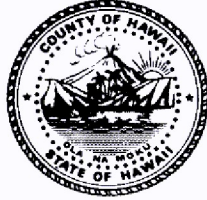


Mitchell D. Roth  
Mayor

Lee E. Lord  
Managing Director

West Hawai'i Office  
74-5044 Ane Keohokālole Hwy  
Kailua-Kona, Hawai'i 96740  
Phone (808) 323-4770  
Fax (808) 327-3563



## County of Hawai'i

### PLANNING DEPARTMENT

Zendo Kern  
Director

Jeffrey W. Darrow  
Deputy Director

East Hawai'i Office  
101 Pauahi Street, Suite 3  
Hilo, Hawai'i 96720  
Phone (808) 961-8288  
Fax (808) 961-8742

March 29, 2023

Ciro Podany  
c/o Bamboo Living  
15-2662 Pahoa Village Road Ste 306  
Pahoa, HI 96778  
VIA EMAIL

Dear Mr. Podany:

**SUBJECT: Special Management Area (SMA) Use Permit Assessment Application  
(PL-SAA-2023-000145)**

**Special Management Area (SMA) Minor Permit  
(PL-SMM-2023-000042)**

**Applicant: Ciro Podany**

**Landowner: Floyd Beadle**

**Request: Single-Family Residence and Related Improvements**

**Tax Map Key: (3) 1-5-058:045, Keaau, Puna, Island of Hawai'i**

We have reviewed the subject Special Management Area Use Permit Assessment Application (PL-SAA-2022-0000145) received by this office on January 13, 2023; additional information was submitted to this office on February 3, 2023. The applicant is requesting to construct a single-family residence with related improvements. The valuation of the proposed project is \$455,900 as reported by the applicant.

The 0.54-acre subject parcel is zoned Agricultural-1 acre (A-1a) by the County and designated as Agricultural by the State Land Use Commission (LUC). The subject parcel is designated as "Open" (ope) by the Hawai'i County General Plan Land Use Pattern Allocation Guide (LUPAG) map. The entire subject parcel is located within the Special Management Area (SMA) and is considered a "shoreline parcel" as defined by Section 205A-41, Hawai'i Revised Statutes (HRS). The applicant submitted a certified shoreline survey of the subject property, which was certified on, June 15, 2022, by the Chairperson of the Board of Land and Natural Resources. Staff notes that there is no deeded public access through the subject parcel; however, the applicant will not restrict lateral public access along the shoreline.

Ciro Podany  
c/o Bamboo Living  
March 29, 2023  
Page 2

**Special Management Area Determination:**

According to Hawai'i Revised Statutes (HRS) Chapter 205A-44 and Planning Commission (PC) Rule No. 9-4(e)(1)(E) relating to Special Management Area (SMA), "*grading, removing, dedging, mining, or extraction of any materials*" and, "*construction, reconstruction, demolition or alteration of the size of any structure,*" is defined as "development." Therefore, the proposed construction of a single-family residence and related improvements that is located on a shoreline parcel is considered "development" and requires a review against the Special Management Area rules and regulations. Our review has resulted in the issuance of a SMA Minor Permit because the total valuation of the proposed project is under \$500,000 and will not have a cumulative impact or significant adverse environmental or ecological effect on the SMA.

Therefore, pursuant to Chapter 205A-22, Hawai'i Revised Statutes (HRS), Special Management Area Minor Permit No. PL-SMM-2023-000042 is hereby issued for the project as described above. It is the applicant's responsibility to read and comply with the conditions listed in the enclosed permit.

If you have questions regarding this document, please contact Tracie-Lee Camero of this office at (808) 961-8166 or via email at [Tracie-Lee.Camero@hawaiiicounty.gov](mailto:Tracie-Lee.Camero@hawaiiicounty.gov).

Sincerely,

Zendo Kern  
Zendo Kern (Mar 29, 2023 08:11 HST)

ZENDO KERN  
Planning Director

TC:mads  
P:\wpwin60\czm\smm\2023\pl-smm-2023-0000421\_beadle.doc

Enclosure: SMA Minor Permit No. PL-SMM-2023-000042  
Exhibit 1 – Site Plan

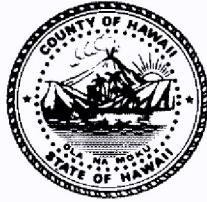
cc via email w/enclosure: Shichao Li, State-OPSD  
Lisa E. Webster, State-OPSD  
GIS Section



Mitchell D. Roth  
Mayor

Lee E. Lord  
Managing Director

West Hawai'i Office  
74-5044 Ane Keohokālole Hwy  
Kailua-Kona, Hawai'i 96740  
Phone (808) 323-4770  
Fax (808) 327-3563



## County of Hawai'i

### PLANNING DEPARTMENT

Zendo Kern  
Director

Jeffrey W. Darrow  
Deputy Director

East Hawai'i Office  
101 Pauahi Street, Suite 3  
Hilo, Hawai'i 96720  
Phone (808) 961-8288  
Fax (808) 961-8742

## **Special Management Area Minor Permit No. PL-SMM-2023-000042**

**Project:** Single-Family Residence and Related Improvements  
**Applicant(s):** Ciro Podany  
**Landowner(s):** Floyd Beadle  
**TMK(s):** (3) 1-5-058:045  
**Location:** Keaau, Puna, Island of Hawai'i  
**Land Area:** 0.54 acres

### **Applicant's Request**

- 1. Project Description:** The applicant is proposing to construct a single-family residence and related development on the subject parcel. This Special Management Area (SMA) Minor Use Permit is being pursued for the following activities:
  - a. Construction of a 2,344 square foot, two (2) bedroom and two (2) bath single-family residence with covered lanai, living room, kitchen, carport and gravel driveway.
  - b. Water is not available to the site; therefore the residence will be connected to a water well.
  - c. An Individual Wastewater System (IWS) will be installed on the property in accordance with Department of Health rules and regulations.
- 2. Purpose of Project:** The objective of this project is to construct a single-family residence on the subject parcel.
- 3. Project Valuation:** \$455,900.
- 4. Determination:** According to Hawai'i Revised Statutes (HRS) Chapter 205A-44 and Planning Commission (PC) Rule No 9-4(e)(1)(E), "*grading, removing, dredging, mining, or extraction of any materials*" and "*construction, reconstruction, demolition or alteration of the size of any structure,*" is defined as "development." Therefore, the proposed construction of a single-family residence and related improvements that is located on a shoreline parcel is considered "development" and requires a review against the Special Management Area rules and regulations. Our review has resulted in the

issuance of a SMA Minor Permit because the total valuation of the proposed project is under \$500,000 and will not have a cumulative impact or a significant adverse environmental or ecological effect on the SMA.

|                               |
|-------------------------------|
| <b>State and County Plans</b> |
|-------------------------------|

5. **State Land Use District:** The subject parcel is within the State Land Use Agricultural District.
6. **General Plan:** The parcel is designated as “Open” (ope) by the Hawai‘i County General Plan Land Use Pattern Allocation Guide (LUPAG) Map.
7. **County Zoning:** The parcel is currently zoned as both Agricultural-1 acre (A-1a).
8. **Special Management Area:** The project parcel is located within the Special Management Area (SMA) as well as located within the “shoreline area” as defined by section 205A-41, Hawai‘i Revised Statutes (HRS).
9. **Flood Zone:** The majority of the project area is within Flood Zone “X”, with a portion of the coastal area located within Flood Zone “VE”.

|   |
|---|
| <b>Compliance with Objectives and Policies of Chapter 205A, Hawai‘i Revised Statutes (HRS), Regarding the Special Management Area</b> |
|---|

Check all objectives and policies found to be consistent with proposed development. Issuance of SMA Minor Permit requires that activity be consistent with all objectives & policies.

