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DEPARTMENT OF PLANNING AND PERMITTING
KA 'OIHANA HO'OLĀLĀ A ME NĀ PALAPALA 'AE
CITY AND COUNTY OF HONOLULU

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February 23, 2024

2023/SMA-60 (JD)

The Honorable Tommy Waters
Chair and Presiding Officer
and Members
Honolulu City Council
530 South King Street, Room 202
Honolulu, Hawai'i 96813

Dear Chair Waters and Councilmembers:

SUBJECT: Special Management Area (SMA) Major Permit
Kealia Farms Development
68-1031 Farrington Highway – Mokulē'ia
Tax Map Key 6-8-002: 010

Enclosed for your consideration are the Department of Planning and Permitting's (DPP) Report and Recommendation and Draft Resolution, for the SMA Major Permit application for the establishment of agricultural operations and three accessory farm dwellings on the subject lot in Mokulē'ia.

The DPP recommends that the Project be approved with the condition that the farm dwellings be relocated outside of the 3.2-foot sea level rise exposure area, as discussed in length in the Report. Subject to compliance with this condition and the recommended standard conditions relating to archaeological resources, protected species, coastal hazards, flood zone protection, and shoreline preservation, the Project is not likely to have an adverse impact to the SMA.

Pursuant to the Revised Ordinances of Honolulu Chapter 25, the City Council must act within 60 calendar days after receipt of our Report and Recommendation; however, the City Council may extend this period of time upon receipt of a request from the Applicants for an extension.

DEPT. COM. 118

Should you have any questions, please contact me at (808) 768-8000.

Very truly yours,

Dawn Takeuchi Apuna
Director

Enclosures: DPP Report and Recommendation
Draft Resolution
Exhibits A, B, C-1 through C-13, and D through M

APPROVED BY:

Michael D. Formby
Managing Director

DEPARTMENT OF PLANNING AND PERMITTING
OF THE CITY AND COUNTY OF HONOLULU

STATE OF HAWAI'I

IN THE MATTER OF THE APPLICATION

BY

CARL & SUZANNE DEFOREST,
SAFE INVESTMENT PROPERTIES, AND
SSQ INC.

FOR A

SPECIAL MANAGEMENT AREA (SMA)
MAJOR PERMIT

File Number (No.) 2023/SMA-60 (JD)

FINDINGS OF FACT, CONCLUSIONS OF LAW, AND RECOMMENDATION

I. APPLICATION

A. Basic Information:

PROJECT NAME:	Kealia Farms Development
LANDOWNER/APPLICANT:	Carl & Suzanne DeForest, Safe Investment Properties, and SSQ Inc.
AGENT:	WHALE Environmental Services, LLC (Mark Howland)
LOCATION:	68-1031 Farrington Highway - Mokulē'ia (Exhibit A)
TAX MAP KEY:	6-8-002: 010
ZONING:	AG-2 General Agricultural District (Exhibit B)
STATE LAND USE (SLU):	Agricultural District and Conservation District
DEVELOPMENT PLAN:	North Shore Sustainable Communities Plan (NSSCP)

B. Proposal: The Applicants are requesting approval of agricultural operations development with agricultural structures and two accessory farm dwellings in the AG-2 General Agricultural District and SMA on an approximately 13-acre shoreline lot located in Mokulē'ia, O'ahu (Exhibit C-1). It should be noted that the Project site consists of four condominium property regime (CPR) lots. The Department of Planning and Permitting (DPP) does not recognize individual CPR lots for development purposes, instead the entire parcel must be evaluated as a

whole. However, in order to better describe the proposed development and provide clarity within the Analysis, this Report will refer to the individual CPR lots when necessary. As such, the following activities and structures are proposed and is considered part of the Project:

- CPR unit one proposes an agricultural farm operation with an accessory agricultural structure. The proposed agricultural activity will primarily consist of coconut and noni crop production (Exhibits C-1 and C-2). A future farm dwelling was disclosed as part of the Environmental Assessment (EA), but was not included as part of the SMA application. Applicability of this future farm dwelling to the Analysis will be discussed later in this Report.

- CPR unit two proposes an agricultural farm operation with an accessory agricultural structure and an accessory farm dwelling. The proposed agricultural activity will include coconut, wax myrtle, lychee, mango, pineapple, chamomile, and macadamia nut crop production (Exhibits C-3 through C-6).

- CPR unit three proposes to convert an existing farm dwelling on the mauka portion of the property into an agricultural operations building and construct a new farm dwelling on the makai portion of the property. The proposed agricultural activity will include outdoor hydroponics, kukui nut, coconut, kamani, and chamomile (Exhibits C-7 through C-13). The existing farm dwelling would be converted to an agricultural structure by changing the kitchen to a produce washing area, the bedroom to an office, the recreation room to a packing room, the garage to farm equipment storage, and the covered lanai to hydroponics and a greenhouse. The bathroom, shower, and laundry would be unchanged (Exhibit C-12).

- CPR unit four does not propose any new work at this time, and is presently developed with an agricultural farm operation and an accessory farm dwelling.

As proposed in the application materials, the Project site would contain four independent agricultural farm operations, one on each CPR unit, and a total of three accessory farm dwellings located on CPR units two, three, and four. The total combined cost of the Project is approximately 1.9 million dollars, and construction will take approximately 18 months to complete. A fourth proposed dwelling was disclosed as part of the EA, but was not included as part of the submitted application materials.

C. Background: On October 24, 2013, Ordinance 13-36 was approved to allow the site to be rezoned from the P-2 General Preservation District to the AG-2 General Agricultural District. As a condition of the Unilateral Agreement, the site

is subject to a 60-foot (ft.) shoreline setback and it is limited to a maximum of four farm dwellings.

There are two existing farm dwellings on the Project site. On February 19, 2019, Building Permit (BP) No. 829022 was issued to allow agricultural activity and the construction of an accessory farm dwelling on CPR unit three. This existing farm dwelling proposed is to be converted to an agricultural structure. On April 10, 2019, BP No. 831149 was issued to allow agricultural activity and the construction of an accessory farm dwelling on CPR unit four. At the time, these dwellings were not subject to the permitting requirements of the Revised Ordinance of Honolulu (ROH) Chapter 25.

As proposed in the application materials, the Project site would contain four independent agricultural farm operations, but only three accessory farm dwellings located on CPR units two, three, and four. However, it should be noted that the EA prepared for the Project site indicates that a fourth farm dwelling is also proposed in the future on CPR unit one. The segmentation of projects within the SMA is not allowed and the entire site must be evaluated as a cumulative project, including reasonably foreseeable developments. Therefore, the fourth proposed farm dwelling, as disclosed in the EA will be included in the Analysis when discussing potential impacts to SMA resources and cumulative impacts to the shoreline area.

The DPP accepted the application as complete on September 18, 2023, after the receipt of an updated uncertified shoreline survey. The original application showed that the dwellings would be a minimum of 75 ft. mauka of the previous shoreline survey, which was certified on July 8, 2015. However, pursuant to the DPP Part II Rules, a certified shoreline survey (CSS) is only valid for one year after it has been issued. As such, an updated shoreline survey was requested in order to ensure that the proposed accessory farm dwellings would have a setback of a minimum of 75 ft. due to potential erosion. As discussed further in this Report, the shoreline has eroded since the shoreline was certified in 2015.

II. FINDINGS OF FACT

On the basis of the evidence presented, the Director of the DPP has found:

Lot Area	Total: 569,764 square (sq.) ft. (13.08 acres). 15,725 sq. ft. (P-1 Restricted Preservation District and SLU Conservation District). 554,039 sq. ft. (AG-2 General Agricultural District and SLU Agricultural District).

Lot Shape	Irregular.
Topography	Relatively flat, draining towards the south.
Current Development	CPR unit one – Vacant. CPR unit two – Vacant. CPR unit three – Agricultural operations with an accessory farm dwelling. CPR unit four – Agricultural operations with an accessory farm dwelling.
Surrounding Uses	To the north – Pacific Ocean. To the east – Single-family dwelling. To the west – Mokulē'ia Army Beach. To the south - Farrington Highway and Dillingham Airfield.
Flood Zone	*Flood Zone D* – Unstudied areas where flood hazards are undetermined, but flooding is possible. Federal Emergency Management Agency Flood Insurance Rate Map Panel No. 15003C0085F, revised September 30, 2004 (Exhibit D).
Shoreline Survey	The uncertified shoreline survey dated August 25, 2023, is being utilized for purposes of this SMA Use Permit. The shoreline survey shows that the shoreline follows along the debris or vegetation line (Exhibit E). The shoreline survey indicates an erosion loss of approximately 15,725 sq. ft. from the previous 2015 CSS.
Nearest Body of Water	*Pacific Ocean* - Estuarine and Marine Wetland and Estuarine and Marine Deepwater (Exhibit F).

Soil Classifications (*mauka to makai*)	*Jaucas sands* - Zero to 15 percent slopes, excessively drained, calcareous soils that occur as narrow strips on coastal plains, adjacent to the ocean. Permeability is rapid. Runoff is very slow to slow, and the hazard of water erosion is slight, but wind erosion is a severe hazard where vegetation has been removed. Although mapped as Jaucus sands, the State Historic Preservation Division (SHPD) archaeological staff conducted a field inspection that concluded that the soil on the Project site was mostly fill as a result of previous mining and backfilling activities. *Beaches* – One to five percent slopes and excessively drained. Runoff is very slow. (Exhibit G; the United States Department of Agriculture - Natural Resources Conservation Service [NRCS]). The entire Project site is mapped as beaches and coastal dunes on the Hawai'i Sea Level Rise (SLR) Viewer (Exhibit H).
Vegetation	Other than existing agricultural activity, existing vegetation consists of non-native grasses and herbaceous plants that are common in disturbed coastal areas throughout the Hawaiian Islands. There are scattered trees within the Project site, and an ironwood windbreak along the shoreline setback area (*Botanical and Fauna Report*, WHALE Environmental Services, LLC).
SLR – Exposure Area (SLR-XA)	The makai portions and western edge of the Project site are projected to be impacted by 3.2 ft. of SLR by the year 2100 (Exhibit I; Hawai'i SLR Viewer).
Shoreline Erosion Rate	Mokulē'ia Transects 170 through 193 traverse the subject property, with an annual erosion rate ranging from 0.06 to 0.6 ft. per year (Exhibit J; O'ahu Shoreline Change Viewer).
Hurricane Storm Surge	The makai-most portion of the Project site is projected to be subject to greater than three ft. of flooding during a Category 2 or larger hurricane event. Small pockets along the makai-most portion of the Project site are projected to be subject to greater than six ft. of flooding during a Category 3 or larger hurricane event. However, the majority of the Project site will not to be subject to flooding during a hurricane event (Exhibit K; National Hurricane Center, Storm Surge Risk Maps).

Tsunami	The entirety of the subject property is located within the tsunami evacuation zone (Exhibit L).
Environmental Compliance	An EA was prepared in accordance with the requirements of ROH Chapter 25 and the procedural steps of the Hawai'i Revised Statutes (HRS) Chapter 343. The DPP issued a Finding of No Significant Impact (FONSI) on June 1, 2023, and the Final EA-FONSI was published in the June 8, 2023, issue of the *Environmental Notice*.
Other Permits and Approvals	Agricultural Site Development Plan, Construction Permits, BPs, and Erosion and Sediment Control Plan.
Agency Comments	The proposal was routed to various Federal, State, and City agencies. All letters and comments received have been included in the Project file and incorporated into the Analysis section, as appropriate.
Neighborhood Board/ Community Association Presentation	The Applicants requested to present the Project to the North Shore Neighborhood Board (NSNB) No. 27. On January 25, 2022, the Project was presented to the NSNB No. 27.
Public Hearing	The DPP conducted a public hearing at 10:30 a.m. on November 29, 2023, at Moanalua Community Park, Main Multi-Purpose Room. Other than the Applicants' agent and the DPP staff members, one member of the public attended the public hearing virtually. However, they did not provide oral or written testimony.

III. ANALYSIS

The proposed Project was analyzed in accordance with the objectives, policies, and guidelines established in ROH Sections 25-3.1 and 25-4.1, as well as HRS Sections 205A-2 and 205A-26(1).

A. Recreational Resources

Development within the SMA should provide coastal recreational opportunities to the public. Adequate access, by dedication or other means, to beaches, coastal dunes, recreation areas, and natural reserves must be provided to the extent consistent with sound conservation principles. Adequate and properly located public recreation areas and wildlife preserves must be preserved.

The Project will not result in adverse impacts to coastal recreational opportunities for the public because Project implementation will not result in any change to

existing beach access, open spaces, recreational resources, or opportunities for hiking, fishing, and cultural practices. Also, implementation of the Project will not result in any change to lateral public access along the beach and shoreline makai of the property. Under both current and proposed conditions, there is no direct public access to the beach through the subject property. There is a publicly accessible beach access path immediately west of the parcel, which will not be impacted. Additionally, Makaleha Bay public access path and Mokulē'ia Beach Park is located approximately 500 ft. and 1800 ft. to the east, respectively. Therefore, no conditions of approval are recommended regarding coastal recreational opportunities or resources.

B. Historic and Cultural Resources

Development within the SMA should protect, preserve, and restore natural or human-made historical and cultural resources.

On November 6, 2013, the SHPD archaeological staff conducted a field inspection of the entire 13-acre Project site in regards to the proposed construction of a new well and the installation of a new pump on the Project site. The pedestrian survey involved transects spaced 20 meters apart and an inspection of 19 trenches in randomly selected areas throughout the property. The inspection revealed an absence of surface and subsurface historic properties and that the subsurface deposits consisted mainly of fill deposits related to mining and backfilling activities which took place from the 1950s to the 1970s. As a result of the field inspection, in a letter dated November 19, 2013, the SHPD made a determination that no further archaeological work was needed and no historic properties were likely to be affected by the proposed well construction and pump installation.

Based on the SHPD field inspection, which revealed an absence of surface and subsurface historic properties and that the subsurface deposits consisted of mainly fill deposits, it is unlikely that the proposed Project will have a significant adverse impact on historic resources. However, The Project plans identify earth-moving activities associated with site preparation for the proposed agricultural structures and accessory farm dwellings. As with any action that includes earth-moving activities, there is the potential for encountering previously unknown Native Hawaiian burials, historic resources, or archaeological resources. Therefore, the Project should be subject to the standard stop work condition of approval. This will ensure that, if during construction, any previously unidentified archaeological sites or remains (such as artifacts, shell, bone, or charcoal deposits, human burials, rock or coral alignments, pavings, or walls) are encountered, the Applicants must stop work and contact the SHPD. Work in the immediate area will have to be stopped until the SHPD is able to assess the impact and make further recommendations for mitigative activity. This is recommended as a condition of approval.

The Project does not propose any change to existing established public access for Hawaiian cultural activities, nor would the Project implementation preclude the practice of Hawaiian cultural activities. Therefore, no conditions are recommended in regards to preserving access or opportunities for Hawaiian cultural activities.

C. Scenic and Open Space Resources

Development within the SMA should protect, preserve, and whenever desirable, restore or improve the quality of coastal scenic and open space resources. Alterations to existing land forms and vegetation, other than for the cultivation of coastal dependent crops, must be limited so they result in minimum adverse impacts on water resources, beaches, coastal dunes, and scenic or recreational amenities. Development that is not dependent on the coast is encouraged to locate mauka of the SMA.

The Project will not impact any scenic and open space resources because the Project proposes the development of agricultural uses and accessory farm dwellings in an area zoned for such uses. This is similar to development at nearby properties, and is consistent with ROH Chapter 21 development standards for the AG-2 General Agricultural District. Compliance with the applicable development standards will be confirmed during the BP review process. The City and County of Honolulu (City) Coastal View Study identifies intermittent coastal views from Farrington Highway, as well as important open space and landscape features in the Project vicinity. The NSSCP identifies the following significant scenic views in the vicinity of the Project site:

- Mauka views of the Wai'anae mountains from Farrington Highway, Kaukonahua Road, Kamehameha Highway, and Weed Junction; and

- Views of the Wai'anae mountains and agricultural fields from Crozier Drive.

The Project is located makai of Farrington Highway, so it is not anticipated to result in any change to mauka views of the Wai'anae mountains; nor is it visible from Crozier Drive. Under the current condition, the makai view from Farrington Highway towards the ocean is partially blocked by existing trees and vegetation, which will remain the case upon implementation of the proposed agricultural activity and accessory farm dwellings. Given this, no substantial impacts to scenic and open space resources are anticipated. Therefore, no conditions of approval are recommended to address scenic and open space resources.

D. Coastal Ecosystems

Development within the SMA should protect valuable coastal ecosystems, including reefs, beaches, and coastal dunes from disruption, and minimize adverse impacts on all coastal ecosystems. Solid and liquid waste treatment and disposition must be managed to minimize adverse impacts on SMA resources.

Upon implementation of recommended conditions of approval, no significant impacts to coastal ecosystems are expected as a result of Project implementation because the Project proposes agricultural uses on an agriculturally-zoned lot. Additionally, the Project will be designed to avoid impacts to coastal ecosystems, as discussed below:

1. Sensitive Coastal Habitats and Species: The Project site does not contain any areas designated as critical habitats, wetlands, or streams. The closest critical habitat is located just south of Dillingham Airfield, approximately two miles southwest of the Project site. The Ka'ena Point Natural Area Reserve is located approximately five miles to the west of the Project site. However, as noted during consultation with the United States Fish and Wildlife Service, protected fauna that may be present within the Project vicinity may be impacted, particularly during construction activities. Therefore, conditions of approval related to sensitive fauna species must be imposed in order to protect valuable coastal ecosystems, as described below.

    a. *Flora*: No threatened or endangered flora species were identified at the Project site during the field survey conducted for the *Botanical and Fauna Report* (WHALE Environmental Services, LLC) prepared for the Project. The survey identified non-native grasses and herbaceous plants common in disturbed coastal areas throughout the Hawaiian islands. As such, although removal of vegetation will be required in order to implement the farm plans and associated structures, no impacts to protected flora species are anticipated. Therefore, no conditions related to the protection of threatened or endangered flora species are recommended.

    b. *Fauna*: No threatened or endangered fauna species were identified at the Project site during the field survey conducted for the *Botanical and Fauna Report* (WHALE Environmental Services, LLC) prepared for the Project. However, there are a number of threatened and endangered fauna species that may visit the site for foraging or breeding purposes. Avian species which may occur include the Hawaiian hoary bat, Hawaiian seabirds (Hawaiian petrel, Newell's shearwater, and Hawaiian band-rumped storm); and Hawaiian waterbirds (Hawaiian stilt, Hawaiian coot, Hawaiian

gallinule, and Hawaiian duck). It is also possible that protected marine species (Green sea turtles and Hawaiian monk seals) may be present on the beach or in Pacific Ocean waters makai of the Project site.

Artificial lighting can be disruptive to avifauna and marine life in their navigation, nesting, and reproductive cycles. Therefore, as a condition of approval, all outdoor lighting should be fully shielded, and nighttime work (from sunset to sunrise) must be avoided during the seabird fledgling season from September 15 through December 15. To further mitigate potential lighting impacts, the Applicants should use full cutoff light fixtures for exterior lighting. The International Dark Sky Association has established lighting standards to mitigate ecological impacts. Their Fixture Seal of Approval program requires that lighting have a correlated color temperature of 3,000 degrees kelvin or lower. These measures are recommended as conditions of approval.

Hawaiian hoary bats may roost in trees or tall vegetation in the Project area. Therefore, to avoid impacting these species, woody plants greater than 15 ft. in height should not be disturbed, removed, or trimmed during the bat birthing and pup rearing season from June 1 through September 15. Further, barbless fencing should be used for all fence construction to avoid entanglement of Hawaiian hoary bats. These measures are recommended as conditions of approval.

Nesting sea turtles and monk seal mother-pup pairs are particularly vulnerable to human disturbance, such as construction noise, which may cause them to avoid or leave the area, thereby negatively affecting their reproductive success. Sea turtles and monk seals could also be harmed if any construction debris poses a threat of entanglement. To prevent impacts to sea turtles and monk seals, the Applicants should be required to comply with standard stop work and Best Management Practices (BMPs) if these species are present in or adjacent to the Project site. This is recommended as a condition of approval.

2. Reefs, Beaches, and Coastal Dunes: The Project's potential impacts to reefs, beaches, and coastal dunes are discussed in Section H, below.

3. Solid and Liquid Waste Treatment and Disposition: The Project will be required to comply with existing regulations and implement BMPs to minimize potential air and water quality impacts associated with soil disturbance and storm water or irrigation runoff. There are no connections to City water and sewer infrastructure in this area. Water supply is

through the Dillingham private water supply which connects to a common well shed on the property. Wastewater will be managed through individual wastewater systems. The Project will be required to comply with the State Department of Health design standards and regulations for the proposed onsite individual wastewater system. Therefore, impacts related to wastewater management are not anticipated.

Upon implementation of the recommended conditions, along with standard water quality and erosion BMPs, no negative impacts to coastal ecosystems are anticipated.

E. Economic Uses

Development within the SMA should consist of facilities and improvements important to the State's economy, and ensure that coastal-dependent development and coastal-related development are located, designed, and constructed to minimize exposure to coastal hazards and adverse social, visual, and environmental impacts within the SMA.

Implementation of the Project will result in a temporary increase in jobs and economic activity during construction through the rental and purchase of equipment, materials, and supplies. The operation of the proposed agricultural operation will contribute to the economy for the lifespan of the Project through excise and property taxes, and through the provision of locally-sourced agricultural products. Although agricultural uses are not inherently coastal-dependent, the Project proposes to utilize the property consistent with its underlying SLU Agricultural District designation and AG-2 General Agricultural District zoning. Additionally, the site will be developed in a way that minimizes potential coastal hazard impacts. Further, the Applicants have prepared a Farm Design and an Operation Plan to identify and locate proposed crops in a way that is consistent with the coastal location and conditions at the subject property. These plans are included in the Project file. Therefore, the Project is not anticipated to result in an adverse impact to the State's economy, and no related conditions of approval are recommended.

F. Coastal Hazards

Development within the SMA should reduce impacts of coastal hazards on life and property, and must be designed to minimize impacts from landslides, erosion, SLR, siltation, or failure in the event of earthquake.

Pursuant to ROH Section 25-4.1(b)(6), the Council shall seek to minimize, whenever reasonable, risk to development from SLR and other coastal hazards, which may be accomplished by siting habitable structures outside of the SLR-XA, if feasible, or adapting habitable structures within the SLR-XA to accommodate SLR.

1. Flooding: The entire Project site is located within Flood Zone D, which are areas with possible but undetermined flood hazards (Exhibit D). As the entire Project site has undetermined flood hazards, the Applicants have stated that the Project will comply with any structural requirements such as break-a-way doors or open flow-through areas, as necessary, to mitigate impacts from potential flood hazards due to SLR, as it will be discussed further below in this Report. This, and compliance with any applicable regulations, will be confirmed during the construction and BP review process. Therefore, no conditions of approval specific to flood zone compliance are recommended.

2. SLR: Based on a review of the University of Hawai'i Pacific Island Ocean Observing System Hawai'i SLR Viewer, the makai portion and the western edge of the Project site is projected to be impacted by 3.2 ft. of SLR by year 2100 (Exhibit I). All three proposed accessory farm dwellings are shown to be located within the 3.2 ft. SLR-XA.

   The SMA application states that a farm dwelling is not proposed on CPR unit one at this time. However, as mentioned previously, a future farm dwelling was disclosed as part of the EA. Therefore, cumulative impacts to the SMA must be analyzed based on foreseeable development. As such, the future farm dwelling as discussed in the EA should be considered. CPR unit one is the most impacted as the majority of the Project site is affected by the 3.2 ft. SLR-XA. However, the southeast portion of the CPR lot, near Farrington Highway, is not projected to be impacted by 3.2 ft. of SLR or coastal erosion. Therefore, the DPP recommends that the future farm dwelling for CPR unit one be relocated outside of the 3.2 ft. SLR-XA.

   Approximately one-third of CPR unit two along the makai portion of the Project site is projected to be within the 3.2 ft. SLR-XA. The plans show the new accessory farm dwelling sited in this area. However, the southern portion of the Project site is not projected to be impacted by 3.2 ft. of SLR. Therefore, the DPP recommends that the accessory farm dwelling on CPR unit two also be relocated outside of the 3.2 ft. SLR-XA.

   The makai portion of CPR unit three is projected to be impacted by 3.2 ft. of SLR, and the plans show that the new accessory farm dwelling will be located in this area. However, the southern portion of the Project site is not projected to be impacted by SLR. Further, the Applicants have an existing farm dwelling located on the southern portion of the Project site, near Farrington Highway, which is currently outside of the 3.2 ft. SLR-XA. However, the Applicants propose to convert this existing farm dwelling into an agricultural structure and construct the new accessory farm dwelling on the makai portion of the Project site closer to the shoreline. As there is an existing farm dwelling located outside of the 3.2 ft. SLR-XA and ample

room to construct a new accessory farm dwelling outside of the 3.2 ft. SLR-XA (after converting the existing farm dwelling into an agricultural structure), the DPP recommends that new accessory farm dwelling be relocated outside of the 3.2 ft. SLR-XA.

The application states that all of the accessory farm dwellings will be constructed at least 3.2 ft. above grade in order to mitigate future impacts from SLR. However, there is ample area on the Project site to have the proposed accessory farm dwellings located outside of the 3.2 ft. SLR-XA. Moving the accessory farm dwellings will more effectively reduce impacts from coastal hazards and support other goals and objectives of the SMA as discussed later in this Report. There is space within the Project site to relocate the accessory farm dwellings outside of the 3.2 ft. SLR-XA without requiring a complete redesign of the farm dwellings. Therefore, it is reasonable that the proposed accessory farm dwellings be relocated to areas on the Project site that are not affected by 3.2 ft. of SLR. This is recommended as a condition of approval.

In addition to the above, all Applicants and successor owners should be aware that pursuant to ROH Section 26-1.8(b)(3)(E), a determination of hardship as a result of any discretionary land use permit granted after June 16, 1989 is not a basis for requesting a Shoreline Setback Variance (SSV). This means that where a discretionary land use permit is used to authorize development, the Applicants cannot later claim hardship as the basis for an SSV in order to protect that development. This SMA Major Permit is a discretionary land use permit. Therefore, the Applicants are precluded from obtaining an SSV to protect the subject property from erosion or other coastal hazards with new shoreline hardening structures. Further, the Applicants and successor owners must be aware that as sea level rises or land area is lost to coastal erosion or other occurrences, land makai of the shoreline becomes part of the SLU Conservation District. These are included as conditions of approval.

3. Storm Surge: The National Storm Surge Hazards Maps indicate that the makai-most portion of the Project site may be inundated by up to three ft. of storm surge during a Category 2 or larger hurricane event. Additionally, small pockets along the makai-most portion of the Project site are projected to be subject to greater than six ft. of flooding during a Category 3 or larger hurricane event (Exhibit K). However, the accessory farm dwellings are proposed to be located outside of the area subject to hurricane flood inundation. This, along with the condition to move the accessory farm dwellings outside of the 3.2 ft. SLR-XA means that significant adverse impacts related to hurricane storm surge are not anticipated, and no additional conditions of approval specific to storm surge are recommended.

4. Tsunami: The entirety of the Project site is located within the tsunami evacuation zone (Exhibit L). During a tsunami warning, evacuation requirements will be enforced based on guidelines issued by the Department of Emergency Management. As such, no conditions specific to tsunami events are recommended.

G. Managed Development and Public Participation

The development review process should stimulate public awareness, education, and participation in coastal management.

The public was made aware of the Project and was given the opportunity to review the proposed Project during both the Draft EA scoping and public review periods, and during processing of the SMA Use Permit application. The application materials were also posted on the DPP website upon acceptance.

The DPP conducted a public hearing on the SMA Use Permit application at 10:30 a.m. on Wednesday, November 29, 2023, at the Moanalua Community Park, Main Multi-Purpose Room. Notices of the application and public hearing were published in the Honolulu Star-Advertiser and sent to neighbors within 300 ft. of the subject property, various public agencies, elected officials for the area, and other interested parties. No written testimony was received prior to the hearing by members of the public. Other than the Applicants' agent and the DPP staff members, one member of the public attended the public hearing virtually. However, they did not provide oral or written testimony.

A recording of the public hearing is available upon request. Additional opportunities for public input will be available during the City Council hearings. No related conditions of approval are recommended.

H. Beach and Coastal Dune Protection

Development within the SMA should facilitate beach management and protection by safeguarding beaches and coastal dunes for public use and recreation, the benefit of ecosystems, and use as natural buffers against coastal hazards. New structures should be located mauka of the shoreline setback line to conserve open space, minimize interference with natural shoreline processes, and minimize the loss of improvements due to erosion.

The entire Project site is underlain by soils identified as coastal dunes on the Hawai'i SLR Viewer and as Jaucas sands or beaches on the NRCS Web Soil Survey (Exhibit G). Therefore, the proposed agricultural structures and accessory farm dwellings will be located in these mapped areas. However, as discussed above, the SHPD found that soils on the subject property primarily consisted of fill land as a result of mining and backfilling activities, which previously occurred on the Project site. Additionally, since the proposed accessory farm dwellings must be contained within a maximum area of 5,000 sq.

ft., the footprint of the buildings will be limited on the Project site. Further, beach sand is primarily located along the makai-most portion of the Project site, which generally corresponds to the 60-ft. shoreline setback area. The accessory farm dwellings are proposed to be located outside of the shoreline setback area. Additionally, with the recommended condition to relocate the accessory farm dwellings outside of the 3.2 ft. SLR-XA, the beaches and coastal dunes will be protected from most future development activity.

Impacts to coastal dunes can also occur if landscaping is irrigated in such a way that it extends into the SLU Conservation District. In order to further mitigate any potential impact to the beaches and coastal dunes, the artificial extension of landscaping beyond the makai property boundary should be prohibited. This is recommended as a condition of approval.

Upon compliance with mandatory regulations, BMPs, and the recommended conditions of approval, no adverse impacts to beaches and coastal dunes are anticipated as a result of the Project.

I.	**Marine and Coastal Resources**
	Development within the SMA should promote the protection, use, and development of marine and coastal resources to ensure that these resources are ecologically and environmentally sound and economically beneficial. Impacts on water resources, beaches, coastal dunes, and scenic or recreational amenities resulting from the construction of structures must be minimized. Development within wetland areas should be limited to activities that are dependent on or enhance wetlands, or are otherwise approved by appropriate State and federal agencies.

The Project is located on a shoreline lot and does not involve the use or management of marine resources. The closest surface and marine waters to the subject property consist of the Pacific Ocean, located directly north of the Project site. In the Project vicinity, the Pacific Ocean is identified as Estuarine and Marine Wetland and Estuarine and Marine Deepwater (Exhibit F). The Project is not anticipated to result in adverse impacts to these marine wetlands or waters, as the closest development activities will occur 75 ft. mauka of the shoreline. With the recommended condition to relocate the proposed accessory farm dwellings outside of the 3.2 ft. SLR-XA, the new development will be located farther away from the shoreline. The Project will comply with the City's Rules Relating to Water Quality, Rules Relating to Storm Drainage Standards, and other applicable regulations, which will be evaluated during the construction and BP review process. Because the Project site will continue to consist primarily of permeable surfaces with relatively well-draining soils, the majority of stormwater is anticipated to be absorbed into the ground. The Project will require the development of an individual wastewater treatment system, which is proposed to consist of a septic system with a leach field. These features are required to be

located outside of the shoreline setback area. Therefore, no impacts to bays, estuaries, or nearby water features are anticipated, and no conditions of approval are recommended.

J.	**Cumulative Impact or Significant Effect and Compelling Public Interest**
	Development within the SMA should not have any cumulative impact or significant effect, unless minimized to the extent practicable and clearly outweighed by public health, safety, or other compelling public interest.

Substantial or cumulative negative environmental impacts associated with the implementation of the Project along with other past, present, and reasonably foreseeable projects within the vicinity of the Project site are not anticipated, provided the accessory farm dwellings are relocated outside of the 3.2 ft. SLR-XA.

The City Council reviewed the potential use of the Project site, including potential cumulative impacts associated with a zone change, adopted as Ordinance 13-36. As a result, the City Council limited the development potential of the Project site to four farm dwellings, where otherwise, the site has enough land area to allow for six farm dwellings under ROH Chapter 21.

This Project was analyzed considering the current and reasonably foreseeable development anticipated on CPR units one, two, and three, as disclosed in the EA. Reviewing the Project in this way allows for the public and City officials to better understand the true anticipated scope of the Project, and to better analyze the cumulative impacts of the development. Considering all past, current, and reasonably foreseeable development on the Project site, it is within reason to require the accessory farm dwellings to be relocated outside of the 3.2 ft. SLR-XA and subsequently further away from the shoreline and coastal dunes. This will help to ensure that there are no cumulative substantial impacts or significant adverse effects to the SMA and coastal resources. As this condition of approval has been recommend above to address coastal hazards, no additional condition is necessary. However we further urge that the Applicants be required to relocate the accessory farm dwellings.

There are no known and foreseeable projects within 500 ft. of the Project site (Exhibit M). Lots to the east, located within 500 ft. of the Project site, are within the P-1 Restricted Preservation District and the SLU Conservation District. Lots to the west, located within 500 ft. of the Project site, are zoned within the F-1 Military and Federal District and the SLU Conservation District. Any proposed development to the east would undergo a separate SMA review by the City. Any proposed development to the west, on Federal land, would be reviewed by the Federal Government for compliance with the applicable regulations. Lots located to the south are within the AG-2 General Agricultural District, but are currently developed with the Dillingham Airfield. No cumulative impacts related to known

or foreseeable projects are anticipated. Therefore, no additional conditions of approval related to cumulative impacts are recommended.

K. Consistency with Plans and Regulations

Development within the SMA must be consistent with the general plan, development plans, sustainable communities plans, and zoning ordinances; provided that a finding of inconsistency does not preclude concurrent processing of amendments to applicable plans or a zone change.

The proposal is generally consistent with the applicable plans and regulations, as detailed below.

1. ROH Chapter 21: The Project has been designed to comply with the development standards of ROH Chapter 21. The Project site is located within the AG-2 General Agricultural District, which allows agricultural uses and structures, along with accessory farm dwellings that are supported by the principle agricultural uses of the property. As proposed, the new farm dwellings will be accessory to agricultural activity and will each be designed to be within a 5,000-sq.-ft. polygon as required under ROH Section 21-5.250(b). Further, the proposed structures will be of appropriate size, height, and bulk to meet the development standards for the AG-2 General Agricultural District. Compliance with ROH Chapter 21 will be confirmed during the construction and BP review process. However, since the Project proposes a minimum of three accessory farm dwellings, the Project site is subject to the approval of an agricultural site development plan pursuant to ROH Section 21-8.30. Therefore, prior to the issuance of a BP for the third accessory farm dwelling, the Applicants must submit an agricultural site development plan for review and approval. A specific condition of approval requiring this is not necessary, and not recommended because this is already a requirement of ROH Chapter 21.

2. NSSCP: The NSSCP Urban Land Use Map identifies the Project area as located outside of the Community Growth Boundary (CGB). According to the NSSCP, areas outside the CGB include agricultural lands as well as preservation lands with important open space, scenic, or natural resource values. Uses such as commercial and industrial development, public and private schools, and residential subdivisions with no bona fide agricultural activities are not recommended in these areas. Permissible land uses outside the CGB include agriculture and limited low-intensity types of outdoor recreational uses where appropriate, such as on nonagricultural lands or agricultural lands that are not suitable for intensive cultivation, provided they do not diminish the agricultural potential of these sites or jeopardize the open space, scenic, and natural character of these resources. The Project includes a Farm Design and an Operation Plan for the propagation of plant species, along with accessory farm dwellings to

be occupied by the property owners. Given this, the proposed development is generally consistent with the NSSCP.

3. O'ahu General Plan (GP): The Project is generally consistent with the O'ahu GP. Specific examples of consistency include the following:

   - Population Objective A, Policy 3: Manage land use and development in the urban-fringe and rural areas so that: a) development is contained within growth boundaries; and b) population densities in all areas remain consistent with the character, culture, and environmental qualities desired for each community.

   - Population Objective C, Policy 7: Encourage landowners to actively use agricultural lands for agricultural purposes, and to pursue the long-term preservation of agricultural land with high productivity potential for agricultural production.

   - Environment Objective A, Policy 1: Protect O'ahu's natural environment, especially the shoreline, valleys, ridges, watershed areas, and wetlands from incompatible development.

   - Physical Development and Urban Design Objective E, Policy 4: Maintain rural areas that reflect an open and scenic setting, dominated by small to moderate size agricultural pursuits, with small towns of low-density and low-rise character, and which allows modest growth opportunities tailored to address area residents' future needs.

   The Project proposes principle agricultural uses with a variety of crops and accessory farm dwellings just outside of the NSSCP CGB, and will comply with the development standards of the AG-2 General Agricultural District. The Project is consistent with the rural nature of the area in terms of the proposed use, structure types, and environmental and scenic conditions present in the Project vicinity. Therefore, the Project is generally consistent with the policies of the O'ahu GP, and no related conditions of approval are required.

5. ROH Chapter 26: As a condition of a zone change, the Project site is subject to a minimum 60 ft. shoreline setback. The Applicants do not have a current CSS. As part of the application, the Applicants submitted an uncertified shoreline survey dated August 25, 2023, which identifies the location of the shoreline as the top of the debris and/or vegetation line (Exhibit E). Pursuant to the DPP Part II rules, the CSS requirement can be waived if all development on the site is setback at least 75 ft. from the anticipated shoreline. The Project does not propose any development activity related to the agricultural structures or the accessory farm dwellings within the 75 ft. shoreline setback area. Therefore, the Project is

not anticipated to conflict with ROH Chapter 26. It should be noted that the 2023 uncertified shoreline survey indicates that in the time since the previous 2015 CSS, the debris line (and therefore shoreline) has moved inland by approximately 15,725 sq. ft. Therefore, the area makai of the presumed shoreline is likely within the SLU Conservation District. While the Project plans show the accessory farm dwellings outside of the shoreline setback area, relocating it outside of the 3.2 ft. SLR-XA and farther mauka will ensure that the habitable structures remain outside of the shoreline setback area for a longer period of time. The Project site is subject to various erosion rates ranging from 0.06 ft. to 0.6 ft. per year. Therefore, the erosion based setback is projected to be a minimum of 64.2 ft. and a maximum of 102 ft. Although the erosion based setback is not applicable until July 1, 2024, moving the accessory farm dwellings mauka will be contribute towards future compliance with ROH Chapter 26.

IV. CONCLUSIONS OF LAW

The proposed development was reviewed under the provisions of ROH Sections 25-3.1 and 25-4.1, HRS Sections 205A-2 and 205A-26(1), and found to be consistent with established SMA objectives, policies, and guidelines, subject to the conditions below. Based on the Analysis, the proposed Project will not adversely impact SMA resources, provided that appropriate mitigative conditions are implemented as recommended.

V. RECOMMENDATION

Based on the preceding Analysis and Conclusions of Law, it is recommended that this application for a SMA Use Permit be **APPROVED**, subject to the following conditions:

A. In order to minimize coastal hazards and ensure that there are no cumulative impacts to the shoreline area, the accessory farm dwellings must be relocated outside of the 3.2 ft. SLR-XA. The revised locations and design details are subject to review and approval by the DPP.

B. Except as modified under Condition A, development must be in general conformity with the Project as described in the DPP's Report and Recommendation, referenced above, and as depicted in Exhibits A, B, C-1 through C-13, and D through M, enclosed hereto, and incorporated by reference herein. Any change in the size or nature of the Project that may have a significant effect on coastal resources addressed in ROH Chapter 25, HRS Chapter 205A, or both, will require a new application and SMA Major Permit. Any change that does not have a significant effect on coastal resources will be considered a Minor Modification and may be permitted under the adopted resolution, upon review and approval by the Director of the DPP.

