



# Layout and Plans for Affordable Housing Fund Grant to acquire 9 lots in the Waiale Elua subdivision

Prepared for

**Chairman Crivello**

September 20, 2018

RECEIVED AT HHT MEETING ON 9/20/18  
(*Francesca Carey*)



## KEY CODE to MAP

### 6 HOUSES

At or below 80% median income (2017 HUD Guidelines)



Model #1 - Melia with front lanai and garage  
3 bd, 2 bath, 1,041 sf, 24' x 44'  
(with garage and lanai, 1,537 sf)  
\$ 310,000 - Lots 4 and 44



Model #2 - Alani with front lanai and garage  
3 bd, 2 bath, 1,159 sf, 24' x 50',  
(with garage and lanai, 1,631 sf)  
\$326,000 - Lots 2 and 3



Model #3 - Makou with front lanai and garage  
3 bd, 2 bath, 1,231 sf, 22' x 56'  
(with garage and lanai 1,763 sf)  
\$326,000 - Lots 1 and 45

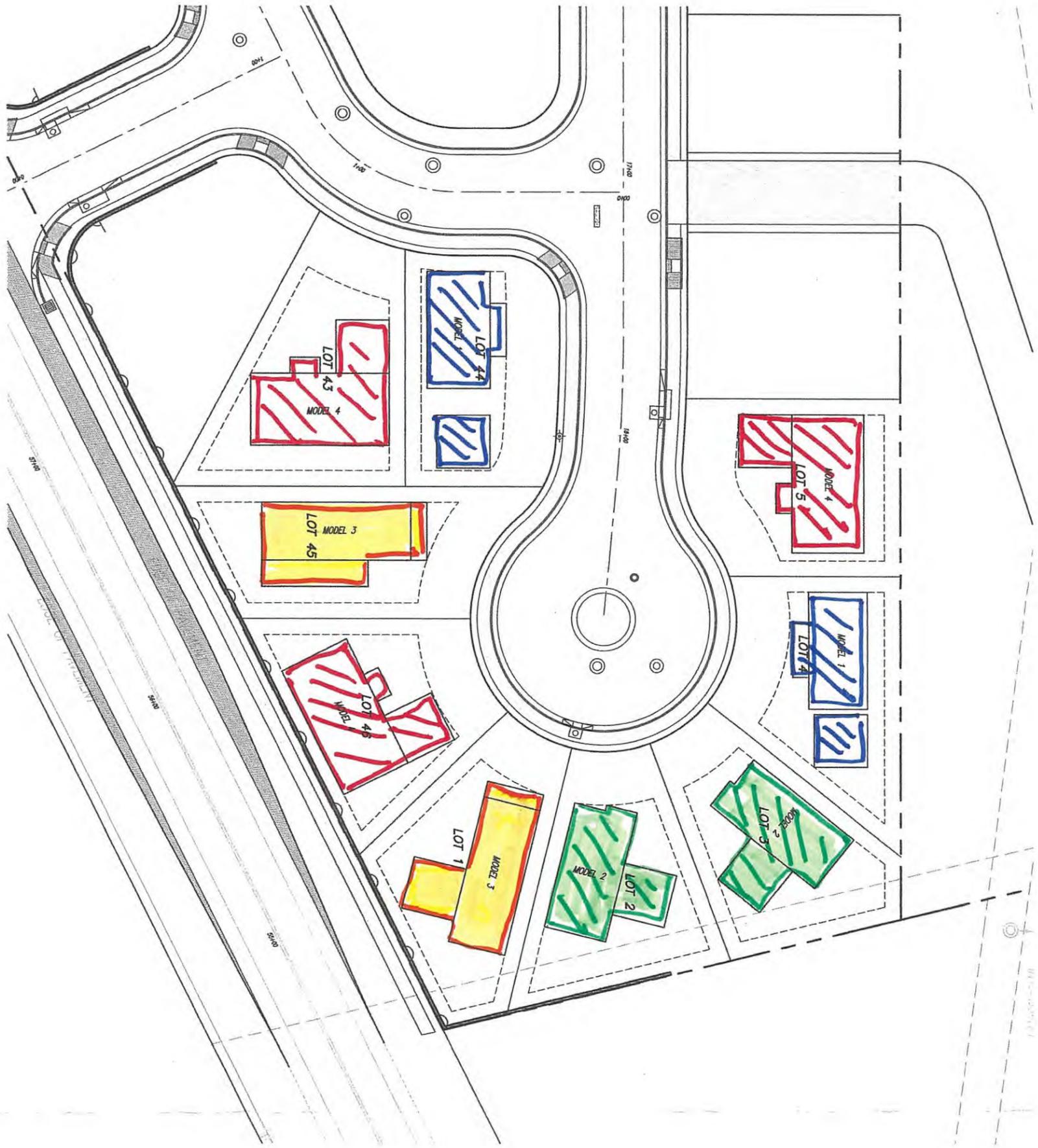
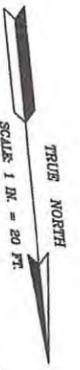
### 3 HOUSES

