



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

No. 24-225

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

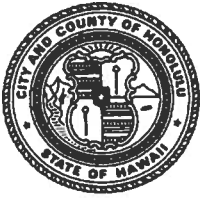
WHEREAS, on July 8, 2024, the DPP held a public hearing at the Frank F. Fasi Municipal Building, which was attended by the Applicant's agent, and DPP staff; one member of the public was in attendance and no public testimony was offered; and

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 Statutes ("HRS") §§ 205A-2 and 205A-26, completed its report and transmitted its findings and recommendation of approval to the City Council ("Council"); and

WHEREAS, the Council, having received the findings and recommendation of the DPP on 09/06/24, by Departmental Communication No. 654, 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



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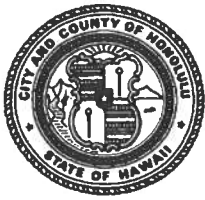
RESOLUTION

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.



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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.

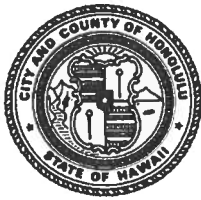
- D. Following approval of this SMA Major Permit, neither the current landowner, nor any successor owner or interested party may claim hardship due to erosion, sea level rise ("SLR"), or any other coastal hazard, in order to obtain approval for a Shoreline Setback Variance for a new shoreline protection 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*



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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 or BP,



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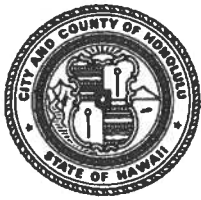
the extension will be deemed to be denied.

- 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.



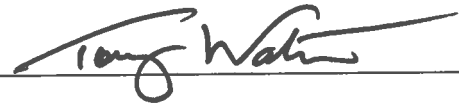
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BE IT FINALLY RESOLVED by the Council of the City and County of Honolulu that copies of this Resolution be transmitted to Lorenzo Village LLC, 95-1039 Hehina Street, Mililani, Hawai'i 96789; Suzie Mai-French, 91-173 'Ewa Beach Road, 'Ewa Beach, Hawai'i 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:



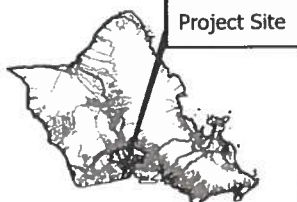
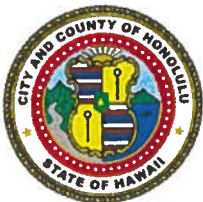
(br)

DATE OF INTRODUCTION:

SEP 10 2024

Honolulu, Hawai'i

Councilmembers



VICINITY MAP



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

LEGEND

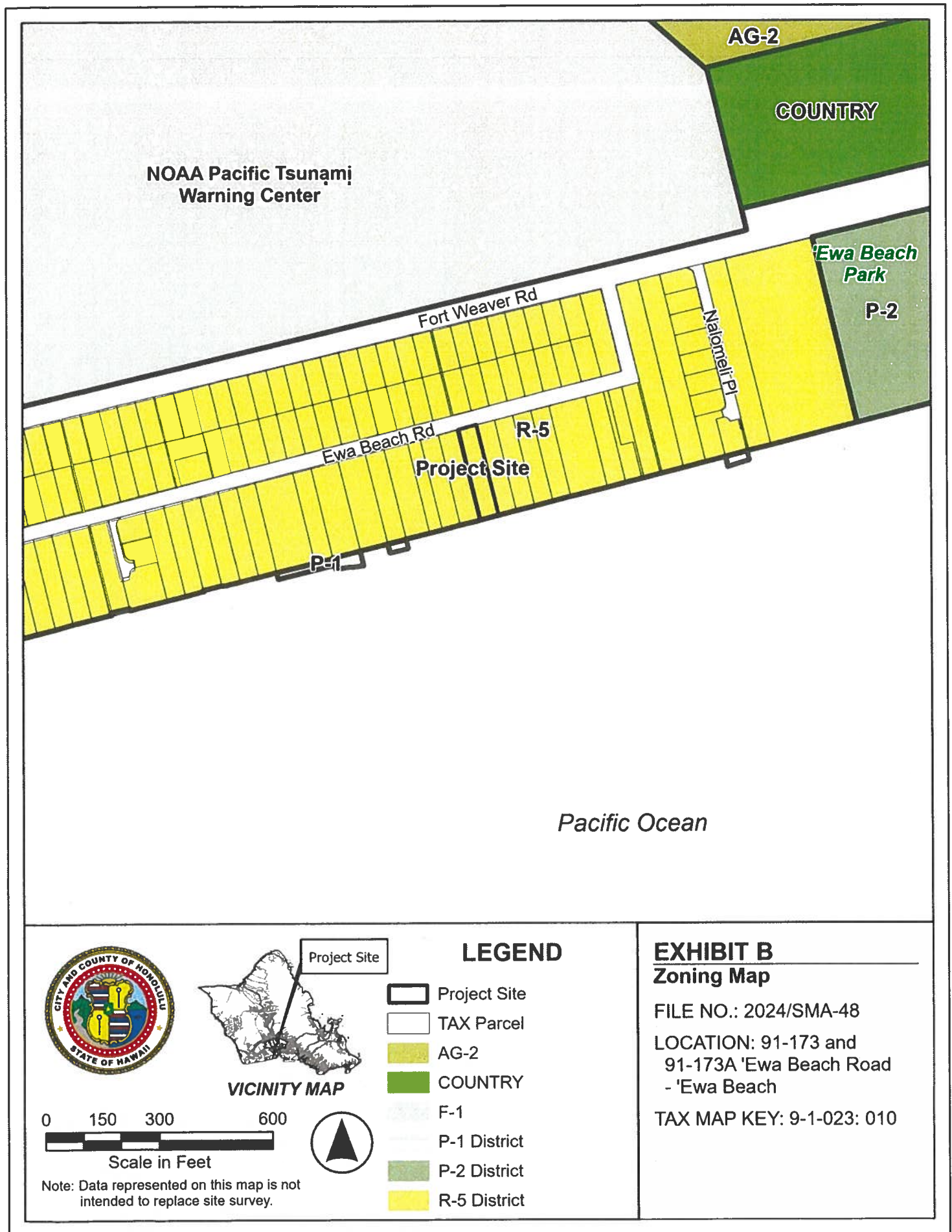
- Project Site
- TAX Parcel
- Beach Park
- Right of Way Park
- Within SMA
- Outside SMA

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



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= 3928 SF, TOTAL LOT AREA = 5797 SF. THEREFORE 3928/5797 = 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 ITS 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 &- 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.

