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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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August 22, 2024

2024/SMA-48 (MAK)

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) Use Permit
Addition to Existing Single-Family Dwelling and
New Single-Family Dwelling
91-173 and 91-173A 'Ewa Beach Road - 'Ewa Beach
Tax Map Key 9-1-023: 010

Enclosed for your consideration are the Department of Planning and Permitting's (DPP) Report and Recommendation, and Draft Resolution for the SMA Use Permit application for a new single-family dwelling in the 'Ewa Beach area.

The DPP recommends that the Project be approved, as proposed, subject to compliance with recommended conditions, which primarily consist of standard conditions relating to archaeological resources, protected species, and public beach and shoreline preservation.

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

DEPT. COM. 654

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

Very truly yours,

Dawn Takeuchi Apuna
Director

Enclosures: DPP Report and Recommendation
Exhibits A, B, C-1 through C-17, D, E, F, G, H, I, J, and K
Draft Resolution

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

LORENZO VILLAGE LLC AND

SUZIE T. MAI-FRENCH TRUST

FOR A

SPECIAL MANAGEMENT AREA
(SMA) MAJOR PERMIT

File No. 2024/SMA-48 (MAK)

FINDINGS OF FACT, CONCLUSIONS
OF LAW, AND RECOMMENDATION

I. APPLICATION

A. Basic Information:

LANDOWNER/ APPLICANTS:	Lorenzo Village LLC and Suzie T. Mai-French Trust
AGENT:	Tenille Nakayama
LOCATION:	91-173 and 91-173A 'Ewa Beach Road - 'Ewa Beach (Exhibit A)
TAX MAP KEY (TMK):	9-1-023: 010
ZONING:	R-5 Residential District (Exhibit B)
STATE LAND USE:	Urban
DEVELOPMENT PLAN:	'Ewa Development Plan (EDP)

B. Proposal: The Applicant seeks an SMA Major Permit to allow the construction of a new two-story, 23-foot (ft.)-tall, single-family dwelling with an attached three-car garage, and the construction of a new carport and second floor addition to an existing single-family dwelling on a shoreline lot in 'Ewa Beach ("Project") (see Exhibit A and Exhibits C-1 through C-17). The new dwelling will have a total

building area of 2,430 square feet (sq. ft.) and a total floor area of 3,540 sq. ft. split between the floors (see Exhibits C-1 through C-9). The new addition will add 380 sq. ft. of new building area (for a total of 1,180 sq. ft.), and 300 sq. ft. of new floor area (for a total of 1,900 sq. ft.) to the existing single-family dwelling (see Exhibits C-11 through C-17). The Project is located on a shoreline lot. The new dwelling is proposed approximately 165 ft. from the shoreline and the addition to the existing dwelling is approximately 49 ft. away from the shoreline. The new dwelling will cost approximately $1,200,000 and construction will take approximately one year to complete upon issuance of a building permit (BP). The dwelling addition will cost approximately $250,000.

C. Background: The site has been submitted to a Condominium Property Regime (CPR), which split the ownership between two CPR units. The ownership for the subject TMK includes the Applicant, who owns the mauka unit (Unit 91-173A), and the Suzie T. Mai-French Trust, who owns the makai unit (Unit 91-173). Unit 91-173 is a flag lot with 7,502 sq. ft., and developed with an existing two-story single-family dwelling. Unit 91-173A is located along 'Ewa Beach Road and is a 5,000 sq. ft. vacant parcel.

II. FINDINGS OF FACT

On the basis of the evidence presented, the Director of the Department of Planning and Permitting (DPP) has found:

Lot Area	12,502 sq. ft. (see Exhibit C-1).
Lot Shape	Rectangular.
Topography	Level lot with minimal grade change (see Exhibit C-10).
Existing Development	Unit 91-173 - Single-family dwelling Unit 91-173A - Vacant Land
Surrounding Uses	To the north - 'Ewa Beach Road and single-family dwellings To the south - Pacific Ocean To the east - Single-family dwellings To the west - Single-family dwellings
Shoreline Survey	The most recent certified shoreline, dated October 29, 2023, shows that the new addition is approximately 49 ft. mauka (landward) of the shoreline and the new dwelling unit is approximately 165 ft. mauka of the shoreline (see Exhibit D).

Nearest Body of Water	*Pacific Ocean* - Estuarine and Marine Wetland and Estuarine and Marine Deepwater (United States Fish and Wildlife Service [USFWS] National Wetlands Inventory; see Exhibit E).
Soil Classification	*Coral Outcrop* - Zero to 25 percent slopes, excessively drained marine sediments and lithified coral. Permeability is rapid. Runoff rate is low. (United States Department of Agriculture [USDA] - Natural Resources Conservation Service [NRCS]; see Exhibit F).
Vegetation	A manicured grass lawn and shrubbery were observed makai of the existing single-family dwelling. Otherwise, the site is largely a barren lot with overgrown grass along the western portion. No trees or woody plants were observed during the site visit.
Flood Zone	*Flood Zone XS* - Areas of moderate flood hazard that are determined to be between the limits of the base flood and the 0.2 percent annual chance floodplain. (Federal Emergency Management Agency, Flood Insurance Rate Map Panel No. 15003C0328G, revised January 19, 2011; see Exhibit G).
Sea Level Rise (SLR) Exposure Area (XA)	The entirety of the Project site is projected to be impacted by 3.2-ft. of SLR by 2100 or sooner. However, the shoreline is projected to accrete further seaward of the current vegetation line (University of Hawai'i Pacific Island Ocean Observing System SLR Viewer [Hawai'i SLR Viewer]; see Exhibit H).
Shoreline Change Rate	0.55 ft. per year of accretion (O'ahu Historical Shoreline Change Map: 'Ewa Transect 165).
Hurricane Storm Surge	The entirety of the subject property may be impacted by greater than three ft. of storm surge during Category 4 Hurricane Events (National Hurricane Center Storm Surge Risk Maps; see Exhibit I).
Tsunami	The entirety of the subject property is within the tsunami evacuation zone (see Exhibit J).
Environmental Compliance	The proposed Project does not meet any of the triggers under Chapter 343, Hawai'i Revised Statutes (HRS). Therefore, no environmental review under Chapter 343, HRS, is required.
Other Permits and Approvals	BPs.

Agency Comments	During the SMA process, the DPP routed the proposal 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 (NB)/Community Association Presentation	The Agent presented the Project to the 'Ewa Beach NB No. 23 on July 14, 2022. A letter, dated July 14, 2022, from the NB Chair confirms that a presentation was made and that the NB expressed no objection to the Project. Written notice was also provided to adjoining property owners informing them of the presentation. Proof of mailing the notice was provided via a signed affidavit. These materials were submitted as part of the SMA Permit application.
Public Hearing	The DPP conducted a Public Hearing at 1:30 p.m. on July 8, 2024, at the Frank F. Fasi Municipal Building. Other than the Applicant's Agent, and the DPP staff members, one member of the public attended the public hearing remotely and did not provide testimony. A recording of the public hearing is available upon request.

III. ANALYSIS

The proposed Project was analyzed in accordance with the objectives, policies, and guidelines established in Revised Ordinances of Honolulu (ROH) Chapter 25, §§ 25-3.1 and 25-4.1, as well as HRS §§ 205A-2 and 205A-26.

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.

Implementation of the Project will not adversely impact coastal recreational opportunities for the public, because the Project will not result in any change to existing beach access, open spaces, recreational resources, or opportunities for hiking, fishing, and cultural practices. The site is directly adjacent to a public beach access point ('Ewa Beach Road K) along 'Ewa Beach Road (see Exhibit A). Other publicly accessible coastal resources in the area include 'Ewa Beach

Park, the access point of which is located approximately 1,500 ft. to the east (see Exhibit A). The Project will not affect these recreational opportunities. Beach access directly adjacent to the Project will remain open during construction activities, which will be temporary and required to follow best management practices (BMP). While the Project is located on a shoreline lot, the new single-family dwelling is situated on the mauka portion of the lot along 'Ewa Beach Road and the new addition to the existing single-family dwelling is along the eastern portion away from the ocean, so none of the development will be near the shoreline area or affect lateral access along the shoreline. Additionally, public access to the beach is still available from 'Ewa Beach Park. Given this, any impacts to recreational users are unlikely because the Project is located approximately 49 ft. away from the shoreline and access to the beach will remain unchanged. Therefore, no conditions of approval are recommended to address coastal recreational resources.

B. Historic and Cultural Resources

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

The Project site is not identified as historically or culturally significant in the EDP, and our records indicate that no historic and cultural resources have been previously identified onsite. The Project will involve minimal subsurface disturbances that will extend to a maximum of three ft. deep for work related to the new dwelling's footings and connecting to utility lines (see Exhibits C-7 and C-9). However, the entirety of the subject property is situated on a coral outcrop, which consists of marine sediments and lithified coral with low potential of containing subsurface historic resources (see Exhibit F). Given this, no impacts to historic and cultural resources are anticipated as a result of the Project.

Nevertheless, 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 Applicant shall stop work, protect the find from further disturbance, and contact 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 plans and BP plans for the proposed Project. This is recommended as a condition of approval.

The DPP assessed the extent to which Native Hawaiian rights are customarily and traditionally exercised within the Project site, and the extent to which these rights may be affected or impaired by Project implementation. The Project does

not propose any change to existing established public access to the beach or the Pacific Ocean for the practice of Hawaiian cultural activities, nor would Project implementation preclude the practice of Hawaiian cultural activities. According to the application, during the Project scoping process, no party has indicated that they are aware of any archaeological sites, historic properties, or cultural resources or practices within the proposed Project. In site visits and photographs undertaken during preliminary planning for the Project, no customarily and traditionally exercised Native Hawaiian practices were observed on or near the Project site. During a site visit by DPP staff, no customarily and traditionally exercised Native Hawaiian practices were observed. Further, no related critical resources are known to be present on the site. Given all of this, no adverse impacts to Native Hawaiian rights are anticipated, and therefore, no conditions are recommended in regard 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.

No impacts to any scenic and open space resources are anticipated because the Project area is located within an existing residential subdivision that is similarly developed along the shoreline (see Exhibit A). Coastal views are limited due to existing residences and landscaping, which buffers and screens ocean views from 'Ewa Beach Road. While the new dwelling is to be constructed on a vacant portion of a shoreline lot, the existing single-family dwelling already screens any coastal views from along 'Ewa Beach Road. The Project will also have to meet the development standards of ROH Chapter 21, the Land Use Ordinance (LUO), which will be confirmed during the BP review process. Given all this, any substantial impacts to scenic and open space resources are unlikely. 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.

No significant impacts to coastal ecosystems are expected as a result of the Project because the site is within an existing residential subdivision that is similarly developed along the shoreline. However, flora and fauna within the vicinity of the Project site may be impacted, particularly during construction activities. Therefore, conditions of approval related to flora and fauna should be imposed in order to protect valuable coastal ecosystems, as explained below.

1. Flora: During the site visit on June 7, 2024, the only vegetation observed onsite was a grass lawn with assorted shrubbery along the makai portion of the site. No trees or woody plants were observed during the site visit. Also, no new landscaping is included in the current scope of the work. Therefore, no impacts to flora are anticipated as a result of the Project. Because no flora exceeds 15 ft., we are not recommending the standard condition relating to construction period tree removal.

2. Fauna: A review of the U.S. Fish and Wildlife Service *Information for Planning and Consultation* (IPaC) database revealed there are several threatened and endangered fauna species that may visit the site for foraging or breeding purposes. Sensitive terrestrial mammal species may be present including the Hawaiian hoary bat. Therefore, barbless fencing should be used for all fence construction to avoid entanglement of Hawaiian hoary bats. These standard measures should be conditions of approval.

   Sensitive avian species which may be present include the Hawaiian seabirds and water birds (Band-rumped Storm-petrel, Hawaiian Common Gallinule, Hawaiian Coot, Hawaiian Duck, Hawaiian Petrel, Hawaiian Stilt, and Newell's Shearwater), and migratory birds. These species may be impacted by Project implementation, particularly during construction activities. Therefore, standard conditions relating to the protection of these avian species are recommended.

   The IPaC database also identifies the Green Sea Turtle and the Hawksbill Sea Turtle as protected reptile species that may be present in the Project area. Further, according to National Oceanic and Atmospheric Administration Fisheries, marine and terrestrial critical habitat for Hawaiian monk seals includes the beaches and marine waters near the Project site. The area makai of the Project site consists of a sandy beach that could

serve as an area for seals to haul out and breed, and for turtles to nest. Therefore, standard conditions relating to the protection of marine fauna species are recommended.

Artificial lighting can be disruptive to avifauna and marine life in their navigation, nesting, and reproductive cycles. Therefore, 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 Applicant 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 standard measures should be conditions of approval.

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

4. Solid and Liquid Waste Treatment and Disposition: Impacts relating to solid and liquid waste treatment and disposition are not anticipated. Solid waste collection will be provided by the City and County's Department of Environmental Services. Wastewater service for the Project will come from the existing municipal sewer system that services the area. Also, 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 stormwater or irrigation runoff. Therefore, no further conditions of approval related to solid and liquid waste treatment and disposition are recommended.

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. Otherwise, the proposed new single-family dwelling and new addition are anticipated to result in minimal changes to the State's economy. Therefore, 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.

1. Flooding: The entirety of the Project site is located within Flood Zone XS. These are considered to be areas of moderate flood hazard that are determined to be between the limits of the base flood and the 0.2 percent annual chance (or 500-year) floodplain (see Exhibit G). Makai of the Project site along the shoreline is within Flood Zone VE (the Coastal High Hazard Area, an area subject to inundation by a one percent annual chance flood due to coastal processes, with additional hazards associated with storm waves), with a base flood elevation (BFE) of seven ft. above mean sea level (MSL) (see Exhibit G). Flood Zone XS is not included in the City's Special Flood Hazards Areas, and therefore the Project site is not subject to the design standards of ROH Chapter 21A, the Flood Hazard Areas Ordinance. According to the Applicant's submittal, both the new and existing dwellings will have a slab-on-grade foundation and existing grade is approximately five ft. above MSL, but no habitable floor area is proposed on the ground floor (see Exhibits C-6 through C-10).

2. SLR: Based on a review of the Hawai'i SLR Viewer, the entire site is located within the SLR-XA under a scenario envisioning 3.2 ft. of SLR (see Exhibit H). According to the modeling, although the Project area is not anticipated to be impacted by annual high wave or passive flooding under scenarios envisioning 1.1 or two ft. of SLR, the modeling shows a significant increase in exposure with 3.2 ft. of SLR. Under this scenario, annual high wave flooding will fully engulf the site by 2100 or earlier. However, the modeling does not anticipate the site to be subject to coastal erosion, and instead predicts the shoreline to accrete further seaward from the current vegetation line (see Exhibit H). The O'ahu Historical Shoreline Change Maps also shows the site is subject to 0.55 ft. per year of accretion.

3. Storm Surge: The National Storm Surge Hazards Maps indicate that the Project area is anticipated to be inundated by storm surge of greater than three ft. above the ground in a Category 4 hurricane event (see Exhibit I). However, as indicated above, seaward of the site is in the Coastal High Hazard Area, which is susceptible to high velocity wave action at present, and is likely to be subject to additional high wave flooding in the future. Therefore, the storm surge events are likely to impact the site even more as SLR increases. While the existing dwelling and new dwelling are approximately 49 ft. and 165 ft. (respectively) away from the shoreline, the owners and occupants of both dwellings should be aware of the inherent risk of shoreline development. The Project design proposes a

slab-on-grade foundation for both dwellings, and no habitable floor area is proposed on the ground floor as a mitigative measure.

4. Tsunami: The site is located within the tsunami evacuations zone (see Exhibit G). In such an event, early warning systems are in place to encourage evacuation to the safe zone.

Given the above, the owners and occupants of the dwellings should be aware of the risk from future inundation of the site from flood, SLR, and storm surge. Currently, the site is within Flood Zone XS, and both dwellings will address potential impacts under scenarios envisioning 1.1 or two ft. of SLR. However, annual high wave flooding is anticipated to fully engulf the site under a scenario envisioning 3.2 ft. of SLR, and both dwellings are being built at existing grade (five ft. above MSL) may result in it being inundated in the future should Flood Zone VE, which has a BFE of seven ft. above MSL, move further inland due to SLR. Additionally, the Project site is already anticipated to be inundated by storm surge of greater than three ft. above the ground in a Category 4 hurricane event. While the Project site does not appear to be susceptible to coastal erosion, annual high wave flooding and storm surge may worsen over time as SLR increases. Nevertheless, the Project will comply with existing development standards and be situated within an existing residential subdivision, with the new dwelling being 165 ft. and the existing dwelling being 49 ft. mauka of the regulatory shoreline. Therefore, although we are not recommending design changes, the Applicant should be required to acknowledge the potential adverse impacts related to coastal hazards, and the risk and liability involved from developing within the SLR-XA. We recommend that the language be incorporated into the Resolution as a condition of approval.

The Applicant should also be aware that pursuant to ROH § 26-1.8(b)(3)(D), hardship (for a Shoreline Setback Variance [SSV]) shall not be determined as a result of any other discretionary land use permit granted after June 16, 1989. This means that where a discretionary land use permit is used to authorize development, the Applicant cannot later claim hardship as the basis for an SSV to protect that development. This SMA Permit is a discretionary land use permit. Therefore, the Applicant should be aware that the Shoreline Setback Ordinance prevents the future use of an SSV to protect this Project with new shoreline hardening. To ensure that the Applicant and successor owners or interests are fully aware of this regulatory standard, we recommend that the language be incorporated into the Resolution as a condition of approval.

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 the processing of the SMA Major Permit application. The application materials were also posted on the DPP website.

Prior to submitting the SMA Major Permit application, the Applicant presented the Project to the 'Ewa NB No. 23 during their July 14, 2022, meeting. According to the approved NB minutes, the members wanted confirmation that the proposed dwelling would not be a "monster home" or used a short-term rental. The Agent confirmed that the new dwelling would be used as a primary residence for those living on the island and would comply with the underlying zoning development standards. A letter, dated July 14, 2022, from the NB Chair confirms that a presentation was made and that the NB expressed no objection to the Project as it is generally consistent with the development in the surrounding area. The letter from the NB Chair was submitted as part of the SMA Permit application.

A public hearing was held for the SMA Major Permit application at 1:30 p.m. on Monday, July 8, 2024, at the Frank F. Fasi Municipal Building. 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 public hearing. One member of the public attended the public hearing, and did not provided testimony. Additional opportunities for public input will be available during the City Council meetings. 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 Project site is located on a shoreline lot and on areas identified as beaches and coastal dunes, which according to the USDA - NRCS Web Soil Survey are mapped as Coral Outcrop (see Exhibit F). However, there are no sandy deposits on the mauka CPR unit along 'Ewa Beach Road, and work to the existing single-family dwelling is not towards the shoreline. No impacts to beaches and coastal dunes are anticipated as a result of the Project, because the new dwelling will be located within an existing residential subdivision, will not involve the importation of fill materials, and will be located approximately 49 ft. away from the shoreline. Because no fill is being imported, we are not recommending the standard condition relating to imported materials and invasive species.

Further, no impacts to drainage patterns or stormwater infiltration as a result of new impervious surfaces are anticipated, because the proposed dwelling is comparable to or slightly less in lot coverage than the surrounding dwellings. According to the Applicant, the amount of impervious surfaces onsite will not exceed 68 percent of the zoning lot, which is below the maximum 75 percent coverage allowed by ROH Chapter 21. Given all this, and that BMPs will mitigate impacts during construction related activities, no impacts to beaches and coastal dunes are anticipated as a result of the Project. Therefore, no condition of approval is recommended.

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, but does not involve the use or management of marine resources. According to the National Wetlands Inventory of the USFWS, this section of the Pacific Ocean is identified as Estuarine and Marine Wetlands and Estuarine and Marine Deepwater (see Exhibit E). However, no impacts are anticipated as the new dwelling and addition will be approximately 165 ft. and 49 ft. away from the shoreline, respectively (see Exhibits C-2 and D). There are no known wetlands located on the Project site itself. Storm water will be managed onsite and the proposed total amount of impervious surfaces will not exceed 68 percent of the lot area. Construction-related activities will also be required to follow standard BMPs relating to storm water management. No impacts to bays, estuaries, or nearby water features are anticipated. Therefore, marine and coastal resources are unlikely to be negatively impacted as a result of the proposal, and no condition of approval is 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 in the Project vicinity are not anticipated. The Project site and other lots within 500 ft. of the Project site perimeter are zoned for low-density residential use, and are therefore limited in their development potential due to required compliance with existing land use permits and the applicable development standards. The subject property along with those to the north, east, and west are also located within the SMA, which requires any activity meeting the definition of development to undergo review for impacts to the sensitive coastal resources previously described in this report. The Project site is a previously-established residential lot, to which existing utility lines and infrastructure are already available. No known past/present (within five years) or reasonably foreseeable cumulative projects were identified within a 500-ft. radius of the Project site (see Exhibit K).

Potential cumulative impacts to SMA resources could occur if one or more projects collectively resulted in damage to the quality of water or soils in the nearby ocean. However, because projects within the SMA are all required to undergo individual SMA permit review addressing these issues, and because they must also comply with regulatory requirements and site-specific conditions of approval, their potential contribution to cumulatively significant impacts is considered low. Given this, no condition of approval specific to cumulative impacts are required.

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 LUO: The Project has been designed to comply with the development standards of the LUO. The 12,502-sq. ft. zoning lot (with two CPR parcels) is located within the R-5 Residential District, which allows two single-family dwellings on a lot of that size. In addition to the existing dwelling onsite, as proposed, the new dwelling and addition are of an appropriate size, height, and bulk to meet the development standards for the R-5 Residential District. Compliance with the LUO will be confirmed during the BP process.

2. ROH Chapter 26, Shoreline Setback Ordinance: The Applicant submitted two separate BP Applications (BPA) for the Project. BPA No. A2024-03-1199 was accepted on March 29, 2024, to construct an addition and interior alterations to an existing single-family dwelling, and BPA No. A2024-05-1101 was accepted on May 23, 2024, to construct a new two-story single-family dwelling. The new dwelling is outside of the 60-ft. setback that went into effect on July 1, 2024, but the new addition to the existing dwelling is within the 60 ft. shoreline setback. Pursuant to ROH Chapter 26, because the BPA was submitted prior to July 1, 2024, a minimum 40-ft. shoreline setback applies to the work proposed under BPA No. A2024-03-1199, provided the BP is issued no later than June 30, 2025. If the BP is not issued by June 30, 2025, all development must comply with the minimum 60-ft. shoreline setback required under ROH Chapter 26 effective as of July 1, 2024, and the new shoreline setback must be shown on the BP plans. This should be acknowledged in the conditions of approval.

3. EDP: The EDP urban land use map identifies the Project area as residential and low density apartment, and being located within the community growth boundary. According to Section 3.9.2 of the EDP, residential development consists of single-family dwellings, with approximately five to 12 units per acre, that generally do not exceed two-stories in height. The Project involves the construction of a new two-story, single-family dwelling on a 5,000 sq. ft. CPR parcel, and a new addition to an existing single-family dwelling situated within a 12,502 sq.-ft. zoning lot. Given this, the proposed development is generally consistent with the EDP.

   Additionally, the EDP calls to "*reduce light pollution's adverse impact on wildlife and human health and its unnecessary consumption of energy by using, where sensible, fully shielded lighting fixtures using lower wattage.*" Outdoor lighting is not shown on the site plans. As stated earlier, the Project should be required to limit construction activities to daylight hours, and outdoor lighting should be fully shielded and lighting directed down to minimize light spillage. With these conditions of approval, the DPP finds that the Project is consistent with the above policy.

4. O'ahu General Plan (GP): The Project is generally consistent with the O'ahu GP. Public Safety Objective B, Policy No. 2, requires all development in areas subject to floods and tsunamis to be located and constructed in a manner that will not create any health or safety hazard. The Project is located in the Flood Zone XS, which is not within the City's Special Flood Hazard Areas subject to additional design regulations. Early warning systems are in place to encourage evacuation to the safe zone should a tsunami occur. Therefore, the health and safety impacts related to development within Flood Hazard Areas and the tsunami evacuation zone will be mitigated. The Project also meets Objective F,

Policy No. 3, which requires new developments in stable established communities and rural areas to be compatible with the existing communities and areas. The Project has been designed to be compatible with the surrounding area and to be in compliance with all applicable development standards.

IV. CONCLUSIONS OF LAW

The proposed development was reviewed under the provisions of ROH Chapter 25, §§ 25-3.1 and 25-4.1 and HRS §§ 205A-2 and 205A-26, 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 Major Permit be **APPROVED**, subject to the following conditions:

A. 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-17, D, E, F, G, H, I, J, and K attached hereto and incorporated herein by this reference. Any change in the size or nature of the Project that may have a significant effect on coastal resources, as addressed in ROH Chapter 25 or 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. 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 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.

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

C. 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:

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. All Project-related activities must cease if a Hawaiian Monk Seal, Green Sea Turtle, or Hawksbill Sea Turtle is within 150 ft. of the work area, or as recommended by the federal or the State of Hawai'i 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 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.

D. Following approval of this SMA Major Permit, neither the current landowners, nor any successor owners or interested party may claim hardship due to erosion, SLR or any other coastal hazard, in order to obtain approval for a SSV for a new shoreline protection structure. The landowners hereby acknowledges (and any successor owner or interested party is hereby notified of) the following:

> "*In choosing to undertake the development at Tax Map Key 9-1-023:010, 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.*"

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

E. To minimize the potential for adverse impacts related to coastal hazards, including, but not limited to SLR, coastal erosion, flooding, wave action, and storm surge, prior to the issuance of any construction permit or BP for the Project, the landowners hereby acknowledges (and any successor owner or interested party is hereby notified of) the following:

1. "*The landowner hereby acknowledges that Tax Map Key 9-1-023:010 is susceptible to coastal hazards, which may result in harm to or loss of life and property.*"

2. "*The landowner hereby acknowledges that a majority of Tax Map Key 9-1-023:010 is projected to be impacted by 3.2 feet of Sea Level Rise (SLR) by the year 2100, and that the entirety of the proposed Project is located within the 3.2-foot SLR-Exposure Area (SLR-XA). The landowner agrees to assume all risk and liability for any harm to or loss of life and property due to development within the SLR-XA. The landowner further agrees to accept all responsibility for the cost and physical removal of materials and structures lost or damaged as a result of coastal hazards, including the cleanup and restoration of the Project site.*"

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

F. Permits.

1. The BPA for the addition to the existing single-family dwelling was accepted as complete on May 23, 2024, and the BP must be issued no later than June 30, 2025. If the BP for this addition is not issued by June 30, 2025, it may not rely on the 40-ft. shoreline setback that was in effect through June 30, 2024, and must instead comply with the shoreline setback required under ROH Chapter 26 effective as of July 1, 2024.

2. The Applicant shall obtain a construction permit or BP for the Project within 36 months after the effective date of this SMA Major Permit. Failure to obtain a construction permit or BP within this period will render this SMA Major Permit null and void; provided that this period may be extended as follows:

   a. The DPP Director may extend this period if the Applicant demonstrates good cause; provided that the DPP Director may not extend the period beyond one year from the initial deadline set by the Council.

   b. 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 that includes 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.

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

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

ii. The Applicant's then-existing deadline for obtaining a construction permit or BP,

the extension will be deemed to be denied.

G. The Applicant shall obtain a construction permit or BP for the Project within two years after the effective date of this SMA Major Permit. Failure to obtain a construction permit or BP 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 Council.

2. If the Applicant demonstrates good cause for an extension exceeding one year, the DPP Director must 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 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 Applicant's then-existing deadline for obtaining a development permit,

the extension will be deemed to be denied.

H. 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-related approvals, and building, grading, and grubbing permit approvals, which are subject to separate review and approval. The Applicant is responsible for ensuring that the final plans for the Project approved under this SMA Major

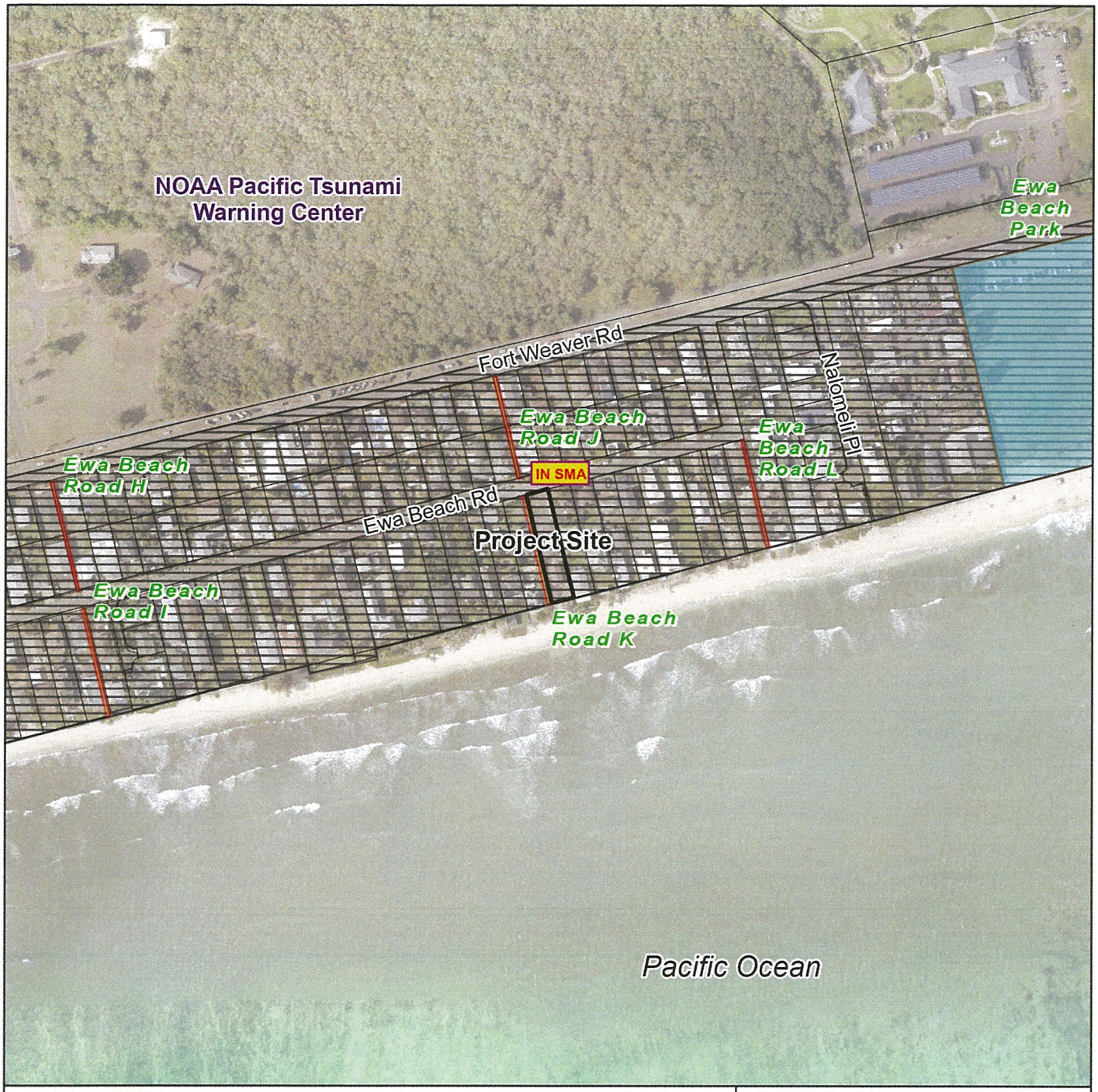
Permit comply with all applicable City ordinances and other governmental provisions and requirements.

Dated at Honolulu, Hawai'i, this 22nd day of August, 2024.

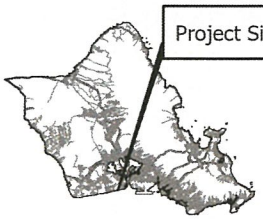
Department of Planning and Permitting
City and County of Honolulu
State of Hawai'i

By _____
Dawn Takeuchi Apuna
Director

Enclosures: Exhibits A, B, C-1 through C-17, D, E, F, G, H, I, J, and K



CITY AND COUNTY OF HONOLULU · STATE OF HAWAII



VICINITY MAP

0 150 300 600

Scale in Feet

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

LEGEND

- Project Site
- TAX Parcel
- Beach Park
- Right of Way Park
- Within SMA
- Outside SMA

EXHIBIT A

Location Map

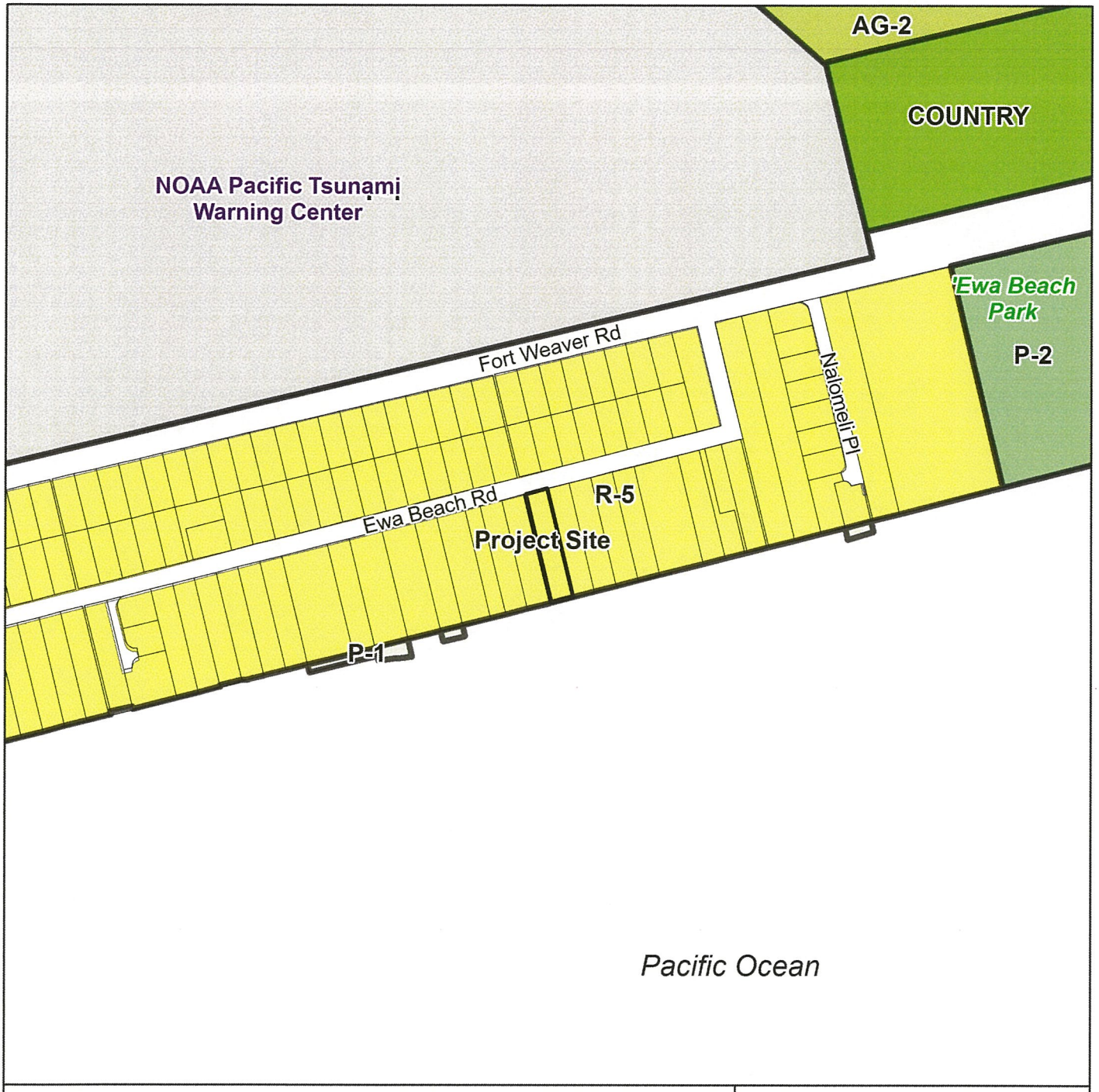
FILE NO.: 2024/SMA-48

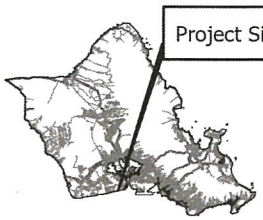
LOCATION: 91-173 and 91-173A 'Ewa Beach Road - 'Ewa Beach

TAX MAP KEY: 9-1-023: 010

Prepared by: Department of Planning and Permitting Date: August 15, 2024

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VICINITY MAP

0 150 300 600

Scale in Feet

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

LEGEND

- Project Site
- TAX Parcel
- AG-2
- COUNTRY
- F-1
- P-1 District
- P-2 District
- R-5 District

EXHIBIT B

Zoning Map

FILE NO.: 2024/SMA-48

LOCATION: 91-173 and 91-173A 'Ewa Beach Road - 'Ewa Beach

TAX MAP KEY: 9-1-023: 010

Prepared by: Department of Planning and Permitting Date: August 15, 2024

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EXHIBIT C-1

GENERAL NOTES:

1. ALL WORK SHALL BE IN STRICT ACCORDANCE WITH THE CURRENT INTERNATIONAL BUILDING AND RESIDENTIAL CODES.
2. CONTRACTOR SHALL VERIFY ALL DIMENSIONS BEFORE START OF WORK AND NOTIFY ARCHITECT OF ANY CONFLICTS IMMEDIATELY.
3. CONTRACTOR SHALL VERIFY THE SITE AND ALL INFORMATION INCLUDING DISTANCE, LOT DIMENSIONS AND EXACT PROPERTY LINES TO ACCURATELY LOCATE THE PROPOSED PROJECT WITHIN THE MINIMUM REQUIRED SETBACK AREA.
4. CONTRACTOR SHALL PROTECT ADJOINING LAND, BUILDING AND OTHER IMPROVEMENTS SITUATED THERE ON. ANY DAMAGES INCURRED SHALL BE REPAIRED AT NO COST TO THE OWNER OR THE ARCHITECT.
5. ANY CONDITIONS, MATERIALS, DEVICES OR DETAILS NOT SPECIFICALLY SHOWN ON THE DRAWING OR SPECIFIED SHALL BE CLARIFIED WITH THE ARCHITECT BEFORE CONSTRUCTION OR INSTALLATION.
6. ALL FINISHED GRADE LEVELS AND/OR SPOT ELEVATIONS ARE ASSUMED TO BE APPROXIMATE. CONTRACTOR SHALL VERIFY ALL CONDITIONS.
7. ALL LOAD BEARING FOOTINGS, REMOVE EXISTING (EXPANSIVE SOIL TO MINIMUM 36" DEEP AND REPLACE WITH NON-EXPANSIVE STRUCTURAL FILL COMPACTED TO 95% AS PER ASTM D-1557.
8. ALL FOOTINGS SHALL REST ON FIRM UNDISTURBED SOIL.
9. GROUND TO BE CHEMICALLY TREATED FOR TERMITES BY A QUALIFIED, BONDED CONTRACTOR IN ACCORDANCE WITH SEC R318, INTERNATIONAL RESIDENTIAL CODE (IRC).
10. FIELD PROTECT ALL CUT SURFACES OF LUMBER WITH A PRESERVATIVE WHICH SHALL BE APPLIED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
11. THE CONTRACTOR SHALL PROVIDE ADEQUATE BRACING AND SHORING FOR ALL STRUCTURAL MEMBERS DURING ALL PHASES OF CONSTRUCTION.
12. ALL NEW FRAMING MEMBERS, RAFTERS, JOISTS, AND BEAMS SHALL BE FASTENED WITH "SIMPSON" METAL CONNECTORS OR APPROVED EQUAL TO PROVIDE A CONTINUOUS LOAD PATH FROM ROOF TO FOUNDATION TO RESIST HIGH WIND FORCES.
13. ALL FINISH SURFACES SHALL RECEIVE 1 COAT PRIME AND 2 COATS FINISH PAINT.
14. ALL FINISH HARDWARE SHALL BE SCHLAGE OR APPROVED EQUAL.
15. PROVIDE 200 AMPS ELECTRIC SERVICE.
16. ALL BUILDING MATERIALS SHALL BE PROTECTED FROM ADVERSE WEATHER CONDITIONS.
17. DRIP EDGE FOR ROOFS WITH ASPHALT SHINGLES. PROVIDE DRIP EDGE AT EAVES AND GABLES OF SHINGLE ROOFS PER IRC R905.2.8.5
18. EXHAUST DRYER DUCT: EXHAUST DUCT SHALL HAVE A MINIMUM 4-INCH DIAMETER. THE DUCT SHALL BE OF METAL AND SMOOTH INTERIOR SURFACES. THE MAXIMUM LENGTH OF THE EXHAUST DUCT SHALL BE DETERMINED BY THE DRYER MANUFACTURER'S INSTALLATION INSTRUCTIONS, BUT NOT MORE THAN 35 FEET.
EXCEPTION: APPROVED FLEXIBLE DUCT CONNECTORS NOT MORE THAN 6 FEET IN LENGTH MAY BE USED. FLEXIBLE DUCT CONNECTORS SHALL BE CONCEALED WITHIN CONSTRUCTION.

FOUNDATION:

1. ALL FOOTING SHALL BEAR ON FIRM UNDISTURBED EARTH OR STRUCTURAL PREPARED FILL.
2. PROVIDE TERMITE PROTECTION IN ACCORDANCE WITH SEC R318.
3. COMPACT THE BOTTOM OF ALL FOOTING EXCAVATIONS TO 95 PERCENT RELATIVE DENSITY. REMOVE ANY SOFT POCKET OR EXPANSIVE CLAYEY SOILS ENCOUNTERED AND BACK FILL WITH SELECT, GRANULAR MATERIAL COMPACTED TO 95 PERCENT RELATIVE DENSITY.
4. ALL FOOTINGS SHALL BE BOTTOMED A MINIMUM OF 18 INCHES BELOW THE LOWEST ADJACENT GRADE AND A MINIMUM HORIZONTAL DISTANCE OF 5 FEET SHALL BE MAINTAINED BETWEEN THE BOTTOM EDGE OF FOOTING AND THE SLOPE.
5. CONCRETE SLAB-ON-GRADE: PROVIDE A 15-MIL THICK POLYOLEFIN VAPOR RETARDER AND A 4-INCH THICK MIN. GRANULAR CUSHION FILL OF COMPACTED BASE COURSE BELOW SLAB-ON-GRADE.
6. BACK FILL AROUND ALL STRUCTURE WORK WITHIN AND OUTSIDE THE STRUCTURE SHALL BE APPROVED COMPACTED STRUCTURAL FILL
7. ALL WATER, MUD AND DEBRIS SHALL BE REMOVED FROM THE BOTTOM OF FOOTING EXCAVATIONS PRIOR TO THE PLACEMENT OF CONCRETE.

REINFORCED CONCRETE:

1. ALL WORK SHALL CONFORM TO I.B.C. 2018 AND ACI 318 LATEST EIDITION.
2. ALL CONCRETE SHALL BE NORMAL WEIGHT (150 PCF) WITH AGGREGATES CONFORMING TO ASTM C-33 UNLESS OTHERWISE NOTED, THE COMPRESSIVE STRENGTHS OF CONCRETE AT 28 DAYS, AND MAXIMUM AGGREGATE SIZES SHALL BE AS FOLLOWS:

	MIN. 28 DAY STRENGTH	MAX. AGGRE. SIZE
FOOTING AND 4" THK. SLAB ON GRADE	3,000 PSI	1 1/2 INCH
OTHERS	3,000 PSI	3/4 INCH

3. MAXIMUM WATER-CEMENT RATIO SHALL NOT EXCEED 0.45.
4. ALL REINFORCING STEEL EXCEPT TIES AND STIRRUPS SHALL CONFORM TO ASTM A615 GRADE 60. TIES, STIRRUPS AND REBARS TO BE WELDED SHALL BE ASTM A615 GRADE 40
5. ALL REINFORCING BARS MARKED CONTINUOUS (CONT.) ON PLANS SHALL BE LAPPED 40 BAR DIAMETER MINIMUM.
6. STAGGER ALL SPLICES WHERE POSSIBLE.
7. WELDED WIRE FABRIC SHALL CONFORM TO ASTM A 185, GALVANIZED.
8. MINIMUM COVER IN INCHES FOR REBARS FOR CAST-IN-PLACE.
9. CONCRETE COVERAGE FOR REINFORCING BARS SHALL BE AS FOLLOWS: UNLESS OTHERWISE NOTED:
   - CONCRETE CAST AGAINST EARTH ..... 3 INCHES
   - FORMED CONCRETE EXPOSED TO EARTH OR WEATHER:
     - "5 AND SMALLER ..... 1 1/2 INCH
     - "6 AND LARGER ..... 2 INCHES
     - COLUMN TIES AND BEAMS STIRRUPS ..... 2 INCHES
   - CONCRETE NOT EXPOSED TO EARTH OR WEATHER:
     - SLAB AND WALLS ..... 3/4 INCHES
     - COLUMN TIES AND BEAMS STIRRUPS ..... 1 1/2 INCHES
10. AT TIME CONCRETE IS PLACED, REINFORCING SHALL BE FREE FROM MUD, OIL, LATINATE OR OTHER COATINGS ADVERSELY AFFECTING BOND CAPACITY.
11. REINFORCEMENT ANCHOR BOLTS SIMPSON STRONG-TIE CONNECTORS, DOWELS AND ALL OTHER EMBEDDED ITEMS SHALL BE POSITIVELY SECURED BEFORE POURING.
12. WHEN NEW CONCRETE IS POURED AGAINST EXISTING CONCRETE, THE EXISTING CONTACT SURFACE SHALL BE CLEANED AND ROUGHENED, IMMEDIATELY PRIOR TO PLACING THE NEW CONCRETE, AN APPROVED BONDING AGENT SHALL BE APPLIED TO THE CONTACT SURFACE.
13. WHEN REBARS OR THREADED RODS ARE DRILLED AND GROUTED IN PLACE USE SIMPSON STRONG-TIE EPOXY-TIE ADHESIVE, HOLE DIAMETER SHALL BE AS PER MANUFACTURER'S RECOMMENDATIONS. HOLES SHALL BE BRUSHED AND AIR BLOWN TO REMOVE LOOSE PARTICLES. MANUFACTURER'S REPRESENTATIVE SHALL BE PRESENT TO SUPERVISE INSTALLATION OF FIRST BAR OR ROD.

CONCRETE MASONRY UNITS (CMU):

1. CMU SHALL BE GRADE "N-II" HOLLOW LOAD BEARING UNITS COMPLYING WITH ASTM C-90.
2. MORTAR SHALL BE TYPE "M" PER THE 2018 INTERNATIONAL BUILDING CODE WITH THE MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 2,500 PSI.
3. GROUT SHALL ATTAIN A 28 DAY COMPRESSIVE STRENGTH OF 2,500 PSI.
4. UNLESS OTHERWISE INDICATED, GROUT ALL CELLS CONTAINING REINFORCING BARS AND OTHER EMBEDDED ITEMS. GROUT IN LIFTS NOT TO EXCEED 8'-0" PROVIDE CLEAN.
5. GROUT SHALL BE VIBRATED SO THAT THE CELLS ARE FULLY GROUTED.
6. IF GROUTING IS DISCONTINUED FOR MORE THAN AN HOUR, PROVIDE A HORIZONTAL CONSTRUCTION JOINT WITH THE GROUT STOPPING A MINIMUM OF 1 1/2 INCHES BELOW A MORTAR JOINT. THE GROUT POUR SHALL BE STOOPED A MINIMUM OF 1/2 INCH BELOW THE TOP OF MASONRY WHERE BOND BEAMS OCCUR.
7. SOLID GROUT ALL CELLS CONTAINING REBARS AND ANCHORS. MASONRY UNITS SHALL BE LAID UP IN REGULAR RUNNING BAND PATTERN. MORTAR JOINTS SHALL BE STRAIGHT, CLEAN AND IN A THICKNESS OF 3/8" ± 1/8". WHERE WALLS ARE TO RECEIVED PLASTIC FILLER, WATERPROOFING OR PROTECTIVE COATING, THE HORIZONTAL AND VERTICAL JOINTS ARE EXPOSED, THEY SHALL BE TOOLED TO PRODUCE A DENSE, SLIGHTLY CONCAVE SURFACE WELL BONDED TO THE BLOCK AT THE EDGES.
8. WIRE POSITIONERS-CMU WALL REBARS SHALL BE SECURE AGAINST DISPLACEMENT BY GALVANIZED No. 9 GAUGE WIRE POSITION'S (TY-WAL DURA-WALL OR APPROVED EQUAL). THE WIRE POSITIONED SHALL BE INSTALLED DURING CMU WALL CONSTRUCTION AND SHALL BE LOCATED DIRECTLY ABOVE THE FIRST COURSE AND DIRECTLY BELOW THE TOP COURSE.

