HONOLULU CITY COUNCIL

KE KANIHELA O KE KALANA O HONOLULU

CITY AND COUNTY OF HONOLULU

No. 24-266

RESOLUTION

GRANTING A SPECIAL MANAGEMENT AREA MAJOR PERMIT TO ALLOW THE CONSTRUCTION OF A NEW SINGLE-FAMILY DWELLING WITH A GARAGE AND SWIMMING POOL IN MĀʻILI, OʻAHU.

WHEREAS, on July 9, 2024, the Department of Planning and Permitting ("DPP") accepted the application (File No. 2024/SMA-75) of David and Brigitte Passman (the "Applicant") for a Special Management Area ("SMA") Major Permit to allow for the construction of a new single-family detached dwelling with an attached garage and swimming pool on approximately 15,438 square feet (ft.) of land zoned R-5 Residential District, located at 87-591 Farrington Highway in Māʻili, and identified as Tax Map Key ("TMK") 8-7-028: 013 (the "Project"); and

WHEREAS, on September 6, 2024, the DPP held a public hearing at the Fasi Municipal Building 6th Floor Conference Room with four agenda items, which was attended by the Applicant's Agent, DPP staff, and a few members of the public, at which no verbal testimony was offered, and for which two letters in opposition to the makai placement of the proposed structures were submitted; and

WHEREAS, on October 18, 2024, within 45 calendar days after the close of the public hearing, the DPP, having duly considered all evidence and the objectives, policies, and guidelines, as established in §§ 25-3.1 and 25-4.1 Revised Ordinances of Honolulu 2021 ("ROH") and §§ 205A-2 and 205A-26 Hawaiʻi Revised Statutes ("HRS"), completed its report and transmitted its findings and recommendation of approval to the City Council ("Council"); and

WHEREAS, the Council, having received the findings and recommendation of the DPP on 10/22/2024, by Departmental Communication 756 (2024), and having duly considered all of the findings and reports on the matter, desires to approve the subject application for an SMA Major Permit, subject to the conditions enumerated below; now, therefore,

BE IT RESOLVED by the Council of the City and County of Honolulu that an SMA Major Permit be issued to the Applicant for the Project, subject to the following conditions:

A. Except as modified herein, 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-7, D, E-1 and E-2, and F through L, 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.

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

> "*In choosing to implement construction activities at Tax Map Key 8-7-028: 013, the Landowner hereby acknowledges that land makai of the regulatory shoreline is State public land, falls within the State Land Use Conservation District, and must remain available for public use and recreational activities. The landowner further acknowledges that should any portion of a structure encroach into State public land, the State Board of Land and Natural Resources may require the removal of the structure or a lease for encroachments extending into the State public land. As a result of this acknowledgement, successor owners and interested parties are hereby notified of this same information and the land owner shall hold harmless and indemnify the City of any responsibility that may result from adverse impacts associated with sea level rise and coastal erosion.*"

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

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

> *"In choosing to undertake the development at Tax Map Key 8-7-028: 013, 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.

D. 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:

1. Prior to the issuance of any construction permit or building permit for the Project, the Applicant shall incorporate the following adaptation and design measures into the Project plans submitted to the DPP for review:

   a. All structures must be relocated mauka of the 2.0-ft. SLR Exposure Area ("XA") coastal erosion line as mapped on the Hawai'i SLR Viewer (see Exhibits C-1, C-2, and H); and

   b. Any structure proposed outside of the 2.0-ft. SLR-XA coastal erosion line, but within the combined SLR-XA (see Exhibit H), must incorporate foundation or other adaptation or design measures, which must be shown on the Project's building permit plans.

2. Prior to the issuance of any construction permit or building permit for the Project the landowner hereby acknowledges (and any successor owner or interested party is hereby notified of) the following:

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

   a. *The landowner hereby acknowledges that Tax Map Key 8-7-028: 013 is susceptible to coastal hazards, which may result in harm to or loss of life and property.*

   b. *The landowner hereby acknowledges that portions of Tax Map Key 8-7-028: 013 are projected to be impacted by 3.2 feet of sea level rise by the year 2100. 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."

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

E. To ensure the Applicant is aware that bed and breakfast homes and transient vacation units are not allowed on the Project site, the landowner hereby acknowledges (and any successor owner or interested party is hereby notified of) the following:

"The landowner hereby acknowledges that bed and breakfast homes and transient vacation units, as those terms are defined in ROH Chapter 21, the Land Use Ordinance, are not allowed on Tax Map Key 8-7-028: 013."

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

F. To minimize the potential for adverse impacts related to marine and coastal resources, the site plan must be revised to show the side yards paved with a pervious material, or the maximum width of the concrete pavement within the side yard must be 30 inches.

G. To preserve underlying beach sands and coastal dunes, all landscaped areas, landscaping, and irrigation must be contained and maintained within the property boundaries of the shoreline lot of origin.

1. Landscaping may not be planted, watered, or maintained so that it acts as a shoreline barrier, such as by planting naupaka, particularly if the landscaping alters or interferes with the natural beach processes;

2. Landscaping may not extend seaward of the shoreline as depicted in the current Certified Shoreline Survey ("CSS") for the shoreline lot, or in the event there is no current CSS for the lot, seaward of the shoreline as defined in HRS Chapter 205A;

3. Landscaping may not extend into any adjoining beach access right-of-way, public or private;

4. Landscaping between the dwelling and the shoreline must be limited to vegetation that is naturally hardy or endemic in the dune or shoreline area; and

5. The Project's irrigation system must be designed so that water does not traverse seaward of the shoreline as depicted in the current CSS for the shoreline lot, or in the event there is no current CSS for the lot, seaward of the shoreline as defined in HRS Chapter 205A.

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

H. To minimize impacts to unknown archaeological, historic, and cultural resources that may be present at the Project site, the Applicant shall comply with the following measures:

1. Prior to the issuance of any construction permit or building permit for the Project, the Applicant shall submit to the State Historic Preservation Division ("SHPD") an Archaeological Monitoring Plan meeting the requirements of Hawai'i Administrative Rules § 13-279-4, and submit to the DPP a copy of its acceptance from the SHPD; and

2. If, during construction, any previously unidentified archaeological sites or remains (such as artifacts, shell, bone, or charcoal deposits, human burials, rock or coral alignments, pavings, or walls) are encountered, the Applicant shall stop work, protect the find from further disturbance, and contact the 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, and all mitigation protocols recommended by SHPD, must be clearly stated under "Environmental Notes" on all Project construction permit plans and building permit plans.

RESOLUTION

I. In order to minimize impacts to endangered, protected, or threatened avian, marine, and terrestrial fauna that may frequent or traverse the vicinity of the Project site, the Applicant is responsible for the following:

1. All new and replacement outdoor light fixtures/lamps must not exceed a color temperature of 3,000 degrees kelvin;

2. Artificial light from exterior lighting fixtures on the zoning lot, including but not limited to floodlights, uplights, or spotlights used for decorative or aesthetic purposes, is prohibited if the light directly illuminates, or is directed across property boundaries toward, the shoreline and ocean waters, except as may otherwise be permitted pursuant to HRS § 205A-71(b);

3. Exterior lighting fixtures on the Project site must be fully shielded using full cutoff fixtures with the light directed downward so that the light bulb is only visible from below the light fixture;

4. All Project site work and construction activities are limited to daylight hours (sunrise to sunset);

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

6. 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 (June 1 through September 15); and

7. All Project-related activities must cease if a Hawaiian monk seal, Green Sea Turtle, or Hawksbill Turtle is 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, a 300-ft. buffer must be observed. Any Project-related debris that may pose an entanglement threat to monk seals or turtles must be removed from the work area at the end of each day and at the conclusion of Project-related activities.

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

RESOLUTION

J. In order 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 20 cubic yards of nonstructural landscaping soil, and 44 cubic yards of structural fill;

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.

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

RESOLUTION

K. Permits.

1. Building permits must be issued no later than June 30, 2025. If the Project's building permits are not issued by June 30, 2025, the Project must comply with the shoreline setback required under ROH Chapter 26 effective as of July 1, 2024.

2. The Applicant shall obtain a Minor Shoreline Structure Permit for any proposed structures located within the shoreline setback area, including the proposed perimeter privacy and security fencing.

3. **The Applicant must 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, but the period cannot be extended by the DPP Director 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, which must include 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. 60 days after receipt of the DPP Director's report; or

        ii. The Applicant's then-existing deadline for obtaining a development permit,

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the extension will be deemed to be denied.

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

BE IT FINALLY RESOLVED by the Council of the City and County of Honolulu that copies of this Resolution be transmitted to David and Brigitte Passman, c/o WHALE Environmental Services, Inc. P.O. Box 455, Kahuku, Hawai'i 96731; Dawn Takeuchi Apuna, Director of the Department of Planning and Permitting, 650 South King Street, 7th Floor, Honolulu, Hawai'i 96813; and Mary Alice Evans, Director of the Office of Planning and Sustainable Development, Attention: Coastal Zone Management Branch, P.O. Box 2359, Honolulu, Hawai'i 96804-2359.

INTRODUCED BY:

(br)

DATE OF INTRODUCTION:

OCT 23 2024

Honolulu, Hawai'i

Councilmembers

DPP24SMA75

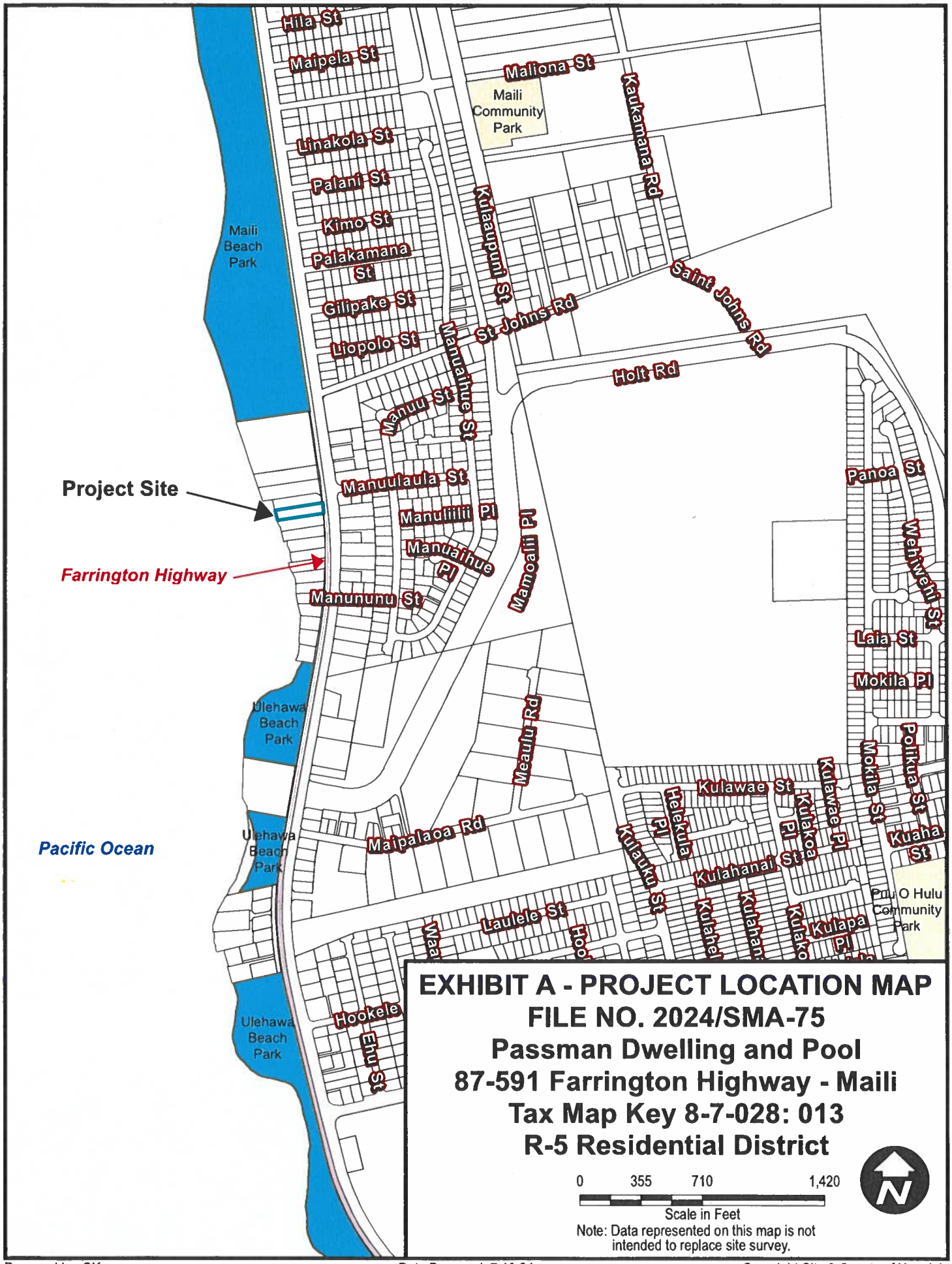


EXHIBIT A - PROJECT LOCATION MAP
FILE NO. 2024/SMA-75
Passman Dwelling and Pool
87-591 Farrington Highway - Maili
Tax Map Key 8-7-028: 013
R-5 Residential District

0 355 710 1,420

Scale in Feet

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

Prepared by: CK

Date Prepared: 7.10.24

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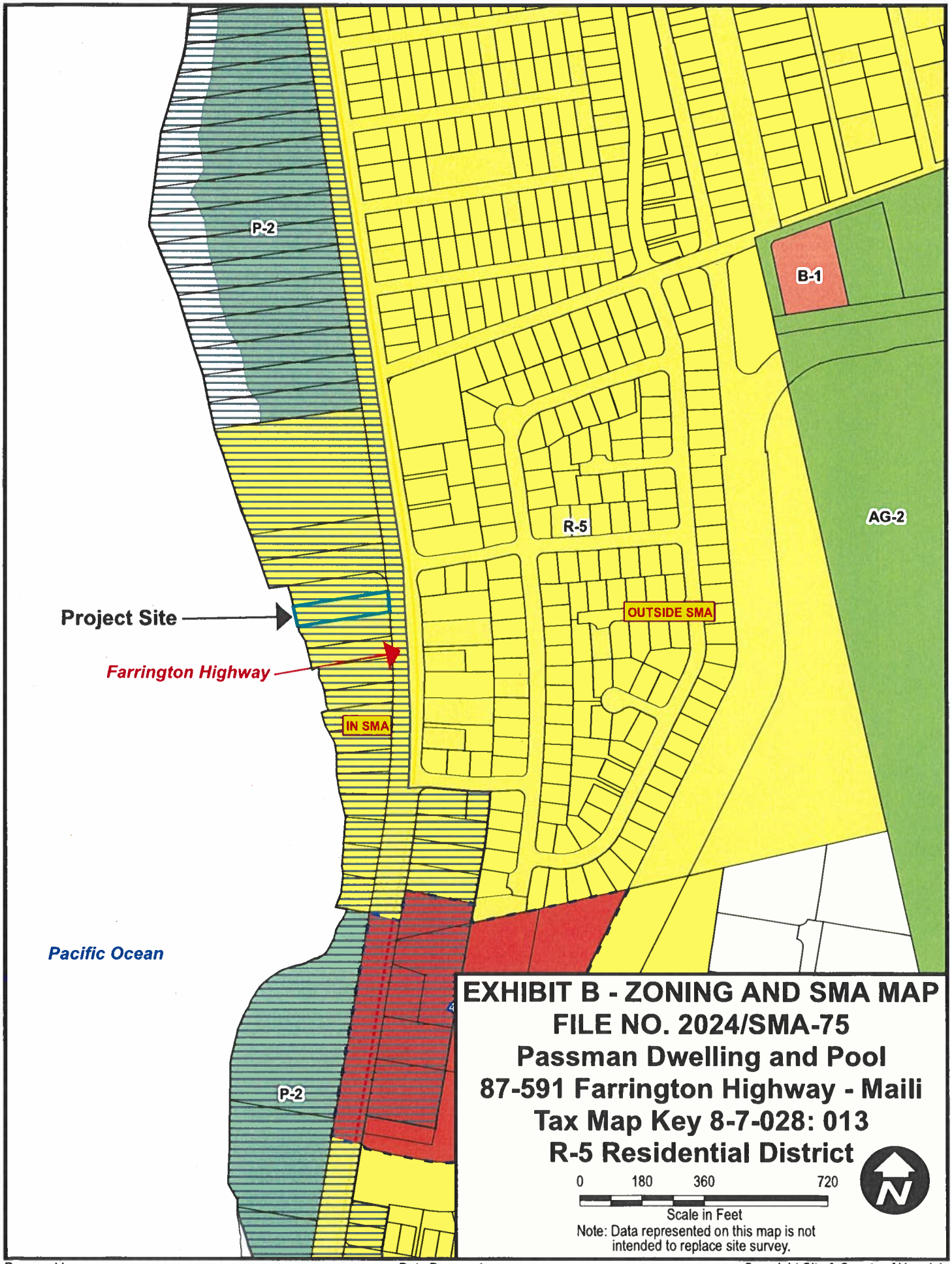


EXHIBIT B - ZONING AND SMA MAP
FILE NO. 2024/SMA-75
Passman Dwelling and Pool
87-591 Farrington Highway - Maili
Tax Map Key 8-7-028: 013
R-5 Residential District

0 180 360 720

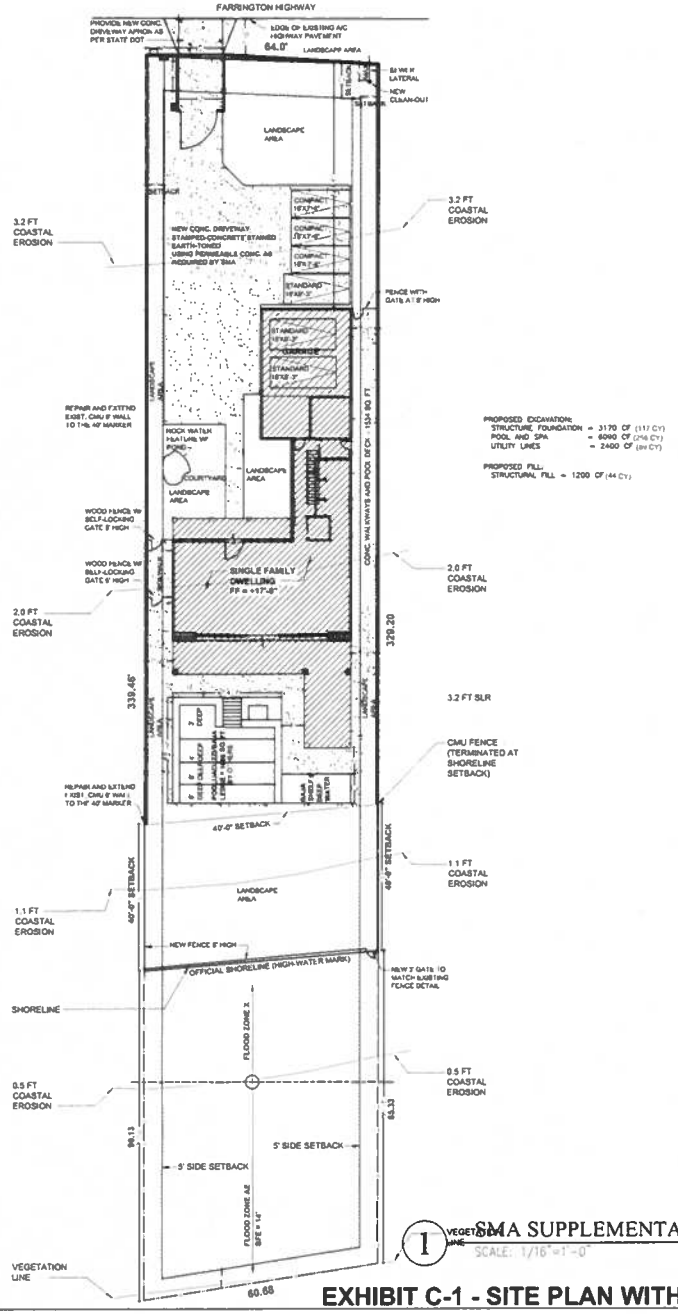
Scale in Feet

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

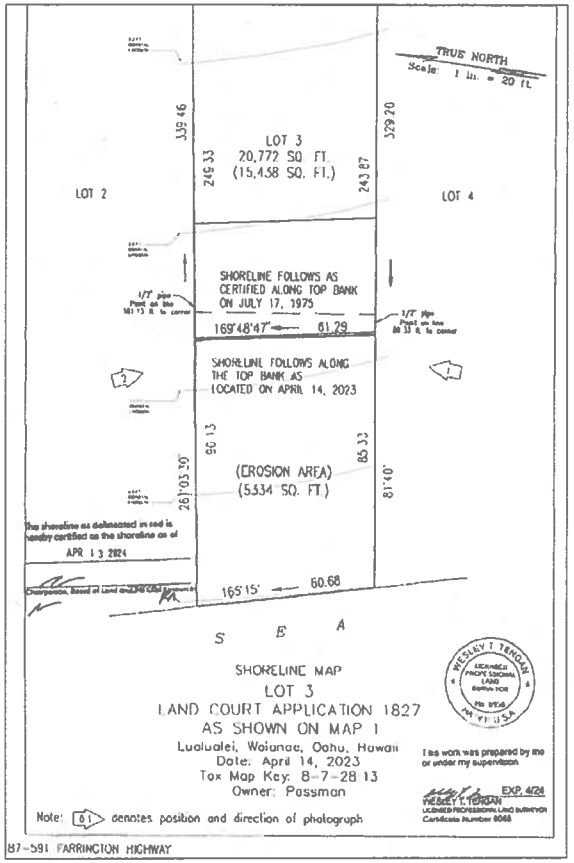
Prepared by: CK

Date Prepared: 7.10.24

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1 SMA SUPPLEMENTAL SITE PLAN
SCALE: 1/16" = 1'-0"
0 8' 16' 32'
SCALE: 1/16" = 1'-0"



2 DLNR PLAN
SCALE: 1" = 20'
0 10' 20' 40'
SCALE: 1" = 20'

EXHIBIT C-1 - SITE PLAN WITH SHORELINE SETBACK AND COASTAL EROSION PROJECTIONS
FILE NO. 2024/SMA-75

SMA SUPPLEMENTAL SITE PLAN
DLNR PLAN

REVISION

William J. Benjamin, AIA
Architecture, Interior Design, Project Management
Bill@LuxHomesHi.com 808 387 5018

NEW SINGLE FAMILY RESIDENCE FOR:
David and Brigitte Passman
87-591 Farrington Hwy, Waianae, Hawaii 96792
TMK: 870280130000