C. Upon approval of this SMA Use Permit, neither the Applicants nor any future successor, owner, or interested party may claim hardship due to erosion, SLR, or any other coastal hazard, in order to obtain approval for an SSV for a new shoreline protection structure.

D. To account for the potential shift of land from the SLU Agricultural District to the SLU Conservation District in response to anticipated coastal erosion, the landowner (current and future) must acknowledge the following:

> *"In choosing to implement construction activities at Tax Map Key 6-8-002: 010, the landowner hereby acknowledges that land makai of the regulatory shoreline is State public land, falls within the State Land Use Conservation District, and must remain available for public use and recreational activities. The landowner further acknowledges that should any portion of a structure encroach into State public land, the State Board of Land and Natural Resources may require the removal of the structure or a lease for encroachments extending into the State public land. As a result of this acknowledgement, successor owners and interested parties are hereby notified of this same information and the landowner will hold harmless and indemnify the City of any responsibility that may result from adverse impacts associated with sea level rise and coastal erosion."*

This statement must be clearly stated under "Landowner Acknowledgements" on all Project construction and BP plans.

E. In order to ensure the current and future owners are informed of limitations regarding SSVs at the Project site, the landowners must acknowledge the following:

> *"In choosing to undertake development authorized under this Special Management Area Major Permit, the current and successor landowners hereby acknowledge that approval for a Shoreline Setback Variance for a new shoreline protection structure will not be granted based on a determination of hardship due to sea level rise, erosion, or any other coastal hazard."*

This statement must be clearly stated under "Landowner Acknowledgements" on all Project construction and BP plans.

F. All landscaped areas, landscaping, and irrigation must be contained and maintained within the property boundaries of the shoreline lot of origin, and may not:

1. Be planted, watered, and maintained so that it acts as a shoreline hardening barrier, such as by planting naupaka, particularly if the landscaping alters or interferes with the natural beach processes;

2. Extend seaward of the shoreline as depicted on the current CSS for the shoreline lot, or in the event there is no current CSS for the lot, seaward of the presumed shoreline as defined in HRS Chapter 205A; and

3. Extend into any adjoining beach access right-of-way, public or private.

G. To minimize impacts to the Hawaiian hoary bat, Hawaiian seabirds, and other sensitive species that may frequent or traverse the vicinity of the Project site:

1. All new and replacement outdoor light fixtures must not exceed a color temperature of 3,000 degrees kelvin;

2. Artificial light from exterior light fixtures on the Project site, including but not limited to floodlights, uplights, or spotlights used for decorative or aesthetic purposes, is prohibited if the light directly illuminates or is directed to project across property boundaries towards the shoreline and ocean waters, except as may otherwise be permitted pursuant to HRS Section 205A-71(b);

3. Exterior light fixtures on the Project site must be fully shielded using full cutoff fixtures with the light directed downward so that the light bulb is only visible from below the light fixture;

4. All Project site work and construction activities are limited to daylight hours (sunrise to sunset);

5. Barbless fencing should be used for all fence construction to avoid entanglement of Hawaiian hoary bats;

6. Woody plants greater than 15 ft. in height must not be disturbed, removed, or trimmed during the Hawaiian hoary bat birthing and pup rearing season from June 1 through September 15; and

7. All Project-related activities must cease if a Green sea turtle and/or Hawaiian monk seal is within 150 ft. of the work area, or as recommended by the State of Hawai'i or Federal regulations. Project activities may only recommence after the animal voluntarily leaves the area. If a monk seal pup is present, a 300-ft. buffer must be observed. Any Project-related

debris that may pose an entanglement threat to turtles and monk seals must be removed from the work area at the end of each day and at the conclusion of Project-related activities.

The requirements enumerated in this condition must be clearly stated under "Environmental Notes" on all Project construction and BP plans.

H. If, during construction, any previously unidentified archaeological sites or remains (such as artifacts, shell, bone, or charcoal deposits, human burials, rock or coral alignments, pavings, or walls) are encountered, the Applicants must stop work and contact the SHPD immediately. Work in the immediate area must be stopped until the SHPD is able to assess the impact and make further recommendations for mitigative activity. These requirements must be clearly stated on all Project construction and BP plans.

I. **The Applicants shall obtain a construction and/or BP for the Project within two years after the effective date of this SMA Use Permit**. Failure to obtain a development permit within this period will render this SMA Use Permit null and void; provided that this period may be extended as follows:

1. The Director of the DPP may extend this period if the Applicants demonstrate good cause, but the period cannot be extended by the Director of the DPP beyond one year from the initial deadline set by the City Council.

2. If the Applicants demonstrate good cause for an extension exceeding one year, the Director of the DPP must prepare and submit to the City Council a report on the proposed extension, which the report must include the Director of the DPP's report and recommendation thereon. The City Council may approve the proposed extension for a shorter or longer period, or deny the proposed extension, by adoption of a committee report or resolution.

3. If the City Council fails to take final action on the proposed extension within the first to occur of:

    a. Sixty days after receipt of the Director of the DPP's report; or

    b. The Applicants' then-existing deadline for obtaining a development permit,

    the extension will be deemed to be denied.

J. Approval of this SMA Use Permit does not constitute compliance with other City ordinances, including but not limited to ROH Chapter 21 and building and construction codes, or other governmental requirements, including but not limited to ROH Chapter 21, building, grading, and grubbing permit approvals. They are

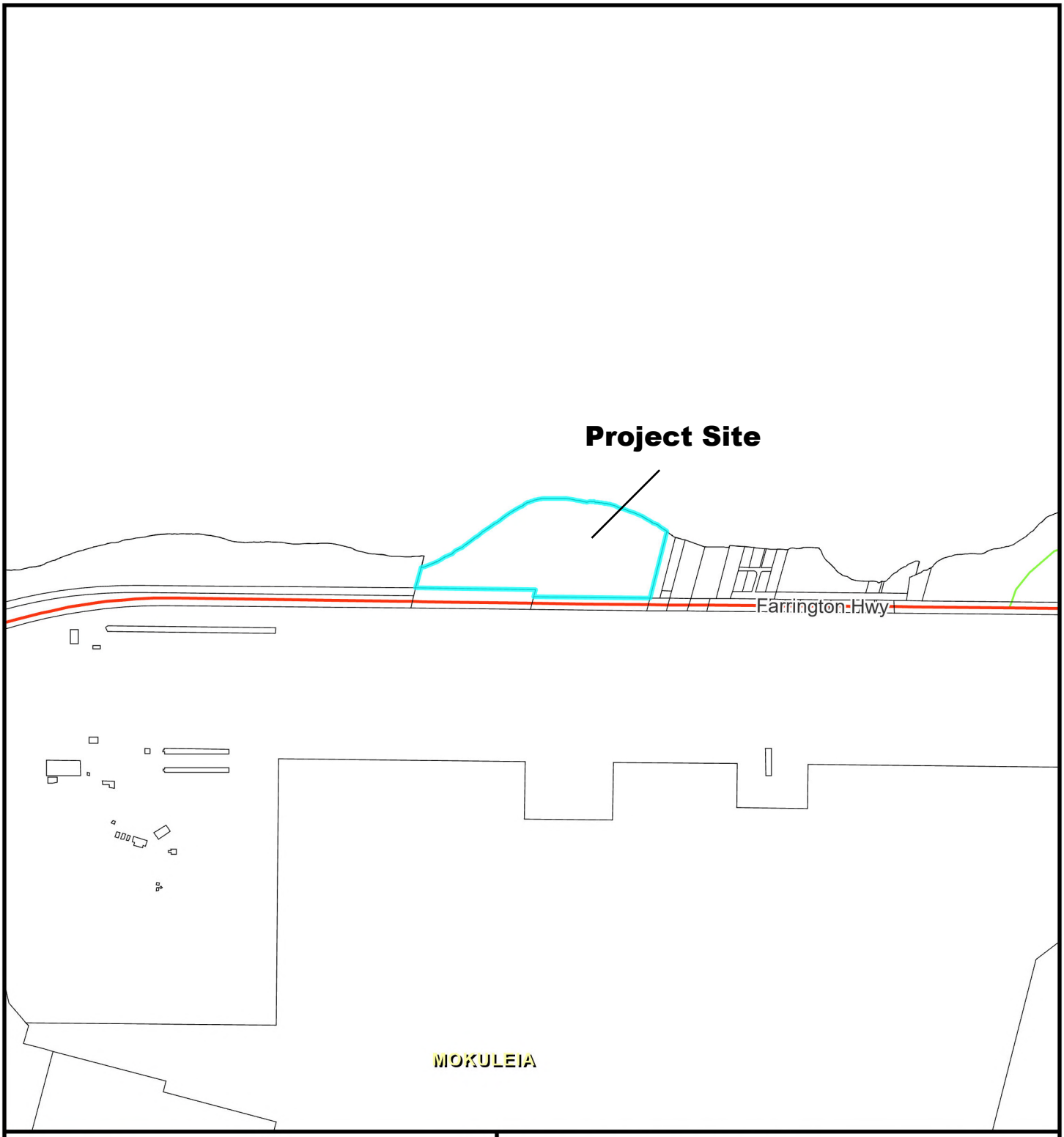
subject to separate review and approval. The Applicants shall be responsible for ensuring that the final plans for the Project approved under this SMA Use Permit comply with all applicable City ordinances and other governmental provisions and requirements.

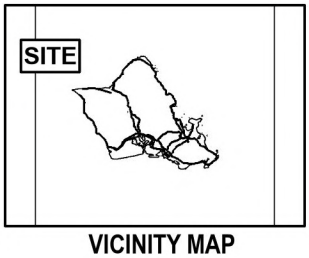
Dated at Honolulu, Hawai'i, this 23rd day of February, 2024.

Department of Planning and Permitting
City and County of Honolulu
State of Hawai'i

By _____
Dawn Takeuchi Apuna
Director

Enclosure: Exhibits A, B, C-1 through C-13, and D through M





VICINITY MAP

0 385 770 1,540

Scale in Feet

LOCATION MAP

TAX MAP KEY(S): 6-8-002: 010

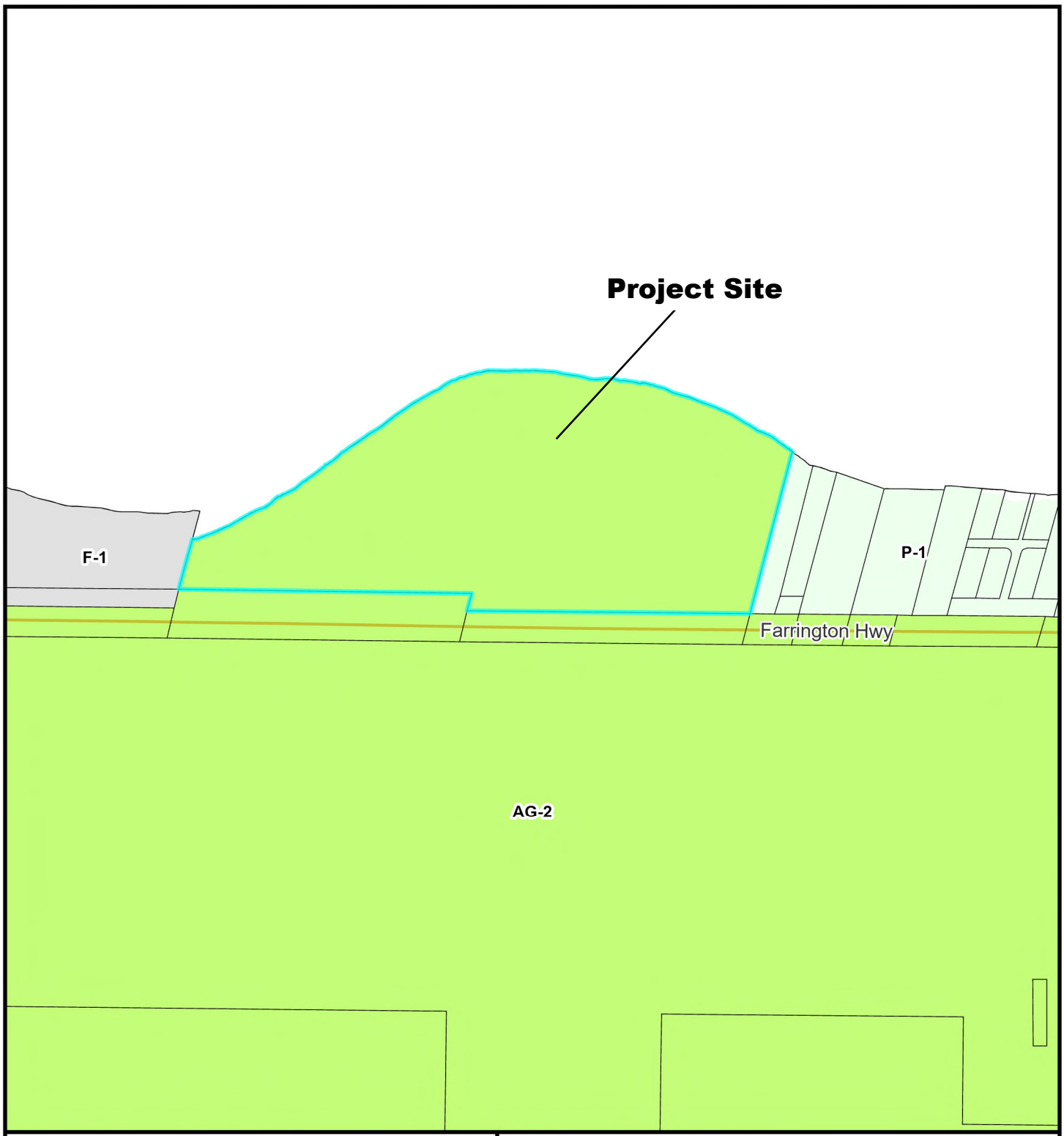
EXHIBIT A

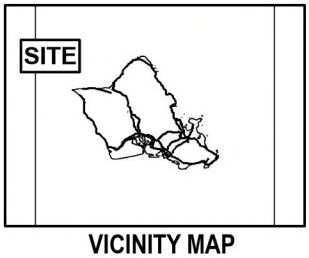
FOLDER NO.: 2023/SMA-60

Prepared by:

Date Prepared:

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VICINITY MAP

0 162.5 325 650

Scale in Feet

ZONING MAP

TAX MAP KEY(S): 6-8-002: 010

EXHIBIT B

FOLDER NO.: 2023/SMA-60

Prepared by:

Date Prepared:

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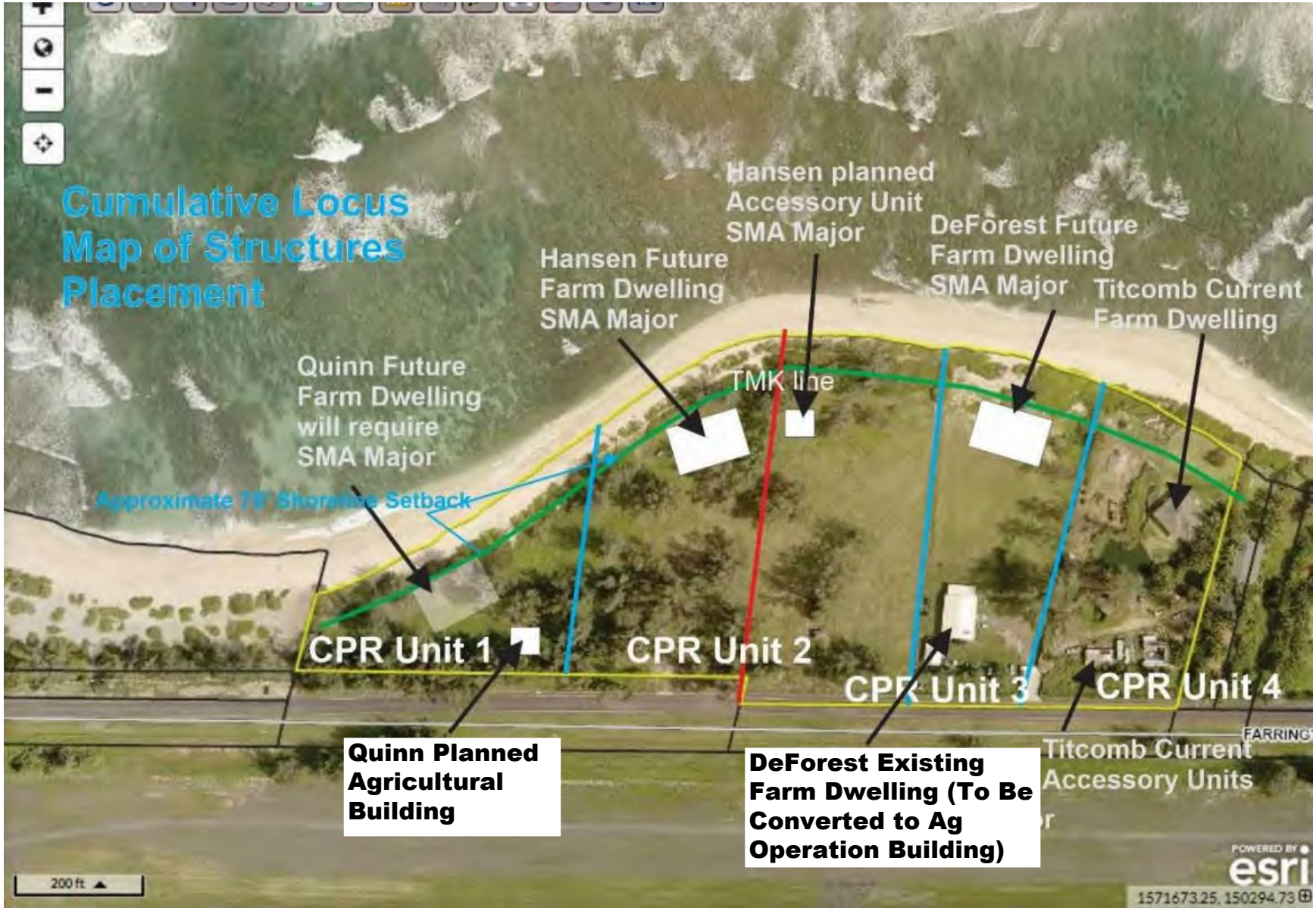


EXHIBIT C-1 - Overall Proposed Site Layout Showing 5,000-Square-Foot Farm Dwelling Polygon

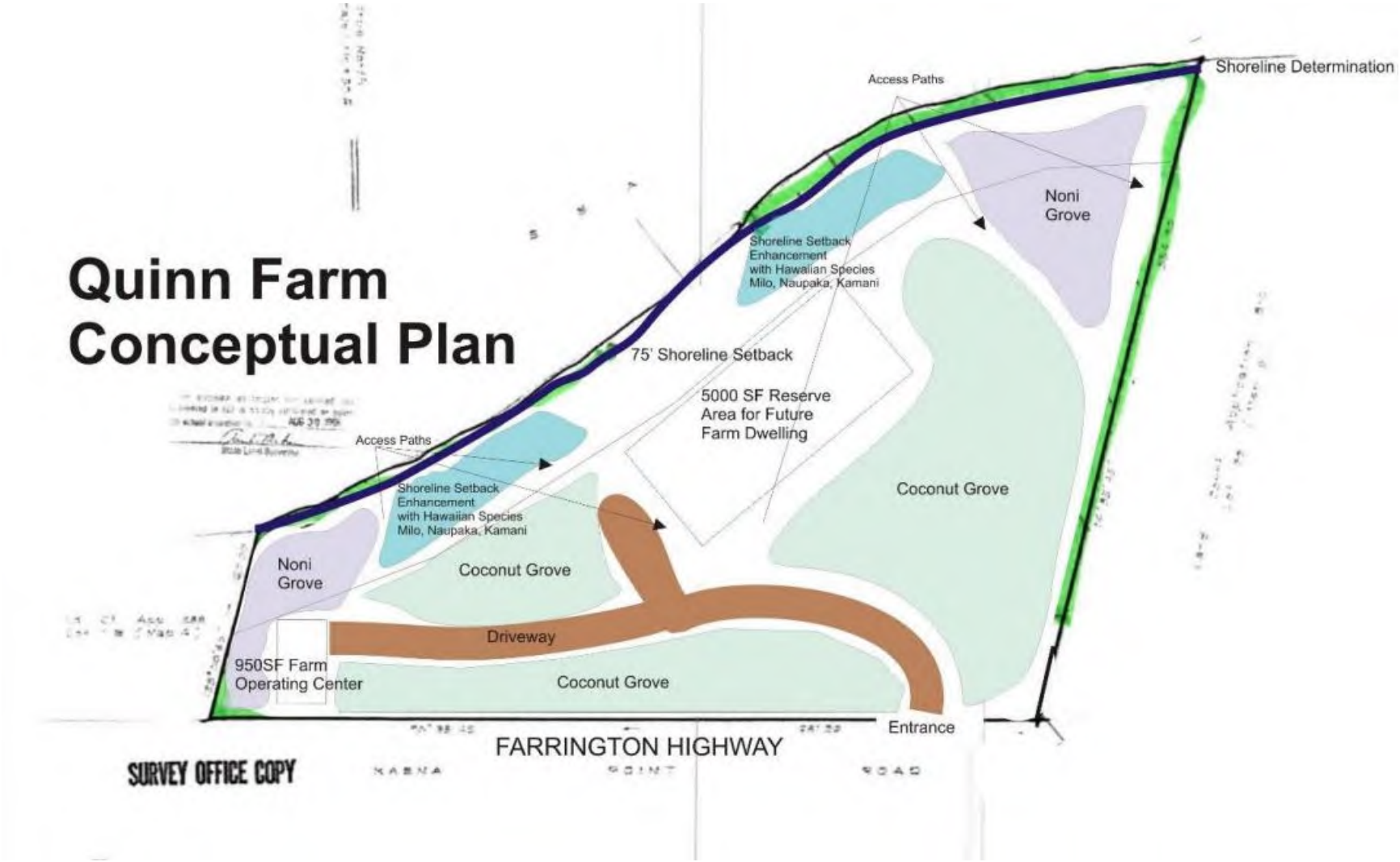


EXHIBIT C-2 - CPR UNIT 1

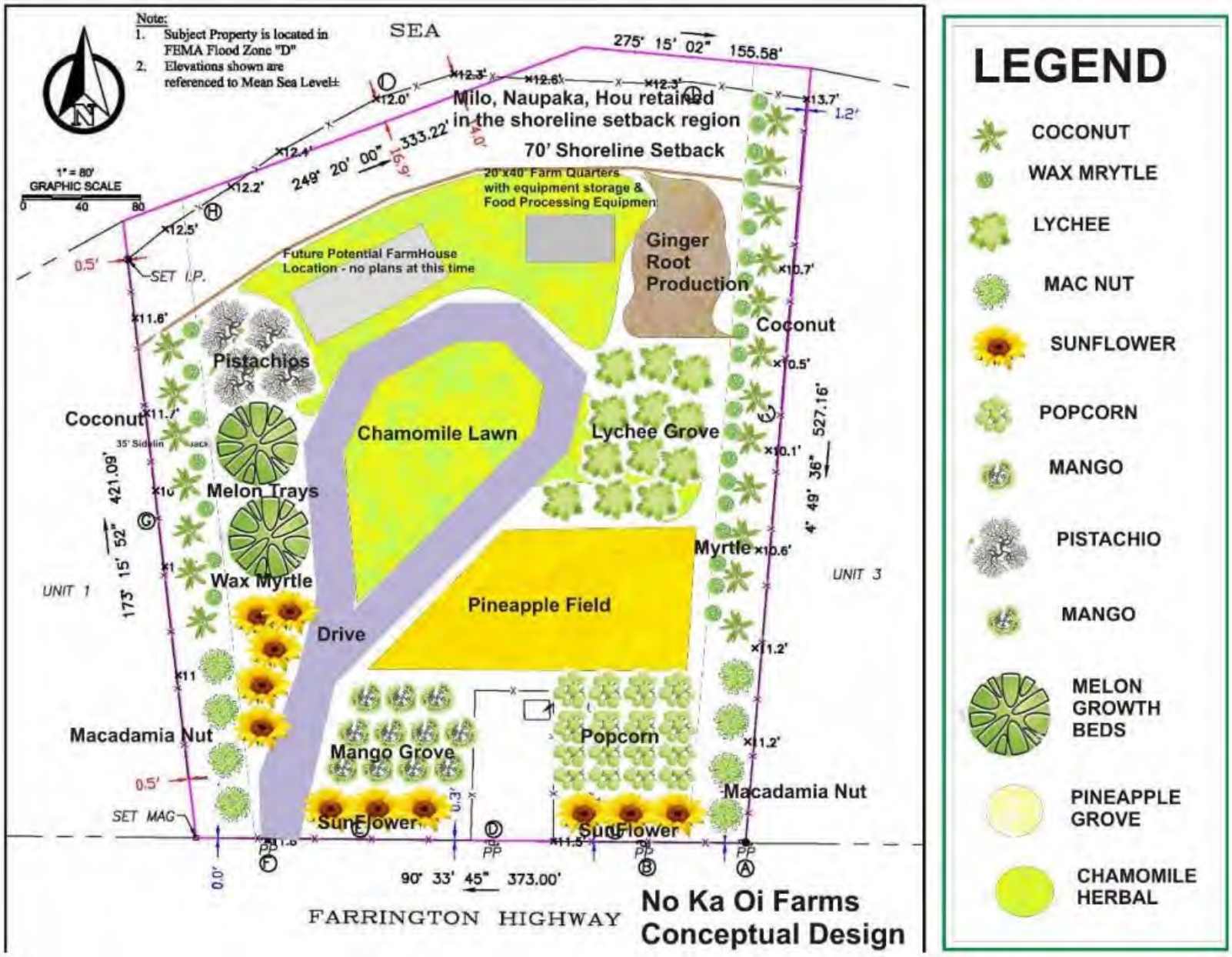
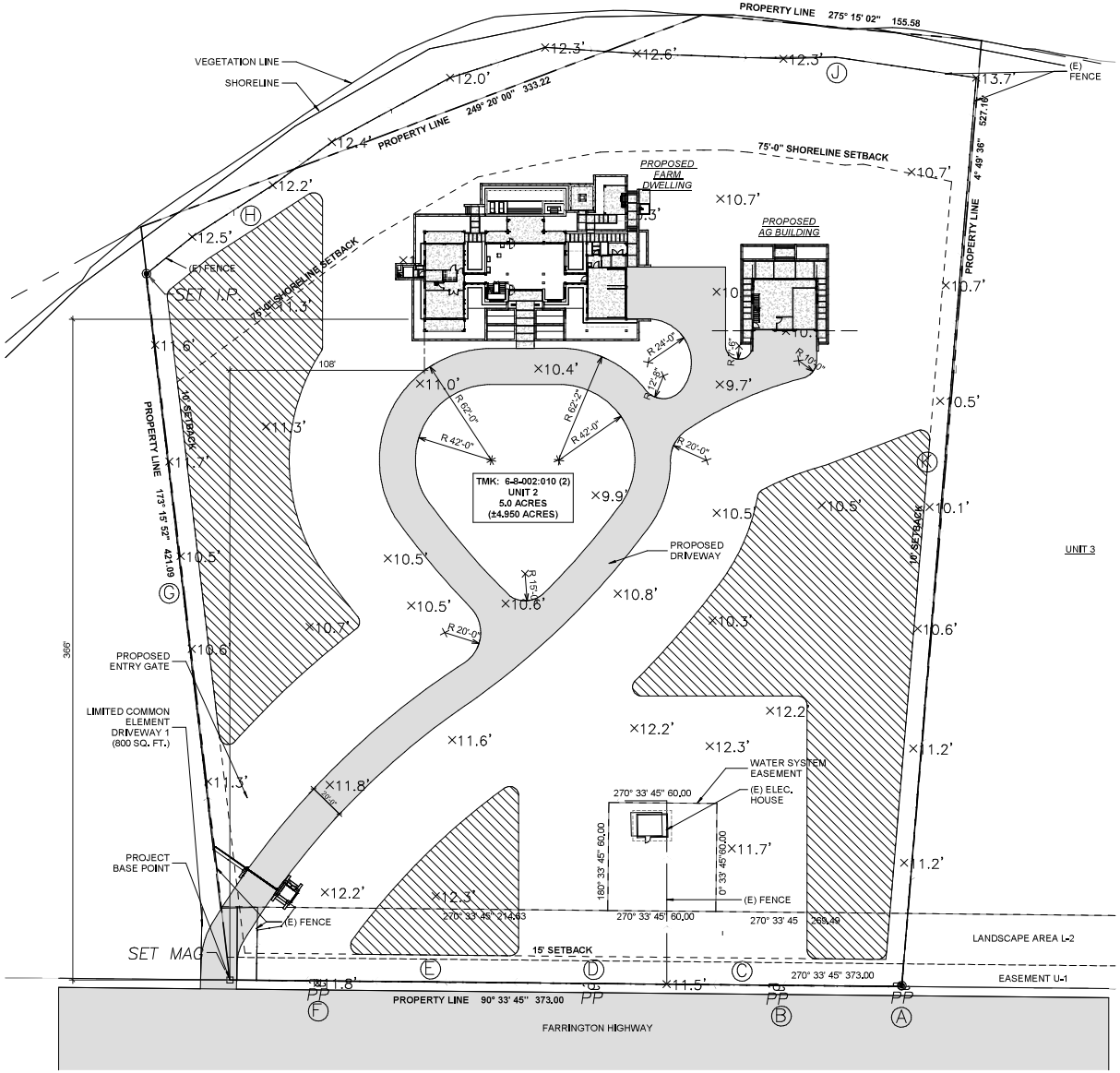


EXHIBIT C-3 - CPR UNIT 2



1 SITE PLAN
SCALE 1" = 30'-0"

SHEET NOTES

1. SEE CIVIL DRAWINGS FOR UNDERGROUND UTILITIES AND GRADING.
2. SEE LANDSCAPE DRAWINGS FOR PLANTING, PAVING, NEW TREES, EXTERIOR LIGHTING, AND OTHER SITE AMENITITES.
3. SEE ELECTRICAL DRAWINGS FOR EXTERIOR BUILDING LIGHTS.
4. SEE SIGNAGE DRAWINGS FOR EXTERIOR BUILDING SIGNAGE AND CODE SIGNAGE.
5. DRIVEWAYS, GARAGE SLAB AND CONC. DRIVEWAYS TO HAVE TOOLED CONTROLLED JOINTS.

LEGEND

- TALL CANOPY FORM TREE
- TALL VERTICAL MANILA PALM
- TALL CLUMPING ACCENT/ SCREEN PALM
- CONCRETE SLAB ON GRADE
- GRAVEL (2 FOOT WIDE MAINTENANCE STRIP)
- GRASS
- IRRIGATION PIPE
- FENCING, SEE SITE PLAN FOR TYPES AND FURTHER INFORMATION
- NO KA OI FARMS CROPS

EXHIBIT C-4
CPR Unit 2

TRUE

0' 15' 30' 60' 120'
SCALE: 1" = 30'

POLYLINE
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SIGNATURE DATE OF EXPIRATION

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ISSUED/ REVISION LIST

FARM DWELLING

68-1031 FARRINGTON HWY, #2
WAIALUA, HI 96791
TMK: (1) 6-8-002:010 (2)

PROJECT NO.: 2209
DATE: AUGUST 26, 2022
SCALE: As indicated

SHEET TITLE:
SITE PLAN

SHEET NO:
AS-102

8/31/2022 8:15:22 PM

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EXHIBIT C-5
CPR Unit 2

KEYNOTE LEGEND

KEY VALUE	DESCRIPTION

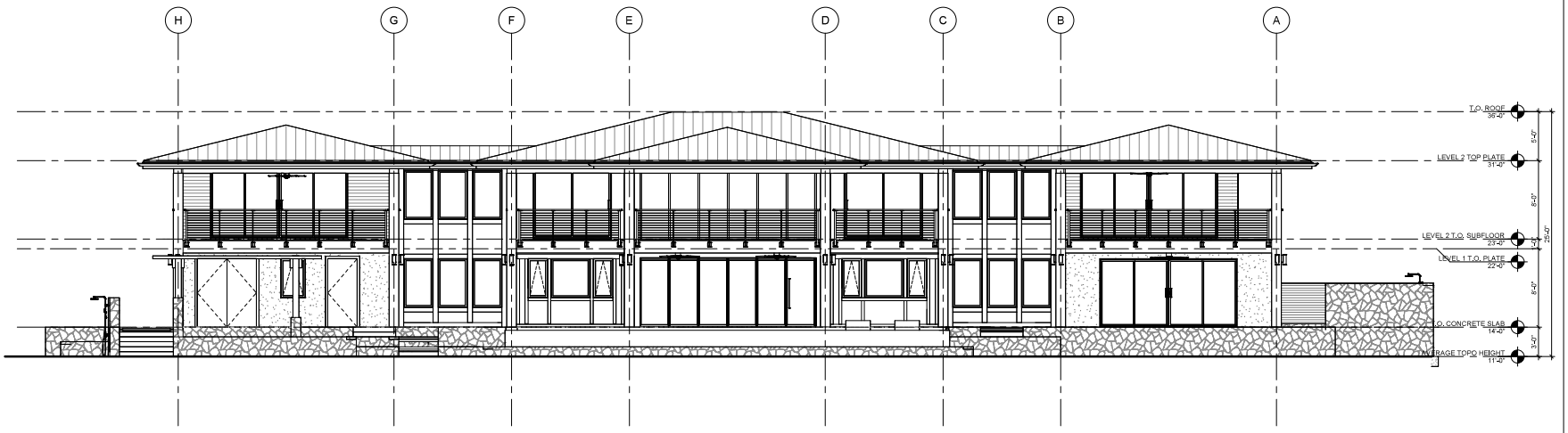
LEGEND

- 4" EXPOSURE ALUMINUM LAP SIDING
- WOOD PANEL
- STUCCO
- STONE
- STANDING SEAM METAL ROOF
- LAVA ROCK

SHEET NOTES



1 SOUTH ELEVATION
3/16" = 1'-0"



2 NORTH ELEVATION
3/16" = 1'-0"

0' 2' 4' 8' 16'

8/31/2022 8:16:22 PM

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FARM DWELLING

68-1031 FARRINGTON HWY, #2
WAIALUA, HI 96791
TMK: 7-3-002:006

PROJECT NO.: 2209
DATE: AUGUST 26, 2022
SCALE: 3/16" = 1'-0"

SHEET TITLE:
NORTH AND SOUTH ELEVATIONS

SHEET NO:
A-301

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EXHIBIT C-6
CPR Unit 2

KEYNOTE LEGEND

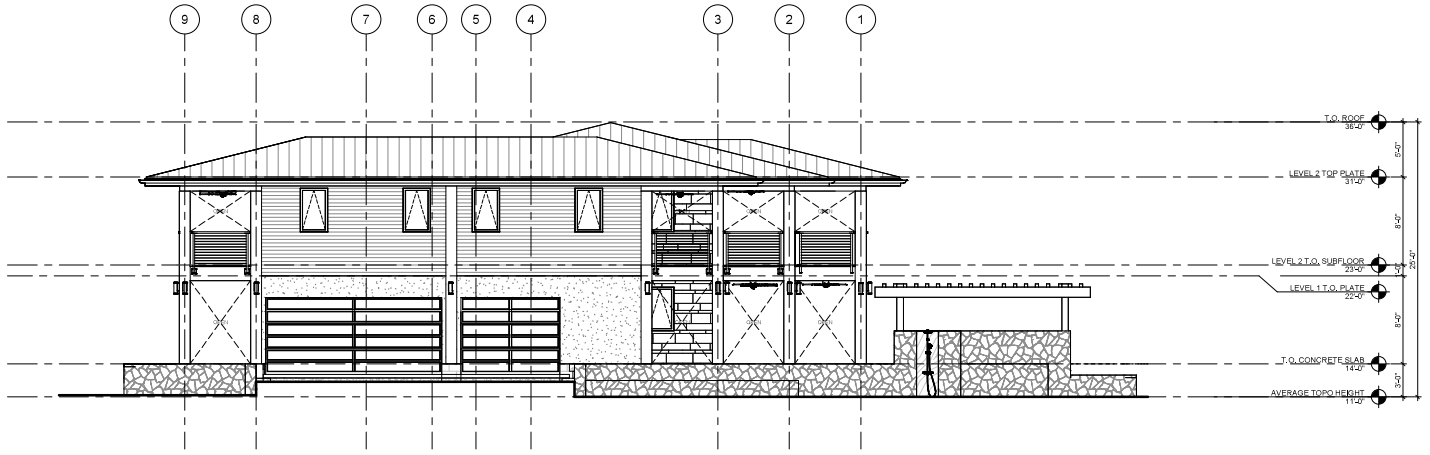
KEY VALUE DESCRIPTION

LEGEND

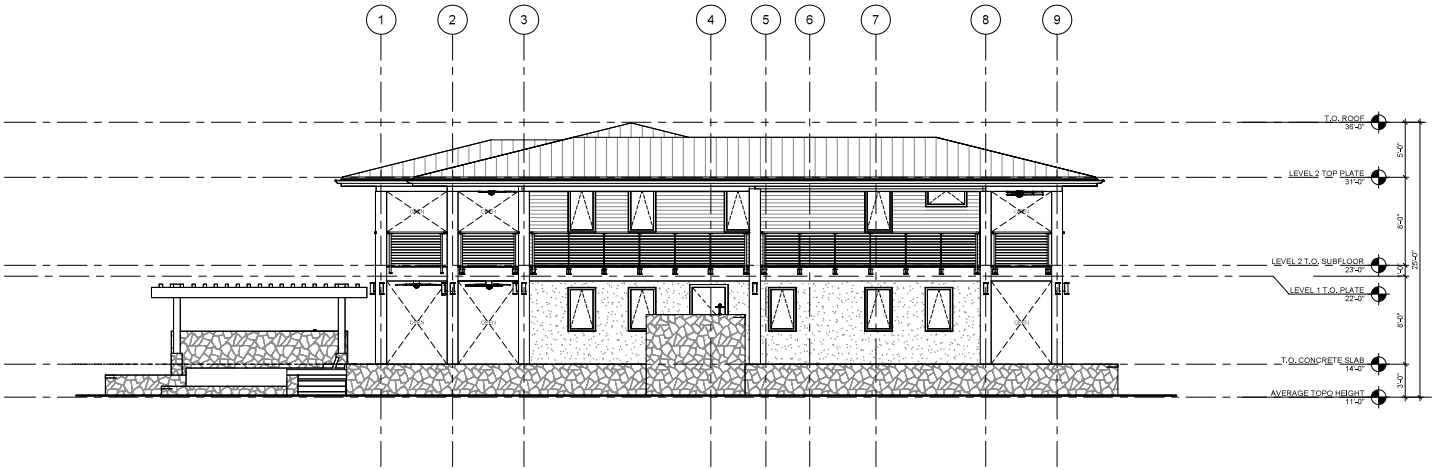
- 4" EXPOSURE ALUMINUM LAP SIDING
- WOOD PANEL
- STUCCO
- STONE
- STANDING SEAM METAL ROOF
- LAVA ROCK

SHEET NOTES

1. ALL DIMENSION AND NOTES ARE TYPICAL UNLESS OTHERWISE NOTED.
2. SEE WALL SECTIONS FOR VERTICAL DIMENSIONS NOT SHOWN
3. SEE FLOOR PLANS FOR DOOR TAGS



1 EAST ELEVATION
3/16" = 1'-0"



2 WEST ELEVATION
3/16" = 1'-0"

0' 2' 4' 8' 16'

