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 Kalanianaʻole 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 Oʻahu 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.

RESOLUTION

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

RESOLUTION

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.

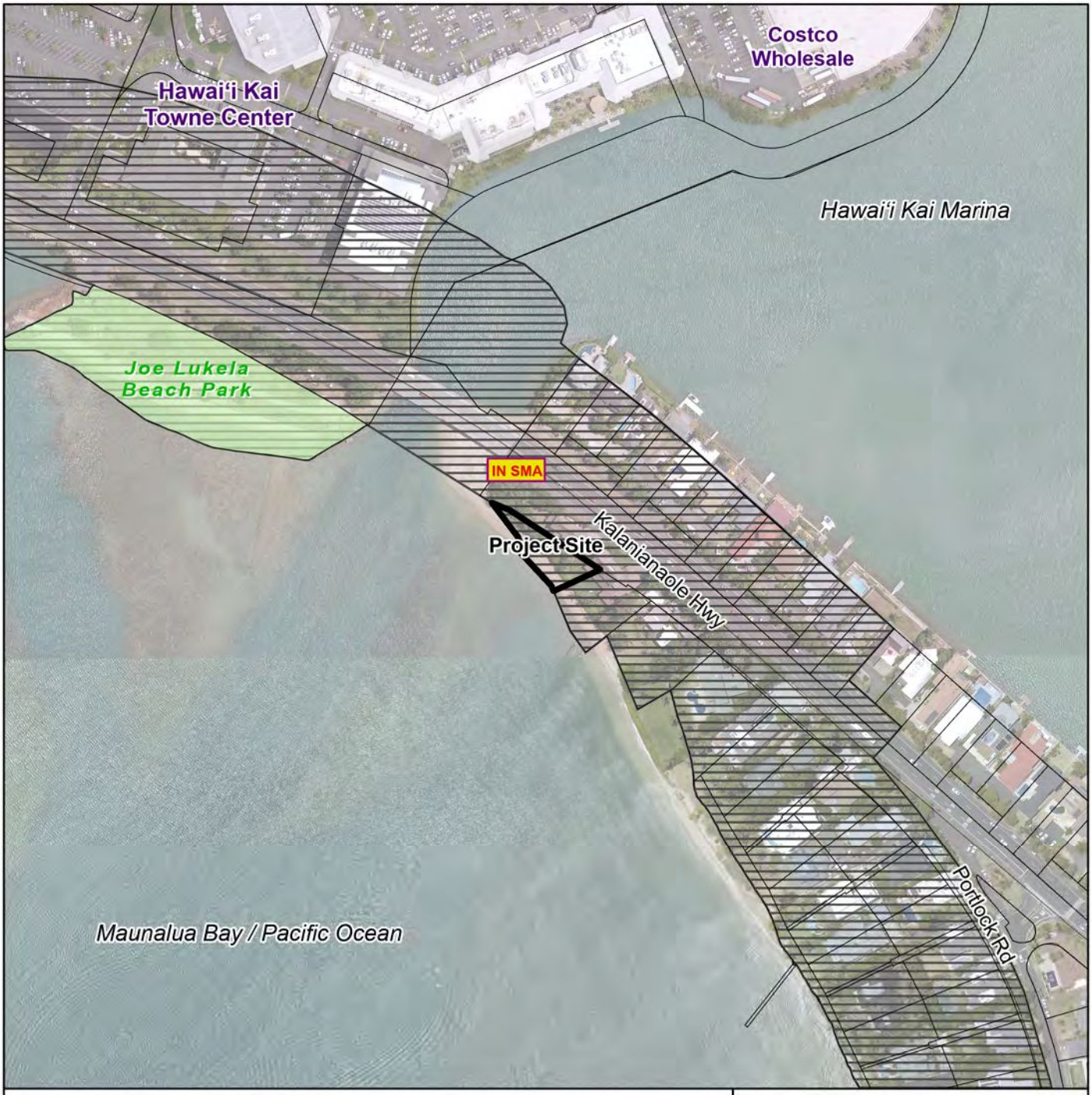
INTRODUCED BY:

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

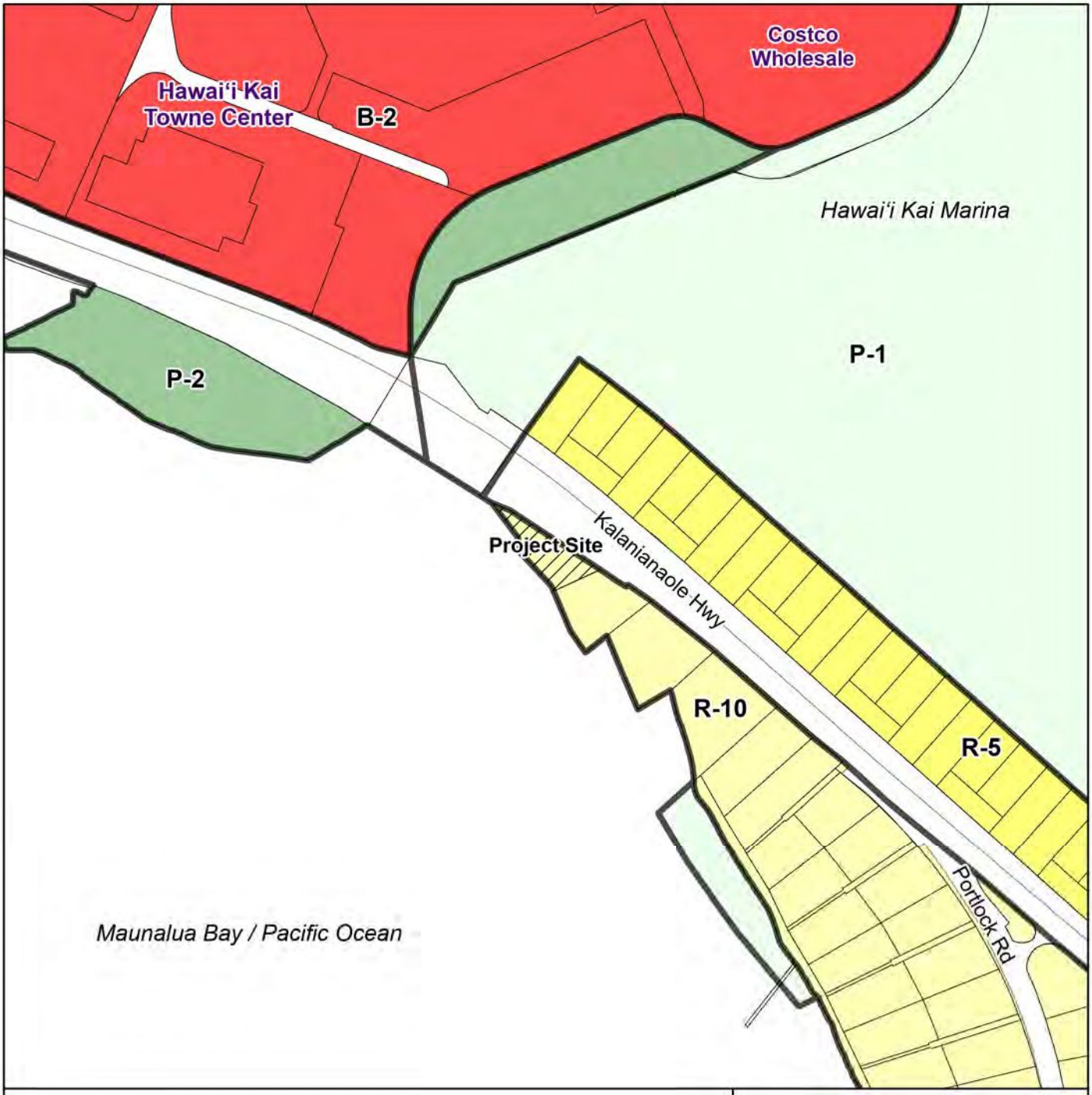
PROJECT: Garg Residence

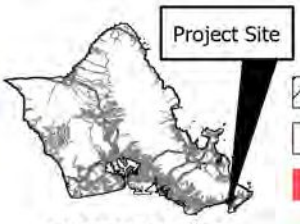
LOCATION: 6973 Kalaniana'ole Highway - Hawai'i Kai

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

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EXHIBIT C-1

white line

KALANIANAOLE HIGHWAY

double yellow line

white line

edge of pavement

guardrail

PAVING REMOVED AND REPLACED WITH SODDED TURF PER LANDSCAPE PLANS

NEW BLOCK WALL PER LANDSCAPE

LINEAR FOUNTAIN PER LANDSCAPE

POOL EQUIPMENT LOCATION

292°35'53" 37.00 PROPERTY LINE

302°52'44" 198.81 PROPERTY LINE

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

EXISTING BLOCK WALL

SODDED TURF PER LANDSCAPE PLANS

GATE PER LANDSCAPE

CONCRETE TIRE TRACKS PER LANDSCAPE PLANS

22'-2 1/2"

EXISTING DRIVEWAY APPROACH

EXISTING 6" LATERAL (VC PIPE) @ 1%

crm wall

SL

SEWER EASEMENT

EXPOSED 4" CLEANOUT LOCATION (WITH CAP)

CONCRETE DRIVEWAY

PRIVATE SEWER CONNECTION

DN 3

wooden fence, h=8'

GATE PER LANDSCAPE

10'-0" FRONT SETBACK

crm wall

TRASH

STORAGE

ELEV.

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

PROPOSED NEW DWELLING
2501.53 SQ. FT.

50'-0" MIN. BUILDABLE AREA

BBQ

SPA

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

PROPOSED NEW CARPORT
555.00 SQ. FT.

40'-0" SETBACK FROM PROPOSED SHORELINE

141°37'20" 81.13 PROPERTY LINE

5'-0" SIDEYARD SETBACK

21'-1" SHORELINE SETBACK

40'-10" SETBACK FROM PROPOSED SHORELINE

5'-0" SIDEYARD SETBACK

181°48' 22.87 PROPERTY LINE

20'-0" SETBACK FROM PROPOSED SHORELINE

65°48' 44.42 PROPERTY LINE

5'-0" SIDEYARD SETBACK

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

chain link fence, h=4'

NORTH

NEW LOW RETAINING WALL PER LANDSCAPE PLANS

NEW BEACH PEBBLE BAND W/ STEEL EDGING PER LANDSCAPE PLANS

NEW LOW RETAINING WALL PER LANDSCAPE PLANS

136°27'50" 88.64 PROPERTY LINE

40'-0" SETBACK FROM PROPOSED SHORELINE

NEW TUBULAR STEEL POOL ENCLOSURE FENCE & GATE PER LANDSCAPE PLANS

OUTDOOR SHOWER PER LANDSCAPE PLANS

40'-0" SETBACK FROM PROPOSED SHORELINE

157°02' 11.00 PROPERTY LINE

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

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

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

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

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

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

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

_____BUILDING COMPONENTS SYSTEMS
_____ELECTRICAL COMPONENT SYSTEMS
_____MECHANICAL COMPONENT SYSTEMS

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

⚠A
Standard Plumbing and Discharge Notes for Swimming Pools

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

DPP October 28, 2009

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

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

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

PROJECT DESCRIPTION:
NEW CUSTOM 2-STORY SINGLE FAMILY DWELLING



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

SUBMITTALS:

REVISIONS:
⚠B 01-18-21 BLDG PC1 - CT
⚠D 01-11-22 WWB PC2 - CT
⚠F 05-18-22 BLDG PC2 - CT
⚠G 11-10-22 PLANNING PC1 - CT
⚠H 04-23-24 PLANNING PC2 - JT

SITE PLAN

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

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

EXHIBIT C-2

white line

KALANIANAOLE HIGHWAY

double yellow line

white line

edge of pavement

guardrail

292°35'53" 37.00
PROPERTY LINE

302°52'44" 198.81 PROPERTY LINE

wooden fence, h=8'

cmu wall

crm wall

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

EXISTING EAVE

SEWER EASEMENT

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

EXISTING 2 STORY SINGLE FAMILY DWELLING

141°37'20" 81.13
PROPERTY LINE

℄ 1/2 pipe (fnd.)

65°48' 44.42 PROPERTY LINE

181°48' 22.87
PROPERTY LINE

EXISTING COLUMNS

gate

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

136°27'50" 88.64
PROPERTY LINE

chain link fence, h=4'

℄ 1/2 pipe (fnd.)

157°02' 11.00
PROPERTY LINE

℄ 1/2 pipe (fnd.)

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

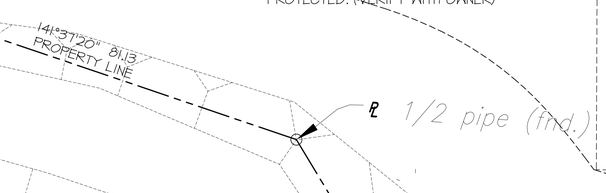
sand bags

sand bags

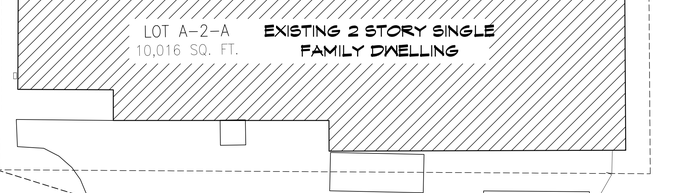
DEMOLITION PLAN

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

0 2' 10'
1' 5' 15'



EXIST/ DEMO 2ND FLOOR PLAN



EXIST/ DEMO 1ST FLOOR PLAN

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

FIXTURE REMOVED COUNT

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

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

ERIC TRABERT & ASSOCIATES

E.T.A. RESIDENTIAL DESIGN

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PROJECT DESCRIPTION:
NEW CUSTOM 2-STORY SINGLE FAMILY DWELLING



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

SUBMITTALS:

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

DEMOLITION PLAN

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

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

EXHIBIT C-3



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

ERIC TRABERT & ASSOCIATES

E.T.A.
RESIDENTIAL DESIGN

9521 IRVINE CENTER DRIVE
IRVINE, CALIFORNIA 92618

TEL: 949.861.2244
FAX: 949.861.2233
www.etadesign.com

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

PROJECT DESCRIPTION:
NEW CUSTOM 2-STORY SINGLE FAMILY DWELLING

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

FLOOR PLAN LEGEND

1-HOUR FIRE RATED SEPARATION

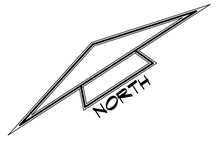
EXTERIOR WALL TO BE MINIMUM OF 2X6

FLOOR PLAN NOTE

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

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

0 2' 10'
1' 5' 15'



SUBMITTALS:

REVISIONS:

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

LOWER FLOOR PLAN

STYLE: CONTEMPORARY

DATE 01.24.2019

DRAWN BY: JT

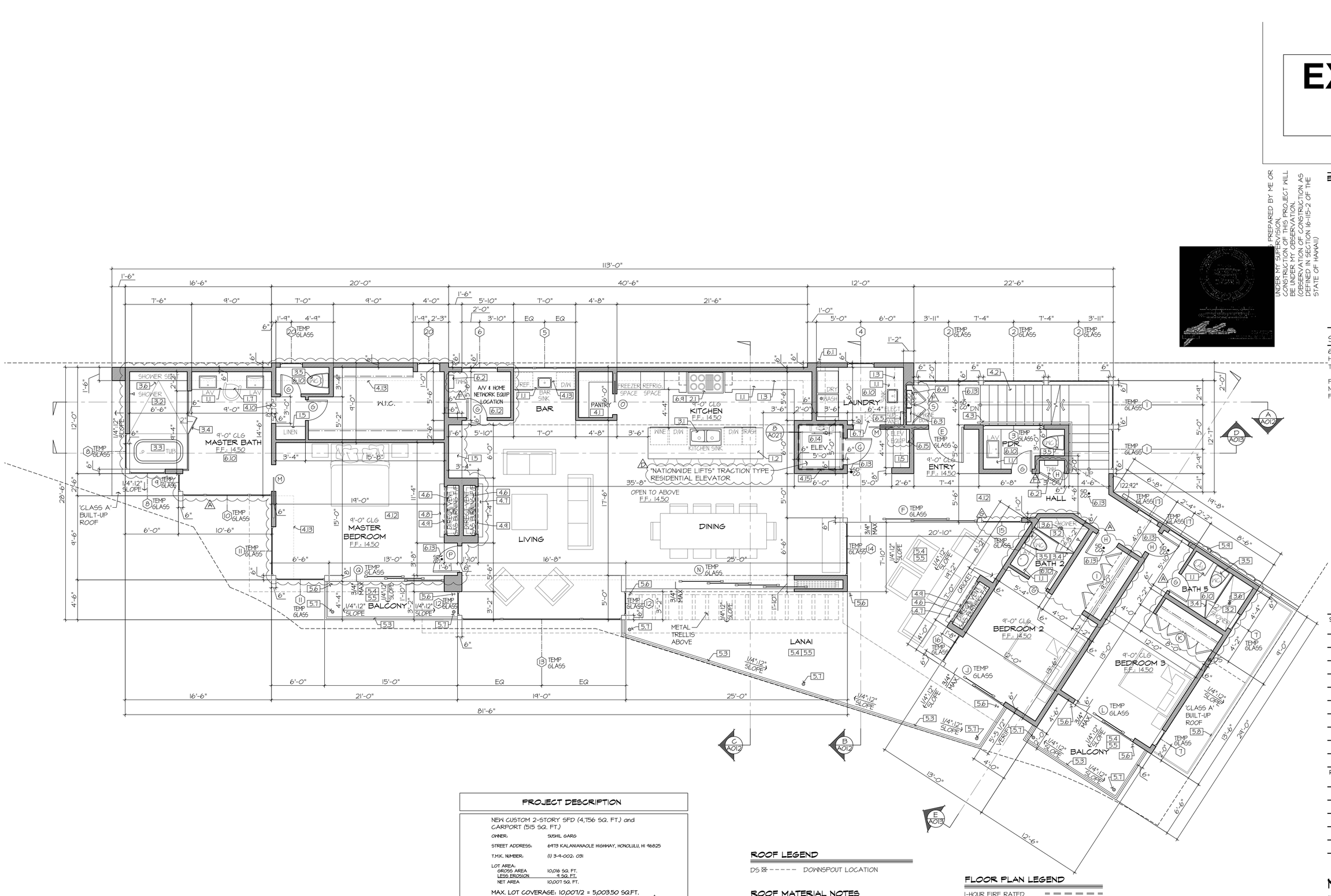
JOB NO. A006 LOWER FLOOR PLAN

SCALE 1/4"= 1'-0"

SHEET A006

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

EXHIBIT C-4



UNDER MY SUPERVISION.
CONSTRUCTION OF THIS PROJECT WILL BE UNDER MY OBSERVATION.
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HONOLULU, HI 96825
TMK: (1) 3-9-002: 031

PROJECT DESCRIPTION:
NEW CUSTOM 2-STORY SINGLE FAMILY DWELLING

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

SUBMITTALS:

REVISIONS:

1	01-06-20	OWNER'S CHANGES - JT
2	01-11-22	NWB PC2 - CT
3	05-18-22	BLDG PC2 - CT
4	11-10-22	PLANNING PC1 - CT
5	04-23-24	PLANNING PC2 - JT

PROJECT DESCRIPTION

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

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

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

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

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

ROOF LEGEND

DS ⊠ - - - - - DOWNSPOUT LOCATION

ROOF MATERIAL NOTES

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

FLOOR PLAN LEGEND

1-HOUR FIRE RATED SEPARATION

EXTERIOR WALL TO BE MINIMUM OF 2X6

FLOOR PLAN NOTE

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

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

0 2' 10'
1' 5' 15'

