

SUMMARY OF PROPOSED COMMITTEE DRAFT:

Resolution 24-225

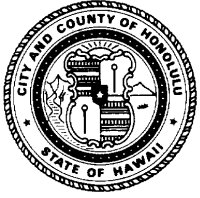
GRANTING A SPECIAL MANAGEMENT AREA MAJOR PERMIT TO ALLOW THE CONSTRUCTION OF A NEW SINGLE-FAMILY DWELLING UNIT, SECOND FLOOR ADDITION TO AN EXISTING SINGLE-FAMILY DWELLING AND OTHER IMPROVEMENTS AT TAX MAP KEY 9-1-023: 010 IN 'EWA BEACH, O'AHU.

The PROPOSED CD1 makes the following amendments:

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

"GRANTING A SPECIAL MANAGEMENT AREA MAJOR PERMIT TO ALLOW FOR THE CONSTRUCTION OF A NEW SINGLE-FAMILY DETACHED DWELLING WITH ATTACHED GARAGE AND THE CONSTRUCTION OF A NEW SECOND FLOOR ADDITION AND CARPORT FOR AN EXISTING SINGLE-FAMILY DETACHED DWELLING IN 'EWA BEACH, O'AHU."
- B. In Condition C.2, clarifies that the condition applies to artificial light fixtures on the Project site (rather than the zoning lot).
- C. Adds a new Condition F to provide for a landowner acknowledgement that land makai of the regulatory shoreline is State public land, falls within the State Land Use Conservation District, and must remain available for public use and recreational activities; should any portion of a structure encroach into State public land, the State Board of Land and Natural Resources may require the removal of the structure or a lease for the encroachments extending into the State public land; and the landowner holds harmless and indemnifies the City for any responsibility that may result from adverse impacts associated with sea level rise and coastal erosion. Also requires the statement to be clearly stated under "Landowner Acknowledgements" on all building permit plans.
- D. Adds a new Condition G to add a landowner acknowledgement that bed and breakfast homes and transient vacation units are not allowed on the Project site.
- E. Adds a new Condition H to provide for landscaping requirements applicable to shoreline zoning lots. Realphabetizes subsequent conditions.
- F. In realphabetized Condition I.1, clarifies that the pre-June 30, 2024 shoreline setback will apply only if the Applicant obtains the building permit for the addition to the existing single-family detached dwelling by June 30, 2025.

- G. Deletes former Condition G because it is duplicative of realphabetized Condition I.2, which among other things sets a 36-month deadline (after the effective date of the SMA Major Permit) for the Applicant to obtain a construction permit or building permit for the Project.
- H. Makes miscellaneous technical and nonsubstantive amendments.



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

No. **24-225, CD1**

PROPOSED

RESOLUTION

GRANTING A SPECIAL MANAGEMENT AREA MAJOR PERMIT TO ALLOW FOR THE CONSTRUCTION OF A NEW SINGLE-FAMILY DETACHED DWELLING WITH ATTACHED GARAGE, AND THE CONSTRUCTION OF A NEW SECOND FLOOR ADDITION AND CARPORT FOR AN EXISTING SINGLE-FAMILY DETACHED DWELLING IN 'EWA BEACH, O'AHU.

WHEREAS, on May 14, 2024, the Department of Planning and Permitting ("DPP") accepted an application (File No. 2024/SMA-48) from Lorenzo Village, LLC and the Suzie T. Mai-French Trust ("Applicants") for a Special Management Area ("SMA") Major Permit to allow for the construction of a new two-story single-family detached dwelling with an attached three-car garage, and the construction of a new second floor addition and carport for an existing single-family detached dwelling, on an approximately 12,502-square-foot shoreline lot 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

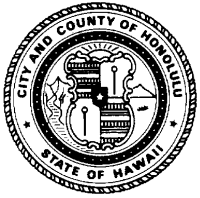
WHEREAS, on July 8, 2024, the DPP held a public hearing at the Frank F. Fasi Municipal Building, which was attended by the Applicant's Agent, DPP staff members, and one member of the public who attended remotely; no verbal testimony was offered; and

WHEREAS, on August 22, 2024, within 45 calendar days after the close of the public hearing, the DPP, having duly considered all evidence and the objectives, policies, and guidelines, as established in §§ 25-3.1 and 25-4.1, Revised Ordinances of Honolulu 2021 ("ROH"), and §§ 205A-2 and 205A-26, Hawaii Revised Statutes ("HRS"), completed its report and transmitted its findings and recommendation of approval to the City Council ("Council"); and

WHEREAS, the Council, having received the findings and recommendation of the DPP on September 6, 2024, by Departmental Communication 654 (2024), and having duly considered all of the findings and reports on the matter, desires to approve the subject application for an SMA Major Permit subject to the conditions enumerated below; now, therefore,

BE IT RESOLVED by the Council of the City and County of Honolulu that an SMA Major Permit be issued to the 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



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

No. 24-225, CD1

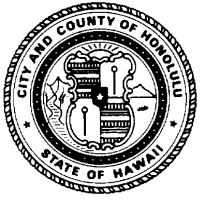
RESOLUTION

Exhibits A, B, C-1 through C-17, and D through K attached hereto and incorporated by reference herein. Any change in the size or nature of the Project that may have a significant effect on coastal resources, 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. To minimize impacts to archaeological or cultural resources that may be present on the Project site, if, during construction, any previously unidentified archaeological sites or remains (such as artifacts; shell, bone, or charcoal deposits; human burials; rock or coral alignments; pavings; or walls) are encountered, the 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 has assessed the impact and has made further recommendations for mitigative activity.

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

- C. To minimize impacts to threatened, endangered, or protected avian, marine, and terrestrial fauna that may frequent or traverse the vicinity of the Project site, the 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 light fixtures on the Project site, including but not limited to floodlights, uplights, or spotlights used for decorative or aesthetic purposes, is prohibited if the light directly illuminates, or is directed across property boundaries toward, the shoreline and ocean waters, except as may otherwise be permitted pursuant to HRS § 205A-71(b);
 3. Exterior light fixtures on the Project site must be fully shielded using full cutoff fixtures with the light directed downward so that the light bulb is only visible from below the light fixture;
 4. All Project site work and construction activities are limited to daylight hours (sunrise to sunset);



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

No. 24-225, CD1

RESOLUTION

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 present on land within 150 feet of the work area, or as recommended by State or federal regulations. Project activities may only recommence after the animal voluntarily leaves the area. If a monk seal pup is present on land, a 300-foot buffer must be observed. Any Project-related debris that may pose an entanglement threat to monk seals or the sea turtles must be removed from the work area at the end of each day and at the conclusion of Project-related activities.

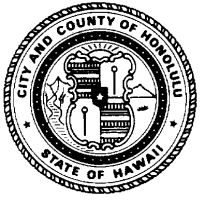
The requirements enumerated in this condition must be clearly stated under "Environmental Notes" on all Project construction permit plans and building permit plans.

- 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, 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 sea level rise, coastal erosion, flooding, wave action, and storm surge, prior to the issuance of any construction permit or building permit for the Project, the landowner hereby acknowledges (and any successor owner or interested party is hereby notified of) the following:



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

No. 24-225, CD1

RESOLUTION

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 by the year 2100, and that the entirety of the proposed Project is located within the 3.2-foot sea level rise 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."*

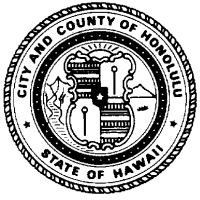
The statements enumerated in this condition must be clearly stated under "Landowner Acknowledgements" on all Project building permit plans.

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

"In choosing to implement construction activities at Tax Map Key 9-1-023:010, the landowner hereby acknowledges that land makai of the regulatory shoreline is State public land, falls within the State Land Use Conservation District, and must remain available for public use and recreational activities. The landowner further acknowledges that should any portion of a structure encroach into State public land, the State Board of Land and Natural Resources may require the removal of the structure or a lease for the encroachments extending into the State public land. As a result of this acknowledgement, successor owners and interested parties are hereby notified of this same information and the landowner shall hold harmless and indemnify the City for any responsibility that may result from adverse impacts associated with sea level rise and coastal erosion."

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

- G. To ensure the Applicant is aware that bed and breakfast homes and transient vacation units are not allowed on the Project site, the landowner hereby



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

No. 24-225, CD1

RESOLUTION

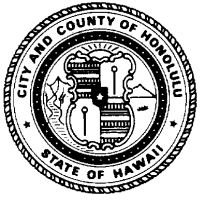
acknowledges (and any successor owner or interested party is hereby notified of) the following:

"The landowner hereby acknowledges that bed and breakfast homes and transient vacation units, as those terms are defined in ROH Chapter 21, the Land Use Ordinance, are not allowed on Tax Map Key 9-1-023:010."

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

- H. To preserve underlying beach sands and coastal dunes, all landscaped areas, landscaping, and irrigation must be contained and maintained within the property boundaries of the shoreline lot of origin.
1. Landscaping may not be planted, watered, or maintained so that it acts as a shoreline hardening barrier, such as by planting naupaka, particularly if the landscaping alters or interferes with the natural beach processes;
 2. Landscaping may not extend seaward of the shoreline as depicted in the current certified shoreline survey for the shoreline lot, or in the event there is no current certified shoreline survey for the lot, seaward of the shoreline as defined in HRS Chapter 205A;
 3. Landscaping may not extend into any adjoining beach access right-of-way, public or private;
 4. Landscaping in the dune or shoreline area between the dwelling and the shoreline must be limited to vegetation that is naturally hardy or endemic to the dune or shoreline area; and
 5. Any Project irrigation system must be designed so that water does not traverse seaward of the shoreline as depicted in the current certified shoreline survey for the shoreline lot, or in the event there is no current certified shoreline survey for the lot, seaward of the shoreline as defined in HRS Chapter 205A.

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



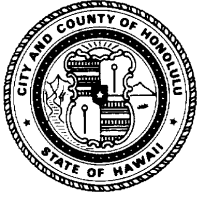
HONOLULU CITY COUNCIL
KE KANIHELA O KE KALANA O HONOLULU
CITY AND COUNTY OF HONOLULU

No. 24-225, CD1

RESOLUTION

I. Permits.

1. The Project's building permit application for the addition to the existing single-family detached dwelling was accepted as complete on May 23, 2024, and the Applicant must obtain a building permit for the Project no later than June 30, 2025. If the Project's building permit for the addition to the existing single-family detached dwelling is not obtained by June 30, 2025, the Project may not rely on the 40-foot shoreline setback that was in effect through June 30, 2024, and must instead comply with the shoreline setback requirements under ROH Chapter 26 effective as of July 1, 2024.
2. The Applicant shall obtain a construction permit or building permit for the Project within 36 months after the effective date of this SMA Major Permit. Failure to obtain a construction permit or building permit within this period will render this SMA Major Permit null and void; provided that this period may be extended as follows:
 - 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, approve 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 building permit,the extension will be deemed to be denied.



RESOLUTION

- J. 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; and

BE IT FINALLY RESOLVED 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 State of Hawai'i Office of Planning and Sustainable Development, Attention: Coastal Zone Management Branch, P.O. Box 2359, Honolulu, Hawai'i 96804-2359.

