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DEPARTMENT OF PLANNING AND PERMITTING
KA ʻOIHANA HOʻOLĀLĀ A ME NĀ PALAPALA ʻAE
CITY AND COUNTY OF HONOLULU

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October 10, 2024

2024/SMA-66 (MAK)
2024/SV-2

The Honorable Tommy Waters
Chair and Presiding Officer
and Members
Honolulu City Council
530 South King Street, Room 202
Honolulu, Hawaiʻi 96813

Dear Chair Waters and Councilmembers:

SUBJECT: Special Management Area (SMA) Major Permit and Shoreline Setback Variance (SSV)
Garg Residence - New Single-Family Dwelling
6973 Kalanianaʻole Highway - Hawaiʻi Kai
Tax Map Key 3-9-002: 031

Enclosed for your consideration are the Department of Planning and Permitting's (DPP) Report and Recommendation, and Draft Resolution for the SMA Major Permit application for the demolition and construction of a new single-family dwelling in the Hawaiʻi Kai area, and for the SSV application to allow the new single-family dwelling to encroach into the shoreline setback area, which was processed concurrently with the SMA Major Permit application.

Based on the Analysis and Conclusion of Law detailed in our Report and Recommendation, the DPP recommends denial of the application for a SSV, because we found the Project did not meet all three tests of hardship, as defined in Revised Ordinances of Honolulu (ROH) §26-1.8(b)(3)(B), required for granting approval.

Provided that the portions of the Project that encroach into the shoreline setback area are removed, the DPP recommends that the SMA Major Permit be approved, subject to compliance with recommended conditions, which primarily consist of standard conditions relating to archaeological resources, protected species, and public beach and shoreline preservation.

DEPT. COM. 736

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

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

Very truly yours,

Dawn Takeuchi Apuna
Director

Enclosures: DPP Report and Recommendation
Exhibits A, B, C-1 through C-22, D-1 through D-6, E, F, G, H, I, J, and K
Draft Resolution

APPROVED BY:

Michael D. Formby, Managing Director
Office of the Managing Director

DEPARTMENT OF PLANNING AND PERMITTING
OF THE CITY AND COUNTY OF HONOLULU

STATE OF HAWAI'I

IN THE MATTER OF THE APPLICATION BY NMG HI PROPERTIES LLC FOR A SPECIAL MANAGEMENT AREA (SMA) MAJOR PERMIT AND SHORELINE SETBACK VARIANCE (SSV)	FILE NOS. 2024/SMA-66 (MAK) 2024/SV-2

FINDINGS OF FACT, CONCLUSIONS
OF LAW, AND RECOMMENDATION

I. APPLICATION

A. Basic Information:

LANDOWNER/ APPLICANTS:	NMG HI Properties LLC (Sushil Garg)
AGENT:	Hawai'i Engineering Group, Inc. (Roy Irei)
LOCATION:	6973 Kalaniana'ole Highway - Hawai'i Kai (Exhibit A)
TAX MAP KEY (TMK):	3-9-002: 031
ZONING:	R-10 Residential District (Exhibit B)
STATE LAND USE:	Urban
DEVELOPMENT PLAN:	East Honolulu Sustainable Communities Plan (EHSCP)

B. Proposal: The Applicant seeks an SMA Major Permit and SSV to allow the demolition of the existing single-family dwelling, and the construction of a new two-story, 30-foot (ft.)-tall, single-family dwelling with an attached two-car garage,

and swimming pool that encroaches in the shoreline setback area in Hawai'i Kai ("Project") (see Exhibit A and Exhibits C-1 through C-22). The new dwelling will have a total building area of 3,754 square (sq.) ft. and a total floor area of 5,400 sq. ft. split between the floors (see Exhibits C-1 through C-9). The Project will include a slab-on-grade foundation with concrete columns that will extend to a maximum depth of eight ft. (see Exhibits C-21 and C-22). The Project is located on a shoreline lot, and approximately 443 sq. ft. of building area for the new dwelling will encroach up to 20 ft. into the shoreline setback area. Grading and grubbing of the site is also proposed to level and prepare the site for construction activities. Earthwork will disturb 9,470 sq. ft. of the site, and consist of approximately five cubic yards (CY) of excavation and 15 CY of fill (see Exhibit C-12). The new dwelling will cost approximately $1,050,000, and construction will take approximately one year to complete upon issuance of a building permit (BP).

C. Background: The existing single-family dwelling was approved under Variance No. 73/ZBA-81, which allowed it to encroach into the required 15-ft. front yard and the 40-ft. shoreline setback area. At that time, the certified shoreline was recorded along the property line, and the existing dwelling encroached ten ft. into the shoreline setback area. The certified shoreline has since shifted further makai of the property line, and subsequent surveys shows the shoreline being certified in the same location to this date (see Exhibit D-1). The most recent certified shoreline survey (CSS) shows that the existing dwelling no longer encroaches into the 40-ft. shoreline setback area.

Additionally, in 2018, the Hawai'i Kai Marina Community Association received approval from the Board of Land and Natural Resources (BLNR) to construct a jetty consisting of a rock rubble mound revetment and groin at the channel entrance, which was completed in 2023 (see Exhibits D-1 and D-2). This was necessary to minimize longshore drift of sand towards the channel caused by watercrafts entering and exiting the marina, which required routine dredging of the channel. As a result, the sandy beach in front of the Project site has increased in width as indicated by the location of the top bank, shown on the CSS (see Exhibit D-1). State regulations do not allow marking the certified shoreline further makai of where it has been previously recorded. Therefore, the location of the top bank, which is indicative of the current high wash of the waves, is further makai of the certified shoreline. While the new dwelling will be almost 104 ft. from the top bank, it is still considered to be encroaching into the shoreline area.

II. FINDINGS OF FACT

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

Lot Area	10,007 sq. ft. of net lot area (erosion loss = nine sq. ft.) (see Exhibit D-1).
Lot Shape	Triangular.
Topography	Relatively level lot elevated three ft. to five ft. above mean sea level (MSL) that slopes gradually down from Kalaniana'ole Highway toward the ocean (see Exhibit C-11).
Existing Development	Single-family dwelling (see Exhibit C-11).
Surrounding Uses	To the north - Kalaniana'ole Highway, Single-family dwellings, and Hawai'i Kai Marina To the south - Beach and Maunalua Bay/Pacific Ocean To the east - Single-family dwellings To the west - Maunalua Bay/Pacific Ocean
Certified Shoreline Survey	The most recent certified shoreline, dated November 30, 2023, shows that the new single-family dwelling will be 20 ft. from the shoreline (as certified January 14, 2022) and approximately 442.74 sq. ft. will encroach into the 40-ft. shoreline setback area. The top of bank is observed further makai and approximately 104 ft. from the new single-family dwelling (see Exhibit D-1).
Nearest Body of Water	*Maunalua Bay/Pacific Ocean* - Estuarine and Marine Wetland, and Estuarine and Marine Deepwater. *Hawai'i Kai Marina* - Estuarine and Marine Deepwater (United States Fish and Wildlife Service [USFWS] National Wetlands Inventory; see Exhibit E).
Soil Classification	*Mixed Fill Land* - Zero to three percent slopes, well drained gravelly to fine sandy loam sediments. Permeability is low to moderately low. Runoff rate is low (United States Department of Agriculture [USDA] - Natural Resources Conservation Service [NRCS]; see Exhibit F).
Vegetation	The existing single-family dwelling is landscaped with a grass lawn and shrubbery. Trees planted onsite include hau tree, coconut palm, pygmy date palm, manila palm, and Macarthur palm. Naupaka was also observed growing along the eastern shoreline. Existing vegetation will be grubbed to accommodate the Project and a new landscape plan is proposed (see Exhibits C-11, C-19, and C-20).

Flood Zone	*Flood Zone VE* - A coastal high hazard zone subject to high velocity wave action with a Base Flood Elevation (BFE) of 12 ft. above MSL. (Federal Emergency Management Agency, Flood Insurance Rate Map Panel No. 15003C0393G, effective January 19, 2011; see Exhibit G).
Sea Level Rise (SLR) Exposure Area (XA)	The entirety of the Project site is projected to be impacted by 1.1-ft. of SLR by 2050 or sooner. However, the shoreline is projected to accrete further seaward of the current vegetation line (University of Hawai'i Pacific Island Ocean Observing System SLR Viewer [Hawai'i SLR Viewer]; see Exhibit H).
Shoreline Change Rate	Average of 0.75 ft. per year of accretion (O'ahu Historical Shoreline Change Map: Hawai'i Kai Transects 26 through 31; see Exhibit H).
Hurricane Storm Surge	The entirety of the subject property may be impacted by greater than three ft. of storm surge during Category 4 Hurricane Events (National Hurricane Center Storm Surge Risk Maps; see Exhibit I).
Tsunami	The entirety of the subject property is within the tsunami evacuation zone (see Exhibit J).
Environmental Compliance	Use within the shoreline setback area triggers the need for an Environmental Assessment (EA) under Hawai'i Revised Statutes (HRS) Chapter 343. The DPP issued a Finding of No Significant Impact (FONSI) on May 16, 2024. The Final EA-FONSI was published in "*The Environmental Notice*" on May 23, 2024.
Other Permits and Approvals	BP, Grading Permit, Grubbing Permit, and Minor Shoreline Structure Permit.
Agency Comments	During the EA review process, the DPP routed the proposal to various Federal, State, and City agencies. All letters and comments received have been included in the Project file and incorporated into the Analysis Section, as appropriate.

Neighborhood Board (NB)/ Community Association Presentation	The Agent presented the Project to the Hawai'i Kai NB No. 1 on July 26, 2022. The NB expressed concerns regarding traffic during construction, height of the new dwelling, owner occupancy, and possible impacts to cultural sites, such as the fishpond. Written notice was also provided to property owners within 300 ft. of the Project informing them of the presentation. Proof of mailing the notice was provided via receipt of certified mail. These materials were submitted as part of the SMA Permit application.
Public Hearing	The DPP conducted a Public Hearing at 3:00 p.m. on August 30, 2024, at the Frank Fasi Municipal Building. Other than the Applicant's Agent, and the DPP staff members, one member of the public attended the public hearing remotely and did not provide testimony. A recording of the public hearing is available upon request.

III. ANALYSIS

The proposed Project was analyzed in accordance with: 1) The SMA objectives, policies, and guidelines established in Revised Ordinances of Honolulu (ROH) Chapter 25, §§ 25-3.1 and 25-4.1, as well as HRS §§ 205A-2 and 205A-26; and 2) The hardship standard necessary to grant a SSV, pursuant to ROH § 26-1.8(b)(3).

1) SMA MAJOR PERMIT:

A. Recreational Resources

Development within the Special Management Area should provide coastal recreational opportunities to the public. Adequate access, by dedication or other means, to beaches, coastal dunes, recreation areas, and natural reserves must be provided to the extent consistent with sound conservation principles. Adequate and properly located public recreation areas and wildlife preserves must be preserved.

Implementation of the Project will not adversely impact coastal recreational opportunities for the public, because the Project will not result in any change to existing beach access, open spaces, recreational resources, or opportunities for hiking, fishing, and cultural practices. Publically accessible coastal resources in the area include Maunalua Bay Beach Park, located directly west of the site. While the beach makai of the site remains open to the public, there is no direct public access to the beach through the subject property. However, pedestrian

access to the beach is viable from privately owned driveways approximately 1,000 ft. east of the site along Portlock Road.

The Project is located on a shoreline lot and the new single-family dwelling will encroach approximately 20 ft. into the shoreline setback area (see Exhibit D-3). However, any impacts to recreational resources as a result of the Project are likely to go unnoticed due to the size of the beach width increasing 15 ft. to 30 ft. after the jetty was constructed in 2023 (see Exhibit D-2). Additionally, the new single-family dwelling will be situated in the same general location as the existing dwelling and will not extended beyond the current vegetation line, so lateral access along the shoreline will be unaffected. Given this, any impacts to recreational users are unlikely, because the Project is located approximately 104 ft. away from the top bank and access to the beach will remain unchanged. Therefore, no conditions of approval are recommended to address coastal recreational resources.

B. Historic and Cultural Resources

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

The Project site is adjacent to the former marsh and fishpond Kuapā Pond (i.e. Hawai'i Kai Marina), which was traditionally used by the early Hawaiians for aquaculture. However, in the late 1950s and early 1960s, Henry Kaiser transformed the natural landscape of Kuapā Pond and its surroundings, infilling parts of it and building retaining walls and bridges to create the communities of Hawai'i Kai and the Hawai'i Kai Marina. Given this, the entirety of the subject property is situated on fill land, which has low potential of containing subsurface historic resources (see Exhibit F). While the Project will involve subsurface disturbances that will extend to a maximum of eight ft. deep for work related to the new dwelling's swimming pool and foundation columns (see Exhibits C-21 and C-22), no impacts to historic and cultural resources are anticipated as a result of the Project.

Nevertheless, the Project should be subject to the standard stop work condition of approval. This will ensure that if, during construction, any previously unidentified archaeological sites or remains (such as artifacts; shell, bone, or charcoal deposits; human burials; rock or coral alignments; pavings; or walls) are encountered, the Applicant shall stop work, protect the find from further disturbance, and contact State Historic Preservation Division (SHPD) immediately. Work in the immediate area must be stopped until SHPD is able to assess the impact and make further recommendations for mitigative activity. The requirements enumerated in this condition must be clearly stated under "Environmental Notes" on all Project construction permit plans and BP plans for the proposed Project. This is recommended as a condition of approval.

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

C. Scenic and Open Space Resources

Development within the Special Management Area (SMA) should protect, preserve, and whenever desirable, restore or improve the quality of coastal scenic and open space resources. Alterations to existing land forms and vegetation, other than for the cultivation of coastal dependent crops, must be limited so they result in minimum adverse impacts on water resources, beaches, coastal dunes, and scenic or recreational amenities. Development that is not dependent on the coast is encouraged to locate mauka of the SMA.

No impacts to any scenic and open space resources are anticipated because the Project area is located within an existing residential subdivision that is similarly developed along the shoreline (see Exhibit A). Except from the bridge spanning the channel, coastal views are limited due to existing residences and landscaping, which buffers and screens ocean views from Kalaniana'ole Highway. While the new dwelling will be 30 ft.-tall, the existing single-family dwelling already screens any coastal views from along Kalaniana'ole Highway. The Project will also have to meet the development standards of ROH Chapter 21, the Land Use Ordinance (LUO), which will be confirmed during the BP review process. Given all this, any substantial impacts to scenic and open space resources are unlikely. Therefore, no conditions of approval are recommended to address scenic and open space resources.

D. Coastal Ecosystems

Development within the Special Management Area (SMA) should protect valuable coastal ecosystems, including reefs, beaches, and coastal dunes from disruption, and minimize adverse impacts on all coastal ecosystems. Solid and liquid waste treatment and disposition must be managed to minimize adverse impacts on SMA resources.

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

1. Flora: According to the biological survey report prepared during the EA, the existing vegetation onsite is entirely landscaped, which includes a grass lawn with assorted shrubbery. Trees planted onsite include hau tree, coconut palm, pygmy date palm, manila palm, and Macarthur palm. Naupaka was also observed growing along the eastern shoreline. The Applicant is proposing to grub the site and plant new vegetation to screen the property from view (see Exhibit C-19). As discussed below, removal or trimming of woody plants greater than 15 ft. should occur outside of the Hawaiian hoary bat birthing and pup rearing season (June 1 through September 15). This is recommended as a condition of approval.

   Pursuant to ROH § 25-6.1(b), all landscaped areas, landscaping, and irrigation on or for any shoreline lot must be contained and maintained within the property boundaries of the shoreline lot of origin, and may not:

   1. Be planted, watered, and maintained so that they act as a shoreline hardening barrier, such as naupaka, particularly if they alter or interfere with the natural beach processes;

   2. Extend seaward of the shoreline as depicted on the current CSS for the shoreline lot, or, in the event there is no CSS survey for the lot, seaward of the presumed shoreline; and

   3. Extend into any adjoining beach access right-of-way, public or private.

   The Applicant's new landscape plan shows vegetation being planted within the shoreline setback area. Such activities may be permitted within the shoreline setback area, provided that they do not artificially extend the shoreline setback area, or require a grading or grubbing permit. While the Applicant is proposing grading and grubbing work to level and prepare the

site for construction activities, the denial of SSV will require that these activities not occur within the shoreline setback area. Therefore, any landscaping within the shoreline setback area is permitted, provided that no grading or grubbing permit is required. Provided that these provisions are implemented, no impacts to flora are anticipated as a result of the Project.

2. Fauna: A review of the USFWS *Information for Planning and Consultation* (IPaC) database revealed there are several threatened and endangered fauna species that may visit the site for foraging or breeding purposes. Sensitive terrestrial mammal species may be present including the Hawaiian hoary bat. Therefore, barbless fencing should be used for all fence construction to avoid entanglement of Hawaiian hoary bats. This standard measure is recommended as a condition of approval.

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

   The IPaC database also identifies the Green Sea Turtle and the Hawksbill Sea Turtle as protected reptile species that may be present in the Project area. Further, according to National Oceanic and Atmospheric Administration Fisheries, marine and terrestrial critical habitat for Hawaiian monk seals includes the beaches and marine waters near the Project site. The area makai of the Project site consists of a sandy beach that could serve as an area for seals to haul out and breed, and for turtles to nest. Therefore, standard conditions relating to the protection of marine fauna species are recommended.

   Artificial lighting can be disruptive to avifauna and marine life in their navigation, nesting, and reproductive cycles. Therefore, all outdoor lighting should be fully shielded, and nighttime work (from sunset to sunrise) must be avoided during the seabird fledgling season from September 15 through December 15. To further mitigate potential lighting impacts, the Applicant should use full cutoff light fixtures for exterior lighting. The International Dark Sky Association has established lighting standards to mitigate ecological impacts. Their Fixture Seal of Approval program requires that lighting have a correlated color temperature of 3,000 degrees kelvin or lower. These standard measures are recommended as conditions of approval.

3. Invasive Species: The State Department of Land and Natural Resources Department of Forestry and Wildlife recommends minimizing the

movement of plant or soils materials between work sites, as soils and plant material may contain detrimental fungas pathogens, pests, or invasive plant parts that could harm native species or ecosystems. According to the O'ahu Invasive Species Committee (OISC) website, there are several invasive flora and fauna species being targeted for eradication on O'ahu. Flora species include cane tibouchina, cape ivy, devil weed, fireweed, glory bush, himalayan blackberry, miconia, naio thrips, pampas grass, and the fungi that cause rapid 'ōhi'a death. Fauna species include coconut rhinoceros beetles, coqui frogs, and little fire ants. The Project proposes importation of 15 CY of fill to level and prepare the site for construction activities, within which invasive species could be transported onto the Project site. The OISC provides protocols for decontamination in the event these species are encountered, as well as protocols to prevent the spread of these species. These measures should be conditions of approval.

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

5. Solid and Liquid Waste Treatment and Disposition: Impacts relating to solid and liquid waste treatment and disposition are not anticipated. Solid waste collection will be provided by the City and County's Department of Environmental Services. Wastewater service for the Project will come from the existing Hawai'i American Water sewer system that services the area. Also, the Project will be required to comply with existing regulations and implement Best Management Practices (BMP) to minimize potential air and water quality impacts associated with soil disturbance and stormwater or irrigation runoff. Therefore, no further conditions of approval related to solid and liquid waste treatment and disposition are recommended.

E. Economic Uses

Development within the Special Management Area (SMA) should consist of facilities and improvements important to the State's economy, and ensure that coastal-dependent development and coastal-related development are located, designed, and constructed to minimize exposure to coastal hazards and adverse social, visual, and environmental impacts within the SMA.

Implementation of the Project will result in a temporary increase in jobs and economic activity during construction through the rental and purchase of equipment, materials, and supplies. While the Project is proposing to encroach towards the beach, which is an important resource to the State's tourism economy, any changes to lateral beach access will likely go unnoticed due to the increase in the beach width after the completion of the jetty. Further, the new single-family dwelling will be constructed to show compliance with ROH Chapter

21A, which will minimize exposure to coastal hazards. Otherwise, the proposed new single-family dwelling is anticipated to result in minimal changes to the State's economy. Therefore, no related conditions of approval are recommended.

F. Coastal Hazards

Development within the Special Management Area should reduce impacts of coastal hazards on life and property, and must be designed to minimize impacts from landslides, erosion, SLR, siltation, or failure in the event of earthquake.

1. Flooding: The entirety of the Project site is located within Flood Zone VE (the Coastal High Hazard Area, an area subject to inundation by a one percent annual chance flood due to coastal processes, with additional hazards associated with storm waves), with a BFE of 12 ft. above MSL (see Exhibit G). Flood Zone VE is included in the City's Special Flood Hazards Areas, and therefore the Project site is subject to the design standards of ROH Chapter 21A, the Flood Hazard Areas Ordinance. According to the plans, the lowest habitable area for the new dwelling will have finished floor elevations of 14.5 ft. above MSL. This will elevate the new dwelling above the BFE by 2.5 ft. (see Exhibits C-7 through C-10).

2. SLR: Based on a review of the Hawai'i SLR Viewer, the entire site is located within the SLR-XA under a scenario envisioning 1.1 ft. of SLR (see Exhibit H). According to the modeling, annual high wave and passive flooding will continue to increase overtime, and by 2100 or earlier, the site will be inundated by 3.2 ft. of SLR. The modeling also suggests that the site may be subject to coastal erosion along the eastern portion. However, the area near the channel entrance instead predicts the shoreline to accrete further seaward from the current vegetation line (see Exhibit H). The O'ahu Historical Shoreline Change Maps also shows this section of the shoreline is subject to an average of 0.75 ft. per year of accretion (see Exhibit H).

3. Storm Surge: The National Storm Surge Hazards Maps indicate that the Project area is anticipated to be inundated by storm surge of greater than three ft. above the ground in a Category 4 hurricane event (see Exhibit I). However, as indicated above, the site is in the Coastal High Hazard Area, which is susceptible to high velocity wave action at present, and is likely to be subject to additional high wave flooding in the future. Therefore, the storm surge events are likely to impact the site even more as SLR increases. While the new dwelling is approximately 104 ft. away from the top bank, the owner and occupants of the dwelling should be aware of the inherent risk of shoreline development. The Project design proposes a slab-on-grade foundation with concrete columns, and no habitable floor area is proposed on the ground floor as a mitigative measure.

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

Given the above, the owner and occupants of the dwelling should be aware of the risk from future inundation of the site from flood, SLR, and storm surge. Currently, the site is within Flood Zone VE, which has a BFE of 12 ft. above MSL, and the new dwelling will be elevated above the BFE to address potential impacts under scenarios envisioning 1.1 or two ft. of SLR. However, annual high wave flooding is anticipated to fully engulf the site under a scenario envisioning 3.2 ft. of SLR, so despite the new dwelling being elevated 14.5 ft. above MSL, it may still be inundated as a result of SLR. Additionally, the Project site is already anticipated to be inundated by storm surge of greater than three ft. above the ground in a Category 4 hurricane event. While the Project site does not appear to be susceptible to coastal erosion, annual high wave flooding and storm surge may worsen over time as SLR increases. Nevertheless, the Project will comply with existing development standards, except as requested in the SSV, be situated within an existing residential subdivision, and approximately 104 ft. away from the top bank. Therefore, although we are not recommending design changes for SMA purposes, the Applicant should be required to acknowledge the potential adverse impacts related to coastal hazards, and the risk and liability involved from developing within the SLR-XA. We recommend that the language be incorporated into the Resolution as a condition of approval.

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

G. Managed Development and Public Participation

The development review process should stimulate public awareness, education, and participation in coastal management.

The public was made aware of the Project and was given the opportunity to review the proposed Project prior to and during the processing of the EA, SMA Major Permit, and SSV applications. The application materials were also posted on the DPP website.

Prior to submitting the Draft EA, the Applicant presented the Project to the Hawai'i Kai NB No. 1 during their July 26, 2022, meeting. According to the approved NB minutes, the members inquired about the Project's potential impacts to traffic during construction, the increase in height of the new dwelling, whether the dwelling would be used as a short-term rental, and possible impacts to cultural sites, such as the fishpond. The Agent confirmed that if warranted they would get a street usage permit for construction activities, but will otherwise limit deliveries to non-peak traffic hours to minimize traffic congestion along Kalaniana'ole Highway. Additionally, the new dwelling will be used as a new residence for those moving from the mainland, and the height will comply with the underlying zoning development standards. At the recommendation of the NB, the Agent also met with the Maunalua Fishpond Heritage Center (MFHC) for consultation regarding cultural sites. On August 30, 2022, the Agent met with MFHC's executive director and cultural historian, who, according to the Agent, were supportive of the Project.

A public hearing was held for the SMA Major Permit and SSV applications at 3:00 p.m. on Friday, August 30, 2024, at the Frank F. Fasi Municipal Building, 6th Floor Conference Room. Notices of the application and public hearing were published in the Honolulu Star-Advertiser and sent to neighbors within 300 ft. of the subject property, various public agencies, elected officials for the area, and other interested parties. No written testimony was received prior to the public hearing. One member of the public attended the public hearing, and did not provide testimony. Additional opportunities for public input will be available during the City Council meetings. No related conditions of approval are recommended.

H. Beach and Coastal Dune Protection

Development within the Special Management Area should facilitate beach management and protection by safeguarding beaches and coastal dunes for public use and recreation, the benefit of ecosystems, and use as natural buffers against coastal hazards. New structures should be located mauka of the shoreline setback line to conserve open space, minimize interference with natural shoreline processes, and minimize the loss of improvements due to erosion.

The Project site is located on a shoreline lot and on areas identified as beaches and coastal dunes, which according to the USDA - NRCS Web Soil Survey are mapped as Mixed Fill Land (see Exhibit F). While these beaches and coastal dunes are the result of terraforming that took place in the creation of Hawai'i Kai, their protection is a benefit for recreational users and a safeguard from coastal hazards. Therefore, the Project, as proposed, goes against the SMA objective by locating the new dwelling makai of the shoreline setback line. However, if the Project were to revise its plans to remove the encroachment into the shoreline setback area, then it would better align with this SMA objective. Therefore we

recommend as a condition of approval, prior to the issuance of any BP or construction plans, the Project must be revised to remove the encroachment into the shoreline setback area. Should the encroachment into the shoreline setback area be removed, no impacts to beaches and coastal dunes are anticipated as a result of the Project, because the new dwelling will be located within an existing residential subdivision, and will be located outside of the 40-ft. shoreline setback line.

Further, no impacts to drainage patterns or stormwater infiltration as a result of new impervious surfaces are anticipated, because the proposed dwelling is comparable to or slightly less in lot coverage than the surrounding dwellings. According to the Applicant, the amount of impervious surfaces onsite will not exceed 40 percent of the zoning lot, which is below the maximum 75 percent coverage allowed by ROH Chapter 21. Given all this, and that BMPs will mitigate impacts during construction related activities, no impacts to beaches and coastal dunes are anticipated as a result of the Project. Therefore, no condition of approval is recommended.

I.	**Marine and Coastal Resources**
	Development within the Special Management Area should promote the protection, use, and development of marine and coastal resources to ensure that these resources are ecologically and environmentally sound and economically beneficial. Impacts on water resources, beaches, coastal dunes, and scenic or recreational amenities resulting from the construction of structures must be minimized. Development within wetland areas should be limited to activities that are dependent on or enhance wetlands, or are otherwise approved by appropriate State and federal agencies.

The Project is located on a shoreline lot, but does not involve the use or management of marine resources. According to the National Wetlands Inventory of the USFWS, this section of the Pacific Ocean is identified as Estuarine and Marine Wetlands and Estuarine and Marine Deepwater (see Exhibit E). However, no impacts are anticipated as the new dwelling will be approximately 104 ft. away from the top bank (see Exhibit D-1). There are no known wetlands located on the Project site itself. Storm water will be managed onsite and the proposed total amount of impervious surfaces will not exceed 40 percent of the lot area. Construction-related activities will also be required to follow standard BMPs relating to storm water management. No impacts to bays, estuaries, or nearby water features are anticipated. Therefore, marine and coastal resources are unlikely to be negatively impacted as a result of the proposal, and no condition of approval is recommended.

J. Cumulative Impact or Significant Effect and Compelling Public Interest

Development within the Special Management Area should not have any cumulative impact or significant effect, unless minimized to the extent practicable and clearly outweighed by public health, safety, or other compelling public interest.

Substantial or cumulative negative environmental impacts associated with the implementation of the Project along with other past, present, and reasonably foreseeable projects in the Project vicinity are not anticipated. The Project site and other lots within 500 ft. of the Project site perimeter are zoned for low-density residential use, and are therefore limited in their development potential due to required compliance with existing land use permits and the applicable development standards. The subject property along with those to the north, east, and west are also located within the SMA, which requires any activity meeting the definition of development to undergo review for impacts to the sensitive coastal resources previously described in this report. The Project site is a previously-established residential lot, to which existing utility lines and infrastructure are already available. No known past/present (within five years) or reasonably foreseeable cumulative projects were identified within a 500-ft. radius of the Project site (see Exhibit K).

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

K. Consistency with Plans and Regulations

Development within the Special Management Area must be consistent with the general plan, development plans, sustainable communities plans, and zoning ordinances; provided that a finding of inconsistency does not preclude concurrent processing of amendments to applicable plans or a zone change.

The proposal is generally consistent with the applicable plans and regulations, as detailed below.

1. ROH Chapter 21, the LUO: The Project has been designed to comply with the development standards of the LUO. The 10,007-sq. ft. zoning lot is located within the R-10 Residential District, which allows a single-family

dwellings on a lot of that size. In addition, the new dwelling is of an appropriate size, height, and bulk to meet the development standards for the R-10 Residential District. Compliance with the LUO will be confirmed during the BP process.

2. EHSCP: The EHSCP urban land use map identifies the Project area as residential and low-density apartment, and being located within the community growth boundary. According to Section 3.5.3.1 of the EHSCP, residential development consists of single-family detached and attached homes or townhouses with individual entries that generally do not exceed two-stories in height. Given this, the proposed development is generally consistent with the EHSCP.

   Additionally, the EHSCP calls for shoreline lots to "*Avoid obstructions to access such as walls and landscaping,*" and to "*Minimize adverse lighting impacts on aquatic life and avifauna.*" The Applicant is proposing fencing within the shoreline setback area (see Exhibits C-17 through C-22). Open-work fencing can be permitted with an approved Minor Shoreline Structure Permit. Therefore, prior to the issuance of any BP or construction plans, the Applicant must receive an approved permit for the fencing within the shoreline setback area. This will ensure that the Project meets these policies and guidelines for the EHSCP.

3. O'ahu General Plan (GP): The Project is generally consistent with the O'ahu GP. Public Safety Objective B, Policy No. 2, requires all development in areas subject to floods and tsunamis to be located and constructed in a manner that will not create any health or safety hazard. The Project is located in the Flood Zone VE, which is within the City's Special Flood Hazard Areas subject to additional design regulations. Early warning systems are in place to encourage evacuation to the safe zone should a tsunami occur. Therefore, the health and safety impacts related to development within Flood Hazard Areas and the tsunami evacuation zone will be mitigated. The Project also meets Objective F, Policy No. 3, which requires new developments in stable established communities and rural areas to be compatible with the existing communities and areas. The Project has been designed to be compatible with the surrounding area and to be in compliance with all applicable development standards.

2) SHORELINE SETBACKS: An SSV may be granted for a structure or activity if hardship will result to the applicant if the facilities or improvements are not allowed within the shoreline setback area. Hardship, as defined in ROH § 26-1.8(b)(3)(B) may be found only if all the following are met:

- The structures will neither adversely affect beach processes nor artificially fix the shoreline, and the applicant and landowner would be deprived of reasonable use of the land if required to comply fully with this chapter and the shoreline setback

rules;

- The applicant's proposal is due to unique circumstances, does not draw into question the reasonableness of ROH Chapter 26, and the shoreline setback rules, is consistent and compatible with surrounding land uses, and is unlikely to adversely impact neighboring properties; and

- The proposal is the practicable alternative that best conforms to the purpose of this chapter and the shoreline setback rules. The analysis of the practicable alternatives must include a thorough assessment of potential impacts and consideration of mitigation measures to avoid or minimize impacts, including but not limited to the relocation or reconfiguration of structures and the restoration of coastal resources.

1. Hardship Test No. 1: The proposal meets the first of the three tests of hardship if *the structures will neither adversely affect beach processes nor artificially fix the shoreline, and the applicant and landowner would be deprived of reasonable use of the land if required to comply fully with this chapter and the shoreline setback rules*. The Applicant is not proposing to artificially fix the shoreline, which the BLNR has already authorized under the Conservation District Use Approval: OA-3820 to allow the construction of the jetty at the channel entrance (see Exhibit D-1). Further, the Project will not adversely affect beach processes, which have already been affected by the groin capturing sand brought by longshore drift to expand the beach in front of the Project (see Exhibit D-2). Moreover, the Project's encroachment into the shoreline setback area will be entirely within the property boundaries and not within the State Conservation District, so any bulk added will be on private land and not impact public beaches (see Exhibit C-1).

   That being said, the Applicant has not demonstrated that they would be deprived of reasonable residential use of the land if required to comply fully with ROH Chapter 26. According to the Applicant, 442.74 sq. ft. of building area will encroach into the shoreline setback area, which accounts for 885.48 sq. ft. of floor area split between the first and second floor (see Exhibit D-3). Specifically, the portions that encroach includes the master suite, two bedrooms, and two bathrooms, which in total account for approximately 1,376 sq. ft. of floor area (see Exhibits C-4 and C-5). Redesigning to remove these portions would still leave 4,024 sq. ft. of floor area outside of the 40-ft. shoreline setback. While reducing the size of the dwelling may not align with the interests of the Applicant, the site could still be developed with a residence without needing to encroach into the shoreline setback area. Further, under the new ROH Chapter 26 regulations the buildable area would be reduced to 1,956 sq. ft. when the 60-ft. shoreline setback is applied (see Exhibit D-6). The reduction in the buildable area still allows for the zoning lot to be developed with a new residence without having to apply for relief under ROH § 26-1.4(b), which allows a minimum 1,500 sq. ft. buildable area where the shoreline setback would otherwise reduce the buildable area to less, provided that certain requirements are met.

Based on the above, we find the proposal does not meet the first test of hardship.

2. Hardship Test No. 2: The proposal meets the second of the three tests of hardship if the Applicant's proposal is 1) *due to unique circumstances*, 2) *does not draw into question the reasonableness of ROH Chapter 26 and the shoreline setback rules*, 3) *is consistent and compatible with surrounding land uses*, and 4) *is unlikely to adversely impact neighboring properties*. In this case, we find the request is not due to unique circumstances. While the site is a triangular-shaped shoreline lot that has been impacted by coastal hazards moving the shoreline further inland, so has every other shoreline lot in the surrounding area. The parcels directly east of the site have been reduced in size from the shoreline moving further inland and are projected to be further impacted by coastal erosion based on the O'ahu SLR Viewer (see Exhibit H). Additionally, the beach width increasing in front of the property does not change the fact that the site is in Flood Zone VE with a BFE of 12 ft. above MSL, which may increase overtime as annual high wave action is shown to encompass the entire site by 2100. Therefore, we have concluded that the site and the proposal are not due to unique circumstances.

   That being said, granting an SSV to allow the encroachment would not call into question the reasonableness of ROH Chapter 26 and the shoreline setback rules. The new dwelling will be designed to comply with flood hazard regulations and further elevated to account for SLR, which will reduce exposure to coastal hazards and increase the resiliency of O'ahu's housing stock. The Project will not diminish the natural shoreline, coastal zone environments, and associated ecosystems, because the encroachment will be entirely within private land that was originally terraformed during the creation of the Hawai'i Kai Marina and further altered by the construction of the groin and revetment. Public pedestrian access laterally along the shoreline will remain unchanged, because the encroachment will be entirely within the property boundaries and the beach width has since increased due to the groin and revetment. Open space and coastal scenic resources will not be impacted by the Project, because the beach makai of the site remains open to the public and the encroachment will not be on public land. Finally, the nearby shoreline has already been hardened when the BLNR authorized the groin and revetment be built along the channel entrance. The Project is not proposing any additional shoreline hardening as the beach in front of the site has accreted moving the top back of the waves almost 104 ft. away from the new dwelling. Therefore, we have concluded that the proposal does not draw into question the reasonableness of ROH Chapter 26 and the shoreline setback rules.

   The proposal is also consistent and compatible with surrounding land uses and unlikely to adversely impact neighboring properties because they are similarly developed shoreline residences. The site has been developed with a residence for the last 50 plus years that was originally granted a zoning variance to allow the encroachment into the zone of wave action and front yard. According to our records, no complaints or issues have been generated over the years, and any

impacts from the Project will largely be temporary and due to construction activities. Therefore, the proposal is consistent and compatible with surrounding land uses and is unlikely to adversely impact neighboring properties.

Based on the above, we find the proposal does not meet the second test of hardship.

3. Hardship Test No. 3: The proposal meets the third of the three tests of hardship if it is *the practicable alternative that best conforms to the purpose of ROH Chapter 26 and the shoreline setback rules.* While the Project does not draw into question the reasonableness of ROH Chapter 26 and the shoreline setback rules, the proposal is not the practicable alternative that best conforms to their purpose. Denying the encroachment does not prevent the basic purpose of the Project, which is to redevelop the site with a new dwelling, and would decrease any potential adverse impacts on the shoreline setback area.

   Besides reducing the size of the new dwelling, as discussed elsewhere, another alternative proposed by the Applicant was renovating the existing dwelling onsite. The existing dwelling is a nonconforming structure for purposes of ROH Chapter 21A, because it was built below the BFE. According to the Applicant, renovation of the existing dwelling to bring it into compliance would be extensive and cost equivalent to redevelop the site. Regardless, the same underlying purpose can be achieved through reducing the dwelling size or through renovation, which would result in use of the site as a residence that does not require the structures or activities to encroach into the shoreline setback area.

   The recommended denial of this SSV would not otherwise prevent the Applicant from redeveloping the site. The Applicant may still construct a new dwelling by reducing the size of the building, so that it does not encroach within the shoreline setback area. Although the size of the new dwelling does not align with the desired interests of the Applicant, we find the no encroachment alternatives are the most practicable alternatives that best conforms to the purpose of ROH Chapter 26 and the shoreline setback rules.

   Given the above, we find the Applicant's proposed alternative is not the most practicable alternative because it does not best conform to the purpose of ROH Chapter 26 and the shoreline setback rules.

4. Appropriate Conditions of Approval: Should the City Council find that in their analysis the proposal does meet the three tests of hardship, the City Council should be aware that, pursuant to HRS § 205A-46(c) and ROH § 26-1.9(a), no SSV may be granted unless appropriate conditions are imposed:

   - To maintain safe access to and along the shoreline or adequately compensate for its loss;

   - To minimize risk of adverse impacts to coastal, beach, and marine

processes;

- To minimize risk of existing legal or proposed structures falling and becoming loose rocks, sharp or otherwise dangerous debris, or rubble on public property; and

- To minimize adverse impacts on public views to, from, and along the shoreline.

IV. CONCLUSIONS OF LAW

The Director hereby makes the following Conclusions of Law:

A. SMA Major Permit: The proposed development was reviewed under the provisions of ROH Chapter 25, §§ 25-3.1 and 25-4.1 and HRS §§ 205A-2 and 205A-26, and found to be consistent with established SMA objectives, policies, and guidelines, provided that the encroachment into shoreline setback area is removed, and subject to the conditions below. Based on the analysis, the proposed Project, as amended, will not adversely impact SMA resources, provided that appropriate mitigative conditions are implemented as recommended.

B Shoreline Setback Variance

1. The Project will not adversely affect beach processes and artificially fix the shoreline. However, the Applicant would not be deprived of reasonable use of the land if required to comply fully with ROH Chapter 26 and the shoreline setback rules.

2. The Applicant's request to encroach into the shoreline setback area is not due to unique circumstances, even though it does not draw into question the reasonableness of ROH Chapter 26 and the shoreline setback rules. The Project, if allowed, is consistent or compatible with surrounding land uses and is unlikely to adversely impact neighboring properties.

3. The Project is not the practicable alternative that best conforms to the purpose of ROH Chapter 26 and the shoreline setback rules. The analysis of the practicable alternatives did not thoroughly or properly assess the positive impacts and benefits of the other alternatives to redevelop the site, nor did it adequately address the fundamental issue that redevelopment of the site was not prevented should their request be denied.

V. RECOMMENDATION

Based on the preceding Analysis and Conclusions of Law, it is recommended that this application for a SMA Major Permit be **APPROVED** and the application for a SSV be **DENIED**, subject to the following conditions:

A. Prior to the issuance of a BP or construction plans for the Project, the Applicant must revise the plans to remove the encroachments into the shoreline setback area, unless they may be authorized as minor shoreline structures.

B. Prior to the issuance of a BP or construction plan for fencing located within the shoreline setback area, the Applicant must receive an approved Minor Shoreline Structure Permit.

C. 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-22, D-1 through D-6, E, F, G, H, I, J, and 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 may be considered a minor modification and may be permitted under this resolution, upon review and approval by the DPP Director.

D. To minimize impacts to archaeological, historical, 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 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 requirement in this condition must be clearly stated under "Environmental Notes" on all Project construction permit plans and BP plans.

E. 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);

5. Woody plants greater than 15 ft. in height may not be disturbed, removed, or trimmed during the Hawaiian hoary bat birthing and pup rearing season from June 1 through September 15;

6. Barbless fencing must be used for all fence construction to avoid the entanglement of Hawaiian Hoary Bats; and

7. All Project-related activities must cease if a Hawaiian monk seal, Green Sea Turtle, or Hawksbill Sea Turtle is present on land within 150 ft. 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-ft. 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 BP plans.

F. To minimize the spread of invasive pathogens, pests, or plants that may harm native species and ecosystems, the Applicant is responsible for the following:

1. The Applicant shall minimize the importation of fill material to the extent possible. The Applicant proposes to import approximately 15 CY of fill material;

2. The Applicant shall minimize the movement of plant or soil material on the Project site, and all Project construction equipment, materials, and personnel must be cleaned of excess soil and debris prior to entering and leaving a Project worksite, in accordance with the current recommendations from the OISC;

3. Prior to the commencement of any ground-disturbing or construction activities, and upon the arrival of any new workers to the Project site, a copy of the most recently updated OISC "Decontamination Protocols for Prevention of Invasive Species" (Protocols) must be distributed to all

workers who will be present at the site, or the Protocols must be posted at the Project site in a visible location accessible to all Project workers, including delivery and haul-out contractors, or both the distribution and posting of the Protocols is required. All onsite Project workers must be instructed to review the species photos and all Protocols prior to commencing any ground-disturbing or construction activities; and

4. If, at any time, species on the OISC invasive species target list website at https://www.oahuisc.org/current-targets/, or any successor website or list provided by the OISC, are discovered on the Project site, the Applicant shall immediately contact the OISC to report the discovery. The current email address and phone number for the OISC must be visibly posted at the Project site during pre-construction and construction activities. The Applicant shall implement any measures recommended by the OISC and any responsible federal or State of Hawai'i agency charged with the eradication and management of invasive species.

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

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

> "*In choosing to undertake the development at Tax Map Key 3-9-002:031, the landowner hereby acknowledges that no claim of hardship due to erosion, sea level rise, or any other coastal hazard may be asserted in order to obtain approval for a Shoreline Setback Variance for a new shoreline protection structure.*"

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

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

1. "*The landowner hereby acknowledges that Tax Map Key 3-9-002:031 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 3-9-002:031 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 BP plans.

I. Permits.

1. The Project's BP application for the new single-family dwelling was accepted as complete on June 26, 2024, and the Applicant must obtain a BP for the Project no later than June 30, 2025. If the Project's BP for the new single-family dwelling is not obtained by June 30, 2025, the Project 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 requirements under ROH Chapter 26 effective as of July 1, 2024.

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

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

    b. If the Applicant demonstrates good cause for an extension exceeding one year, the DPP Director shall prepare and submit to the Council a report on the proposed extension that includes the DPP Director's findings and recommendations thereon. The Council may approve the proposed extension or an extension for a shorter or longer period, or deny the proposed extension, by adoption of a committee report or resolution.

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

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

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

the extension will be deemed to be denied.

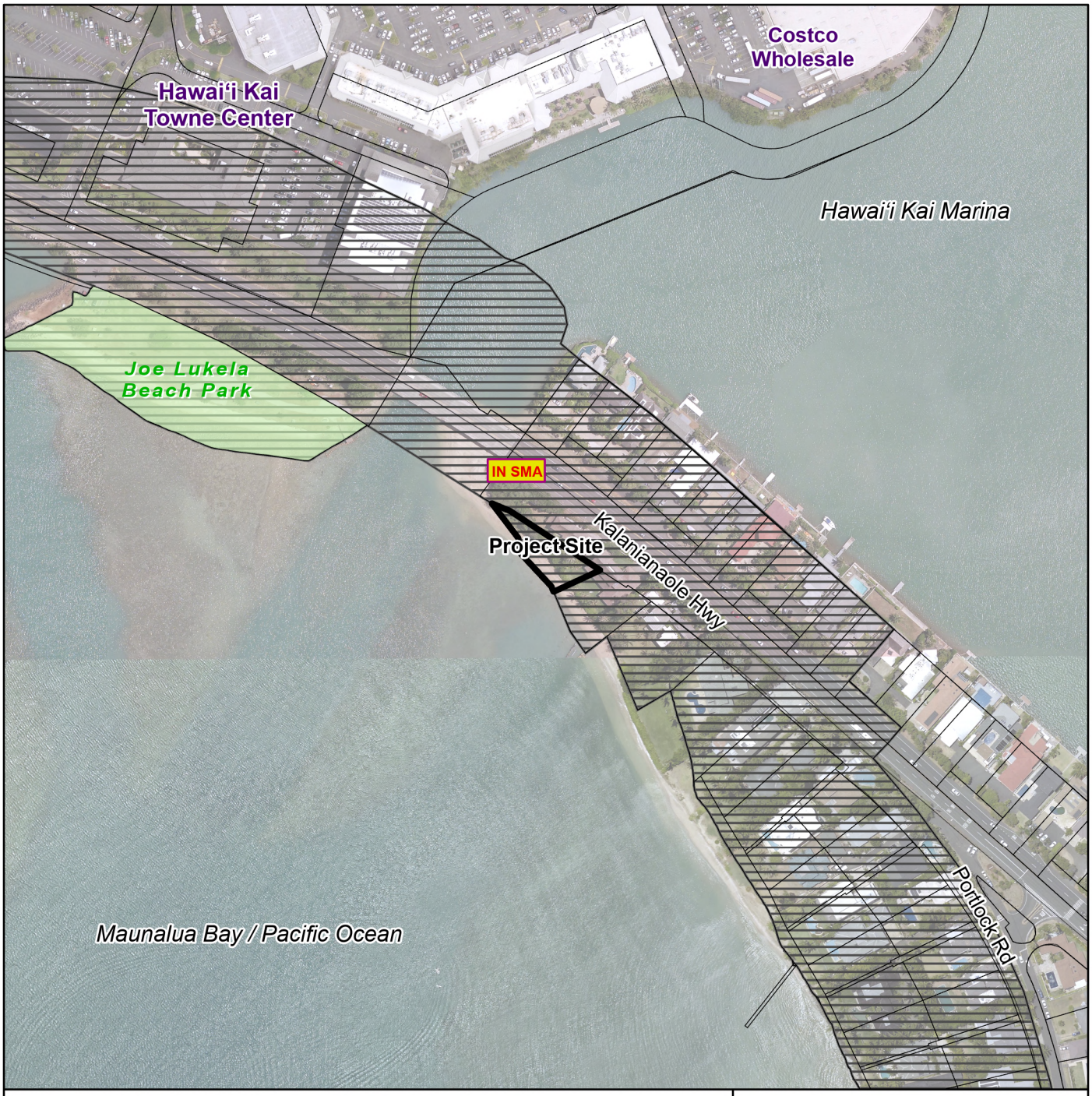
J. Approval of this SMA Major Permit does not constitute compliance with other City ordinances, including but not limited to the LUO and building and construction codes, or other governmental requirements, including but not limited to LUO-related approvals, and building, grading, and grubbing permit approvals, which are subject to separate review and approval. The Applicant is responsible for ensuring that the final plans for the Project approved under this SMA Major Permit comply with all applicable City ordinances and other governmental provisions and requirements.

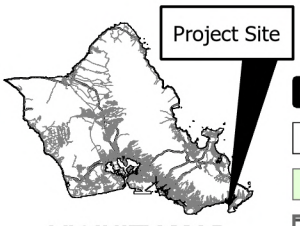
Dated at Honolulu, Hawai'i, this 10th day of October, 2024.

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

By _____
Dawn Takeuchi Apuna
Director

Enclosures: Exhibits A, B, C-1 through C-22, D-1 through D-6, E, F, G, H, I, J, and K





VICINITY MAP

0 125 250 500

Scale in Feet

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

Legend

- Project Site
- TAX Parcel
- City Park
- Within SMA
- Outside SMA

EXHIBIT A

Location Map

FILE NOS.: 2024/SMA-66 and 2024/SV-2

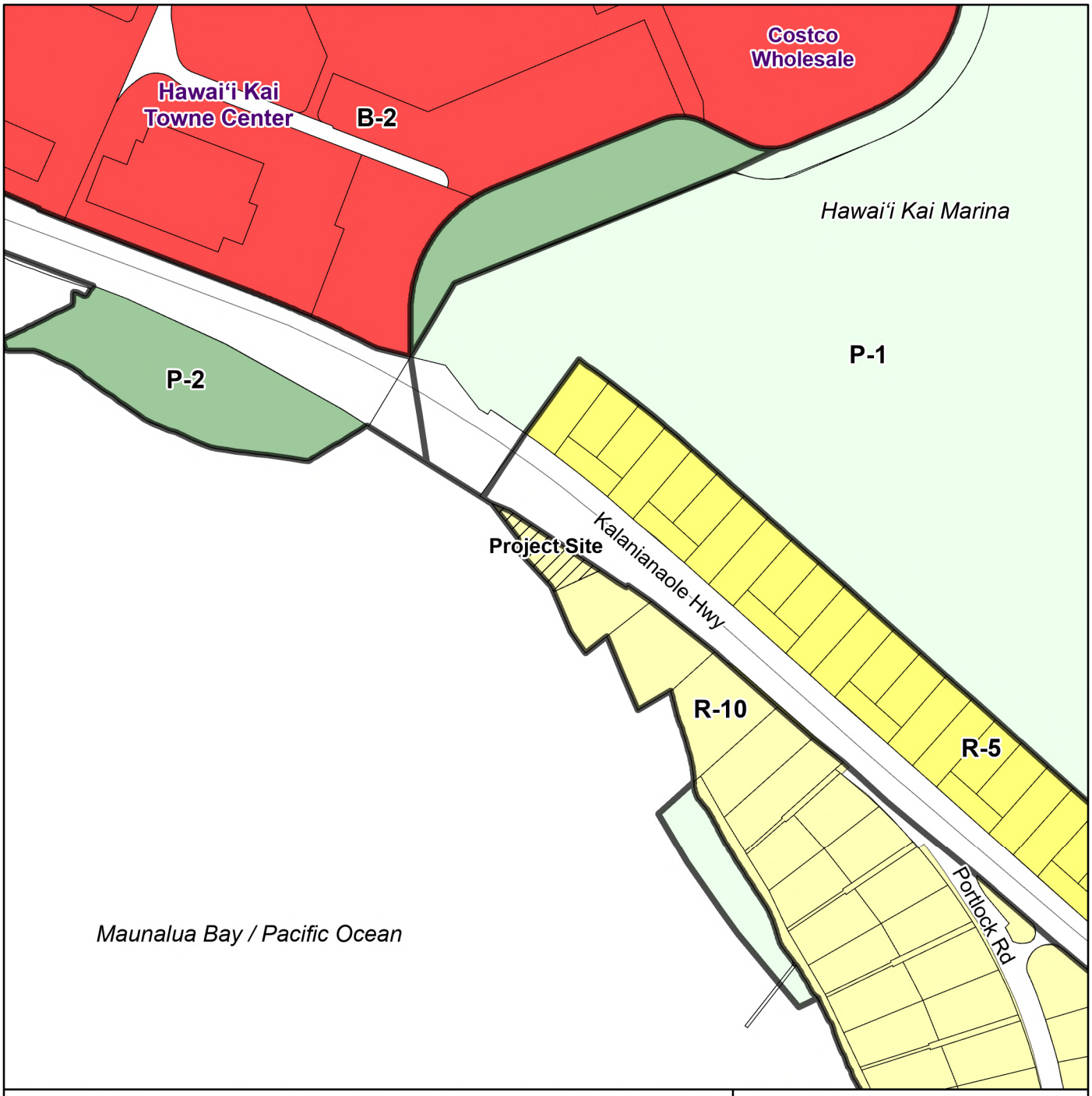
PROJECT: Garg Residence

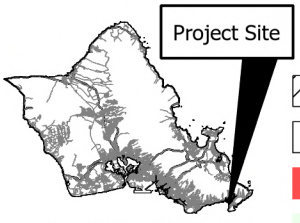
LOCATION: 6973 Kalaniana'ole Highway - Hawai'i Kai

TAX MAP KEY: 3-9-002: 031

Prepared by: Department of Planning and Permitting Date: September 4, 2024

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VICINITY MAP

0 125 250 500

Scale in Feet

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

Legend

- Project Site
- TAX Parcel
- B-2 District
- P-1 District
- P-2 District
- R-10 District
- R-5 District

EXHIBIT B

Zoning Map

FILE NOS.: 2024/SMA-66 and 2024/SV-2

PROJECT: Garg Residence

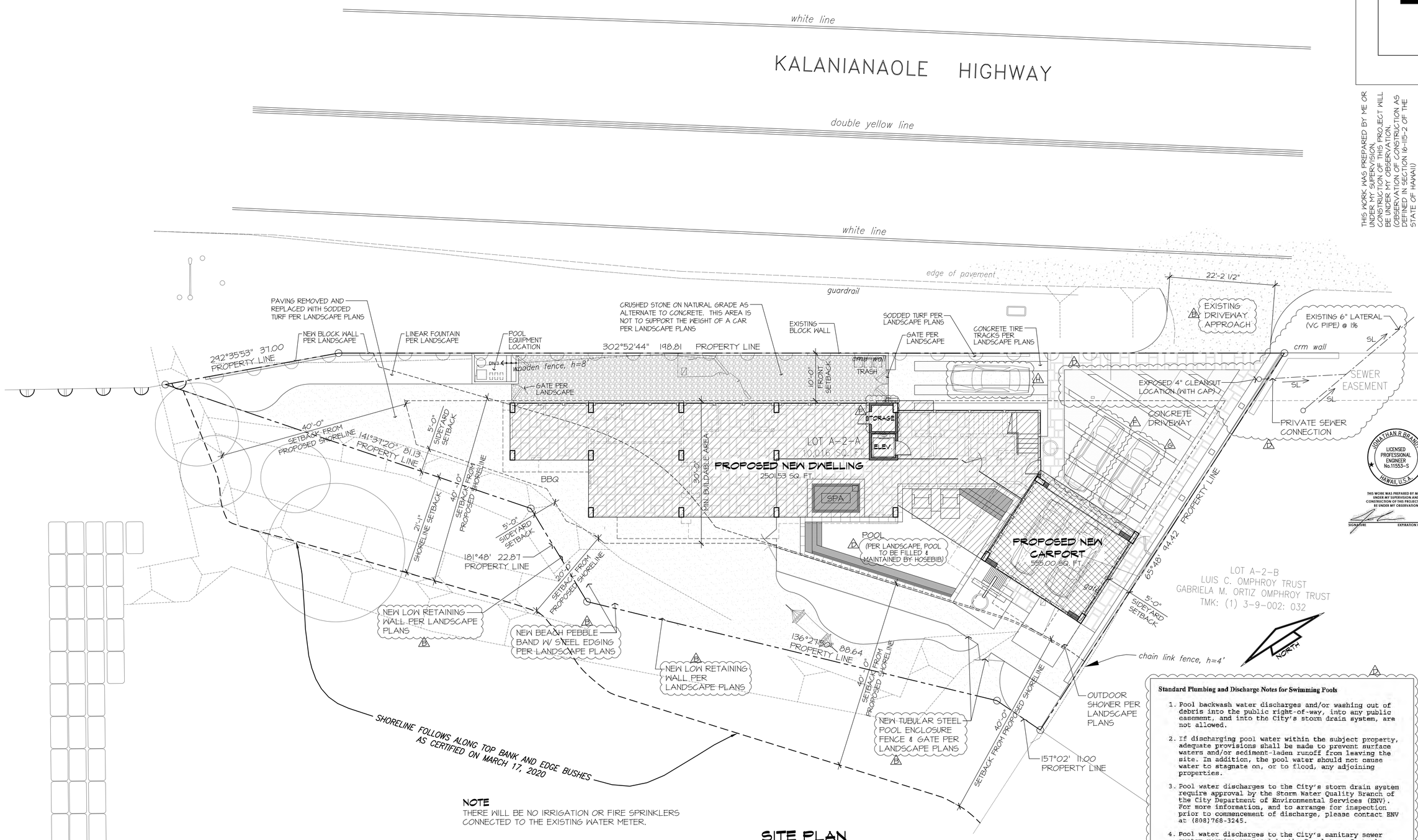
LOCATION: 6973 Kalaniana'ole Highway - Hawai'i Kai

TAX MAP KEY: 3-9-002: 031

Prepared by: Department of Planning and Permitting Date: September 4, 2024

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EXHIBIT C-1



NOTE
THERE WILL BE NO IRRIGATION OR FIRE SPRINKLERS CONNECTED TO THE EXISTING WATER METER.

SITE PLAN
SCALE: 1/8"=1'-0"
0 2' 10'
1' 5' 15'

⚠ COASTAL HIGH HAZARD AREA STANDARD NOTES
THE PROJECT MUST BE DESIGNED TO BE FULLY COMPLIANT WITH THE COASTAL HIGH HAZARD AREA STANDARDS, ROH SECTION 21A-1.9.

1. THE AREA BELOW THE BFE, INCLUDING THE GARAGE, SHOULD BE ENCLOSED ONLY WITH BREAKAWAY WALLS, AND USED ONLY FOR PARKING, STORAGE AND BUILDING ACCESS.
   THE ELEVATOR SHAFT MAY BE PERMITTED BELOW THE BFE, BUT THE ELECTRICAL/MECHANICAL ROOM MUST BE LOCATED ON A FLOOR ABOVE THE BFE.
2. THE ENCLOSED PAVED FLOOR BELOW THE BFE MUST BE INDEPENDENT FROM THE COLUMNS AND FOUNDATION SUPPORTING THE BUILDING AND MADE TO BE BREAKAWAY AND NOT SUPPORTED BY STRUCTURAL FILL.
3. THE NEW SWIMMING POOL AND SPA MUST BE ADEQUATELY ANCHORED TO RESIST FLOTATION OR DISPLACEMENT AND PREVENT DAMAGE TO THE BUILDING'S FOUNDATION.

CITY AND COUNTY OF HONOLULU
REVISED ORDINANCE CHAPTER 32
HONOLULU COUNTY CODE 1990, AS AMENDED

TO THE BEST OF MY KNOWLEDGE THIS PROJECT'S DESIGN SUBSTANTIALLY CONFORMS TO THE BUILDING ENERGY CONVERSATION CODE FOR:

_____BUILDING COMPONENTS SYSTEMS
_____ELECTRICAL COMPONENT SYSTEMS
_____MECHANICAL COMPONENT SYSTEMS

SIGNATURE:_____**DATE:**_____
NAME
LICENSE NO:

Standard Plumbing and Discharge Notes for Swimming Pools

1. Pool backwash water discharges and/or washing out of debris into the public right-of-way, into any public easement, and into the City's storm drain system, are not allowed.
2. If discharging pool water within the subject property, adequate provisions shall be made to prevent surface waters and/or sediment-laden runoff from leaving the site. In addition, the pool water should not cause water to stagnate on, or to flood, any adjoining properties.
3. Pool water discharges to the City's storm drain system require approval by the Storm Water Quality Branch of the City Department of Environmental Services (ENV). For more information, and to arrange for inspection prior to commencement of discharge, please contact ENV at (808)768-3245.
4. Pool water discharges to the City's sanitary sewer system require approval by the Regulatory Control Branch of the City Department of Environmental Services (ENV). Please contact ENV at (808)768-3261 or 768-3262.
5. Pool water discharges to the State's storm drain system require approval by the Highways Division of the State Department of Transportation (DOT). Please contact DOT at (808)831-6712.
6. Pool water (public swimming pool) discharges require approval by the Sanitation Branch of the State Department of Health (DOH). Please contact DOH at (808)586-8000.
7. No stockpiling of excavated materials shall be allowed within the public right-of-way or any public easement. If work on the public right-of-way is necessitated, please contact the Street Usage Branch of the City Department of Transportation Services (DTS) at 768-8390.
8. Non-compliance with any of the above requirements may result in administrative, civil and/or criminal penalties.

DPP October 28, 2009

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ERIC TRABERT & ASSOCIATES
E.T.A. RESIDENTIAL DESIGN
9521 IRVINE CENTER DRIVE
IRVINE, CALIFORNIA 92618
TEL: 949.861.2244
FAX: 949.861.2233
www.etadesign.com

SUSHIL GARG
6973 KALANIANA' OLE HIGHWAY
HONOLULU, HI 96825
TMK: (1) 3-9-002: 031

PROJECT DESCRIPTION:
NEW CUSTOM 2-STORY SINGLE FAMILY DWELLING

JONATHAN R. BRAND LICENSED PROFESSIONAL ENGINEER No.11553-S HAWAII, U.S.A.
THIS WORK WAS PREPARED BY ME OR UNDER MY SUPERVISION AND CONSTRUCTION OF THIS PROJECT WILL BE UNDER MY OBSERVATION
SIGNATURE EXP. 4/30/24 EXPIRATION DATE OF LICENSE

PROPOSED NEW DWELLING FOR:
M/M SUSHIL GARG
6973 KALANIANA' OLE HIGHWAY,
HONOLULU, HI 96825
TMK: 3-9-002: 031

SUBMITTALS:

REVISIONS:
⚠ 01-18-21 BLDG PC1 - CT
⚠ 01-11-22 MWB PC2 - CT
⚠ 05-18-22 BLDG PC2 - CT
⚠ 11-10-22 PLANNING PC1 - CT
⚠ 04-23-24 PLANNING PC2 - JT

SITE PLAN

STYLE: CONTEMPORARY
DATE 01.24.2019
DRAWN BY: JT
JOB NO. A001 SITE PLAN
SCALE 1/8"= 1'-0"
SHEET A001

7/9/2024 11:17:42 AM, eta3

EXHIBIT C-2

white line

KALANIANAOLE HIGHWAY

double yellow line

white line

edge of pavement

guardrail

292°35'53" 37.00
PROPERTY LINE

302°52'44" 198.81 PROPERTY LINE

crmd wall

crm wall

wooden fence, h=8'

NOTE: EXISTING LANDSCAPE AROUND HOME TO BE REMOVED. ALL OTHER LANDSCAPING TO REMAIN OR TO BE PROTECTED. (VERIFY WITH OWNER)

EXISTING EAVE

SEWER EASEMENT

LOT A-2-A
10,016 SQ. FT.

EXISTING 2 STORY SINGLE FAMILY DWELLING

141°37'20" 81.13
PROPERTY LINE

℄ 1/2 pipe (fnd.)

65°48' 44.42 PROPERTY LINE

181°48' 22.87
PROPERTY LINE

EXISTING COLUMNS

gate

LOT A-2-B
LUIS C. OMPHROY TRUST
GABRIELA M. ORTIZ OMPHROY TRUST
TMK: (1) 3-9-002: 032

136°27'50" 88.64
PROPERTY LINE

chain link fence, h=4'

℄ 1/2 pipe (fnd.)

157°02' 11.00
PROPERTY LINE

SHORELINE FOLLOWS ALONG TOP BANK AND EDGE BUSHES AS CERTIFIED ON MARCH 17, 2020

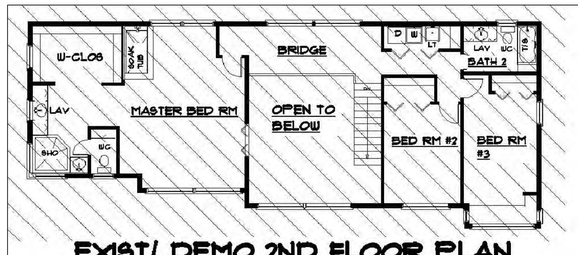
sand bags

sand bags

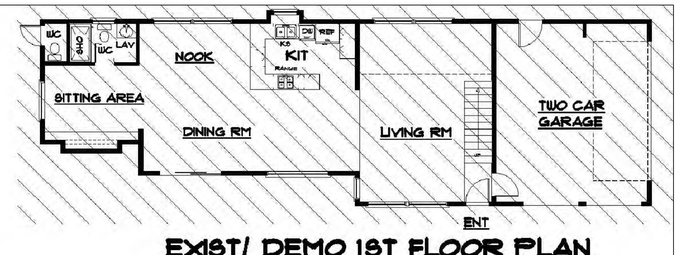
DEMOLITION PLAN

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

0 2' 10'
1' 5' 15'



EXIST/ DEMO 2ND FLOOR PLAN



EXIST/ DEMO 1ST FLOOR PLAN

NOTE: THERE ARE NO FIRE SPRINKLERS OR IRRIGATION SYSTEM CONNECTED TO THIS WATER METER.