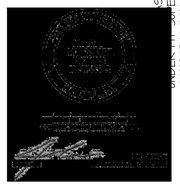
NORTH

MAIN FLOOR PLAN

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

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

EXHIBIT C-5



I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED BY ME OR UNDER MY SUPERVISION AND THAT CONSTRUCTION OF THIS PROJECT WILL BE UNDER MY OBSERVATION. (OBSERVATION OF CONSTRUCTION AS DEFINED IN SECTION 16-115-2 OF THE STATE OF HAWAII)

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

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

SUBMITTALS:

REVISIONS:
1. 01-06-20 OWNER'S CHANGES - JT
2. 01-11-22 WWB PC2 - CT
3. 04-23-24 PLANNING PC2 - JT

ROOF LEGEND

DS ⊠ - - - - - DOWNSPOUT LOCATION

ROOF MATERIAL NOTES

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

FLOOR PLAN LEGEND

1-HOUR FIRE RATED SEPARATION

EXTERIOR WALL TO BE MINIMUM OF 2X6

FLOOR PLAN NOTE

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

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

NORTH

UPPER FLOOR PLAN

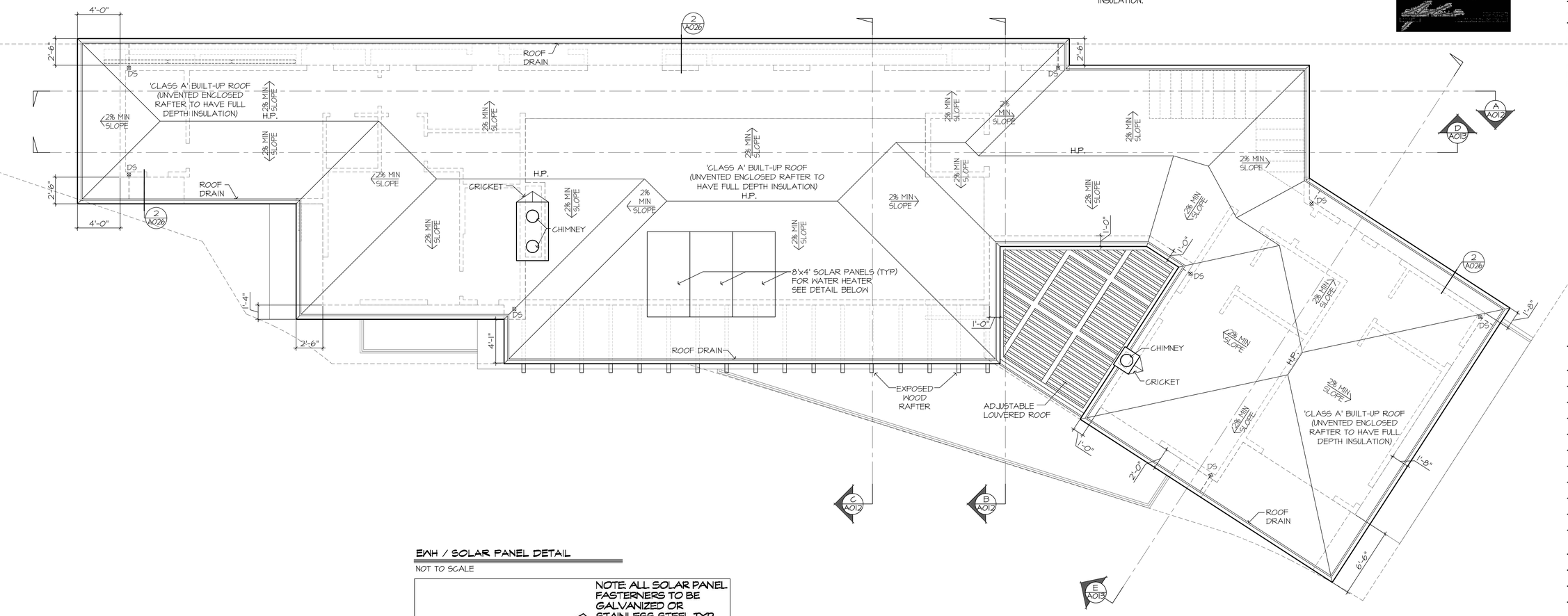
STYLE: CONTEMPORARY
DATE 01.24.2019
DRAWN BY: JT
JOB NO. A008 UPPER FLOOR PLAN
SCALE 1/4"= 1'-0"
SHEET A008

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

EXHIBIT C-6

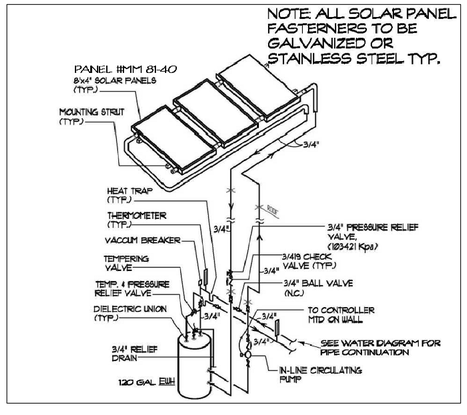
ROOF GENERAL NOTES

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 MAX. 6" ABOVE ROOF SHEATHING.
8. THE KITCHEN EXHAUST FAN SHALL BE LOCATED WITHIN THE KITCHEN VENT HOOD OR CEILING. NO MECHANICAL EQUIPMENT IS PERMITTED ON THE EXTERIOR SURFACE OF THE BUILDING.
9. AT PLYWOOD-DECKED ROOFS, PROVIDE MINIMUM 11 GAUGE, LARGE HEADED, NON CORROSIVE BOX NAILS OF SUFFICIENT LENGTH TO PENETRATE 1/2" TO 3/4" INTO THE DECK.
10. ROOF & DECK DRAINAGE SYSTEM MUST BE TIED TO LOT AREA DRAIN.
11. ROOF AND DECK AREA DRAINS TO BE DESIGNED FOR RAINFALL.
12. OVERFLOW DRAINS SHALL HAVE SEPARATE INDEPENDENT PIPING AND HAVE AN INLET FLOW LINE LOCATED 2" ABOVE THE LOW POINT OF THE ROOF. OVERFLOW SCUPPERS SHALL HAVE AN AREA 3 TIMES THE ROOF DRAIN, A MINIMUM OPENING HEIGHT OF 4", AND HAVE AN INLET FLOW LINE LOCATED 2" ABOVE THE LOW POINT OF THE ROOF.
13. ROOF DRAINS SHALL BE PROVIDED WITH THE MEANS TO PREVENT ACCUMULATION OF LEAVES & DEBRIS.
14. PROVIDE STONE DECKING ON CROSSFIELD PRODUCTS "DEX-O-TEX" WEATHERWEAR DECK COVERING, CLASS A, ICC ESR-1751 O/ DRAINAGE BOARD O/ FULLY ADHERED WATERPROOF MEMBRANE O/ DECK SUBSTRATE O/ RIPPED DECK JOIST PER STRUCTURAL DWGS. AND SHALL SLOPE 2% TO DRAINAGE.
15. PROVIDE ELASTOMERIC WATERPROOF DECK COATING O/ DRAINAGE BOARD O/ FULLY ADHERED WATERPROOF MEMBRANE O/ DECK SUBSTRATE O/ RIPPED DECK JOIST PER STRUCT. DWGS.
16. PROVIDE ELASTOMERIC WATERPROOF ON EXTERIOR DECKS, BALCONIES & STAIRWAYS.
17. SEE GENERAL NOTES & SPECIFICATIONS FOR ADDITIONAL FRAMING & MATERIALS NOTES.
18. UNVENTED ENCLOSED RAFTER TO HAVE FULL DEPTH INSULATION.



EWH / SOLAR PANEL DETAIL

NOT TO SCALE



ROOF MATERIAL NOTES

1. BUILT-UP ROOF:
   UL TGFU.R1306 "GAF" OR APPROVED EQ.
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   COLOR TO BE LIGHT TAN GRAVEL.
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5. ROOF DRAINAGE SYSTEM & DOWNSPOUT SHALL NOT BE COPPER.
6. ROOF DRAINAGE SYSTEM MUST BE TIED TO LOT AREA DRAIN.
7. RADIANT BARRIERS TO BE ATTACHED TO UNDERSIDE OF ROOF DECKING

ROOF LEGEND

DS & - - - - -	DOWNSPOUT LOCATION
H.P.	HIGH POINT
	1/4:12 MIN SLOPE

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

0 2' 10'

1' 5' 15'

NORTH

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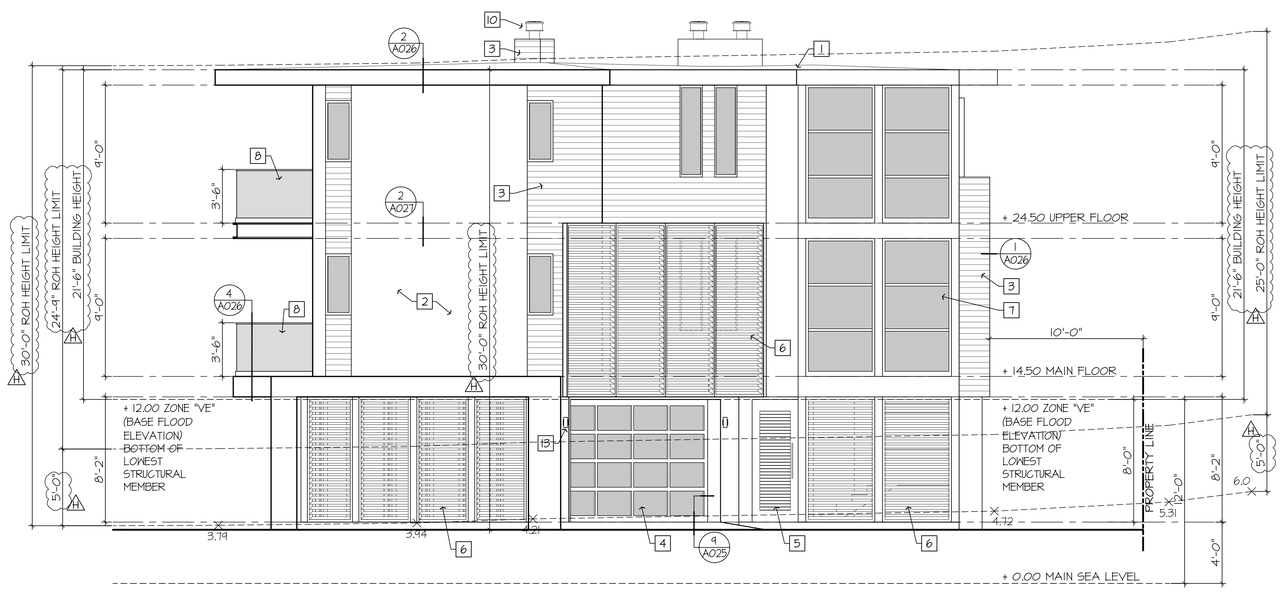
SUBMITTALS:

REVISIONS:

ROOF PLAN

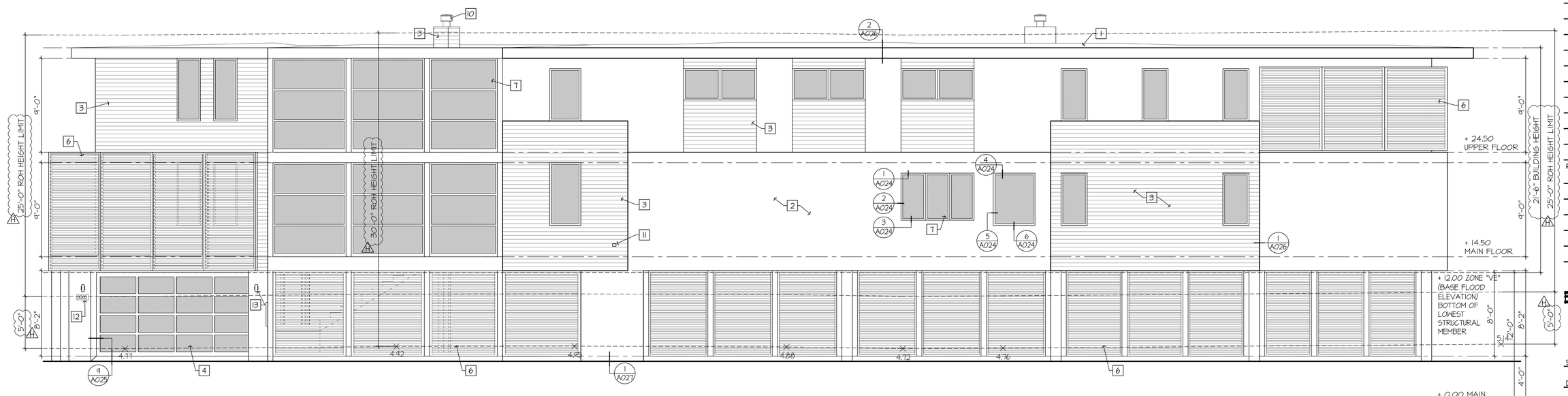
STYLE: CONTEMPORARY
DATE 01.24.2019
DRAWN BY: JT
JOB NO. A009 ROOF PLAN
SCALE 1/4"= 1'-0"
SHEET A009

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



LEFT ELEVATION

NOTE: ALL BATHROOM WINDOWS SHALL BE OBSCURE



FRONT ELEVATION

NOTE: ALL BATHROOM WINDOWS SHALL BE OBSCURE

ELEVATION KEYNOTES

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

NOTES

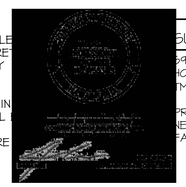
1. ANY CHANGES TO THE SHAPE, SIZE AND DIVISIONS OF WINDOWS & DOORS MUST BE REVIEWED & APPROVED BY DESIGNER.
2. THE MUNTIN BARS FOR ALL THE DOOR AND WINDOW BREAK-UPS SHALL BE PROVIDED WITH A MINIMUM OF 1-1/4".
3. ROOF GUTTERS SHALL BE PROVIDED WITH THE MEANS TO PREVENT ACCUMULATION OF LEAVES & DEBRIS.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

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

EXHIBIT C-7

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

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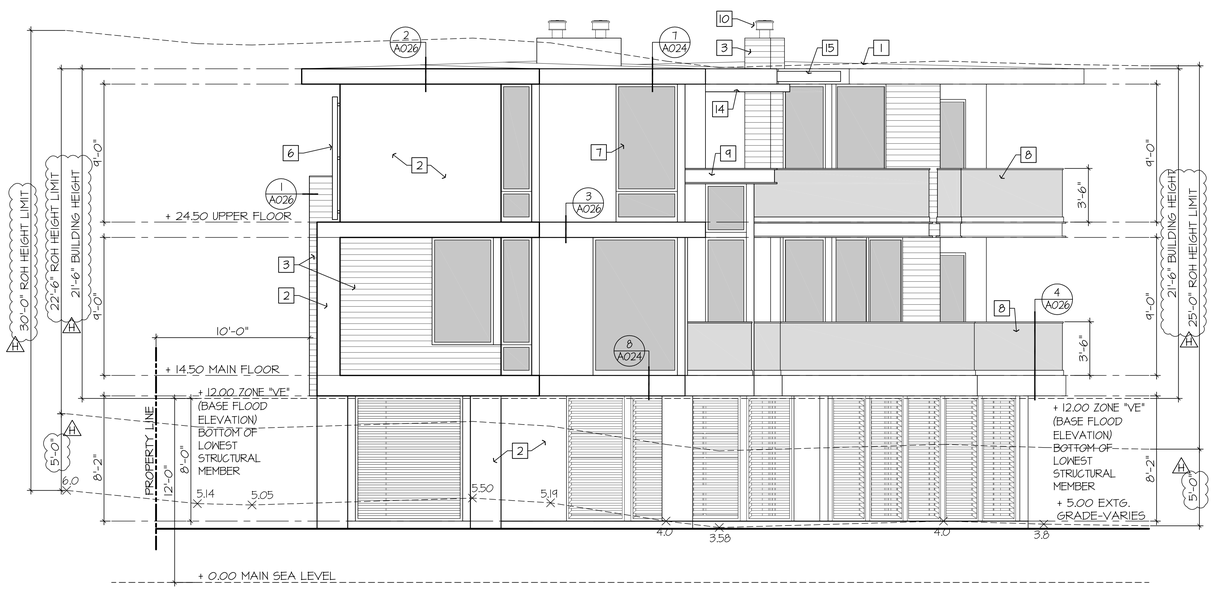
SUBMITTALS:

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

ELEVATIONS

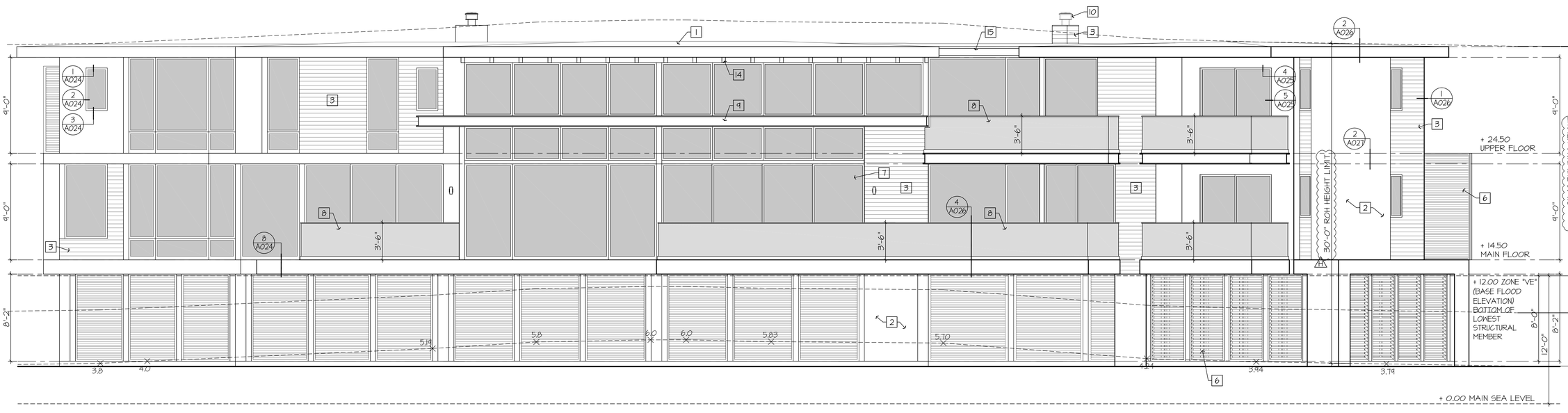
STYLE: CONTEMPORARY
DATE 01.24.2019
DRAWN BY: JT
JOB NO. A010 ELEVATIONS
SCALE 1/4"= 1'-0"
SHEET A010

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



RIGHT ELEVATION

NOTE: ALL BATHROOM WINDOWS SHALL BE OBSCURE



REAR ELEVATION

NOTE: ALL BATHROOM WINDOWS SHALL BE OBSCURE

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

0 2' 10'

1' 5' 15'

ELEVATION KEYNOTES

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

NOTES

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

EXHIBIT C-8

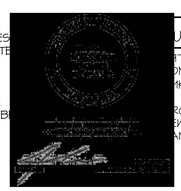
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ERIC TRABERT & ASSOCIATES

