

SUMMARY OF PROPOSED COMMITTEE DRAFT:

Resolution 25-49

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

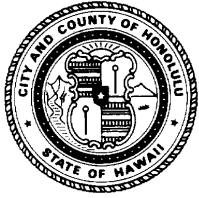
The PROPOSED CD1 makes the following amendments:

- A. Amends the resolution title to read as follows:

"GRANTING A SPECIAL MANAGEMENT AREA MAJOR PERMIT TO ALLOW FOR THE CONSTRUCTION OF TWO NEW SINGLE-UNIT DWELLINGS WITH ATTACHED GARAGES AND A CARPORT, RETAINING WALLS, AND AN INDIVIDUAL WASTEWATER SYSTEM IN HE'EIA, O'AHU."
- B. Amends the first WHEREAS clause to correct the zoning district of the Project site to R-10 Residential District (instead of R-5 Residential District), and provide a more detailed description of the Project.
- C. Amends the second WHEREAS clause to remove the phrase "and at which no public testimony was offered."
- D. Amends the third WHEREAS to state that the DPP's report and findings were transmitted within 61 calendar days (instead of 120 working days) after the close of the public hearing.
- E. Amends the fourth WHEREAS clause and BE IT RESOLVED clause to change "SMA Use Permit" to "SMA Major Permit."
- F. Amends Condition A by deleting language stating: "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."
- G. Adds a new Condition B to require that the Project plans, including the attached Exhibits and the calculations required by the Land Use Ordinance, be updated to remove 23 square feet of the Project zoning lot that has been lost to erosion, as shown on the Certified Shoreline Survey dated March 15, 2024. Re-letters subsequent conditions.
- H. Amends re-lettered Condition C (relating to archaeological conditions) by adjusting the order of Conditions C.1 and C.2, and in reordered Condition C.1, providing that prior to commencing any ground disturbing or construction activity for the Project, the Applicant is required to submit to the DPP a copy of the written determination from the State Historic Preservation Division ("SHPD")

pursuant to HRS § 6E-42. Also requires the Applicant to implement all mitigative actions and protocols required or recommended by SHPD in its written determination.

- I. Amends re-lettered Condition I.1 to clarify that if the Applicant is unable to obtain a building permit by June 30, 2025:
 - 1. The Project may not rely on the 40-foot 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;
 - 2. Under a 60-foot shoreline setback requirement, the north (makai) dwelling must be relocated outside of the 60-foot shoreline setback area, and if necessary, the south (mauka) dwelling must be relocated further mauka to accommodate the relocation of the north (makai) dwelling; and
 - 3. The 60-foot shoreline setback area, any relocation of the dwellings, and any associated regrading of the sloped topography of the Project site must be shown on the Project's revised building permit plans.
- J. Amends re-lettered Condition I.2 to replace references to a "development permit" with references to a "construction permit or building permit."
- K. Amends re-lettered Condition J (relating to other government approvals) to add that the Project's building permit application and plans must be revised to address the following:
 - 1. The stairs and wall on the mauka portion of the Project's zoning lot which encroach into the required front yard setback and must comply with ROH § 21-4.30; and
 - 2. Show satisfaction of the Project's 10 required off-street parking spaces, and parking design requirements under ROH § 21-6.50(b), which provides that when five or more off-street parking spaces are provided, all vehicles must be able to enter and exit the street in a forward-facing manner.
- L. Rearranges Exhibits A, B, C-1 through C-14, and D through K in correct alphabetical order.
- M. Makes miscellaneous technical and nonsubstantive amendments.



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

No. **25-49, CD1**

PROPOSED

RESOLUTION

GRANTING A SPECIAL MANAGEMENT AREA MAJOR PERMIT TO ALLOW FOR THE CONSTRUCTION OF TWO NEW SINGLE-UNIT DWELLINGS WITH ATTACHED GARAGES AND A CARPORT, RETAINING WALLS, AND AN INDIVIDUAL WASTEWATER SYSTEM IN HE'EIA, O'AHU.

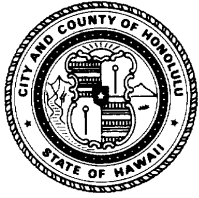
WHEREAS, on October 11, 2024, the Department of Planning and Permitting ("DPP") accepted the application (File Number 2024/SMA-102) of Lukasz J. Maj and Mary L. Lan ("Applicant") for a Special Management Area ("SMA") Major Permit to allow for the demolition of one single-unit dwelling and one nonconforming maid's quarters, and the construction of a new three-story single-unit north (makai) dwelling with attached two-car and one-car garages, new three-story single-unit south (mauka) dwelling with an attached two-car carport, new 5.3-foot-tall concrete masonry unit retaining wall between the proposed north and south dwellings, and new individual wastewater system for the south dwelling, on an approximately 20,645-square-foot shoreline lot zoned R-10 Residential District, located at 46-029 Lilipuna Road in He'eia, O'ahu, and identified as Tax Map Key 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

WHEREAS, on February 3, 2025, within 61 calendar days after the close of the public hearing (the Applicant having requested an extension of the 45-calendar-day administrative deadline), 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, Hawaii Revised Statutes ("HRS"), completed its report and transmitted its findings and recommendation of approval to the City Council ("Council"); and

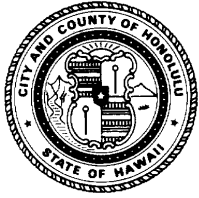
WHEREAS, the Council, having received the findings and recommendation of the DPP on February 5, 2025, by Departmental Communication 90 (2025), and having duly considered all of the findings and reports on the matter, desires to approve the subject application for an SMA Major Permit subject to the conditions 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:



RESOLUTION

- A. Except as modified herein, development must be in general conformity with the Project as described in the DPP's findings and recommendation, referenced above, and as depicted in Exhibits A, B, C-1 through C-14, and D through K, attached hereto and incorporated by reference herein. Any change in the size or nature of the Project that may have a significant effect on coastal resources, as addressed in ROH Chapter 25 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 accurately portray the Project site boundaries and accurately determine whether the Project complies with Land Use Ordinance ("LUO") development standards, the Project plans, including the attached Exhibits and the calculations required by the LUO, must be updated to remove 23 square feet of the Project zoning lot that has been lost to erosion, as shown on the Certified Shoreline Survey dated March 15, 2024. All development standard requirements under the LUO must be based on the Project zoning lot square footage that remains in the State Land Use Urban District.
- C. To minimize impacts to known and unknown archaeological, historic, and cultural resources that may be present on the Project site:
 - 1. Prior to commencing any ground disturbing or construction activity for the Project, the Applicant shall submit to the DPP a copy of the written determination from the State Historic Preservation Division ("SHPD") stating that SHPD has completed its review of the impact of the Project on historic properties pursuant to HRS § 6E-42, and has determined whether any mitigative actions and protocols are required. The Applicant shall implement all mitigative actions and protocols required or recommended by SHPD in its written determination; and
 - 2. If, during construction, any previously unidentified archaeological sites or remains (such as artifacts; shell, bone, or charcoal deposits; human burials; rock or coral alignments; pavings; or walls) are encountered, the Applicant shall stop work, protect the find from further disturbance, and contact SHPD immediately. Work in the immediate area must be stopped until SHPD has assessed the impact and has made further recommendations for mitigative activity.

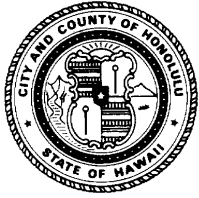


RESOLUTION

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 plans.

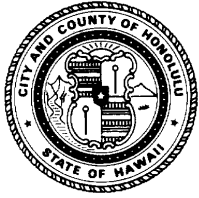
- D. To minimize impacts to endangered, threatened, or protected avian, marine, and terrestrial fauna that may frequent or traverse the vicinity of the Project site, the Applicant is responsible for the following:
1. All new and replacement outdoor light fixtures and lamps must not exceed a color temperature 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);
 3. Exterior light fixtures on the Project site must be fully shielded, using full cutoff fixtures with the light directed downward so that the light bulb is only visible from below the light fixture;
 4. All Project site work and construction activities are limited to daylight hours (sunrise to sunset);
 5. Woody plants greater than 15 feet in height must not be disturbed, removed, or trimmed during the Hawaiian hoary bat birthing and pup rearing season (June 1 through September 15); and
 6. Barbless fencing must be used for all fence construction to avoid the entanglement of Hawaiian hoary bats.

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



RESOLUTION

- E. To recognize the potential for adverse impacts related to coastal hazards, including but not limited to sea level rise, coastal erosion, flooding, wave action, and storm surge, by proceeding with the Project, the landowner acknowledges the following declarations, which must be clearly stated under "Landowner Acknowledgments" on all Project building permit plans:
1. *"The landowner hereby acknowledges (and any successor owner or interested party is hereby notified) that Tax Map Key 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 is a shoreline zoning lot and may be adversely impacted by coastal hazards. The landowner agrees to assume all risk and liability for any harm to or loss of life and property due to development on a shoreline zoning lot. 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."*
- F. 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 landowner acknowledges the following declaration, 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 4-6-001:011."*
- G. To account for the potential shift of land from the State Land Use Urban District to the State Land Use Conservation District due to anticipated coastal erosion, by proceeding with the Project, the landowner acknowledges the following declaration, which must be clearly stated under "Landowner Acknowledgements" on all Project building permit plans:



RESOLUTION

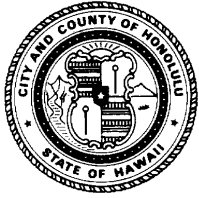
"In choosing to implement construction activities at Tax Map Key 4-6-001:011, the landowner hereby acknowledges (and any successor owner or interested party is hereby notified) that land makai of the regulatory shoreline is State public land, falls within the State Land Use Conservation District, and 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."

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

"In choosing to undertake the development at Tax Map Key 4-6-001:011, 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."

I. Permits

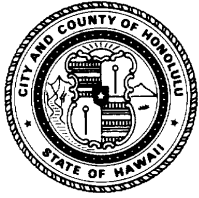
1. The Project's building permit application was accepted as complete on June 12, 2024, and the Applicant must obtain a building permit for the Project no later than June 30, 2025. If the Project's building permit is not obtained by June 30, 2025, the Project may not rely on the 40-foot Shoreline Setback that was in effect through June 30, 2024, and must instead comply with the 60-foot shoreline setback required under ROH



RESOLUTION

Chapter 26 effective as of July 1, 2024. Under a 60-foot shoreline setback requirement, the north (makai) dwelling must be relocated outside of the 60-foot shoreline setback area, and if necessary, the south (mauka) dwelling must be relocated further mauka to accommodate the relocation of the north (makai) dwelling. The 60-foot shoreline setback area, any relocation of the dwellings, and any associated regrading of the sloped topography of the Project site must be shown on the Project's revised building permit plans.

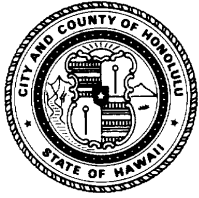
2. The Applicant shall obtain a construction permit or building permit for the Project within 36 months after the effective date of this SMA Major Permit. Failure to obtain a construction permit or building permit within this period will render this SMA Major Permit null and void; provided that this period may be extended as follows:
 - a. The DPP Director may extend this period if the Applicant demonstrates good cause; provided that the DPP Director may not extend the period beyond one year from the initial deadline set by the Council.
 - b. If the Applicant demonstrates good cause for an extension exceeding one year, the DPP Director shall prepare and submit to the Council a report on the proposed extension that includes the DPP Director's findings and recommendations thereon. The Council may approve the proposed extension, approve an extension for a shorter or longer period, or deny the proposed extension, by adoption of a committee report or resolution.
 - c. If the Council fails to take final action on the proposed extension within the first to occur of:
 - i. Sixty days after receipt of the DPP Director's report; or
 - ii. The Applicant's then-existing deadline for obtaining a construction permit or building permit,the extension will be deemed to be denied.



RESOLUTION

- J. 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-related approvals, and building, grading, and grubbing permit approvals, which are subject to separate review and approval. The Project's building permit application and plans must address the stairs and wall on the mauka portion of the Project's zoning lot which encroach into the required front yard setback and are required to comply with ROH § 21-4.30. The Project's building permit application and plans must also show satisfaction of the Project's 10 required off-street parking spaces, and parking design requirements under ROH § 21-6.50(b), which provides that when five or more off-street parking spaces are provided, all vehicles must be able to enter and exit the street in a forward-facing manner. The Applicant is responsible for ensuring that the final plans for the Project approved under this SMA Major Permit comply with all applicable City ordinances and other governmental provisions and requirements; and

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



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

No. 25-49, CD1

RESOLUTION

BE IT FINALLY RESOLVED that copies of this resolution be transmitted to
Lukasz J. Maj and Mary L. Lan, 46-029 Lilipuna Road, Kāneʻohe, Hawaiʻi, 96744;
Mark Howland, WHALE Environmental Services, P.O. Box 455, Kahuku, Hawaiʻi 96731;
Dawn Takeuchi Apuna, Director of Planning and Permitting, 650 South King Street,
7th Floor, Honolulu, Hawaiʻi 96813; and Mary Alice Evans, Director of the State Office of
Planning and Sustainable Development, Attention: Coastal Zone Management Branch,
P.O. Box 2359, Honolulu, Hawaiʻi 96804-2359.

INTRODUCED BY:

Tommy Waters (br)

DATE OF INTRODUCTION:

February 6, 2025
Honolulu, Hawaiʻi

Councilmembers

KANEOHE BAY

PROJECT



0 130 260 390 520
Feet

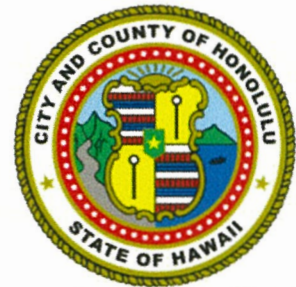
EXHIBIT A LOCATION MAP

FILE NO. 2024/SMA-102

TAX MAP KEY 4-6-001: 011

46-029 LILIPUNA ROAD - HE'EIA

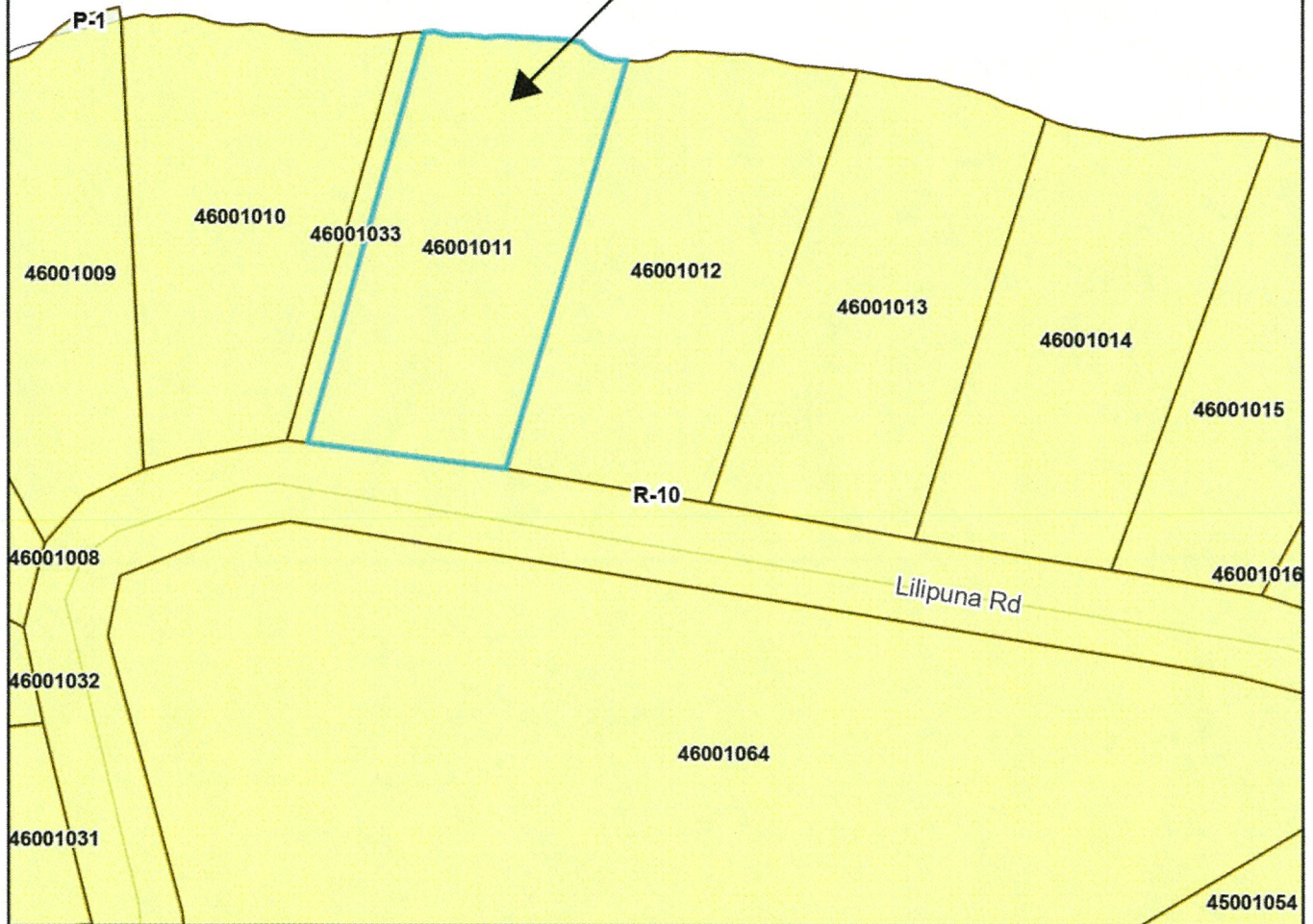
October 2024



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

KANEOHE BAY

PROJECT SITE



0 30 60 90 120
Feet

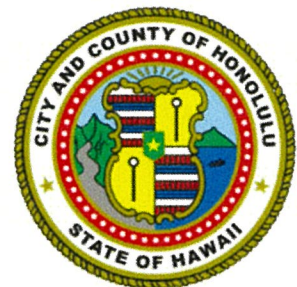
EXHIBIT B ZONING MAP

FILE NO. 2024/SMA-102

TAX MAP KEY 4-6-001: 011

46-029 LILIPUNA ROAD- HE'EIA

January 2025



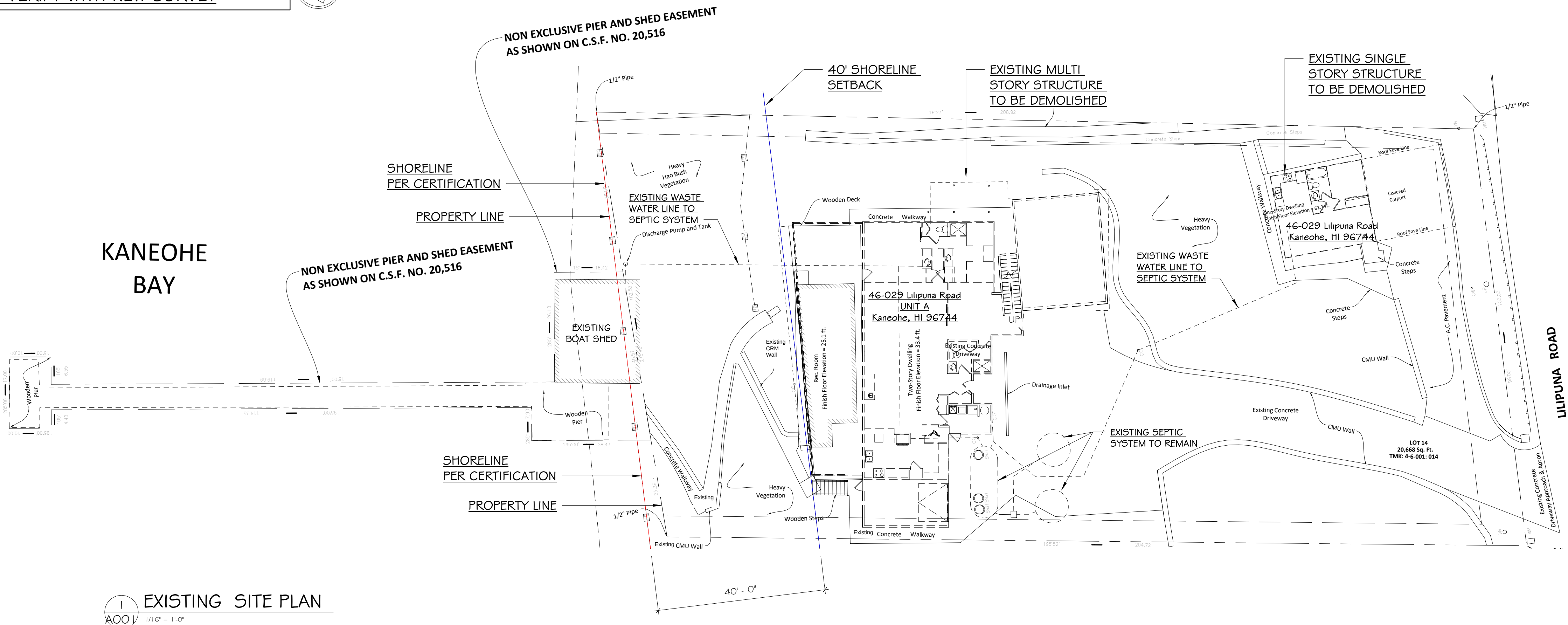
Department of Planning and Permitting
Land Use Permits Division
City and County of Honolulu

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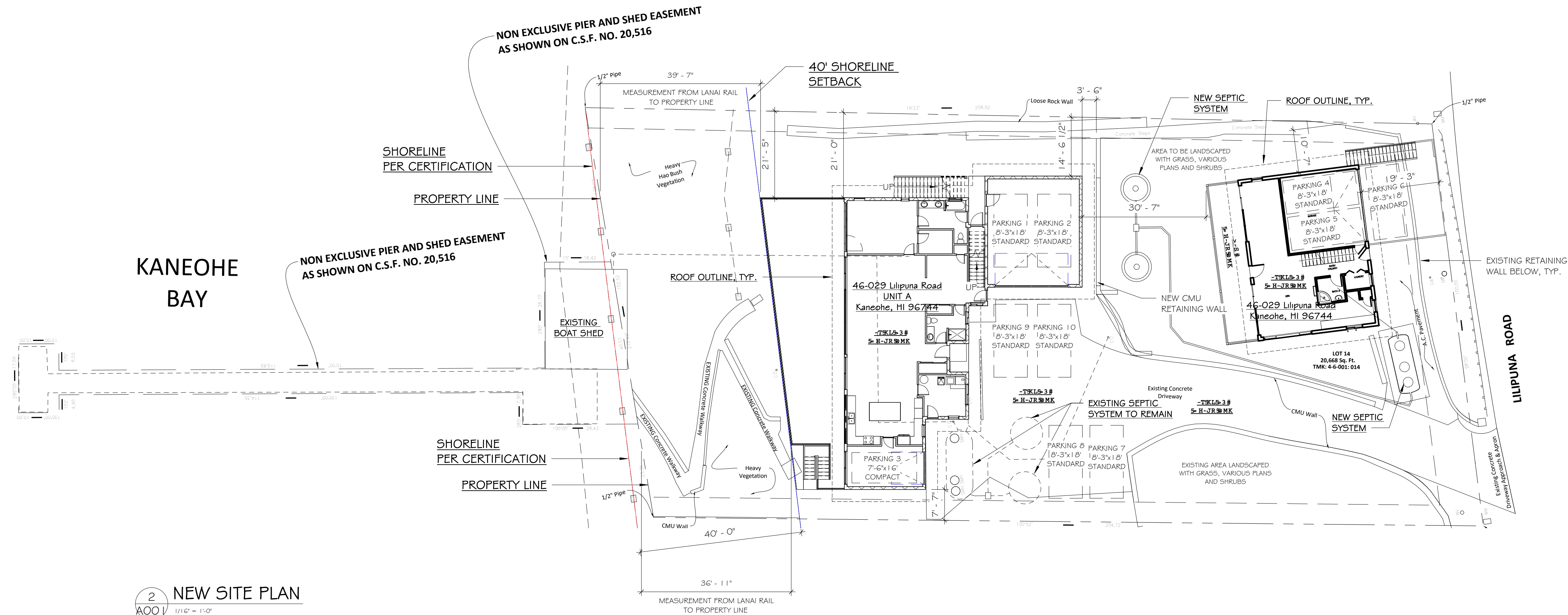
PROJECT SETBACKS ARE APPROXIMATE
ONLY VERIFY WITH NEW SURVEY



EXHIBIT C-2

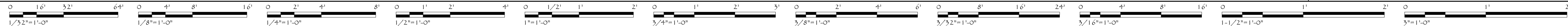


1 EXISTING SITE PLAN
1/16" = 1'-0"



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

Graphic Scale



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. 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.
3. 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.

Contemporary Island
Designs Hawaii
Architectural Design & Drafting Services
The Best of Island Living
1845 Bertram Street
Honolulu, Hawaii 96816
Phone: (808) 552-3268
Email: hllcoils@letsdesignhawaii.com

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".

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

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 and 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.

PUBLIC HEALTH, SAFETY, AND CONVENIENCE NOTES:

- 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.
- 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.
- 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.
- 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:

- 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.
- 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.
- 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.

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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 = **58.3 %**

EXISTING IMPERVIOUS AREA = **54.9 %**

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".

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

DRAWN BY: HKL

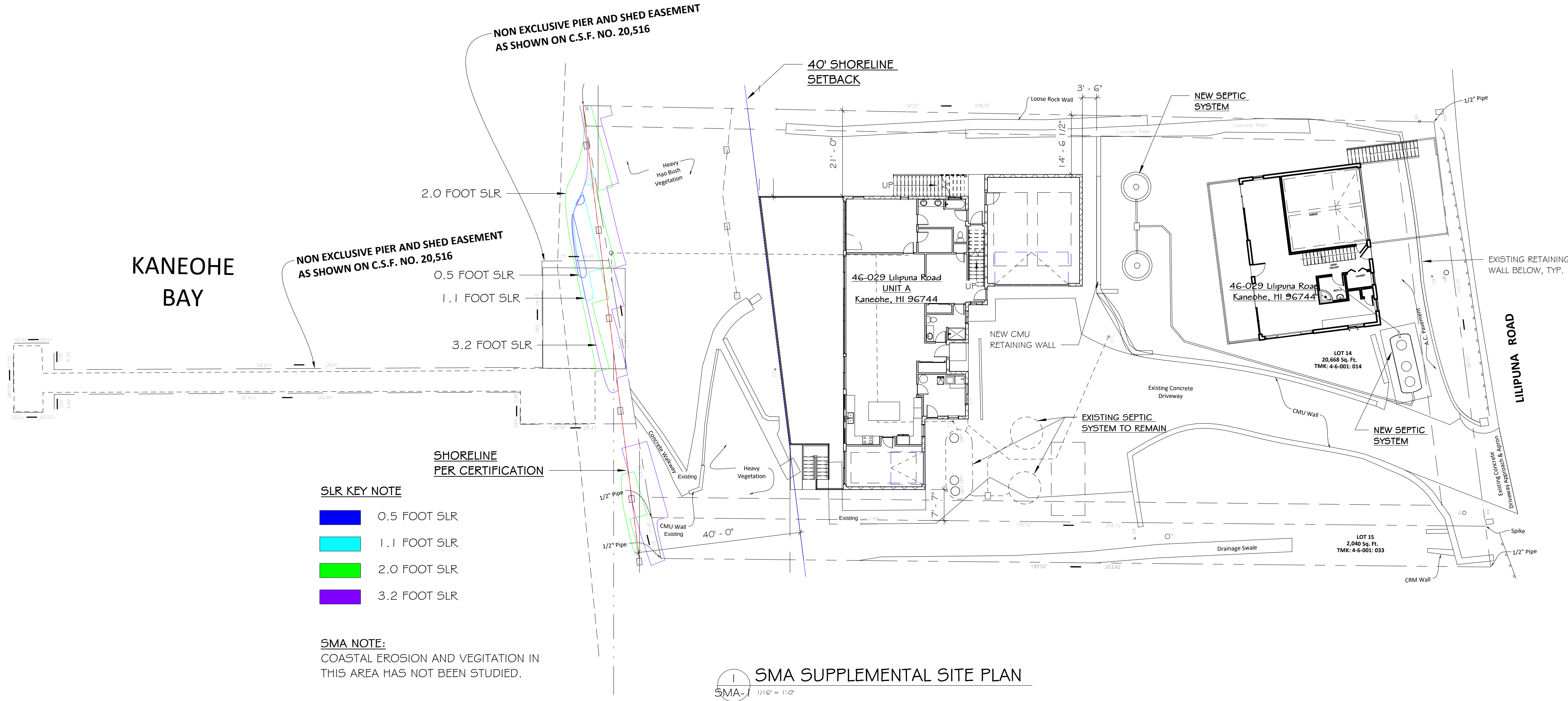
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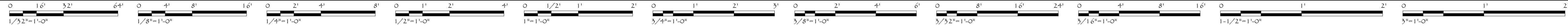
SMA-1

SHEET: OF 6

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Graphic Scale

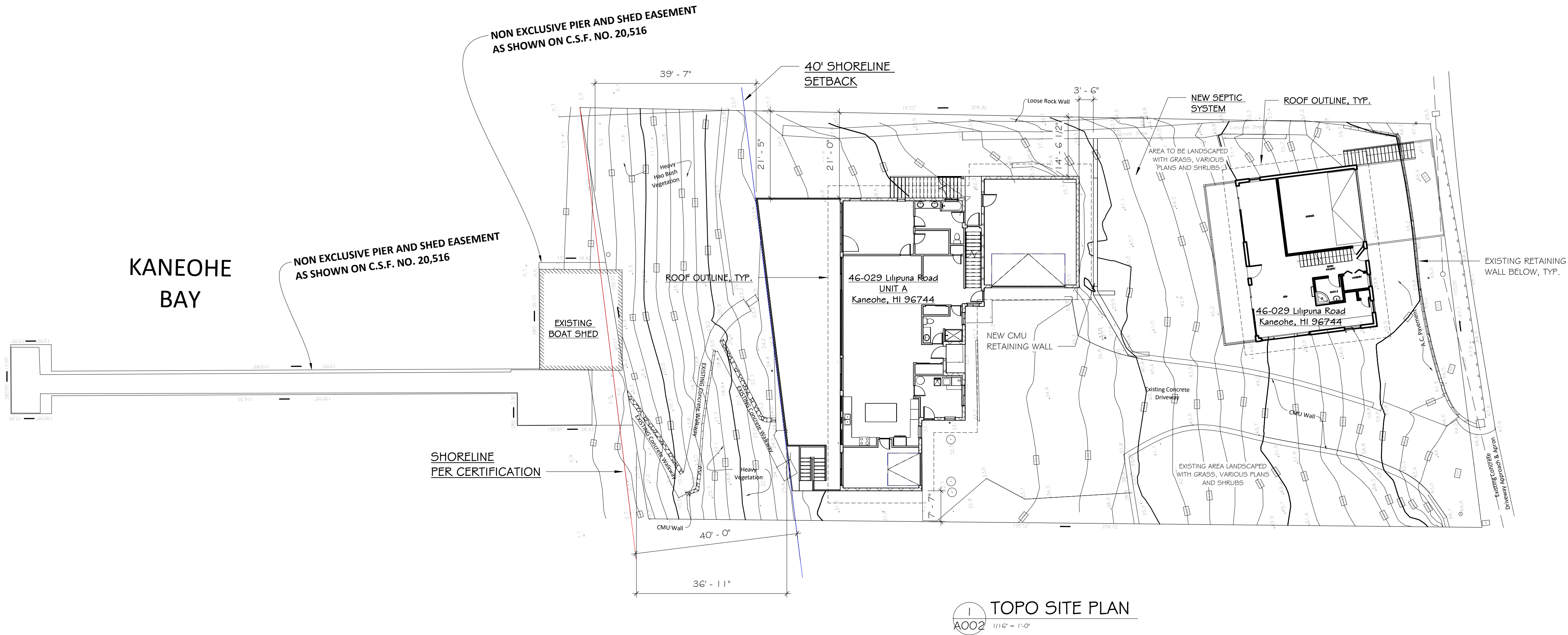


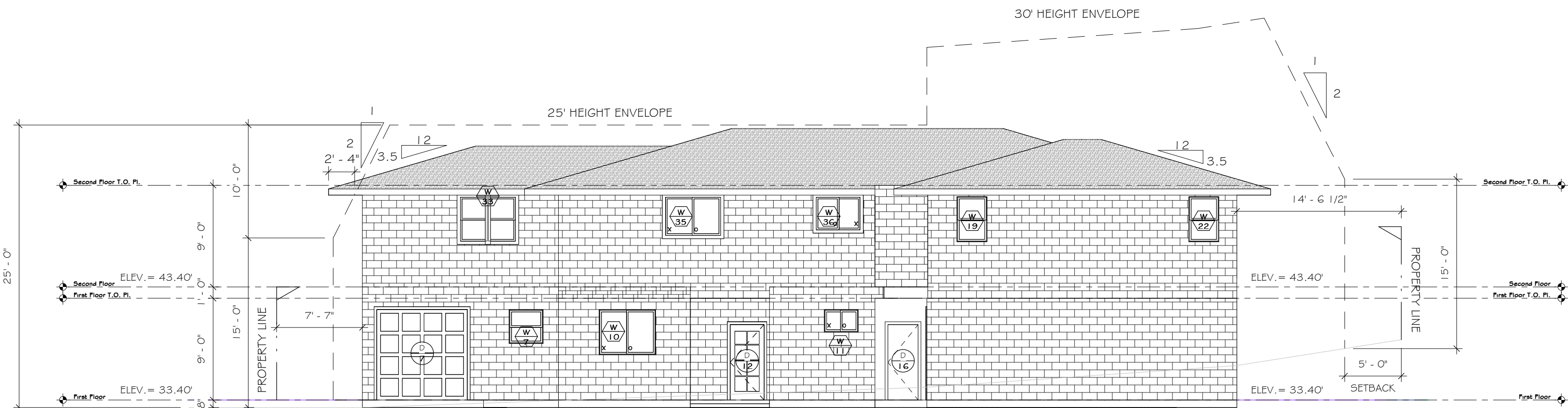
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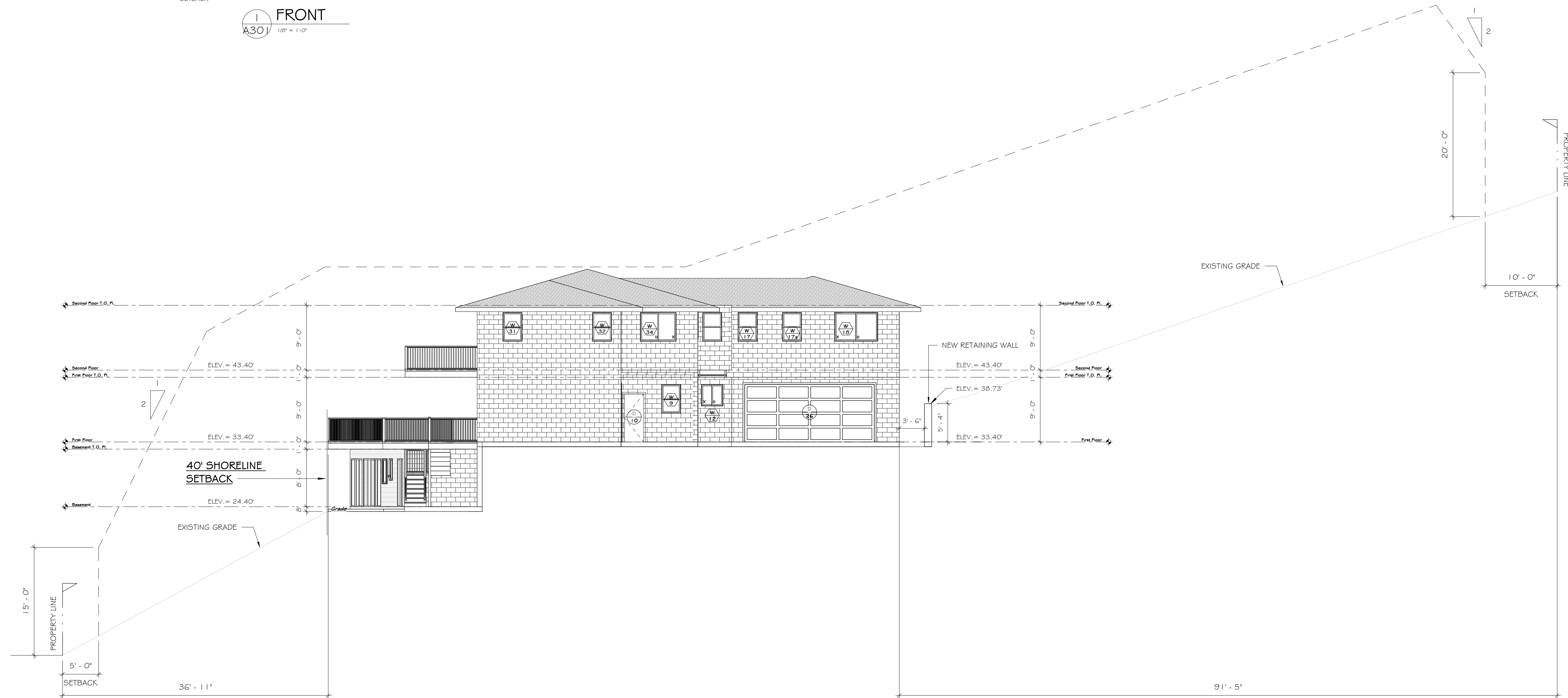
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46-029 Lilipuna Road
Kaneohe, HI 96744
TMK: 4-6-031-011
Proposed Two New Single Family Dwellings
In Place of Existing Two Single Family Dwellings

