

SUMMARY OF PROPOSED COMMITTEE DRAFT:

RESOLUTION 24-57

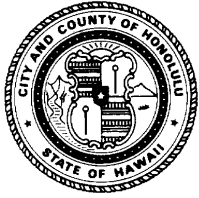
GRANTING A SPECIAL MANAGEMENT AREA (SMA) MAJOR PERMIT TO ALLOW THE ESTABLISHMENT OF AGRICULTURAL OPERATIONS AND CONSTRUCTION OF THREE ACCESSORY FARM DWELLINGS IN MOKULĒ'IA, O'AHU.

The **PROPOSED CD1** makes the following amendments:

- A. Amends the resolution title to read as follows:

"GRANTING A SPECIAL MANAGEMENT AREA MAJOR PERMIT TO ALLOW FOR THE ESTABLISHMENT OF AGRICULTURAL OPERATIONS AND THE CONSTRUCTION OF ACCESSORY FARM DWELLINGS AND AGRICULTURAL STRUCTURES IN MOKULĒ'IA, O'AHU."
- B. Amends the first WHEREAS clause to clarify that the SMA Major Permit would allow for the construction of two (instead of three) new farm dwellings that are accessory to agricultural operations and two new agricultural structures, and the conversion of an existing farm dwelling to an agricultural structure on an approximately 569,764 square-foot shoreline lot that has been submitted to a condominium property regime ("CPR") to create four CPR units.
- C. Adds new second, third, fourth, fifth, and sixth WHEREAS clauses to describe the types of development proposed for each of the four CPR units, and clarify that only CPR Units 1, 2, and 3 are included for purposes of the SMA Major Permit (new construction is not currently proposed for CPR Unit 4).
- D. Amends the now-seventh WHEREAS clause to specify that one member of the public also attended the public hearing on November 29, 2023, and no oral or written testimony was provided.
- E. Amends the now-eighth WHEREAS clause to specify that the DPP transmitted its findings and recommendation of approval of the SMA Major Permit application on February 23, 2024, within 86 calendar days after the close of the public hearing on the SMA Major Permit application (the Applicants having agreed to an extension of the 45-calendar-day transmission deadline).
- F. Deletes Condition A, which would have required the accessory farm dwellings to be relocated outside of the 3.2-foot sea level rise exposure area ("SLR-XA"). Relalphabetizes subsequent conditions.

- G. In realphabetized Condition D:
1. Designates as Condition D.1 the acknowledgement that TMK 6-8-002:010 is susceptible to coastal hazards, which may result in harm to or loss of life and property; and
 2. Adds a new Condition D.2 to provide for an acknowledgement that the makai portions and western edge of Tax Map Key 6-8-002:010 are projected to be impacted by 3.2 feet of sea level rise by the year 2100, and that portions of the proposed accessory farm dwellings are located within the 3.2-foot SLR-XA. Also provides that the landowners assume all risk and liability for any harm to or loss of life and property due to development within the SLR-XA.
- H. In realphabetized Condition I, relating to compliance with other City ordinances and other governmental approvals, adds that the Project must additionally comply with the State Department of Health design standards and regulations for the Project's onsite individual wastewater treatment system.
- I. Makes miscellaneous technical and nonsubstantive amendments.



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

No. 24-57, CD1
PROPOSED

RESOLUTION

GRANTING A SPECIAL MANAGEMENT AREA MAJOR PERMIT TO ALLOW FOR THE ESTABLISHMENT OF AGRICULTURAL OPERATIONS AND THE CONSTRUCTION OF ACCESSORY FARM DWELLINGS AND AGRICULTURAL STRUCTURES IN MOKULĒ'IA, O'AHU.

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. (the "Applicants") for a Special Management Area ("SMA") Major Permit to allow for the construction of two new farm dwellings that are accessory to agricultural operations and two new agricultural structures, and the conversion of an existing farm dwelling to an agricultural structure on an approximately 569,764 square-foot shoreline lot that has been submitted to a condominium property regime ("CPR") to create four CPR units, zoned AG-2 General Agricultural Zoning District, located at 68-1031 Farrington Highway in Mokulē'ia, O'ahu, and identified as Tax Map Key 6-8-002:010 (the "Project"); and

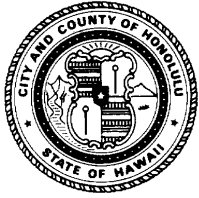
WHEREAS, only CPR Units 1, 2, and 3 are included for purposes of this SMA Major Permit; and

WHEREAS, CPR Unit 1 proposes an agricultural farm operation and an accessory agricultural structure; a future accessory farm dwelling that was disclosed as a part of the environmental assessment is not included in this SMA Major Permit, but has been included in the analysis of potential cumulative impacts to coastal resources and the shoreline area; and

WHEREAS, CPR Unit 2 proposes an agricultural farm operation with a new accessory farm dwelling and a new accessory agricultural structure on the makai portion of the zoning lot; and

WHEREAS, CPR Unit 3 proposes an agricultural farm operation, the conversion of an existing farm dwelling on the mauka portion of the property into an accessory agricultural structure, and the construction of a new accessory farm dwelling on the makai portion of the zoning lot; and

WHEREAS, CPR Unit 4 does not currently propose any new construction and is developed with an existing agricultural farm operation and an accessory farm dwelling, which have been included in the analysis of potential cumulative impacts to coastal resources and the shoreline area; and



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WHEREAS, on November 29, 2023, the DPP held a public hearing at the Main Multi-Purpose Room at Moanalua Community Park, which was attended by the Applicants' agent, DPP staff members, and one member of the public; and at which no oral or written testimony was provided; and

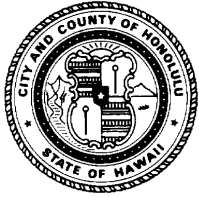
WHEREAS, on February 23, 2024, within 86 calendar days after the close of the public hearing (the Applicants having agreed to an extension of the administrative 45-calendar-day transmission deadline), the DPP, having duly considered all evidence and the objectives, policies, and guidelines, as established in §§ 25-3.1 and 25-4.1, Revised Ordinances of Honolulu 2021 ("ROH"), and §§ 205A-2 and 205A-26, Hawaii Revised Statutes ("HRS"), completed its report and transmitted its findings and recommendation of approval to the City Council ("Council"); and

WHEREAS, the Council, having received the Report and Recommendation of the DPP on February 27, 2024, by Departmental Communication 118 (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 an SMA Major Permit be issued to the Applicants for the Project, subject to the following conditions:

- A. Development must be in general conformity with the Project as described in the DPP's findings and recommendations, referenced above, and as depicted in Exhibits A, B, C-1 through C-13, and D through M, 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 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. To account for the potential shift of land from the State Land Use Agricultural District to the State Land Use Conservation District due to anticipated coastal erosion, the landowners hereby acknowledge (and any successor owners or interested parties are hereby notified of) the following:

"In choosing to implement construction activities at Tax Map Key 6-8-002:010, the landowners hereby acknowledge that land



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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 landowners further acknowledge 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 landowners will hold harmless and indemnify the City of any responsibility that may result from adverse impacts associated with sea level rise and coastal erosion."

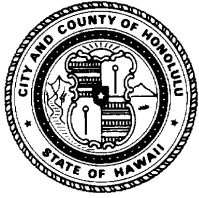
This statement must be clearly stated under "Landowner Acknowledgements" on all Project building permit plans.

- C. Following approval of this SMA Major Permit, neither the current landowners, nor any future successor owners or interested parties may claim hardship due to erosion, sea level rise, or any other coastal hazard, in order to obtain approval for a Shoreline Setback Variance ("SSV") for a new shoreline protection structure. All Project building permit plans must include the following statement under "Landowner Acknowledgements":

"In choosing to undertake the development at Tax Map Key 6-8-002:010, the landowners hereby acknowledge 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."

- D. Due to 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, the landowners hereby acknowledge (and any successor owners or interested parties are hereby notified of) the following:

1. *"The landowners hereby acknowledge that Tax Map Key 6-8-002:010 is susceptible to coastal hazards, which may result in harm or loss of life and property."*
2. *"The landowners hereby acknowledge that the makai portions and western edge of Tax Map Key 6-8-002:010 are projected to be*



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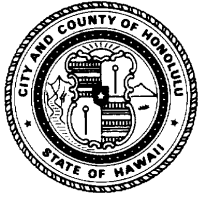
RESOLUTION

impacted by 3.2 feet of sea level rise by the year 2100, and that portions of the proposed accessory farm dwellings are located within the 3.2-foot sea level rise exposure area ("SLR-XA"). The landowners agree to assume all risk and liability for any harm to or loss of life and property due to development within the SLR-XA."

The statements enumerated in this condition must be clearly stated under "Landowner Acknowledgements" on all Project building permit plans.

- E. 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.
1. Landscaping may not be planted, watered, or maintained so as to act as a shoreline hardening barrier, such the planting of naupaka, particularly if the landscaping alters or interferes with the natural beach processes;
 2. Landscaping may not extend seaward of the shoreline as depicted in 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 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 each dwelling or agricultural structure and the shoreline must be limited to vegetation that is naturally hardy or endemic in the dune or shoreline area; and
 5. Any 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 permit plans and building permit plans.



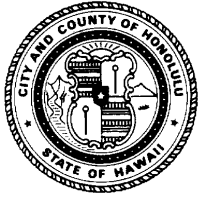
HONOLULU CITY COUNCIL
KE KANIHELA O KE KALANA O HONOLULU
CITY AND COUNTY OF HONOLULU

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- F. To minimize impacts to threatened, endangered, or protected 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 must be used for all fence construction to avoid the 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 (June 1 through September 15); and
 7. All Project-related activities must cease if a Hawaiian monk seal or green sea turtle is present within 150 feet of the work area, or as recommended by State 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 monk seals or turtles 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 permit plans and building permit plans.



RESOLUTION

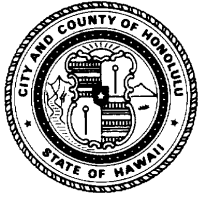
- G. To minimize impacts to archaeological, historic, and cultural resources that may be present at the Project site, if, during construction, any previously unidentified archaeological sites or remains (such as artifacts; shell, bone, or charcoal deposits; human burials; rock or coral alignments; pavings; 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 SHPD is able to assess the impact and make further recommendations for mitigative activity.

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

- H. The Applicants shall obtain a construction permit or building permit for the Project within 24 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 Applicants demonstrate good cause; provided that the DPP Director may not extend the period 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 DPP Director shall prepare and submit to the Council a report on the proposed extension that includes the DPP Director's findings and recommendations thereon. The Council may approve the proposed extension, or approve an 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 DPP Director's report; or
 - b. The Applicants' then-existing deadline for obtaining a construction permit or building permit,

the extension will be deemed to be denied.



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- I. Approval of this SMA Major Permit does not constitute compliance with other City ordinances, including but not limited to the Land Use Ordinance ("LUO") and building and construction codes, or other governmental requirements, including but not limited to LUO-related approvals; building, grading, and grubbing permit approvals; and compliance with the State Department of Health design standards and regulations for the Project's onsite individual wastewater treatment system, which are subject to separate review and approval. The Applicants are 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

BE IT FINALLY RESOLVED 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 Planning and Permitting, 650 South King Street, 7th Floor, Honolulu, Hawai'i 96813; and Mary Alice Evans, Director of the State Office of Planning and Sustainable Development, Attention: Coastal Zone Management Branch, P.O. Box 2359, Honolulu, Hawai'i 96804-2359.

INTRODUCED BY:

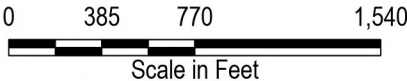
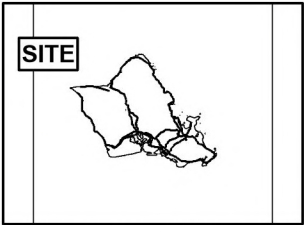
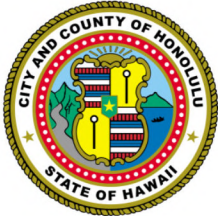
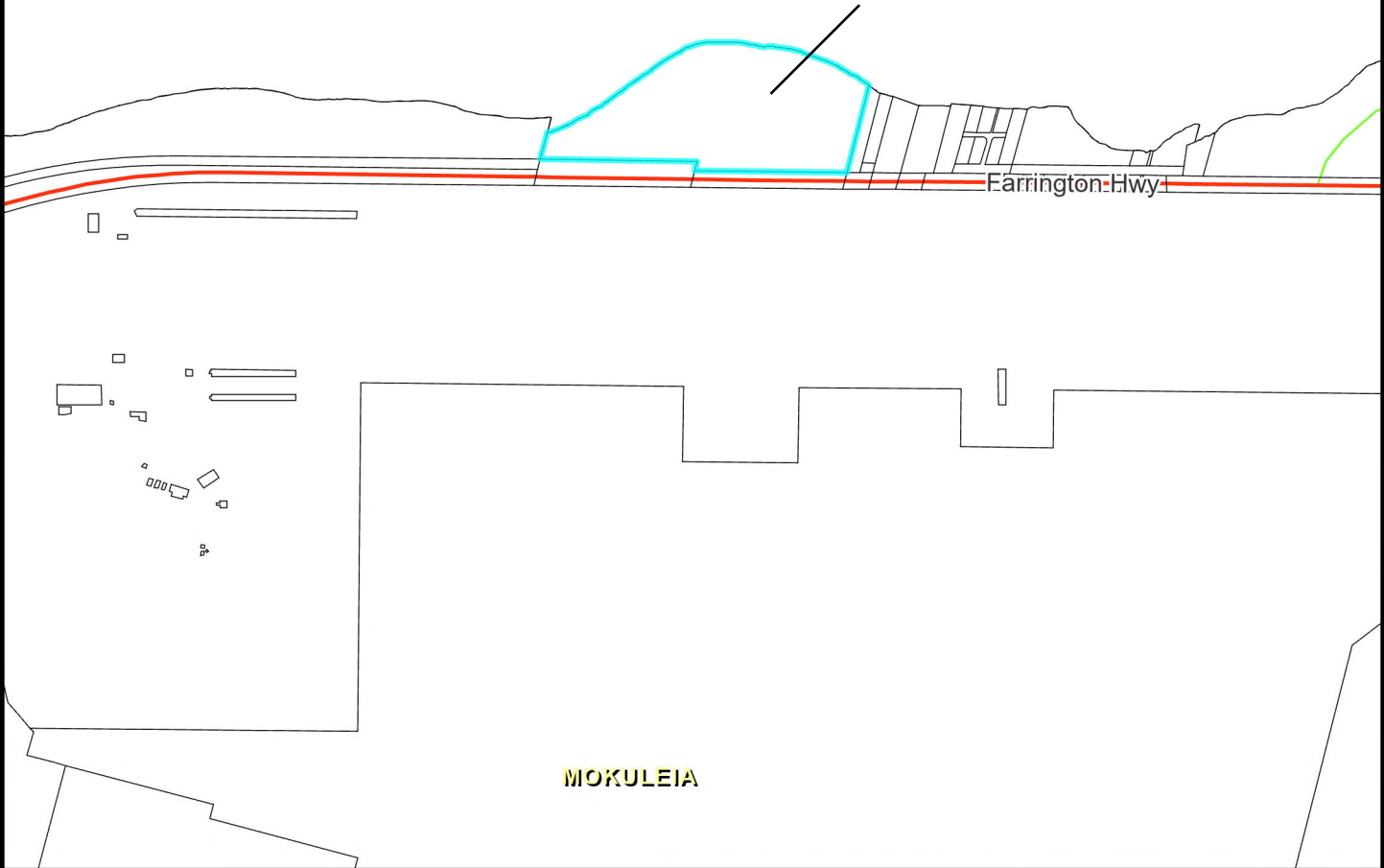
Tommy Waters (br)