DATE 6/15/2024
SCALE AS SHOWN
DRAWN BY EBR
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SMA-1
of - Sheets

SMA LONGETUDINAL SECTION

Note #1: Clean soils:

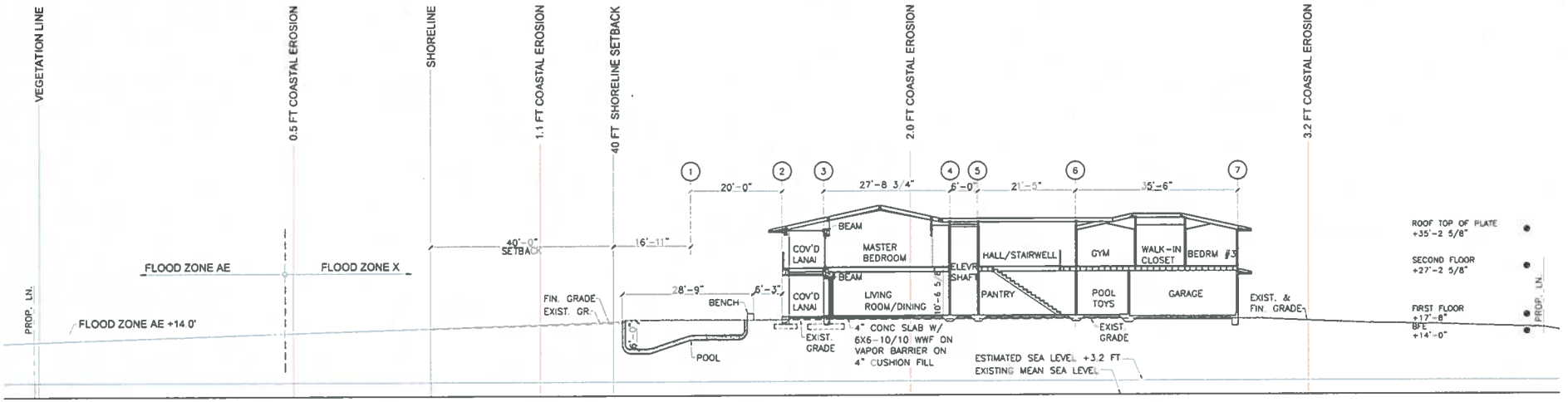
There are challenges to building on Jaucas sands due to erodibility, percolation, salinity, and the proclivity to hosting cultural artifacts. As such, foundations are designed to be slab foundations, care is given to structural strengths that can withstand soil movement, compactions, and saline factors. As such, a sufficient strength concrete that is saline damage resistant should be used. Any excavation needs to adhere to the cultural considerations described below for mitigation. If any structural soils are brought in the stabilize the concrete slabs, the totals amounts will be reported to DPP along with certification that the sources were clean fill, tested and reported as such by a certified lab that the material is clean and free of contaminants and pathogens. This certification is also required for any off-site loams, sands, clays or other materials brought in for septic system placement, landscaping, driveway, or other support structures such as ground-mounted solar panels.

Note #2: Foundation description:

Passman Residence note:

For the structural adaptation measures to minimize risks associated with coastal hazards and the potential loss of land within the lifespan of the proposed dwelling, we are proposing to support the new home on a deep foundation system such as cased micropiles or other similar methods as suggested by JPB Engineering, Inc., Brian Tabuso, P.E. who have been engaged for this project as of April 16th. 2024.

We are waiting for their report and recommendations due next week. In the meantime, we have our completed set of plans with our current foundation design included in the SMA application.



PROPOSED EXCAVATION:
STRUCTURE FOUNDATION = 3170 CF (117 CY)
POOL AND SPA = 6090 CF (256 CY)
UTILITY LINES = 2400 CF (89 CY)

PROPOSED FILL:
STRUCTURAL FILL = 1200 CF (44 CY)

1 SMA LONGETUDINAL SECTION
SCALE: 3/32" = 1'-0"

0 4' 8' 16'
SCALE: 3/32" = 1'-0"

EXHIBIT C-2 - LONGITUDINAL SECTION WITH SHORELINE SETBACK AND COASTAL EROSION PROJECTIONS
FILE NO. 2024/SMA-75

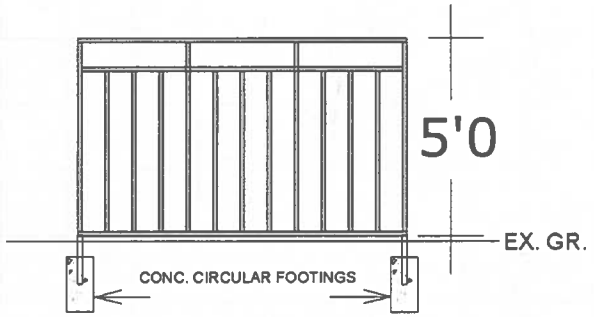
REVISION

William J. Benjamin, AIA
Architecture, Interior Design, Project Management
Bill@LuxHomesHi.com 808 387 5018

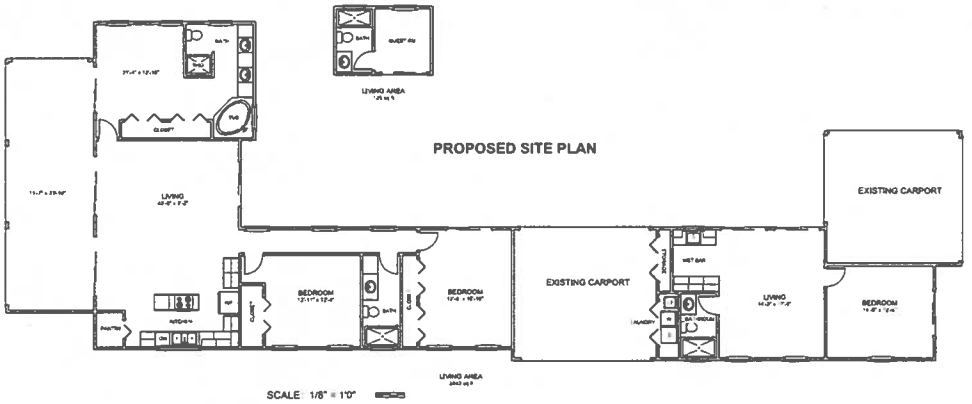
NEW SINGLE FAMILY RESIDENCE FOR
David and Brigitte Passman
87-591 Farmington Hwy, Waianae, Hawaii 96792
TMK: 870280130000

DATE 6/15/2024
SCALE AS SHOWN
DRAWN BY EBR

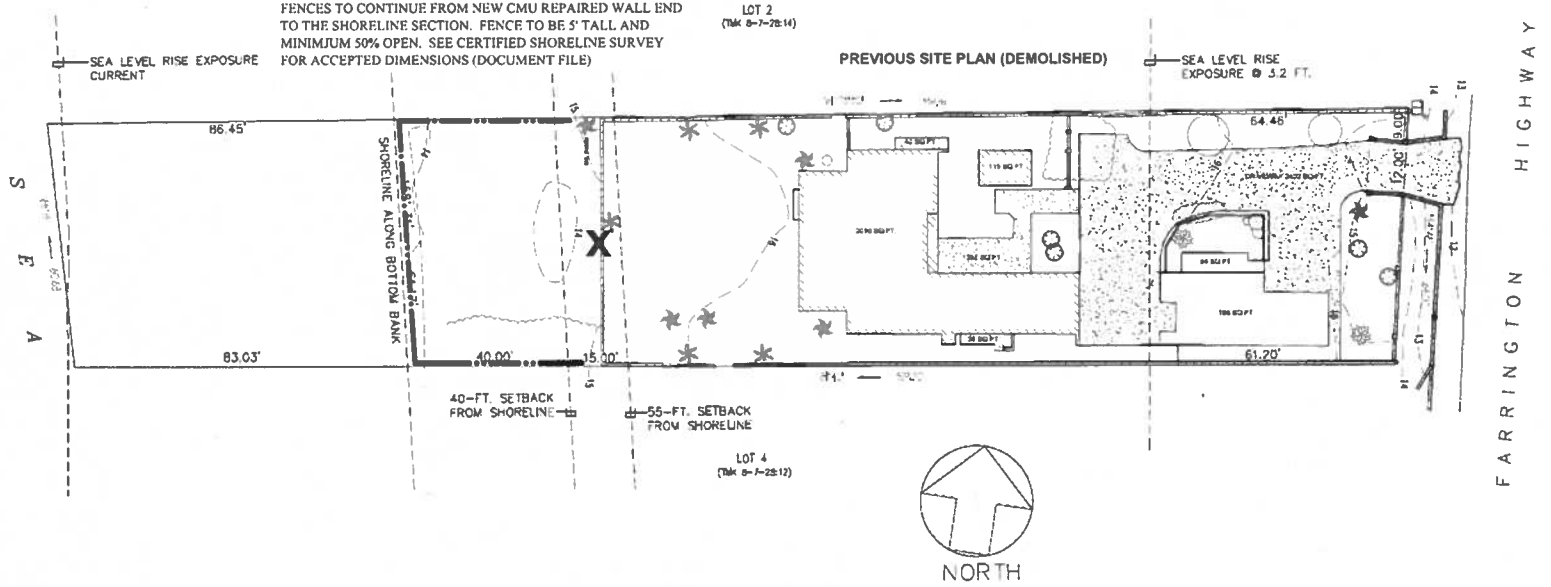
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of - Sheets



FENCE DETAIL: BROWN ANADIZED ALUMN PICKETS LESS THAN 4" SPACE BETWEEN. NTS



REPAIR EXISTING 6' HIGH CMU WALL AND EXTEND TO THE 40' SETBACK LINE, REMOVE EXISTING CONC. CURB WALL AND PROVIDE NEW FENCE AT SHORELINE WITH ACCESS GATE. SIDE FENCES TO CONTINUE FROM NEW CMU REPAIRED WALL END TO THE SHORELINE SECTION. FENCE TO BE 5' TALL AND MINIMUM 50% OPEN. SEE CERTIFIED SHORELINE SURVEY FOR ACCEPTED DIMENSIONS (DOCUMENT FILE)



1 NEW FENCE PLAN
SCALE: 1/16"=1'-0"

0 8' 16' 32'
SCALE: 1/16" = 1'-0"

EXISTING FL PL

EXHIBIT C-3 - FENCE PLAN
FILE NO. 2024/SMA-75

EXISTING FL PL

REVISION

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NEW SINGLE FAMILY RESIDENCE FOR:
David and Brigitte Passman
87-591 Farrington Hwy. Honolulu, Hi.
TMK: 870280130000

