

HONOLULU CITY COUNCIL
KE KANIHELA O KE KALANA O HONOLULU
CITY AND COUNTY OF HONOLULU

No. 25 - 68

RESOLUTION

GRANTING A SPECIAL MANAGEMENT AREA MAJOR PERMIT TO ALLOW THE CONSTRUCTION OF A NEW SINGLE-FAMILY DWELLING, AFTER-THE-FACT POSTING OF A SECOND SINGLE-FAMILY DWELLING, INSTALLATION OF AN INDIVIDUAL WASTEWATER SYSTEM, AND CONSTRUCTION OF PERIMETER FENCING AND GATES IN PŪPŪKEA-PAUMALŪ, O'AHU.

WHEREAS, on October 7, 2024, the Department of Planning and Permitting ("DPP") accepted the application (File No. 2024/SMA-108) of Donna and Jude Baker (the Applicant) for a Special Management Area ("SMA") Major Permit to allow for the construction of two new single-family detached dwellings with an individual wastewater system and perimeter fencing on approximately 31,385 square feet of land zoned R-5 Residential District, located at 59-205 Ke Nui Road in Pūpūkea-Paumalū, and identified as Tax Map Key 5-9-002: 059 (the "Project"); and

WHEREAS, on December 4, 2024, the DPP held a public hearing at the Fasi Municipal Building 6th Floor Conference Room with three agenda items, which was attended by the Applicant's Agent, the Applicant's Architect, DPP staff, and a few members of the public, and at which two members of the public offered verbal testimony concerning flood-related design concerns, and for which three letters in opposition to the seaward location of the proposed structures were submitted; and

WHEREAS, on February 19, 2025, within 75 calendar days after the close of the public hearing, with the Applicant having requested a 30-day extension, the DPP, having duly considered all evidence and the objectives, policies, and guidelines, as established in §§ 25-3.1 and 25-4.1 Revised Ordinances of Honolulu 2021 ("ROH") and §§ 205A-2 and 205A-26 Hawai'i Revised Statutes ("HRS"), completed its report and transmitted its findings and recommendation of approval to the City and County of Honolulu Council ("Council"); and

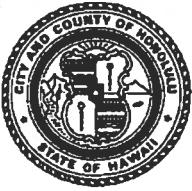
WHEREAS, the Council, having received the findings and recommendation of the DPP on 02/24/2025, by Departmental Communication 128 (2025), and having duly considered all of the findings and reports on the matter, desires to approve the subject application for an SMA Major Permit, subject to the conditions enumerated below; now, therefore,

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

DPP24SMA108

D-128(25)

ZON



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- A. Except as modified herein, development must be in general conformity with the Project as described in the DPP's findings and recommendation, referenced above, and as depicted in Exhibits A, B, C-1 through C-11, and D through L, attached hereto and incorporated by reference herein. Any change in the size or nature of the Project that may have a significant effect on coastal resources, as addressed in ROH Chapter 25 or HRS Chapter 205A, or both, will require a new application and SMA Major Permit. Any change that does not have a significant effect on coastal resources may be considered a minor modification and may be permitted under this resolution, upon review and approval by the DPP Director.
- B. To 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:
1. Prior to the issuance of any construction permit or building permit for the Project, the Applicant shall incorporate the following adaptation and design measures into the Project plans submitted to the DPP for its review:
 - a. All structures must be relocated mauka of the 3.2-foot SLR exposure area ("XA") coastal erosion area as mapped on the Hawai'i SLR Viewer (see Exhibits C-1, C-3, C-4, and H); and
 - b. All structures must incorporate a structural foundation design sufficient such that the proposed structures will remain sound throughout their operational lifespan. Proposed designs must be accompanied by a statement to such effect stamped by a structural engineer licensed in the State of Hawai'i.

The requirements enumerated in this condition must be clearly shown on all Project construction permit plans and building permit plans.

2. By proceeding with the Project, the Applicant acknowledges the following statement, which must be clearly stated under "Landowner Acknowledgements" on all Project building permit plans:



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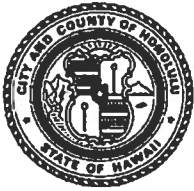
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"The landowner hereby acknowledges (and any successor owner or interested party is hereby notified of) the following:

- a. *Tax Map Key (TMK) 5-9-002: 059 is susceptible to coastal hazards, which may result in harm to or loss of life and property.*
- b. *TMK 5-9-002: 059 is projected to be impacted by 3.2 feet of Sea Level Rise (SLR) by the year 2100, and Dwelling 1 is located within the 3.2-foot SLR-Exposure Area". 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-Exposure Area. 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."*

- C. To account for the potential shift of land from the State Land Use Urban District to the State Land Use Conservation District due to anticipated coastal erosion, by proceeding with the Project, the Applicant acknowledges the following statement, which must be clearly stated under "Landowner Acknowledgements" on all Project building permit plans:

"In choosing to implement construction activities at Tax Map Key 5-9-002: 059, the landowner hereby acknowledges that land makai of the regulatory shoreline is State public land, falls within the State Land Use Conservation District, and must remain available for public use and recreational activities. The landowner further acknowledges that should any portion of a structure encroach into State public land, the State Board of Land and Natural Resources may require the removal of the structure or a lease for 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



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that may result from adverse impacts associated with Sea Level Rise and coastal erosion."

- D. 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. By proceeding with the Project, the Applicant acknowledges the following statement, which must be clearly stated under "Landowner Acknowledgements" on all Project building permit plans:

"In choosing to undertake the development at Tax Map Key 5-9-002: 059, the landowner hereby acknowledges (and any successor owner or interested party is hereby notified) that no claim of hardship due to erosion, sea level rise, or any other coastal hazard may be asserted in order to obtain approval for a Shoreline Setback Variance for a new shoreline protection structure."

- E. To ensure the Applicant is aware that bed and breakfast homes and transient vacation units are not allowed on the Project site, by proceeding with the Project, the Applicant acknowledges the following statement, which must be clearly stated under "Landowner Acknowledgements" on all Project building permit plans:

"The landowner hereby acknowledges (and any successor owner or interested party is hereby notified) that bed and breakfast homes and transient vacation units, as those terms are defined in Revised Ordinances of Honolulu Chapter 21, the Land Use Ordinance, are not allowed on Tax Map Key 5-9-002: 059."

- F. 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 hardening barrier, such as by planting naupaka, particularly if the landscaping alters or interferes with the natural beach processes;



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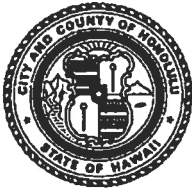
2. Landscaping may not extend seaward of the shoreline as depicted in the current Certified Shoreline Survey ("CSS") for the shoreline lot, or in the event there is no current CSS for the lot, seaward of the shoreline as defined in HRS Chapter 205A;
3. Landscaping may not extend into any adjoining beach access right-of-way, public or private;
4. Landscaping in the dune or shoreline area between the dwellings and the shoreline must be limited to vegetation that is naturally hardy or endemic to the dune or shoreline area; and
5. The Project's irrigation system must be designed so that water does not traverse seaward of the shoreline as depicted in the current CSS for the shoreline lot, or in the event there is no current CSS for the lot, seaward of the shoreline as defined in HRS Chapter 205A.

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

- G. To minimize impacts to marine and coastal resources, the Applicant must use pervious surface materials, such as but not limited to grasscrete or grass block pavers, for the driveway and parking areas. Similarly, the area under the elevated structures may not be paved, except that the pervious material used for the driveway and parking area may be used under the structures.

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

- H. To minimize impacts to archaeological, historic, or cultural resources that may be present on the Project site, the Applicant shall comply with the following:
1. Prior to commencing any ground disturbing or construction activity for the Project, the Applicant shall submit to the DPP a copy of the written



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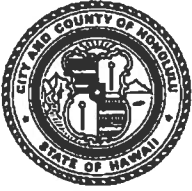
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determination from the State Historic Preservation Division ("SHPD") stating that SHPD has completed its review of the impact of the Project on historic properties pursuant to HRS § 6E-42, and has determined whether any mitigative actions and protocols are required;

2. The Applicant shall consult with SHPD to implement all mitigation protocols approved or otherwise required by SHPD for all historic and cultural resources (including iwi kūpuna) discovered on the Project site; and
3. If, during construction, any previously unidentified archaeological sites or remains (such as artifacts; shell, bone, or charcoal deposits; human burials; rock or coral alignments; pavings; or walls) are encountered, the Applicant shall stop work, protect the find from further disturbance, and contact SHPD immediately. Work in the immediate area must be stopped until SHPD has assessed the impact and has made further recommendations for mitigative activity.

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

- I. To minimize impacts to endangered, protected, or threatened avian, marine, and terrestrial fauna that may frequent or traverse the vicinity of the Project site, the Applicant is responsible for the following:
 1. All new and replacement outdoor light fixtures and lamps must not exceed a color temperature of 3,000 degrees kelvin;
 2. Artificial light from exterior light fixtures on the Project site, including but not limited to floodlights, uplights, or spotlights used for decorative or aesthetic purposes, is prohibited if the light directly illuminates, or is directed across property boundaries toward, the shoreline and ocean waters, except as may otherwise be permitted pursuant to HRS § 205A-71(b);



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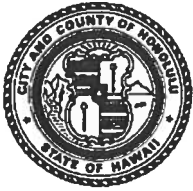
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3. Exterior light fixtures on the Project site must be fully shielded using full cutoff fixtures with the light directed downward so that the light bulb is only visible from below the light fixture;
4. All Project site work and construction activities are limited to daylight hours (sunrise to sunset);
5. Barbless fencing must be used for all fence construction to avoid the entanglement of Hawaiian Hoary Bats;
6. Woody plants greater than 15 feet in height must not be disturbed, removed, or trimmed during the Hawaiian Hoary Bat birthing and pup rearing season (June 1 through September 15); and
7. All Project-related activities must cease if a Hawaiian Monk Seal, Green Sea Turtle, or Hawksbill Turtle is on land within 150 feet of the work area, or as recommended by State or federal regulations. Project activities may only recommence after the animal voluntarily leaves the area. If a monk seal pup is present, a 300-foot buffer must be observed. Any Project-related debris that may pose an entanglement threat to monk seals or turtles must be removed from the work area at the end of each day and at the conclusion of Project-related activities.

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

- J. To minimize the spread of invasive pathogens, pests, or plants that may harm native species and ecosystems, the Applicant is responsible for the following:
 1. The Applicant shall minimize the importation of fill material to the extent possible. The Applicant proposes to import approximately 40 cubic yards of nonstructural fill soil;
 2. The Applicant shall minimize the movement of plant or soil material on the Project site, and all Project construction equipment, materials, and



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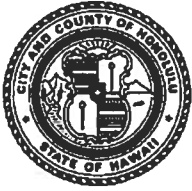
personnel must be cleaned of excess soil and debris prior to entering and leaving a Project worksite, in accordance with the current recommendations from the O'ahu Invasive Species Council ("OISC");

3. Prior to the commencement of any ground-disturbing or construction activities, and upon the arrival of any new workers to the Project site, a copy of the most recently updated OISC Protocols must be distributed to all workers who will be present at the site; posted at the Project site in a visible location accessible to all Project workers, including delivery and haul-out contractors; or both if directed to do so by the DPP. All on-site Project workers must be instructed to review the species photos and all Protocols prior to commencing any ground-disturbing or construction activities; and
4. If, at any time, species on the OISC invasive species target list website at <https://www.oahuisc.org/current-targets/>, or any successor website or list provided by the OISC, are discovered on the Project site, the Applicant shall immediately contact the OISC to report the discovery. The current email address and phone number for the OISC must be visibly posted at the Project site during pre-construction and construction activities. The Applicant shall implement any measures recommended by the OISC and any responsible federal or State agency charged with the eradication and management of invasive species.