DATE OF INTRODUCTION:

February 29, 2024
Honolulu, Hawai'i

Councilmembers

Project Site

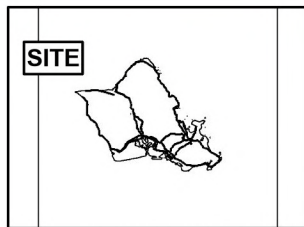
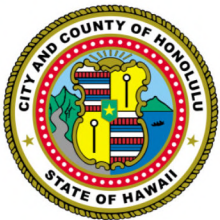
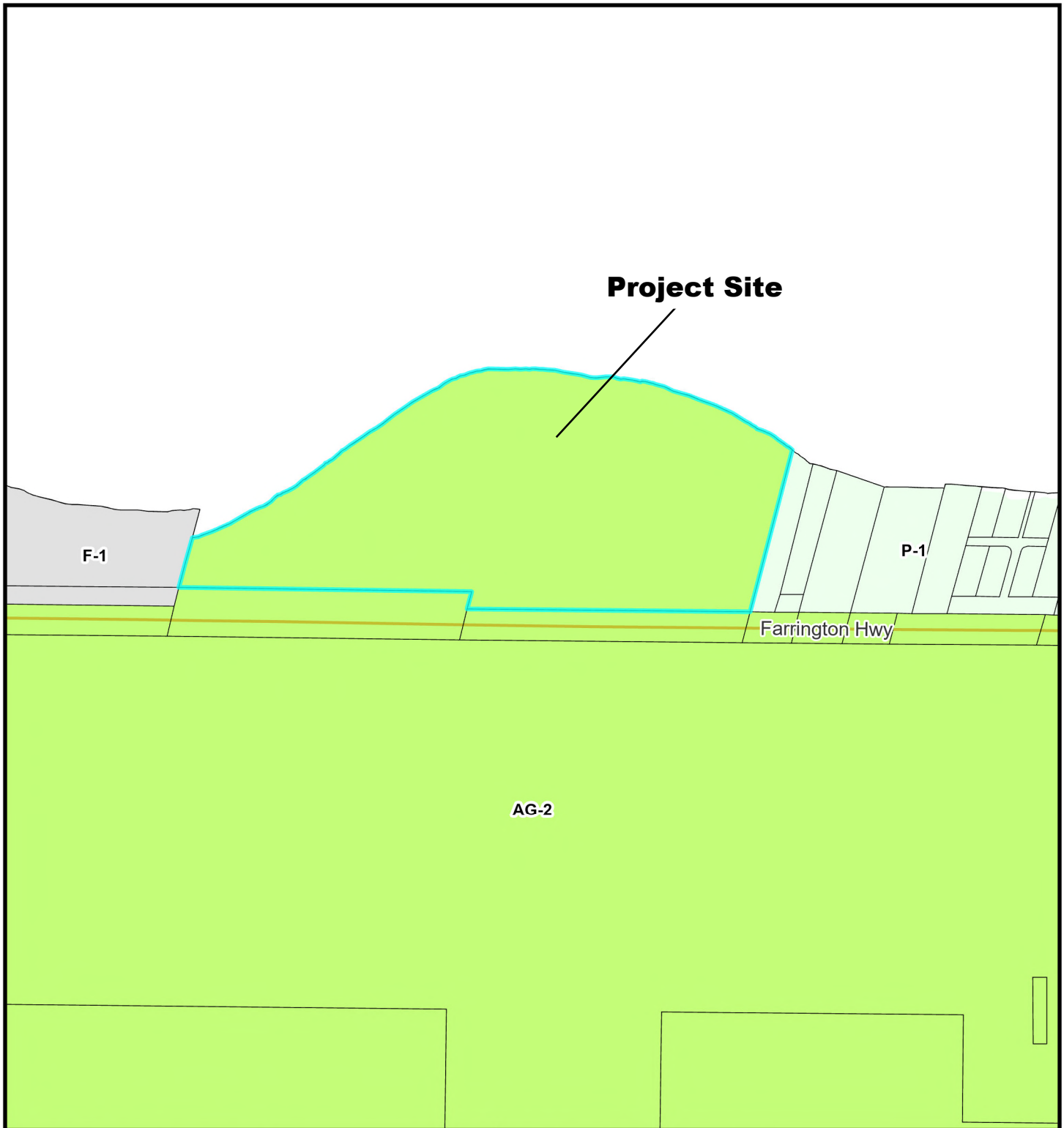


LOCATION MAP

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

EXHIBIT A

FOLDER NO.: 2023/SMA-60



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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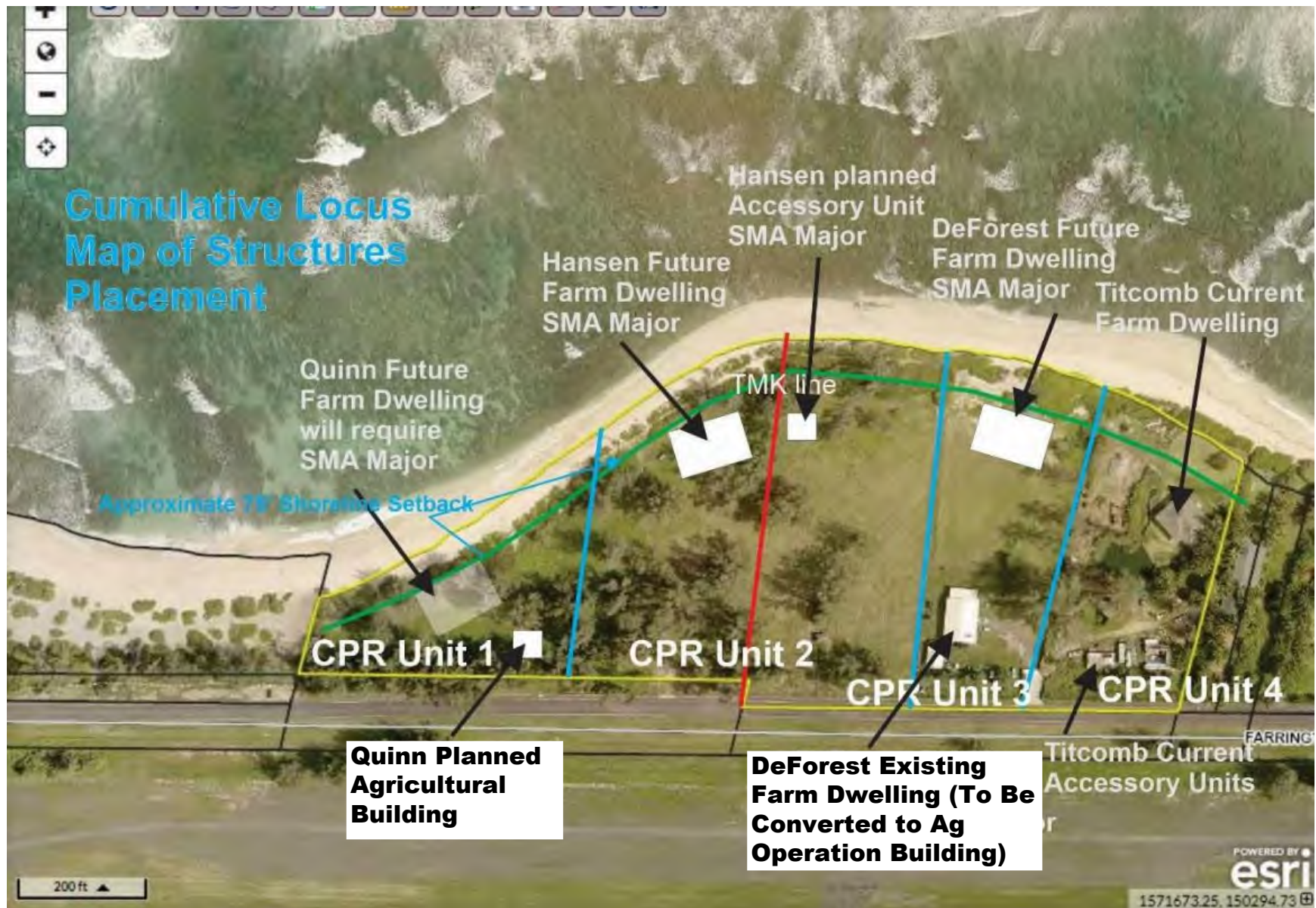


EXHIBIT C-1 - Overall Proposed Site Layout Showing 5,000-Square-Foot Farm Dwelling Polygon

Quinn Farm Conceptual Plan

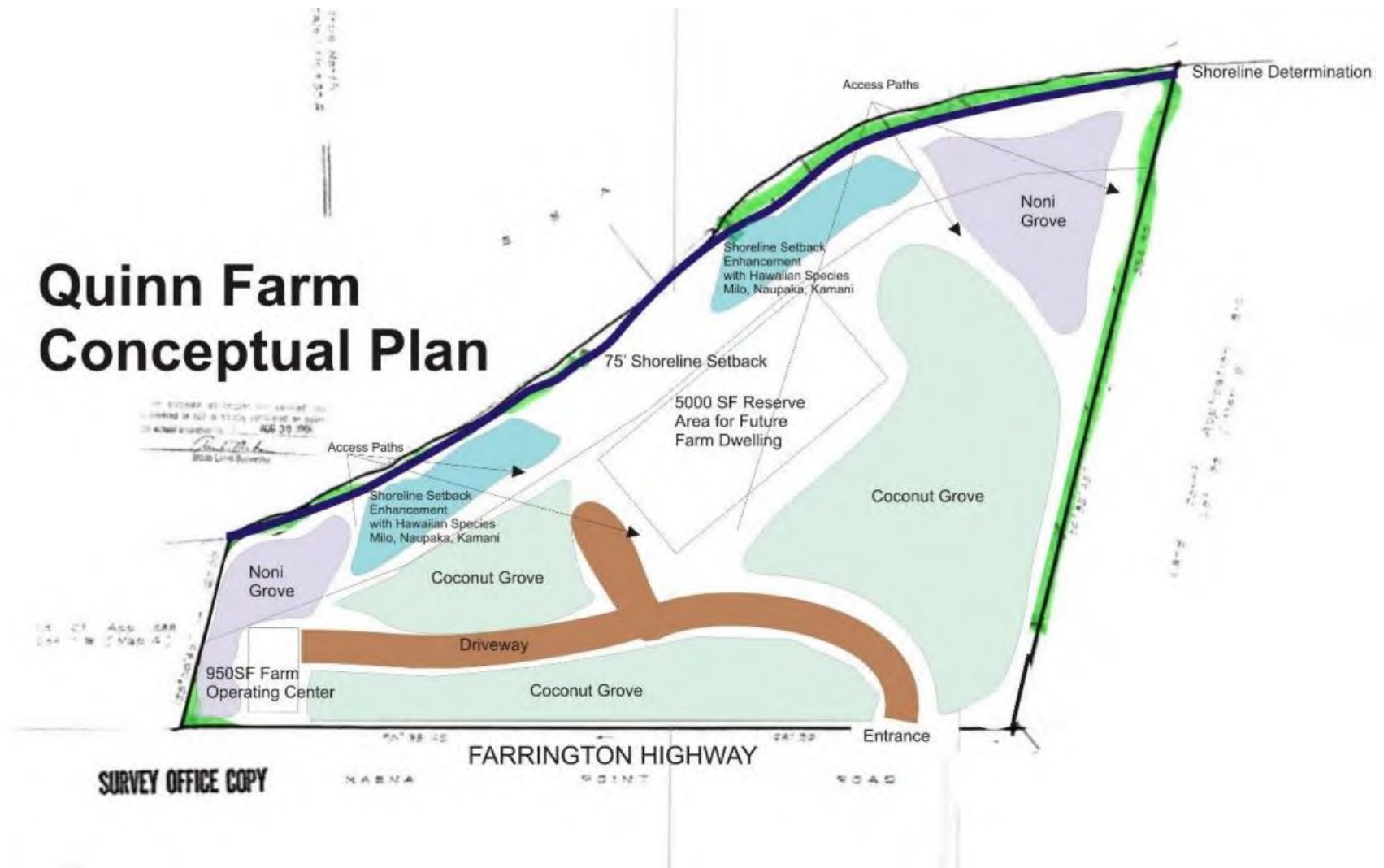
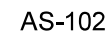


EXHIBIT C-2 - CPR UNIT 1

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



If this drawing is not 24"x36" or 22"x34", then the drawing has been revised from its original size. Noted scales must be adjusted. This line should be equal to one inch.

EXHIBIT C-5 CPR Unit 2

POLYLINE
ARCHITECTURE + URBANISM
855 ILANAWAI ST. SUITE 201
HONOLULU, HI 96813 808-380-1559
WWW.POLYLINE.DESIGN

NOT FOR CONSTRUCTION

THE WORK WAS PREPARED BY ME OR UNDER MY SUPERVISION AND CONTROL. I AM A PROFESSIONAL ARCHITECT IN THE STATE OF HAWAII AND I AM NOT PROVIDING ANY OTHER SERVICES.