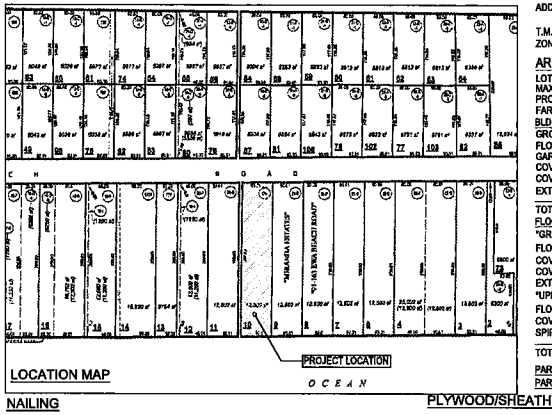
ROUGH CARPENTRY:

1. ALL MATERIALS AND WORKMANSHIP SHALL CONFORM WITH THE REQUIREMENTS OF THE LATEST "NATIONAL DESIGN SPECIFICATIONS FOR STRESS-GRADE LUMBER AND ITS FASTENING", BY THE NATIONAL FOREST PRODUCTS ASSOCIATION.
2. ALL LUMBER SHALL BE TERMITE AND ROT TREATED DOUGLAS FIR (S4S) CONFORMING WITH THE STANDARD GRADING AND DRESSING RULES OF THE WEST COAST INSPECTION BUREAU. LUMBER GRADES SHALL BE STANDARD DOUGLAS FIR FOR NAILERS.
3. UNLESS OTHERWISE INDICATED, THE MINIMUM GRADE OF THE FOLLOWING STRUCTURAL MEMBERS SHALL BE AS FOLLOWS:
   - A. BEAMS ..... No. 1
   - B. TRUSSES AND RAFTERS ..... No. 2 OR BETTER
   - C. JOISTS ..... No. 2
   - D. INTERIOR STUDS ..... No. 2
   - E. EXTERIOR STUDS ..... No. 1 AND BETTER
   - F. PLATES, SILLS ..... No. 2
   - G. OTHER ..... STANDARD OR BETTER
4. FRAMING HARDWARE SHALL BE SIMPSON "STRONG-TIE," GALVANIZED OR APPROVED EQUAL. THE SUFFIX "HDG" SHALL BE ADDED TO THE MODEL DESIGNATIONS AS REQUIRED. HARDWARE SHALL BE INSTALLED WITH NAILS AND BOLTS AS INDICATED IN THE MANUFACTURER'S CATALOG. WHERE NAIL AND BOLT HOLES HAVE BEEN PROVIDED, USE NAILS UNLESS INDICATED OTHERWISE.
5. UNLESS OTHERWISE INDICATED IN THE DRAWINGS OR DETAILS, ALL NAILING SHALL BE GALVANIZED COMMON NAILS AND SHALL CONFORM TO TABLE 2304.9.1 OF THE 2018 INTERNATIONAL BUILDING CODE.
6. PLYWOOD SHALL BE PRESERVATIVE TREATED DOUGLAS FIR WITH GROUP 1 PLY AND SHALL BEAR THE FOLLOWING AMERICAN PLYWOOD ASSOCIATION GRADE-TRADEMARK:
   - A. FLOORS:
     - 3/4" THK. T AND G, C-C PLUGGED, GROUP 1, EXTERIOR (PS 1-83)
   - B. ROOFS:
     - 5/8" THK. C-D, GROUP 1, EXTERIOR (PS 1-83)
7. PLYWOOD FLOOR SHEATHING SHALL BE ATTACHED TO FLOOR JOISTS WITH MINIMUM No. 8 SCREWS AT 6" O.C. AT GROUND FLOOR AND 2 1/2" CEMENT COATED NAIL AT 6" O.C. AT OTHER FLOOR.
8. MINIMUM PLYWOOD NAILING AT ROOF TO BE 4" O.C. AT ALL EDGES AND 6" O.C. AT INTERIOR SUPPORTS. NAILS TO BE MINIMUM 10d COMMON FOR ALL PLYWOOD SHEATHING
9. BOLTS IN WOOD ARE MACHINE BOLTS, UNLESS OTHERWISE NOTED, BOLTS HOLES IN WOOD TO BE 1/32" TO 1/16" GREATER THAN BOLT. HOLES IN STEEL 1/16" LARGER THAN BOLT. PROVIDE STANDARD WASHERS UNDER HEAD AND NUT AGAINST WOOD. WASHER NOT REQUIRED UNDER THE HEAD OF CARRIAGE BOLTS. ALL NUTS SHALL BE TIGHTENED WHEN PLACED AND RE-TIGHTENED AT COMPLETION OF THE JOB OR IMMEDIATELY BEFORE CLOSING WITH FINISH CONSTRUCTION. ALL BOLTS, NUTS AND WASHER SHALL BE HOT-DIPPED GALVANIZED.
10. FRAMING HARDWARE SHALL BE SIMPSON "STRONG-TIE" GALVANIZED OR APPROVED EQUAL. THE SUFFIX "HDG" SHALL BE ADDED TO THE MODEL DESIGNATIONS AS REQUIRED. HARDWARE SHALL BE INSTALLED WITH NAILS AND BOLTS AS INDICATED IN THE MANUFACTURER'S CATALOG. WHERE NAIL AND BOLT HOLES HAVE BEEN PROVIDED. USE NAILS UNLESS INDICATED OTHERWISE SUBMIT ICBO REPORTS FOR ALL FRAMING HARDWARE.
11. UNLESS OTHERWISE INDICATED IN THE DRAWINGS OR DETAILS, ALL NAILING SHALL BE GALVANIZED COMMON NAILS AND SHALL CONFORM TO TABLE 2304.9.1 OF THE 2018 INTERNATIONAL BUILDING CODE.
12. PLYWOOD SIDING AND SHEATHING SHALL BE STRUCTURAL ONE (1) UNLESS NOTED OTHERWISE NAILING SHALL BE AS FOLLOW:
    - 1/2" THK. PLYWOOD ..... 8d AT 6" O.C.
    - 5/8" THK. PLYWOOD ..... 10d AT 6" O.C.
    - 3/4" THK. PLYWOOD ..... 10d AT 6" O.C.
13. MANIMUM NAILING SHALL COMPLY WITH TABLE 2304.9.1 OF THE INTERNATIONAL BUILDING CODE AND THE NAILING SCHEDULE.

INSTALLATION:

1. BOLTS IN WOOD ARE A-307 MACHINE BOLTS. UNLESS NOTED OTHERWISE. ALL NUTS SHALL BE TIGHTENED WHEN PLACED, AND RE-TIGHTENED AT THE COMPLETION OF THE JOB OR IMMEDIATELY BEFORE CLOSING WITH FINISH CONSTRUCTION. ALL BOLTS, NUTS AND WASHERS SHALL BE HOT-DIPPED GALVANIZED.

PROPOSED NEW TWO STORY SFD FOR:
MR.& MRS. VICTORIANO ESTOESTA
91-173A EWA BEACH ROAD
EWA BEACH, HAWAII 96706



LOCATION MAP

INDEX OF DRAWINGS:

000 TITLE SHEET
A100 SITE PLAN AND NOTES
A101 FLOOR PLANS
A102 ROOF PLAN AND SCHEDULE
A103 EXTERIOR AND INTERIOR ELEVATIONS
A104 EXTERIOR ELEVATIONS
A105 BUILDING SECTIONS
A106 FOUNDATION AND FRAMING PLANS
A107 ROOF FRAMING AND DETAILS

PROJECT INFORMATION:

OWNER: VIC ESTOESTA
ADDRESS: 93-137A EWA BEACH ROAD, EWA BEACH, HAWAII 96706
T.M.K: 9-1-023:010
ZONING: R-6

AREA CALCULATION

LOT AREA 12,502 SF
MAX BLDG AREA 6,251 SF
PROPOSED BLDG AREA 4,011 SF
FAR 50.08%

BLDG AREA	UNIT 91-173A	UNIT 91-173	TOTAL FOR BOTH
GROUND FLOOR	1,346 SF	800 SF	2,146 SF
GARAGE	393 SF	380 SF	973 SF
COVERED ENTRY	180 SF	0	180 SF
COVERED LANAI	262 SF	231 SF	493 SF
EXT. STAIRS	49 SF	170 SF	219 SF
TOTAL BLDG AREA	2,430 SF	1,581 SF	4,011 SF
FLOOR AREA			
*GROUND FLOOR	1,346 SF	800 SF	2,146 SF
COVERED ENTRY	180 SF	0	180 SF
COVERED LANAI	262 SF	231 SF	493 SF
EXT. STAIRS	49 SF	170 SF	219 SF
UPPER FLOOR	1,879 SF	1,120 SF	2,799 SF
COVERED LANAI	0	401 SF	401 SF
SPIRAL STAIRS	24 SF	0	24 SF
TOTAL FLOOR AREA	3,540 SF	2,722 SF	6,262 SF
PARKING REQUIRED	3 STALLS	3 STALLS	6 STALLS
PARKING PROVIDED	3 STALLS	4 STALLS	7 STALLS

NAILING

1. ALL NAILS FOR STRUCTURAL FRAMING SHALL BE GALVANIZED COMMON WIRE NAILS UNLESS NOTED OTHERWISE.
2. PRE DRILL HOLES AS REQUIRED TO PREVENT SPLITTING.
3. SINKING OF NAIL HEADS IS PROHIBITED.
4. UNLESS OTHERWISE NOTED THE FOLLOWING MINIMUM NAILING SHALL APPLY
   - A. RAFTER AT BEARING (TOE NAL) 3-10d
   - B. STUDS TO PLATE 3-8d
     END NAIL THRU PLATE 2-10d
   - C. DOUBLE TOP PLATE (TYP.) ..... 16d AT 16" O.C.
     EACH SIDE OF SPLICE 6-16d
     AT CORNERS 2-16d
   - D. BUILT-UP AND CORNER STUDS ..... 16d AT 24" O.C.
     BLOCKING-TOE NAIL 3-10d
     END NAIL 2-16d
   - E. BOTTOM CORD OVER PARTITION (TOE NAIL) 3-16d

PREFABRICATED WOOD TRUSSES:

1. ALL WORK SHALL COMPLY WITH THE I.B.C. AND THE FOLLOWING STANDARDS.
   - A. ANSI/TPI 1 "NATIONAL DESIGN STANDARD FOR METAL PLATE CONNECTED WOOD TRUSS CONSTRUCTION"
   - B. TPI HIB "COMMENTARY AND RECOMMENDATIONS" FOR HANDLING, INSTALLING AND BRACING METAL PLATE CONNECTED WOOD TRUSSES".
   - C. TPI DSB "RECOMMENDED DESIGN SPECIFICATION FOR TEMPORARY BRACING OF METAL PLATE CONNECTED WOOD TRUSSES".
2. PREFABRICATED WOOD TRUSSES SHALL BE FACTORY FABRICATED WITH TERMITE AND ROT TREATED DOUGLAS FIR GRADE AS REQUIRED TO MEET STRESS REQUIREMENTS.
3. CONNECTOR PLATES SHALL BE COMMERCIAL QUALITY GALVANIZED STEEL SHEETS NOT LESS THAN 20 GAGE THICKNESS WITH A MINIMUM YIELD STRENGTH OF 33,000 PSI.
4. TOTAL LOAD DEFLECTION SHALL NOT EXCEED THE SPAN OF 240.
5. CONTRACTOR AND TRUSS MANUFACTURER SHALL VERIFY ALL TRUSS DIMENSIONS.
6. SEE ARCHITECTURAL DRAWINGS FOR SLOPES OF TOP AND BOTTOM CHORDS.
7. WEB CONFIGURATION SHOWN ON ELEVATIONS ARE SCHEMATIC ONLY, TRUSS MANUFACTURER SHALL DETERMINE ACTUAL WEB CONFIGURATION.
8. BOLT DOUBLE TRUSSES TOGETHER WITH 1/2"Ø BOLTS AT 4'-0" MAX. AT TOP AND BOTTOM CHORDS. OR SHALL BE NAILED TO EACH OTHER WITH 16d COMMON NAILS AT 16" O.C. MIN. ALONG ALL TRUSS MEMBERS.
9. THE TRUSS MANUFACTURER SHALL BE RESPONSIBLE TO PROVIDE BRACING DETAILS AS REQUIRED FOR RESISTANCE TO LOCAL BUCKLING. THE CONTRACTOR SHALL ASSUME ALL COSTS ASSOCIATED WITH THE INSTALLATION OF THE REQUIRED BRACING.
10. ALL TRUSSES SHALL BE DESIGNED FOR THE FOLLOWING MINIMUM LOADS:
    - TOP CHORD: ..... DL ..... 18 PSF
      LL ..... 16 PSF
    - BOTTOM CHORD: ..... DL ..... 9 PSF
      LL ..... 10 PSF

DEAD LOADS LISTED ABOVE DO NOT INCLUDE SELF-WEIGHT OF TRUSSES. LIVE LOADS ON TOP AND BOTTOM CHORD NEED NOT OCCUR AT THE SAME TIME.

PLYWOOD/SHEATHING:

1. PLYWOOD SHALL BE PRESERVATIVE TREATED DOUGLAS FIR WITH GROUP ONE PLY AND SHALL BEAR THE FOLLOWING AMERICAN PLYWOOD ASSOCIATION GRADE-TRADEMARK:
   - A. ROOF SHEATHING SHALL BE - 5/8 INCH (19/32") EXTERIOR IDENTIFICATION INDEX 40/20 C-D.
   - B. FLOOR SHEATHING SHALL BE - 3/4 INCH T AND G EXTERIOR IDENTIFICATION INDEX 40/20 C-D.
   - C. WALL SHEATHING SHALL BE - 1/2 INCH (15/32) EXTERIOR IDENTIFICATION INDEX 40/20 C-D.
2. PLYWOOD FLOOR SHEATHING SHALL BE GLUE-NAILED TO TIMBER FRAMING MEMBERS. MINIMUM PLYWOOD NAILING SHALL BE 10d COMMON GALVANIZED NAILS SPACED AT 6" O.C. ALONG ALL EDGES AND 10" O.C. AT ALL INTERMEDIATE SUPPORTS. GLUE SHALL BE SCOTCH-GRIP 4314. CONSTRUCTION MASTIC OR APPROVED EQUAL. ALL PANEL EDGES SHALL HAVE TONGUE-AND-GROOVE JOINTS.
3. PLYWOOD ROOF AND FLOOR SHEATHING SHALL BE FASTENED TO COLD-FORMED STEEL (CFS) FRAMING MEMBERS WITH No. 10 SELF-DRILLING SCREWS AT 6" O.C. UNLESS NOTED OTHERWISE.
4. AT ROOFS, UNSUPPORTED PLYWOOD PANEL END AND SIDE EDGES SHALL BE BLOCKED WITH CFS TRACK BLOCKING. SIZE AND GAGE TO MATCH THOSE OF THE CFS RAFTER OR TRUSS CHORD BLOCKING, OR WITH SIMPSON STRONG-TIE PLYCLIPS.
5. MINIMUM PLYWOOD NAILING FOR FLOOR AND ROOF SHALL BE 6" O.C. AT ALL EDGES AND 10" O.C. ALL INTERIOR SUPPORTS. NAILS TO BE MINIMUM 10d COMMON FOR ALL ROOF AND FLOOR PLYWOOD SHEATHING.
6. OWNER/CONTRACTOR IS REQUIRED TO INSTALL R-19 (6" THK INSULATION) APPROVED OR EQUAL AS PER I.B.C. REQUIREMENTS, TO COMPLY WITH THE R.O.H. 32. AS AMENDED.

BOARD OF WATER SUPPLY

1. EXISTING WATER METER DOES NOT SERVE ANY EXISTING "IRRIGATION" AND/OR AUTOMATIC FIRE SPRINKLER SYSTEM.
2. ALL PLUMBING FIXTURES TO BE LOW FLOW.

SPECIAL INSPECTION:

1. THE FOLLOWING STRUCTURAL WORK FOR THIS PROJECT REQUIRES SPECIAL INSPECTION PER SECTION 1701 OF THE 2018 INTERNATIONAL BUILDING CODE:
   16. SHEATHED SHEAR WALLS AND DIAPHRAGMS.
   17. COMPLETE LOAD PATH AND UPLIFT TIES.
   18. TERMITE PROTECTION

SOLAR NOTE:

(2) 4'X8' PANELS MM # 2020-0040 FLUSH MOUNT. PANELS TO BE INSTALLED PER PRE-APPROVED DETAILS. ROOF FRAMING IS WOOD CONSTRUCTION AND MOUNTING SYSTEM IS PRE-MANUFACTURED. 120 GALLON WATER HEATER.

2015 IECC•HAWAII ADMINISTRATIVE RULES CHAPTER 3-181.1 TO THE BEST OF MY KNOWLEDGE. THIS PROJECT'S DESIGN SUBSTANTIALLY CONFORMS TO THE BUILDING ENERGY CONSERVATION CODE FOR:

[X] COMMERCIAL ENERGY EFFICIENCY
[X] RESIDENTIAL ENERGY EFFICIENCY

Signature: _____ Date: 3/10/24

ELIEZER Y. ACZON
Architect
License No: 7678

ELIEZER Y. ACZON LICENSED PROFESSIONAL ARCHITECT No. 7678 HAWAII, U.S.A.

THIS WORK WAS PREPARED BY ME OR UNDER MY SUPERVISION. ANY UNAUTHORIZED CONSTRUCTION OF THIS PROJECT WILL BE UNDER MY OBSERVATION

PROPOSED NEW TWO STORY SFD FOR:
MR. & MRS. VICTORIANO ESTOESTA
91-173A EWA BEACH ROAD
EWA BEACH, HAWAII 96706
TMK: 9-1-023:010
TITLE SHEET

DATE 3/10/24 | DRAWN BY AC
REVISIONS
SHEET 000 OF
PROJECT NO. XXX

EXHIBIT C-2

RESIDENTIAL STORM WATER MANAGEMENT NOTES FOR SINGLE-FAMILY AND TWO-FAMILY
DWELLING PROJECTS:

(i) USE SITE DESIGN STRATEGIES TO REDUCE THE IMPERVIOUS SURFACE AREAS TO THE MAXIMUM EXTENT PRACTICAL. THE TOTAL IMPERVIOUS SURFACE AREA FOR THE LOT MAY NOT EXCEED 75%, PER LUO SECTION 21-3.70.1(G).

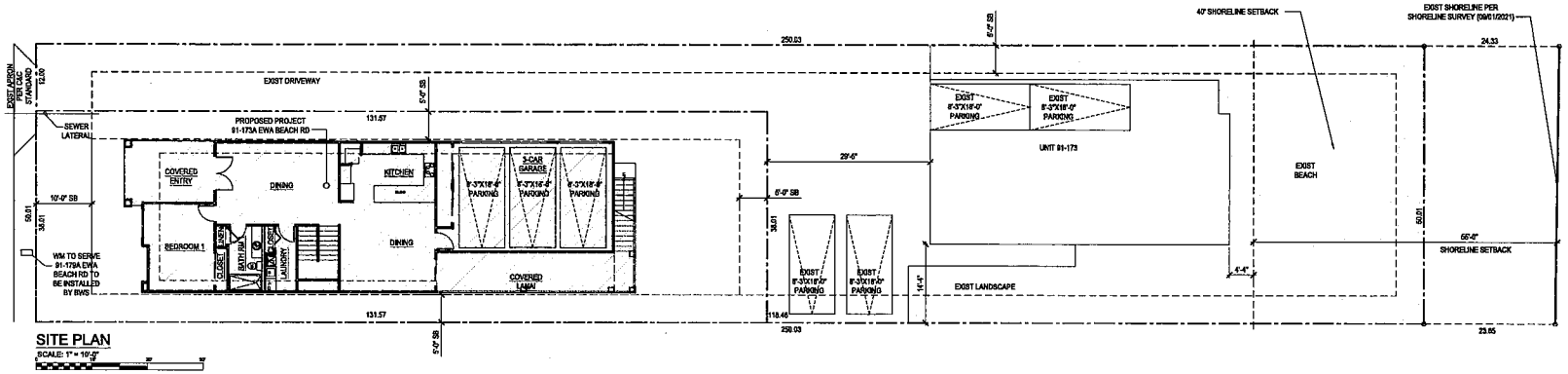
(ii) TOTAL IMPERVIOUS SURFACE AREA OF THIS PROJECT = 67.72%.
(IMPERVIOUS SURFACE= 3926 SF, TOTAL LOT AREA = 5797 SF, THEREFORE 3926/5797 = 67.72%)

PUBLIC HEALTH, SAFETY, AND CONVENIENCE NOTES:

1. THE CONTRACTOR SHALL OBSERVE AND COMPLY WITH ALL FEDERAL, STATE, AND LOCAL LAWS REQUIRED FOR THE PROTECTION OF THE PUBLIC HEALTH AND SAFETY AND ENVIRONMENTAL QUALITY.
2. THE CONTRACTOR, AT HIS OWN EXPENSE SHALL KEEP THE PROJECT AND IT'S SURROUNDING AREAS FREE FROM DUST NUISANCE. THE WORK SHALL BE IN CONFORMANCE WITH THE AIR POLLUTION CONTROL STANDARDS AND REGULATIONS OF THE STATE DEPARTMENT OF HEALTH.
3. NO CONTRACTOR SHALL PERFORM ANY CONSTRUCTION ACTIVITY SO AS TO CAUSE FALLING ROCK, SOIL OR DEBRIS IN ANY FORM TO FALL, SLIDE OR FLOW ONTO ADJOINING PROPERTIES, STREETS OR NATURAL WATERCOURSES. SHOULD SUCH VIOLATIONS OCCUR, THE CONTRACTOR SHALL IMMEDIATELY MAKE ALL REMEDIAL ACTIONS NECESSARY.
4. THE CONTRACTOR SHALL PROVIDE, INSTALL AND MAINTAIN ALL NECESSARY SIGNS, LIGHTS, FLARES, BARRICADES, MARKERS, CONES AND OTHER PROTECTIVE FACILITIES AND SHALL TAKE ALL NECESSARY PRECAUTIONS FOR THE PROTECTION, CONVENIENCE AND SAFETY OF THE PUBLIC. THE CONTRACTOR SHALL APPLY FOR A CONSTRUCTION PERMIT WITH A NOISE POLLUTION CONTROL PLAN.

ESCP INSPECTION NOTES:

1. AT LEAST TWO WEEKS BEFORE THE BEGINNING CONSTRUCTION, THE CONTRACTOR OR THE PERSON IN CHARGE OF CONSTRUCTION SHALL NOTIFY THE STORM WATER INSPECTOR LISTED ON THE BUILDING PERMIT.
2. AFTER INSTALLING THE CONSTRUCTION BMPS AND MOBILIZING ANY CONSTRUCTION APPARATUS IN ACCORDANCE WITH THE APPROVED ESCP (OR APPENDIX B â•• ESCP FOR SMALL PROJECT TEMPLATE), THE CONTRACTOR OR THE PERSON IN CHARGE OF CONSTRUCTION SHALL CONTACT THE ESCP COORDINATOR LISTED ON THE BUILDING PERMIT, FOR A PRECONSTRUCTION INSPECTION.
3. THE ESCP COORDINATOR SHALL SUBMIT THE PRECONSTRUCTION INSPECTION CHECKLIST TO THE STORM WATER INSPECTOR (EMAIL TO DPP.NPDES@HONOLULU.GOV) CONFIRMING THE BMPS AND GOOD HOUSE KEEPING MEASURES ARE IN COMPLIANCE BEFORE THE START OF CONSTRUCTION.



ELISSER V. AZCON
No. 7575
REGISTERED PROFESSIONAL ARCHITECT
HAWAII, U.S.A.

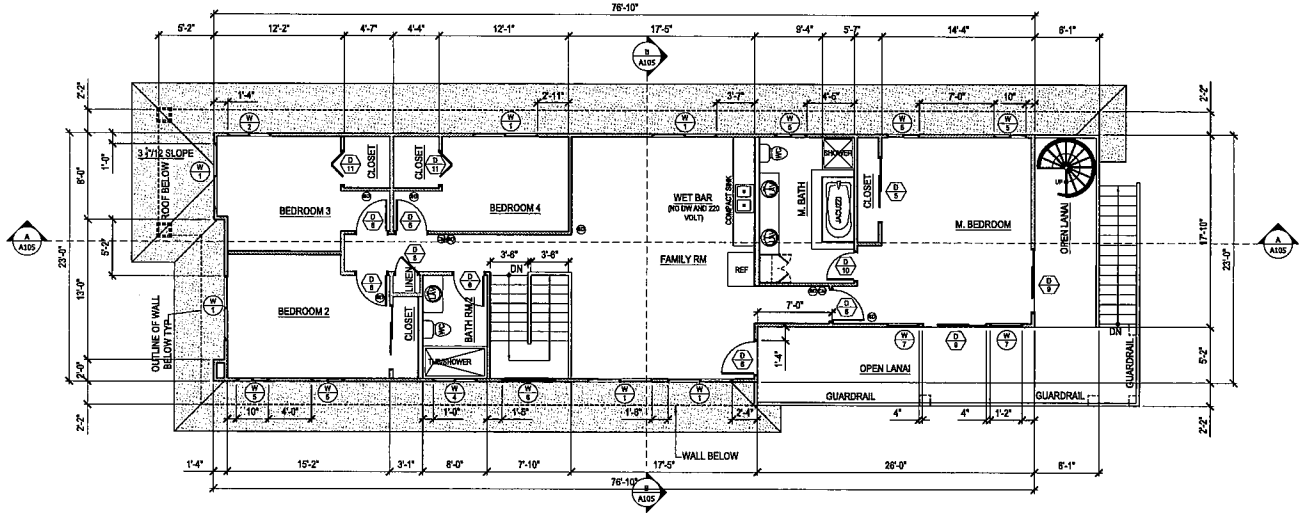
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PROPOSED NEW TWO STORY SFD FOR:
MR. & MRS. VICTORIANO ESTOESTA
91-173A EWA BEACH ROAD
EWA BEACH, HAWAII 96706
TMK: 9-1-023:010

SITE PLAN AND NOTES

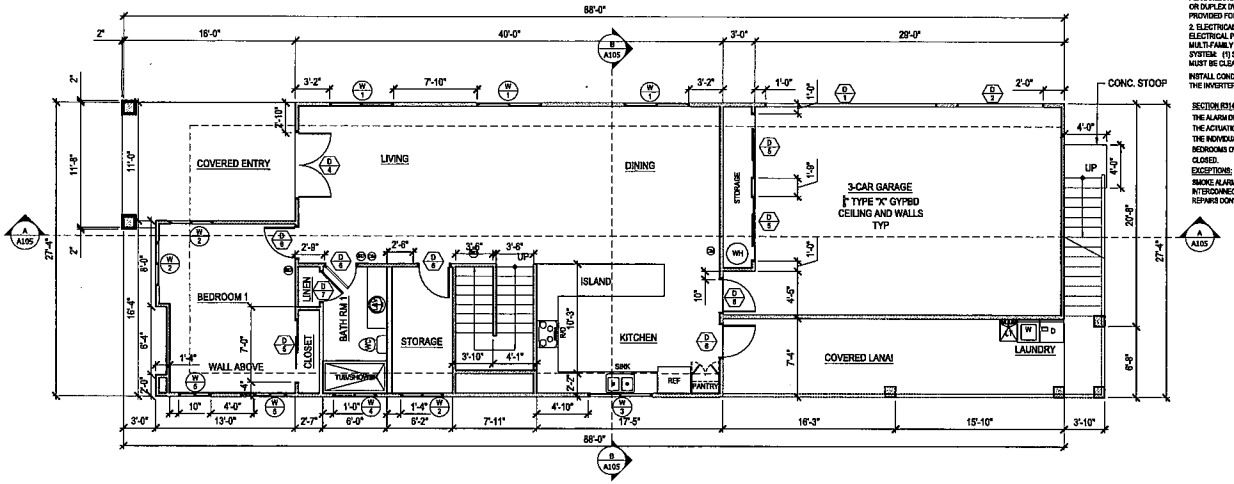
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EXHIBIT C-3



UPPER FLOOR PLAN

SCALE: 3/16" = 1'-0"



GROUND FLOOR PLAN

SCALE: 3/16" = 1'-0"

LEGEND (FLOOR PLANS)

- DOOR PLAN INDICATOR
- WALL OR PARTITION
- DOOR MARK AND NUMBER
- WINDOW MARK AND NUMBER
- WINDOW OR GLAZED PARTITION
- D — DRYER
- DW — DISHWASHER
- LAV — LAVATORY
- LT — LAUNDRY TRAY
- REF — REFRIGERATOR
- SG — SAFETY GLASS
- W — WASHER
- WC — WATER CLOSET
- WH — WATER HEATER
- 16" SQ BUILT-UP COLUMN
- 2X4 STUD WALL @ 16" OC
- 2X6 STUD WALL @ 16" OC
- SEPARATION WALL
- SMOKE DETECTOR, UL APPROVED WITH BATTERY BACKUP AND INTERCONNECTED PER SEC. R314
- CARBON MONOXIDE DETECTOR PER SEC. R315
- LIGHT FIXTURE W/ VENT FAN
- LIGHT FIXTURE - RECESSED
- 2'X4' FLOURESCENT LIGHT
- CEILING FAN WITH LIGHTING

1. ELECTRIC VEHICLE CAPABILITY.

PER ENERGY CODE, R404.2, LOCATION FOR INVERTERS, METERING EQUIPMENT, BATTERY EQUIPMENT, ENERGY STORAGE EQUIPMENT, AND OTHER EQUIPMENT REQUIRED TO INTERCONNECT WITH THE ELECTRICAL GRID.

PER BUILDING ENERGY CONSERVATION CODE (CHAPTER 32 OF THE REVISED ORDINANCES OF HONOLULU), R404.3, NEW SFD, DETACHED OR DUPLEX DWELLINGS WITH ATTACHED ENCLOSED GARAGES, A DEDICATED RECEPTACLE FOR AN ELECTRIC VEHICLE MUST BE PROVIDED FOR EACH RESIDENCE WHICH PROVIDES AT A MINIMUM, LEVEL 1 SERVICE.

2. ELECTRICAL PANEL. NEW SFD DETACHED, TWO-FAMILY DETACHED, AND DUPLEXES MUST INSTALL FOR EACH RESIDENCE AN ELECTRICAL PANEL WITH RESERVED SPACE TO ACCOMMODATE NOT LESS THAN A FIVE KILOWATT (AC) PHOTOVOLTAIC SYSTEMS. NEW MULTI-FAMILY DWELLINGS MUST INSTALL AN ELECTRICAL PANEL THAT INCLUDES SPACE RESERVED TO ACCOMMODATE A PHOTOVOLTAIC SYSTEM: (1) SIZED TO SERVE COMMON AREA ELECTRICAL LOADS, OR (2) SIZED TO THE ROOF SPACE AVAILABLE. THE RESERVED SPACE MUST BE CLEARLY LABELED AS SOLAR PV READY.

INSTALL CONDUIT NOT LESS THAN 1-1/2" TO PROVIDE A PATHWAY FROM THE ELECTRICAL PANEL TO THE INVERTER LOCATION AND FROM THE INVERTER LOCATION TO THE UNDERSIDE OF THE ROOF SUFFICIENT TO ALLOW FUTURE INSTALLATION OF THE SOLAR EQUIPMENT.

SECTION R314 | SMOKE ALARMS

THE ALARM DEVICES SHALL BE INTERCONNECTED IN A MANNER THAT THE ACTUATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS IN THE INDIVIDUAL UNIT. THE ALARM SHALL BE CLEARLY AUDIBLE IN ALL BEDROOMS OVER BACKGROUND NOISE W/ ALL INTERVENING DOORS CLOSED.

EXCEPTIONS:

SMOKE ALARMS IN EXISTING AREAS NOT REQ'D TO BE INTERCONNECTED OR HARDWIRED WHERE THE ALTERATIONS OR REPAIRS DONT RESULT IN INTERIOR WALL OR CEILING REMOVAL.

ALEXANDER V. ASTON — LICENSED PROFESSIONAL ARCHITECT — No. 7979 — HAWAII, U.S.A.

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EXP. 4/30/26

PROPOSED NEW TWO STORY SFD FOR:
MR. & MRS. VICTORIANO ESTOESTA
91-173A EWA BEACH ROAD
EWA BEACH, HAWAII 96706
TMK: 9-1-023:010

FLOOR PLANS

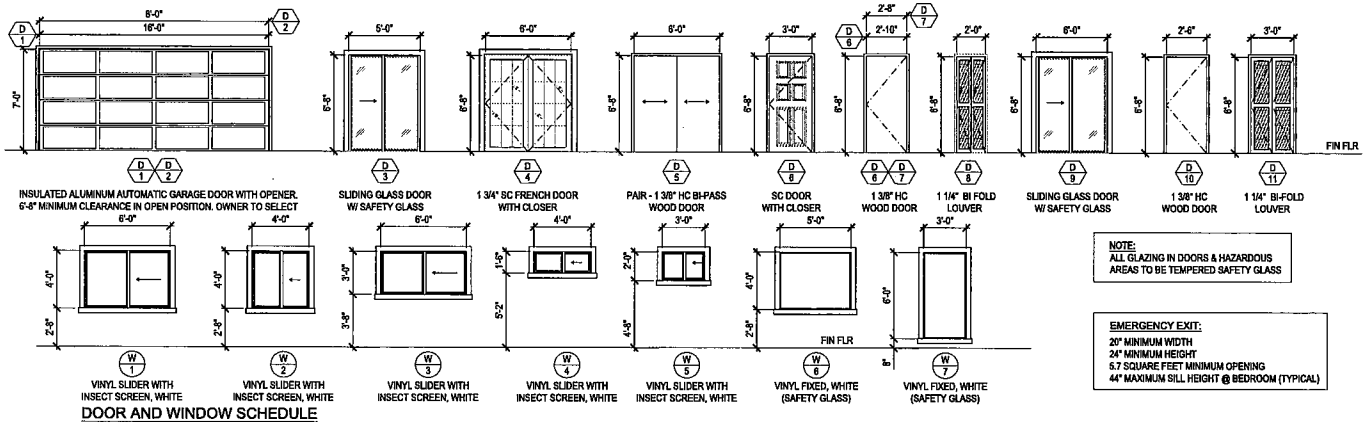
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PROJECT NO. XXX

EXHIBIT C-4

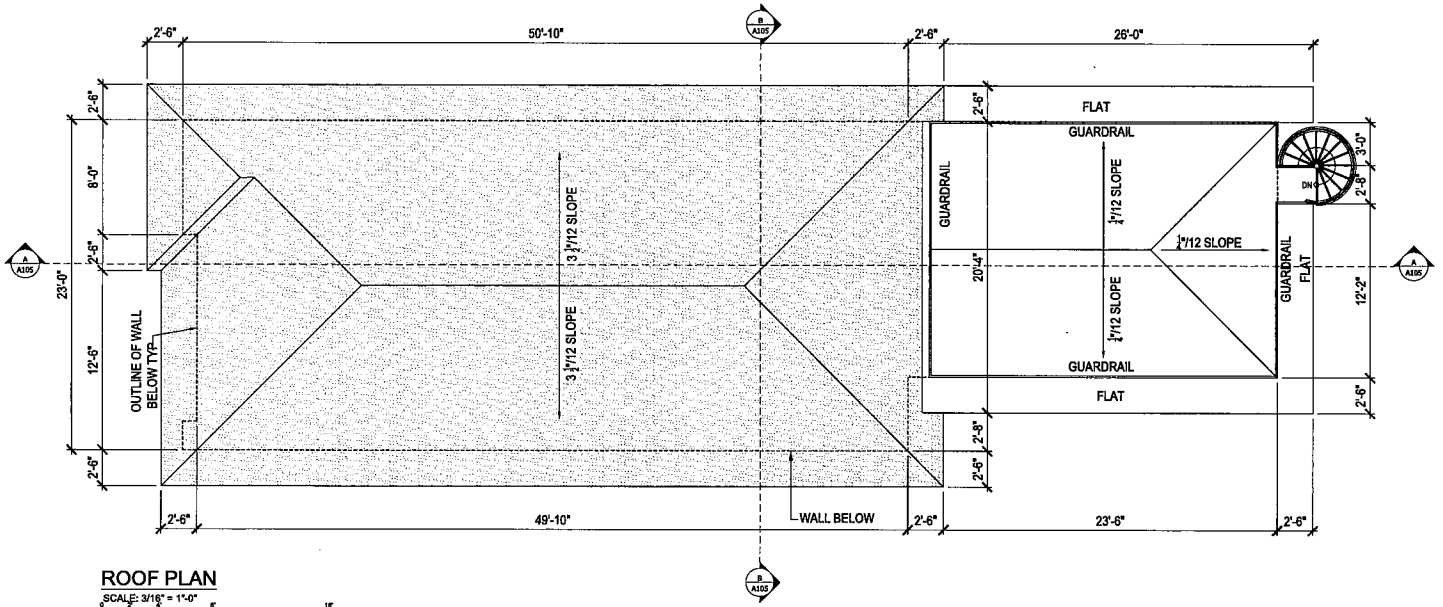


DOOR AND WINDOW SCHEDULE

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

NOTE:
ALL GLAZING IN DOORS & HAZARDOUS AREAS TO BE TEMPERED SAFETY GLASS

EMERGENCY EXIT:
20" MINIMUM WIDTH
24" MINIMUM HEIGHT
5.7 SQUARE FEET MINIMUM OPENING
44" MAXIMUM SILL HEIGHT @ BEDROOM (TYPICAL)



ROOF PLAN

SCALE: 3/16" = 1'-0"

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PROPOSED NEW TWO STORY SFD FOR:
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91-173A EWA BEACH ROAD
EWA BEACH, HAWAII 96706
TMK: 9-1-023:010

ROOF PLAN AND SCHEDULE

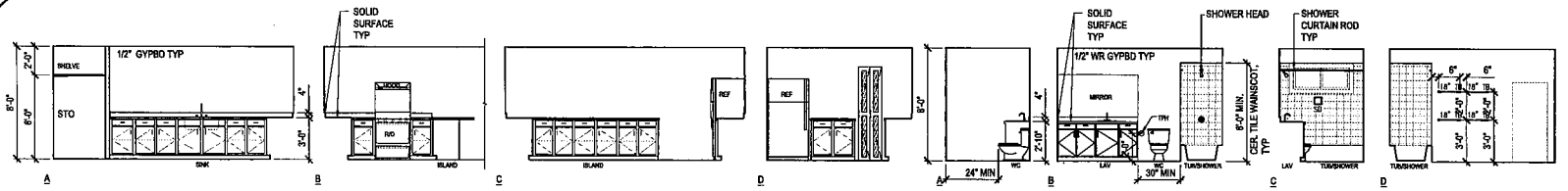
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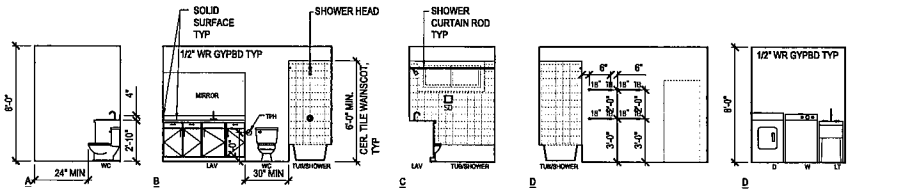
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EXHIBIT C-5



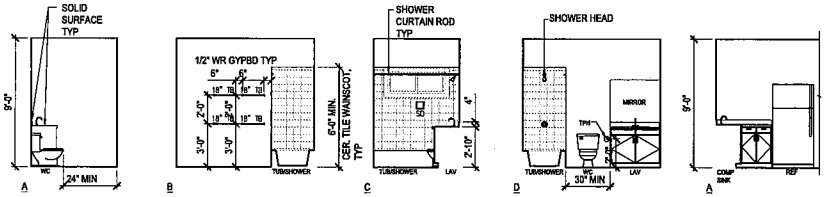
KITCHEN
SCALE: 1/4" = 1'-0"

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



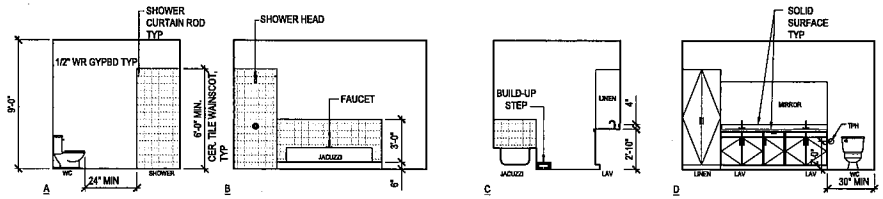
BATH RM 1
SCALE: 1/4" = 1'-0"

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

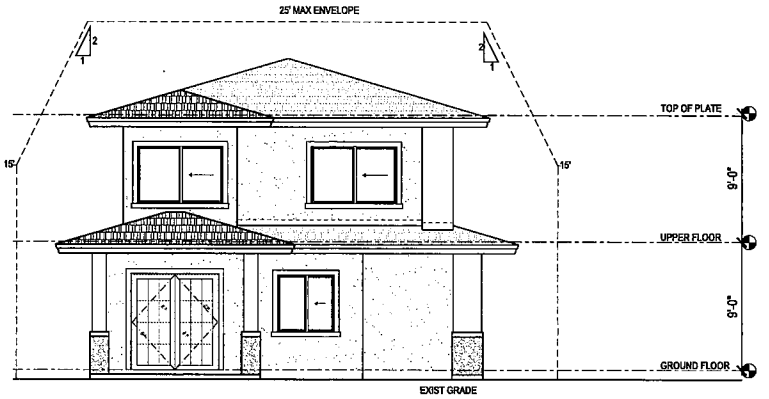


BATH RM 2
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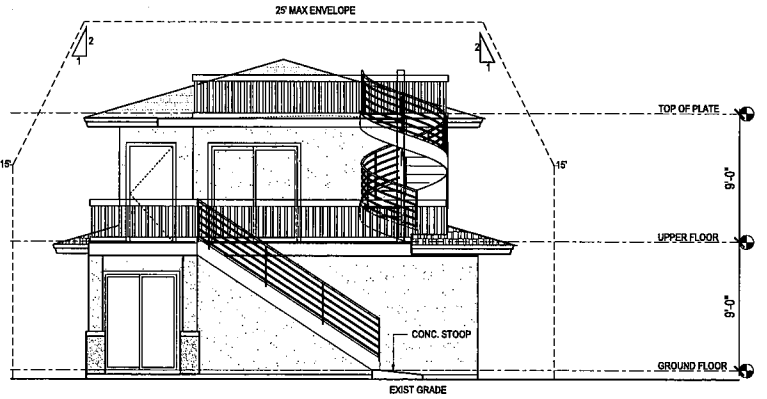
WETBAR
SCALE: 1/4" = 1'-0"



M. BATH
SCALE: 1/4" = 1'-0"



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



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

ELISEO V. ACTON
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No. 7773
HAWAII, U.S.A.

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PROPOSED NEW TWO STORY SFD FOR:
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91-173A EWA BEACH ROAD
EWA BEACH, HAWAII 96706
TMK: 9-1-023:010

EXTERIOR AND INTERIOR ELEVATIONS

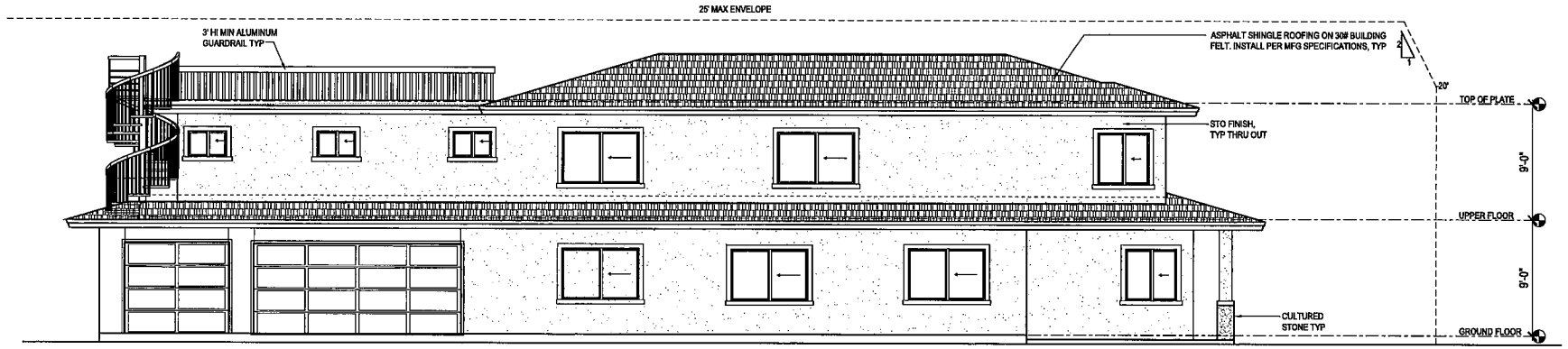
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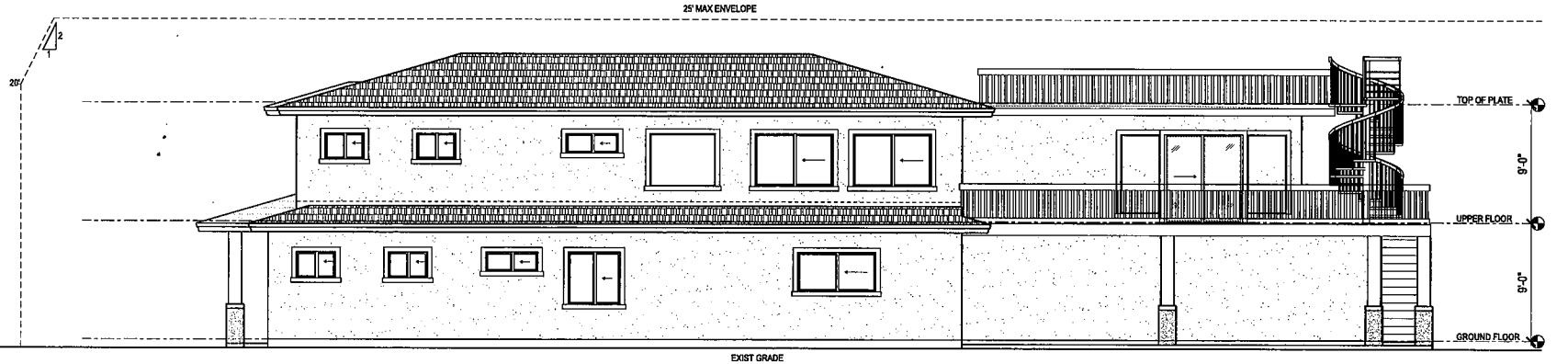
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EXHIBIT C-6



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



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

ELSSER Y. ACOBA
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EXP. 4/30/24

PROPOSED NEW TWO STORY SFD FOR:
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91-173A EWA BEACH ROAD
EWA BEACH, HAWAII 96706
TMK: 9-1-023:010

EXTERIOR ELEVATIONS

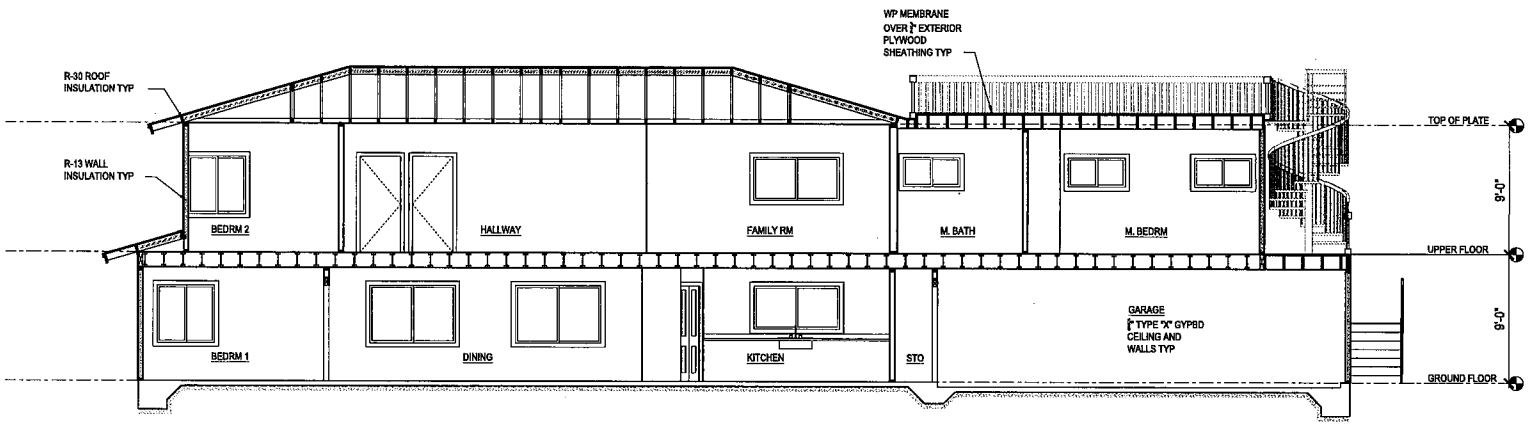
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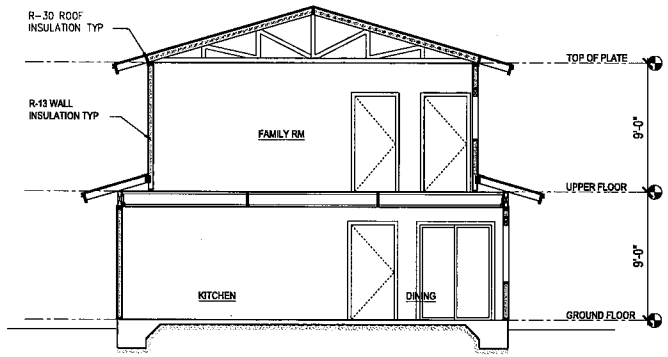
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OF

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EXHIBIT C-7



A LONGITUDINAL SECTION
SCALE: 1/4" = 1'-0"



B CROSS SECTION
SCALE: 1/4" = 1'-0"

ELISSER V. ACOSTA
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No. 7679
HAWAII, U.S.A.

