

APPLICATION FOR DESIGN REVIEW
KAILUA VILLAGE DESIGN COMMISSION
COUNTY OF HAWAII
PLANNING DEPARTMENT

APPLICANT: Kona Brewing Hawaii

APPLICANT'S SIGNATURE: _____

DATE: 9/19/23

ADDRESS: 74-5612 Pawai Place, Kailua-Kona HI, 96740

TELEPHONE NUMBER: (808)334-2739

APPLICANT'S INTEREST, if not recorded owner: Tenant, subleased from Manini Holdings

RECORDED OWNER: Liliuokalani Trust Estate

OWNER'S SIGNATURE: _____

DATE: 10/2/2023

ADDRESS: 1100 Alakea St, Suite 1100, Honolulu HI 96813

TELEPHONE NUMBER: (808)203-6150

PROPOSED USE: Existing commercial- restaurant renovation

TAX MAP KEY: 7-4-010-001:000

LAND AREA: 96,311 SF

STREET ADDRESS OF PROPERTY: 74-5617 Pawai Place, Kailua Kona, HI 96740

STATE LAND USE DISTRICT: Kailua Urban COUNTY ZONING: MG-1a

This application must be accompanied by one set of presentation size (recommended 24" x 36") and eleven sets of reduced size (recommended either 11" x 17" or 8-1/2" x 11") of the site plan drawings (same information as required for Plan Approval application; see attached). For presentation to the Kailua Village Design Commission, the applicants should make certain that the following are also clearly depicted in the submitted drawings:

- (1) Site plan showing TMK parcel boundaries, and showing existing and proposed building locations;
- (2) Building elevations showing the architectural design of the building exteriors, depicting or describing proposed exterior colors and materials. Notation of ground elevation with contour lines or selected spot elevations is recommended. Earth tone colors are recommended. Color samples should be provided. If reasonable and appropriate, samples of exterior building materials may be provided; and
- (3) Location, design, and colors of proposed sign(s), if any.

All submitted drawings and samples of colors/materials will not be returned.

APPLICATION FOR DESIGN REVIEW
KAILUA VILLAGE DESIGN COMMISSION
COUNTY OF HAWAII
PLANNING DEPARTMENT

APPLICANT: JEFFREY LEE

APPLICANT'S SIGNATURE: [REDACTED] DATE: 4/11/22

ADDRESS: 733 BISHOP STREET, SUITE 3100, HONOLULU, HI 96813

TELEPHONE NUMBER: [REDACTED]

APPLICANT'S INTEREST, if not recorded owner: ARCHITECT

RECORDED OWNER: KONA BREWING COMPANY

OWNER'S SIGNATURE: [REDACTED] DATE: 4/12/2022

ADDRESS: 74-5612 PAWAI PLACE, KAILUA-KONA, HI 96740

TELEPHONE NUMBER: 808-331-4464

PROPOSED USE: EXISTING COMMERCIAL - RESTAURANT RENOVATION

TAX MAP KEY: 7-4-010-001:000 LAND AREA: 96,311 SF

STREET ADDRESS OF PROPERTY: 74-5617 PAWAI PLACE, KAILUA-KONA, HI 96740

STATE LAND USE DISTRICT: KAILUA URBAN COUNTY ZONING: MG-1a

This application must be accompanied by one set of presentation size (recommended 24" x 36") and eleven sets of reduced size (recommended either 11" x 17" or 8-1/2" x 11") of the site plan drawings (same information as required for Plan Approval application; see attached). For presentation to the Kailua Village Design Commission, the applicants should make certain that the following are also clearly depicted in the submitted drawings:

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- (3) Location, design, and colors of proposed sign(s), if any.

All submitted drawings and samples of colors/materials will not be returned.



Architects Hawaii Ltd.
733 Bishop Street, Suite 3100
Honolulu, Hawaii 96813

808.523.9636
www.ahl.design

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Emile C. Alano AIA, LEED AP
Lisa Y.T. Rapp AIA, LEED AP
Lester H. Ng LEED AP
Nathan Saint Clare AIA
Myles M. Michibata AIA, LEED AP
Jeffrey L. Lee AIA, LEED AP
Daniel B. Moats AIA, LEED AP

Jean-Louis Loveridge LEED AP
Garret S. Horimoto RA
Michael G. Kim LEED AP
Ethan J. Twer AIA
Brad K. Inovejas AIA, LEED AP
Katie Stephens AIA
Colette Abe Lee IIDA, LEED AP
Linda Lileikis
Neu-Wa O'Neill AIA

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Ina Wong AIA, LEED AP
Frederick Hong AIA, LEED AP
Deirdre Stearns AIA, LEED AP
Teri A. Patton Assoc. IIDA, LEED AP

13 May 2022

Kailua Village Design Commission
County of Hawai'i Planning Department
74-5044 Ane Keohokalole Highway
Kailua-Kona, HI 96740

Attn to: Rosalind Newlon

Dear Rosalind,

We appreciate the opportunity to present to Kailua Village Design Commission for the Kona Brewing Company Brewpub Renovation project. The project description is in the pages that follow.

Project Description

Located on the north end of Kailua-Kona, the Brewpub is the original home of Kona Brewing Company which was founded back in 1994. It is an inviting and comfortable space, but is in need of an update after so many years of being a gathering space for both locals and visitors alike. Kona Brewing Company has always tried to be an active member of the community, and the renovation is designed to foster neighborhood interaction and create a dynamic synergy in the Brewery Block development.

The design intent is to keep the existing portion of the dining and kitchen areas as-is with minimal improvements, while focusing the renovation on the current warehouse section of the building. An indoor/outdoor courtyard space for dining and events is proposed in the old warehouse and stockyard portion of the site. This improvement will enhance the atmosphere of the area and provide a safe environment for community events.

Proposed improvements include a new food and beverage cooler wrapped with metal cladding and an L-shaped shade canopy along the courtyard, which incorporates reclaimed O'hia wood posts and a reclaimed tongue-and-groove wood ceiling. Modifications to the courtyard include new planter boxes, landscaping, synthetic turf, and ambient lighting to enhance the new outdoor features and safely connect to the existing structure. Improvements to the existing facade include a new storefront entry, and large glazed garage doors which will remain open to create the indoor/outdoor atmosphere.



Kailua Village Design Commission
Project Description
May 13, 2022, Page **2 of 2**

The interior design for the renovation incorporates finishes and colors similar to the existing dining area to give the space a seamless and authentic feel. Natural wood accents, board and batten walls, and lava rock cladding at the entry help express the Hawaii sense of place. Proposed improvements include a new bar area, a reduced footprint for a pilot brewery, and new restrooms. These interior improvements, coupled with the re-created courtyard area, will be a significant enhancement to the property.

Sincerely,



Jeffrey Lee, Principal, AHL

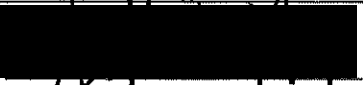
DESIGN THAT INSPIRES

www.ahl.design

Supplement: KVDC Application for Design Review

TMK 7-4-010-001:00 Lot 13

LESSEE: Marini Holdings

LESSEE'S SIGNATURE: 