E.T.A. RESIDENTIAL DESIGN

9521 IRVINE CENTER DRIVE
IRVINE, CALIFORNIA 92618

TEL: 949.861.2244
FAX: 949.861.2233
www.etadesign.com



USHIL GARG

173 KALANIANA' OLE HIGHWAY
ONOLULU, HI 96825
MK: (1) 3-9-002: 031

ROJECT DESCRIPTION:
EW CUSTOM 2-STORY SINGLE
AMILY DWELLING

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

SUBMITTALS:

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

ELEVATIONS

STYLE: CONTEMPORARY

DATE 01.24.2019

DRAWN BY: JT

JOB NO. A011 ELEVATIONS

SCALE 1/4"= 1'-0"

SHEET A011

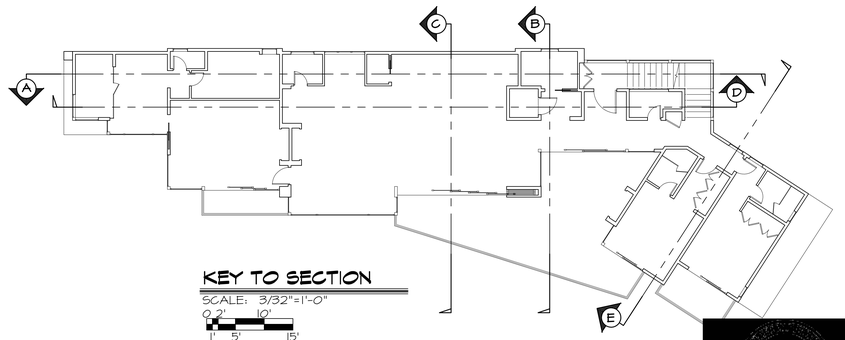
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OCCUPANCY SEPARATION NOTES

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

SECTION NOTES

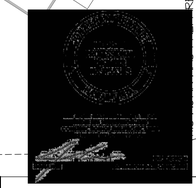
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2. PROVIDE DRAFTSTOPS IN ATTIC. IN COMBUSTIBLE CONSTRUCTION WHERE THERE IS USABLE SPACE BOTH ABOVE AND BELOW THE CONCEALED SPACE OF A FLOOR/CEILING ASSEMBLY, DRAFTSTOPS SHALL BE INSTALLED SO THAT THE AREA OF THE CONCEALED SPACE DOES NOT EXCEED 1,000 SQ. FT.
3. PROVIDE ATTIC ACCESS.
   FOR EACH ENCLOSED ATTIC AREA THAT EXCEED 30 SQ. FT. AND HAVE A VERTICAL HEIGHT OF 30 INCHES OR GREATER, PROVIDE A MINIMUM OF 22x30 INCHES ATTIC ACCESS.
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8. MEMBRANE PENETRATIONS SHALL BE OF FIRE-RESISTANCE-RATED CONSTRUCTION



KEY TO SECTION

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

EXHIBIT C-9



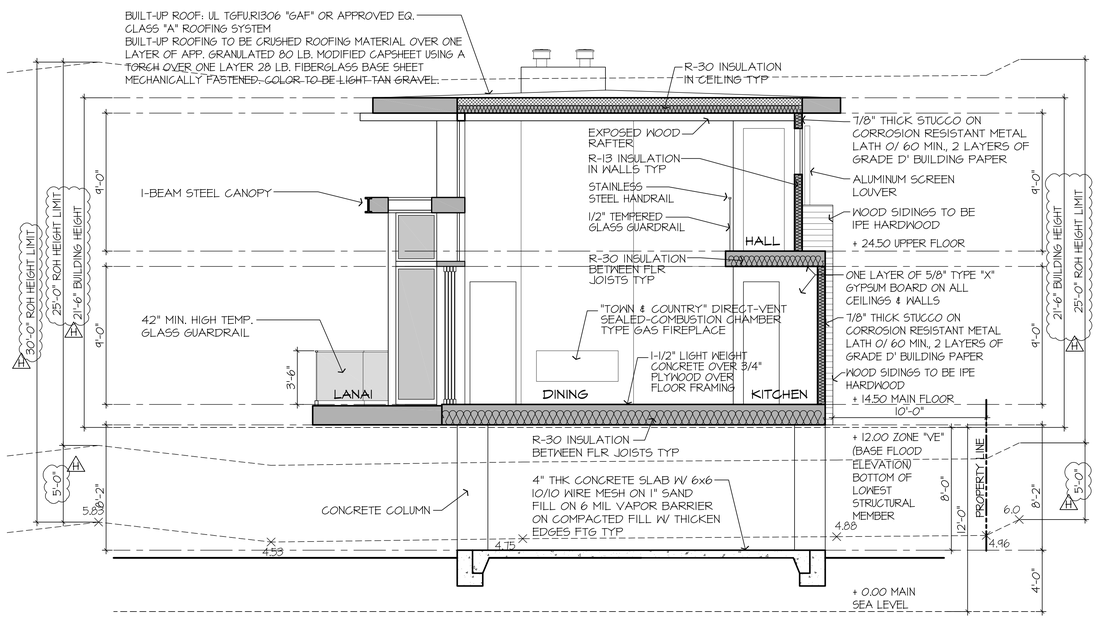
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www.etadesign.com

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

PROJECT DESCRIPTION:
NEW CUSTOM 2-STORY SINGLE FAMILY DWELLING

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

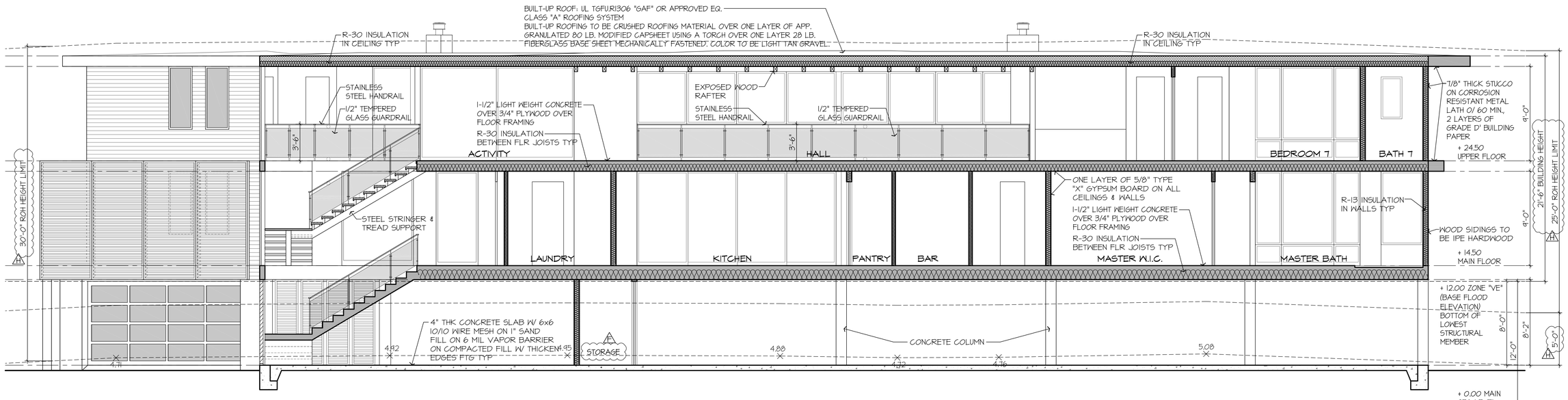


SECTION C

NOTE: ALL BATHROOM WINDOWS SHALL BE OBSCURE

SECTION B

NOTE: ALL BATHROOM WINDOWS SHALL BE OBSCURE



SECTION A

NOTE: ALL BATHROOM WINDOWS SHALL BE OBSCURE

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

SUBMITTALS:

REVISIONS:
1. 05-18-22 BLDG PC2 - CT
2. 04-23-24 PLANNING PC2 - JT

SECTIONS

STYLE: CONTEMPORARY
DATE 01.24.2019
DRAWN BY: CT
JOB NO. A012 SECTIONS
SCALE 1/4"= 1'-0"
SHEET A012

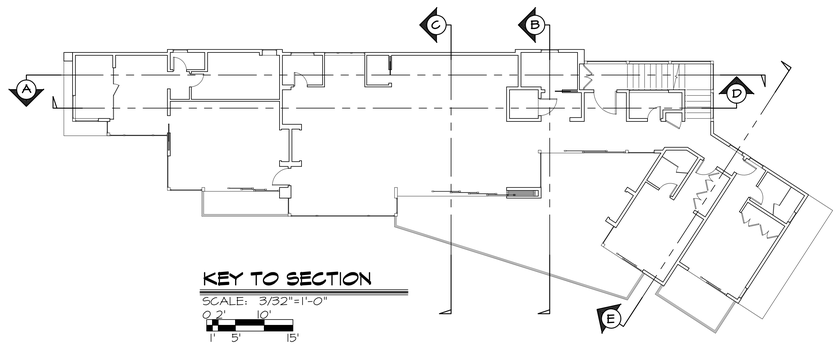
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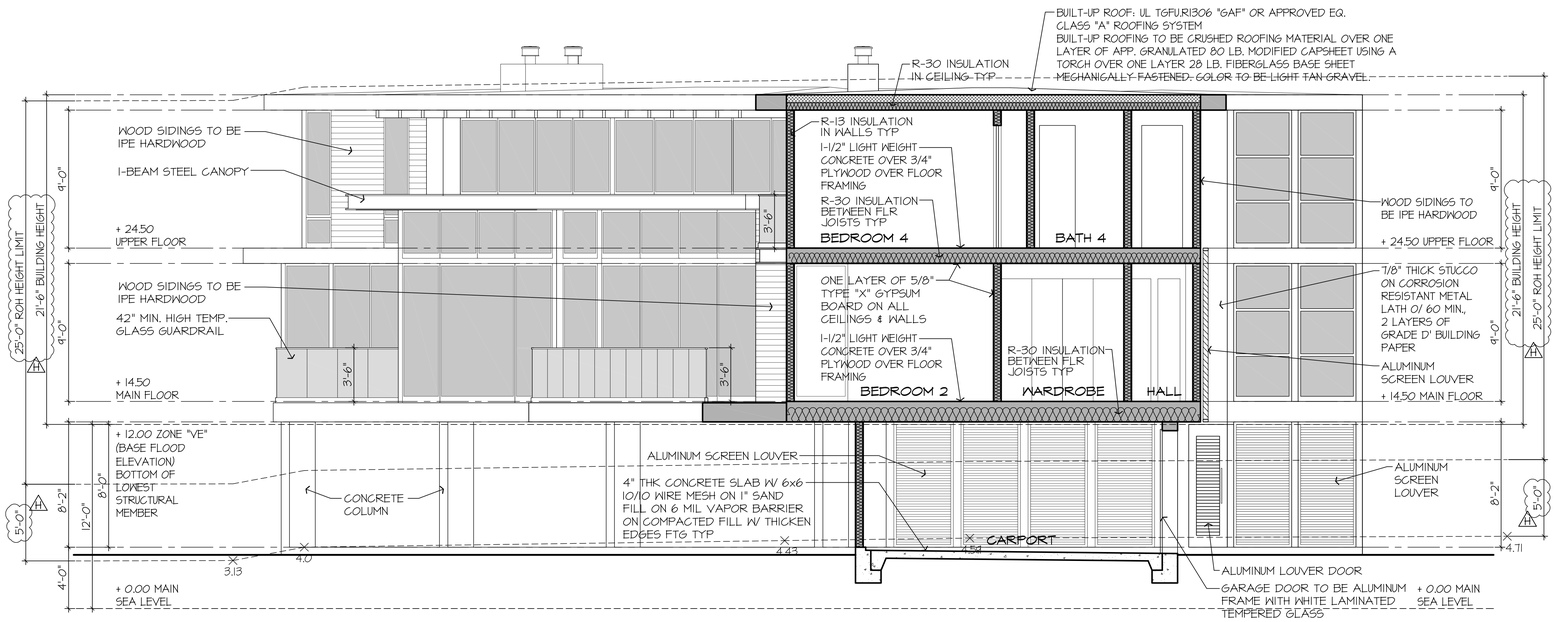
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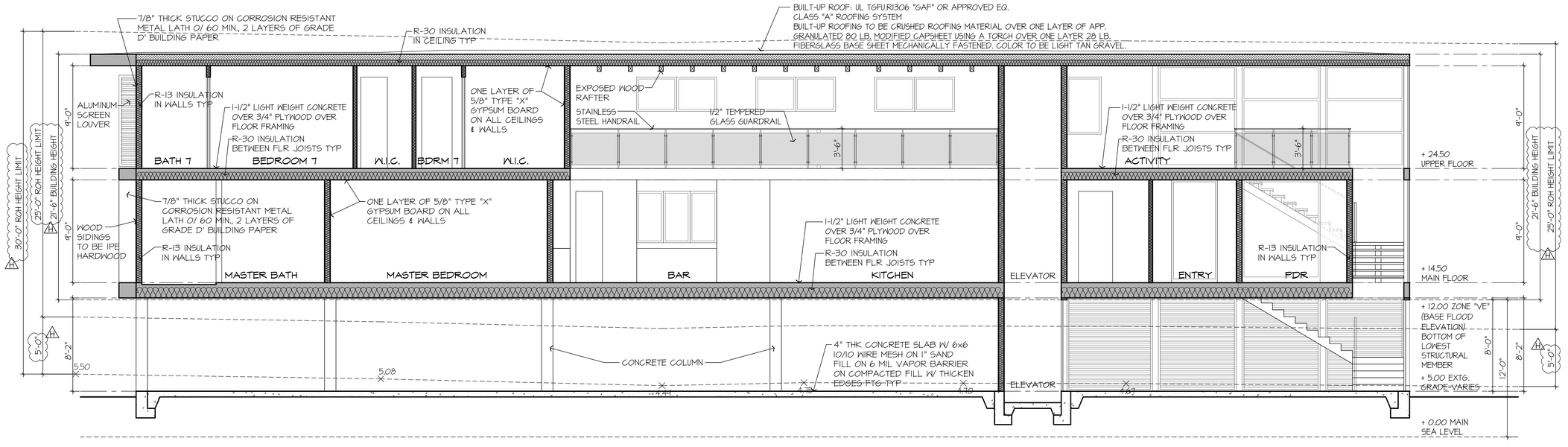
KEY TO SECTION

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



SECTION E

NOTE: ALL BATHROOM WINDOWS SHALL BE OBSCURE



SECTION D

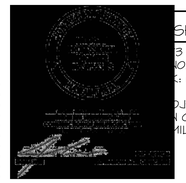
NOTE: ALL BATHROOM WINDOWS SHALL BE OBSCURE

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

EXHIBIT C-10

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



SHIL GARG
3 KALANIANA' OLE HIGHWAY
NOLULU, HI 96825
K: (1) 3-9-002: 031

OJECT DESCRIPTION:
N CUSTOM 2-STORY SINGLE
MILY DWELLING

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

SUBMITTALS:

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

SECTIONS

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

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

EXHIBIT C-11

KALANIANAOLE HIGHWAY

white line

double yellow line

white line

edge of pavement

EXISTING 6" LATERAL (VC PIPE) @ 1%

EXISTING DRIVEWAY APPROACH

EXISTING WOODEN FENCE TO BE REMOVED

EXISTING GATE TO BE REMOVED

EXISTING GATE TO BE REMOVED

SEWER EASEMENT

EXISTING 6" LATERAL

EXISTING CLEANOUT (WITH CAP)

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

EXISTING POSTS, FENCE AND GATES TO BE REMOVED

EXISTING ROCK WALL TO BE REMOVED

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

EXISTING WOOD DECK AND CONCRETE TO BE REMOVED

EXISTING ROCK WALL TO BE REMOVED

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

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

LEGEND:

— —5.0— — EXISTING CONTOUR

PROPERTY LINE

EXISTING CONCRETE

NORTH

EXISTING SITE AND DEMOLITION PLAN

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

0 2' 10'

1" 5" 15'

ERIC TRABERT & ASSOCIATES

E.T.A. RESIDENTIAL DESIGN

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

PROJECT DESCRIPTION:
NEW CUSTOM 2-STORY SINGLE FAMILY DWELLING

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

SUBMITTALS:

REVISIONS:
1/20/22 WWB COMMENTS

EXISTING SITE AND DEMOLITION PLAN

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

HAWAII ENGINEERING GROUP, Inc.
Civil & Structural Engineers

EXHIBIT C-12

KALANIANAOLE HIGHWAY

white line

double yellow line

white line

edge of pavement

12.00 11.00 10.00 9.00 8.00 7.00 6.00 5.00

POOL EQUIPMENT ENCLOSURE

DRY WELL 4
4.75 TOP
3.00 INV.8"

DRAIN INLET 5
4.75 TOP
3.25 INV.8"

EXISTING WATER METER

DRAIN INLET 3
4.75 TOP
3.00 INV.8"

EXISTING CMU WALL

DRAIN INLET 2
4.50 TOP
2.76 INV.8"

EXISTING DRIVEWAY APPROACH

SEWER EASEMENT

292°35'53" 37.00

302°52'44" 198.81

10'-0" FRONT SETBACK

8"SD – 42' @ 0.6%

8"SD – 40' @ 0.6%

8"SD – 35' @ 0.6%

4.85 T/C

5.00 FFE

4.38 T/C

40'-0" SETBACK FROM EXISTING SHORELINE

SLOPE TO MEET EXIST GRADE

141°37'20" 81.13

MEET EXISTING GROUND

5'-0" SIDEYARD SETBACK

PROPOSED NEW DWELLING

30'-0" MIN. BUILDABLE AREA

SPA

POOL

PROPOSED NEW CARPORT

DRY WELL 1
4.29 TOP
2.55 INV.8"

5'-0" SIDEYARD SETBACK

21'-1" SHORELINE SETBACK

SETBACK FROM EXISTING SHORELINE 40'-0"

2.0%

4.85 FG

4.78 FG

4.70 FG

4.30 FG

4.20

LANDSCAPE AREA

LIMITS OF GRADING

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

MEET EXISTING GROUND

136°27'50" 88.64

LIMITS OF GRADING

SETBACK FROM EXISTING SHORELINE 40'-0"

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

3.00

94.42

85°48' 11.00

1.9%

EARTHWORK QUANTITIES:

CUT: 5 CY

FILL: 15 CY

GRADED AND DISTURBED AREA: 9,470 SF

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

(i) USE SITE DESIGN STARTEGIES TO REDUCE THE IMPERVIOUS SURFACE AREAS TO THE MAXIMUM EXTENT PRACTICAL. THE TOTAL IMPERVIOUS SURFACE AREA FOR THE LOT MAY NOT EXCEED 75%, PER LUO SECTION 21-3.70.1(G).

(ii) TOTAL IMPERVIOUS AREA = 40.49%.

