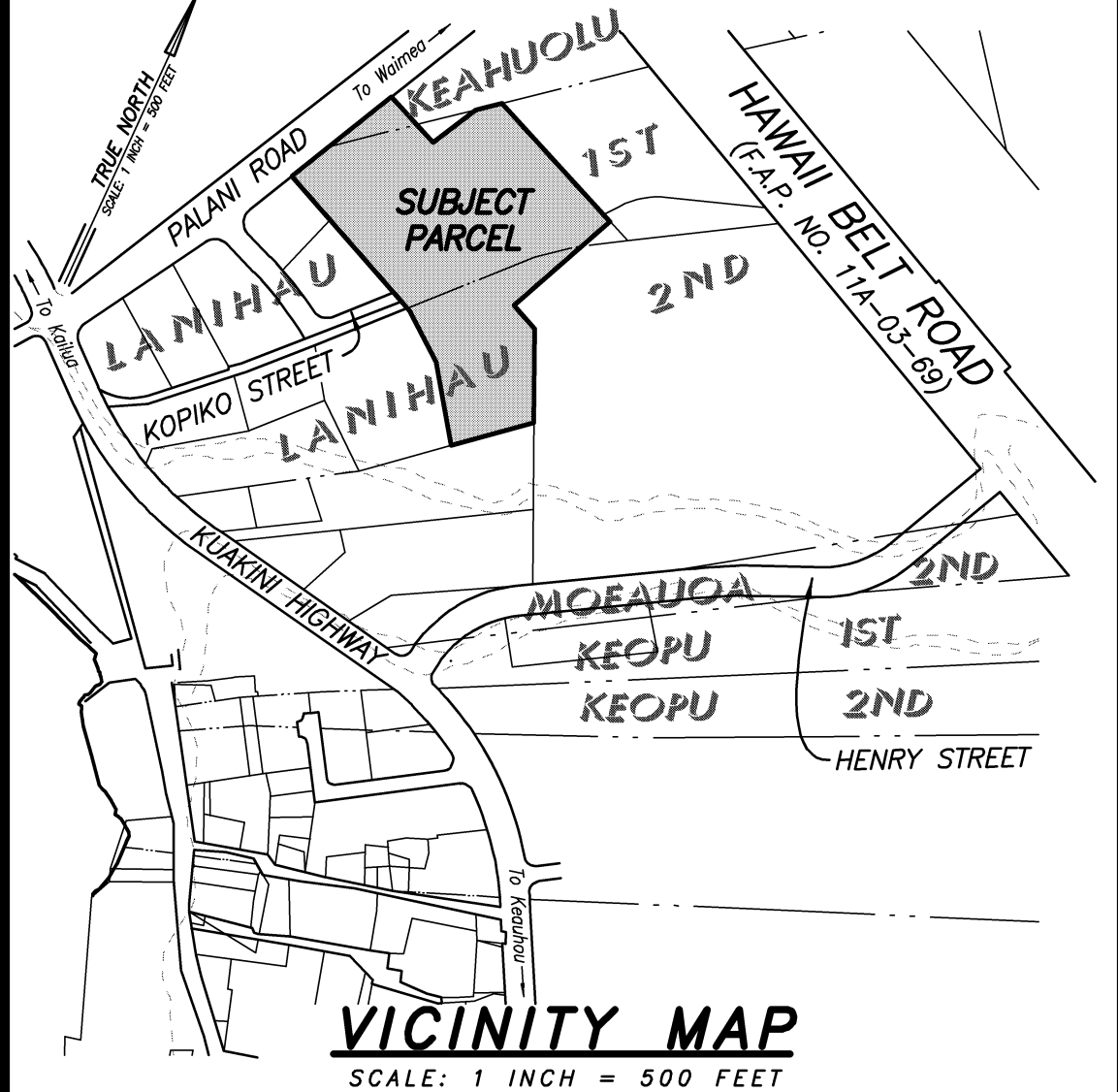


PLANNING DEPARTMENT

\\coh33\planning\public\Forms & References\E-Forms\2010 Updated Forms\KVDC Design Review App.doc
Rev. 12/14/11



All of that certain parcel of land (being portion(s) of the land(s) described in and covered by Royal Patent Number 6851, Land Commission Award Number 8452, Apiana 12 to A. Keohokalele (Certificate of Boundaries No. 45), Royal Patent Number 7456, Land Commission Award Number 8559-B, Apiana 11 to W. C. Lunaillo (Certificate of Boundaries No. 25), Royal Patent Grant Number 1861, Apiana 2 to Kahiamoe, and Royal Patent Grant Number 2035 to J. L. Waiuu) situated on the southerly side of Palani Road at Lanikai 1st and 2nd, District of North Kona, Island and County of Hawaii, State of Hawaii, being LOT 1-A (REVISED), thus bounded and described as per survey dated November 28, 2006:

Beginning at a 1/2 inch pipe (found) at the southwestern corner of this parcel of land, being also the northernmost corner of Lot 2 and being a point on the southerly side of Palani Road, the coordinates of said point of beginning referred to Government Survey Triangulation Station "MARIU" (NORTH MERIDIAN) being 442.77 feet north and 254.13 feet west and running by azimuths measured clockwise from True South:

1. 207° 26' 298.85 feet along the southerly side of Palani Road to a spike (found);
2. Thence, from a tangent azimuth of 329° 10' following along Lot B and along the remainder of R.P. 6851, L.C. Aw. 8452, Apiana 12 to A. Keohokalele (Certificate of Boundaries No. 45) on a curve to the left with a radius of 20.00 feet the chord azimuth and distance being: 311° 40' 12.03 feet to a spike (found);
3. 294° 10' 93.96 feet along Lot B and along the remainder of R.P. 6851, L.C. Aw. 8452, Apiana 12 to A. Keohokalele (Certificate of Boundaries No. 45) and R.P. 7456, L.C. Aw. 8559-B, Apiana 11 to W. C. Lunaillo (Certificate of Boundaries No. 25) to a "H" cut on a curb concrete (found);
4. 211° 20' 147.53 feet along Lot B and along the remainder of R.P. 7456, L.C. Aw. 8559-B, Apiana 11 to W. C. Lunaillo (Certificate of Boundaries No. 25) to a spike (found);
5. 232° 56' 30" 174.47 feet along R.P. 6851, L.C. Aw. 8452, Apiana 12 to A. Keohokalele (Certificate of Boundaries No. 45) to a 1/2 inch pipe (found);
6. 294° 11' 40" 424.21 feet along portion of Ololi (Revised) and Remnant Parcel 11 (Revised) and along the remainder of R.P. 7456, L.C. Aw. 8559-B, Apiana 11 to W. C. Lunaillo (Certificate of Boundaries No. 25) to a "H" on concrete (found);
7. 24° 11' 344.20 feet along Lot 5 (revised) and along the remainder of R.P. 7456, L.C. Aw. 8559-B, Apiana 11 to W. C. Lunaillo (Certificate of Boundaries No. 25) Grant 2035 to J.L. Waiuu and Grant 1861, Apiana 2 to Kahiamoe to a "H" on concrete (found);
8. 294° 11' 56.94 feet along Lot 5 (Revised) and along the remainder of Grant 1861, Apiana 2 to Kahiamoe to a "H" on concrete (found);
9. 342° 00' 294.19 feet along Lot 5 (Revised) and along Grant 2035 to J. L. Waiuu to a spike in concrete (found);
10. 50° 38' 246.81 feet along Lot 5 and along Grant 1861 to Ipanui to a spike in concrete (found);
11. 150° 14' 250.37 feet along Lot B and along the remainder of Grant 1861, Apiana 2 to Kahiamoe to a point;
12. 131° 11' 30" 144.69 feet along Lot B and along the remainder of Grant 1861, Apiana 2 to Kahiamoe to a "H" on concrete (found);
13. 114° 07' 452.26 feet along the Easterly end of Ololi Road, the easterly end of Kopiko Street, along Lots 3 and 2 and along the remainder of R.P. 7456, L.C. Aw. 8559-B, Apiana 11 to W. C. Lunaillo (Certificate of Boundaries No. 25) to the point of beginning and containing an area of 9.471 acres, more or less.

SURVEYOR'S CERTIFICATE

To The Prudential Insurance Company of America, PRU Westwood Lanikai Center LLC, Title Guaranty of Hawaii, Inc., A & B Properties, Inc., and Midway Super Company, Limited:

I, the undersigned, being a duly licensed and qualified surveyor in the State of Hawaii, hereby certify that this plot of survey is based on an actual field survey made on the ground between November 26, 2003 and February 1, 2010, by me or directly under my supervision, and such map of survey was made (a) in accordance with the Accuracy Standards set forth in the Accuracy Standards for Land Title Surveys, jointly established and adopted in 2005 by the American Land Title Association and the National Society of Professional Surveyors, and includes items 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11(a), 12, 13, 14, 15, 16, 17 and 18 of Table A, "Optional Survey Responsibilities and Specifications", specifically defined therein, and (b) pursuant to the Accuracy Standards (as adopted by ALTA and NSPS and in effect on the date of this certificate) and the Accuracy Standards (as defined in the Accuracy Standards described above) and in effect on the date of this certificate. The undersigned further certifies that to the best of my professional knowledge, information and belief:

- The survey fully and correctly represents the property owned by PRU Westwood Lanikai Center LLC, pursuant to Dec. No. 2006-871671 as described by description on the face of this plot, and otherwise accurately represents all facts found at the time of survey;
- There are no discrepancies among the boundary lines of actual possession of the subject property as shown on the plot of survey, and as described in the legal description of record, and all physical evidence of boundary lines and lines of possession or occupancy have been located;
- The boundary line dimensions as shown on the plot of survey form a mathematically closed figure;
- The boundary lines of the subject property are contiguous with the boundary lines of all adjoining parcels, roads, highways, streets or ways as described in their most recent respective legal descriptions of record unless otherwise herein;
- All utility services required for operation of the property enter the property through adjoining public streets;
- The area indicated for the land and the improvements is accurate;
- The property does not lie within a flood zone, as determined by the Federal Emergency Management Agency;
- All improvements are located as shown and are accurately shown, and there are no encroachments by such improvements onto adjoining property, or by improvements on adjoining property onto the subject property unless noted otherwise herein;
- There are no easements, encroachments, streets, roadways, paths, rights-of-way or ways affecting the subject property shown on a certified plat of the subject property other than as shown on the plot of survey;
- The Relative Positional Accuracy (as defined in the Accuracy Standards described above) of this survey does not exceed that which is specified in the Accuracy Standards.

WES THOMAS ASSOCIATES
Land Surveyors
WES THOMAS ASSOCIATES
Professional Land Surveyor
No. 4331
HAWAII, U.S.A.
72-5749 Koloa Street
Koloa, Hawaii 96740-1817
April 1, 2010
Expires: April 2012

ALTA/ACSM LAND TITLE SURVEY

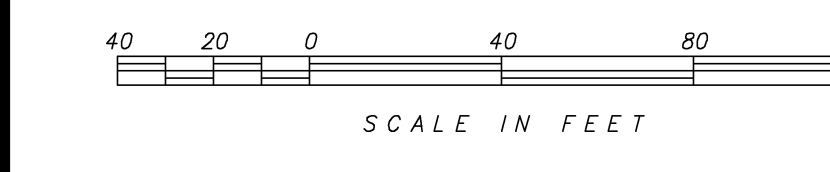
MAP SHOWING
LOT 1-A (REVISED)

Being Portions of
Grant 1861, Ap. 2 to Kahiamoe
Grant 2035 to J. L. Waiuu
R.P. 6851, L.C. Aw. 8452, Ap. 12 to A. Keohokalele
(Certificate of Boundaries No. 45)
and R.P. 7456, L.C. Aw. 8559-B, Ap. 11 to W.C. Lunaillo
(Certificate of Boundaries No. 25)

At Keahuolu, Lanikai 1st and Lanikai 2nd, North Kona,
Island and County of Hawaii, State of Hawaii

