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DEPARTMENT OF PLANNING AND PERMITTING
KA 'OIHANA HO'OLĀLĀ A ME NĀ PALAPALA 'AE
CITY AND COUNTY OF HONOLULU

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February 3, 2025

2024/SMA-102 (LP)

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

Dear Chair Waters and Councilmembers:

SUBJECT: Special Management Area (SMA) Major Permit
Two New Single-Family Dwellings
46-029 Lilipuna Road – He'eia
Tax Map Key 4-6-001: 011

Enclosed for your consideration are the Department of Planning and Permitting's (DPP) Report and Recommendation, Draft Resolution, and Exhibits for the SMA Major Permit application to allow the construction of two single-family dwellings, new retaining walls, and septic system on a shoreline lot in the R-10 Residential District and SMA in He'eia.

The DPP recommends that the Project be approved, subject to compliance with recommended conditions, which primarily consist of standard conditions relating to archaeological resources, protected species, coastal hazards, coastal dune protection, and the prohibition of short-term rentals.

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

DEPT. COM. 90

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

Very truly yours,

Dawn Takeuchi Apuna
Director Designate

Enclosures: DPP Report and Recommendation
Exhibits A, B, C-1 through C-14, and D through K
Draft Resolution

APPROVED BY:

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

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

STATE OF HAWAI'I

IN THE MATTER OF THE APPLICATION BY LUKASZ J. MAJ AND MARY L. LAN FOR A SPECIAL MANAGEMENT AREA (SMA) MAJOR PERMIT	File No. 2024/SMA-102 (LP)

FINDINGS OF FACT, CONCLUSIONS
OF LAW, AND RECOMMENDATION

I. APPLICATION

A. Basic Information:

LANDOWNER/APPLICANT:	Lukasz J. Maj and Mary L. Lan
AGENT:	WHALE Environmental Services LLC (Mark Howland)
LOCATION:	46-029 Lilipuna Road – He'eia (Exhibit A)
TAX MAP KEY:	4-6-001: 011
ZONING:	R-10 Residential District (Exhibit B)
STATE LAND USE:	Urban
DEVELOPMENT PLAN:	Ko'olau Poko Sustainable Communities Plan (KPSCP)

- Proposal: The Applicant seeks an SMA Major Permit to allow the construction of two single-family detached dwellings with attached garages and carport, retaining walls, and septic system, located on a shoreline lot in He'eia (Project; see Exhibits C-1 through C-14). According to the application, the Project total floor area will be 10,151 square (sq.) feet (ft.), or floor area ratio of 0.50, the total building area will be 6,037 sq. ft., or lot coverage of 26 percent, and the site will have approximately 58 percent impervious surface area. The Applicant proposes to demolish and replace two existing dwellings.

The three-story north dwelling will have a building area of 3,387-sq. ft. and floor area of 6,487 sq. ft. located on the makai side of the property. The north dwelling will also have an attached 658-sq. ft. two-car garage and 228-sq. ft. one-car garage. The three-story south dwelling will have a building area of 1,520-sq.-ft. and floor area of 3,840 sq. ft. located on the mauka side of the property. The south dwelling will have a 383-sq. ft. two-car carport. New eight-inch-tall concrete masonry unit retaining walls are proposed at the center of the site between the two dwellings.

The north dwelling is proposed within the current 60-ft. shoreline setback (as of July 1, 2024). Building Permit (BP) Application No. A2024-06-0416 was submitted on June 12, 2024, prior to shoreline setback changes effective date of July 1, 2024, therefore it can continue to be processed under the former 40-ft. shoreline setback. However, the Project has a very short time frame to obtain their BP, before July 1, 2025, in order to use the 40-ft. setback.

The property is serviced by a private individual wastewater treatment system. The north dwelling will connect to the existing individual wastewater system and the south dwelling will connect to a new individual wastewater system.

A majority of the Project area has already been developed, so no grading and importation of fill soil is proposed. The Project will be slab on grade construction with eight-ft. drilled shafts. All construction staging activities will occur on-site. Temporary and permanent Best Management Practices (BMPs) will be implemented before, during, and after construction to address fugitive dust, on-site stormwater management, construction noise and vibrations, erosion and sediment control, and other issues in compliance with the Department of Planning and Permitting (DPP) *Rules Relating to Water Quality*, *Rules Relating to Storm Drainage Standards*, and other applicable regulations.

The Project will cost approximately $642,000 and construction will take approximately two years to complete upon issuance of a BP.

B. Background: The subject property is an extremely sloped shoreline lot, bound by Lilipuna Road to the south and Kāne'ohe Bay to the north. The site currently is developed with a single-family dwelling, maid's quarter, a garage, and shed. Within the 40-ft. shoreline setback is a narrow concrete walkway with concrete masonry unit (CMU) walls leading to a nonexclusive pier and shed easement on Kāne'ohe Bay. BP No. 3046 was issued on February 29, 1973 to repair the existing shed within the shoreline setback and State Land Use Conservation District indicating that the shed was lawfully established. Previous BPs also indicate that the walkway was legally established. BP No. 237784 plans, approved on April 18, 1987, show the existing concrete walkway within the 40-ft. shoreline setback leading to the boat shed and pier. Additionally, historical shoreline photos show the walkway and retaining walls existed prior to 1967. The CMU wall closest to the storm drainage easement on Parcel 33 was approved under SMA Minor Permit No. 2008/SMA-6 on March 17, 2009.

II. FINDINGS OF FACT

On the basis of the evidence presented, the Director of the DPP has found:

Lot Area	20,645 sq. ft. (20,668 sq. ft. minus 23 sq. ft. of erosion)
Lot Shape	Rectangular
Topography	Extremely slopes from the front of the property at street level to the back of the property on the mauka side. The site's elevation ranges from five ft. to 67 ft. above mean sea level (MSL). The Project is located within an elevation of about 25 ft. and 59 ft. MSL.
Existing Development	One single-family dwelling, nonconforming maid's quarter, shed, CMU walls, and concrete walkway.
Surrounding Uses	To the north – Kāne'ohe Bay To the east – Single-family dwellings To the west – Single-family dwellings and storm drainage easement To the south – Lilipuna Road and a vacant residential lot
Nearest Body of Water	*Kāne'ohe Bay* - Estuarine and Marine Deepwater (United States Fish and Wildlife Service [USFWS] National Wetlands Inventory; see Exhibit D).
Shoreline Change Rate	No shoreline change rate indicated (O'ahu Shoreline Change Viewer). Therefore, as of July 1, 2025, the shoreline setback for the site is 60 ft.
Certified Shoreline Survey	The certified shoreline survey, dated March 15, 2024, shows that the shoreline follows along the bottom of the bank of the property as mapped on November 3, 2023 (see Exhibit E). The survey notes a 23-sq.-ft. erosion area making the total lot area 20,645 sq. ft. The Project is approximately 40 ft. mauka of the shoreline. BP Application No. A2024-06-0416 was submitted on June 12, 2024, prior to shoreline setback changes effective July 1, 2024, therefore it can continue to be processed under the former setback. However, if the BP is not issued by June 30, 2025, the Project needs to meet the 60-ft. setback.
Soil Classifications (*mauka to makai)*	*Alaeloa Silty Clay* - deep and very deep, well drained soils that formed in residuum weathered from basic igneous rock. (United States Department of Agriculture [USDA] - Natural Resources Conservation Service [NRCS]; see Exhibit F).

Vegetation	The property is landscaped with grass and various trees.
Flood Zone (*mauka to makai*)	*Flood Zone X* – Areas outside the one-percent annual chance floodplain and areas protected from the one-percent annual chance flood by levees (Federal Emergency Management Agency, Flood Insurance Rate Map Panel No. 15003C0270J, revised November 5, 2014; see Exhibit G).
Sea Level Rise (SLR) – Exposure Area	The Project area is not projected to be impacted by coastal erosion or SLR. Only a small portion of the site will be impacted by 3.2 ft. of SLR near the shoreline. (University of Hawai'i Pacific Island Ocean Observing System SLR Viewer; see Exhibit H).
Tsunami	The majority of the subject property and the surrounding neighborhood is located within the extreme tsunami evacuation zone (see Exhibit I).
Storm Surge	The National Storm Surge Hazards Maps indicate that the Project area is anticipated to be inundated by storm surge up to three ft. during a Category 1 hurricane event (see Exhibit J).
Environmental Compliance	The proposed Project is exempt from environmental review under the Hawai'i Revised Statutes (HRS) Chapter 343. Therefore, no environmental review under HRS Chapter 343, is required.
Agency Comments	During the SMA process, the DPP routed the proposal to various Federal, State, and City agencies. All letters and comments received have been included in the Project file and incorporated into the Analysis Section, as appropriate.
Neighborhood Board (NB) / Community Association Presentation	The Agent presented the Project to the Kāne'ohe NB No. 30 on June 20, 2024. Written notice was also provided to adjoining property owners, informing them of the presentation. Proof of mailing the notice was provided via a signed affidavit. These materials were submitted as part of the SMA Permit application.

Public Hearing	The DPP conducted a Public Hearing at 10:30 a.m. on December 4, 2024, at the Frank F. Fasi Municipal Building. Other than the Applicant, Agent, and the DPP staff members, one member of the public attended and no testimony was submitted. A recording of the public hearing is available upon request.
Extension Request	The Applicant requested a 14-day extension from the deadline to transmit to City Council in order to provide additional information.
Other City Permits and Approvals	Construction permits and BPs. BP Applicant No. A2024-06-0416 was submitted on June 12, 2024.

II. ANALYSIS

The proposed Project was analyzed in accordance with the objectives, policies, and guidelines established in the Revised Ordinances of Honolulu (ROH) Chapter 25, §§ 25-3.1 and 25-4.1, as well as HRS §§ 205A-2 and 205A-26.

A. Recreational Resources

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

Implementation of the Project will not adversely impact coastal recreational opportunities for the public because the Project will not result in any change to existing beach access, open spaces, recreational resources, or opportunities for hiking, fishing, and cultural practices in the near term. Publicly accessible coastal resources in the area include He'eia Beach Park and Kāne'ohe Beach Park with the access points located more than a mile west and east of the Project site, respectively. Public shoreline access is and will remain available through those beach parks. There is no direct public access to the beach through the subject property, so the Project will not affect these recreational opportunities. Therefore, no conditions of approval are recommended to address recreational resources.

B. **Historic and Cultural Resources**

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

The site is located within areas with 'Alaeloa Silty Clay soils and the site is not identified as historically or culturally significant in the KPSCP. As with any action that includes earth-moving activities, there is potential for encountering previously unknown iwi kūpuna, historic resources, or archaeological resources. Therefore, the Project should be subject to the standard "stop work" condition of approval. This will ensure that if, during construction, any previously unidentified archaeological sites or remains (such as artifacts, shell, bone, or charcoal deposits, human burials, rock or coral alignments, pavings, or walls) are encountered, the Applicant must stop work and contact the State Historic Preservation Division (SHPD). This is recommended as a condition of approval. Provided the Applicant complies with the SHPD's requirements, no adverse impacts to historic or archaeological resources are anticipated.

The DPP assessed the extent to which Native Hawaiian rights are customarily and traditionally exercised within the Project site and the extent to which these rights may be affected or impaired by Project implementation. The Project does not propose any change to existing established public access for Hawaiian cultural activities, nor would Project implementation preclude the practice of Hawaiian cultural activities. No customarily and traditionally exercised Native Hawaiian practices were observed on or near the Project site. Further, no related critical resources are known to be present on the site. During a site visit by DPP staff, no customarily and traditionally exercised Native Hawaiian practices were observed on the Project site. Given all of this, no adverse impacts to Native Hawaiian rights are anticipated, and therefore, no conditions are recommended in regard to preserving access or opportunities for Hawaiian cultural activities.

C. **Scenic and Open Space Resources**

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

No impacts to any scenic and open space resources are anticipated because the Project area is located within an existing residential subdivision that is similarly developed along the shoreline. The City's Coastal View Study identifies

intermittent coastal views along Lilipuna Road. Coastal views are limited due to existing residences and landscaping developed along Lilipuna Road. The Project will have to meet the ROH Chapter 21, the Land Use Ordinance (LUO) development standards for the R-10 Residential District, which will restrict the height. Given all this, substantial impacts to scenic and open space resources are unlikely. Therefore, no conditions of approval are recommended to address scenic and open space resources.

D. Coastal Ecosystems

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

1. Sensitive Coastal Habitats and Species:

   a. Wetlands and Streams: Kāne'ohe Bay, located directly north of the Project site, is identified as Estuarine and Marine Deepwater (see Exhibit D). The Project site does not contain any areas designated as wetlands and streams. The Project is not anticipated to result in immediate adverse impacts to the Pacific Ocean, as the Project is required to comply with the City's *Rules Relating to Water Quality, Rules Relating to Storm Drainage Standards*, and other applicable regulations. Compliance with the City's Rules will be confirmed during the BP review process.

   b. Flora: During the site visit on December 2, 2024, grass, trees, shrubbery, and tropical flora were observed throughout the property. No rare, threatened, or endangered floral species are known to be present on the site, and no impacts to these species are anticipated. Therefore, no impacts to threatened or endangered flora species are anticipated, and no related conditions of approval are recommended.

   c. Fauna: A review of the USFWS *Information for Planning and Consultation* (IPaC) database revealed there are several threatened and endangered fauna species that may visit the site for foraging or breeding purposes. Sensitive terrestrial mammal species which may be present include the Hawaiian Hoary Bat. Therefore, barbless fencing should be used for all fence construction to avoid entanglement of Hawaiian Hoary Bats. Further, woody plants greater than 15 ft. in height must not be disturbed, removed, or trimmed during the Hawaiian Hoary Bat birthing and pup rearing season from June 1 through September 15. These standard measures are recommended as conditions of approval.

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

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

These are recommended as conditions of approval and should be clearly stated under "Environmental Notes" on any Project construction plans and BP plans.

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

3. Solid and Liquid Waste: Impacts relating to solid and liquid waste are not anticipated. The City and County's Department of Environmental Services will provide solid waste collection. The property is serviced by a private individual wastewater treatment system, which is under the jurisdiction of the State Department of Health (SDOH). The makai dwelling will connect to the existing individual wastewater system and the mauka dwelling will connect to a new individual wastewater system. The Applicant will apply for a new individual wastewater system with the SDOH. According to a SDOH letter, dated June 4, 2024, the agency supports the Project provided that the individual waste water system does not serve more than five bedrooms and not serve more than two dwellings. The Project will be reviewed for compliance through the SDOH Individual Wastewater System application. Therefore, no further conditions of approval related to solid and liquid waste are recommended.

4. Invasive Species: The Project proposes no fill and no import of soil. According to the O'ahu Invasive Species Committee (OISC) website, there are several invasive flora and fauna species being targeted for eradication on O'ahu. Flora species include cane tibouchina, cape ivy, devil weed,

fireweed, glory bush, Himalayan blackberry, miconia, naio thrips, pampas grass, and the fungi that cause rapid 'ōhi'a death. Fauna species include coconut rhinoceros beetles, coquí frogs, and little fire ants. The OISC provides protocols for decontamination in the event these species are encountered, as well as protocols to prevent the spread of these species.

E. Economic Uses

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

Implementation of the Project will result in a temporary increase in jobs and economic activity during construction through the rental and purchase of equipment, materials, and supplies. Otherwise, the proposed dwelling is anticipated to result in minimal changes to the State's economy. Therefore, the Project is not anticipated to result in an adverse impact to the State's economy, and no related conditions of approval are recommended.

F. Coastal Hazards

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

1. Flooding: The entire Project site is located within Flood Zone X, an area outside the one percent annual chance floodplain, which is not considered a Special Flood Hazard Area (see Exhibit G). Therefore, no conditions of approval specific to flood zone compliance are recommended.

2. SLR: Based on a review of the University of Hawai'i Pacific Island Ocean Observing System SLR Viewer, less than five percent of the site will be impacted by SLR but the Project area itself will not be within the impacted area (see Exhibit H). Additionally, the area adjacent to Kāne'ohe, is extremely sloped with the dwellings at the top of the slope. The Applicant and successor owners must be aware of the potential for coastal hazards at the subject property, and be aware that future shoreline variances for shoreline hardening structures cannot be allowed, as discussed under Section H, below. Further, the Applicant and successor owners must be aware that land area that is lost to coastal erosion or other occurrences, land makai of the shoreline becomes part of the State's Land Use Conservation District. Lastly, the Applicant and successor owners should

be responsible to clear debris originating from the Project site in the event of a coastal hazards related loss or damage. These are recommended as conditions of approval.

3. Storm Surge: The National Storm Surge Hazards Maps indicate that the Project site is anticipated to be inundated by storm surge of three ft. above the ground in a Category 1 hurricane event or higher (see Exhibit J). The site's topography will mitigate impacts of storm surge as the Project is located at the higher point of the slope. As currently proposed, the closest habitable structure will be located at a minimum of 40 ft. mauka of the shoreline at an elevation of 25.5 ft. at MSL. Implementation of the Project is not anticipated to increase the potential for adverse impacts related to hurricane storm surge over the existing condition. State and County emergency procedures would also be in place in the event of a hurricane. Therefore, no conditions of approval specific to storm surge are recommended.

4. Tsunami: The site is located within the extreme tsunami evacuation zone (see Exhibit I). In such an event, early warning systems are in place to encourage evacuation to the safe zone. As such, no related condition of approval is recommended.

G. Managed Development and Public Participation

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

The public was made aware of the Project and was given the opportunity to review the proposed Project during the processing of the SMA Major Permit Application. The application materials were also posted on the DPP website. Prior to submitting the SMA Major Permit application, the Applicant presented the Project to Kāne'ohe NB No. 30 on June 20, 2024. According to the Agent, the NB expressed no concern and one neighbor testified in opposition citing noise related to construction. The minutes from this meeting were included as part of the SMA Permit application.

A public hearing was held for the SMA Major Permit application at 10:30 a.m. on Wednesday, December 4, 2024, at the Frank F. Fasi Municipal Building, 6th Floor Conference Room. Notices of the application and public hearing were published in the Honolulu Star-Advertiser and sent to neighbors within 300 ft. of the subject property, various public agencies, elected officials for the area, and other interested parties. No letters of written testimony from the general public were received prior to the public hearing. One member of the public attended the public hearing and no testimony was provided.

A recording of the public hearing is available upon request. Additional opportunities for public input will be available during the City Council meetings. No related conditions of approval are recommended.

H. **Beach and Coastal Dune Protection**

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

The Project site is located on soils that are classified as 'Alaeloa Silty Clay according to the USDA - NCRS Web Soil Survey. No impacts to beaches and coastal dunes are anticipated as a result of the Project, because the dwellings will be located within a previously developed residential lot and will not involve the importation of fill materials. Drainage patterns or storm water infiltration as a result of new impervious surfaces are anticipated to be minimal. According to the Applicant, the amount of impervious surfaces on-site will not exceed 58.3 percent of the zoning lot, which is well below the maximum 75 percent coverage allowed by the LUO. Given this, and the fact that BMPs will mitigate impacts during construction-related activities, adverse impacts on beaches and coastal dunes related to storm water runoff are not anticipated, therefore, no condition of approval is recommended.

The Applicant must obtain their BP prior to July 1, 2025, in order to use the former 40-ft. setback otherwise the Project will need to be redesigned to meet the current 60-ft. setback. As the review of the SMA Permit application is close to the deadline, it is likely that Project will need to be redesigned and move mauka of the shoreline setback. The sloped topography of the site will result in the need to grade the site in order for the dwelling to be out of the 60-ft. setback.

I. **Marine and Coastal Resources**

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

The Project does not involve the use or management of marine resources. According to the National Wetlands Inventory of the USFWS, this section of the Kāne'ohe Bay is identified as Estuarine and Marine Deepwater. In the short term,

the Project is not anticipated to result in adverse impacts to these marine waters, as the Project is subject to the City's *Rules Relating to Water Quality, Rules Relating to Storm Drainage Standards*, and other applicable regulations. There are no known wetlands located on the Project site itself. Stormwater will be managed on site and the proposed total amount of impervious surfaces will not exceed 58.3 percent of the lot area. No impacts to bays, estuaries, or nearby water features are anticipated. Therefore, marine and coastal resources are unlikely to be negatively impacted as a result of the proposal in the short-term, and no condition of approval is recommended.

J. Cumulative Impact or Significant Effect and Compelling Public Interest

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

Substantial or cumulative negative environmental impacts associated with the implementation of the Project along with other past, present, and reasonably foreseeable projects in the Project vicinity are not anticipated, so long as the recommended conditions of approval are implemented. The Project site and other lots within 500 ft. of the Project site perimeter are zoned for residential use and are limited based on the residential development standards of ROH Chapter 21. The Project site is within a previously-established subdivision area to which existing electricity, water, wastewater, and municipal fire suppression water are already available. No other SMA Permits were identified over a five-year span and within a 500-ft. radius of the Project site (see Exhibit K). Therefore, we have concluded that implementation of the Project is unlikely to result in a substantial contribution to cumulative environmental impacts in the area, considering both spatial and temporal factors, so no additional conditions of approval are recommended.

K. Consistency with Plans and Regulations

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

1. ROH Chapter 21, LUO: According to the Applicant, the Project has been designed to comply with the development standards of the LUO. The 20,645-sq.-ft. site is located within the R-10 Residential District, which allows the single-family dwelling use. The Project proposes two three-story single-family dwellings. The three-story height will be allowed due to the sloping nature of the site and the 30-ft. height plane. The Project plans show that the structures comply with height, density, and lot coverage requirements to meet the development standards for the R-10 Residential

District (see Exhibits C-1 through C-14). However, plans show stairs and a wall at the front (mauka side) of the property that encroach into the front yard setback. It is unclear based on the elevation plans if the Project will meet ROH Section 21-4.30. If the stairs and wall is more than 30 inches in height, it must be moved out the front yard setback.

Additionally, the Project requires 10 parking spaces based on the proposed floor area. The parking configuration at the front of the property for the south (mauka) house show two parking spaces in the carport and one parallel parking space in the driveway. Pursuant to ROH Section 21-6.50(b), when five or more parking spaces are provided, the parking spaces must be arranged in a manner so that no maneuvering into or from any street is necessary and all vehicles must be able to enter the street in a forward manner. A thorough review of the plans for compliance with the Residential District development standards and other LUO regulations will be conducted during the BP review process.

Pursuant to LUO Table 21-3, short-term rentals, including both bed and breakfast establishments and transient vacation units, are not allowed in any Residential District. In order to ensure the Applicant and successor owners are aware of this limitation, a statement to this effect is recommended as a condition of approval. Upon compliance with the above-referenced condition, the Project will be consistent with the LUO.

2. ROH Chapter 26, Shoreline Setback Ordinance: Existing legal structures within the shoreline setback are subject to the nonconforming repair provisions under ROH Section 26-1.6. The Project is within the current 60-ft. shoreline setback. Ordinance 23-3, an update to the City's Shoreline Setback Ordinance, was enacted on March 9, 2023. It included a delayed shoreline setback provision, wherein applicants would have over a year, until July 1, 2024, before new and increased shoreline setbacks would go into effect. This delay was to allow projects currently under development to continue. However, this also means that structures permitted utilizing the old shoreline setback regulations essentially become nonconforming as they are being constructed. BP Application No. A2024-06-0416 for the proposed two new single-family dwellings was assigned on June 12, 2024, prior to the current shoreline setback going into effect. Pursuant to ROH Section 18-4.5:

> *"An applicant for a BP who has filed an application with the building department before the effective date of a subsequent ordinance or regulation shall be required to obtain the permit no later than 12 months after the effective date of such ordinance or regulation. If the permit has not been obtained within 12 months after the effective date of the subsequent ordinance or regulation, the application and plans shall comply with the requirements set forth in the subsequent ordinance or regulation."*

Since the BP application was submitted prior to July 1, 2024, the Project is subject to a minimum 40-ft. shoreline setback, provided the BP is obtained by June 30, 2025. If the BP is not issued by July 1, 2025, the Project must comply with the current shoreline setback of 60-ft. and the plans will need to be revised accordingly. This is included as a condition of approval. The lot has sufficient space to accommodate the dwellings with the increased setback.

3. KPSCP: The KPSCP Land Use Map identifies the Project area as "low density residential." The most applicable KPSCP policies for the preservation of open space preservation and shoreline areas (i.e. SMA resources) are as follows:

- Protect endangered species and their habitats.
- Prevent development in areas susceptible to landslides and similar hazards.
- Locate and design exterior lighting to avoid disturbance to seabirds and marine mammals.
- Prohibit the use of shoreline structue armoring structures.
- Analyze the possible impact of SLR for new public and private projects in shoreline areas and incorporate, where approriate and feasible, measures to reduce risks and increase resiliency to impacts of SLR.

The Project site is not within any identified sensitive scenic viewshed, open-space recreational area, or wetland on the KPSCP resource maps, as also discussed above. Project implementation would not result in any change to shoreline or recreational access. Standard mitigation measures for the protection of sensitive species are recommended as conditions of approval. Given this, provided the conditions of approval recommended herein are implemented, the proposed construction of two new single-family detached dwellings are generally consistent with the KPSCP. Therefore, no additional conditions of approval related to KPSCP compliance are recommended.

Each of these resource areas is discussed above, and where necessary, conditions of approval are recommended. Provided the Project complies with the conditions of approval as described above, the construction of single-family dwellings on a residentially-zoned lot is generally consistent with the KPSCP.

4. O'ahu General Plan (GP): The Project is generally consistent with the O'ahu GP. The O'ahu GP identifies the Project area as a rural area. The most applicable O'ahu GP policies for Natural Environment and Resource Stewardship (i.e. SMA resources) are as follows:

   - Objective A, Policy 1 requires the protection of O'ahu's natural environment, especially the shoreline, valleys, ridges, watershed areas, and wetlands from incompatible development;

   - Objective A, Policy 4 requires development projects to give due consideration to natural features and hazards such as slope, inland and coastal erosion, flood hazards, water-recharge areas, and existing vegetation, as well as to plan for coastal hazards that threaten life and property; and

   - Objective A, Policy 5 requires sufficient setbacks from O'ahu's shorelines to protect life and property, preserve natural shoreline areas and sandy beaches, and minimize the future need for protective structures or relocation of structures.

   Each of these resource areas is discussed above, and where necessary, conditions of approval are recommended. Given this, the proposed construction of two new single-family detached dwellings on a residentially-zoned lot, is generally consistent with the O'ahu GP. Therefore, no conditions of approval related to O'ahu GP compliance are recommended.

IV. CONCLUSIONS OF LAW

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

V. RECOMMENDATION

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

A. Except as required by these conditions of approval, 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-14, and D through K, attached hereto and incorporated herein by this reference. Any change in the size or nature of the Project that may have a significant effect on coastal resources, as addressed in ROH Chapter 25 or HRS Chapter 205A, or

both, will require a new application and SMA Major Permit. Any new application for an SMA Major Permit for the Project will be processed in accordance with the ordinance in effect at the time the application is accepted by the DPP. 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 Director of the DPP.

B. To minimize impacts to known and unknown archaeological, historic, and cultural resources that may be present on the Project site, if during construction, any previously unidentified archaeological sites or remains (such as artifacts, shell, bone, or charcoal deposits, human burials, rock or coral alignments, pavings, or walls) are encountered, the Applicant shall stop work, protect the find from further disturbance, and contact the Department of Land and Natural Resources, SHPD immediately. Work in the immediate area must be stopped until the SHPD is able to assess the impact and make further recommendations for mitigative activity.

The requirements enumerated in this condition, and all mitigation protocols approved or otherwise required by SHPD, must be clearly stated under "Environmental Notes" on all Project construction permit plans and BP plans.

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

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

2. Artificial light from exterior light fixtures, 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 Section 205A-71(b);

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

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

5. Woody plants greater than 15 ft. in height must 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.

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

D. To minimize the potential for adverse impacts related to coastal hazards, including but not limited to SLR, coastal erosion, flooding, wave action, and storm surge, the landowner hereby acknowledges the following declarations which must be clearly stated under "Landowner Acknowledgments" on all BP plans:

1. *"The landowner hereby acknowledges that Tax Map Key 4-6-001: 011 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 Tax Map Key 4-6-001: 011 may be adversely impacted by coastal hazards. The landowner agrees to assume all risk and liability for any hard to or loss of life and property due to development in close proximity to the shoreline. The landowner further agrees to accept all responsibility for the cost and physical removal of materials and structures lost or damaged as a result of coastal hazards, including the cleanup and restoration of the Project site."*

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

E. To ensure the landowner is aware that bed and breakfast homes and transient vacation units are not allowed on the Project site, the landowner hereby acknowledges the following declarations which must be clearly stated under "Landowner Acknowledgments" on all BP plans:

1. *"The landowner hereby acknowledges (and any successor owner or interested party is hereby notified of) that bed and breakfast homes and transient vacation units, as those terms are defined in Revised Ordinances of Honolulu Chapter 21, the Land Use Ordinance, are not allowed on Tax Map Key 4-6-001: 011."*

F. To account for the potential shift of land from the State Land Use Urban District to the State Land Use Conservation District due to anticipated coastal erosion, the landowner hereby acknowledges the following declarations which must be clearly stated under "Land Acknowledgements" on all Project BP plans.

   "In choosing to implement construction activities at Tax Map Key 4-6-001: 011, the Landowner hereby acknowledges (and any successor owner or interested party is hereby notified of) 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."

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

> "*In choosing to undertake the development at Tax Map Key 4-6-001: 011, the landowner hereby acknowledges (and any successor owner or interested party is hereby notified of) 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 shoreline protection structure."*

H. Permits

1. The Project's BP application was accepted as complete on June 12, 2024, and the Applicant must obtain the BP for the Project no later than June 30, 2025. The Project may not rely on the 40-ft. Shoreline Setback that was in effect through June 30, 2024, and must instead comply with the Shoreline Setback under ROH Chapter 26 effective as of July 1, 2024. The Shoreline Setback must be shown on the BP plans.

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

    a. The DPP Director may extend this period if the Applicant demonstrates good cause, but the period cannot be extended by the DPP Director beyond one year from the initial deadline set by Council.

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

3. 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 development permit,

   the extension will be deemed to be denied.

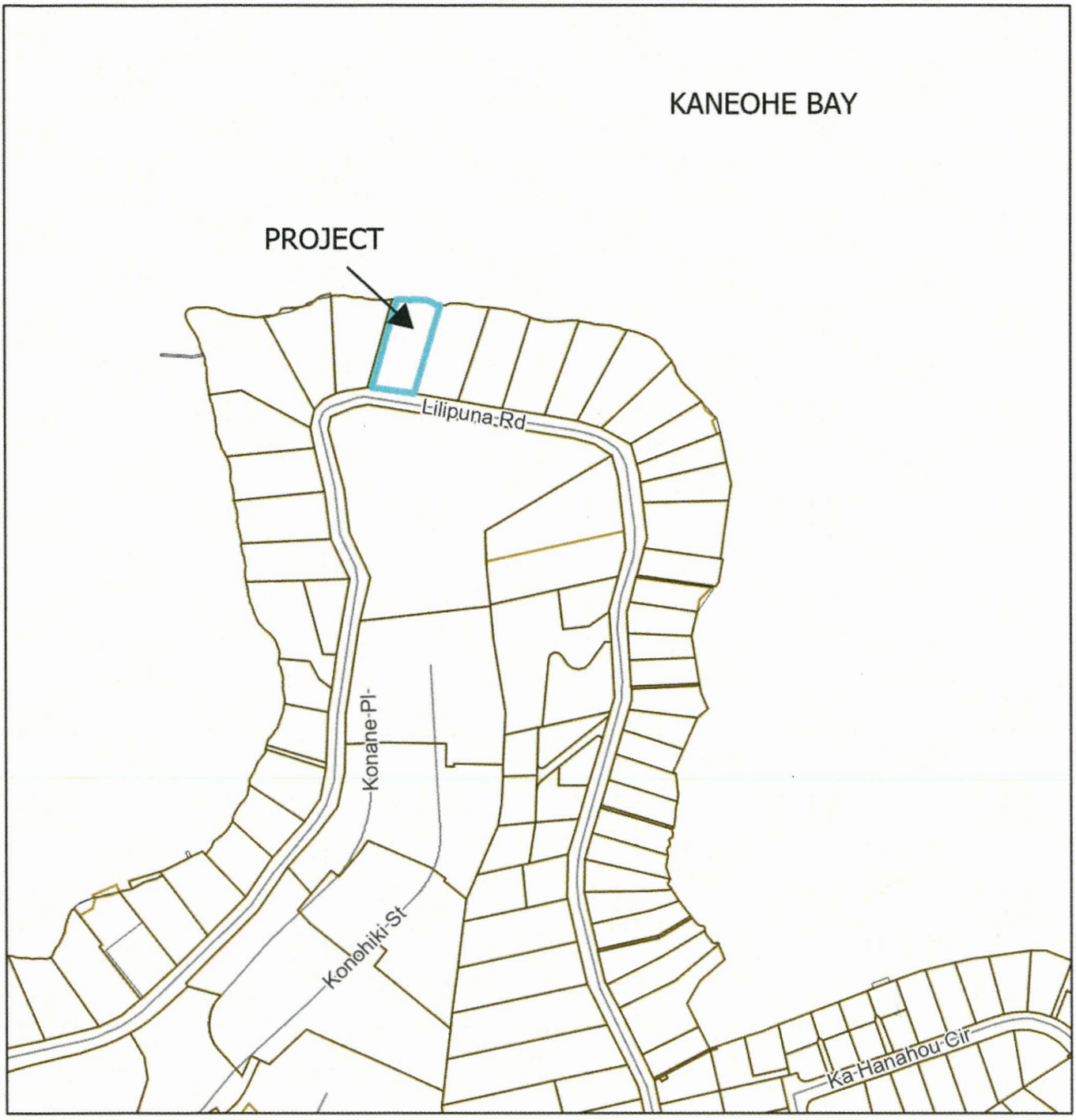
I. Approval of this SMA Major Permit does not constitute compliance with other City ordinances, including but not limited to the LUO and building and construction codes, or other governmental requirements, including but not limited to LUO, building, grading, and grubbing permit approvals. They are subject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

Dated at Honolulu, Hawai'i, this 3rd day of February, 2025.

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

By _____
Dawn Takeuchi Apuna
Director Designate

Enclosures: Exhibits A, B, C-1 through C-14, and D through K



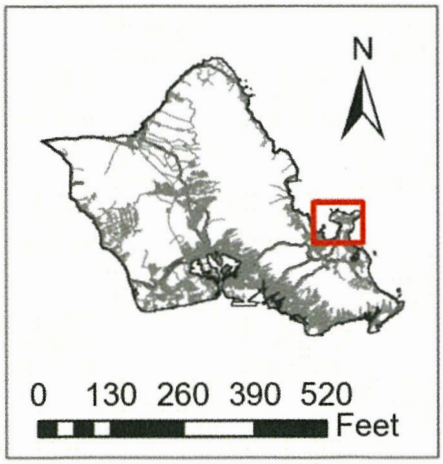


EXHIBIT A
LOCATION MAP

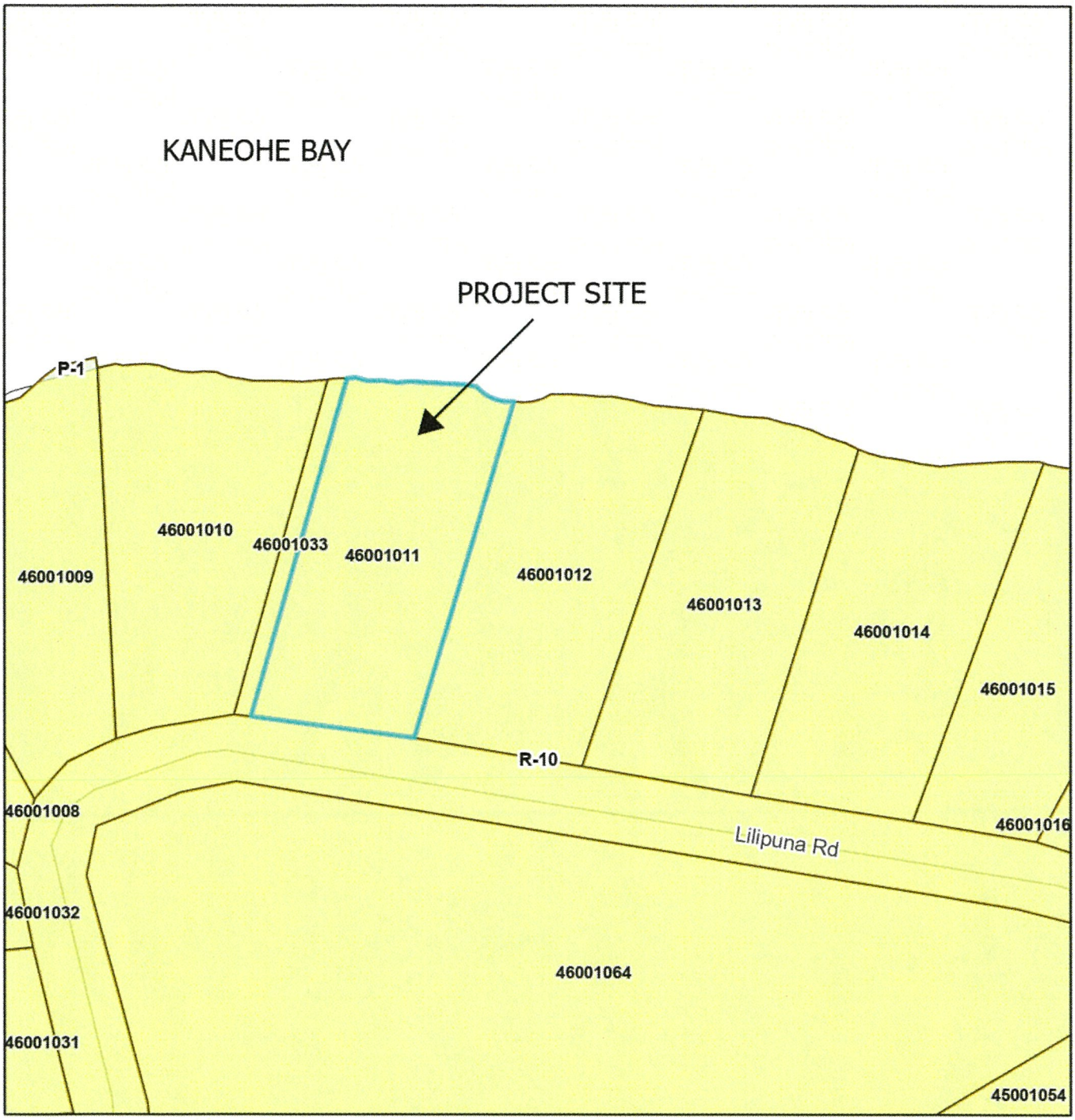
FILE NO. 2024/SMA-102

TAX MAP KEY 4-6-001: 011

46-029 LILIPUNA ROAD - HE'EIA

October 2024

Department of Planning and Permitting
Land Use Permits Division
City and County of Honolulu



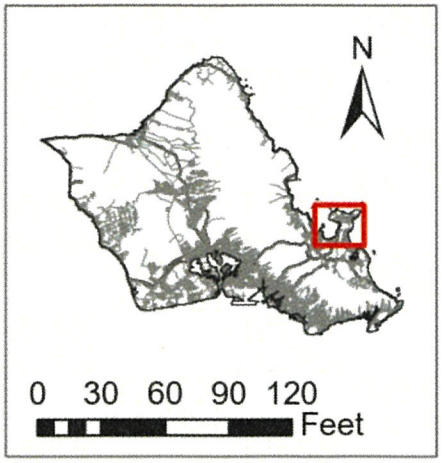


EXHIBIT B
ZONING MAP

FILE NO. 2024/SMA-102

TAX MAP KEY 4-6-001: 011

46-029 LILIPUNA ROAD– HE'EIA

January 2025

Department of Planning and Permitting
Land Use Permits Division
City and County of Honolulu

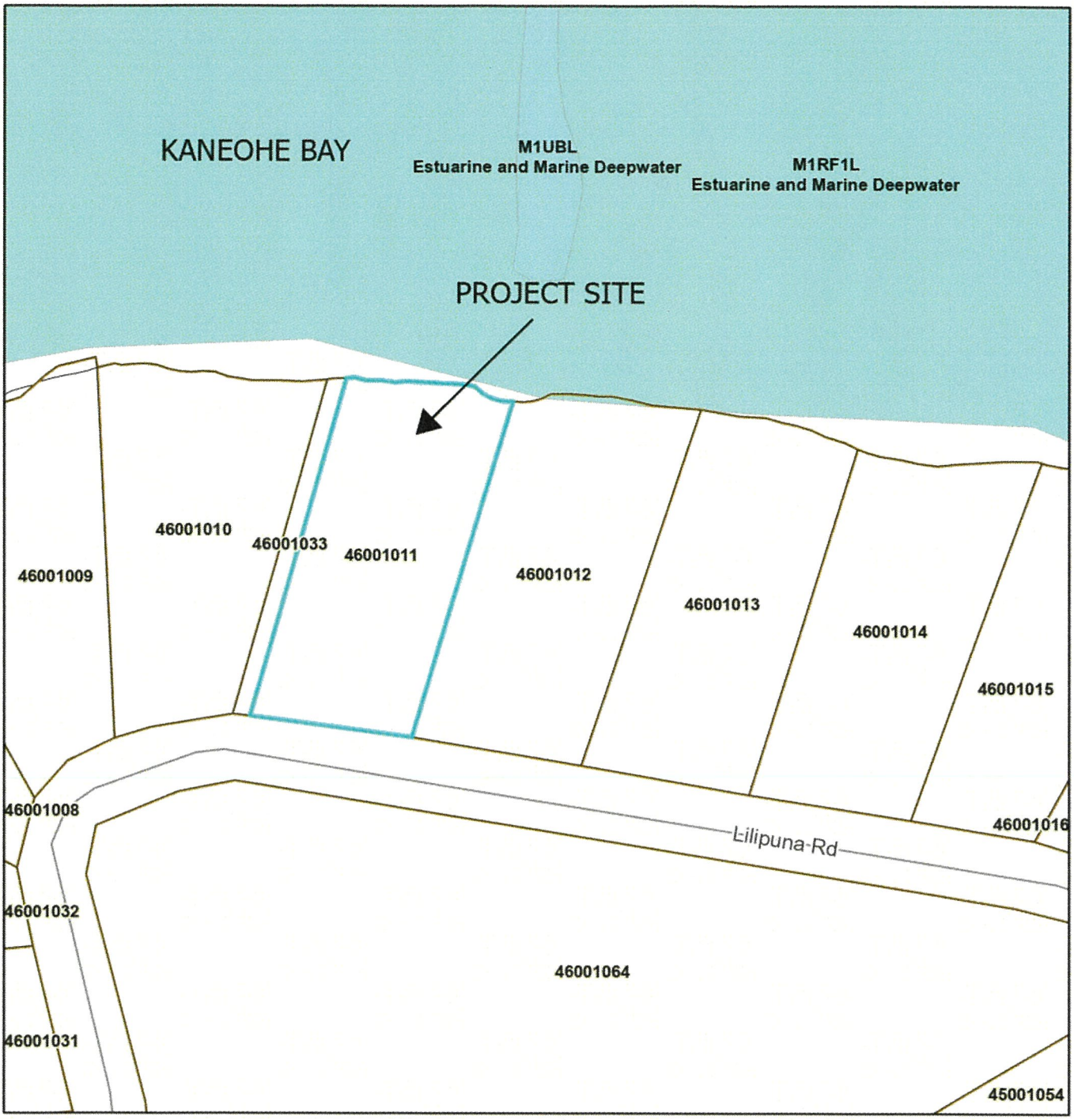




EXHIBIT D
WETLAND MAP

FILE NO. 2024/SMA-102

TAX MAP KEY 4-6-001: 011

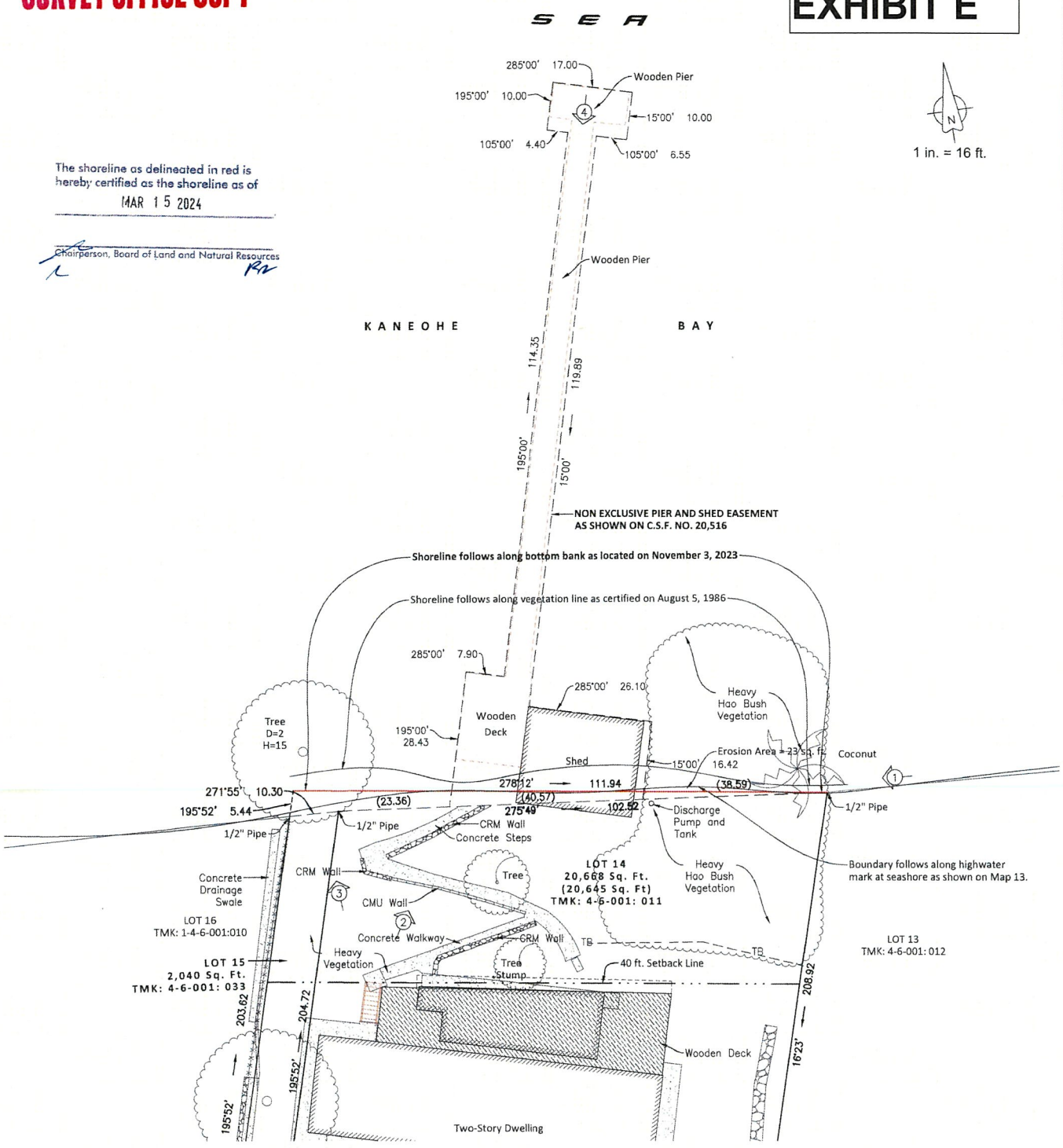
46-029 LILIPUNA ROAD– HE'EIA

January 2025

Department of Planning and Permitting
Land Use Permits Division
City and County of Honolulu

SURVEY OFFICE COPY

EXHIBIT E



SHORELINE CERTIFICATION MAP

LOTS 14 AND 15 ON MAP 13
LAND COURT APPLICATION 1100

AT HEEIA, KOOLAUPOKO, OAHU, HAWAII

Tax Map Key: (1) 4-6-001: 011 & 033

SITE ADDRESS: 46-29 LILIPUNA ROAD
KANEOHE, HI 96744
OWNERS: LUKASZ J. MAJ AND MARY L. LAN

BENJAMIN E. K. GUIEB
LICENSED PROFESSIONAL LAND SURVEYOR
No. 19770
HAWAII USA

This work was prepared by me or under my supervision

Benjamin E K Guieb

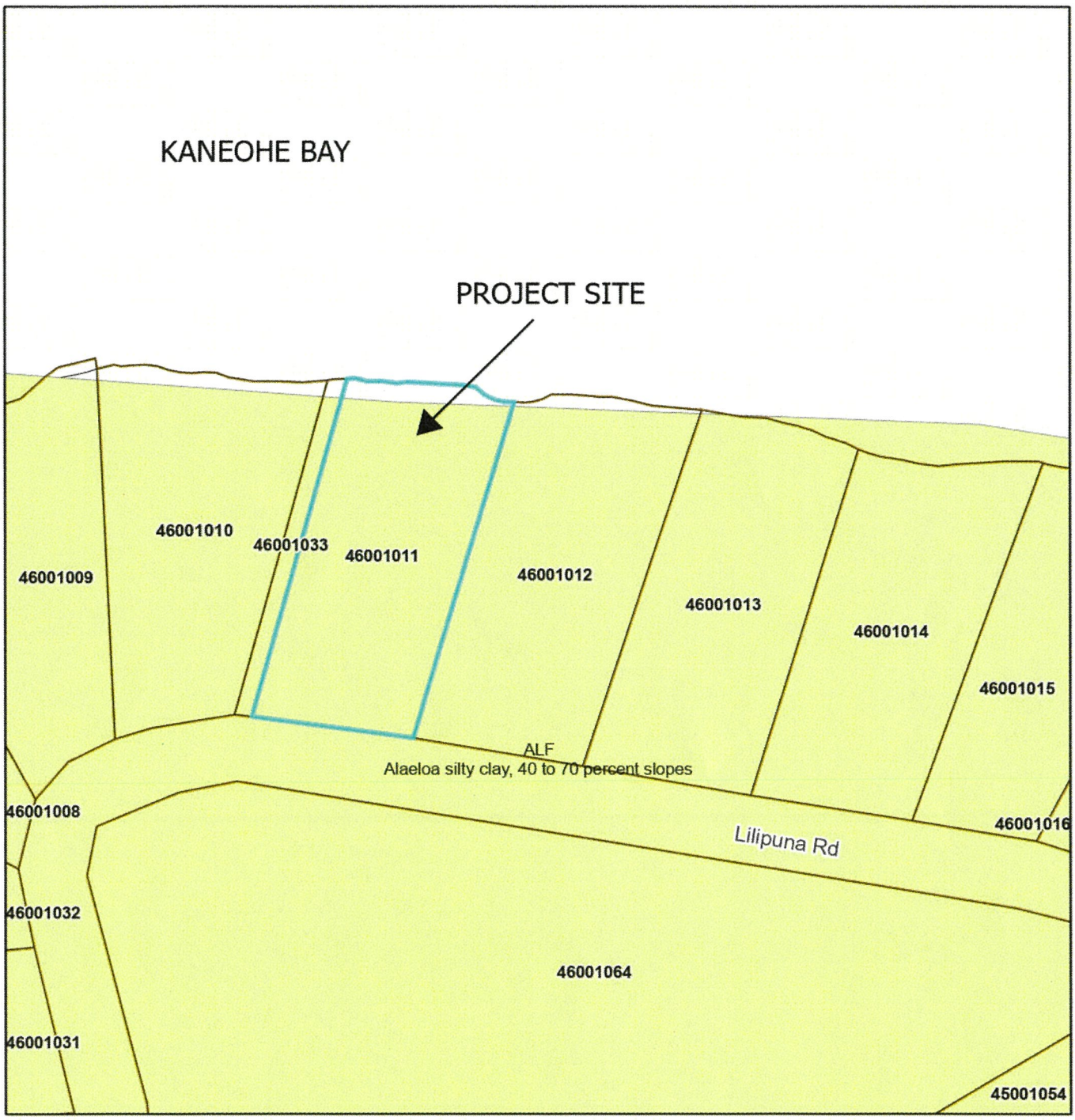
BENJAMIN E. K. GUIEB
Licensed Professional Land Surveyor
Certificate Number 19770
Exp. 4/30/2024

NOTES:

1. (1) - Symbol represents direction and location of photographs taken on November 03, 2023 at 1200pn.
2. Property Corners were found or marked and set as shown in Map.

