

HONOLULU CITY COUNCIL
KE KANIHELA O KE KALANA O HONOLULU
CITY AND COUNTY OF HONOLULU

No. 24-71

RESOLUTION

GRANTING A SPECIAL MANAGEMENT AREA (SMA) MAJOR PERMIT TO ALLOW THE CONSTRUCTION OF A NEW SINGLE-FAMILY DWELLING AND A SWIMMING POOL IN KAHALU'U, O'AHU.

WHEREAS, on November 1, 2023, the Department of Planning and Permitting ("DPP") accepted the application (File No. 2023/SMA-91) of The Dream Hone Trust (the "Applicant") for a SMA Major Permit to allow for the construction of a new single-family, detached dwelling, a garage, and a swimming pool on an approximately 26,109 square (sq.) foot (ft.) shoreline lot zoned R-10 Residential District, located at 47-083 Kamehameha Highway in Kahalu'u, and identified as Tax Map Key (TMK) 4-7-019: 082 (the "Project"); and

WHEREAS, on December 19, 2023, the DPP held a public hearing on the application at the Neal S. Blaisdell Center, Pikake Room, which was attended by the Applicant's Agent, DPP staff, and a few members of the public; and at which two individuals testified in opposition; and

WHEREAS, on March 13, 2024, within 90 calendar days after the close of the public hearing (the Applicant having requested a 45-day extension of the 45-calendar-day administrative deadline), the DPP, having duly considered all evidence and the objectives, policies, and guidelines, as established in Revised Ordinances of Honolulu 2021 ("ROH") §§ 25-3.1 and 25-4.1, and Hawai'i Revised Statutes ("HRS") §§ 205A-2 and 205A-26 completed its report and transmitted its findings and recommendation of approval to the City Council ("Council"); and

WHEREAS, the Council, having received the findings and recommendation of the DPP on 03/15/24, by Departmental Communication No. 192 (2024), and having duly considered all of the findings and reports on the matter, desires to approve the subject application for an SMA Major Permit subject to 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 Applicant for the Project, subject to the following conditions:

- A. Except as modified herein, development must be in general conformity with the Project as described in the DPP's findings and recommendation, referenced above, and as depicted in Exhibits A, B, C-1 through C-10, and D through K, attached 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



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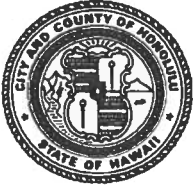
addressed in ROH Chapter 25, HRS Chapter 205A, or both, will require a new application and SMA Major Permit. Any change that does not have a significant effect on coastal resources will be considered a minor modification and may be permitted under this resolution, upon review and approval by the DPP Director.

- B. In order to accurately portray the Project site boundaries and accurately determine whether the Project complies with the Land Use Ordinance (LUO) development standards, the Project plans, including the attached Exhibits and the calculations required by the LUO, must be updated to remove 306 sq. ft. of the Project zoning lot area that has been lost to erosion since 2014 and is now within the State Land Use Conservation District, as shown on the 2024 Certified Shoreline Survey.
- C. To account for the potential shift of land from the State Land Use Urban 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 4-7-019: 082, 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 land owner shall hold harmless and indemnify the City of any responsibility that may result from adverse impacts associated with sea level rise."

This statement must be clearly stated under "Landowner Acknowledgements" on all Project 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 erosion, sea level rise, or any other coastal hazard, in order to obtain approval for a Shoreline Setback Variance for a new shoreline protection structure. All Project building



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permit plans must include the following statement under "Landowner Acknowledgements":

"In choosing to undertake the development at Tax Map Key 4-7-019: 082, the landowner hereby acknowledges that no claim of hardship due to erosion, sea level rise, 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. 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 permit or building permit for the Project, the Applicant shall incorporate the following adaptation and design measures into the Project plans submitted to the DPP for review:

1. The Applicant shall use pervious surface materials such as, but not limited to, grasscrete or grass block pavers for the driveway. This requirement must be clearly stated under "Environmental Notes" on all Project construction permit plans and building permit plans; and
2. 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 4-7-019: 082 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 building permit plans.

- F. In order to minimize impacts to known and unknown archaeological, historic, and cultural resources that may be present at the Project site, the Applicant shall comply with the following measures:
1. Prior to the issuance of any construction permit or building permit for the Project, the Applicant shall submit to the DPP a copy of the written determination from the State Historic Preservation Division (SHPD) stating that SHPD has completed its review of the impact of the Project on historic properties pursuant to § 6E-42, HRS, and has determined whether any mitigative actions and protocols are required;



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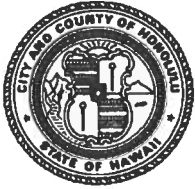
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2. The Applicant, in consultation with the SHPD, shall prepare and implement an Archaeological Inventory Survey ("AIS") and AIS Testing Strategy;
3. If required by the SHPD upon review of the AIS, the Applicant, in consultation with the SHPD, shall prepare an archaeological monitoring plan that meets the standards of Hawai'i Administrative Rules Chapter 13-279, and shall implement the archaeological monitoring plan during ground-disturbing activity and Project construction to ensure that archaeological and cultural resources are properly identified and treated;
4. The Applicant shall consult with the SHPD regarding mitigation protocols, and shall implement all mitigation protocols required by the SHPD. All mitigation protocols must be clearly stated under "Environmental Notes" on all Project construction permit plans and building permit plans. Prior to the commencement of ground-disturbing activity and Project construction, a coordination meeting must be conducted among the Project's archaeological consultants, the construction contractor, and applicable subcontractors to ensure that the construction contractor and applicable subcontractors have been informed of the required mitigation protocols; and
5. 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 Applicant shall stop work, protect the find from further disturbance, and contact the SHPD immediately. Work in the immediate area must be stopped until SHPD is able to assess the impact and make further recommendations for mitigative activity.

The requirements enumerated in this condition must be clearly stated under "Environmental Notes" on all Project construction permit 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 Applicant is responsible for the following:



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1. All new and replacement outdoor light fixtures must not exceed a color temperature of 3,000 degrees kelvin.
2. Artificial light from exterior lighting fixtures on the zoning lot, 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 across property boundaries toward the shoreline and ocean waters, except as may otherwise be permitted pursuant to HRS § 205A-71(b).
3. Exterior lighting 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 must be used for all fence construction to avoid the entanglement of Hawaiian hoary bats; and
6. Woody plants greater than 15 ft. in height may not be disturbed, removed, or trimmed during the Hawaiian hoary bat birthing and pup rearing season (June 1 through September 15).

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

H. Importation of fill material.

1. To minimize the spread of invasive pathogens, pests, or plants that may harm native species and ecosystems, the importation of soil material must be minimized to the extent possible. The Applicant proposes the use of structural fill to stabilize the Project foundations. No importation of soils material is proposed;
2. Prior to the importation of any structural fill materials, the Applicant shall submit a materials analysis to the State Department of Land and Natural Resources, Division of Forestry and Wildlife ("DOFAW"), for review and approval. The materials analysis must show that:



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- a. The fill materials will not will not adversely impact SMA resources;
and
 - b. All fill materials are clean and do not contain invasive fungal pathogens, vertebrate and invertebrate pests, or invasive plant parts that may harm native species and ecosystems;
3. The materials analysis must be accompanied by a detailed topographic map showing the exact location on the Project site where grade irregularities will be leveled with imported structural fill materials; and
 4. Approximately one year after the issuance of a certificate of occupancy for the Project, the Applicant shall submit to DOFAW for its review and approval a post-construction survey to detect whether the Project site contains any invasive species that have spread from the fill materials, and recommended mitigative measures to address any spread. The Applicant shall implement the recommendations of the post-construction survey.

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

- I. **The Applicant shall obtain a construction permit or building permit for the Project within 36 months after the effective date of this SMA Major Permit.** Failure to obtain a construction permit or building permit within this period will render this SMA Major Permit null and void, provided that this period may be extended as follows:
 1. The DPP Director may extend this period if the Applicant demonstrates good cause, but the period cannot be extended by the DPP Director beyond one year from the initial deadline set by the Council.
 2. If the Applicant demonstrates good cause for an extension exceeding one year, the DPP Director shall prepare and submit to the Council a report on the proposed extension, which must include the DPP Director's findings and recommendations thereon. The Council may approve the proposed extension or an extension for a shorter or longer period, or deny the proposed extension, by adoption of a committee report or resolution.



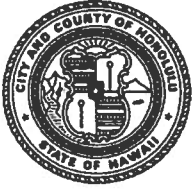
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3. If the Council fails to take final action on the proposed extension within the first to occur of:
 - a. 60 days after receipt of the DPP Director's report; or
 - b. The Applicant's then-existing deadline for obtaining a development permit,the extension 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 the LUO and building and construction codes, or other governmental requirements, including but not limited to LUO, building, grading, and grubbing permit approvals. They are subject to separate review and approval. The Applicant shall be responsible for ensuring that the final plans for the Project approved under this SMA Major Permit comply with all applicable City ordinances and other governmental provisions and requirements; and



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BE IT FINALLY RESOLVED by the Council of the City and County of Honolulu that copies of this Resolution be transmitted to Dream Hone Trust, LLC, 11765 Wilshire Boulevard, Suite 500, Los Angeles, California 90025; Jim Hayes, Planning Solutions, Inc., 711 Kapi'olani Boulevard, Suite 950, Honolulu, Hawai'i 96813; Dawn Takeuchi Apuna, Director of the Department of Planning and Permitting, 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:

 (br)

DATE OF INTRODUCTION:

MAR 19 2024

Honolulu, Hawai'i

Councilmembers

Kaneohe Bay

Project Site

Kamehameha Highway

R-10

Hunalepo St

Iiui St

P-1

R-5

**EXHIBIT B - ZONING MAP
FILE NO. 2023/SMA-91**

0 225 450 900

Scale in Feet

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



CERTIFIED SHORELINE
AUGUST 13, 2024

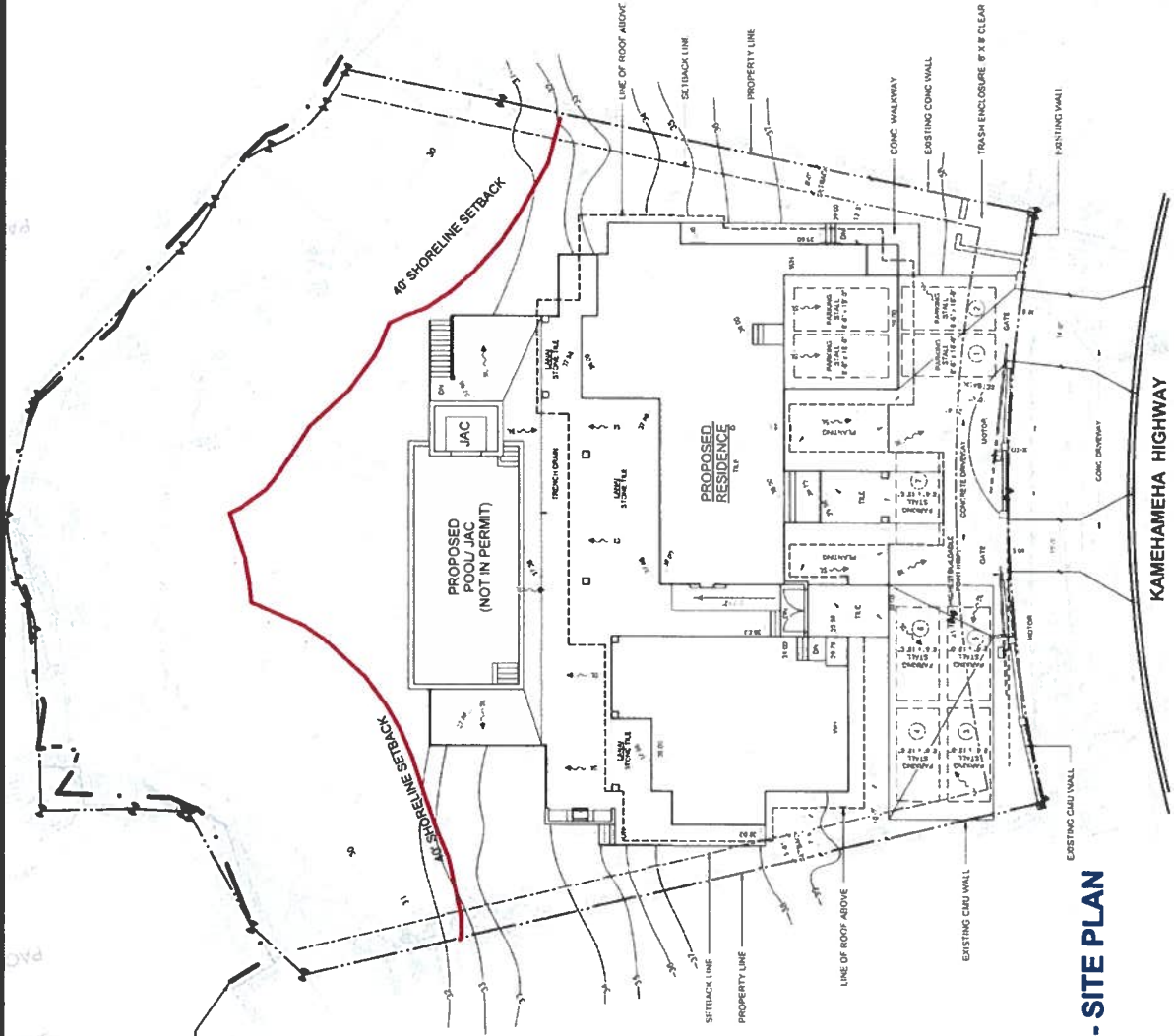


EXHIBIT C-1 - SITE PLAN

KAMEHAMEHA HIGHWAY

SITE PLAN

C101



KAHALU RESIDENCE
47-83 KAMEHAMEHA HIGHWAY, KAHALU, HAWAII 96819
TMK # 4-7-019 082
SITE PLAN

Revision	By	Date

Project No. 6187-2023
Date SUBMITTAL SET
Drawn by
Checked by
Drawing No.

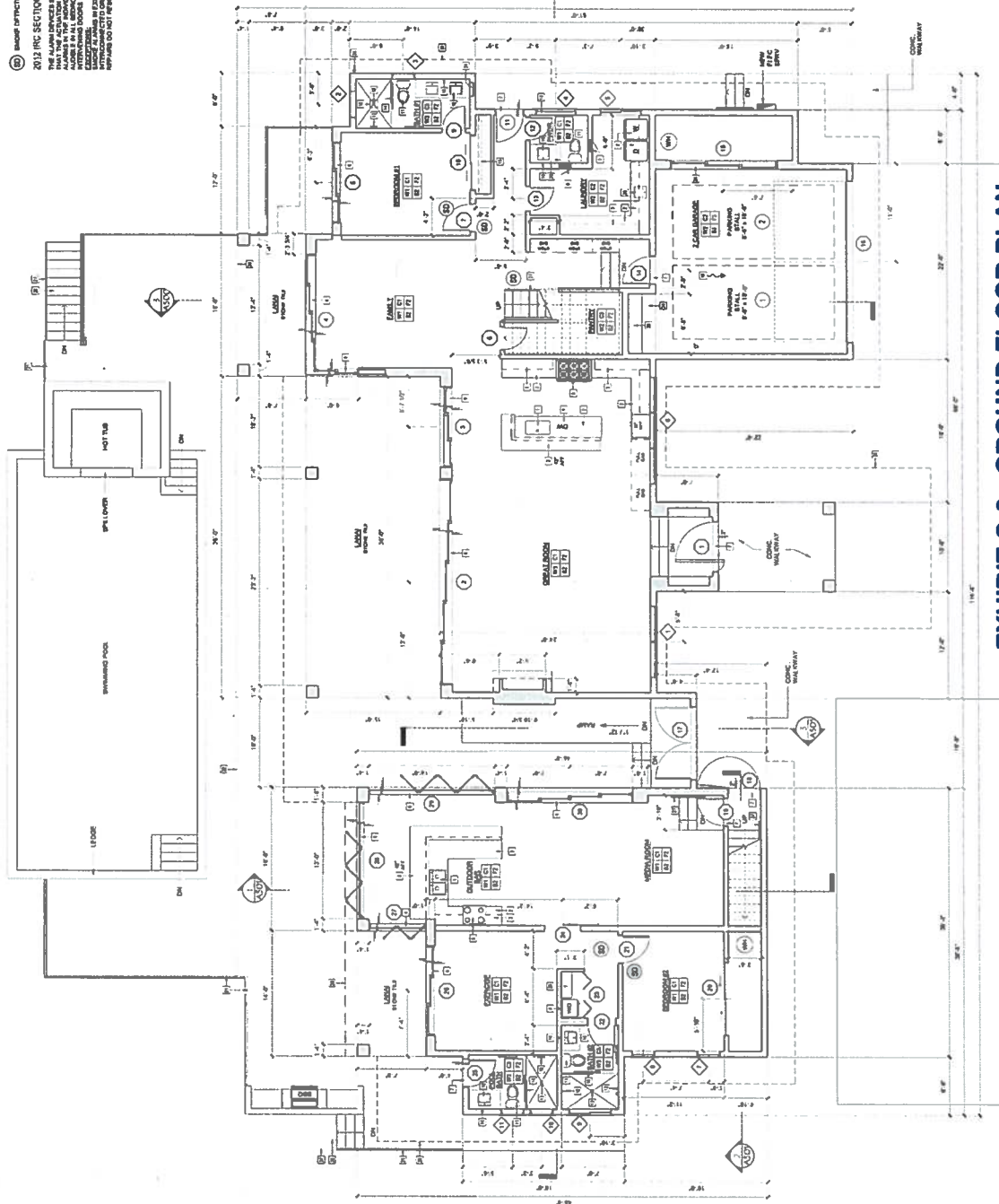
(50) SMOKE DETECTOR

2012 IRC SECTION R314 SMOKE ALARMS

THE ALARM DEVICES SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTIVATION OF ONE ALARM UNIT SHALL ACTIVATE ALL ALARMS IN THE RESIDUAL UNIT. THE ALARM SHALL BE LOCATED IN ALL BEDROOMS OVER BACKDROP AND HOB/STOVE INTERFERENCE DOORS OR CEILING

EXCEPTIONS:

SMOKE ALARMS IN EXISTING AREAS NOT IMPOUNDED BY THE DEPARTMENT OF FIRE SHALL BE INTERCONNECTED OR HARDWIRED WHERE THE ALTEC IS NOT REQUIRED. SMOKE ALARMS IN EXISTING AREAS NOT IMPOUNDED BY THE DEPARTMENT OF FIRE SHALL BE INTERCONNECTED OR HARDWIRED WHERE THE ALTEC IS NOT REQUIRED. SMOKE ALARMS IN EXISTING AREAS NOT IMPOUNDED BY THE DEPARTMENT OF FIRE SHALL BE INTERCONNECTED OR HARDWIRED WHERE THE ALTEC IS NOT REQUIRED.



LOWER FLOOR PLAN

$$\text{SCALE: } 1'' = 0.341\text{F} = 1' = 12''$$

Revision	By	Date
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		

Project No.	
Date	03.17.2025
Drawn	SUBMITAL 011
Designed	
Checked	
Drawn	

A100

KAHALUU RESIDENCE
47-83 KAMEHAMEHA HIGHWAY, KAHALUU, HAWAII, 96819
TMK #: 4-7-019-082
LOWER FLOOR PLAN



EISERLOH
ARCHITECTS

628 W. Third Street #200120
Huntsville, Alabama 35894
Tel (205) 366-7600
Fax (205) 377-0963
e-mail: eise@aol.com




[illegible]

ROOM FINISH LEGEND	
WALL	CEILING
01 WP GYP. BD. 02 WP GYP. BOARD, TYPE "X" 03 WP GYP. BD. 04 WP GYP. BD. 05 CMU 06 PLASTER	C1 WP GYP. BOARD C2 WP GYP. BOARD, TYPE "X" C3 WP GYP. BD. C4 WOOD T&G
FLOOR	FLOORS
F1 HARDWOOD F2 T&G F3 CONCRETE F4 WOOD	F1 HARDWOOD F2 T&G F3 CONCRETE F4 WOOD

GENERAL BIDDING NOTE:
DIMENSIONS ARE FROM FACE OF STUO TO FACE OF STUO OR FACE OF CONC. BLOCK TO FACE OF CONC. BLOCK.
PROVIDE 2X BLOCCING @ TOWEL BAR LOCATIONS
PROVIDE 1/2" PLYWOOD SHEATHING @ CLOSET SIDE WALLS (TYP.)
ALL SHOWER WALLS AND CEILING 1/2" CEMENT BOARD NEEDED 1'-2' O.C.
VERIFY DOWNPOUT LOCATIONS W/ ARCHITECT.
VERIFY LOCATION OF WATER HEATER W/ ARCHITECT.

100% OF THE PROJECT

THIS ARCHITECTURAL DRAWING IS THE PROPERTY OF EISENLOH ARCHITECTS. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF EISENLOH ARCHITECTS.

