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

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March 20, 2025

2024/SMA-131(LP)

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

Dear Chair Waters and Councilmembers:

SUBJECT: Special Management Area (SMA) Major Permit
12 Kailua Road Dwelling
12 Kailua Road – Kailua
Tax Map Key 4-3-012: 001

Enclosed for your consideration are the Department of Planning and Permitting's (DPP) Report and Recommendation, Draft Resolution, and Exhibits for the SMA Major Permit application to allow the construction of a new two-story single-family dwelling, garage, swimming pool, pool lounge, pool cabana, pool equipment pad, concrete masonry unit walls, and rolling gate located on a shoreline lot in the R-10 Residential District and SMA in Kailua.

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

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

DEPT. COM. 225

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

Very truly yours,

Dawn Takeuchi Apuna
Director

Enclosures: DPP Report and Recommendation
Exhibits A, B, C-1 through C-13, and D through L
Draft Resolution

APPROVED BY:

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

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

STATE OF HAWAI'I

IN THE MATTER OF THE APPLICATION BY HIGHMARK CAPITAL LLC FOR A SPECIAL MANAGEMENT AREA (SMA) MAJOR PERMIT	File No. 2024/SMA-131 (LP)

FINDINGS OF FACT, CONCLUSIONS
OF LAW, AND RECOMMENDATION

I. APPLICATION

A. Basic Information:

LANDOWNER/APPLICANT:	Highmark Capital LLC
AGENT:	Masa Fujioka and Associates (Ryan Ishikawa)
LOCATION:	12 Kailua Road - Kailua (Exhibit A)
TAX MAP KEY:	4-3-012: 001
ZONING:	R-10 Residential District (Exhibit B)
STATE LAND USE:	Urban
DEVELOPMENT PLAN:	Ko'olau Poko Sustainable Communities Plan (KPSCP)

B. Proposal: The Applicant seeks an SMA Major Permit to allow the construction of a new two-story, single-family dwelling with detached garage, swimming pool, pool lounge, pool cabana, pool equipment pad, concrete masonry unit (CMU) walls, and rolling gate located on a shoreline lot in the R-10 Residential District and SMA in Kailua (Project; see Exhibits C-1 through C-13). According to the application, the Project total floor area will be 8,223 square (sq.) feet (ft.), or a floor area ratio of 0.32, the total building area will be 5,789 sq. ft., or lot coverage of 22 percent; and

the site will have approximately 52 percent impervious surface area. The Applicant proposes to demolish the existing single-family dwelling and the shed.

The dwelling is proposed within the current 60-ft. shoreline setback (as of July 1, 2024). Building Permit (BP) Application No. A2024-05-1193 was submitted on May 28, 2024, prior to shoreline setback changes effective date of July 1, 2024. Therefore it can continue to be processed under the former 40-ft. shoreline setback. However, the Project has a very short time frame to obtain their BP, before July 1, 2025, in order to use the 40-ft. setback.

The Project will be slab on grade construction. No importation of fill soil is proposed, although movement of soil materials within the site is proposed. The property will connect to the existing sewer connection. The Project will cost approximately $2,013,900.

B. Background: SMA Minor Permit No. 2023/SMA-53 was approved on August 31, 2023, to allow a six-ft.-tall CMU perimeter wall outside of the shoreline setback. Minor Shoreline Structure Permit No. 2023/MSS-3 was approved on October 10, 2023, to allow an open wooden-post fence within the 40-ft. shoreline setback. BP No. 911049 was issued on July 31, 2024, for the construction work.

II. FINDINGS OF FACT

On the basis of the evidence presented, the Director of the Department of Planning and Permitting (DPP) has found:

Lot Area	26,085 sq. ft. (27,882 sq. ft. minus 1,797 sq. ft. of erosion)
Lot Shape	Trapezoid
Topography	The mauka area of the property is mostly level, with the grade ranging from six to seven feet (ft.) above mean sea level (MSL). The makai portion of the lot rises significantly from approximately seven ft. above MSL at the rear property line adjacent to the beach, up to over 20 ft. and back down to seven ft. above MSL. Essentially, the 40-ft. shoreline setback area is comprised of a tall, steep sand embankment that has been growing in recent years. The Project is located within an elevation that ranges from about six ft. to 14 ft. above MSL.
Existing Development	One single-family dwelling and shed
Surrounding Uses	To the north – Kailua Beach and Kailua Bay To the east – Roadway easement and Kailua Beach Park To the west – Single-family dwellings To the south – Single-family dwellings

Nearest Body of Water	*Kailua Beach* - Estuarine and Marine Wetland and Deepwater (United States Fish and Wildlife Service [USFWS] National Wetlands Inventory; see Exhibit D).
Shoreline Change Rate	The Shoreline change rate shows an average accretion of 0.62 ft. per year ([0.69 + 0.62 + 0.55] /3 = 0.62) (O'ahu Shoreline Change Viewer; see Exhibit E). Therefore, as of July 1, 2025, the shoreline setback for the site is 60 ft.
Certified Shoreline Survey (CSS)	The CSS, dated November 29, 2024, shows that the shoreline follows along the bottom of the bank of the property as mapped on November 9, 2024 (see Exhibits F-1 to F-2). The survey notes a 1,797-sq.-ft. erosion area making the total lot area 26,085 sq. ft. The Project is approximately 40 ft. mauka of the shoreline. BP Application No. A2024-05-1193 was submitted on May 28, 2024, prior to shoreline setback changes effective July 1, 2024, therefore it can continue to be processed under the former setback.
Soil Classifications (*mauka to makai)*	*Jaucas sands - with zero to 15 percent slopes* - Excessively drained, calcareous soils that occur as narrow strips on coastal plains, adjacent to the ocean. Permeability is rapid. Runoff is very slow to slow, and the hazard of water erosion is slight, but wind erosion is a severe hazard where vegetation has been remove; and *Beaches* - Deep, well-drained to excessively drained sands or gravelly sands, with a high infiltration rate (low runoff potential) when thoroughly wet (United States Department of Agriculture [USDA] - Natural Resources Conservation Service [NRCS]; see Exhibit G).
Vegetation	The property is landscaped with grass and various trees with typical dune vegetation along shoreline.
Flood Zone	*Flood Zone X* – Areas outside the one-percent annual chance floodplain and areas protected from the one-percent annual chance flood by levees (Federal Emergency Management Agency, Flood Insurance Rate Map Panel No. 15003C0290H, revised November 5, 2014; see Exhibit H).
Sea Level Rise (SLR) – Exposure Area	The Project area is not projected to be impacted by coastal erosion or SLR. Only a small portion of the site will be impacted by 3.2 ft. of SLR near the shoreline. (University of Hawai'i Pacific Island Ocean Observing System SLR Viewer; see Exhibit I).

Tsunami	The subject property and the surrounding neighborhood is located within the tsunami evacuation zone (see Exhibit J).
Storm Surge	The National Storm Surge Hazards Maps indicate that the Project area is anticipated to be inundated by storm surge up to three ft. during a Category 3 hurricane event (see Exhibit K).
Environmental Compliance	The proposed Project does not meet any of the triggers under Hawai'i Revised Statutes (HRS) Chapter 343. Therefore, no environmental assessment or review under HRS Chapter 343 is required.
Agency Comments	During the SMA process, the DPP routed the proposal to various Federal, State, and City agencies. All letters and comments received have been included in the Project file and incorporated into the Analysis Section, as appropriate.
Neighborhood Board (NB) / Community Association Presentation	The Agent presented the Project to the Kailua NB No. 31 on September 5, 2024. Written notice was also provided to adjoining property owners, informing them of the presentation. Proof of mailing the notice was provided via a signed affidavit. These materials were submitted as part of the SMA Permit application. The NB approved the Project with conditions related to the SMA. Three people provided comments and concerns regarding the size of the dwelling and protection of the shearwater birds.
Public Hearing	The DPP conducted a Public Hearing at 10:30 a.m. on February 3, 2025, at the Frank F. Fasi Municipal Building. Other than the Applicant, Agent, and the DPP staff members, one member of the public attended and offered both verbal and written testimony. Their comments were related to the protection of shearwater birds and impacts to the neighborhood. A recording of the public hearing is available upon request.
Other City Permits and Approvals	Construction permits and BPs. BP Applicant No. A2024-05-1193 was submitted on May 28, 2024.

II. ANALYSIS

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

A. Recreational Resources

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

Implementation of the Project will not adversely impact coastal recreational opportunities for the public because the Project will not result in any change to existing beach access, open spaces, recreational resources, or opportunities for hiking, fishing, and cultural practices. Publicly accessible coastal resources in the area include Kailua Beach and Kailua Beach Park with public parking and beach access adjacent to the Project site. Public shoreline access is and will remain available through the Beach Park and laterally along the beach. There is no direct public access to the beach through the subject property, although for years pedestrians cut across the sandy northeast corner of the property. This is reflected in the 1,797 sq. ft. of erosion shown on the CSS (see Exhibit F-1). Because this portion of the property is makai of the regulatory shoreline, it is in the State Land Use Conservation District and will continue to be available for public pedestrian access. Given this, the Project will not affect recreational opportunities and no related conditions of approval are recommended.

B. Historic and Cultural Resources

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

The Project site is a shoreline lot with underlying soils identified as Jaucas sands and Beaches, which are also considered part of the coastal dune system (see Exhibit G). There is currently no shoreline hardening structure present at the subject property; a sandy beach is present along the shoreline. A literature review and field inspection (LRFI) of the property was conducted by Keala Pono Archaeological Consulting. The LRFI determined that the Project area lies on a cliff line with little to no soil development and unlikely that anything of archaeological importance remains today and no further archaeological work is recommend. However, comments were received from the State Historic Preservation Division (SHPD) requiring an archaeological inventory survey (AIS). The Office of Hawaiian Affairs also concurred that an AIS is necessary. The Applicant hired professionals to dig 16 trenches in preparation for the AIS report. No historic resources or iwi kūpuna were encountered during the fieldwork. As a condition of approval, the Applicant should be required to provide documentation from SHPD that the AIS was accepted prior to ground disturbance activities.

Furthermore, as with any action that includes earth-moving activities, there is potential for encountering previously unknown iwi kūpuna, historic resources, or archaeological resources. Therefore, the Project should be subject to the standard "stop work" condition of approval. This will ensure that if, during construction, any previously unidentified archaeological sites or remains (such as artifacts, shell, bone, or charcoal deposits, human burials, rock or coral alignments, pavings, or walls) are encountered, the Applicant must stop work and contact the SHPD. This is recommended as a condition of approval. Provided the Applicant complies with the SHPD's requirements, no adverse impacts to historic or archaeological resources are anticipated.

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

C. Scenic and Open Space Resources

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

No impacts to any scenic and open space resources are anticipated because the Project area is located within an existing residential subdivision that is similarly developed along the shoreline. The City's Coastal View Study does not identify the site as a significant coastal area. The Project will have to meet the ROH Chapter 21, the Land Use Ordinance (LUO) development standards for the R-10 Residential District, which will restrict the height. Given all this, substantial impacts to scenic and open space resources are unlikely. Therefore, no conditions of approval are recommended to address scenic and open space resources.

D. Coastal Ecosystems

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

1. Sensitive Coastal Habitats and Species:

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

   b. Flora: During the site visit on January 28, 2025, grass and trees were observed throughout the property. No rare, threatened, or endangered floral species are known to be present on the site, and no impacts to these species are anticipated. Therefore, no impacts to threatened or endangered flora species are anticipated, and no related conditions of approval are recommended.

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

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

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

All Project-related activities must cease if a Hawaiian Monk Seal, Green Sea Turtle, or Hawksbill Turtle is on land within 150 ft. 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-ft. 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.

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

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

3. Solid and Liquid Waste: Impacts relating to solid and liquid waste are not anticipated. The City and County's Department of Environmental Services will provide solid waste collection. The property will connect to an existing sewer connection. The Project will be required to comply with existing regulations and implement best management practices (BMPs) to minimize potential air and water quality impacts associated with soil disturbance and stormwater or irrigation runoff. Potable water, fire suppression water, and wastewater service for the Project will come from the existing municipal systems which already serve the Project site. Therefore, no impacts related to solid and liquid waste treatment and disposition are anticipated, and no related conditions of approval are recommended.

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

grass, and the fungi that cause rapid 'ōhi'a death. Fauna species include coconut rhinoceros beetles, coquí frogs, and little fire ants. The OISC provides protocols for decontamination in the event these species are encountered, as well as protocols to prevent the spread of these species. These measures should be conditions of approval.

E. Economic Uses

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

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

F. Coastal Hazards

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

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

2. SLR: Based on a review of the University of Hawai'i Pacific Island Ocean Observing System SLR Viewer, less than five percent of the site is anticipated to be impacted by SLR and the development will not be within the impacted area (see Exhibit I). Nevertheless, the Applicant and successor owners must be aware of the potential for coastal hazards at the subject property, and be aware that future shoreline variances for shoreline hardening structures cannot be allowed, as discussed under Section H, below. Further, the Applicant and successor owners must be aware that any land area lost to coastal erosion that is makai of the regulatory shoreline becomes part of the State's Land Use Conservation District. Lastly, the Applicant and successor owners should be responsible to clear debris

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

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

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

G.	**Managed Development and Public Participation**
	The development review process should stimulate public awareness, education, and participation in coastal management.

The public was made aware of the Project and was given the opportunity to review the proposed Project during the processing of the SMA Major Permit Application. The application materials were also posted on the DPP website. Prior to submitting the SMA Major Permit application, the Applicant presented the Project to Kailua NB No. 31 on September 5, 2024. Three neighbors testified with concerns on shearwater birds, impervious area, parking, landscaping, and the size of the development. The NB approved of the application. The minutes from this meeting were included as part of the SMA Permit application.

A public hearing was held for the SMA Major Permit application at 10:30 a.m. on Monday February 3, 2025, at the Frank F. Fasi Municipal Building, 6th Floor Conference Room. Notices of the application and public hearing were published in the Honolulu Star-Advertiser and sent to neighbors within 300 ft. of the subject property, various public agencies, elected officials for the area, and other interested parties. One member of the public attended the public hearing and provided written and verbal testimony relating concerns about property values and birds.

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

H. Beach and Coastal Dune Protection

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

The Project site is located on soils that are classified as Jaucas Sands and Beaches soils, which are part of the coastal beach and dune system according to the USDA - NCRS Web Soil Survey. The University of Hawai'i School of Ocean and Earth Science and Technology Coastal Research Collaborative data shows the shoreline fronting the Project site and its immediate surroundings are experiencing historical shoreline accretion. The Applicant's data supports this and shows that sand is accumulating on the makai side of the site and that the dune height is growing. Furthermore, the Applicant installed an open wooden-post and rope fence approximately 10 ft. mauka of the regulatory shoreline. This has prevented beachgoers from climbing on the dune, which had prevented vegetation from taking hold. As a result, the health of the dune is improving, the dune is accumulating sand, and naturally occurring vegetation is being reestablished without being planted, watered, or maintained by humans.

The two-story dwelling is proposed just mauka of the dune, outside of the 40-ft. setback. No importation of fill is proposed, but the movement of materials within the site is proposed to allow the swimming pool and to level portions of the site in preparation for the slab-on-grade construction. Because the site 1) does not have historical erosion, 2) does not have anticipated erosion related to SLR, 3) is not in a flood zone, and 4) does not require imported fill, slab-on-grade construction is acceptable.

Nevertheless, the Applicant should be aware that pursuant to ROH § 25-6.1(b) landscaping may not be used to artificially fix the shoreline or be maintained in such a way that it effectively hardens the shoreline. The addition of language to ensure the Applicant and future or successor owners are aware of this requirement is recommended as a condition of approval.

Further, the Applicant and successor owners should be aware that pursuant to ROH § 26-1.8(b)(3)(E), a determination of hardship as a result of any discretionary land use permit granted after June 16, 1989, is not a basis for requesting a Shoreline Setback Variance (SSV). This means that where a discretionary land use permit is used to authorize development, the Applicant cannot later claim hardship as the basis for an SSV in order to protect that development. This SMA Major Permit is a discretionary land use permit. Therefore, upon approval of this SMA Major Permit, the Applicant is precluded from obtaining a SSV to protect the subject property from erosion or other coastal hazards with new shoreline hardening structures. This is recommended as a condition of approval to ensure

that the Applicant and successor owners or interests are fully aware of this regulatory standard.

As previously mentioned, no impacts to beaches and coastal dunes are anticipated as a result of the Project because the dune is growing and accumulating sand and erosion of the site is not anticipated. Overall, the Project will implement best dune management practices according to the Hawaii Dune Restoration Manual (University of Hawai'i Sea Grant College Program, 2022). The Applicant is taking measures to improve the dune health by allowing naturally occurring dune vegetation to reestablish, removing invasive species, and planting native landscaping such as Naupaka, Pohuehue, 'Aki'aki, and Pā'ūohi'iaka. Further, the Project will not involve the importation of fill materials. Drainage patterns or storm water infiltration as a result of new impervious surfaces are anticipated to be minimal. According to the Applicant, the amount of impervious surfaces on-site will not exceed 52 percent of the zoning lot, which is well below the maximum 75 percent coverage allowed by the LUO. Given this, and the fact that BMPs will mitigate impacts during construction-related activities, adverse impacts on beaches and coastal dunes related to storm water runoff are not anticipated, therefore, no additional conditions of approval are recommended.

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

The Project does not involve the use or management of marine resources. According to the National Wetlands Inventory of the USFWS, this section of the Kailua Bay is identified as Estuarine and Marine Wetland and Deepwater. In the short term, the Project is not anticipated to result in adverse impacts to these marine waters, as the Project is subject to the City's *Rules Relating to Water Quality, Rules Relating to Storm Drainage Standards*, and other applicable regulations. There are no known wetlands located on the Project site itself. Storm water will be managed on site and the proposed total amount of impervious surfaces will not exceed 52 percent of the lot area. No impacts to bays, estuaries, or nearby water features are anticipated. Therefore, marine and coastal resources are unlikely to be negatively impacted as a result of the proposal in the short-term, and no condition of approval is recommended.

J. **Cumulative Impact or Significant Effect and Compelling Public Interest**

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

Substantial or cumulative negative environmental impacts associated with the implementation of the Project along with other past, present, and reasonably foreseeable projects in the Project vicinity are not anticipated, so long as the recommended conditions of approval are implemented. The Project site and other lots within 500 ft. of the Project site perimeter are zoned for residential use and are limited based on the residential development standards of ROH Chapter 21.

The Project site is within a previously-established subdivision area to which existing electricity, water, wastewater, and municipal fire suppression water are already available. Two SMA Permits were identified over a five-year span and within a 500-ft. radius of the Project site (see Exhibit L). SMA Minor Permit No. 2022/SMA-71 was approved on November 7, 2022, to allow the reconstruction of the bikeway bridge railing at Kailua Beach Park. The park is adjacent to the property. SMA Minor Permit No. 2023/SMA-53 and Minor Shoreline Structure Permit No. 2023/MSS-3 were approved on August 31, 2023 and October 10, 2023, respectively, for the Project site and allowed a six-ft.-tall CMU perimeter wall and an open wooden-post fence. Because both of these SMA permits had minimal development proposed, we have concluded that implementation of the Project is unlikely to result in a substantial contribution to cumulative environmental impacts in the area, considering both spatial and temporal factors. Therefore, no additional conditions of approval are recommended.

K. **Consistency with Plans and Regulations**

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

1. ROH Chapter 21, LUO: According to the Applicant, the Project has been designed to comply with the development standards of the LUO. The 26,085-sq.-ft. site is located within the R-10 Residential District, which allows the single-family dwelling use. The plans are designed to meet all requirements of the LUO. A thorough review of the plans for compliance with the Residential District development standards and other LUO regulations will be conducted during the BP review process.

   Pursuant to LUO Table 21-3, short-term rentals, including both bed and breakfast establishments and transient vacation units, are not allowed in any Residential District. In order to ensure the Applicant and successor

owners are aware of this limitation, a statement to this effect is recommended as a condition of approval. Upon compliance with the above-referenced condition, the Project will be consistent with the LUO.

2. ROH Chapter 26, Shoreline Setback Ordinance: Existing legal structures within the shoreline setback are subject to the nonconforming repair provisions under ROH Section 26-1.6. The Project is within the current 60-ft. shoreline setback. Ordinance 23-3, an update to the City's Shoreline Setback Ordinance, was enacted on March 9, 2023. It included a delayed shoreline setback provision, wherein applicants would have over a year, until July 1, 2024, before new and increased shoreline setbacks would go into effect. This delay was to allow projects currently under development to continue. However, this also means that structures permitted utilizing the old shoreline setback regulations essentially become nonconforming as they are being constructed. BP Application No. A2024-05-1193 for the proposed single-family dwelling and accessory structures was assigned on May 28, 2024, prior to the current shoreline setback going into effect. Pursuant to ROH Section 18-4.5:

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

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

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

- Protect endangered species and their habitats.
- Prevent development in areas susceptible to landslides and similar hazards.

- Locate and design exterior lighting to avoid disturbance to seabirds and marine mammals.

- Prohibit the use of shoreline structue armoring structures.

- Analyze the possible impact of SLR for new public and private projects in shoreline areas and incorporate, where approriate and feasible, measures to reduce risks and increase resiliency to impacts of SLR.

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

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

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

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

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

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

IV. CONCLUSIONS OF LAW

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

V. RECOMMENDATION

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

A. Except as required by these conditions of approval, development must be in general conformity with the Project as described in the DPP's findings and recommendation, referenced above, and as depicted in Exhibits A, B, C-1 through C-12, and D through L, attached hereto and incorporated herein by this reference. Any change in the size or nature of the Project that may have a significant effect on coastal resources, as addressed in ROH Chapter 25 or HRS Chapter 205A, or both, will require a new application and SMA Major Permit. Any new application for an SMA Major Permit for the Project will be processed in accordance with the ordinance in effect at the time the application is accepted by the DPP. Any change that does not have a significant effect on coastal resources may be considered a minor modification and may be permitted under this resolution upon review and approval by the Director of the DPP.

B. To minimize impacts to known and unknown archaeological, historic, and cultural resources that may be present on the Project site,:

1. Prior to commencing any ground disturbing or construction activity for the Project, the Applicant shall submit to the DPP, a copy of an AIS with subsurface testing conducted by a qualified archaeologist that has been reviewed and approved by the SHPD. The AIS must identify and document any archaeological historic properties and cultural resources on the Project site, assess their significance, and determine potential impacts of the Project on the historic properties and cultural resources. The Applicant shall implement the mitigation protocols identified in the AIS that are approved or otherwise required by SHPD for all historic properties and cultural resources (including iwi) discovered on the Project site;

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 the Department of Land and Natural Resources, SHPD immediately. Work in the immediate area must be stopped until the SHPD is able to assess the impact and make further recommendations for mitigative activity.

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

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

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

2. Artificial light from exterior light fixtures, including but not limited to floodlights, uplights, or spotlights used for decorative or aesthetic purposes, is prohibited if the light directly illuminates or is directed across property boundaries toward the shoreline and ocean waters, except as may otherwise be permitted pursuant to HRS Section 205A-71(b);

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

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

5. Woody plants greater than 15 ft. in height must not be disturbed, removed, or trimmed during the Hawaiian Hoary Bat birthing and pup rearing season (June 1 through September 15);

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

7. All Project-related activities must cease if a Hawaiian Monk Seal, Green Sea Turtle, or Hawksbill Turtle is on land within 150 ft. 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-ft. 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.

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

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

1. *"The landowner hereby acknowledges that Tax Map Key (TMK) 4-3-012: 001 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 TMK 4-3-012: 001 may be adversely impacted by coastal hazards. The landowner agrees to assume all risk and liability for any hard to or loss of life and property due to development in close proximity to the shoreline. The landowner further agrees to accept all responsibility for the cost and physical removal of materials and structures lost or damaged as a result of coastal hazards, including the cleanup and restoration of the Project site."*

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

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

1. *"The landowner hereby acknowledges (and any successor owner or interested party is hereby notified of) that bed and breakfast homes and transient vacation units, as those terms are defined in Revised Ordinances of Honolulu Chapter 21, the Land Use Ordinance, are not allowed on TMK 4-3-012: 001."*

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

   "*In choosing to implement construction activities at TMK 4-3-012: 001, the Landowner hereby acknowledges (and any successor owner or interested party is hereby notified of) that land makai of the regulatory shoreline is State public land, falls within the State Land Use Conservation District, and must remain available for public use and recreational activities. The landowner further acknowledges that should any portion of a structure encroach into State public land, the State Board of*

Land and Natural Resources may require the removal of the structure or a lease for the encroachments extending into the State public land. As a result of this acknowledgement, successor owners and interested parties are hereby notified of this same information and the landowner shall hold harmless and indemnify the City for any responsibility that may result from adverse impacts associated with Sea Level Rise and coastal erosion."

G. Following approval of this SMA Major Permit, neither the current landowner, nor any successor owner or interested party, may claim hardship due to erosion, SLR, or any other coastal hazard, in order to obtain approval for a SSV 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 TMK 4-3-012: 001, the landowner hereby acknowledges (and any successor owner or interested party is hereby notified of) that no claim of hardship due to erosion, sea level rise, or any other coastal hazard may be asserted in order to obtain approval for a shoreline setback variance for a shoreline protection structure."*

H. 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;

2. Landscaping may not extend 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;

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 dwelling 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.

J. Permits

1. The Project's BP application was accepted as complete on May 28, 2024, and the Applicant must obtain the BP for the Project no later than June 30, 2025. If the Project's BP is not issued by June 30, 2025, the Project may not rely on the 40-foot shoreline setback that was in effect through June 30, 2024, and must instead comply with the shoreline setback required under ROH Chapter 26 effective as of July 1, 2024. The Shoreline Setback must be shown on the BP plans.

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

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

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

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

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

        ii. The Applicant's then-existing deadline for obtaining a development permit,

    the extension will be deemed to be denied.

