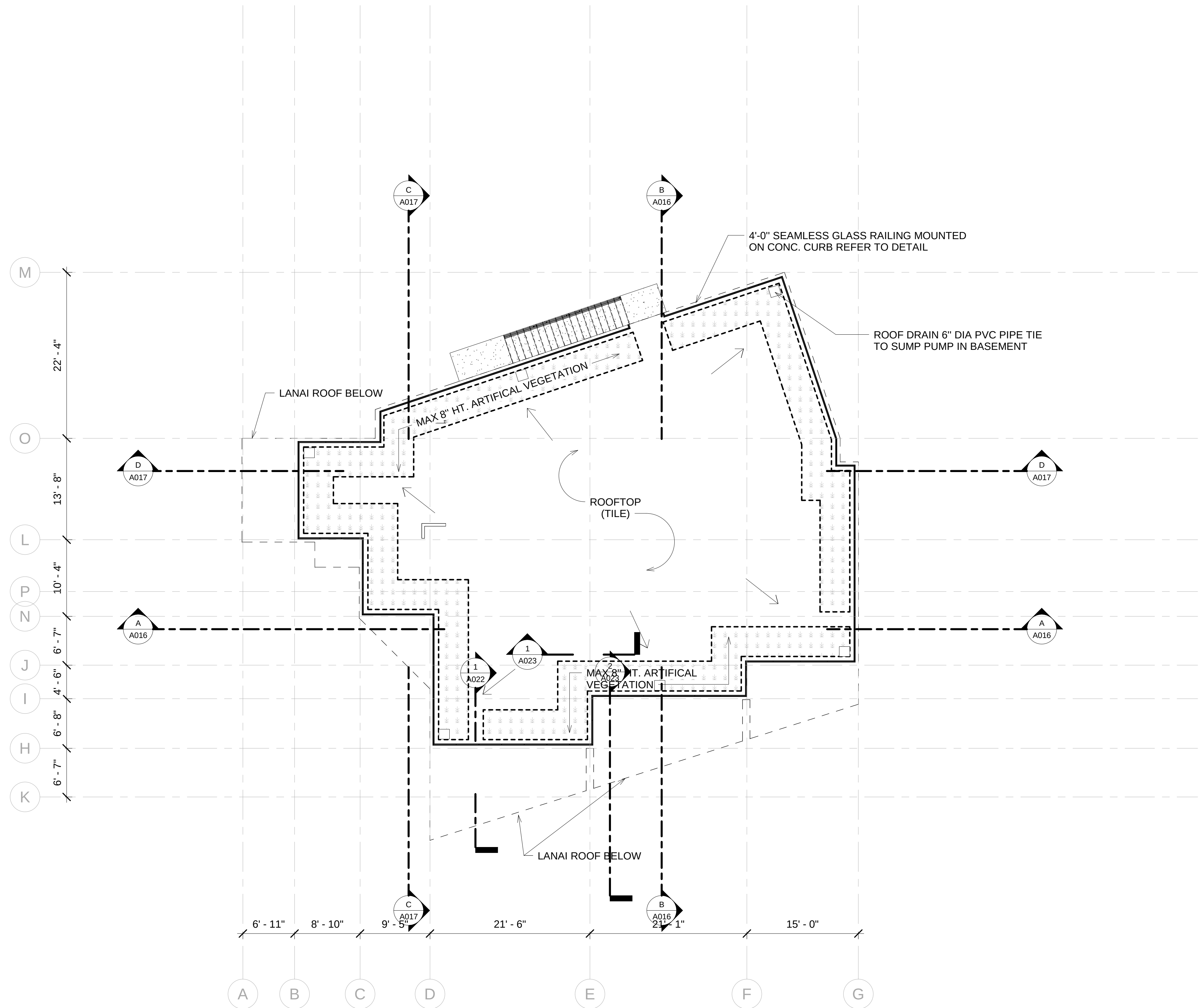
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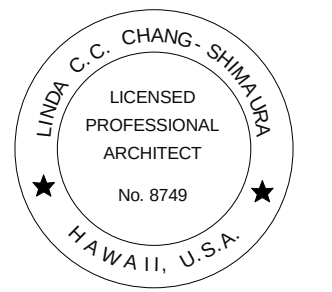
SHEET NO.:

A006

SHEET TITLE: THIRD FLOOR PLAN



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



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TMK: (3) 7- 5-020 - 006

DRAWN BY:

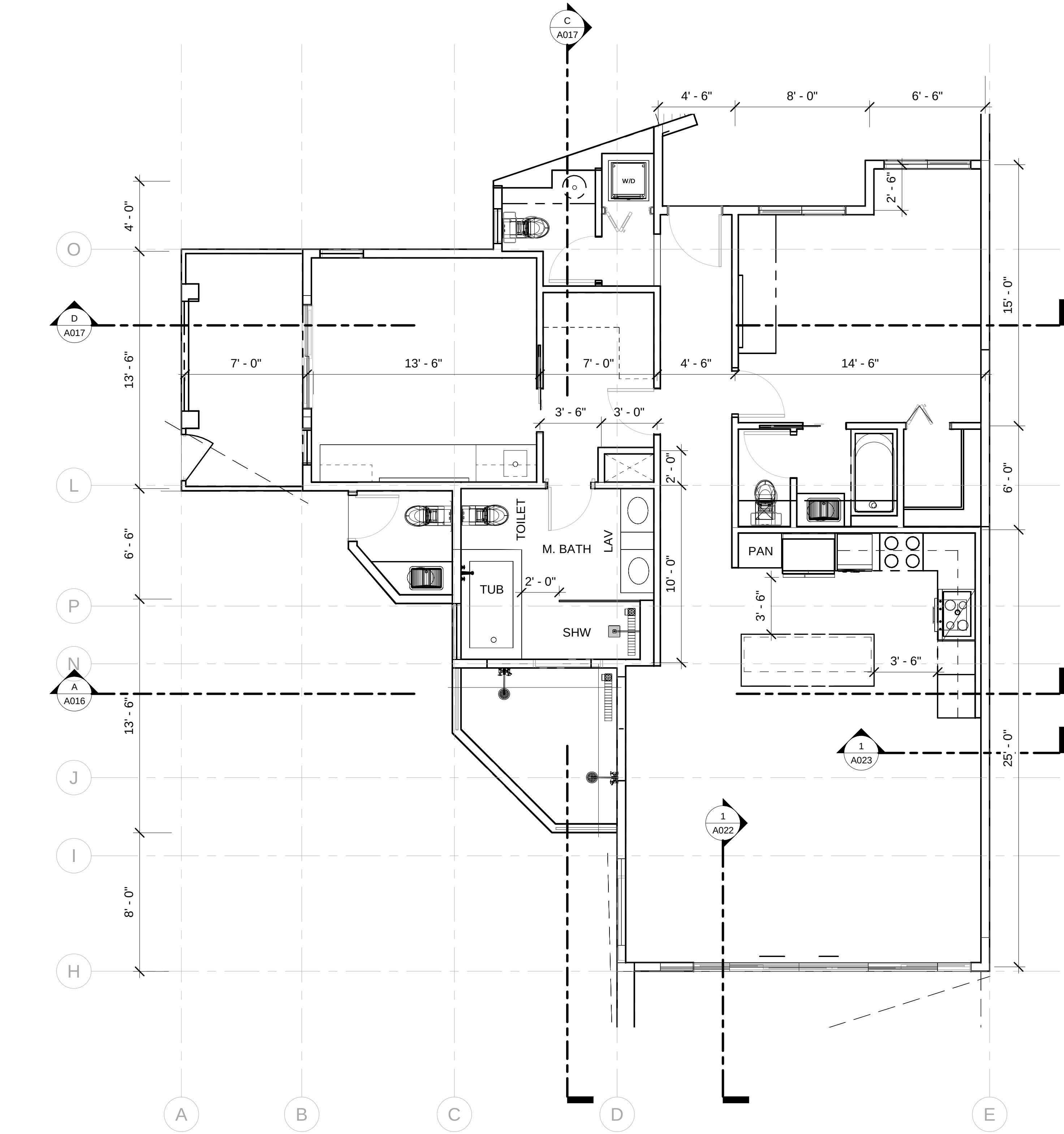
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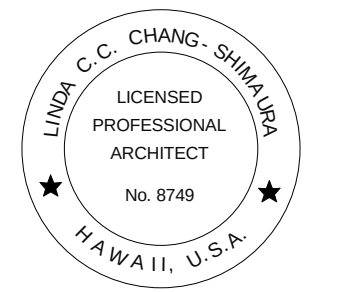
SHEET NO.:

A007

SHEET TITLE: ROOF TOP PLAN



1 Level 1 -ZOOM-in
1/4" = 1'-0"



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REVISION

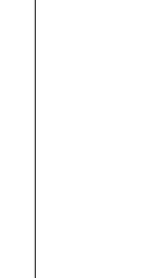
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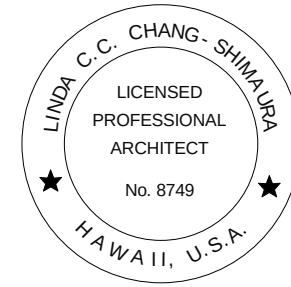
SHEET NO.:

A008

SHEET TITLE: FIRST FLOOR UNIT PLANS



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REVISION	NO.

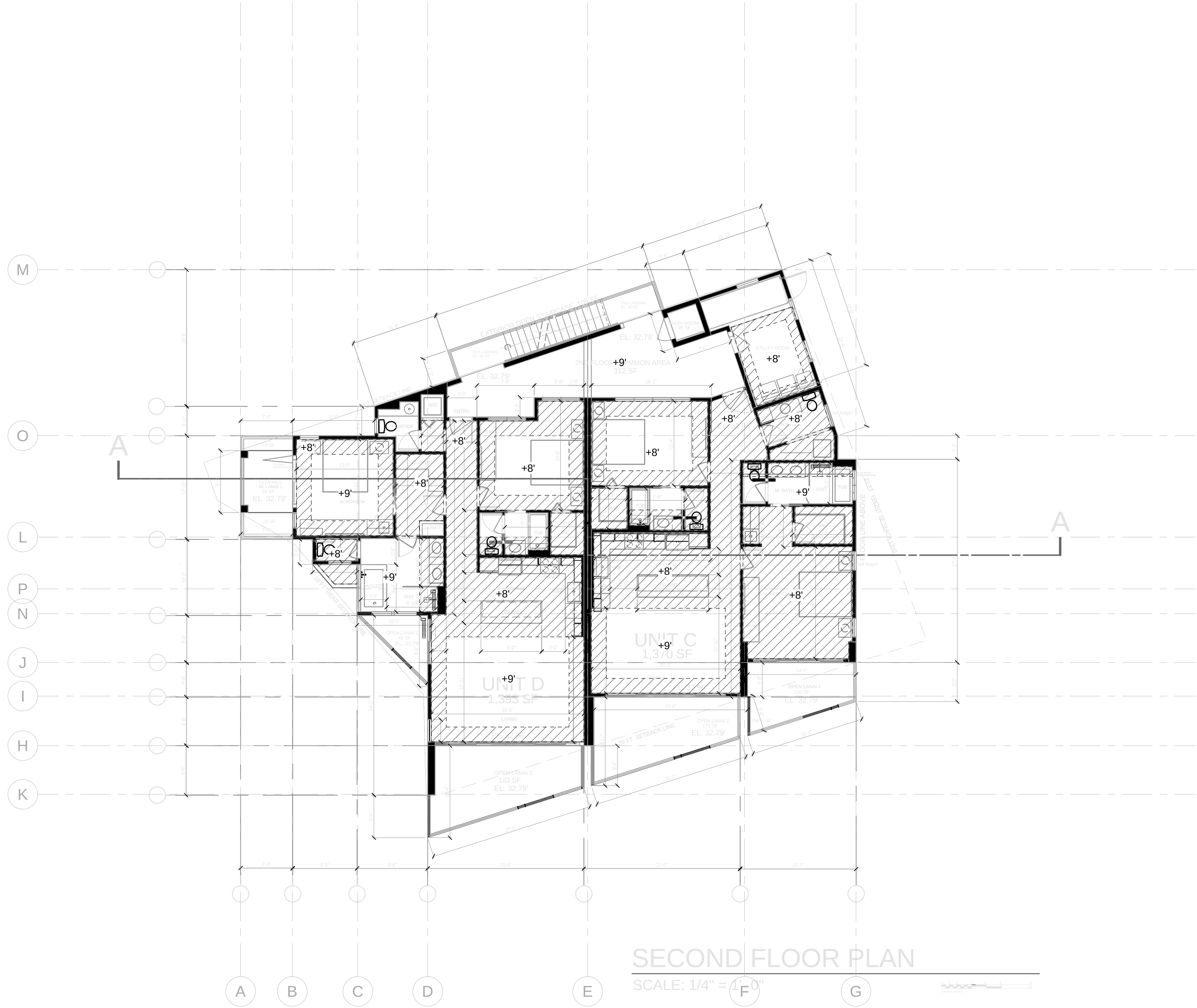
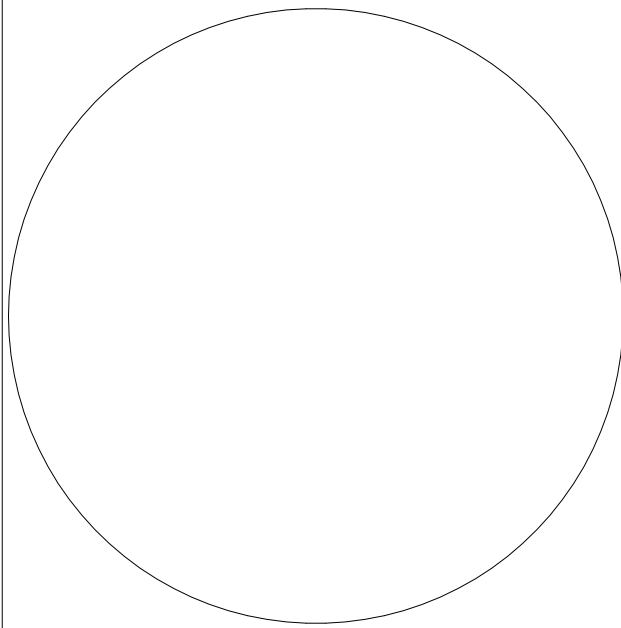
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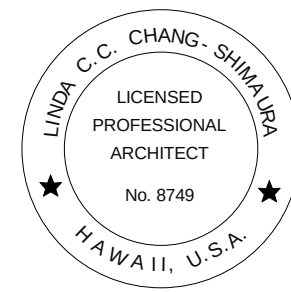
A009