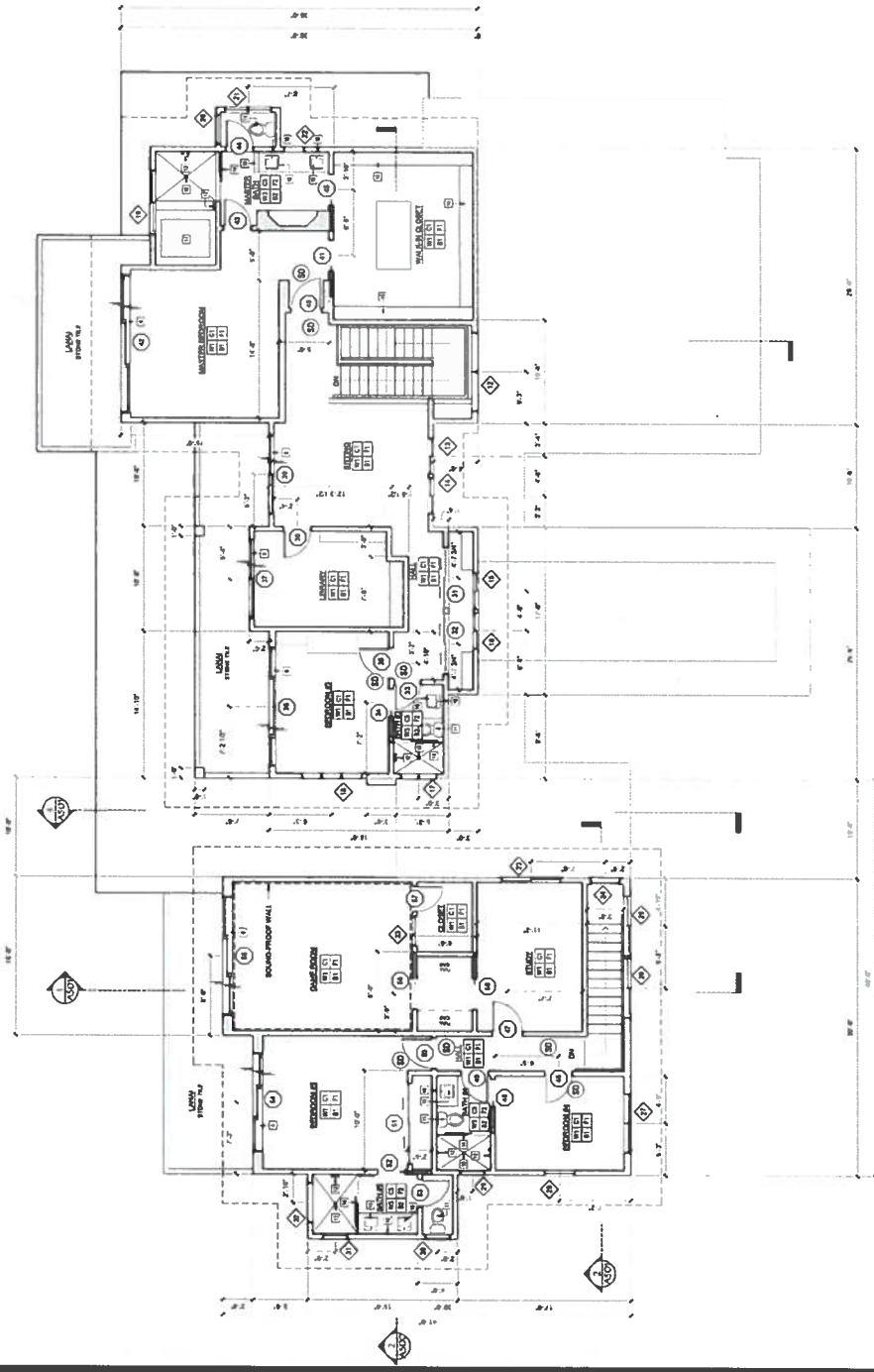


EXHIBIT C-3 - SECOND FLOOR PLAN



KAHALU RESIDENCE
TMK #: 4-7-019-082
47-83 KAMEHAMEHA HIGHWAY, KAHALU, HAWAII, 96744

By	Date

Project No. 47-83
Client KAHALU RESIDENCE
Design EISENLOH ARCHITECTS
Checklist
Drawing No. A101

NOTE #	NOTE DESCRIPTION
1	ALL DIMENSIONS ARE FROM FACE OF STUD TO FACE OF STUD OR FACE OF CONC. BLOCK TO FACE OF CONC. BLOCK.
2	PROVIDE 2X BLOCKING @ TOWER BAR LOCATIONS
3	PROVIDE 3/4" PLYWOOD SHEATHING @ CLOSET
4	ALL EXTERIOR WALLS AND CEILING 1/2" CEMENT BOARD NAILED 12" O.C.
5	VERIFY DOWNSPOUT LOCATIONS W/ ARCHITECT.
6	VERIFY LOCATION OF WATER HEATER W/ ARCHITECT.

ROOM FINISH LEGEND	
WALL	CEILING
W1 1/2" GYP BD	C1 5/8" GYP BOARD
W2 1/2" GYP BOARD 1/2" X 6"	C2 5/8" GYP BOARD 1/2" X 6"
W3 1/2" GYP BOARD 1/2" X 6"	C3 5/8" GYP BOARD 1/2" X 6"
W4 1/2" GYP BOARD 1/2" X 6"	C4 5/8" GYP BOARD 1/2" X 6"
W5 1/2" GYP BOARD 1/2" X 6"	C5 5/8" GYP BOARD 1/2" X 6"
W6 1/2" GYP BOARD 1/2" X 6"	C6 5/8" GYP BOARD 1/2" X 6"
W7 1/2" GYP BOARD 1/2" X 6"	C7 5/8" GYP BOARD 1/2" X 6"
W8 1/2" GYP BOARD 1/2" X 6"	C8 5/8" GYP BOARD 1/2" X 6"
W9 1/2" GYP BOARD 1/2" X 6"	C9 5/8" GYP BOARD 1/2" X 6"
W10 1/2" GYP BOARD 1/2" X 6"	C10 5/8" GYP BOARD 1/2" X 6"
W11 1/2" GYP BOARD 1/2" X 6"	C11 5/8" GYP BOARD 1/2" X 6"
W12 1/2" GYP BOARD 1/2" X 6"	C12 5/8" GYP BOARD 1/2" X 6"
W13 1/2" GYP BOARD 1/2" X 6"	C13 5/8" GYP BOARD 1/2" X 6"
W14 1/2" GYP BOARD 1/2" X 6"	C14 5/8" GYP BOARD 1/2" X 6"
W15 1/2" GYP BOARD 1/2" X 6"	C15 5/8" GYP BOARD 1/2" X 6"
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W26 1/2" GYP BOARD 1/2" X 6"	C26 5/8" GYP BOARD 1/2" X 6"
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W66 1/2" GYP BOARD 1/2" X 6"	C66 5/8" GYP BOARD 1/2" X 6"
W67 1/2" GYP BOARD 1/2" X 6"	C67 5/8" GYP BOARD 1/2" X 6"
W68 1/2" GYP BOARD 1/2" X 6"	C68 5/8" GYP BOARD 1/2" X 6"
W69 1/2" GYP BOARD 1/2" X 6"	C69 5/8" GYP BOARD 1/2" X 6"
W70 1/2" GYP BOARD 1/2" X 6"	C70 5/8" GYP BOARD 1/2" X 6"
W71 1/2" GYP BOARD 1/2" X 6"	C71 5/8" GYP BOARD 1/2" X 6"
W72 1/2" GYP BOARD 1/2" X 6"	C72 5/8" GYP BOARD 1/2" X 6"
W73 1/2" GYP BOARD 1/2" X 6"	C73 5/8" GYP BOARD 1/2" X 6"
W74 1/2" GYP BOARD 1/2" X 6"	C74 5/8" GYP BOARD 1/2" X 6"
W75 1/2" GYP BOARD 1/2" X 6"	C75 5/8" GYP BOARD 1/2" X 6"
W76 1/2" GYP BOARD 1/2" X 6"	C76 5/8" GYP BOARD 1/2" X 6"
W77 1/2" GYP BOARD 1/2" X 6"	C77 5/8" GYP BOARD 1/2" X 6"
W78 1/2" GYP BOARD 1/2" X 6"	C78 5/8" GYP BOARD 1/2" X 6"
W79 1/2" GYP BOARD 1/2" X 6"	C79 5/8" GYP BOARD 1/2" X 6"
W80 1/2" GYP BOARD 1/2" X 6"	C80 5/8" GYP BOARD 1/2" X 6"
W81 1/2" GYP BOARD 1/2" X 6"	C81 5/8" GYP BOARD 1/2" X 6"
W82 1/2" GYP BOARD 1/2" X 6"	C82 5/8" GYP BOARD 1/2" X 6"
W83 1/2" GYP BOARD 1/2" X 6"	C83 5/8" GYP BOARD 1/2" X 6"
W84 1/2" GYP BOARD 1/2" X 6"	C84 5/8" GYP BOARD 1/2" X 6"
W85 1/2" GYP BOARD 1/2" X 6"	C85 5/8" GYP BOARD 1/2" X 6"
W86 1/2" GYP BOARD 1/2" X 6"	C86 5/8" GYP BOARD 1/2" X 6"
W87 1/2" GYP BOARD 1/2" X 6"	C87 5/8" GYP BOARD 1/2" X 6"
W88 1/2" GYP BOARD 1/2" X 6"	C88 5/8" GYP BOARD 1/2" X 6"
W89 1/2" GYP BOARD 1/2" X 6"	C89 5/8" GYP BOARD 1/2" X 6"
W90 1/2" GYP BOARD 1/2" X 6"	C90 5/8" GYP BOARD 1/2" X 6"
W91 1/2" GYP BOARD 1/2" X 6"	C91 5/8" GYP BOARD 1/2" X 6"
W92 1/2" GYP BOARD 1/2" X 6"	C92 5/8" GYP BOARD 1/2" X 6"
W93 1/2" GYP BOARD 1/2" X 6"	C93 5/8" GYP BOARD 1/2" X 6"
W94 1/2" GYP BOARD 1/2" X 6"	C94 5/8" GYP BOARD 1/2" X 6"
W95 1/2" GYP BOARD 1/2" X 6"	C95 5/8" GYP BOARD 1/2" X 6"
W96 1/2" GYP BOARD 1/2" X 6"	C96 5/8" GYP BOARD 1/2" X 6"
W97 1/2" GYP BOARD 1/2" X 6"	C97 5/8" GYP BOARD 1/2" X 6"
W98 1/2" GYP BOARD 1/2" X 6"	C98 5/8" GYP BOARD 1/2" X 6"
W99 1/2" GYP BOARD 1/2" X 6"	C99 5/8" GYP BOARD 1/2" X 6"
W100 1/2" GYP BOARD 1/2" X 6"	C100 5/8" GYP BOARD 1/2" X 6"

- GENERAL SHEET NOTES:
- DIMENSIONS ARE FROM FACE OF STUD TO FACE OF STUD OR FACE OF CONC. BLOCK TO FACE OF CONC. BLOCK.
 - PROVIDE 2X BLOCKING @ TOWER BAR LOCATIONS
 - PROVIDE 3/4" PLYWOOD SHEATHING @ CLOSET
 - ALL EXTERIOR WALLS AND CEILING 1/2" CEMENT BOARD NAILED 12" O.C.
 - VERIFY DOWNSPOUT LOCATIONS W/ ARCHITECT.
 - VERIFY LOCATION OF WATER HEATER W/ ARCHITECT.



