REPORT OF THE COMMITTEE ON ZONING

Voting Members:
Esther Kia'āina, Chair; Tyler Dos Santos-Tam, Vice-Chair;
Radiant Cordero, Val A.Okimoto, Matt Weyer

Committee Meeting Held
January 16, 2025

Honorable Tommy Waters
Chair, City Council
City and County of Honolulu

Mr. Chair:

Your Committee on Zoning, to which was referred Resolution 24-256 entitled:

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

as transmitted by Departmental Communication 736 (2024) from the Department of Planning and Permitting ("DPP"), dated October 10, 2024, received by the Council on October 14, 2024, and introduced on October 16, 2024, reports as follows:

The purpose of the Resolution is to grant to NMG HI Properties LLC (the "Applicant") a Special Management Area ("SMA") Major Permit to allow for the construction of a new single-family detached dwelling, attached two-car garage, swimming pool, landscaping, and fencing; and a Shoreline Setback Variance ("SSV") to allow portions of the single-family detached dwelling (442.74 square feet of building area and 885.48 square feet of floor area) to encroach into the shoreline setback area, on an approximately 10,007 square-foot shoreline lot zoned R-10 Residential District, located at 6973 Kalaniana'ole Highway, and identified as Tax Map Key 3-9-002:031 (the "Project").

Your Committee notes that the DPP, after a public hearing held on August 30, 2024, and as set forth in Departmental Communication 736 (2024), recommends that the SMA Major Permit be approved, but that the SSV be denied

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because according to the DPP, the Project did not satisfy the three tests of hardship to allow for structures within the shoreline setback area. Specifically, the DPP found that:

1. The Applicant did not demonstrate that they would be deprived of reasonable residential use of the land because redesigning the dwelling to remove the encroaching portions would leave ample area to develop a residence.

2. The request is not due to unique circumstances because while the Project site is a triangular-shaped shoreline zoning lot that has been impacted by coastal hazards moving the shoreline further inland, so has every other shoreline lot in the surrounding area.

3. The Project is not the practicable alternative that best conforms to the purpose of the shoreline setback ordinance and rules because denying the encroachment does not prevent the Applicant from redeveloping the Project site with a new dwelling, and would decrease any potential adverse impacts on the shoreline setback area.

The Applicant's counter argument is that:

1. If the square footage attributed to the 40-foot setback area, the required front and side yards, and the land area designated for a garage and driveway to allow for vehicles to turn around and exit the property headfirst are removed, a total of 7,042.72 square feet of land area would be removed from the 10,016 square-foot lot. This would result in 2,973.28 square feet or approximately 30 percent of the total 10,016 square-foot zoning lot being available for the dwelling, resulting in the Applicant being deprived of reasonable residential use of the land.

2. The zoning lot is unique because it is triangular in shape (three-cornered), which means that other than the side of the property that is along the shoreline, there are two sides of the property that dissect the shoreline setback area, so the shoreline setback area has a larger impact on a triangular lot as opposed to a rectangular lot. The Project site is the only zoning lot within the Hawai'i Kai shoreline that is triangular in shape. In addition, the Project site is different from other shoreline lots because the shoreline along the Project site is accreting due to the jetty constructed by the Hawai'i Kai Marina Community Association at the entrance to the Hawai'i Kai Marina.

3. Due to the unique triangular-shape of the zoning lot and the shoreline setback area having a larger impact on the unique triangular lot, and circumstances whereby if the shoreline setback area, front and side yards, and driveway turnaround area are removed from the area in which the dwelling could be located, there is no practicable alternative that would allow the Applicant to build a reasonably-sized dwelling within an area that is approximately 30 percent of the total 10,016 square-foot zoning lot.

Your Committee notes that in 2018, the Hawai'i Kai Marina Community Association obtained approval from the State Department of Land and Natural Resources ("DLNR") to construct a jetty consisting of a rock rubble mound revetment and groin at the Hawai'i Kai Marina channel entrance, which was completed in 2023. The DLNR Board determined the jetty was needed to minimize longshore drift of sand towards the channel caused by watercrafts entering and exiting the Hawai'i Kai Marina, which required routine dredging of the channel.

Due to the addition of the jetty, the sandy beach fronting the Project site has increased in width, as shown in the Certified Shoreline Survey (dated November 30, 2023), which indicates that the location of the top bank, which is indicative of the current high wash of the waves, is located further makai of where it was previously recorded (referred to as the "Physical Shoreline.")

Based on the previous shoreline, which was certified on January 14, 2022, prior to the completion of the jetty in 2023 (referred to as the "Paper Shoreline"), the new dwelling will be 20 feet from the Paper Shoreline; however, the Physical Shoreline is located further makai of the Paper Shoreline, and is approximately 104 feet from the new dwelling, well outside of the 40-foot shoreline setback area. Due to the jetty, the shoreline is projected to accrete further seaward of the current vegetation line.

At your Committee's meeting on January 16, 2025, the Applicant's Agent provided a brief presentation of the proposed Project and responded to questions from Councilmembers.

A DPP representative recognized and accepted that in the CD1 version of the Resolution, the Council reached a different conclusion from what the DPP recommended in its report and the as-introduced Resolution, and responded to questions from Councilmembers.

One individual testified by offering comments on the Resolution.

Your Committee also received written testimony in opposition to the Resolution from one individual. Two individuals submitted comments on the Resolution.

Your Committee acknowledges the DPP's recommendation to deny the SSV, but has arrived at a different conclusion and believes that the Project satisfies the three tests of hardship for an SSV. In addition, due to the unusual circumstances whereby the shoreline adjacent to the Project site is accreting due to the construction of a jetty at the entrance to the Hawai'i Kai Marina, your Committee recommends granting the SSV and allowing the Project dwelling to encroach into the shoreline setback area, as set forth in the CD1 version of the Resolution that your Committee has prepared.

Your Committee has carefully reviewed the conditions recommended by the DPP for inclusion in the Resolution. Although your Committee generally finds the DPP's proposed conditions to be appropriate, since your Committee recommends granting the SSV (in addition to the SMA Major Permit), the CD1 version of the Resolution includes the following conditions to minimize the risk of existing legal or proposed structures falling and becoming loose rocks, sharp or otherwise dangerous debris, or rubble on public property:

1. An acknowledgement that the landowner agrees to assume all risk and liability for any harm to or loss of life and property due to development on a shoreline zoning lot and within the 3.2-foot sea level rise exposure area;

2. An acknowledgement whereby the landowner 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;

3. A condition that requires pervious materials for the Project's driveway and walkways;

4. An acknowledgement that land makai of the regulatory shoreline is State public land, and should any portion of a structure encroach into State public land, the State Board of Land and Natural Resources may require removal of the structure or a lease for the encroachments; accordingly, the landowner holds harmless and indemnifies the City for any responsibility that may result from adverse impacts associated with sea level rise and coastal erosion; and

5. A BE IF FURTHER RESOLVED clause providing that no action may be prosecuted or maintained against the City, its officials, or its employees, on account of the actions taken by them in reviewing or approving the Project and granting the SMA Major Permit and SSV for the Project.

Your Committee has prepared a CD1 version of the Resolution that makes the following amendments:

A. Amends the resolution title to read as follows:

"GRANTING A SPECIAL MANAGEMENT AREA MAJOR PERMIT AND SHORELINE SETBACK VARIANCE TO ALLOW FOR THE CONSTRUCTION OF A NEW SINGLE-FAMILY DETACHED DWELLING AND OTHER IMPROVEMENTS IN HAWAI'I KAI, O'AHU."

B. Amends the first WHEREAS clause to correct the name of the applicant and clarify the description of the Project. Specifically provides that the Shoreline Setback Variance ("SSV") would allow portions of the single-family detached dwelling (442.74 square feet of building area and 885.48 square feet of floor area) to encroach into the shoreline setback area.

C. Amends the third WHEREAS to add reference to ROH § 26-1.9 and HRS § 205A-46 (relating to SSVs).

D. Amends the fourth WHEREAS clause to provide that the Council desires to approve the application for a Special Management Area ("SMA") Major Permit and SSV (instead of to deny the SSV).

E. In the BE IT RESOLVED clause, provides that an SMA Major Permit and an SSV be issued for the Project (instead of denial of the SSV).

F. Deletes Condition A (relating to the revision of Project plans to remove the encroachment into the shoreline setback area) and Condition B (relating to requiring the Applicant to obtain a Minor Shoreline Structure Permit for the fencing that is located within the shoreline setback area). Re-letters subsequent conditions.

G. In re-lettered Condition A, relating to Project conformity, adds reference to ROH Chapter 26 (in addition to ROH Chapter 25) and an SSV (in addition to an SMA Major Permit). Also provides that except as modified in the resolution, development of the Project must conform with the DPP's findings and recommendation and the attached exhibits.

H. Adds a new Condition B to provide that prior to the issuance of any construction permit or building permit for the Project, the Applicant is required to incorporate into the Project plans the use of pervious materials, such as but not limited to grasscrete or grass block pavers, for the Project's driveway and walkways. Re-letters subsequent conditions.

I. In re-lettered Condition C, relating to archaeological, historical, or cultural resources, separates the condition into three parts, and

1. Adds a Condition C.1 to provide that prior to commencing any ground disturbing or construction activity for the Project, the Applicant is required to submit to the DPP a copy of the written determination from the State Historic Preservation Division ("SHPD") pursuant to HRS § 6E-42; and

2. Adds a Condition C.2 to require the Applicant to consult with SHPD to implement all mitigation protocols approved or otherwise required by SHPD.

J. Amends re-lettered Condition E.1 to clarify that the Applicant proposes to import approximately 15 cubic yards of soil fill material, and no importation of structural fill material is proposed.

K. Adds a new Condition H to provide for a landowner acknowledgement that land makai of the regulatory shoreline is State public land.

L. Adds a new Condition I to provide for a landowner acknowledgement that bed and breakfast homes and transient vacation units are not allowed on the Project site. Re-letters subsequent conditions.

M. In re-lettered Condition J, relating to permits:

1. Adds a new Condition J.2 to require the Applicant to obtain a minor shoreline structure permit from the DPP for any minor structures or activities within the shoreline setback area that are otherwise permitted through a minor shoreline structure permit, and are not covered under the shoreline setback variance being approved under the resolution. Renumbers subsequent conditions in Condition J.

2. In renumbered Condition J.3, provides that the SMA Major Permit and the SSV are rendered null and void if a construction permit or building permit for the Project is not obtained within 36 months after the effective date of the SMA Major Permit and SSV.

N. In re-lettered Condition K, relating to compliance with other City ordinances, provides that the resolution is approving the SMA Major Permit and the SSV.

O. Adds a BE IT FURTHER RESOLVED clause to provide that no action may be prosecuted or maintained against the City, its officials, or its employees, on account of the actions taken by them in reviewing or approving the Special Management Area Major Permit and Shoreline Setback Variance.

P. Makes miscellaneous technical and nonsubstantive amendments.

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Your Committee finds, pursuant to HRS § 205A-26 and ROH § 25-4.1, and in agreement with the conclusion of the DPP in Departmental Communication 736 (2024), that:

1. The development, as conditioned, will not have any significant adverse environmental or ecological effect, either alone or cumulatively with other projects.

2. The development, as conditioned, is consistent with the objectives and policies set forth in HRS § 205A-2 and ROH § 25-3.1, and the review guidelines contained in HRS § 205A-26 and ROH § 25-4.1.

3. The development, as conditioned, is consistent with the County General Plan, development plans, zoning, and other applicable ordinances.

Your Committee also finds, pursuant to HRS § 205A-46 and ROH §§ 26-1.8 and 26-1.9 that hardship will result if the facilities or improvements are not allowed within the shoreline setback area, and:

a. The structure will not adversely affect beach processes nor artificially fix the shoreline, and the Applicant would be deprived of reasonable use of the land if required to comply fully with ROH Chapter 26 and the City's Rules Relating to Shoreline Setbacks and the Special Management Area;

b. The Applicant's proposal is due to unique circumstances, does not draw into question the reasonableness of ROH Chapter 26 and the City's Rules Relating to Shoreline Setbacks and the Special Management Area, is consistent with surrounding land uses, and is unlikely to adversely impact neighboring properties; and

c. The Project is the practicable alternative that best conforms to the purpose of ROH Chapter 26 and the City's Rules Relating to Shoreline Setbacks and the Special Management Area.

Your Committee further finds that based on efforts to identify whether there are cultural, historic, or natural resources, or Native Hawaiian traditional and customary rights on the Project site, the Council is not aware of any existing cultural, historic, or natural resources, or Native Hawaiian traditional and customary practices on the Project site.

Your Committee on Zoning is in accord with the intent and purpose of Resolution 24-256, as amended herein, and recommends its adoption in the form attached hereto as Resolution 24-256, CD1. (Ayes: Cordero, Dos Santos-Tam, Kia'āina, Okimoto, Weyer – 5; Noes: None.)

Respectfully submitted,

Esther Kiaʻāina
Committee Chair

At the 1/29/25 Council meeting, the Resolution was further amended and was subsequently adopted as Resolution 24-256, CD1, FD1.

HONOLULU CITY COUNCIL

KE KANIHELA O KE KALANA O HONOLULU

CITY AND COUNTY OF HONOLULU

No. **24-256, CD1**

RESOLUTION

GRANTING A SPECIAL MANAGEMENT AREA MAJOR PERMIT AND SHORELINE SETBACK VARIANCE TO ALLOW FOR THE CONSTRUCTION OF A NEW SINGLE-FAMILY DETACHED DWELLING AND OTHER IMPROVEMENTS IN HAWAIʻI KAI, OʻAHU.

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 NMG HI Properties LLC ("Applicant") for a Special Management Area ("SMA") Major Permit to allow the construction of a new single-family detached dwelling, attached two-car garage, swimming pool, landscaping, and fencing; and a Shoreline Setback Variance ("SSV") to allow portions of the single-family detached dwelling (442.74 square feet of building area and 885.48 square feet of floor area) to encroach into the shoreline setback area, on an approximately 10,007 square-foot shoreline lot 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 on the application at the Frank F. Fasi Municipal Building, which was attended by the Applicant's agent, DPP staff members, and one member of the public; and at which no public testimony was offered; and

WHEREAS, on October 10, 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, 25-4.1, 26-1.8, and 26-1.9, Revised Ordinances of Honolulu 2021 ("ROH"), and §§ 205A-2, 205A-26, and 205A-46, Hawaii Revised Statutes ("HRS"), completed its report and transmitted its findings and recommendation for approval of the SMA Major Permit and denial of the SSV to the City Council ("Council"); and

WHEREAS, the Council, having received the findings and recommendation of the DPP on October 14, 2024, by Departmental Communication 736 (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 and SSV 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 and an SSV be issued to the Applicant for the Project, subject to the following conditions:

RESOLUTION

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-22, D-1 through D-6, and E through K, attached hereto and incorporated by reference herein. Any change in the size or nature of the Project that may have a significant effect on coastal resources, as addressed in ROH Chapter 25 and Chapter 26, or HRS Chapter 205A, or both, will require a new application, SMA Major Permit, and SSV. 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. Prior to the issuance of any construction permit or building permit for the Project, the Applicant shall incorporate, into the Project plans submitted to the DPP for review, the use of pervious materials (such as but not limited to grasscrete or grass block pavers) for the Project's driveway and walkways. This requirement must be clearly stated under "Environmental Notes" on all Project construction permit plans and building permit plans.

C. To minimize impacts to archaeological, historical, or cultural resources that may be present on the Project site, the Applicant shall comply with the following:

1. Prior to commencing any ground disturbing or construction activity for the Project, the Applicant shall submit to the DPP a copy of the written determination from the State Historic Preservation Division ("SHPD") stating that SHPD has completed its review of the impact of the Project on historic properties pursuant to HRS § 6E-42, and has determined whether any mitigative actions and protocols are required.

2. The Applicant shall consult with SHPD to implement all mitigation protocols approved or otherwise required by SHPD for all historic and cultural resources (including iwi kūpuna) discovered on the Project site.

3. 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 has assessed the impact and has made further recommendations for mitigative activity.

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

D. 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 feet in height may not be disturbed, removed, or trimmed during the Hawaiian hoary bat birthing and pup rearing season (June 1 through September 15).

6. Barbless fencing must be used for all fence construction to avoid the entanglement of Hawaiian hoary bats.

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

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

E. 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 soil fill material. No importation of structural fill material is proposed.

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. All on-site Project workers must be instructed to review the species photos and all Protocols prior to commencing any ground-disturbing or construction activities.

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 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.

F. Following approval of this SMA Major Permit, neither the current landowner, nor any successor owner or interested party, may claim hardship due to erosion, sea level rise, or any other coastal hazard, in order to obtain approval for an SSV for a new shoreline protection structure. By proceeding with the Project, the landowner acknowledges the following declaration, which must be clearly stated under "Landowner Acknowledgements" on all Project building permit plans:

> *"In choosing to undertake the development at Tax Map Key 3-9-002:031, the landowner hereby acknowledges (and any successor owner or interested party is hereby notified) 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."*

G. To recognize 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, by proceeding with the Project, the landowner acknowledges the following declarations, which must be clearly stated under "Landowner Acknowledgements" on all Project building permit plans:

1. *"The landowner hereby acknowledges (and any successor owner or interested party is hereby notified) 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 (and any successor owner or interested party is hereby notified) 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."*

RESOLUTION

H. 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, by proceeding with the Project, the landowner acknowledges the following declaration, which must be clearly stated under "Landowner Acknowledgements" on all Project building permit plans:

> *"In choosing to implement construction activities at Tax Map Key 3-9-002:031, the landowner hereby acknowledges (and any successor owner or interested party is hereby notified) that land makai of the regulatory shoreline is State public land, falls within the State Land Use Conservation District, and must remain available for public use and recreational activities. The landowner further acknowledges that should any portion of a structure encroach into State public land, the State Board of Land and Natural Resources may require the removal of the structure or a lease for the encroachments extending into the State public land. As a result of this acknowledgement, successor owners and interested parties are hereby notified of this same information and the landowner shall hold harmless and indemnify the City for any responsibility that may result from adverse impacts associated with sea level rise and coastal erosion."*

I. To ensure the landowner is aware that bed and breakfast homes and transient vacation units are not allowed on the Project site, by proceeding with the Project, the landowner acknowledges the following declaration, which must be clearly stated on all Project building permit plans:

> *"The landowner hereby acknowledges (and any successor owner or interested party is hereby notified) that bed and breakfast homes and transient vacation units, as those terms are defined in the Revised Ordinances of Honolulu 2021, Chapter 21, the Land Use Ordinance, are not allowed on Tax Map Key 3-9-002:031."*

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 is not obtained by June 30, 2025, the Project may not rely on the 40-foot shoreline setback that was in effect through June 30, 2024, and must instead comply with the shoreline setback requirements under ROH Chapter 26 effective as of July 1, 2024.

2. The Applicant shall obtain a minor shoreline structure permit from the DPP for any minor structures or activities within the shoreline setback area that are otherwise permitted through a minor shoreline structure permit, and are not covered under the SSV being approved under this resolution.

3. 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 and SSV. Failure to obtain a construction permit or building permit within this period will render this SMA Major Permit and SSV null and void; provided that this period may be extended as follows:

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

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

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

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

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

   the extension will be deemed to be denied.

K. Approval of this SMA Major Permit and SSV 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 and SSV comply with all

applicable City ordinances and other governmental provisions and requirements; and

BE IT FURTHER RESOLVED that no action may be prosecuted or maintained against the City, its officials, or its employees, on account of the actions taken by them in reviewing or approving this SMA Major Permit and SSV; and

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

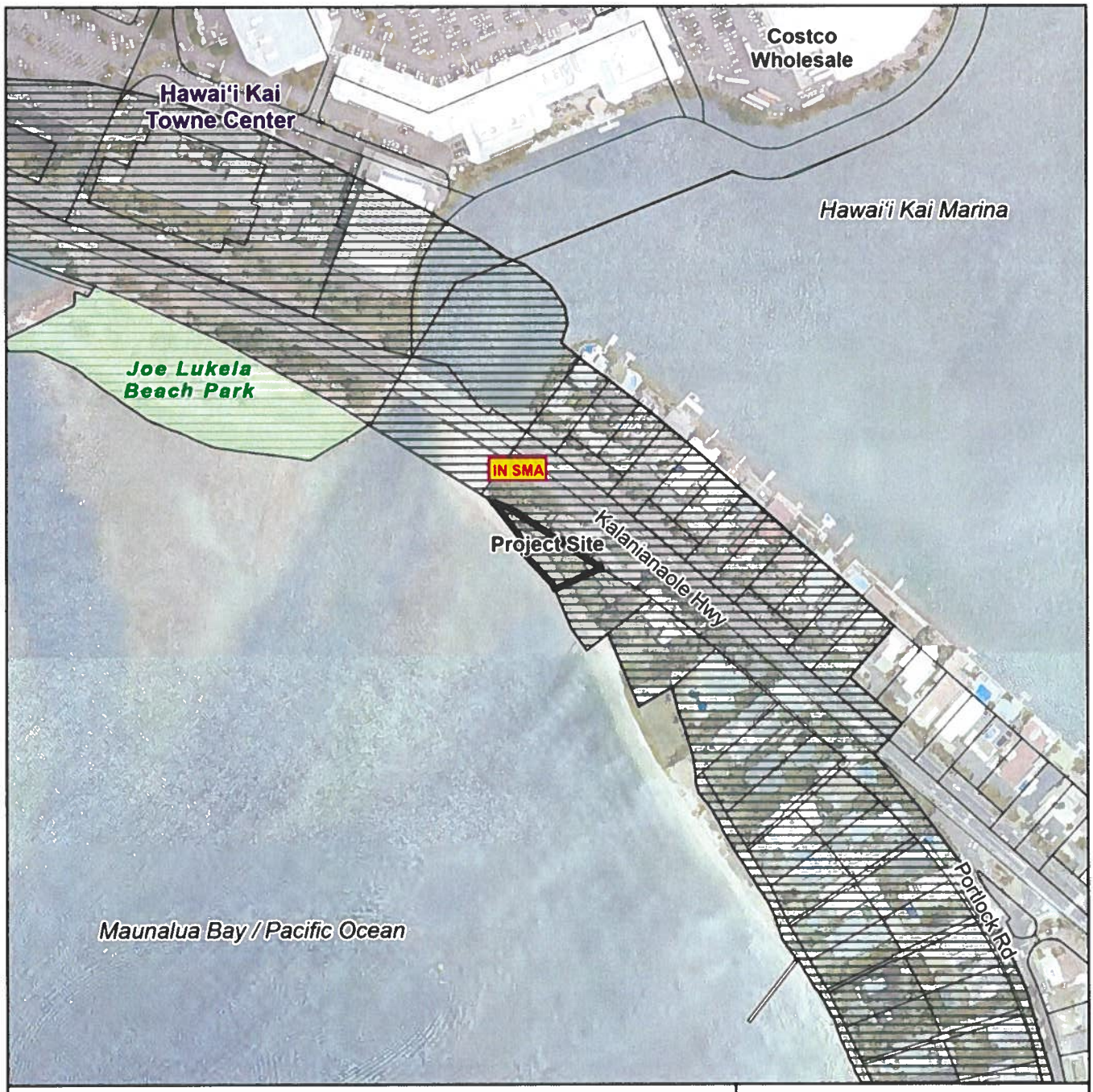
INTRODUCED BY:

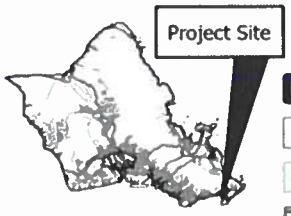
Tommy Waters (br)

DATE OF INTRODUCTION:

October 16, 2024
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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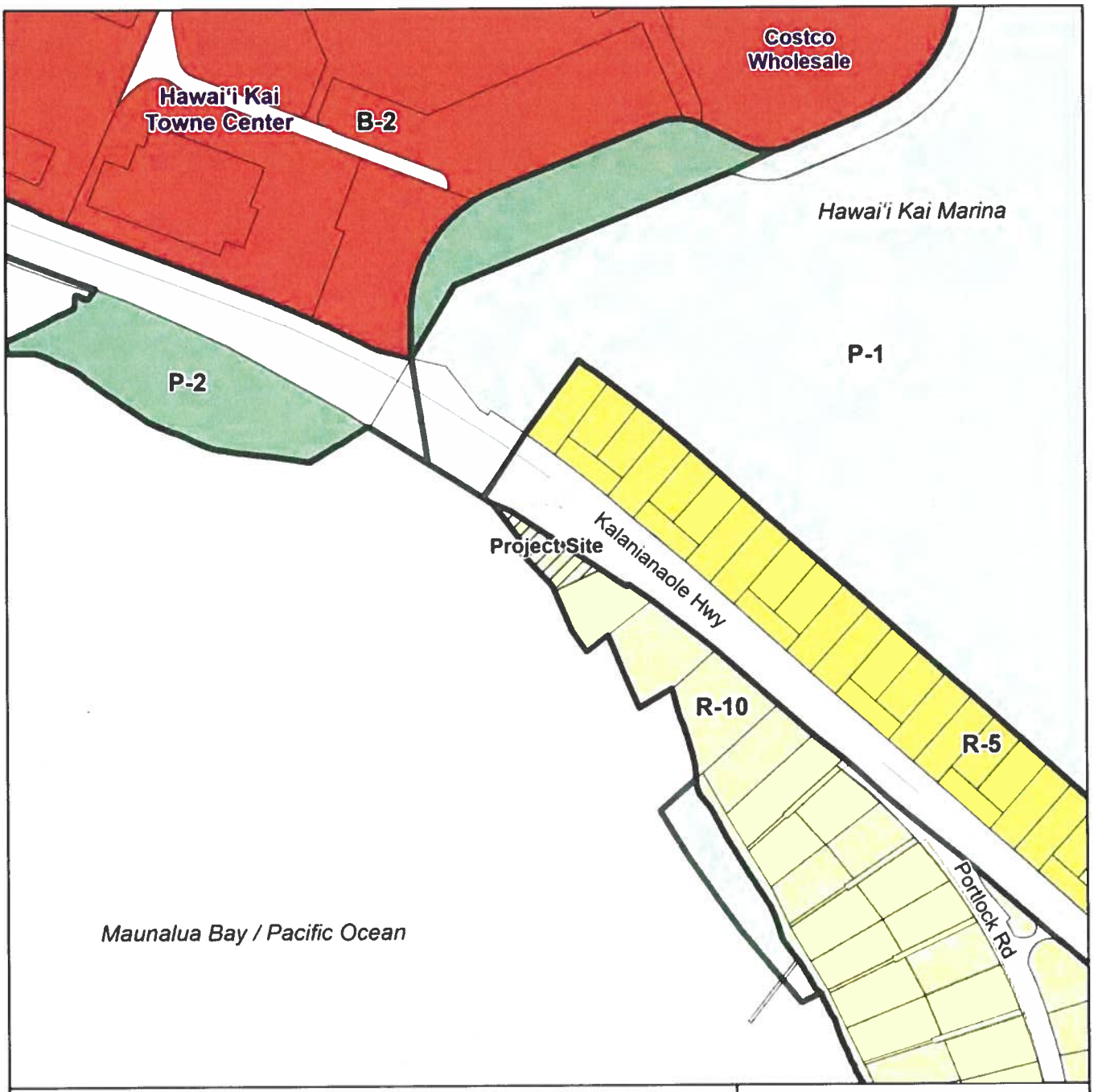




VICINITY MAP

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

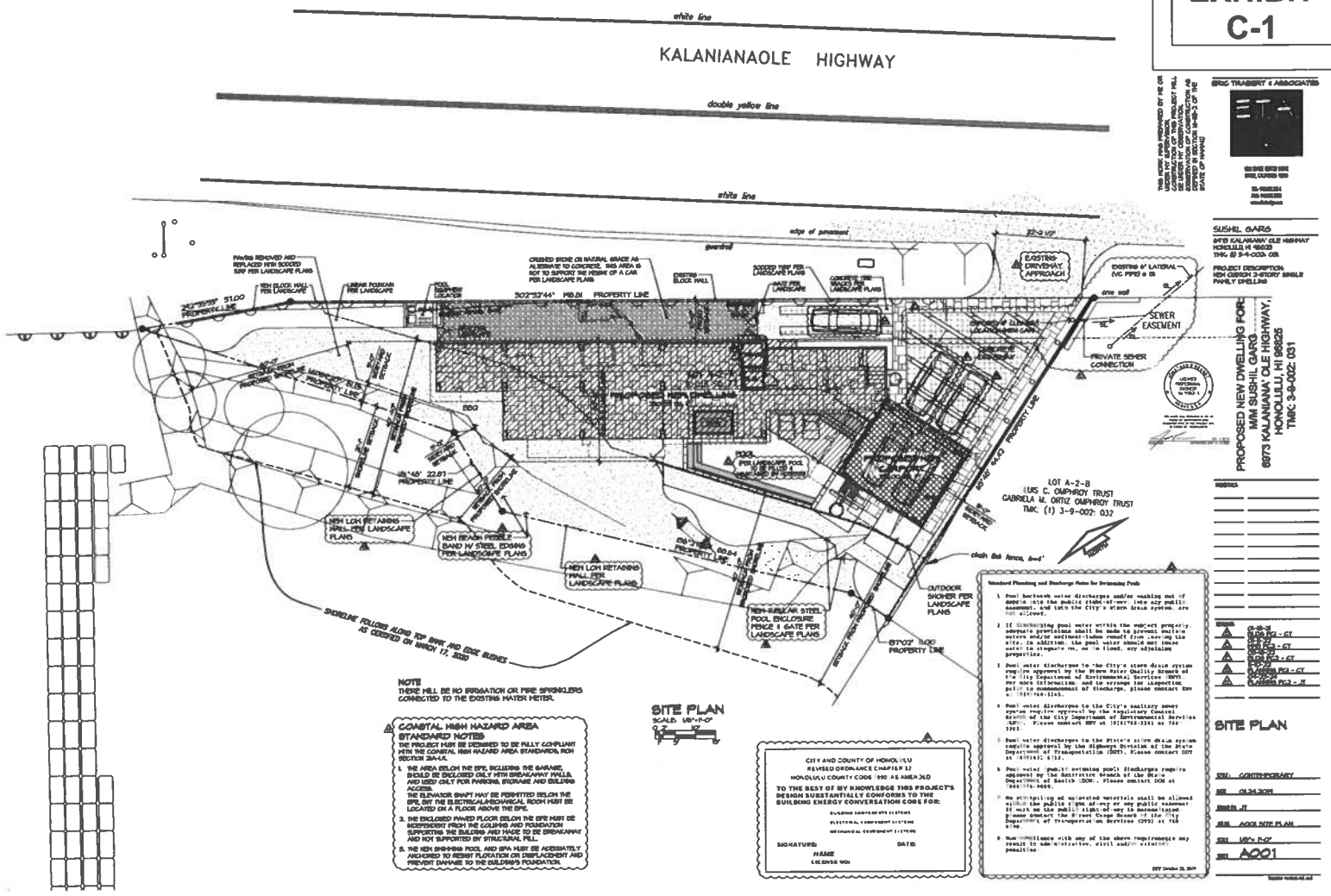
PROJECT: Garg Residence

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

TAX MAP KEY: 3-9-002: 031

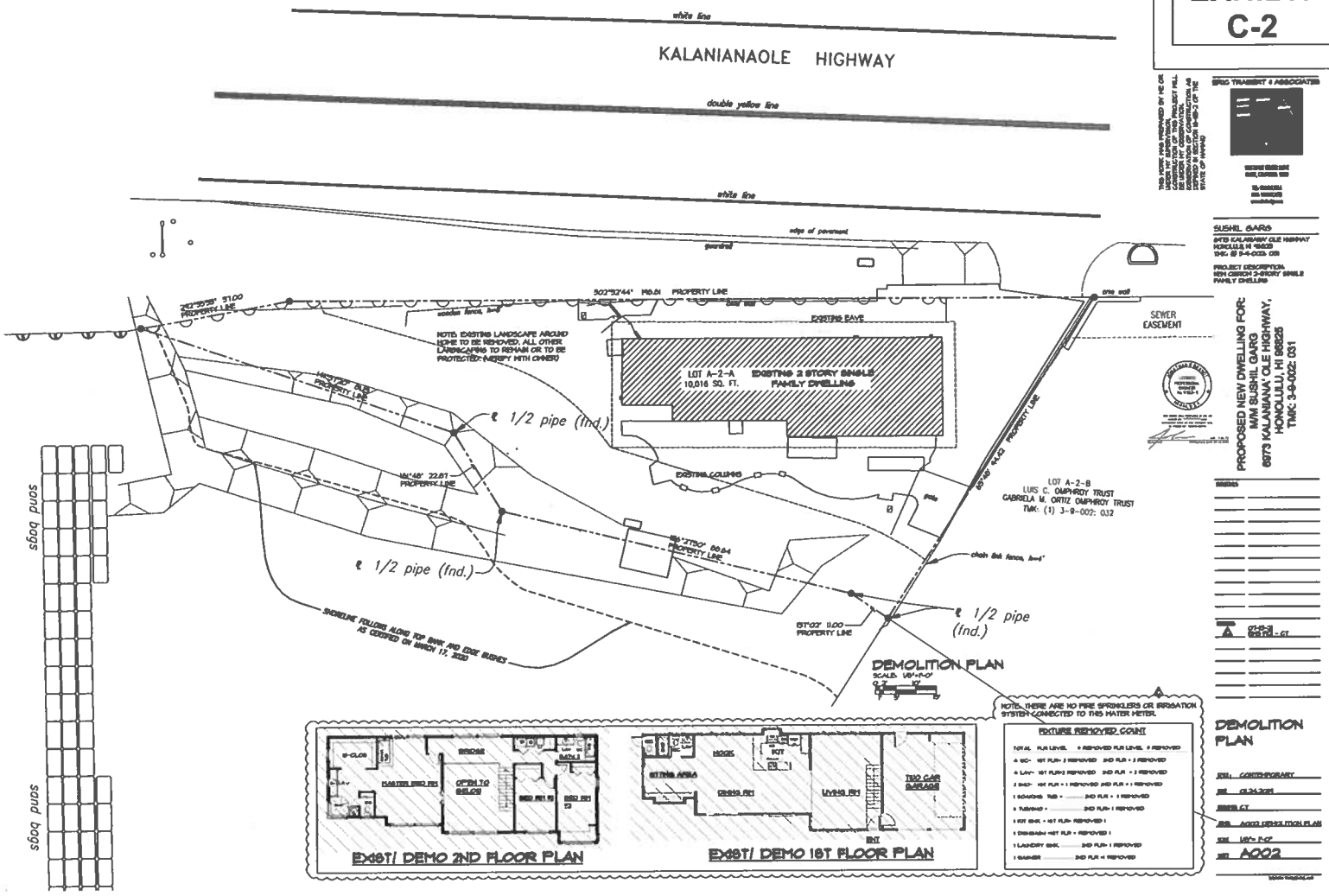
Prepared by: Department of Planning and Permitting Date: September 4, 2024 Copyright City & County of Honolulu All Rights Reserved

EXHIBIT C-1



white line
KALANIANAOLE HIGHWAY
double yellow line
white line
edge of pavement
guardrail
EXISTING DRIVEWAY APPROACH
SEWER EASEMENT
PRIVATE SEWER CONNECTION
PROPOSED NEW DWELLING FOR:
M/M SUSHIL GARG
6973 KALANIANA' OLE HIGHWAY,
HONOLULU, HI 96825
TMK: 3-9-002: 031
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
NEW SEMI-CIRCULAR STEEL POOL ENCLOSURE FENCE & GATE PER LANDSCAPE PLANS
OUTDOOR SHOWER PER LANDSCAPE PLANS
SHORELINE FOLLOWS ALONG TOP BANK AND EDGE BUSHES AS CERTIFIED ON MARCH 17, 2020
NOTE
THERE WILL BE NO IRRIGATION OR FIRE SPRINKLERS CONNECTED TO THE EXISTING WATER METER.
COASTAL HIGH HAZARD AREA STANDARD NOTES
THE PROJECT MUST BE DESIGNED TO BE FULLY COMPLIANT WITH THE COASTAL HIGH HAZARD AREA STANDARDS, ROH SECTION 2A-1.4.
1. THE AREA BELOW THE EPE, 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 EPE, BUT THE ELECTRICAL/MECHANICAL ROOM MUST BE LOCATED ON A FLOOR ABOVE THE EPE.
2. THE ENCLOSED PAVED FLOOR BELOW THE EPE 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.
SITE PLAN
SCALE: 1/8"=1'-0"
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:
SIGNATURE:
DATE:
NAME
LICENSE NO:
Standard Planning and Discharge Notes for Swimming Pools
SITE PLAN
A001

EXHIBIT C-2



ERIC TRABERT & ASSOCIATES

SUSHIL GARG

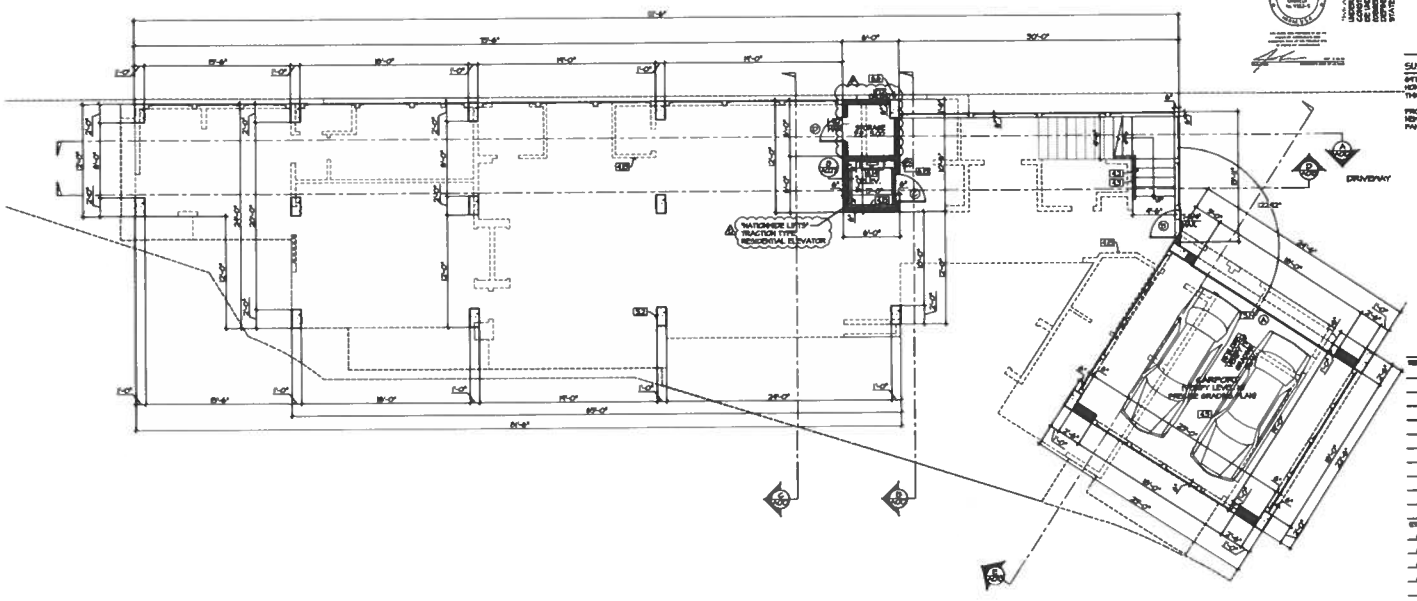
PROJECT DESCRIPTION:
NEW CERTIFIED 2-STORY SINGLE FAMILY DWELLING

PROPOSED NEW DWELLING FOR:
M/M SUSHIL GARG
6873 KALANIANA'OLE HIGHWAY,
HONOLULU, HI 96825
TMK: 3-9-002: 031

DEMOLITION PLAN

ZONE: CONTEMPORARY
DATE: 01.24.2021
SHEET: C1
JOB: A002 DEMOLITION PLAN
SCALE: 1/8"= 1'-0"
NO: A002

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 A006.
2. PROVIDE ULTRA-LOW WATER FIXTURES @ TOILETS.

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

NORTH

ERIC THIBERT + ASSOCIATES

SUSHIL GARG
6873 KALANIANA'OLE HIGHWAY
HONOLULU, HI 96825
TMK: (1) 3-9-002: 031

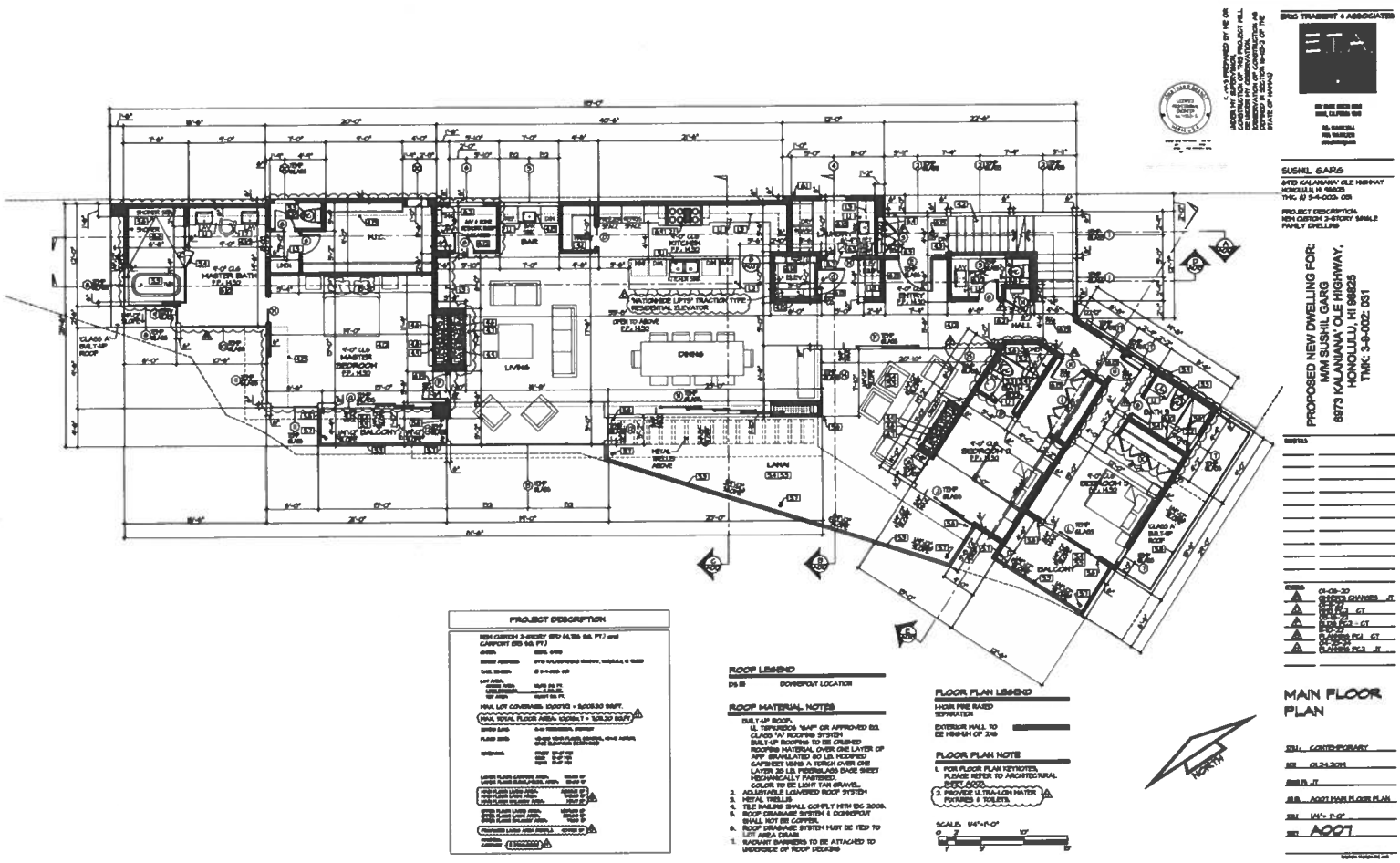
PROJECT DESCRIPTION:
NEW CUSTOM 2-STORY SINGLE FAMILY DWELLING

PROPOSED NEW DWELLING FOR:
M/M SUSHIL GARG
6873 KALANIANA'OLE HIGHWAY,
HONOLULU, HI 96825
TMK: 3-9-002: 031

LOWER FLOOR PLAN

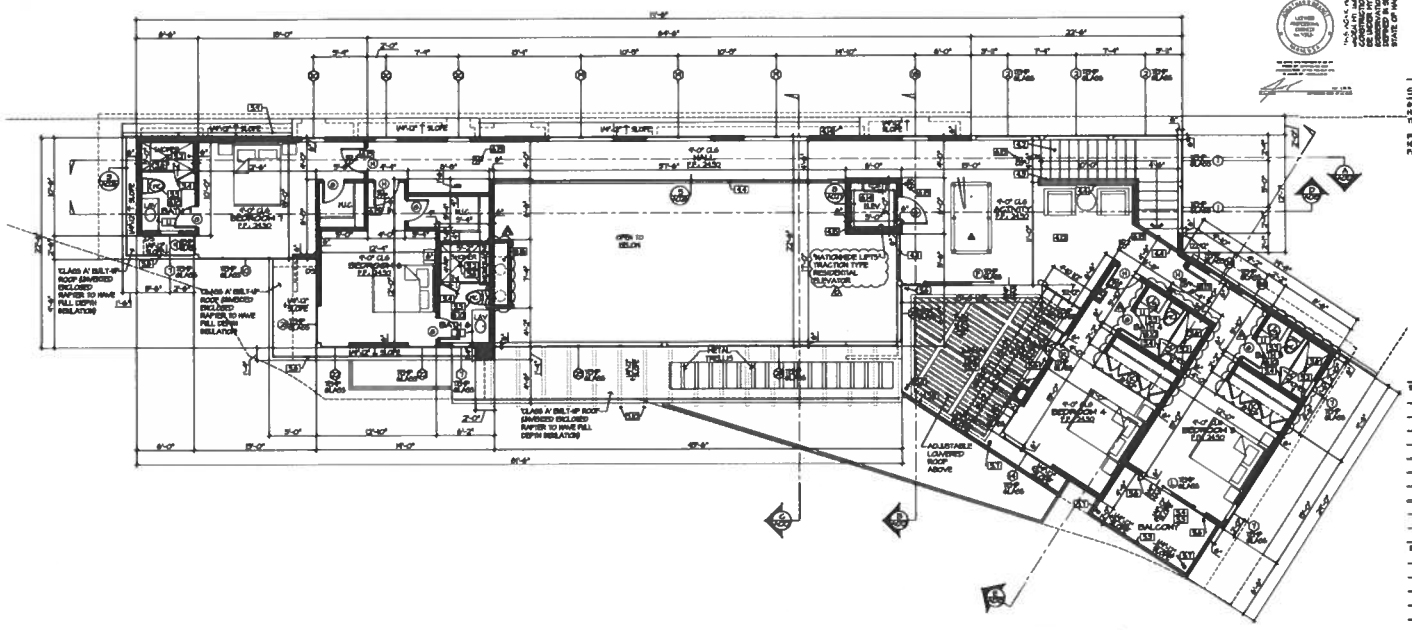
STYLE: CONTEMPORARY
DATE: 03.24.2025
DRAWN BY: JT
SHEET: A006 LOWER FLOOR PLAN
SCALE: 1/4"= 1'-0"
SHEET: A006