MANA SURVEYING
94-1221 KA UKA BLVD.#108-188
WAIPAHU, HAWAII 96797

PAPER SIZE: 15" x 21"



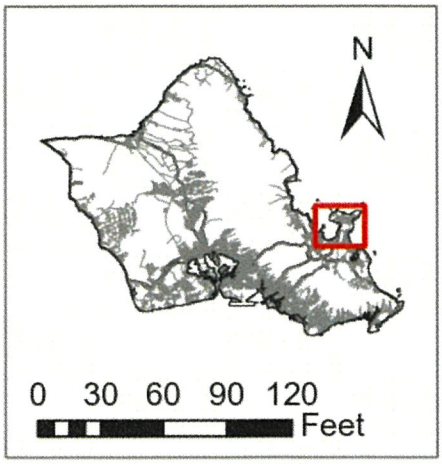


EXHIBIT F
SOILS MAP

FILE NO. 2024/SMA-102

TAX MAP KEY 4-6-001: 011

46-029 LILIPUNA ROAD– HE'EIA

January 2025

Department of Planning and Permitting
Land Use Permits Division
City and County of Honolulu



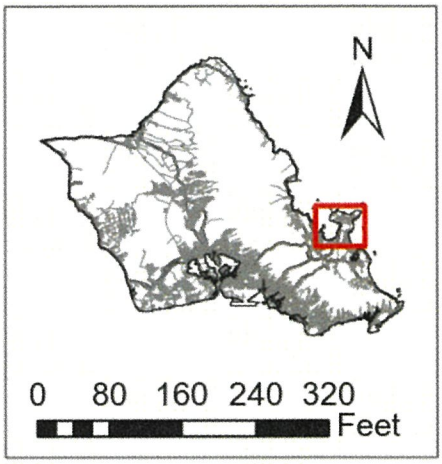


EXHIBIT G
FLOOD MAP

FILE NO. 2024/SMA-102

TAX MAP KEY 4-6-001: 011

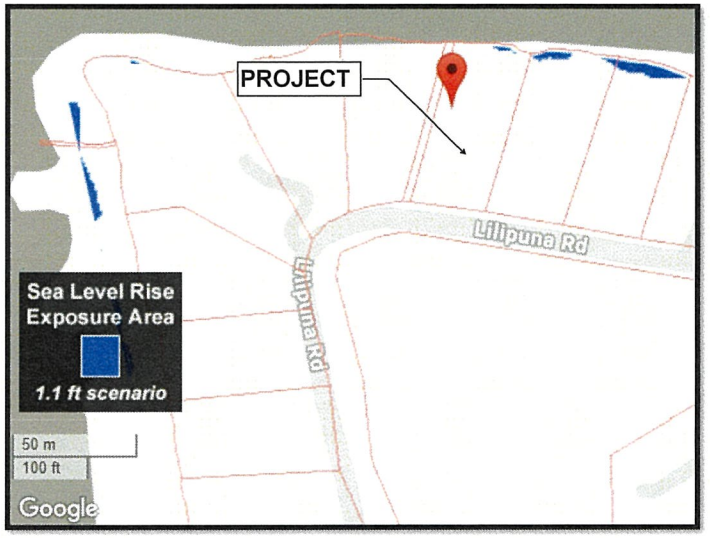
46-029 LILIPUNA ROAD- HE'EIA

January 2025

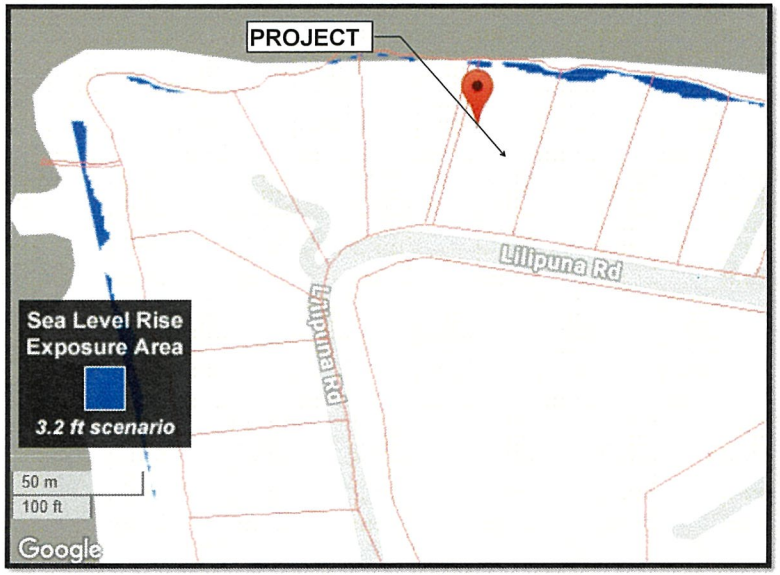
Department of Planning and Permitting
Land Use Permits Division
City and County of Honolulu

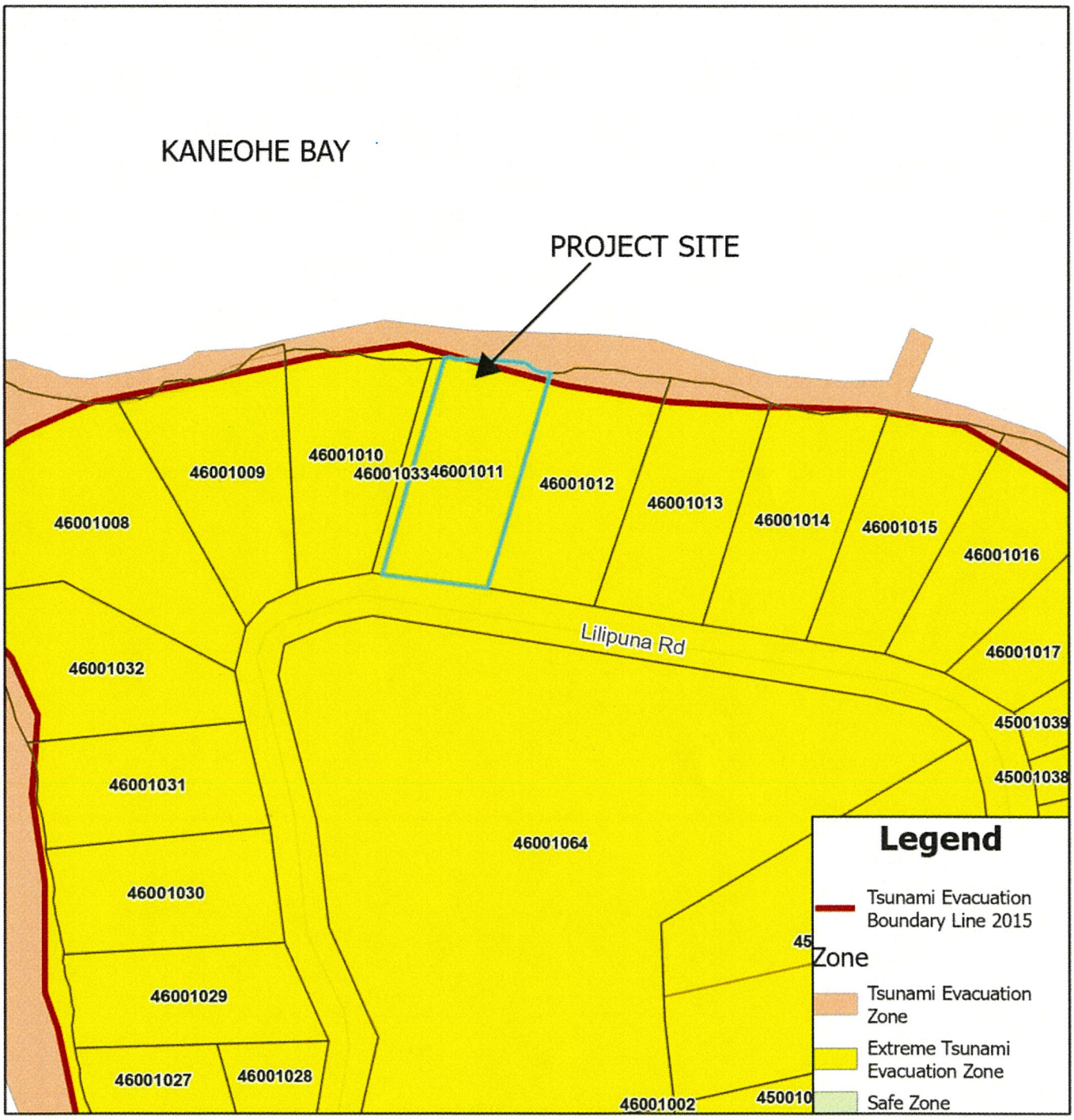
EXHIBIT H

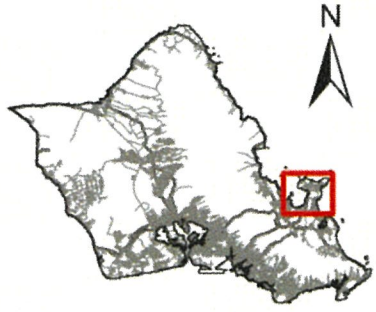

PROJECT
Lilipuna Rd
Lilipuna Rd
Sea Level Rise Exposure Area
0.5 ft scenario
50 m
100 ft
Google


PROJECT
Lilipuna Rd
Lilipuna Rd
Sea Level Rise Exposure Area
1.1 ft scenario
50 m
100 ft
Google


PROJECT
Lilipuna Rd
Lilipuna Rd
Sea Level Rise Exposure Area
2.0 ft scenario
50 m
100 ft
Google


PROJECT
Lilipuna Rd
Lilipuna Rd
Sea Level Rise Exposure Area
3.2 ft scenario
50 m
100 ft
Google





0 50 100 150 200 Feet

EXHIBIT I
TSUNAMI EVACUATION MAP

FILE NO. 2024/SMA-102

TAX MAP KEY 4-6-001: 011

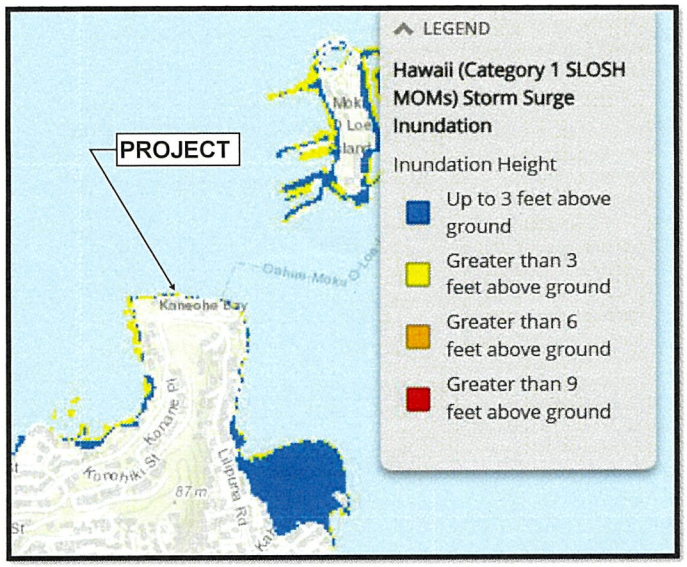
46-029 LILIPUNA ROAD– HE'EIA

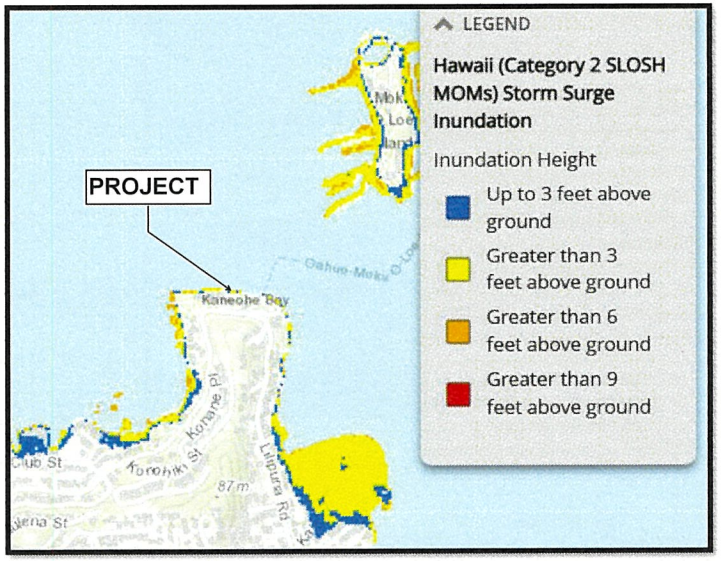
January 2025

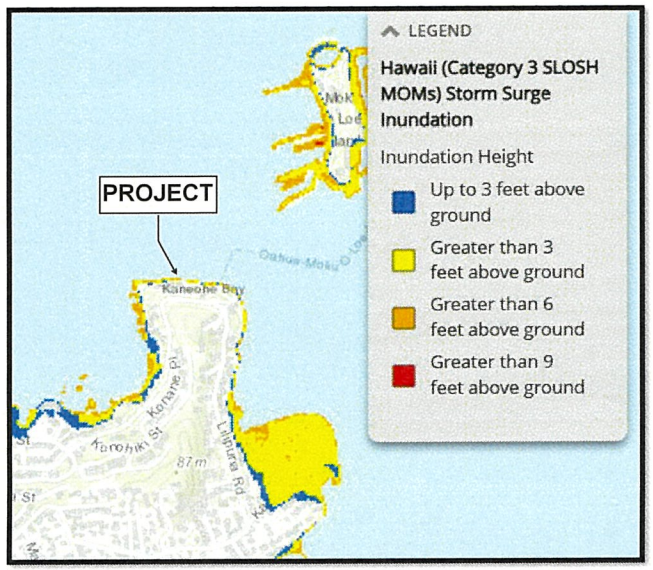
CITY AND COUNTY OF HONOLULU
STATE OF HAWAII

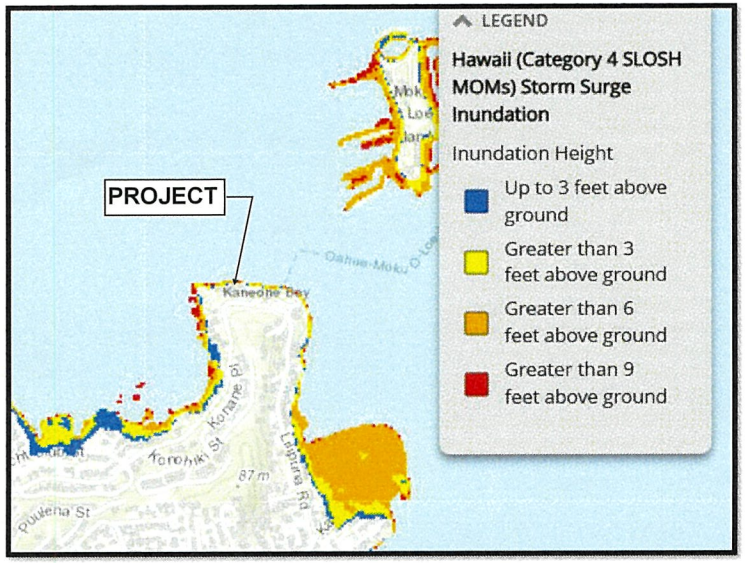
Department of Planning and Permitting
Land Use Permits Division
City and County of Honolulu

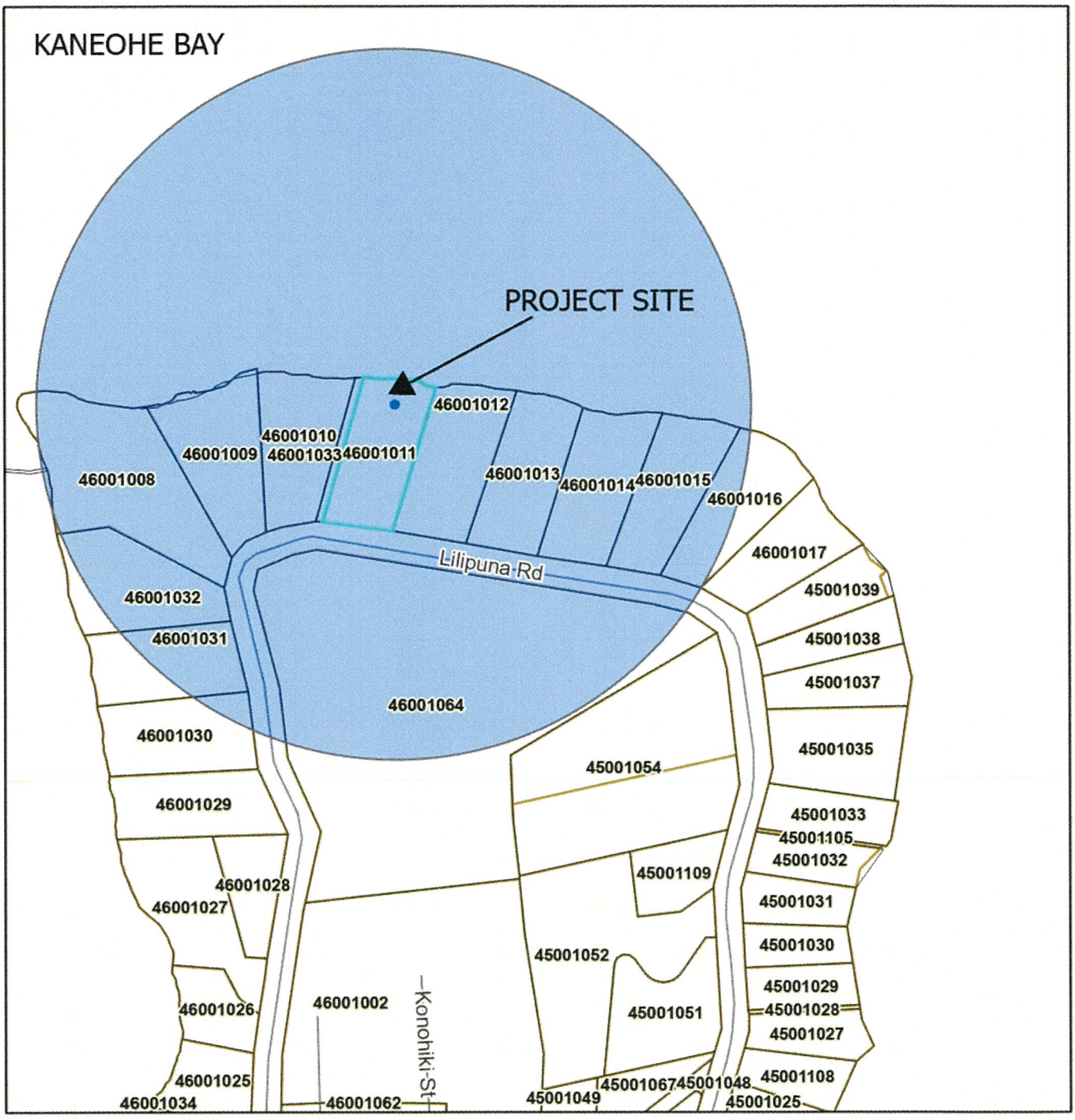
EXHIBIT J


PROJECT
LEGEND
Hawaii (Category 1 SLOSH MOMs) Storm Surge Inundation
Inundation Height
Up to 3 feet above ground
Greater than 3 feet above ground
Greater than 6 feet above ground
Greater than 9 feet above ground
Kaneohe Bay
Konane Pl
Kaohiki St
Likiuna Rd
87 m


PROJECT
LEGEND
Hawaii (Category 2 SLOSH MOMs) Storm Surge Inundation
Inundation Height
Up to 3 feet above ground
Greater than 3 feet above ground
Greater than 6 feet above ground
Greater than 9 feet above ground
Kaneohe Bay
Konane Pl
Kaohiki St
Likiuna Rd
87 m


PROJECT
LEGEND
Hawaii (Category 3 SLOSH MOMs) Storm Surge Inundation
Inundation Height
Up to 3 feet above ground
Greater than 3 feet above ground
Greater than 6 feet above ground
Greater than 9 feet above ground
Kaneohe Bay
Konane Pl
Kaohiki St
Likiuna Rd
87 m


PROJECT
LEGEND
Hawaii (Category 4 SLOSH MOMs) Storm Surge Inundation
Inundation Height
Up to 3 feet above ground
Greater than 3 feet above ground
Greater than 6 feet above ground
Greater than 9 feet above ground
Kaneohe Bay
Konane Pl
Kaohiki St
Likiuna Rd
87 m
Puukena St



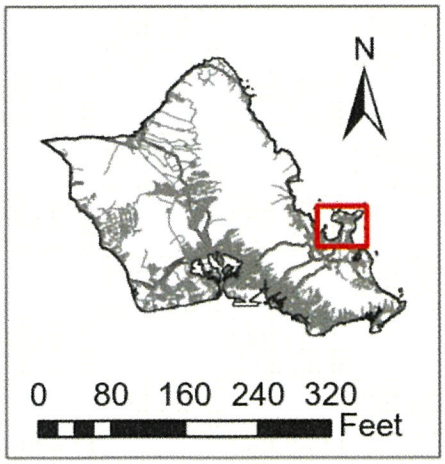


EXHIBIT K
500-FT RADIUS CUMULATIVE MAP

FILE NO. 2024/SMA-102

TAX MAP KEY 4-6-001: 011

46-029 LILIPUNA ROAD- HE'EIA

January 2025

Department of Planning and Permitting
Land Use Permits Division
City and County of Honolulu

EXHIBIT C-1

GENERAL NOTES

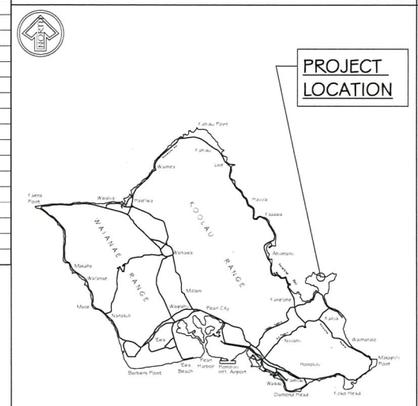
1. ALL WORK SHALL BE PERFORMED IN A WORKMANLIKE MANNER, AND IN ACCORDANCE WITH ALL APPLICABLE BUILDING, PLUMBING, ELECTRICAL, FIRE, HEALTH AND SAFETY CODES. IN THE EVENT OF ANY CONFLICT BETWEEN THESE PLANS AND ANY APPLICABLE CODE, THE CODE SHALL PREVAIL.
2. ALL WORK SHALL CONFORM TO THE 2018 INTERNATIONAL RESIDENTIAL CODE (IRC), AS AMENDED BY THE CITY AND COUNTY OF HONOLULU, INCLUDING ALL OTHER APPLICABLE CODES & REGULATIONS.
3. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF THE UTILITIES WITH THE UTILITY COMPANIES PRIOR TO COMMENCEMENT OF CONSTRUCTION.
4. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL VISIT THE SITE AND BECOME FAMILIAR WITH THE EXISTING CONDITIONS AND REVIEW AND UNDERSTAND THE REQUIREMENTS OF THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS AND CONDITIONS PRIOR TO BEGINNING ANY WORK AND SHALL NOTIFY THE ARCHITECT OR DESIGNER IMMEDIATELY OF ANY DISCREPANCY. **DO NOT SCALE DRAWINGS.**
5. THE CONTRACTOR SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS AND COMPLY WITH SAFETY REGULATIONS AS REQUIRED FOR WORKERS AND PEDESTRIAN PROTECTION DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT. PROVIDE PROTECTION AS NECESSARY TO PREVENT ANY DAMAGE TO THE EXISTING CONSTRUCTION WITHIN AND ADJACENT TO THE JOB SITE.
6. THE GENERAL CONTRACTOR AND ALL SUB-CONTRACTORS SHALL REMOVE ALL TRASH AND DEBRIS FROM THE SITE UPON COMPLETION OF THE PROJECT.
7. THE GENERAL CONTRACTOR AND ALL SUB-CONTRACTORS SHALL KEEP THE AREA INSIDE CONSTRUCTION LIMITS CLEAN AND FREE OF ASSOCIATED CONSTRUCTION DEBRIS, AT ALL TIMES.
8. PROVIDE ALL LABOR, MATERIALS, EQUIPMENT, TOOLS, TRANSPORTATION, UTILITIES AND OTHERS SERVICES NECESSARY FOR THE PROPER EXECUTION OF THE CONSTRUCTION AS REQUIRED, WHETHER INDICATED OR NOT IN THE CONSTRUCTION DOCUMENTS.
9. ANY REVISIONS OR ADDITIONAL WORK REQUIRED BY FIELD CONDITIONS OR LOCAL GOVERNING AUTHORITIES SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER BEFORE PROCEEDING.
10. NO STRUCTURAL MEMBER SHALL BE CUT FOR PIPES, DUCTS, ETC. WITHOUT APPROVAL OF THE ARCHITECT, DESIGNER OR STRUCTURAL ENGINEER.
11. INSTALL ALL MATERIALS IN ACCORDANCE WITH THEIR RESPECTIVE MANUFACTURES INSTRUCTIONS AND PER ALL APPLICABLE GOVERNING CODES.
12. ALL INSTRUCTIONS AND WARRANTIES OF ALL MATERIALS AND EQUIPMENT TO BE DELIVERED TO THE OWNERS AT COMPLETION OF CONSTRUCTION.
13. IT IS RECOGNIZED THAT THE CONTRACT DOCUMENTS ARE DIAGRAMMATIC IN SHOWING CERTAIN PHYSICAL RELATIONSHIPS OF THE VARIOUS ELEMENTS AND SYSTEMS AND THEIR INTERFACING WITH OTHER ELEMENTS AND SYSTEMS. ESTABLISHMENT AND COORDINATION OF THESE RELATIONSHIPS IS THE EXCLUSIVE RESPONSIBILITY OF THE CONTRACTOR. IN CASE OF CONFLICT OR LOCATIONS NOT DIMENSIONED, VERIFY REQUIRED POSITIONING WITH OWNER.

DRAWING INDEX

DWG. NO.	SHEET NAME
000	TITLE SHEET, DRAWING INDEX, ZONING INFORMATION, ENERGY DATA, AREA CALCULATIONS, MAPS, ABBREVIATIONS, SYMBOLS & NOTES
C001	NEW SEPTIC SITE PLAN
A001	SITE PLAN
A002	TOPO SITE PLAN
A101	EXISTING BASEMENT PLAN, EXISTING FIRST FLOOR PLAN & EXISTING SECOND FLOOR PLAN
A201	NEW LOWER HOUSE BASEMENT FLOOR PLAN
A202	NEW LOWER HOUSE FIRST FLOOR PLAN
A203	NEW LOWER HOUSE SECOND FLOOR PLAN
A204	UPPER HOUSER NEW FIRST FLOOR PLAN & UPPER HOUSER NEW SECOND FLOOR PLAN
A205	UPPER HOUSE NEW THIRD FLOOR PLAN
A301	EXTERIOR ELEVATIONS
A302	EXTERIOR ELEVATIONS
A303	EXTERIOR ELEVATIONS
A401	INTERIOR ELEVATIONS
A402	UPPER HOUSE INTERIOR ELEVATIONS
A501	SECTIONS
S001	GENERAL NOTES
S101	LOWER HOUSE STRUCTURAL PLANS
S102	UPPER HOUSE STRUCTURAL PLANS
S301	LOWER HOUSE STRUCTURAL DETAILS
S302	LOWER HOUSE STRUCTURAL DETAILS
S303	UPPER HOUSE STRUCTURAL DETAILS
S304	UPPER HOUSE STRUCTURAL DETAILS
S305	UPPER HOUSE STRUCTURAL DETAILS

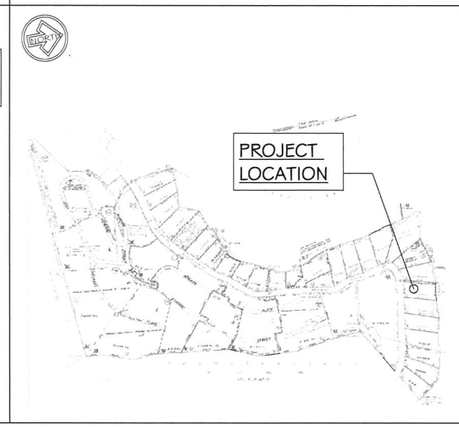
ISLAND MAP

NOT TO SCALE



VICINITY MAP

NOT TO SCALE



LUO DATA TABLE

ZONING DISTRICT: R-10 — LOT AREA: 20645 SF

MAXIMUM BUILDING AREA ALLOWED:	10322.5 SF
FAR CALCULATION: (.60 x LOT AREA):	12387 SF
FAR CALCULATION: (.70 x LOT AREA):	14451.5 SF

IMPERVIOUS SURFACE AREA	EXISTING	NEW
DWELLINGS & GARAGES:	5313 SF	848 SF
DRIVEWAY & CRM WALLS:	4458 SF	------- SF
WALKWAYS:	1586 SF	-158 SF
TOTAL:	11357 SF	12047 SF

FLOOR AREA	NEW
NORTH HOUSE:	6311 SF
SOUTH HOUSE:	3840 SF
TOTAL:	10151 SF

BUILDING AREA	NEW
NORTH HOUSE:	1927 SF
NORTH HOUSE 2 CAR GARAGE:	658 SF
NORTH HOUSE 1 CAR GARAGE:	228 SF
NORTH HOUSE LANAI & STAIRS:	1231 SF
SOUTH HOUSE:	1200 SF
SOUTH HOUSE CARPORT:	383 SF
SOUTH HOUSE LANAI & STAIRS:	410 SF
TOTAL:	6037 SF

PARKING REQUIREMENT	REQUIRED	PROVIDED
NORTH HOUSE:	6	6
SOUTH HOUSE:	4	4
TOTAL:	10	10

ENERGY DATA

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

To the best of my knowledge, this project's design substantially conforms to the Building Energy Conservation Code for:

X Building Component Systems
____ Electrical Component Systems
____ Mechanical Component Systems

Signature:_____ Date:_____
Name: LONG CHEN
Title: STRUCTURAL ENGINEER
License No.: NUMBER

SPECIAL INSPECTIONS

5-20-24

#16 SHEATHED SHEAR WALLS AND DIAPHRAGMS
#17 COMPLETE LOAD PATH AND UPLIFT TIES
#18 TERMITE PROTECTION

ABBREVIATIONS

@	AT	DW	DISHWASHER	HT.	HEIGHT	SF.	SQUARE FOOT
°	DEGREE	DBL.	DOUBLE	INT.	INTERIOR	SHLV.	SHELVES
ø	DIAMETER	DET.	DETAIL	J	JUNCTION	SHWR.	SHOWER
±	PLUS/MINUS	DIA.	DIAMETER	LAV.	LAVATORY	SIM.	SIMILAR
AFF	AT FINISH FLOOR	DN	DOWN	LT.	LAUNDRY TRAY	SQ.	SQUARE
BD.	BOARD	DR	DOOR	M.C.	MEDICINE CABINET	STL.	STEEL
BLK.	BLOCK	EA.	EACH	MAX.	MAXIMUM	STO.	STORAGE
BLKG.	BLOCKING	ELEC.	ELECTRICAL	MED. CAB.	MEDICINE CABINET	T.B.	TOWEL BAR
BM.	BEAM	EX.	EXISTING	MIN.	MINIMUM	THK.	THICK
BTM.	BOTTOM	EXIST.	EXISTING	MTL.	METAL	T.P.H.	TOILET PAPER HOLDER
CAB	CABINET	EXT.	EXTERIOR	O.H.	OVERHANG	TYP.	TYPICAL
℄	CENTER LINE	FIN.	FINISH	O.C.	ON CENTER	U.N.O.	UNLESS NOTED OTHERWISE
CER.	CERAMIC	FLR.	FLOOR	ℙ	PROPERTY LINE	VERT.	VERTICAL
CLO.	CLOSET	FRM'G.	FRAMING	PLB.	PARALLAM BEAM	VTR.	VENT THRU ROOF
CMU	CONCRETE MASONRY UNIT	GLB.	GLULAM BEAM	PWDR. RM.	POWDER ROOM	W	WINDOW, WASHER, WIDTH
COMP.	COMPUTER	GYP.	GYPSUM	REF.	REFRIGERATOR	W.C.	WATER CLOSET
CONC.	CONCRETE	H.B.	HOSE BIBB	RM.	ROOM	WH	WATER HEATER
CONT.	CONTINUOUS	H.C.	HOLLOW CORE	S.C.	SOLID CORE	WN.	WINDOW
CRM	CONCRETE RUBBLE	HDR.	HEADER	SCHED.	SCHEDULE	W/	WITH
D	DOOR DRYER	HORIZ.	HORIZONTAL	S.G.	SAFETY GLASS	WTR.	WATER

R301.2.1.2 PROTECTION OF OPENINGS

WINDOWS IN BUILDINGS LOCATED IN WINDBORNE DEBRIS REGIONS MUST HAVE GLAZED OPENINGS PROTECTED FROM WINDBORNE DEBRIS. GLAZED OPENING PROTECTION FOR WINDBORNE DEBRIS MUST MEET THE REQUIREMENTS OF THE LARGE MISSILE TEST OF ASTM E 1996 AND OF ASTM E 1886 REFERENCED THEREIN.

EXCEPTION:

1. WOOD STRUCTURAL PANELS WITH A MINIMUM THICKNESS OF 7/16-INCH (11.1 MM) AND A MAX. SPAN OF 8 FEET (2438 MM) SHALL BE PERMITTED FOR OPENING PROTECTION IN 1 & 2 STORY BUILDINGS GROUP R-3 OR R-4 OCCUPANCY. PANELS MUST BE PRECUT SO THAT THEY ARE ATTACHED TO THE FRAMING SURROUNDING THE OPENING CONTAINING THE PRODUCT WITH THE GLAZED OPENING. PANELS MUST BE PREDRILLED AS REQUIRED FOR THE ANCHORAGE METHOD AND WILL BE SECURED WITH THE ATTACHMENT HARDWARE PROVIDED AND ANCHORS PERMANENTLY INSTALLED ON THE BUILDING. ATTACHMENT IN ACCORDANCE WITH TABLE R301.2.1.2 WITH CORROSION-RESISTANCE ATTACHMENT HARDWARE PROVIDED AND ANCHORS PERMANENTLY INSTALLED ON THE BUILDING IS PERMITTED FOR BUILDINGS WITH A MEAN ROOF HEIGHT OF 45 FEET OR LESS, WHERE EFFECTIVE ULTIMATE DESIGN WIND SPEEDS DO NOT EXCEED 180 MPH.
2. GLAZING IN ACCESSORY STRUCTURES TO THE SINGLE FAMILY DWELLINGS INCLUDING BUT NOT LIMITED TO GREENHOUSES AND MINOR STORAGE SHEDS.
3. PARTIALLY ENCLOSED OCCUPANCY R-3 BUILDINGS ARE PERMITTED TO BE DESIGNED WITHOUT WIND-BORNE DEBRIS PROTECTION. PARTIALLY ENCLOSED AND OPEN OCCUPANCY R-3 BUILDINGS MUST ALSO INCLUDE A RESIDENTIAL SAFE ROOM IN ACCORDANCE WITH ROH CHAPTER 16, ARTICLE 13.

ZONING INFORMATION

FLOOD ZONE	X-BEYOND 500 YEAR FLOOD PLAIN
HEIGHT LIMIT	25' UNLESS SLOPING
YEAR BUILT	1959
LOT RESTRICTIONS	NONE
SMA/SHORELINE	IN SMA
SPECIAL DISTRICT	NOT IN SPECIAL DISTRICT
STATE LAND USE	URBAN DISTRICT
STREET SETBACK	NONE
ZONING (LUO)	R-10 RESIDENTIAL DISTRICT

SEC. 18-5.2 RETENTION OF PLANS

ONE SET OF APPROVED PLANS, SPECIFICATIONS AND COMPUTATIONS SHALL BE RETAINED BY THE BUILDING OFFICIAL FOR A PERIOD OF NOT LESS THAN 90 DAYS FROM DATE OF COMPLETION OF THE WORK COVERED THEREIN, AND ONE SET OF APPROVED PLANS SHALL BE RETURNED TO THE APPLICANT AND SAID SET SHALL BE KEPT ON THE SITE OF THE BUILDING OR WORK AT ALL TIMES DURING WHICH THE WORK AUTHORIZED THEREBY IS IN PROGRESS (SEC. 18-5.2 R.O. 1978 (1983 ED.); AM. ORDINANCE 93-95)

B.W.S. NOTES

1. ALL EXISTING FIXTURES ARE REGULAR FLOW, TO BE REMOVED AND REPLACED WITH LOW FLOW PER PLANS (TYP.)
2. ALL NEW FIXTURES TO BE LOW FLOW TYPE, (TYP.)
3. THIS WATER METER DOES NOT HAVE A.F.S. OR IRRIGATION SYSTEMS

FIRE SAFETY NOTE

STRUCTURES UNDERGOING CONSTRUCTION, ALTERATION, OR DEMOLITION OPERATIONS, INCLUDING THOSE IN UNDERGROUND LOCATIONS, SHALL COMPLY WITH NFPA 241, STANDARD FOR SAFEGUARDING CONSTRUCTION, ALTERATION, AND DEMOLITION OPERATIONS, & THIS CHAPTER. 2018 NFPA 1.

2018 IRC SECTION R314/ SMOKE ALARM NOTE

THE ALARM DEVICES SHALL BE INTERCONNECTED IN A MANNER THAT THE ACTUATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS IN THE INDIVIDUAL UNIT. THE ALARM SHALL BE CLEARLY AUDIBLE IN ALL BEDROOMS OVER BACKGROUND NOISE W/ ALL INTERVENING DOORS CLOSED.

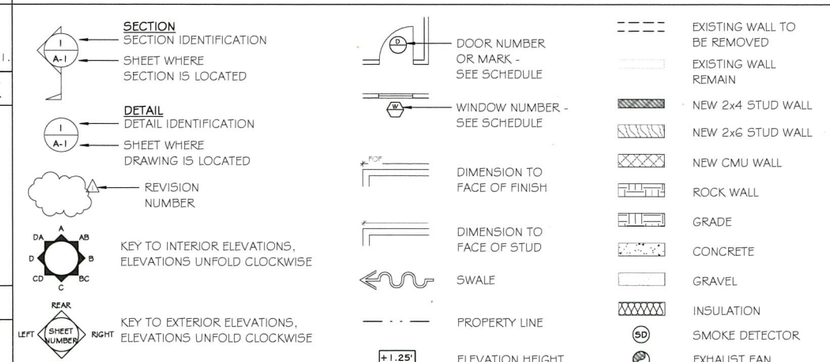
EXCEPTIONS:
SMOKE ALARMS IN EXISTING AREAS NOT REQUIRED TO BE INTERCONNECTED OR HARDWIRED WHERE THE ALTERATIONS OR REPAIRS DO NOT RESULT IN INTERIOR WALL OR CEILING REMOVAL.

SOLAR WATER HEATING SYSTEM

MM NUMBER: 2020-0040
TANK SIZE: 80 GALLON
PANEL SIZE: 2 4'x10'

TO BE USED ON ALL NEW STRUCTURES

SYMBOLS



Contemporary Island Designs Hawaii
Architectural Design & Drafting Services
The Best of Island Living
1669 Bertram Street
Honolulu, Hawaii 96819
Phone: (808) 532-3268
E-mail: hklockwhite@hawaiiantel.com

Signature:
This work was prepared by me or under my supervision and construction of this project will be under my observation
License Expires: 04-30-2024

Contractor shall carefully verify all dimensions, materials, existing site conditions and field measurements, study and compare the construction documents and notify the Designer of any discrepancy, inconsistency or omission he may discover before proceeding with the work. Contractor shall be solely responsible for all construction means, methods, techniques sequences and procedures and for the coordinating and the supervision of all construction work under the contract. All work shall be performed in conformance with all applicable provisions of the Uniform Building Code and all governmental regulations.