INTRODUCED BY:

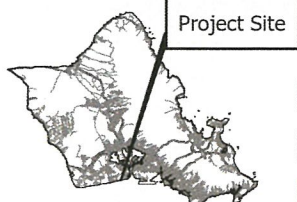
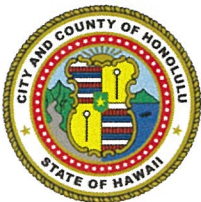
Tommy Waters (br)

DATE OF INTRODUCTION:

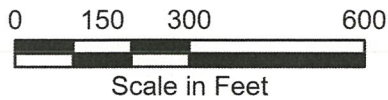
September 10, 2024

Honolulu, Hawai'i

Councilmembers



VICINITY MAP



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



LEGEND

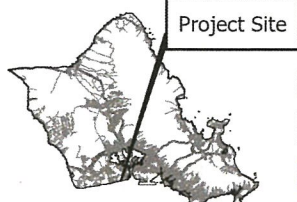
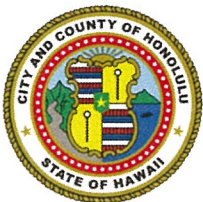
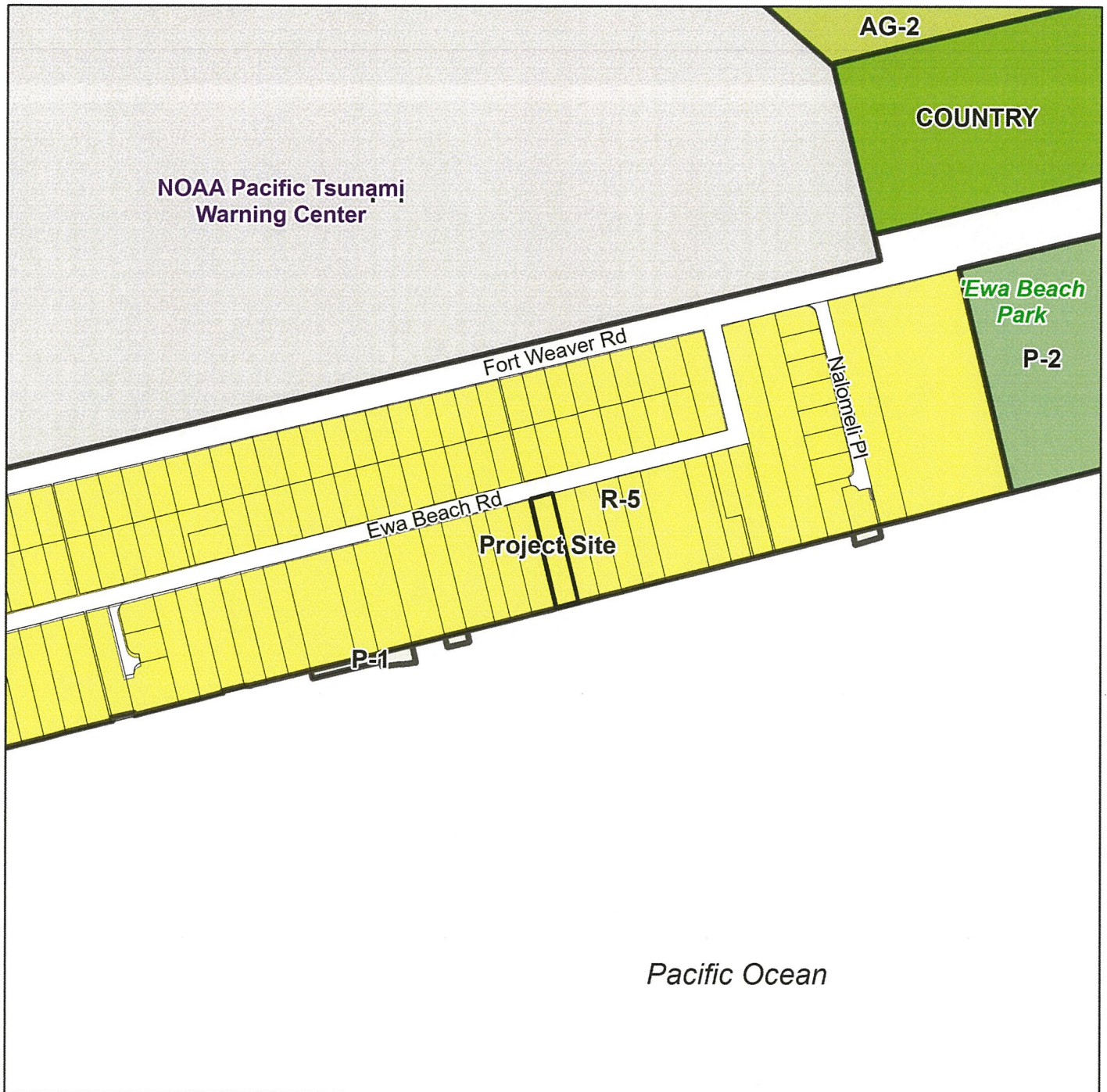
- Project Site
- TAX Parcel
- Beach Park
- Right of Way Park
- Within SMA
- Outside SMA

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



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

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 EXISTING 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 THEREON. 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-1587.
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 R316, 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 SLAGS 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 R905.2.2.5.
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 R316.
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 1-1/2" THICK POLYETHYLENE 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 AC 318 LATEST EDITION.
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. AGGREG. 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:

CONCRETE CAST AGAINST EARTH.....	3 INCHES
FORMED CONCRETE EXPOSED TO EARTH OR WEATHER	
1" AND SMALLER.....	1 1/2 INCH
1" 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-TE THE ADHESIVE, HOLE DIAMETER SHALL BE AS PER MANUFACTURER'S RECOMMENDATIONS. HOLES SHALL BE BRUSHED AND AIR BLOWN TO REMOVE LOOSE PARTICLES. MANUFACTURERS REPRESENTATIVE SHALL BE PRESENT TO SUPERVISE INSTALLATION OF FIRST BAR OR ROD.

CONCRETE MASONRY UNITS (CMU):

1. CMU SHALL BE GRADE "N" 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 STOPPED 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 BOND PATTERN. MORTAR JOINTS SHALL BE STRAIGHT, CLEAN AND IN A THICKNESS OF 3/8" ± 1/8". WHERE WALLS ARE TO RECEIVE PLASTIC FILLER, WATERPROOFING OR PROTECTIVE COATING, THE HORIZONTAL AND VERTICAL JOINTS ARE EXPOSED, TOU SHALL BE TOOL 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 POSITIONS (TY-WAL, DURA-WALL OR APPROVED EQUAL). THE WIRE POSITIONERS 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 NAULS.
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 OTHERWISE INDICATED.
5. UNLESS OTHERWISE INDICATED IN THE DRAWINGS OR DETAILS, ALL NAILING SHALL BE GALVANIZED COMMON NAILS AND SHALL CONFORM TO TABLE 2304.8.1 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:

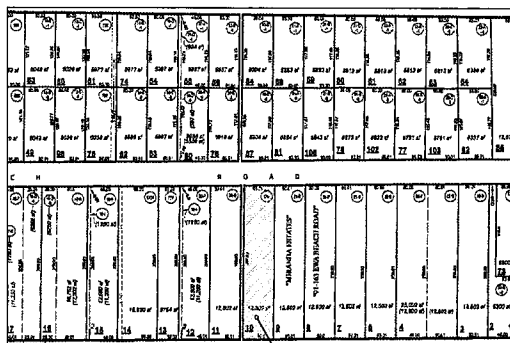
A. FLOORS:	
3/4" THK. T AND G, C-C PLUGGED, GROUP 1, EXTERIOR (PS 1-43)	
B. ROOFS:	
5/8" THK. C-D, GROUP 1, EXTERIOR (PS 1-43)	
7. PLYWOOD FLOOR SHEATHING SHALL BE ATTACHED TO FLOOR JOISTS WITH MINIMUM No. 8 SCREWS AT 8" O.C. AT GROUND FLOOR AND 2 1/2" CEMENT COATED NAIL AT 8" O.C. AT OTHER FLOOR.
8. 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 PLYWOOD SHEATHING.
9. BOLTS IN WOOD ARE MACHINE BOLTS, UNLESS OTHERWISE NOTED. BOLT HOLES IN WOOD TO BE 1/32" TO 1/16" GREATER THAN BOLT HOLES IN STEEL. 1/4" PLYWOOD LARGER THAN BOLT PROVIDE STANDARD WASHERS UNDER HEAD AND NUT AGAINST WOOD. WASHER NOT REQUIRED UNDER THE HEAD OF CARTRIDGE 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 CATALOGS. WHERE NAIL AND BOLT HOLES HAVE BEEN PROVIDED, USE NAILS UNLESS OTHERWISE 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 2304.8.1 OF THE 2018 INTERNATIONAL BUILDING CODE.
12. PLYWOOD SIDING AND SHEATHING SHALL BE STRUCTURAL ONE (1) UNLESS NOTED OTHERWISE NAILING SHALL BE AS FOLLOWS:

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. MAXIMUM NAILING SHALL COMPLY WITH TABLE 2304.8.1 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 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

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 (10E NAIL).....	3-10d
B. STUDS TO PLATE END NAIL, THRU PLATE.....	3-8d
C. DOUBLE TOP PLATE (TYP).....	10d 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 (10E 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 HB "COMMENTARY AND RECOMMENDATIONS" FOR HANDLING, INSTALLING AND BRACING METAL PLATE CONNECTED WOOD TRUSSES"
C. TPI DB "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 GAUGE 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" BOLTS AT 4'-0" MAX. AT TOP AND BOTTOM CHORDS, OR SHALL BE NAILED TO EACH OTHER WITH 16d COMMON NAILS AT 10" 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.....16 PSF
	DL.....16 PSF
	DL.....9 PSF
BOTTOM CHORD:	DL.....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.

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: 93-127A EWA BEACH ROAD
EWA BEACH, HAWAII 96706
9-1-023310
T.M.C.
ZONING: R-5

AREA CALCULATION:

LOT AREA	12,502 SF		
MAX BLDG AREA	6,251 SF		
PROPOSED BLDG AREA	4,011 SF		
FAR	50.08%		
BLDG AREA			
GROUND			
FLOOR	1,348 SF	600 SF	2,148 SF
GARAGE	583 SF	380 SF	973 SF
COVERED ENTRY	189 SF	0	189 SF
COVERED LANAI	282 SF	231 SF	493 SF
EXT. STAIRS	48 SF	170 SF	218 SF
TOTAL BLDG AREA	2,430 SF	1,581 SF	4,011 SF
FLOOR AREA			
GROUND			
FLOOR	1,348 SF	600 SF	2,148 SF
COVERED ENTRY	189 SF	0	189 SF
COVERED LANAI	282 SF	231 SF	493 SF
EXT. STAIRS	48 SF	170 SF	218 SF
TOTAL	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

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 (1932") EXTERIOR IDENTIFICATION INDEX 4020 C-D.
B. FLOOR SHEATHING SHALL BE - 3/4 INCH 1 AND G EXTERIOR IDENTIFICATION INDEX 4020 C-D.
C. WALL SHEATHING SHALL BE - 1/2 INCH (1932") EXTERIOR IDENTIFICATION INDEX 4020 C-D.
2. PLYWOOD FLOOR SHEATHING SHALL BE GLUE-LAMINATED 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 4514. 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 OTHERWISE NOTED.
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 PLYBLOCKS.
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 (R" 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 "IRRIGATOR" 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 7101 OF THE 2018 INTERNATIONAL BUILDING CODE:

16. SHEATHED SHED WALLS AND DIAPHRAGMS.
17. COMPLETE LOAD PATH AND UPLIFT TIES.
18. TERMITE PROTECTION

SOLAR NOTE:

(2) 470W PANELS MM # 2020-040 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:

COMMERCIAL ENERGY EFFICIENCY
RESIDENTIAL ENERGY EFFICIENCY

Signature: *Eliezer Y. Acczon*

Date: 3/10/24

ELIEZER Y. ACCZON
Architect
License No: 7678

PROPOSED NEW TWO STORY SFD FOR:
MR. & MRS. VICTORIANO ESTOESTA
91-173A EWA BEACH ROAD
EWA BEACH, HAWAII 96706
T.M.C. 9-1-023310

TITLE SHEET

DATE: 3/10/24	DRAWN BY: AC
REVISION:	
SHEET 000 OF 000	
PROJECT NO. XXXX	

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).