FIXTURE REMOVED COUNT

TOTAL	FLR LEVEL	# REMOVED	FLR LEVEL	# REMOVED
4: WC-	1ST FLR=	2 REMOVED	2ND FLR =	2 REMOVED
4: LAV-	1ST FLR=2	REMOVED	2ND FLR	= 2 REMOVED
2 SHO-	1ST FLR =	1 REMOVED	2ND FLR =	1 REMOVED
1 SOAKING TUB =			2ND FLR =	1 REMOVED
1: TUB/SHO =			2ND FLR=	1 REMOVED
1 KIT SINK = 1ST FLR= REMOVED 1				
1 DISHWASH =1ST FLR = REMOVED 1				
1 LAUNDRY SINK			2ND FLR=	1 REMOVED
1 WASHER			2ND FLR =1	REMOVED

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SUSHIL GARG

6973 KALANIANA' OLE HIGHWAY
HONOLULU, HI 96825
TMK: (1) 3-9-002: 031

PROJECT DESCRIPTION:
NEW CUSTOM 2-STORY SINGLE FAMILY DWELLING

JONATHAN R BRANDT
LICENSED PROFESSIONAL ENGINEER
No.11553-S
HAWAII, U.S.A.

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

SIGNATURE EXP 4/30/24 EXPIRATION DATE OF LICENSE

PROPOSED NEW DWELLING FOR:
M/M SUSHIL GARG
6973 KALANIANA' OLE HIGHWAY,
HONOLULU, HI 96825
TMK: 3-9-002: 031

SUBMITTALS:

REVISIONS:
1 07-13-21 BWS PCI - CT

DEMOLITION PLAN

STYLE: CONTEMPORARY

DATE 01.24.2019

DRAWN BY: CT

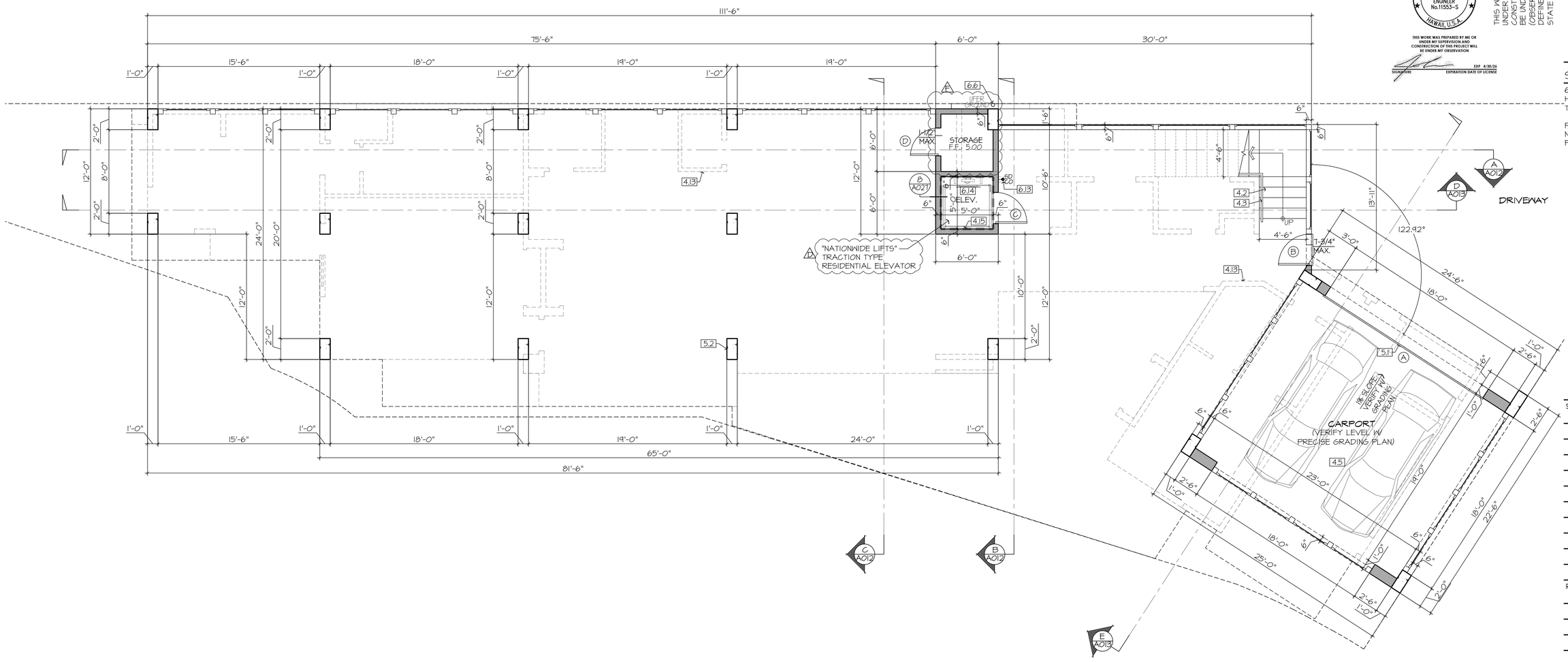
JOB NO. A002 DEMOLITION PLAN

SCALE 1/8"= 1'-0"

SHEET A002

7/9/2024 11:18:35 AM, eta3

EXHIBIT C-3



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JONATHAN R BRANDT
LICENSED PROFESSIONAL ENGINEER
No. 11553-S
HAWAII, U.S.A.

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SIGNATURE — EXP. 4/30/24 EXPIRATION DATE OF LICENSE

ERIC TRABERT & ASSOCIATES

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TMK: (1) 3-9-002: 031

PROJECT DESCRIPTION:
NEW CUSTOM 2-STORY SINGLE FAMILY DWELLING

PROPOSED NEW DWELLING FOR:
M/M SUSHIL GARG
6973 KALANIANA' OLE HIGHWAY,
HONOLULU, HI 96825
TMK: 3-9-002: 031

SUBMITTALS:

REVISIONS:

E	01-18-21 BLDG PC1 - CT
D	01-11-22 WWB PC2 - CT
F	05-18-22 BLDG PC2 - CT
H	04-23-24 PLANNING PC2 - JT

FLOOR PLAN LEGEND

1-HOUR FIRE RATED SEPARATION

EXTERIOR WALL TO BE MINIMUM OF 2X6

FLOOR PLAN NOTE

1. FOR FLOOR PLAN KEYNOTES, PLEASE REFER TO ARCHITECTURAL SHEET A005.
2. PROVIDE ULTRA-LOW WATER FIXTURES & TOILETS. H

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

0 2' 10'
1' 5' 15'

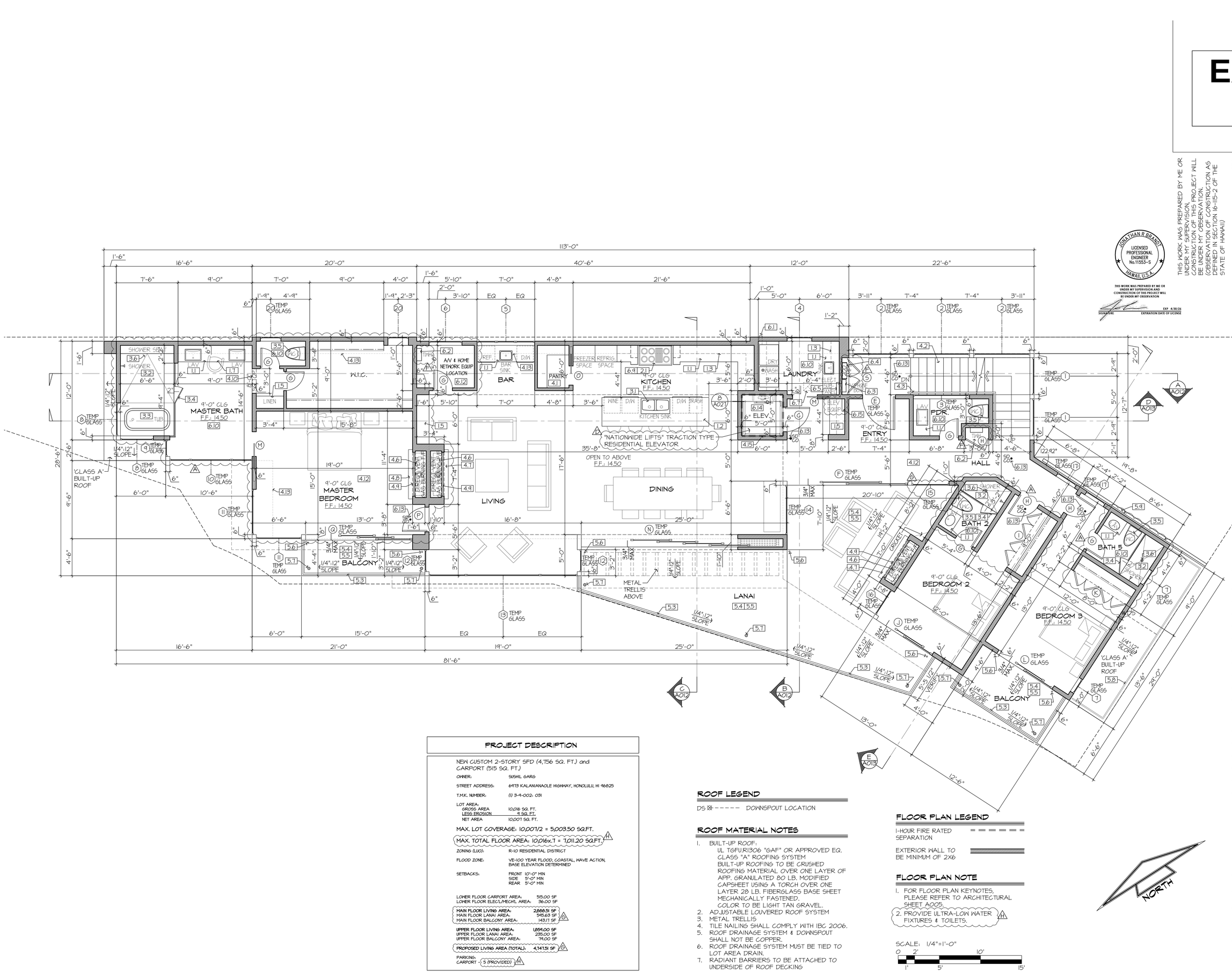
NORTH

LOWER FLOOR PLAN

STYLE: CONTEMPORARY
DATE 01.24.2019
DRAWN BY: JT
JOB NO. A006 LOWER FLOOR PLAN
SCALE 1/4"= 1'-0"
SHEET A006

7/9/2024 11:27:09 AM, eta3

EXHIBIT C-4



JONATHAN R BRANDT
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No. 11553-S
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HONOLULU, HI 96825
TMK: (1) 3-9-002: 031

PROJECT DESCRIPTION:
NEW CUSTOM 2-STORY SINGLE FAMILY DWELLING

PROPOSED NEW DWELLING FOR:
M/M SUSHIL GARG
6973 KALANIANA' OLE HIGHWAY,
HONOLULU, HI 96825
TMK: 3-9-002: 031

SUBMITTALS:

REVISIONS:
- 1 — 01-06-20 OWNER'S CHANGES - JT
- 1A — 01-11-22 WWB PC2 - CT
- 1B — 05-18-22 BLDG PC2 - CT
- 1C — 11-10-22 PLANNING PC1 - CT
- 1D — 04-23-24 PLANNING PC2 - JT

PROJECT DESCRIPTION

NEW CUSTOM 2-STORY SFD (4,756 SQ. FT.) and CARPORT (515 SQ. FT.)

OWNER:	SUSHIL GARG
STREET ADDRESS:	6973 KALANIANAOLE HIGHWAY, HONOLULU, HI 96825
T.M.K. NUMBER:	(1) 3-9-002: 031
LOT AREA:	
GROSS AREA	10,016 SQ. FT.
LESS EROSION	9 SQ. FT.
NET AREA	10,007 SQ. FT.

MAX. LOT COVERAGE: 10,007/2 = 5,003.50 SQ.FT.

MAX. TOTAL FLOOR AREA: 10,016x.7 = 7,011.20 SQ.FT. (1)

ZONING (LUO):	R-10 RESIDENTIAL DISTRICT
FLOOD ZONE:	VE-100 YEAR FLOOD, COASTAL, WAVE ACTION, BASE ELEVATION DETERMINED
SETBACKS:	FRONT 10'-0" MIN SIDE 5'-0" MIN REAR 5'-0" MIN
LOWER FLOOR CARPORT AREA:	515.00 SF
LOWER FLOOR ELEC/MECH'L AREA:	36.00 SF
MAIN FLOOR LIVING AREA:	2,888.51 SF
MAIN FLOOR LANAI AREA:	545.63 SF (2)
MAIN FLOOR BALCONY AREA:	143.11 SF
UPPER FLOOR LIVING AREA:	1,259.00 SF
UPPER FLOOR LANAI AREA:	235.00 SF
UPPER FLOOR BALCONY AREA:	79.00 SF
PROPOSED LIVING AREA (TOTAL):	4,147.51 SF (3)
PARKING:	
CARPORT - 5 (PROVIDED)	(4)

ROOF LEGEND

DS ⊠ - - - - - DOWNSPOUT LOCATION

ROOF MATERIAL NOTES

1. BUILT-UP ROOF.
   UL TGFUR1306 "GAF" OR APPROVED EQ.
   CLASS "A" ROOFING SYSTEM
   BUILT-UP ROOFING TO BE CRUSHED ROOFING MATERIAL OVER ONE LAYER OF APP, GRANULATED 80 LB. MODIFIED CAPSHEET USING A TORCH OVER ONE LAYER 28 LB. FIBERGLASS BASE SHEET MECHANICALLY FASTENED.
   COLOR TO BE LIGHT TAN GRAVEL.
2. ADJUSTABLE LOUVERED ROOF SYSTEM
3. METAL TRELLIS
4. TILE NAILING SHALL COMPLY WITH IBC 2006.
5. ROOF DRAINAGE SYSTEM & DOWNSPOUT SHALL NOT BE COPPER.
6. ROOF DRAINAGE SYSTEM MUST BE TIED TO LOT AREA DRAIN.
7. RADIANT BARRIERS TO BE ATTACHED TO UNDERSIDE OF ROOF DECKING

FLOOR PLAN LEGEND

1-HOUR FIRE RATED SEPARATION

EXTERIOR WALL TO BE MINIMUM OF 2X6

FLOOR PLAN NOTE

1. FOR FLOOR PLAN KEYNOTES, PLEASE REFER TO ARCHITECTURAL SHEET A005.
2. PROVIDE ULTRA-LOW WATER FIXTURES & TOILETS. (1A)

SCALE: 1/4"=1'-0"
0 2' 10'
1' 5' 15'

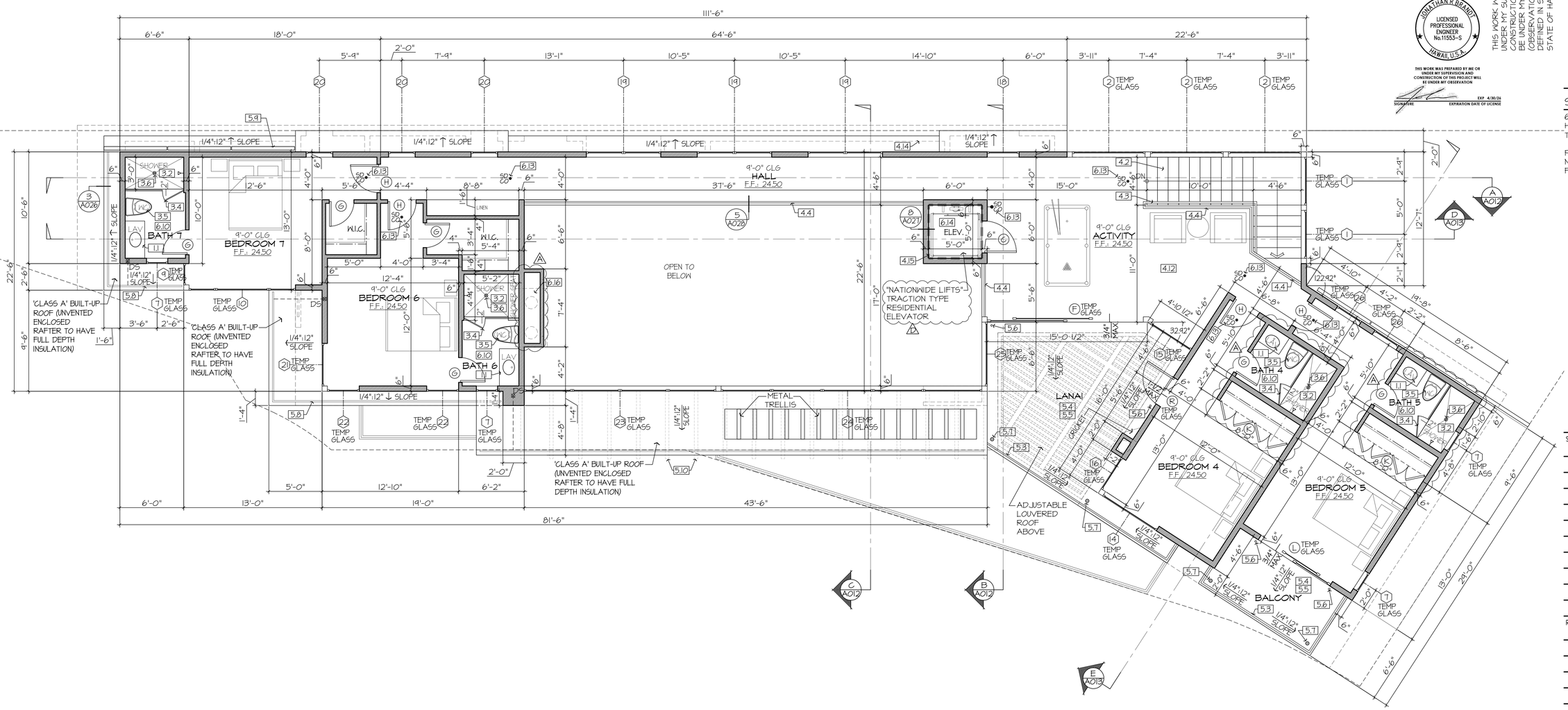
NORTH

MAIN FLOOR PLAN

STYLE: CONTEMPORARY
DATE 01.24.2019
DRAWN BY: JT
JOB NO. A007 MAIN FLOOR PLAN
SCALE 1/4"= 1'-0"
SHEET A007

7/9/2024 11:36:54 AM, eta3

EXHIBIT C-5



ROOF LEGEND

DS ⊠ - - - - - DOWNSPOUT LOCATION

ROOF MATERIAL NOTES

1. BUILT-UP ROOF:
   UL TGFUR1306 "GAF" OR APPROVED EQ.
   CLASS "A" ROOFING SYSTEM
   BUILT-UP ROOFING TO BE CRUSHED ROOFING MATERIAL OVER ONE LAYER OF APP, GRANULATED 80 LB. MODIFIED CAPSHEET USING A TORCH OVER ONE LAYER 28 LB. FIBERGLASS BASE SHEET MECHANICALLY FASTENED.
   COLOR TO BE LIGHT TAN GRAVEL.
2. ADJUSTABLE LOUVERED ROOF SYSTEM
3. METAL TRELLIS
4. TILE NAILING SHALL COMPLY WITH IBC 2006.
5. ROOF DRAINAGE SYSTEM & DOWNSPOUT SHALL NOT BE COPPER.
6. ROOF DRAINAGE SYSTEM MUST BE TIED TO LOT AREA DRAIN.
7. RADIANT BARRIERS TO BE ATTACHED TO UNDERSIDE OF ROOF DECKING

FLOOR PLAN LEGEND

1-HOUR FIRE RATED SEPARATION

EXTERIOR WALL TO BE MINIMUM OF 2X6

FLOOR PLAN NOTE

1. FOR FLOOR PLAN KEYNOTES, PLEASE REFER TO ARCHITECTURAL SHEET A005.
2. PROVIDE ULTRA-LOW WATER FIXTURES & TOILETS. (H)

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

0 2' 10'
1' 5' 15'

NORTH

JONATHAN R. BRANDT
LICENSED PROFESSIONAL ENGINEER
No.11553-S
HAWAII, U.S.A.

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SIGNATURE EXP 4/30/24 EXPIRATION DATE OF LICENSE

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HONOLULU, HI 96825
TMK: (1) 3-9-002: 031

PROJECT DESCRIPTION:
NEW CUSTOM 2-STORY SINGLE FAMILY DWELLING

PROPOSED NEW DWELLING FOR:
M/M SUSHIL GARG
6973 KALANIANA' OLE HIGHWAY,
HONOLULU, HI 96825
TMK: 3-9-002: 031

SUBMITTALS:

REVISIONS:

A	01-06-20	OWNER'S CHANGES - JT
1	01-11-22	WWB PC2 - CT
1	04-23-24	PLANNING PC2 - JT

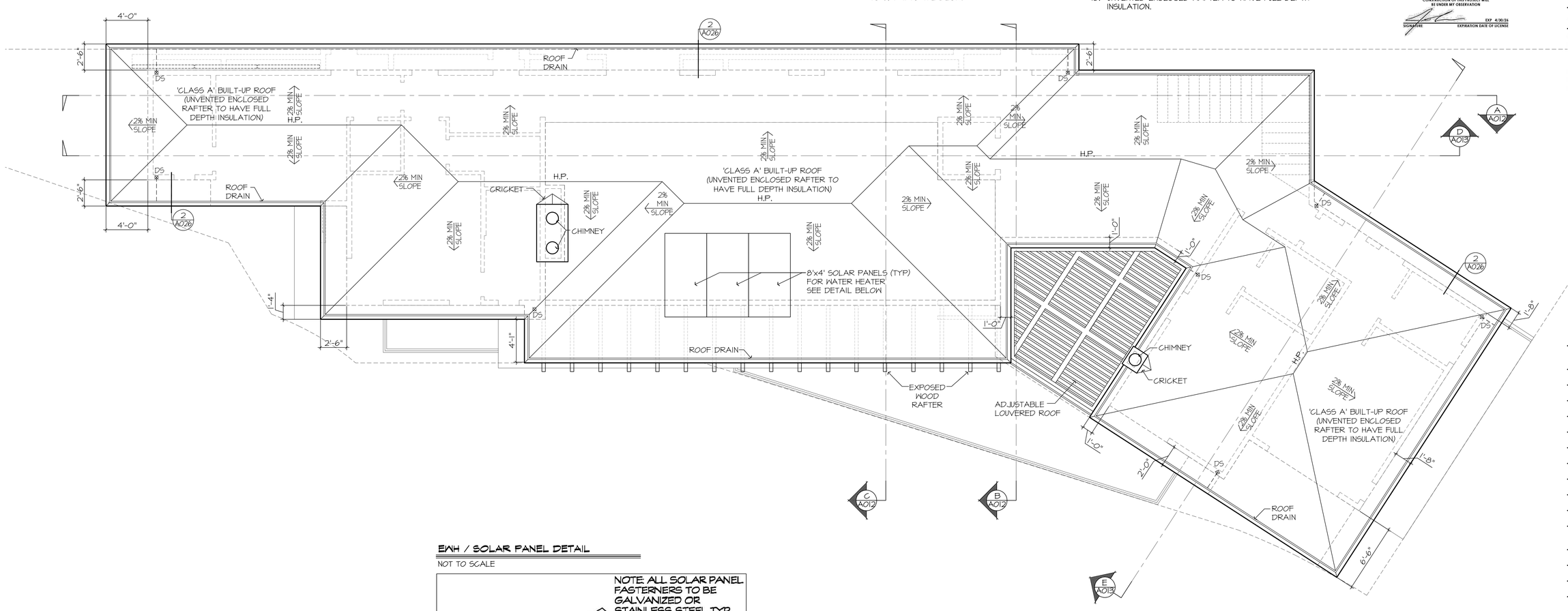
UPPER FLOOR PLAN

STYLE: CONTEMPORARY
DATE 01.24.2019
DRAWN BY: JT
JOB NO. A008 UPPER FLOOR PLAN
SCALE 1/4"= 1'-0"
SHEET A008

7/9/2024 11:37:23 AM, eta3

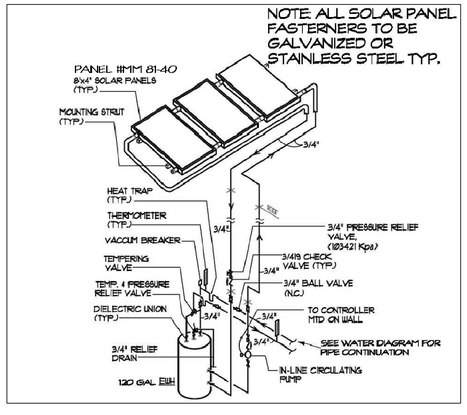
ROOF GENERAL NOTES

1. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONSTRUCT THE HOUSE ENTIRELY WITHIN THE BUILDING ENVELOPE AS SHOWN AND NOTED IN THESE PLANS.
2. ROOF MATERIAL SHALL BE CLASS "A" RATED.
3. ROOFING MANUFACTURER TO PROVIDE SAMPLES OF COLORS AT JOB SITE FOR OWNER AND E.T.A. APPROVAL PRIOR TO ORDERING OF MATERIALS.
4. PROVIDE FLASHING AT ALL ROOF & WALL INTERSECTIONS.
5. ALL PLUMBING & MECHANICAL VENTS MUST BE CONSOLIDATED AND LOCATED IN AREAS THAT MINIMIZE THEIR VISIBILITY. VENTS MUST BE AS LOW IN HEIGHT AS ALLOWED BY CODE AND COMPLY WITH THE DESIGN GUIDELINES.
6. MECHANICAL EQUIPMENT OF ANY TYPE IS NOT PERMITTED ON ANY EXTERIOR SURFACE OF THE BUILDING.
7. VENT HOOD FROM KITCHEN RANGE TO TERMINATE IN A HOODED COPPER VENT WITH SCREEN MAX. 6" ABOVE ROOF SHEATHING.
8. THE KITCHEN EXHAUST FAN SHALL BE LOCATED WITHIN THE KITCHEN VENT HOOD OR CEILING. NO MECHANICAL EQUIPMENT IS PERMITTED ON THE EXTERIOR SURFACE OF THE BUILDING.
9. AT PLYWOOD-DECKED ROOFS, PROVIDE MINIMUM 11 GAUGE, LARGE HEADED, NON CORROSIVE BOX NAILS OF SUFFICIENT LENGTH TO PENETRATE 1/2" TO 3/4" INTO THE DECK.
10. ROOF & DECK DRAINAGE SYSTEM MUST BE TIED TO LOT AREA DRAIN.
11. ROOF AND DECK AREA DRAINS TO BE DESIGNED FOR RAINFALL.
12. OVERFLOW DRAINS SHALL HAVE SEPARATE INDEPENDENT PIPING AND HAVE AN INLET FLOW LINE LOCATED 2" ABOVE THE LOW POINT OF THE ROOF. OVERFLOW SCUPPERS SHALL HAVE AN AREA 3 TIMES THE ROOF DRAIN, A MINIMUM OPENING HEIGHT OF 4", AND HAVE AN INLET FLOW LINE LOCATED 2" ABOVE THE LOW POINT OF THE ROOF.
13. ROOF DRAINS SHALL BE PROVIDED WITH THE MEANS TO PREVENT ACCUMULATION OF LEAVES & DEBRIS.
14. PROVIDE STONE DECKING ON CROSSFIELD PRODUCTS "DEX-O-TEX" WEATHERWEAR DECK COVERING, CLASS A, ICC ESR-1751 O/ DRAINAGE BOARD O/ FULLY ADHERED WATERPROOF MEMBRANE O/ DECK SUBSTRATE O/ RIPPED DECK JOIST PER STRUCTURAL DWGS. AND SHALL SLOPE 2% TO DRAINAGE.
15. PROVIDE ELASTOMERIC WATERPROOF DECK COATING O/ DRAINAGE BOARD O/ FULLY ADHERED WATERPROOF MEMBRANE O/ DECK SUBSTRATE O/ RIPPED DECK JOIST PER STRUCT. DWGS.
16. PROVIDE ELASTOMERIC WATERPROOF ON EXTERIOR DECKS, BALCONIES & STAIRWAYS.
17. SEE GENERAL NOTES & SPECIFICATIONS FOR ADDITIONAL FRAMING & MATERIALS NOTES.
18. UNVENTED ENCLOSED RAFTER TO HAVE FULL DEPTH INSULATION.



EWH / SOLAR PANEL DETAIL

NOT TO SCALE



ROOF MATERIAL NOTES

1. BUILT-UP ROOF:
   UL TGFU.R1306 "GAF" OR APPROVED EQ.
   CLASS "A" ROOFING SYSTEM
   BUILT-UP ROOFING TO BE CRUSHED ROOFING MATERIAL OVER ONE LAYER OF APP, GRANULATED 80 LB. MODIFIED CAPSHEET USING A TORCH OVER ONE LAYER 28 LB. FIBERGLASS BASE SHEET MECHANICALLY FASTENED.
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2. ADJUSTABLE LOUVERED ROOF SYSTEM
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4. TILE NAILING SHALL COMPLY WITH IBC 2006.
5. ROOF DRAINAGE SYSTEM & DOWNSPOUT SHALL NOT BE COPPER.
6. ROOF DRAINAGE SYSTEM MUST BE TIED TO LOT AREA DRAIN.
7. RADIANT BARRIERS TO BE ATTACHED TO UNDERSIDE OF ROOF DECKING

ROOF LEGEND

DS ⊠ ----- DOWNSPOUT LOCATION

H.P. HIGH POINT

1/4:12 MIN SLOPE

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

0 2' 10'

1' 5' 15'

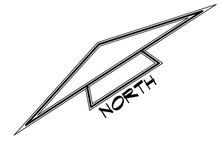


EXHIBIT C-6

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LICENSED PROFESSIONAL ENGINEER
No.11553-S
HAWAII, U.S.A.

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SIGNATURE EXP. 4/30/26 EXPIRATION DATE OF LICENSE

ERIC TRABERT & ASSOCIATES

E.T.A. RESIDENTIAL DESIGN

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NEW CUSTOM 2-STORY SINGLE FAMILY DWELLING

PROPOSED NEW DWELLING FOR:
M/M SUSHIL GARG
6973 KALANIANA' OLE HIGHWAY,
HONOLULU, HI 96825
TMK: 3-9-002: 031

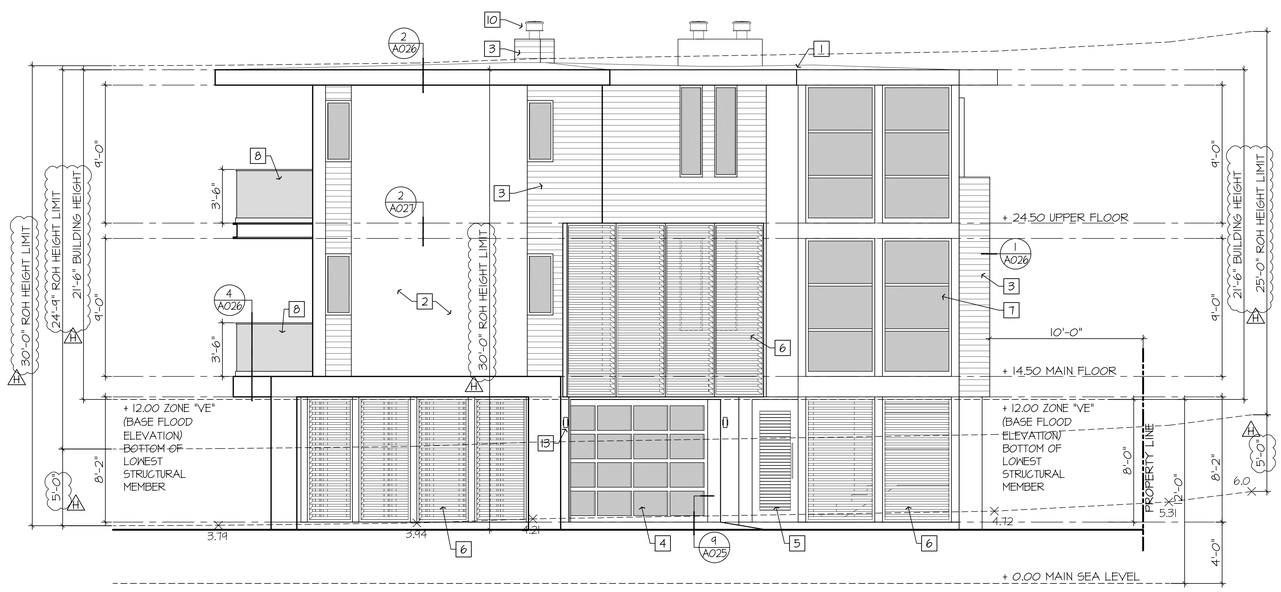
SUBMITTALS:

REVISIONS:

ROOF PLAN

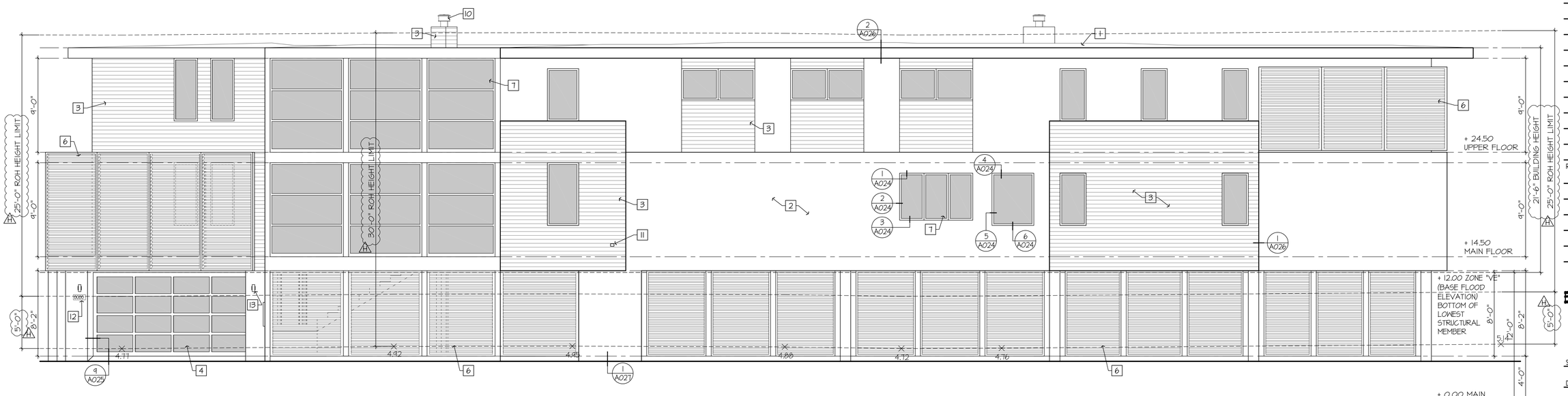
STYLE: CONTEMPORARY
DATE 01.24.2019
DRAWN BY: JT
JOB NO. A009 ROOF PLAN
SCALE 1/4"= 1'-0"
SHEET A009

7/9/2024 12:32:05 PM, eta3



LEFT ELEVATION

NOTE: ALL BATHROOM WINDOWS SHALL BE OBSCURE



FRONT ELEVATION

NOTE: ALL BATHROOM WINDOWS SHALL BE OBSCURE

ELEVATION KEYNOTES

1. BUILT-UP ROOF:
   UL TGFUR1306 "GAF" OR APPROVED EQ.
   CLASS "A" ROOFING SYSTEM
   BUILT-UP ROOFING TO BE CRUSHED ROOFING MATERIAL OVER ONE LAYER OF APP. GRANULATED 80 LB. MODIFIED CAPSHEET USING A TORCH OVER ONE LAYER 28 LB. FIBERGLASS BASE SHEET MECHANICALLY FASTENED.
   COLOR TO BE LIGHT TAN GRAVEL.
2. 7/8" THICK STUCCO ON CORROSION RESISTANT METAL LATH O/ 60 MIN., 2 LAYERS OF GRADE D' BUILDING PAPER
3. WOOD SIDINGS TO BE IPE HARDWOOD
4. GARAGE DOOR TO BE ALUMINUM FRAME WITH WHITE LAMINATED TEMPERED GLASS
5. ALUMINUM LOUVER DOOR
6. ALUMINUM SCREEN LOUVER
7. EXTERIOR DOORS & WINDOWS TO BE "WESTERN WINDOW SYSTEMS"
8. 42" MIN. HIGH TEMP. GLASS GUARDRAIL PER ELEV.
9. I-BEAM STEEL CANOPY PER ELEVATION
10. FIREPLACE VENT
11. 4" DRYER VENT LOCATION PER PLAN. 14' MAX. W/ TWO 90° BENDS FOR METAL DUCT; 6' MAX. FOR FLEX GAS CONNECTOR
12. HOUSE STREET NUMBER VISIBLE & LEGIBLE FROM STREET. MINIMUM 4" HIGH x 1" WIDE AND ILLUMINATED AT NIGHT.
13. EXTERIOR LIGHT FIXTURE
14. EXPOSED WOOD RAFTER
15. ADJUSTABLE LOUVERED ROOF

NOTES

1. ANY CHANGES TO THE SHAPE, SIZE AND DIVISIONS OF WINDOWS & DOORS MUST BE REVIEWED & APPROVED BY DESIGNER.
2. THE MUNTIN BARS FOR ALL THE DOOR AND WINDOW BREAK-UPS SHALL BE PROVIDED WITH A MINIMUM OF 1-1/4".
3. ROOF GUTTERS SHALL BE PROVIDED WITH THE MEANS TO PREVENT ACCUMULATION OF LEAVES & DEBRIS.
4. ALL PLUMBING & EQUIPMENT VENTS MUST BE CONSOLIDATED & LOCATED IN AREAS THAT MINIMIZE THEIR VISIBILITY. VENTS MUST BE AS LOW IN HEIGHT AS ALLOWED BY CODE & SATISFY THE REQUIREMENTS OF THE DESIGN GUIDELINES.
5. FIELD CUTTING ENDS, NOTCHES, AND DRILLED HOLES OF PRESERVATIVE TREATED WOOD SHALL BE TREATED IN FIELD.
6. WEEP SCREED SHALL BE OF MINIMUM NO. 26 GALVANIZED SHEET GAGE, CORROSION-RESISTANT LOCATED BELOW FOUNDATION PLATE LINE AND 4-INCHES ABOVE GRADE ON ALL EXTERIOR STUD WALLS OR 2-INCHES ABOVE PAVED AREAS.
7. ALL WOOD FRAMING MEMBERS THAT REST ON CONCRETE OR MASONRY EXTERIOR FOUNDATION WALLS & ARE LESS THAN 8" TO THE EXPOSED GROUND SHALL BE PRESSURE TREATED OR NATURALLY DURABLE TO DECAY.
8. SILLS & SLEEPERS IN DIRECT CONTACT WITH CONCRETE OR MASONRY THAT IS IN DIRECT CONTACT WITH THE GROUND & GIRDERS WITH LESS THAN 1/2" CLEARANCE TO MASONRY & CONCRETE SHALL BE PRESSURE TREATED OR NATURALLY DURABLE TO DECAY.
9. ATTIC & FOUNDATION VENTILATION OPENINGS IN VERTICAL WALLS & ATTIC ROOF VENTS SHALL BE FULLY COVERED WITH MINIMUM OF CORROSION-RESISTANT, NONCOMBUSTIBLE WIRE MESH WITH 1/8-INCH OPENING.
10. EXTERIOR WALLS SHALL BE APPROVED NONCOMBUSTIBLE OR IGNITION-RESISTANT MATERIAL, HEAVY TIMBER, OR LOG WALL CONSTRUCTION OR SHALL PROVIDE PROTECTION FROM THE INTRUSION OF FLAMES & EMBERS.
11. EXTERIOR GLAZING & WINDOW WALLS: EXTERIOR WINDOWS, WINDOW WALLS, GLAZED DOORS & GLAZED OPENINGS WITHIN EXTERIOR DOORS SHALL BE INSULATING-GLASS UNITS WITH A MINIMUM OF ONE TEMPERED PANE, OR GLASS BLOCK UNITS, OR HAVE A FIRE-RESISTIVE RATING OF NOT LESS THAN 20 MINUTES.
12. PROVIDE HOUSE STREET NUMBER VISIBLE & LEGIBLE FROM STREET. MINIMUM 4" HIGH x 1" WIDE AND ILLUMINATED AT NIGHT.

SCALE: 1/4"=1'-0"
0 2' 10'
1' 5' 15'

EXHIBIT C-7

THIS WORK WAS PREPARED BY ME OR UNDER MY SUPERVISION. CONSTRUCTION OF THIS PROJECT WILL BE UNDER MY OBSERVATION. (OBSERVATION OF CONSTRUCTION AS DEFINED IN SECTION 16-115-2 OF THE STATE OF HAWAII)

JONATHAN R BRANDT
LICENSED PROFESSIONAL ENGINEER
No.11553-S
HAWAII, U.S.A.
THIS WORK WAS PREPARED BY ME OR UNDER MY SUPERVISION AND CONSTRUCTION OF THIS PROJECT WILL BE UNDER MY OBSERVATION
SIGNATURE
EXP 4/30/26
EXPIRATION DATE OF LICENSE

ERIC TRABERT & ASSOCIATES
E.T.A.
RESIDENTIAL DESIGN
9521 IRVINE CENTER DRIVE
IRVINE, CALIFORNIA 92618
TEL: 949.861.2244
FAX: 949.861.2233
www.etadesign.com

SUSHIL GARG
6973 KALANIANA' OLE HIGHWAY
HONOLULU, HI 96825
TMK: (1) 3-9-002: 031

PROJECT DESCRIPTION:
NEW CUSTOM 2-STORY SINGLE FAMILY DWELLING

PROPOSED NEW DWELLING FOR:
M/M SUSHIL GARG
6973 KALANIANA' OLE HIGHWAY,
HONOLULU, HI 96825
TMK: 3-9-002: 031

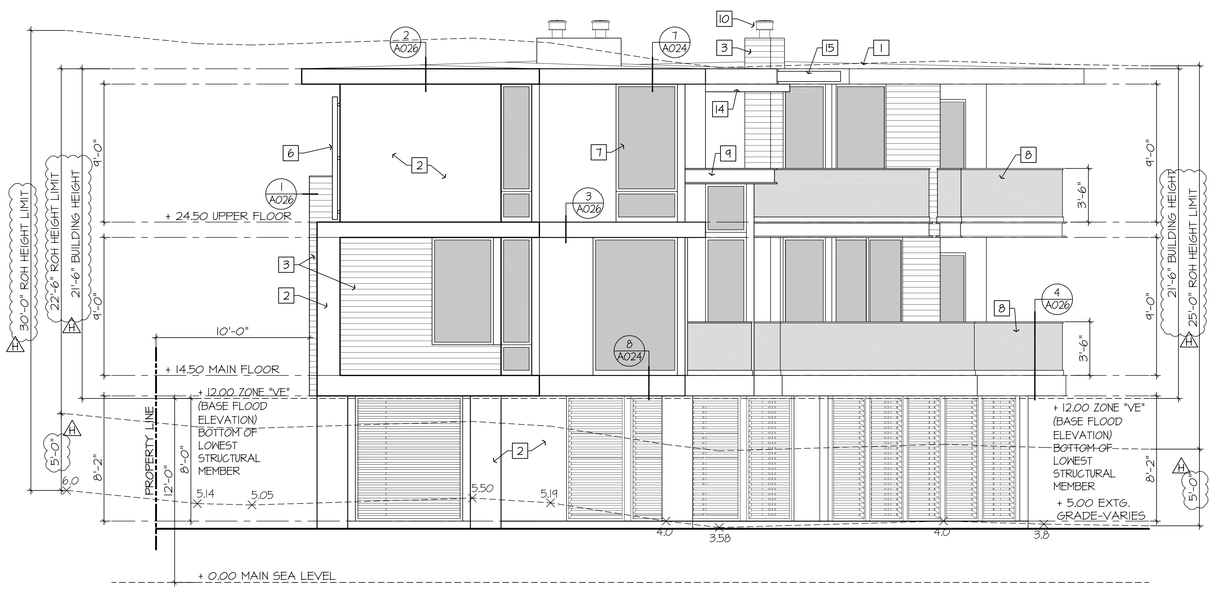
SUBMITTALS:

REVISIONS:
1 04-23-24 PLANNING PC2 - JT

ELEVATIONS

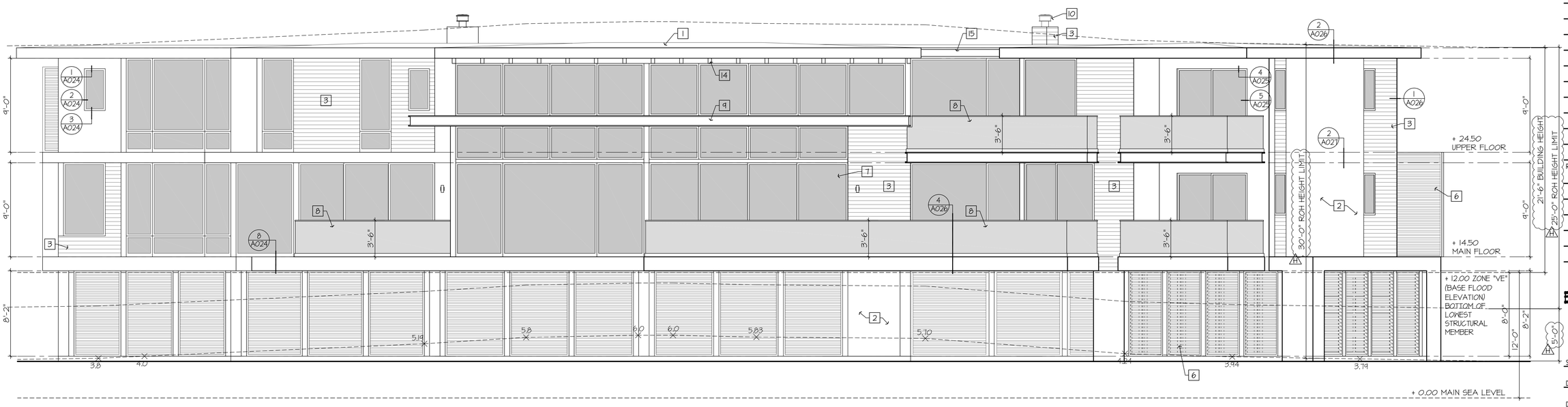
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DATE 01.24.2019
DRAWN BY: JT
JOB NO. A010 ELEVATIONS
SCALE 1/4"= 1'-0"
SHEET A010

7/9/2024 12:33:56 PM, eta3



RIGHT ELEVATION

NOTE: ALL BATHROOM WINDOWS SHALL BE OBSCURE



REAR ELEVATION

NOTE: ALL BATHROOM WINDOWS SHALL BE OBSCURE

ELEVATION KEYNOTES

1. BUILT-UP ROOF: UL TGFUR1306 "GAF" OR APPROVED EQ. CLASS "A" ROOFING SYSTEM BUILT-UP ROOFING TO BE CRUSHED ROOFING MATERIAL OVER ONE LAYER OF APP. GRANULATED 80 LB. MODIFIED CAPSHEET USING A TORCH OVER ONE LAYER 28 LB. FIBERGLASS BASE SHEET MECHANICALLY FASTENED. COLOR TO BE LIGHT TAN GRAVEL.
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12. PROVIDE HOUSE STREET NUMBER VISIBLE & LEGIBLE FROM STREET. MINIMUM 4" HIGH x 1" WIDE AND ILLUMINATED AT NIGHT.

EXHIBIT C-8

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JONATHAN R. BRANDT LICENSED PROFESSIONAL ENGINEER No.11553-S HAWAII, U.S.A.

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

SIGNATURE EXP 4/30/24 EXPIRATION DATE OF LICENSE

ERIC TRABERT & ASSOCIATES

E.T.A. RESIDENTIAL DESIGN

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TEL: 949.861.2244
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SUSHIL GARG
6973 KALANIANA' OLE HIGHWAY
HONOLULU, HI 96825
TMK: (1) 3-9-002: 031

PROJECT DESCRIPTION:
NEW CUSTOM 2-STORY SINGLE FAMILY DWELLING

PROPOSED NEW DWELLING FOR:
M/M SUSHIL GARG
6973 KALANIANA' OLE HIGHWAY,
HONOLULU, HI 96825
TMK: 3-9-002: 031

SUBMITTALS:

REVISIONS:
1. 04-23-24 PLANNING PC2 - JT

ELEVATIONS

STYLE: CONTEMPORARY
DATE 01.24.2019
DRAWN BY: JT
JOB NO. A011 ELEVATIONS
SCALE 1/4"= 1'-0"
SHEET A011

SCALE: 1/4"=1'-0"
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1' 5' 15'

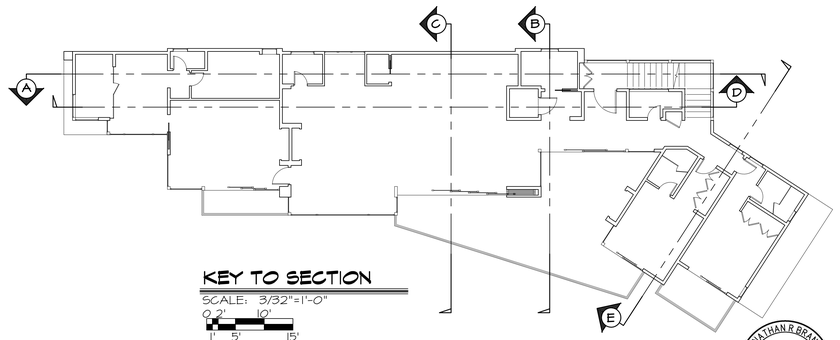
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OCCUPANCY SEPARATION NOTES

1. DWELLING / GARAGE SEPARATION
   GARAGES BENEATH HABITABLE ROOMS SHALL BE SEPARATED FROM ALL HABITABLE ROOMS ABOVE BY NOT LESS THAN A 5/8-INCH TYPE 'X' GYPSUM BOARD.
2. OPENING PROTECTION
   OPENINGS FROM A PRIVATE GARAGE DIRECTLY INTO A ROOM USED FOR SLEEPING PURPOSES SHALL NOT BE PERMITTED. OTHER OPENINGS BETWEEN THE GARAGE & RESIDENCE SHALL BE EQUIPPED WITH SOLID WOOD DOORS NOT LESS THAN 1-3/8 INCHES IN THICKNESS, SOLID OR HONEYCOMB-CORE STEEL DOORS NOT LESS THAN 1-3/8 INCH (34.9mm) THICK, OR 20-MINUTE FIRE-RATED DOORS, EQUIPPED WITH GARAGE AND THE RESIDENCE NEED ONLY BE SELF-CLOSING & SELF-LATCHING DEVICES.
   EXCEPTION:
   WHERE THE RESIDENCE AND THE PRIVATE GARAGE ARE PROTECTED BY AN AUTOMATIC RESIDENTIAL FIRE SPRINKLER SYSTEM, OTHER DOOR OPENINGS BETWEEN THE PRIVATE GARAGE AND THE RESIDENCE NEED ONLY BE SELF-CLOSING & SELF-LATCHING.
3. DUCT PENETRATION
   DUCTS IN THE PRIVATE GARAGE AND DUCTS PENETRATING THE WALLS OR CEILINGS SEPARATING THE DWELLING FROM THE GARAGE SHALL BE CONSTRUCTED OF A MINIMUM NO. 26 GAGE SHEET STEEL OR OTHER APPROVED MATERIAL AND SHALL HAVE NO OPENINGS INTO THE GARAGE.
4. UNDER-STAIR PROTECTION
   ENCLOSED ACCESSIBLE SPACE UNDER STAIRS SHALL HAVE WALLS, UNDER-STAIR SURFACE AND ANY SOFFITS PROTECTED ON THE ENCLOSED SIDE WITH 1/2-INCH (12.7mm) GYPSUM BOARD.

SECTION NOTES

1. FIREBLOCKING IS REQUIRED IN CONCEALED SPACES 10' O.C. HORIZONTAL, VERTICALLY AT THE CEILING & FLOOR LEVELS, CONNECTIONS BETWEEN HORIZONTAL & VERTICAL SPACES, CONCEALED SPACES BETWEEN STAIR & LANDING, OPENINGS AROUND VENTS, PIPES, DUCTS, CABLES, WIRES, CHIMNEYS & FIREPLACES.
2. PROVIDE DRAFTSTOPS IN ATTIC. IN COMBUSTIBLE CONSTRUCTION WHERE THERE IS USABLE SPACE BOTH ABOVE AND BELOW THE CONCEALED SPACE OF A FLOOR/CEILING ASSEMBLY, DRAFTSTOPS SHALL BE INSTALLED SO THAT THE AREA OF THE CONCEALED SPACE DOES NOT EXCEED 1,000 SQ. FT.
3. PROVIDE ATTIC ACCESS.
   FOR EACH ENCLOSED ATTIC AREA THAT EXCEED 30 SQ. FT. AND HAVE A VERTICAL HEIGHT OF 30 INCHES OR GREATER, PROVIDE A MINIMUM OF 22x30 INCHES ATTIC ACCESS.
4. FIELD-CUTTING ENDS, NOTCHES & DRILLED HOLES OF PRESERVATIVE-TREATED WOOD SHALL BE TREATED IN THE FIELD IN ACCORDANCE WITH AWPA M4.
5. THE SUPPORTING CONSTRUCTION OF FLOOR ASSEMBLIES WITH FIRE RESISTANCE RATED SHALL HAVE AN EQUAL OR GREATER FIRE-RESISTANCE RATING THAN THE FIRE-RATED ASSEMBLY BEING SUPPORTED.
6. ALL WOOD FRAMING MEMBERS THAT REST ON CONCRETE OR MASONRY EXTERIOR FOUNDATION WALLS & ARE LESS THAN 8" TO THE EXPOSED GROUND SHALL BE PRESSURE TREATED OR NATURALLY DURABLE TO DECAY.
7. SILLS & SLEEPERS IN DIRECT CONTACT WITH CONCRETE OR MASONRY THAT IS IN DIRECT CONTACT WITH THE GROUND & GIRDERS WITH LESS THAN 1/2" CLEARANCE TO MASONRY & CONCRETE SHALL BE PRESSURE TREATED OR NATURALLY DURABLE TO DECAY.
8. MEMBRANE PENETRATIONS SHALL BE OF FIRE-RESISTANCE-RATED CONSTRUCTION



KEY TO SECTION

SCALE: 3/32"=1'-0"
0 2' 10'
1' 5' 15'

JONATHAN R BRANDT
LICENSED PROFESSIONAL ENGINEER
No.11553-S
HAWAII, U.S.A.

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

SIGNATURE

EXP. 4/30/24
EXPIRATION DATE OF LICENSE

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EXHIBIT C-9

ERIC TRABERT & ASSOCIATES

E.T.A.
RESIDENTIAL DESIGN

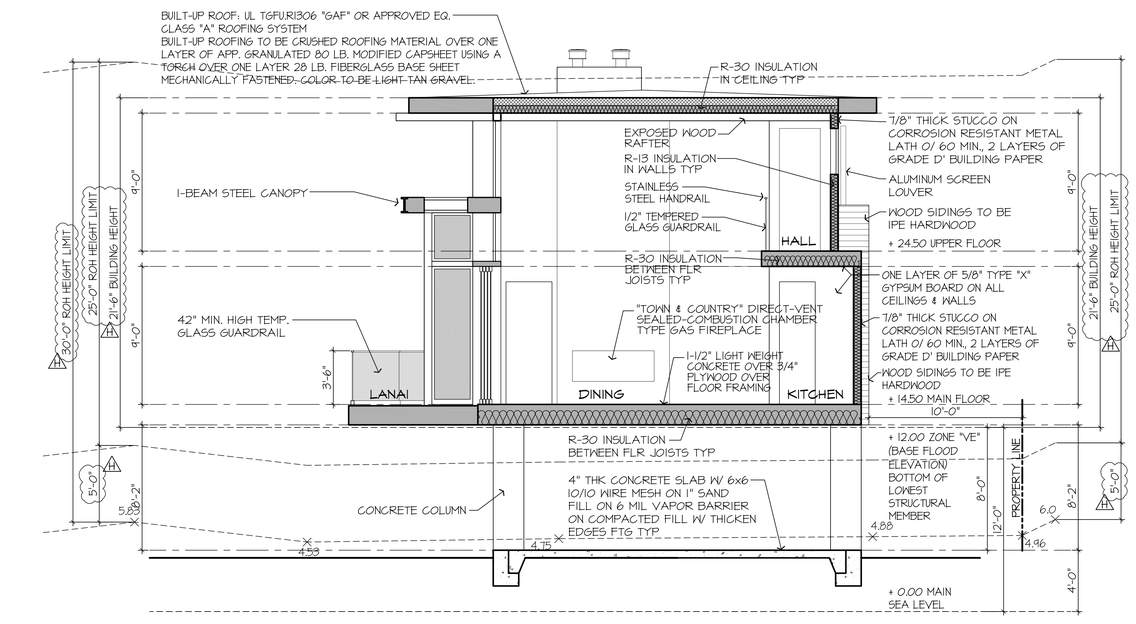
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TMK: (1) 3-9-002: 031

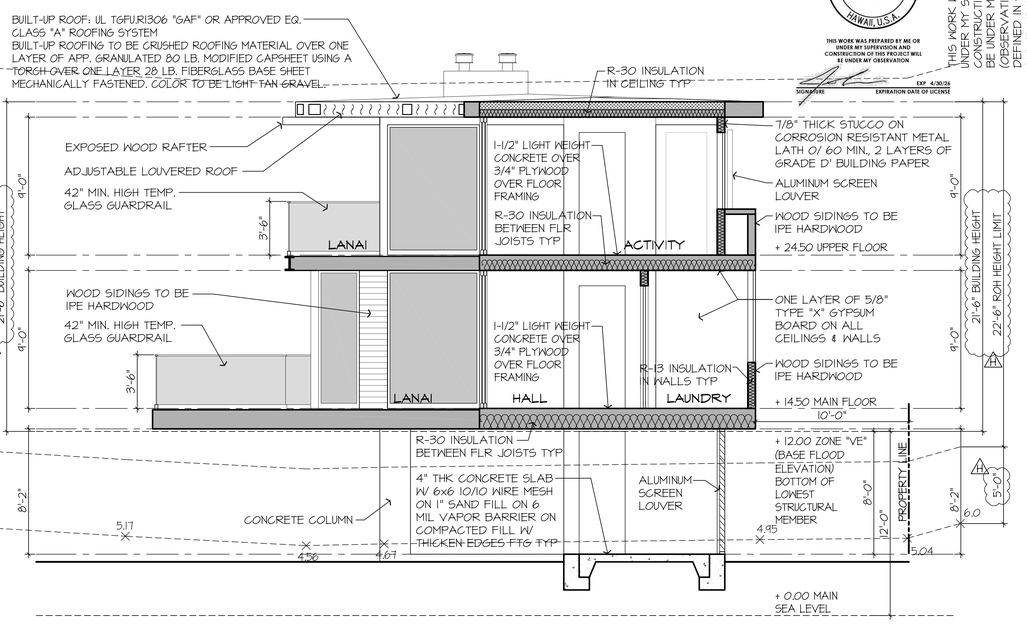
PROJECT DESCRIPTION:
NEW CUSTOM 2-STORY SINGLE FAMILY DWELLING

PROPOSED NEW DWELLING FOR:
M/M SUSHIL GARG
6973 KALANIANA' OLE HIGHWAY,
HONOLULU, HI 96825
TMK: 3-9-002: 031



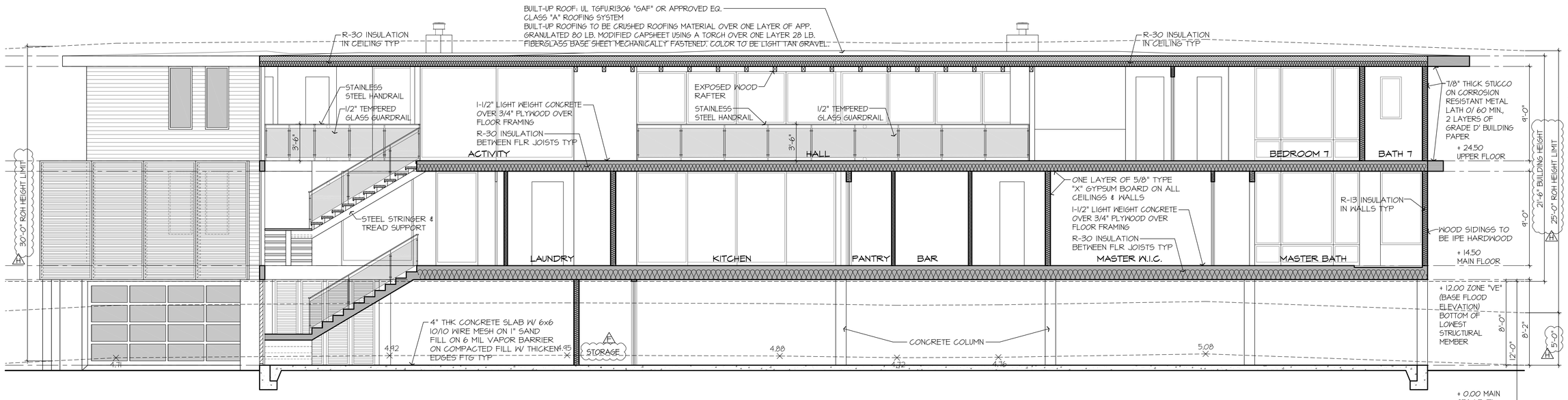
SECTION C

NOTE: ALL BATHROOM WINDOWS SHALL BE OBSCURE



SECTION B

NOTE: ALL BATHROOM WINDOWS SHALL BE OBSCURE



SECTION A

NOTE: ALL BATHROOM WINDOWS SHALL BE OBSCURE

SCALE: 1/4"=1'-0"
0 2' 10'
1' 5' 15'

SUBMITTALS:

REVISIONS:
1. 05-18-22 BLDG PC2 - CT
2. 04-28-24 PLANNING PC2 - JT

SECTIONS

STYLE: CONTEMPORARY
DATE 01.24.2019
DRAWN BY: CT
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SHEET A012

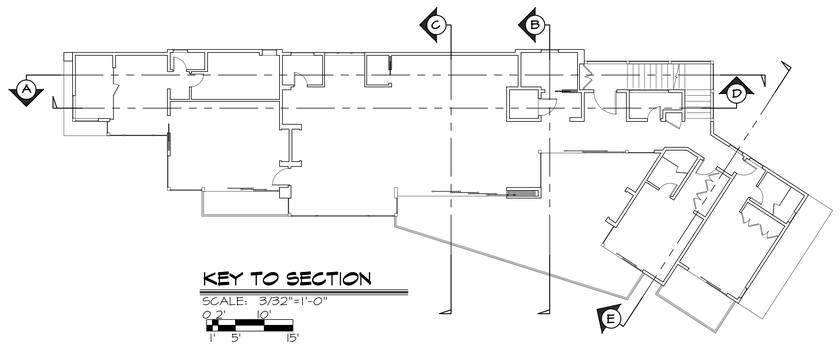
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OCCUPANCY SEPARATION NOTES

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   GARAGES BENEATH HABITABLE ROOMS SHALL BE SEPARATED FROM ALL HABITABLE ROOMS ABOVE BY NOT LESS THAN A 5/8-INCH TYPE 'X' GYPSUM BOARD.
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   OPENINGS FROM A PRIVATE GARAGE DIRECTLY INTO A ROOM USED FOR SLEEPING PURPOSES SHALL NOT BE PERMITTED. OTHER OPENINGS BETWEEN THE GARAGE & RESIDENCE SHALL BE EQUIPPED WITH SOLID WOOD DOORS NOT LESS THAN 1-3/8 INCHES IN THICKNESS, SOLID OR HONEYCOMB-CORE STEEL DOORS NOT LESS THAN 1-3/8 INCH (34.9mm) THICK, OR 20-MINUTE FIRE-RATED DOORS, EQUIPPED WITH GARAGE AND THE RESIDENCE NEED ONLY BE SELF-CLOSING & SELF-LATCHING DEVICES.
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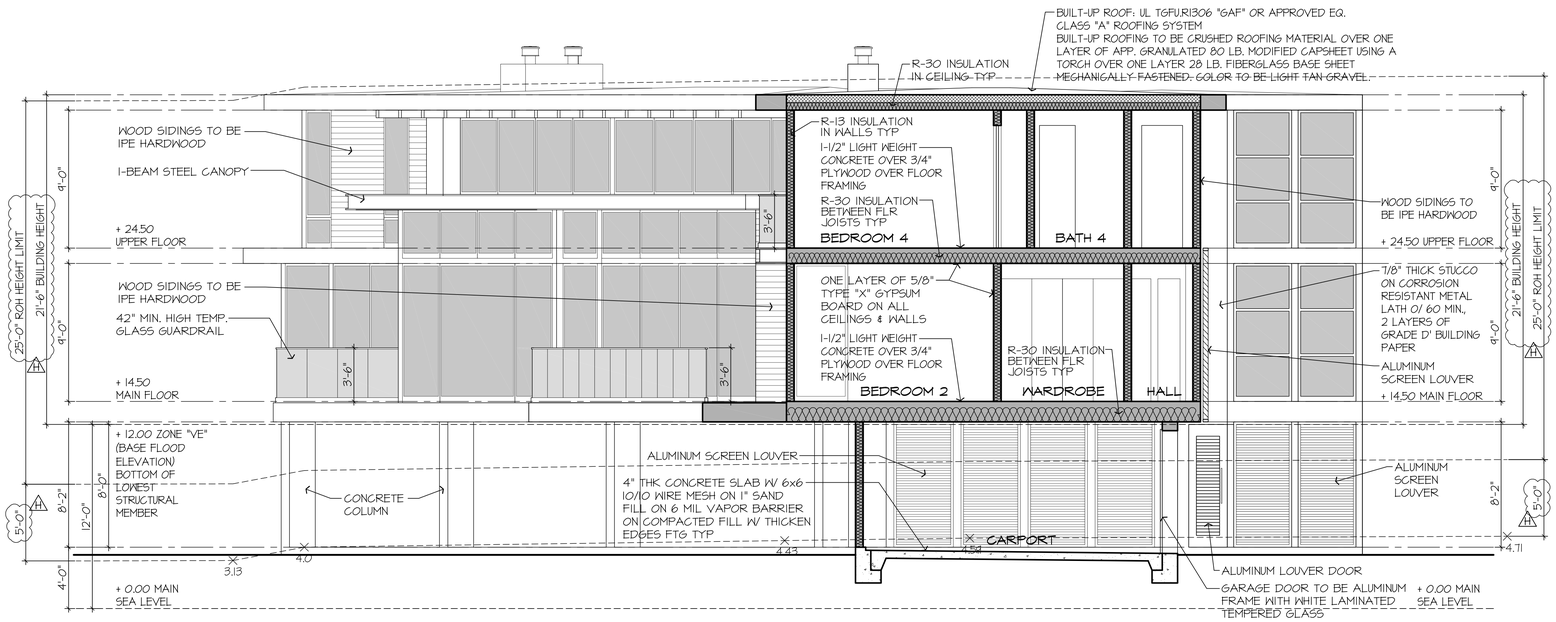
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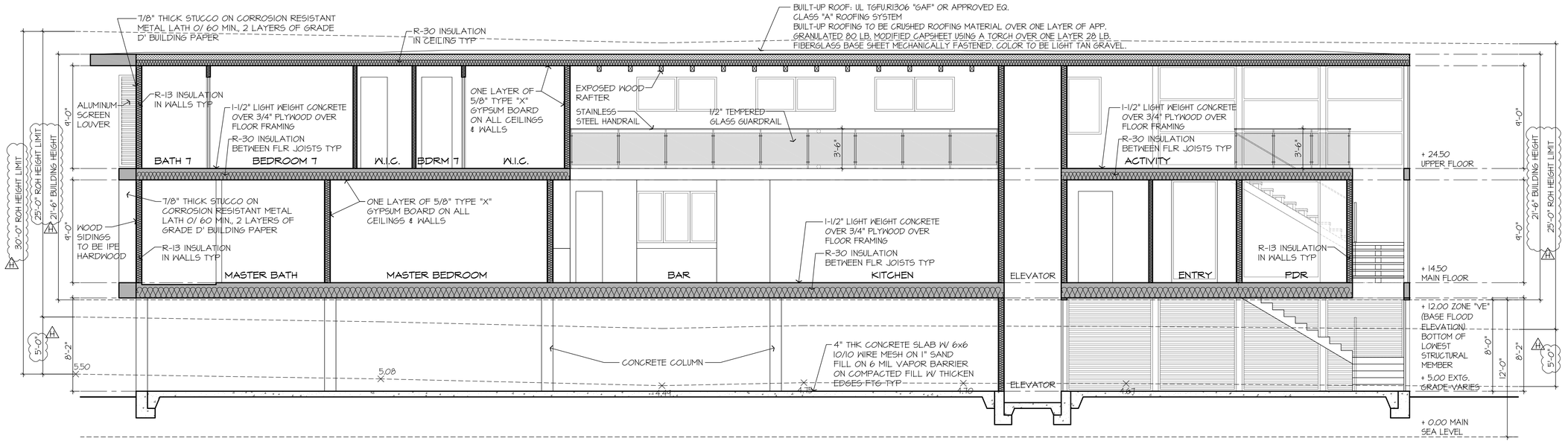
KEY TO SECTION

SCALE: 3/32"=1'-0"
0 2' 10'
1' 5' 15'



SECTION E

NOTE: ALL BATHROOM WINDOWS SHALL BE OBSCURE



SECTION D

NOTE: ALL BATHROOM WINDOWS SHALL BE OBSCURE

SCALE: 1/4"=1'-0"
0 2' 10'
1' 5' 15'

EXHIBIT C-10

THIS WORK WAS PREPARED BY ME OR UNDER MY SUPERVISION. CONSTRUCTION OF THIS PROJECT WILL BE UNDER MY OBSERVATION. (OBSERVATION OF CONSTRUCTION AS DEFINED IN SECTION 16-115-2 OF THE STATE OF HAWAII)

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SIGNATURE EXP 4/30/24 EXPIRATION DATE OF LICENSE

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TMK: (1) 3-9-002: 031

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HONOLULU, HI 96825
TMK: 3-9-002: 031

SUBMITTALS:

REVISIONS:
1 04-23-24 PLANNING PC2 - JT

SECTIONS

STYLE: CONTEMPORARY
DATE 01.24.2019
DRAWN BY: CT
JOB NO. A013 SECTIONS
SCALE 1/4"= 1'-0"
SHEET A013

7/9/2024 12:35:06 PM, eta3

EXHIBIT C-11

KALANIANAOLE HIGHWAY

white line

double yellow line

white line

edge of pavement

EXISTING WOODEN FENCE TO BE REMOVED

EXISTING GATE TO BE REMOVED

EXISTING GATE TO BE REMOVED

EXISTING DRIVEWAY APPROACH

EXISTING 6" LATERAL (VC PIPE) @ 1%

SEWER EASEMENT

EXISTING 6" LATERAL

EXISTING CLEANOUT (WITH CAP)

EXISTING TREES WITHIN THE NEW HOUSE AND/OR PATIO AREAS TO BE REMOVED

EXISTING POSTS, FENCE AND GATES TO BE REMOVED

EXISTING ROCK WALL TO BE REMOVED

EXISTING TREES WITHIN THE NEW HOUSE AND/OR PATIO AREAS TO BE REMOVED

EXISTING WOOD DECK AND CONCRETE TO BE REMOVED

EXISTING ROCK WALL TO BE REMOVED

LOT A-2-A
(1) 3-9-002: 032

LOT A-2-B
LUIS C/ORTIZ-OMPHROY OMPHROY, GABRIELA TR
TMK: (1) 3-9-002: 032

LEGEND:

— —5.0— — EXISTING CONTOUR

PROPERTY LINE

EXISTING CONCRETE

NORTH

EXISTING SITE AND DEMOLITION PLAN

ERIC TRABERT & ASSOCIATES

E.T.A. RESIDENTIAL DESIGN

9521 IRVINE CENTER DRIVE
IRVINE, CALIFORNIA 92618

TEL: 949.861.2244
FAX: 949.861.2233
www.etadesign.com

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SUSHIL GARG
6973 KALANIANA' OLE HIGHWAY
HONOLULU, HI 96825
TMK: (1) 3-9-002: 031

PROJECT DESCRIPTION:
NEW CUSTOM 2-STORY SINGLE FAMILY DWELLING

PROPOSED NEW DWELLING FOR:
M/M SUSHIL GARG
6973 KALANIANA' OLE HIGHWAY,
HONOLULU, HI 96825
TMK: 3-9-002: 031

SUBMITTALS:

REVISIONS:
1/20/22 WWB COMMENTS

EXISTING SITE AND DEMOLITION PLAN

STYLE: CONTEMPORARY
DATE 06.01.2021
DRAWN BY: GS
JOB NO. 21-028
SCALE AS NOTED
SHEET C002

HAWAII ENGINEERING GROUP, Inc.
Civil & Structural Engineers

EXHIBIT C-12

KALANIANAOLE HIGHWAY

white line

double yellow line

white line

edge of pavement

POOL EQUIPMENT ENCLOSURE

DRY WELL 4
4.75 TOP
3.00 INV.8"

DRAIN INLET 5
4.75 TOP
3.25 INV.8"

EXISTING WATER METER

DRAIN INLET 3
4.75 TOP
3.00 INV.8"

EXISTING CMU WALL

DRAIN INLET 2
4.50 TOP
2.76 INV.8"

EXISTING DRIVEWAY APPROACH

SEWER EASEMENT

292°35'53" 37.00

302°52'44" 198.81

8"SD – 42' @ 0.6%

8"SD – 40' @ 0.6%

8"SD – 35' @ 0.6%

10'-0" FRONT SETBACK

40'-0" SETBACK FROM EXISTING SHORELINE

SLOPE TO MEET EXIST GRADE

5'-0" SIDEYARD SETBACK

141°37'20" 181.13'

MEET EXISTING GROUND

PROPOSED NEW DWELLING

30'-0" MIN. BUILDABLE AREA

5.00 FFE

4.85 T/C

4.38 T/C

4.50

POOL

PROPOSED NEW CARPORT

DRY WELL 1
4.29 TOP
2.55 INV.8"

5'-0" SIDEYARD SETBACK

21'-1" SHORELINE SETBACK

SETBACK FROM EXISTING SHORELINE 40'-0"

181.13'

94.42

85°48'

LANDSCAPE AREA

4.85 FG

4.78 FG

4.70 FG

4.30 FG

4.20

LIMITS OF GRADING

OUTDOOR SHOWER DRAIN TO CONNECT TO HOUSE SEWER (SEE LANDSCAPE PLANS)

MEET EXISTING GROUND

136°27'50" 88.64

LIMITS OF GRADING

SHORELINE FOLLOWS ALONG TOP BANK AND EDGE BUSHES AS CERTIFIED ON MARCH 17, 2020

SETBACK FROM EXISTING SHORELINE 40'-0"

170°2' 11.00

3.00

EARTHWORK QUANTITIES:

CUT: 5 CY

FILL: 15 CY

GRADED AND DISTURBED AREA: 9,470 SF

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

(i) USE SITE DESIGN STARTEGIES 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 = 40.49%.