TOPO SITE PLAN
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DATE: 1/27/2025 01:14:42 PM
DRAWING NO:
A002
SHEET: OF 6





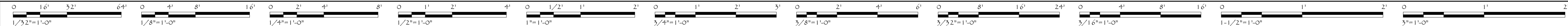
1 FRONT
A301 1/8" = 1'-0"



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

H:\My Drive\Clients Current\MajLilipuna\Maj_New_SMA.rvt

Graphic Scale



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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

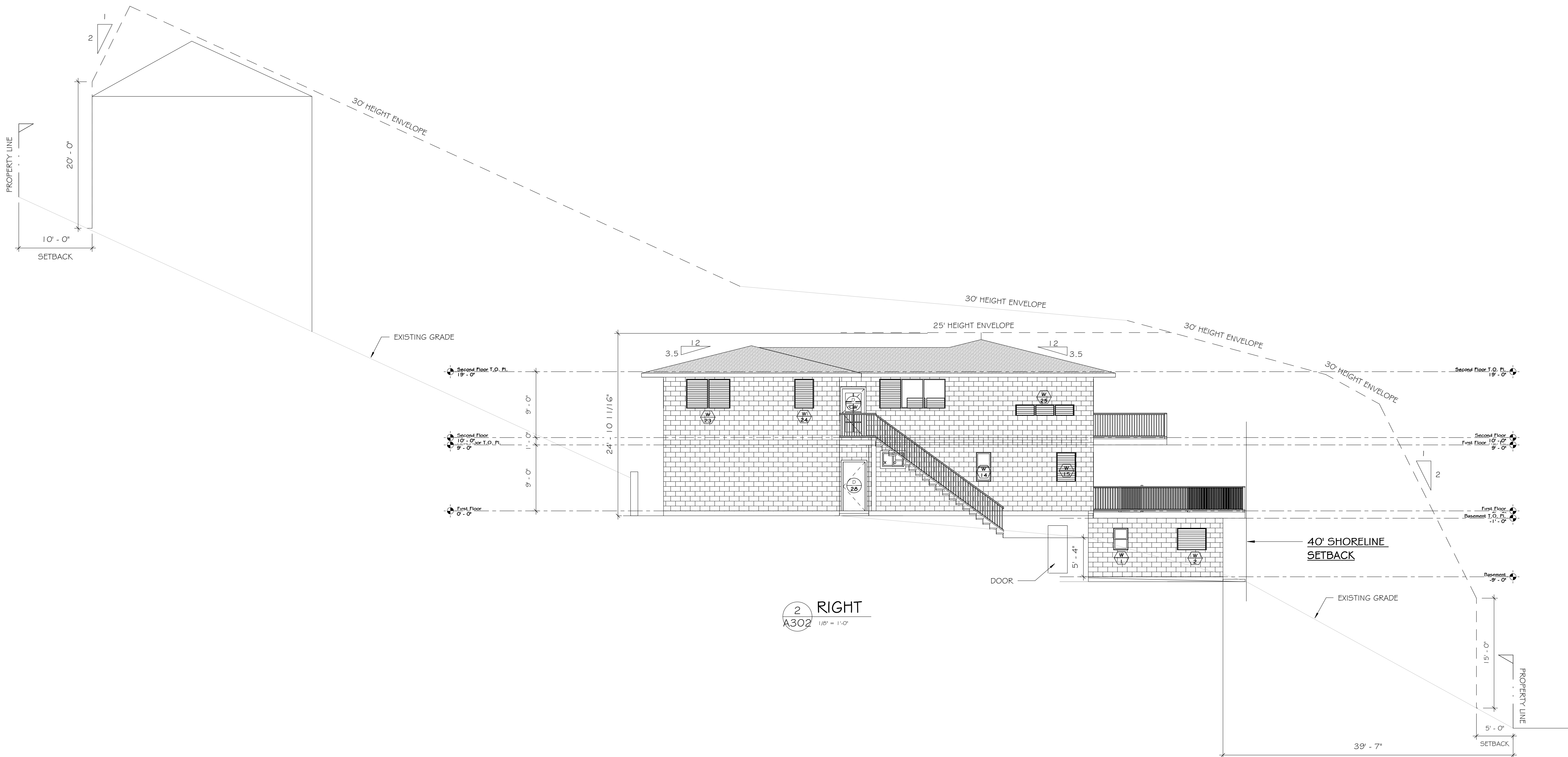
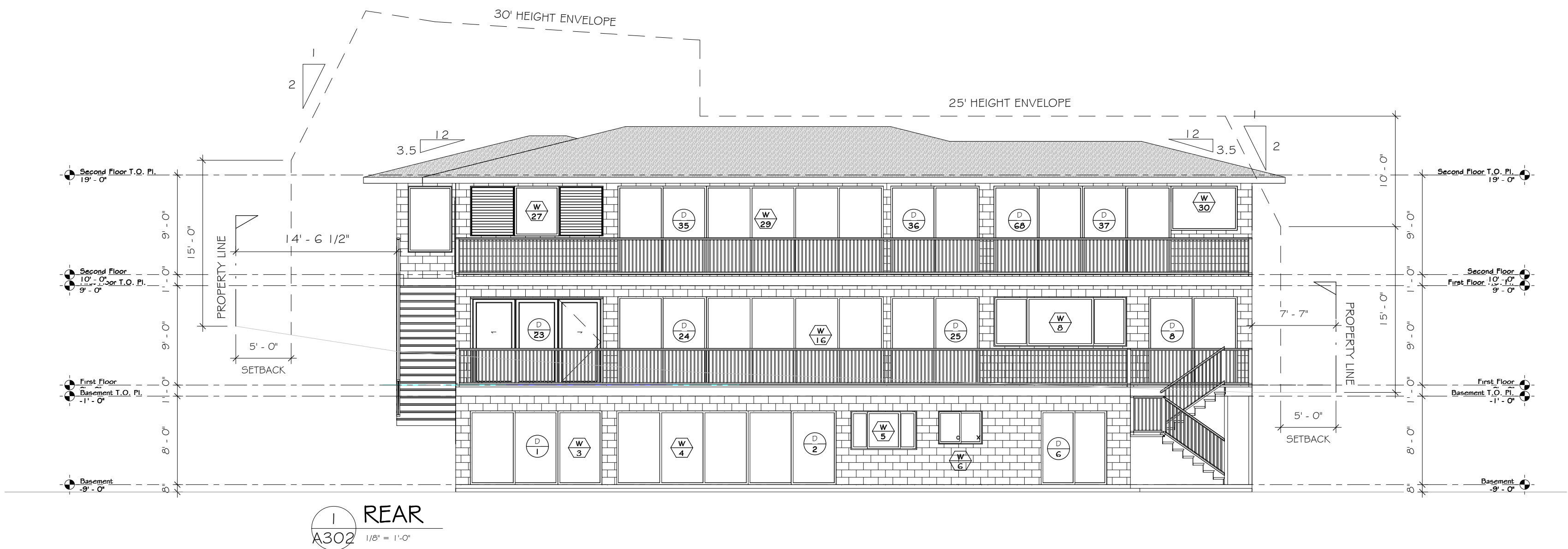
EXTERIOR ELEVATIONS

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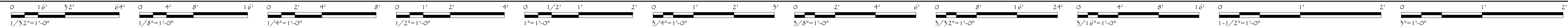
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SHEET: OF 6



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Graphic Scale



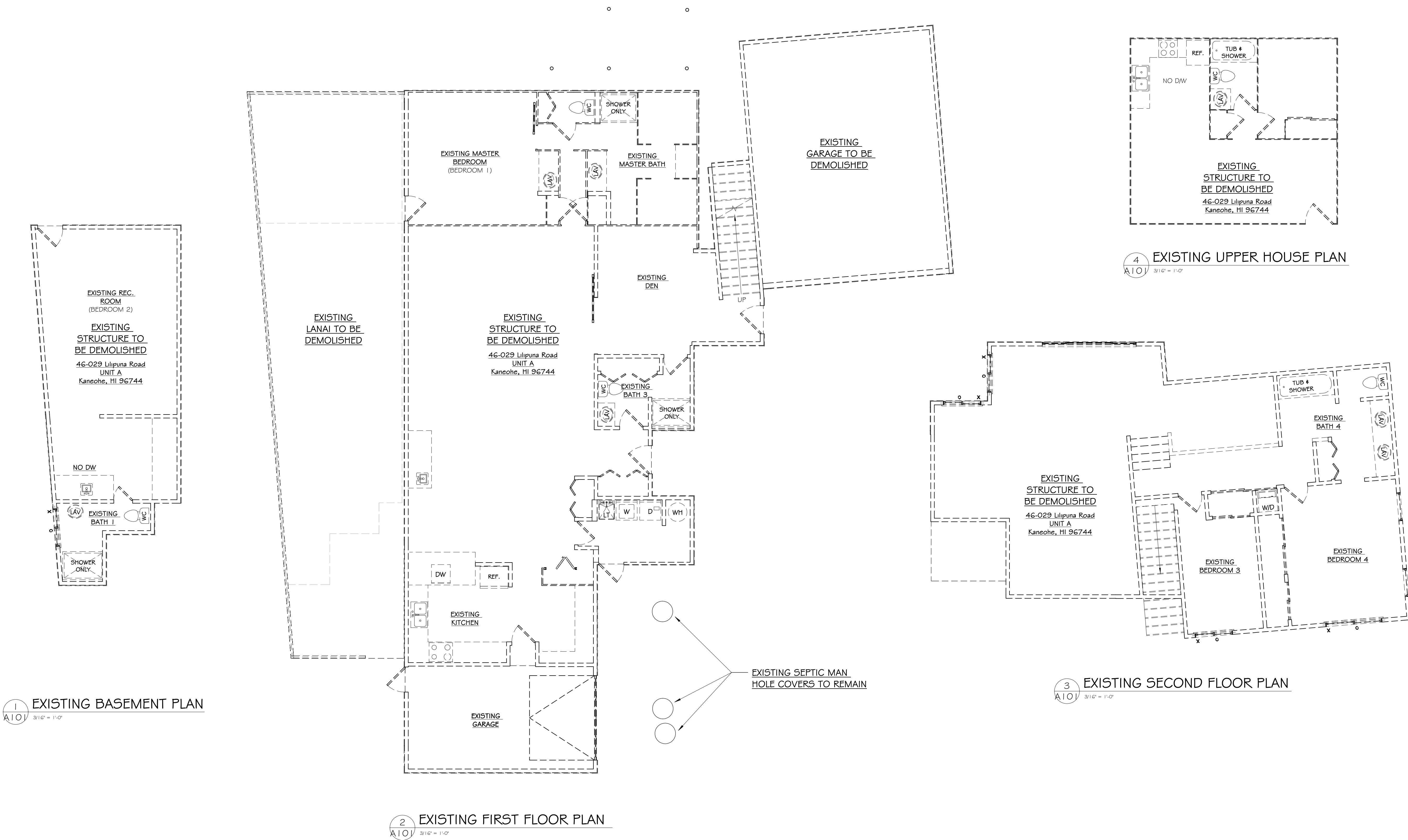
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46-029 A Lilipuna Road
Kaneohe, HI 96744
TMK: 4-6-001-011
Proposed Two New Single Family Dwellings
In Place of Existing Two Single Family Dwellings

EXTERIOR ELEVATIONS
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DATE: 10/3/2024 09:37:34 AM
DRAWING NO:
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SHEET: OF 6

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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

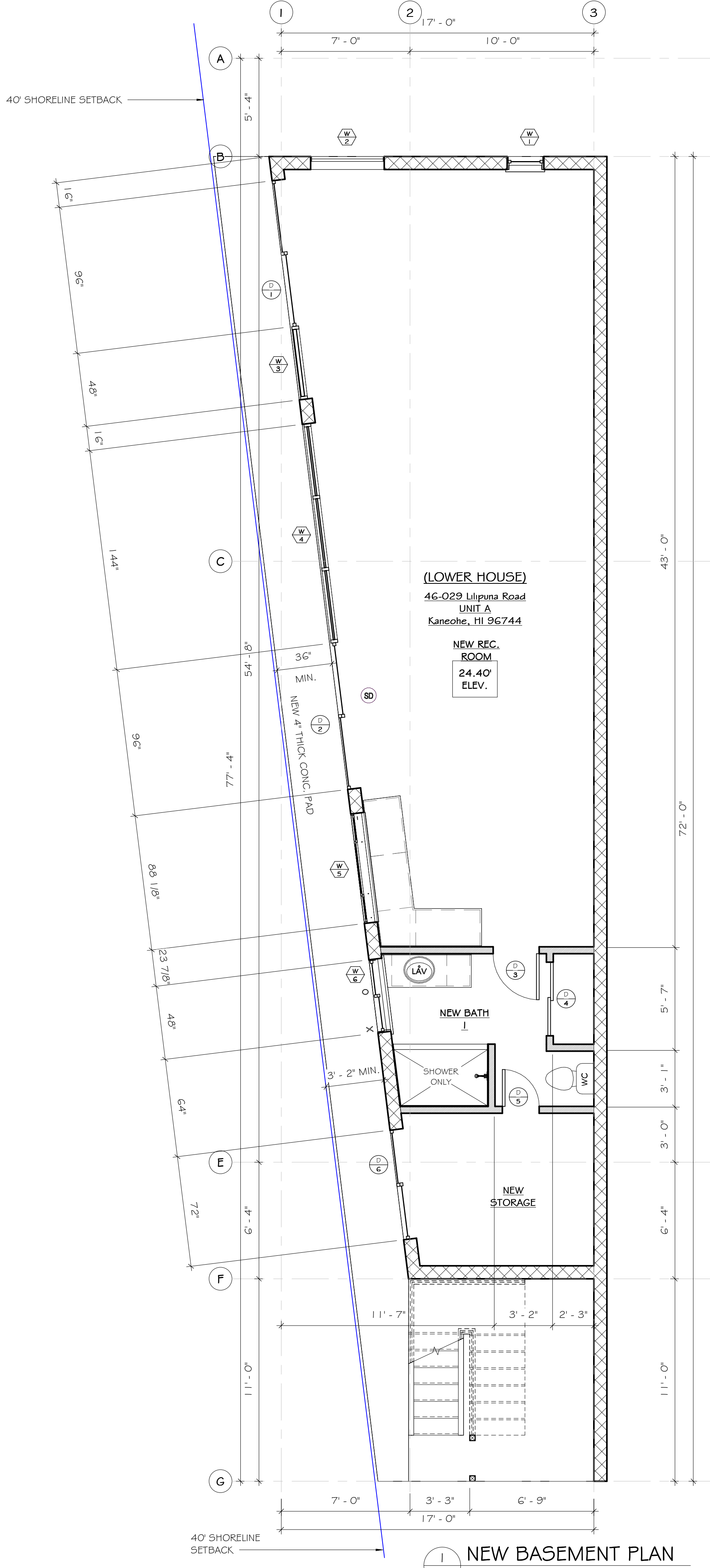
EXISTING BASEMENT
PLAN, EXISTING FIRST
FLOOR PLAN & EXISTING
SECOND FLOOR PLAN

DRAWN BY: HKL
DATE: 1/24/2025 11:55:43 AM
DRAWING NO:

A101
SHEET: 3 OF 6

LOWER HOUSE DOOR SCHEDULE						
NO.	DOOR SIZE		SWING	TYPE	ROOM	REMARKS
	W	H				
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		WINDOW SIZE		FRAME	GLAZING	GLASS TYPE	HEADER HT.	ROOM	REMARKS	
	TYPE	OPENING	W	H							
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		