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

K. Permits.

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

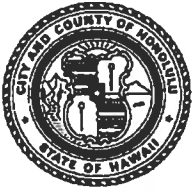


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1. The DPP Director may extend this period if the Applicant demonstrates good cause; provided that the DPP Director may not extend the period beyond one year from the initial deadline set by the Council.
 2. If the Applicant demonstrates good cause for an extension exceeding one year, the DPP Director shall prepare and submit to the Council a report on the proposed extension that includes the DPP Director's findings and recommendations thereon. The Council may approve the proposed extension, approve an extension for a shorter or longer period, or deny the proposed extension, by adoption of a committee report or resolution.
 3. If the Council fails to take final action on the proposed extension within the first to occur of:
 - a. 60 days after receipt of the DPP Director's report; or
 - b. The Applicant's then-existing deadline for obtaining a construction permit or building permit;the extension will be deemed to be denied.
- L. Approval of this SMA Major Permit does not constitute compliance with other City ordinances, including but not limited to the Land Use Ordinance ("LUO") and building and construction codes, or other governmental requirements, including but not limited to Land Use Ordinance LUO-related approvals, and building, grading, and grubbing permit approvals, which are subject to separate review and approval. The Applicant is responsible for ensuring that the final plans for the Project approved under this SMA Major Permit comply with all applicable City ordinances and other governmental provisions and requirements; and



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BE IT FINALLY RESOLVED by the Council of the City and County of Honolulu that copies of this Resolution be transmitted to Donna and Jude Baker, 1227 Pale San Vitores Road, Tumon Bay, Guam 96913; Mark Howland, WHALE Environmental Services, Inc. P.O. Box 455, Kahuku, Hawai'i 96731; Dawn Takeuchi Apuna, Director Designate of the Department of Planning and Permitting, 650 South King Street, 7th Floor, Honolulu, Hawai'i 96813; and Mary Alice Evans, Director of the Office of Planning and Sustainable Development, Attention: Coastal Zone Management Branch, P.O. Box 2359, Honolulu, Hawai'i 96804-2359.

INTRODUCED BY:

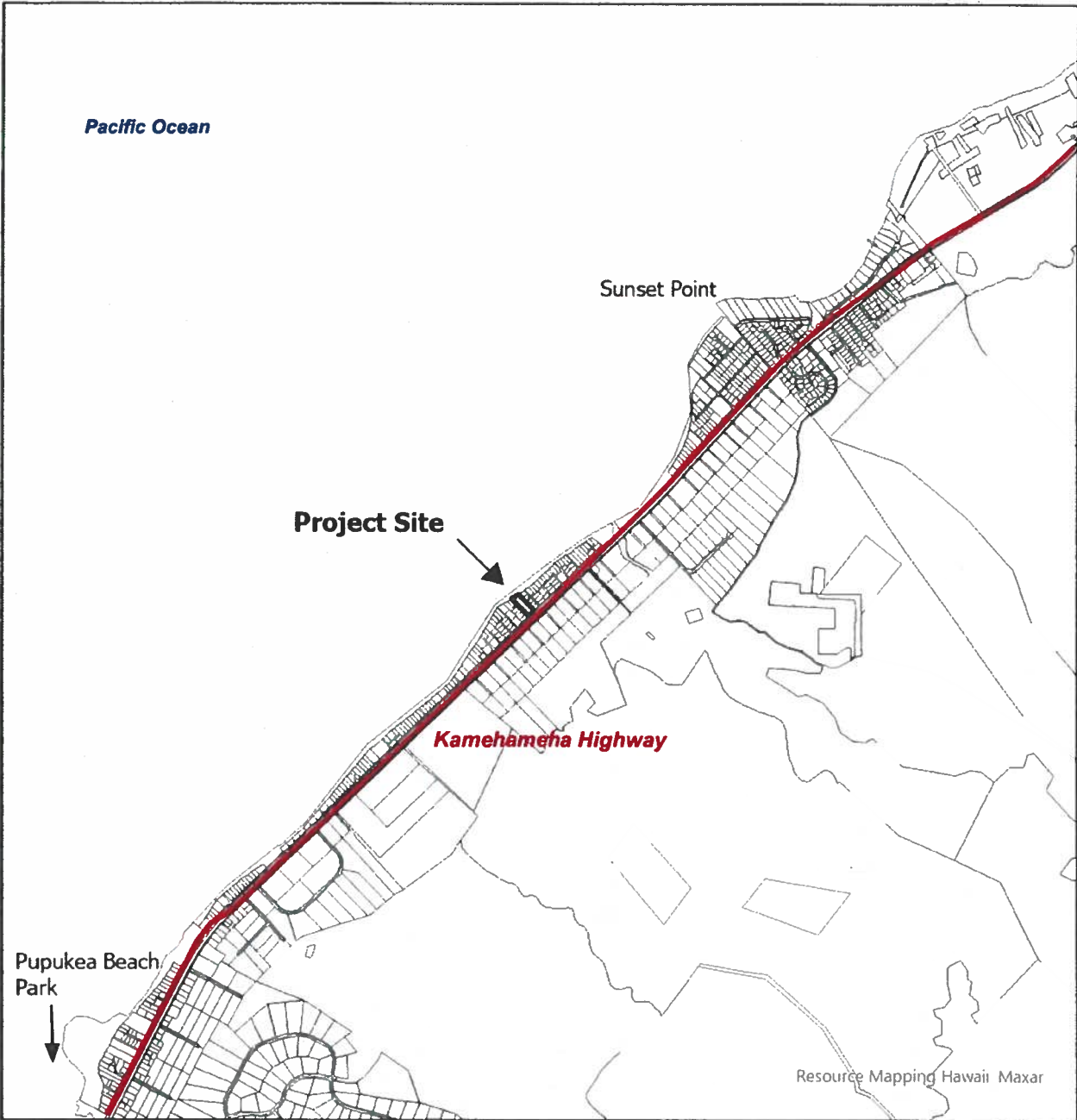
Tony Watson (br)

DATE OF INTRODUCTION:

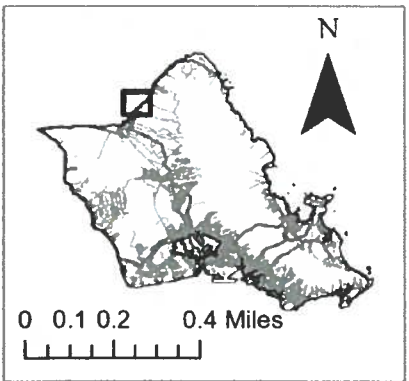
FEB 24 2025

Honolulu, Hawai'i

Councilmembers

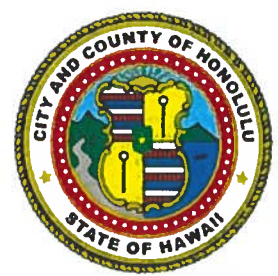


Resource Mapping Hawaii Maxar

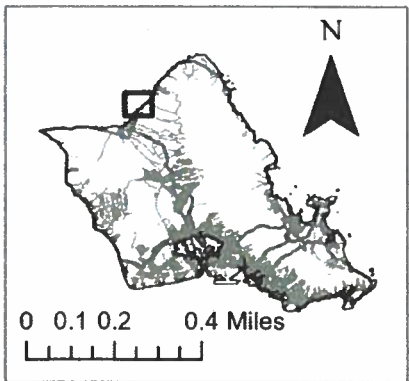
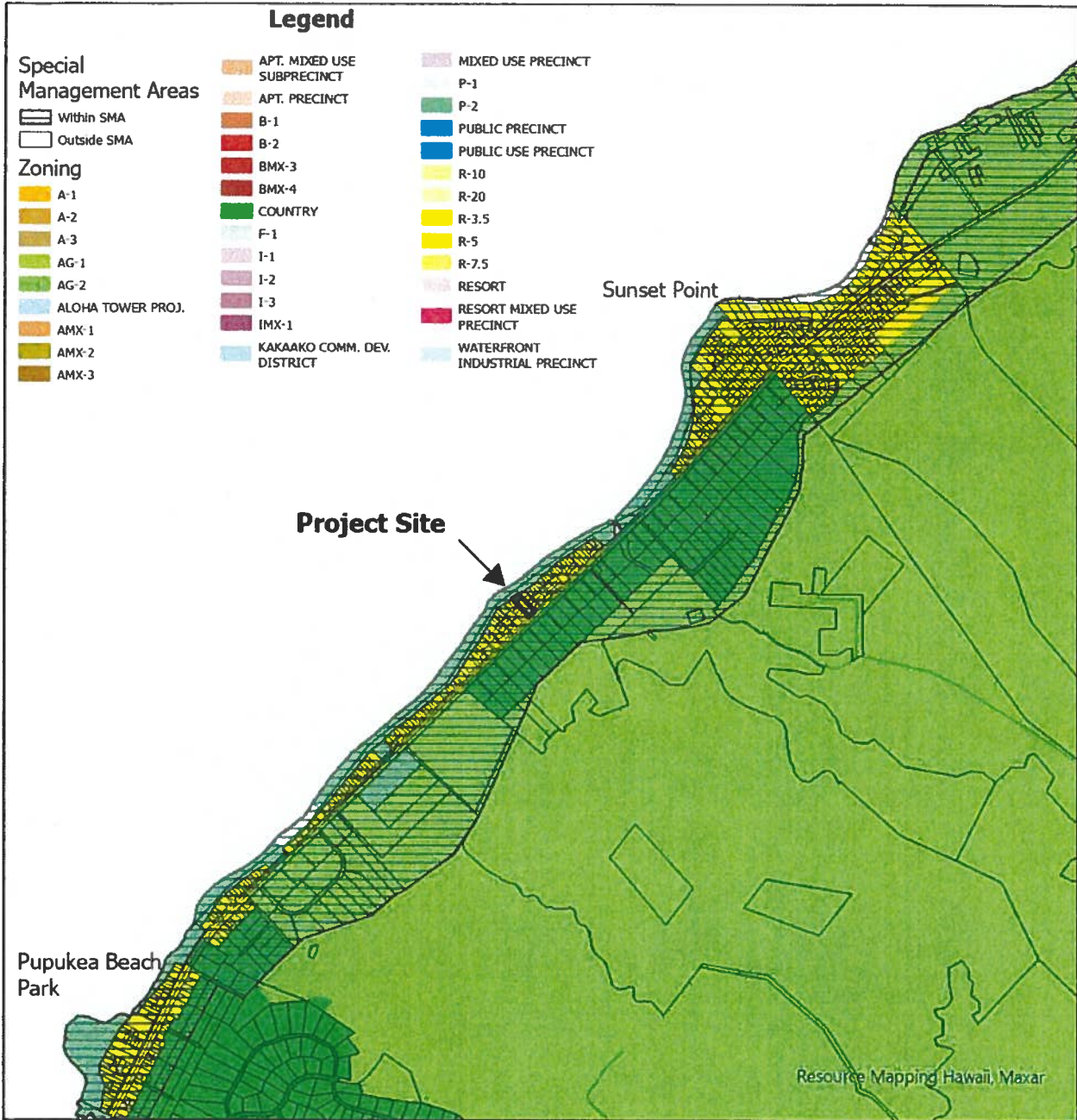