Maj Residence
46-029 Lilipuna Road
Kaneohe, HI 96744
TMK: 4-6-001:011

Proposed Two New Single Family Dwellings In Place of Existing Two Single Family Dwellings

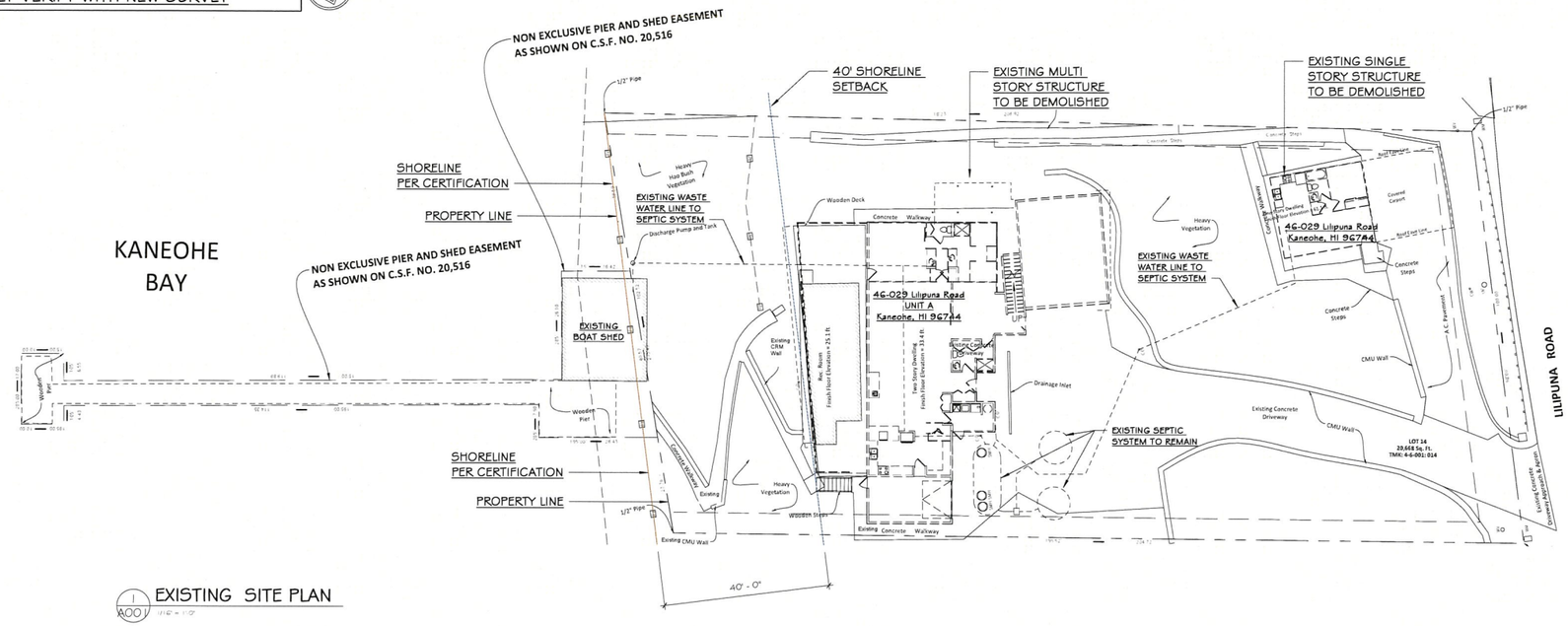
TITLE SHEET, DRAWING INDEX, ZONING INFORMATION, ENERGY DATA, AREA CALCULATIONS, MAPS, ABBREVIATIONS, SYMBOLS & NOTES

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DRAWING NO. 000
SHEET: 1 OF 7

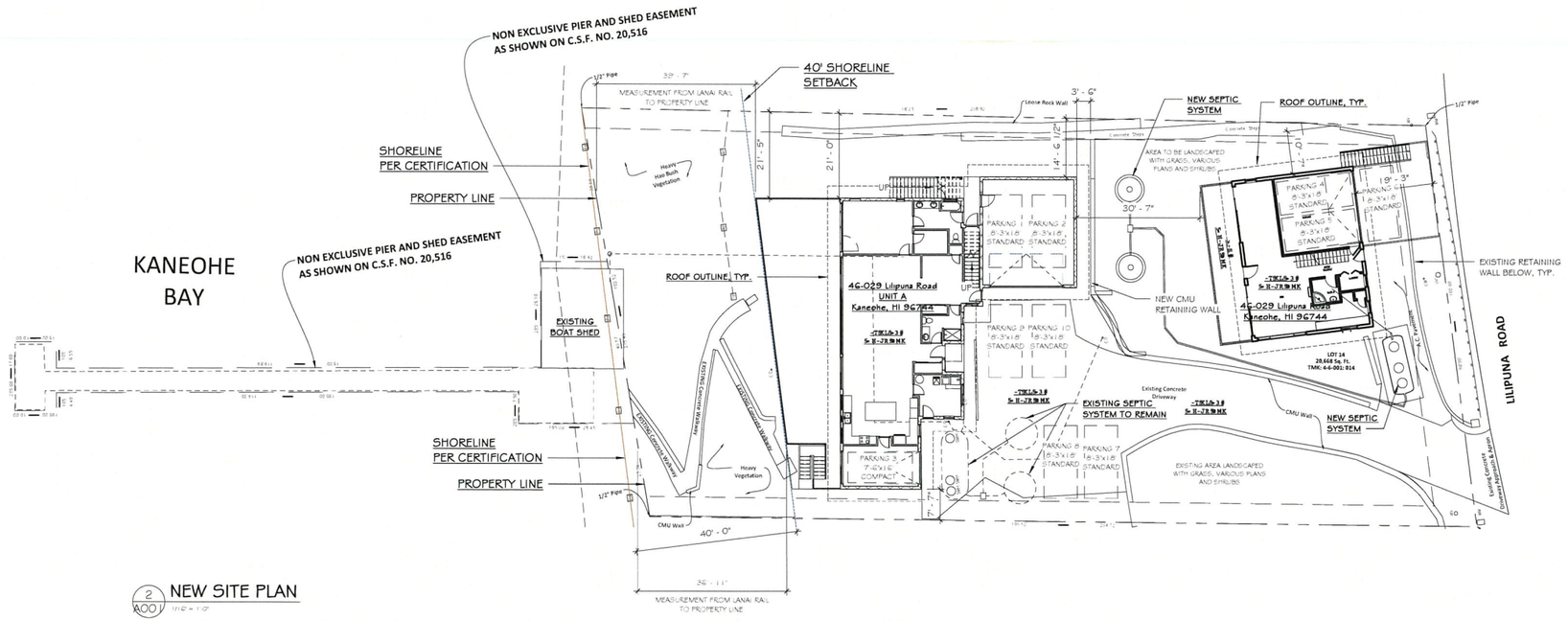
H:\My Drive\Clients Current\Maj_Lilipuna Maj_New_Lower House.rvt

PROJECT SETBACKS ARE APPROXIMATE
ONLY VERIFY WITH NEW SURVEY

EXHIBIT C-2



1 A001 EXISTING SITE PLAN 1/16" = 1'-0"



2 A001 NEW SITE PLAN 1/16" = 1'-0"

PUBLIC HEALTH, SAFETY, AND CONVENIENCE NOTES:

1. THE CONTRACTOR SHALL OBSERVE AND COMPLY WITH ALL FEDERAL, STATE, AND LOCAL LAWS REQUIRED FOR THE PROTECTION OF THE PUBLIC HEALTH AND SAFETY AND ENVIRONMENTAL QUALITY.
2. THE CONTRACTOR, AT HIS OWN EXPENSE SHALL KEEP THE PROJECT AND ITS SURROUNDING AREAS FREE FROM DUST NUISANCE. THE WORK SHALL BE IN CONFORMANCE WITH THE AIR POLLUTION CONTROL STANDARDS AND REGULATIONS OF THE STATE DEPARTMENT OF HEALTH.
3. NO CONTRACTOR SHALL PERFORM ANY CONSTRUCTION ACTIVITY SO AS TO CAUSE FALLING ROCK, SOIL OR DEBRIS IN ANY FORM TO FALL, SLIDE OR FLOW ONTO ADJOINING PROPERTIES, STREETS OR NATURAL WATERCOURSES. SHOULD SUCH VIOLATIONS OCCUR, THE CONTRACTOR SHALL IMMEDIATELY MAKE ALL REMEDIAL ACTIONS NECESSARY.
4. THE CONTRACTOR SHALL PROVIDE, INSTALL AND MAINTAIN ALL NECESSARY SIGNS, LIGHTS, FLARES, BARRICADES, MARKERS, CONES AND OTHER PROTECTIVE FACILITIES AND SHALL TAKE ALL NECESSARY PRECAUTIONS FOR THE PROTECTION, CONVENIENCE AND SAFETY OF THE PUBLIC. THE CONTRACTOR SHALL APPLY FOR A CONSTRUCTION PERMIT WITH A NOISE POLLUTION CONTROL PLAN.

ESCP INSPECTION NOTES:

1. AT LEAST TWO WEEKS BEFORE THE BEGINNING CONSTRUCTOR, THE CONTRACTOR OR THE PERSON IN CHARGE OF CONSTRUCTION SHALL NOTIFY THE STORM WATER INSPECTOR LISTED ON THE BUILDING PERMIT.
2. AFTER INSTALLING THE CONSTRUCTION BMPS AND MOBILIZING ANY CONSTRUCTION APPARATUS IN ACCORDANCE WITH THE APPROVED ESCP (OR APPENDIX B ESCP FOR SMALL PROJECTION TEMPLATE) THE CONTRACTOR OR PERSON IN CHARGE OF CONSTRUCTION SHALL CONTACT THE ESCP COORDINATOR LISTED ON THE BUILDING PERMIT, FOR A PRE-CONSTRUCTION INSPECTION.
3. THE ESCP COORDINATOR SHALL SUBMIT THE PRE-CONSTRUCTION CHECKLIST TO THE STORM WATER INSPECTOR (EMAIL TO DPP.NPDES@HONOLULU.GOV) CONFIRMING THE BMPS AND GOOD HOUSE KEEPING MEASURES ARE IN COMPLIANCE.

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

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

(ii) TOTAL IMPERVIOUS AREA = 58.4 %

EXISTING IMPERVIOUS AREA = 55.0 %

THERE WILL BE NO EXCAVATION OR FILL ON THIS PROJECT:

THERE WILL BE NO EXCAVATION OR FILL ON THIS PROJECT:

NOTE: IF ANY FILL IS TO BE BROUGHT IN IT IS TO BE OF "FREE AND CLEAN" OF ANY "CONTAMINATES OR PATHOGENS".

Contemporary Island Designs Hawaii
Architectural Design & Drafting Services
The Best of Island Living
1695 Dertram Street
Honolulu, Hawaii 96819
Phone: (808) 352-5268 Email: hklein@hotmail.com

Signature:
This work was prepared by me or under my supervision and construction of this project will be under my observation
License Expires

Contractor shall carefully verify all dimensions, materials, existing site conditions and field measurements, study and compare the construction documents and notify the Designer of any discrepancy, inconsistency or omission he may discover before proceeding with the work. Contractor shall be solely responsible for all construction means, methods, techniques sequences and procedures and for the coordinating and the supervision of all construction work under the contract. All work shall be performed in conformance with all applicable provisions of the Uniform Building Code and all governmental regulations.

Maj Residence
46-029 Lilipuna Road
Kaneohe, HI 96744
TMK: 4-6-001:011

Proposed Two New Single Family Dwellings In Place of Existing Two Single Family Dwellings

EXISTING SITE PLAN, NEW SITE PLAN & NOTES

DRAWN BY: Hkl
DATE: 1/27/2025 02:17:21 PM
DRAWING NO. A001
SHEET: 2 OF 6

Graphic Scale
0 16' 32' 64' 1/32"=1'-0" | 0 8' 16' 32' 1/16"=1'-0" | 0 4' 8' 16' 1/8"=1'-0" | 0 2' 4' 8' 1/4"=1'-0" | 0 1' 2' 4' 1/2"=1'-0" | 0 1/2' 1' 2' 1"=1'-0" | 0 1' 2' 3' 3/4"=1'-0" | 0 2' 4' 6' 3/8"=1'-0" | 0 8' 16' 24' 3/32"=1'-0" | 0 4' 8' 16' 3/16"=1'-0" | 0 1' 2' 1-1/2"=1'-0" | 0 1' 2' 3"=1'-0"

H:\My Drive\Clients Current\Maj\Lilipuna Maj_New_Lower House.vt

EXHIBIT C-3

Landowner Acknowledgements:

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

In choosing to undertake the development at Tax Map Key 4-6-001-011, the landowner hereby acknowledges that no claim of hardship due to erosion, sea level rise, or any other coastal hazard may be asserted in order to obtain approval for a Shoreline Setback Variance for a new shoreline protection structure. Landowner is not requesting Shoreline Setback Variance as part of this development.

2. Coastal Hazards - To minimize the potential for adverse impacts related to coastal hazards, including but not limited to sea level rise ("SLR"), coastal erosion , flooding,
wave action, and storm surge, prior to the issuance of any construction permit or building permit for the Project, the Applicant shall incorporate the following adaptation andc design measures into the Project plans submitted to the DPP for review:

a. All structures must be located mauka of the 0.5-foot sea level rise exposure area ("SLR-XA") coastal erosion line as mapped on the Hawai'i SLR Viewer;

b. Any structure proposed outside of the 0.5-foot SLR-XA coastal erosion line, but within the combined SLR-XA depicted as the blue shaded area in SLR 3.2' map, must incorporate foundation or other adaptation or design measures, which must be shown on the Project's building permit plans;

c. Pervious surface materials such as, but not limited to, grasscrete or grass block pavers must be used for the Project driveway. This requirement must be clearly stated under "Environmental Notes" on all Project construction permit plans and building permit plans;

3. Acknowledgments - The landowner hereby acknowledges (and any successor owner or
interested party is hereby notified of) the following:

a. The landowner hereby acknowledges that Tax Map Key (4-6-001-011) is susceptible to coastal hazards, which may result in harm to or loss of life and property.

b. The landowner hereby acknowledges that the makai portions of Tax Map (4-6-001-011) are not projected to be impacted by 3.2 feet of sea level rise by the year 2100, and that no portions of the proposed dwelling are 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.

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

The landowner hereby acknowledges that bed and breakfast homes and transient vacation units, as those terms are defined in ROH Chapter 21, the Land Use Ordinance, are not allowed on Tax Map Key (4-6-001-011).

5. Coastal Zone Protection - To preserve underlying beach sands and coastal dunes, all landscaped areas, landscaping, and irrigation must be contained and maintained within the property boundaries of the shoreline lot of origin:

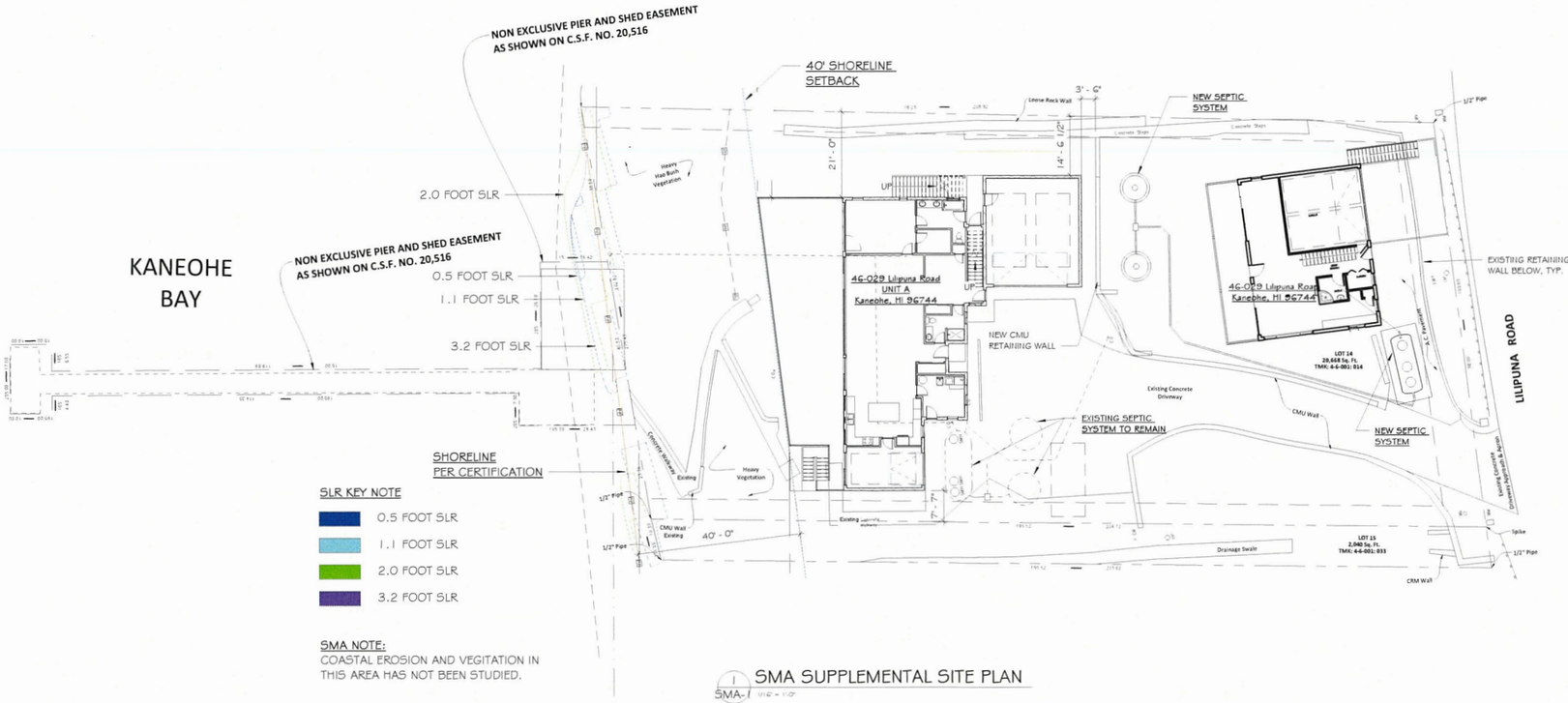
1. Landscaping may not be planted, watered, or maintained so that it acts as a shoreline barrier, such as by planting naupaka, particularly if the landscaping alters or interferes with the natural beach processes;

2. Landscaping may not extend seaward of the shoreline as depicted in the current certified shoreline survey for the shoreline lot, or in the event there is no current certified shoreline survey for the lot, seaward of the shoreline as defined in HRS Chapter 205A;

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

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

5. Any irrigation systems must be designed so that water does not traverse makai of the shoreline into the State Land Use Conservation District, or otherwise facilitate the growth of vegetation makai of the shoreline as defined in HRS Chapter 205A.



1 SMA-1 SMA SUPPLEMENTAL SITE PLAN 1/16" = 1'-0"

PUBLIC HEALTH, SAFETY, AND CONVENIENCE NOTES:

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(ii) TOTAL IMPERVIOUS AREA = 58.3 %

EXISTING IMPERVIOUS AREA = 54.9 %

THERE WILL BE NO EXCAVATION OR FILL ON THIS PROJECT:

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NOTE: IF ANY FILL IS TO BE BROUGHT IN IT IS TO BE OF "FREE AND CLEAN" OF ANY "CONTAMINATES OR PATHOGENS".

Contemporary Island Designs Hawaii
Architectural Design & Drafting Services
The Best of Island Living
1849 Bertram Street
Honolulu, Hawaii 96818
Phone: (808) 342-5268 Email: hklcreativedesign@hawaii.rr.com

Signature:
This work was prepared by me or under my supervision and construction of this project will be under my observation
License Expires:

Contractor shall carefully verify all dimensions, materials, existing site conditions and field measurements, study and compare the construction documents and notify the Designer of any discrepancy, inconsistency or omission he may discover before proceeding with the work. Contractor shall be solely responsible for all construction means, methods, techniques sequences and procedures and for the coordinating and the supervision of all construction work under the contract. All work shall be performed in conformance with all applicable provisions of the Uniform Building Code and all governmental regulations.

Maj Residence
46-029 Lilipuna Road
Kaneohe, HI 96744
TMK: 4-6-001:011

Proposed Two New Single Family Dwellings In Place of Existing Two Single Family Dwellings

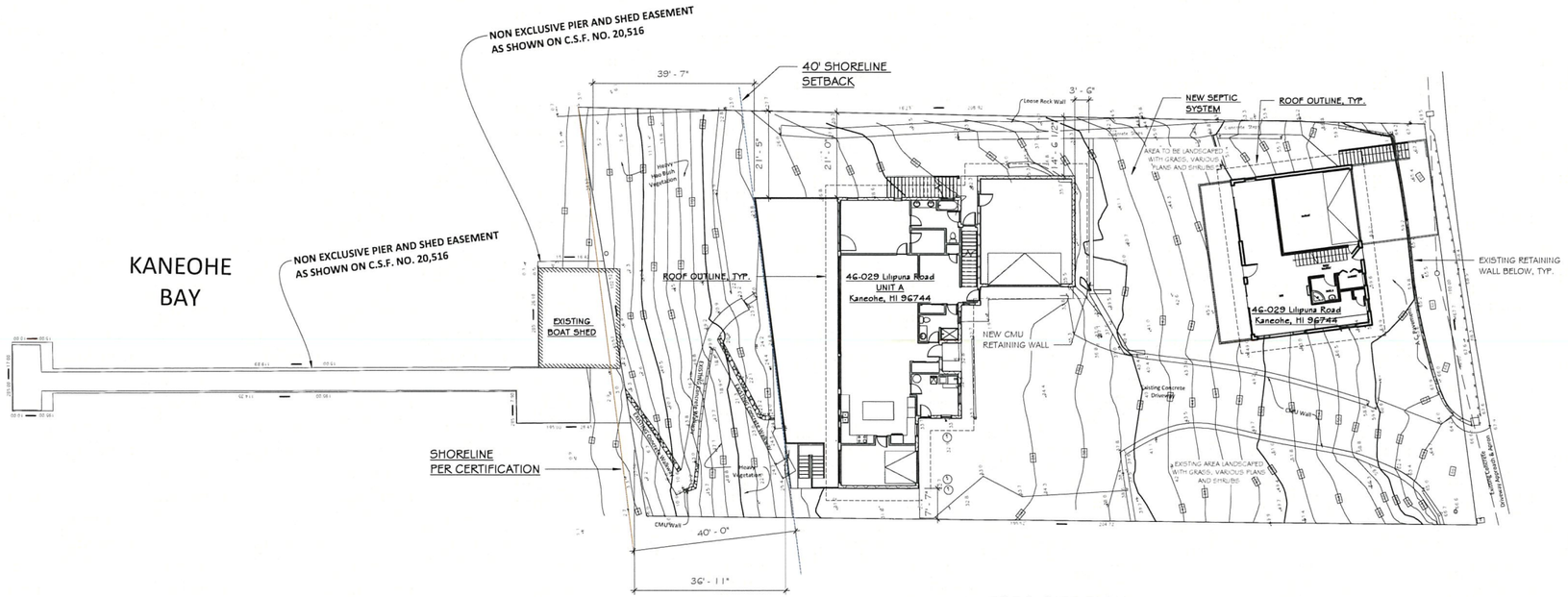
SMA SUPPLEMENTAL SITE PLAN

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DATE: 10/21/2024 09:01:50 AM
DRAWING NO.
SMA-1
SHEET: 1 OF 6

Graphic Scale
1/32"=1'-0" 1/16"=1'-0" 1/8"=1'-0" 1/4"=1'-0" 1/2"=1'-0" 1"=1'-0" 3/4"=1'-0" 5/8"=1'-0" 3/32"=1'-0" 3/16"=1'-0" 1-1/2"=1'-0" 3"=1'-0"

H:\My Drive\Clients Current\Maj\Lilipuna\Maj_New_Lower House.rvt

EXHIBIT C-4



1 A002 TOPO SITE PLAN 1/8" = 1'-0"

H:\My Drive\Clients Current\Maj\Lilipuna Maj_New_Lower House.rvt

Graphic Scale

0 1/2" 1" 2" | 0 4" 8" 16" | 0 2" 4" 8" | 0 1" 2" 4" | 0 1/2" 1" 2" | 0 1" 2" 3" | 0 2" 4" 6" | 0 8" 16" 24" | 0 4" 8" 16" | 0 1" 2" | 0 1" 2"

1/32"=1'-0" | 1/8"=1'-0" | 1/4"=1'-0" | 1/2"=1'-0" | 1"=1'-0" | 3/4"=1'-0" | 3/8"=1'-0" | 3/32"=1'-0" | 3/16"=1'-0" | 1-1/2"=1'-0" | 3"=1'-0"

Contemporary Island Designs Hawaii
Architectural Design & Drafting Services
The Best of Island Living
184 S Beretania Street
Honolulu, Hawaii 96813
Phone: (808) 372-3268
Email: hklcreatable@designshawaii.com

Signature:

This work was prepared by me or under my supervision and construction of this project will be under my observation

License Expires:

Contractor shall carefully verify all dimensions, materials, existing site conditions and field measurements, N.S.B. and compare the construction documents and notify the Designer of any discrepancy, inconsistency or omission he may discover before proceeding with the work. Contractor shall be solely responsible for all construction means, methods, techniques sequences and procedures and for the coordinating and the supervison of all construction work under the contract. All work shall be performed in conformance with all applicable provisions of the Uniform Building Code and all governmental regulations.

Maj Residence

46-029 Lilipuna Road
Kaneohe, HI 96744
TMK: 4-4-001:011

Proposed Two New Single Family Dwellings In Place of Existing Two Single Family Dwellings

TOPO SITE PLAN

DRAWN BY: HKL

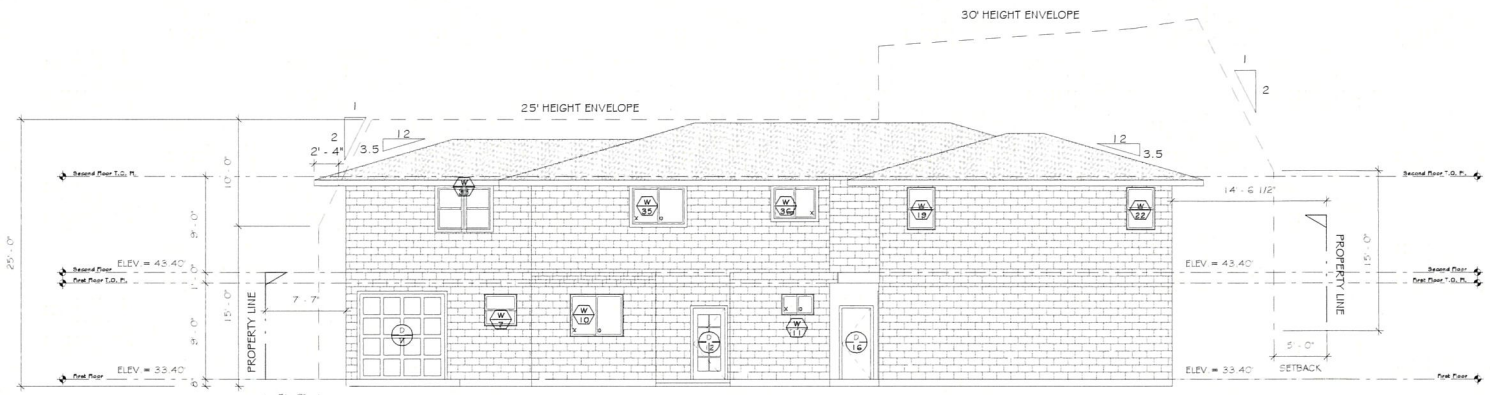
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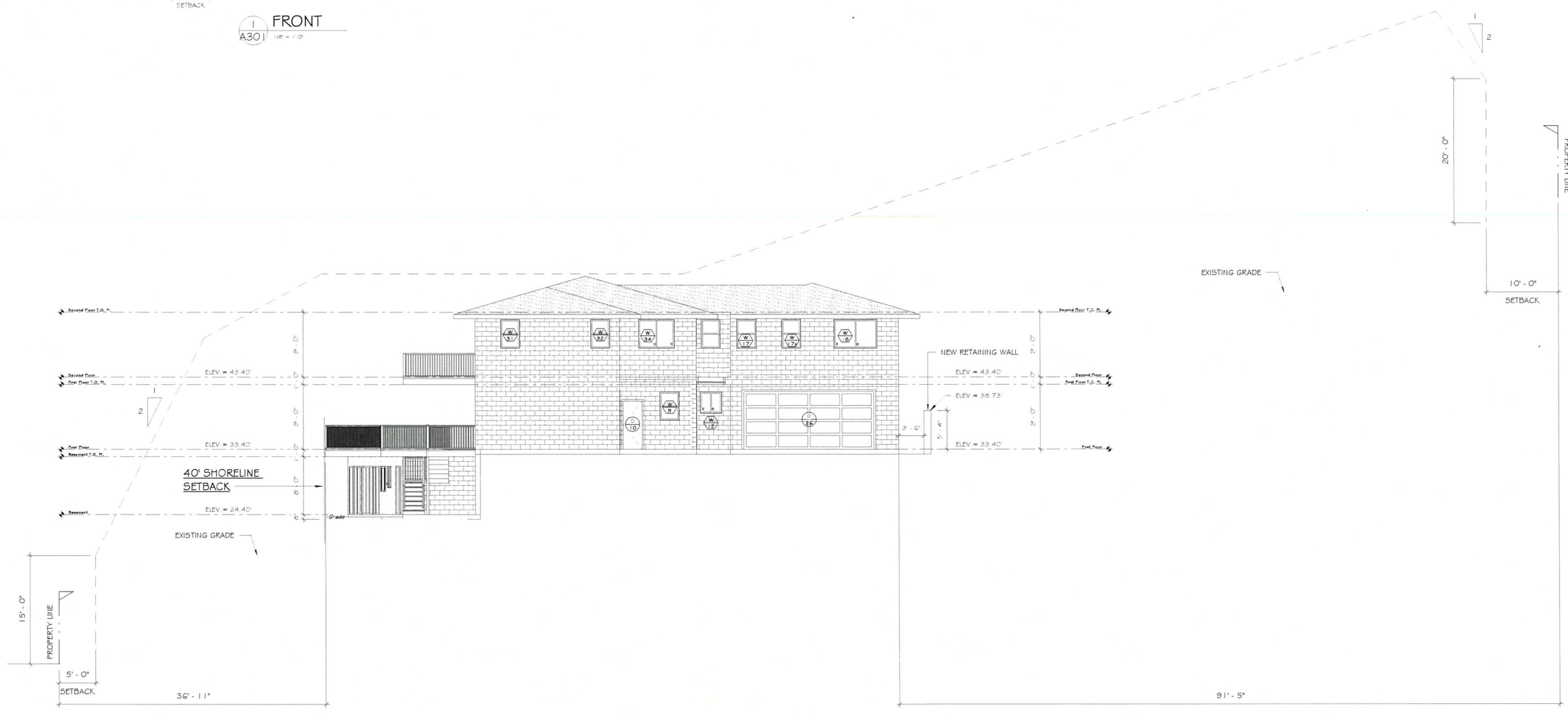
A002

SHEET: OF 6

EXHIBIT C-5



1 A301 FRONT 1/8" = 1'-0"



2 A301 LEFT 1/8" = 1'-0"

Graphic Scale
0 1/16" 3/32" 6/4" = 1/32"=1'-0"
0 4" 8" 16" = 1/8"=1'-0"
0 2" 4" 8" = 1/4"=1'-0"
0 1" 2" 4" = 1/2"=1'-0"
0 1/2" 1" 2" = 1"=1'-0"
0 1" 2" 3" = 3/4"=1'-0"
0 2" 4" 6" = 3/8"=1'-0"
0 8" 16" 24" = 3/32"=1'-0"
0 4" 8" 16" = 3/16"=1'-0"
0 1" 2" = 1-1/2"=1'-0"
0 1" 2" = 3"=1'-0"

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Honolulu, Hawaii 96819
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Maj Residence
46-029 Lilipuna Road
Kaneohe, HI 96744
TMK: 4-6-001:011

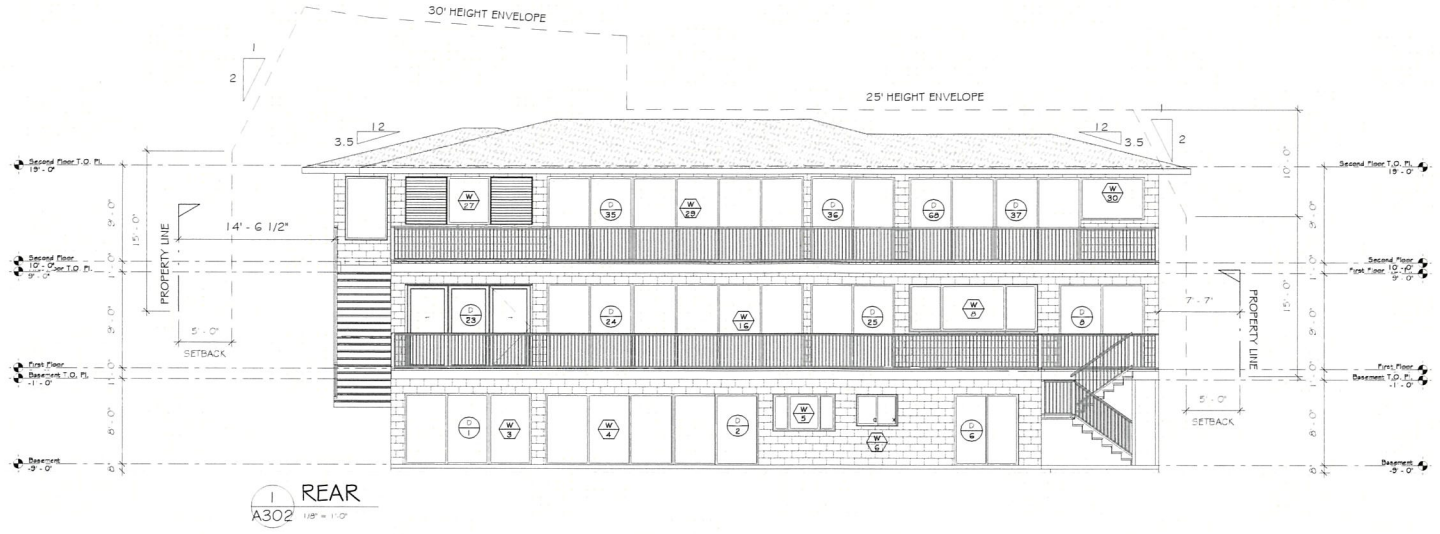
Proposed Two New Single Family Dwellings In Place of Existing Two Single Family Dwellings

EXTERIOR ELEVATIONS

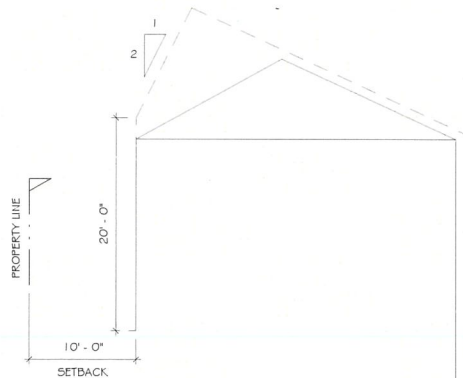
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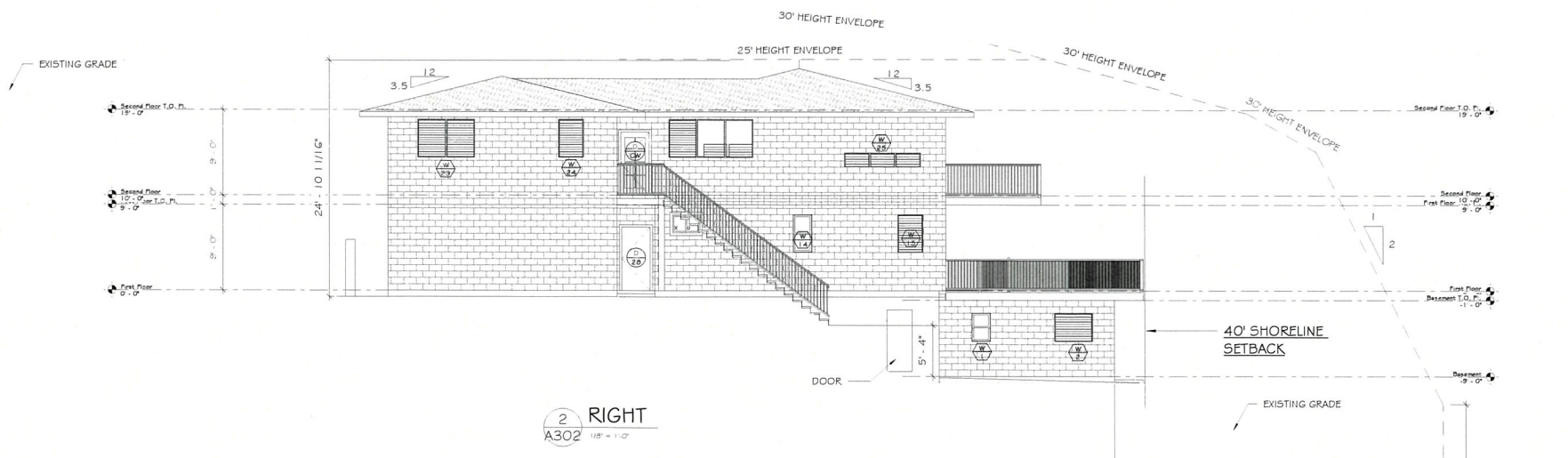
DRAWING NO.
A301
SHEET: OF 6

EXHIBIT C-6



1 REAR
A302 1/8" = 1'-0"





2 RIGHT
A302 1/8" = 1'-0"

Graphic Scale
1/32"=1'-0" | 1/8"=1'-0" | 1/4"=1'-0" | 1/2"=1'-0" | 1"=1'-0" | 3/4"=1'-0" | 3/8"=1'-0" | 3/32"=1'-0" | 3/16"=1'-0" | 1-1/2"=1'-0" | 3"=1'-0"

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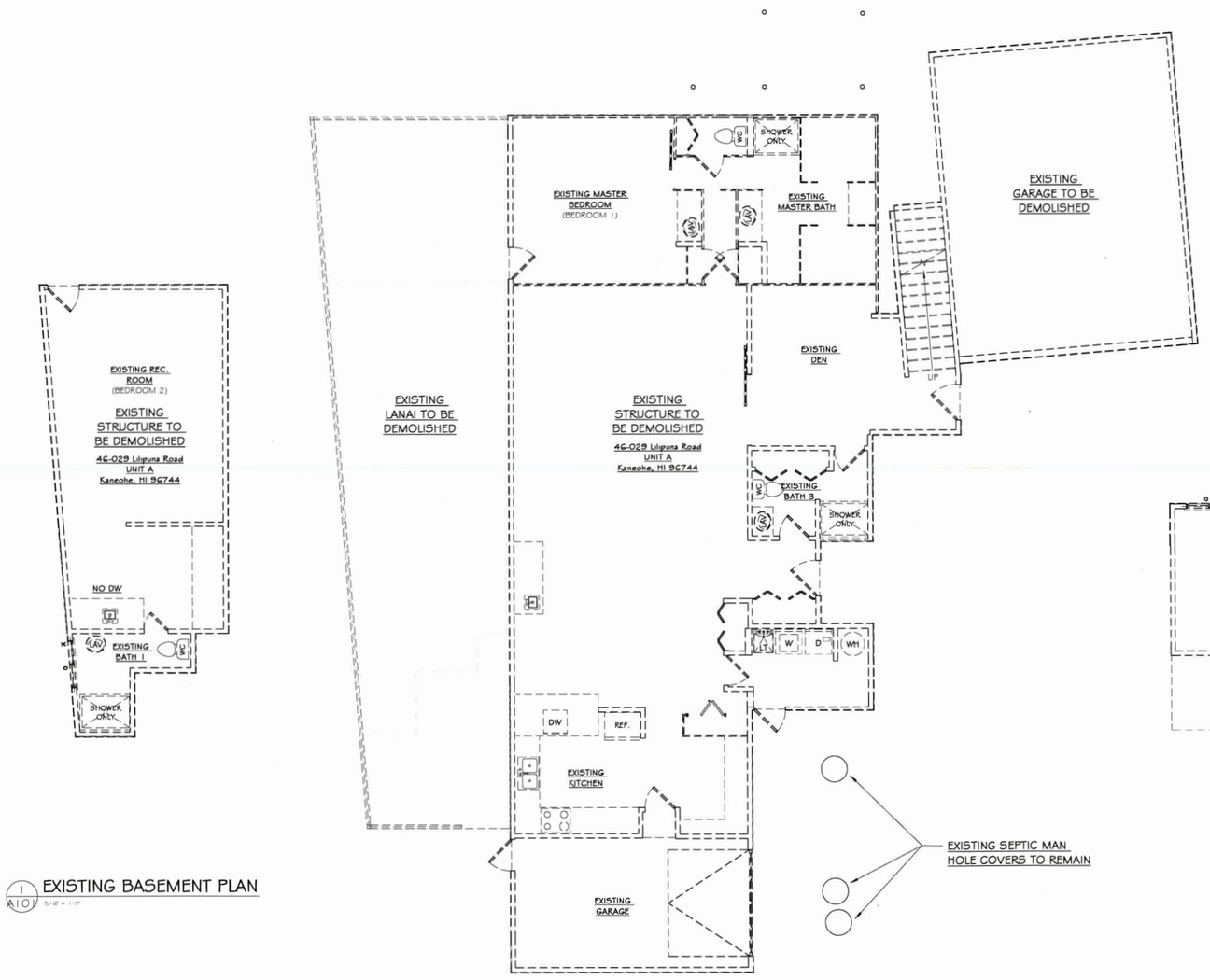
Maj Residence
46-029A Lilipuna Road
Kaneohe, HI 96744
TMK: 4-6-001:011

Proposed Two New Single Family Dwellings In Place of Existing Two Single Family Dwellings

EXTERIOR ELEVATIONS

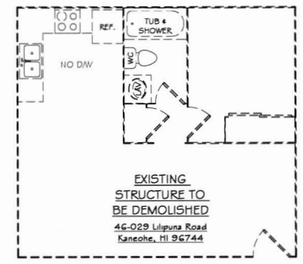
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A302
SHEET: OF 6

EXHIBIT C-7

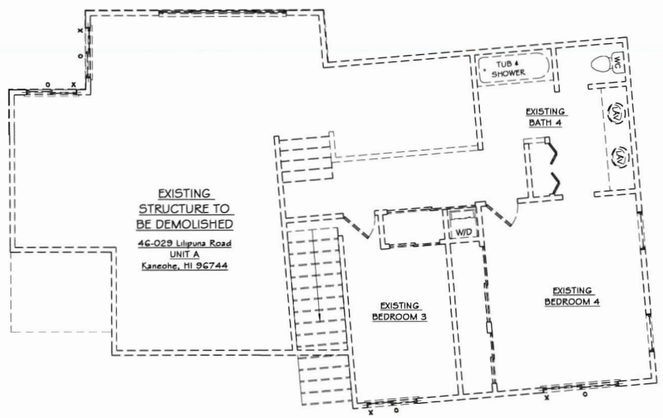


1 A101 EXISTING BASEMENT PLAN 3/16" = 1'-0"

2 A101 EXISTING FIRST FLOOR PLAN 3/16" = 1'-0"



4 A101 EXISTING UPPER HOUSE PLAN 3/16" = 1'-0"



3 A101 EXISTING SECOND FLOOR PLAN 3/16" = 1'-0"

Graphic Scale: 1/32"=1'-0" | 1/16"=1'-0" | 1/8"=1'-0" | 1/4"=1'-0" | 1/2"=1'-0" | 1"=1'-0" | 3/4"=1'-0" | 3/8"=1'-0" | 3/32"=1'-0" | 3/16"=1'-0" | 1-1/2"=1'-0" | 3"=1'-0"

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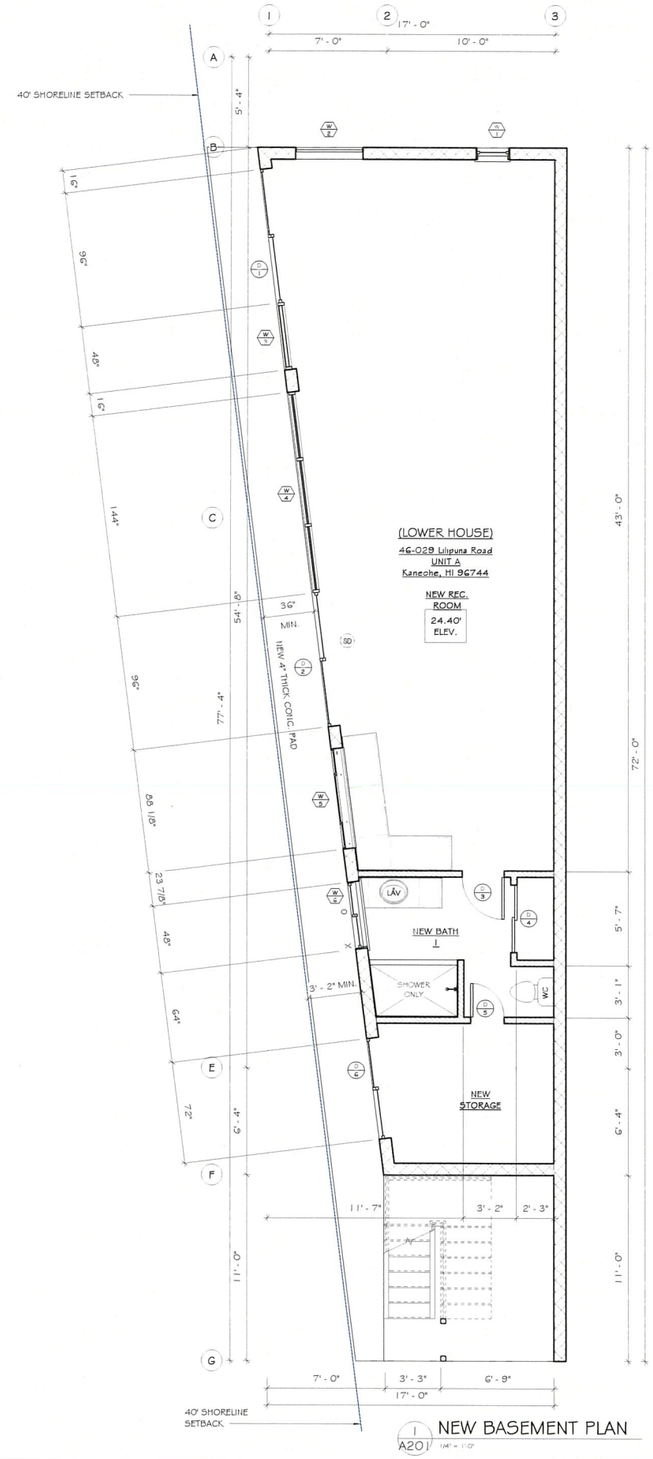
Maj Residence
46-029 Liliguna Road
Kaneohe, HI 96744
TMK: 4-6-001:011

Proposed Two New Single Family Dwellings In Place of Existing Two Single Family Dwellings

EXISTING BASEMENT PLAN, EXISTING FIRST FLOOR PLAN & EXISTING SECOND FLOOR PLAN

DRAWN BY: HkL
DATE: 1/24/2025 11:35:45 AM
DRAWING NO.
A101
SHEET: 3 OF 6

EXHIBIT C-8



A201 1/4" = 1'-0"

NEW BASEMENT PLAN

LOWER HOUSE DOOR SCHEDULE

NO.	DOOR SIZE W	DOOR SIZE H	SWING	TYPE	ROOM	REMARKS
1	8' - 0"	6' - 8"	OX	2 PANEL SLIDING GLASS DOOR	NEW REC. ROOM	
2	8' - 0"	6' - 8"	XO	2 PANEL SLIDING GLASS DOOR	NEW REC. ROOM	
3	4' - 0"	6' - 8"	-	BY-PASS DOOR	NEW BATH 1	
4	2' - 6"	6' - 8"	LHIS	INTERIOR SWING DOOR	NEW REC. ROOM	
5	2' - 0"	6' - 8"	LHIS	INTERIOR SWING DOOR	NEW BATH 1	
6	6' - 0"	6' - 8"	OX	2 PANEL SLIDING GLASS DOOR	NEW STORAGE	
7	8' - 0"	8' - 0"	-	OVERHEAD GARAGE DOOR	NEW GARAGE	6'-6" CLEARANCE IN OPEN POSITION
8	8' - 0"	8' - 0"	XO	2 PANEL SLIDING GLASS DOOR	NEW GARAGE	
9	2' - 6"	6' - 8"	LHIS	EXTERIOR SWING DOOR	NEW KITCHEN	SELF CLOSING, 20 MINUTE FIRE RATED , SOLID CORE DOOR
10	2' - 8"	6' - 8"	LHIS	EXTERIOR SWING DOOR	NEW LAUNDRY	
11	2' - 6"	6' - 8"	RHIS	INTERIOR SWING DOOR	NEW LAUNDRY	
12	3' - 0"	6' - 8"	LHIS	EXTERIOR SWING DOOR	ENTRY	
13	6' - 0"	6' - 8"	-	BY-PASS DOOR	NEW CLO.	
14	2' - 6"	6' - 8"	RHIS	INTERIOR SWING DOOR	NEW BATH 3	
15	2' - 4"	6' - 8"	LHIS	INTERIOR SWING DOOR	NEW BATH 3	
16	2' - 8"	6' - 8"	RHIS	EXTERIOR SWING DOOR	NEW DEN	
17	5' - 0"	6' - 8"	-	BY-PASS DOOR	NEW DEN	
18	2' - 0"	6' - 8"	RHOS	INTERIOR SWING DOOR	NEW DEN	
19	2' - 6"	6' - 8"	LHIS	INTERIOR SWING DOOR	NEW W.I.C.	
20	2' - 6"	6' - 8"	RHIS	INTERIOR SWING DOOR	NEW MASTER BATH	
21	2' - 8"	6' - 8"	RHIS	EXTERIOR SWING DOOR	NEW MASTER BATH	
22	2' - 6"	6' - 8"	RHIS	INTERIOR SWING DOOR	NEW MASTER BEDROOM	
23	12' - 0"	8' - 0"	OOX	MULTI PANEL DOOR	NEW MASTER BEDROOM	
24	8' - 0"	8' - 0"	OX	2 PANEL SLIDING GLASS DOOR	NEW LIVING ROOM	
25	8' - 0"	8' - 0"	XO	2 PANEL SLIDING GLASS DOOR	NEW DINING	
26	18' - 0"	8' - 0"	-	OVERHEAD GARAGE DOOR	NEW GARAGE	6'-6" CLEARANCE IN OPEN POSITION
27	3' - 0"	6' - 8"	LHIS	EXTERIOR SWING DOOR	NEW GARAGE	SELF CLOSING, 20 MINUTE FIRE RATED , SOLID CORE DOOR
28	2' - 6"	6' - 8"		INTERIOR SWING DOOR	NEW BEDROOM 3	
28	3' - 0"	6' - 8"	LHOS	EXTERIOR SWING DOOR	NEW STAIRS	
29	7' - 0"	6' - 8"	-	BY-PASS DOOR	NEW BEDROOM 3	
30	2' - 6"	6' - 8"		INTERIOR SWING DOOR	NEW BEDROOM 3	
31	2' - 6"	6' - 8"	RHOS	INTERIOR SWING DOOR	STORAGE	
32	2' - 6"	6' - 8"		INTERIOR SWING DOOR	NEW BATH 4	
33	2' - 6"	6' - 8"		INTERIOR SWING DOOR	NEW BATH 4	
34	3' - 0"	6' - 8"	RHOS	EXTERIOR SWING DOOR	WET BAR	
35	8' - 0"	8' - 0"	OX	2 PANEL SLIDING GLASS DOOR	NEW FAMILY ROOM	
36	8' - 0"	8' - 0"	XO	2 PANEL SLIDING GLASS DOOR	NEW FAMILY ROOM	
37	8' - 0"	8' - 0"	OX	2 PANEL SLIDING GLASS DOOR	NEW BEDROOM 4	
38	8' - 0"	8' - 0"	XO	2 PANEL SLIDING GLASS DOOR	NEW BEDROOM 4	
39	2' - 6"	6' - 8"	LHIS	INTERIOR SWING DOOR	NEW BEDROOM 4	
40	2' - 6"	6' - 8"	LHIS	INTERIOR SWING DOOR	W.I.C.	