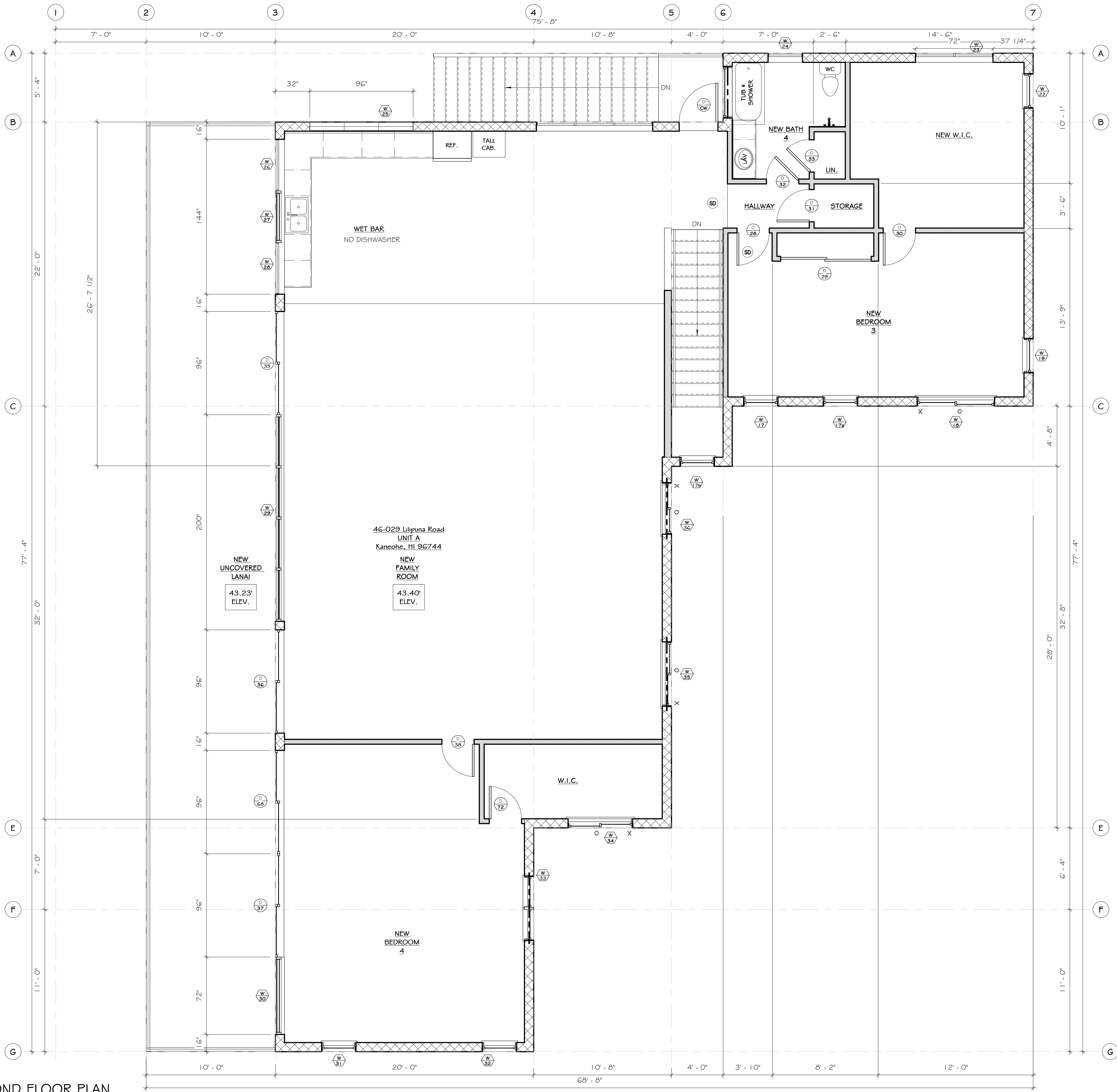


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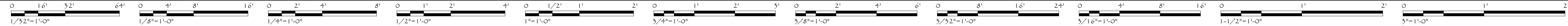
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Kaneohe, HI 96744
TMK: 4-6-001-011
Proposed Two New Single Family Dwellings
In Place of Existing Two Single Family Dwellings

NEW LOWER HOUSE
BASEMENT FLOOR PLAN
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SHEET: 4 OF 6



NEW SECOND FLOOR PLAN

Graphic Scale



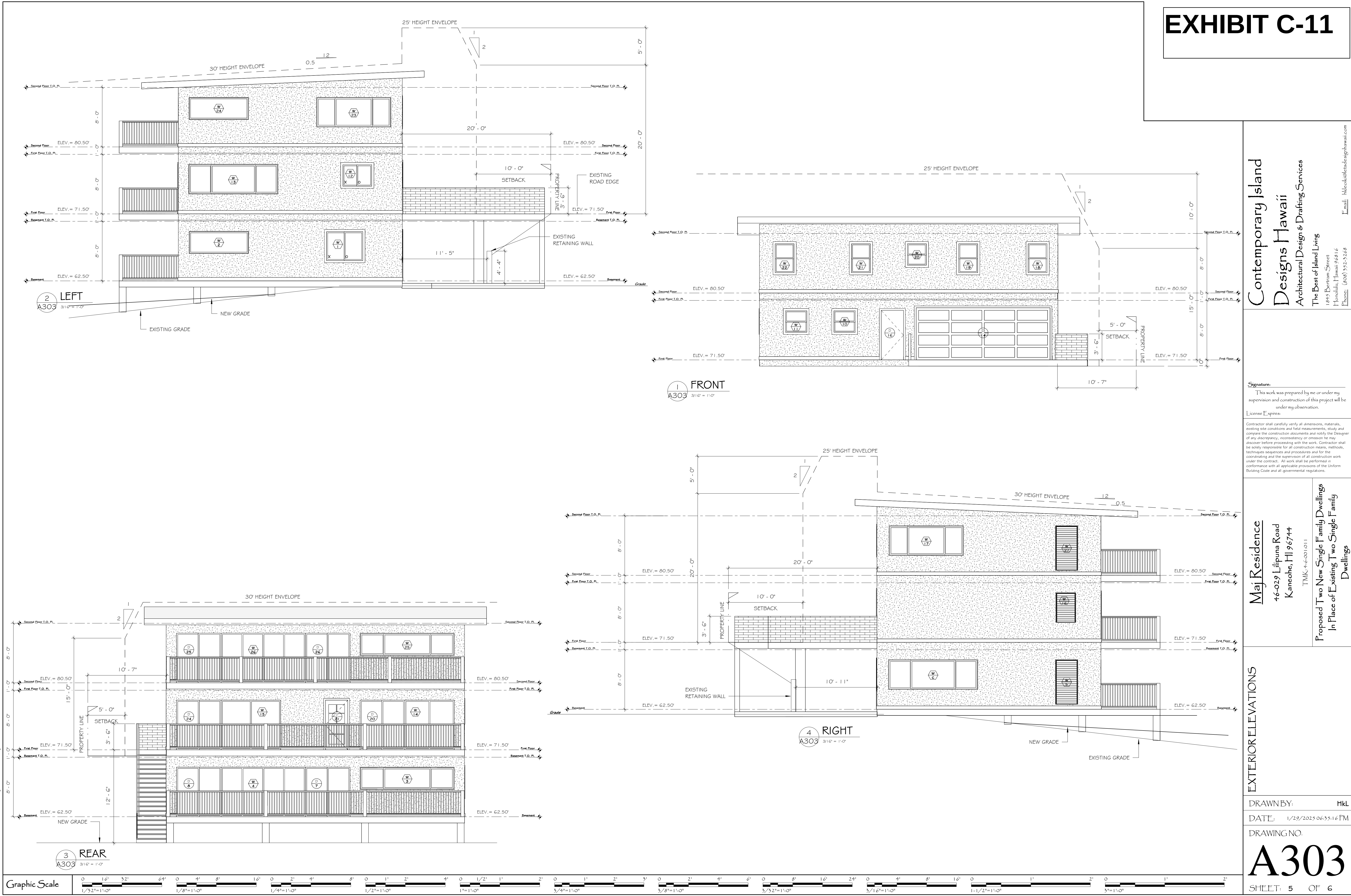
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NEW SECOND FLOOR PLAN
DRAWN BY: HKL
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DRAWING NO:
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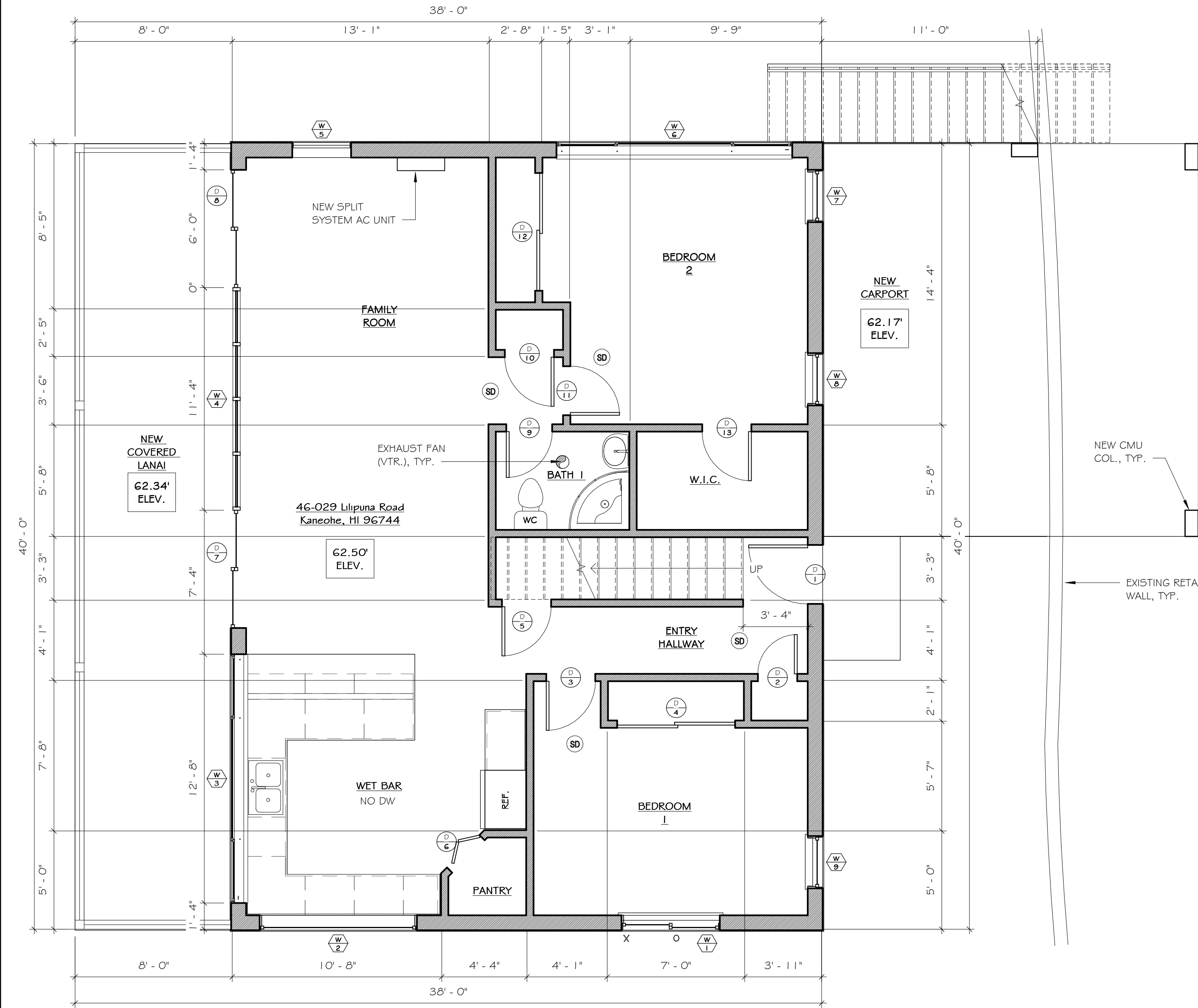
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TMK: 4-6-031(011)
Proposed Two New Single Family Dwellings
In Place of Existing Two Single Family Dwellings

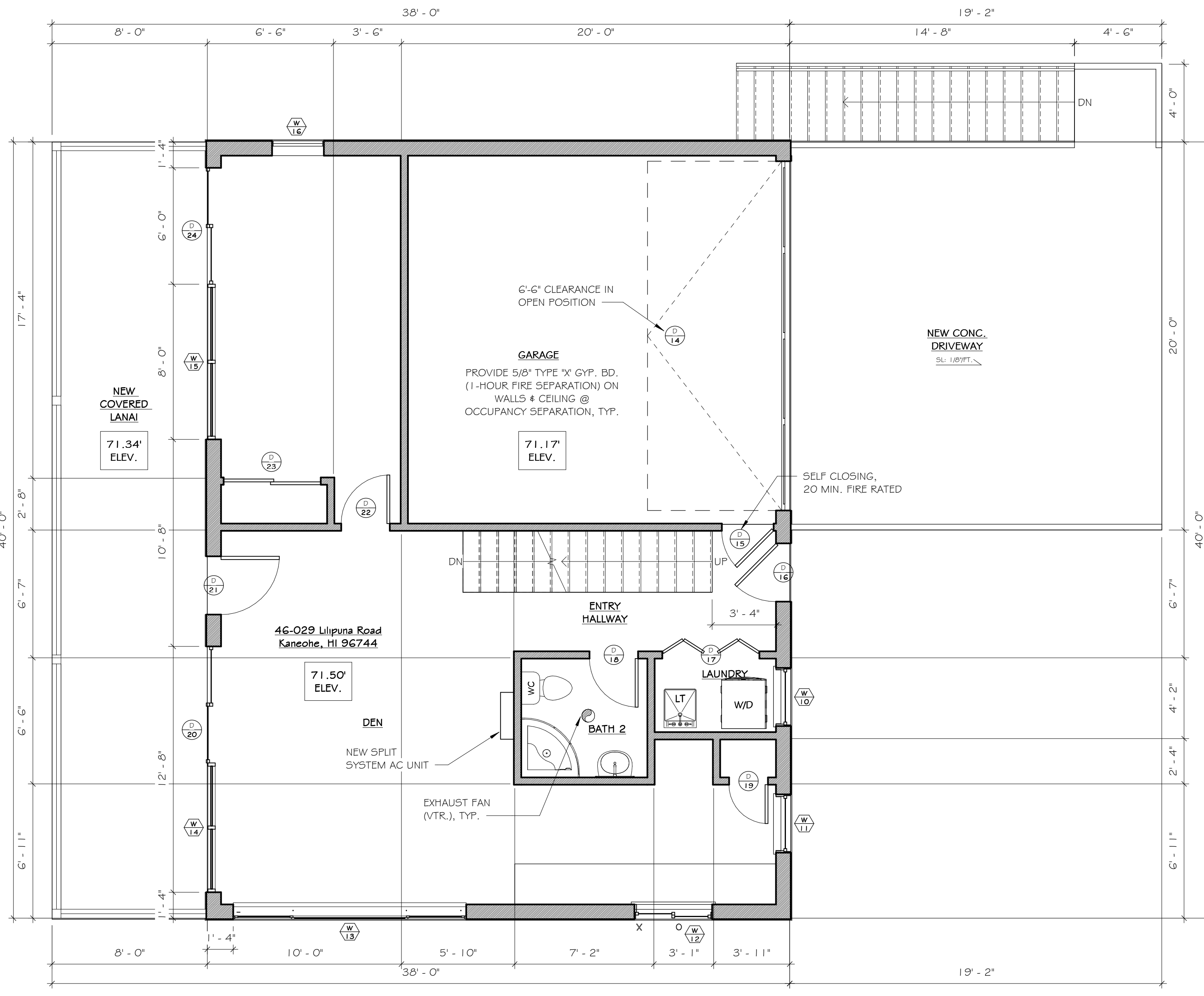
EXTERIOR ELEVATIONS
DRAWN BY: HKL
DATE: 1/29/2025 06:55:16 PM
DRAWING NO:
A303
SHEET: 5 OF 6

H:\My Drive\Clients Current\Maj Lilipuna\Maj_CMU\ent

INSULATION NOTE	2018 IRC SECTION R314/ SMOKE ALARM NOTE	WALL LEGEND	ELEVATION KEYS	INTERIOR ELEVATION NOTES	
R-13 @ 2x4 EXTERIOR WALLS R-19 @ 2x6 EXTERIOR WALLS R-19 @ CATHEDRAL OR VAULTED CEILINGS R-30 @ ATTICS	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.	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	DA AB BC CD C B A D REAR LEFT RIGHT FRONT INTERIOR EXTERIOR	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.	
IRC 2018, M1503.2.1 CLEARANCES	EGRESS REQUIREMENT	FIRE RATED DRYWALL	GLAZING NOTE	SCHEDULES	
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	20" MIN. WIDTH/ 24" MIN. HT., 44" MAX. SILL HEIGHT W/5.7 SQ.FT. MIN. OPENING @ BEDROOM INTERIOR	5/8" TYPE "X" GYP. BOARD TO BE USED BETWEEN OCCUPANCIES, BETWEEN FIRST # SECOND FLOOR # UNDER STAIRS, TYP.	ALL GLAZING IN DOORS # HAZARDOUS AREAS TO BE TEMPERED SAFETY GLASS		



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



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

EXHIBIT C-12

Contemporary Island
Designs Hawaii
Architectural Design & Drafting Services
The Best of Island Living
1845 Bertram Street
Honolulu, Hawaii 96816
Phone: (808) 552-5268
Email: hloko@letsdesignhawaii.com

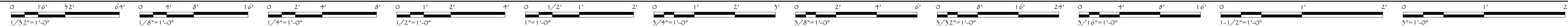
Signature:
This work was prepared by me or under my supervision and construction of this project will be under my observation.
License Expires:
Contractor shall carefully verify all dimensions, materials, existing site conditions and field measurements, study and compare the construction documents and 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.