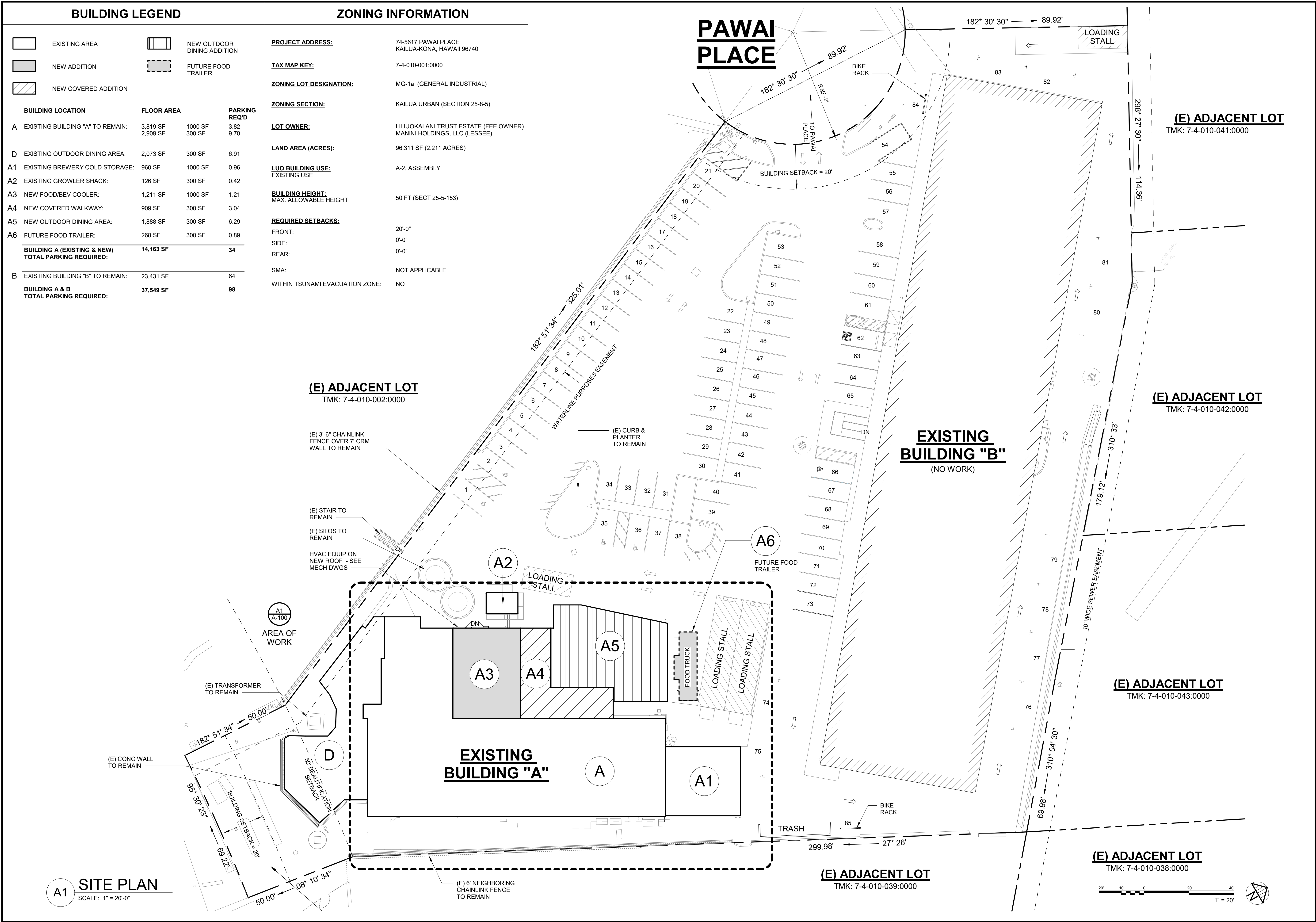
DATE: 10/2/23

ADDRESS: 74-5617 Pawai Place

TELEPHONE NUMBER: (808) 331-8648

DATE: 4/11/2022 3:41:55 PM

NAME: BIM 360//Kona Brewing Company Redesign/KBC-Arch.rvt



733 BISHOP STREET, SUITE 3100
PACIFIC GUARDIAN CENTER
HONOLULU, HAWAII 96813
OFFICE: (808) 523-9636

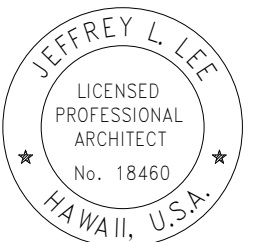
**KONA BREWING COMPANY
BREW PUB RENOVATION**

74-5617 PAWAI PL
KAILUA-KONA, HI 96740
7-4-010-001:0000

PERMIT SET

SITE PLAN

As indicated



This work was prepared by me or under my supervision and construction of this project will be under my observation. (Observations of construction as defined in Chapter 18-115, Subchapter 1 Definitions of the Hawaii Administrative Rules, Professional Engineers, Architects, Surveyors, and Landscape Architects.)

Signature: [Signature] 04/30/2024
expiration date of the license

NOTE: Contractor to check and verify dimensions at job before proceeding with work.

PROJECT NO: 6682.010

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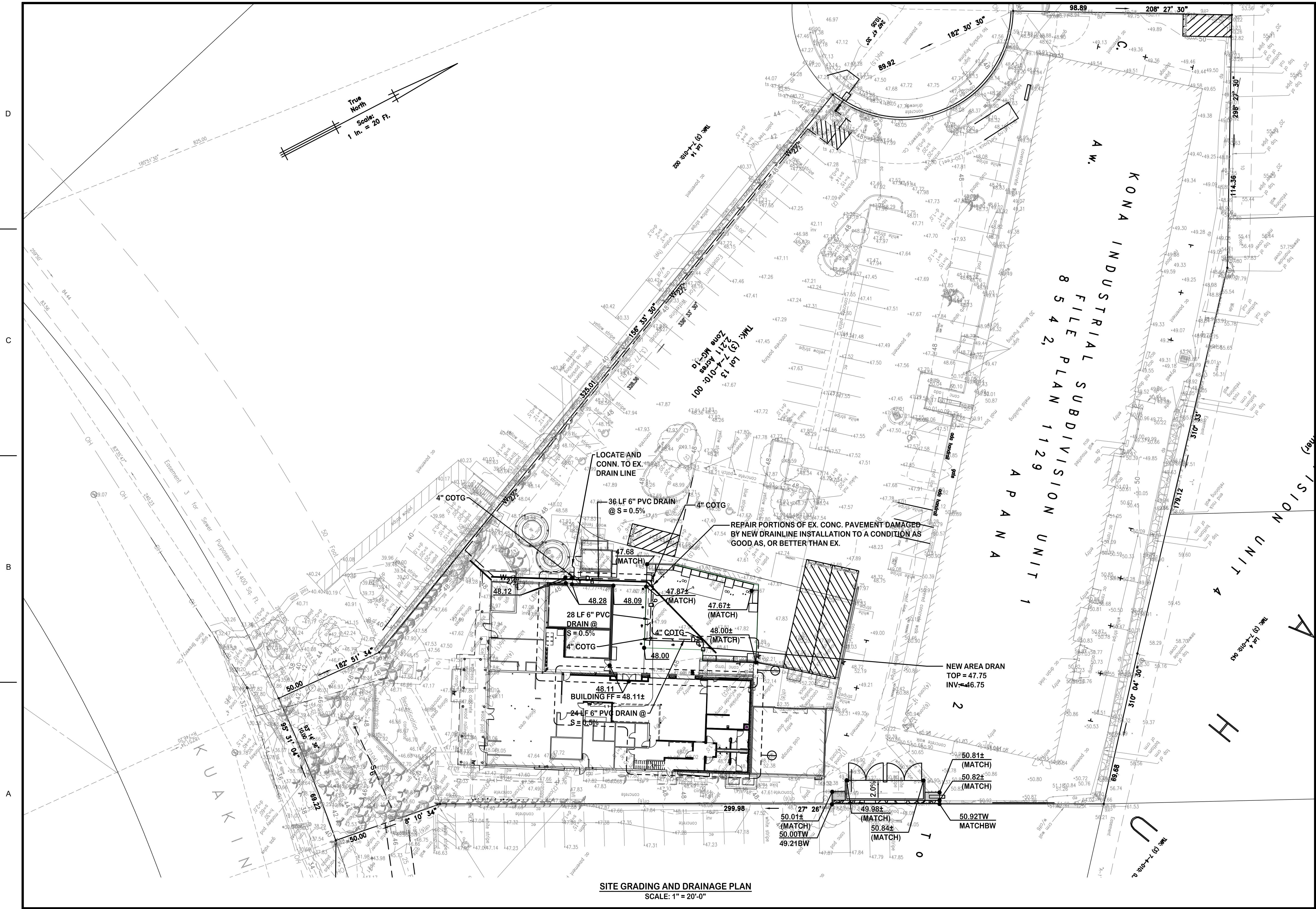
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DATE: 3/11/22

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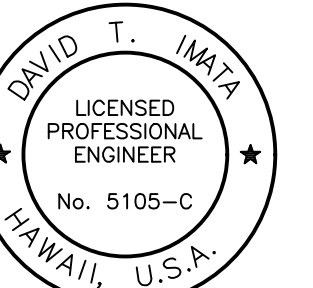
KONA BREWING COMPANY
BREW PUB RENOVATION

7-4-0017 FAWHAI FL
KAILUA-KONA, HI 96740
7-4-010-001:0000

ERMIT SET

SITE GRADING AND DRAINAGE PLAN

As indicated



This work was prepared by me or under my supervision and instruction of this project will be under my observation. Observations of construction as defined in Chapter 16-115, Subchapter 1 Definitions of the Hawaii Administrative Rules, Professional Engineers, Architects, Surveyors, and Landscape Architects.")

signature _____ expiration date of the _____

NOTE: Contractor to check and verify dimensions at job before proceeding with work.