EXHIBIT C-4



ERIC TRAISERT & ASSOCIATES
E.T.A.
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
MAIN FLOOR PLAN
CONTEMPORARY
01.24.2019
A007
NORTH
BAR
LIVING
DINING
LANAI
HALL
BALCONY
MASTER BATH
MASTER BEDROOM
KITCHEN
ROOF LEGEND
DOWNSPOUT LOCATION
ROOF MATERIAL NOTES
FLOOR PLAN LEGEND
FLOOR PLAN NOTE
SCALE: 1/4"=1'-0"
PROJECT DESCRIPTION

EXHIBIT C-5



ERIC TRABERT & ASSOCIATES

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

PROJECT DESCRIPTION:
NEW CUSTOM 2-STORY SINGLE FAMILY DWELLING

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

ROOF LEGEND

DS ID ------ DOWNSPOUT LOCATION

ROOF MATERIAL NOTES

1. BUILT-UP ROOF.
   ULTRAPROOFS "GAP" 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 20 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 RAISED SEPARATION

EXTERIOR WALL TO BE HIGHLIGHT OF 2X6

FLOOR PLAN NOTE

1. FOR FLOOR PLAN KEYNOTES, PLEASE REFER TO ARCHITECTURAL SHEET A008.
2. PROVIDE ULTRA-LOW WATER FIXTURES & TOILETS.

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

NORTH

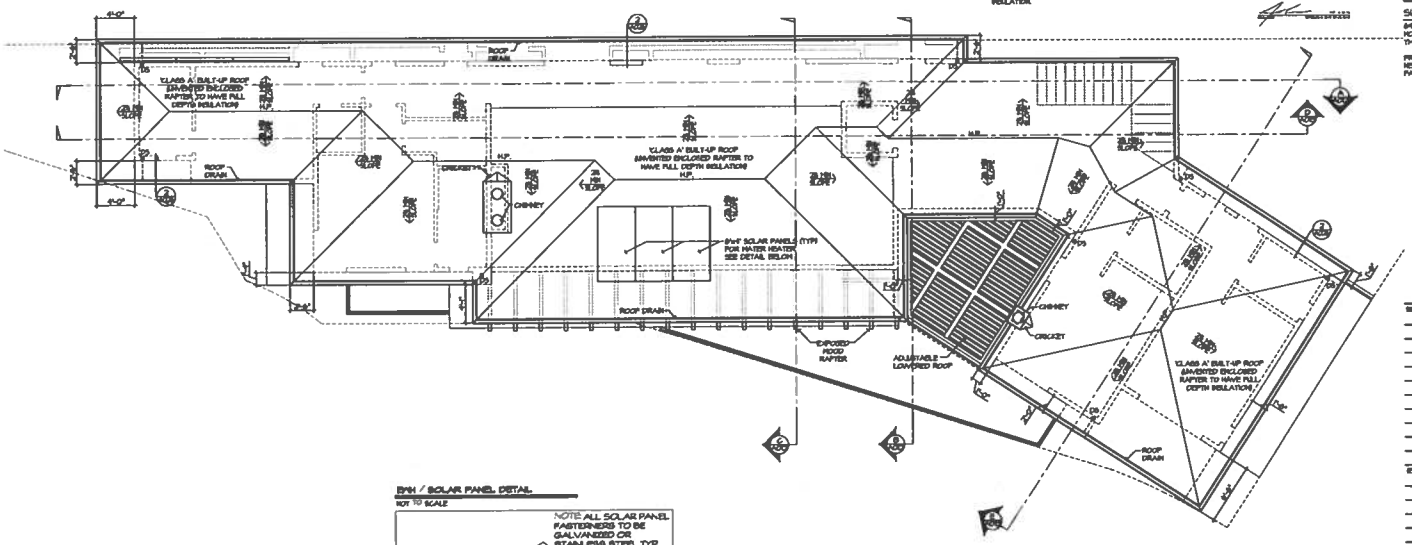
UPPER FLOOR PLAN

DWG: CONTEMPORARY
DATE: 01.24.2019
DRAWN: JT
JOB: A008 UPPER FLOOR PLAN
SCALE: 1/4"= 1'-0"
SHEET: A008

EXHIBIT C-6

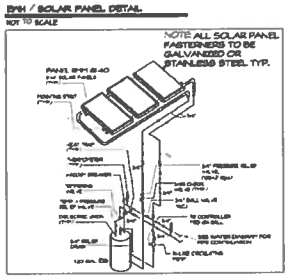
ROOF GENERAL NOTES

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 MIN. 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 "DEK-O-TEX" MEMBRANE/DECK COVERING, CLASS A, ICC ESR-1317 w/ DRAINAGE BOARD w/ FULLY ADHERED WATERPROOF MEMBRANE w/ DECK SUBSTRATE w/ RIPPED DECK JOIST PER STRUCTURAL DWGS. AND SMALL SLOPE 2% TO DRAINAGE.
15. PROVIDE ELASTOMERIC WATERPROOF DECK COATING OF DRAINAGE BOARD OF FULLY ADHERED WATERPROOF MEMBRANE OF DECK SUBSTRATE OF 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. VENTED ENCLOSED RAFTER TO HAVE FULL DEPTH INSULATION.



EPH / SOLAR PANEL DETAIL

NOT TO SCALE



ROOF MATERIAL NOTES

1. BUILT-UP ROOF.
   a. TEMPERGLASS "MAP" 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 NAILERS SHALL COMPLY WITH EQ. 2009.
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'



ERIC TRANSIENT & ASSOCIATES

SUSHIL GARG

6973 KALANIANA'OLE HIGHWAY HONOLULU, HI 96825
TMK: (1) 3-9-003: 031

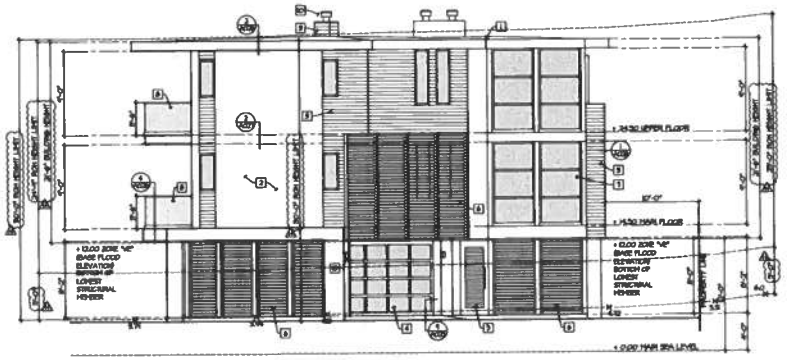
PROJECT DESCRIPTION:
NEW (3)STORY 3-STORY SINGLE FAMILY DWELLING

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

ROOF PLAN

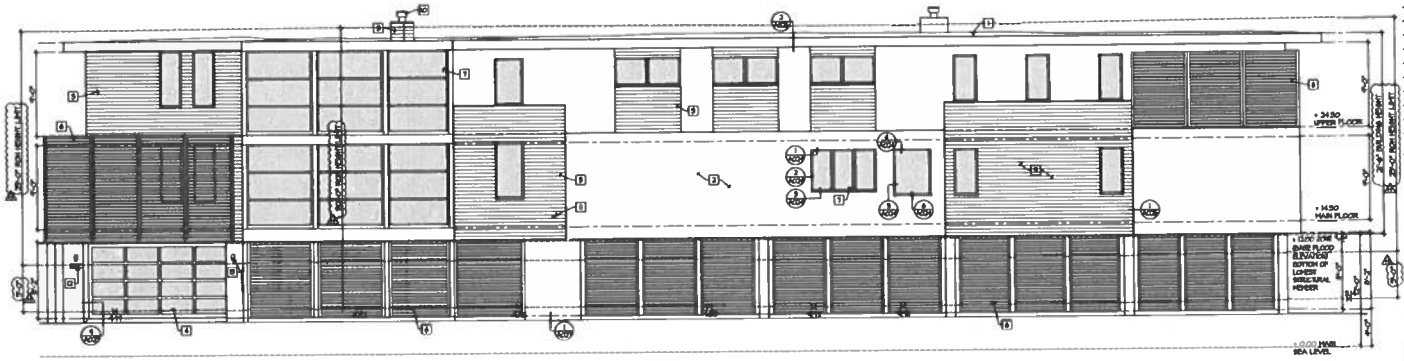
STYLE: CONTEMPORARY
DATE: 01.24.2014
DRAWN BY: JT
TITLE: ROOF PLAN
SCALE: 1/4"= 1'-0"
SHEET: A009

EXHIBIT C-7



LEFT ELEVATION

NOTE: ALL BATHROOM WINDOWS SHALL BE OBSCURE



FRONT ELEVATION

NOTE: ALL BATHROOM WINDOWS SHALL BE OBSCURE

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

ELEVATION KEYNOTES

1. BUILT-UP ROOF: W. TAMLROOF "BAP" OR APPROVED EQ. CLASS "A" ROOFING SYSTEM BUILT-UP ROOFING TO BE CRUSHED ROOFING MATERIAL OVER ONE LAYER OF APP, GRANULATED SO LB. MODIFIED CAPSHEET MEMB A TORCH OVER ONE LAYER 28 LB. FIBERGLASS BASE SHEET MECHANICALLY FASTENED COLOR TO BE LIGHT TAN GRAVEL.
2. 7/8" THICK STUCCO OR CORROSION RESISTANT METAL LATH OF 20 MIL. 2 LAYERS OF GRADE 'D' BUILDING PAPER
3. WOOD SIDING TO BE PE 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, & 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 FLUMES & EQUIPMENT VENTS MUST BE CONCEALED & 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 OR 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 & GIRDERS IN DIRECT CONTACT WITH CONCRETE OR MASONRY THAT IS IN DIRECT CONTACT WITH THE GROUND & GIRDERS WITH LESS THAN 12" 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.

THIS WORK WAS PREPARED BY ME OR UNDER MY SUPERVISION AND CONSTRUCTION OF THIS PROJECT WILL BE UNDER MY OBSERVATION AS REQUIRED BY SECTION 16-115-3 OF THE RULES OF PRACTICE ADOPTED BY THE STATE OF HAWAII

ERIC TRABERT & ASSOCIATES

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

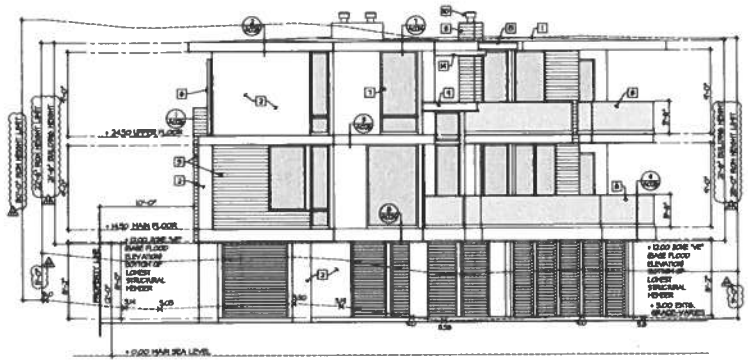
REVISIONS

04-29-24	PLANNING RFI 3 - JT

ELEVATIONS

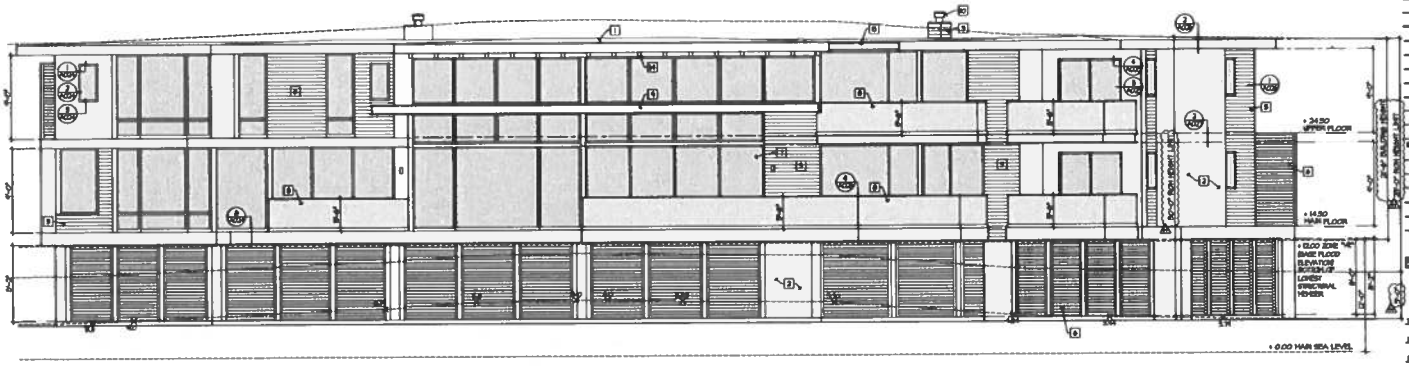
STYLE:	CONTEMPORARY
DATE:	01.24.2024
DRAWN BY:	JT
JOB NO.	A010 ELEVATIONS
SCALE:	1/4"= 1'-0"
SHEET:	A010

EXHIBIT C-8



RIGHT ELEVATION

NOTE: ALL BATHROOM WINDOWS SHALL BE OBSCURE



REAR ELEVATION

NOTE: ALL BATHROOM WINDOWS SHALL BE OBSCURE

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

ELEVATION KEYNOTES

1. BUILT-UP ROOF: U. TAPUEBOO "MAP" OR APPROVED EQ. CLASS "A" ROOFING SYSTEM BUILT-UP ROOFING TO BE CRUSHED ROOFING MATERIAL OVER ONE LAYER OF APP, GRANULATED 80 LB. MODIFIED CAP SHEET WITH 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 OF 60 MIN. 2 LAYERS OF GRADE 'D' BUILDING PAPER
3. WOOD SIDING 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; 8' MAX. FOR FLEX GAS CONNECTOR
12. HOUSE STREET NUMBER VISIBLE & LEGIBLE FROM STREET. MINIMUM 6" 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 GRADE 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 & WITHIN 18 INCHES 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 MIRE 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 6" HIGH x 1" WIDE AND ILLUMINATED AT NIGHT

THIS WORK WAS PREPARED BY ME OR UNDER MY SUPERVISION

ERIC TRABERT & ASSOCIATES

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

- PROJECT DESCRIPTION:
- 4 BR CUSTOM 2-STORY SINGLE FAMILY DWELLING

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

04-29-24 PLANNING PC 2 JT

ELEVATIONS

STYLE: CONTEMPORARY
DATE: 01.24.2024
DRAWN BY: JT
JOB: ADD ELEVATIONS
SCALE: 1/4"= 1'-0"
SHEET: A011

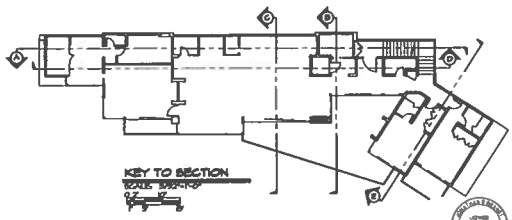
EXHIBIT C-9

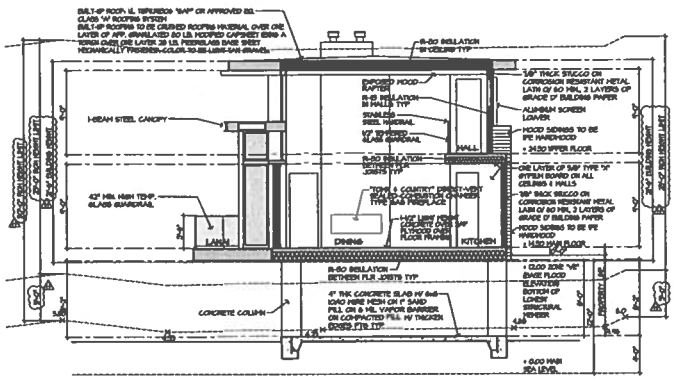
OCCUPANCY SEPARATION NOTES

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 PROTECTIVES
   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 IN THICKNESS, 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, 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 GYPSUM BOARD.

SECTION NOTES

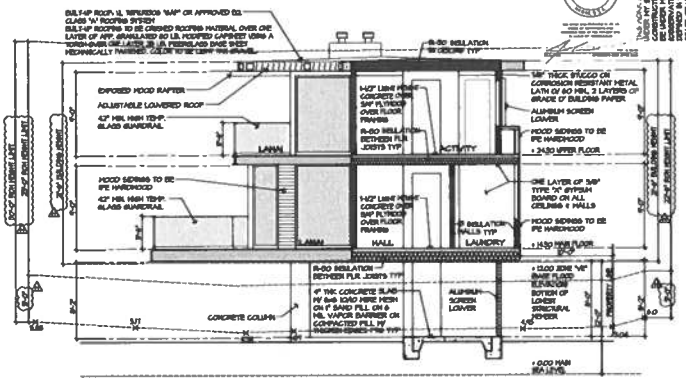
1. FIREBLOCKING IS REQUIRED IN CONCEALED SPACES OF STUD, HORIZONTAL, VERTICALLY AT THE CEILING & FLOOR LEVELS, CONNECTIONS BETWEEN HORIZONTAL & VERTICAL SPACES, CONCEALED SPACES BETWEEN STAIR & LANDING, OPENINGS AROUND VENTS, PIPES, DUCTS, CABLES, WIRES, CHIMNEYS & FIREPLACES.
2. PROVIDE DRAFTSTOPS IN ATTIC. IN CONCEALED CONSTRUCTION WHERE A SINGLE 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 1000 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. WE SUPERVISE 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 & ARRIERS WITH LESS THAN 1/2" CLEARANCE TO MASONRY & CONCRETE SHALL BE PRESSURE TREATED OR NATURALLY DURABLE TO DECAY.
8. NEWSPAPER PENETRATIONS SHALL BE OF FIRE-RESISTANCE-RATED CONSTRUCTION





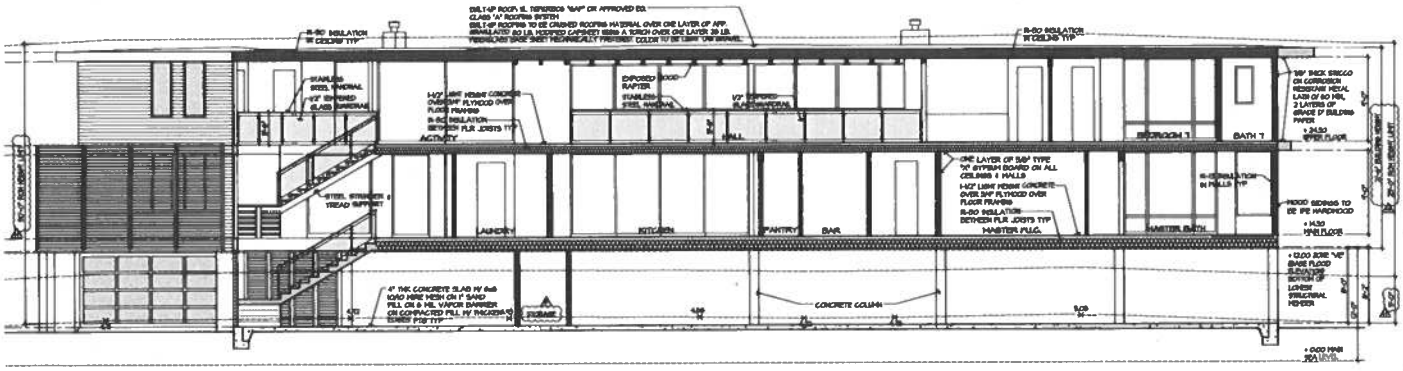
SECTION C

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"

ERIC TRABERT & ASSOCIATES

THIS PLAN WAS PREPARED BY ME OR UNDER MY SUPERVISION AND THE CONTENTS OF THIS PLAN SHALL NOT BE USED OR REPRODUCED IN ANY FORM WITHOUT PERMISSION BY ERIC TRABERT & ASSOCIATES. LICENSED IN THE STATE OF HAWAII

SUSHIL GARG
9473 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

ISSUES	
1	05-9-22 BLDG PMT SET
2	06-9-24 PLANNING TC'D - JT

SECTIONS

STYLE	CONTEMPORARY
DATE	01.24.2021
DRAWN BY	CT
JOB	A02 SECTIONS
SCALE	1/4"= 1'-0"
SHEET	A012

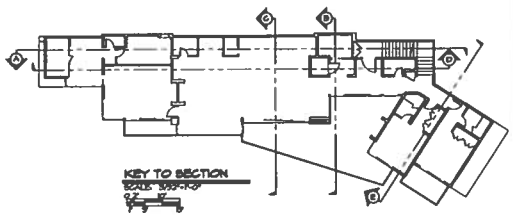
EXHIBIT C-10

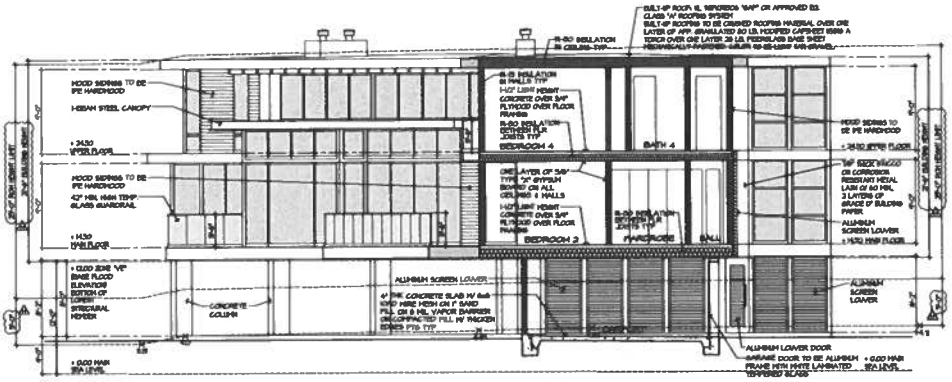
OCCUPANCY SEPARATION NOTES

1. DWELLING / GARAGE SEPARATION
GARAGES SEPARATING MAINTAINS BOOKS 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, 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.