ISSUED REVISION LIST

FARM DWELLING

68-1031 FARRINGTON HWY. #2
WAILUA, HI 96791
TNR: 2-0002-008

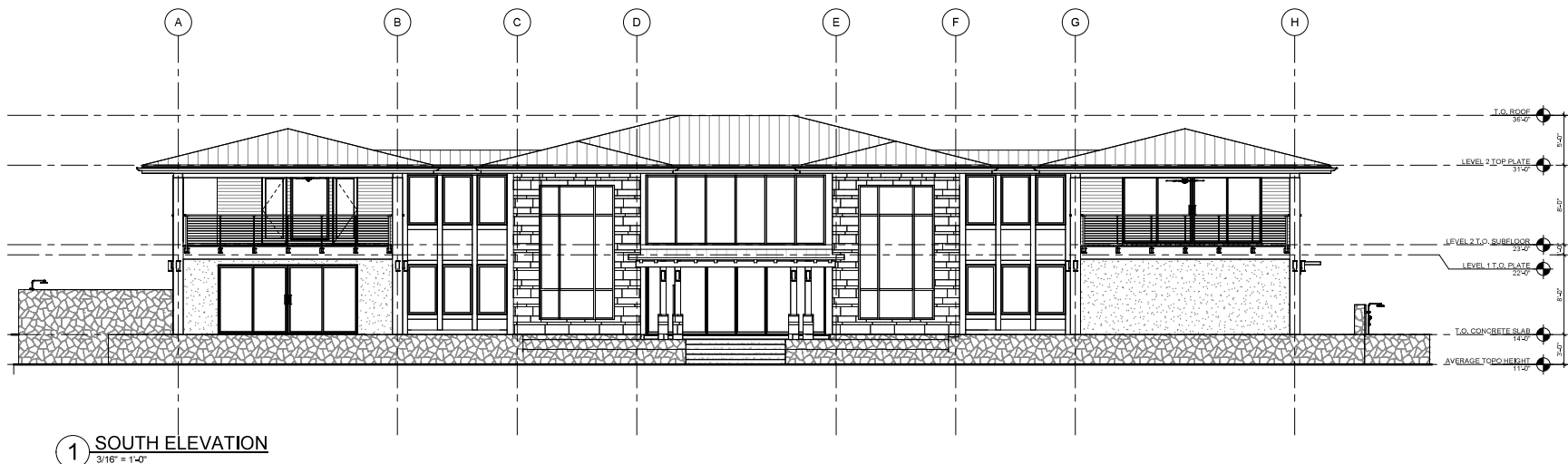
PROJECT NO.: 2208
DATE: AUGUST 26, 2022
SCALE: 3/16" = 1'-0"

SHEET TITLE:
NORTH AND SOUTH ELEVATIONS

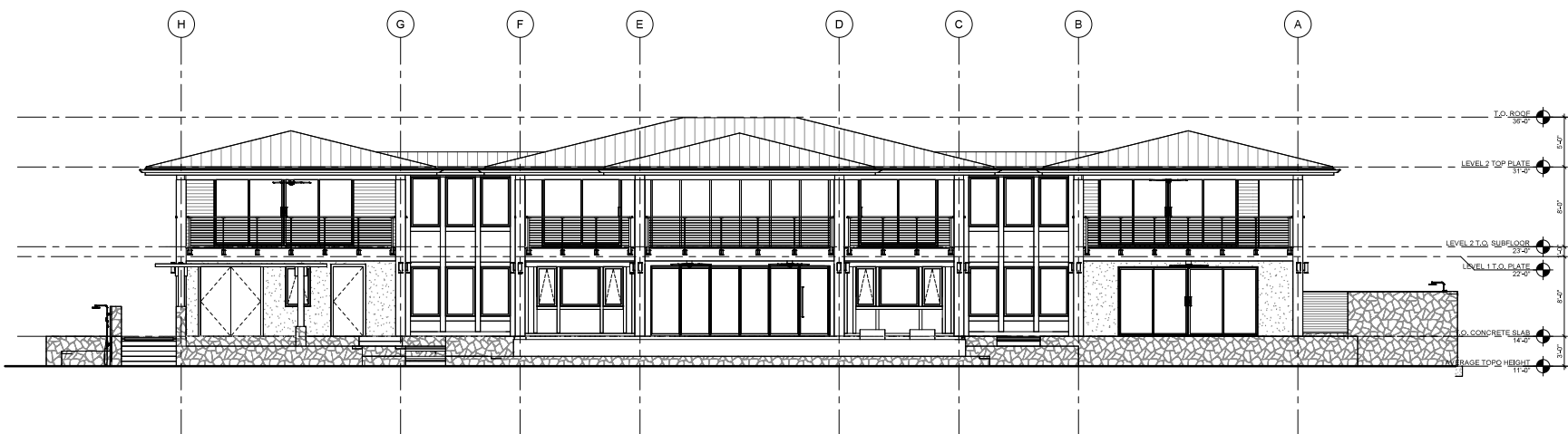
SHEET NO.:

A-301

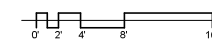
KEYNOTE LEGEND		LEGEND	SHEET NOTES
KEY VALUE	DESCRIPTION		
		4" EXPOSURE ALUMINUM LAP SIDING	
		WOOD PANEL	
		STUCCO	
		STONE	
		STANDING SEAM METAL ROOF	
		LAVA ROCK	



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



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



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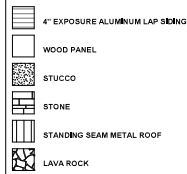
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KEYNOTE LEGEND

KEY VALUE DESCRIPTION

LEGEND



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

EXHIBIT C-6 CPR Unit 2

POLYLINE
ARCHITECTURE + URBANISM
856 ILANAWAI ST. SUITE 201
HONOLULU, HI 96813 808-380-1550
WWW.POLYLINE.DESIGN

NOT FOR CONSTRUCTION

DATE OF COMPLETION

THE WORK WAS PREPARED BY ME OR UNDER MY SUPERVISION AND CONTROL. I AM A REGISTERED PROFESSIONAL ARCHITECT IN THE STATE OF HAWAII (NO. 10000) AND I AM NOT PROVIDING ANY OTHER SERVICES FOR THIS PROJECT.

ISSUED REVISION LIST

FARM DWELLING

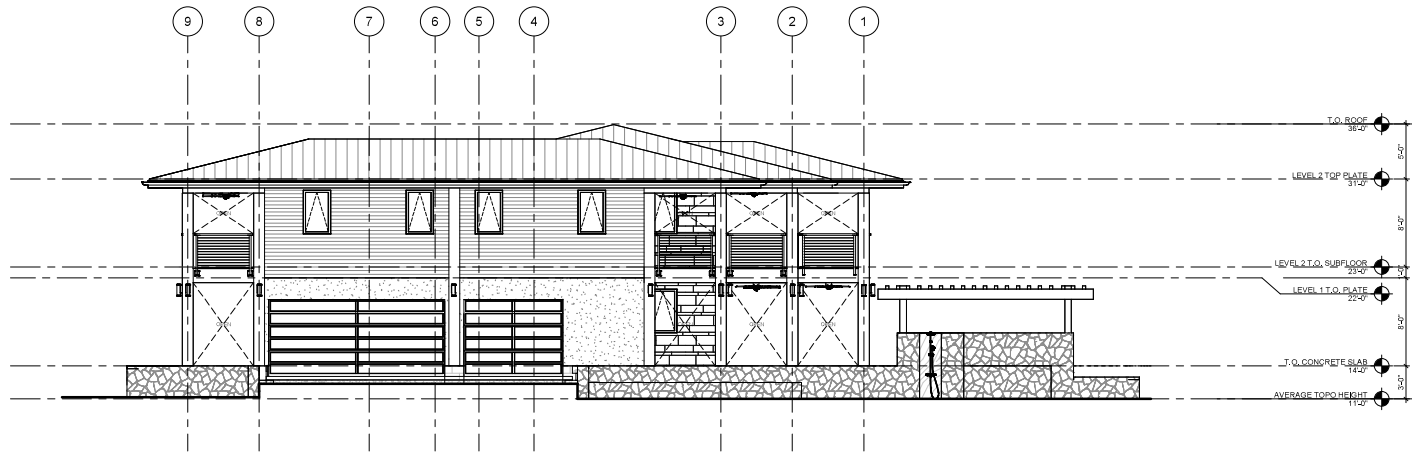
68-1031 FARRINGTON HWY. #2
WAILUA, HI 96791
TNR: 7-0002-008

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

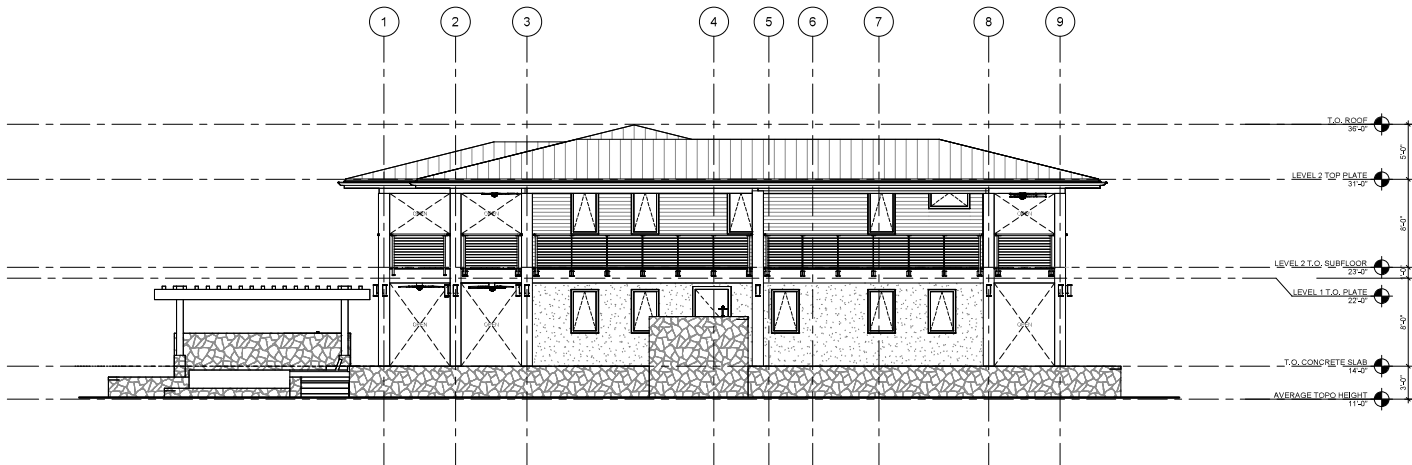
SHEET TITLE:
EAST AND WEST
ELEVATIONS

SHEET NO.:

A-302



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



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



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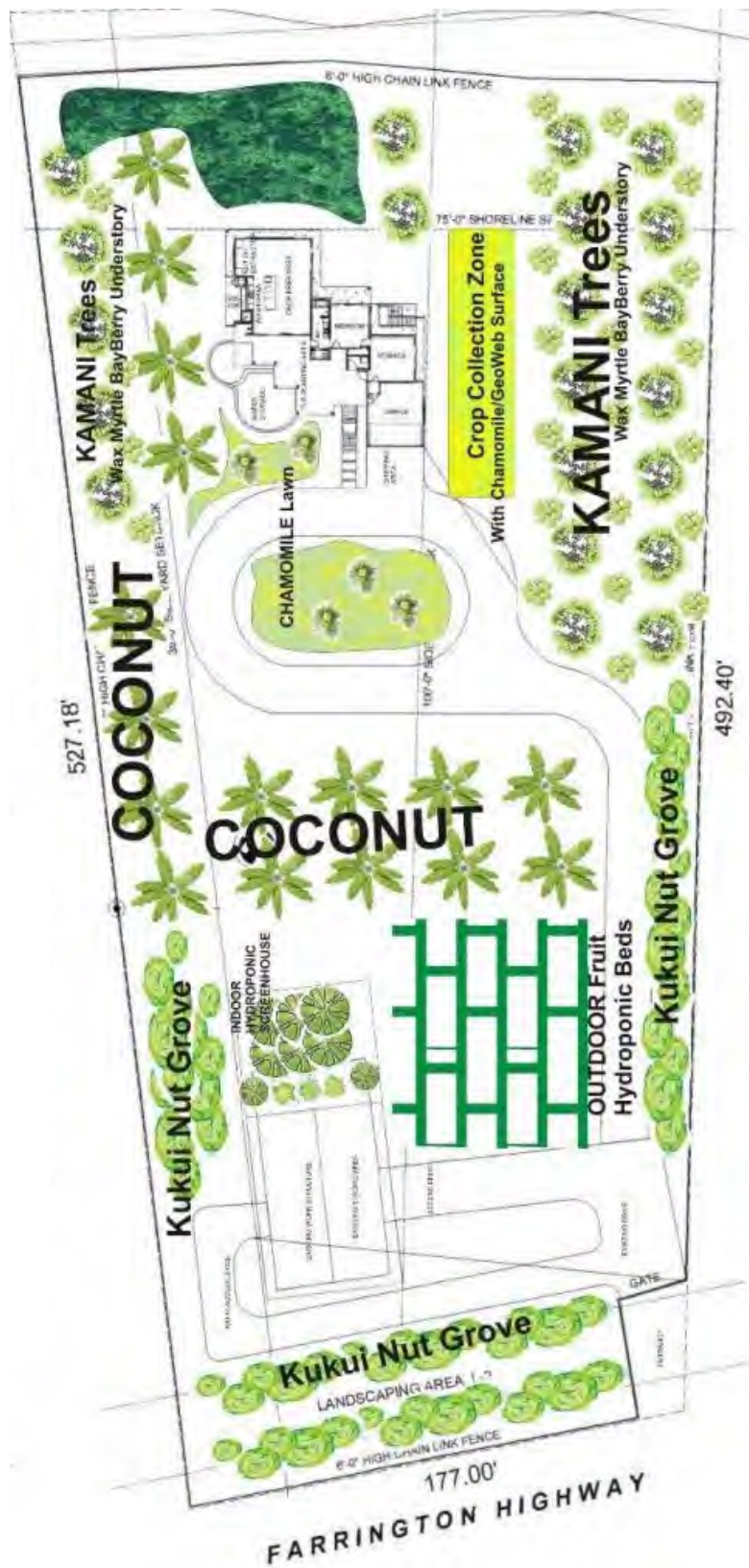
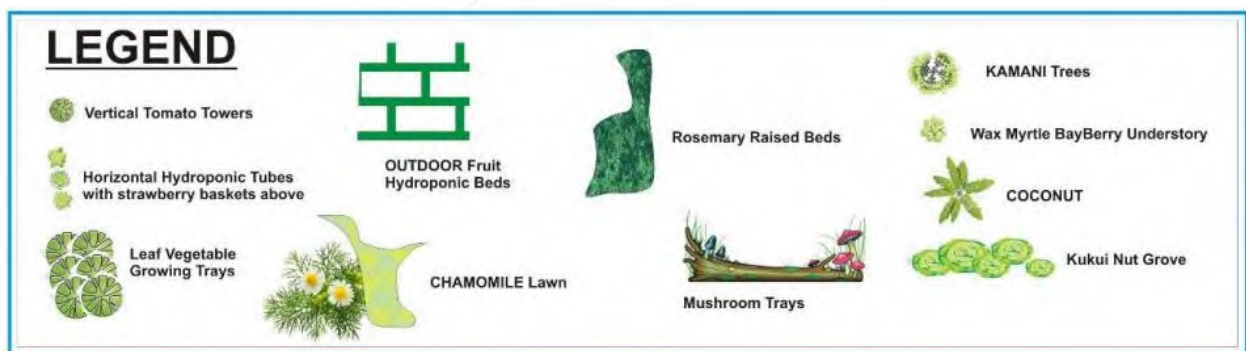