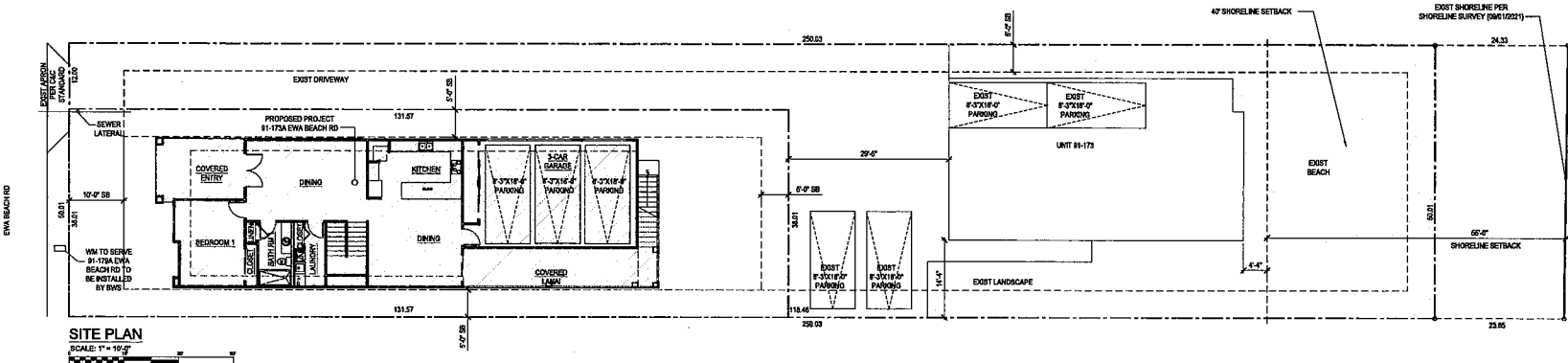
(ii) TOTAL IMPERVIOUS SURFACE AREA OF THIS PROJECT = 67.72%.
(IMPERVIOUS SURFACE = 3926 SF, TOTAL LOT AREA = 5797 SF, THEREFORE $3926/5797 = 67.72\%$)

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 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 8-- 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.



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

DATE: 3/10/24
DESIGN BY: AC
REVISIONS:

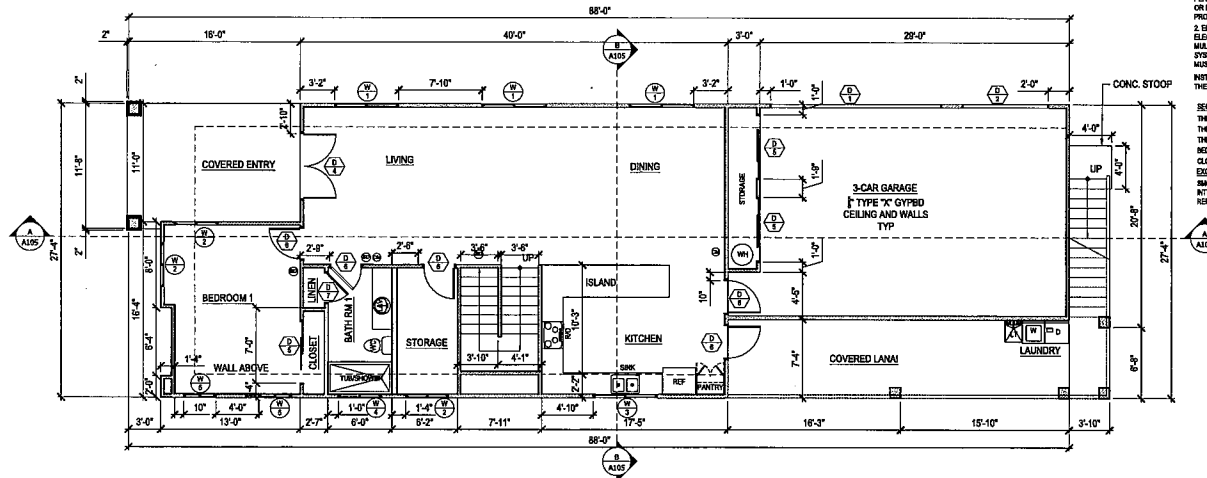
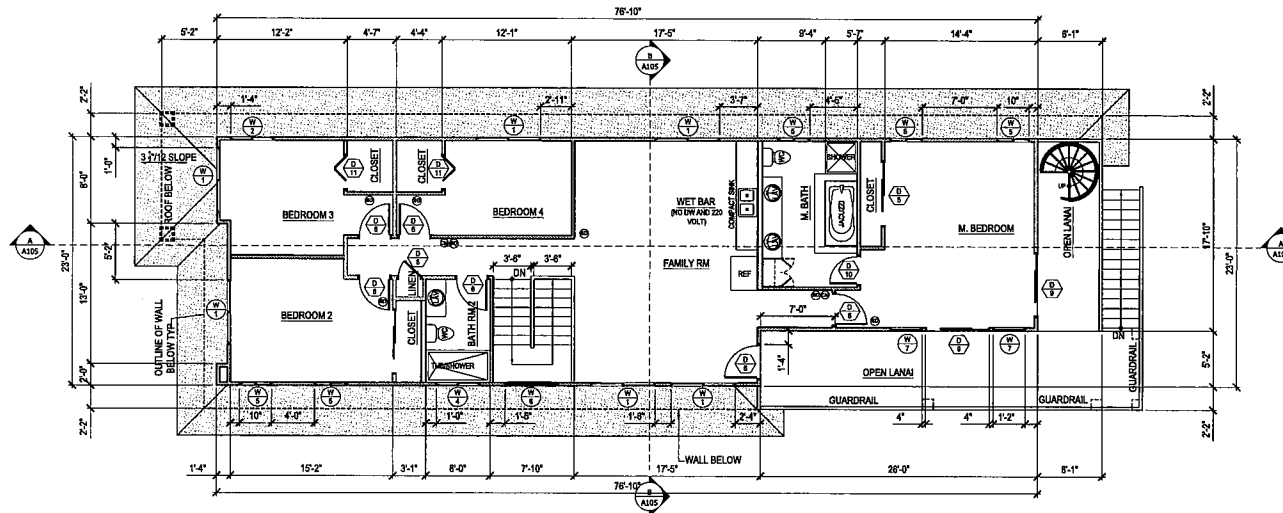
SHEET
A100
OF
PROJECT NO. XXXX

THIS WORK WAS PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND I AM A LICENSED PROFESSIONAL ARCHITECT IN THE STATE OF HAWAII.

ARCHITECT
DATE: 3/10/24
PROJECT: 91-173A EWA BEACH ROAD

SITE PLAN AND NOTES

EXHIBIT C-3



1. ELECTRIC VEHICLE CAPABILITY.
PER ENERGY CODE, HAWAII, 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 REVENED ORDINANCES OF HONOLULU), HAWAII, NEW BFD, DETACHED OR DUPLEX DWELLINGS WITH ATTACHED ENCLOSURE 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 BFD DETACHED, TRIMMAGE DETACHED, AND DUPLEX MUST INSTALL FOR EACH RESIDENCE AN ELECTRICAL PANEL, WITH RESERVED SPACE TO ACCOMMODATE NOT LESS THAN A FIVE (5) CIRCUIT AND PHOTOVOLTAGE SYSTEMS. NEW MULTIFAMILY DWELLINGS MUST INSTALL AN ELECTRICAL PANEL THAT INCLUDES SPACE RESERVED TO ACCOMMODATE A PHOTOVOLTAGE SYSTEM. (1) USED TO SERVE COMMON AREA ELECTRICAL LOADS, OR (2) ADDED TO THE ROOF SPACE AVAILABLE. THE RESERVED SPACE MUST BE CLEARLY LABELED AS SOLAR PV READY.

INSTALL CONDUIT NOT LESS THAN 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 9014.1 LARKING ALARM
THE ALARM DEVICES SHALL BE INTERCONNECTED IN A MANNER THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS IN THE INDIVIDUAL UNIT. THE ALARM SHALL BE CLOSELY ALARMS IN ALL BEDROOMS OVER BACKGROUND NOISE IN ALL INTERIOR DOORS CLOSED.

EXCEPTIONS:
SMOKE ALARMS IN EXITING AREAS NOT NEED TO BE INTERCONNECTED OR HARDWIRED WHERE THE ALTERATIONS OR REPAIRS DON'T RESULT IN INTERIOR WALL OR CEILING REMOVAL.

PROPOSED NEW TWO STORY SFD FOR:

MR. & MRS. VICTORIANO ESTOESTA
94-173A EWA BEACH ROAD
EWA BEACH, HAWAII 96706
TMS 8-1023010

FLOOR PLANS

DATE: 3/10/24
DRAWN BY: AC

REVISIONS

SHEET
A101

PROJECT NO.
XXX

THIS WORK WAS PREPARED BY ME
OR UNDER MY SUPERVISION AND
CONSTRUCTION OF THIS PROJECT

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

DATE	DRAWN BY
3/10/24	AC

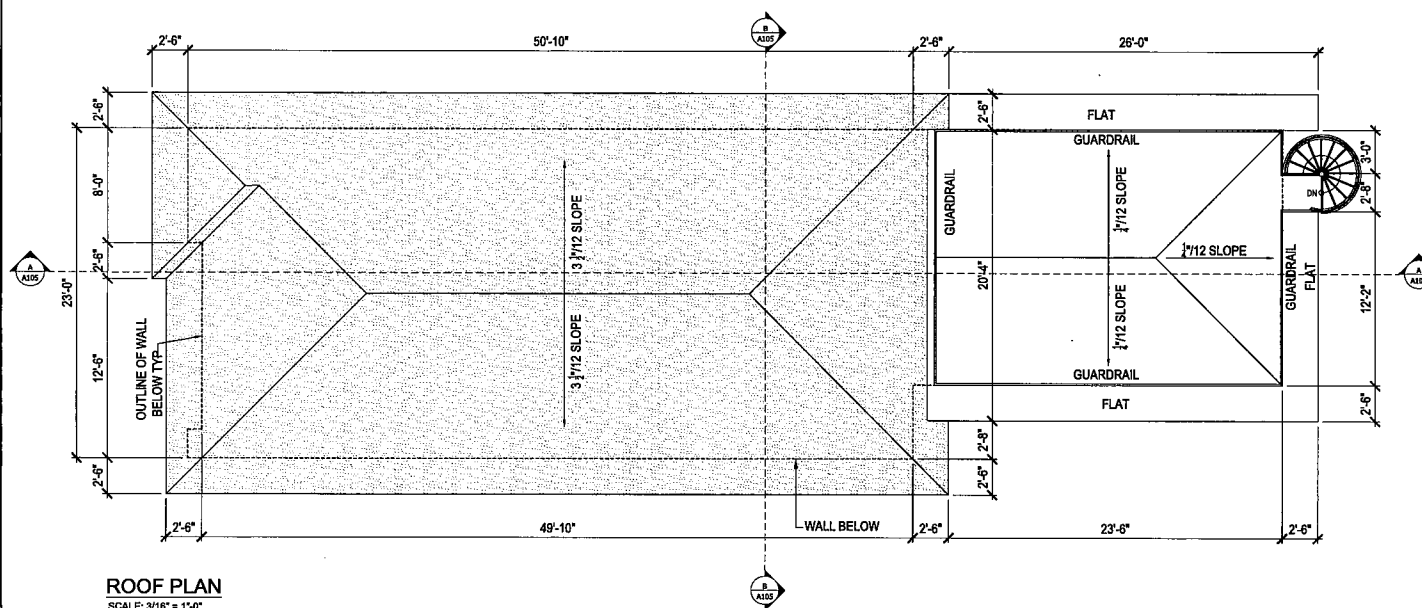
REVISIONS	
1	Initial Design
2	Final Design