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PROJECT NO: 6682.010

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ATE: 3/11/22

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A

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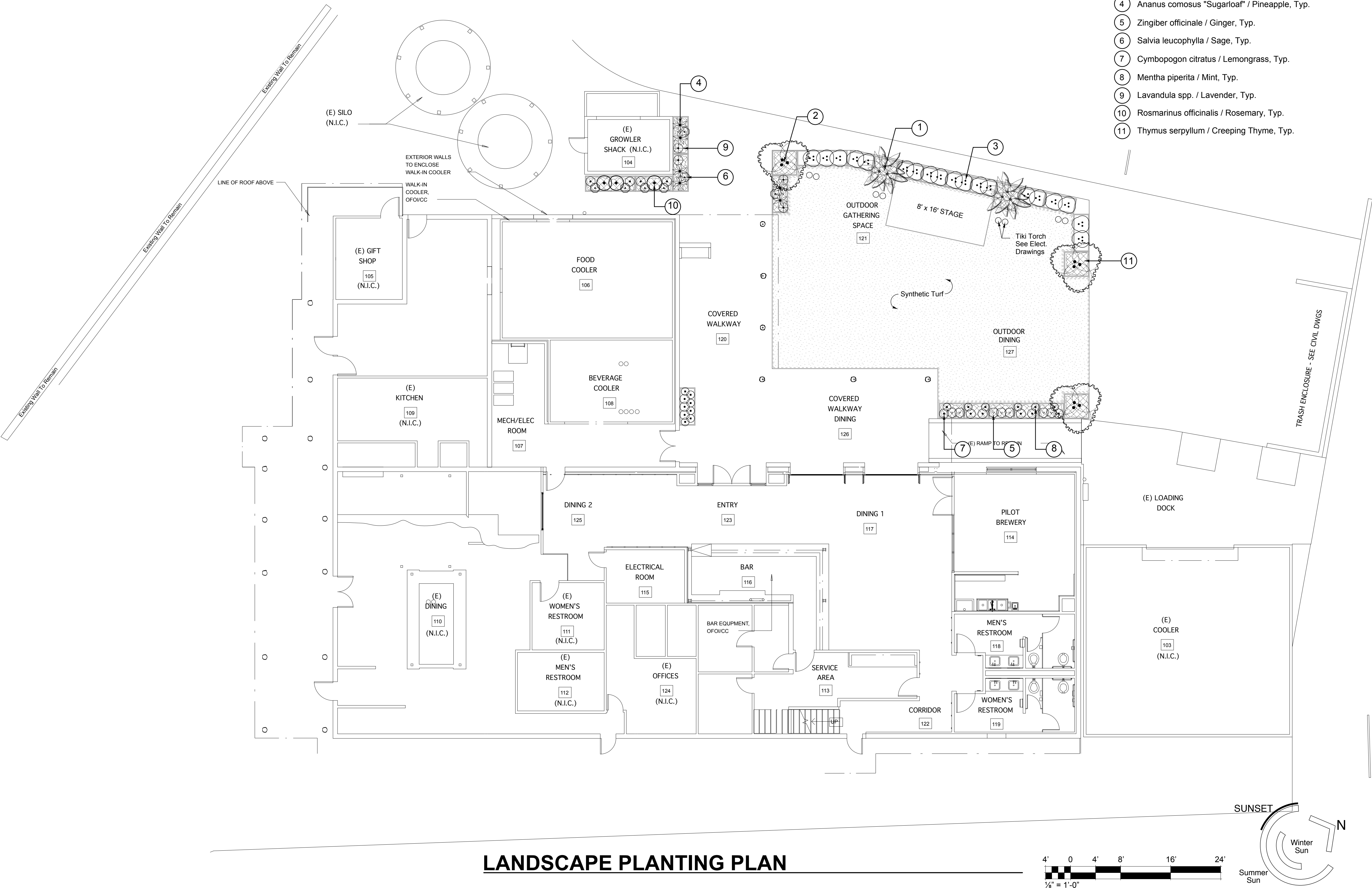
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4

5

LANDSCAPE PLANTING PLAN KEYNOTES

- 1 Adonidia merrillii / Manila Palm (Tripple-Trunk), Typ.
- 2 Phoenix robelenii / Pygmy Date Palm (Tripple-Trunk), Typ.
- 3 Dypsis lutescens / Areca Palm, Typ. (Keep Plants in Pots)
- 4 Ananas comosus "Sugarcane" / Pineapple, Typ.
- 5 Zingiber officinale / Ginger, Typ.
- 6 Salvia leucophylla / Sage, Typ.
- 7 Cymbopogon citratus / Lemongrass, Typ.
- 8 Mentha piperita / Mint, Typ.
- 9 Lavandula spp. / Lavender, Typ.
- 10 Rosmarinus officinalis / Rosemary, Typ.
- 11 Thymus serpyllum / Creeping Thyme, Typ.



LANDSCAPE PLANTING PLAN

ahl.

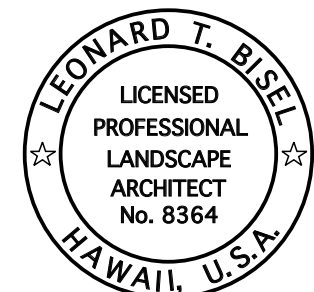
733 BISHOP STREET, SUITE 3100
PACIFIC GUARDIAN CENTER
HONOLULU, HAWAII 96813
OFFICE: (808) 523-9636

KONA BREWING COMPANY
BREW PUB RENOVATION

74-5612 PAWAI PL
KAILUA-KONA, HI 96740
7-4-010-001:0000

PERMIT SET

LANDSCAPE
PLANTING PLAN



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signature expiration date of the license

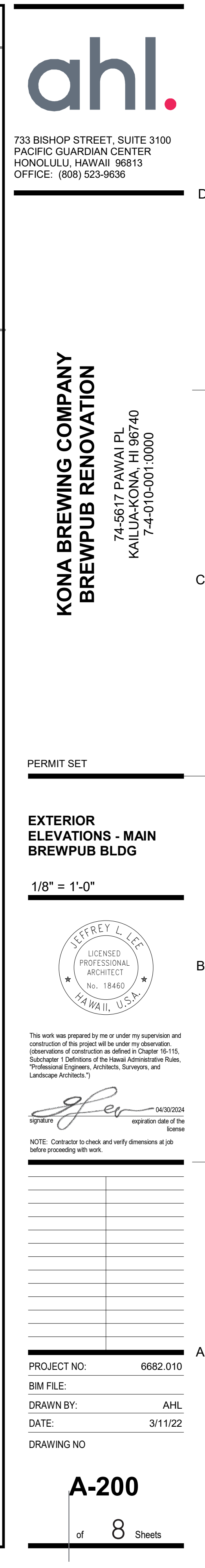
NOTE: Contractor to check and verify dimensions at job before proceeding with work.

