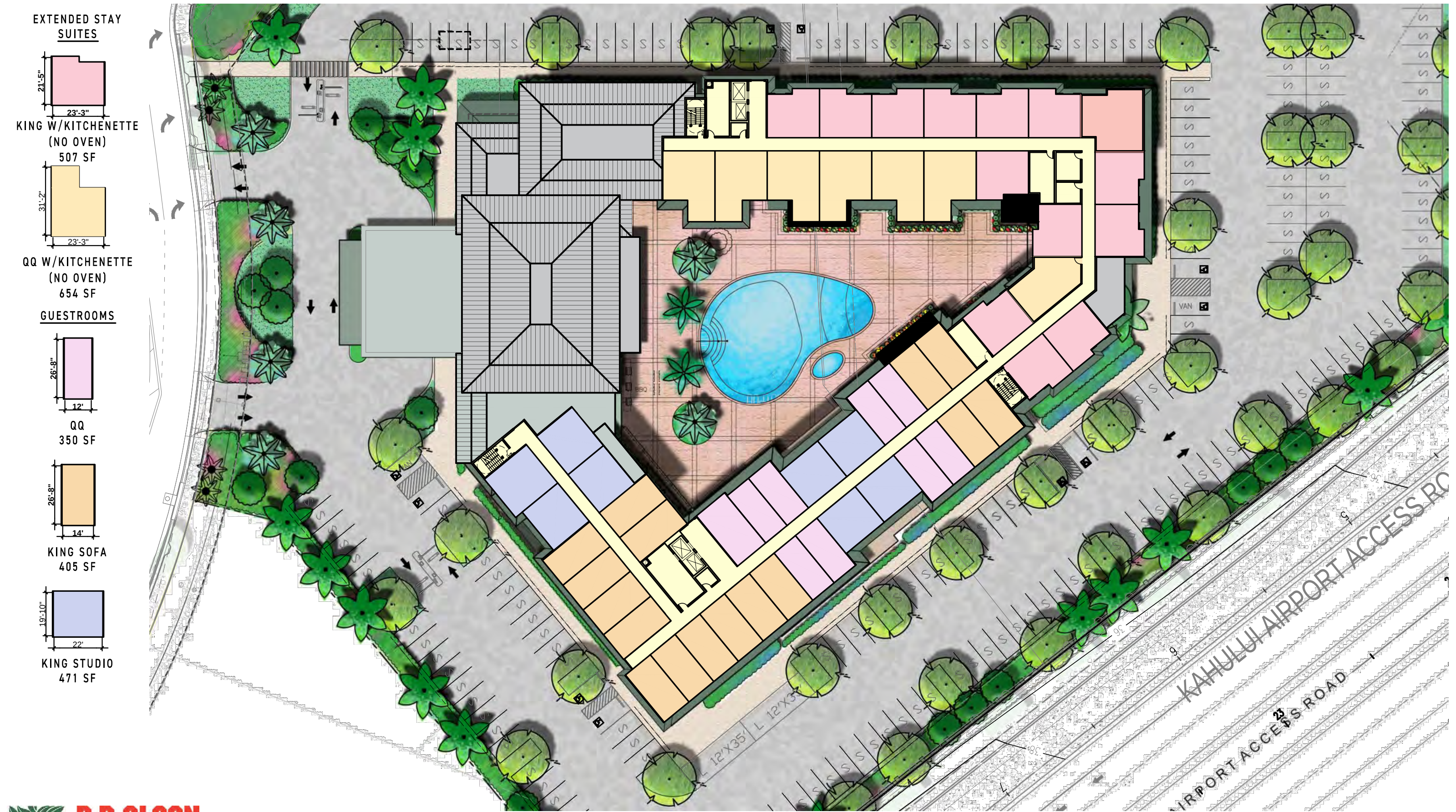




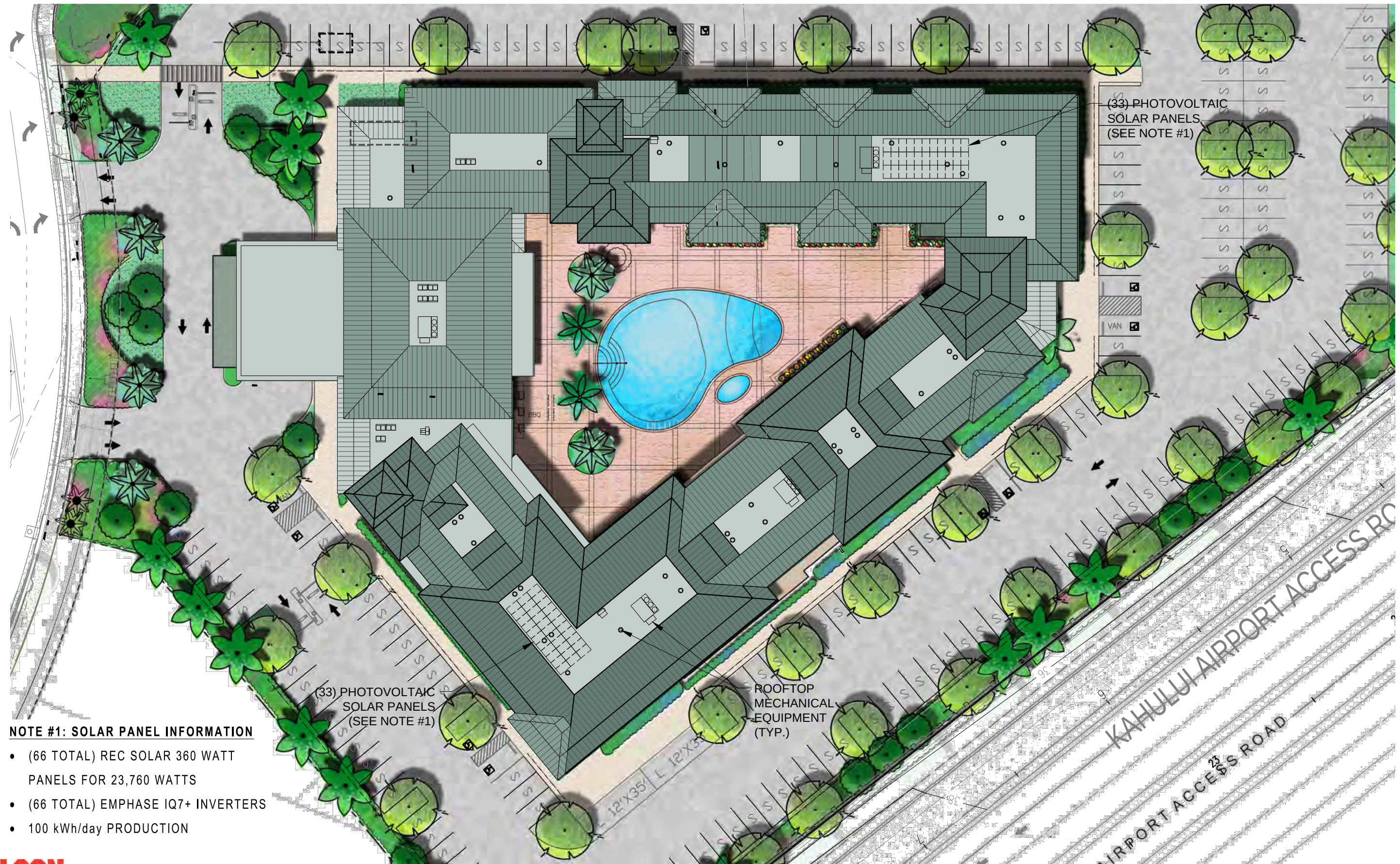
Appendix 2 (continued)