**The proposed development is consistent with the following objectives and policies:**

- ☒ Development will not have any significant adverse environmental or ecological effect, except as any adverse effect is minimized to the extent practicable and clearly outweighed by public health, safety, or compelling public interest. These adverse effects shall include but not be limited to the potential cumulative impact of individual developments, each of which taken by itself might not have a significant adverse effect and the elimination of planning options.
- ☒ The proposed development is consistent with the Hawai‘i County General Plan, community plan, and zoning; provided that a finding of consistency shall not preclude concurrent processing where a general plan, community plan, or zoning amendment may also be required.



- ☒ The proposed development does not conflict with the following objectives of Chapter 205A, HRS (as amended), to:
  - ☒ Provide coastal recreational opportunities accessible to the public.
  - ☒ Protect, preserve, and where desirable, restore those natural and man-made historic and pre-historic resources in the coastal zone management area that are significant in Hawaiian and American history and culture.
  - ☒ Protect, preserve, and where desirable, restore or improve the quality of coastal scenic and open space resources.
  - ☒ Protect valuable coastal ecosystems, including reefs, beaches, and coastal dunes, from disruption and minimize adverse impacts on all coastal ecosystems.
  - ☒ Provide public or private facilities and improvements important to the State's economy in suitable locations.
  - ☒ Reduce hazard to life and property from coastal hazards.
  - ☒ Improve the development review process, communication, and public participation in the management of coastal resources and hazards.
  - ☒ Stimulate public awareness, education, and participation in coastal management.
  - ☒ Protect beaches and coastal dunes for: Public use and recreation; The benefit of coastal ecosystems; Use as natural buffers against coastal hazards; and coordinate and fund beach management and protection.
  - ☒ Promote the protection, use, and development of marine and coastal resources to assure their sustainability.
- ☒ The proposed development is consistent with the following policies of Chapter 205A, HRS, relating to:
  - ☒ Recreational Resources
  - ☒ Historic Resources
  - ☒ Scenic and Open Space Resources

- ☒ Coastal Ecosystems
  - ☒ Economic Uses
  - ☒ Coastal Hazards
  - ☒ Managing Development
  - ☒ Public Participation
  - ☒ Beach and Coastal Dune Protection
  - ☒ Marine and Coastal Resources
- ☒ The proposed development conforms to the requirements of Chapter 343, HRS, regarding Environmental Impact Statements.

#### Findings

1. As discussed above, the conducted activities will not have any significant adverse environmental or ecological effect, except as such adverse effect is minimized to the extent practicable and clearly outweighed by public health, safety, or compelling public interest.
2. The proposed development is consistent with the objectives, policies, and SMA guidelines of Chapter 205A, HRS.
3. The estimated project cost of \$455,900 is not in excess of \$500,000.

#### Approved Uses, Activities and Operations

Pursuant to Planning Commission Rule Section 9-10(e), **Special Management Area Minor Permit No. PL-SMM-2023-000042** is hereby approved for the construction of a single-family residence and related improvements, subject to the applicants' compliance with the conditions of approval as specified below.

#### Conditions of Approval

The Planning Director has approved **SMA Minor Permit No. PL-SMM-2023-000042**, subject to the following conditions:



1. The applicant(s), its successor(s), or assign(s) (Applicant) shall be responsible for complying with all stated conditions of approval.
2. The applicant shall secure all necessary approvals and permits from other affected federal, state, and county agencies as necessary to comply with all applicable laws and regulations.
3. A building permit for the proposed single-family residence and related improvements shall be secured from the Department of Public Works-Building Division within four (4) years from the date of this letter.
4. The 40-foot shoreline setback line as shown on the "Planning Department Exhibit-1" must be delineated on the site/plot plan submitted with the Building Permit application.
5. A construction barrier, meeting with the approval of the Planning Director, shall be erected along the entire length of the 40-foot shoreline setback line prior to the commencement of land altering and construction activities and shall remain in place until final inspection has been granted by the Building Division for the new single-family residence. The construction (and/or erosion control) barrier must be shown and properly noted on the plans submitted with any permits required for any land altering or construction activities. The construction notes on the plans must include the following statement, *"The construction (and/or erosion control) barrier must be erected prior to any land altering or construction activities and must remain in place until final inspection by Department of Public Works (or Planning Department)."*
6. No land alteration, grubbing, landscaping/irrigation or construction activities, including but not limited to, the stockpiling of debris, construction materials or equipment, shall occur within forty (40) feet of the shoreline without securing prior written determination of minor structure or activity pursuant to Rule 11-8 from the Planning Director or approval of a Shoreline Setback Variance from the Planning Commission.
7. The applicant shall not, at any time, impede or otherwise restrict lateral public access along the shoreline fronting the subject parcel.
8. The method of dewatering shall meet with the requirements of the Department of Health. The individual wastewater system shall be located mauka of the shoreline.
9. All earthwork and grading activity shall conform to Chapter 10, Erosion and Sedimentation Control of the Hawai'i County Code.

10. All construction and maintenance activities on the subject parcel shall comply with Chapter 27, Floodplain Management, of the Hawai'i County Code.
11. Artificial light from exterior lighting fixtures, including, but not necessarily limited to floodlights, up-lights or spotlights used for decorative or aesthetic purposes shall be prohibited if the light directly illuminates, or is directed to project across property boundaries toward, the shoreline and ocean waters, except as may otherwise be permitted pursuant to Section 205A-71(b), HRS.
12. In the event that surface or subsurface historic resources, including human skeletal remains, structural remains (e.g., rock walls, terraces, platforms, etc.), cultural deposits, marine shell concentrations, sand deposits, or sink holes are identified during the demolition and/or construction work, the Applicant shall cease work in the immediate vicinity of the find, protect the find from additional disturbance and contact the State Historic Preservation Division at (808) 933-7651. Subsequent work shall proceed upon an archaeological clearance from DLNR-SHPD when it finds that sufficient mitigation measures have been taken.
13. Any further development, including but not limited to, the construction of structures or improvements not included in this determination shall require further review and approval as provided under Chapter 205A, HRS, and Rule 9, Planning Commission Rules of Practice and Procedure.
14. That in issuing this permit, the Department has relied on the information and data that the applicant has provided in connection with this permit. If, subsequent to issuance of this permit, such information and data prove to be false, incomplete or inaccurate, this permit may be modified, suspended, or revoked, in whole or in part, and/or the Department may, in addition, institute appropriate legal proceedings.
15. The Applicant has submitted a written estimate(s) provided by a contractor(s) licensed to do business in the State of Hawai'i for all construction activities to confirm that the total project valuation is not in excess of \$500,000. In the event the total valuation of the (construction of a single-family residence and related improvements) does exceed \$500,000, this Special Management Area Minor Permit shall be deemed null and void and the applicant shall be required to secure approval of a Special Management Area (Major) Use Permit from the Planning Commission.
16. The Planning Director shall initiate procedures to revoke this permit should any of the conditions not be met or substantially complied with in a timely fashion.



Ciro Podany  
c/o Bamboo Living  
March 29, 2023  
Page 7

If you have any questions, please feel free to contact Tracie-Lee Camero at (808) 961-8166 or via email at [Tracie-Lee.Camero@hawaiicounty.gov](mailto:Tracie-Lee.Camero@hawaiicounty.gov).