POLYLINE
ARCHITECTURE + URBANISM
856 ILANAWAI ST. SUITE 201
HONOLULU, HI 96813 808.380.1530
WWW.POLYLINE.DESIGN

NOT FOR CONSTRUCTION

SIGNATURE DATE OF EXPIRATION

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ISSUED/ REVISION LIST

FARM DWELLING

68-1031 FARRINGTON HWY, #2
WAIALUA, HI 96791
TMK: 7-3-002:006

PROJECT NO.: 2209
DATE: AUGUST 26, 2022
SCALE: 3/16" = 1'-0"

SHEET TITLE:

EAST AND WEST ELEVATIONS

SHEET NO:

A-302

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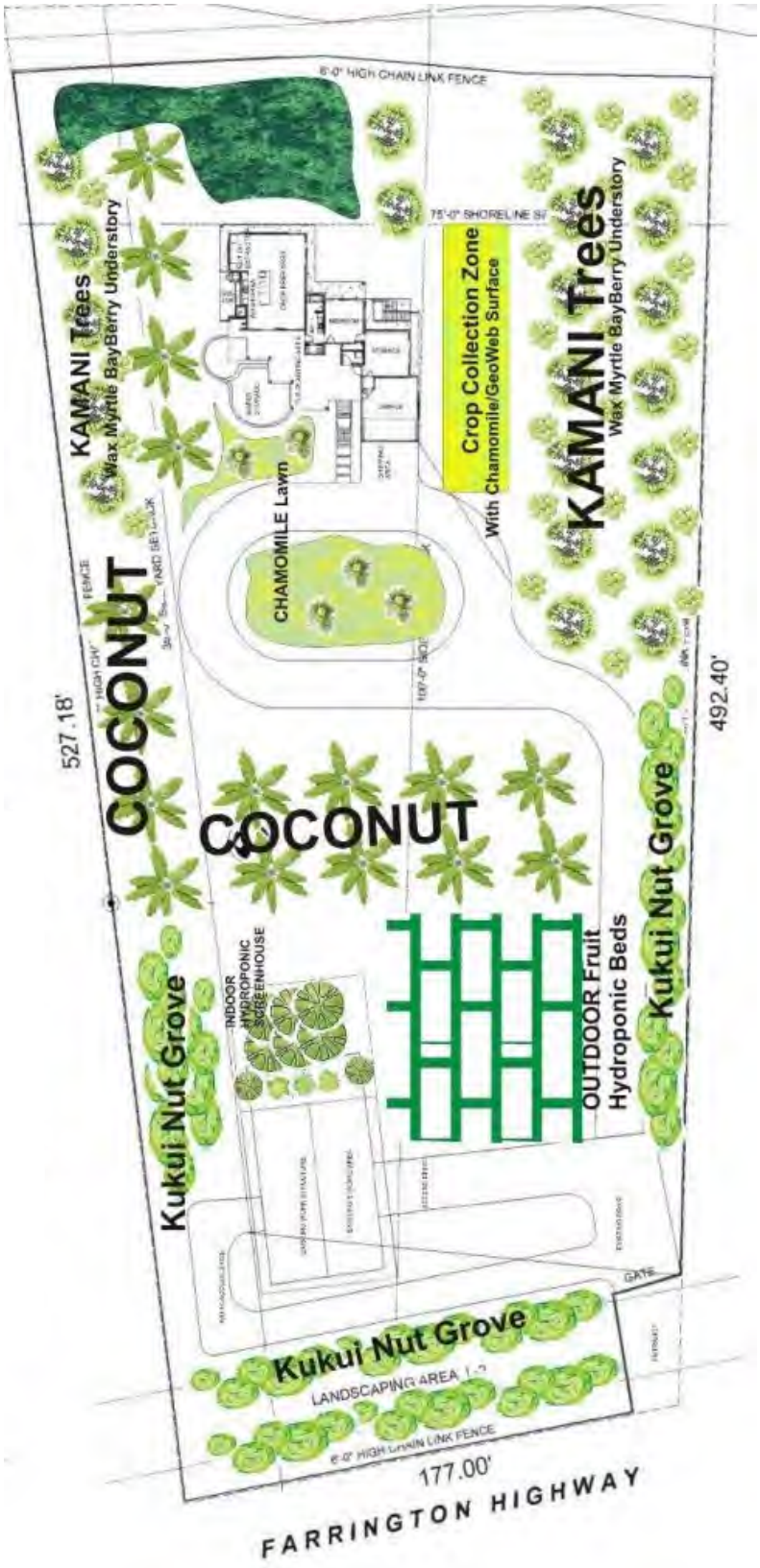


EXHIBIT C-7
CPR UNIT 3

LEGEND

- Vertical Tomato Towers
- Horizontal Hydroponic Tubes with strawberry baskets above
- Leaf Vegetable Growing Trays
- OUTDOOR Fruit Hydroponic Beds
- CHAMOMILE Lawn
- Rosemary Raised Beds
- Mushroom Trays
- KAMANI Trees
- Wax Myrtle BayBerry Understory
- COCONUT
- Kukui Nut Grove

EXHIBIT C-8
CPR Unit 3

CONTRACTOR GENERAL NOTES

1. ALL WORK SHALL BE IN STRICT ACCORDANCE WITH 2012 I.R.C. STATE, AND LOCAL BUILDING CODES.

2. THE CONTRACTOR SHALL VERIFY APPROVED JOBSITE BLUEPRINT'S, SITE DIMENSIONS, AND PLAN DIMENSIONS, BEFORE COMMENCEMENT OF ANY WORK. CONTRACTOR SHALL NOTIFY DESIGNER OR ENGINEER OF ANY CONFLICTS OR DISCREPANCIES PRIOR TO STARTING CONSTRUCTION. AT NO TIME SHALL THE CONTRACTOR / BUILDER SCALE THE DRAWINGS TO DETERMINE ANY DIMENSION. IN THE CASE OF A MISSING, OR DISCREPANT DIMENSION, CONTRACTOR / BUILDER SHALL CONTACT DESIGNER FOR CLARIFICATION. CONTRACTOR SHALL NOT PROCEDE WITH ANY WORK, WITH ANY DISCREPANCY UNRESOLVED

3. CONTRACTOR SHALL VERIFY THE SITE AND ALL INFORMATION INCLUDING DISTANCE, LOT DIMENSIONS AND EXACT PROPERTY LINES TO ACCURATELY LOCATE PROPOSED PROJECT WITHIN THE MINIMUM REQUIRED SETBACK AREA.

4. CONTRACTOR SHALL PROTECT ADJOINING LAND, BUILDING AND OTHER IMPROVEMENTS SITUATED THEREON. ANY DAMAGES OCCURRED SHALL BE REPAIRED AT NO COST TO THE OWNER OR ARCHITECT OR ENGINEER.

5. ANY CONDITIONS, MATERIALS, DEVICES, OR DETAILS NOT SPECIFICALLY SHOWN ON THE DRAWINGS OR SPECIFIED SHALL BE CLARIFIED WITH THE DESIGNER OR ENGINEER BEFORE BEGINING CONSTRUCTION, INSTALLATION, AND COMPLETION. AT NO TIME SHALL THE CONTRACTOR ARBITRABILLY, OR UNILATERALLY MAKE CHANGES TO ANY STRUCTURAL COMPONENT AS CERTIFIED ON PLANS BY THE ENGINEER OF RECORD.

6. ALL FINISHED GRADE LEVELS AND/OR SPOT ELEVATIONS ARE ASSUMED TO BE APPROXIMATE. CONTRACTOR SHALL VERIFY ALL CONDITIONS.

7. IF SOFT OR EXPANSIVE SOIL IS ENCOUNTERED THE SOIL SHALL BE REMOVED AND REPLACED WITH NONEXPANSIVE STRUCTURAL FILL COMPACTED TO 95% AS PER ASTM D-1557.

8. FOUNDATION DESIGN IS FOR SOIL WITH BEARING PRESSURE OF 2000 P.S.F., (NON-ADOBE).

9. ALL CONCRETE SHALL HAVE A 28 DAY COMPRESSION STRENGTH OF 3000 P.S.I.

10. ALL REINFORCED STEEL TO BE ASTM A615 GRADE 60. WELDED WIRE MESH TO BE A-185 OR EQUAL, AND HAVE A MIN.2" SIDE COVERING & A MIN.3" BTM. COVERING OF CONCRETE

11. ALL FOOTINGS SHALL REST ON FIRM UNDISTURBED SOIL.

12. GROUND TO BE CHEMICALLY TREATED FOR TERMITES PER 2012 I.R.C. SECTION R-318 "AS AMENDED" BY A QUALIFIED BONDED CONTRACTOR.

13. THE CONTRACTOR SHALL PROVIDE ADEQUATE BRACING AND SHORING FOR ALL STRUCTURAL MEMBERS DURING ALL PHASES OF CONSTRUCTION.

14. CONTRACTOR SHALL PROVIDE ALL NECESSARY FLASHING, CAULKING, AND WATERPROOFING ETC., TO ENSURE A WEATHER TIGHT FINISH AS PER STANDARD PRACTICE. AS PER 2012 I.R.C., SEC. R-703 & SEC. R-903

15. ALL LUMBER SHALL BE DOUGLAS FIR #1 WOLMANIZED PRESSURE TREATED OR BETTER. AS PER 2012 I.R.C. SEC. R-317 AS AMENDED

16. ALL FRAMING MEMBERS, RAFTERS, JOISTS, AND BEAMS SHALL BE FASTNED WITH "SIMPSON" METAL CONNECTORS (OR EQUAL) TO PROVIDE A CONTINUOUS LOAD PATH FROM ROOF TO FOUNDATION TO RESIST HIGH WIND FORCES.

17. CONTRACTOR SHALL USE METAL HURRICANE CLIPS "SIMPSON" H-10A @ EACH RAFTER OR TRUSS @ 24" O.C. (EXTERIOR OF WALL) AS PER ENGINEER

18. UNLESS OTHERWISE SHOWN, THE SHEATHING NAILED SHALL BE IN ACCORDANCE WITH TABLE R-602.3 (1)

19. ALL HANDRAILS SHALL BE 34" MIN. & 38" MAX. IN HEIGHT AND SHALL BE INSTALLED AS PER 2012 I.R.C, SEC, 311

20. ALL WINDOWS AT BEDROOMS SHALL HAVE A MINIMUM SILL HEIGHT OF 44" AND A MINIMUM NET CLEAR AND OPENABLE AREA OF 5.7 SQUARE FEET, 24" HEIGHT MINIMUM AND 20" WIDTH MINIMUM AS PER I.R.C.,

21. WALL COVERING ON STUDWALLS NOTED AS SHEARWALLS SHALL BE CONTINUED UP TO ROOF DECKING.

22. EXTERIOR SHEETING SHALL BE NAILED W/ 8d NAILS @ 6" O.C. AT EDGES W/ 8d @ 12" O.C. IN FIELD.

23. GYPSUM BOARD SHEARWALLS SHALL BE NAILED W/ 5d COOLER NAILS @ 4" O.C.

24. PAINT ALL NEW INTERIOR AND EXTERIOR SURFACES (COLOR SELECTION BY OWNER) UNLESS OTHERWISE AGREED BETWEEN OWNER AND CONTRACTOR.

25. ALL WALLS AND CEILINGS FOR BATH AREAS OR EXTERIOR DRYWALL TO BE APPROVED WATERPROOF TYPE GYPSUM BOARD.

26. THE ARCHITECT OR ENGINEER IS NOT RESPONSIBLE FOR THE CONTRACTORS METHODS, PROCEDURES, OR CONDITIONS ON JOBSITE THAT MAY DEVELOP DUE TO CONTRACTOR NOT FOLLOWING PLANS.

27. THE DRAWINGS INTEND TO SHOW FINISHED CONCEPT ONLY. CHANGES TO THE DRAWINGS MAY BE REQUIRED DUE TO UNFORESEEN CONDITIONS.

28. WINDOW HEADERS SHALL BE 4X6 AND DOOR HEADERS SHALL BE 4X8 MINIMUM UNLESS OTHERWISE NOTED, OR AS PER 2012 I.R.C. SEC. R-602.7

29. ALL NEW BEDROOMS & HALLWAYS SHALL HAVE A U.L., APPROVED ELECTRIC SMOKE DETECTOR WITH BATTERY BACK-UP, ALL EXISTING BEDDOMS AND HALLWAYS SHALL HAVE A BATTERY APPROVED SMOKE DETECTOR, TYP., AND SHALL HAVE INTERCONNECTED WIRING WHERE NEW INSTALLATION OCCURS AS PER 2012 I.R.C. SEC. 314 / SMOKE ALARMS

2012 I.R.C., SECTION R-315 / CARBON MONOXIDE ALARMS

30. THE ALARM DEVICES SHALL BE INTERCONNECTED IN A MANNER THAT THE ACTUATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS IN INDIVIDUAL UNITS. THE ALARM SHALL BE CLEARLY AUDIBLE IN ALL BEDROOS OVER BACKGROUND NOISE W/ ALL INTERVENING DOORS CLOSED. EXCEPTIONS:
SMOKE ALARM IN EXISTING AREAS NOT REQUIRED TO BE INTERCONNECTED OR HARDWIRED WHERE THE ALTERATIONS OR REPAIRS DO NOT RESULT IN INTERIOR WALL OR CEILING REMOVAL

31. CONTRACTOR SHALL INSTALL DOUBLE FLOOR JOIST UNDER ALL PARTITION WALLS RUNNING PARALLEL WITH JOISTS.

32. CONTRACTOR SHALL NOTIFY ENGINEER 2 DAYS IN ADVANCE WHEN SHEAR WALLS AND TIE DOWNS FOR CONTINUOUS LOAD PATHS CAN BE INSPECTED.

33. OWNER OR CONTRACTOR MUST NOTIFY ENGINEER 48 HOURS PRIOR TO POURING CONCRETE AND CLOSING OF ALL WALLS FOR INSPECTION. IF ANY WALLS ARE CLOSED IN BEFORE AN INSPECTION IS MADE CONTRACTOR MAY BE ASKED BY BUILDING INSPECTOR OR THE ENGINEER TO RE-OPEN THE WALLS AT CONTRACTOR'S OWN EXPENSE.

34. ANY STRUCTURAL CHANGES BY THE CONTRACTOR MUST BE APPROVED BY THE ENGINEER BEFORE IMPLEMENTATION

35. CONTRACTOR SHALL VERIFY APPROVED JOB-SITE PLANS, PRIOR TO COMMENCEMENT, CONTRACTOR SHALL NOTIFY ARCHITECT OR ENGINEER OF ANY CONFLICTS PRIOR TO STARTING WORK.

36. CONTRACTOR SHALL VERIFY ALL FINISH MATERIALS, WINDOW SIZES, WINDOW TYPES, ETC., BEFORE TURNING IN FINAL BID.

37. IN THE CASE OF THE OWNER/BUILDER PERFORMING AS THE CONTRACTOR: THE OWNER/BUILDER SHALL BE RESPONSIBLE FOR ANY AND ALL OF THE RESPONSIBILITIES OF THE GENERAL CONTRACTOR, AND OR, THE PERFORMANCE, AND METHODS OF ANY SUB-CONTRACTORS, FOR WORK BEING PERFORMED ON THE PROJECT, AS NOTED IN THESE GENERAL NOTES, AND ON THESE DRAWINGS AS APPROVED BY THE ENGINEER OF RECORD, THE CITY & COUNTY OF HONOLULU AND AS PER THE 2012 I.R.C.

38. FAILURE OF CONTRACTOR TO ABIDE BY THE GENERAL NOTES AND, OR, THE CONSTRUCTION DRAWINGS AS STIPULATED, IS SOLE RESPONSIBILITY OF THE CONTRACTOR. THE DESIGNER OR ENGINEER ARE NOT LIABLE OR RESPONSIBLE FOR CONTRACTORS METHODS OR CONSTRUCTION PRACTICES. SHOULD THE CONTRACTOR FAIL TO HEED THE GENERAL REQUIREMENTS AS PUT FORTH IN THESE NOTES, AND ON THE CONSTRUCTION DOCUMENTS, IT IS THE CONTRACTORS RESPONSIBILITY TO CORRECT ALL MISTAKES AND OR OMISSIONS AT HIS OWN COST. THE DESIGNER AND ENGINEER WILL NOT BE LIABLE FOR CONTRACTOR'S ERROR.

39. THESE NOTES ARE LEGAL AND BINDING AS TO THE CONTRACTORS RESPONSIBILITIES AND JOB PERFROMANCE. IT IS THE CONTRACTOR'S DUTY AND RESPONSIBILITY TO ABIDE BY THESE GENERAL NOTES AND REQUIREMENTS.

CONTRACTOR SIGNATURE:
SIGNIFYING I HAVE READ, UNDERSTAND, AND AGREE TO ABIDE BY ALL NOTES, DRAWINGS, AND DETAILS, AS PUT FORTH BY THESE PLANS

[redacted]

WINDOWS IN BUILDINGS LOCATED IN WINDBORNE DEBRIS REGIONS MUST HAVE GLAZED OPENINGS PROTECTED FROM WINDBORNE DEBRIS. GLAZED OPENING PROTECTION FOR WINDBORNE DEBRIS MUST MEET THE REQUIREMENTS OF THE LARGE MISSILE TEST OF ASTM E 1996 AND OF ASTM E 1886 REFERENCE THEREIN.

1 WOOD STRUCTURAL PANELS WITH A MINIMUM THICKNESS OF 7/16 INCH (11MM) AND A MAXIMUM PANEL SPAN OF 8 FEET (2.438 MM) ARE PERMITTED FOR OPENING PROTECTION IN ONE- AND TWO-STORY BUILDINGS CLASSIFIED AS GROUP R-3 OR R-4 OCCUPANCY. PANELS MUST BE PRECUT SO THAT THEY ARE ATTACHED TO THE FRAMING SURROUNDING THE OPENING CONTAINING THE PRODUCT WITH THE GLAZED OPENING. PANELS MUST BE PREDRILLED AS REQUIRED FOR THE ANCHORAGE METHOD AND WILL BE SECURED WITH THE ATTACHMENT HARDWARE PROVIDED AND ANCHORS PERMANENTLY INSTALLED ON THE BUILDING. ATTACHMENT IN ACCORDANCE WITH TABLE R301.2.1.2 WITH CORROSION-RESISTANT ATTACHMENT HARDWARE PROVIDED AND ANCHORS PERMANENTLY INSTALLED ON TH BUILDING IS PERMITTED FOR BUILDINGS WITH A MEAN ROOF HEIGHT OF 33 FEET (10, 058 MM) OR LESS, WHERE EFFECTIVE ULTIMATE DESIGN WIND SPEEDS, V EFF-ULT DO NOT EXCEED 175 MPH (79 2/3).

2 GLAZING IN ACCESSORY STRUCTURES TO THE SINGLE FAMILY DWELLINGS INCLUDING BUT NOT LIMITED TO GREENHOUSES AND MINOR STORAGE SHEDS.

3 PARTIALLY ENCLOSED OCCUPANCY R-3 BUILDING ARE PERMITTED TO BE DESIGNED WITHOUT WINDBORNE DEBRIS PROTECTION. PARTIALLY ENCLOSED AND OPEN OCCUPANCY R-3 BUILDINGS MUST ALSO INCLUDE A RESIDENTIAL SAFE ROOM IN ACCORDANCE WITH ROH CHAPTER 16, ARTICLE 13.

TABLE R301.2(2)
[illegible]

ENGINEER TYPE	≤ 9 FEET	> 9 FEET & ≤ 18 FEET	> 18 FEET & ≤ 24 FEET
NUMBER & WOOD SCREWS	10"	12"	6"
NUMBER & WOOD SCREWS	10"	15"	12"

SPECIAL INSPECTIONS SHALL BE PROVIDED FOR THE FOLLOWING:

1.) CONCRETE

2.) BOLTS INSTALLED IN CONCRETE

4.) REINFORCING STEEL AND PRESTRESSING TENDONS

7.) STRUCTURAL MASONARY

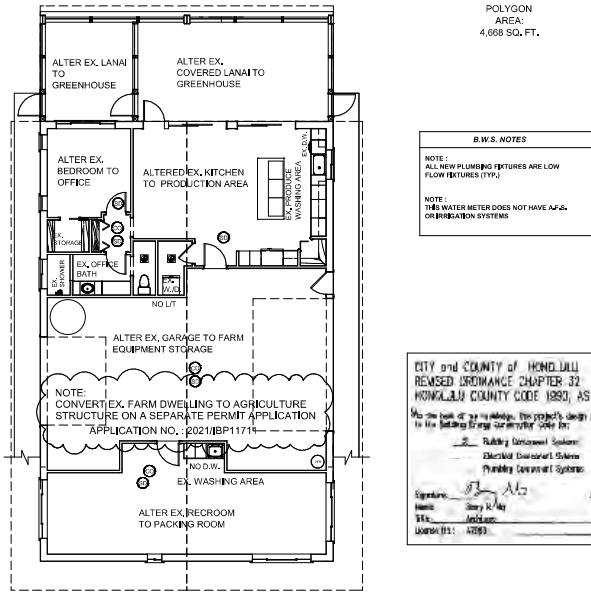
16.) SHEATHED SHEAR WALLS AND DIAPHRAGMS

17.) COMPLETE LOAD PATH AND UPLIFT TIES

18.) TERMITE PROTECTION

SOLAR WATER HEATING SYSTEM

MM NUMBER.....MM2020-0040 (1)
TANK SIZE.....80 GALLON
PANEL SIZE.....1 - 4'-0" X 10'-0" PANEL



EXISTING PLAN

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

0 5 10 15

POLYGON AREA:
4,668 SQ. FT.

NOTE:
THIS POOL IS FILLED & MAINTAINED BY HOSE BIB

B.W.S. NOTES

NOTE :
ALL NEW PLUMBING FIXTURES ARE LOW FLOW FIXTURES (TYP.)

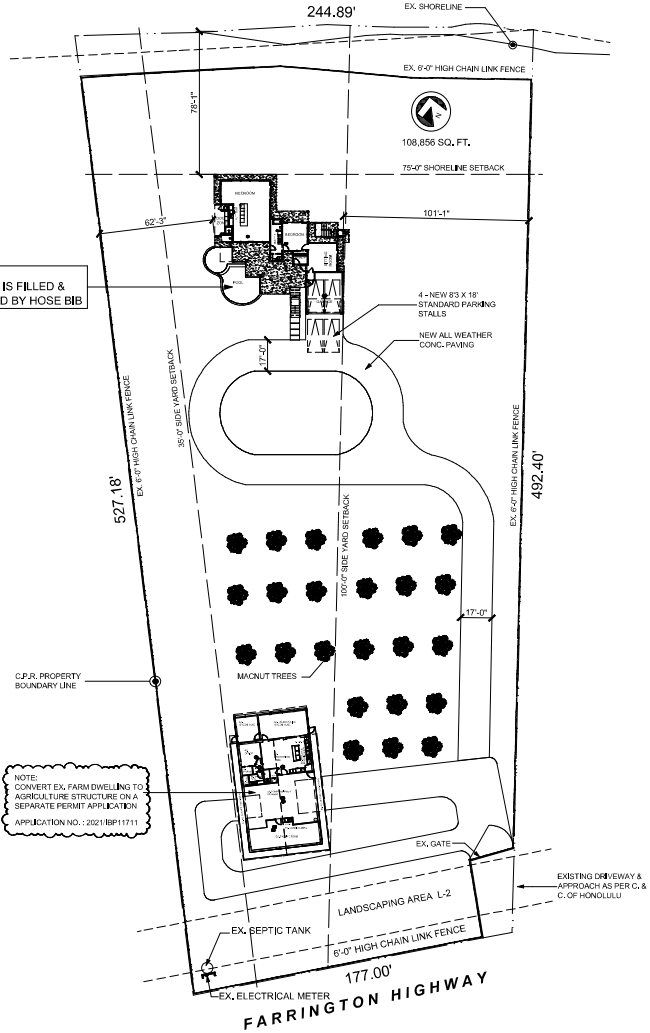
NOTE :
THIS WATER METER DOES NOT HAVE A.P.S. OR IRRIGATION SYSTEMS

CITY and COUNTY of HONOLULU
REVISED ORDINANCE CHAPTER 32
HONOLULU COUNTY CODE 1990, AS AMENDED

[illegible]

Building Component System
Electrical Component System
Plumbing Component System

Signature: [illegible] Date: January 03, 2022
Name: Gary K. Ay
Title: Architect
License #11: AT03



PLOT PLAN

SCALE : 1/32" = 1'-0"

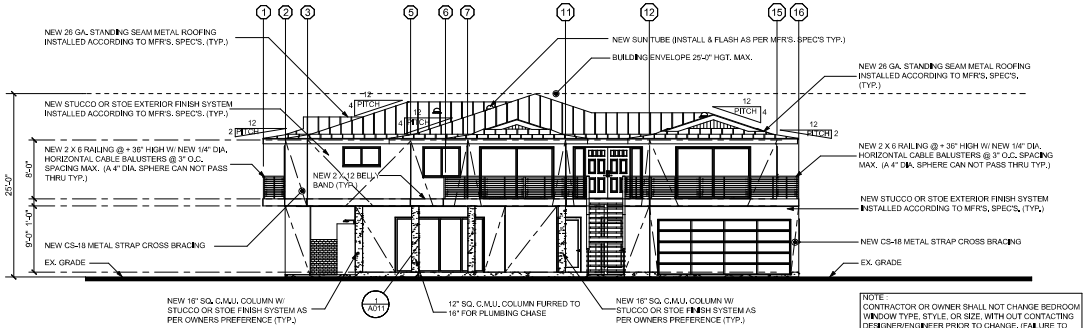
0 20 40 60

A PROPOSED NEW SINGLE FAMILY DWELLING FOR:
MR. & MRS. CARL & SUZANNE DEFOREST
ADDRESS: 68-1031 FARRINGTON HWY., WAIALUA, HI 96791
T.M.K. 6 - 8 - 002 : 010

Blue Hawaii Drafting Services

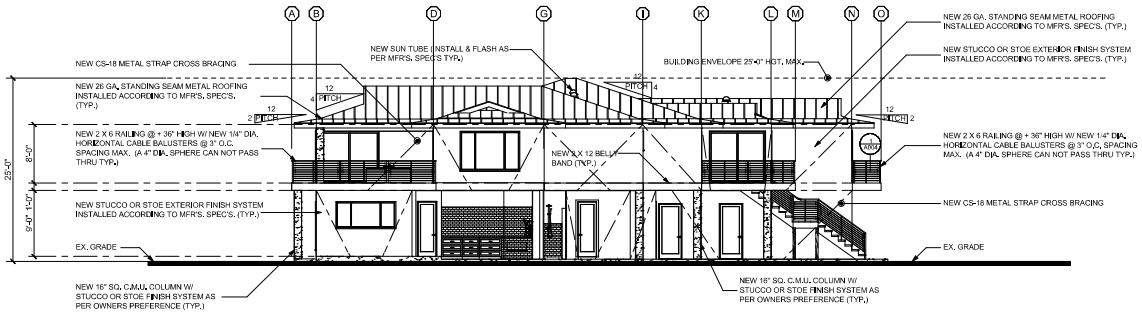
DATE
4/14/2022
SHEET NO.
A001
OF **19** SHEETS

EXHIBIT C-9
CPR Unit 3



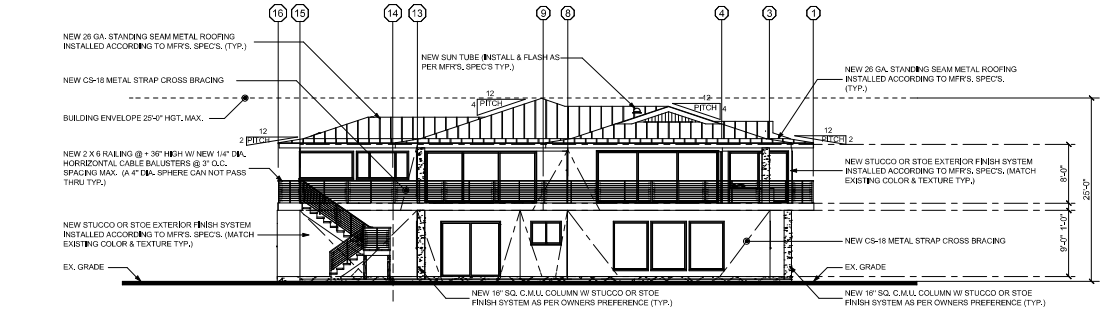
FRONT ELEVATION

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



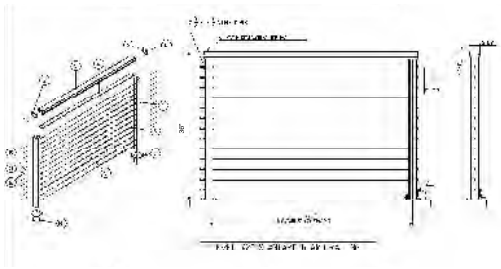
LEFT ELEVATION

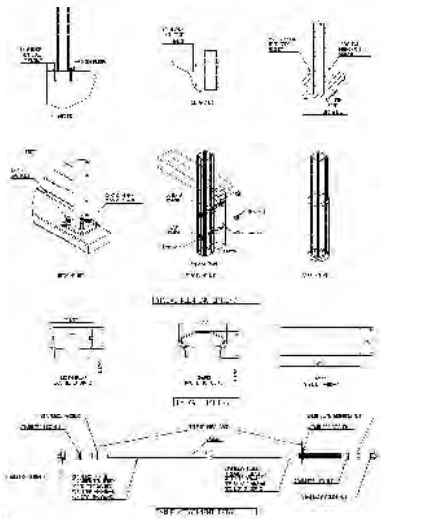
SCALE : 1/8" = 1'-0"



REAR ELEVATION

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





12			
13	Stainless Steel Nut	STD	24
14	5-16 SS TYP	STD	4
15	1/4-20x1 1/2 PHIL PN TYP 410 SS	STD	6
16	LAG BOLT	STD	6

1 / A004 MFR'S. CABLE RAILING DETAIL

N.T.S.

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MR. & MRS. CARL & SUZANNE DEFOREST

ADDRESS: 68-1031 FARRINGTON HWY., WAIALUA, HI 96791

T.M.K. 6 - 8 - 002 : 010

Blue Hawaii Drafting Services

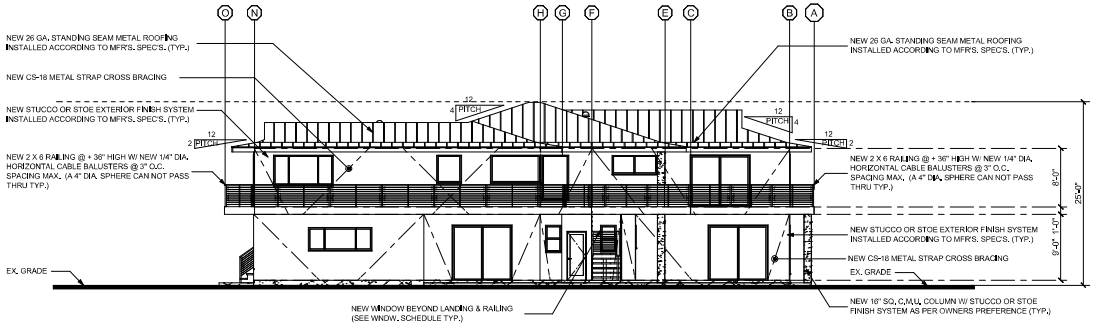
DATE

4/14/2022

SHEET NO.

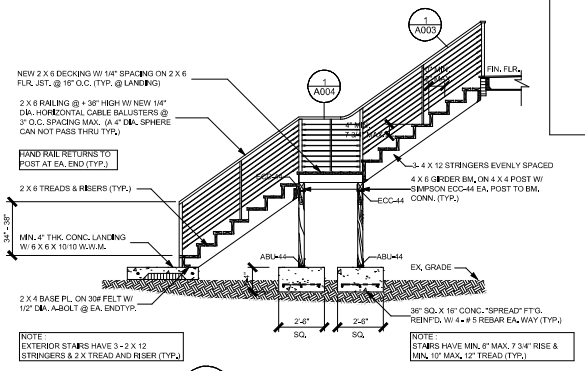
A004

OF **19** SHEETS



RIGHT ELEVATION

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



1 A005 EXTERIOR STAIR DETAIL

N.T.S.

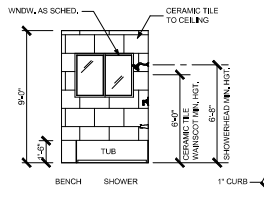
***CABINET NOTE ***
CONTRACTOR/CABINET MANUFACTURER SHALL FIELD VERIFY ALL INTERIOR DIMENSION OF WALL SPACES PERTAINING TO CABINET LAYOUT PRIOR TO MANUFACTURING/ORDERING AND/OR INSTALLATION OF KITCHEN & BATH CABINET OR ANY OTHER CABINET.

***NOTE ***
PROVIDE PROPER WATER PROOFING & FLASHING @ ALL SHOWER/ TUB LOCATIONS AS REQ'D.

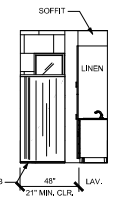
***NOTE ***
PROVIDE BACKER BLK'G. @ ALL TOWEL BAR PAPER HOLDER LOCATIONS AS REQ'D.

***NOTE ***
PROVIDE CEMENT BACKER BD. OVER VAPOR BARRIER @ ALL TILE / STONE LOCATIONS AS REQ'D.

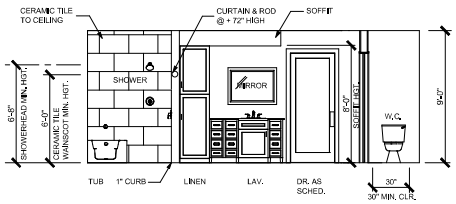
***NOTE ***
1/2" GREEN BD. TYP. ALL BATHROOM WALLS



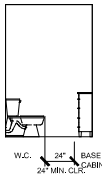
BATH 1 INTERIOR "A"



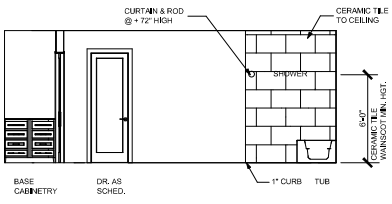
BATH 1 INTERIOR "A-2"



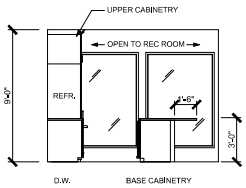
BATH 1 INTERIOR "B"



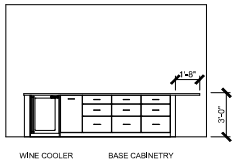
BATH 1 INTERIOR "C"



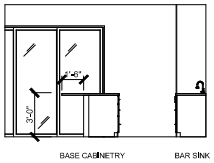
BATH 1 INTERIOR "D"



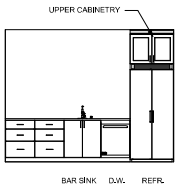
WET BAR INTERIOR "A"



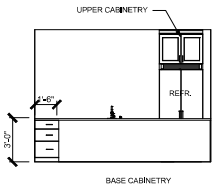
WET BAR INTERIOR "B"



WET BAR INTERIOR "C"



WET BAR INTERIOR "D"



WET BAR INTERIOR "D-2"

INTERIOR ELEVATIONS

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

EXHIBIT C-10
CPR Unit 3

A PROPOSED NEW SINGLE FAMILY DWELLING FOR:
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ADDRESS: 68-1031 FARRINGTON HWY., WAIALUA, HI 96791
T.M.K. 6 - 8 - 002 : 010

Blue Hawaii Drafting Services

DATE
4/14/2022
SHEET NO.
A005
OF **19** SHEETS

CONTRACTOR GENERAL NOTES

1. ALL WORK SHALL BE IN STRICT ACCORDANCE WITH 2012 I.B.C., STATE, AND LOCAL BUILDING CODES.

2. THE CONTRACTOR SHALL VERIFY APPROVED JOBSITE BLUEPRINTS, SITE DIMENSIONS, AND PLAN DIMENSIONS, BEFORE COMMENCEMENT OF ANY WORK. CONTRACTOR SHALL NOTIFY DESIGNER OR ENGINEER OF ANY CONFLICTS OR DISCREPANCIES PRIOR TO STARTING CONSTRUCTION. AT NO TIME SHALL THE CONTRACTOR / BUILDER SCALE THE DRAWINGS TO DETERMINE ANY DIMENSION. IN THE CASE OF A MISSING, OR DISCREPANT DIMENSION, CONTRACTOR / BUILDER SHALL CONTACT DESIGNER FOR CLARIFICATION, CONTRACTOR SHALL NOT PROCEDE WITH ANY WORK, WITH ANY DISCREPANCY UNRESOLVED

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7. IF SOFT OR EXPANSIVE SOIL IS ENCOUNTERED THE SOIL SHALL BE REMOVED AND REPLACED WITH NON-EXPANSIVE STRUCTURAL FILL COMPACTED TO 95% AS PER ASTM D-557.

8. FOUNDATION DESIGN IS FOR SOIL WITH BEARING PRESSURE OF 2000 P.S.F. (NON-ADOBE).

9. ALL CONCRETE SHALL HAVE A 28 DAY COMPRESSION STRENGTH OF 3000 P.S.I.

10. ALL REINFORCED STEEL TO BE ASTM A615 GRADE 60, WELDED WIRE MESH TO BE A-185 OR EQUAL, AND HAVE A MIN. 2" SIDE COVERING & A MIN. 3" BTM. COVERING OF CONCRETE

11. ALL FOOTINGS SHALL REST ON FIRM UNDISTURBED SOIL.

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15. ALL LUMBER SHALL BE DOUGLAS FIR #1 WOLMANIZED PRESSURE TREATED OR BETTER. AS PER 2012 I.B.C. SEC. R-317 AS AMENDED

16. ALL FRAMING MEMBERS, RAFTERS, JOISTS, AND BEAMS SHALL BE FASTNED WITH "SIMPSON" METAL CONNECTORS (OR EQUAL) TO PROVIDE A CONTINUOUS LOAD PATH FROM ROOF TO FOUNDATION TO RESIST HIGH WIND FORCES.

17. CONTRACTOR SHALL USE METAL HURRICANE CLIPS "SIMPSON" H-16A @ EACH RAFTER OR TRUSS @ 24" O.C. (EXTERIOR OF WALL) AS PER ENGINEER

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20. ALL WINDOWS AT BEDROOMS SHALL HAVE A MINIMUM SILL HEIGHT OF 44" AND A MINIMUM NET CLEAR AND OPENABLE AREA OF 5.7 SQUARE FEET, 24" HEIGHT MINIMUM AND 20" WIDTH MINIMUM AS PER I.B.C.

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24. PAINT ALL NEW INTERIOR AND EXTERIOR SURFACES (COLOR SELECTION BY OWNER) UNLESS OTHERWISE AGREED BETWEEN OWNER AND CONTRACTOR.

25. ALL WALLS AND CEILINGS FOR BATH AREAS OR EXTERIOR DRYWALL TO BE APPROVED WATERPROOF TYPE GYPSUM BOARD.

26. THE ARCHITECT OR ENGINEER IS NOT RESPONSIBLE FOR THE CONTRACTORS METHODS, PROCEDURES, OR CONDITIONS ON JOBSITE THAT MAY DEVELOP DUE TO CONTRACTOR NOT FOLLOWING PLANS.

27. THE DRAWINGS INTEND TO SHOW FINISHED CONCEPT ONLY. CHANGES TO THE DRAWINGS MAY BE REQUIRED DUE TO UNFORESEEN CONDITIONS.

