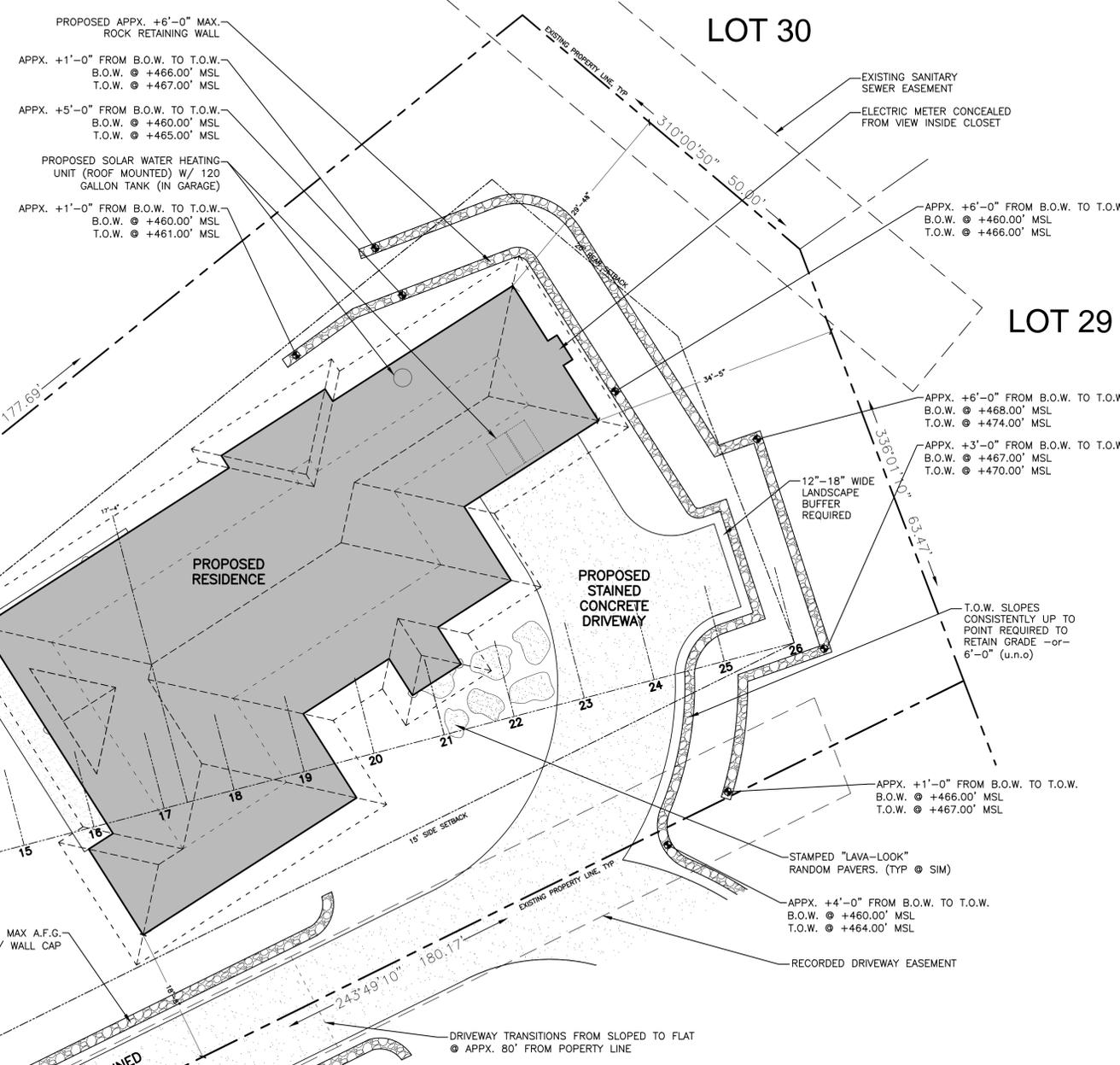


HOA REQUIREMENTS

- A. MAXIMUM DWELLING FOOTPRINT SIZE = 5,762.90 s.f. (65% OF BUILDABLE AREA)
(8,866 s.f. x 0.65 = 5,762.90 s.f.)
- B. PROPOSED DWELLING FOOTPRINT = 3,260 s.f. (36.8% OF BUILDABLE AREA)
(3,260 s.f. ÷ 8,866 s.f. = 36.8%)
- C. MAXIMUM % OF PAVING/HARDSCAPE ALLOWED = 4,047 s.f. (30% OF (TOTAL LOT AREA - BUILDING FOOTPRINT))
((16,750 s.f. - 3,260 s.f.) = 13,490 s.f.)
(.30 x 13,490 s.f.) = 4,047 s.f.)
- D. PROPOSED PAVING/HARDSCAPE = 2,435 s.f. (18.1% OF (TOTAL LOT AREA - BUILDING FOOTPRINT))
(2,435 s.f. ÷ 13,490 s.f. = 18.1%)
- E. MAXIMUM ROOF HEIGHT ALLOWED AT CRITICAL POINT ABOVE RECORDED PAD = 17'-4"
- F. PROPOSED ROOF HEIGHT AT CRITICAL ROOF POINT ABOVE RECORDED PAD GRADE = 17'-0" (4" UNDER MAX)