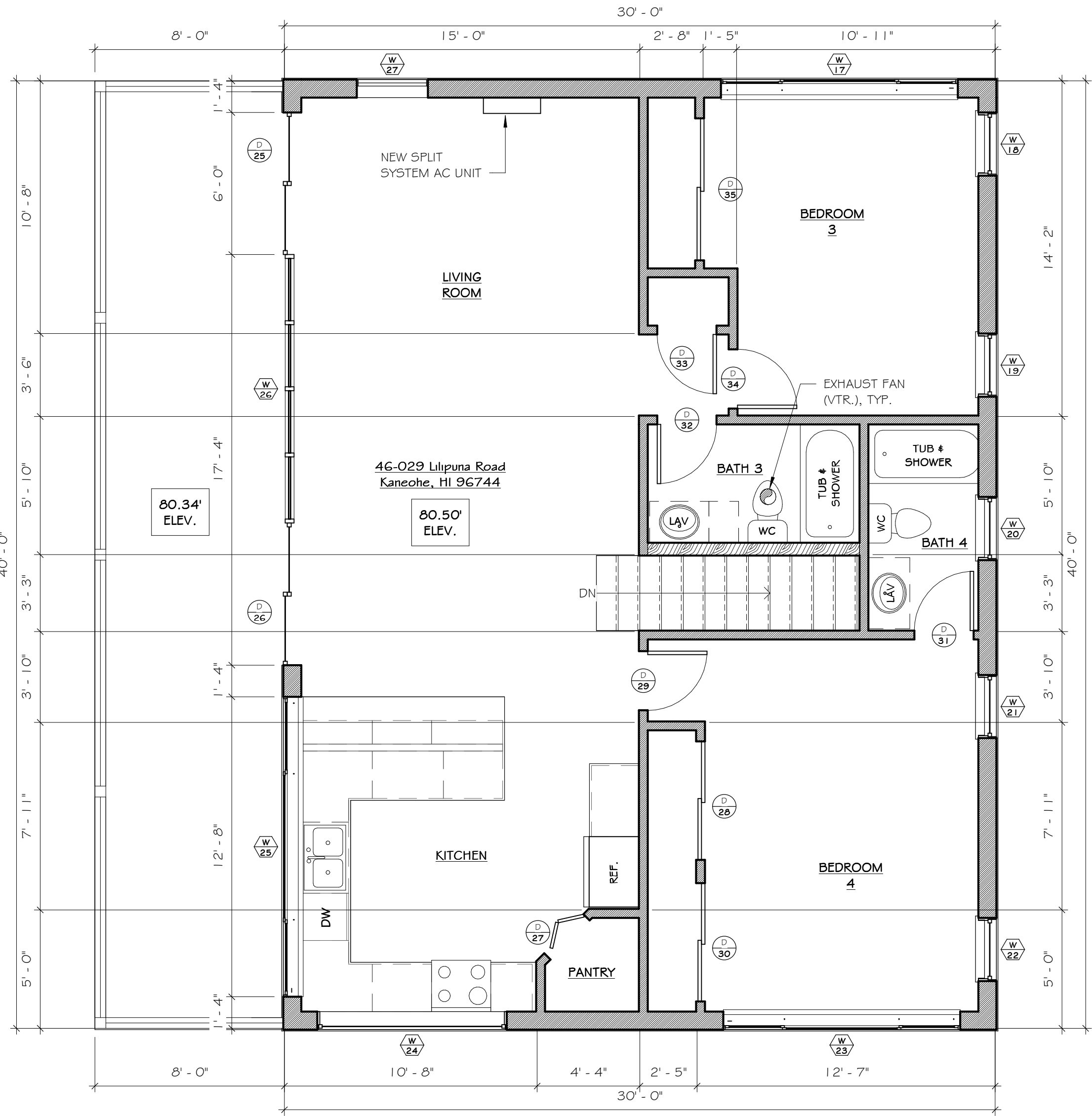
Maj Residence
46-029 Lilipuna Road
Kaneohe, HI 96744
TMK-4-6-031-011
Proposed Two New Single Family Dwellings
In Place of Existing Two Single Family Dwellings

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

Graphic Scale

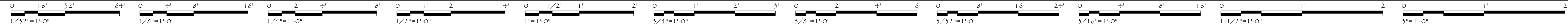




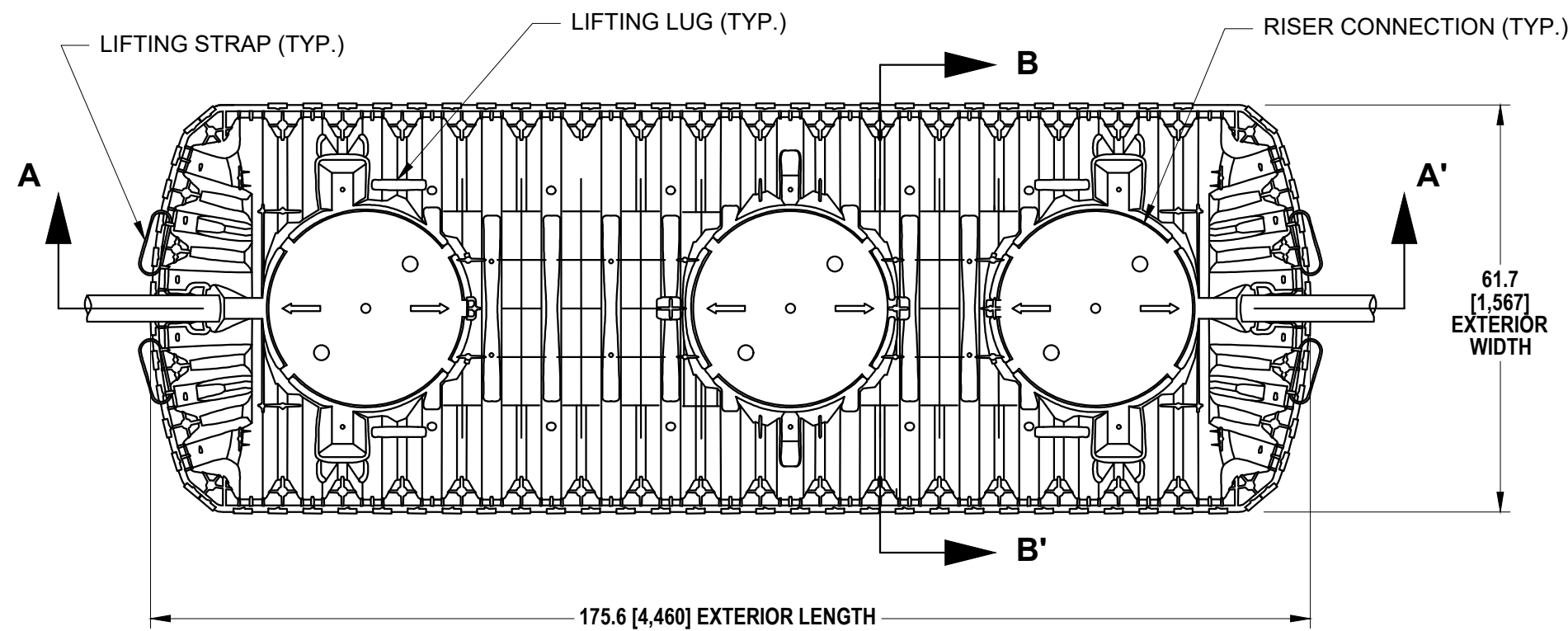
NEW THIRD FLOOR PLAN
1/4" = 1'-0"

DOOR SCHEDULE							WINDOW SCHEDULE												
NO.	DOOR SIZE		SWING	TYPE	ROOM	REMARKS	NO.	WINDOW		WINDOW SIZE		FRAME	GLAZING	GLASS TYPE	HEADER HT.	ROOM	REMARKS		
	W	H						TYPE	OPENING	W	H								
1	3' - 0"	6' - 8"	RHIS	EXTERIOR SWING DOOR	ENTRY HALLWAY		1	SLIDER	XO	5' - 0"	4' - 0"	WHITE VINYL	DUAL	CLEAR	6' - 8"	BEDROOM 1			
2	2' - 0"	6' - 8"	LHOS	INTERIOR SWING DOOR	ENTRY HALLWAY		2	FIXED WINDOW	-	8' - 0"	3' - 0"	WHITE VINYL	DUAL	CLEAR	6' - 8"	WET BAR			
3	2' - 6"	6' - 8"	RHIS	INTERIOR SWING DOOR	BEDROOM 1		3	SLIDER FIXED SLIDER	XOX	12' - 8"	3' - 0"	WHITE VINYL	DUAL	CLEAR	6' - 8"	WET BAR			
4	6' - 0"	6' - 8"	-	BY-PASS DOOR	BEDROOM 1		4	4 PANEL FIXED WINDOW	-	11' - 4"	6' - 8"	WHITE VINYL	DUAL	CLEAR	6' - 8"	FAMILY ROOM			
5	2' - 6"	6' - 8"	LHOS	INTERIOR SWING DOOR	ENTRY HALLWAY		5	JALOUSIE WINDOW	-	3' - 0"	6' - 0"	WHITE VINYL	DUAL	CLEAR	6' - 8"	FAMILY ROOM			
6	2' - 4"	6' - 8"	LHOS	BI-FOLD DOOR	WET BAR		6	SLIDER FIXED SLIDER	XOX	12' - 0"	4' - 0"	WHITE VINYL	DUAL	CLEAR	6' - 8"	BEDROOM 2			
7	6' - 0"	6' - 8"	XO	2 PANEL SLIDING GLASS DOOR	FAMILY ROOM	SAFETY GLASS	7	SINGLE HUNG WINDOW	-	2' - 8"	4' - 0"	WHITE VINYL	DUAL	CLEAR	6' - 8"	BEDROOM 2			
8	6' - 0"	6' - 8"	OX	2 PANEL SLIDING GLASS DOOR	FAMILY ROOM	SAFETY GLASS	8	SINGLE HUNG WINDOW	-	2' - 8"	4' - 0"	WHITE VINYL	DUAL	CLEAR	6' - 8"	BEDROOM 2			
9	2' - 4"	6' - 8"	RHIS	INTERIOR SWING DOOR	BATH 1		9	SINGLE HUNG WINDOW	-	2' - 8"	4' - 0"	WHITE VINYL	DUAL	CLEAR	6' - 8"	BEDROOM 1			
10	2' - 6"	6' - 8"	RHOS	INTERIOR SWING DOOR	FAMILY ROOM		10	SINGLE HUNG WINDOW	-	3' - 0"	3' - 0"	WHITE VINYL	DUAL	CLEAR	6' - 8"	LAUNDRY			
11	2' - 6"	6' - 8"	RHIS	INTERIOR SWING DOOR	BEDROOM 2		11	SINGLE HUNG WINDOW	-	3' - 0"	3' - 0"	WHITE VINYL	DUAL	CLEAR	6' - 8"	DEN			
12	6' - 0"	6' - 8"	-	BY-PASS DOOR	BEDROOM 2		12	SLIDER	XO	4' - 0"	3' - 0"	WHITE VINYL	DUAL	CLEAR	6' - 8"	DEN			
13	2' - 6"	6' - 8"	LHIS	INTERIOR SWING DOOR	BEDROOM 2		13	SLIDER FIXED SLIDER	XOX	12' - 0"	4' - 0"	WHITE VINYL	DUAL	CLEAR	6' - 8"	DEN			
14	18' - 0"	7' - 0"	-	OVERHEAD GARAGE DOOR	GARAGE	6'-6" CLEARANCE IN OPEN POSITION	14	2 PANEL FIXED WINDOW	-	6' - 8"	6' - 8"	WHITE VINYL	DUAL	CLEAR	6' - 8"	DEN			
15	2' - 8"	6' - 8"	LHIS	EXTERIOR SWING DOOR	GARAGE	SELF CLOSING, 20 MIN. FIRE RATED	15	2 PANEL FIXED WINDOW	-	8' - 0"	6' - 8"	WHITE VINYL	DUAL	CLEAR	6' - 8"				
16	3' - 0"	6' - 8"	RHIS	EXTERIOR SWING DOOR	ENTRY HALLWAY		16	JALOUSIE WINDOW	-	2' - 8"	4' - 0"	WHITE VINYL	DUAL	CLEAR	6' - 8"				
17	5' - 0"	6' - 8"	-	DOUBLE BI-FOLD DOOR	ENTRY HALLWAY		17	SLIDER FIXED SLIDER	XOX	10' - 0"	4' - 0"	WHITE VINYL	DUAL	CLEAR	6' - 8"	BEDROOM 3			
18	2' - 6"	6' - 8"	LHIS	INTERIOR SWING DOOR	ENTRY HALLWAY		18	SINGLE HUNG WINDOW	-	2' - 8"	4' - 0"	WHITE VINYL	DUAL	CLEAR	6' - 8"	BEDROOM 3			
19	2' - 0"	6' - 8"	RHIS	INTERIOR SWING DOOR	DEN		19	SINGLE HUNG WINDOW	-	2' - 8"	4' - 0"	WHITE VINYL	DUAL	CLEAR	6' - 8"	BEDROOM 3			
20	6' - 0"	6' - 8"	OXXO	4 PANEL SLIDING GLASS DOOR	DEN	SAFETY GLASS	20	SINGLE HUNG WINDOW	-	2' - 8"	3' - 0"	WHITE VINYL	DUAL	OPAQUE	6' - 8"	BATH 4			
21	3' - 0"	6' - 8"	RHIS	EXTERIOR SWING GLASS DOOR	DEN	SAFETY GLASS	21	SINGLE HUNG WINDOW	-	2' - 8"	4' - 0"	WHITE VINYL	DUAL	CLEAR	6' - 8"	BEDROOM 4			
22	2' - 6"	6' - 8"	RHIS	INTERIOR SWING DOOR			22	SINGLE HUNG WINDOW	-	2' - 8"	4' - 0"	WHITE VINYL	DUAL	CLEAR	6' - 8"	BEDROOM 4			
23	5' - 0"	6' - 8"	-	BY-PASS DOOR			23	SLIDER FIXED SLIDER	XOX	10' - 0"	4' - 0"	WHITE VINYL	DUAL	CLEAR	6' - 8"	BEDROOM 4			
24	6' - 0"	6' - 8"	OXXO	2 PANEL SLIDING GLASS DOOR		SAFETY GLASS	24	FIXED WINDOW	-	8' - 0"	3' - 0"	WHITE VINYL	DUAL	CLEAR	6' - 8"	KITCHEN			
25	6' - 0"	6' - 8"	OXXO	2 PANEL SLIDING GLASS DOOR	LIVING ROOM	SAFETY GLASS	25	SLIDER FIXED SLIDER	XOX	12' - 8"	3' - 0"	WHITE VINYL	DUAL	CLEAR	6' - 8"	KITCHEN			
26	6' - 0"	6' - 8"	OXXO	2 PANEL SLIDING GLASS DOOR	LIVING ROOM	SAFETY GLASS	26	4 PANEL FIXED WINDOW	-	11' - 4"	6' - 8"	WHITE VINYL	DUAL	CLEAR	6' - 8"	LIVING ROOM			
27	2' - 4"	6' - 8"	LHOS	BI-FOLD DOOR	KITCHEN		27	JALOUSIE WINDOW	-	3' - 0"	6' - 0"	WHITE VINYL	DUAL	CLEAR	6' - 8"	LIVING ROOM			
28	5' - 0"	6' - 8"	-	BY-PASS DOOR	BEDROOM 4														
29	2' - 6"	6' - 8"	LHIS	INTERIOR SWING DOOR	BEDROOM 4														
30	5' - 0"	6' - 8"	-	BY-PASS DOOR	BEDROOM 4														
31	2' - 6"	6' - 8"	RHIS	INTERIOR SWING DOOR	BATH 4														
32	2' - 6"	6' - 8"	RHIS	INTERIOR SWING DOOR	BATH 3														
33	2' - 6"	6' - 8"	RHOS	INTERIOR SWING DOOR	LIVING ROOM														
34	2' - 6"	6' - 8"	RHIS	INTERIOR SWING DOOR	BEDROOM 3														
35	6' - 0"	6' - 8"	-	BY-PASS DOOR	BEDROOM 3														

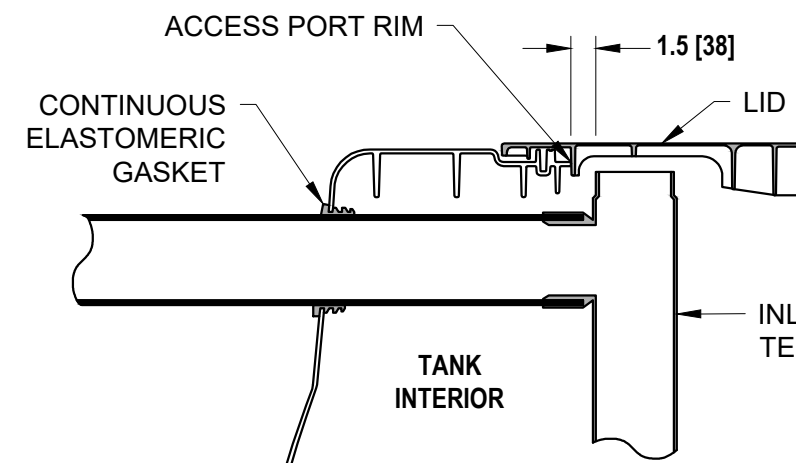
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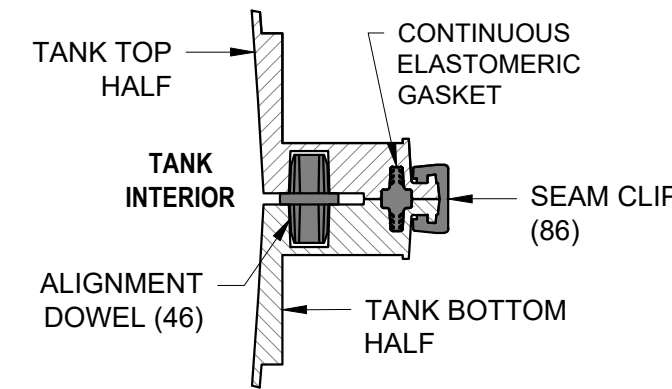
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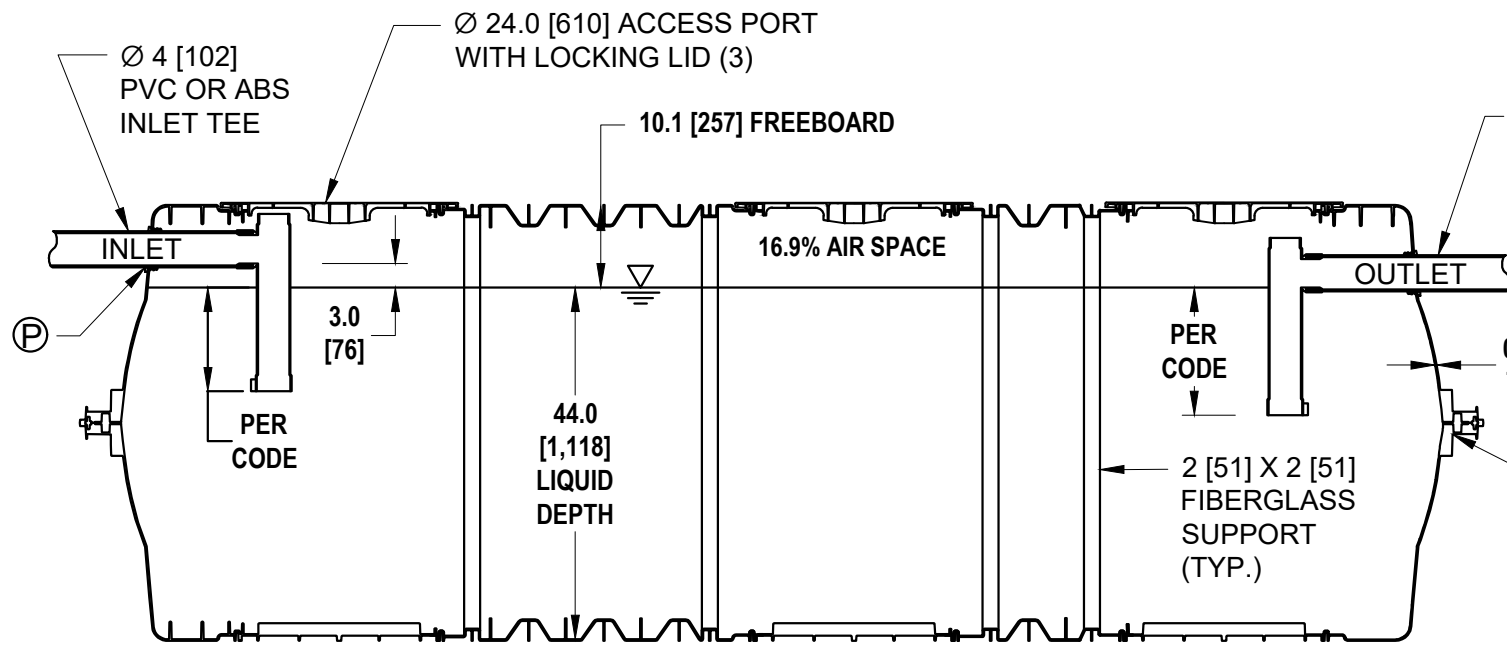
TOP VIEW