SITE GRADING AND DRAINAGE PLAN

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

0 2' 10'

1' 5' 15'

NORTH

LEGEND:

- – –5.0– – – EXISTING CONTOUR
- ——5.0—— PROPOSED CONTOUR
- ——·—— PROPERTY LINE
- +4.20 T/C SPOT ELEVATION
- 5.00 FFE FINISH FLOOR ELEVATION
- DRAINAGE FLOW
- NEW STONE
- NEW CONCRETE
- TURF

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ERIC TRABERT & ASSOCIATES

E.T.A. RESIDENTIAL DESIGN

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www.etadesign.com

SUSHIL GARG

6973 KALANIANA' OLE HIGHWAY
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TMK: (1) 3-9-002: 031

PROJECT DESCRIPTION:
NEW CUSTOM 2-STORY SINGLE FAMILY DWELLING

PROPOSED NEW DWELLING FOR:
M/M SUSHIL GARG
6973 KALANIANA' OLE HIGHWAY,
HONOLULU, HI 96825
TMK: 3-9-002: 031

SUBMITTALS:

REVISIONS:

4/1/22	WWB COMMENTS

SITE GRADING AND DRAINAGE PLAN

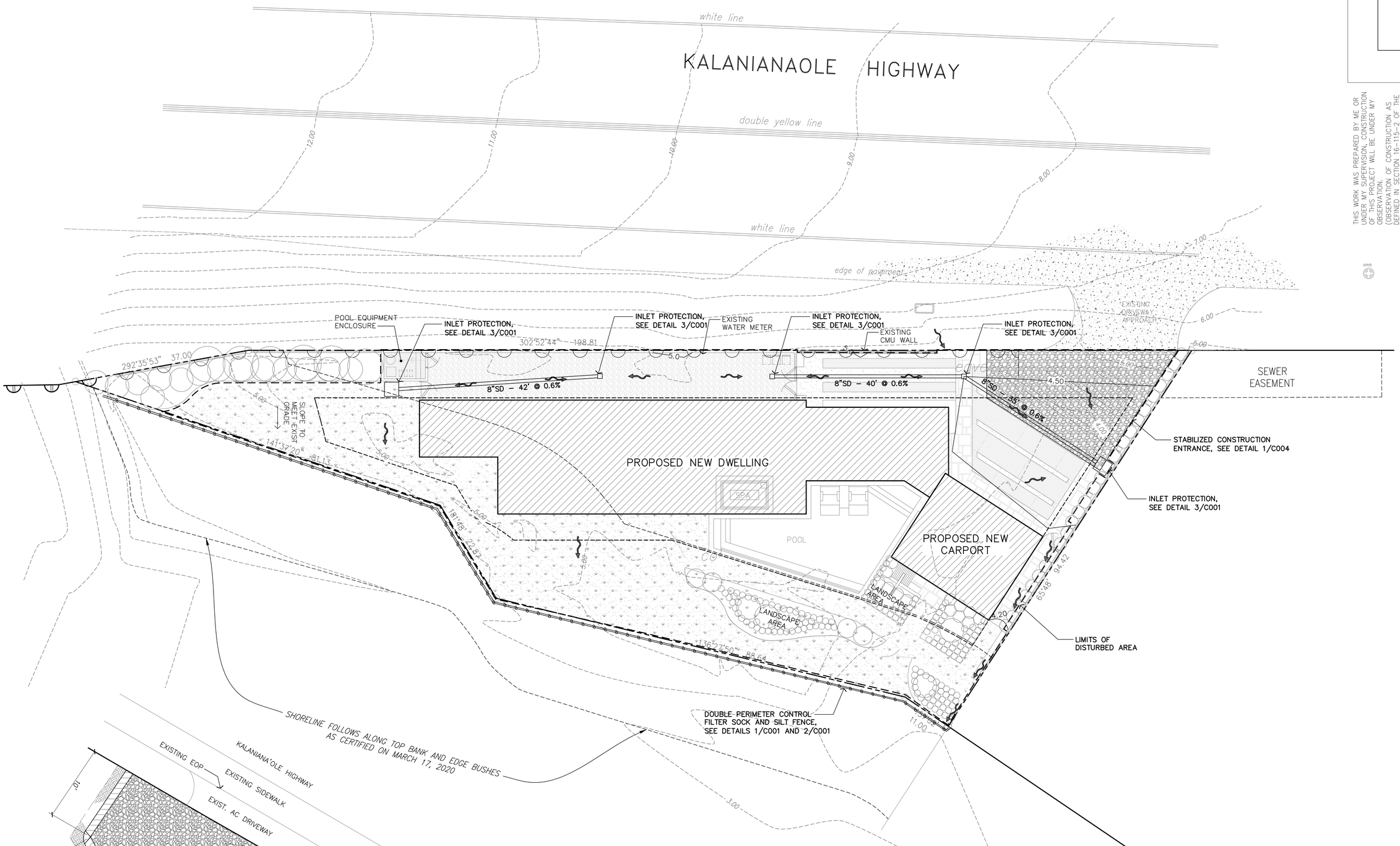
LICENSED PROFESSIONAL ENGINEER
GREGORY D SANFORD
14472-C
HAWAII, U.S.A.
EXP DATE: 04/30/26

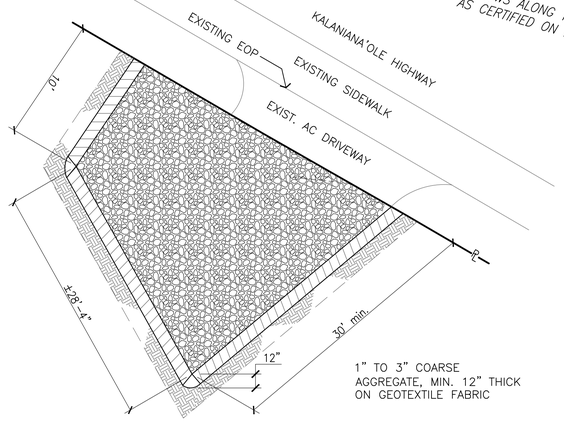
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HAWAII ENGINEERING GROUP, Inc.
Civil & Structural Engineers

STYLE:	CONTEMPORARY
DATE	01.24.2019
DRAWN BY:	GS
JOB NO.	21-028
SCALE	AS NOTED
SHEET	C003

EXHIBIT C-13





1 / C004 STABILIZED CONSTRUCTION ENTRANCE
NOT TO SCALE

SITE EROSION AND SEDIMENT CONTROL PLAN

SCALE: 1/8"=1'-0"
0 2' 10'
1" 5" 15'

NORTH

LEGEND:

– – 5.0 – –	EXISTING CONTOUR
—— 5.0 ——	PROPOSED CONTOUR
——·——	PROPERTY LINE
+4.20 T/C	SPOT ELEVATION
5.00 FFE	FINISH FLOOR ELEVATION
~~→	DRAINAGE FLOW
—o—o—	FILTER SOCK
—□—□—	SILT FENCE
	NEW STONE
	NEW CONCRETE
	NEW COARSE AGGREGATE
	TURF

ERIC TRABERT & ASSOCIATES
E.T.A. RESIDENTIAL DESIGN
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SUSHIL GARG
6973 KALANIANA' OLE HIGHWAY
HONOLULU, HI 96825
TMK: (1) 3-9-002: 031

PROJECT DESCRIPTION:
NEW CUSTOM 2-STORY SINGLE FAMILY DWELLING

PROPOSED NEW DWELLING FOR:
M/M SUSHIL GARG
6973 KALANIANA' OLE HIGHWAY,
HONOLULU, HI 96825
TMK: 3-9-002: 031

SUBMITTALS:

REVISIONS:

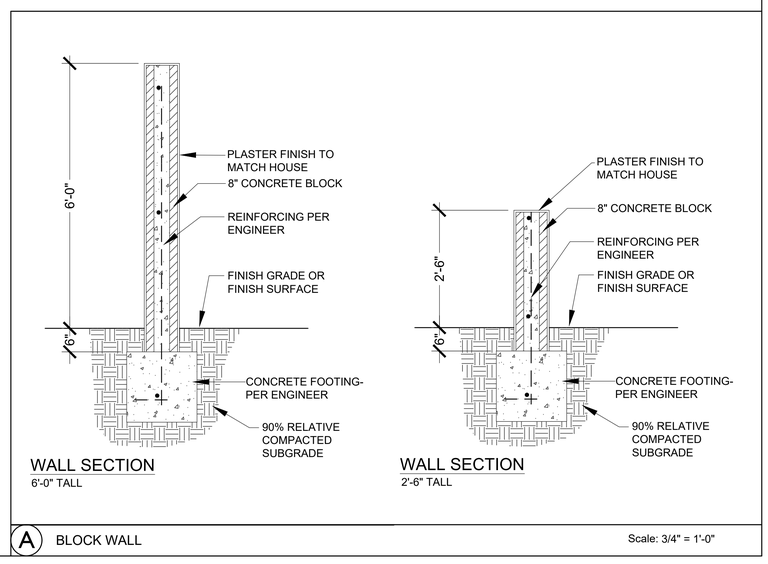
4/1/22	WWB COMMENTS

SITE EROSION AND SEDIMENT CONTROL PLAN

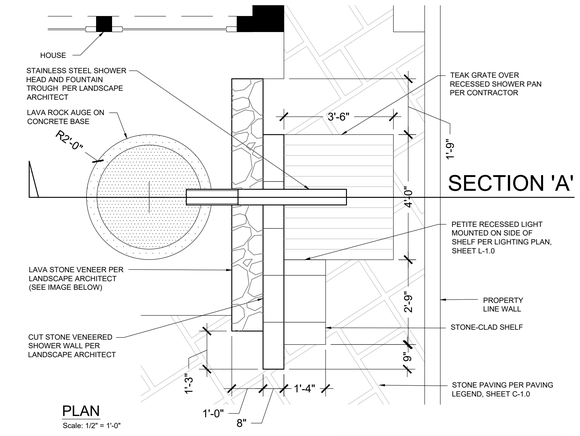
GREGORY D. SANFORD
LICENSED PROFESSIONAL ENGINEER
14472-C
EXP DATE: 04/30/26
THIS WORK WAS PREPARED BY ME OR UNDER MY SUPERVISION AND CONSTRUCTION OF THIS PROJECT WILL BE UNDER MY OBSERVATION
HAWAII ENGINEERING GROUP, Inc.
Civil & Structural Engineers

STYLE:	CONTEMPORARY
DATE	01.24.2019
DRAWN BY:	GS
JOB NO.	21-028
SCALE	AS NOTED
SHEET	C004

EXHIBIT C-14



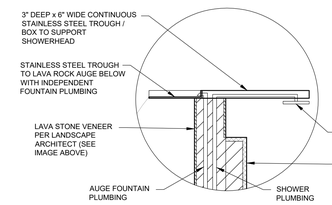
A BLOCK WALL — Scale: 3/4" = 1'-0"



PLAN
Scale: 1/2" = 1'-0"

SECTION 'A'

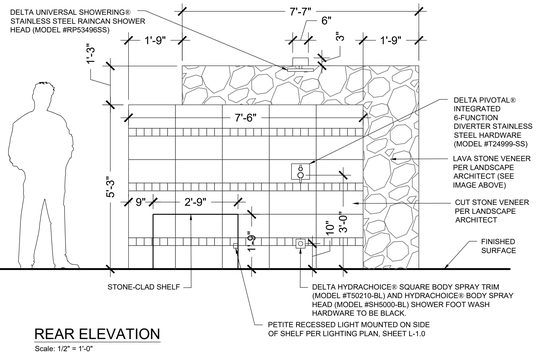
NOTE:
FOUNTAIN TO BE FILLED AND MAINTAINED BY HOSE-BIB



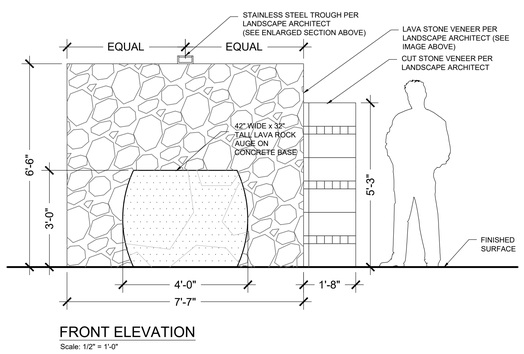
ENLARGEMENT
Scale: NO SCALE



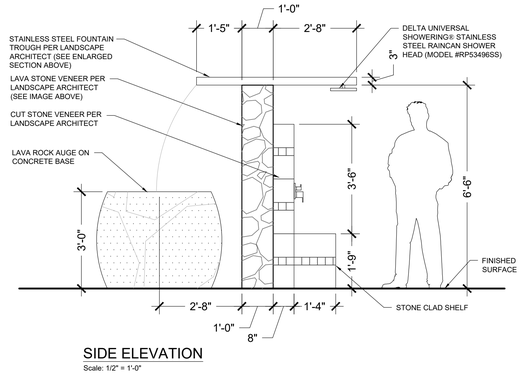
LAVA STONE VENEER



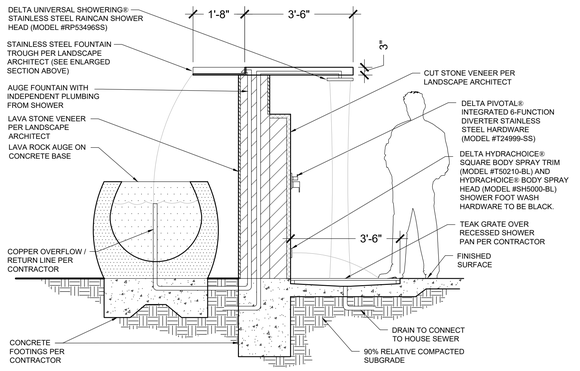
REAR ELEVATION
Scale: 1/2" = 1'-0"



FRONT ELEVATION
Scale: 1/2" = 1'-0"



SIDE ELEVATION
Scale: 1/2" = 1'-0"



SECTION 'A'
Scale: 1/2" = 1'-0"

B OUTDOOR SHOWER / AUGE FOUNTAIN — Scale: 1/2" = 1'-0"

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email: scott@zuckerdesign.net
website: www.zuckerdesign.net

ZUCKER DESIGN ASSOCIATES, INC. LANDSCAPE ARCHITECTURE

GARG RESIDENCE
6973 Kalanianaole Hwy.
Oahu, Hawaii 96825

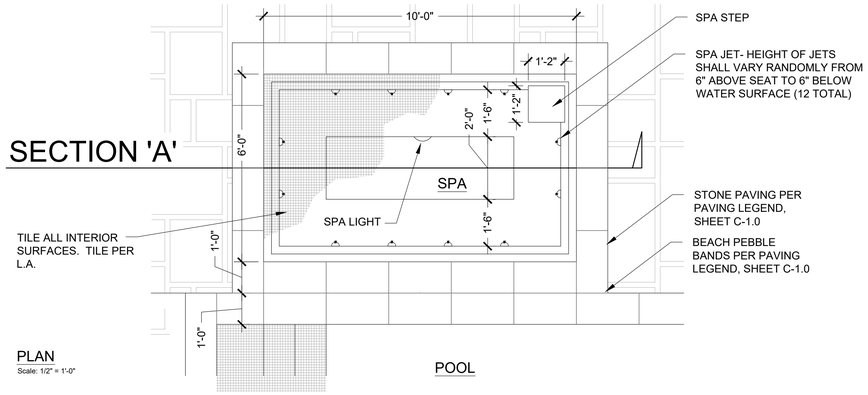
CONSTRUCTION DETAILS

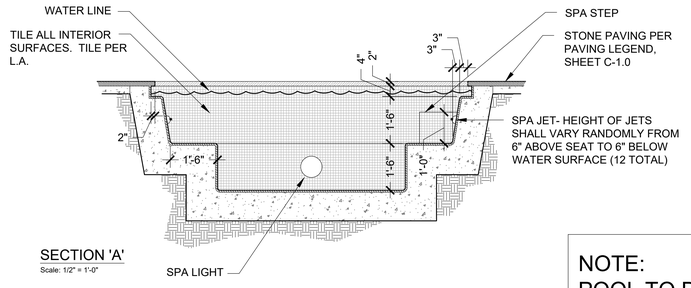
REGISTERED LANDSCAPE ARCHITECT SCOTT A. ZUCKER 2729 — 1/31/25 EXP. DATE — STATE OF CALIFORNIA

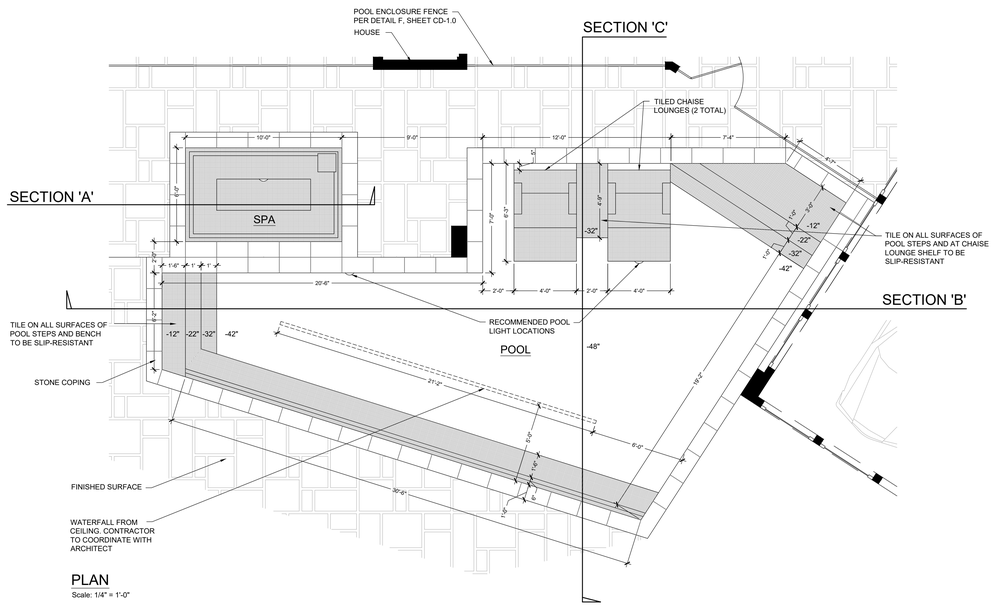
DRAWN: GC
CHECKED: SZ
DATE: 19 January 2024
SCALE: VARIES
JOB NO.: 19.08
SHEET: CD001

2 OF 7 SHEETS

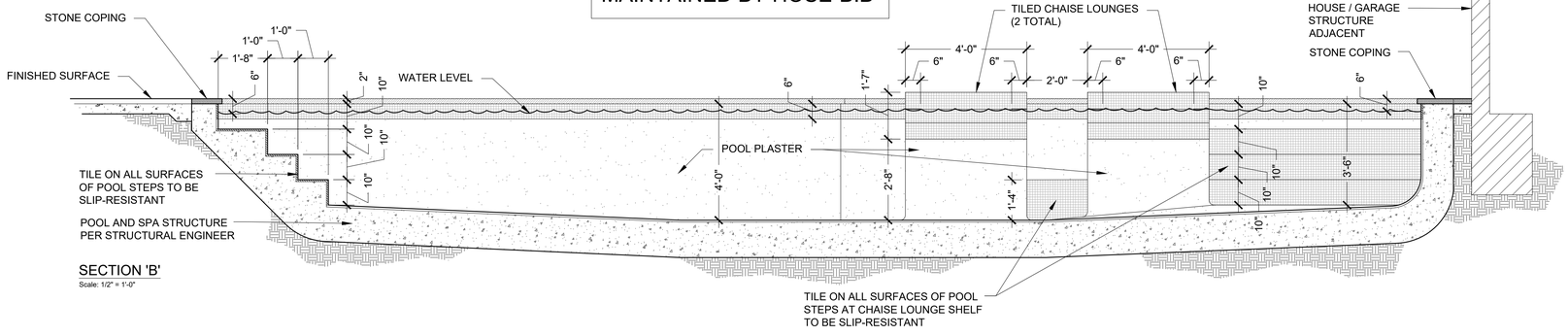
EXHIBIT C-15

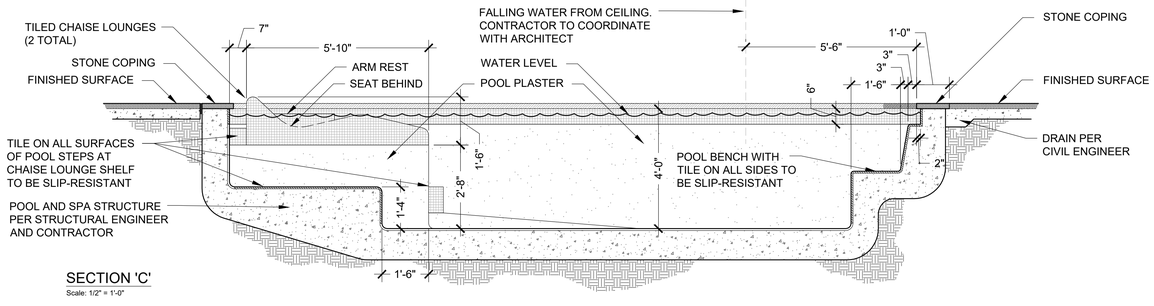






NOTE:
POOL TO BE FILLED AND MAINTAINED BY HOSE-BIB





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REVISIONS

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Oahu, Hawaii 96825

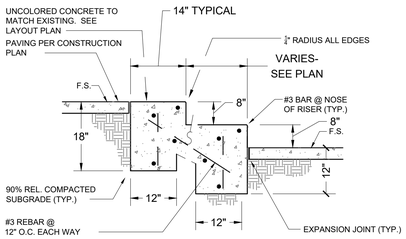
CONSTRUCTION DETAILS

REGISTERED LANDSCAPE ARCHITECT
SCOTT A. ZUCKER 2722
1/31/25 EXP. DATE
STATE OF CALIFORNIA

DRAWN	GC
CHECKED	SZ
DATE	19 January 2024
SCALE	VARIES
JOB NO.	19.08
SHEET	CD002

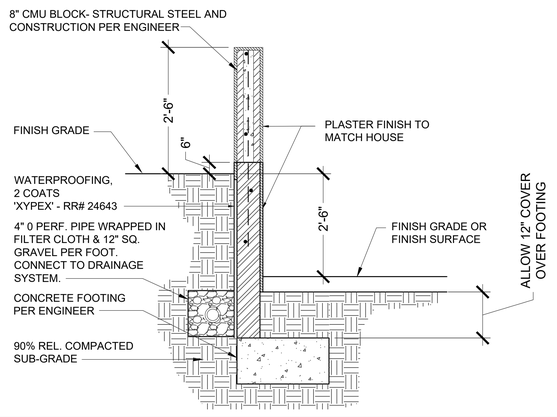
3 OF 7 SHEETS

EXHIBIT C-16

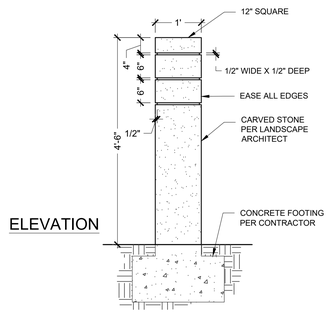


NOTE:
WHEN THERE ARE 9 OR MORE RISERS @ EVERY 4TH RISER INCLUDE A 12X12 FOOTING.

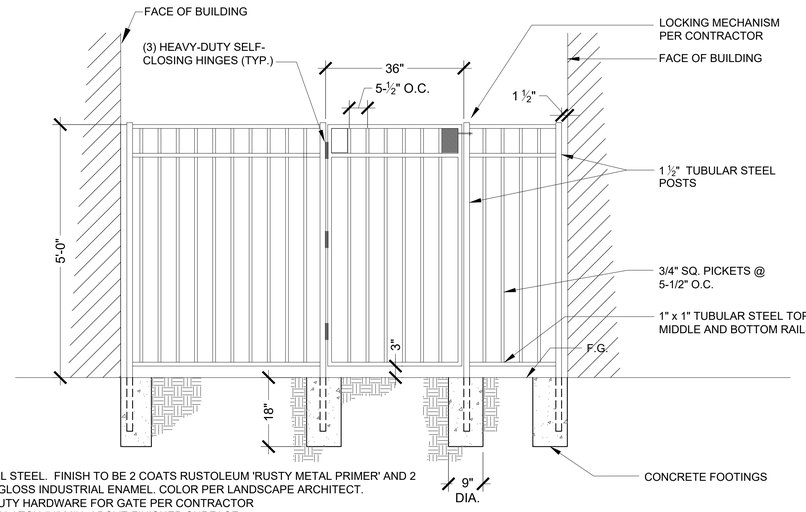
F CONCRETE STEP — Scale: 3/4" = 1'-0"



G 2'-6" TALL WALL ON TOP OF RETAINING WALL — Scale: 3/4" = 1'-0"

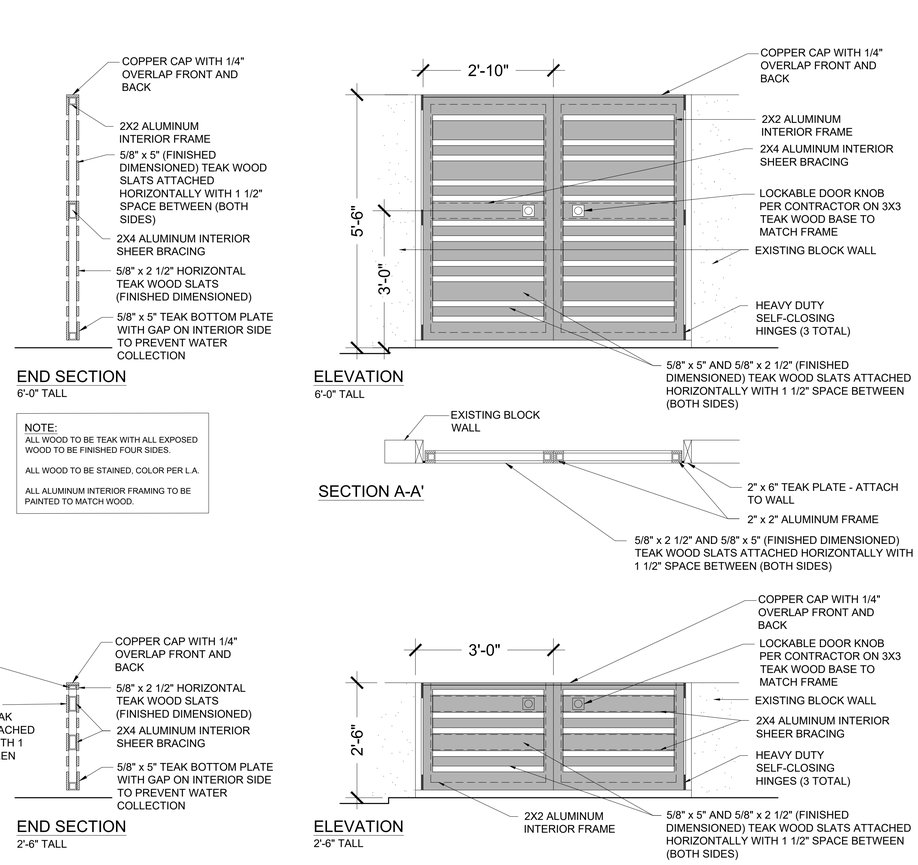


H STONE 'TOTEM POLE' — Scale: 3/4" = 1'-0"



NOTE:
'METALIZE' ALL STEEL. FINISH TO BE 2 COATS RUSTOLEUM 'RUSTY METAL PRIMER' AND 2 COATS SEMI-GLOSS INDUSTRIAL ENAMEL. COLOR PER LANDSCAPE ARCHITECT.
ALL HEAVY DUTY HARDWARE FOR GATE PER CONTRACTOR
LOCATE GATE LATCH 54" MIN. ABOVE FINISHED SURFACE.
FENCE/GATE MUST CONFORM TO U.B.C. POOL ENCLOSURE REQUIREMENTS. ALL GATES MUST BE SELF CLOSING AND SELF LATCHING PER U.B.C. OCCURRING AS DOUBLE IN TWO PLACES.

D TUBULAR STEEL POOL ENCLOSURE FENCE & GATE — Scale: 3/4" = 1'-0"



E WOODEN GATE — Scale: 3/4" = 1'-0"

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REVISIONS

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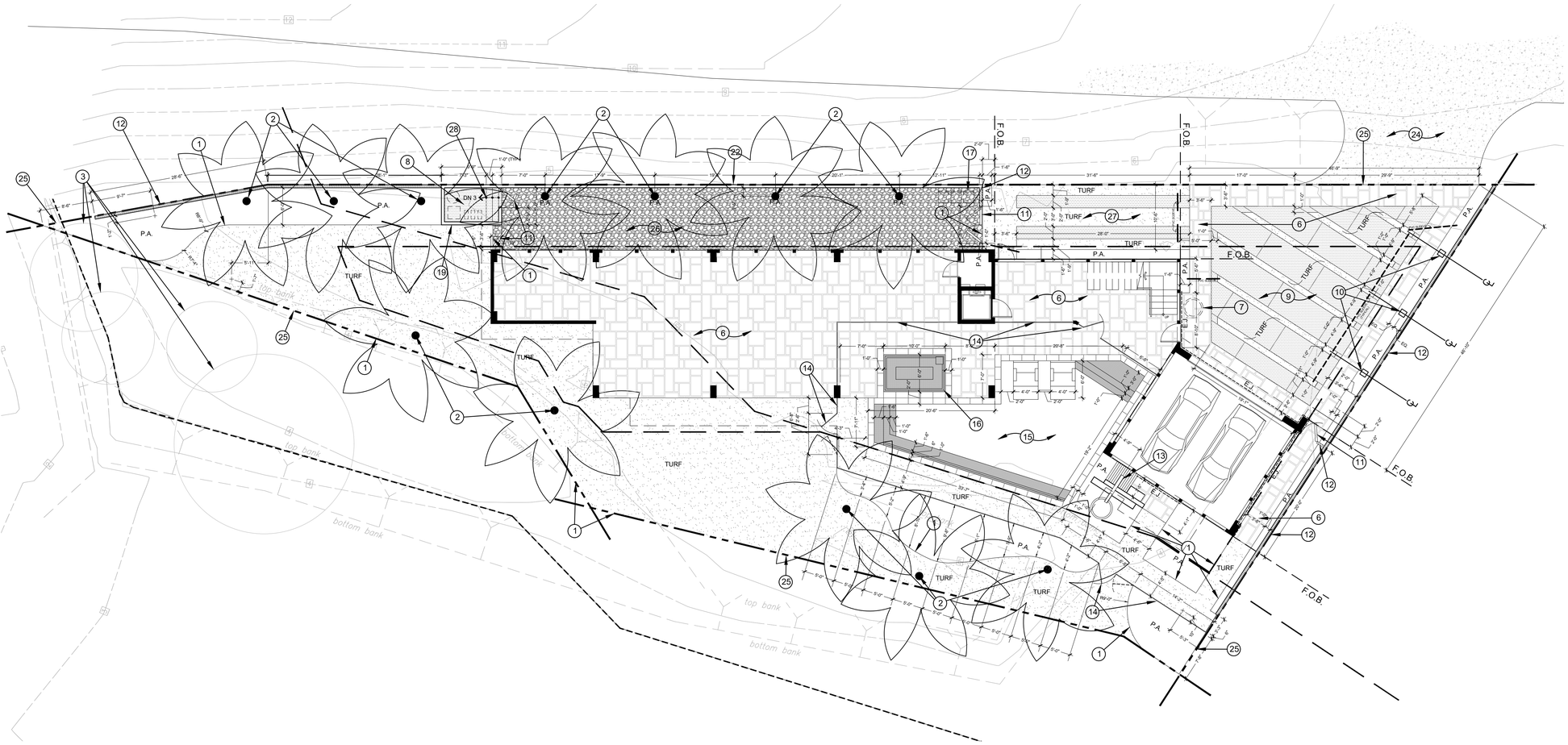
CONSTRUCTION DETAILS

REGISTERED LANDSCAPE ARCHITECT — STEVEN P. ZUCKER — 2129 — 1/31/25 EXP. DATE — STATE OF CALIFORNIA

DRAWN: GC
CHECKED: SZ
DATE: 19 January 2024
SCALE: VARIES
JOB NO.: 19.08
SHEET: CD003

4 OF 7 SHEETS

EXHIBIT C-17



GENERAL CONSTRUCTION NOTES:

1. ALL DIMENSIONS ARE TAKEN FROM FACE OF BUILDING WALLS OR EDGE OF PAVING, UNLESS OTHERWISE NOTED ON PLAN. THE DIMENSIONS ARE SHOWN FOR APPROXIMATE LINE AND ALL RADII AND CURVES ARE TO HAVE CONTINUOUS AND SMOOTH TRANSITIONS WITHOUT ABRUPT CHANGES OR BENDS.

2. ALL FORMS AND ALIGNMENT OF PAVING SHALL BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO POURING.

3. CONTRACTOR SHALL VERIFY LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION AND SHALL BE HELD LIABLE FOR ALL DAMAGES INCURRED.

4. CONTRACTOR SHALL NOTE AND INSTALL ALL SLEEVES SHOWN ON CONSTRUCTION PLAN PRIOR TO INSTALLATION OF PAVING.

5. ALL CONSTRUCTION AND WORKMANSHIP SHALL CONFORM TO LOCAL CODES.

6. CONTRACTOR MUST CHECK ALL DIMENSIONS, FRAMING CONDITIONS AND SITE CONDITIONS BEFORE STARTING WORK. LANDSCAPE ARCHITECT SHALL BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCIES OR DEFICIENCIES.

7. CONDITIONS NOT SPECIFICALLY SHOWN SHALL BE CONSTRUCTED SIMILAR TO THE DETAILS FOR THE RESPECTIVE MATERIALS.

8. THE DRAWINGS AND SPECIFICATIONS REPRESENT THE FINISHED STRUCTURE. ALL BRACING, TEMPORARY SUPPORTS, SHORING, ETC. IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

9. DESIGN, MATERIALS, EQUIPMENT AND PRODUCTS OTHER THAN THOSE DESCRIBED BELOW OR INDICATED ON THE DRAWINGS MAY BE CONSIDERED FOR USE, PROVIDED PRIOR APPROVAL IS OBTAINED FROM THE OWNER, LANDSCAPE ARCHITECT AND THE APPLICABLE GOVERNING CODE AUTHORITY.

SYMBOLS AND ABBREVIATIONS

P.A.	PLANTER AREA
R12'-0"	RADIUS
S.J.	SCORE JOINT
E.J.	EXPANSION JOINT
S.L.	SCORE LINE
F.O.B.	FACE OF BUILDING
F.O.P.	FACE OF PILASTER
F.O.W.	FACE OF WALL
	ALIGN
	CENTER LINE
	4" (MINIMUM) PVC SLEEVE - SEE PLAN
	ROOT BARRIER

NOTE TO CONTRACTOR:

It is the Contractor's responsibility to oversee the daily work on the project. Zucker Design Associates, Inc. will not provide full time site supervision services and is not responsible for acts of omission by the contractor or any subcontractor. To guarantee compliance with the plans Zucker Design Associates, Inc. must be called to the site at the times listed below.

Recommended site visits by Zucker Design Associates, Inc.:

1. When all wooden forms are in place and before concrete is poured.
2. When plant material (trees, shrubs, vines, groundcover) are delivered to the site so ZDA can approve the quality.
3. When plant material is placed on the site per plan but prior to planting.
4. When installation is deemed complete by the contractor. A final walk-through by ZDA will occur to confirm the landscape was completed per plan.

GRADING AND DRAINAGE NOTES

1. REFER TO CIVIL ENGINEERING PLANS FOR ALL GRADING AND DRAINAGE.
2. NO DRAINLINE IS TO BE PLACED NEAR TREE PLACEMENT

PAVING LEGEND:

CONCRETE DRIVEWAY WITH 12" WIDE TURF BANDS AND 42" WIDE STONE PAVER BORDER. 5 1/2" THICK CONCRETE (DRIVEWAY) WITH #3 REBAR AT 12" O.C. BOTH WAYS OVER CRUSHED STONE BASE ON RELATIVE COMPACTED SUBGRADE. DEPTH OF CRUSHED STONE PER CONTRACTOR. CONCRETE COLOR + FINISH PER LANDSCAPE ARCHITECT.

STONE ON CONCRETE BASE. STONE AND PATTERN PER L.A. CONCRETE BASE TO BE 3 1/2" THICK (PATIO, POOL DECK, WALKS, ETC.) & 5 1/2" THICK (DRIVEWAY) WITH #3 REBAR AT 12" O.C. BOTH WAYS OVER 4" CRUSHED STONE BASE ON 90% RELATIVE COMPACTED SUBGRADE. DEPTH OF CRUSHED STONE PER SOILS ENGINEER.

3 1/2" THICK CONCRETE (WALK) 5 1/2" THICK (DRIVEWAY) WITH #3 REBAR AT 12" O.C. BOTH WAYS OVER CRUSHED STONE BASE ON 90% RELATIVE COMPACTED SUBGRADE. DEPTH OF CRUSHED STONE PER CONTRACTOR. CONCRETE COLOR + FINISH PER LANDSCAPE ARCHITECT.

CONSTRUCTION CALLOUTS:

1. CONTRACTOR TO INSTALL BLACK-COATED 14GA x 4" DEEP DURAEDGE LANDSCAPE STEEL EDGING FROM J.D. RUSSELL COMPANY;WWW.JDRUSSELLCO.COM.
2. PROPOSED TREE PER PLANTING PLAN, SHEET P-1.0. SEE **DETAIL C, SHEET P-1.1 FOR PLANTING INSTRUCTIONS.**
3. EXISTING TREES TO REMAIN.

OMIT 4. ~~CONTRACTOR TO FABRICATE **LOW RETAINING WALL PER DETAIL D, SHEET CD-1.0.**~~

OMIT 5. ~~CONTRACTOR TO FABRICATE **6" WIDE BEACH PEBBLE BANDS PER PAVING LEGEND, THIS SHEET + DETAIL M, SHEET CD-1.2.**~~

6. CONTRACTOR TO INSTALL STONE ON CONCRETE BASE PER PAVING LEGEND, THIS SHEET.
7. CONTRACTOR TO INSTALL **POT PER DETAIL A, SHEET P-1.1.** POT PLANT MATERIAL PER PLANTING PLAN, SHEET P-1.0.
8. CONTRACTOR TO INSTALL CONCRETE PAVING PER PAVING LEGEND, THIS SHEET.
9. CONTRACTOR TO INSTALL CONCRETE DRIVEWAY PER PAVING LEGEND, THIS SHEET.
10. CONTRACTOR TO INSTALL **STONE 'TOTEM POLE' PER DETAIL H, SHEET CD-1.2.**
11. CONTRACTOR TO FABRICATE **5'-6" TALL (SIDE YARD) AND 2'-6" TALL (FRONT YARD SETBACK) WOODEN GATE PER DETAIL E SHEET CD-1.2.**
12. CONTRACTOR TO FABRICATE **6'-0" TALL (SIDE YARD) AND 2'-6" TALL (FRONT YARD SETBACK) TALL BLOCK WALL PER DETAIL A, SHEET CD-1.0.**
13. CONTRACTOR TO FABRICATE **OUTDOOR SHOWER/ AUGE FOUNTAIN PER DETAIL B, SHEET CD-1.0.**
14. CONTRACTOR TO FABRICATE **TUBULAR STEEL POOL ENCLOSURE FENCE & GATE(S) PER DETAIL D, SHEET CD-1.2.**
15. CONTRACTOR TO FABRICATE POOL PER **POOL & SPA DETAIL C, SHEET CD-1.1.**
16. CONTRACTOR TO FABRICATE SPA PER **POOL & SPA DETAIL C, SHEET CD-1.1.**
17. TRASH CAN STORAGE AREA.

OMIT 18. ~~CONTRACTOR TO FABRICATE **WOODEN SHADE STRUCTURE PER DETAIL F, SHEET CD-1.0.**~~

19. CONTRACTOR TO FABRICATE **POOL EQUIPMENT ENCLOSURE WALL PER DETAIL G, SHEET CD-1.2** & **WOODEN GATE PER DETAIL E, SHEET CD-1.2.**

OMIT 20. ~~CONTRACTOR TO FABRICATE **LINEAR FOUNTAIN PER DETAIL I, SHEET CD-1.1.**~~

OMIT 21. ~~SITE SETBACK~~

22. CONTRACTOR TO PLASTER EXISTING BLOCK WALL (BOTH SIDES) TO MATCH NEW WALL PER DETAIL A, SHEET CD-1.0.

OMIT 23. ~~CONTRACTOR TO FABRICATE **UTILITY COUNTER WITH BARBEQUE PER DETAIL N, SHEET CD-1.3.**~~

24. EXISTING ASPHALT DRIVEWAY APPROACH TO REMAIN & BE REPAIRED WHERE NEEDED.
25. PROPERTY LINE
26. CONTRACTOR TO INSTALL CRUSHED STONE MULCH PER L.A.
27. CONTRACTOR TO FABRICATE TURF PARKING AREA WITH CONCRETE TIRE TRACKS. SEE PAVING LEGEND, THIS SHEET.
28. CONTRACTOR TO FABRICATE **CONCRETE STEP PER DETAIL F, SHEET CD-1.2.**

OMIT 29. ~~CONTRACTOR TO INSTALL CONCRETE PAVING PER PAVING LEGEND, THIS SHEET.~~

OMIT 30. ~~CONTRACTOR TO FABRICATE **2'-6" TALL BLOCK WALL ON TOP OF RETAINING WALL PER DETAIL Q, SHEET CD-1.3.**~~

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ZUCKER DESIGN ASSOCIATES, INC. LANDSCAPE ARCHITECTURE

GARG RESIDENCE
6973 Kalanianaole Hwy.
Oahu, Hawaii 96825

CONSTRUCTION PLAN

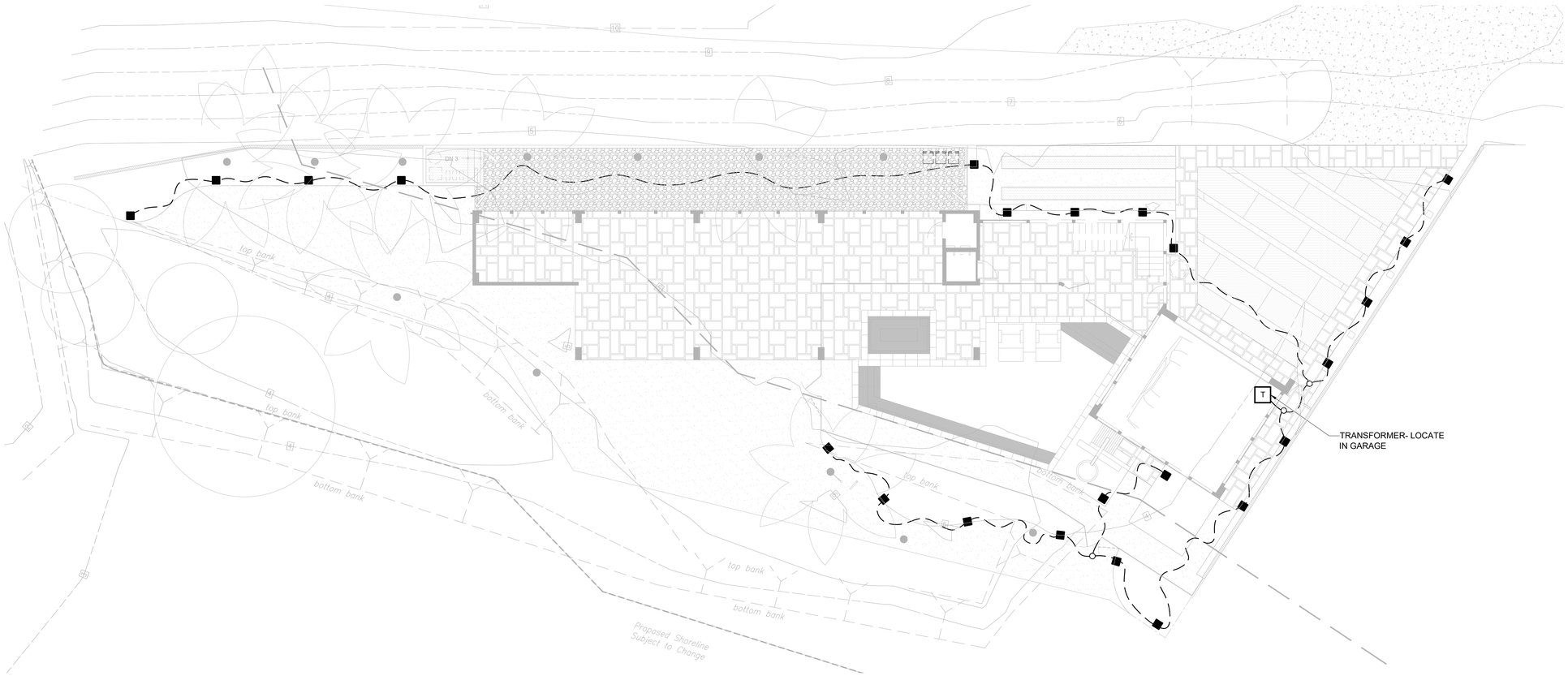
REGISTERED LANDSCAPE ARCHITECT SCOTT A. ZUCKER 2772 1/31/25 EXP. DATE DATE STATE OF CALIFORNIA

DRAWN	GC
CHECKED	SZ
DATE	19 January 2024
SCALE	1/8" = 1'-0"
JOB NO.	19.08
SHEET	CP001

1 OF 7 SHEETS

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EXHIBIT C-18



LIGHTING SYSTEM NOTES

1. THE LIGHTING CONTRACTOR INSTALLING THE LIGHTING SYSTEM SHALL MEET WITH THE PAVING CONTRACTOR TO INSURE THAT ADEQUATE SLEEVES HAVE BEEN INSTALLED IN THE PROPER LOCATIONS FOR INSTALLATION OF THE LIGHTING SYSTEM. BE AWARE THAT THE SLEEVES INSTALLED WILL BE 4" SCH. 40 PVC OR ABS, (NO THIN WALL PIPE) AND THAT THE SLEEVES WILL BE USED FOR THE IRRIGATION SYSTEM AS WELL. THE TENTATIVE SLEEVE LOCATIONS ARE SHOWN ON THE CONSTRUCTION PLAN.
2. WHEN THE CONTRACTOR IS READY TO INSTALL THE LIGHTING, HE / SHE SHALL CONTACT THE LANDSCAPE ARCHITECT, WHO WILL COME TO THE JOB SITE AND SELECT THE EXACT LOCATION AND ORIENTATION OF THE FIXTURES AND COMPONENTS. THE LOCATIONS SHOWN ON THE PLAN ARE FOR GENERAL INFORMATION ONLY.
3. THE CONTRACTOR SHOULD BE AWARE THAT IT MAY TAKE UP TO SIX WEEKS TO ORDER SOME OF THE EQUIPMENT, AND SHOULD ALLOW FOR ENOUGH LEAD TIME.
4. THE LOW VOLTAGE WIRING SHALL BE INSTALLED 9" BELOW GRADE, AND MAY BE LOCATED IN IRRIGATION TRENCHES. THE CONTRACTOR IS TO GUAGE THE LOW VOLTAGE WIRE TO ACCOMODATE THE EXTRA LONG RUNS.
5. NOTE THAT THE TRANSFORMER HAS A MAXIMUM LOAD OF 300 WATTS. DO NOT ALTER THE NUMBER OF FIXTURES ON THE CIRCUIT OF THE WIRING LAYOUT AS SHOWN ON THE PLAN. IT HAS BEEN DESIGNED WITH THE MAXIMUMS DESCRIBED ABOVE.
6. THE TRANSFORMER WILL BE CONNECTED TO AN INTERNAL PLUG-IN CLOCK PER CONTRACTOR OR THE CLIENT'S COMPUTERIZED HOUSE CONTROLLER AS PER CODE BY A LICENSED ELECTRICIAN. THE PHOTO CELL WILL TURN ON THE LIGHTS AT DUSK AND THE PLUG-IN CLOCK OR HOUSE COMPUTERIZED CONTROLLER WILL TURN OFF THE LIGHTS AT A TIME DETERMINED BY THE OWNER. ATTACH TRANSFORMER TO WALL WITH 2 MASONRY ANCHORS, 12" MIN. ABOVE GRADE. SEE NOTE ABOVE REGARDING LOCATION OF TRANSFORMERS.

GENERAL NOTES

1. EQUIPMENT IS MANUFACTURED BY SPJ LIGHTING INC., UNLESS OTHERWISE NOTED.
2. LAYOUT OF 12V SYSTEMS, ANY SWITCHING MECHANISMS, (I.E. - TIMERS, PHOTOCELL, ETC...), AND ANY ADDITIONAL LIGHTING COMPONENTS DEEMED NECESSARY AND NOT INCLUDED IN THIS PLAN, TO BE COORDINATED BY CONTRACTOR WITH APPROVAL OF CLIENT AND LANDSCAPE ARCHITECT.
3. ALLOW SIX WEEKS LEAD TIME FOR ORDERING ALL NECESSARY EQUIPMENT.

LIGHTING SYMBOLS LEGEND

SYMBOL	FIXTURE	LAMP	VOLTAGE	WATTS	QUANTITY	COMMENTS
■	SPJ-RSPL-6	LED (6 WATT)	12	6	20	PATH LIGHT
○	SILICONE WIRE CAP					SILICONE WIRE CAP PER CONTRACTOR
⌒	UL/CSA LISTED 12V DIRECT BURIAL CABLE. CONTRACTOR TO GUAGE WIRE TO ACCOMODATE EXTRA LONG RUNS					
T	SPJ-FL300-15V					300 WATT LOW VOLTAGE WEATHER PROOF TRANSFORMER.

NOTE:
ALL SPJ LIGHTING INC. FIXTURES TO BE PVD BLACK FINISH UNLESS OTHERWISE STATED.



PATH LIGHT
SPJ-RSPL-6



LOW VOLTAGE TRANSFORMER
SPJ-FL300-15V

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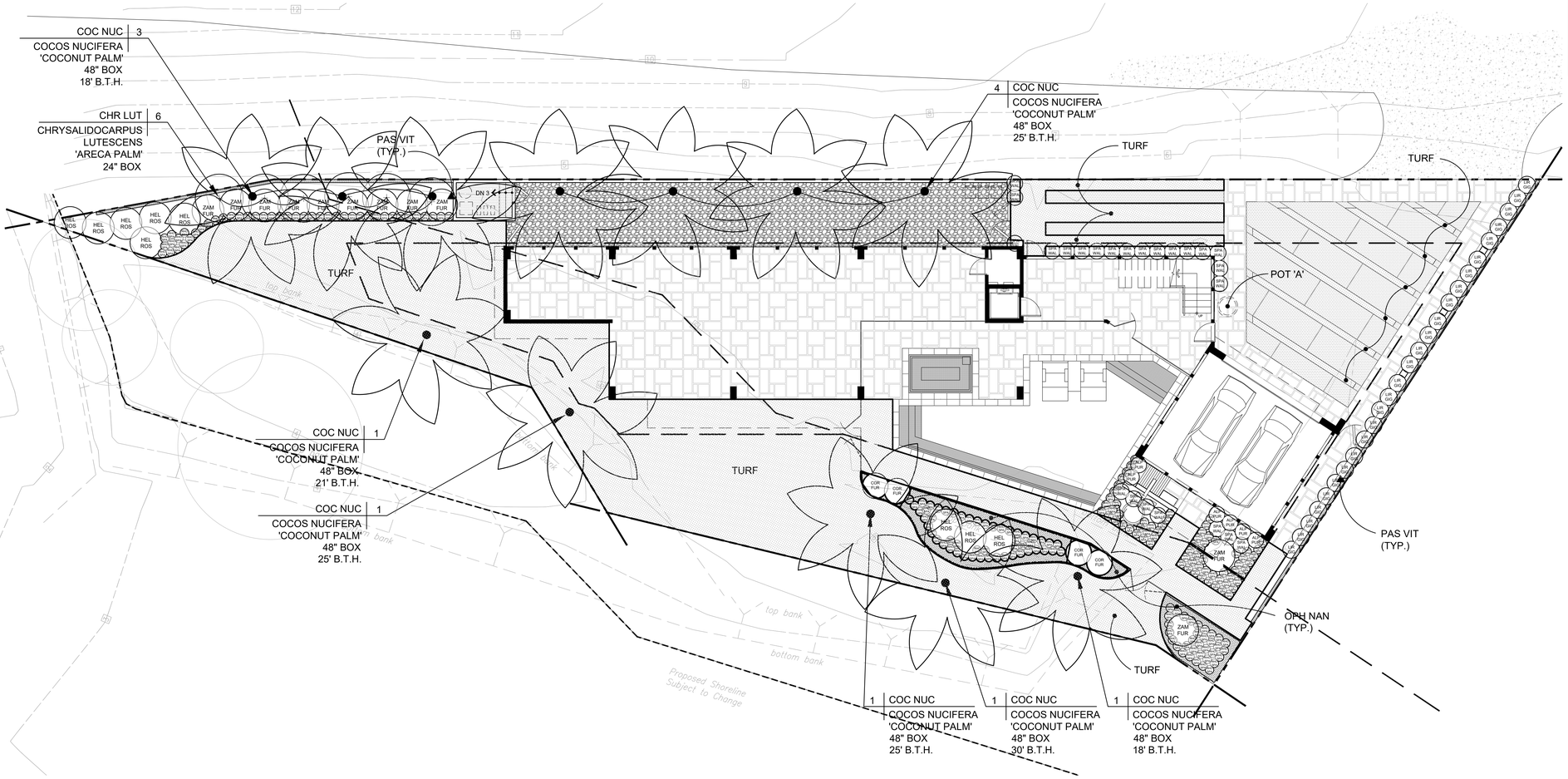
LIGHTING PLAN

REGISTERED LANDSCAPE ARCHITECT
SCOTT A. ZUCKER
2127
1/31/25 EXP. DATE
STATE OF CALIFORNIA

DRAWN: GC
CHECKED: SZ
DATE: 19 January 2024
SCALE: 1/8" = 1'-0"
JOB NO.: 19.08
SHEET: **LP001**
7 OF 7 SHEETS

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EXHIBIT C-19



VINES

	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS	QUANTITY
PAS VIT	PASSIFLORA VITIFOLIA	RED PASSION FLOWER	5 GAL	FOR ATTACHING TO WALL SEE DETAIL B, THIS SHEET.	1

TREES

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS	QUANTITY
COC NUC	COCOS NUCIFERA	COCONUT PALM	48" BOX	18' B.T.H.	4
				21' B.T.H.	1
				25' B.T.H.	6
				30' B.T.H.	1
CHR LUT	CHRYSALIDOCARPUS LUTESCENS	ARECA PALM	24" BOX	PLANT @ 7' O.C.	6

POTS

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS	QUANTITY
A	ANTHURIUM 'WAIMEA'	ANTHURIUM	1 GAL	4 PER POT	4
	HELICONIA CARIBAEA X BIHAI ' HOT RIO NIGHTS'	HOT RIO NIGHTS PARROT BEAK	15 GAL	1 PER POT	1
	*POT: MILL PLANTER; SIZE = 36" DIA. X 31" TALL				1

NOTE:
** POTS ARE TO BE ORDERED WITHOUT DRAINHOLES AND WILL BE DRILLED AT SITE AS NEEDED. ALL POTS ARE TO BE SECURED IN PLACE AND SUPPLIED DRAINAGE LINES PER POT DRAINAGE DETAIL A, THIS SHEET.*

PLANTING LEGEND

SHRUBS

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS	QUANTITY
ALP PUR	ALPINIA PURPURATA	RED GINGER	5 GAL	PLANT @ 30" O.C.	6
COR FRU	CORDYLINE FRUTICOSA ' RED SISTER'	HAWAII TI	5 GAL		8
HEL ROS	HELICONIA ROSTRATA	HANGING LOBSTER CLAW	5 GAL	PLANT @ 4' O.C.	12
LIR GIG	LIRIOPE GIGANTEA	GIANT LILY TURF	5 GAL	PLANT @ 30" O.C.	26
RHO SPA	RHOEO SPATHACEA	OYSTER PLANT	1 GAL	PLANT @ 14" O.C.	258
SPA WAL	SPATHIPHYLLUM WALLISII	PEACE LILY	5 GAL		24
ZAM FUR	ZAMIA FURFURACEA	CARDBOARD PALM	5 GAL		11

GROUNDCOVERS

	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS	QUANTITY
OPH NAN	OPHIOPOGON 'NANA'	DWARF MONDO GRASS	FLATS	PLANT @ 4" O.C.	157 S.F.
TURF	TURF	TURF	SOD		3154 S.F.