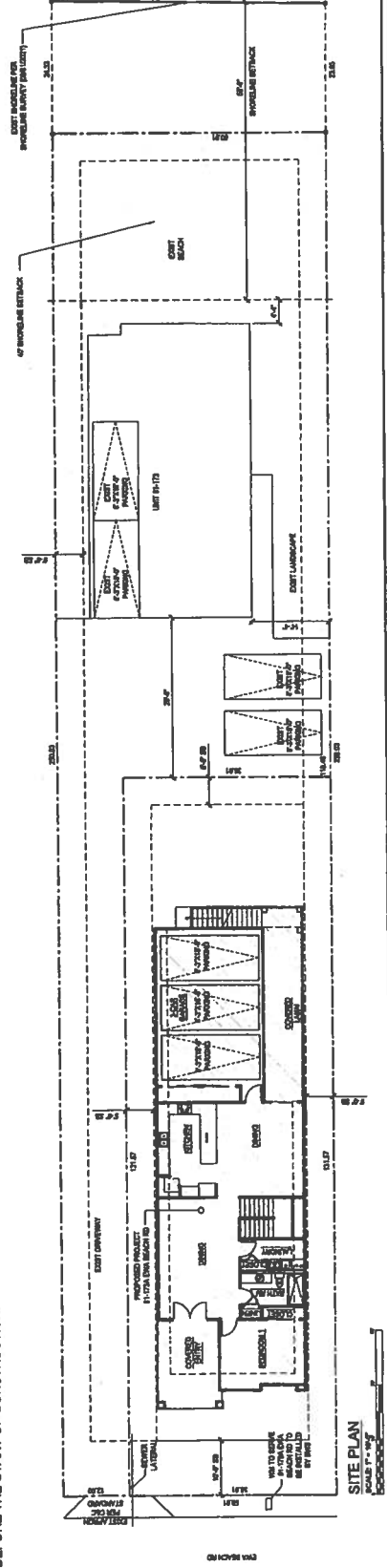
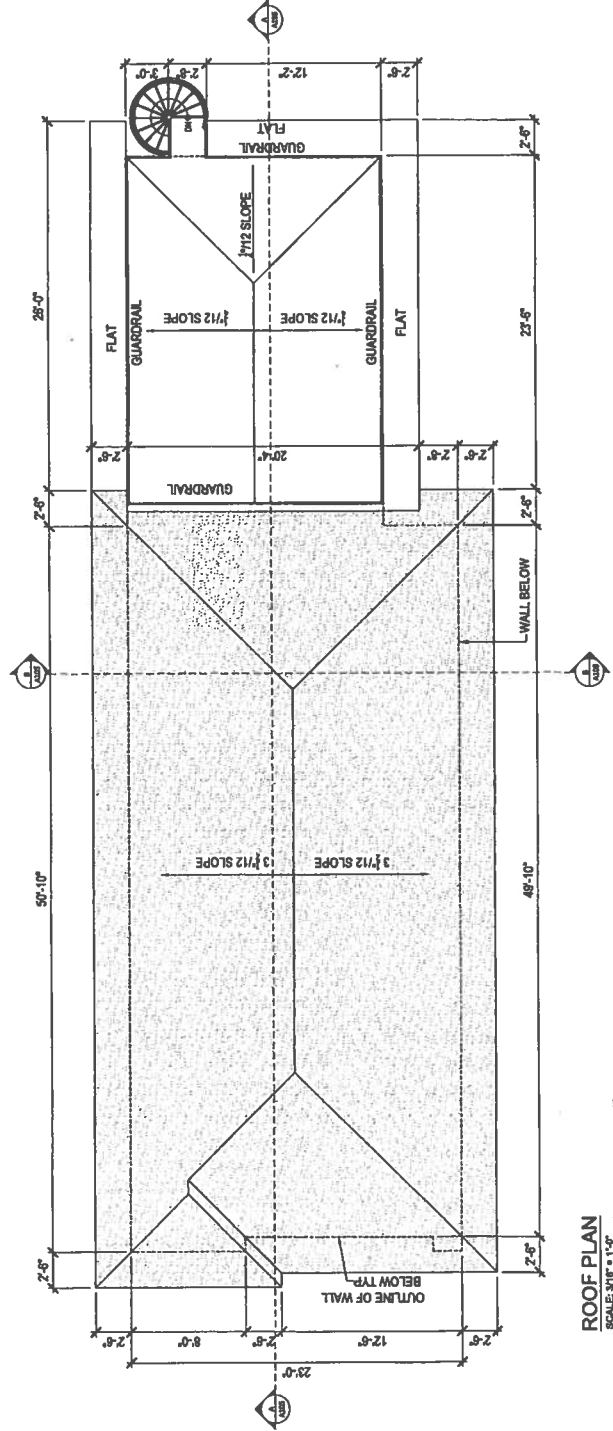
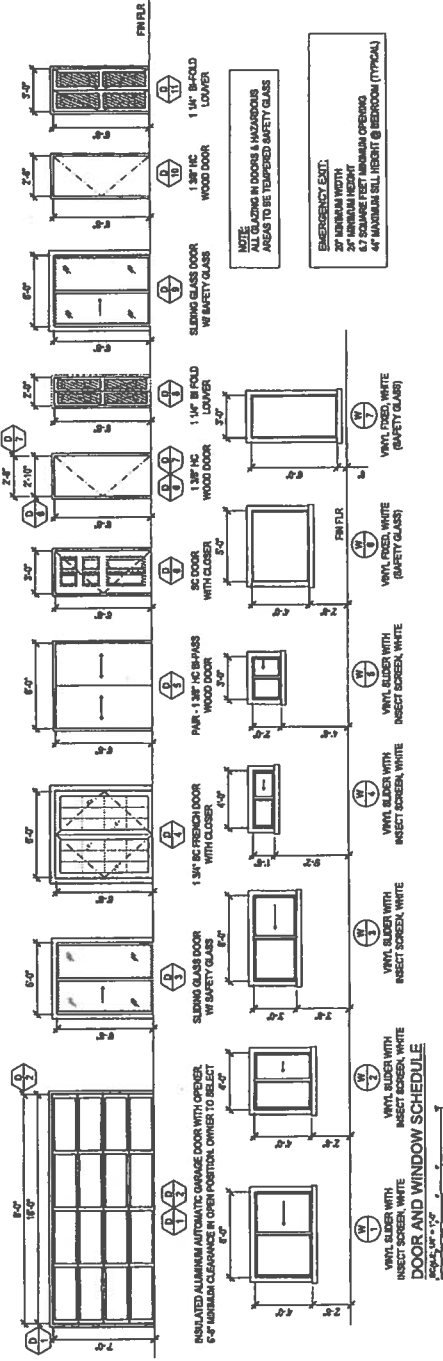


**EXHIBIT
C-4**



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

PROPOSED NEW TWO STORY SFD FOR
MR. & MRS. VICTORIANO ESTOESTA
91-173A EWA BEACH ROAD
EWA BEACH, HAWAII 96706
TMR. 9-1-023-010
ROOF PLAN AND SCHEDULE

A102

XXX

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A103

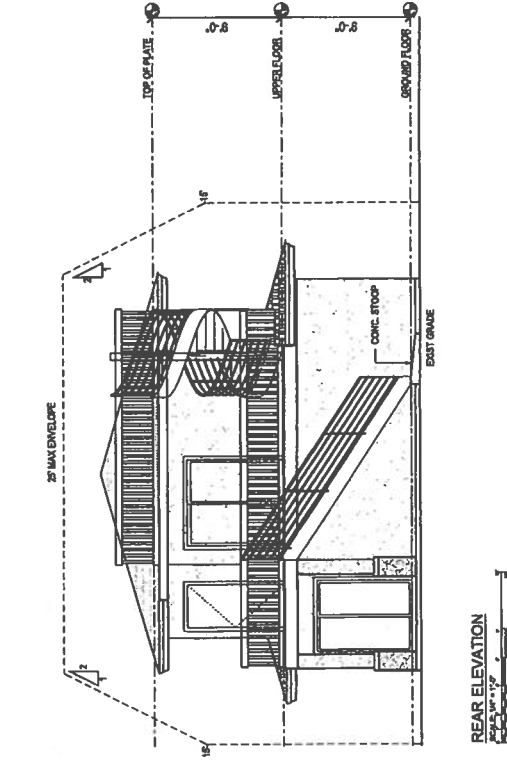


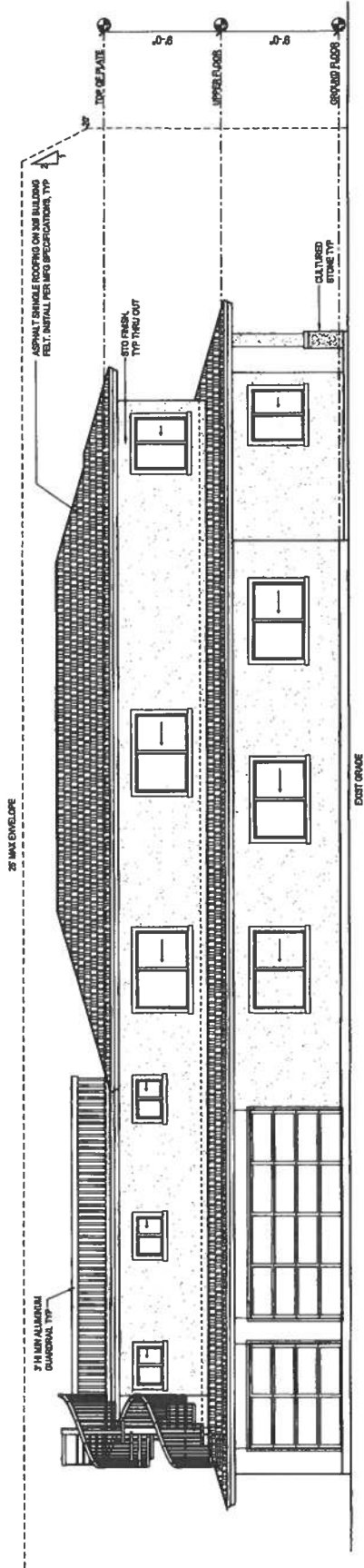
EXHIBIT C-6



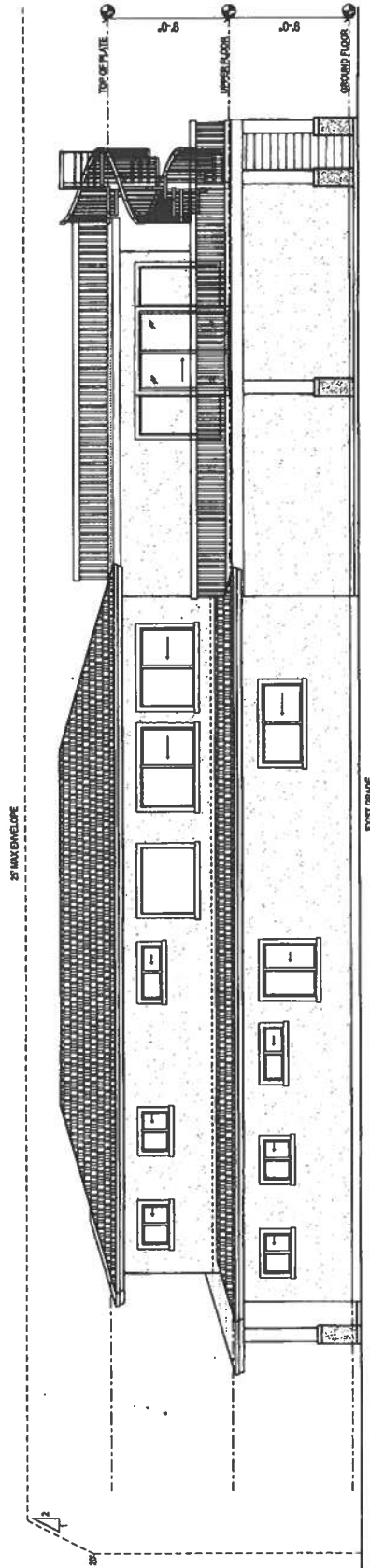
THIS WORK WAS PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND I AM A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF HAWAII. I HEREBY CERTIFY THAT THE DESIGN AND CALCULATIONS ARE IN ACCORDANCE WITH THE HAWAIIAN ENGINEERING ACT AND RULES.