SITE GRADING AND DRAINAGE PLAN

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

0 2' 10'

1' 5' 15'

NORTH

LEGEND:

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

ERIC TRABERT & ASSOCIATES

E.T.A. RESIDENTIAL DESIGN

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

PROJECT DESCRIPTION:
NEW CUSTOM 2-STORY SINGLE FAMILY DWELLING

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

SUBMITTALS:

REVISIONS:
4/1/22 WWB COMMENTS

SITE GRADING AND DRAINAGE PLAN

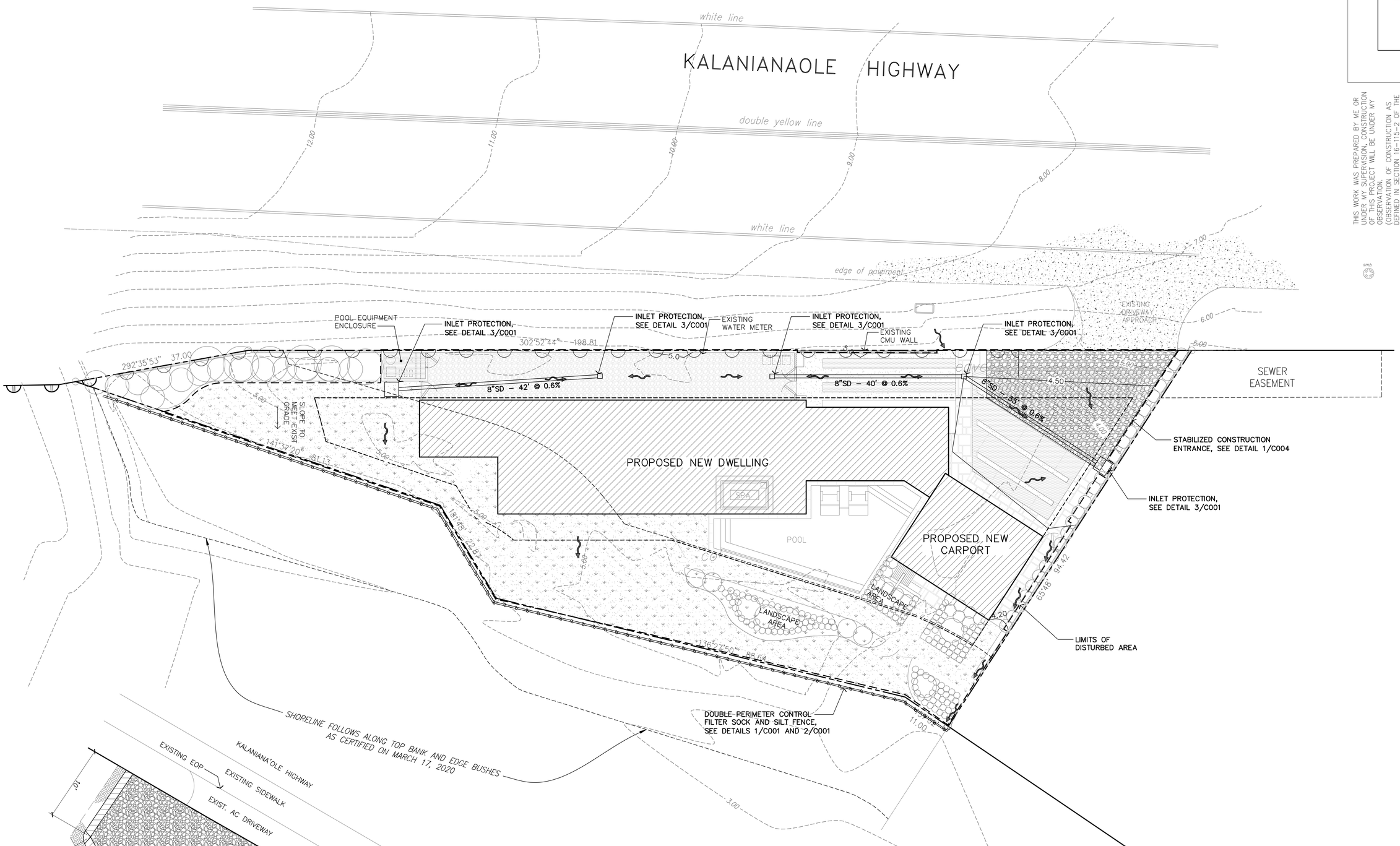
LICENSED PROFESSIONAL ENGINEER
GREGORY D SANFORD
14472-C
HAWAII, U.S.A.
EXP DATE: 04/30/26

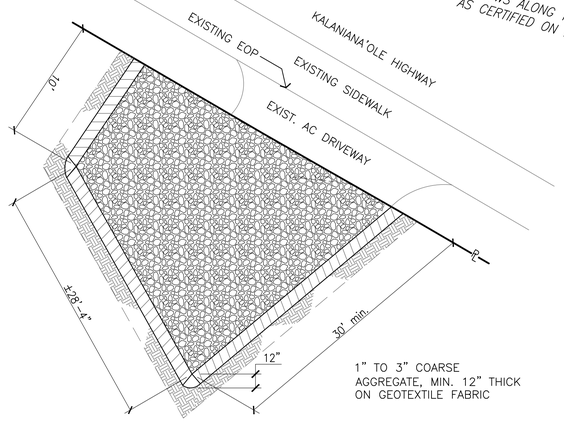
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HAWAII ENGINEERING GROUP, Inc.
Civil & Structural Engineers

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

EXHIBIT C-13





1 / C004 STABILIZED CONSTRUCTION ENTRANCE
NOT TO SCALE

SITE EROSION AND SEDIMENT CONTROL PLAN

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

NORTH

LEGEND:

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

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

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

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

PROJECT DESCRIPTION:
NEW CUSTOM 2-STORY SINGLE FAMILY DWELLING

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

SUBMITTALS:

REVISIONS:

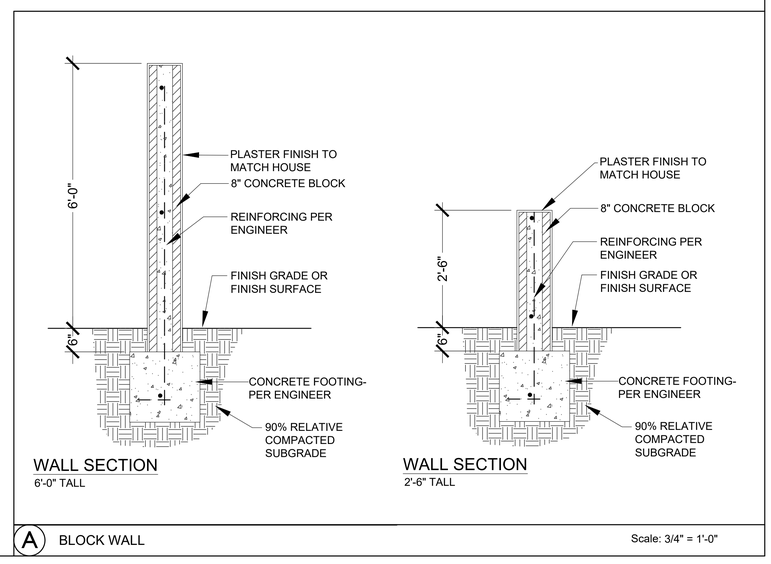
4/1/22	WWB COMMENTS

SITE EROSION AND SEDIMENT CONTROL PLAN

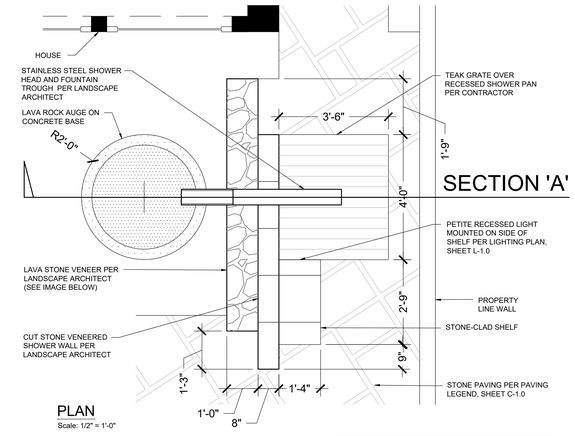
GREGORY D. SANFORD
LICENSED PROFESSIONAL ENGINEER
14472-C
EXP DATE: 04/30/26
THIS WORK WAS PREPARED BY ME OR UNDER MY SUPERVISION AND CONSTRUCTION OF THIS PROJECT WILL BE UNDER MY OBSERVATION
HAWAII ENGINEERING GROUP, Inc.
Civil & Structural Engineers

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

EXHIBIT C-14



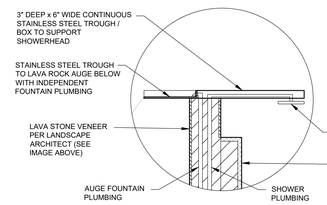
A BLOCK WALL Scale: 3/4" = 1'-0"



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

SECTION 'A'

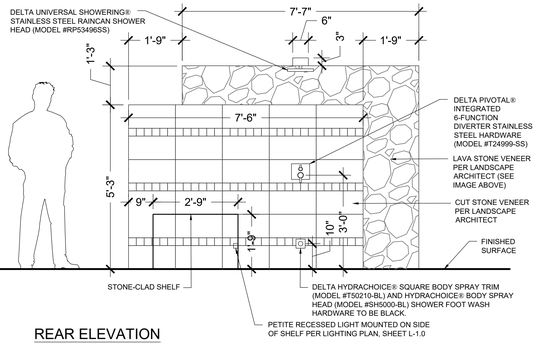
NOTE:
FOUNTAIN TO BE FILLED AND MAINTAINED BY HOSE-BIB



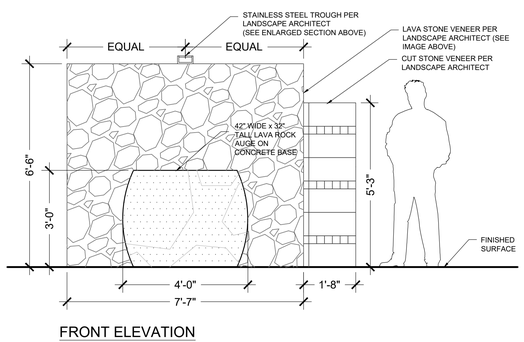
ENLARGEMENT
Scale: NO SCALE



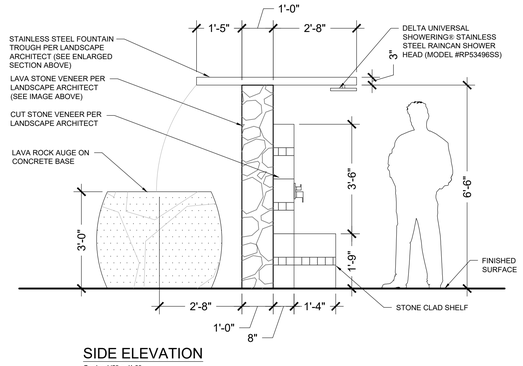
LAVA STONE VENEER



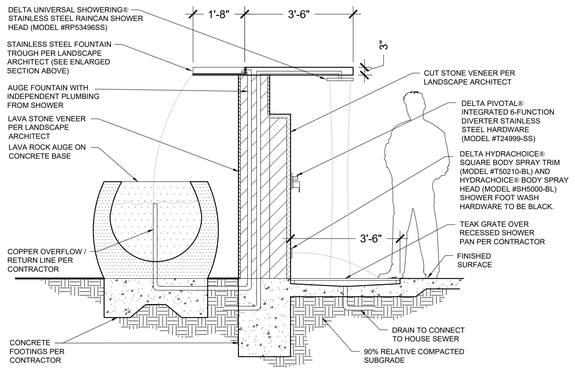
REAR ELEVATION
Scale: 1/2" = 1'-0"



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



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



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

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

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ZUCKER DESIGN ASSOCIATES, INC. LANDSCAPE ARCHITECTURE

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6973 Kalanianaole Hwy.
Oahu, Hawaii 96825

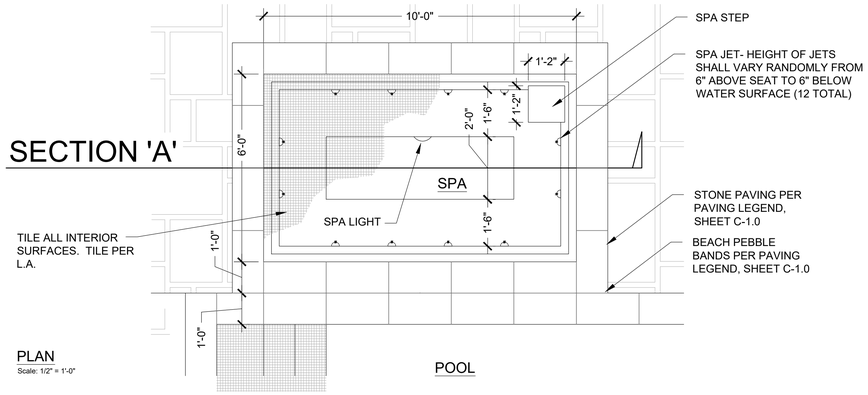
CONSTRUCTION DETAILS

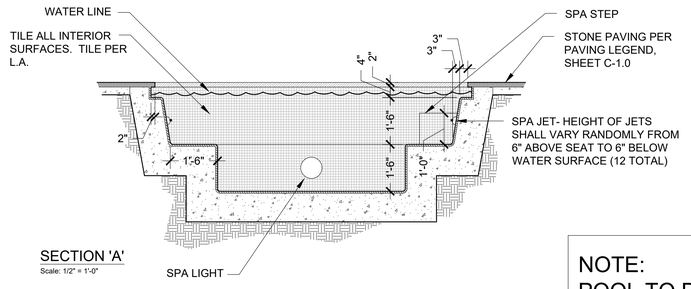
REGISTERED LANDSCAPE ARCHITECT SCOTT A. ZUCKER 2729 1/31/25 EXP. DATE STATE OF CALIFORNIA

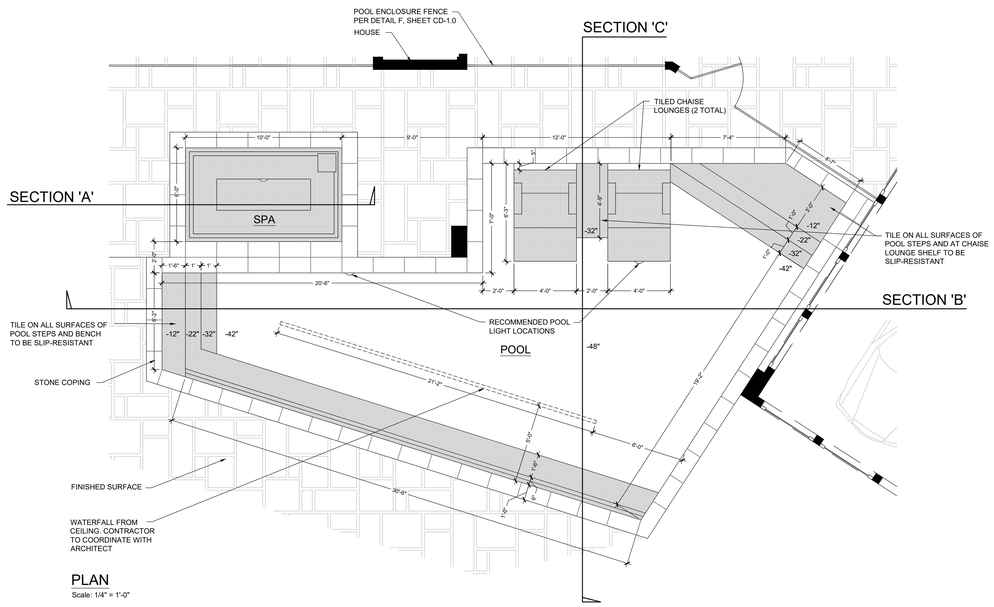
DRAWN GC
CHECKED SZ
DATE 19 January 2024
SCALE VARIES
JOB NO. 19.08
SHEET CD001

2 OF 7 SHEETS

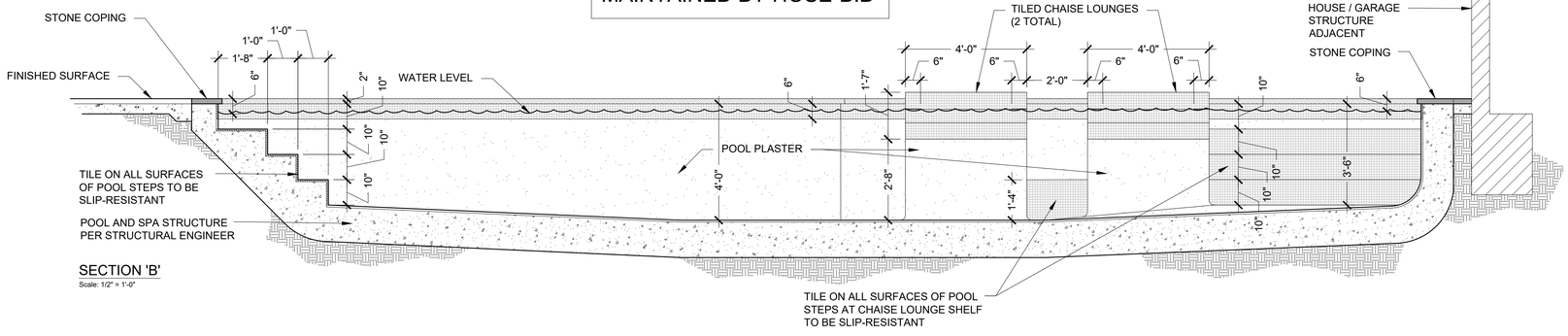
EXHIBIT C-15

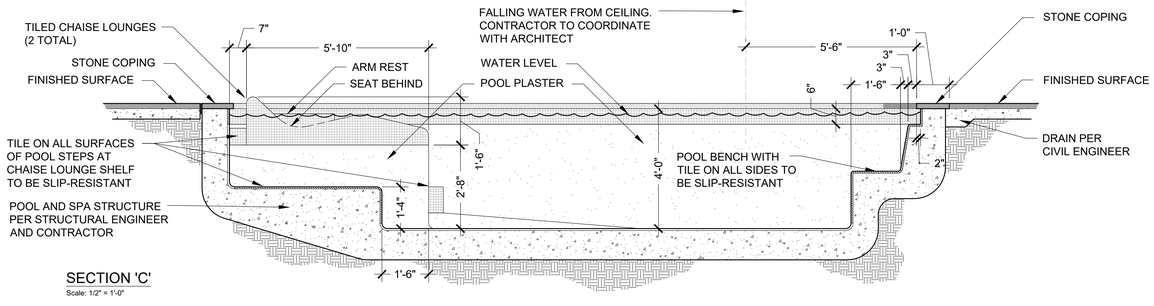






NOTE:
POOL TO BE FILLED AND MAINTAINED BY HOSE-BIB





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REVISIONS

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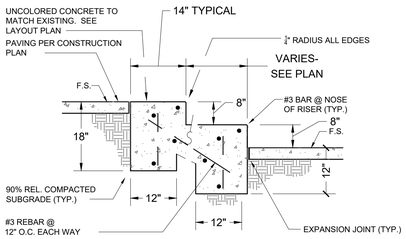
CONSTRUCTION DETAILS

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

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

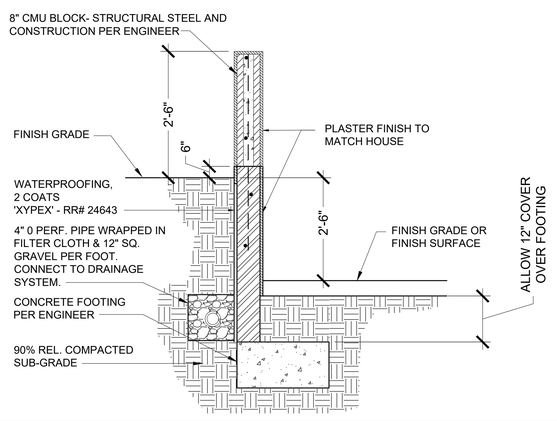
3 OF 7 SHEETS

EXHIBIT C-16

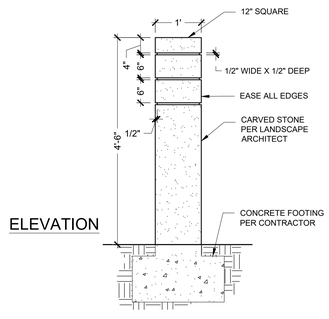


NOTE:
WHEN THERE ARE 9 OR MORE RISERS @ EVERY 4TH RISER INCLUDE A 12X12 FOOTING.