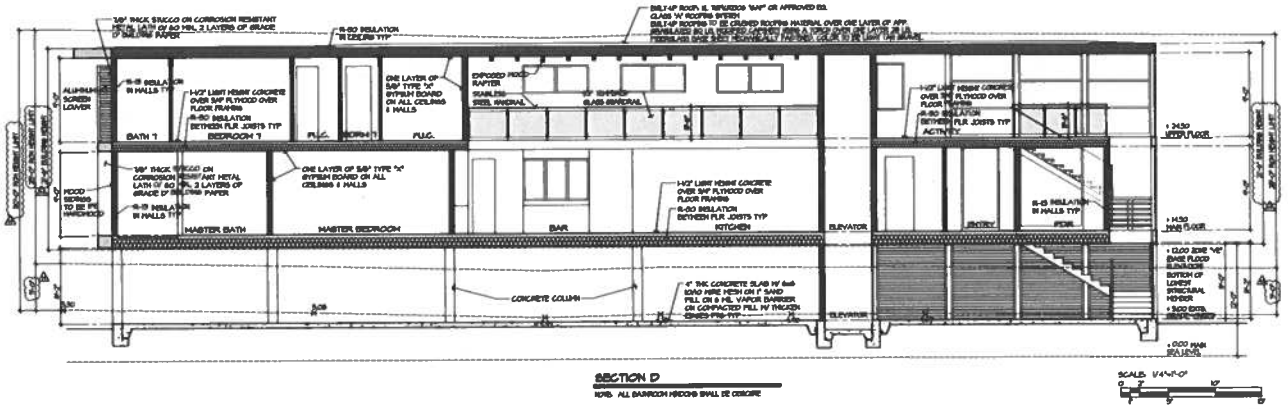
SECTION NOTES

1. FIRESTOPPING IS REQUIRED IN CONCEALED SPACES OF CEIL 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 ATTIC 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 1000 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 & WITHIN WITH LESS THAN 12" CLEARANCE TO MASONRY & CONCRETE SHALL BE PRESSURE TREATED OR NATURALLY DURABLE TO DECAY.
8. MEMBRANE PENETRATIONS SHALL BE OF FIRE-RESISTANCE-RATED CONSTRUCTION





SECTION B
NOTE: ALL BATHROOM MIRRORS SHALL BE OBSCURE



SECTION D
NOTE: ALL BATHROOM MIRRORS SHALL BE OBSCURE

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

ERIC TRANSERT & ASSOCIATES
ETA
THIS WORK WAS PREPARED BY ME OR UNDER MY SUPERVISION AND I ACCEPT RESPONSIBILITY FOR IT. PROJECT WILL BE UNDER MY OBSERVATION. CERTIFICATION AS DEFINED IN SECTION 16-115-2 OF THE STATE OF HAWAII

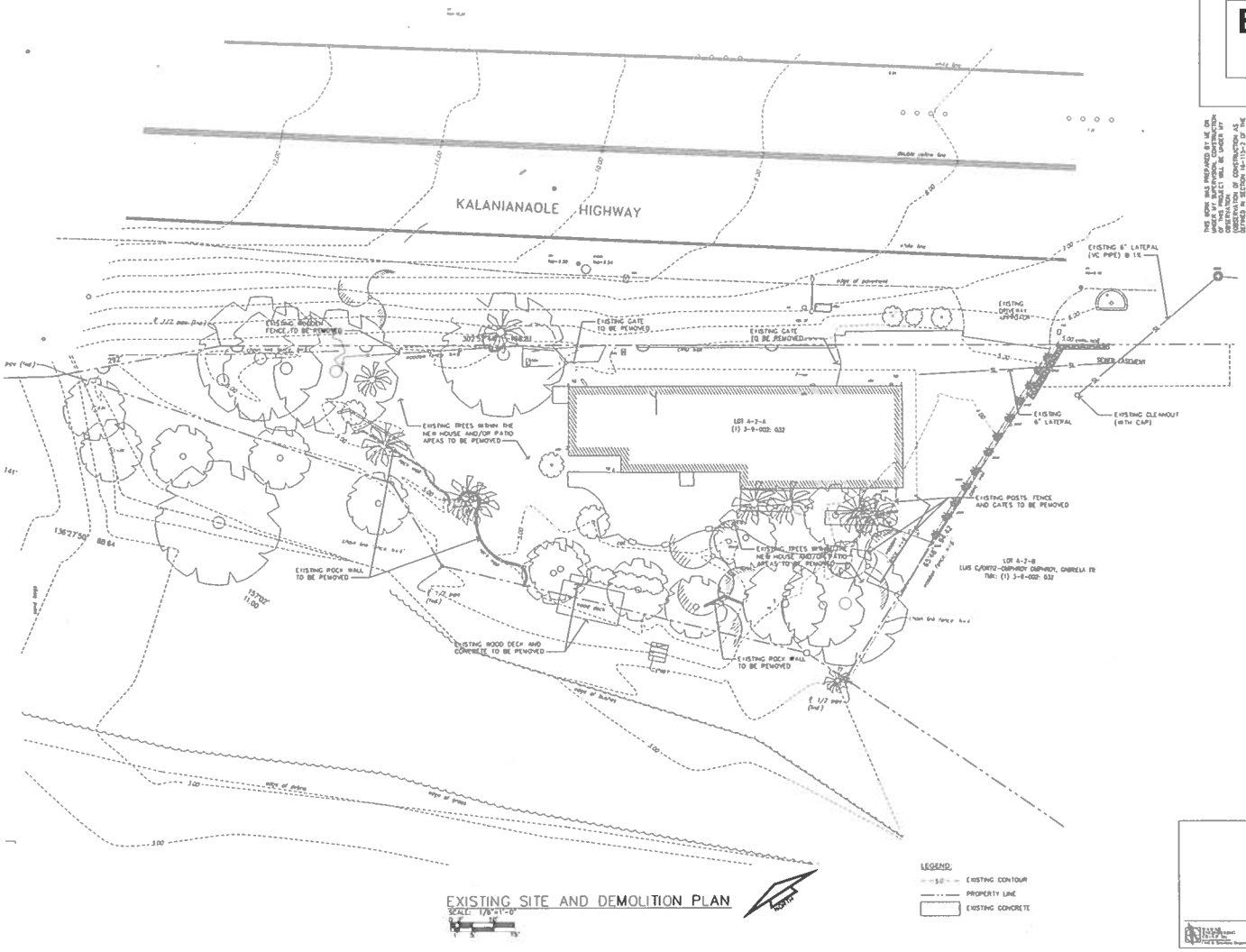
PROPOSED NEW DWELLING FOR:
M/M SUSHIL GARG
6873 KALANIANA'OLE HIGHWAY,
HONOLULU, HI 96825
TMK: 3-9-002: 031

REVISIONS	
1	04-29-24 PLANNING PC2 JT

SECTIONS

STYLE: CONTEMPORARY
DATE: 01.24.2024
DRAWN: CT
JOB: A015 SECTIONS
SCALE: 1/4"= 1'-0"
SHEET: A015

EXHIBIT C-11



EXISTING SITE AND DEMOLITION PLAN

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

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

ERIC TRABERT & ASSOCIATES

E.T.A.

SUSHIL GARG
6973 KALANIANA OLE HIGHBAY
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

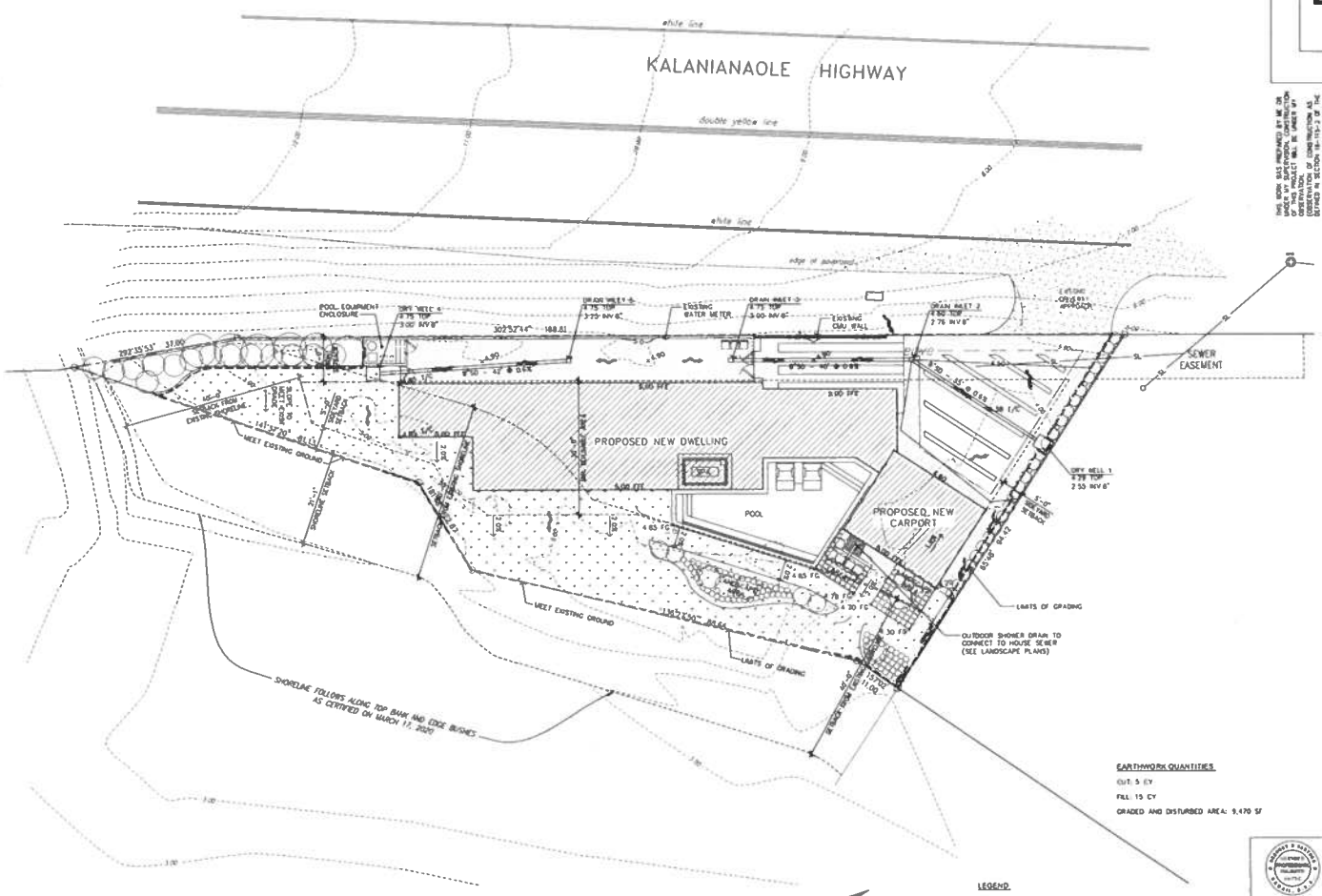
SIGNATURES

REVISIONS
1/20/22 AWB COMMENTS

EXISTING SITE AND DEMOLITION PLAN

TITLE	CONTEMPORARY
DATE	06.01.2021
DRAWN BY	GS
REV.	21-028
SCALE	AS NOTED
SHEET	C002

EXHIBIT C-12



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

(i) USE SITE DESIGN STRATEGIES TO REDUCE THE IMPERVIOUS SURFACE AREAS TO THE MAXIMUM EXTENT PRACTICAL. THE TOTAL IMPERVIOUS SURFACE AREA FOR THE LOT MAY NOT EXCEED 75% PER LUO SECTION 21-3.70-1(G).

(ii) TOTAL IMPERVIOUS AREA = 40.49%

SITE GRADING AND DRAINAGE PLAN

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

EARTHWORK QUANTITIES

CUT: 5 CY

FILL: 15 CY

GRADED AND DISTURBED AREA: 9,470 SF

LEGEND

- 5.0 — EXISTING CONTOUR
- 5.0 — PROPOSED CONTOUR
- PROPERTY LINE
- 4.70 T/E SPOT ELEVATION
- 5.00 FFE FINISH FLOOR ELEVATION
- DRAINAGE FLOW
- NEW STONE
- NEW CONCRETE
- TURF

ERIC TRABERT & ASSOCIATES

ETA

SUSHIL GARG

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

PROJECT DESCRIPTION:
NEW CUSTOM 2-STORY SINGLE FAMILY DWELLING

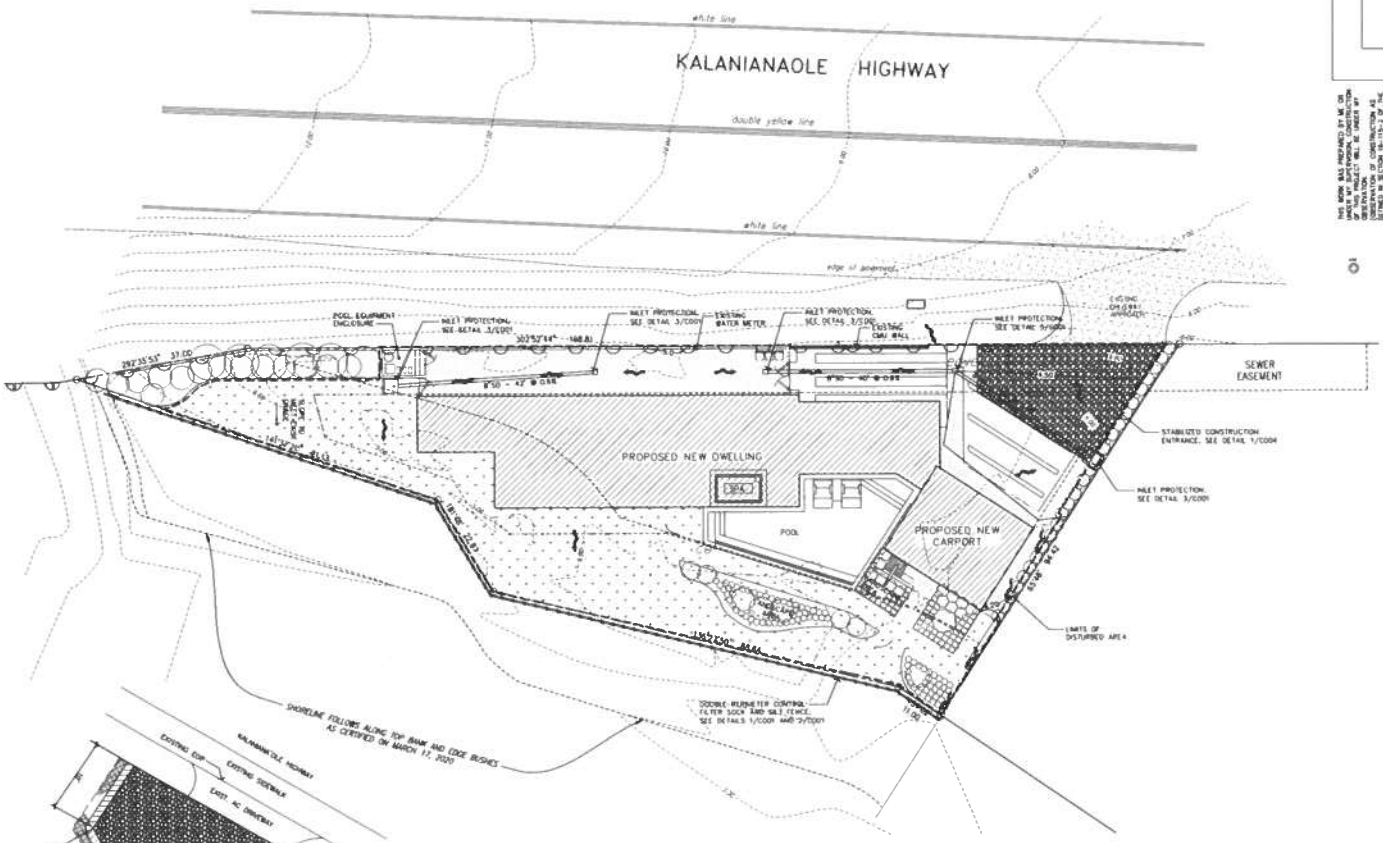
PROPOSED NEW DWELLING FOR:
MM SUSHIL GARG
6973 KALANIANA OLE HIGHWAY,
HONOLULU, HI 96825
TMK: 3-9-002: 031

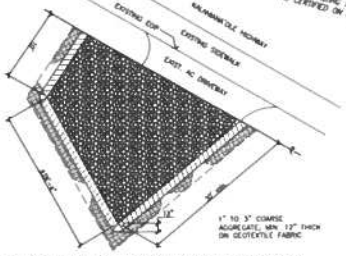
REVISIONS	
4/1/22	MHB COMMENTS

SITE GRADING AND DRAINAGE PLAN

STYLE	CONTEMPORARY
DATE	01.24.2018
DRAWN BY	KS
JOB NO.	21-028
SCALE	AS NOTED
SHEET	C003

EXHIBIT C-13





1 STABILIZED CONSTRUCTION ENTRANCE
C004 NOT TO SCALE

SITE EROSION AND SEDIMENT CONTROL PLAN
SCALE: 1/8"=1'-0"

LEGEND:
- 50 — EXISTING CONTOUR
- 50 — PROPOSED CONTOUR
- PROPERTY LINE
- *8.20 T/C SPOT ELEVATION
- 5.00 FFE FINISH FLOOR ELEVATION
- DRAINAGE FLOW
- FILTER SOCK
- SILT FENCE
- NEW STONE
- NEW CONCRETE
- NEW COARSE AGGREGATE
- TURF

ERIC TRABERT & ASSOCIATES

ETA

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

PROJECT DESCRIPTION:
NEW CUSTOM 2-STORY SINGLE FAMILY DWELLING

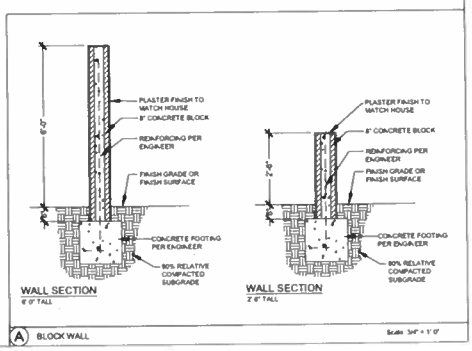
PROPOSED NEW DWELLING FOR:
MR. SUSHIL GARG
6973 KALANIANA OLE HIGHWAY,
HONOLULU, HI 96825
TMK: 3-9-002: 031

4/1/22	RMB COMMENTS

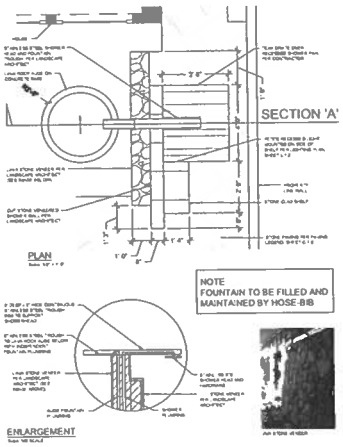
SITE EROSION AND SEDIMENT CONTROL PLAN

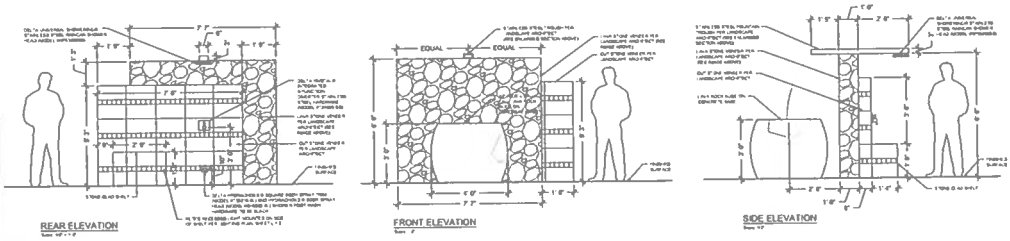
TYPE	CONTEMPORARY
DATE	01.24.2019
DRAWN BY	
JOB NO.	21-028
SCALE	AS NOTED
SHEET	C004

EXHIBIT C-14



A BLOCK WALL





B OUTDOOR SHOWER / AUGE FOUNTAIN

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

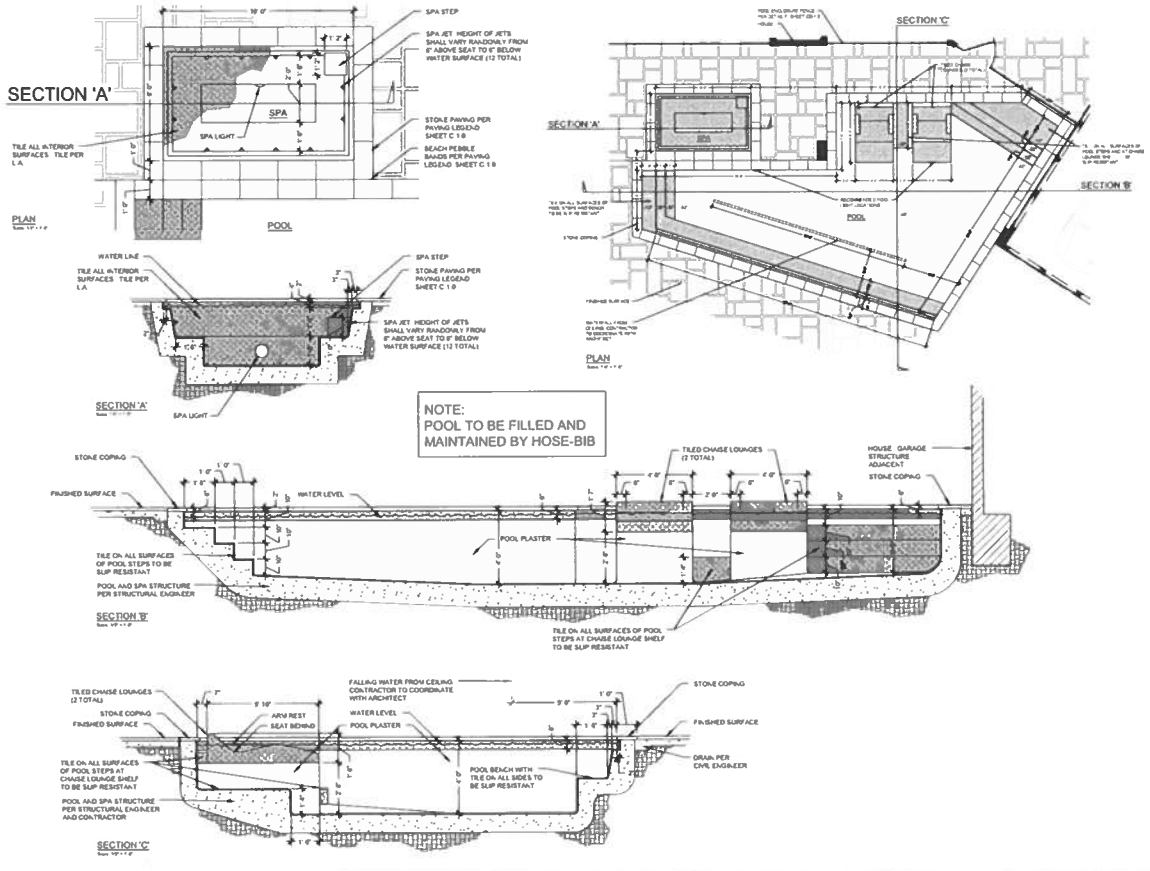
ZUCKER DESIGN

GARG RESIDENCE
6973 Kalanianaole Hwy.
Oahu, Hawaii 96825

CONSTRUCTION DETAILS

CD001

EXHIBIT C-15



ZUCKER DESIGN

GARG RESIDENCE
6973 Kalanianaole Hwy.
Oahu, Hawaii 96825

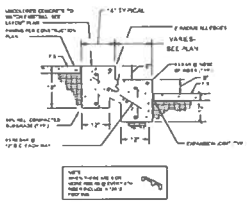
CONSTRUCTION DETAILS

CD002

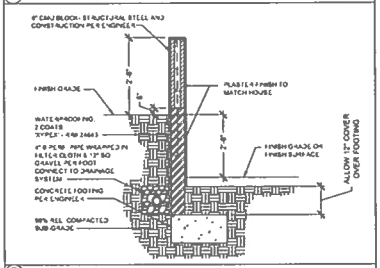
© POOL & SPA

Scale: VARIES

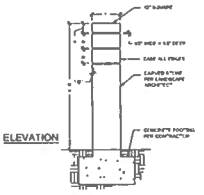
EXHIBIT C-16



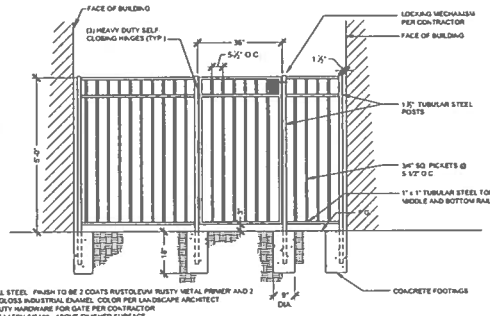
F CONCRETE STEP Scale: 3/4" = 1'-0"