Kanahā Hotel Design Documents





KAHAHĀ HOTEL AT KAHULUI AIRPORT
KAHULUI, MAUI, HAWAII



NOTE #1: SOLAR PANEL INFORMATION

- (66 TOTAL) REC SOLAR 360 WATT PANELS FOR 23,760 WATTS
- (66 TOTAL) EMPHASE IQ7+ INVERTERS
- 100 kWh/day PRODUCTION



R.D. OLSON
DEVELOPMENT

AXIS GFA
ARCHITECTURE + DESIGN

HONUA
CONSULTING

**KANAHĀ HOTEL AT KAHULUI AIRPORT
KAHULUI, MAUI, HAWAII**



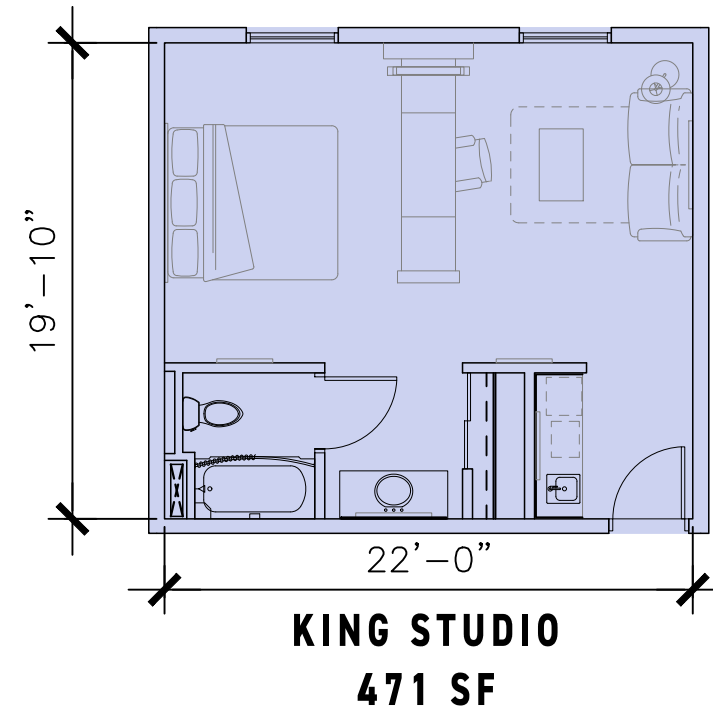
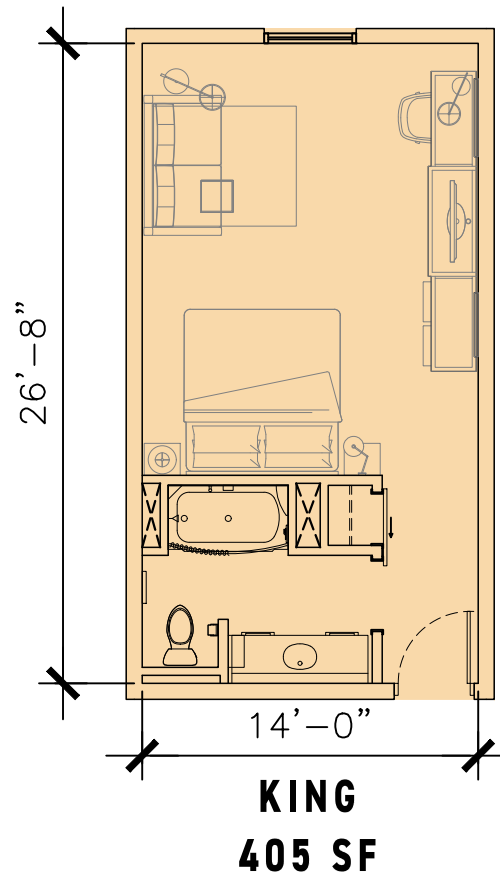
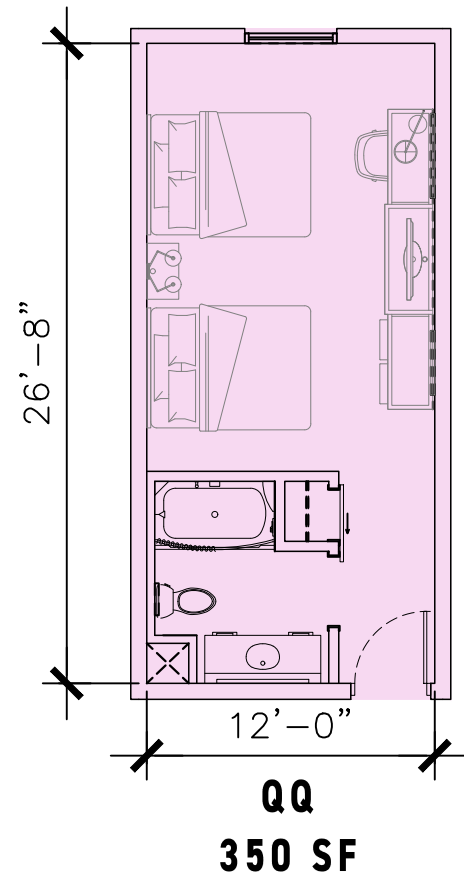
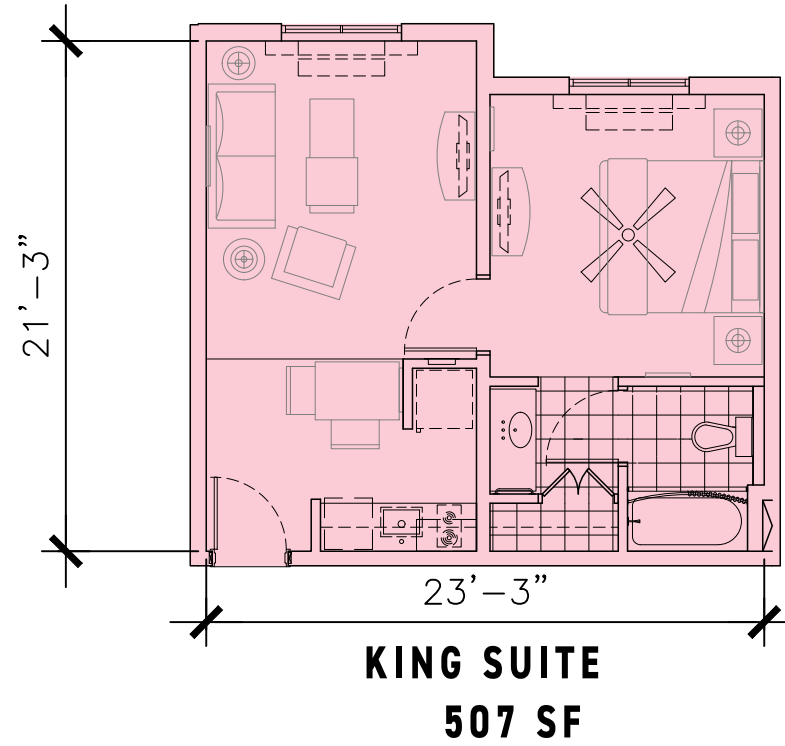
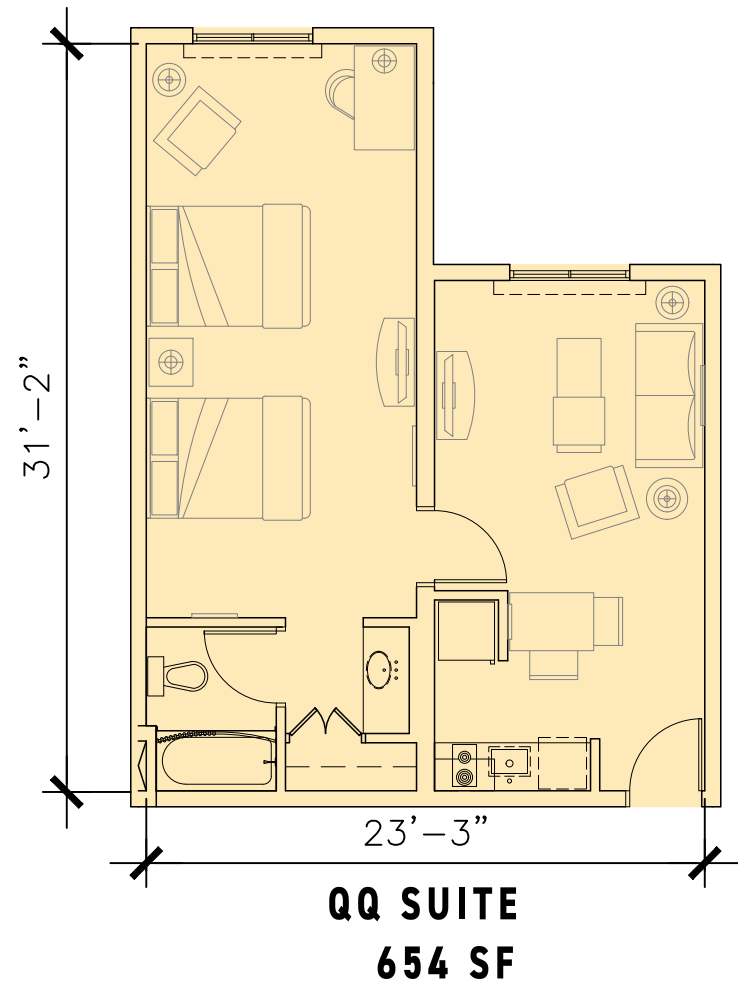
SCALE: 1/40" = 1'-0"