PROPOSED NEW TWO STORY SFD FOR:
MR. & MRS. VICTORIANO ESTOESTA
91-173A EWA BEACH ROAD
EWA BEACH, HAWAII 96708
DATE: 01/23/2019
DRAWN BY: AZ
CHECKED BY: [Signature]
EXTERIOR ELEVATIONS

A104
PROJECT NO. 2002



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



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

SECRET
A105
PROJECT NO. XXXX



17 950 X 11 P AT 11 OLC MAX WITH BLOCKING AT 11 MAX

STIMPSON HMO AT EACH

4x4 T&G EXTERIOR
PLYWOOD FLOOR
HEATING WITH
PUMPON T&G CLIP AT 24"

W/ T&E T&A EXTERIOR
LYWOOD FLOOR
WEATHERING WITH
TIMBERSON 5-P CLIP AT 24"
L.C. TYP.



CEMENT BO OVER 34"
THK. TEG. EXTERIOR
PLYWOOD FLOOR
SHEATHING WITH
SIMPSON 1/2" CLIP AT 24"
O.C. TYP.

2019 FLOOR JOIST AT 18" O.C MAX WITH BLOTTING AT 6" MAX

2"X4" T&G EXTERIOR
PLYWOOD ROOF SHEATHING
WITH SURESPON 7" CLIP AT 24"
TYP.

NOTE:
ALL HEADERS SHALL BE 003
UNLESS OTHERWISE NOTED.

SECOND FLOOR FRAMING PLAN

SCALE: 1" = 1' 0"

ALL INFORMATION CONTAINED
HEREIN IS UNCLASSIFIED

KUBA 1506 763

1" THK MIN. CONC. SLAB ON GRADE WITH #4 AT 18" O.C. EACH WAY OVER 4" THK MIN. COMPACTED FILL TOP

4" THK. MIN. CONC. SLAB ON GRADE
WITH 6# AT 18" O.C. EACH WAY OVER
4" THK. MIN. COMPACTED FILL TYP.

10/15/2007 1:00 PM

4" THK. MIN. CONC. SLAB ON GRADE
WITH 9M AT 18" O.C EACH WAY OVER
MOISTURE BARRIER ON 4" THK. MIN.

4" THK MIN. CONC. SLAB ON GRADE
WITH #4 AT 18" O.C EACH WAY OVER 4"
THK MIN. COMPACTED FILL TYP

—

1

2000

FOUNDATION PLAN

TERMINAL PROTECTION:
PROTECTION AGAINST DECAY AND
TERMINATES SHALL BE IN ACCORDANCE PER

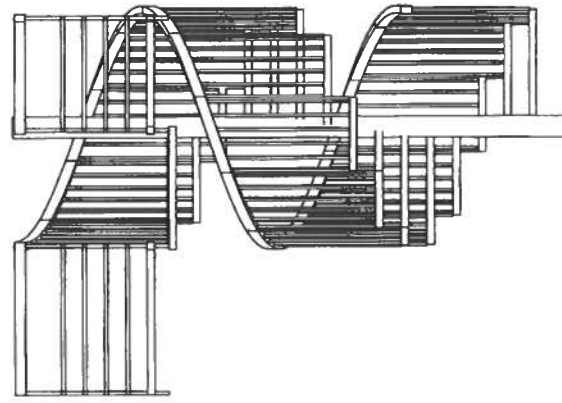
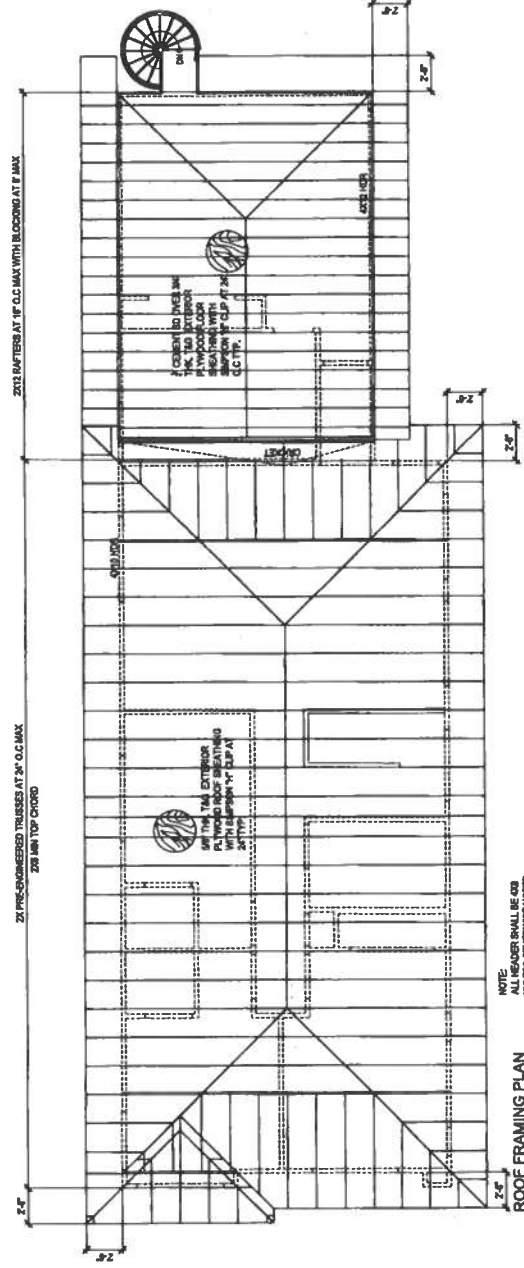
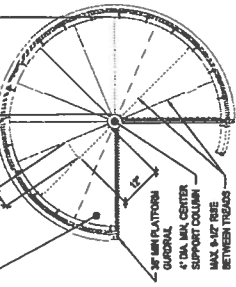
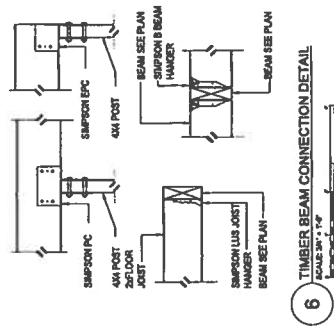
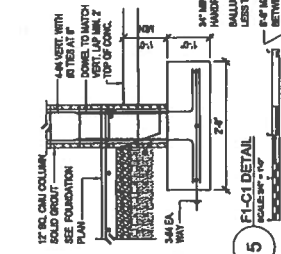
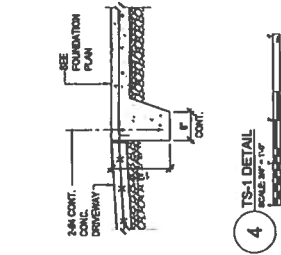
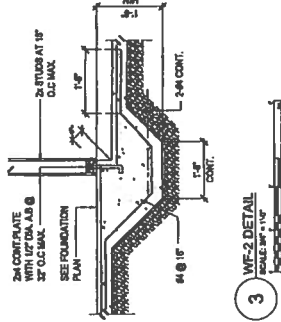
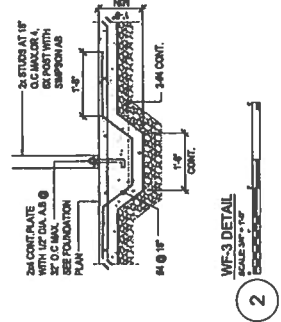
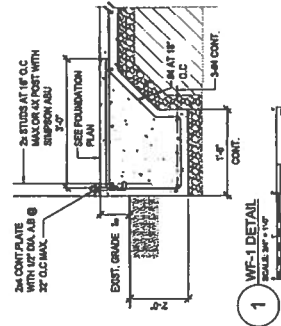
PROPOSED NEW TWO STORY SFD FOR
MR. & MRS. VICTORIANO ESTOESTA
81-173A EWA BEACH ROAD
EWA BEACH, HAWAII 96706
TMC: 8-1-023319
FOUNDATION AND FRAMING PLANS