28. WINDOW HEADERS SHALL BE 4X6 AND DOOR HEADERS SHALL BE 4X8 MINIMUM UNLESS OTHERWISE NOTED, OR AS PER 2012 I.B.C. SEC. R-602.7

29. ALL NEW BEDROOMS & HALLWAYS SHALL HAVE A U.L. APPROVED ELECTRIC SMOKE DETECTOR WITH BATTERY BACK-UP. ALL EXISTING BEDDOMS AND HALLWAYS SHALL HAVE A BATTERY APPOVED SMOKE DETECTOR, TYP., AND SHALL HAVE INTERCONNECTED WIRING WHERE NEW INSTALLATION OCCURS AS PER 2012 I.B.C., SEC. 314 / SMOKE ALARMS

2012 I.B.C. SECTION R-315 / CARBON MONOXIDE ALARMS

30. THE ALARM DEVICES SHALL BE INTERCONNECTED IN A MANNER THAT THE ACTUATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS IN INDIVIDUAL UNITS. THE ALARM SHALL BE CLEARLY AUDIBLE IN ALL BEDROOS OVER BACKGROUND NOISE W/ ALL INTERVENING DOORS CLOSED. EXCEPTIONS:
SMOKE ALARM IN EXISTING AREAS NOT REQUIRED TO BE INTERCONNECTED OR HARDWIRED WHERE THE ALTERATIONS OR REPAIRS DO NOT RESULT IN INTERIOR WALL OR CEILING REMOVAL

31. CONTRACTOR SHALL INSTALL DOUBLE FLOOR JOIST UNDER ALL PARTITION WALLS RUNNING PARALLEL WITH JOISTS.

32. CONTRACTOR SHALL NOTIFY ENGINEER 2 DAYS IN ADVANCE WHEN SHEAR WALLS AND TIE DOWNS FOR CONTINUOUS LOAD PATHS CAN BE INSPECTED.

33. OWNER OR CONTRACTOR MUST NOTIFY ENGINEER 48 HOURS PRIOR TO POURING CONCRETE AND CLOSING OF ALL WALLS FOR INSPECTION. IF ANY WALLS ARE CLOSED IN BEFORE AN INSPECTION IS MADE CONTRACTOR MAY BE ASKED BY BUILDING INSPECTOR OR THE ENGINEER TO RE-OPEN THE WALLS AT CONTRACTOR'S OWN EXPENSE.

34. ANY STRUCTURAL CHANGES BY THE CONTRACTOR MUST BE APPROVED BY THE ENGINEER BEFORE IMPLEMENTATION

35. CONTRACTOR SHALL VERIFY APPROVED JOB-SITE PLANS, PRIOR TO COMMENCEMENT. CONTRACTOR SHALL NOTIFY ARCHITECT OR ENGINEER OF ANY CONFLICTS PRIOR TO STARTING WORK.

36. CONTRACTOR SHALL VERIFY ALL FINISH MATERIALS, WINDOW SIZES, WINDOW TYPES, ETC., BEFORE TURNING IN FINAL BID.

37. IN THE CASE OF THE OWNER/BUILDER PERFORMING AS THE CONTRACTOR, THE OWNER/BUILDER SHALL BE RESPONSIBLE FOR ANY AND ALL OF THE RESPONSIBILITIES OF THE GENERAL CONTRACTOR, AND OR, THE PERFORMANCE, AND METHODS OF ANY SUB-CONTRACTORS, FOR WORK BEING PERFORMED ON THE PROJECT, AS NOTED IN THESE GENERAL NOTES, AND ON THESE DRAWINGS AS APPROVED BY THE ENGINEER OF RECORD, THE CITY & COUNTY OF HONOLULU AND AS PER THE 2012 I.B.C.

38. FAILURE OF CONTRACTOR TO ABIDE BY THE GENERAL NOTES AND, OR, THE CONSTRUCTION DRAWINGS AS STIPULATED, IS SOLE RESPONSIBILITY OF THE CONTRACTOR. THE DESIGNER OR ENGINEER ARE NOT LIABLE OR RESPONSIBLE FOR CONTRACTORS METHODS OR CONSTRUCTION PRACTICES, SHOULD THE CONTRACTOR FAIL TO HEED THE GENERAL REQUIREMENTS AS PUT FORTH IN THESE NOTES, AND ON THE CONSTRUCTION DOCUMENTS. IT IS THE CONTRACTORS RESPONSIBILITY TO CORRECT ALL MISTAKES AND OR OMISSIONS AT HIS OWN COST. THE DESIGNER AND ENGINEER WILL NOT BE LIABLE FOR CONTRACTOR'S ERROR.

39. THESE NOTES ARE LEGAL AND BINDING AS TO THE CONTRACTORS RESPONSIBILITIES AND JOB PERFROMANCE. IT IS THE CONTRACTOR'S DUTY AND RESPONSIBILITY TO ABIDE BY THESE GENERAL NOTES AND REQUIREMENTS.

CONTRACTOR SIGNATURE:
SIGNIFYING I HAVE READ, UNDERSTAND, AND AGREE TO ABIDE BY ALL NOTES, DRAWINGS, AND DETAILS, AS PUT FORTH BY THESE PLANS

WINDOWS IN BUILDINGS LOCATED IN WINDBORNE DEBRIS REGIONS MUST HAVE GLAZED OPENINGS PROTECTED FROM WINDBORNE DEBRIS. GLAZED OPENING PROTECTION FOR WINDBORNE DEBRIS MUST MEET THE REQUIREMENTS OF THE LARGE MISSILE TEST OF ASTM E 1996 AND OF ASTM E 1886 REFERENCE THEREIN.

1 WOOD STRUCTURAL PANELS WITH A MINIMUM THICKNESS OF 7/16 INCH (11MM) AND A MAXIMUM PANEL SPAN OF 8 FEET (2,438 MM) ARE PERMITTED FOR OPENING PROTECTION IN ONE- AND TWO-STORY BUILDINGS CLASSIFIED AS GROUP R-3 OR R-4 OCCUPANCY. PANELS MUST BE PRECUT SO THAT THEY ARE ATTACHED TO THE FRAMING SURROUNDING THE OPENING CONTAINING THE PRODUCT WITH THE GLAZED OPENING. PANELS MUST BE PREDRILLED AS REQUIRED FOR THE ANCHORAGE METHOD AND WILL BE SECURED WITH THE ATTACHMENT HARDWARE PROVIDED AND ANCHORS PERMANENTLY INSTALLED ON THE BUILDING. ATTACHMENT IN ACCORDANCE WITH TABLE R301.2.(1)2 WITH CORROSION-RESISTANT ATTACHMENT HARDWARE PROVIDED AND ANCHORS PERMANENTLY INSTALLED ON THE BUILDING IS PERMITTED FOR BUILDINGS WITH A MEAN ROOF HEIGHT OF 33 FEET (10, 058 MM) OR LESS, WHERE EFFECTIVE ULTIMATE DESIGN WIND SPEEDS, V EFF-ULT DO NOT EXCEED 175 MPH (78.2(3).

2 GLAZING IN ACCESSORY STRUCTURES TO THE SINGLE FAMILY DWELLINGS INCLUDING BUT NOT LIMITED TO GREENHOUSES AND MINOR STORAGE SHEDS.

3 PARTIALLY ENCLOSED OCCUPANCY R-3 BUILDING ARE PERMITTED TO BE DESIGNED WITHOUT WINDBORNE DEBRIS PROTECTION. PARTIALLY ENCLOSED AND OPEN OCCUPANCY R-3 BUILDINGS MUST ALSO INCLUDE A RESIDENTIAL SAFE ROOM IN ACCORDANCE WITH ROH CHAPTER 16, ARTICLE 13.

SPECIAL INSPECTIONS SHALL BE PROVIDED FOR THE FOLLOWING:

1.) CONCRETE

2.) BOLTS INSTALLED IN CONCRETE

4.) REINFORCING STEEL AND PRESTRESSING TENDONS

14.) FIRE PROTECTION SYSTEM

16.) SHEATHED SHEAR WALLS AND DIAPHRAGMS

17.) COMPLETE LOAD PATH AND UPLIFT TIES

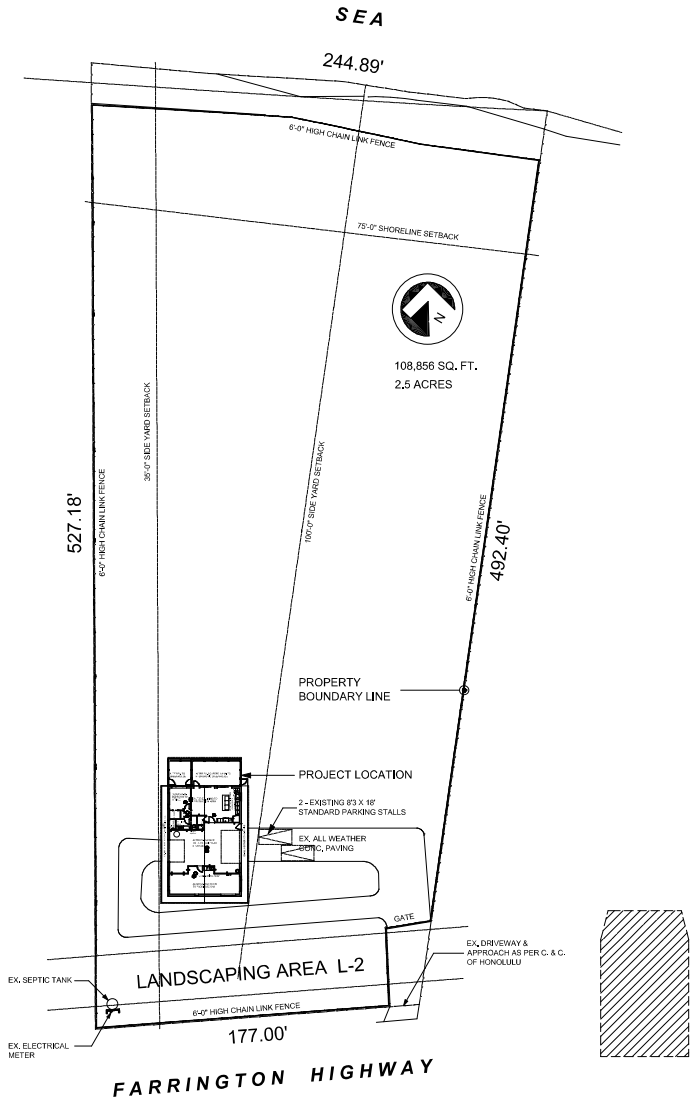
18.) TERMITE PROTECTION

CITY and COUNTY of HONOLULU
REVISED ORDINANCE CHAPTER 32,
HONOLULU COUNTY CODE 1990, AS AMENDED

Date: April 18, 2020

OCCUPANCY LOAD

AREA CLASSIFICATION	AMOUNT PER SQ. FT.	LOAD PER AREA
OFFICE (BUSINESS)	1 PER 100 SQ. FT.	323 SQ. FT. = 4
PRODUCTION (BUSINESS)	1 PER 100 SQ. FT.	1,093 SQ. FT. = 12
STORAGE (AGRICULTURAL)	1 PER 300 SQ. FT.	976 SQ. FT. = 4
GREENHOUSE (AGRICULTURAL)	1 PER 300 SQ. FT.	600 SQ. FT. = 2



PLOT PLAN

SCALE : 1/32" = 1'-0"

POLY LINE AREA
3,755 SQ. FT.

A PROPOSED ALTERATION FOR:
MR. & MRS. CARL & SUZANNE DEFOREST
ADDRESS: 68-1031 FARRINGTON HWY., WAIALUA, HI 96791
T.M.K. 6 - 8 - 002 : 010 : 0003

Blue Hawaii Drafting Services

JOB NO.
2021/IBP-11711
DATE
1/5/2022
SHEET NO.
A - 1
OF **4** SHEETS

EXHIBIT C-11 - Original Farm dwelling to be Converted to Agricultural CPR Unit 3 Structure.

DOOR SCHEDULE				
NUMBER	WIDTH	HEIGHT	DESCRIPTION	COMMENTS
D01	36 "	80 "	HINGED	HOLLOW CORE
D02	34 "	80 "	HINGED	SOLID FRAME FRENCH DOOR
D03	94 "	96 "	VINYL SLIDER	CLEAR SAFETY GLASS
D04	48 "	80 "	BI - FOLD	LOUVERED

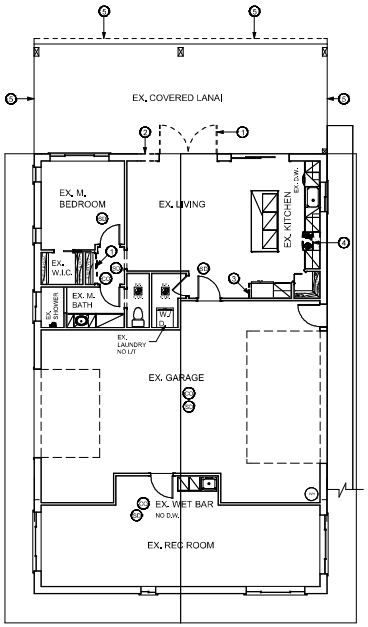
NOTE:
ALL GLAZING DOORS IN HAZARDOUS AREAS TO BE SAFETY GLASS AS PER I.R.C. SEC. R-308.4

NOTE:
ALL DOORS OPENINGS ARE CALLED OUT NOMINALLY, NOT ACTUAL R.O. SIZES CONTRACTOR SHALL VERIFY W/ DOOR MANUFACTURER ACTUAL DOOR SIZES IN ORDER TO ESTIMATE ROUGH FRAMING OPENINGS FOR ALL DOOR

NOTE:
CONTRACTOR TO FIELD VERIFY ALL EXISTING DOOR DIMENSION OF ALL NEW DOOR REPLACING EXISTING DOOR OPENING PRIOR TO DOOR PURCHASE/ORDER.

NOTE:
ALTER EXISTING S.F.D. RESIDENCE TO AGRICULTURAL USAGE

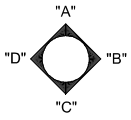
NOTE:
ALL ELECTRICAL OUTLETS ARE EXISTING



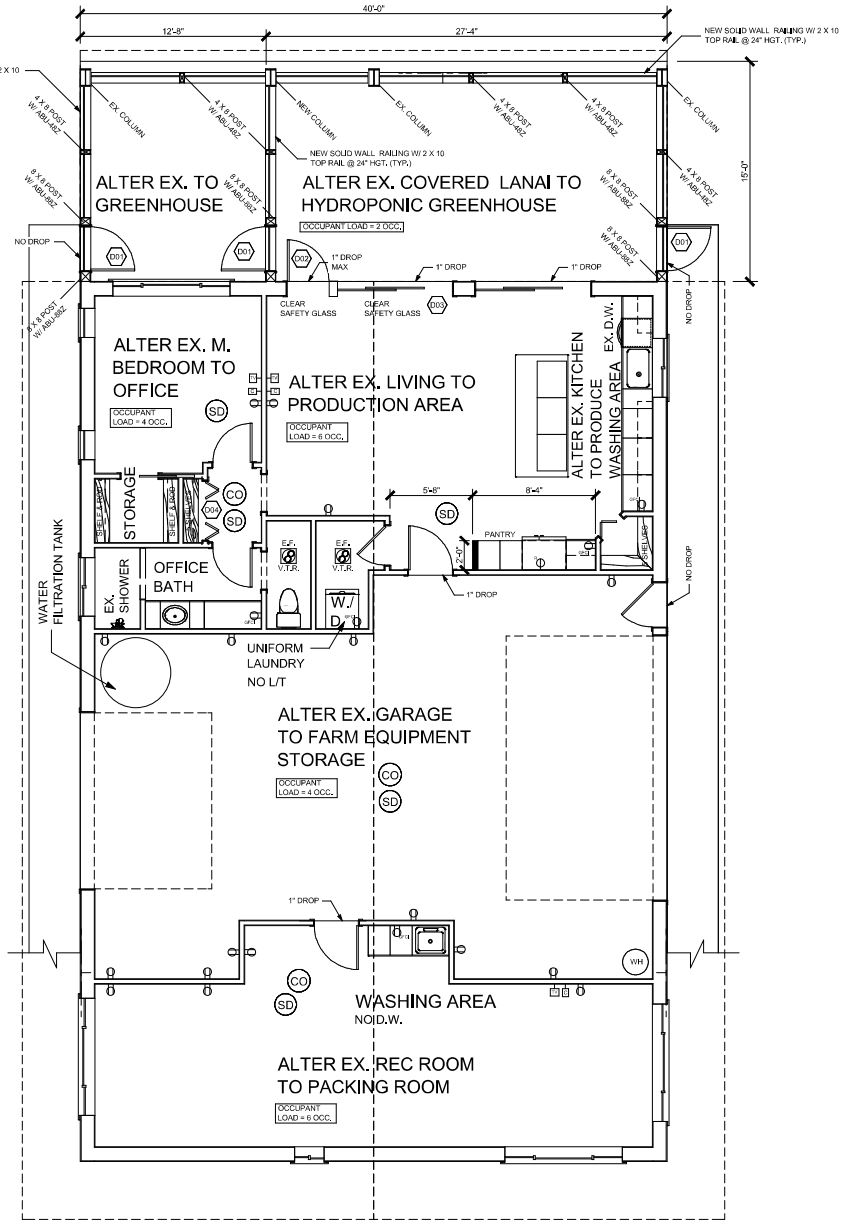
EXISTING / DEMO PLAN

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

DEMO SCHEDULE	
1	REMOVE EX. DOOR'S & REPLACE WITH NEW DOOR'S AS PER SCHEDULE (DASHED LINES)
2	CREATE NEW DOOR OPENING (DASHED LINES)
3	REMOVE EX. WALL (DASHED LINES)
4	REMOVE EX. APPLIANCE & CABINETRY (DASHED LINES)
5	REMOVE EX. ROOF FASCIA & METAL SHEATHING (DASHED LINES) (EX. METAL CHANNELS TO REMAIN)



INTERIOR ELEVATION KEY



FIRST LEVEL FLOOR PLAN

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

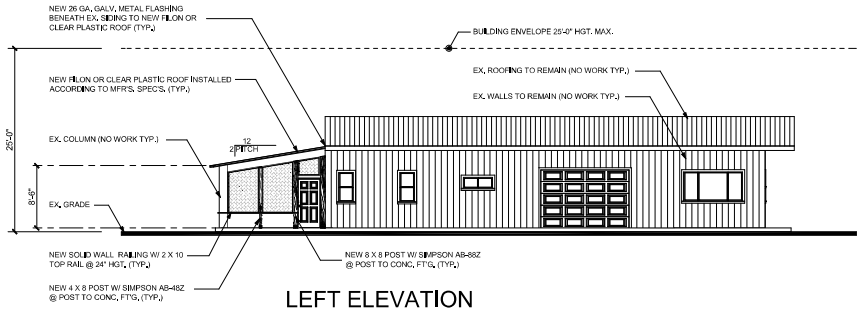
A PROPOSED ALTERATION FOR:
MR. & MRS. CARL & SUZANNE DEFOREST
ADDRESS: 68-1031 FARRINGTON HWY., WAIALUA, HI 96791
T.M.K. 6 - 8 - 002 : 010 : 0003

Blue Hawaii Drafting Services

JOB NO.
2021/IBP-11711
DATE
1/5/2022
SHEET NO.
A - 2
OF **4** SHEETS

EXHIBIT C-12 - Farm Dwelling Alteration to Convert Kitchen to Produce Washing Area.

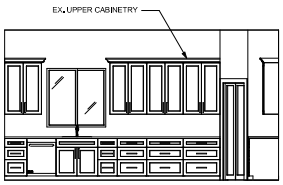
CPR Unit 3



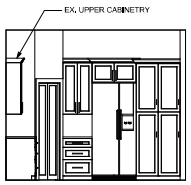
LEFT ELEVATION

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

CABINET NOTE :
CONTRACTOR/CABINET MANUFACTURER SHALL FIELD VERIFY ALL INTERIOR DIMENSION OF WALL SPACES PERTAINING TO CABINET LAYOUT PRIOR TO MANUFACTURING/ORDERING AND/OR INSTALLATION OF KITCHEN & BATH CABINET OR ANY OTHER CABINET.



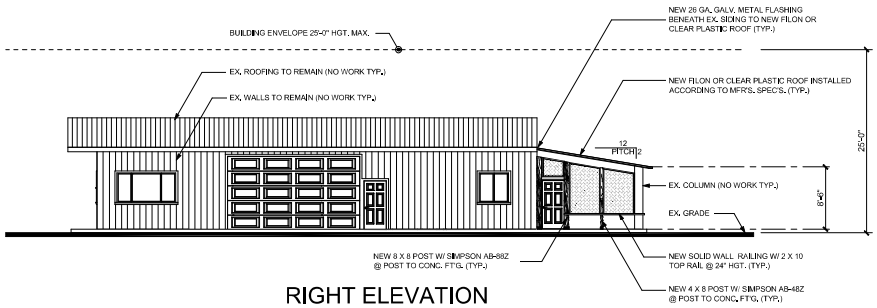
PRODUCE WASHING AREA INTERIOR "B"



PRODUCE WASHING AREA INTERIOR "C"

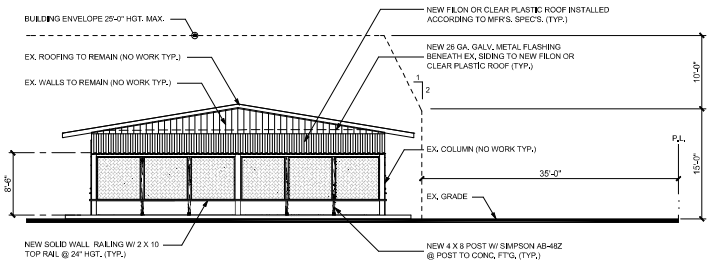
INTERIOR ELEVATIONS

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



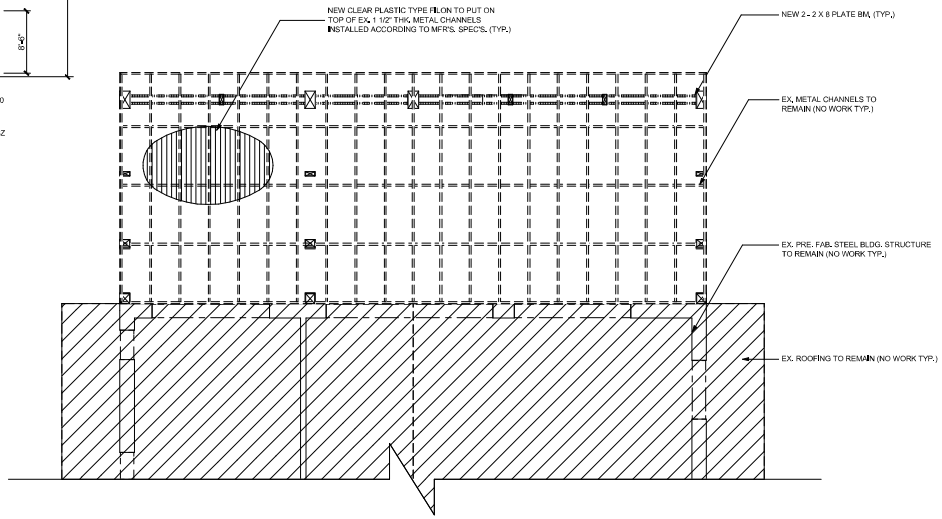
RIGHT ELEVATION

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



REAR ELEVATION

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



ROOF FRAMING PLAN

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

A PROPOSED ALTERATION FOR:

MR. & MRS. CARL & SUZANNE DEFOREST

ADDRESS: 68-1031 FARRINGTON HWY., WAIALUA, HI 96791

T.M.K. 6 - 8 - 002 : 010 : 0003

Blue Hawaii Drafting Services

JOB NO.
2021/IBP-11711
DATE
1/5/2022
SHEET NO.
A - 3
OF **4** SHEETS

EXHIBIT C-13
CPR Unit 3



Flood Hazard Assessment Report

www.hawaiinfip.org

Property Information

COUNTY:	HONOLULU
TMK NO:	(1) 6-8-002:010
WATERSHED:	KAWAIHAPAI
PARCEL ADDRESS:	ADDRESS NOT DETERMINED WAIALUA, HI 96791

Notes:

Flood Hazard Information

FIRM INDEX DATE:	NOVEMBER 05, 2014
LETTER OF MAP CHANGE(S):	NONE
FEMA FIRM PANEL:	15003C0085F
PANEL EFFECTIVE DATE:	SEPTEMBER 30, 2004

THIS PROPERTY IS WITHIN A TSUNAMI EVACUTION ZONE: YES
FOR MORE INFO, VISIT: http://www.scd.hawaii.gov/

THIS PROPERTY IS WITHIN A DAM EVACUATION ZONE: NO
FOR MORE INFO, VISIT: http://dlnreng.hawaii.gov/dam/

0 400 800 ft

EXHIBIT D

Disclaimer: The Hawaii Department of Land and Natural Resources (DLNR) assumes no responsibility arising from the use, accuracy, completeness, and timeliness of any information contained in this report. Viewers/Users are responsible for verifying the accuracy of the information and agree to indemnify the DLNR, its officers, and employees from any liability which may arise from its use of its data or information.

If this map has been identified as 'PRELIMINARY', please note that it is being provided for informational purposes and is not to be used for flood insurance rating. Contact your county floodplain manager for flood zone determinations to be used for compliance with local floodplain management regulations.

FLOOD HAZARD ASSESSMENT TOOL LAYER LEGEND
(*Note: legend does not correspond with NFHL)*

SPECIAL FLOOD HAZARD AREAS (SFHAs) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD - The 1% annual chance flood (100-year), also know as the base flood, is the flood that has a 1% chance of being equaled or exceeded in any given year. SFHAs include Zone A, AE, AH, AO, V, and VE. The Base Flood Elevation (BFE) is the water surface elevation of the 1% annual chance flood. Mandatory flood insurance purchase applies in these zones:

	Zone A: No BFE determined.
	Zone AE: BFE determined.
	Zone AH: Flood depths of 1 to 3 feet (usually areas of ponding); BFE determined.
	Zone AO: Flood depths of 1 to 3 feet (usually sheet flow on sloping terrain); average depths determined.
	Zone V: Coastal flood zone with velocity hazard (wave action); no BFE determined.
	Zone VE: Coastal flood zone with velocity hazard (wave action); BFE determined.
	Zone AEF: Floodway areas in Zone AE. The floodway is the channel of stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without increasing the BFE.

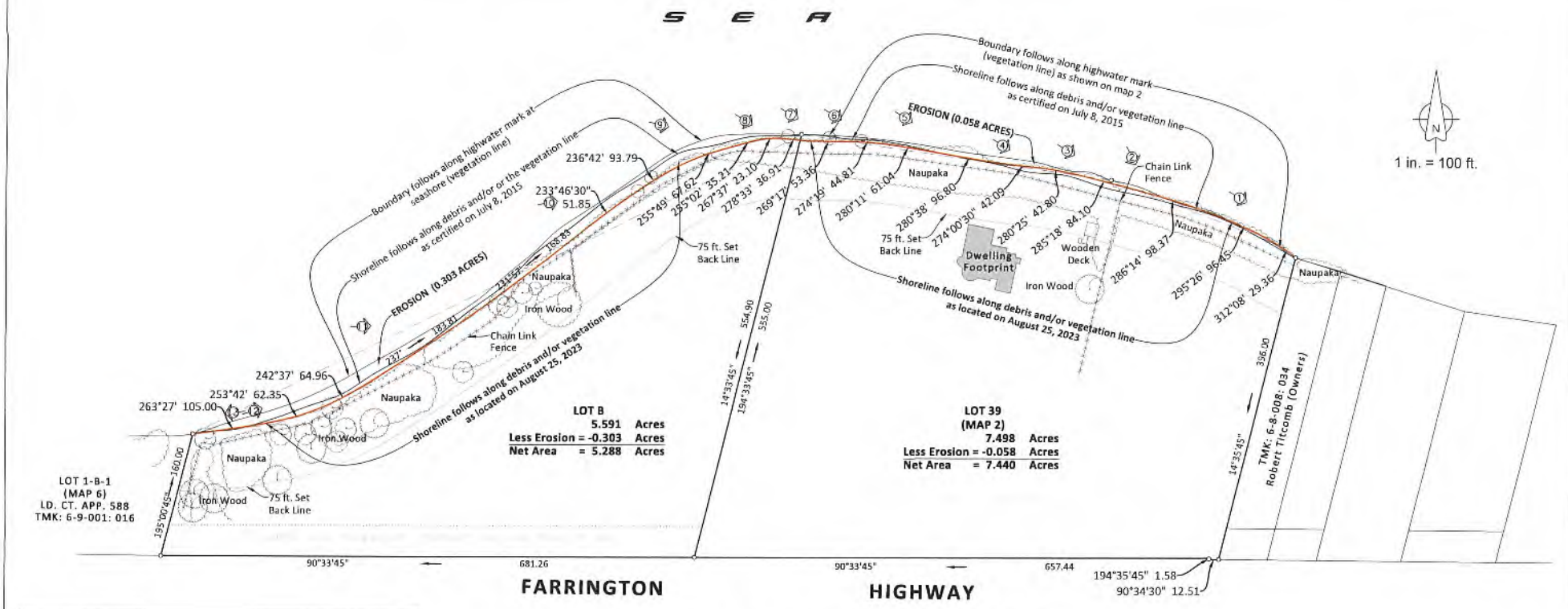
NON-SPECIAL FLOOD HAZARD AREA - An area in a low-to-moderate risk flood zone. No mandatory flood insurance purchase requirements apply, but coverage is available in participating communities.

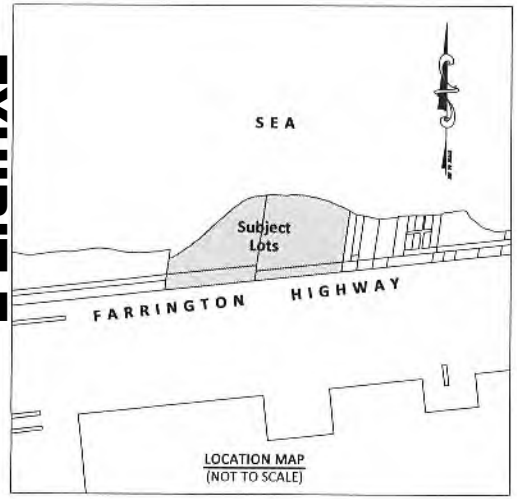
	Zone XS (X shaded): Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.
	Zone X: Areas determined to be outside the 0.2% annual chance floodplain.

OTHER FLOOD AREAS

	Zone D: Unstudied areas where flood hazards are undetermined, but flooding is possible. No mandatory flood insurance purchase apply, but coverage is available in participating communities.

EXHIBIT E





SHORELINE CERTIFICATION MAP

OF LOT 39 AS SHOWN ON MAP 2 LAND COURT APPLICATION 1810 AND PORTION OF ROYAL PATENT GRANT 338 TO HIKIAU AND KUA BEING LOT B ALSO A PORTION OF RAILROAD RIGHT OF WAY

AT KEALIA, WAIALUA, OAHU, HAWAII

TAX MAP KEYS: (1) 6-8-002: 0100001-0100004

SITE ADDRESS: 68-1031 KAMEHAMEHA HIGHWAY

OWNERS: SSQ LLC, SAFE INVESTMENT PROPERTIES LLC, DEFOREST, CARL M., TITCOMB, ROBERT R TR.

BENJAMIN E. K. GUIEB
LICENSED PROFESSIONAL LAND SURVEYOR
No. 19770
HAWAII, USA

This work was prepared by me or under my supervision

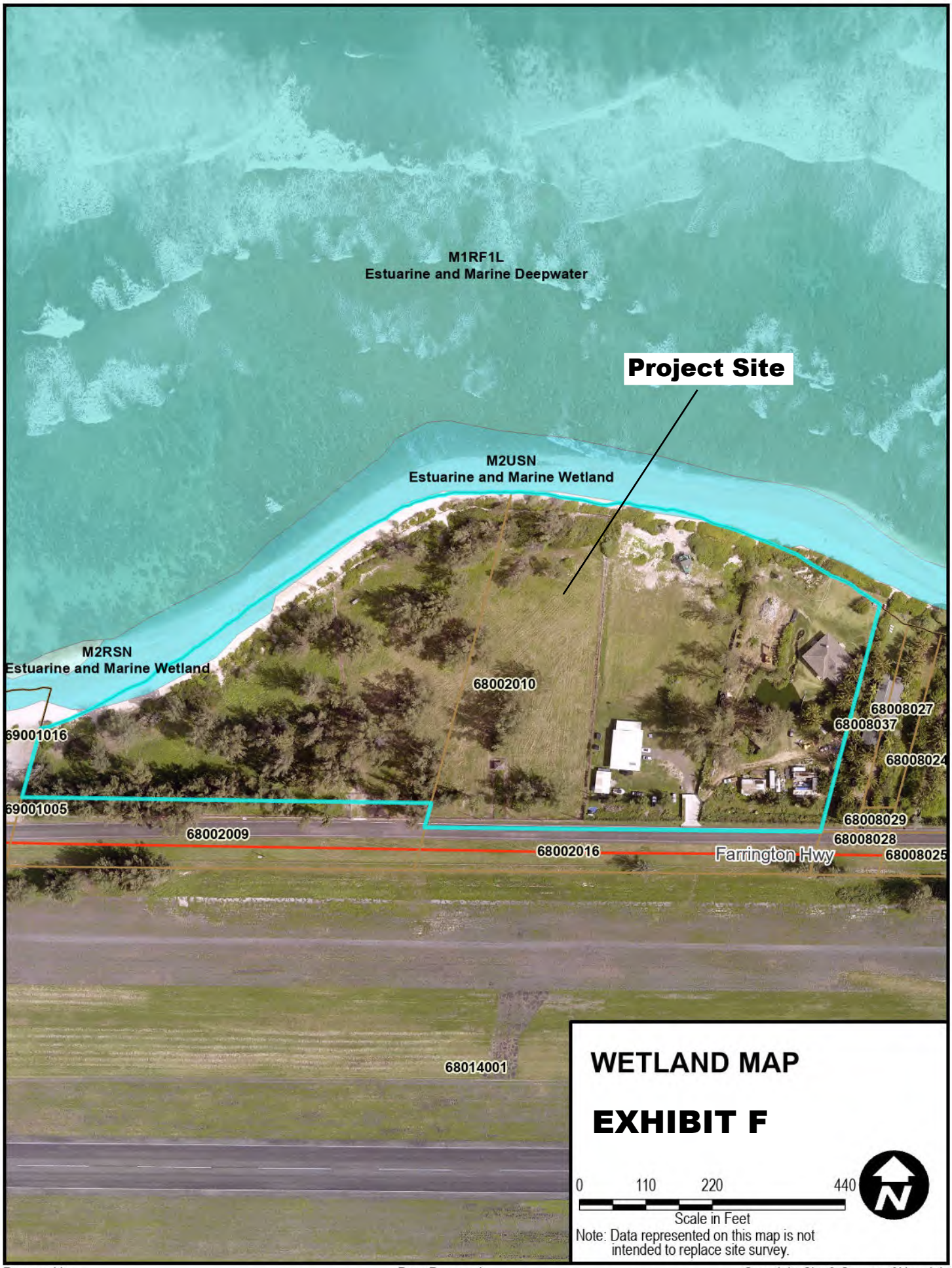
Benjamin E.K. Guieb

BENJAMIN E. K. GUIEB
Licensed Professional Land Surveyor
Certificate Number 19770
Exp. 4/30/2024

NOTES:
1. ① - Symbol represents direction and location of photographs taken on August 25, 2023 at 1630.
2. Property Corners were marked and set as shown in Map.

MANA SURVEYING
94-1221 KA IKA BLVD.#108-188
WAIPAHU, HAWAII 96797

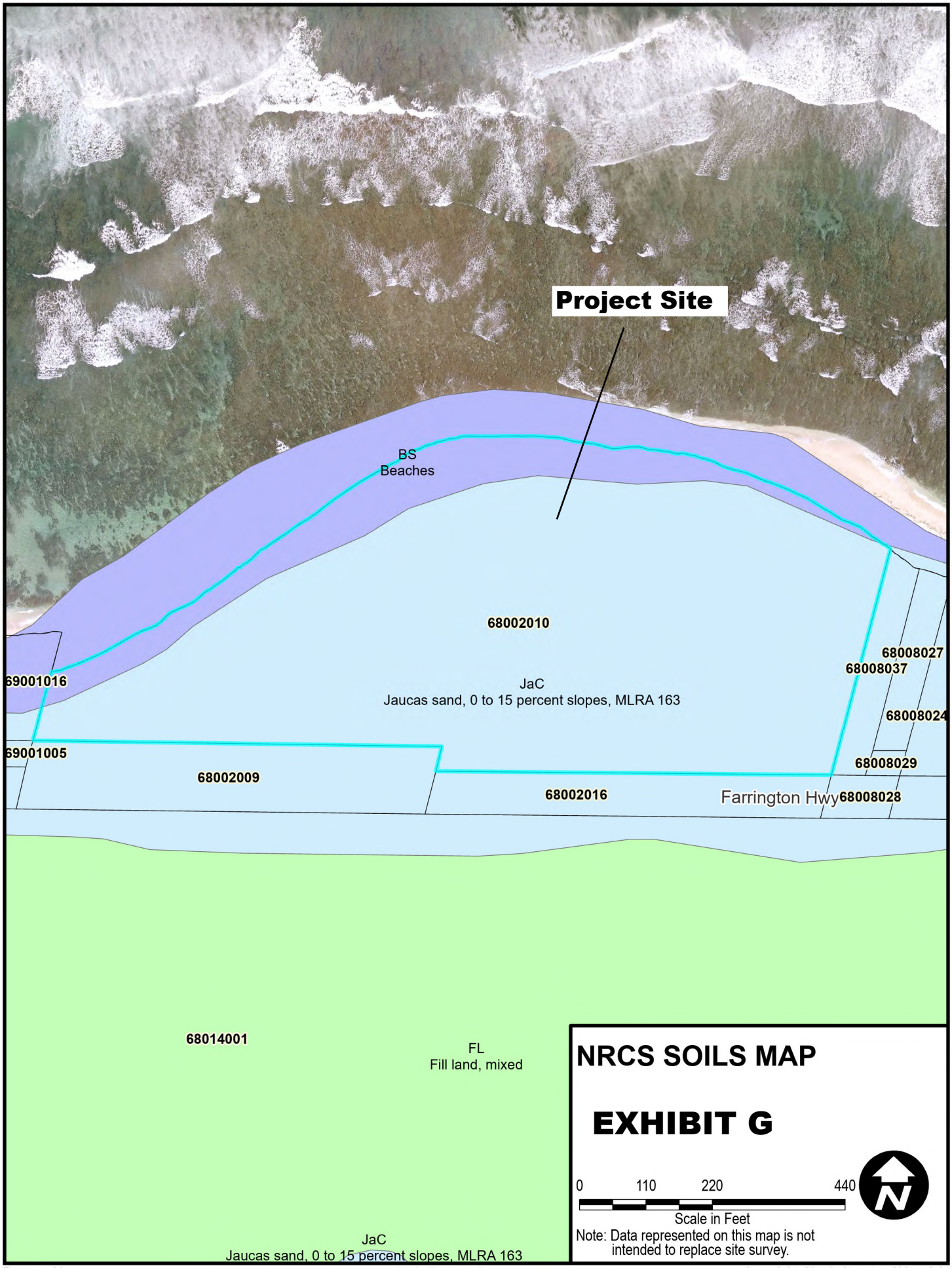
PAPER SIZE: 15" x 21"



Prepared by:

Date Prepared:

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NRCS SOILS MAP

EXHIBIT G

0 110 220 440

Scale in Feet

Note: Data represented on this map is not intended to replace site survey.