KEY TO INTERIOR ELEVATIONS

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



KAHALU RESIDENCE
KAHAMAHEHA HIGHWAY, KAHALU, HAWAII, 96819
TMK #: 4-7-019 082
EXTERIOR ELEVATIONS

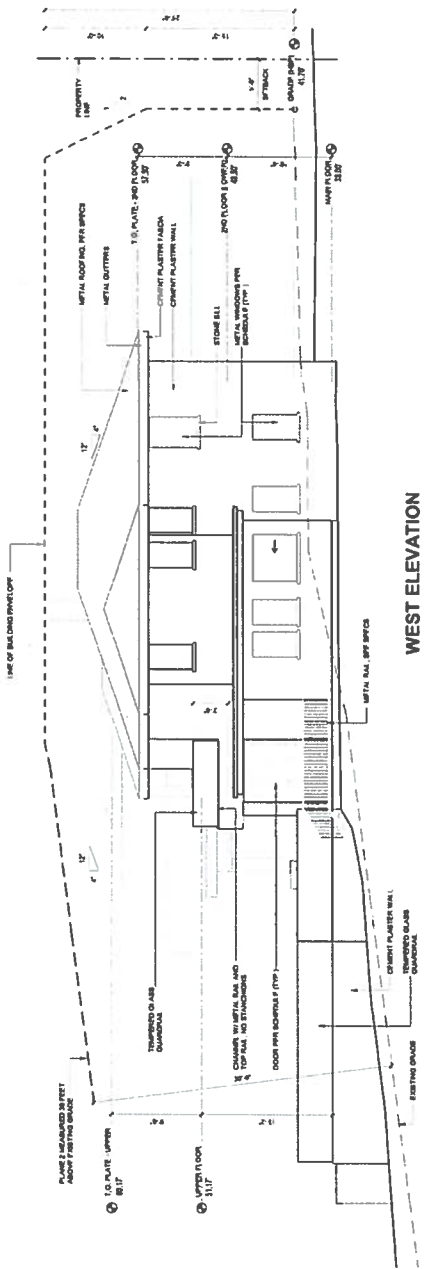
Revisions	By	Date

Project No.	13-01-003
Date	08/11/2013
Drawn	DAVID EISERLOH
Designed	DAVID EISERLOH
Checked	
Drawing No.	A300

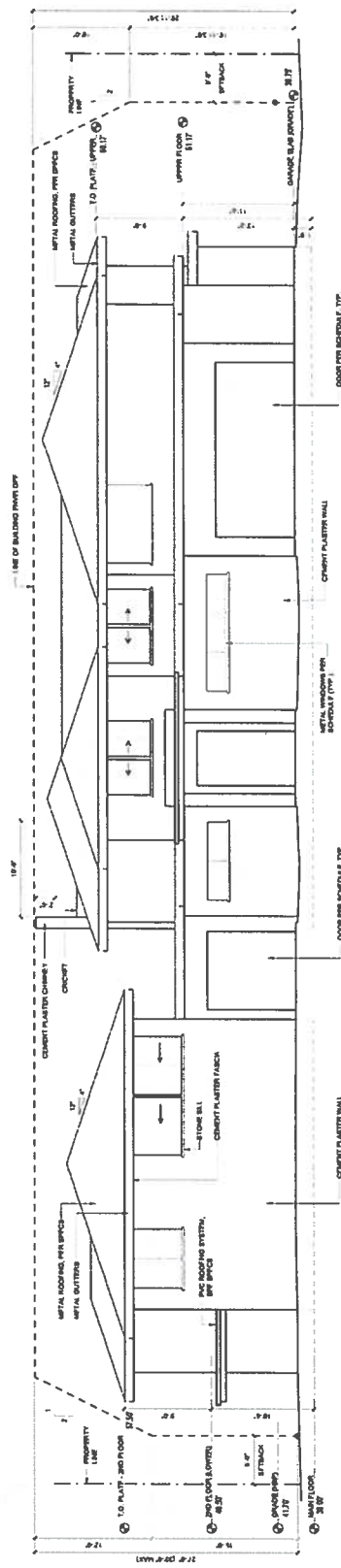
EXHIBIT C-5 - WEST AND SOUTH EXTERIOR ELEVATIONS

EXTERIOR ELEVATIONS

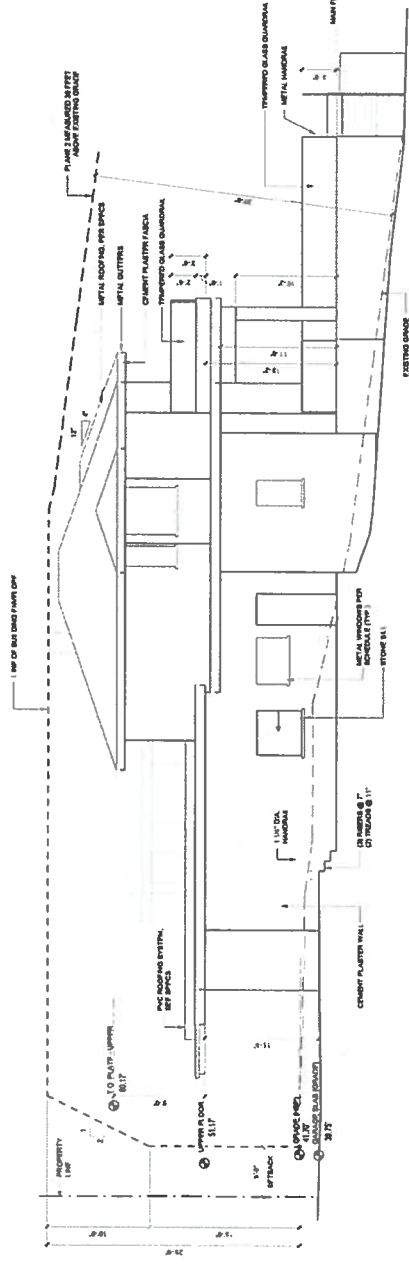
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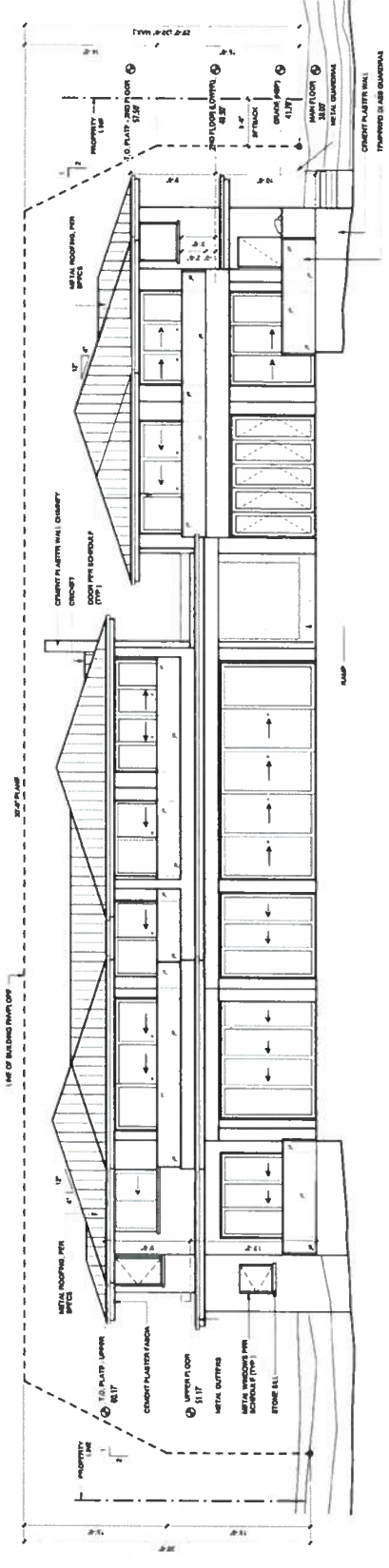
WEST ELEVATION



SOUTH ELEVATION (FRONT)



EAST ELEVATION



NORTH ELEVATION (OCEAN)