SHEET TITLE: SECOND AND THIRD FLOOR
UNIT PLAN





1 Level 1
1/8" = 1'-0"



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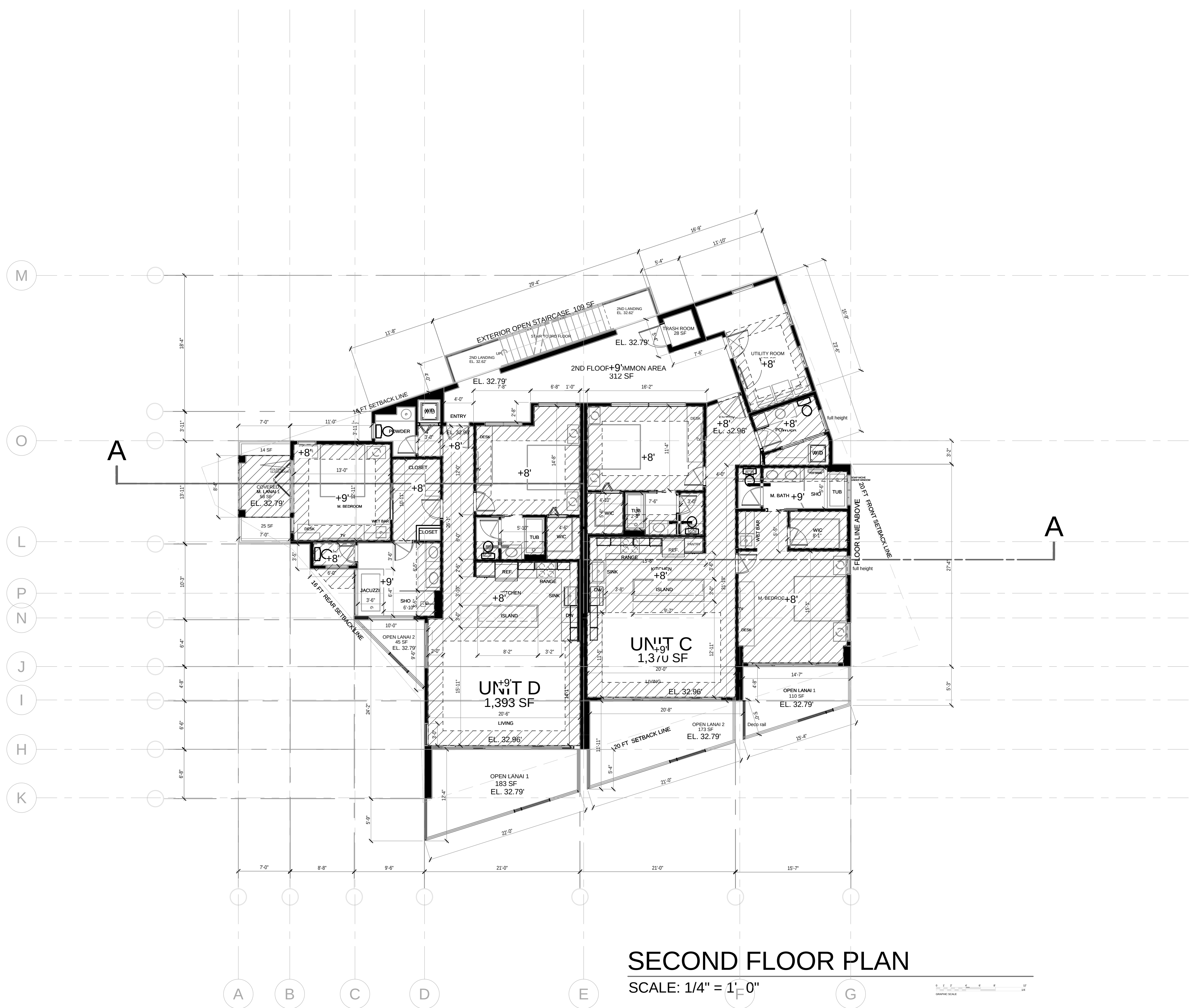
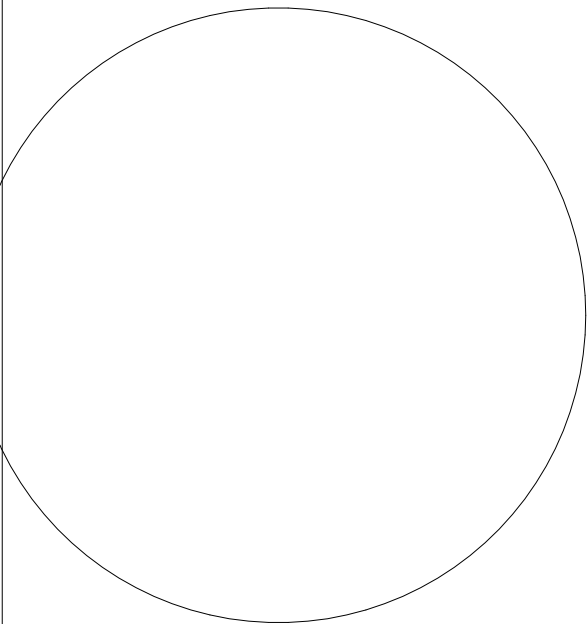
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REVISION	NO.

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SHEET NO.:

A011

SHEET TITLE: FIRST FLOOR REFLECTIVE
CEILING PLAN

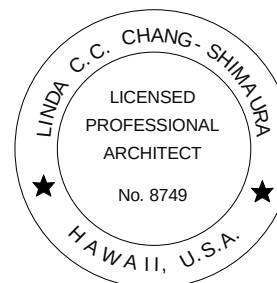


SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

1 Level 2 AND LEVEL 3 CEILING PLAN
1/8" = 1'-0"



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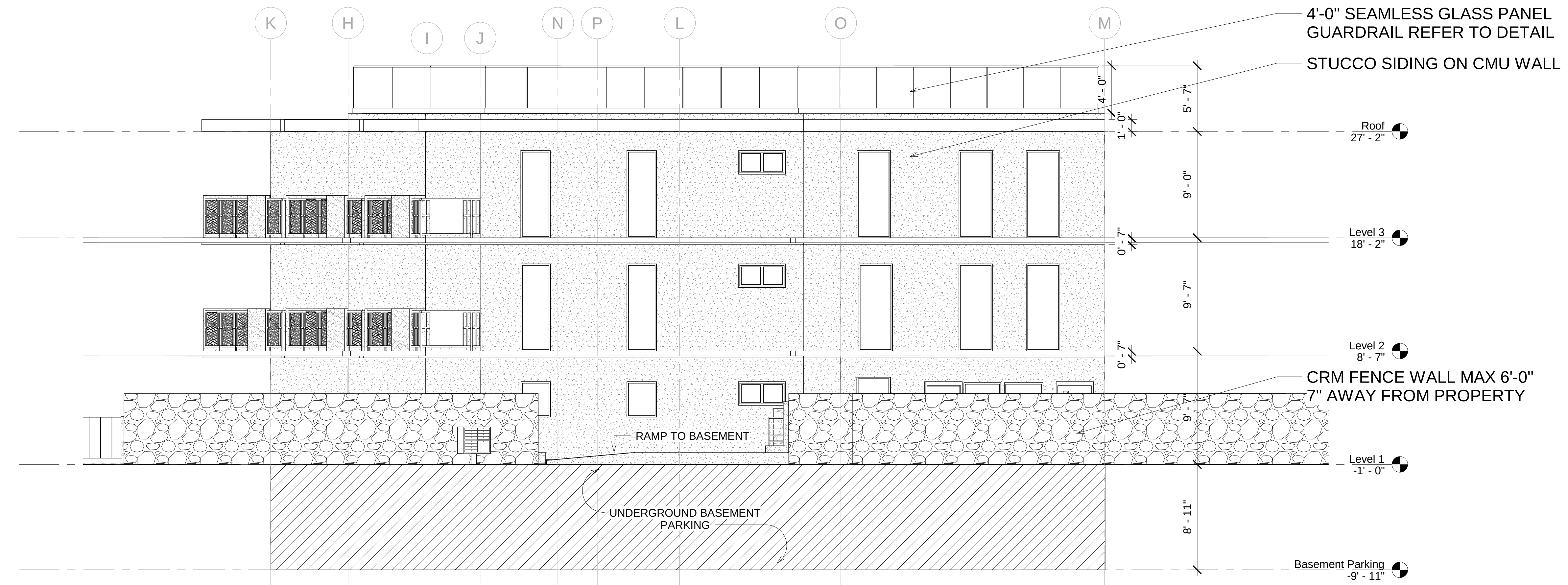
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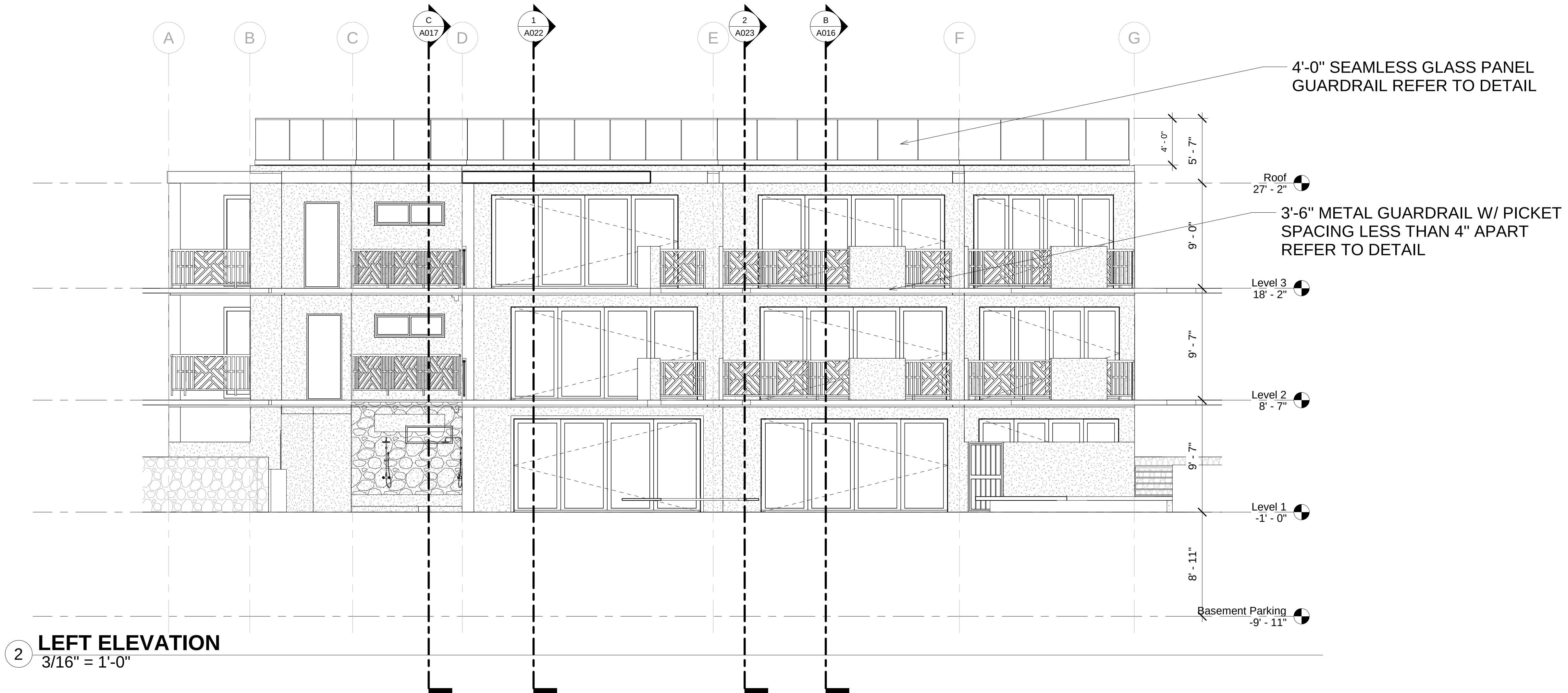
SHEET NO.:

A013

SHEET TITLE: SECOND AND THIRD FLOOR
REFLECTIVE CEILING PLAN



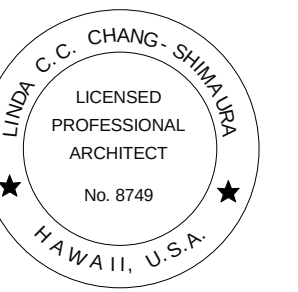
1 FRONT ELEVATION
3/16" = 1'-0"