DATE 6/17/24
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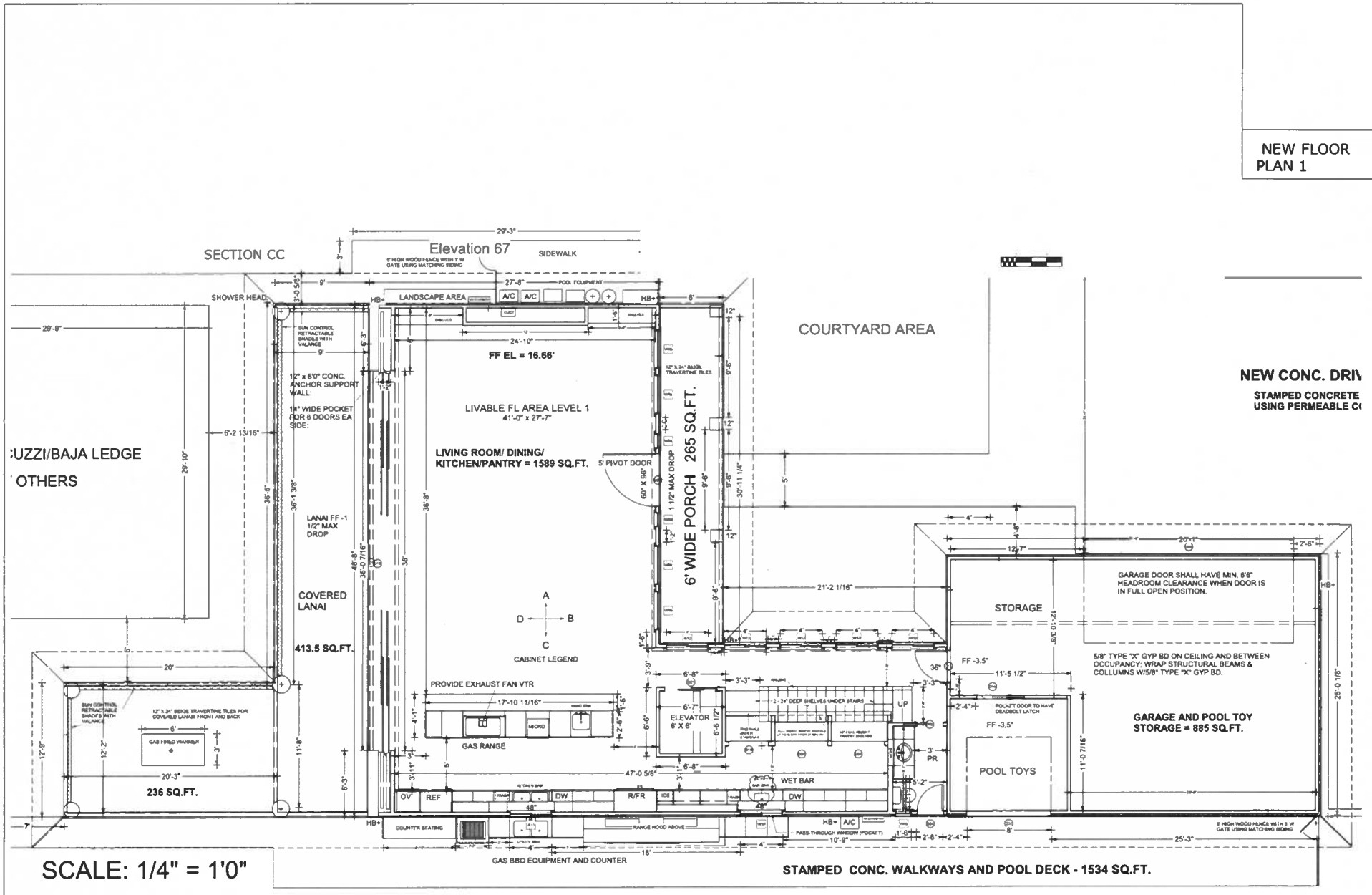


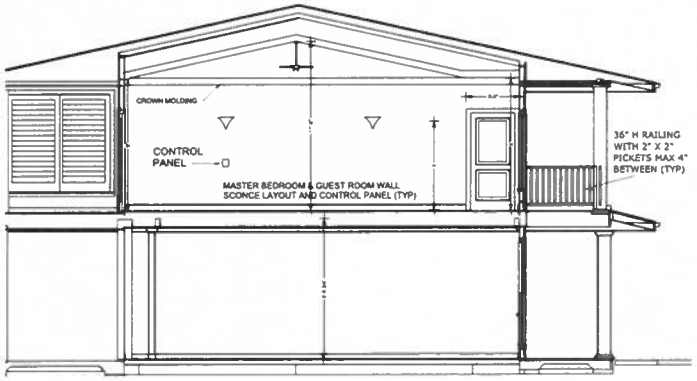
EXHIBIT C-4 - FIRST FLOOR PLAN
FILE NO. 2024/SMA-75

REVISION
4/18/24

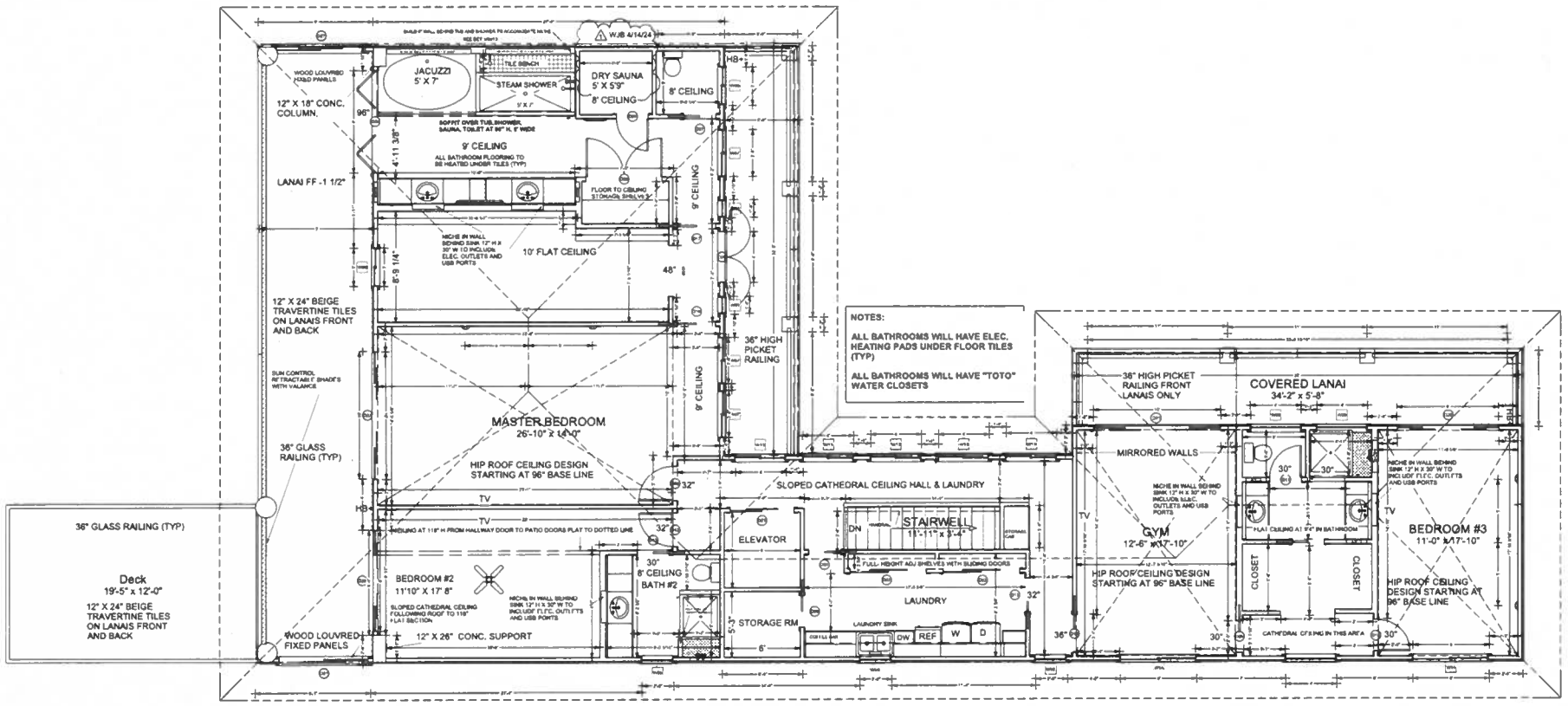
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Bill@LuxHomesHi.com 808 387 5018

NEW SINGLE FAMILY RESIDENCE FOR:
David and Brigitte Passman
87-591 Farrington Hwy. Honolulu, Hi.
TMK: 870280130000

DATE 6/17/24
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of Sheets



NEW FLOOR PLAN 2



SECOND LEVEL LIVABLE AREA = 2454 SQ.FT.

SCALE: 1/4" = 1'0"

EXHIBIT C-5 - SECOND FLOOR PLAN

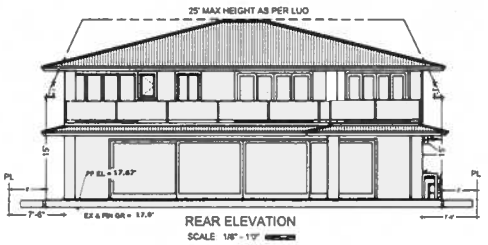
FILE NO. 2024/SMA-75

REVISION
4/14/24

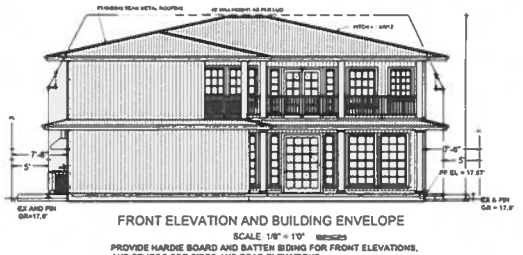
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Bill@LuxHomesHi.com 808 387 5018

NEW SINGLE FAMILY RESIDENCE FOR:
David and Brigitte Passman
87-591 Farrington Hwy. Honolulu, Hi.
TMK: 870280130000

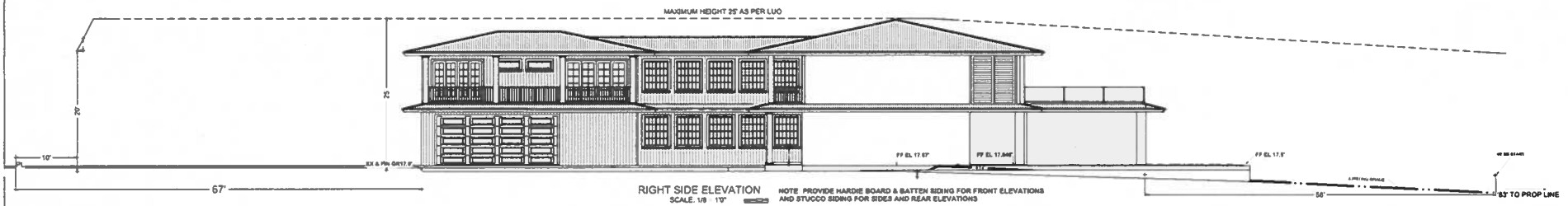
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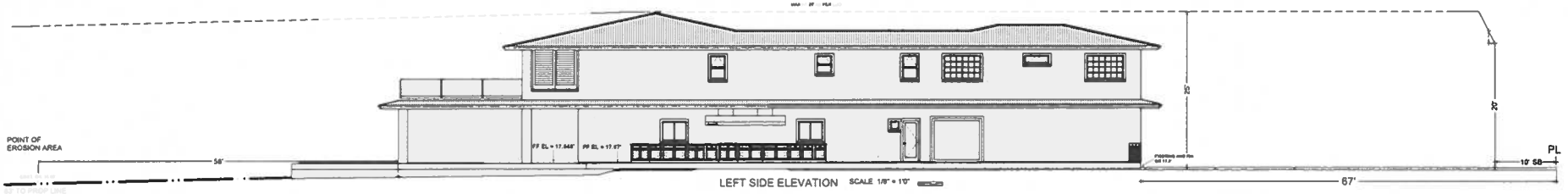
REAR ELEVATION
SCALE 1/8" = 1'0"