SHEET
A102

PROJECT NO.
XXX



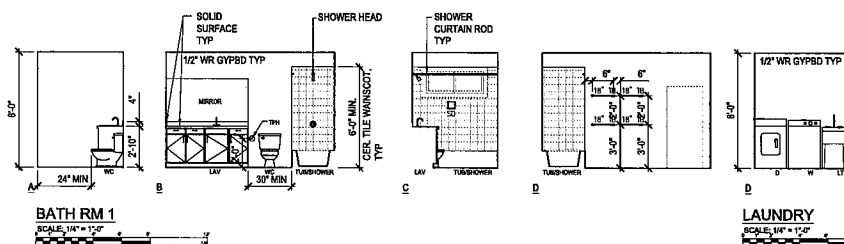
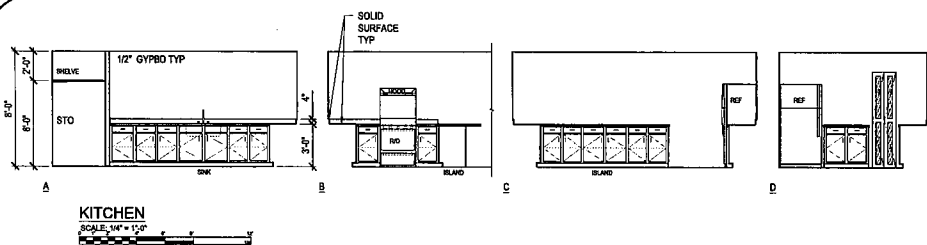
EMERGENCY EXIT:
20" MINIMUM WIDTH
24" MINIMUM HEIGHT
5.7 SQUARE FEET MINIMUM OPENING
44" MAXIMUM SILL HEIGHT @ BEDROOM (TYPICAL)



ROOF PLAN

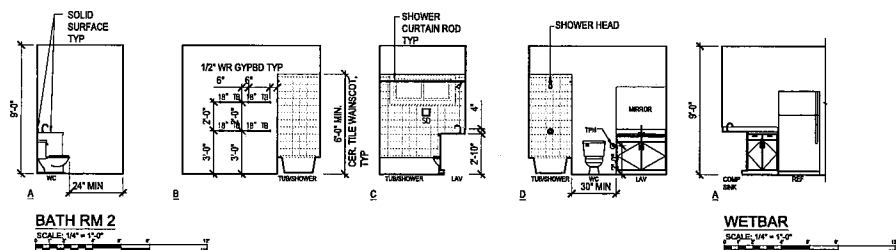
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EXHIBIT C-5



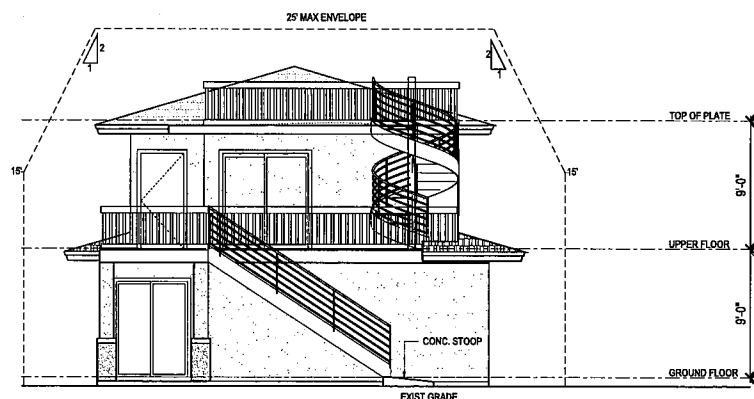
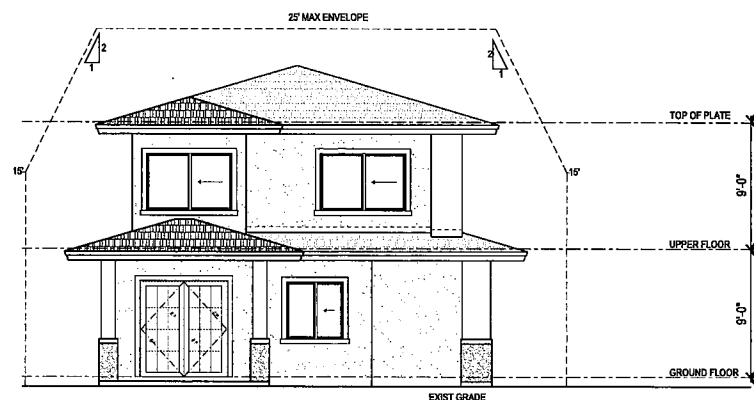
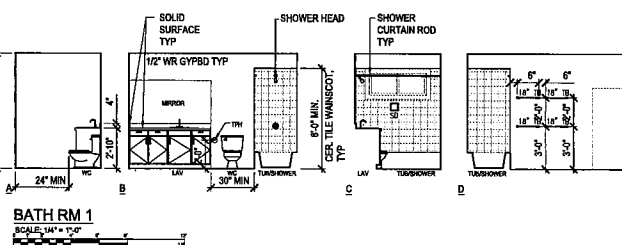
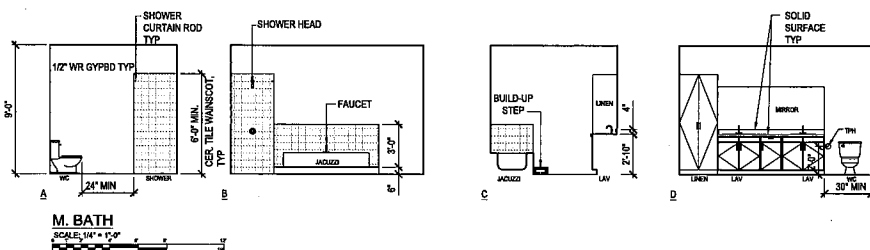
LAUNDRY

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



WETBAR

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



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

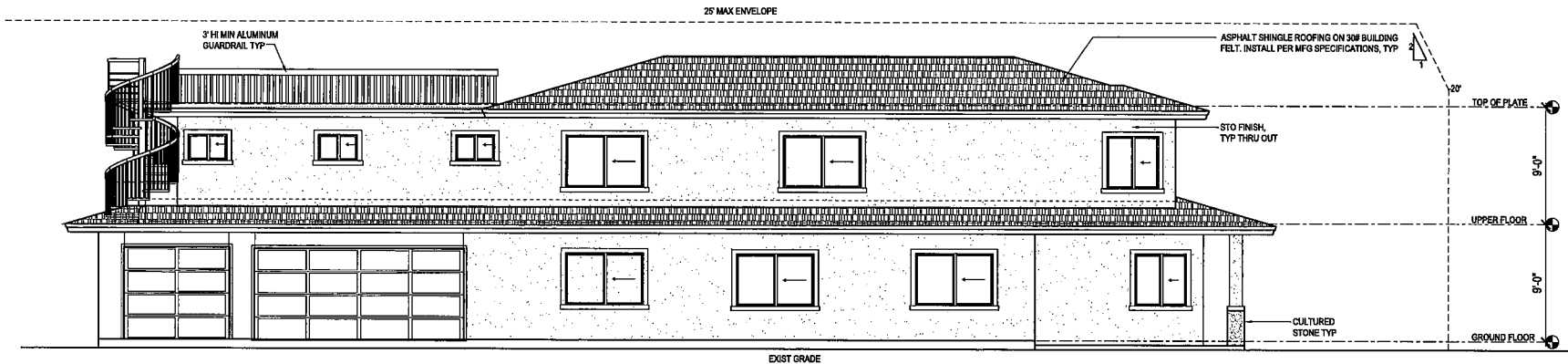
DATE: 3/10/24
DRAWN BY: AC
REVISIONS:

SHEET
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OF

PROJECT NO.
1000

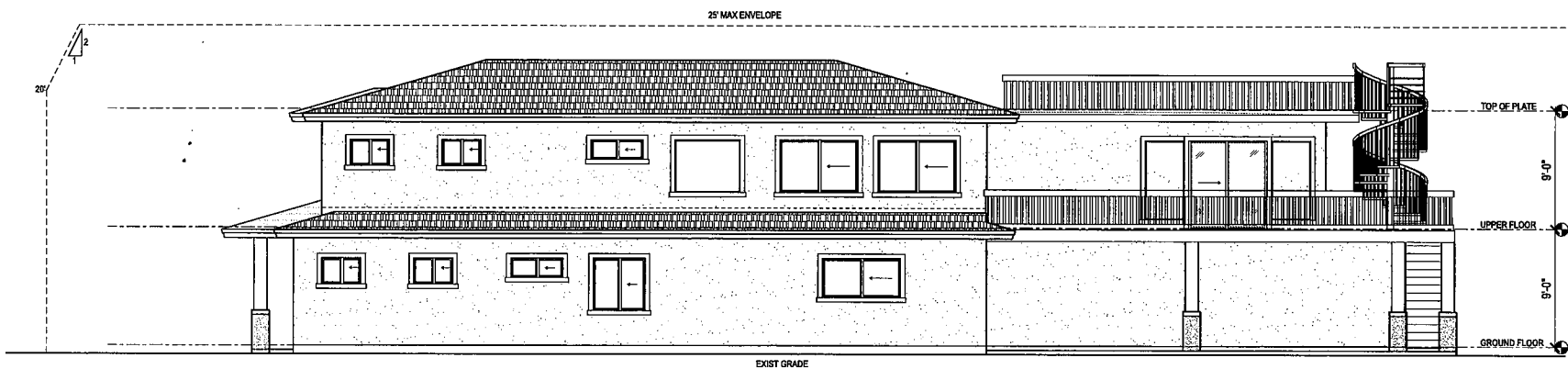
EXTERIOR AND INTERIOR ELEVATIONS

EXHIBIT C-6



LEFT ELEVATION

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



RIGHT ELEVATION

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



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David L. Jackson

DAVID L. JACKSON
ARCHITECT
NO. 1795
HAWAII

PROPOSED NEW TWO STORY SFD FOR:

MR. & MRS. VICTORIANO ESTOESTA
91-173A EWA BEACH ROAD
EWA BEACH, HAWAII 96706
T.M.S. 9-152320.0

EXTERIOR ELEVATIONS

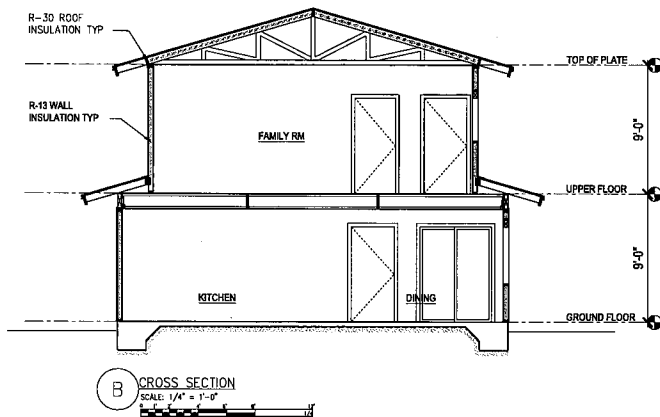
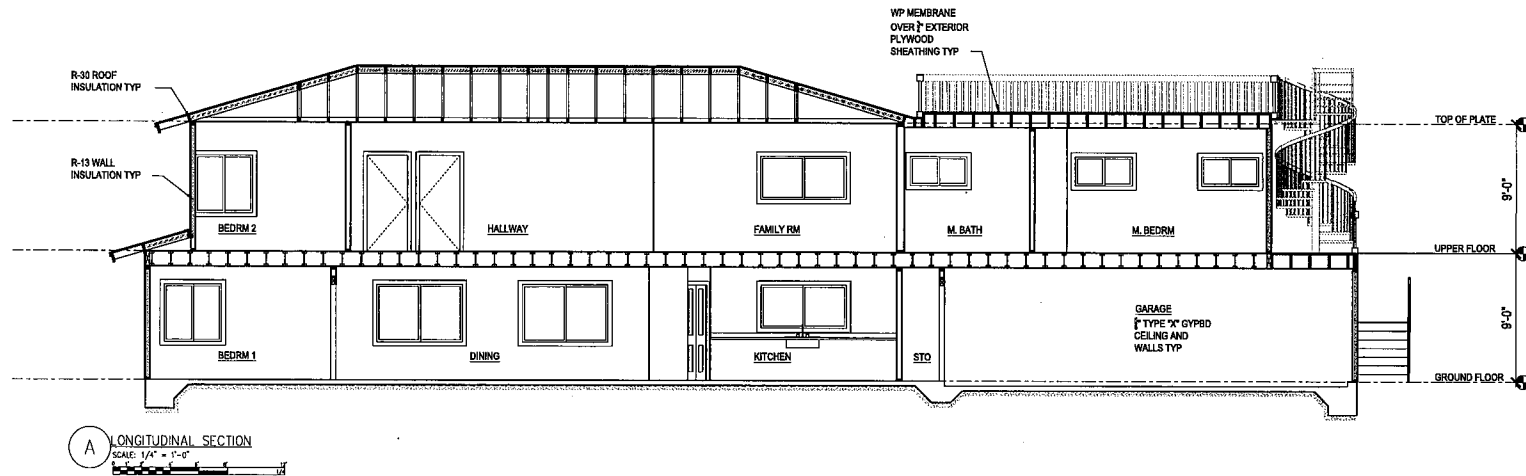
DATE: 3/10/24 DRAWN BY: AC

REVISIONS:

SHEET
A104
OF

PROJECT NO. XXXX

EXHIBIT C-7



THIS WORK WAS PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND I AM A LICENSED ARCHITECT IN THE STATE OF HAWAII. MY SEAL AND SIGNATURE WILL BE ADDED TO THIS SET OF DRAWINGS.

David T. Lacey
10/1/2006

PROPOSED NEW TWO STORY SFD FOR:
MR. & MRS. VICTORIANO ESTOESTA
91-173A EWA BEACH ROAD
EWA BEACH, HAWAII 96706
T.M.S. 9-1423310

DATE: 3/10/24
DRAWN BY: AC
REVISIONS:

SHEET
A105

PROJECT NO.
XXXX

BUILDING SECTIONS

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

[Signature]

DOT 4/2024

PROPOSED NEW TWO STORY SFD FOR:
MR. & MRS. VICTORIANO ESTOESTA
91-173A EWA BEACH ROAD
EWA BEACH, HAWAII 96706
TMK: 9-1-023010

DATE	DRAWN BY
3/10/24	AC

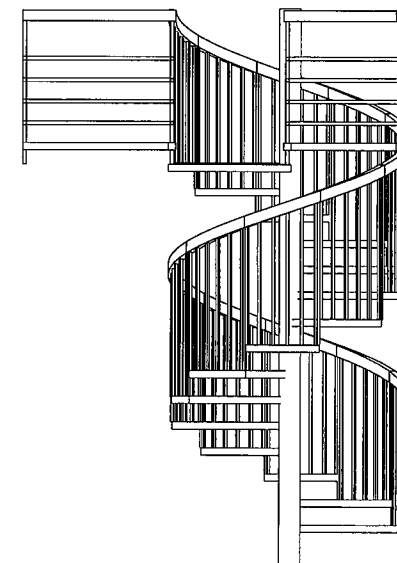
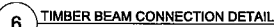
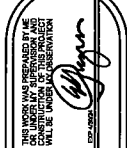
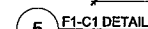
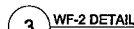
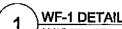
REVISIONS

SHEET
A106
OF

PROJECT NO.
XXX



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



PROPOSED NEW TWO STORY SFD FOR:

PROPOSED NEW TWO STORY
MR. & MRS. VICTORIANO ESTOESTA

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

TMK: 9-1-023:010

FRAMING PLAN AND DETAILS

DATE	DRAWN BY
3/10/24	AC
REVISIONS	

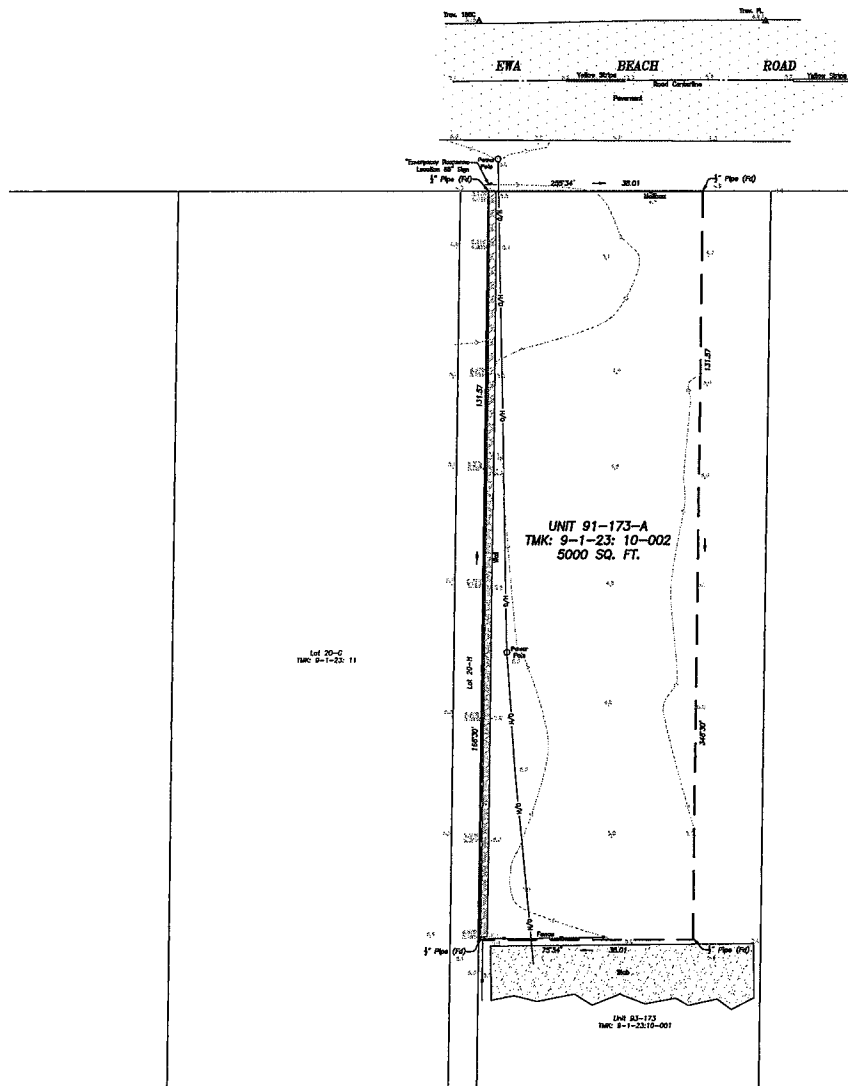
11

SHEET
A107

PROJECT NO.
XXX

TRUE NORTH

SCALE: 1 in. = 10 ft.



- ABBREVIATIONS:**
- T = Top
B = Bottom
BC = Bottom of Curb
TC = Top of Curb
BOC = Bottom Drop Curb
TDC = Top Drop Curb
BW = Bottom of Wall
TW = Top of Wall
Elev = Elevation
Fwd = Forward
Trans = Transverse
D = Diameter
H = Height
S = Spread
- LEGEND:**
- [Pattern] --- Asphalt
[Pattern] --- Backfill
[Pattern] --- Arbor Stone
[Pattern] --- Concrete
[Pattern] --- Concrete Masonry Unit
[Pattern] --- Concrete Rubble Masonry
[Pattern] --- Dirt/Grass
[Pattern] --- Driveway
[Pattern] --- Eave/Front
[Pattern] --- Wood
[Symbol] Fire Hydrant
[Symbol] Handicap Ramp
[Symbol] Light Pole
[Symbol] Sign
TV Cable TV Utility Box
MCH Metropolitan Chemical Co. Utility Box
HTC Hawaiian Telecom Utility Box
LC Light Control Box
TS Traffic Signal Box
UB Utility Box
WM Water Meter
WV Over Head Water Utility Line

This work was prepared by me
or under my supervision.
Ryan D. Morales 04/2025
Ryan D. Morales License Exp.

NOTES:

1. Only improvements shown were located.
2. Elevations referred to National Geodetic Survey Benchmark "EWA PARK". Elevation = 8.57 feet.
3. Zoning (LUG): R-3 Residential District
4. Flood Zone: X5
5. Dashed lines do not represent legally subdivided lots, they represent either limited or common element areas.