I. Approval of this SMA Major Permit does not constitute compliance with other City ordinances, including but not limited to the LUO and building and construction codes, or other governmental requirements, including but not limited to LUO, building, grading, and grubbing permit approvals. They are subject to separate

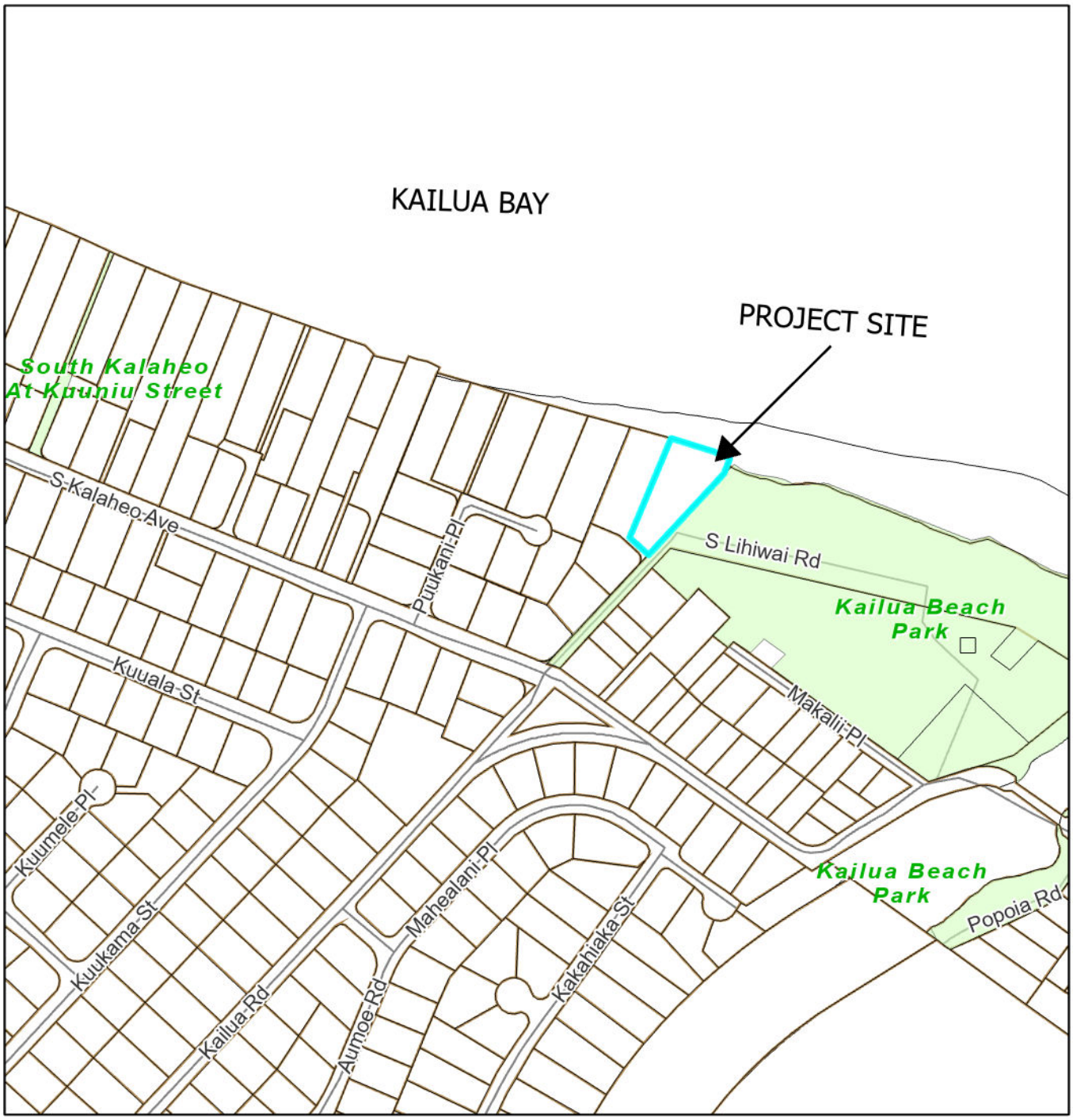
review and approval. The Applicant shall be responsible for ensuring that the final plans for the Project approved under this SMA Major Permit comply with all applicable City ordinances and other governmental provisions and requirements.

Dated at Honolulu, Hawai'i, this 20th day of March, 2025.

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

By _____
Dawn Takeuchi Apuna
Director

Enclosures: Exhibits A, B, C-1 through C-13, and D through L





0 130 260 390 520 Feet

EXHIBIT A
LOCATION MAP

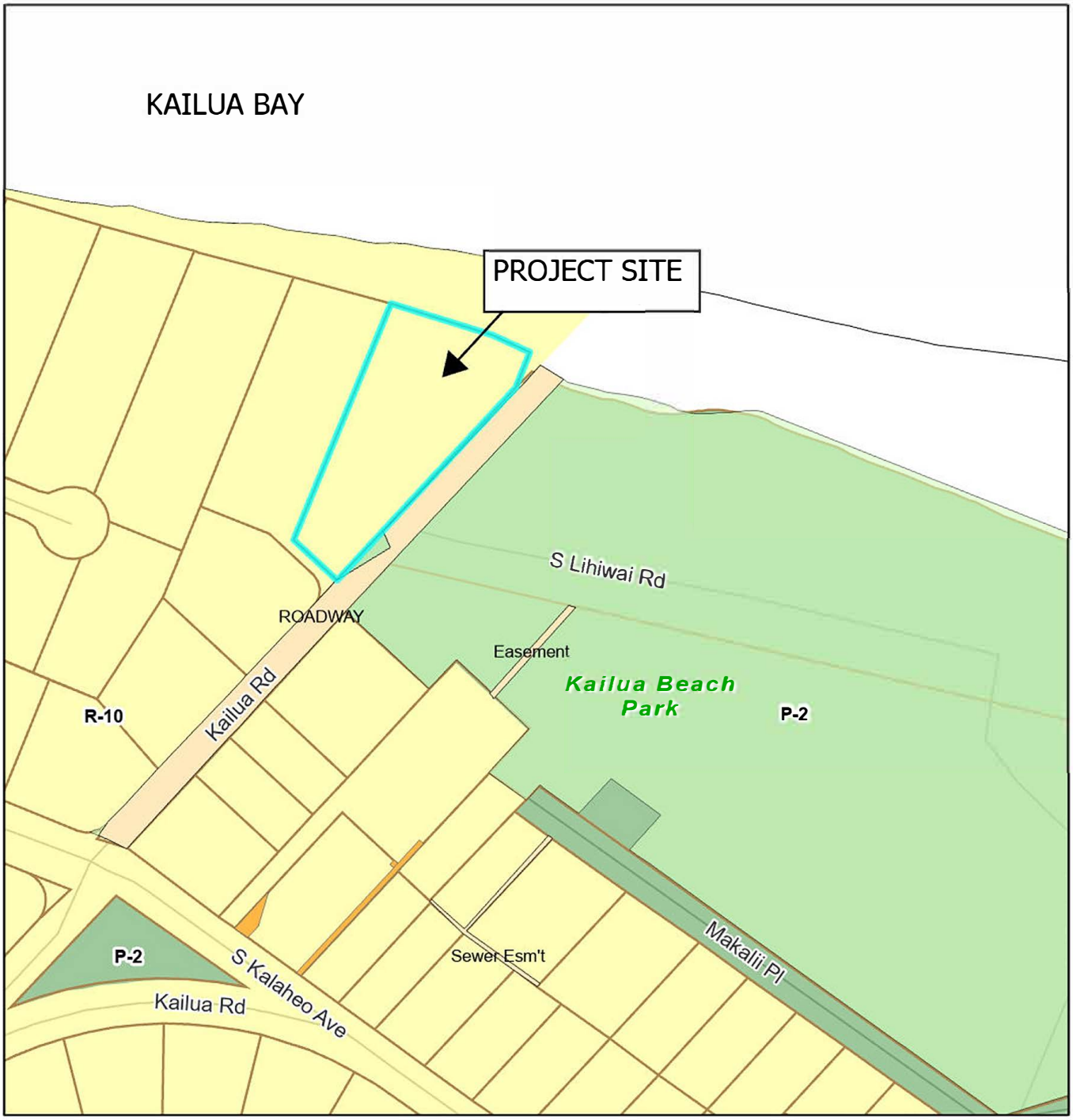
FILE NO. 2024/SMA-131

TAX MAP KEY 4-3-012: 001

12 KAILUA ROAD - KAILUA

January 2025

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



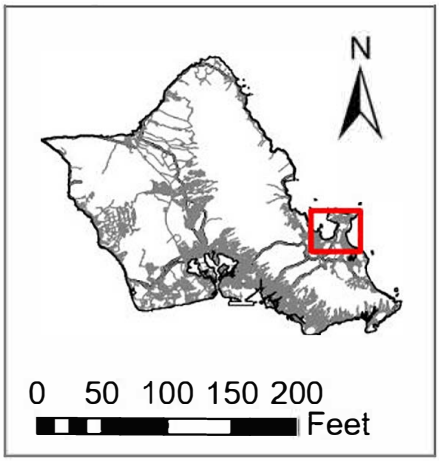


EXHIBIT B
ZONING MAP

FILE NO. 2024/SMA-131

TAX MAP KEY 4-3-012: 001

12 KAILUA ROAD - KAILUA

February 2025

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

12 Kailua

12 Kailua Road
Kailua, HI 96734
TMK: 4-3-012-001

COLUMN GRID

INTERIOR ELEVATION — 4 / A101 / 2 / 3

REVISION TAG — 3

ELEVATION — +2'-0"

DETAIL/SECTION — 1 / A101

WINDOW TAG — W1

WALL TAG — A

ROOM TAG — ROOM

DOOR TAG — 101B

STAIRS — 20 R @ ±7 1/2"

SINGLE STEP — STEP

TOILET — P1

WINDOW

FLR GRILLE

X / AX.X

GENERAL NOTES

1. THE CONTRACTOR SHALL VISIT THE PROJECT SITE AND THOROUGHLY FAMILIARIZE HIMSELF WITH THE EXISTING CONDITIONS PRIOR TO SUBMITTING HIS BID.
2. THE CONTRACTOR SHALL CONFORM TO THE LATEST PREVAILING CODES AND ORDINANCES AND MANUFACTURER'S SPECIFICATIONS AND STANDARDS FOR ALL TRADES OF WORK.
3. ALL WORK IS TO BE DONE BY THE GENERAL CONTRACTOR UNLESS OTHERWISE NOTED. AN "**OWNER BUILDER**" IS IN FACT THE GENERAL CONTRACTOR AND SHALL BEAR ALL OF THE RESPONSIBILITIES OF THE GENERAL CONTRACTOR FOR THIS PROJECT. An "OWNER BUILDER" SHALL READ AND UNDERSTAND (**KNOW THE RISK AND RESPONSIBILITIES OF BEING AN OWNER BUILDER**) PROVIDED BY THE STATE OF HAWAII DEPARTMENT OF COMMERCE AND CONSUMER AFFAIRS (DCCA) AND ITS REGULATED INDUSTRIES COMPLAINTS OFFICE (RICO), 235 S. BERETANIA STREET, NINTH FLOOR, HONOLULU HAWAII 96713, WWW.HAWAII.GOV/DCCA/RICO, TEL:: (808) 587-4272
4. TERMITE TREAT ALL STRUCTURAL WOOD IN ACCORDANCE WITH THE PREVAILING CODES. TERMITE TREAT THE GROUND UNDER THE BUILDING WITH CHEMICALS ACCEPTABLE TO THE LOCAL BUILDING AUTHORITY AND IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
5. ALL STRUCTURAL LUMBER 4 X 6 OR LARGER SHALL BE NO. 1 OR BETTER WITH A MINIMUM STRUCTURAL VALUE OF Fb 1200 UNLESS OTHERWISE NOTED.
6. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR COORDINATING ALL WORK OF THE SUB-CONTRACTORS.
7. THE CONTRACTOR SHALL VERIFY THAT THE SOIL CONDITIONS CAN ACCOMMODATE THE FOUNDATION DESIGN. IF THERE IS ANY QUESTION REGARDING THE SOIL CONDITIONS AND FOUNDATION DESIGN, THE OWNER CONTRACTOR SHALL RETAIN A HAWAII LICENSED GEOTECHNICAL ENGINEER AND COMPLY WITH ALL OF THE HAWAII LICENSED GEOTECHNICAL ENGINEER'S RECOMMENDATIONS. THERE ARE AREAS KNOWN FOR ESPECIALLY BAD SOIL CONDITIONS ON THE OAHU ISLAND. EXTREME CARE SHOULD BE EXERCISED BY THE CONTRACTOR WHEN CONSTRUCTING BUILDING FOUNDATIONS IN THESE AREAS.
8. ALL ENGINEERED FILL, BASE COURSE AND GROUND UNDER CONCRETE SLABS AND CONCRETE FOOTINGS SHALL BE COMPACTED TO A MIN. OF 95%.
9. THE CONTRACTOR SHALL SLOPE ALL FINISHED GRADES AWAY FROM THE BUILDING
10. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, CONDITIONS AND VERIFY THAT THE PROJECT SITE TOPOGRAPHY CAN ACCOMMODATE THE BUILDING DESIGN AND DETAILS PRIOR TO BEGINNING CONSTRUCTION...
    CONTACT THE ARCHITECT IF THERE ARE ANY QUESTIONS.
11. THE CONTRACTOR SHALL FIELD VERIFY ALL WORK AND COORDINATE AMONG TRADES PRIOR TO FABRICATION AND INSTALLATION. ALL PRODUCTS, UNLESS OTHERWISE NOTED, SHALL BE PRE-APPROVED BY THE OWNER PRIOR TO ORDERING, FABRICATION, INSTALLATION AND EXECUTION OF THE PRODUCT.
12. WHERE FIGURES OR DIMENSIONS HAVE BEEN OMITTED FROM THE DRAWINGS, THE DRAWINGS SHALL NOT BE SCALED. THE CONTRACTOR SHALL IMMEDIATELY CONTACT THE ARCHITECT REGARDING ANY OMISSIONS.
13. THE CONTRACTOR SHALL USE ADEQUATE NUMBERS OF SKILLED WORKMAN WHO ARE TRAINED AND EXPERIENCED IN THE NECESSARY CRAFTS AND WHO ARE COMPLETELY FAMILIAR WITH THE SPECIFIED REQUIREMENTS AND METHODS NEEDED FOR PROPER PERFORMANCE OF ALL ASPECTS OF THIS WORK.
14. THE CONTRACTOR SHALL EXAMINE ALL AREAS AND CONDITIONS UNDER WHICH THIS WORK WILL BE PERFORMED AND CORRECT ALL CONDITIONS DETRIMENTAL TO THE TIMELY AND PROPER COMPLETION OF THE WORK PRIOR TO BEGINNING THE WORK.
15. THE CONTRACTOR SHALL PROVIDE OTHER MATERIAL NOT SPECIFICALLY DESCRIBED BUT NEEDED FOR A COMPLETE AND PROPER INSTALLATION AS SELECTED BY THE CONTRACTOR AND SUBJECT TO THE APPROVAL OF THE OWNER.
16. THE CONTRACTOR SHALL PROTECT PRODUCTS SCHEDULED FOR USE ON THIS PROJECT. MAINTAIN PACKAGED MATERIALS WITH SEALS UNBROKEN AND LABELS INTACT UNTIL TIME OF USE. PROMPTLY REMOVE DAMAGED MATERIAL AND UNSUITABLE ITEMS FROM THE JOB SITE, AND PROMPTLY REPLACE WITH MATERIAL MEETING THE SPECIFIED REQUIREMENTS, AT NO ADDITIONAL COST TO THE OWNER. IN THE EVENT OF ANY DAMAGE TO THE JOBSITE, PROMPTLY MAKE REPLACEMENTS AND REPAIRS TOT HE APPROVAL OF THE OWNER AT NO ADDITIONAL COST TO THE OWNER.
17. THE CONTRACTOR SHALL KEEP THE CONSTRUCTION AREA IN A NEAT, SAFE AND ORDERLY CONDITION AT ALL TIMES DURING THE EXECUTION OF THIS WORK, FREE FROM THE ACCUMULATION OF DUST AND DEBRIS.
18. THE CONTRACTOR IS TO FILE AND SECURE ALL APPROVALS, PERMITS, TESTS, INSPECTIONS AND CERTIFICATES OF COMPLIANCE AS REQUIRED.
19. THE CONTRACTOR SHALL KEEP A FULL SET OF UP TO DATE PLANS AVAILABLE ON THE JOBSITE AT ALL TIMES.
20. THE CONTRACTOR IS RESPONSIBLE FOR INITIATING, MAINTAINING AND SUPERVISING ALL SAFETY PRECAUTIONS AND PROGRAMS NECESSARY FOR COMPLETION OF THE WORK.
21. ALL MATERIALS AND LABOR SHALL BE GUARANTEED FOR ONE YEAR FROM THE DATE OF FINAL PAYMENT.
22. THE CONTRACTOR SHALL REPAIR, REPLACE, PATCH AND MATCH ANY MATERIALS, AREAS OR SYSTEMS AS REQUIRED OR CALLED FOR TO OBTAIN THE PROPER INSTALLATION AND NEAT APPEARANCE OF THE WORK, CONNECT NEW WORK TO EXISTING WORK IN A NEAT MANNER, AND RESTORE EXISTING WORK, IN MAKING SUCH CONNECTIONS, TO PERFECT CONDITION.
23. THE CONTRACTOR SHALL KEEP ALL OPERATIONS AND MAINTENANCE MANUALS AND RELATED PAPERWORK IN A MARKED ENVELOPE TO BE TURNED OVER TO THE OWNER UPON THE COMPLETION OF THE PROJECT.
24. THE CONTRACTOR SHALL MAKE A CAREFUL INSPECTION OF THE CONSTRUCTION AND MAKE SURE THAT THE PROJECT IS READY FOR FINAL ACCEPTANCE PRIOR TO CALLING THE OWNER FOR A FINAL INSPECTION.
25. ALL WORK SHALL CONFORM TO ADA AND ADAAG REQUIREMENTS WHERE APPLICABLE.
26. CONTRACTOR IS RESPONSIBLE TO VERIFY ALL MATERIAL & FINISH SCHEDULES, SIZING AND TYPES, PRIOR TO IMPLEMENTING ORDERS.
27. THE CONTRACTOR SHALL NOT USE FIBER MESH AS A SUBSTITUTES FOR WIRE MESH OR STEEL MESH IN CONCRETE SLABS AND CONCRETE FOOTINGS
28. THE CONTRACTOR SHALL REMOVE ALL RED CINDER FROM FORMED AREAS PRIOR TO POURING CONCRETE SLABS FOOTINGS.
29. ALL STRUCTURAL SHALL HAVE A MOISTURE CONTENT OF 19 PERCENT OR LESS (MEASURED AT THE CENTER OF THE PACIFIC STRUCTURAL WOOD MEMBER).
30. PLAN MAKER IS NOT RESPONSIBLE FOR THE CONTRACTOR'S METHOD, SEQUENCE, TECHNIQUES AND MEANS OF PROCEDURES ON THE JOB SITE.

ELECTRICAL GENERAL NOTES

IT IS THE INTENT THAT ALL RECEPTACLES, SWITCHES AND DEVICES BE CENTERED ON ALL FINISHED SURFACES, HORIZONTALLY AND VERTICALLY UNLESS NOTED OTHERWISE. IF FIELD CONDITIONS ARISE THAT MAKE CENTERING IMPOSSIBLE, CONSULT THE ARCHITECT FOR GUIDANCE ON FINAL PLACEMENT. CONTRACTOR SHALL COORDINATE ALL ROOF FRAMING TO ALLOW THE CENTERING SHOWN ON THIS PLAN FOR ALL RECESSED LIGHTING. IF ADDITIONAL FRAMING IS REQUIRED TO ACCOMMODATE THIS LAYOUT, CONTRACTOR SHALL INCL. SUCH FRAMING AS PART OF THE COST OF THE WORK. ANY COORDINATION SHALL TAKE PLACE DURING ROUGH FRAMING, PRIOR TO ROUGH-IN.

1. INSTALL ALL RECEPTALES AT 12" A.F.F. HORIZONTALLY, U.N.O.=
2. INSTALL ALL ABOVE COUNTER OUTLETS HORIZONTALLY WITH A CENTERLINE HEIGHT OF 12" A.F.F., U.N.O.
3. INSTALL ALL SWITCHES VERTICALLY WITH A CENTERLINE AT 48" A.F.F. INSTALL BLOCKING AS NECESSARY TO ACHIEVE CENTERING.
4. MOUNT CENTERLINE OF THERMOSTATS + KEYPADS AT 48" A.F.F. CENTER ON SWITCHES BELOW IF APPLICABLE.
5. ALL SWITCHES TO BE ON DIMMING CIRCUITS. NOTIFY ARCHITECT PRIOR TO ROUGH-IN OF ANY FIXTURE.
6. ALL EXPOSED SWITCHES AND OUTLETS TO BE *DECORA SERIES WITH RECTANGULAR COVERPLATES BY LEVITON OR APPROVED EQUAL
7. DEVICE COLOR: WHITE WITH MATCHING WHITE COVERPLATES. **COORDINATE THESE SELECTIONS WITH ARCHITECT PRIOR TO ORDERING
8. ALL OUTLETS IN BATHS, AT KITCHEN COUNTERS, AND WITHIN 3' OF A SINK SHALL BE GFCI CIRCUITS.
9. INSTALLATION SHALL CONFORM TO CURRENT ADOPTED HAWAII ELECTRICAL CODE 2017. IF THIS REQUIRES THE ADDITION OF RECEPTACLES, WIRING, DEVICES, SPECIAL CIRCUITING, BREAKERS, INTERUPTERS, OR OTHER ITEMS NOT INDICATED ON THE PLANS, THE ELECTRICIAN SHALL MAKE THE CONTRACTOR AND ARCHITECT AWARE OF ANY OMISSIONS AND SHALL INCLUDE THEM AS PART OF THE COST OF THE WORK.
10. COORDINATE LOCATION OF ALL ELECTRICAL DEVICES WITH ANY INTERIOR ELEVATIONS.
11. NO DISTINCTION IS MADE ON THESSE PLANS BETWEEN CIRCUITS REQUIRING SINGLE, THREE-WAY AND FOUR-WAY SWITCHES, THE ELCTRICAL SUBCONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL NECESSARY SYSTEM COMPONENTS TO ACHIEVE THE LIGHTING CONTROLS AS DRAWN.

NOTE: ALL FIXTURE HEIGHTS INDICATED ARE ABOVE FINISHED FLOOR AND ARE TO CENTER OF JUNCTION BOX UNLESS NOTED OTHERWISE

SMOKE ALARMS:

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

LIGHTING NOTES:

1. COORDINATE ALL ROOF FRAMING WITH RECESSED LIGHTING LAYOUT, TYP

PROJECT DESCRIPTION

PROPERTY DESCRIPTION
The property TMK: 4-3-012-001, located at 12 Kailua Road • Kailua, HI, 96734.

The property spans an area of 27,882 sf (equivalent to 0.6401 acres)

PROJECT DESCRIPTION
This project entails the demolision of an (E) single-family residence & the construction a of (N) single-family two-story residence, pool room & garage.

PROJECT INFORMATION

PROJECT ADDRESS
12 Kailua Road
Kailua, HI 96734
TMK: 4-3-012-001

SCOPE
Demolition of an (E) Single-Family Dwelling and Construction of a (N) Single-Family Two-Story Dwelling, Pool House & Garage.

ZONE
R-10 Residential

SPECIAL MANAGMENT AREA
Within Coastal Zone - Major SMA required

CONSTRUCTION TYPE
VB

EXISTING USE & OCCUPANCY
Existing use: Residential (R-10)
No change of use

PROPERTY SETBACKS
TABLE 21-3.2

FRONT YARD	10'
SIDE YARD	5'
REAR YARD	5'

MAXIMUM BUILDING HEIGHT
25'-30' (TABLE 21-3.2)

HEIGHT SETBACKS
PER SEC. 21-3.70-1(C)

PARKING
The new house requires 7 parking stalls.

AREA CALCULATIONS

LOT AREA
26,085 SF TOTAL

MAXIMUM BUILDING AREA (50%) **13,043 SF**
(26,085 SF X 50% = 13,043 SF)

MAXIMUM FAR (0.7) **19,518 SF**
(26,085 SF X 0.7 = 18,260 SF)

PROPOSED AREA CALCULATIONS

Garage

Enclosed Garage:	1,260 sf

Floor Area

Rec Room:	362 sf
Pool Lounge:	414 sf
Pool Cabana:	675 sf
Main House 1st Floor:	3,078 sf
Main House 2nd Floor:	2,740 sf
Subtotal:	7,269 sf

Covered Lanai

Master Bed Covered Lanai:	170 sf
Living Room Covered Lanai:	448 sf
Bed 4 Covered Lanai:	178 sf
Bed 3 Covered Lanai:	158 sf
Subtotal:	954 sf

Floor Area Total: 8,223 sf

PROPOSED BUILDING AREA
TOTAL 5,789 SF

FOR TOTAL IMPERVIOUS SURFACE CALCULATIONS SEE APPENDIX G-1 ATTACHEMENT ON SHEET 002

MAX IMPERVIOUS SURFACE (0.75) **19,564 SF**
(26,085 SF X 0.75 = 19,564 SF)

FIRE SUPPRESSION
N/A PER R13.2

FIRE PROTECTION
N/A PER R13.2

FLOOD ZONE
ZONE X: AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

APPLICABLE CODES
IRC 2018 W/ LOCAL AMENDMENTS
IBC 2018 W/ LOCAL AMENDMENTS
IECC 2021 W/ LOCAL AMENDMENTS
ROH CHAPTER 21, LAND USE ORDINANCE (LUO), SUPPLEMENT 31, OCTOBER 2019 AND SUBSEQUENT APPLICABLE COUNTY BILLS AS OF 3/21/2024.

DRAWING LIST

Civil					
C000	Civil Notes	A019	Wall Details		
C001	Grading Plan	A020	Pool Plan	**Fire**	
		A021	Demo Plan and Driveway	F001	Fire Sprinkler
		A022	ESCP		
Architecture		A023	RCP - Main House		
001	Cover Sheet	A024	RCP - Main House - Second Floor		
A001	Site Plan	A025	RCP - Garage & Pool		
A002	First Floor Plan				
A003	Second Floor Plan	**Structural**			
A004	Roof Plan	S001	General Notes		
A005	Elevations	S002	General Notes		
A006	Elevations	S003	Typical Details		
A007	Garage Floor Plans	S004	Typical Details		
A008	Garage Elevations	S005	Typical Details		
A009	Pool Lounge	S006	Typical Details		
A010	Pool Cabana Plans	S007	Typical Details		
A011	Pool Cabana Elevations	S008	Typical Details		
A012	Sections	S101	Main House Foundation Plan		
A013	Sections	S102	Main House Floor Framing Plan		
A014	Wall Sections	S103	Main House Roof Framing Plan		
A015	Interior Elevations	S104	Garage Framing Plan		
A016	Interior Elevations	S105	Pool Lounge Framing Plan		
A017	Window And Door Schedule	S106	Pool Cabana Framing Plan		
A018	Details				

CITY AND COUNTY OF HONOLULU
REVISED ORDINANCES OF HONOLULU 1990
CHAPTER 16B

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

[X] Building Component Systems
[ ] Electrical Component Systems
[ ] Mechanical Component Systems

Signature: _____ Date: 10/08/24
Name: CHRIS KONO
Title: ARCHITECT
License No.: AR-20012

VICINITY MAP



LOCATION MAP

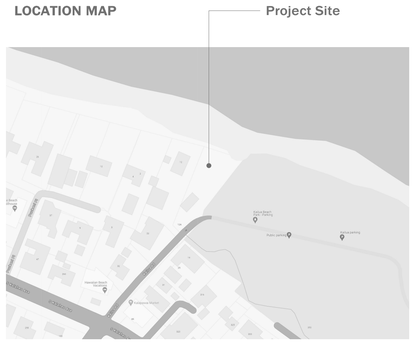


EXHIBIT C-1

ABBREVIATIONS

ABV	ABOVE
ADJ.	ADJACENT
A.F.F.	ABOVE FINISH FLOOR
ALUM.	ALUMINUM
ANDZ.	ANODIZED
ATT.	ATTENUATION
@	AT
BETW.	BETWEEN
BHND.	BEHIND
BLKG.	BLOCKING
BLW.	BELOW
BM.	BEAM
BSMT.	BASEMENT
C	CHANNEL
CIP	CAST IN PLACE
CJ	CONTROL JOINT
CL	CENTER LINE
CLG.	CEILING
CLR.	CLEAR
CMU	CONCRETE MASONRY UNIT
COL.	COLUMN
CON.	CONCRETE
CONST.	CONSTRUCTION
CONT.	CONTINUOUS
DBL.	DOUBLE
DIM.	DIMENSION
DN.	DOWN
DR.	DOOR
DTL.	DETAIL
DWG.	DRAWING
EA.	EACH
E	EJXPANSION JOINT
EL.	ELEVATION
ELEC.	ELECTRICAL
ELEV	ELEVATOR
EQ	EQUAL/ EQUAL TO
EQUIP	EQUIPMENT
EXP.	EXPANSION
EXT.	EXTERIOR
(E)	EXISTING
FFL	FINISHED FLOOR LEVEL
FLR.	FLOOR
FLUOR.	FLUORESCENT
FIN	FINISH
F.O.M.	FACE OF MASONRY
F.O.S.	FACE OF STUD
F.O.W.	FACE OF WALL
FURR	FURRING
GA.	GAUGE
GALV.	GALVANIZED
GLAZ.	GLAZING
GI	GALVANIZED IRON
GYP. BD.	GYPSUM BOARD
HC	HOLLOW CORE
HM	HOLLOW METAL
HT.	HEIGHT
INS.	INSULATION
INT.	INTERIOR
JT.	JOINT
LEV.	LEVEL
LOC.	LOCATION
MAX.	MAXIMUM
MECH.	MECHANICAL
MEMB.	MEMBRANE
MFR.	MANUFACTURER
MIN.	MINIMUM
MISC.	MISCELLANEOUS
MTD.	MOUNTED
MTL.	METAL
MOD.	MODULE
N.I.C.	NOT IN CONTRACT
NO.	NUMBER
(N)	NEW
O.C.	ON CENTER
OPNG.	OPENING
OPP.	OPPOSITE
PLT.	PLATE
PL	PROPERTY LINE
PLAS.	PLASTER
PLAM.	PLASTIC LAMINATE
PLYWD.	PLYWOOD
PT.	POINT
PTD.	PAINTED
RAD.	RADIUS
REF.	REFER TO
RES.	RESISTANT
RESIL.	RESILIENT
REQ'D	REQUIRED
RM.	ROOM
RO	ROUGH OPENING
SC	SOLID CORE
SCHED.	SCHEDULE
SECT.	SECTION
SHT.	SHEET
SIM.	SIMILAR
S.S.	STAINLESS STEEL
STRUCT.	STRUCTURE
SUSP.	SUSPENDED
THK.	THICK
THRU	THROUGH
T.O.	TOP OF
TYP.	TYPICAL
VEN.	VENEER
VER.	VERIFY
V.I.F.	VERIFY IN FIELD
W/	WITH
WD	WOOD
WP	WATERPROOF
WR	WATER RESISTANT

KONO ARCHITECTS

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1333 LOPAKA PLACE
KAILUA • HI 96734
808-258-0907

PROJECT:
12 Kailua

PROPERTY OWNER:
HIGHMARK CAPITAL LLC

ADDRESS:
12 Kailua Road
Kailua, HI 96734
TMK: 4-3-012-001

PROJECT DESCRIPTION:
(N) single-family two-story residence, pool room & garage.