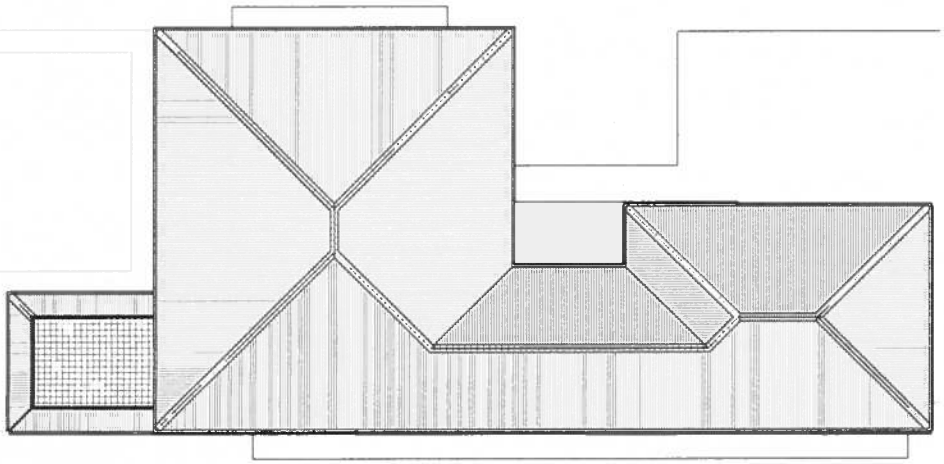
FRONT ELEVATION AND BUILDING ENVELOPE
SCALE 1/8" = 1'0"
PROVIDE HARDIE BOARD AND BATTEN SIDING FOR FRONT ELEVATIONS, AND STUCCO FOR SIDES AND REAR ELEVATIONS.



RIGHT SIDE ELEVATION
SCALE. 1/8" = 1'0"
NOTE PROVIDE HARDIE BOARD & BATTEN SIDING FOR FRONT ELEVATIONS AND STUCCO SIDING FOR SIDES AND REAR ELEVATIONS



LEFT SIDE ELEVATION SCALE 1/8" = 1'0"



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

EXHIBIT C-6 - ELEVATION AND ROOF PLANS
FILE NO. 2024/SMA-75

ELEVATIONS AND ENVELOPE

REVISION

William J. Benjamin, AIA
Architecture, Interior Design, Project Management
Bill@LuxHomesHI.com 808 387 5018

NEW SINGLE FAMILY RESIDENCE FOR:
David and Brigitte Passman
87-591 Farrington Hwy. Honolulu, HI.
TMK: 870280130000

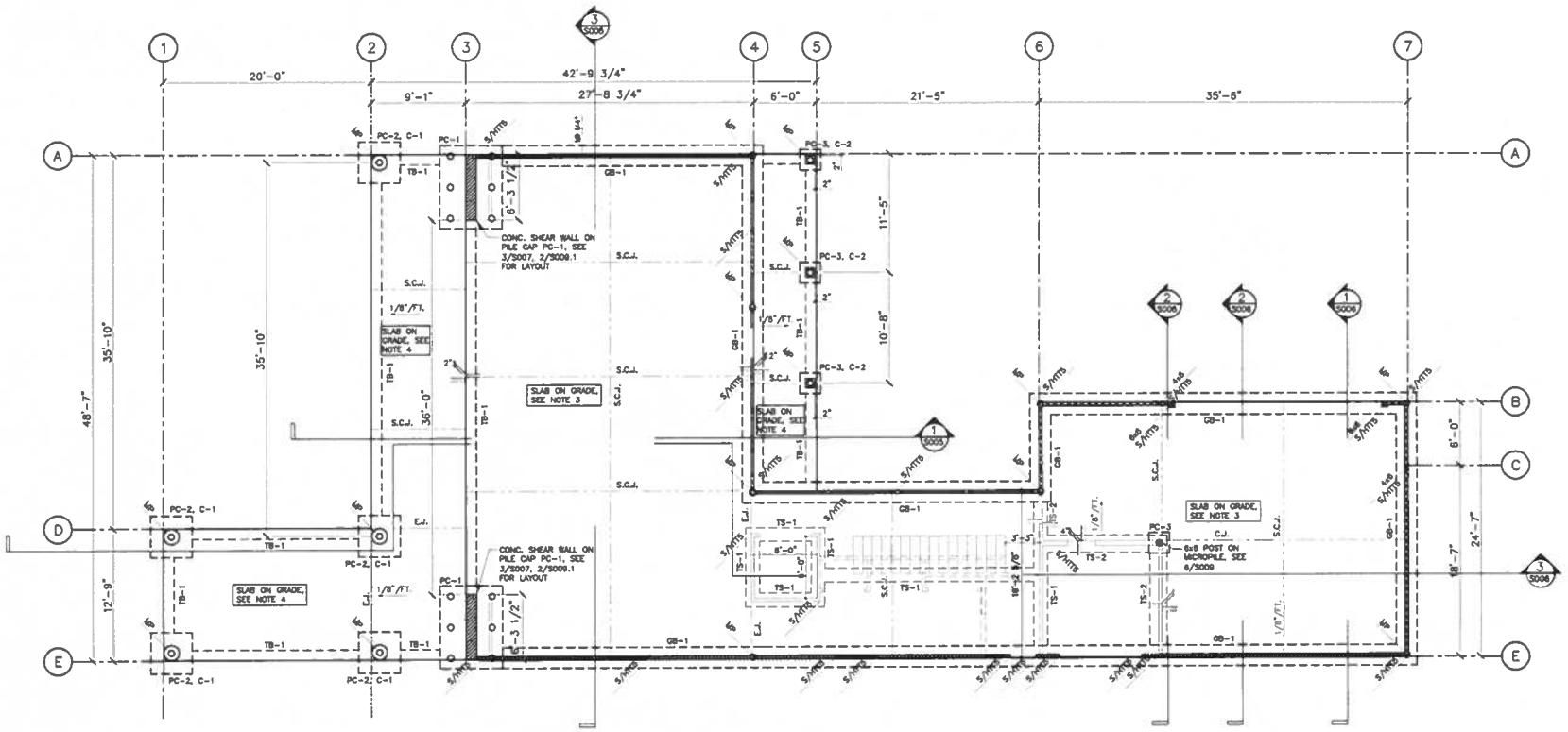
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FOUNDATION & SLAB-ON-GRADE NOTES:

1. THE FOUNDATION DESIGN HAS BEEN PREPARED BASED ON AND IN ACCORDANCE AND RECOMMENDATIONS IN THE GEOTECHNICAL REPORT PREPARED BY JPB ENGINEERING, INC. DATED JUNE 24, 2024.
2. SUBGRADE PREPARATION – EXPOSED SOILS AT THE SUBGRADE LEVEL SHOULD BE SCARIFIED TO A DEPTH OF SIX INCHES, BROUGHT TO AT LEAST THE OPTIMUM MOISTURE CONTENT AND COMPACTED TO NOT LESS THAN 95 PERCENT RELATIVE COMPACTION, IN ACCORDANCE WITH ASTM DESIGNATION D 1557. AND ESSENTIALLY, ALL SITE AND SUBGRADE PREPARATION, FILL MATERIAL, AND FILL PLACEMENT AND COMPACTION SHALL BE IN ACCORDANCE AND RECOMMENDATIONS IN THE GEOTECHNICAL REPORT PREPARED BY JPB ENGINEERING, INC. DATED JUNE 24, 2024.
3. FLOOR SLAB – LIVING AREA AND GARAGE SLAB-ON-GRADE TO BE 4" CONC. W/ 6X6-W1.4xW1.4 WWF OVER 10 MIL VAPOR BARRIER, ON COMPACTED 4" THK. "3B FINE" CUSHION FILL CONFORMING TO ASTM C33, NO. 67 GRADATION.
4. EXTERIOR FLATWORK – WALKWAYS, DRIVEWAY AND SWIMMING POOL DECK SLAB-ON-GRADE TO BE 4" CONC. W/ 6x6-W1.4x1.4 WWF ON 4" THICK "3B FINE" CUSHION FILL CONFORMING TO ASTM C33, NO. 67 GRADATION.
5. PROVIDE #6x20" TIE BAR (EPOXY COATED) @ 18" O.C., FILL WITH JOINT SEALER AT CONSTRUCTION JOINTS.
6. PERMANENTLY CASED MICROPILES SHALL BE INSTALLED IN ACCORDANCE WITH THE GEOTECHNICAL ENGINEERS RECOMMENDATIONS.
7. ALL NEW CONCRETE SHALL HAVE A 28-DAY COMPRESSIVE STRENGTH AS SPECIFIED BELOW:

FOOTINGS	= 3000 PSI
SLAB ON GRADE	= 3000 PSI
WALLS	= 4000 PSI
COLUMNS	= 4000 PSI

8. INDICATES MICROPILE, SEE 1/S009.1
9. PC-1 INDICATES PILE CAP TYPE, SEE 3/S007 & 2/S009.1 FOR PC-1, 4/S007 FOR PC-2, 2/S009 FOR PC-3.
10. INDICATES EXTERIOR FINISH SYSTEM (EFS) ON 'DENSGLAS' BOARD ON MOISTURE BARRIER ON 2x4 STUDS @ 16" O.C., TYP. U.N.O.
11. INDICATES HARDIE BOARD & BATTEN SIDING ON MOISTURE BARRIER ON 2x4 STUDS @ 16" O.C., TYP. U.N.O.
12. S/MTS INDICATES REQUIRED SIMPSON HTT5 HOLDOWN TIES W/ SIMPSON 5/8"Øx6" TITEN HD STAINLESS STEEL SCREW ANCHOR AT DOUBLE STUDS OR 4x POST, U.N.O.
13. S.C.J. INDICATES SAWCUT SLAB CONTROL JOINT (PLACE SAWCUT JOINTS WITHIN 12 HOURS OF FINISHING CONCRETE). CONTROL JOINT SHALL BE 1 1/2" DEPTH SAWCUT FILL WITH JOINT SEALER. PROVIDE C.J. SPACED @ 15-20 FT. U.N.O.
14. C.J. INDICATES CONSTRUCTION JOINT (PROVIDE #4x12" DOWEL @ 16" O.C. ALONG JOINTS).
15. E.J. INDICATES EXPANSION JOINT (PROVIDE 1/2" PRE-MOLDED FILLER & #4x12" SMOOTH DOWEL @ 16" ALONG JOINTS).
16. BEARING AND NON-BEARING WALLS ARE 2x4 STUDS @ 16" O.C., U.N.O. (USE 2x6 STUDS @ 16" O.C. AT PLUMBING WALLS).
17. ALL DIMENSIONS ARE TO FACE OF STUD, FACE OF CONC. WALL OR CONC. COLUMN, UNLESS NOTED OTHERWISE.
18. ONLY CORROSION-RESISTANT COATINGS OR MATERIALS SHALL BE USED FOR ANY FASTENERS, NAILS, CONNECTORS, OR EXPOSED FITTINGS OF ANY KIND. NO GALVANZED NAILS OR FASTENERS SHALL BE USED.