F.B. 8/Pg. 74

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

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	

OF 1 SHEETS

24° и 36°

EXHIBIT C-11



REV	DATE ISSUED
1	08/09/2024
2	08/09/2024
3	08/09/2024
4	08/09/2024

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

DATE: 08/09/2024

PROJECT: SUZIE MAL-FRENCH 91-173 EWA BEACH ROAD, EWA BEACH, HAWAII 96703

SCALE: AS NOTED



DATE: 08/09/2024

PROJECT: SUZIE MAL-FRENCH 91-173 EWA BEACH ROAD, EWA BEACH, HAWAII 96703

SCALE: AS NOTED

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

OWNER: SUZIE MAL-FRENCH

PROJECT: 91-173 EWA BEACH ROAD, EWA BEACH, HAWAII 96703

DATE: 08/09/2024

PROJECT: SUZIE MAL-FRENCH 91-173 EWA BEACH ROAD, EWA BEACH, HAWAII 96703

DATE: 08/09/2024

PROJECT: SUZIE MAL-FRENCH 91-173 EWA BEACH ROAD, EWA BEACH, HAWAII 96703

PROJECT DATA

TAX MAP KEY: 9-1 YD23 3610
LOT AREA: 12,502.00 SF
BUILDABLE AREA: 50% 3,075.00 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
WEIGHT 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: 1,280.00 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: 5,626.5 SF
9.75 x 7,502.00 SF
TOTAL ISA: (62.48%) 4,855.60 SF

PLUMBING NOTE:

- IT IS THE RESPONSIBILITY OF THE PLUMBING CONTRACTOR TO INSURE THAT ALL PLUMBING WORK IS IN COMPLIANCE WITH THE "UNIFORM PLUMBING CODE" OR APPLICABLE CODES.
- 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).
- 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.

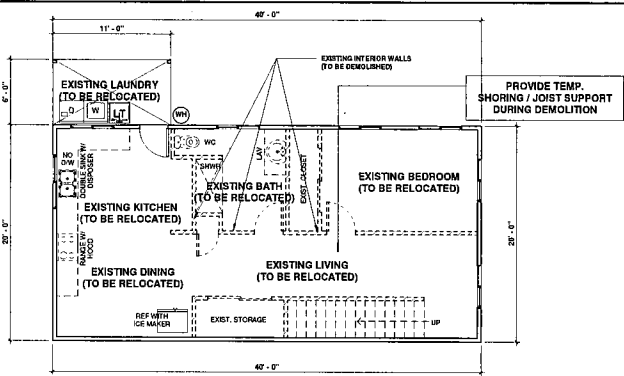
NOTE:

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 SUBMITTED SEPARATELY.

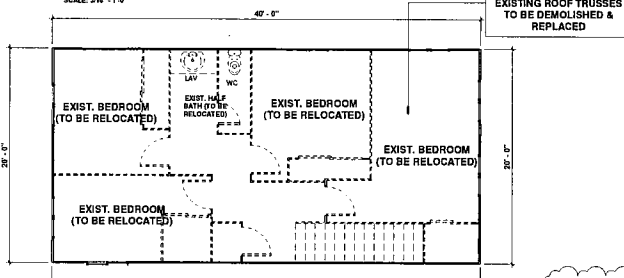
NOTE:

RETROFIT ALL EXISTING PLUMBING FIXTURES TO LOW-FLOW



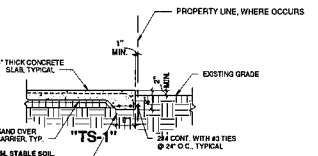
LOWER LEVEL (EXISTING / DEMOLITION PLAN)

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



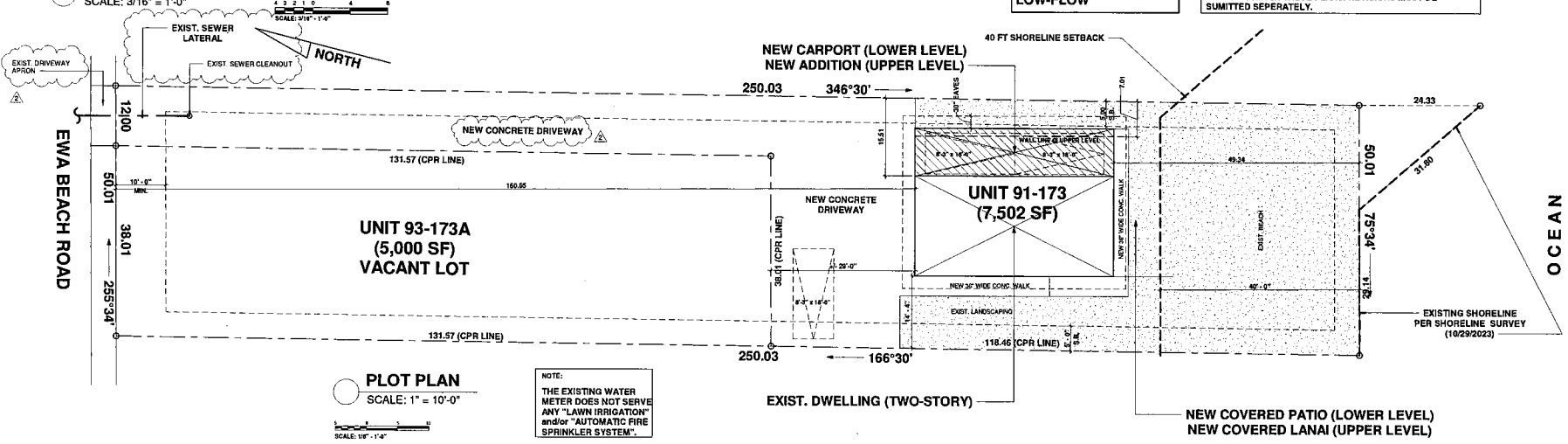
UPPER LEVEL (EXISTING / DEMOLITION PLAN)

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



TYP. THICKENED SLAB DETAIL (DRIVEWAY)

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



PLOT PLAN

SCALE: 1" = 10'-0"

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

OCEAN

EWABEACH ROAD

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

EXP. 1-3-28

[Signature]

8/7/2024 9:59:31 PM

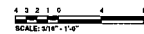
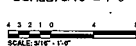
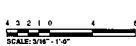
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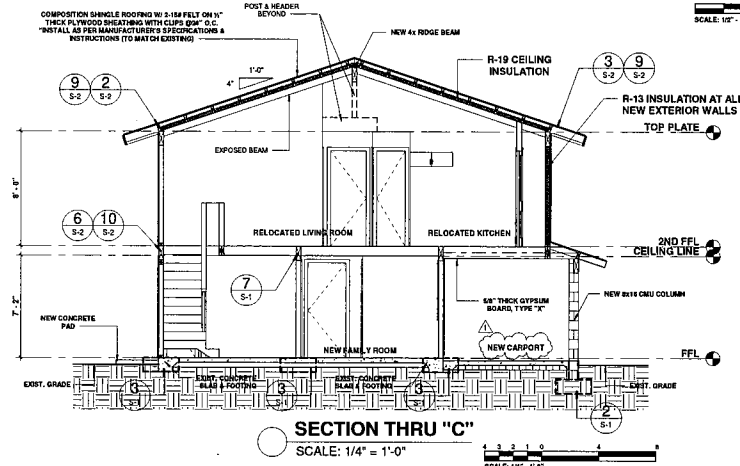
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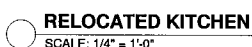
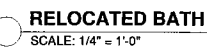
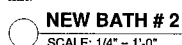
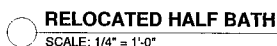
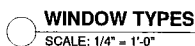


*ENTRY DOOR; RAISED PANEL, SOLID CORE (OWNER TO SELECT)
*SLIDING GLASS DOOR: CLEAR SAFETY GLASS, VINYL FRAME (OWNER TO SELECT)
*INTERIOR DOOR; RAISED PANEL, PRE-HUNG, HOLLOW CORE, PAINTED
*CLOSET DOORS (WOOD); BI-PASS, PRE-HUNG, RAISED PANEL, PRE-HUNG, HOLLOW CORE, (OWNER TO SELECT)
*CLOSET DOORS (MIRROR); BI-PASS , PRE-HUNG, VINYL FRAME, WHITE
*LINEN/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)



ED. 40-800-879-8700
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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	OBSCURE GLASS
W-5	A	48" x 16"	SLIDING, CLEAR	VINYL	OBSCURE GLASS
W-6	98	36" x 24"	FIXED, CLEAR	VINYL	



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



8/7/2024 9:59:35 PM

SHEET CONTENT:
INTERIOR ELEVATIONS
DOOR & WINDOW SCHEDULE

SCALE: AS NOTED

PROJECT TITLE:

SUZIE MAI-FRENCH
OWA BEACH ROAD, EWA BEACH, HAWAII 96706
TAK: 9 - 1 - 023 : 010

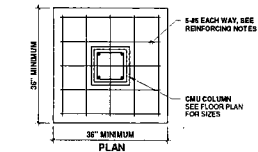
1.173 E
OWNER:

Drawn by: **NVISION**

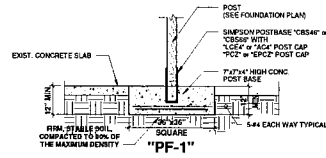
A005

A005

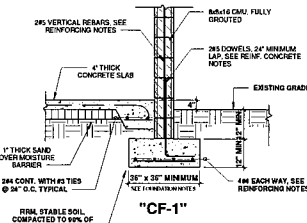
EXHIBIT C-16



1
5001
TYP. COLUMN/FOOTING DETAIL
SCALE: 1/2" = 1'-0"
SCALE: 1/2" = 1'-0"

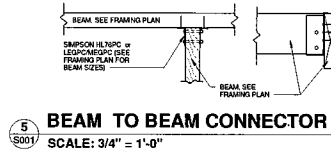


3
5001
TYP. POST FOOTING DETAIL
SCALE: 1/2" = 1'-0"
SCALE: 1/2" = 1'-0"

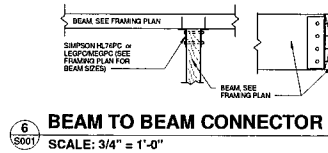


2
5001
COLUMN FOOTING DETAIL
SCALE: 1/2" = 1'-0"

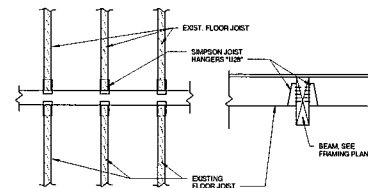
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5001
THICKENED SLAB DETAIL
SCALE: 1/2" = 1'-0"



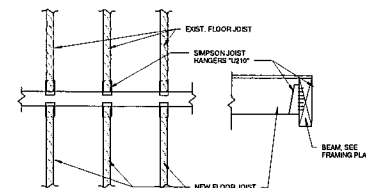
5
S001
BEAM TO BEAM CONNECTOR
SCALE: 3/4" = 1'-0"



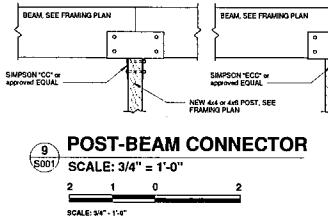
6
S001
BEAM TO BEAM CONNECTOR
SCALE: 3/4" = 1'-0"



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



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



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

NOTE:
PROVIDE TERMITE PROTECTION
PER 2018 IRC, R318, 900 GENERAL
NOTES, SHEET A-1

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

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.

EXTERIOR SLABS:

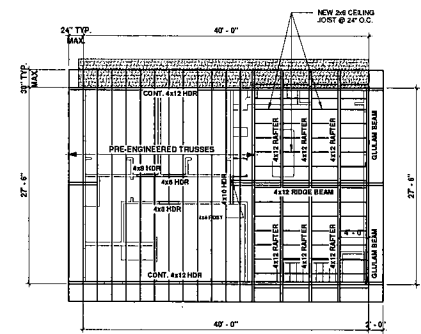
NEW 4" THK. CONCRETE SLAB WITH 6X6
X 10/10 W.W.M. ON 4" THICK COMPACTED
BASECOURSE. PROVIDE CONSTRUCTION
JOINT AT 10'-0" ON CENTER AT ALL
SIDEWALK AND DRIVEWAYS.