ROOF PLAN

04/16/2021

JOB NO.: 1710

SHEET NO.: 10



R.D. OLSON
DEVELOPMENT

AXIS GFA
ARCHITECTURE + DESIGN

HONUA
CONSULTING

KANAHĀ HOTEL AT KAHULUI AIRPORT **KAHULUI, MAUI, HAWAII**

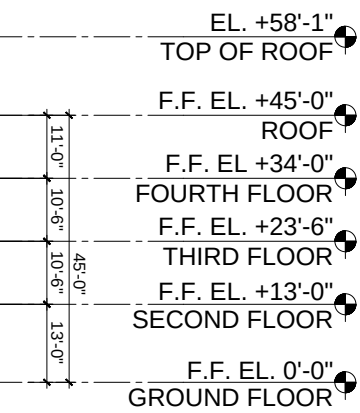
0 2' 4' 16'
SCALE: 1/8" = 1'-0"

ROOM TYPES

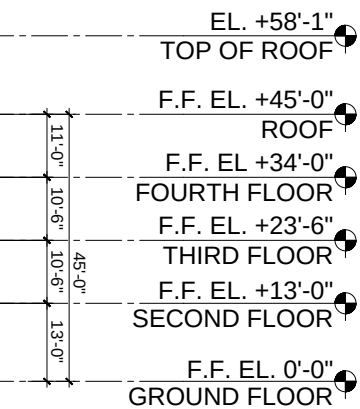
04/16/2021

JOB NO.: 1710

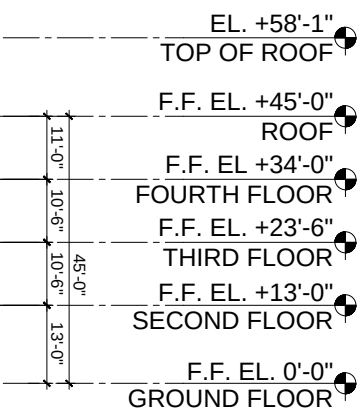
SHEET NO.: 11



NORTH ELEVATION



SOUTHWEST ELEVATION



WEST ELEVATION



	EL. +58'-1"	TOP OF ROOF
11'-0"	F.F. EL. +45'-0"	ROOF
10'-6"	F.F. EL. +34'-0"	FOURTH FLOOR
10'-6"	F.F. EL. +23'-6"	THIRD FLOOR
10'-6"	F.F. EL. +13'-0"	SECOND FLOOR
13'-0"	F.F. EL. 0'-0"	GROUND FLOOR