2024/SMA-108
TMK: 5-9-002:059
EXHIBIT A -
PROJECT LOCATION MAP

October 2024



City and County of Honolulu



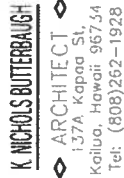
2024/SMA-108
TMK: 5-9-002:059

EXHIBIT B -
ZONING AND SMA MAP

October 2024



City and County of Honolulu



STAMP



EXP. 4/30/26
THIS WORK WAS PREPARED
BY ME OR UNDER MY
SUPERVISION AND CONST.
OF THE PROJECT WILL BE
UNDER MY OBSERVATION

PROJECT DESIGNER



STUDIO 2
Hollywood
Toll-free 1-811-1-2

PROJECT SITE INFORMATION

Address: 18-203 K-9 Neil Road,

(1) 8-002-059
(24.07) 31, 383

LEAD NUMBER: 14778

PROJECT DESCRIPTION	DATE	STATUS	COMMENTS
Project A	2023-10-26	Completed	Project A completed successfully.
Project B	2023-10-27	In Progress	Project B is currently in progress.
Project C	2023-10-28	On Hold	Project C is currently on hold.
Project D	2023-10-29	Planned	Project D is currently planned.
Project E	2023-10-30	Completed	Project E completed successfully.
Project F	2023-10-31	In Progress	Project F is currently in progress.
Project G	2023-11-01	On Hold	Project G is currently on hold.
Project H	2023-11-02	Planned	Project H is currently planned.
Project I	2023-11-03	Completed	Project I completed successfully.
Project J	2023-11-04	In Progress	Project J is currently in progress.
Project K	2023-11-05	On Hold	Project K is currently on hold.
Project L	2023-11-06	Planned	Project L is currently planned.
Project M	2023-11-07	Completed	Project M completed successfully.
Project N	2023-11-08	In Progress	Project N is currently in progress.
Project O	2023-11-09	On Hold	Project O is currently on hold.
Project P	2023-11-10	Planned	Project P is currently planned.
Project Q	2023-11-11	Completed	Project Q completed successfully.
Project R	2023-11-12	In Progress	Project R is currently in progress.
Project S	2023-11-13	On Hold	Project S is currently on hold.
Project T	2023-11-14	Planned	Project T is currently planned.
Project U	2023-11-15	Completed	Project U completed successfully.
Project V	2023-11-16	In Progress	Project V is currently in progress.
Project W	2023-11-17	On Hold	Project W is currently on hold.
Project X	2023-11-18	Planned	Project X is currently planned.
Project Y	2023-11-19	Completed	Project Y completed successfully.
Project Z	2023-11-20	In Progress	Project Z is currently in progress.
Project AA	2023-11-21	On Hold	Project AA is currently on hold.
Project AB	2023-11-22	Planned	Project AB is currently planned.
Project AC	2023-11-23	Completed	Project AC completed successfully.
Project AD	2023-11-24	In Progress	Project AD is currently in progress.
Project AE	2023-11-25	On Hold	Project AE is currently on hold.
Project AF	2023-11-26	Planned	Project AF is currently planned.
Project AG	2023-11-27	Completed	Project AG completed successfully.
Project AH	2023-11-28	In Progress	Project AH is currently in progress.
Project AI	2023-11-29	On Hold	Project AI is currently on hold.
Project AJ	2023-11-30	Planned	Project AJ is currently planned.
Project AK	2023-12-01	Completed	Project AK completed successfully.
Project AL	2023-12-02	In Progress	Project AL is currently in progress.
Project AM	2023-12-03	On Hold	Project AM is currently on hold.
Project AN	2023-12-04	Planned	Project AN is currently planned.
Project AO	2023-12-05	Completed	Project AO completed successfully.
Project AP	2023-12-06	In Progress	Project AP is currently in progress.
Project AQ	2023-12-07	On Hold	Project AQ is currently on hold.
Project AR	2023-12-08	Planned	Project AR is currently planned.
Project AS	2023-12-09	Completed	Project AS completed successfully.
Project AT	2023-12-10	In Progress	Project AT is currently in progress.
Project AU	2023-12-11	On Hold	Project AU is currently on hold.
Project AV	2023-12-12	Planned	Project AV is currently planned.
Project AW	2023-12-13	Completed	Project AW completed successfully.
Project AX	2023-12-14	In Progress	Project AX is currently in progress.
Project AY	2023-12-15	On Hold	Project AY is currently on hold.
Project AZ	2023-12-16	Planned	Project AZ is currently planned.
Project BA	2023-12-17	Completed	Project BA completed successfully.
Project BB	2023-12-18	In Progress	Project BB is currently in progress.
Project BC	2023-12-19	On Hold	Project BC is currently on hold.
Project BD	2023-12-20	Planned	Project BD is currently planned.
Project BE	2023-12-21	Completed	Project BE completed successfully.
Project BF	2023-12-22	In Progress	Project BF is currently in progress.
Project BG	2023-12-23	On Hold	Project BG is currently on hold.
Project BH	2023-12-24	Planned	Project BH is currently planned.
Project BI	2023-12-25	Completed	Project BI completed successfully.
Project BJ	2023-12-26	In Progress	Project BJ is currently in progress.
Project BK	2023-12-27	On Hold	Project BK is currently on hold.
Project BL	2023-12-28	Planned	Project BL is currently planned.
Project BM	2023-12-29	Completed	Project BM completed successfully.
Project BN	2023-12-30	In Progress	Project BN is currently in progress.
Project BO	2023-12-31	On Hold	Project BO is currently on hold.
Project BP	2024-01-01	Planned	Project BP is currently planned.
Project BQ	2024-01-02	Completed	Project BQ completed successfully.
Project BR	2024-01-03	In Progress	Project BR is currently in progress.
Project BS	2024-01-04	On Hold	Project BS is currently on hold.
Project BT	2024-01-05	Planned	Project BT is currently planned.
Project BU	2024-01-06	Completed	Project BU completed successfully.
Project BV	2024-01-07	In Progress	Project BV is currently in progress.
Project BW	2024-01-08	On Hold	Project BW is currently on hold.
Project BX	2024-01-09	Planned	Project BX is currently planned.
Project BY	2024-01-10	Completed	Project BY completed successfully.
Project BZ	2024-01-11	In Progress	Project BZ is currently in progress.
Project CA	2024-01-12	On Hold	Project CA is currently on hold.
Project CB	2024-01-13	Planned	Project CB is currently planned.
Project CC	2024-01-14	Completed	Project CC completed successfully.
Project CD			

New Single Densetsu (99-204)
KLE Intl Road, Haketers HI

CONTACT

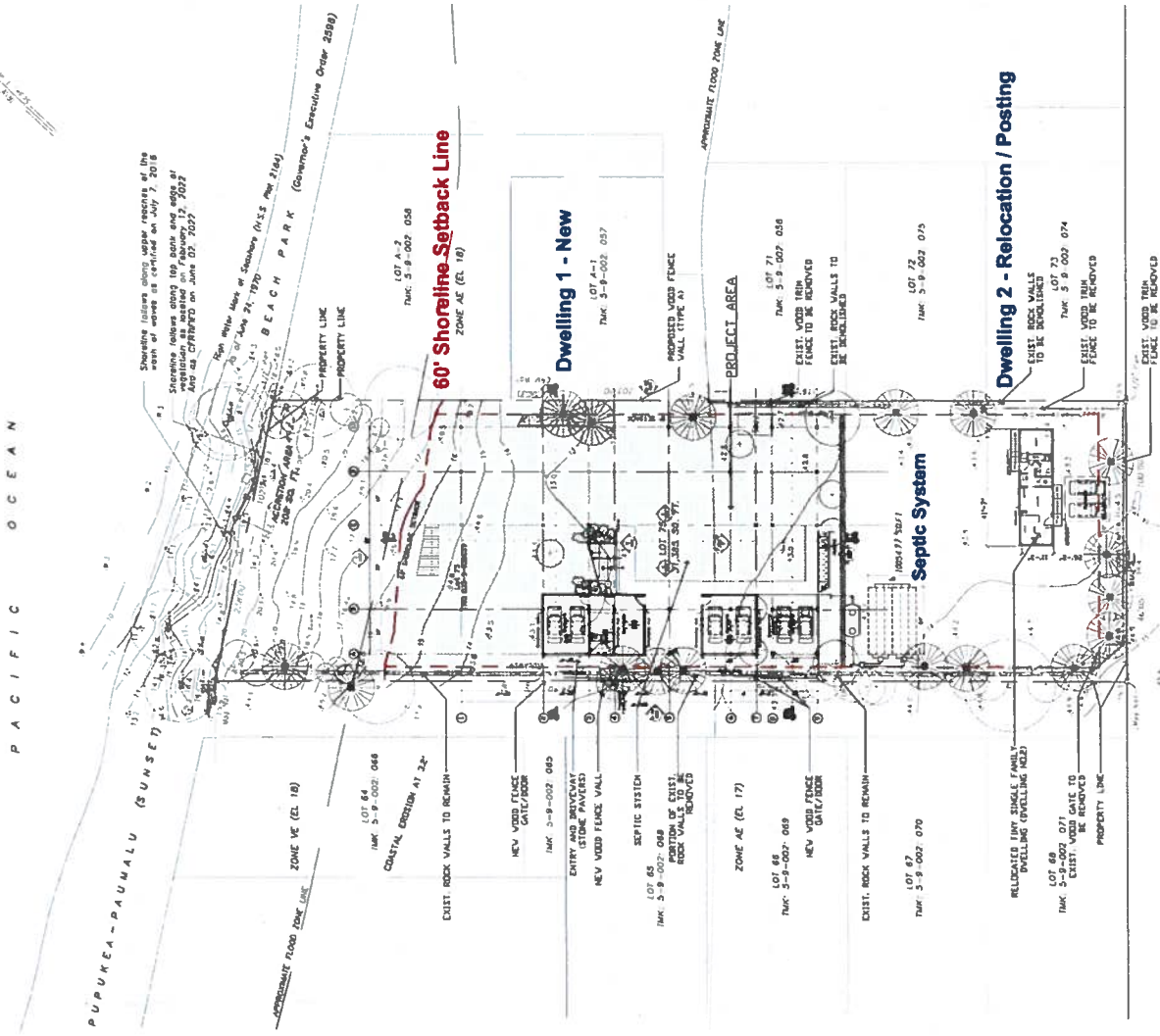
Client: South Sea Holdings LLC

Editor's Note

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A-002

Received 2004-05-20; accepted 2004-06-24



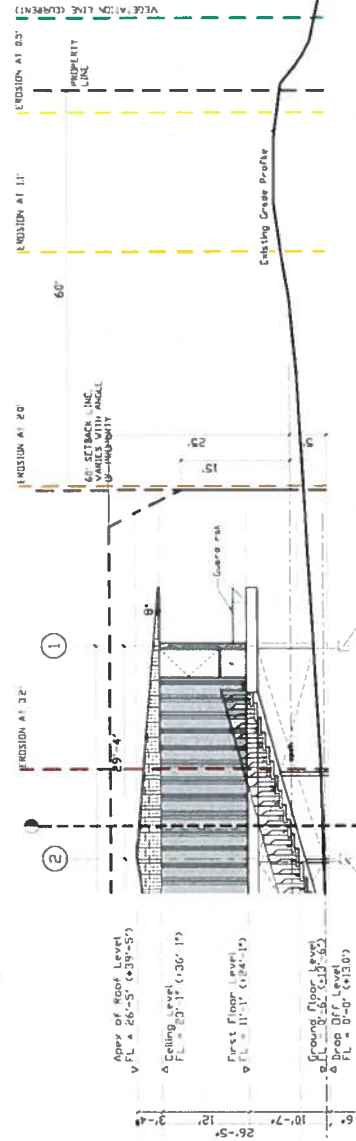
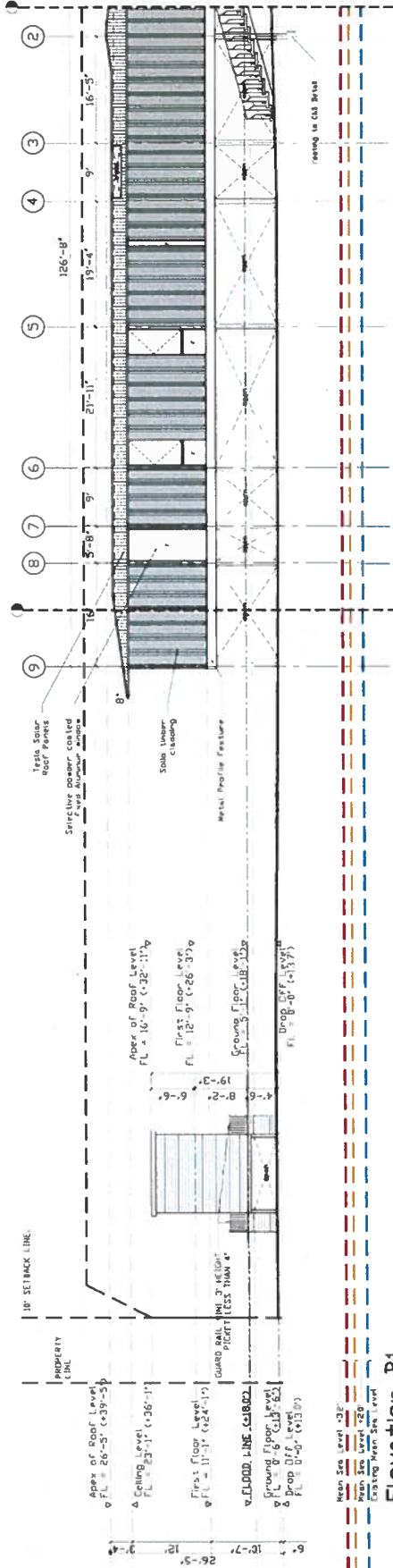
0' 10' 20' 30' 40' 50'

SCALE: 5/256" = 1'-0"

EXHIBIT C-2 - PROPOSED SITE PLAN
2024/SMA-108

0 25' 50'

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

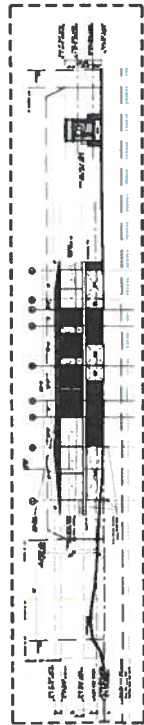


4' 5' 12' 16' 20'