DATE: **6/19/24**
PROJECT NO **2408**

REV	DATE
1	10/14/24 See Notes
2	1/27/25 See Notes
3	2/21/25 See Notes

NOTES:

Rev 1 - Removed Washer/Dryer from second floor, added LT, added irrigation notes, added grading plan, added "rec room" to garage, moved pool equipment, updated wind door schedule to 2018 IRC, revised area calcs, added elec vehic charging

Rev 2 - Added DW location, Added showerhead note, added grading limits, added req parking stalls, revised area calcs,

CHRISTOPHER J. KONO
LICENSED PROFESSIONAL ARCHITECT
No. 20012
HAWAII, U.S.A.

Date of expiration: 4/30/2026

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Cover Sheet

SCALE: **As indicated**

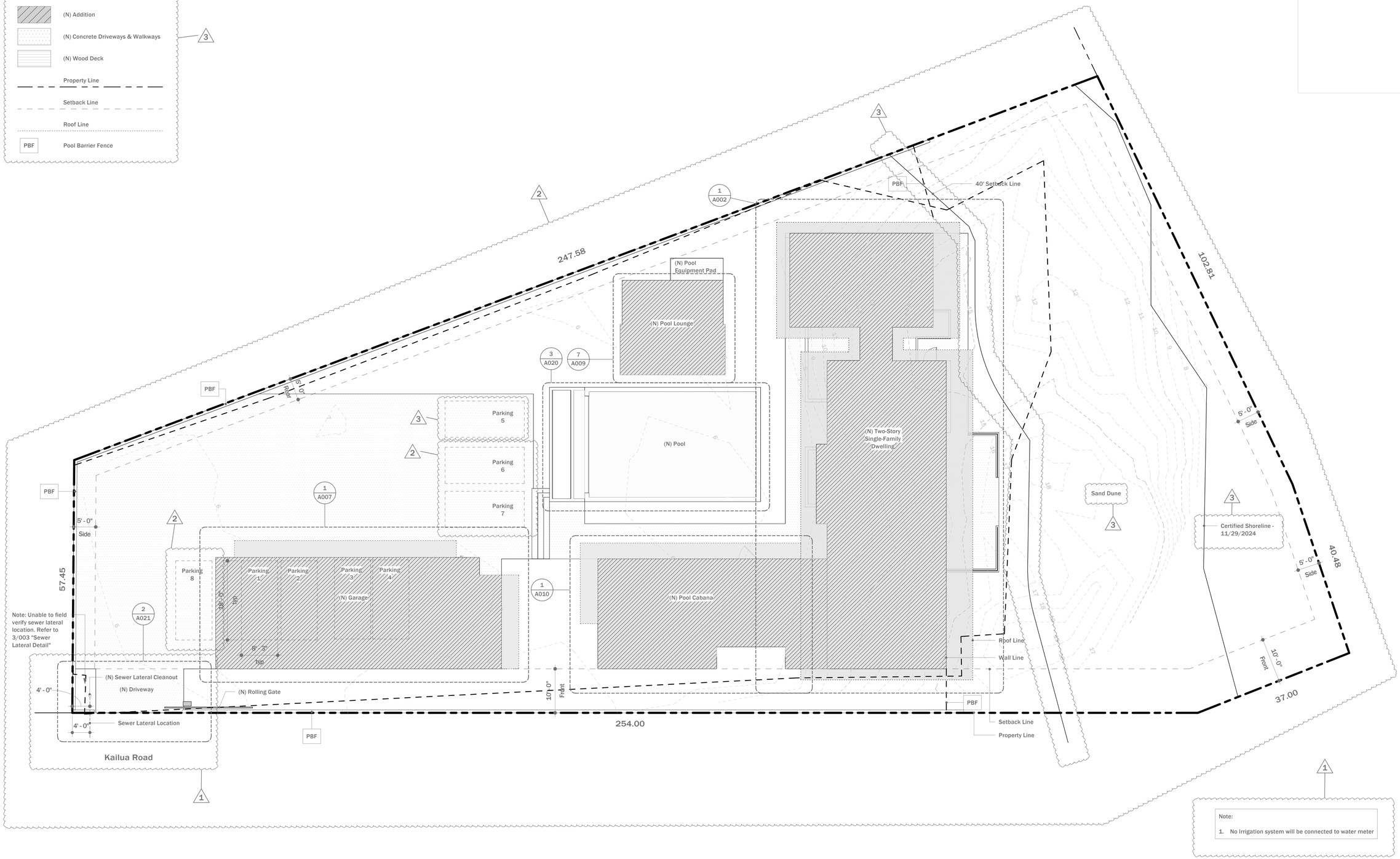
001

DRAWN BY: **CK**

EXHIBIT C-2

Site Plan Legend

- (N) Addition
- (N) Concrete Driveways & Walkways
- (N) Wood Deck
- Property Line
- Setback Line
- Roof Line
- PBF — Pool Barrier Fence



Note:

1. No irrigation system will be connected to water meter

1" = 10'-0"

0 10 20 30 40

1 Site Plan/Topograhic Survey

SCALE: 1" = 10'-0"

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Site Plan

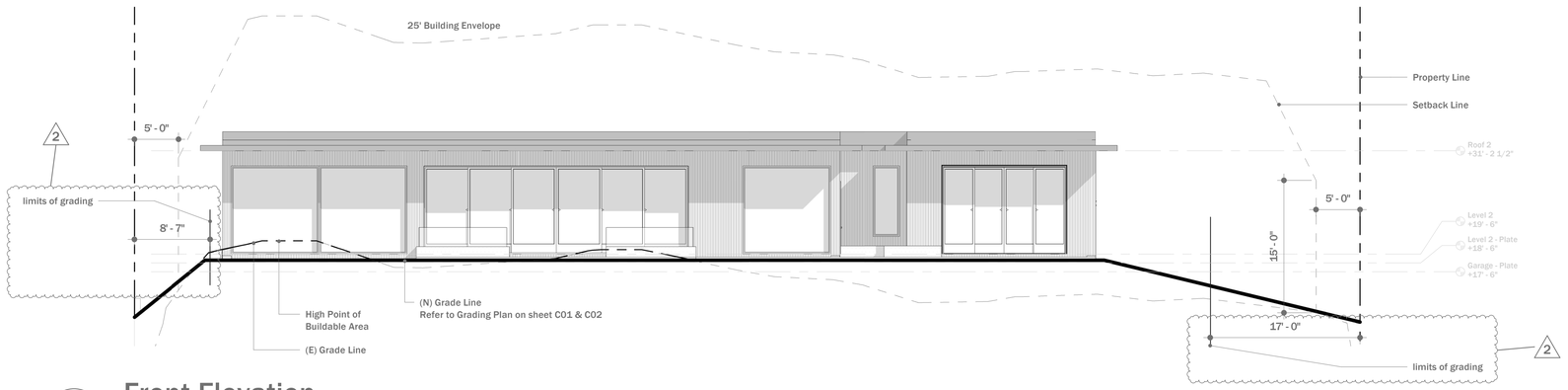
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SCALE: **As indicated**

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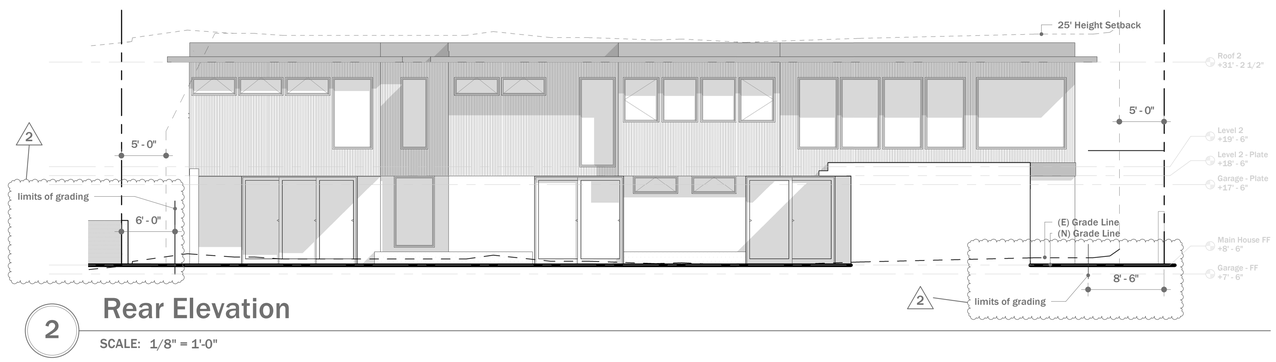
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EXHIBIT C-3



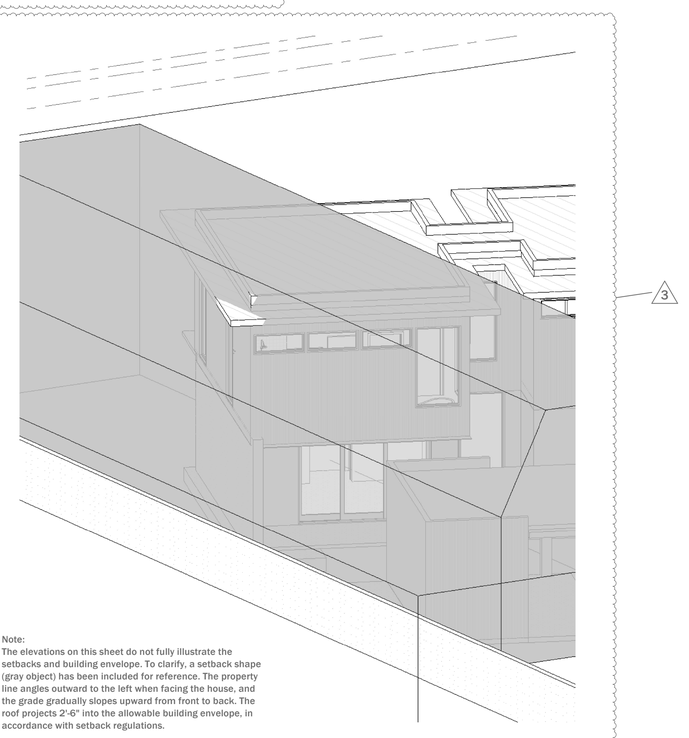
1 Front Elevation

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



2 Rear Elevation

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



Note:
The elevations on this sheet do not fully illustrate the setbacks and building envelope. To clarify, a setback shape (gray object) has been included for reference. The property line angles outward to the left when facing the house, and the grade gradually slopes upward from front to back. The roof projects 2'-6" into the allowable building envelope, in accordance with setback regulations.

1/8" = 1'-0"

0 8 16 24 32

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1	10/14/24 See Notes
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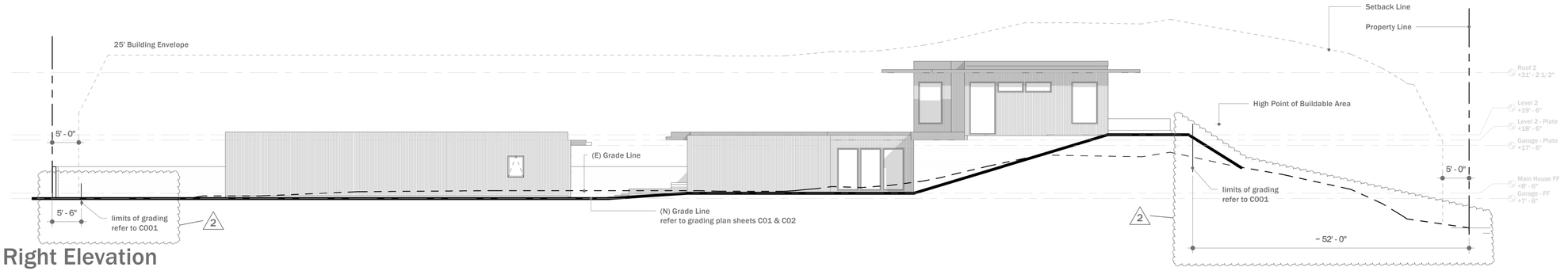
Elevations

SCALE: **As indicated**

A005

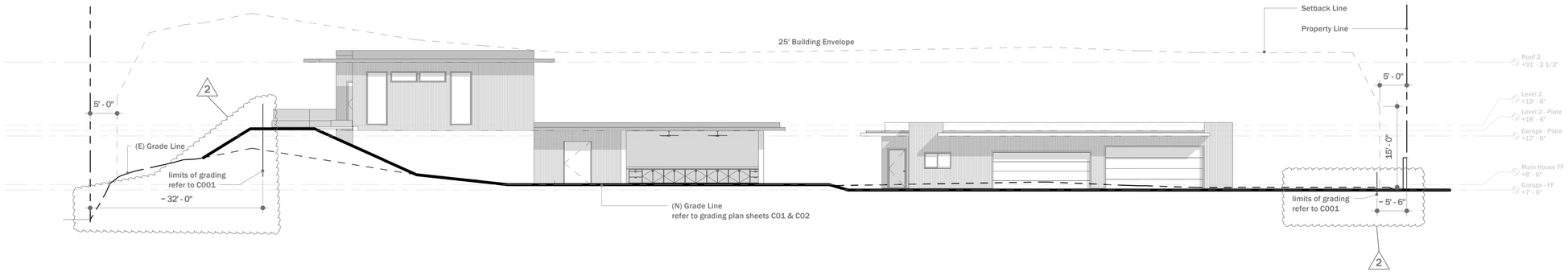
DRAWN BY: **CK**

EXHIBIT C-4



3 Right Elevation

SCALE: 3/32" = 1'-0"



4 Left Elevation

SCALE: 3/32" = 1'-0"

3/16" = 1'-0"

0' 4' 12' 24'

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808-258-0907

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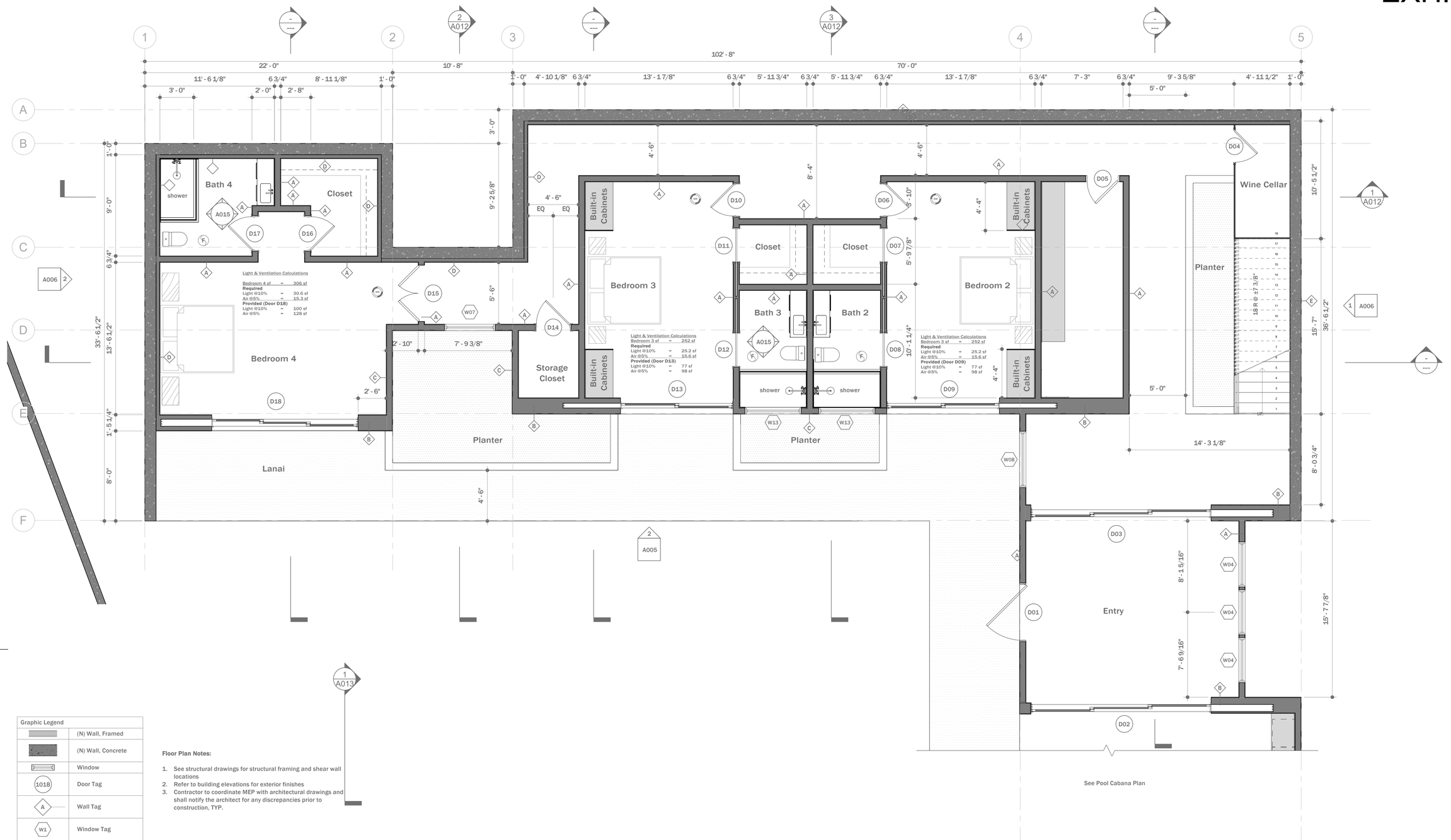
Elevations

SCALE: **As indicated**

A006

DRAWN BY: **CK**

EXHIBIT C-5



Graphic Legend	
	(N) Wall, Framed
	(N) Wall, Concrete
	Window
101B	Door Tag
A	Wall Tag
W1	Window Tag
F	Exaust Fan

Floor Plan Notes:

1. See structural drawings for structural framing and shear wall locations
2. Refer to building elevations for exterior finishes
3. Contractor to coordinate MEP with architectural drawings and shall notify the architect for any discrepancies prior to construction, TYP.

1/4" = 1'-0"

0 4 8 12 16

1 First Floor Plan

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

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TMK: 4-3-012-001

DATE: 05/29/24
PROJECT NO 2408

REVISION DATE

NOTES:

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No. 20012
HAWAII, U.S.A.

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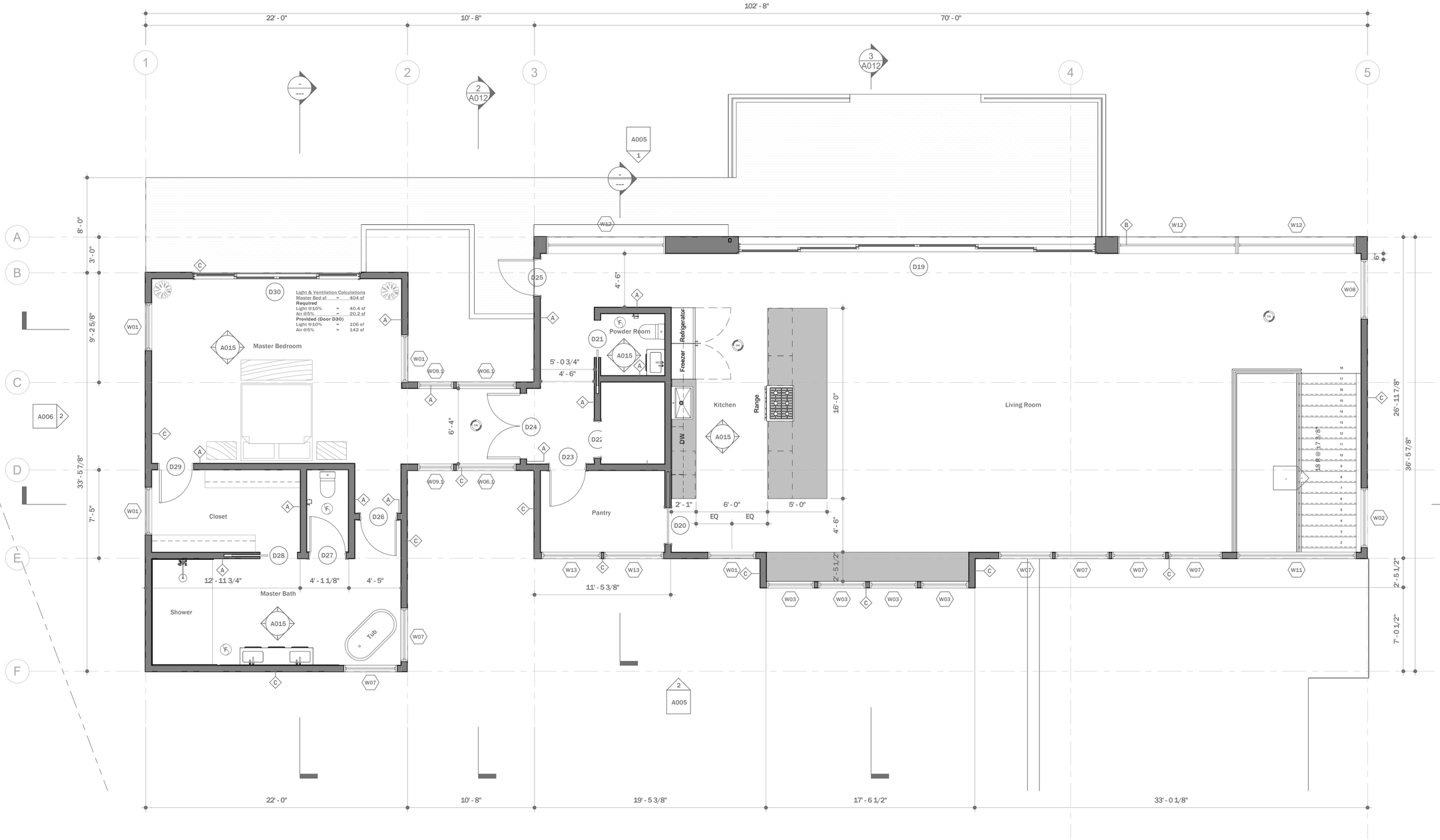
First Floor Plan

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

A002

DRAWN BY: CK

EXHIBIT C-6



Second Floor Plan

1

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

Graphic Legend	
	(N) Wall, Framed
	(N) Wall, Concrete
	Window
101B	Door Tag
A	Wall Tag
W1	Window Tag
F	Exaust Fan

Floor Plan Notes:

1. See structural drawings for structural framing and shear wall locations
2. Refer to building elevations for exterior finishes
3. Contractor to coordinate MEP with architectural drawings and shall notify the architect for any discrepancies prior to construction, TYP.