PARKING STALL TABULATION

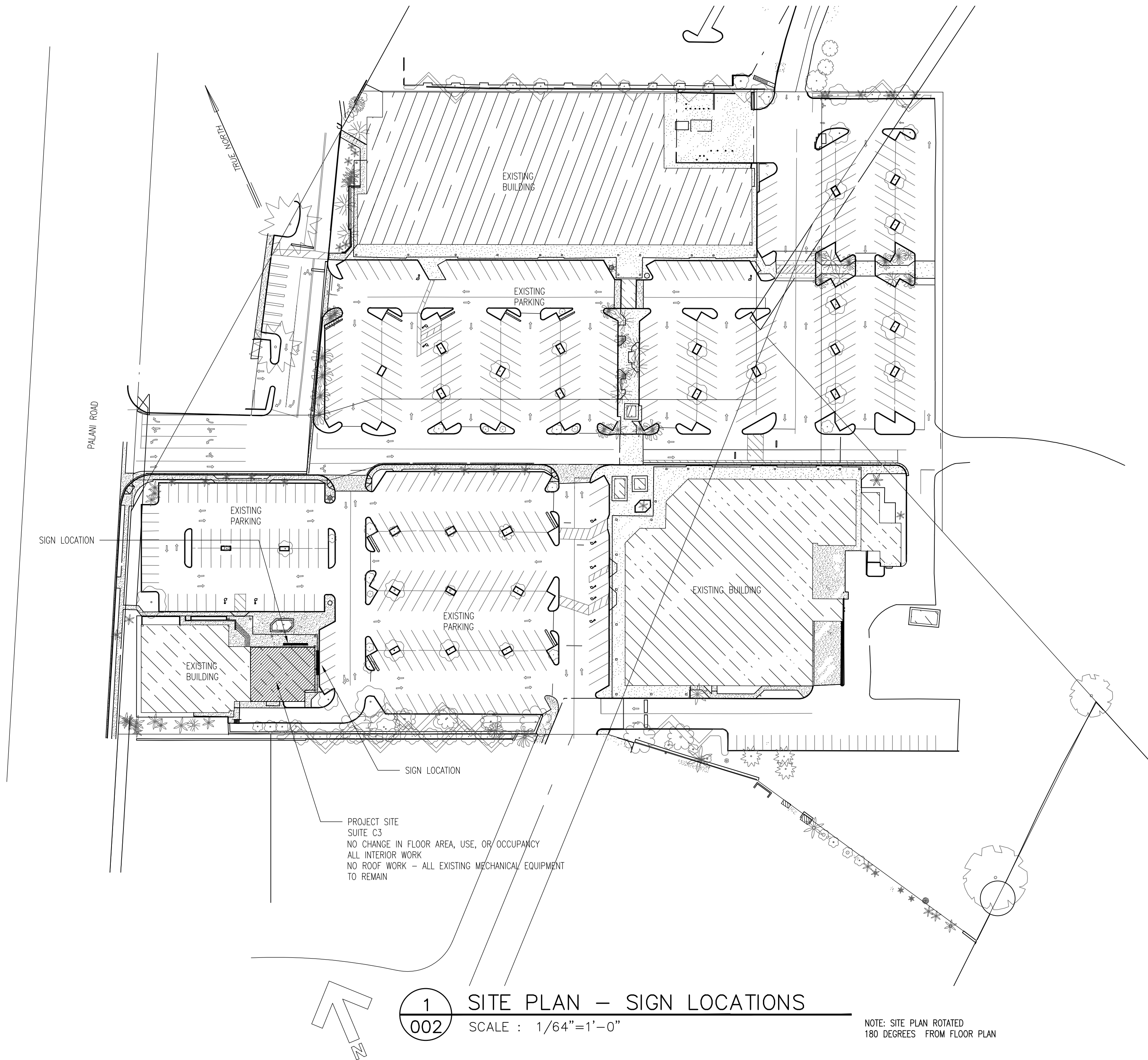
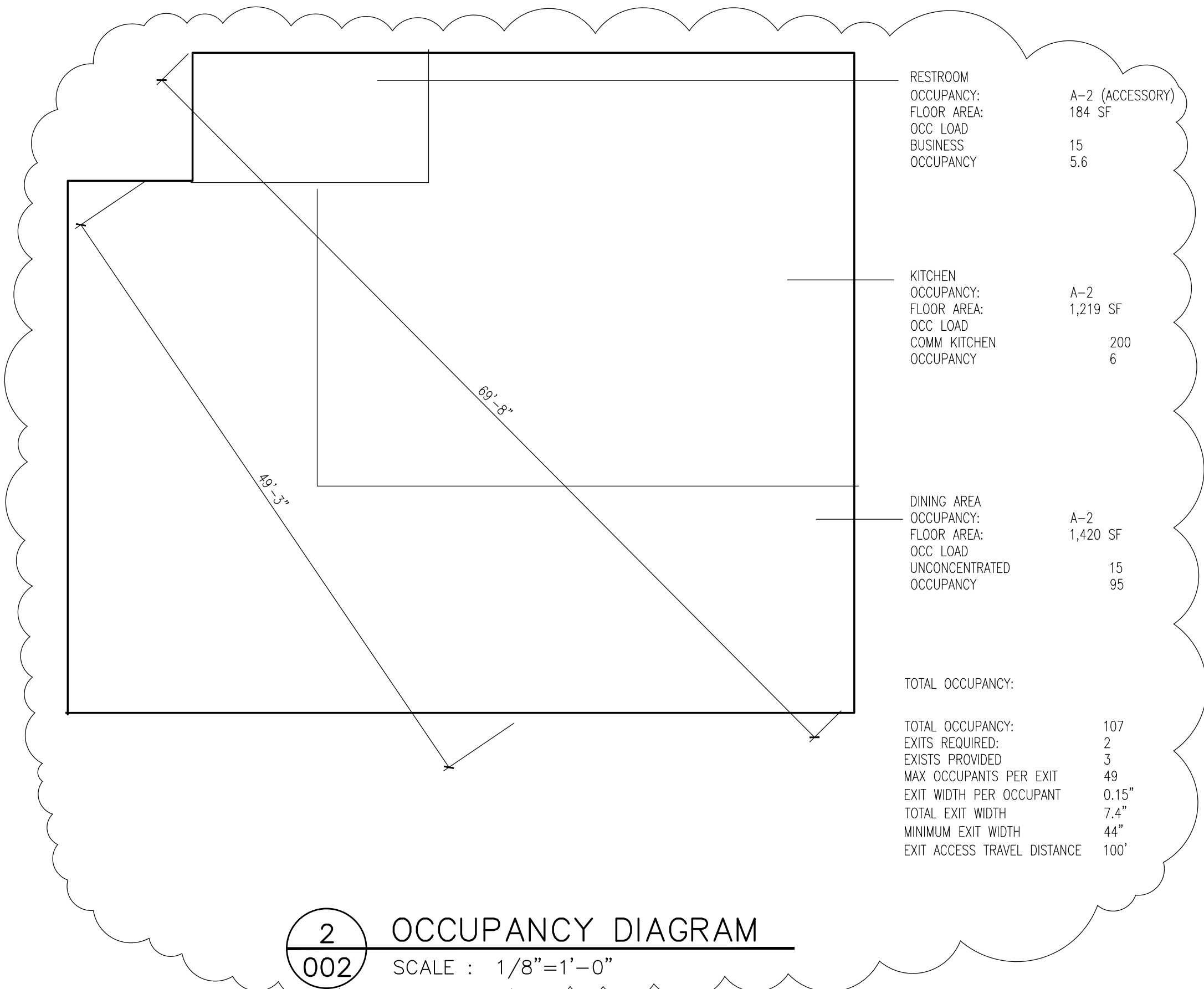
425	REGULAR
12	WIDE
437	TOTAL (ON SITE)
80	REGULAR (OFF-SITE ON TRK. (417-5-004.007)
357	TOTAL