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DATE: 3/11/22
DRAWING NO

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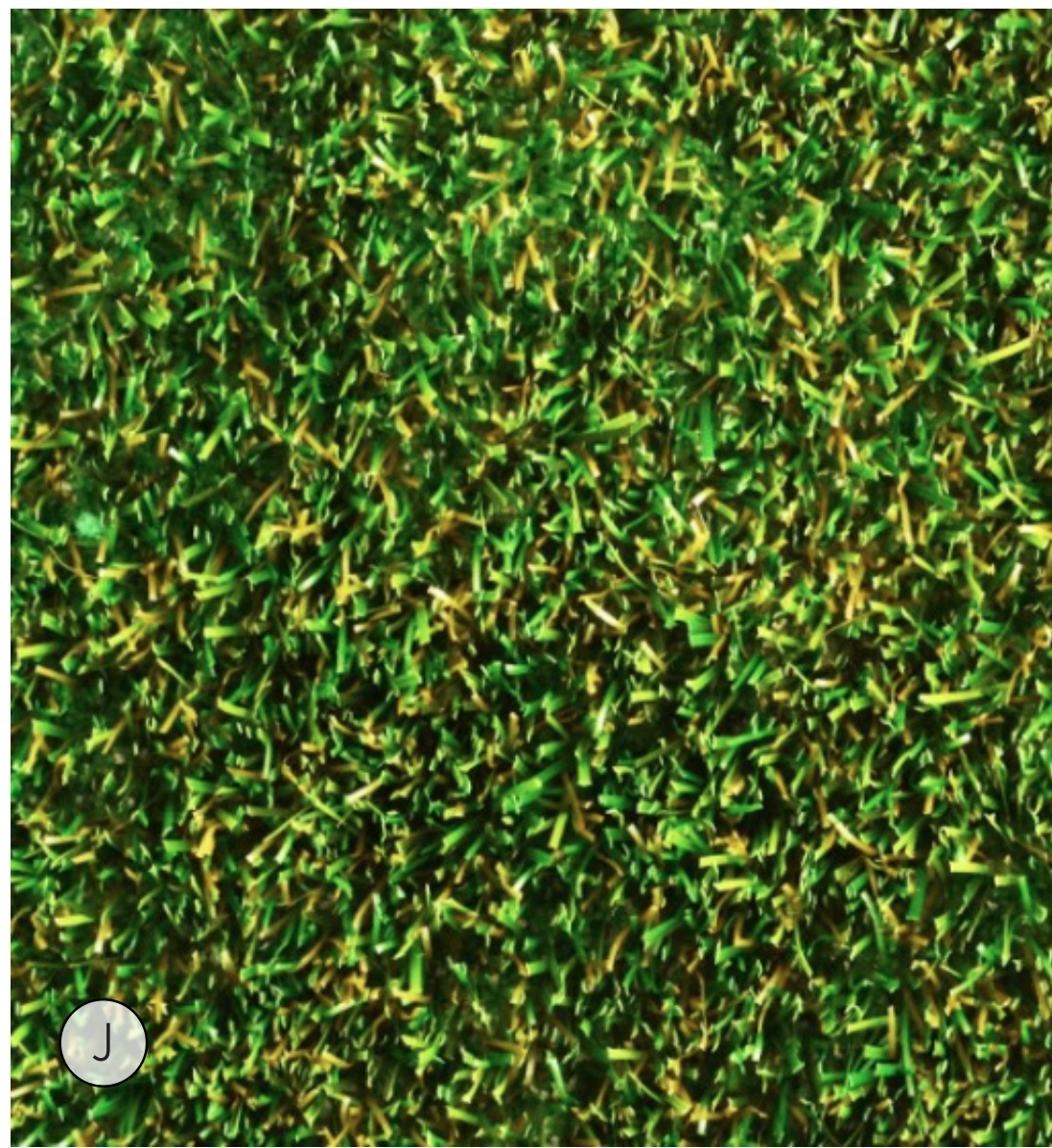