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EXP: 4/30/25

PROPOSED NEW TWO STORY SFD FOR:
MR. & MRS. VICTORIANO ESTOESTA
91-173A EWA BEACH ROAD
EWA BEACH, HAWAII 96706
TMK: 9-1-023:010

BUILDING SECTIONS

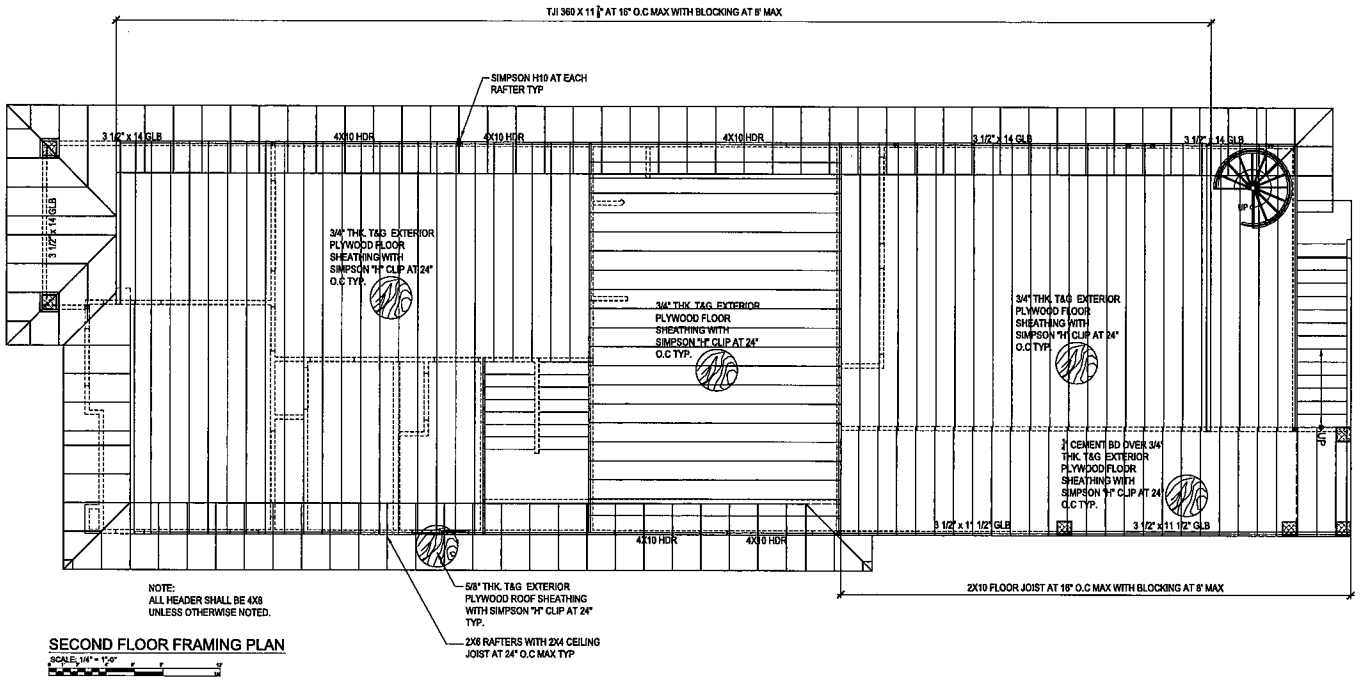
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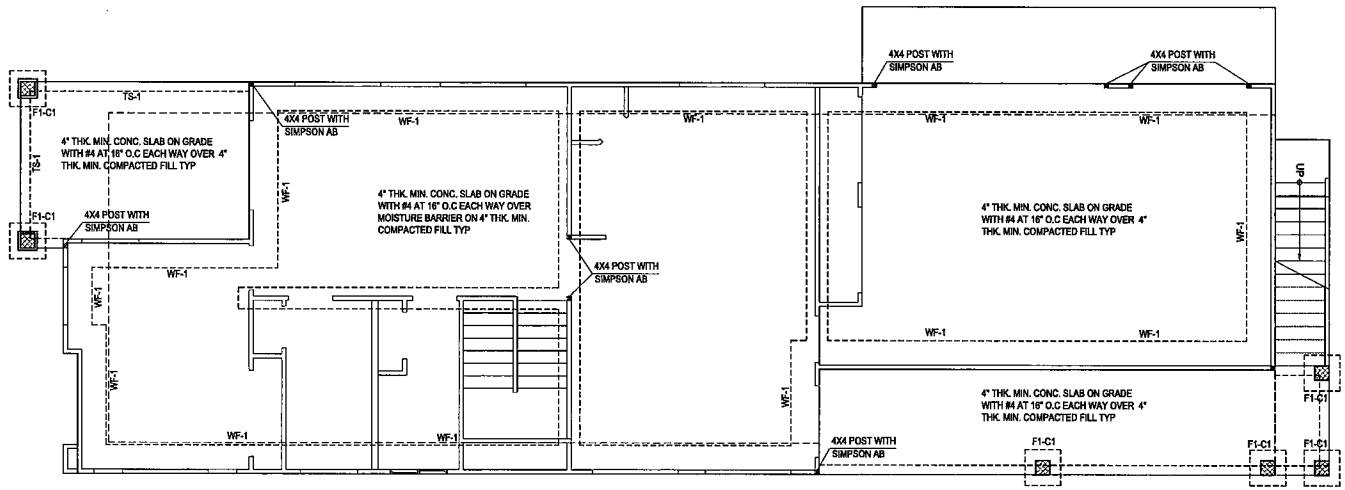
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EXHIBIT C-8



SECOND FLOOR FRAMING PLAN

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



FOUNDATION PLAN

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

TERMITE PROTECTION:
PROTECTION AGAINST DECAY AND TERMITES SHALL BE IN ACCORDANCE PER SEC R318

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ELISEO Y. AZCONA — LICENSED PROFESSIONAL ARCHITECT — No. 7078 — HAWAII, U.S.A.

EXP. 4/30/25

PROPOSED NEW TWO STORY SFD FOR:
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EWA BEACH, HAWAII 96706
TMK: 9-1-023:010

FOUNDATION AND FRAMING PLANS

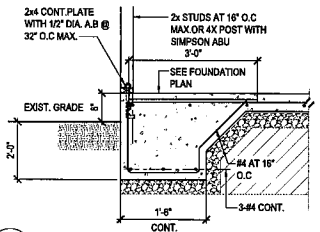
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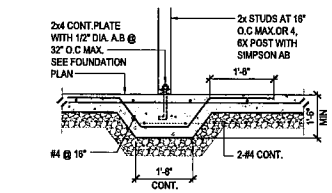
SHEET A106 OF

PROJECT NO. XXX

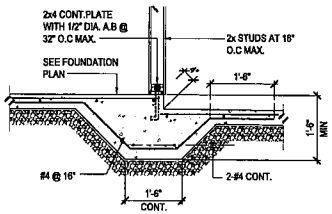
EXHIBIT C-9



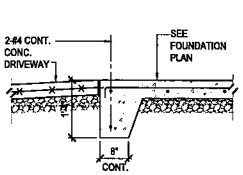
1 WF-1 DETAIL
SCALE: 3/4" = 1'-0"



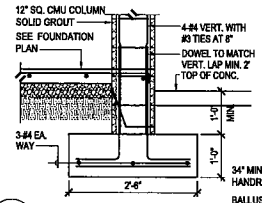
2 WF-3 DETAIL
SCALE: 3/4" = 1'-0"



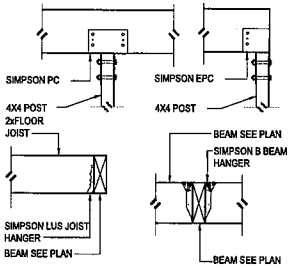
3 WF-2 DETAIL
SCALE: 3/4" = 1'-0"



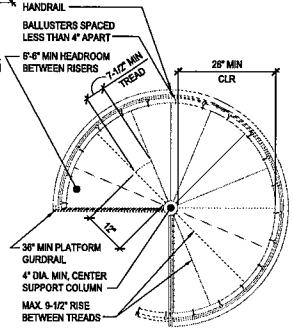
4 TS-1 DETAIL
SCALE: 3/4" = 1'-0"

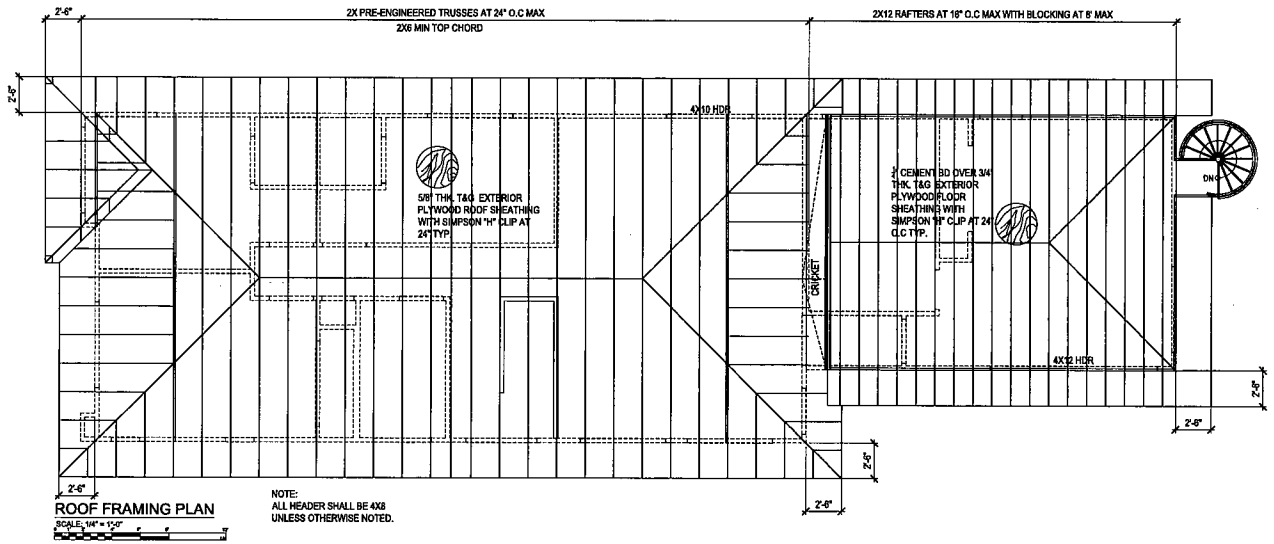


5 F1-C1 DETAIL
SCALE: 3/4" = 1'-0"



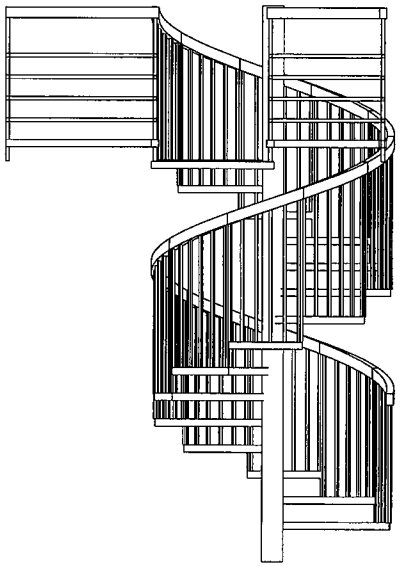
6 TIMBER BEAM CONNECTION DETAIL
SCALE: 3/4" = 1'-0"





ROOF FRAMING PLAN
SCALE: 1/4" = 1'-0"

NOTE:
ALL HEADER SHALL BE 4X8 UNLESS OTHERWISE NOTED.



7 PRE-FAB SPIRAL STAIR DETAIL
SCALE: 3/4" = 1'-0"

ELLEN Y. JACKSON
REGISTERED PROFESSIONAL ARCHITECT
No. 7578
HAWAII, U.S.A.

THIS WORK WAS PREPARED BY ME OR UNDER MY SUPERVISION. DURING CONSTRUCTION OF THIS PROJECT WILL BE UNDER MY OBSERVATION

EXP 4/30/25

PROPOSED NEW TWO STORY SFD FOR:
MR. & MRS. VICTORIANO ESTOESTA
91-173A EWA BEACH ROAD
EWA BEACH, HAWAII 96706
TMK: 9-1-023:010

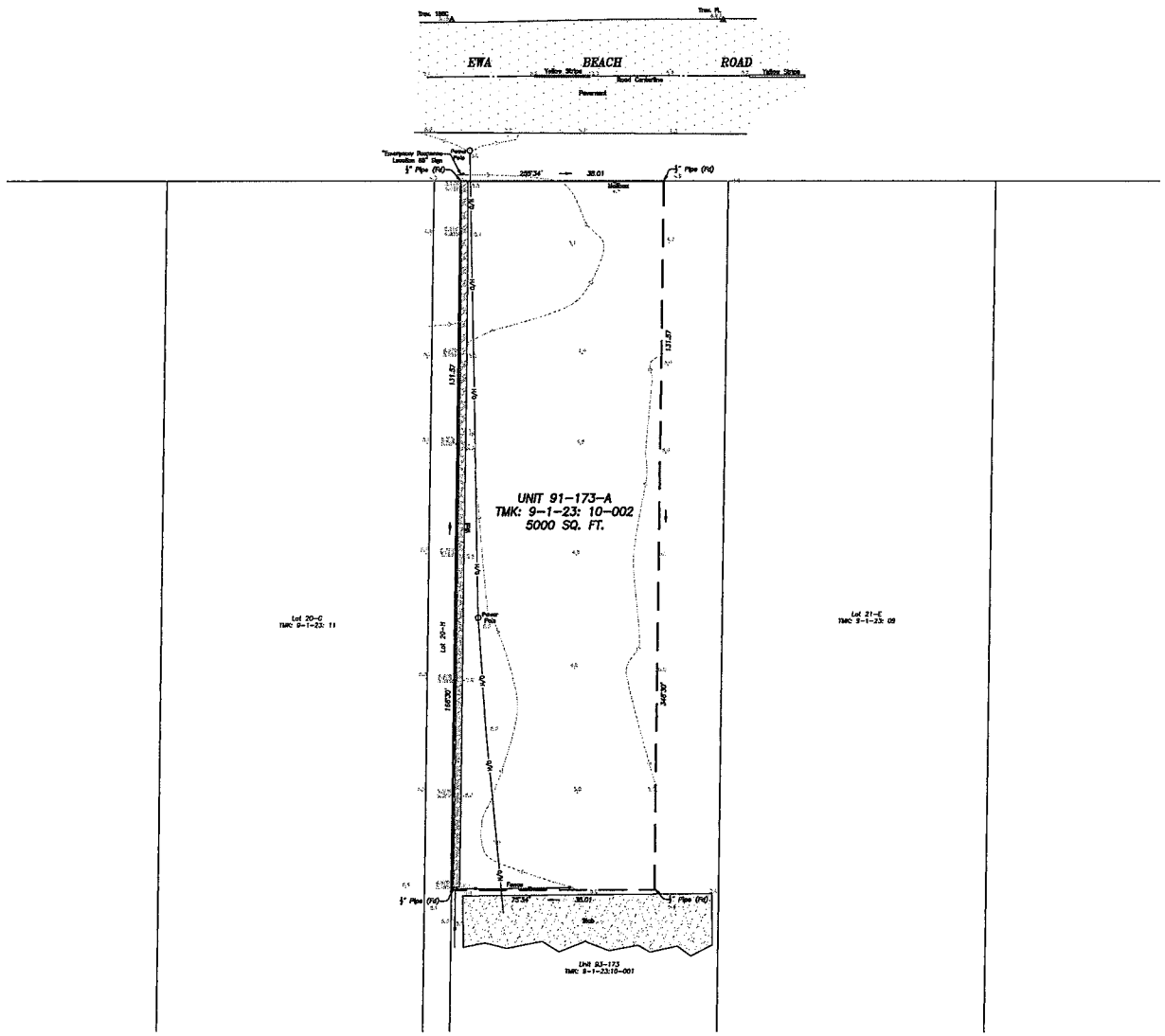
FRAMING PLAN AND DETAILS

DATE 3/10/24
DRAWN BY AC
REVISIONS

SHEET A107 OF

PROJECT NO. XXX

EXHIBIT C-10



TRUE NORTH
SCALE: 1 in. = 10 ft.

ABBREVIATIONS:

T	=	Top
B	=	Bottom
BC	=	Bottom of Curb
TC	=	Top of Curb
BDC	=	Bottom Drop Curb
TDC	=	Top Drop Curb
BW	=	Bottom of Wall
TW	=	Top of Wall
Elev.	=	Elevation
(Fd)	=	Found
Trav.	=	Traverse
D	=	Diameter
H	=	Height
S	=	Spread

LEGEND:

- Asphalt
- Brick
- Arbor Stone
- Concrete
- Concrete Masonry Unit
- Concrete Rubble Masonry
- Dirt/Grass
- Gravel
- Vinyl/Iron
- Wood
- Fire Hydrant
- Handicap Ramp
- Light Pole
- Sign
- TV — Cable T.V. Utility Box
- HECO — Hawaiian Electric Co. Utility Box
- HTC — Hawaiian Telcom Utility Box
- LC — Light Control Box
- Termite Control
- TS — Traffic Signal Box
- UB — Utility Box
- WM — Water Meter
- WV — Water Valve
- —O/H— Over Head Utility Line

NOTES:

1. Only improvements shown were located.
2. Elevations referred to National Geodetic Survey Benchmark "EWA PARK", Elevation = 6.57 feet.
3. Zoning (LUO): R-5 Residential District
4. Flood Zone: X5
5. Dashed lines do not represent legally subdivided lots, they represent either limited or common element areas.

RYAN D. MORALES
LICENSED PROFESSIONAL LAND SURVEYOR
No. 18748
HAWAII U.S.A.

This work was prepared by me or under my supervision.

Ryan Morales 04/2026
Ryan D. Morales License Exp.

TOPOGRAPHIC SURVEY MAP

UNIT 91-173-A
91-173 EWA BEACH ROAD
CONDOMINIUM PROPERTY REGIME 2425
TMK: (1)9-1-23: 10-002
ADDRESS: 91-173A Ewa Beach Road
DATE: July 29, 2024

DATE:	
DRAWN BY:	
CHECKED BY:	
SCALE: 1 INCH = 10 FEET	

NO.	REVISION

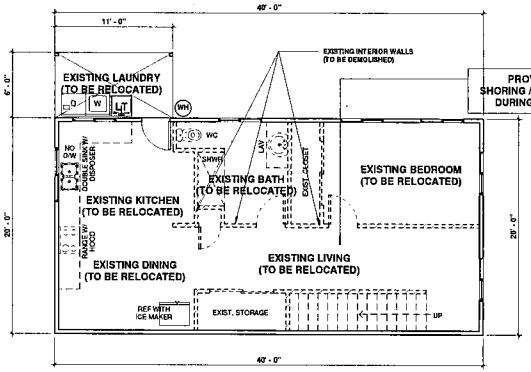
SHEET NO.:
001
OF 1 SHEETS

F.B. B/Pg.74

RM Land Survey, LLC
91-292 Makalauna Place, Ewa Beach, HI 96706
Phone: 808-391-0458

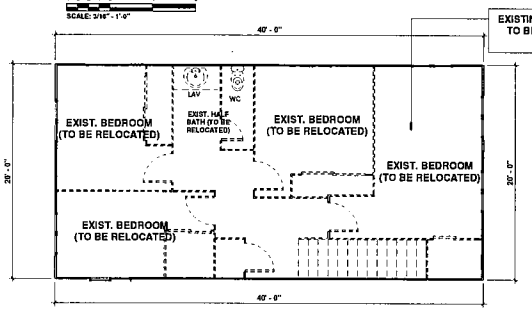
24" x 36"

EXHIBIT C-11



LOWER LEVEL (EXISTING / DEMOLITION PLAN)

SCALE: 3/16" = 1'-0"



UPPER LEVEL (EXISTING / DEMOLITION PLAN)

SCALE: 3/16" = 1'-0"

PROJECT DATA

TAX MAP KEY;	9 - 1 - 023 : 010
LOT AREA;	12,502.00 SF
BUILDABLE AREA; 50%	3,751.00 SF
MAXIMUM FLOOR AREA ALLOWED (60% F.A.R);	4,501.2 SF
ZONING (LUO);	R-5
FLOOD ZONE;	FIRM ZONE "X5"
LOT RESTRICTION;	NONE
HEIGHT LIMIT;	25 FEET
SMA	IN SMA
SHORELINE	SHORELINE SETBACK
STATE LAND USE;	URBAN DISTRICT
STREET SETBACK;	NONE

FLOOR AREA CALCULATIONS:

LOWER LEVEL;	
EXISTING LIVING AREA;	900.00 SF
NEW CARPORT; (NOT CONSIDERED AS FLOOR AREA)	380.00 SF
TOTAL;	900.00 SF
UPPER LEVEL;	
EXIST. LIVING AREA;	800.00 SF
NEW LIVING AREA;	300.00 SF
TOTAL;	1,100.00 SF
TOTAL FLOOR AREA;	1,900.00 SF

FLOOR AREA RATIO (F.A.R)

ALLOWABLE FLOOR AREA 60% of ZONING LOT AREA:	
0.70 x 7,502.00 SF	4,501.20 SF
TOTAL FLOOR AREA	1,900.00 SF
ACTUAL F.A.R	0.4221 (42.21% < 60 %)

BUILDING AREA CALCULATIONS:

EXIST. BUILDING AREA;	800.00 SF
NEW BUILDING AREA;	380.00 SF
TOTAL BUILDING AREA	1,180.00 SF (15.73% < 50%)

PARKING REQUIREMENT:

PROPOSED DWELLING
TOTAL LIVING AREA : 1,900.00 SF

PARKING REQ'D
MAIN DWELLING ---------- 2
TOTAL PARKING PROVIDED ---------- 2

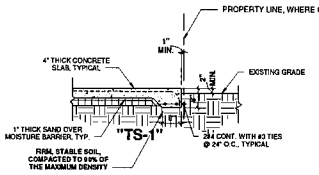
RESIDENTIAL STORM WATER MANAGEMENT NOTE:

(i) USE SITE DESIGN STRATEGIES TO REDUCE THE IMPERVIOUS SURFACE AREAS TO THE MAXIMUM EXTENT PRACTICAL. THE TOTAL IMPERVIOUS SURFACE AREA FOR THE LOT MAY NOT EXCEED 75%, PER LUO SECTION 21-3.70.1(G).

(ii) TOTAL IMPERVIOUS AREA = 52.48%

TOTAL IMPERVIOUS SURFACE

ALLOWABLE TOTAL IMPERVIOUS SURFACE AREA 75% of ZONING LOT AREA;	
0.75 x 7,502.00 SF	5,626.5 SF
TOTAL ISA;	(62.48%) 4,685.60 SF



TYP. THICKENED SLAB DETAIL (DRIVEWAY)

A001 SCALE: 1/2" = 1'-0"

PLUMBING NOTE:

1. IT IS THE RESPONSIBILITY OF THE PLUMBING CONTRATOR TO INSURE THAT ALL PLUMBING WORK IS IN COMPLIANCE WITH THE "UNIFORM PLUMBING CODE" or APPLICABLE CODES.
2. THE PLUMBING CONTRACTOR SHALL VERIFY WITH THE OWNER(S) FOR ALL FIXTURE TYPE, COLOR, SIZE and MODEL BEFORE START OF CONSTRUCTION or BEFORE ORDERING. (PLUMBING CONTRACTOR TO INSTALL ALL OWNER FURNISHED PLUMBING FIXTURES).
3. PLUMBING CONTRACTOR SHALL VERIFY EXISTING SEWER LATERAL AND CLEAN-OUT BEFORE START OF CONSTRUCTION. COORDINATE or VERIFY WITH WASTEWATER MANAGEMENT (DEPARTMENT OF PLANNING AND PERMITTING) FOR ACTUAL LOCATION.

NOTE:

CONTRACTOR TO VERIFY ACTUAL SITE CONDITIONS, DIMENSIONS and ACTUAL GRADE ELEVATIONS PRIOR TO START OF CONSTRUCTION and SHALL NOTIFY THE ARCHITECT and/or ENGINEER OF RECORD IN CASE OF DISCREPANCIES BEFORE COMMENCING WORK.

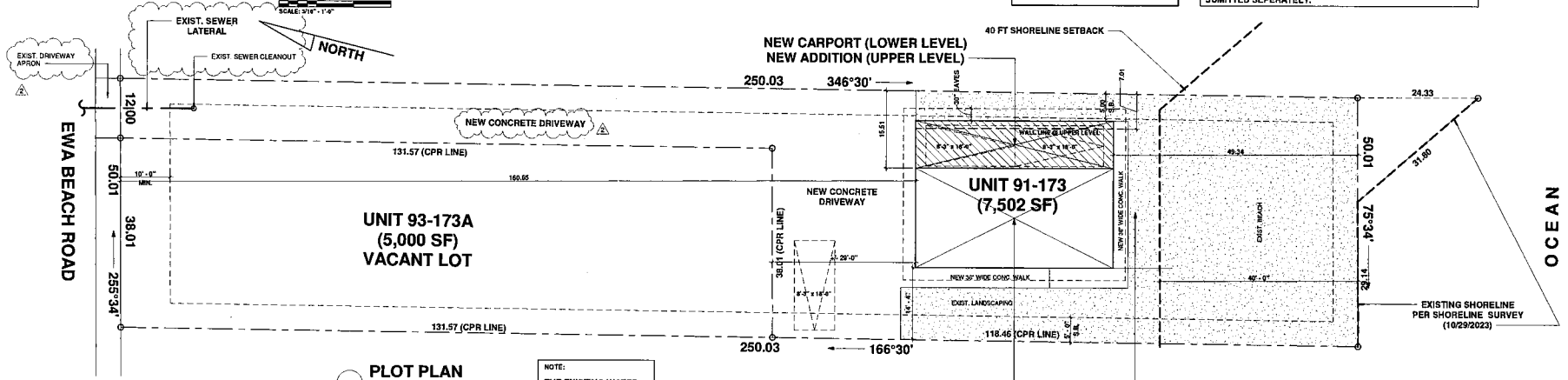
NOTE:

RETROFIT ALL EXISTING PLUMBING FIXTURES TO LOW-FLOW "

NOTE:

***CONTRACTOR/OWNER-BUILDER SHALL NOT MAKE ANY ALTERATION OR MODIFICATIONS ON THE "APPROVED JOB SITE PLANS" WITHOUT THE APPROVAL OF THE ENGINEER OF RECORD. REVISED DRAWINGS MUST BE SUBMITTED AND APPROVED BY THE DEPARTMENT OF PLANNING AND PERMITTING BEFORE CHANGES WILL BE MADE.

***DO NOT ALTER THESE PLANS. REVISIONS MUST BE SUMITTED SEPERATELY.



PLOT PLAN

SCALE: 1" = 10'-0"

NOTE:
THE EXISTING WATER METER DOES NOT SERVE ANY "LAWN IRRIGATION" and/or "AUTOMATIC FIRE SPRINKLER SYSTEM".

NVISION

REV NO.	DATE ISSUED
1	DPP COMM 5-15-2024
2	CES COMM 4-15-2024

THIS WORK WAS PREPARED BY OR UNDER MY SUPERVISION AND CONSTRUCTION OF THIS PROJECT WILL BE UNDER MY OBSERVATION. (EXP. 4/30)

ALLISON A. AGAPAY — LICENSED PROFESSIONAL ENGINEER — No. 17754 — U.S.A. HAWAII

8/7/2024 9:59:28 PM

SHEET CONTENT:
PLOT PLAN
EXISTING / DEMOLITION PLAN
PROJECT DATA
NOTES

SCALE: AS NOTED

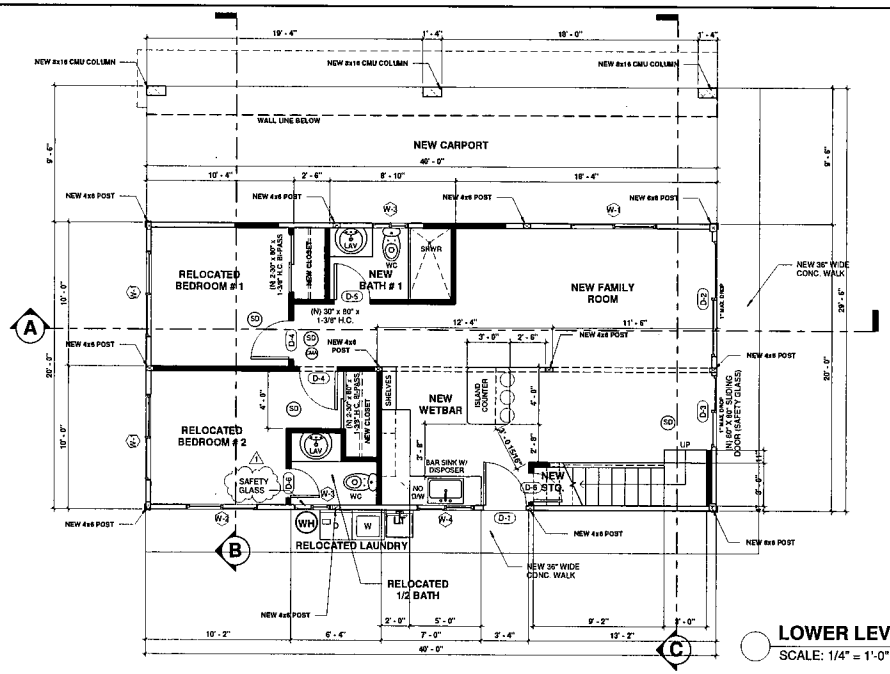
PROJECT TITLE:
NEW ADDITION & INTERIOR ALTERATION TO EXISTING SINGLE FAMILY DWELLING

OWNER:
SUZIE MAI-FRENCH
91-173 EWA BEACH ROAD, EWA BEACH, HAWAII 96706
TMK: 9 - 1 - 023 : 010

Drawn by: LMCM

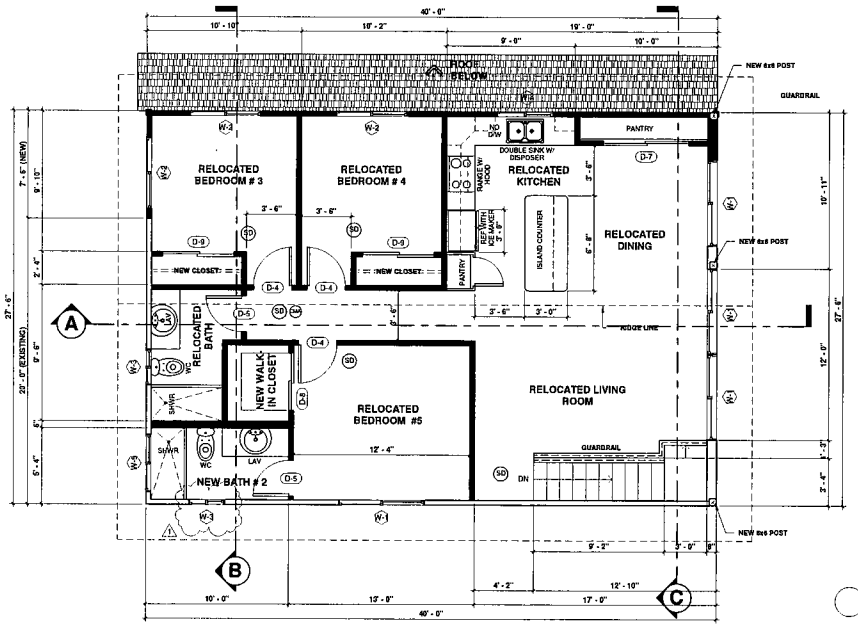
Drawing No:
A001

EXHIBIT C-12



LOWER LEVEL FLOOR PLAN

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



UPPER LEVEL FLOOR PLAN

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

(SD) U.L. APPROVED SMOKE DETECTOR, ELECTRICAL WITH BATTERY BACK-UP

* PER 2018 IRC, SECTION R314

(S) U.L. APPROVED SMOKE DETECTOR, BATTERY OPERATED

(CM) CARBON MONOXIDE ALARM PER 2018 IRC, SECTION R315

KEY TO INTERIOR ELEVATIONS (A, B, C, D)

NOTE: "DOOR & WINDOWS)
*ENTRY DOOR; RAISED PANEL, SOLID CORE (OWNER TO SELCT)
*SLIDING GLASS DOOR; CLEAR SAFETY GLASS, VINYL FRAME (OWNER TO SELECT)
*INTERIOR DOOR; RAISED PANEL, PRE-HUNG, HOLLOW CORE, PAINTED
*CLOSET DOORS (WOOD); BI-PASS, PRE-HUNG, RAISED PANEL, PRE-HUNG, HOLLOW CORE, (OWNER TO SELECT)
*CLOSET DOORS (MIRROR); BIP-PASS , PRE-HUNG, VINYL FRAME, WHITE
*LINEN/STORAGE; BI-FOLD, PRE-HUNG, HOLLOW CORE, PAINTED
*WINDOWS; *OWNER(S) TO SELECT", VINYL FRAME, CLEAR GLASS UNLESS OTHERWISE NOTED, WITH SCREENS, DOUBLE GLAZE (LOW-E).

NOTE:

*ALL NEW WORK SHALL COMPLY WITH THE OVERNING NEIGHBORHOOD or COMMUNITY ASSOCIATION MINIMUM DESIGN REQUIREMENTS and GUIDELINES.
**THE OWNER and/or CONTRACTOR MUST SUBMIT PLANS FOR REVIEW and APPROVAL BEFORE START OF CONSTRUCTION.
***ALL EXTERIOR FINISH, MATERIALS, ROOFING MATERIAL & COLOR and POST-COLUMN FINISH SHALL MATCH EXISTING.

SECTION R314 / SMOKE ALARMS

THE ALARM DEVICES SHALL BE INTERCONNECTED IN A MANNER THAT THE ACTUATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS IN THE INDIVIDUAL UNIT. THE ALARMS SHALL BE CLEARLY AUDIBLE IN ALL BEDROOMS OVER BACKGROUND NOISE WITH ALL INTERVENING DOORS CLOSED.

NOTE: INTERIOR FINISH

1. PROVIDE PRE-FINISH ADJUSTABLE SHELVING (5 EACH) AT ALL LINEN CLOSET AND STORAGE.
2. PROVIDE SHELVING AND ROD AT ALL BEDROOM CLOSET AND WALK-IN CLOSET, PAINTED.
3. PROVIDE PRE-FINISH ADJUSTABLE SHELVING (5 EACH) AT PANTRY.
4. INSTALL PRE-FINISH DOOR CASINGS AT ALL INTERIOR SWING DOORS.

ELECTRICAL NOTES:

1. THE DIAGRAM OF ELECTRICAL SYSTEM SHOWN ON PLANS ARE SCHEMATIC DRAWINGS ONLY. IT IS THE RESPONSIBILITY OF THE ELECTRICAL CONTRACTOR TO INSURE THAT ALL ELECTRICAL WORKS IS IN COMPLIANCE WITH THE "UNIFORM ELECTRICAL CODES" OR APPLICABLE CODE.
2. THE ELECTRICAL CONTRACTOR SHALL VERIFY AND COORDINATE WITH THE OWNER(S) FOR LIGHT FIXTURE TYPE, SWITCH & OUTLET COVERS BEFORE START OF CONSTRUCTION.
3. THE ELECTRICAL CONTRACTORS SHALL VERIFY WITH THE OWNER(S) FOR ACTUAL LOCATION OF TELEPHONE AND CABLE T.V. OUTLETS, SWITCHES AND SPECIAL OUTLETS BEFORE START OF CONSTRUCTION.
4. THE ELECTRICAL CONTRACTOR SHALL COORDINATE WITH HAWAIIAN ELECTRIC COMPANY "HECO" FOR SERVICE METER AND LOAD REQUIREMENTS. LOAD CALCULATIONS & PLAN SUBMITTALS IF REQUIRED BY "HECO" SHALL BE THE RESPONSIBILITY OF THE ELECTRICAL CONTRACTOR.

NOTE:

RETROFIT ALL EXISTING PLUMBING FIXTURES TO LOW-FLOW "

NOTE:

EMERGENCY EGRESS FOR EACH BEDROOMS SHALL BE 5.7 S.F MIN. NET CLEAR SQUARE OPEN, 44" MAXIMUM SILL HEIGHT TO FINISH FLOOR, 20" MINIMUM WIDTH, 24" MINIMUM HEIGHT.

NVISION

THIS WORK WAS PREPARED BY OR UNDER MY SUPERVISION AND CONSTRUCTION OF THIS PROJECT WILL BE UNDER MY OBSERVATION.

ALDEN A. AGAPAY, LICENSED PROFESSIONAL ENGINEER, No. 12758, HAWAII

8/7/2024 9:59:30 PM

SHEET CONTENT: FLOOR PLAN NOTES

SCALE: AS NOTED

PROJECT TITLE: NEW ADDITION & INTERIOR ALTERATION TO EXISTING SINGLE FAMILY DWELLING

OWNER: SUZIE MAI-FRENCH

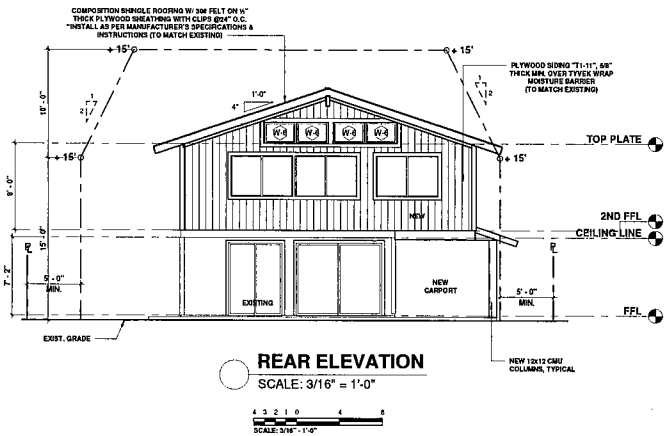
91-173 EWA BEACH ROAD, EWA BEACH, HAWAII 96706

TMK: 9 : 1 : 023 : 010

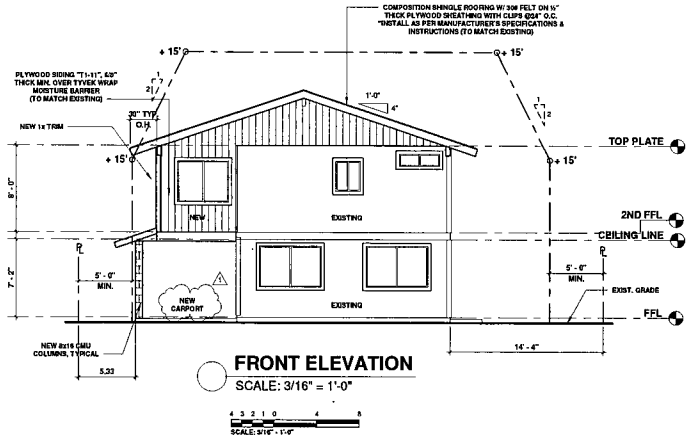
Drawn by: NVISION

Drawing No: A002

EXHIBIT C-13

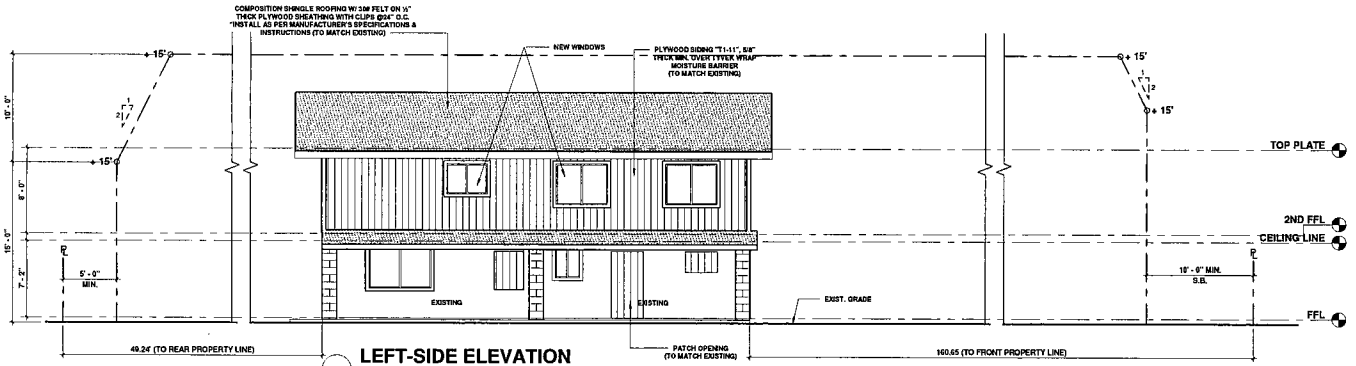


REAR ELEVATION
SCALE: 3/16" = 1'-0"

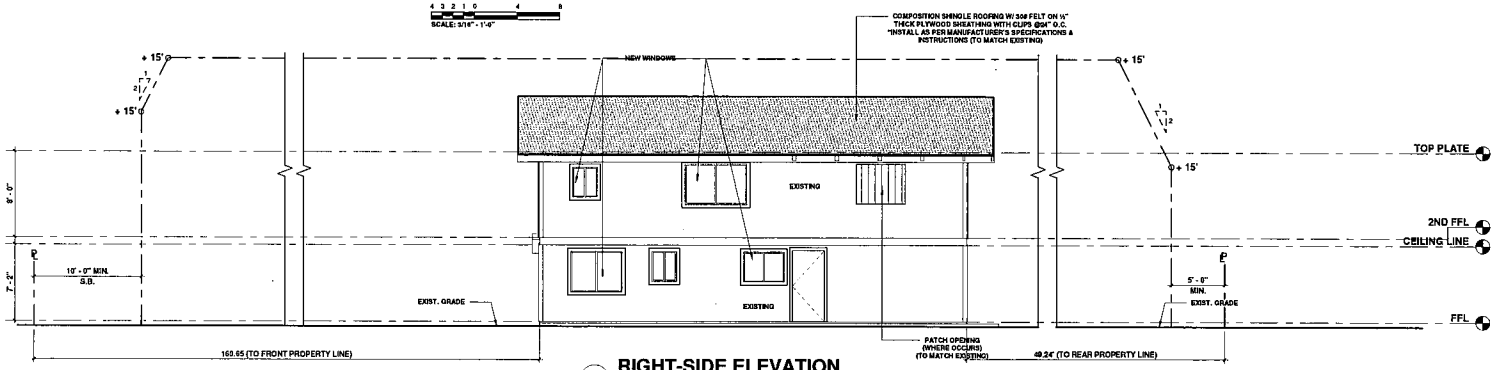


FRONT ELEVATION
SCALE: 3/16" = 1'-0"

NOTE: "DOOR & WINDOWS)
*ENTRY DOOR; RAISED PANEL, SOLID CORE (OWNER TO SELECT)
*SLIDING GLASS DOOR; CLEAR SAFETY GLASS, VINYL FRAME (OWNER TO SELECT)
*INTERIOR DOOR; RAISED PANEL, PRE-HUNG, HOLLOW CORE, PAINTED
*CLOSET DOORS (WOOD); BI-PASS, PRE-HUNG, RAISED PANEL, PRE-HUNG, HOLLOW CORE, (OWNER TO SELECT)
*CLOSET DOORS (MIRROR); BIP-PASS , PRE-HUNG, VINYL FRAME, WHITE
*LINEN/STORAGE: BI-FOLD, PRE-HUNG, HOLLOW CORE, PAINTED
*WINDOWS; *OWNER(S) TO SELECT", VINYL FRAME, CLEAR GLASS UNLESS OTHERWISE NOTED, WITH SCREENS, DOUBLE GLAZE (LOW-E).



LEFT-SIDE ELEVATION
SCALE: 3/16" = 1'-0"



RIGHT-SIDE ELEVATION
SCALE: 3/16" = 1'-0"

NVISION

REV NO.	DATE ISSUED
1	DPP COMM 5-15-2024

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ALLISON A. AGAPAY * LICENSED PROFESSIONAL ENGINEER * NO. 17705 * HAWAII, U.S.A.