At 90% to 100% of median income



Model #4 - Kukui with front lanai and garage  
4 bd, 2 bath, 1,404 sf, 27' x 52'  
(with garage and lanai 1,864 sf)  
\$455,000 - Lots 5, 43 and 46

ALL houses include: Range, Refrigerator, Dishwasher, Disposal, Carpet, High speed internet ready, Vinyl flooring, 2" plantation blinds, solar hot water heating, forced air system w/ducting and blower for A/C ready install, A/C not included - additional cost.



SITE PLAN  
SCALE: 1 IN. = 20 FT.

**FABMAC AT WAIALE ELUA SUBDIVISION**  
 T.M.K.: (2) 3-5-002: 020  
 WAIKAPU, MAUI, HAWAII  
 SITE PLAN

THE USER HAS REVIEWED THIS DRAWING AND APPROVES THE INFORMATION CONTAINED HEREIN FOR THE PURPOSES INTENDED. THE USER'S REVIEW IS LIMITED TO THE INFORMATION CONTAINED ON THIS DRAWING AND DOES NOT CONSTITUTE A GUARANTEE OF ACCURACY OR COMPLETENESS. THE USER'S REVIEW IS LIMITED TO THE INFORMATION CONTAINED ON THIS DRAWING AND DOES NOT CONSTITUTE A GUARANTEE OF ACCURACY OR COMPLETENESS. THE USER'S REVIEW IS LIMITED TO THE INFORMATION CONTAINED ON THIS DRAWING AND DOES NOT CONSTITUTE A GUARANTEE OF ACCURACY OR COMPLETENESS.