2 LEFT ELEVATION
3/16" = 1'-0"



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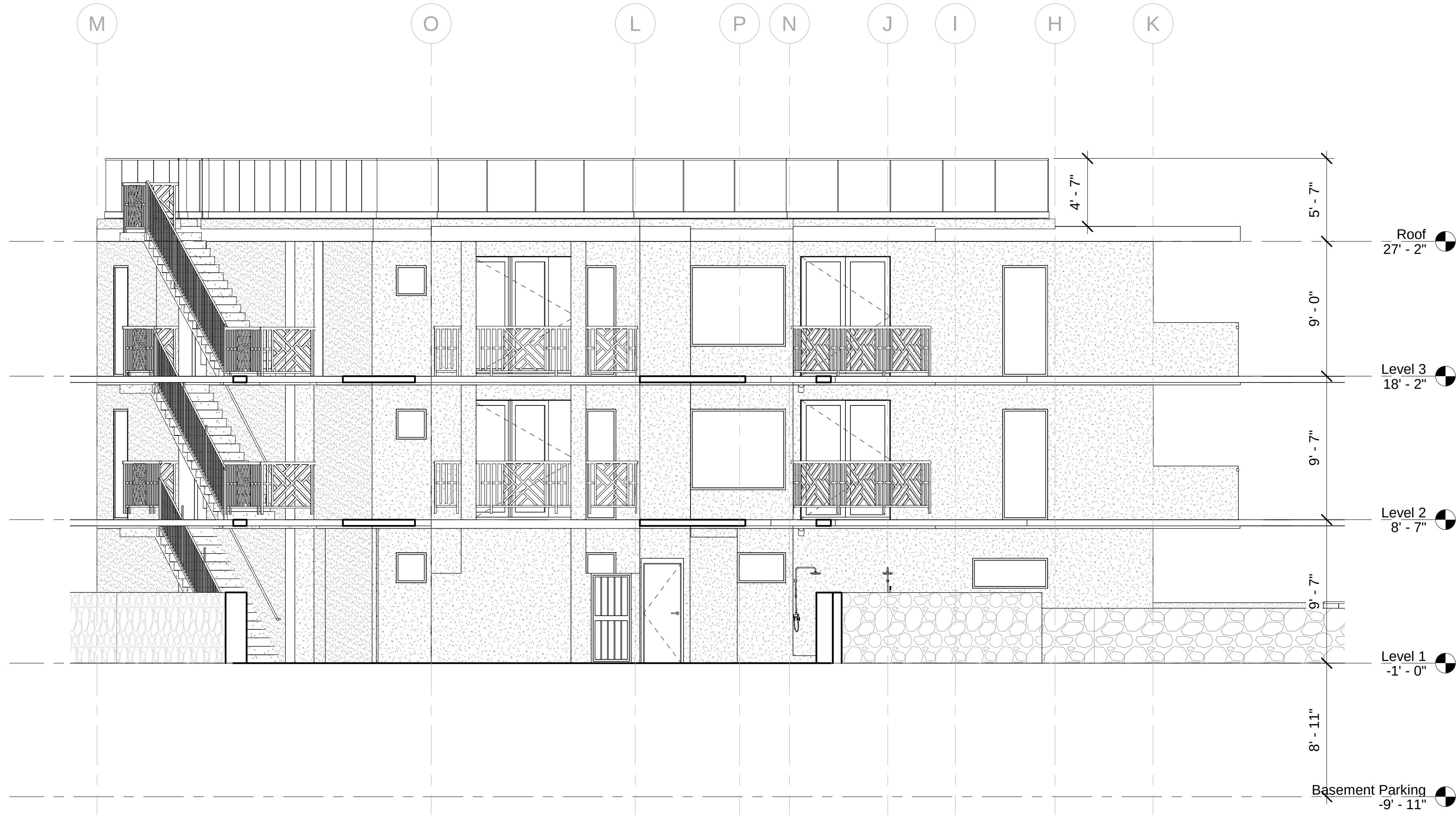
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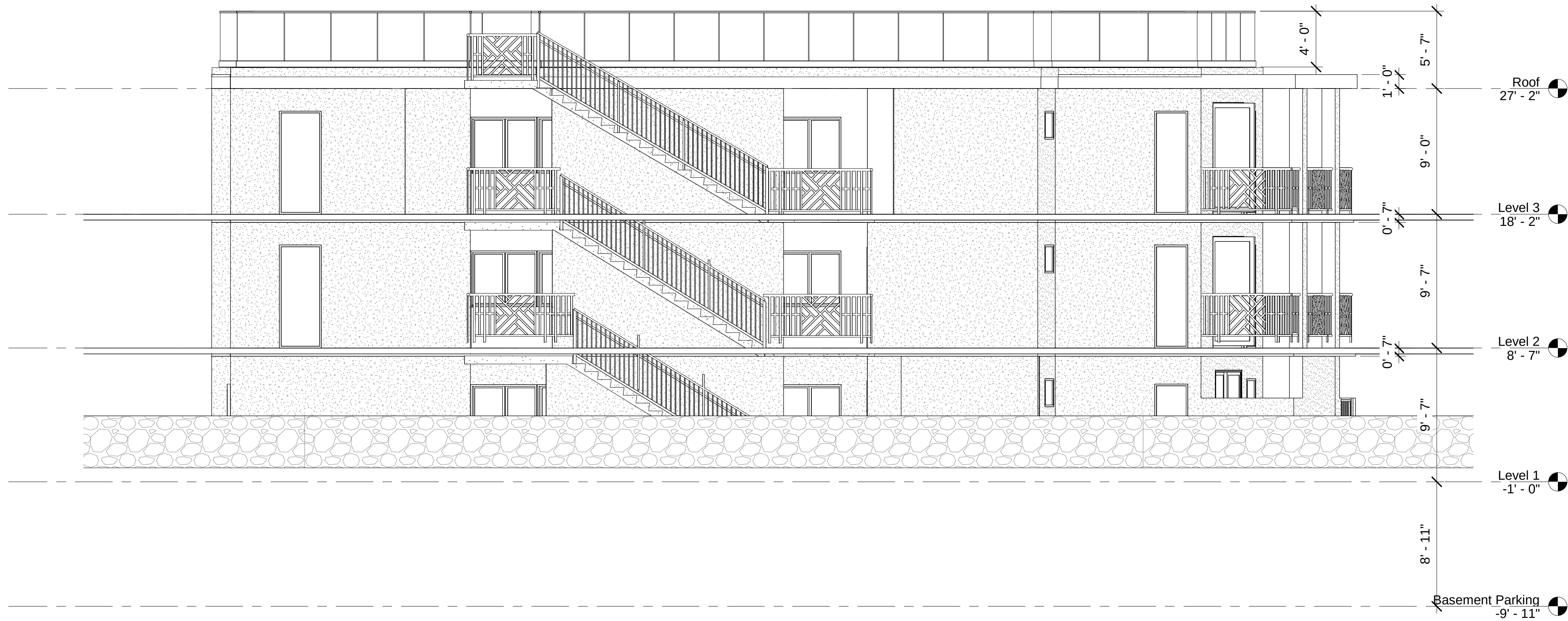
SHEET NO.:

A014

SHEET TITLE: BUILDING ELEVATION



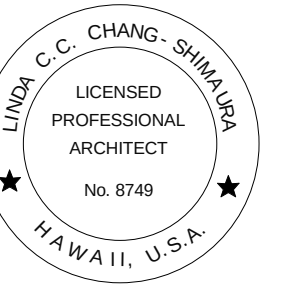
1 REAR ELEVATION
3/16" = 1'-0"



2 RIGHT ELEVATION
3/16" = 1'-0"



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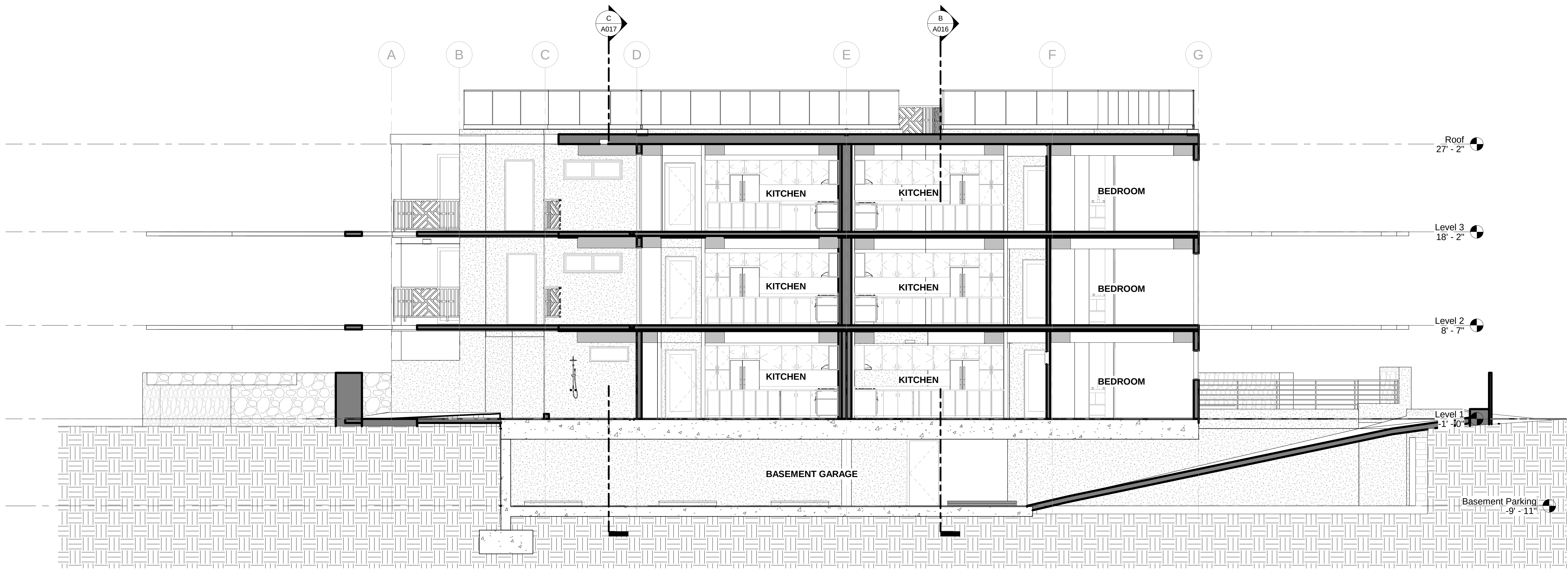
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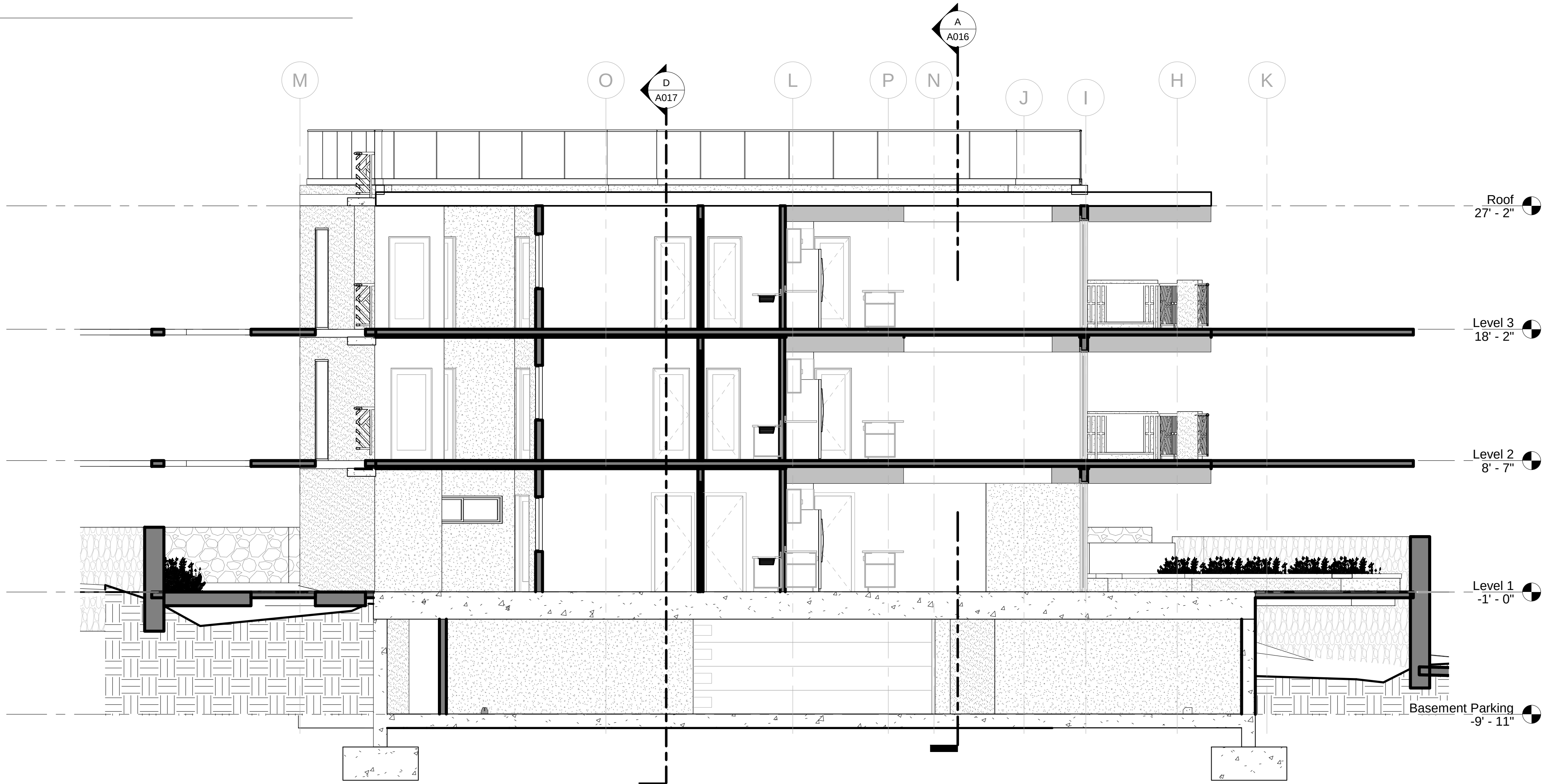
SHEET NO.:

A015

SHEET TITLE: BUILDING ELEVATIONS



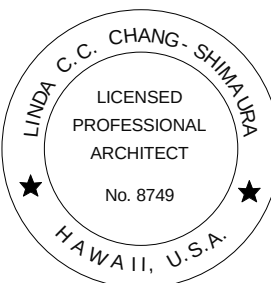
SECTION A-A
3/16" = 1'-0"



SECTION B-B
3/16" = 1'-0"



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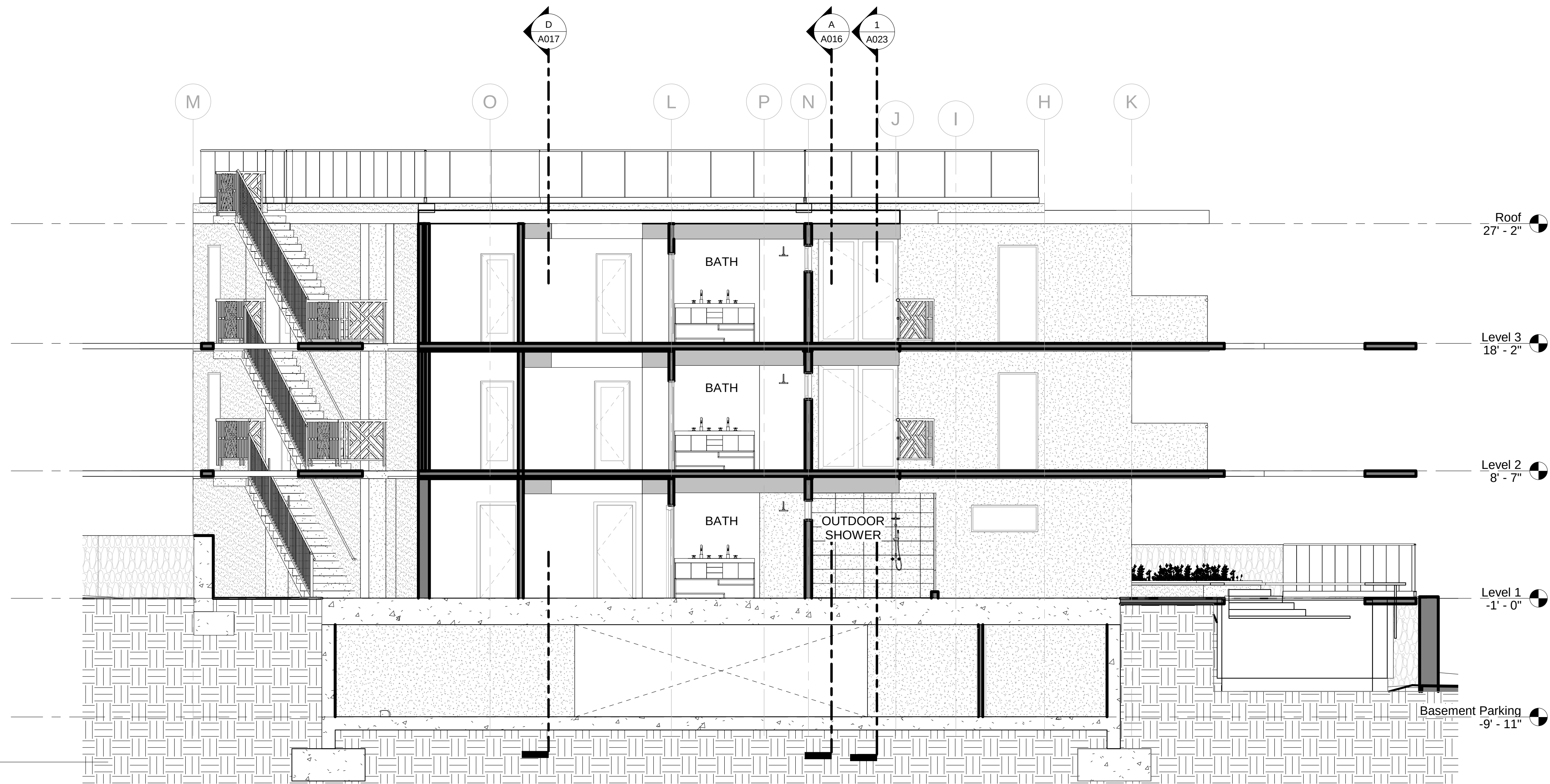
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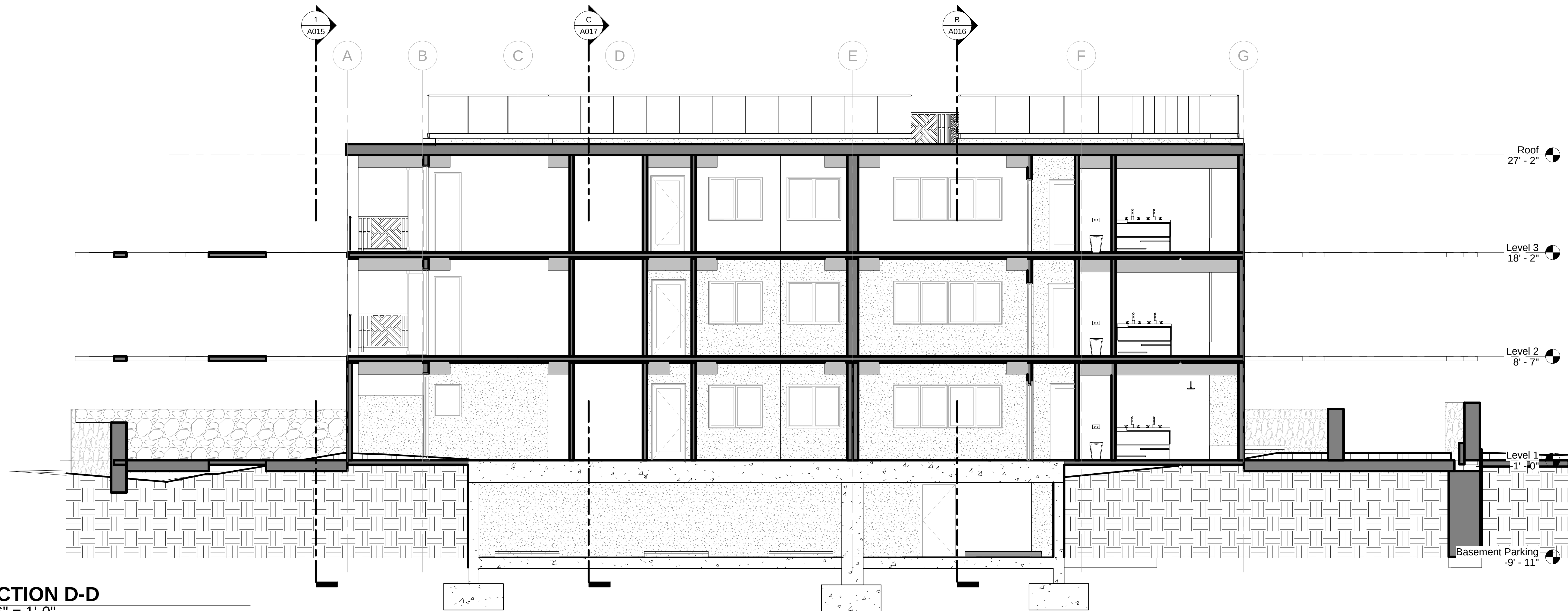
SHEET NO.:

A016

SHEET TITLE: BUILDING SECTIONS



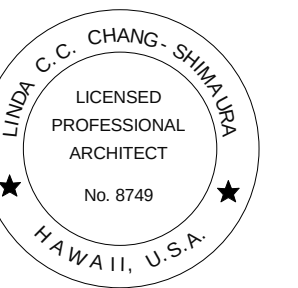
C SECTION C-C
3/16" = 1'-0"



D SECTION D-D
3/16" = 1'-0"



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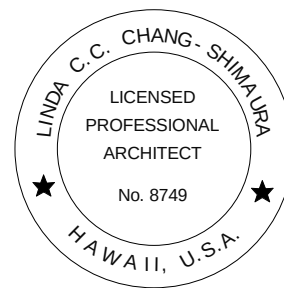
SHEET NO.:

A017

SHEET TITLE: BUILDING SECTIONS



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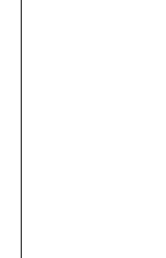
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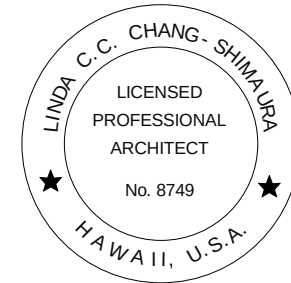
SHEET NO.:

A018

SHEET TITLE: DOOR SCHEDULE



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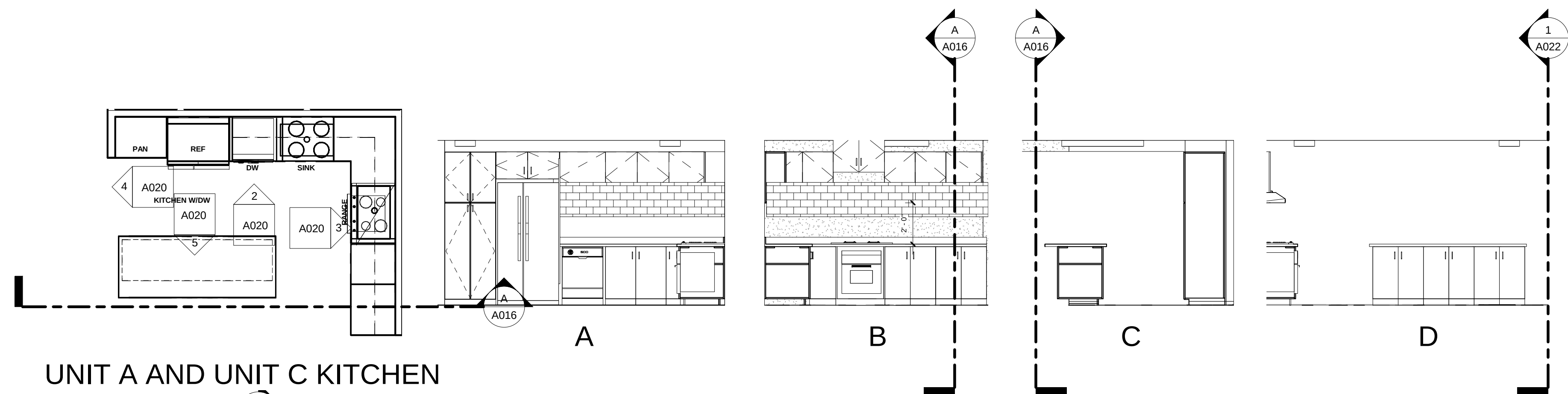
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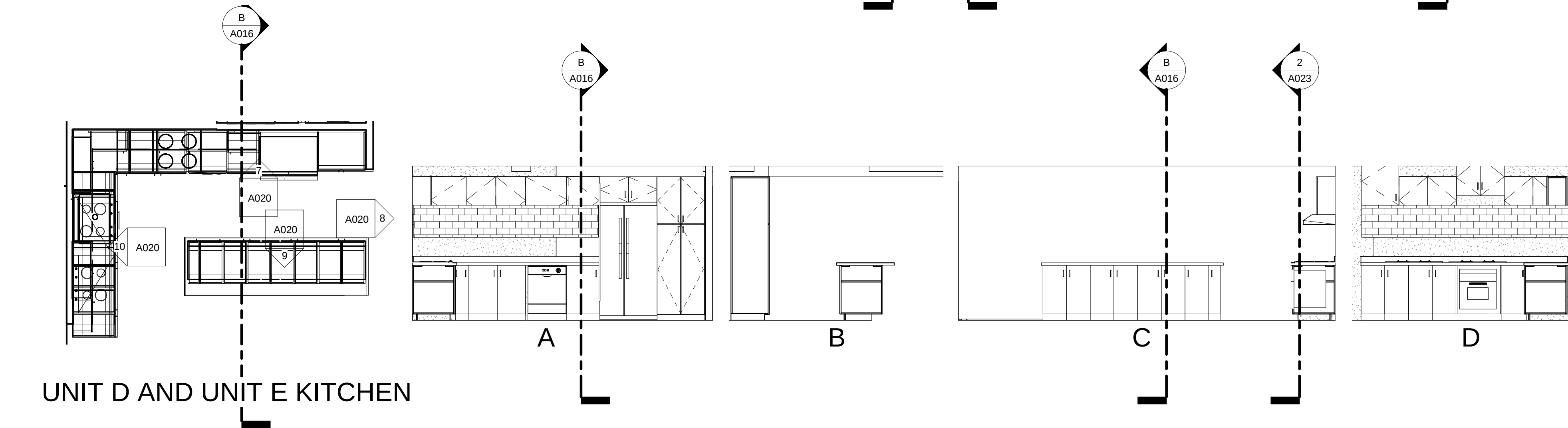
SHEET NO.:

A019

SHEET TITLE: WINDOW SCHDULE



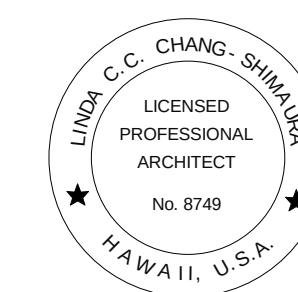
UNIT A AND UNIT C KITCHEN



UNIT D AND UNIT E KITCHEN



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DRAWN BY:

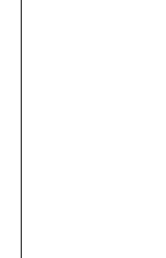
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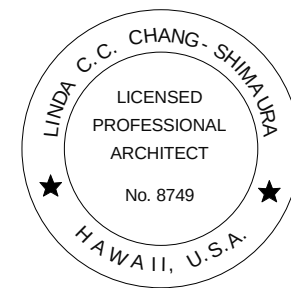
SHEET NO.:

A020

SHEET TITLE: INTERIOR ELEVATIONS



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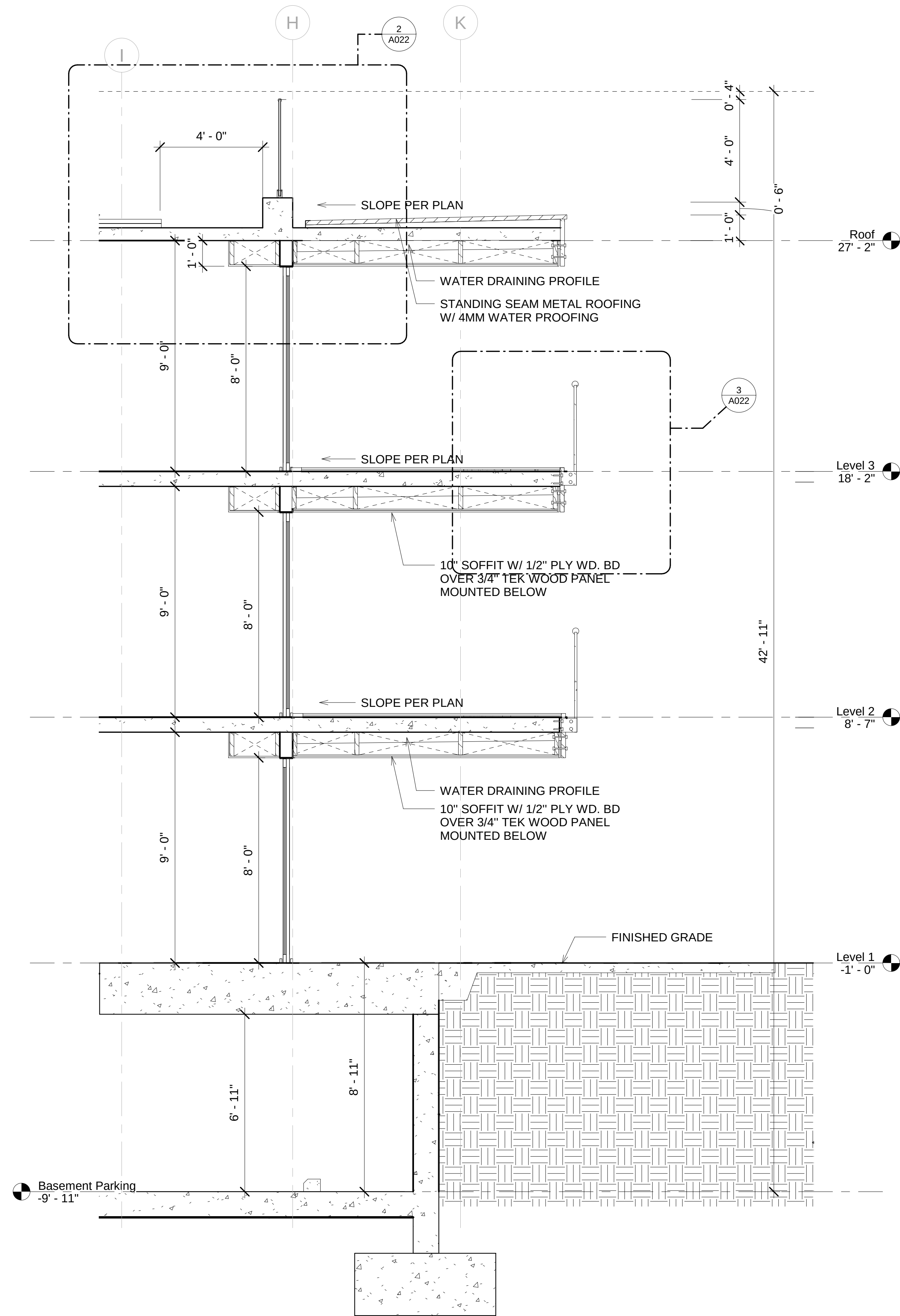
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REVISION	NO.