8/7/2024 9:59:31 PM

SHEET CONTENT:
EXTERIOR ELEVATIONS NOTES

SCALE: AS NOTED

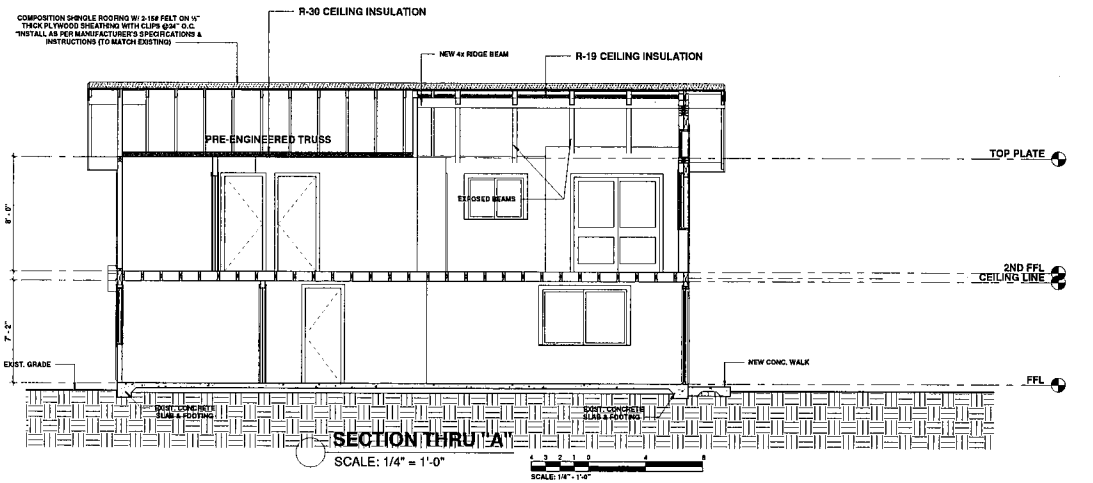
PROJECT TITLE:
NEW ADDITION & INTERIOR ALTERATION TO EXISTING SINGLE FAMILY DWELLING

OWNER:
SUZIE MAI-FRENCH
91-173 EWA BEACH ROAD, EWA BEACH, HAWAII 96706
TMK: 9 - 1 - 023 : 010

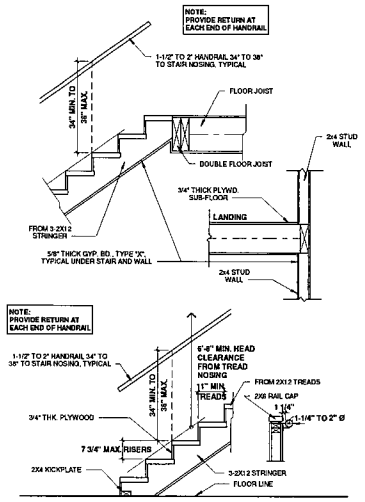
Drawn by: NVISION

Drawing No:
A003

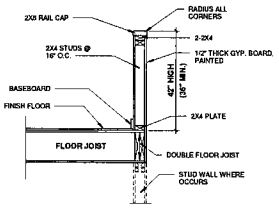
EXHIBIT C-14



SECTION THRU "A"
SCALE: 1/4" = 1'-0"

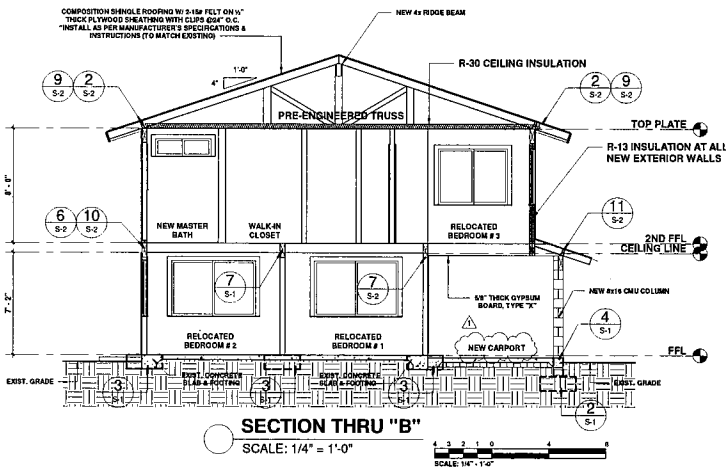


A A004 TYPICAL INTERIOR STAIR DETAIL
SCALE: 1/2" = 1'-0"

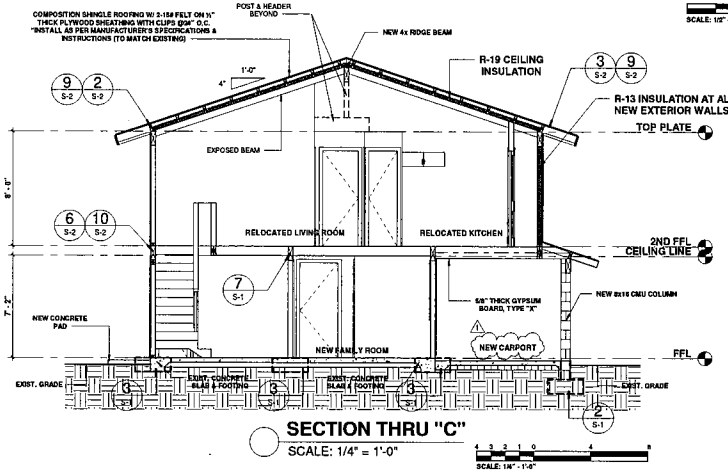


B A004 TYP. GUARDRAIL DETAIL
SCALE: 1/2" = 1'-0"

4 3 2 1 0 4
SCALE: 1/2" - 1'-0"



SECTION THRU "B"
SCALE: 1/4" = 1'-0"



SECTION THRU "C"
SCALE: 1/4" = 1'-0"

NVISION
TEL NO. (808) 679-9703
EMAIL: hollandnelson@hawaiiantel.com

REV NO.	DATE ISSUED
1	DPP COMM 5-10-2024

THIS WORK WAS PREPARED BY OR UNDER MY SUPERVISION AND CONSTRUCTION OF THIS PROJECT SHALL BE UNDER MY OBSERVATION. (EXP. 4-30-26)

JOHN A. AGAPAY — LICENSED PROFESSIONAL ENGINEER — No. 12775-C — U.S.A. HAWAII

8/7/2024 9:59:33 PM

SHEET CONTENT:
BUILDING SECTION
TYPICAL STAIRS DETAILS

SCALE: AS NOTED

PROJECT TITLE:
NEW ADDITION & INTERIOR ALTERATION TO EXISTING SINGLE FAMILY DWELLING

OWNER:
SUZIE MAI-FRENCH
91-173 EWA BEACH ROAD, EWA BEACH, HAWAII 96706
TMK: 9 - 1 - 023 : 010

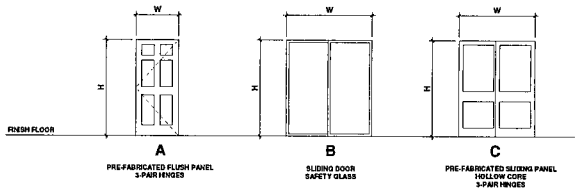
Drawn by: NVISION

Drawing No:
A004

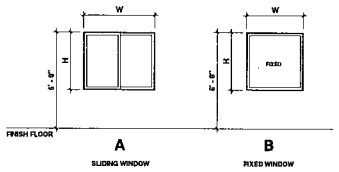
EXHIBIT C-15

DOOR SCHEDULE				
MARK	TYPE MARK	SIZE (W X H X T)	FRAME/DOOR MATERIAL	REMARKS
D-1	A	36" x 80" x 1-3/4"	WOOD, SOLID CORE	PRE-HUNG, 3-PAIR HINGES
D-2	B	96" x 80"	VINYL	SAFETY GLASS
D-3	B	60" x 80"	VINYL	SAFETY GLASS
D-4	A	32" x 80" x 1-3/8"	WOOD, HOLLOW CORE	PRE-HUNG, 3-PAIR HINGES
D-5	A	30" x 80" x 1-3/8"	WOOD, HOLLOW CORE	PRE-HUNG, 3-PAIR HINGES
D-6	A	24" x 80" x 1-3/8"	WOOD, HOLLOW CORE	PRE-HUNG, 3-PAIR HINGES
D-7	C	72" x 80" x 1-3/8"	WOOD, HOLLOW CORE	PRE-HUNG, BI-PASS, OVERHEAD METAL TRACK
D-8	C	48" x 80" x 1-3/8"	WOOD, HOLLOW CORE	PRE-HUNG, BI-PASS, OVERHEAD METAL TRACK
D-9	C	60" x 80" x 1-3/8"	WOOD, HOLLOW CORE	PRE-HUNG, BI-PASS, OVERHEAD METAL TRACK

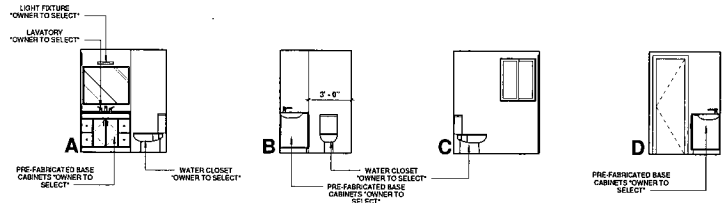
WINDOW SCHEDULE					
MARK	TYPE MARK	SIZE (W x H)	GLAZING	FRAME/MATERIAL	REMARKS
W-1	A	72" x 48"	SLIDING, CLEAR	VINYL	44" MAX. BOTTOM OF WINDOW OPENING TO FINISH FLOOR (BEDROOMS ONLY)
W-2	A	60" x 48"	SLIDING, CLEAR	VINYL	44" MAX. BOTTOM OF WINDOW OPENING TO FINISH FLOOR (BEDROOMS ONLY)
W-3	A	30" x 36"	SLIDING, CLEAR	VINYL	OBSCURE GLASS
W-4	A	48" x 36"	SLIDING, CLEAR	VINYL	
W-5	A	48" x 16"	SLIDING, CLEAR	VINYL	OBSCURE GLASS
W-6	98	36" x 24"	FIXED, CLEAR	VINYL	



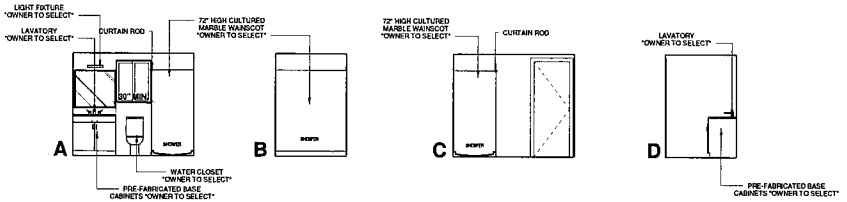
DOOR TYPES
SCALE: 1/4" = 1'-0"



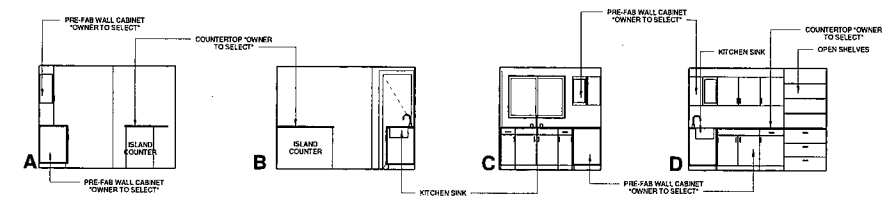
WINDOW TYPES
SCALE: 1/4" = 1'-0"



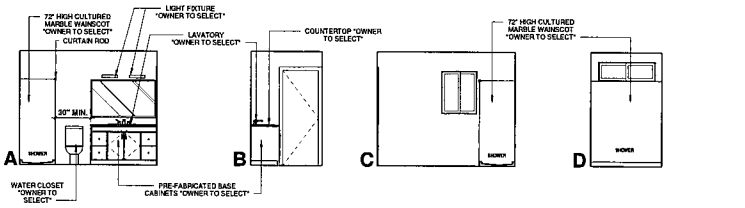
RELOCATED HALF BATH
SCALE: 1/4" = 1'-0"



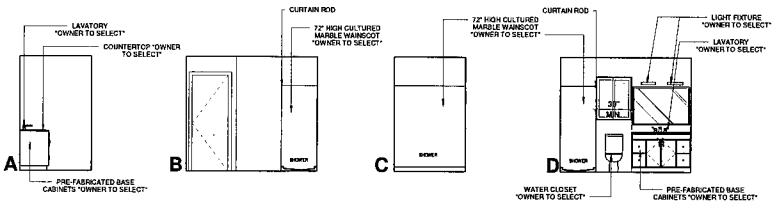
NEW BATH # 1
SCALE: 1/4" = 1'-0"



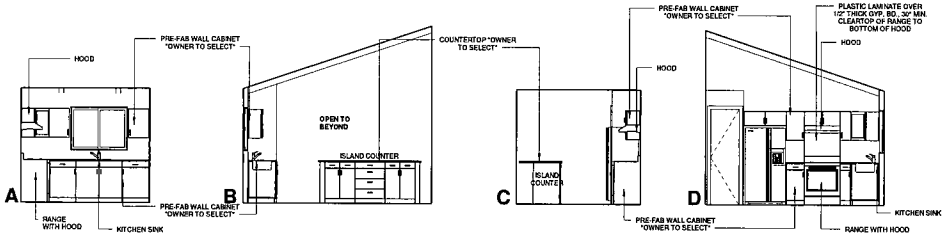
NEW WET BAR
SCALE: 1/4" = 1'-0"



NEW BATH # 2
SCALE: 1/4" = 1'-0"



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



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

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

THIS WORK WAS PREPARED BY OR UNDER MY SUPERVISION AND CONSTRUCTION OF THIS PROJECT WILL BE UNDER MY OBSERVATION. (EXP. 4-30-25)

ALISON A. AGAPAY * LICENSED PROFESSIONAL ENGINEER * No. 23775 * HAWAII *

8/7/2024 9:59:35 PM

SHEET CONTENT:
INTERIOR ELEVATIONS
DOOR & WINDOW SCHEDULE
DOOR AND WINDOW TYPES

SCALE: AS NOTED

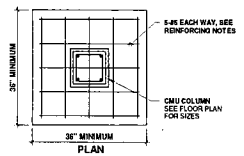
PROJECT TITLE:
NEW ADDITION & INTERIOR ALTERATION TO EXISTING SINGLE FAMILY DWELLING

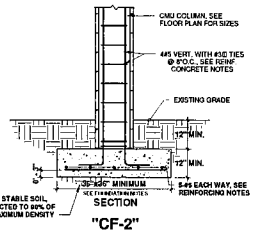
OWNER:
SUZIE MAI-FRENCH
91-173 EWA BEACH ROAD, EWA BEACH, HAWAII 96706
TMK: 9 - 1 - 023 : 010

Drawn by: NVISION

Drawing No:
A005

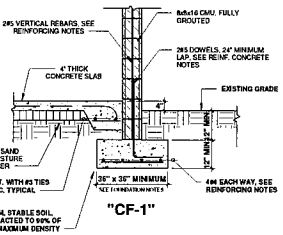
EXHIBIT C-16



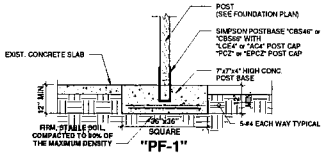


1 S001 **TYP. COLUMN/FOOTING DETAIL**
SCALE: 1/2" = 1'-0"

4 3 2 1 0 4
SCALE: 1/2" - 1'-0"

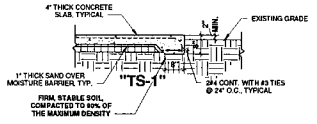


2 S001 **COLUMN FOOTING DETAIL**
SCALE: 1/2" = 1'-0"



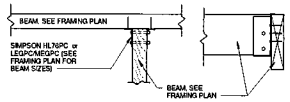
3 S001 **TYP. POST FOOTING DETAIL**
SCALE: 1/2" = 1'-0"

4 3 2 1 0 4
SCALE: 1/2" - 1'-0"

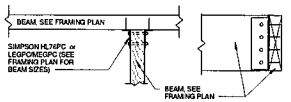


4 S001 **THICKENED SLAB DETAIL**
SCALE: 1/2" = 1'-0"

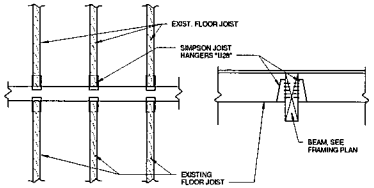
NOTES:
ALL ANCHORS and HOLDOWNS MUST BE ALIGNED and SPACED AS SHOWN



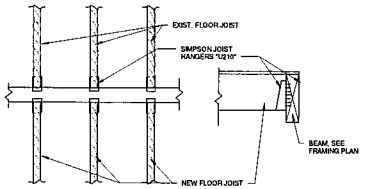
5 S001 **BEAM TO BEAM CONNECTOR**
SCALE: 3/4" = 1'-0"



6 S001 **BEAM TO BEAM CONNECTOR**
SCALE: 3/4" = 1'-0"

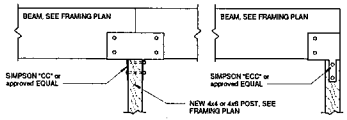


7 S001 **BEAM TO JOIST HANGER**
SCALE: 3/4" = 1'-0"



8 S001 **BEAM TO JOIST HANGER**
SCALE: 3/4" = 1'-0"

2 1 0 2
SCALE: 3/4" - 1'-0"



9 S001 **POST-BEAM CONNECTOR**
SCALE: 3/4" = 1'-0"

2 1 0 2
SCALE: 3/4" - 1'-0"

NOTE:
CONTRACTOR TO VERIFY ACTUAL SITE CONDITIONS, DIMENSIONS and ACTUAL GRADE ELEVATIONS PRIOR TO START OF CONSTRUCTION and SHALL NOTIFY THE ARCHITECT and/or ENGINEER OF RECORD IN CASE OF DISCREPANCIES BEFORE COMMENCING WORK.

FOOTING NOTES:

1. ALL FOOTINGS TO REST ON FIRM, STABLE SOIL. SOFT SPOTS ON FOOTINGS EXCAVATION SHALL BE REMOVED and REPLACED WITH COMPACTED FILL.
2. THE GROUND BELOW FOOTING EXCAVATION SHALL BE COMPACTED TO 90% OF THE MAXIMUM DENSITY.

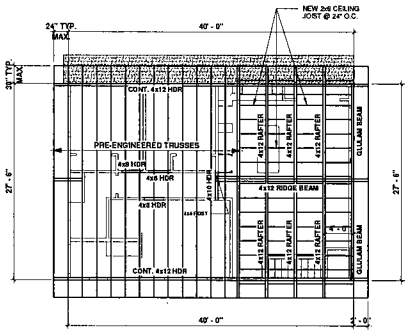
NOTE:
PROVIDE TERMITE PROTECTION PER 2018 IRC, R318, see GENERAL NOTES, SHEET A-1

NOTE:
All framing lumber and plywood sheathing shall be treated against termite and rot per 2018 IRC, R319 as amended.

EXTERIOR SLABS:
NEW 4" THK. CONCRETE SLAB WITH 6X6 X 10/10 W.W.M. ON 4" THICK COMPACTED BASECOURSE. PROVIDE CONSTRUCTION JOINT AT 10'-0" ON CENTER AT ALL SIDEWALK AND DRIVEWAYS.

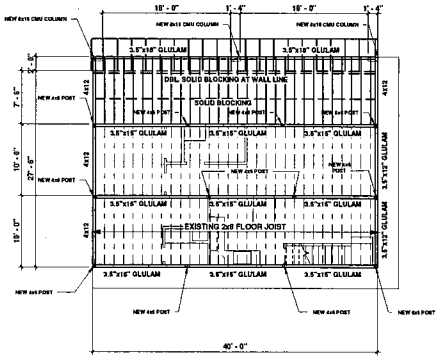
INTERIOR SLAB:
NEW 4" THK. CONCRETE SLAB WITH 6X6 X 10/10 W.W.M. ON 4" THICK COMPACTED BASECOURSE. PROVIDE 1" THICK SAND OVER MOISTURE BARRIER.

DOUBLE OR MULTIPLE BEAMS
PROVIDE 1/2Ø THRU-BOLTS@ 24" ON CENTER, STAGERRED



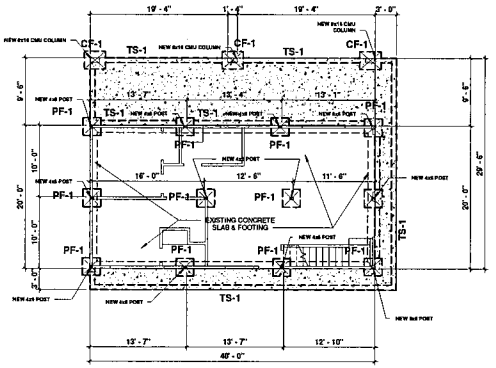
ROOF FRAMING PLAN
SCALE: 1/8" = 1'-0"

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



FLOOR & ROOF FRAMING PLAN
SCALE: 1/8" = 1'-0"

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



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

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

N VISION

REV NO.	DATE ISSUED

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ALLISON A. AGAPAY — LICENSED PROFESSIONAL ENGINEER — No. 17705 — HAWAII, U.S.A.

8/7/2024 9:59:36 PM

SHEET CONTENT:
FOUNDATION PLAN
FLOOR FRAMING PLAN
ROOF FRAMING PLAN
TYPICAL FOUNDATION DETAILS
NOTES

SCALE: AS NOTED

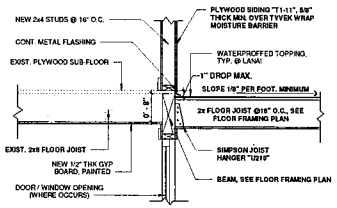
PROJECT TITLE:
NEW ADDITION & INTERIOR ALTERATION TO EXISTING SINGLE FAMILY DWELLING

OWNER:
SUZIE MAI-FRENCH
91-173 EWA BEACH ROAD, EWA BEACH, HAWAII 96706
TMK: 9 - 1 - 123 : 010

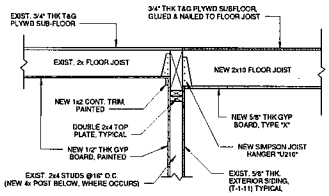
Drawn by: LMCM

Drawing No:
S001

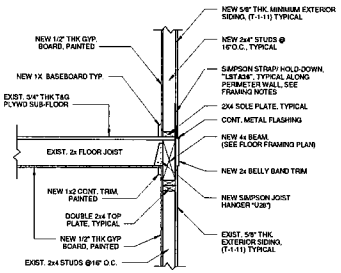
EXHIBIT C-17



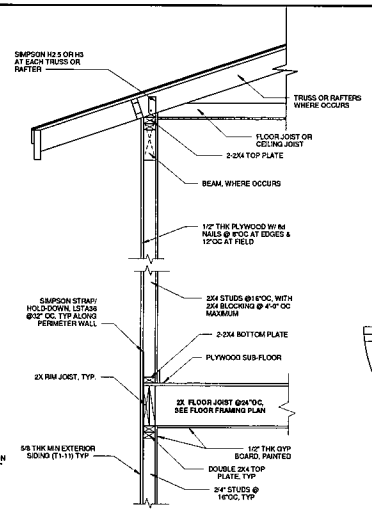
4 S002 **TYPICAL FRAMING DETAIL**
SCALE: 3/4" = 1'-0"



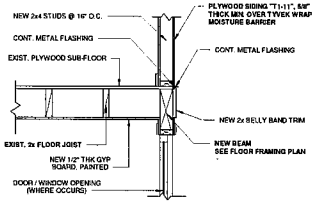
7 S002 **TYPICAL FRAMING DETAIL**
SCALE: 3/4" = 1'-0"



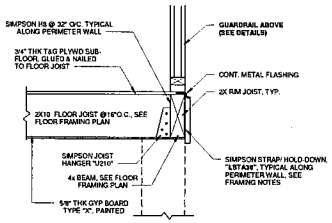
10 S002 **TYPICAL FRAMING DETAIL**
SCALE: 3/4" = 1'-0"



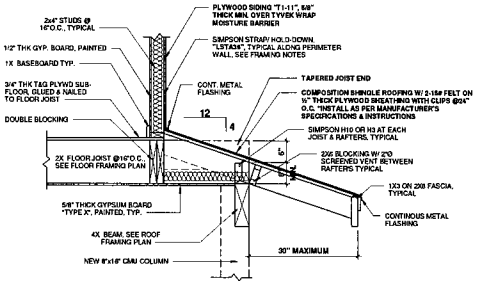
12 S002 **SHEAR WALL & ANCHOR DETAIL**
SCALE: 3/4" = 1'-0"
2 1 0 2
SCALE: 3/4" - 1'-0"



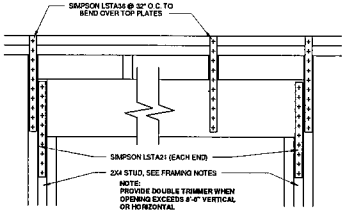
5 S002 **TYPICAL FRAMING DETAIL**
SCALE: 3/4" = 1'-0"



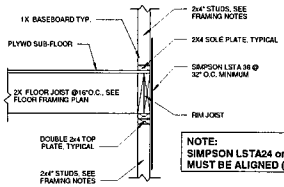
8 S002 **TYPICAL FRAMING DETAIL**
SCALE: 3/4" = 1'-0"



11 S002 **TYPICAL FRAMING DETAIL**
SCALE: 3/4" = 1'-0"

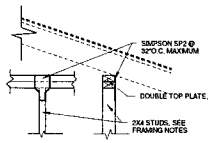


13 S002 **HEADER STUD CONNECTOR**
SCALE: 1" = 1'-0"
2 1 0 2
SCALE: 1" - 1'-0"



NOTE:
SIMPSON LSTA24 or LSTA & SP2 MUST BE ALIGNED (@32" O.C. MIN.)

6 S002 **STUD-FLOOR JOIST STUD**
SCALE: 3/4" = 1'-0"

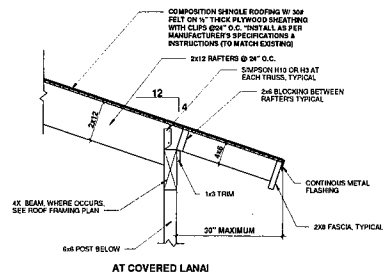


9 S002 **TYP. STUD PLATE TIES**
SCALE: 3/4" = 1'-0"
2 1 0 2
SCALE: 3/4" - 1'-0"

NOTE:
All framing lumber and plywood sheathing shall be treated against termite and rot per 2018 IRC, R319 as amended.

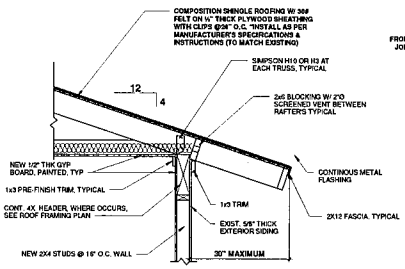
NOTE:
PROVIDE TERMITE PROTECTION PER 2018 IRC, R318, see GENERAL NOTES, SHEET A-1

NOTES:
ALL ANCHORS and HOLDOWNS MUST BE ALIGNED and SPACED AS SHOWN

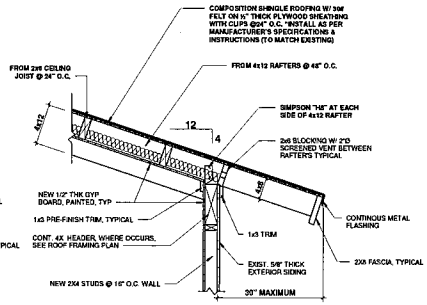


AT COVERED LANAI

1 S002 **TYPICAL FRAMING DETAIL**
SCALE: 3/4" = 1'-0"



2 S002 **TYPICAL FRAMING DETAIL**
SCALE: 3/4" = 1'-0"



3 S002 **TYPICAL FRAMING DETAIL**
SCALE: 3/4" = 1'-0"
2 1 0 2
SCALE: 3/4" - 1'-0"

FOOTING NOTES:

1. ALL FOOTINGS TO REST ON FIRM, STABLE SOIL. SOFT SPOTS ON FOOTINGS EXCAVATION SHALL BE REMOVED and REPLACED WITH COMPACTED FILL.
2. THE GROUND BELOW FOOTING EXCAVATION SHALL BE COMPACTED TO 90% OF THE MAXIMUM DENSITY.

NOTE:

CONTRACTOR TO VERIFY ACTUAL SITE CONDITIONS, DIMENSIONS and ACTUAL GRADE ELEVATIONS PRIOR TO START OF CONSTRUCTION and SHALL NOTIFY THE ARCHITECT and/or ENGINEER OF RECORD IN CASE OF DISCREPANCIES BEFORE COMMENCING WORK.

NVISION
TEL NO: (808) 479-9933
EMAIL: lucky.mai.sc.us@hawaiiantel.net

REV NO.	DATE ISSUED
△	
△	
△	
△	

THIS WORK WAS PREPARED BY OR UNDER MY SUPERVISION AND CONSTRUCTION OF THIS PROJECT WILL BE UNDER MY OBSERVATION. (EXP. 4-30-26)

JASON A. AGAPAY * LICENSED PROFESSIONAL ENGINEER * No. 12775-S * HAWAII, U.S.A. *

8/7/2024 9:59:37 PM

SHEET CONTENT:
TYPICAL FRAMING DETAILS NOTES

SCALE: AS NOTED

PROJECT TITLE:
NEW ADDITION & INTERIOR ALTERATION TO EXISTING SINGLE FAMILY DWELLING

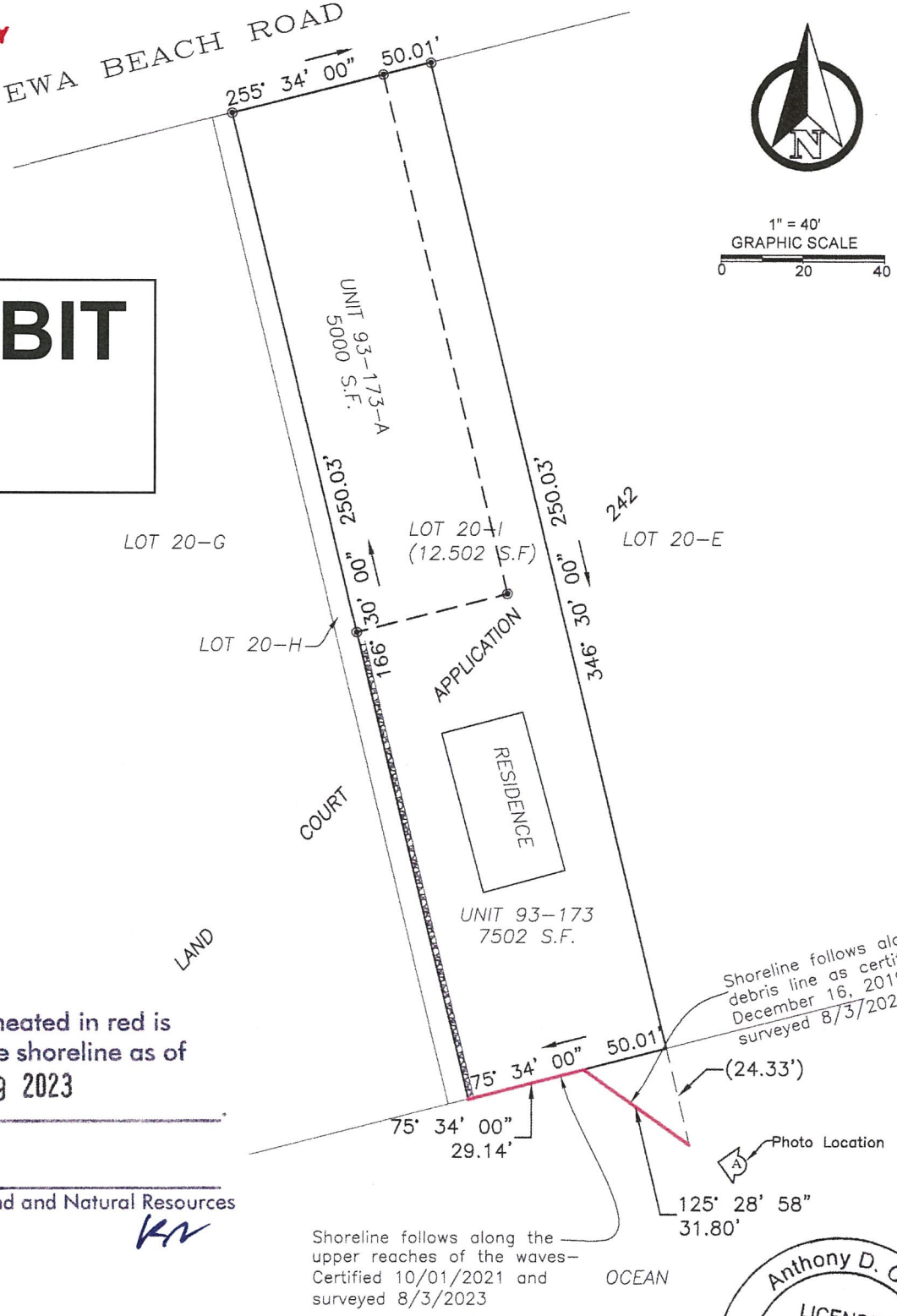
OWNER:
SUZIE MAI-FRENCH
91-173 EWA BEACH ROAD, EWA BEACH, HAWAII
TMK: 9 - 1 - 023 : 010

Drawn by: LMCM

Drawing No:
S002

SURVEY OFFICE COPY

EXHIBIT D



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

OCT 29 2023

Chairperson, Board of Land and Natural Resources

Anthony D. Crook
LICENSED PROFESSIONAL LAND SURVEYOR
No. 12094
HAWAII U.S.A.

SHORELINE MAP

UNIT 97-173
"91-173 EWA BEACH ROAD"
CONDOMINIUM MAP NO. 2424
BEING A PORTION OF LOT 20-I
LAND COURT APPLICATION NUMBER 242, MAP 10

AT PUULOA, EWA, OAHU, HAWAII

Address:
91-173 Ewa Beach Road
Ewa Beach, HI 96706

Owners:
SUZIE MAI-FRENCH

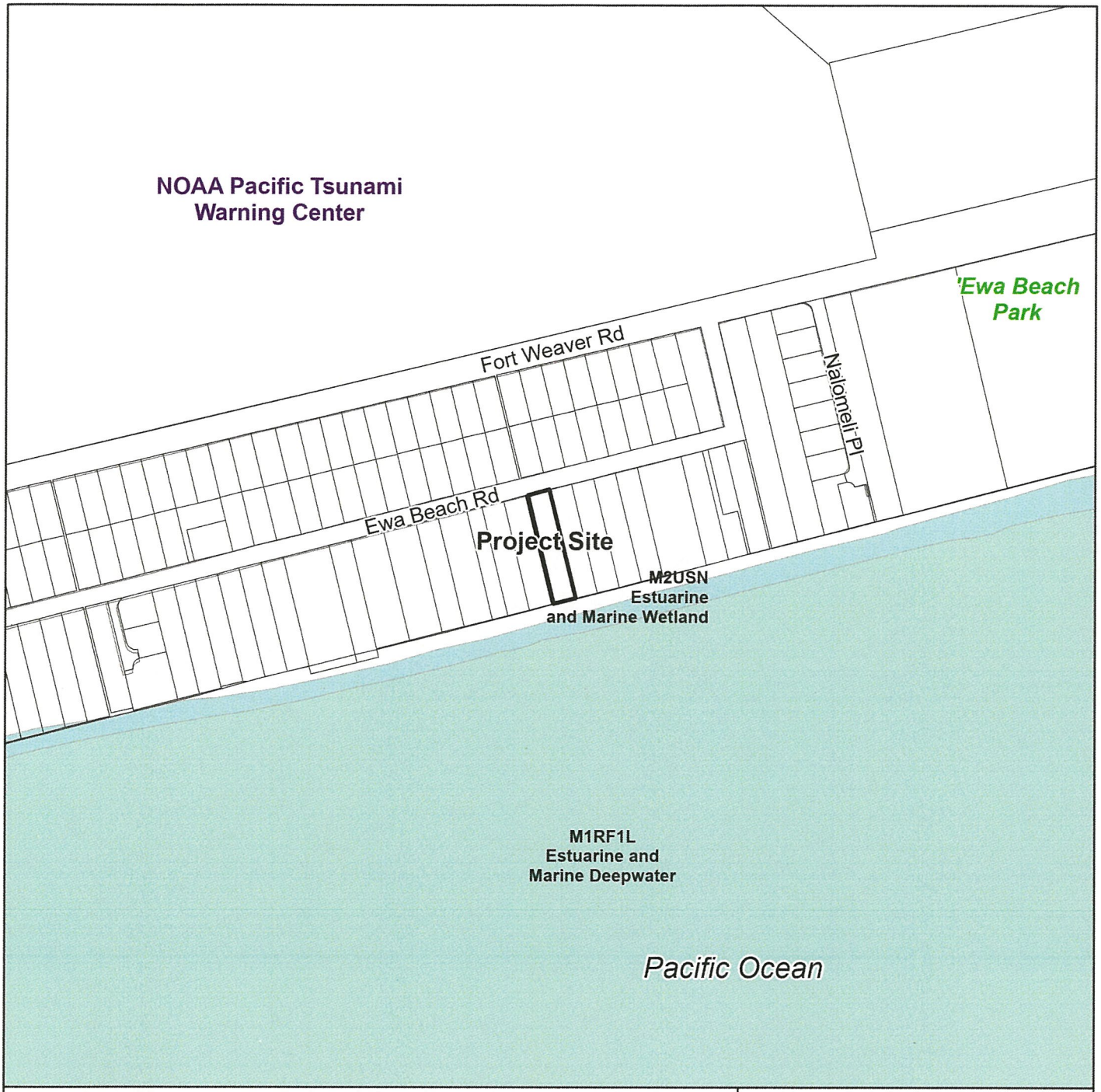
'AILANA SURVEYING & GEOMATICS LLC
PHONE (808)346-1818
FAX 1-800-655-6297
INFO@AILANASURVEYING.COM

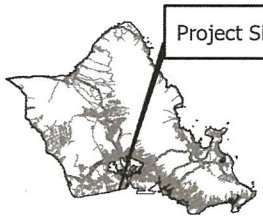
THIS MAP WAS PREPARED BY ME OR UNDER MY SUPERVISION.
MY LICENSE EXPIRES : APRIL 30, 2024

ANTHONY D. CROOK
LICENSED PROFESSIONAL LAND SURVEYOR
CERTIFICATE No. 12094

MAP DATED: October 25, 2023

TMK(1)9-1-023-010-0001





VICINITY MAP

0 150 300 600

Scale in Feet

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

LEGEND

- Project Site
- TAX Parcel
- Wetland
  - M1RF1L
  - M2USN

EXHIBIT E

Wetlands Map

FILE NO.: 2024/SMA-48

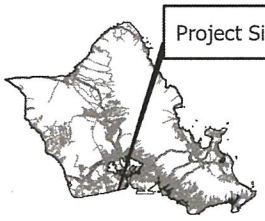
LOCATION: 91-173 and 91-173A 'Ewa Beach Road - 'Ewa Beach

TAX MAP KEY: 9-1-023: 010

Prepared by: Department of Planning and Permitting Date: August 15, 2024

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VICINITY MAP

0 150 300 600

Scale in Feet

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

LEGEND

- Project Site
- TAX Parcel

NRCS Soil

- CR

EXHIBIT F

NRCS Soil Map

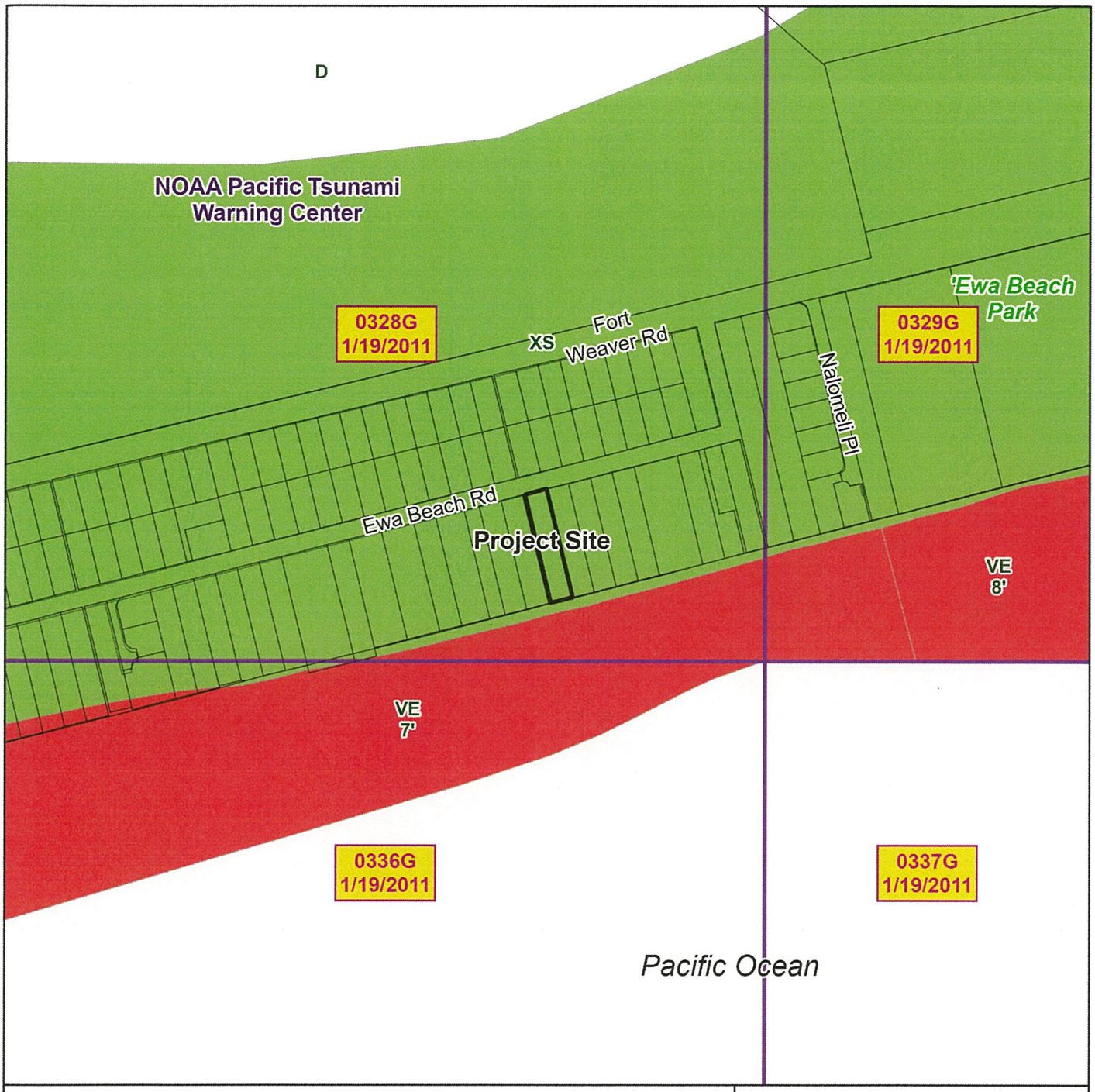
FILE NO.: 2024/SMA-48

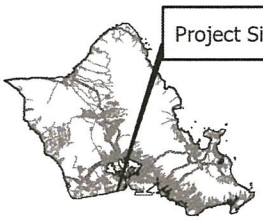
LOCATION: 91-173 and 91-173A 'Ewa Beach Road - 'Ewa Beach

TAX MAP KEY: 9-1-023: 010

Prepared by: Department of Planning and Permitting Date: August 15, 2024

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VICINITY MAP

0 150 300 600

Scale in Feet

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

LEGEND

- Project Site
- TAX Parcel
- FIRM Flood Panel (Index) 2014

Flood Zones

- D
- VE
- XS

EXHIBIT G

Flood Hazards Map

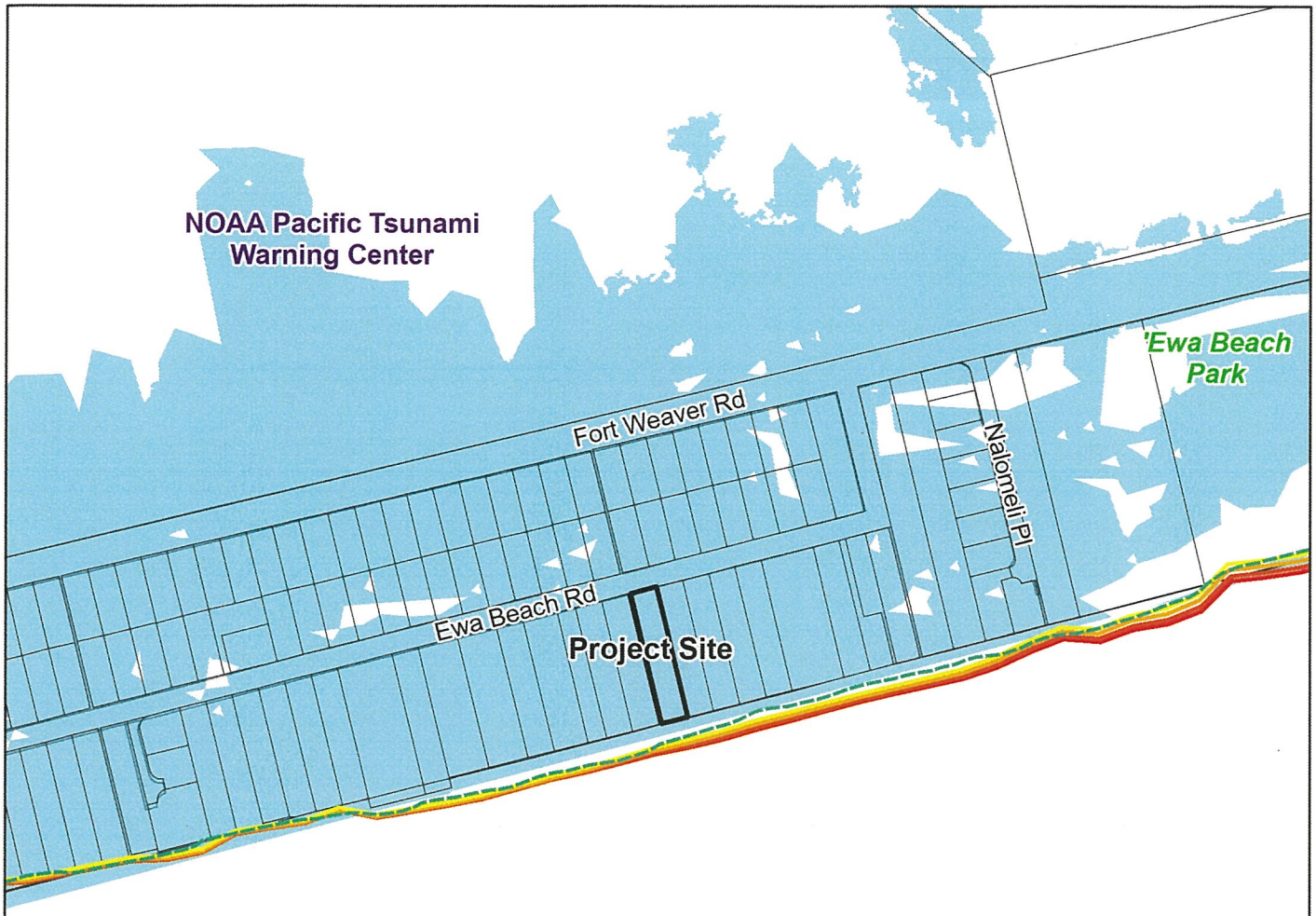
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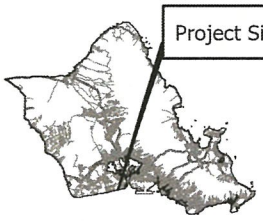
LOCATION: 91-173 and 91-173A 'Ewa Beach Road - 'Ewa Beach