APPROVED:

*Zendo Kern*  
Zendo Kern (Mar 29, 2023 08:11 HST)

---

ZENDO KERN  
Planning Director

March 29, 2023

---

Date

PRELIMINARY NOT FOR CONSTRUCTION



ARCHITECTURAL LICENSE  
EXPIRATION DATE: JUNE 30, 2024  
THIS WORK AND PRINTING BY KULOW UNDER  
ANY SUPERVISION AND CONSTRUCTION OF  
THE PROJECT SHALL BE SUBJECT TO  
OCCUPANCY INSPECTION OF  
CONSTRUCTION BY THE DEPARTMENT OF  
CIVIL ENGINEERING AND CONSTRUCTION  
OF THE STATE OF HAWAII.



BEADLE, FLOYD  
(S) PACIFIC QUEEN  
LOT 485 PARADISE ALA KAI  
KEA'AU, HAWAII, 96749  
TMC (3) 1-505-045

DATE: 03/30/2023 DRAWN: DCH  
JOB: BEADLE  
SCALE: 1" = 20'-0"

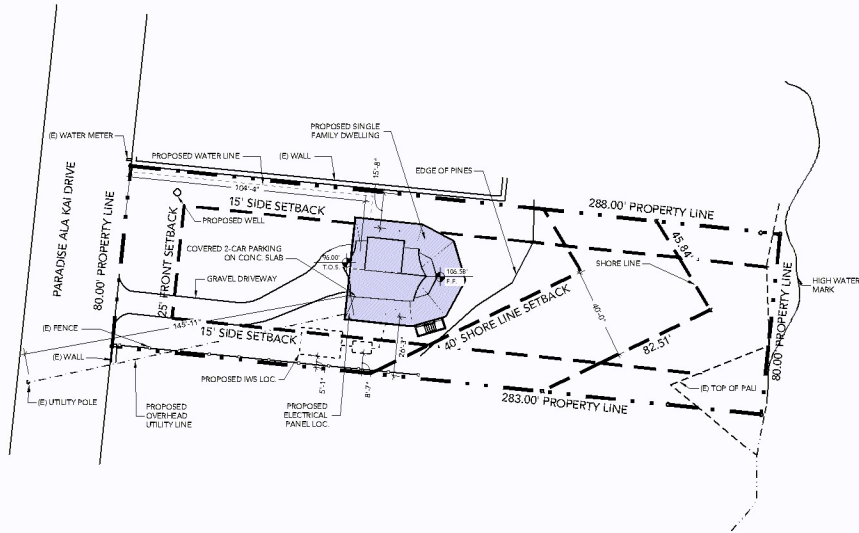
REV. DATE: MESSAGE: DRAWN:

SITE PLAN

Planning Dept.  
Exhibit 1

A01.1

SHEET SIZE: 24X36



| PROJECT INFORMATION      |                       |
|--------------------------|-----------------------|
| TRIP:                    | THW18-1503001         |
| ZONING:                  | A-1A                  |
| TOTAL LOT AREA:          | 51 ACRES/ 22,822 S.F. |
| FRONT YARD SETBACK:      | 25'-0"                |
| PROPOSED SETBACK:        | 10'-0"                |
| SIDE YARD SETBACK:       | 15'-0"                |
| MAXIMUM BUILDING HEIGHT: | 20'-0"                |
| COVERAGE CALCULATIONS    |                       |
| TOTAL LOT AREA:          | 22,822 S.F.           |
| BUILDING COVERAGE:       | 1,780 S.F.            |
| GRAVEL DRIVEWAY:         | 1,216 S.F.            |
| COVERAGE:                | 1,780 S.F.            |
| BUILDING AREA            |                       |
| FOOTPRINT:               | 988 S.F.              |
| COVERED PORCH:           | 302 S.F.              |
| STORAGE LOFT:            | 113 S.F.              |
| CARPENTRY:               | 160 S.F.              |
| COVERED STORAGE:         | 181 S.F.              |
| TOTAL AREA:              | 2,344 S.F.            |



1 SITE PLAN  
A01.1 SCALE: 1" = 20'-0"

Planning Dept.  
Exhibit 1

A01.1

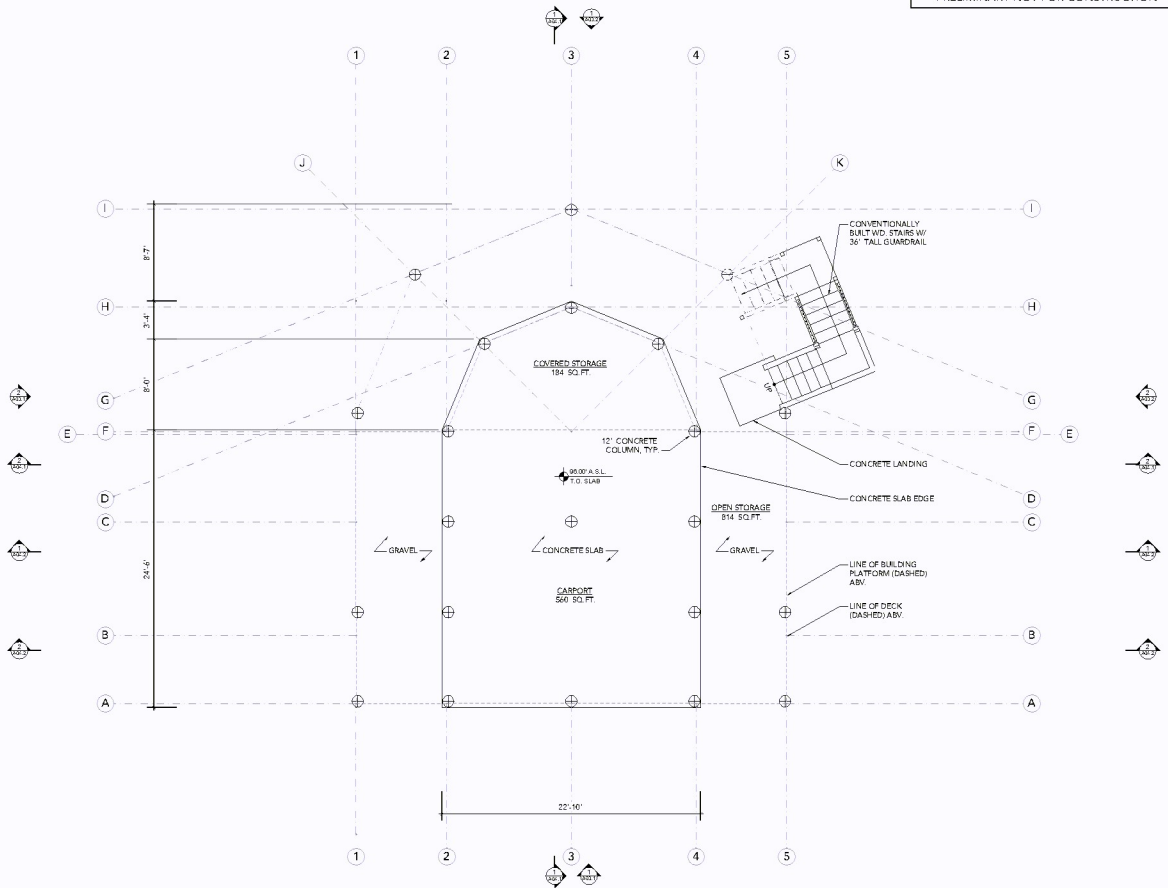
This plan is preliminary and is not intended to be used for any other purpose. It is not a final plan and is not to be used for any other purpose. It is not a final plan and is not to be used for any other purpose.