Prepared by:

Date Prepared:

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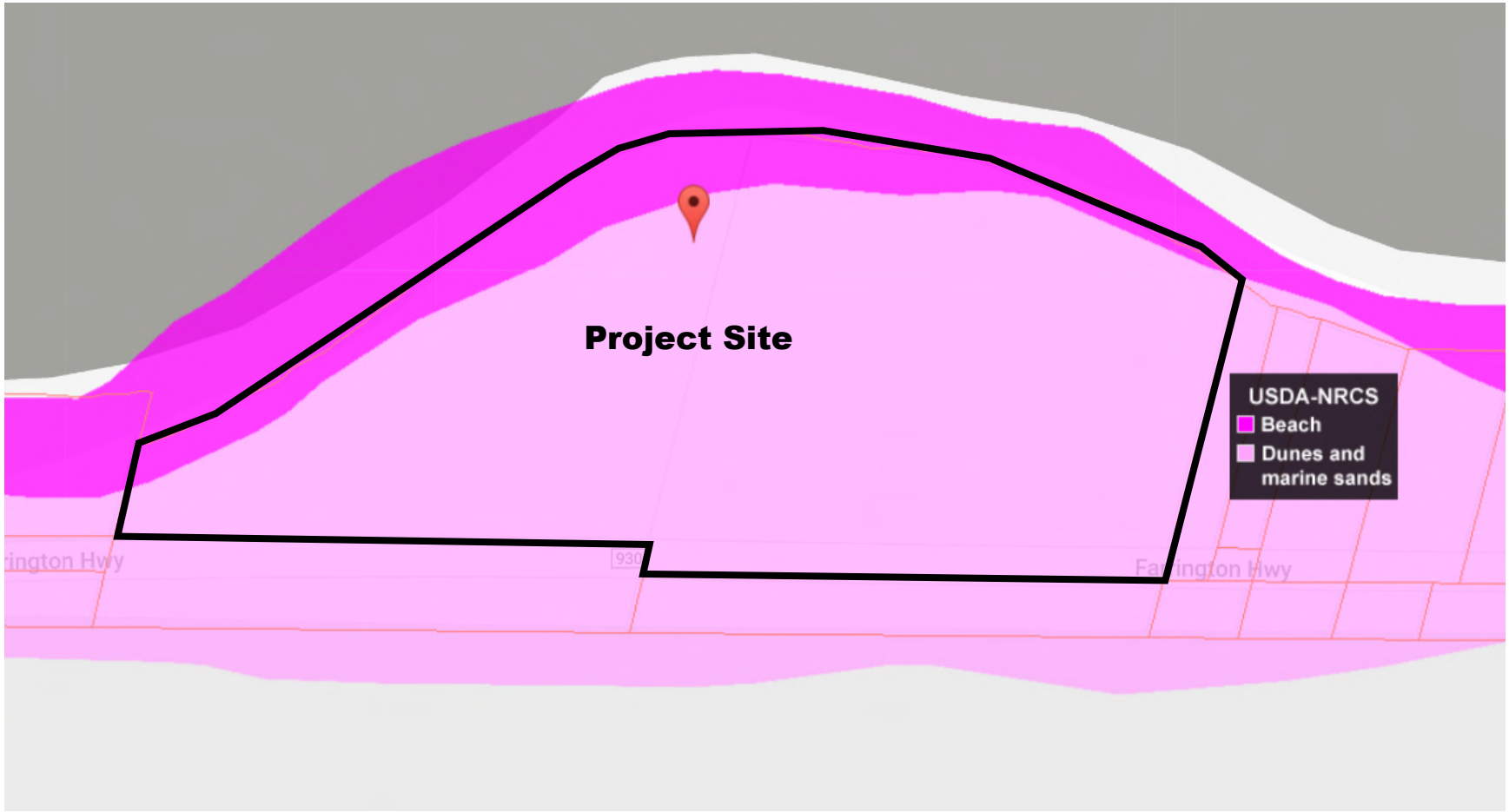


EXHIBIT H - DUNES AND MARINE SANDS

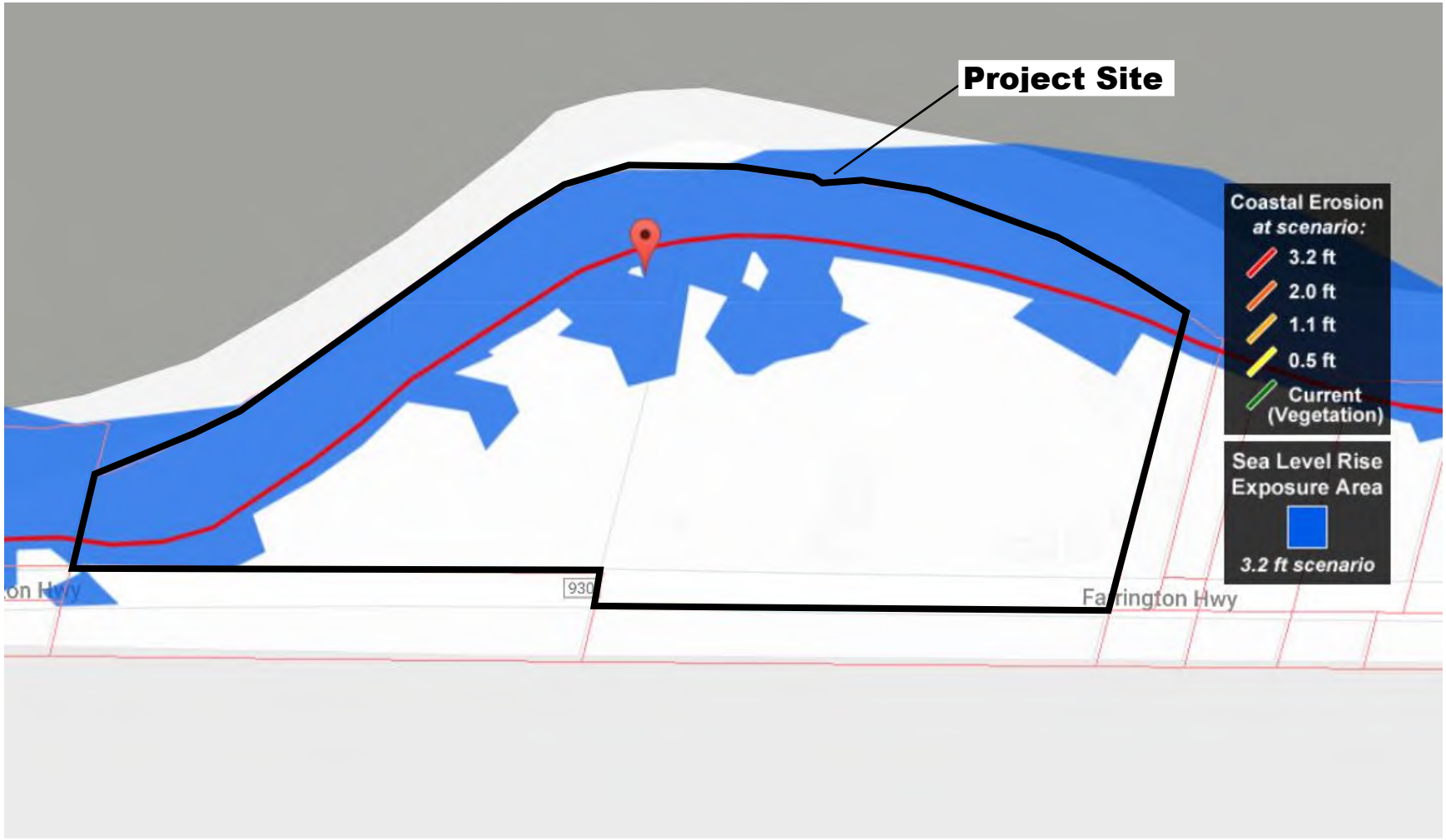


EXHIBIT I - 3.2-FOOT SEA LEVEL RISE EXPOSURE AREA WITH COASTAL EROSION PROJECTION

Shoreline Erosion Rate



2/15/2024, 12:29:25 PM

- Mosaic Footprint
- 70 yr Erosion Rate + 60 ft
- Hawai'i Future Erosion Hazard Zone 0.5 ft, 2030
- Hawai'i Future Erosion Hazard Zone 1.1 ft, 2050
- Hawai'i Future Erosion Hazard Zone 2.0 ft, 2075
- Hawai'i Future Erosion Hazard Zone 3.2 ft, 2100

Hawai'i Historical Transects

- -4.863116 - 0.000000

EXHIBIT J

1:2,257

0 0.02 0.04 0.07 mi

0 0.03 0.06 0.11 km

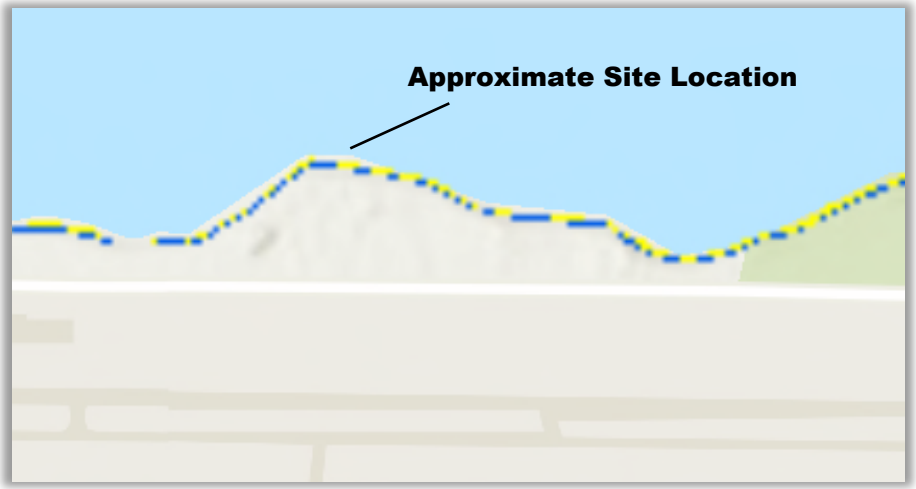
Esri Community Maps Contributors, City and County of Honolulu, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, METI/NASA,

ArcGIS Web AppBuilder

Resource Mapping Hawaii | University of Hawai'i at Mānoa



Category 1 Hurricane



Category 2 Hurricane

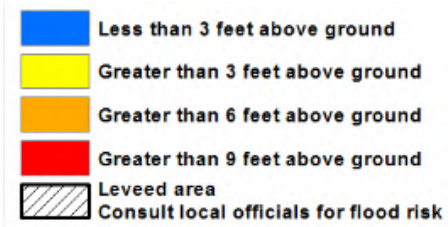


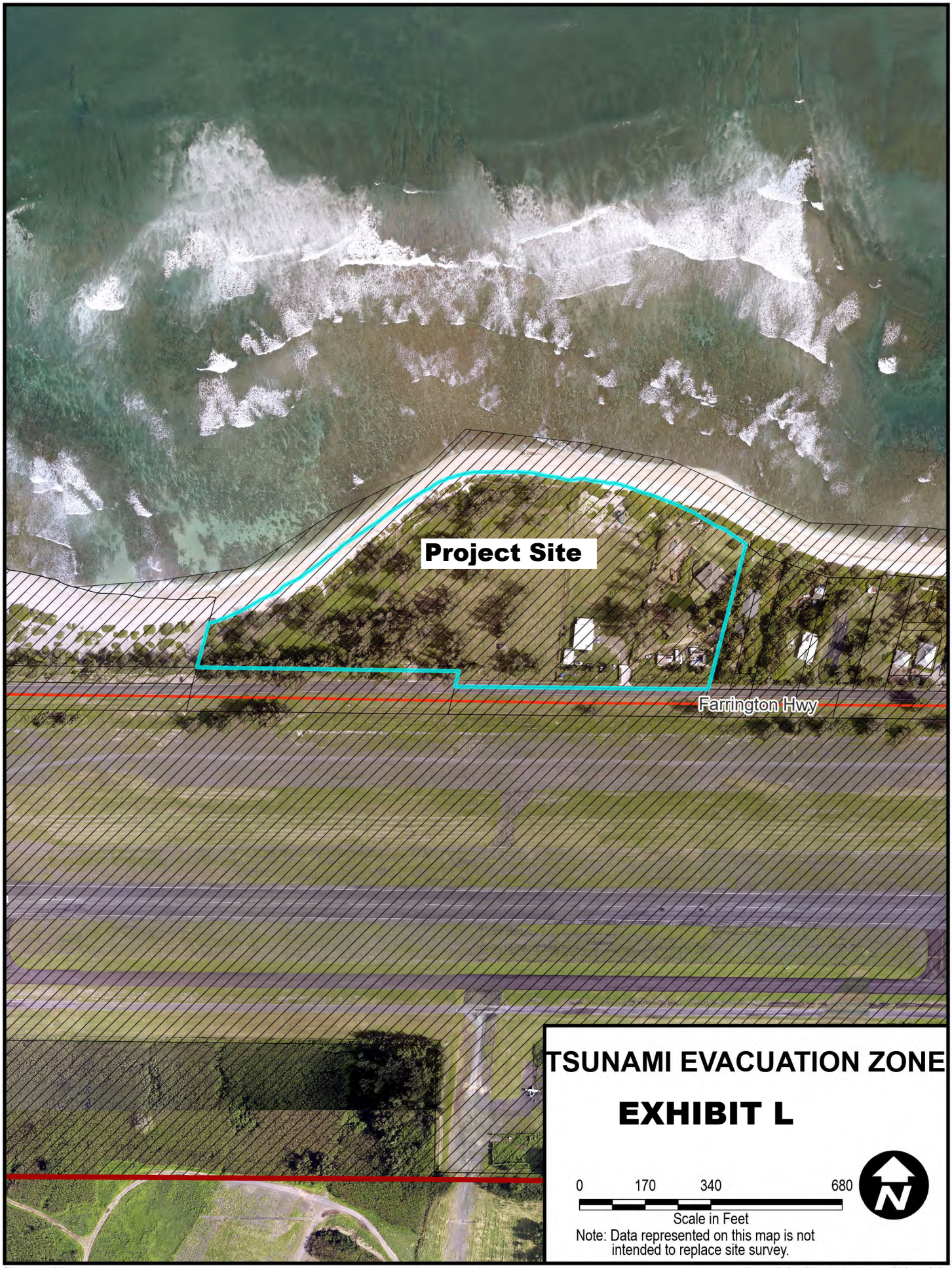
Category 3 Hurricane



Category 4 Hurricane

EXHIBIT K - NATIONAL HURRICANE CENTER STORM SURGE





TSUNAMI EVACUATION ZONE

EXHIBIT L

0 170 340 680

Scale in Feet

Note: Data represented on this map is not intended to replace site survey.

Prepared by:

Date Prepared:

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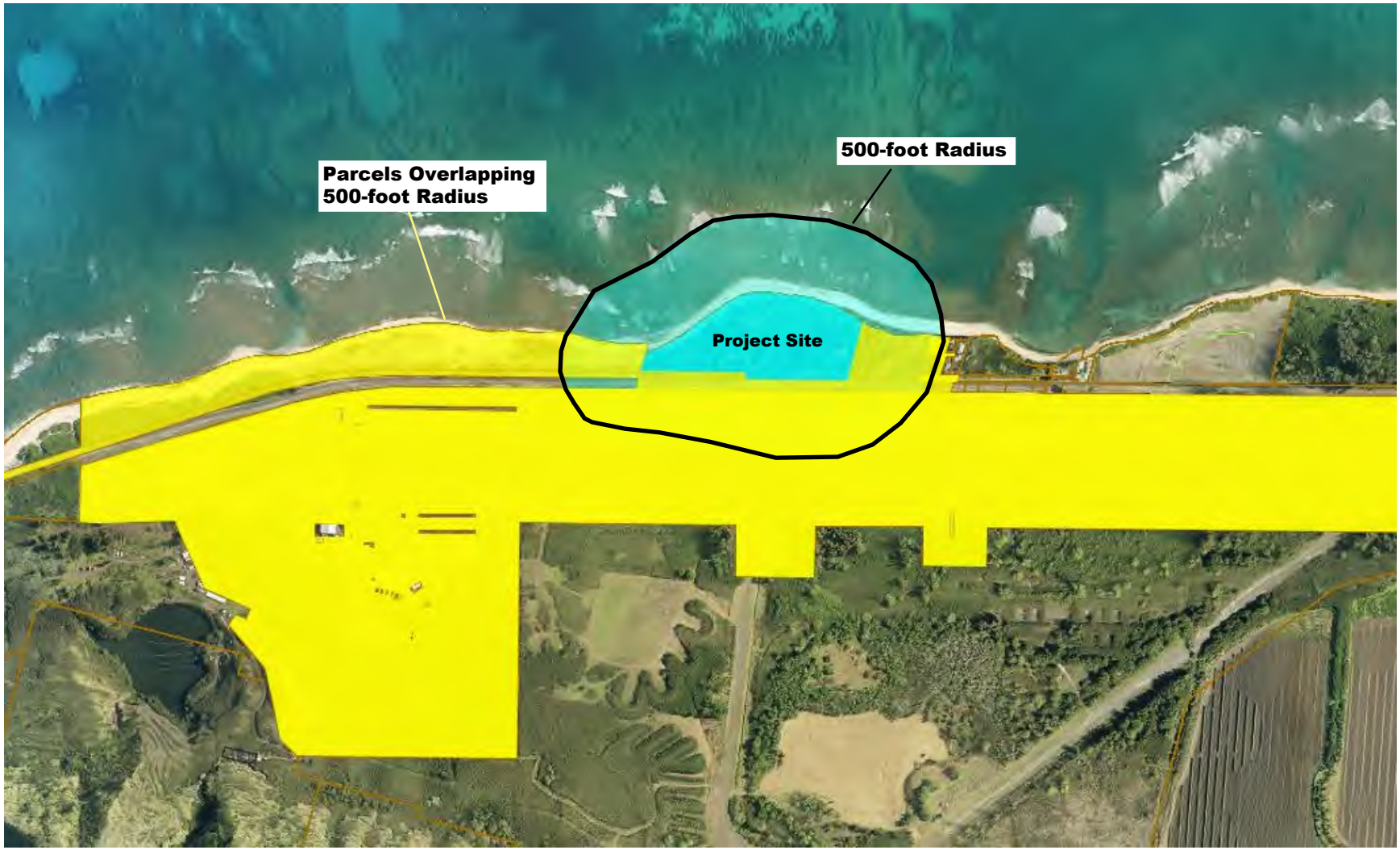


EXHIBIT M - 500-FOOT CUMULATIVE RADIUS IMPACT

HONOLULU CITY COUNCIL

KE KANIHELA O KE KALANA O HONOLULU

CITY AND COUNTY OF HONOLULU

No._____

RESOLUTION

GRANTING A SPECIAL MANAGEMENT AREA (SMA) MAJOR PERMIT TO ALLOW THE ESTABLISHMENT OF AGRICULTURAL OPERATIONS AND CONSTRUCTION OF THREE ACCESSORY FARM DWELLINGS IN MOKULĒʻIA, OʻAHU.

WHEREAS, on September 18, 2023, the Department of Planning and Permitting (DPP) accepted the application (File Number 2023/SMA-60) from Carl and Suzanne DeForest, Safe Investment Properties, and SSQ Inc. (Applicants) for a SMA Major Permit to allow for the construction of farm dwellings accessory to agricultural operations and agricultural structures, on approximately 569,764 square feet of land zoned in the AG-2 General Agricultural District, located at 68-1031 Farrington Highway in Mokulēʻia, and identified as Tax Map Key 6-8-002: 010 (Project); and

WHEREAS, on November 29, 2023 the DPP held a public hearing at the Moanalua Community Park, which was attended by the Applicants' agent and the DPP staff member; and

WHEREAS, on February ____, 2024, within __ calendar days after the close of the public hearing, the DPP, having duly considered all evidence and the objectives, policies, and guidelines, as established in the Revised Ordinances of Honolulu 2021 (ROH) § 25-3.1 and the Hawaiʻi Revised Statutes (HRS) §§ 205A-2 and 205A-26, completed its report and transmitted its Report and Recommendation of approval to the City Council (Council); and

WHEREAS, the Council, having received the Report and Recommendation of the DPP on _____, by Departmental Communication No. _____, and having duly considered all of the findings and reports on the matter, desires to approve the subject application for a SMA Major Permit with the conditions enumerated below; now, therefore,

BE IT RESOLVED by the Council of the City and County of Honolulu that a SMA Major Permit be issued to the Applicants for the Project, subject to the following conditions:

A. In order to minimize coastal hazards and ensure that there are no cumulative impacts to the shoreline area, the accessory farm dwellings must be relocated outside of the 3.2 foot sea level rise exposure area. The revised locations and design details are subject to review and approval by the DPP.

B. Except as modified under Condition A, development must be in general conformity with the Project as described in the DPP's Report and

Recommendation, referenced above, and as depicted in Exhibits A, B, C-1 through C-13, and D through M, enclosed hereto, and incorporated by reference herein. Any change in the size or nature of the Project that may have a significant effect on coastal resources addressed in ROH Chapter 25, HRS Chapter 205A, or both, will require a new application and SMA Major Permit. Any change that does not have a significant effect on coastal resources will be considered a Minor Modification and may be permitted under the adopted resolution, upon review and approval by the Director of the DPP.

C. To account for the potential shift of land from the State Land Use Agricultural District to the State Land Use Conservation District in response to anticipated coastal erosion, the landowner hereby acknowledges (and any successor owner or interested party is hereby notified of) the following:

> "*In choosing to implement construction activities at Tax Map Key 6-8-002: 010, the landowner hereby acknowledges that land makai of the regulatory shoreline is State public land, falls within the State Land Use Conservation District, and must remain available for public use and recreational activities. The landowner further acknowledges that should any portion of a structure encroach into State public land, the State Board of Land and Natural Resources may require the removal of the structure or a lease for encroachments extending into the State public land. As a result of this acknowledgement, successor owners and interested parties are hereby notified of this same information and the landowner will hold harmless and indemnify the City of any responsibility that may result from adverse impacts associated with sea level rise and coastal erosion.*"

This statement must be clearly stated under "Landowner Acknowledgements" on all Project construction and building permit plans.

D. Following approval of this SMA Major Permit, neither the current landowner, nor any successor owner or interested party may claim hardship due to sea level rise, erosion, or any other coastal hazard, in order to obtain approval for a Shoreline Setback Variance for a new shoreline protection structure. All Project construction and building permit plans must include the following statement under "Landowner Acknowledgements":

"In choosing to undertake development at Tax Map Key 6-8-002: 010, the landowner hereby acknowledges that no claim of hardship due to sea level rise, erosion, or any other coastal hazard may be asserted in order to obtain approval for a Shoreline Setback Variance for a new shoreline protection structure."

E. In order to minimize the potential for adverse impacts related to coastal hazards, including but not limited to sea level rise, coastal erosion, flooding, wave action, and storm surge, prior to the issuance of any construction and/or building permit for the Project, the Applicants shall incorporate the following into the Project plans submitted to the DPP for review:

1. The landowner hereby acknowledges (and any successor owner or interested party is hereby notified of) the following:

   "The landowner hereby acknowledges that Tax Map Key 6-8-002: 010 is susceptible to coastal hazards, which may result in harm to or loss of life and property."

   This statement must be clearly stated under "Landowner Acknowledgements" on all Project construction and building permit plans.

F. In order to preserve underlying beach sands and coastal dunes, all landscaped areas, landscaping, and irrigation must be contained and maintained within the property boundaries of the shoreline lot of origin, and:

1. Landscaping may not be planted, watered, or maintained so that it acts as a shoreline hardening barrier, such as by planting naupaka, particularly if the landscaping alters or interferes with the natural beach processes;

2. Landscaping may not extend seaward of the shoreline as depicted on the current Certified Shoreline Survey for the shoreline lot, or in the event there is no current Certified Shoreline Survey for the lot, seaward of the presumed shoreline as defined in HRS Chapter 205A;

3. Landscaping may not extend into any adjoining beach access right-of-way, public or private;

4. Landscaping between the dwelling and the shoreline must be limited to vegetation that is naturally hardy or endemic in the coastal dune or shoreline area; and

5. All irrigation systems must be designed so that water does not traverse makai of the shoreline into the State Land Use Conservation District, or otherwise facilitate the growth of vegetation makai of the shoreline as defined in HRS Chapter 205A.

The requirements enumerated in this condition must be clearly stated under "Environmental Notes" on all Project construction and building permit plans.

G. In order to minimize impacts to endangered, protected, or threatened avian, marine, and terrestrial fauna that may frequent or traverse the vicinity of the Project site, the Applicants are responsible for the following:

1. All new and replacement outdoor light fixtures must not exceed a color temperature of 3,000 degrees kelvin;

2. Artificial light from exterior light fixtures on the Project site, including but not limited to floodlights, uplights, or spotlights used for decorative or aesthetic purposes, is prohibited if the light directly illuminates or is directed to project across property boundaries towards the shoreline and ocean waters, except as may otherwise be permitted pursuant to HRS § 205A-71(b);

3. Exterior light fixtures on the Project site must be fully shielded using full cutoff fixtures with the light directed downward so that the light bulb is only visible from below the light fixture;

4. All Project site work and construction activities are limited to daylight hours (sunrise to sunset);

5. Barbless fencing should be used for all fence construction to avoid entanglement of Hawaiian hoary bats;

6. Woody plants greater than 15 feet in height must not be disturbed, removed, or trimmed during the Hawaiian hoary bat birthing and pup rearing season from June 1 through September 15; and

7. All Project-related activities must cease if a Green sea turtle and/or Hawaiian monk seal is within 150 feet of the work area, or as recommended by the State of Hawai'i or Federal regulations. Project activities may only recommence after the animal voluntarily leaves the area. If a monk seal pup is present, a 300-foot buffer must be observed. Any Project-related debris that may pose an entanglement threat to turtles and monk seals must be removed from the work area at the end of each day and at the conclusion of Project-related activities.

The requirements enumerated in this condition must be clearly stated under "Environmental Notes" on all Project construction and building permit plans.

H. If, during construction, any previously unidentified archaeological sites or remains (such as artifacts, shell, bone, or charcoal deposits, human burials, rock or coral alignments, pavings, or walls) are encountered, the Applicants must stop work and contact the State Historic Preservation Division (SHPD) immediately. Work in the immediate area must be stopped until the SHPD is able to assess the impact and make further recommendations for mitigative activity. These requirements must be clearly stated on all Project construction and building permit plans.

This must be clearly stated under "Environmental Notes" on all Project construction and building permit plans.

I. **The Applicants shall obtain a construction and/or building permit for the Project within two years after the effective date of this SMA Use Permit.** Failure to obtain a development permit within this period will render this SMA Use Permit null and void; provided that this period may be extended as follows:

1. The Director of the DPP may extend this period if the Applicants demonstrate good cause, but the period cannot be extended by the Director of the DPP beyond one year from the initial deadline set by the Council.

2. If the Applicants demonstrate good cause for an extension exceeding one year, the Director of the DPP must prepare and submit to the Council a report on the proposed extension, which the report must include the Director of the DPP's report and recommendation thereon. The Council may approve the proposed extension for a shorter or longer period, or

deny the proposed extension, by adoption of a committee report or resolution.

3. If the Council fails to take final action on the proposed extension within the first to occur of:

   a. Sixty days after receipt of the Director of the DPP's report; or

   b. The Applicants' then-existing deadline for obtaining a development permit,

   the extension will be deemed to be denied.

J. Approval of this SMA Major Permit does not constitute compliance with other City ordinances, including but not limited to ROH Chapter 21 and building and construction codes, or other governmental requirements, including but not limited to ROH Chapter 21, building, grading, and grubbing permit approvals. They are subject to separate review and approval. The Applicants shall be responsible for ensuring that the final plans for the Project approved under this SMA Use Permit comply with all applicable City ordinances and other governmental provisions and requirements; and

HONOLULU CITY COUNCIL

KE KANIHELA O KE KALANA O HONOLULU

CITY AND COUNTY OF HONOLULU

No._____

RESOLUTION

BE IT FINALLY RESOLVED by the Council of the City and County of Honolulu that copies of this Resolution be transmitted to Mark Howland, WHALE Environmental Services, LLC, P.O. Box 455 Kahuku, Hawai'i 96731; Dawn Takeuchi Apuna, Director of the DPP, 650 South King Street, 7th Floor, Honolulu, Hawai'i 96813; and Mary Alice Evans, Director of the Office of Planning and Sustainable Development, Attention: Coastal Zone Management Branch, P.O. Box 2359, Honolulu, Hawai'i 96804-2359.

INTRODUCED BY:

_____

_____

_____

_____

_____

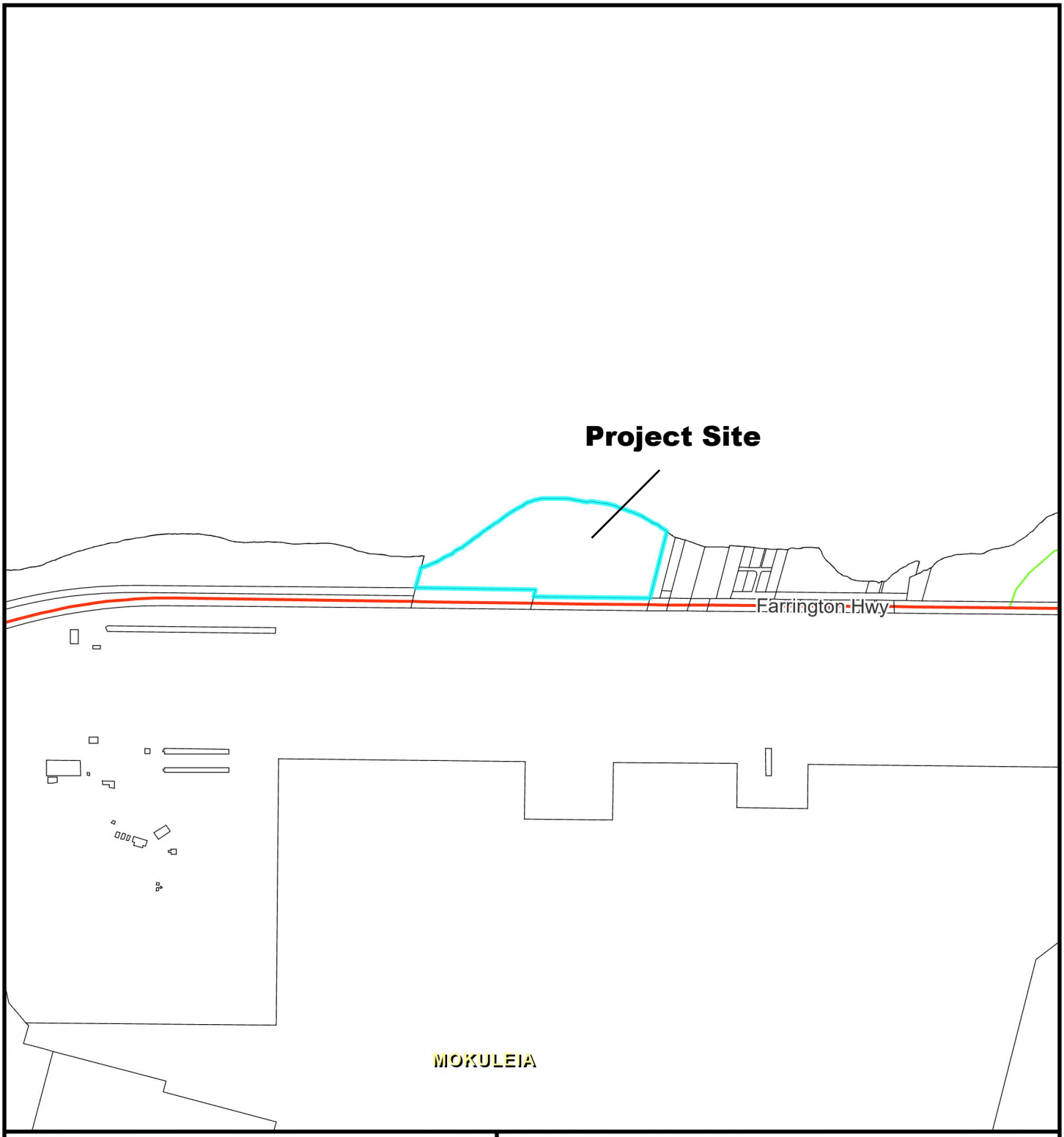
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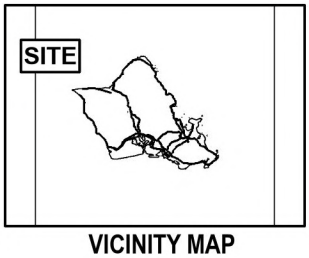
DATE OF INTRODUCTION: _____

_____

_____ _____

Honolulu, Hawai'i Councilmembers





VICINITY MAP

0 385 770 1,540

Scale in Feet

LOCATION MAP

TAX MAP KEY(S): 6-8-002: 010

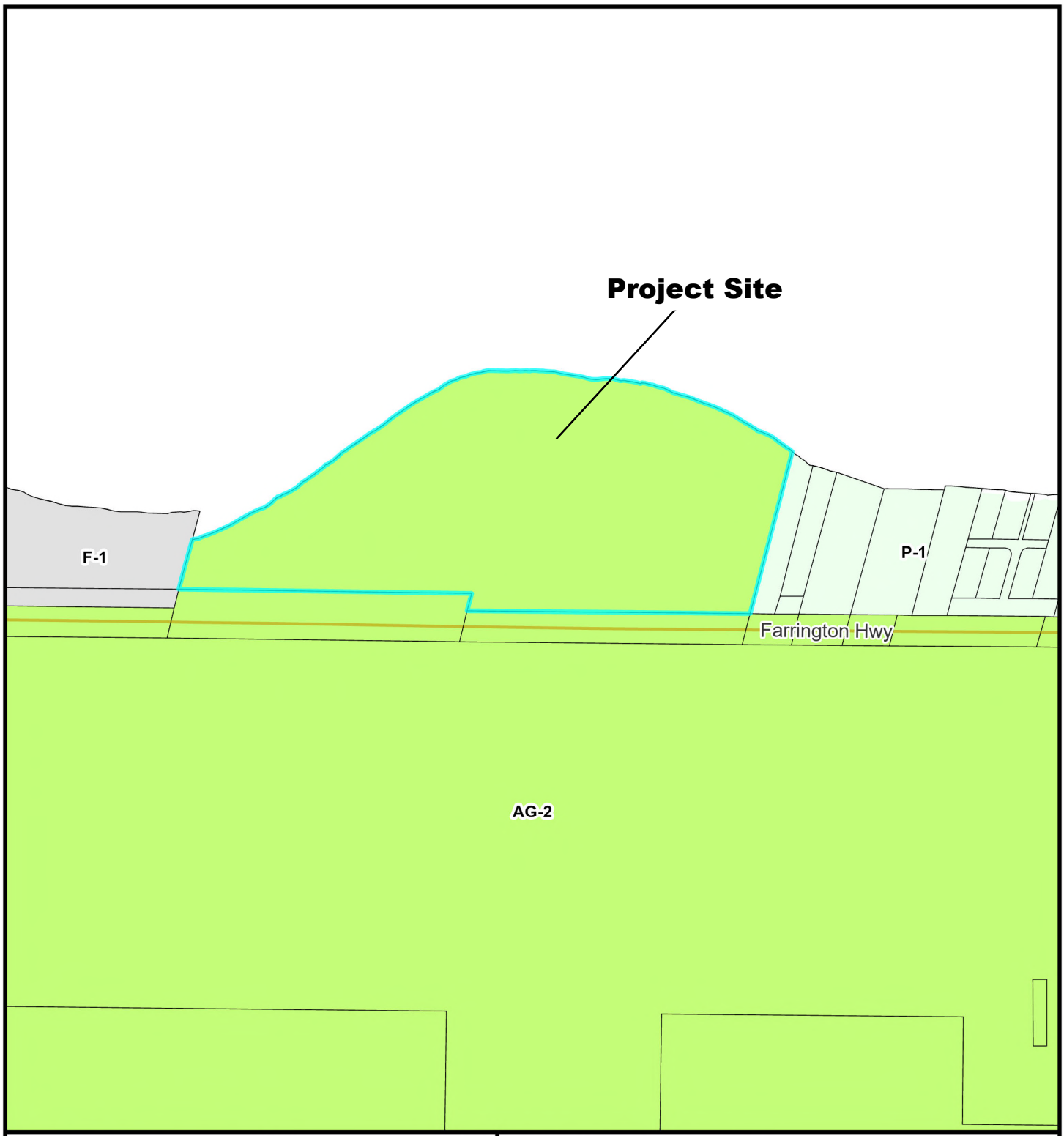
EXHIBIT A

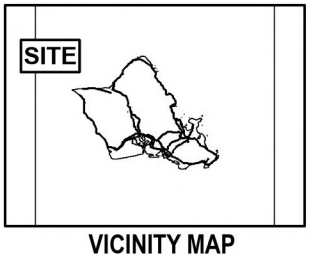
FOLDER NO.: 2023/SMA-60

Prepared by:

Date Prepared:

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VICINITY MAP

0 162.5 325 650

Scale in Feet

ZONING MAP

TAX MAP KEY(S): 6-8-002: 010

EXHIBIT B

FOLDER NO.: 2023/SMA-60

Prepared by:

Date Prepared:

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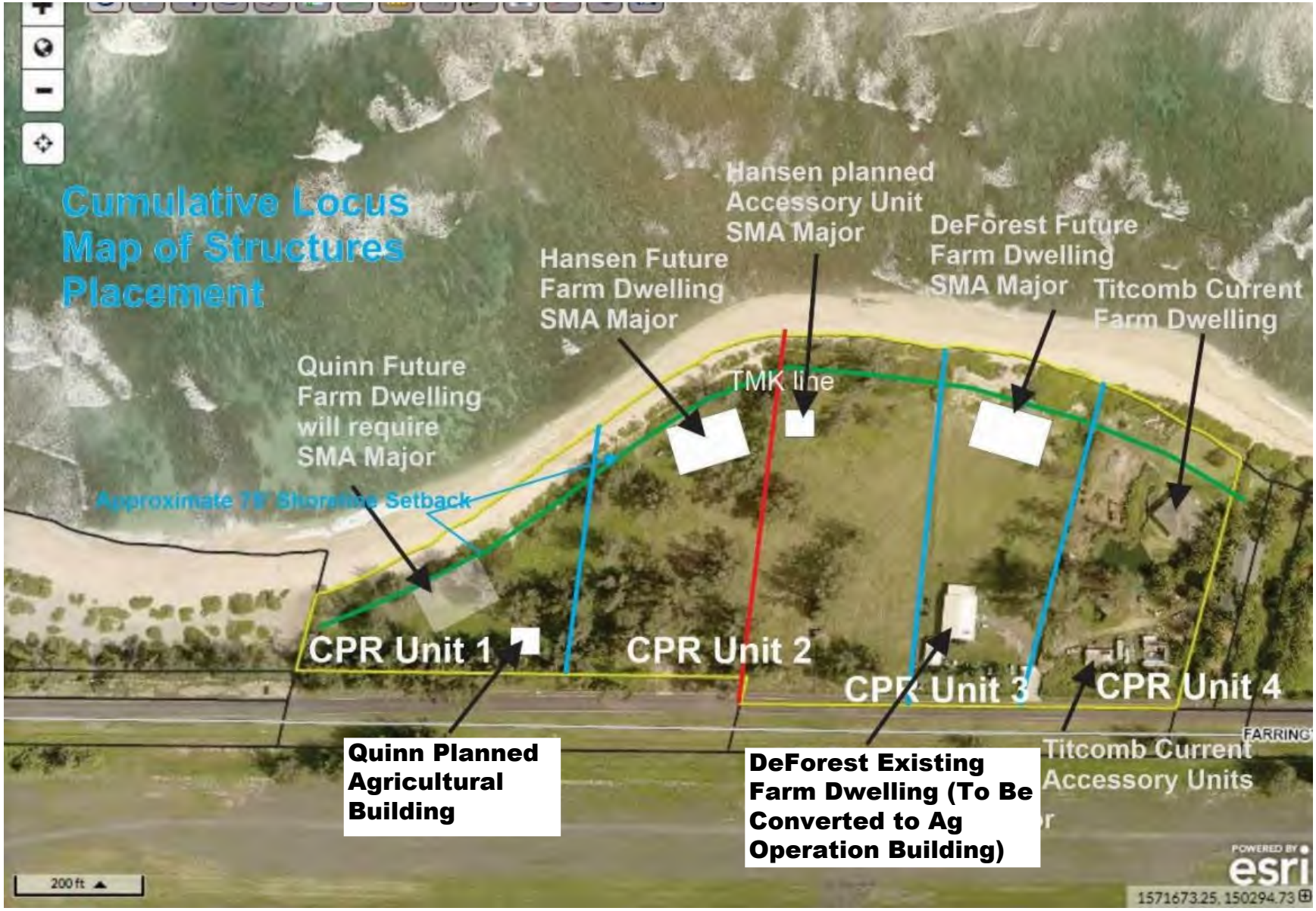