INTERIOR SLAB:

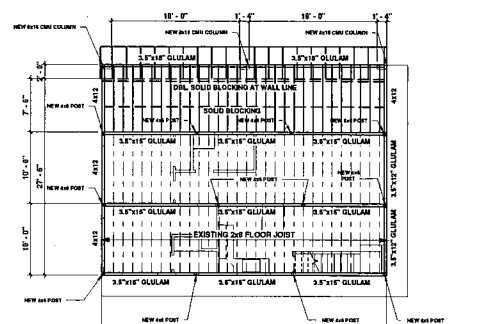
NEW 4" THK. CONCRETE SLAB WITH 6X6
X 10/10 W.W.M. ON 4" THICK
COMPACTED BASECOURSE. PROVIDE 1"
THICK SAND OVER MOISTURE BARRIER.

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

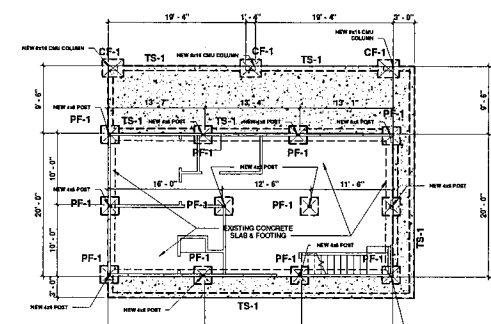
DOUBLE OR MULTIPLE BEAMS
PROVIDE 1/20 THRU BOLTS @
24" ON CENTER, STAGGERED



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"



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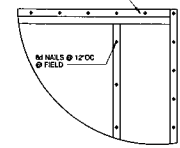
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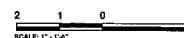
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S002



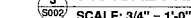
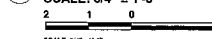
2 1 0

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



NOTE:
PROVIDE
PER 2018
NOTES, S

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.



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

APPLICATION

COURT

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" 50.01'
29.14'

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

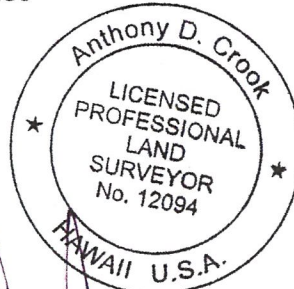
SHORELINE MAP

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

Owners:
SUZIE MAI-FRENCH

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



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)346-1818
FAX 1-800-655-6297
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

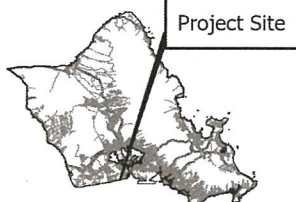
Ewa Beach Rd

Project Site

M2USN
Estuarine
and Marine Wetland

M1RF1L
Estuarine and
Marine Deepwater

Pacific Ocean



VICINITY MAP

0 150 300 600

Scale in Feet



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

LEGEND

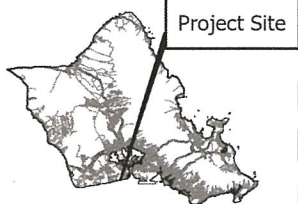
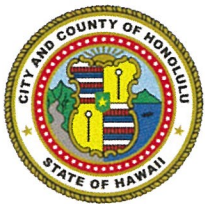
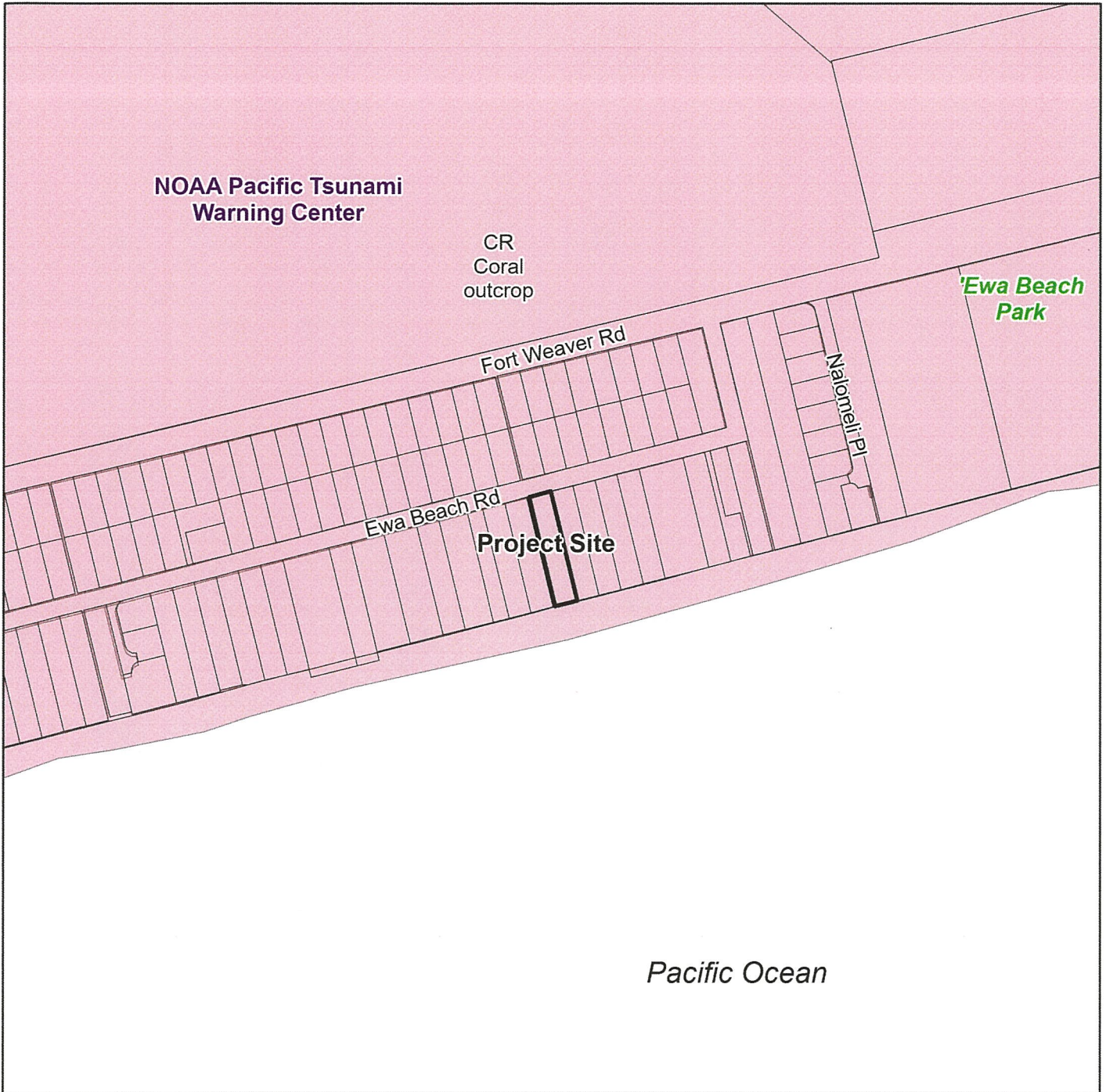
-  Project Site
-  TAX Parcel
- Wetland
 -  M1RF1L
 -  M2USN

EXHIBIT E Wetlands Map

FILE NO.: 2024/SMA-48

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

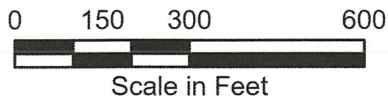
TAX MAP KEY: 9-1-023: 010



VICINITY MAP

LEGEND

- Project Site
- TAX Parcel
- NRCS Soil
- CR



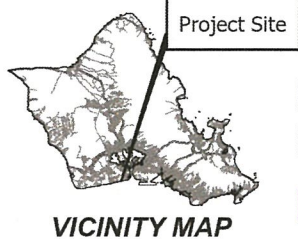
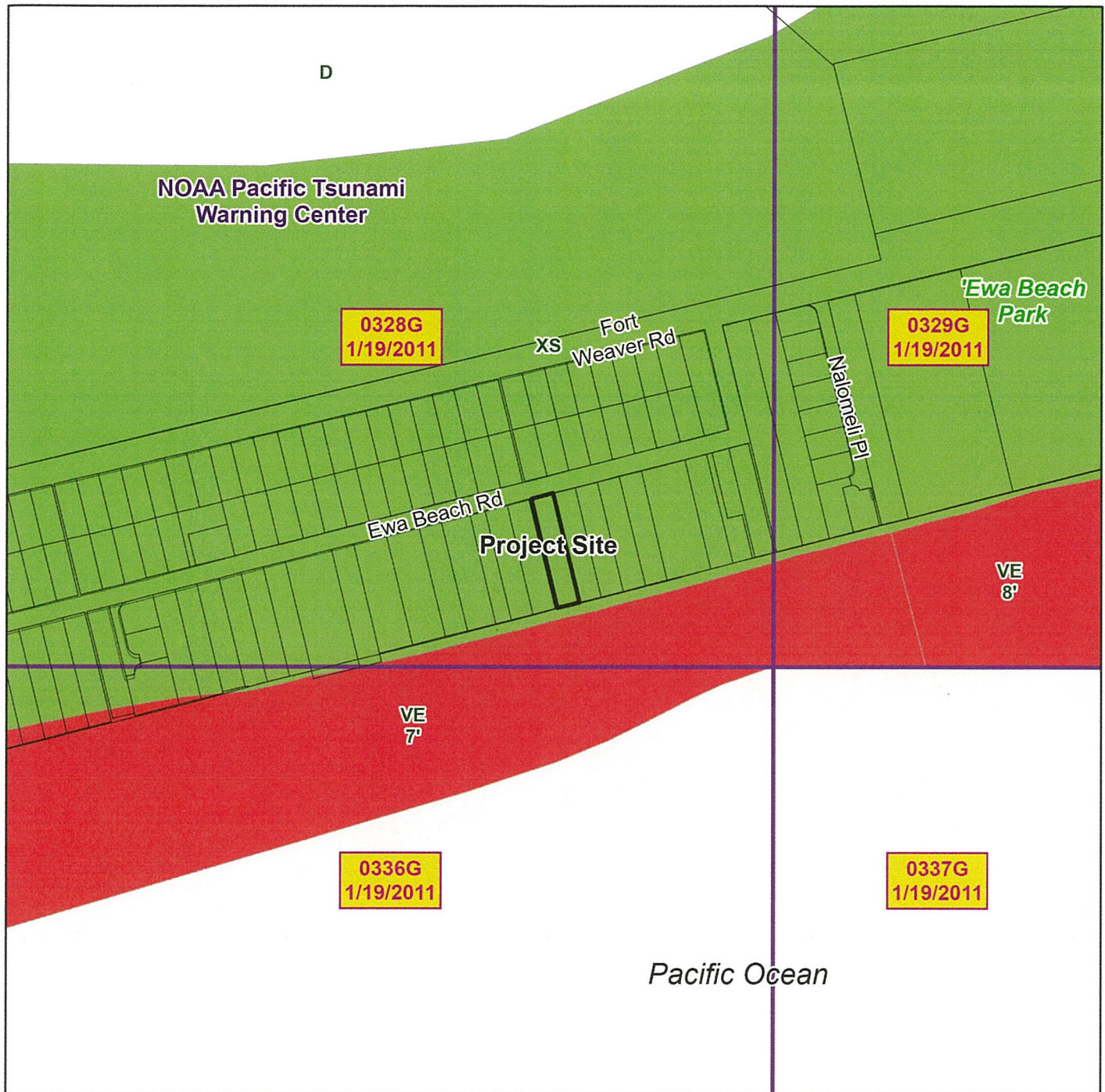
Note: Data represented on this map is not intended to replace site survey.