EAST ELEVATION



	EL. +58'-1"	TOP OF ROOF
11'-0"	F.F. EL. +45'-0"	ROOF
10'-6"	F.F. EL. +34'-0"	FOURTH FLOOR
10'-6"	F.F. EL. +23'-6"	THIRD FLOOR
10'-6"	F.F. EL. +13'-0"	SECOND FLOOR
13'-0"	F.F. EL. 0'-0"	GROUND FLOOR

SOUTHEAST ELEVATION



EL. +58'-1"
TOP OF ROOF

F.F. EL. +45'-0"
ROOF

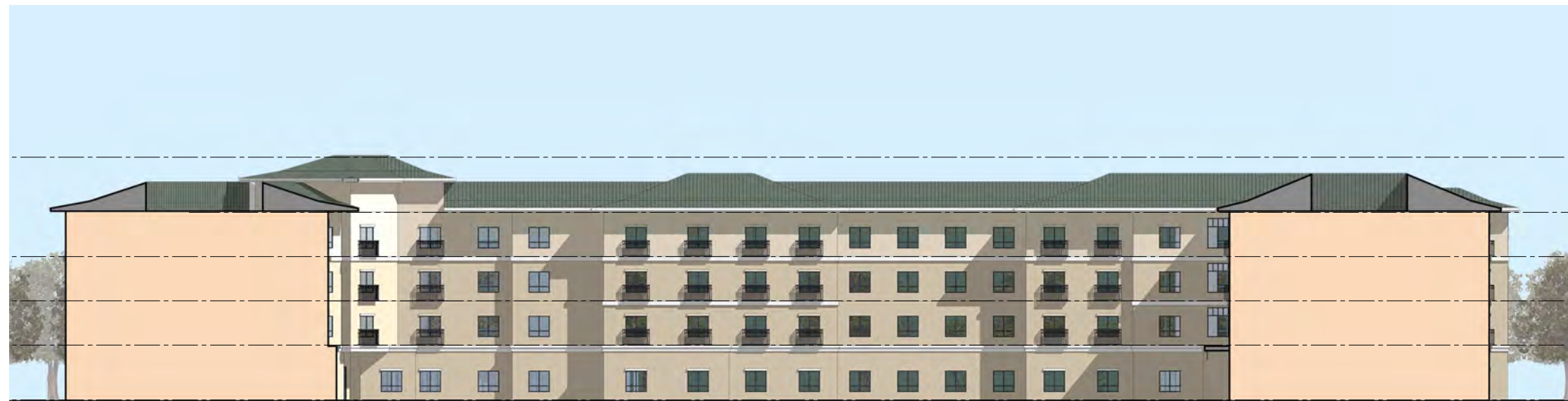
F.F. EL. +34'-0"
FOURTH FLOOR

F.F. EL. +23'-6"
THIRD FLOOR

F.F. EL. +13'-0"
SECOND FLOOR

F.F. EL. 0'-0"
GROUND FLOOR

COURTYARD ELEVATION 1



EL. +58'-1"
TOP OF ROOF

F.F. EL. +45'-0"
ROOF

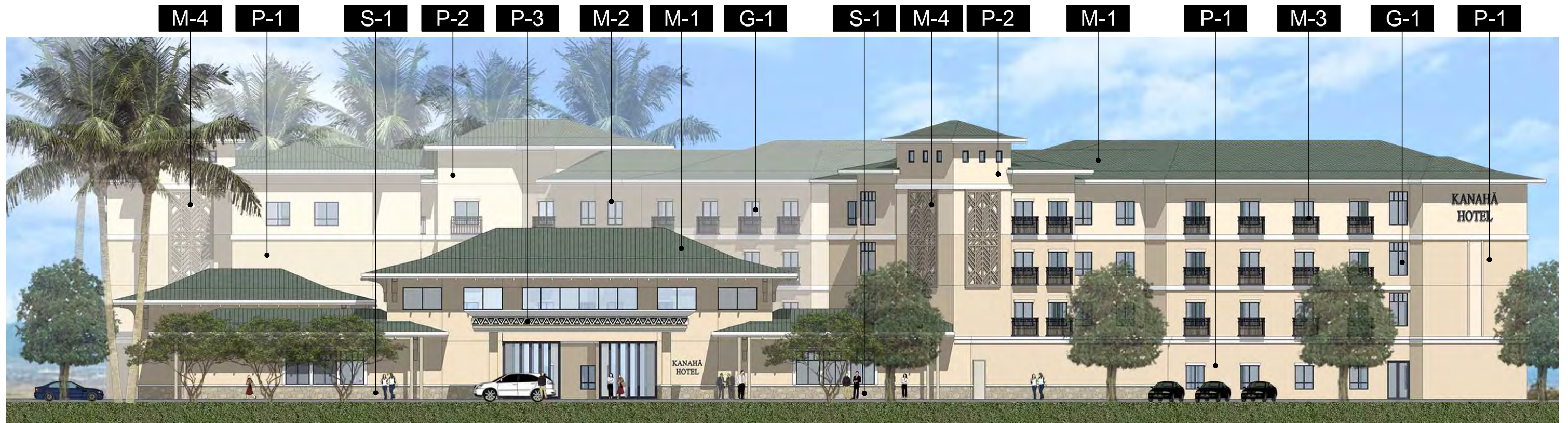
F.F. EL. +34'-0"
FOURTH FLOOR

F.F. EL. +23'-6"
THIRD FLOOR

F.F. EL. +13'-0"
SECOND FLOOR

F.F. EL. 0'-0"
GROUND FLOOR

COURTYARD ELEVATION 2



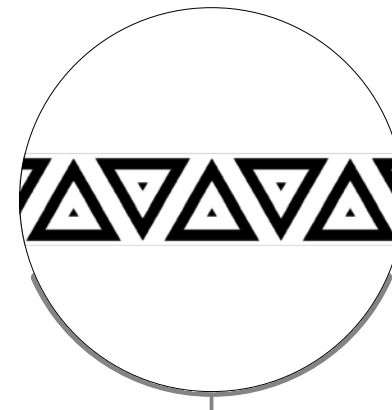
M-4 PAINTED DECORATIVE EIFS
GRILLWORK
COLOR: "BARNWOOD GRAY"