100-443887-100

A106

On 12/10/2004

**EXHIBIT
C-9**



2X PRE-ENGINEERED TRUSSES AT 24' O.C. MAX.
SEE LIST FOR CHOICE

7213 RAFTERS AT 15°C MAY WITH BLOTTING AT 15 MAY

NOTE:
ALL HEADERS SHALL BE 000

7'-6" ROOF FRAMING PLAN

7 **PREFAB SPIRAL STAIR DETAIL**

A107

MR. & MRS. VICTORIANO ESTOESTA
11-173A EWA BEACH ROAD
EWA BEACH, HAWAII 96706
TEL: 8-1-023-010
FRAMING PLAN AND DETAILS

ALL INFORMATION CONTAINED
HEREIN IS UNCLASSIFIED
DATE 01-11-2001 BY 60322
UCBAW

SCALE: 1 in. = 10 ft
TRUE NORTH

ACCESSION NUMBER

0 — Blank
1 — Revision
2C — Bottom of Cup
3C — Top of Cup
4C — Bottom Drop
5C — Top Drop
6C — Top Drop Cup
7C — Bottom of Ball
8C — Top of Ball
9C — Direction
00 — Fused
01 — Turn
02 — Reverse
03 — Hammer
04 — Pencil
05 — Special

LEADER

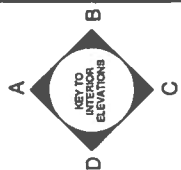
0000 — April
0001 — Ball
0002 — Asher Stone
0003 — Concrete
0004 — Concrete Masonry Unit


 This work was prepared by me
 or under my supervision.
Rose-Marlene Severson
Hydr. & Vehicle Licenses Exp.

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

W 5/11/77

EXHIBIT C-12



UL APPROVED SMOKE DETECTOR, ELECTRICAL WITH BATTERY BACK-UP

PER 2018 IRC, SECTION R314

UL APPROVED SMOKE DETECTOR WITH BATTERY OPERATED

CAUTION MONITOR ALARM UNIT

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), BI-PASS, PRE-HUNG, VINYL FRAME, WHITE

"LINEN/CLOSET: BI-FOLD, PRE-HUNG, HOLLOW CORE, PAINTED

"WINDOWS: 'OWNERS' TO SELECT: VINYL FRAME, CLEAR GLASS UNLESS OTHERWISE NOTED, WITH SCREENS, DOUBLE GLAZE (LOW-E)

NOTE:

"ALL NEW WORK SHALL COMPLY WITH THE OVERSIGHT 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.

"EXTERIOR FINISH MATERIALS, WORKING MATCH COLOR OF THE POST-COLUMN FINISH SHALL MATCH EXISTING.

SECTION R314/ SMOKE ALARMS
THE ALARM DEVICES SHALL BE INTERCONNECTED IN A MANNER THAT THE ALARM SOUNDING ON ANY ONE DEVICE SHALL BE CLEARLY AUDIBLE IN ALL BEDROOMS OVER BACKGROUND NOISE WITH ALL INTERVENING DOORS CLOSED.

NOTE: INTERIOR FINISH

1. PROVIDE PRE-FINISH ADJUSTABLE SHELVING (S 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 (S EACH) AT PANTRY.

4. INSTALL PRE-FINISH DOOR CASINGS AT ALL INTERIOR SWING DOORS.

ELECTRICAL NOTE:

THE DIAGRAM OF ELECTRICAL SYSTEM SHOWN ON PLANS ARE GENERAL IN NATURE AND NOT TO BE USED FOR CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR THE PROPER INSTALLATION OF ALL ELECTRICAL WORK IN COMPLIANCE WITH THE "UNIFORM ELECTRICAL CODE" OR APPLICABLE CODE. VERIFY AND COORDINATE WITH THE OWNERS FOR LIGHT FIXTURE TYPE, SWITCH & OUTLET COVERS BEFORE START OF CONSTRUCTION.

THE CONTRACTOR SHALL VERIFY WITH THE OWNER FOR SPECIAL OUTLETS BEFORE START OF CONSTRUCTION.

THE CONTRACTOR SHALL VERIFY WITH THE OWNER FOR SPECIAL OUTLETS BEFORE START OF CONSTRUCTION.

THE CONTRACTOR SHALL VERIFY WITH THE OWNER FOR SPECIAL OUTLETS BEFORE START OF CONSTRUCTION.

NOTE:

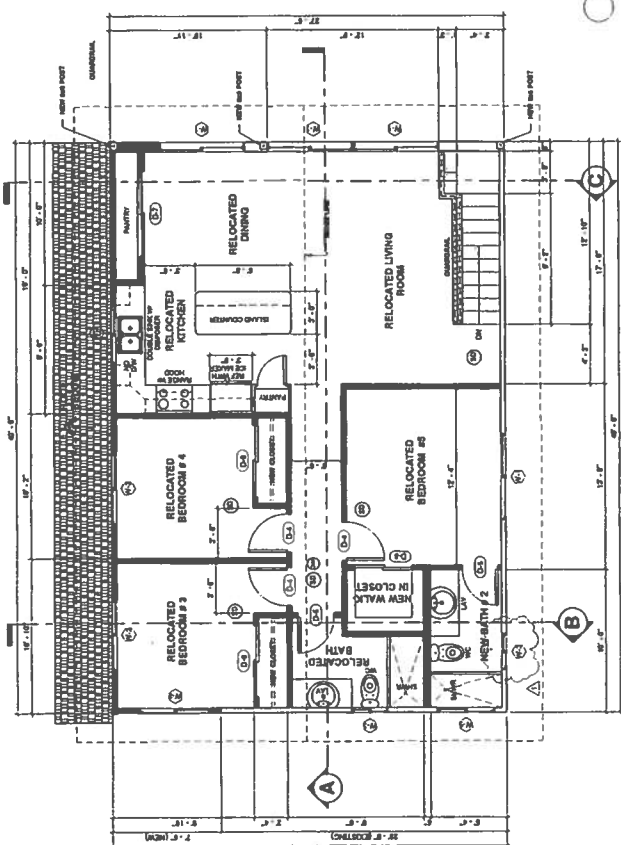
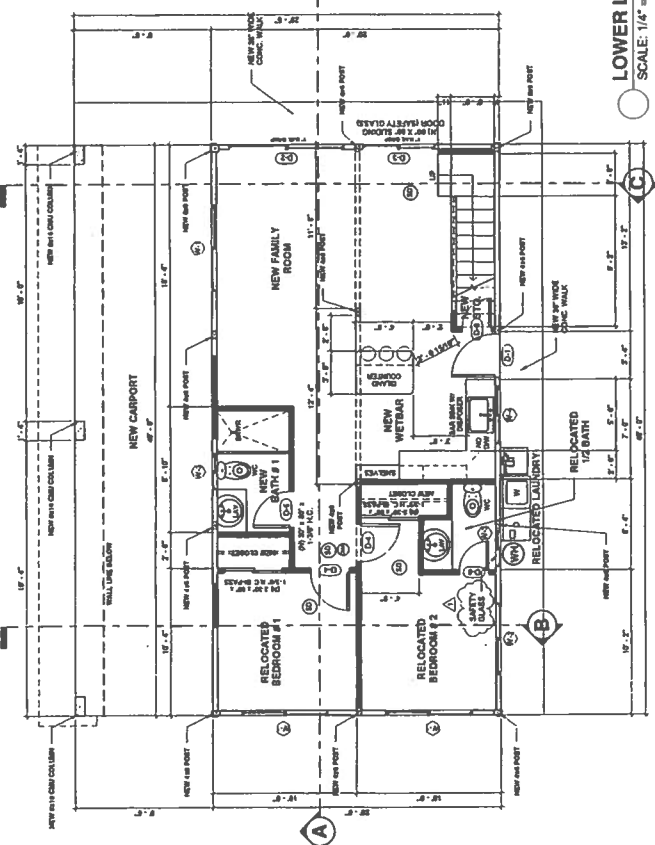
RETROFIT ALL EXISTING PLUMBING FIXTURES TO LOW-FLOW "

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.