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

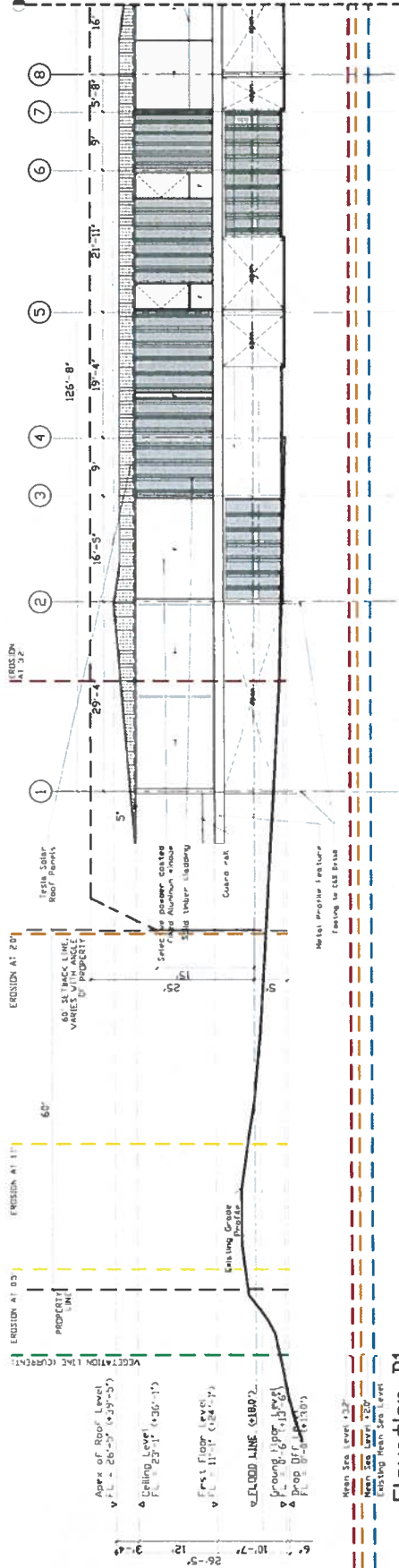
EXHIBIT C-3 - DWELLING 1 ELEVATIONS LOOKING WEST
2024/SMA-108

	K. MICHAELS BUTTERBAUGH ARCHITECT 157A Kapahe St. Kailua, Hawaii 96734 Tel: (808) 262-1928	STAMP 	THIS WORK WAS PREPARED BY ME OR UNDER MY CLOSE SUPERVISION AND CONST. SUPERVISION WILL BE UNDER MY OBSERVATION	PROJECT DESIGNER		PROJECT SITE INFORMATION Address: 30404 Keolu Rd, Honolulu, HI Project: 30404 Keolu Rd Owner: Kailua, HI, and Kailua Date: 10/10/00 Scale: 1/8" = 1'-0" Project: 30404 Keolu Rd Date: 10/10/00 Scale: 1/8" = 1'-0"	PROJECT DESCRIPTION New single family dwelling, 30404 Keolu Rd, Honolulu, HI	CONTACT Client: South Sea Holdings LLC Client's Name: Client's phone no.:	A-008 Revision 11 & Revision 02 Date: 10/10/00
--	---	--	--	-------------------------	--	---	--	---	--



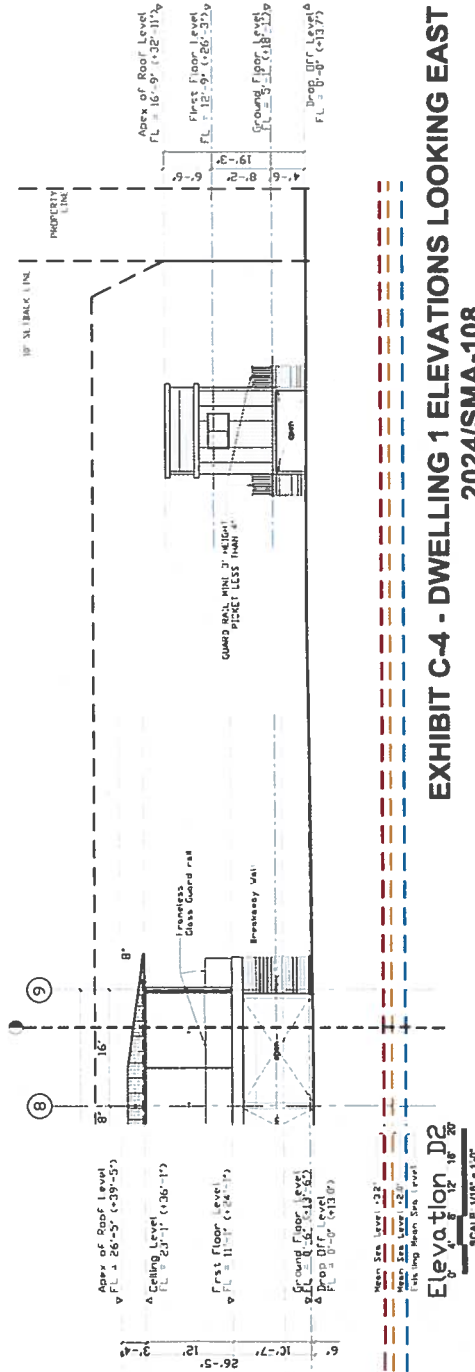
Key Elevation

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



Elevation D1

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



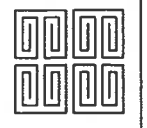
Elevation D2

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

EXHIBIT C-4 - DWELLING 1 ELEVATIONS LOOKING EAST
2024/SMA-108

		K. NICHOLS BUTTERBAUGH ARCHITECT 137A Kapaau St. Kailua, Hawaii 96734 Tel: (808)262-1928	
		STAMP THIS WORK WAS PREPARED BY ME OR UNDER MY SUPERVISION AND TO THE BEST OF THE PROJECT WILL BE UNDER MY OBSERVATION. PROJECT DESIGNER	
		PROJECT SITE INFORMATION Address: 20-000 Kapaau Rd. Kailua, HI Tract: 20-000 Kapaau Rd. Kailua, HI Area: 2.11 Acre Lot: 20-000 Kapaau Rd. Kailua, HI Lot Number: 20-000 Kapaau Rd. Kailua, HI FEMA Flood Designation: A-1	
PROJECT DESCRIPTION Project Name: 20-000 Kapaau Rd. Kailua, HI Project Number: 20-000 Kapaau Rd. Kailua, HI		CONTACT Client: 20-000 Kapaau Rd. Kailua, HI Client's Name: 20-000 Kapaau Rd. Kailua, HI Client's phone no.: 20-000 Kapaau Rd. Kailua, HI	
A-009		Revision 01 & Revision 02	
DATE: 02/01/2025			

EXHIBIT C-5 - DWELLING 1 FLOOR PLANS 2024/SMA-108



K. NICHOLS BUTTERBAUGH
ARCHITECT
137A Kappa St.,
Kailua, Hawaii 96734
Tel: (808)262-1028

STAMP



THIS WORK WAS PREPARED
BY THE ARCHITECT
UNDER THE CLOSEST
SUPERVISION AND CONTROL
OF THE PROJECT WILL BE
UNDER MY OBSERVATION

EXP. 4/30/28

PROJECT DESIGNER



STUDIO 4
Henderson, NV
Tel: 702.414.1414

PROJECT SITE INFORMATION

Address: 40-2401 for Red Hawk,
Henderson, NV
Tract: 14141 Tract
Titled: 14141 Tract
Area (County): 4.1729 ac
Lot (County): Lot 76
PDM: PDM Designations

PROJECT DESCRIPTION

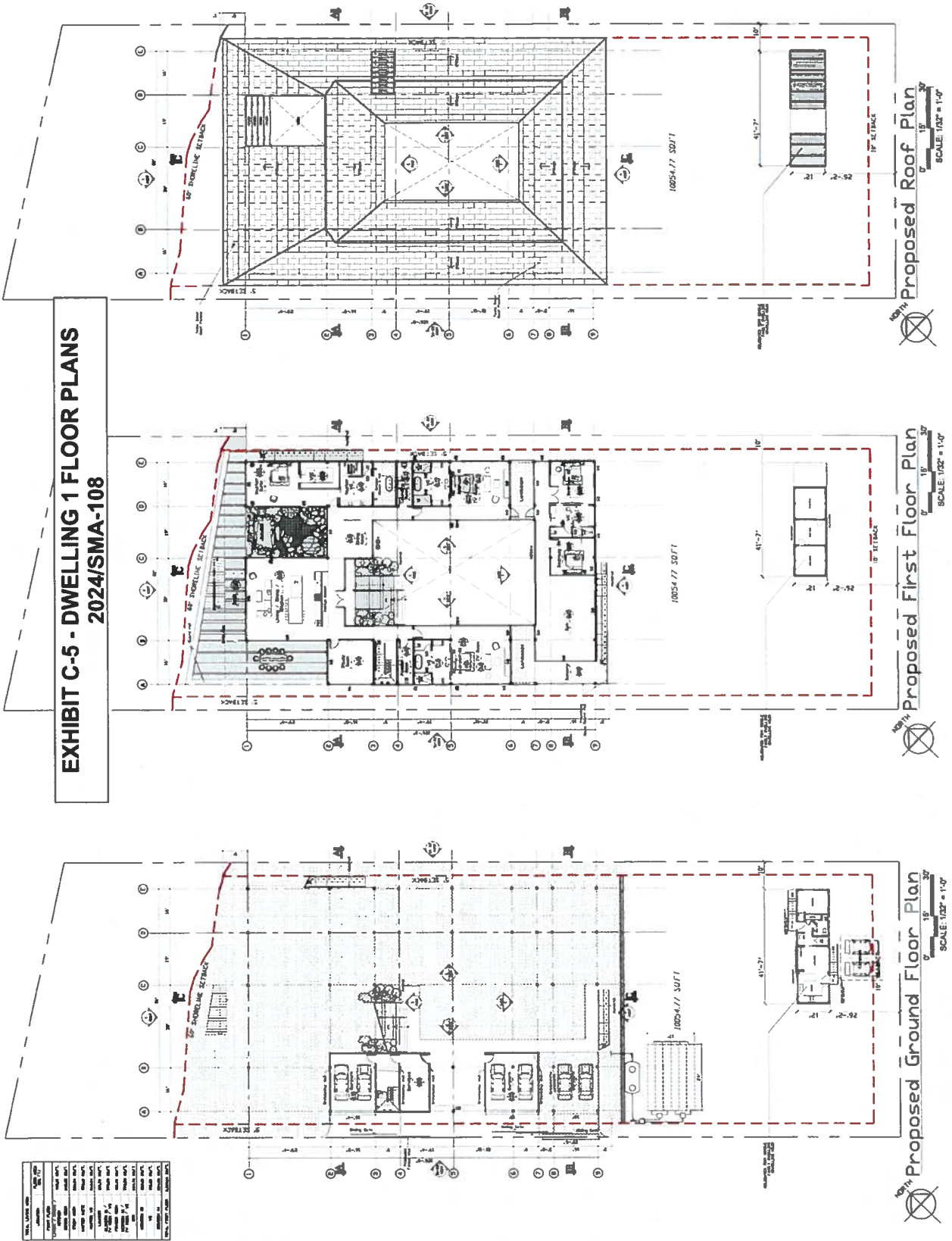
New Single Detached 40-2401
14141 Tract, Henderson NV

CONTACT

Client: Smith Bros Holdings LLC
Client's Email:
Client's phone no.:

A-004

Proposed Ground Floor Plan
First Floor Plan & Roof Plan
DATE: 03/04/2024



NO.	REVISION	DATE	BY	CHKD.
1	ISSUED FOR PERMIT	03/04/2024	KNB	KNB
2	REVISION	03/04/2024	KNB	KNB
3	REVISION	03/04/2024	KNB	KNB
4	REVISION	03/04/2024	KNB	KNB
5	REVISION	03/04/2024	KNB	KNB
6	REVISION	03/04/2024	KNB	KNB
7	REVISION	03/04/2024	KNB	KNB
8	REVISION	03/04/2024	KNB	KNB
9	REVISION	03/04/2024	KNB	KNB
10	REVISION	03/04/2024	KNB	KNB
11	REVISION	03/04/2024	KNB	KNB
12	REVISION	03/04/2024	KNB	KNB
13	REVISION	03/04/2024	KNB	KNB
14	REVISION	03/04/2024	KNB	KNB
15	REVISION	03/04/2024	KNB	KNB
16	REVISION	03/04/2024	KNB	KNB
17	REVISION	03/04/2024	KNB	KNB
18	REVISION	03/04/2024	KNB	KNB
19	REVISION	03/04/2024	KNB	KNB
20	REVISION	03/04/2024	KNB	KNB



7 BUILDING SECTION
SCALE 1/2" = 1'-0"

7A
COLUMN/FOOTING DETAIL
SCALE 1/2" = 1'-0"



1. DO NOT CONNECT TO SCHEDULE 40 PIPES. DO NOT USE STEEL, WOOD OR COTIC AT ANY JOINTS. MAKE SURE THE PIPES ARE NOT KNOWN BLACK FROM POLLUTING TO SCEPT LINE.
2. IF THE PIPES ARE IN-USE, 2-CONDUCT COMPARISON TO THE PIPES TO BE INSTALLED. IF THE PIPES ARE IN-USE, 2-CONDUCT COMPARISON TO THE PIPES TO BE INSTALLED. IF THE PIPES ARE IN-USE, 2-CONDUCT COMPARISON TO THE PIPES TO BE INSTALLED.
3. THE PIPES ARE IN-USE, 2-CONDUCT COMPARISON TO THE PIPES TO BE INSTALLED. IF THE PIPES ARE IN-USE, 2-CONDUCT COMPARISON TO THE PIPES TO BE INSTALLED. IF THE PIPES ARE IN-USE, 2-CONDUCT COMPARISON TO THE PIPES TO BE INSTALLED.
4. THE PIPES ARE IN-USE, 2-CONDUCT COMPARISON TO THE PIPES TO BE INSTALLED. IF THE PIPES ARE IN-USE, 2-CONDUCT COMPARISON TO THE PIPES TO BE INSTALLED. IF THE PIPES ARE IN-USE, 2-CONDUCT COMPARISON TO THE PIPES TO BE INSTALLED.