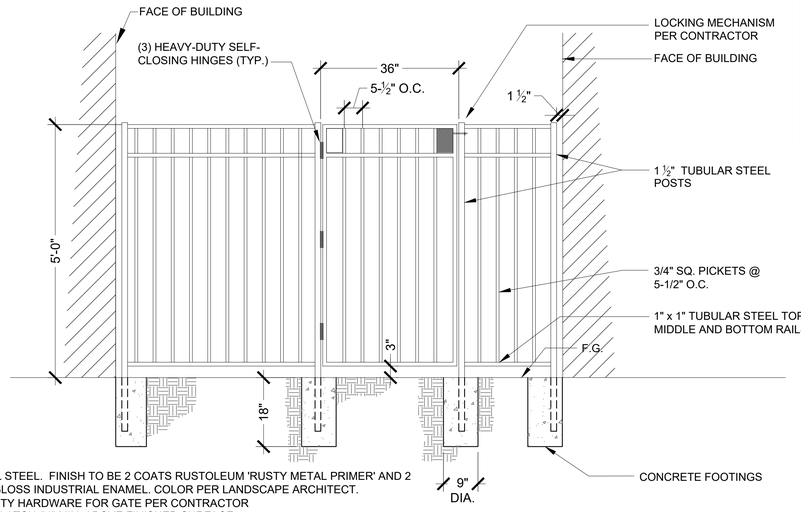
F CONCRETE STEP — Scale: 3/4" = 1'-0"



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

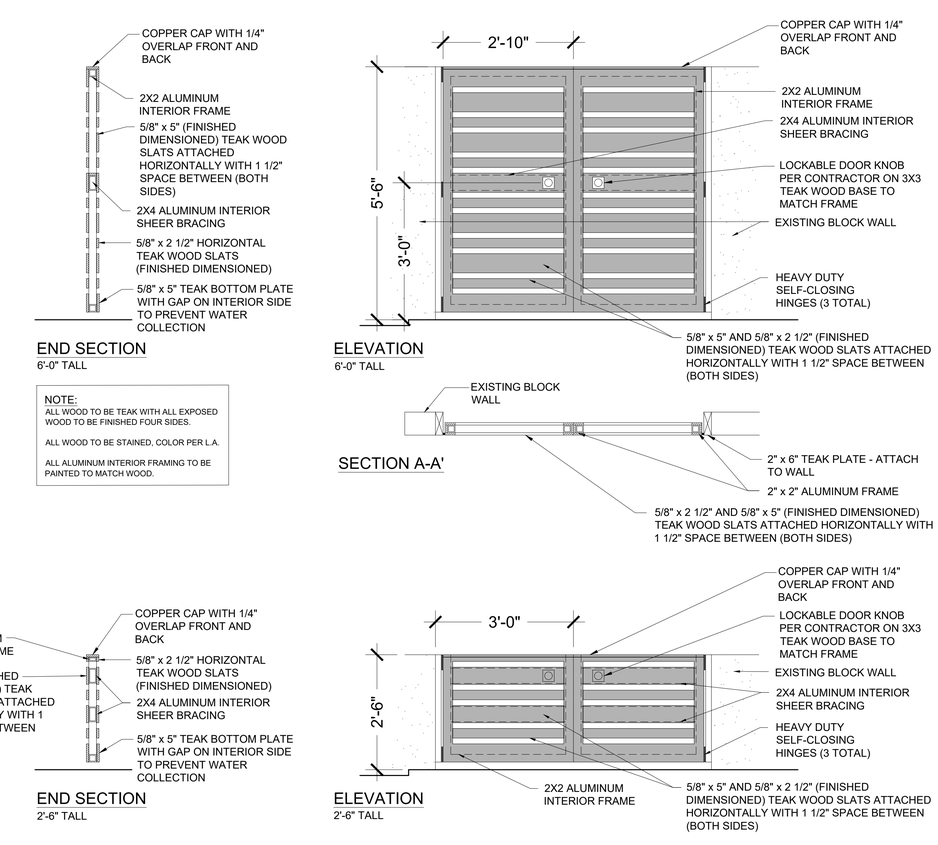


H STONE 'TOTEM POLE' — Scale: 3/4" = 1'-0"



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

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



NOTE:
ALL WOOD TO BE TEAK WITH ALL EXPOSED WOOD TO BE FINISHED FOUR SIDES.

ALL WOOD TO BE STAINED, COLOR PER L.A.

ALL ALUMINUM INTERIOR FRAMING TO BE PAINTED TO MATCH WOOD.

E WOODEN GATE — Scale: 3/4" = 1'-0"

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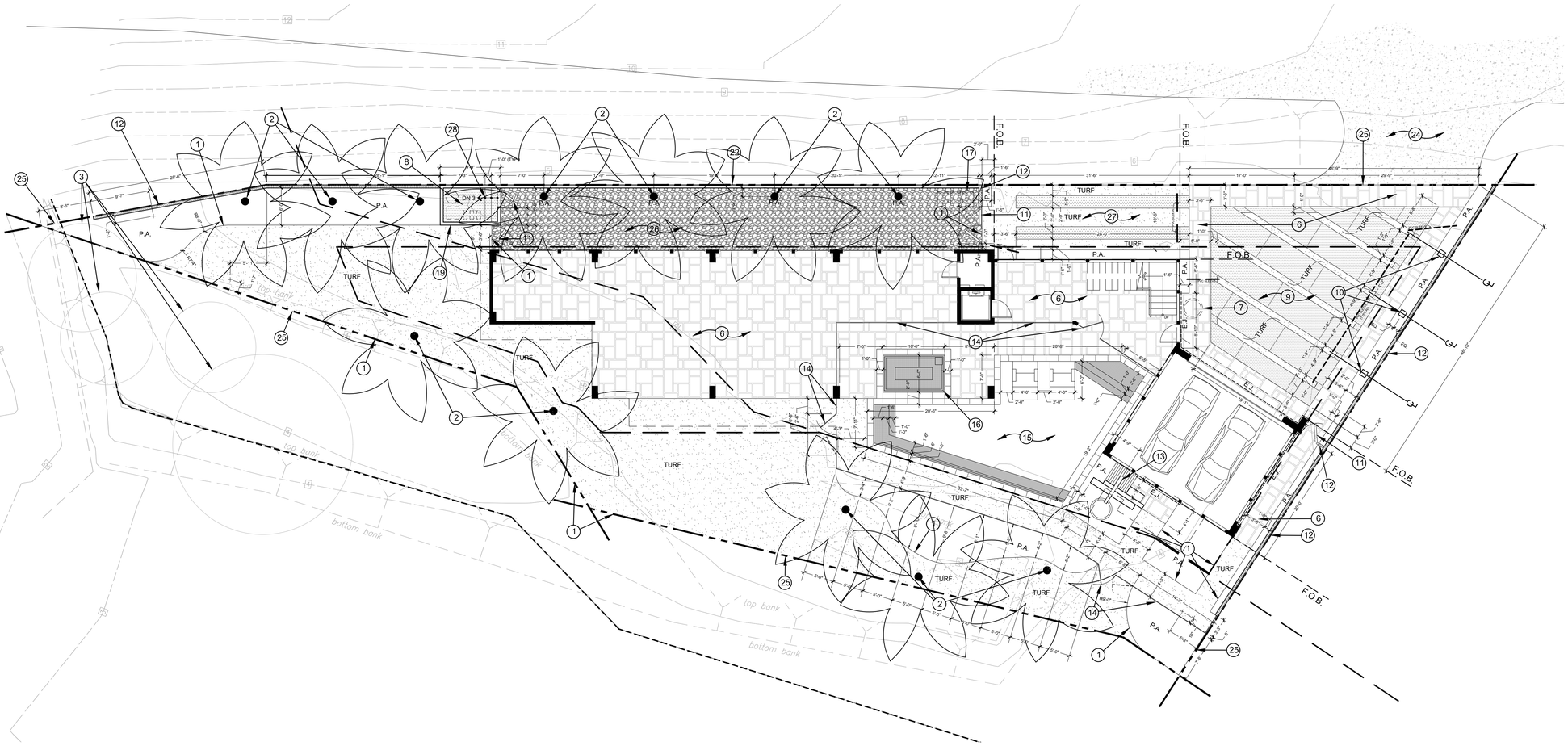
CONSTRUCTION DETAILS

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

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

CD003

EXHIBIT C-17



GENERAL CONSTRUCTION NOTES:

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

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

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

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

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

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

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

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

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

SYMBOLS AND ABBREVIATIONS

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

NOTE TO CONTRACTOR:

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

Recommended site visits by Zucker Design Associates, Inc.:

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

GRADING AND DRAINAGE NOTES

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

PAVING LEGEND:

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

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

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

CONSTRUCTION CALLOUTS:

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

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

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

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

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

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

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

OMIT 21. ~~SITE SETBACK~~

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

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

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

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

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

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Modjeska Canyon, California 92651
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Fax: 949/485-5888
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ZUCKER DESIGN ASSOCIATES, INC. LANDSCAPE ARCHITECTURE

GARG RESIDENCE
6973 Kalanianaole Hwy.
Oahu, Hawaii 96825

CONSTRUCTION PLAN

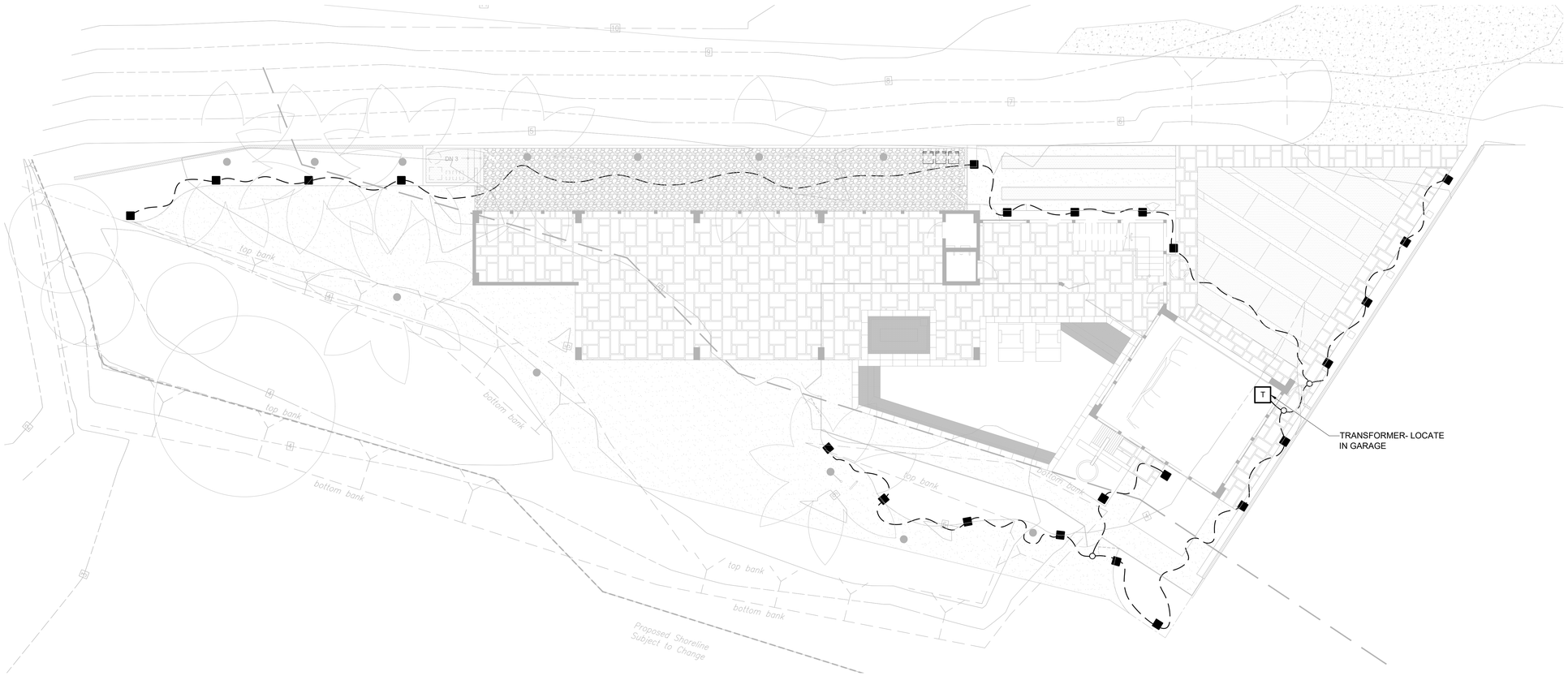
REGISTERED LANDSCAPE ARCHITECT — SCOTT A. ZUCKER — 2772 — 1/31/25 EXP. DATE — STATE OF CALIFORNIA

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

1 OF 7 SHEETS

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EXHIBIT C-18



LIGHTING SYSTEM NOTES

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

GENERAL NOTES

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

LIGHTING SYMBOLS LEGEND

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

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



PATH LIGHT
SPJ-RSPL-6



LOW VOLTAGE TRANSFORMER
SPJ-FL300-15V

REVISIONS

Zucker Design Associates
26691 Pariso Drive
Mission Viejo, California 92691
Phone: 714/478-0565
Fax: 949/485-5888
email: scott@zuckerdesign.net
website: www.zuckerdesign.net

ZUCKER DESIGN ASSOCIATES, INC. LANDSCAPE ARCHITECTURE

GARG RESIDENCE
6973 Kalanianaole Hwy.
Oahu, Hawaii 96825

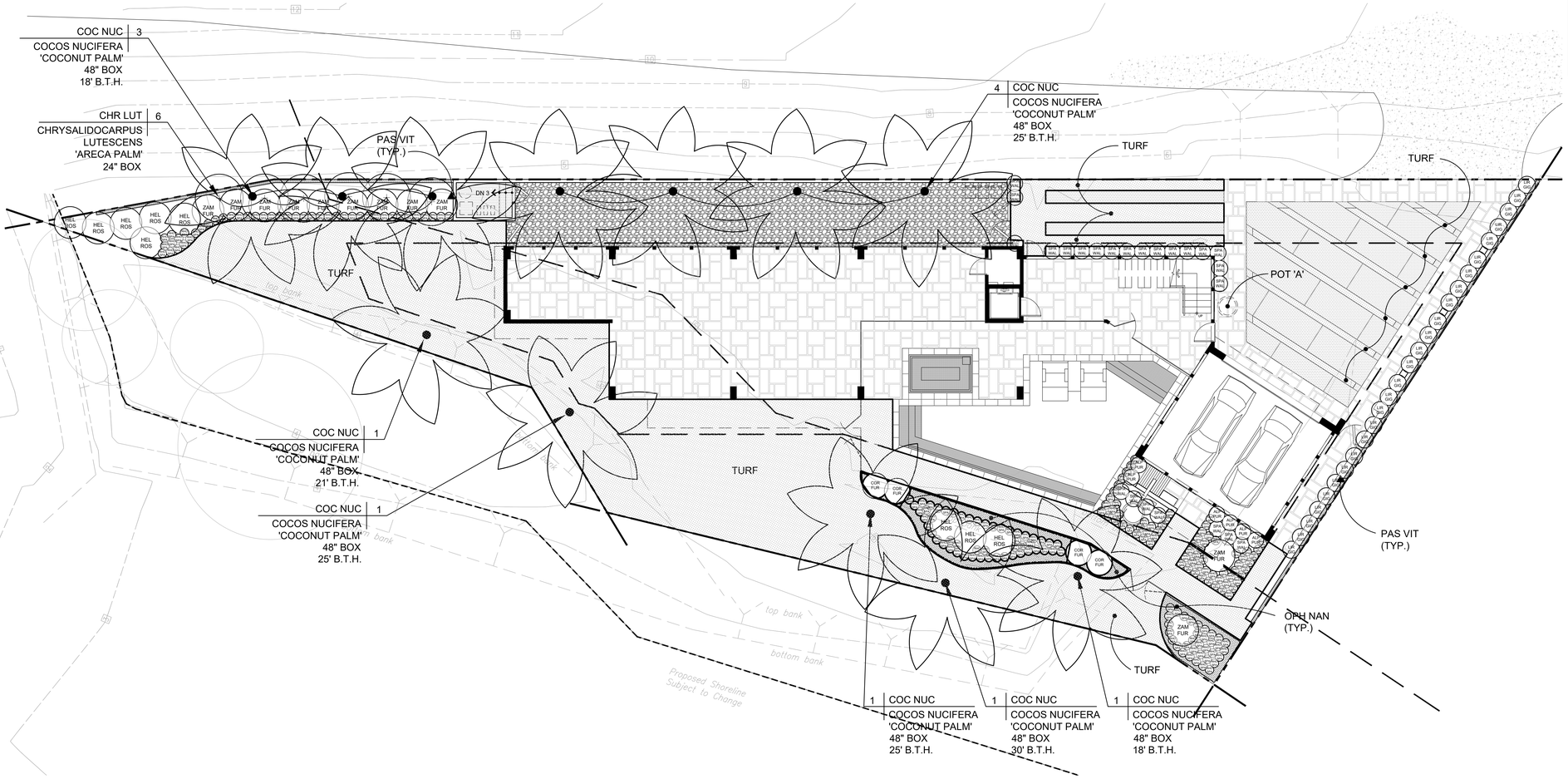
LIGHTING PLAN

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

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

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EXHIBIT C-19



VINES

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

TREES

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

POTS

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

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

PLANTING LEGEND

SHRUBS

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

GROUNDCOVERS

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

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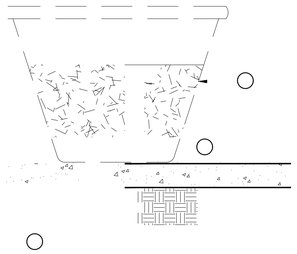
PLANTING PLAN

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

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

5 OF 7 SHEETS

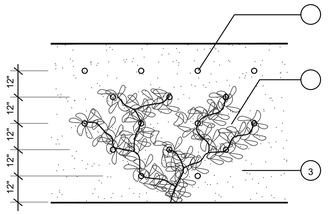
EXHIBIT C-20



LEGEND

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

POT DRAINAGE



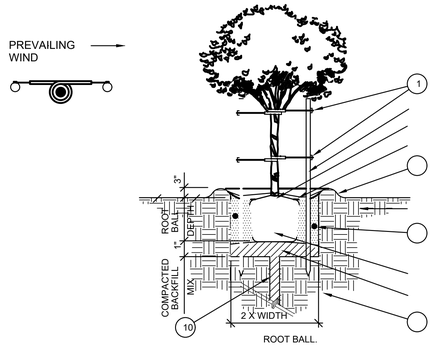
PD-15www

LEGEND

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

B VINE PLANTING (ON FENCES/WALLS)

N.T.S.