1/4" = 1'-0"

0 4 8 12 16

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PROJECT:
12 Kailua

12 Kailua Road
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TMK: 4-3-012-001

DATE:	05/29/24
PROJECT NO	2408
REVISION	DATE

NOTES:

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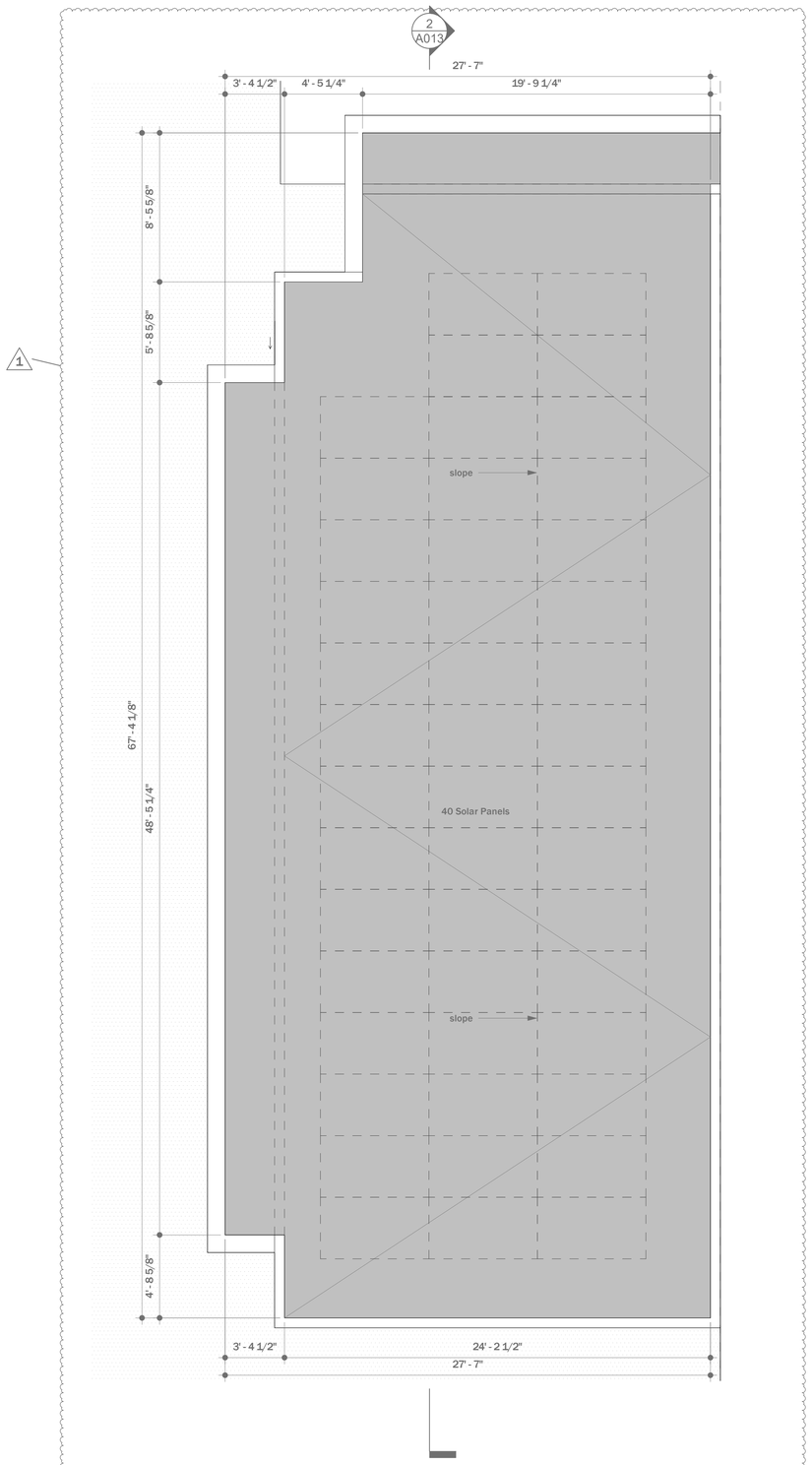
Second Floor Plan

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

A003

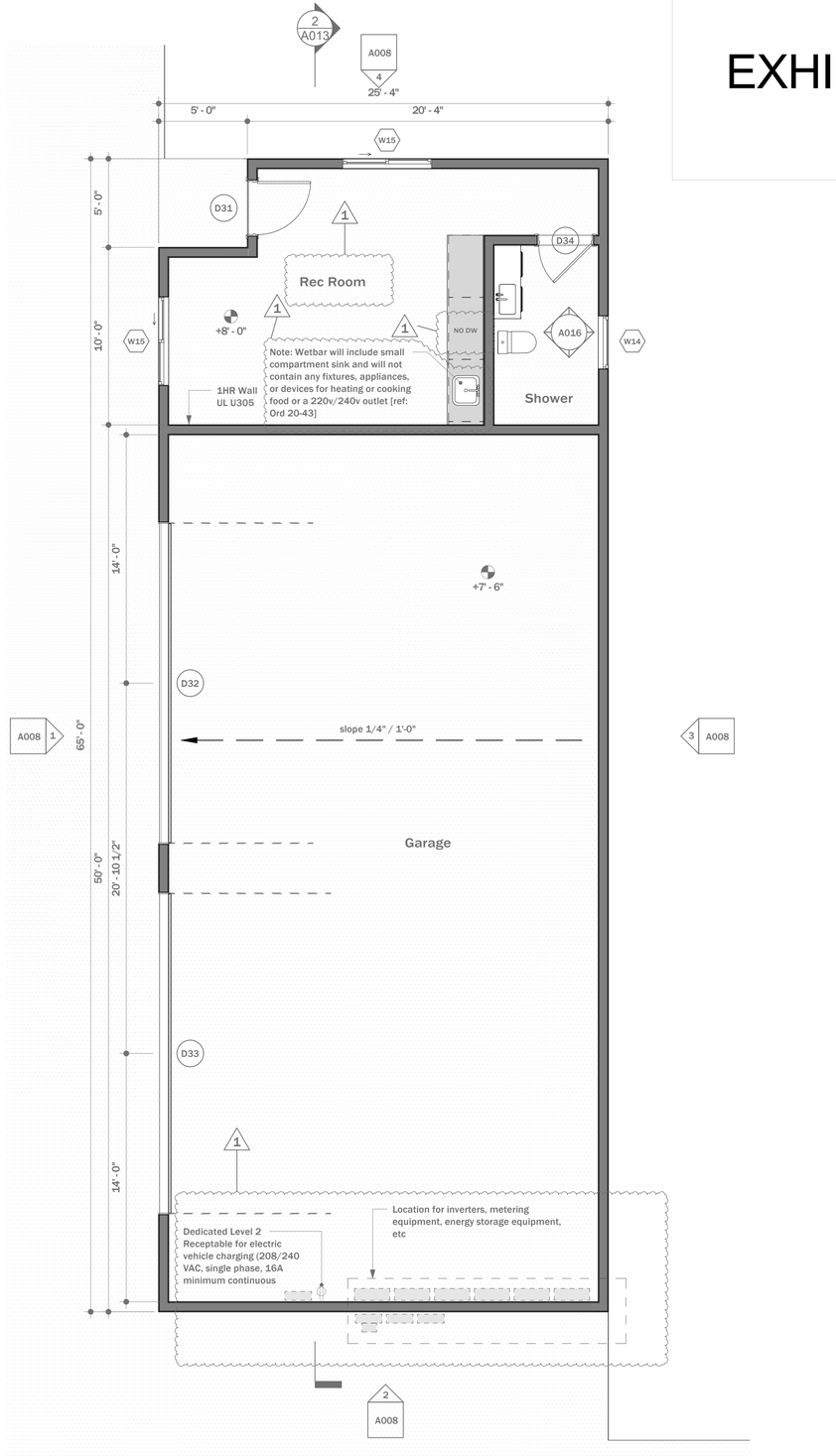
DRAWN BY: CK

EXHIBIT C-7



2 Garage Roof Plan

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



1 Garage Floor Plan

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

1/4" = 1'-0"

0 4 8 12 16

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808-258-0907

PROJECT:
12 Kailua

PROPERTY OWNER:
HIGHMARK CAPITAL LLC

ADDRESS:
12 Kailua Road
Kailua, HI 96734
TMK: 4-3-012-001

PROJECT DESCRIPTION:
(N) single-family two-story residence, pool room & garage.

DATE: **6/19/24**
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REV	DATE
1	10/14/24 See Notes

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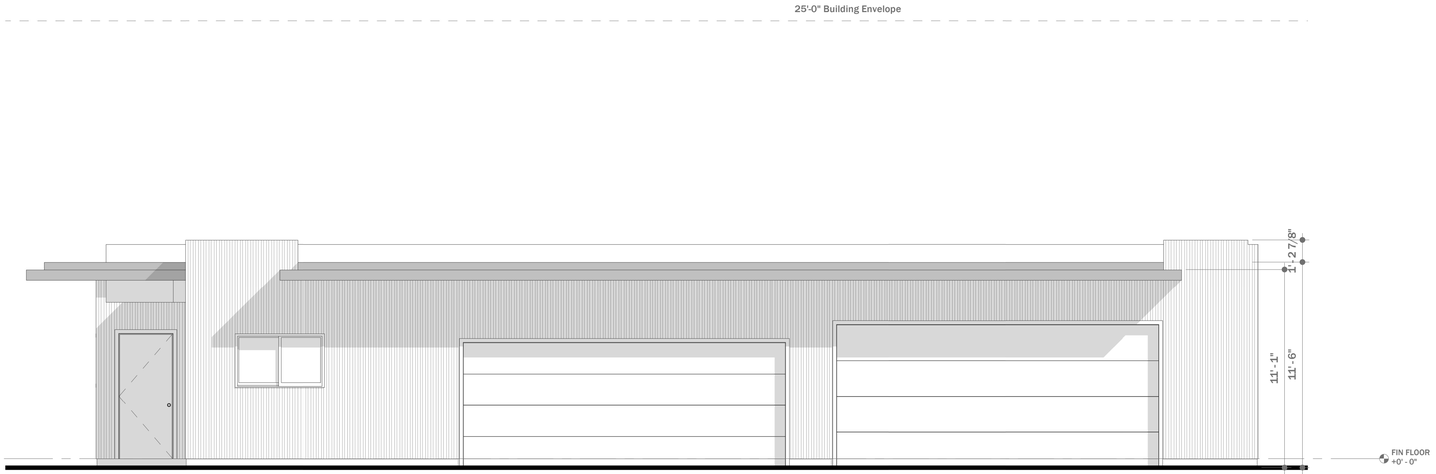
Garage Floor Plans

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

A007

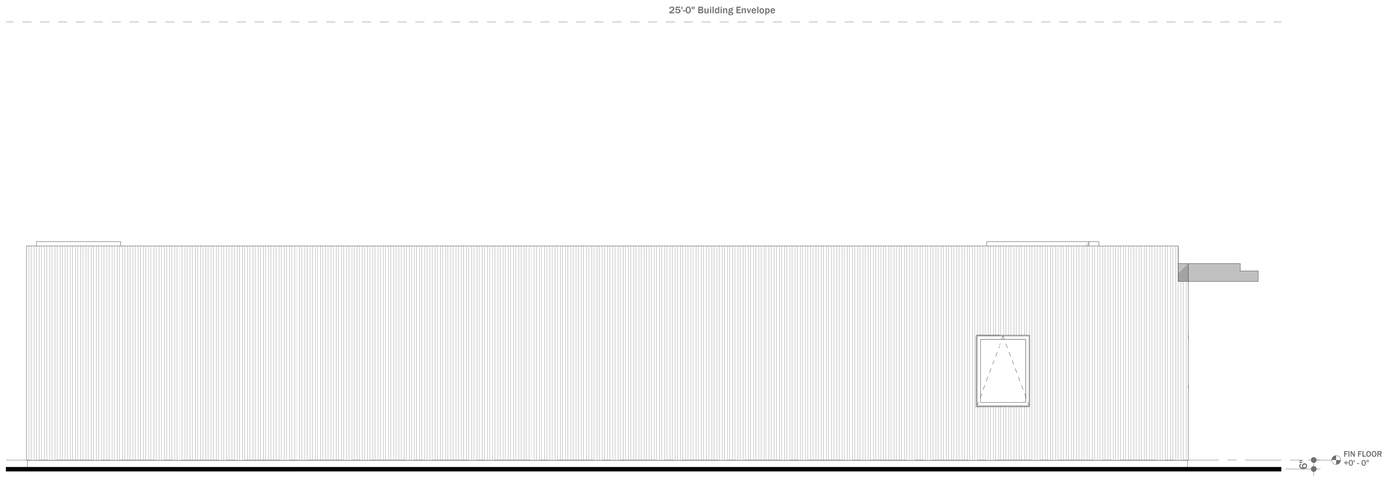
DRAWN BY: **CK**

EXHIBIT C-8



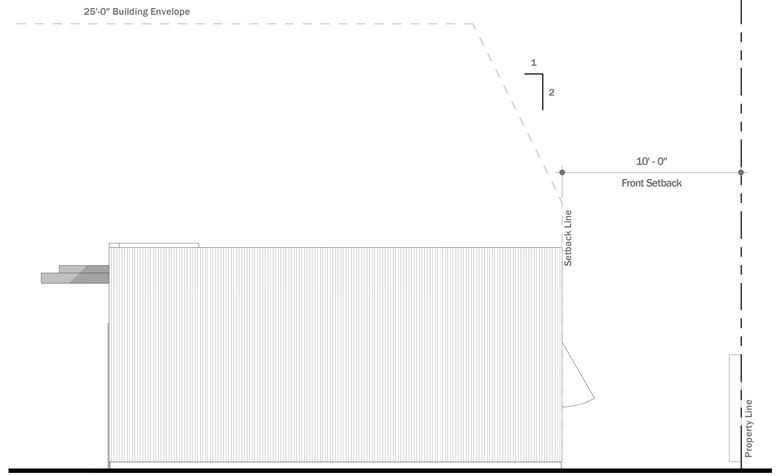
1 Garage - Front

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



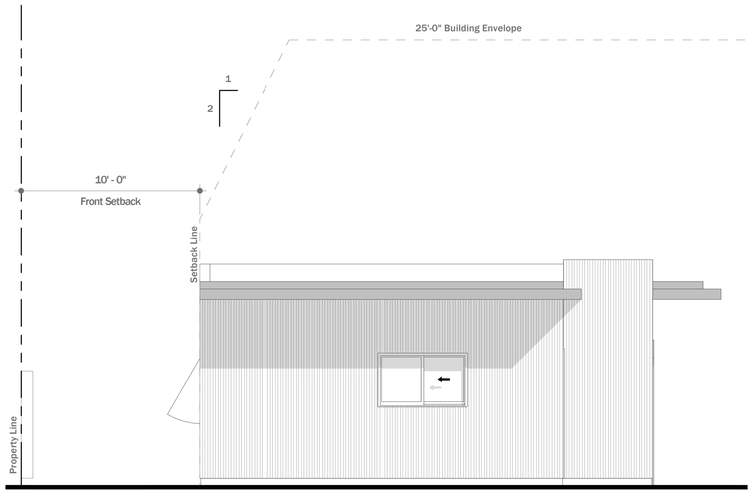
3 Garage - Rear

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



2 Garage - Right

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



1/4" = 1'-0"

0 4 8 12 16

4 Garage - Left

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

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TMK: 4-3-012-001

DATE: **05/29/24**
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REVISION	DATE

NOTES:

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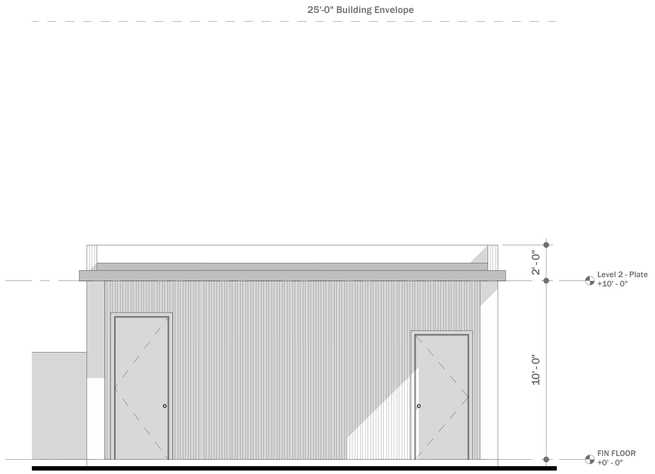
Garage Elevations

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

A008

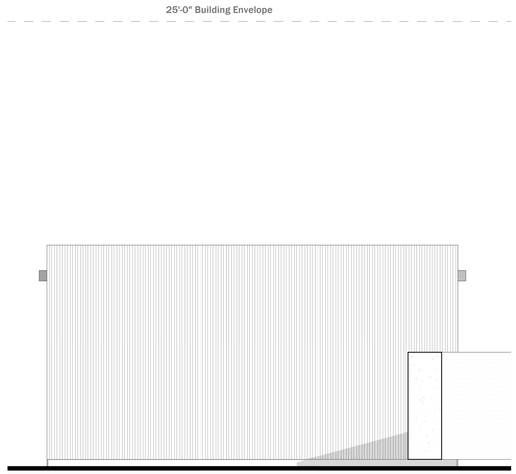
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EXHIBIT C-9



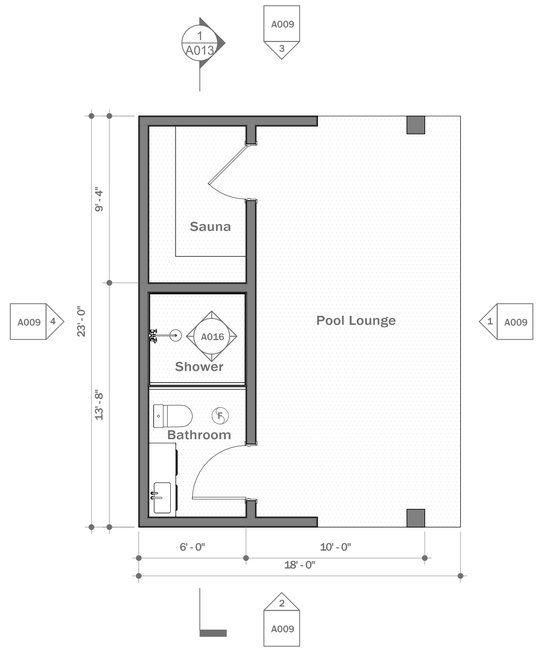
1 Pool Lounge - Front

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



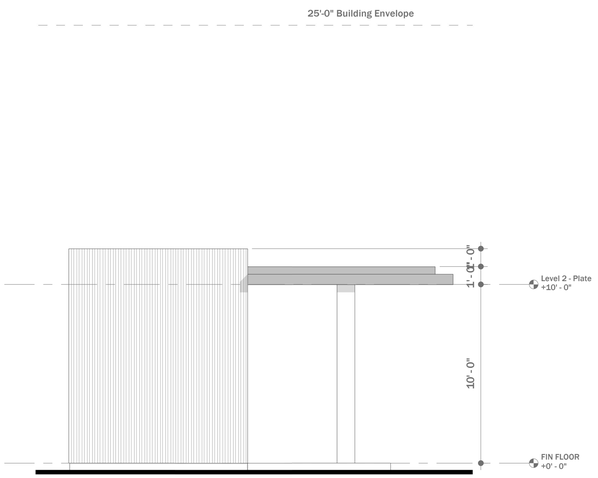
4 Pool Lounge - Rear

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



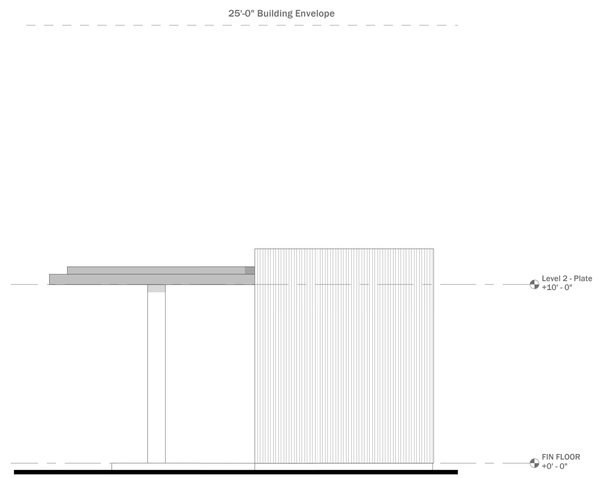
7 Pool Lounge Floor Plan

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



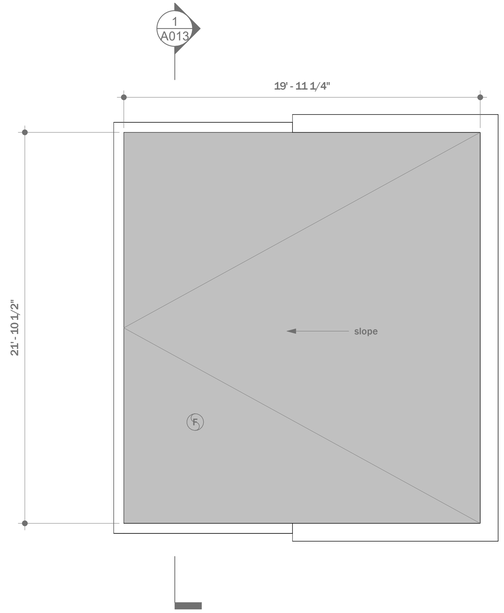
2 Pool Lounge - Left

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



3 Pool Lounge - Right

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



6 Pool Lounge Roof Plan

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

1/4" = 1'-0"

0 4 8 12 16

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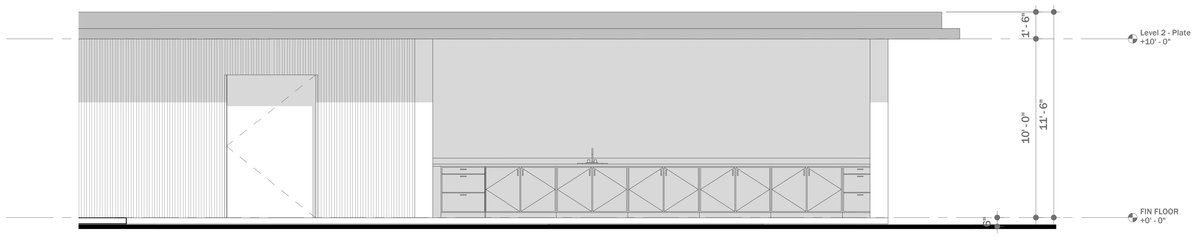
Pool Lounge

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

A009

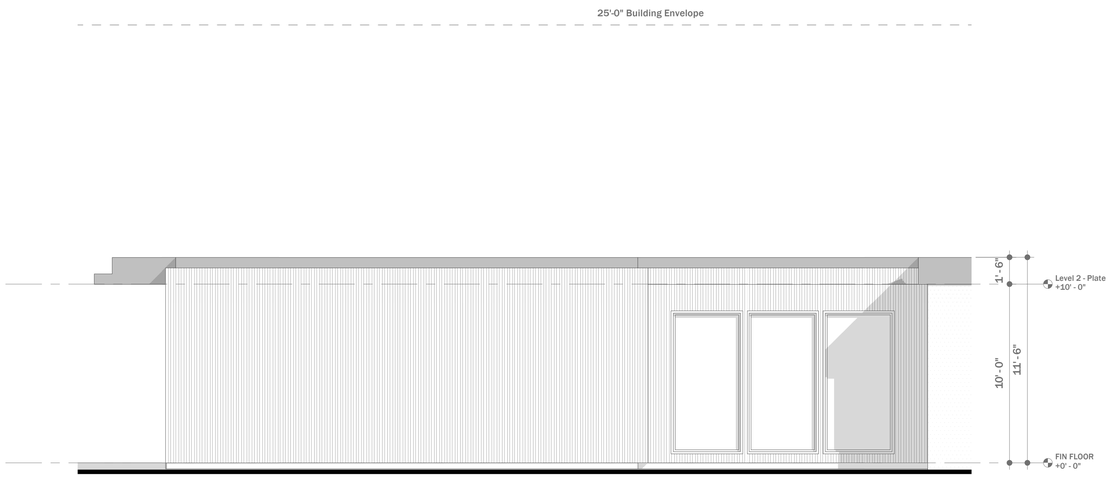
DRAWN BY: **CK**

EXHIBIT C-10



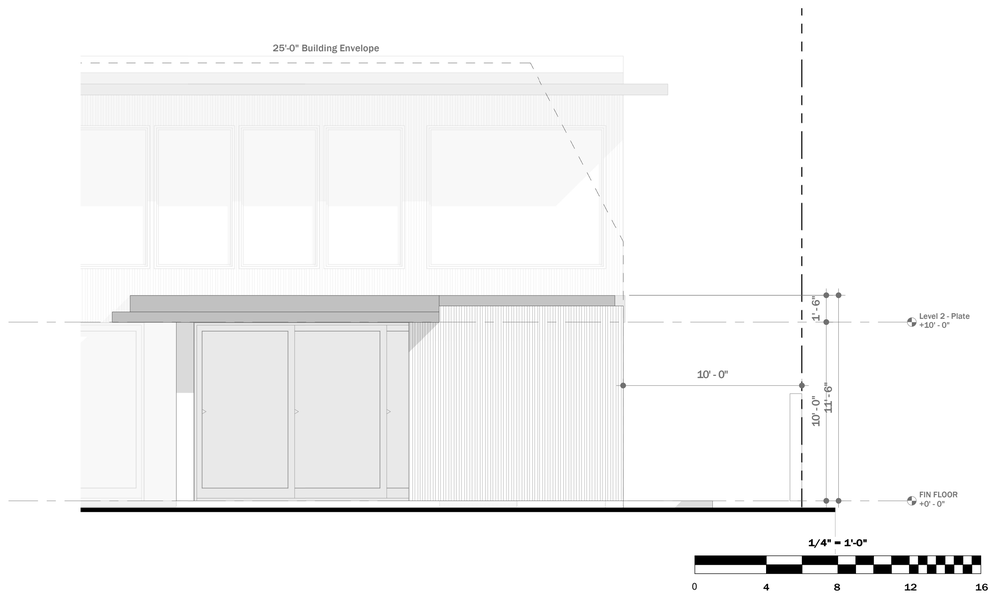
1 Pool Cabana/Entrance - Front

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



3 Pool Cabana - Back

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



2 Pool Cabana - Right

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

KONO ARCHITECTS

1333 LOPAKA PLACE
KAILUA - HI 96734
808-258-0957

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PROJECT:
12 Kailua

12 Kailua Road
Kailua, HI 96734
TMK: 4-3-012-001

DATE: **05/29/24**
PROJECT NO **2408**

REVISION	DATE

NOTES:

CHRISTOPHER J. KONO
LICENSED PROFESSIONAL ARCHITECT
No. 20012
HAWAII, U.S.A.