EXHIBIT C-7 - SEPTIC SYSTEM PLAN
2024/SMA-108



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

EXP. DATE 04-30-2024

Project Title

SOUTH SEA HOLDINGS LLC
NEW DWELLING
59-205 Ke Nui Road, Haleiwa, HI, 96712
TMK: (1) 5-9-002:059

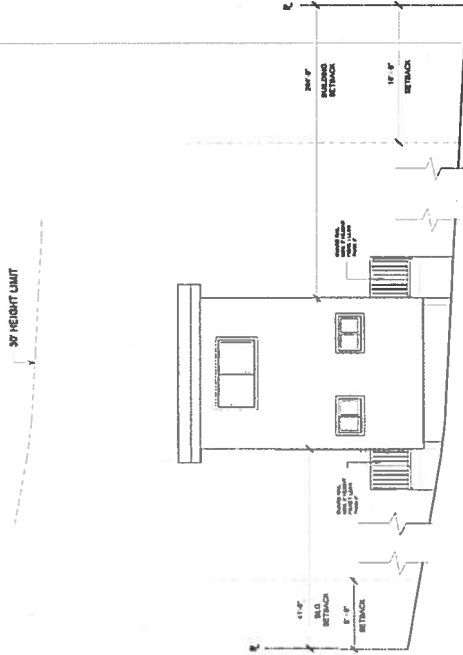
—

9

Call 1-800-272-4444

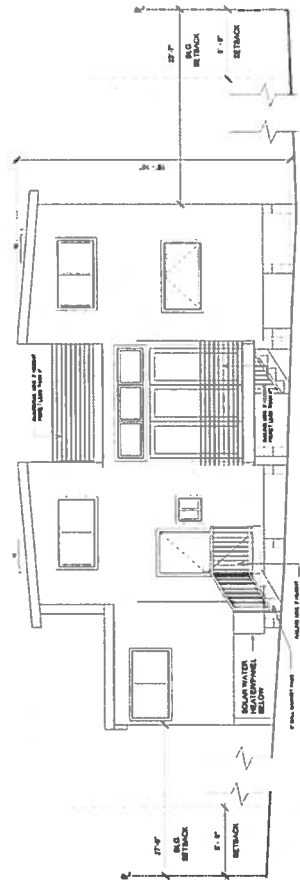
04/13/2013

A003

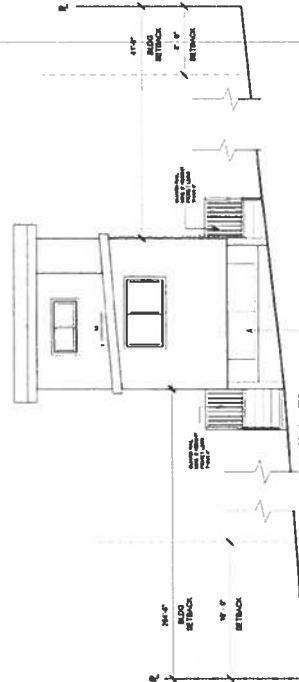
INDICATED DOSE: 750-1125

WEST ELEVATION

0 100 200
feet

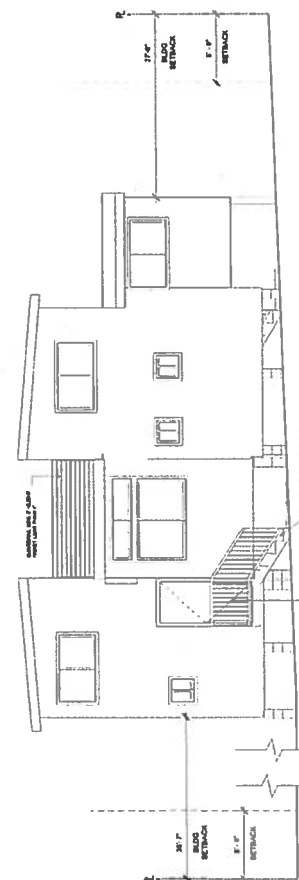


NORTH ELEVATION



EAST EVALUATION

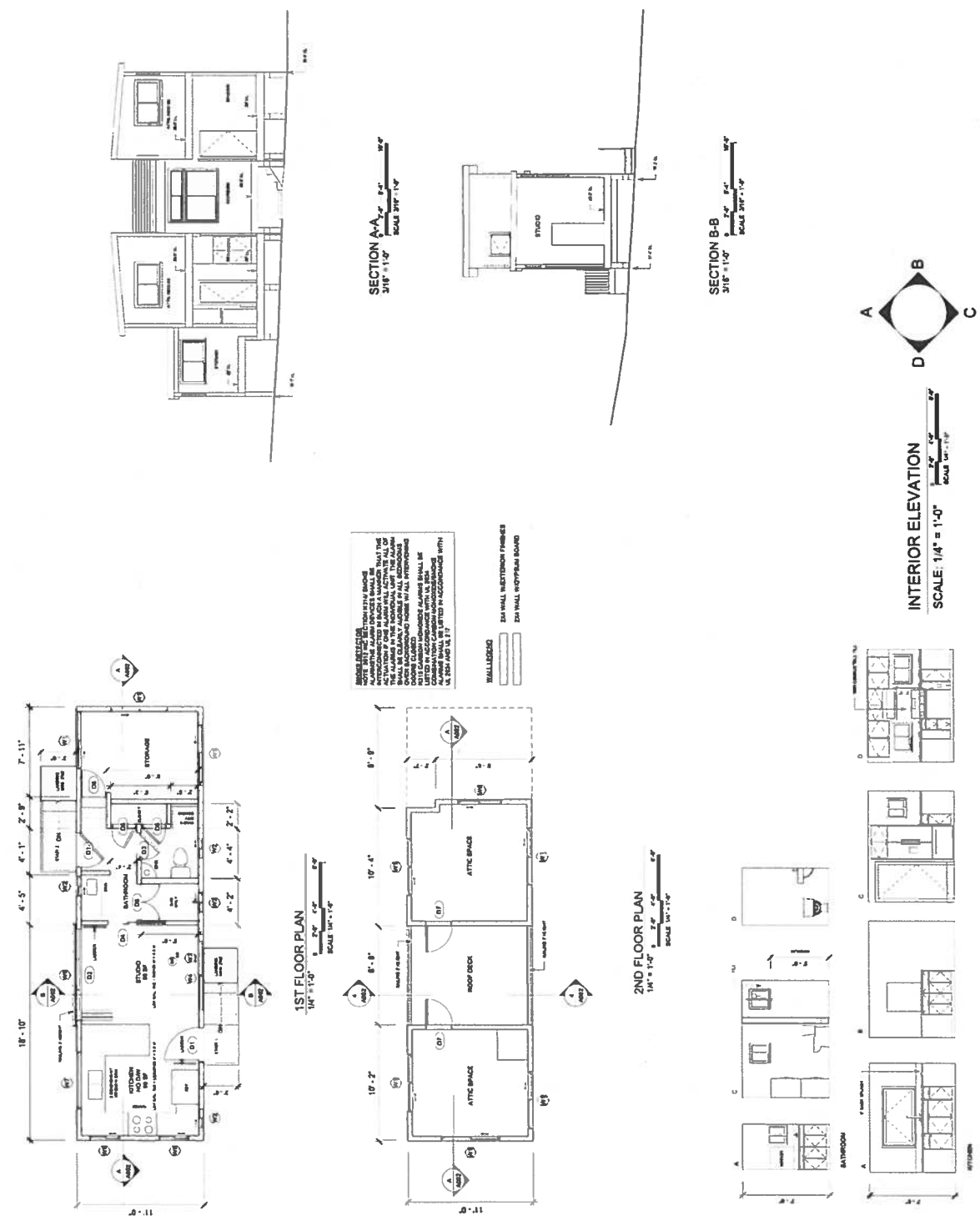
$\Delta T_1 = 10^\circ\text{C}$
 $\Delta T_2 = 10^\circ\text{C}$
 $\Delta T_3 = 10^\circ\text{C}$



CONCLUSION

EXHIBIT C-8 - DWELLING 2 ELEVATIONS
2024/SMA-108

EXHIBIT C-9 - DWELLING 2 FLOOR PLANS AND SECTIONS
2024/SMA-108



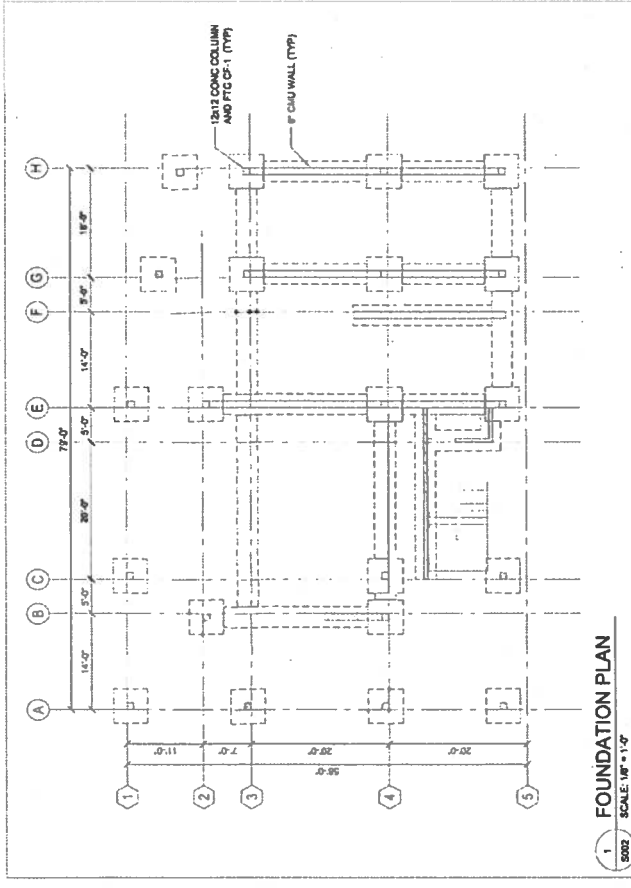
THIS PROJECT WAS PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND I AM A LICENSED ARCHITECT IN THE STATE OF FLORIDA. I AM NOT PROVIDING ANY SERVICES OUTSIDE THE SCOPE OF MY LICENSE.