ROOT BALL.

EXISTING SOIL.

1" COMPACTED AMENDED BACKFILL. (SEE SPECS.)

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

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

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

BERM FILL

PLANT TABLETS. (SEE SPECS.)

TREE PLANTING DETAIL & STAKING DETAIL

WATER CONSERVATION STATEMENT

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

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

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

RECOMMENDED SITE VISITS BY ZUCKER DESIGN ASSOCIATES, INC.

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

NOTE TO CONTRACTOR:

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

SOIL PREPARATION

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

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

PLANTING NOTES

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

REVISIONS

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

ZUCKER DESIGN ASSOCIATES, INC. LANDSCAPE ARCHITECTURE

GARG RESIDENCE
6973 Kalanianaole Hwy.
Oahu, Hawaii 96825

PLANTING PLAN

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

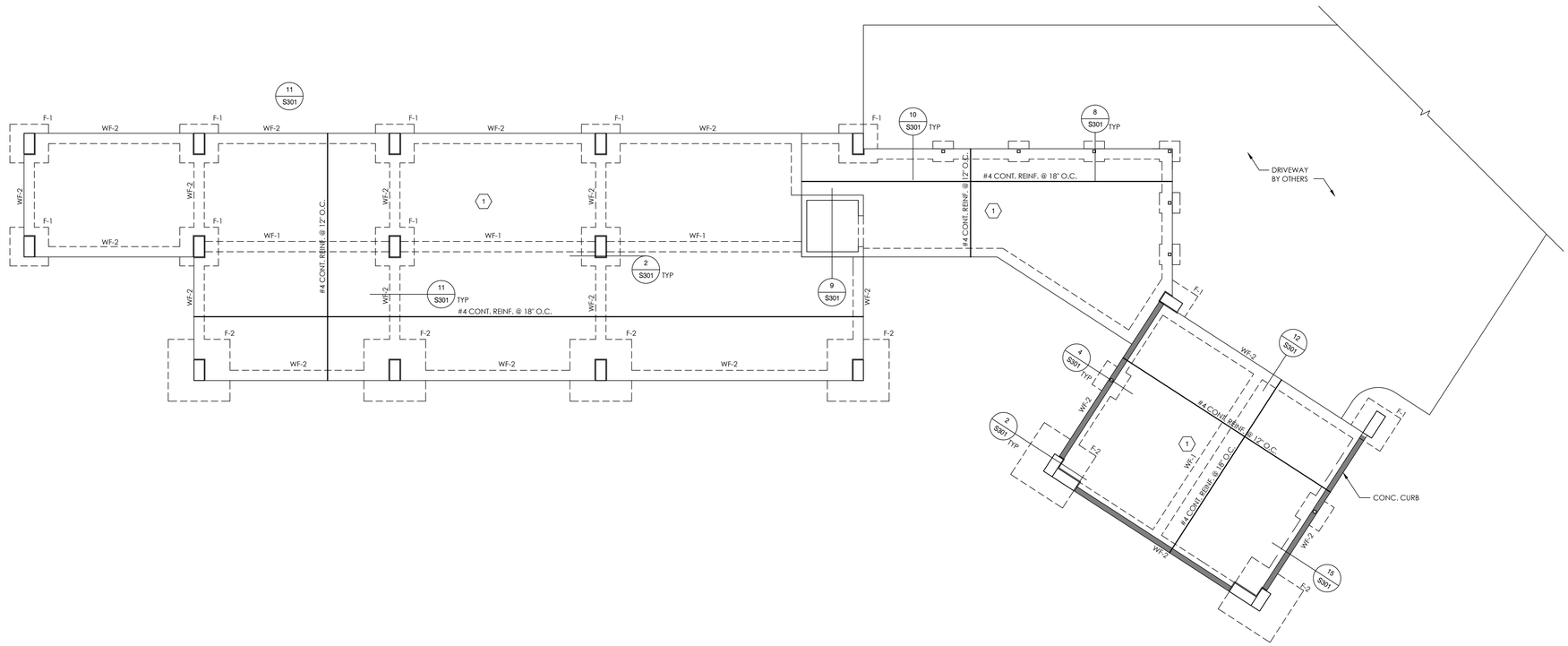
DRAWN GC
CHECKED SZ
DATE 19 January 2024
SCALE 1/8" = 1'-0"
JOB NO. 19.08
SHEET

PP002

6 OF 7 SHEETS

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EXHIBIT C-21



NOTES:

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

LEGEND

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

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

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

FOUNDATION PLAN

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

0 2' 4' 8' 12' 16'

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

JPB ENGINEERING, INC.

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

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

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

EXP: 4/30/26

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

REVISION	DATE
1	
2	
3	

FOUNDATION PLAN

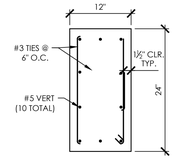
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Drawn	KB
Designed	JPB
Checked	JPB

DRAWING NO.

S100

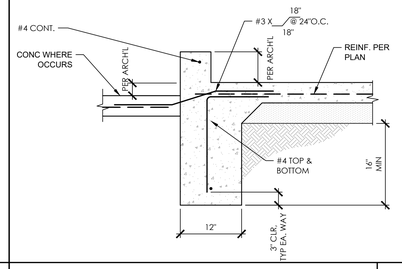
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EXHIBIT C-22

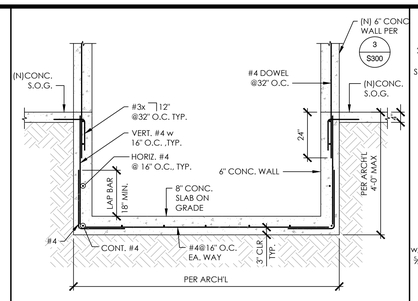


CC-1

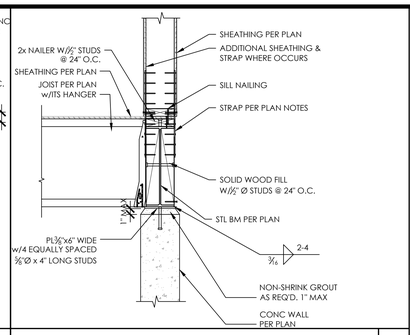
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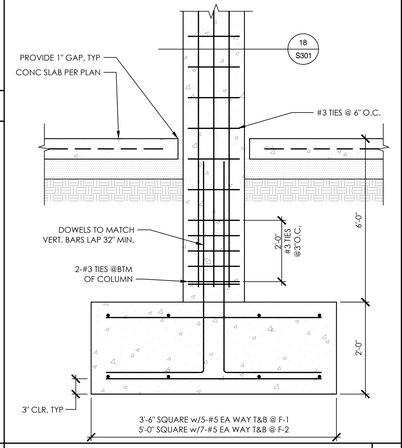
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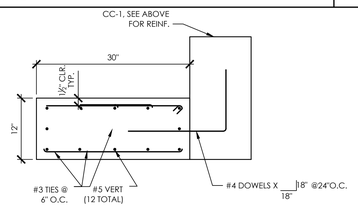
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DETAIL 5

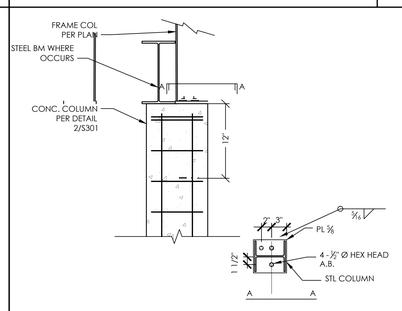


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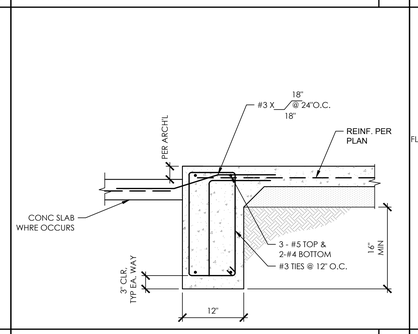


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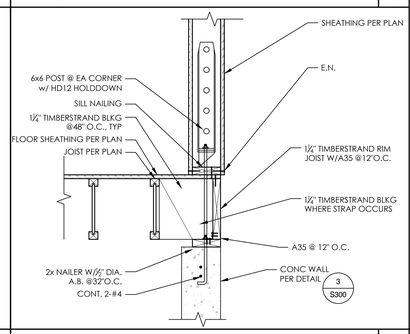
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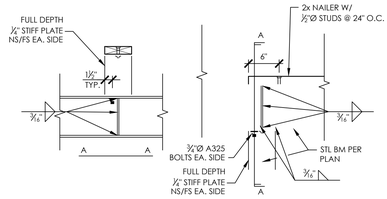
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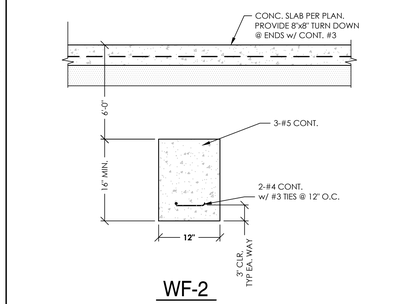
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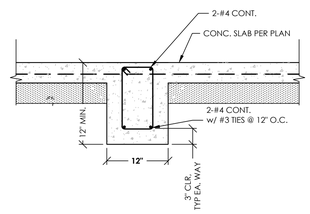
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DETAIL 19

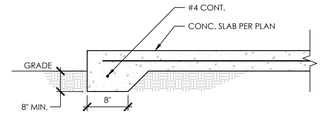


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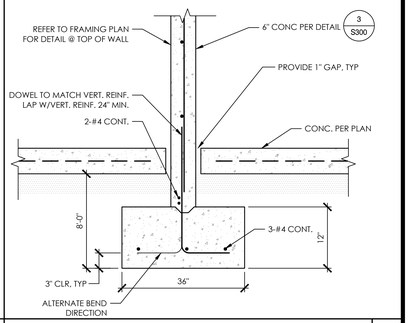


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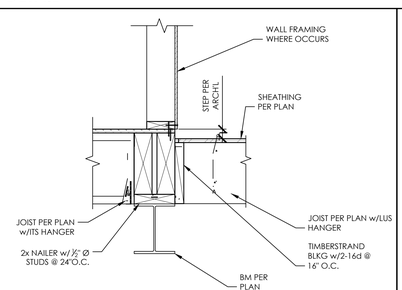
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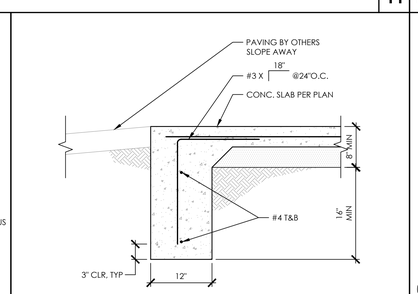
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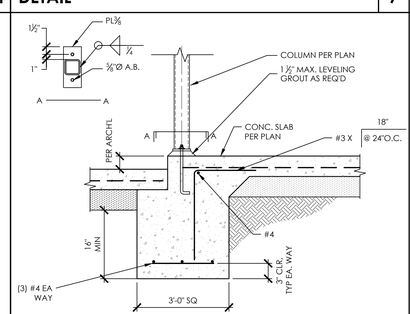
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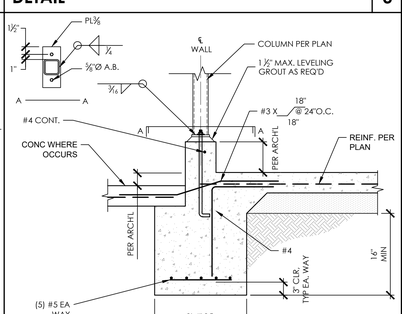
DETAIL 16



DETAIL 12



DETAIL 8



DETAIL 4

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

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

EXP: 4/30/26

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

REVISION	DATE

STRUCTURAL DETAILS

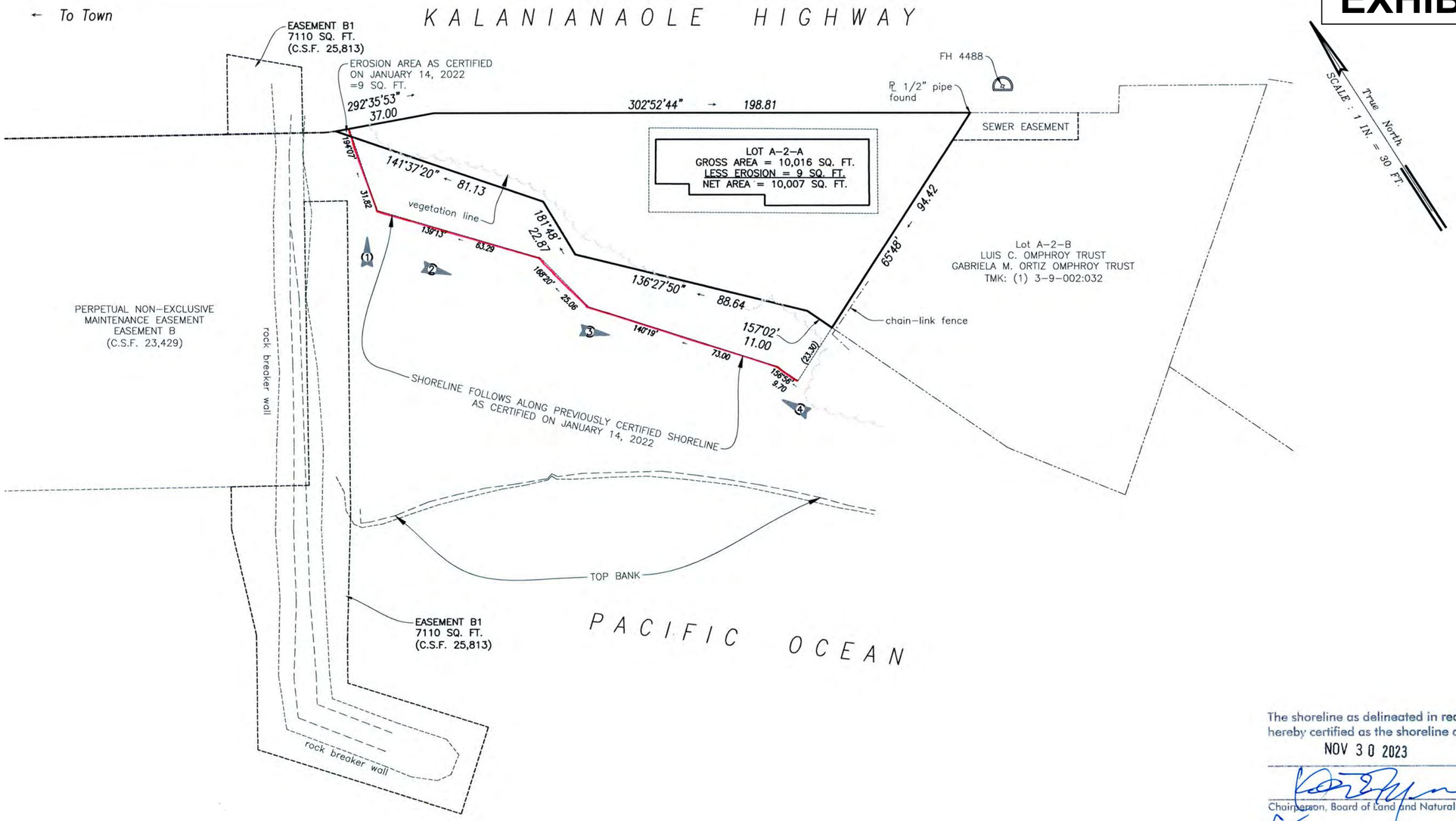
Title	
Project	20082.01S
Date	MAY 2021
Drawn	KB
Designed	JPB
Checked	JPB

DRAWING NO.

S301

Sheet of Sheets

EXHIBIT D-1



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

Chairperson, Board of Land and Natural Resources

NOTES:

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

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

SHORELINE CERTIFICATION MAP

6973 KALANIANAOLE HIGHWAY

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

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

AT MAUNALUA, HONOLULU, OAHU, HAWAII

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

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

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

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

JULY 10, 2023
REVISED: OCTOBER 16, 2023

JOB: 21-028

SURVEY OFFICE COPY

24" x 18"

ARCH full bleed C (24.00 x 18.00 Inches)

EXHIBIT D-2



May 2008
Previous shoreline at channel entrance.



July 2020
Shoreline with temporary sandbag erosion control.

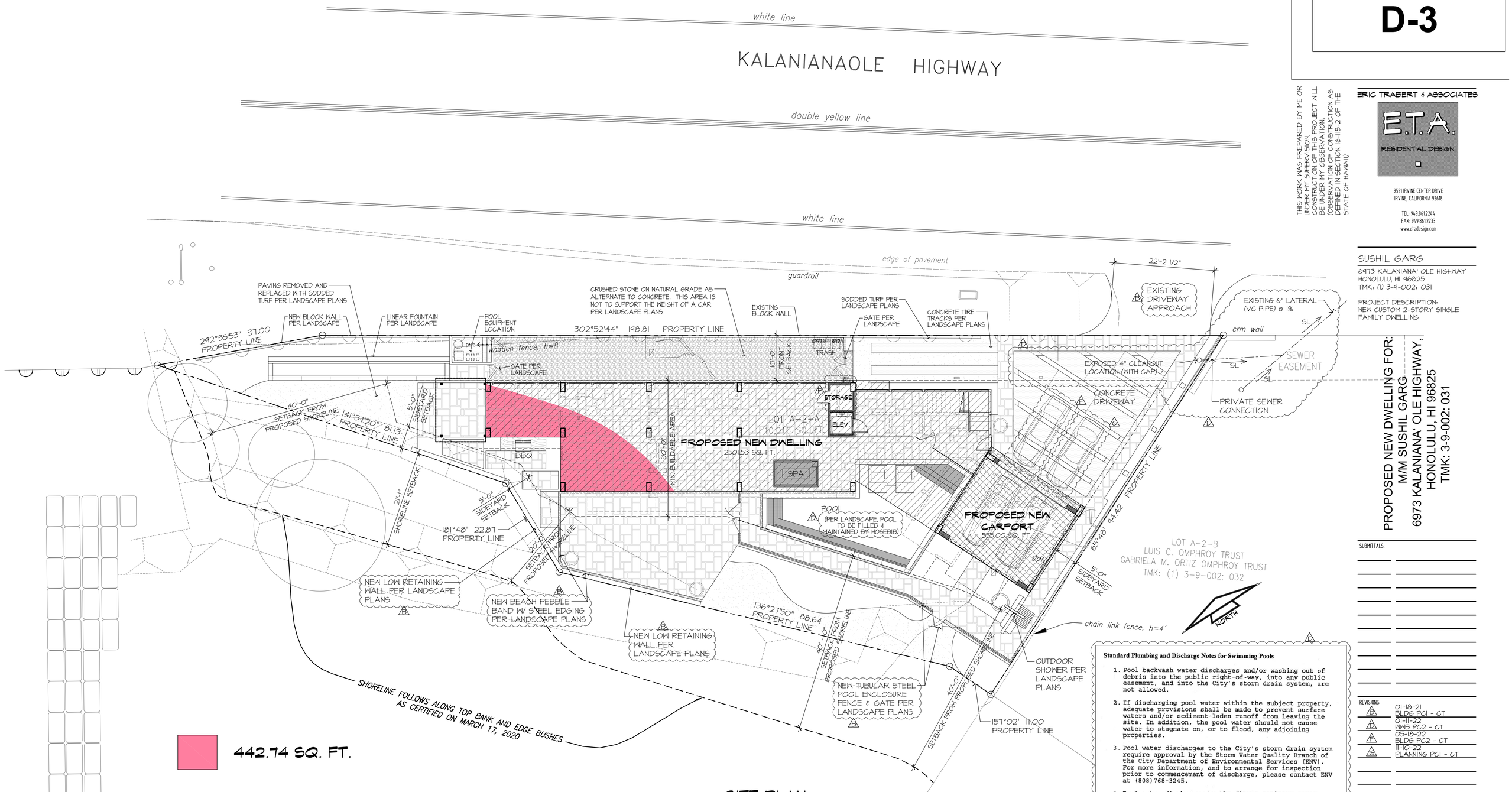


January 2023
During the construction of the groin revetment.