EXHIBIT C-6 - EAST AND NORTH EXTERIOR ELEVATIONS

EXTERIOR ELEVATIONS

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

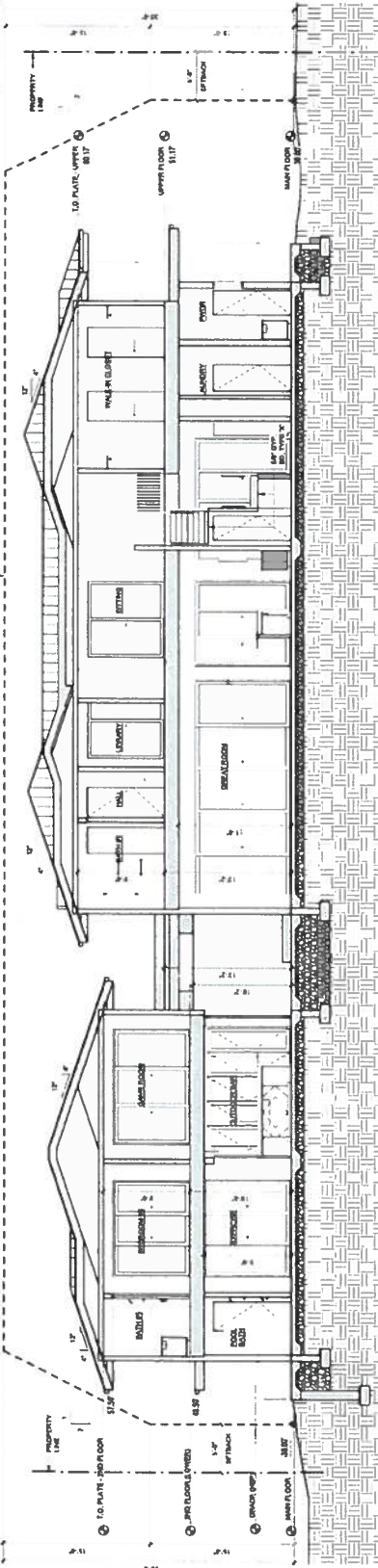
A301



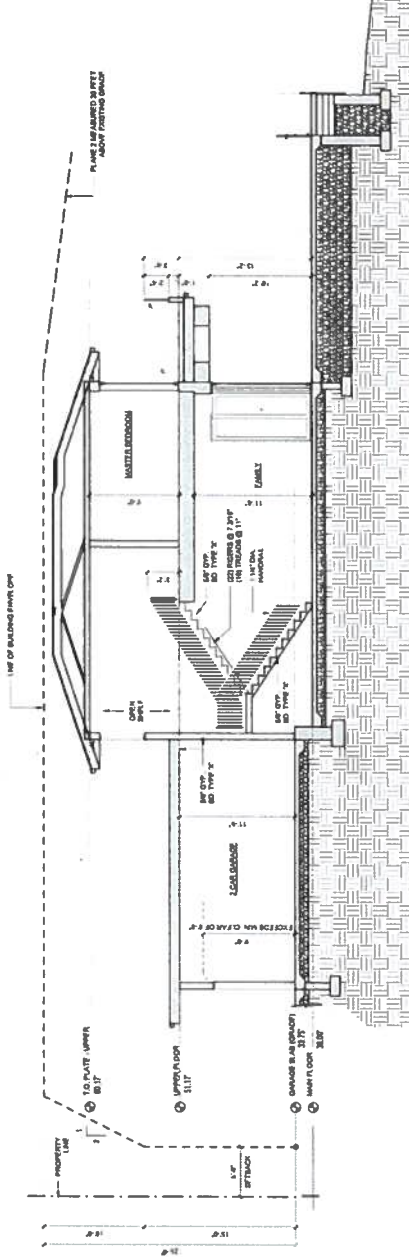
KAHALUU RESIDENCE
47-83 KAMEHAMEHA HIGHWAY, KAHALUU, HAWAII, 96819
TMK # 4-7-019 082
EXTERIOR ELEVATIONS

Revisions	By	Date

Project No. 07-01-003
Date 08/11/2011
Client KAHALUU, HI
Architect EISERLOH ARCHITECTS
Drawing No. A301



SECTION 1



SECTION 2

EXHIBIT C-7 - BUILDING SECTIONS 1 AND 2

BUILDING SECTIONS

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

A500

EISERLOH ARCHITECTS
 1000 KALANOA DRIVE, SUITE 100
 KALANOA, HAWAII 96819
 TEL: 957-551-1111
 FAX: 957-551-1112
 WWW.EISERLOHARCHITECTS.COM

KAHALU RESIDENCE
 47-83 KAMEHAMEHA HIGHWAY, KAHALU, HAWAII, 96819
 TMK # 4-7-019-002
 BUILDING SECTIONS

Revision	By	Date

Project No. 47-83

Drawn by DA

Designed by DA

Checked by DA

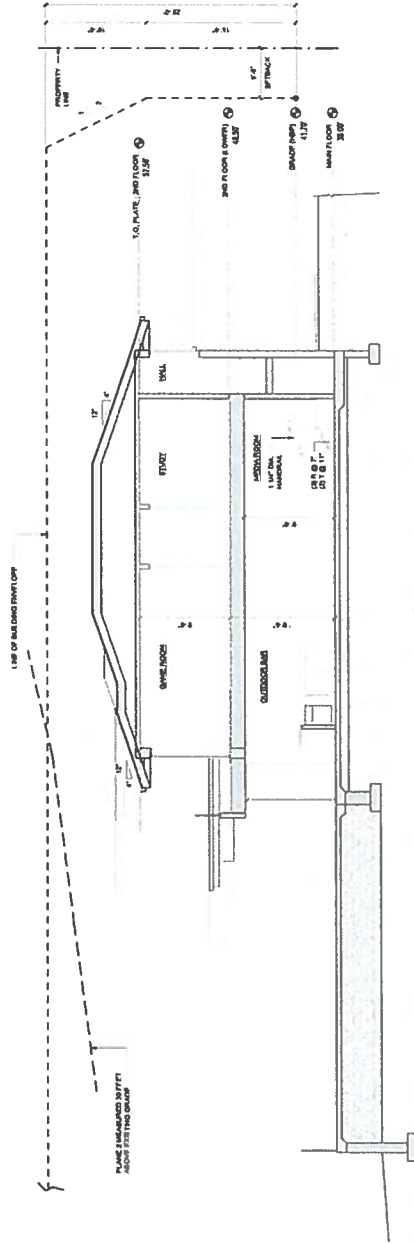
Drawing No. A500



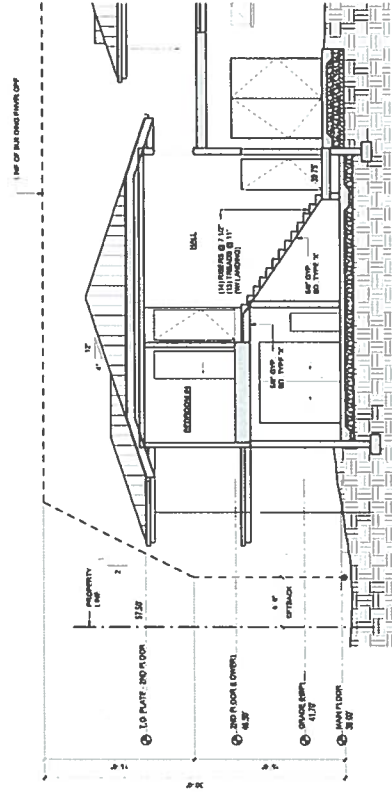
KAHALU RESIDENCE
47-83 KAMEHAMEHA HIGHWAY, KAHALU, HAWAII, 96819
TMK #: 4-7-019-082
BUILDING SECTIONS

Revision	By	Date

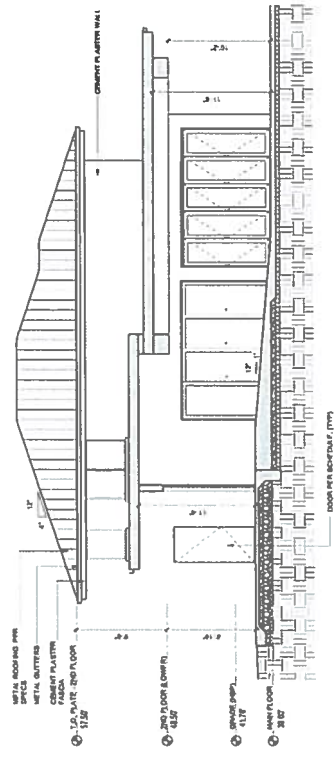
Project No. 03.07.2020
Drawn: SUBMITTA 01
Designed: SUBMITTA 01
Checked: SUBMITTA 01
Drawing No. **A501**



SECTION 3



SECTION 4



SECTION 5

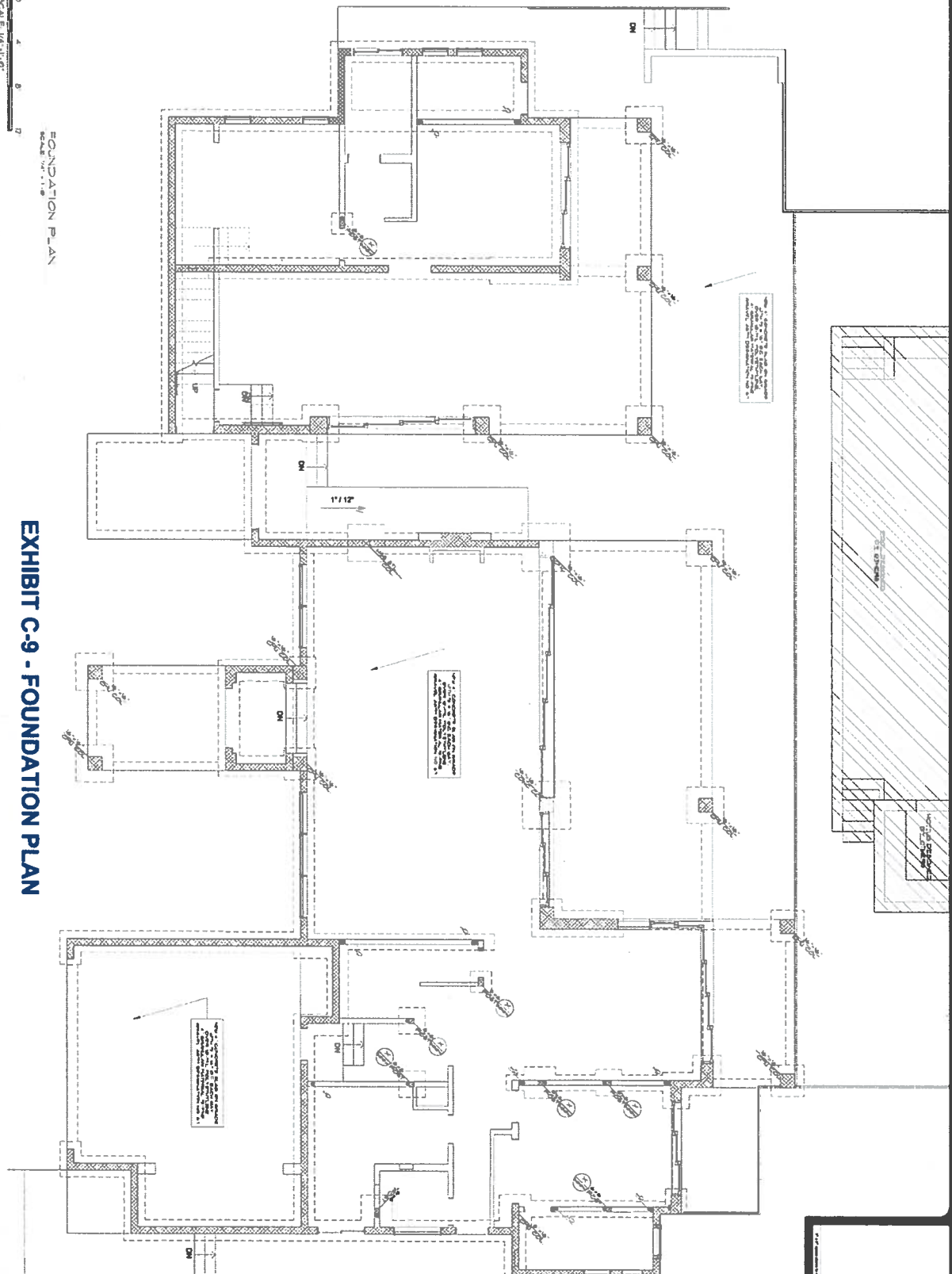
EXHIBIT C-8 - BUILDING SECTIONS 3, 4 AND 5