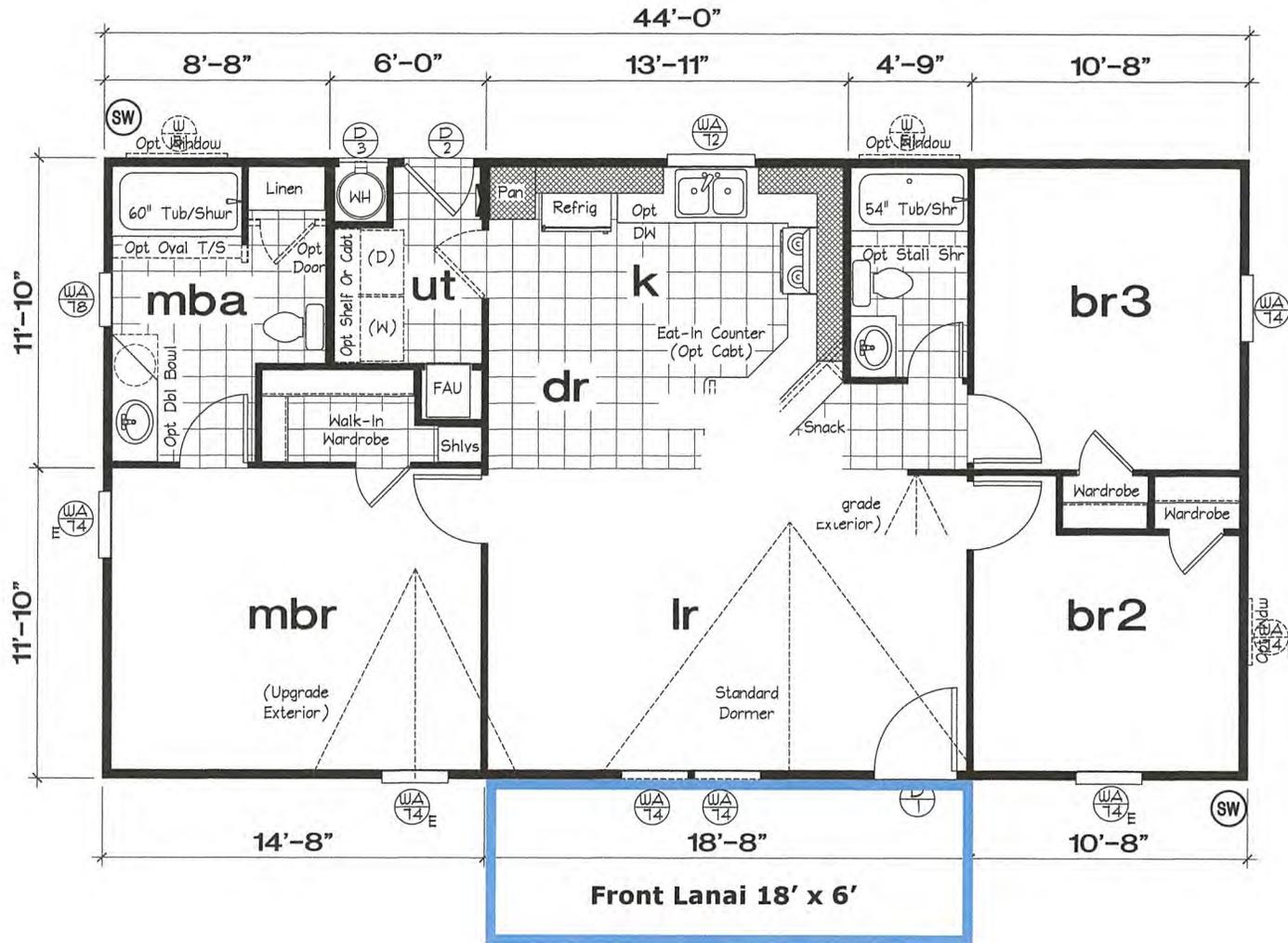
DATE: 6-13-18  
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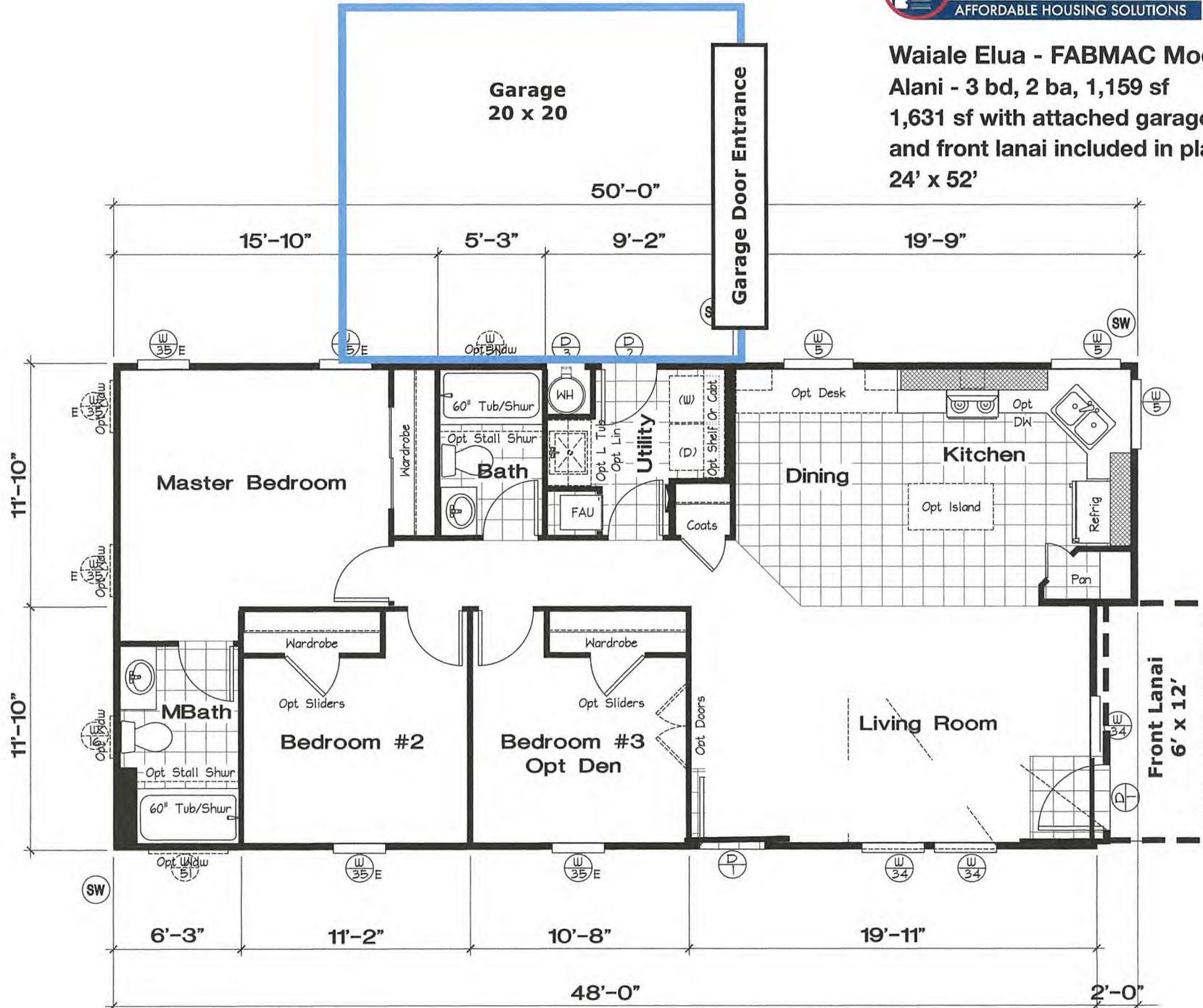
REVISION	DATE	NOTE