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

0 2' 4' 8'
SCALE: 3/16"=1'-0"

FOUNDATION PLAN

REVISION

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NEW SINGLE FAMILY RESIDENCE FOR:
David and Brigitte Passman
87-591 Farrington Hwy, Waianae, Hawaii 96792
TMK: 8702801300000

DATE 10/23/2023
SCALE AS SHOWN
DRAWN BY EBR

Sheet No
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of - Sheets

EXHIBIT C-7 - FOUNDATION PLAN
FILE NO. 2024/SMA-75

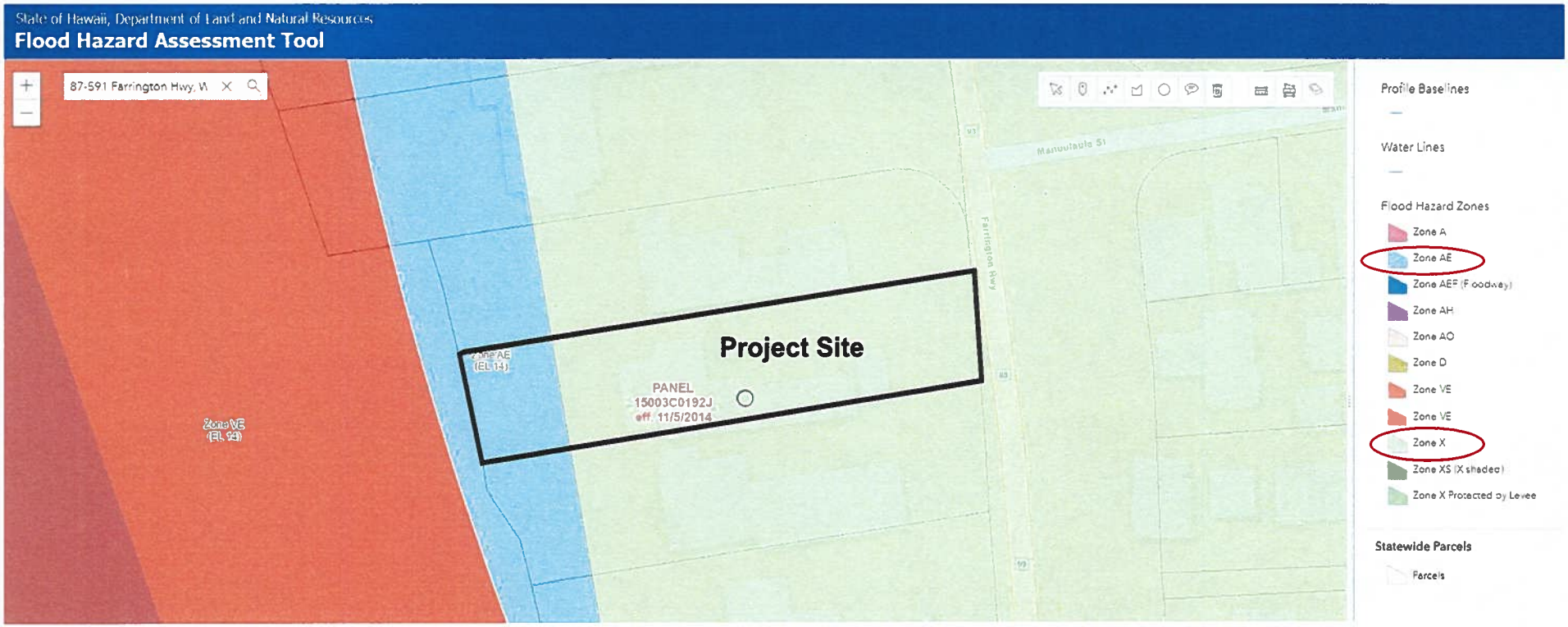
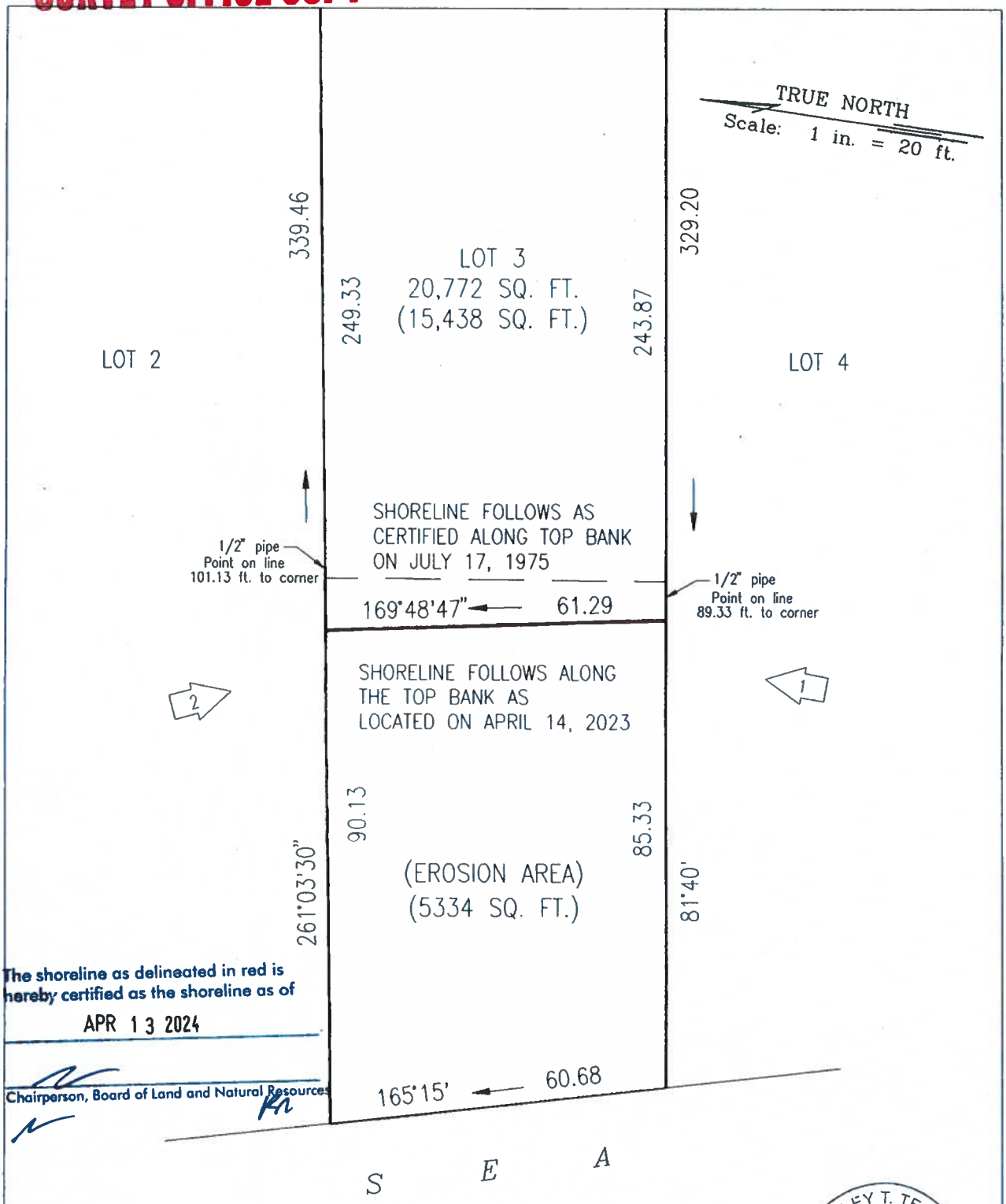


EXHIBIT D - FLOOD ZONE MAP
FILE NO. 2024/SMA-75

SURVEY OFFICE COPY



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

APR 13 2024

Chairperson, Board of Land and Natural Resources

SHORELINE MAP

LOT 3

LAND COURT APPLICATION 1827

AS SHOWN ON MAP 1

Lualualei, Waianae, Oahu, Hawaii

Date: April 14, 2023

Tax Map Key: 8-7-28:13

Owner: Passman

WESLEY T. TENGAN
LICENSED PROFESSIONAL LAND SURVEYOR
No. 6958
HAWAII U.S.A.

This work was prepared by me or under my supervision

EXP. 4/24

WESLEY T. TENGAN
LICENSED PROFESSIONAL LAND SURVEYOR
Certificate Number 6958

Note: 0.1 denotes position and direction of photograph

87-591 FARRINGTON HIGHWAY

EXHIBIT E-1 - 2024 CERTIFIED SHORELINE SURVEY

SHORELINE PHOTOGRAPHS

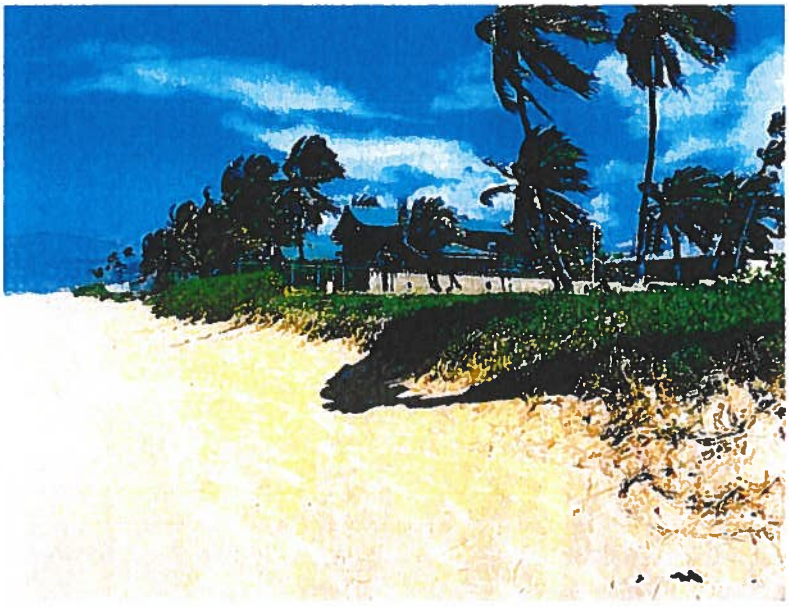


PHOTO 1



PHOTO 2

87-591 FARRINGTON HIGHWAY

8-7-28:13

4/14/2023

12:30 P.M.