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

SCALE 1/4" = 1'-0"

FOUNDATION PLAN

EXHIBIT C-9 - FOUNDATION PLAN



Project No.	47-83
Date	11/11/08
Drawn	W. H. H.
Checked	W. H. H.
Designed	W. H. H.
Reviewed	W. H. H.
Project No.	S100

Kahaluu Residence
 47-83 KAMEHAMEHA HIGHWAY, KAHALUU, HAWAII, 96818
 TMK #: 4-7-018-082
FOUNDATION PLAN



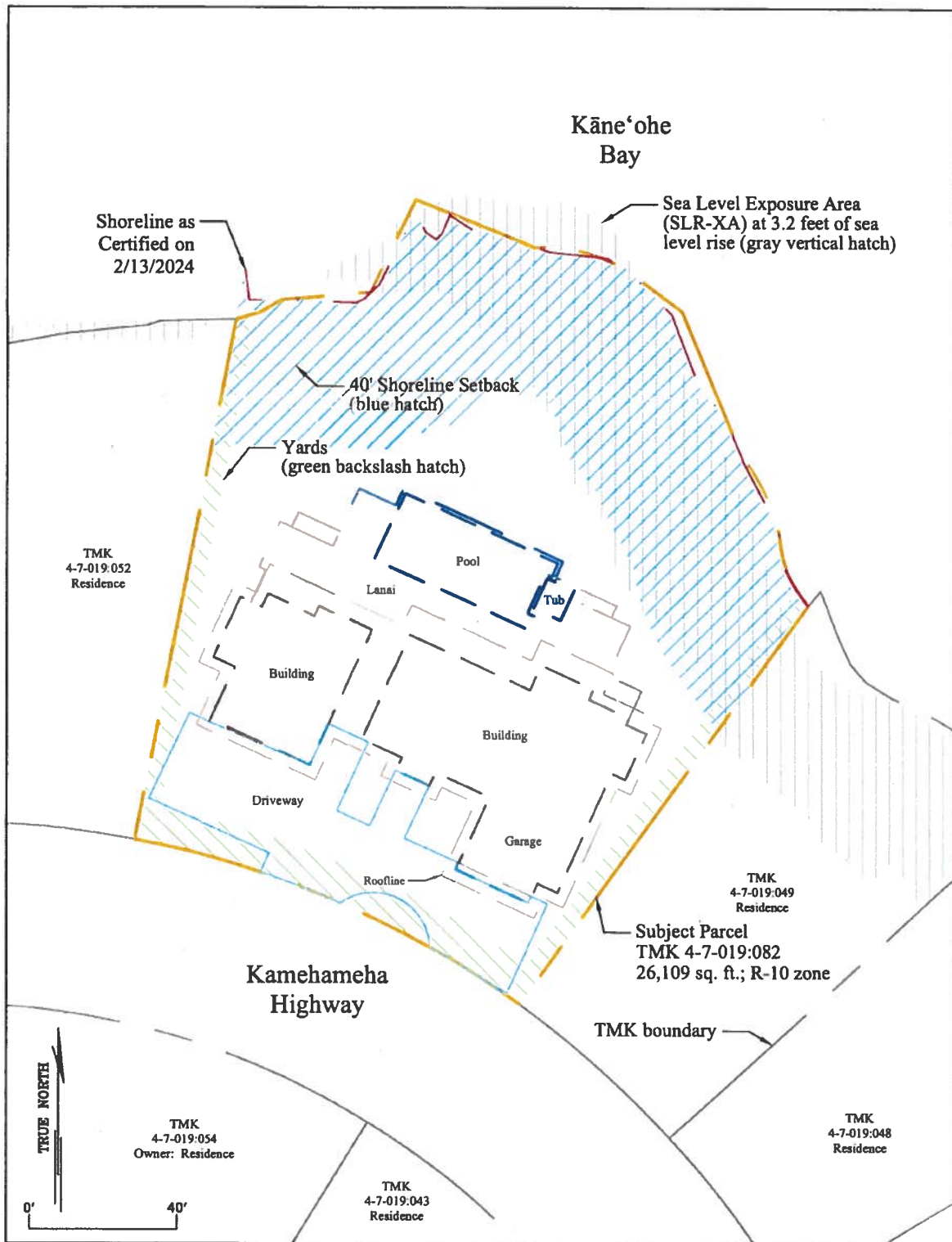


EXHIBIT C-10 - CONCEPTUAL SITE PLAN WITH SHORELINE SETBACKS AND SLR-XA - FILE NO. 2023/SMA-91

Kaneohe Bay

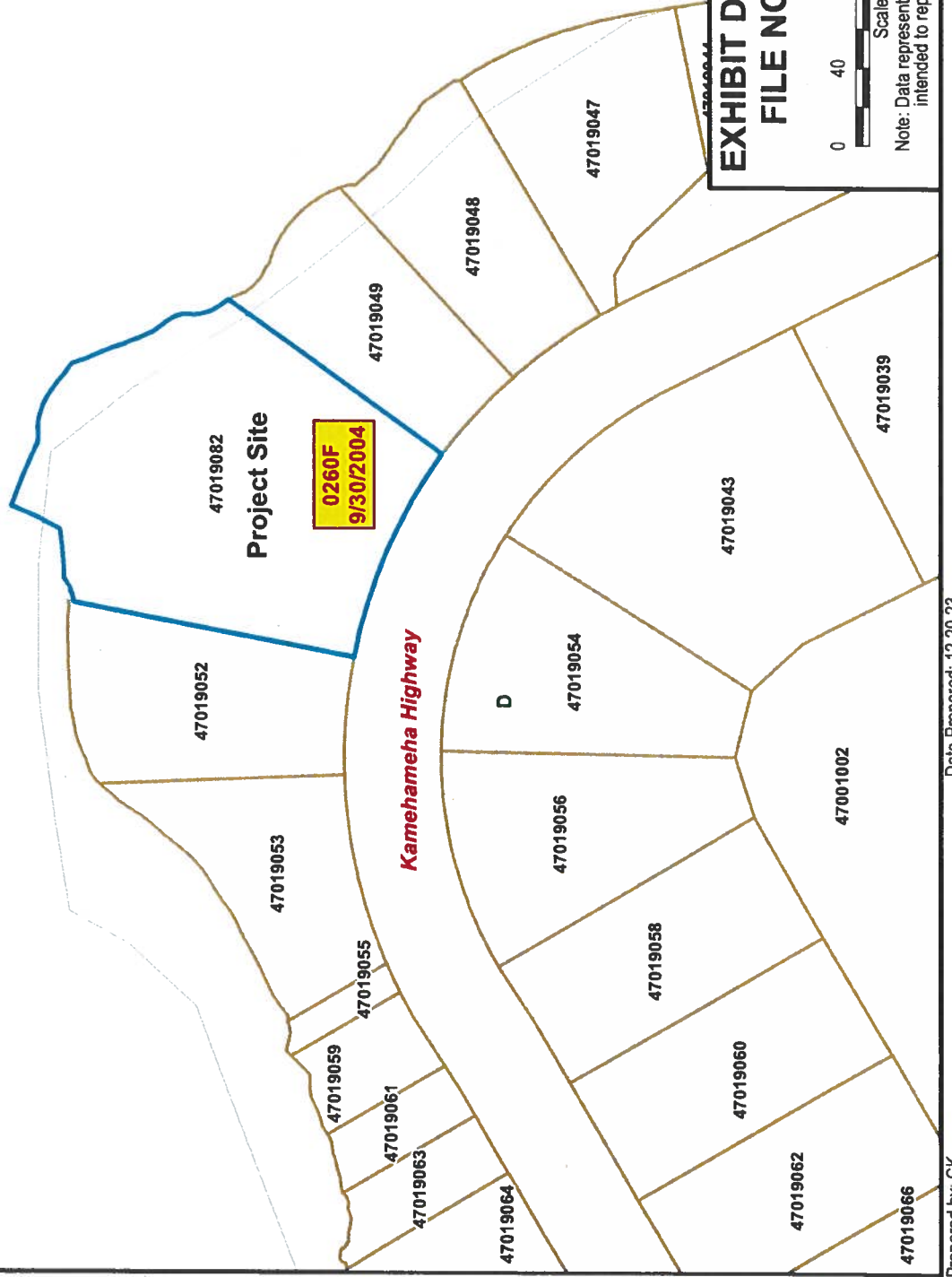


EXHIBIT D - FLOOD ZONE D
FILE NO. 2023/SMA-91



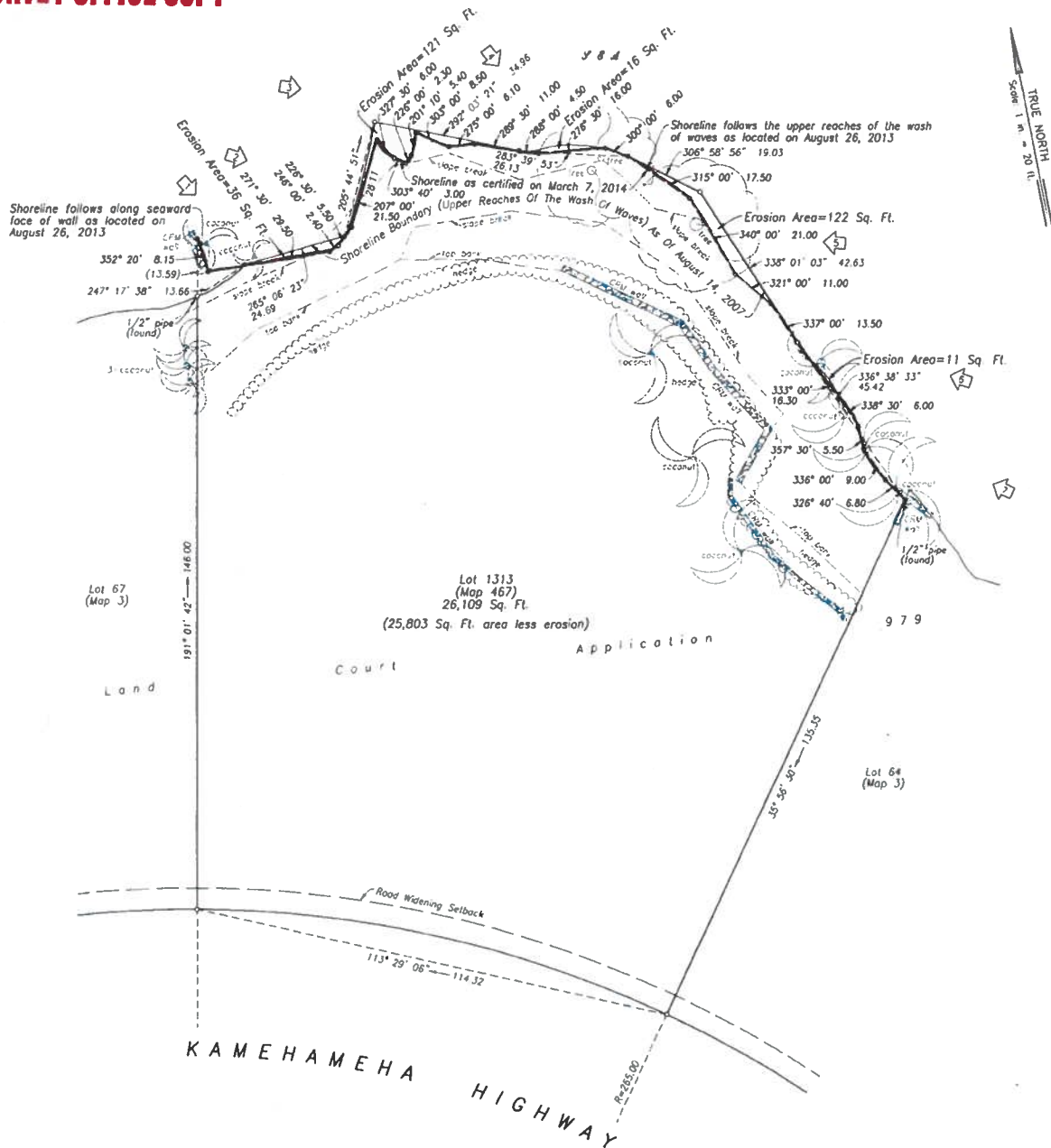
Scale in Feet
Note: Data represented on this map is not
intended to replace site survey.