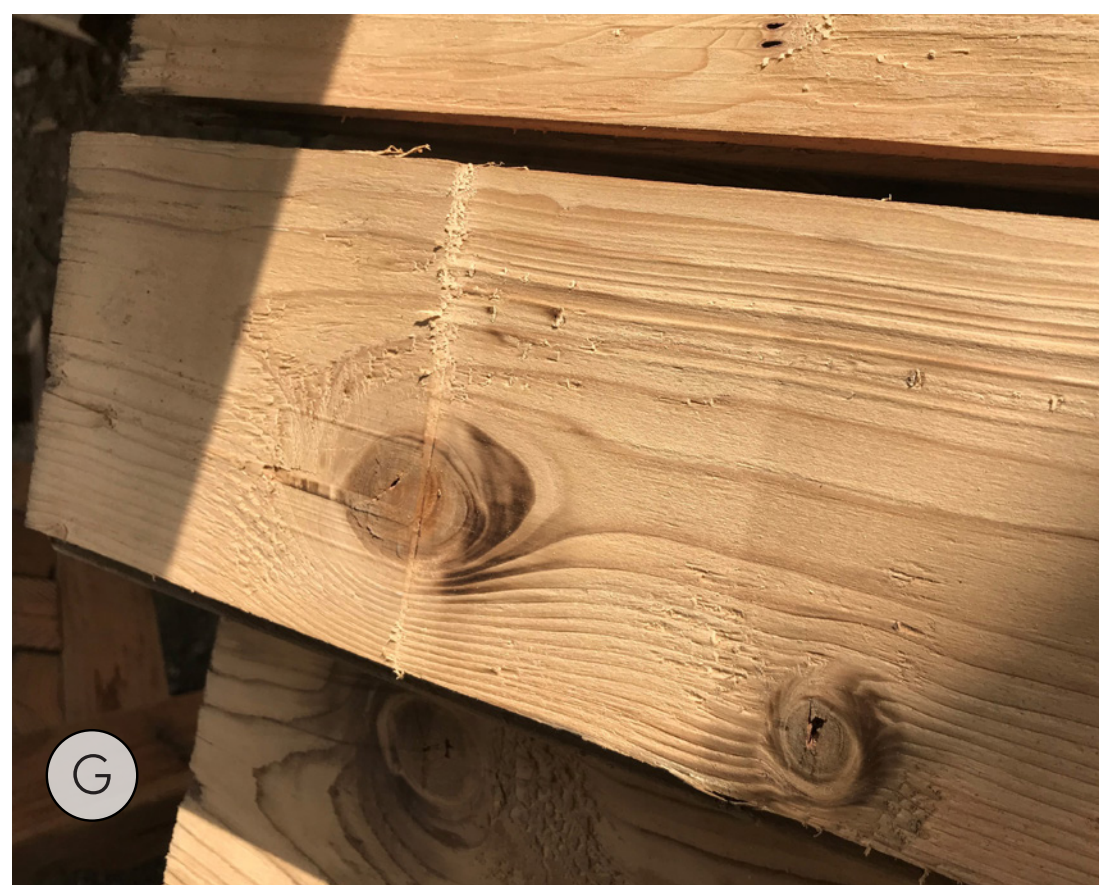
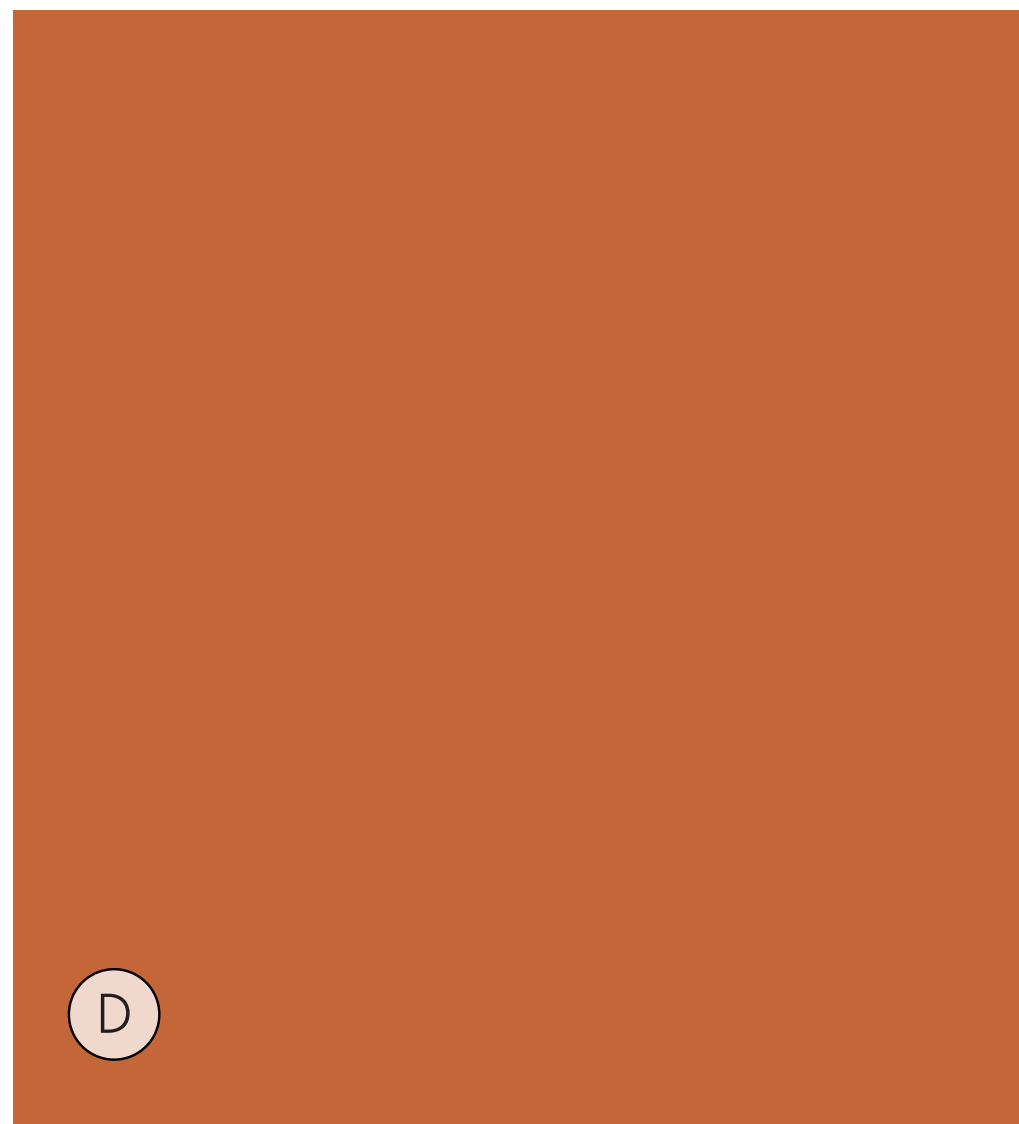
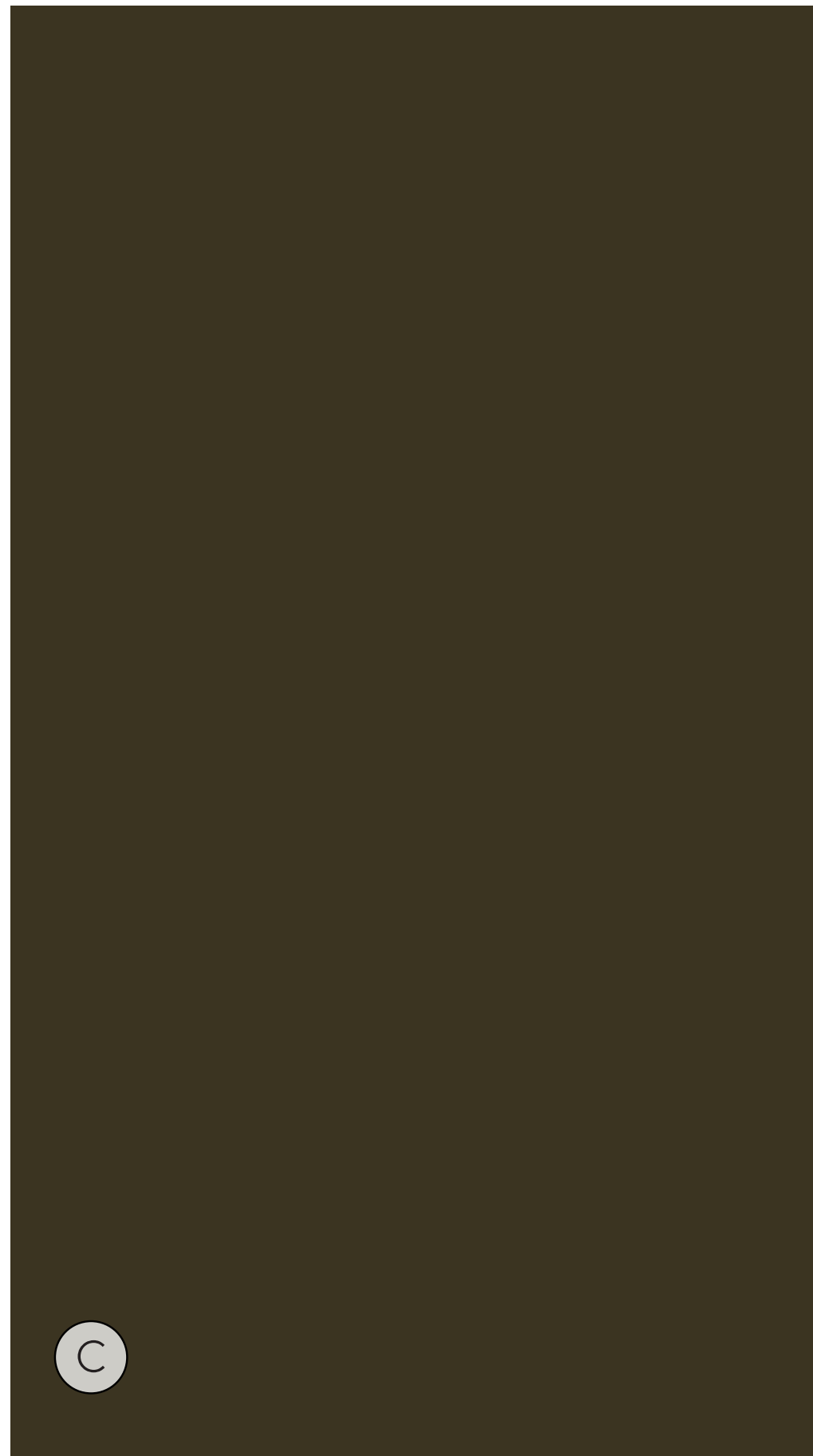
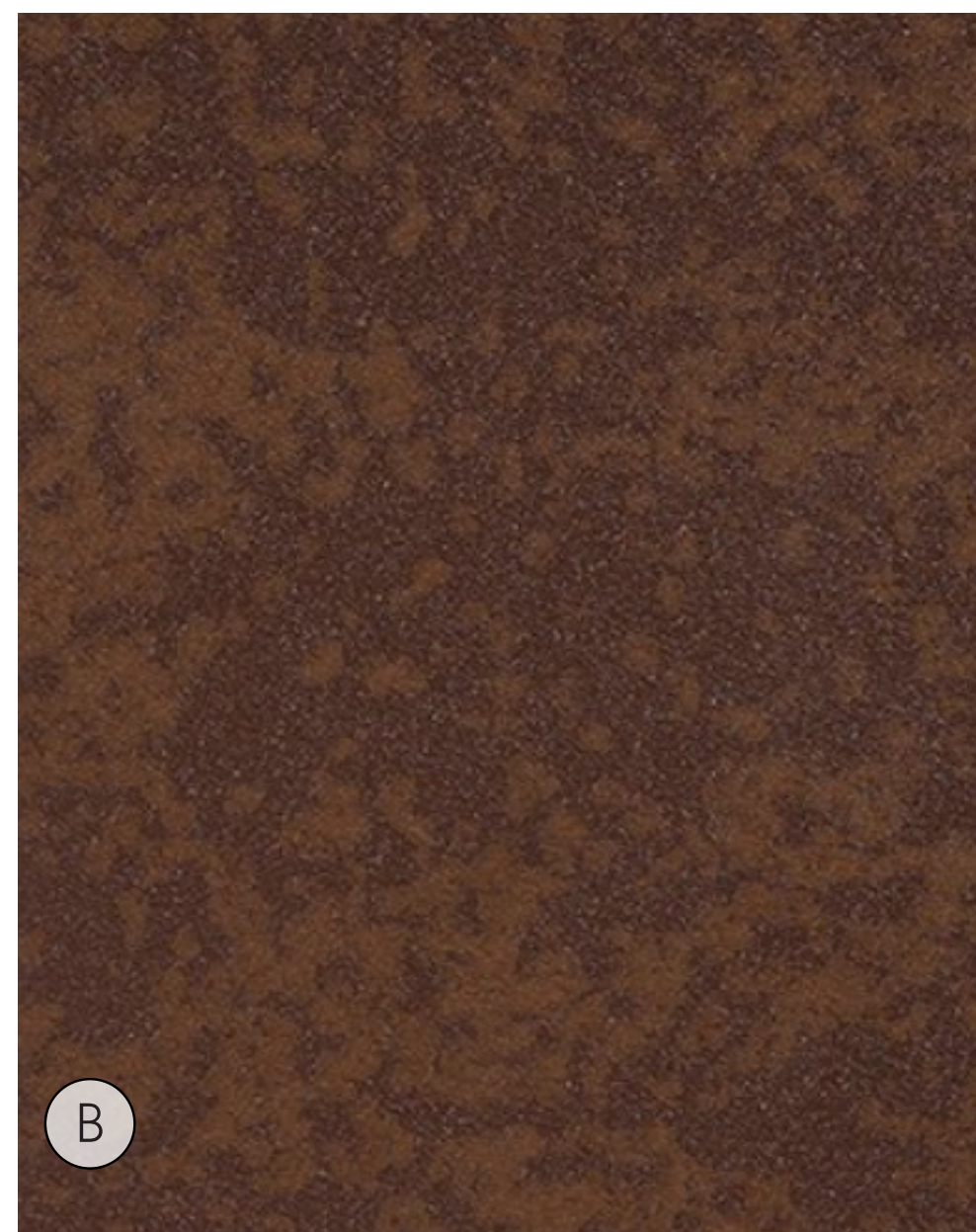