LOWER HOUSE WINDOW SCHEDULE

NO.	WINDOW TYPE	OPENING	WINDOW SIZE W	WINDOW SIZE H	FRAME	GLAZING	GLASS TYPE	HEADER HT.	ROOM	REMARKS
1	SINGLE HUNG WINDOW	-	2' - 0"	3' - 0"	WHITE VINYL	DUAL	CLEAR	6' - 8"	NEW REC. ROOM	
2	LOUVER WINDOW	-	4' - 0"	3' - 0"	WHITE VINYL	SINGLE	CLEAR	6' - 8"	NEW REC. ROOM	
3	FIXED WINDOW	-	4' - 0"	6' - 8"	WHITE VINYL	DUAL	CLEAR	6' - 8"	NEW REC. ROOM	
4	FIXED 3 PANEL WINDOW	-	12' - 0"	6' - 8"	WHITE VINYL	DUAL	CLEAR	6' - 8"	NEW REC. ROOM	
5	SLIDER FIXED SLIDER WINDOW	XOX	6' - 0"	3' - 6"	WHITE VINYL	DUAL	CLEAR	6' - 8"	NEW REC. ROOM	
6	SLIDER WINDOW	OX	4' - 0"	3' - 0"	WHITE VINYL	DUAL	OPAQUE	6' - 8"	NEW BATH 1	
7	SLIDER FIXED SLIDER WINDOW	XOX	12' - 0"	4' - 6"	WHITE VINYL	DUAL	CLEAR	8' - 0"	NEW KITCHEN	
8	SINGLE HUNG WINDOW	XO	3' - 0"	3' - 0"	WHITE VINYL	DUAL	CLEAR	8' - 0"	NEW KITCHEN	
9	SINGLE HUNG WINDOW	-	2' - 8"	4' - 0"	WHITE VINYL	DUAL	CLEAR	8' - 0"	NEW LAUNDRY	
10	SLIDER WINDOW	XO	5' - 0"	4' - 0"	WHITE VINYL	DUAL	CLEAR	8' - 0"	NEW LAUNDRY	
11	SLIDER WINDOW	XO	3' - 0"	2' - 0"	WHITE VINYL	DUAL	OPAQUE	8' - 0"	NEW BATH 3	
12	SLIDER WINDOW	XO	3' - 0"	3' - 0"	WHITE VINYL	DUAL	CLEAR	8' - 0"	NEW DEN	
13	SLIDER WINDOW	XO	3' - 0"	2' - 0"	WHITE VINYL	DUAL	OPAQUE	8' - 0"	NEW MASTER BATH	
14	SINGLE HUNG WINDOW	-	2' - 0"	4' - 0"	WHITE VINYL	DUAL	CLEAR	8' - 0"	NEW MASTER BEDROOM	
15	LOUVER WINDOW	-	2' - 8"	4' - 0"	WHITE VINYL	SINGLE	CLEAR	8' - 0"	NEW MASTER BEDROOM	
16	FIXED 4 PANEL WINDOW	-	16' - 0"	8' - 0"	WHITE VINYL	DUAL	CLEAR	8' - 0"	NEW LIVING ROOM	
17	SINGLE HUNG WINDOW		4' - 0"	6' - 0"	WHITE VINYL	DUAL	CLEAR	8' - 0"	NEW BATH 4	
18	SINGLE HUNG WINDOW	-	2' - 8"	4' - 0"	WHITE VINYL	SINGLE	CLEAR	8' - 0"	NEW BATH 4	
19	SINGLE HUNG WINDOW	-	6' - 0"	4' - 0"	WHITE VINYL	SINGLE	CLEAR	8' - 0"	NEW W.I.C.	
20	SINGLE HUNG WINDOW	-	2' - 8"	4' - 0"	WHITE VINYL	DUAL	CLEAR	8' - 0"	NEW W.I.C.	
21	SINGLE HUNG WINDOW	-	2' - 8"	4' - 0"	WHITE VINYL	DUAL	CLEAR	8' - 0"	NEW BEDROOM 3	
22	SLIDER WINDOW	XO	6' - 0"	4' - 0"	WHITE VINYL	DUAL	CLEAR	8' - 0"	NEW BEDROOM 3	
23	SINGLE HUNG WINDOW	-	2' - 8"	4' - 0"	WHITE VINYL	DUAL	CLEAR	8' - 0"	NEW BEDROOM 3	
24	SINGLE HUNG WINDOW	-	2' - 8"	4' - 0"	WHITE VINYL	DUAL	CLEAR	8' - 0"	NEW BEDROOM 3	
25	SINGLE HUNG WINDOW	-	2' - 8"	4' - 0"	WHITE VINYL	DUAL	CLEAR	8' - 0"	WET BAR	
26	SLIDER WINDOW	OX	4' - 0"	3' - 0"	WHITE VINYL	DUAL	CLEAR	8' - 0"	NEW FAMILY ROOM	
27	SLIDER WINDOW	XO	5' - 0"	3' - 6"	WHITE VINYL	DUAL	CLEAR	8' - 0"	NEW FAMILY ROOM	
28	SLIDER WINDOW	OX	5' - 0"	4' - 0"	WHITE VINYL	DUAL	CLEAR	8' - 0"	W.I.C.	
29	SLIDER WINDOW	XO	4' - 0"	3' - 0"	WHITE VINYL	DUAL	CLEAR	7' - 0"	NEW BEDROOM 4	
30	SINGLE HUNG WINDOW	XO	2' - 8"	4' - 0"	WHITE VINYL	DUAL	CLEAR	8' - 0"	NEW BEDROOM 4	
31	SINGLE HUNG WINDOW	-	2' - 8"	4' - 0"	WHITE VINYL	DUAL	OPAQUE	8' - 0"	NEW BEDROOM 4	
32	FIXED WINDOW	-	6' - 0"	4' - 0"	WHITE VINYL	DUAL	CLEAR	8' - 0"	NEW BEDROOM 4	
33	FIXED 4 PANEL WINDOW	-	16' - 0"	8' - 0"	WHITE VINYL	DUAL	CLEAR	8' - 0"	NEW FAMILY ROOM	
34	LOUVER WINDOW	-	4' - 0"	4' - 6"	WHITE VINYL	SINGLE	CLEAR	8' - 0"	WET BAR	
35	FIXED WINDOW	-	4' - 0"	4' - 6"	WHITE VINYL	DUAL	CLEAR	8' - 0"	WET BAR	
36	LOUVER WINDOW	-	4' - 0"	4' - 6"	WHITE VINYL	SINGLE	CLEAR	8' - 0"	WET BAR	
37	TRIPLE LOUVER WINDOW	-	8' - 0"	1' - 6"	WHITE VINYL	SINGLE	CLEAR	4' - 6"	WET BAR	
38	LOUVER WINDOW		9' - 0"	4' - 0"	WHITE VINYL	SINGLE	CLEAR	8' - 0"	WET BAR	

Graphic Scale

1/32"=1'-0" 1/8"=1'-0" 1/4"=1'-0" 1/2"=1'-0" 1"=1'-0" 3/4"=1'-0" 3/8"=1'-0" 3/32"=1'-0" 3/16"=1'-0" 1-1/2"=1'-0" 3"=1'-0"

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TMK: 4-6-003:011

Proposed Two New Single Family Dwellings In Place of Existing Two Single Family Dwellings

NEW LOWER HOUSE
BASEMENT FLOOR PLAN

DRAWN BY: HkL

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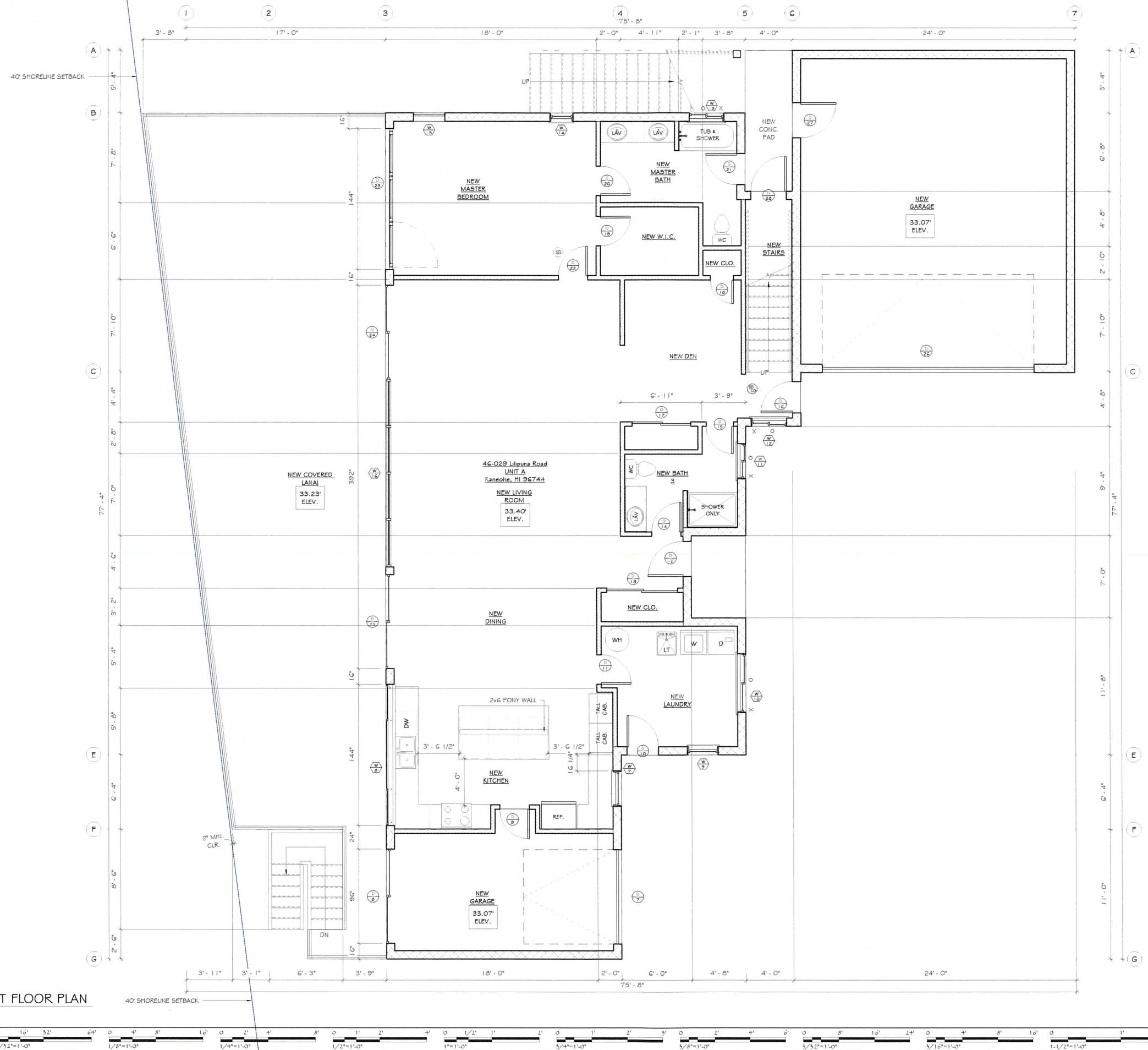
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A201

SHEET: 4 OF 6

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EXHIBIT C-9



1 A202 NEW FIRST FLOOR PLAN 1/4" = 1'-0"

Graphic Scale 1/32"=1'-0" 1/16"=1'-0" 1/8"=1'-0" 1/4"=1'-0" 1/2"=1'-0" 1"=1'-0" 3/4"=1'-0" 3/8"=1'-0" 3/32"=1'-0" 3/16"=1'-0" 1-1/2"=1'-0" 3"=1'-0"

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Maj Residence

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TMK: 4-6-001:011

Proposed Two New Single Family Dwellings In Place of Existing Two Single Family Dwellings

NEW FIRST FLOOR PLAN

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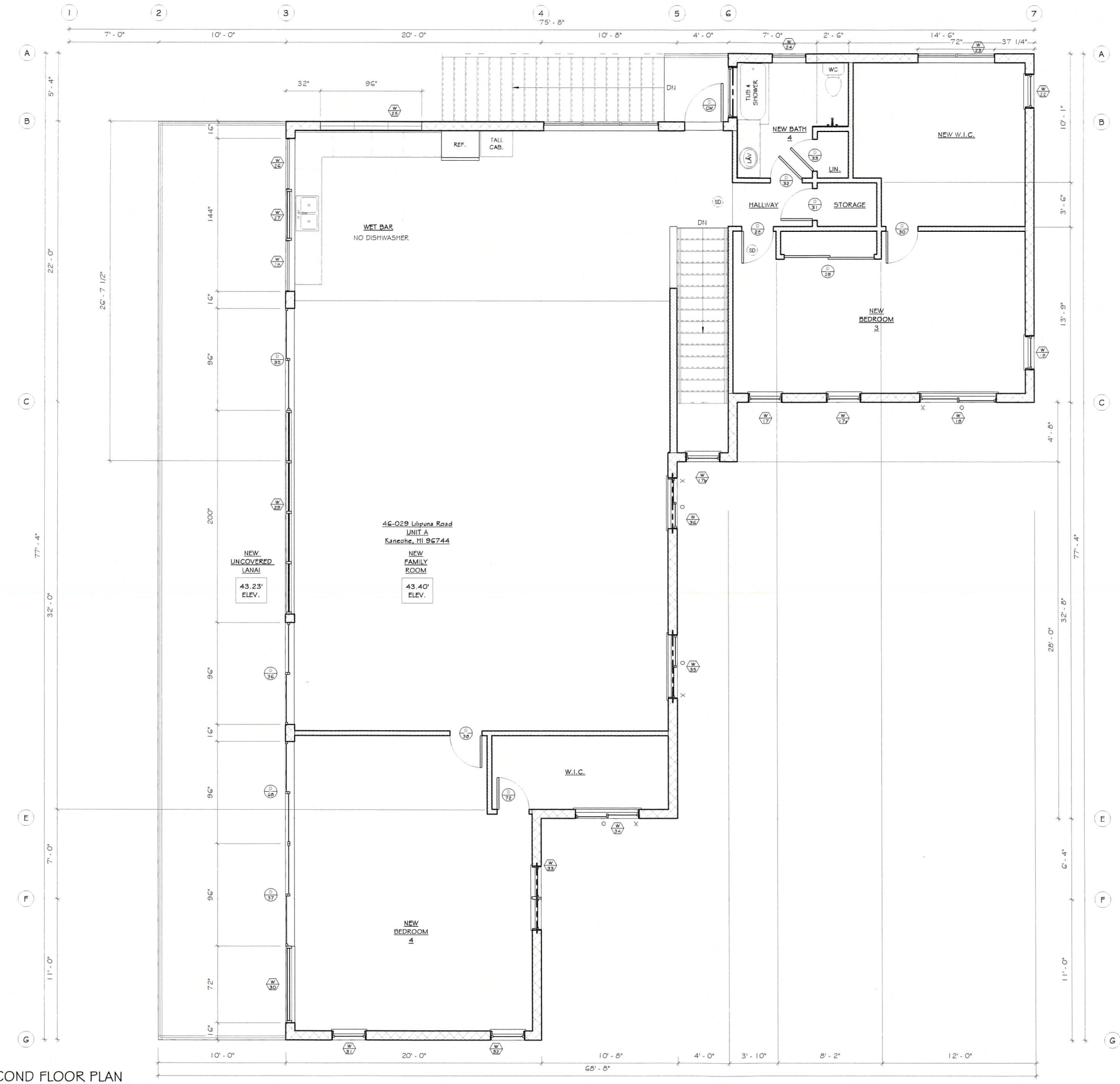
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DRAWING NO.

A202

SHEET: OF 6

EXHIBIT C-10



1 A203 NEW SECOND FLOOR PLAN 1/4" = 1'-0"

Graphic Scale

1/32"=1'-0" 1/16"=1'-0" 1/8"=1'-0" 1/4"=1'-0" 1/2"=1'-0" 1"=1'-0" 3/4"=1'-0" 3/8"=1'-0" 3/32"=1'-0" 3/16"=1'-0" 1-1/2"=1'-0" 3"=1'-0"

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Phone: (808) 352-3268 Email: hklee@islanddesignhawaii.com

Signature:

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Kaneohe, HI 96744
TMK: 4-6-003:011

Proposed Two New Single Family Dwellings In Place of Existing Two Single Family Dwellings

NEW SECOND FLOOR PLAN

DRAWN BY: HkL

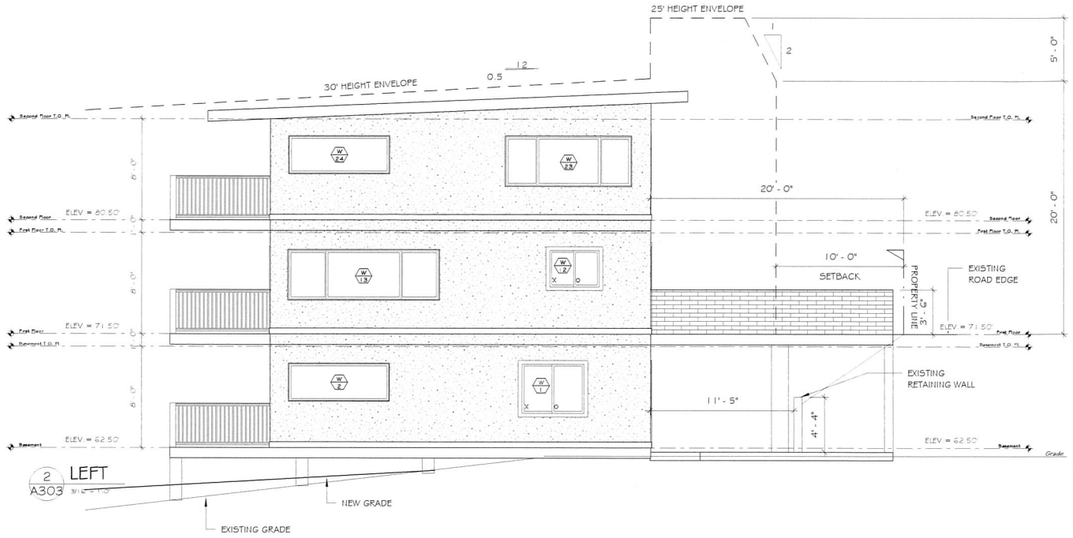
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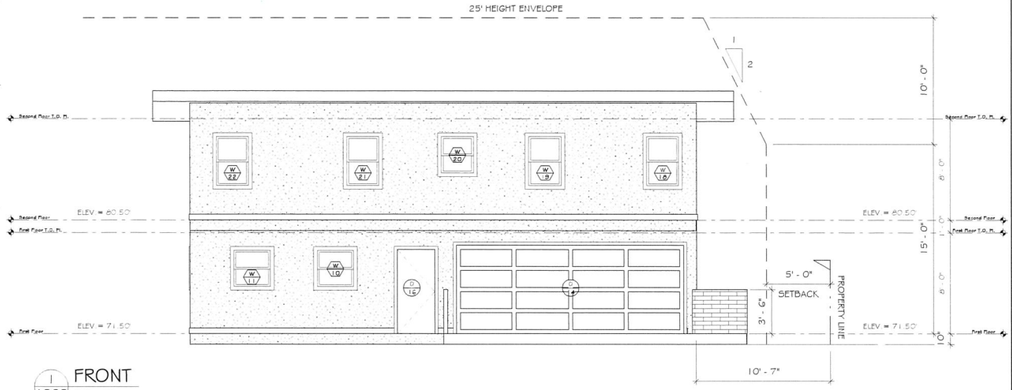
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SHEET: OF 6

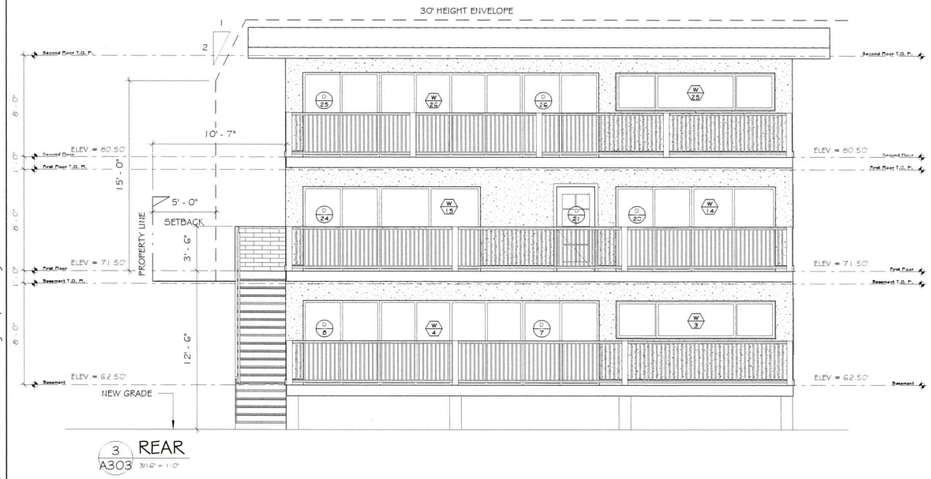
EXHIBIT C-11



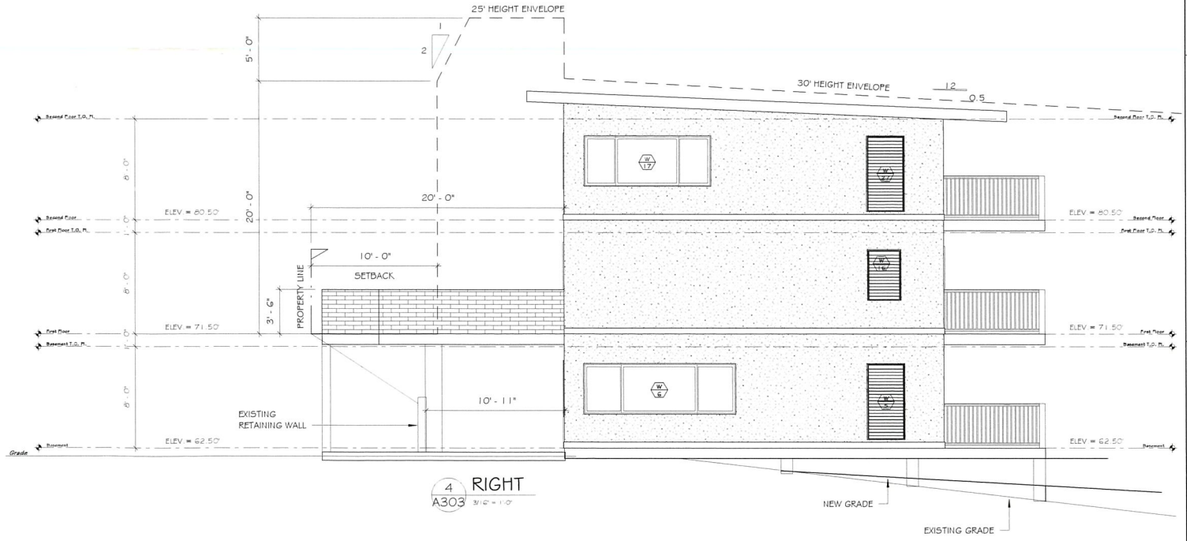
2 LEFT
A303 3/16" = 1'-0"



1 FRONT
A303 3/16" = 1'-0"



3 REAR
A303 3/16" = 1'-0"



4 RIGHT
A303 3/16" = 1'-0"

Graphic Scale
0 1/32" 3/64" 1/16" 1/32"=1'-0"
0 4" 8" 1' 1/8"=1'-0"
0 2" 4" 8" 1/4"=1'-0"
0 1" 2" 4" 1/2"=1'-0"
0 1/2" 1" 2" 1"=1'-0"
0 1" 2" 3" 3/4"=1'-0"
0 2" 4" 6" 1"=1'-0"
0 4" 8" 1'-0" 1-1/2"=1'-0"
0 4" 8" 1'-0" 3/16"=1'-0"
0 1'-0" 2'-0" 1-1/2"=1'-0"
0 1'-0" 2'-0" 3"=1'-0"

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Contemporary Island Designs Hawaii
Architectural Design & Drafting Services
The Best of Island Living
1845 Bertram Street
Honolulu, Hawaii 96819
Phone: (808) 392-9268
Email: hklcontemporarydesign@hawaii.com

Signature:
This work was prepared by me or under my supervision and construction of this project will be under my observation
License Expires

Contractor shall carefully verify all dimensions, materials, existing site conditions and field measurements, study and compare the construction documents and notify the Designer of any discrepancy, inconsistency or omission he may discover before proceeding with the work. Contractor shall be solely responsible for all construction means, methods, techniques sequences and procedures and for the coordinating and the supervision of all construction work under the contract. All work shall be performed in conformance with all applicable provisions of the Uniform Building Code and all governmental regulations.

Maj Residence
46-029 Lilipuna Road
Kaneohe, HI 96744
TMK: 4-6-003:011

Proposed Two New Single Family Dwellings
In Place of Existing Two Single Family
Dwellings

EXTERIOR ELEVATIONS

DRAWN BY: HkL
DATE: 1/29/2025 06:55:16 PM

DRAWING NO.
A303
SHEET: 5 OF 6

EXHIBIT C-12

INSULATION NOTE

R-13 @ 2x4 EXTERIOR WALLS
R-19 @ 2x6 EXTERIOR WALLS
R-19 @ CATHEDRAL OR VAULTED CEILINGS
R-30 @ ATTICS

IRC 2018, M1503.2.1 CLEARANCES

FREESTANDING OR BUILT-IN RANGES SHALL HAVE A VERTICAL CLEARANCE ABOVE THE COOKING TOP OF NOT LESS THAN 30 INCHES TO UNPROTECTED COMBUSTIBLE MATERIAL. REDUCED CLEARANCES ARE PERMITTED IN ACCORDANCE WITH THE LISTING AND LABELING OF THE RANGE HOODS OR APPLIANCE

2018 IRC SECTION R314/ SMOKE ALARM NOTE

THE ALARM DEVICES SHALL BE INTERCONNECTED IN A MANNER THAT THE ACTUATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS IN THE INDIVIDUAL UNIT. THE ALARM SHALL BE CLEARLY AUDIBLE IN ALL BEDROOMS OVER BACKGROUND NOISE W/ ALL INTERVENING DOORS CLOSED.

EXCEPTIONS:
SMOKE ALARMS IN EXISTING AREAS NOT REQUIRED TO BE INTERCONNECTED OR HARDWIRED WHERE THE ALTERATIONS OR REPAIRS DO NOT RESULT IN INTERIOR WALL OR CEILING REMOVAL.

EGRESS REQUIREMENT

20" MIN. WIDTH/ 24" MIN. HT., 44" MAX. SILL HEIGHT W/5.7 SQ.FT. MIN. OPENING @ BEDROOM INTERIOR

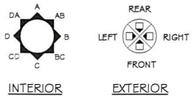
WALL LEGEND

EXISTING SINGLE WALL
EXISTING WALL TO BE DEMOLISHED
EXISTING WALL TO REMAIN
NEW 2x4 STUD WALL
NEW 2x6 STUD WALL
NEW CMU WALL WITH SOLID GROUT

FIRE RATED DRYWALL

5/8" TYPE 'X' GYP. BOARD TO BE USED BETWEEN OCCUPANCIES, BETWEEN FIRST & SECOND FLOOR & UNDER STAIRS, TYP.

ELEVATION KEYS



INTERIOR EXTERIOR

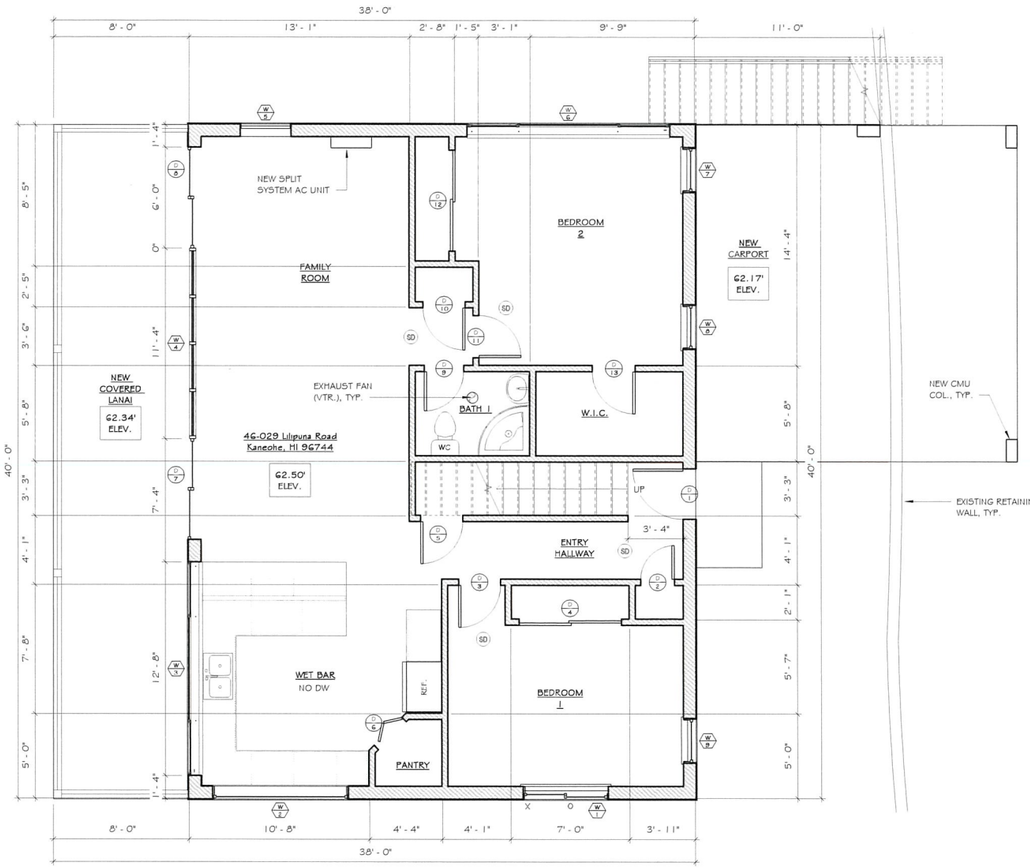
GLAZING NOTE

ALL GLAZING IN DOORS & HAZARDOUS AREAS TO BE TEMPERED SAFETY GLASS

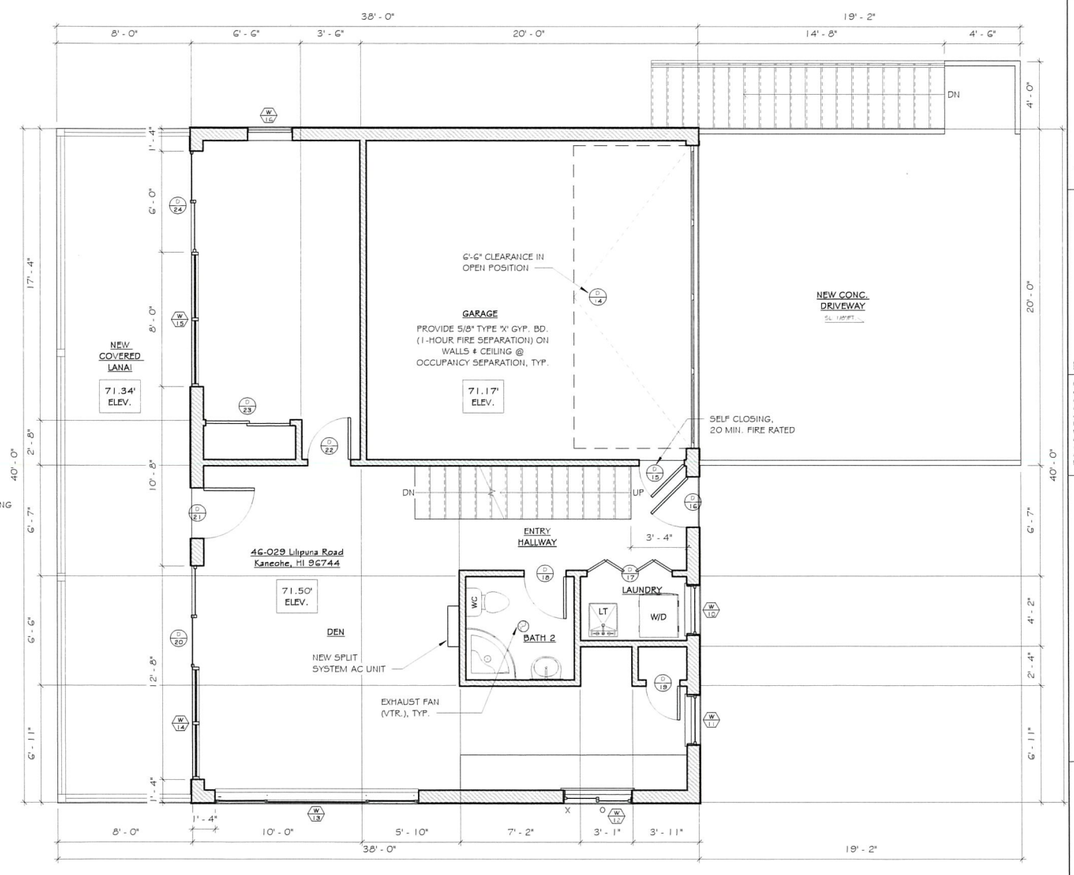
INTERIOR ELEVATION NOTES

1. CONTRACTOR TO VERIFY ALL FIXTURES, CABINETS AND FINISHES WITH SHOP DRAWINGS, SPECS, AND OWNER.
2. PROVIDE 2x8 BLOCKING @ WALLS FOR TOWELBARS, GRAB BARS, ETC. VERIFY LOCATIONS WITH OWNER.
3. GRN. (WATER RESISTANT) GYP. BD. @ BATH WALLS EXCEPT SHOWER/TUB AREAS - USE HARDI CEMENT BACKER, TYP.

SCHEDULES



1 A204 NEW FIRST FLOOR PLAN 1/4" = 1'-0"



2 A204 NEW SECOND FLOOR PLAN 1/4" = 1'-0"

Graphic Scale: 1/32"=1'-0" | 1/16"=1'-0" | 1/8"=1'-0" | 1/4"=1'-0" | 1/2"=1'-0" | 1"=1'-0" | 3/4"=1'-0" | 3/8"=1'-0" | 3/32"=1'-0" | 3/16"=1'-0" | 1-1/2"=1'-0" | 3"=1'-0"

Contemporary Island Designs Hawaii
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1469 Bertram Street
Honolulu, Hawaii 96816
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License Expires

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TMK: 4-6-003:011

Proposed Two New Single Family Dwellings In Place of Existing Two Single Family Dwellings

NEW FIRST FLOOR PLAN & NEW SECOND FLOOR PLAN

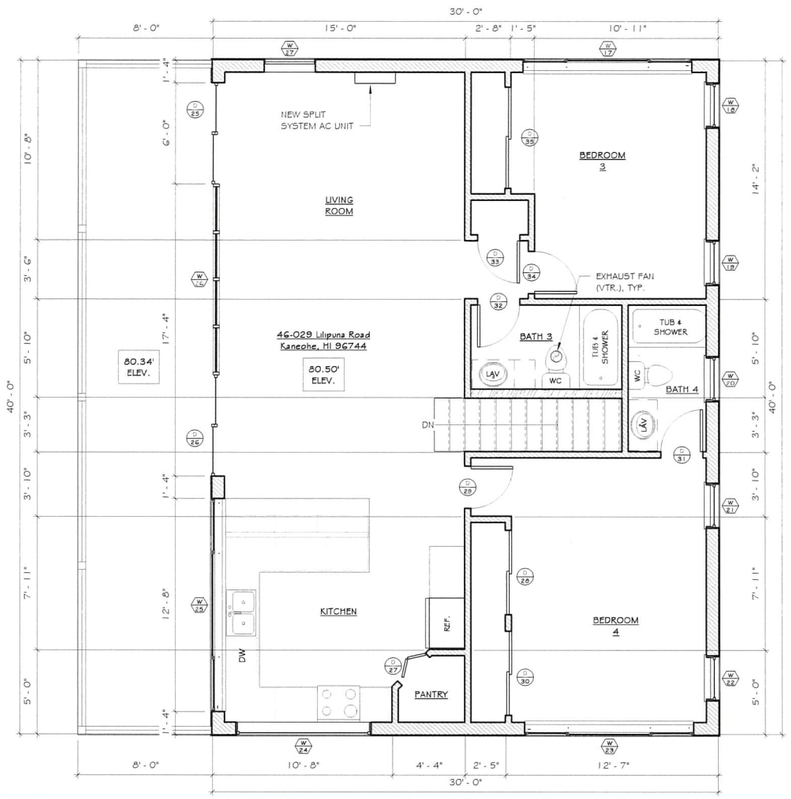
DRAWN BY: HkL
DATE: 10/21/2024 08:47:52 AM

DRAWING NO.
A204

SHEET: 3 OF 6

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EXHIBIT C-13



1 A205 NEW THIRD FLOOR PLAN

1/4" = 1'-0"

DOOR SCHEDULE

NO.	DOOR SIZE W	DOOR SIZE H	SWING	TYPE	ROOM	REMARKS
1	3' - 0"	6' - 8"	RH15	EXTERIOR SWING DOOR	ENTRY HALLWAY	
2	2' - 0"	6' - 8"	LH05	INTERIOR SWING DOOR	ENTRY HALLWAY	
3	2' - 6"	6' - 8"	RH15	INTERIOR SWING DOOR	BEDROOM 1	
4	6' - 0"	6' - 8"	-	BY-PASS DOOR	BEDROOM 1	
5	2' - 6"	6' - 8"	LH05	INTERIOR SWING DOOR	ENTRY HALLWAY	
6	2' - 4"	6' - 8"	LH05	BI-FOLD DOOR	WET BAR	
7	6' - 0"	6' - 8"	XO	2 PANEL SLIDING GLASS DOOR	FAMILY ROOM	SAFETY GLASS
8	6' - 0"	6' - 8"	OX	2 PANEL SLIDING GLASS DOOR	FAMILY ROOM	SAFETY GLASS
9	2' - 4"	6' - 8"	RH15	INTERIOR SWING DOOR	BATH 1	
10	2' - 6"	6' - 8"	RH05	INTERIOR SWING DOOR	FAMILY ROOM	
11	2' - 6"	6' - 8"	RH15	INTERIOR SWING DOOR	BEDROOM 2	
12	6' - 0"	6' - 8"	-	BY-PASS DOOR	BEDROOM 2	
13	2' - 6"	6' - 8"	LH15	INTERIOR SWING DOOR	BEDROOM 2	
14	18' - 0"	7' - 0"	-	OVERHEAD GARAGE DOOR	GARAGE	6'-6" CLEARANCE IN OPEN POSITION
15	2' - 8"	6' - 8"	LH15	EXTERIOR SWING DOOR	GARAGE	SELF CLOSING, 20 MIN. FIRE RATED
16	3' - 0"	6' - 8"	RH15	EXTERIOR SWING DOOR	ENTRY HALLWAY	
17	5' - 0"	6' - 8"	-	DOUBLE BI-FOLD DOOR	ENTRY HALLWAY	
18	2' - 6"	6' - 8"	LH15	INTERIOR SWING DOOR	ENTRY HALLWAY	
19	2' - 0"	6' - 8"	RH15	INTERIOR SWING DOOR	DEN	
20	6' - 0"	6' - 8"	OXXO	4 PANEL SLIDING GLASS DOOR	DEN	SAFETY GLASS
21	3' - 0"	6' - 8"	RH15	EXTERIOR SWING GLASS DOOR	DEN	SAFETY GLASS
22	2' - 6"	6' - 8"	RH15	INTERIOR SWING DOOR		
23	5' - 0"	6' - 8"	-	BY-PASS DOOR		
24	6' - 0"	6' - 8"	OXXO	2 PANEL SLIDING GLASS DOOR		SAFETY GLASS
25	6' - 0"	6' - 8"	OXXO	2 PANEL SLIDING GLASS DOOR	LIVING ROOM	SAFETY GLASS
26	6' - 0"	6' - 8"	OXXO	2 PANEL SLIDING GLASS DOOR	LIVING ROOM	SAFETY GLASS
27	2' - 4"	6' - 8"	LH05	BI-FOLD DOOR	KITCHEN	
28	5' - 0"	6' - 8"	-	BY-PASS DOOR	BEDROOM 4	
29	2' - 6"	6' - 8"	LH15	INTERIOR SWING DOOR	BEDROOM 4	
30	5' - 0"	6' - 8"	-	BY-PASS DOOR	BEDROOM 4	
31	2' - 6"	6' - 8"	RH15	INTERIOR SWING DOOR	BATH 4	
32	2' - 6"	6' - 8"	RH15	INTERIOR SWING DOOR	BATH 3	
33	2' - 6"	6' - 8"	RH05	INTERIOR SWING DOOR	LIVING ROOM	
34	2' - 6"	6' - 8"	RH15	INTERIOR SWING DOOR	BEDROOM 3	
35	6' - 0"	6' - 8"	-	BY-PASS DOOR	BEDROOM 3	

WINDOW SCHEDULE

NO.	WINDOW TYPE	WINDOW OPENING	WINDOW SIZE W	WINDOW SIZE H	FRAME	GLAZING	GLASS TYPE	HEADER HT.	ROOM	REMARKS
1	SLIDER	XO	5' - 0"	4' - 0"	WHITE VINYL	DUAL	CLEAR	6' - 8"	BEDROOM 1	
2	FIXED WINDOW	-	8' - 0"	3' - 0"	WHITE VINYL	DUAL	CLEAR	6' - 8"	WET BAR	
3	SLIDER FIXED SLIDER	XOX	12' - 8"	3' - 0"	WHITE VINYL	DUAL	CLEAR	6' - 8"	WET BAR	
4	4 PANEL FIXED WINDOW	-	11' - 4"	6' - 8"	WHITE VINYL	DUAL	CLEAR	6' - 8"	FAMILY ROOM	
5	JALOUSIE WINDOW	-	3' - 0"	6' - 0"	WHITE VINYL	DUAL	CLEAR	6' - 8"	FAMILY ROOM	
6	SLIDER FIXED SLIDER	XOX	12' - 0"	4' - 0"	WHITE VINYL	DUAL	CLEAR	6' - 8"	BEDROOM 2	
7	SINGLE HUNG WINDOW	-	2' - 8"	4' - 0"	WHITE VINYL	DUAL	CLEAR	6' - 8"	BEDROOM 2	
8	SINGLE HUNG WINDOW	-	2' - 8"	4' - 0"	WHITE VINYL	DUAL	CLEAR	6' - 8"	BEDROOM 2	
9	SINGLE HUNG WINDOW	-	2' - 8"	4' - 0"	WHITE VINYL	DUAL	CLEAR	6' - 8"	BEDROOM 1	
10	SINGLE HUNG WINDOW	-	3' - 0"	3' - 0"	WHITE VINYL	DUAL	CLEAR	6' - 8"	LAUNDRY	
11	SINGLE HUNG WINDOW	-	3' - 0"	3' - 0"	WHITE VINYL	DUAL	CLEAR	6' - 8"	DEN	
12	SLIDER	XO	4' - 0"	3' - 0"	WHITE VINYL	DUAL	CLEAR	6' - 8"	DEN	
13	SLIDER FIXED SLIDER	XOX	12' - 0"	4' - 0"	WHITE VINYL	DUAL	CLEAR	6' - 8"	DEN	
14	2 PANEL FIXED WINDOW	-	6' - 8"	6' - 8"	WHITE VINYL	DUAL	CLEAR	6' - 8"	DEN	
15	2 PANEL FIXED WINDOW	-	8' - 0"	6' - 8"	WHITE VINYL	DUAL	CLEAR	6' - 8"		
16	JALOUSIE WINDOW	-	2' - 8"	4' - 0"	WHITE VINYL	DUAL	CLEAR	6' - 8"		
17	SLIDER FIXED SLIDER	XOX	10' - 0"	4' - 0"	WHITE VINYL	DUAL	CLEAR	6' - 8"	BEDROOM 3	
18	SINGLE HUNG WINDOW	-	2' - 8"	4' - 0"	WHITE VINYL	DUAL	CLEAR	6' - 8"	BEDROOM 3	
19	SINGLE HUNG WINDOW	-	2' - 8"	4' - 0"	WHITE VINYL	DUAL	CLEAR	6' - 8"	BEDROOM 3	
20	SINGLE HUNG WINDOW	-	2' - 8"	3' - 0"	WHITE VINYL	DUAL	OPAQUE	6' - 8"	BATH 4	
21	SINGLE HUNG WINDOW	-	2' - 8"	4' - 0"	WHITE VINYL	DUAL	CLEAR	6' - 8"	BEDROOM 4	
22	SINGLE HUNG WINDOW	-	2' - 8"	4' - 0"	WHITE VINYL	DUAL	CLEAR	6' - 8"	BEDROOM 4	
23	SLIDER FIXED SLIDER	XOX	10' - 0"	4' - 0"	WHITE VINYL	DUAL	CLEAR	6' - 8"	BEDROOM 4	
24	FIXED WINDOW	-	8' - 0"	3' - 0"	WHITE VINYL	DUAL	CLEAR	6' - 8"	KITCHEN	
25	SLIDER FIXED SLIDER	XOX	12' - 8"	3' - 0"	WHITE VINYL	DUAL	CLEAR	6' - 8"	KITCHEN	
26	4 PANEL FIXED WINDOW	-	11' - 4"	6' - 8"	WHITE VINYL	DUAL	CLEAR	6' - 8"	LIVING ROOM	
27	JALOUSIE WINDOW	-	3' - 0"	6' - 0"	WHITE VINYL	DUAL	CLEAR	6' - 8"	LIVING ROOM	

Graphic Scale

1/32"=1'-0" 1/16"=1'-0" 1/8"=1'-0" 1/4"=1'-0" 1/2"=1'-0" 1"=1'-0" 3/4"=1'-0" 3/8"=1'-0" 3/32"=1'-0" 3/16"=1'-0" 1-1/2"=1'-0" 3"=1'-0"

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The Best of Island Living
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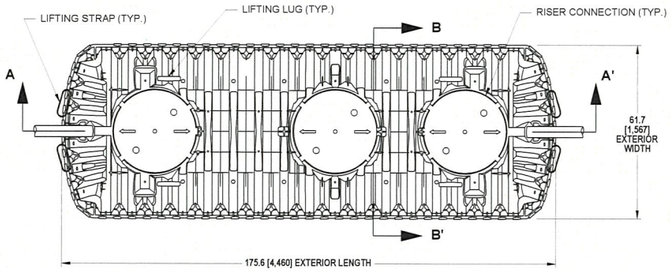
Maj Residence
46-029 Lilipuna Road
Kaneohe, HI 96744
TMK 4-6-001:011

Proposed Two New Single Family Dwellings In Place of Existing Two Single Family Dwellings

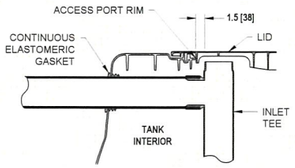
NEW THIRD FLOOR DOOR SCHEDULE & WINDOW SCHEDULE

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DATE: 10/21/2024 08:45:30 AM
DRAWING NO. A205
SHEET: 4 OF 6

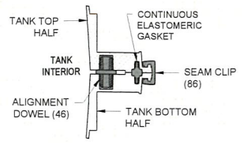
EXHIBIT C-14



TOP VIEW



Ⓟ PIPE PENETRATION SECTION DETAIL

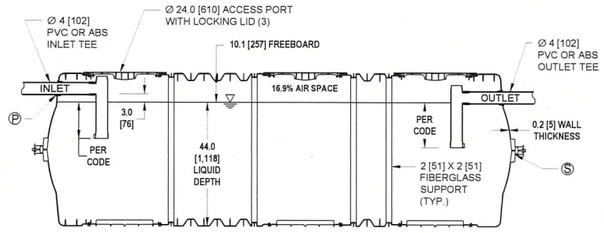


Ⓢ MID-HEIGHT SEAM SECTION DETAIL

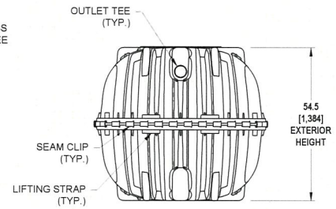
TANK EXTERIOR	
LENGTH	175.6 [4,460]
WIDTH	61.7 [1,567]
HEIGHT	54.5 [1,384]

LIQUID DEPTH	44.0 [1,118]
INVERT DROP	3.0 [76]
FREEBOARD	10.1 [257]

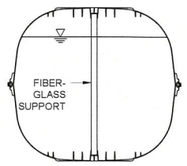
TOTAL CAPACITY	1,787 GAL [6,765 L]
WORKING VOLUME	1,537 GAL [5,818 L]



SECTION A- A'



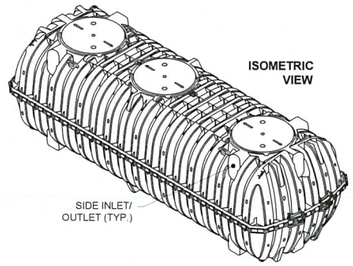
END VIEW



SECTION B - B'

NOTES:

1. ALL DRAWING DIMENSIONS IN INCHES [MILLIMETERS] OR AS NOTED.
2. EXTERIOR OF ACCESS OPENING LID INCLUDES THE FOLLOWING WARNING IN ENGLISH, FRENCH & SPANISH: "DANGER DO NOT ENTER: POISON GASES."
3. TANK MARKINGS WILL INCLUDE: MANUFACTURER NAME, MODEL NUMBER, LIQUID CAPACITY, DATE OF MANUFACTURE, MAXIMUM BURIAL DEPTH, INLET, AND OUTLET.
4. MAXIMUM BURIAL DEPTH IS 48 in [1,219 mm].
5. MINIMUM BURIAL DEPTH IS 6 in [152 mm].
6. TANK IS FOR NON-TRAFFIC APPLICATIONS.
7. AIRSPACE IS 16.9%.
8. OUTLET TEE IS COMPATIBLE WITH AN EFFLUENT FILTER.
9. LENGTH TO WIDTH RATIO IS 2.8:1 (175.6-INCH LENGTH / 61.7-INCH WIDTH = 2.8).