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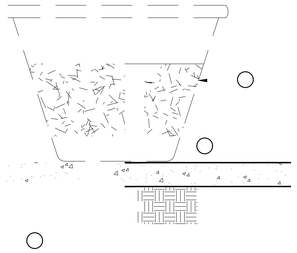
PLANTING PLAN

REGISTERED LANDSCAPE ARCHITECT SCOTT A. ZUCKER 2729
1/31/25 EXP. DATE
STATE OF CALIFORNIA

DRAWN: GC
CHECKED: SZ
DATE: 19 January 2024
SCALE: 1/8" = 1'-0"
JOB NO.: 19.08
SHEET: PP001

5 OF 7 SHEETS

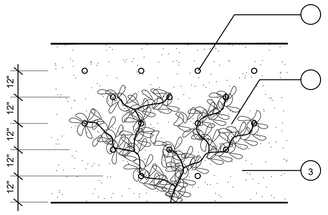
EXHIBIT C-20



LEGEND

2. FINISH SURFACE
6. POTTED PLANTING
7. 4" SCHED. 40 PVC DRAINLINE- CONNECT TO LANDSCAPE DRAINAGE SYSTEM
8. DRAIN ROCK
9. SEALANT

A POT DRAINAGE



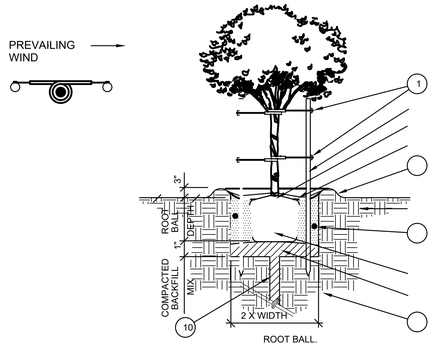
PD-15www

LEGEND

WITH SIX INCH (6") LONG STAINLESS STEEL WIRE TO SURFACE (TRIANGULAR SPACED LOCATIONS)

B VINE PLANTING (ON FENCES/WALLS)

N.T.S.



ROOT BALL.

EXISTING SOIL.

1" COMPACTED AMENDED BACKFILL. (SEE SPECS.)

VERTICAL DRAIN HOLE (6" DIA. X 6' DEPTH) USE CORK SCREW AUGER TO EXCAVATE DRAIN HOLES AND FILL W/ PREPARED BACKFILL MIX

1" DEPTH AT MULCH, MAINTAIN 1" CLEARANCE AT ROOT CROWN.

WATER BASIN 3" MIN. DEPTH. AFTER INITIAL WATERING BY HOSE. REMOVE BASIN IN LAWN AREAS.

BERM FILL

PLANT TABLETS. (SEE SPECS.)

C TREE PLANTING DETAIL & STAKING DETAIL

WATER CONSERVATION STATEMENT

THE IRRIGATION SYSTEM SHALL BE DESIGNED TO OPERATE WITH A HIGH EFFICIENCY LEVEL TO PERFORM WITH WATER CONSERVATION MEASURES DURING DAY TO DAY PERFORMANCE. THE SCHEDULE OF OPERATION CAN BE ESTIMATED AT A MINIMUM OF 25% REDUCTION OF SEASONAL WATER CONSUMPTION WHEN SET UP CORRECTLY.

THE IRRIGATION EQUIPMENT AND FEATURES SUPPORTING WATER CONSERVATION MEASURES ARE LISTED BELOW:

1. **A WEATHER DRIVEN 'SMART' CONTROLLER OPERATES WITH AUTOMATIC DAILY SCHEDULING ADJUSTMENTS LINKED TO THE ON-SITE SOLAR SENSOR. CONTROLLER OPERATES WITH MULTIPLE PROGRAMS TO SCHEDULE SHRUB IRRIGATION WITH 'CYCLE AND SOAK' APPLICATIONS.**
2. **A WEATHER SENSOR, WITH A WIRELESS CONNECTION TO THE CONTROLLER, DIRECTLY MEASURES THE CURRENT ETo VALUE FOR SEASONAL WATER USE ADJUSTMENTS. A RAIN SHUT-OFF DEVICE IS INCLUDED IN THE SENSOR.**
3. **A MASTER VALVE, INSTALLED AS 'NORMALLY CLOSED', OPERATES TO SHUT DOWN WATER PRESSURE IN THE MAIN LINE PIPING DURING NON-IRRIGATION TIMES.**
4. **A FLOW SENSOR DETECTS NORMAL SYSTEM OPERATION AND PROVIDES FOR HIGH-FLOW SHUT-DOWN CAPABILITY WITH THE MASTER VALVE WHEN HIGHER FLOW WITH ANY BROKEN PIPE OR DAMAGED EQUIPMENT IS DETECTED.**
5. **SHUT-OFF VALVES INSTALLED ON THE MAIN LINE PIPING PROVIDE FOR PARTIAL SHUT-DOWN OF THE SYSTEM DURING EMERGENCY EVENTS.**
6. **DRIP EMITTERS ARE SPECIFIED FOR SHRUB PLANT MATERIAL, THE HIGH-EFFICIENCY DRIPLINE TUBING PROVIDES GOOD DISTRIBUTION TO THE LANDSCAPE PLANTING AREAS.**
7. **TREES ARE IRRIGATED WITH BASIN BUBBLER UNITS THAT ARE ASSIGNED TO DEDICATED CONTROL VALVES FOR MONTHLY DEEP WATERING EVENTS AFTER ESTABLISHMENT.**

RECOMMENDED SITE VISITS BY ZUCKER DESIGN ASSOCIATES, INC.

1. WHEN ALL WOODEN FORMS ARE IN PLACE AND BEFORE CONCRETE IS POURED.
2. WHEN PLANT MATERIAL (TREES, SHRUBS, VINES, GROUNDCOVER) ARE DELIVERED TO THE SITE SO ZDA CAN APPROVE THE QUALITY.
3. WHEN PLANT MATERIAL IS PLACED ON THE SITE PER PLAN BUT PRIOR TO PLANTING.
4. WHEN INSTALLATION IS DEEMED COMPLETE BY THE CONTRACTOR. A FINAL WALK-THROUGH BY ZDA WILL OCCUR TO CONFIRM THE LANDSCAPE WAS COMPLETED PER PLAN.

NOTE TO CONTRACTOR:

1. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OVERSEE THE DAILY WORK ON THE PROJECT. ZUCKER DESIGN ASSOCIATES, INC. WILL NOT PROVIDE FULL TIME SITE SUPERVISION SERVICES AND IS NOT RESPONSIBLE FOR ACTS OF OMISSION BY THE CONTRACTOR OR ANY SUBCONTRACTOR. TO GUARANTEE COMPLIANCE WITH THE PLANS ZUCKER DESIGN ASSOCIATES, INC. MUST BE CALLED TO THE SITE AT THE TIMES LISTED BELOW.

SOIL PREPARATION

IF THE OWNER AGREES TO FORGO THE RECOMMENDED AGRONOMY REPORT AND ITS RECOMMENDED SOIL AMMENDMENTS, THE CONTRACTOR IS TO ROTOTILL THE FOLLOWING AMMENDMENTS INTO THE SOIL AT RATES PER 1000 SQ. FT.:

4 CU. YDS.	NITROGEN STABILIZED SAWDUST
150 LBS.	GYPSUM
125 LBS.	GRO-POWER PLUS

PLANTING NOTES

1. WHERE PERENNIAL WEEDS EXIST ON SITE AT THE BEGINNING OF WORK, CLEAN AND REMOVE THESE EXISTING WEEDS BY MOWING OR GRUBBING OFF ALL PLANT MATERIAL. UPON COMPLETION OF SOIL PREPARATION AND PLANTING OF ALL SPECIMEN TREES, BEGIN WEED ABATEMENT PROGRAM BY APPLYING 100 POUNDS OF COMMERCIAL FERTILIZER 46-0-0 PER ACRE, PER MANUFACTURER'S INSTRUCTIONS. WATER ALL AREAS FOUR (4) TIMES DAILY FOR FOURTEEN (14) CONSECUTIVE DAYS UNTIL WEED SEEDS HAVE GERMINATED. CEASE WATERING FOR THREE (3) DAYS. SPRAY A NON-SELECTIVE, NON-RESIDUAL, SYSTEMIC HERBICIDE TO ERADICATE GERMINATED WEEDS. LET THE WEEDS DIE WITHOUT IRRIGATION FOR A MINIMUM DEPTH OF 1/4 INCH BELOW THE SURFACE OF THE SOIL. IF STUBBORN AND RESIDUAL WEEDS (I.E. BERMUDA GRASS) PERSIST, ERADICATION PROCEDURE SHOULD BE REPEATED. THE TYPE OF WEEDS THAT EXIST SHOULD BE IDENTIFIED AND COORDINATED WITH AN APPROVED LICENSED PEST CONTROL ADVISOR TO ENSURE COMPATIBILITY WITH CHEMICAL AND SEASON OF APPLICATION. DO NOT USE MATERIAL OR METHOD THAT WOULD ADVERSELY EFFECT NEW PLANTINGS, OR HYDROSEEDING.
2. AFTER ALL SOIL HAS BEEN IMPORTED TO THE SITE AND ROUGH GRADING COMPLETED, BUT BEFORE SOIL PREPARATION, THE CONTRACTOR SHALL FURNISH A COPY OF SOIL TESTS FOR AGRICULTURAL SUITABILITY AND FERTILITY (PREPARED BY A CALIFORNIA ASSOCIATION OF AGRICULTURAL LABORATORIES MEMBER) TO THE OWNER AND LANDSCAPE ARCHITECT.
3. SOIL AMMENDMENTS SHALL BE APPLIED PER SOIL REPORT SPECIFICATIONS.
4. ALL SHRUB AND GROUNDCOVER AREAS, EXCEPT FOR HYDROSEEDED AREAS OR SLOPES IN EXCESS OF 4:1, ARE TO BE TOPDRESSED WTIH 3" (102 MM) LAYER OF 'GORILLA HAIR' MULCH FROM LOCAL VENDOR.
5. CONTRACTOR WILL BE RESPONSIBLE TO REVIEW THE GRADING AND DRAINAGE PLANS FOR DRAINAGE LOCATION, DRAINAGE SWALES AND CONTOUR GRADES. CONTRACTOR WILL BE HELD RESPONSIBLE FOR ANY DAMAGES DUE TO MODIFICATIONS BY THE CONTRACTOR TO THE DRAINAGE SPECIFIED BY THE LANDSCAPE ARCHITECT. ANY DISCREPANCIES TO THE FIELD CONDITIONS WILL BE BROUGHT TO THE ATTENTION OF THE OWNER OR OWNER REPRESENTATIVE.
6. ALL PLANTING INSTALLATIONS SHALL CONFORM WITH ALL LOCAL CODES AND REGULATIONS.
7. QUANTITIES SHOWN IN THE LEGENDS ARE FOR CONVENIENCE ONLY. THE LANDSCAPE CONTRACTOR SHALL VERIFY AND INSTALL PLANT QUANTITIES AS DRAWN ON PLAN.
8. INSTALL ARBOR-GUARD TREE BOOTS ON ALL TREES PLANTED WITH IN TURF AREAS. TREE BOOTS ARE AVAILABLE THROUGH DEEP ROOT CORPORATION (714) 896-0563. USE DEEP ROOT NO. A68-4, OR EQUAL.
9. ANY TREE, 15 GALLON SIZE OR LARGER, PLANTED WITHIN 5' (1.5 M) OF ANY CONCRETE EDGE SHALL HAVE A DEEP ROOT BARRIER INSTALLED ALONG THE ENTIRE TREE PLANTING PIT ADJACENT TO THAT CONCRETE EDGE. INSTALL ROOT BARRIERS MANUFACTURED BY DEEP ROOT CORPORATION AT (714) 896-0563, #A68-4 OR AN APPROVED EQUAL PER MANUFACTURERS SPECIFICATIONS AND RECOMMENDATIONS.

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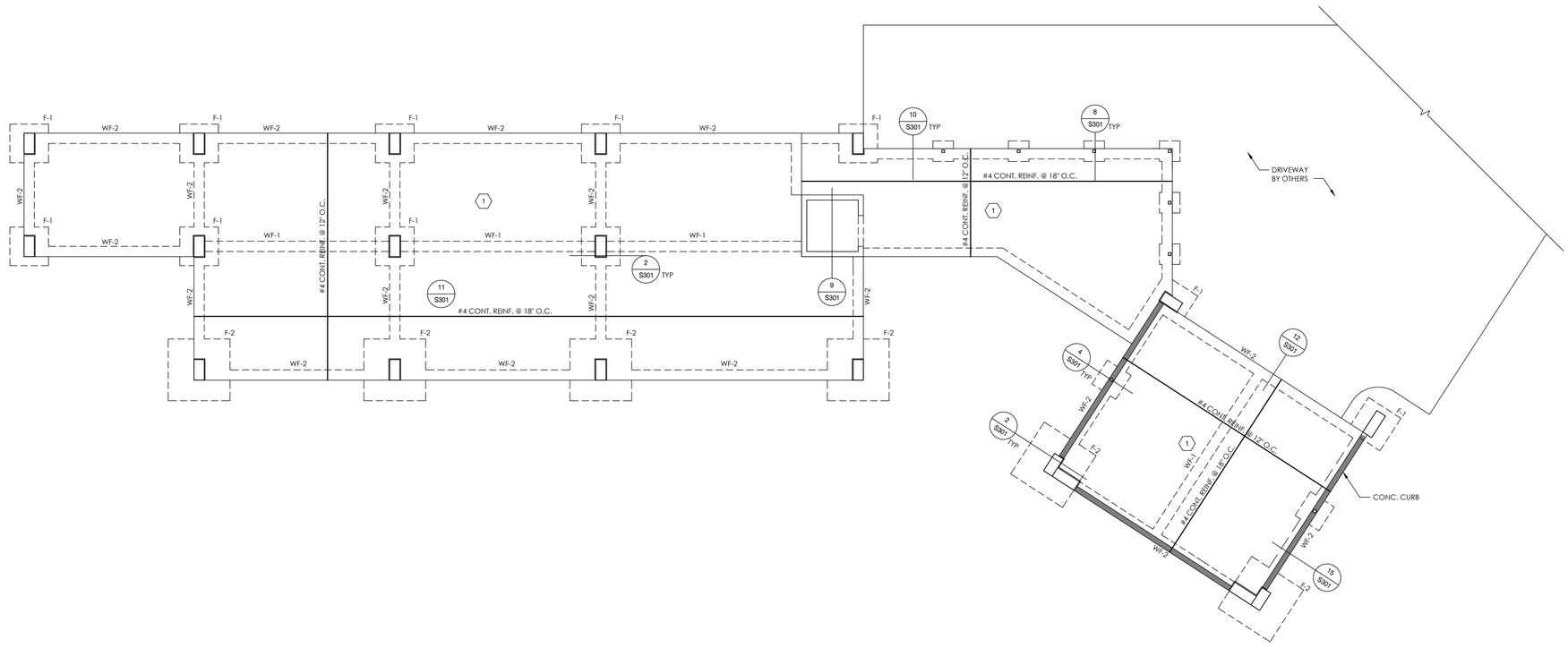
PLANTING PLAN

REGISTERED LANDSCAPE ARCHITECT SCOTT A. ZUCKER 2129 1/31/25 EXP. DATE STATE OF CALIFORNIA

DRAWN GC
CHECKED SZ
DATE 19 January 2024
SCALE 1/8" = 1'-0"
JOB NO. 19.08
SHEET PP002

6 OF 7 SHEETS

EXHIBIT C-21



NOTES:

1. AT CONC SLAB ON GRADE PROVIDE CONTROL JOINTS @ 10'-0" O.C. EA. WAY & 5'-0" EA. WAY FOR WALKWAYS. HOLD BACK REINFORCMENT 1" FROM CONTROL JOINTS. DO NOT EXTEND REINFORCEMENT BETWEEN CONTROL JOINTS.

LEGEND

(1) INDICATES 4" CONC SLAB OVER 6 MIL VAPOR BARRIER OVER 6" GRAVEL FILL, TYP. REFER TO PLAN FOR REINF.

F-# INDICATES FOOTING SIZE FOR CONCRETE COLUMN PER DETAIL 2/S301

WF-# INDICATES CONC GRADE BEAM PER DETAIL 11/S301

FOUNDATION PLAN

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

0 2' 4' 8' 12' 16'

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

JPB ENGINEERING, INC.

47-388 HUI IWA ST, STE. #14
KANEOHE, HI 96744
808.434.8108

JONATHAN R. BRANDT
LICENSED PROFESSIONAL ENGINEER
No.11553-S
HAWAII, U.S.A.

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

EXP: 4/30/26

NEW SINGLE FAMILY DWELLING
FOR
GARG RESIDENCE
HONOLULU, OAHU, HAWAII
TAXMAP KEY: 3-9-002:031

REVISION	DATE
1	
2	
3	

FOUNDATION PLAN

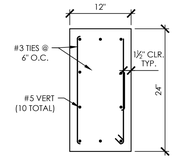
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Project	20082.01S
Date	MAY 2021
Drawn	KB
Designed	JPB
Checked	JPB

DRAWING NO.

S100

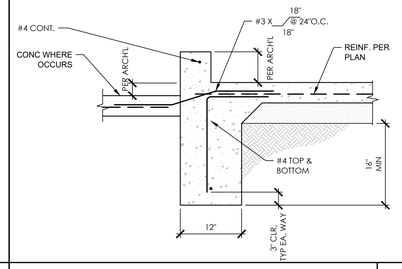
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EXHIBIT C-22

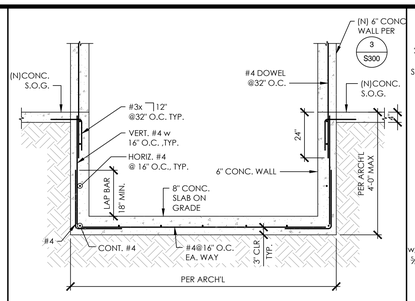


CC-1

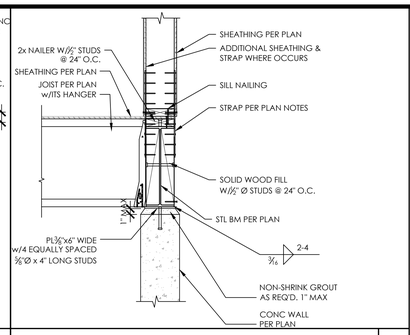
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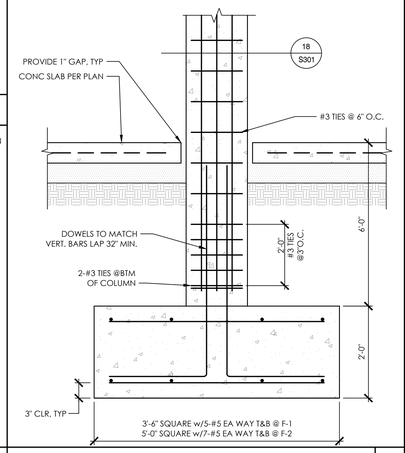
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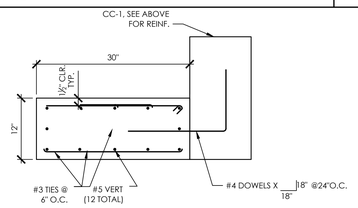
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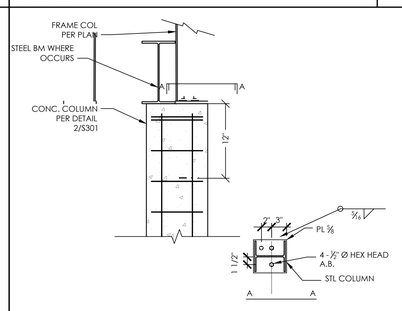


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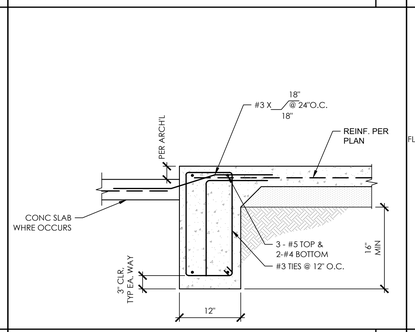


CC-2

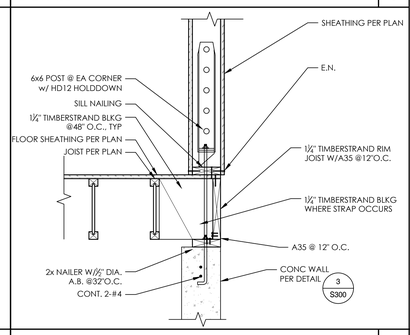
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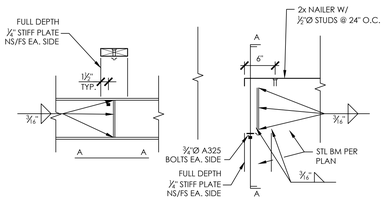
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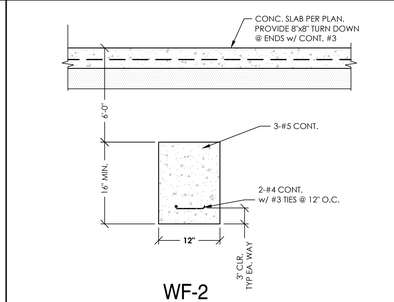
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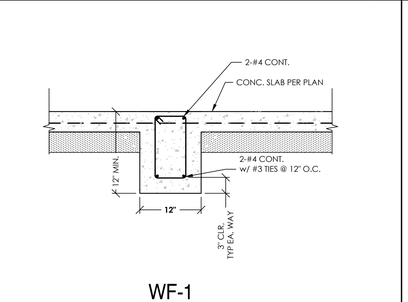
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DETAIL 19

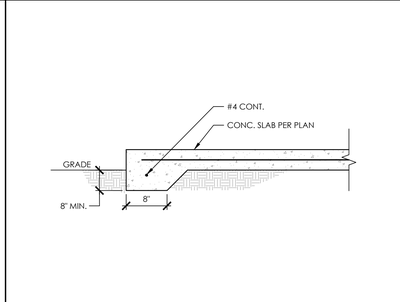


WF-2

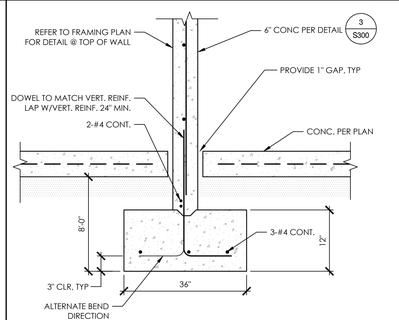


WF-1

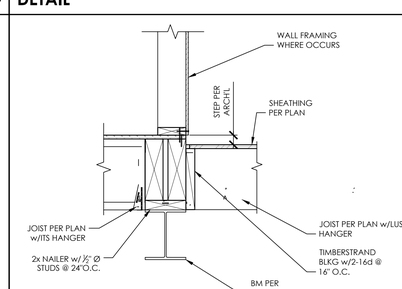
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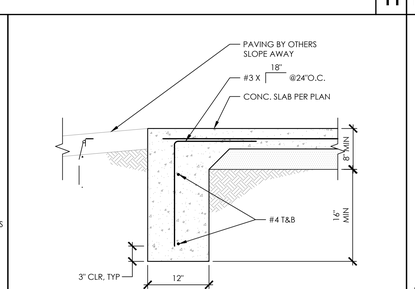
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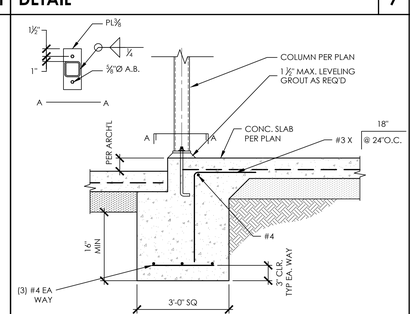
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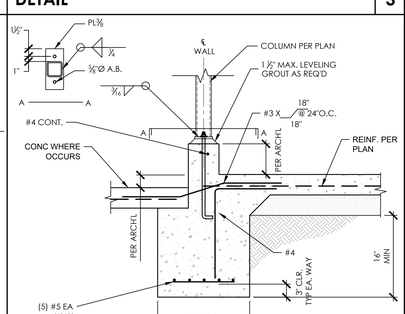
DETAIL 16



DETAIL 12



DETAIL 8



DETAIL 4

JPB ENGINEERING, INC.
47-388 HUI IWA ST, STE. #14
KANEOHE, HI 96744
808.434.8108

JONATHAN R. BRAND
LICENSED PROFESSIONAL ENGINEER
No.11553-S
HAWAII, U.S.A.

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

EXP. 4/30/26

NEW SINGLE FAMILY DWELLING
FOR
GARG RESIDENCE
HONOLULU, OAHU, HAWAII
TAXMAP KEY: 3-9-002:031

REVISION	DATE

STRUCTURAL DETAILS

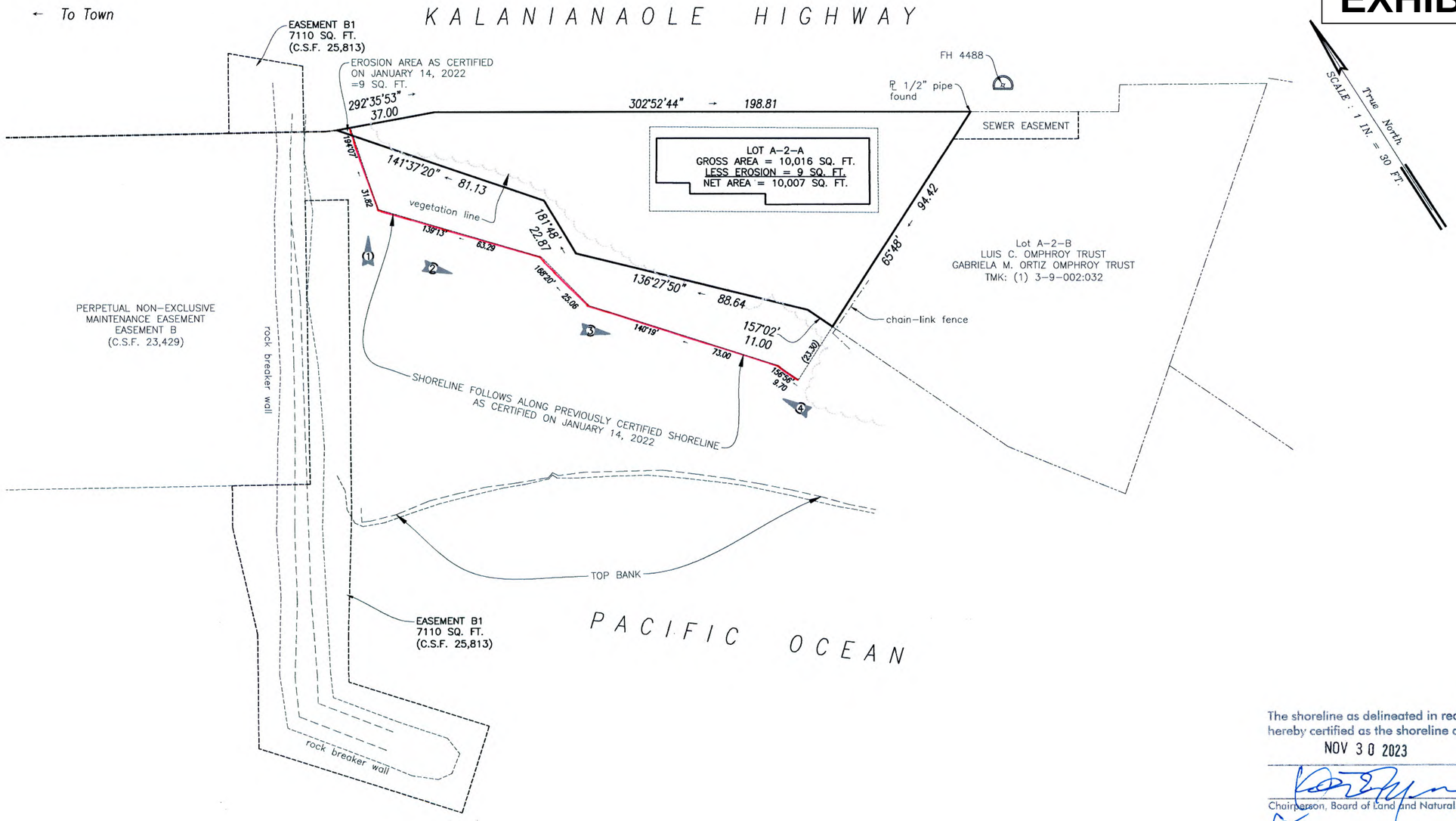
Title	
Project	20082.01S
Date	MAY 2021
Drawn	KB
Designed	JPB
Checked	JPB

DRAWING NO.

S301

Sheet of Sheets

EXHIBIT D-1



The shoreline as delineated in red is
hereby certified as the shoreline as of
NOV 30 2023

Chairperson, Board of Land and Natural Resources

NOTES:

1. Azimuths shown on this map are referred to Government Survey Triangulation Station "KOKO HEAD 3" △.
2. Shoreline certification is for building setback purposes.
   Denotes photo number and direction.
3. Map is based on a field survey on July 6-7, 2023.

TMK: (1) 3-9-002: 031

SHORELINE CERTIFICATION MAP

6973 KALANIANAOLE HIGHWAY

BEING LOT A-2-A OF THE MAUNALUA BEACH SUBDIVISION

BEING A POR. OF R.P. 4475, L.C. AW. 7713, AP. 30 TO V. KAMAMALU

AT MAUNALUA, HONOLULU, OAHU, HAWAII

HAWAII ENGINEERING GROUP, Inc.
Civil & Structural Engineers
Executive Center
1088 Bishop Street, Suite #2506
Honolulu, Hawaii 96813
Phone: (808) 533-2092
Fax: (808) 533-2059
email: heg@hawaiiengineering.net

CLAYTON M. KANESHIRO
LICENSED PROFESSIONAL LAND SURVEYOR
No. 12972
HAWAII, U.S.A.

Clayton M. Kaneshiro
Licensed Professional Land Surveyor
Certificate Number 12972
Exp. Date: 04/30/24

OWNER: SUSHIL AND LORENE GARG
SITE ADDRESS: 6973 KALANIANAOLE HIGHWAY
HONOLULU, HAWAII 96825

JULY 10, 2023
REVISED: OCTOBER 16, 2023

JOB: 21-028

SURVEY OFFICE COPY

24" x 18"

ARCH full bleed C (24.00 x 18.00 Inches)

EXHIBIT D-2



May 2008
Previous shoreline at channel entrance.



July 2020
Shoreline with temporary sandbag erosion control.

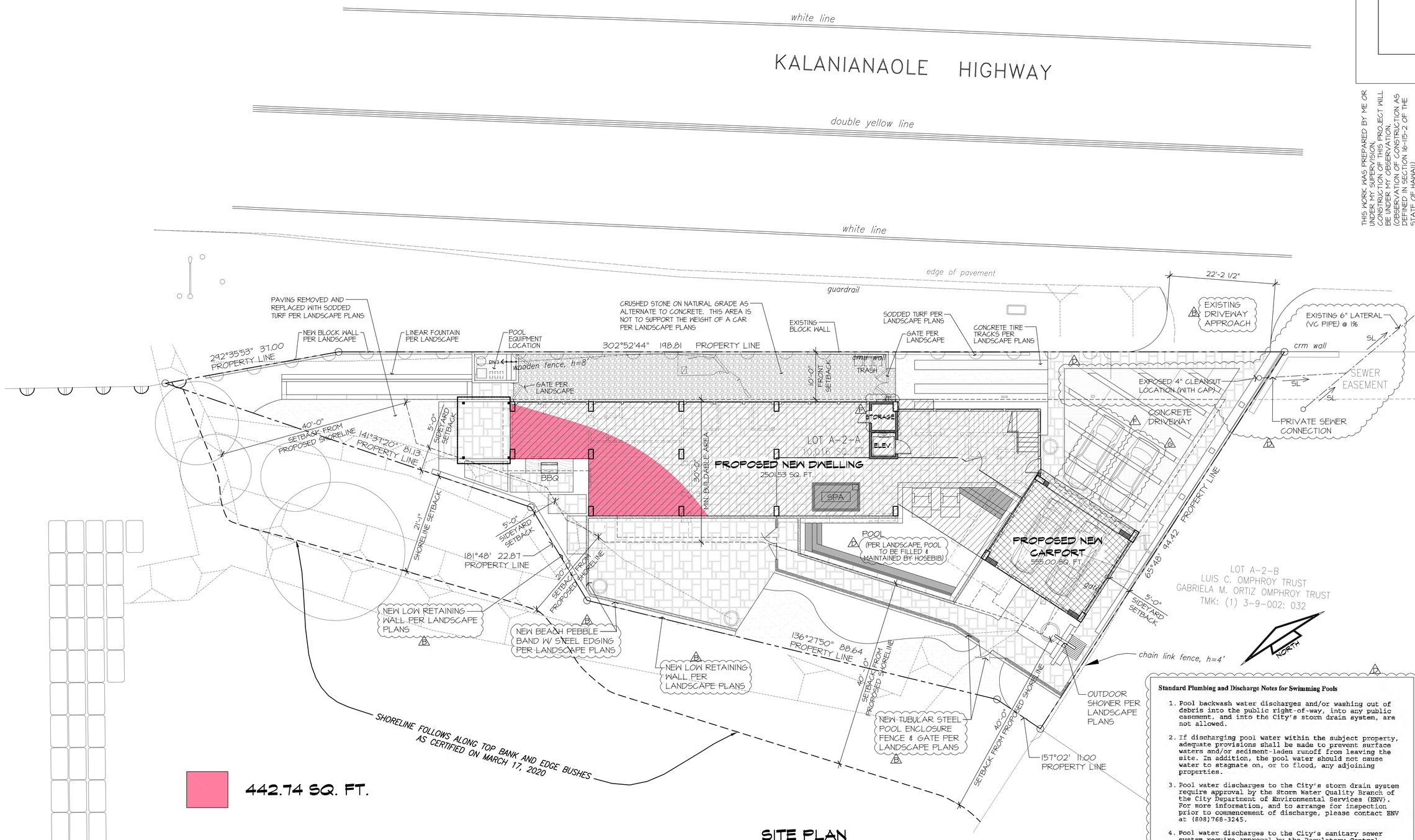


January 2023
During the construction of the groin revetment.



September 2023
Post-construction of the groin revetment.

EXHIBIT D-3



442.74 SQ. FT.

SITE PLAN

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

0 2' 10'

1' 5' 15'

NOTE

THERE WILL BE NO IRRIGATION OR FIRE SPRINKLERS CONNECTED TO THE EXISTING WATER METER.

CITY AND COUNTY OF HONOLULU
REVISED ORDINANCE CHAPTER 32
HONOLULU COUNTY CODE 1990, AS AMENDED

TO THE BEST OF MY KNOWLEDGE THIS PROJECT'S DESIGN SUBSTANTIALLY CONFORMS TO THE BUILDING ENERGY CONVERSATION CODE FOR:

_____BUILDING COMPONENTS SYSTEMS
_____ELECTRICAL COMPONENT SYSTEMS
_____MECHANICAL COMPONENT SYSTEMS

SIGNATURE:_____**DATE:**_____

NAME
LICENSE NO:

Standard Plumbing and Discharge Notes for Swimming Pools

1. Pool backwash water discharges and/or washing out of debris into the public right-of-way, into any public easement, and into the City's storm drain system, are not allowed.
2. If discharging pool water within the subject property, adequate provisions shall be made to prevent surface waters and/or sediment-laden runoff from leaving the site. In addition, the pool water should not cause water to stagnate on, or to flood, any adjoining properties.
3. Pool water discharges to the City's storm drain system require approval by the Storm Water Quality Branch of the City Department of Environmental Services (ENV). For more information, and to arrange for inspection prior to commencement of discharge, please contact ENV at (808)768-3245.
4. Pool water discharges to the City's sanitary sewer system require approval by the Regulatory Control Branch of the City Department of Environmental Services (ENV). Please contact ENV at (808)768-3261 or 768-3262.
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6. Pool water (public swimming pool) discharges require approval by the Sanitation Branch of the State Department of Health (DOH). Please contact DOH at (808)586-8000.
7. No stockpiling of excavated materials shall be allowed within the public right-of-way or any public easement. If work on the public right-of-way is necessitated, please contact the Street Usage Branch of the City Department of Transportation Services (DTS) at 768-8390.
8. Non-compliance with any of the above requirements may result in administrative, civil and/or criminal penalties.

DPP October 28, 2009

THIS WORK WAS PREPARED BY ME OR UNDER MY SUPERVISION. CONSTRUCTION OF THIS PROJECT WILL BE UNDER MY OBSERVATION. (OBSERVATION OF CONSTRUCTION AS DEFINED IN SECTION 16-115-2 OF THE STATE OF HAWAII)

ERIC TRABERT & ASSOCIATES
E.T.A. RESIDENTIAL DESIGN
9521 IRVINE CENTER DRIVE
IRVINE, CALIFORNIA 92618
TEL: 949.861.2244
FAX: 949.861.2233
www.etadesign.com

SUSHIL GARG
6973 KALANIANA' OLE HIGHWAY
HONOLULU, HI 96825
TMK: (1) 3-9-002: 031

PROJECT DESCRIPTION:
NEW CUSTOM 2-STORY SINGLE FAMILY DWELLING

PROPOSED NEW DWELLING FOR:
M/M SUSHIL GARG
6973 KALANIANA' OLE HIGHWAY,
HONOLULU, HI 96825
TMK: 3-9-002: 031

SUBMITTALS:

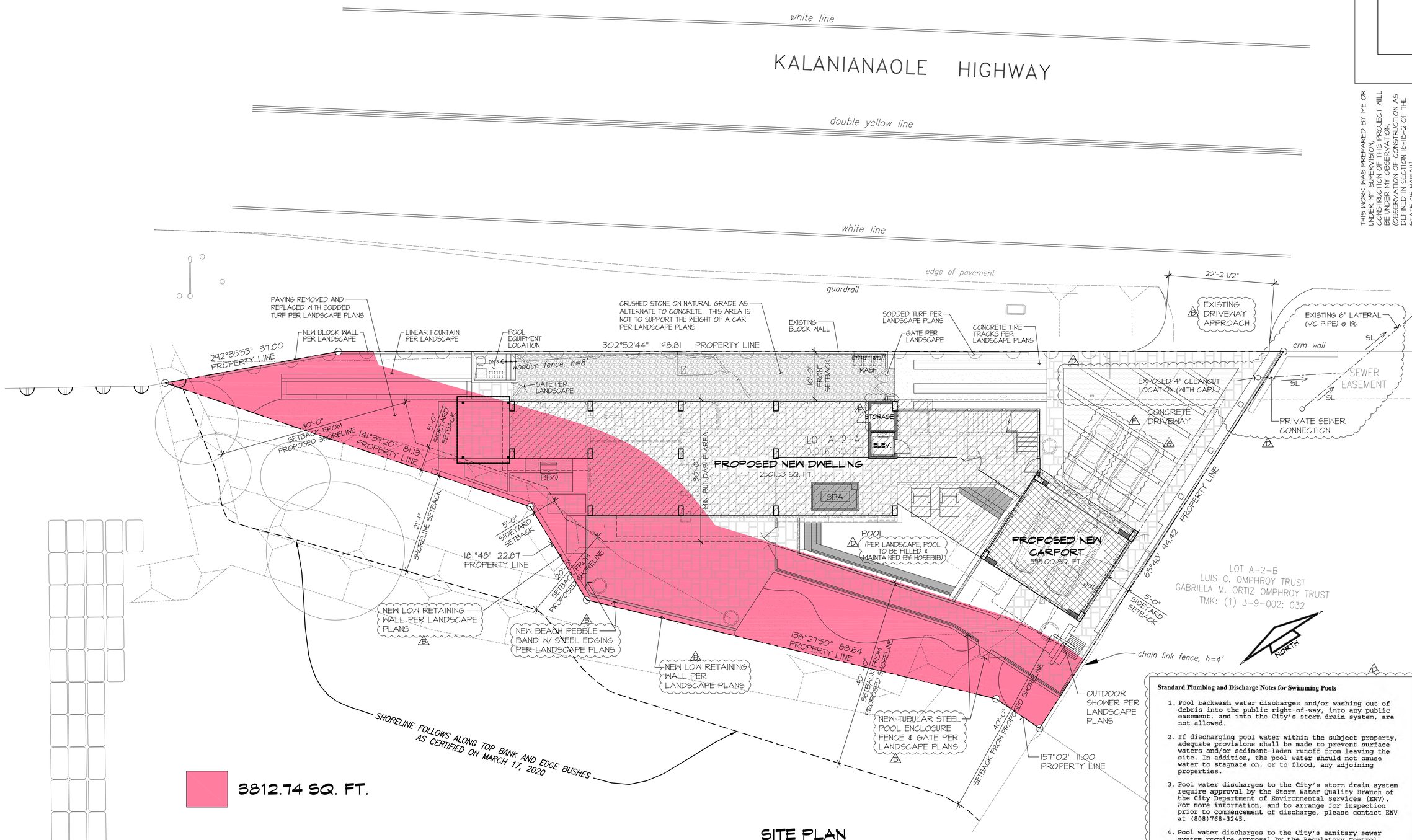
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1. 01-18-21 BLDG PC1 - CT
2. 01-11-22 WWB PC2 - CT
3. 05-18-22 BLDG PC2 - CT
4. 11-10-22 PLANNING PC1 - CT

SITE PLAN

STYLE: CONTEMPORARY
DATE 01.24.2019
DRAWN BY: JT
JOB NO. A002.1-SITE PLAN
SCALE 1/8"= 1'-0"
SHEET A002.1

5/9/2023 11:30:57 AM, JT

EXHIBIT D-4



SITE PLAN

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

0 2' 10'

1' 5' 15'

NOTE

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CITY AND COUNTY OF HONOLULU
REVISED ORDINANCE CHAPTER 32
HONOLULU COUNTY CODE 1990, AS AMENDED

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_____ELECTRICAL COMPONENT SYSTEMS
_____MECHANICAL COMPONENT SYSTEMS

SIGNATURE:_____**DATE:**_____

NAME
LICENSE NO:

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SUSHIL GARG
6973 KALANIANA' OLE HIGHWAY
HONOLULU, HI 96825
TMK: (1) 3-9-002: 031

PROJECT DESCRIPTION:
NEW CUSTOM 2-STORY SINGLE FAMILY DWELLING

PROPOSED NEW DWELLING FOR:
M/M SUSHIL GARG
6973 KALANIANA' OLE HIGHWAY,
HONOLULU, HI 96825
TMK: 3-9-002: 031

SUBMITTALS:

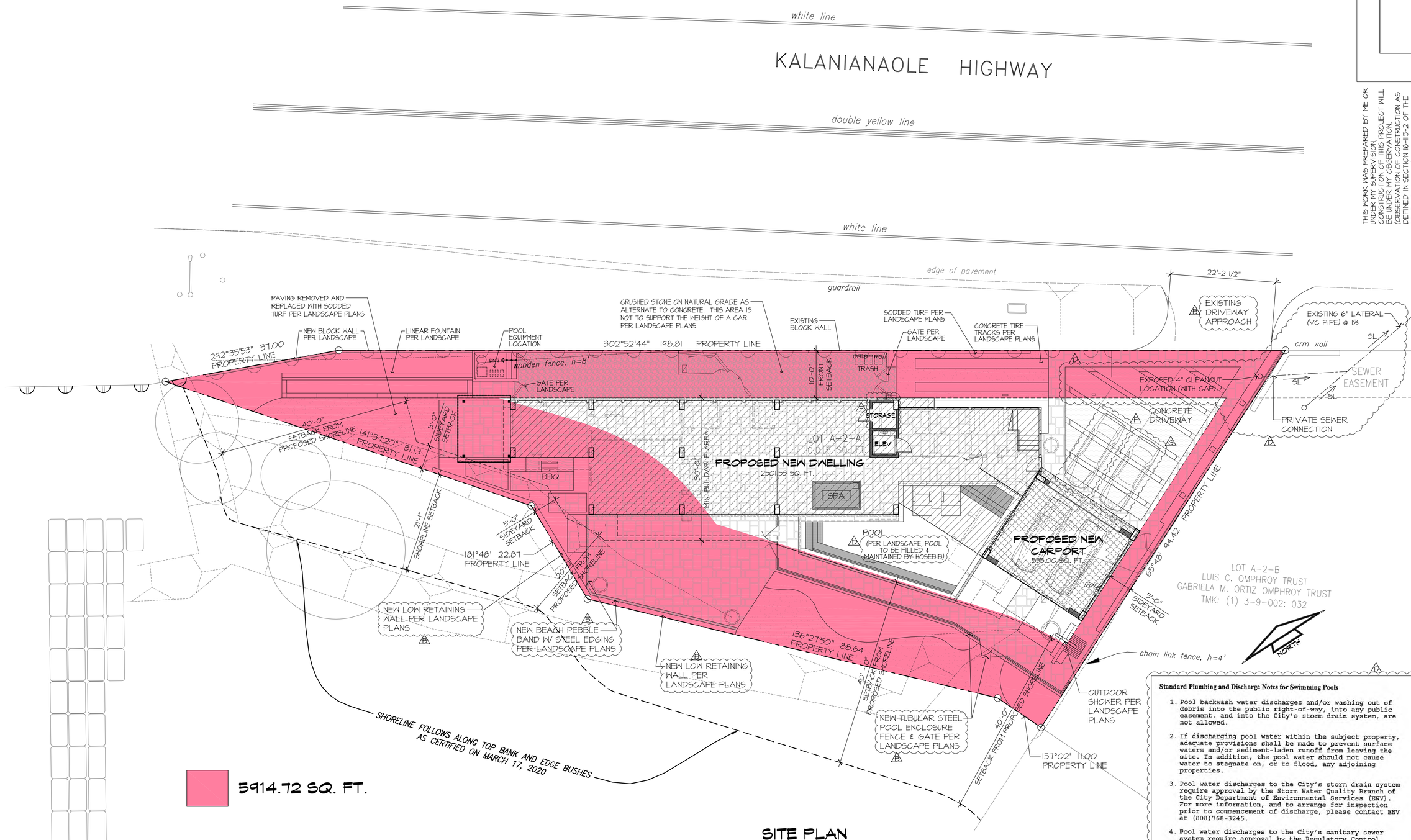
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A 01-18-21 BLDG PC1 - CT
A1 01-11-22 WWB PC2 - CT
A2 05-18-22 BLDG PC2 - CT
A3 11-10-22 PLANNING PC1 - CT

SITE PLAN

STYLE: CONTEMPORARY
DATE 01.24.2019
DRAWN BY: JT
JOB NO. A002.1-SITE PLAN
SCALE 1/8"= 1'-0"
SHEET A002.1

5/9/2023 11:10:21 AM, JT

EXHIBIT D-5



SITE PLAN

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

0 2' 10'

1' 5' 15'

NOTE

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CITY AND COUNTY OF HONOLULU
REVISED ORDINANCE CHAPTER 32
HONOLULU COUNTY CODE 1990, AS AMENDED

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_____ELECTRICAL COMPONENT SYSTEMS
_____MECHANICAL COMPONENT SYSTEMS

SIGNATURE:_____**DATE:**_____

NAME
LICENSE NO:

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HONOLULU, HI 96825
TMK: 3-9-002: 031

SUBMITTALS:

REVISIONS:
A 01-18-21 BLDG PC1 - CT
A1 01-11-22 WWB PC2 - CT
A2 05-18-22 BLDG PC2 - CT
A3 11-10-22 PLANNING PC1 - CT

SITE PLAN

STYLE: CONTEMPORARY
DATE 01.24.2019
DRAWN BY: JT
JOB NO. A002.1-SITE PLAN
SCALE 1/8"= 1'-0"
SHEET A002.1

5/9/2023 12:09:02 PM, JT

EXHIBIT D-6

KALANIANAOLE HIGHWAY

white line

double yellow line

white line

edge of pavement

guardrail

PAVING REMOVED AND REPLACED WITH SODDED TURF PER LANDSCAPE PLANS

NEW BLOCK WALL PER LANDSCAPE

LINEAR FOUNTAIN PER LANDSCAPE

POOL EQUIPMENT LOCATION

292°35'53" 37.00 PROPERTY LINE

302°52'44" 198.81 PROPERTY LINE

wooden fence, h=8'

GATE PER LANDSCAPE

CRUSHED STONE ON NATURAL GRADE AS ALTERNATE TO CONCRETE. THIS AREA IS NOT TO SUPPORT THE WEIGHT OF A CAR PER LANDSCAPE PLANS

EXISTING BLOCK WALL

10'-0" FRONT SETBACK

CMU wall

TRASH

SODDED TURF PER LANDSCAPE PLANS

GATE PER LANDSCAPE

CONCRETE TIRE TRACKS PER LANDSCAPE PLANS

22'-2 1/2"

EXISTING DRIVEWAY APPROACH

EXISTING 6" LATERAL (VC PIPE) @ 1%

crm wall

SL

SEWER EASEMENT

EXPOSED 4" CLEANOUT LOCATION (WITH CAP)

CONCRETE DRIVEWAY

PRIVATE SEWER CONNECTION

40'-0" SETBACK FROM PROPOSED SHORELINE

141°37'20" 81.13 PROPERTY LINE

5'-0" SIDEYARD SETBACK

STORAGE

ELEV.

LOT A-2-A

AREA

30'-0" MIN. BUILDABLE AREA

PROPOSED NEW DWELLING

25053 SQ. FT.

BBQ

SPA

POOL (PER LANDSCAPE, POOL TO BE FILLED & MAINTAINED BY HOSEBIB)

PROPOSED NEW CARPORT

555.00 SQ. FT.

21'-1" SHORELINE SETBACK

40'-10" SETBACK FROM PROPOSED SHORELINE

5'-0" SIDEYARD SETBACK

181°48' 22.87 PROPERTY LINE

20'-0" SETBACK FROM PROPOSED SHORELINE

65°48' 44.42 PROPERTY LINE

LOT A-2-B
LUIS C. OMPHROY TRUST
GABRIELA M. ORTIZ OMPHROY TRUST
TMK: (1) 3-9-002: 032

NEW LOW RETAINING WALL PER LANDSCAPE PLANS

NEW BEACH PEBBLE BAND W/ STEEL EDGING PER LANDSCAPE PLANS

NEW LOW RETAINING WALL PER LANDSCAPE PLANS

136°27'50" 88.64 PROPERTY LINE

60'-0" SETBACK FROM PROPOSED SHORELINE

chain link fence, h=4'

NORTH

OUTDOOR SHOWER PER LANDSCAPE PLANS

NEW TUBULAR STEEL POOL ENCLOSURE FENCE & GATE PER LANDSCAPE PLANS

40'-0" SETBACK FROM PROPOSED SHORELINE

157°02' 11.00 PROPERTY LINE

SHORELINE FOLLOWS ALONG TOP BANK AND EDGE BUSHES AS CERTIFIED ON MARCH 17, 2020

8059.89 SQ. FT.

NOTE
THERE WILL BE NO IRRIGATION OR FIRE SPRINKLERS CONNECTED TO THE EXISTING WATER METER.

SITE PLAN
SCALE: 1/8"=1'-0"
0 2' 10'
1' 5' 15'

COASTAL HIGH HAZARD AREA STANDARD NOTES
THE PROJECT MUST BE DESIGNED TO BE FULLY COMPLIANT WITH THE COASTAL HIGH HAZARD AREA STANDARDS, ROH SECTION 21A-1.4.

1. THE AREA BELOW THE BFE, INCLUDING THE GARAGE, SHOULD BE ENCLOSED ONLY WITH BREAKAWAY WALLS, AND USED ONLY FOR PARKING, STORAGE AND BUILDING ACCESS.
   THE ELEVATOR SHAFT MAY BE PERMITTED BELOW THE BFE, BUT THE ELECTRICAL/MECHANICAL ROOM MUST BE LOCATED ON A FLOOR ABOVE THE BFE.
2. THE ENCLOSED PAVED FLOOR BELOW THE BFE MUST BE INDEPENDENT FROM THE COLUMNS AND FOUNDATION SUPPORTING THE BUILDING AND MADE TO BE BREAKAWAY AND NOT SUPPORTED BY STRUCTURAL FILL.
3. THE NEW SWIMMING POOL AND SPA MUST BE ADEQUATELY ANCHORED TO RESIST FLOTATION OR DISPLACEMENT AND PREVENT DAMAGE TO THE BUILDING'S FOUNDATION.

CITY AND COUNTY OF HONOLULU
REVISED ORDINANCE CHAPTER 32
HONOLULU COUNTY CODE 1990, AS AMENDED

TO THE BEST OF MY KNOWLEDGE THIS PROJECT'S DESIGN SUBSTANTIALLY CONFORMS TO THE BUILDING ENERGY CONVERSATION CODE FOR:

_____BUILDING COMPONENTS SYSTEMS
_____ELECTRICAL COMPONENT SYSTEMS
_____MECHANICAL COMPONENT SYSTEMS

SIGNATURE:_____**DATE:**_____
NAME
LICENSE NO:

Standard Plumbing and Discharge Notes for Swimming Pools

1. Pool backwash water discharges and/or washing out of debris into the public right-of-way, into any public easement, and into the City's storm drain system, are not allowed.
2. If discharging pool water within the subject property, adequate provisions shall be made to prevent surface waters and/or sediment-laden runoff from leaving the site. In addition, the pool water should not cause water to stagnate on, or to flood, any adjoining properties.
3. Pool water discharges to the City's storm drain system require approval by the Storm Water Quality Branch of the City Department of Environmental Services (ENV). For more information, and to arrange for inspection prior to commencement of discharge, please contact ENV at (808)768-3245.
4. Pool water discharges to the City's sanitary sewer system require approval by the Regulatory Control Branch of the City Department of Environmental Services (ENV). Please contact ENV at (808)768-3261 or 768-3262.
5. Pool water discharges to the State's storm drain system require approval by the Highways Division of the State Department of Transportation (DOT). Please contact DOT at (808)831-6712.
6. Pool water (public swimming pool) discharges require approval by the Sanitation Branch of the State Department of Health (DOH). Please contact DOH at (808)586-8000.
7. No stockpiling of excavated materials shall be allowed within the public right-of-way or any public easement. If work on the public right-of-way is necessitated, please contact the Street Usage Branch of the City Department of Transportation Services (DTS) at 768-8390.
8. Non-compliance with any of the above requirements may result in administrative, civil and/or criminal penalties.

DPP October 28, 2009

THIS WORK WAS PREPARED BY ME OR UNDER MY SUPERVISION. CONSTRUCTION OF THIS PROJECT WILL BE UNDER MY OBSERVATION. (OBSERVATION OF CONSTRUCTION AS DEFINED IN SECTION 16-115-2 OF THE STATE OF HAWAII)

ERIC TRABERT & ASSOCIATES
E.T.A. RESIDENTIAL DESIGN
9521 IRVINE CENTER DRIVE
IRVINE, CALIFORNIA 92618
TEL: 949.861.2244
FAX: 949.861.2233
www.etadesign.com

SUSHIL GARG
6973 KALANIANA' OLE HIGHWAY
HONOLULU, HI 96825
TMK: (1) 3-9-002: 031

PROJECT DESCRIPTION:
NEW CUSTOM 2-STORY SINGLE FAMILY DWELLING

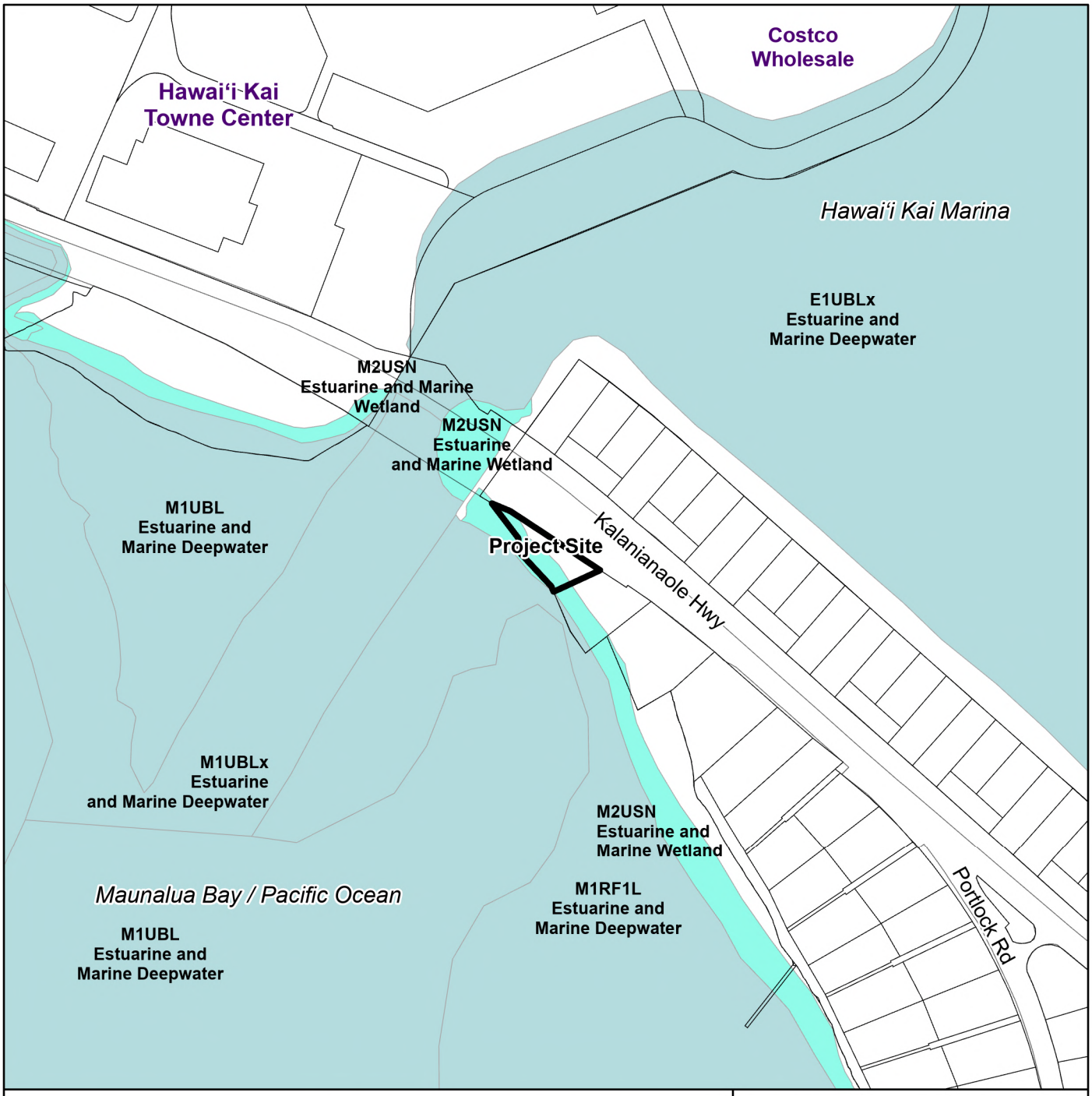
PROPOSED NEW DWELLING FOR:
M/M SUSHIL GARG
6973 KALANIANA' OLE HIGHWAY,
HONOLULU, HI 96825
TMK: 3-9-002: 031

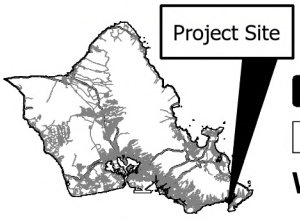
SUBMITTALS:

REVISIONS:
A 01-18-21 BLDG PC1 - CT
A 01-11-22 MWB PC2 - CT
A 05-18-22 BLDG PC2 - CT
G 11-10-22 PLANNING PC1 - CT
A 04-23-24 PLANNING PC2 - JT

SITE PLAN

STYLE: CONTEMPORARY
DATE 01.24.2019
DRAWN BY: JT
JOB NO. A001 SITE PLAN
SCALE 1/8"= 1'-0"
SHEET A001





VICINITY MAP

0 125 250 500

Scale in Feet

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

Legend

- Project Site
- TAX Parcel

Wetland Type

- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland

EXHIBIT E

Wetland Map

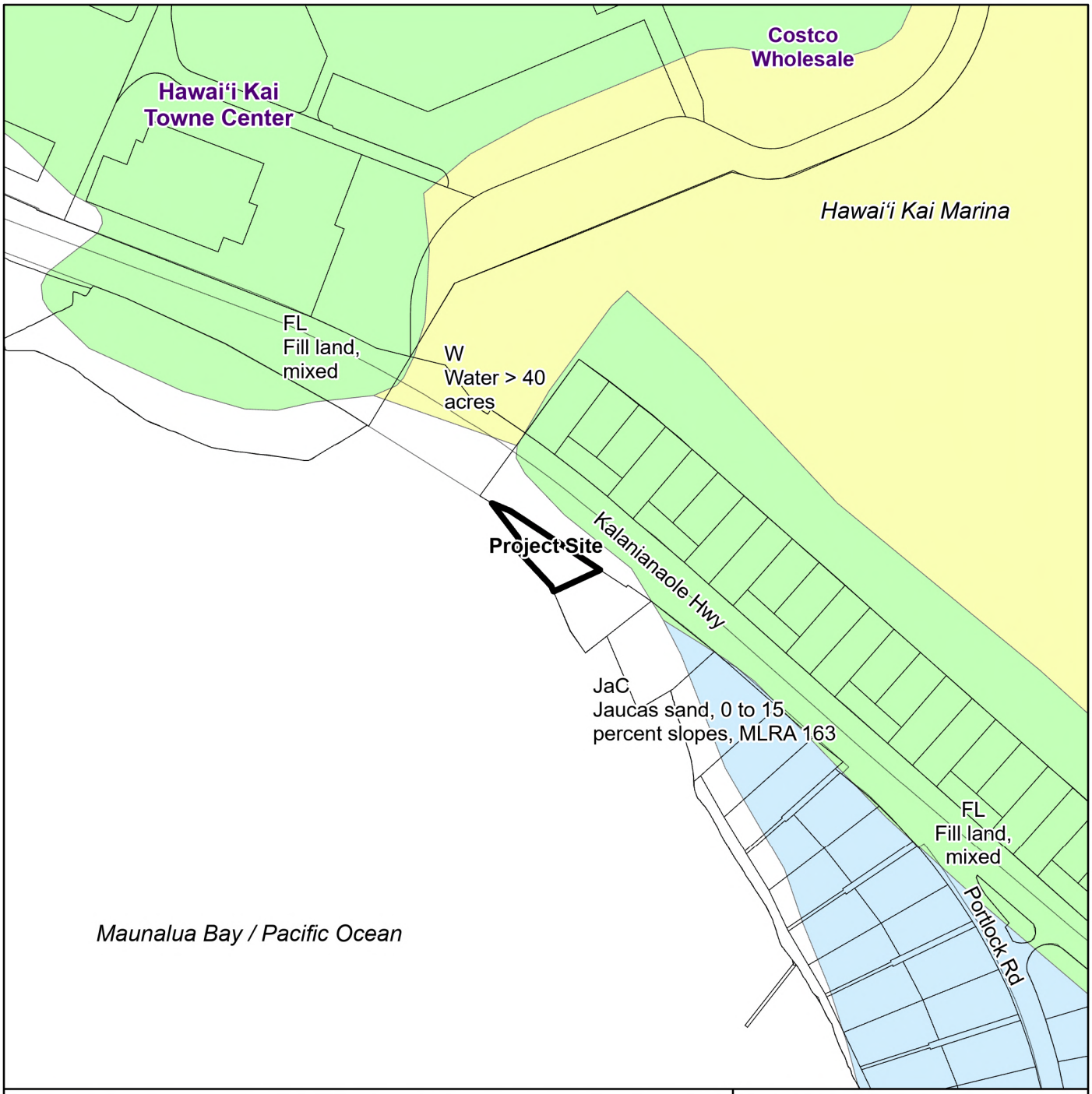
FILE NOS.: 2024/SMA-66 and 2024/SV-2

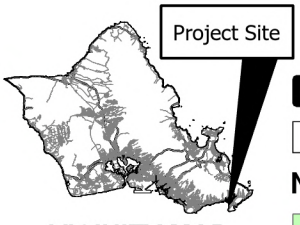
PROJECT: Garg Residence

LOCATION: 6973 Kalaniana'ole Highway - Hawai'i Kai

TAX MAP KEY: 3-9-002: 031

Prepared by: Department of Planning and Permitting Date: September 5, 2024 Copyright City & County of Honolulu All Rights Reserved





VICINITY MAP

0 125 250 500

Scale in Feet

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

Legend

- Project Site
- TAX Parcel

NRCS Soil

- FL
- JaC
- W

EXHIBIT F

NRCS Soil Map

FILE NOS.: 2024/SMA-66 and 2024/SV-2

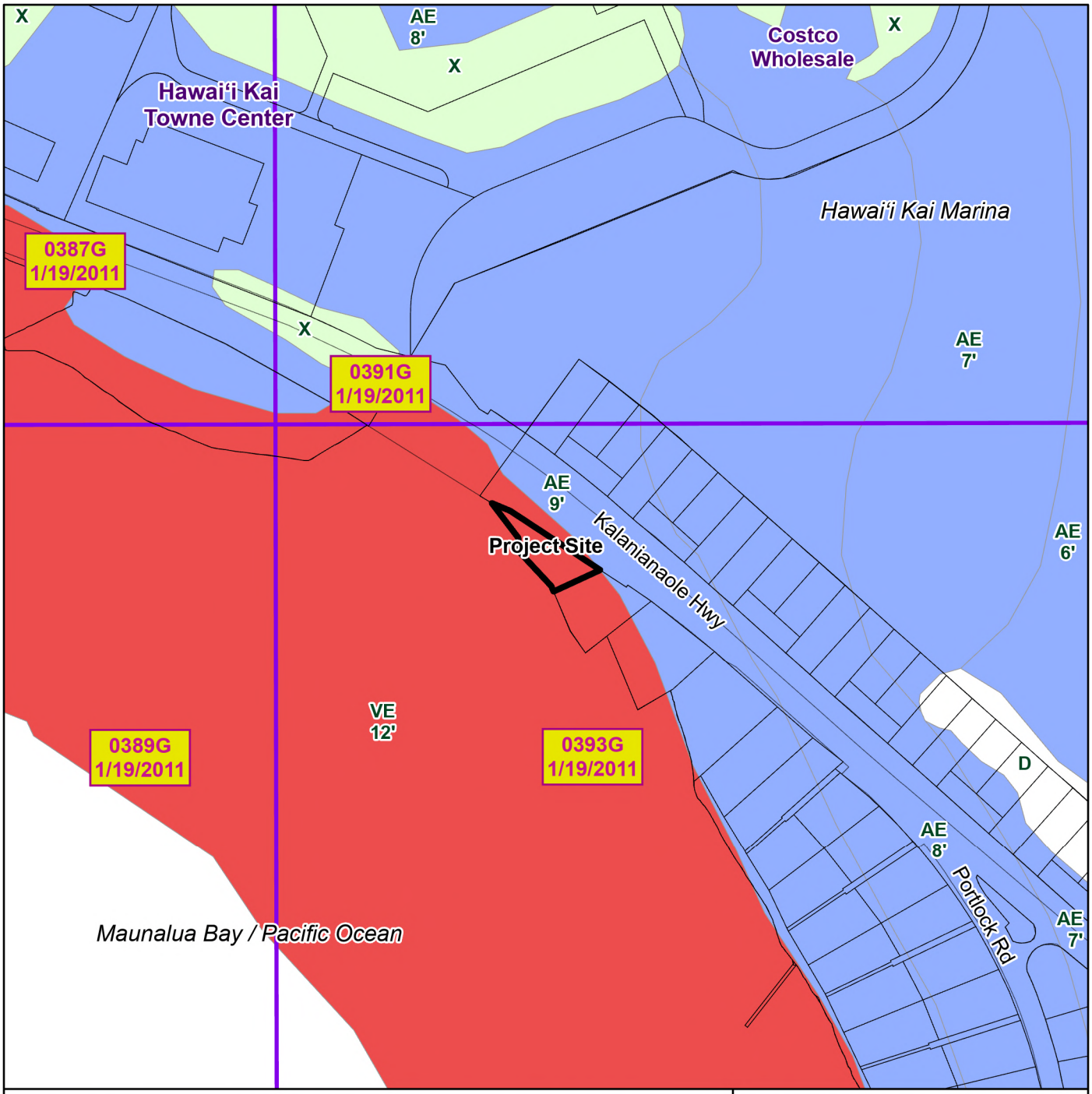
PROJECT: Garg Residence

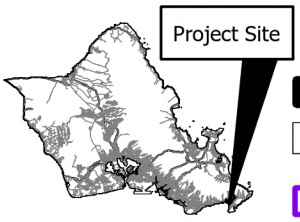
LOCATION: 6973 Kalaniana'ole Highway - Hawai'i Kai

TAX MAP KEY: 3-9-002: 031

Prepared by: Department of Planning and Permitting Date: September 5, 2024

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VICINITY MAP

Legend

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

Flood Zones

AE D VE X

0 125 250 500

Scale in Feet

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

EXHIBIT G

Flood Hazards Map

FILE NOS.: 2024/SMA-66 and 2024/SV-2

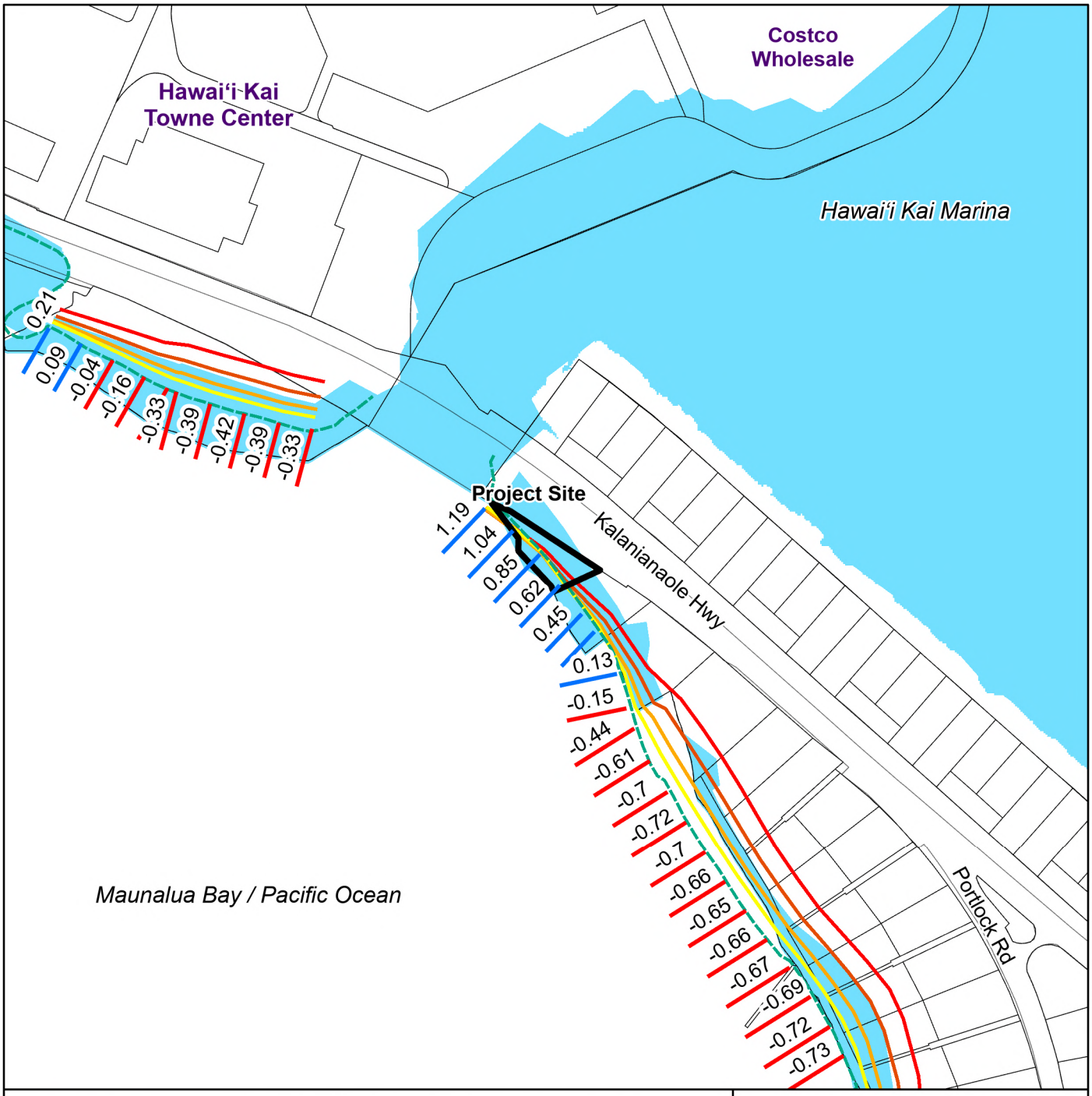
PROJECT: Garg Residence

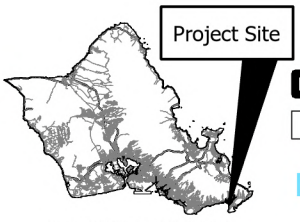
LOCATION: 6973 Kalaniana'ole Highway - Hawai'i Kai

TAX MAP KEY: 3-9-002: 031

Prepared by: Department of Planning and Permitting Date: September 5, 2024

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VICINITY MAP

0 125 250 500

Scale in Feet

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

Legend

- Project Site
- TAX Parcel
- SLR Exposure Area - 1.1 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
- Annual Erosion Rate (ft.)
- Annual Accretion Rate (ft.)