EXHIBIT C-1 - Overall Proposed Site Layout Showing 5,000-Square-Foot Farm Dwelling Polygon

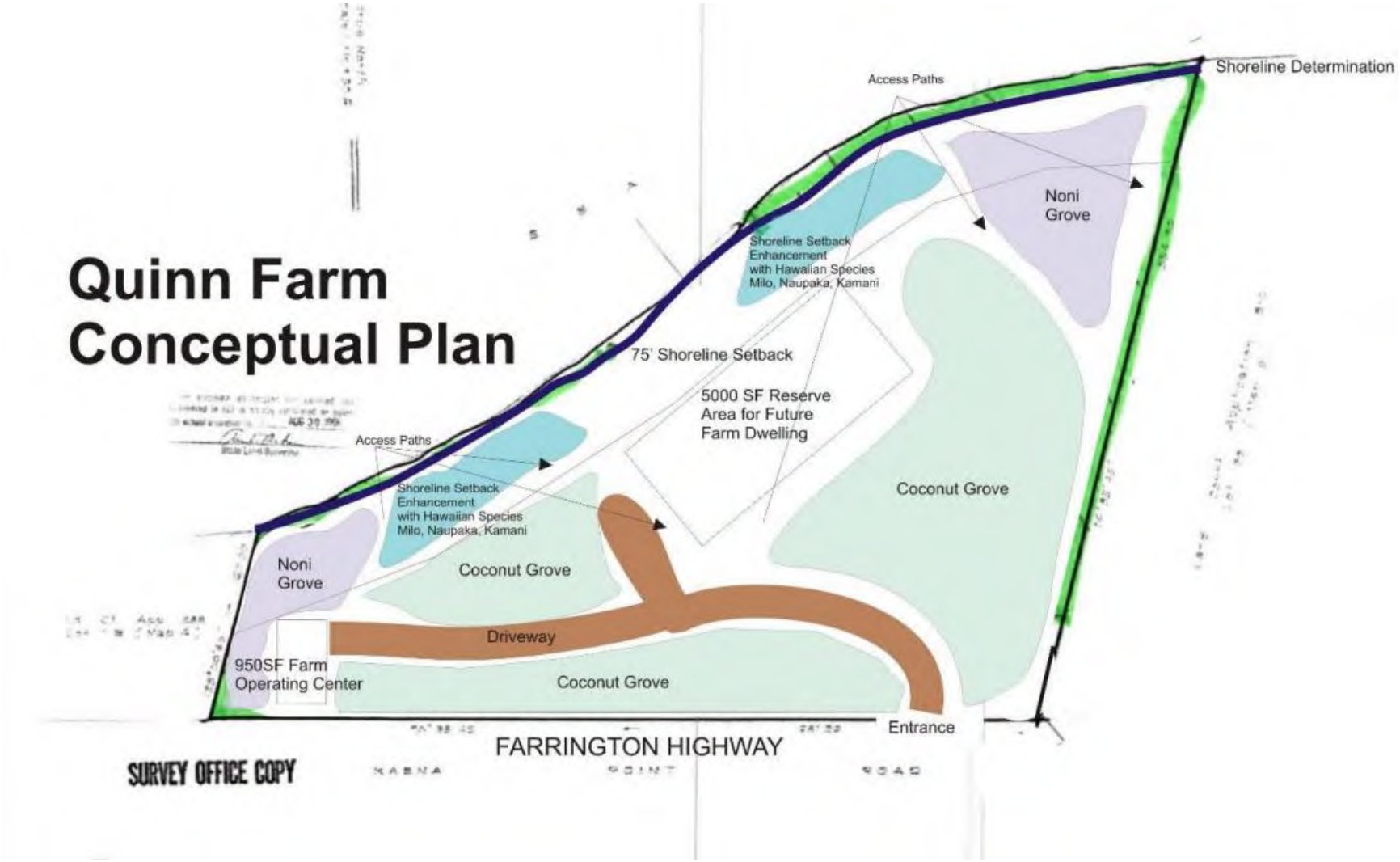


EXHIBIT C-2 - CPR UNIT 1

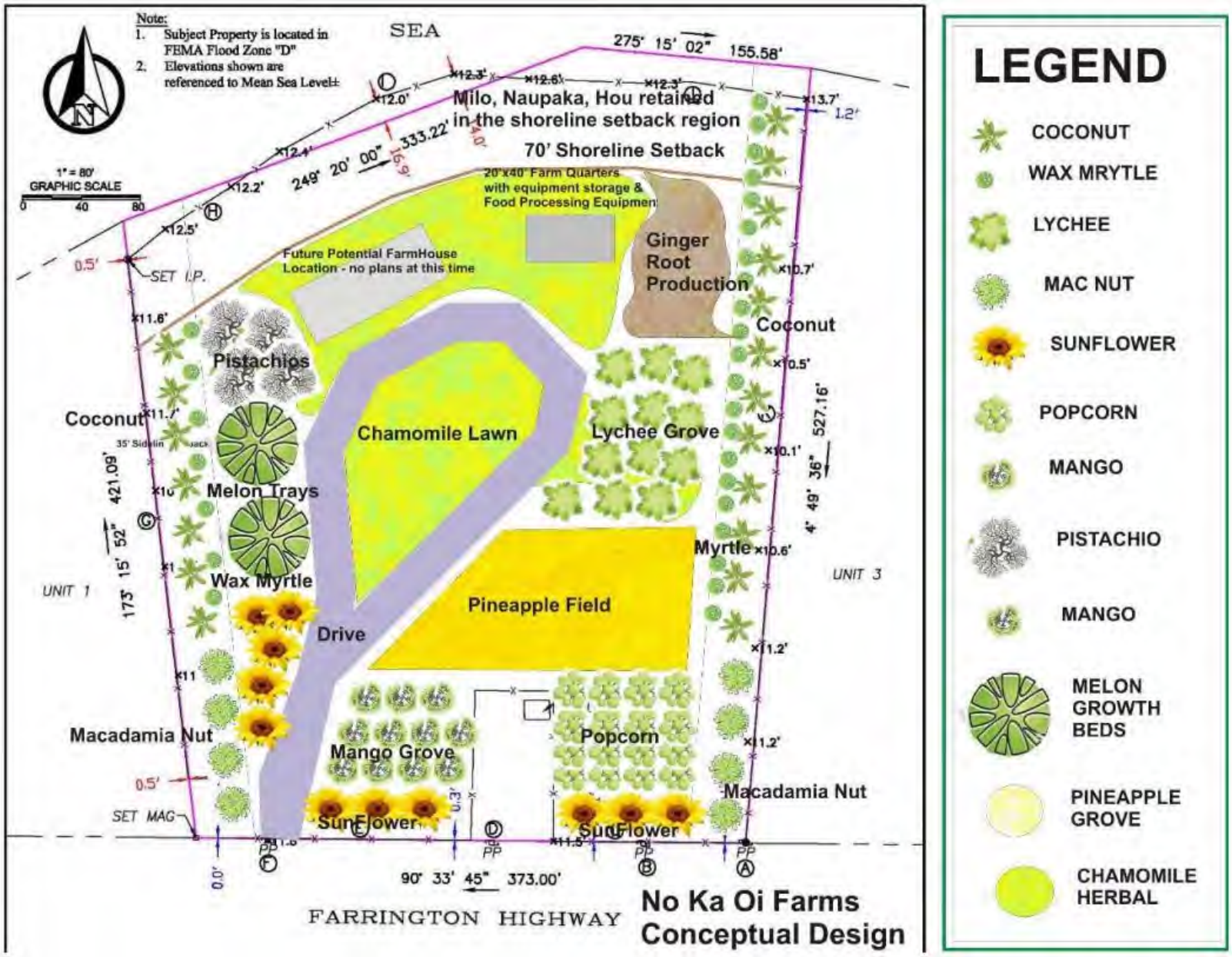
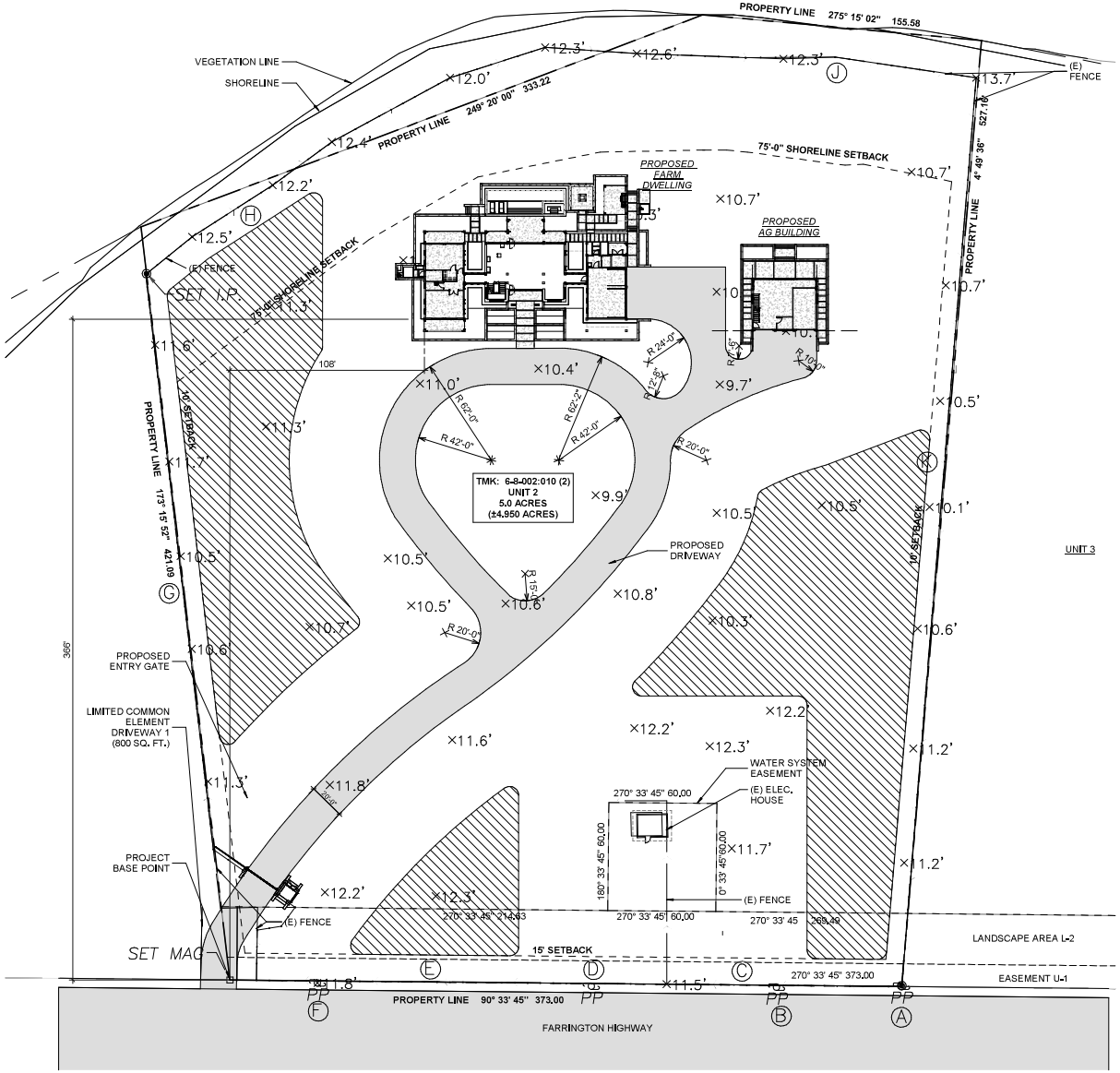


EXHIBIT C-3 - CPR UNIT 2



1 SITE PLAN
SCALE 1" = 30'-0"

SHEET NOTES

1. SEE CIVIL DRAWINGS FOR UNDERGROUND UTILITIES AND GRADING.
2. SEE LANDSCAPE DRAWINGS FOR PLANTING, PAVING, NEW TREES, EXTERIOR LIGHTING, AND OTHER SITE AMENITITES.
3. SEE ELECTRICAL DRAWINGS FOR EXTERIOR BUILDING LIGHTS.
4. SEE SIGNAGE DRAWINGS FOR EXTERIOR BUILDING SIGNAGE AND CODE SIGNAGE.
5. DRIVEWAYS, GARAGE SLAB AND CONC. DRIVEWAYS TO HAVE TOOLED CONTROLLED JOINTS.

LEGEND

- TALL CANOPY FORM TREE
- TALL VERTICAL MANILA PALM
- TALL CLUMPING ACCENT/ SCREEN PALM
- CONCRETE SLAB ON GRADE
- GRAVEL (2 FOOT WIDE MAINTENANCE STRIP)
- GRASS
- IRRIGATION PIPE
- FENCING, SEE SITE PLAN FOR TYPES AND FURTHER INFORMATION
- NO KA OI FARMS CROPS

EXHIBIT C-4
CPR Unit 2

TRUE

0' 15' 30' 60' 120'
SCALE: 1" = 30'

POLYLINE
ARCHITECTURE + URBANISM
858 ILANAWAI ST. SUITE 201
HONOLULU, HI 96813 808.380.1530
WWW.POLYLINE.DESIGN

NOT FOR CONSTRUCTION

SIGNATURE DATE OF EXPIRATION

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ISSUED/ REVISION LIST

FARM DWELLING

68-1031 FARRINGTON HWY, #2
WAIALUA, HI 96791
TMK: (1) 6-8-002:010 (2)

PROJECT NO.: 2209
DATE: AUGUST 26, 2022
SCALE: As indicated

SHEET TITLE:
SITE PLAN

SHEET NO:
AS-102

8/31/2022 8:15:22 PM

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EXHIBIT C-5
CPR Unit 2

KEYNOTE LEGEND

KEY VALUE	DESCRIPTION

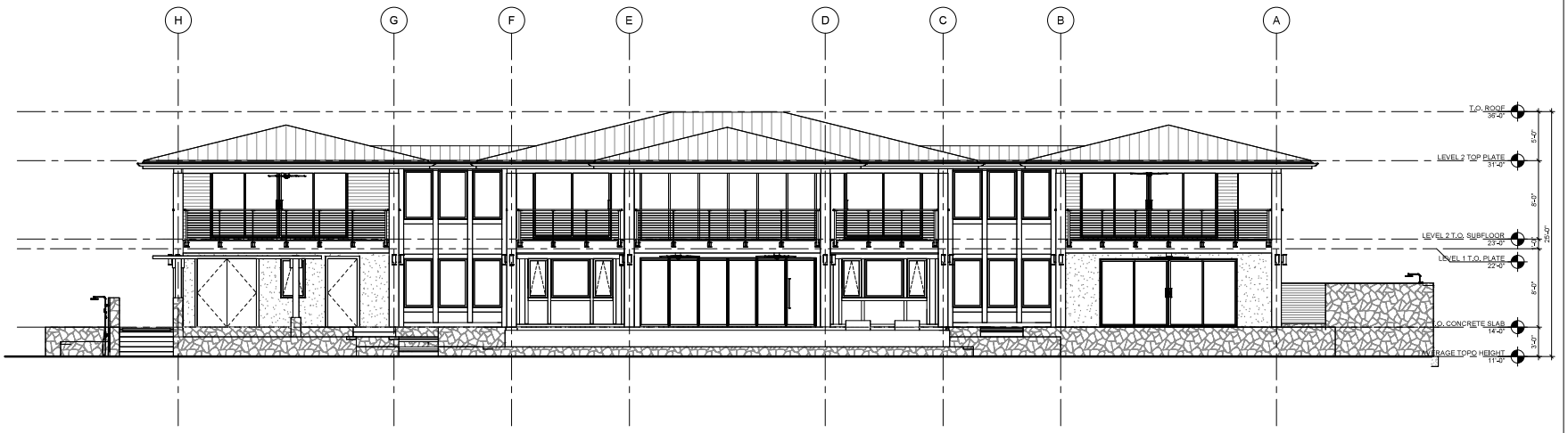
LEGEND

- 4" EXPOSURE ALUMINUM LAP SIDING
- WOOD PANEL
- STUCCO
- STONE
- STANDING SEAM METAL ROOF
- LAVA ROCK

SHEET NOTES



1 SOUTH ELEVATION
3/16" = 1'-0"



2 NORTH ELEVATION
3/16" = 1'-0"

0' 2' 4' 8' 16'

8/31/2022 8:16:22 PM

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ISSUED/ REVISION LIST

FARM DWELLING

68-1031 FARRINGTON HWY, #2
WAIALUA, HI 96791
TMK: 7-3-002:006

PROJECT NO.: 2209
DATE: AUGUST 26, 2022
SCALE: 3/16" = 1'-0"

SHEET TITLE:
NORTH AND SOUTH ELEVATIONS

SHEET NO:
A-301

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EXHIBIT C-6
CPR Unit 2

KEYNOTE LEGEND

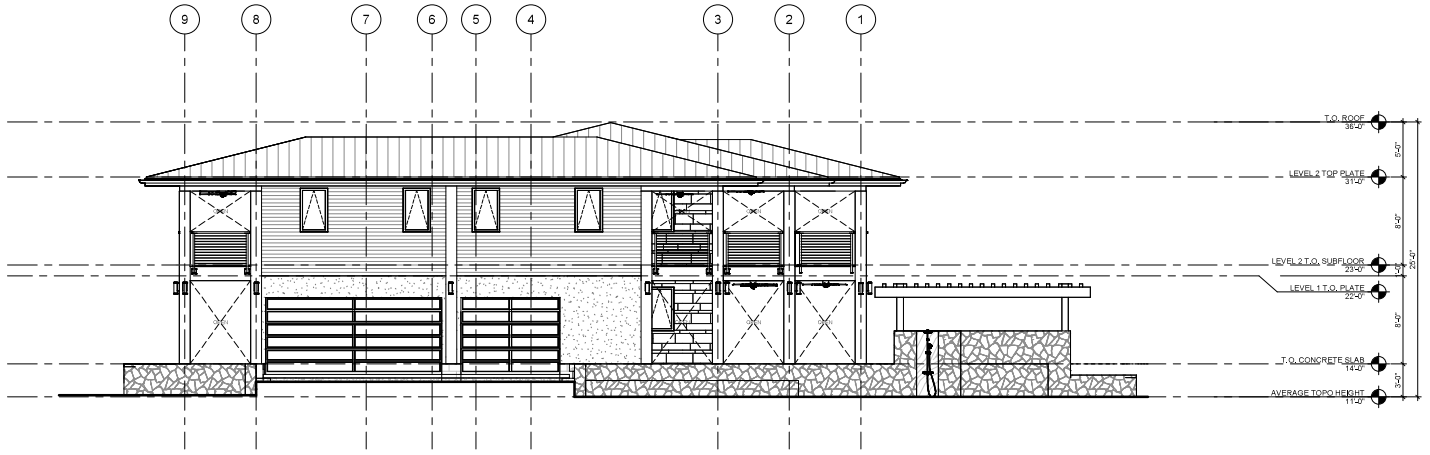
KEY VALUE DESCRIPTION

LEGEND

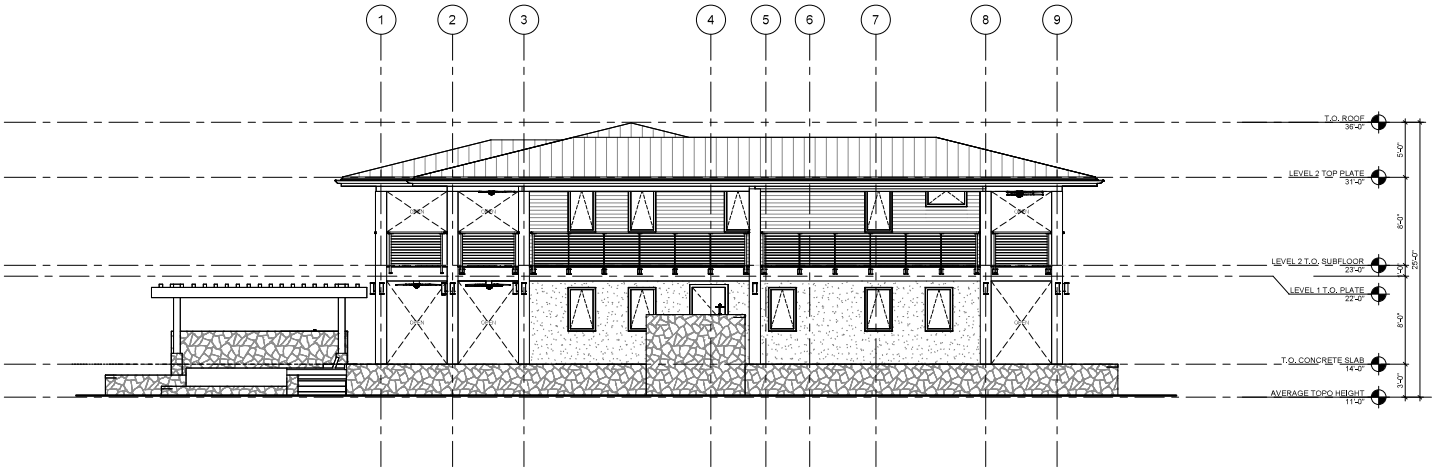
- 4" EXPOSURE ALUMINUM LAP SIDING
- WOOD PANEL
- STUCCO
- STONE
- STANDING SEAM METAL ROOF
- LAVA ROCK

SHEET NOTES

1. ALL DIMENSION AND NOTES ARE TYPICAL UNLESS OTHERWISE NOTED.
2. SEE WALL SECTIONS FOR VERTICAL DIMENSIONS NOT SHOWN
3. SEE FLOOR PLANS FOR DOOR TAGS



1 EAST ELEVATION
3/16" = 1'-0"



2 WEST ELEVATION
3/16" = 1'-0"

0' 2' 4' 8' 16'

POLYLINE
ARCHITECTURE + URBANISM
856 ILANAWAI ST. SUITE 201
HONOLULU, HI 96813 808.380.1530
WWW.POLYLINE.DESIGN

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SIGNATURE DATE OF EXPIRATION

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ISSUED/ REVISION LIST

FARM DWELLING

68-1031 FARRINGTON HWY, #2
WAIALUA, HI 96791
TMK: 7-3-002:006

PROJECT NO.: 2209
DATE: AUGUST 26, 2022
SCALE: 3/16" = 1'-0"

SHEET TITLE:

EAST AND WEST ELEVATIONS

SHEET NO:

A-302

8/31/2022 8:16:29 PM

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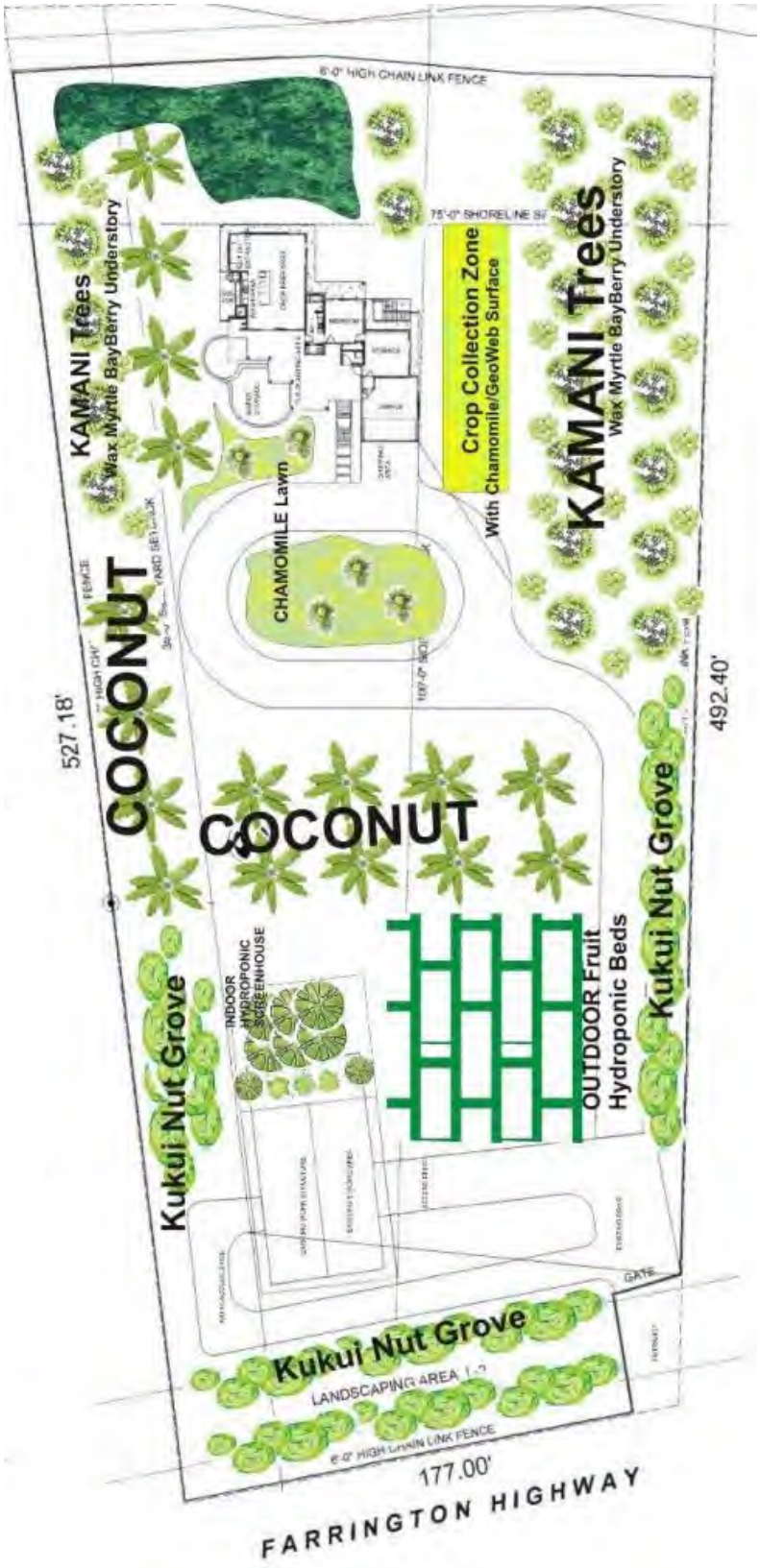


EXHIBIT C-7
CPR UNIT 3

LEGEND

- Vertical Tomato Towers
- Horizontal Hydroponic Tubes with strawberry baskets above
- Leaf Vegetable Growing Trays
- OUTDOOR Fruit Hydroponic Beds
- CHAMOMILE Lawn
- Rosemary Raised Beds
- Mushroom Trays
- KAMANI Trees
- Wax Myrtle BayBerry Understory
- COCONUT
- Kukui Nut Grove

EXHIBIT C-8
CPR Unit 3

CONTRACTOR GENERAL NOTES

1. ALL WORK SHALL BE IN STRICT ACCORDANCE WITH 2012 I.R.C. STATE, AND LOCAL BUILDING CODES.

2. THE CONTRACTOR SHALL VERIFY APPROVED JOBSITE BLUEPRINT'S, SITE DIMENSIONS, AND PLAN DIMENSIONS, BEFORE COMMENCEMENT OF ANY WORK. CONTRACTOR SHALL NOTIFY DESIGNER OR ENGINEER OF ANY CONFLICTS OR DISCREPANCIES PRIOR TO STARTING CONSTRUCTION. AT NO TIME SHALL THE CONTRACTOR / BUILDER SCALE THE DRAWINGS TO DETERMINE ANY DIMENSION. IN THE CASE OF A MISSING, OR DISCREPANT DIMENSION, CONTRACTOR / BUILDER SHALL CONTACT DESIGNER FOR CLARIFICATION. CONTRACTOR SHALL NOT PROCEDE WITH ANY WORK, WITH ANY DISCREPANCY UNRESOLVED

3. CONTRACTOR SHALL VERIFY THE SITE AND ALL INFORMATION INCLUDING DISTANCE, LOT DIMENSIONS AND EXACT PROPERTY LINES TO ACCURATELY LOCATE PROPOSED PROJECT WITHIN THE MINIMUM REQUIRED SETBACK AREA.

4. CONTRACTOR SHALL PROTECT ADJOINING LAND, BUILDING AND OTHER IMPROVEMENTS SITUATED THEREON. ANY DAMAGES OCCURRED SHALL BE REPAIRED AT NO COST TO THE OWNER OR ARCHITECT OR ENGINEER.

5. ANY CONDITIONS, MATERIALS, DEVICES, OR DETAILS NOT SPECIFICALLY SHOWN ON THE DRAWINGS OR SPECIFIED SHALL BE CLARIFIED WITH THE DESIGNER OR ENGINEER BEFORE BEGINING CONSTRUCTION, INSTALLATION, AND COMPLETION. AT NO TIME SHALL THE CONTRACTOR ARBITRABILLY, OR UNILATERALLY MAKE CHANGES TO ANY STRUCTURAL COMPONENT AS CERTIFIED ON PLANS BY THE ENGINEER OF RECORD.

6. ALL FINISHED GRADE LEVELS AND/OR SPOT ELEVATIONS ARE ASSUMED TO BE APPROXIMATE. CONTRACTOR SHALL VERIFY ALL CONDITIONS.

7. IF SOFT OR EXPANSIVE SOIL IS ENCOUNTERED THE SOIL SHALL BE REMOVED AND REPLACED WITH NONEXPANSIVE STRUCTURAL FILL COMPACTED TO 95% AS PER ASTM D-1557.

8. FOUNDATION DESIGN IS FOR SOIL WITH BEARING PRESSURE OF 2000 P.S.F., (NON-ADOBE).

9. ALL CONCRETE SHALL HAVE A 28 DAY COMPRESSION STRENGTH OF 3000 P.S.I.

10. ALL REINFORCED STEEL TO BE ASTM A615 GRADE 60. WELDED WIRE MESH TO BE A-185 OR EQUAL, AND HAVE A MIN.2" SIDE COVERING & A MIN.3" BTM. COVERING OF CONCRETE

11. ALL FOOTINGS SHALL REST ON FIRM UNDISTURBED SOIL.

12. GROUND TO BE CHEMICALLY TREATED FOR TERMITES PER 2012 I.R.C. SECTION R-318 "AS AMENDED" BY A QUALIFIED BONDED CONTRACTOR.

13. THE CONTRACTOR SHALL PROVIDE ADEQUATE BRACING AND SHORING FOR ALL STRUCTURAL MEMBERS DURING ALL PHASES OF CONSTRUCTION.

14. CONTRACTOR SHALL PROVIDE ALL NECESSARY FLASHING, CAULKING, AND WATERPROOFING ETC., TO ENSURE A WEATHER TIGHT FINISH AS PER STANDARD PRACTICE. AS PER 2012 I.R.C., SEC. R-703 & SEC. R-903

15. ALL LUMBER SHALL BE DOUGLAS FIR #1 WOLMANIZED PRESSURE TREATED OR BETTER. AS PER 2012 I.R.C. SEC. R-317 AS AMENDED

16. ALL FRAMING MEMBERS, RAFTERS, JOISTS, AND BEAMS SHALL BE FASTNED WITH "SIMPSON" METAL CONNECTORS (OR EQUAL) TO PROVIDE A CONTINUOUS LOAD PATH FROM ROOF TO FOUNDATION TO RESIST HIGH WIND FORCES.

17. CONTRACTOR SHALL USE METAL HURRICANE CLIPS "SIMPSON" H-10A @ EACH RAFTER OR TRUSS @ 24" O.C. (EXTERIOR OF WALL) AS PER ENGINEER

18. UNLESS OTHERWISE SHOWN, THE SHEATHING NAILED SHALL BE IN ACCORDANCE WITH TABLE R-602.3 (1)

19. ALL HANDRAILS SHALL BE 34" MIN. & 38" MAX. IN HEIGHT AND SHALL BE INSTALLED AS PER 2012 I.R.C, SEC, 311

20. ALL WINDOWS AT BEDROOMS SHALL HAVE A MINIMUM SILL HEIGHT OF 44" AND A MINIMUM NET CLEAR AND OPENABLE AREA OF 5.7 SQUARE FEET, 24" HEIGHT MINIMUM AND 20" WIDTH MINIMUM AS PER I.R.C.,

21. WALL COVERING ON STUDWALLS NOTED AS SHEARWALLS SHALL BE CONTINUED UP TO ROOF DECKING.

22. EXTERIOR SHEETING SHALL BE NAILED W/ 8d NAILS @ 6" O.C. AT EDGES W/ 8d @ 12" O.C. IN FIELD.

23. GYPSUM BOARD SHEARWALLS SHALL BE NAILED W/ 5d COOLER NAILS @ 4" O.C.

24. PAINT ALL NEW INTERIOR AND EXTERIOR SURFACES (COLOR SELECTION BY OWNER) UNLESS OTHERWISE AGREED BETWEEN OWNER AND CONTRACTOR.

25. ALL WALLS AND CEILINGS FOR BATH AREAS OR EXTERIOR DRYWALL TO BE APPROVED WATERPROOF TYPE GYPSUM BOARD.

26. THE ARCHITECT OR ENGINEER IS NOT RESPONSIBLE FOR THE CONTRACTORS METHODS, PROCEDURES, OR CONDITIONS ON JOBSITE THAT MAY DEVELOP DUE TO CONTRACTOR NOT FOLLOWING PLANS.

27. THE DRAWINGS INTEND TO SHOW FINISHED CONCEPT ONLY. CHANGES TO THE DRAWINGS MAY BE REQUIRED DUE TO UNFORESEEN CONDITIONS.

28. WINDOW HEADERS SHALL BE 4X6 AND DOOR HEADERS SHALL BE 4X8 MINIMUM UNLESS OTHERWISE NOTED, OR AS PER 2012 I.R.C. SEC. R-602.7

29. ALL NEW BEDROOMS & HALLWAYS SHALL HAVE A U.L., APPROVED ELECTRIC SMOKE DETECTOR WITH BATTERY BACK-UP, ALL EXISTING BEDDOMS AND HALLWAYS SHALL HAVE A BATTERY APPROVED SMOKE DETECTOR, TYP., AND SHALL HAVE INTERCONNECTED WIRING WHERE NEW INSTALLATION OCCURS AS PER 2012 I.R.C. SEC. 314 / SMOKE ALARMS

2012 I.R.C., SECTION R-315 / CARBON MONOXIDE ALARMS

30. THE ALARM DEVICES SHALL BE INTERCONNECTED IN A MANNER THAT THE ACTUATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS IN INDIVIDUAL UNITS. THE ALARM SHALL BE CLEARLY AUDIBLE IN ALL BEDROOS OVER BACKGROUND NOISE W/ ALL INTERVENING DOORS CLOSED. EXCEPTIONS:
SMOKE ALARM IN EXISTING AREAS NOT REQUIRED TO BE INTERCONNECTED OR HARDWIRED WHERE THE ALTERATIONS OR REPAIRS DO NOT RESULT IN INTERIOR WALL OR CEILING REMOVAL

31. CONTRACTOR SHALL INSTALL DOUBLE FLOOR JOIST UNDER ALL PARTITION WALLS RUNNING PARALLEL WITH JOISTS.

32. CONTRACTOR SHALL NOTIFY ENGINEER 2 DAYS IN ADVANCE WHEN SHEAR WALLS AND TIE DOWNS FOR CONTINUOUS LOAD PATHS CAN BE INSPECTED.

33. OWNER OR CONTRACTOR MUST NOTIFY ENGINEER 48 HOURS PRIOR TO POURING CONCRETE AND CLOSING OF ALL WALLS FOR INSPECTION. IF ANY WALLS ARE CLOSED IN BEFORE AN INSPECTION IS MADE CONTRACTOR MAY BE ASKED BY BUILDING INSPECTOR OR THE ENGINEER TO RE-OPEN THE WALLS AT CONTRACTOR'S OWN EXPENSE.

34. ANY STRUCTURAL CHANGES BY THE CONTRACTOR MUST BE APPROVED BY THE ENGINEER BEFORE IMPLEMENTATION

35. CONTRACTOR SHALL VERIFY APPROVED JOB-SITE PLANS, PRIOR TO COMMENCEMENT, CONTRACTOR SHALL NOTIFY ARCHITECT OR ENGINEER OF ANY CONFLICTS PRIOR TO STARTING WORK.

36. CONTRACTOR SHALL VERIFY ALL FINISH MATERIALS, WINDOW SIZES, WINDOW TYPES, ETC., BEFORE TURNING IN FINAL BID.

37. IN THE CASE OF THE OWNER/BUILDER PERFORMING AS THE CONTRACTOR: THE OWNER/BUILDER SHALL BE RESPONSIBLE FOR ANY AND ALL OF THE RESPONSIBILITIES OF THE GENERAL CONTRACTOR, AND OR, THE PERFORMANCE, AND METHODS OF ANY SUB-CONTRACTORS, FOR WORK BEING PERFORMED ON THE PROJECT, AS NOTED IN THESE GENERAL NOTES, AND ON THESE DRAWINGS AS APPROVED BY THE ENGINEER OF RECORD, THE CITY & COUNTY OF HONOLULU AND AS PER THE 2012 I.R.C.

38. FAILURE OF CONTRACTOR TO ABIDE BY THE GENERAL NOTES AND, OR, THE CONSTRUCTION DRAWINGS AS STIPULATED, IS SOLE RESPONSIBILITY OF THE CONTRACTOR. THE DESIGNER OR ENGINEER ARE NOT LIABLE OR RESPONSIBLE FOR CONTRACTORS METHODS OR CONSTRUCTION PRACTICES. SHOULD THE CONTRACTOR FAIL TO HEED THE GENERAL REQUIREMENTS AS PUT FORTH IN THESE NOTES, AND ON THE CONSTRUCTION DOCUMENTS, IT IS THE CONTRACTORS RESPONSIBILITY TO CORRECT ALL MISTAKES AND OR OMISSIONS AT HIS OWN COST. THE DESIGNER AND ENGINEER WILL NOT BE LIABLE FOR CONTRACTOR'S ERROR.

39. THESE NOTES ARE LEGAL AND BINDING AS TO THE CONTRACTORS RESPONSIBILITIES AND JOB PERFROMANCE. IT IS THE CONTRACTOR'S DUTY AND RESPONSIBILITY TO ABIDE BY THESE GENERAL NOTES AND REQUIREMENTS.

CONTRACTOR SIGNATURE:
SIGNIFYING I HAVE READ, UNDERSTAND, AND AGREE TO ABIDE BY ALL NOTES, DRAWINGS, AND DETAILS, AS PUT FORTH BY THESE PLANS

[redacted]

WINDOWS IN BUILDINGS LOCATED IN WINDBORNE DEBRIS REGIONS MUST HAVE GLAZED OPENINGS PROTECTED FROM WINDBORNE DEBRIS. GLAZED OPENING PROTECTION FOR WINDBORNE DEBRIS MUST MEET THE REQUIREMENTS OF THE LARGE MISSILE TEST OF ASTM E 1996 AND OF ASTM E 1886 REFERENCE THEREIN.