Prepared For:
PRUDENTIAL REAL ESTATE INVESTORS
8 Campus Drive
Parsippany, New Jersey 07054

Prepared By:
WES THOMAS ASSOCIATES
Land Surveyors
72-5749 Koloa Street
Koloa, Hawaii 96740-1817
April 1, 2010
FAX (808) 329-5334 EMAIL: surveys@wethomahawaii.com

PROJECT NO.: ...03940.19
DATE: ...FEBRUARY 5, 2010
FIELD BOOK NO.: ...1195 AND 1203
TAX MAP KEY: ...7-5-004: 010 (3RD DIVISION)
REVISED: FEBRUARY 10, 2010 (ADDED UNDERGROUND UTILITIES)
REVISED: FEBRUARY 28, 2010 (ADDED DRAINAGE SLUMP)
REVISED: APRIL 1, 2010 (EASEMENT "1-A")



HAWAII COUNTY CODE-CHAPTER 5-BUILDING
2006 IECC & ORDINANCES 09-48 & 10-68
BUILDING ENERGY EFFICIENCY STANDARDS

I CERTIFY THAT THE DESIGN IS IN CONFORMANCE WITH THE BUILDING
ENERGY EFFICIENCY STANDARDS PERTAINING TO:

SECTION 502 BUILDING ENVELOPE

SIGNATURE: _____ DATE: _____
NAME: GREGORY A. QUINN
TITLE: ARCHITECT
LICENSE NO.: 7731

BUILDING CODE INFORMATION:

OCCUPANCY GROUP: A - ASSEMBLY
USES: RESTAURANT
NUMBER OF STORIES: ONE
FLOOR LEVEL OF WORK: FIRST FLOOR

EXISTING FLOOR AREA: 10,260 SQUARE FEET (NO CHANGE)
BUILDING: 2,832 SQ. FT.
AREA OF WORK: 2,832 SQ. FT.

AUTOMATIC FIRE
SPRINKLER SYSTEM: EXISTING AUTOMATIC FIRE SPRINKLER SYSTEM

TYPE OF
CONSTRUCTION: TYPE VB

SCOPE OF WORK:
INTERIOR RENOVATION

Gregory A. Quinn
ARCHITECT

45-427 Keikikane Loop
Kaneohe, Hawaii 96744
Cel 620-8021
kiaaina@aol.com

REVISIONS

△

05/11/2022
PLAN CORRECTIONS

△

△

△

Gregory A. Quinn
Licensed Professional Architect
No. AR-7731
HAWAII, U.S.A.
Exp. 04/30/2022

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

SUPERVISION OF CONSTRUCTION TO BE AS DIRECTED IN SECTION 18-115-2, STATE OF HAWAII RULES RELATING TO PROFESSIONAL BUSINESS, ARCHITECTS, SURVEYORS AND LANDSCAPE ARCHITECTS.

RESTAURANT INTERIOR ALTERATION FOR:

Rock-N-Crab - KONA
75-5595 PALANI ROAD
KAILUA-KONA, HAWAII 96740

TMK: 7-5-004; 010

FILE NAME: Rock-N-Crab

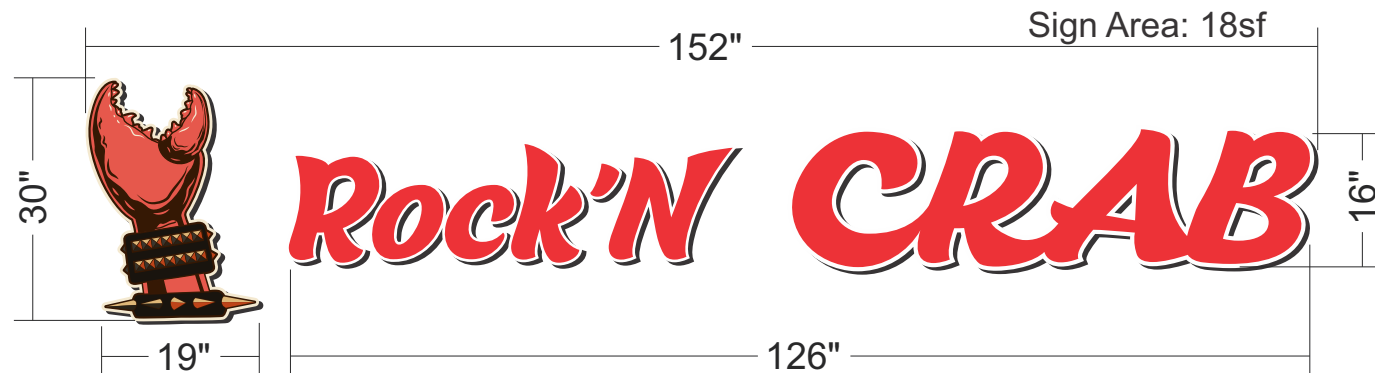
SCALE: AS SHOWN

DRAWN BY: GQ

DATE: 8/28/2021

JOB NO.:

DRAWING NO. 002 OF SHEETS



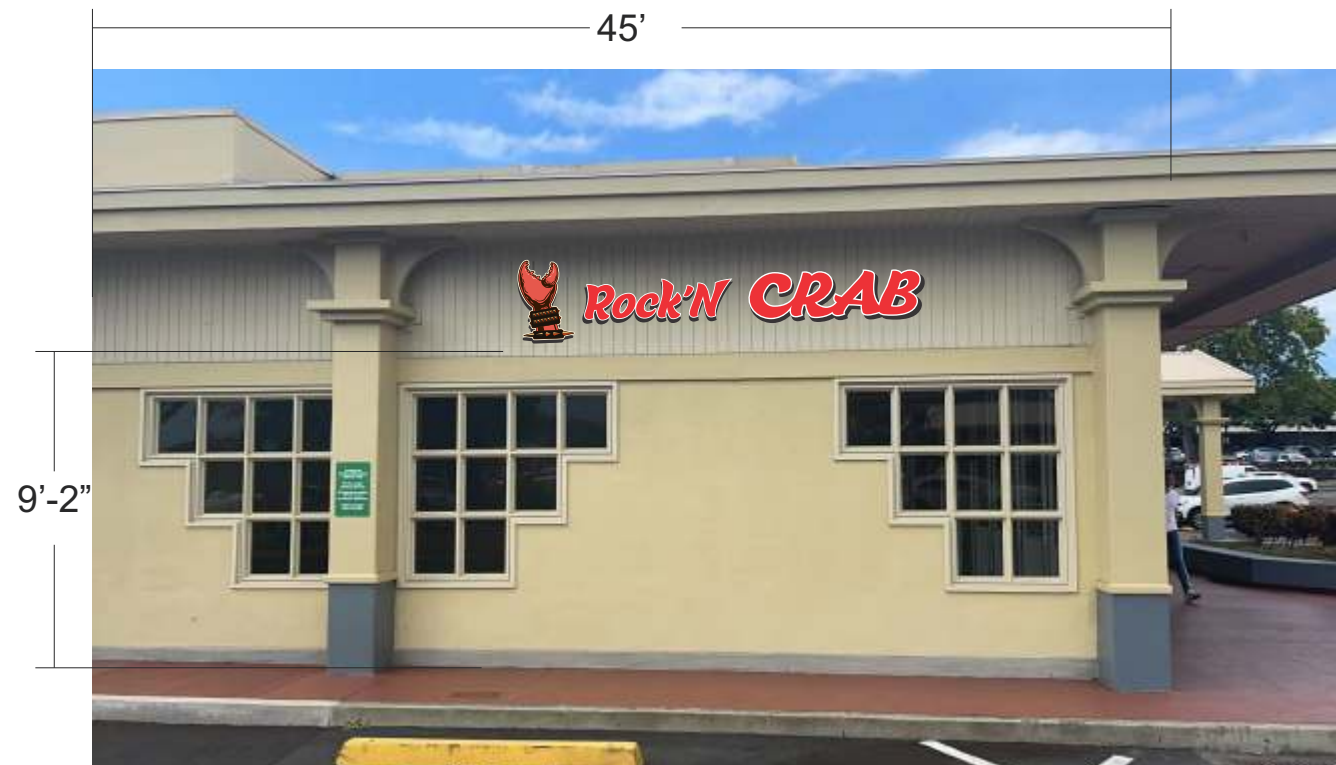
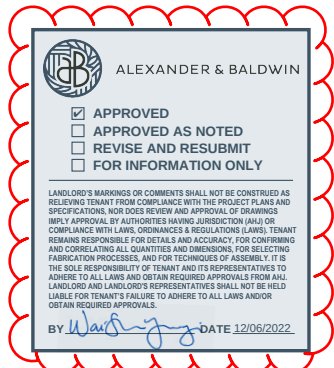
Proposing: 2 sets Internally illuminated LED channel letter sign.

Face: 3/16" thk white acrylic with translucent vinyl overlay.

Trim Cap: 1" wide black trim cap.