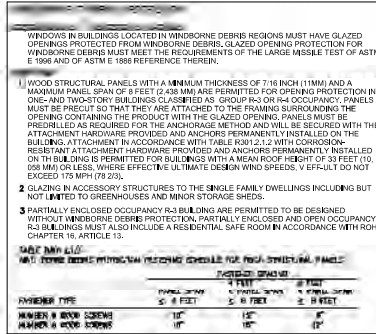
EXHIBIT C-7
CPR UNIT 3



CONTRACTOR GENERAL NOTES

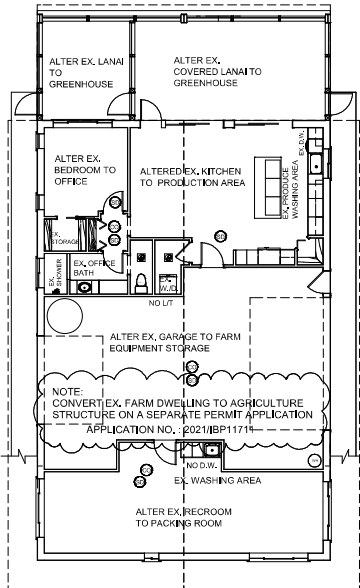
1. ALL WORK SHALL BE IN STRICT ACCORDANCE WITH 2012 I.L.C., STATE AND LOCAL BUILDING CODES.
2. THE CONTRACTOR SHALL VERIFY APPROVED JOBSITE BLUEPRINTS, SET, DIMENSIONS, AND PLAN DIMENSIONS. BEFORE COMMENCEMENT OF ANY WORK, CONTRACTOR SHALL NOTIFY OWNER OR ENGINEER OF ANY CONFLICTS OR DISCREPANCIES PRIOR TO STARTING CONSTRUCTION. AT NO TIME SHALL THE CONTRACTOR / BUILDER SCALE THE DRAWINGS TO DETERMINE ANY OMISSION IN THE CASE OF A MISSING, OR INCOMPLETE DIMENSION. CONTRACTOR / BUILDER SHALL CONTACT DESIGNER FOR CLARIFICATION. CONTRACTOR SHALL NOT PROCEED WITH ANY WORK WITH ANY DISCREPANCY UNLESS APPROVED BY ENGINEER OF RECORD.
3. CONTRACTOR SHALL VERIFY THE SET AND ALL INFORMATION INCLUDING SETBACK LOT DIMENSIONS AND STAKED PROPERTY LINES TO ACCURATELY LOCATE PROPOSED PROJECT WITHIN THE MINIMUM REQUIRED SETBACK AREA.
4. CONTRACTOR SHALL PROTECT ADJACENT 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 BY THE DESIGNER OR ENGINEER BEFORE BEGINNING CONSTRUCTION. INSTALLATION, AND COMPLETION. AT NO TIME SHALL THE CONTRACTOR UNILATERALLY OR UNilaterally MAKE CHANGES TO ANY STRUCTURAL COMPONENT AS DESCRIBED OR LAYED BY THE ENGINEER OF RECORD.
6. ALL FINISHED GRADE LEVELS AND/OR SLOPE ELEVATIONS ARE ASSUMED TO BE APPROPRIATE. 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-HOMOGENEOUS.
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 MINIMUM 3" COVER OVER THE REINFORCING.
11. ALL FOOTINGS SHALL REST ON FIRM UNDISTURBED SOIL.
12. GROUND TO BE CHEMICALLY TREATED FOR TERMITES PER 2012 I.L.C. SECTION R-10.15 "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 BUILT AS PER STANDARD PRACTICE. AS PER 2012 I.L.C., SEC. R-10.3 & SEC. R-10.3.
15. ALL LUMBER SHALL BE DOUGLAS FIR #1 WOLFGAMME PRESSURE TREATED OR BETTER. AS PER 2012 I.L.C., SEC. R-10.1 AS AMENDED.
16. ALL FRAMING MEMBERS, RAFTERS, JOISTS, AND BEAMS SHALL BE FASTENED WITH "BUSHING" 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 "BUSHING" 1/4" DIA. @ EACH RAFTER OR TRUSS @ 24" O.C. (EXTERIOR OF WALLS) AS PER ENGINEER REQUIREMENTS WITH TABLE R-10.2 (1).
18. ALL HANDRAILS SHALL BE 34" DIA. X 3" MAX. IN HEIGHT AND SHALL BE INSTALLED AS PER 2012 I.L.C., SEC. 11.1.
19. 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 BEDROOM AND 20" HEIGHT BEDROOM AS PER I.L.C.
20. WALL COVERING ON STUD WALLS NOTED AS SHEARWALLS SHALL BE CONTINUED UP TO ROOF DECKING.
21. EXTERIOR SHEETING SHALL BE NAILED W/ 5d COOLER NAILS @ 4" O.C. AT EDGES W/ 6d @ 12" O.C. IN FIELD.
22. GYPSUM BOARD SHEARWALLS SHALL BE NAILED W/ 5d COOLER NAILS @ 4" O.C.
23. PAINT ALL NEW INTERIOR AND EXTERIOR SURFACES (COLOR SPECIFIED BY OWNER) UNLESS OTHERWISE AGREED BETWEEN OWNER AND CONTRACTOR.
24. ALL WALLS AND CEILING FOR BATH AREAS OR EXTERIOR DRYWALL TO BE APPROVED WATERPROOF TYPE GYPSUM BOARD.
25. THE ARCHITECT OR ENGINEER IS NOT RESPONSIBLE FOR THE CONTRACTOR'S METHOD, PROCEDURES, OR CONSTRUCTION OF JOBSITE THAT MAY DEVELOP DUE TO CONTRACTOR NOT FOLLOWING PLANS.
26. THE DRAWINGS INTEND TO SHOW FINISHED CONCEPT ONLY. CHANGES TO THE DRAWINGS MAY BE REQUIRED DUE TO UNFORESEEN CONDITIONS.
27. WINDOW HEADERS SHALL BE 6X AND DOOR HEADERS SHALL BE 6X MINIMUM UNLESS OTHERWISE NOTED. OR AS PER 2012 I.L.C. SEC. R-10.2.
28. ALL NEW BEDROOMS & HALLWAYS SHALL HAVE A 12V APPROVED ELECTRIC SMOKE DETECTOR WITH BATTERY BACKUP. ALL EXISTING BEDROOMS AND HALLWAYS SHALL HAVE A BATTERY APPROVED SMOKE DETECTOR. TYP. AND SHALL HAVE INTERCONNECTED WIRING WHERE NEW INSTALLATION OCCURS AS PER 2012 I.L.C. SEC. 11.1 SMOKE ALARMS.
29. THE ALARM DEVICES SHALL BE INTERCONNECTED IN A MANNER THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS IN INDIVIDUAL UNITS. THE ALARM SHALL BE CLEARLY AUDIBLE IN ALL BEDROOMS OVER BACKGROUND NOISE W/ ALL INTERVENEING DOORS CLOSED. EXCEPTIONS: SMOKE ALARMS IN EXISTING AREAS NOT REQUIRED TO BE INTERCONNECTED OR HARDWIRED WHERE THE ALTERATIONS OR REPAIRS DO NOT RESULT IN INTERIOR WALL OR CEILING REMOVAL.
30. CONTRACTOR SHALL INSTALL DOUBLE FLOOR JOIST UNDER ALL PARTITION WALLS RUNNING PARALLEL WITH JOISTS.
31. CONTRACTOR SHALL NOTIFY ENGINEER 2 DAYS IN ADVANCE WHEN SHEAR WALLS AND TRIMMING FOR CONTINUOUS LOAD PATHS CAN BE INSPECTED.
32. OWNER OR CONTRACTOR MUST NOTIFY ENGINEER 48 HOURS PRIOR TO POURING CONCRETE AND CLOSING OF ALL WALLS FOR INSPECTION. IF ANY WALLS ARE CLOSED BEFORE INSPECTION, THE ENGINEER CONTRACTOR MAY BE ASKED BY BUILDING INSPECTOR OR THE ENGINEER TO REOPEN THE WALLS AT CONTRACTOR'S OWN EXPENSE.
33. ANY STRUCTURAL CHANGES BY THE CONTRACTOR MUST BE APPROVED BY THE ENGINEER BEFORE IMPLEMENTATION.
34. CONTRACTOR SHALL VERIFY APPROVED JOBSITE PLANS. PRIOR TO COMMENCEMENT CONTRACTOR SHALL NOTIFY OWNER OR ENGINEER OF ANY CONFLICTS PRIOR TO STARTING WORK.
35. CONTRACTOR SHALL VERIFY ALL FINISH MATERIALS, WINDOW TYPES, WINDOW TYPES, ETC. BEFORE BEGINNING FINISH WORK.
36. 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 METHOD OF SUBCONTRACTORS 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.L.C.
37. FAILURE OF CONTRACTOR TO ABIDE BY THE GENERAL NOTES AND/OR THE CONTRACTOR DRAWINGS SHALL BE SOLE RESPONSIBILITY OF THE CONTRACTOR. THE DESIGNER OR ENGINEER ARE NOT LIABLE OR RESPONSIBLE FOR CONTRACTOR METHODS OR CONSTRUCTION PRACTICES SHOULD THE CONTRACTOR FAIL TO HEED THE GENERAL REQUIREMENTS AS PUT FORTH IN THESE NOTES AND ON THE CONSTRUCTION DOCUMENTS. IF THE CONTRACTORS RESPONSIBILITY TO CORRECT ALL MISTAKES AND/OR OMISSIONS AT HIS OWN COST. THE DESIGNER AND ENGINEER WILL NOT BE LIABLE FOR CONTRACTORS ERROR.
38. THESE NOTES ARE LEGAL AND BINDING AS TO THE CONTRACTORS RESPONSIBILITIES AND JOB PERFORMANCE. IT IS THE CONTRACTOR'S DUTY AND RESPONSIBILITY TO ABIDE BY THESE GENERAL NOTES AND REQUIREMENTS.

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



SOLAR WATER HEATING SYSTEM

MM NUMBER.....MM2020-0040 (1)
TANK SIZE.....80 GALLON
PANEL SIZE.....1'-4 1/2" X 10'-0" PANEL

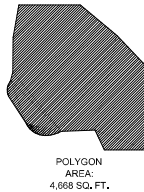


EXISTING PLAN

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

SPECIAL INSPECTIONS SHALL BE PROVIDED FOR THE FOLLOWING:

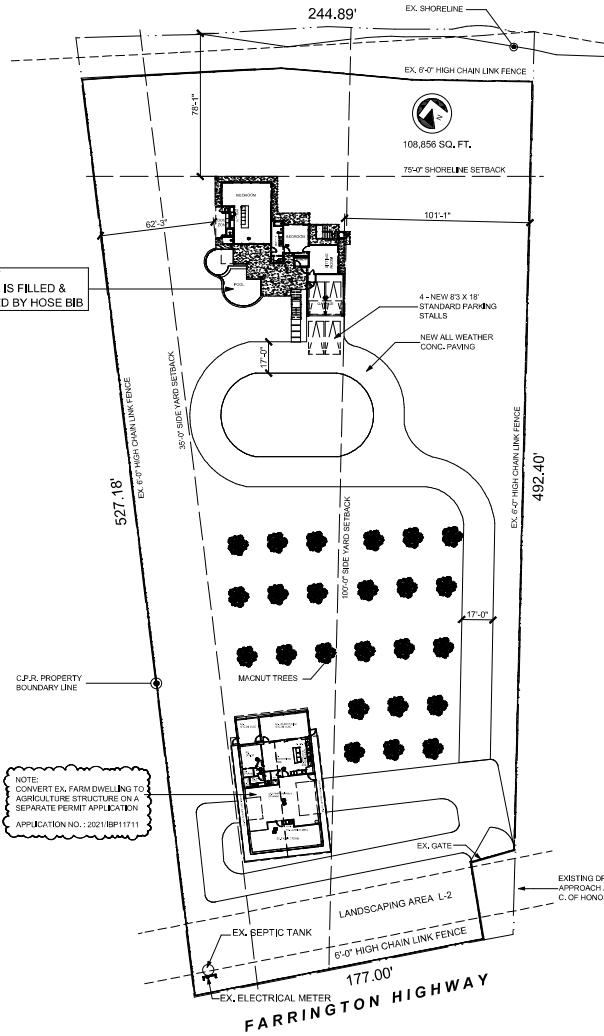
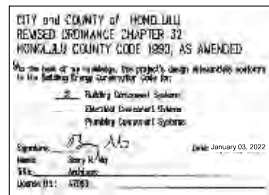
- 1.) CONCRETE
- 2.) BOLTS INSTALLED IN CONCRETE
- 4.) REINFORCING STEEL AND PRESTRESSING TENDONS
- 7.) STRUCTURAL MASONRY
- 16.) SHEATHED SHEAR WALLS AND DIAPHRAGMS
- 17.) COMPLETE LOAD PATH AND UPLIFT TIES
- 18.) TERMITE PROTECTION



B.W.S. NOTES

NOTE: 1. ALL NEW PLUMBING FIXTURES ARE LOW FLOW FIXTURES (TYPE).