TAX MAP KEY: 9-1-023: 010

Prepared by: Department of Planning and Permitting Date: August 15, 2024

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VICINITY MAP

0 150 300 600

Scale in Feet

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

LEGEND

- Project Site
- TAX Parcel
- SLR Exposure Area - 3.2 Ft. Scenario
- SLR - Vegetation Line (2005-2008)
- SLR Coastal Erosion (Line) - 0.5 Ft. Scenario
- SLR Coastal Erosion (Line) - 1.1 Ft. Scenario
- SLR Coastal Erosion (Line) - 2.0 Ft. Scenario
- SLR Coastal Erosion (Line) - 3.2 Ft. Scenario

EXHIBIT H

Sea Level Rise Map

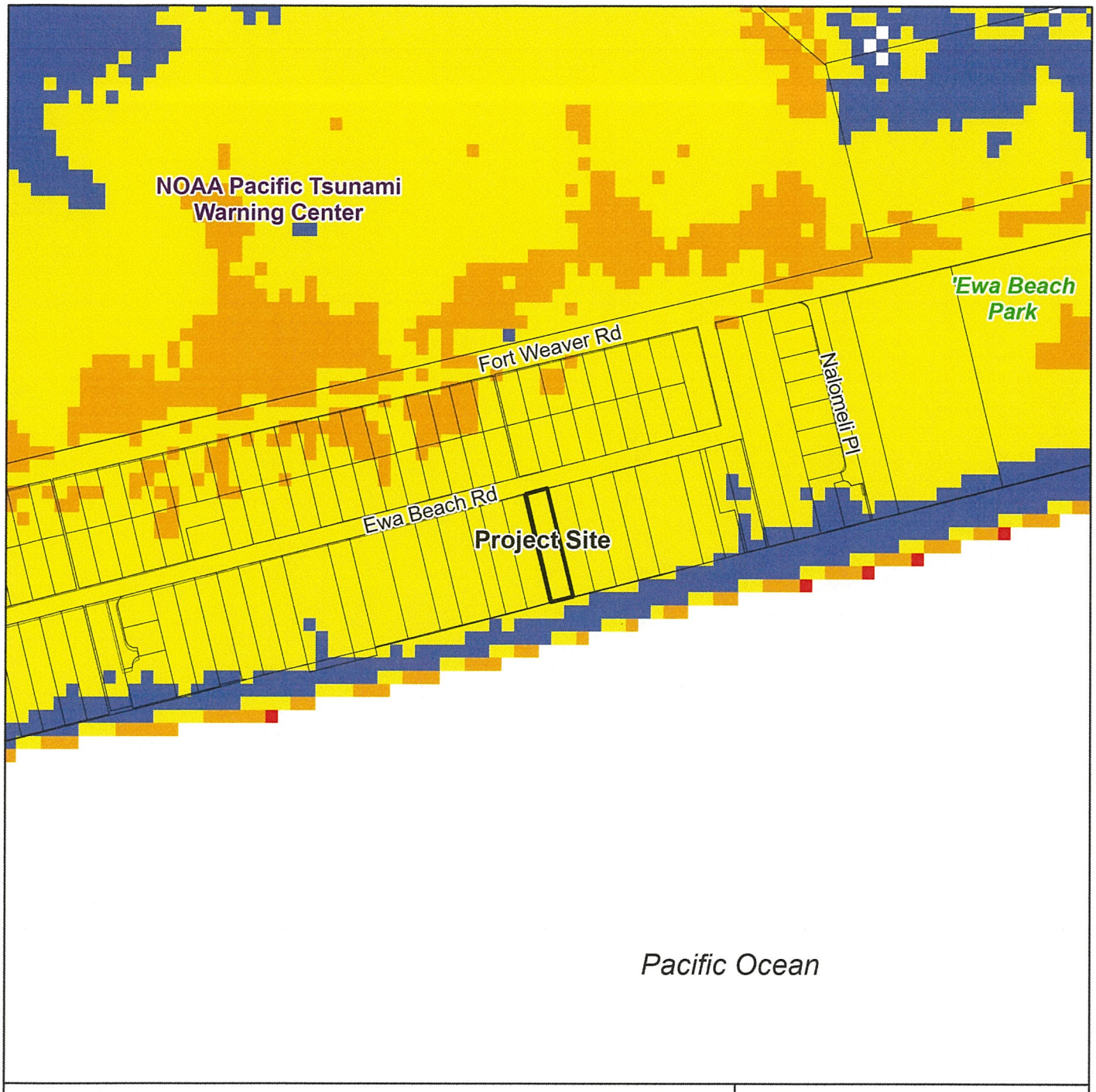
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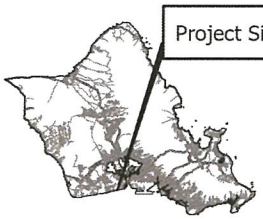
LOCATION: 91-173 and 91-173A 'Ewa Beach Road - 'Ewa Beach

TAX MAP KEY: 9-1-023: 010

Prepared by: Department of Planning and Permitting Date: August 15, 2024

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VICINITY MAP

0 150 300 600

Scale in Feet

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

LEGEND

- Project Site
- TAX Parcel

Storm Surge during a Category 4 Hurricane Event

- Less than 3 feet above ground
- Greater than 3 feet above ground
- Greater than 6 feet above ground
- Greater than 9 feet above ground

EXHIBIT I

Storm Surge Map

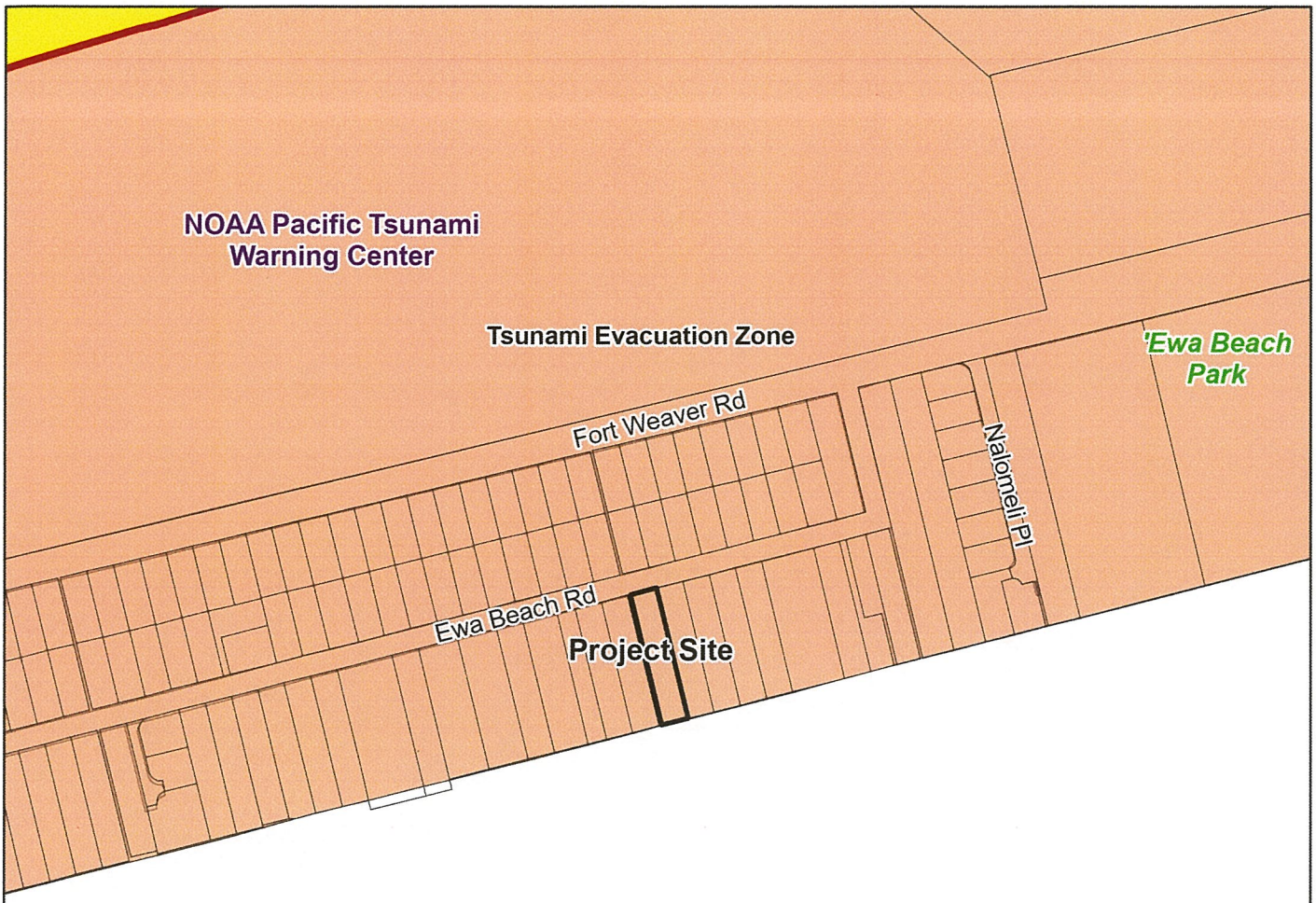
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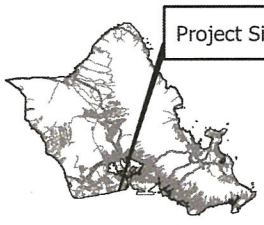
LOCATION: 91-173 and 91-173A 'Ewa Beach Road - 'Ewa Beach

TAX MAP KEY: 9-1-023: 010

Prepared by: Department of Planning and Permitting Date: August 15, 2024

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VICINITY MAP

0 150 300 600

Scale in Feet

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

LEGEND

- Project Site
- TAX Parcel
- Tsunami Evacuation Boundary Line 2015
- Tsunami Evacuation Zone
- Extreme Tsunami Evacuation Zone

EXHIBIT J

Tsunami Evacuation Map

FILE NO.: 2024/SMA-48

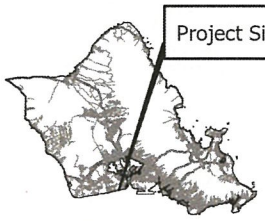
LOCATION: 91-173 and 91-173A 'Ewa Beach Road - 'Ewa Beach

TAX MAP KEY: 9-1-023: 010

Prepared by: Department of Planning and Permitting Date: August 15, 2024

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VICINITY MAP

LEGEND

- Project Site
- TAX Parcel
- Within 500 feet of Project Site

0 150 300 600

Scale in Feet

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

EXHIBIT K

Cumulative Projects Map

FILE NO.: 2024/SMA-48

LOCATION: 91-173 and 91-173A 'Ewa Beach Road - 'Ewa Beach

TAX MAP KEY: 9-1-023: 010

Prepared by: Department of Planning and Permitting Date: August 15, 2024

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HONOLULU CITY COUNCIL

KE KANIHELA O KE KALANA O HONOLULU

CITY AND COUNTY OF HONOLULU

No._____

RESOLUTION

GRANTING A SPECIAL MANAGEMENT AREA MAJOR PERMIT TO ALLOW THE CONSTRUCTION OF A NEW SINGLE-FAMILY DWELLING UNIT, SECOND FLOOR ADDITION TO AN EXISTING SINGLE-FAMILY DWELLING AND OTHER IMPROVEMENTS AT TAX MAP KEY 9-1-023: 010 IN 'EWA BEACH, O'AHU.

WHEREAS, on May 14, 2024, the Department of Planning and Permitting ("DPP") accepted the application (File No. 2024/SMA-48) from Lorenzo Village LLC and Suzie T. Mai-French ("Applicants") for a Special Management Area ("SMA") Major Permit to allow the construction of a new single-family dwelling with an attached three-car garage, and the construction of a new carport and second floor addition to an existing single-family dwelling, on approximately 12,502-square-foot of land zoned R-5 Residential District, located at 91-173 and 91-173A 'Ewa Beach Road, and identified as Tax Map Key 9-1-023: 010 (the "Project"); and

WHEREAS, on July 8, 2024, the DPP held a public hearing at the Frank F. Fasi Municipal Building, which was attended by the Applicant's agent, and DPP staff; one member of the public was in attendance and no public testimony was offered; and

WHEREAS, on August 22, 2024, within 45 working days after the close of the public hearing, 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 of the Hawai'i Revised Statues ("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 _____, by Departmental Communication No. _____, and having duly considered all of the findings and reports on the matter, desires to approve the subject application for an SMA Major Permit with 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 Applicant 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 recommendation, referenced above, and as depicted in Exhibits A, B, C-1 through C-17, D, E, F, G, H, I, J, and K attached hereto and incorporated herein by this reference. Any change in the size or nature of the Project that may have a significant effect on coastal resources, as addressed in ROH Chapter 25 or 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. 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 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.

The requirements enumerated in this condition must be clearly stated under "Environmental Notes" on all Project construction permit plans and building permit ("BP") plans for the proposed Project.

C. 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:

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. All Project-related activities must cease if a Hawaiian Monk Seal, Green Sea Turtle, or Hawksbill Sea Turtle is within 150 feet of the work area, or as recommended by the federal or the State of Hawai'i 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.

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 ("SLR"), or any other coastal hazard, in order to obtain approval for a Shoreline Setback Variance for a new shoreline protection structure. The landowner hereby acknowledges (and any successor owner or interested party is hereby notified of) the following:

> "*In choosing to undertake the development at Tax Map Key 9-1-023:010, 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.*"

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

E. To minimize the potential for adverse impacts related to coastal hazards, including but not limited to SLR, coastal erosion, flooding, wave action, and storm surge, prior to the issuance of any construction permit or building permit for the Project, the landowner hereby acknowledges (and any successor owner or interested party is hereby notified of) the following:

1. "*The landowner hereby acknowledges that Tax Map Key 9-1-023:010 is susceptible to coastal hazards, which may result in harm to or loss of life and property.*"

2. "*The landowner hereby acknowledges that a majority of Tax Map Key 9-1-023:010 is projected to be impacted by 3.2 feet of sea level rise (SLR) by the year 2100, and that the entirety of the proposed Project is located within the 3.2-foot SLR exposure area ("SLR-XA"). The landowner agrees to assume all risk and liability for any harm to or loss of life and property due to development within the SLR-XA. The landowner*

further agrees to accept all responsibility for the cost and physical removal of materials and structures lost or damaged as a result of coastal hazards, including the cleanup and restoration of the Project site."

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

F. Permits.

1. The BP Application for the addition to the existing single-family dwelling was accepted as complete on May 23, 2024, and the BP must be issued no later than June 30, 2025. If the BP for this addition is not issued by June 30, 2025, it may not rely on the 40-ft. shoreline setback that was in effect through June 30, 2024, and must instead comply with the shoreline setback required under ROH Chapter 26 effective as of July 1, 2024.

2. The Applicant shall obtain a construction permit or BP for the Project within 36 months after the effective date of this SMA Major Permit. Failure to obtain a construction permit or BP within this period will render this SMA Major Permit null and void; provided that this period may be extended as follows:

   a. The DPP Director may extend this period if the Applicant demonstrates good cause; provided that the DPP Director may not extend the period beyond one year from the initial deadline set by the Council.

   b. 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 that includes 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.

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

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

      ii. The Applicant's then-existing deadline for obtaining a construction permit of BP,

the extension will be deemed to be denied.

G. The Applicant shall obtain a construction permit or BP for the Project within two years after the effective date of this SMA Major Permit. Failure to obtain a construction permit or BP 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 Council.

2. If the Applicant demonstrates good cause for an extension exceeding one year, the DPP Director must 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 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 Applicant's then-existing deadline for obtaining a development permit,

   the extension will be deemed to be denied.

H. 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, and building, grading, and grubbing permit approvals, which are subject to separate review and approval. The Applicant is 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.

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 Lorenzo Village LLC, 95-1039 Hehina Street, Mililani, Hawai'i 96789; Suzie Mai-French, 91-173 'Ewa Beach Road, 'Ewa Beach, Hawai'i 96706; 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 Office of Planning and Sustainable Development, Attention: Coastal Zone Management Branch, P.O. Box 2359, Honolulu, Hawai'i 96804-2359.

INTRODUCED BY:

_____

_____

_____

_____

_____

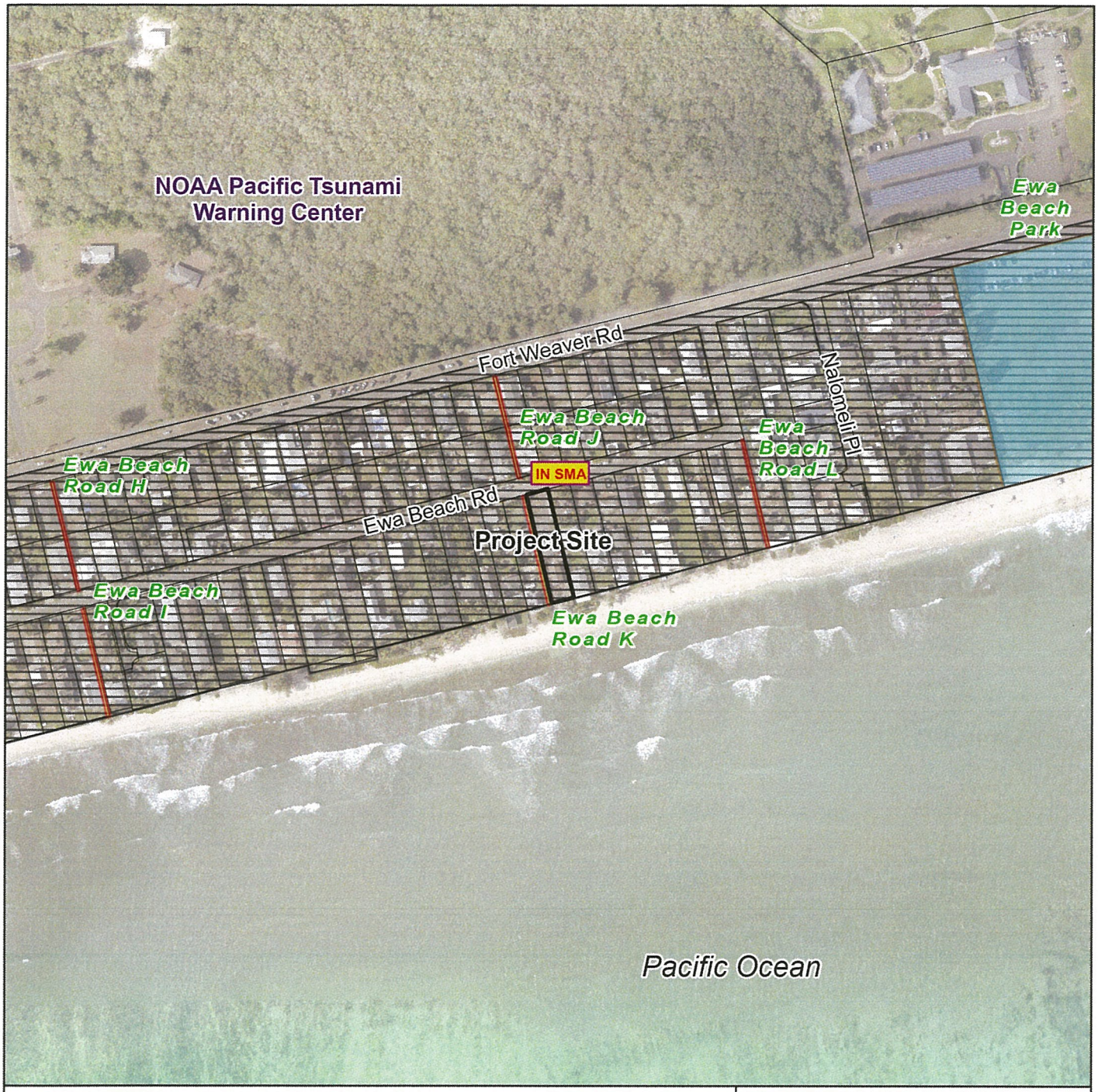
_____

DATE OF INTRODUCTION: _____

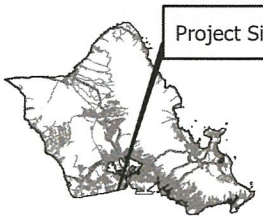
_____

_____ _____

Honolulu, Hawai'i Councilmembers



CITY AND COUNTY OF HONOLULU · STATE OF HAWAII



VICINITY MAP

0 150 300 600

Scale in Feet

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

LEGEND

- Project Site
- TAX Parcel
- Beach Park
- Right of Way Park
- Within SMA
- Outside SMA

EXHIBIT A

Location Map

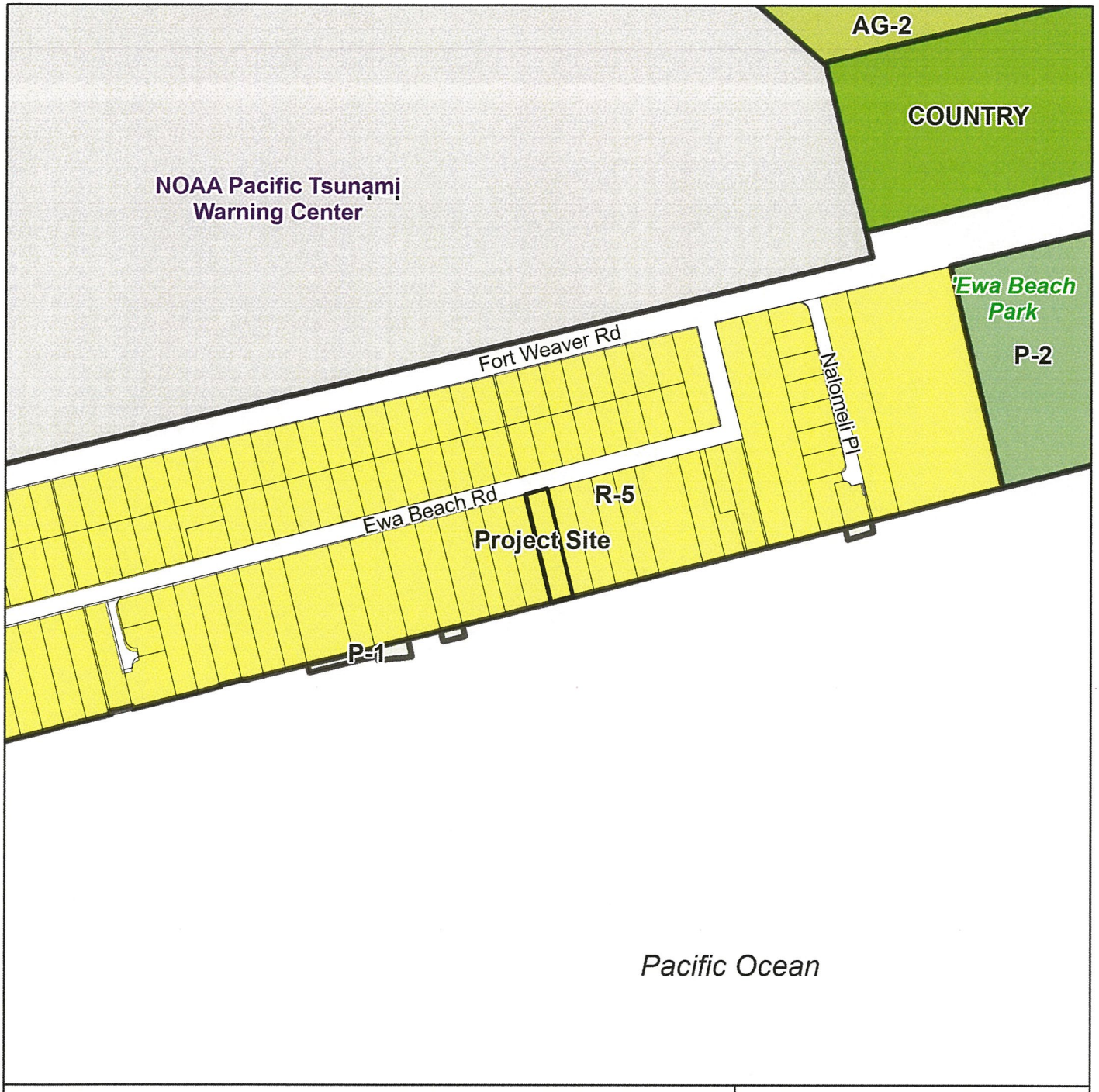
FILE NO.: 2024/SMA-48

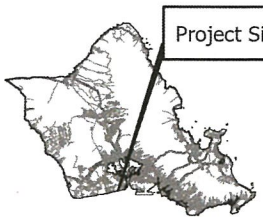
LOCATION: 91-173 and 91-173A 'Ewa Beach Road - 'Ewa Beach

TAX MAP KEY: 9-1-023: 010

Prepared by: Department of Planning and Permitting Date: August 15, 2024

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VICINITY MAP

0 150 300 600

Scale in Feet

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

LEGEND

- Project Site
- TAX Parcel
- AG-2
- COUNTRY
- F-1
- P-1 District
- P-2 District
- R-5 District

EXHIBIT B

Zoning Map

FILE NO.: 2024/SMA-48

LOCATION: 91-173 and 91-173A 'Ewa Beach Road - 'Ewa Beach

TAX MAP KEY: 9-1-023: 010

Prepared by: Department of Planning and Permitting Date: August 15, 2024

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EXHIBIT C-1

GENERAL NOTES:

1. ALL WORK SHALL BE IN STRICT ACCORDANCE WITH THE CURRENT INTERNATIONAL BUILDING AND RESIDENTIAL CODES.
2. CONTRACTOR SHALL VERIFY ALL DIMENSIONS BEFORE START OF WORK AND NOTIFY ARCHITECT OF ANY CONFLICTS IMMEDIATELY.
3. CONTRACTOR SHALL VERIFY THE SITE AND ALL INFORMATION INCLUDING DISTANCE, LOT DIMENSIONS AND EXACT PROPERTY LINES TO ACCURATELY LOCATE THE PROPOSED PROJECT WITHIN THE MINIMUM REQUIRED SETBACK AREA.
4. CONTRACTOR SHALL PROTECT ADJOINING LAND, BUILDING AND OTHER IMPROVEMENTS SITUATED THERE ON. ANY DAMAGES INCURRED SHALL BE REPAIRED AT NO COST TO THE OWNER OR THE ARCHITECT.
5. ANY CONDITIONS, MATERIALS, DEVICES OR DETAILS NOT SPECIFICALLY SHOWN ON THE DRAWING OR SPECIFIED SHALL BE CLARIFIED WITH THE ARCHITECT BEFORE CONSTRUCTION OR INSTALLATION.
6. ALL FINISHED GRADE LEVELS AND/OR SPOT ELEVATIONS ARE ASSUMED TO BE APPROXIMATE. CONTRACTOR SHALL VERIFY ALL CONDITIONS.
7. ALL LOAD BEARING FOOTINGS, REMOVE EXISTING (EXPANSIVE SOIL TO MINIMUM 36" DEEP AND REPLACE WITH NON-EXPANSIVE STRUCTURAL FILL COMPACTED TO 95% AS PER ASTM D-1557.
8. ALL FOOTINGS SHALL REST ON FIRM UNDISTURBED SOIL.
9. GROUND TO BE CHEMICALLY TREATED FOR TERMITES BY A QUALIFIED, BONDED CONTRACTOR IN ACCORDANCE WITH SEC R318, INTERNATIONAL RESIDENTIAL CODE (IRC).
10. FIELD PROTECT ALL CUT SURFACES OF LUMBER WITH A PRESERVATIVE WHICH SHALL BE APPLIED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
11. THE CONTRACTOR SHALL PROVIDE ADEQUATE BRACING AND SHORING FOR ALL STRUCTURAL MEMBERS DURING ALL PHASES OF CONSTRUCTION.
12. ALL NEW FRAMING MEMBERS, RAFTERS, JOISTS, AND BEAMS SHALL BE FASTENED WITH "SIMPSON" METAL CONNECTORS OR APPROVED EQUAL TO PROVIDE A CONTINUOUS LOAD PATH FROM ROOF TO FOUNDATION TO RESIST HIGH WIND FORCES.
13. ALL FINISH SURFACES SHALL RECEIVE 1 COAT PRIME AND 2 COATS FINISH PAINT.
14. ALL FINISH HARDWARE SHALL BE SCHLAGE OR APPROVED EQUAL.
15. PROVIDE 200 AMPS ELECTRIC SERVICE.
16. ALL BUILDING MATERIALS SHALL BE PROTECTED FROM ADVERSE WEATHER CONDITIONS.
17. DRIP EDGE FOR ROOFS WITH ASPHALT SHINGLES. PROVIDE DRIP EDGE AT EAVES AND GABLES OF SHINGLE ROOFS PER IRC R905.2.8.5
18. EXHAUST DRYER DUCT: EXHAUST DUCT SHALL HAVE A MINIMUM 4-INCH DIAMETER. THE DUCT SHALL BE OF METAL AND SMOOTH INTERIOR SURFACES. THE MAXIMUM LENGTH OF THE EXHAUST DUCT SHALL BE DETERMINED BY THE DRYER MANUFACTURER'S INSTALLATION INSTRUCTIONS, BUT NOT MORE THAN 35 FEET.
EXCEPTION: APPROVED FLEXIBLE DUCT CONNECTORS NOT MORE THAN 6 FEET IN LENGTH MAY BE USED. FLEXIBLE DUCT CONNECTORS SHALL BE CONCEALED WITHIN CONSTRUCTION.

FOUNDATION:

1. ALL FOOTING SHALL BEAR ON FIRM UNDISTURBED EARTH OR STRUCTURAL PREPARED FILL.
2. PROVIDE TERMITE PROTECTION IN ACCORDANCE WITH SEC R318.
3. COMPACT THE BOTTOM OF ALL FOOTING EXCAVATIONS TO 95 PERCENT RELATIVE DENSITY. REMOVE ANY SOFT POCKET OR EXPANSIVE CLAYEY SOILS ENCOUNTERED AND BACK FILL WITH SELECT, GRANULAR MATERIAL COMPACTED TO 95 PERCENT RELATIVE DENSITY.
4. ALL FOOTINGS SHALL BE BOTTOMED A MINIMUM OF 18 INCHES BELOW THE LOWEST ADJACENT GRADE AND A MINIMUM HORIZONTAL DISTANCE OF 5 FEET SHALL BE MAINTAINED BETWEEN THE BOTTOM EDGE OF FOOTING AND THE SLOPE.
5. CONCRETE SLAB-ON-GRADE: PROVIDE A 15-MIL THICK POLYOLEFIN VAPOR RETARDER AND A 4-INCH THICK MIN. GRANULAR CUSHION FILL OF COMPACTED BASE COURSE BELOW SLAB-ON-GRADE.
6. BACK FILL AROUND ALL STRUCTURE WORK WITHIN AND OUTSIDE THE STRUCTURE SHALL BE APPROVED COMPACTED STRUCTURAL FILL
7. ALL WATER, MUD AND DEBRIS SHALL BE REMOVED FROM THE BOTTOM OF FOOTING EXCAVATIONS PRIOR TO THE PLACEMENT OF CONCRETE.

REINFORCED CONCRETE:

1. ALL WORK SHALL CONFORM TO I.B.C. 2018 AND ACI 318 LATEST EIDITION.
2. ALL CONCRETE SHALL BE NORMAL WEIGHT (150 PCF) WITH AGGREGATES CONFORMING TO ASTM C-33 UNLESS OTHERWISE NOTED, THE COMPRESSIVE STRENGTHS OF CONCRETE AT 28 DAYS, AND MAXIMUM AGGREGATE SIZES SHALL BE AS FOLLOWS:

	MIN. 28 DAY STRENGTH	MAX. AGGRE. SIZE
FOOTING AND 4" THK. SLAB ON GRADE	3,000 PSI	1 1/2 INCH
OTHERS	3,000 PSI	3/4 INCH

3. MAXIMUM WATER-CEMENT RATIO SHALL NOT EXCEED 0.45.
4. ALL REINFORCING STEEL EXCEPT TIES AND STIRRUPS SHALL CONFORM TO ASTM A615 GRADE 60. TIES, STIRRUPS AND REBARS TO BE WELDED SHALL BE ASTM A615 GRADE 40
5. ALL REINFORCING BARS MARKED CONTINUOUS (CONT.) ON PLANS SHALL BE LAPPED 40 BAR DIAMETER MINIMUM.
6. STAGGER ALL SPLICES WHERE POSSIBLE.
7. WELDED WIRE FABRIC SHALL CONFORM TO ASTM A 185, GALVANIZED.
8. MINIMUM COVER IN INCHES FOR REBARS FOR CAST-IN-PLACE.
9. CONCRETE COVERAGE FOR REINFORCING BARS SHALL BE AS FOLLOWS: UNLESS OTHERWISE NOTED:
   - CONCRETE CAST AGAINST EARTH ..... 3 INCHES
   - FORMED CONCRETE EXPOSED TO EARTH OR WEATHER:
     - "5 AND SMALLER ..... 1 1/2 INCH
     - "6 AND LARGER ..... 2 INCHES
     - COLUMN TIES AND BEAMS STIRRUPS ..... 2 INCHES
   - CONCRETE NOT EXPOSED TO EARTH OR WEATHER:
     - SLAB AND WALLS ..... 3/4 INCHES
     - COLUMN TIES AND BEAMS STIRRUPS ..... 1 1/2 INCHES
10. AT TIME CONCRETE IS PLACED, REINFORCING SHALL BE FREE FROM MUD, OIL, LATINATE OR OTHER COATINGS ADVERSELY AFFECTING BOND CAPACITY.
11. REINFORCEMENT ANCHOR BOLTS SIMPSON STRONG-TIE CONNECTORS, DOWELS AND ALL OTHER EMBEDDED ITEMS SHALL BE POSITIVELY SECURED BEFORE POURING.
12. WHEN NEW CONCRETE IS POURED AGAINST EXISTING CONCRETE, THE EXISTING CONTACT SURFACE SHALL BE CLEANED AND ROUGHENED, IMMEDIATELY PRIOR TO PLACING THE NEW CONCRETE, AN APPROVED BONDING AGENT SHALL BE APPLIED TO THE CONTACT SURFACE.
13. WHEN REBARS OR THREADED RODS ARE DRILLED AND GROUTED IN PLACE USE SIMPSON STRONG-TIE EPOXY-TIE ADHESIVE, HOLE DIAMETER SHALL BE AS PER MANUFACTURER'S RECOMMENDATIONS. HOLES SHALL BE BRUSHED AND AIR BLOWN TO REMOVE LOOSE PARTICLES. MANUFACTURER'S REPRESENTATIVE SHALL BE PRESENT TO SUPERVISE INSTALLATION OF FIRST BAR OR ROD.

CONCRETE MASONRY UNITS (CMU):

1. CMU SHALL BE GRADE "N-II" HOLLOW LOAD BEARING UNITS COMPLYING WITH ASTM C-90.
2. MORTAR SHALL BE TYPE "M" PER THE 2018 INTERNATIONAL BUILDING CODE WITH THE MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 2,500 PSI.
3. GROUT SHALL ATTAIN A 28 DAY COMPRESSIVE STRENGTH OF 2,500 PSI.
4. UNLESS OTHERWISE INDICATED, GROUT ALL CELLS CONTAINING REINFORCING BARS AND OTHER EMBEDDED ITEMS. GROUT IN LIFTS NOT TO EXCEED 8'-0" PROVIDE CLEAN.
5. GROUT SHALL BE VIBRATED SO THAT THE CELLS ARE FULLY GROUTED.
6. IF GROUTING IS DISCONTINUED FOR MORE THAN AN HOUR, PROVIDE A HORIZONTAL CONSTRUCTION JOINT WITH THE GROUT STOPPING A MINIMUM OF 1 1/2 INCHES BELOW A MORTAR JOINT. THE GROUT POUR SHALL BE STOOPED A MINIMUM OF 1/2 INCH BELOW THE TOP OF MASONRY WHERE BOND BEAMS OCCUR.
7. SOLID GROUT ALL CELLS CONTAINING REBARS AND ANCHORS. MASONRY UNITS SHALL BE LAID UP IN REGULAR RUNNING BAND PATTERN. MORTAR JOINTS SHALL BE STRAIGHT, CLEAN AND IN A THICKNESS OF 3/8" ± 1/8". WHERE WALLS ARE TO RECEIVED PLASTIC FILLER, WATERPROOFING OR PROTECTIVE COATING, THE HORIZONTAL AND VERTICAL JOINTS ARE EXPOSED, THEY SHALL BE TOOLED TO PRODUCE A DENSE, SLIGHTLY CONCAVE SURFACE WELL BONDED TO THE BLOCK AT THE EDGES.
8. WIRE POSITIONERS-CMU WALL REBARS SHALL BE SECURE AGAINST DISPLACEMENT BY GALVANIZED No. 9 GAUGE WIRE POSITION'S (TY-WAL DURA-WALL OR APPROVED EQUAL). THE WIRE POSITIONED SHALL BE INSTALLED DURING CMU WALL CONSTRUCTION AND SHALL BE LOCATED DIRECTLY ABOVE THE FIRST COURSE AND DIRECTLY BELOW THE TOP COURSE.

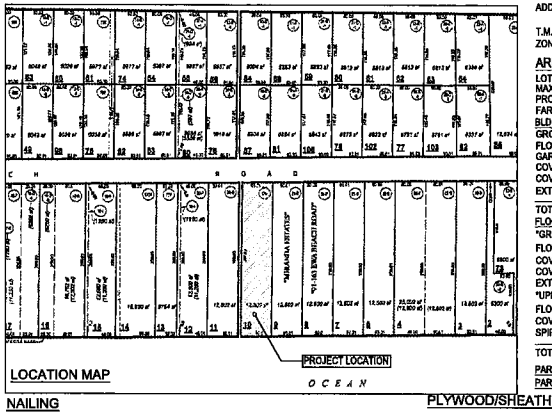
ROUGH CARPENTRY:

1. ALL MATERIALS AND WORKMANSHIP SHALL CONFORM WITH THE REQUIREMENTS OF THE LATEST "NATIONAL DESIGN SPECIFICATIONS FOR STRESS-GRADE LUMBER AND ITS FASTENING", BY THE NATIONAL FOREST PRODUCTS ASSOCIATION.
2. ALL LUMBER SHALL BE TERMITE AND ROT TREATED DOUGLAS FIR (S4S) CONFORMING WITH THE STANDARD GRADING AND DRESSING RULES OF THE WEST COAST INSPECTION BUREAU. LUMBER GRADES SHALL BE STANDARD DOUGLAS FIR FOR NAILERS.
3. UNLESS OTHERWISE INDICATED, THE MINIMUM GRADE OF THE FOLLOWING STRUCTURAL MEMBERS SHALL BE AS FOLLOWS:
   - A. BEAMS ..... No. 1
   - B. TRUSSES AND RAFTERS ..... No. 2 OR BETTER
   - C. JOISTS ..... No. 2
   - D. INTERIOR STUDS ..... No. 2
   - E. EXTERIOR STUDS ..... No. 1 AND BETTER
   - F. PLATES, SILLS ..... No. 2
   - G. OTHER ..... STANDARD OR BETTER
4. FRAMING HARDWARE SHALL BE SIMPSON "STRONG-TIE," GALVANIZED OR APPROVED EQUAL. THE SUFFIX "HDG" SHALL BE ADDED TO THE MODEL DESIGNATIONS AS REQUIRED. HARDWARE SHALL BE INSTALLED WITH NAILS AND BOLTS AS INDICATED IN THE MANUFACTURER'S CATALOG. WHERE NAIL AND BOLT HOLES HAVE BEEN PROVIDED, USE NAILS UNLESS INDICATED OTHERWISE.
5. UNLESS OTHERWISE INDICATED IN THE DRAWINGS OR DETAILS, ALL NAILING SHALL BE GALVANIZED COMMON NAILS AND SHALL CONFORM TO TABLE 2304.9.1 OF THE 2018 INTERNATIONAL BUILDING CODE.
6. PLYWOOD SHALL BE PRESERVATIVE TREATED DOUGLAS FIR WITH GROUP 1 PLY AND SHALL BEAR THE FOLLOWING AMERICAN PLYWOOD ASSOCIATION GRADE-TRADEMARK:
   - A. FLOORS:
     - 3/4" THK. T AND G, C-C PLUGGED, GROUP 1, EXTERIOR (PS 1-83)
   - B. ROOFS:
     - 5/8" THK. C-D, GROUP 1, EXTERIOR (PS 1-83)
7. PLYWOOD FLOOR SHEATHING SHALL BE ATTACHED TO FLOOR JOISTS WITH MINIMUM No. 8 SCREWS AT 6" O.C. AT GROUND FLOOR AND 2 1/2" CEMENT COATED NAIL AT 6" O.C. AT OTHER FLOOR.
8. MINIMUM PLYWOOD NAILING AT ROOF TO BE 4" O.C. AT ALL EDGES AND 6" O.C. AT INTERIOR SUPPORTS. NAILS TO BE MINIMUM 10d COMMON FOR ALL PLYWOOD SHEATHING
9. BOLTS IN WOOD ARE MACHINE BOLTS, UNLESS OTHERWISE NOTED, BOLTS HOLES IN WOOD TO BE 1/32" TO 1/16" GREATER THAN BOLT. HOLES IN STEEL 1/16" LARGER THAN BOLT. PROVIDE STANDARD WASHERS UNDER HEAD AND NUT AGAINST WOOD. WASHER NOT REQUIRED UNDER THE HEAD OF CARRIAGE BOLTS. ALL NUTS SHALL BE TIGHTENED WHEN PLACED AND RE-TIGHTENED AT COMPLETION OF THE JOB OR IMMEDIATELY BEFORE CLOSING WITH FINISH CONSTRUCTION. ALL BOLTS, NUTS AND WASHER SHALL BE HOT-DIPPED GALVANIZED.
10. FRAMING HARDWARE SHALL BE SIMPSON "STRONG-TIE" GALVANIZED OR APPROVED EQUAL. THE SUFFIX "HDG" SHALL BE ADDED TO THE MODEL DESIGNATIONS AS REQUIRED. HARDWARE SHALL BE INSTALLED WITH NAILS AND BOLTS AS INDICATED IN THE MANUFACTURER'S CATALOG. WHERE NAIL AND BOLT HOLES HAVE BEEN PROVIDED. USE NAILS UNLESS INDICATED OTHERWISE SUBMIT ICBO REPORTS FOR ALL FRAMING HARDWARE.
11. UNLESS OTHERWISE INDICATED IN THE DRAWINGS OR DETAILS, ALL NAILING SHALL BE GALVANIZED COMMON NAILS AND SHALL CONFORM TO TABLE 2304.9.1 OF THE 2018 INTERNATIONAL BUILDING CODE.
12. PLYWOOD SIDING AND SHEATHING SHALL BE STRUCTURAL ONE (1) UNLESS NOTED OTHERWISE NAILING SHALL BE AS FOLLOW:
    - 1/2" THK. PLYWOOD ..... 8d AT 6" O.C.
    - 5/8" THK. PLYWOOD ..... 10d AT 6" O.C.
    - 3/4" THK. PLYWOOD ..... 10d AT 6" O.C.
13. MANIMUM NAILING SHALL COMPLY WITH TABLE 2304.9.1 OF THE INTERNATIONAL BUILDING CODE AND THE NAILING SCHEDULE.

INSTALLATION:

1. BOLTS IN WOOD ARE A-307 MACHINE BOLTS. UNLESS NOTED OTHERWISE. ALL NUTS SHALL BE TIGHTENED WHEN PLACED, AND RE-TIGHTENED AT THE COMPLETION OF THE JOB OR IMMEDIATELY BEFORE CLOSING WITH FINISH CONSTRUCTION. ALL BOLTS, NUTS AND WASHERS SHALL BE HOT-DIPPED GALVANIZED.

PROPOSED NEW TWO STORY SFD FOR:
MR.& MRS. VICTORIANO ESTOESTA
91-173A EWA BEACH ROAD
EWA BEACH, HAWAII 96706



LOCATION MAP

INDEX OF DRAWINGS:

000 TITLE SHEET
A100 SITE PLAN AND NOTES
A101 FLOOR PLANS
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A103 EXTERIOR AND INTERIOR ELEVATIONS
A104 EXTERIOR ELEVATIONS
A105 BUILDING SECTIONS
A106 FOUNDATION AND FRAMING PLANS
A107 ROOF FRAMING AND DETAILS

PROJECT INFORMATION:

OWNER: VIC ESTOESTA
ADDRESS: 93-137A EWA BEACH ROAD, EWA BEACH, HAWAII 96706
T.M.K: 9-1-023:010
ZONING: R-6

AREA CALCULATION

LOT AREA 12,502 SF
MAX BLDG AREA 6,251 SF
PROPOSED BLDG AREA 4,011 SF
FAR 50.08%

BLDG AREA	UNIT 91-173A	UNIT 91-173	TOTAL FOR BOTH
GROUND FLOOR	1,346 SF	800 SF	2,146 SF
GARAGE	393 SF	380 SF	973 SF
COVERED ENTRY	180 SF	0	180 SF
COVERED LANAI	262 SF	231 SF	493 SF
EXT. STAIRS	49 SF	170 SF	219 SF
TOTAL BLDG AREA	2,430 SF	1,581 SF	4,011 SF
FLOOR AREA			
*GROUND FLOOR	1,346 SF	800 SF	2,146 SF
COVERED ENTRY	180 SF	0	180 SF
COVERED LANAI	262 SF	231 SF	493 SF
EXT. STAIRS	49 SF	170 SF	219 SF
UPPER FLOOR	1,879 SF	1,120 SF	2,799 SF
COVERED LANAI	0	401 SF	401 SF
SPIRAL STAIRS	24 SF	0	24 SF
TOTAL FLOOR AREA	3,540 SF	2,722 SF	6,262 SF
PARKING REQUIRED	3 STALLS	3 STALLS	6 STALLS
PARKING PROVIDED	3 STALLS	4 STALLS	7 STALLS

NAILING

1. ALL NAILS FOR STRUCTURAL FRAMING SHALL BE GALVANIZED COMMON WIRE NAILS UNLESS NOTED OTHERWISE.
2. PRE DRILL HOLES AS REQUIRED TO PREVENT SPLITTING.
3. SINKING OF NAIL HEADS IS PROHIBITED.
4. UNLESS OTHERWISE NOTED THE FOLLOWING MINIMUM NAILING SHALL APPLY
   - A. RAFTER AT BEARING (TOE NAL) 3-10d
   - B. STUDS TO PLATE 3-8d
     END NAIL THRU PLATE 2-10d
   - C. DOUBLE TOP PLATE (TYP.) ..... 16d AT 16" O.C.
     EACH SIDE OF SPLICE 6-16d
     AT CORNERS 2-16d
   - D. BUILT-UP AND CORNER STUDS ..... 16d AT 24" O.C.
     BLOCKING-TOE NAIL 3-10d
     END NAIL 2-16d
   - E. BOTTOM CORD OVER PARTITION (TOE NAIL) 3-16d

PREFABRICATED WOOD TRUSSES:

1. ALL WORK SHALL COMPLY WITH THE I.B.C. AND THE FOLLOWING STANDARDS.
   - A. ANSI/TPI 1 "NATIONAL DESIGN STANDARD FOR METAL PLATE CONNECTED WOOD TRUSS CONSTRUCTION"
   - B. TPI HIB "COMMENTARY AND RECOMMENDATIONS" FOR HANDLING, INSTALLING AND BRACING METAL PLATE CONNECTED WOOD TRUSSES".
   - C. TPI DSB "RECOMMENDED DESIGN SPECIFICATION FOR TEMPORARY BRACING OF METAL PLATE CONNECTED WOOD TRUSSES".
2. PREFABRICATED WOOD TRUSSES SHALL BE FACTORY FABRICATED WITH TERMITE AND ROT TREATED DOUGLAS FIR GRADE AS REQUIRED TO MEET STRESS REQUIREMENTS.
3. CONNECTOR PLATES SHALL BE COMMERCIAL QUALITY GALVANIZED STEEL SHEETS NOT LESS THAN 20 GAGE THICKNESS WITH A MINIMUM YIELD STRENGTH OF 33,000 PSI.
4. TOTAL LOAD DEFLECTION SHALL NOT EXCEED THE SPAN OF 240.
5. CONTRACTOR AND TRUSS MANUFACTURER SHALL VERIFY ALL TRUSS DIMENSIONS.
6. SEE ARCHITECTURAL DRAWINGS FOR SLOPES OF TOP AND BOTTOM CHORDS.
7. WEB CONFIGURATION SHOWN ON ELEVATIONS ARE SCHEMATIC ONLY, TRUSS MANUFACTURER SHALL DETERMINE ACTUAL WEB CONFIGURATION.
8. BOLT DOUBLE TRUSSES TOGETHER WITH 1/2"Ø BOLTS AT 4'-0" MAX. AT TOP AND BOTTOM CHORDS. OR SHALL BE NAILED TO EACH OTHER WITH 16d COMMON NAILS AT 16" O.C. MIN. ALONG ALL TRUSS MEMBERS.
9. THE TRUSS MANUFACTURER SHALL BE RESPONSIBLE TO PROVIDE BRACING DETAILS AS REQUIRED FOR RESISTANCE TO LOCAL BUCKLING. THE CONTRACTOR SHALL ASSUME ALL COSTS ASSOCIATED WITH THE INSTALLATION OF THE REQUIRED BRACING.
10. ALL TRUSSES SHALL BE DESIGNED FOR THE FOLLOWING MINIMUM LOADS:
    - TOP CHORD: ..... DL ..... 18 PSF
      LL ..... 16 PSF
    - BOTTOM CHORD: ..... DL ..... 9 PSF
      LL ..... 10 PSF

DEAD LOADS LISTED ABOVE DO NOT INCLUDE SELF-WEIGHT OF TRUSSES. LIVE LOADS ON TOP AND BOTTOM CHORD NEED NOT OCCUR AT THE SAME TIME.