EXHIBIT H

Sea Level Rise Map

FILE NOS.: 2024/SMA-66 and 2024/SV-2

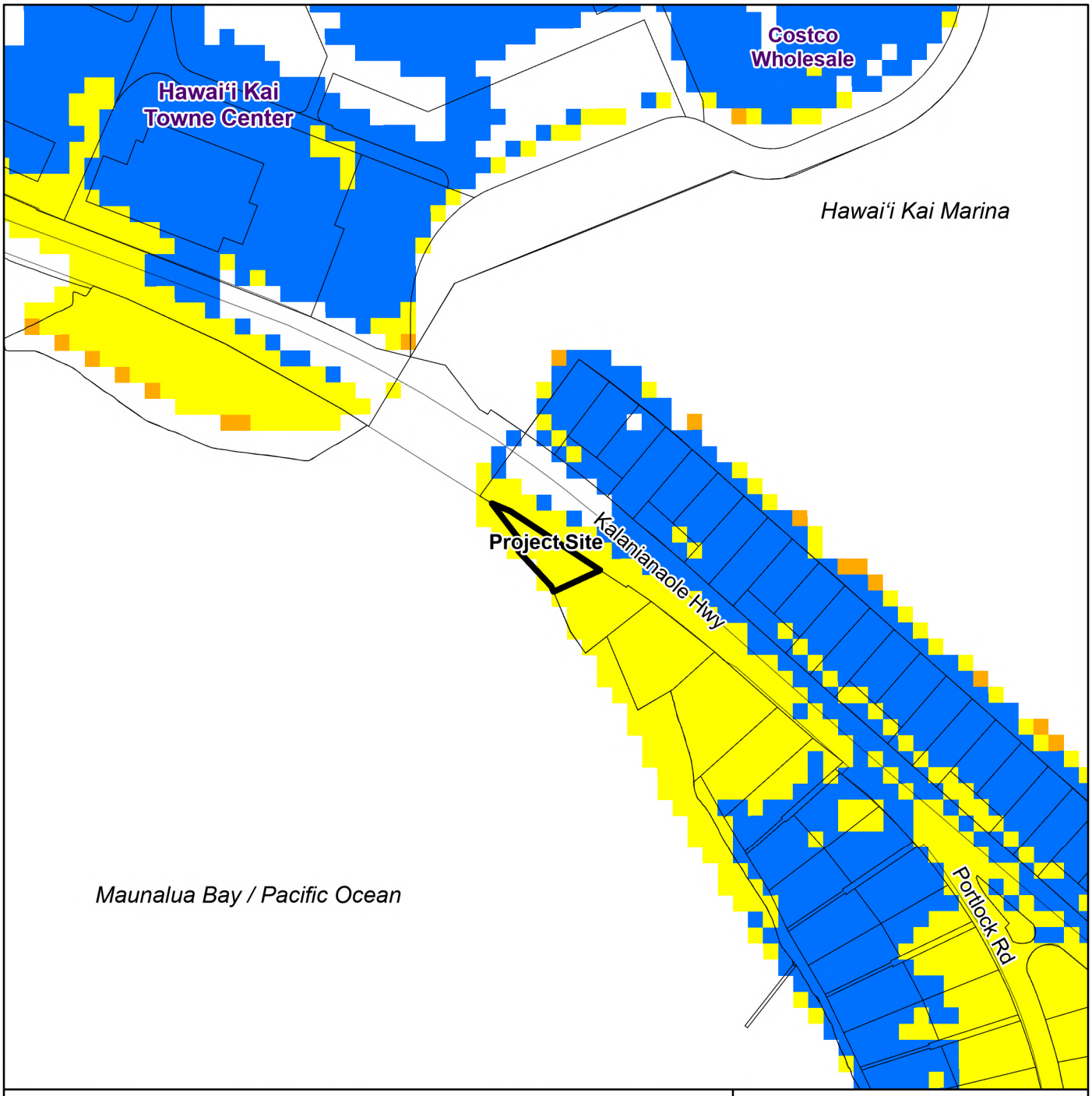
PROJECT: Garg Residence

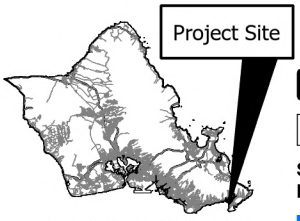
LOCATION: 6973 Kalaniana'ole Highway - Hawai'i Kai

TAX MAP KEY: 3-9-002: 031

Prepared by: Department of Planning and Permitting Date: September 5, 2024

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VICINITY MAP

0 125 250 500

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 NOS.: 2024/SMA-66 and 2024/SV-2

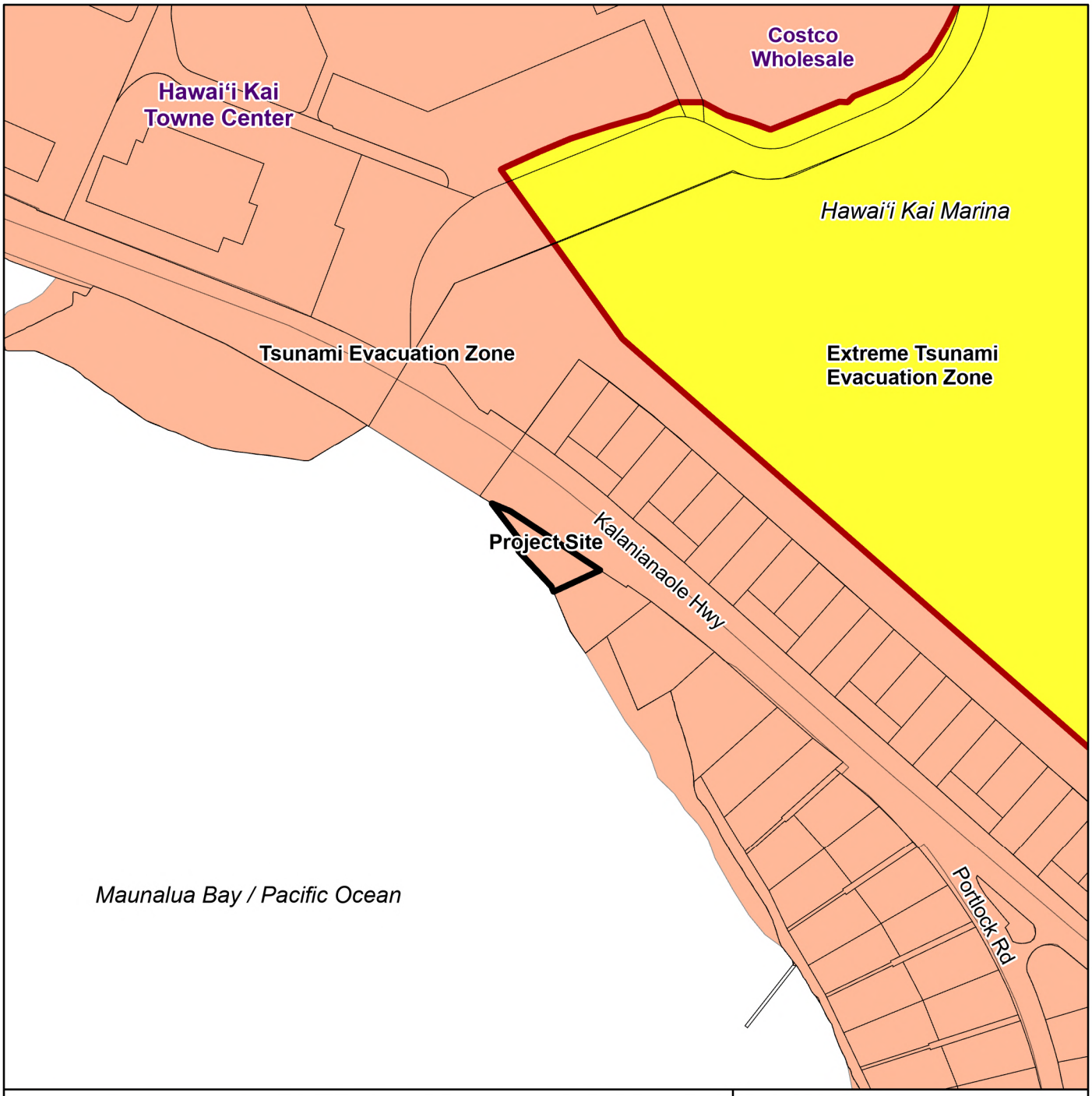
PROJECT: Garg Residence

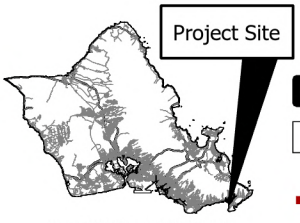
LOCATION: 6973 Kalaniana'ole Highway - Hawai'i Kai

TAX MAP KEY: 3-9-002: 031

Prepared by: Department of Planning and Permitting Date: September 5, 2024

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VICINITY MAP

0 125 250 500

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 NOS.: 2024/SMA-66 and 2024/SV-2

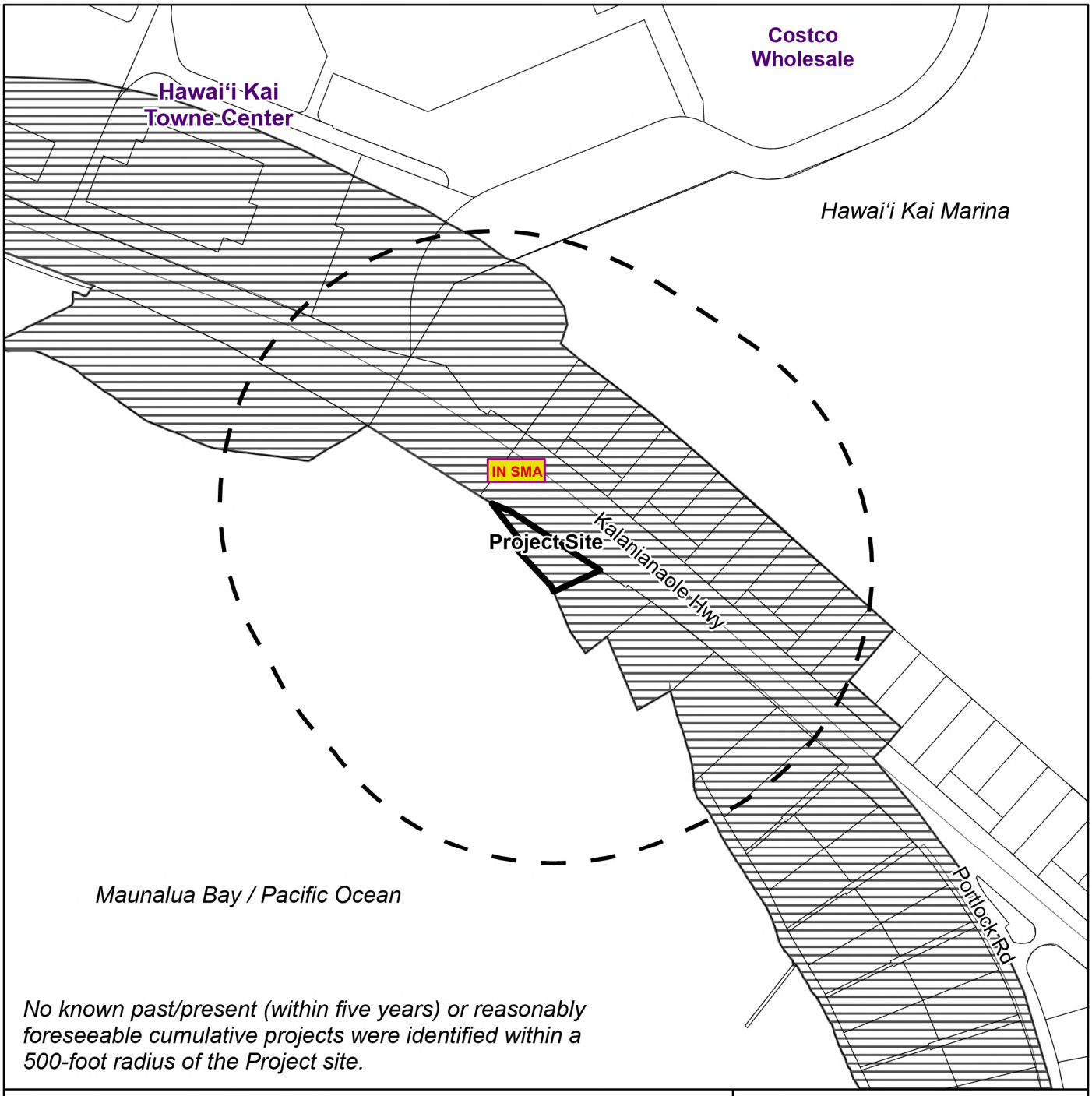
PROJECT: Garg Residence

LOCATION: 6973 Kalaniana'ole Highway - Hawai'i Kai

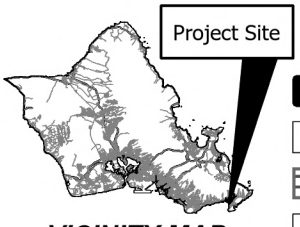
TAX MAP KEY: 3-9-002: 031

Prepared by: Department of Planning and Permitting Date: September 5, 2024

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No known past/present (within five years) or reasonably foreseeable cumulative projects were identified within a 500-foot radius of the Project site.



VICINITY MAP

0 125 250 500

Scale in Feet

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

Legend

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

EXHIBIT K

Cumulative Projects Map

FILE NOS.: 2024/SMA-66 and 2024/SV-2

PROJECT: Garg Residence

LOCATION: 6973 Kalaniana'ole Highway - Hawai'i Kai

TAX MAP KEY: 3-9-002: 031

Prepared by: Department of Planning and Permitting Date: September 5, 2024 Copyright City & County of Honolulu All Rights Reserved

HONOLULU CITY COUNCIL

KE KANIHELA O KE KALANA O HONOLULU

CITY AND COUNTY OF HONOLULU

No._____

RESOLUTION

GRANTING A SPECIAL MANAGEMENT AREA MAJOR PERMIT TO ALLOW THE CONSTRUCTION OF A NEW SINGLE-FAMILY DWELLING UNIT AND OTHER IMPROVEMENTS, AND DENYING A SHORELINE SETBACK VARIANCE FOR STUCTURES AND ACTIVITIES IN THE SHORELINE SETBACK AREA AT TAX MAP KEY 3-9-002: 031 IN HAWAI'I KAI, O'AHU.

WHEREAS, on July 2, 2024, the Department of Planning and Permitting ("DPP") accepted the application (File Numbers 2024/SMA-66 AND 2024/SSV-2) from NGM HI Properties LLC ("Applicant") for a Special Management Area ("SMA") Major Permit to allow the construction of a new single-family dwelling with an attached two-car garage and swimming pool, and a Shoreline Setback Variance ("SSV") to allow structures and activities in the shoreline setback area on approximately 10,007-square-foot (ft.) of land zoned R-10 Residential District, located at 6973 Kalaniana'ole Highway, and identified as Tax Map Key 3-9-002: 031 (the "Project"); and

WHEREAS, on August 30, 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 October 10, 2024, within 45 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, 25-4.1, and 26-1.8(b)(3), and of the Hawai'i Revised Statues ("HRS") §§ 205A-2 and 205A-26 completed its report and transmitted its findings and recommendation of approval for the SMA Major Permit and denial for the SSV to the City Council ("Council"); and

WHEREAS, the Council, having received the findings and recommendation of the DPP on _____, by Departmental Communication No. _____, and having duly considered all of the findings and reports on the matter, desires to approve the subject application for an SMA Major Permit with the conditions enumerated below, and deny the SSV; 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:

RESOLUTION

A. Prior to the issuance of a building permit or construction plans for the Project, the Applicant must revise the plans to remove the encroachment into the shoreline setback area.

B. Prior to the issuance of a building permit or construction plan for the Project, the Applicant must receive an approved Minor Shoreline Structure Permit for the fencing that is located within the shoreline setback area.

C. 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-22, D-1 through D-6, E, F, G, H, I, J, and 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 may be considered a minor modification and may be permitted under this resolution, upon review and approval by the DPP Director.

D. To minimize impacts to archaeological, historical, 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 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 requirement in this condition must be clearly stated under "Environmental Notes" on all Project construction permit plans and building permit plans.

E. 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);

5. Woody plants greater than 15 ft. in height may not be disturbed, removed, or trimmed during the Hawaiian hoary bat birthing and pup rearing season from June 1 through September 15;

6. Barbless fencing must be used for all fence construction to avoid the entanglement of Hawaiian Hoary Bats; and

7. All Project-related activities must cease if a Hawaiian monk seal, Green Sea Turtle, or Hawksbill Sea Turtle is present on land within 150 ft. 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-ft. 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.

F. To minimize the spread of invasive pathogens, pests, or plants that may harm native species and ecosystems, the Applicant is responsible for the following:

1. The Applicant shall minimize the importation of fill material to the extent possible. The Applicant proposes to import approximately 15 cubic yards of fill material;

2. The Applicant shall minimize the movement of plant or soil material on the Project site, and all Project construction equipment, materials, and personnel must be cleaned of excess soil and debris prior to entering and leaving a Project worksite, in accordance with the current recommendations from the O'ahu Invasive Species Committee ("OISC");

3. Prior to the commencement of any ground-disturbing or construction activities, and upon the arrival of any new workers to the Project site, a copy of the most recently updated OISC "Decontamination Protocols for Prevention of Invasive Species" ("Protocols") must be distributed to all workers who will be present at the site, or the Protocols must be posted at the Project site in a visible location accessible to all Project workers, including delivery and haul-out contractors, or both the distribution and posting of the Protocols is required. All onsite Project workers must be instructed to review the species photos and all Protocols prior to commencing any ground-disturbing or construction activities; and

4. If, at any time, species on the OISC invasive species target list website at https://www.oahuisc.org/current-targets/, or any successor website or list provided by the OISC, are discovered on the Project site, the Applicant shall immediately contact the OISC to report the discovery. The current email address and phone number for the OISC must be visibly posted at the Project site during pre-construction and construction activities. The Applicant shall implement any measures recommended by the OISC and any responsible federal or State of Hawai'i agency charged with the eradication and management of invasive species.

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

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

"*In choosing to undertake the development at Tax Map Key 3-9-002:031, 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.

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

1. "*The landowner hereby acknowledges that Tax Map Key 3-9-002:031 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 3-9-002:031 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.

J. Permits.

1. The Project's building permit application for the new single-family dwelling was accepted as complete on June 26, 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 new single-family dwelling is not obtained by June 30, 2025, the Project 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 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 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 building permit,

   the extension will be deemed to be denied.

K. 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

RESOLUTION

under this SMA Major Permit comply with all applicable City ordinances and other governmental provisions and requirements.

BE IT RESOLVED by the Council of the City and County of Honolulu that an SSV for the Project be denied; and

BE IT FINALLY RESOLVED by the Council of the City and County of Honolulu that copies of this Resolution be transmitted to NMG HI Properties LLC, 6973 Kalaniana'ole Highway, Honolulu, Hawai'i 96825; 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:

_____

_____

_____

_____

_____

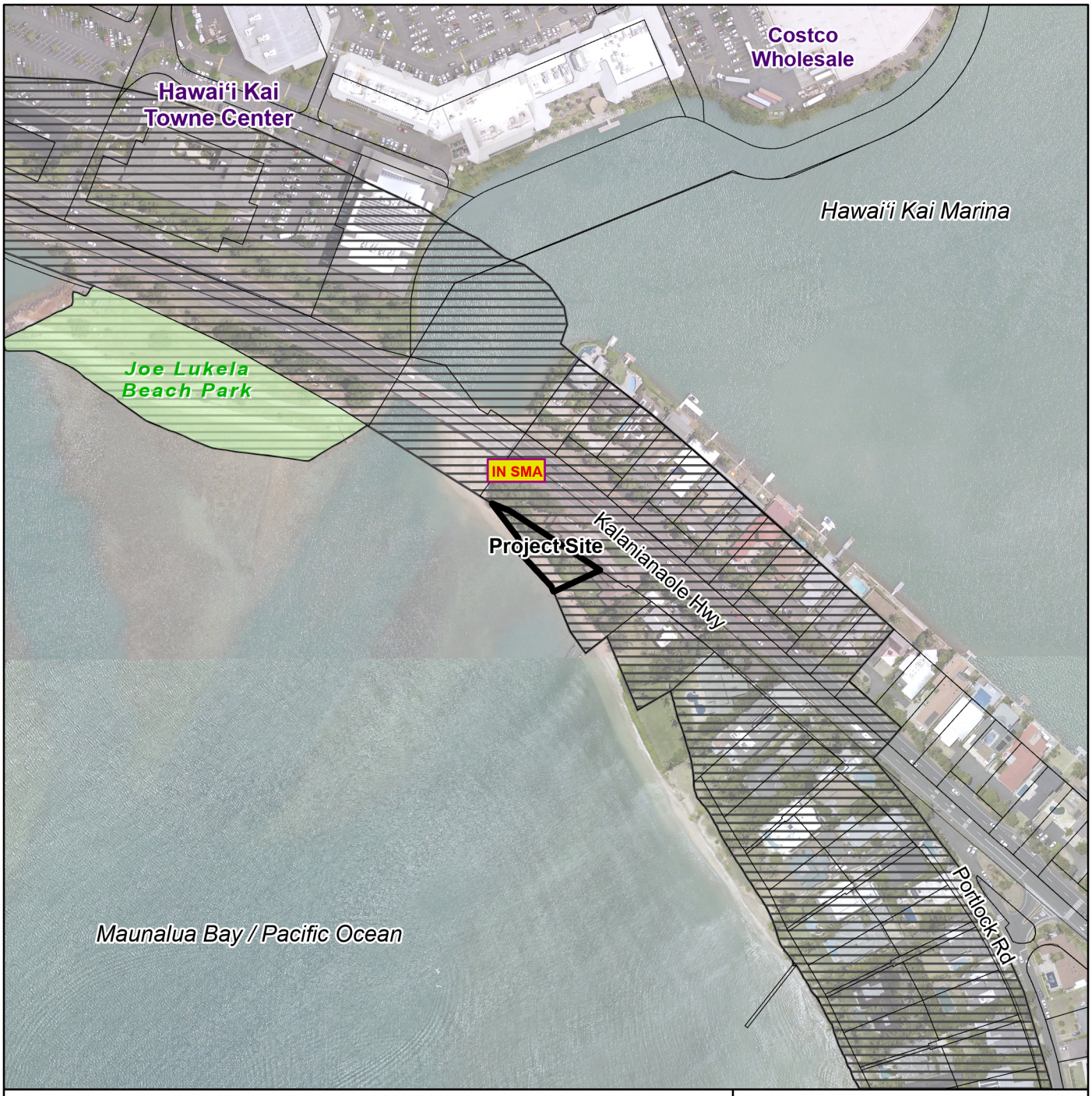
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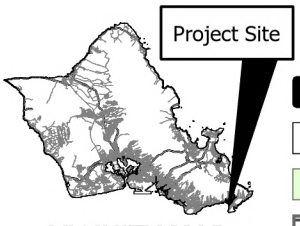
DATE OF INTRODUCTION: _____

_____

_____ _____

Honolulu, Hawai'i Councilmembers





VICINITY MAP

0 125 250 500

Scale in Feet

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

Legend

- Project Site
- TAX Parcel
- City Park
- Within SMA
- Outside SMA

EXHIBIT A

Location Map

FILE NOS.: 2024/SMA-66 and 2024/SV-2

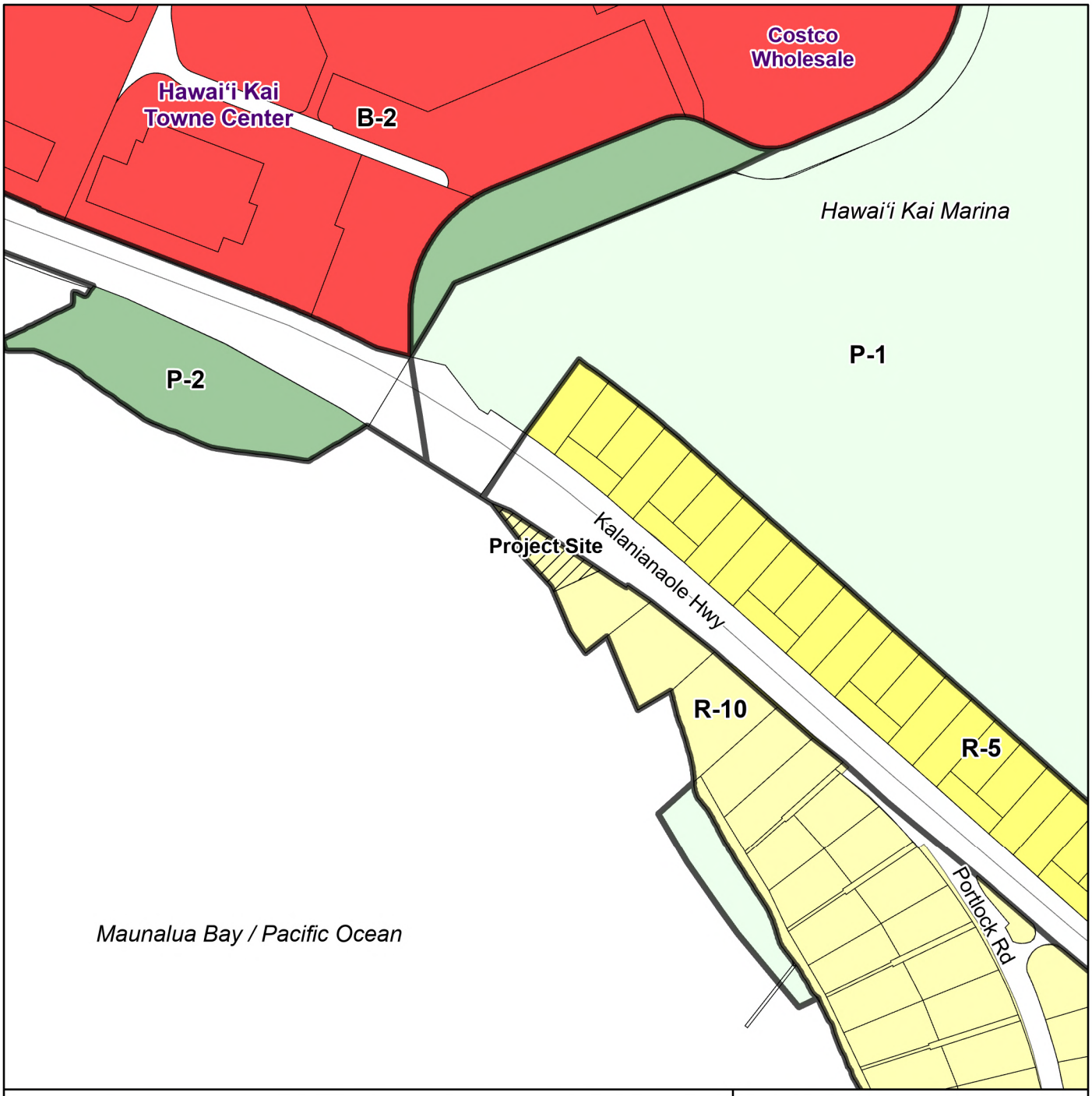
PROJECT: Garg Residence

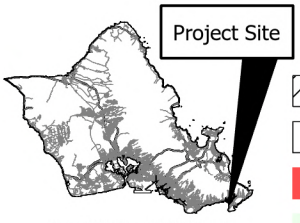
LOCATION: 6973 Kalaniana'ole Highway - Hawai'i Kai

TAX MAP KEY: 3-9-002: 031

Prepared by: Department of Planning and Permitting Date: September 4, 2024

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VICINITY MAP

0 125 250 500

Scale in Feet

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

Legend

- Project Site
- TAX Parcel
- B-2 District
- P-1 District
- P-2 District
- R-10 District
- R-5 District

EXHIBIT B

Zoning Map

FILE NOS.: 2024/SMA-66 and 2024/SV-2

PROJECT: Garg Residence

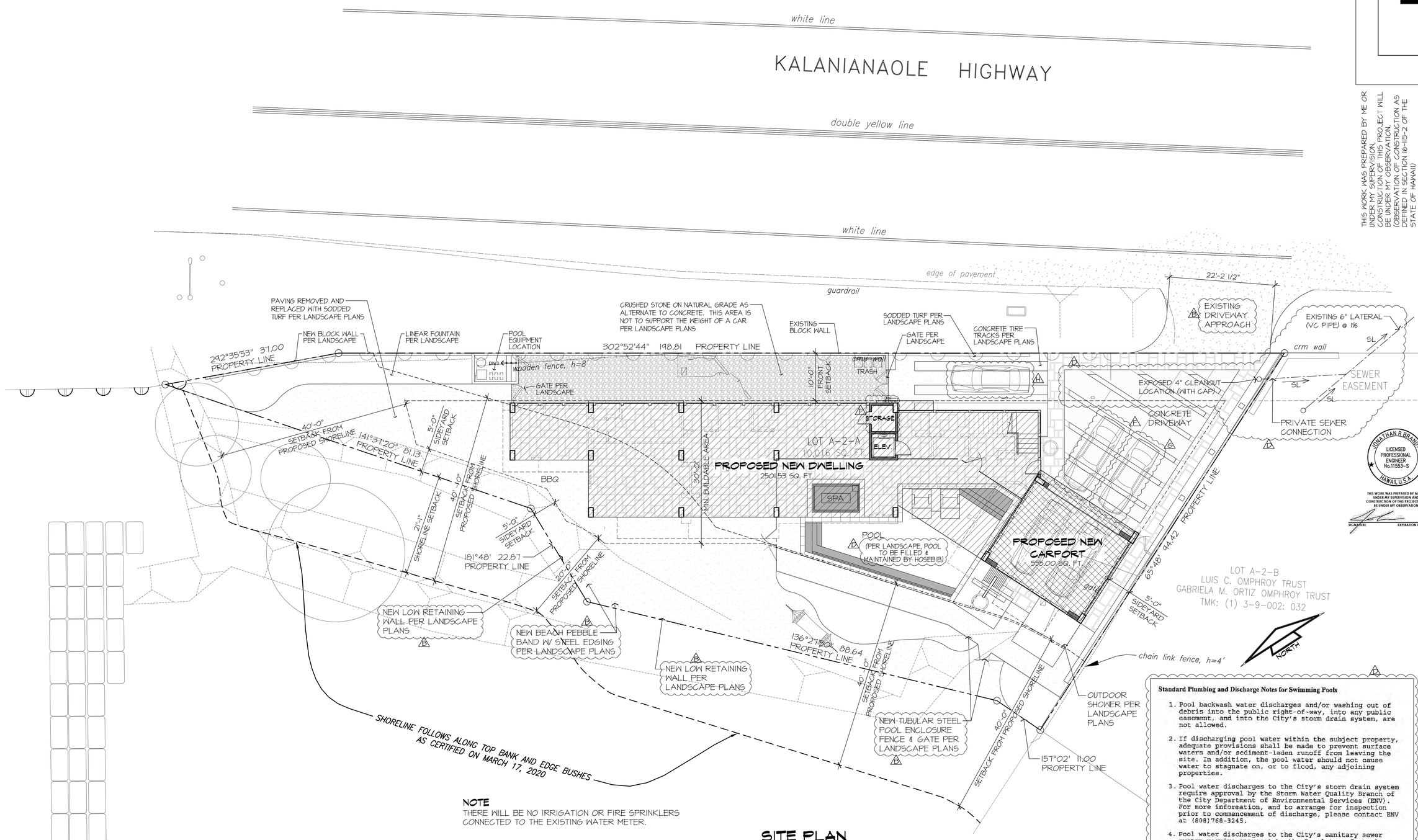
LOCATION: 6973 Kalaniana'ole Highway - Hawai'i Kai

TAX MAP KEY: 3-9-002: 031

Prepared by: Department of Planning and Permitting Date: September 4, 2024

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EXHIBIT C-1



NOTE
THERE WILL BE NO IRRIGATION OR FIRE SPRINKLERS CONNECTED TO THE EXISTING WATER METER.

SITE PLAN
SCALE: 1/8"=1'-0"
0 2' 10'
1' 5' 15'

⚠ COASTAL HIGH HAZARD AREA STANDARD NOTES
THE PROJECT MUST BE DESIGNED TO BE FULLY COMPLIANT WITH THE COASTAL HIGH HAZARD AREA STANDARDS, ROH SECTION 21A-1.9.

1. THE AREA BELOW THE BFE, INCLUDING THE GARAGE, SHOULD BE ENCLOSED ONLY WITH BREAKAWAY WALLS, AND USED ONLY FOR PARKING, STORAGE AND BUILDING ACCESS.
   THE ELEVATOR SHAFT MAY BE PERMITTED BELOW THE BFE, BUT THE ELECTRICAL/MECHANICAL ROOM MUST BE LOCATED ON A FLOOR ABOVE THE BFE.
2. THE ENCLOSED PAVED FLOOR BELOW THE BFE MUST BE INDEPENDENT FROM THE COLUMNS AND FOUNDATION SUPPORTING THE BUILDING AND MADE TO BE BREAKAWAY AND NOT SUPPORTED BY STRUCTURAL FILL.
3. THE NEW SWIMMING POOL AND SPA MUST BE ADEQUATELY ANCHORED TO RESIST FLOTATION OR DISPLACEMENT AND PREVENT DAMAGE TO THE BUILDING'S FOUNDATION.

CITY AND COUNTY OF HONOLULU
REVISED ORDINANCE CHAPTER 32
HONOLULU COUNTY CODE 1990, AS AMENDED

TO THE BEST OF MY KNOWLEDGE THIS PROJECT'S DESIGN SUBSTANTIALLY CONFORMS TO THE BUILDING ENERGY CONVERSATION CODE FOR:

_____BUILDING COMPONENTS SYSTEMS
_____ELECTRICAL COMPONENT SYSTEMS
_____MECHANICAL COMPONENT SYSTEMS

SIGNATURE:_____**DATE:**_____
NAME
LICENSE NO:

Standard Plumbing and Discharge Notes for Swimming Pools

1. Pool backwash water discharges and/or washing out of debris into the public right-of-way, into any public easement, and into the City's storm drain system, are not allowed.
2. If discharging pool water within the subject property, adequate provisions shall be made to prevent surface waters and/or sediment-laden runoff from leaving the site. In addition, the pool water should not cause water to stagnate on, or to flood, any adjoining properties.
3. Pool water discharges to the City's storm drain system require approval by the Storm Water Quality Branch of the City Department of Environmental Services (ENV). For more information, and to arrange for inspection prior to commencement of discharge, please contact ENV at (808)768-3245.
4. Pool water discharges to the City's sanitary sewer system require approval by the Regulatory Control Branch of the City Department of Environmental Services (ENV). Please contact ENV at (808)768-3261 or 768-3262.
5. Pool water discharges to the State's storm drain system require approval by the Highways Division of the State Department of Transportation (DOT). Please contact DOT at (808)831-6712.
6. Pool water (public swimming pool) discharges require approval by the Sanitation Branch of the State Department of Health (DOH). Please contact DOH at (808)586-8000.
7. No stockpiling of excavated materials shall be allowed within the public right-of-way or any public easement. If work on the public right-of-way is necessitated, please contact the Street Usage Branch of the City Department of Transportation Services (DTS) at 768-8390.
8. Non-compliance with any of the above requirements may result in administrative, civil and/or criminal penalties.

DPP October 28, 2009

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ERIC TRABERT & ASSOCIATES
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IRVINE, CALIFORNIA 92618
TEL: 949.861.2244
FAX: 949.861.2233
www.etadesign.com

SUSHIL GARG
6973 KALANIANA' OLE HIGHWAY
HONOLULU, HI 96825
TMK: (1) 3-9-002: 031

PROJECT DESCRIPTION:
NEW CUSTOM 2-STORY SINGLE FAMILY DWELLING

JONATHAN R. BRAND LICENSED PROFESSIONAL ENGINEER No.11553-S HAWAII, U.S.A.
THIS WORK WAS PREPARED BY ME OR UNDER MY SUPERVISION AND CONSTRUCTION OF THIS PROJECT WILL BE UNDER MY OBSERVATION
SIGNATURE EXP. 4/30/24 EXPIRATION DATE OF LICENSE

PROPOSED NEW DWELLING FOR:
M/M SUSHIL GARG
6973 KALANIANA' OLE HIGHWAY,
HONOLULU, HI 96825
TMK: 3-9-002: 031

SUBMITTALS:

REVISIONS:
⚠ 01-18-21 BLDG PC1 - CT
⚠ 01-11-22 MWB PC2 - CT
⚠ 05-18-22 BLDG PC2 - CT
⚠ 11-10-22 PLANNING PC1 - CT
⚠ 04-23-24 PLANNING PC2 - JT

SITE PLAN

STYLE: CONTEMPORARY
DATE 01.24.2019
DRAWN BY: JT
JOB NO. A001 SITE PLAN
SCALE 1/8"= 1'-0"
SHEET A001

7/9/2024 11:17:42 AM, eta3

EXHIBIT C-2

white line

KALANIANAOLE HIGHWAY

double yellow line

white line

edge of pavement

guardrail

292°35'53" 37.00
PROPERTY LINE

302°52'44" 198.81 PROPERTY LINE

crmd wall

crm wall

wooden fence, h=8'

NOTE: EXISTING LANDSCAPE AROUND HOME TO BE REMOVED. ALL OTHER LANDSCAPING TO REMAIN OR TO BE PROTECTED. (VERIFY WITH OWNER)

EXISTING EAVE

SEWER EASEMENT

LOT A-2-A
10,016 SQ. FT.

EXISTING 2 STORY SINGLE FAMILY DWELLING

141°37'20" 81.13
PROPERTY LINE

℄ 1/2 pipe (fnd.)

65°48' 44.42 PROPERTY LINE

181°48' 22.87
PROPERTY LINE

EXISTING COLUMNS

gate

LOT A-2-B
LUIS C. OMPHROY TRUST
GABRIELA M. ORTIZ OMPHROY TRUST
TMK: (1) 3-9-002: 032

136°27'50" 88.64
PROPERTY LINE

chain link fence, h=4'

℄ 1/2 pipe (fnd.)

157°02' 11.00
PROPERTY LINE

SHORELINE FOLLOWS ALONG TOP BANK AND EDGE BUSHES AS CERTIFIED ON MARCH 17, 2020

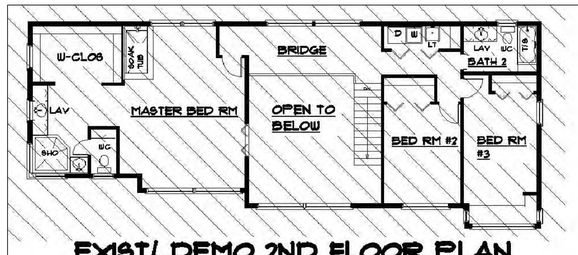
sand bags

sand bags

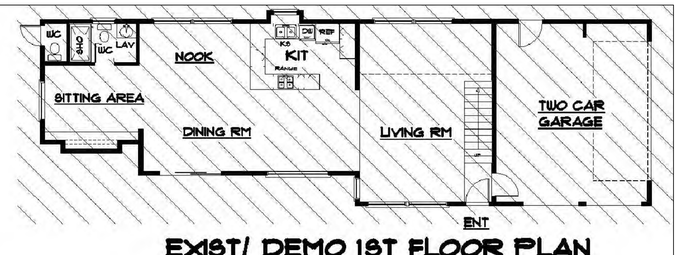
DEMOLITION PLAN

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

0 2' 10'
1' 5' 15'



EXIST/ DEMO 2ND FLOOR PLAN



EXIST/ DEMO 1ST FLOOR PLAN

NOTE: THERE ARE NO FIRE SPRINKLERS OR IRRIGATION SYSTEM CONNECTED TO THIS WATER METER.

FIXTURE REMOVED COUNT

TOTAL	FLR LEVEL	# REMOVED	FLR LEVEL	# REMOVED
4: WC-	1ST FLR=	2 REMOVED	2ND FLR =	2 REMOVED
4: LAV-	1ST FLR=2	REMOVED	2ND FLR	= 2 REMOVED
2 SHO-	1ST FLR =	1 REMOVED	2ND FLR =	1 REMOVED
1 SOAKING TUB =			2ND FLR =	1 REMOVED
1: TUB/SHO =			2ND FLR=	1 REMOVED
1 KIT SINK = 1ST FLR= REMOVED 1				
1 DISHWASH =1ST FLR = REMOVED 1				
1 LAUNDRY SINK			2ND FLR=	1 REMOVED
1 WASHER			2ND FLR =1	REMOVED

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ERIC TRABERT & ASSOCIATES

E.T.A. RESIDENTIAL DESIGN

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SUSHIL GARG

6973 KALANIANA' OLE HIGHWAY
HONOLULU, HI 96825
TMK: (1) 3-9-002: 031

PROJECT DESCRIPTION:
NEW CUSTOM 2-STORY SINGLE FAMILY DWELLING

JONATHAN R BRANDT
LICENSED PROFESSIONAL ENGINEER
No.11553-S
HAWAII, U.S.A.

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SIGNATURE EXP 4/30/24 EXPIRATION DATE OF LICENSE

PROPOSED NEW DWELLING FOR:
M/M SUSHIL GARG
6973 KALANIANA' OLE HIGHWAY,
HONOLULU, HI 96825
TMK: 3-9-002: 031

SUBMITTALS:

REVISIONS:
1 07-13-21 BWS PCI - CT

DEMOLITION PLAN

STYLE: CONTEMPORARY

DATE 01.24.2019

DRAWN BY: CT

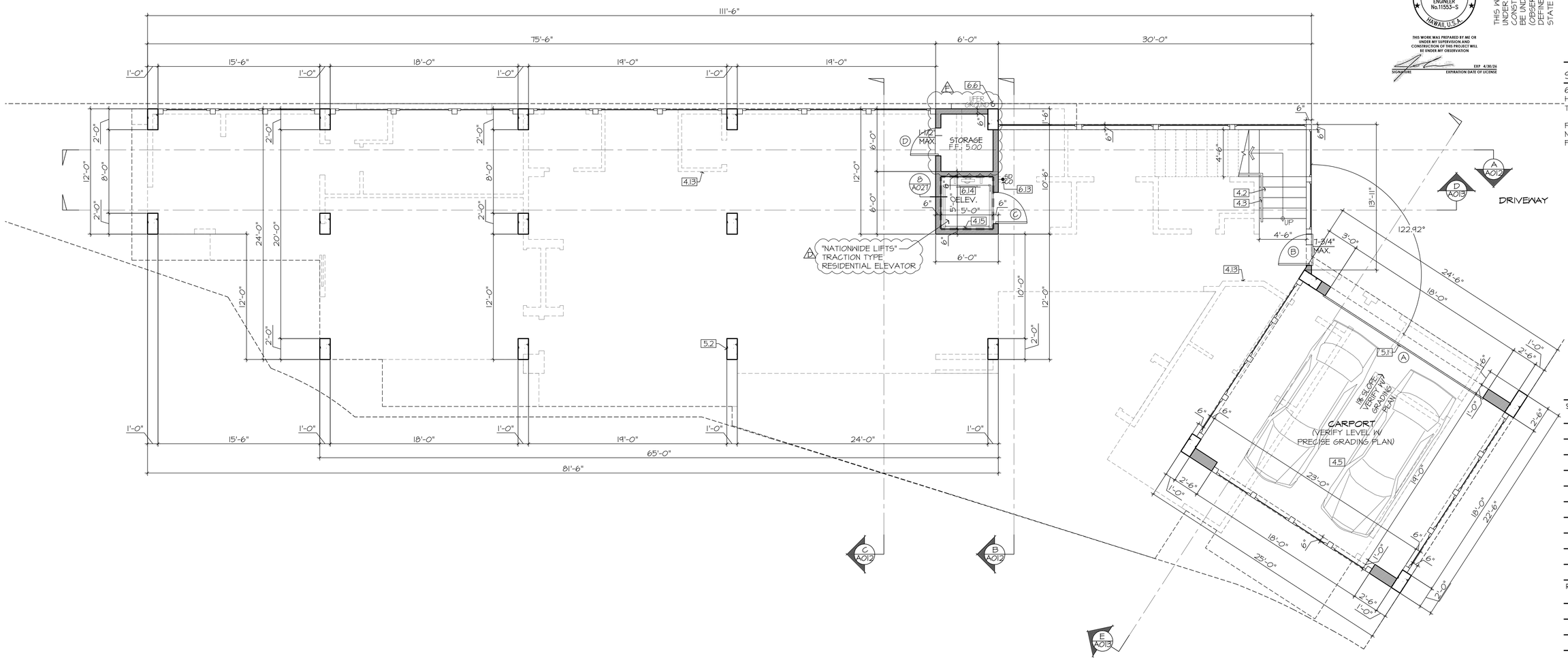
JOB NO. A002 DEMOLITION PLAN

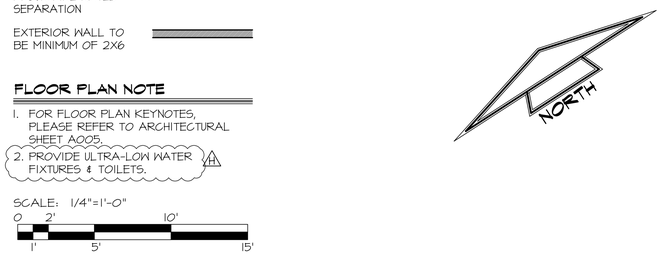
SCALE 1/8"= 1'-0"

SHEET A002

7/9/2024 11:18:35 AM, eta3

EXHIBIT C-3





FLOOR PLAN LEGEND

1-HOUR FIRE RATED SEPARATION

EXTERIOR WALL TO BE MINIMUM OF 2X6

FLOOR PLAN NOTE

1. FOR FLOOR PLAN KEYNOTES, PLEASE REFER TO ARCHITECTURAL SHEET A005.
2. PROVIDE ULTRA-LOW WATER FIXTURES & TOILETS. (H)

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

0 2' 10'
1' 5' 15'

JONATHAN R BRANDT
LICENSED PROFESSIONAL ENGINEER
No.11553-S
HAWAII, U.S.A.

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SIGNATURE EXP. 4/30/26
EXPIRATION DATE OF LICENSE

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ERIC TRABERT & ASSOCIATES

E.T.A.
RESIDENTIAL DESIGN

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FAX: 949.861.2233
www.etadesign.com

SUSHIL GARG
6973 KALANIANA' OLE HIGHWAY
HONOLULU, HI 96825
TMK: (1) 3-9-002: 031

PROJECT DESCRIPTION:
NEW CUSTOM 2-STORY SINGLE FAMILY DWELLING

PROPOSED NEW DWELLING FOR:
M/M SUSHIL GARG
6973 KALANIANA' OLE HIGHWAY,
HONOLULU, HI 96825
TMK: 3-9-002: 031

SUBMITTALS:

REVISIONS:

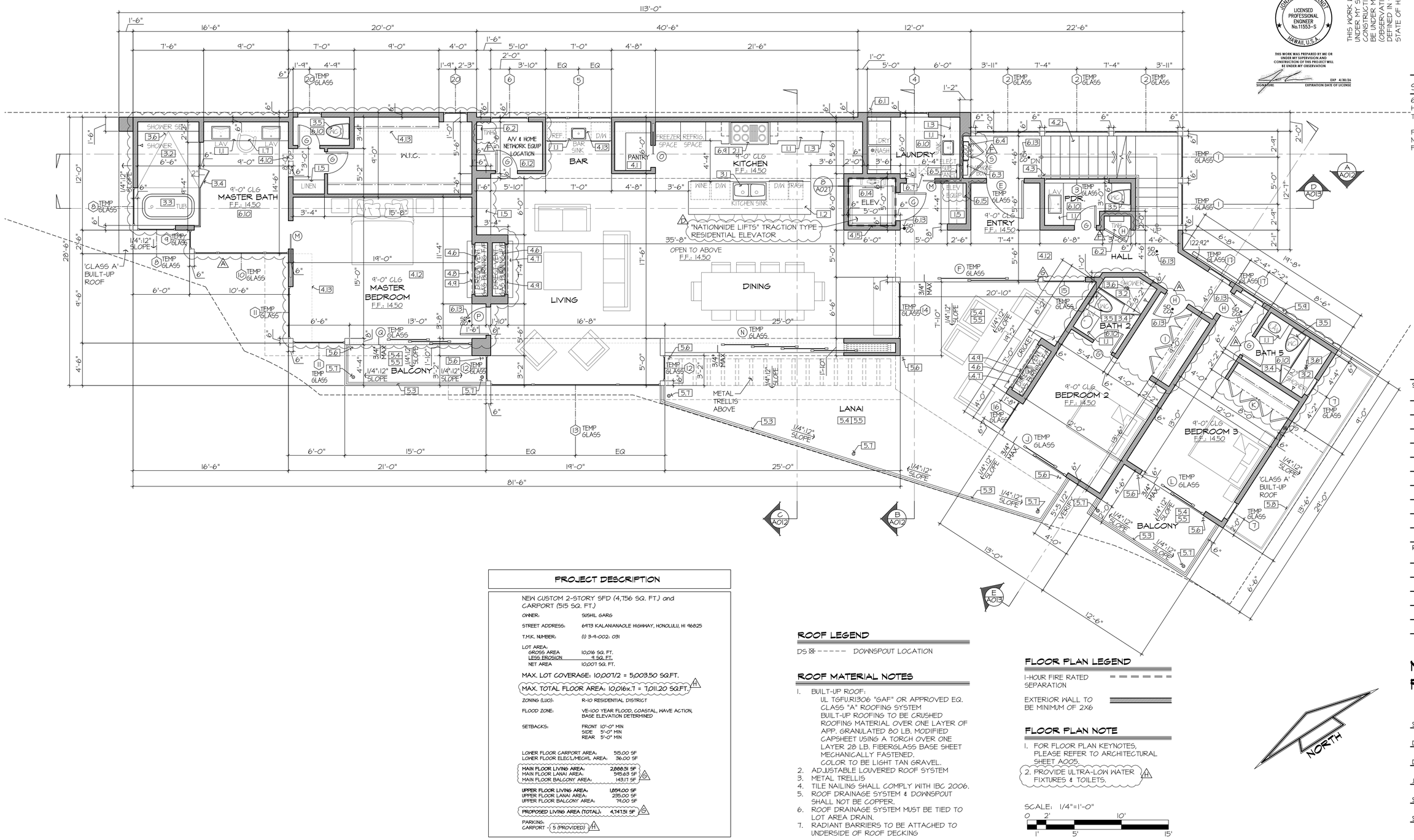
B	01-18-21 BLDG PG1 - CT
D	01-11-22 WWB PG2 - CT
F	05-18-22 BLDG PG2 - CT
H	04-23-24 PLANNING PG2 - JT

LOWER FLOOR PLAN

STYLE: CONTEMPORARY
DATE 01.24.2019
DRAWN BY: JT
JOB NO. A006 LOWER FLOOR PLAN
SCALE 1/4"= 1'-0"
SHEET A006

7/9/2024 11:27:09 AM, eta3

EXHIBIT C-4



PROJECT DESCRIPTION

NEW CUSTOM 2-STORY SFD (4,756 SQ. FT.) and CARPORT (515 SQ. FT.)

OWNER:	SUSHIL GARG
STREET ADDRESS:	6473 KALANIANAOLE HIGHWAY, HONOLULU, HI 96825
T.M.K. NUMBER:	(1) 3-9-002: 031
LOT AREA:	
GROSS AREA	10,016 SQ. FT.
LESS EROSION	9 SQ. FT.
NET AREA	10,007 SQ. FT.

MAX. LOT COVERAGE: 10,007/2 = 5,003.50 SQ.FT.

MAX. TOTAL FLOOR AREA: 10,016x.7 = 7,011.20 SQ.FT. (1)

ZONING (LUO):	R-10 RESIDENTIAL DISTRICT
FLOOD ZONE:	VE-100 YEAR FLOOD, COASTAL, WAVE ACTION, BASE ELEVATION DETERMINED
SETBACKS:	FRONT 10'-0" MIN SIDE 5'-0" MIN REAR 5'-0" MIN
LOWER FLOOR CARPORT AREA:	515.00 SF
LOWER FLOOR ELEC/MECH'L AREA:	36.00 SF
MAIN FLOOR LIVING AREA:	2,888.51 SF
MAIN FLOOR LANAI AREA:	545.63 SF (2)
MAIN FLOOR BALCONY AREA:	143.11 SF
UPPER FLOOR LIVING AREA:	1,259.00 SF
UPPER FLOOR LANAI AREA:	235.00 SF
UPPER FLOOR BALCONY AREA:	79.00 SF
PROPOSED LIVING AREA (TOTAL):	4,141.51 SF (3)
PARKING:	
CARPORT - 5 (PROVIDED)	(4)

ROOF LEGEND

DS ⊠ - - - - - DOWNSPOUT LOCATION

ROOF MATERIAL NOTES

1. BUILT-UP ROOF.
   UL TGFUR1306 "GAF" OR APPROVED EQ.
   CLASS "A" ROOFING SYSTEM
   BUILT-UP ROOFING TO BE CRUSHED ROOFING MATERIAL OVER ONE LAYER OF APP, GRANULATED 80 LB. MODIFIED CAPSHEET USING A TORCH OVER ONE LAYER 28 LB. FIBERGLASS BASE SHEET MECHANICALLY FASTENED.
   COLOR TO BE LIGHT TAN GRAVEL.
2. ADJUSTABLE LOUVERED ROOF SYSTEM
3. METAL TRELLIS
4. TILE NAILING SHALL COMPLY WITH IBC 2006.
5. ROOF DRAINAGE SYSTEM & DOWNSPOUT SHALL NOT BE COPPER.
6. ROOF DRAINAGE SYSTEM MUST BE TIED TO LOT AREA DRAIN.
7. RADIANT BARRIERS TO BE ATTACHED TO UNDERSIDE OF ROOF DECKING

FLOOR PLAN LEGEND

1-HOUR FIRE RATED SEPARATION

EXTERIOR WALL TO BE MINIMUM OF 2X6

FLOOR PLAN NOTE

1. FOR FLOOR PLAN KEYNOTES, PLEASE REFER TO ARCHITECTURAL SHEET A005.
2. PROVIDE ULTRA-LOW WATER FIXTURES & TOILETS. (1)

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

0 2' 10'

1' 5' 15'

NORTH

JONATHAN R BRANDT
LICENSED PROFESSIONAL ENGINEER
No.11553-S
HAWAII, U.S.A.

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SIGNATURE EXP. 4/30/24
EXPIRATION DATE OF LICENSE

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ERIC TRABERT & ASSOCIATES

E.T.A. RESIDENTIAL DESIGN

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SUSHIL GARG
6973 KALANIANA' OLE HIGHWAY
HONOLULU, HI 96825
TMK: (1) 3-9-002: 031

PROJECT DESCRIPTION:
NEW CUSTOM 2-STORY SINGLE FAMILY DWELLING

PROPOSED NEW DWELLING FOR:
M/M SUSHIL GARG
6973 KALANIANA' OLE HIGHWAY,
HONOLULU, HI 96825
TMK: 3-9-002: 031

SUBMITTALS:

REVISIONS:

A	01-06-20 OWNER'S CHANGES - JT
1A	01-11-22 WWB PC2 - CT
E	05-18-22 BLDG PC2 - CT
6	11-10-22 PLANNING PC1 - CT
1H	04-23-24 PLANNING PC2 - JT

MAIN FLOOR PLAN

STYLE: CONTEMPORARY

DATE 01.24.2019

DRAWN BY: JT

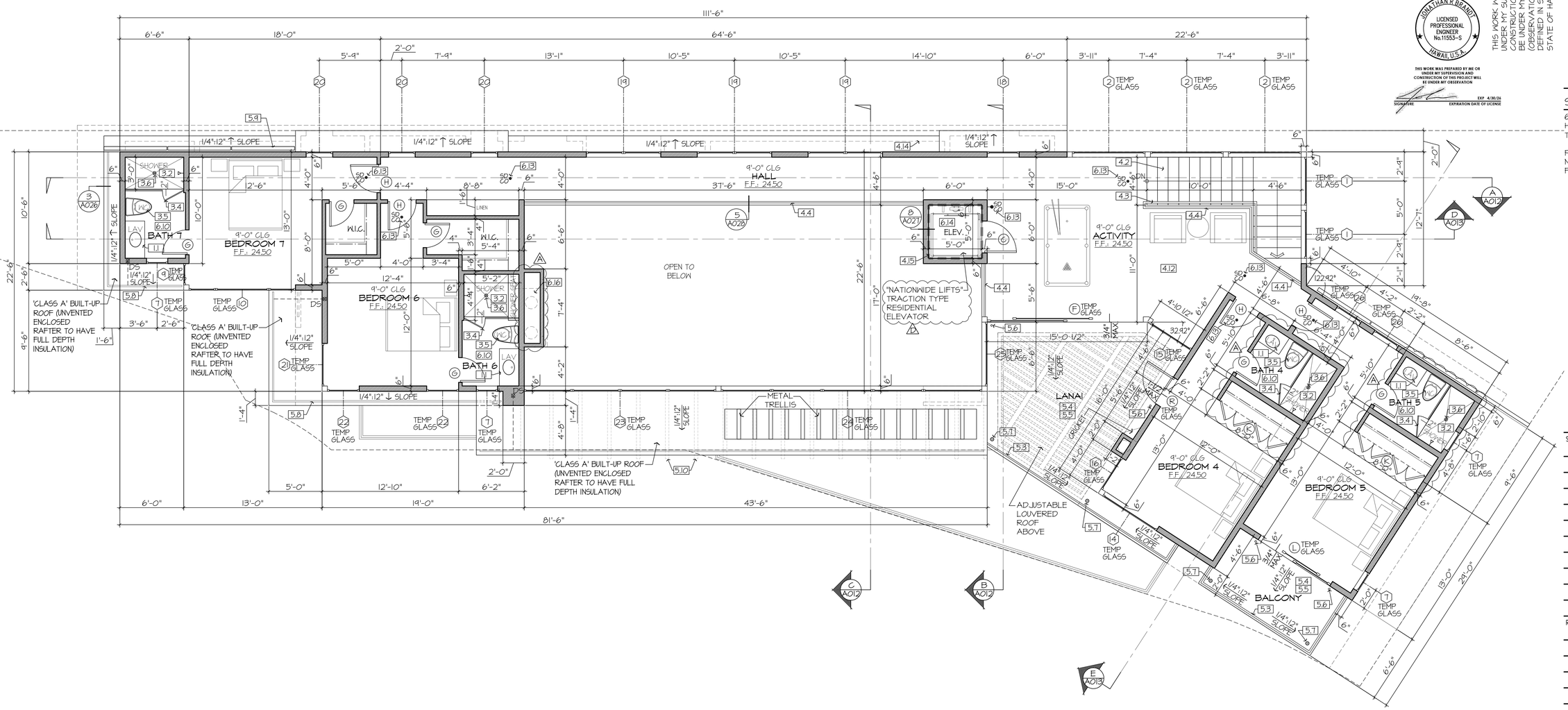
JOB NO. A007 MAIN FLOOR PLAN

SCALE 1/4"= 1'-0"

SHEET A007

7/9/2024 11:36:54 AM, eta3

EXHIBIT C-5



ROOF LEGEND

DS ⊠ - - - - - DOWNSPOUT LOCATION

ROOF MATERIAL NOTES

1. BUILT-UP ROOF:
   UL TGFUR1306 "GAF" OR APPROVED EQ.
   CLASS "A" ROOFING SYSTEM
   BUILT-UP ROOFING TO BE CRUSHED ROOFING MATERIAL OVER ONE LAYER OF APP, GRANULATED 80 LB. MODIFIED CAPSHEET USING A TORCH OVER ONE LAYER 28 LB. FIBERGLASS BASE SHEET MECHANICALLY FASTENED.
   COLOR TO BE LIGHT TAN GRAVEL.
2. ADJUSTABLE LOUVERED ROOF SYSTEM
3. METAL TRELLIS
4. TILE NAILING SHALL COMPLY WITH IBC 2006.
5. ROOF DRAINAGE SYSTEM & DOWNSPOUT SHALL NOT BE COPPER.
6. ROOF DRAINAGE SYSTEM MUST BE TIED TO LOT AREA DRAIN.
7. RADIANT BARRIERS TO BE ATTACHED TO UNDERSIDE OF ROOF DECKING

FLOOR PLAN LEGEND

1-HOUR FIRE RATED SEPARATION

EXTERIOR WALL TO BE MINIMUM OF 2X6

FLOOR PLAN NOTE

1. FOR FLOOR PLAN KEYNOTES, PLEASE REFER TO ARCHITECTURAL SHEET A005.
2. PROVIDE ULTRA-LOW WATER FIXTURES & TOILETS. (H)

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

0 2' 10'
1' 5' 15'

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JONATHAN R. BRANDT
LICENSED PROFESSIONAL ENGINEER
No. 11553-S
HAWAII, U.S.A.