NOTE: 2. THE WATER METER DOES NOT HAVE A.F.U. OR BRIDGEMAN SYSTEMS



PLOT PLAN

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

EXHIBIT C-8 CPR Unit 3



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



DATE
4/14/2022

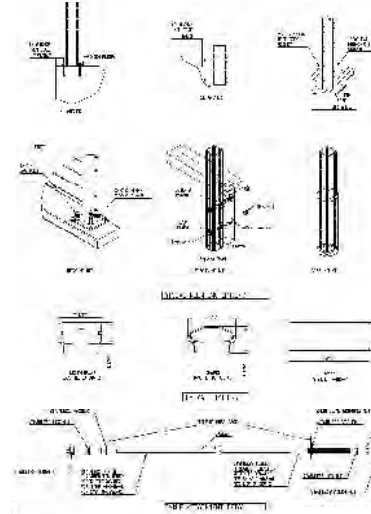
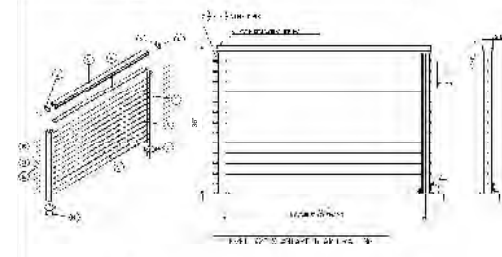
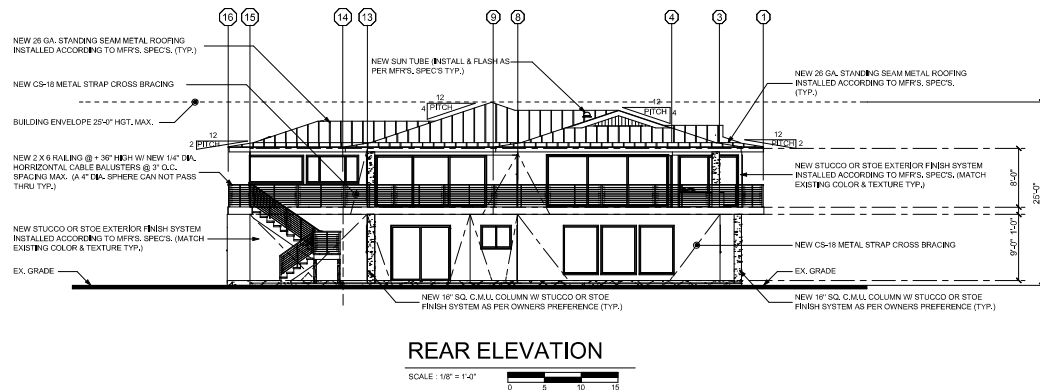
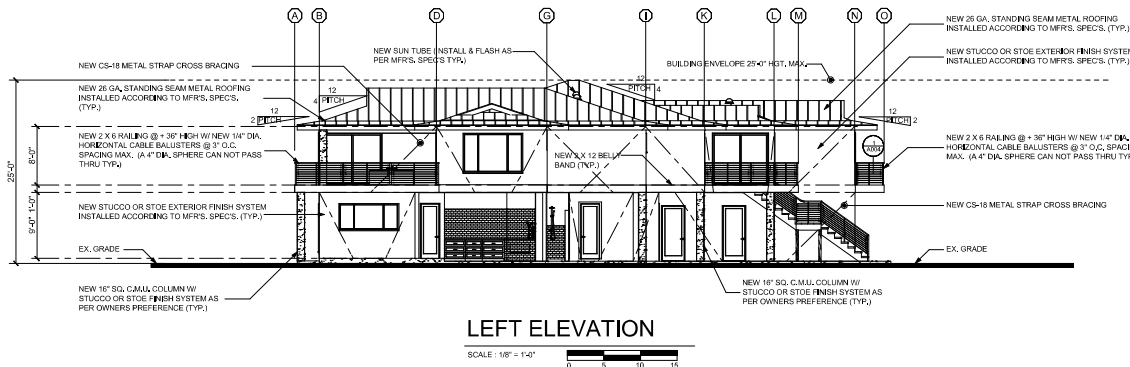
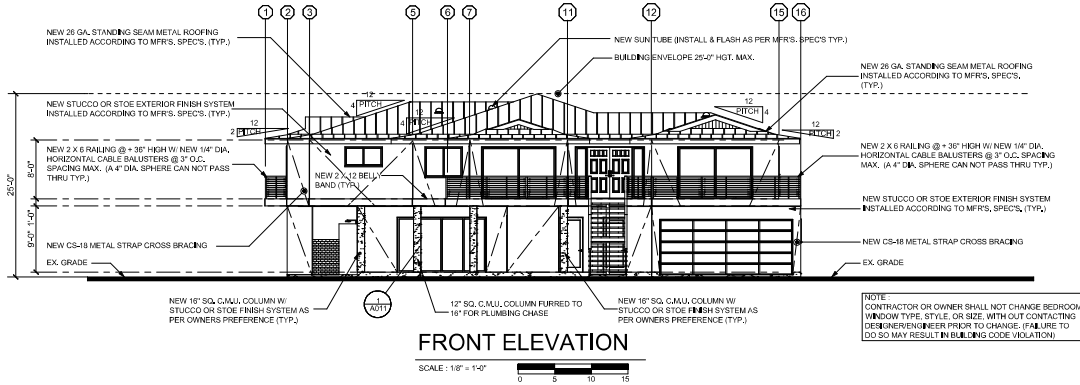
SHEET NO.

A001

OF 19 SHEETS

EXHIBIT C-9

CPR Unit 3



NO.	DESCRIPTION	QTY	UNIT
1	1/2\"	1	EA
2	1/2\"	1	EA
3	1/2\"	1	EA
4	1/2\"	1	EA
5	1/2\"	1	EA
6	1/2\"	1	EA
7	1/2\"	1	EA
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1
A004 MFR'S. CABLE RAILING DETAIL
N.T.S.

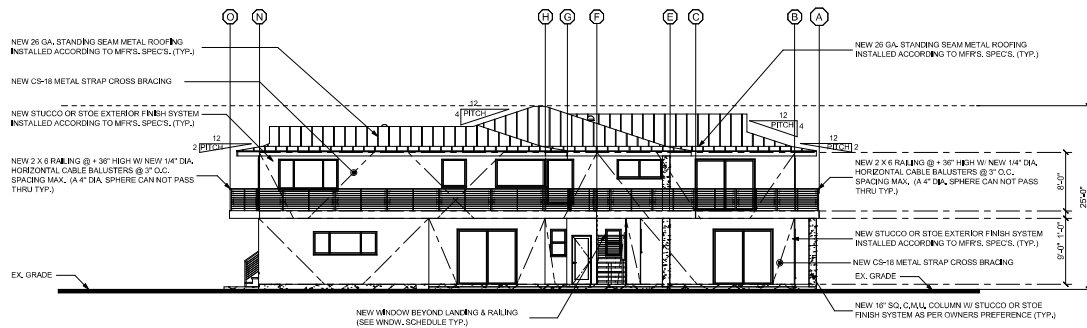


A PROPOSED NEW SINGLE FAMILY DWELLING FOR:
MR. & MRS. CARL & SUZANNE DEFOREST
ADDRESS: 68-1031 FARRINGTON HWY., WAIALUA, HI 96791
T.M.K. 6 - 8 - 002 : 010



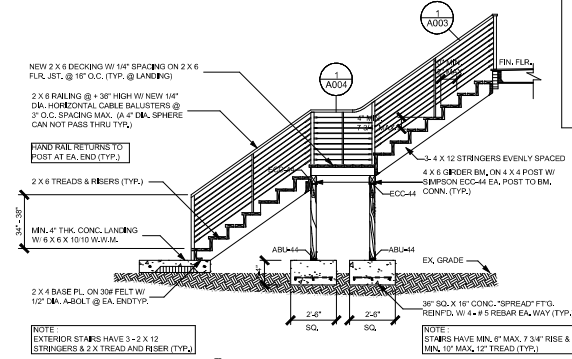
DATE
4/14/2022
SHEET NO.

A004
OF 19 SHEETS



RIGHT ELEVATION

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



EXTERIOR STAIR DETAIL

N.T.S.

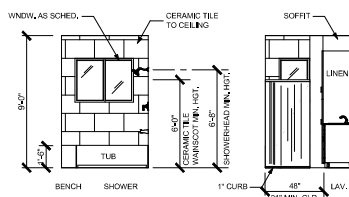
CABINET NOTE
CONTRACTOR/CABINET MANUFACTURER SHALL FIELD VERIFY ALL
INTERIOR DIMENSION OF WALL SPACES PERTAINING TO CABINET
LAYOUT PRIOR TO MANUFACTURING AND/OR
INSTALLATION OF KITCHEN & BATH CABINET OR ANY OTHER CABINET.

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

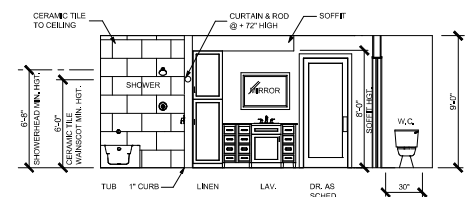
NOTE
PROVIDE BACKER BLKG. @ ALL TOWEL BAR
PAPER HOLDER LOCATIONS AS REQ'D.

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

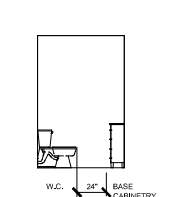
NOTE
1/2" GREEN BD. TYP. ALL BATHROOM WALLS



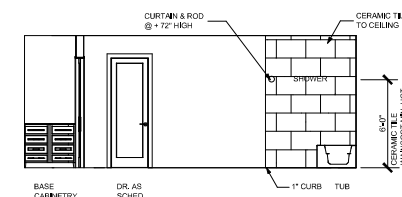
BATH 1 INTERIOR "A"



BATH 1 INTERIOR "A-2"



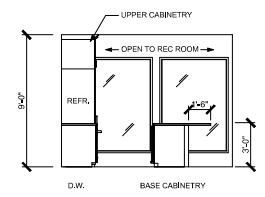
BATH 1 INTERIOR "B"



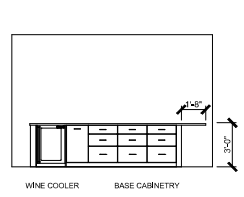
BATH 1 INTERIOR "C"



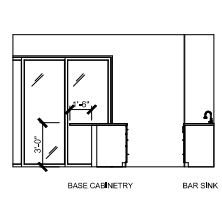
BATH 1 INTERIOR "D"



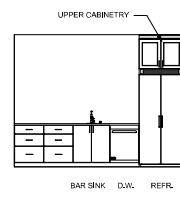
WET BAR INTERIOR "A"



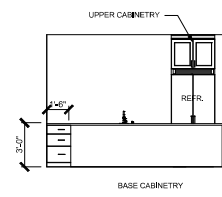
WET BAR INTERIOR "B"



WET BAR INTERIOR "C"



WET BAR INTERIOR "D"



WET BAR INTERIOR "D-2"

INTERIOR ELEVATIONS

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



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



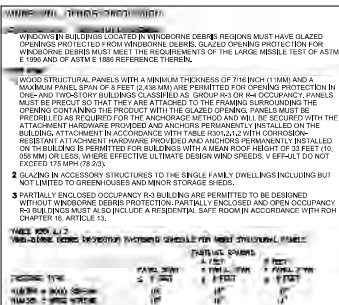
DATE
4/14/2022
SHEET NO.

EXHBIT C-10
CPR Unit 3

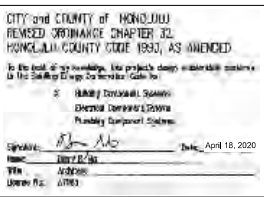
A005
OF 19 SHEETS

CONTRACTOR GENERAL NOTES

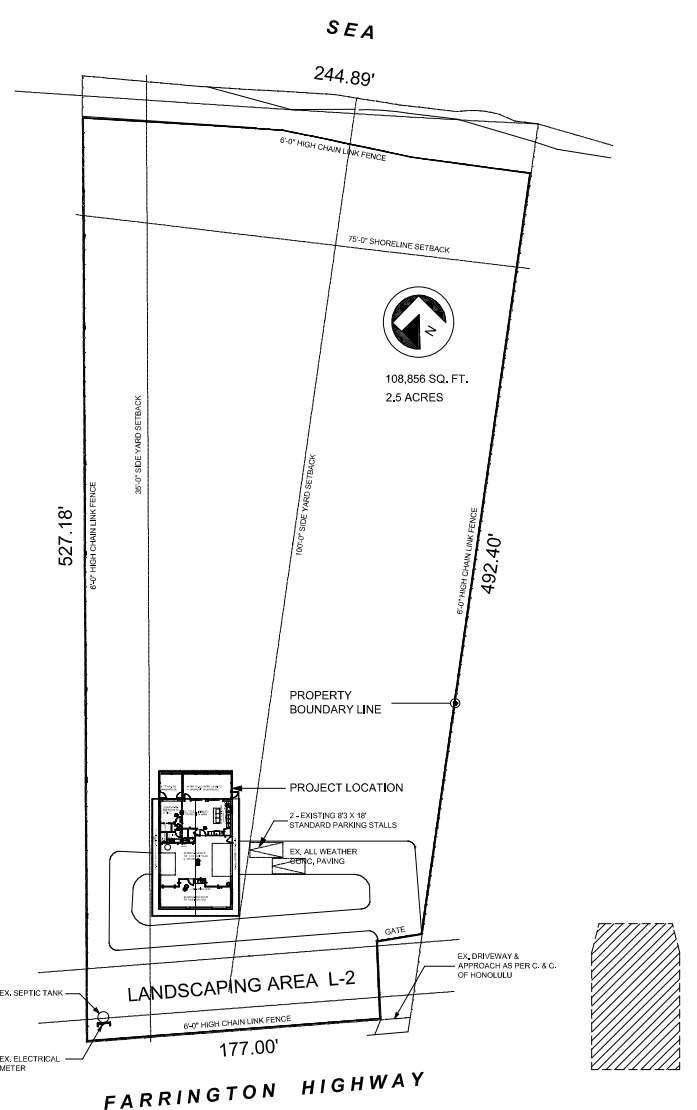
1. ALL WORK SHALL BE IN STRICT ACCORDANCE WITH 2012 L&C, STATE AND LOCAL BUILDING CODES.
2. THE CONTRACTOR SHALL VERIFY APPROVED JOBSITE BLUEPRINTS, SET DIMENSIONS, AND PLAN DIMENSIONS BEFORE COMMENCEMENT OF ANY WORK. CONTRACTOR SHALL NOTIFY ENGINEER OR ENGINEER OF ANY CONFLICTS OR DISCREPANCIES PRIOR 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 ENGINEER OR ARCHITECT IMMEDIATELY. CONTRACTOR SHALL NOT PROCEED WITH ANY WORK UNTIL THE DISCREPANCY IS UNRESOLVED.
3. CONTRACTOR SHALL VERIFY THE SITE AND ALL INFORMATION INCLUDING DISTANCE, LOT DIMENSIONS AND CORNER PROPORTION LINES TO ACCURATELY LOCATE PROPOSED PROJECT WITHIN THE MINIMUM REQUIRED SETBACK AREA.
4. CONTRACTOR SHALL PROTECT ADJACENT 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 CORROSION, MATERIALS, DEVICES, OR DETAILS NOT SPECIFICALLY SHOWN ON THE DRAWINGS OR SPECIFIED SHALL BE CLASSIFIED WITH THE DESIGNER OR ENGINEER BEFORE BEING CONSTRUCTED. INSTALLATION AND CONSTRUCTION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. ANY UNLATERAL MAKE CHANGES TO ANY STRUCTURAL COMPONENT AS CERTIFIED OR L&C AS THE ENGINEER OF RECORD.
6. ALL FINISHED GRADE LEVELS AND/OR SPOT ELEVATIONS ARE ASSUMED TO BE APPROPRIATE. 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 D4557.
8. FOUNDATION DESIGN FOR SOIL WITH BEARING PRESSURE OF 2000 P.S.F., (NONADHESIVE).
9. ALL CONCRETE SHALL HAVE A 28 DAY COMPRESSION STRENGTH OF 3000 P.S.I.
10. ALL REINFORCED STEEL TO BE ASTM A63 GRADE 60, WELDED WIRE MESH TO BE A63 OR EQUAL, AND HAVE A MIN. 7" BARS COVERING A MIN. 7" BARS COVERING OF CONCRETE.
11. ALL FOOTINGS SHALL REST ON FIRM UNDISTURBED SOIL.
12. GROUND TO BE CHEMICALLY TREATED FOR TERMITES PER 2012 L&C, SECTION 6-319 "AS AMENDED" BY A QUALIFIED MONITOR 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 INSURE A WEATHER TIGHT FINISH AS PER STANDARD PRACTICE, AS PER 2012 L&C, SEC. 6-410 & SEC. 6-403.
15. ALL LUMBER SHALL BE DOUGLASS FIR #1 UNADJUSTED PRESSURE TREATED OR BETTER, AS PER 2012 L&C, SEC. 6-417 AS AMENDED.
16. ALL FRAMING MEMBERS, RAFTERS, JOISTS, AND BEAMS SHALL BE FASTENED WITH "BUSHY" 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 "BUSHY" 14-16 @ EACH RAFTER OR TRUSS @ 24" O.C. EXTENDING OR WALLS AS PER ENGINEER.
18. UNLESS OTHERWISE SHOWN, THE SHEATHING NAILS SHALL BE IN ACCORDANCE WITH TABLE 4-692.3 (1).
19. ALL HANDRAILS SHALL BE 34" MIN. A 3" MAX. IN HEIGHT AND SHALL BE INSTALLED AS PER 2012 L&C, SEC. 3-11.
20. ALL WINDOWS AT BEDROOMS SHALL HAVE A MINIMUM (8.1) HEIGHT OF 42" AND A MINIMUM NET CLEAR AND OPENABLE AREA OF 57 SQUARE FEET, 24" HEIGHT MINIMUM AND 20" WIDTH MINIMUM AS PER L&C.
21. WALL COVERING ON STUD WALLS NOTED AS SHEARWALLS SHALL BE CONTINUED UP TO ROOF DECKING.
22. EXTERIOR SHEETING SHALL BE NAILED W/ 8d NAILS @ 12" 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 OR 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.