Date of expiration: 4/30/2026

This work was prepared by me or under my supervision and Construction of this project will be under my observation. (par. 16-82-8, dept of commerce and consumer affairs)

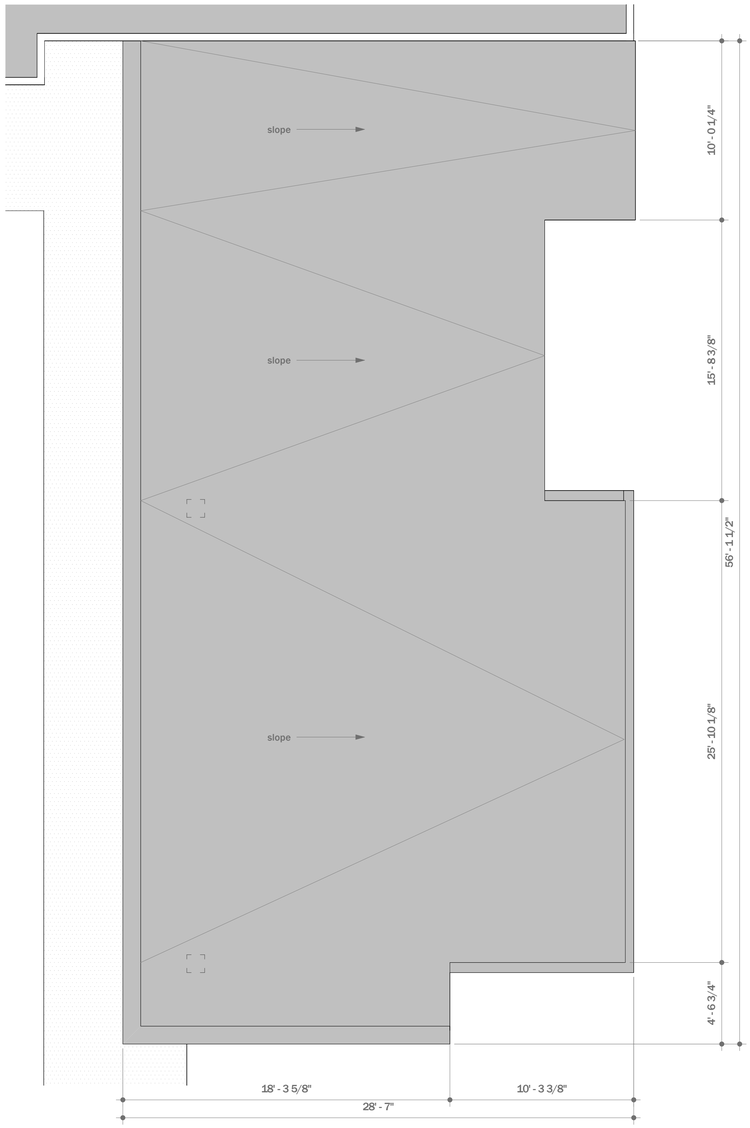
Pool Cabana Elevations

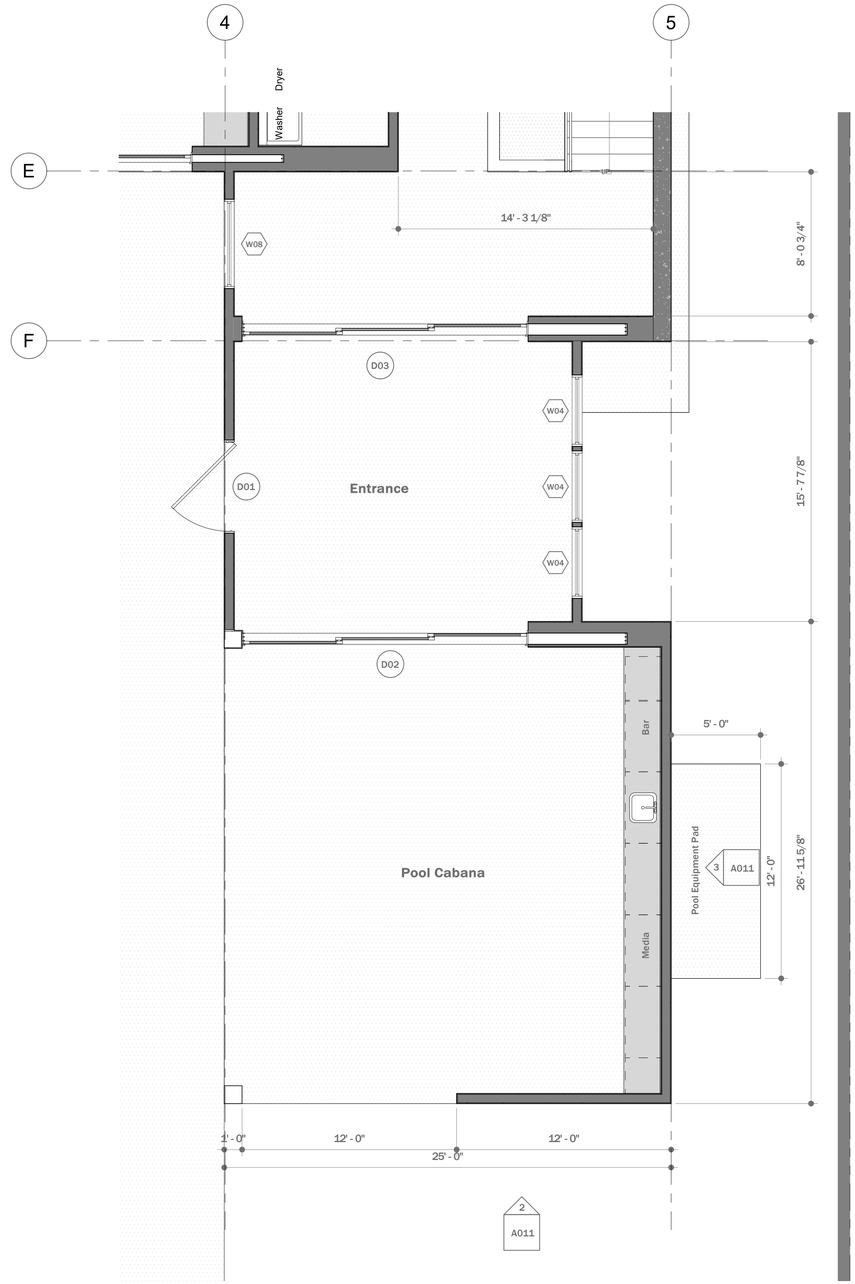
SCALE: **1/4" = 1'-0"**

A011

DRAWN BY: **CK**

EXHIBIT C-11





1/4" = 1'-0"

0 4 8 12 16

1 Pool Caban Roof Plan

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

2 Pool Cabana/Entrace Floor Plan

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

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Pool Cabana Plans

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

A010

DRAWN BY: **CK**

EXHIBIT C-12

1/4" = 1'-0"

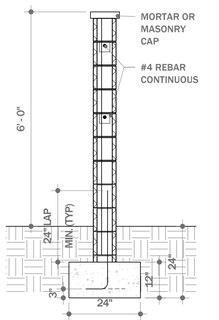
0 4 8 12 16

1/2" = 1'-0"

0 2 4 6 8

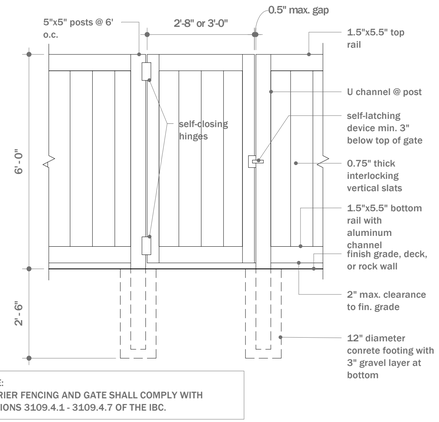
1" = 1'-0"

0 1 2 3 4



6 WALL/FENCE DETAIL

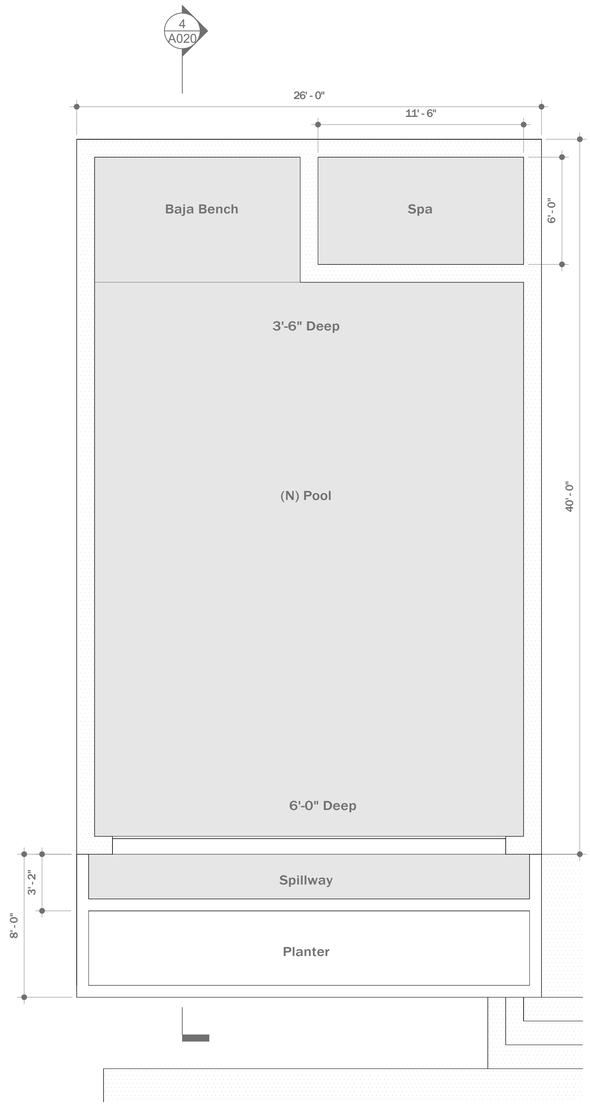
SCALE: 1/2" = 1'-0"



NOTE:
BARRIER FENCING AND GATE SHALL COMPLY WITH SECTIONS 3109.4.1 - 3109.4.7 OF THE IBC.

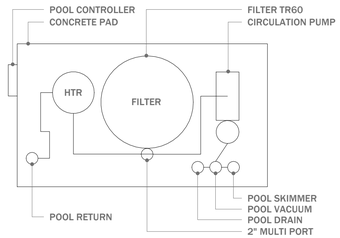
5 POOL FENCING DETAIL

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



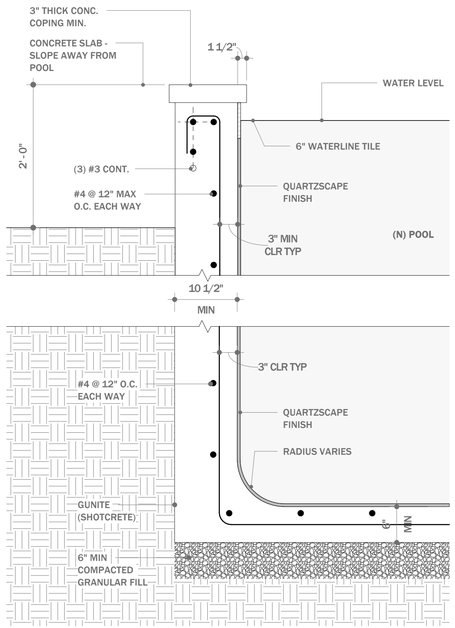
3 Pool plan

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



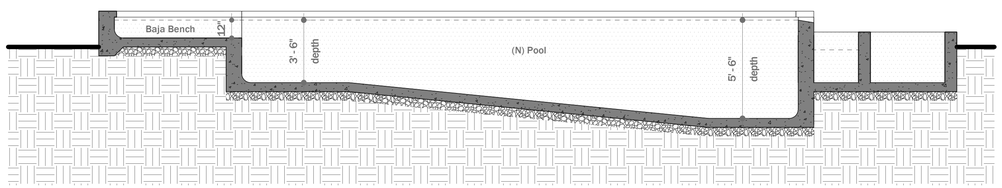
Pool Equipment Layout

NTS



2 Pool Section Detail

SCALE: 1" = 1'-0"



4 Pool Section

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

POOL SPECIFICATIONS & NOTES:

GENERAL SPECIFICATIONS:

1. The Building Permit Application for this project is for the addition of a new swimming pool and deck.
2. Residential swimming pools shall conform to the current edition of IBC, Section 3109.4.1 through 3109.5.4 and to ROH Chapter 16, Article 6.
3. All materials and workmanship shall comply with applicable state and local codes and regulations.
4. Pool equipment shall not exceed 30" in height if within yard setback.
5. All piping shall be schedule 40 PVC min.
6. Pool barriers: Fences shall comply with Sections 3109.4.1 through 3109.4.3 of the International Building Code. Gates shall not have any openings, shall have a self-closing and self-latching device, shall swing away from the pool, and shall comply with IBC Sections 3109.4.1 through 3109.4.7.
7. Existing dwelling wall doors having direct access to the pool shall be equipped with an audible alarm in accordance with IBC Section 3109.4.1.8.1.
8. Items not indicated as new (n) are existing.

STRUCTURAL NOTES:

1. Supporting soil shall be undisturbed, natural soil capable of supporting 1000 pounds per square foot. If any other soil conditions are encountered, builder shall notify engineer.
2. Concrete deck shall be 4" thick with 6x6 10/10 w.w.f. reinforcing, and shall drain away from pool and buildings.
3. All gunite (Shotcrete) shall be 3000 psi min. after 28 days.
4. All reinforcing shall conform to ASTM-A615, grade 40.
5. Provide 3" cover over all rebars.
6. Rebars shall be #4 @ 12" o.c. each way. Include alternate verticals into bond beam at rebar's below 5' depth.
7. Provide #4 @ 6" o.c. each way continued around skimmer and main drain.
8. Provide drains at pool and hot tub bottom.

STANDARD PLUMBING & DISCHARGE NOTES:

1. Pool backwash water discharges and/or washing out of debris into the public right-of-way, any public basement, and the city's storm drain system are not allowed.
2. If discharging pool water within the subject property, adequate provisions shall be made to prevent surface waters and / or sediment-laden runoff from leaving the site. In addition, the pool water shall not cause water to stagnate on or to flood any adjoining properties.
3. Pool water discharges to the city's storm drain system require approval by the storm water quality branch of the City Department of Environmental Services.
4. Pool water discharges to the City's sanitary sewer system require approval by the Regulatory Control Branch of the of the City Department of Environmental Services.
5. Pool water discharges to the State's storm drain system require approval by the Highways Division of the State Department of Transportation.
6. Pool water (public swimming pool) discharges require approval by the Sanitation Branch of the State Department of Health (DOH).
7. No stockpiling of excavated materials shall be allowed within the public right-of-way or any public easement. If work on the public right-of-way is necessitated, contact the Street Usage Branch of the City Department of Transportation Services.
8. Non-compliance with any of the above requirements may result in administrative, civil and / or criminal penalties.

ELECTRICAL STANDARDS:

1. The following is a brief summary of the requirements for swimming pools, fountains, spas, therapeutic pools and similar installations. For specific details and exceptions, see current edition of the National Electrical Code, Article 6800.
2. All electrical equipment shall be UL approved for its intended purpose.
3. Bonding conductor for pool reinforcing steel and other metallic equipment shall be #8 solid copper.
4. No attachment plug receptacles shall be installed within 10 feet of the side walls of the pool where a swimming pool is installed at a dwelling. At least one 125volt convenience receptacle shall be installed between 10 and 20 feet of the inside of the pool. All 125-volt receptacles located within 20 feet of the pool shall be protected by a GFCI.
5. Switching devices on the property must be located at least 5 feet from the pool.
6. Overhead wiring shall not be installed within 10 feet of the swimming pool.
7. Underground wiring shall not be permitted under the pool or under the area extending 5 feet horizontally from the inside wall of the pool.
8. Any underwater lighting fixture over 15 volts shall be protected by a GFCI.
9. Fountains, fountain pools, ornamental display and reflector pools: Lighting fixtures, submersible pumps, other submersible equipment, equipment, cord and plug connected equipment shall be protected by a GFCI.

BOARD OF WATER SUPPLY SPECIFICATIONS:

1. Pool & spa to be filled & mantained via (e) hose bib (pressure-vacuum breaker type).

PUBLIC HEALTH, SAFETY, AND CONVENIENCE NOTES:

1. The contractor shall observe and comply with all federal, state, and local laws required for the protection of the public health and safety and environmental quality.
2. The contractor, at his own expense shall keep the project and its surrounding areas free from dust nuisance. The work shall be in conformance with the air pollution control standards and regulations of the state department of health.
3. No contractor shall perform any construction activity so as to cause falling rock, soil or debris in any form to fall, slide or flow onto adjoining properties, streets or natural watercourses. Should such violations occur, the contractor shall immediately make all remedial actions necessary.
4. The contractor shall provide, install and maintain all necessary signs, lights, flares, barricades, markers, cones and other protective facilities and shall take all necessary precautions for the protection, convenience and safety of the public. The contractor shall apply for a construction permit with a noise pollution control plan.

ESCP INSPECTION NOTES:

1. At least two weeks before the beginning construction, 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 project template), the contractor or the person in charge of construction shall contact the escp coordinator listed on the building permit, for a preconstruction inspection.
3. The escp coordinator shall submit the preconstruction inspection checklist to the storm water inspector (email to dpp.Npdes@honolulu.Gov) confirming the bmps and good house keeping measures are in compliance.

KONO ARCHITECTS

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TMK: 4-3-012-001

DATE:	05/29/24
PROJECT NO	2408

REVISION	DATE

NOTES:

CHRISTOPHER J. KONO
LICENSED PROFESSIONAL ARCHITECT
No. 20012
HAWAII, U.S.A.

Date of expiration: 4/30/2026

This work was prepared by me or under my supervision and Construction of this project will be under my observation. (par. 16-62-8, dept of commerce and consumer affairs)

Pool Plan

SCALE: **As indicated**

A020

DRAWN BY: **Author**

EXHIBIT C-13

EROSION PREVENTION BMPS: :

1. PERMANENT STABILIZATION
   - PERMANENT STABILIZATION PRIOR TO CLOSING OF ANY PERMIT(S) PERMANENT STABILIZATION MUST BE IN PLACE WHICH INCLUDES THE FOLLOWING REQUIREMENTS:
   - ALL EXPOSED DISTURBED AREAS MUST BE PERMANENTLY STABILIZED WITH GROUND COVERING SUCH AS VEGETATION, GRAVEL, OR PAVERS;
   - RAIN GUTTERS, DOWNSPOUTS, AND CHANNELIZED FLOWS MUST BE INSTALLED AND FUNCTIONING AS DESIGNED;
   - IN SEEDED AREAS, GRASS OR VEGETATION MUST COVER AT LEAST 90 PERCENT OF THE DISTURBED SOILS OR MUST BE TEMPORARY STABILIZED WHILE IT IS GROWING;
   - TEMPORARY MEASURES, SUCH AS SEDIMENT BARRIERS, SHOULD BE REMOVED WHEN PERMANENT MEASURES ARE IN PLACE;
   - ALL PAVED SURFACES MUST BE CLEAN; AND
   - STORM DRAIN INLET FILTERS MUST BE REMOVED AFTER ALL CLEANUP ACTIVITIES HAVE BEEN COMPLETED.
2. TEMPORARY STABILIZATION
   - TEMPORARY STABILIZATION TEMPORARY STABILIZATION IS REQUIRED ON DISTURBED AREAS WHICH ARE AT FINAL GRADE OR WHEN THE DISTURBED AREA WILL NOT BE WORKED FOR 14 CONSECUTIVE DAYS OR MORE.
   - THIS PROJECT WILL USE ROLLED EROSION CONTROL PRODUCTS OR PLANTING AND VEGETATION FOR TEMPORARY STABILIZATION.

SEDIMENT CONTROL BMPS: :

1. PERIMETER CONTROLS
   - SEDIMENT FENCES OR BARRIERS SHALL BE USED AT THE PERIMETER OF ALL DISTURBED AREAS WHERE THERE IS POTENTIAL FOR RUNOFF TO FLOW OFF THE PROJECT SITE. BARRIERS MAY INCLUDE GRAVEL BAGS, SAND BAGS, FIBER ROLLS, SILT FENCES, COMPOST SOCKS, OR AN EQUIVALENT BMP THAT INTERCEPTS RUNOFF.
2. INLET PROTECTION INLET PROTECTION
   - ALL STORM DRAIN INLETS ONSITE AND THOSE OFFSITE WHICH MAY RECEIVE RUNOFF FROM THE SITE SHALL USE AN INLET PROTECTION DEVICE UNLESS THEY ARE DIRECTED TO A SEDIMENT BASIN OR TRAP.

GOOD HOUSEKEEPING BMPS: :

1. BMP AND SITE MAINTENANCE
   - REGULARLY INSPECT AND MAINTAIN BMPS TO ENSURE CONTINUED PERFORMANCE.
2. DUST CONTROL
   - DUST FROM THE PROJECT SITE SHALL NOT BE TRANSPORTED OR DISCHARGECD TO OFF-SITE AREAS.
   - THIS PROJECT WILL USE WATER TO MAINTAIN SOIL MOISTURE TO PREVENT DUST.
3. CONCRETE WASTE MANAGEMENT
   - PREVENT OR REDUCE THE DISCHARGE OF POLLUTANTS TO STORM WATER FROM CONCRETE WASTE BY CONDUCTING WASHOUT OFFSITE OR PERFORMING ONSITE WASHOUT IN A DESIGNATED AREA CONSTRUCTED AND MAINTAINED IN SUFFICIENT QUANTITY AND SIZE TO CONTAIN ALL LIQUID AND CONCRETE WASTE GENERATED BY WASHOUT OPERATIONS.
   - PLASTIC LINING MATERIAL SHOULD BE A MINIMUM OF 10 MILLIMETER POLYETHYLENE SHEETING AND SHOULD BE FREE OF HOLES, TEARS, OR OTHER DEFECTS THAT COMPROMISE THE IMPERMEABILITY OF THE MATERIAL.
   - CONTAINMENT AREAS OR DEVICES SHOULD NOT BE LOCATED WHERE ACCIDENTAL RELEASE OF THE CONTAINED LIQUID CAN DISCHARGE TO WATER BODIES, CHANNELS, OR STORM DRAINS.
   - WASHOUT FACILITIES MUST BE CLEANED, OR NEW FACILITIES MUST BE CONSTRUCTED AND READY FOR USE ONCE THE WASHOUT IS 75 PERCENT FULL.
   - ONCE CONCRETE WASTES ARE WASHED INTO THE DESIGNATED AREA AND ALLOWED TO HARDEN, THE CONCRETE SHOULD BE BROKEN UP, REMOVED, AND DISPOSED OF AS SOLID WASTES.
4. STOCKPILE MANAGEMENT
   - STOCKPILES SHALL NOT BE LOCATED IN DRAINAGE WAYS, WITHIN 50 FEET FROM AREAS OF CONCENTRATED FLOWS, AND ARE NOT ALLOWED IN THE CITY RIGHT- OF- WAY. SEDIMENT BARRIERS OR SILT FENCES SHALL BE USED AROUND THE BASE OF ALL STOCKPILES. STOCKPILES SHALL NOT EXCEED 15 FEET IN HEIGHT. STOCKPILES GREATER THAN 15 FEET IN HEIGHT SHALL REQUIRE 8-FOOT WIDE BENCHING IN ACCORDANCE WITH ROH CHAPTER 14, ARTICLE 15. STOCKPILES MUST BE COVERED WITH PLASTIC SHEETING OR A COMPARABLE MATERIAL IF THEY WILL NOT BE ACTIVELY USED WITHIN 7 DAYS.
5. VEHICLE TRACKING CONTROL
   - RESTRICT VEHICLE TRAFFIC TO PROPERLY DESIGNATED AREAS AND REMOVE SEDIMENT FROM VEHICLE TIRES PRIOR TO EXITING THE PROJECT SITE. ALL SEDIMENTS THAT ARE TRACKED OR DISCHARGED OFF-SITE MUST BE SWEPT OR VACUUMED AT THE END OF EACH DAY.
6. MATERIALS DELIVERY, STORAGE AND USE MANAGEMENT
   - MINIMIZE THE STORAGE OF POTENTIAL POLLUTANTS ONSITE, STORE MATERIALS IN A DESIGNATED AREA, AND INSTALL SECONDARY CONTAINMENT. DO NOT STORE MATERIALS IN BUFFER AREAS, NEAR AREAS OF CONCENTRATED FLOW, OR AREAS ABUTTING THE CITY STORM DRAINAGE SYSTEM, RECEIVING WATERS, OR DRAINAGE IMPROVEMENTS THAT DISCHARGE OFF-SITE.
7. SPILL PREVENTION AND CONTROL
   - KEEP AMPLE SUPPLY OF CLEANUP MATERIALS ONSITE. CLEAN UP SPILLS IMMEDIATELY, USING DRY CLEAN-UP METHODS WHERE POSSIBLE, AND DISPOSE OF USED MATERIALS PROPERLY.
8. SOLID WASTE MANAGEMENT
   - PREVENT OR REDUCE DISCHARGE OF POLLUTANTS TO THE LAND, GROUNDWATER, AND IN STORM WATER FROM SOLID WASTE OR CONSTRUCTION AND DEMOLITION WASTE BY PROVIDING DESIGNATED WASTE COLLECTION AREAS, COLLECT SITE TRASH DAILY, AND ENSURING THAT CONSTRUCTION WASTE IS COLLECTED, REMOVED, AND DISPOSED OF ONLY AT AUTHORIZED DISPOSAL AREAS.
9. PORTABLE TOILETS (SANITARY/SEPTIC WASTE MANAGEMENT) PORTABLE TOILETS (SANITARY/SEPTIC WASTE MANAGEMENT)
   - TEMPORARY AND PORTABLE SANITARY AND SEPTIC WASTE SYSTEMS SHALL BE MOUNTED OR STAKED IN, WELL-MAINTAINED AND SCHEDULED FOR REGULAR WASTE DISPOSAL AND SERVICING. SOURCES OF SANITARY AND/OR SEPTIC WASTE SHALL NOT BE STORED NEAR THE MS4 OR RECEIVING WATERS.
10. VEHICLE AND EQUIPMENT CLEANING, FUELING, AND MAINTENANCE
    - PREVENT POLLUTANTS IN STORM WATER FROM VEHICLE AND EQUIPMENT CLEANING, FUELING AND MAINTENANCE BY USING OFF-SITE FACILITIES WHEN FEASIBLE, PERFORMING WORK IN DESIGNATED AREAS ONLY, USING SPILL PADS UNDER VEHICLES AND EQUIPMENT, CHECKING FOR LEAKS AND SPILLS, AND CONTAINING AND CLEANING UP SPILLS IMMEDIATELY.
11. HAZARDOUS MATERIALS
    - PREVENT OR REDUCE THE DISCHARGE OF POLLUTANTS TO STORM WATER FROM HAZARDOUS WASTE THROUGH PROPER MATERIAL USE AND WASTE DISPOSAL. IN THE EVENT THAT HAZARDOUS MATERIALS ARE DISCHARGED TO THE MS4, THE PROPERTY OWNER OR ESCP COORDINATOR SHALL IMMEDIATELY NOTIFY THE DEPARTMENT OF FACILITIES MAINTENANCE, HONOLULU FIRE DEPARTMENT, AND HONOLULU POLICE DEPARTMENT OF THE DISCHARGE BY TELEPHONE. A WRITTEN REPORT DESCRIBING THE POLLUTANTS THAT WERE DISCHARGED, THE REASONS FOR THE DISCHARGE, AND THE MEASURES THAT HAVE BEEN TAKEN OR WILL BE TAKEN TO PREVENT A REOCCURRENCE OF THE DISCHARGE SHALL BE SUBMITTED TO THE DIRECTOR NO LESS THAN 3 DAYS AFTER NOTIFICATION BY PHONE.
12. NON-HAZARDOUS MATERIALS
    - IN THE EVENT THAT NON-HAZARDOUS MATERIALS ARE DISCHARGED TO THE MS4, THE PROPERTY OWNER OR ESCP COORDINATOR SHALL NOTIFY THE CITY DEPARTMENT OF FACILITIES MAINTENANCE BY TELEPHONE NO LATER THAN THE NEXT BUSINESS DAY. A WRITTEN REPORT DESCRIBING THE POLLUTANTS THAT WERE DISCHARGED, THE REASONS FOR THE DISCHARGE, AND THE MEASURES THAT HAVE BEEN TAKEN OR WILL BE TAKEN TO PREVENT A REOCCURRENCE OF THE DISCHARGE SHALL BE SUBMITTED TO THE DIRECTOR NO LESS THAN 3 DAYS AFTER NOTIFICATION BY PHONE.

OMITTED BMPS: :

A COMPREHENSIVE LIST OF BMPS BASED ON THE DPP RULES RELATING TO WATER QUALITY AND GUIDANCE DOCUMENTS MENTIONED ABOVE, WERE REVIEWED TO COMPLETE THIS ESCP. THE FOLLOWING BMPS WERE DETERMINED TO BE NOT APPLICABLE BECAUSE THEY WOULD NOT EFFECTIVELY MANAGE EROSION PREVENTION AND SEDIMENT CONTROL BASED ON THE SPECIFIC SITE CONDITIONS. AS CONSTRUCTION PROGRESSES, REVISIONS MAY BE NECESSARY AND WILL BE PROVIDED TO DPP INSPECTORS.

OMITTED BMPS	RATIONALE
DEWATERING OPERATIONS	THERE WILL BE NO DEWATERING ONSITE.
LIQUID WASTE MANAGEMENT	THERE WILL BE NO LIQUID WASTE OR NON-STORM WATER ONSITE
SLOPE MANAGEMENT AND PROTECTION	ALL WORK WILL BE ON SLOPES LESS THAN 15%
CONTAMINATED SOIL MANAGEMENT	THERE ARE NO COMTAMINATED SOILS ANTICIPATED ON SITE.
VEHICLE AND EQUIPMENT CLEANING, FUELING AND MAINTENANCE	THERE ARE NO ON-SITE CLEANING, FUELING OR MAINTENANCE OF ANY CONSTUCTION VEHICLES OR EQUIPMENT

PUBLIC HEALTH, SAFETY, AND CONVENIENCE NOTES: :

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

RESPONSE PLAN: :

THE FOLLOWING WILL BE PERFORMED WHEN SEVERE RAIN IS IMMINENT OR IS FORECASTED IN THE NEXT 48 HOURS:

1. TEMPORARILY SUSPEND LAND DISTURBING ACTIVITIES INCLUDING CLEARING, GRUBBING, GRADING AND TRENCHING.
2. INSPECT ALL BMPS AND MAINTAIN AS NEEDED.
3. REINSTALL BMPS THAT WERE REMOVED DUE TO ACTIVE WORK IN THE AREA.
4. IF A SEVERE STORM IS EXPECTED, REMOVE INLET PROTECTION DEVICES TO PREVENT FLOODING ON SURROUNDING STREETS.
5. COVER OR RELOCATE MATERIAL STOCKPILES AND LIQUID MATERIAL CONTAINERS TO AVOID CONTACT WITH RAINWATER.
6. PLACE SPILL PANS OR OIL-ONLY SPILL PADS UNDER CONSTRUCTION VEHICLES TO PREVENT RUNOFF FROM CONTACTING ANY SPILLED PETROLEUM PRODUCTS. PROPERLY DISPOSE OF ANY ACCUMULATED OILY WATER AFTER THE RAIN EVENT.
7. RE-INSPECT PROJECT SITE AFTER THE RAIN EVENT AND REPLACE OR MAINTAIN BMPS AS NEEDED.