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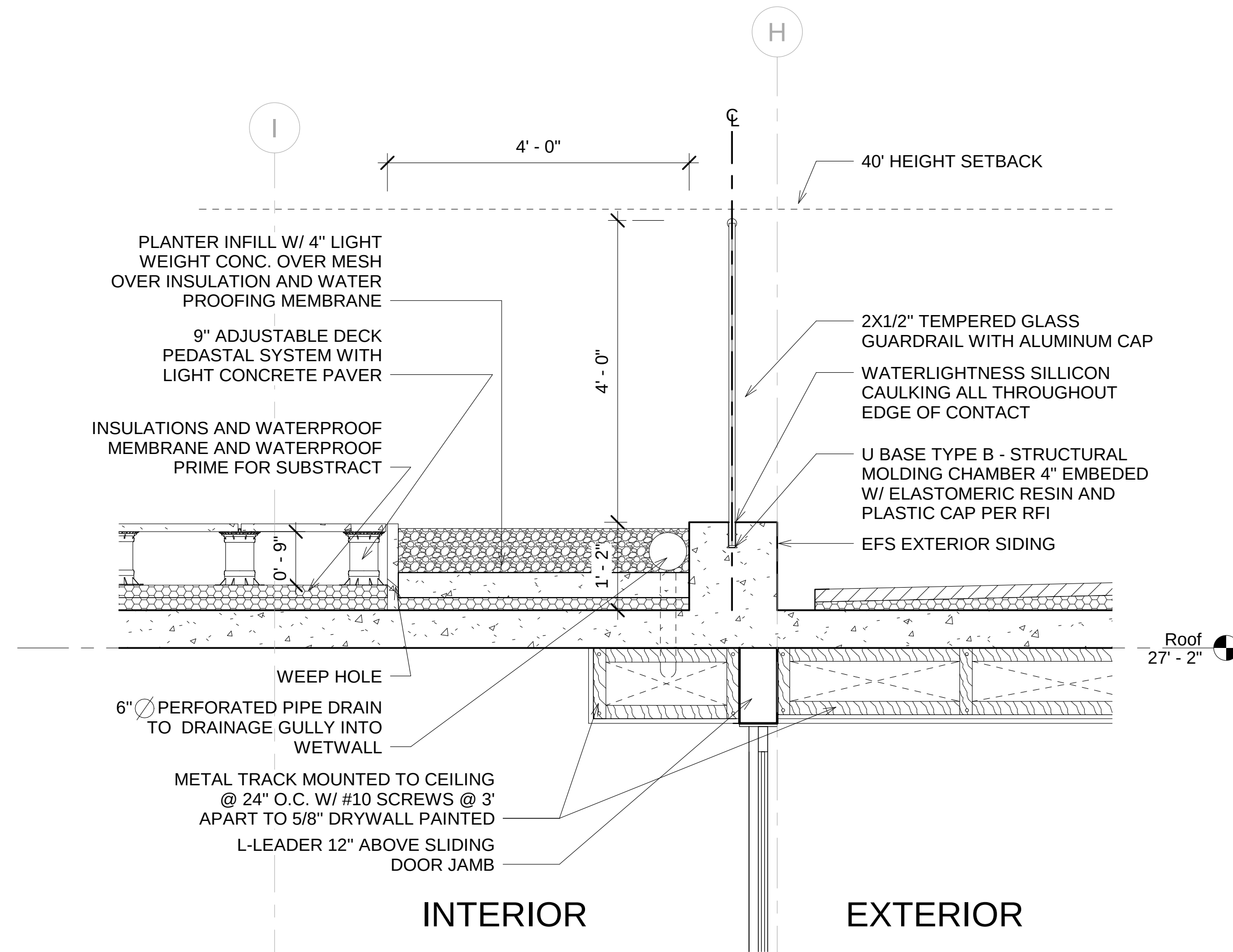
SHEET NO.:

A021

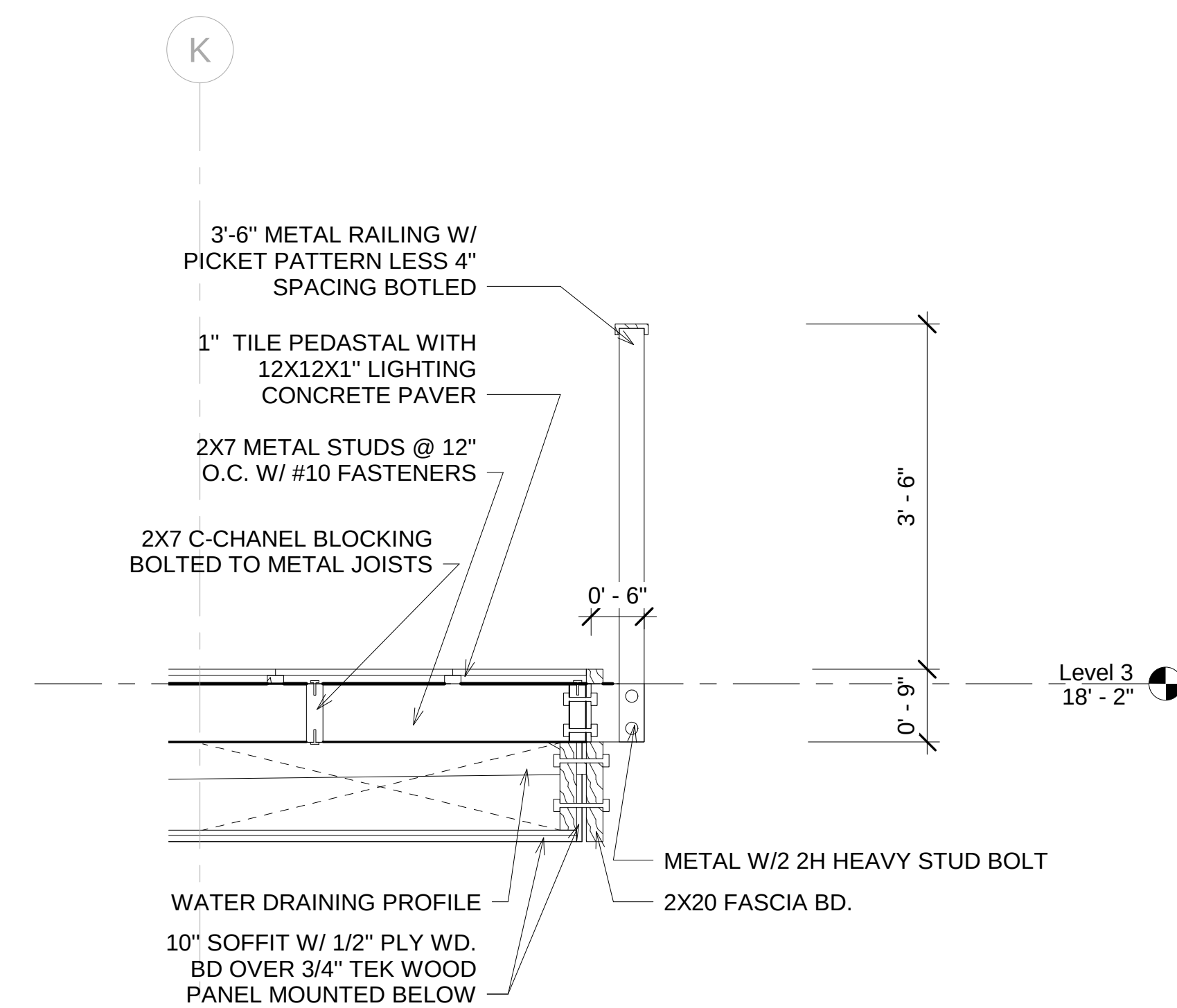
SHEET TITLE: INTERIOR ELEVATIONS



1 WALL SECTION TYP.
3/8" = 1'-0"



2 ROOFTOP GLASS RAILING DETAIL
3/4" = 1'-0"



3 WALL SECTION TYP. -LANAI RAILING DETAIL
3/4" = 1'-0"



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NO.

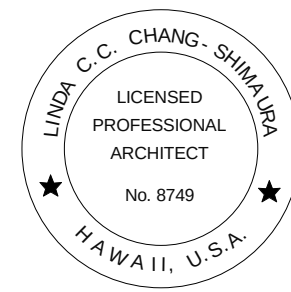
DATE: 10/10/2023 3:57:13 PM

SHEET NO.:

A022

SHEET TITLE: WALL SECTIONS





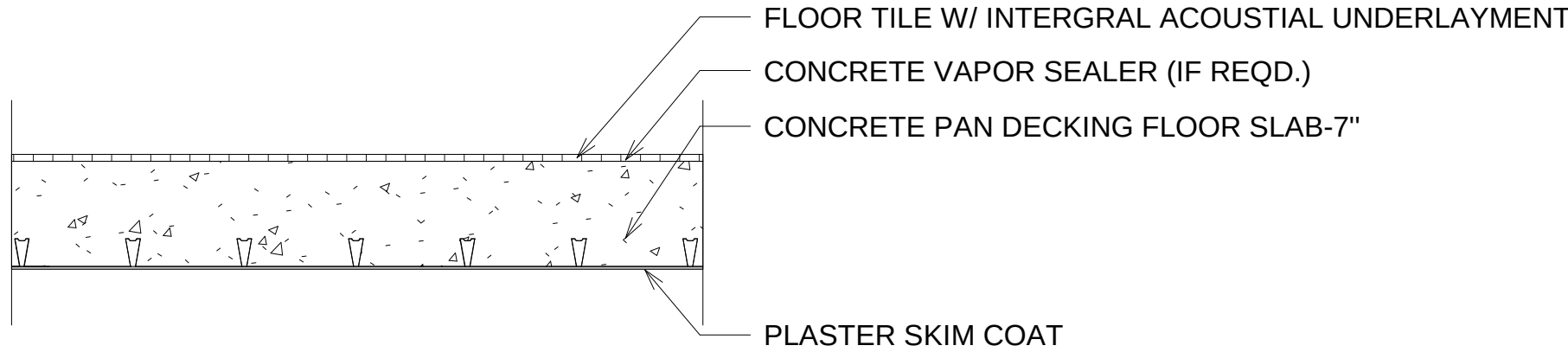
Linda Chang Shimada

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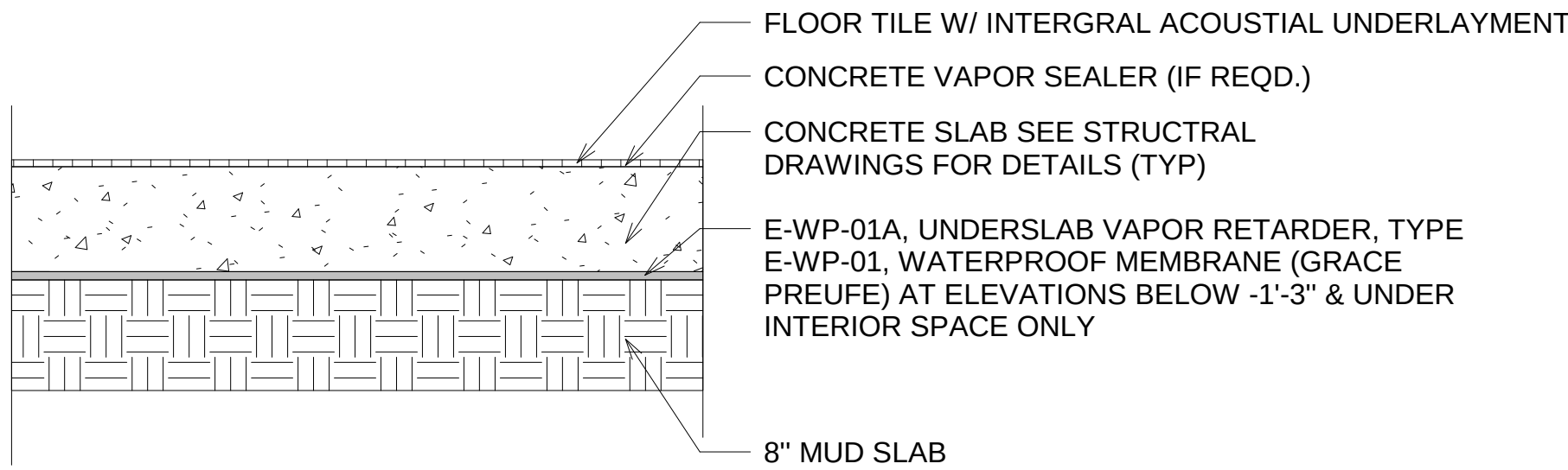
EXP. DATE 04-30-2024

PROJECT TITLE

MLUX RESIDENCE
NEW THREE STORY APARTMENT BUILDING
WITH A BASEMENT GARAGE
75-6150 ALI'DRIVE KAILUA-KONA, HAWAII 96740
TMK: (3) 7 - 5 - 020 - 066



TYPICAL UNIT FLOOR CEILING ASSEMBLY



TYPICAL UNIT GROUND FLOOR ASSEMBLY

1 FLOOR SEPARATION DETAILS
1" = 1'-0"

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REVISION	NO.