DATE: 04-26-2024

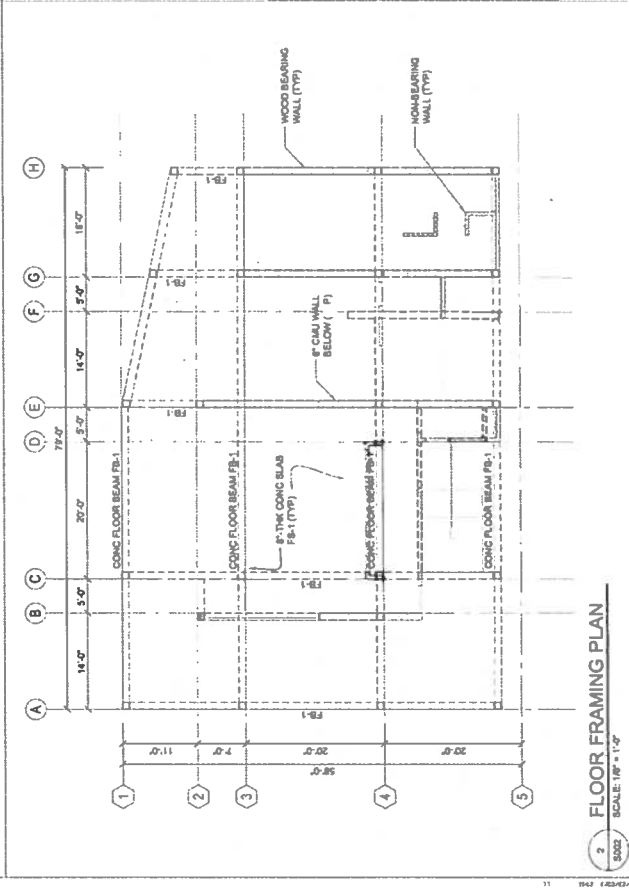
SOUTH SEA HOLDINGS LLC
NEW DWELLING
TMK: (1) 5-9-002-059
59-205 Ke Nai Road, Haleiwa, HI, 96712

REVISION	NO.	DATE
	1	04/26/24

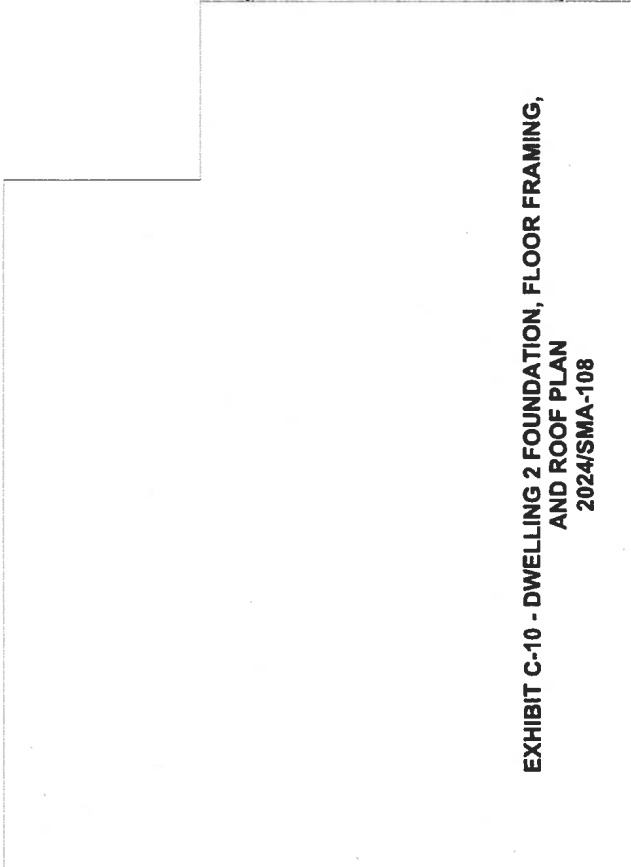
DATE: 04/26/24
TIME: 2:00 PM
SHEET 108
A002
SHEET 108 - FLOOR PLAN



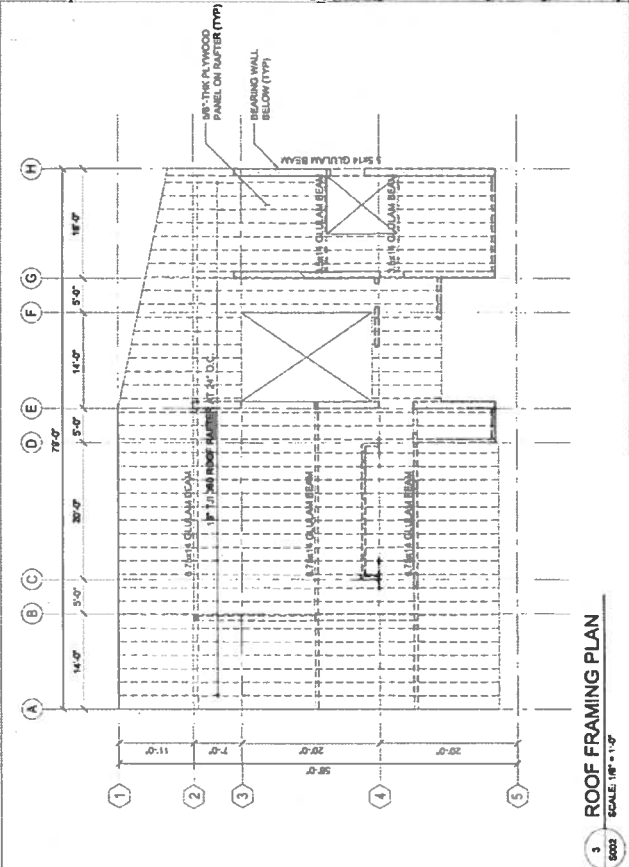
1 FOUNDATION PLAN
SCALE: 1/8" = 1'-0"



2 FLOOR FRAMING PLAN
SCALE: 1/8" = 1'-0"



3 ROOF FRAMING PLAN
SCALE: 1/8" = 1'-0"



4 STRUCTURAL PLANS
SCALE: 1/8" = 1'-0"

BUILDING AREA DWELLING 1)	
TOTAL	9998.33 SQ.FT.

LAND DISTURBED BY PILING	
GROUND FLOOR	2613.12 SQ.FT.

LIT AREA	31,385 SQ.FT.
----------	---------------

BUILDING AREA DWELLING 2)	
TOTAL	588.84 SQ.FT.

LAND DISTURBED BY PILING	
GROUND FLOOR	562 SQ.FT.

LIVING AREA	
DWELLING 1	5,309.14 SQ.FT.
DWELLING 2	499 SQ.FT.

BUILDING AREA - COMBINED	
DWELLING 1	9998.33 SQ.FT.
DWELLING 2	588.84 SQ.FT.
TOTAL FLOOR	10,587.17 SQ.FT.

BUILDING AREA RATIO	
10,587.17 SQ.FT. / 31,385 SQ.FT. X 100%	33.73%

DWELLINGS AND ACCESSORY STRUCTURES	
GROUND FLOOR	3290.28 SQ.FT.

IMPERVIOUS SURFACE AREA	
DWELLING 1	11705.90 SQ.FT.
DWELLING 2	1006.83 SQ.FT.
TOTAL	12,712.73 SQ.FT.
IN PERCENTAGE	40.51%

EXCAVATION & FILL ESTIMATES	
EXCAVATION COVERING AN AREA	173.95 yd³
BACKFILL	40.143 yd³
IMPORTED STRUCTURAL FILL	NOT APPLICABLE
IMPORTED FILL SOIL	40.143 yd³

PER ORDINANCE 21-620
1 Per 1000 SF OF PRIVATE DWELLING OR LODGING AREA, NOT INCLUDING AREAS IDENTIFIED IN (b)(2)(XA)

PARKING REQUIRED	
DWELLING 1	SIX SPACE (SIX PROVIDED)
DWELLING 2	ONE SPACE (TWO PROVIDED)

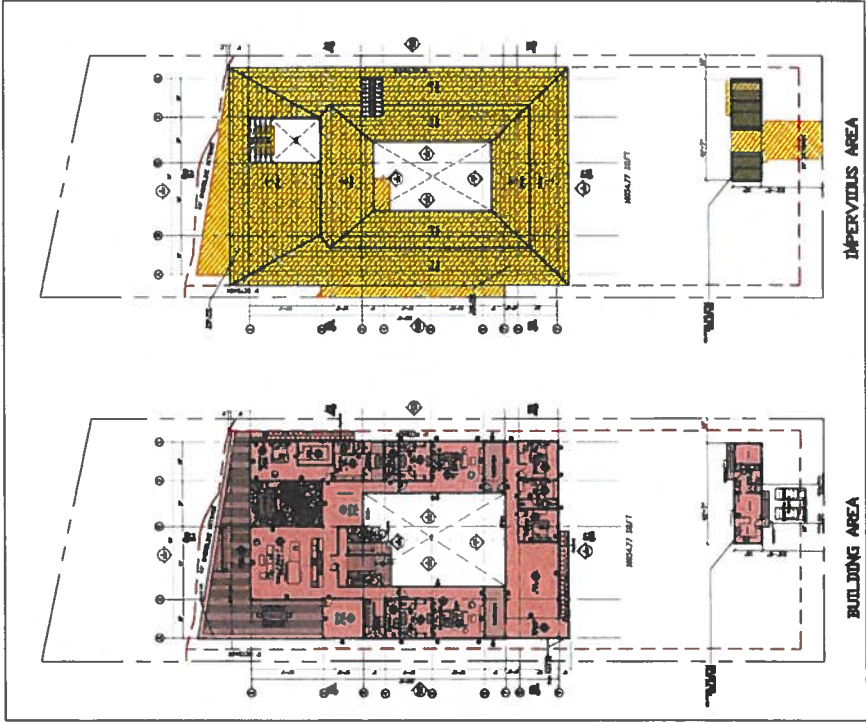


EXHIBIT C-11 - LUO COMPLIANCE CALCULATIONS 2024/SMA-108

NOTE: CALCULATIONS FOR EXCAVATION AND FILL ARE BASED UPON BEST PROFESSIONAL ESTIMATES FOR PROPOSE CONCEPTUAL DESIGN. TO BE CONFIRMED BY A CIVIL ENGINEER DURING THE PROJECT'S DETAILED DESIGN PHASE.

NICHOLS BUTTERBAUGH
ARCHITECT
137A Kapaolu St.
Kaliua, Hawaii 96734
Tel: (808)262-1928

STAMP

THIS WORK WAS PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND I AM AWARE OF THE PROJECT WILL BE UNDER MY OBSERVATION.

PROJECT DESIGNER

PROJECT SITE INFORMATION

Address: 24-2400 Ewa Road, Ewa, HI 96720
Project: 24-2400 Ewa Road, Ewa, HI 96720
Area: 10.0000 ± sq. ft.
Lot: 10.0000 ± sq. ft.
Map: 24-2400 Ewa Road, Ewa, HI 96720

PROJECT DESCRIPTION

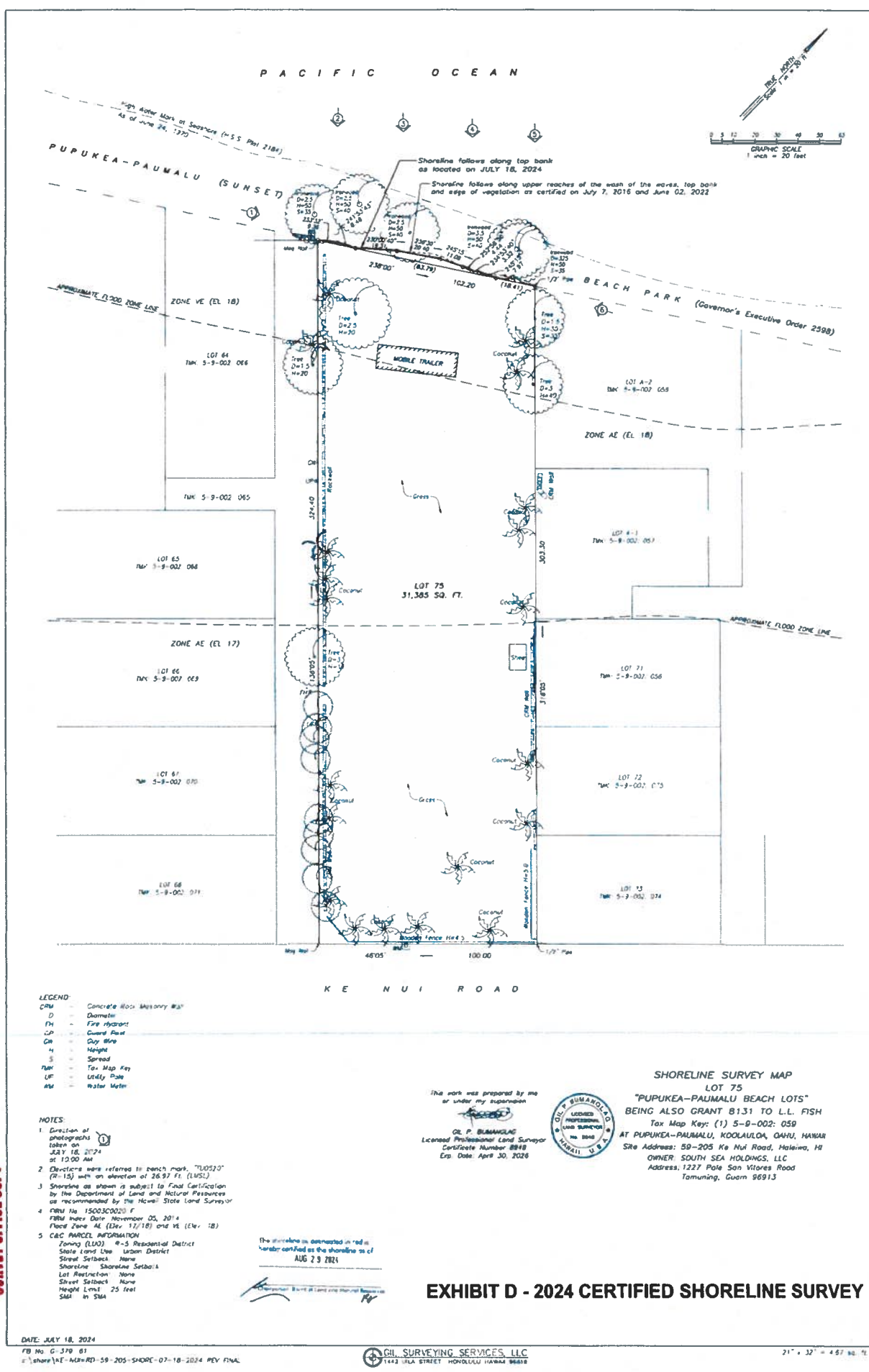
24-2400 Ewa Road, Ewa, HI 96720
24-2400 Ewa Road, Ewa, HI 96720