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SIGNATURE — EXP 4/30/24 EXPIRATION DATE OF LICENSE

ERIC TRABERT & ASSOCIATES

E.T.A. RESIDENTIAL DESIGN

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TMK: (1) 3-9-002: 031

PROJECT DESCRIPTION:
NEW CUSTOM 2-STORY SINGLE FAMILY DWELLING

PROPOSED NEW DWELLING FOR:
M/M SUSHIL GARG
6973 KALANIANA' OLE HIGHWAY,
HONOLULU, HI 96825
TMK: 3-9-002: 031

SUBMITTALS:

REVISIONS:

A	01-06-20	OWNER'S CHANGES - JT
1	01-11-22	WWB PC2 - CT
1	04-23-24	PLANNING PC2 - JT

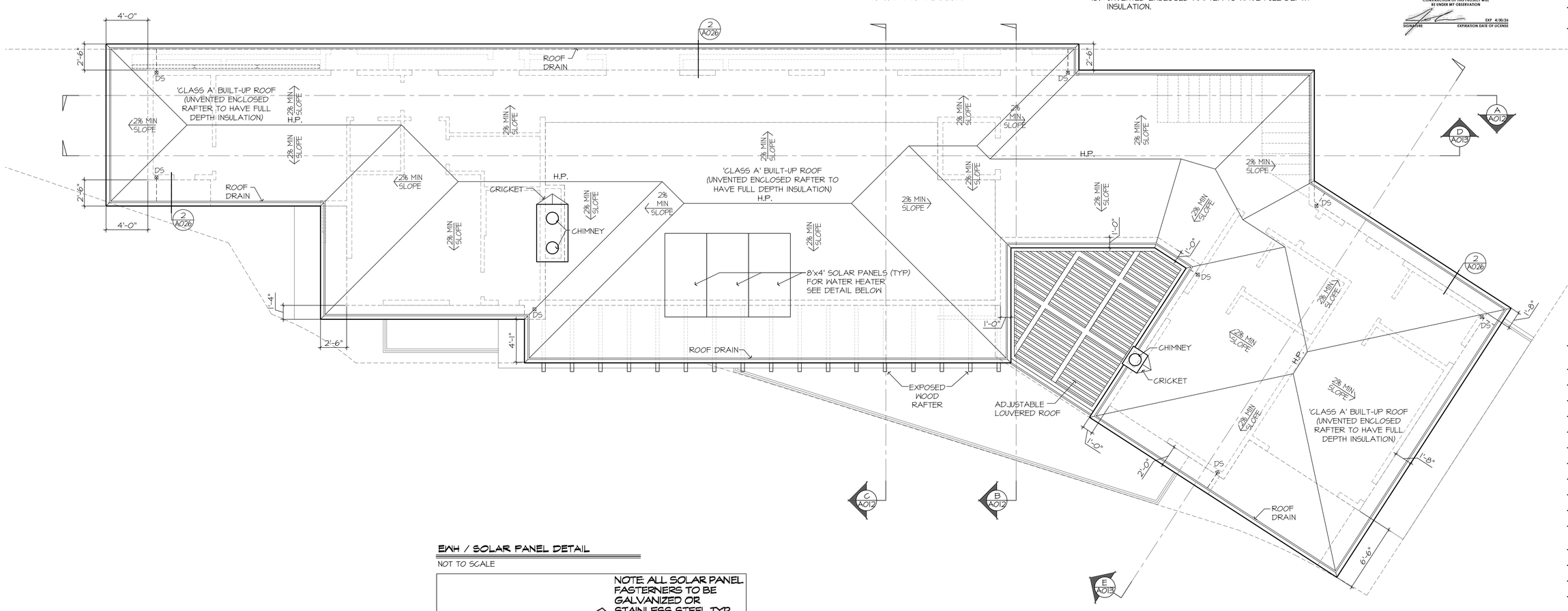
UPPER FLOOR PLAN

STYLE: CONTEMPORARY
DATE 01.24.2019
DRAWN BY: JT
JOB NO. A008 UPPER FLOOR PLAN
SCALE 1/4"= 1'-0"
SHEET A008

7/9/2024 11:37:23 AM, eta3

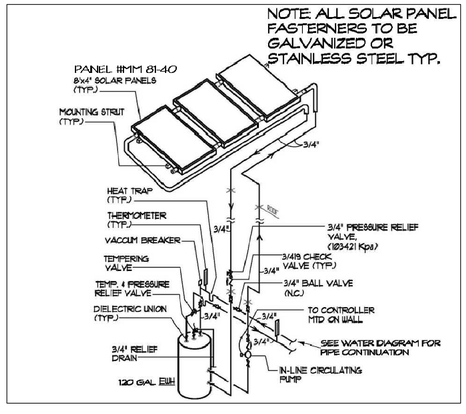
ROOF GENERAL NOTES

1. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONSTRUCT THE HOUSE ENTIRELY WITHIN THE BUILDING ENVELOPE AS SHOWN AND NOTED IN THESE PLANS.
2. ROOF MATERIAL SHALL BE CLASS "A" RATED.
3. ROOFING MANUFACTURER TO PROVIDE SAMPLES OF COLORS AT JOB SITE FOR OWNER AND E.T.A. APPROVAL PRIOR TO ORDERING OF MATERIALS.
4. PROVIDE FLASHING AT ALL ROOF & WALL INTERSECTIONS.
5. ALL PLUMBING & MECHANICAL VENTS MUST BE CONSOLIDATED AND LOCATED IN AREAS THAT MINIMIZE THEIR VISIBILITY. VENTS MUST BE AS LOW IN HEIGHT AS ALLOWED BY CODE AND COMPLY WITH THE DESIGN GUIDELINES.
6. MECHANICAL EQUIPMENT OF ANY TYPE IS NOT PERMITTED ON ANY EXTERIOR SURFACE OF THE BUILDING.
7. VENT HOOD FROM KITCHEN RANGE TO TERMINATE IN A HOODED COPPER VENT WITH SCREEN MAX. 6" ABOVE ROOF SHEATHING.
8. THE KITCHEN EXHAUST FAN SHALL BE LOCATED WITHIN THE KITCHEN VENT HOOD OR CEILING. NO MECHANICAL EQUIPMENT IS PERMITTED ON THE EXTERIOR SURFACE OF THE BUILDING.
9. AT PLYWOOD-DECKED ROOFS, PROVIDE MINIMUM 11 GAUGE, LARGE HEADED, NON CORROSIVE BOX NAILS OF SUFFICIENT LENGTH TO PENETRATE 1/2" TO 3/4" INTO THE DECK.
10. ROOF & DECK DRAINAGE SYSTEM MUST BE TIED TO LOT AREA DRAIN.
11. ROOF AND DECK AREA DRAINS TO BE DESIGNED FOR RAINFALL.
12. OVERFLOW DRAINS SHALL HAVE SEPARATE INDEPENDENT PIPING AND HAVE AN INLET FLOW LINE LOCATED 2" ABOVE THE LOW POINT OF THE ROOF. OVERFLOW SCUPPERS SHALL HAVE AN AREA 3 TIMES THE ROOF DRAIN, A MINIMUM OPENING HEIGHT OF 4", AND HAVE AN INLET FLOW LINE LOCATED 2" ABOVE THE LOW POINT OF THE ROOF.
13. ROOF DRAINS SHALL BE PROVIDED WITH THE MEANS TO PREVENT ACCUMULATION OF LEAVES & DEBRIS.
14. PROVIDE STONE DECKING ON CROSSFIELD PRODUCTS "DEX-O-TEX" WEATHERWEAR DECK COVERING, CLASS A, ICC ESR-1751 O/ DRAINAGE BOARD O/ FULLY ADHERED WATERPROOF MEMBRANE O/ DECK SUBSTRATE O/ RIPPED DECK JOIST PER STRUCTURAL DWGS. AND SHALL SLOPE 2% TO DRAINAGE.
15. PROVIDE ELASTOMERIC WATERPROOF DECK COATING O/ DRAINAGE BOARD O/ FULLY ADHERED WATERPROOF MEMBRANE O/ DECK SUBSTRATE O/ RIPPED DECK JOIST PER STRUCT. DWGS.
16. PROVIDE ELASTOMERIC WATERPROOF ON EXTERIOR DECKS, BALCONIES & STAIRWAYS.
17. SEE GENERAL NOTES & SPECIFICATIONS FOR ADDITIONAL FRAMING & MATERIALS NOTES.
18. UNVENTED ENCLOSED RAFTER TO HAVE FULL DEPTH INSULATION.



EWH / SOLAR PANEL DETAIL

NOT TO SCALE



ROOF MATERIAL NOTES

1. BUILT-UP ROOF:
   UL TGFU.R1306 "GAF" OR APPROVED EQ.
   CLASS "A" ROOFING SYSTEM
   BUILT-UP ROOFING TO BE CRUSHED ROOFING MATERIAL OVER ONE LAYER OF APP, GRANULATED 80 LB. MODIFIED CAPSHEET USING A TORCH OVER ONE LAYER 28 LB. FIBERGLASS BASE SHEET MECHANICALLY FASTENED.
   COLOR TO BE LIGHT TAN GRAVEL.
2. ADJUSTABLE LOUVERED ROOF SYSTEM
3. METAL TRELLIS
4. TILE NAILING SHALL COMPLY WITH IBC 2006.
5. ROOF DRAINAGE SYSTEM & DOWNSPOUT SHALL NOT BE COPPER.
6. ROOF DRAINAGE SYSTEM MUST BE TIED TO LOT AREA DRAIN.
7. RADIANT BARRIERS TO BE ATTACHED TO UNDERSIDE OF ROOF DECKING

ROOF LEGEND

DS ⊠ ----- DOWNSPOUT LOCATION

H.P. HIGH POINT

1/4:12 MIN SLOPE

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

0 2' 10'

1' 5' 15'

NORTH

EXHIBIT C-6

ERIC TRABERT & ASSOCIATES

E.T.A. RESIDENTIAL DESIGN

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JONATHAN R BRANDT
LICENSED PROFESSIONAL ENGINEER
No.11553-S
HAWAII, U.S.A.

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

SIGNATURE EXP. 4/30/24 EXPIRATION DATE OF LICENSE

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SUSHIL GARG
6973 KALANIANA' OLE HIGHWAY
HONOLULU, HI 96825
TMK: (1) 3-9-002: 031

PROJECT DESCRIPTION:
NEW CUSTOM 2-STORY SINGLE FAMILY DWELLING

PROPOSED NEW DWELLING FOR:
M/M SUSHIL GARG
6973 KALANIANA' OLE HIGHWAY,
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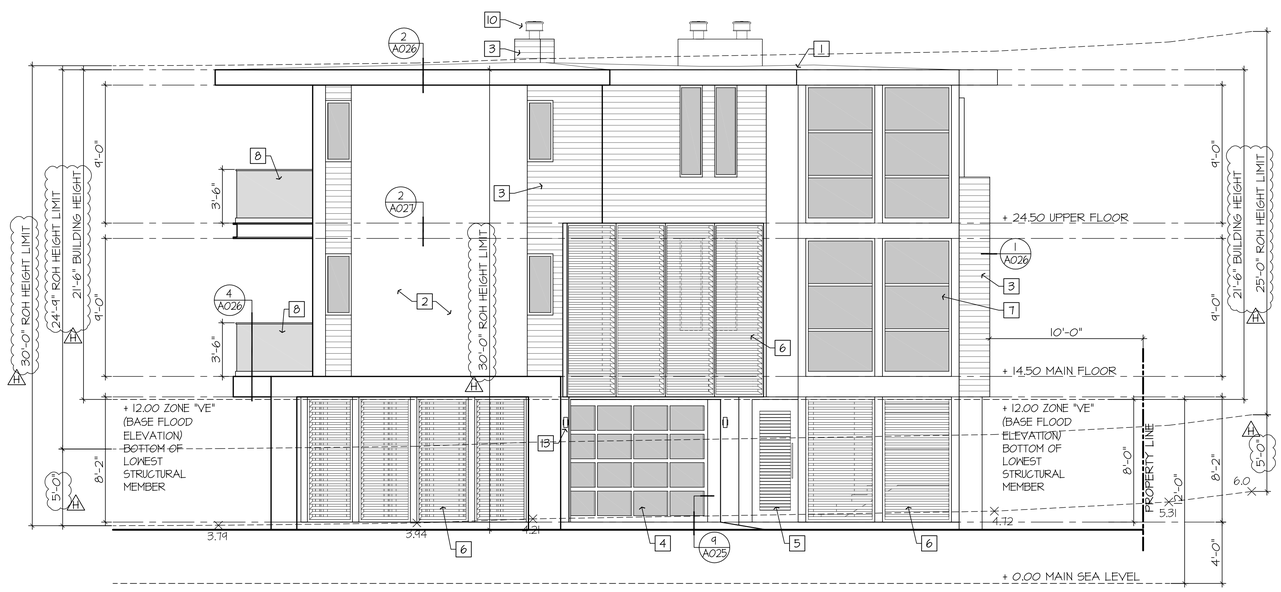
SUBMITTALS:

REVISIONS:

ROOF PLAN

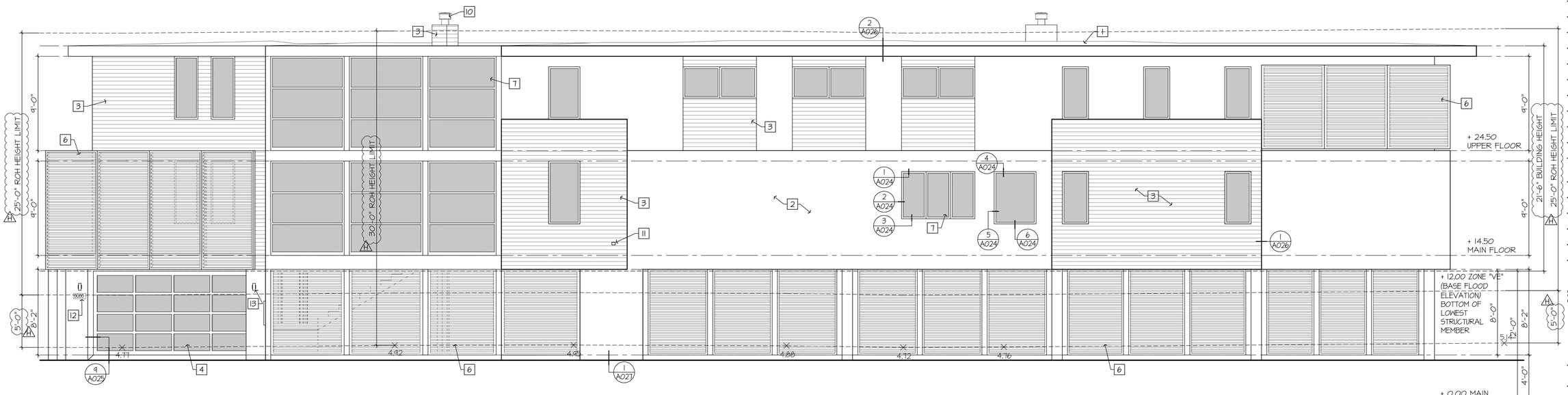
STYLE: CONTEMPORARY
DATE 01.24.2019
DRAWN BY: JT
JOB NO. A009 ROOF PLAN
SCALE 1/4"= 1'-0"
SHEET A009

7/9/2024 12:32:05 PM, eta3



LEFT ELEVATION

NOTE: ALL BATHROOM WINDOWS SHALL BE OBSCURE



FRONT ELEVATION

NOTE: ALL BATHROOM WINDOWS SHALL BE OBSCURE

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

0 2' 10'

1' 5' 15'

ELEVATION KEYNOTES

1. BUILT-UP ROOF: UL TGFUR1306 "GAF" OR APPROVED EQ. CLASS "A" ROOFING SYSTEM BUILT-UP ROOFING TO BE CRUSHED ROOFING MATERIAL OVER ONE LAYER OF APP. GRANULATED 80 LB. MODIFIED CAPSHEET USING A TORCH OVER ONE LAYER 28 LB. FIBERGLASS BASE SHEET MECHANICALLY FASTENED. COLOR TO BE LIGHT TAN GRAVEL.
2. 7/8" THICK STUCCO ON CORROSION RESISTANT METAL LATH O/ 60 MIN., 2 LAYERS OF GRADE D' BUILDING PAPER
3. WOOD SIDINGS TO BE IPE HARDWOOD
4. GARAGE DOOR TO BE ALUMINUM FRAME WITH WHITE LAMINATED TEMPERED GLASS
5. ALUMINUM LOUVER DOOR
6. ALUMINUM SCREEN LOUVER
7. EXTERIOR DOORS & WINDOWS TO BE "WESTERN WINDOW SYSTEMS"
8. 42" MIN. HIGH TEMP. GLASS GUARDRAIL PER ELEV.
9. I-BEAM STEEL CANOPY PER ELEVATION
10. FIREPLACE VENT
11. 4" DRYER VENT LOCATION PER PLAN. 14' MAX. W/ TWO 90° BENDS FOR METAL DUCT; 6' MAX. FOR FLEX GAS CONNECTOR
12. HOUSE STREET NUMBER VISIBLE & LEGIBLE FROM STREET. MINIMUM 4" HIGH x 1" WIDE AND ILLUMINATED AT NIGHT.
13. EXTERIOR LIGHT FIXTURE
14. EXPOSED WOOD RAFTER
15. ADJUSTABLE LOUVERED ROOF

NOTES

1. ANY CHANGES TO THE SHAPE, SIZE AND DIVISIONS OF WINDOWS & DOORS MUST BE REVIEWED & APPROVED BY DESIGNER.
2. THE MUNTIN BARS FOR ALL THE DOOR AND WINDOW BREAK-UPS SHALL BE PROVIDED WITH A MINIMUM OF 1-1/4".
3. ROOF GUTTERS SHALL BE PROVIDED WITH THE MEANS TO PREVENT ACCUMULATION OF LEAVES & DEBRIS.
4. ALL PLUMBING & EQUIPMENT VENTS MUST BE CONSOLIDATED & LOCATED IN AREAS THAT MINIMIZE THEIR VISIBILITY. VENTS MUST BE AS LOW IN HEIGHT AS ALLOWED BY CODE & SATISFY THE REQUIREMENTS OF THE DESIGN GUIDELINES.
5. FIELD CUTTING ENDS, NOTCHES, AND DRILLED HOLES OF PRESERVATIVE TREATED WOOD SHALL BE TREATED IN FIELD.
6. WEEP SCREED SHALL BE OF MINIMUM NO. 26 GALVANIZED SHEET GAGE, CORROSION-RESISTANT LOCATED BELOW FOUNDATION PLATE LINE AND 4-INCHES ABOVE GRADE ON ALL EXTERIOR STUD WALLS OR 2-INCHES ABOVE PAVED AREAS.
7. ALL WOOD FRAMING MEMBERS THAT REST ON CONCRETE OR MASONRY EXTERIOR FOUNDATION WALLS & ARE LESS THAN 8" TO THE EXPOSED GROUND SHALL BE PRESSURE TREATED OR NATURALLY DURABLE TO DECAY.
8. SILLS & SLEEPERS IN DIRECT CONTACT WITH CONCRETE OR MASONRY THAT IS IN DIRECT CONTACT WITH THE GROUND & GIRDERS WITH LESS THAN 1/2" CLEARANCE TO MASONRY & CONCRETE SHALL BE PRESSURE TREATED OR NATURALLY DURABLE TO DECAY.
9. ATTIC & FOUNDATION VENTILATION OPENINGS IN VERTICAL WALLS & ATTIC ROOF VENTS SHALL BE FULLY COVERED WITH MINIMUM OF CORROSION-RESISTANT, NONCOMBUSTIBLE WIRE MESH WITH 1/8-INCH OPENING.
10. EXTERIOR WALLS SHALL BE APPROVED NONCOMBUSTIBLE OR IGNITION-RESISTANT MATERIAL, HEAVY TIMBER, OR LOG WALL CONSTRUCTION OR SHALL PROVIDE PROTECTION FROM THE INTRUSION OF FLAMES & EMBERS.
11. EXTERIOR GLAZING & WINDOW WALLS: EXTERIOR WINDOWS, WINDOW WALLS, GLAZED DOORS & GLAZED OPENINGS WITHIN EXTERIOR DOORS SHALL BE INSULATING-GLASS UNITS WITH A MINIMUM OF ONE TEMPERED PANE, OR GLASS BLOCK UNITS, OR HAVE A FIRE-RESISTIVE RATING OF NOT LESS THAN 20 MINUTES.
12. PROVIDE HOUSE STREET NUMBER VISIBLE & LEGIBLE FROM STREET. MINIMUM 4" HIGH x 1" WIDE AND ILLUMINATED AT NIGHT.

EXHIBIT C-7

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LICENSED PROFESSIONAL ENGINEER
No.11553-S
HAWAII, U.S.A.

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SIGNATURE EXP 4/30/24 EXPIRATION DATE OF LICENSE

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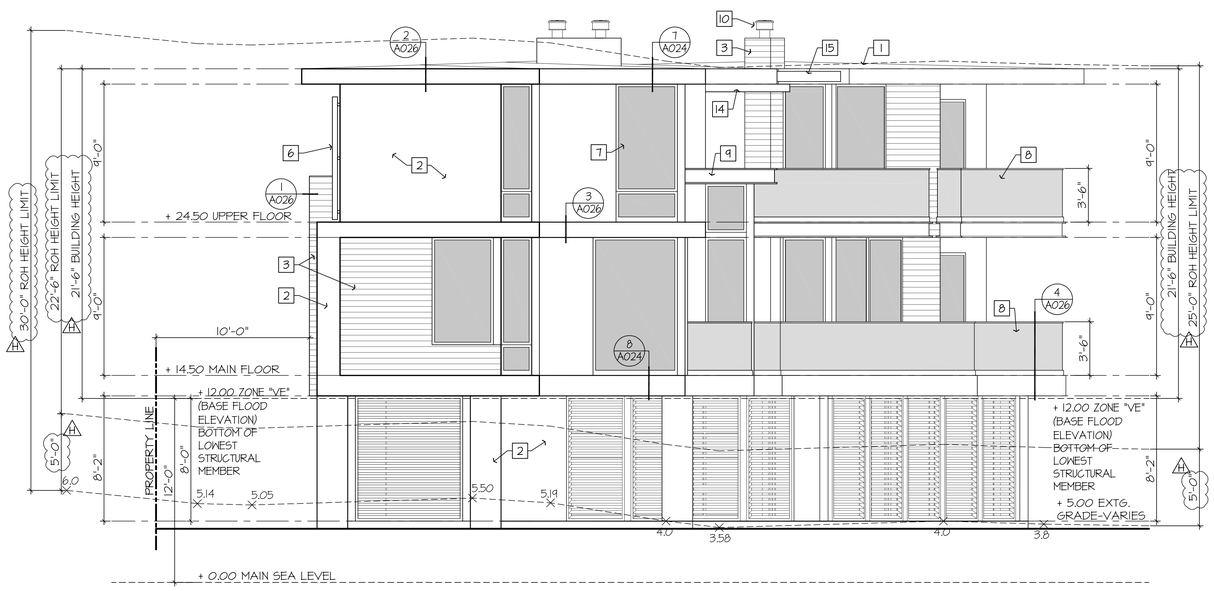
SUBMITTALS:

REVISIONS:
1 04-23-24 PLANNING PC2 - JT

ELEVATIONS

STYLE: CONTEMPORARY
DATE 01.24.2019
DRAWN BY: JT
JOB NO. A010 ELEVATIONS
SCALE 1/4"= 1'-0"
SHEET A010

7/9/2024 12:33:56 PM, eta3



RIGHT ELEVATION

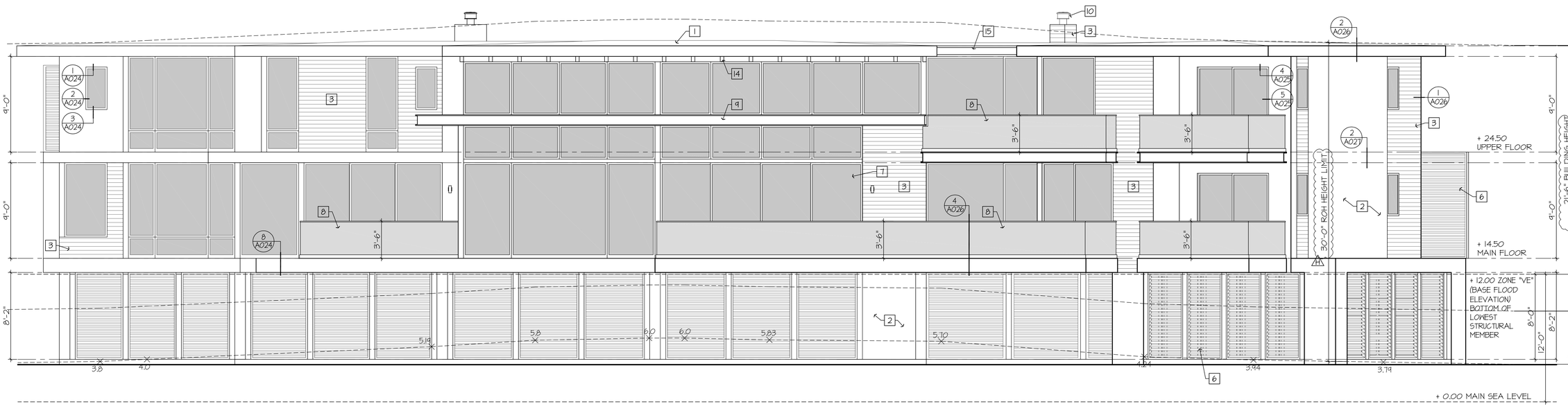
NOTE: ALL BATHROOM WINDOWS SHALL BE OBSCURE

ELEVATION KEYNOTES

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12. PROVIDE HOUSE STREET NUMBER VISIBLE & LEGIBLE FROM STREET. MINIMUM 4" HIGH x 1" WIDE AND ILLUMINATED AT NIGHT.



REAR ELEVATION

NOTE: ALL BATHROOM WINDOWS SHALL BE OBSCURE

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

0 2' 10'

1' 5' 15'

EXHIBIT C-8

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JONATHAN R. BRANDT LICENSED PROFESSIONAL ENGINEER No.11553-S HAWAII, U.S.A.

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SIGNATURE EXP 4/30/24 EXPIRATION DATE OF LICENSE

ERIC TRABERT & ASSOCIATES

E.T.A. RESIDENTIAL DESIGN

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TMK: (1) 3-9-002: 031

PROJECT DESCRIPTION:
NEW CUSTOM 2-STORY SINGLE FAMILY DWELLING

PROPOSED NEW DWELLING FOR:
M/M SUSHIL GARG
6973 KALANIANA' OLE HIGHWAY,
HONOLULU, HI 96825
TMK: 3-9-002: 031

SUBMITTALS:

REVISIONS:
1. 04-23-24 PLANNING PC2 - JT

ELEVATIONS

STYLE: CONTEMPORARY

DATE 01.24.2019

DRAWN BY: JT

JOB NO. A011 ELEVATIONS

SCALE 1/4"= 1'-0"

SHEET A011

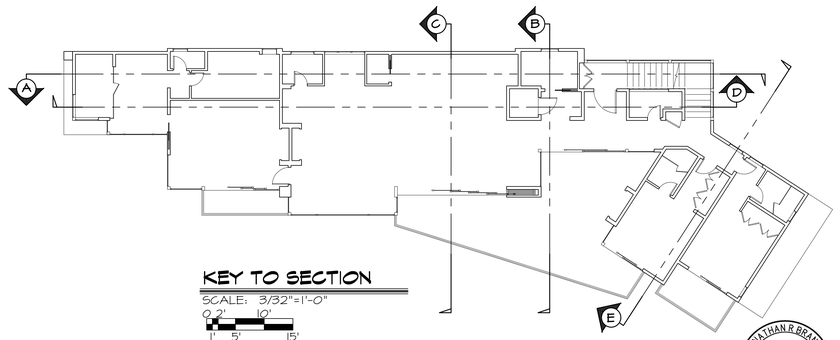
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OCCUPANCY SEPARATION NOTES

1. DWELLING / GARAGE SEPARATION
   GARAGES BENEATH HABITABLE ROOMS SHALL BE SEPARATED FROM ALL HABITABLE ROOMS ABOVE BY NOT LESS THAN A 5/8-INCH TYPE 'X' GYPSUM BOARD.
2. OPENING PROTECTION
   OPENINGS FROM A PRIVATE GARAGE DIRECTLY INTO A ROOM USED FOR SLEEPING PURPOSES SHALL NOT BE PERMITTED. OTHER OPENINGS BETWEEN THE GARAGE & RESIDENCE SHALL BE EQUIPPED WITH SOLID WOOD DOORS NOT LESS THAN 1-3/8 INCHES IN THICKNESS, SOLID OR HONEYCOMB-CORE STEEL DOORS NOT LESS THAN 1-3/8 INCH (34.9mm) THICK, OR 20-MINUTE FIRE-RATED DOORS, EQUIPPED WITH GARAGE AND THE RESIDENCE NEED ONLY BE SELF-CLOSING & SELF-LATCHING DEVICES.
   EXCEPTION:
   WHERE THE RESIDENCE AND THE PRIVATE GARAGE ARE PROTECTED BY AN AUTOMATIC RESIDENTIAL FIRE SPRINKLER SYSTEM, OTHER DOOR OPENINGS BETWEEN THE PRIVATE GARAGE AND THE RESIDENCE NEED ONLY BE SELF-CLOSING & SELF-LATCHING.
3. DUCT PENETRATION
   DUCTS IN THE PRIVATE GARAGE AND DUCTS PENETRATING THE WALLS OR CEILINGS SEPARATING THE DWELLING FROM THE GARAGE SHALL BE CONSTRUCTED OF A MINIMUM NO. 26 GAGE SHEET STEEL OR OTHER APPROVED MATERIAL AND SHALL HAVE NO OPENINGS INTO THE GARAGE.
4. UNDER-STAIR PROTECTION
   ENCLOSED ACCESSIBLE SPACE UNDER STAIRS SHALL HAVE WALLS, UNDER-STAIR SURFACE AND ANY SOFFITS PROTECTED ON THE ENCLOSED SIDE WITH 1/2-INCH (12.7mm) GYPSUM BOARD.

SECTION NOTES

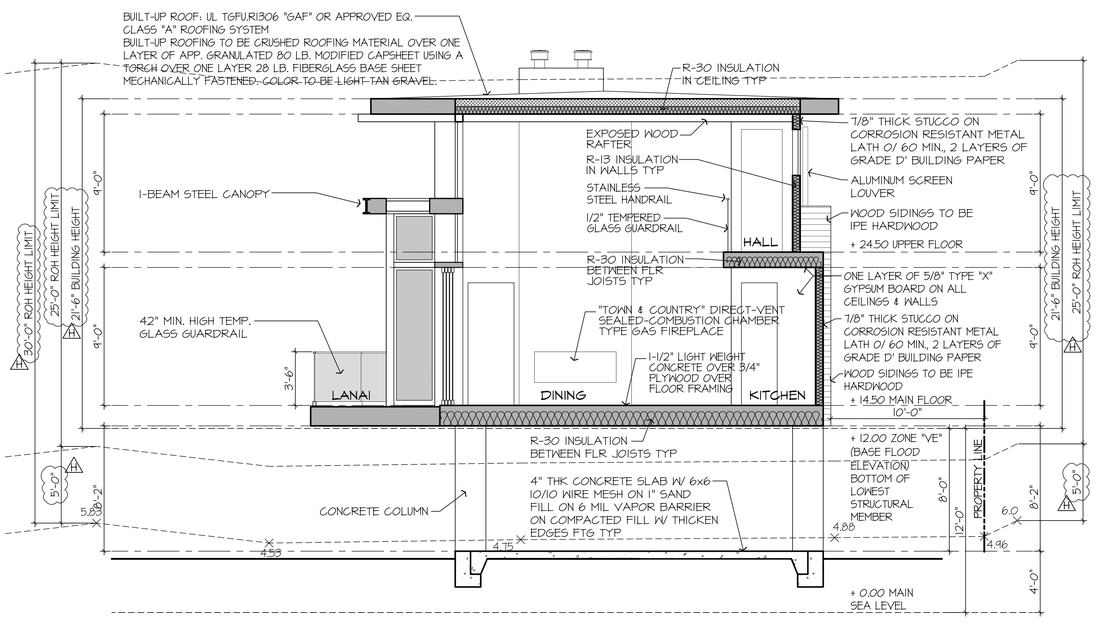
1. FIREBLOCKING IS REQUIRED IN CONCEALED SPACES 10' O.C. HORIZONTAL, VERTICALLY AT THE CEILING & FLOOR LEVELS, CONNECTIONS BETWEEN HORIZONTAL & VERTICAL SPACES, CONCEALED SPACES BETWEEN STAIR & LANDING, OPENINGS AROUND VENTS, PIPES, DUCTS, CABLES, WIRES, CHIMNEYS & FIREPLACES.
2. PROVIDE DRAFTSTOPS IN ATTIC. IN COMBUSTIBLE CONSTRUCTION WHERE THERE IS USABLE SPACE BOTH ABOVE AND BELOW THE CONCEALED SPACE OF A FLOOR/CEILING ASSEMBLY, DRAFTSTOPS SHALL BE INSTALLED SO THAT THE AREA OF THE CONCEALED SPACE DOES NOT EXCEED 1,000 SQ. FT.
3. PROVIDE ATTIC ACCESS.
   FOR EACH ENCLOSED ATTIC AREA THAT EXCEED 30 SQ. FT. AND HAVE A VERTICAL HEIGHT OF 30 INCHES OR GREATER, PROVIDE A MINIMUM OF 22x30 INCHES ATTIC ACCESS.
4. FIELD-CUTTING ENDS, NOTCHES & DRILLED HOLES OF PRESERVATIVE-TREATED WOOD SHALL BE TREATED IN THE FIELD IN ACCORDANCE WITH AWPA M4.
5. THE SUPPORTING CONSTRUCTION OF FLOOR ASSEMBLIES WITH FIRE RESISTANCE RATED SHALL HAVE AN EQUAL OR GREATER FIRE-RESISTANCE RATING THAN THE FIRE-RATED ASSEMBLY BEING SUPPORTED.
6. ALL WOOD FRAMING MEMBERS THAT REST ON CONCRETE OR MASONRY EXTERIOR FOUNDATION WALLS & ARE LESS THAN 8" TO THE EXPOSED GROUND SHALL BE PRESSURE TREATED OR NATURALLY DURABLE TO DECAY.
7. SILLS & SLEEPERS IN DIRECT CONTACT WITH CONCRETE OR MASONRY THAT IS IN DIRECT CONTACT WITH THE GROUND & GIRDERS WITH LESS THAN 1/2" CLEARANCE TO MASONRY & CONCRETE SHALL BE PRESSURE TREATED OR NATURALLY DURABLE TO DECAY.
8. MEMBRANE PENETRATIONS SHALL BE OF FIRE-RESISTANCE-RATED CONSTRUCTION



KEY TO SECTION

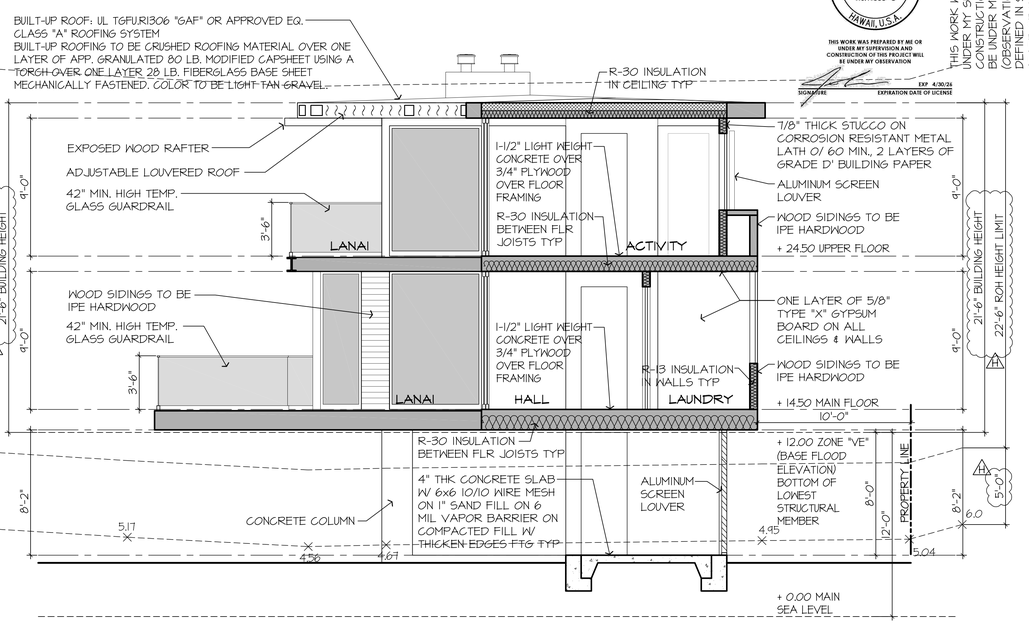
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1' 5' 15'

EXHIBIT C-9



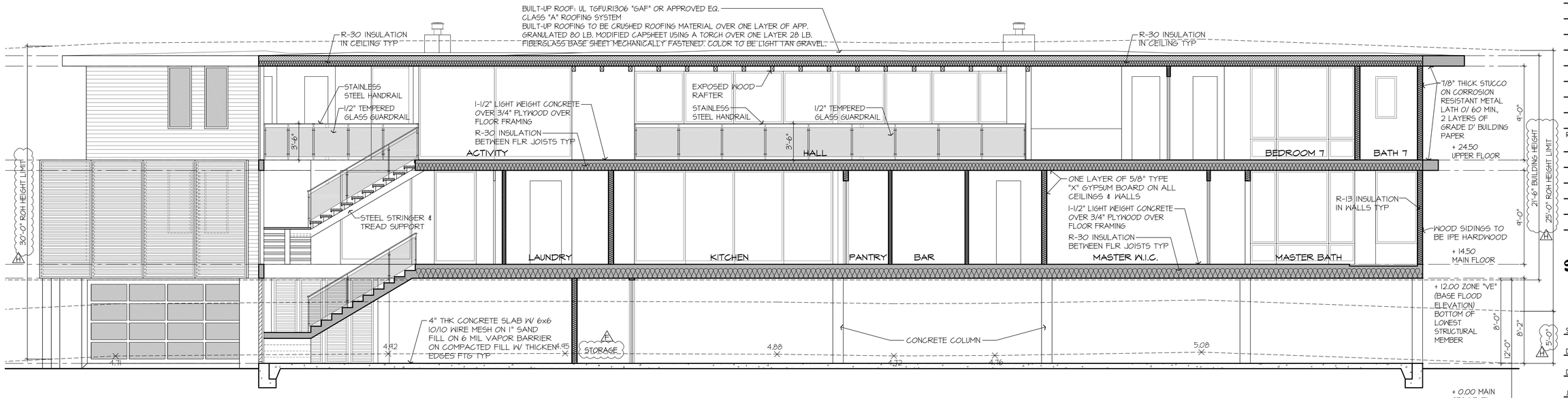
SECTION C

NOTE: ALL BATHROOM WINDOWS SHALL BE OBSCURE



SECTION B

NOTE: ALL BATHROOM WINDOWS SHALL BE OBSCURE



SECTION A

NOTE: ALL BATHROOM WINDOWS SHALL BE OBSCURE

SCALE: 1/4"=1'-0"
0 2' 10'
1' 5' 15'

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EXP. 4/30/24
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TMK: 3-9-002: 031

SUBMITTALS:

REVISIONS:
1 05-18-22 BLDG PC2 - CT
2 04-28-24 PLANNING PC2 - JT

SECTIONS

STYLE: CONTEMPORARY
DATE 01.24.2019
DRAWN BY: CT
JOB NO. A012 SECTIONS
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SHEET A012

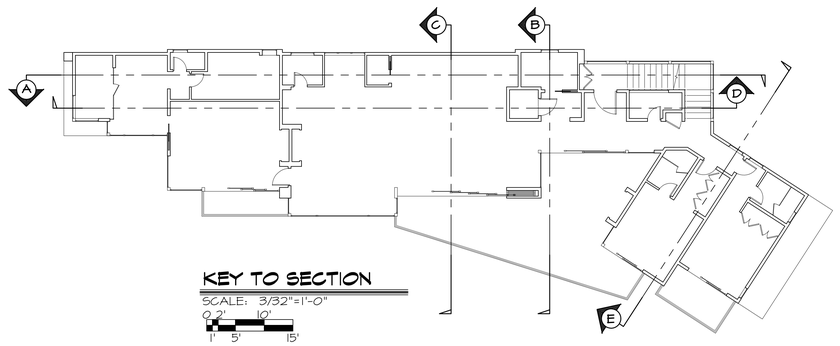
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   DUCTS IN THE PRIVATE GARAGE AND DUCTS PENETRATING THE WALLS OR CEILINGS SEPARATING THE DWELLING FROM THE GARAGE SHALL BE CONSTRUCTED OF A MINIMUM NO. 26 GAGE SHEET STEEL OR OTHER APPROVED MATERIAL AND SHALL HAVE NO OPENINGS INTO THE GARAGE.
4. UNDER-STAIR PROTECTION
   ENCLOSED ACCESSIBLE SPACE UNDER STAIRS SHALL HAVE WALLS, UNDER-STAIR SURFACE AND ANY SOFFITS PROTECTED ON THE ENCLOSED SIDE WITH 1/2-INCH (12.7mm) GYPSUM BOARD.

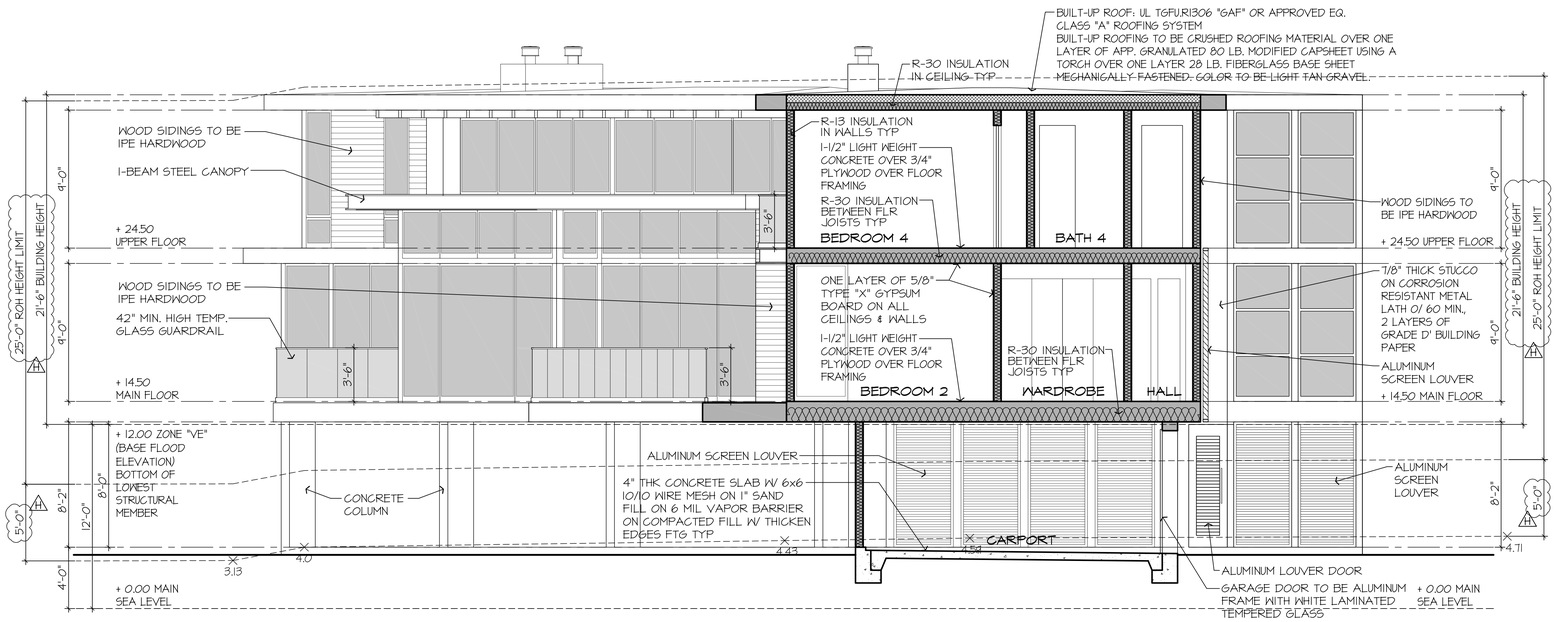
SECTION NOTES

1. FIREBLOCKING IS REQUIRED IN CONCEALED SPACES 10' O.C. HORIZONTAL, VERTICALLY AT THE CEILING & FLOOR LEVELS, CONNECTIONS BETWEEN HORIZONTAL & VERTICAL SPACES, CONCEALED SPACES BETWEEN STAIR & LANDING, OPENINGS AROUND VENTS, PIPES, DUCTS, CABLES, WIRES, CHIMNEYS & FIREPLACES.
2. PROVIDE DRAFTSTOPS IN ATTIC. IN COMBUSTIBLE CONSTRUCTION WHERE THERE IS USABLE SPACE BOTH ABOVE AND BELOW THE CONCEALED SPACE OF A FLOOR/CEILING ASSEMBLY, DRAFTSTOPS SHALL BE INSTALLED SO THAT THE AREA OF THE CONCEALED SPACE DOES NOT EXCEED 1,000 SQ. FT.
3. PROVIDE ATTIC ACCESS.
   FOR EACH ENCLOSED ATTIC AREA THAT EXCEED 30 SQ. FT. AND HAVE A VERTICAL HEIGHT OF 30 INCHES OR GREATER, PROVIDE A MINIMUM OF 22x30 INCHES ATTIC ACCESS.
4. FIELD-CUTTING ENDS, NOTCHES & DRILLED HOLES OF PRESERVATIVE-TREATED WOOD SHALL BE TREATED IN THE FIELD IN ACCORDANCE WITH AWPA M4.
5. THE SUPPORTING CONSTRUCTION OF FLOOR ASSEMBLIES WITH FIRE RESISTANCE RATED SHALL HAVE AN EQUAL OR GREATER FIRE-RESISTANCE RATING THAN THE FIRE-RATED ASSEMBLY BEING SUPPORTED.
6. ALL WOOD FRAMING MEMBERS THAT REST ON CONCRETE OR MASONRY EXTERIOR FOUNDATION WALLS & ARE LESS THAN 8" TO THE EXPOSED GROUND SHALL BE PRESSURE TREATED OR NATURALLY DURABLE TO DECAY.
7. SILLS & SLEEPERS IN DIRECT CONTACT WITH CONCRETE OR MASONRY THAT IS IN DIRECT CONTACT WITH THE GROUND & GIRDERS WITH LESS THAN 1/2" CLEARANCE TO MASONRY & CONCRETE SHALL BE PRESSURE TREATED OR NATURALLY DURABLE TO DECAY.
8. MEMBRANE PENETRATIONS SHALL BE OF FIRE-RESISTANCE-RATED CONSTRUCTION



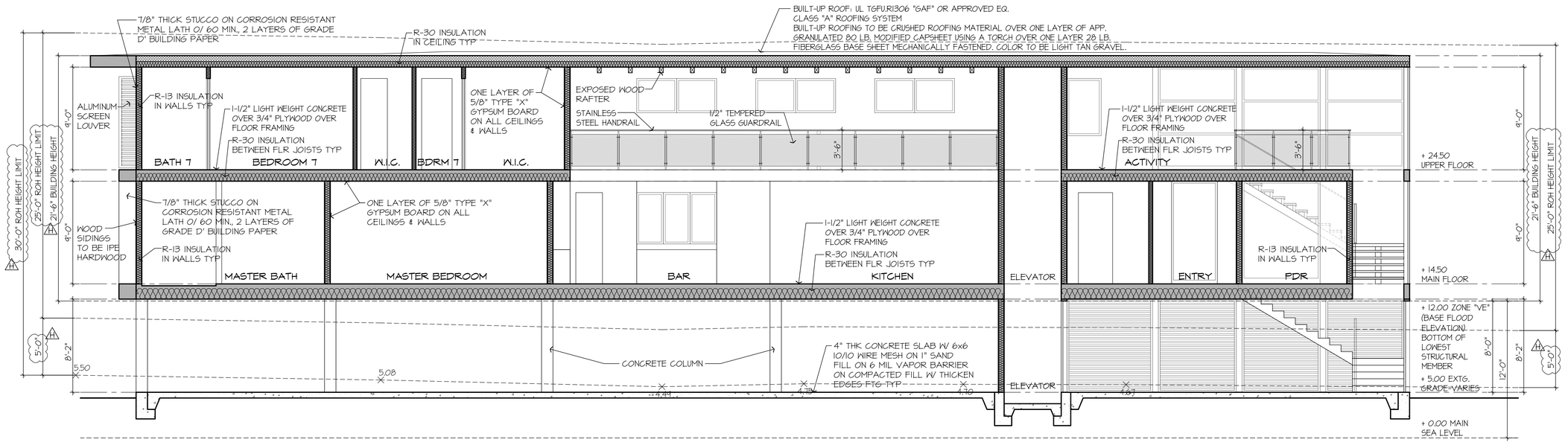
KEY TO SECTION

SCALE: 3/32"=1'-0"
0 2' 10'
1' 5' 15'



SECTION E

NOTE: ALL BATHROOM WINDOWS SHALL BE OBSCURE



SECTION D

NOTE: ALL BATHROOM WINDOWS SHALL BE OBSCURE

SCALE: 1/4"=1'-0"
0 2' 10'
1' 5' 15'

EXHIBIT C-10

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ERIC TRABERT & ASSOCIATES
E.T.A. RESIDENTIAL DESIGN
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JONATHAN R. BRANDT
LICENSED PROFESSIONAL ENGINEER
No.11553-S
HAWAII, U.S.A.

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SIGNATURE EXP 4/30/24 EXPIRATION DATE OF LICENSE

SUSHIL GARG
6973 KALANIANA' OLE HIGHWAY
HONOLULU, HI 96825
TMK: (1) 3-9-002: 031

PROJECT DESCRIPTION:
NEW CUSTOM 2-STORY SINGLE FAMILY DWELLING

PROPOSED NEW DWELLING FOR:
M/M SUSHIL GARG
6973 KALANIANA' OLE HIGHWAY,
HONOLULU, HI 96825
TMK: 3-9-002: 031

SUBMITTALS:

REVISIONS:
1 04-23-24 PLANNING PC2 - JT

SECTIONS

STYLE: CONTEMPORARY
DATE 01.24.2019
DRAWN BY: CT
JOB NO. A013 SECTIONS
SCALE 1/4"= 1'-0"
SHEET A013

7/9/2024 12:35:06 PM, eta3

EXHIBIT C-11

KALANIANAOLE HIGHWAY

white line

double yellow line

white line

edge of pavement

EXISTING WOODEN FENCE TO BE REMOVED

EXISTING GATE TO BE REMOVED

EXISTING GATE TO BE REMOVED

EXISTING DRIVEWAY APPROACH

EXISTING 6" LATERAL (VC PIPE) @ 1%

SEWER EASEMENT

EXISTING 6" LATERAL

EXISTING CLEANOUT (WITH CAP)

EXISTING TREES WITHIN THE NEW HOUSE AND/OR PATIO AREAS TO BE REMOVED

EXISTING POSTS, FENCE AND GATES TO BE REMOVED

EXISTING ROCK WALL TO BE REMOVED

EXISTING TREES WITHIN THE NEW HOUSE AND/OR PATIO AREAS TO BE REMOVED

EXISTING WOOD DECK AND CONCRETE TO BE REMOVED

EXISTING ROCK WALL TO BE REMOVED

LOT A-2-A
(1) 3-9-002: 032

LOT A-2-B
LUIS C/ORTIZ-OMPHROY OMPHROY, GABRIELA TR
TMK: (1) 3-9-002: 032

LEGEND:

— —5.0— — EXISTING CONTOUR

PROPERTY LINE

EXISTING CONCRETE

NORTH

EXISTING SITE AND DEMOLITION PLAN

ERIC TRABERT & ASSOCIATES

E.T.A. RESIDENTIAL DESIGN

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FAX: 949.861.2233
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SUSHIL GARG
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M/M SUSHIL GARG
6973 KALANIANA' OLE HIGHWAY,
HONOLULU, HI 96825
TMK: 3-9-002: 031

SUBMITTALS:

REVISIONS:
1/20/22 WWB COMMENTS

EXISTING SITE AND DEMOLITION PLAN

STYLE: CONTEMPORARY
DATE 06.01.2021
DRAWN BY: GS
JOB NO. 21-028
SCALE AS NOTED
SHEET C002

HAWAII ENGINEERING GROUP, Inc.
Civil & Structural Engineers

EXHIBIT C-12

KALANIANAOLE HIGHWAY

white line

double yellow line

white line

edge of pavement

POOL EQUIPMENT ENCLOSURE

DRY WELL 4
4.75 TOP
3.00 INV.8"

DRAIN INLET 5
4.75 TOP
3.25 INV.8"

EXISTING WATER METER

DRAIN INLET 3
4.75 TOP
3.00 INV.8"

EXISTING CMU WALL

DRAIN INLET 2
4.50 TOP
2.76 INV.8"

EXISTING DRIVEWAY APPROACH

SEWER EASEMENT

292°35'53" 37.00

302°52'44" 198.81

8"SD – 42' @ 0.6%

8"SD – 40' @ 0.6%

8"SD – 35' @ 0.6%

10'-0" FRONT SETBACK

40'-0" SETBACK FROM EXISTING SHORELINE

SLOPE TO MEET EXIST GRADE

5'-0" SIDEYARD SETBACK

141°37'20" 181.13'

MEET EXISTING GROUND

PROPOSED NEW DWELLING

30'-0" MIN. BUILDABLE AREA

5.00 FFE

4.85 T/C

4.38 T/C

4.50

POOL

PROPOSED NEW CARPORT

DRY WELL 1
4.29 TOP
2.55 INV.8"

5'-0" SIDEYARD SETBACK

21'-1" SHORELINE SETBACK

SETBACK FROM EXISTING SHORELINE 40'-0"

181.13'

94.42

85°48'

LANDSCAPE AREA

4.85 FG

4.78 FG

4.70 FG

4.30 FG

4.20

LIMITS OF GRADING

OUTDOOR SHOWER DRAIN TO CONNECT TO HOUSE SEWER (SEE LANDSCAPE PLANS)

MEET EXISTING GROUND

136°27'50" 88.64

LIMITS OF GRADING

SHORELINE FOLLOWS ALONG TOP BANK AND EDGE BUSHES AS CERTIFIED ON MARCH 17, 2020

SETBACK FROM EXISTING SHORELINE 40'-0"

170°2' 11.00

3.00

EARTHWORK QUANTITIES:

CUT: 5 CY

FILL: 15 CY

GRADED AND DISTURBED AREA: 9,470 SF

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

(i) USE SITE DESIGN STARTEGIES 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 = 40.49%.