# FLOOR PLAN GENERAL NOTES:

1. EXTERIOR LOAD BEARING WALLS ARE MADE UP OF 3" DIA. BAMBOO STUDS 24" O.C. WITH 5/8" EXTERIOR SHEATHING ON EXTERIOR SIDE.
2. EAVE AND PORCH OVERHANGS ARE 3'-0" MEASURED FROM FACE OF EXTERIOR STUDS OR EXTERIOR FACE OF PORCH PANEL TYP.
3. DIMENSIONS ARE FROM OUTSIDE OF FRAMING OUTSIDE OF BAMBOO STUDS UNLESS OTHERWISE NOTED.
4. IN SIGNATURE BUILDING WITH BAMBOO WALL PANELS, OFFSET PLUMBING FROM WALLS AND PLACE IN BUILT-OUT CORNER.
5. INTERIOR SQUARE FOOTAGES SHOWN ON PLAN ARE NET WALLS AND STRUCTURE ARE NOT INCLUDED.
6. DRYER SHALL BE VENTED TO EXTERIOR AIR.
7. SPACING BETWEEN POVERTY OR STEEL CABLES IN GUARDRAIL SHALL BE LESS THAN 1" O.C.
8. STAIR RISER SHALL BE EQUAL WITH NO DEVIATION GREATER THAN 3/8" BETWEEN ANY TWO RISERS IN THE RUN.
9. PROVIDE 1" DROP AT ALL EXTERIOR DOORS, AND ALL INTERIOR TO PORCH THRESHOLDS.
10. BEDROOM DOORS SHALL BE CAPABLE OF BEING FIXED IN THE OPEN POSITION.
11. ALL 2X4 AND 2X6 PARTITION WALLS TO BE WELL INSULATED FOR SOUND.

PRELIMINARY NOT FOR CONSTRUCTION



ARCHITECTURAL LICENSE  
LAWRENCE, OREGON, APRIL 30, 2008  
THIS WORK AND PRINTING BY KALLOU LORAIN  
AT SUPERVISION AND CONSTRUCTION OF  
THE PROJECT SHALL BE UNDER THE  
SUPERVISION AND CONSTRUCTION OF  
CONSTRUCTION IN OREGON IN COMPLIANCE  
WITH THE RULES OF CONSTRUCTION AND CONSTRUCTION  
OF THE STATE OF OREGON.



BAMBOO TECHNOLOGIES  
COPYRIGHT 2022

BEADLE, FLOYD  
(S) PACIFIC QUEEN  
LOT 485 PARADISE ALA KAI  
KEA, AU, HAWAII, 96749  
TMC: (3) 1-505-045

DATE: 01/06/2023 DRAWN: DCH  
JOB: BEADLE  
SCALE: 1/4" = 1'-0"  
REV: DATE: REVISION: DRAWN:

GROUND FLOOR PLAN

A02.1

SHEET SIZE: 24X36

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1. EXTERIOR LODG BEARING WALLS ARE MADE UP OF 3" BAMBOO STUDS 2' O.C. WITH 5/8" EXTERIOR SHEATHING ON BOTH SIDES.
2. EAVE AND ROOF OVERHANGS ARE 2'-0" MEASURED FROM FACE OF EXTERIOR SIDING OR OUTSIDE FACE OF PORCH PARTITION.
3. DIMENSIONS ARE FROM OUTSIDE OF FRAMING/OUTSIDE OF BAMBOO STUDS; UNLESS OTHERWISE NOTED.
4. IN SIGNATURE BUILDINGS WITH BAMBOO WALL PANELS, ALL PLUMBING FROM WALLS AND PLACE IN BUILT-OUT CLOSET.
5. INTERIOR SQUARE FOOTAGES SHOWN ON PLAN ARE NET WALLS AND STRUCTURES ARE NOT INCLUDED.
6. DOOR SHALL BE VENTED TO EXTERIOR.
7. SPACING BETWEEN POCKETS ON STEEL CABLES IN GUARDRAIL SHALL BE MAXIMUM 1'-0" O.C.
8. STAIR RISERS SHALL BE EQUAL WITH NO DEVIATION GREATER THAN 2/8" BETWEEN ANY TWO RISERS IN A RUN.
9. PROVIDE 1" DROP AT ALL EXTERIOR DOORS, AND ALL INTERIOR DOORS WITH THESE CLOSET.
10. BEDROOM CLOSET SHALL BE CAPABLE OF BEING FOLD IN THE OPEN POSITION.
11. ALL 2X4 AND 2X6 PARTITION WALLS TO BE WELL INSULATED FOR SOUND.



| TAG | DOOR SIZE     | REMARKS            |
|-----|---------------|--------------------|
| D1  | 6'-0" x 6'-8" | DEL SWING DOOR     |
| D2  | 6'-0" x 6'-8" | SLIDING GLASS DOOR |
| D3  | 6'-0" x 6'-8" | SLIDING GLASS DOOR |
| D4  | 6'-0" x 6'-8" | SLIDING GLASS DOOR |
| D5  | 3'-6" x 6'-8" | SWING GLASS DOOR   |
| D6  | 2'-8" x 6'-8" | SWING DOOR         |
| D7  | 2'-4" x 6'-8" | SWING DOOR         |
| D8  | 1'-0" x 6'-8" | BIFOLD             |
| D9  | 2'-4" x 6'-8" | SWING DOOR         |
| D10 | 1'-0" x 6'-8" | BIFOLD             |
| D11 | 2'-8" x 6'-8" | SWING DOOR         |
| D12 | 2'-8" x 6'-8" | SWING DOOR         |
| D13 | 2'-8" x 6'-8" | SWING DOOR         |

| TAG | WINDOW SIZE   | REMARKS           |
|-----|---------------|-------------------|
| W1  | 2'-0" x 2'-0" | HUNG-SAFETY GLASS |
| W2  | 2'-6" x 5'-0" | HUNG              |
| W3  | 2'-6" x 5'-0" | HUNG              |
| W4  | 2'-0" x 2'-0" | HUNG-SAFETY GLASS |
| W5  | 2'-0" x 2'-0" | HUNG              |
| W6  | 2'-0" x 2'-0" | HUNG              |
| W7  | 2'-0" x 5'-0" | HUNG              |
| W8  | 2'-0" x 5'-0" | HUNG              |
| W9  | 2'-0" x 5'-0" | HUNG              |
| W10 | 2'-0" x 2'-0" | HUNG              |
| W11 | 2'-0" x 2'-0" | W11A1/2           |

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 ARCHITECTURAL LICENSE  
 EXPIRATION DATE: APRIL 30, 2008  
 THIS WORK WAS PERFORMED BY ME OR UNDER MY SUPERVISION AND CONSTRUCTION OF THIS PROJECT WILL BE UNDER MY OBSERVATION. OBSERVATION OF CONSTRUCTION IS TO BE IN ACCORDANCE WITH THE HAWAII ADMINISTRATIVE RULES ON CONTRACT AND CONSUMER



**BEADLE, FLOYD**  
(5) PACIFIC QUEEN

|                  |              |
|------------------|--------------|
| DATE: 12/29/2022 | DRAWN: DCH   |
| JOB: BEADLE      |              |
| SCALE:           | 1/4" = 1'-0" |
| REV. DATE        | REASON       |