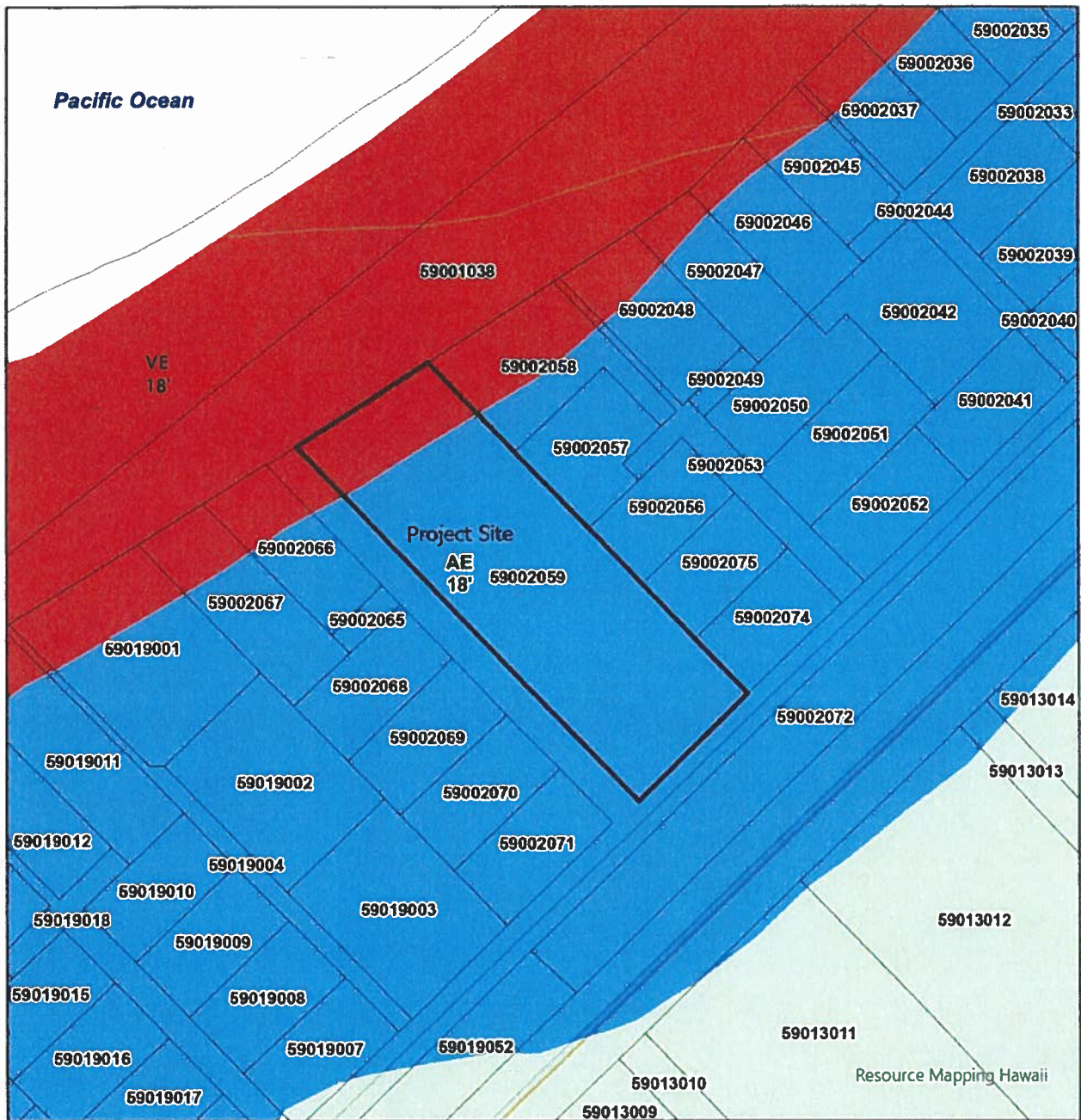
CONTACT

Client: Smith Sea Holdings LLC
Client's Email: smith.sea@smithseaholdings.com
Client's Phone: (808) 262-1928