1 WOOD STRUCTURAL PANELS WITH A MINIMUM THICKNESS OF 7/16 INCH (11MM) AND A MAXIMUM PANEL SPAN OF 8 FEET (2.438 MM) ARE PERMITTED FOR OPENING PROTECTION IN ONE- AND TWO-STORY BUILDINGS CLASSIFIED AS GROUP R-3 OR R-4 OCCUPANCY. PANELS MUST BE PRECUT SO THAT THEY ARE ATTACHED TO THE FRAMING SURROUNDING THE OPENING CONTAINING THE PRODUCT WITH THE GLAZED OPENING. PANELS MUST BE PREDRILLED AS REQUIRED FOR THE ANCHORAGE METHOD AND WILL BE SECURED WITH THE ATTACHMENT HARDWARE PROVIDED AND ANCHORS PERMANENTLY INSTALLED ON THE BUILDING. ATTACHMENT IN ACCORDANCE WITH TABLE R301.2.1.2 WITH CORROSION-RESISTANT ATTACHMENT HARDWARE PROVIDED AND ANCHORS PERMANENTLY INSTALLED ON TH BUILDING IS PERMITTED FOR BUILDINGS WITH A MEAN ROOF HEIGHT OF 33 FEET (10, 058 MM) OR LESS, WHERE EFFECTIVE ULTIMATE DESIGN WIND SPEEDS, V EFF-ULT DO NOT EXCEED 175 MPH (79 2/3).

2 GLAZING IN ACCESSORY STRUCTURES TO THE SINGLE FAMILY DWELLINGS INCLUDING BUT NOT LIMITED TO GREENHOUSES AND MINOR STORAGE SHEDS.

3 PARTIALLY ENCLOSED OCCUPANCY R-3 BUILDING ARE PERMITTED TO BE DESIGNED WITHOUT WINDBORNE DEBRIS PROTECTION. PARTIALLY ENCLOSED AND OPEN OCCUPANCY R-3 BUILDINGS MUST ALSO INCLUDE A RESIDENTIAL SAFE ROOM IN ACCORDANCE WITH ROH CHAPTER 16, ARTICLE 13.

TABLE R301.2(2)
[illegible]

ENGINEER TYPE	≤ 9 FEET	> 9 FEET & ≤ 18 FEET	> 18 FEET & ≤ 24 FEET
NUMBER & WOOD SCREWS	10"	12"	6"
NUMBER & WOOD SCREWS	10"	15"	12"

SPECIAL INSPECTIONS SHALL BE PROVIDED FOR THE FOLLOWING:

1.) CONCRETE

2.) BOLTS INSTALLED IN CONCRETE

4.) REINFORCING STEEL AND PRESTRESSING TENDONS

7.) STRUCTURAL MASONARY

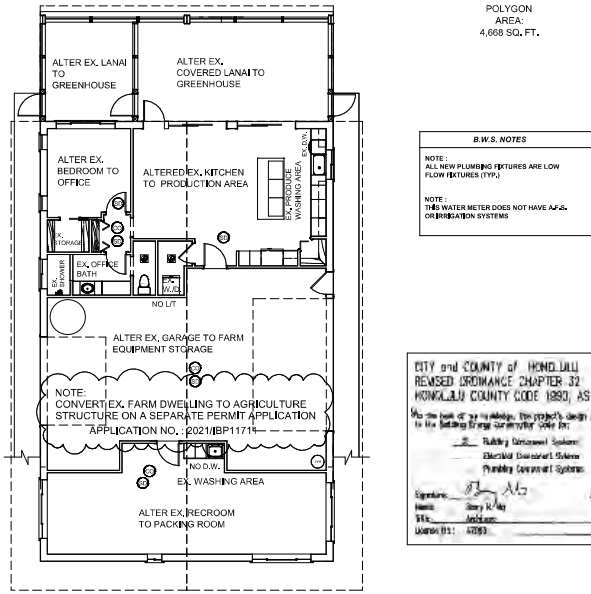
16.) SHEATHED SHEAR WALLS AND DIAPHRAGMS

17.) COMPLETE LOAD PATH AND UPLIFT TIES

18.) TERMITE PROTECTION

SOLAR WATER HEATING SYSTEM

MM NUMBER.....MM2020-0040 (1)
TANK SIZE.....80 GALLON
PANEL SIZE.....1 - 4'-0" X 10'-0" PANEL



EXISTING PLAN

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

0 5 10 15

POLYGON AREA:
4,668 SQ. FT.

NOTE:
THIS POOL IS FILLED & MAINTAINED BY HOSE BIB

B.W.S. NOTES

NOTE :
ALL NEW PLUMBING FIXTURES ARE LOW FLOW FIXTURES (TYP.)

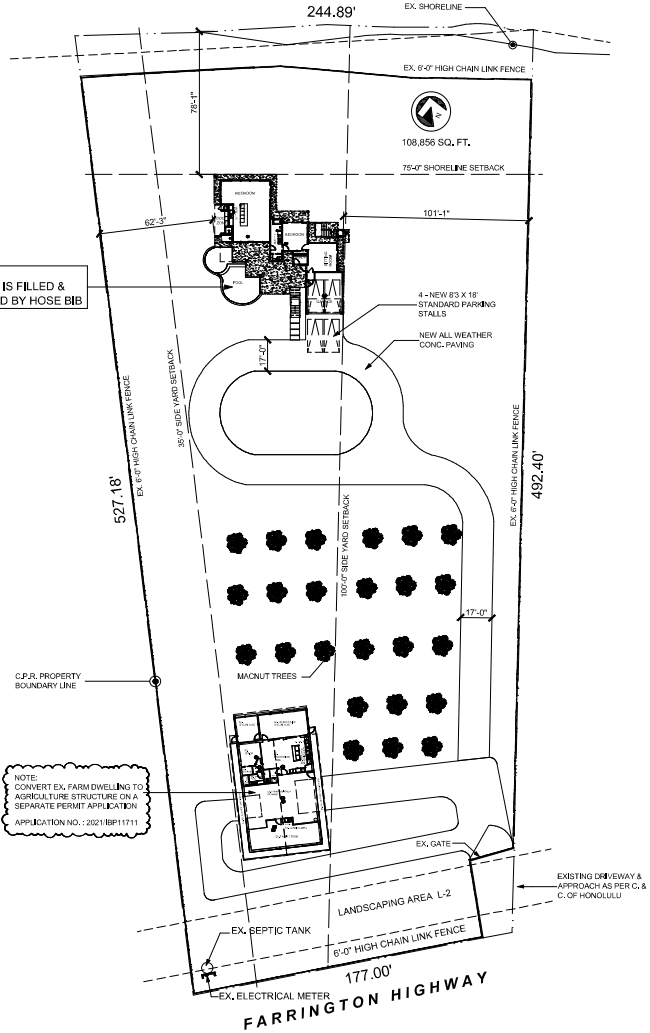
NOTE :
THIS WATER METER DOES NOT HAVE A.P.S. OR IRRIGATION SYSTEMS

CITY and COUNTY of HONOLULU
REVISED ORDINANCE CHAPTER 32
HONOLULU COUNTY CODE 1990, AS AMENDED

[illegible]

Building Component System
Electrical Component System
Plumbing Component System

Signature: [illegible] Date: January 03, 2022
Name: Gary K. Ay
Title: Architect
License #11: AT03



PLOT PLAN

SCALE : 1/32" = 1'-0"

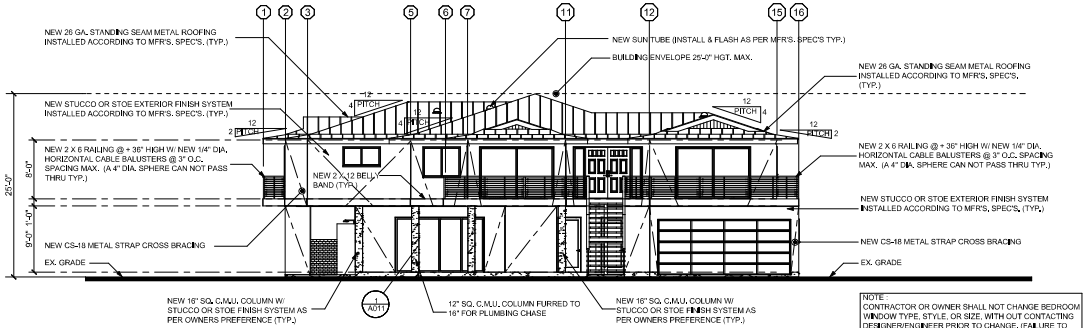
0 20 40 60

A PROPOSED NEW SINGLE FAMILY DWELLING FOR:
MR. & MRS. CARL & SUZANNE DEFOREST
ADDRESS: 68-1031 FARRINGTON HWY., WAIALUA, HI 96791
T.M.K. 6 - 8 - 002 : 010

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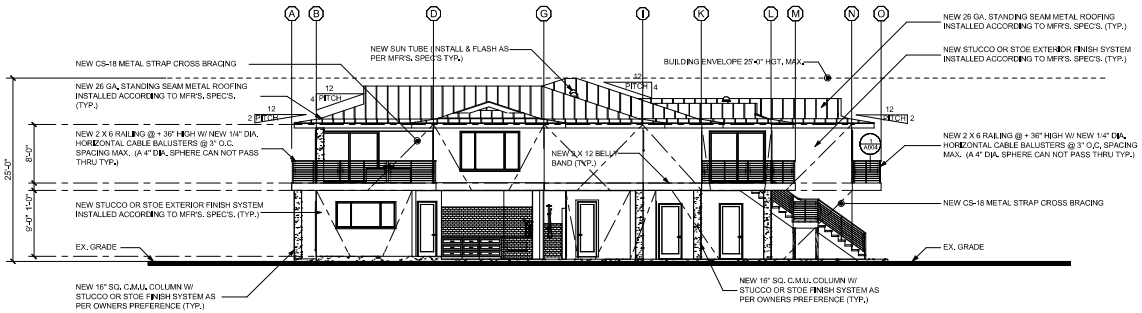
DATE
4/14/2022
SHEET NO.
A001
OF **19** SHEETS

EXHIBIT C-9
CPR Unit 3



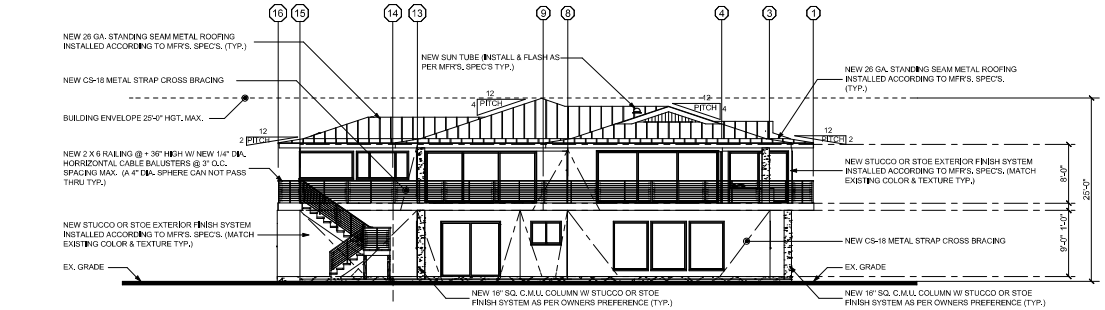
FRONT ELEVATION

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



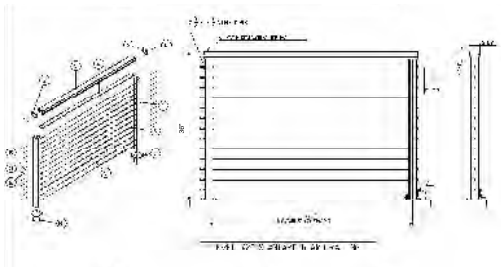
LEFT ELEVATION

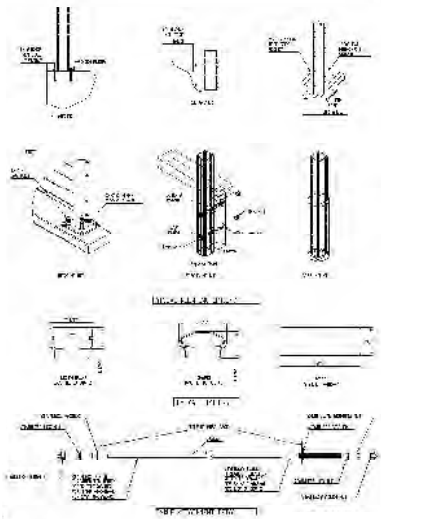
SCALE : 1/8" = 1'-0"



REAR ELEVATION

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





12			
13	Stainless Steel Nut	STD	24
14	5-16 SS TYP	STD	4
15	1/4-20x1 1/2 PHIL PN TYP 410 SS	STD	6
16	LAG BOLT	STD	6

1 / A004 MFR'S. CABLE RAILING DETAIL

N.T.S.

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ADDRESS: 68-1031 FARRINGTON HWY., WAIALUA, HI 96791

T.M.K. 6 - 8 - 002 : 010

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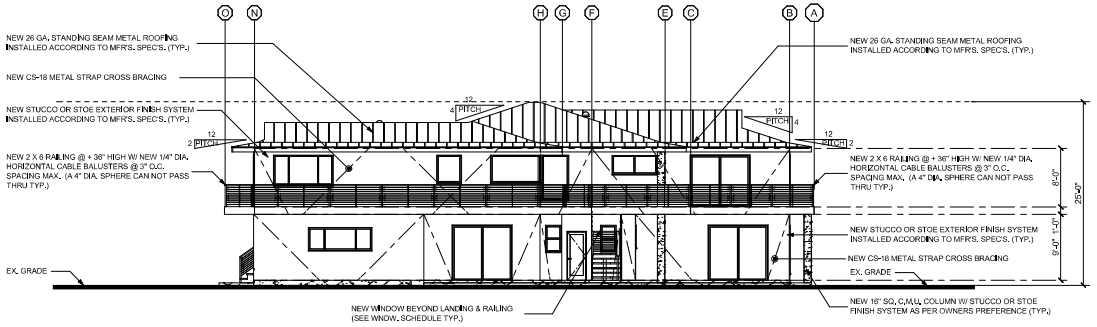
DATE

4/14/2022

SHEET NO.

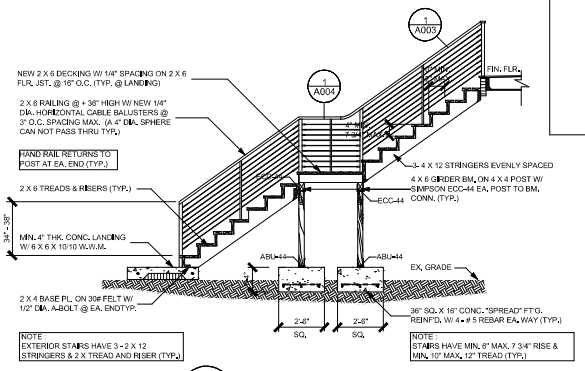
A004

OF **19** SHEETS



RIGHT ELEVATION

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



1 A005 EXTERIOR STAIR DETAIL

N.T.S.

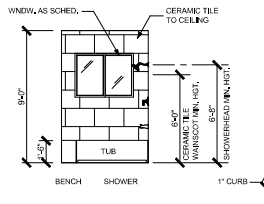
***CABINET NOTE ***
CONTRACTOR/CABINET MANUFACTURER SHALL FIELD VERIFY ALL INTERIOR DIMENSION OF WALL SPACES PERTAINING TO CABINET LAYOUT PRIOR TO MANUFACTURING/ORDERING AND/OR INSTALLATION OF KITCHEN & BATH CABINET OR ANY OTHER CABINET.

***NOTE ***
PROVIDE PROPER WATER PROOFING & FLASHING @ ALL SHOWER/ TUB LOCATIONS AS REQ'D.

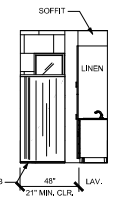
***NOTE ***
PROVIDE BACKER BLK'G. @ ALL TOWEL BAR PAPER HOLDER LOCATIONS AS REQ'D.

***NOTE ***
PROVIDE CEMENT BACKER BD. OVER VAPOR BARRIER @ ALL TILE / STONE LOCATIONS AS REQ'D.

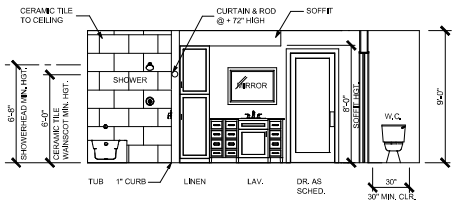
***NOTE ***
1/2" GREEN BD. TYP. ALL BATHROOM WALLS



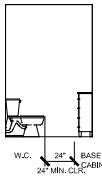
BATH 1 INTERIOR "A"



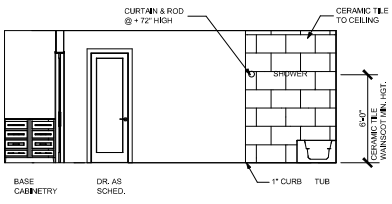
BATH 1 INTERIOR "A-2"



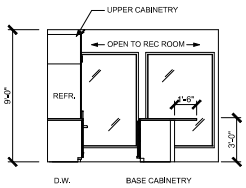
BATH 1 INTERIOR "B"



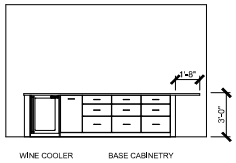
BATH 1 INTERIOR "C"



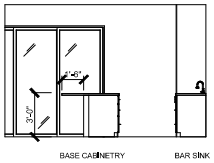
BATH 1 INTERIOR "D"



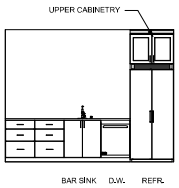
WET BAR INTERIOR "A"



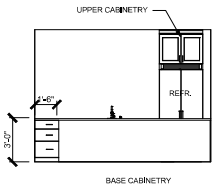
WET BAR INTERIOR "B"



WET BAR INTERIOR "C"



WET BAR INTERIOR "D"



WET BAR INTERIOR "D-2"

INTERIOR ELEVATIONS

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

EXHIBIT C-10
CPR Unit 3

A PROPOSED NEW SINGLE FAMILY DWELLING FOR:
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ADDRESS: 68-1031 FARRINGTON HWY., WAIALUA, HI 96791
T.M.K. 6 - 8 - 002 : 010

Blue Hawaii Drafting Services

DATE
4/14/2022
SHEET NO.
A005
OF **19** SHEETS

CONTRACTOR GENERAL NOTES

1. ALL WORK SHALL BE IN STRICT ACCORDANCE WITH 2012 I.B.C., STATE, AND LOCAL BUILDING CODES.

2. THE CONTRACTOR SHALL VERIFY APPROVED JOBSITE BLUEPRINTS, SITE DIMENSIONS, AND PLAN DIMENSIONS, BEFORE COMMENCEMENT OF ANY WORK. CONTRACTOR SHALL NOTIFY DESIGNER OR ENGINEER OF ANY CONFLICTS OR DISCREPANCIES PRIOR TO STARTING CONSTRUCTION. AT NO TIME SHALL THE CONTRACTOR / BUILDER SCALE THE DRAWINGS TO DETERMINE ANY DIMENSION. IN THE CASE OF A MISSING, OR DISCREPANT DIMENSION, CONTRACTOR / BUILDER SHALL CONTACT DESIGNER FOR CLARIFICATION, CONTRACTOR SHALL NOT PROCEDE WITH ANY WORK, WITH ANY DISCREPANCY UNRESOLVED

3. CONTRACTOR SHALL VERIFY THE SITE AND ALL INFORMATION INCLUDING DISTANCE, LOT DIMENSIONS AND EXACT PROPERTY LINES TO ACCURATELY LOCATE PROPOSED PROJECT WITHIN THE MINIMUM REQUIRED SETBACK AREA.

4. CONTRACTOR SHALL PROTECT ADJOINING LAND, BUILDING AND OTHER IMPROVEMENTS SITUATED THEREON. ANY DAMAGES OCCURRED SHALL BE REPAIRED AT NO COST TO THE OWNER OR ARCHITECT OR ENGINEER.

5. ANY CONDITIONS, MATERIALS, DEVICES, OR DETAILS NOT SPECIFICALLY SHOWN ON THE DRAWINGS OR SPECIFIED SHALL BE CLARIFIED WITH THE DESIGNER OR ENGINEER BEFORE BIDDING, CONSTRUCTION, INSTALLATION, AND COMPLETION. AT NO TIME SHALL THE CONTRACTOR ARBITRARILY, OR UNILATERALLY MAKE CHANGES TO ANY STRUCTURAL COMPONENT AS CERTIFIED ON PLANS BY THE ENGINEER OF RECORD.

6. ALL FINISHED GRADE LEVELS AND/OR SPOT ELEVATIONS ARE ASSUMED TO BE APPROXIMATE. CONTRACTOR SHALL VERIFY ALL CONDITIONS.

7. IF SOFT OR EXPANSIVE SOIL IS ENCOUNTERED THE SOIL SHALL BE REMOVED AND REPLACED WITH NON-EXPANSIVE STRUCTURAL FILL COMPACTED TO 95% AS PER ASTM D-557.

8. FOUNDATION DESIGN IS FOR SOIL WITH BEARING PRESSURE OF 2000 P.S.F. (NON-ADOBE).

9. ALL CONCRETE SHALL HAVE A 28 DAY COMPRESSION STRENGTH OF 3000 P.S.I.

10. ALL REINFORCED STEEL TO BE ASTM A615 GRADE 60, WELDED WIRE MESH TO BE A-185 OR EQUAL, AND HAVE A MIN. 2" SIDE COVERING & A MIN. 3" BTM. COVERING OF CONCRETE

11. ALL FOOTINGS SHALL REST ON FIRM UNDISTURBED SOIL.

12. GROUND TO BE CHEMICALLY TREATED FOR TERMITES PER 2012 I.B.C. SECTION R-319 "AS AMENDED" BY A QUALIFIED BONDED CONTRACTOR.

13. THE CONTRACTOR SHALL PROVIDE ADEQUATE BRACING AND SHORING FOR ALL STRUCTURAL MEMBERS DURING ALL PHASES OF CONSTRUCTION.

14. CONTRACTOR SHALL PROVIDE ALL NECESSARY FLASHING, CAULKING, AND WATERPROOFING ETC., TO ENSURE A WEATHER TIGHT FINISH AS PER STANDARD PRACTICE, AS PER 2012 I.B.C. SEC. R-703 & SEC. R-903

15. ALL LUMBER SHALL BE DOUGLAS FIR #1 WOLMANIZED PRESSURE TREATED OR BETTER. AS PER 2012 I.B.C. SEC. R-317 AS AMENDED

16. ALL FRAMING MEMBERS, RAFTERS, JOISTS, AND BEAMS SHALL BE FASTNED WITH "SIMPSON" METAL CONNECTORS (OR EQUAL) TO PROVIDE A CONTINUOUS LOAD PATH FROM ROOF TO FOUNDATION TO RESIST HIGH WIND FORCES.

17. CONTRACTOR SHALL USE METAL HURRICANE CLIPS "SIMPSON" H-16A @ EACH RAFTER OR TRUSS @ 24" O.C. (EXTERIOR OF WALL) AS PER ENGINEER

18. UNLESS OTHERWISE SHOWN, THE SHEATHING NAILED SHALL BE IN ACCORDANCE WITH TABLE R-602.2 (1)

19. ALL HANDRAILS SHALL BE 34" MIN. & 38" MAX. IN HEIGHT AND SHALL BE INSTALLED AS PER 2012 I.B.C., SEC. 311

20. ALL WINDOWS AT BEDROOMS SHALL HAVE A MINIMUM SILL HEIGHT OF 44" AND A MINIMUM NET CLEAR AND OPENABLE AREA OF 5.7 SQUARE FEET, 24" HEIGHT MINIMUM AND 20" WIDTH MINIMUM AS PER I.B.C.

21. WALL COVERING ON STUDWALLS NOTED AS SHEARWALLS SHALL BE CONTINUED UP TO ROOF DECKING.

22. EXTERIOR SHEETING SHALL BE NAILED W/ 8d NAILS @ 6" O.C. AT EDGES W/ 8d @ 12" O.C. IN FIELD.

23. GYPSUM BOARD SHEARWALLS SHALL BE NAILED W/ 5d COOLER NAILS @ 4" O.C.

24. PAINT ALL NEW INTERIOR AND EXTERIOR SURFACES (COLOR SELECTION BY OWNER) UNLESS OTHERWISE AGREED BETWEEN OWNER AND CONTRACTOR.

25. ALL WALLS AND CEILINGS FOR BATH AREAS OR EXTERIOR DRYWALL TO BE APPROVED WATERPROOF TYPE GYPSUM BOARD.

26. THE ARCHITECT OR ENGINEER IS NOT RESPONSIBLE FOR THE CONTRACTORS METHODS, PROCEDURES, OR CONDITIONS ON JOBSITE THAT MAY DEVELOP DUE TO CONTRACTOR NOT FOLLOWING PLANS.

27. THE DRAWINGS INTEND TO SHOW FINISHED CONCEPT ONLY. CHANGES TO THE DRAWINGS MAY BE REQUIRED DUE TO UNFORESEEN CONDITIONS.

28. WINDOW HEADERS SHALL BE 4X6 AND DOOR HEADERS SHALL BE 4X8 MINIMUM UNLESS OTHERWISE NOTED, OR AS PER 2012 I.B.C. SEC. R-602.7

29. ALL NEW BEDROOMS & HALLWAYS SHALL HAVE A U.L. APPROVED ELECTRIC SMOKE DETECTOR WITH BATTERY BACK-UP. ALL EXISTING BEDDOMS AND HALLWAYS SHALL HAVE A BATTERY APPOVED SMOKE DETECTOR, TYP., AND SHALL HAVE INTERCONNECTED WIRING WHERE NEW INSTALLATION OCCURS AS PER 2012 I.B.C., SEC. 314 / SMOKE ALARMS

2012 I.B.C. SECTION R-315 / CARBON MONOXIDE ALARMS

30. THE ALARM DEVICES SHALL BE INTERCONNECTED IN A MANNER THAT THE ACTUATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS IN INDIVIDUAL UNITS. THE ALARM SHALL BE CLEARLY AUDIBLE IN ALL BEDROOS OVER BACKGROUND NOISE W/ ALL INTERVENING DOORS CLOSED. EXCEPTIONS:
SMOKE ALARM IN EXISTING AREAS NOT REQUIRED TO BE INTERCONNECTED OR HARDWIRED WHERE THE ALTERATIONS OR REPAIRS DO NOT RESULT IN INTERIOR WALL OR CEILING REMOVAL

31. CONTRACTOR SHALL INSTALL DOUBLE FLOOR JOIST UNDER ALL PARTITION WALLS RUNNING PARALLEL WITH JOISTS.

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1 WOOD STRUCTURAL PANELS WITH A MINIMUM THICKNESS OF 7/16 INCH (11MM) AND A MAXIMUM PANEL SPAN OF 8 FEET (2,438 MM) ARE PERMITTED FOR OPENING PROTECTION IN ONE- AND TWO-STORY BUILDINGS CLASSIFIED AS GROUP R-3 OR R-4 OCCUPANCY. PANELS MUST BE PRECUT SO THAT THEY ARE ATTACHED TO THE FRAMING SURROUNDING THE OPENING CONTAINING THE PRODUCT WITH THE GLAZED OPENING. PANELS MUST BE PREDRILLED AS REQUIRED FOR THE ANCHORAGE METHOD AND WILL BE SECURED WITH THE ATTACHMENT HARDWARE PROVIDED AND ANCHORS PERMANENTLY INSTALLED ON THE BUILDING. ATTACHMENT IN ACCORDANCE WITH TABLE R301.2.(1)2 WITH CORROSION-RESISTANT ATTACHMENT HARDWARE PROVIDED AND ANCHORS PERMANENTLY INSTALLED ON THE BUILDING IS PERMITTED FOR BUILDINGS WITH A MEAN ROOF HEIGHT OF 33 FEET (10, 058 MM) OR LESS, WHERE EFFECTIVE ULTIMATE DESIGN WIND SPEEDS, V EFF-ULT DO NOT EXCEED 175 MPH (78.2(3).

2 GLAZING IN ACCESSORY STRUCTURES TO THE SINGLE FAMILY DWELLINGS INCLUDING BUT NOT LIMITED TO GREENHOUSES AND MINOR STORAGE SHEDS.

3 PARTIALLY ENCLOSED OCCUPANCY R-3 BUILDING ARE PERMITTED TO BE DESIGNED WITHOUT WINDBORNE DEBRIS PROTECTION. PARTIALLY ENCLOSED AND OPEN OCCUPANCY R-3 BUILDINGS MUST ALSO INCLUDE A RESIDENTIAL SAFE ROOM IN ACCORDANCE WITH ROH CHAPTER 16, ARTICLE 13.

SPECIAL INSPECTIONS SHALL BE PROVIDED FOR THE FOLLOWING:

1.) CONCRETE

2.) BOLTS INSTALLED IN CONCRETE

4.) REINFORCING STEEL AND PRESTRESSING TENDONS

14.) FIRE PROTECTION SYSTEM

16.) SHEATHED SHEAR WALLS AND DIAPHRAGMS

17.) COMPLETE LOAD PATH AND UPLIFT TIES

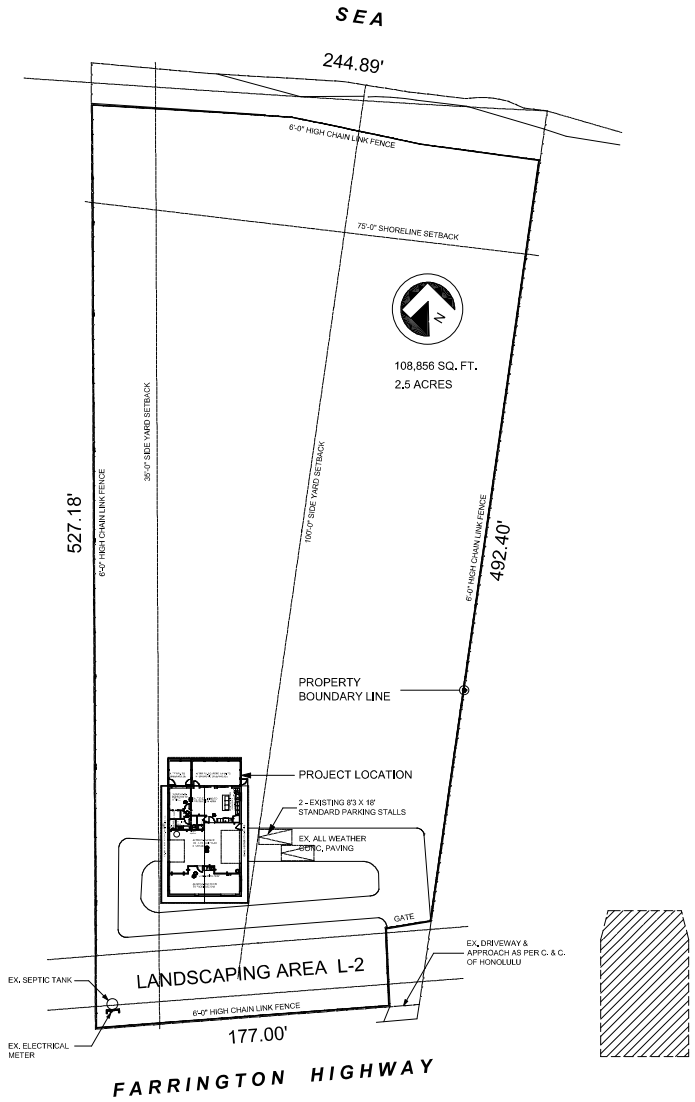
18.) TERMITE PROTECTION

CITY and COUNTY of HONOLULU
REVISED ORDINANCE CHAPTER 32,
HONOLULU COUNTY CODE 1990, AS AMENDED

Date: April 18, 2020

OCCUPANCY LOAD

AREA CLASSIFICATION	AMOUNT PER SQ. FT.	LOAD PER AREA
OFFICE (BUSINESS)	1 PER 100 SQ. FT.	323 SQ. FT. = 4
PRODUCTION (BUSINESS)	1 PER 100 SQ. FT.	1,093 SQ. FT. = 12
STORAGE (AGRICULTURAL)	1 PER 300 SQ. FT.	976 SQ. FT. = 4
GREENHOUSE (AGRICULTURAL)	1 PER 300 SQ. FT.	600 SQ. FT. = 2



PLOT PLAN

SCALE : 1/32" = 1'-0"

POLY LINE AREA
3,755 SQ. FT.

A PROPOSED ALTERATION FOR:
MR. & MRS. CARL & SUZANNE DEFOREST
ADDRESS: 68-1031 FARRINGTON HWY., WAIALUA, HI 96791
T.M.K. 6 - 8 - 002 : 010 : 0003

Blue Hawaii Drafting Services

JOB NO.
2021/IBP-11711
DATE
1/5/2022
SHEET NO.
A - 1
OF **4** SHEETS

EXHIBIT C-11 - Original Farm dwelling to be Converted to Agricultural CPR Unit 3 Structure.

DOOR SCHEDULE				
NUMBER	WIDTH	HEIGHT	DESCRIPTION	COMMENTS
D01	36 "	80 "	HINGED	HOLLOW CORE
D02	34 "	80 "	HINGED	SOLID FRAME FRENCH DOOR
D03	94 "	96 "	VINYL SLIDER	CLEAR SAFETY GLASS
D04	48 "	80 "	BI - FOLD	LOUVERED

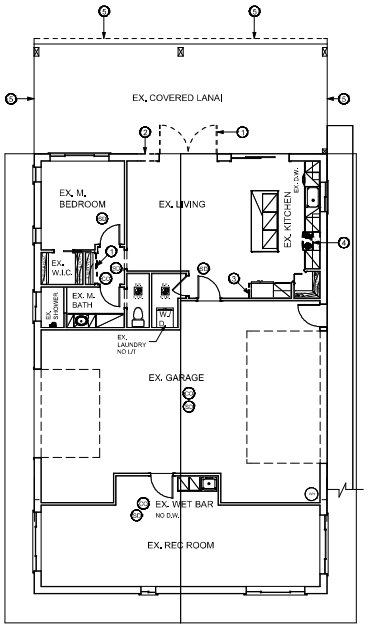
NOTE:
ALL GLAZING DOORS IN HAZARDOUS AREAS TO BE SAFETY GLASS AS PER I.R.C. SEC. R-308.4

NOTE:
ALL DOORS OPENINGS ARE CALLED OUT NOMINALLY, NOT ACTUAL R.O. SIZES CONTRACTOR SHALL VERIFY W/ DOOR MANUFACTURER ACTUAL DOOR SIZES IN ORDER TO ESTIMATE ROUGH FRAMING OPENINGS FOR ALL DOOR

NOTE:
CONTRACTOR TO FIELD VERIFY ALL EXISTING DOOR DIMENSION OF ALL NEW DOOR REPLACING EXISTING DOOR OPENING PRIOR TO DOOR PURCHASE/ORDER.

NOTE:
ALTER EXISTING S.F.D. RESIDENCE TO AGRICULTURAL USAGE

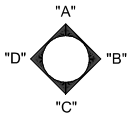
NOTE:
ALL ELECTRICAL OUTLETS ARE EXISTING



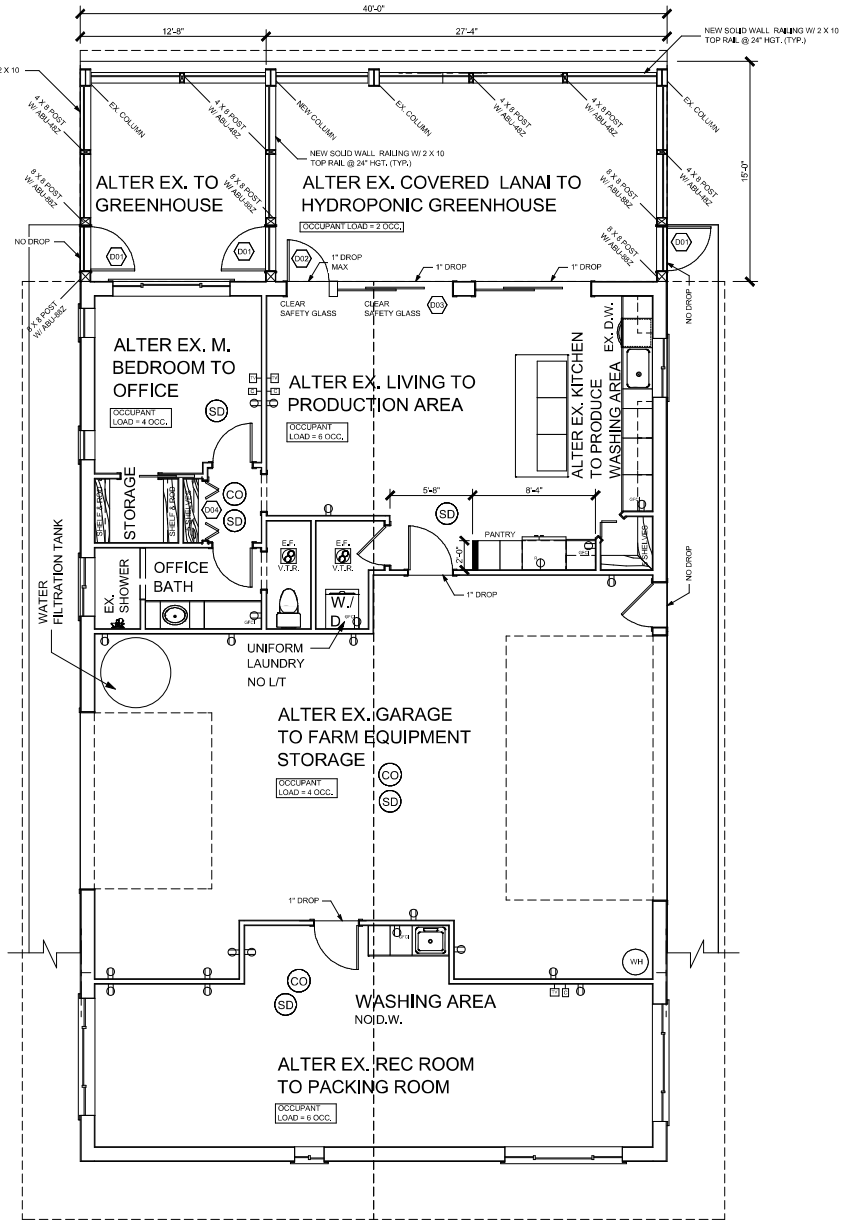
EXISTING / DEMO PLAN

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

DEMO SCHEDULE	
1	REMOVE EX. DOOR'S & REPLACE WITH NEW DOOR'S AS PER SCHEDULE (DASHED LINES)
2	CREATE NEW DOOR OPENING (DASHED LINES)
3	REMOVE EX. WALL (DASHED LINES)
4	REMOVE EX. APPLIANCE & CABINETRY (DASHED LINES)
5	REMOVE EX. ROOF FASCIA & METAL SHEATHING (DASHED LINES) (EX. METAL CHANNELS TO REMAIN)



INTERIOR ELEVATION KEY



FIRST LEVEL FLOOR PLAN

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

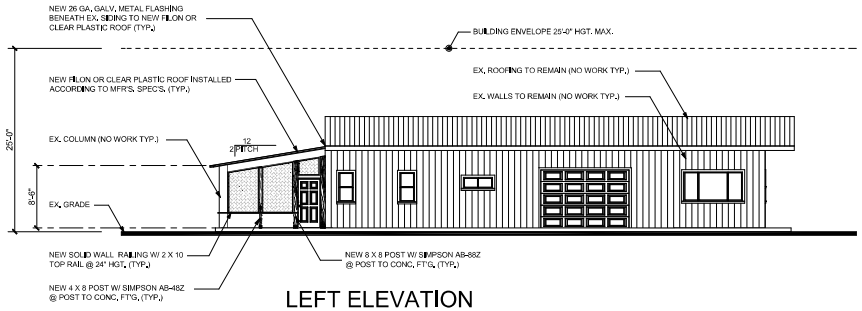
A PROPOSED ALTERATION FOR:
MR. & MRS. CARL & SUZANNE DEFOREST
ADDRESS: 68-1031 FARRINGTON HWY., WAIALUA, HI 96791
T.M.K. 6 - 8 - 002 : 010 : 0003

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JOB NO.
2021/IBP-11711
DATE
1/5/2022
SHEET NO.
A - 2
OF **4** SHEETS

EXHIBIT C-12 - Farm Dwelling Alteration to Convert Kitchen to Produce Washing Area.