ISOMETRIC VIEW

INFILTRATOR tanks

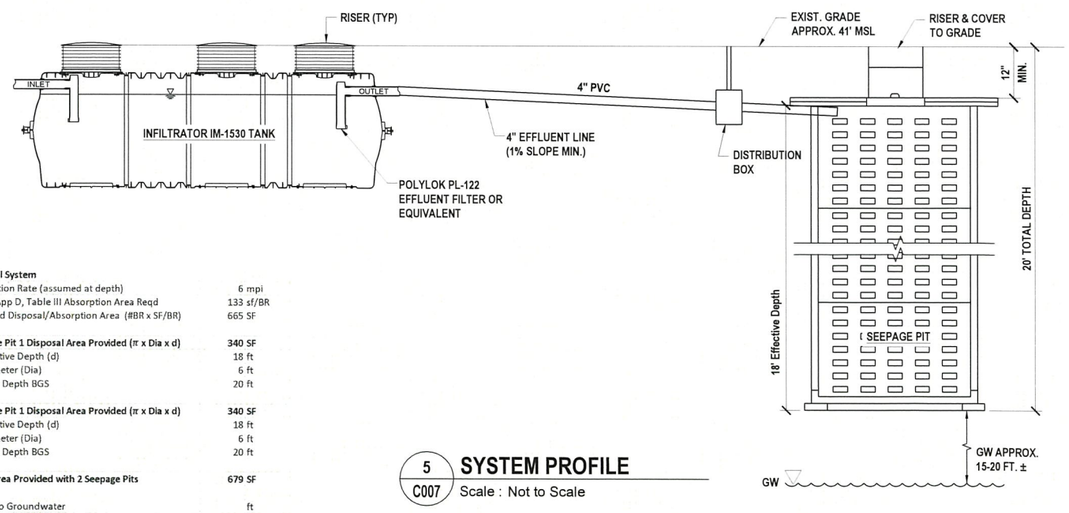
INFILTRATOR WATER TECHNOLOGIES
4 Business Park Rd. Old Saybrook, CT 06475
(800) 221-4436

IM-1530
1-Compartment Septic/Pump Tank Configuration

Drawn by JLB		Date: 10/09/2013
Scale NOT TO SCALE	Checked by JL	Sheet: 1 of 1

1 C007 1,500 GAL. INFILTRATOR IM-1530 TANK

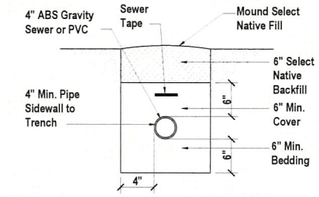
Scale : NTS (OR APPROVED EQUAL)



Disposal System	
Percolation Rate (assumed at depth)	6 mpi
11-62, App D, Table III Absorption Area Reqd	133 sf/BR
Required Disposal/Absorption Area (#BR x SF/BR)	665 SF
Seepage Pit 1 Disposal Area Provided (π x Dia x d)	**340 SF**
Effective Depth (d)	18 ft
Diameter (Dia)	6 ft
Total Depth BGS	20 ft
Seepage Pit 1 Disposal Area Provided (π x Dia x d)	**340 SF**
Effective Depth (d)	18 ft
Diameter (Dia)	6 ft
Total Depth BGS	20 ft
Total Area Provided with 2 Seepage Pits	**679 SF**
Depth to Groundwater	ft
Min Depth to GW met?	-20 NO

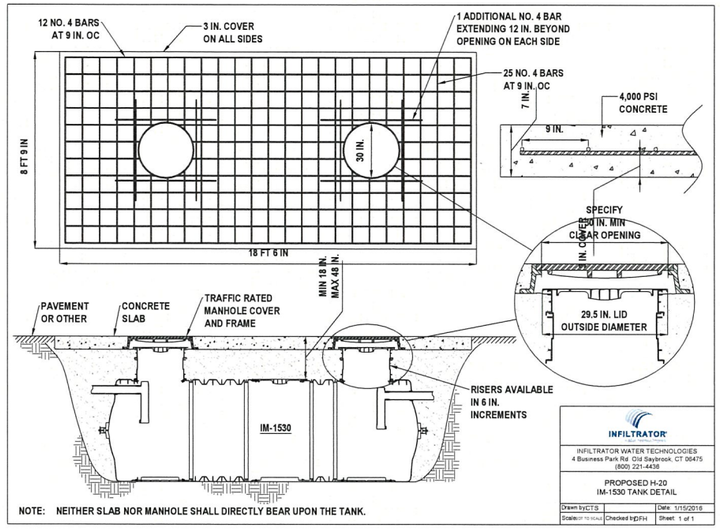
5 C007 SYSTEM PROFILE

Scale : Not to Scale



3 C007 Gravity Sewer Trench Detail

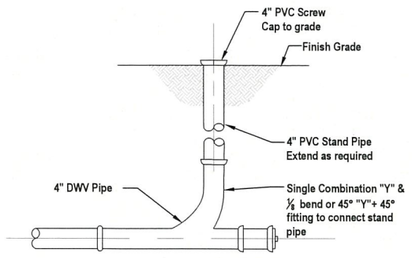
Scale : NTS



INFILTRATOR
INFILTRATOR WATER TECHNOLOGIES
4 Business Park Rd. Old Saybrook, CT 06475
(800) 221-4436
PROPOSED H-20
IM-1530 TANK DETAIL
Drawn by CTS | Date: 1/15/2016
Scale NOT TO SCALE | Checked by DFH | Sheet: 1 of 1

6 C007 1,500 GAL. INFILTRATOR IM-1530 TANK WITH CONC. PAD

Scale : NTS

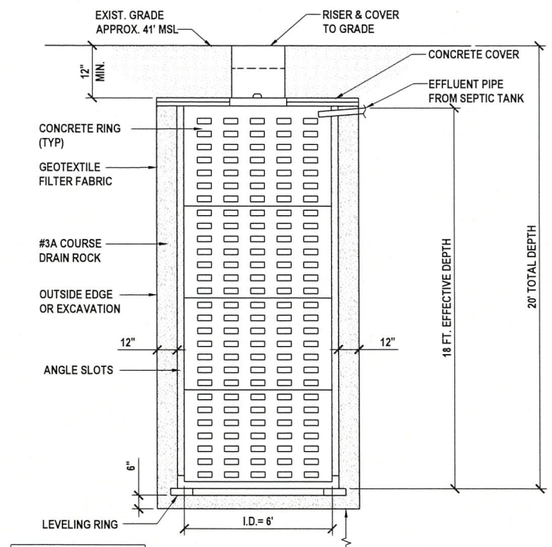


4 C007 Cleanout To Grade

Scale : NTS

NOTES:

1. CONTRACTOR TO NOTIFY ENGINEER TO VERIFY PERCOLATION RATE OF 6 MPI BEFORE INSTALLING RINGS.
2. NOTIFY ENGINEER OF UNUSUAL CONDITIONS FOUND DURING EXCAVATION THAT COULD IMPACT PERFORMANCE OF SEEPAGE PIT.



NOTE:
DEPTH TO GW APPROX. 15-20'± BGS

2 C007 SEEPAGE PIT DETAIL

Scale : Not to Scale

ACSI
Advanced Compliance Solutions, Inc.

Civil Engineer: Dennis Poma
P.O. Box 30094
Honolulu, Hawaii 96820
Office: 808.349.9076
dennis.poma@acsihawaii.com

LUKE MAJ RESIDENCE IWS
46-029 A LILIPUNA ROAD, KANEOHE, HAWAII 96744
TMK: (1) 4-6-001:011
DETAILS FOR NEW SEPTIC SYSTEM

DENNIS S. POMA
LICENSED PROFESSIONAL ENGINEER
10776-C
HAWAII, U.S.A.
EXP. DATE: 4-30-26

This work was prepared by me or under my supervision and construction of this project will be under my observation.

date: 4/3/2024
drawn: TCS
job number: 24-008
sheet number: C007

d:__tcs-cad_jobs_ocs-dennis poma_____2024\24-008_luke maj iws\24-008-luke maj iws_sheets.dwg

HONOLULU CITY COUNCIL

KE KANIHELA O KE KALANA O HONOLULU

CITY AND COUNTY OF HONOLULU

No._____

RESOLUTION

GRANTING A SPECIAL MANAGEMENT AREA (SMA) MAJOR PERMIT TO ALLOW FOR THE CONSTRUCTION OF TWO NEW SINGLE-FAMILY DWELLINGS, WITH ATTACHED GARAGES, RETAINING WALLS, AND SEPTIC SYSTEM IN HE'EIA, O'AHU.

WHEREAS, on October 11, 2024, the Department of Planning and Permitting (DPP) accepted the application (File Number 2024/SMA-102) from Lukasz J. Maj and Mary L. Lan (Applicant) for a SMA Major Permit to allow the construction of two new single-family dwellings with attached garages, retaining wall, and septic system, on an approximately 20,645-square (sq.) -foot (ft.) shoreline lot in the R-5 Residential District, located at 46-029 Lilipuna Road, and identified as Tax Map Key (TMK) 4-6-001: 011 (the Project); and

WHEREAS, on December 4, 2024, the DPP held a public hearing on the application at the Frank F. Fasi Municipal Building, Sixth Floor Conference Room, which was attended by the Applicant, the Applicant's agent, DPP staff members and one member of the public; and at which no public testimony was offered; and

WHEREAS, on February 3, 2025, within 120 working days after the close of the public hearing (the Applicant having requested a 14-day extension of the 45-day administrative deadline), the DPP, having duly considered all evidence and the objectives, policies, and guidelines, as established in the Revised Ordinances of Honolulu 2021 (ROH) §§ 25-3.1 and 25-4.1 and the Hawai'i Revised Statues (HRS) §§ 205A-2 and 205A-26 completed its report and transmitted its findings and recommendation of approval to the City Council (Council); and

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

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

A. Except as required by these conditions of approval 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-14, and D through K attached hereto and incorporated herein by this reference. Any change in the size or nature of the Project that may have a significant effect on coastal resources, as addressed in ROH Chapter 25 or HRS

Chapter 205A, or both, will require a new application and SMA Major Permit. Any new application for an SMA Major Permit for the Project will be processed in accordance with the ordinance in effect at the time the application is accepted by the DPP. 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 Director of the DPP.

B. To minimize impacts to known and unknown archaeological, historic, and cultural resources that may be present on the Project site, if during construction, any previously unidentified archaeological sites or remains (such as artifacts, shell, bone, or charcoal deposits, human burials, rock or coral alignments, pavings, or walls) are encountered, the Applicant shall stop work, protect the find from further disturbance, and contact the Department of Land and Natural Resources, State Historic Preservation Division (SHPD) immediately. Work in the immediate area must be stopped until the SHPD is able to assess the impact and make further recommendations for mitigative activity.

The requirements enumerated in this condition, and all mitigation protocols approved or otherwise required by SHPD, must be clearly stated under "Environmental Notes" on all Project construction permit plans and building permit (BP) plans.

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

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

2. Artificial light from exterior light fixtures, 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 Section 205A-71(b);

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

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

5. Woody plants greater than 15 ft. in height must 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.

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

D. To minimize the potential for adverse impacts related to coastal hazards, including but not limited to SLR, coastal erosion, flooding, wave action, and storm surge, the landowner hereby acknowledges the following declarations which must be clearly stated under "Landowner Acknowledgments" on all BP plans:

1. *"The landowner hereby acknowledges that Tax Map Key 4-6-001: 011 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 Tax Map Key 4-6-001: 011 may be adversely impacted by coastal hazards. The landowner agrees to assume all risk and liability for any hard to or loss of life and property due to development in close proximity to the shoreline. The landowner further agrees to accept all responsibility for the cost and physical removal of materials and structures lost or damaged as a result of coastal hazards, including the cleanup and restoration of the Project site."*

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

E. To ensure the landowner is aware that bed and breakfast homes and transient vacation units are not allowed on the Project site, the landowner hereby acknowledges the following declarations which must be clearly stated on all "Landowner Acknowledgements" on all Project BP plans:

"The landowner hereby acknowledges (and any successor owner or interested party is hereby notified of) that bed and breakfast homes and transient vacation units, as those terms are defined in Revised Ordinances of Honolulu Chapter 21, the Land Use Ordinance, are not allowed on Tax Map Key 4-6-001: 011."

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

F. To account for the potential shift of land from the State Land Use Urban District to the State Land Use Conservation District due to anticipated coastal erosion, the landowner hereby acknowledges the following declarations which must be clearly stated under "Landowner Acknowledgements" on all Project BP plans:

> *"In choosing to implement construction activities at Tax Map Key 4-6-001: 011, the Landowner hereby acknowledges (and any successor owner or interested party is hereby notified of) 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."*

G. Following approval of this SMA Major Permit, neither the current landowner, nor any successor owner or interested party, may claim hardship due to erosion, SLR, or any other coastal hazard, in order to obtain approval for a Shoreline Setback Variance for a new shoreline protection structure. The landowner hereby acknowledges the following declarations which must be clearly stated under "Landowner Acknowledgements" on all Project BP plans:

> "*In choosing to undertake the development at Tax Map Key 4-6-001: 011, the landowner hereby acknowledges (and any successor owner or interested party is hereby notified of) 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 shoreline protection structure."*

H. Permits

1. The Project's BP application was accepted as complete on June 12, 2024, and the Applicant must obtain the BP for the Project no later than

June 30, 2025. The Project may not rely on the 40-ft. Shoreline Setback that was in effect through June 30, 2024, and must instead comply with the shoreline setback required under ROH Chapter 26 effective as of July 1, 2024. The shoreline setback must be shown on the BP plans.

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

a. The DPP Director may extend this period if the Applicant demonstrates good cause, but the period cannot be extended by the DPP Director beyond one year from the initial deadline set by Council.

b. If the Applicant demonstrates good cause for an extension exceeding one year, the DPP Director must prepare and submit to the Council a report on the proposed extension, which report must include the DPP Director's findings and recommendations thereon. The Council may approve the proposed 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 development permit,

the extension will be deemed to be denied.

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

HONOLULU CITY COUNCIL

KE KANIHELA O KE KALANA O HONOLULU

CITY AND COUNTY OF HONOLULU

No._____

RESOLUTION

BE IT FINALLY RESOLVED by the Council of the City and County of Honolulu that copies of this Resolution be transmitted to from Lukasz J. Maj and Mary L. Lan, 46-29 Lilipuna Road, Kāne'ohe, Hawai'i, 96744; Mark Howland, WHALE Environmental Services, P.O. Box 455, Kahuku, Hawai'i, 96731; Dawn Takeuchi Apuna, Director of Planning and Permitting, 650 South King Street, 7th Floor, Honolulu, Hawai'i 96813; and Mary Alice Evans, Director of the Office of Planning and Sustainable Development, Attention: Coastal Zone Management Branch, P.O. Box 2359, Honolulu, Hawai'i 96804-2359.

INTRODUCED BY:

_____

_____

_____

_____

_____

_____

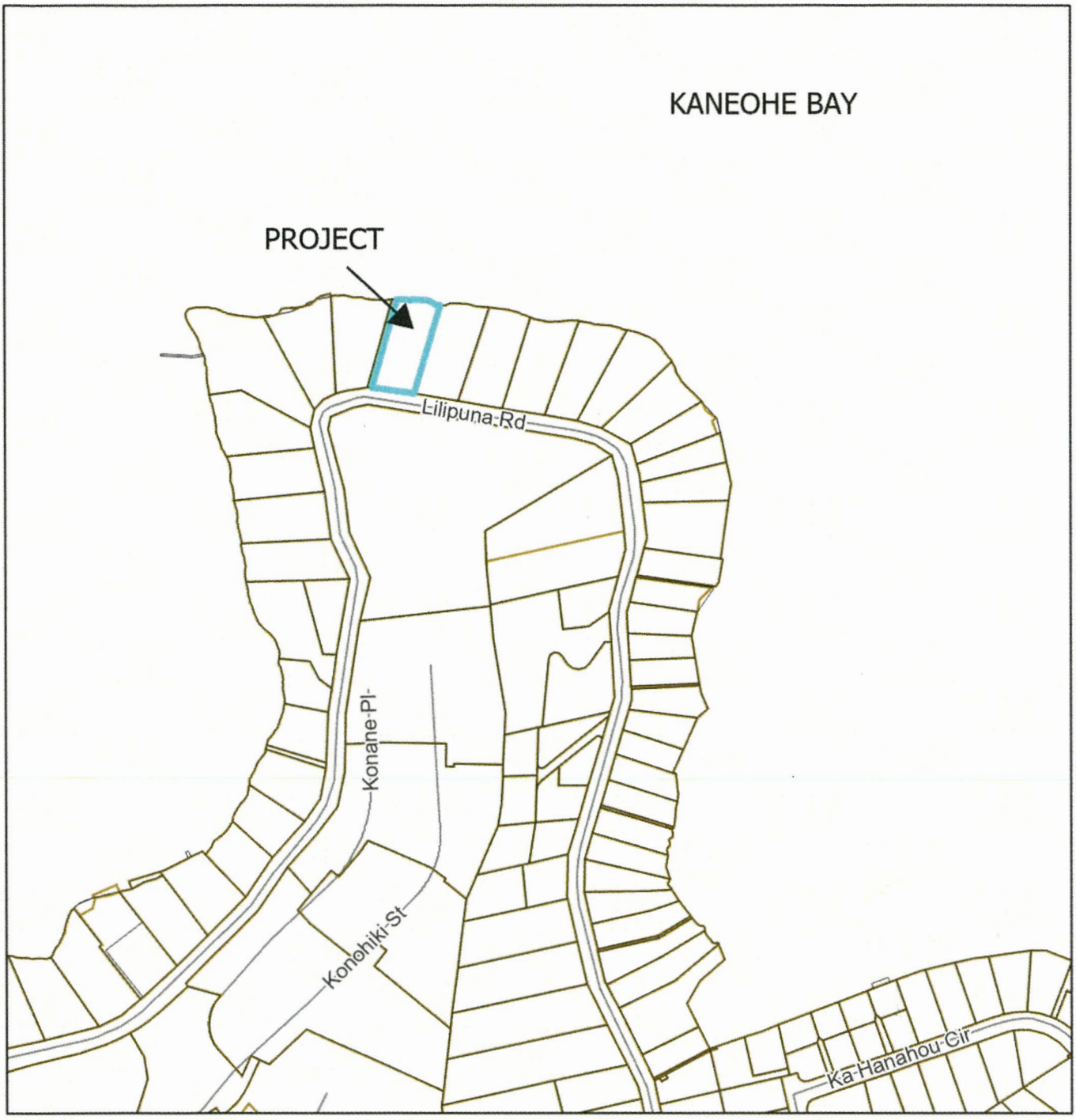
DATE OF INTRODUCTION: _____

_____

_____

_____ _____

Honolulu, Hawai'i Councilmembers



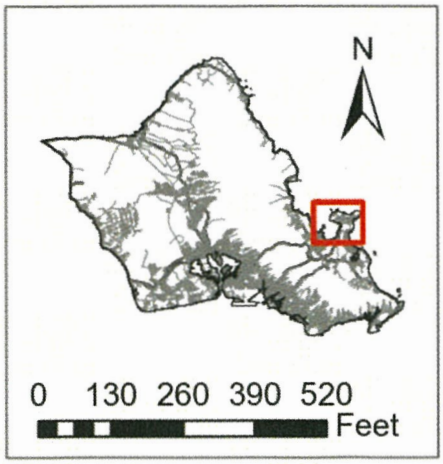


EXHIBIT A
LOCATION MAP

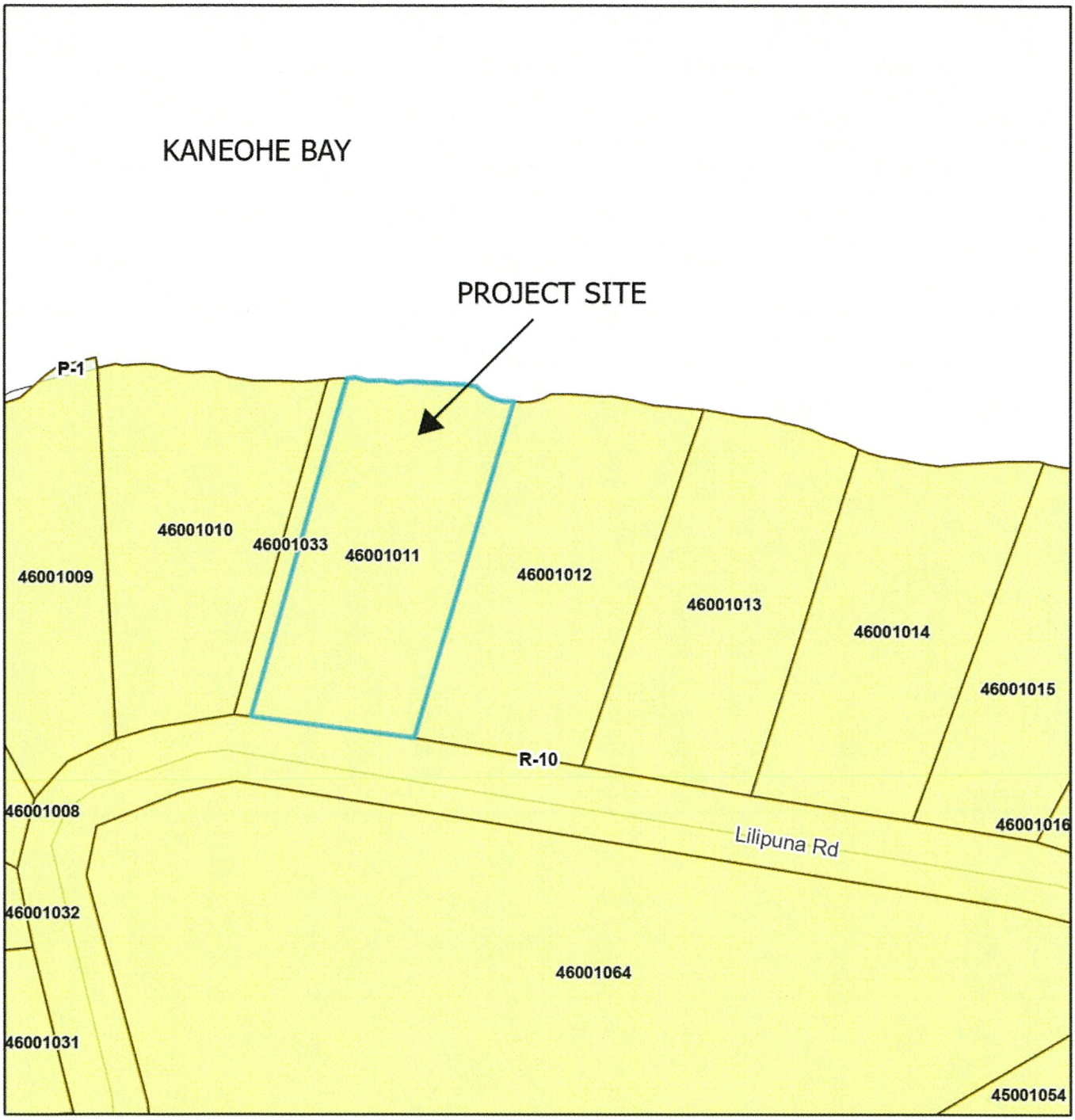
FILE NO. 2024/SMA-102

TAX MAP KEY 4-6-001: 011

46-029 LILIPUNA ROAD - HE'EIA

October 2024

Department of Planning and Permitting
Land Use Permits Division
City and County of Honolulu



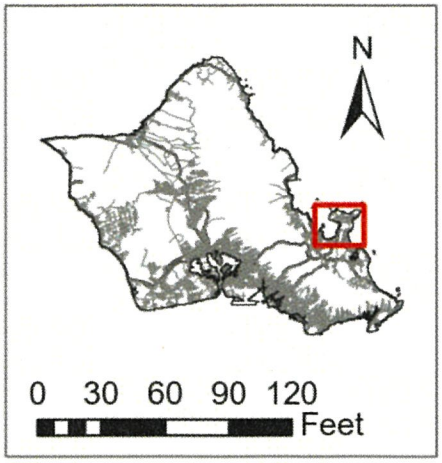


EXHIBIT B
ZONING MAP

FILE NO. 2024/SMA-102

TAX MAP KEY 4-6-001: 011

46-029 LILIPUNA ROAD– HE'EIA

January 2025

Department of Planning and Permitting
Land Use Permits Division
City and County of Honolulu

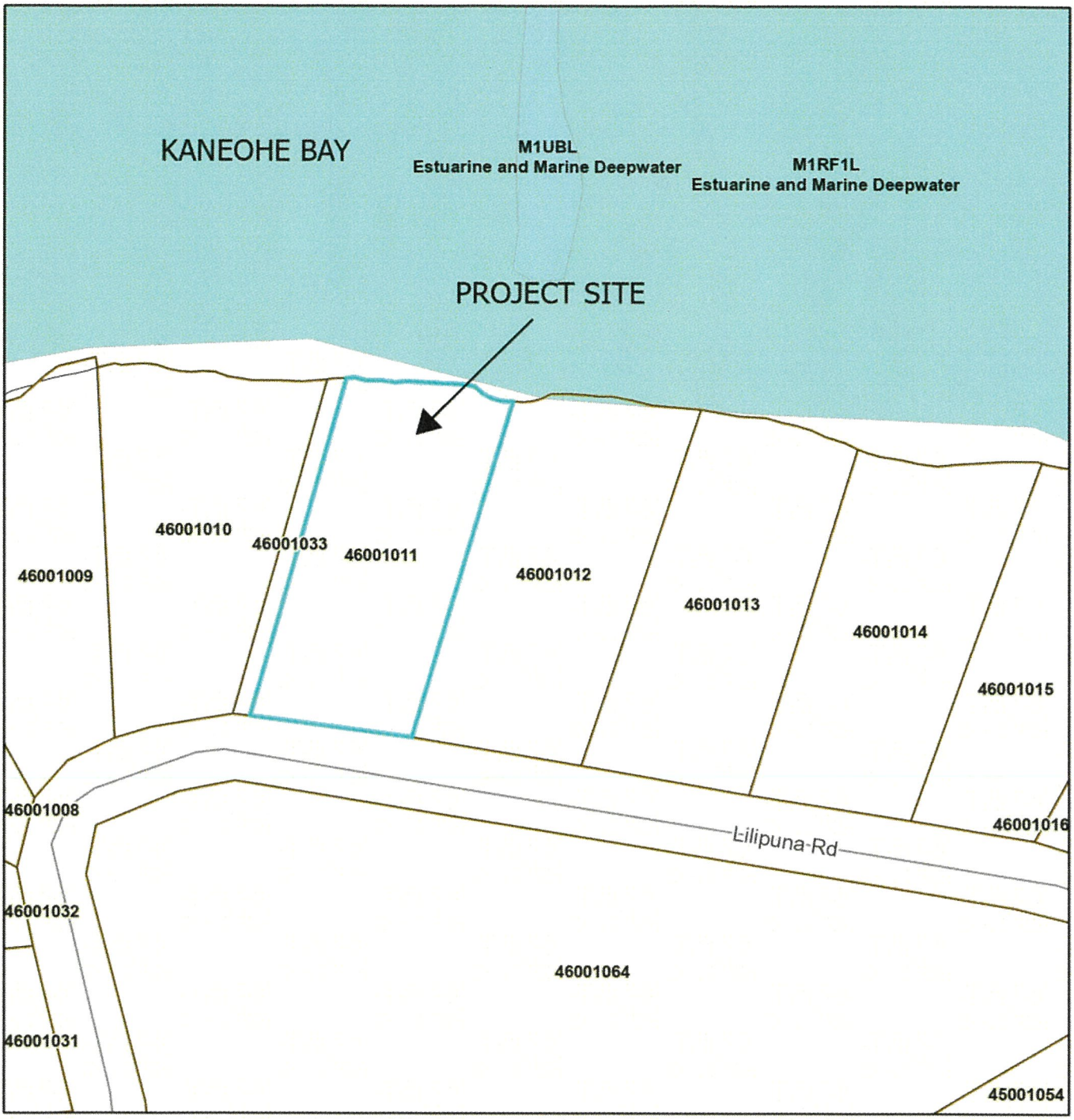




EXHIBIT D
WETLAND MAP

FILE NO. 2024/SMA-102

TAX MAP KEY 4-6-001: 011

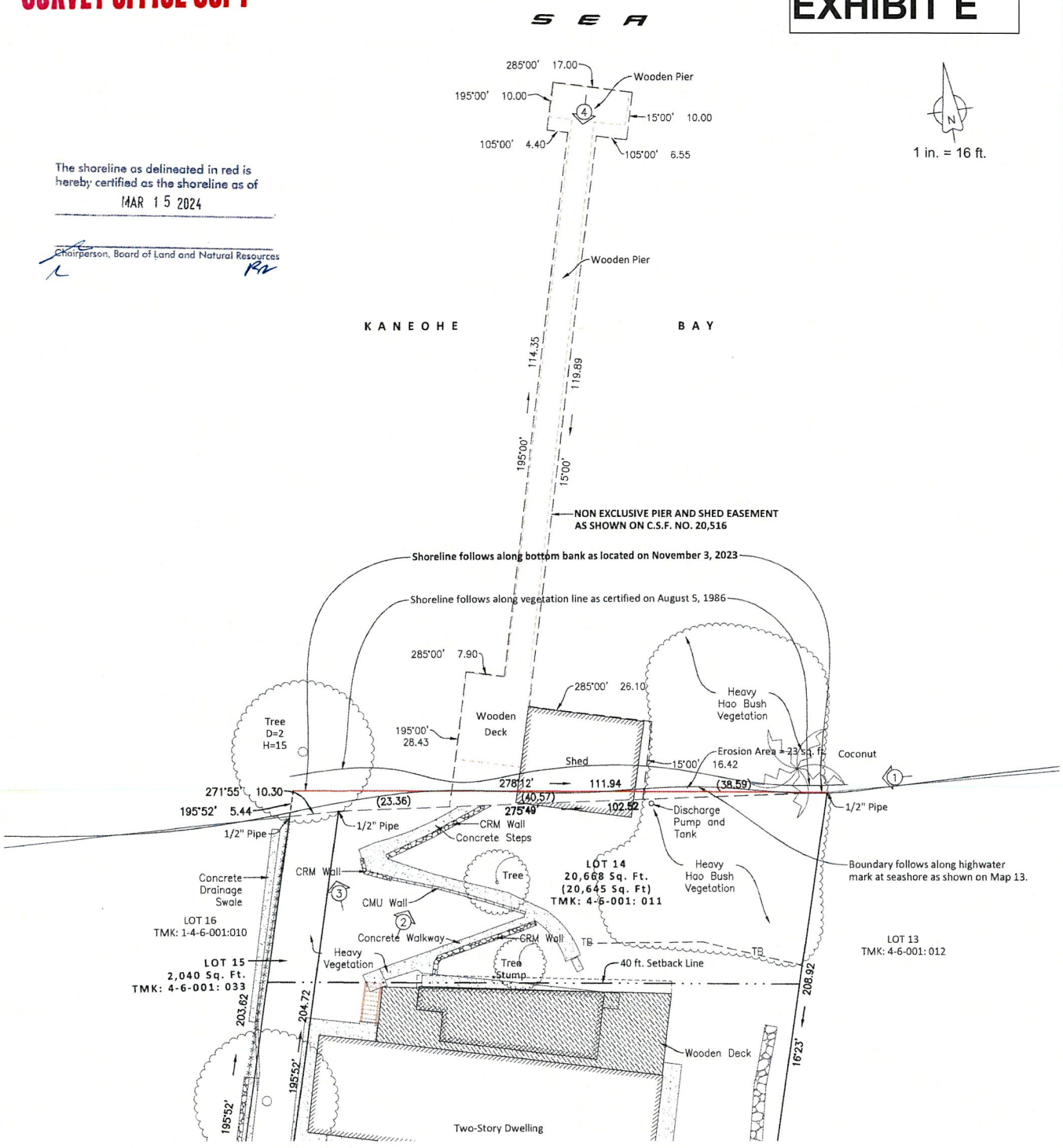
46-029 LILIPUNA ROAD– HE'EIA

January 2025

Department of Planning and Permitting
Land Use Permits Division
City and County of Honolulu

SURVEY OFFICE COPY

EXHIBIT E



SHORELINE CERTIFICATION MAP

LOTS 14 AND 15 ON MAP 13
LAND COURT APPLICATION 1100

AT HEEIA, KOOLAUPOKO, OAHU, HAWAII

Tax Map Key: (1) 4-6-001: 011 & 033

SITE ADDRESS: 46-29 LILIPUNA ROAD
KANEOHE, HI 96744
OWNERS: LUKASZ J. MAJ AND MARY L. LAN

BENJAMIN E. K. GUIEB
LICENSED PROFESSIONAL LAND SURVEYOR
No. 19770
HAWAII USA

This work was prepared by me or under my supervision

Benjamin E K Guieb

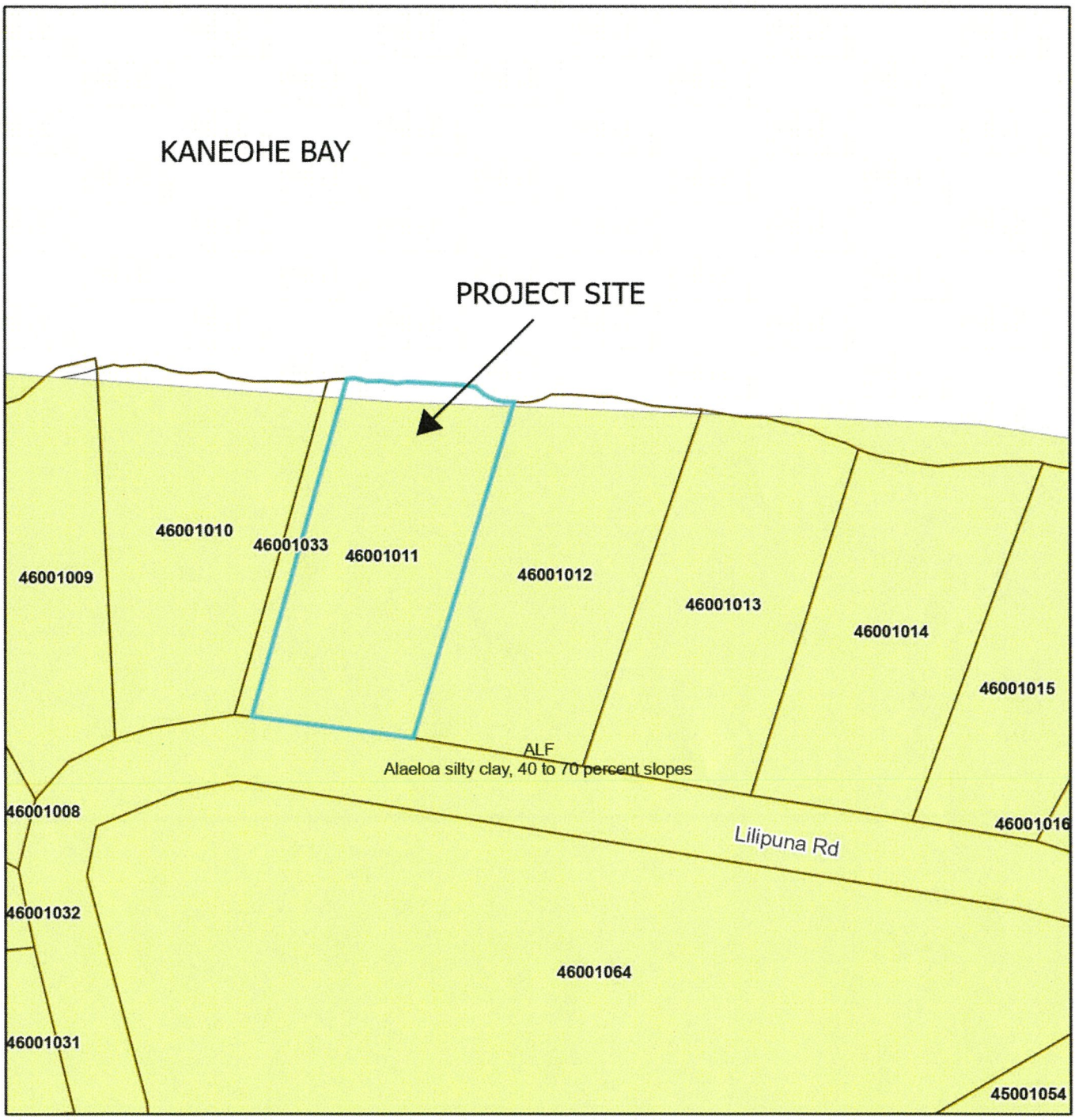
BENJAMIN E. K. GUIEB
Licensed Professional Land Surveyor
Certificate Number 19770
Exp. 4/30/2024

NOTES:

1. (1) - Symbol represents direction and location of photographs taken on November 03, 2023 at 1200pn.
2. Property Corners were found or marked and set as shown in Map.