LOWER LEVEL FLOOR PLAN

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



UPPER LEVEL FLOOR PLAN

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



VISION

11-173 BVA BEACH ROAD, BVA BEACH, HAWAII 96706

THIS WORK WAS PREPARED BY OR UNDER THE SUPERVISION AND CONTROL OF THIS ARCHITECT

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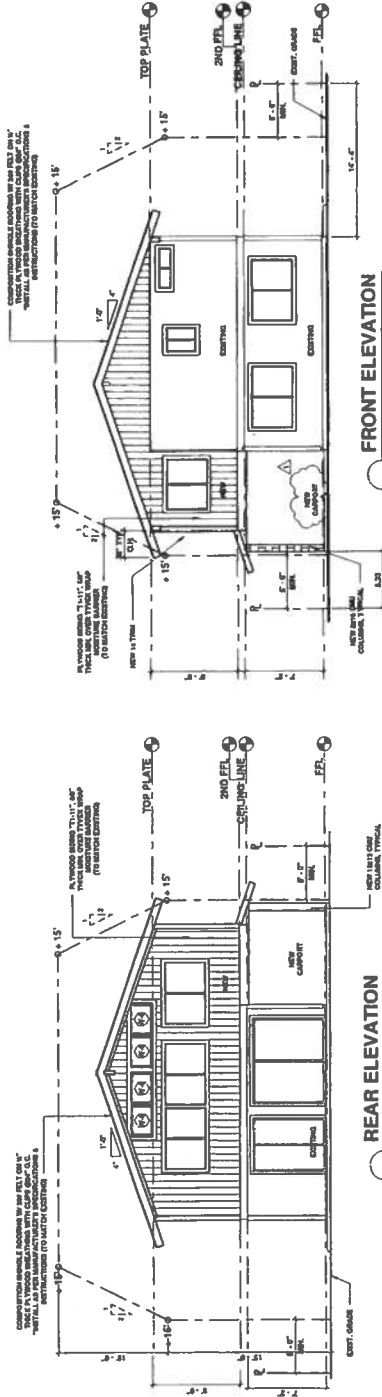
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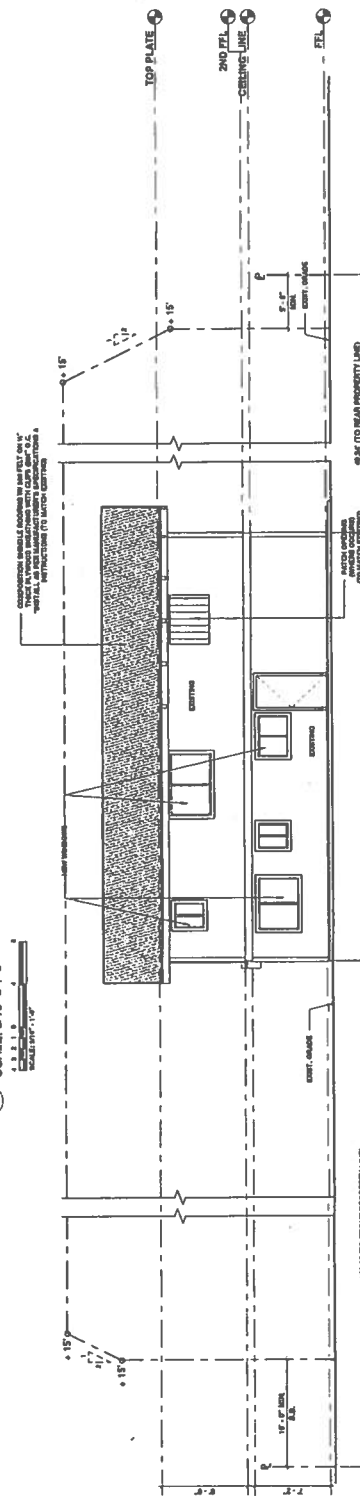
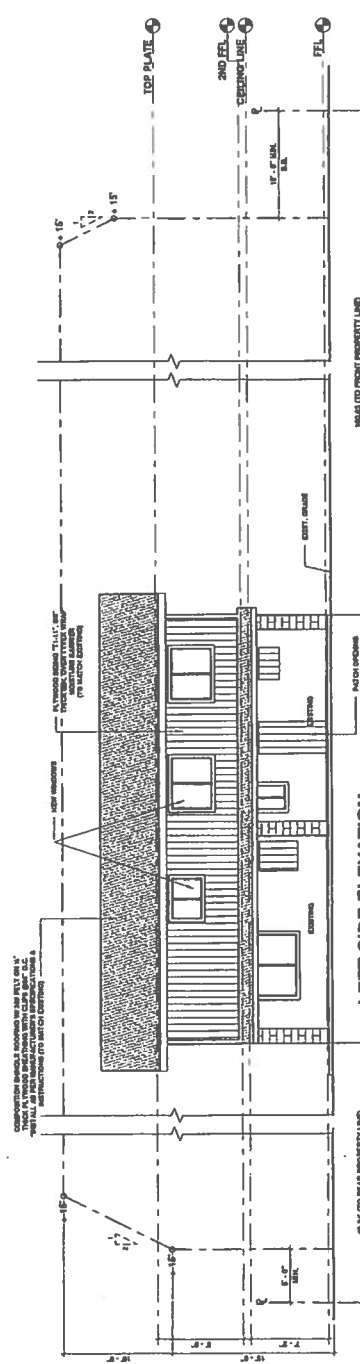
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EXHIBIT C-13



- 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 TO SELECT
 - *CLOSET DOORS (WOOD): BI-PASS, PRE-HUNG, RAISED PANEL, PRE-HUNG, HOLLOW CORE, OWNER TO SELECT
 - *CLOSET DOORS (MIRROR): BI-PASS, PRE-HUNG, VINYL FRAME, WHITE
 - *LINEN/STORAGE BI-FOLD: PRE-HUNG, HOLLOW CORE, PAINTED "WINDOWS", OWNERS TO SELECT, VINYL FRAME, CLEAR GLASS UNLESS OTHERWISE NOTED, WITH SCREENS, DOUBLE GLAZE (LOW-E)



VISION
Architectural Firm

1000 N. 10th St., Suite 100
Tomball, TX 77375
Tel: 281-291-1111
Fax: 281-291-1112
www.visionarchitect.com

THIS WORK WAS PREPARED BY OR UNDER THE SUPERVISION AND CONTROL OF THIS ARCHITECT.

DATE: 07/20/13 1:50 PM

PROJECT: SUZIE MA-FRENCH

PROJECT NO. 1003

DATE: 07/20/13 1:50 PM

PROJECT: SUZIE MA-FRENCH

PROJECT NO. 1003

DATE: 07/20/13 1:50 PM

PROJECT: SUZIE MA-FRENCH

PROJECT NO. 1003

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PROJECT: SUZIE MA-FRENCH

PROJECT NO. 1003

DATE: 07/20/13 1:50 PM

PROJECT: SUZIE MA-FRENCH

PROJECT NO. 1003

DATE: 07/20/13 1:50 PM

PROJECT: SUZIE MA-FRENCH

EXHIBIT C-14

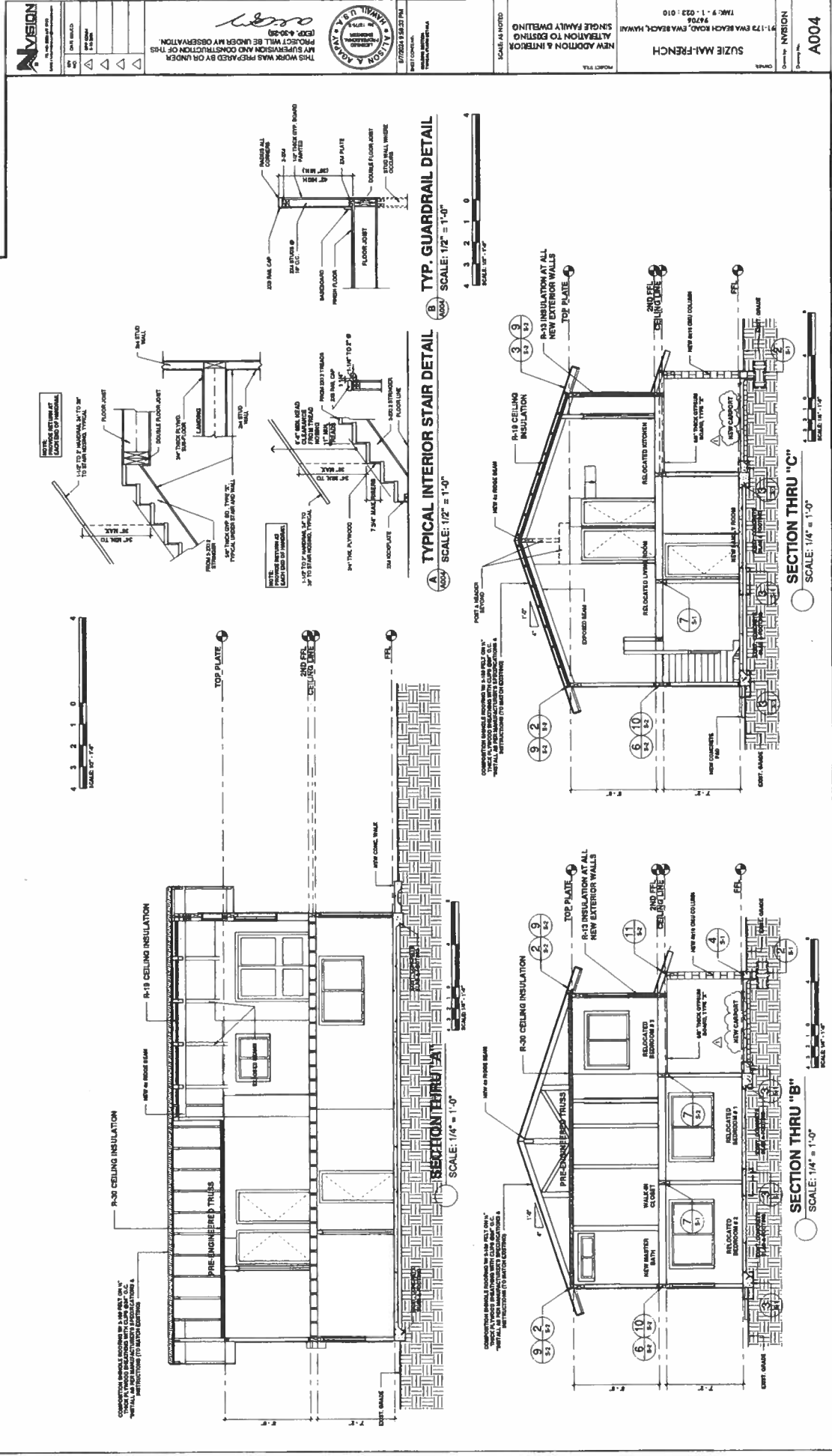
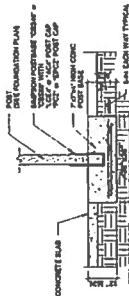
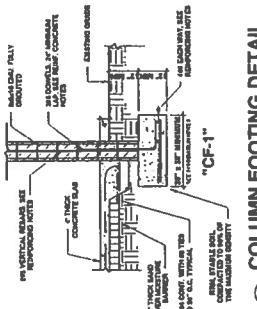
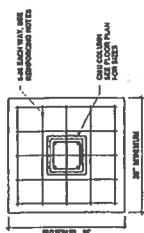
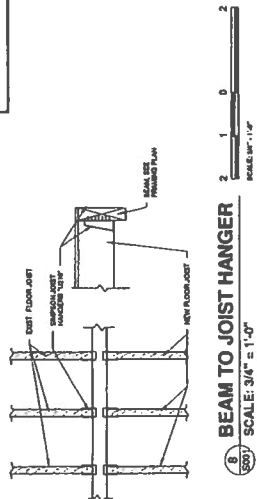
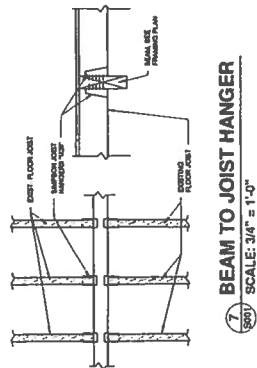
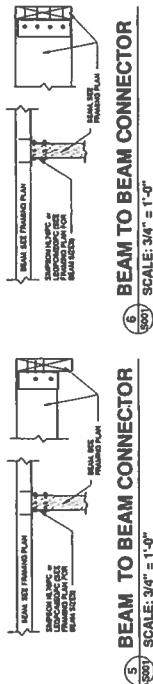