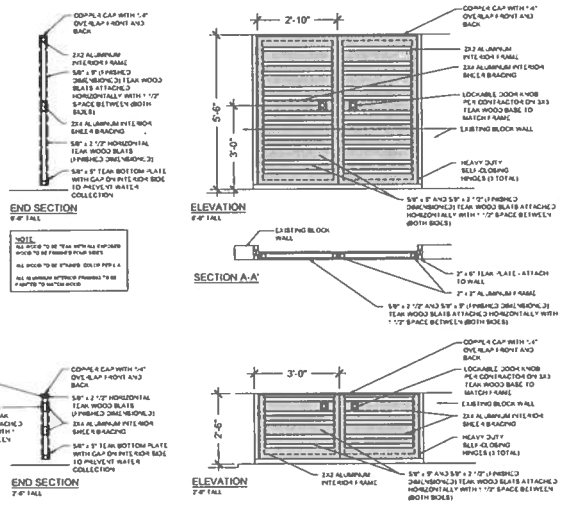
G 7'-6" TALL WALL ON TOP OF RETAINING WALL Scale: 3/4" = 1'-0"



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



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



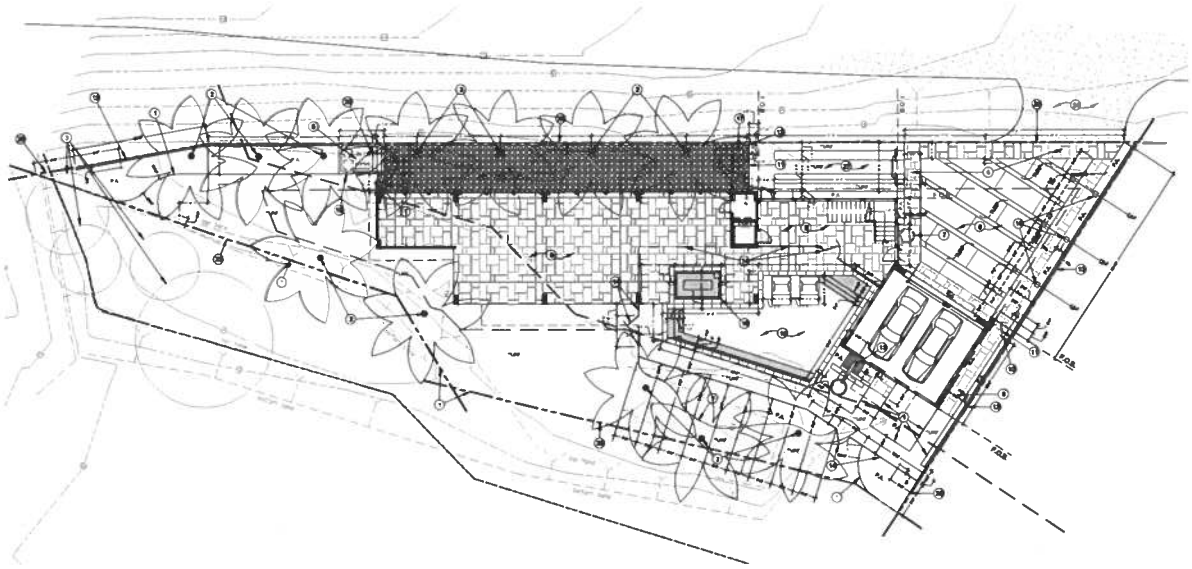
E WOODEN GATE Scale: 3/4" = 1'-0"

GARG RESIDENCE
6973 Kalanianaole Hwy.
Oahu, Hawaii 96825

CONSTRUCTION DETAILS

CD003

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 KINKS.

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
R 12'-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 erosion control items 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 in 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 DRAINAGE IS TO BE PLACED NEAR TREE PLACEMENT

PAVING LEGEND:

CONCRETE DRIVEWAY WITH 12" WIDE TURF BANDS AND 42" WIDE STONE PAVER BORDER, 6 1/2" THICK CONCRETE (DRIVEWAY) WITH #5 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 8 1/2" THICK (PATIO, POOL DECK, WALKS, ETC.) & 9 1/2" THICK (DRIVEWAY) WITH #5 REBAR AT 12" O.C. BOTH WAYS OVER 4" CRUSHED STONE BASE ON 95% RELATIVE COMPACTED SUBGRADE. DEPTH OF CRUSHED STONE PER SOILS ENGINEER.

3 1/2" THICK CONCRETE (WALK) & 1/2" THICK (DRIVEWAY) WITH #5 REBAR AT 12" O.C. BOTH WAYS OVER CRUSHED STONE BASE ON 95% RELATIVE COMPACTED SUBGRADE. DEPTH OF CRUSHED STONE PER CONTRACTOR. CONCRETE COLOR + FINISH PER LANDSCAPE ARCHITECT.

CONSTRUCTION CALLOUTS:

*	CONTRACTOR TO INSTALL BLACK-COATED MBA x 4" DEEP DURADEGE LANDSCAPE STEEL EDGING FROM J.A. RUSSELL COMPANY(WWW.JARUSSELLCO.COM).
2	PROPOSED TREE PER PLANTING PLAN, SHEET P-1.0. SEE DETAIL G, SHEET P-4.1 FOR PLANTING INSTRUCTIONS.
3	EXISTING TREES TO REMAIN.
Cont' 4	CONTRACTOR TO FABRICATE LOW RETAINING WALL PER DETAIL G, SHEET CD-3.0.
Cont' 5	CONTRACTOR TO PURCHASE 6" THICK CEDAR FENCE BOARD PER PAVING LEGEND, THIS SHEET + DETAIL G, SHEET CD-4.0.
6	CONTRACTOR TO INSTALL STONE ON CONCRETE BASE PER PAVING LEGEND, THIS SHEET.
7	CONTRACTOR TO INSTALL PRT PER DETAIL A, SHEET P-4.1. 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-4.2.
**	CONTRACTOR TO FABRICATE 5'-0" TALL (SIDE YARD) AND 3'-0" TALL (FRONT YARD SETBACK) WOODEN GATE PER DETAIL E SHEET CD-1.2.
*12	CONTRACTOR TO FABRICATE 6'-0" TALL (SIDE YARD) AND 3'-0" TALL (FRONT YARD SETBACK) TALL BLOCK WALL PER DETAIL A, SHEET CD-4.0.
*13	CONTRACTOR TO FABRICATE OUTDOOR SHOWER/ ANIMI FOUNTAIN PER DETAIL B, SHEET CD-1.0.
*14	CONTRACTOR TO FABRICATE TUBULAR STEEL POOL ENCLOSURE FENCE & GATE(S) PER DETAIL B, SHEET CD-4.2.
*15	CONTRACTOR TO FABRICATE POOL PER POOL & SPA DETAIL G, SHEET CD-4.1.
*16	CONTRACTOR TO FABRICATE SPA PC + POOL & SPA DETAIL G, SHEET CD-4.1.
*17	TRASH CAN STORAGE AREA.
Cont' *18	CONTRACTOR TO FABRICATE CEDAR SLATS STRUCTURE PER DETAIL F, SHEET CD-4.0.
*19	CONTRACTOR TO FABRICATE POOL EQUIPMENT ENCLOSING WALL PER DETAIL G, SHEET CD-1.2 & WOODEN GATE PER DETAIL E, SHEET CD-1.2.
Cont' 20	CONTRACTOR TO FABRICATE LANAI FOUNTAIN PER DETAIL I, SHEET CD-4.1.
Cont' 21.	SITE RETAINING
22	CONTRACTOR TO PLASTER EXISTING BLOCK WALL (BOTH SIDES) TO MATCH NEW WALL PER DETAIL A, SHEET CD-1.0.
Cont' 23	CONTRACTOR TO FABRICATE UTILITY ENCLOSURE WITH DARKENED PER DETAIL G, SHEET CD-4.0.
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 PAVERS AREA WITH CONCRETE TIRE TRACKS. SEE PAVING LEGEND, THIS SHEET.
28.	CONTRACTOR TO FABRICATE CONCRETE STEP PER DETAIL F, SHEET CD-1.2.
Cont' 29	CONTRACTOR TO INSTALL CONCRETE PAVING PER PAVING LEGEND, CHAD SHEET.
Cont' 30	CONTRACTOR TO PURCHASE 6'-0" TALL SLUMP WALL OR TOP-OF-RETAINING WALL PER DETAIL G, SHEET CD-1.0.

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CONSTRUCTION PLAN

CP001

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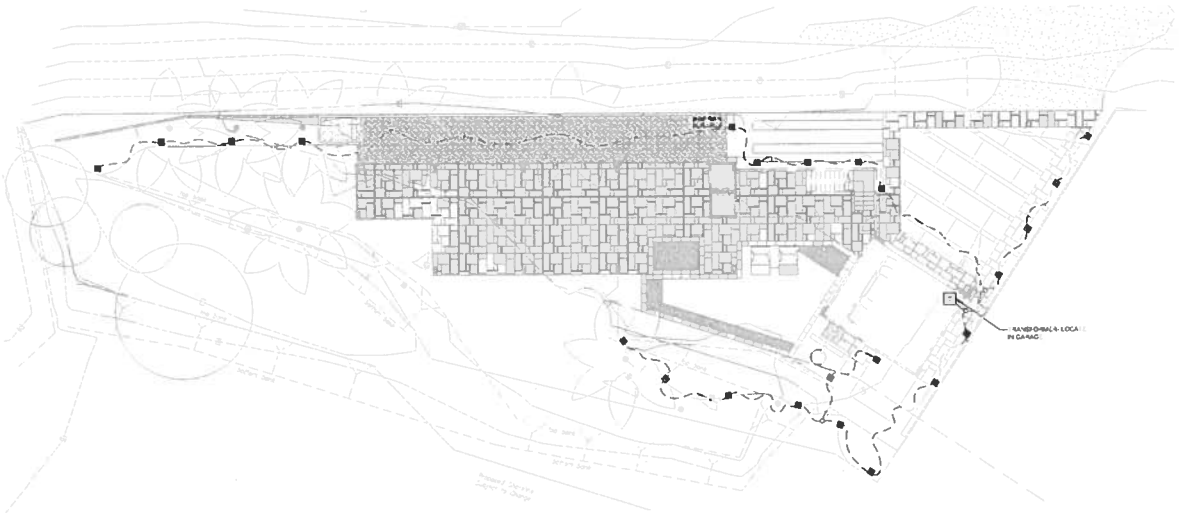

LIGHTING SYSTEM NOTES

1. "HE L IGH" NG CON"RAC"OR WE"ALL NO "HE L IGH" NG SYS"EM SHALL MEE" BY"H "HE PAVING CON"RAC"OR "O INSURE "HA" ADEQUA"E SLEEVES HAVE BEEN WE"ALLED IN "HE PROPER LOCA"ONS FOR WE"ALLA" ON OF "HE L IGH" NG SYS"EM. BE AWARE "HA" "HE SLEEVES WE"ALLED WILL BE 4" SCH. 40 PVC OR RES.)RO "HIN WALL PIPE) AND "HA" "HE SLEEVES WILL BE USED FOR "HE IRRIGA"ION SYS"EM AS WELL. "HE "EN"A"I"E SLEEVE LOCA"ONS ARE SHOWN ON "HE CONS"RUC"ION PLAN
2. WHEN "HE CON"RAC"OR IS READY "O WE"ALL "HE L IGH" NG HE / SHE SHALL CON"AC" "HE LANDSCAPE ARCH "EC", WHO WILL COME "O "HE JOB S"E AND SELEC" "HE EXAC" LOCA"ON AND DIREC"A"ION OF "HE F IX"URES AND EQUIPMEN"S. "HE LOCA"ONS SHOWN ON "HE PLAN ARE FOR GENERAL INFORMA"ION ONLY
3. "HE CON"RAC"OR SHOULD BE AWARE "HA" " MAY "AKE UP "O 8 WEEKS "O ORDER SOME OF "HE EQUIPMEN" AND SHOULD ALLOW FOR ENOUGH LEAD " ME
4. "HE LOW VOL"AGE WIRING SHALL BE WE"ALLED 8" BELOW GRADE AND MAY BE LOCA"ED IN IRRIGA"ION TRENCHES. "HE CON"RAC"OR IS "O BUNDLE "HE LOW VOL"AGE WIRE "O ACCOMMODA"E "HE E"RA LONG RUNS
5. NO"E: "HIS" "HE "RANSFORMER HAS A MAXIMUM LOAD OF 300 WA""S. DO NO" EXCEED "HE NUMBER OF F IX"URES ON "HE C IRCUI" OF "HE WIRING LAYOU" AS SHOWN ON "HE PLAN ." HAS BEEN DESIGNED W"H "HE MAXIMUMS DESIGNED ABOVE
6. "HE "RANSFORMER WILL BE CONNEC"ED "O AN IN"ERNAL PLUG IN CLOCK PER CON"RAC"OR OR "HE ELEC"RICIAN'S COMPU"ER ZED HOUSE CON"ROLLER AS PER CODE BY A LICENSED ELEC"RICIAN. "HE PHO"O CELL WILL "URN ON "HE L IGH"S AT DUSK AND "HE PLUG IN CLOCK OR HOUSE COMPU"ER ZED CON"ROLLER WILL "URN OFF "HE L IGH"S A" A P.M. "HE DE"ERMINED BY "HE OWNER. A"" ACH "RANSFORMER "O WALL W"H 2 MASONRY ANCHORS 12" MIN. ABOVE GRADE. SEE NO"E ABOVE REGARDING LOCA"ION OF "RANSFORMER S

GENERAL NOTES

1. EQUIPMEN" S MANUFAC"URED BY SPJ L IGH"ING INC. UNLESS O"HERWISE NO"ED
2. LAYOU" OF LIN SYS"EMS ANY SW"CHING MECHANISMS E"C. "HERS PHO"OCELL E"C. L AND ANY ADD "ONAL L IGH" NG COMPONEN"S DEEMED NECESSARY AND NO" INCLUDED IN "HIS PLAN "O BE COORDINA"ED BY CON"RAC"OR W"H APPROVAL OF CLIEN" AND LANDSCAPE ARCH "EC"
3. ALLOW 6 A WEEKS LEAD "IME FOR ORDERING ALL NECESSARY EQUIPMEN"

LIGHTING SYMBOLS LEGEND

SYMBOL	F IX"URE	LAMP	VOL"AGE	WA""S	QUAN"I"Y	COMMEN"S
■	SP J RSPL 6	LED (6 WA""S)	12	6	20	PA"H L IGH"
○	6 L CONE WIRE CAP					6 L CONE WIRE CAP PER CON"RAC"OR
~	UL/CSA L 6"ED 12V DIREC" BURIAL CABLE CON"RAC"OR "O BUNDLE WIRE "O ACCOMMODA"E EX"RA LONG RUNS					
T	SP J FL300 15V					300 WA"" LOW VOL"AGE WEA"HER PROOF "RANSFORMER

NOTE:
ALL SP J L IGH"ING INC. FIX"URES S HO ave PWB (L ACK FINISH UN LESS O"HERWISE S A"ED



PATH LIGHT
SPJ-RSPL-6



LOW VOLTAGE TRANSFORMER
SPJ-FL300-15V

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LIGHTING PLAN

LP001

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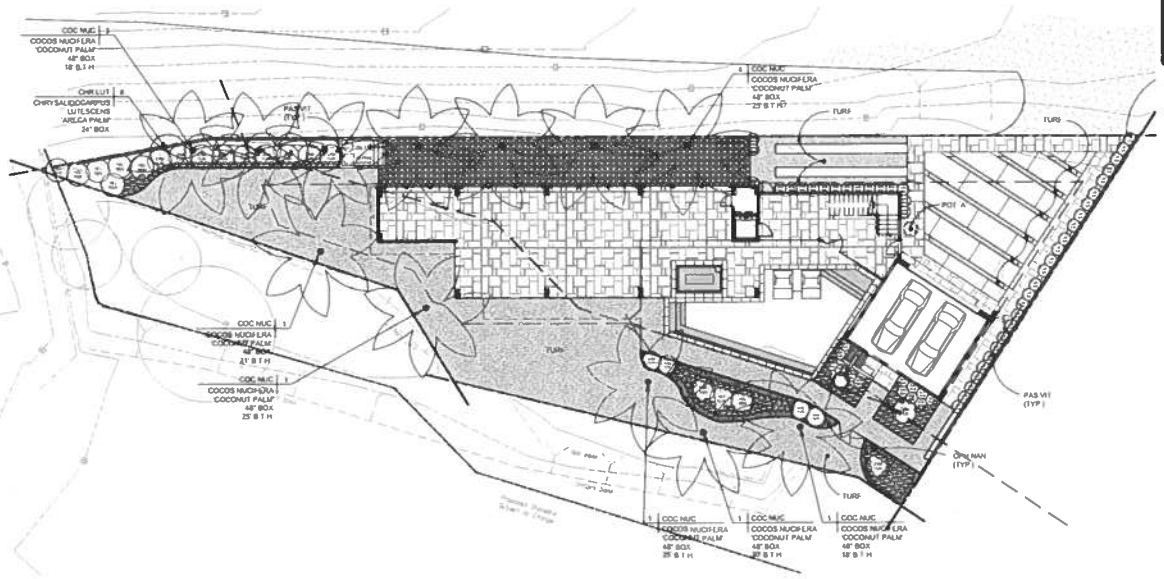

VINES

	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS	QUANTITY
PAS VII	PASSIFLORA VITIFOLIA	RED PASSIFLORA FLOWER	5 GAL	FOR ADDITIONAL PLANTING INFO REFER TO SHEET A1.0, THIS SHEET	

TREES

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS	QUANTITY
COC NUC	COCOS NUCIFERA	COCONUT PALM	48" BOX	18' B T H	1
				20' B T H	5
				25' B T H	1
CHR LUT	CHRYSALIDOCARPUS LUTESCENS	ARECA PALM	24" BOX	PLANT @ 8' O.C.	6

POTS

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS	QUANTITY
A	BOTANICAL NAME	COMMON NAME	1 GAL	4 PER POT	4
	HOT RED HIBISCUS EARRING 1 x 6m HOT RED HIBISCUS EARRING 1 x 6m	HOT RED HIBISCUS EARRING 1 x 6m	1 GAL	1 PER POT	1
	HOT RED PLANTER, 24"D x 18" DIA, x 17" SHT				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	1 GAL	PLANT @ 36" O.C.	6
DOR HIN	DRACAENA REFLEXA 'MINI PINK'	MINI PINK	1 GAL		6
HIS ROS	HIBISCUS ROSA-SINENSIS	HIBISCUS	1 GAL	PLANT @ 6' O.C.	13
LIR GIG	LIRIOPE GIGANTEA	GIANT LILY TURF	1 GAL	PLANT @ 36" O.C.	25
NAS DEN	NASSELLA DENSIFLORA	PURPLE TOP	1 GAL	PLANT @ 2' O.C.	250
SPA ENS	SPATHIPHYLLUM ENSIFOLIUM	PEACE LILY	1 GAL		24
ZAM PUR	ZAMIA PURPURACEA	CARDBOARD PALM	1 GAL		11

GROUNDCOVERS

	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS	QUANTITY
	DIANELLA SANDWICENSIS	HAWAIIAN FLAX LILY	PLANTS	PLANT @ 6" O.C.	1,400 S.F.
	TURF	TURF	SOD		2,100 S.F.

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PLANTING PLAN

PP001

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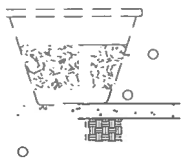
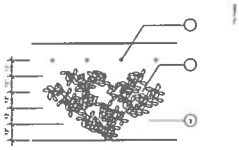


LEGEND

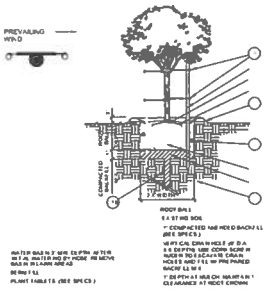
2 FINISH SURFACE
6 POTTED PLANTING
7 4" SCHED. 40 PVC DRAINLINE - CONNECT TO LANDSCAPE DRAINAGE SYSTEM
8 DRAIN ROCK
9 SEALANT

POT DRAINAGE



LEGEND

VINE PLANTING (ON FENCES/WALLS)
NTS



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 STAKING AND GUYING HAS BEEN COMPLETED AS SPECIFIED.
2) WHEN PLANTING PITS/TREES, SHRUBS, VINES, GROUNDCOVERS AND GROUNDING HAS BEEN COMPLETED TO THE SITE SO AS TO APPROVE THE QUALITY.
3) WHEN PLANT MATERIAL IS PLACED ON THE SITE FOR PLANTING PURPOSES.
4) WHEN INSTALLATION IS COMPLETE EXCEPT FOR THE CONTRACTOR'S FINAL WALK-THROUGH BY ZDA SITE OBSERVATION AND LANDSCAPE MAINTENANCE DOCUMENTATION.