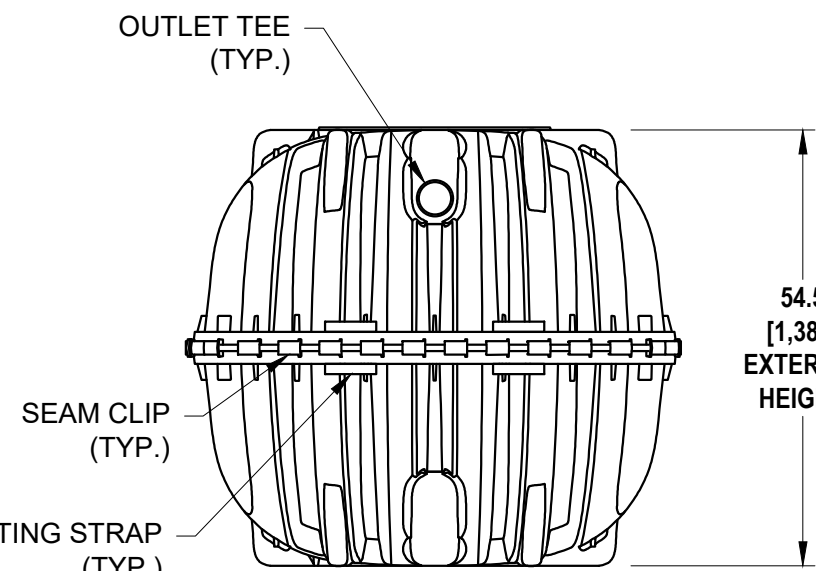
PIPE PENETRATION SECTION DETAIL



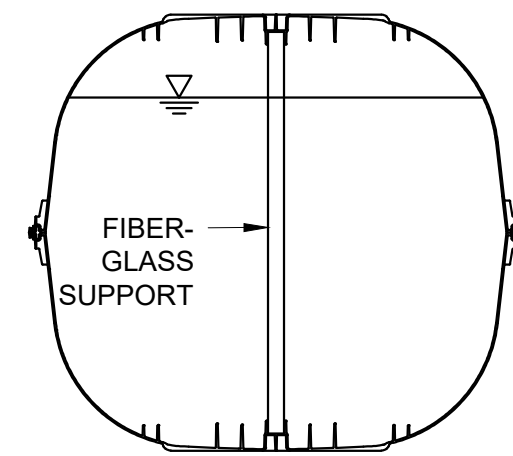
MID-HEIGHT SEAM SECTION DETAIL



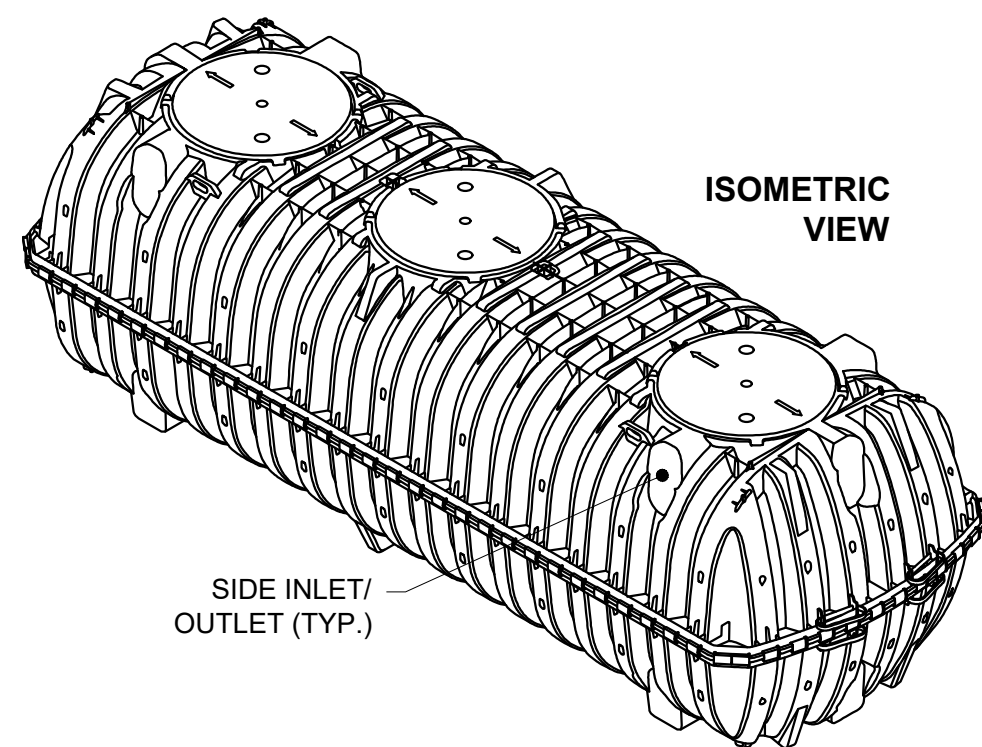
SECTION A - A'



END VIEW



SECTION B - B'



ISOMETRIC VIEW



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: JLB Sheet: 1 of 1

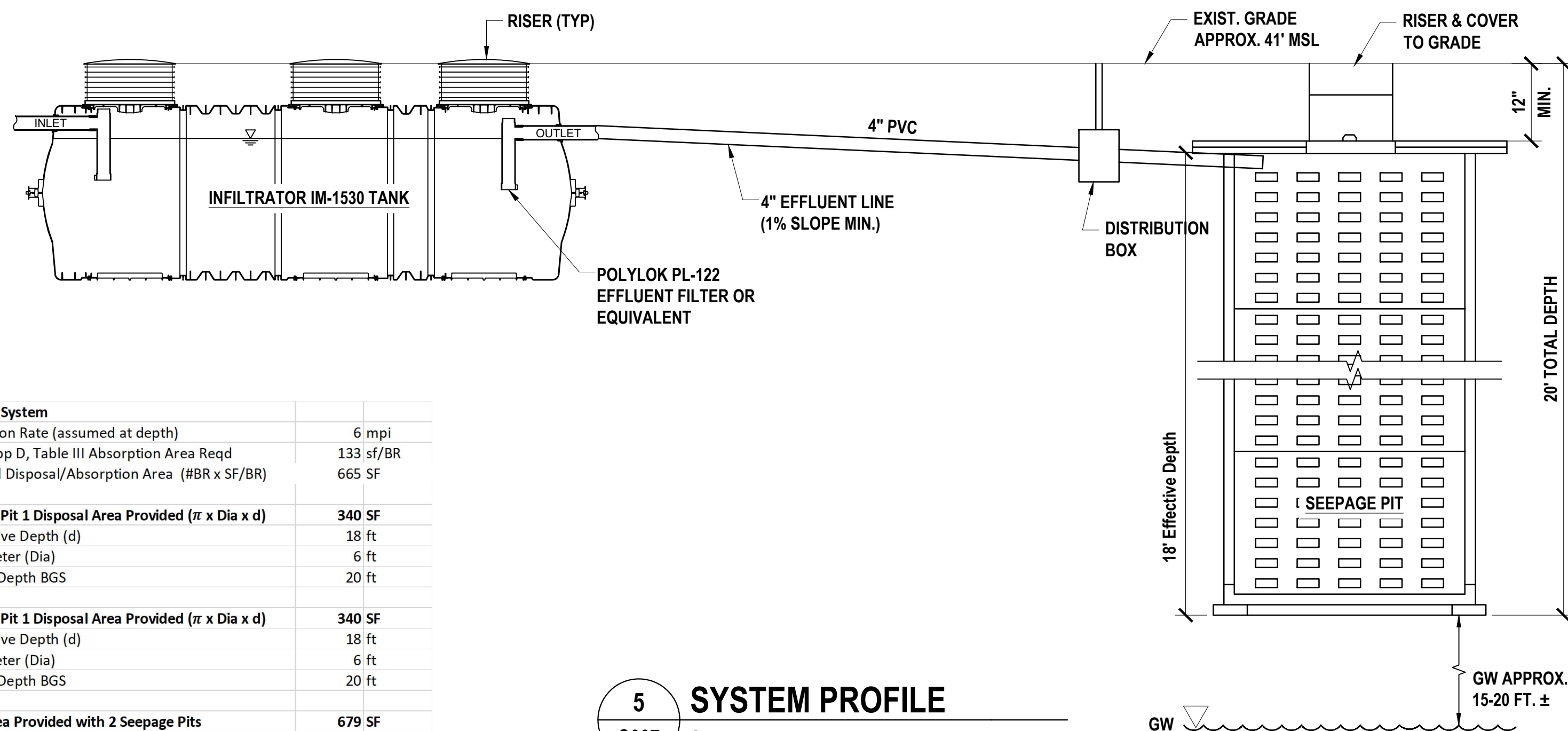
NOTES:

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

1 1,500 GAL. INFILTRATOR IM-1530 TANK

C007 Scale : NTS

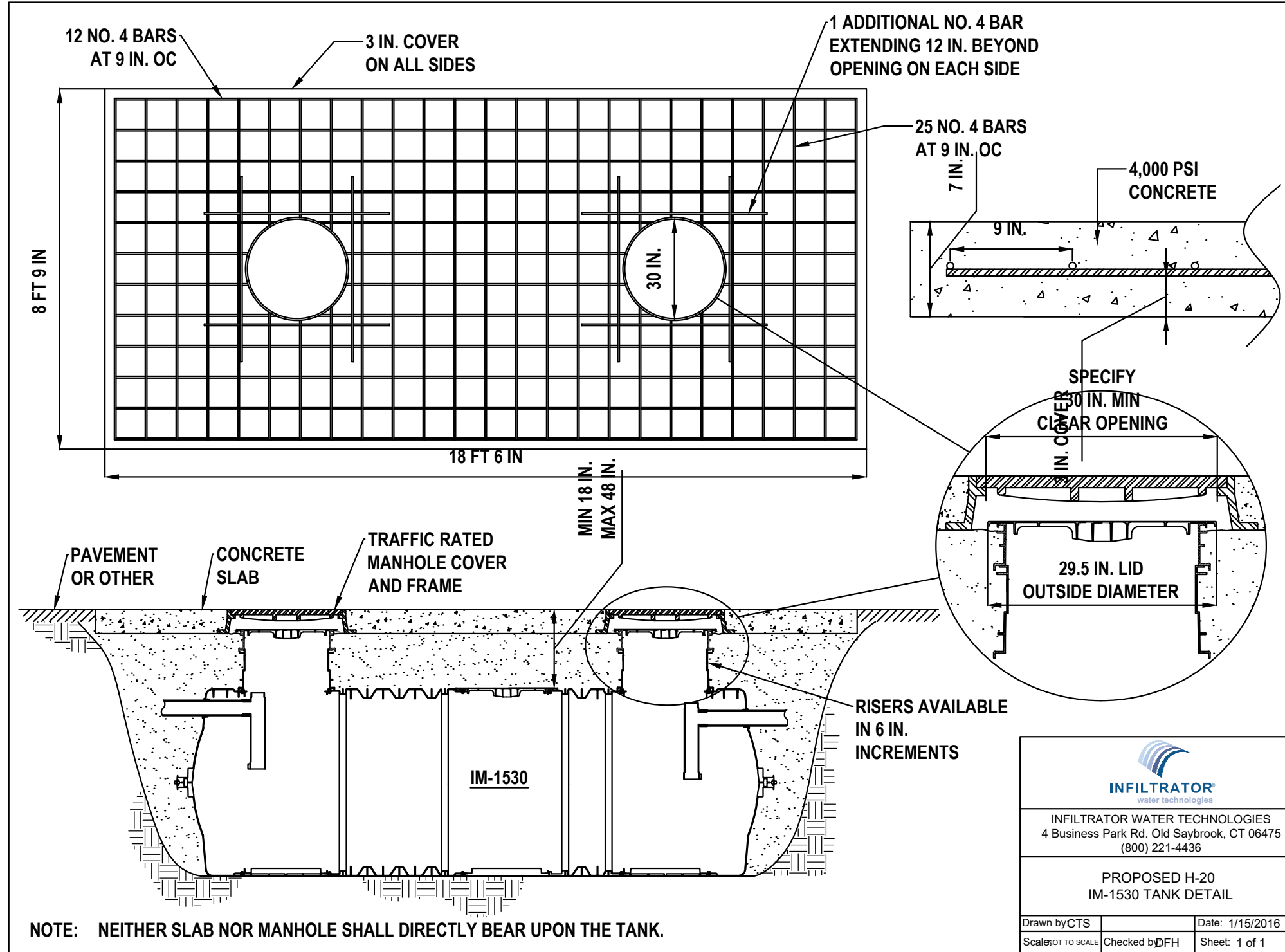
(OR APPROVED EQUAL)



5 SYSTEM PROFILE

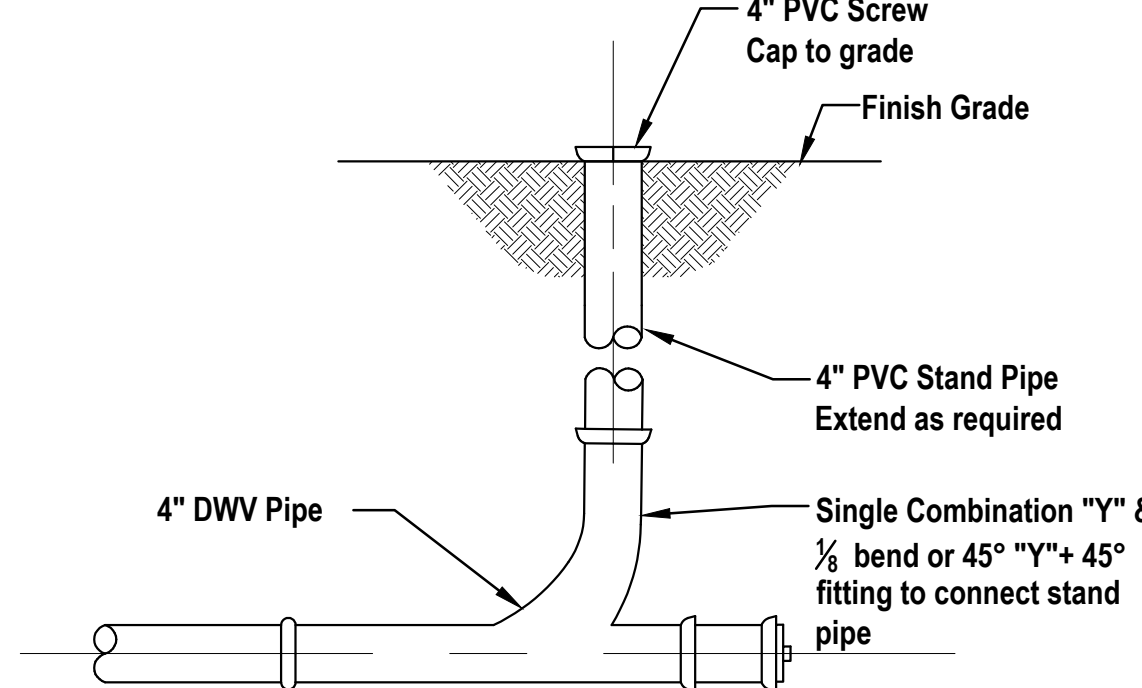
C007 Scale : Not to Scale

Disposal System	
Percolation Rate (assumed at depth)	6 mpi
11-62, App D, Table III Absorption Area Req'd	133 sf/BR
Required Disposal/Absorption Area (#BR x SF/BR)	665 SF
Seepage Pit 1 Disposal Area Provided ($\pi \times \text{Dia} \times d$)	
Effective Depth (d)	18 ft
Diameter (Dia)	6 ft
Total Depth BGS	20 ft
Seepage Pit 2 Disposal Area Provided ($\pi \times \text{Dia} \times d$)	
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