EXHIBIT C-16



NOTES:
ALL ANCHORS AND HOLD-DOWNS MUST BE ALIGNED AND SPACED AS SHOWN

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.

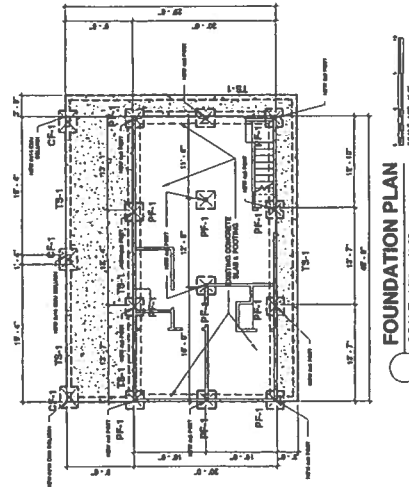
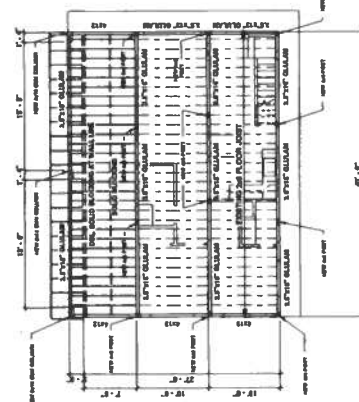
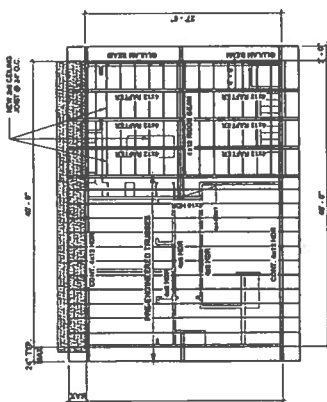
FOOTING NOTES:
1. ALL FOOTINGS TO REST ON FIRM, STABLE SOIL. SOFT SPOTS ON FOOTINGS EXCAVATION SHALL BE REMOVED AND REPLACED WITH COMPACTED FILL.
2. THE GROUND BELOW FOOTING EXCAVATION SHALL BE COMPACTED TO 90% OF THE MAXIMUM DENSITY.

NOTE:
PROVIDE TERMINAL PROTECTION FOR ALL REINFORCING BARS. SEE GENERAL NOTES, SHEET A-1.

NOTE:
REINFORCING BARS AND ANCHORS SHALL BE PROVIDED 120 THREADED BARS 24" ON CENTER, STAGGERED.

EXTERIOR SLABS:
NEW 4" THK. CONCRETE SLAB WITH 608 X 1010 W/L ON 4" THK. COMPACTED SAND FILL. PROVIDE 1" THK. SAND OVER MOISTURE BARRIER.

INTERIOR SLAB:
NEW 4" THK. CONCRETE SLAB WITH 608 X 1010 W/L ON 4" THK. COMPACTED SAND FILL. PROVIDE 1" THK. SAND OVER MOISTURE BARRIER.



SURVEY OFFICE COPY

EWA BEACH ROAD



1" = 40'
GRAPHIC SCALE
0 20 40

EXHIBIT D

LOT 20-G

UNIT 93-173-A
5000 S.F.

LOT 20-I
(12,502 S.F.)

LOT 20-E

LOT 20-H

COURT

APPLICATION

RESIDENCE

UNIT 93-173
7502 S.F.

LAND

The shoreline as delineated in red is
hereby certified as the shoreline as of
OCT 29 2023

Chairperson, Board of Land and Natural Resources

Shoreline follows along the
debris line as certified on
December 16, 2019 and
surveyed 8/3/2023

75° 34' 00"
29.14'

50.01'
(24.33')

Photo Location

125° 28' 58"
31.80'

Shoreline follows along the
upper reaches of the waves—
Certified 10/01/2021 and
surveyed 8/3/2023

OCEAN

SHORELINE MAP

UNIT 97-173

"91-173 EWA BEACH ROAD"

CONDOMINIUM MAP NO. 2424

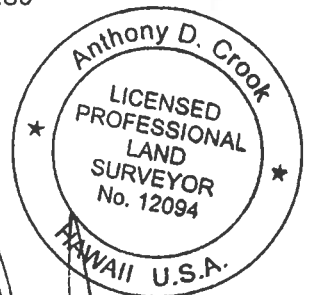
BEING A PORTION OF LOT 20-I

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



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

AILANA SURVEYING & GEOMATICS LLC
PHONE (808)348-1818
FAX 1-800-655-8297
INFO@AILANASURVEYING.COM

MAP DATED: October 25, 2023

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

NOAA Pacific Tsunami
Warning Center

**Ewa Beach
Park**

Fort Weaver Rd

Nalomei Pl

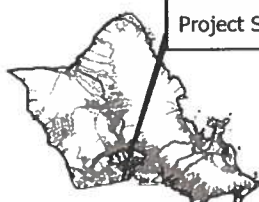
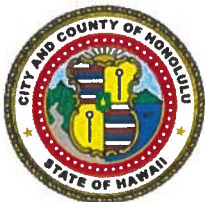
Ewa Beach Rd

Project Site

**M2USN
Estuarine
and Marine Wetland**

**M1RF1L
Estuarine and
Marine Deepwater**

Pacific Ocean



VICINITY MAP



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

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

NOAA Pacific Tsunami
Warning Center

CR
Coral
outcrop

**'Ewa Beach
Park**

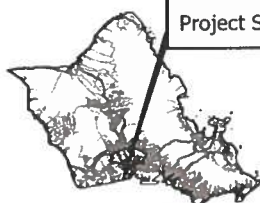
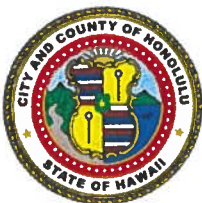
Fort Weaver Rd