NOTE TO CONTRACTOR:

IT IS THE CONTRACTOR'S RESPONSIBILITY TO OVERSEE THE DAILY WORK ON THE PROJECT. ZUCKER DESIGN ASSOCIATES, INC. IS NOT PROVIDING FULL TIME SITE SUPERVISION. SERVICES AND IS NOT RESPONSIBLE FOR ACTS OF OMISSION BY THE CONTRACTOR OR ANY SUBCONTRACTOR. TO ELIMINATE CONFLICTS WITH THE PLANS, ZUCKER DESIGN ASSOCIATES, INC. MUST BE CALLED TO THE SITE AT THE FOLLOWING TIMES:

SOIL PREPARATION

AT THE OWNER'S REQUEST, FOR THE RECOMMENDED AMOUNT AND TYPE OF COMMERCIAL SOIL AMENDMENTS, THE CONTRACTOR SHOULD PROVIDE THE FOLLOWING AMENDMENTS INTO THE SOIL AT RATES PROVIDED:

4 CU. YDS. MINERAL STABILIZED GARDUST
3/4" DOLOMITE
3/4" GROUNDED PUMICE

PLANTING NOTES

1. GENERAL PERFORMANCE: WORKER SHALL BE DEEMED AT THE BEGINNING OF WORK, CLEAN AND REMOVE THE DEBRIS AND/OR OTHER OBSTRUCTIONS OR DISFIGUREMENT FROM ALL PLANT MATERIAL. UPON COMPLETION OF SITE PREPARATION AND PLANTING OF ALL SPECIFIED TREES, SHRUBS AND GROUNDCOVERS, PROVIDE WITH THE PERIOD OF ESTABLISHMENT, PERFORM SITE VISITS AT TIMES AS NECESSARY TO MAINTAIN SATISFACTORY CONDITION. MAINTAIN ALL AREAS FOUR (4) TIMES EACH FOR FOURTEEN (14) CONSECUTIVE DAYS DURING WHICH NO GUARANTEED PERIOD. CEASE ALL MAINTENANCE FOR THREE CONSECUTIVE DAYS. SPRAY AS NECESSARY WITH HERBICIDES TO ERADICATE GROWING WEEDS. USE ONLY HERBICIDES AND METHODS RECOMMENDED BY THE MANUFACTURER OR APPROVED LICENSED PESTICIDE CONTRACTOR. AND SEASON OF APPLICATION. DO NOT USE ON WINDY OR WHEN RAIN IS IMMINENT.
2. SOILS: ALL SOIL HAS BEEN IMPORTED TO THE SITE AND WOULD REQUIRE SOME PREPARATION. THE CONTRACTOR SHALL FURNISH A COPY OF SOIL TESTS FOR AGRICULTURAL SUITABILITY AND PERFORMANCE. THE CONTRACTOR SHALL PERFORM ADDITIONAL TESTS AS NEEDED FOR AGRICULTURAL LABORATORY SERVICES TO THE OWNER AND LANDSCAPE ARCHITECT.
3. SOIL AMENDMENTS SHALL BE APPLIED PER SOIL REPORT SPECIFICATIONS.
4. ALL SHRUB AND GROUNDCOVER AREAS ARE EXCEPTIONS WHERE OTHERWISE NOTED ON THE SITE SO AS TO BE 6" BELOW FINISH GRADE OF ADJACENT HARDSCAPE AND TO BE TOPSOILED WITH 3" FINE MULCH TOP DRESSING AS APPROVED BY LOCAL AUTHORITIES.
5. CONTRACTOR WILL BE RESPONSIBLE TO BE AWARE THE GRADING AND DRAINAGE PLANS FOR DRAINAGE LOCATION, DRAINAGE SWALES AND SCATTER GRADES. CONTRACTOR WILL BE HELD RESPONSIBLE FOR ANY DAMAGES DUE TO UNCORRECTIONS BY THE CONTRACTOR TO THE DRAINAGE SPECIFIED BY THE LANDSCAPE ARCHITECT. ANY DISCREPANCIES TO THE PLANS DISCOVERED WILL BE BROUGHT TO THE ATTENTION OF THE OWNER OR OWNER REPRESENTATIVE.
6. ALL PLANTING INSTALLATIONS SHALL COMPLY WITH ALL LOCAL CODES AND REGULATIONS.
7. PLANTING AREAS SHOWN ON THE LANDSCAPE AND IRRIGATION PLANS ARE APPROXIMATE. THE LANDSCAPE CONTRACTOR SHALL VERIFY AND INSTALL PLANT QUANTITIES AS SHOWN ON PLAN.
8. INSTALL WOOD MULCH AT TREE WELLS AND SHRUB AREAS AS SHOWN ON PLANS. WOOD MULCH SHALL BE FREE OF DELETERIOUS MATERIALS AND SHALL BE SHREDDED BARK MULCH, 1" TO 3" IN SIZE.
9. ANY TREES OR SHRUBS THAT DIE WITHIN ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE SHALL BE REPLACED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER. REPLACEMENT TREES SHALL BE OF THE SAME SIZE AND SPECIES AS ORIGINALLY PLANTED, UNLESS OTHERWISE DIRECTED BY THE LANDSCAPE ARCHITECT.

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PLANTING PLAN

ZUCKER DESIGN

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REVISIONS

DRAWN: MC
CHECKED: MZ
DATE: 15 January 2008
SCALE: 1/8" = 1'-0"
JOB NO: 08-06
SHEET NO:

PP002

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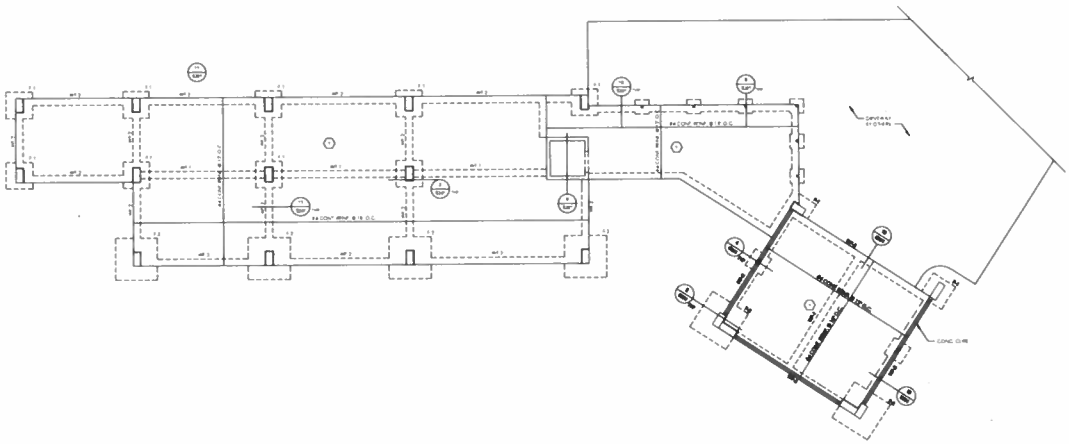
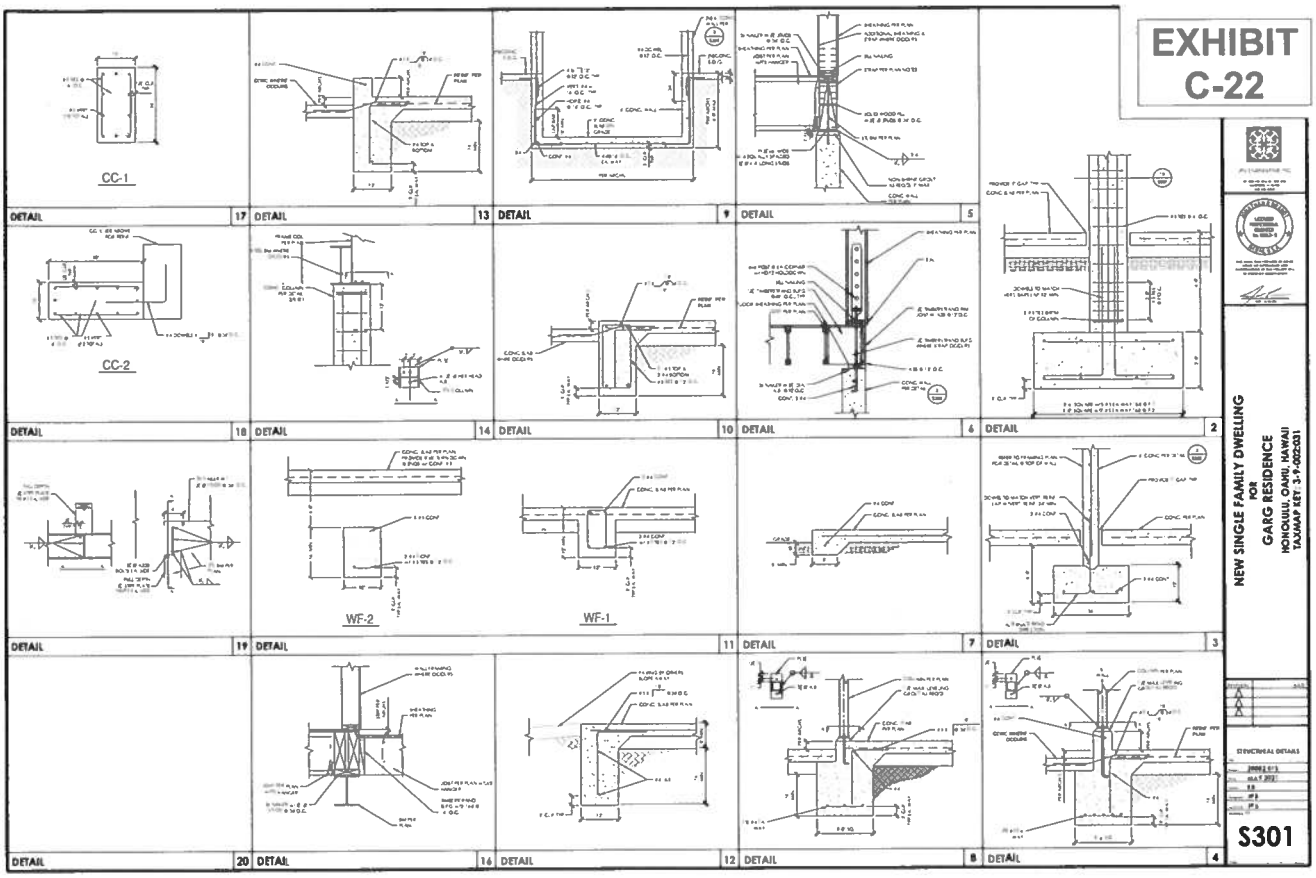


NEW SINGLE FAMILY DWELLING
FOR
GARG RESIDENCE
HONOLULU, OAHU, HAWAII
TAX MAP KEY: 3-9-002:031

FOUNDATION PLAN

S100

EXHIBIT C-22

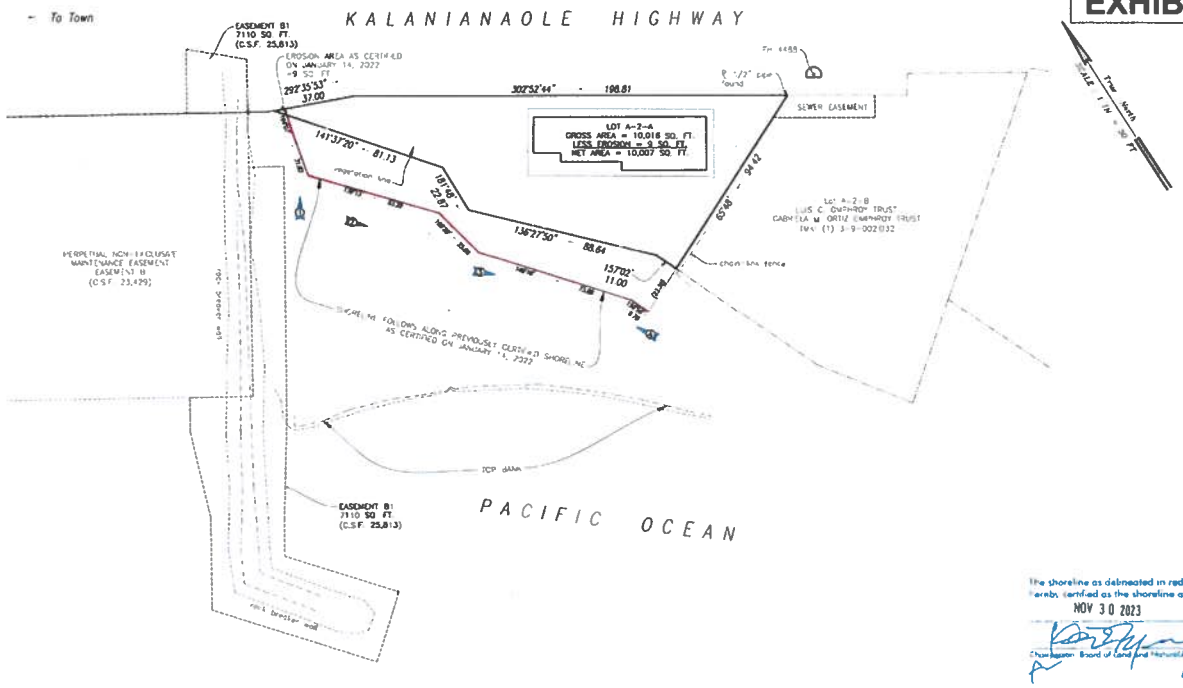


NEW SINGLE FAMILY DWELLING
FOR
GARG RESIDENCE
HONOLULU, OAHU, HAWAII
TAX MAP KEY: 3-1-022:031

STRUCTURAL DETAILS

S301

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

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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

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

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

JULY 10, 2023
REVISED: OCTOBER 16, 2023

JOB: 21-028

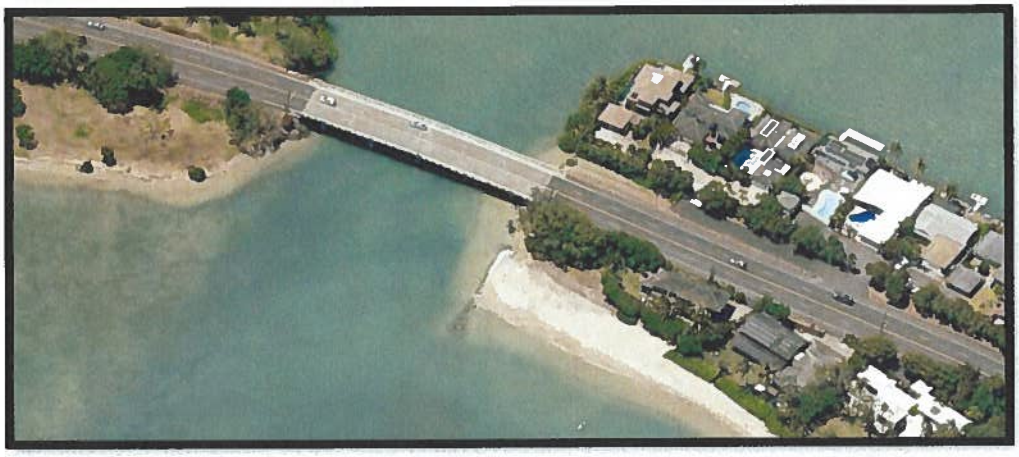
SURVEY OFFICE COPY

24" x 18"

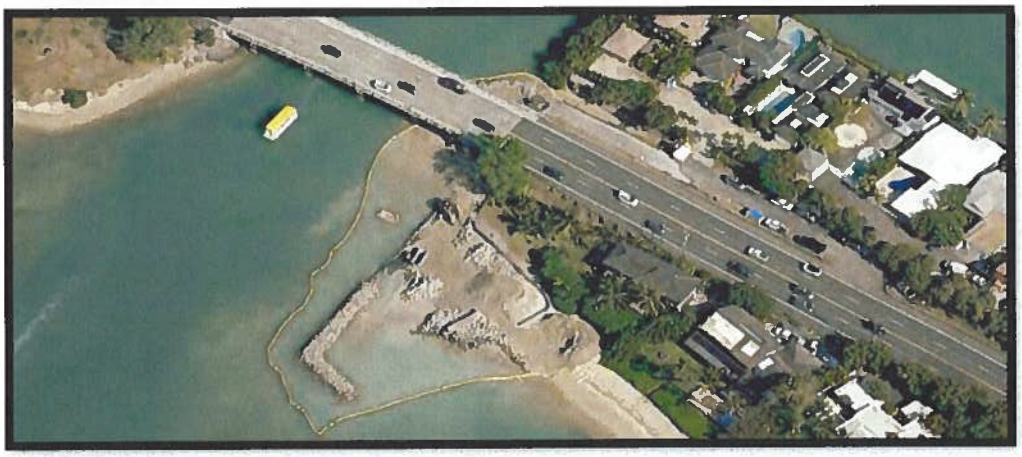
EXHIBIT D-2



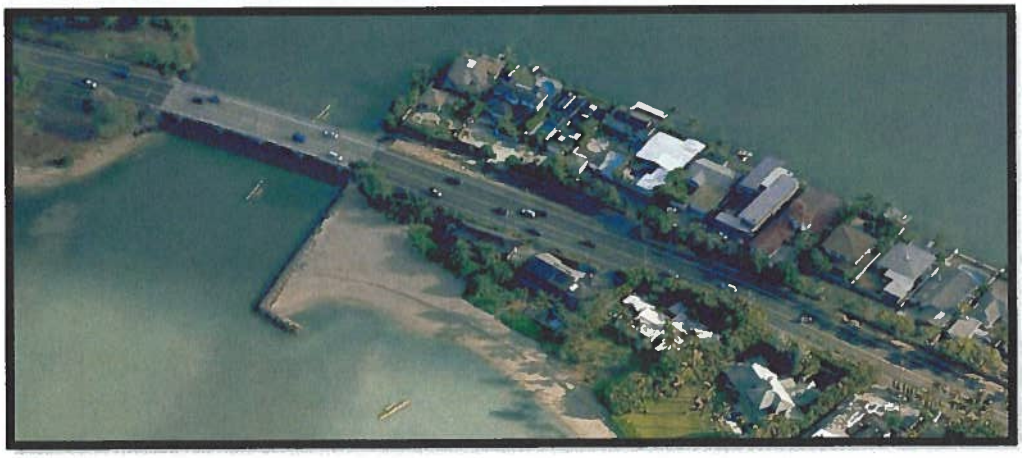
May 2008
Previous shoreline at channel entrance.



July 2020
Shoreline with temporary sandbag erosion control.

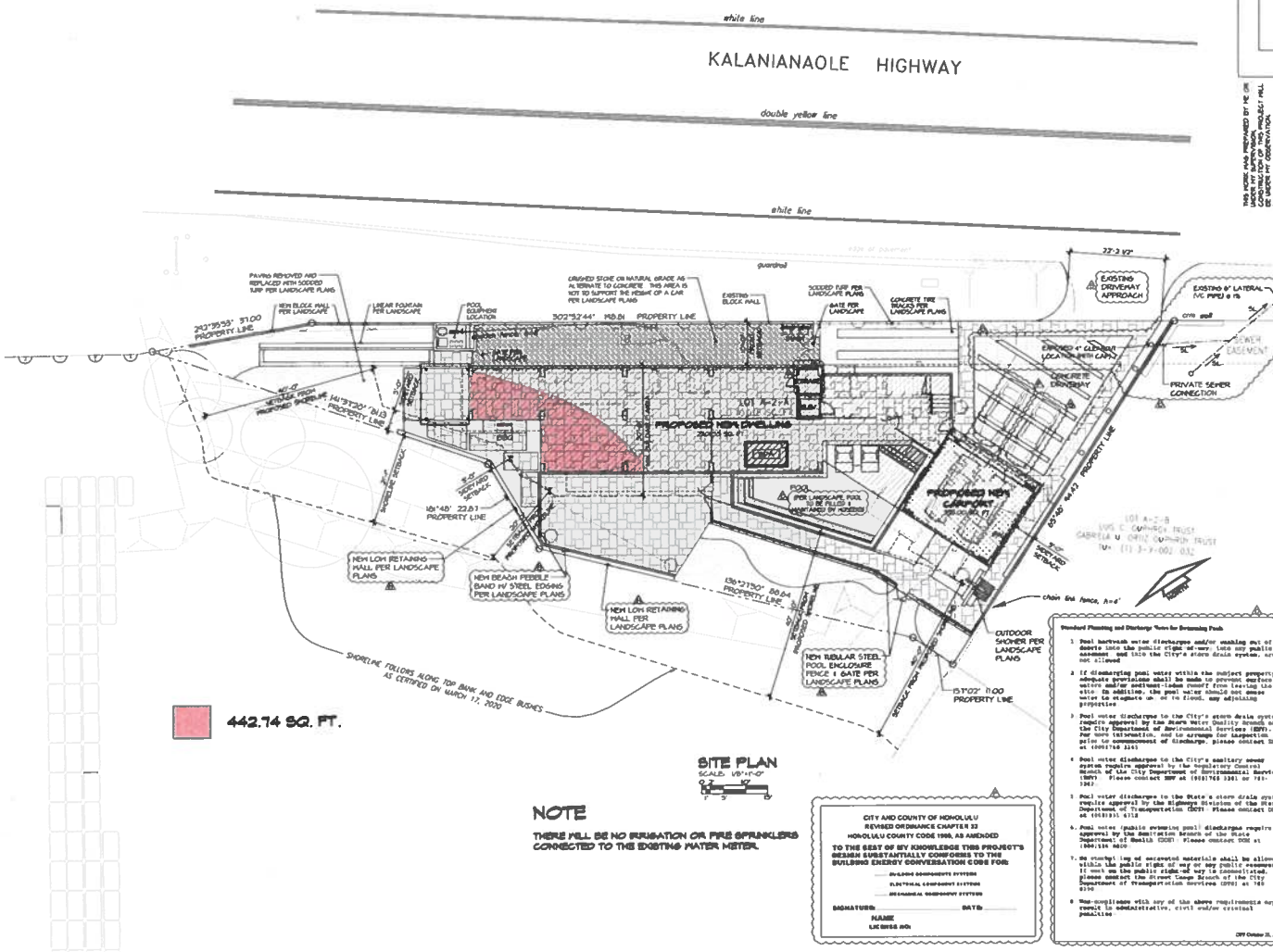


January 2023
During the construction of the groin revetment.



September 2023
Post-construction of the groin revetment.