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

C007 Scale : NTS

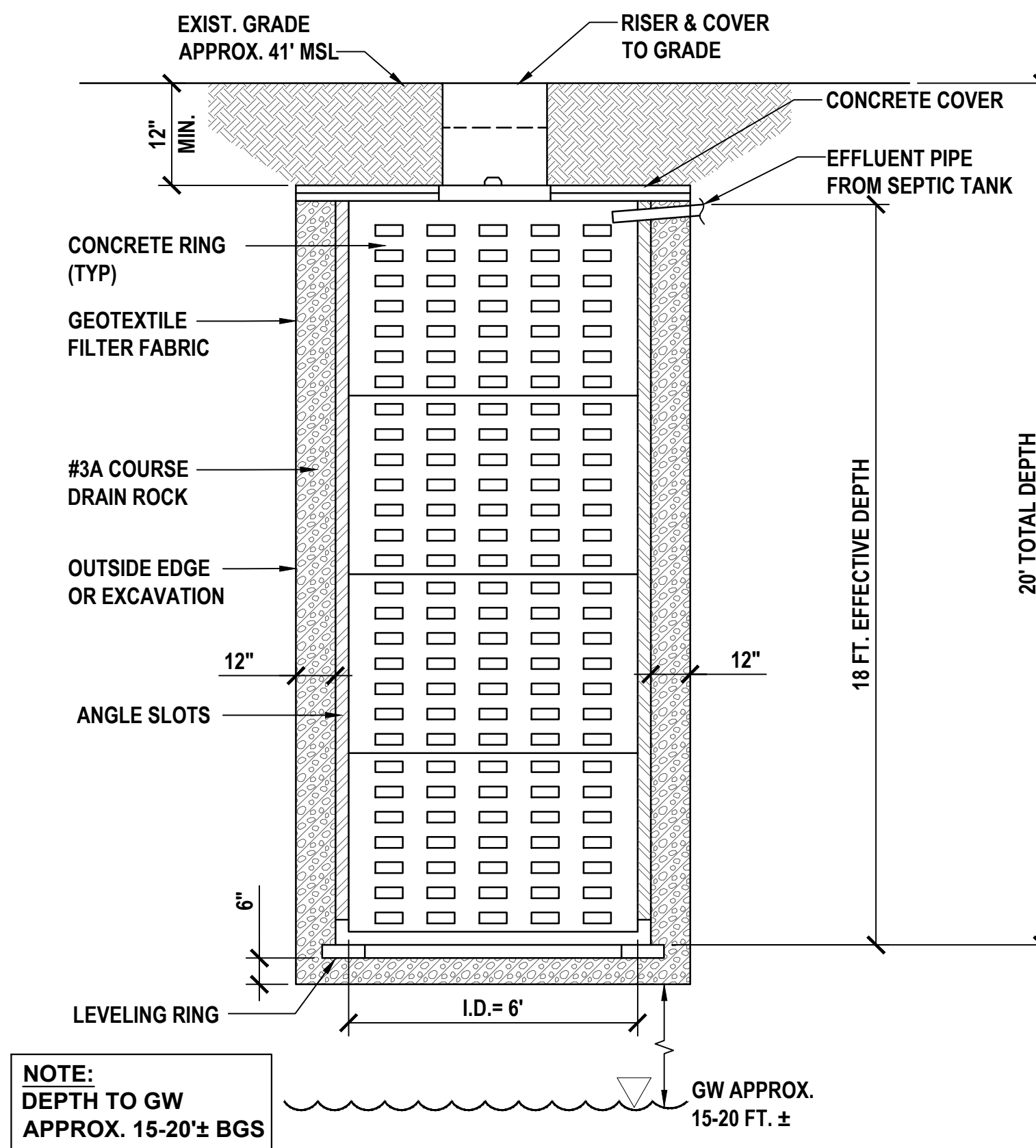


4 Cleanout To Grade

C007 Scale : NTS

NOTES:

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



2 SEEPAGE PIT DETAIL

C007 Scale : Not to Scale

EXHIBIT C-14

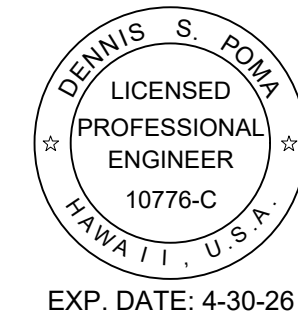


Advanced Compliance Solutions, Inc.

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

LUKE MAJ RESIDENCE IWS
48-029 A LILIPUNA ROAD, KANEHOE, HAWAII 96744
TMK: (1) 4-6-001:011

DETAILS FOR NEW SEPTIC SYSTEM



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

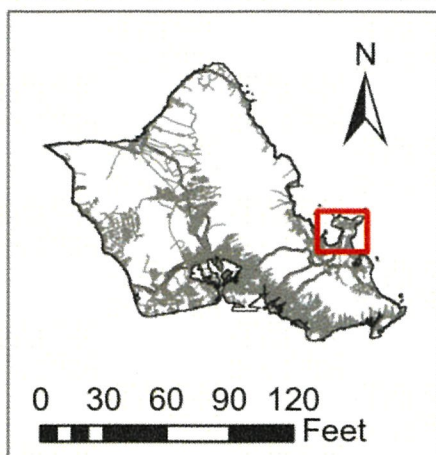
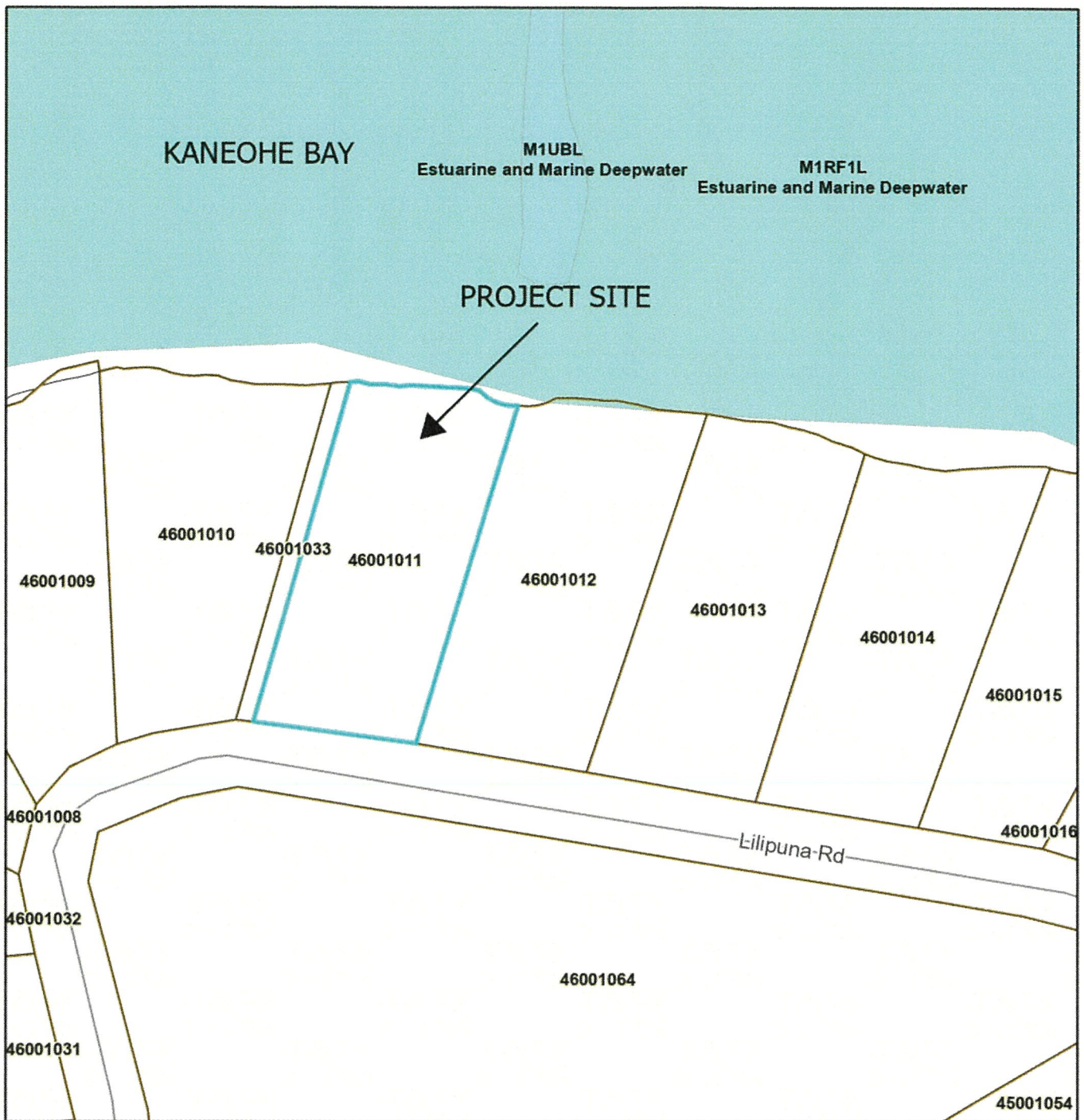


EXHIBIT D WETLAND MAP

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

The shoreline as delineated in red is hereby certified as the shoreline as of
MAR 15 2024

Chairperson, Board of Land and Natural Resources

K A N E O H E

B A Y

1 in. = 16 ft.

← NON EXCLUSIVE PIER AND SHED EASEMENT
AS SHOWN ON C.S.F. NO. 20,516

— Shoreline follows along bottom bank as located on November 3, 2023

Shoreline follows along vegetation line as certified on August 5, 1986

285'00" 7.905 1

285°00' 26.10



111.94

102.52

20,668 Sq. Ft.
20,645 Sq. Ft.

...

1 TB - 2000

K

101

3
★

5

supervision

4. CLUEB

ber 19770.

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PLATE 10

08-188
207

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

This work was prepared by me
or under my supervision

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

NOTES:

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.

KANEOHE BAY

PROJECT SITE

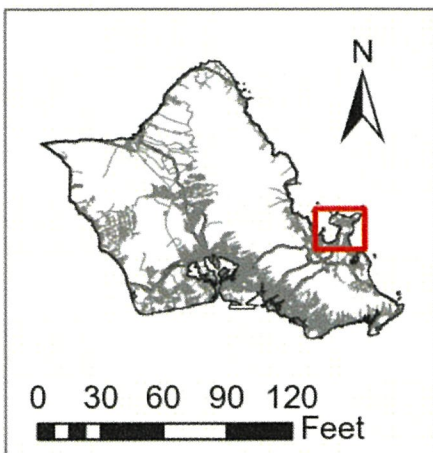
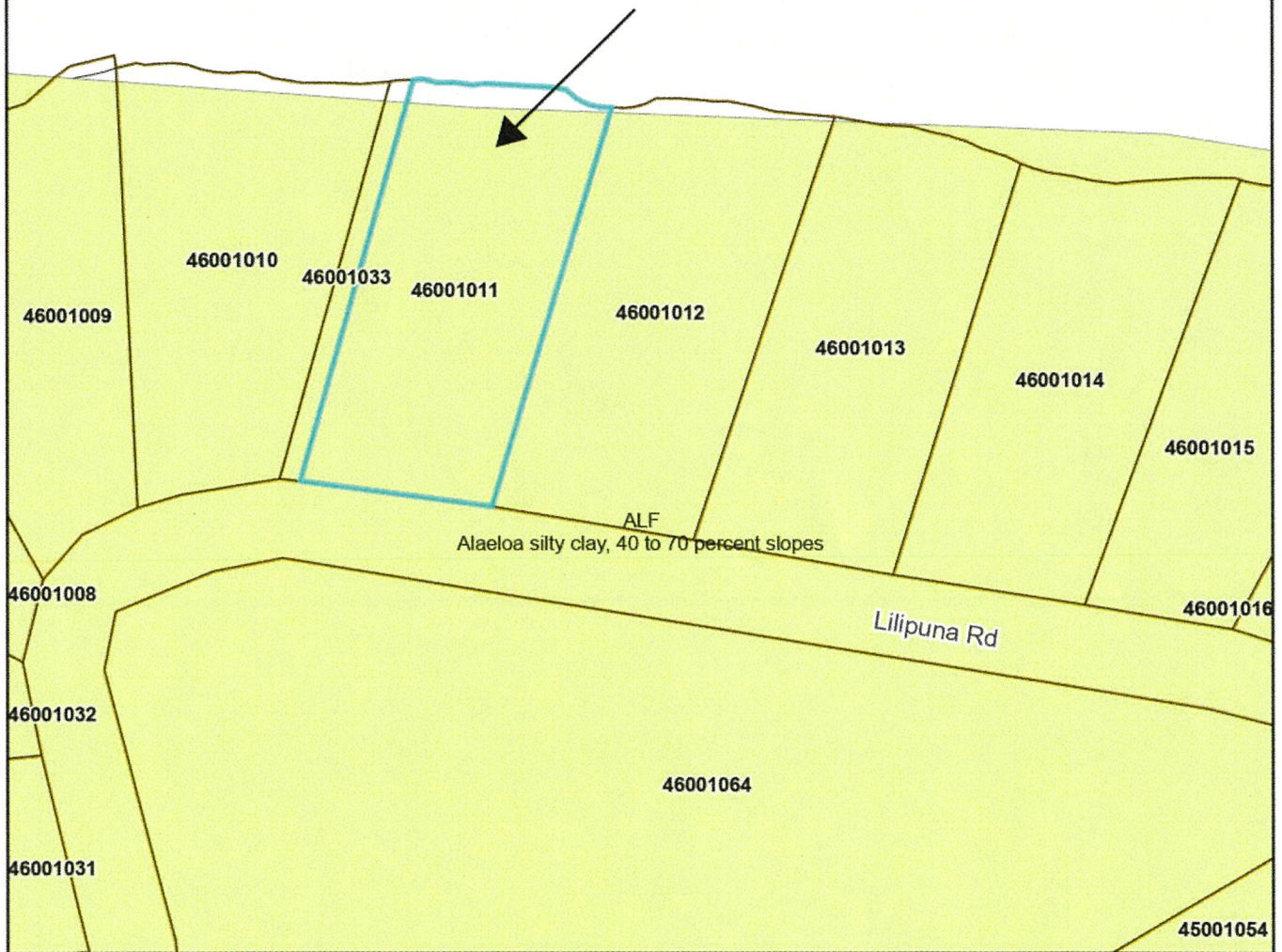