KAILUA VILLAGE DESIGN COMMISSION
PRESENTATION FOR
KONA BREWING COMPANY:



APRIL 15, 2022





KEY LEGEND

- (A) SEALED, STAINED CONCRETE FLOOR
- (B) CORRUGATED METAL PANEL SIDING
- (C) METAL STANDING SEAM ROOF & METAL TRIM
- (D) EXTERIOR BREWLINE PAINT
- (E) PLANTER BOX FINISH
- (F) OHIA POSTS
- (G) T&G CEILING AND EXTERIOR PANELING
- (H) LAVA STONE VENEER
- (I) UMBRELLA FABRIC COLOR
- (J) SYNTHETIC TURF







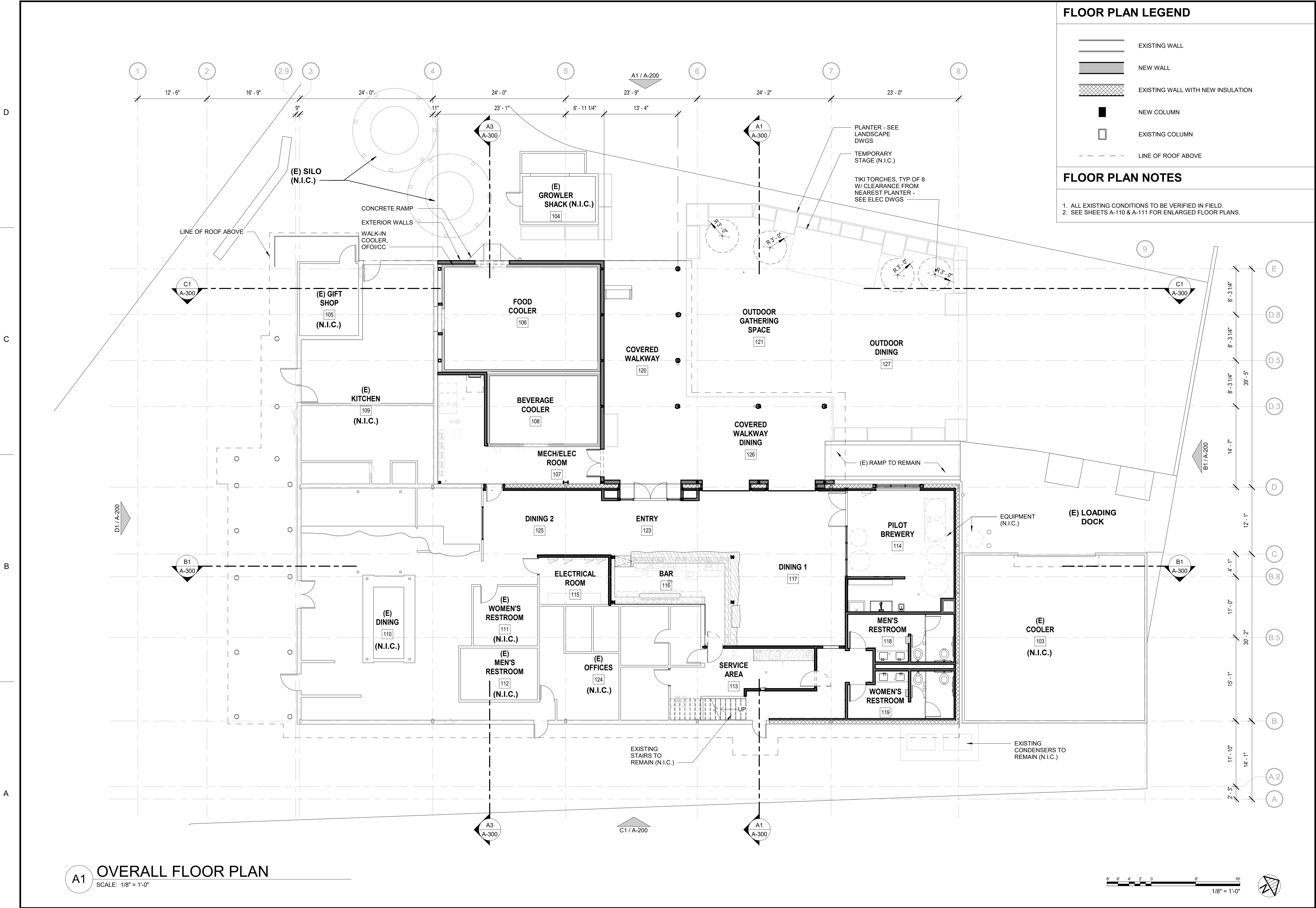


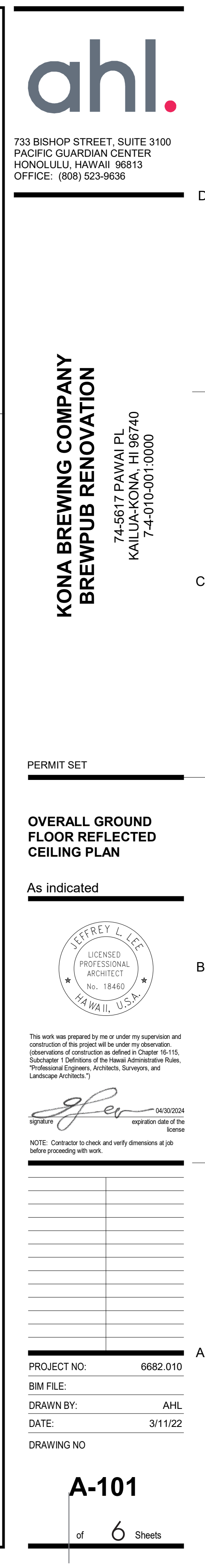


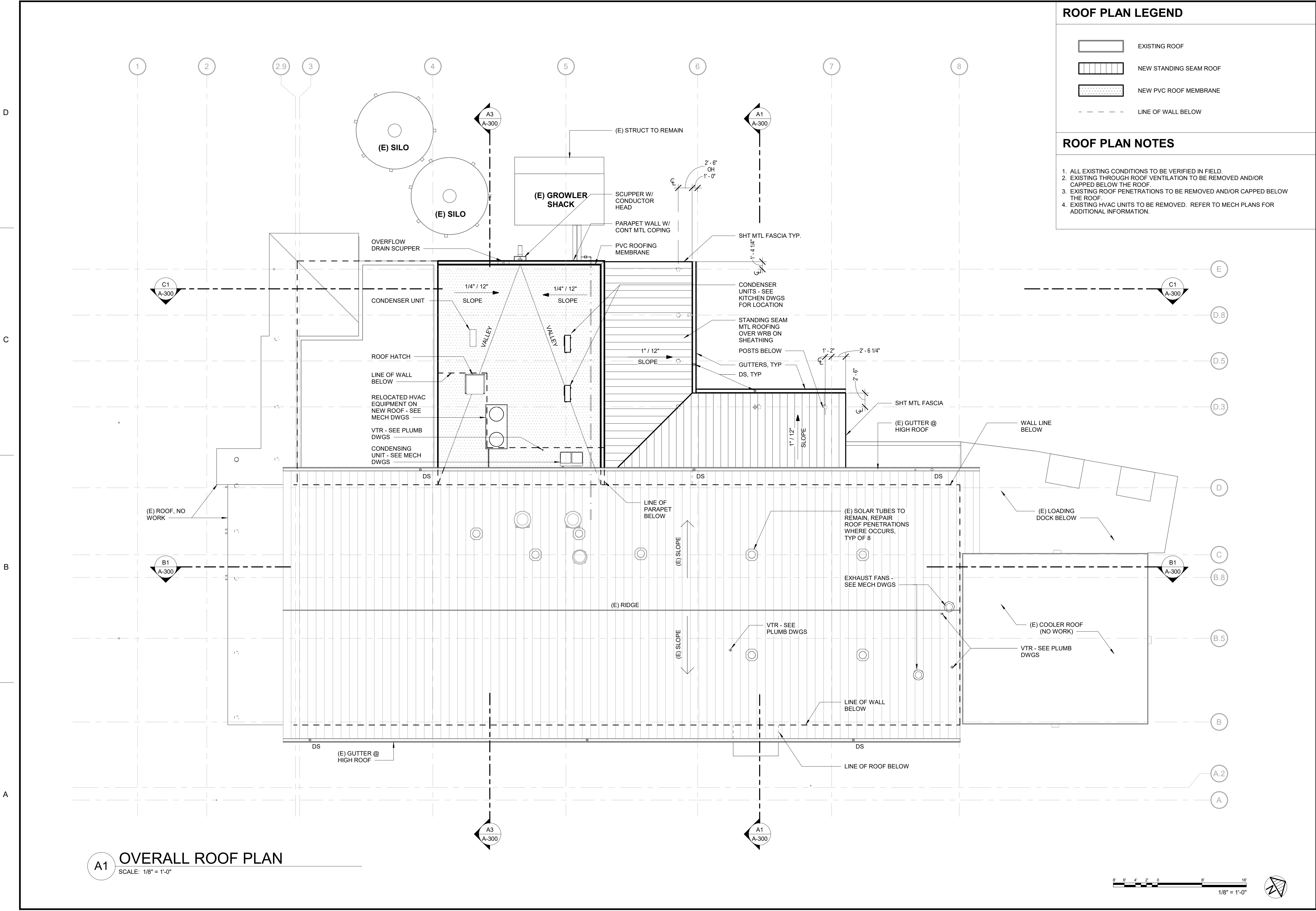














8' 6' 4' 2' 0 8' 16'

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

1. ALL EXTERIOR LIGHT FIXTURES SHALL BE WET LISTED. ALL JUNCTION BOXES INSTALLED IN THE EXTERIOR LOCATIONS SHALL BE SEALED AND WATER TIGHT.
2. REFER TO SHEET E-002 FOR LIGHT FIXTURE SCHEDULE.
3. REFER TO ARCHITECTURAL PLANS AND ELEVATIONS FOR DIMENSIONS.
4. REFER TO SHEET E-603 FOR LIGHTING CONTROL SEQUENCE.

- ① PROVIDE PW11-25 OR EQUAL INVERTER BATTERY BACKUP UNIT AND ACCESSORIES AS REQUIRED FOR EMERGENCY LIGHTING TYPE "L2" IN ENTRY AND DINING AREA.
- ② CONNECT TO LIGHTING INVERTER BATTERY BACK UP UNIT FOR EMERGENCY LIGHTING CAPABILITY. COORDINATE CONNECTION BETWEEN LIGHT FIXTURE AND NORMAL POWER AND EMERGENCY CIRCUIT FROM INVERTER.
- ③ CONNECTION VIA DMX CONTROLLER. PROVIDE DMX CABLE AS REQUIRED.
- ④ BAR AREA: LIGHT FIXTURE TYPE L11 CONTROLLED BY DIMMER "g", LIGHT FIXTURE TYPE L13 CONTROLLER BY DIMMER "h".
- ⑤ PROVIDE CEILING MOUNTED OCCUPANCY SENSOR, POWER PACK, AND WIRING AS REQUIRED FOR A COMPLETE SYSTEM.

733 BISHOP STREET, SUITE 3100
PACIFIC GUARDIAN CENTER
HONOLULU, HAWAII 96813
OFFICE: (808) 523-9636

**KONA BREWING COMPANY
BREW PUB RENOVATION**

74-5617 PAWAI PL
KAILUA-KONA, HI 96740
TMK: 7-4-010-001:0000

PERMIT SET

FIRST FLOOR LIGHTING PLAN

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


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signature expiration date of license

NOTE: Contractor to check and verify dimensions at job before proceeding with work.