MANA SURVEYING
94-1221 KA UKA BLVD.#108-188
WAIPAHU, HAWAII 96797

PAPER SIZE: 15" x 21"



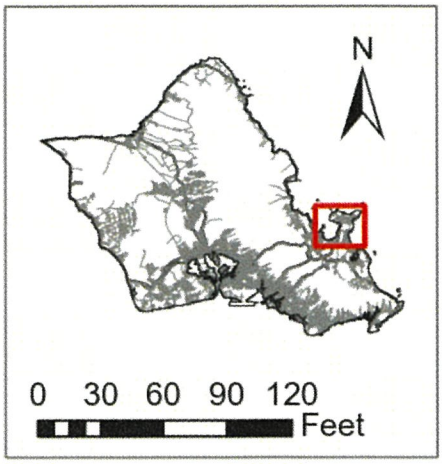


EXHIBIT F
SOILS MAP

FILE NO. 2024/SMA-102

TAX MAP KEY 4-6-001: 011

46-029 LILIPUNA ROAD– HE'EIA

January 2025

Department of Planning and Permitting
Land Use Permits Division
City and County of Honolulu



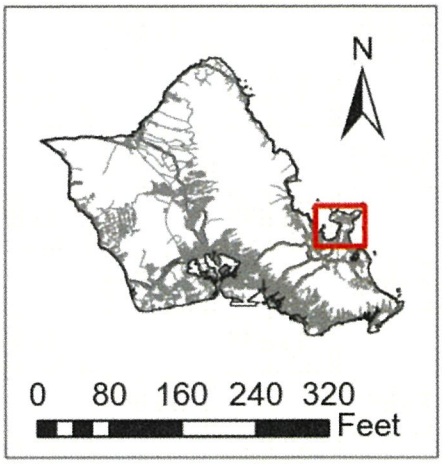


EXHIBIT G
FLOOD MAP

FILE NO. 2024/SMA-102

TAX MAP KEY 4-6-001: 011

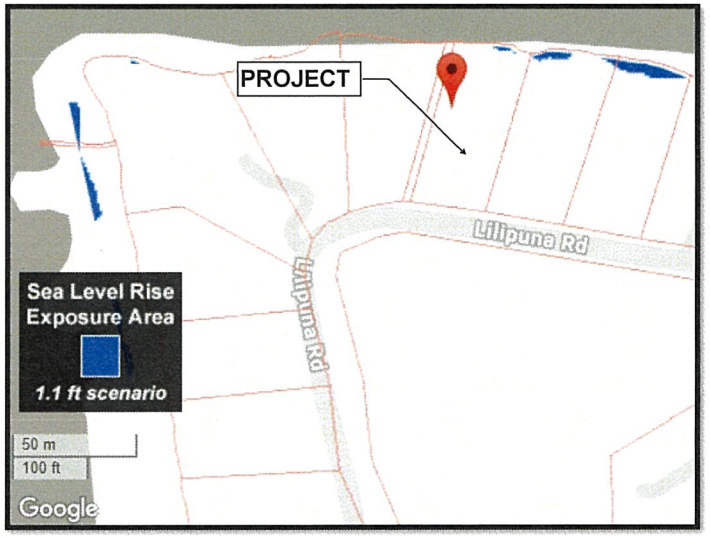
46-029 LILIPUNA ROAD- HE'EIA

January 2025

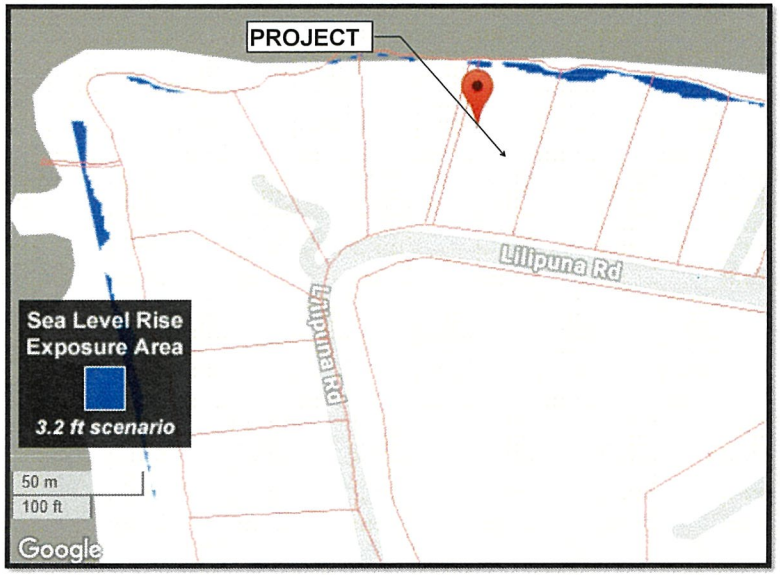
Department of Planning and Permitting
Land Use Permits Division
City and County of Honolulu

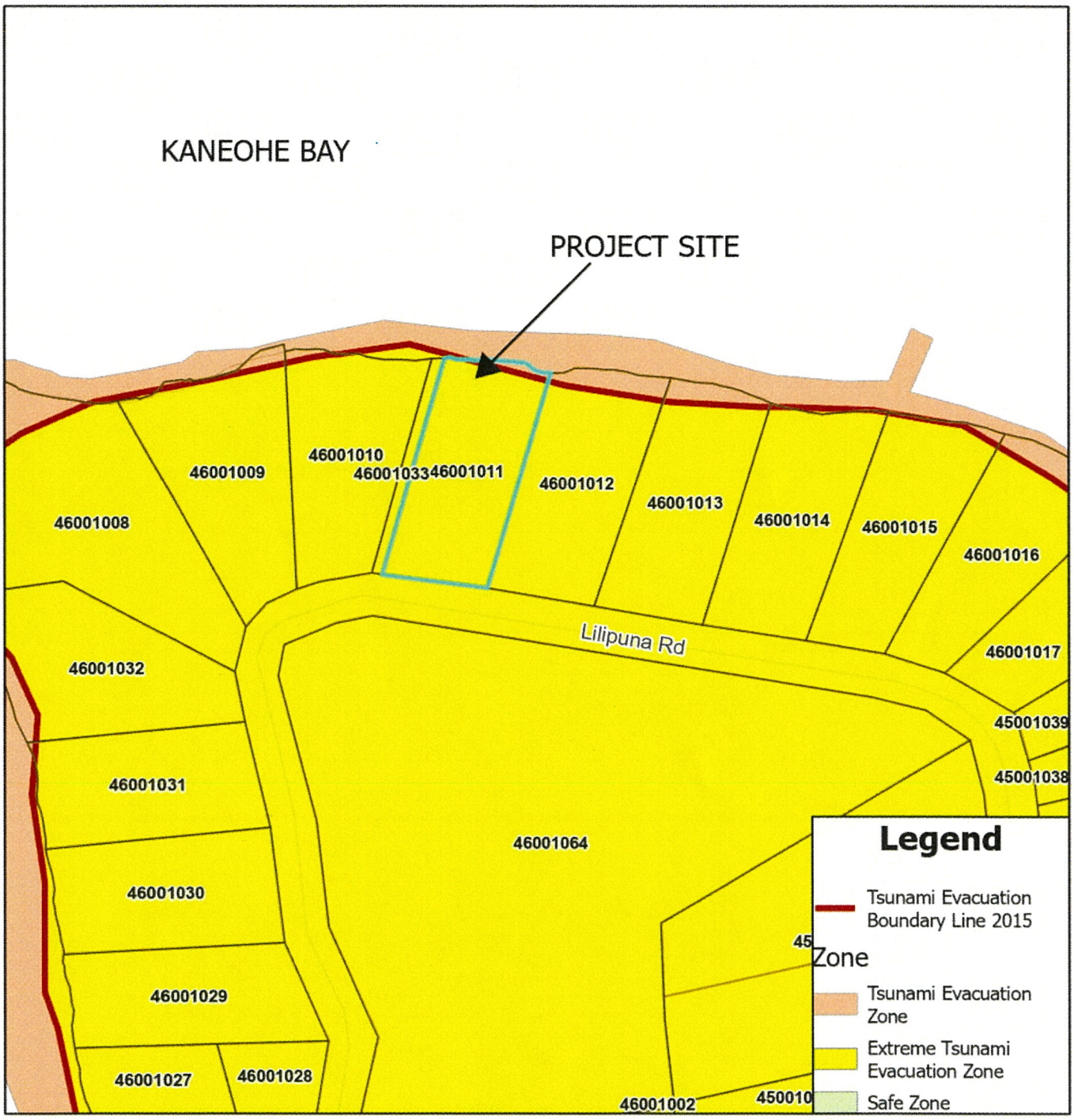
EXHIBIT H

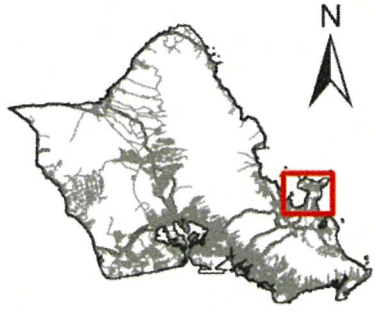

PROJECT
Lilipuna Rd
Lilipuna Rd
Sea Level Rise Exposure Area
0.5 ft scenario
50 m
100 ft
Google


PROJECT
Lilipuna Rd
Lilipuna Rd
Sea Level Rise Exposure Area
1.1 ft scenario
50 m
100 ft
Google


PROJECT
Lilipuna Rd
Lilipuna Rd
Sea Level Rise Exposure Area
2.0 ft scenario
50 m
100 ft
Google


PROJECT
Lilipuna Rd
Lilipuna Rd
Sea Level Rise Exposure Area
3.2 ft scenario
50 m
100 ft
Google





0 50 100 150 200 Feet

EXHIBIT I
TSUNAMI EVACUATION MAP

FILE NO. 2024/SMA-102

TAX MAP KEY 4-6-001: 011

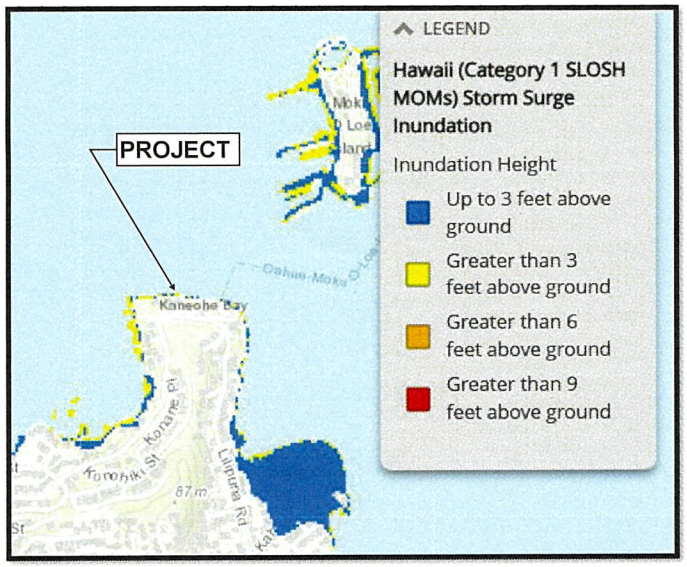
46-029 LILIPUNA ROAD– HE'EIA

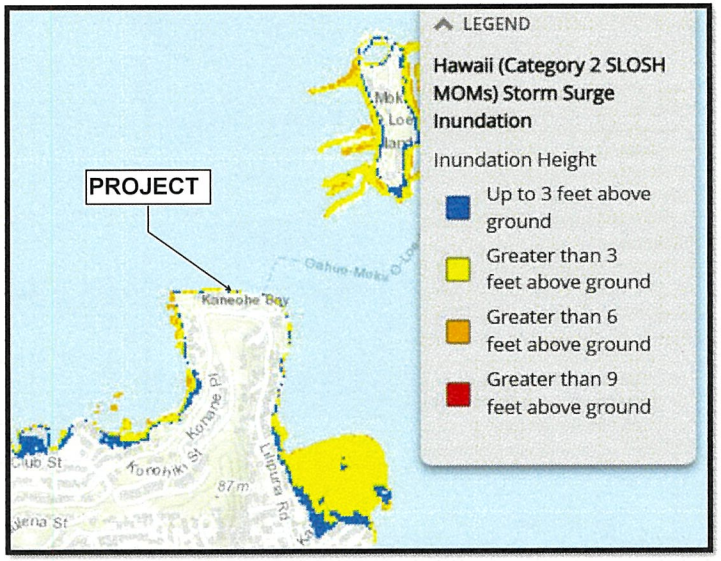
January 2025

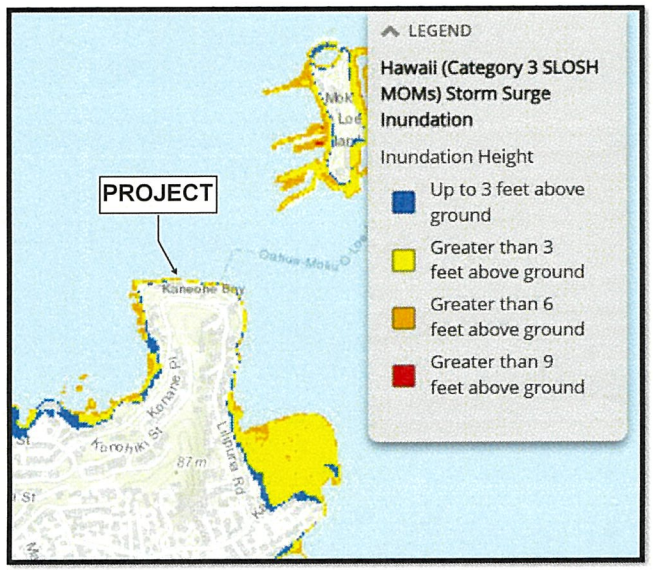
CITY AND COUNTY OF HONOLULU
STATE OF HAWAII

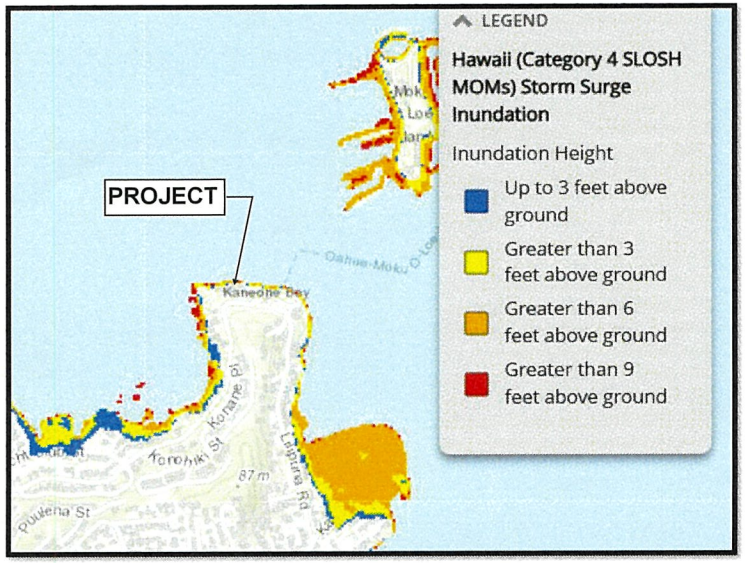
Department of Planning and Permitting
Land Use Permits Division
City and County of Honolulu

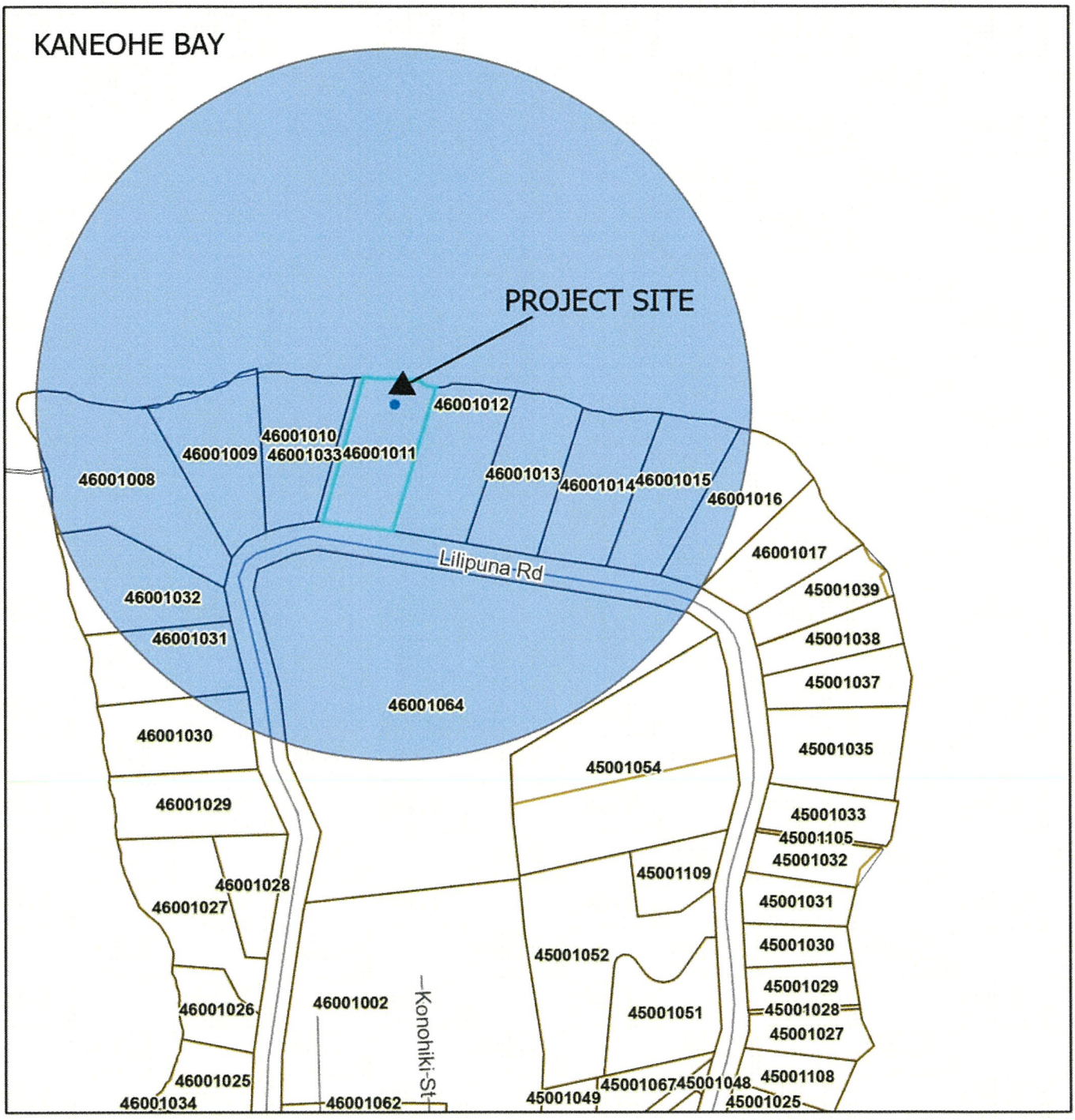
EXHIBIT J


PROJECT
LEGEND
Hawaii (Category 1 SLOSH MOMs) Storm Surge Inundation
Inundation Height
Up to 3 feet above ground
Greater than 3 feet above ground
Greater than 6 feet above ground
Greater than 9 feet above ground
Kaneohe Bay
Konane Pl
Kaohiki St
Likiuna Rd
87 m


PROJECT
LEGEND
Hawaii (Category 2 SLOSH MOMs) Storm Surge Inundation
Inundation Height
Up to 3 feet above ground
Greater than 3 feet above ground
Greater than 6 feet above ground
Greater than 9 feet above ground
Kaneohe Bay
Konane Pl
Kaohiki St
Likiuna Rd
87 m


PROJECT
LEGEND
Hawaii (Category 3 SLOSH MOMs) Storm Surge Inundation
Inundation Height
Up to 3 feet above ground
Greater than 3 feet above ground
Greater than 6 feet above ground
Greater than 9 feet above ground
Kaneohe Bay
Konane Pl
Kaohiki St
Likiuna Rd
87 m


PROJECT
LEGEND
Hawaii (Category 4 SLOSH MOMs) Storm Surge Inundation
Inundation Height
Up to 3 feet above ground
Greater than 3 feet above ground
Greater than 6 feet above ground
Greater than 9 feet above ground
Kaneohe Bay
Konane Pl
Kaohiki St
Likiuna Rd
87 m
Puukena St



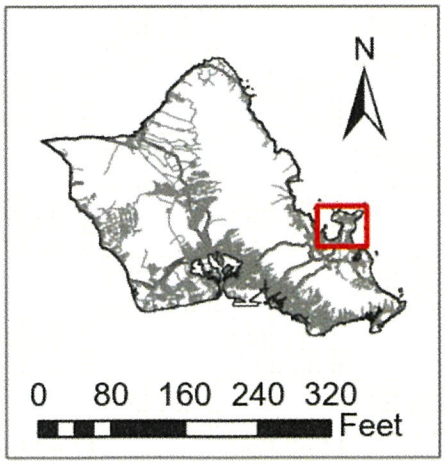


EXHIBIT K
500-FT RADIUS CUMULATIVE MAP

FILE NO. 2024/SMA-102

TAX MAP KEY 4-6-001: 011

46-029 LILIPUNA ROAD- HE'EIA

January 2025

Department of Planning and Permitting
Land Use Permits Division
City and County of Honolulu

EXHIBIT C-1

GENERAL NOTES

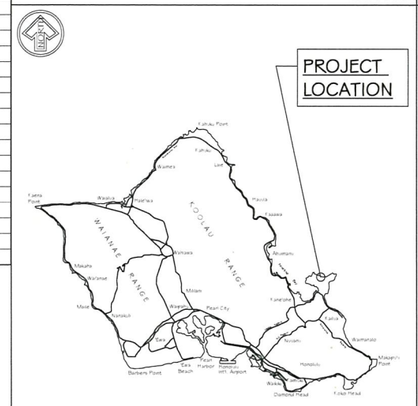
1. ALL WORK SHALL BE PERFORMED IN A WORKMANLIKE MANNER, AND IN ACCORDANCE WITH ALL APPLICABLE BUILDING, PLUMBING, ELECTRICAL, FIRE, HEALTH AND SAFETY CODES. IN THE EVENT OF ANY CONFLICT BETWEEN THESE PLANS AND ANY APPLICABLE CODE, THE CODE SHALL PREVAIL.
2. ALL WORK SHALL CONFORM TO THE 2018 INTERNATIONAL RESIDENTIAL CODE (IRC), AS AMENDED BY THE CITY AND COUNTY OF HONOLULU, INCLUDING ALL OTHER APPLICABLE CODES & REGULATIONS.
3. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF THE UTILITIES WITH THE UTILITY COMPANIES PRIOR TO COMMENCEMENT OF CONSTRUCTION.
4. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL VISIT THE SITE AND BECOME FAMILIAR WITH THE EXISTING CONDITIONS AND REVIEW AND UNDERSTAND THE REQUIREMENTS OF THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS AND CONDITIONS PRIOR TO BEGINNING ANY WORK AND SHALL NOTIFY THE ARCHITECT OR DESIGNER IMMEDIATELY OF ANY DISCREPANCY. **DO NOT SCALE DRAWINGS.**
5. THE CONTRACTOR SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS AND COMPLY WITH SAFETY REGULATIONS AS REQUIRED FOR WORKERS AND PEDESTRIAN PROTECTION DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT. PROVIDE PROTECTION AS NECESSARY TO PREVENT ANY DAMAGE TO THE EXISTING CONSTRUCTION WITHIN AND ADJACENT TO THE JOB SITE.
6. THE GENERAL CONTRACTOR AND ALL SUB-CONTRACTORS SHALL REMOVE ALL TRASH AND DEBRIS FROM THE SITE UPON COMPLETION OF THE PROJECT.
7. THE GENERAL CONTRACTOR AND ALL SUB-CONTRACTORS SHALL KEEP THE AREA INSIDE CONSTRUCTION LIMITS CLEAN AND FREE OF ASSOCIATED CONSTRUCTION DEBRIS, AT ALL TIMES.
8. PROVIDE ALL LABOR, MATERIALS, EQUIPMENT, TOOLS, TRANSPORTATION, UTILITIES AND OTHERS SERVICES NECESSARY FOR THE PROPER EXECUTION OF THE CONSTRUCTION AS REQUIRED, WHETHER INDICATED OR NOT IN THE CONSTRUCTION DOCUMENTS.
9. ANY REVISIONS OR ADDITIONAL WORK REQUIRED BY FIELD CONDITIONS OR LOCAL GOVERNING AUTHORITIES SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER BEFORE PROCEEDING.
10. NO STRUCTURAL MEMBER SHALL BE CUT FOR PIPES, DUCTS, ETC. WITHOUT APPROVAL OF THE ARCHITECT, DESIGNER OR STRUCTURAL ENGINEER.
11. INSTALL ALL MATERIALS IN ACCORDANCE WITH THEIR RESPECTIVE MANUFACTURES INSTRUCTIONS AND PER ALL APPLICABLE GOVERNING CODES.
12. ALL INSTRUCTIONS AND WARRANTIES OF ALL MATERIALS AND EQUIPMENT TO BE DELIVERED TO THE OWNERS AT COMPLETION OF CONSTRUCTION.
13. IT IS RECOGNIZED THAT THE CONTRACT DOCUMENTS ARE DIAGRAMMATIC IN SHOWING CERTAIN PHYSICAL RELATIONSHIPS OF THE VARIOUS ELEMENTS AND SYSTEMS AND THEIR INTERFACING WITH OTHER ELEMENTS AND SYSTEMS. ESTABLISHMENT AND COORDINATION OF THESE RELATIONSHIPS IS THE EXCLUSIVE RESPONSIBILITY OF THE CONTRACTOR. IN CASE OF CONFLICT OR LOCATIONS NOT DIMENSIONED, VERIFY REQUIRED POSITIONING WITH OWNER.

DRAWING INDEX

DWG. NO.	SHEET NAME
000	TITLE SHEET, DRAWING INDEX, ZONING INFORMATION, ENERGY DATA, AREA CALCULATIONS, MAPS, ABBREVIATIONS, SYMBOLS & NOTES
C001	NEW SEPTIC SITE PLAN
A001	SITE PLAN
A002	TOPO SITE PLAN
A101	EXISTING BASEMENT PLAN, EXISTING FIRST FLOOR PLAN & EXISTING SECOND FLOOR PLAN
A201	NEW LOWER HOUSE BASEMENT FLOOR PLAN
A202	NEW LOWER HOUSE FIRST FLOOR PLAN
A203	NEW LOWER HOUSE SECOND FLOOR PLAN
A204	UPPER HOUSER NEW FIRST FLOOR PLAN & UPPER HOUSER NEW SECOND FLOOR PLAN
A205	UPPER HOUSE NEW THIRD FLOOR PLAN
A301	EXTERIOR ELEVATIONS
A302	EXTERIOR ELEVATIONS
A303	EXTERIOR ELEVATIONS
A401	INTERIOR ELEVATIONS
A402	UPPER HOUSE INTERIOR ELEVATIONS
A501	SECTIONS
S001	GENERAL NOTES
S101	LOWER HOUSE STRUCTURAL PLANS
S102	UPPER HOUSE STRUCTURAL PLANS
S301	LOWER HOUSE STRUCTURAL DETAILS
S302	LOWER HOUSE STRUCTURAL DETAILS
S303	UPPER HOUSE STRUCTURAL DETAILS
S304	UPPER HOUSE STRUCTURAL DETAILS
S305	UPPER HOUSE STRUCTURAL DETAILS

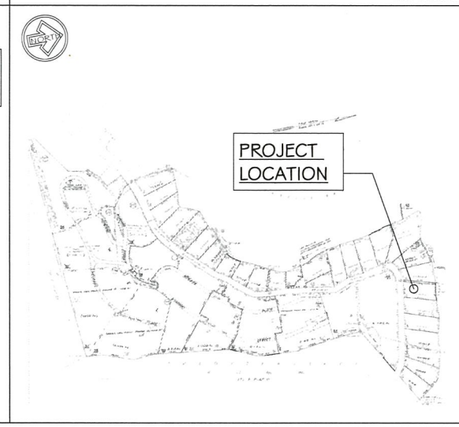
ISLAND MAP

NOT TO SCALE



VICINITY MAP

NOT TO SCALE



LUO DATA TABLE

ZONING DISTRICT: R-10 — LOT AREA: 20645 SF

MAXIMUM BUILDING AREA ALLOWED:	10322.5 SF
FAR CALCULATION: (.60 x LOT AREA):	12387 SF
FAR CALCULATION: (.70 x LOT AREA):	14451.5 SF

IMPERVIOUS SURFACE AREA	EXISTING	NEW
DWELLINGS & GARAGES:	5313 SF	848 SF
DRIVEWAY & CRM WALLS:	4458 SF	------- SF
WALKWAYS:	1586 SF	-158 SF
TOTAL:	11357 SF	12047 SF

FLOOR AREA	NEW
NORTH HOUSE:	6311 SF
SOUTH HOUSE:	3840 SF
TOTAL:	10151 SF

BUILDING AREA	NEW
NORTH HOUSE:	1927 SF
NORTH HOUSE 2 CAR GARAGE:	658 SF
NORTH HOUSE 1 CAR GARAGE:	228 SF
NORTH HOUSE LANAI & STAIRS:	1231 SF
SOUTH HOUSE:	1200 SF
SOUTH HOUSE CARPORT:	383 SF
SOUTH HOUSE LANAI & STAIRS:	410 SF
TOTAL:	6037 SF

PARKING REQUIREMENT	REQUIRED	PROVIDED
NORTH HOUSE:	6	6
SOUTH HOUSE:	4	4
TOTAL:	10	10

ENERGY DATA

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

To the best of my knowledge, this project's design substantially conforms to the Building Energy Conservation Code for:

X Building Component Systems
____ Electrical Component Systems
____ Mechanical Component Systems

Signature:_____ Date:_____
Name: LONG CHEN
Title: STRUCTURAL ENGINEER
License No.: NUMBER

SPECIAL INSPECTIONS

5-20-24

#16 SHEATHED SHEAR WALLS AND DIAPHRAGMS
#17 COMPLETE LOAD PATH AND UPLIFT TIES
#18 TERMITE PROTECTION

ABBREVIATIONS

@	AT	DW	DISHWASHER	HT.	HEIGHT	SF.	SQUARE FOOT
°	DEGREE	DBL.	DOUBLE	INT.	INTERIOR	SHLV.	SHELVES
ø	DIAMETER	DET.	DETAIL	J	JUNCTION	SHWR.	SHOWER
±	PLUS/MINUS	DIA.	DIAMETER	LAV.	LAVATORY	SIM.	SIMILAR
AFF	AT FINISH FLOOR	DN	DOWN	LT.	LAUNDRY TRAY	SQ.	SQUARE
BD.	BOARD	DR	DOOR	M.C.	MEDICINE CABINET	STL.	STEEL
BLK.	BLOCK	EA.	EACH	MAX.	MAXIMUM	STO.	STORAGE
BLKG.	BLOCKING	ELEC.	ELECTRICAL	MED. CAB.	MEDICINE CABINET	T.B.	TOWEL BAR
BM.	BEAM	EX.	EXISTING	MIN.	MINIMUM	THK.	THICK
BTM.	BOTTOM	EXIST.	EXISTING	MTL.	METAL	T.P.H.	TOILET PAPER HOLDER
CAB	CABINET	EXT.	EXTERIOR	O.H.	OVERHANG	TYP.	TYPICAL
℄	CENTER LINE	FIN.	FINISH	O.C.	ON CENTER	U.N.O.	UNLESS NOTED OTHERWISE
CER.	CERAMIC	FLR.	FLOOR	ℙ	PROPERTY LINE	VERT.	VERTICAL
CLO.	CLOSET	FRM'G.	FRAMING	PLB.	PARALLAM BEAM	VTR.	VENT THRU ROOF
CMU	CONCRETE MASONRY UNIT	GLB.	GLULAM BEAM	PWDR. RM.	POWDER ROOM	W	WINDOW, WASHER, WIDTH
COMP.	COMPUTER	GYP.	GYPSUM	REF.	REFRIGERATOR	W.C.	WATER CLOSET
CONC.	CONCRETE	H.B.	HOSE BIBB	RM.	ROOM	WH	WATER HEATER
CONT.	CONTINUOUS	H.C.	HOLLOW CORE	S.C.	SOLID CORE	WN.	WINDOW
CRM	CONCRETE RUBBLE	HDR.	HEADER	SCHED.	SCHEDULE	W/	WITH
D	DOOR DRYER	HORIZ.	HORIZONTAL	S.G.	SAFETY GLASS	WTR.	WATER

R301.2.1.2 PROTECTION OF OPENINGS

WINDOWS IN BUILDINGS LOCATED IN WINDBORNE DEBRIS REGIONS MUST HAVE GLAZED OPENINGS PROTECTED FROM WINDBORNE DEBRIS. GLAZED OPENING PROTECTION FOR WINDBORNE DEBRIS MUST MEET THE REQUIREMENTS OF THE LARGE MISSILE TEST OF ASTM E 1996 AND OF ASTM E 1886 REFERENCED THEREIN.

EXCEPTION:

1. WOOD STRUCTURAL PANELS WITH A MINIMUM THICKNESS OF 7/16-INCH (11.1 MM) AND A MAX. SPAN OF 8 FEET (2438 MM) SHALL BE PERMITTED FOR OPENING PROTECTION IN 1 & 2 STORY BUILDINGS GROUP R-3 OR R-4 OCCUPANCY. PANELS MUST BE PRECUT SO THAT THEY ARE ATTACHED TO THE FRAMING SURROUNDING THE OPENING CONTAINING THE PRODUCT WITH THE GLAZED OPENING. PANELS MUST BE PREDRILLED AS REQUIRED FOR THE ANCHORAGE METHOD AND WILL BE SECURED WITH THE ATTACHMENT HARDWARE PROVIDED AND ANCHORS PERMANENTLY INSTALLED ON THE BUILDING. ATTACHMENT IN ACCORDANCE WITH TABLE R301.2.1.2 WITH CORROSION-RESISTANCE ATTACHMENT HARDWARE PROVIDED AND ANCHORS PERMANENTLY INSTALLED ON THE BUILDING IS PERMITTED FOR BUILDINGS WITH A MEAN ROOF HEIGHT OF 45 FEET OR LESS, WHERE EFFECTIVE ULTIMATE DESIGN WIND SPEEDS DO NOT EXCEED 180 MPH.
2. GLAZING IN ACCESSORY STRUCTURES TO THE SINGLE FAMILY DWELLINGS INCLUDING BUT NOT LIMITED TO GREENHOUSES AND MINOR STORAGE SHEDS.
3. PARTIALLY ENCLOSED OCCUPANCY R-3 BUILDINGS ARE PERMITTED TO BE DESIGNED WITHOUT WIND-BORNE DEBRIS PROTECTION. PARTIALLY ENCLOSED AND OPEN OCCUPANCY R-3 BUILDINGS MUST ALSO INCLUDE A RESIDENTIAL SAFE ROOM IN ACCORDANCE WITH ROH CHAPTER 16, ARTICLE 13.

ZONING INFORMATION

FLOOD ZONE	X-BEYOND 500 YEAR FLOOD PLAIN
HEIGHT LIMIT	25' UNLESS SLOPING
YEAR BUILT	1959
LOT RESTRICTIONS	NONE
SMA/SHORELINE	IN SMA
SPECIAL DISTRICT	NOT IN SPECIAL DISTRICT
STATE LAND USE	URBAN DISTRICT
STREET SETBACK	NONE
ZONING (LUO)	R-10 RESIDENTIAL DISTRICT

SEC. 18-5.2 RETENTION OF PLANS

ONE SET OF APPROVED PLANS, SPECIFICATIONS AND COMPUTATIONS SHALL BE RETAINED BY THE BUILDING OFFICIAL FOR A PERIOD OF NOT LESS THAN 90 DAYS FROM DATE OF COMPLETION OF THE WORK COVERED THEREIN, AND ONE SET OF APPROVED PLANS SHALL BE RETURNED TO THE APPLICANT AND SAID SET SHALL BE KEPT ON THE SITE OF THE BUILDING OR WORK AT ALL TIMES DURING WHICH THE WORK AUTHORIZED THEREBY IS IN PROGRESS (SEC. 18-5.2 R.O. 1978 (1983 ED.); AM. ORDINANCE 93-95)

B.W.S. NOTES

1. ALL EXISTING FIXTURES ARE REGULAR FLOW, TO BE REMOVED AND REPLACED WITH LOW FLOW PER PLANS (TYP.)
2. ALL NEW FIXTURES TO BE LOW FLOW TYPE, (TYP.)
3. THIS WATER METER DOES NOT HAVE A.F.S. OR IRRIGATION SYSTEMS

FIRE SAFETY NOTE

STRUCTURES UNDERGOING CONSTRUCTION, ALTERATION, OR DEMOLITION OPERATIONS, INCLUDING THOSE IN UNDERGROUND LOCATIONS, SHALL COMPLY WITH NFPA 241, STANDARD FOR SAFEGUARDING CONSTRUCTION, ALTERATION, AND DEMOLITION OPERATIONS, & THIS CHAPTER. 2018 NFPA 1.

2018 IRC SECTION R314/ SMOKE ALARM NOTE

THE ALARM DEVICES SHALL BE INTERCONNECTED IN A MANNER THAT THE ACTUATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS IN THE INDIVIDUAL UNIT. THE ALARM SHALL BE CLEARLY AUDIBLE IN ALL BEDROOMS OVER BACKGROUND NOISE W/ ALL INTERVENING DOORS CLOSED.

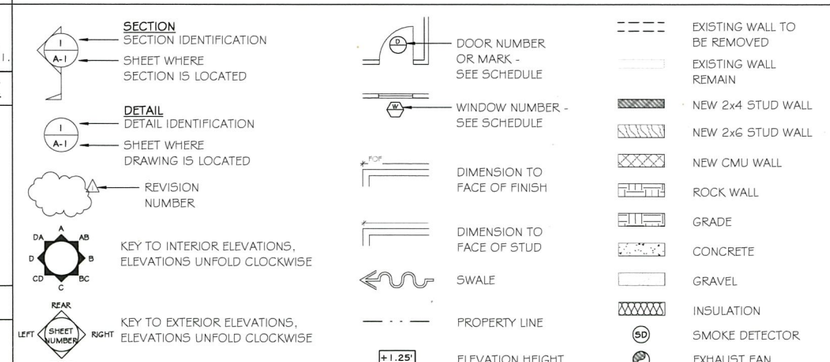
EXCEPTIONS:
SMOKE ALARMS IN EXISTING AREAS NOT REQUIRED TO BE INTERCONNECTED OR HARDWIRED WHERE THE ALTERATIONS OR REPAIRS DO NOT RESULT IN INTERIOR WALL OR CEILING REMOVAL.

SOLAR WATER HEATING SYSTEM

MM NUMBER: 2020-0040
TANK SIZE: 80 GALLON
PANEL SIZE: 2 4'x10'

TO BE USED ON ALL NEW STRUCTURES

SYMBOLS



Contemporary Island Designs Hawaii
Architectural Design & Drafting Services
The Best of Island Living
1669 Bertram Street
Honolulu, Hawaii 96819
Phone: (808) 532-3268
E-mail: hklockwhite@hawaiiantel.com

Signature:
This work was prepared by me or under my supervision and construction of this project will be under my observation
License Expires: 04-30-2024

Contractor shall carefully verify all dimensions, materials, existing site conditions and field measurements, study and compare the construction documents and notify the Designer of any discrepancy, inconsistency or omission he may discover before proceeding with the work. Contractor shall be solely responsible for all construction means, methods, techniques sequences and procedures and for the coordinating and the supervision of all construction work under the contract. All work shall be performed in conformance with all applicable provisions of the Uniform Building Code and all governmental regulations.

Maj Residence
46-029 Lilipuna Road
Kaneohe, HI 96744
TMK: 4-6-001:011

Proposed Two New Single Family Dwellings In Place of Existing Two Single Family Dwellings

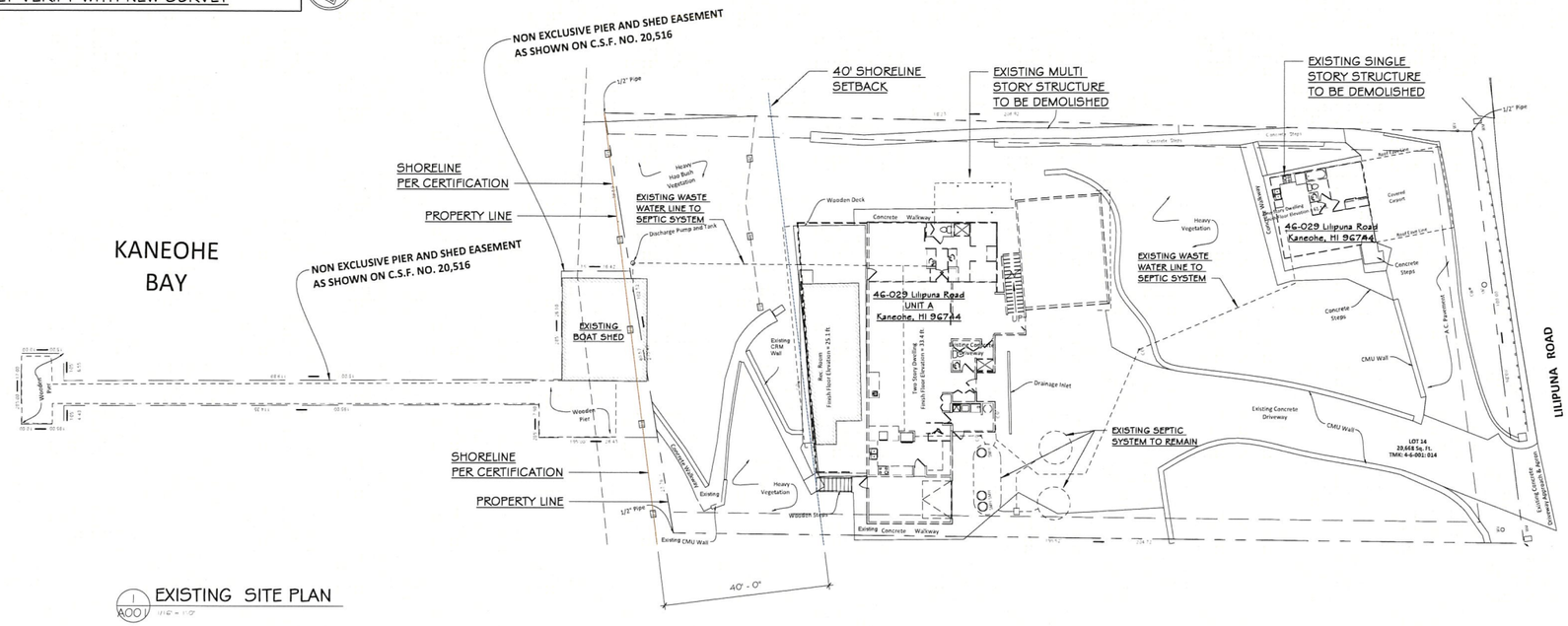
TITLE SHEET, DRAWING INDEX, ZONING INFORMATION, ENERGY DATA, AREA CALCULATIONS, MAPS, ABBREVIATIONS, SYMBOLS & NOTES

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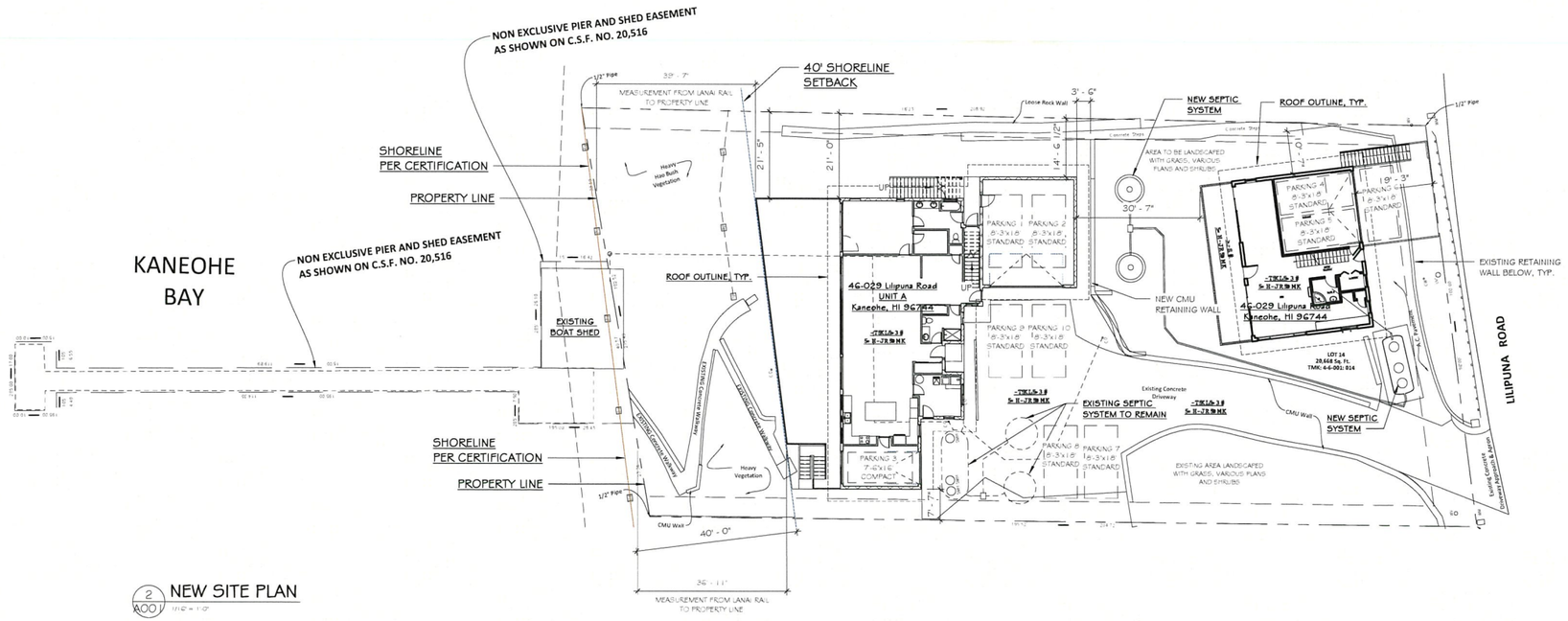
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PROJECT SETBACKS ARE APPROXIMATE
ONLY VERIFY WITH NEW SURVEY

EXHIBIT C-2



1 A001 EXISTING SITE PLAN 1/16" = 1'-0"



2 A001 NEW SITE PLAN 1/16" = 1'-0"

PUBLIC HEALTH, SAFETY, AND CONVENIENCE NOTES:

1. THE CONTRACTOR SHALL OBSERVE AND COMPLY WITH ALL FEDERAL, STATE, AND LOCAL LAWS REQUIRED FOR THE PROTECTION OF THE PUBLIC HEALTH AND SAFETY AND ENVIRONMENTAL QUALITY.
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3. NO CONTRACTOR SHALL PERFORM ANY CONSTRUCTION ACTIVITY SO AS TO CAUSE FALLING ROCK, SOIL OR DEBRIS IN ANY FORM TO FALL, SLIDE OR FLOW ONTO ADJOINING PROPERTIES, STREETS OR NATURAL WATERCOURSES. SHOULD SUCH VIOLATIONS OCCUR, THE CONTRACTOR SHALL IMMEDIATELY MAKE ALL REMEDIAL ACTIONS NECESSARY.
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ESCP INSPECTION NOTES:

1. AT LEAST TWO WEEKS BEFORE THE BEGINNING CONSTRUCTOR, THE CONTRACTOR OR THE PERSON IN CHARGE OF CONSTRUCTION SHALL NOTIFY THE STORM WATER INSPECTOR LISTED ON THE BUILDING PERMIT.
2. AFTER INSTALLING THE CONSTRUCTION BMPS AND MOBILIZING ANY CONSTRUCTION APPARATUS IN ACCORDANCE WITH THE APPROVED ESCP (OR APPENDIX B ESCP FOR SMALL PROJECTION TEMPLATE) THE CONTRACTOR OR PERSON IN CHARGE OF CONSTRUCTION SHALL CONTACT THE ESCP COORDINATOR LISTED ON THE BUILDING PERMIT, FOR A PRE-CONSTRUCTION INSPECTION.
3. THE ESCP COORDINATOR SHALL SUBMIT THE PRE-CONSTRUCTION CHECKLIST TO THE STORM WATER INSPECTOR (EMAIL TO DPP.NPDES@HONOLULU.GOV) CONFIRMING THE BMPS AND GOOD HOUSE KEEPING MEASURES ARE IN COMPLIANCE.

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

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

(ii) TOTAL IMPERVIOUS AREA = 58.4 %

EXISTING IMPERVIOUS AREA = 55.0 %

THERE WILL BE NO EXCAVATION OR FILL ON THIS PROJECT:

THERE WILL BE NO EXCAVATION OR FILL ON THIS PROJECT:

NOTE: IF ANY FILL IS TO BE BROUGHT IN IT IS TO BE OF "FREE AND CLEAN" OF ANY "CONTAMINATES OR PATHOGENS".

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Architectural Design & Drafting Services
The Best of Island Living
1695 Dertram Street
Honolulu, Hawaii 96819
Phone: (808) 352-5268 Email: hklein@hotmail.com

Signature:
This work was prepared by me or under my supervision and construction of this project will be under my observation
License Expires

Contractor shall carefully verify all dimensions, materials, existing site conditions and field measurements, study and compare the construction documents and notify the Designer of any discrepancy, inconsistency or omission he may discover before proceeding with the work. Contractor shall be solely responsible for all construction means, methods, techniques sequences and procedures and for the coordinating and the supervision of all construction work under the contract. All work shall be performed in conformance with all applicable provisions of the Uniform Building Code and all governmental regulations.

Maj Residence
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Kaneohe, HI 96744
TMK: 4-6-001:011

Proposed Two New Single Family Dwellings In Place of Existing Two Single Family Dwellings

EXISTING SITE PLAN, NEW SITE PLAN & NOTES

DRAWN BY: Hkl
DATE: 1/27/2025 02:17:21 PM
DRAWING NO. A001
SHEET: 2 OF 6

Graphic Scale
0 16' 32' 64' 1/32"=1'-0" | 0 8' 16' 32' 1/16"=1'-0" | 0 4' 8' 16' 1/8"=1'-0" | 0 2' 4' 8' 1/4"=1'-0" | 0 1' 2' 4' 1/2"=1'-0" | 0 1/2' 1' 2' 1"=1'-0" | 0 1' 2' 3' 3/4"=1'-0" | 0 2' 4' 6' 3/8"=1'-0" | 0 8' 16' 24' 3/32"=1'-0" | 0 4' 8' 16' 3/16"=1'-0" | 0 1' 2' 1-1/2"=1'-0" | 0 1' 2' 3"=1'-0"

H:\My Drive\Clients Current\Maj\Lilipuna Maj_New_Lower House.vt

EXHIBIT C-3

Landowner Acknowledgements:

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

In choosing to undertake the development at Tax Map Key 4-6-001-011, the landowner hereby acknowledges that no claim of hardship due to erosion, sea level rise, or any other coastal hazard may be asserted in order to obtain approval for a Shoreline Setback Variance for a new shoreline protection structure. Landowner is not requesting Shoreline Setback Variance as part of this development.