PLYWOOD/SHEATHING:

1. PLYWOOD SHALL BE PRESERVATIVE TREATED DOUGLAS FIR WITH GROUP ONE PLY AND SHALL BEAR THE FOLLOWING AMERICAN PLYWOOD ASSOCIATION GRADE-TRADEMARK:
   - A. ROOF SHEATHING SHALL BE - 5/8 INCH (19/32") EXTERIOR IDENTIFICATION INDEX 40/20 C-D.
   - B. FLOOR SHEATHING SHALL BE - 3/4 INCH T AND G EXTERIOR IDENTIFICATION INDEX 40/20 C-D.
   - C. WALL SHEATHING SHALL BE - 1/2 INCH (15/32) EXTERIOR IDENTIFICATION INDEX 40/20 C-D.
2. PLYWOOD FLOOR SHEATHING SHALL BE GLUE-NAILED TO TIMBER FRAMING MEMBERS. MINIMUM PLYWOOD NAILING SHALL BE 10d COMMON GALVANIZED NAILS SPACED AT 6" O.C. ALONG ALL EDGES AND 10" O.C. AT ALL INTERMEDIATE SUPPORTS. GLUE SHALL BE SCOTCH-GRIP 4314. CONSTRUCTION MASTIC OR APPROVED EQUAL. ALL PANEL EDGES SHALL HAVE TONGUE-AND-GROOVE JOINTS.
3. PLYWOOD ROOF AND FLOOR SHEATHING SHALL BE FASTENED TO COLD-FORMED STEEL (CFS) FRAMING MEMBERS WITH No. 10 SELF-DRILLING SCREWS AT 6" O.C. UNLESS NOTED OTHERWISE.
4. AT ROOFS, UNSUPPORTED PLYWOOD PANEL END AND SIDE EDGES SHALL BE BLOCKED WITH CFS TRACK BLOCKING. SIZE AND GAGE TO MATCH THOSE OF THE CFS RAFTER OR TRUSS CHORD BLOCKING, OR WITH SIMPSON STRONG-TIE PLYCLIPS.
5. MINIMUM PLYWOOD NAILING FOR FLOOR AND ROOF SHALL BE 6" O.C. AT ALL EDGES AND 10" O.C. ALL INTERIOR SUPPORTS. NAILS TO BE MINIMUM 10d COMMON FOR ALL ROOF AND FLOOR PLYWOOD SHEATHING.
6. OWNER/CONTRACTOR IS REQUIRED TO INSTALL R-19 (6" THK INSULATION) APPROVED OR EQUAL AS PER I.B.C. REQUIREMENTS, TO COMPLY WITH THE R.O.H. 32. AS AMENDED.

BOARD OF WATER SUPPLY

1. EXISTING WATER METER DOES NOT SERVE ANY EXISTING "IRRIGATION" AND/OR AUTOMATIC FIRE SPRINKLER SYSTEM.
2. ALL PLUMBING FIXTURES TO BE LOW FLOW.

SPECIAL INSPECTION:

1. THE FOLLOWING STRUCTURAL WORK FOR THIS PROJECT REQUIRES SPECIAL INSPECTION PER SECTION 1701 OF THE 2018 INTERNATIONAL BUILDING CODE:
   16. SHEATHED SHEAR WALLS AND DIAPHRAGMS.
   17. COMPLETE LOAD PATH AND UPLIFT TIES.
   18. TERMITE PROTECTION

SOLAR NOTE:

(2) 4'X8' PANELS MM # 2020-0040 FLUSH MOUNT. PANELS TO BE INSTALLED PER PRE-APPROVED DETAILS. ROOF FRAMING IS WOOD CONSTRUCTION AND MOUNTING SYSTEM IS PRE-MANUFACTURED. 120 GALLON WATER HEATER.

2015 IECC•HAWAII ADMINISTRATIVE RULES CHAPTER 3-181.1 TO THE BEST OF MY KNOWLEDGE. THIS PROJECT'S DESIGN SUBSTANTIALLY CONFORMS TO THE BUILDING ENERGY CONSERVATION CODE FOR:

[X] COMMERCIAL ENERGY EFFICIENCY
[X] RESIDENTIAL ENERGY EFFICIENCY

Signature: _____ Date: 3/10/24

ELIEZER Y. ACZON
Architect
License No: 7678

ELIEZER Y. ACZON LICENSED PROFESSIONAL ARCHITECT No. 7678 HAWAII, U.S.A.

THIS WORK WAS PREPARED BY ME OR UNDER MY SUPERVISION. ANY UNAUTHORIZED CONSTRUCTION OF THIS PROJECT WILL BE UNDER MY OBSERVATION

PROPOSED NEW TWO STORY SFD FOR:
MR. & MRS. VICTORIANO ESTOESTA
91-173A EWA BEACH ROAD
EWA BEACH, HAWAII 96706
TMK: 9-1-023:010
TITLE SHEET

DATE 3/10/24 | DRAWN BY AC
REVISIONS
SHEET 000 OF
PROJECT NO. XXX

EXHIBIT C-2

RESIDENTIAL STORM WATER MANAGEMENT NOTES FOR SINGLE-FAMILY AND TWO-FAMILY
DWELLING PROJECTS:

(i) USE SITE DESIGN STRATEGIES TO REDUCE THE IMPERVIOUS SURFACE AREAS TO THE MAXIMUM EXTENT PRACTICAL. THE TOTAL IMPERVIOUS SURFACE AREA FOR THE LOT MAY NOT EXCEED 75%, PER LUO SECTION 21-3.70.1(G).

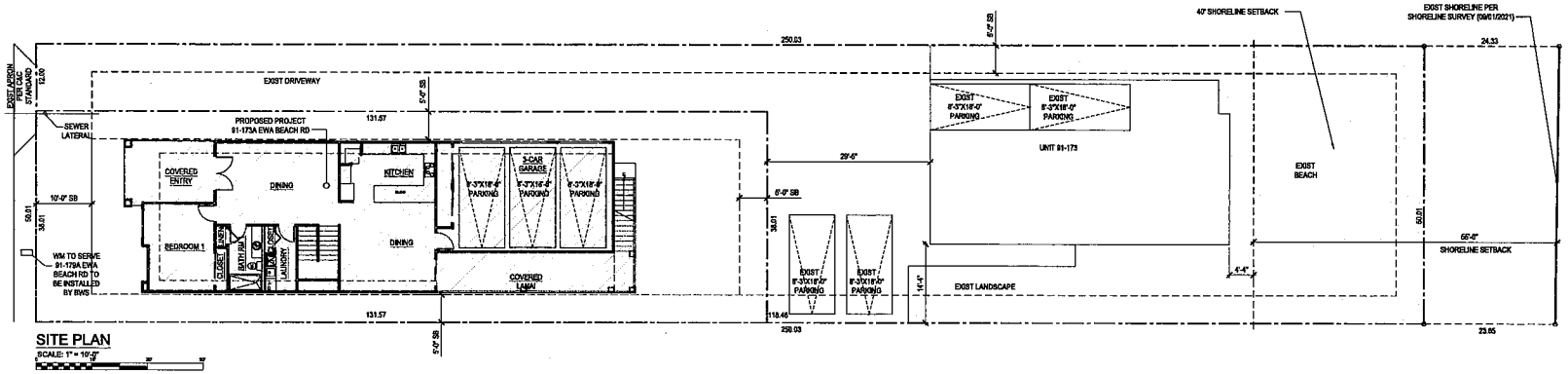
(ii) TOTAL IMPERVIOUS SURFACE AREA OF THIS PROJECT = 67.72%.
(IMPERVIOUS SURFACE= 3926 SF, TOTAL LOT AREA = 5797 SF, THEREFORE 3926/5797 = 67.72%)

PUBLIC HEALTH, SAFETY, AND CONVENIENCE NOTES:

1. THE CONTRACTOR SHALL OBSERVE AND COMPLY WITH ALL FEDERAL, STATE, AND LOCAL LAWS REQUIRED FOR THE PROTECTION OF THE PUBLIC HEALTH AND SAFETY AND ENVIRONMENTAL QUALITY.
2. THE CONTRACTOR, AT HIS OWN EXPENSE SHALL KEEP THE PROJECT AND IT'S SURROUNDING AREAS FREE FROM DUST NUISANCE. THE WORK SHALL BE IN CONFORMANCE WITH THE AIR POLLUTION CONTROL STANDARDS AND REGULATIONS OF THE STATE DEPARTMENT OF HEALTH.
3. NO CONTRACTOR SHALL PERFORM ANY CONSTRUCTION ACTIVITY SO AS TO CAUSE FALLING ROCK, SOIL OR DEBRIS IN ANY FORM TO FALL, SLIDE OR FLOW ONTO ADJOINING PROPERTIES, STREETS OR NATURAL WATERCOURSES. SHOULD SUCH VIOLATIONS OCCUR, THE CONTRACTOR SHALL IMMEDIATELY MAKE ALL REMEDIAL ACTIONS NECESSARY.
4. THE CONTRACTOR SHALL PROVIDE, INSTALL AND MAINTAIN ALL NECESSARY SIGNS, LIGHTS, FLARES, BARRICADES, MARKERS, CONES AND OTHER PROTECTIVE FACILITIES AND SHALL TAKE ALL NECESSARY PRECAUTIONS FOR THE PROTECTION, CONVENIENCE AND SAFETY OF THE PUBLIC. THE CONTRACTOR SHALL APPLY FOR A CONSTRUCTION PERMIT WITH A NOISE POLLUTION CONTROL PLAN.

ESCP INSPECTION NOTES:

1. AT LEAST TWO WEEKS BEFORE THE BEGINNING CONSTRUCTION, THE CONTRACTOR OR THE PERSON IN CHARGE OF CONSTRUCTION SHALL NOTIFY THE STORM WATER INSPECTOR LISTED ON THE BUILDING PERMIT.
2. AFTER INSTALLING THE CONSTRUCTION BMPS AND MOBILIZING ANY CONSTRUCTION APPARATUS IN ACCORDANCE WITH THE APPROVED ESCP (OR APPENDIX B â•• ESCP FOR SMALL PROJECT TEMPLATE), THE CONTRACTOR OR THE PERSON IN CHARGE OF CONSTRUCTION SHALL CONTACT THE ESCP COORDINATOR LISTED ON THE BUILDING PERMIT, FOR A PRECONSTRUCTION INSPECTION.
3. THE ESCP COORDINATOR SHALL SUBMIT THE PRECONSTRUCTION INSPECTION CHECKLIST TO THE STORM WATER INSPECTOR (EMAIL TO DPP.NPDES@HONOLULU.GOV) CONFIRMING THE BMPS AND GOOD HOUSE KEEPING MEASURES ARE IN COMPLIANCE BEFORE THE START OF CONSTRUCTION.



ELISSER V. AZCON
No. 7575
REGISTERED PROFESSIONAL ARCHITECT
HAWAII, U.S.A.

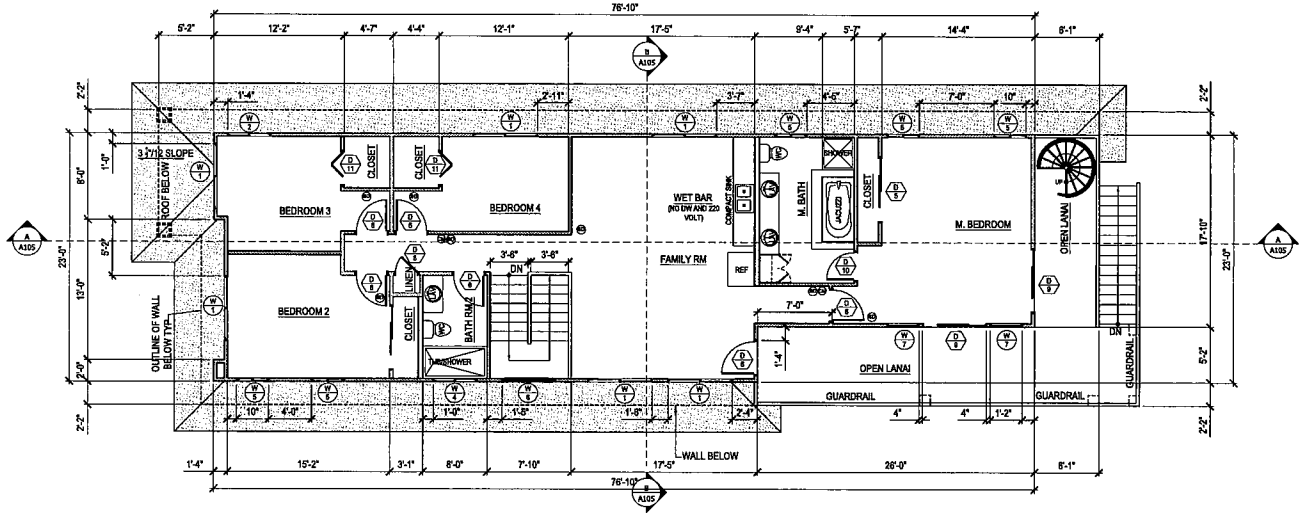
THIS WORK WAS PREPARED BY ME OR UNDER MY SUPERVISION AND THE CONSTRUCTION OF THIS PROJECT WILL BE UNDER MY OBSERVATION

PROPOSED NEW TWO STORY SFD FOR:
MR. & MRS. VICTORIANO ESTOESTA
91-173A EWA BEACH ROAD
EWA BEACH, HAWAII 96706
TMK: 9-1-023:010

SITE PLAN AND NOTES

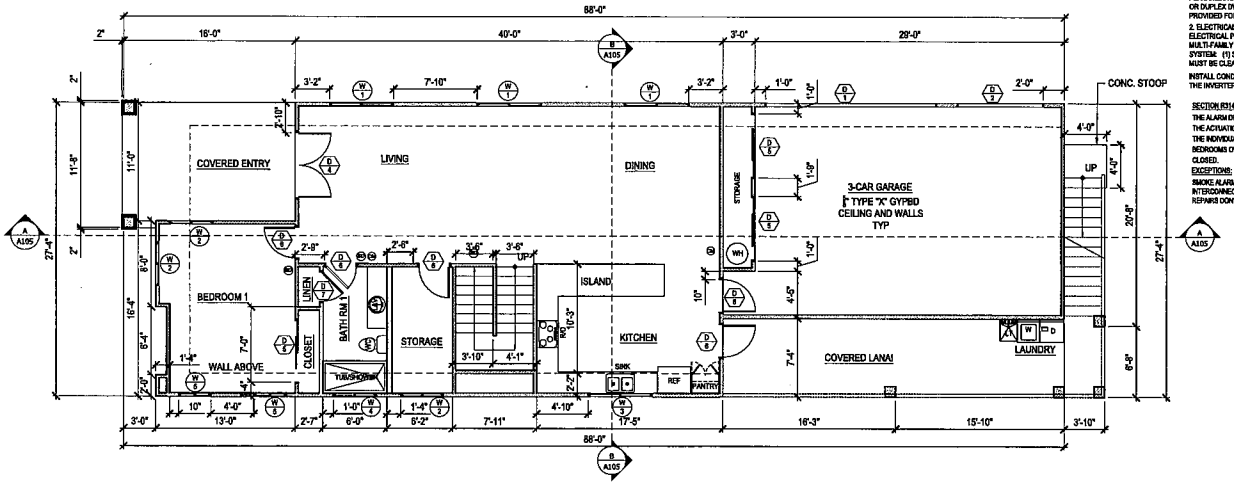
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REVISIONS
SHEET A100 OF
PROJECT NO. XXX

EXHIBIT C-3



UPPER FLOOR PLAN

SCALE: 3/16" = 1'-0"



GROUND FLOOR PLAN

SCALE: 3/16" = 1'-0"

LEGEND (FLOOR PLANS)

- DOOR PLAN INDICATOR
- WALL OR PARTITION
- DOOR MARK AND NUMBER
- WINDOW MARK AND NUMBER
- WINDOW OR GLAZED PARTITION
- D — DRYER
- DW — DISHWASHER
- LAV — LAVATORY
- LT — LAUNDRY TRAY
- REF — REFRIGERATOR
- SG — SAFETY GLASS
- W — WASHER
- WC — WATER CLOSET
- WH — WATER HEATER
- 16" SQ BUILT-UP COLUMN
- 2X4 STUD WALL @ 16" OC
- 2X6 STUD WALL @ 16" OC
- SEPARATION WALL
- SMOKE DETECTOR, UL APPROVED WITH BATTERY BACKUP AND INTERCONNECTED PER SEC. R314
- CARBON MONOXIDE DETECTOR PER SEC. R315
- LIGHT FIXTURE W/ VENT FAN
- LIGHT FIXTURE - RECESSED
- 2'X4' FLOURESCENT LIGHT
- CEILING FAN WITH LIGHTING

1. ELECTRIC VEHICLE CAPABILITY.

PER ENERGY CODE, R404.2, LOCATION FOR INVERTERS, METERING EQUIPMENT, BATTERY EQUIPMENT, ENERGY STORAGE EQUIPMENT, AND OTHER EQUIPMENT REQUIRED TO INTERCONNECT WITH THE ELECTRICAL GRID.

PER BUILDING ENERGY CONSERVATION CODE (CHAPTER 32 OF THE REVISED ORDINANCES OF HONOLULU), R404.3, NEW SFD, DETACHED OR DUPLEX DWELLINGS WITH ATTACHED ENCLOSED GARAGES, A DEDICATED RECEPTACLE FOR AN ELECTRIC VEHICLE MUST BE PROVIDED FOR EACH RESIDENCE WHICH PROVIDES AT A MINIMUM, LEVEL 1 SERVICE.

2. ELECTRICAL PANEL. NEW SFD DETACHED, TWO-FAMILY DETACHED, AND DUPLEXES MUST INSTALL FOR EACH RESIDENCE AN ELECTRICAL PANEL WITH RESERVED SPACE TO ACCOMMODATE NOT LESS THAN A FIVE KILOWATT (AC) PHOTOVOLTAIC SYSTEMS. NEW MULTI-FAMILY DWELLINGS MUST INSTALL AN ELECTRICAL PANEL THAT INCLUDES SPACE RESERVED TO ACCOMMODATE A PHOTOVOLTAIC SYSTEM: (1) SIZED TO SERVE COMMON AREA ELECTRICAL LOADS, OR (2) SIZED TO THE ROOF SPACE AVAILABLE. THE RESERVED SPACE MUST BE CLEARLY LABELED AS SOLAR PV READY.

INSTALL CONDUIT NOT LESS THAN 1-1/2" TO PROVIDE A PATHWAY FROM THE ELECTRICAL PANEL TO THE INVERTER LOCATION AND FROM THE INVERTER LOCATION TO THE UNDERSIDE OF THE ROOF SUFFICIENT TO ALLOW FUTURE INSTALLATION OF THE SOLAR EQUIPMENT.

SECTION R314 | SMOKE ALARMS

THE ALARM DEVICES SHALL BE INTERCONNECTED IN A MANNER THAT THE ACTUATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS IN THE INDIVIDUAL UNIT. THE ALARM SHALL BE CLEARLY AUDIBLE IN ALL BEDROOMS OVER BACKGROUND NOISE W/ ALL INTERVENING DOORS CLOSED.

EXCEPTIONS:

SMOKE ALARMS IN EXISTING AREAS NOT REQ'D TO BE INTERCONNECTED OR HARDWIRED WHERE THE ALTERATIONS OR REPAIRS DONT RESULT IN INTERIOR WALL OR CEILING REMOVAL.

ALEXANDER V. ASTON — LICENSED PROFESSIONAL ARCHITECT — No. 7979 — HAWAII, U.S.A.

THIS WORK WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION. CONSTRUCTION OF THIS PROJECT WILL BE UNDER MY OBSERVATION

EXP. 4/30/26

PROPOSED NEW TWO STORY SFD FOR:
MR. & MRS. VICTORIANO ESTOESTA
91-173A EWA BEACH ROAD
EWA BEACH, HAWAII 96706
TMK: 9-1-023:010

FLOOR PLANS

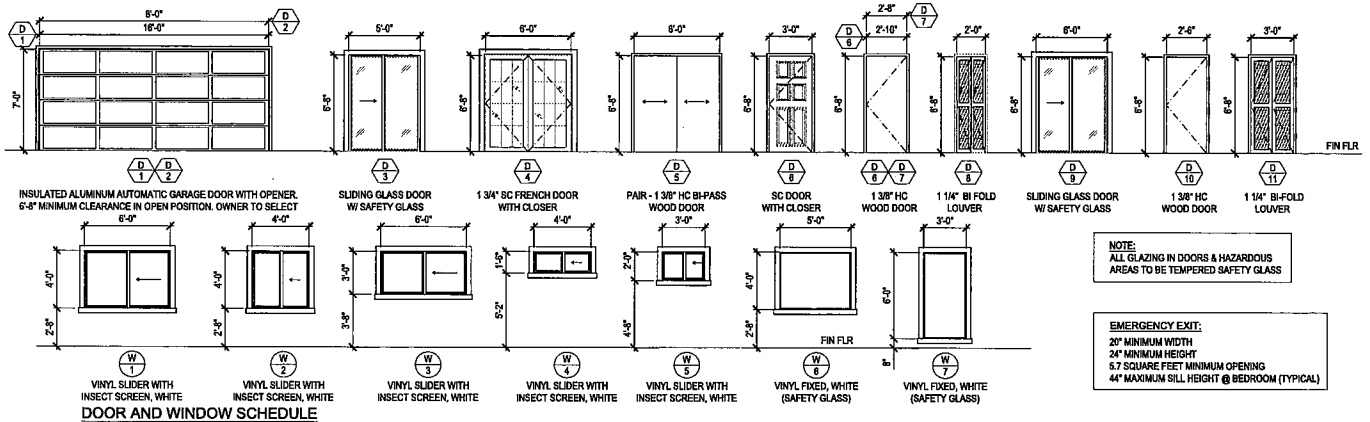
DATE	DRAWN BY
3/10/24	AC

REVISIONS

SHEET A101 OF

PROJECT NO. XXX

EXHIBIT C-4

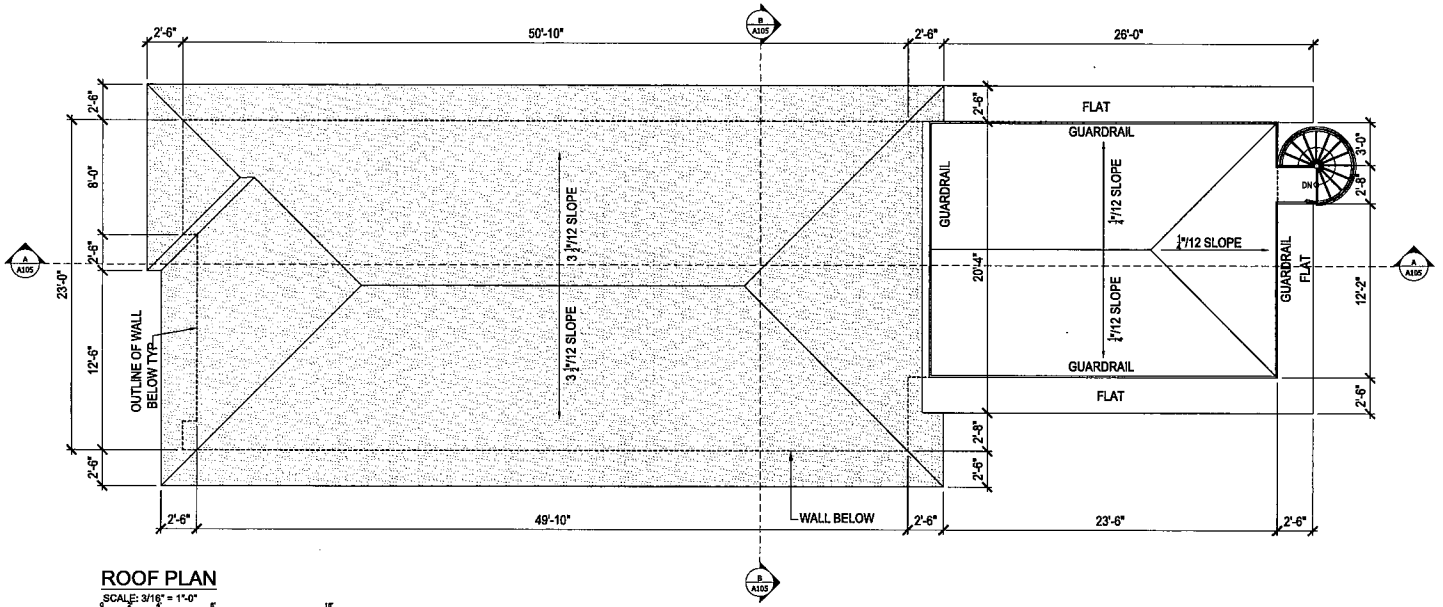


DOOR AND WINDOW SCHEDULE

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

NOTE:
ALL GLAZING IN DOORS & HAZARDOUS AREAS TO BE TEMPERED SAFETY GLASS

EMERGENCY EXIT:
20" MINIMUM WIDTH
24" MINIMUM HEIGHT
5.7 SQUARE FEET MINIMUM OPENING
44" MAXIMUM SILL HEIGHT @ BEDROOM (TYPICAL)



ROOF PLAN

SCALE: 3/16" = 1'-0"

ELDEEB Y. ASCOT
LICENSED PROFESSIONAL ARCHITECT
No. 7579
HAWAII, U.S.A.

THIS WORK WAS PREPARED BY ME OR UNDER MY SUPERVISION. CONSTRUCTION OF THIS PROJECT WILL BE UNDER MY OBSERVATION

EXP: 4/30/25

PROPOSED NEW TWO STORY SFD FOR:
MR. & MRS. VICTORIANO ESTOESTA
91-173A EWA BEACH ROAD
EWA BEACH, HAWAII 96706
TMK: 9-1-023:010

ROOF PLAN AND SCHEDULE

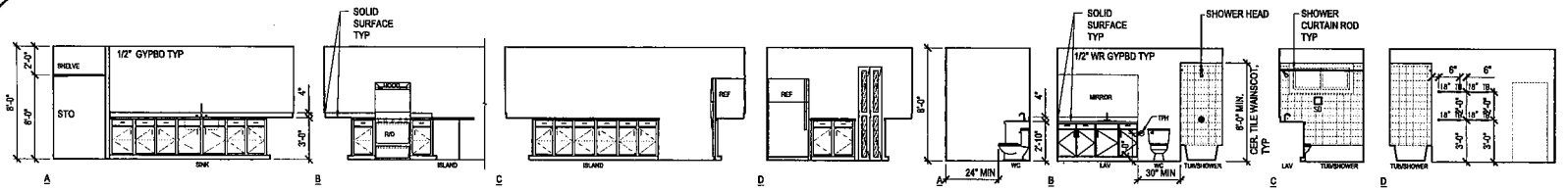
DATE: 3/10/24
DRAWN BY: AC

REVISIONS

SHEET A102 OF

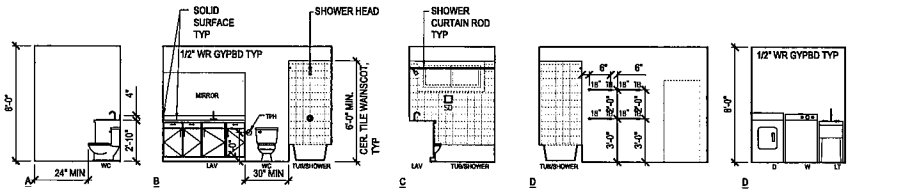
PROJECT NO. XXX

EXHIBIT C-5



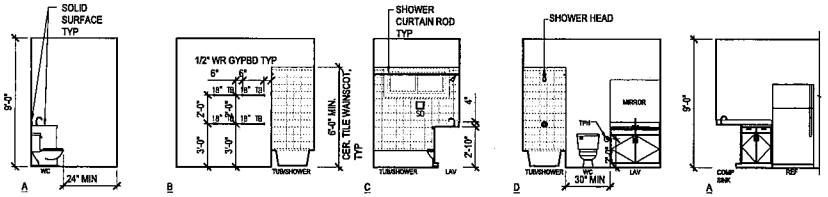
KITCHEN
SCALE: 1/4" = 1'-0"

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



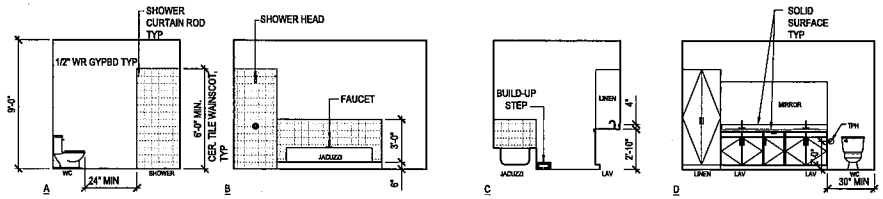
BATH RM 1
SCALE: 1/4" = 1'-0"

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

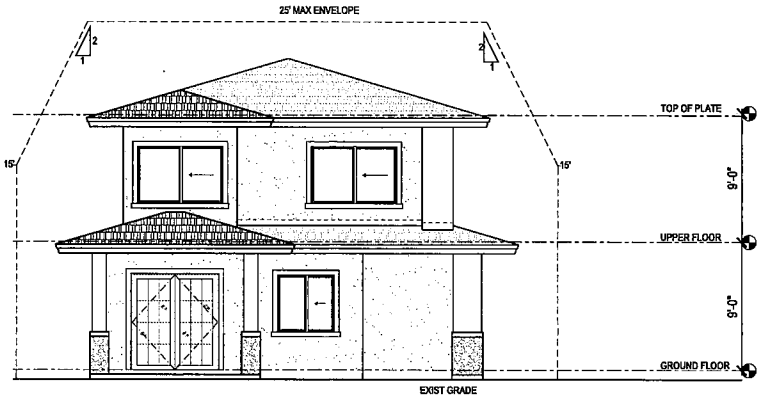


BATH RM 2
SCALE: 1/4" = 1'-0"

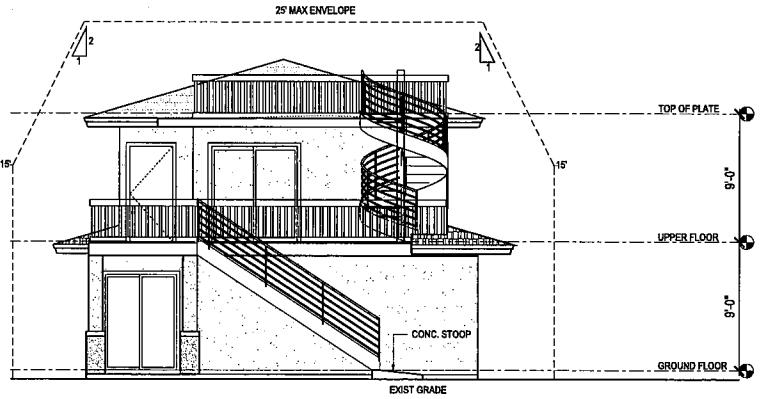
WETBAR
SCALE: 1/4" = 1'-0"



M. BATH
SCALE: 1/4" = 1'-0"



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



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

ELISEO V. ACTON
LICENSED PROFESSIONAL ARCHITECT
No. 7773
HAWAII, U.S.A.

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PROPOSED NEW TWO STORY SFD FOR:
MR. & MRS. VICTORIANO ESTOESTA
91-173A EWA BEACH ROAD
EWA BEACH, HAWAII 96706
TMK: 9-1-023:010

EXTERIOR AND INTERIOR ELEVATIONS

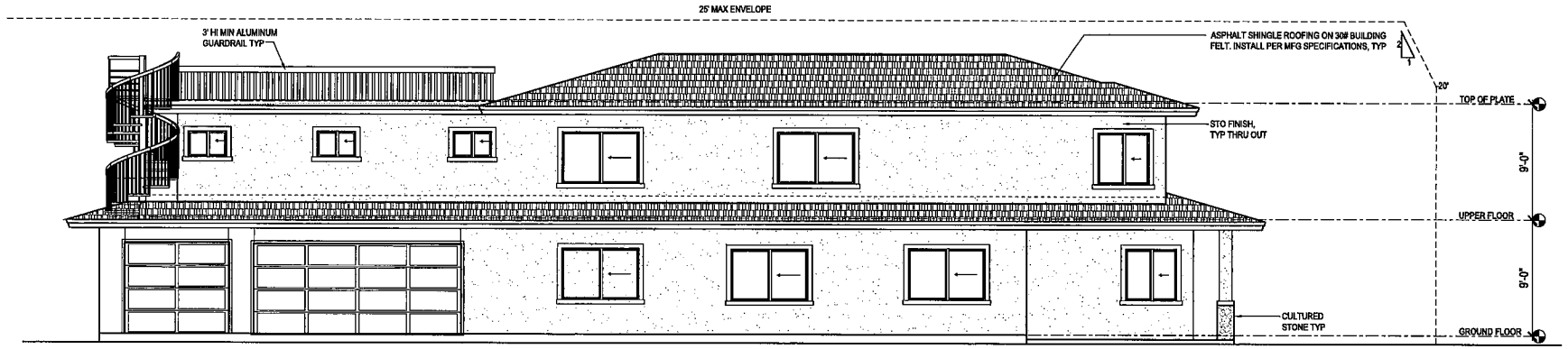
DATE	DRAWN BY
3/10/24	AC

REVISIONS

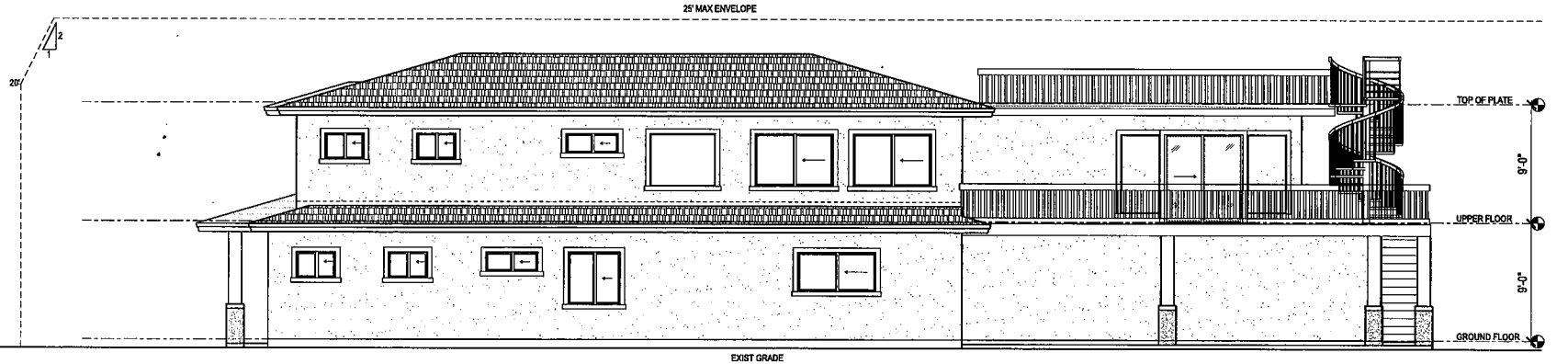
SHEET
A103
OF

PROJECT NO.
XXX

EXHIBIT C-6



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



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

ELSSER Y. ACOBA
LICENSED PROFESSIONAL ARCHITECT
No. 7775
HAWAII, U.S.A.

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EXP. 4/30/24

PROPOSED NEW TWO STORY SFD FOR:
MR. & MRS. VICTORIANO ESTOESTA
91-173A EWA BEACH ROAD
EWA BEACH, HAWAII 96706
TMK: 9-1-023:010

EXTERIOR ELEVATIONS

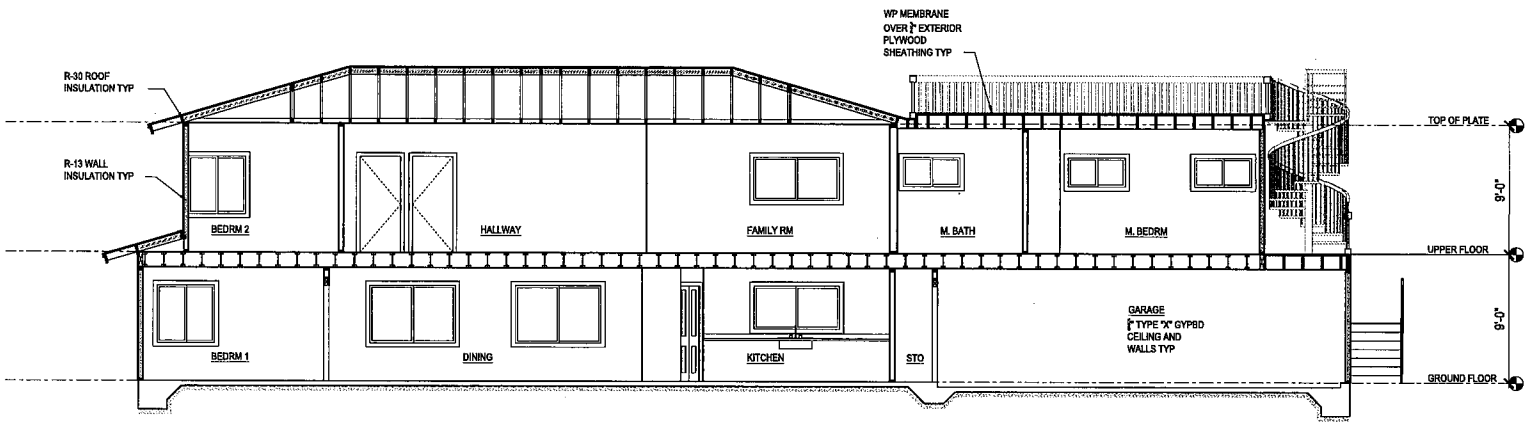
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DRAWN BY: AC

REVISIONS

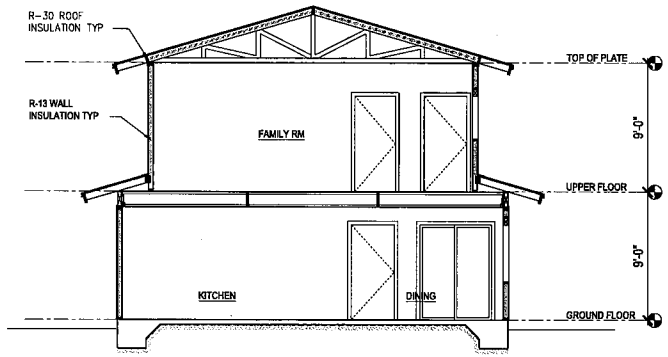
SHEET
A104
OF

PROJECT NO.
XXX

EXHIBIT C-7



A LONGITUDINAL SECTION
SCALE: 1/4" = 1'-0"



B CROSS SECTION
SCALE: 1/4" = 1'-0"

ELISSER V. ACOSTA
LICENSED PROFESSIONAL ARCHITECT
No. 7679
HAWAII, U.S.A.

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EXP: 4/30/25

PROPOSED NEW TWO STORY SFD FOR:
MR. & MRS. VICTORIANO ESTOESTA
91-173A EWA BEACH ROAD
EWA BEACH, HAWAII 96706
TMK: 9-1-023:010

BUILDING SECTIONS

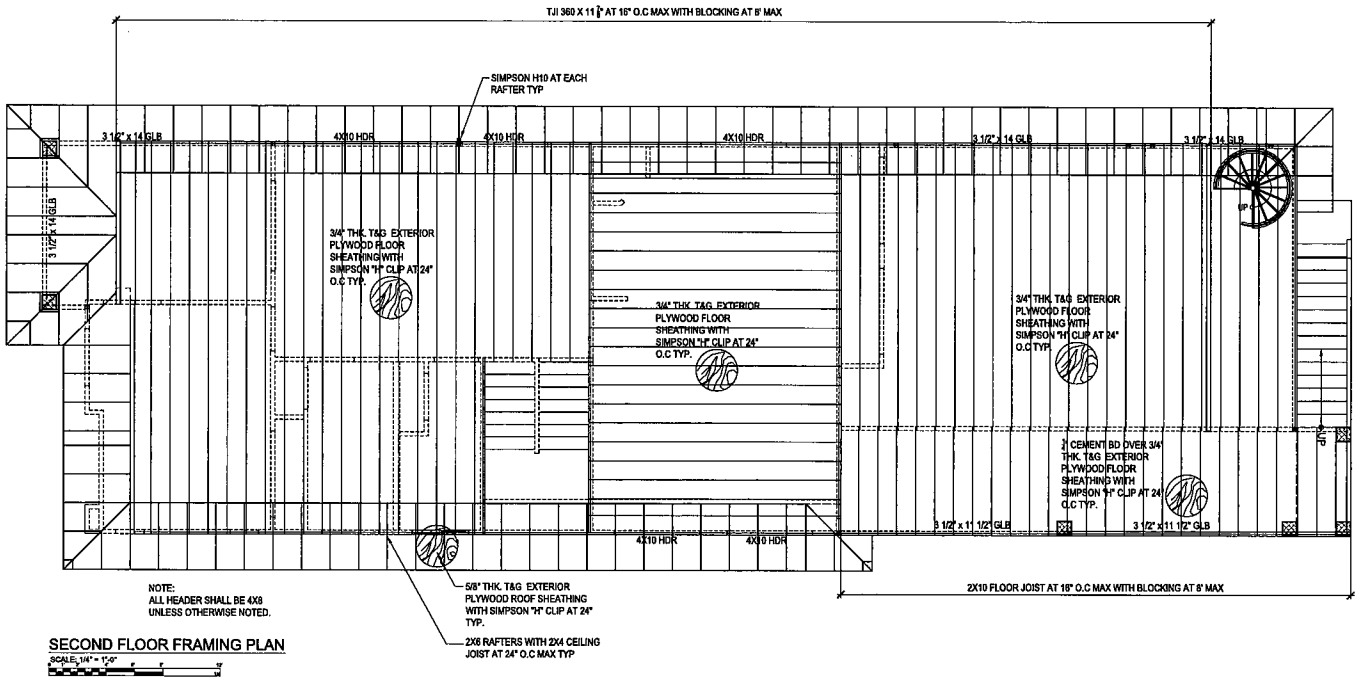
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DRAWN BY: AC

REVISIONS

SHEET: A105
OF

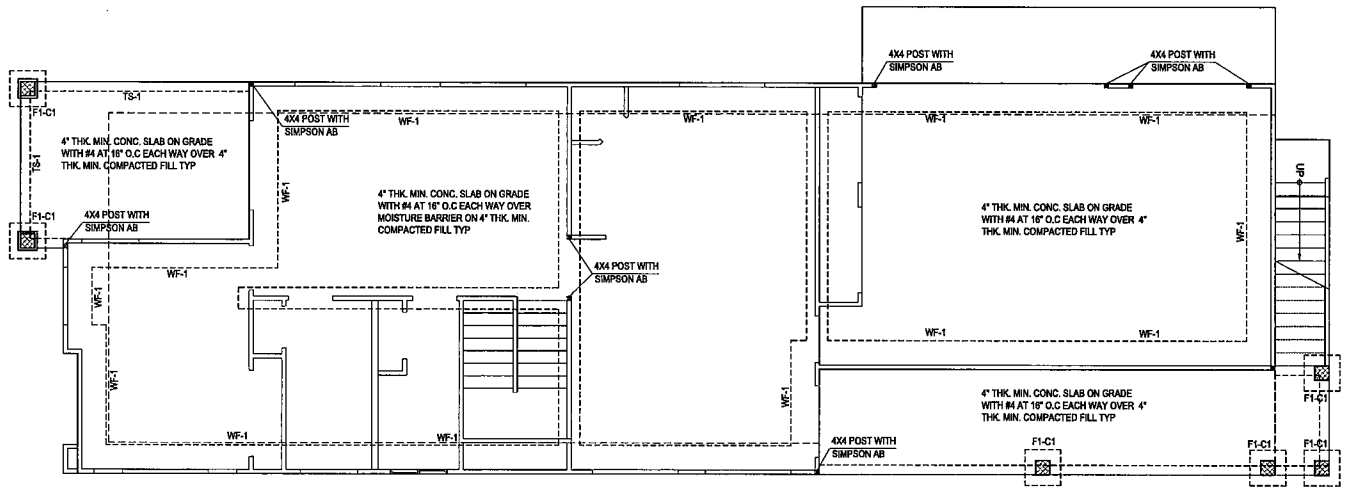
PROJECT NO.: XXX

EXHIBIT C-8



SECOND FLOOR FRAMING PLAN

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



FOUNDATION PLAN

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

TERMITE PROTECTION:
PROTECTION AGAINST DECAY AND TERMITES SHALL BE IN ACCORDANCE PER SEC R318

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ELISEO Y. AZCONA — LICENSED PROFESSIONAL ARCHITECT — No. 7078 — HAWAII, U.S.A.