PROJECT NO: 6682.010

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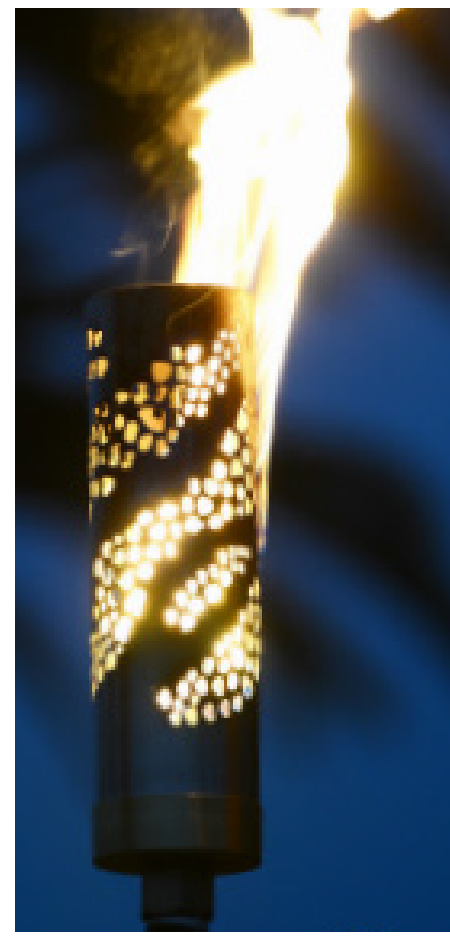
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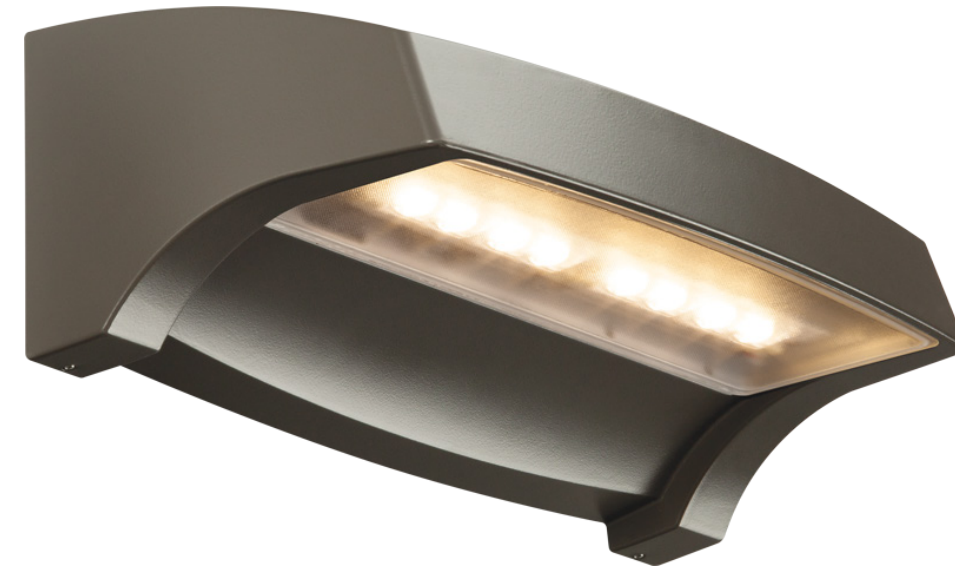
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(A)



(D)



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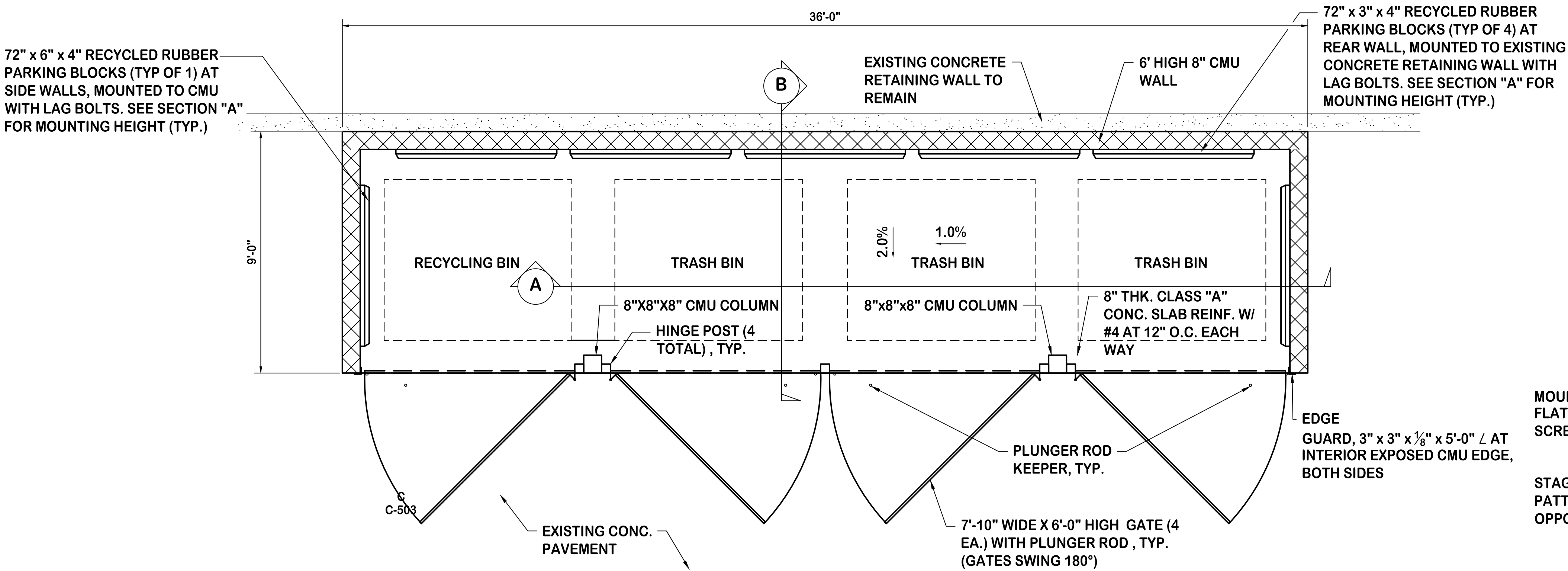


KEY LEGEND

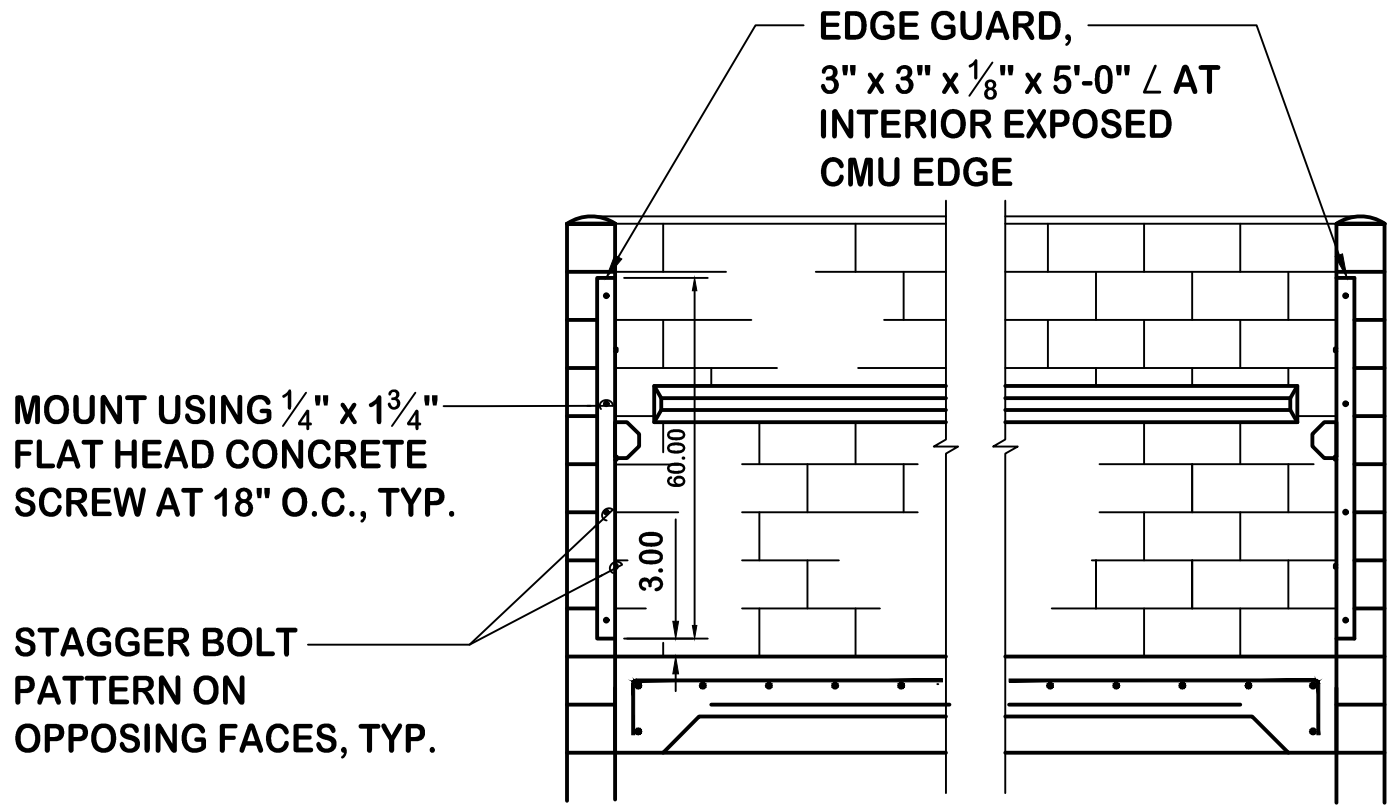
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- (B) TYPE L5
- (C) TYPE L28 (w/ BRONZE FINISH)
- (D) TYPE L25
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- (G) TYPE L27
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DATE: 2/28/2022 6:15:48 PM