P-1 SMOOTH PLASTER W/ INTEGRAL
COLOR: "SAND DOLLAR"



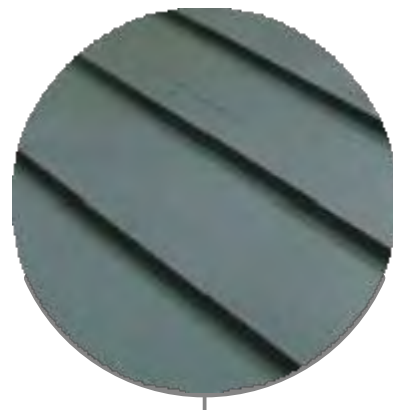
P-2 SMOOTH PLASTER W/ INTEGRAL
COLOR: "RICE BOWL"



P-3 PAINTED TRADITIONAL
KAPA PATTERN



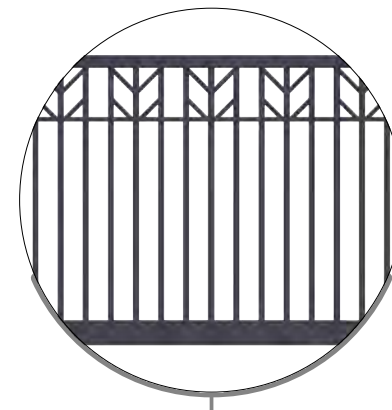
S-1 WHITE CORAL
ROCK



M-1 CENTURION
STANDING SEAM METAL
ROOF COLOR: FOREST GREEN



M-2 WINDOW MULLION
COLOR: DARK GRAY (PPG)



M-3 BALCONY RAILING W/
DECORATIVE MOTIF
COLOR: "DARK GRAY" (PPG)



G-1 VISION GLASS
PPG CLEAR
SOLARBAN60

**MATERIALS
BOARD**

KANAHĀ HOTEL AT KAHULUI AIRPORT KAHULUI, MAUI, HAWAII

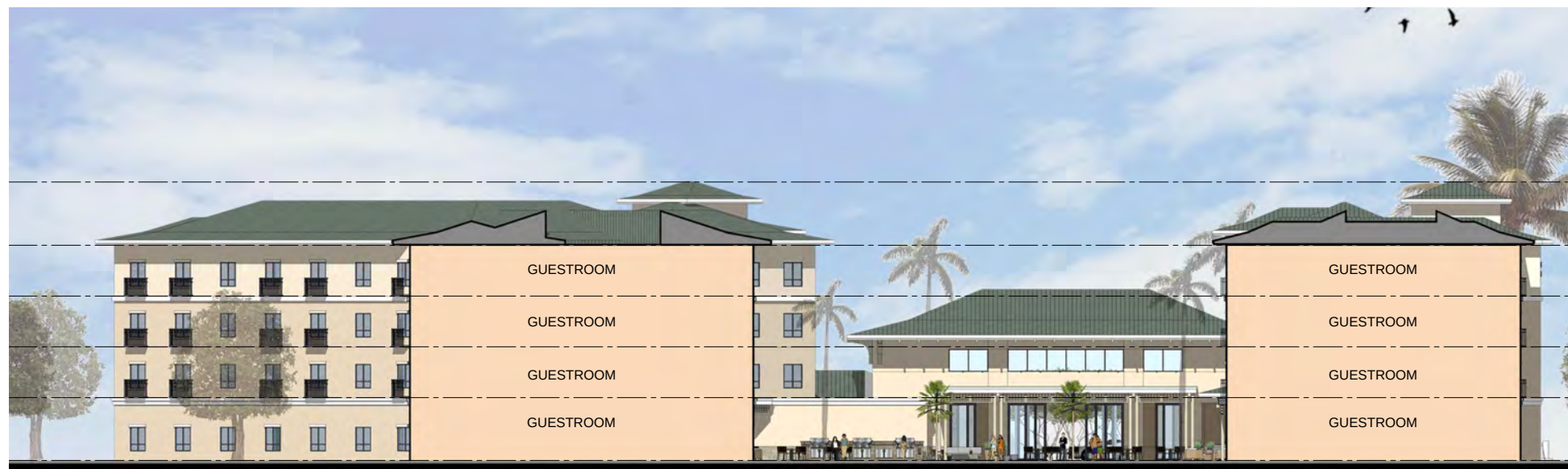
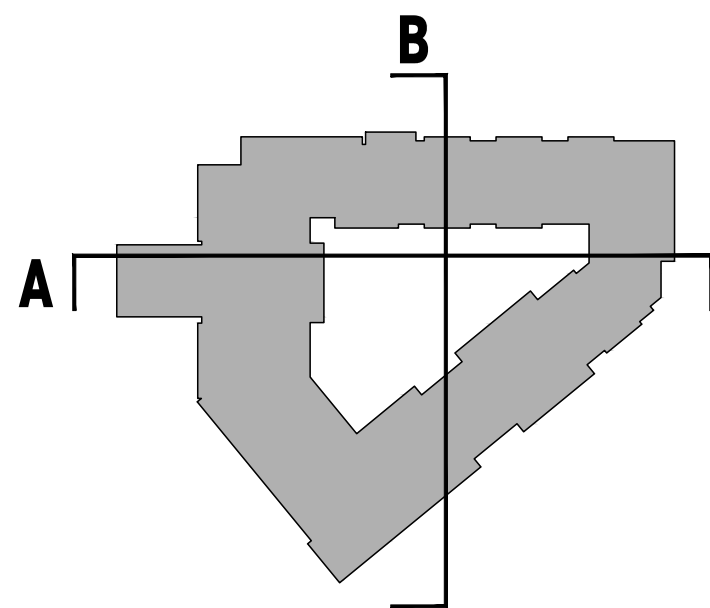
04/16/2021

JOB NO.: 1710
SHEET NO.: 15



EL. +58'-1"	TOP OF ROOF
F.F. EL. +45'-0"	ROOF
F.F. EL. +34'-0"	FOURTH FLOOR
F.F. EL. +23'-6"	THIRD FLOOR
F.F. EL. +13'-0"	SECOND FLOOR
F.F. EL. 0'-0"	GROUND FLOOR