2. Coastal Hazards - To minimize the potential for adverse impacts related to coastal hazards, including but not limited to sea level rise ("SLR"), coastal erosion , flooding,
wave action, and storm surge, prior to the issuance of any construction permit or building permit for the Project, the Applicant shall incorporate the following adaptation andc design measures into the Project plans submitted to the DPP for review:

a. All structures must be located mauka of the 0.5-foot sea level rise exposure area ("SLR-XA") coastal erosion line as mapped on the Hawai'i SLR Viewer;

b. Any structure proposed outside of the 0.5-foot SLR-XA coastal erosion line, but within the combined SLR-XA depicted as the blue shaded area in SLR 3.2' map, must incorporate foundation or other adaptation or design measures, which must be shown on the Project's building permit plans;

c. Pervious surface materials such as, but not limited to, grasscrete or grass block pavers must be used for the Project driveway. This requirement must be clearly stated under "Environmental Notes" on all Project construction permit plans and building permit plans;

3. Acknowledgments - The landowner hereby acknowledges (and any successor owner or
interested party is hereby notified of) the following:

a. The landowner hereby acknowledges that Tax Map Key (4-6-001-011) is susceptible to coastal hazards, which may result in harm to or loss of life and property.

b. The landowner hereby acknowledges that the makai portions of Tax Map (4-6-001-011) are not projected to be impacted by 3.2 feet of sea level rise by the year 2100, and that no portions of the proposed dwelling are 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.

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

The landowner hereby acknowledges that bed and breakfast homes and transient vacation units, as those terms are defined in ROH Chapter 21, the Land Use Ordinance, are not allowed on Tax Map Key (4-6-001-011).

5. Coastal Zone Protection - To preserve underlying beach sands and coastal dunes, all landscaped areas, landscaping, and irrigation must be contained and maintained within the property boundaries of the shoreline lot of origin:

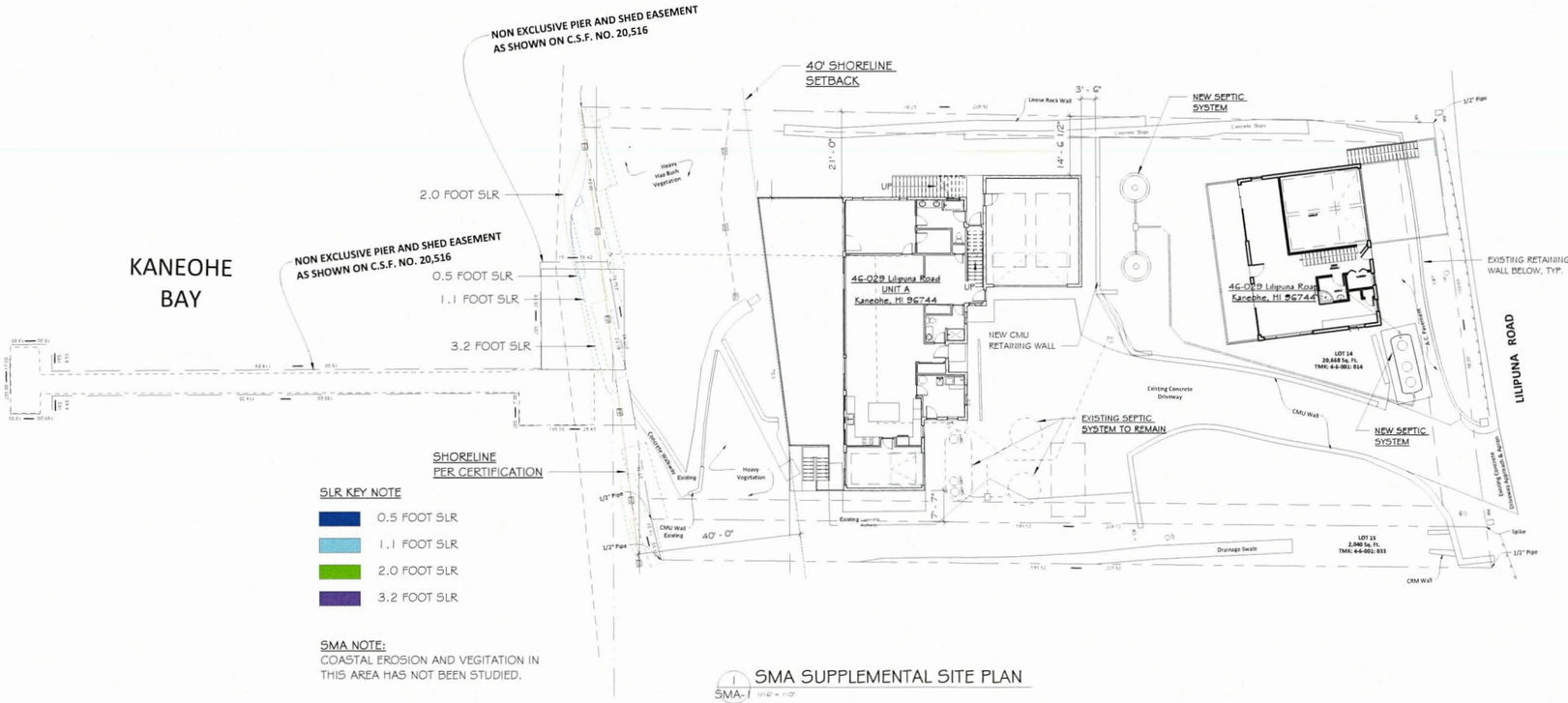
1. Landscaping may not be planted, watered, or maintained so that it acts as a shoreline barrier, such as by planting naupaka, particularly if the landscaping alters or interferes with the natural beach processes;

2. Landscaping may not extend seaward of the shoreline as depicted in the current certified shoreline survey for the shoreline lot, or in the event there is no current certified shoreline survey for the lot, seaward of the shoreline as defined in HRS Chapter 205A;

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

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

5. Any irrigation systems must be designed so that water does not traverse makai of the shoreline into the State Land Use Conservation District, or otherwise facilitate the growth of vegetation makai of the shoreline as defined in HRS Chapter 205A.



1 SMA-1 SMA SUPPLEMENTAL SITE PLAN 1/16" = 1'-0"

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(ii) TOTAL IMPERVIOUS AREA = 58.3 %

EXISTING IMPERVIOUS AREA = 54.9 %

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Contemporary Island Designs Hawaii
Architectural Design & Drafting Services
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1849 Bertram Street
Honolulu, Hawaii 96818
Phone: (808) 342-5268 Email: hklcreativedesign@hawaii.rr.com

Signature:
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Proposed Two New Single Family Dwellings In Place of Existing Two Single Family Dwellings

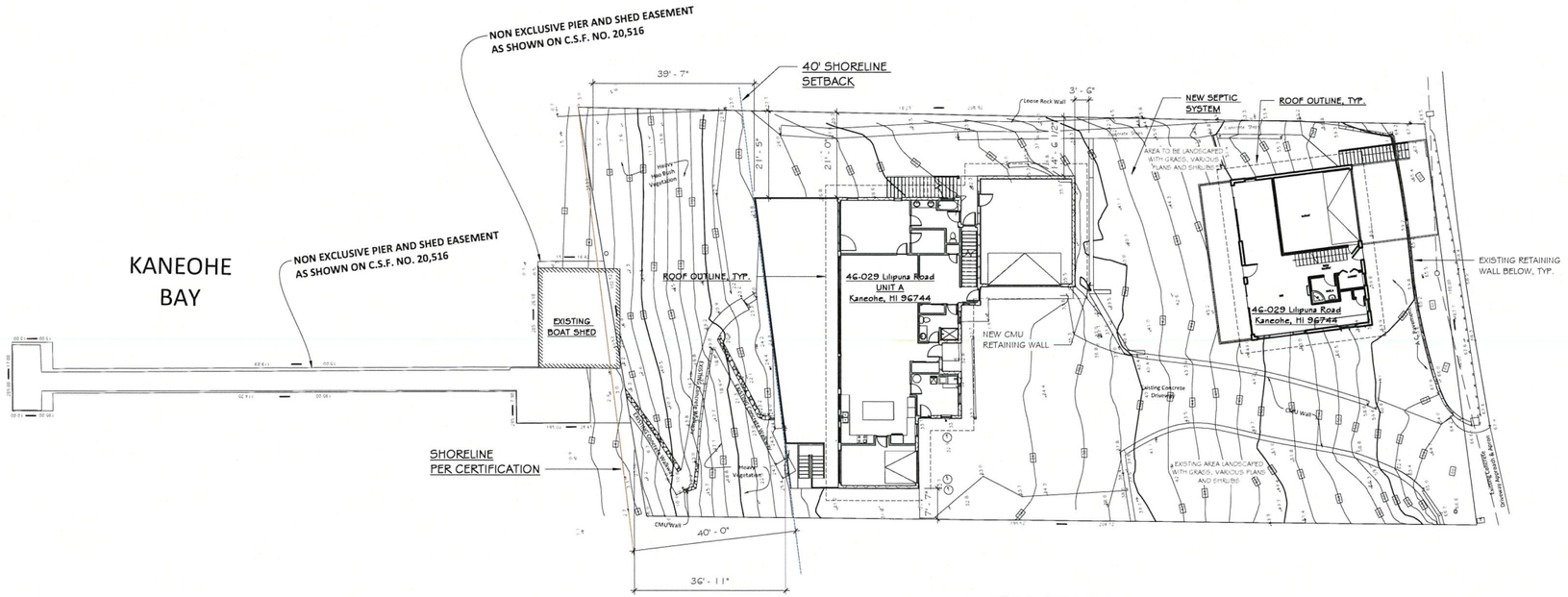
SMA SUPPLEMENTAL SITE PLAN

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DATE: 10/21/2024 09:01:50 AM
DRAWING NO.
SMA-1
SHEET: 1 OF 6

Graphic Scale
1/32"=1'-0" 1/16"=1'-0" 1/8"=1'-0" 1/4"=1'-0" 1/2"=1'-0" 1"=1'-0" 3/4"=1'-0" 5/8"=1'-0" 3/32"=1'-0" 3/16"=1'-0" 1-1/2"=1'-0" 3"=1'-0"

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EXHIBIT C-4



1 A002 TOPO SITE PLAN 1/8" = 1'-0"

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Graphic Scale

0 1/2" 1" 2" | 0 4" 8" 16" | 0 2" 4" 8" | 0 1" 2" 4" | 0 1/2" 1" 2" | 0 1" 2" 3" | 0 2" 4" 6" | 0 8" 16" 24" | 0 4" 8" 16" | 0 1" 2" | 0 1" 2"

1/32"=1'-0" | 1/8"=1'-0" | 1/4"=1'-0" | 1/2"=1'-0" | 1"=1'-0" | 3/4"=1'-0" | 3/8"=1'-0" | 3/32"=1'-0" | 3/16"=1'-0" | 1-1/2"=1'-0" | 3"=1'-0"

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Maj Residence

46-029 Lilipuna Road
Kaneohe, HI 96744
TMK: 4-4-001:011

Proposed Two New Single Family Dwellings In Place of Existing Two Single Family Dwellings

TOPO SITE PLAN

DRAWN BY: HKL

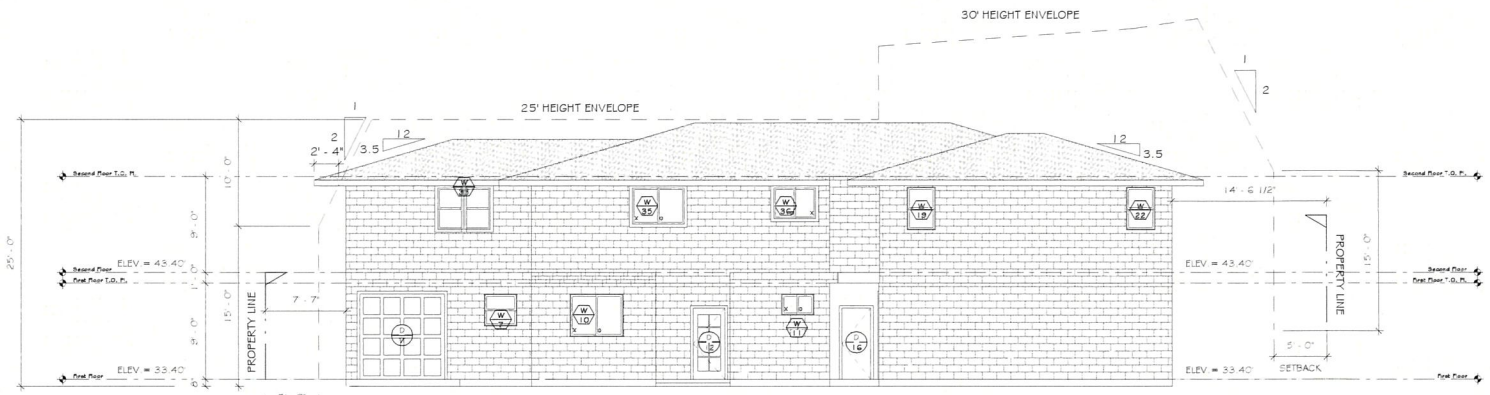
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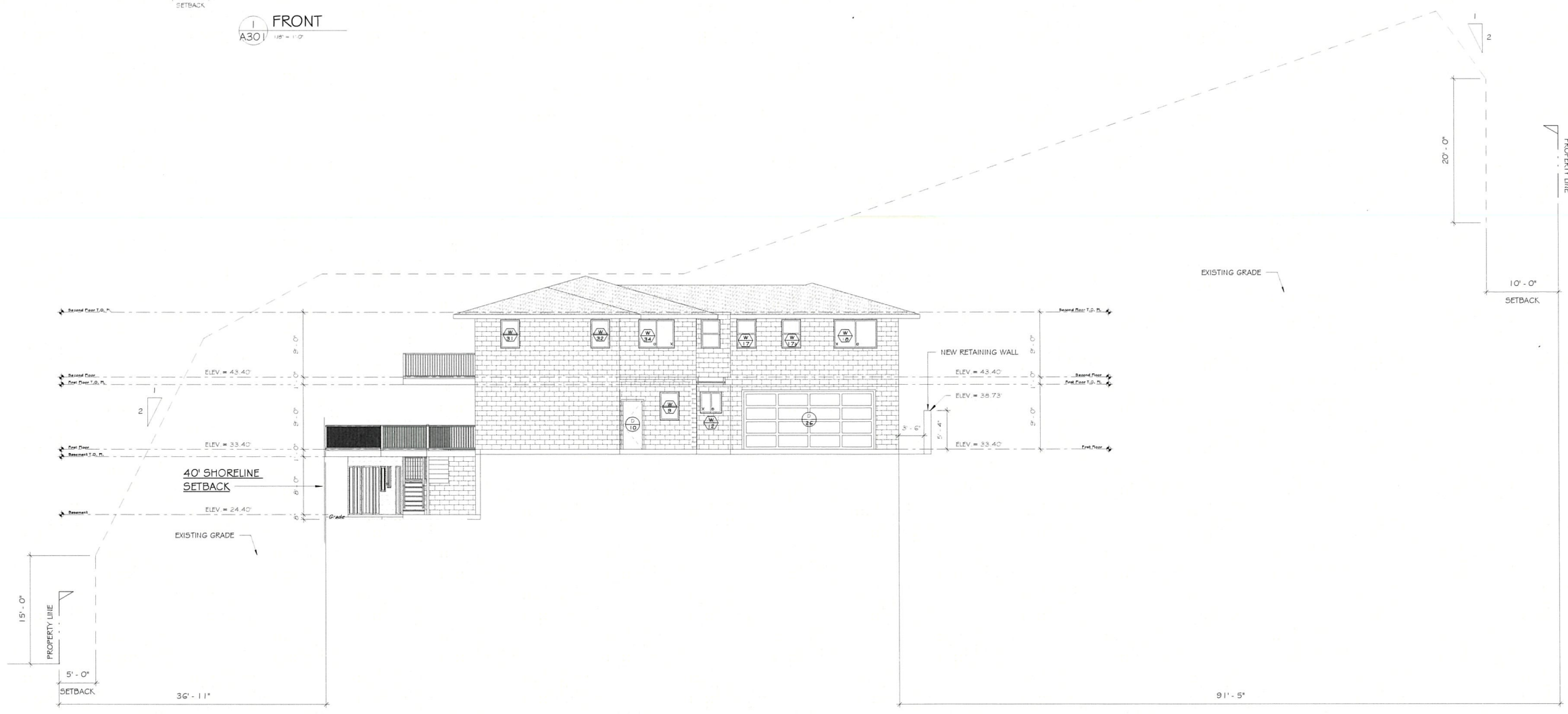
A002

SHEET: OF 6

EXHIBIT C-5



1 A301 FRONT 1/8" = 1'-0"



2 A301 LEFT 1/8" = 1'-0"

Graphic Scale
0 1/16" 3/32" 6/4" = 1/32"=1'-0"
0 4" 8" 16" = 1/8"=1'-0"
0 2" 4" 8" = 1/4"=1'-0"
0 1" 2" 4" = 1/2"=1'-0"
0 1/2" 1" 2" = 1"=1'-0"
0 1" 2" 3" = 3/4"=1'-0"
0 2" 4" 6" = 3/8"=1'-0"
0 8" 16" 24" = 3/32"=1'-0"
0 4" 8" 16" = 3/16"=1'-0"
0 1" 2" = 1-1/2"=1'-0"
0 1" 2" = 3"=1'-0"

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Kaneohe, HI 96744
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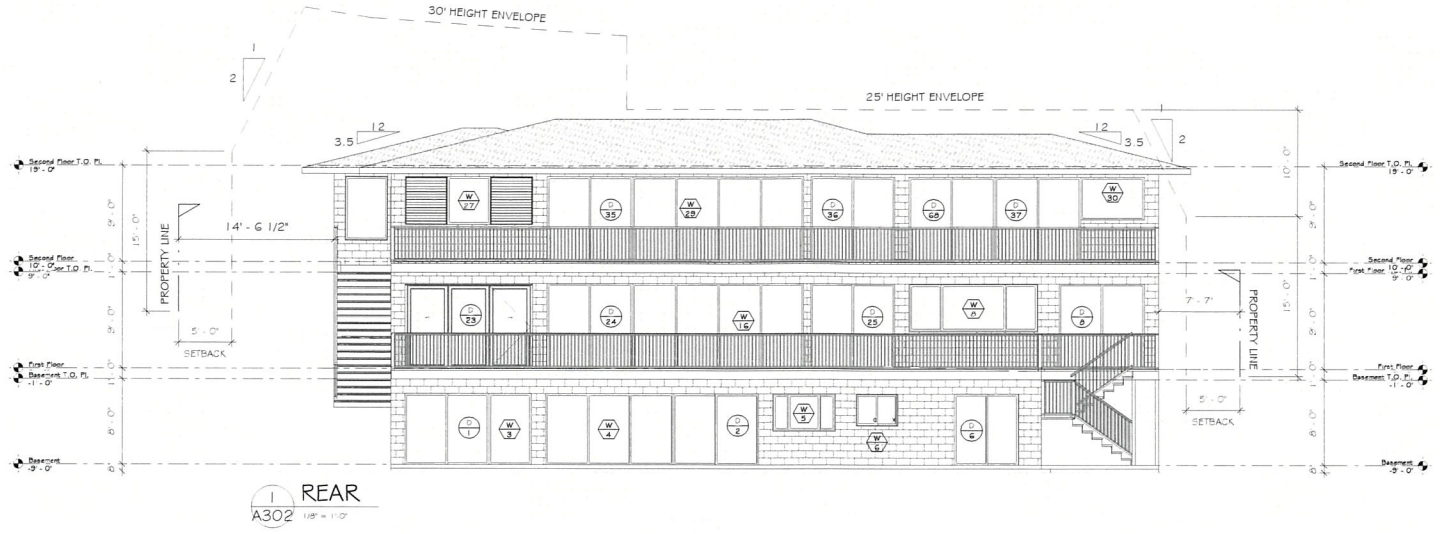
Proposed Two New Single Family Dwellings In Place of Existing Two Single Family Dwellings

EXTERIOR ELEVATIONS

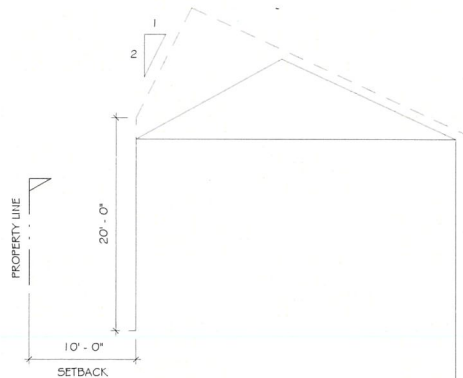
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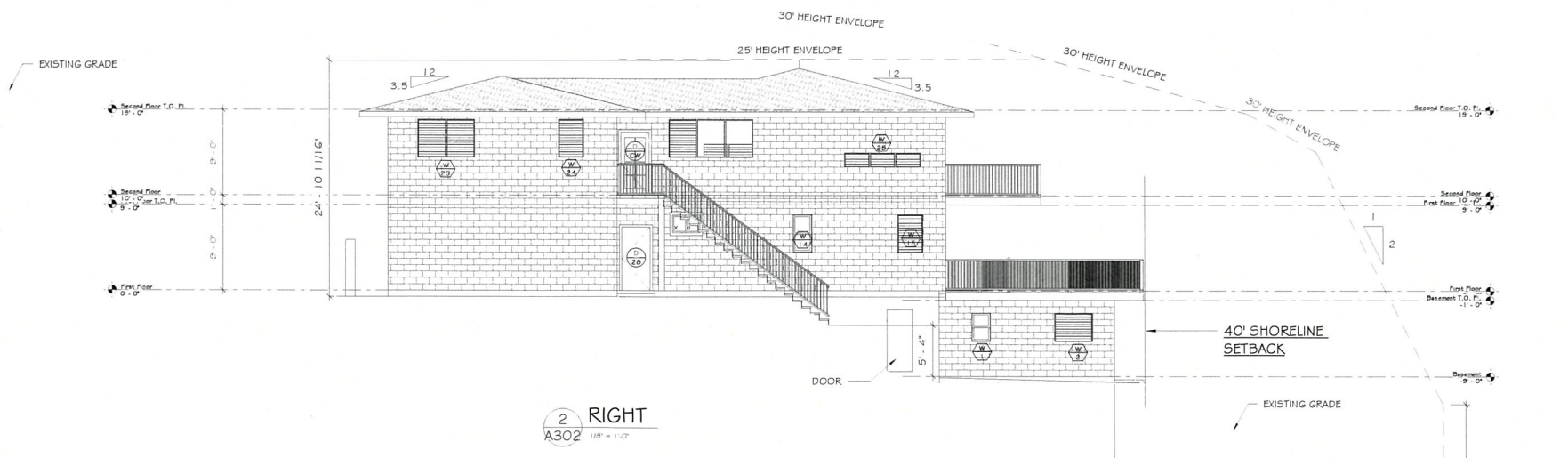
DRAWING NO.
A301
SHEET: OF 6

EXHIBIT C-6



1 REAR
A302 1/8" = 1'-0"





2 RIGHT
A302 1/8" = 1'-0"

Graphic Scale
1/32"=1'-0" | 1/8"=1'-0" | 1/4"=1'-0" | 1/2"=1'-0" | 1"=1'-0" | 3/4"=1'-0" | 3/8"=1'-0" | 3/32"=1'-0" | 3/16"=1'-0" | 1-1/2"=1'-0" | 3"=1'-0"

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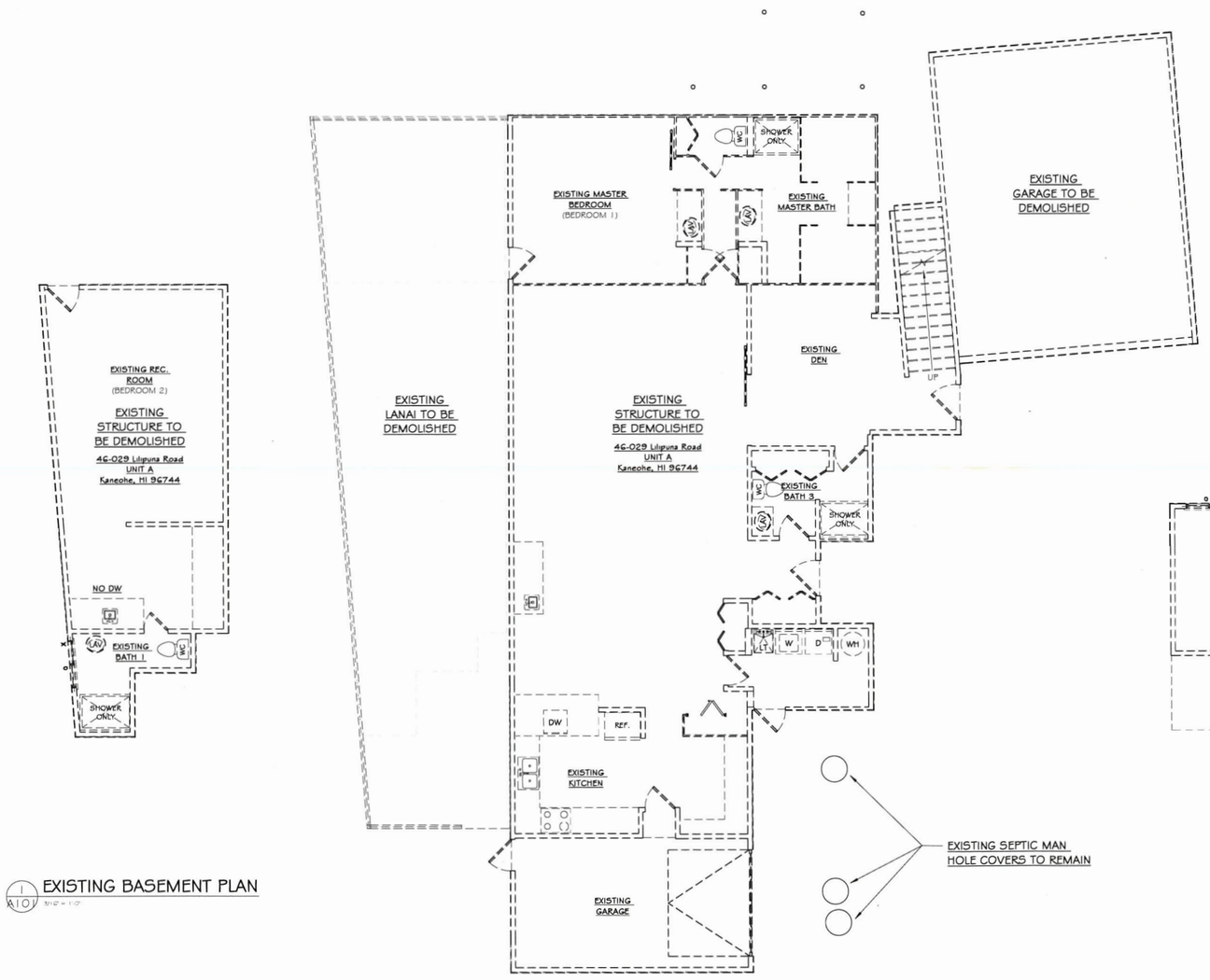
Maj Residence
46-029A Lilipuna Road
Kaneohe, HI 96744
TMK: 4-6-001:011

Proposed Two New Single Family Dwellings In Place of Existing Two Single Family Dwellings

EXTERIOR ELEVATIONS

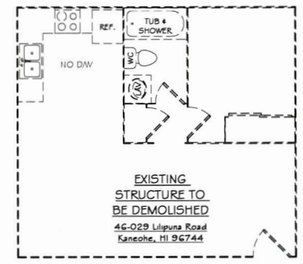
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A302
SHEET: OF 6

EXHIBIT C-7

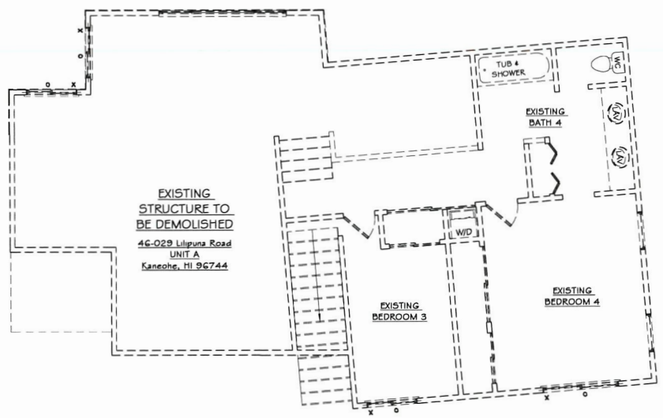


1 A101 EXISTING BASEMENT PLAN 3/16" = 1'-0"

2 A101 EXISTING FIRST FLOOR PLAN 3/16" = 1'-0"



4 A101 EXISTING UPPER HOUSE PLAN 3/16" = 1'-0"



3 A101 EXISTING SECOND FLOOR PLAN 3/16" = 1'-0"

Graphic Scale: 1/32"=1'-0" | 1/16"=1'-0" | 1/8"=1'-0" | 1/4"=1'-0" | 1/2"=1'-0" | 1"=1'-0" | 3/4"=1'-0" | 3/8"=1'-0" | 3/32"=1'-0" | 3/16"=1'-0" | 1-1/2"=1'-0" | 3"=1'-0"

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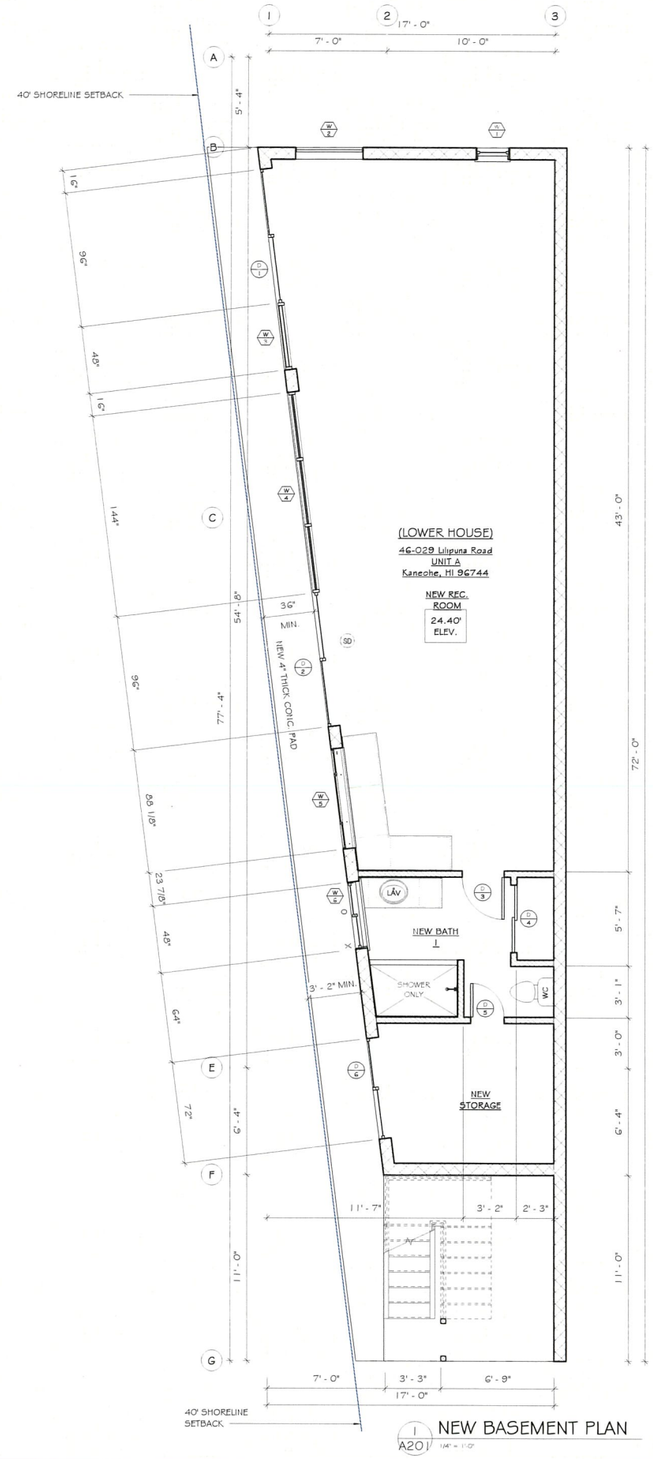
Maj Residence
46-029 Liliguna Road
Kaneohe, HI 96744
TMK: 4-6-001:011

Proposed Two New Single Family Dwellings In Place of Existing Two Single Family Dwellings

EXISTING BASEMENT PLAN, EXISTING FIRST FLOOR PLAN & EXISTING SECOND FLOOR PLAN

DRAWN BY: HkL
DATE: 1/24/2025 11:35:45 AM
DRAWING NO.
A101
SHEET: 3 OF 6

EXHIBIT C-8



A201 1/4" = 1'-0"

NEW BASEMENT PLAN

LOWER HOUSE DOOR SCHEDULE

NO.	DOOR SIZE W	DOOR SIZE H	SWING	TYPE	ROOM	REMARKS
1	8' - 0"	6' - 8"	OX	2 PANEL SLIDING GLASS DOOR	NEW REC. ROOM	
2	8' - 0"	6' - 8"	XO	2 PANEL SLIDING GLASS DOOR	NEW REC. ROOM	
3	4' - 0"	6' - 8"	-	BY-PASS DOOR	NEW BATH 1	
4	2' - 6"	6' - 8"	LHIS	INTERIOR SWING DOOR	NEW REC. ROOM	
5	2' - 0"	6' - 8"	LHIS	INTERIOR SWING DOOR	NEW BATH 1	
6	6' - 0"	6' - 8"	OX	2 PANEL SLIDING GLASS DOOR	NEW STORAGE	
7	8' - 0"	8' - 0"	-	OVERHEAD GARAGE DOOR	NEW GARAGE	6'-6" CLEARANCE IN OPEN POSITION
8	8' - 0"	8' - 0"	XO	2 PANEL SLIDING GLASS DOOR	NEW GARAGE	
9	2' - 6"	6' - 8"	LHIS	EXTERIOR SWING DOOR	NEW KITCHEN	SELF CLOSING, 20 MINUTE FIRE RATED , SOLID CORE DOOR
10	2' - 8"	6' - 8"	LHIS	EXTERIOR SWING DOOR	NEW LAUNDRY	
11	2' - 6"	6' - 8"	RHIS	INTERIOR SWING DOOR	NEW LAUNDRY	
12	3' - 0"	6' - 8"	LHIS	EXTERIOR SWING DOOR	ENTRY	
13	6' - 0"	6' - 8"	-	BY-PASS DOOR	NEW CLO.	
14	2' - 6"	6' - 8"	RHIS	INTERIOR SWING DOOR	NEW BATH 3	
15	2' - 4"	6' - 8"	LHIS	INTERIOR SWING DOOR	NEW BATH 3	
16	2' - 8"	6' - 8"	RHIS	EXTERIOR SWING DOOR	NEW DEN	
17	5' - 0"	6' - 8"	-	BY-PASS DOOR	NEW DEN	
18	2' - 0"	6' - 8"	RHOS	INTERIOR SWING DOOR	NEW DEN	
19	2' - 6"	6' - 8"	LHIS	INTERIOR SWING DOOR	NEW W.I.C.	
20	2' - 6"	6' - 8"	RHIS	INTERIOR SWING DOOR	NEW MASTER BATH	
21	2' - 8"	6' - 8"	RHIS	EXTERIOR SWING DOOR	NEW MASTER BATH	
22	2' - 6"	6' - 8"	RHIS	INTERIOR SWING DOOR	NEW MASTER BEDROOM	
23	12' - 0"	8' - 0"	OOX	MULTI PANEL DOOR	NEW MASTER BEDROOM	
24	8' - 0"	8' - 0"	OX	2 PANEL SLIDING GLASS DOOR	NEW LIVING ROOM	
25	8' - 0"	8' - 0"	XO	2 PANEL SLIDING GLASS DOOR	NEW DINING	
26	18' - 0"	8' - 0"	-	OVERHEAD GARAGE DOOR	NEW GARAGE	6'-6" CLEARANCE IN OPEN POSITION
27	3' - 0"	6' - 8"	LHIS	EXTERIOR SWING DOOR	NEW GARAGE	SELF CLOSING, 20 MINUTE FIRE RATED , SOLID CORE DOOR
28	2' - 6"	6' - 8"		INTERIOR SWING DOOR	NEW BEDROOM 3	
28	3' - 0"	6' - 8"	LHOS	EXTERIOR SWING DOOR	NEW STAIRS	
29	7' - 0"	6' - 8"	-	BY-PASS DOOR	NEW BEDROOM 3	
30	2' - 6"	6' - 8"		INTERIOR SWING DOOR	NEW BEDROOM 3	
31	2' - 6"	6' - 8"	RHOS	INTERIOR SWING DOOR	STORAGE	
32	2' - 6"	6' - 8"		INTERIOR SWING DOOR	NEW BATH 4	
33	2' - 6"	6' - 8"		INTERIOR SWING DOOR	NEW BATH 4	
34	3' - 0"	6' - 8"	RHOS	EXTERIOR SWING DOOR	WET BAR	
35	8' - 0"	8' - 0"	OX	2 PANEL SLIDING GLASS DOOR	NEW FAMILY ROOM	
36	8' - 0"	8' - 0"	XO	2 PANEL SLIDING GLASS DOOR	NEW FAMILY ROOM	
37	8' - 0"	8' - 0"	OX	2 PANEL SLIDING GLASS DOOR	NEW BEDROOM 4	
38	8' - 0"	8' - 0"	XO	2 PANEL SLIDING GLASS DOOR	NEW BEDROOM 4	
39	2' - 6"	6' - 8"	LHIS	INTERIOR SWING DOOR	NEW BEDROOM 4	
40	2' - 6"	6' - 8"	LHIS	INTERIOR SWING DOOR	W.I.C.	

LOWER HOUSE WINDOW SCHEDULE

NO.	WINDOW TYPE	OPENING	WINDOW SIZE W	WINDOW SIZE H	FRAME	GLAZING	GLASS TYPE	HEADER HT.	ROOM	REMARKS
1	SINGLE HUNG WINDOW	-	2' - 0"	3' - 0"	WHITE VINYL	DUAL	CLEAR	6' - 8"	NEW REC. ROOM	
2	LOUVER WINDOW	-	4' - 0"	3' - 0"	WHITE VINYL	SINGLE	CLEAR	6' - 8"	NEW REC. ROOM	
3	FIXED WINDOW	-	4' - 0"	6' - 8"	WHITE VINYL	DUAL	CLEAR	6' - 8"	NEW REC. ROOM	
4	FIXED 3 PANEL WINDOW	-	12' - 0"	6' - 8"	WHITE VINYL	DUAL	CLEAR	6' - 8"	NEW REC. ROOM	
5	SLIDER FIXED SLIDER WINDOW	XOX	6' - 0"	3' - 6"	WHITE VINYL	DUAL	CLEAR	6' - 8"	NEW REC. ROOM	
6	SLIDER WINDOW	OX	4' - 0"	3' - 0"	WHITE VINYL	DUAL	OPAQUE	6' - 8"	NEW BATH 1	
7	SLIDER FIXED SLIDER WINDOW	XOX	12' - 0"	4' - 6"	WHITE VINYL	DUAL	CLEAR	8' - 0"	NEW KITCHEN	
8	SINGLE HUNG WINDOW	XO	3' - 0"	3' - 0"	WHITE VINYL	DUAL	CLEAR	8' - 0"	NEW KITCHEN	
9	SINGLE HUNG WINDOW	-	2' - 8"	4' - 0"	WHITE VINYL	DUAL	CLEAR	8' - 0"	NEW LAUNDRY	
10	SLIDER WINDOW	XO	5' - 0"	4' - 0"	WHITE VINYL	DUAL	CLEAR	8' - 0"	NEW LAUNDRY	
11	SLIDER WINDOW	XO	3' - 0"	2' - 0"	WHITE VINYL	DUAL	OPAQUE	8' - 0"	NEW BATH 3	
12	SLIDER WINDOW	XO	3' - 0"	3' - 0"	WHITE VINYL	DUAL	CLEAR	8' - 0"	NEW DEN	
13	SLIDER WINDOW	XO	3' - 0"	2' - 0"	WHITE VINYL	DUAL	OPAQUE	8' - 0"	NEW MASTER BATH	
14	SINGLE HUNG WINDOW	-	2' - 0"	4' - 0"	WHITE VINYL	DUAL	CLEAR	8' - 0"	NEW MASTER BEDROOM	
15	LOUVER WINDOW	-	2' - 8"	4' - 0"	WHITE VINYL	SINGLE	CLEAR	8' - 0"	NEW MASTER BEDROOM	
16	FIXED 4 PANEL WINDOW	-	16' - 0"	8' - 0"	WHITE VINYL	DUAL	CLEAR	8' - 0"	NEW LIVING ROOM	
17	SINGLE HUNG WINDOW		4' - 0"	6' - 0"	WHITE VINYL	DUAL	CLEAR	8' - 0"	NEW BATH 4	
18	SINGLE HUNG WINDOW	-	2' - 8"	4' - 0"	WHITE VINYL	SINGLE	CLEAR	8' - 0"	NEW BATH 4	
19	SINGLE HUNG WINDOW	-	6' - 0"	4' - 0"	WHITE VINYL	SINGLE	CLEAR	8' - 0"	NEW W.I.C.	
20	SINGLE HUNG WINDOW	-	2' - 8"	4' - 0"	WHITE VINYL	DUAL	CLEAR	8' - 0"	NEW W.I.C.	
21	SINGLE HUNG WINDOW	-	2' - 8"	4' - 0"	WHITE VINYL	DUAL	CLEAR	8' - 0"	NEW BEDROOM 3	
22	SLIDER WINDOW	XO	6' - 0"	4' - 0"	WHITE VINYL	DUAL	CLEAR	8' - 0"	NEW BEDROOM 3	
23	SINGLE HUNG WINDOW	-	2' - 8"	4' - 0"	WHITE VINYL	DUAL	CLEAR	8' - 0"	NEW BEDROOM 3	
24	SINGLE HUNG WINDOW	-	2' - 8"	4' - 0"	WHITE VINYL	DUAL	CLEAR	8' - 0"	NEW BEDROOM 3	
25	SINGLE HUNG WINDOW	-	2' - 8"	4' - 0"	WHITE VINYL	DUAL	CLEAR	8' - 0"	WET BAR	
26	SLIDER WINDOW	OX	4' - 0"	3' - 0"	WHITE VINYL	DUAL	CLEAR	8' - 0"	NEW FAMILY ROOM	
27	SLIDER WINDOW	XO	5' - 0"	3' - 6"	WHITE VINYL	DUAL	CLEAR	8' - 0"	NEW FAMILY ROOM	
28	SLIDER WINDOW	OX	5' - 0"	4' - 0"	WHITE VINYL	DUAL	CLEAR	8' - 0"	W.I.C.	
29	SLIDER WINDOW	XO	4' - 0"	3' - 0"	WHITE VINYL	DUAL	CLEAR	7' - 0"	NEW BEDROOM 4	
30	SINGLE HUNG WINDOW	XO	2' - 8"	4' - 0"	WHITE VINYL	DUAL	CLEAR	8' - 0"	NEW BEDROOM 4	
31	SINGLE HUNG WINDOW	-	2' - 8"	4' - 0"	WHITE VINYL	DUAL	OPAQUE	8' - 0"	NEW BEDROOM 4	
32	FIXED WINDOW	-	6' - 0"	4' - 0"	WHITE VINYL	DUAL	CLEAR	8' - 0"	NEW BEDROOM 4	
33	FIXED 4 PANEL WINDOW	-	16' - 0"	8' - 0"	WHITE VINYL	DUAL	CLEAR	8' - 0"	NEW FAMILY ROOM	
34	LOUVER WINDOW	-	4' - 0"	4' - 6"	WHITE VINYL	SINGLE	CLEAR	8' - 0"	WET BAR	
35	FIXED WINDOW	-	4' - 0"	4' - 6"	WHITE VINYL	DUAL	CLEAR	8' - 0"	WET BAR	
36	LOUVER WINDOW	-	4' - 0"	4' - 6"	WHITE VINYL	SINGLE	CLEAR	8' - 0"	WET BAR	
37	TRIPLE LOUVER WINDOW	-	8' - 0"	1' - 6"	WHITE VINYL	SINGLE	CLEAR	4' - 6"	WET BAR	
38	LOUVER WINDOW		9' - 0"	4' - 0"	WHITE VINYL	SINGLE	CLEAR	8' - 0"	WET BAR	

Graphic Scale

1/32"=1'-0" 1/8"=1'-0" 1/4"=1'-0" 1/2"=1'-0" 1"=1'-0" 3/4"=1'-0" 3/8"=1'-0" 3/32"=1'-0" 3/16"=1'-0" 1-1/2"=1'-0" 3"=1'-0"

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Kaneohe, HI 96744
TMK: 4-6-003:011

Proposed Two New Single Family Dwellings In Place of Existing Two Single Family Dwellings

NEW LOWER HOUSE
BASEMENT FLOOR PLAN

DRAWN BY: HkL

DATE: 1/24/2025 11:45:13 AM

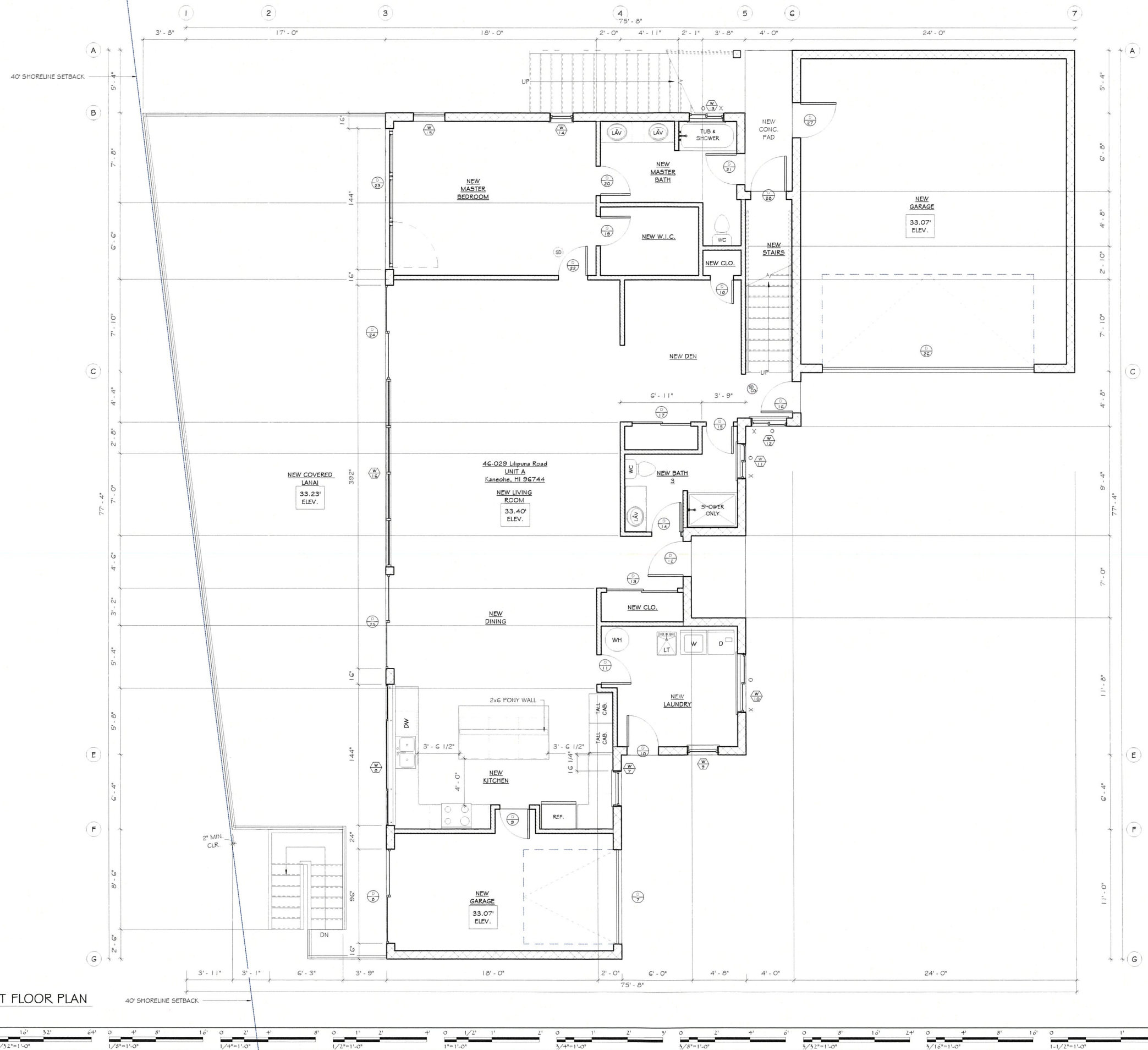
DRAWING NO.