Nalomele Pl

Ewa Beach Rd

Project Site

Pacific Ocean



VICINITY MAP



LEGEND

- Project Site
- TAX Parcel
- NRCS Soil
- CR

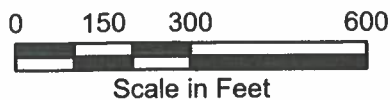
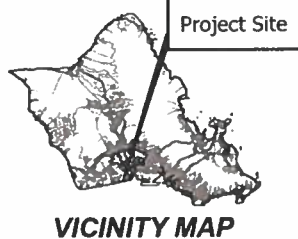
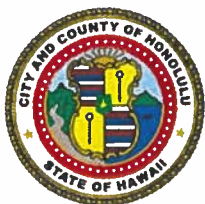
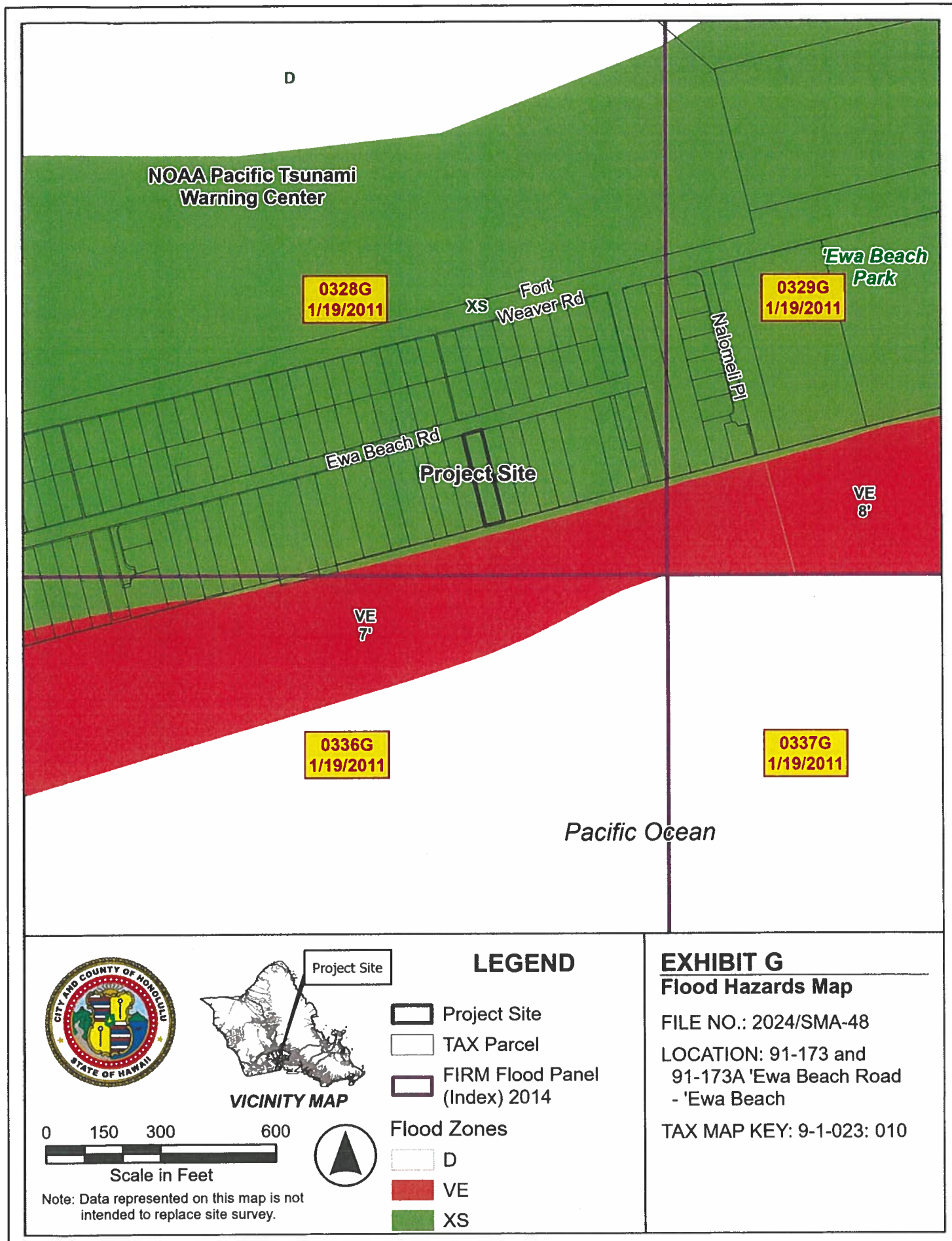
EXHIBIT F NRCS Soil Map

FILE NO.: 2024/SMA-48

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

TAX MAP KEY: 9-1-023: 010

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



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



LEGEND

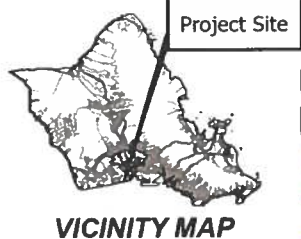
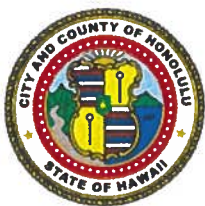
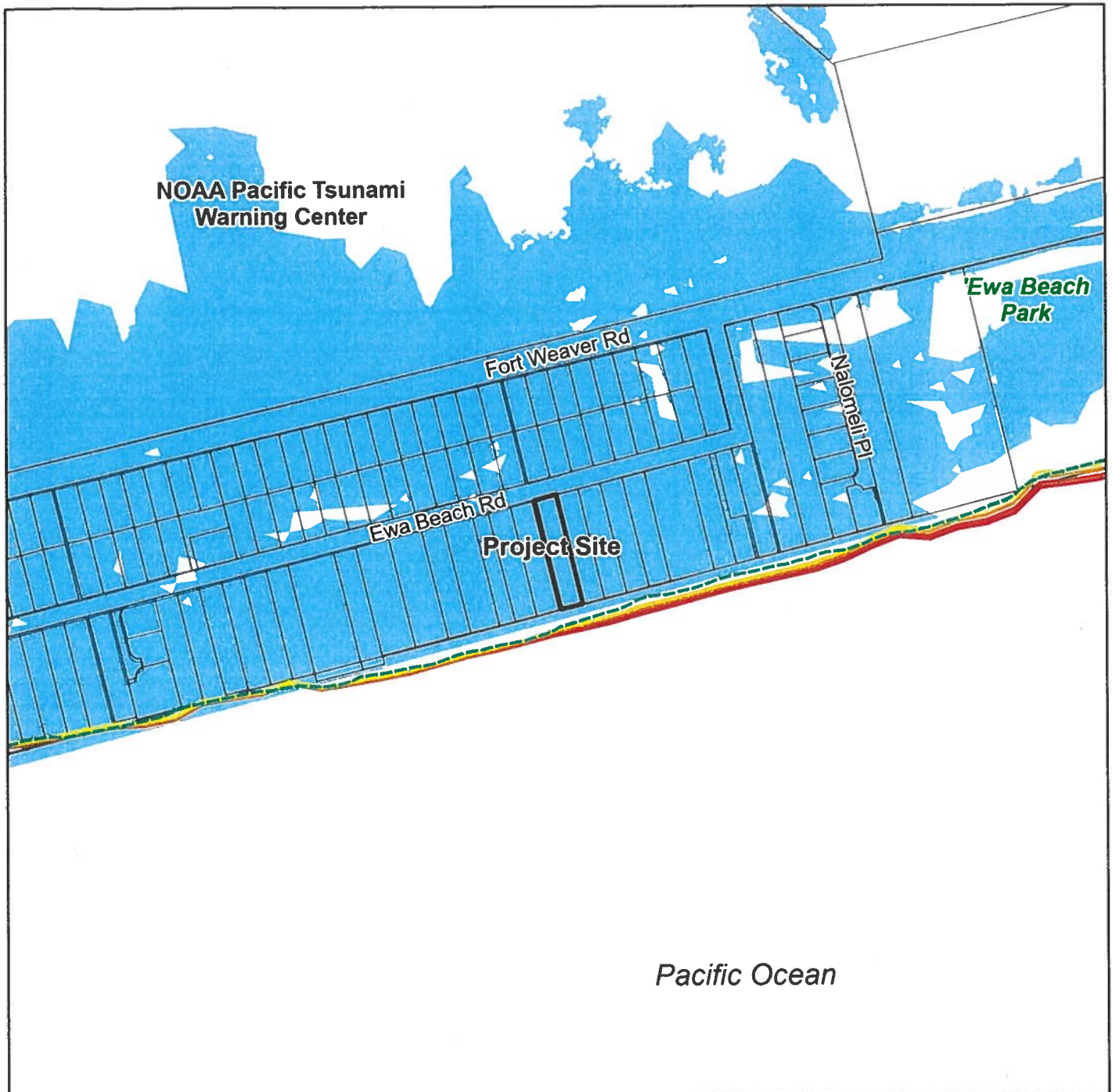
- Project Site
- TAX Parcel
- FIRM Flood Panel (Index) 2014
- Flood Zones**
 - D
 - VE
 - XS