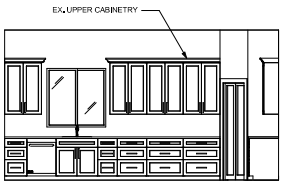
CPR Unit 3



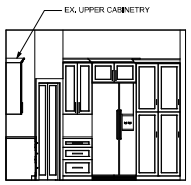
LEFT ELEVATION

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

CABINET NOTE :
CONTRACTOR/CABINET MANUFACTURER SHALL FIELD VERIFY ALL INTERIOR DIMENSION OF WALL SPACES PERTAINING TO CABINET LAYOUT PRIOR TO MANUFACTURING/ORDERING AND/OR INSTALLATION OF KITCHEN & BATH CABINET OR ANY OTHER CABINET.



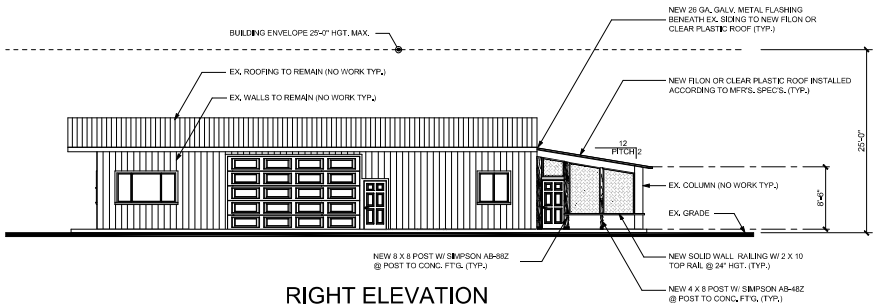
PRODUCE WASHING AREA INTERIOR "B"



PRODUCE WASHING AREA INTERIOR "C"

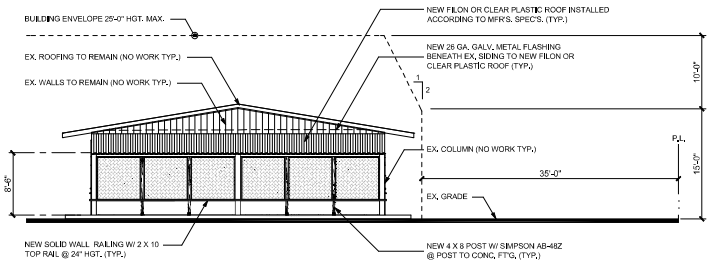
INTERIOR ELEVATIONS

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



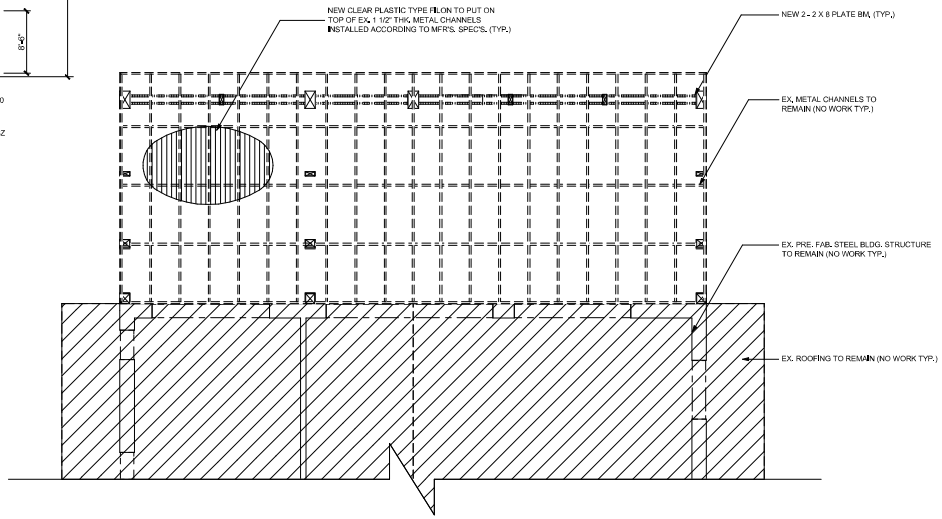
RIGHT ELEVATION

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



REAR ELEVATION

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



ROOF FRAMING PLAN

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

A PROPOSED ALTERATION FOR:

MR. & MRS. CARL & SUZANNE DEFOREST

ADDRESS: 68-1031 FARRINGTON HWY., WAIALUA, HI 96791

T.M.K. 6 - 8 - 002 : 010 : 0003

Blue Hawaii Drafting Services

JOB NO.
2021/IBP-11711
DATE
1/5/2022
SHEET NO.
A - 3
OF **4** SHEETS

EXHIBIT C-13
CPR Unit 3



Flood Hazard Assessment Report

www.hawaiinfip.org

Property Information

COUNTY:	HONOLULU
TMK NO:	(1) 6-8-002:010
WATERSHED:	KAWAIHAPAI
PARCEL ADDRESS:	ADDRESS NOT DETERMINED WAIALUA, HI 96791

Notes:

Flood Hazard Information

FIRM INDEX DATE:	NOVEMBER 05, 2014
LETTER OF MAP CHANGE(S):	NONE
FEMA FIRM PANEL:	15003C0085F
PANEL EFFECTIVE DATE:	SEPTEMBER 30, 2004

THIS PROPERTY IS WITHIN A TSUNAMI EVACUTION ZONE: YES
FOR MORE INFO, VISIT: http://www.scd.hawaii.gov/

THIS PROPERTY IS WITHIN A DAM EVACUATION ZONE: NO
FOR MORE INFO, VISIT: http://dlnreng.hawaii.gov/dam/

0 400 800 ft

EXHIBIT D

Disclaimer: The Hawaii Department of Land and Natural Resources (DLNR) assumes no responsibility arising from the use, accuracy, completeness, and timeliness of any information contained in this report. Viewers/Users are responsible for verifying the accuracy of the information and agree to indemnify the DLNR, its officers, and employees from any liability which may arise from its use of its data or information.

If this map has been identified as 'PRELIMINARY', please note that it is being provided for informational purposes and is not to be used for flood insurance rating. Contact your county floodplain manager for flood zone determinations to be used for compliance with local floodplain management regulations.

FLOOD HAZARD ASSESSMENT TOOL LAYER LEGEND
(*Note: legend does not correspond with NFHL)*

SPECIAL FLOOD HAZARD AREAS (SFHAs) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD - The 1% annual chance flood (100-year), also know as the base flood, is the flood that has a 1% chance of being equaled or exceeded in any given year. SFHAs include Zone A, AE, AH, AO, V, and VE. The Base Flood Elevation (BFE) is the water surface elevation of the 1% annual chance flood. Mandatory flood insurance purchase applies in these zones:

	Zone A: No BFE determined.
	Zone AE: BFE determined.
	Zone AH: Flood depths of 1 to 3 feet (usually areas of ponding); BFE determined.
	Zone AO: Flood depths of 1 to 3 feet (usually sheet flow on sloping terrain); average depths determined.
	Zone V: Coastal flood zone with velocity hazard (wave action); no BFE determined.
	Zone VE: Coastal flood zone with velocity hazard (wave action); BFE determined.
	Zone AEF: Floodway areas in Zone AE. The floodway is the channel of stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without increasing the BFE.

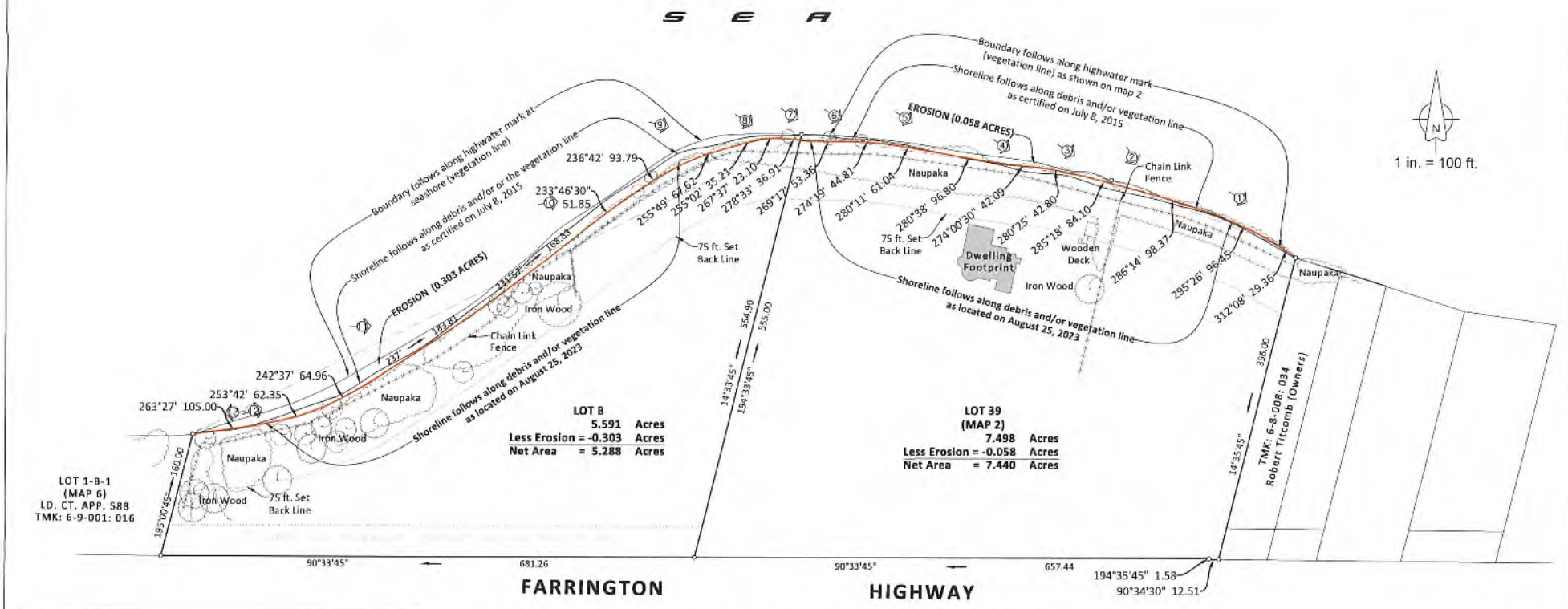
NON-SPECIAL FLOOD HAZARD AREA - An area in a low-to-moderate risk flood zone. No mandatory flood insurance purchase requirements apply, but coverage is available in participating communities.

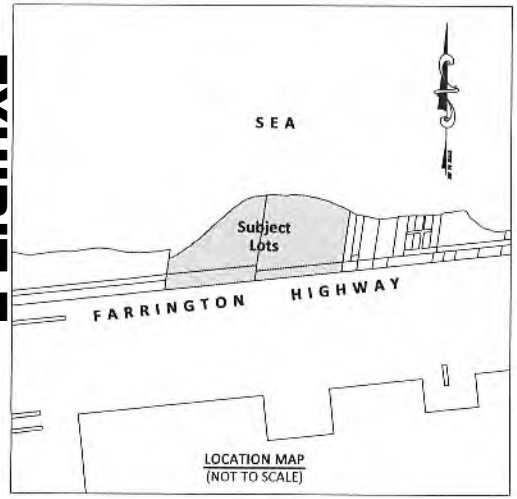
	Zone XS (X shaded): Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.
	Zone X: Areas determined to be outside the 0.2% annual chance floodplain.

OTHER FLOOD AREAS

	Zone D: Unstudied areas where flood hazards are undetermined, but flooding is possible. No mandatory flood insurance purchase apply, but coverage is available in participating communities.

EXHIBIT E





SHORELINE CERTIFICATION MAP

OF LOT 39 AS SHOWN ON MAP 2 LAND COURT APPLICATION 1810 AND PORTION OF ROYAL PATENT GRANT 338 TO HIKIAU AND KUA BEING LOT B ALSO A PORTION OF RAILROAD RIGHT OF WAY

AT KEALIA, WAIALUA, OAHU, HAWAII

TAX MAP KEYS: (1) 6-8-002: 0100001-0100004

SITE ADDRESS: 68-1031 KAMEHAMEHA HIGHWAY

OWNERS: SSQ LLC, SAFE INVESTMENT PROPERTIES LLC, DEFOREST, CARL M., TITCOMB, ROBERT R TR.

BENJAMIN E. K. GUIEB
LICENSED PROFESSIONAL LAND SURVEYOR
No. 19770
HAWAII, USA

This work was prepared by me or under my supervision

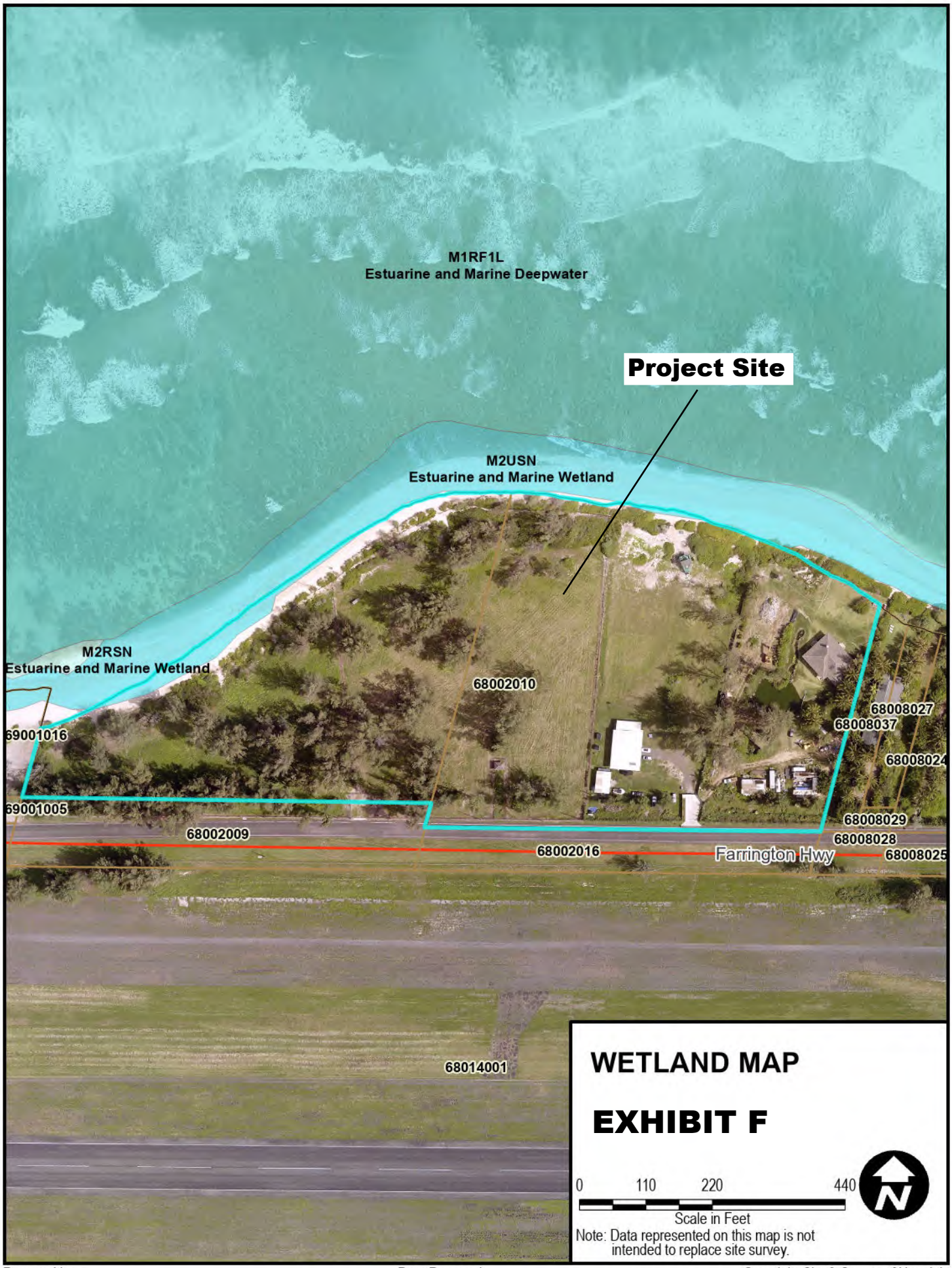
Benjamin E.K. Guieb

BENJAMIN E. K. GUIEB
Licensed Professional Land Surveyor
Certificate Number 19770
Exp. 4/30/2024

NOTES:
1. ① - Symbol represents direction and location of photographs taken on August 25, 2023 at 1630.
2. Property Corners were marked and set as shown in Map.

MANA SURVEYING
94-1221 KA IKA BLVD.#108-188
WAIPAHU, HAWAII 96797

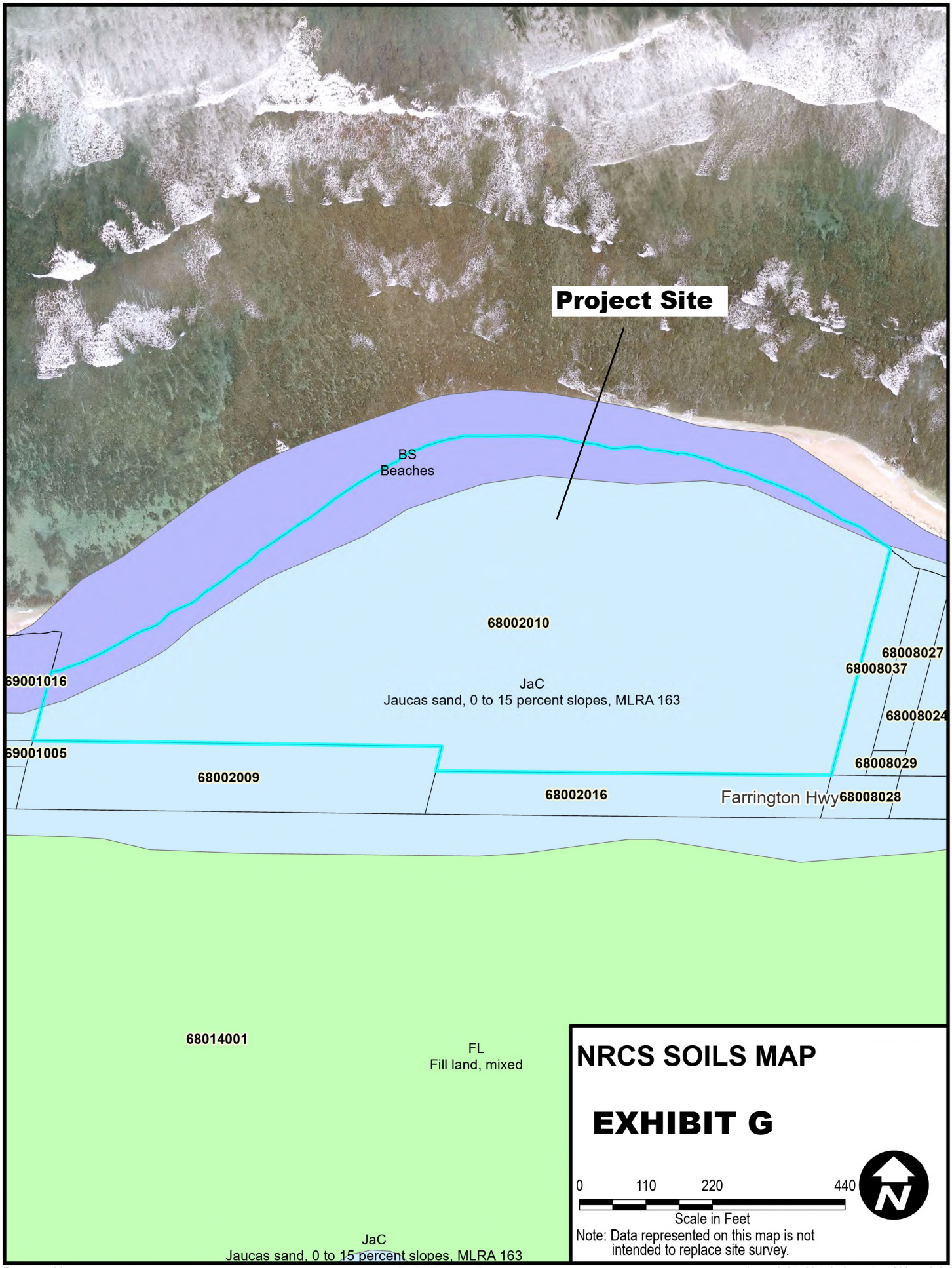
PAPER SIZE: 15" x 21"



Prepared by:

Date Prepared:

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NRCS SOILS MAP

EXHIBIT G

0 110 220 440

Scale in Feet

Note: Data represented on this map is not intended to replace site survey.

Prepared by:

Date Prepared:

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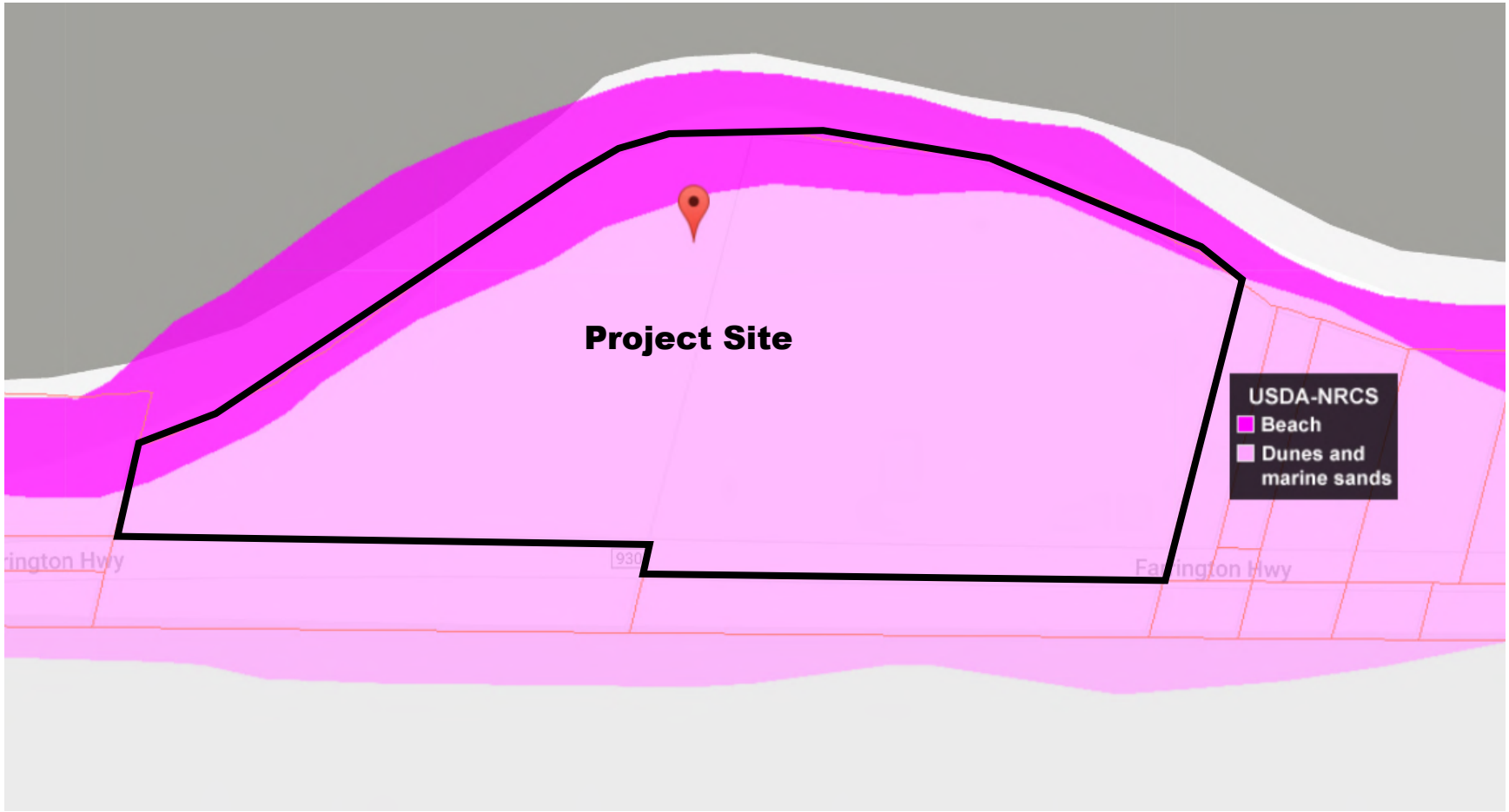


EXHIBIT H - DUNES AND MARINE SANDS

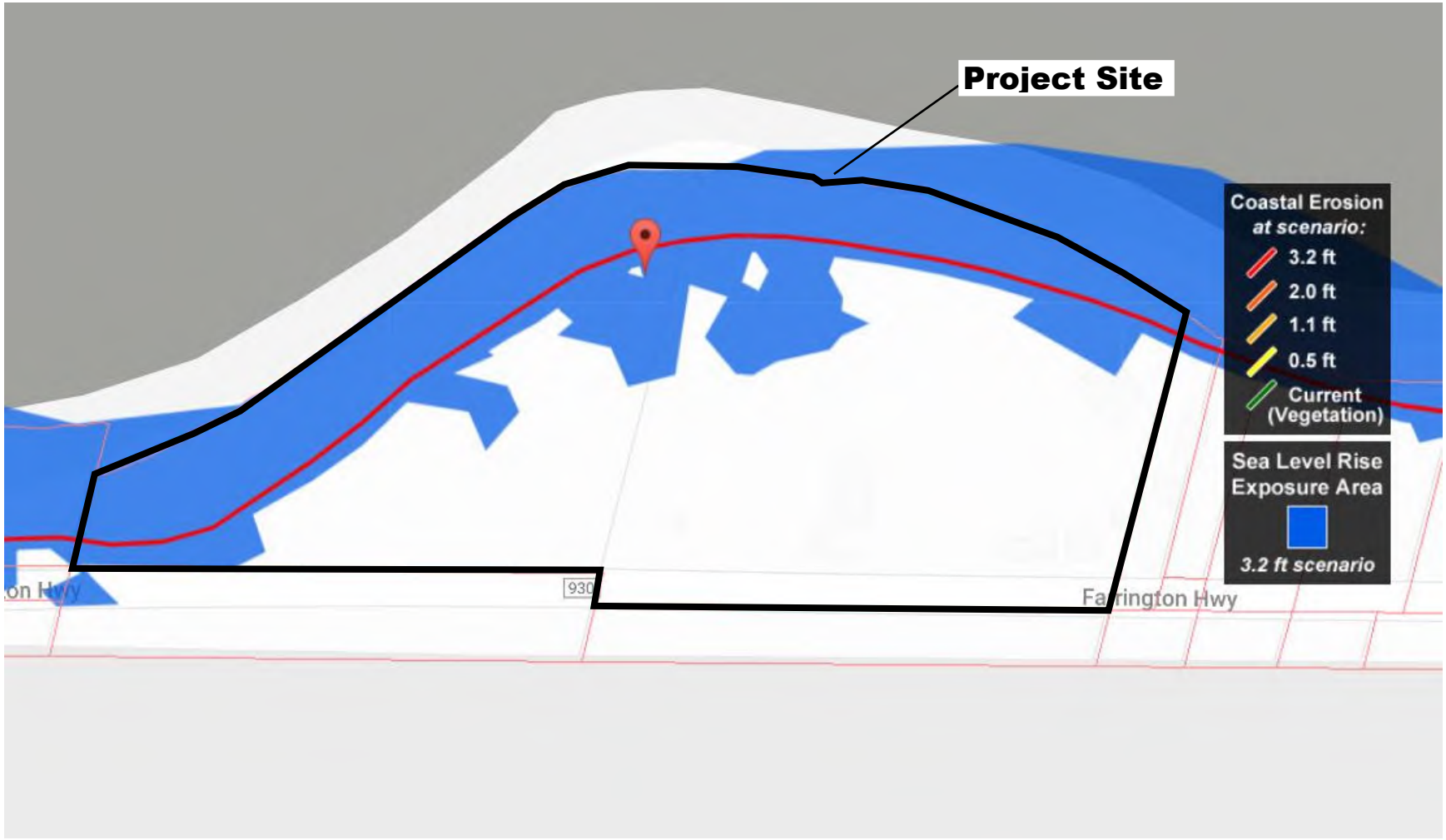


EXHIBIT I - 3.2-FOOT SEA LEVEL RISE EXPOSURE AREA WITH COASTAL EROSION PROJECTION

Shoreline Erosion Rate



2/15/2024, 12:29:25 PM

- Mosaic Footprint
- 70 yr Erosion Rate + 60 ft
- Hawai'i Future Erosion Hazard Zone 0.5 ft, 2030
- Hawai'i Future Erosion Hazard Zone 1.1 ft, 2050
- Hawai'i Future Erosion Hazard Zone 2.0 ft, 2075
- Hawai'i Future Erosion Hazard Zone 3.2 ft, 2100

Hawai'i Historical Transects

- -4.863116 - 0.000000

EXHIBIT J

1:2,257

0 0.02 0.04 0.07 mi

0 0.03 0.06 0.11 km

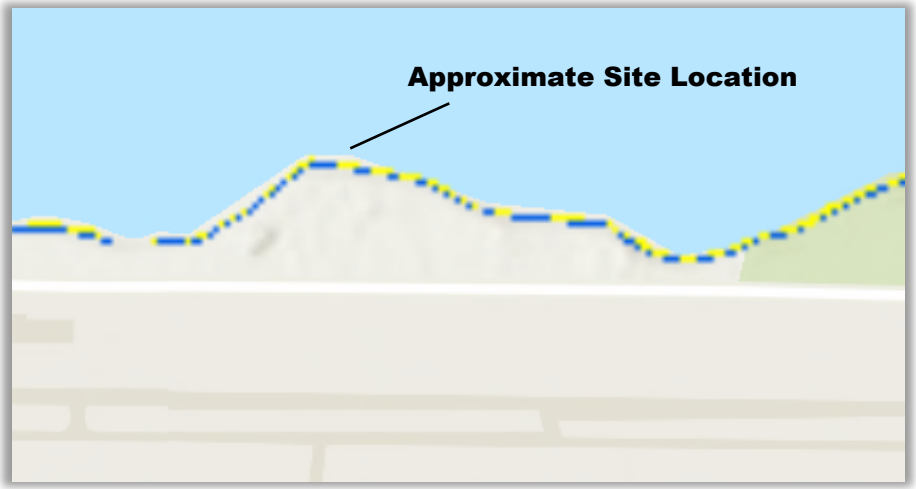
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ArcGIS Web AppBuilder

Resource Mapping Hawaii | University of Hawai'i at Mānoa



Category 1 Hurricane



Category 2 Hurricane

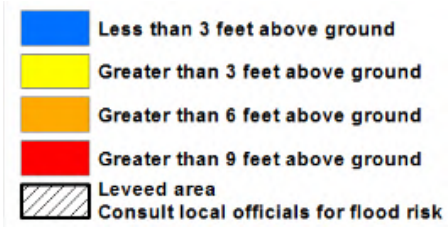


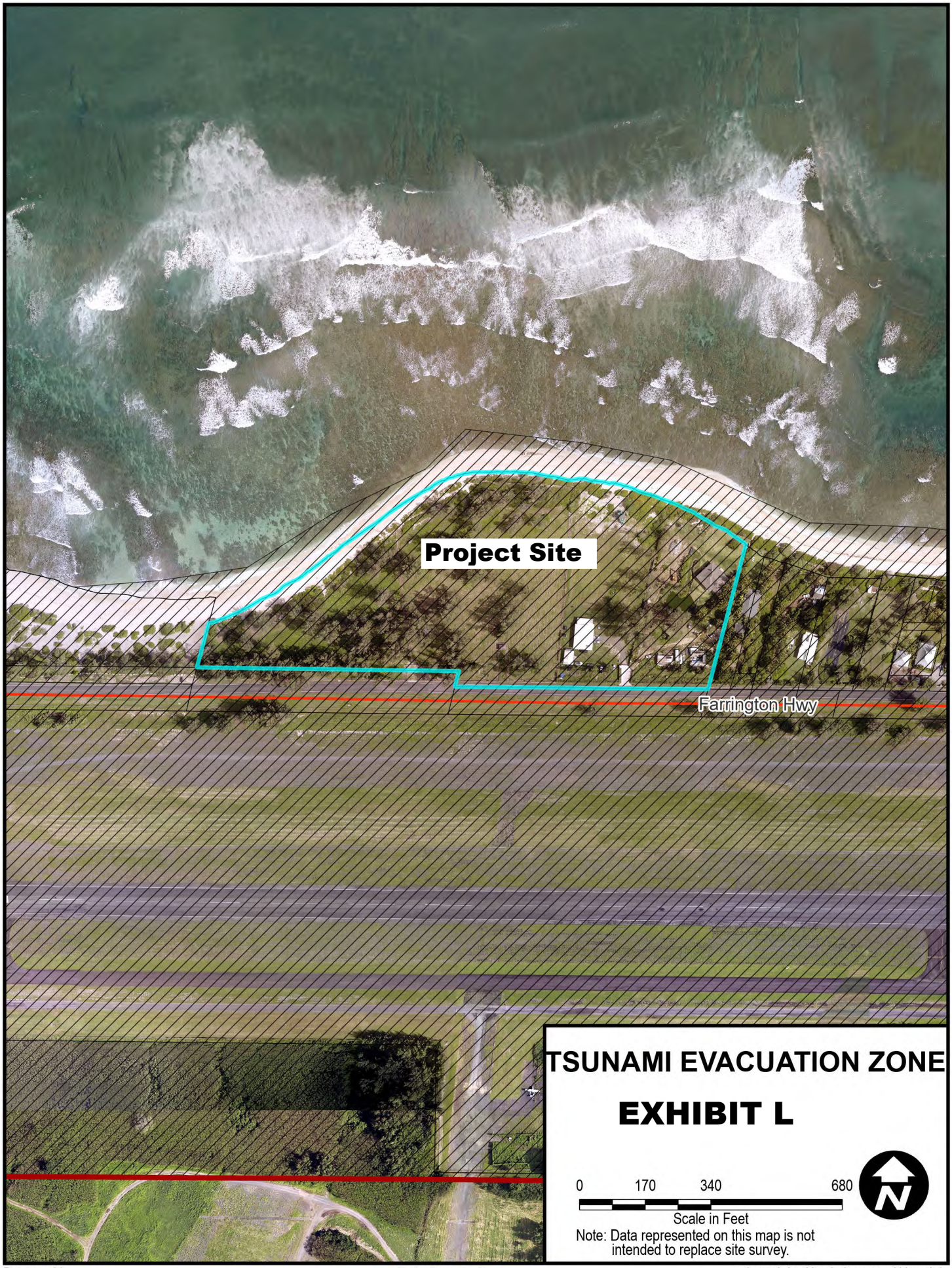
Category 3 Hurricane



Category 4 Hurricane

EXHIBIT K - NATIONAL HURRICANE CENTER STORM SURGE





TSUNAMI EVACUATION ZONE

EXHIBIT L

0 170 340 680

Scale in Feet

Note: Data represented on this map is not intended to replace site survey.

Prepared by:

Date Prepared:

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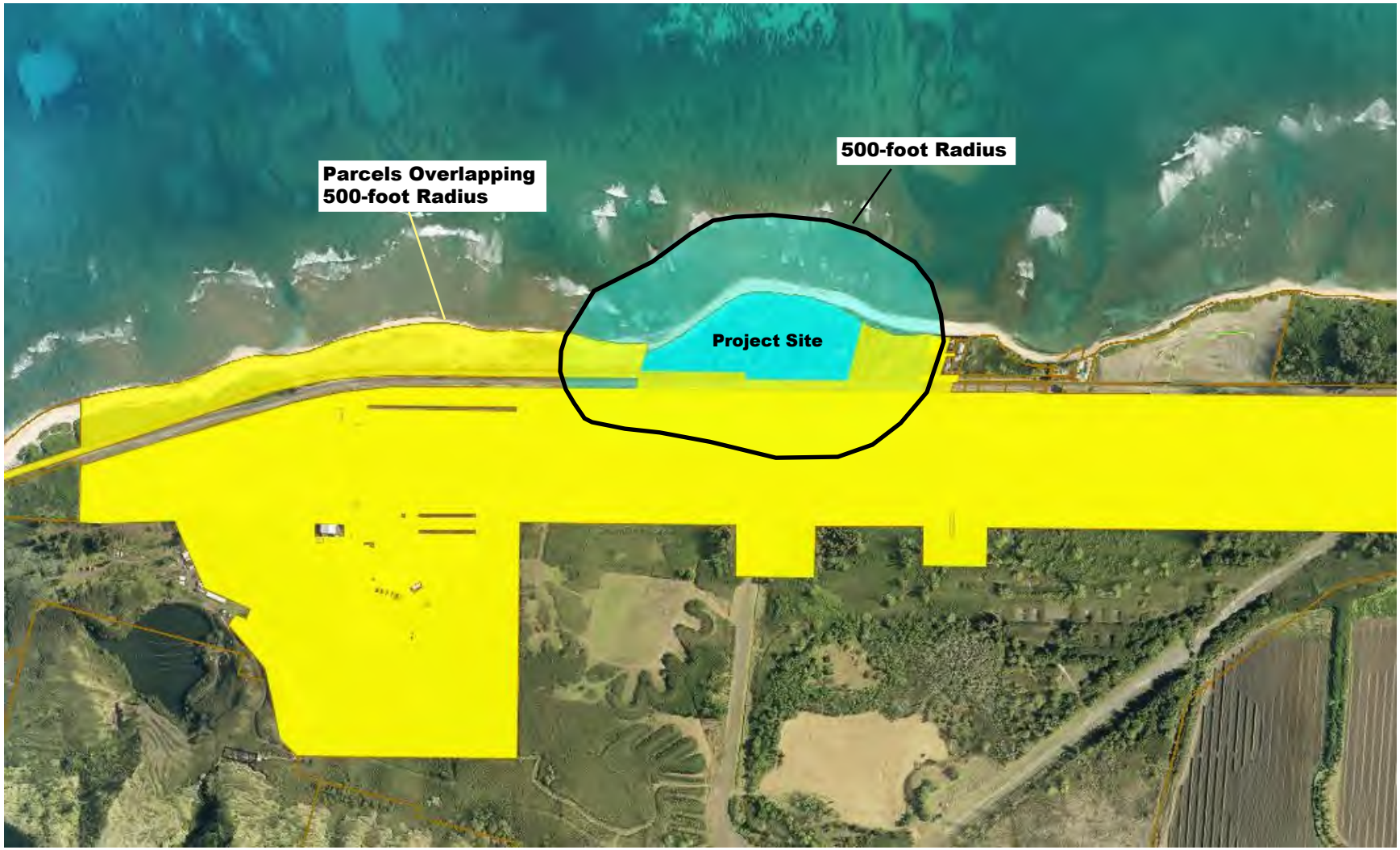


EXHIBIT M - 500-FOOT CUMULATIVE RADIUS IMPACT