September 2023
Post-construction of the groin revetment.

EXHIBIT D-3



442.74 SQ. FT.

SITE PLAN

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

0 2' 10'

1' 5' 15'

NOTE

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

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

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

_____BUILDING COMPONENTS SYSTEMS
_____ELECTRICAL COMPONENT SYSTEMS
_____MECHANICAL COMPONENT SYSTEMS

SIGNATURE:_____**DATE:**_____

NAME
LICENSE NO:

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8. Non-compliance with any of the above requirements may result in administrative, civil and/or criminal penalties.

DPP October 28, 2009

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

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

PROJECT DESCRIPTION:
NEW CUSTOM 2-STORY SINGLE FAMILY DWELLING

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

SUBMITTALS:

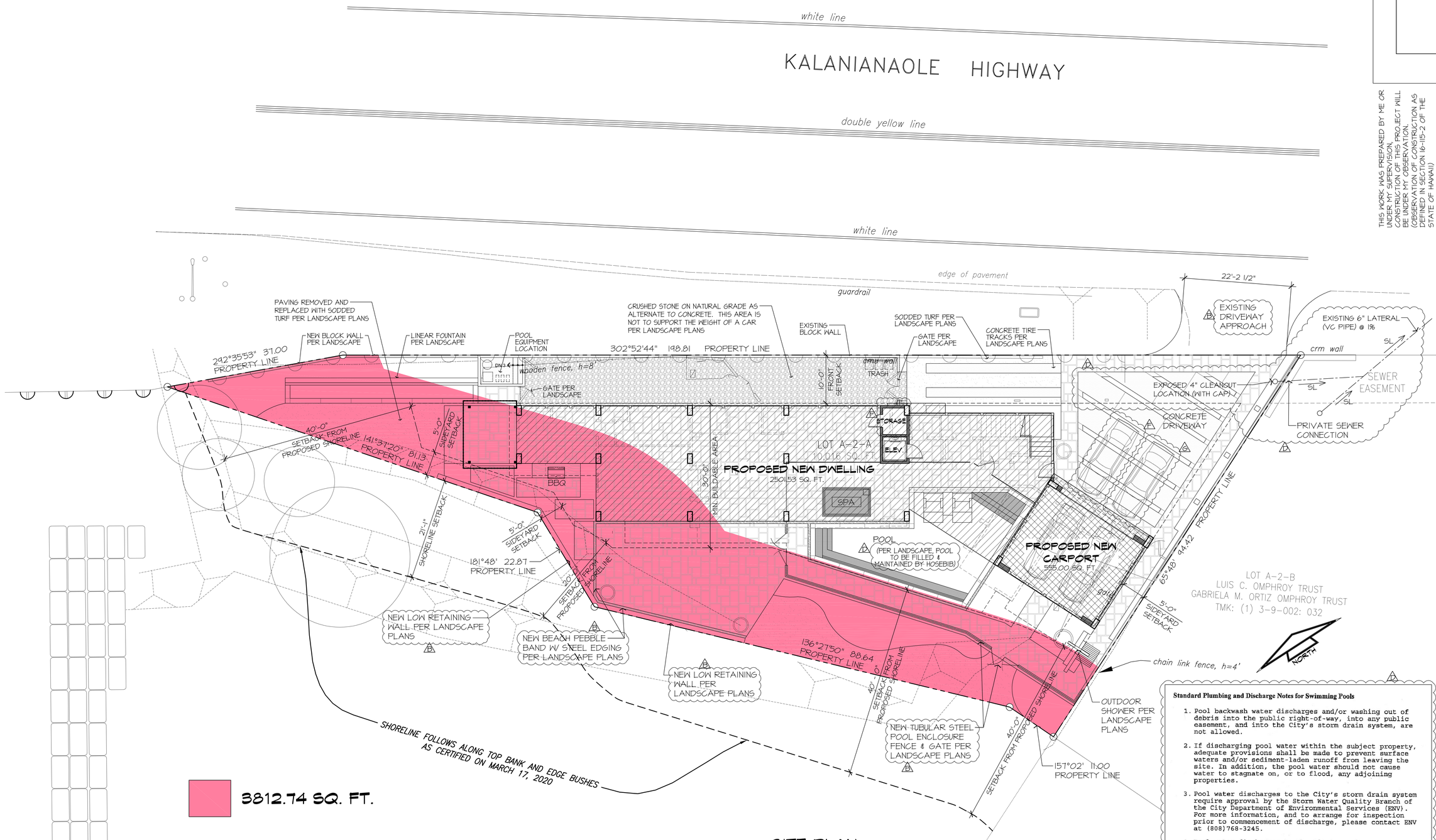
REVISIONS:
1. 01-18-21 BLDG PC1 - CT
2. 01-11-22 WWB PC2 - CT
3. 05-18-22 BLDG PC2 - CT
4. 11-10-22 PLANNING PC1 - CT

SITE PLAN

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

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

EXHIBIT D-4



SITE PLAN

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

0 2' 10'

1' 5' 15'

NOTE

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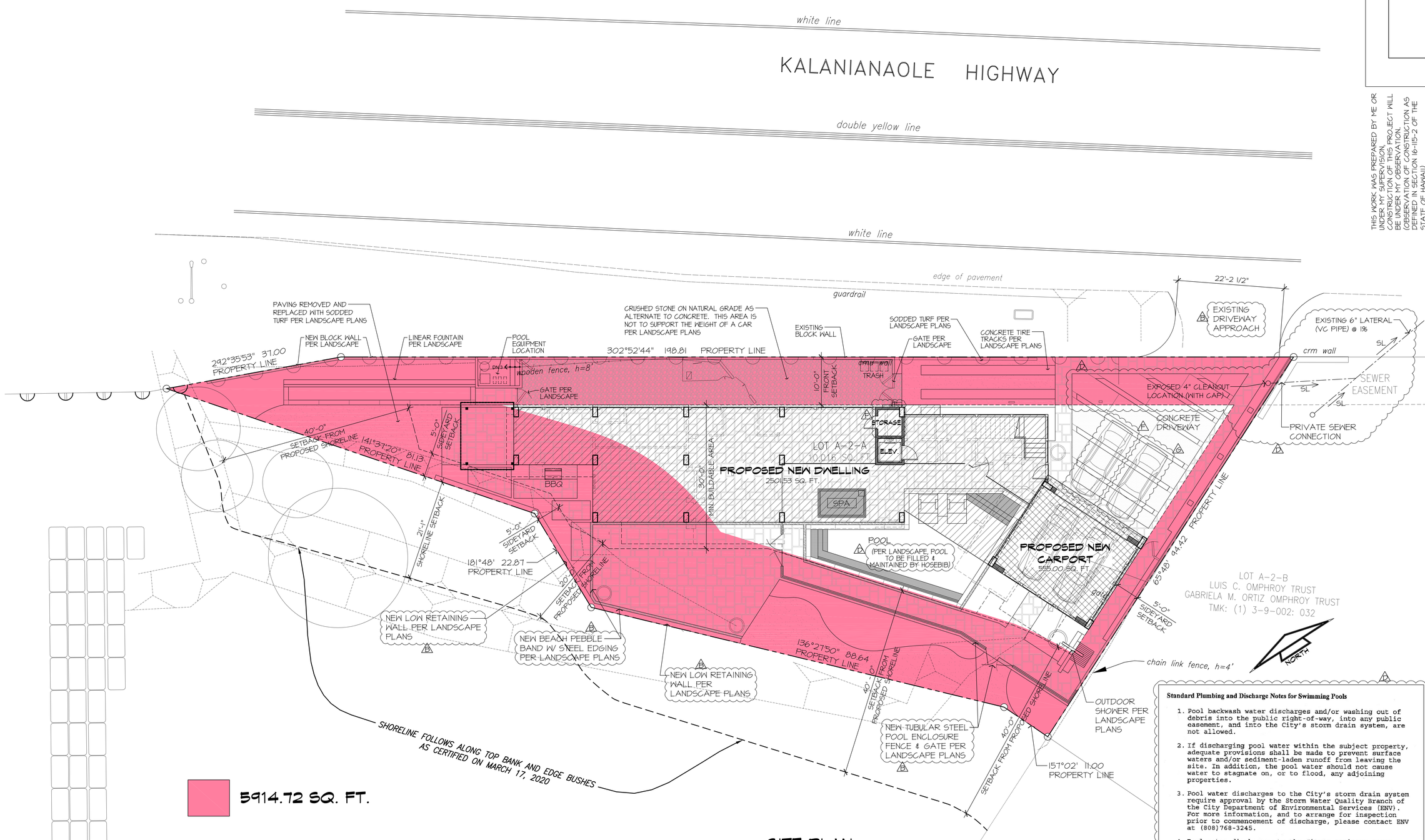
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A 01-18-21 BLDG PC1 - CT
A1 01-11-22 WWB PC2 - CT
A2 05-18-22 BLDG PC2 - CT
A3 11-10-22 PLANNING PC1 - CT

SITE PLAN

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

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

EXHIBIT D-5



5914.72 SQ. FT.

SITE PLAN

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

0 2' 10'

1' 5' 15'

NOTE

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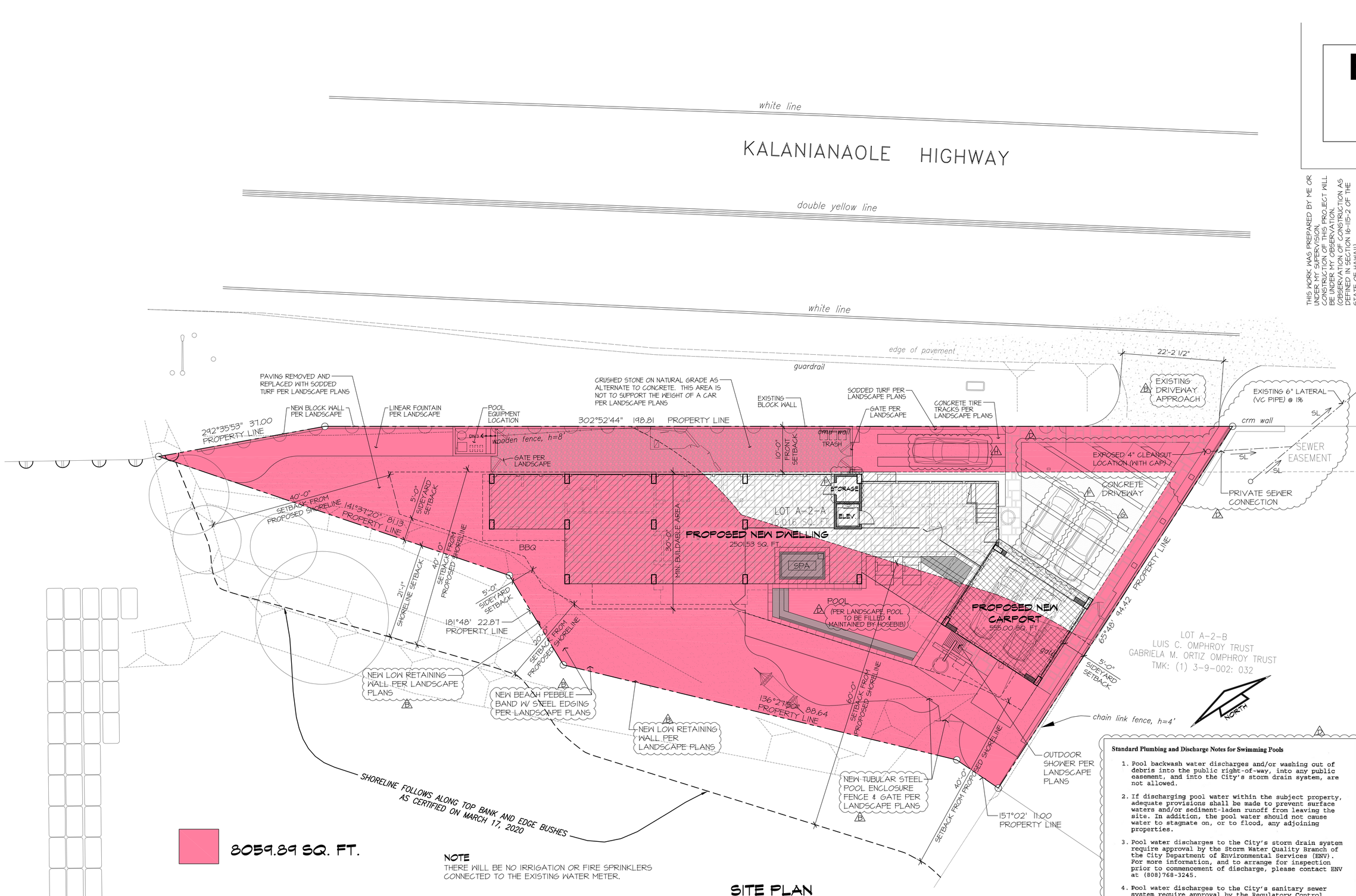
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A3 11-10-22 PLANNING PC1 - CT

SITE PLAN

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

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

EXHIBIT D-6



8059.89 SQ. FT.

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

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

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

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

CITY AND COUNTY OF HONOLULU
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HONOLULU COUNTY CODE 1990, AS AMENDED

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

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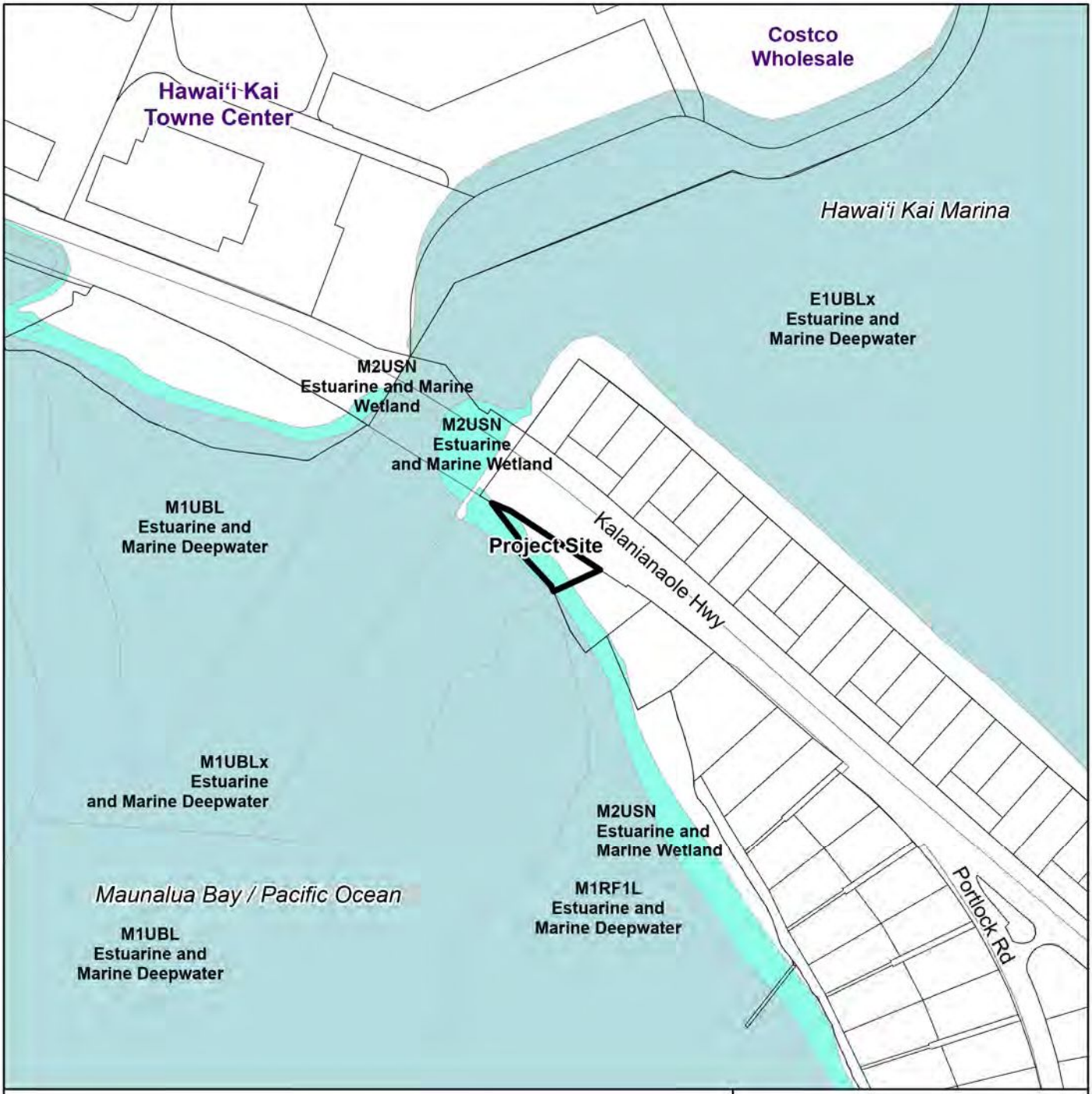
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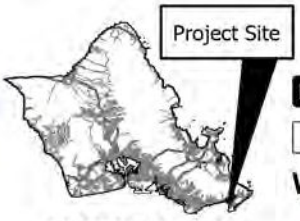
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REVISIONS:
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A 01-11-22 MWB PC2 - CT
A 05-18-22 BLDG PC2 - CT
G 11-10-22 PLANNING PC1 - CT
A 04-23-24 PLANNING PC2 - JT