SECTION A

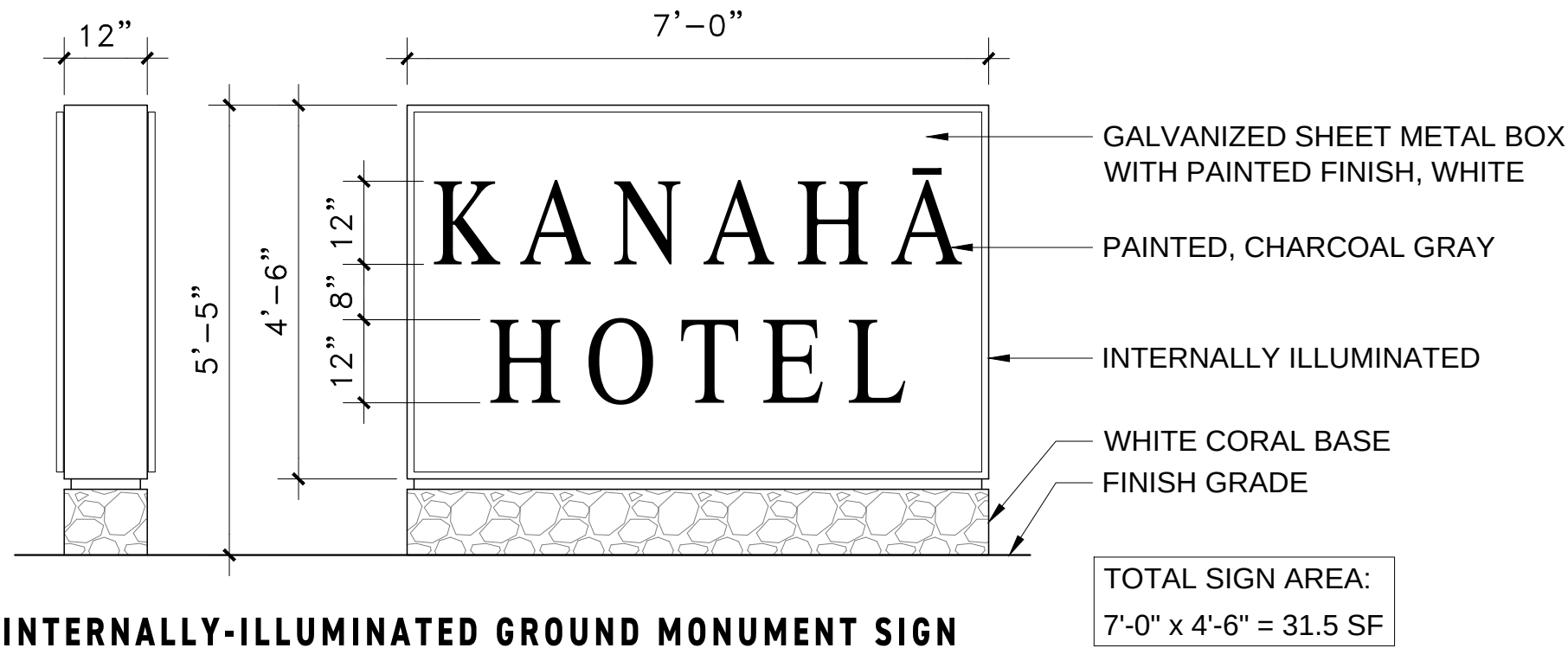


EL. +58'-1"	TOP OF ROOF
F.F. EL. +45'-0"	ROOF
F.F. EL. +34'-0"	FOURTH FLOOR
F.F. EL. +23'-6"	THIRD FLOOR
F.F. EL. +13'-0"	SECOND FLOOR
F.F. EL. 0'-0"	GROUND FLOOR