SITE GRADING AND DRAINAGE PLAN

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

0 2' 10'

1' 5' 15'

NORTH

LEGEND:

- – –5.0– – – EXISTING CONTOUR
- ——5.0—— PROPOSED CONTOUR
- ——·—— PROPERTY LINE
- +4.20 T/C SPOT ELEVATION
- 5.00 FFE FINISH FLOOR ELEVATION
- DRAINAGE FLOW
- NEW STONE
- NEW CONCRETE
- TURF

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ERIC TRABERT & ASSOCIATES

E.T.A. RESIDENTIAL DESIGN

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HONOLULU, HI 96825
TMK: 3-9-002: 031

SUBMITTALS:

REVISIONS:

4/1/22	WWB COMMENTS

SITE GRADING AND DRAINAGE PLAN

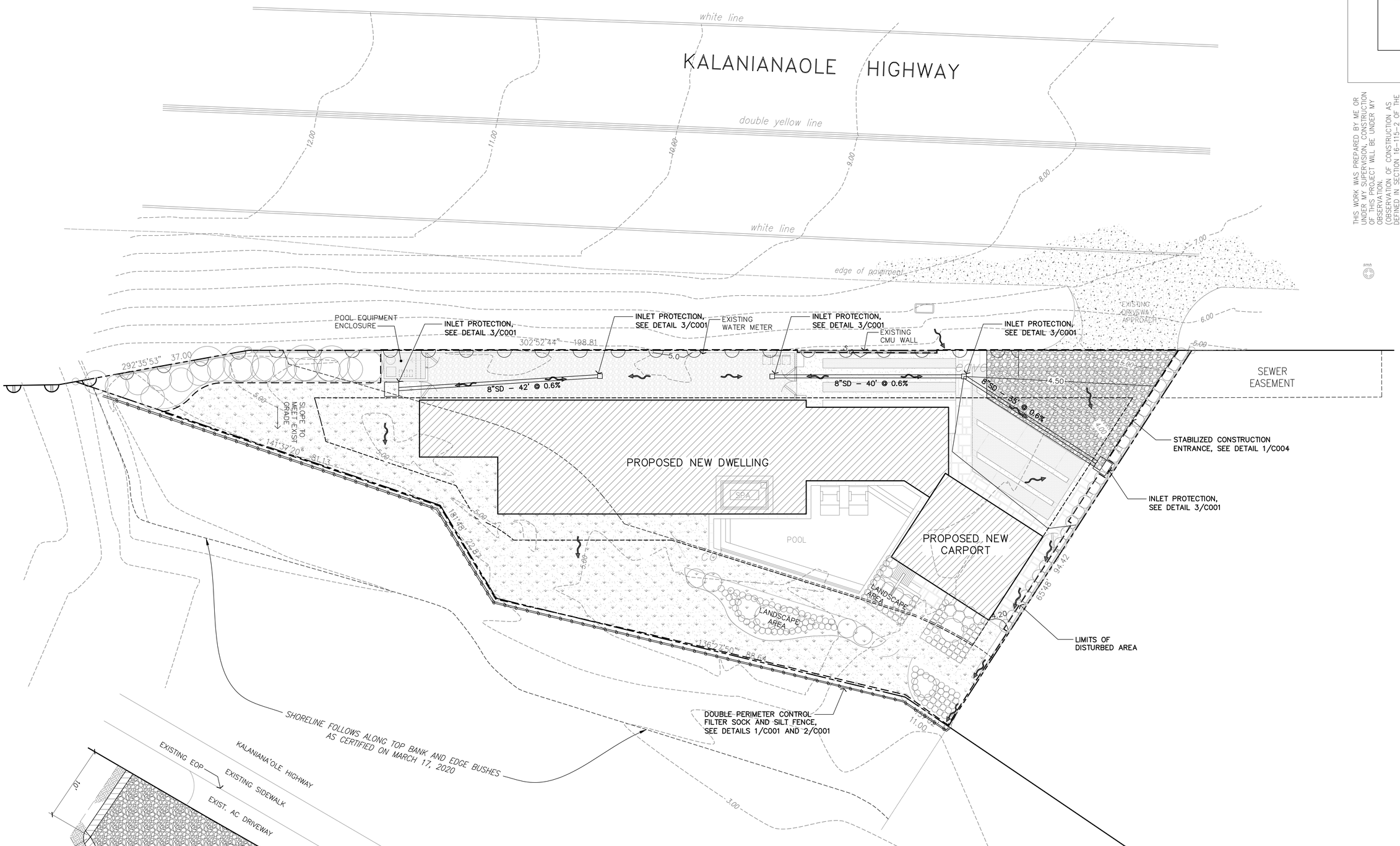
LICENSED PROFESSIONAL ENGINEER
GREGORY D SANFORD
14472-C
HAWAII, U.S.A.
EXP DATE: 04/30/26

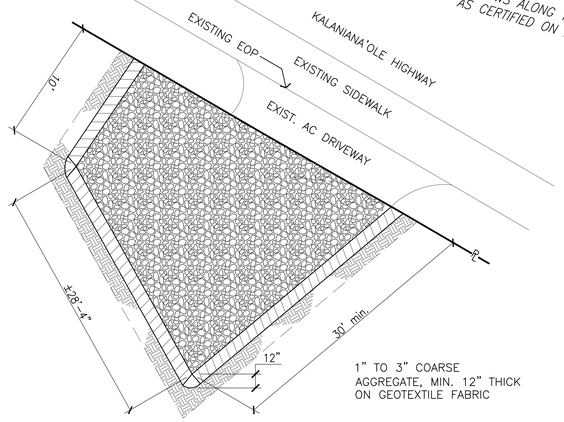
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HAWAII ENGINEERING GROUP, Inc.
Civil & Structural Engineers

STYLE:	CONTEMPORARY
DATE	01.24.2019
DRAWN BY:	GS
JOB NO.	21-028
SCALE	AS NOTED
SHEET	C003

EXHIBIT C-13





1 / C004 STABILIZED CONSTRUCTION ENTRANCE
NOT TO SCALE

SITE EROSION AND SEDIMENT CONTROL PLAN

SCALE: 1/8"=1'-0"
0 2' 10'
1" 5" 15'

NORTH

LEGEND:

– – 5.0 – –	EXISTING CONTOUR
—— 5.0 ——	PROPOSED CONTOUR
——·——	PROPERTY LINE
+4.20 T/C	SPOT ELEVATION
5.00 FFE	FINISH FLOOR ELEVATION
~~→	DRAINAGE FLOW
—o—o—	FILTER SOCK
—□—□—	SILT FENCE
	NEW STONE
	NEW CONCRETE
	NEW COARSE AGGREGATE
	TURF

ERIC TRABERT & ASSOCIATES
E.T.A. RESIDENTIAL DESIGN
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PROPOSED NEW DWELLING FOR:
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6973 KALANIANA' OLE HIGHWAY,
HONOLULU, HI 96825
TMK: 3-9-002: 031

SUBMITTALS:

REVISIONS:

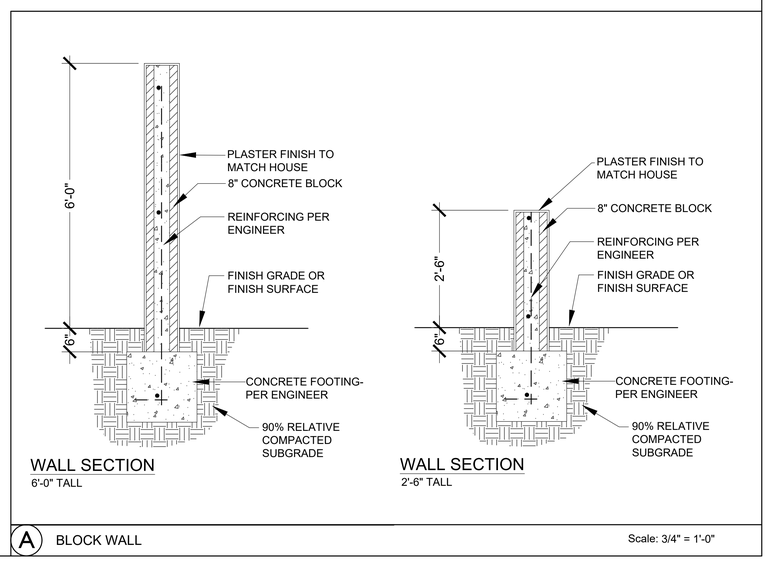
4/1/22	WWB COMMENTS

SITE EROSION AND SEDIMENT CONTROL PLAN

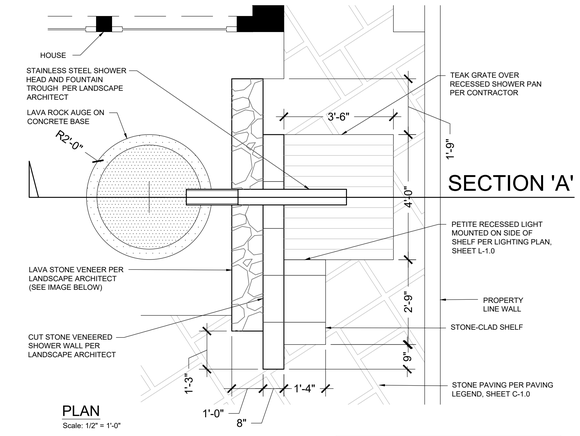
GREGORY D. SANFORD
LICENSED PROFESSIONAL ENGINEER
14472-C
EXP DATE: 04/30/26
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HAWAII ENGINEERING GROUP, Inc.
Civil & Structural Engineers

STYLE:	CONTEMPORARY
DATE	01.24.2019
DRAWN BY:	GS
JOB NO.	21-028
SCALE	AS NOTED
SHEET	C004

EXHIBIT C-14



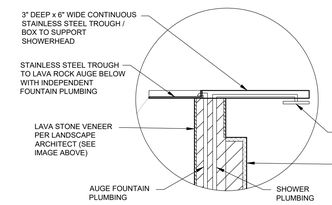
A BLOCK WALL — Scale: 3/4" = 1'-0"



PLAN
Scale: 1/2" = 1'-0"

SECTION 'A'

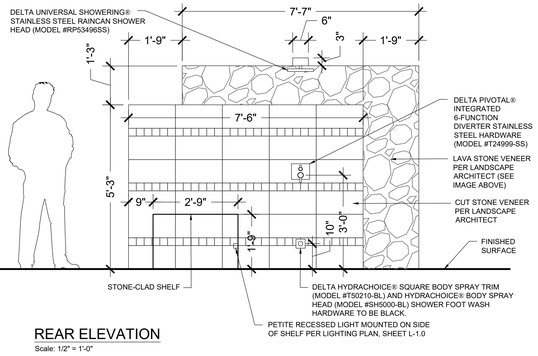
NOTE:
FOUNTAIN TO BE FILLED AND MAINTAINED BY HOSE-BIB



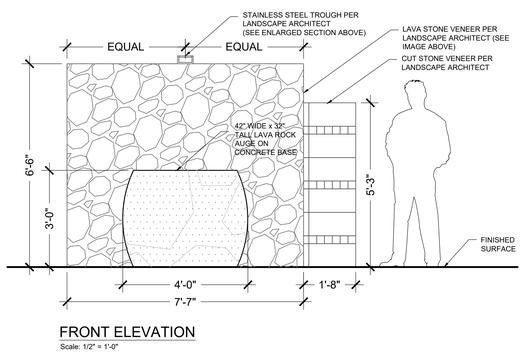
ENLARGEMENT
Scale: NO SCALE



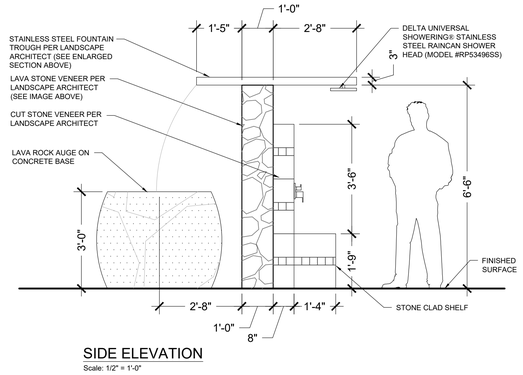
LAVA STONE VENEER



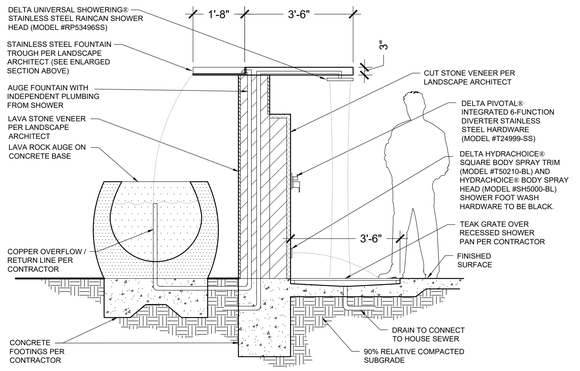
REAR ELEVATION
Scale: 1/2" = 1'-0"



FRONT ELEVATION
Scale: 1/2" = 1'-0"



SIDE ELEVATION
Scale: 1/2" = 1'-0"



SECTION 'A'
Scale: 1/2" = 1'-0"

B OUTDOOR SHOWER / AUGE FOUNTAIN — Scale: 1/2" = 1'-0"

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website: www.zuckerdesign.net

ZUCKER DESIGN ASSOCIATES, INC. LANDSCAPE ARCHITECTURE

GARG RESIDENCE
6973 Kalanianaole Hwy.
Oahu, Hawaii 96825

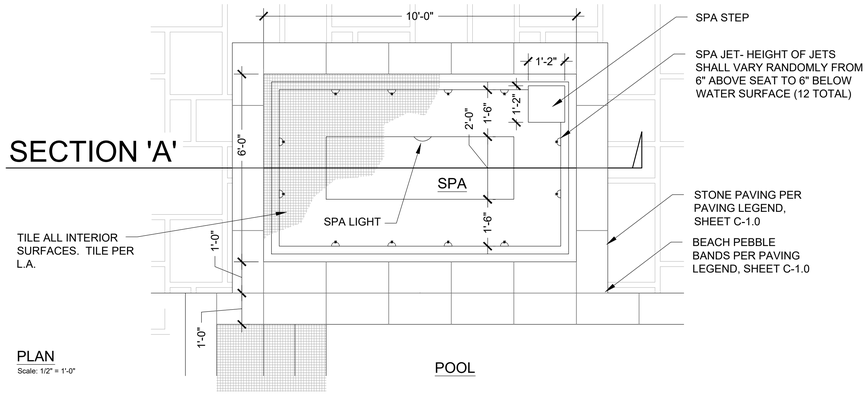
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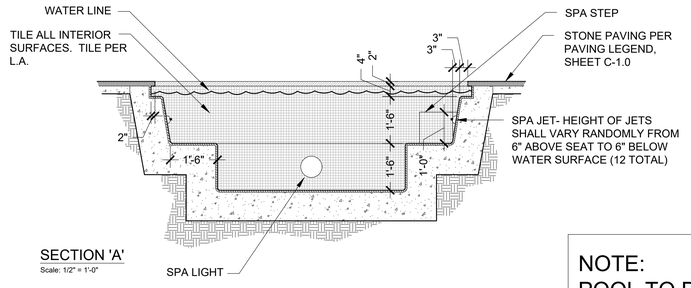
REGISTERED LANDSCAPE ARCHITECT SCOTT A. ZUCKER 2729 — 1/31/25 EXP. DATE — STATE OF CALIFORNIA

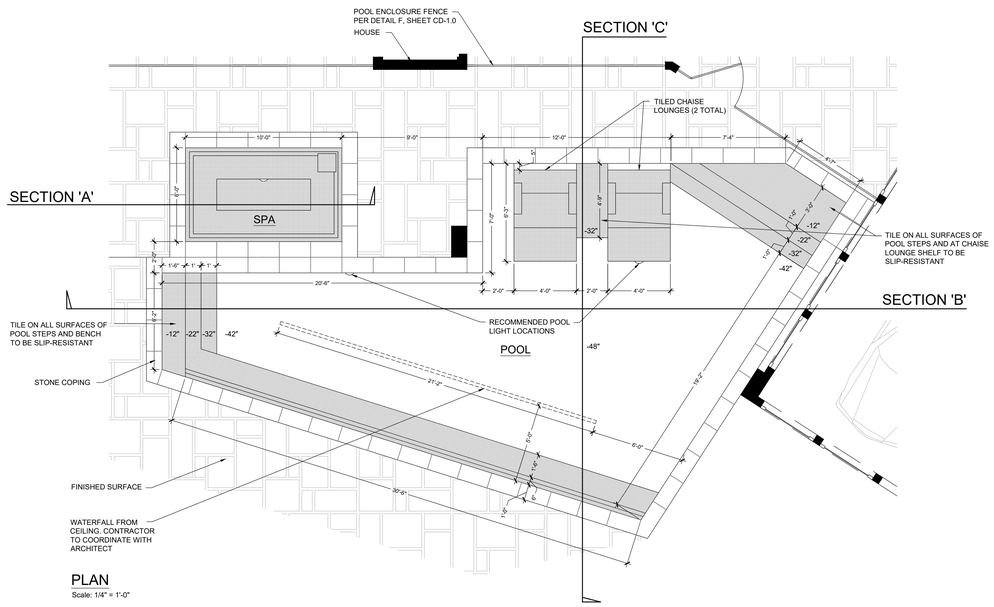
DRAWN: GC
CHECKED: SZ
DATE: 19 January 2024
SCALE: VARIES
JOB NO.: 19.08
SHEET: CD001

2 OF 7 SHEETS

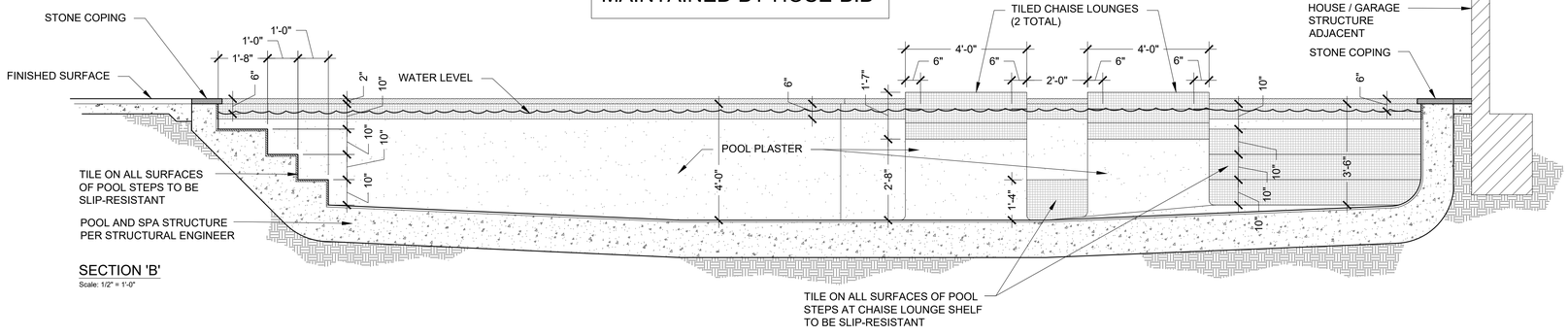
EXHIBIT C-15

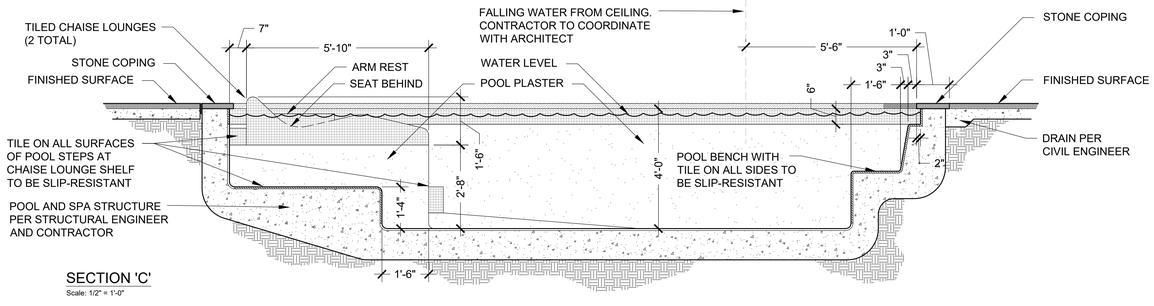






NOTE:
POOL TO BE FILLED AND MAINTAINED BY HOSE-BIB





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REVISIONS

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GARG RESIDENCE
6973 Kalanianaole Hwy.
Oahu, Hawaii 96825

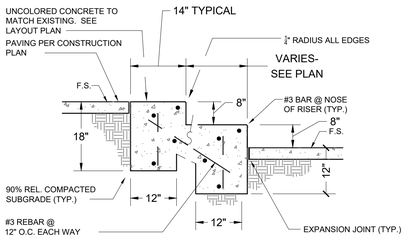
CONSTRUCTION DETAILS

REGISTERED LANDSCAPE ARCHITECT
SCOTT A. ZUCKER 2722
1/31/25 EXP. DATE
STATE OF CALIFORNIA

DRAWN	GC
CHECKED	SZ
DATE	19 January 2024
SCALE	VARIES
JOB NO.	19.08
SHEET	CD002

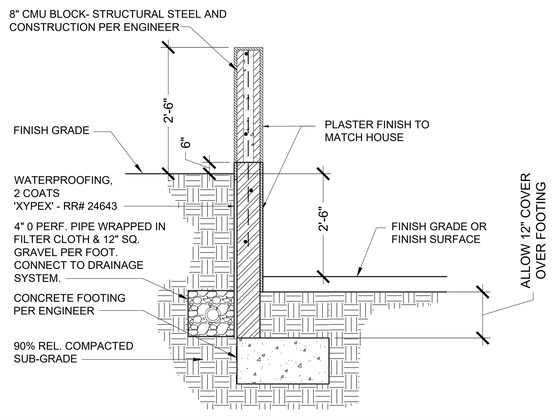
3 OF 7 SHEETS

EXHIBIT C-16

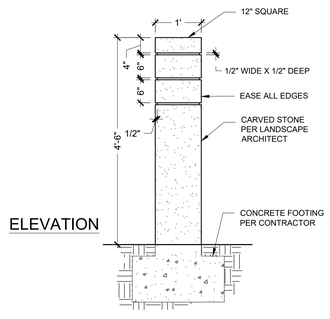


NOTE:
WHEN THERE ARE 9 OR MORE RISERS @ EVERY 4TH RISER INCLUDE A 12X12 FOOTING.

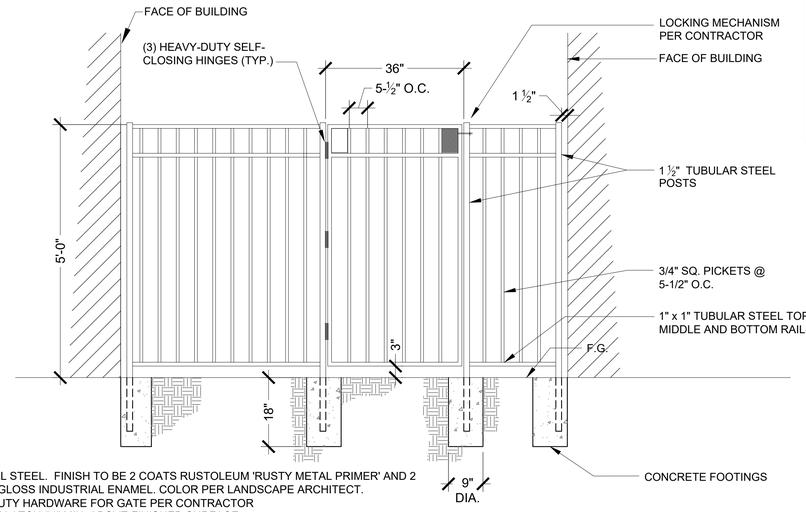
F CONCRETE STEP — Scale: 3/4" = 1'-0"



G 2'-6" TALL WALL ON TOP OF RETAINING WALL — Scale: 3/4" = 1'-0"

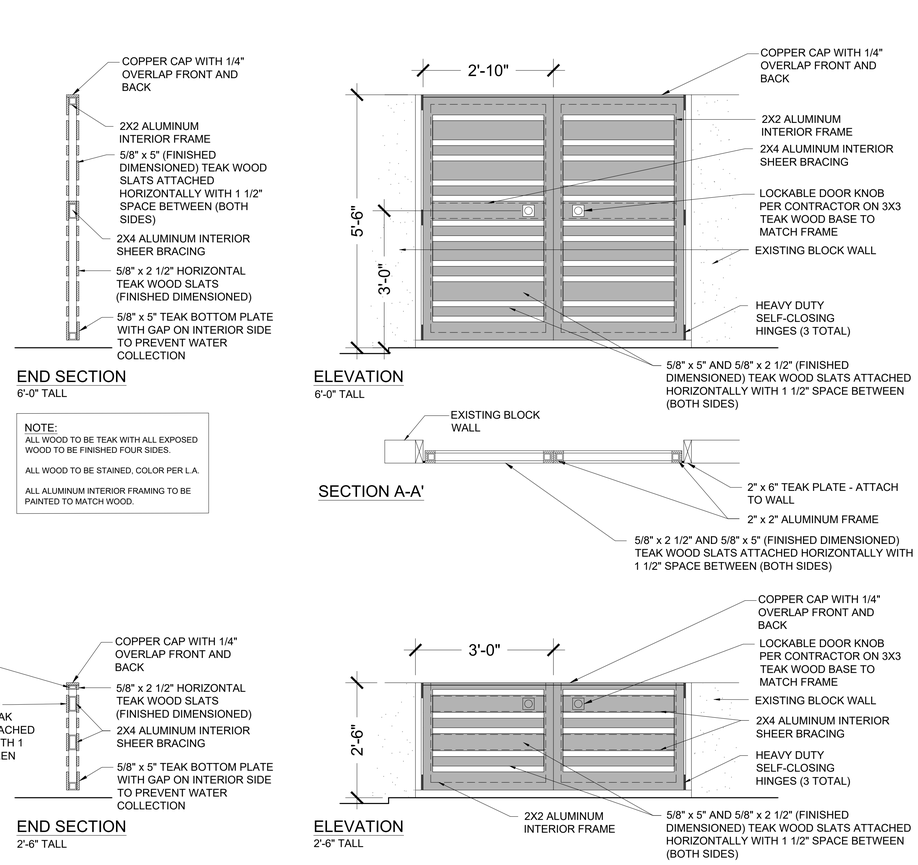


H STONE 'TOTEM POLE' — Scale: 3/4" = 1'-0"



NOTE:
'METALIZE' ALL STEEL. FINISH TO BE 2 COATS RUSTOLEUM 'RUSTY METAL PRIMER' AND 2 COATS SEMI-GLOSS INDUSTRIAL ENAMEL. COLOR PER LANDSCAPE ARCHITECT.
ALL HEAVY DUTY HARDWARE FOR GATE PER CONTRACTOR
LOCATE GATE LATCH 54" MIN. ABOVE FINISHED SURFACE.
FENCE/GATE MUST CONFORM TO U.B.C. POOL ENCLOSURE REQUIREMENTS. ALL GATES MUST BE SELF CLOSING AND SELF LATCHING PER U.B.C. OCCURRING AS DOUBLE IN TWO PLACES.

D TUBULAR STEEL POOL ENCLOSURE FENCE & GATE — Scale: 3/4" = 1'-0"



E WOODEN GATE — Scale: 3/4" = 1'-0"

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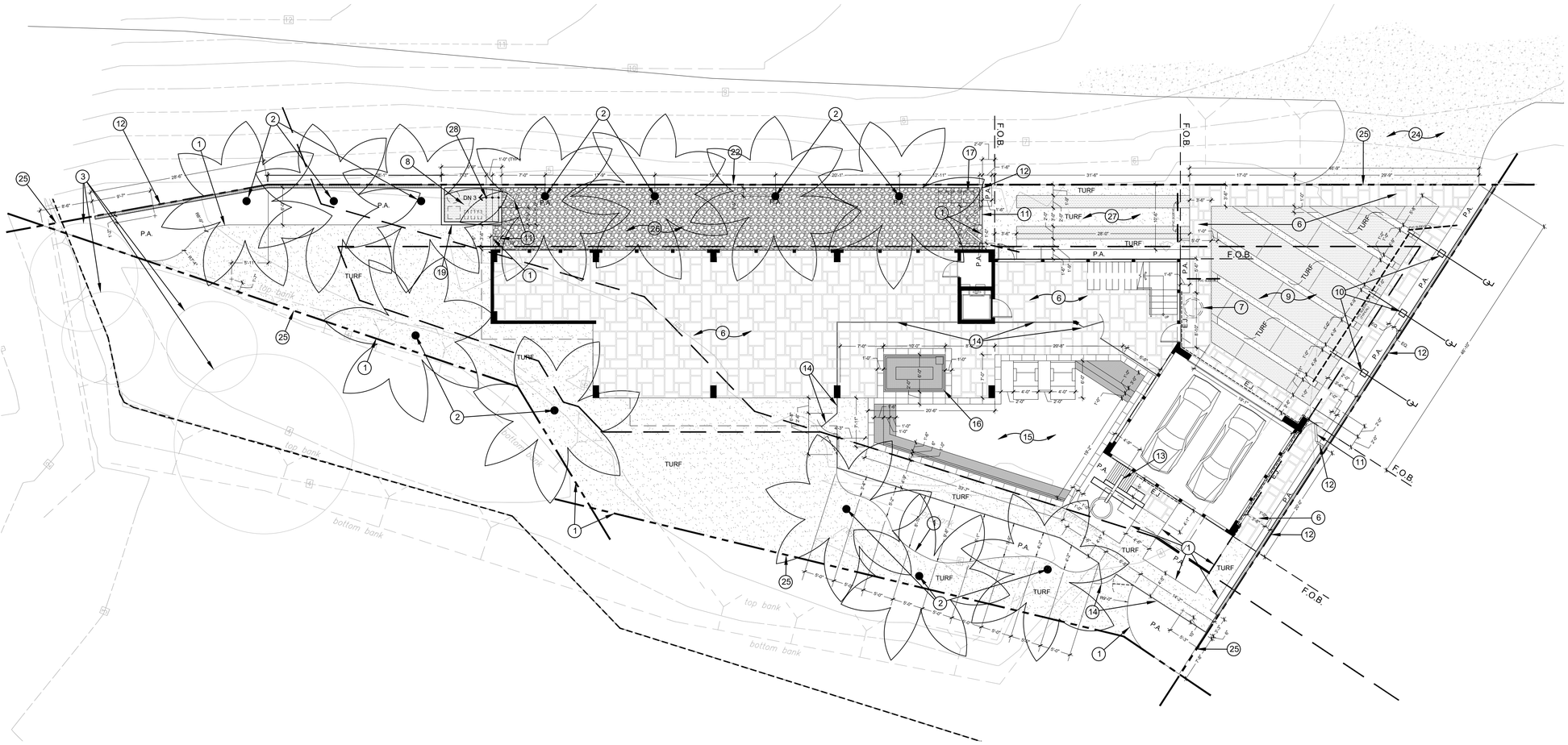
CONSTRUCTION DETAILS

REGISTERED LANDSCAPE ARCHITECT — STEVEN P. ZUCKER — 2129 — 1/31/25 EXP. DATE — STATE OF CALIFORNIA

DRAWN: GC
CHECKED: SZ
DATE: 19 January 2024
SCALE: VARIES
JOB NO.: 19.08
SHEET: CD003

4 OF 7 SHEETS

EXHIBIT C-17



GENERAL CONSTRUCTION NOTES:

1. ALL DIMENSIONS ARE TAKEN FROM FACE OF BUILDING WALLS OR EDGE OF PAVING, UNLESS OTHERWISE NOTED ON PLAN. THE DIMENSIONS ARE SHOWN FOR APPROXIMATE LINE AND ALL RADII AND CURVES ARE TO HAVE CONTINUOUS AND SMOOTH TRANSITIONS WITHOUT ABRUPT CHANGES OR BENDS.

2. ALL FORMS AND ALIGNMENT OF PAVING SHALL BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO POURING.

3. CONTRACTOR SHALL VERIFY LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION AND SHALL BE HELD LIABLE FOR ALL DAMAGES INCURRED.

4. CONTRACTOR SHALL NOTE AND INSTALL ALL SLEEVES SHOWN ON CONSTRUCTION PLAN PRIOR TO INSTALLATION OF PAVING.

5. ALL CONSTRUCTION AND WORKMANSHIP SHALL CONFORM TO LOCAL CODES.

6. CONTRACTOR MUST CHECK ALL DIMENSIONS, FRAMING CONDITIONS AND SITE CONDITIONS BEFORE STARTING WORK. LANDSCAPE ARCHITECT SHALL BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCIES OR DEFICIENCIES.

7. CONDITIONS NOT SPECIFICALLY SHOWN SHALL BE CONSTRUCTED SIMILAR TO THE DETAILS FOR THE RESPECTIVE MATERIALS.

8. THE DRAWINGS AND SPECIFICATIONS REPRESENT THE FINISHED STRUCTURE. ALL BRACING, TEMPORARY SUPPORTS, SHORING, ETC. IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

9. DESIGN, MATERIALS, EQUIPMENT AND PRODUCTS OTHER THAN THOSE DESCRIBED BELOW OR INDICATED ON THE DRAWINGS MAY BE CONSIDERED FOR USE, PROVIDED PRIOR APPROVAL IS OBTAINED FROM THE OWNER, LANDSCAPE ARCHITECT AND THE APPLICABLE GOVERNING CODE AUTHORITY.

SYMBOLS AND ABBREVIATIONS

P.A.	PLANTER AREA
R12'-0"	RADIUS
S.J.	SCORE JOINT
E.J.	EXPANSION JOINT
S.L.	SCORE LINE
F.O.B.	FACE OF BUILDING
F.O.P.	FACE OF PILASTER
F.O.W.	FACE OF WALL
	ALIGN
	CENTER LINE
	4" (MINIMUM) PVC SLEEVE - SEE PLAN
	ROOT BARRIER

NOTE TO CONTRACTOR:

It is the Contractor's responsibility to oversee the daily work on the project. Zucker Design Associates, Inc. will not provide full time site supervision services and is not responsible for acts of omission by the contractor or any subcontractor. To guarantee compliance with the plans Zucker Design Associates, Inc. must be called to the site at the times listed below.

Recommended site visits by Zucker Design Associates, Inc.:

1. When all wooden forms are in place and before concrete is poured.
2. When plant material (trees, shrubs, vines, groundcover) are delivered to the site so ZDA can approve the quality.
3. When plant material is placed on the site per plan but prior to planting.
4. When installation is deemed complete by the contractor. A final walk-through by ZDA will occur to confirm the landscape was completed per plan.

GRADING AND DRAINAGE NOTES

1. REFER TO CIVIL ENGINEERING PLANS FOR ALL GRADING AND DRAINAGE.
2. NO DRAINLINE IS TO BE PLACED NEAR TREE PLACEMENT

PAVING LEGEND:

CONCRETE DRIVEWAY WITH 12" WIDE TURF BANDS AND 42" WIDE STONE PAVER BORDER. 5 1/2" THICK CONCRETE (DRIVEWAY) WITH #3 REBAR AT 12" O.C. BOTH WAYS OVER CRUSHED STONE BASE ON RELATIVE COMPACTED SUBGRADE. DEPTH OF CRUSHED STONE PER CONTRACTOR. CONCRETE COLOR + FINISH PER LANDSCAPE ARCHITECT.

STONE ON CONCRETE BASE. STONE AND PATTERN PER L.A. CONCRETE BASE TO BE 3 1/2" THICK (PATIO, POOL DECK, WALKS, ETC.) & 5 1/2" THICK (DRIVEWAY) WITH #3 REBAR AT 12" O.C. BOTH WAYS OVER 4" CRUSHED STONE BASE ON 90% RELATIVE COMPACTED SUBGRADE. DEPTH OF CRUSHED STONE PER SOILS ENGINEER.

3 1/2" THICK CONCRETE (WALK) 5 1/2" THICK (DRIVEWAY) WITH #3 REBAR AT 12" O.C. BOTH WAYS OVER CRUSHED STONE BASE ON 90% RELATIVE COMPACTED SUBGRADE. DEPTH OF CRUSHED STONE PER CONTRACTOR. CONCRETE COLOR + FINISH PER LANDSCAPE ARCHITECT.

CONSTRUCTION CALLOUTS:

1. CONTRACTOR TO INSTALL BLACK-COATED 14GA x 4" DEEP DURAEDGE LANDSCAPE STEEL EDGING FROM J.D. RUSSELL COMPANY;WWW.JDRUSSELLCO.COM.
2. PROPOSED TREE PER PLANTING PLAN, SHEET P-1.0. SEE **DETAIL C, SHEET P-1.1 FOR PLANTING INSTRUCTIONS.**
3. EXISTING TREES TO REMAIN.

OMIT 4. ~~CONTRACTOR TO FABRICATE **LOW RETAINING WALL PER DETAIL D, SHEET CD-1.0.**~~

OMIT 5. ~~CONTRACTOR TO FABRICATE **6" WIDE BEACH PEBBLE BANDS PER PAVING LEGEND, THIS SHEET + DETAIL M, SHEET CD-1.2.**~~

6. CONTRACTOR TO INSTALL STONE ON CONCRETE BASE PER PAVING LEGEND, THIS SHEET.
7. CONTRACTOR TO INSTALL **POT PER DETAIL A, SHEET P-1.1.** POT PLANT MATERIAL PER PLANTING PLAN, SHEET P-1.0.
8. CONTRACTOR TO INSTALL CONCRETE PAVING PER PAVING LEGEND, THIS SHEET.
9. CONTRACTOR TO INSTALL CONCRETE DRIVEWAY PER PAVING LEGEND, THIS SHEET.
10. CONTRACTOR TO INSTALL **STONE 'TOTEM POLE' PER DETAIL H, SHEET CD-1.2.**
11. CONTRACTOR TO FABRICATE **5'-6" TALL (SIDE YARD) AND 2'-6" TALL (FRONT YARD SETBACK) WOODEN GATE PER DETAIL E SHEET CD-1.2.**
12. CONTRACTOR TO FABRICATE **6'-0" TALL (SIDE YARD) AND 2'-6" TALL (FRONT YARD SETBACK) TALL BLOCK WALL PER DETAIL A, SHEET CD-1.0.**
13. CONTRACTOR TO FABRICATE **OUTDOOR SHOWER/ AUGE FOUNTAIN PER DETAIL B, SHEET CD-1.0.**
14. CONTRACTOR TO FABRICATE **TUBULAR STEEL POOL ENCLOSURE FENCE & GATE(S) PER DETAIL D, SHEET CD-1.2.**
15. CONTRACTOR TO FABRICATE POOL PER **POOL & SPA DETAIL C, SHEET CD-1.1.**
16. CONTRACTOR TO FABRICATE SPA PER **POOL & SPA DETAIL C, SHEET CD-1.1.**
17. TRASH CAN STORAGE AREA.

OMIT 18. ~~CONTRACTOR TO FABRICATE **WOODEN SHADE STRUCTURE PER DETAIL F, SHEET CD-1.0.**~~

19. CONTRACTOR TO FABRICATE **POOL EQUIPMENT ENCLOSURE WALL PER DETAIL G, SHEET CD-1.2** & **WOODEN GATE PER DETAIL E, SHEET CD-1.2.**

OMIT 20. ~~CONTRACTOR TO FABRICATE **LINEAR FOUNTAIN PER DETAIL I, SHEET CD-1.1.**~~

OMIT 21. ~~SITE SETBACK~~

22. CONTRACTOR TO PLASTER EXISTING BLOCK WALL (BOTH SIDES) TO MATCH NEW WALL PER DETAIL A, SHEET CD-1.0.

OMIT 23. ~~CONTRACTOR TO FABRICATE **UTILITY COUNTER WITH BARBEQUE PER DETAIL N, SHEET CD-1.3.**~~

24. EXISTING ASPHALT DRIVEWAY APPROACH TO REMAIN & BE REPAIRED WHERE NEEDED.
25. PROPERTY LINE
26. CONTRACTOR TO INSTALL CRUSHED STONE MULCH PER L.A.
27. CONTRACTOR TO FABRICATE TURF PARKING AREA WITH CONCRETE TIRE TRACKS. SEE PAVING LEGEND, THIS SHEET.
28. CONTRACTOR TO FABRICATE **CONCRETE STEP PER DETAIL F, SHEET CD-1.2.**

OMIT 29. ~~CONTRACTOR TO INSTALL CONCRETE PAVING PER PAVING LEGEND, THIS SHEET.~~

OMIT 30. ~~CONTRACTOR TO FABRICATE **2'-6" TALL BLOCK WALL ON TOP OF RETAINING WALL PER DETAIL Q, SHEET CD-1.3.**~~

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CONSTRUCTION PLAN

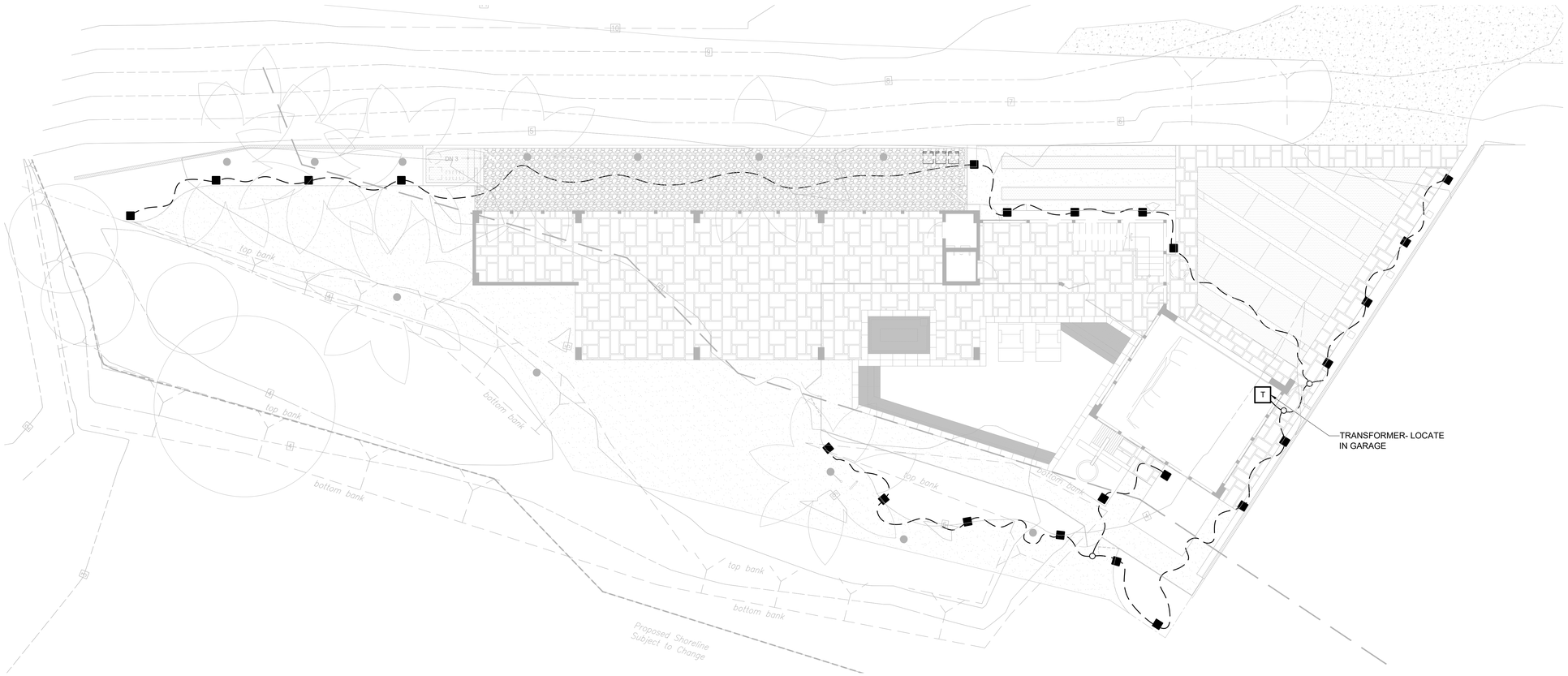
REGISTERED LANDSCAPE ARCHITECT SCOTT A. ZUCKER 2772 1/31/25 EXP. DATE DATE STATE OF CALIFORNIA

DRAWN	GC
CHECKED	SZ
DATE	19 January 2024
SCALE	1/8" = 1'-0"
JOB NO.	19.08
SHEET	CP001

1 OF 7 SHEETS

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EXHIBIT C-18



LIGHTING SYSTEM NOTES

1. THE LIGHTING CONTRACTOR INSTALLING THE LIGHTING SYSTEM SHALL MEET WITH THE PAVING CONTRACTOR TO INSURE THAT ADEQUATE SLEEVES HAVE BEEN INSTALLED IN THE PROPER LOCATIONS FOR INSTALLATION OF THE LIGHTING SYSTEM. BE AWARE THAT THE SLEEVES INSTALLED WILL BE 4" SCH. 40 PVC OR ABS, (NO THIN WALL PIPE) AND THAT THE SLEEVES WILL BE USED FOR THE IRRIGATION SYSTEM AS WELL. THE TENTATIVE SLEEVE LOCATIONS ARE SHOWN ON THE CONSTRUCTION PLAN.
2. WHEN THE CONTRACTOR IS READY TO INSTALL THE LIGHTING, HE / SHE SHALL CONTACT THE LANDSCAPE ARCHITECT, WHO WILL COME TO THE JOB SITE AND SELECT THE EXACT LOCATION AND ORIENTATION OF THE FIXTURES AND COMPONENTS. THE LOCATIONS SHOWN ON THE PLAN ARE FOR GENERAL INFORMATION ONLY.
3. THE CONTRACTOR SHOULD BE AWARE THAT IT MAY TAKE UP TO SIX WEEKS TO ORDER SOME OF THE EQUIPMENT, AND SHOULD ALLOW FOR ENOUGH LEAD TIME.
4. THE LOW VOLTAGE WIRING SHALL BE INSTALLED 9" BELOW GRADE, AND MAY BE LOCATED IN IRRIGATION TRENCHES. THE CONTRACTOR IS TO GUAGE THE LOW VOLTAGE WIRE TO ACCOMODATE THE EXTRA LONG RUNS.
5. NOTE THAT THE TRANSFORMER HAS A MAXIMUM LOAD OF 300 WATTS. DO NOT ALTER THE NUMBER OF FIXTURES ON THE CIRCUIT OF THE WIRING LAYOUT AS SHOWN ON THE PLAN. IT HAS BEEN DESIGNED WITH THE MAXIMUMS DESCRIBED ABOVE.
6. THE TRANSFORMER WILL BE CONNECTED TO AN INTERNAL PLUG-IN CLOCK PER CONTRACTOR OR THE CLIENT'S COMPUTERIZED HOUSE CONTROLLER AS PER CODE BY A LICENSED ELECTRICIAN. THE PHOTO CELL WILL TURN ON THE LIGHTS AT DUSK AND THE PLUG-IN CLOCK OR HOUSE COMPUTERIZED CONTROLLER WILL TURN OFF THE LIGHTS AT A TIME DETERMINED BY THE OWNER. ATTACH TRANSFORMER TO WALL WITH 2 MASONRY ANCHORS, 12" MIN. ABOVE GRADE. SEE NOTE ABOVE REGARDING LOCATION OF TRANSFORMERS.

GENERAL NOTES

1. EQUIPMENT IS MANUFACTURED BY SPJ LIGHTING INC., UNLESS OTHERWISE NOTED.
2. LAYOUT OF 12V SYSTEMS, ANY SWITCHING MECHANISMS, (I.E. - TIMERS, PHOTOCELL, ETC...), AND ANY ADDITIONAL LIGHTING COMPONENTS DEEMED NECESSARY AND NOT INCLUDED IN THIS PLAN, TO BE COORDINATED BY CONTRACTOR WITH APPROVAL OF CLIENT AND LANDSCAPE ARCHITECT.
3. ALLOW SIX WEEKS LEAD TIME FOR ORDERING ALL NECESSARY EQUIPMENT.

LIGHTING SYMBOLS LEGEND

SYMBOL	FIXTURE	LAMP	VOLTAGE	WATTS	QUANTITY	COMMENTS
■	SPJ-RSPL-6	LED (6 WATT)	12	6	20	PATH LIGHT
○	SILICONE WIRE CAP					SILICONE WIRE CAP PER CONTRACTOR
⌒	UL/CSA LISTED 12V DIRECT BURIAL CABLE. CONTRACTOR TO GUAGE WIRE TO ACCOMODATE EXTRA LONG RUNS					
T	SPJ-FL300-15V					300 WATT LOW VOLTAGE WEATHER PROOF TRANSFORMER.

NOTE:
ALL SPJ LIGHTING INC. FIXTURES TO BE PVD BLACK FINISH UNLESS OTHERWISE STATED.



PATH LIGHT
SPJ-RSPL-6



LOW VOLTAGE TRANSFORMER
SPJ-FL300-15V

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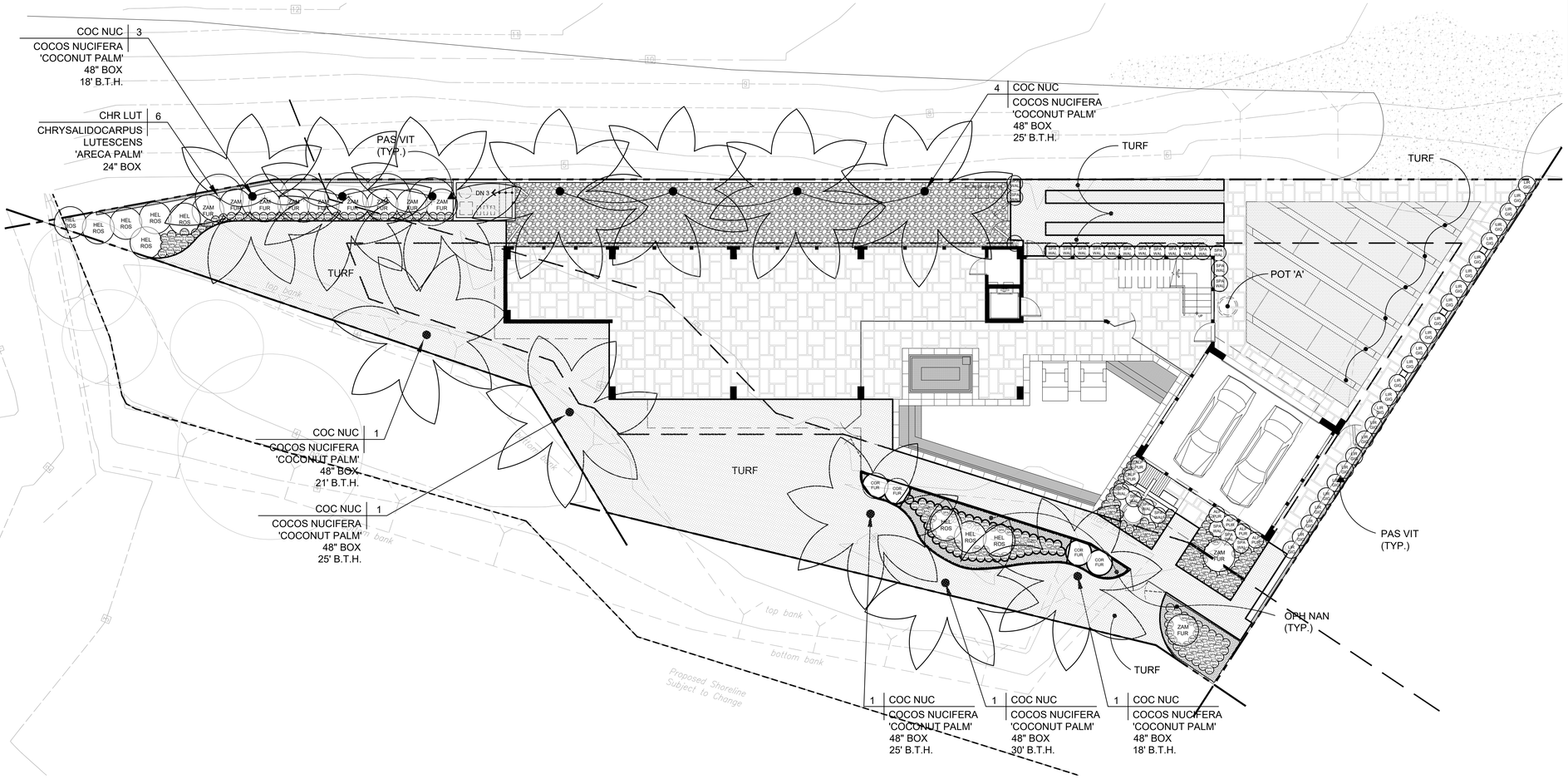
LIGHTING PLAN

REGISTERED LANDSCAPE ARCHITECT
SCOTT A. ZUCKER
2127
1/31/25 EXP. DATE
STATE OF CALIFORNIA

DRAWN: GC
CHECKED: SZ
DATE: 19 January 2024
SCALE: 1/8" = 1'-0"
JOB NO.: 19.08
SHEET: **LP001**
7 OF 7 SHEETS

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EXHIBIT C-19



VINES

	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS	QUANTITY
PAS VIT	PASSIFLORA VITIFOLIA	RED PASSION FLOWER	5 GAL	FOR ATTACHING TO WALL SEE DETAIL B, THIS SHEET.	1

TREES

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS	QUANTITY
COC NUC	COCOS NUCIFERA	COCONUT PALM	48" BOX	18' B.T.H.	4
				21' B.T.H.	1
				25' B.T.H.	6
				30' B.T.H.	1
CHR LUT	CHRYSALIDOCARPUS LUTESCENS	ARECA PALM	24" BOX	PLANT @ 7' O.C.	6

POTS

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS	QUANTITY
A	ANTHURIUM 'WAIMEA'	ANTHURIUM	1 GAL	4 PER POT	4
	HELICONIA CARIBAEA X BIHAI ' HOT RIO NIGHTS'	HOT RIO NIGHTS PARROT BEAK	15 GAL	1 PER POT	1
	*POT: MILL PLANTER; SIZE = 36" DIA. X 31" TALL				1

NOTE:
** POTS ARE TO BE ORDERED WITHOUT DRAINHOLES AND WILL BE DRILLED AT SITE AS NEEDED. ALL POTS ARE TO BE SECURED IN PLACE AND SUPPLIED DRAINAGE LINES PER POT DRAINAGE DETAIL A, THIS SHEET.*

PLANTING LEGEND

SHRUBS

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS	QUANTITY
ALP PUR	ALPINIA PURPURATA	RED GINGER	5 GAL	PLANT @ 30" O.C.	6
COR FRU	CORDYLINE FRUTICOSA ' RED SISTER'	HAWAII TI	5 GAL		8
HEL ROS	HELICONIA ROSTRATA	HANGING LOBSTER CLAW	5 GAL	PLANT @ 4' O.C.	12
LIR GIG	LIRIOPE GIGANTEA	GIANT LILY TURF	5 GAL	PLANT @ 30" O.C.	26
RHO SPA	RHOEO SPATHACEA	OYSTER PLANT	1 GAL	PLANT @ 14" O.C.	258
SPA WAL	SPATHIPHYLLUM WALLISII	PEACE LILY	5 GAL		24
ZAM FUR	ZAMIA FURFURACEA	CARDBOARD PALM	5 GAL		11

GROUNDCOVERS

	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS	QUANTITY
OPH NAN	OPHIOPOGON 'NANA'	DWARF MONDO GRASS	FLATS	PLANT @ 4" O.C.	157 S.F.
TURF	TURF	TURF	SOD		3154 S.F.

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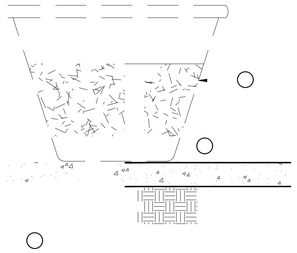
PLANTING PLAN

REGISTERED LANDSCAPE ARCHITECT SCOTT A. ZUCKER 2729
1/31/25 EXP. DATE
STATE OF CALIFORNIA

DRAWN: GC
CHECKED: SZ
DATE: 19 January 2024
SCALE: 1/8" = 1'-0"
JOB NO.: 19.08
SHEET: PP001

5 OF 7 SHEETS

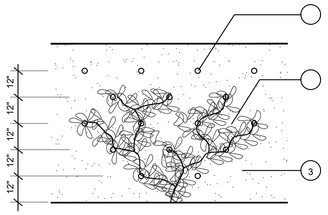
EXHIBIT C-20



LEGEND

2. FINISH SURFACE
6. POTTED PLANTING
7. 4" SCHED. 40 PVC DRAINLINE- CONNECT TO LANDSCAPE DRAINAGE SYSTEM
8. DRAIN ROCK
9. SEALANT

A POT DRAINAGE



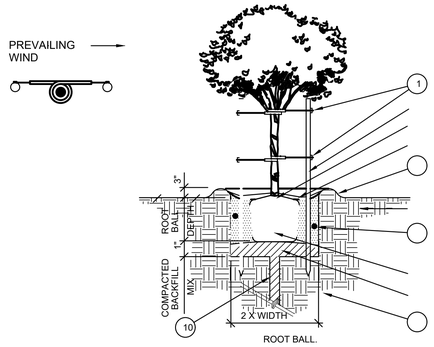
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LEGEND

WITH SIX INCH (6") LONG STAINLESS STEEL WIRE TO SURFACE (TRIANGULAR SPACED LOCATIONS)

B VINE PLANTING (ON FENCES/WALLS)

N.T.S.



ROOT BALL.

EXISTING SOIL.

1" COMPACTED AMENDED BACKFILL. (SEE SPECS.)

VERTICAL DRAIN HOLE (6" DIA. X 6' DEPTH) USE CORK SCREW AUGER TO EXCAVATE DRAIN HOLES AND FILL W/ PREPARED BACKFILL MIX

1" DEPTH AT MULCH, MAINTAIN 1" CLEARANCE AT ROOT CROWN.

WATER BASIN 3" MIN. DEPTH. AFTER INITIAL WATERING BY HOSE. REMOVE BASIN IN LAWN AREAS.

BERM FILL

PLANT TABLETS. (SEE SPECS.)

C TREE PLANTING DETAIL & STAKING DETAIL

WATER CONSERVATION STATEMENT

THE IRRIGATION SYSTEM SHALL BE DESIGNED TO OPERATE WITH A HIGH EFFICIENCY LEVEL TO PERFORM WITH WATER CONSERVATION MEASURES DURING DAY TO DAY PERFORMANCE. THE SCHEDULE OF OPERATION CAN BE ESTIMATED AT A MINIMUM OF 25% REDUCTION OF SEASONAL WATER CONSUMPTION WHEN SET UP CORRECTLY.

THE IRRIGATION EQUIPMENT AND FEATURES SUPPORTING WATER CONSERVATION MEASURES ARE LISTED BELOW:

1. **A WEATHER DRIVEN 'SMART' CONTROLLER OPERATES WITH AUTOMATIC DAILY SCHEDULING ADJUSTMENTS LINKED TO THE ON-SITE SOLAR SENSOR. CONTROLLER OPERATES WITH MULTIPLE PROGRAMS TO SCHEDULE SHRUB IRRIGATION WITH 'CYCLE AND SOAK' APPLICATIONS.**
2. **A WEATHER SENSOR, WITH A WIRELESS CONNECTION TO THE CONTROLLER, DIRECTLY MEASURES THE CURRENT ETo VALUE FOR SEASONAL WATER USE ADJUSTMENTS. A RAIN SHUT-OFF DEVICE IS INCLUDED IN THE SENSOR.**
3. **A MASTER VALVE, INSTALLED AS 'NORMALLY CLOSED', OPERATES TO SHUT DOWN WATER PRESSURE IN THE MAIN LINE PIPING DURING NON-IRRIGATION TIMES.**
4. **A FLOW SENSOR DETECTS NORMAL SYSTEM OPERATION AND PROVIDES FOR HIGH-FLOW SHUT-DOWN CAPABILITY WITH THE MASTER VALVE WHEN HIGHER FLOW WITH ANY BROKEN PIPE OR DAMAGED EQUIPMENT IS DETECTED.**
5. **SHUT-OFF VALVES INSTALLED ON THE MAIN LINE PIPING PROVIDE FOR PARTIAL SHUT-DOWN OF THE SYSTEM DURING EMERGENCY EVENTS.**
6. **DRIP EMITTERS ARE SPECIFIED FOR SHRUB PLANT MATERIAL, THE HIGH-EFFICIENCY DRIPLINE TUBING PROVIDES GOOD DISTRIBUTION TO THE LANDSCAPE PLANTING AREAS.**
7. **TREES ARE IRRIGATED WITH BASIN BUBBLER UNITS THAT ARE ASSIGNED TO DEDICATED CONTROL VALVES FOR MONTHLY DEEP WATERING EVENTS AFTER ESTABLISHMENT.**

RECOMMENDED SITE VISITS BY ZUCKER DESIGN ASSOCIATES, INC.

1. WHEN ALL WOODEN FORMS ARE IN PLACE AND BEFORE CONCRETE IS POURED.
2. WHEN PLANT MATERIAL (TREES, SHRUBS, VINES, GROUNDCOVER) ARE DELIVERED TO THE SITE SO ZDA CAN APPROVE THE QUALITY.
3. WHEN PLANT MATERIAL IS PLACED ON THE SITE PER PLAN BUT PRIOR TO PLANTING.
4. WHEN INSTALLATION IS DEEMED COMPLETE BY THE CONTRACTOR. A FINAL WALK-THROUGH BY ZDA WILL OCCUR TO CONFIRM THE LANDSCAPE WAS COMPLETED PER PLAN.

NOTE TO CONTRACTOR:

1. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OVERSEE THE DAILY WORK ON THE PROJECT. ZUCKER DESIGN ASSOCIATES, INC. WILL NOT PROVIDE FULL TIME SITE SUPERVISION SERVICES AND IS NOT RESPONSIBLE FOR ACTS OF OMISSION BY THE CONTRACTOR OR ANY SUBCONTRACTOR. TO GUARANTEE COMPLIANCE WITH THE PLANS ZUCKER DESIGN ASSOCIATES, INC. MUST BE CALLED TO THE SITE AT THE TIMES LISTED BELOW.

SOIL PREPARATION

IF THE OWNER AGREES TO FORGO THE RECOMMENDED AGRONOMY REPORT AND ITS RECOMMENDED SOIL AMMENDMENTS, THE CONTRACTOR IS TO ROTOTILL THE FOLLOWING AMMENDMENTS INTO THE SOIL AT RATES PER 1000 SQ. FT.:

4 CU. YDS.	NITROGEN STABILIZED SAWDUST
150 LBS.	GYPSUM
125 LBS.	GRO-POWER PLUS

PLANTING NOTES

1. WHERE PERENNIAL WEEDS EXIST ON SITE AT THE BEGINNING OF WORK, CLEAN AND REMOVE THESE EXISTING WEEDS BY MOWING OR GRUBBING OFF ALL PLANT MATERIAL. UPON COMPLETION OF SOIL PREPARATION AND PLANTING OF ALL SPECIMEN TREES, BEGIN WEED ABATEMENT PROGRAM BY APPLYING 100 POUNDS OF COMMERCIAL FERTILIZER 46-0-0 PER ACRE, PER MANUFACTURER'S INSTRUCTIONS. WATER ALL AREAS FOUR (4) TIMES DAILY FOR FOURTEEN (14) CONSECUTIVE DAYS UNTIL WEED SEEDS HAVE GERMINATED. CEASE WATERING FOR THREE (3) DAYS. SPRAY A NON-SELECTIVE, NON-RESIDUAL, SYSTEMIC HERBICIDE TO ERADICATE GERMINATED WEEDS. LET THE WEEDS DIE WITHOUT IRRIGATION FOR A MINIMUM DEPTH OF 1/4 INCH BELOW THE SURFACE OF THE SOIL. IF STUBBORN AND RESIDUAL WEEDS (I.E. BERMUDA GRASS) PERSIST, ERADICATION PROCEDURE SHOULD BE REPEATED. THE TYPE OF WEEDS THAT EXIST SHOULD BE IDENTIFIED AND COORDINATED WITH AN APPROVED LICENSED PEST CONTROL ADVISOR TO ENSURE COMPATIBILITY WITH CHEMICAL AND SEASON OF APPLICATION. DO NOT USE MATERIAL OR METHOD THAT WOULD ADVERSELY EFFECT NEW PLANTINGS, OR HYDROSEEDING.
2. AFTER ALL SOIL HAS BEEN IMPORTED TO THE SITE AND ROUGH GRADING COMPLETED, BUT BEFORE SOIL PREPARATION, THE CONTRACTOR SHALL FURNISH A COPY OF SOIL TESTS FOR AGRICULTURAL SUITABILITY AND FERTILITY (PREPARED BY A CALIFORNIA ASSOCIATION OF AGRICULTURAL LABORATORIES MEMBER) TO THE OWNER AND LANDSCAPE ARCHITECT.
3. SOIL AMMENDMENTS SHALL BE APPLIED PER SOIL REPORT SPECIFICATIONS.
4. ALL SHRUB AND GROUNDCOVER AREAS, EXCEPT FOR HYDROSEEDED AREAS OR SLOPES IN EXCESS OF 4:1, ARE TO BE TOPDRESSED WTIH 3" (102 MM) LAYER OF 'GORILLA HAIR' MULCH FROM LOCAL VENDOR.
5. CONTRACTOR WILL BE RESPONSIBLE TO REVIEW THE GRADING AND DRAINAGE PLANS FOR DRAINAGE LOCATION, DRAINAGE SWALES AND CONTOUR GRADES. CONTRACTOR WILL BE HELD RESPONSIBLE FOR ANY DAMAGES DUE TO MODIFICATIONS BY THE CONTRACTOR TO THE DRAINAGE SPECIFIED BY THE LANDSCAPE ARCHITECT. ANY DISCREPANCIES TO THE FIELD CONDITIONS WILL BE BROUGHT TO THE ATTENTION OF THE OWNER OR OWNER REPRESENTATIVE.
6. ALL PLANTING INSTALLATIONS SHALL CONFORM WITH ALL LOCAL CODES AND REGULATIONS.
7. QUANTITIES SHOWN IN THE LEGENDS ARE FOR CONVENIENCE ONLY. THE LANDSCAPE CONTRACTOR SHALL VERIFY AND INSTALL PLANT QUANTITIES AS DRAWN ON PLAN.
8. INSTALL ARBOR-GUARD TREE BOOTS ON ALL TREES PLANTED WITH IN TURF AREAS. TREE BOOTS ARE AVAILABLE THROUGH DEEP ROOT CORPORATION (714) 896-0563. USE DEEP ROOT NO. A68-4, OR EQUAL.
9. ANY TREE, 15 GALLON SIZE OR LARGER, PLANTED WITHIN 5' (1.5 M) OF ANY CONCRETE EDGE SHALL HAVE A DEEP ROOT BARRIER INSTALLED ALONG THE ENTIRE TREE PLANTING PIT ADJACENT TO THAT CONCRETE EDGE. INSTALL ROOT BARRIERS MANUFACTURED BY DEEP ROOT CORPORATION AT (714) 896-0563, #A68-4 OR AN APPROVED EQUAL PER MANUFACTURERS SPECIFICATIONS AND RECOMMENDATIONS.

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REVISIONS

Zucker Design Associates
26691 Pardo Drive
Mission Viejo, California 92691
Phone: 714/478-0565
Fax: 949/448-5588
email: scott@zuckerdesign.net
website: www.zuckerdesign.net

ZUCKER DESIGN ASSOCIATES, INC. LANDSCAPE ARCHITECTURE

GARG RESIDENCE
6973 Kalanianaole Hwy.
Oahu, Hawaii 96825

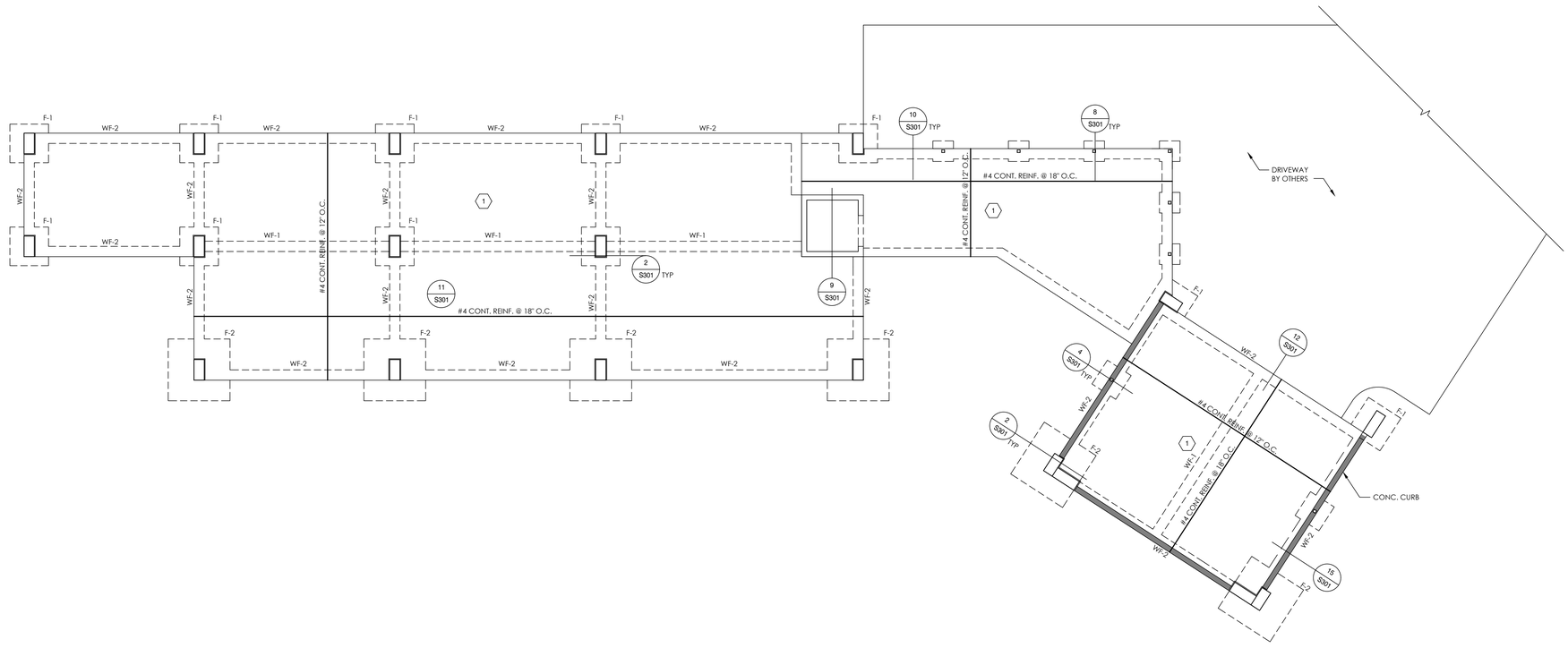
PLANTING PLAN

REGISTERED LANDSCAPE ARCHITECT SCOTT A. ZUCKER 2129 1/31/25 EXP. DATE STATE OF CALIFORNIA

DRAWN GC
CHECKED SZ
DATE 19 January 2024
SCALE 1/8" = 1'-0"
JOB NO. 19.08
SHEET PP002

6 OF 7 SHEETS

EXHIBIT C-21



NOTES:

1. AT CONC SLAB ON GRADE PROVIDE CONTROL JOINTS @ 10'-0" O.C. EA. WAY & 5'-0" EA. WAY FOR WALKWAYS. HOLD BACK REINFORCMENT 1" FROM CONTROL JOINTS. DO NOT EXTEND REINFORCEMENT BETWEEN CONTROL JOINTS.

LEGEND

(1) INDICATES 4" CONC SLAB OVER 6 MIL VAPOR BARRIER OVER 6" GRAVEL FILL, TYP. REFER TO PLAN FOR REINF.

F-# INDICATES FOOTING SIZE FOR CONCRETE COLUMN PER DETAIL 2/S301

WF-# INDICATES CONC GRADE BEAM PER DETAIL 11/S301

FOUNDATION PLAN

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

0 2' 4' 8' 12' 16'

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

JPB ENGINEERING, INC.

47-388 HUI IWA ST, STE. #14
KANEOHE, HI 96744
808.434.8108

JONATHAN R. BRANDT
LICENSED PROFESSIONAL ENGINEER
No.11553-S
HAWAII, U.S.A.

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

EXP: 4/30/26

NEW SINGLE FAMILY DWELLING
FOR
GARG RESIDENCE
HONOLULU, OAHU, HAWAII
TAXMAP KEY: 3-9-002:031

REVISION	DATE
1	
2	
3	

FOUNDATION PLAN

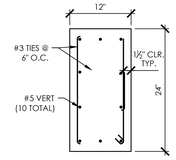
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Project	20082.01S
Date	MAY 2021
Drawn	KB
Designed	JPB
Checked	JPB

DRAWING NO.