STREET USAGE PERMITS: :

1. IF THE PROPOSED LAND DISTURBING WORK WILL BE PERFORMED IN THE CITY SIDEWALK OR RIGHT-OF-WAY AND/OR BEST MANAGEMENT PRACTICES INSTALLED IN THE SIDEWALK AREA (AREA BETWEEN THE PROPERTY LINE AND EDGE OF PAVEMENT), THE OWNER IS RESPONSIBLE FOR OBTAINING A PERMIT FOR STREET USAGE FROM THE DEPARTMENT OF TRANSPORTATION SERVICES, 650 S. KING STREET, 2ND FLOOR, HONOLULU, HAWAII, 96813.
2. THE OWNER IS RESPONSIBLE FOR INSTALLING APPROPRIATE BARRICADES, FLASHERS, AND SIGNAGE FOR PEDESTRIAN AND VEHICULAR SAFETY, AND REMOVING THE INLET PROTECTION(S) BEFORE A STORM EVENT TO PREVENT FLOODING OF THE ROAD AND AFTER THE PROJECT SITE IS COMPLETELY STABILIZED.

ESCP INSPECTION NOTES: :

1. AT LEAST TWO WEEKS BEFORE THE BEGINNING CONSTRUCTION, 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 PROJECT TEMPLATE), THE CONTRACTOR OR THE PERSON IN CHARGE OF CONSTRUCTION SHALL CONTACT THE ESCP COORDINATOR LISTED ON THE BUILDING PERMIT, FOR A PRECONSTRUCTION INSPECTION.
3. THE ESCP COORDINATOR SHALL SUBMIT THE PRECONSTRUCTION INSPECTION CHECKLIST TO THE STORM WATER INSPECTOR (EMAIL TO DPP.NPDES@HONOLULU.GOV) CONFIRMING THE BMPS AND GOOD HOUSE KEEPING MEASURES ARE IN COMPLIANCE.

IN ACCORDANCE WITH SECTION 20-3-7 OF THE RULE RELATED TO WATER QUALITY, BY SIGNING BELOW, I ACKNOWLEDGE THAT I AM RESPONSIBLE FOR THE COMPLIANCE WITH THE APPROVED ESCP PLAN AND NOTES PRESENTED HEREIN, AND SHALL BE HELD LIABLE FOR ANY VIOLATIONS OCCURRING ON OR ARISING FROM MY PROPERTY.

DATE

OWNER / AUTHORIZED AGENT SIGNATURE — DATE

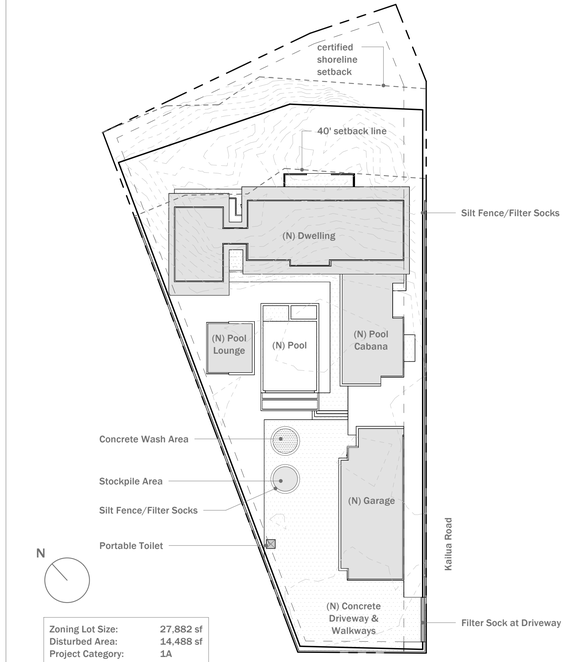
SCHEDULE NOTES: :

1. AN ESCP COORDINATOR FOR THE PROJECT MUST BE DESIGNATED TO DPP IN WRITING BEFORE PERMIT ISSUANCE USING APPENDIX A OR B OF THE RULES RELATING TO WATER QUALITY.
2. NOTIFY DPP IN WRITING TWO WEEKS PRIOR TO STARTING WORK BY EMAIL OR PHONE: 768-8132.
3. MEASURES TO PREVENT AND CONTROL EROSION AND OTHER POLLUTANTS SHALL BE IN PLACE BEFORE ANY EARTHWORK IS INITIATED.
4. BEST MANAGEMENT PRACTICES (BMPS) SHALL NOT BE REMOVED UNTIL FINAL STABILIZATION IS COMPLETE.
5. PRACTICE GOOD HOUSEKEEPING MEASURES THROUGHOUT THE DURATION OF CONSTRUCTION.
6. INSPECTIONS WILL BE PERFORMED MONTHLY AT A MINIMUM AND MAY BE PERFORMED MORE FREQUENTLY AS NEEDED.

PROJECT SCHEDULE: :

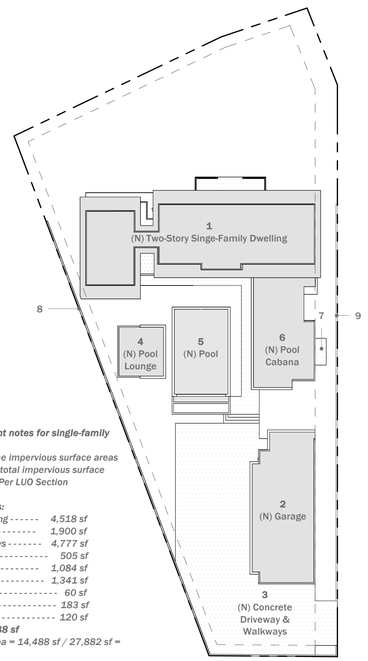
THE FOLLOWING IS THE PLANNED SEQUENCE AND TIMELINE OF ACTIVITIES. REVISIONS MAY BE NECESSARY AND WILL BE PROVIDED TO DPP INSPECTORS.

ACTION	TIMELINE OR DATE
NOTIFY THE DEPARTMENT OF PLANNING AND PERMITTING OF PROJECT START DATE - 768-8132	2 WEEKS BEFORE STARTING WORK
INSTALL DRAIN INLET PROTECTION AND PERMITER CONTROLS	DAY 1
PERFORM PRE-CONSTRUCTION INSPECTION	DAY 1
SITE CLEARING	3 DAYS
CONCRETE FOUNDATION	1 WEEK
VERTICAL CONSTRUCION THROUGH FINAL STABILIZATION	5 MONTHS
DEMOBILIZE EQUIPMENT AND MATERIALS	2 DAYS
REMOVE DRAIN INLET PROTECTION AND PERMITER CONTROLS	1 DAY
SWEEPING AND WASTE DISPOSAL	DAILY



Zoning Lot Size:	27,882 sf
Disturbed Area:	14,488 sf
Project Category:	1A

BMP PLAN
1/32" = 1'-0"



APPENDIX G1 - ATTACHEMENT A

Residential storm water management notes for single-family dwelling projects:

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).

Impervious surface area calculations:

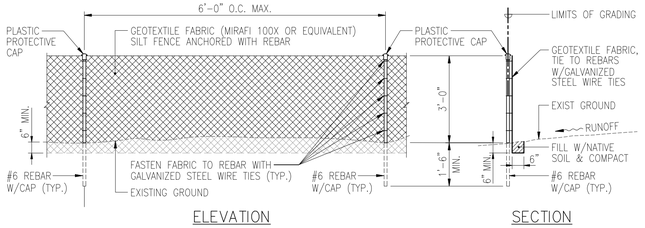
1. *(N) Two-Story Singe-Family Dwelling ------ 4,518 sf*
2. *(N) Garage ---------- 1,900 sf*
3. *(N) Concrete Driveway & Walkways ------- 4,777 sf*
4. *(N) Pool Lounge ---------- 505 sf*
5. *(N) Pool ---------- 1,084 sf*
6. *(N) Pool Cabana ---------- 1,341 sf*
7. *(N) Pool Equipment Pad ---------- 60 sf*
8. *(N) CMU Wall ---------- 183 sf*
9. *(E) CMU Wall ---------- 120 sf*

Total impervious surface area: 14,488 sf

Total impervious surface area / lot area = 14,488 sf / 27,882 sf = ***51.96% (In compliance)***

Note: *Two-Story Single-Family Dwelling includes portion of surfaces under roof eaves such as lawn, walkways, driveways & various slabs*

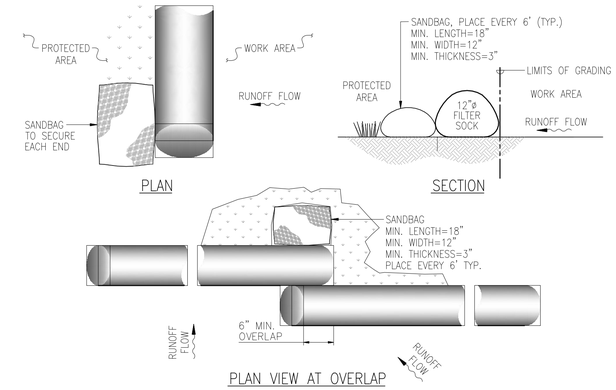
Appendix G1 - Attachement A
1/32" = 1'-0"



ELEVATION — SECTION

SILT FENCE DETAIL

NOT TO SCALE



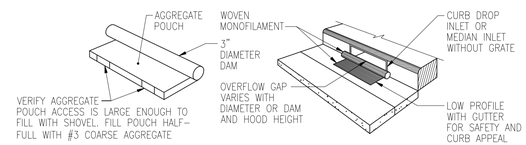
PLAN VIEW AT OVERLAP

FILTER SOCK NOTES:

1. INSTALLATION, INSPECTION, MAINTENANCE AND REMOVAL OF COMPOST FILTER SOCKS SHALL BE DONE IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
2. PROVIDE NECESSARY TRAINING FOR PERSONNEL WHO WILL BE RESPONSIBLE FOR IMPLEMENTATION OF BMPS.
3. FILTER SOCK OUTER/ENCASEMENT MATERIAL SHALL BE UV-RESISTANT, DROUGHT-TOLERANT, MARINE-TOLERANT, BRIGHT YELLOW OR ORANGE, AND MULTI-FILAMENT POLYPROPYLENE OR MONOFILAMENT WOVEN HDPE FABRIC WITH FLOW RANGE OF 185 GPM/SF TO 240 GPM/SF.

FILTER SOCK DETAIL

NOT TO SCALE



SEDIMENT FILTER FOR CATCH BASINS

NOT TO SCALE

NOTE:
THE CONTRACTOR SHALL REMOVE INLET FILTERS DURING TIMES OF ABOVE-NORMAL RAINFALL EVENTS AND REPLACE THEM WHEN THE EVENT HAS PASSED.

KONO ARCHITECTS

1333 LOPAKA PLACE
KAILUA • HI 96734
808-258-0807

©2024

PROJECT:
12 Kailua

12 Kailua Road
Kailua, HI 96734
TMK: 4-3-012-001

DATE:	05/29/24
PROJECT NO	2408

REVISION	DATE

NOTES:

CHRISTOPHER J. KONO
LICENSED PROFESSIONAL ARCHITECT
No. 20012
HAWAII, U.S.A.

Date of expiration: 4/30/2026

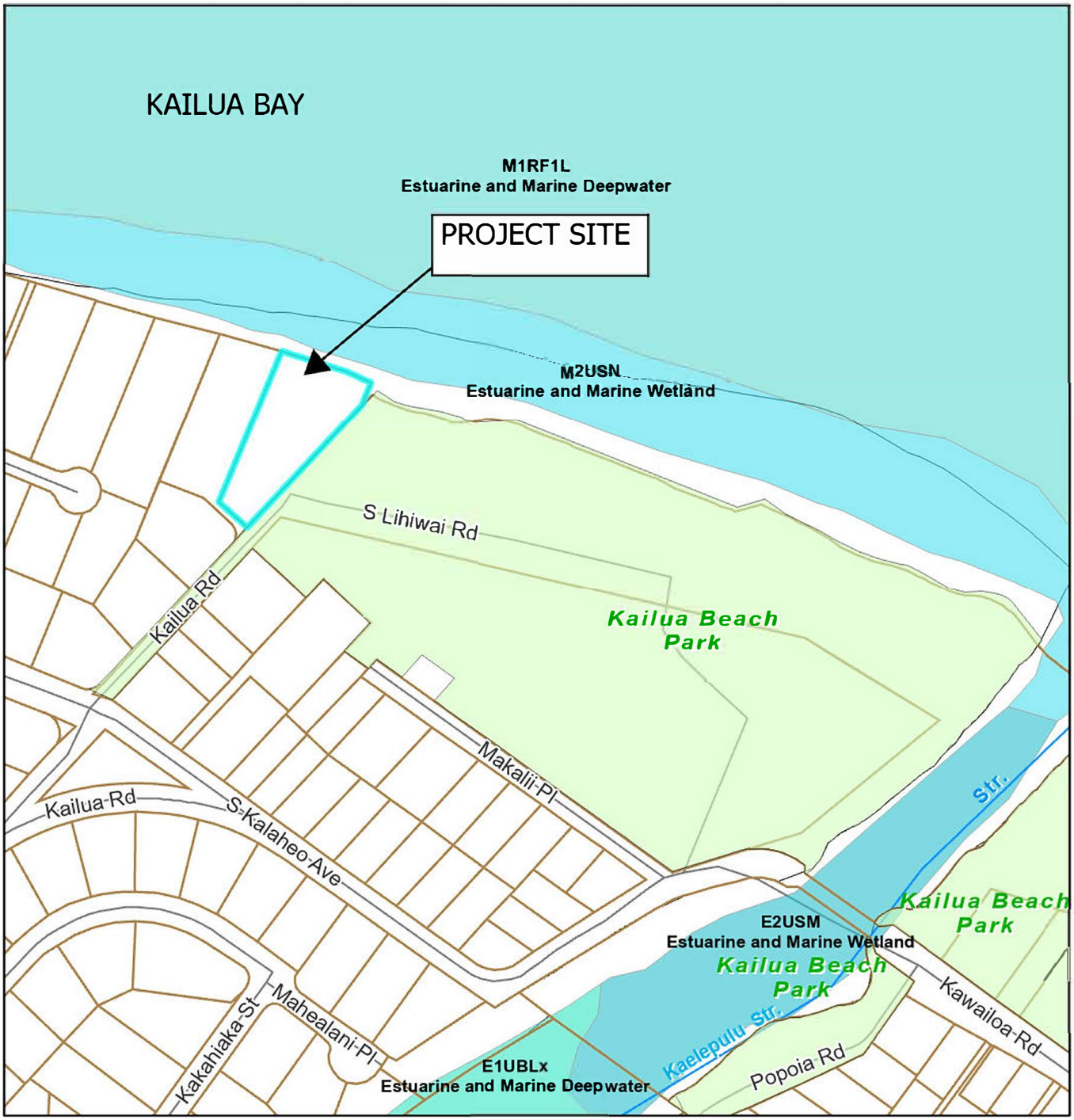
This work was prepared by me or under my supervision and Construction of this project will be under my observation. (par. 16-82-8, dept of commerce and consumer affairs)

ESCP

SCALE: **As indicated**

002

DRAWN BY: **CK**



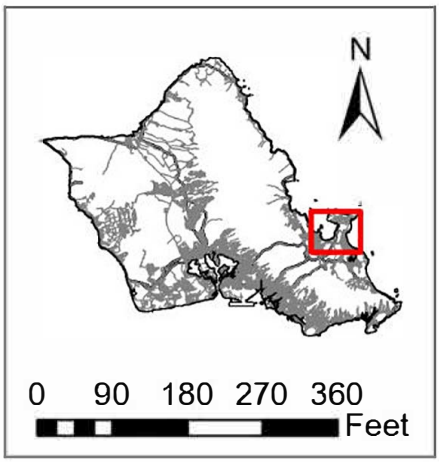


EXHIBIT D
WETLAND MAP

FILE NO. 2024/SMA-131

TAX MAP KEY 4-3-012: 001

12 KAILUA ROAD - KAILUA

February 2025

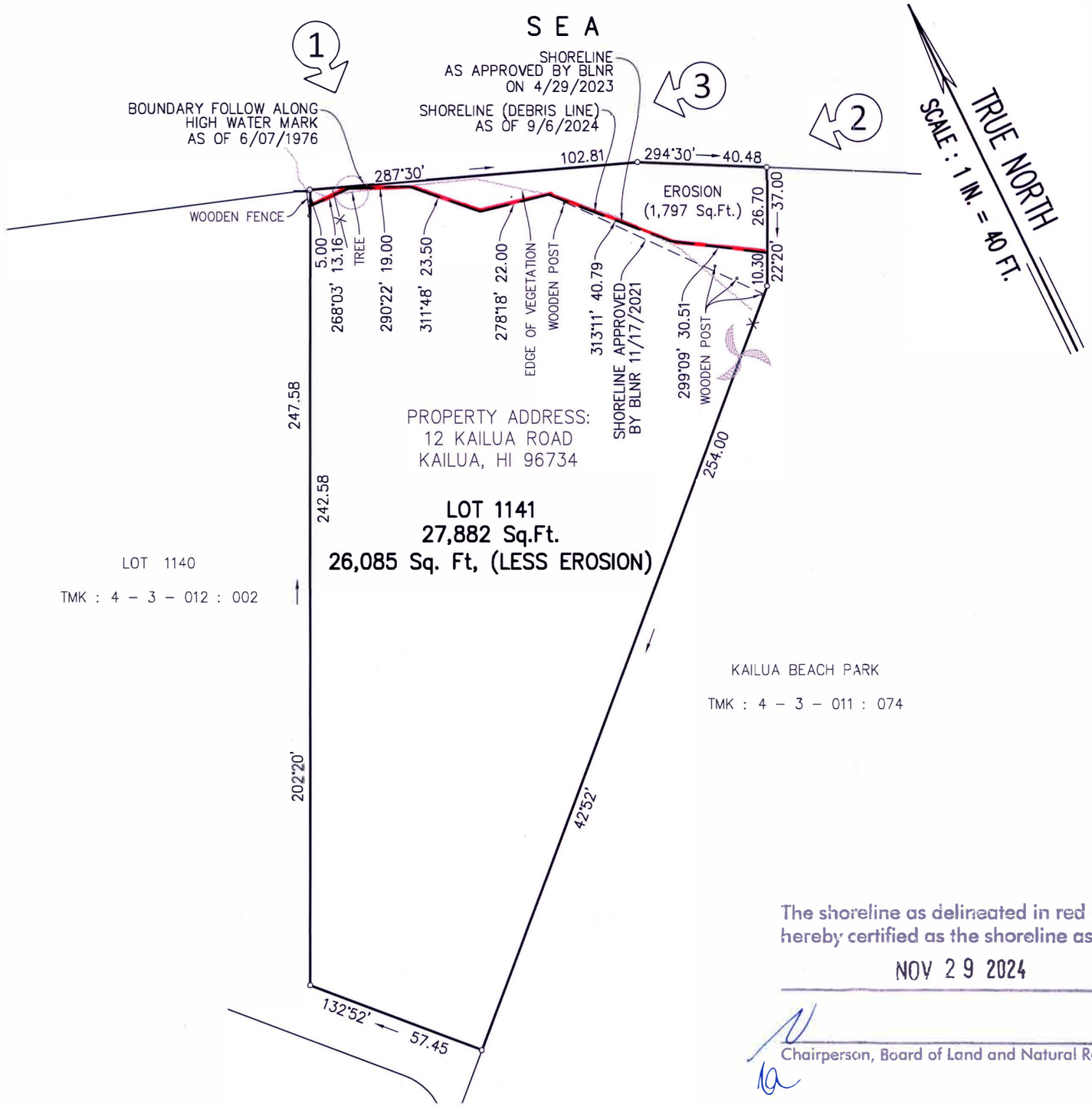
Department of Planning and Permitting
Land Use Permits Division
City and County of Honolulu

EXHIBIT E


O'ahu Historical Shoreline Change Map
City & County of Honolulu
Find address or place
0.85
0.81
0.75
0.69
0.62
0.55
PROJECT
PUUKANI PL
KAILUA RD

SURVEY OFFICE COPY

EXHIBIT F-1



OWNER : HIGHMARK CAPITAL LLC

MAP SHOWING
SHORELINE SURVEY
AFFECTING LOT 1141
LAND COURT APPLICATION 677

AT KAILUA, KOOLAUPOKO, OAHU, HAWAII

SCALE: 1 IN. = 40 FT.

SEPTEMBER 12, 2024 WALTER P. THOMPSON, INC.

JOHN R. K. AKINA
LICENSED PROFESSIONAL LAND SURVEYOR
No. 16252
HAWAII, U.S.A.

The shoreline as delineated in red is hereby certified as the shoreline as of

NOV 29 2024

Chairperson, Board of Land and Natural Resources

THIS WORK WAS PREPARED BY ME OR UNDER MY SUPERVISION

John R.K. Akina

Exp. 04/30/26

22141c00.dwg/1729.59/ggjl/20220713

TAX MAP KEY : 4 – 3 – 012 : 001

10"x15" = 1.05 Sq. Ft.

Walter P. Thompson, Inc.
Surveying & Mapping

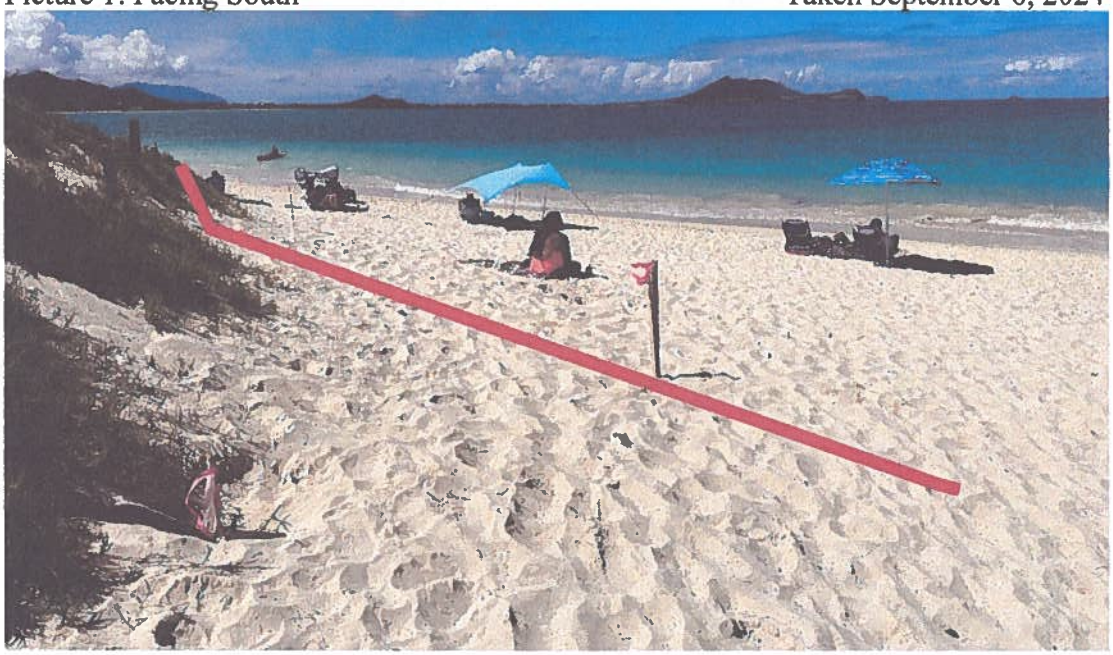
EXHIBIT F-2

September 12, 2024

Shoreline Certification
Tax Map Key: 4-3-012: 001
Kailua, Koolaupoko, Oahu, Hawaii