PARTY CHIEF: VARYN HIGA

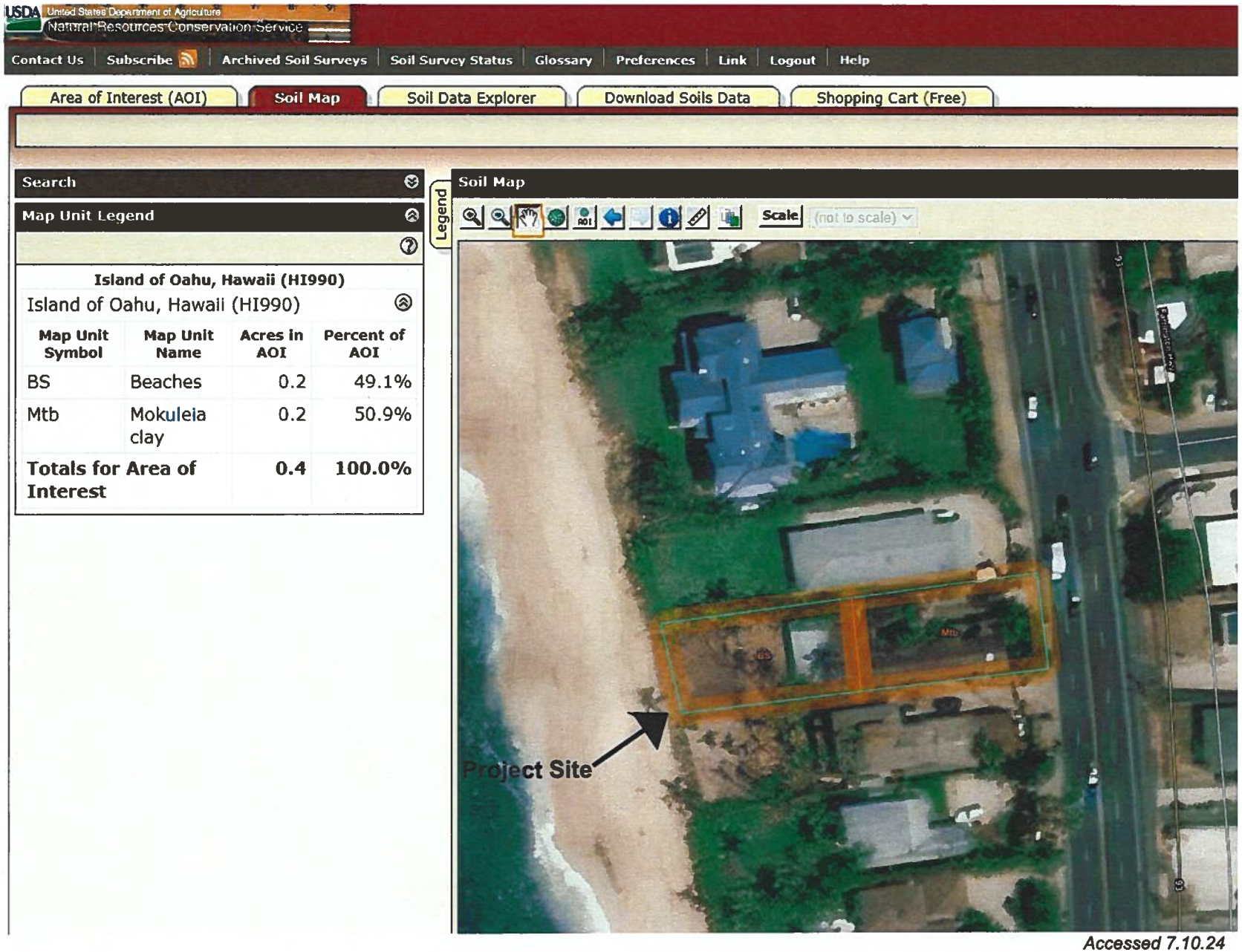
EXHIBIT E-2 - SHORELINE SURVEY PHOTOS
FILE NO. 2024/SMA-75



Prepared by: CK

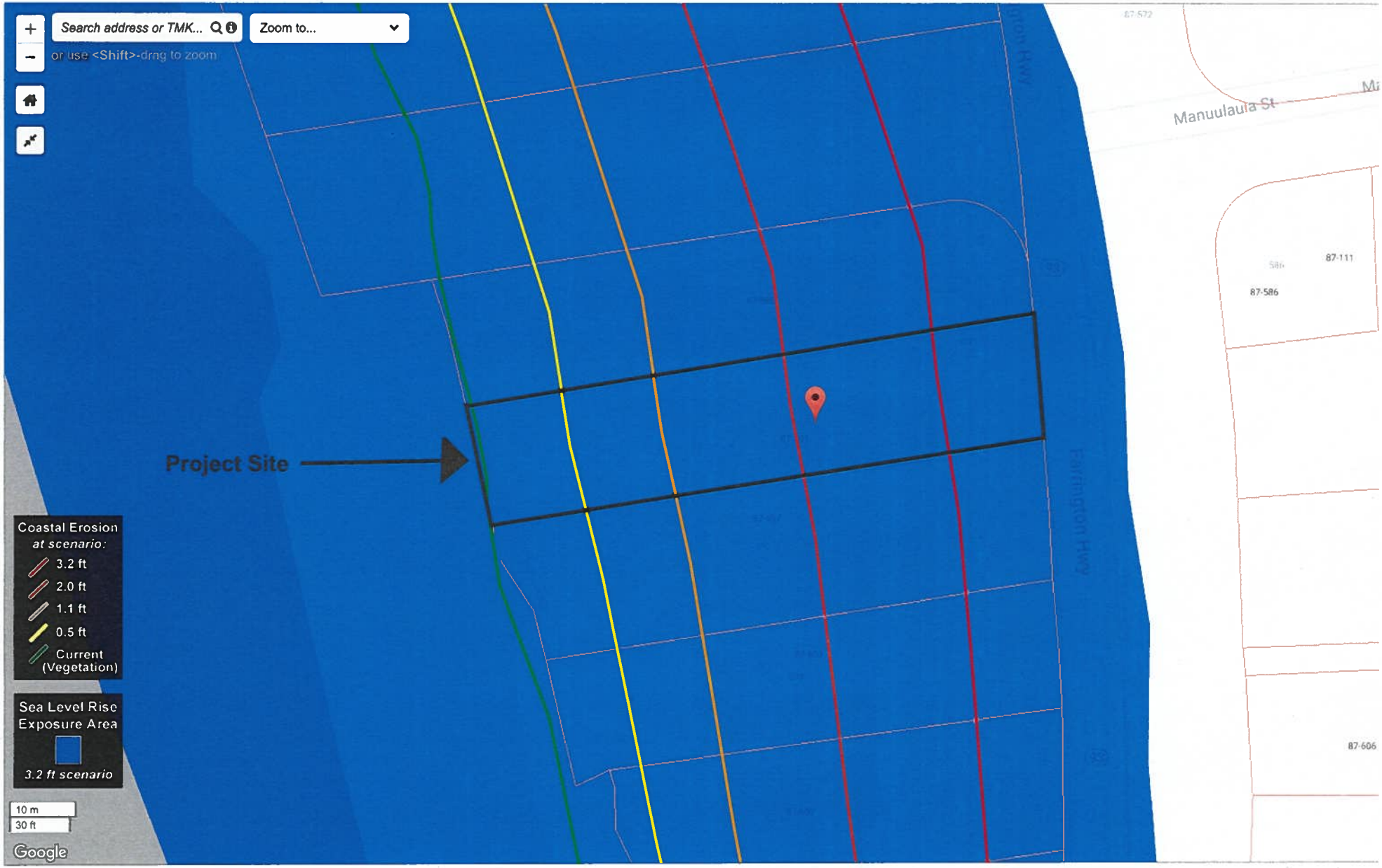
Date Prepared: 7.10.24

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Accessed 7.10.24

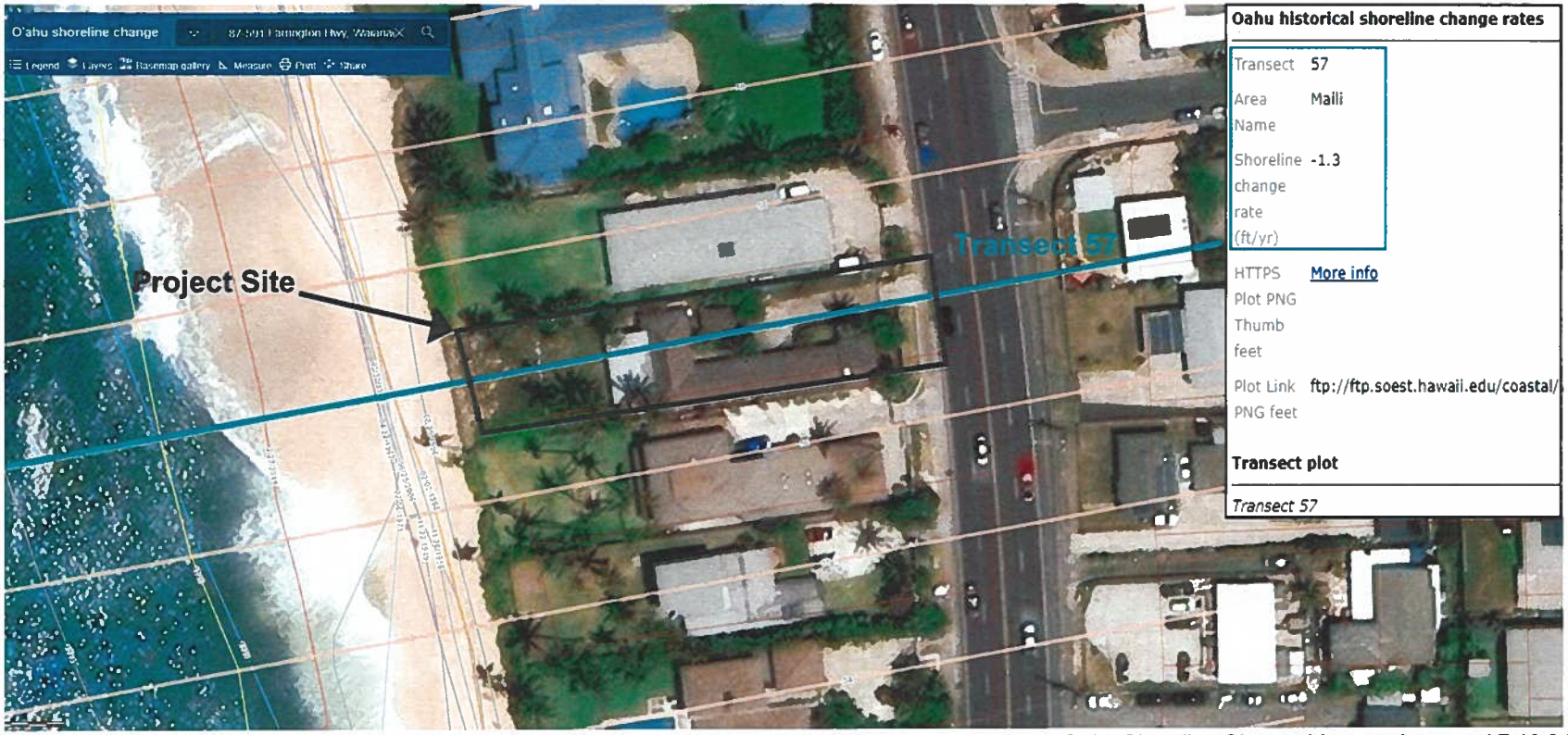
EXHIBIT G - NRCS SOILS MAP
FILE NO. 2024/SMA-75



PacIOOS
PACIFIC ISLANDS OCEAN OBSERVING SYSTEM

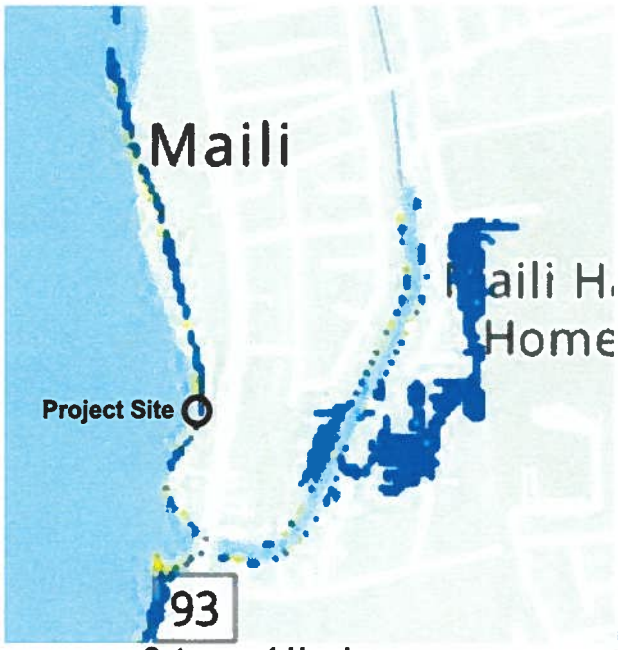
Hawaii Sea Level Rise Viewer, Accessed 7.10.24