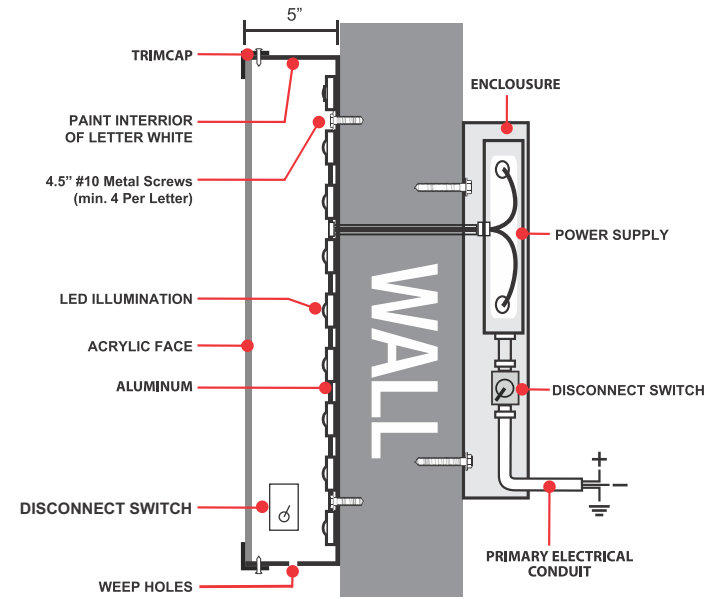
Letter Returns: 5" deep .040 aluminum black acrylic enamel finish.

Lighting: by LED, front lit.



Channel Letter Installation Diagram

U.L. LISTED



WALL TYPE	FASTENER TYPE
DRYWALL / STUDS	WOOD SCREW 3/8" TO 1/2" X 2" TO 4"
CONCRETE	ANCHOR/LAG 3/8" TO 1/2" X 2" TO 4"
STUCCO / SHEETROCK	ANCHOR/LAG 3/8" TO 1/2" X 2" TO 4"
STEEL BEAMS	MACH./ANCH. 3/8" TO 1/2" X 2" TO 4"

*This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding of the sign.

NEW SIGN
Solution Inc.

www.NewSignsPrinting.com

9468 Garvey Ave.,

So El Monte, CA 91733

Tel: 626-443-9288

Fax: 626-443-9218

info@NewSignsPrinting.com

Contact:

Christina Yu

Christina.Y@NewSignsPrinting.com

Date Created:

11/7/2022

Job Location:

75-5595 Palani Rd.
Kailua-Kona, HI 96740

Tenant:

Allen

feng6695@yahoo.com

Property Owner:

Notes:

Plan Prepared By:

Ken Le

ken@newsignsprinting.com
626-443-9288

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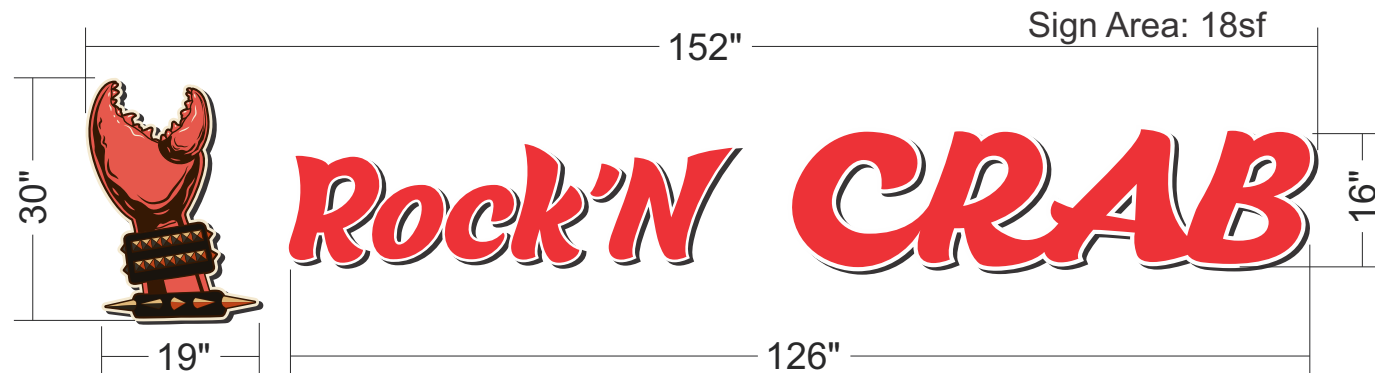
Approved By:

X

Client/Date

X

Landlord/Date



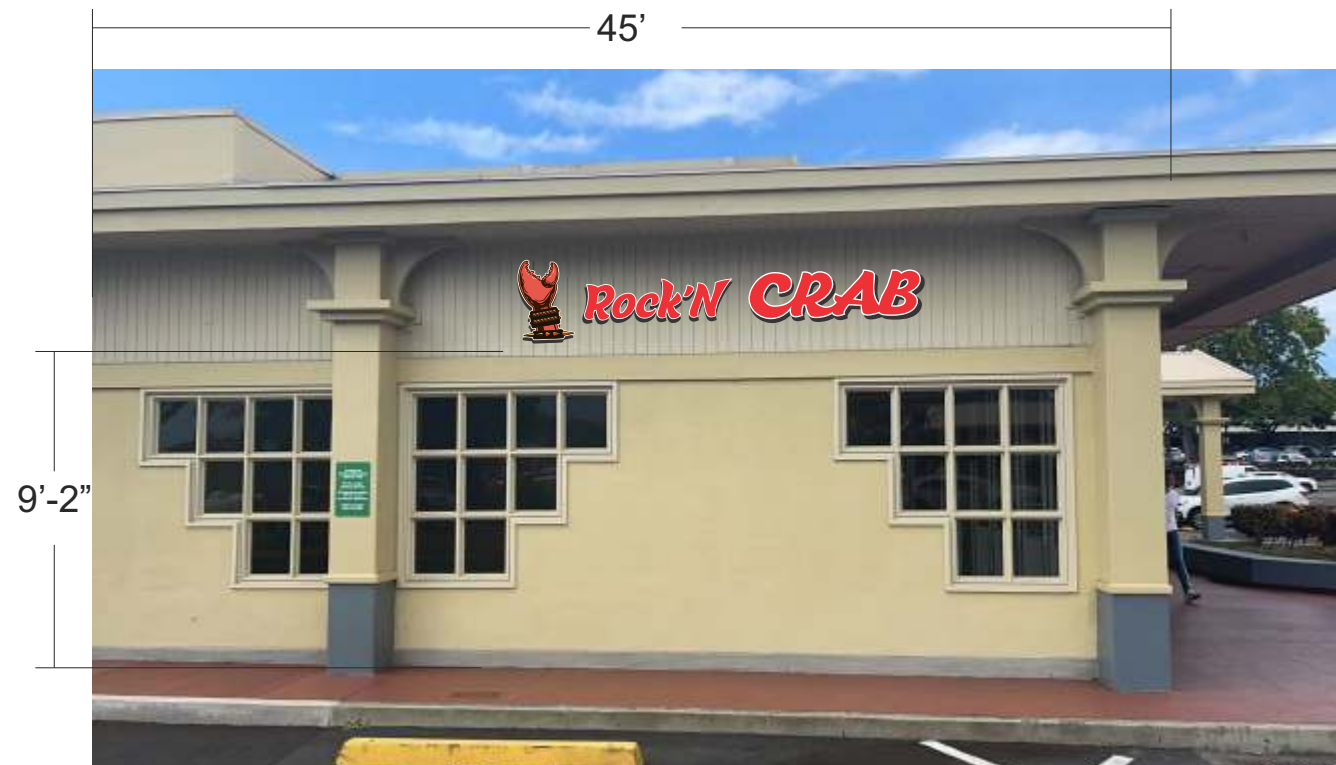
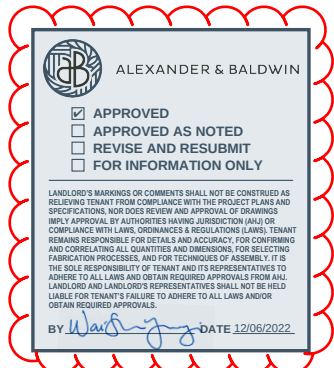
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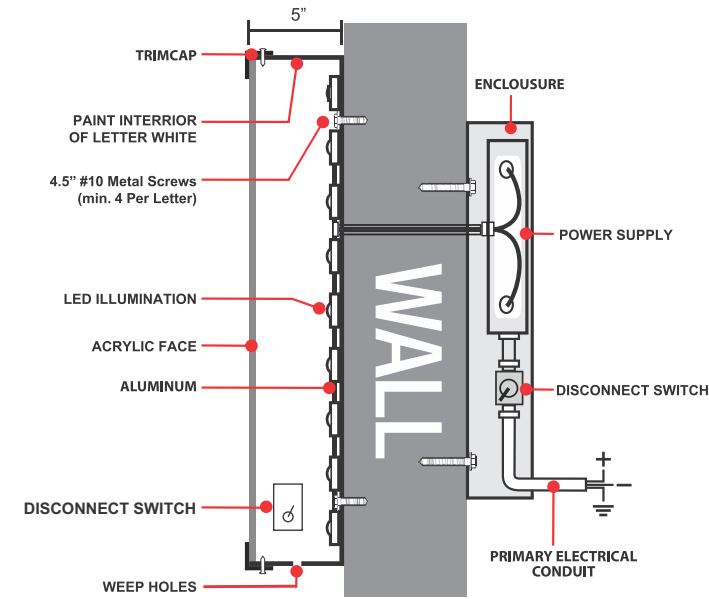
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Contact:

Christina Yu

Christina.Y@NewSignsPrinting.com

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75-5595 Palani Rd.
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feng6695@yahoo.com

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Plan Prepared By:

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X

Client/Date

X

Landlord/Date