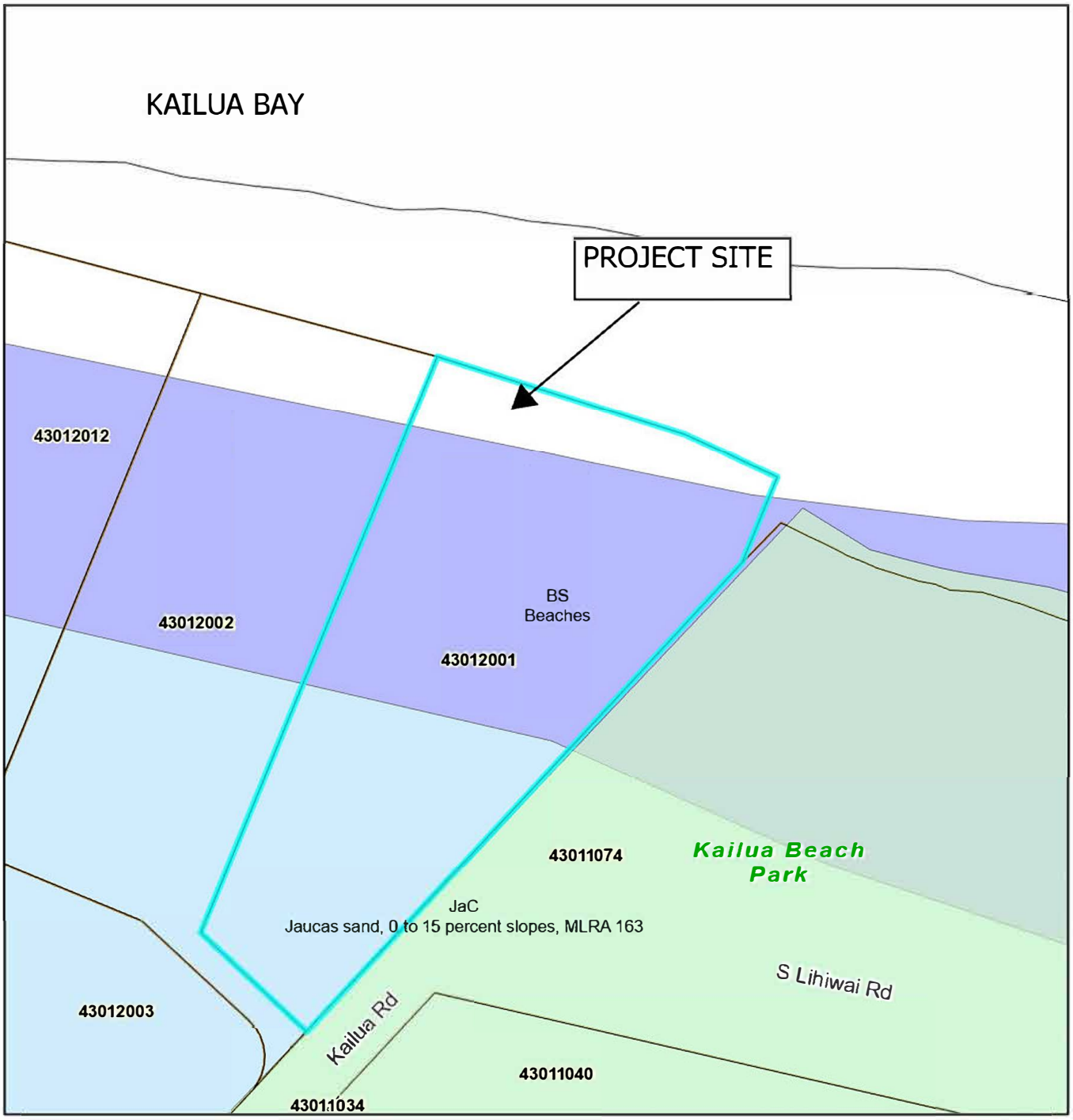


Picture 1: Facing South — Taken September 6, 2024



Picture 2: Facing Northwest — Taken September 6, 2024

P. O. Box 3351 · Honolulu, HI 96801 · Phone: (808) 536-2705
www.walterpthompson.com



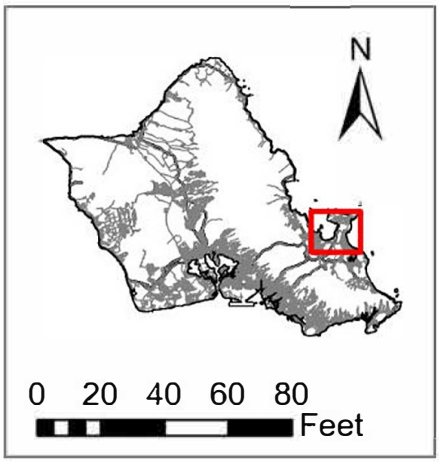


EXHIBIT G
SOIL MAP

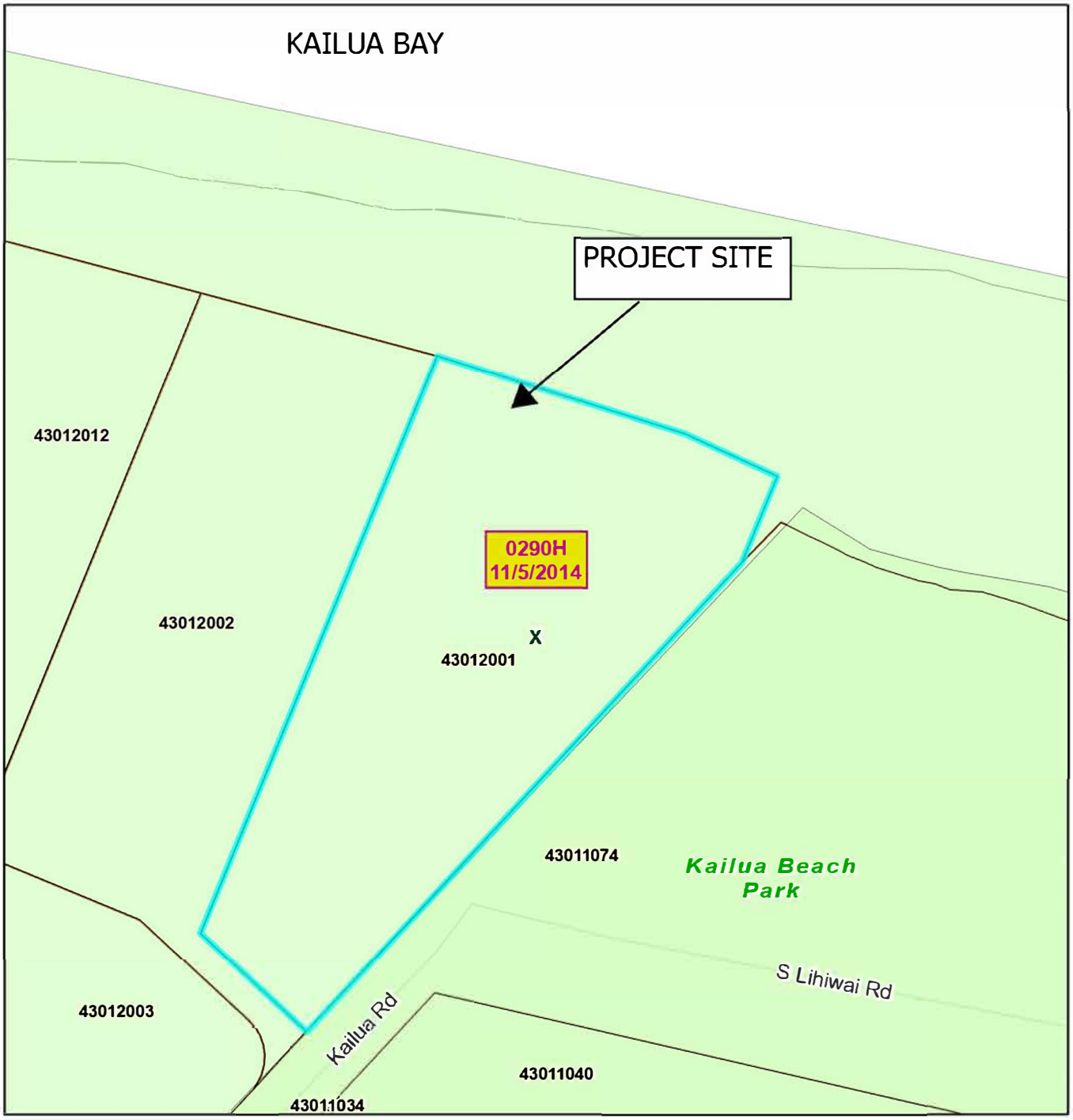
FILE NO. 2024/SMA-131

TAX MAP KEY 4-3-012: 001

12 KAILUA ROAD - KAILUA

February 2025

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



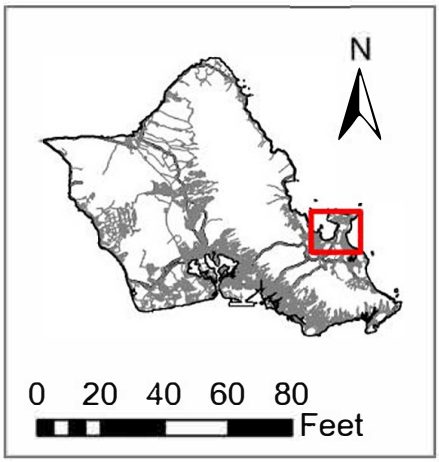


EXHIBIT H
FLOOD MAP

FILE NO. 2024/SMA-131

TAX MAP KEY 4-3-012: 001

12 KAILUA ROAD - KAILUA

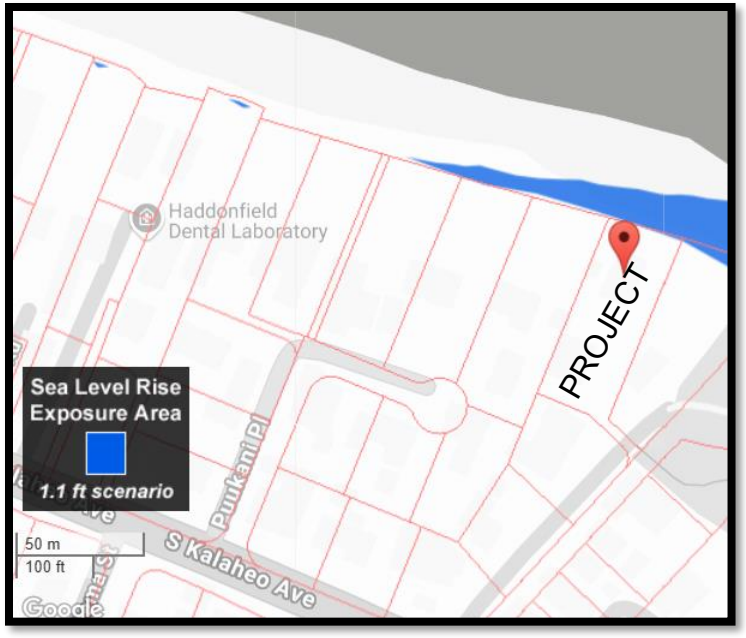
February 2025

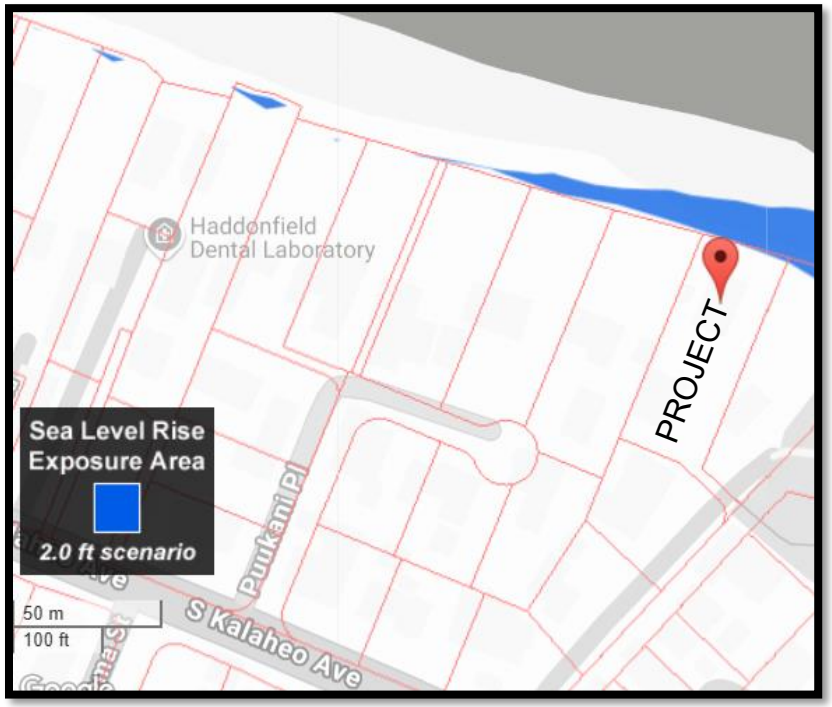
CITY AND COUNTY OF HONOLULU
STATE OF HAWAII

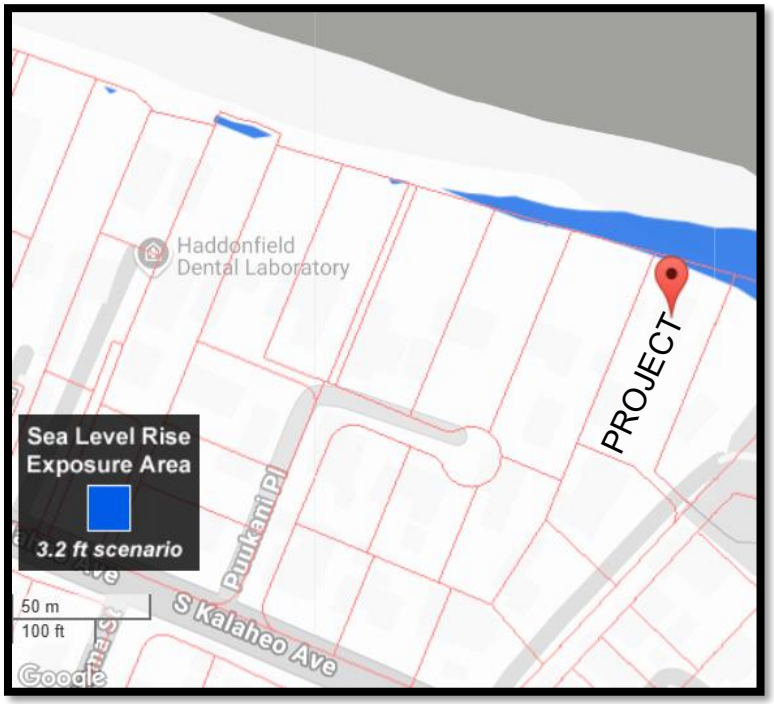
Department of Planning and Permitting
Land Use Permits Division
City and County of Honolulu

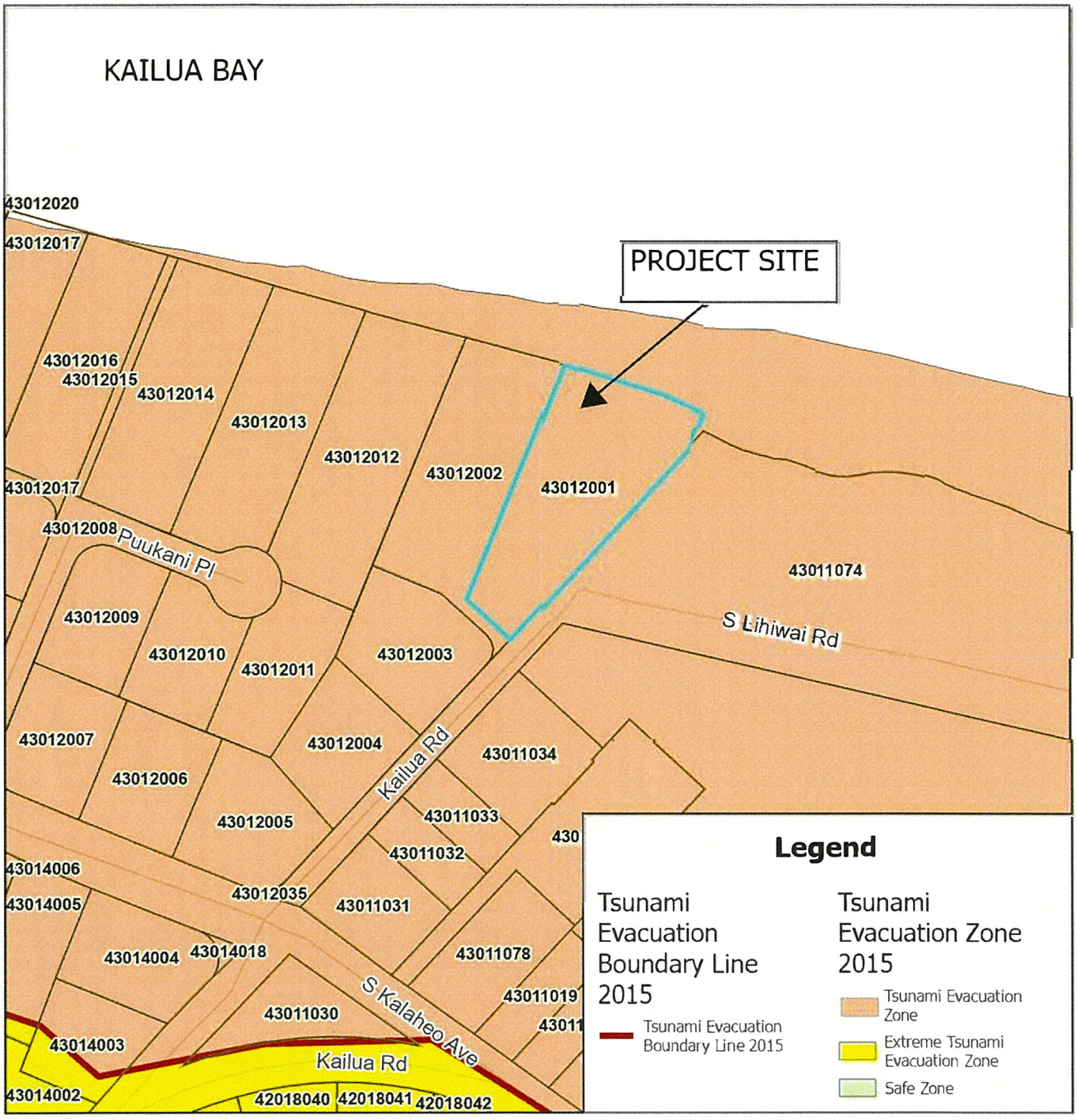
EXHIBIT I


Haddonfield
Dental Laboratory
PROJECT
Sea Level Rise
Exposure Area
0.5 ft scenario
Puukani Pl
S Kalaheo Ave
50 m
100 ft
Google


Haddonfield
Dental Laboratory
PROJECT
Sea Level Rise
Exposure Area
1.1 ft scenario
Puukani Pl
S Kalaheo Ave
50 m
100 ft
Google


Haddonfield
Dental Laboratory
PROJECT
Sea Level Rise
Exposure Area
2.0 ft scenario
Puukani Pl
S Kalaheo Ave
50 m
100 ft
Google


Haddonfield
Dental Laboratory
PROJECT
Sea Level Rise
Exposure Area
3.2 ft scenario
Puukani Pl
S Kalaheo Ave
50 m
100 ft
Google



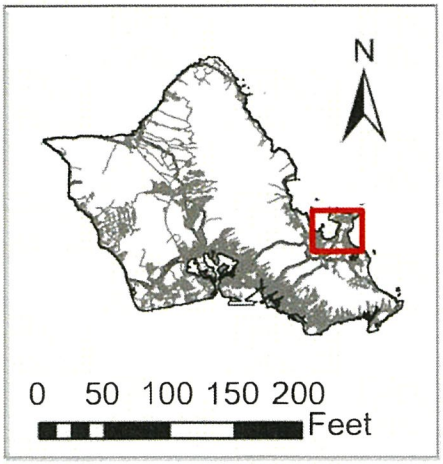


EXHIBIT J
TSUNAMI MAP

FILE NO. 2024/SMA-131

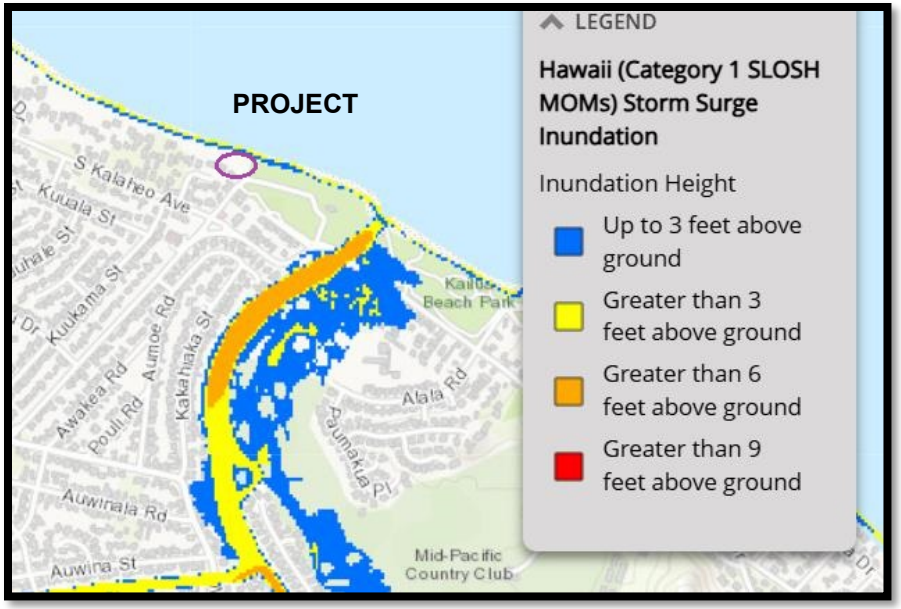
TAX MAP KEY 4-3-012: 001

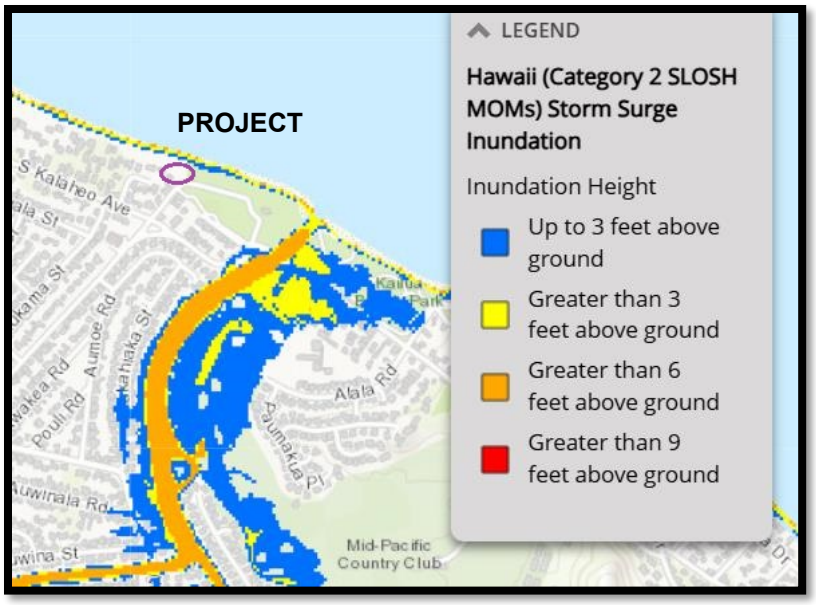
12 KAILUA ROAD - KAILUA

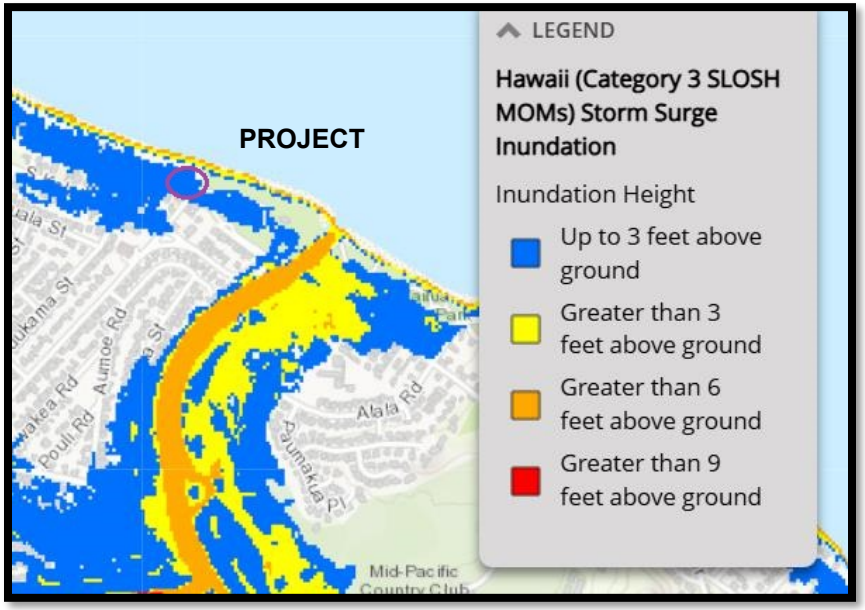
February 2025

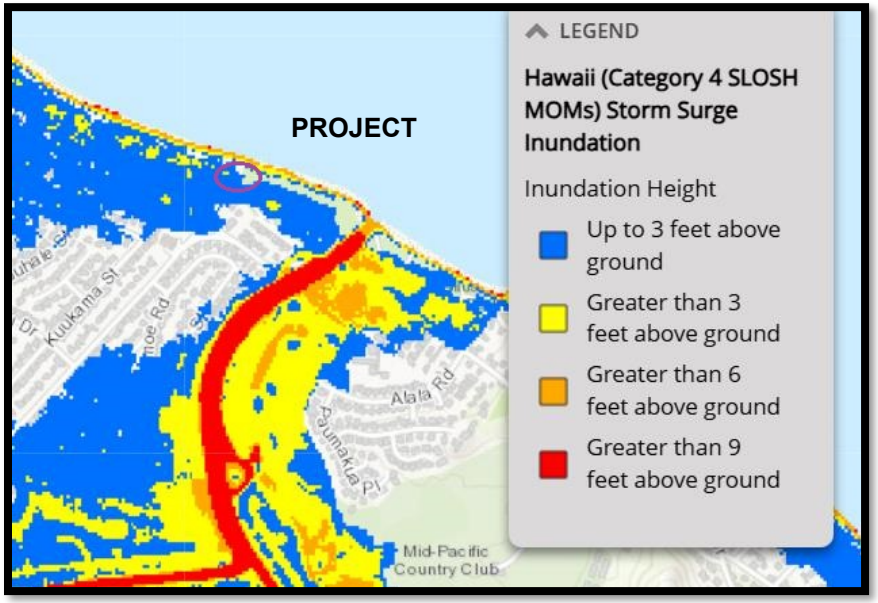
Department of Planning and Permitting
Land Use Permits Division
City and County of Honolulu

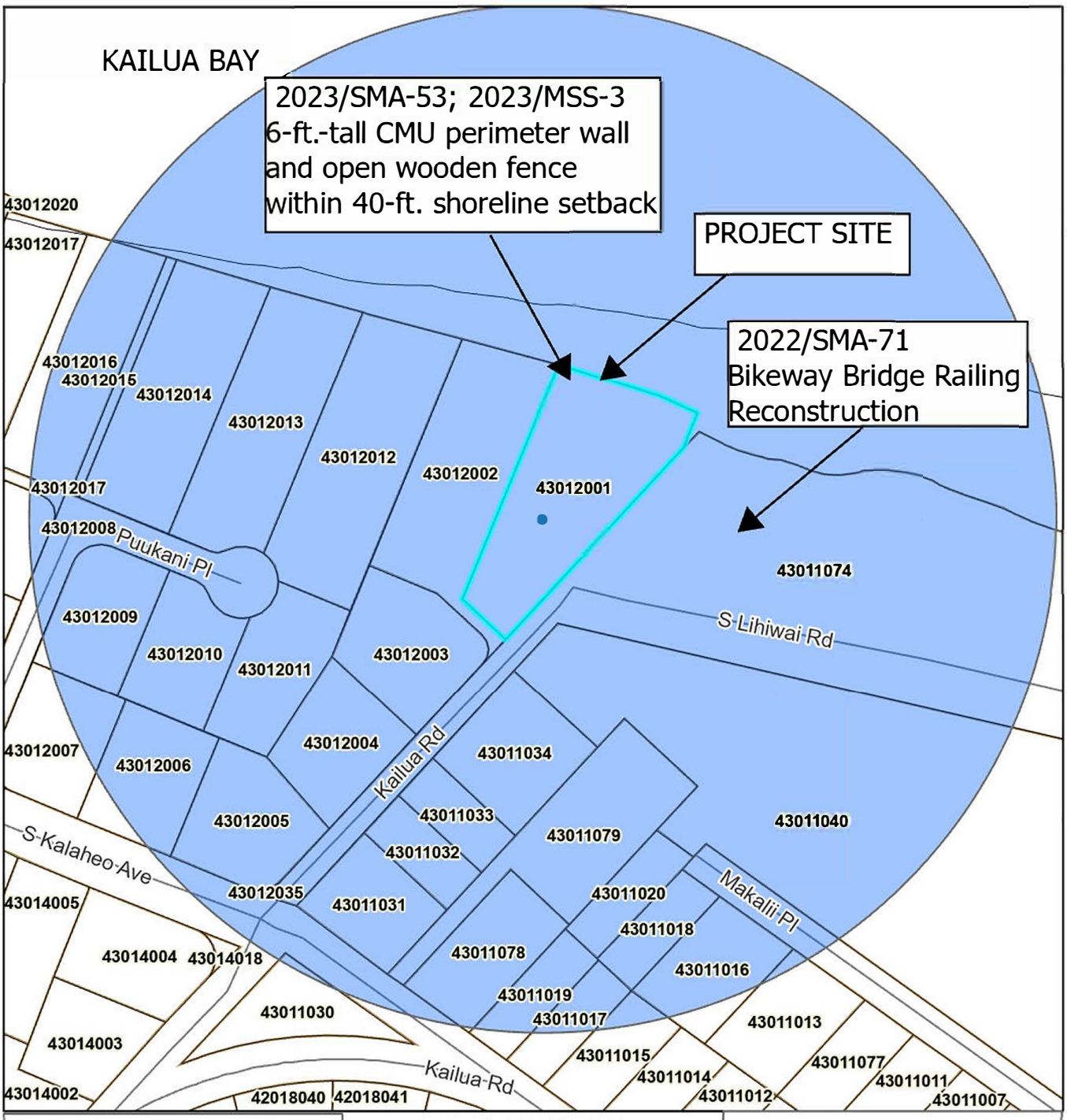
EXHIBIT K


PROJECT
LEGEND
Hawaii (Category 1 SLOSH MOMs) Storm Surge Inundation
Inundation Height
Up to 3 feet above ground
Greater than 3 feet above ground
Greater than 6 feet above ground
Greater than 9 feet above ground
S Kalaheo Ave
Kuuala St
Kuukama St
Awakea Rd
Pouli Rd
Aumoe Rd
Kakahaka St
Kailua Beach Park
Alala Rd
Paumakua Pl
Auwinala Rd
Auwina St
Mid-Pacific Country Club


PROJECT
LEGEND
Hawaii (Category 2 SLOSH MOMs) Storm Surge Inundation
Inundation Height
Up to 3 feet above ground
Greater than 3 feet above ground
Greater than 6 feet above ground
Greater than 9 feet above ground
S Kalaheo Ave
Kuukama St
Pouli Rd
Aumoe Rd
Kakahaka St
Alala Rd
Paumakua Pl
Auwinala Rd
Mid-Pacific Country Club


PROJECT
LEGEND
Hawaii (Category 3 SLOSH MOMs) Storm Surge Inundation
Inundation Height
Up to 3 feet above ground
Greater than 3 feet above ground
Greater than 6 feet above ground
Greater than 9 feet above ground
Kuukama St
Pouli Rd
Aumoe Rd
Alala Rd
Paumakua Pl
Mid-Pacific Country Club


PROJECT
LEGEND
Hawaii (Category 4 SLOSH MOMs) Storm Surge Inundation
Inundation Height
Up to 3 feet above ground
Greater than 3 feet above ground
Greater than 6 feet above ground
Greater than 9 feet above ground
Kuukama St
Alala Rd
Paumakua Pl
Mid-Pacific Country Club





0 50 100 150 200 Feet

EXHIBIT L
500 FT. RADIUS CUMULATIVE MAP

FILE NO. 2024/SMA-131

TAX MAP KEY 4-3-012: 001

12 KAILUA ROAD - KAILUA

February 2025

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

HONOLULU CITY COUNCIL

KE KANIHELA O KE KALANA O HONOLULU

CITY AND COUNTY OF HONOLULU

No._____.