SITE PLAN

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





VICINITY MAP

0 125 250 500

Scale in Feet

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

Legend

- Project Site
- TAX Parcel

Wetland Type

- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland

EXHIBIT E

Wetland Map

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

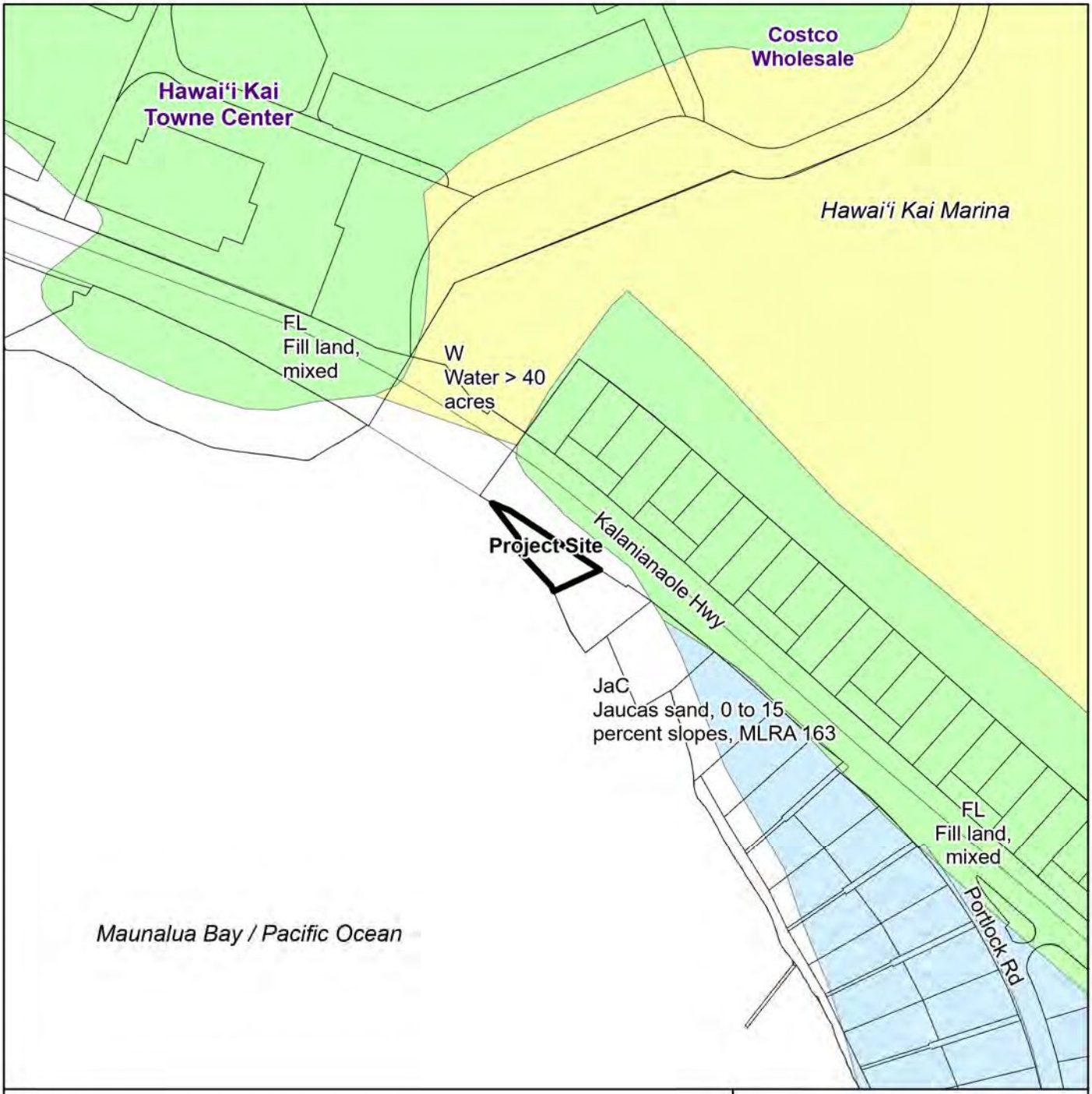
PROJECT: Garg Residence

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

TAX MAP KEY: 3-9-002: 031

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

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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

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

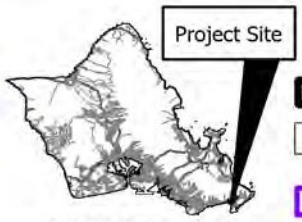
TAX MAP KEY: 3-9-002: 031

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

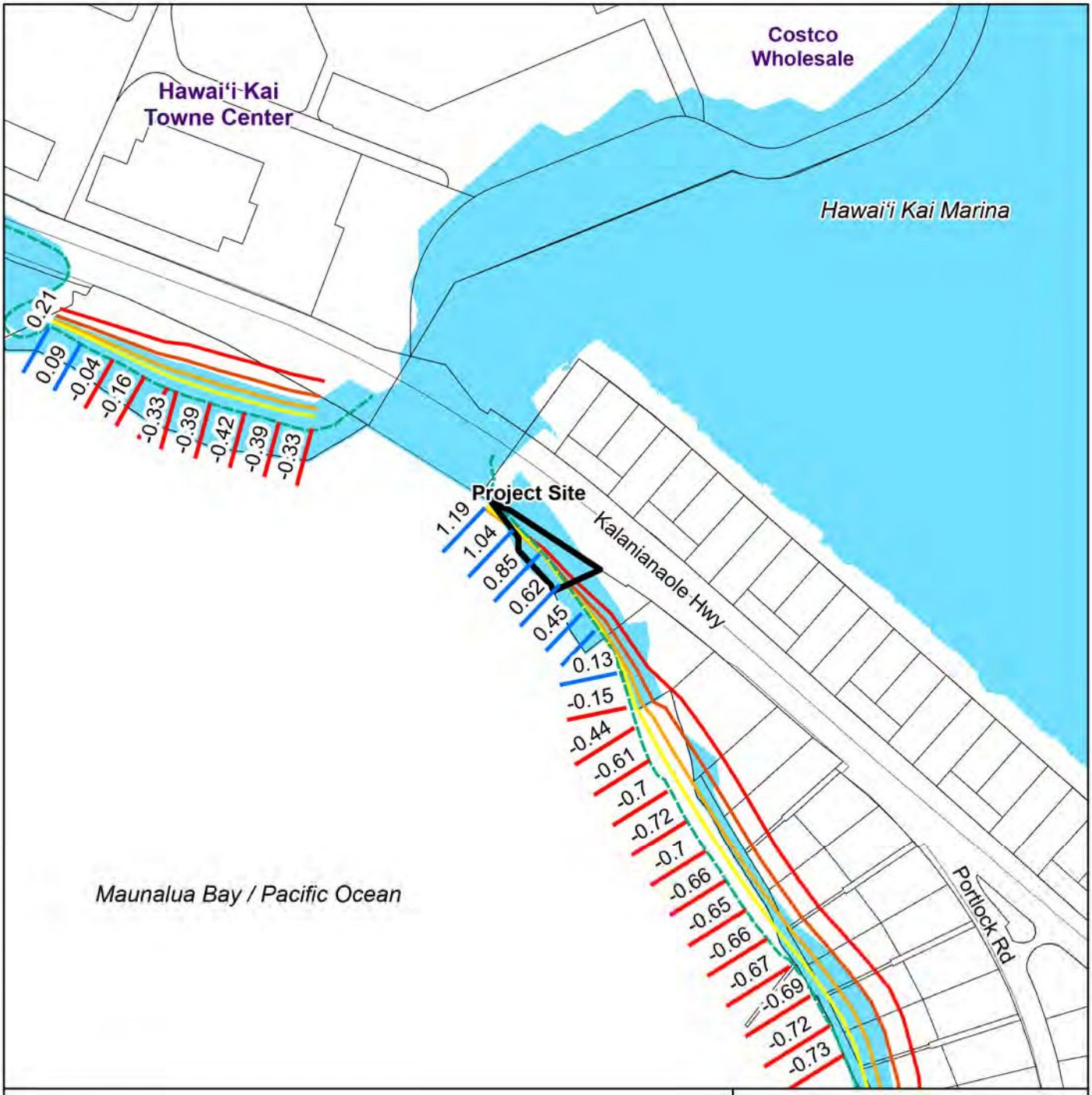
PROJECT: Garg Residence

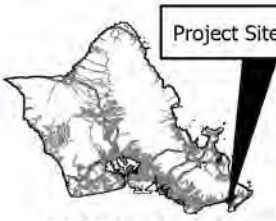
LOCATION: 6973 Kalaniana'ole Highway - Hawai'i Kai

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

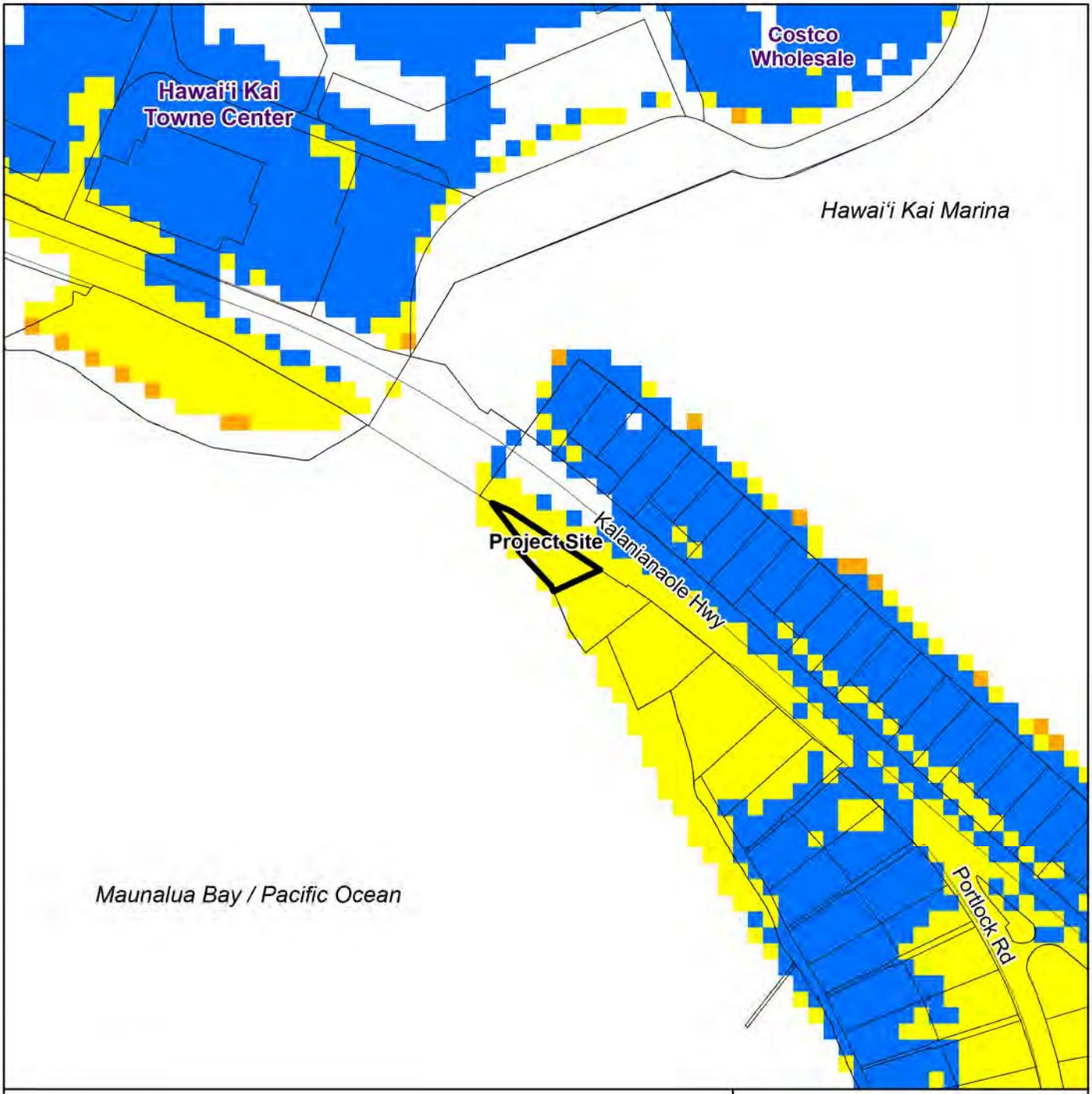
PROJECT: Garg Residence

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

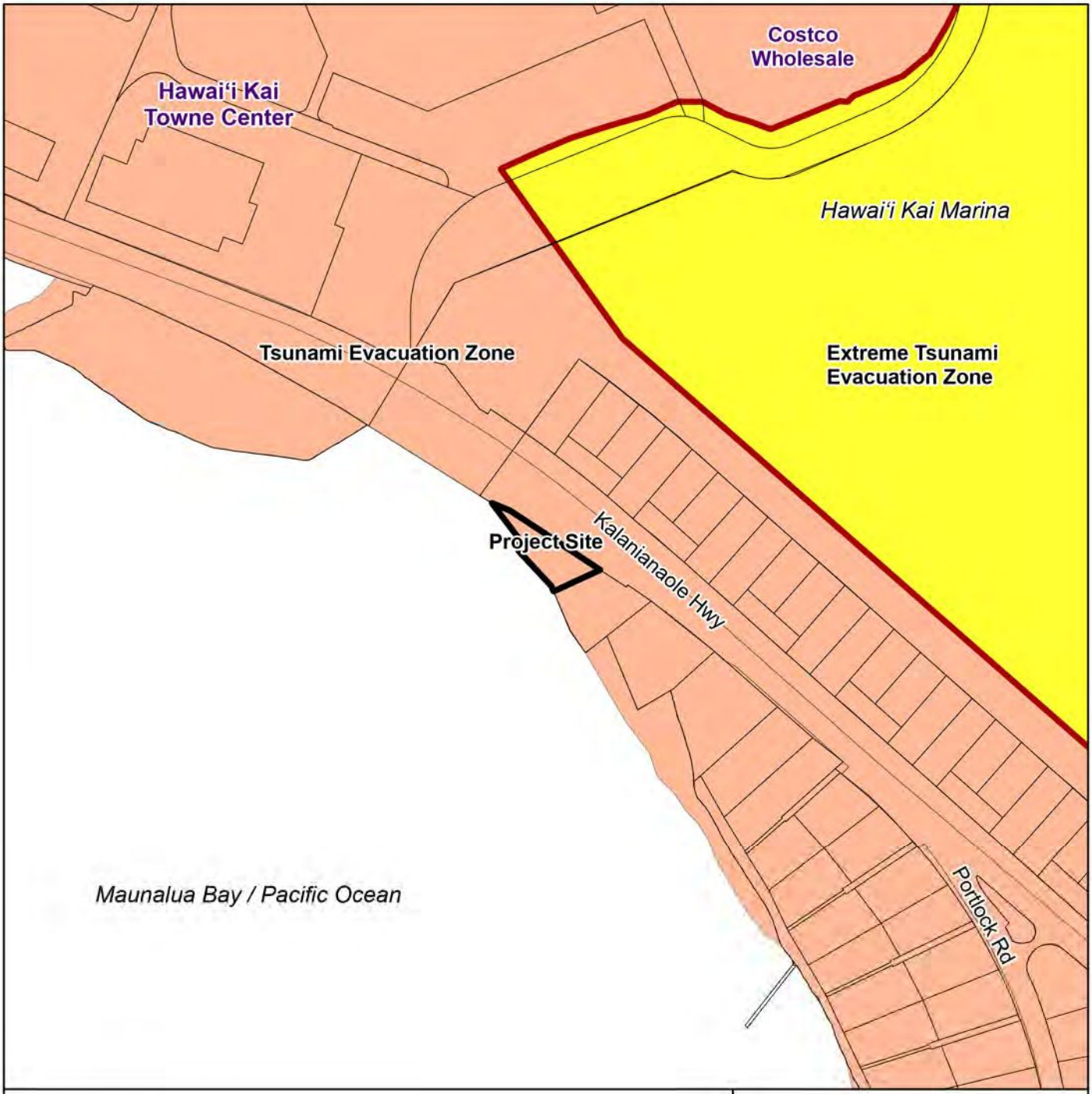
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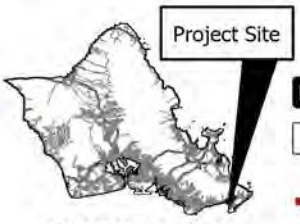
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0 125 250 500

Scale in Feet

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

Legend

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

EXHIBIT J

Tsunami Evacuation Map

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

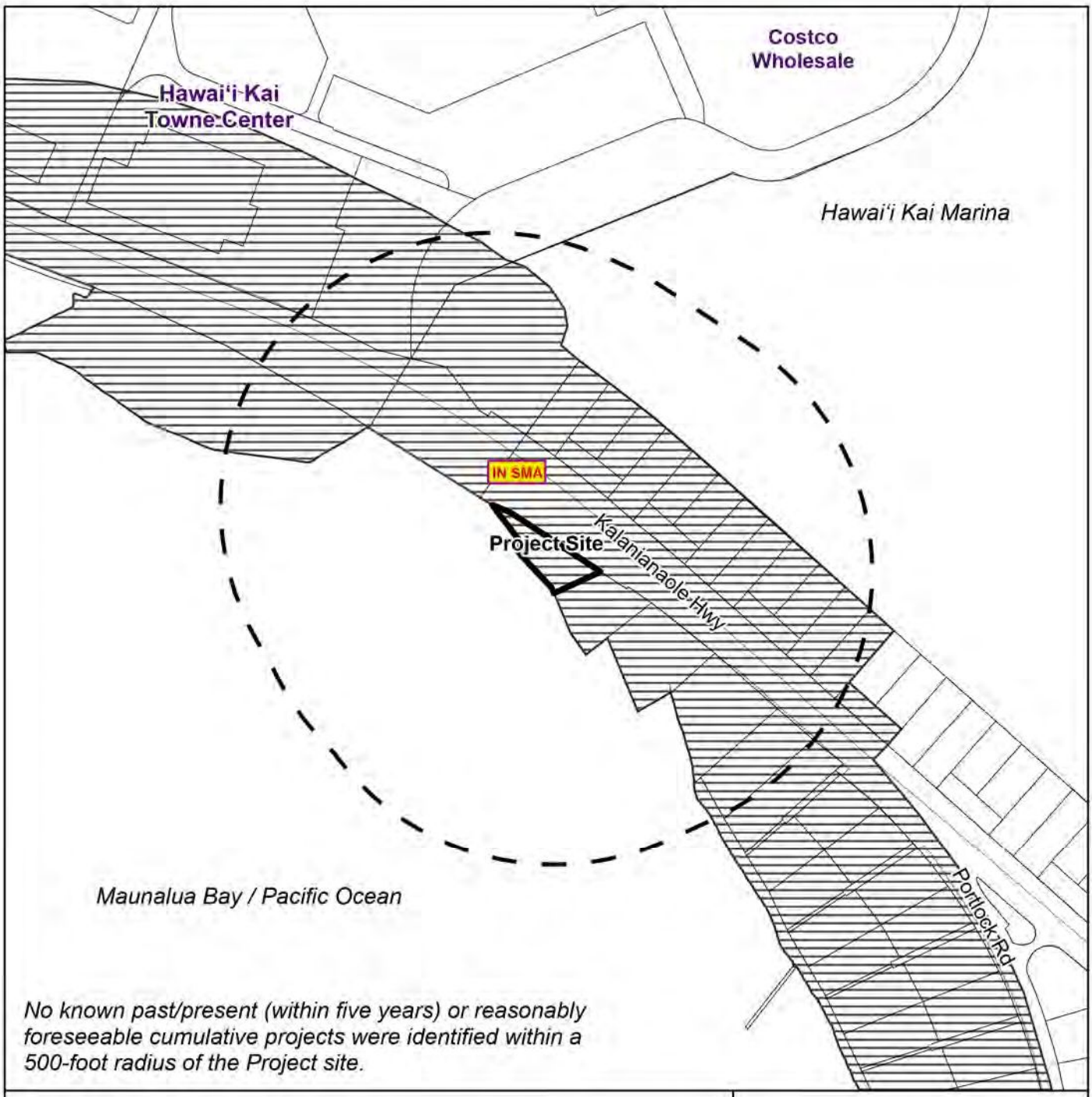
PROJECT: Garg Residence

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

TAX MAP KEY: 3-9-002: 031

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

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



VICINITY MAP

0 125 250 500

Scale in Feet

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

Legend

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

EXHIBIT K

Cumulative Projects Map

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

PROJECT: Garg Residence

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

TAX MAP KEY: 3-9-002: 031

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

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

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