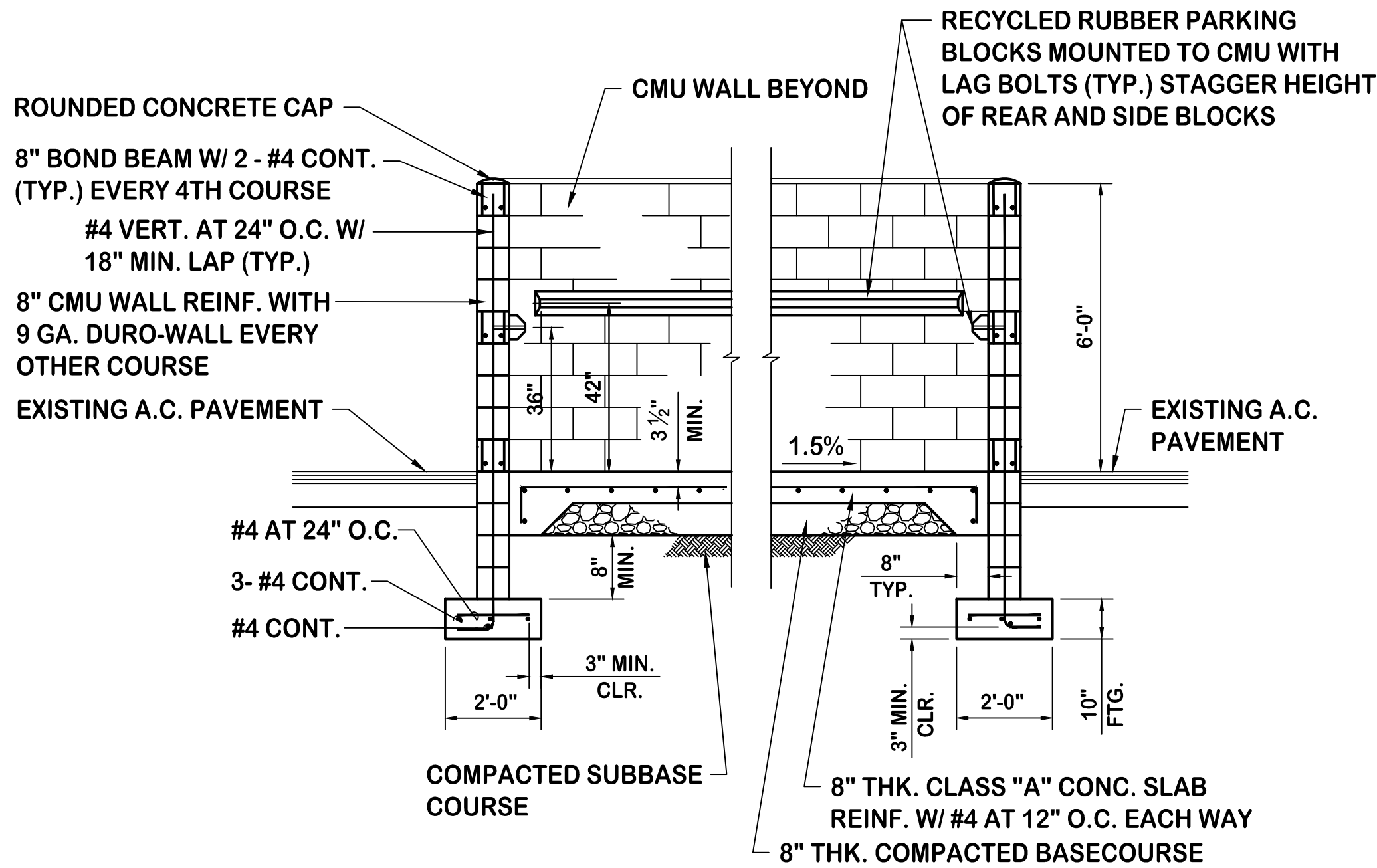
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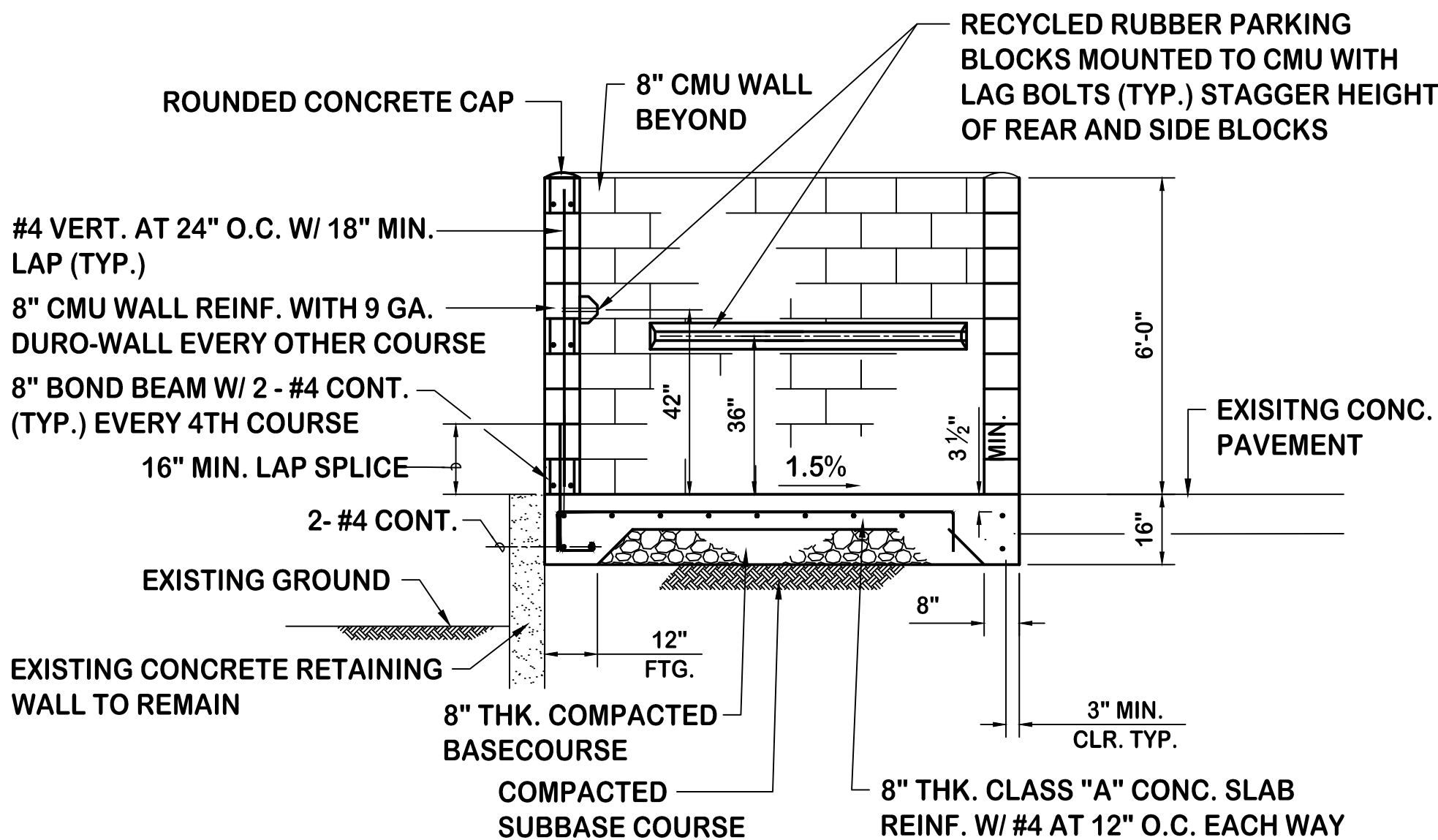
PLAN
SCALE: 3/8" = 1'-0"



TRASH ENCLOSURE EDGE GUARD
SCALE: 3/8" = 1'-0"



SECTION "A"
SCALE: 3/8" = 1'-0"



SECTION "B"
SCALE: 3/8" = 1'-0"

- NOTES:
- 8" CMU WALL REINFORCED WITH DURO-WALL 9 GA. EVERY OTHER COURSE
 - SOLID GROUT ALL CMU CELLS WITH 2000 PSI GROUT
 - TRASH ENCLOSURE FINISH COLOR TO BE SELECTED BY OWNER
 - RECYCLED RUBBER PARKING BLOCKS SHALL BE BLACK WITH YELLOW SAFETY STRIPING

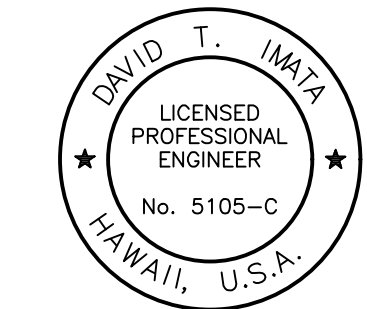
A
C-502

TRASH ENCLOSURE

PERMIT SET

DETAILS

As indicated



This work was prepared by me or under my supervision and construction of this project will be under my observation. (observations of construction as defined in Chapter 16-115, Subchapter 1 Definitions of the Hawaii Administrative Rules, Professional Engineers, Architects, Surveyors, and Landscape Architects.)

signature: *David T. Imata* 10/30/2024
expiration date of the license

NOTE: Contractor to check and verify dimensions at job before proceeding with work.

PROJECT NO: 6682.010
BIM FILE:
DRAWN BY: AHL
DATE: 3/11/22
DRAWING NO

C-502

of 20 Sheets