EXP. 4/30/25

PROPOSED NEW TWO STORY SFD FOR:
MR. & MRS. VICTORIANO ESTOESTA
91-173A EWA BEACH ROAD
EWA BEACH, HAWAII 96706
TMK: 9-1-023:010

FOUNDATION AND FRAMING PLANS

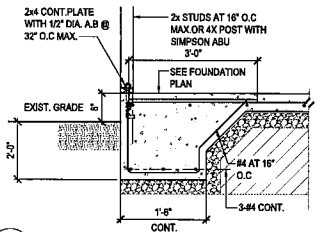
DATE 3/10/24 | DRAWN BY AC

REVISIONS

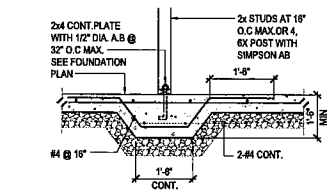
SHEET A106 OF

PROJECT NO. XXX

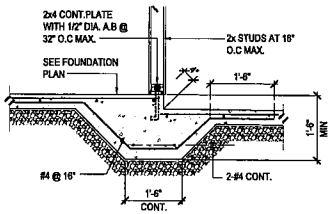
EXHIBIT C-9



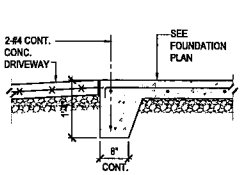
1 WF-1 DETAIL
SCALE: 3/4" = 1'-0"



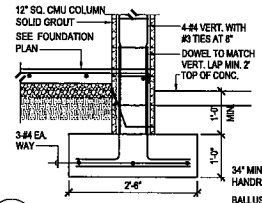
2 WF-3 DETAIL
SCALE: 3/4" = 1'-0"



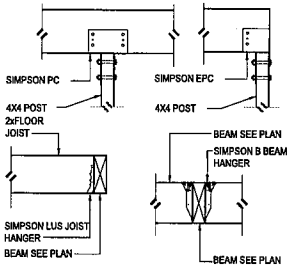
3 WF-2 DETAIL
SCALE: 3/4" = 1'-0"



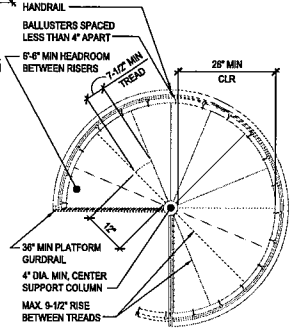
4 TS-1 DETAIL
SCALE: 3/4" = 1'-0"

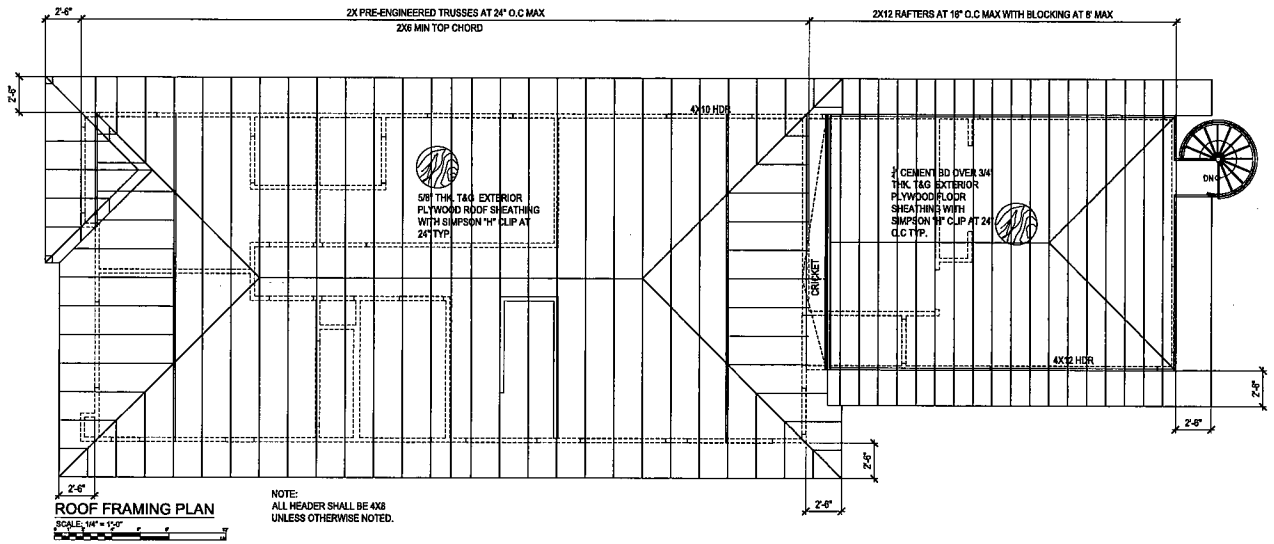


5 F1-C1 DETAIL
SCALE: 3/4" = 1'-0"



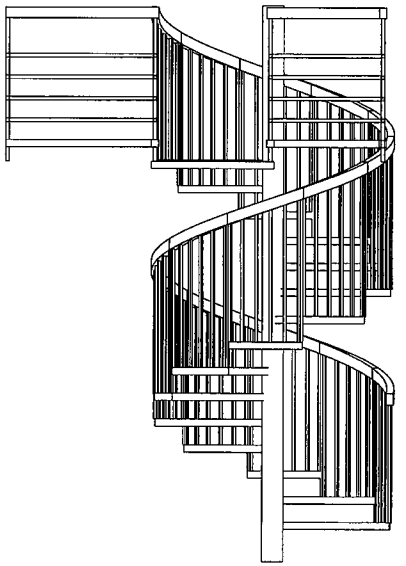
6 TIMBER BEAM CONNECTION DETAIL
SCALE: 3/4" = 1'-0"





ROOF FRAMING PLAN
SCALE: 1/4" = 1'-0"

NOTE:
ALL HEADER SHALL BE 4X8 UNLESS OTHERWISE NOTED.



7 PRE-FAB SPIRAL STAIR DETAIL
SCALE: 3/4" = 1'-0"

ELLEN Y. JACKSON
REGISTERED PROFESSIONAL ARCHITECT
No. 7578
HAWAII, U.S.A.

THIS WORK WAS PREPARED BY ME OR UNDER MY SUPERVISION. DURING CONSTRUCTION OF THIS PROJECT WILL BE UNDER MY OBSERVATION

EXP 4/30/25

PROPOSED NEW TWO STORY SFD FOR:
MR. & MRS. VICTORIANO ESTOESTA
91-173A EWA BEACH ROAD
EWA BEACH, HAWAII 96706
TMK: 9-1-023:010

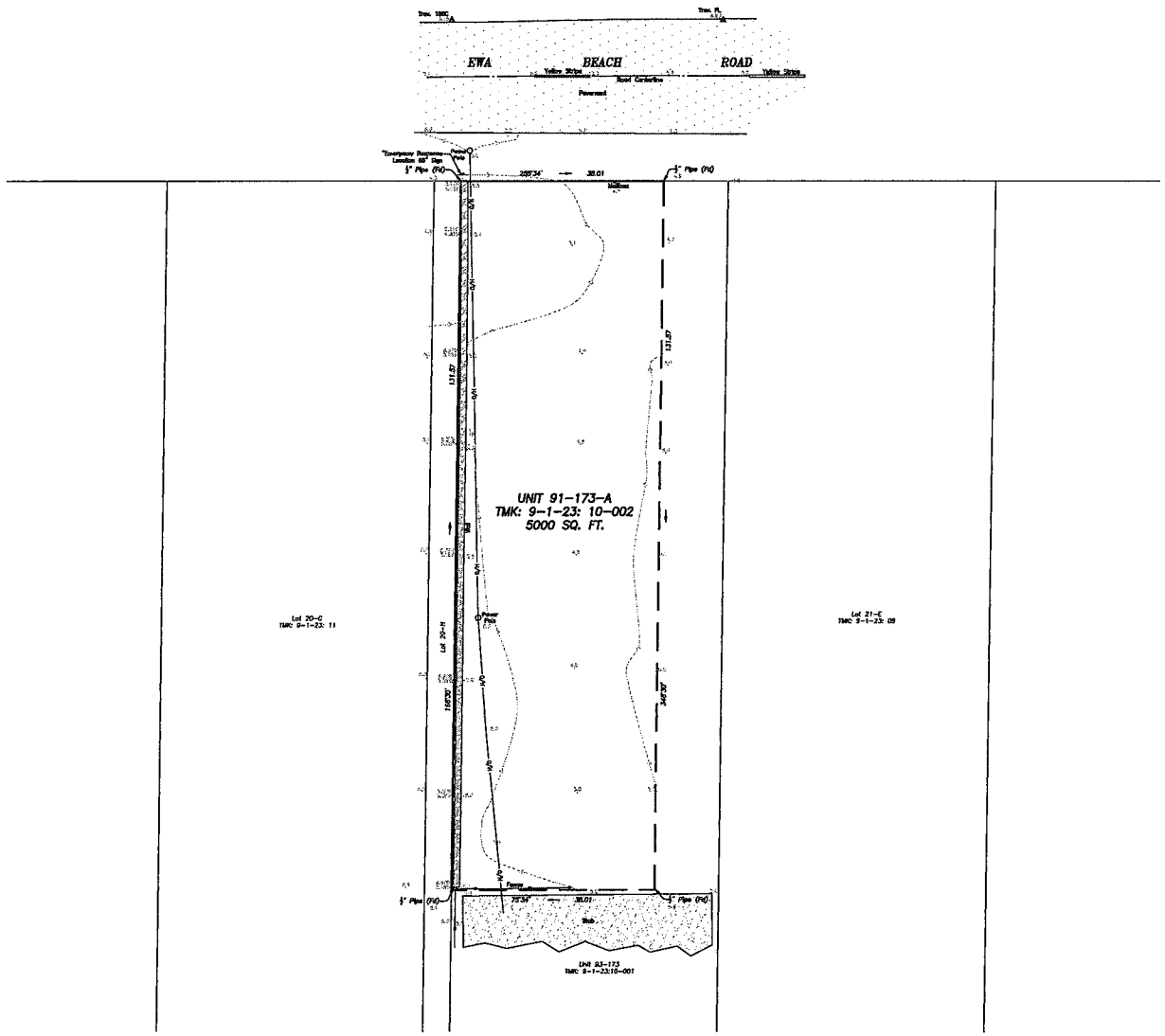
FRAMING PLAN AND DETAILS

DATE 3/10/24
DRAWN BY AC
REVISIONS

SHEET A107 OF

PROJECT NO. XXX

EXHIBIT C-10



TRUE NORTH
SCALE: 1 in. = 10 ft.

ABBREVIATIONS:

T	=	Top
B	=	Bottom
BC	=	Bottom of Curb
TC	=	Top of Curb
BDC	=	Bottom Drop Curb
TDC	=	Top Drop Curb
BW	=	Bottom of Wall
TW	=	Top of Wall
Elev.	=	Elevation
(Fd)	=	Found
Trav.	=	Traverse
D	=	Diameter
H	=	Height
S	=	Spread

LEGEND:

- Asphalt
- Brick
- Arbor Stone
- Concrete
- Concrete Masonry Unit
- Concrete Rubble Masonry
- Dirt/Grass
- Gravel
- Vinyl/Iron
- Wood
- Fire Hydrant
- Handicap Ramp
- Light Pole
- Sign
- TV — Cable T.V. Utility Box
- HECO — Hawaiian Electric Co. Utility Box
- HTC — Hawaiian Telcom Utility Box
- LC — Light Control Box
- Termite Control
- TS — Traffic Signal Box
- UB — Utility Box
- WM — Water Meter
- WV — Water Valve
- —O/H— Over Head Utility Line

NOTES:

1. Only improvements shown were located.
2. Elevations referred to National Geodetic Survey Benchmark "EWA PARK", Elevation = 6.57 feet.
3. Zoning (LUO): R-5 Residential District
4. Flood Zone: X5
5. Dashed lines do not represent legally subdivided lots, they represent either limited or common element areas.

RYAN D. MORALES
LICENSED PROFESSIONAL LAND SURVEYOR
No. 18748
HAWAII U.S.A.

This work was prepared by me or under my supervision.

Ryan Morales 04/2026
Ryan D. Morales License Exp.

TOPOGRAPHIC SURVEY MAP

UNIT 91-173-A
91-173 EWA BEACH ROAD
CONDOMINIUM PROPERTY REGIME 2425
TMK: (1)9-1-23: 10-002
ADDRESS: 91-173A Ewa Beach Road
DATE: July 29, 2024

DATE:	
DRAWN BY:	
CHECKED BY:	
SCALE: 1 INCH = 10 FEET	

NO.	REVISION

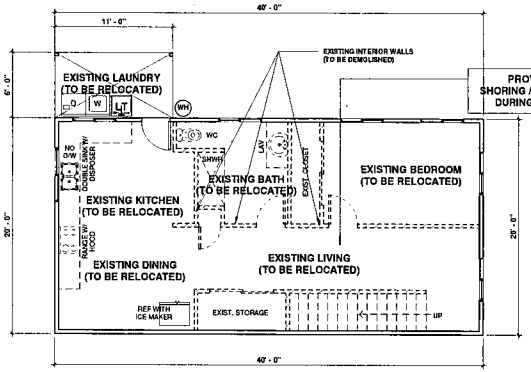
SHEET NO.:
001
OF 1 SHEETS

F.B. B/Pg.74

RM Land Survey, LLC
91-292 Makalauna Place, Ewa Beach, HI 96706
Phone: 808-391-0458

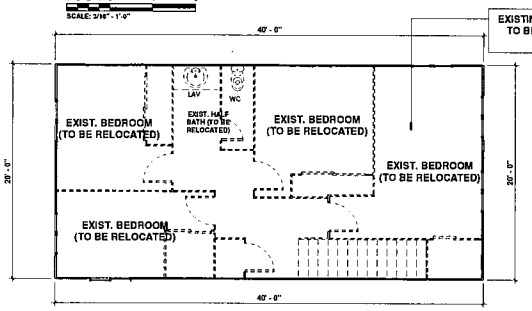
24" x 36"

EXHIBIT C-11



LOWER LEVEL (EXISTING / DEMOLITION PLAN)

SCALE: 3/16" = 1'-0"



UPPER LEVEL (EXISTING / DEMOLITION PLAN)

SCALE: 3/16" = 1'-0"

PROJECT DATA

TAX MAP KEY;	9 - 1 - 023 : 010
LOT AREA;	12,502.00 SF
BUILDABLE AREA; 50%	3,751.00 SF
MAXIMUM FLOOR AREA ALLOWED (60% F.A.R);	4,501.2 SF
ZONING (LUO);	R-5
FLOOD ZONE;	FIRM ZONE "X5"
LOT RESTRICTION;	NONE
HEIGHT LIMIT;	25 FEET
SMA	IN SMA
SHORELINE	SHORELINE SETBACK
STATE LAND USE;	URBAN DISTRICT
STREET SETBACK;	NONE

FLOOR AREA CALCULATIONS:

LOWER LEVEL;	
EXISTING LIVING AREA;	900.00 SF
NEW CARPORT; (NOT CONSIDERED AS FLOOR AREA)	380.00 SF
TOTAL;	900.00 SF
UPPER LEVEL;	
EXIST. LIVING AREA;	800.00 SF
NEW LIVING AREA;	300.00 SF
TOTAL;	1,100.00 SF
TOTAL FLOOR AREA;	1,900.00 SF

FLOOR AREA RATIO (F.A.R)

ALLOWABLE FLOOR AREA 60% of ZONING LOT AREA:	
0.70 x 7,502.00 SF	4,501.20 SF
TOTAL FLOOR AREA	1,900.00 SF
ACTUAL F.A.R	0.4221 (42.21% < 60 %)

BUILDING AREA CALCULATIONS:

EXIST. BUILDING AREA;	800.00 SF
NEW BUILDING AREA;	380.00 SF
TOTAL BUILDING AREA	1,180.00 SF (15.73% < 50%)

PARKING REQUIREMENT:

PROPOSED DWELLING
TOTAL LIVING AREA : 1,900.00 SF

PARKING REQ'D
MAIN DWELLING ---------- 2
TOTAL PARKING PROVIDED ---------- 2

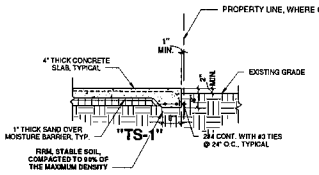
RESIDENTIAL STORM WATER MANAGEMENT NOTE:

(i) USE SITE DESIGN STRATEGIES TO REDUCE THE IMPERVIOUS SURFACE AREAS TO THE MAXIMUM EXTENT PRACTICAL. THE TOTAL IMPERVIOUS SURFACE AREA FOR THE LOT MAY NOT EXCEED 75%, PER LUO SECTION 21-3.70.1(G).

(ii) TOTAL IMPERVIOUS AREA = 52.48%

TOTAL IMPERVIOUS SURFACE

ALLOWABLE TOTAL IMPERVIOUS SURFACE AREA 75% of ZONING LOT AREA;	
0.75 x 7,502.00 SF	5,626.5 SF
TOTAL ISA;	(62.48%) 4,685.60 SF



TYP. THICKENED SLAB DETAIL (DRIVEWAY)

A001 SCALE: 1/2" = 1'-0"

PLUMBING NOTE:

1. IT IS THE RESPONSIBILITY OF THE PLUMBING CONTRATOR TO INSURE THAT ALL PLUMBING WORK IS IN COMPLIANCE WITH THE "UNIFORM PLUMBING CODE" or APPLICABLE CODES.
2. THE PLUMBING CONTRACTOR SHALL VERIFY WITH THE OWNER(S) FOR ALL FIXTURE TYPE, COLOR, SIZE and MODEL BEFORE START OF CONSTRUCTION or BEFORE ORDERING. (PLUMBING CONTRACTOR TO INSTALL ALL OWNER FURNISHED PLUMBING FIXTURES).
3. PLUMBING CONTRACTOR SHALL VERIFY EXISTING SEWER LATERAL AND CLEAN-OUT BEFORE START OF CONSTRUCTION. COORDINATE or VERIFY WITH WASTEWATER MANAGEMENT (DEPARTMENT OF PLANNING AND PERMITTING) FOR ACTUAL LOCATION.

NOTE:

CONTRACTOR TO VERIFY ACTUAL SITE CONDITIONS, DIMENSIONS and ACTUAL GRADE ELEVATIONS PRIOR TO START OF CONSTRUCTION and SHALL NOTIFY THE ARCHITECT and/or ENGINEER OF RECORD IN CASE OF DISCREPANCIES BEFORE COMMENCING WORK.

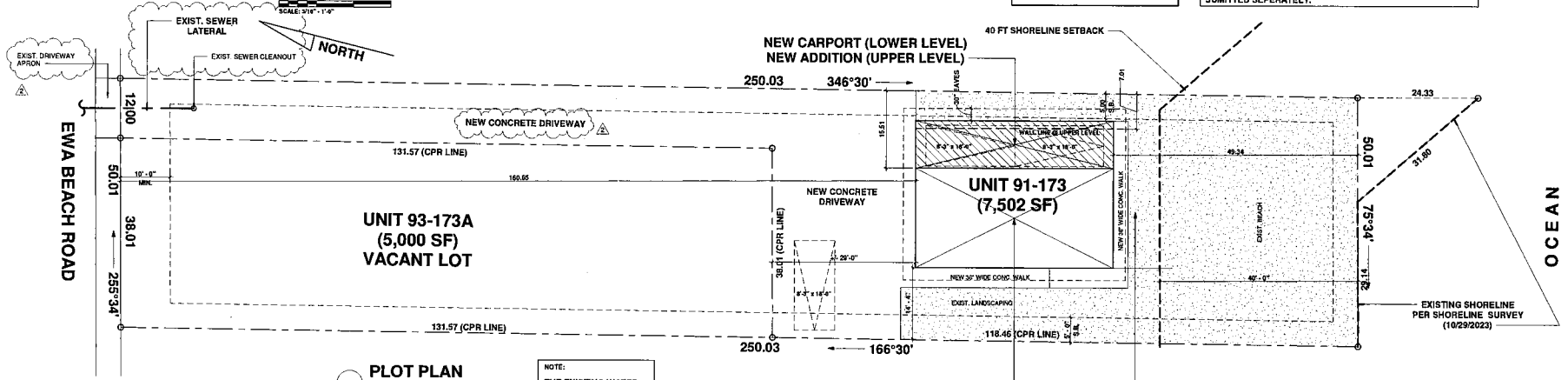
NOTE:

RETROFIT ALL EXISTING PLUMBING FIXTURES TO LOW-FLOW "

NOTE:

***CONTRACTOR/OWNER-BUILDER SHALL NOT MAKE ANY ALTERATION OR MODIFICATIONS ON THE "APPROVED JOB SITE PLANS" WITHOUT THE APPROVAL OF THE ENGINEER OF RECORD. REVISED DRAWINGS MUST BE SUBMITTED AND APPROVED BY THE DEPARTMENT OF PLANNING AND PERMITTING BEFORE CHANGES WILL BE MADE.

***DO NOT ALTER THESE PLANS. REVISIONS MUST BE SUMITTED SEPERATELY.



PLOT PLAN

SCALE: 1" = 10'-0"

NOTE:
THE EXISTING WATER METER DOES NOT SERVE ANY "LAWN IRRIGATION" and/or "AUTOMATIC FIRE SPRINKLER SYSTEM".

NVISION

REV NO.	DATE ISSUED
1	DPP COMM 5-15-2024
2	CES COMM 4-15-2024

THIS WORK WAS PREPARED BY OR UNDER MY SUPERVISION AND CONSTRUCTION OF THIS PROJECT WILL BE UNDER MY OBSERVATION. (EXP. 4/30)

ALLISON A. AGAPAY — LICENSED PROFESSIONAL ENGINEER — No. 17754 — U.S.A. HAWAII

8/7/2024 9:59:28 PM

SHEET CONTENT:
PLOT PLAN
EXISTING / DEMOLITION PLAN
PROJECT DATA
NOTES

SCALE: AS NOTED

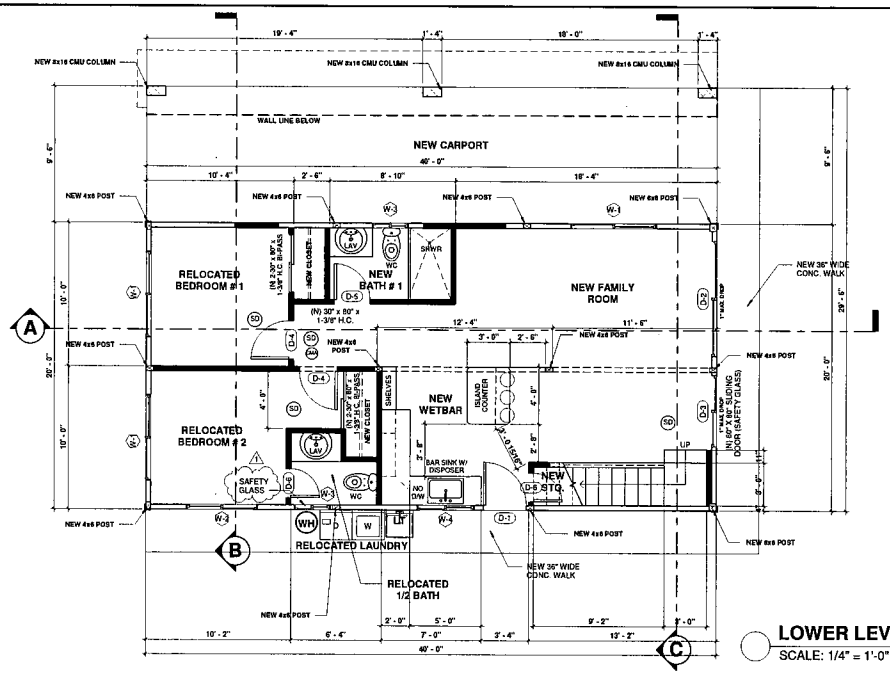
PROJECT TITLE:
NEW ADDITION & INTERIOR ALTERATION TO EXISTING SINGLE FAMILY DWELLING

OWNER:
SUZIE MAI-FRENCH
91-173 EWA BEACH ROAD, EWA BEACH, HAWAII 96706
TMK: 9 - 1 - 023 : 010

Drawn by: LMCM

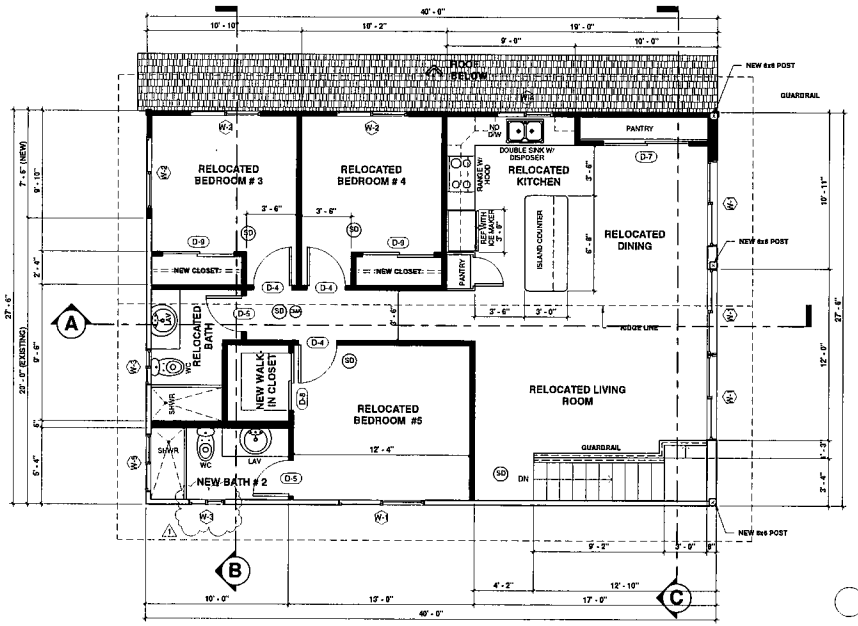
Drawing No:
A001

EXHIBIT C-12



LOWER LEVEL FLOOR PLAN

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



UPPER LEVEL FLOOR PLAN

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

(SD) U.L. APPROVED SMOKE DETECTOR, ELECTRICAL WITH BATTERY BACK-UP

* PER 2018 IRC, SECTION R314

(S) U.L. APPROVED SMOKE DETECTOR, BATTERY OPERATED

(CM) CARBON MONOXIDE ALARM PER 2018 IRC, SECTION R315

KEY TO INTERIOR ELEVATIONS (A, B, C, D)

NOTE: "DOOR & WINDOWS)
*ENTRY DOOR; RAISED PANEL, SOLID CORE (OWNER TO SELCT)
*SLIDING GLASS DOOR; CLEAR SAFETY GLASS, VINYL FRAME (OWNER TO SELECT)
*INTERIOR DOOR; RAISED PANEL, PRE-HUNG, HOLLOW CORE, PAINTED
*CLOSET DOORS (WOOD); BI-PASS, PRE-HUNG, RAISED PANEL, PRE-HUNG, HOLLOW CORE, (OWNER TO SELECT)
*CLOSET DOORS (MIRROR); BIP-PASS , PRE-HUNG, VINYL FRAME, WHITE
*LINEN/STORAGE; BI-FOLD, PRE-HUNG, HOLLOW CORE, PAINTED
*WINDOWS; *OWNER(S) TO SELECT", VINYL FRAME, CLEAR GLASS UNLESS OTHERWISE NOTED, WITH SCREENS, DOUBLE GLAZE (LOW-E).

NOTE:

*ALL NEW WORK SHALL COMPLY WITH THE OVERNING NEIGHBORHOOD or COMMUNITY ASSOCIATION MINIMUM DESIGN REQUIREMENTS and GUIDELINES.
**THE OWNER and/or CONTRACTOR MUST SUBMIT PLANS FOR REVIEW and APPROVAL BEFORE START OF CONSTRUCTION.
***ALL EXTERIOR FINISH, MATERIALS, ROOFING MATERIAL & COLOR and POST-COLUMN FINISH SHALL MATCH EXISTING.

SECTION R314 / SMOKE ALARMS

THE ALARM DEVICES SHALL BE INTERCONNECTED IN A MANNER THAT THE ACTUATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS IN THE INDIVIDUAL UNIT. THE ALARMS SHALL BE CLEARLY AUDIBLE IN ALL BEDROOMS OVER BACKGROUND NOISE WITH ALL INTERVENING DOORS CLOSED.

NOTE: INTERIOR FINISH

1. PROVIDE PRE-FINISH ADJUSTABLE SHELVING (5 EACH) AT ALL LINEN CLOSET AND STORAGE.
2. PROVIDE SHELVING AND ROD AT ALL BEDROOM CLOSET AND WALK-IN CLOSET, PAINTED.
3. PROVIDE PRE-FINISH ADJUSTABLE SHELVING (5 EACH) AT PANTRY.
4. INSTALL PRE-FINISH DOOR CASINGS AT ALL INTERIOR SWING DOORS.

ELECTRICAL NOTES:

1. THE DIAGRAM OF ELECTRICAL SYSTEM SHOWN ON PLANS ARE SCHEMATIC DRAWINGS ONLY. IT IS THE RESPONSIBILITY OF THE ELECTRICAL CONTRACTOR TO INSURE THAT ALL ELECTRICAL WORKS IS IN COMPLIANCE WITH THE "UNIFORM ELECTRICAL CODES" OR APPLICABLE CODE.
2. THE ELECTRICAL CONTRACTOR SHALL VERIFY AND COORDINATE WITH THE OWNER(S) FOR LIGHT FIXTURE TYPE, SWITCH & OUTLET COVERS BEFORE START OF CONSTRUCTION.
3. THE ELECTRICAL CONTRACTORS SHALL VERIFY WITH THE OWNER(S) FOR ACTUAL LOCATION OF TELEPHONE AND CABLE T.V. OUTLETS, SWITCHES AND SPECIAL OUTLETS BEFORE START OF CONSTRUCTION.
4. THE ELECTRICAL CONTRACTOR SHALL COORDINATE WITH HAWAIIAN ELECTRIC COMPANY "HECO" FOR SERVICE METER AND LOAD REQUIREMENTS. LOAD CALCULATIONS & PLAN SUBMITTALS IF REQUIRED BY "HECO" SHALL BE THE RESPONSIBILITY OF THE ELECTRICAL CONTRACTOR.

NOTE:

RETROFIT ALL EXISTING PLUMBING FIXTURES TO LOW-FLOW "

NOTE:

EMERGENCY EGRESS FOR EACH BEDROOMS SHALL BE 5.7 S.F MIN. NET CLEAR SQUARE OPEN, 44" MAXIMUM SILL HEIGHT TO FINISH FLOOR, 20" MINIMUM WIDTH, 24" MINIMUM HEIGHT.

NVISION

THIS WORK WAS PREPARED BY OR UNDER MY SUPERVISION AND CONSTRUCTION OF THIS PROJECT WILL BE UNDER MY OBSERVATION.

ALDEN A. AGAPAY, LICENSED PROFESSIONAL ENGINEER, No. 12758, HAWAII

8/7/2024 9:59:30 PM

SHEET CONTENT: FLOOR PLAN NOTES

SCALE: AS NOTED

PROJECT TITLE: NEW ADDITION & INTERIOR ALTERATION TO EXISTING SINGLE FAMILY DWELLING

OWNER: SUZIE MAI-FRENCH

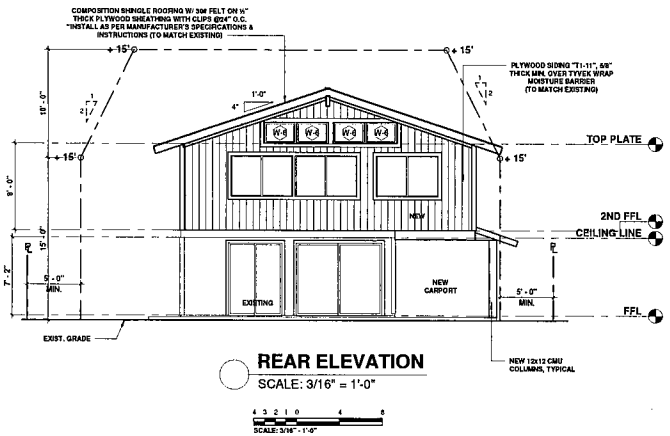
91-173 EWA BEACH ROAD, EWA BEACH, HAWAII 96706

TMK: 9 : 1 : 023 : 010

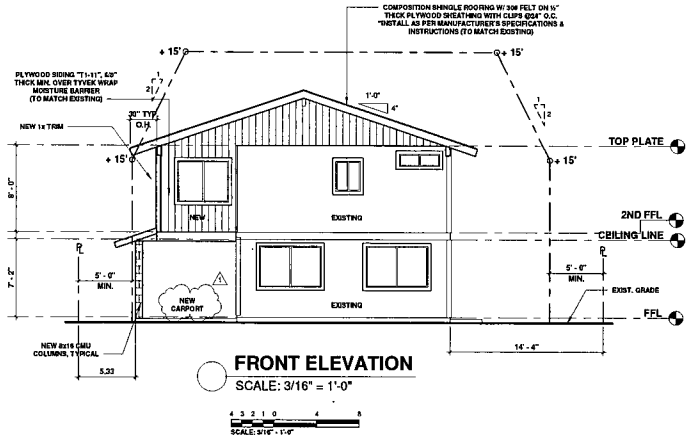
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Drawing No: A002

EXHIBIT C-13

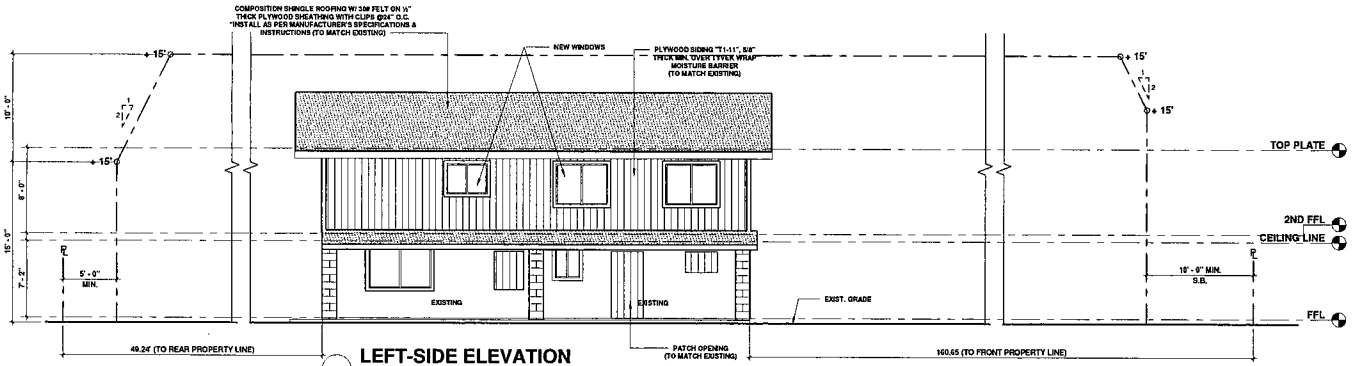


REAR ELEVATION
SCALE: 3/16" = 1'-0"

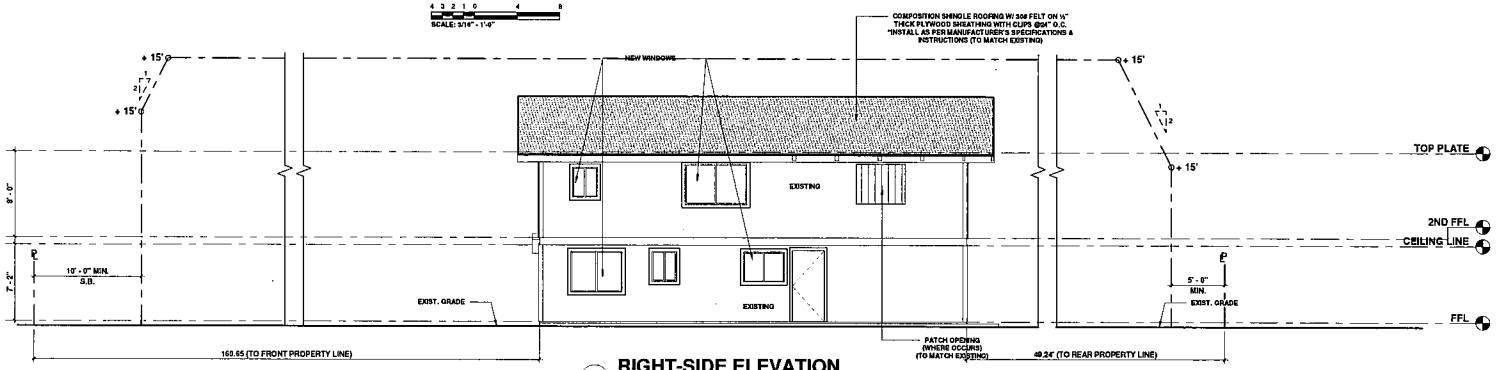


FRONT ELEVATION
SCALE: 3/16" = 1'-0"

NOTE: "DOOR & WINDOWS)
*ENTRY DOOR; RAISED PANEL, SOLID CORE (OWNER TO SELECT)
*SLIDING GLASS DOOR; CLEAR SAFETY GLASS, VINYL FRAME (OWNER TO SELECT)
*INTERIOR DOOR; RAISED PANEL, PRE-HUNG, HOLLOW CORE, PAINTED
*CLOSET DOORS (WOOD); BI-PASS, PRE-HUNG, RAISED PANEL, PRE-HUNG, HOLLOW CORE, (OWNER TO SELECT)
*CLOSET DOORS (MIRROR); BIP-PASS , PRE-HUNG, VINYL FRAME, WHITE
*LINEN/STORAGE: BI-FOLD, PRE-HUNG, HOLLOW CORE, PAINTED
*WINDOWS; *OWNER(S) TO SELECT", VINYL FRAME, CLEAR GLASS UNLESS OTHERWISE NOTED, WITH SCREENS, DOUBLE GLAZE (LOW-E).



LEFT-SIDE ELEVATION
SCALE: 3/16" = 1'-0"



RIGHT-SIDE ELEVATION
SCALE: 3/16" = 1'-0"

NVISION

REV NO.	DATE ISSUED
1	DPP COMM 5-15-2024

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ALLISON A. AGAPAY * LICENSED PROFESSIONAL ENGINEER * NO. 17705 * HAWAII, U.S.A.

8/7/2024 9:59:31 PM

SHEET CONTENT:
EXTERIOR ELEVATIONS NOTES

SCALE: AS NOTED

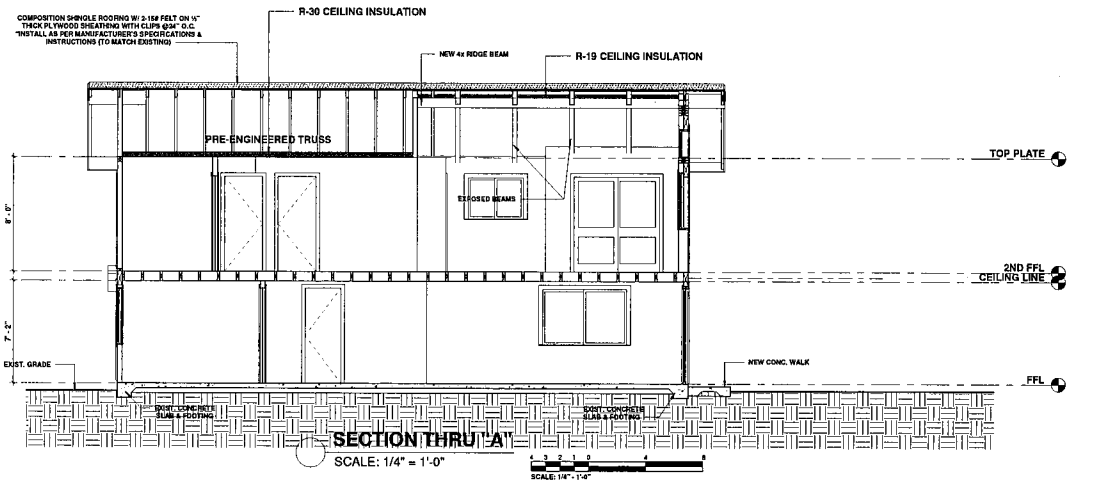
PROJECT TITLE:
NEW ADDITION & INTERIOR ALTERATION TO EXISTING SINGLE FAMILY DWELLING

OWNER:
SUZIE MAI-FRENCH
91-173 EWA BEACH ROAD, EWA BEACH, HAWAII 96706
TMK: 9 - 1 - 023 : 010

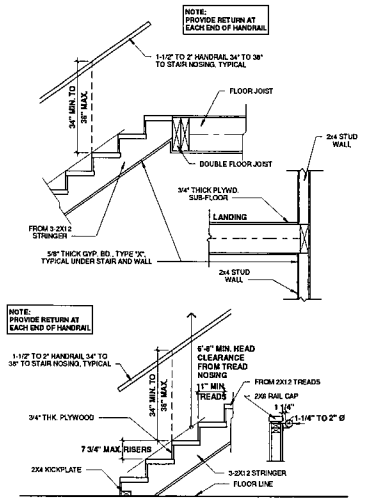
Drawn by: NVISION

Drawing No:
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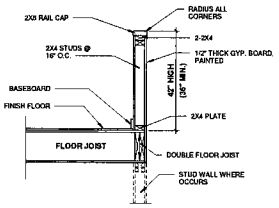
EXHIBIT C-14



SECTION THRU "A"
SCALE: 1/4" = 1'-0"

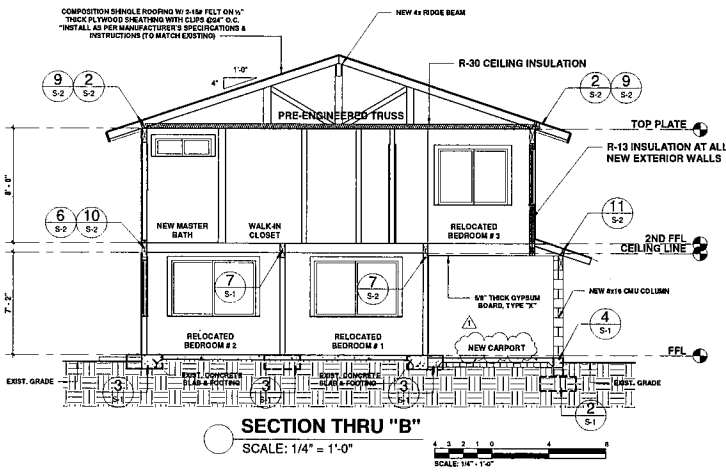


A A004 TYPICAL INTERIOR STAIR DETAIL
SCALE: 1/2" = 1'-0"

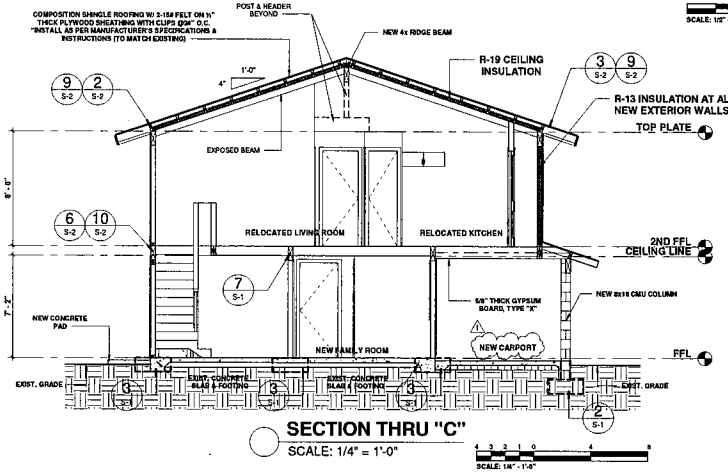


B A004 TYP. GUARDRAIL DETAIL
SCALE: 1/2" = 1'-0"

4 3 2 1 0 4
SCALE: 1/2" - 1'-0"



SECTION THRU "B"
SCALE: 1/4" = 1'-0"



SECTION THRU "C"
SCALE: 1/4" = 1'-0"

NVISION
TEL NO. (808) 679-9703
EMAIL: hollandnelson@hawaiiantel.com

REV NO.	DATE ISSUED
1	DPP COMM 5-10-2024

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JOHN A. AGAPAY — LICENSED PROFESSIONAL ENGINEER — No. 12775-C — U.S.A. HAWAII

8/7/2024 9:59:33 PM

SHEET CONTENT:
BUILDING SECTION
TYPICAL STAIRS DETAILS

SCALE: AS NOTED

PROJECT TITLE:
NEW ADDITION & INTERIOR ALTERATION TO EXISTING SINGLE FAMILY DWELLING

OWNER:
SUZIE MAI-FRENCH
91-173 EWA BEACH ROAD, EWA BEACH, HAWAII 96706
TMK: 9 - 1 - 023 : 010

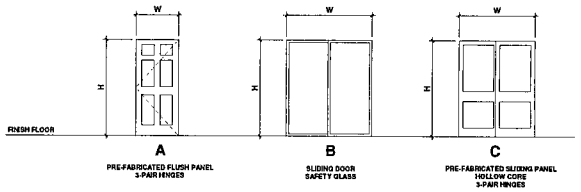
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Drawing No:
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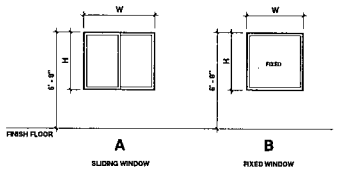
EXHIBIT C-15

DOOR SCHEDULE				
MARK	TYPE MARK	SIZE (W X H X T)	FRAME/DOOR MATERIAL	REMARKS
D-1	A	36" x 80" x 1-3/4"	WOOD, SOLID CORE	PRE-HUNG, 3-PAIR HINGES
D-2	B	96" x 80"	VINYL	SAFETY GLASS
D-3	B	60" x 80"	VINYL	SAFETY GLASS
D-4	A	32" x 80" x 1-3/8"	WOOD, HOLLOW CORE	PRE-HUNG, 3-PAIR HINGES
D-5	A	30" x 80" x 1-3/8"	WOOD, HOLLOW CORE	PRE-HUNG, 3-PAIR HINGES
D-6	A	24" x 80" x 1-3/8"	WOOD, HOLLOW CORE	PRE-HUNG, 3-PAIR HINGES
D-7	C	72" x 80" x 1-3/8"	WOOD, HOLLOW CORE	PRE-HUNG, BI-PASS, OVERHEAD METAL TRACK
D-8	C	48" x 80" x 1-3/8"	WOOD, HOLLOW CORE	PRE-HUNG, BI-PASS, OVERHEAD METAL TRACK
D-9	C	60" x 80" x 1-3/8"	WOOD, HOLLOW CORE	PRE-HUNG, BI-PASS, OVERHEAD METAL TRACK

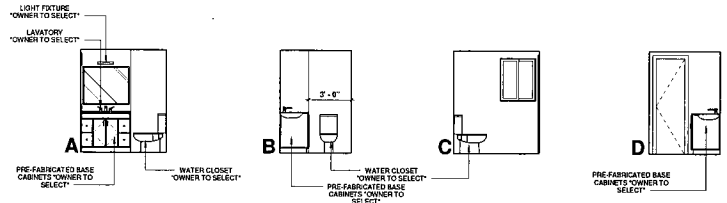
WINDOW SCHEDULE					
MARK	TYPE MARK	SIZE (W x H)	GLAZING	FRAME/MATERIAL	REMARKS
W-1	A	72" x 48"	SLIDING, CLEAR	VINYL	44" MAX. BOTTOM OF WINDOW OPENING TO FINISH FLOOR (BEDROOMS ONLY)
W-2	A	60" x 48"	SLIDING, CLEAR	VINYL	44" MAX. BOTTOM OF WINDOW OPENING TO FINISH FLOOR (BEDROOMS ONLY)
W-3	A	30" x 36"	SLIDING, CLEAR	VINYL	OBSCURE GLASS
W-4	A	48" x 36"	SLIDING, CLEAR	VINYL	
W-5	A	48" x 16"	SLIDING, CLEAR	VINYL	OBSCURE GLASS
W-6	98	36" x 24"	FIXED, CLEAR	VINYL	



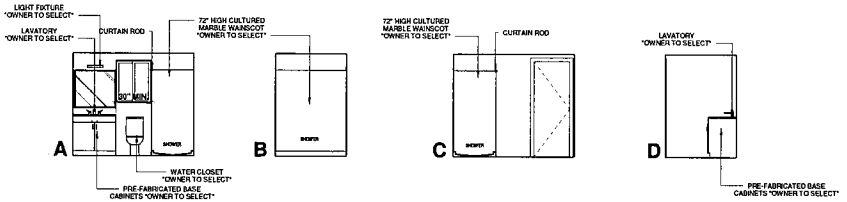
DOOR TYPES
SCALE: 1/4" = 1'-0"



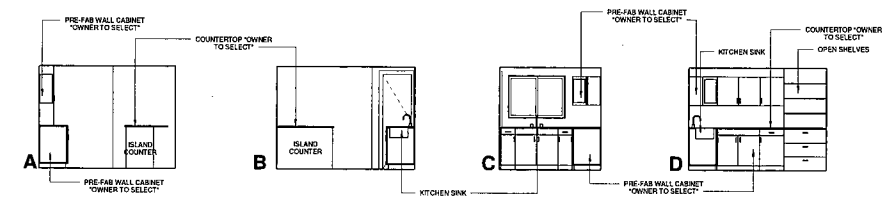
WINDOW TYPES
SCALE: 1/4" = 1'-0"



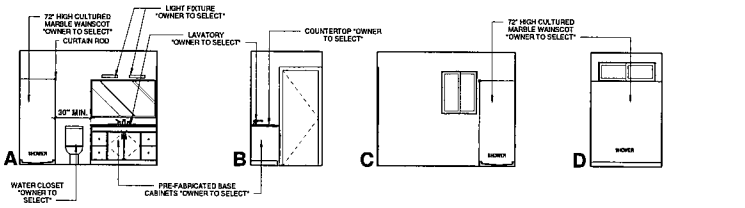
RELOCATED HALF BATH
SCALE: 1/4" = 1'-0"



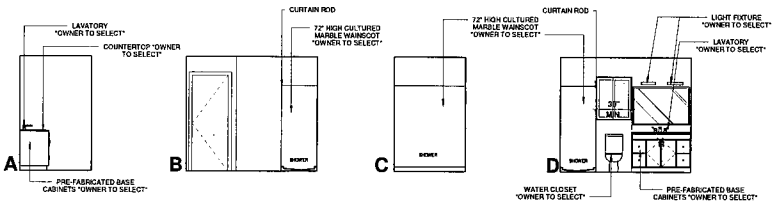
NEW BATH # 1
SCALE: 1/4" = 1'-0"



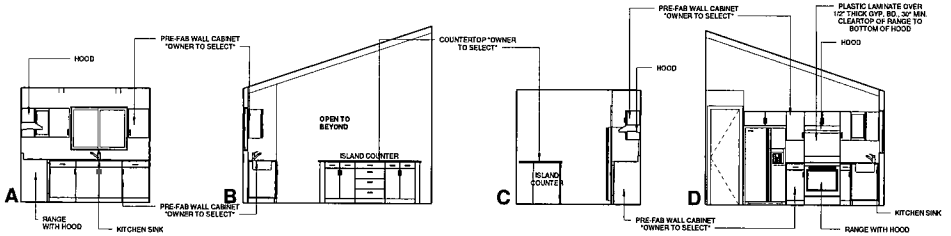
NEW WET BAR
SCALE: 1/4" = 1'-0"



NEW BATH # 2
SCALE: 1/4" = 1'-0"



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



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

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

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ALISON A. AGAPAY * LICENSED PROFESSIONAL ENGINEER * No. 23775 * HAWAII *

8/7/2024 9:59:35 PM

SHEET CONTENT:
INTERIOR ELEVATIONS
DOOR & WINDOW SCHEDULE
DOOR AND WINDOW TYPES

SCALE: AS NOTED

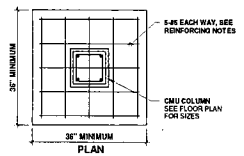
PROJECT TITLE:
NEW ADDITION & INTERIOR ALTERATION TO EXISTING SINGLE FAMILY DWELLING

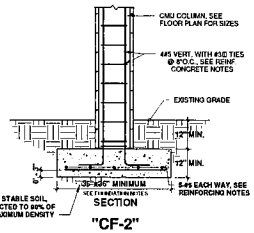
OWNER:
SUZIE MAI-FRENCH
91-173 EWA BEACH ROAD, EWA BEACH, HAWAII 96706
TMK: 9 - 1 - 023 : 010

Drawn by: NVISION

Drawing No:
A005

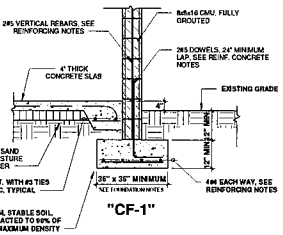
EXHIBIT C-16



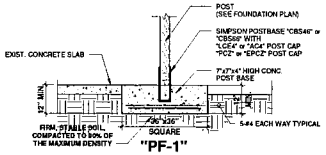


1 S001 **TYP. COLUMN/FOOTING DETAIL**
SCALE: 1/2" = 1'-0"

4 3 2 1 0 4
SCALE: 1/2" - 1'-0"

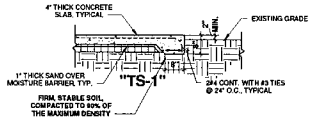


2 S001 **COLUMN FOOTING DETAIL**
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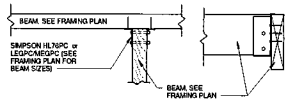
3 S001 **TYP. POST FOOTING DETAIL**
SCALE: 1/2" = 1'-0"

4 3 2 1 0 4
SCALE: 1/2" - 1'-0"

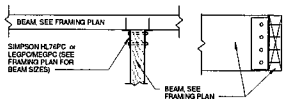


4 S001 **THICKENED SLAB DETAIL**
SCALE: 1/2" = 1'-0"

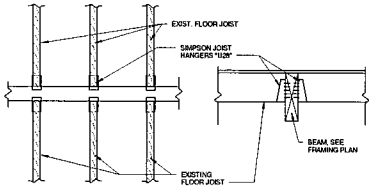
NOTES:
ALL ANCHORS and HOLDOWNS MUST BE ALIGNED and SPACED AS SHOWN



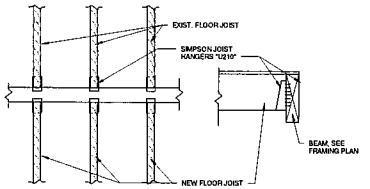
5 S001 **BEAM TO BEAM CONNECTOR**
SCALE: 3/4" = 1'-0"



6 S001 **BEAM TO BEAM CONNECTOR**
SCALE: 3/4" = 1'-0"

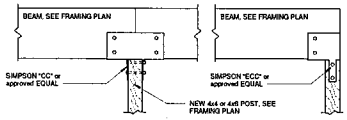


7 S001 **BEAM TO JOIST HANGER**
SCALE: 3/4" = 1'-0"



8 S001 **BEAM TO JOIST HANGER**
SCALE: 3/4" = 1'-0"

2 1 0 2
SCALE: 3/4" - 1'-0"



9 S001 **POST-BEAM CONNECTOR**
SCALE: 3/4" = 1'-0"

2 1 0 2
SCALE: 3/4" - 1'-0"

NOTE:
CONTRACTOR TO VERIFY ACTUAL SITE CONDITIONS, DIMENSIONS and ACTUAL GRADE ELEVATIONS PRIOR TO START OF CONSTRUCTION and SHALL NOTIFY THE ARCHITECT and/or ENGINEER OF RECORD IN CASE OF DISCREPANCIES BEFORE COMMENCING WORK.