- T.O.W. DIES INTO SLOPED LANDSCAPE BANK
- HOLD WALL MINIMUM 3" OFF PROPERTY LINE
- PROPOSED 16" WIDE +5'-0" MAX A.F.G. ROCK WALL w/ WALL CAP
- 60" WIDE LANDSCAPE BUFFER
- EXISTING T.V. UTILITY BOX
- EXISTING HELCO UTILITY BOX
- 48" WIDE CONCRETE SIDEWALK (HOA)
- 27" GRASS STRIP (HOA)

MOLOLANI STREET

SITE PLAN

SCALE: 1"=10'



NOTE:
ALL EARTH AND FILL MATERIAL UNDER AND AROUND THE DWELLING SHALL BE CHEMICALLY TREATED FOR SUBTERRANEAN TERMITES BY A PROFESSIONAL PEST CONTROL COMPANY LICENSED IN THE STATE OF HAWAII.

NOTE:
ALL WATER, NATURAL OR DOMESTIC IN ORIGIN, WILL BE RETAINED ON PREMISES

NOTE:
A. TOP OF SLAB @ 461' ELEVATION
B. TOP OF CURB @ 461' ELEVATION

NOTE:
B.O.W. = BASE OF WALL
T.O.W. = TOP OF WALL
SEE SHEET C-1 FOR ADDITIONAL ROCK WALL INFORMATION

CODE DATA

JURISDICTION	HAWAII COUNTY, HAWAII, USA
CODE	2006 IBC/IRC w/ HI. CO. AMENDMENTS
FLOOR LIVE LOAD	40 PSF
ROOF DEAD LOAD	17 PSF
ROOF LIVE LOAD	20 PSF
SEISMIC DESIGN CATEGORY (ref. FIGURE 301.2(2))	D
BASIC WIND SPEED	105 MPH
EFFECTIVE WIND SPEED	110 MPH
WIND EXPOSURE CATEGORY (ref. R301.2.1.6)	C
PROJECT LATITUDE	19°34'07.10" N
PROJECT LONGITUDE	155°57'13.91" W
PROJECT ELEVATION	460' M.S.L.
PROJECT CATEGORY	SINGLE-FAMILY RESIDENCE
SMA	YES, SHORT FORM ASSESSMENT
FIRM	0929 C (zone x)
CERTIFIED DISTANCE	0.70 MILES FROM SHORELINE BY SURVEY

PROJECT DATA

LOT AREA	16,750 SQ. FT.
BUILDABLE AREA	8,866 SQ. FT.
BUILDING FOOTPRINT, PROPOSED	3,260 SQ. FT.
LIVING AREA	2,235 SQ. FT.
COVERED LANAIS & COVERED ENTRY	435 SQ. FT.
GARAGE AREA	490 SQ. FT.
FRONT SETBACK	20 FT.
REAR SETBACK	20 FT.
SIDE SETBACKS	15 FT.
MAXIMUM ROOF HEIGHT ALLOWED (AT CRITICAL POINT ABOVE RECORDED PAD)	477.33' MSL
PROPOSED ROOF HEIGHT (AT CRITICAL ROOF POINT ABOVE RECORDED PAD GRADE)	477.00' MSL
EAVE WIDTH	36"
GRADING	YES (UNDER SEPARATE PERMIT)
MUNICIPAL SEWER	YES
AIR CONDITIONING	NO
LP GAS	NO
SOLAR WATER SYSTEM	YES
SOLAR PHOTOVOLTAIC SYSTEM	NO
SWIMMING POOL	NO

PROJECT DIRECTORY

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EXPIRES 03/31/2018

DICKINSON GENERAL CONTRACTING
LICENSED CONTRACTOR
BC-29200
HAWAII, USA

PROPOSED SINGLE-FAMILY HOME & 2-CAR GARAGE FOR:
HORIZON VENTURES US INC
LOT # 123 @ MOLOLANI STREET, BAYVIEW ESTATES
KAILUA-KONA, HI 96740
T.M.K. (3) 7-8-022-023:0000

DATE: 05/13/14
DRAWN: BG

A1

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