DESIGNED BY: A.M.A.N.O.  
 DRAWN BY: L.O.O.  
 PROJECT NO.: 2018-33  
 DRAWING NAME: SITE-00  
 DATE: 6-13-18

**Waiale Elua - FABMAC Model #1**  
**Melia - 3 bd, 2 ba, 1,041 sf**  
**1,549 sf with detached garage and front lanai**  
**built on site**  
**24' x 44'**



**Waiale Elua - FABMAC Model #2**  
**Alani - 3 bd, 2 ba, 1,159 sf**  
**1,631 sf with attached garage built on site,**  
**and front lanai included in plan**  
**24' x 52'**





**Waiale Elua - FABMAC Model #3**

**Makou - 3 bd, 2 ba, 1,231 sf with attached garage built on site, and front lanai**

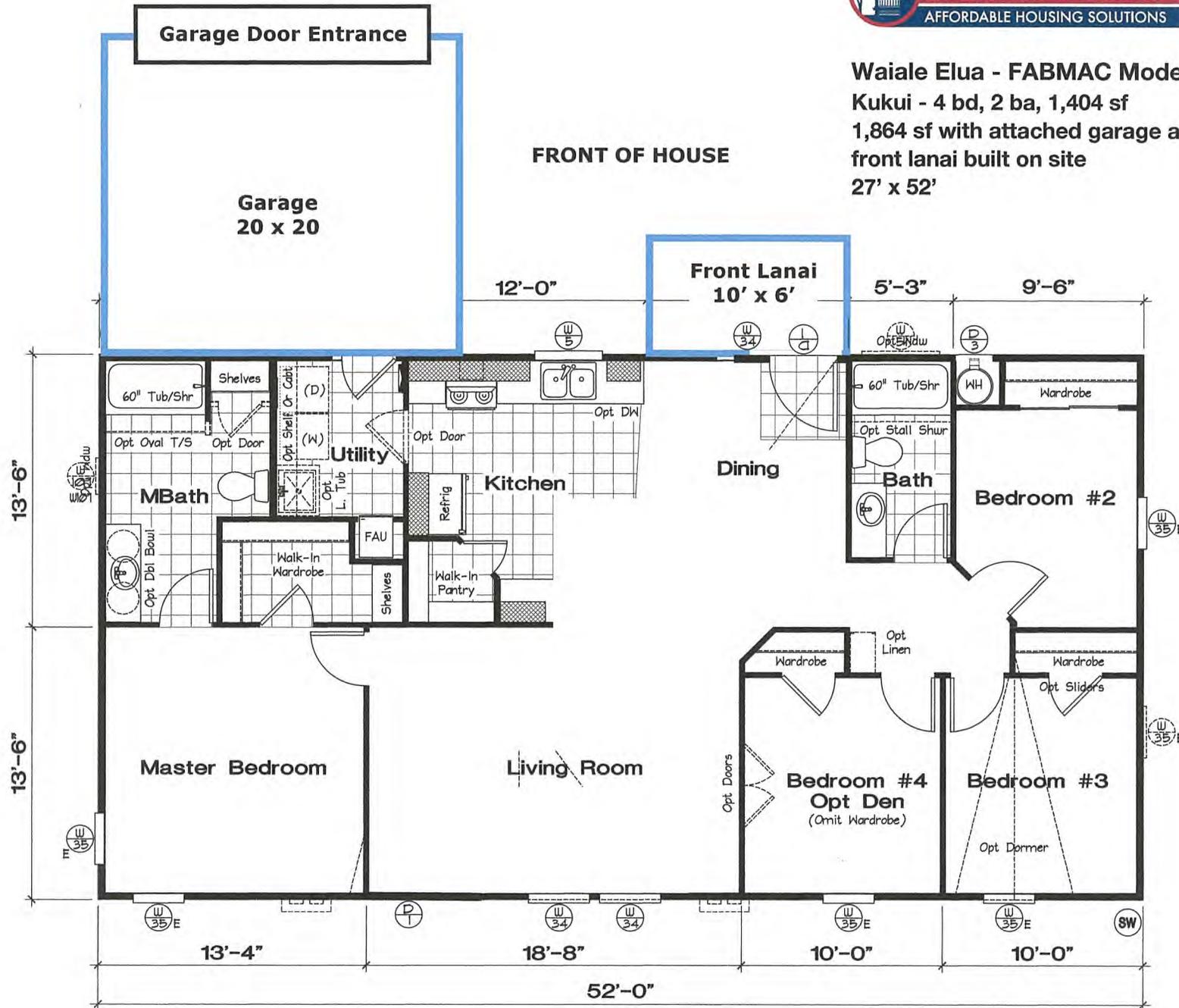
**22' x 62'**

**Lots 1 and 45**





**Waiale Elua - FABMAC Model #4**  
**Kukui - 4 bd, 2 ba, 1,404 sf**  
**1,864 sf with attached garage and covered front lanai built on site**  
**27' x 52'**



# FABMAC Homes Building Specifications

## STRUCTURAL

- Energy Star® Pak includes dual pane thermal windows and additional insulation to meet R-79 (total of ceiling, walls and floors), saving money on utilities
- Built to Wind Zone III (hurricane rated) specifications with kiln dried treated lumber
- Exceeds State and County Building Codes
- 10 year Limited Warranty
- Cement Board (Hardiboard) lap siding
- Exterior Walls: 2"x6" @ 16" o.c.
- Interior Walls: 2"x4" @ 16" o.c.
- Floor Joist: 2"x6" @ 16" o.c.
- Rafters: 2"x6" @ 24" o.c.
- 1/2" High Strength Ceiling Drywall
- 4:12 roof pitch with 8' sidewalls (per plan)
- Vaulted Ceilings (per plan)
- Synthetic decking on Covered Porch or decks
- Galvanized Steel and Concrete Foundation - Hurricane and earthquake Rated
- Central Air System with Forced air ducting (A/C ready)

## PLUMBING

- PEX plumbing supply system (Copper upgrade)
- PVC drains, waste and vent system