EXHIBIT D-3



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

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 CONSERVATION CODE FOR:

_____ ON-FLOOR COMPONENTS SYSTEMS
_____ MECHANICAL COMPONENT SYSTEMS
_____ ELECTRICAL COMPONENT SYSTEMS

SIGNATURE: _____ DATE: _____
NAME
LIC. EXPIRE ON:

Standard Planning and Discharge Notes for Swimming Pools

1. Pool backwash water discharges and/or seeping out of decks 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 water 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 State Water Quality Branch of the City Department of Environmental Services (ENV). For more information, need to arrange for inspection prior to commencement of discharge, please contact ENV at (808)768 3181.
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 3181 or 723-1367.
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 6718.
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 4600.
7. Un-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 inconsistent, please contact the Street Usage Branch of the City Department of Transportation Services (DTS) at 768 8350.
8. Non-compliance with any of the above requirements may result in administrative, civil and/or criminal penalties.

ENV October 31, 2000

ERIC TRABERT & ASSOCIATES

E.T.A.

THIS WORK WAS PREPARED BY ME OR UNDER MY SUPERVISION. PURSUANT TO SECTION 464-8 HRS, THIS PROJECT WILL BE UNDER MY OBSERVATION DURING CONSTRUCTION. I AM DULY REGISTERED IN GOOD STANDING AS AN ARCHITECT OF THE STATE OF HAWAII

SUSHIL GARG
6673 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
6673 KALANIANA' OLE HIGHWAY,
HONOLULU, HI 96825
TMK: 3-9-002: 031

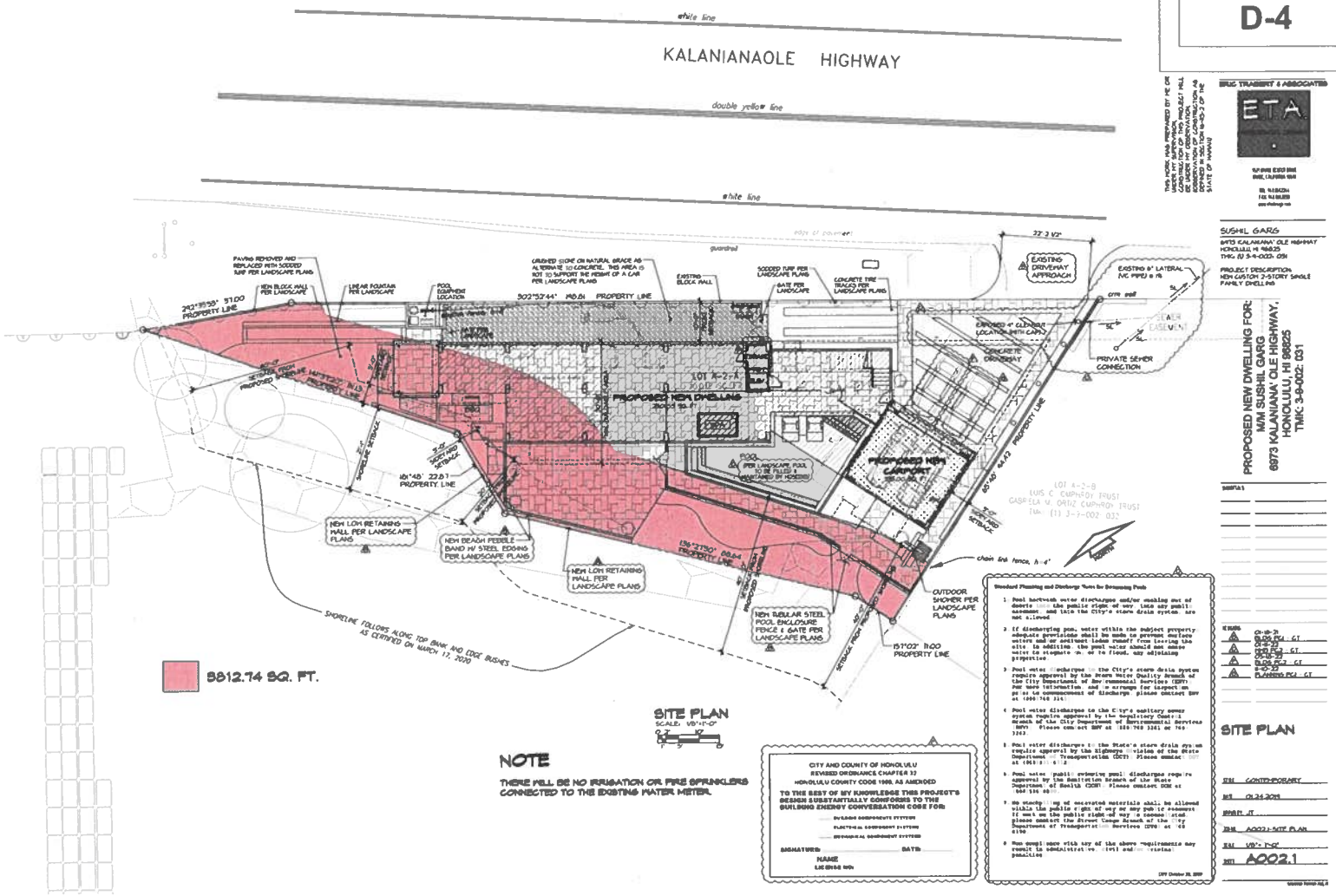
INITIALS

1	12-19-21 BLDG PMT - GT
2	1-25-22 BLDG PMT - GT
3	2-2-22 BLDG PMT - GT
4	3-30-22 PLANNING PMT - GT

SITE PLAN

STAT. CONSTR/PLANNING
DATE 01.24.2021
DRAWN BY JT
TITLE A002.1 SITE PLAN
SCALE 1/8"=1'-0"
SHEET A002.1

EXHIBIT D-4



SITE PLAN

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

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 IS SUBSTANTIALLY CONFORMS TO THE BUILDING ENERGY CONSERVATION CODE FOR:

BUILDING COMPONENTS SYSTEM
ELECTRICAL EQUIPMENT SYSTEM
MECHANICAL EQUIPMENT SYSTEM

SIGNATURE: DATE:
NAME
LIC. NO.

Standard Planting and Discharge Notes for Swimming Pools

1. Pool backwash water discharges and/or cooling water discharges from 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 ancient water 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). Please contact ENV at (808) 768 3181 or fax (808) 768 3263.
4. Pool water discharges to the City's sanitary sewer system require approval by the Wastewater Control Branch of the City Department of Environmental Services (ENV). Please contact ENV at (808) 768 3181 or fax (808) 768 3263.
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) 587 6230.
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 4616.
7. No standing pools of excavated materials shall be allowed within the public rights of way or any public easement if not on the public right of way a permit must be obtained from the City Department of Transportation Services (DTS) at 768 8100.
8. Non compliance with any of the above requirements may result in administrative fines and criminal penalties.

DPP October 31, 2007

ERIC TRABERT & ASSOCIATES

ETA

THIS WORK WAS PREPARED BY ME OR UNDER MY SUPERVISION. I ACCEPT RESPONSIBILITY FOR THIS WORK AS A CONSULTANT TO THE OWNER OF THE PROJECT. I AM NOT RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, OR PROCEDURES. I AM A DULY LICENSED PROFESSIONAL ENGINEER IN THE STATE OF HAWAII

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

PROJECT DESCRIPTION
NEW CUSTOM 2-STORY SINGLE FAMILY DWELLING

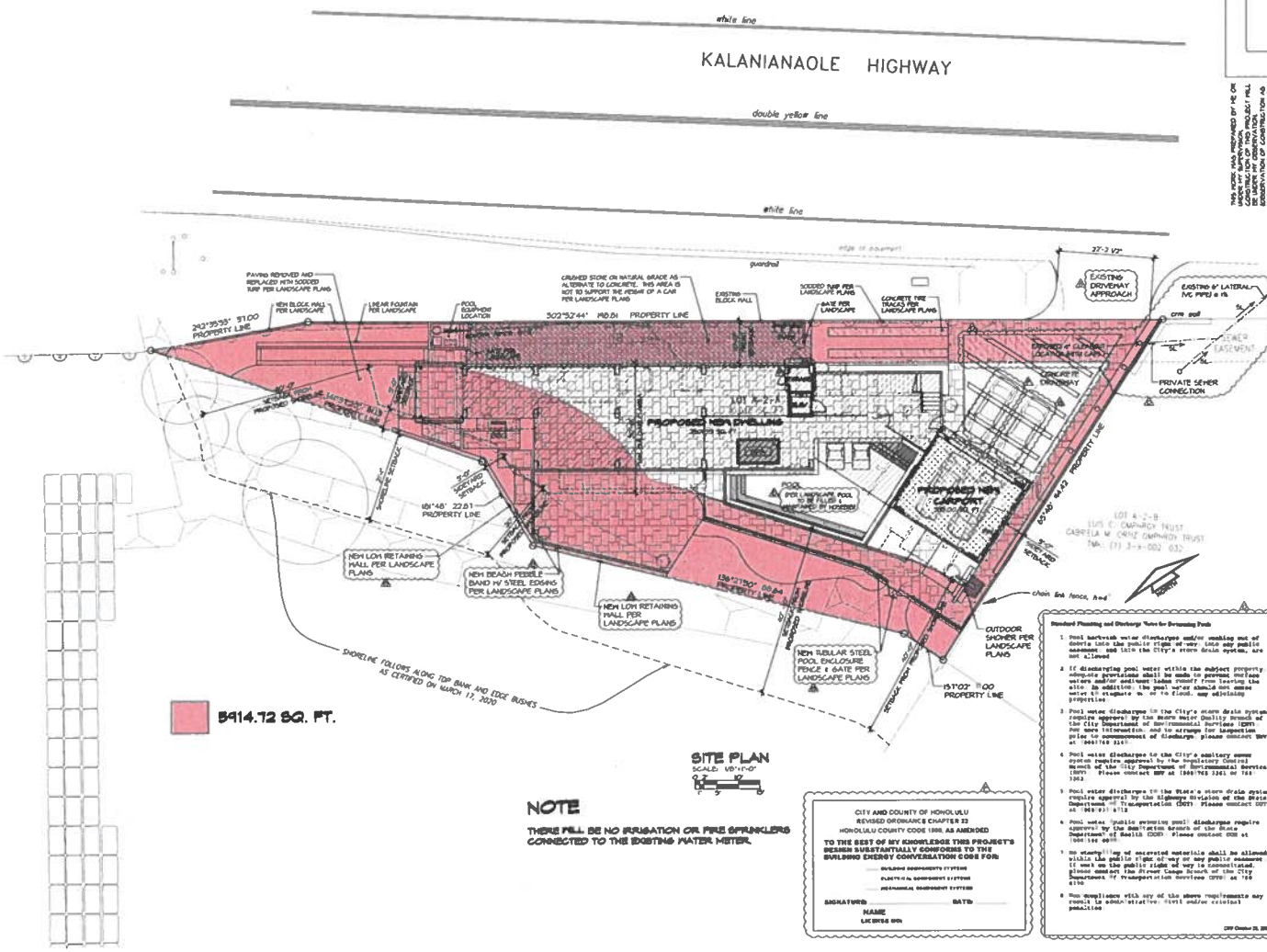
PROPOSED NEW DWELLING FOR:
M/M SUSHIL GARG
6973 KALANIANA' OLE HIGHWAY,
HONOLULU, HI 96825
TMK: 3-9-002: 031

ISSUES	
1	09.06.21 PCJ GT
2	09.27.21 GT
3	10.06.21 PC-2 GT
4	10.20.21 PLANNING PCJ GT

SITE PLAN

STAT	CONTRACT/PERMIT
DATE	01.24.2019
SHEET #	
TITLE	A002.1 - SITE PLAN
SCALE	1/8" = 1'-0"
NOTE	A002.1

EXHIBIT D-5



SITE PLAN

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

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 CONSERVATION CODE FOR:

BUILDING ENVELOPE SYSTEMS
PLANTS & EQUIPMENT SYSTEMS
MECHANICAL EQUIPMENT SYSTEMS

SIGNATURE _____ DATE _____

NAME
LICENSE NO.

Standard Planning and Discharge Notes for Swimming Pools

1. Pool backwash water discharges and/or washing out of debris into the public right of way (ROW) and public easement 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 shall not cause water to stagnate in, 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) 768-3240.
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 768-3263.
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) 831-6718.
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) 586-4424.
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 necessary, please contact the Street Usage Branch of the City Department of Transportation Services (DTS) at 768-8160.
8. Non-compliance with any of the above requirements may result in administrative, civil and/or criminal penalties.

DTS October 31, 2007

THIS WORK WAS PREPARED BY ME OR UNDER MY SUPERVISION AND THE CONSTRUCTION OF THIS PROJECT WILL BE UNDER MY OBSERVATION AS REQUIRED BY SECTION 464-8 AS DEFINED IN SECTION 464-1 OF THE STATE OF HAWAII

ERIC TRABERT & ASSOCIATES

E.T.A.

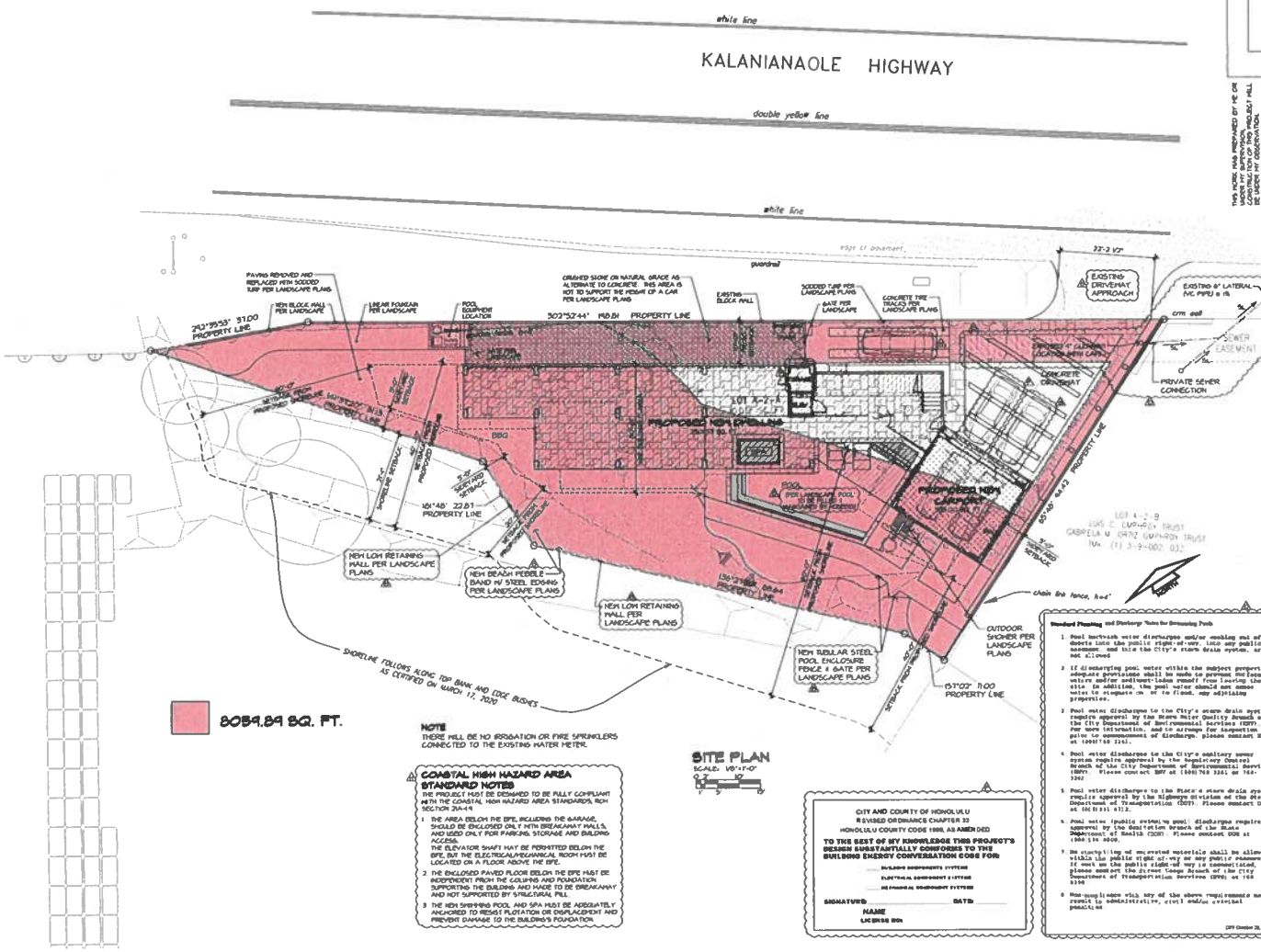
SUSHIL GARG
6973 KALANIANA'OLE HIGHWAY
HONOLULU, HI 96825
TMK: (1) 3-9-002: 031

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

ISSUES	

EXHIBIT D-6



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

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

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-19

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 CONSERVATION CODE FOR:

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 cracking out of decks 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) 768-3241.
4. Pool water discharges to the City's sanitary sewer system require approval by the Wastewater Control Branch of the City Department of Environmental Services (ENV). Please contact ENV at (808) 768-3241 or 768-3242.
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 sewer) pool discharges require approval by the Sanitation Branch of the State Department of Health (DOH). Please contact DOH at (808) 586-4800.
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

ERIC TRABERT & ASSOCIATES
ETA

THIS WORK WAS PREPARED BY ME OR UNDER MY SUPERVISION, AND I ACCEPT RESPONSIBILITY FOR THE CONTENTS OF THIS PROJECT. ALL WORK SHALL BE UNDER MY OBSERVATION. THIS WORK COMPLIES WITH THE APPLICABLE REGULATIONS AS DEFINED IN SECTION 464-3 OF THE STATE OF HAWAII

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

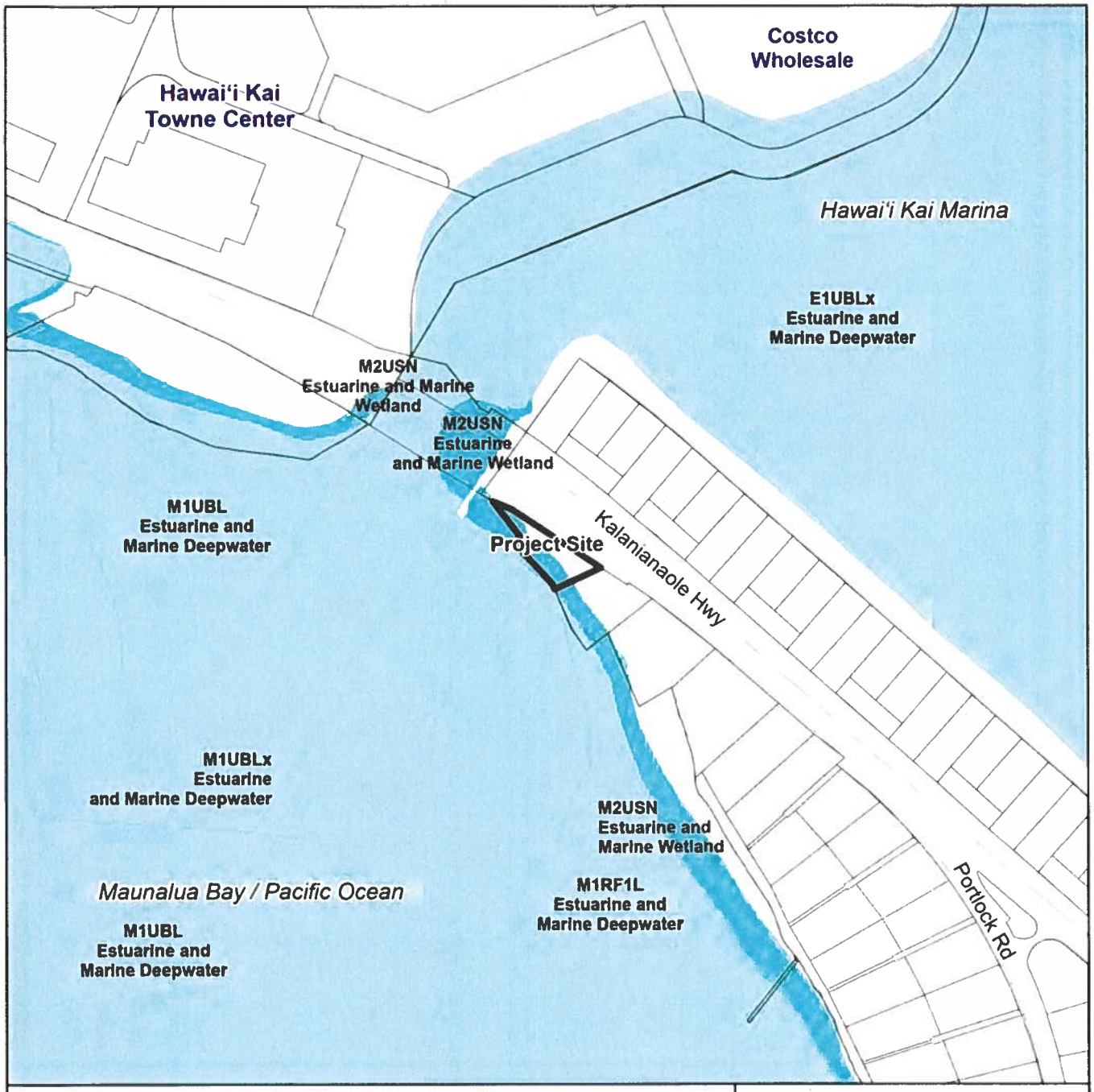
PROJECT DESCRIPTION:
NEW CUSTOM 2-STORY SINGLE FAMILY DWELLING

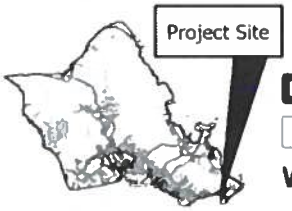
PROPOSED NEW DWELLING FOR:
M/M SUSHIL GARG
6973 KALANIANA'OLE HIGHWAY,
HONOLULU, HI 96825
TMK: 3-9-002: 031

ISSUES	
1	09-18-21 CLEAN PC#4 - GT
2	10-07-21 CODE PC#5 - GT
3	10-27-21 CLEAN PC#5 - GT
4	12-03-21 PLANNING PC#1 - GT
5	04-25-24 PLANNING PC#2 - JT

SITE PLAN

STAT	CONTEMPORARY
DATE	01.24.2024
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