DATE: 10/10/2023 3:57:25 PM

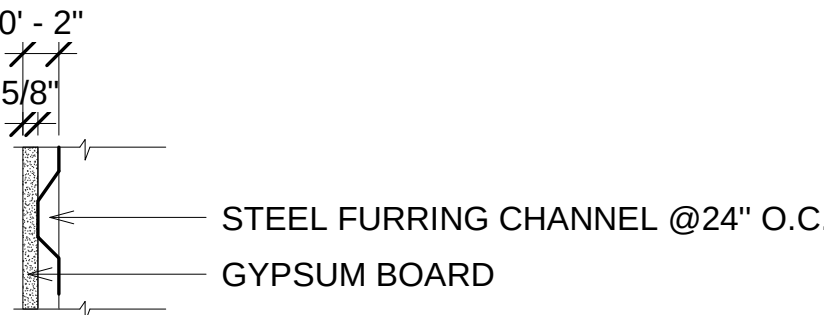
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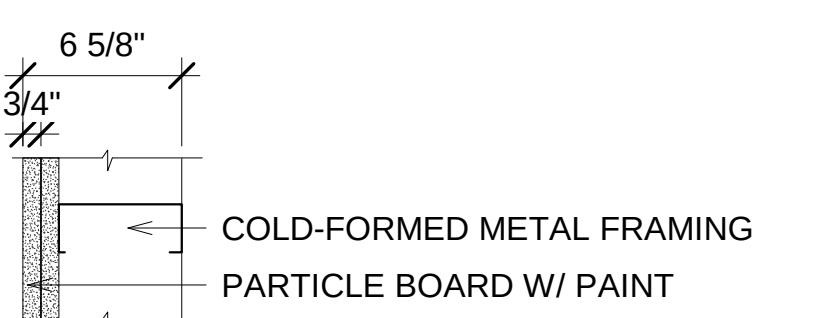
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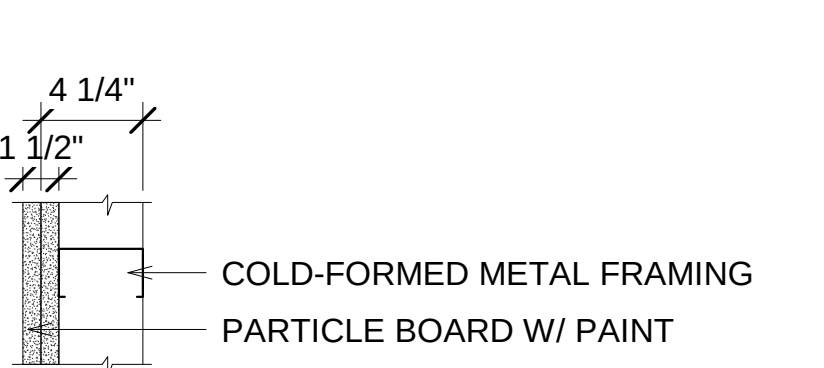
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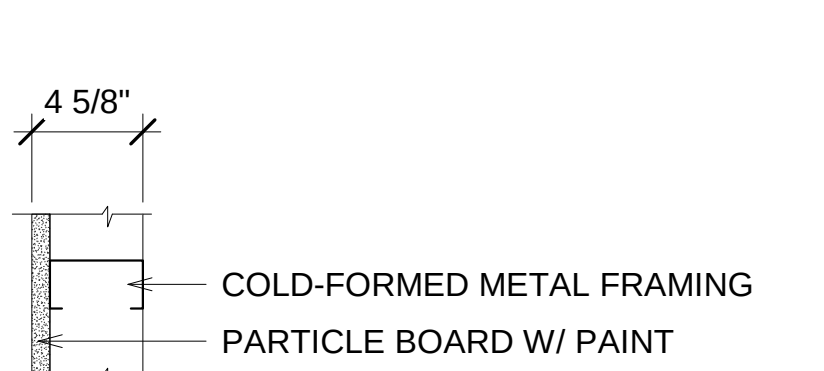
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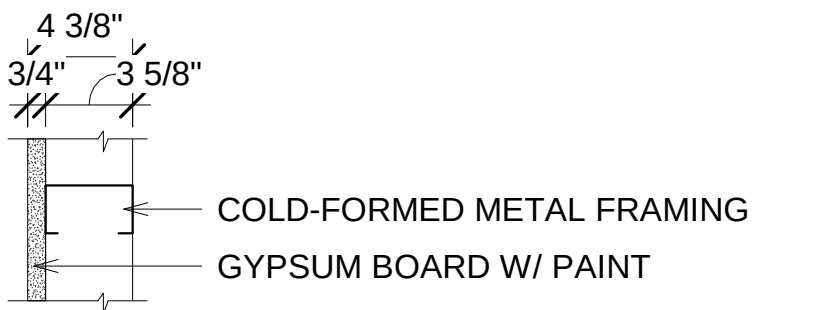
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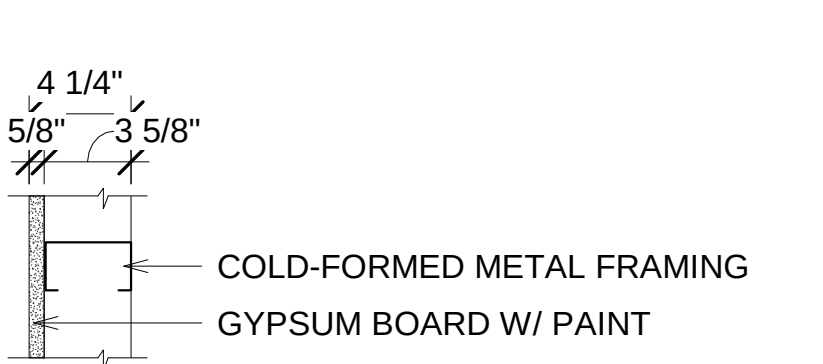
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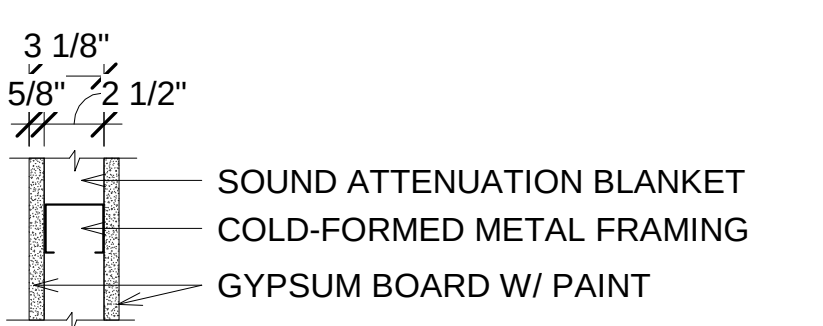
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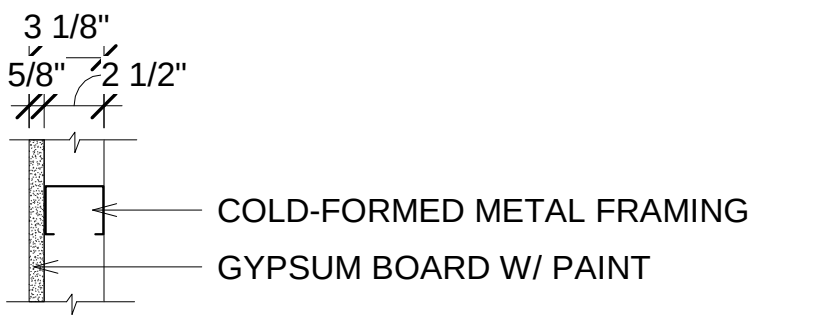
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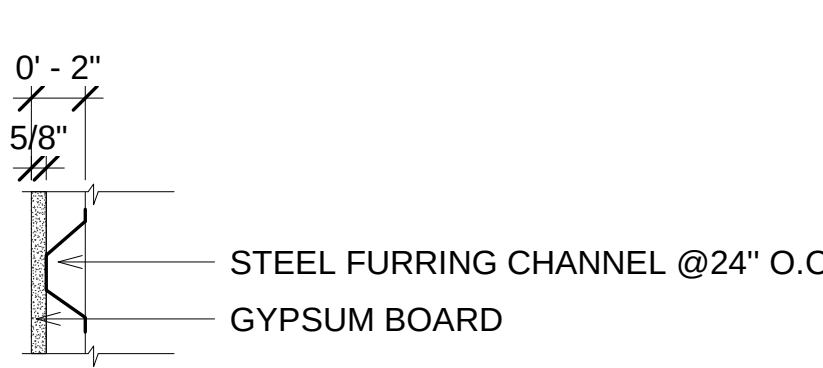
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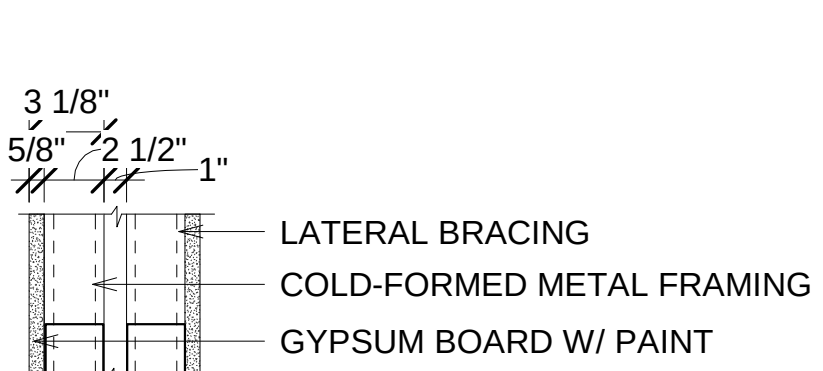
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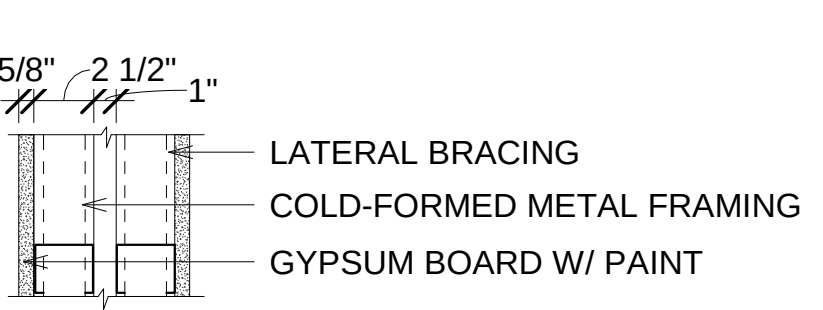
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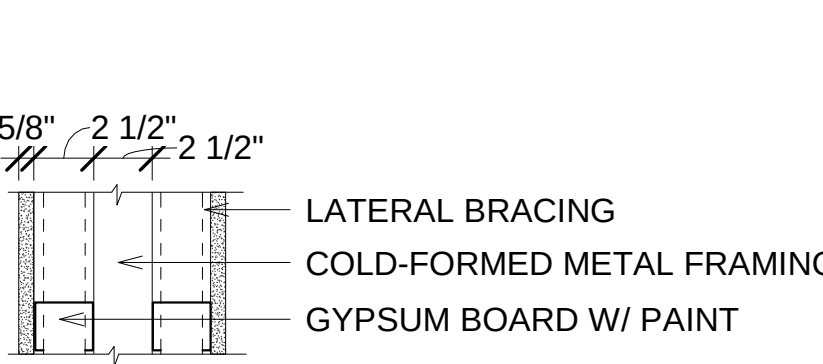
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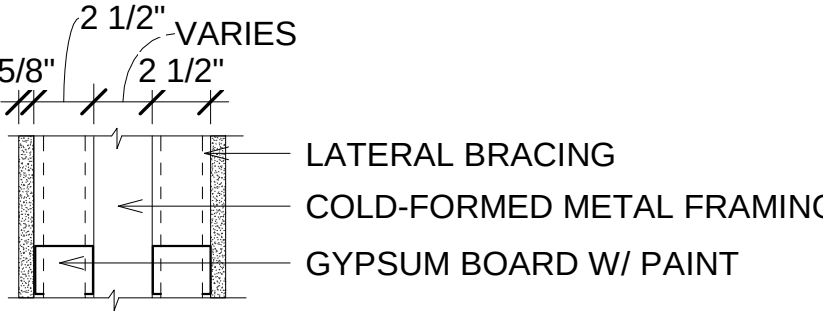
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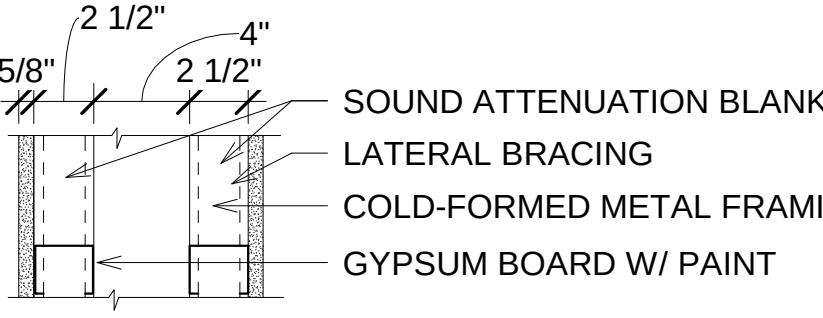
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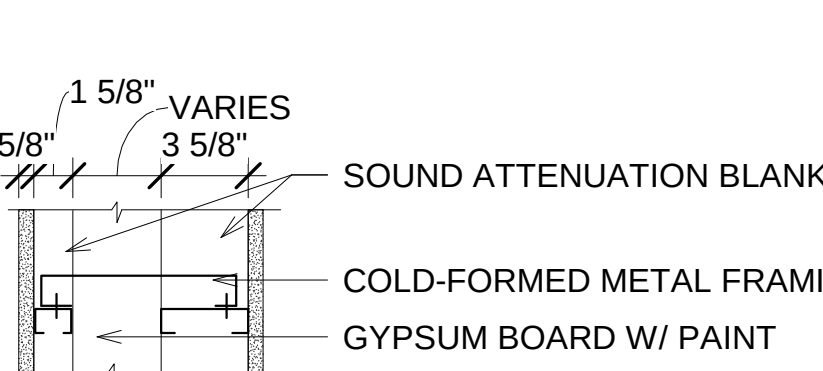
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DOUBLE STUD PARTITION

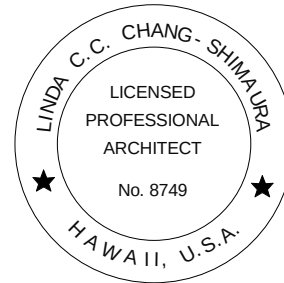


DOUBLE STUD PARTITION



CHASE PARTITION

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



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EXP. DATE 04-30-2024

PROJECT TITLE

MLUX RESIDENCE
NEW THREE STORY APARTMENT BUILDING
WITH A BASEMENT GARAGE
75-6150 ALI'I DRIVE KAILUA-KONA, HAWAII 96740
TMK: (3) 7 - 5 - 020 - 006

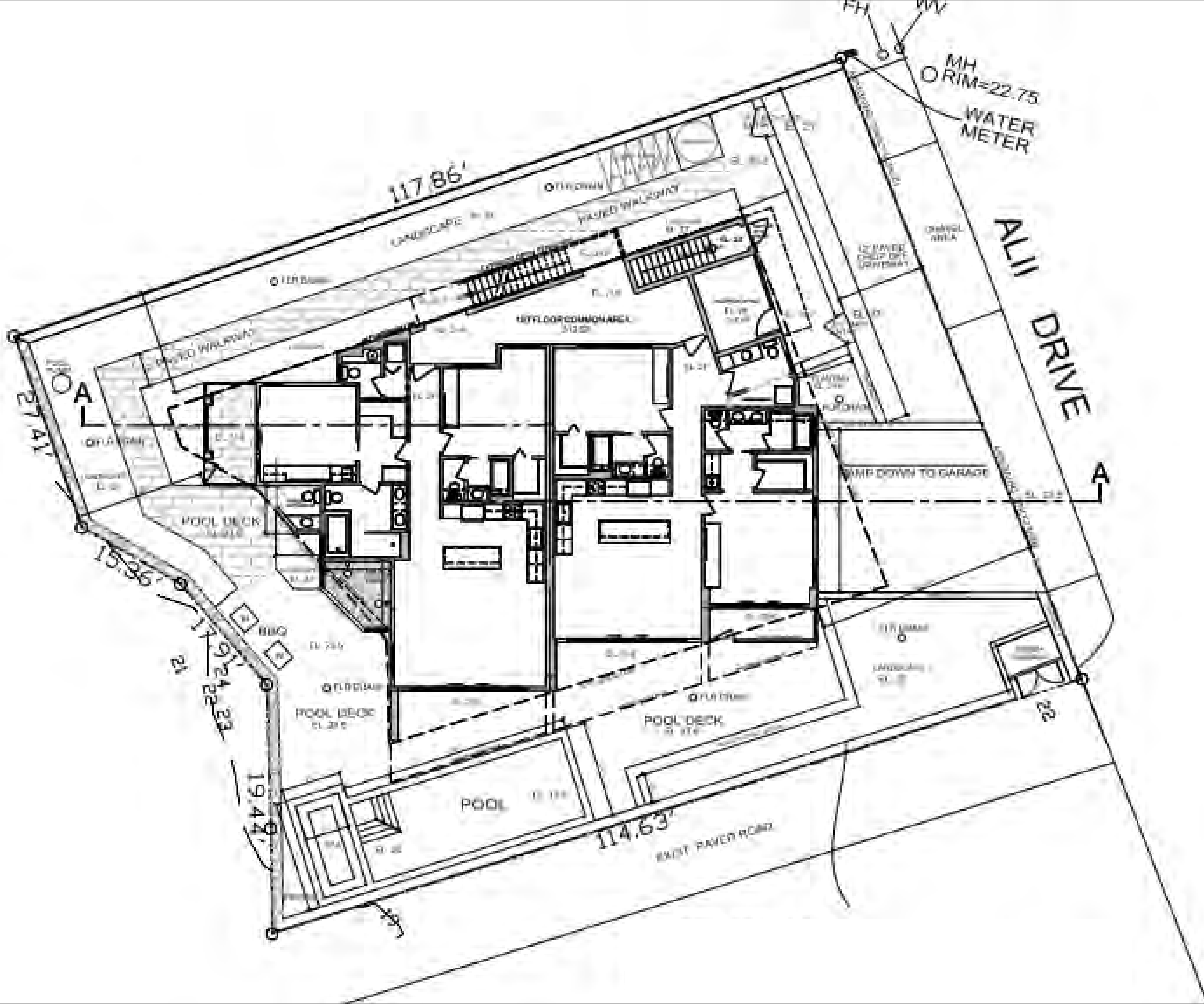
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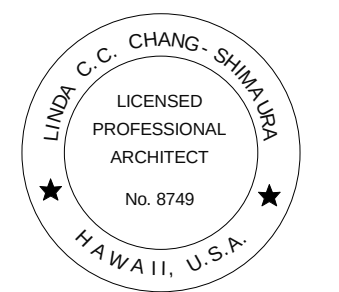
SHEET NO.:

A025

SHEET TITLE: PARTITION TYPES DETAILS



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ARCHITECTURAL DESIGN SERVICE, LLC