S100

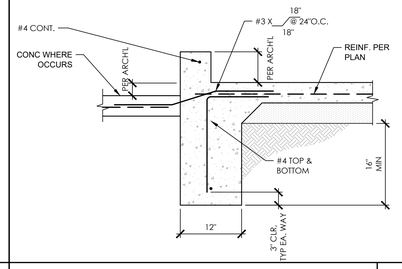
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EXHIBIT C-22

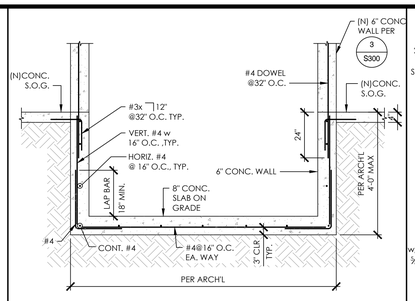


CC-1

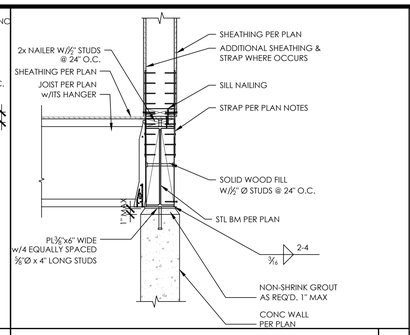
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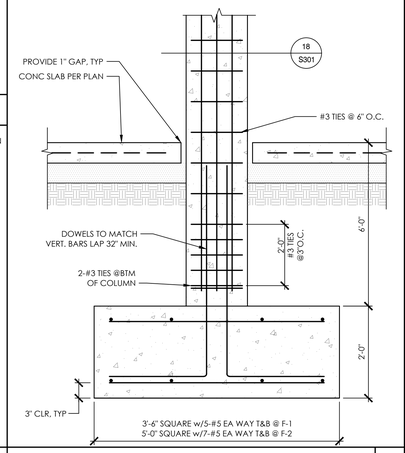
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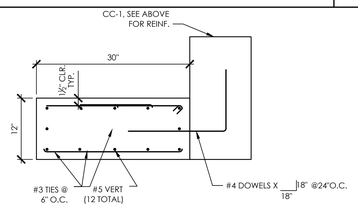
DETAIL 9



DETAIL 5

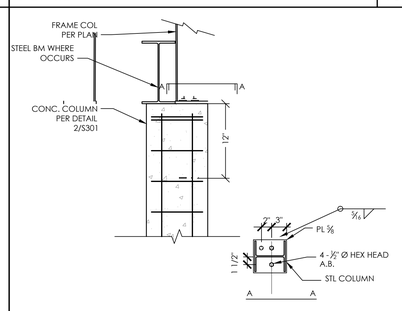


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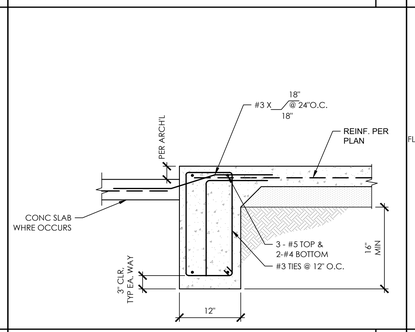


CC-2

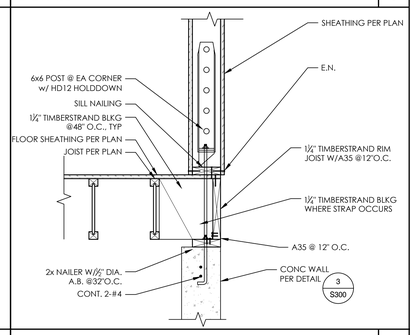
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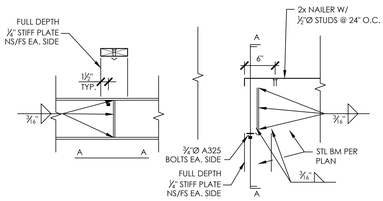
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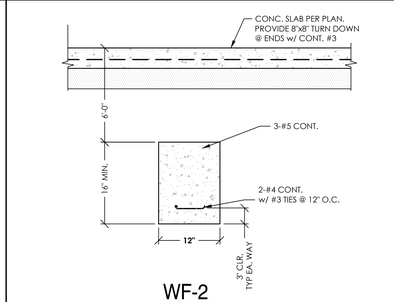
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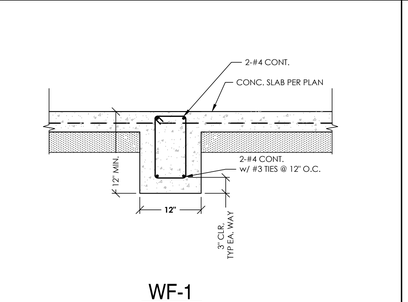
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DETAIL 19

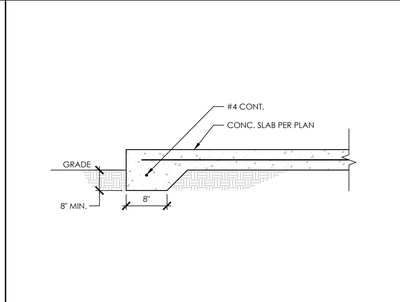


WF-2

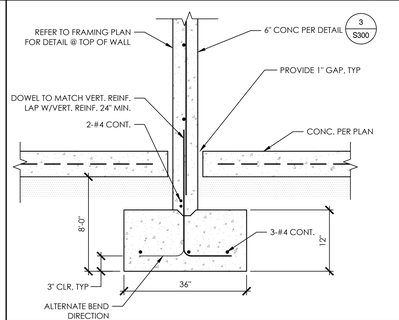


WF-1

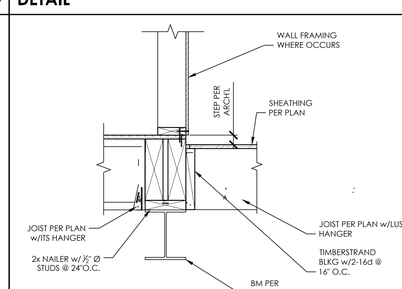
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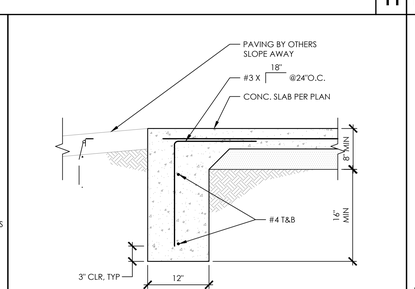
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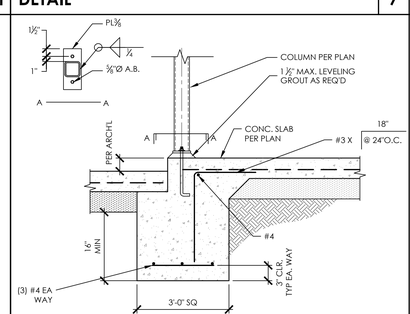
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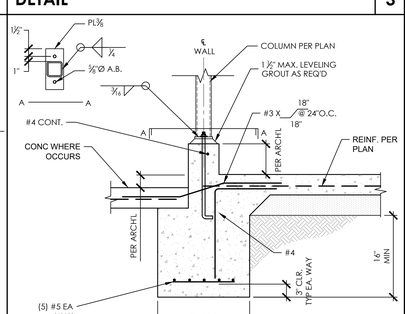
DETAIL 16



DETAIL 12



DETAIL 8



DETAIL 4

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EXP. 4/30/26

NEW SINGLE FAMILY DWELLING
FOR
GARG RESIDENCE
HONOLULU, OAHU, HAWAII
TAXMAP KEY: 3-9-002:031

REVISION	DATE

STRUCTURAL DETAILS

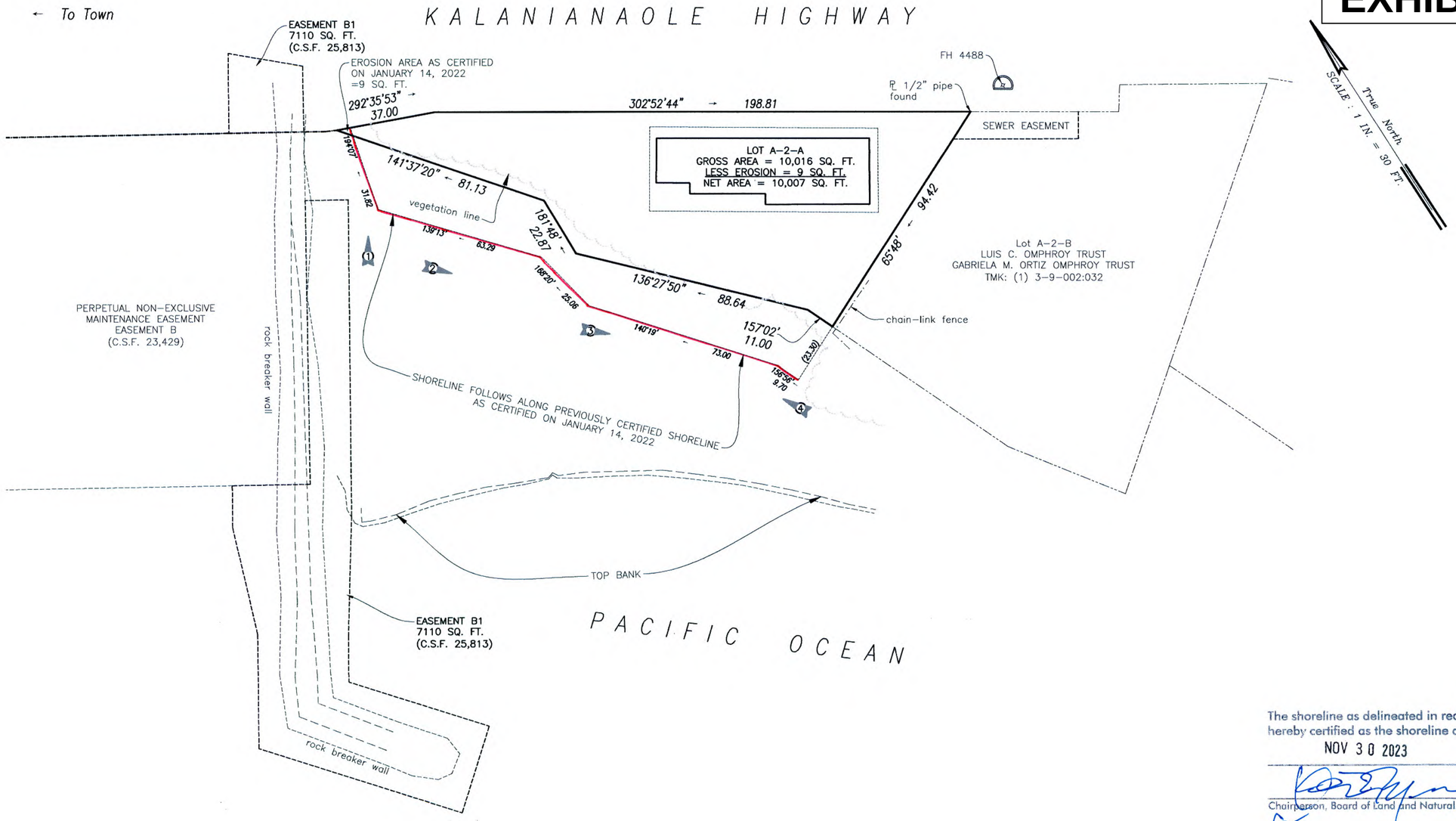
Title	
Project	20082.01S
Date	MAY 2021
Drawn	KB
Designed	JPB
Checked	JPB

DRAWING NO.

S301

Sheet of Sheets

EXHIBIT D-1



The shoreline as delineated in red is
hereby certified as the shoreline as of
NOV 30 2023

Chairperson, Board of Land and Natural Resources

NOTES:

1. Azimuths shown on this map are referred to Government Survey Triangulation Station "KOKO HEAD 3" △.
2. Shoreline certification is for building setback purposes.
   Denotes photo number and direction.
3. Map is based on a field survey on July 6-7, 2023.

TMK: (1) 3-9-002: 031

SHORELINE CERTIFICATION MAP

6973 KALANIANAOLE HIGHWAY

BEING LOT A-2-A OF THE MAUNALUA BEACH SUBDIVISION

BEING A POR. OF R.P. 4475, L.C. AW. 7713, AP. 30 TO V. KAMAMALU

AT MAUNALUA, HONOLULU, OAHU, HAWAII

HAWAII ENGINEERING GROUP, Inc.
Civil & Structural Engineers
Executive Center
1088 Bishop Street, Suite #2506
Honolulu, Hawaii 96813
Phone: (808) 533-2092
Fax: (808) 533-2059
email: heg@hawaiiengineering.net

CLAYTON M. KANESHIRO
LICENSED PROFESSIONAL LAND SURVEYOR
No. 12972
HAWAII, U.S.A.

Clayton M. Kaneshiro
Licensed Professional Land Surveyor
Certificate Number 12972
Exp. Date: 04/30/24

OWNER: SUSHIL AND LORENE GARG
SITE ADDRESS: 6973 KALANIANAOLE HIGHWAY
HONOLULU, HAWAII 96825

JULY 10, 2023
REVISED: OCTOBER 16, 2023

JOB: 21-028

SURVEY OFFICE COPY

24" x 18"

ARCH full bleed C (24.00 x 18.00 Inches)

EXHIBIT D-2



May 2008
Previous shoreline at channel entrance.



July 2020
Shoreline with temporary sandbag erosion control.

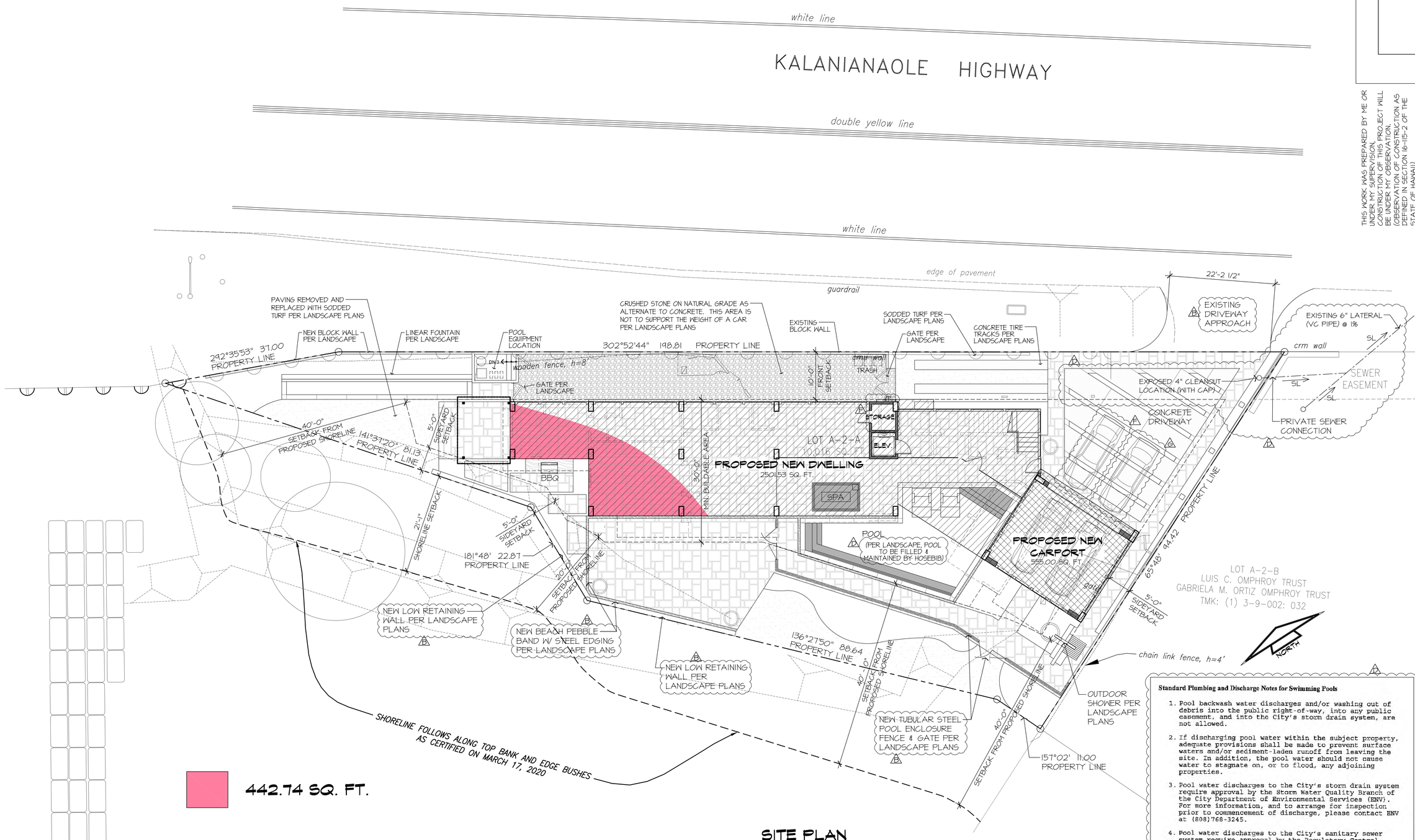


January 2023
During the construction of the groin revetment.



September 2023
Post-construction of the groin revetment.

EXHIBIT D-3



442.74 SQ. FT.

SITE PLAN

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

0 2' 10'

1' 5' 15'

NOTE

THERE WILL BE NO IRRIGATION OR FIRE SPRINKLERS CONNECTED TO THE EXISTING WATER METER.

CITY AND COUNTY OF HONOLULU
REVISED ORDINANCE CHAPTER 32
HONOLULU COUNTY CODE 1990, AS AMENDED

TO THE BEST OF MY KNOWLEDGE THIS PROJECT'S DESIGN SUBSTANTIALLY CONFORMS TO THE BUILDING ENERGY CONVERSATION CODE FOR:

_____BUILDING COMPONENTS SYSTEMS
_____ELECTRICAL COMPONENT SYSTEMS
_____MECHANICAL COMPONENT SYSTEMS

SIGNATURE:_____**DATE:**_____

NAME
LICENSE NO:

Standard Plumbing and Discharge Notes for Swimming Pools

1. Pool backwash water discharges and/or washing out of debris into the public right-of-way, into any public easement, and into the City's storm drain system, are not allowed.
2. If discharging pool water within the subject property, adequate provisions shall be made to prevent surface waters and/or sediment-laden runoff from leaving the site. In addition, the pool water should not cause water to stagnate on, or to flood, any adjoining properties.
3. Pool water discharges to the City's storm drain system require approval by the Storm Water Quality Branch of the City Department of Environmental Services (ENV). For more information, and to arrange for inspection prior to commencement of discharge, please contact ENV at (808)768-3245.
4. Pool water discharges to the City's sanitary sewer system require approval by the Regulatory Control Branch of the City Department of Environmental Services (ENV). Please contact ENV at (808)768-3261 or 768-3262.
5. Pool water discharges to the State's storm drain system require approval by the Highways Division of the State Department of Transportation (DOT). Please contact DOT at (808)831-6712.
6. Pool water (public swimming pool) discharges require approval by the Sanitation Branch of the State Department of Health (DOH). Please contact DOH at (808)586-8000.
7. No stockpiling of excavated materials shall be allowed within the public right-of-way or any public easement. If work on the public right-of-way is necessitated, please contact the Street Usage Branch of the City Department of Transportation Services (DTS) at 768-8390.
8. Non-compliance with any of the above requirements may result in administrative, civil and/or criminal penalties.

DPP October 28, 2009

THIS WORK WAS PREPARED BY ME OR UNDER MY SUPERVISION. CONSTRUCTION OF THIS PROJECT WILL BE UNDER MY OBSERVATION. (OBSERVATION OF CONSTRUCTION AS DEFINED IN SECTION 16-115-2 OF THE STATE OF HAWAII)

ERIC TRABERT & ASSOCIATES
E.T.A. RESIDENTIAL DESIGN
9521 IRVINE CENTER DRIVE
IRVINE, CALIFORNIA 92618
TEL: 949.861.2244
FAX: 949.861.2233
www.etadesign.com

SUSHIL GARG
6973 KALANIANA' OLE HIGHWAY
HONOLULU, HI 96825
TMK: (1) 3-9-002: 031

PROJECT DESCRIPTION:
NEW CUSTOM 2-STORY SINGLE FAMILY DWELLING

PROPOSED NEW DWELLING FOR:
M/M SUSHIL GARG
6973 KALANIANA' OLE HIGHWAY,
HONOLULU, HI 96825
TMK: 3-9-002: 031

SUBMITTALS:

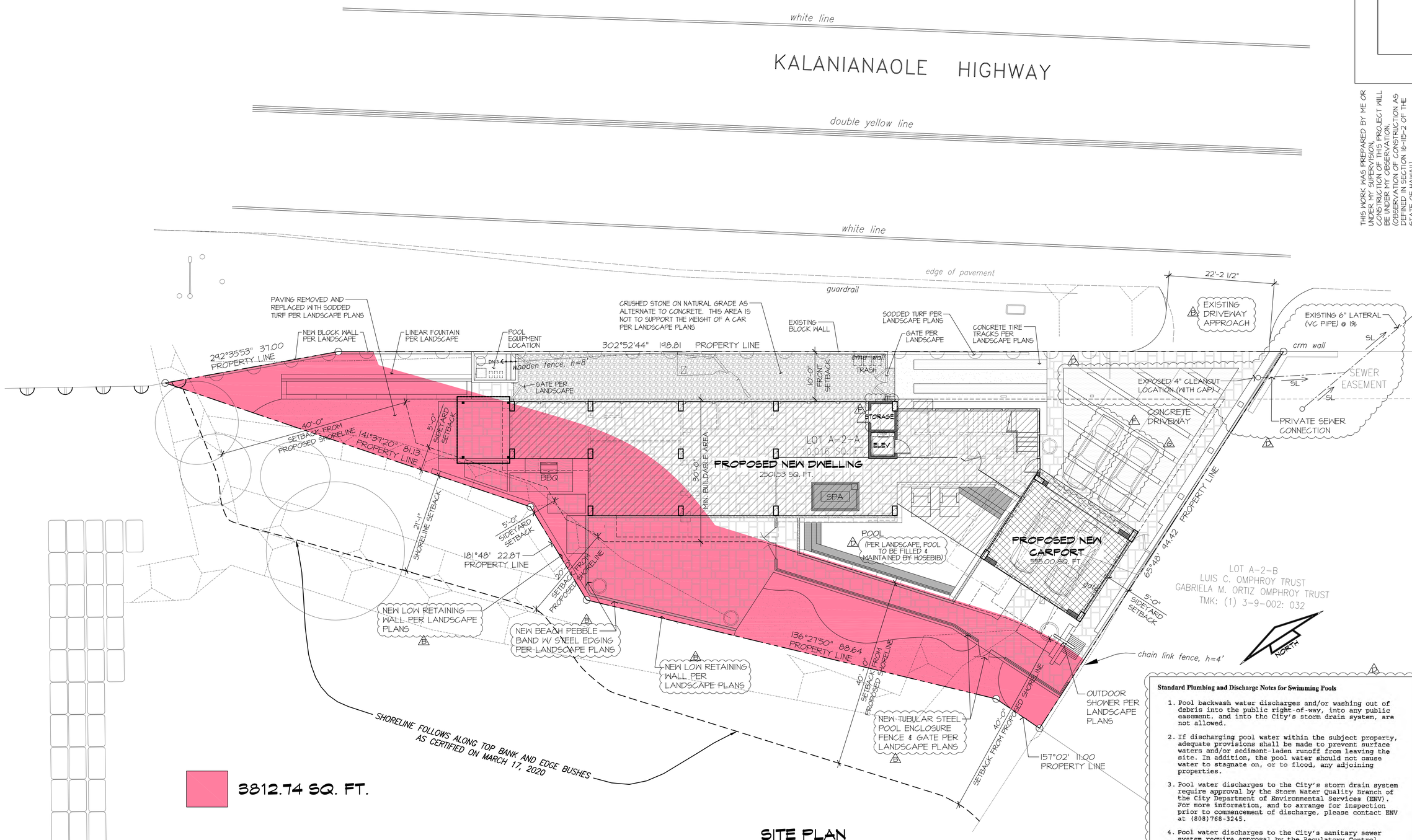
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1. 01-18-21 BLDG PC1 - CT
2. 01-11-22 WWB PC2 - CT
3. 05-18-22 BLDG PC2 - CT
4. 11-10-22 PLANNING PC1 - CT

SITE PLAN

STYLE: CONTEMPORARY
DATE 01.24.2019
DRAWN BY: JT
JOB NO. A002.1-SITE PLAN
SCALE 1/8"= 1'-0"
SHEET A002.1

5/9/2023 11:30:57 AM, JT

EXHIBIT D-4



SITE PLAN

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

0 2' 10'

1' 5' 15'

NOTE

THERE WILL BE NO IRRIGATION OR FIRE SPRINKLERS CONNECTED TO THE EXISTING WATER METER.

CITY AND COUNTY OF HONOLULU
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_____ELECTRICAL COMPONENT SYSTEMS
_____MECHANICAL COMPONENT SYSTEMS

SIGNATURE:_____**DATE:**_____

NAME
LICENSE NO:

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HONOLULU, HI 96825
TMK: 3-9-002: 031

SUBMITTALS:

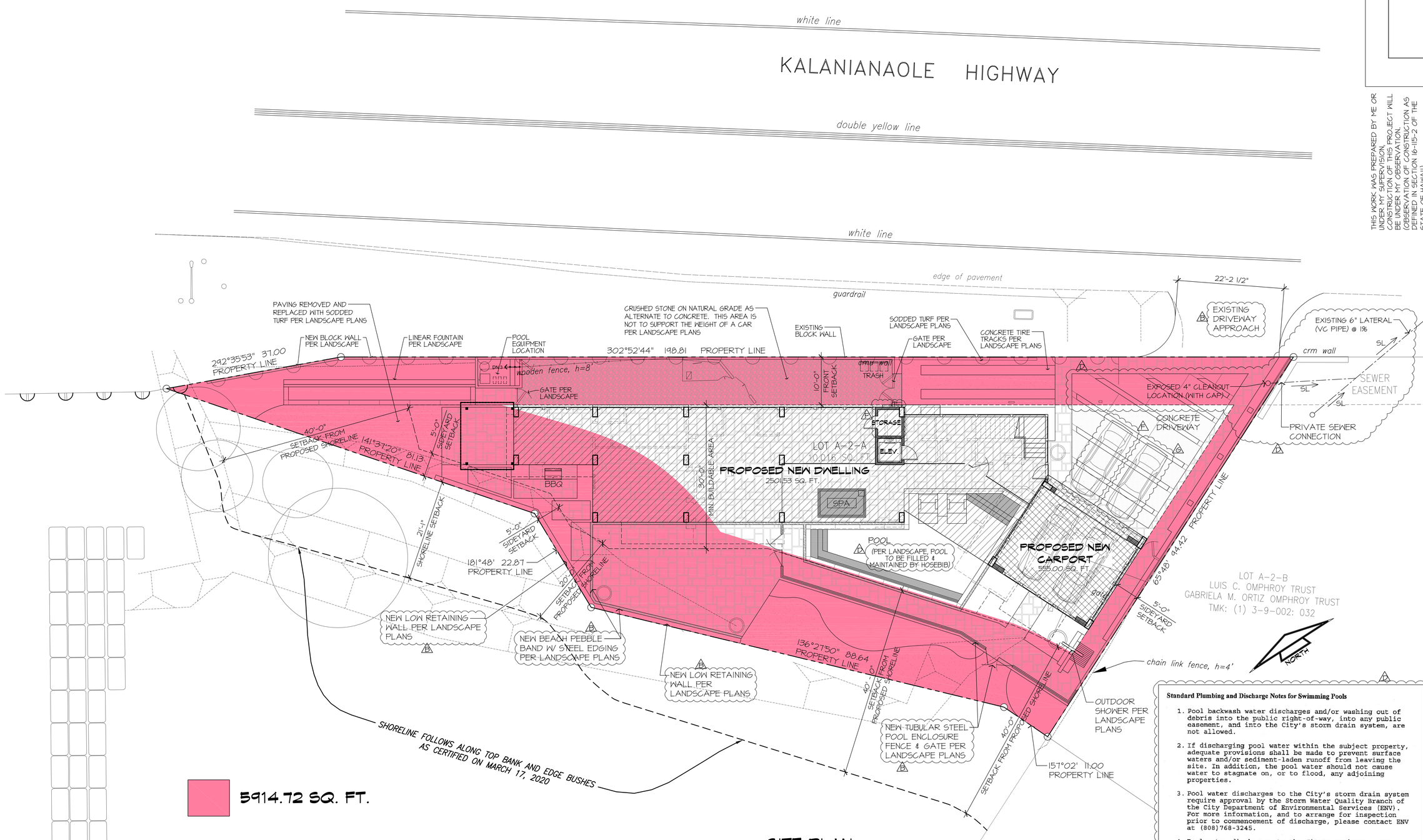
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A 01-18-21 BLDG PC1 - CT
A1 01-11-22 WWB PC2 - CT
A2 05-18-22 BLDG PC2 - CT
A3 11-10-22 PLANNING PC1 - CT

SITE PLAN

STYLE: CONTEMPORARY
DATE 01.24.2019
DRAWN BY: JT
JOB NO. A002.1-SITE PLAN
SCALE 1/8"= 1'-0"
SHEET A002.1

5/9/2023 11:10:21 AM, JT

EXHIBIT D-5



SITE PLAN

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

0 2' 10'

1' 5' 15'

NOTE

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HONOLULU COUNTY CODE 1990, AS AMENDED

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_____MECHANICAL COMPONENT SYSTEMS

SIGNATURE:_____ **DATE:**_____

NAME
LICENSE NO:

Standard Plumbing and Discharge Notes for Swimming Pools

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7. No stockpiling of excavated materials shall be allowed within the public right-of-way or any public easement. If work on the public right-of-way is necessitated, please contact the Street Usage Branch of the City Department of Transportation Services (DTS) at 768-8390.
8. Non-compliance with any of the above requirements may result in administrative, civil and/or criminal penalties.

DPP October 28, 2009

THIS WORK WAS PREPARED BY ME OR UNDER MY SUPERVISION. CONSTRUCTION OF THIS PROJECT WILL BE UNDER MY OBSERVATION. (OBSERVATION OF CONSTRUCTION AS DEFINED IN SECTION 16-115-2 OF THE STATE OF HAWAII)

ERIC TRABERT & ASSOCIATES
E.T.A. RESIDENTIAL DESIGN
9521 IRVINE CENTER DRIVE
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TEL: 949.861.2244
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www.etadesign.com

SUSHIL GARG
6973 KALANIANA' OLE HIGHWAY
HONOLULU, HI 96825
TMK: (1) 3-9-002: 031

PROJECT DESCRIPTION:
NEW CUSTOM 2-STORY SINGLE FAMILY DWELLING

PROPOSED NEW DWELLING FOR:
M/M SUSHIL GARG
6973 KALANIANA' OLE HIGHWAY,
HONOLULU, HI 96825
TMK: 3-9-002: 031

SUBMITTALS:

REVISIONS:
A 01-18-21 BLDG PCI - CT
A1 01-11-22 WWB PC2 - CT
A2 05-18-22 BLDG PC2 - CT
A3 11-10-22 PLANNING PCI - CT

SITE PLAN

STYLE: CONTEMPORARY
DATE 01.24.2019
DRAWN BY: JT
JOB NO. A002.1-SITE PLAN
SCALE 1/8"= 1'-0"
SHEET A002.1

5/9/2023 12:09:02 PM, JT

EXHIBIT D-6

white line

KALANIANAOLE HIGHWAY

double yellow line

white line

edge of pavement

guardrail

292°35'53" 37.00 PROPERTY LINE

PAVING REMOVED AND REPLACED WITH SODDED TURF PER LANDSCAPE PLANS

NEW BLOCK WALL PER LANDSCAPE

LINEAR FOUNTAIN PER LANDSCAPE

POOL EQUIPMENT LOCATION

DN 3

wooden fence, h=8'

GATE PER LANDSCAPE

302°52'44" 198.81 PROPERTY LINE

CRUSHED STONE ON NATURAL GRADE AS ALTERNATE TO CONCRETE. THIS AREA IS NOT TO SUPPORT THE WEIGHT OF A CAR PER LANDSCAPE PLANS

EXISTING BLOCK WALL

10'-0" FRONT SETBACK

CMU wall

TRASH

SODDED TURF PER LANDSCAPE PLANS

GATE PER LANDSCAPE

CONCRETE TIRE TRACKS PER LANDSCAPE PLANS

22'-2 1/2"

EXISTING DRIVEWAY APPROACH

EXISTING 6" LATERAL (VC PIPE) @ 1%

crm wall

SL

SEWER EASEMENT

EXPOSED 4" CLEANOUT LOCATION (WITH CAP)

CONCRETE DRIVEWAY

PRIVATE SEWER CONNECTION

40'-0" SETBACK FROM PROPOSED SHORELINE

141°37'20" 81.13 PROPERTY LINE

5'-0" SIDEYARD SETBACK

21'-1" SHORELINE SETBACK

40'-10" SETBACK FROM PROPOSED SHORELINE

5'-0" SIDEYARD SETBACK

181°48' 22.87 PROPERTY LINE

30'-0" SETBACK FROM PROPOSED SHORELINE

AREA

30'-0" MIN. BUILDABLE AREA

STORAGE

ELEV.

LOT A-2-A

PROPOSED NEW DWELLING

2501.53 SQ. FT.

BBQ

SPA

POOL (PER LANDSCAPE, POOL TO BE FILLED & MAINTAINED BY HOSEBIB)

PROPOSED NEW CARPORT

555.00 SQ. FT.

grill

65°48' 44.42 PROPERTY LINE

LOT A-2-B

LUIS C. OMPHROY TRUST

GABRIELA M. ORTIZ OMPHROY TRUST

TMK: (1) 3-9-002: 032

5'-0" SIDEYARD SETBACK

NEW LOW RETAINING WALL PER LANDSCAPE PLANS

NEW BEACH PEBBLE BAND W/ STEEL EDGING PER LANDSCAPE PLANS

NEW LOW RETAINING WALL PER LANDSCAPE PLANS

136°27'50" 88.64 PROPERTY LINE

60'-0" SETBACK FROM PROPOSED SHORELINE

chain link fence, h=4'

NORTH

OUTDOOR SHOWER PER LANDSCAPE PLANS

NEW TUBULAR STEEL POOL ENCLOSURE FENCE & GATE PER LANDSCAPE PLANS

40'-0" SETBACK FROM PROPOSED SHORELINE

157°02' 11.00 PROPERTY LINE

SHORELINE FOLLOWS ALONG TOP BANK AND EDGE BUSHES AS CERTIFIED ON MARCH 17, 2020

8059.89 SQ. FT.

NOTE

THERE WILL BE NO IRRIGATION OR FIRE SPRINKLERS CONNECTED TO THE EXISTING WATER METER.

SITE PLAN

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

0 2' 10'

1' 5' 15'

COASTAL HIGH HAZARD AREA STANDARD NOTES

THE PROJECT MUST BE DESIGNED TO BE FULLY COMPLIANT WITH THE COASTAL HIGH HAZARD AREA STANDARDS, ROH SECTION 21A-1.9.

1. THE AREA BELOW THE BFE, INCLUDING THE GARAGE, SHOULD BE ENCLOSED ONLY WITH BREAKAWAY WALLS, AND USED ONLY FOR PARKING, STORAGE AND BUILDING ACCESS.
   THE ELEVATOR SHAFT MAY BE PERMITTED BELOW THE BFE, BUT THE ELECTRICAL/MECHANICAL ROOM MUST BE LOCATED ON A FLOOR ABOVE THE BFE.
2. THE ENCLOSED PAVED FLOOR BELOW THE BFE MUST BE INDEPENDENT FROM THE COLUMNS AND FOUNDATION SUPPORTING THE BUILDING AND MADE TO BE BREAKAWAY AND NOT SUPPORTED BY STRUCTURAL FILL.
3. THE NEW SWIMMING POOL AND SPA MUST BE ADEQUATELY ANCHORED TO RESIST FLOTATION OR DISPLACEMENT AND PREVENT DAMAGE TO THE BUILDING'S FOUNDATION.

CITY AND COUNTY OF HONOLULU
REVISED ORDINANCE CHAPTER 32
HONOLULU COUNTY CODE 1990, AS AMENDED

TO THE BEST OF MY KNOWLEDGE THIS PROJECT'S DESIGN SUBSTANTIALLY CONFORMS TO THE BUILDING ENERGY CONVERSATION CODE FOR:

_____BUILDING COMPONENTS SYSTEMS
_____ELECTRICAL COMPONENT SYSTEMS
_____MECHANICAL COMPONENT SYSTEMS

SIGNATURE:_____**DATE:**_____

NAME
LICENSE NO:

Standard Plumbing and Discharge Notes for Swimming Pools

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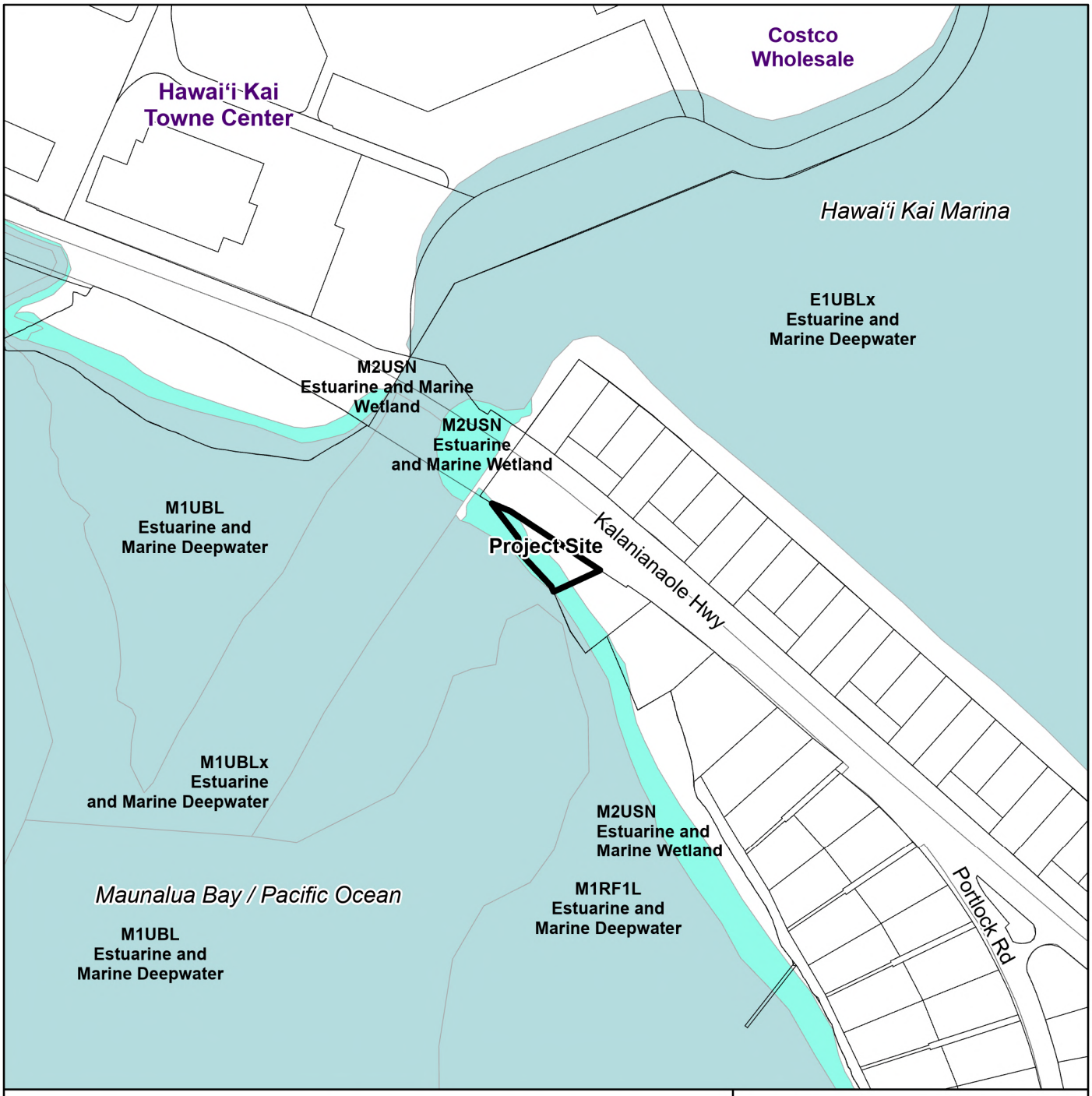
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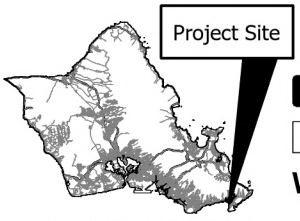
REVISIONS:

A	01-18-21	BLDG PC1 - CT
A	01-11-22	MWB PC2 - CT
A	05-18-22	BLDG PC2 - CT
G	11-10-22	PLANNING PC1 - CT
A	04-23-24	PLANNING PC2 - JT

SITE PLAN

STYLE: CONTEMPORARY
DATE 01.24.2019
DRAWN BY: JT
JOB NO. A001 SITE PLAN
SCALE 1/8"= 1'-0"
SHEET A001





VICINITY MAP

0 125 250 500

Scale in Feet

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

Legend

- Project Site
- TAX Parcel

Wetland Type

- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland

EXHIBIT E

Wetland Map

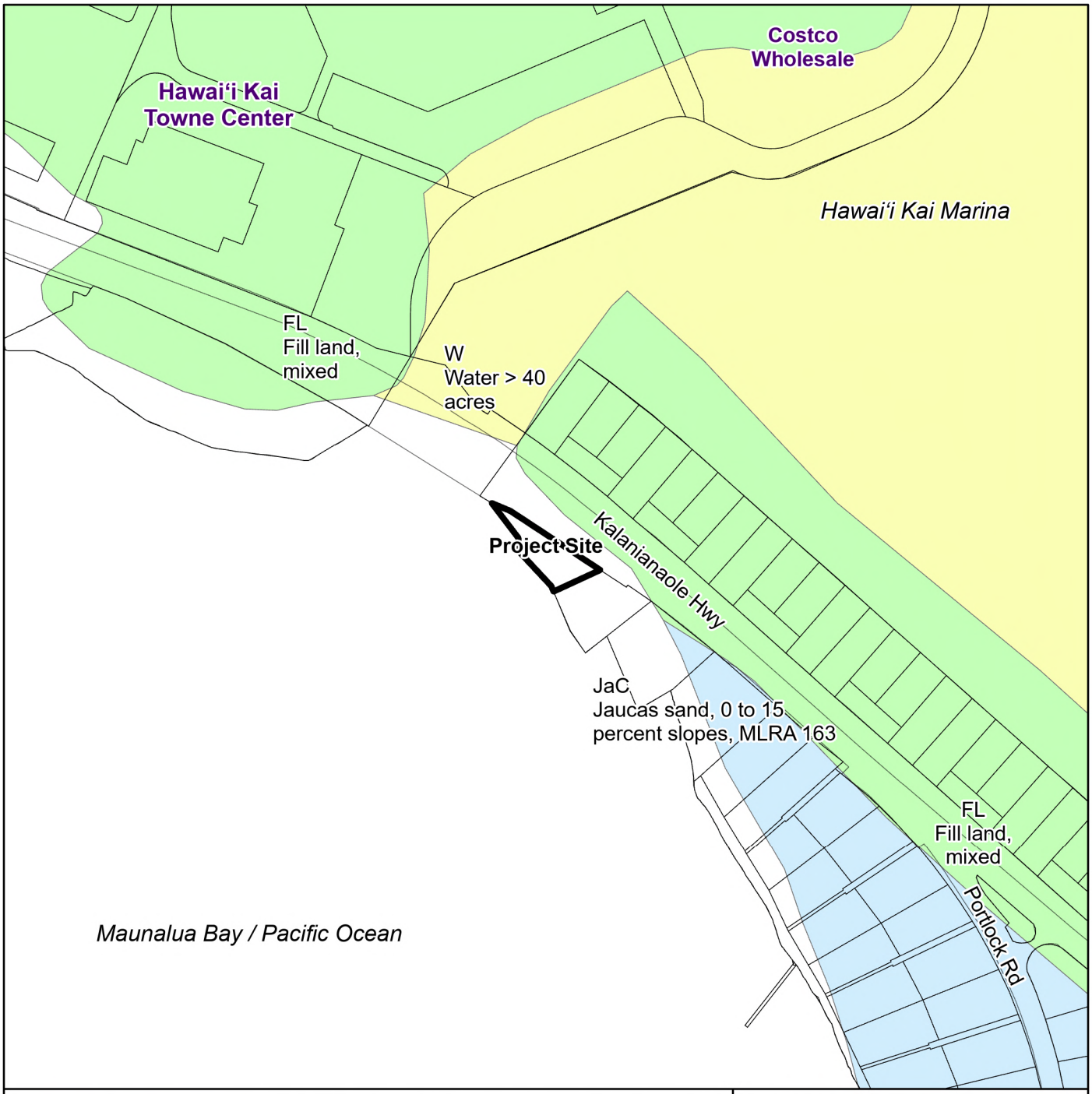
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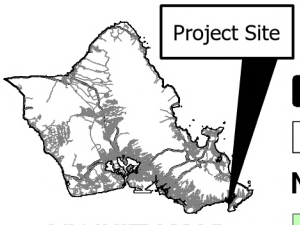
PROJECT: Garg Residence

LOCATION: 6973 Kalaniana'ole Highway - Hawai'i Kai

TAX MAP KEY: 3-9-002: 031

Prepared by: Department of Planning and Permitting Date: September 5, 2024 Copyright City & County of Honolulu All Rights Reserved





VICINITY MAP

0 125 250 500

Scale in Feet

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

Legend

- Project Site
- TAX Parcel

NRCS Soil

- FL
- JaC
- W

EXHIBIT F

NRCS Soil Map

FILE NOS.: 2024/SMA-66 and 2024/SV-2

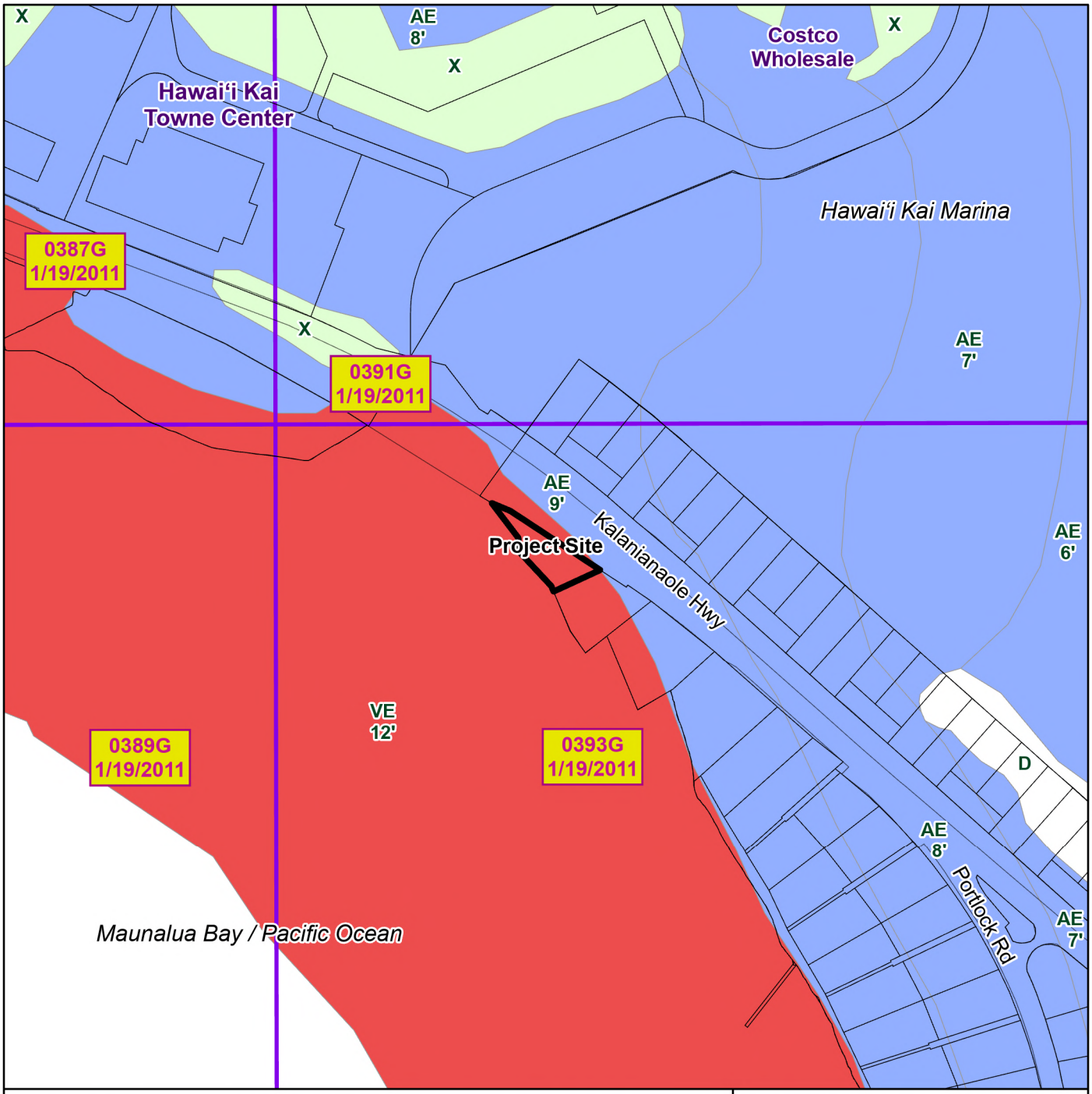
PROJECT: Garg Residence

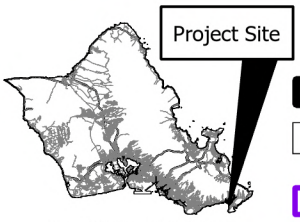
LOCATION: 6973 Kalaniana'ole Highway - Hawai'i Kai

TAX MAP KEY: 3-9-002: 031

Prepared by: Department of Planning and Permitting Date: September 5, 2024

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VICINITY MAP

Legend

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

Flood Zones

AE D VE X

0 125 250 500

Scale in Feet

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

EXHIBIT G

Flood Hazards Map

FILE NOS.: 2024/SMA-66 and 2024/SV-2

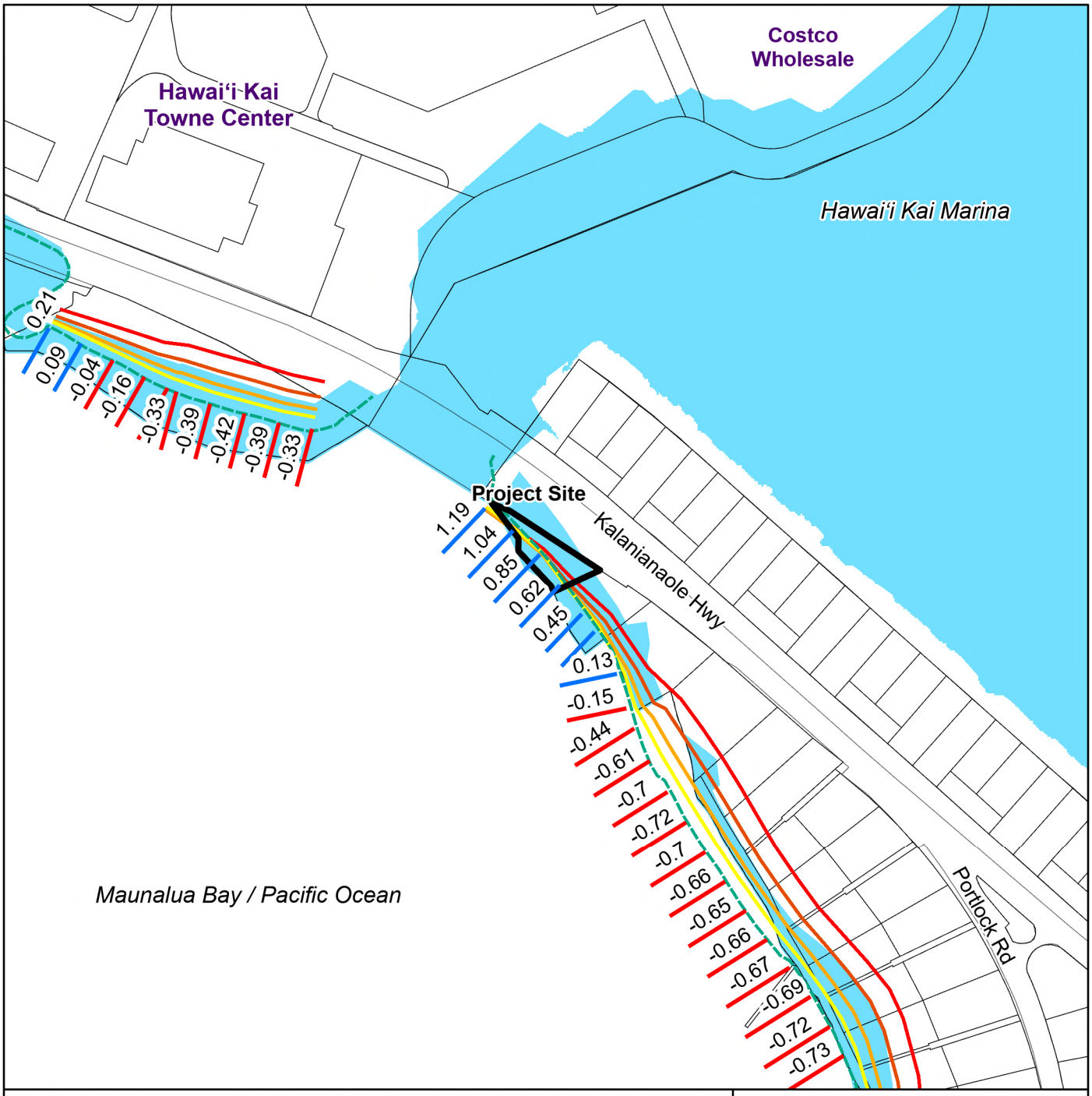
PROJECT: Garg Residence

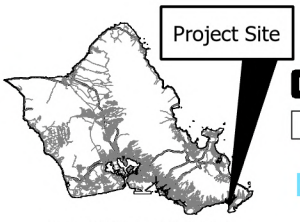
LOCATION: 6973 Kalaniana'ole Highway - Hawai'i Kai

TAX MAP KEY: 3-9-002: 031

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VICINITY MAP

0 125 250 500

Scale in Feet

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

Legend

- Project Site
- TAX Parcel
- SLR Exposure Area - 1.1 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
- Annual Erosion Rate (ft.)
- Annual Accretion Rate (ft.)

EXHIBIT H

Sea Level Rise Map

FILE NOS.: 2024/SMA-66 and 2024/SV-2

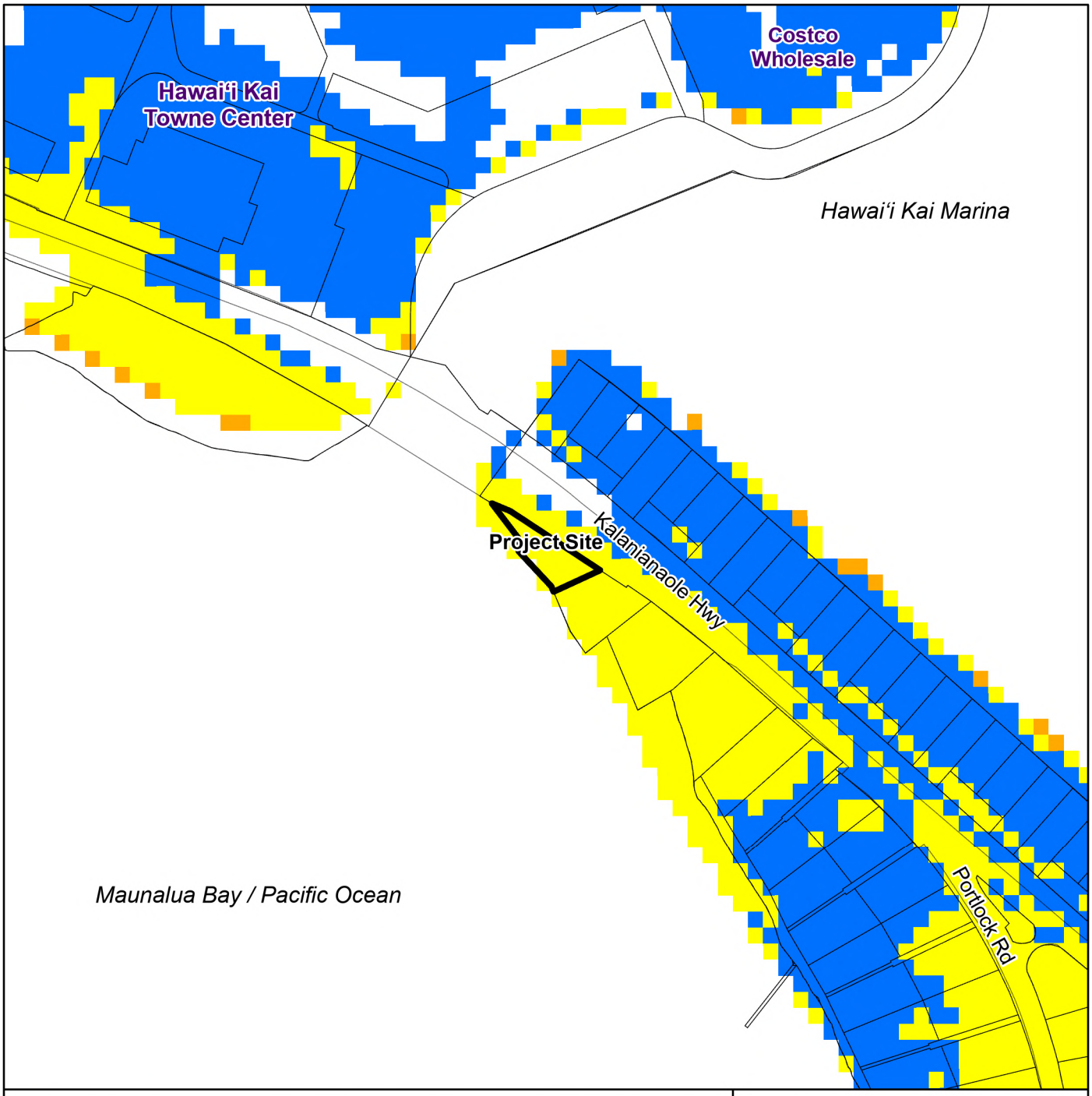
PROJECT: Garg Residence

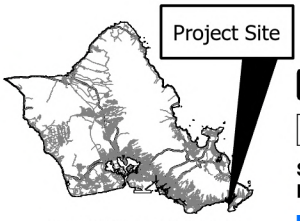
LOCATION: 6973 Kalaniana'ole Highway - Hawai'i Kai

TAX MAP KEY: 3-9-002: 031

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VICINITY MAP

0 125 250 500

Scale in Feet

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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 NOS.: 2024/SMA-66 and 2024/SV-2

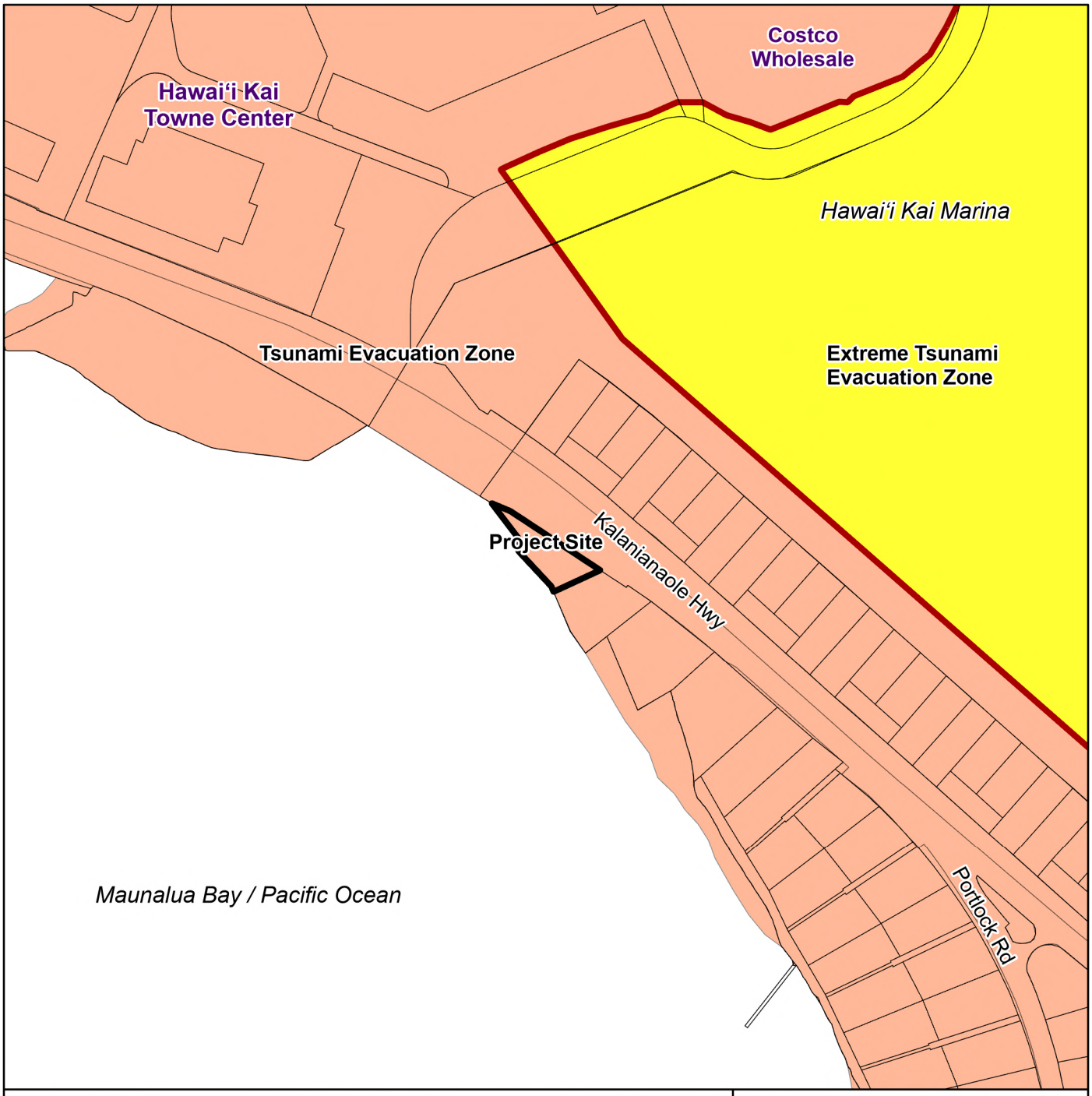
PROJECT: Garg Residence

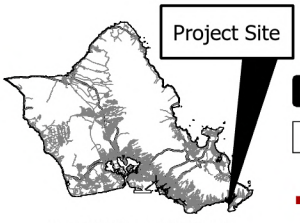
LOCATION: 6973 Kalaniana'ole Highway - Hawai'i Kai

TAX MAP KEY: 3-9-002: 031

Prepared by: Department of Planning and Permitting Date: September 5, 2024

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VICINITY MAP

0 125 250 500

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 NOS.: 2024/SMA-66 and 2024/SV-2

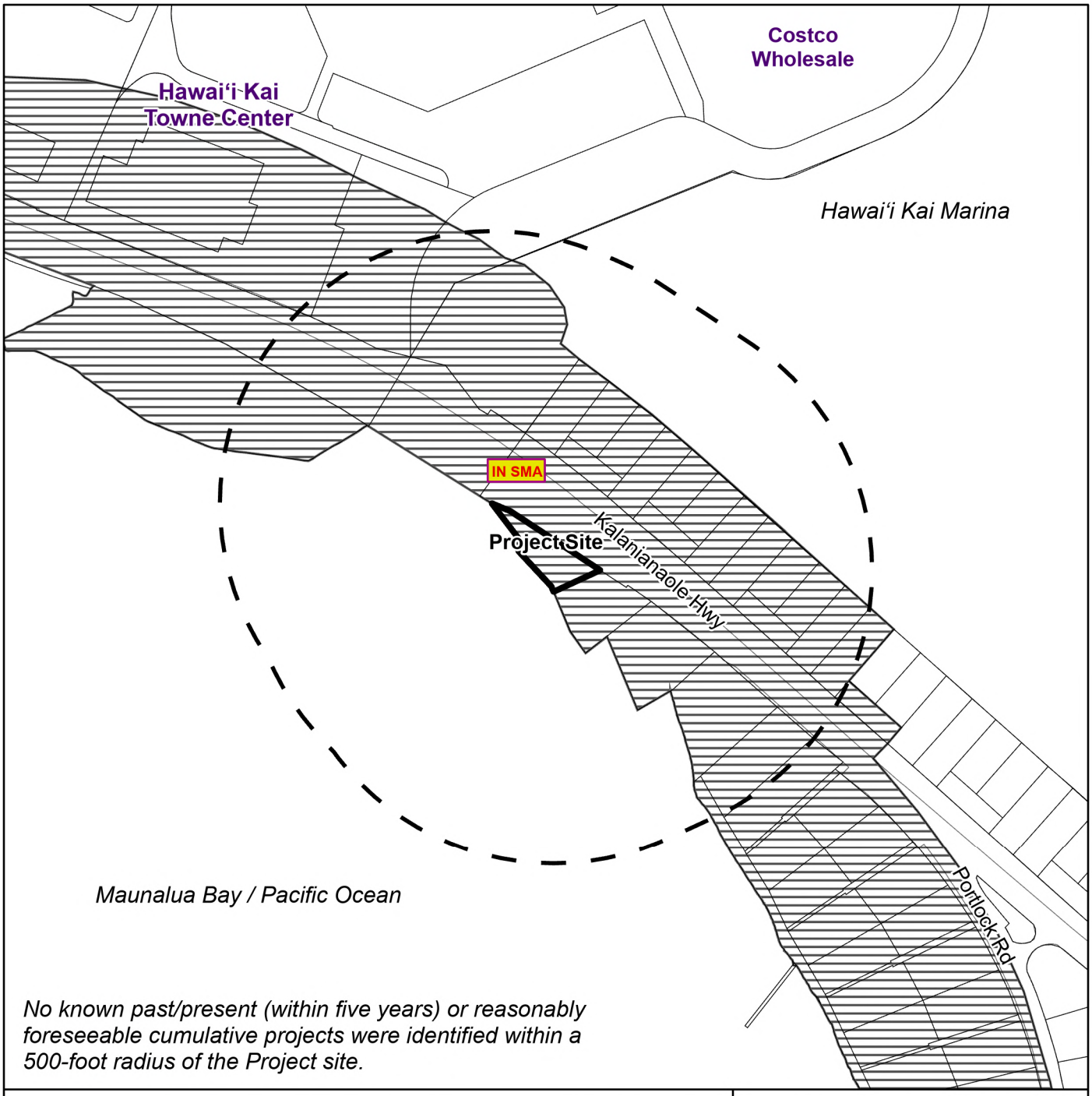
PROJECT: Garg Residence

LOCATION: 6973 Kalaniana'ole Highway - Hawai'i Kai

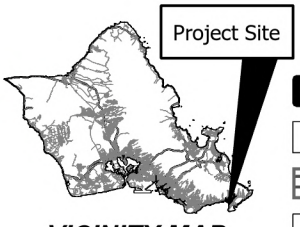
TAX MAP KEY: 3-9-002: 031

Prepared by: Department of Planning and Permitting Date: September 5, 2024

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No known past/present (within five years) or reasonably foreseeable cumulative projects were identified within a 500-foot radius of the Project site.



VICINITY MAP

0 125 250 500

Scale in Feet

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

Legend

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

EXHIBIT K

Cumulative Projects Map

FILE NOS.: 2024/SMA-66 and 2024/SV-2

PROJECT: Garg Residence

LOCATION: 6973 Kalaniana'ole Highway - Hawai'i Kai

TAX MAP KEY: 3-9-002: 031

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