- Porcelain sinks in baths
- Water toilets (low flow and elongated)
- Fiberglass showers and tubs (tile upgrade)
- Kitchen sink: 8" stainless steel or porcelain
- Pullout faucet in kitchen
- Dual lever faucets in baths
- Solar Hot Water System with 80 gal. tank
- Mirrored medicine cabinets (depends on model)

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FABMAC Home!**



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## EXTERIOR

- 30-year composition shingles, Architectural style
- Fully-sealed air return and whole house ventilation system with soffits
- Ridge ventilation system
- Dual Pane thermal Low-E Vinyl DP50 windows with screens
- Window above tub or shower in baths
- House wrap on all exterior walls
- Stairs, handrails and landings (2)
- Hose bibbs on exterior walls (2)

## INTERIOR FINISH

- Kitchen/Bath/Utility flooring: premium vinyl
- Shaw 100% Nylon Carpet with padding
- Sheet Vinyl flooring in wet areas
- 3 1/4" Baseboard throughout
- Walls: 1/2" drywall primed and textured finished with rounded corners
- Ceilings: Textured drywall
- Doors: Six-Panel with Lever handles
- Wood window sills
- Framed mirror in baths
- Recessed medicine cabinets in baths
- Laundry room cabinets
- Formica Counter Tops
- Cabinets: Euro hinges
- 2" plantation blinds with cornice boxes
- Extended cabinet above refrigerator
- Energy Star® Appliances: Refrigerator, Range, Dishwasher, Disposal

## ELECTRICAL

- Main Panel: 200 AMP
- Smoke/Carbon Monoxide detectors
- Wall mounted vanity lighting
- Recessed lights in kitchen ceiling
- RJB boxes for fans in LR and bedrooms
- Rocker light switches throughout
- Raceways for TV and phone connections (2)
- Exterior GFI outlets with covers (2)
- Programmable thermostat (Nest upgrade)