FIRST FLOOR  
PLAN

## A02.2

SHEET SIZE: 24X36



1. EXTERIOR LOAD BEARING WALLS ARE MADE UP OF 3" CIA. BARRISTER BRICK WITH 3" OF 1/2" R/S WITH SF EXTERIOR SLEATHING ON EXTERIOR SIDE.
2. EAVE AND ROOF OVERHANGS ARE 3'-0" MEASURED FROM FACE OF EXTERIOR SIDING OR OUTSIDE FACE OF PORCH FLOOR.
3. DIMENSIONS ARE FROM OUTSIDE OF FRAMING (OUTSIDE OF BARBECUE STUDS; UNLESS OTHERWISE NOTED).
4. IN SIGNATURE BUILDINGS WITH BAMBOO WALL PANELS, OFFSET FLUERING FROM WALLS AND FINE IN BUILT-UP CHAIRS.
5. INTERIOR SQUARE FOOTAGES SHOWN ON PLAN ARE NET FINISHED AREA.
6. DOOR SWALL BEVENTAGED TO EXTERIOR AIR.
7. SPACING BETWEEN PICKETS OR CABLE STRIPS IN GUARDRAIL SHALL BE LESS THAN 4" OR 2" RESPECTIVELY.
8. STAIR HANDRAILS BE EQUEAL WITH NO CEVATION GREATER THAN 2" BETWEEN ANY 2" RISERS IN THE RUN.
9. STANDARDS 1" DROP AT ALL EXTERIOR DOORS, AND ALL INTERIOR PORCH THRESHOLDS.
10. BEDROOM DOORS SHALL BE CAPABLE ON BEING FIRED IN THE OPEN POSITION.
11. ALL ZONE AND ZONE PARTITION WALLS TO BE WELL INSULATED FOR SOUND.

CIRCUIT COURT  
HAWAII, U.S.A.  
LICENSED PROFESSIONAL ENGINEER  
ARCHITECT  
NO. 10310

ARCHITECTURAL LICENSE  
EXPIRATION DATE: APRIL 30, 2008

WORK WAS PREPARED BY ME OR UNDER MY SUPERVISION AND CONSTRUCTION OF THE PROJECT WILL BE UNDER MY SUPERVISION. NO OBSERVATION OF CONSTRUCTION IS TO BE AS DEFINED IN H.B. 1547. NO SIGNATURES ON PLANS, SPECIFICATIONS AND CONSTRUCTION DETAILS, STATE OF HAWAII.



BEADLE, FLOYD  
(S) PACIFIC QUEEN

LOT 485 PARADISE ALA KAI  
KEA'AU, HAWAII, 96749  
TMK: (3) 1-5-058-045

**TMK: (3) 1-5-058-045**

|                             |        |              |
|-----------------------------|--------|--------------|
| DATE: 12/29/2022 DRAWN: DCh |        |              |
| JOB: BEADLE                 |        |              |
| SCALE:                      |        | 1/4" = 1'-0" |
| REV. DATE                   | REMARK | DRAWN        |

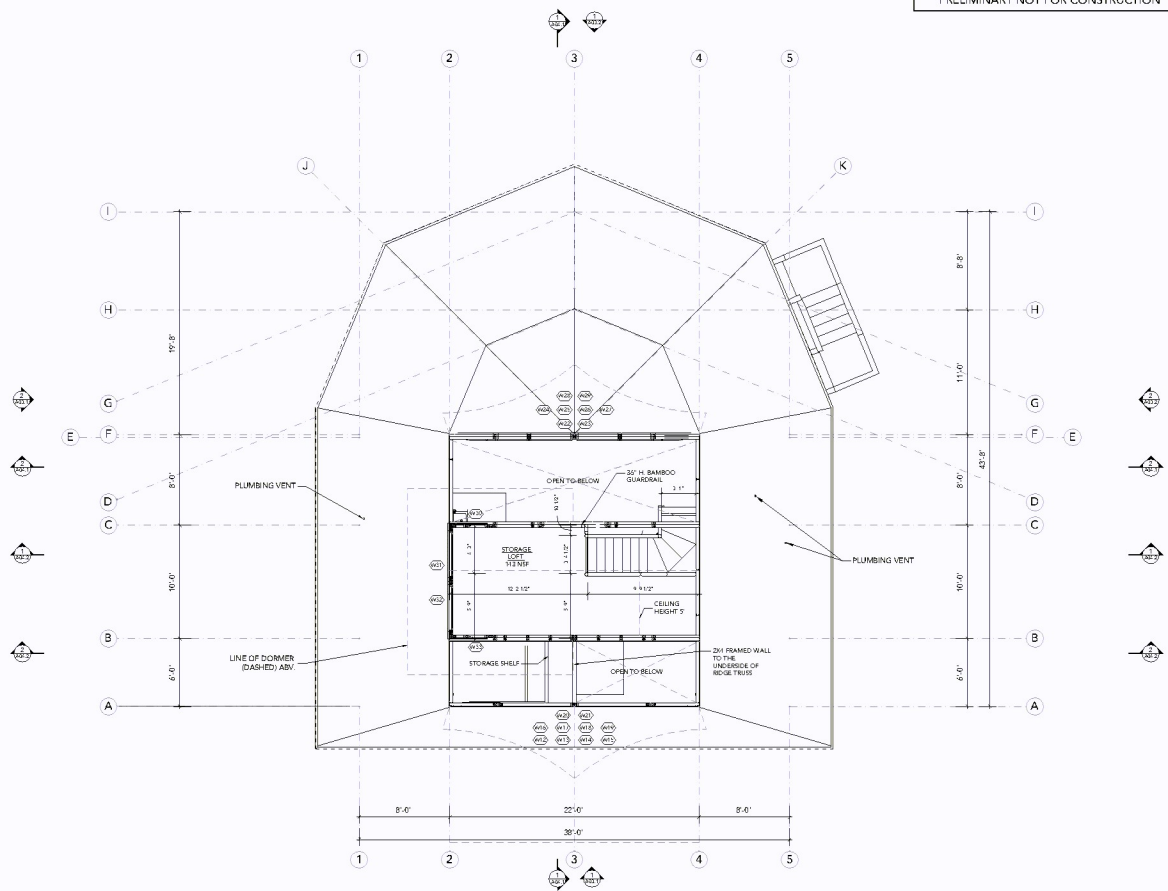
|            |         |              |
|------------|---------|--------------|
| SUB: SCALE |         |              |
| SCALE:     |         | 1/4" = 1'-0" |
| REV. DATE  | REMARKS | DRAWN        |