A-016

Professional Engineer
Expiring Date: 12/31/2025





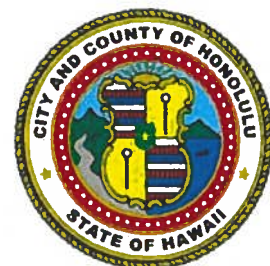
Legend



2024/SMA-108
TMK: 5-9-002: 059

EXHIBIT E - FLOOD ZONES

PANEL 15003C0020F

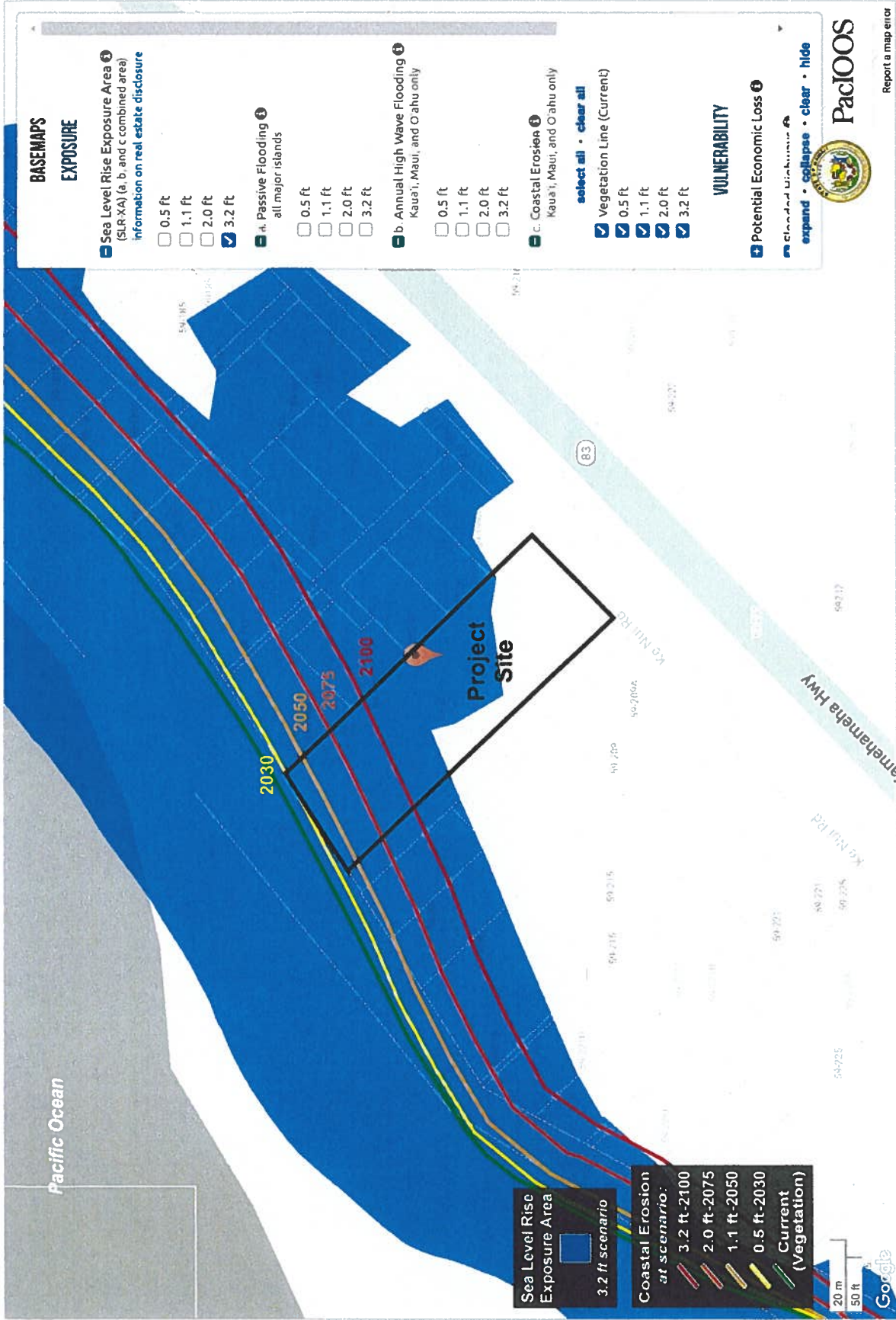


City and County of Honolulu

November 2024

November 2024

November 2024



59-205 Ke Nui Road

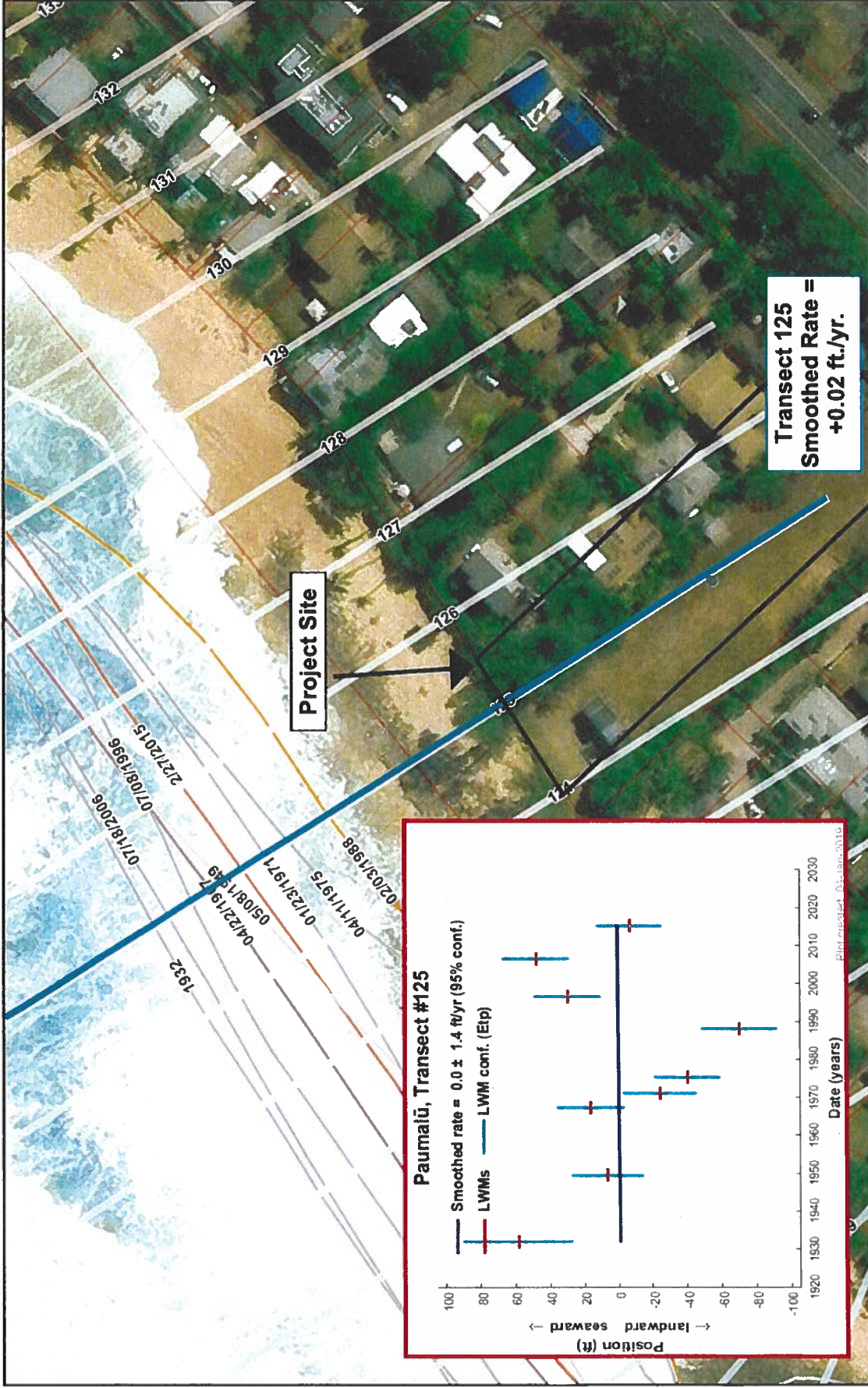
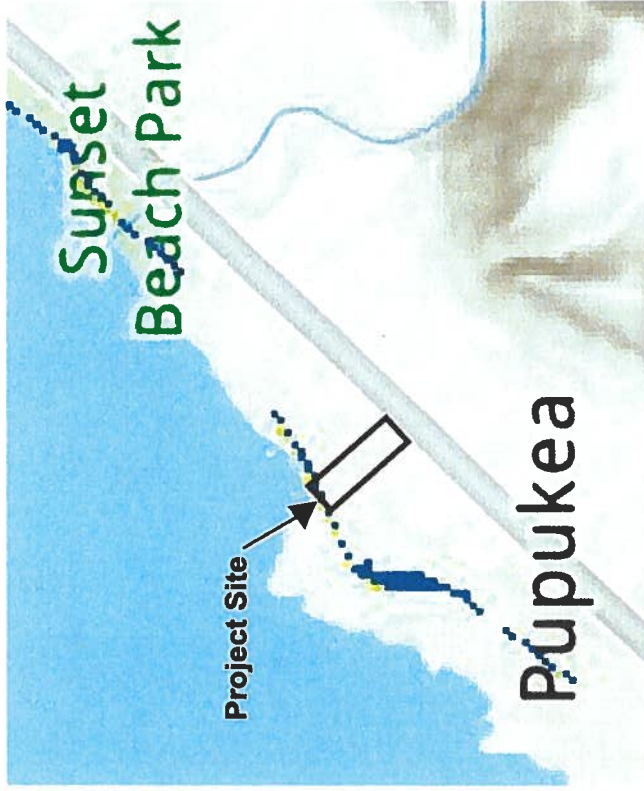
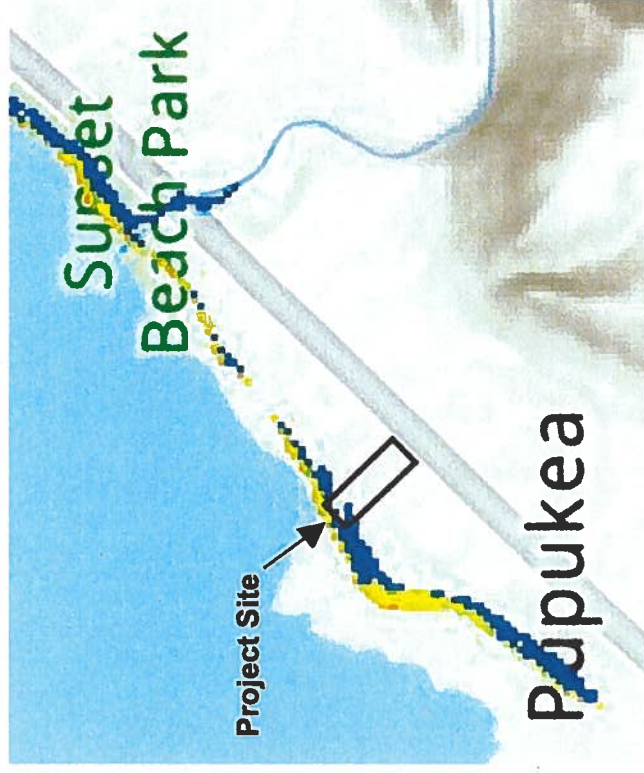


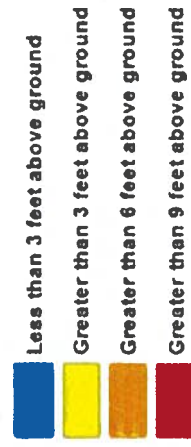
EXHIBIT I - ANNUAL HISTORIC SHORELINE CHANGE RATE 2024/SMA-108



Category 1 Hurricane



Category 4 Hurricane



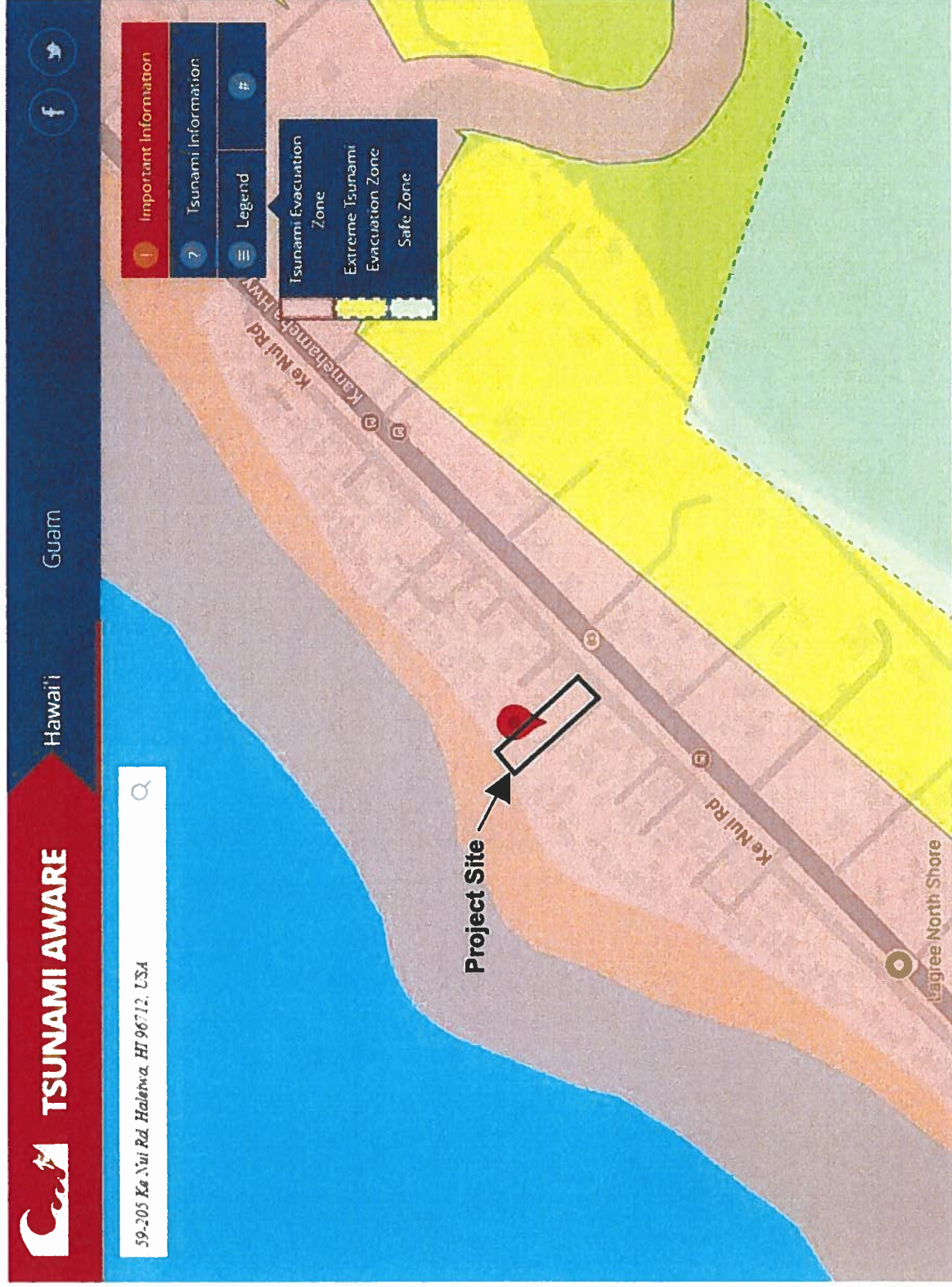


EXHIBIT K - TSUNAMI EVACUATION ZONE
2024/SMA-108

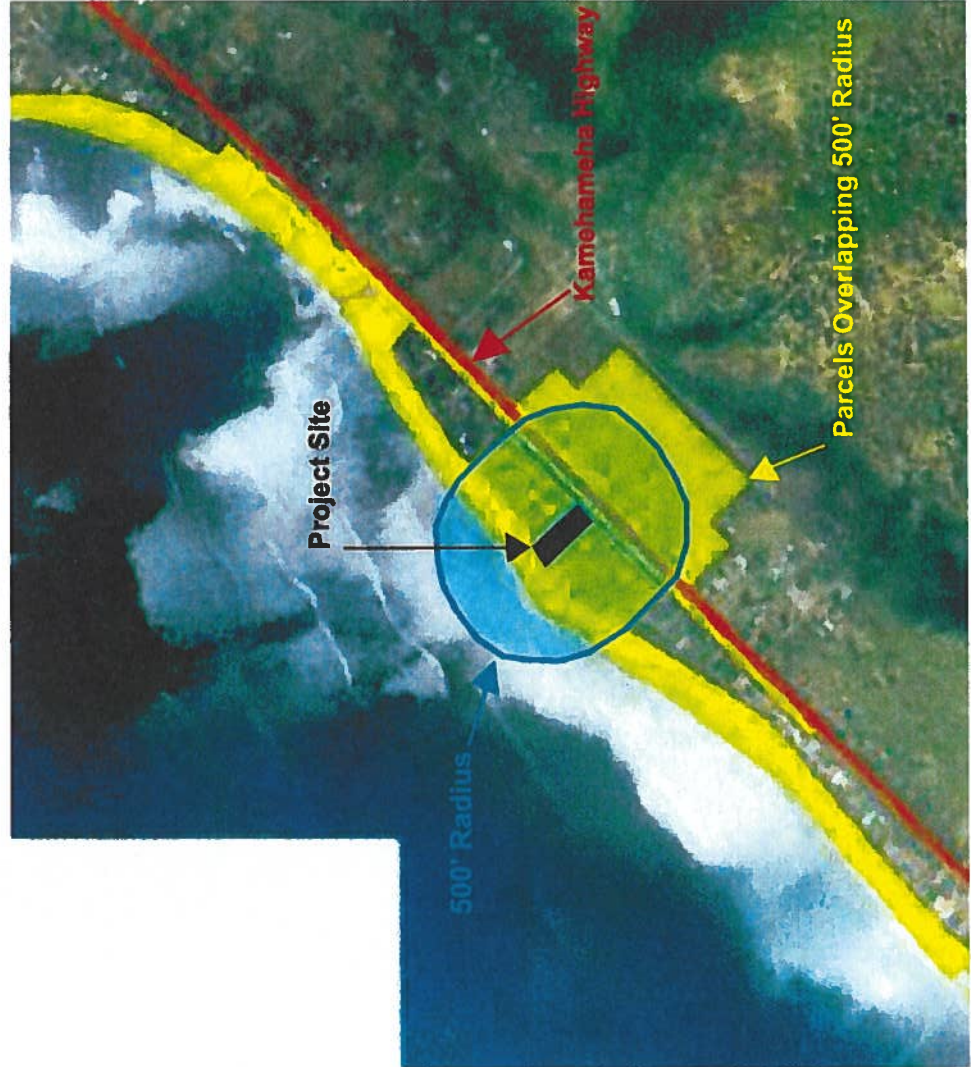


EXHIBIT L - 500-FOOT CUMULATIVE PROJECT RADIUS MAP
2024/SMA-108