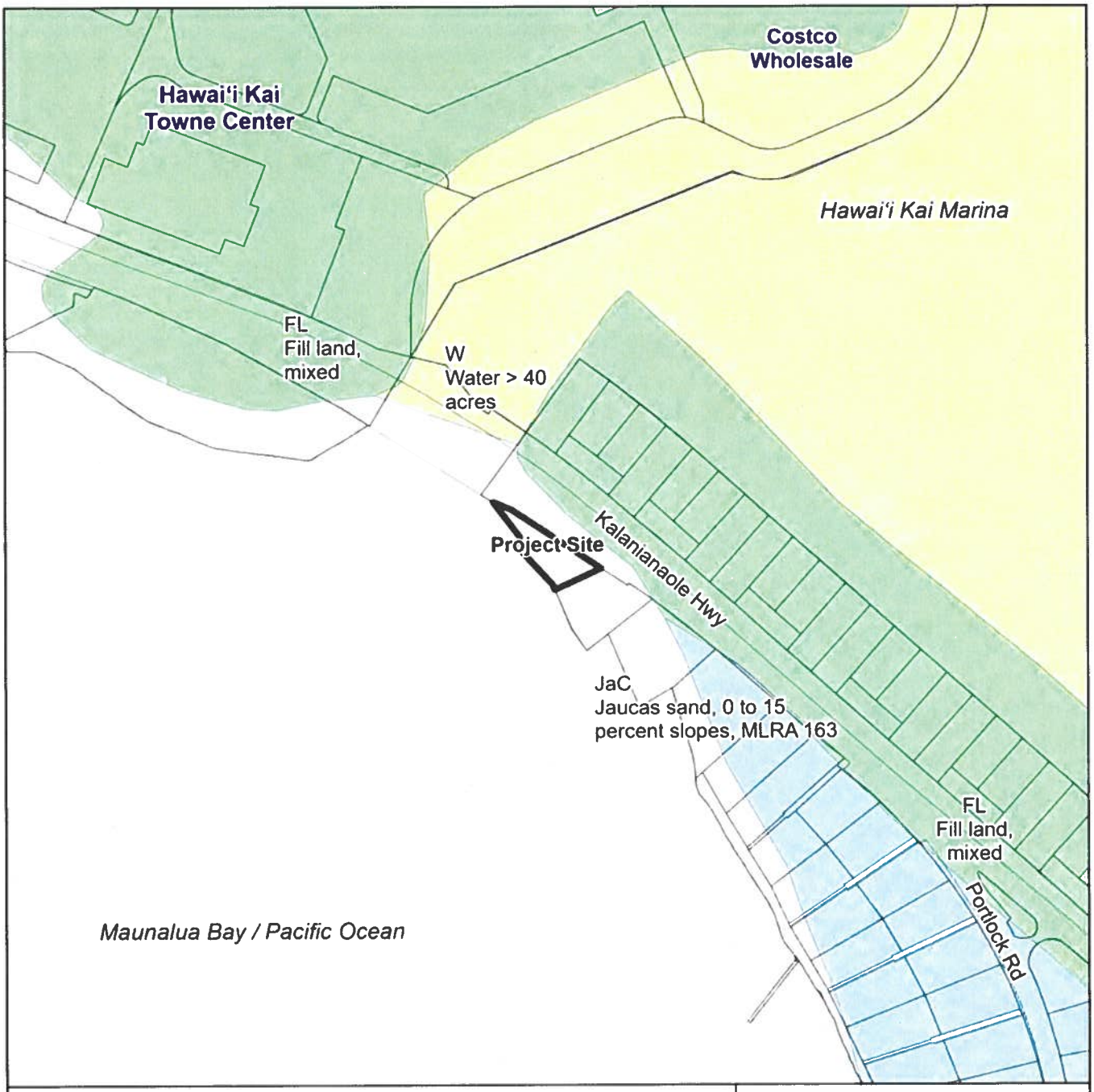
FILE NOS.: 2024/SMA-66 and 2024/SV-2

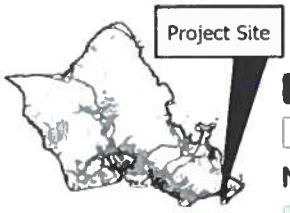
PROJECT: Garg Residence

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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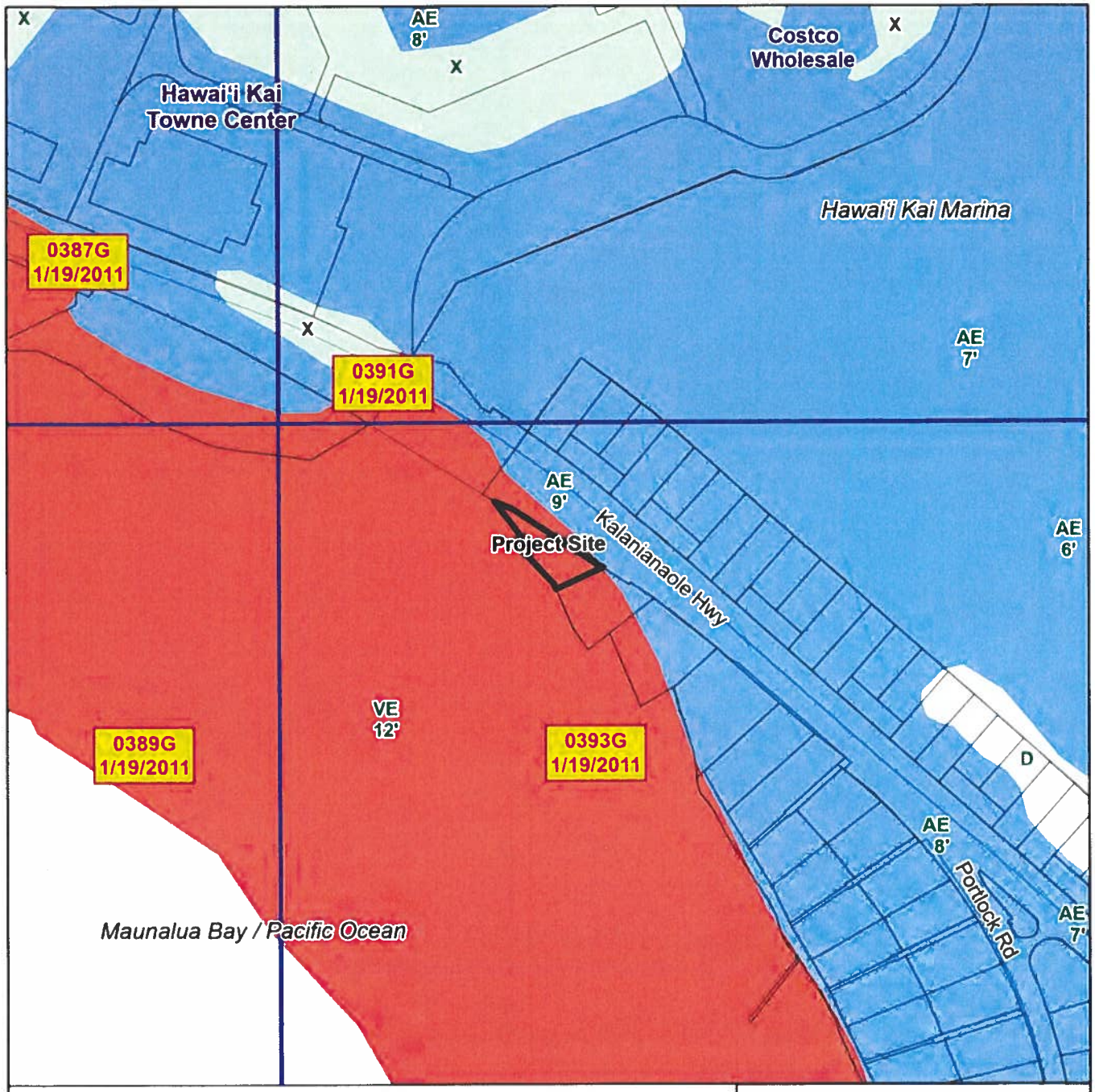



VICINITY MAP

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
- FIRM Flood Panel (Index) 2014

Flood Zones

AE D VE X

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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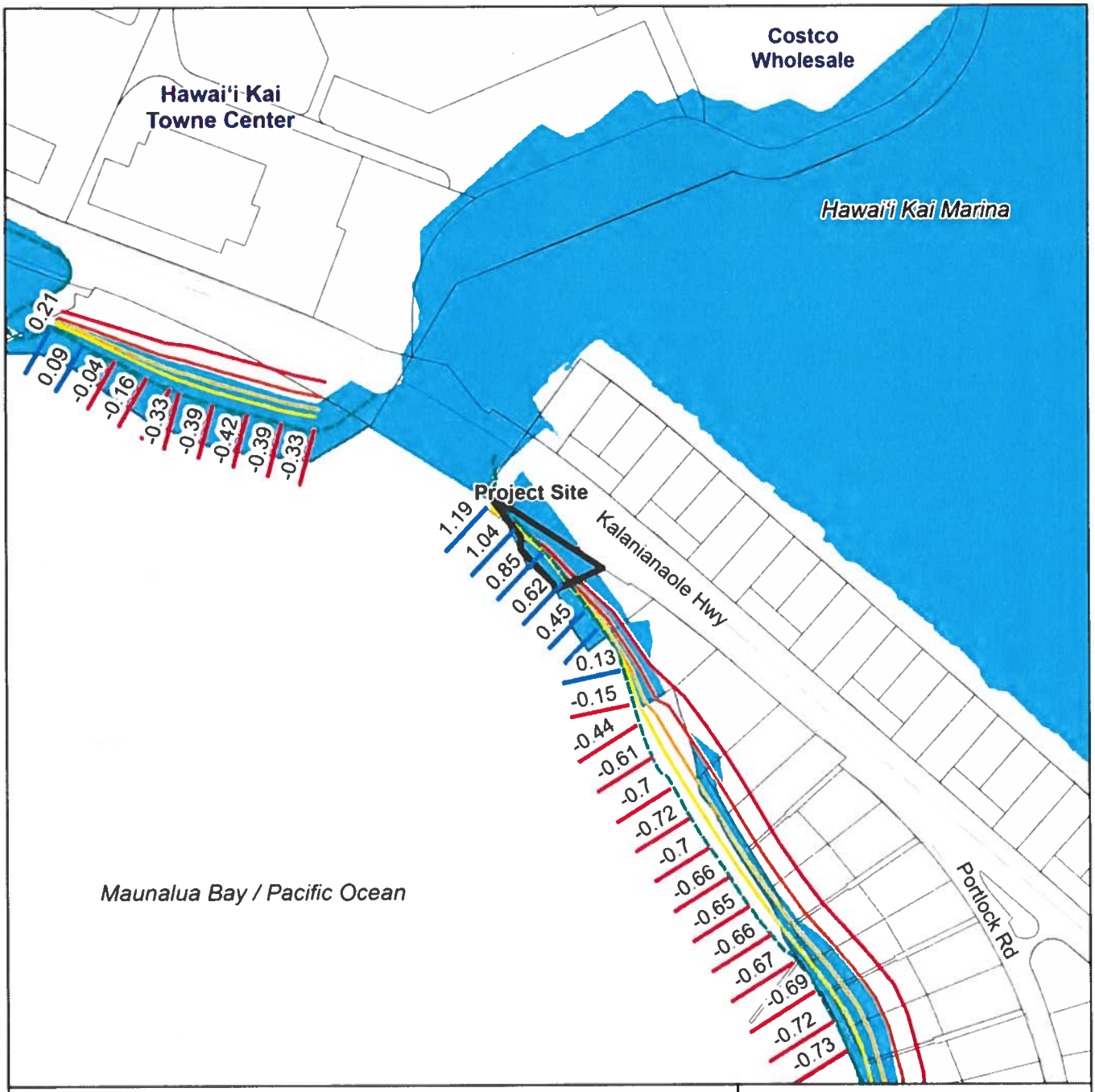

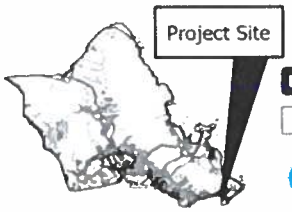

VICINITY MAP

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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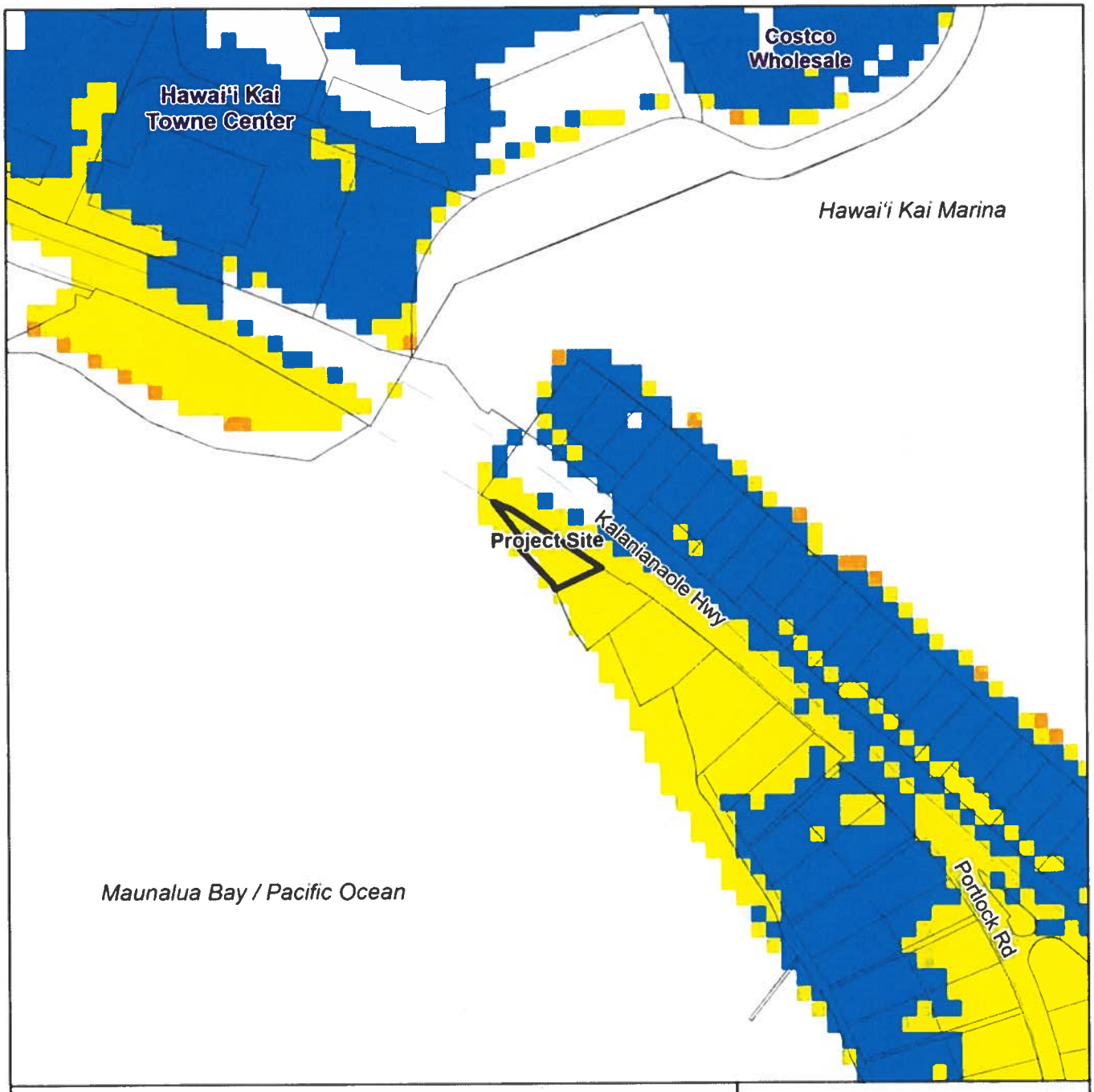

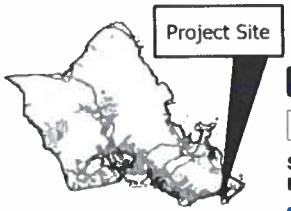

VICINITY MAP

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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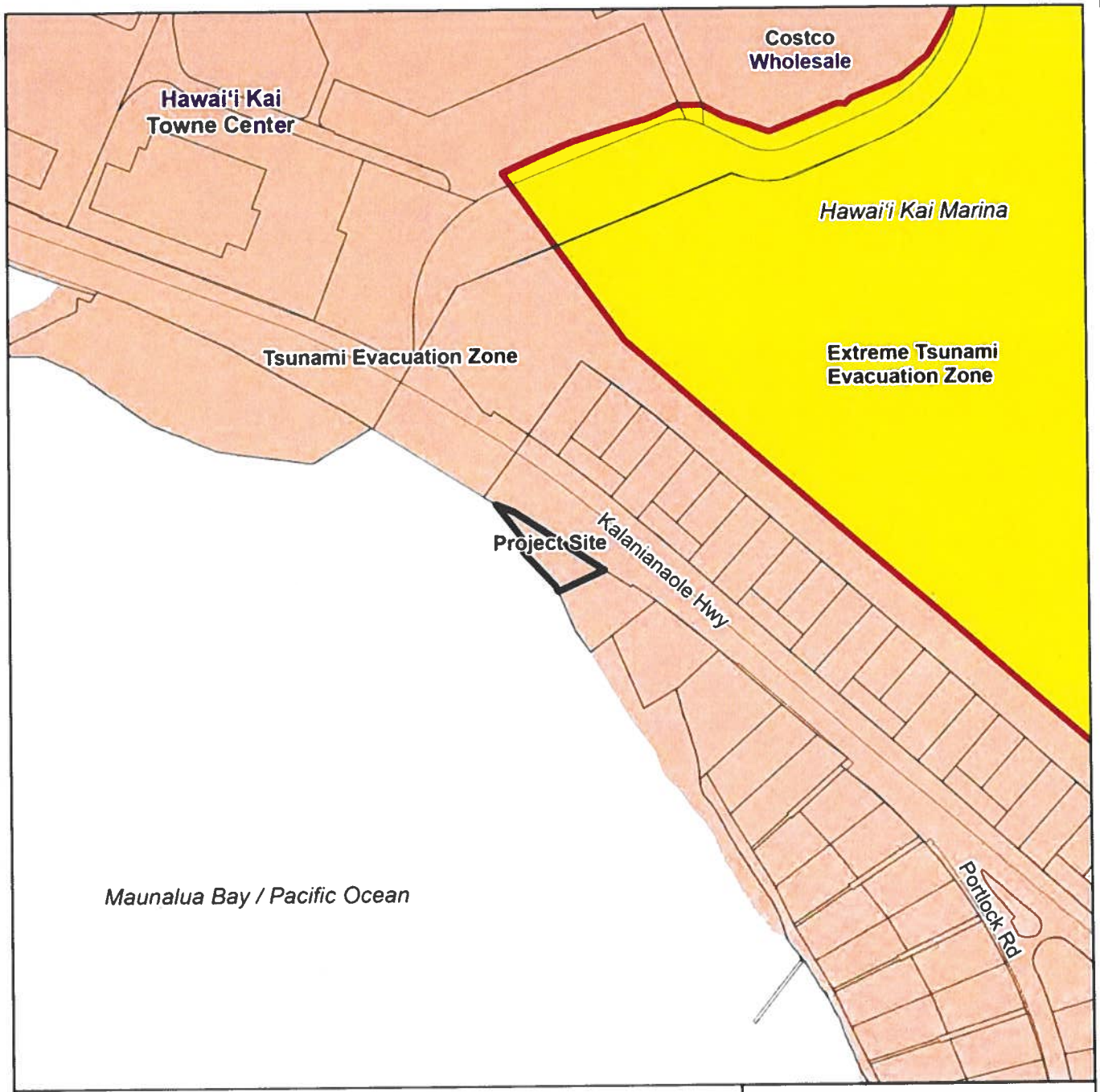

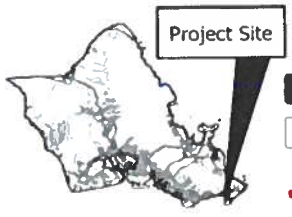

VICINITY MAP

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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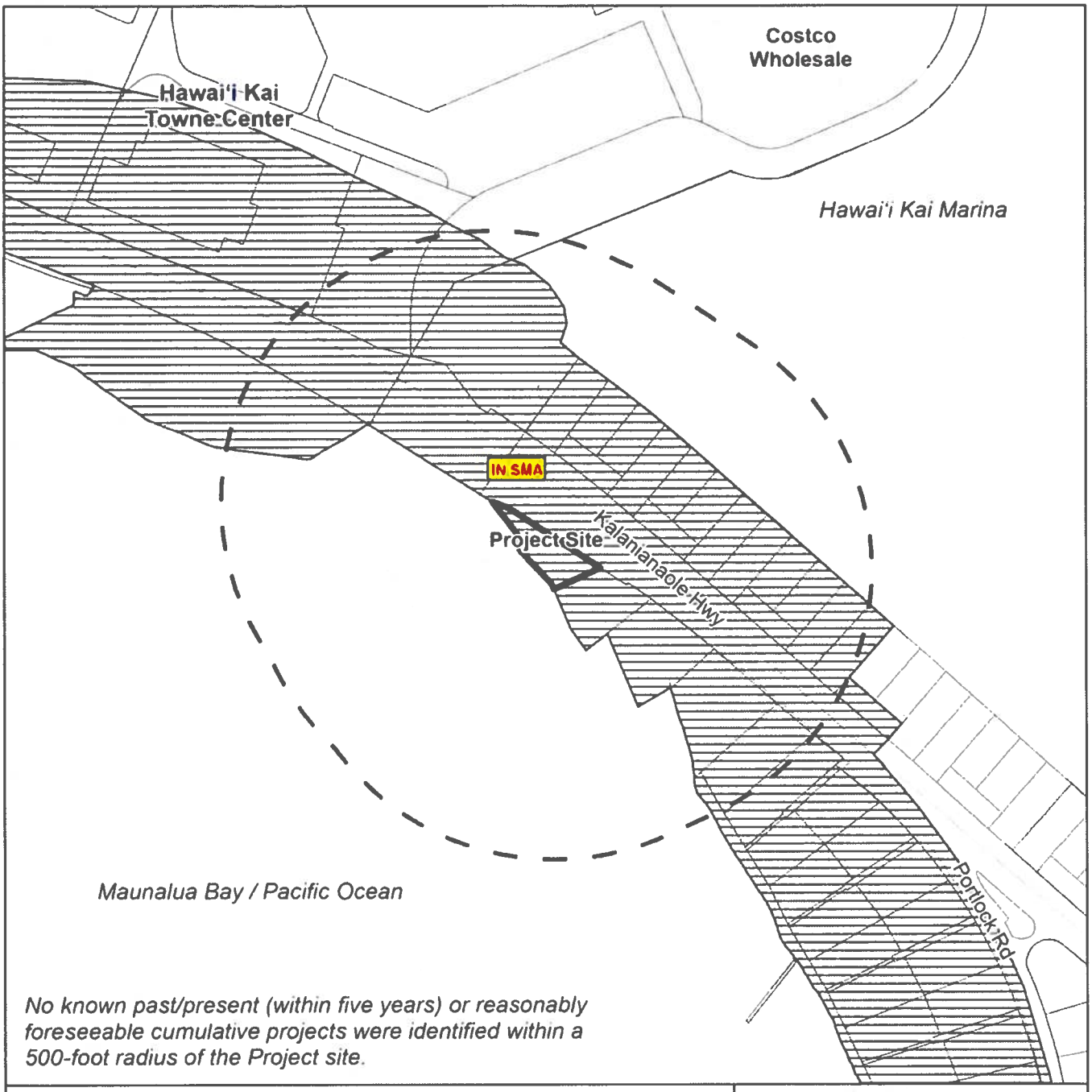



VICINITY MAP

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

Report Title:
Special Management Area ("SMA") Major Permit; Shoreline Setback Variance ("SSV"); Land Use Permit; Department of Planning and Permitting ("DPP")

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