| REV. | DATE | REVISION | DRAWN |
|------|------|----------|-------|
|------|------|----------|-------|

STORAGE LOFT  
PLAN

## A02.3

SHEET SIZE: 24X36



1 STORAGE LOFT PLAN  
A02.3 SCALE: 1/8" = 1'-0"

| WINDOW TYPES |                    |                     |
|--------------|--------------------|---------------------|
| TAG          | WINDOW SIZE        | REMARKS             |
| W1           | CURTAIN FRAMABLE   | FIXED GABLE WINDOW  |
| W2           | 6'0" x 2'6" to 14' | FIXED               |
| W3           | 2'0" x 2'0"        | FIXED               |
| W4           | CURTAIN FRAMABLE   | FIXED GABLE WINDOW  |
| W5           | CURTAIN FRAMABLE   | FIXED GABLE WINDOW  |
| W6           | 2'0" x 2'0"        | FIXED               |
| W7           | 3'0" x 3'0"        | AWNING              |
| W8           | 2'0" x 2'0"        | FIXED GABLE WINDOW  |
| W9           | CURTAIN FRAMABLE   | FIXED GABLE WINDOW  |
| W10          | 2'0" x 2'0"        | FIXED               |
| W11          | CURTAIN FRAMABLE   | FIXED GABLE WINDOW  |
| W12          | CURTAIN FRAMABLE   | FIXED GABLE WINDOW  |
| W13          | 2'0" x 2'0"        | FIXED               |
| W14          | 2'0" x 2'0"        | AWNING WINDOW       |
| W15          | 2'0" x 2'0"        | FIXED               |
| W16          | CURTAIN FRAMABLE   | FIXED GABLE WINDOW  |
| W17          | CURTAIN FRAMABLE   | FIXED GABLE WINDOW  |
| W18          | 2'0" x 2'0"        | FIXED               |
| W19          | CURTAIN FRAMABLE   | FIXED GABLE WINDOW  |
| W20          | CURTAIN FRAMABLE   | FIXED GABLE WINDOW  |
| W21          | CURTAIN FRAMABLE   | FIXED DOORNE WINDOW |
| W22          | 2'0" x 2'0"        | FIXED               |
| W23          | 10'0" x 5'0"       | AWNING              |
| W24          | CURTAIN FRAMABLE   | FIXED GABLE WINDOW  |

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### ELEVATION GENERAL NOTES:

1. SLOPE GRADE A MINIMUM OF 2% AWAY FROM THE BUILDING FOR A MINIMUM DRAINAGE OF 5'-0"
2. PAINT ALL EXPOSED VENTS ON ROOF TO MATCH ROOF COLOR.
3. PAINT ALL EXPOSED VENTS ON SIDING TO MATCH SIDING COLOR.
4. MAINTAIN 6" CLEARANCE BETWEEN NATURAL GRADE AND EXPOSED WOOD.
5. ALL DECK RAILINGS SHALL BE 36" TALL. MINIMUM ALL OPENINGS SHALL BE CONSTRUCTED TO PREVENT A 4" SPHERE FROM PROJECTING THROUGH THE RAILING.
6. ALL EXTERIOR SIDING MATERIAL IS SPLIT BAMBOO GLEED AND NAILLED TO PLYWOOD SUBSTRATING. SIDINGS COMES TREATED WITH PRESERVATIVE TREATMENT. COATS SETBACK AND COATS SETBACK SHALL BE MAINTAINED THROUGHOUT THE ENTIRE WORK. ALL SIDED SURFACES SHALL BE WITH WEATHERPROOFING AND FINISHES AS SHOWN ON DRAWINGS.
7. USE HALF-ROUND BAMBOO TRIM ON E-FLASHING TAPE AT EACH PANEL JUNCTION.

ARCHITECTURAL LICENSE  
EXPIRATION DATE: APRIL 30, 2024

THIS WAS PREPARED BY NICHOLAS LINDEN  
SUPERVISOR AND CONSULTANT OF THE  
PROJECT WILL BE UNDER THE  
SUPERVISION OF THE ARCHITECT OF  
THE PROJECT IS TO BE A DESIGN IN  
THE STATE OF HAWAII ADMINISTATIVE  
OF THE CONTRACT AND CONSTRUCTION  
IN THE STATE OF HAWAII



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**BEADLE, FLOYD**  
(5) PACIFIC QUEEN

|                  |              |
|------------------|--------------|
| DATE: 12/29/2022 | DRAWN: DCh   |
| JOB: BEADLE      |              |
| SCALE:           | 1/4" = 1'-0" |
| REV. DATE        | REMARK       |
|                  | DRAWN        |

## EXTERIOR ELEVATIONS

## A03.1

SHEET SIZE: 24X36

1. SLOPE GRADE A MINIMUM OF 2% AWAY FROM THE BUILDING FOR A MINIMUM DISTANCE OF 5'-0"
2. PAINT ALL EXPOSED VENTS ON ROOF TO MATCH ROOF COLOR.
3. PAINT ALL EXPOSED VENTS ON SIDING TO MATCH SIDING COLOR.
4. MAINTAIN 6" CLEARANCE BETWEEN MINIMUM GRADE AND EXPOSED WOOD.
5. ALL DECK DRAINS SHALL BE 30" TALL. MINIMUM ALL OPENINGS SHALL BE CONSTRUCTED TO PREVENT A 3" SPHERE FROM PROJECTING THROUGH THE OPENING.
6. ALL EXTERIOR DRIPPING MATERIAL IS SPLIT BAMBOO GUELD AND NAILLED TO PLYWOOD SUBSTRINGS. SIDINGS COME TREATED WITH BORN-CETOL. 1 COAT CETOL-1 AND 2 COATS OF CETOL-224. CONTRACTOR SHALL SPRAY EIGHT COAT OF EXTERIOR SURFACING PAINT TO MATCH EXTERIOR SIDING AND CAULKING HAS BEEN COMPLETED.
7. USE HALF-ROUND BAMBOO TRIM ON EAVE FLASHING TAPE AT EACH WALL PANEL JOINT.

ARCHITECTURAL LICENSE  
EXPIRATION DATE: APRIL 30, 2008  
THIS WORK WAS PREPARED BY ME OR UNDER  
MY SUPERVISION AND CONSTRUCTION OF  
THE PROJECT WILL BE UNDER MY  
OBSERVATION. OBSERVATION OF  
CONSTRUCTION IS TO BE AS DEFINED IN  
CHAPTER 16-01.5. I HAVE ADMINISTERED THE  
RULES OF CONFIDENTIALITY AND CONSUMER  
PROTECTION. SIGNATURE OF ARCHITECT