- 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



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"

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

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



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

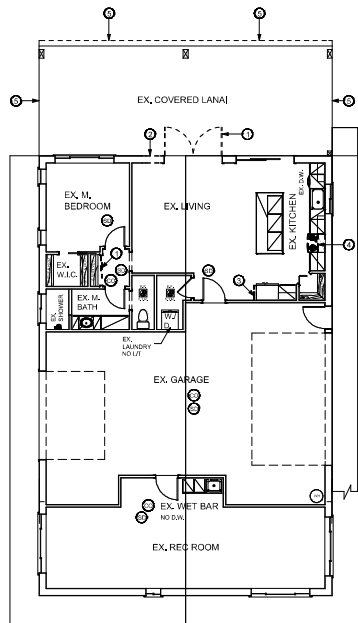
NOTE
ALL GLAZING DOORS IN HAZARDOUS AREAS TO BE SAFETY GLASS AS PER I.R.C., SEC. R-308.4

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

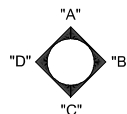
NOTE:
ALL ELECTRICAL OUTLETS
ARE EXISTING



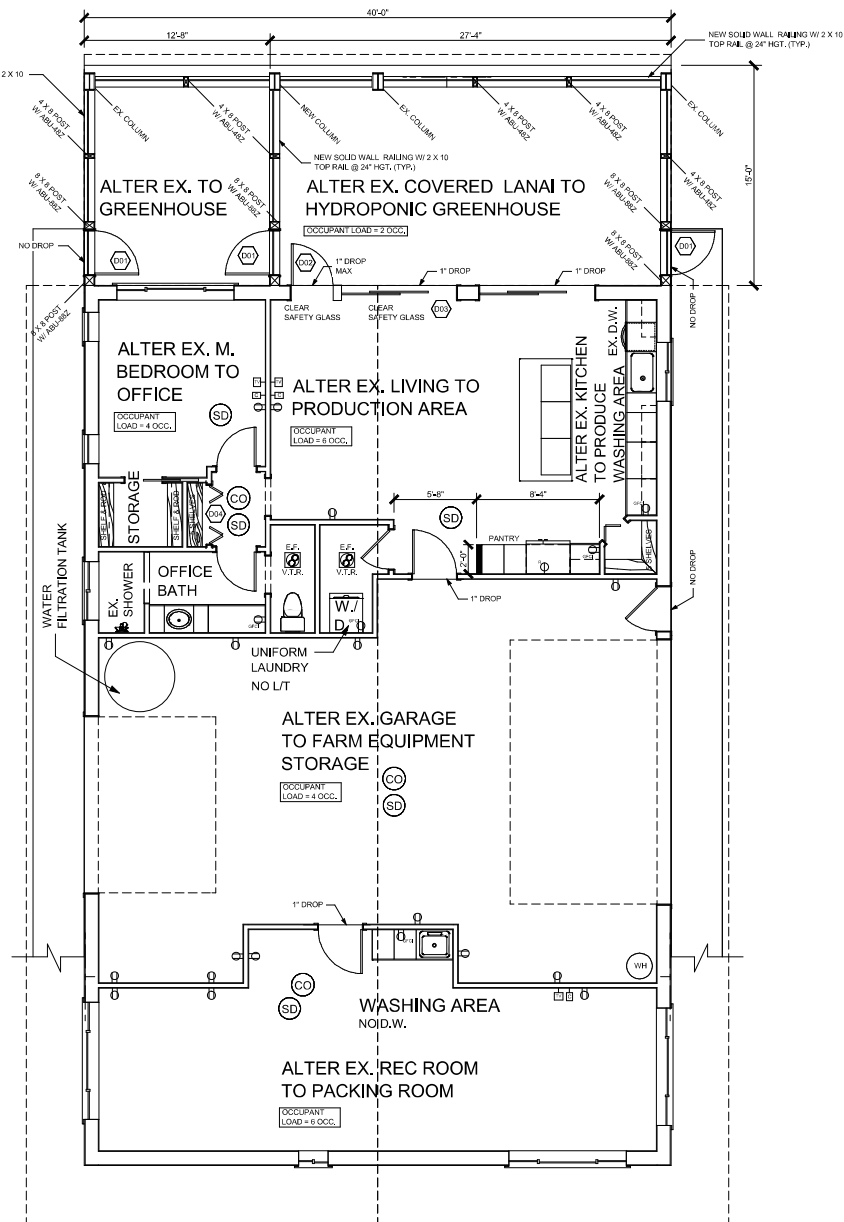
EXISTING / DEMO PLAN

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

DEMO SCHEDULE	
①	REMOVE EX. DOORS & REPLACE WITH NEW DOORS 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



JOB NO.

2021/IBP-11711

DATE

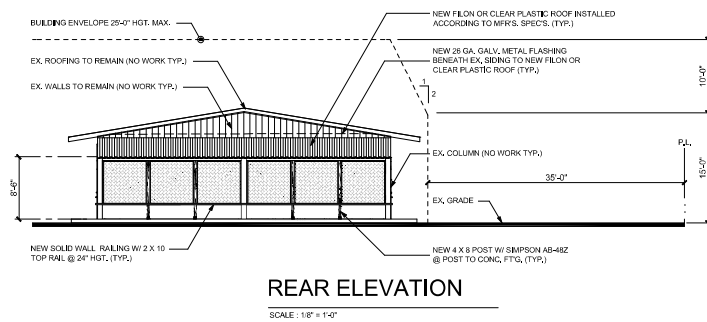
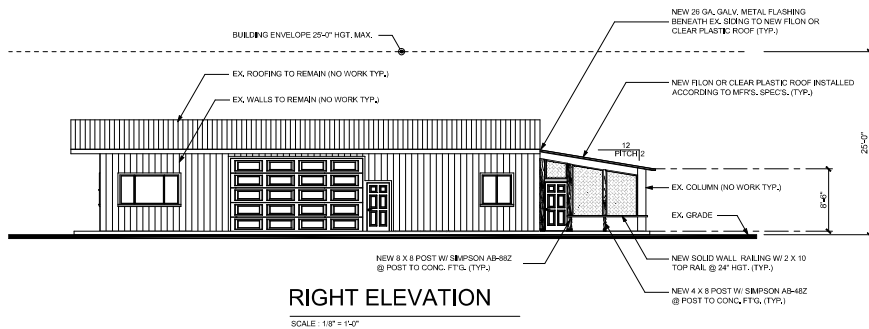
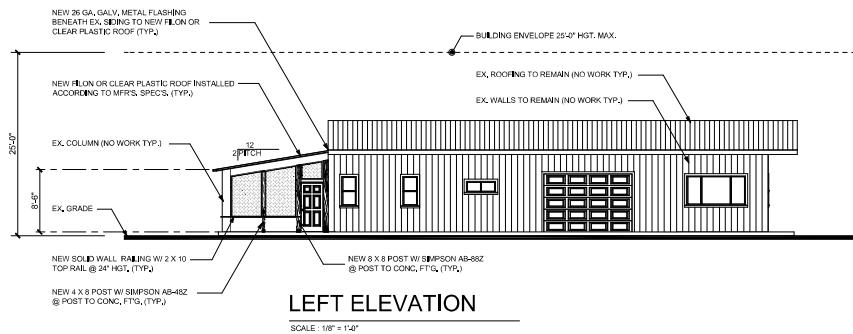
1/5/2022

SHEET NO.

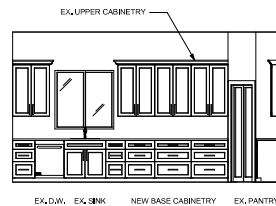
A - 2

OF 4 SHEETS

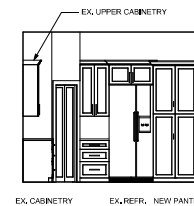
EXHIBIT C-12 - Farm Dwelling Alteration to Convert Kitchen to CPR Unit 3 Produce Washing Area.



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.



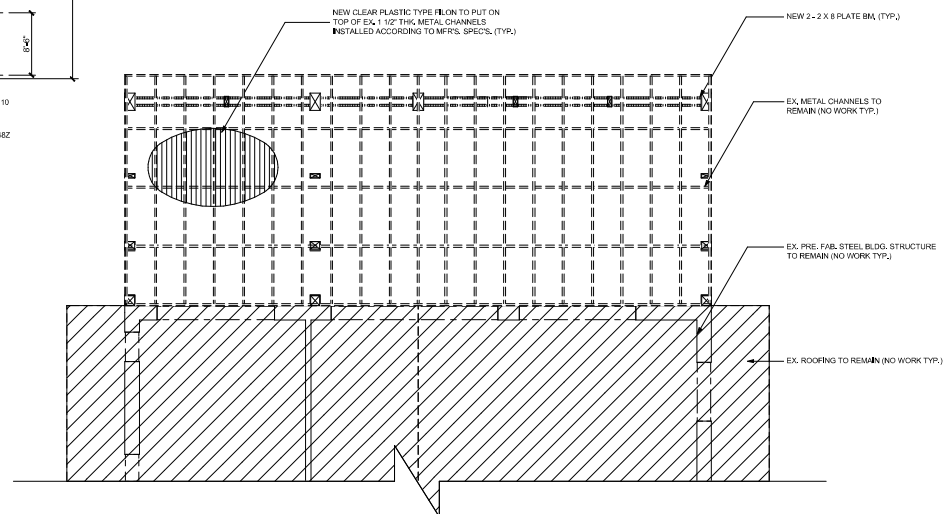
PRODUCE WASHING
AREA INTERIOR "B"



PRODUCE WASHING
AREA INTERIOR "C"

INTERIOR ELEVATIONS

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



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



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.hawaiiinfip.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 EVACUATION 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/>

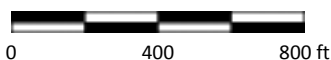


EXHIBIT D

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 known 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:

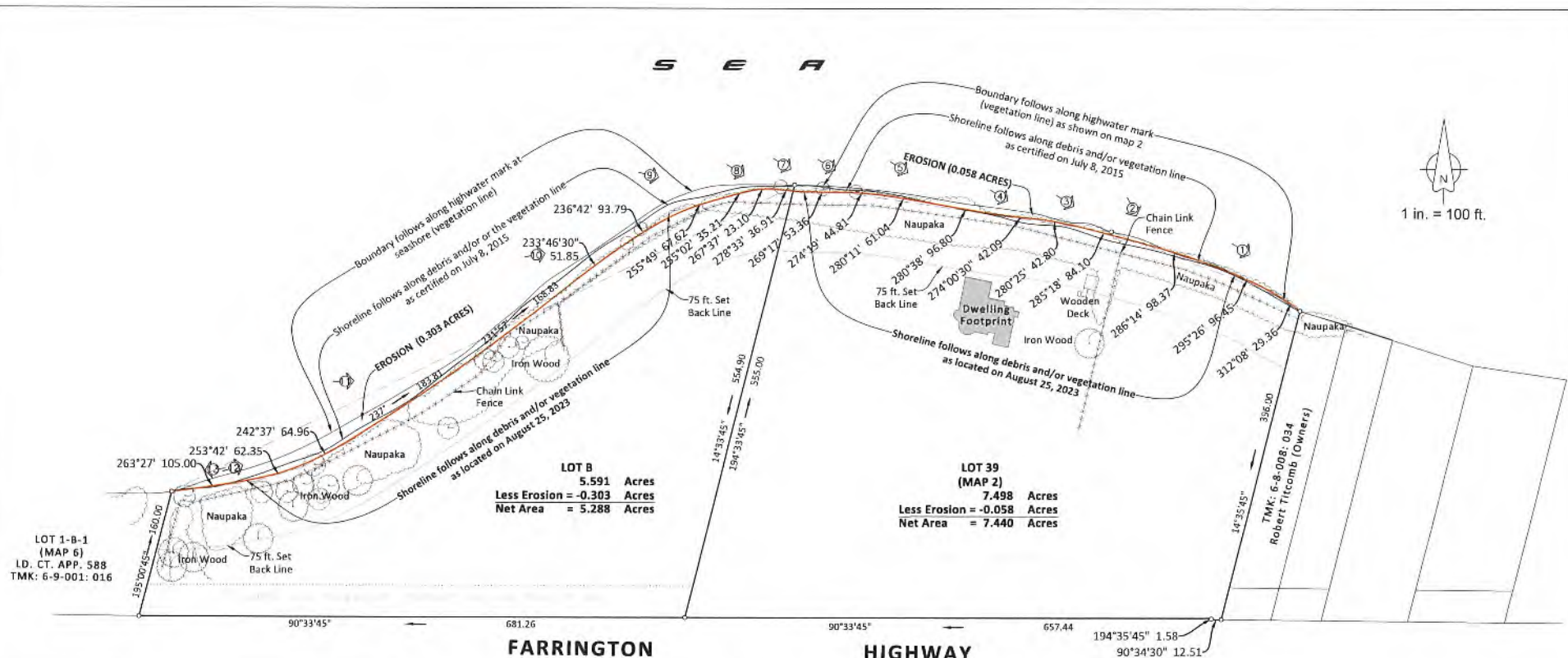
	Zone A: No BFE determined.
	Zone AE: BFE determined.
	Zone AH: Flood depths of 1 to 3 feet (usually areas of ponding); BFE determined.
	Zone AO: Flood depths of 1 to 3 feet (usually sheet flow on sloping terrain); average depths determined.
	Zone V: Coastal flood zone with velocity hazard (wave action); 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.