A201

SHEET: 4 OF 6

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EXHIBIT C-9



1 A202 NEW FIRST FLOOR PLAN 1/4" = 1'-0"

Graphic Scale 1/32"=1'-0" 1/16"=1'-0" 1/8"=1'-0" 1/4"=1'-0" 1/2"=1'-0" 1"=1'-0" 3/4"=1'-0" 3/8"=1'-0" 3/32"=1'-0" 3/16"=1'-0" 1-1/2"=1'-0" 3"=1'-0"

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Kaneohe, HI 96744
TMK: 4-6-001:011

Proposed Two New Single Family Dwellings In Place of Existing Two Single Family Dwellings

NEW FIRST FLOOR PLAN

DRAWN BY: HkL

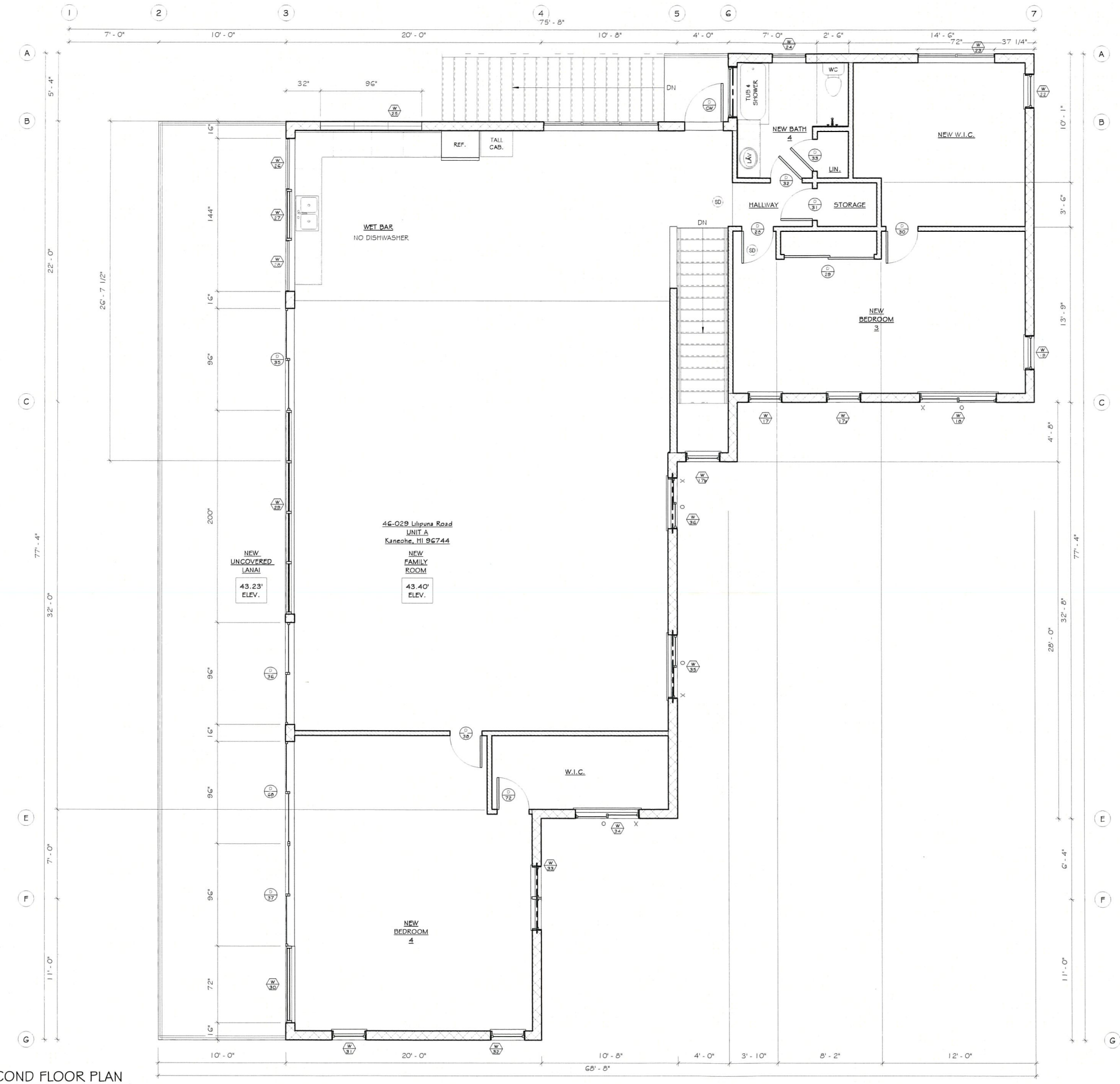
DATE: 10/21/2024 08:45:05 AM

DRAWING NO.

A202

SHEET: OF 6

EXHIBIT C-10



1 A203 NEW SECOND FLOOR PLAN 1/4" = 1'-0"

Graphic Scale

1/32"=1'-0" 1/16"=1'-0" 1/8"=1'-0" 1/4"=1'-0" 1/2"=1'-0" 1"=1'-0" 3/4"=1'-0" 3/8"=1'-0" 3/32"=1'-0" 3/16"=1'-0" 1-1/2"=1'-0" 3"=1'-0"

H:\My Drive\Clients Current\Maj\Lilipuna Maj_New_Lower House.rvt

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Architectural Design & Drafting Services
The Best of Island Living
1645 Bertram Street
Honolulu, Hawaii 96819
Phone: (808) 352-3268 Email: hklee@islanddesignhawaii.com

Signature:

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License Expires:

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Maj Residence
46-029 Lilipuna Road
Kaneohe, HI 96744
TMK: 4-6-003:011

Proposed Two New Single Family Dwellings In Place of Existing Two Single Family Dwellings

NEW SECOND FLOOR PLAN

DRAWN BY: HkL

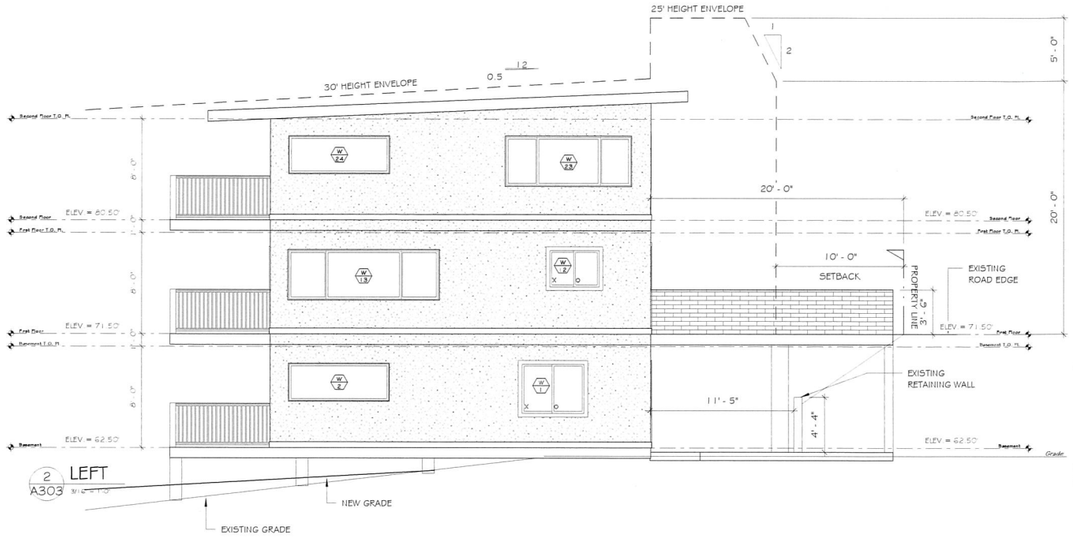
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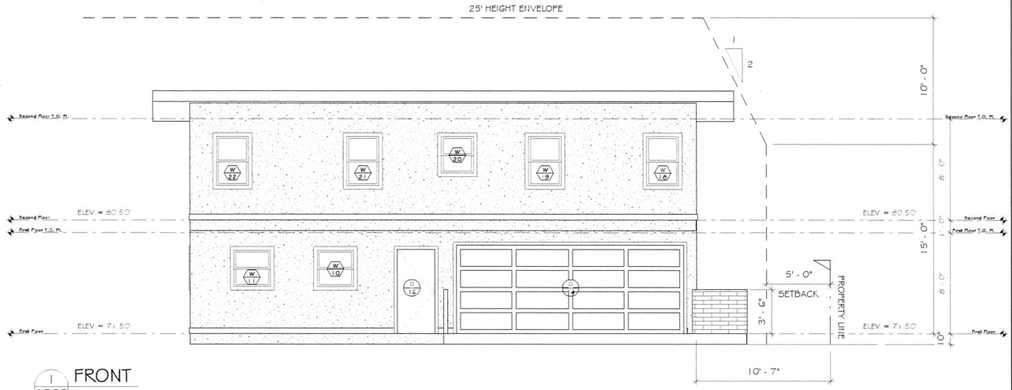
A203

SHEET: OF 6

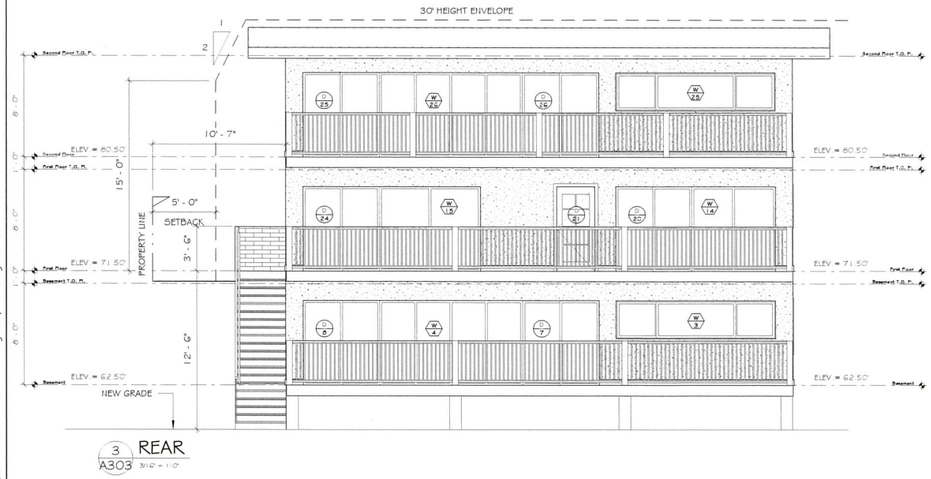
EXHIBIT C-11



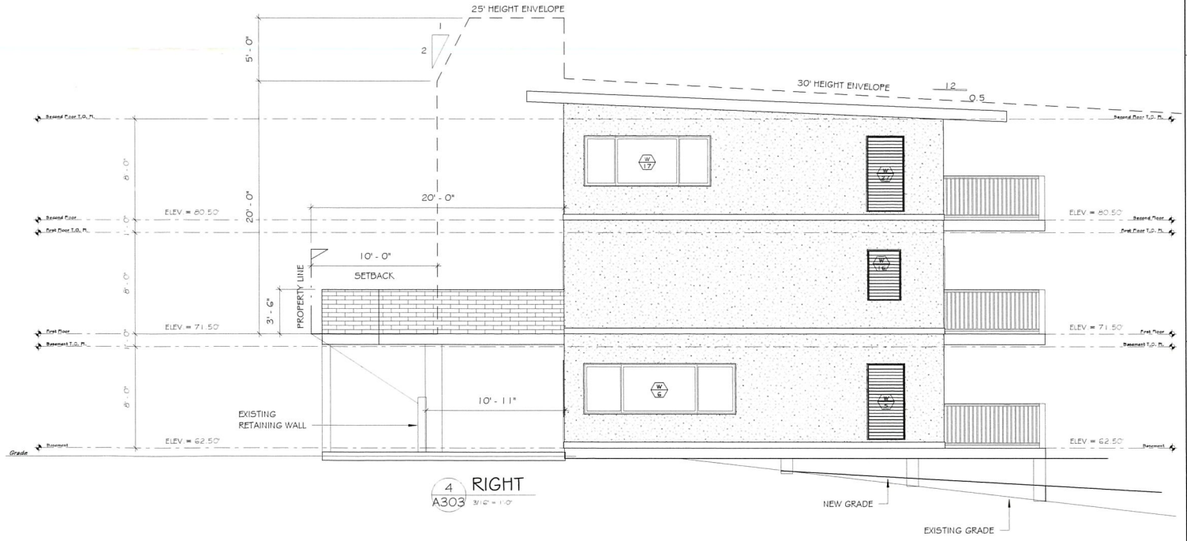
2 LEFT
A303 3/16" = 1'-0"



1 FRONT
A303 3/16" = 1'-0"



3 REAR
A303 3/16" = 1'-0"



4 RIGHT
A303 3/16" = 1'-0"

Graphic Scale
0 1/32" 3/64" 1/16" 1/32"=1'-0"
0 4" 8" 1' 1/8"=1'-0"
0 2" 4" 8" 1/4"=1'-0"
0 1" 2" 4" 1/2"=1'-0"
0 1/2" 1" 2" 1"=1'-0"
0 1" 2" 3" 3/4"=1'-0"
0 2" 4" 6" 1"=1'-0"
0 4" 8" 1'-0" 1-1/2"=1'-0"
0 4" 8" 1'-0" 3/16"=1'-0"
0 1'-0" 2'-0" 1-1/2"=1'-0"
0 1'-0" 2'-0" 3"=1'-0"

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Proposed Two New Single Family Dwellings
In Place of Existing Two Single Family
Dwellings

EXTERIOR ELEVATIONS

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DATE: 1/29/2025 06:55:16 PM

DRAWING NO.
A303
SHEET: 5 OF 6

EXHIBIT C-12

INSULATION NOTE

R-13 @ 2x4 EXTERIOR WALLS
R-19 @ 2x6 EXTERIOR WALLS
R-19 @ CATHEDRAL OR VAULTED CEILINGS
R-30 @ ATTICS

IRC 2018, M1503.2.1 CLEARANCES

FREESTANDING OR BUILT-IN RANGES SHALL HAVE A VERTICAL CLEARANCE ABOVE THE COOKING TOP OF NOT LESS THAN 30 INCHES TO UNPROTECTED COMBUSTIBLE MATERIAL. REDUCED CLEARANCES ARE PERMITTED IN ACCORDANCE WITH THE LISTING AND LABELING OF THE RANGE HOODS OR APPLIANCE

2018 IRC SECTION R314/ SMOKE ALARM NOTE

THE ALARM DEVICES SHALL BE INTERCONNECTED IN A MANNER THAT THE ACTUATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS IN THE INDIVIDUAL UNIT. THE ALARM SHALL BE CLEARLY AUDIBLE IN ALL BEDROOMS OVER BACKGROUND NOISE W/ ALL INTERVENING DOORS CLOSED.

EXCEPTIONS:
SMOKE ALARMS IN EXISTING AREAS NOT REQUIRED TO BE INTERCONNECTED OR HARDWIRED WHERE THE ALTERATIONS OR REPAIRS DO NOT RESULT IN INTERIOR WALL OR CEILING REMOVAL.

EGRESS REQUIREMENT

20" MIN. WIDTH/ 24" MIN. HT., 44" MAX. SILL HEIGHT W/5.7 SQ.FT. MIN. OPENING @ BEDROOM INTERIOR

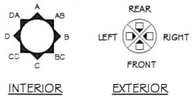
WALL LEGEND

EXISTING SINGLE WALL
EXISTING WALL TO BE DEMOLISHED
EXISTING WALL TO REMAIN
NEW 2x4 STUD WALL
NEW 2x6 STUD WALL
NEW CMU WALL WITH SOLID GROUT

FIRE RATED DRYWALL

5/8" TYPE 'X' GYP. BOARD TO BE USED BETWEEN OCCUPANCIES, BETWEEN FIRST & SECOND FLOOR & UNDER STAIRS, TYP.

ELEVATION KEYS



INTERIOR EXTERIOR

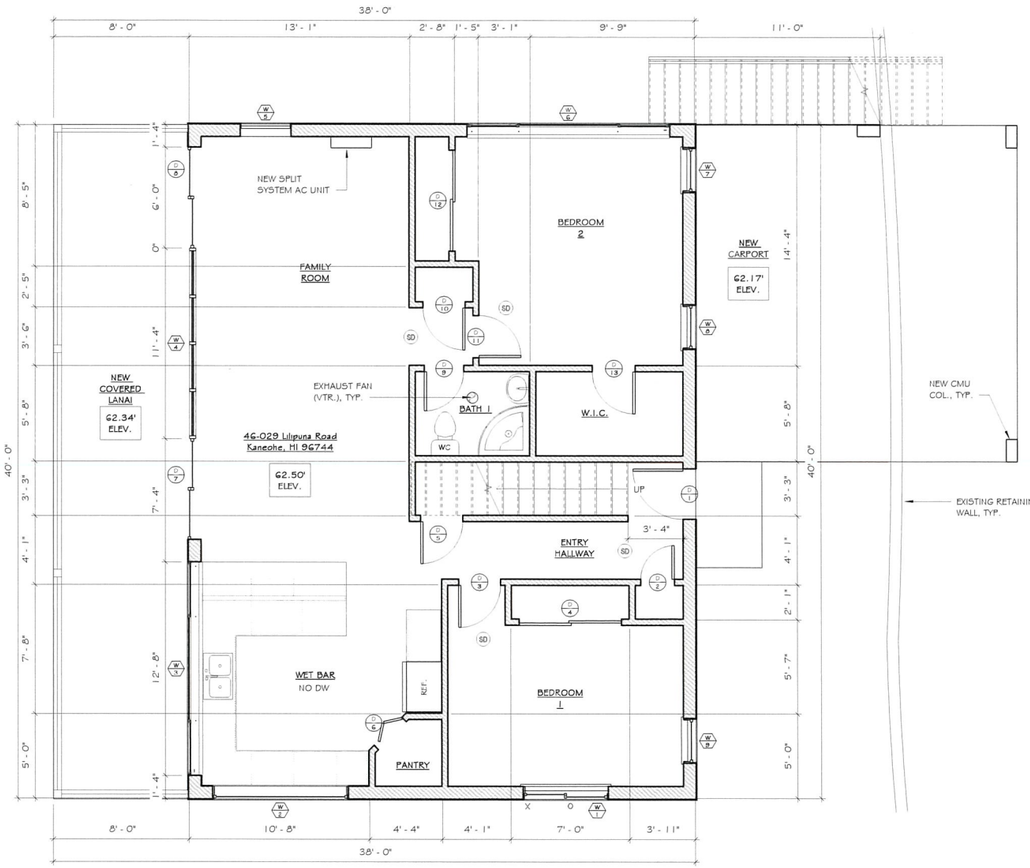
GLAZING NOTE

ALL GLAZING IN DOORS & HAZARDOUS AREAS TO BE TEMPERED SAFETY GLASS

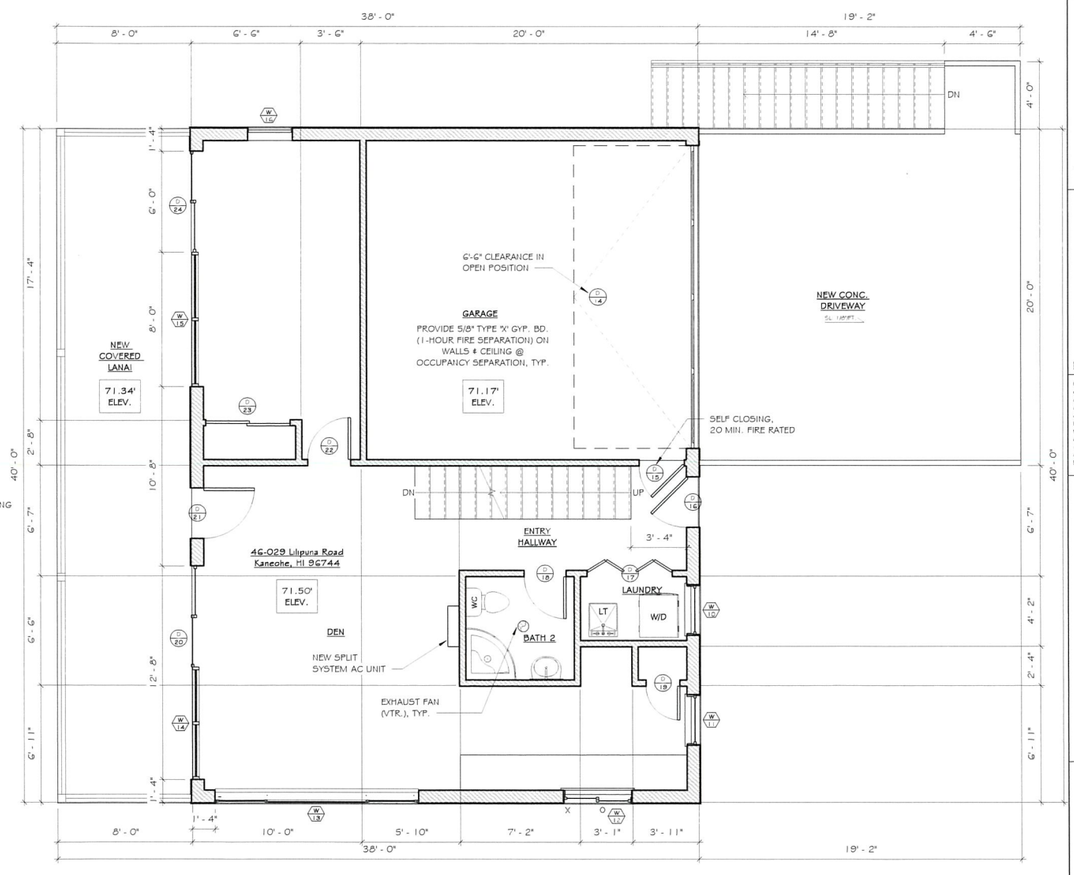
INTERIOR ELEVATION NOTES

1. CONTRACTOR TO VERIFY ALL FIXTURES, CABINETS AND FINISHES WITH SHOP DRAWINGS, SPECS, AND OWNER.
2. PROVIDE 2x8 BLOCKING @ WALLS FOR TOWELBARS, GRAB BARS, ETC. VERIFY LOCATIONS WITH OWNER.
3. GRN. (WATER RESISTANT) GYP. BD. @ BATH WALLS EXCEPT SHOWER/TUB AREAS - USE HARDI CEMENT BACKER, TYP.

SCHEDULES



1 A204 NEW FIRST FLOOR PLAN 1/4" = 1'-0"



2 A204 NEW SECOND FLOOR PLAN 1/4" = 1'-0"

Graphic Scale: 1/32"=1'-0" | 1/16"=1'-0" | 1/8"=1'-0" | 1/4"=1'-0" | 1/2"=1'-0" | 1"=1'-0" | 3/4"=1'-0" | 3/8"=1'-0" | 3/32"=1'-0" | 3/16"=1'-0" | 1-1/2"=1'-0" | 3"=1'-0"

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TMK: 4-6-003:011

Proposed Two New Single Family Dwellings In Place of Existing Two Single Family Dwellings

NEW FIRST FLOOR PLAN & NEW SECOND FLOOR PLAN

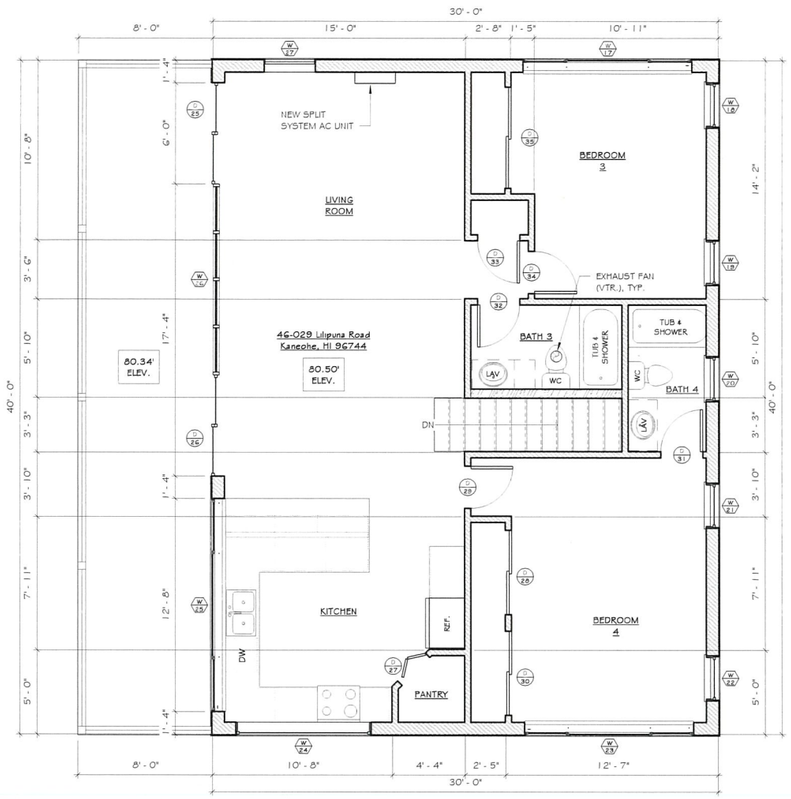
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DATE: 10/21/2024 08:47:52 AM

DRAWING NO.
A204

SHEET: 3 OF 6

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EXHIBIT C-13



1 A205 NEW THIRD FLOOR PLAN

1/4" = 1'-0"

DOOR SCHEDULE

NO.	DOOR SIZE W	DOOR SIZE H	SWING	TYPE	ROOM	REMARKS
1	3' - 0"	6' - 8"	RH15	EXTERIOR SWING DOOR	ENTRY HALLWAY	
2	2' - 0"	6' - 8"	LH05	INTERIOR SWING DOOR	ENTRY HALLWAY	
3	2' - 6"	6' - 8"	RH15	INTERIOR SWING DOOR	BEDROOM 1	
4	6' - 0"	6' - 8"	-	BY-PASS DOOR	BEDROOM 1	
5	2' - 6"	6' - 8"	LH05	INTERIOR SWING DOOR	ENTRY HALLWAY	
6	2' - 4"	6' - 8"	LH05	BI-FOLD DOOR	WET BAR	
7	6' - 0"	6' - 8"	XO	2 PANEL SLIDING GLASS DOOR	FAMILY ROOM	SAFETY GLASS
8	6' - 0"	6' - 8"	OX	2 PANEL SLIDING GLASS DOOR	FAMILY ROOM	SAFETY GLASS
9	2' - 4"	6' - 8"	RH15	INTERIOR SWING DOOR	BATH 1	
10	2' - 6"	6' - 8"	RH05	INTERIOR SWING DOOR	FAMILY ROOM	
11	2' - 6"	6' - 8"	RH15	INTERIOR SWING DOOR	BEDROOM 2	
12	6' - 0"	6' - 8"	-	BY-PASS DOOR	BEDROOM 2	
13	2' - 6"	6' - 8"	LH15	INTERIOR SWING DOOR	BEDROOM 2	
14	18' - 0"	7' - 0"	-	OVERHEAD GARAGE DOOR	GARAGE	6'-6" CLEARANCE IN OPEN POSITION
15	2' - 8"	6' - 8"	LH15	EXTERIOR SWING DOOR	GARAGE	SELF CLOSING, 20 MIN. FIRE RATED
16	3' - 0"	6' - 8"	RH15	EXTERIOR SWING DOOR	ENTRY HALLWAY	
17	5' - 0"	6' - 8"	-	DOUBLE BI-FOLD DOOR	ENTRY HALLWAY	
18	2' - 6"	6' - 8"	LH15	INTERIOR SWING DOOR	ENTRY HALLWAY	
19	2' - 0"	6' - 8"	RH15	INTERIOR SWING DOOR	DEN	
20	6' - 0"	6' - 8"	OXXO	4 PANEL SLIDING GLASS DOOR	DEN	SAFETY GLASS
21	3' - 0"	6' - 8"	RH15	EXTERIOR SWING GLASS DOOR	DEN	SAFETY GLASS
22	2' - 6"	6' - 8"	RH15	INTERIOR SWING DOOR		
23	5' - 0"	6' - 8"	-	BY-PASS DOOR		
24	6' - 0"	6' - 8"	OXXO	2 PANEL SLIDING GLASS DOOR		SAFETY GLASS
25	6' - 0"	6' - 8"	OXXO	2 PANEL SLIDING GLASS DOOR	LIVING ROOM	SAFETY GLASS
26	6' - 0"	6' - 8"	OXXO	2 PANEL SLIDING GLASS DOOR	LIVING ROOM	SAFETY GLASS
27	2' - 4"	6' - 8"	LH05	BI-FOLD DOOR	KITCHEN	
28	5' - 0"	6' - 8"	-	BY-PASS DOOR	BEDROOM 4	
29	2' - 6"	6' - 8"	LH15	INTERIOR SWING DOOR	BEDROOM 4	
30	5' - 0"	6' - 8"	-	BY-PASS DOOR	BEDROOM 4	
31	2' - 6"	6' - 8"	RH15	INTERIOR SWING DOOR	BATH 4	
32	2' - 6"	6' - 8"	RH15	INTERIOR SWING DOOR	BATH 3	
33	2' - 6"	6' - 8"	RH05	INTERIOR SWING DOOR	LIVING ROOM	
34	2' - 6"	6' - 8"	RH15	INTERIOR SWING DOOR	BEDROOM 3	
35	6' - 0"	6' - 8"	-	BY-PASS DOOR	BEDROOM 3	

WINDOW SCHEDULE

NO.	WINDOW TYPE	WINDOW OPENING	WINDOW SIZE W	WINDOW SIZE H	FRAME	GLAZING	GLASS TYPE	HEADER HT.	ROOM	REMARKS
1	SLIDER	XO	5' - 0"	4' - 0"	WHITE VINYL	DUAL	CLEAR	6' - 8"	BEDROOM 1	
2	FIXED WINDOW	-	8' - 0"	3' - 0"	WHITE VINYL	DUAL	CLEAR	6' - 8"	WET BAR	
3	SLIDER FIXED SLIDER	XOX	12' - 8"	3' - 0"	WHITE VINYL	DUAL	CLEAR	6' - 8"	WET BAR	
4	4 PANEL FIXED WINDOW	-	11' - 4"	6' - 8"	WHITE VINYL	DUAL	CLEAR	6' - 8"	FAMILY ROOM	
5	JALOUSIE WINDOW	-	3' - 0"	6' - 0"	WHITE VINYL	DUAL	CLEAR	6' - 8"	FAMILY ROOM	
6	SLIDER FIXED SLIDER	XOX	12' - 0"	4' - 0"	WHITE VINYL	DUAL	CLEAR	6' - 8"	BEDROOM 2	
7	SINGLE HUNG WINDOW	-	2' - 8"	4' - 0"	WHITE VINYL	DUAL	CLEAR	6' - 8"	BEDROOM 2	
8	SINGLE HUNG WINDOW	-	2' - 8"	4' - 0"	WHITE VINYL	DUAL	CLEAR	6' - 8"	BEDROOM 2	
9	SINGLE HUNG WINDOW	-	2' - 8"	4' - 0"	WHITE VINYL	DUAL	CLEAR	6' - 8"	BEDROOM 1	
10	SINGLE HUNG WINDOW	-	3' - 0"	3' - 0"	WHITE VINYL	DUAL	CLEAR	6' - 8"	LAUNDRY	
11	SINGLE HUNG WINDOW	-	3' - 0"	3' - 0"	WHITE VINYL	DUAL	CLEAR	6' - 8"	DEN	
12	SLIDER	XO	4' - 0"	3' - 0"	WHITE VINYL	DUAL	CLEAR	6' - 8"	DEN	
13	SLIDER FIXED SLIDER	XOX	12' - 0"	4' - 0"	WHITE VINYL	DUAL	CLEAR	6' - 8"	DEN	
14	2 PANEL FIXED WINDOW	-	6' - 8"	6' - 8"	WHITE VINYL	DUAL	CLEAR	6' - 8"	DEN	
15	2 PANEL FIXED WINDOW	-	8' - 0"	6' - 8"	WHITE VINYL	DUAL	CLEAR	6' - 8"		
16	JALOUSIE WINDOW	-	2' - 8"	4' - 0"	WHITE VINYL	DUAL	CLEAR	6' - 8"		
17	SLIDER FIXED SLIDER	XOX	10' - 0"	4' - 0"	WHITE VINYL	DUAL	CLEAR	6' - 8"	BEDROOM 3	
18	SINGLE HUNG WINDOW	-	2' - 8"	4' - 0"	WHITE VINYL	DUAL	CLEAR	6' - 8"	BEDROOM 3	
19	SINGLE HUNG WINDOW	-	2' - 8"	4' - 0"	WHITE VINYL	DUAL	CLEAR	6' - 8"	BEDROOM 3	
20	SINGLE HUNG WINDOW	-	2' - 8"	3' - 0"	WHITE VINYL	DUAL	OPAQUE	6' - 8"	BATH 4	
21	SINGLE HUNG WINDOW	-	2' - 8"	4' - 0"	WHITE VINYL	DUAL	CLEAR	6' - 8"	BEDROOM 4	
22	SINGLE HUNG WINDOW	-	2' - 8"	4' - 0"	WHITE VINYL	DUAL	CLEAR	6' - 8"	BEDROOM 4	
23	SLIDER FIXED SLIDER	XOX	10' - 0"	4' - 0"	WHITE VINYL	DUAL	CLEAR	6' - 8"	BEDROOM 4	
24	FIXED WINDOW	-	8' - 0"	3' - 0"	WHITE VINYL	DUAL	CLEAR	6' - 8"	KITCHEN	
25	SLIDER FIXED SLIDER	XOX	12' - 8"	3' - 0"	WHITE VINYL	DUAL	CLEAR	6' - 8"	KITCHEN	
26	4 PANEL FIXED WINDOW	-	11' - 4"	6' - 8"	WHITE VINYL	DUAL	CLEAR	6' - 8"	LIVING ROOM	
27	JALOUSIE WINDOW	-	3' - 0"	6' - 0"	WHITE VINYL	DUAL	CLEAR	6' - 8"	LIVING ROOM	

Graphic Scale

1/32"=1'-0" 1/16"=1'-0" 1/8"=1'-0" 1/4"=1'-0" 1/2"=1'-0" 1"=1'-0" 3/4"=1'-0" 3/8"=1'-0" 3/32"=1'-0" 3/16"=1'-0" 1-1/2"=1'-0" 3"=1'-0"

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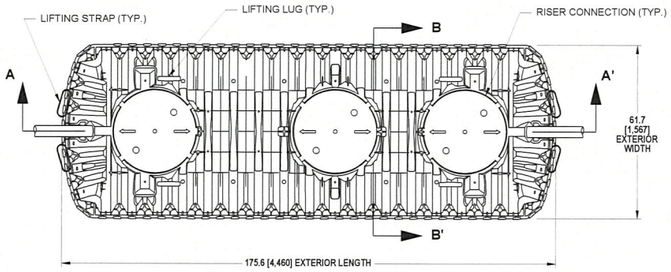
Maj Residence
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TMK 4-6-001:011

Proposed Two New Single Family Dwellings In Place of Existing Two Single Family Dwellings

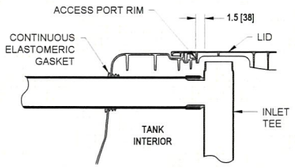
NEW THIRD FLOOR DOOR SCHEDULE & WINDOW SCHEDULE

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DATE: 10/21/2024 08:45:30 AM
DRAWING NO. A205
SHEET: 4 OF 6

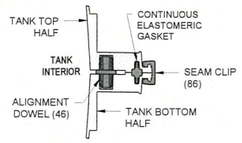
EXHIBIT C-14



TOP VIEW



Ⓟ PIPE PENETRATION SECTION DETAIL

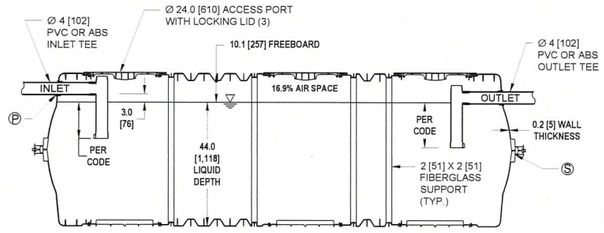


Ⓢ MID-HEIGHT SEAM SECTION DETAIL

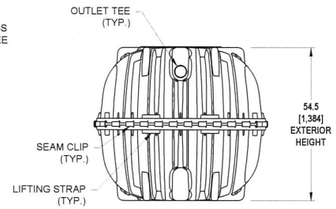
TANK EXTERIOR	
LENGTH	175.6 [4,460]
WIDTH	61.7 [1,567]
HEIGHT	54.5 [1,384]

LIQUID DEPTH	44.0 [1,118]
INVERT DROP	3.0 [76]
FREEBOARD	10.1 [257]

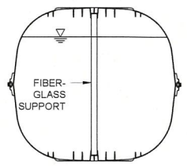
TOTAL CAPACITY	1,787 GAL [6,765 L]
WORKING VOLUME	1,537 GAL [5,818 L]



SECTION A- A'



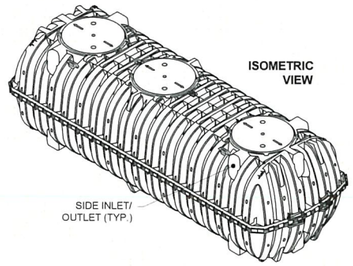
END VIEW



SECTION B - B'

NOTES:

1. ALL DRAWING DIMENSIONS IN INCHES [MILLIMETERS] OR AS NOTED.
2. EXTERIOR OF ACCESS OPENING LID INCLUDES THE FOLLOWING WARNING IN ENGLISH, FRENCH & SPANISH: "DANGER DO NOT ENTER: POISON GASES."
3. TANK MARKINGS WILL INCLUDE: MANUFACTURER NAME, MODEL NUMBER, LIQUID CAPACITY, DATE OF MANUFACTURE, MAXIMUM BURIAL DEPTH, INLET, AND OUTLET.
4. MAXIMUM BURIAL DEPTH IS 48 in [1,219 mm].
5. MINIMUM BURIAL DEPTH IS 6 in [152 mm].
6. TANK IS FOR NON-TRAFFIC APPLICATIONS.
7. AIRSPACE IS 16.9%.
8. OUTLET TEE IS COMPATIBLE WITH AN EFFLUENT FILTER.
9. LENGTH TO WIDTH RATIO IS 2.8:1 (175.6-INCH LENGTH / 61.7-INCH WIDTH = 2.8).



ISOMETRIC VIEW

INFILTRATOR tanks

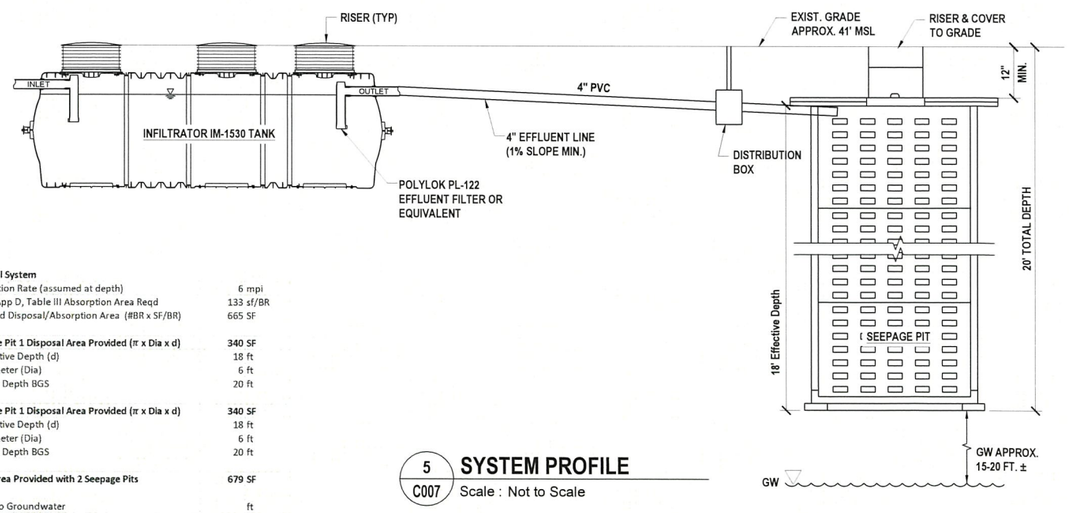
INFILTRATOR WATER TECHNOLOGIES
4 Business Park Rd. Old Saybrook, CT 06475
(800) 221-4436

IM-1530
1-Compartment Septic/Pump Tank Configuration

Drawn by JLB		Date: 10/09/2013
Scale NOT TO SCALE	Checked by JL	Sheet: 1 of 1

1 C007 1,500 GAL. INFILTRATOR IM-1530 TANK

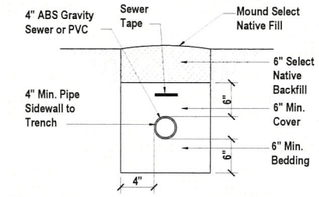
Scale : NTS (OR APPROVED EQUAL)



Disposal System	
Percolation Rate (assumed at depth)	6 mpi
11-62, App D, Table III Absorption Area Reqd	133 sf/BR
Required Disposal/Absorption Area (#BR x SF/BR)	665 SF
Seepage Pit 1 Disposal Area Provided (π x Dia x d)	**340 SF**
Effective Depth (d)	18 ft
Diameter (Dia)	6 ft
Total Depth BGS	20 ft
Seepage Pit 1 Disposal Area Provided (π x Dia x d)	**340 SF**
Effective Depth (d)	18 ft
Diameter (Dia)	6 ft
Total Depth BGS	20 ft
Total Area Provided with 2 Seepage Pits	**679 SF**
Depth to Groundwater	ft
Min Depth to GW met?	-20 NO

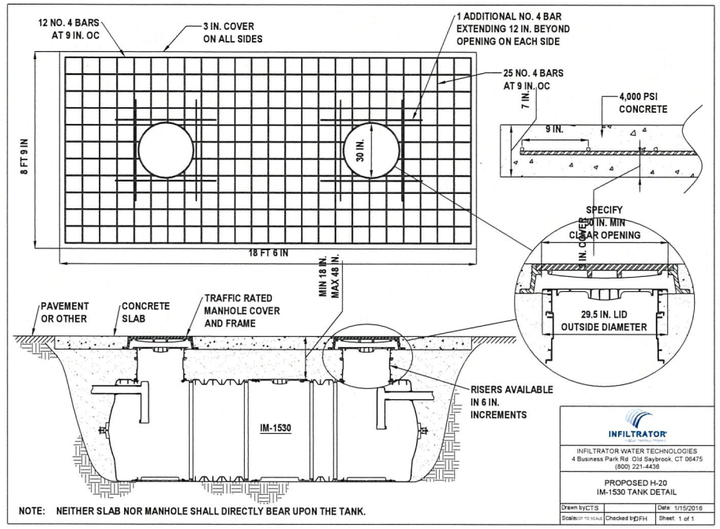
5 C007 SYSTEM PROFILE

Scale : Not to Scale



3 C007 Gravity Sewer Trench Detail

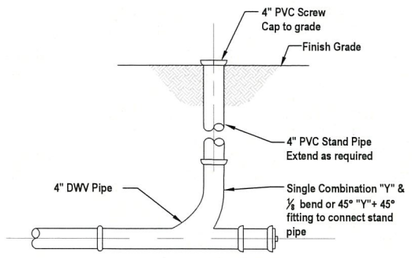
Scale : NTS



INFILTRATOR
INFILTRATOR WATER TECHNOLOGIES
4 Business Park Rd. Old Saybrook, CT 06475
(800) 221-4436
PROPOSED H-20
IM-1530 TANK DETAIL
Drawn by CTS | Date: 1/15/2016
Scale NOT TO SCALE | Checked by DFH | Sheet: 1 of 1

6 C007 1,500 GAL. INFILTRATOR IM-1530 TANK WITH CONC. PAD

Scale : NTS

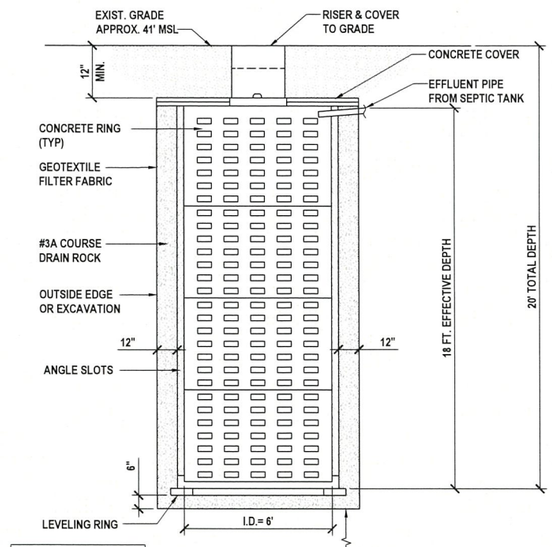


4 C007 Cleanout To Grade

Scale : NTS

NOTES:

1. CONTRACTOR TO NOTIFY ENGINEER TO VERIFY PERCOLATION RATE OF 6 MPI BEFORE INSTALLING RINGS.
2. NOTIFY ENGINEER OF UNUSUAL CONDITIONS FOUND DURING EXCAVATION THAT COULD IMPACT PERFORMANCE OF SEEPAGE PIT.



NOTE:
DEPTH TO GW APPROX. 15-20'± BGS

2 C007 SEEPAGE PIT DETAIL

Scale : Not to Scale

ACSI
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LUKE MAJ RESIDENCE IWS
46-029 A LILIPUNA ROAD, KANEOHE, HAWAII 96744
TMK: (1) 4-6-001:011
DETAILS FOR NEW SEPTIC SYSTEM

DENNIS S. POMA
LICENSED PROFESSIONAL ENGINEER
10776-C
HAWAII, U.S.A.
EXP. DATE: 4-30-26

This work was prepared by me or under my supervision and construction of this project will be under my observation.

date: 4/3/2024
drawn: TCS
job number: 24-008
sheet number: C007

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