Prepared by: CK

Date Prepared: 12.20.23

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SURVEY OFFICE COPY



The shoreline as delineated in red is hereby certified as the shoreline as of

FEB 13 2024

[Signature]
Chairperson, Board of Land and Natural Resources
[Initials] *[Initials]*

Notes:

 Denotes photo number and direction

OWNER: THE DREAM HOME TRUST
11765 Wilshire Boulevard, Suite 500
Los Angeles, CA 90025

Site address: 47-83 Kamehameha Highway

SHORELINE SURVEY
AT LOT 1313 (MAP 467) OF
LAND COURT APPLICATION 979
KAHALUU, KOOLAUPOKO, OAHU, HAWAII

TAX MAP KEY: (1) 4-7-019: 082
SCALE: 1 IN. = 20 FT.

SCALE: 1 IN. = 20 FT.



THIS WORK WAS PREPARED BY
ME OR UNDER MY SUPERVISION

EXP. 04/24
 LICENSED PROFESSIONAL
 LAND SURVEYOR No. 10535

EXHIBIT E - 2024 CERTIFIED SHORELINE SURVEY

FIELD BOOK NO. 496 6, 25 & 705 50



EXHIBIT F - WETLANDS
FILE NO. 2023/SMA-91



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

Kaneohe Bay

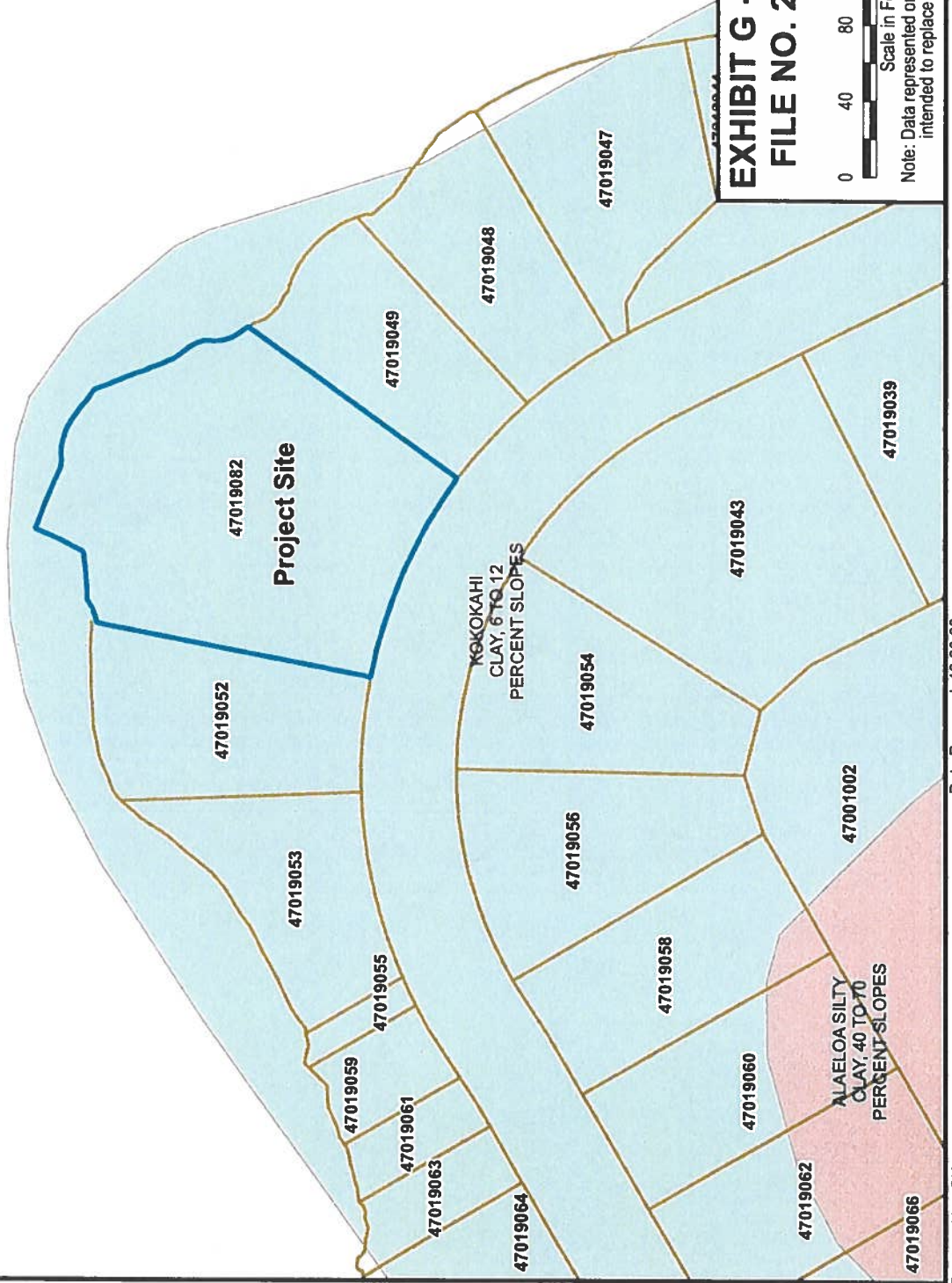


EXHIBIT G - NRCS SOILS
FILE NO. 2023/SMA-91



Scale in Feet
0 40 80 160

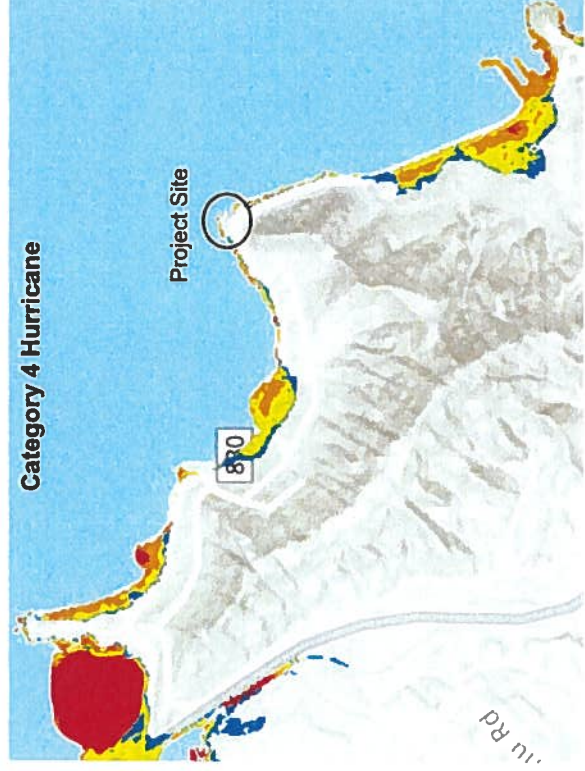
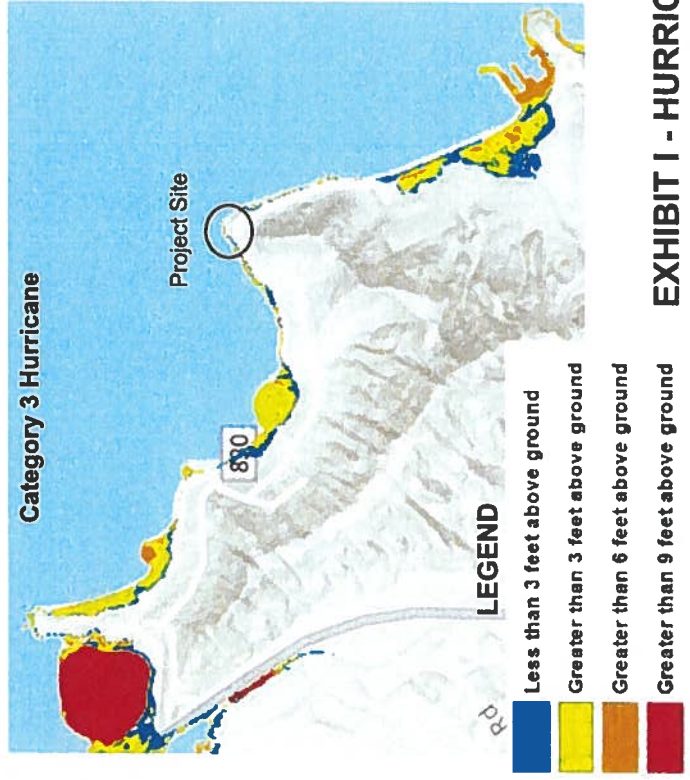
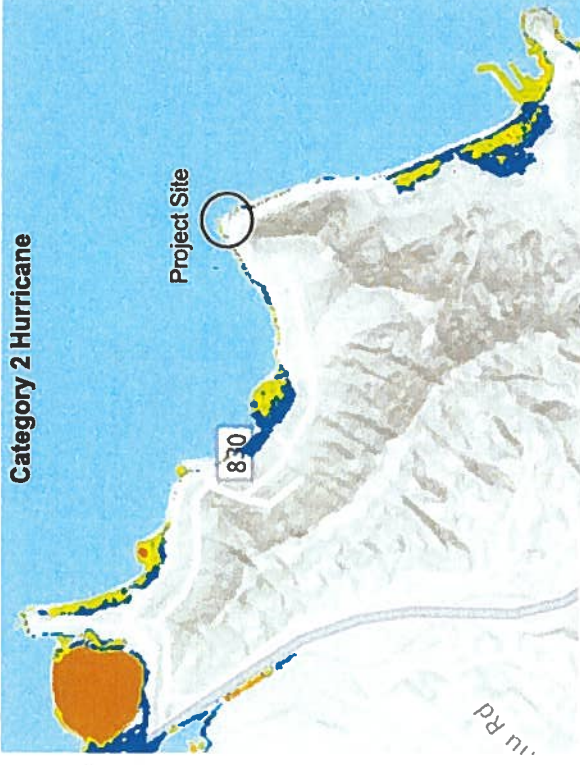
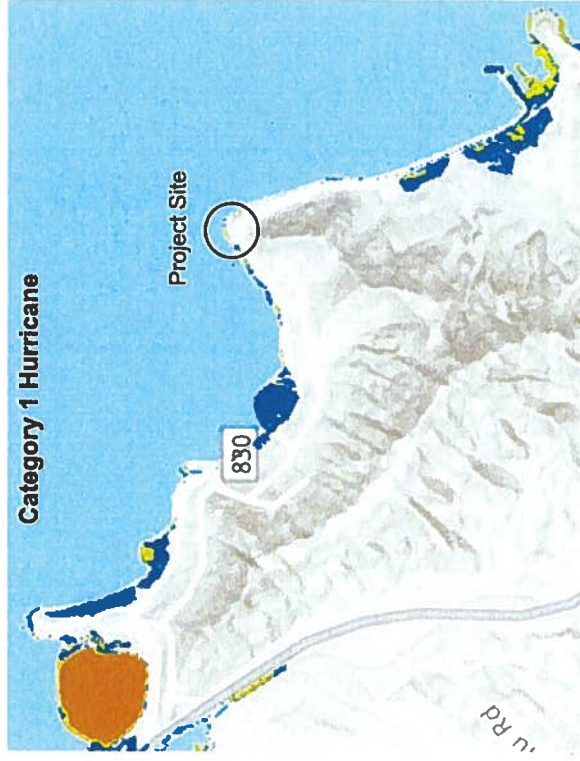
Note: Data represented on this map is not intended to replace site survey.