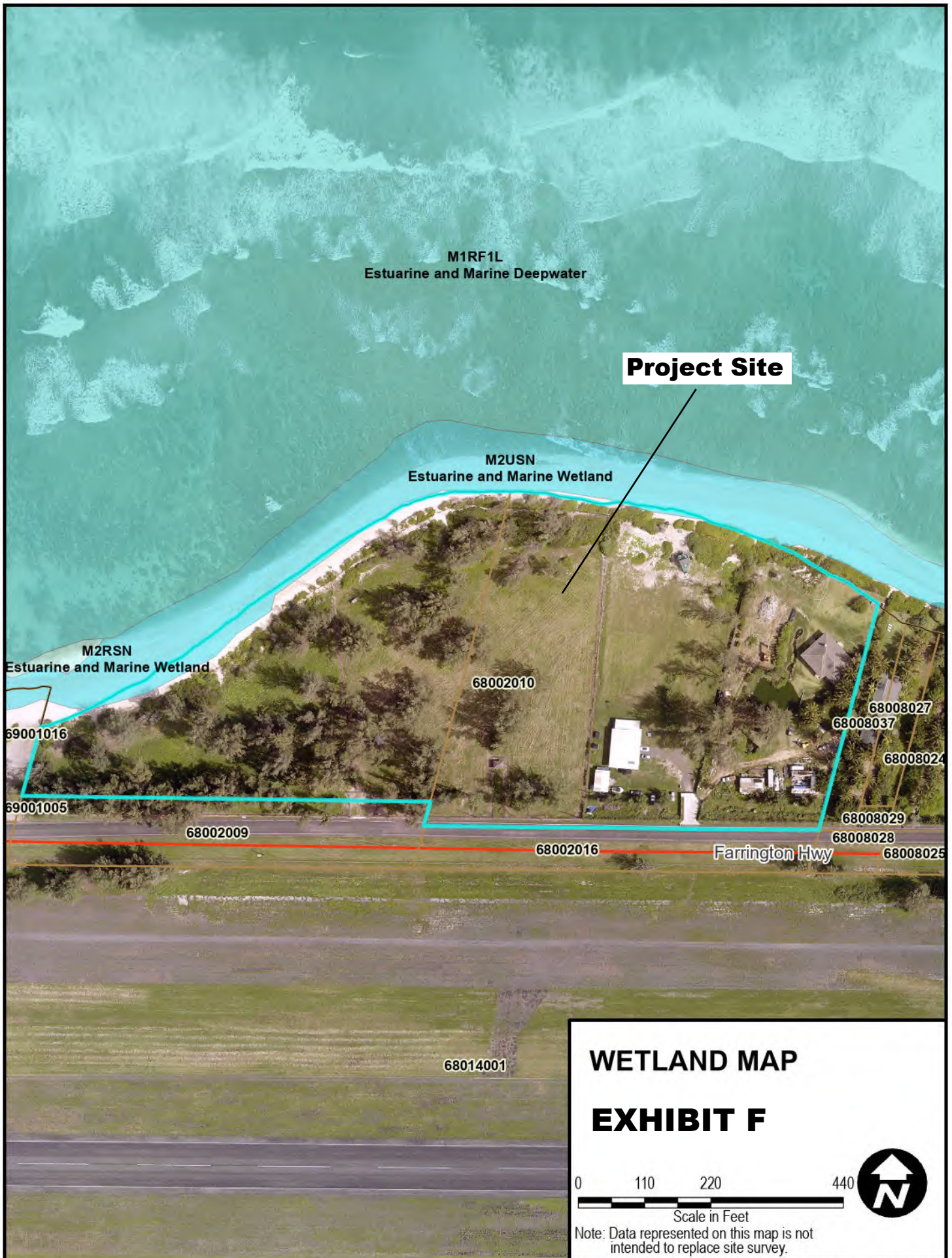
NON-SPECIAL FLOOD HAZARD AREA - An area in a low-to-moderate risk flood zone. No mandatory flood insurance purchase requirements apply, but coverage is available in participating communities.

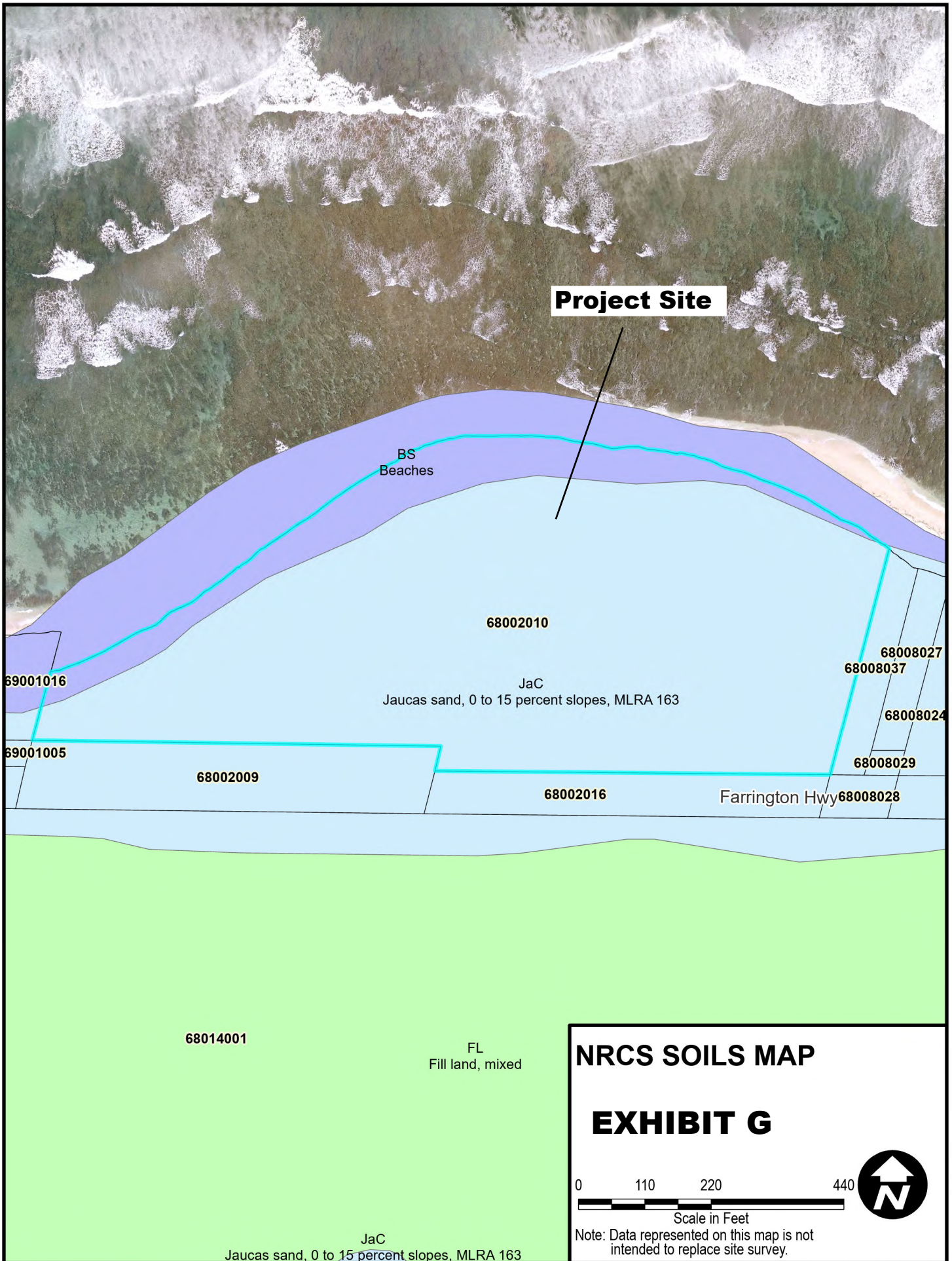
	Zone XS (X shaded): Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.
	Zone X: Areas determined to be outside the 0.2% annual chance floodplain.

OTHER FLOOD AREAS

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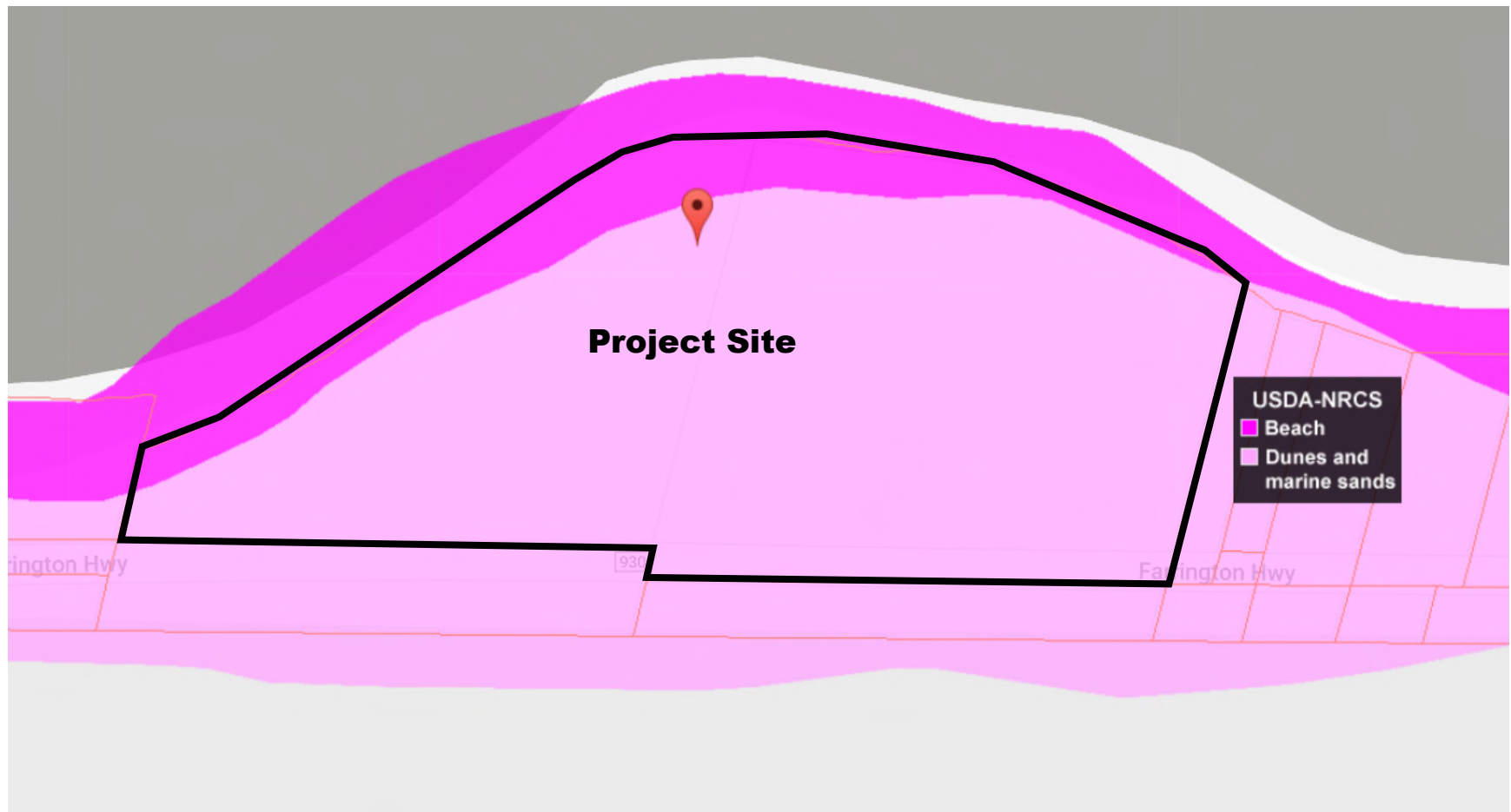