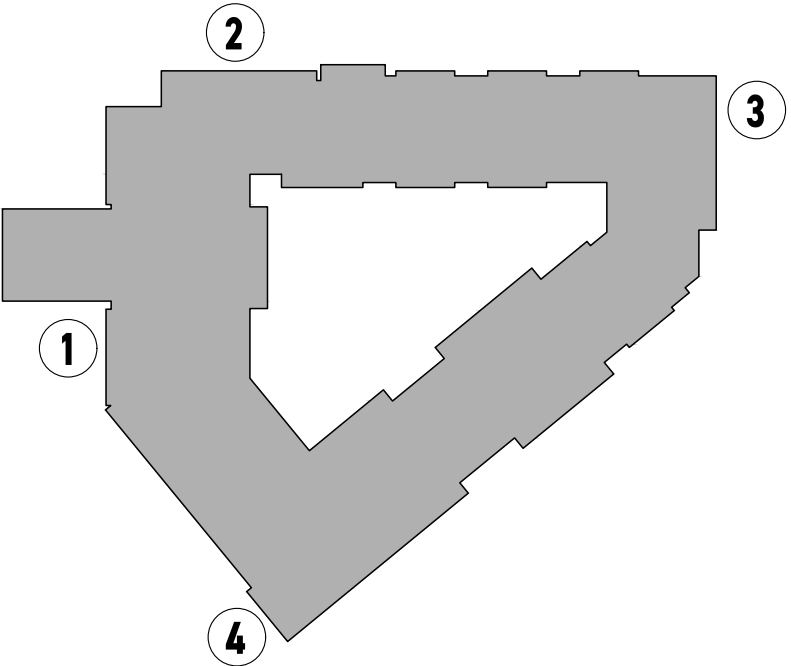
SECTION B



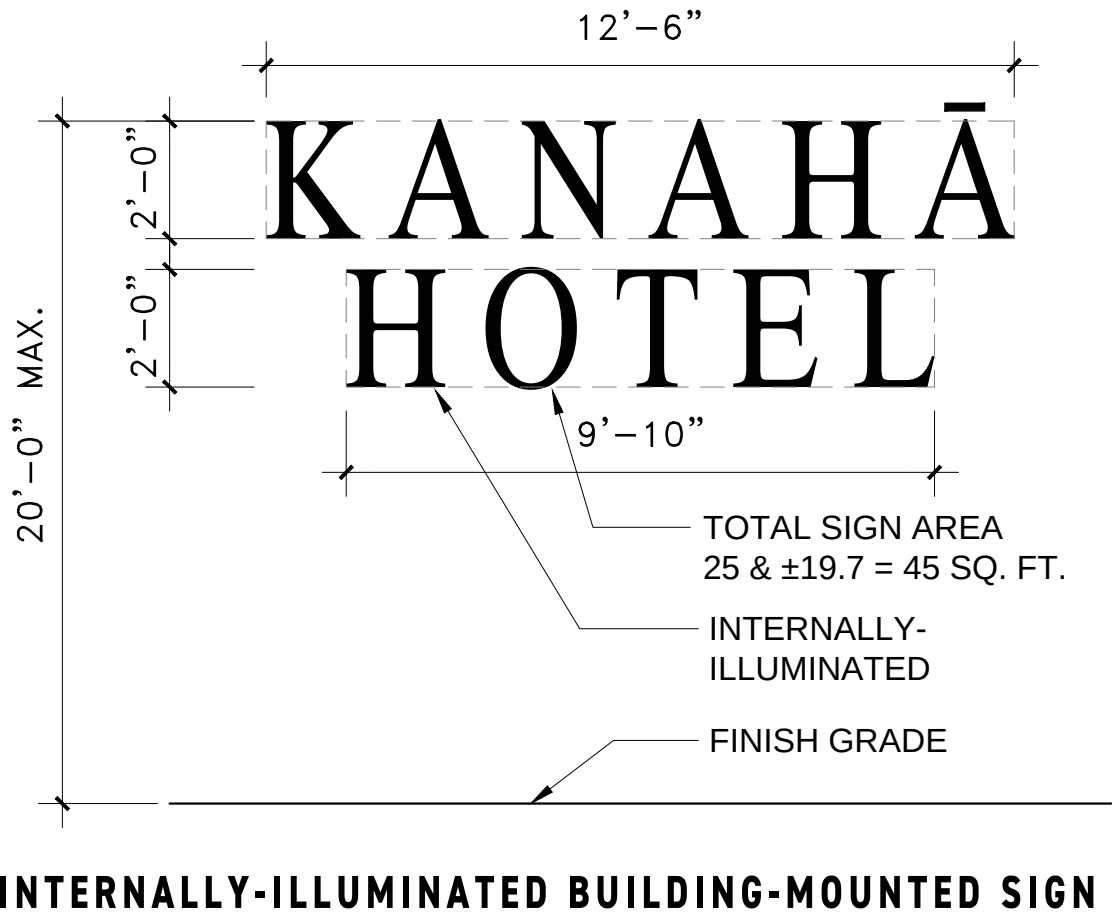
3D VIEW OF GROUND MONUMENT SIGN @ SITE ENTRANCE



INTERNALLY-ILLUMINATED GROUND MONUMENT SIGN



BUILDING-MOUNTED SIGN LOCATION MAP



INTERNALLY-ILLUMINATED BUILDING-MOUNTED SIGN

AREA SUMMARY

LEVEL 1			REMARKS		
LOBBY AREA		2,019	INCLUDES ENTRY, LOUNGE AND CART STORAGE		
FRONT DESK		177			
DINING		2,596			
BUFFET		286			
BAR		944			
SUITE SHOP		304			
ADMIN		790			
KITCHEN / FOOD PREP		1,207			
STAFF LOUNGE		1,244	INCLUDES STAFF BATHROOMS		
LAUNDRY		1,616			
FITNESS		1,311			
GUEST LAUNDRY		278			
POOL EQUIPMENT		249			
BOARD ROOM		370			
MEETING ROOM		990			
PRE FUNCTION		1,095			
RESTROOMS		793			
BUSINESS CENTER		297			
CIRCULATION		5,846			
VERTICAL CIRCULATION		865	STAIRS, ELEVATORS AND LINEN CHUTE		
GUESTROOM UNITS		17,874			
SUPPORT AREAS		2,775	ELEC., MEP., STORAGE, ELEV. MACHINE ROOM, HOUSEKEEPING		
LEVEL 1 TOTAL AREA		43,924			
PORTE COCHERE		3,067			
LEVEL 1 TOTAL *GROSS AREA		43,059			
TYPICAL GUESTROOM LEVEL (FLOORS 2-4)			REMARKS		
CIRCULATION		4,898			
VERTICAL CIRCULATION		855	STAIRS, ELEVATORS AND LINEN CHUTE		
GUESTROOM UNITS		25,528			
SUPPORT AREAS		1,585	HOUSE KEEPING, LINEN, STORAGE AND ELEC./MECH		
TYP. LEVEL TOTAL AREA		32,867			
LEVELS 2-4 TOTAL AREA		98,601			
LEVEL 2-4 TOTAL *GROSS AREA		96,036			
TOTAL GROSS AREA		139,095	SF		
TOTAL LOT COVERAGE		46,991	SF		
* GROSS AREA IS THE AREA CONFINED WITHIN THE EXTERIOR WALLS, INCLUDING THE EXTERIOR WALLS, BUT EXCLUDING THE ELEVATOR, STAIR AND SHAFTS.					



KANAHĀ HOTEL AT KAHULUI AIRPORT
KAHULUI, MAUI, HAWAII

AREA SUMMARY

GREEN BUILDING OBJECTIVES

- Passive solar design
- Photovoltaic solar panels
- Efficient low-e glazing
- Water conserving plumbing fixtures and fittings
- Irrigation with automatic controllers, sensors, and metering of outdoor water use
- Finish material pollutant control meeting Volative Organic Compound (VOC) and formaldehyde limits (adhesives, sealants, caulks, paints, and coatings, aerosol paints and coatings)
- Exterior material selection for sustainability and recycled content
- Light pollution reduction
- Low power consumption for lighting design & dimming systems
- Efficient Variable Refrigerant Flow (VRF) heating and air-conditioning system design
- Commissioning and testing of HVAC systems
- Insulation and sealing of the exterior envelope
- Electric Vehicle (EV) charging stations

PROJECT DESCRIPTION

Kanaha Hotel is located adjacent to the Kahului Airport in Maui, Hawaii. This is a 4-story hotel with 80 extended-stay guestrooms, each with a kitchenette (no oven), and 120 standard guestrooms, for a total of 200 rooms. The hotel features a welcoming lobby, lounge, dining, meeting rooms, business center, outdoor pool/spa, bbq area, and fitness center. Surface parking of 221 spaces is provided with easy access to the guestrooms.