EXHIBIT F
NRCS Soil Map

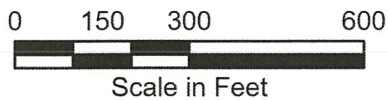
FILE NO.: 2024/SMA-48

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

TAX MAP KEY: 9-1-023: 010



VICINITY MAP



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

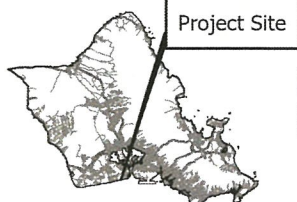
EXHIBIT G

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



VICINITY MAP

0 150 300 600



Scale in Feet

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



LEGEND

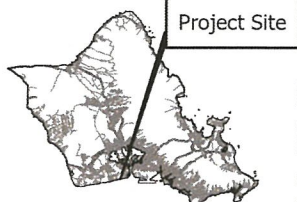
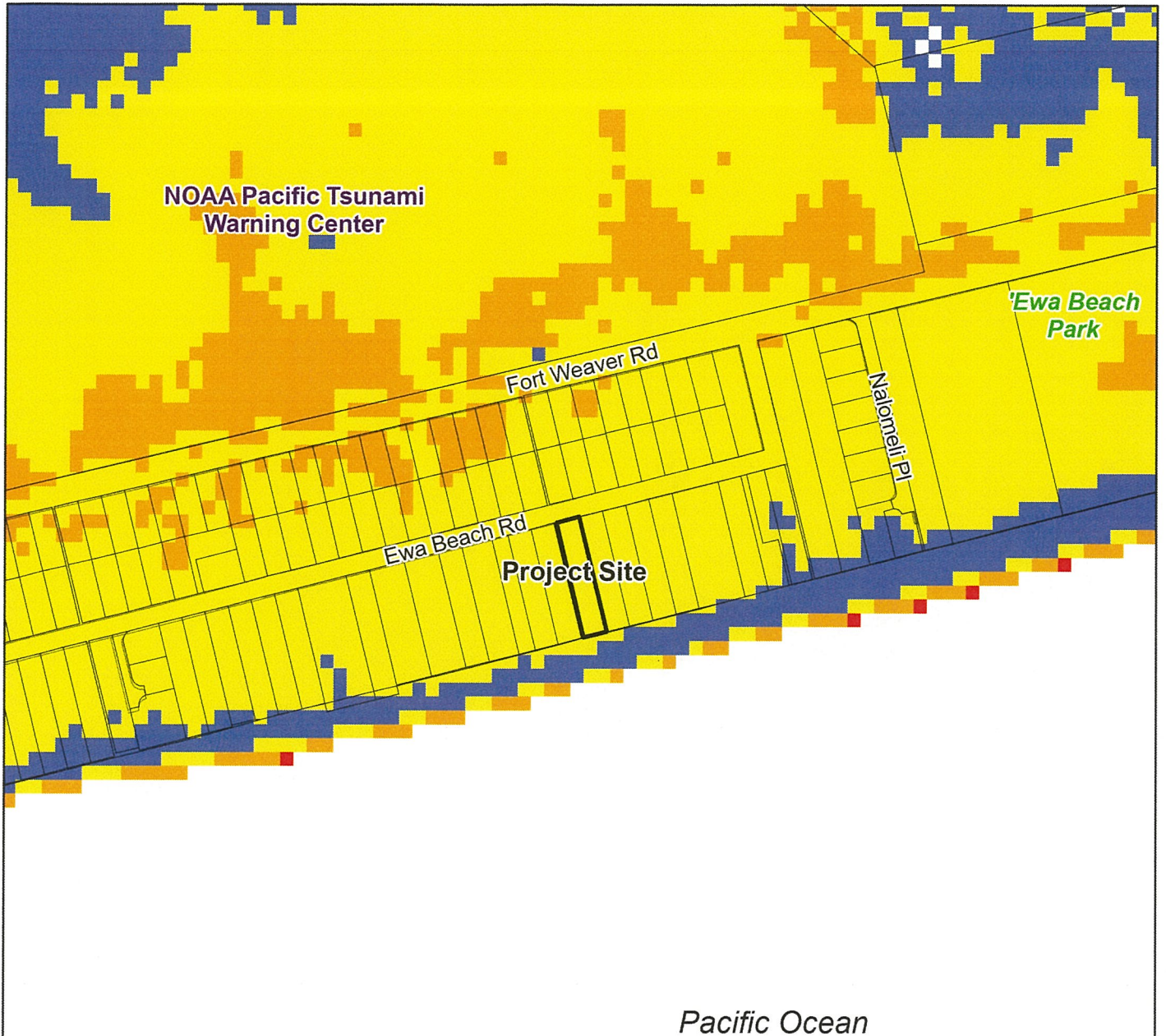
- Project Site
- TAX Parcel
- SLR Exposure Area - 3.2 Ft. Scenario
- SLR - Vegetation Line (2005-2008)
- SLR Coastal Erosion (Line) - 0.5 Ft. Scenario
- SLR Coastal Erosion (Line) - 1.1 Ft. Scenario
- SLR Coastal Erosion (Line) - 2.0 Ft. Scenario
- SLR Coastal Erosion (Line) - 3.2 Ft. Scenario

EXHIBIT H Sea Level Rise Map

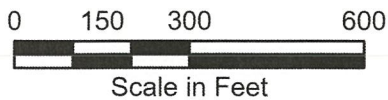
FILE NO.: 2024/SMA-48

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

TAX MAP KEY: 9-1-023: 010



VICINITY MAP



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

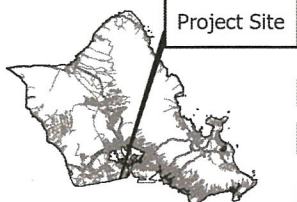
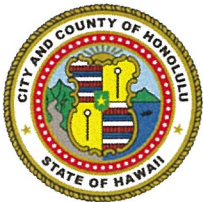
- Less than 3 feet above ground
- Greater than 3 feet above ground
- Greater than 6 feet above ground
- Greater than 9 feet above ground

EXHIBIT I Storm Surge Map

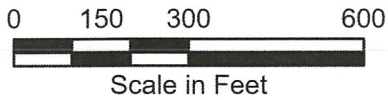
FILE NO.: 2024/SMA-48

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

TAX MAP KEY: 9-1-023: 010



VICINITY MAP



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

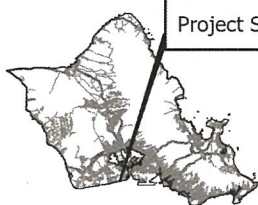
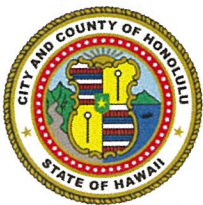
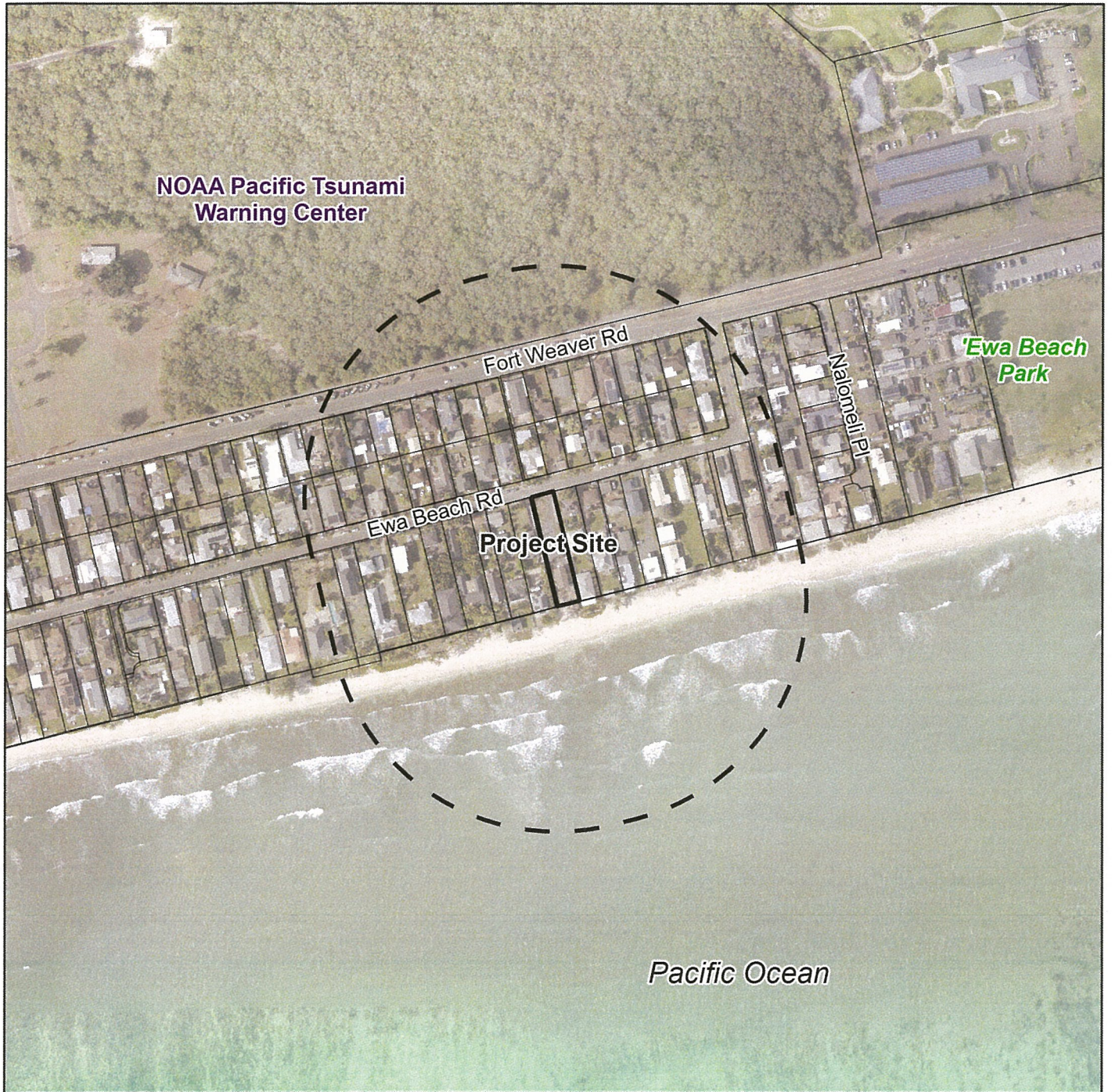
EXHIBIT J

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



VICINITY MAP

Project Site

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

Report Title:

Special Management Area ("SMA") Major Permit; Land Use Permit; Department of Planning and Permitting ("DPP"); 'Ewa Beach, O'ahu

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