EXHIBIT H - DUNES AND MARINE SANDS

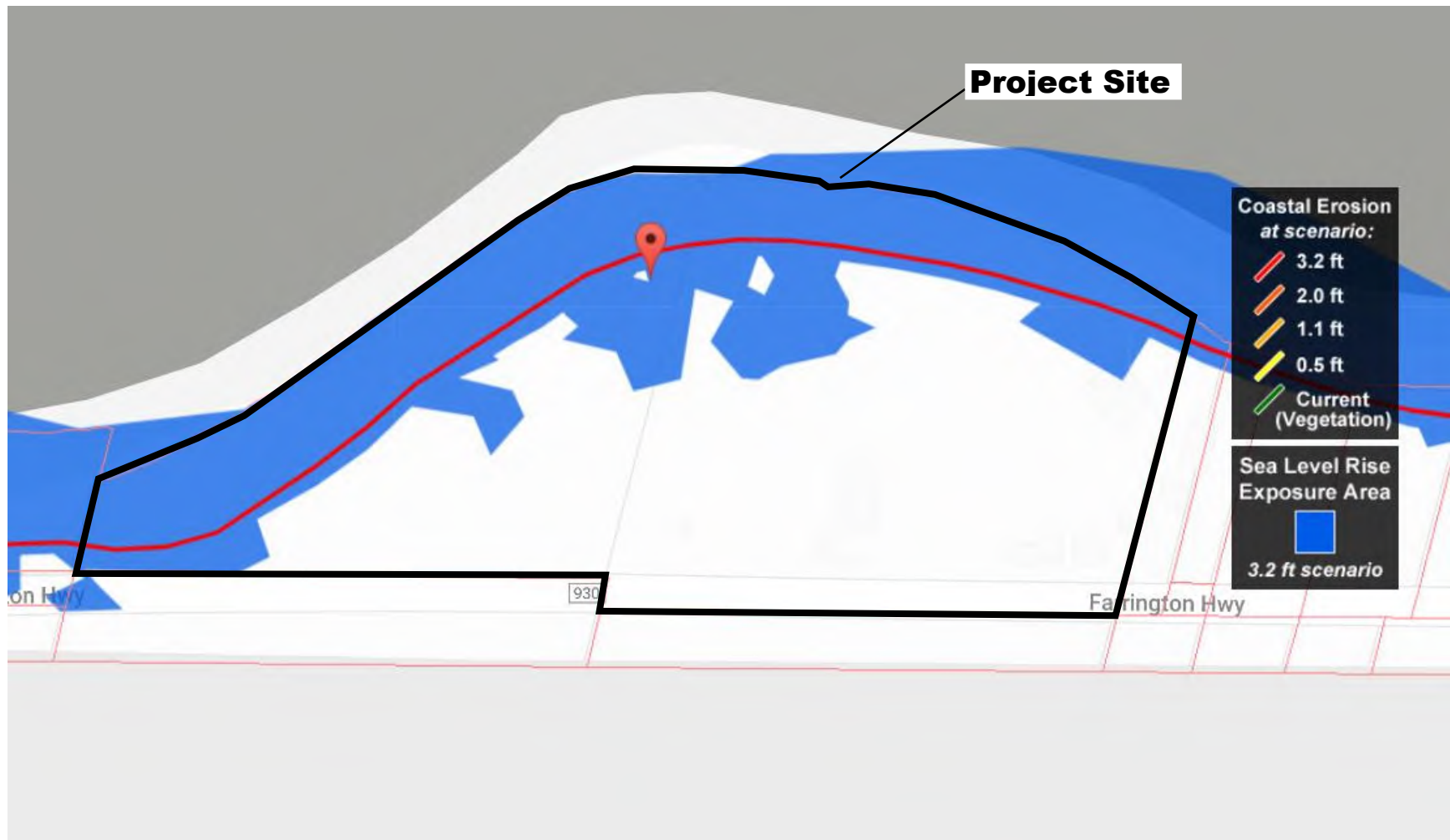


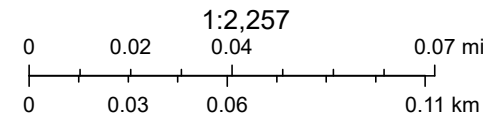
EXHIBIT I - 3.2-FOOT SEA LEVEL RISE EXPOSURE AREA WITH COASTAL EROSION PROJECTION

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



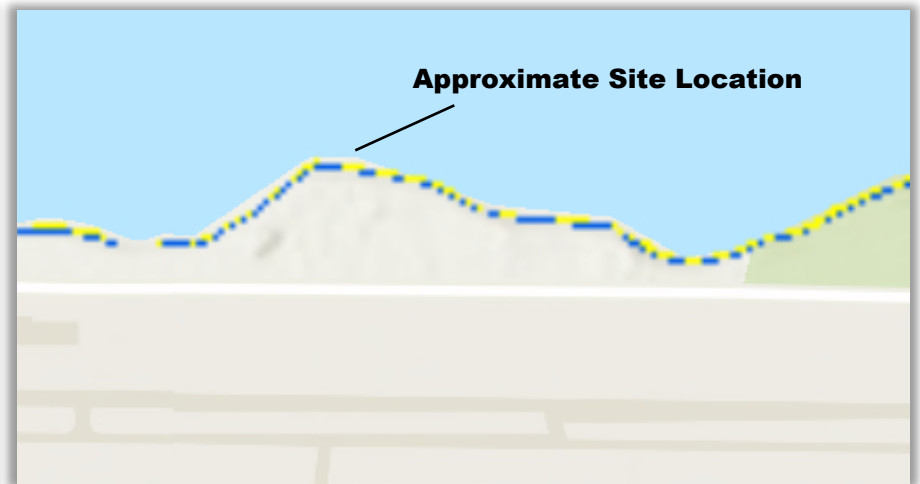
Esri Community Maps Contributors, City and County of Honolulu, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, METI/NASA,

ArcGIS Web AppBuilder
Resource Mapping Hawaii | University of Hawai'i at Mānoa

EXHIBIT J



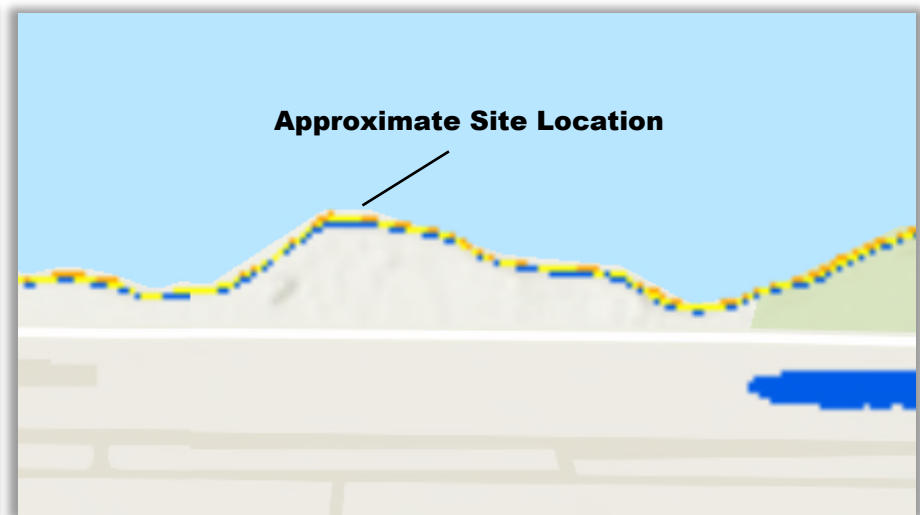
Category 1 Hurricane



Category 2 Hurricane

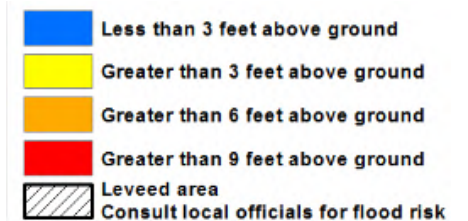


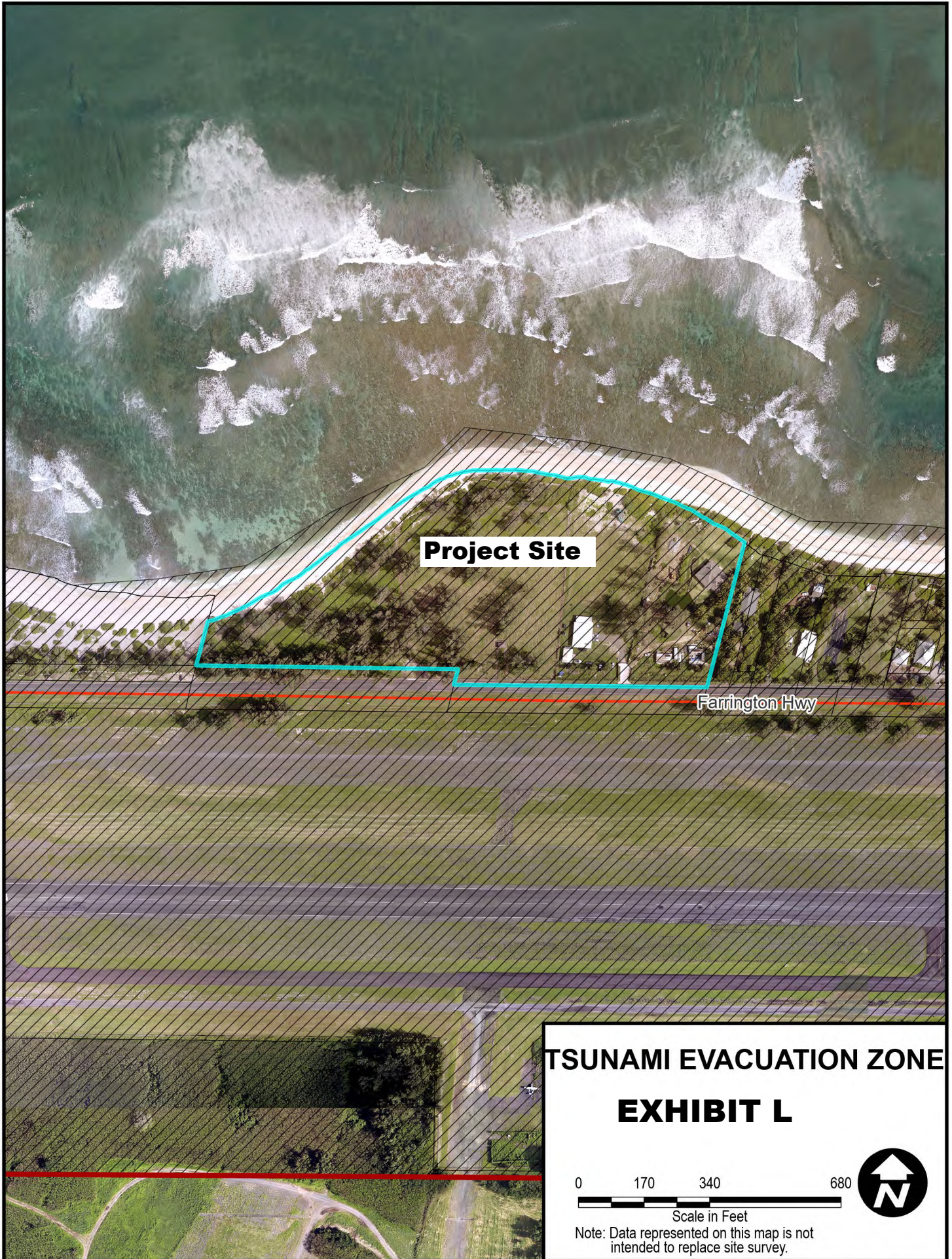
Category 3 Hurricane



Category 4 Hurricane

EXHIBIT K - NATIONAL HURRICANE CENTER STORM SURGE





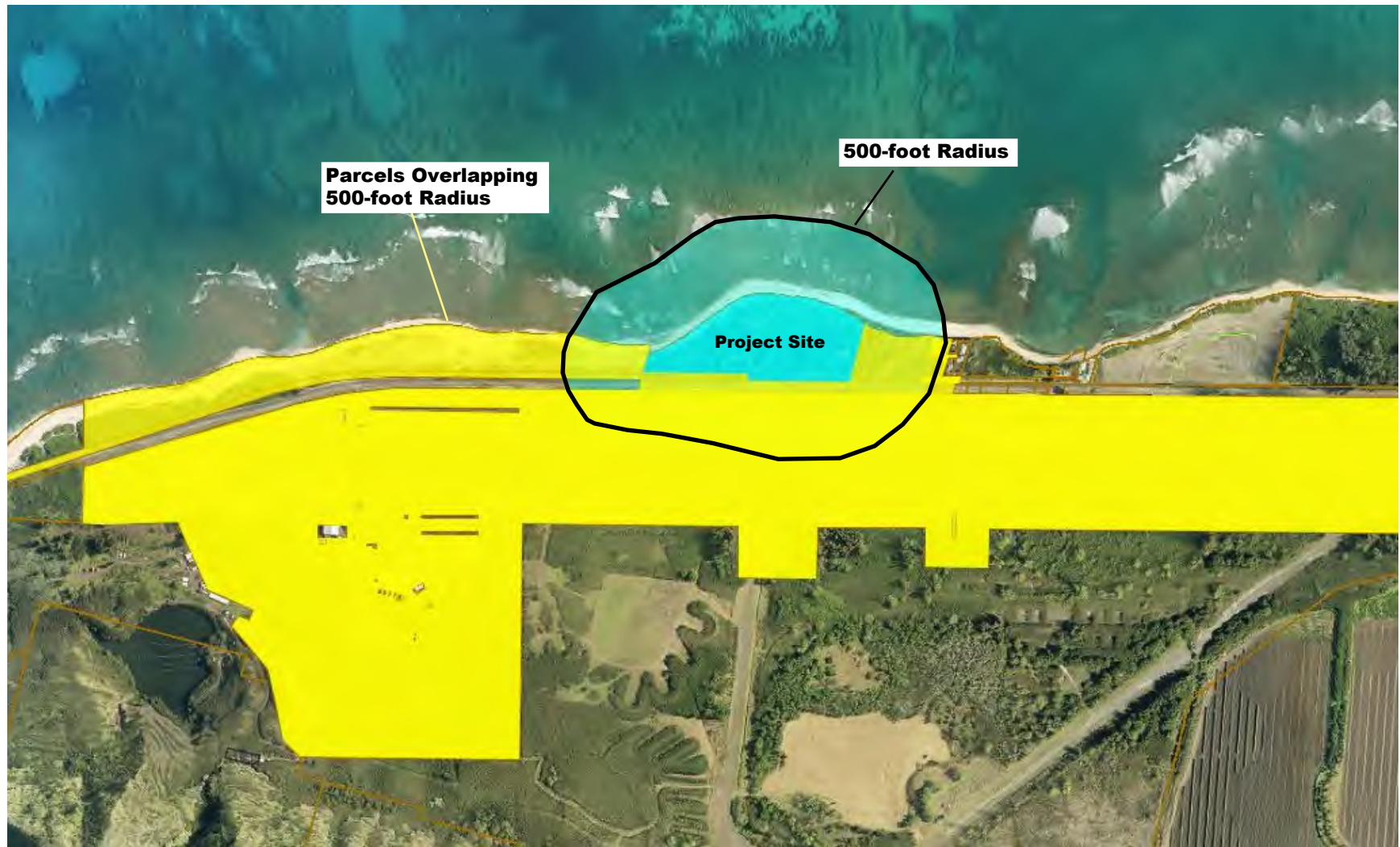


EXHIBIT M - 500-FOOT CUMULATIVE RADIUS IMPACT

Report Title:

Special Management Area ("SMA") Major Permit; Land Use Permit; Department of Planning and Permitting ("DPP"); Mokulē'ia, O'ahu; Agricultural Operations; Agricultural Structures; Accessory Farm Dwellings

The summary description of legislation appearing on this page is for informational purposes only and is not legislation or evidence of legislative intent.