Prepared by: CK

Date Prepared: 12.20.23

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National Hurricane Center

EXHIBIT I - HURRICANE STORM SURGE RISK MAPS
FILE NO. 2023/SMA-91

Kaneohe Bay

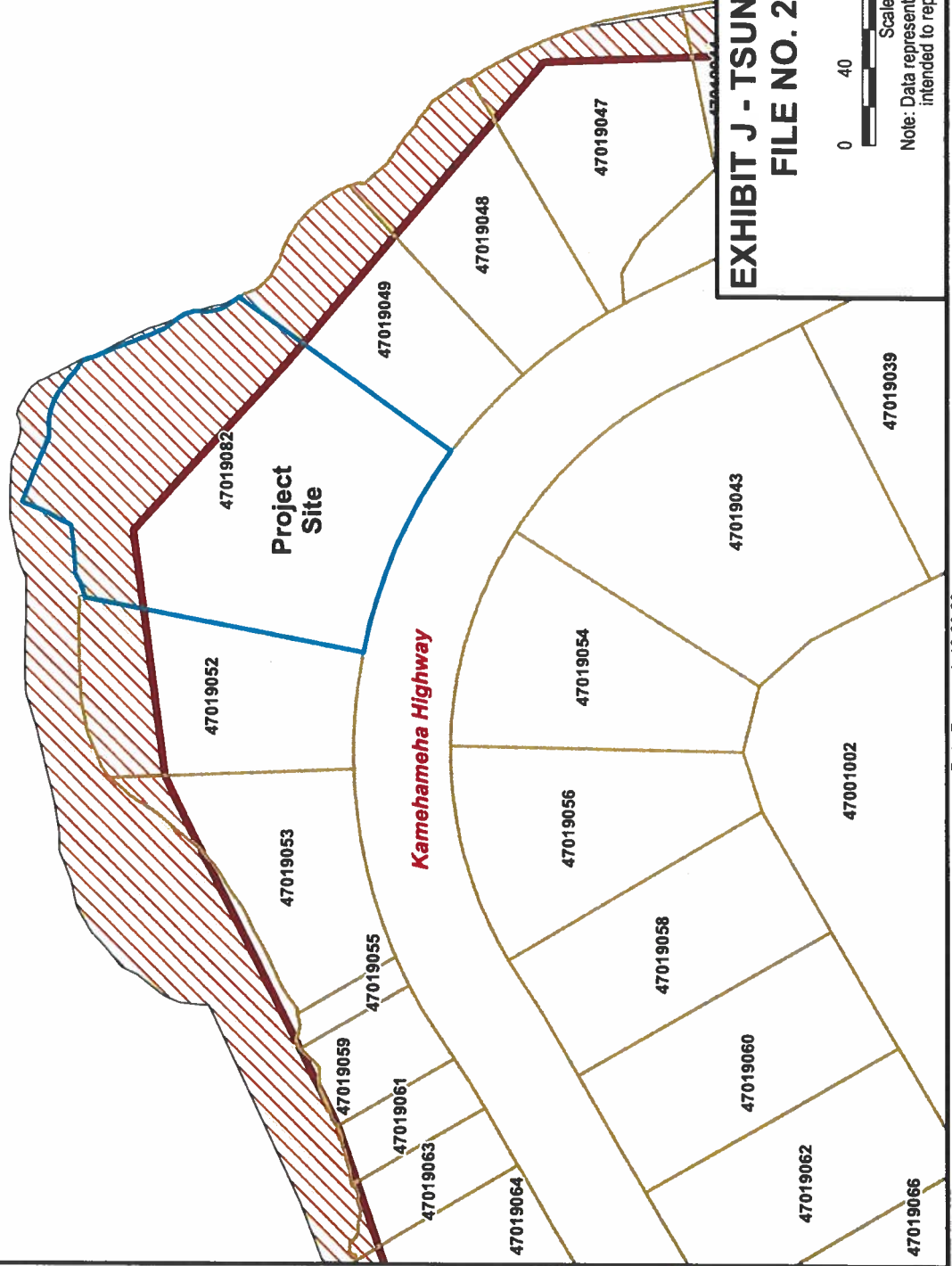


EXHIBIT J - TSUNAMI EVACUATION
FILE NO. 2023/SMA-91



Scale in Feet
0 40 80 160

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

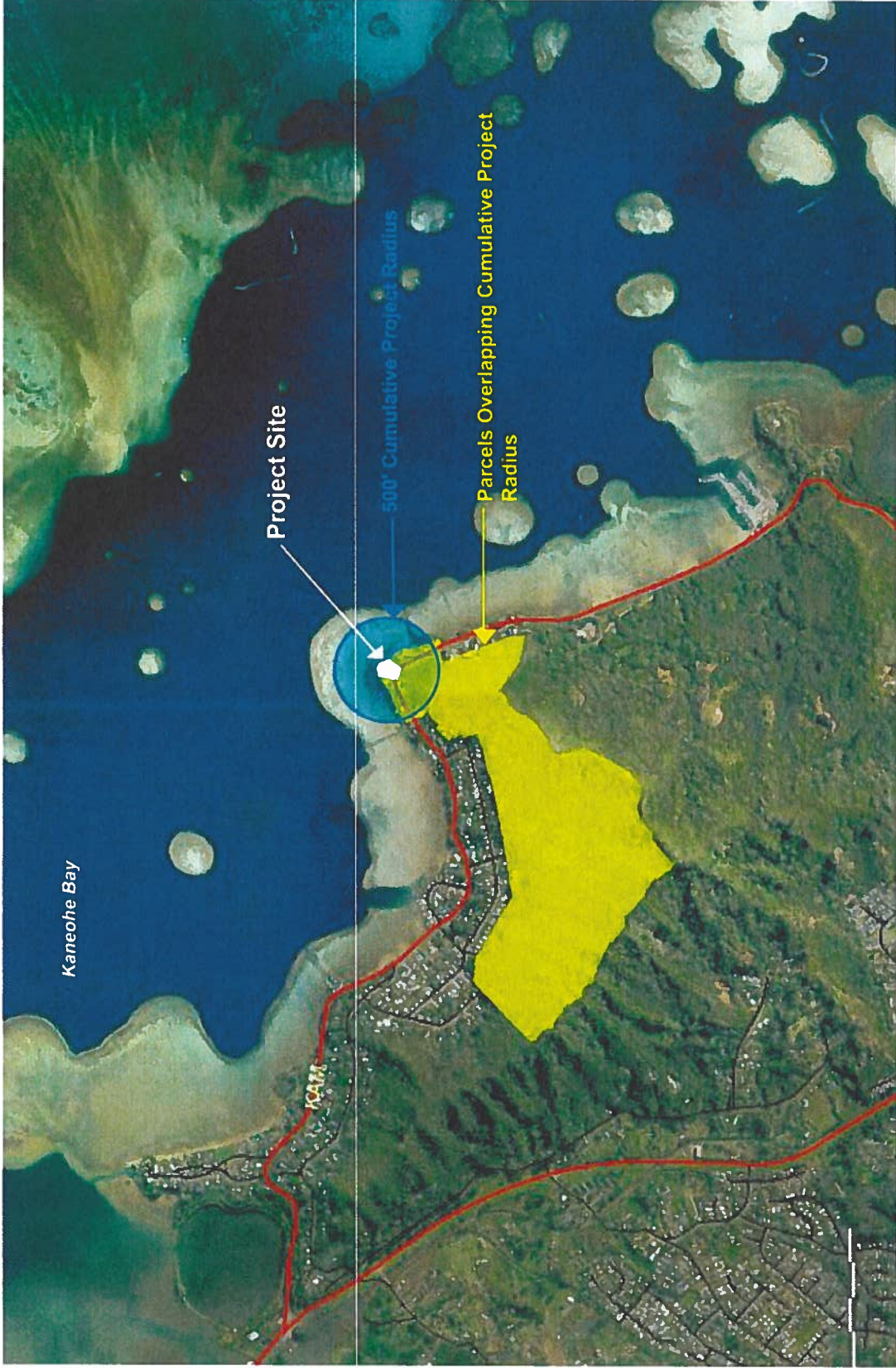


EXHIBIT K - 500-FOOT CUMULATIVE PROJECT RADIUS MAP
FILE NO. 2023/SMA-91