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



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



LEGEND

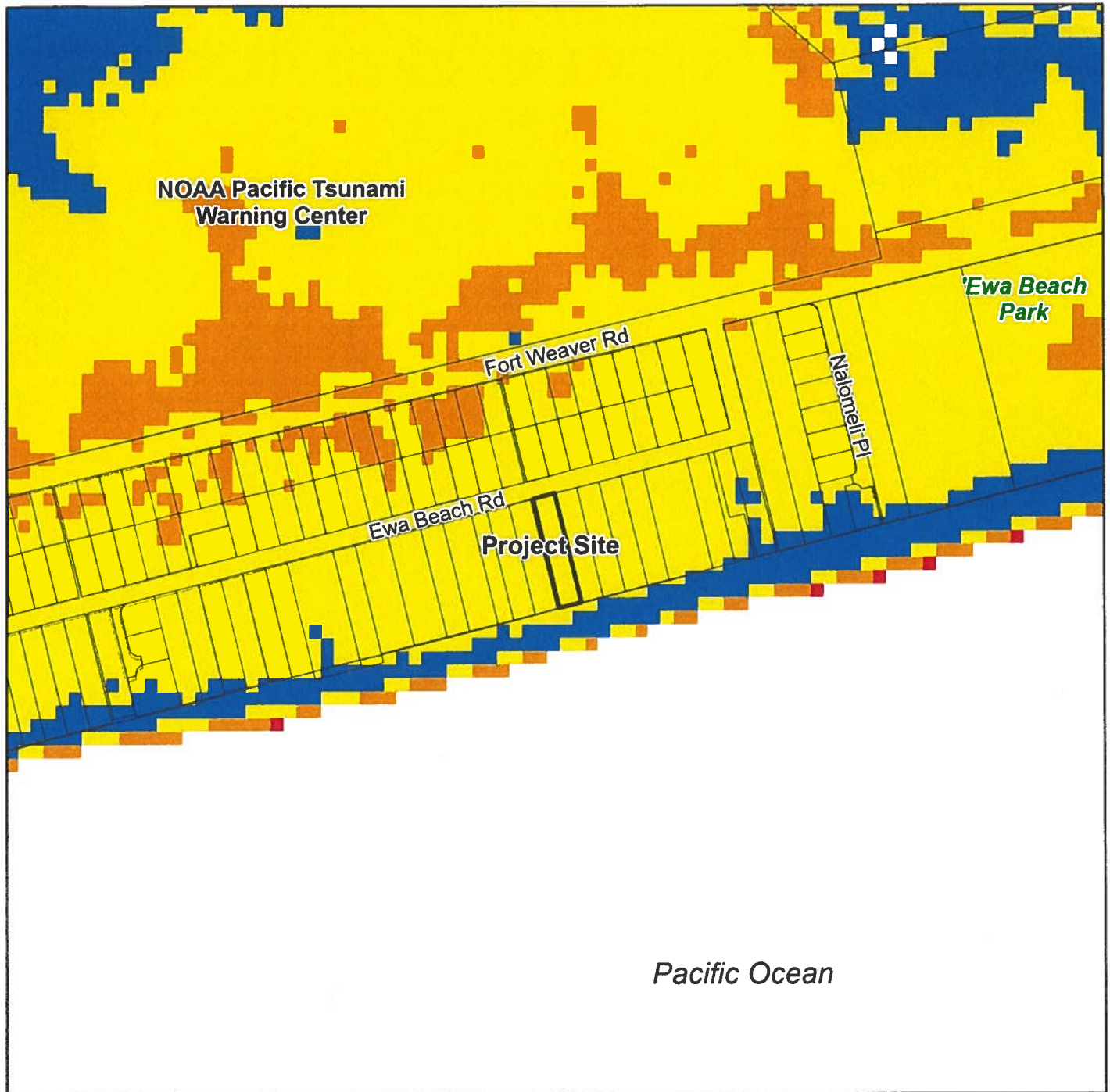
- Project Site
- TAX Parcel
- SLR Exposure Area - 3.2 Ft. Scenario
- SLR - Vegetation Line (2005-2008)
- SLR Coastal Erosion (Line) - 0.5 Ft. Scenario
- SLR Coastal Erosion (Line) - 1.1 Ft. Scenario
- SLR Coastal Erosion (Line) - 2.0 Ft. Scenario
- SLR Coastal Erosion (Line) - 3.2 Ft. Scenario

EXHIBIT H Sea Level Rise Map

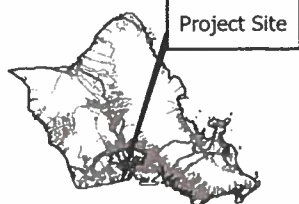
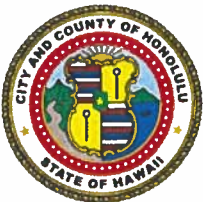
FILE NO.: 2024/SMA-48

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

TAX MAP KEY: 9-1-023: 010



Pacific Ocean



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

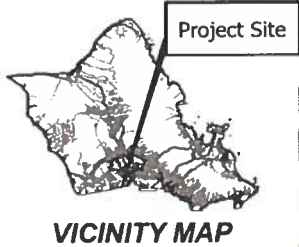
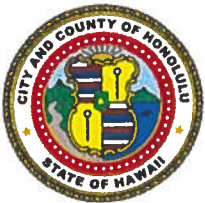
EXHIBIT I

Storm Surge Map

FILE NO.: 2024/SMA-48

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

TAX MAP KEY: 9-1-023: 010



LEGEND

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

EXHIBIT J

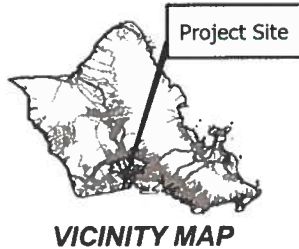
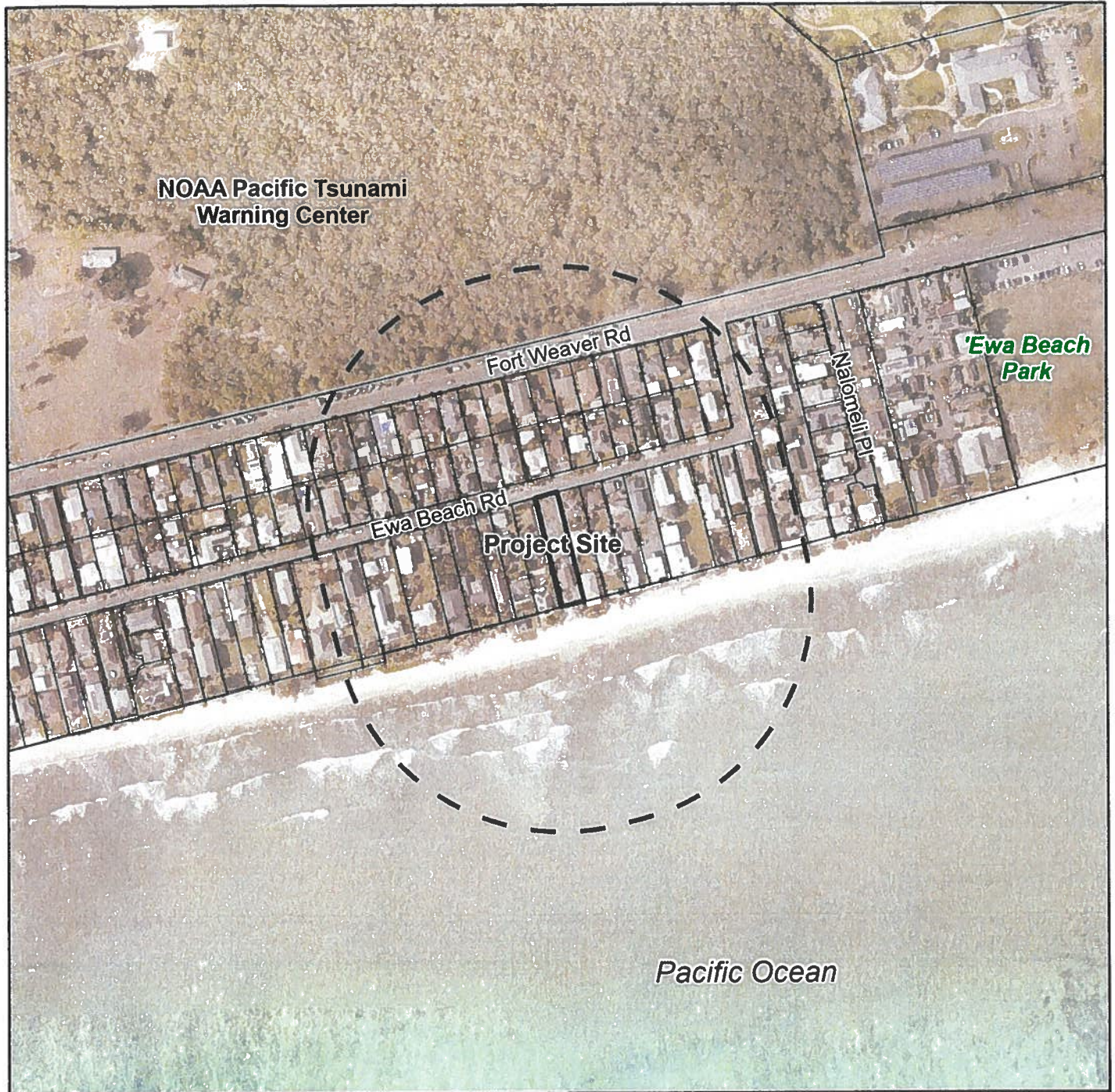
Tsunami Evacuation Map

FILE NO.: 2024/SMA-48

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

TAX MAP KEY: 9-1-023: 010

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



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

LEGEND

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

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