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EXP. DATE 04-30-2024

PROJECT TITLE

MLUX RESIDENCE
NEW THREE STORY APARTMENT BUILDING
WITH A BASEMENT GARAGE
75-6150 ALI DRIVE KAILUA-KONA, HAWAII 96740
TMK: (3) 7- 5-020 - 006

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DATE: 10/10/2023 3:57:38 PM

SHEET NO.:

A026

SHEET TITLE: Unnamed

MLUX RESIDENCE

A NEW THREE STORY RESIDENTIAL BUILDING WITH A BASEMENT GARAGE

PROJECT DATA		FLOOR AREA CALCULATIONS		INDEX OF DRAWINGS
ADDRESS:	75-6150 ALI'L DRIVE KAILUA KONA, HAWAII	<u>FIRST FLOOR:</u> COMMON AREA: 312 S.F. RECEPTION OFFICE: 107 S.F. GARAGE STAIRCASE: 89 S.F. PUBLIC RESTROOM: 35 S.F. OUTDOOR SHOWER: 73 S.F. OPEN STAIR: 109 S.F. UNIT A: 1,372 S.F. UNIT B: 1,366 S.F. UNIT B COVERED LANAI #1: 58 S.F. TOTAL 1ST FLOOR AREA: 3,339 S.F.	<u>THIRD FLOOR:</u> COMMON AREA: 312 S.F. MANAGER'S OFFICE: 170 S.F. TRASH ROOM: 28 S.F. OPEN STAIR: 109 S.F. UNIT E: 1,370 S.F. UNIT C OPEN LANAI #1: 110 S.F. UNIT C OPEN LANAI #2: 173 S.F. UNIT F: 1,393 S.F. UNIT D OPEN LANAI #1: 183 S.F. UNIT D OPEN LANAI #2: 45 S.F. UNIT D OPEN LANAI #1: 39 S.F. UNIT D COVERED LANAI #1: 58 S.F. TOTAL 3RD FLOOR AREA: 3,331 S.F.	001 TITLE 002 TOPOGRAPHIC SURVEY MAP A001 SITE PLAN A002 BASEMENT GARAGE PLAN A003 FIRST FLOOR PLAN A004 SECOND FLOOR PLAN A005 THIRD FLOOR PLAN A006 ROOF PLAN A007 BUILDING SECTION
T.M.K:	7-5-020:066	<u>SECOND FLOOR:</u> COMMON AREA: 312 S.F. UTILITY ROOM: 170 S.F. TRASH ROOM: 28 S.F. OPEN STAIR: 109 S.F. UNIT C: 1,370 S.F. UNIT C OPEN LANAI #1: 110 S.F. UNIT C OPEN LANAI #2: 173 S.F. UNIT D: 1,393 S.F. UNIT D OPEN LANAI #1: 183 S.F. UNIT D OPEN LANAI #2: 45 S.F. UNIT D OPEN LANAI #1: 39 S.F. UNIT D COVERED LANAI #1: 58 S.F. TOTAL 2ND FLOOR AREA: 3,331 S.F.	<u>BASEMENT GARAGE:</u> 3,412 S.F. <u>ROOF DECK:</u> 3,246 S.F. <u>OPEN STAIR:</u> 109 S.F.	
OCCUPANCY USE:	R - 3 RESIDENTIAL			
LOT AREA:	9,934 S.F.			
FLOOR AREA:	10,001 S.F.			
BUILDING AREA:	3,339 S.F.			
LOT COVERAGE:	33.6 %			
CODE INFORMATION				
OCCUPANCY GROUP:	GROUP R-3			
NUMBER OF STORIES:	3			
TYPE OF CONSTRUCTION:	TYPE II-B			
FIRE SPRINKLERS:	YES			
ZONING:	RM MULTI-FAMILY RESIDENTIAL			
PROPOSED USE:	RESIDENTIAL			
EGRESS REQUIREMENT:	ONE EXIT			
BUILDING SETBACKS				
FRONT YARD:	20 FEET			
REAR YARD:	16 FEET			
RIGHT SIDE YARD:	16 FEET			
LEFT SIDE YARD:	20 FEET			

LINDA C.C. CHANG-SHIMAZU
LICENSED PROFESSIONAL ARCHITECT
No. 8749
HAWAII, U.S.A.

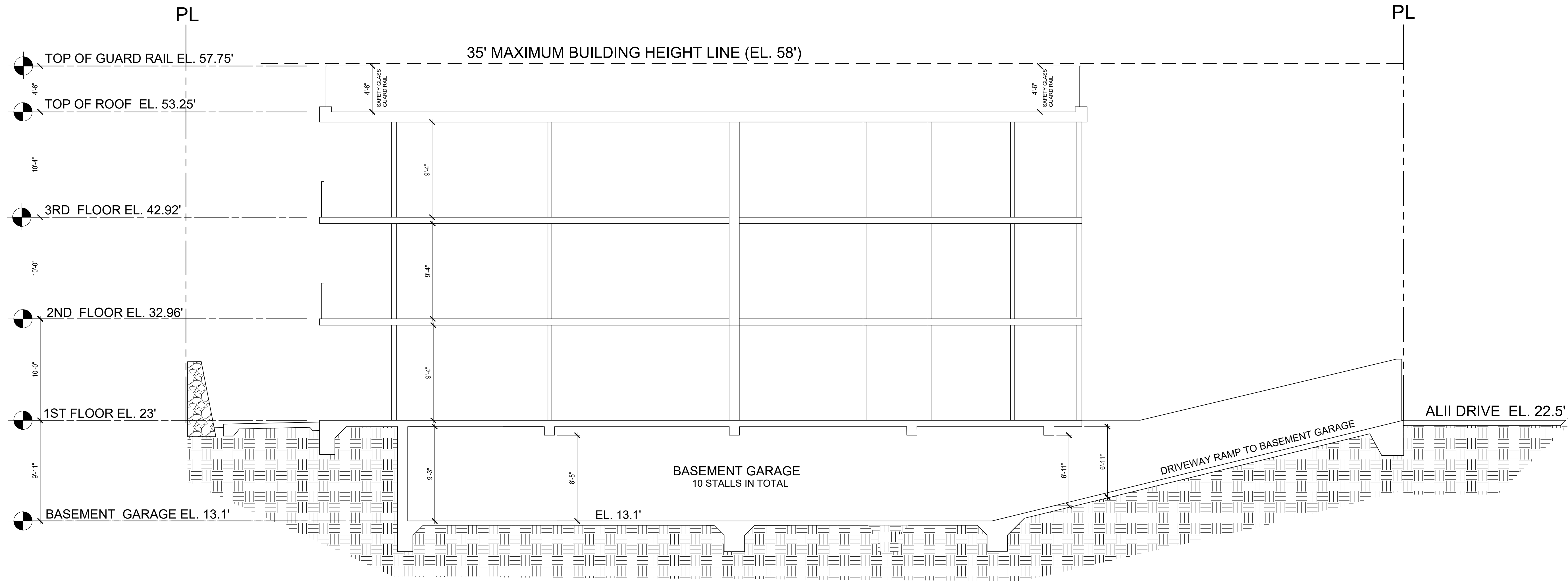
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MLUX RESIDENCE
NEW THREE STORY APARTMENT BUILDING WITH A BASEMENT GARAGE
75-6150 ALI L DRIVE, NORTH KONA, COUNTY OF MAUI, STATE OF HAWAII
T.M.K: (3) 7 - 5 - -20 : 066

REVISIONNO.

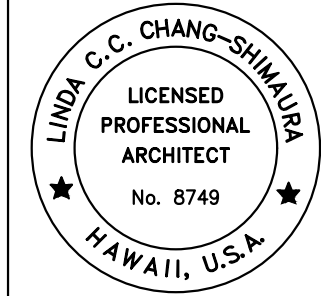
DATE: APR. 20, 2022
SHEET NO.:
001

Planning Dept.
Exhibit 19



BUILDING SECTION A - A

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



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Linda C.C. Chang-Simmons
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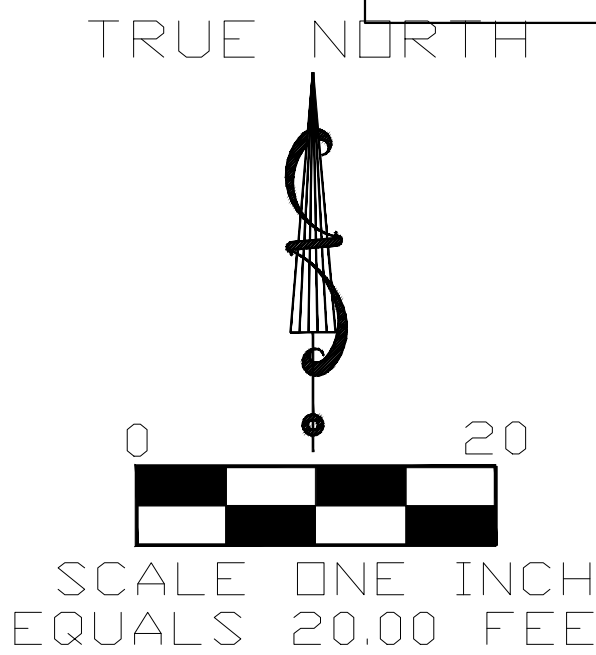
MLUX RESIDENCE
NEW THREE STORY APARTMENT BUILDING WITH A BASEMENT GARAGE
75-6150 ALII DRIVE, NORTH KONA, COUNTY OF MAUI, STATE OF HAWAII
TMK: (3) 7 - 5 - -20 : 066

REVISION	NO.

DATE: APR. 20, 2022
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A007

MAP SHOWING EXISTING CONDITIONS UPON
LOT 1-B
Being a Portion of Land Court Application No. 1793
Map 2, at Puapuaa 2nd,
North Kona, County of Hawaii, State of Hawaii
TMK: (3)7-5-020:066



NOTE: BASIS OF AZIMUTH
DERIVED USING HEMISPHERE
GPS RTK SYSTEM

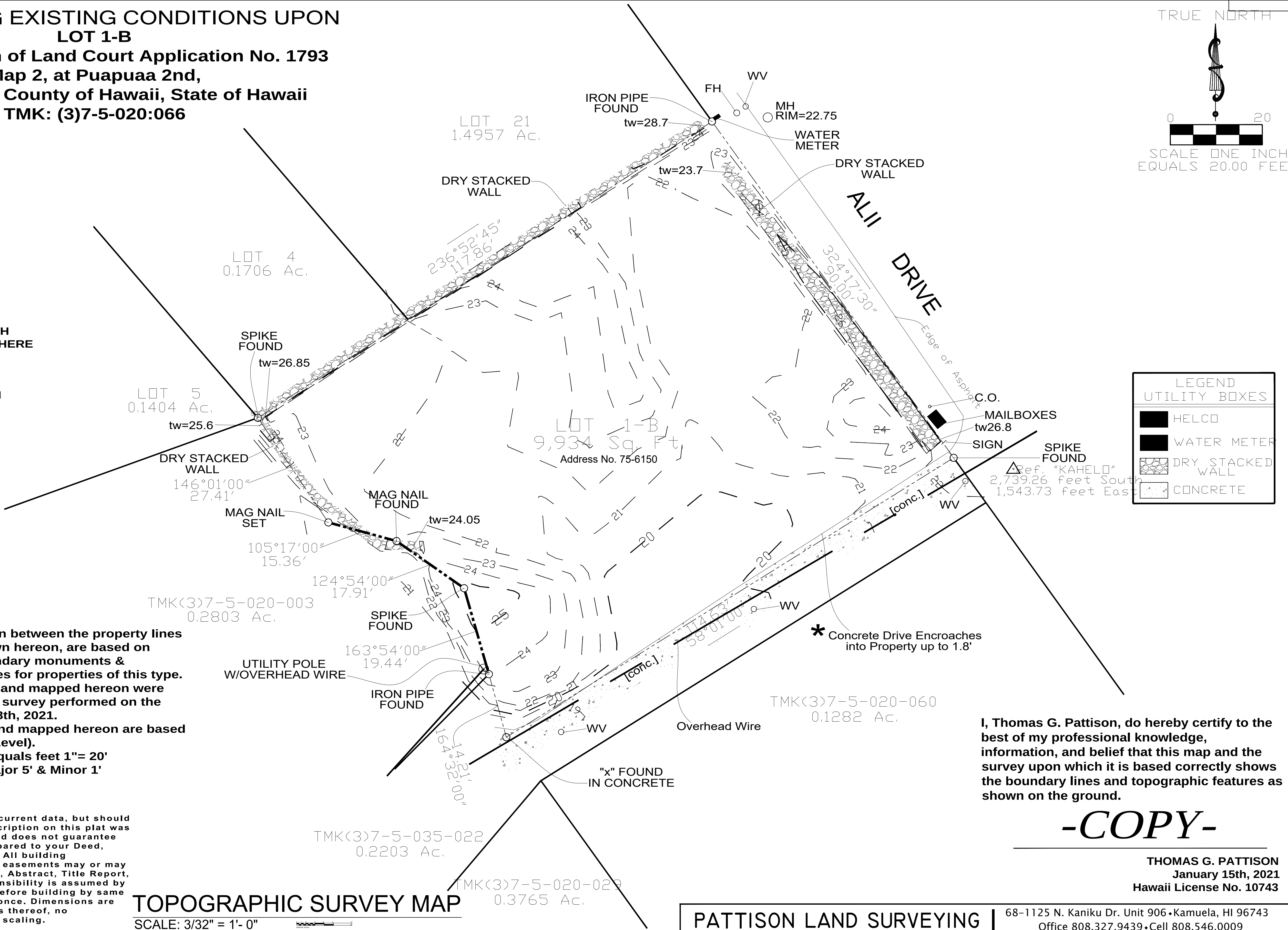
NOTE: ALL AZIMUTHS &
DISTANCES ARE SHOWN
& MAPPED HEREON IN A
CLOCKWISE DIRECTION

NOTES:

- 1) The distances shown between the property lines & the features, shown hereon, are based on selected found boundary monuments & acceptable tolerances for properties of this type.
- 2) The features shown and mapped hereon were located by an actual survey performed on the ground on January 8th, 2021.
- 3) Elevations shown and mapped hereon are based on MSL (Mean Sea Level).
- 4) SCALE: One inch equals feet 1"= 20'
- 5) Contour Interval: Major 5' & Minor 1'

Setback Lines are shown from current data, but should be verified by builder. The description on this plat was provided to us by the client, and does not guarantee ownership, and should be compared to your Deed, Abstract or Certificate of Title. All building restrictions, building lines and easements may or may not be shown, check your Deed, Abstract, Title Report, and local ordinances, no responsibility is assumed by Surveyor. Compare all points before building by same and report any discrepancy at once. Dimensions are shown in feet and decimal parts thereof, no dimension is to be assumed by scaling.

TOPOGRAPHIC SURVEY MAP
SCALE: 3/32" = 1'- 0"

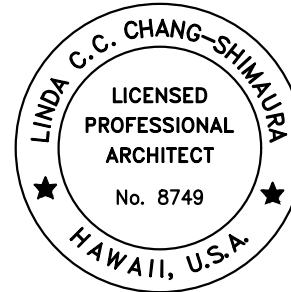


I, Thomas G. Pattison, do hereby certify to the best of my professional knowledge, information, and belief that this map and the survey upon which it is based correctly shows the boundary lines and topographic features as shown on the ground.