PROJECT INFORMATION

TOTAL SITE AREA:	225,470	SF (5.176 ACRES)
COVERAGE (20.84%)	46,991	SF
TOTAL GBA:	139,095	
FAR:	0.62	

EXTENDED STAY SUITES

TYPES	QQ	KING	2-BEDRM.			TOTAL KEYS
LEVELS	w/Kitchenette (no oven)	w/Kitchenette (no oven)	w/Kitchenette (no oven)			
(1) LEVEL 1 (+0'-0")	3	13	1			17
(2) LEVEL 2 (+13'-0")	6	14	1			21
(3) LEVEL 3 (+23'-6")	6	14	1			21
(4) LEVEL 4 (+34'-0")	6	14	1			21
TOTAL	21	55	4			80
	26%	69%	5%			

GUEST ROOMS

TYPES	QQ	QQ ADA	KING	KING ADA	KING STUDIO	TOTAL KEYS
LEVELS						
(1) LEVEL 1 (+0'-0")	8	1	8		4	21
(2) LEVEL 2 (+13'-0")	8	1	15	1	8	33
(3) LEVEL 3 (+23'-6")	8	1	15	1	8	33
(4) LEVEL 4 (+34'-0")	8	1	15	1	8	33
TOTAL	32	4	53	3	28	120
	27%	3%	44%	3%	23%	

GRAND TOTAL						200
-------------	--	--	--	--	--	-----

PARKING					REQ'D	PROVIDED
HOTEL	1 space for every rental unit				200	
TOTAL					200	*221

* TOTAL PARKING COUNT INCLUDES 8 ACCESSIBLE PARKING SPACES AND 2 ACCESSIBLE VAN SPACES.



KANAHĀ HOTEL AT KAHULUI AIRPORT
KAHULUI, MAUI, HAWAI'I

ROOM MATRIX, PARKING REQUIREMENT,
AND GREEN BUILDING OBJECTIVES

ZONING CODE INFORMATION

TAX MAP KEYS: 3-8-103:014 (PORTION),015 (PORTION),016,017,018

LOT AREA: 225,470 SF (5.176 ACRES)

PROPOSED ZONING DESIGNATION: H-M HOTEL DISTRICT

THIS PROJECT SITE IS PART OF THE MAUI BUSINESS PARK PHASE II DEVELOPMENT.

MAXIMUM HEIGHT: MAXIMUM HEIGHT OF A BUILDING IN THE H-M DISTRICT IS 90 FEET. OUR PROPOSED BUILDING IS 4 STORIES (APPROXIMATELY 58 FEET) IN HEIGHT. THEREFORE THE PROPOSED PROJECT CONFORMS TO THE ZONING CODE AS IT RELATES TO BUILDING HEIGHT.

MINIMUM LOT AREA: THE MINIMUM LOT AREA IS 15,000 SF IN H-M DISTRICT. THE PROPERTY HAS A LOT AREA OF 225,470 SF THEREFORE THE PROPERTY CONFORMS TO THE ZONING CODE AS IT RELATES TO MINIMUM LOT AREA.

FLOOR AREA RATIO: THE GROSS FLOOR AREA SHALL NOT EXCEED 100 PERCENT IN THE H-M DISTRICT. THEREFORE THE MAXIMUM ALLOWABLE GROSS FLOOR AREA IS 225,470 SF. THE PROPOSED PROJECT HAS A FLOOR AREA OF 139,095 SF WHICH IS LESS THAN THE MAXIMUM ALLOWABLE FLOOR AREA OF 225,470 SF THEREFORE THE PROPOSED PROJECT CONFORMS TO THE ZONING CODE AS IT RELATES TO FLOOR AREA RATIO.

LOT COVERAGE: FOR THE H-M DISTRICT THE TOTAL GROUND AREA OCCUPIED BY ALL BUILDINGS SHALL NOT EXCEED 30 PERCENT OF THE LOT AREA. FOR OUR PROPERTY THE MAXIMUM ALLOWABLE LOT COVERAGE IS $225,470 \text{ SF} \times .30 = 67,641 \text{ SF}$ THE PROPOSED PROJECT HAS A TOTAL GROUND AREA OCCUPIED BY BUILDINGS AS 46,991 SF WHICH IS LESS THAN THE MAXIMUM ALLOWABLE LOT COVERAGE OF 67,641 SF THEREFORE THE PROPOSED PROJECT CONFORMS TO THE ZONING CODE AS IT RELATES TO LOT COVERAGE.

YARDS:

SIDE YARDS: IN THE H-M DISTRICT THE REQUIRED SIDE YARD FOR A 3-4 STORY BUILDING IS 15 FEET. THE SIDE YARD PROVIDED IS MORE THAN 15 FEET. THEREFORE THE PROPERTY CONFORMS TO THE BUILDING CODE AS IT RELATES TO THE SIDE YARD SETBACK.

FRONT YARD: IN THE H-M DISTRICT THE REQUIRED FRONT YARD FOR A 3-4 STORY BUILDING IS 1/2 HEIGHT OF THE BUILDING WITH A MINIMUM OF 15 FEET. THE BUILDING HEIGHT IS APPROXIMATELY 58 FEET, MAKING THE REQUIRED FRONT YARD ($\frac{1}{2} \times 58 \text{ FEET} = 29 \text{ FEET}$). THE FRONT YARD PROVIDED IS 55 FEET. THEREFORE THE PROPERTY CONFORMS TO THE BUILDING CODE AS IT RELATES TO THE FRONT YARD SETBACK.

REAR YARD: IN THE H-M DISTRICT THE REQUIRED REAR YARD FOR A 3-4 STORY BUILDING IS 1/2 HEIGHT OF THE BUILDING WITH A MINIMUM OF 15 FEET. THE BUILDING HEIGHT IS APPROXIMATELY 58 FEET, MAKING THE REQUIRED REAR YARD ($\frac{1}{2} \times 58 \text{ FEET} = 29 \text{ FEET}$). THE REAR YARD PROVIDED IS MORE THAN 45 FEET. THEREFORE THE PROPERTY CONFORMS TO THE BUILDING CODE AS IT RELATES TO THE REAR YARD SETBACK.



KANAHĀ HOTEL AT KAHULUI AIRPORT KAHULUI, MAUI, HAWAII

ZONING INFORMATION

04/16/2021

JOB NO.: 1710
SHEET NO.: 20



R.D. OLSON
DEVELOPMENT

AXIS GFA
ARCHITECTURE + DESIGN

HŌNUA
CONSULTING

KANAHĀ HOTEL AT KAHULUI AIRPORT KAHULUI, MAUI, HAWAII

VIEW 1

04/16/2021

JOB NO.: 1710

SHEET NO.: 21