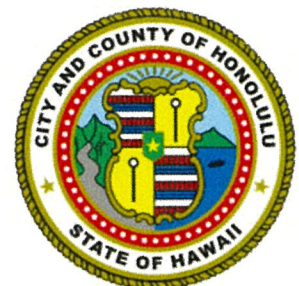
EXHIBIT F SOILS MAP

FILE NO. 2024/SMA-102

TAX MAP KEY 4-6-001: 011

46-029 LILIPUNA ROAD- HE'EIA

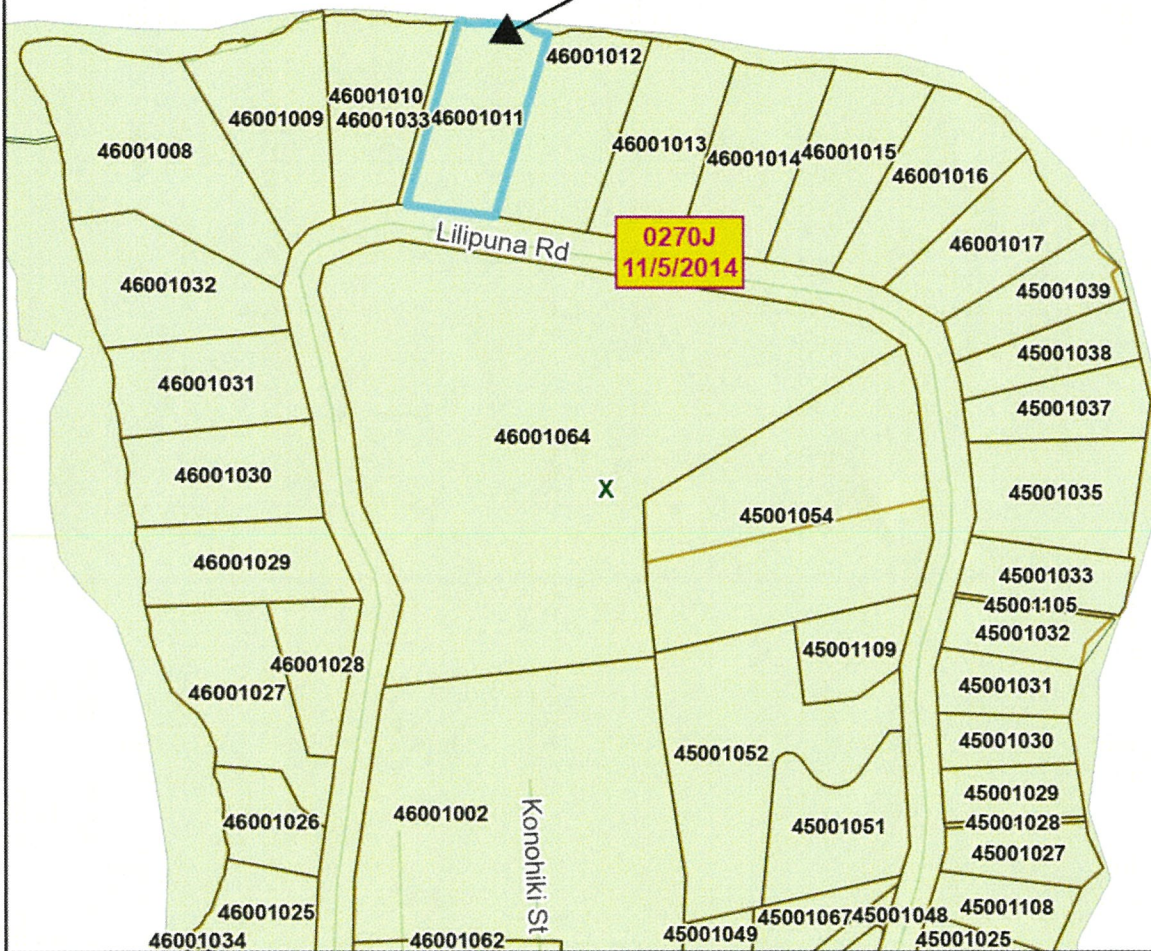
January 2025



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

KANEOHE BAY

PROJECT SITE



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Feet

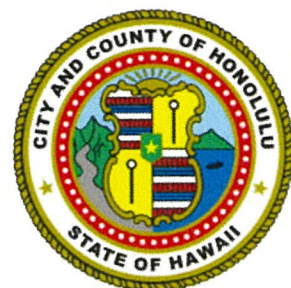
EXHIBIT G FLOOD MAP

FILE NO. 2024/SMA-102

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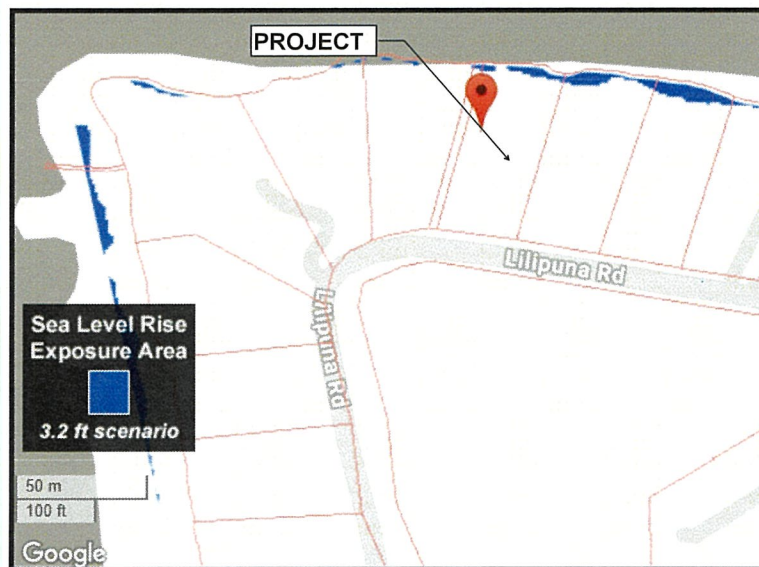
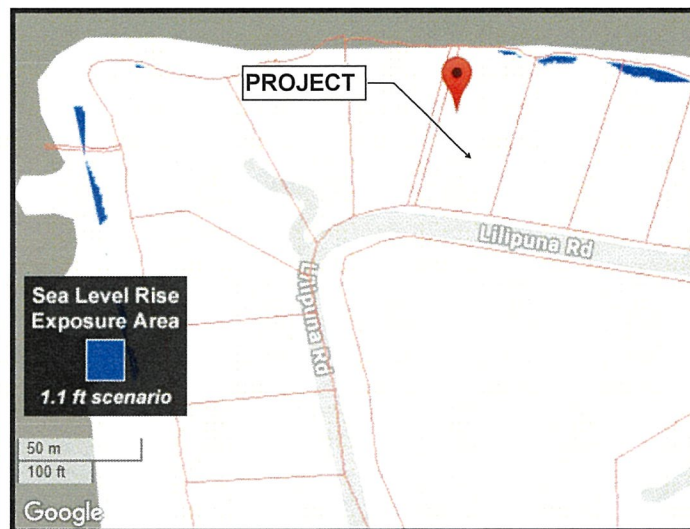
46-029 LILIPUNA ROAD- HE'EIA

January 2025



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

EXHIBIT H



KANEOHE BAY

PROJECT SITE

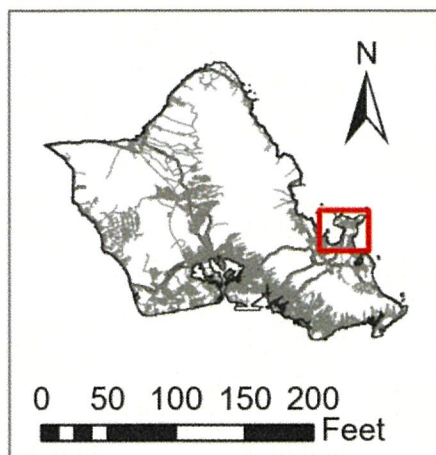
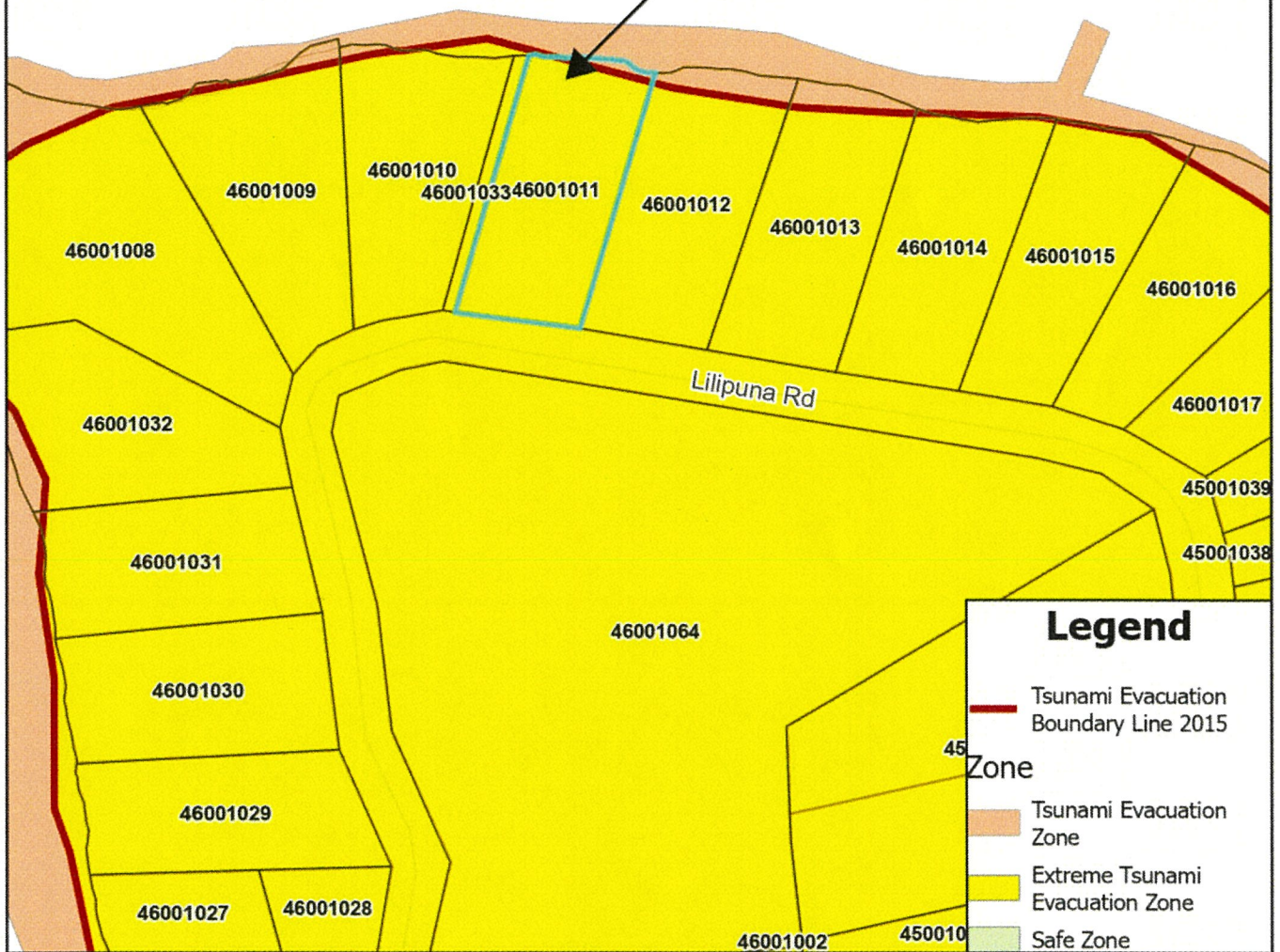


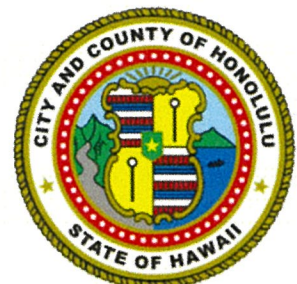
EXHIBIT I TSUNAMI EVACUATION MAP

FILE NO. 2024/SMA-102

TAX MAP KEY 4-6-001: 011

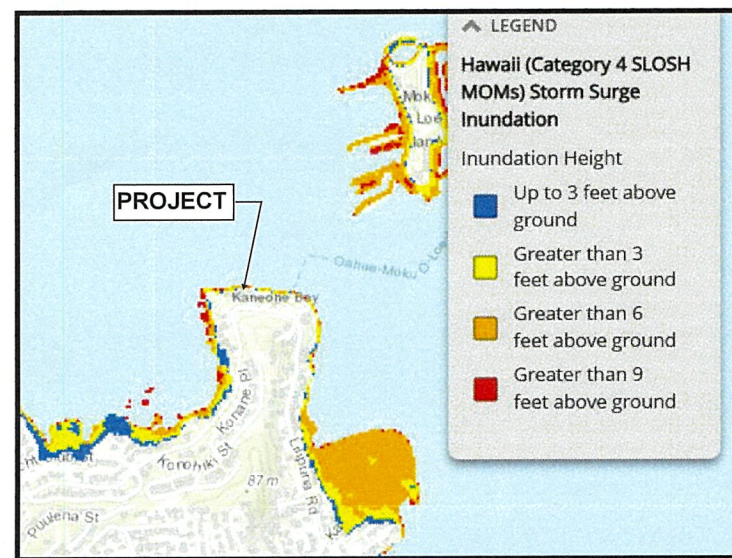
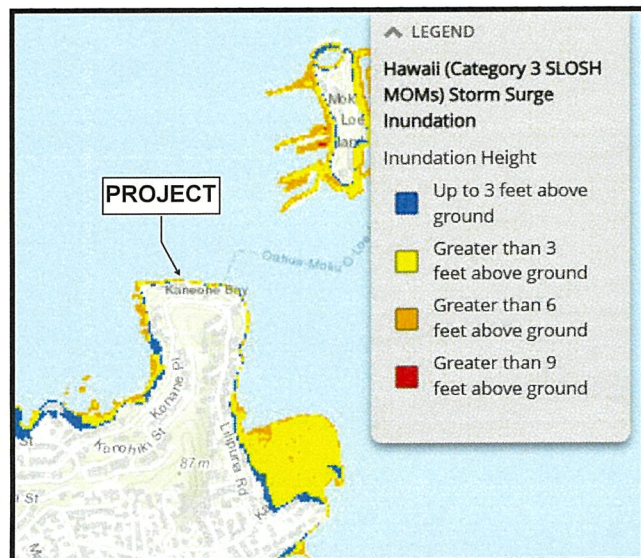
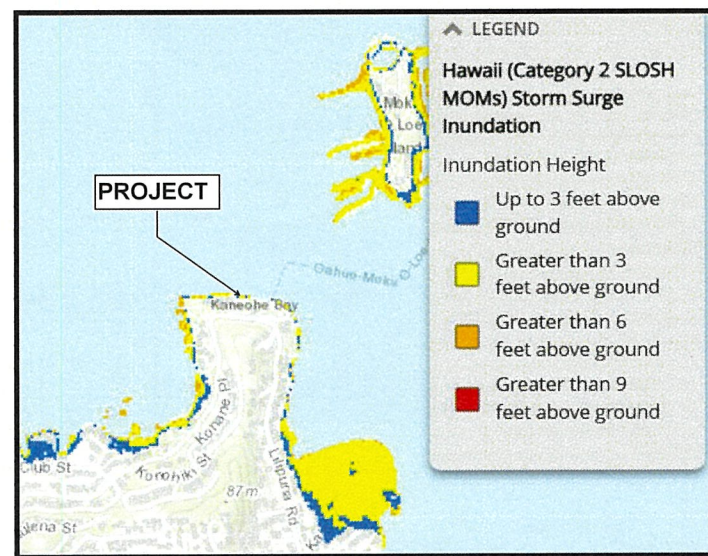
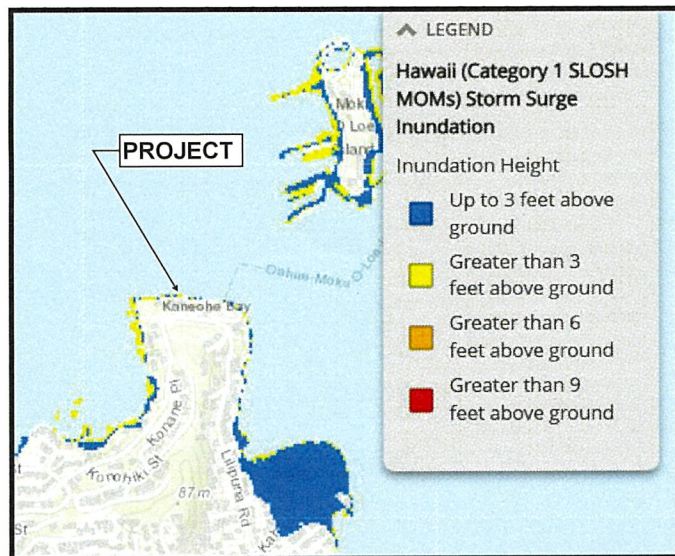
46-029 LILIPUNA ROAD- HE'EIA

January 2025

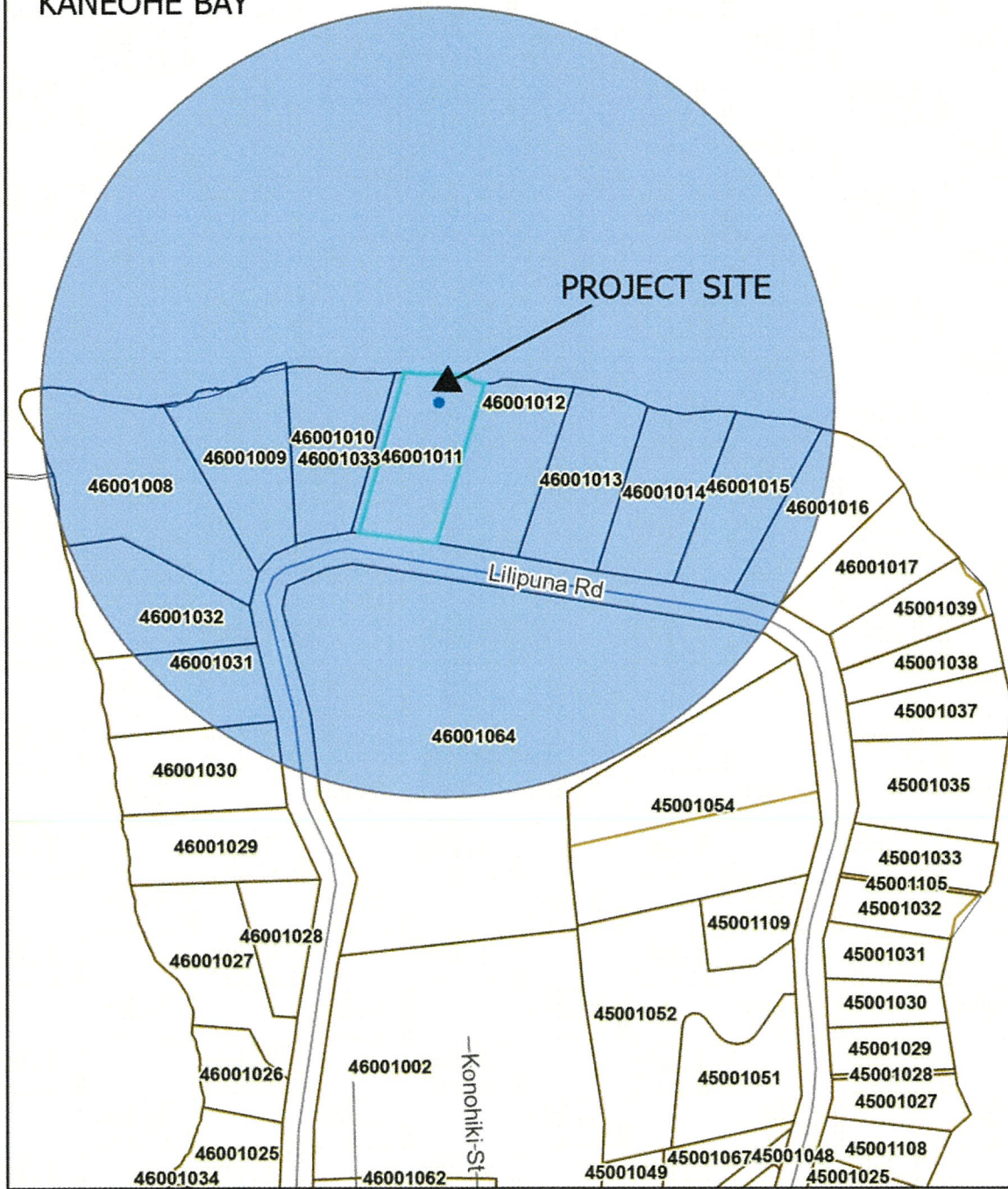


Department of Planning and Permitting
Land Use Permits Division
City and County of Honolulu

EXHIBIT J



KANEOHE BAY



0 80 160 240 320
Feet

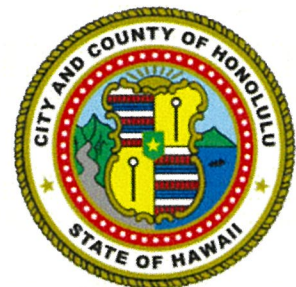
EXHIBIT K 500-FT RADIUS CUMULATIVE MAP

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

Report Title:

Special Management Area ("SMA") Major Permit; Building Permit; Land Use Permit;
Department of Planning and Permitting ("DPP")

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