EXHIBIT H - 2100 3.2-FOOT COMBINED SEA LEVEL RISE EXPOSURE AREA WITH COASTAL EROSION PROJECTIONS FILE NO. 2024/SMA-75

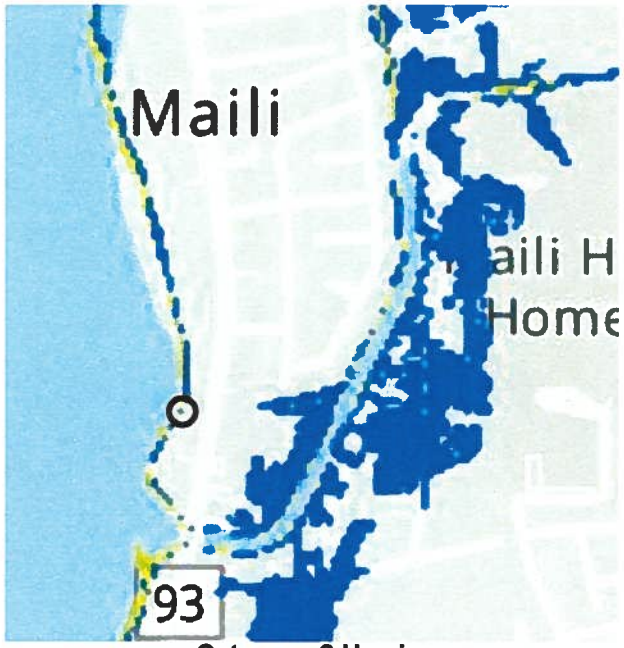


Oahu Shoreline Change Mapper, Accessed 7.10.24

EXHIBIT I - ANNUAL HISTORIC SHORELINE CHANGE
FILE NO. 2024/SMA-75



Category 1 Hurricane



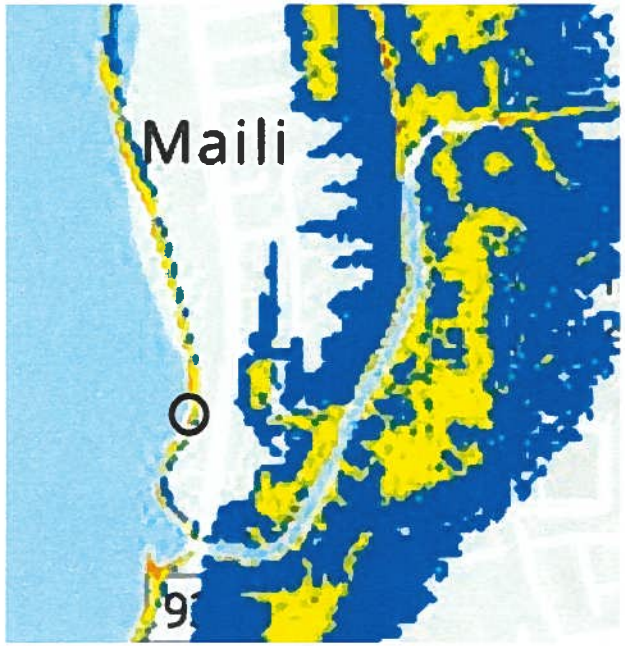
Category 2 Hurricane

LEGEND

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

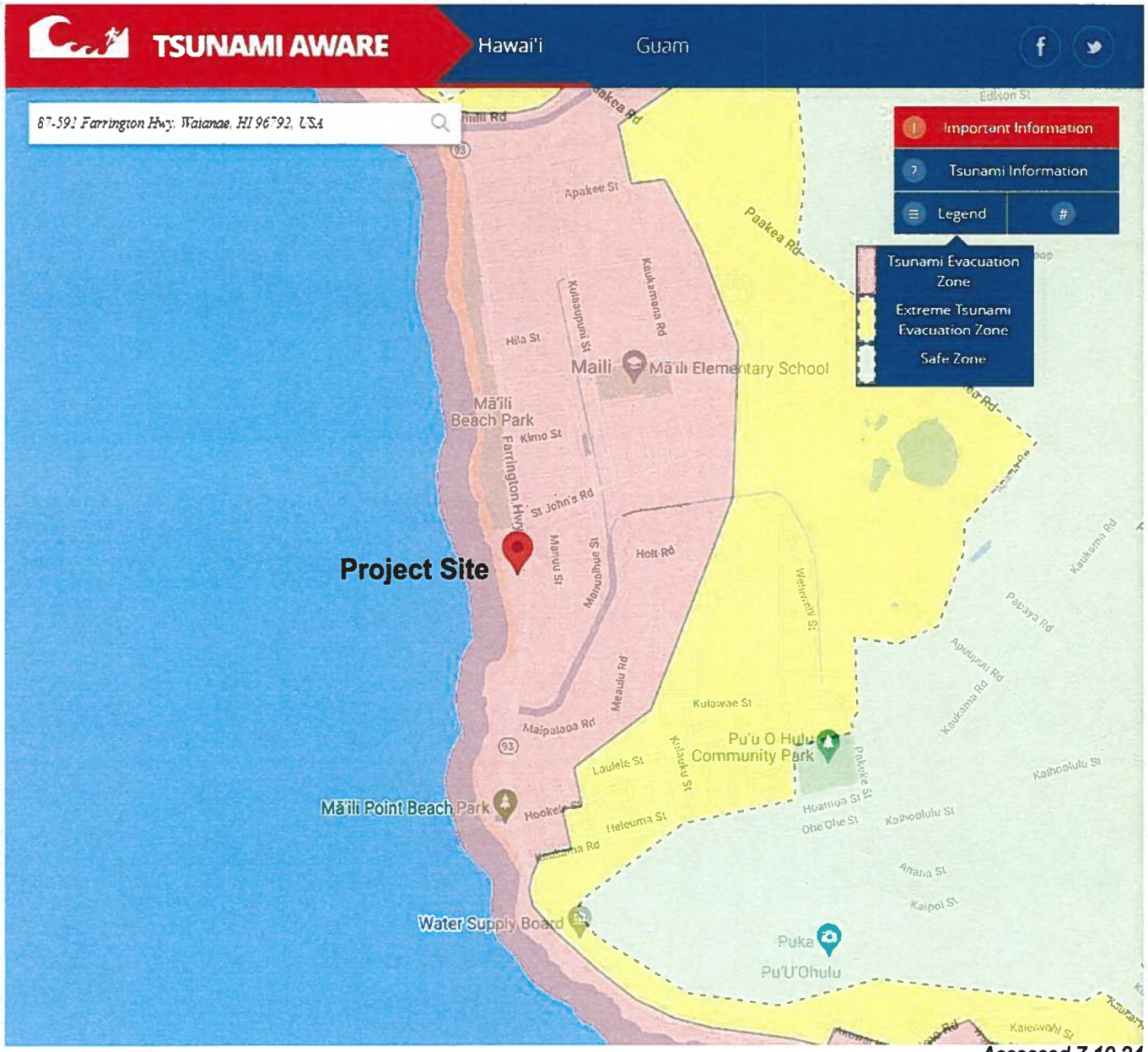


Category 3 Hurricane



Category 4 Hurricane

EXHIBIT J - HURRICANE STORM SURGE MAPS
FILE NO. 2024/SMA-75



Accessed 7.10.24

EXHIBIT K - TSUNAMI EVACUATION ZONES
2024/SMA-75

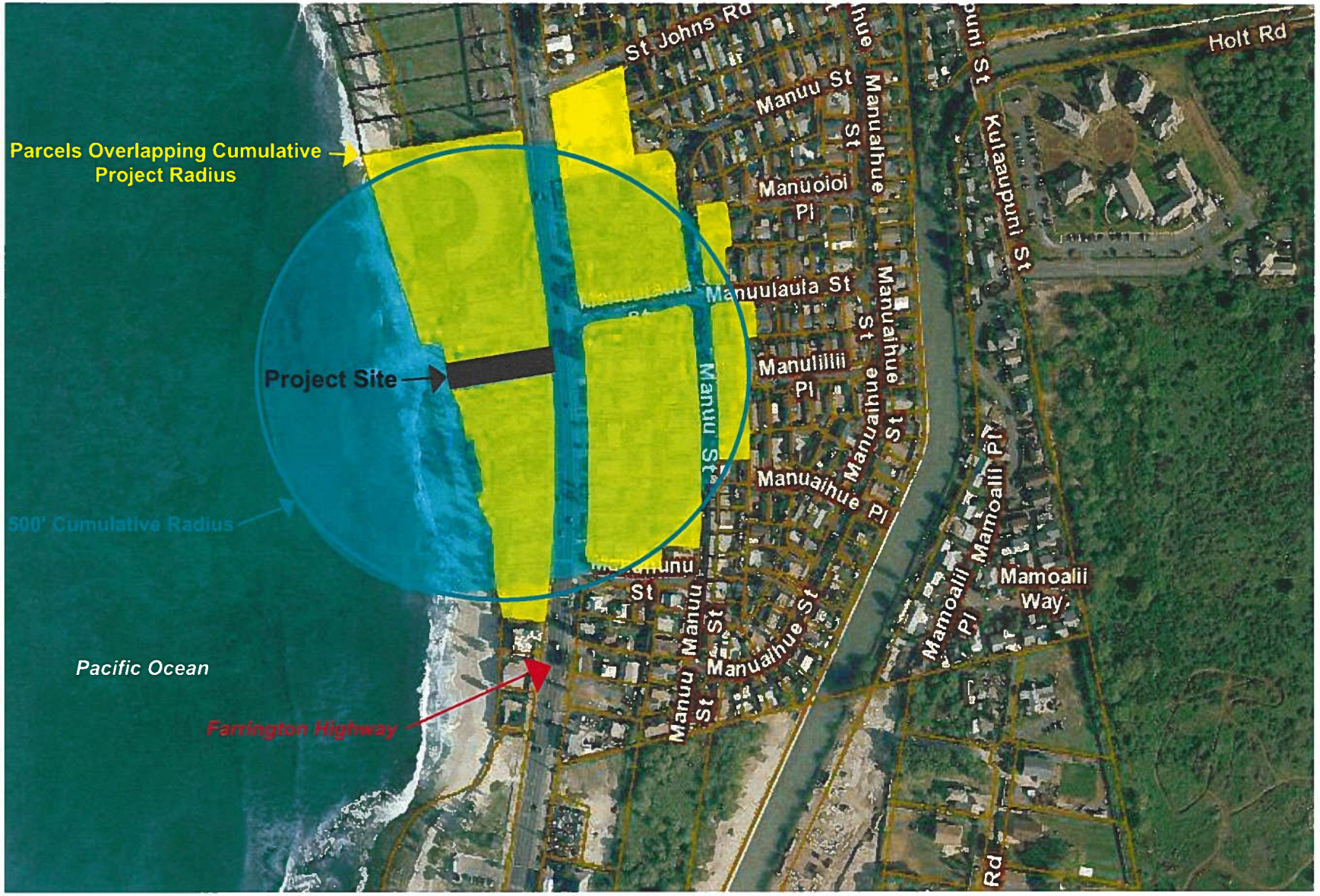


EXHIBIT L - 500-FOOT CUMULATIVE PROJECTS RADIUS MAP
FILE NO. 2024/SMA-75