-COPY-

THOMAS G. PATTISON
January 15th, 2021
Hawaii License No. 10743

PATTISON LAND SURVEYING | 68-1125 N. Kaniku Dr. Unit 906 • Kamuela, HI 96743
Office 808.327.9439 • Cell 808.546.0009



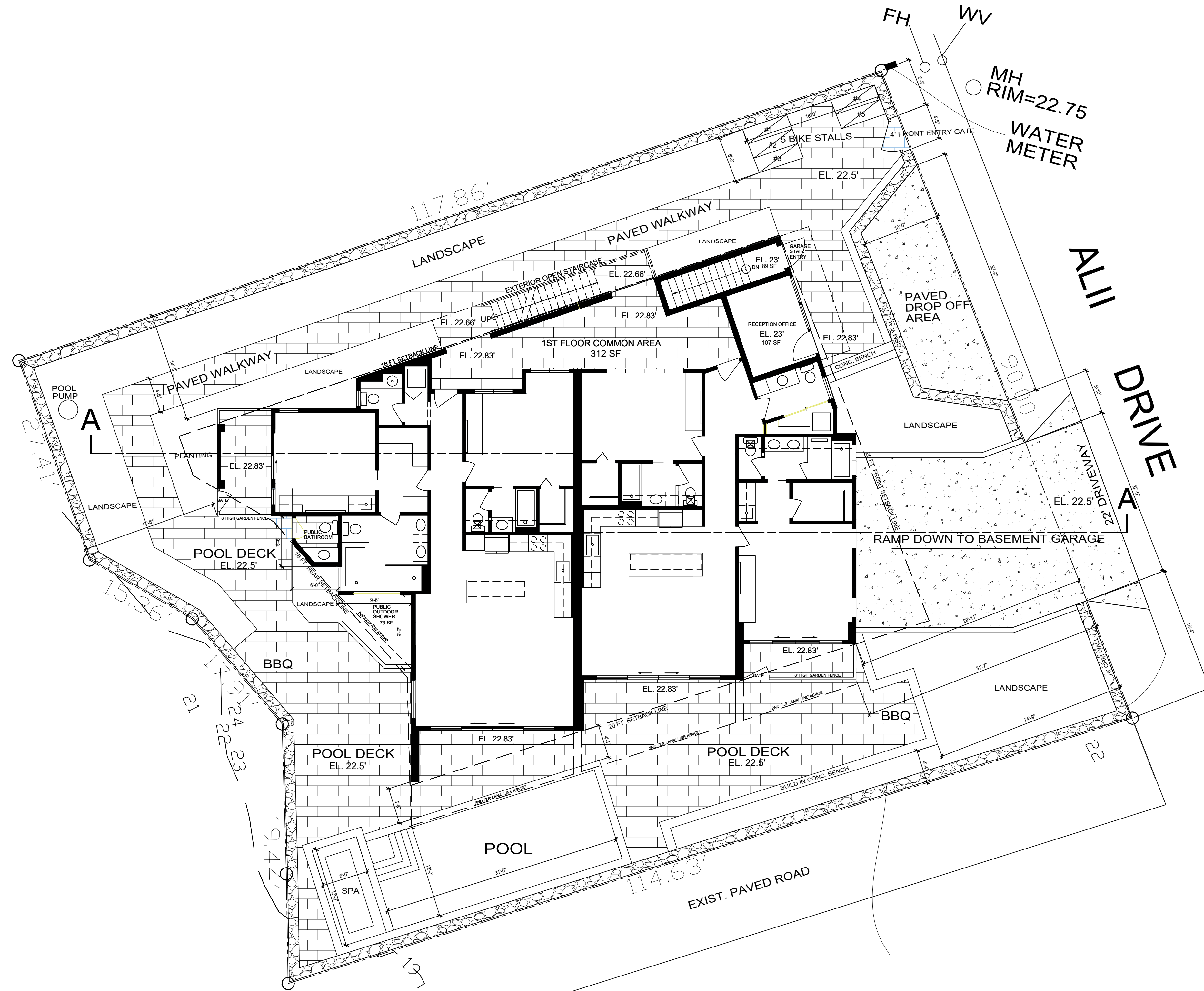
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TMK: (3)7-5-20 : 066

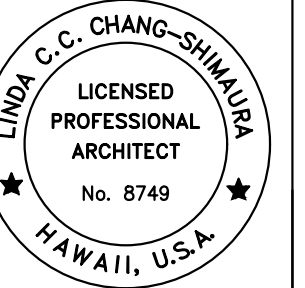
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SITE PLAN
SCALE: 1/8"=1'-0"



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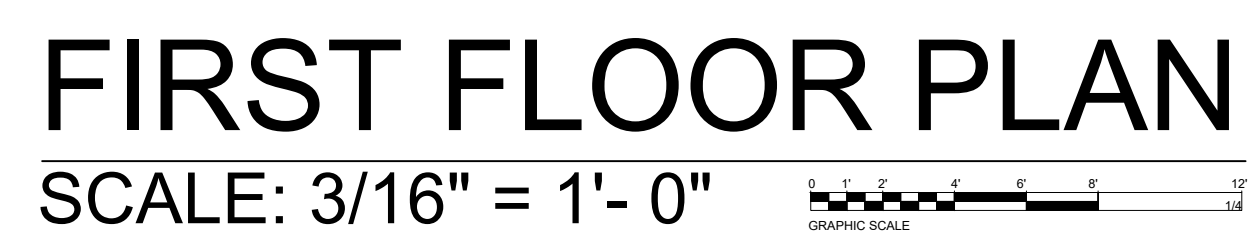
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DATE: APR. 20, 2022

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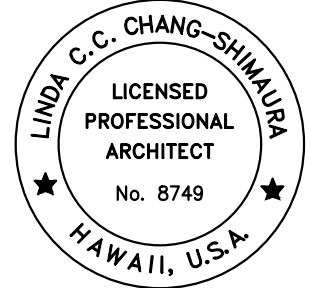
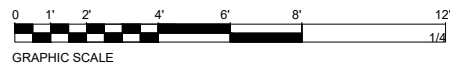






SECOND FLOOR PLAN

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



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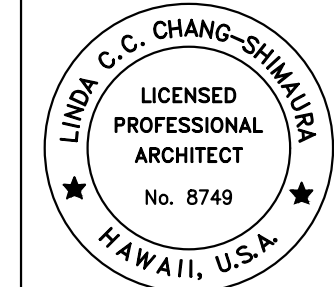
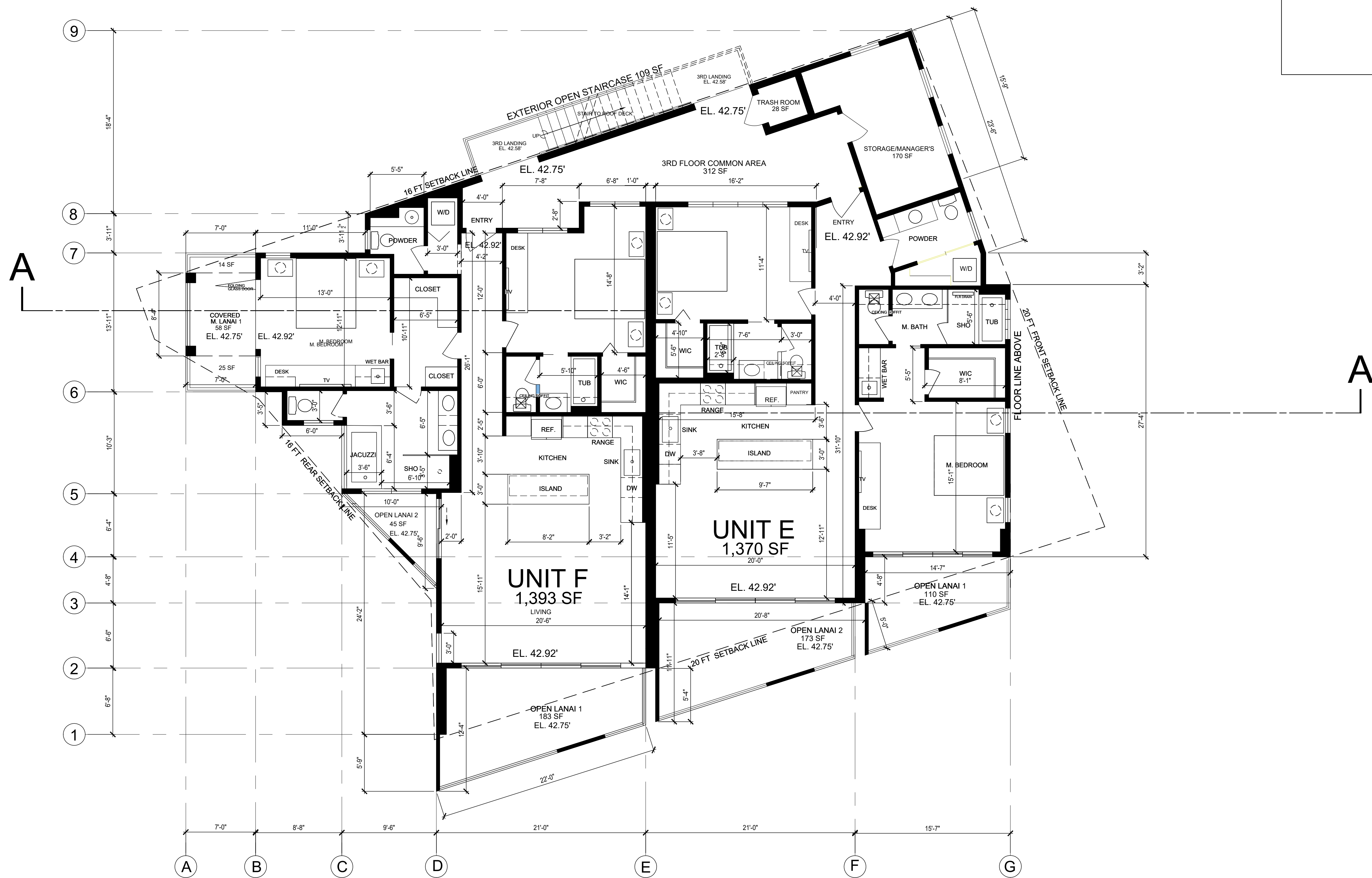
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NEW THREE STORY APARTMENT BUILDING WITH A BASEMENT GARAGE
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DATE: APR. 20, 2022

SHEET NO.:

A004



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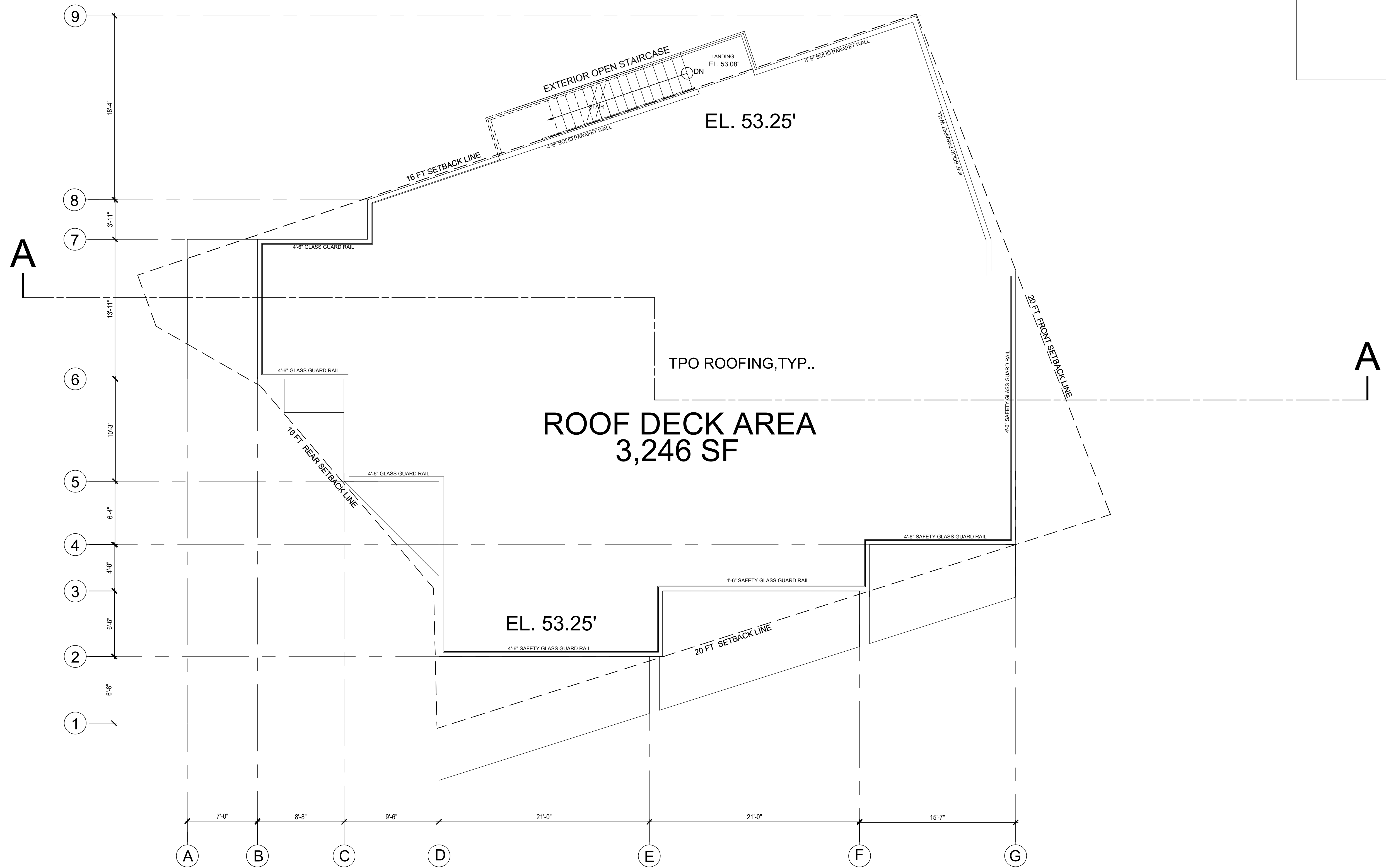
Linda C.C. Chang-Shimada
 LICENSED PROFESSIONAL ARCHITECT
 No. 8749
 HAWAII, U.S.A.
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MLUX RESIDENCE
 NEW THREE STORY APARTMENT BUILDING WITH A BASEMENT GARAGE
 75-6150 ALII DRIVE, NORTH KONA, COUNTY OF MAUI, STATE OF HAWAII
 T.M.K. (3) 7 - 5 - -20 : 066

REVISION	NO.

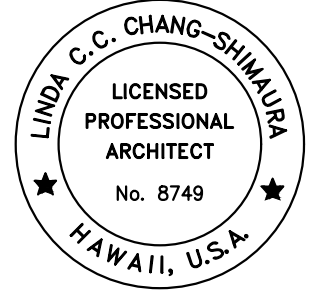
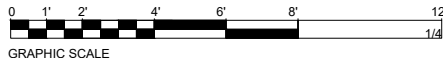
DATE: APR. 20, 2022
 SHEET NO.:

A005



ROOF PLAN

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



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75-6150 ALII DRIVE, NORTH KONA, COUNTY OF MAUI, STATE OF HAWAII
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REVISION	NO.

DATE: APR. 20, 2022

SHEET NO.:

A006