FOOTING NOTES:

1. ALL FOOTINGS TO REST ON FIRM, STABLE SOIL. SOFT SPOTS ON FOOTINGS EXCAVATION SHALL BE REMOVED and REPLACED WITH COMPACTED FILL.
2. THE GROUND BELOW FOOTING EXCAVATION SHALL BE COMPACTED TO 90% OF THE MAXIMUM DENSITY.

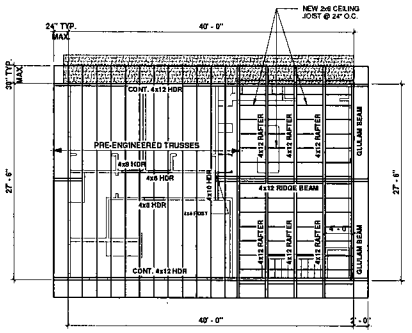
NOTE:
PROVIDE TERMITE PROTECTION PER 2018 IRC, R318, see GENERAL NOTES, SHEET A-1

NOTE:
All framing lumber and plywood sheathing shall be treated against termite and rot per 2018 IRC, R319 as amended.

EXTERIOR SLABS:
NEW 4" THK. CONCRETE SLAB WITH 6X6 X 10/10 W.W.M. ON 4" THICK COMPACTED BASECOURSE. PROVIDE CONSTRUCTION JOINT AT 10'-0" ON CENTER AT ALL SIDEWALK AND DRIVEWAYS.

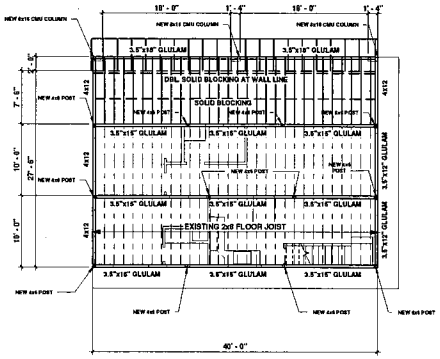
INTERIOR SLAB:
NEW 4" THK. CONCRETE SLAB WITH 6X6 X 10/10 W.W.M. ON 4" THICK COMPACTED BASECOURSE. PROVIDE 1" THICK SAND OVER MOISTURE BARRIER.

DOUBLE OR MULTIPLE BEAMS
PROVIDE 1/2Ø THRU-BOLTS@ 24" ON CENTER, STAGERRED



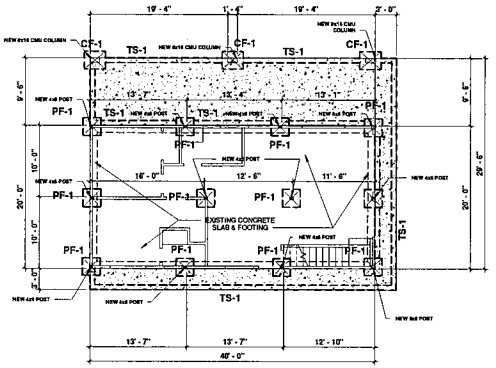
ROOF FRAMING PLAN
SCALE: 1/8" = 1'-0"

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



FLOOR & ROOF FRAMING PLAN
SCALE: 1/8" = 1'-0"

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



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

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

N VISION

REV NO.	DATE ISSUED

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ALLISON A. AGAPAY — LICENSED PROFESSIONAL ENGINEER — No. 17705 — HAWAII, U.S.A.

8/7/2024 9:59:36 PM

SHEET CONTENT:
FOUNDATION PLAN
FLOOR FRAMING PLAN
ROOF FRAMING PLAN
TYPICAL FOUNDATION DETAILS
NOTES

SCALE: AS NOTED

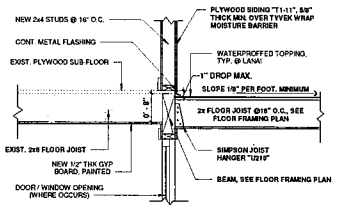
PROJECT TITLE:
NEW ADDITION & INTERIOR ALTERATION TO EXISTING SINGLE FAMILY DWELLING

OWNER:
SUZIE MAI-FRENCH
91-173 EWA BEACH ROAD, EWA BEACH, HAWAII 96706
TMK: 9 - 1 - 123 : 010

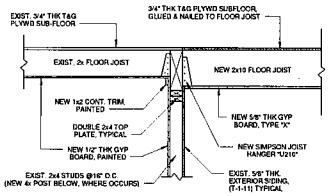
Drawn by: LMCM

Drawing No:
S001

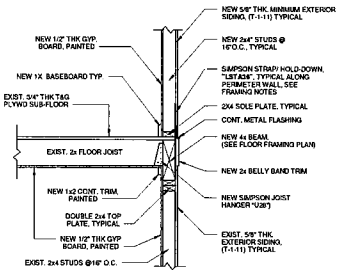
EXHIBIT C-17



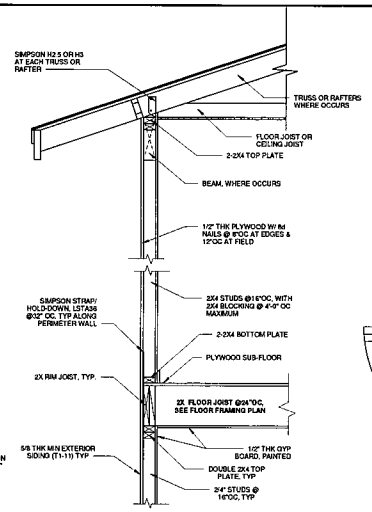
4 S002 **TYPICAL FRAMING DETAIL**
SCALE: 3/4" = 1'-0"



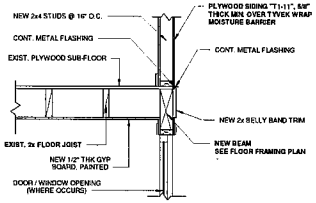
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SCALE: 3/4" = 1'-0"



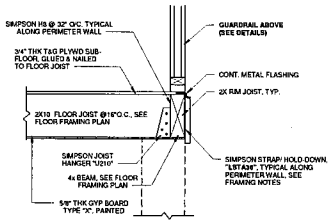
10 S002 **TYPICAL FRAMING DETAIL**
SCALE: 3/4" = 1'-0"



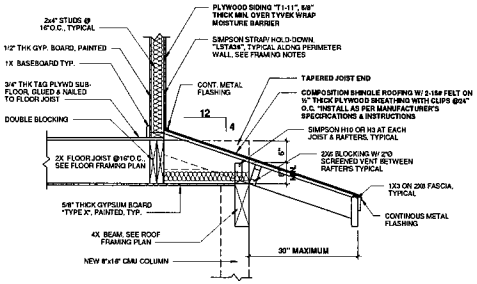
12 S002 **SHEAR WALL & ANCHOR DETAIL**
SCALE: 3/4" = 1'-0"
2 1 0 2
SCALE: 3/4" - 1'-0"



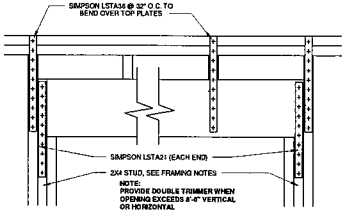
5 S002 **TYPICAL FRAMING DETAIL**
SCALE: 3/4" = 1'-0"



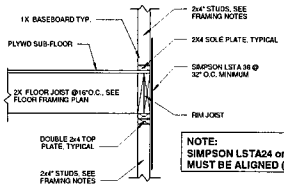
8 S002 **TYPICAL FRAMING DETAIL**
SCALE: 3/4" = 1'-0"



11 S002 **TYPICAL FRAMING DETAIL**
SCALE: 3/4" = 1'-0"

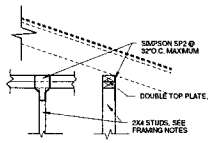


13 S002 **HEADER STUD CONNECTOR**
SCALE: 1" = 1'-0"
2 1 0 2
SCALE: 1" - 1'-0"



NOTE:
SIMPSON LSTA24 or LSTA & SP2 MUST BE ALIGNED (@32" O.C. MIN.)

6 S002 **STUD-FLOOR JOIST STUD**
SCALE: 3/4" = 1'-0"

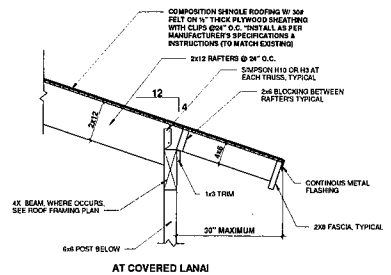


9 S002 **TYP. STUD PLATE TIES**
SCALE: 3/4" = 1'-0"
2 1 0 2
SCALE: 3/4" - 1'-0"

NOTE:
All framing lumber and plywood sheathing shall be treated against termite and rot per 2018 IRC, R319 as amended.

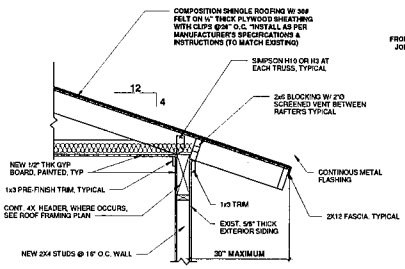
NOTE:
PROVIDE TERMITE PROTECTION PER 2018 IRC, R318, see GENERAL NOTES, SHEET A-1

NOTES:
ALL ANCHORS and HOLDOWNS MUST BE ALIGNED and SPACED AS SHOWN

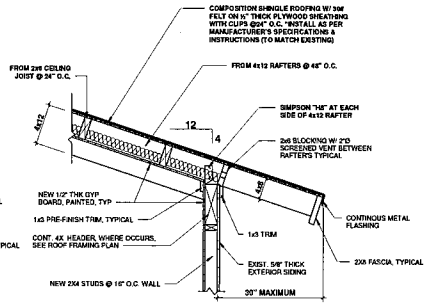


AT COVERED LANAI

1 S002 **TYPICAL FRAMING DETAIL**
SCALE: 3/4" = 1'-0"



2 S002 **TYPICAL FRAMING DETAIL**
SCALE: 3/4" = 1'-0"



3 S002 **TYPICAL FRAMING DETAIL**
SCALE: 3/4" = 1'-0"
2 1 0 2
SCALE: 3/4" - 1'-0"

FOOTING NOTES:

1. ALL FOOTINGS TO REST ON FIRM, STABLE SOIL. SOFT SPOTS ON FOOTINGS EXCAVATION SHALL BE REMOVED and REPLACED WITH COMPACTED FILL.
2. THE GROUND BELOW FOOTING EXCAVATION SHALL BE COMPACTED TO 90% OF THE MAXIMUM DENSITY.

NOTE:

CONTRACTOR TO VERIFY ACTUAL SITE CONDITIONS, DIMENSIONS and ACTUAL GRADE ELEVATIONS PRIOR TO START OF CONSTRUCTION and SHALL NOTIFY THE ARCHITECT and/or ENGINEER OF RECORD IN CASE OF DISCREPANCIES BEFORE COMMENCING WORK.

NVISION
TEL NO: (808) 479-9933
EMAIL: lucky.mai.sc.us@hawaiiantel.net

REV NO.	DATE ISSUED
△	
△	
△	
△	

THIS WORK WAS PREPARED BY OR UNDER MY SUPERVISION AND CONSTRUCTION OF THIS PROJECT WILL BE UNDER MY OBSERVATION. (EXP. 4-30-26)

JASON A. AGAPAY * LICENSED PROFESSIONAL ENGINEER * No. 12775-S * HAWAII, U.S.A. *

8/7/2024 9:59:37 PM

SHEET CONTENT:
TYPICAL FRAMING DETAILS NOTES

SCALE: AS NOTED

PROJECT TITLE:
NEW ADDITION & INTERIOR ALTERATION TO EXISTING SINGLE FAMILY DWELLING

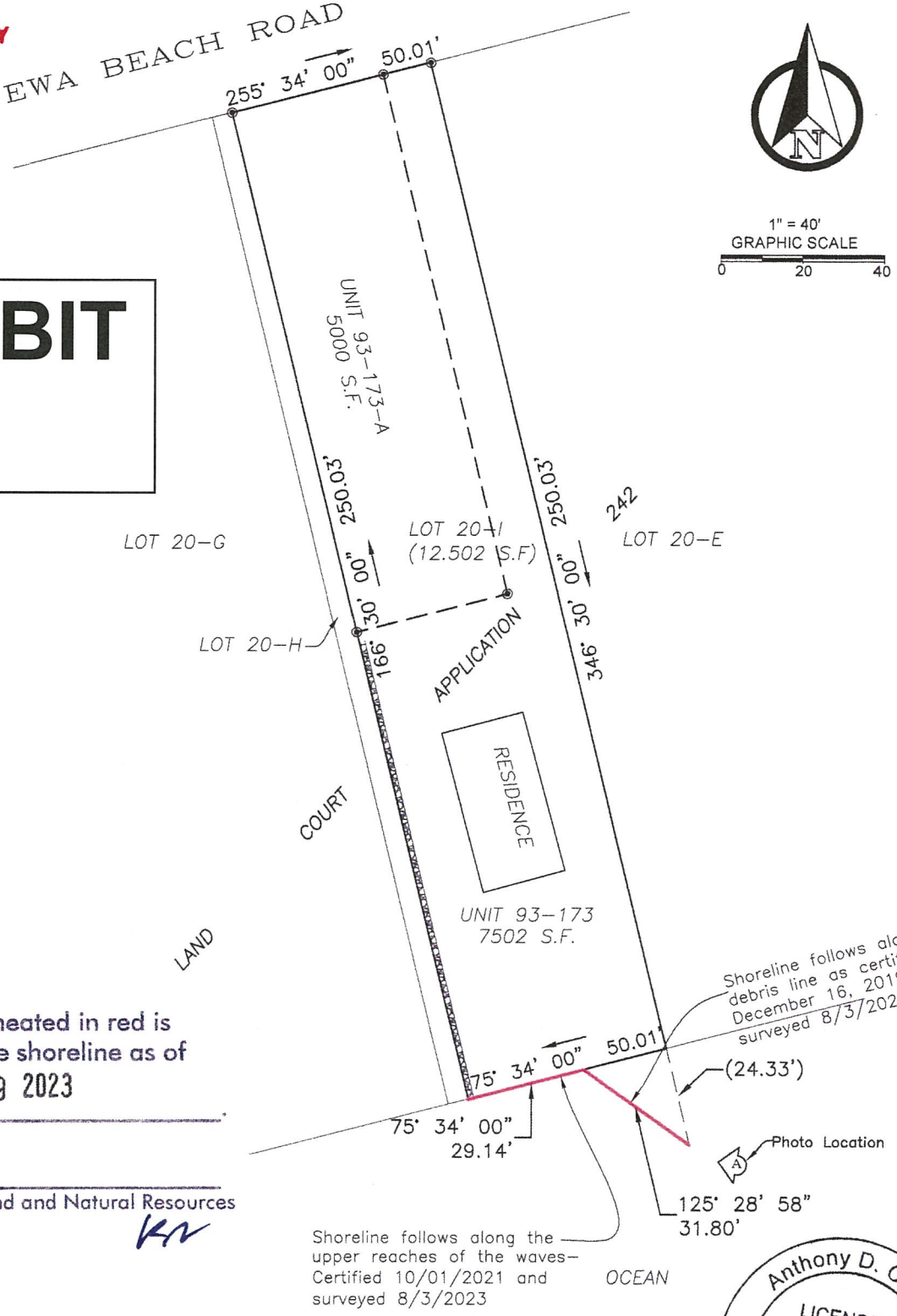
OWNER:
SUZIE MAI-FRENCH
91-173 EWA BEACH ROAD, EWA BEACH, HAWAII
TMK: 9 - 1 - 023 : 010

Drawn by: LMCM

Drawing No:
S002

SURVEY OFFICE COPY

EXHIBIT D



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

OCT 29 2023

Chairperson, Board of Land and Natural Resources

Anthony D. Crook
LICENSED PROFESSIONAL LAND SURVEYOR
No. 12094
HAWAII U.S.A.

SHORELINE MAP

UNIT 97-173
"91-173 EWA BEACH ROAD"
CONDOMINIUM MAP NO. 2424
BEING A PORTION OF LOT 20-I
LAND COURT APPLICATION NUMBER 242, MAP 10

AT PUULOA, EWA, OAHU, HAWAII

Address:
91-173 Ewa Beach Road
Ewa Beach, HI 96706

Owners:
SUZIE MAI-FRENCH

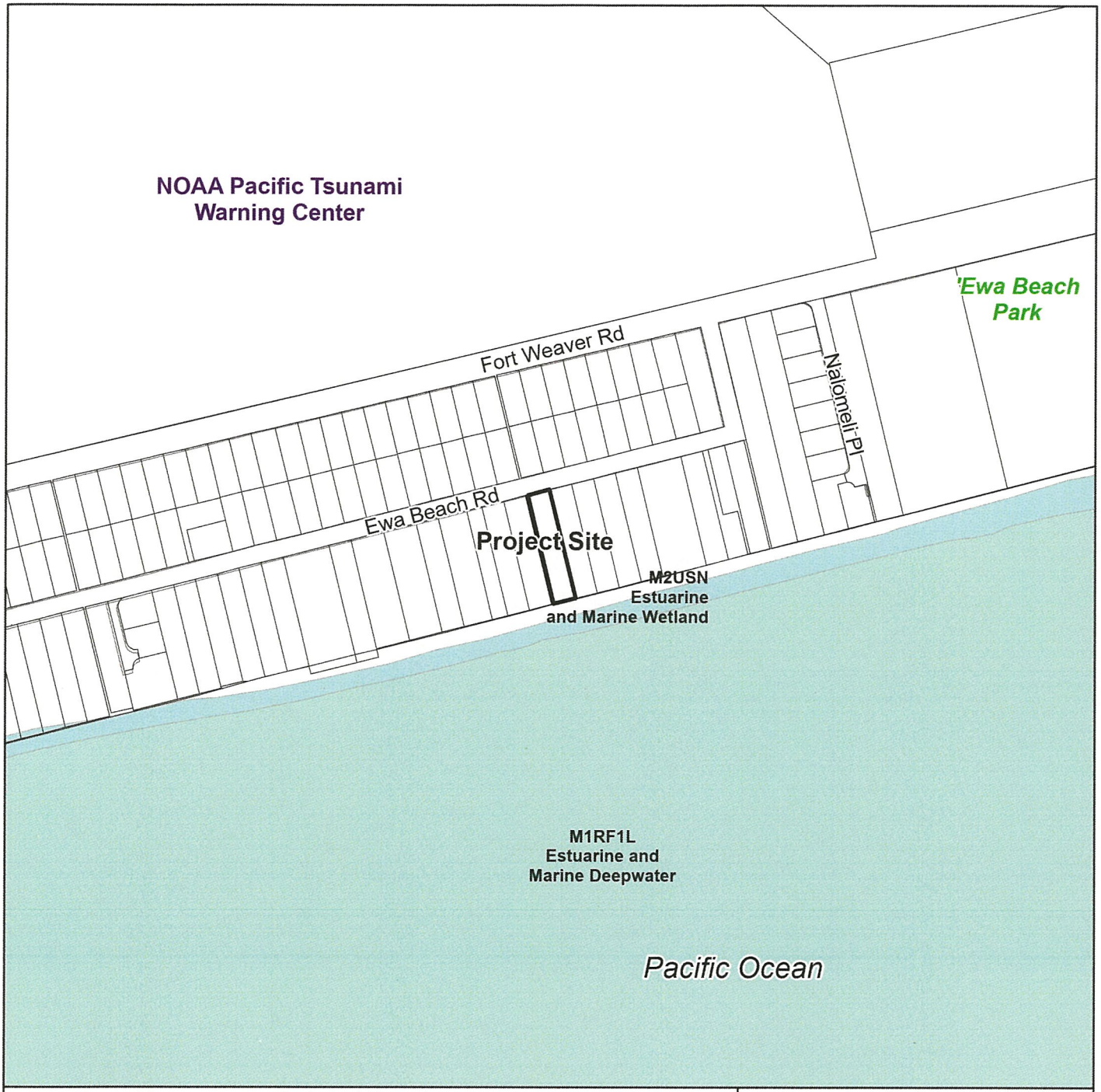
'AILANA SURVEYING & GEOMATICS LLC
PHONE (808)346-1818
FAX 1-800-655-6297
INFO@AILANASURVEYING.COM

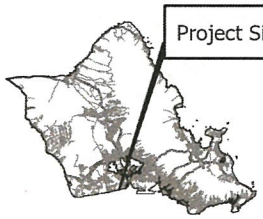
THIS MAP WAS PREPARED BY ME OR UNDER MY SUPERVISION.
MY LICENSE EXPIRES : APRIL 30, 2024

ANTHONY D. CROOK
LICENSED PROFESSIONAL LAND SURVEYOR
CERTIFICATE No. 12094

MAP DATED: October 25, 2023

TMK(1)9-1-023-010-0001





VICINITY MAP

0 150 300 600

Scale in Feet

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

LEGEND

- Project Site
- TAX Parcel
- Wetland
  - M1RF1L
  - M2USN

EXHIBIT E

Wetlands Map

FILE NO.: 2024/SMA-48

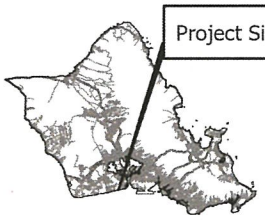
LOCATION: 91-173 and 91-173A 'Ewa Beach Road - 'Ewa Beach

TAX MAP KEY: 9-1-023: 010

Prepared by: Department of Planning and Permitting Date: August 15, 2024

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VICINITY MAP

0 150 300 600

Scale in Feet

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

LEGEND

- Project Site
- TAX Parcel

NRCS Soil

- CR

EXHIBIT F

NRCS Soil Map

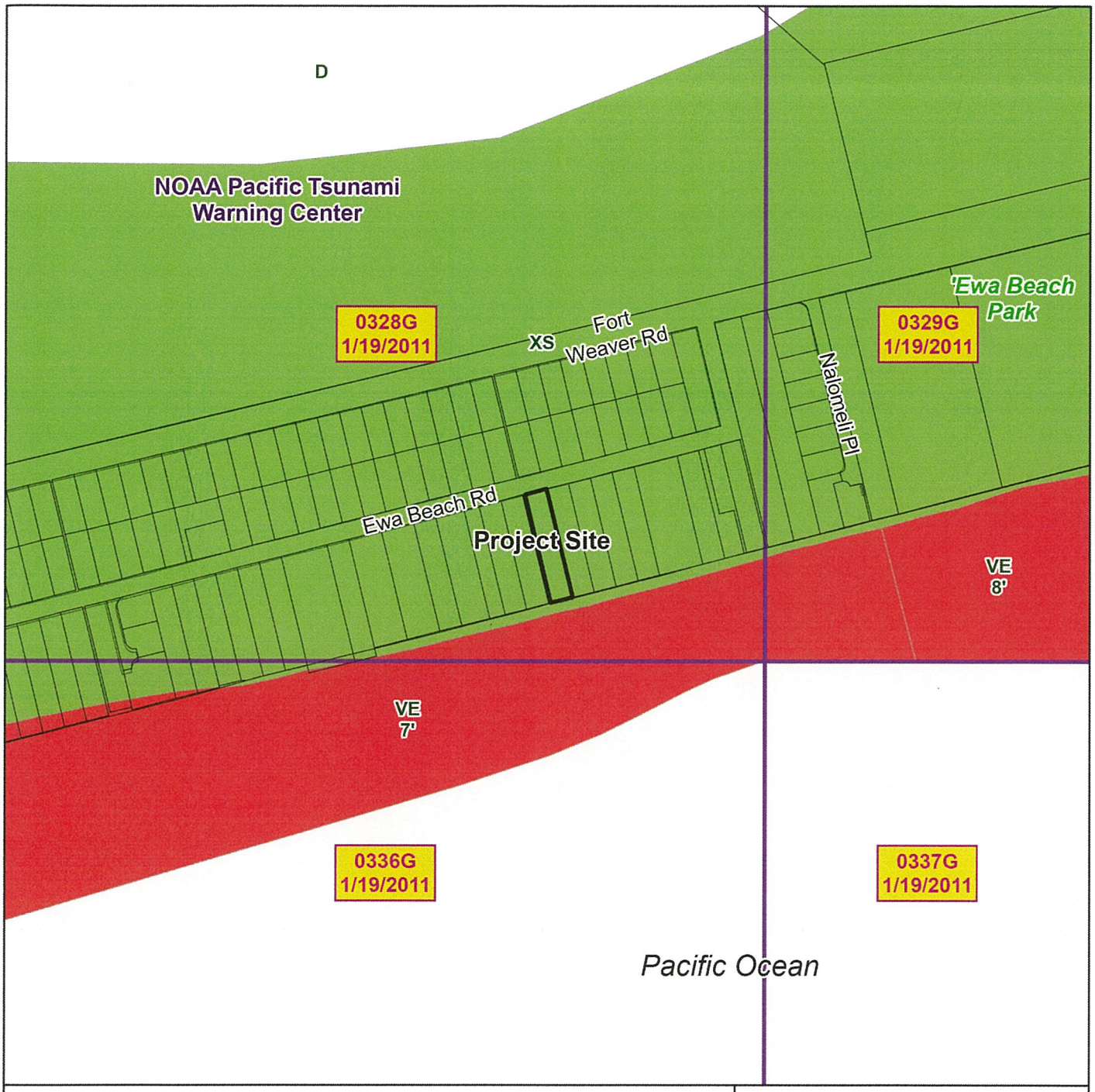
FILE NO.: 2024/SMA-48

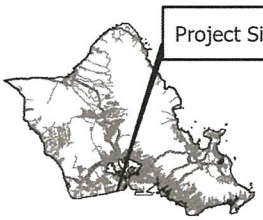
LOCATION: 91-173 and 91-173A 'Ewa Beach Road - 'Ewa Beach

TAX MAP KEY: 9-1-023: 010

Prepared by: Department of Planning and Permitting Date: August 15, 2024

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VICINITY MAP

0 150 300 600

Scale in Feet

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

LEGEND

- Project Site
- TAX Parcel
- FIRM Flood Panel (Index) 2014

Flood Zones

- D
- VE
- XS

EXHIBIT G

Flood Hazards Map

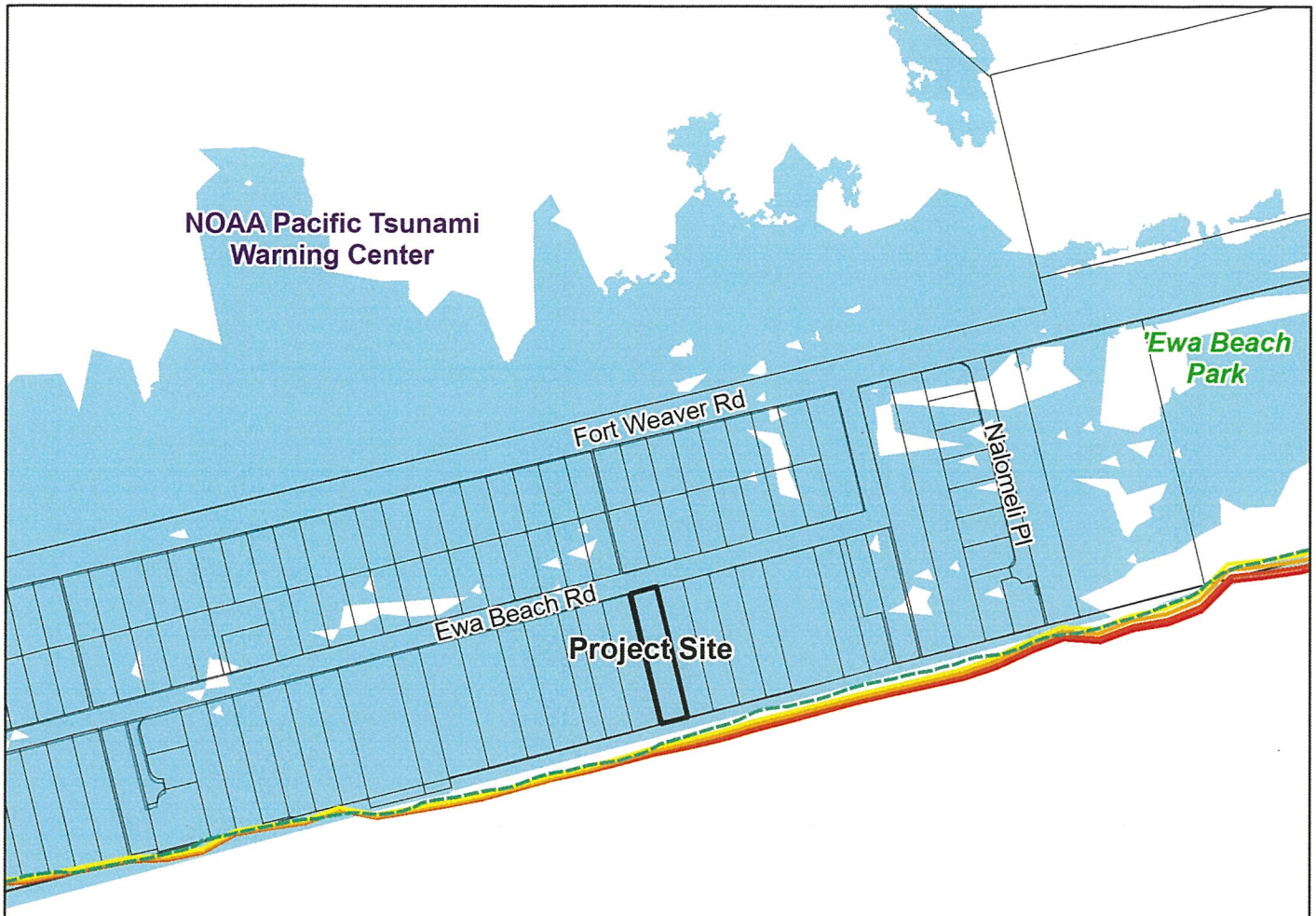
FILE NO.: 2024/SMA-48

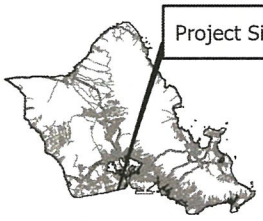
LOCATION: 91-173 and 91-173A 'Ewa Beach Road - 'Ewa Beach

TAX MAP KEY: 9-1-023: 010

Prepared by: Department of Planning and Permitting Date: August 15, 2024

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VICINITY MAP

0 150 300 600

Scale in Feet

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

LEGEND

- Project Site
- TAX Parcel
- SLR Exposure Area - 3.2 Ft. Scenario
- SLR - Vegetation Line (2005-2008)
- SLR Coastal Erosion (Line) - 0.5 Ft. Scenario
- SLR Coastal Erosion (Line) - 1.1 Ft. Scenario
- SLR Coastal Erosion (Line) - 2.0 Ft. Scenario
- SLR Coastal Erosion (Line) - 3.2 Ft. Scenario

EXHIBIT H

Sea Level Rise Map

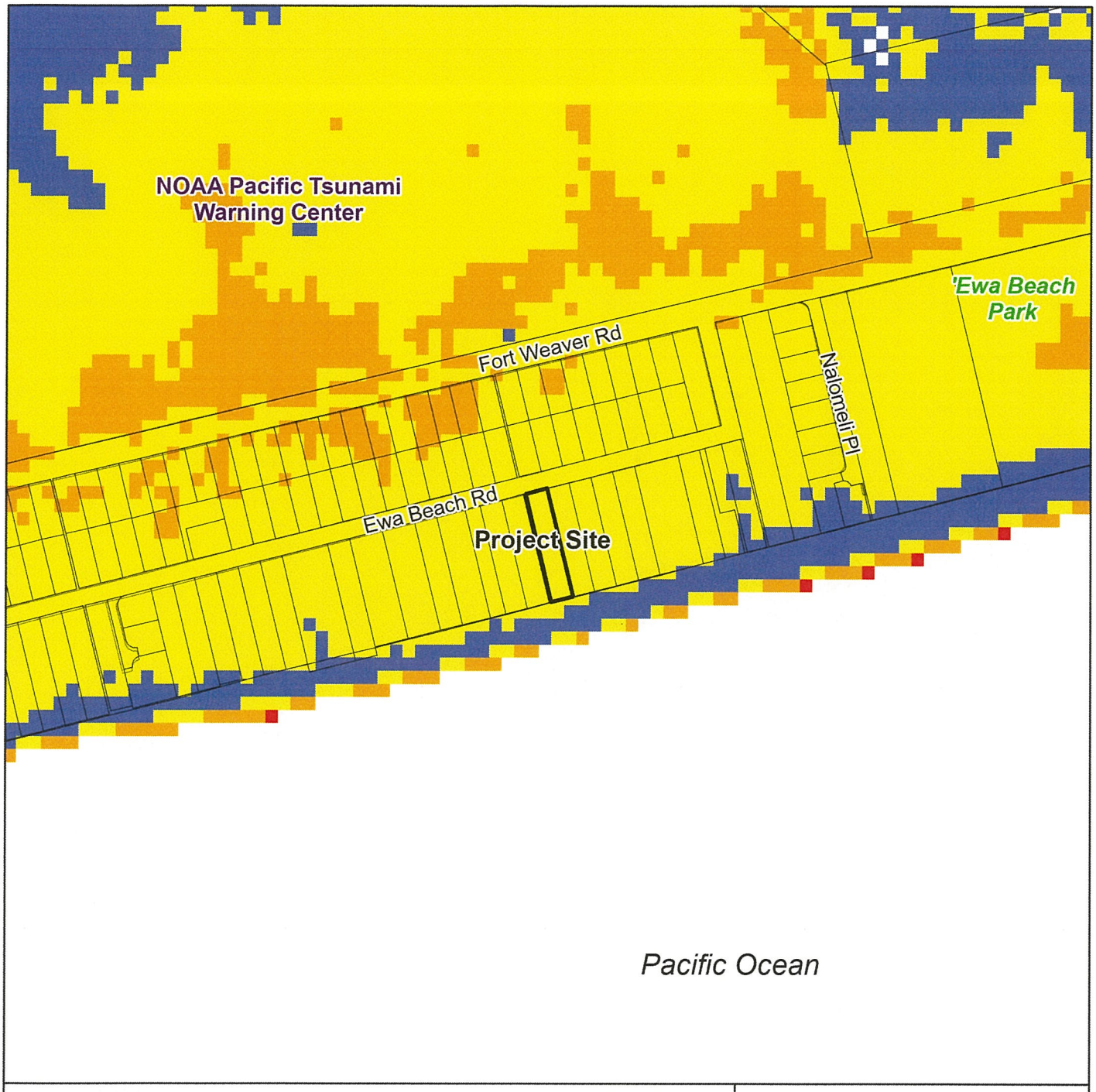
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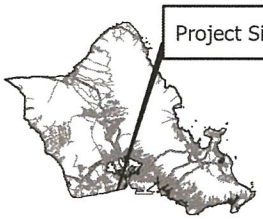
LOCATION: 91-173 and 91-173A 'Ewa Beach Road - 'Ewa Beach

TAX MAP KEY: 9-1-023: 010

Prepared by: Department of Planning and Permitting Date: August 15, 2024

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VICINITY MAP

0 150 300 600

Scale in Feet

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

LEGEND

- Project Site
- TAX Parcel

Storm Surge during a Category 4 Hurricane Event

- Less than 3 feet above ground
- Greater than 3 feet above ground
- Greater than 6 feet above ground
- Greater than 9 feet above ground

EXHIBIT I

Storm Surge Map

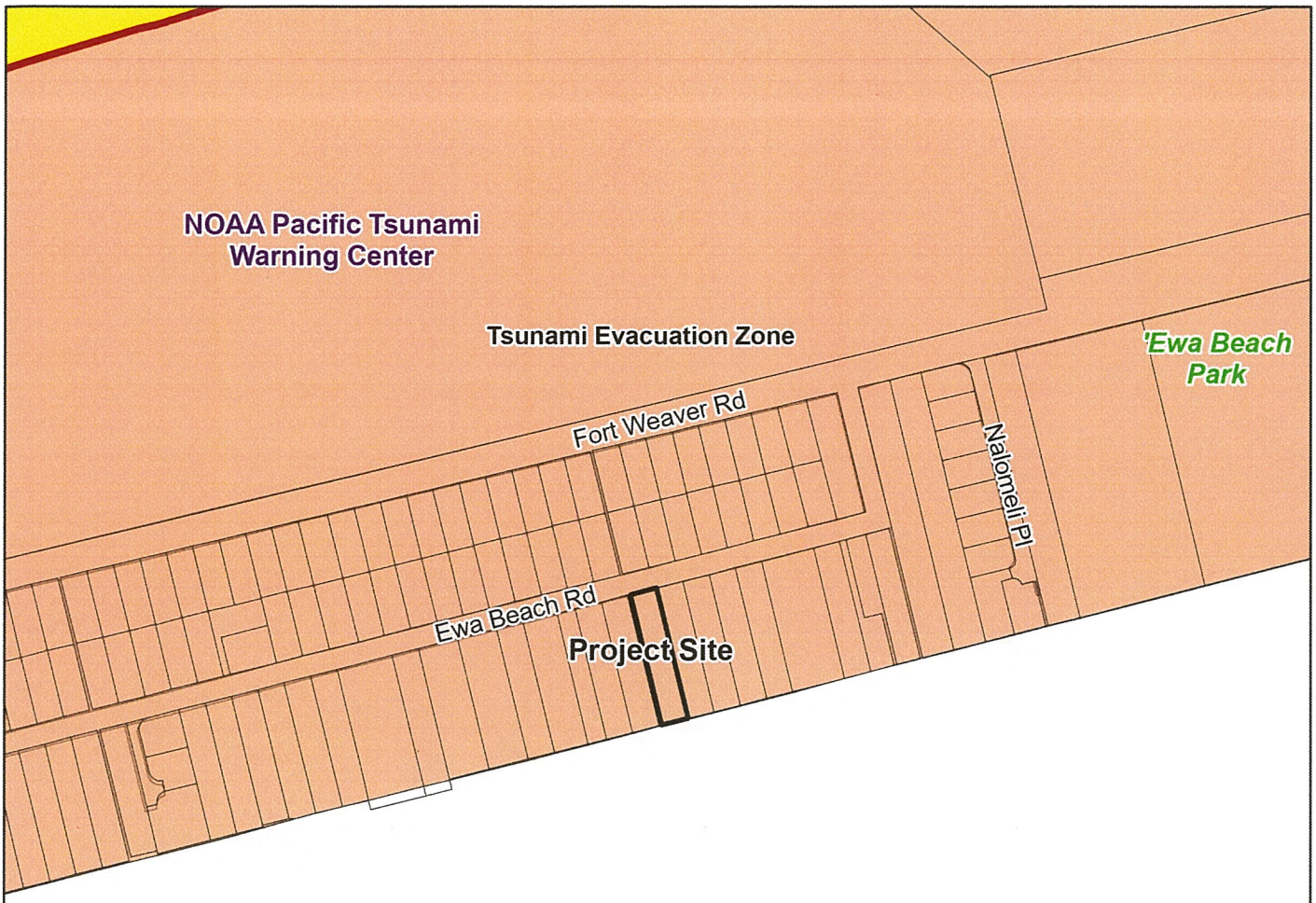
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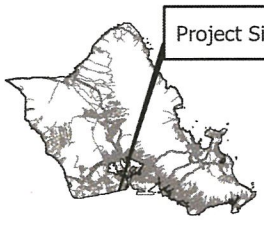
LOCATION: 91-173 and 91-173A 'Ewa Beach Road - 'Ewa Beach

TAX MAP KEY: 9-1-023: 010

Prepared by: Department of Planning and Permitting Date: August 15, 2024

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VICINITY MAP

0 150 300 600

Scale in Feet

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

LEGEND

- Project Site
- TAX Parcel
- Tsunami Evacuation Boundary Line 2015
- Tsunami Evacuation Zone
- Extreme Tsunami Evacuation Zone

EXHIBIT J

Tsunami Evacuation Map

FILE NO.: 2024/SMA-48

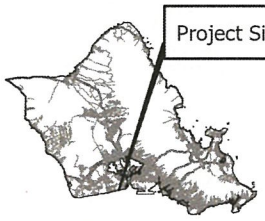
LOCATION: 91-173 and 91-173A 'Ewa Beach Road - 'Ewa Beach

TAX MAP KEY: 9-1-023: 010

Prepared by: Department of Planning and Permitting Date: August 15, 2024

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VICINITY MAP

LEGEND

- Project Site
- TAX Parcel
- Within 500 feet of Project Site

0 150 300 600

Scale in Feet

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

EXHIBIT K

Cumulative Projects Map

FILE NO.: 2024/SMA-48

LOCATION: 91-173 and 91-173A 'Ewa Beach Road - 'Ewa Beach

TAX MAP KEY: 9-1-023: 010

Prepared by: Department of Planning and Permitting Date: August 15, 2024

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