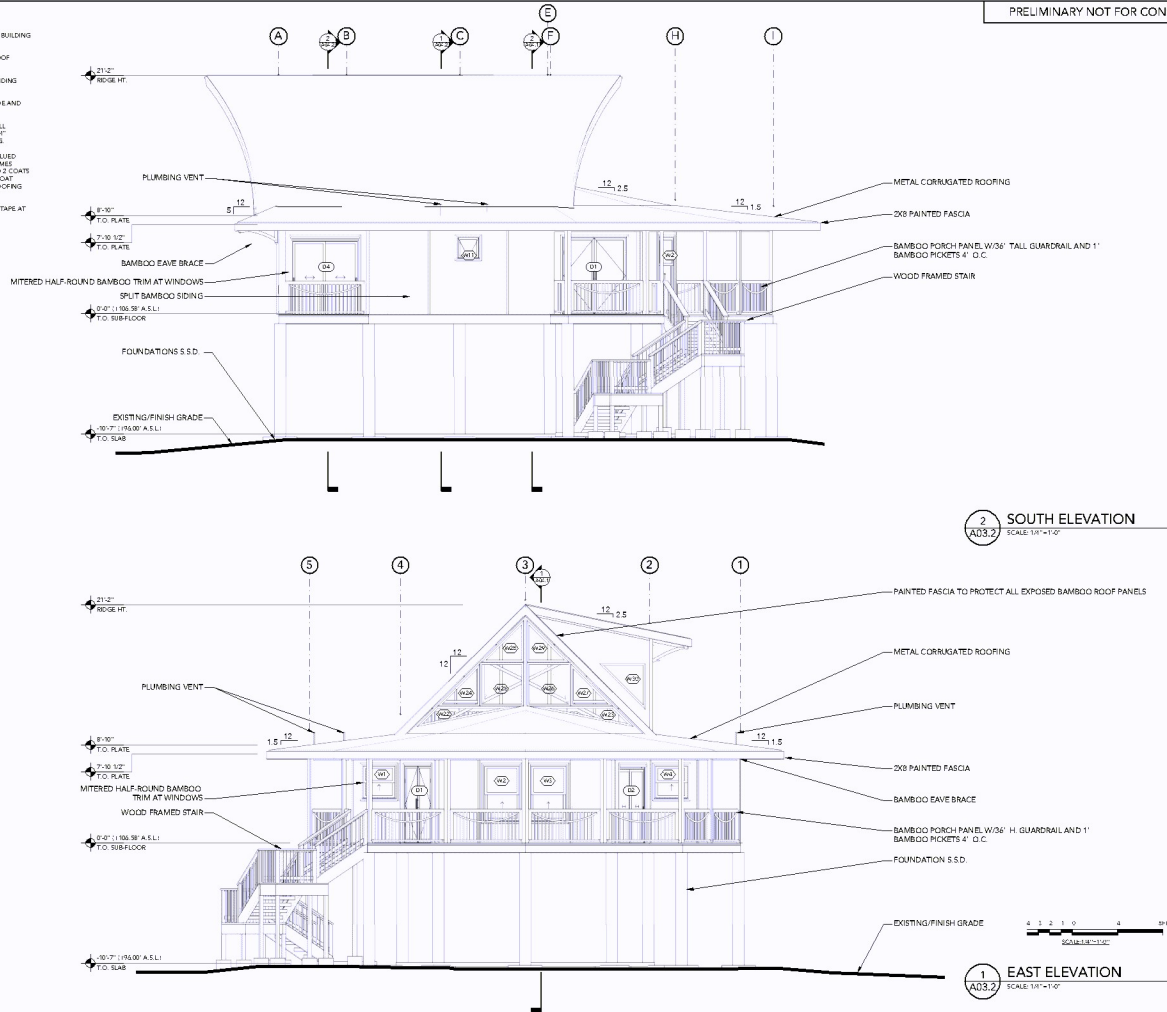
**BEADLE, FLOYD**  
(S) PACIFIC QUEEN

DATE: 12/29/2022 DRAWN: DCH  
JOB: BEADLE  
SCALE: 1/4" = 1'-0"  
REV. DATE REMARK DRAWN

EXTERIOR  
ELEVATIONS  
CONT.

**A03.2**

SHEET SIZE: 24X36



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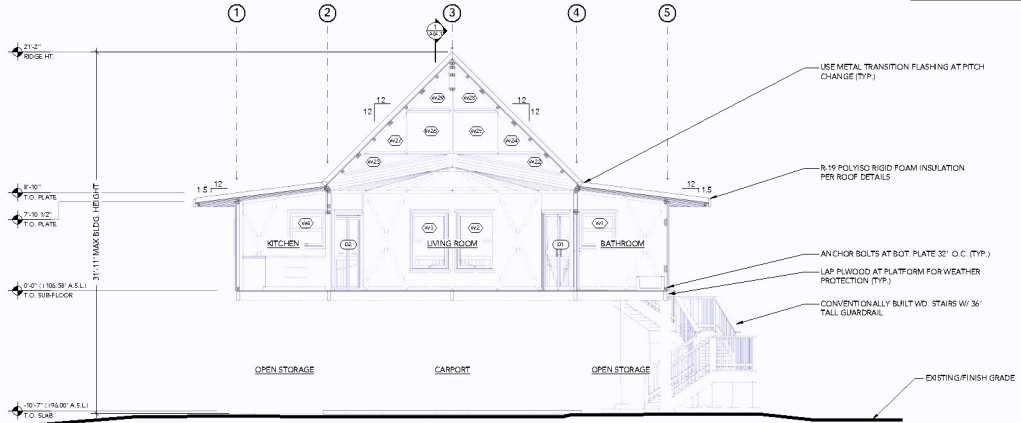
BEADLE, FLOYD  
(S) PACIFIC QUEEN  
LOT 485 PARADISE ALA KAI  
KEA'AU, HAWAII 96749  
TMK: (3) 1-5-058-045

DATE: 12/29/2022 DRAWN: DCH  
JOB: BEADLE  
SCALE: 1/4" = 1'-0"  
REV. DATE: REVISION: DRAWN:

BUILDING  
SECTIONS

**A04.1**

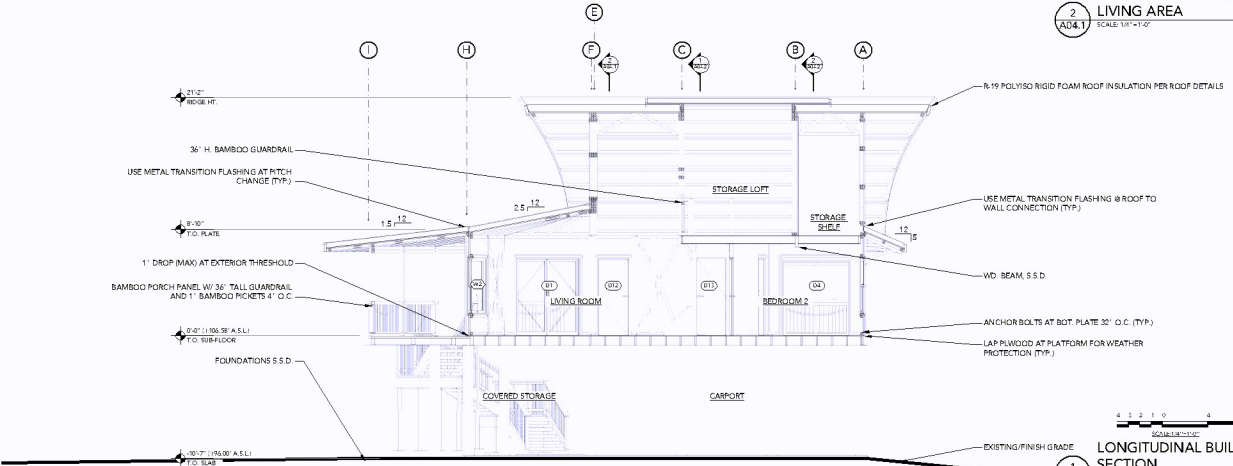
SHEET SIZE: 24X36



CROSS BUILDING SECTION @  
LIVING AREA

2  
A04.1

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

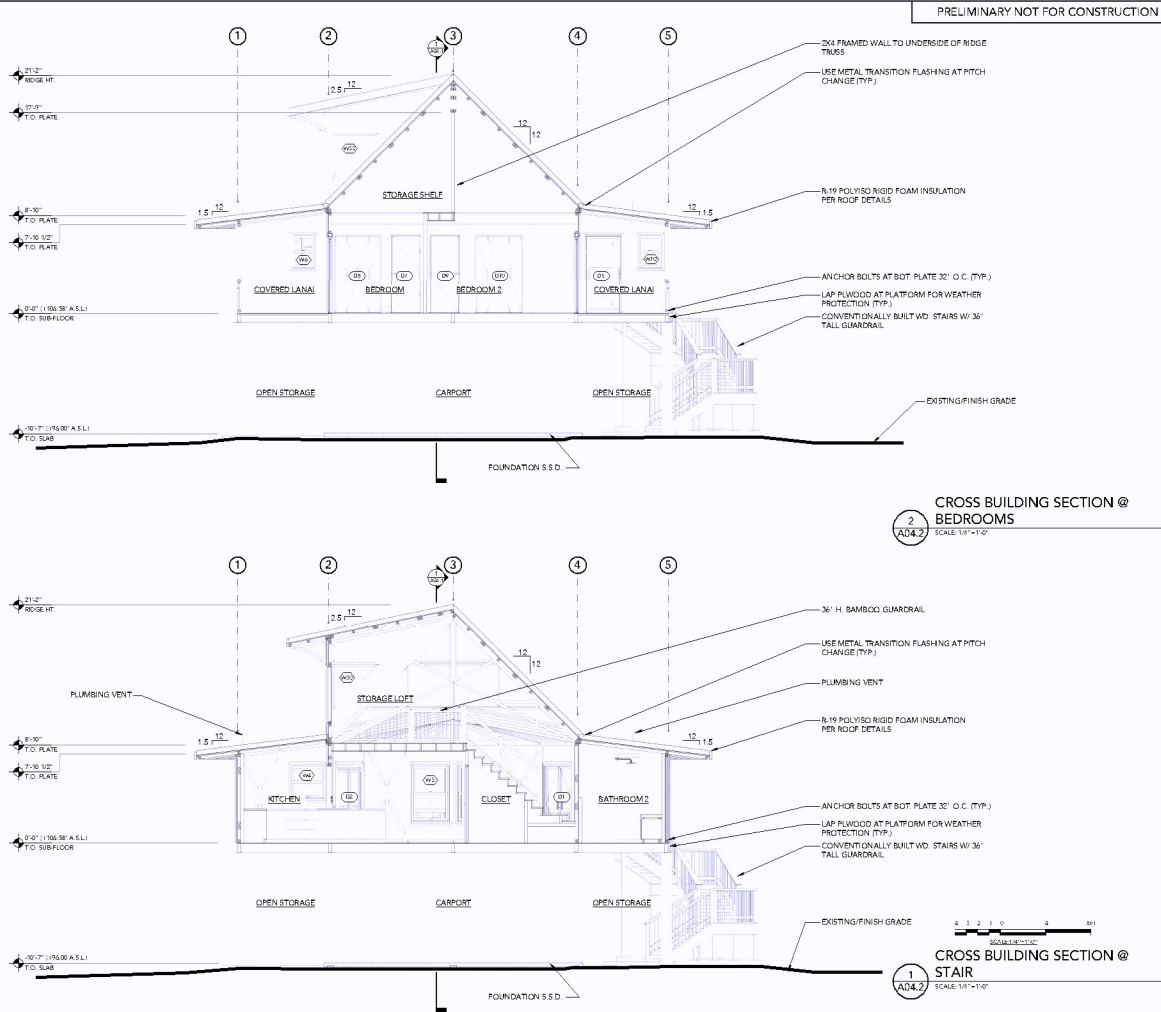


LONGITUDINAL BUILDING  
SECTION

1  
A04.1

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

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BEADLE, FLOYD  
(S) PACIFIC QUEEN  
LOT 485 PARADISE ALA KAI  
KEA'AU, HAWAII 96749  
TMK: (3) 1-5-058-045

DATE: 12/29/2022 DRAWN: DCH  
JOB: BEADLE  
SCALE: 1/8" = 1'-0"  
REV. DATE: REVISION: DRAWN:

BUILDING SECTIONS CONT.

**A04.2**

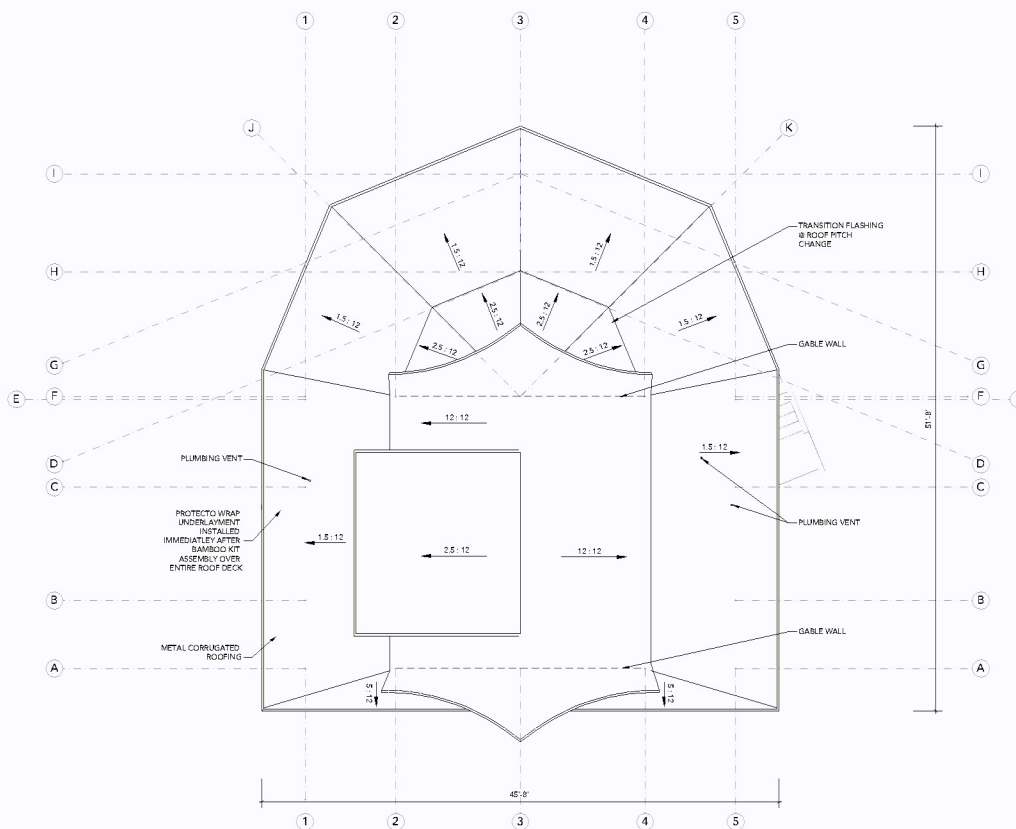
SHEET SIZE: 24X36

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# ROOF PLAN GENERAL NOTES:

- ENTIRE ROOF SUB-SHEATHING TO BE COVERED IN SELF-ADHERED UNDERLAYMENT PROTECTO WRAP (JIFF SEAL ICE & WATER GUARD OR ARCHITECT APPROVED EQUIVALENT). TO BE INSTALLED PER MANUFACTURER'S SPEC'S IMMEDIATELY AFTER ASSEMBLY OF BAMBOO KIT. ENSURE THAT UNDERLAYMENT RUNS CONT. UP GABLE & DORMER WALLS 6" MIN.
- ENTIRE ROOF MUST BE TAPPED AND PROTECTED FROM THE WEATHER UNTIL SELF-ADHERED UNDERLAYMENT IS INSTALLED.
- ROOFING TO BE 24 GA. CORRUGATED METAL PATTERN 7 BY 16IN. COLORED TO MATCH UP & ROOF CAPS.
- PROVIDE METAL FLASHING SLEEVES FOR ALL ROOF PENETRATIONS (VENT STACKS, ETC.).
- PROVIDE 1/2" DIA. HALF-ROUND GUTTERS AND DOWNSPOUTS, WITH CONCEALED STAINLESS STEEL HANGERS. MATCH ROOF STOCK FINISH.

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ARCHITECTURAL COUNCIL OF HAWAII  
JANUARY 2008  
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(S) PACIFIC QUEEN  
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KEA AU, HAWAII 96749  
TMC: (3) 1-505-045

DATE: 12/29/2022 DRAWN: DCH  
JOB: BEADLE  
SCALE: 1/4" = 1'-0"  
REV: DATE: REVISION: DRAWN:

ROOF PLAN

**A05.1**

SHEET SIZE: 24X36