RESOLUTION

GRANTING A SPECIAL MANAGEMENT AREA MAJOR PERMIT TO ALLOW FOR THE CONSTRUCTION OF A NEW SINGLE-FAMILY DWELLING WITH A GARAGE, POOL, POOL LOUNGE, POOL CABANA, CONCRETE MASONRY UNITS WALL, AND GATE IN KAILUA, O'AHU.

WHEREAS, on December 23, 2024, the Department of Planning and Permitting ("DPP") accepted the application (File Number 2024/SMA-131) from Highmark Capital LLC (the "Applicant") for a Special Management Area ("SMA") Major Permit to allow the construction of a new two-story single-family dwelling, garage, swimming pool, pool lounge, pool cabana, pool equipment pad, concrete masonry unit walls, and rolling gate on an approximately 26,085-square ("sq.") -foot ("ft.") shoreline lot in the R-10 Residential District, located at 12 Kailua Road, and identified as Tax Map Key 4-3-012: 001 (the "Project"); and

WHEREAS, on February 3, 2025, 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 one member of the public offered verbal and written testimony; and

WHEREAS, on March 20, 2025, within 45 working days after the close of the public hearing the DPP, having duly considered all evidence and the objectives, policies, and guidelines, as established in the Revised Ordinances of Honolulu 2021 ("ROH") §§ 25-3.1 and 25-4.1 and the Hawai'i Revised Statues ("HRS") §§ 205A-2 and 205A-26 completed its report and transmitted its findings and recommendation of approval to the City Council ("Council"); and

WHEREAS, the Council, having received the findings and recommendation of the DPP on _____, by Departmental Communication No. _____, and having duly considered all of the findings and reports on the matter, desires to approve the subject application for an SMA Major Permit with 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:

A. Except as required by these conditions of approval development must be in general conformity with the Project as described in the DPP's findings and recommendation, referenced above, and as depicted in Exhibits A, B, C-1 through C-13, and D through L attached hereto and incorporated herein by this reference. Any change in the size or nature of the Project that may have a

significat effect on coastal resources, as addressed in Revsied Ordinances of Honolulu ("ROH") Chapter 25 or Hawai'i Revised Statutes ("HRS") Chapter 205A, or both, will require a new application and SMA Major Permit. Any new application for an SMA Major Permit for the Project will be processed in accordance with the ordinance in effect at the time the application is accepted by the DPP. Any change that does not have a significant effect on coastal resources may be considered a minor modification and may be permitted under this resolution upon review and approval by the Director of the DPP.

B. To minimize impacts to known and unknown archaeological, historic, and cultural resources that may be present on the Project site:

1. Prior to commencing any ground disturbing or construction activity for the Project, the Applicant shall submit to the DPP, a copy of an archaeological inventory survey ("AIS") with subsurface testing conducted by a qualified archaeologist that has been reviewed and approved by the State Historic Preservation Division ("SHPD"). The AIS must identify and document any archaeological historic properties and cultural resources on the Project site, assess their significance, and determine potential impacts of the Project on the historic properties and cultural resources. The Applicant shall implement the mitigation protocols identified in the AIS that are approved or otherwise required by SHPD for all historic properties and cultural resources (including iwi) discovered on the Project site;

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 the Department of Land and Natural Resources, SHPD immediately. Work in the immediate area must be stopped until the SHPD is able to assess the impact and make further recommendations for mitigative activity.

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

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

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

2. Artificial light from exterior light fixtures, including but not limited to floodlights, uplights, or spotlights used for decorative or aesthetic purposes, is prohibited if the light directly illuminates or is directed across property boundaries toward the shoreline and ocean waters, except as may otherwise be permitted pursuant to HRS Section 205A-71(b);

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

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

5. Woody plants greater than 15 ft. in height must not be disturbed, removed, or trimmed during the Hawaiian Hoary Bat birthing and pup rearing season (June 1 through September 15);

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

7. All Project-related activities must cease if a Hawaiian Monk Seal, Green Sea Turtle, or Hawksbill Turtle is on land within 150 ft. 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-ft. 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.

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

D. To minimize the potential for adverse impacts related to coastal hazards, including but not limited to sea level rise (SLR), coastal erosion, flooding, wave

action, and storm surge, the landowner hereby acknowledges the following declarations which must be clearly stated under "Landowner Acknowledgments" on all BP plans:

1. *"The landowner hereby acknowledges that Tax Map Key (TMK) 4-3-012: 001 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 TMK 4-3-012: 001 may be adversely impacted by coastal hazards. The landowner agrees to assume all risk and liability for any hard to or loss of life and property due to development in close proximity to the shoreline. The landowner further agrees to accept all responsibility for the cost and physical removal of materials and structures lost or damaged as a result of coastal hazards, including the cleanup and restoration of the Project site."*

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

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

"The landowner hereby acknowledges (and any successor owner or interested party is hereby notified of) that bed and breakfast homes and transient vacation units, as those terms are defined in Revised Ordinances of Honolulu Chapter 21, the Land Use Ordinance, are not allowed on TMK 4-3-012: 001."

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

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

"In choosing to implement construction activities at TMK 4-3-012: 001, the Landowner hereby acknowledges (and any successor owner or interested party is hereby notified of) that land makai of the regulatory shoreline is

State public land, falls within the State Land Use Conservation District, and must remain available for public use and recreational activities. The landowner further acknowledges that should any portion of a structure encroach into State public land, the State Board of Land and Natural Resources may require the removal of the structure or a lease for the encroachments extending into the State public land. As a result of this acknowledgement, successor owners and interested parties are hereby notified of this same information and the landowner shall hold harmless and indemnify the City for any responsibility that may result from adverse impacts associated with Sea Level Rise ("SLR") and coastal erosion."

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

> "*In choosing to undertake the development at TMK 4-3-012: 001, the landowner hereby acknowledges (and any successor owner or interested party is hereby notified of) that no claim of hardship due to erosion, SLR, or any other coastal hazard may be asserted in order to obtain approval for a Shoreline Setback Variance for a shoreline protection structure.*"

H. 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;

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 dwelling 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 BP plans.

J. Permits.

1. The Project's BP application was accepted as complete on May 28, 2024, and the Applicant must obtain the BP for the Project no later than June 30, 2025. If the Project's BP is not issued by June 30, 2025, the Project may not rely on the 40-foot shoreline setback that was in effect through June 30, 2024, and must instead comply with the shoreline setback required under ROH Chapter 26 effective as of July 1, 2024. The Shoreline Setback must be shown on the BP plans.

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

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

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

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

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

ii. The Applicant's then-existing deadline for obtaining a development permit,

the extension will be deemed to be denied.

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 LUO, building, grading, and grubbing permit approvals. They are subject to separate review and approval. The Applicant shall be responsible for ensuring that the final plans for the Project approved under this SMA Major Permit comply with all applicable City ordinances and other governmental provisions and requirements.

HONOLULU CITY COUNCIL

KE KANIHELA O KE KALANA O HONOLULU

CITY AND COUNTY OF HONOLULU

No._____

RESOLUTION

BE IT FINALLY RESOLVED by the Council of the City and County of Honolulu that copies of this Resolution be transmitted to Highmark Capital LLC, 792 Mokapu Road, Kailua, Hawai'i, 96734; Ryan Ishikawa, Masa Fujioka and Associates, 96-021 Kamehameha Highway, Suite 337, Aiea, Hawai'i, 96701; Dawn Takeuchi Apuna, Director of Planning and Permitting, 650 South King Street, 7th Floor, Honolulu, Hawai'i 96813; and Mary Alice Evans, Director of the Office of Planning and Sustainable Development, Attention: Coastal Zone Management Branch, P.O. Box 2359, Honolulu, Hawai'i 96804-2359.

INTRODUCED BY:

_____

_____

_____

_____

_____

_____

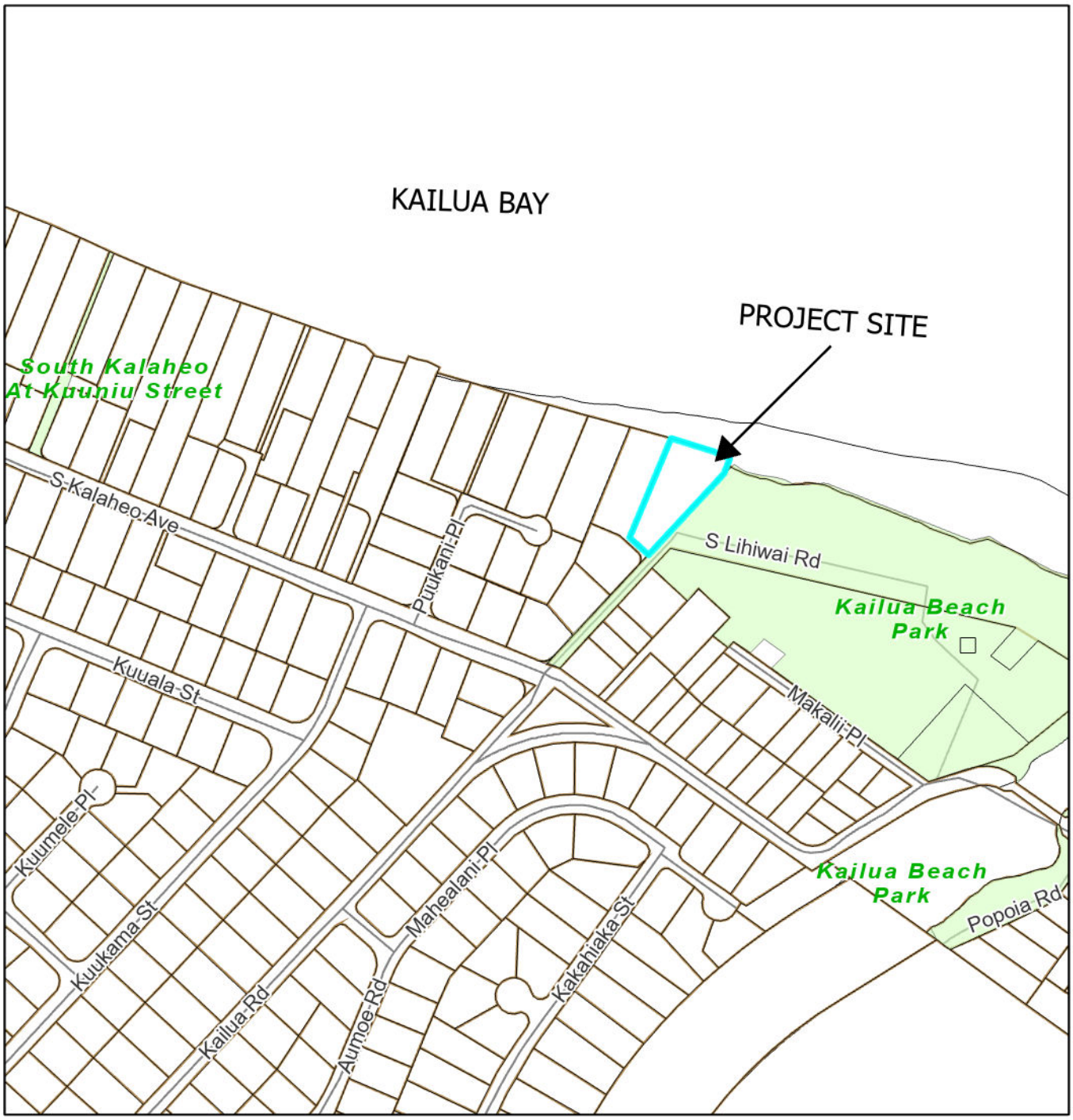
DATE OF INTRODUCTION: _____

_____

_____

Honolulu, Hawai'i

Councilmembers





0 130 260 390 520 Feet

EXHIBIT A
LOCATION MAP

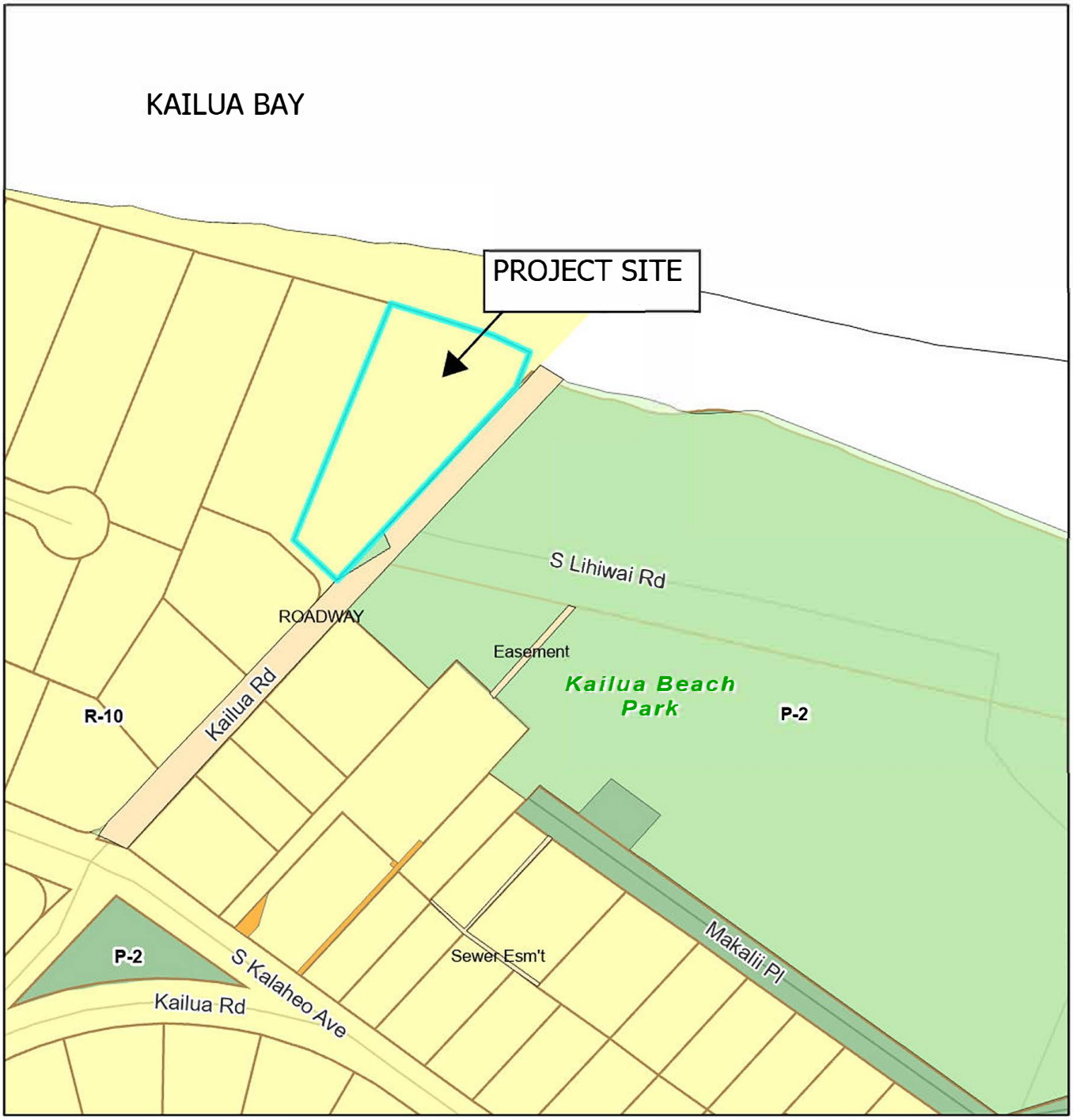
FILE NO. 2024/SMA-131

TAX MAP KEY 4-3-012: 001

12 KAILUA ROAD - KAILUA

January 2025

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



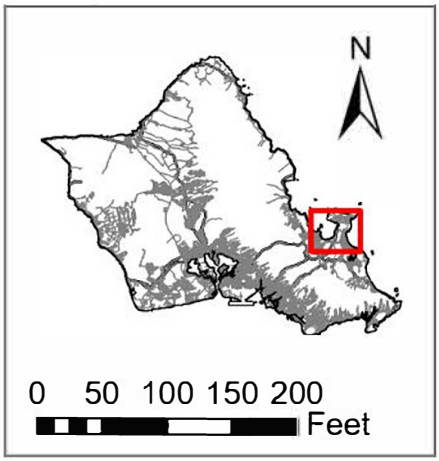


EXHIBIT B
ZONING MAP

FILE NO. 2024/SMA-131

TAX MAP KEY 4-3-012: 001

12 KAILUA ROAD - KAILUA

February 2025

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

12 Kailua

12 Kailua Road
Kailua, HI 96734
TMK: 4-3-012-001

COLUMN GRID

INTERIOR ELEVATION — 4 / A101 / 2 / 3

REVISION TAG — 3

ELEVATION — +2'-0"

DETAIL/SECTION — 1 / A101

WINDOW TAG — W1

WALL TAG — A

ROOM TAG — ROOM

DOOR TAG — 101B

STAIRS — 20 R @ ±7 1/2"

SINGLE STEP — STEP

TOILET — P1

WINDOW

FLR GRILLE

X / AX.X

GENERAL NOTES

1. THE CONTRACTOR SHALL VISIT THE PROJECT SITE AND THOROUGHLY FAMILIARIZE HIMSELF WITH THE EXISTING CONDITIONS PRIOR TO SUBMITTING HIS BID.
2. THE CONTRACTOR SHALL CONFORM TO THE LATEST PREVAILING CODES AND ORDINANCES AND MANUFACTURER'S SPECIFICATIONS AND STANDARDS FOR ALL TRADES OF WORK.
3. ALL WORK IS TO BE DONE BY THE GENERAL CONTRACTOR UNLESS OTHERWISE NOTED. AN "**OWNER BUILDER**" IS IN FACT THE GENERAL CONTRACTOR AND SHALL BEAR ALL OF THE RESPONSIBILITIES OF THE GENERAL CONTRACTOR FOR THIS PROJECT. An "OWNER BUILDER" SHALL READ AND UNDERSTAND (**KNOW THE RISK AND RESPONSIBILITIES OF BEING AN OWNER BUILDER**) PROVIDED BY THE STATE OF HAWAII DEPARTMENT OF COMMERCE AND CONSUMER AFFAIRS (DCCA) AND ITS REGULATED INDUSTRIES COMPLAINTS OFFICE (RICO), 235 S. BERETANIA STREET, NINTH FLOOR, HONOLULU HAWAII 96713, WWW.HAWAII.GOV/DCCA/RICO, TEL:: (808) 587-4272
4. TERMITE TREAT ALL STRUCTURAL WOOD IN ACCORDANCE WITH THE PREVAILING CODES. TERMITE TREAT THE GROUND UNDER THE BUILDING WITH CHEMICALS ACCEPTABLE TO THE LOCAL BUILDING AUTHORITY AND IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
5. ALL STRUCTURAL LUMBER 4 X 6 OR LARGER SHALL BE NO. 1 OR BETTER WITH A MINIMUM STRUCTURAL VALUE OF Fb 1200 UNLESS OTHERWISE NOTED.
6. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR COORDINATING ALL WORK OF THE SUB-CONTRACTORS.
7. THE CONTRACTOR SHALL VERIFY THAT THE SOIL CONDITIONS CAN ACCOMMODATE THE FOUNDATION DESIGN. IF THERE IS ANY QUESTION REGARDING THE SOIL CONDITIONS AND FOUNDATION DESIGN, THE OWNER CONTRACTOR SHALL RETAIN A HAWAII LICENSED GEOTECHNICAL ENGINEER AND COMPLY WITH ALL OF THE HAWAII LICENSED GEOTECHNICAL ENGINEER'S RECOMMENDATIONS. THERE ARE AREAS KNOWN FOR ESPECIALLY BAD SOIL CONDITIONS ON THE OAHU ISLAND. EXTREME CARE SHOULD BE EXERCISED BY THE CONTRACTOR WHEN CONSTRUCTING BUILDING FOUNDATIONS IN THESE AREAS.
8. ALL ENGINEERED FILL, BASE COURSE AND GROUND UNDER CONCRETE SLABS AND CONCRETE FOOTINGS SHALL BE COMPACTED TO A MIN. OF 95%.
9. THE CONTRACTOR SHALL SLOPE ALL FINISHED GRADES AWAY FROM THE BUILDING
10. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, CONDITIONS AND VERIFY THAT THE PROJECT SITE TOPOGRAPHY CAN ACCOMMODATE THE BUILDING DESIGN AND DETAILS PRIOR TO BEGINNING CONSTRUCTION...
    CONTACT THE ARCHITECT IF THERE ARE ANY QUESTIONS.
11. THE CONTRACTOR SHALL FIELD VERIFY ALL WORK AND COORDINATE AMONG TRADES PRIOR TO FABRICATION AND INSTALLATION. ALL PRODUCTS, UNLESS OTHERWISE NOTED, SHALL BE PRE-APPROVED BY THE OWNER PRIOR TO ORDERING, FABRICATION, INSTALLATION AND EXECUTION OF THE PRODUCT.
12. WHERE FIGURES OR DIMENSIONS HAVE BEEN OMITTED FROM THE DRAWINGS, THE DRAWINGS SHALL NOT BE SCALED. THE CONTRACTOR SHALL IMMEDIATELY CONTACT THE ARCHITECT REGARDING ANY OMISSIONS.
13. THE CONTRACTOR SHALL USE ADEQUATE NUMBERS OF SKILLED WORKMAN WHO ARE TRAINED AND EXPERIENCED IN THE NECESSARY CRAFTS AND WHO ARE COMPLETELY FAMILIAR WITH THE SPECIFIED REQUIREMENTS AND METHODS NEEDED FOR PROPER PERFORMANCE OF ALL ASPECTS OF THIS WORK.
14. THE CONTRACTOR SHALL EXAMINE ALL AREAS AND CONDITIONS UNDER WHICH THIS WORK WILL BE PERFORMED AND CORRECT ALL CONDITIONS DETRIMENTAL TO THE TIMELY AND PROPER COMPLETION OF THE WORK PRIOR TO BEGINNING THE WORK.
15. THE CONTRACTOR SHALL PROVIDE OTHER MATERIAL NOT SPECIFICALLY DESCRIBED BUT NEEDED FOR A COMPLETE AND PROPER INSTALLATION AS SELECTED BY THE CONTRACTOR AND SUBJECT TO THE APPROVAL OF THE OWNER.
16. THE CONTRACTOR SHALL PROTECT PRODUCTS SCHEDULED FOR USE ON THIS PROJECT. MAINTAIN PACKAGED MATERIALS WITH SEALS UNBROKEN AND LABELS INTACT UNTIL TIME OF USE. PROMPTLY REMOVE DAMAGED MATERIAL AND UNSUITABLE ITEMS FROM THE JOB SITE, AND PROMPTLY REPLACE WITH MATERIAL MEETING THE SPECIFIED REQUIREMENTS, AT NO ADDITIONAL COST TO THE OWNER. IN THE EVENT OF ANY DAMAGE TO THE JOBSITE, PROMPTLY MAKE REPLACEMENTS AND REPAIRS TOT HE APPROVAL OF THE OWNER AT NO ADDITIONAL COST TO THE OWNER.
17. THE CONTRACTOR SHALL KEEP THE CONSTRUCTION AREA IN A NEAT, SAFE AND ORDERLY CONDITION AT ALL TIMES DURING THE EXECUTION OF THIS WORK, FREE FROM THE ACCUMULATION OF DUST AND DEBRIS.
18. THE CONTRACTOR IS TO FILE AND SECURE ALL APPROVALS, PERMITS, TESTS, INSPECTIONS AND CERTIFICATES OF COMPLIANCE AS REQUIRED.
19. THE CONTRACTOR SHALL KEEP A FULL SET OF UP TO DATE PLANS AVAILABLE ON THE JOBSITE AT ALL TIMES.
20. THE CONTRACTOR IS RESPONSIBLE FOR INITIATING, MAINTAINING AND SUPERVISING ALL SAFETY PRECAUTIONS AND PROGRAMS NECESSARY FOR COMPLETION OF THE WORK.
21. ALL MATERIALS AND LABOR SHALL BE GUARANTEED FOR ONE YEAR FROM THE DATE OF FINAL PAYMENT.
22. THE CONTRACTOR SHALL REPAIR, REPLACE, PATCH AND MATCH ANY MATERIALS, AREAS OR SYSTEMS AS REQUIRED OR CALLED FOR TO OBTAIN THE PROPER INSTALLATION AND NEAT APPEARANCE OF THE WORK, CONNECT NEW WORK TO EXISTING WORK IN A NEAT MANNER, AND RESTORE EXISTING WORK, IN MAKING SUCH CONNECTIONS, TO PERFECT CONDITION.
23. THE CONTRACTOR SHALL KEEP ALL OPERATIONS AND MAINTENANCE MANUALS AND RELATED PAPERWORK IN A MARKED ENVELOPE TO BE TURNED OVER TO THE OWNER UPON THE COMPLETION OF THE PROJECT.
24. THE CONTRACTOR SHALL MAKE A CAREFUL INSPECTION OF THE CONSTRUCTION AND MAKE SURE THAT THE PROJECT IS READY FOR FINAL ACCEPTANCE PRIOR TO CALLING THE OWNER FOR A FINAL INSPECTION.
25. ALL WORK SHALL CONFORM TO ADA AND ADAAG REQUIREMENTS WHERE APPLICABLE.
26. CONTRACTOR IS RESPONSIBLE TO VERIFY ALL MATERIAL & FINISH SCHEDULES, SIZING AND TYPES, PRIOR TO IMPLEMENTING ORDERS.
27. THE CONTRACTOR SHALL NOT USE FIBER MESH AS A SUBSTITUTES FOR WIRE MESH OR STEEL MESH IN CONCRETE SLABS AND CONCRETE FOOTINGS
28. THE CONTRACTOR SHALL REMOVE ALL RED CINDER FROM FORMED AREAS PRIOR TO POURING CONCRETE SLABS FOOTINGS.
29. ALL STRUCTURAL SHALL HAVE A MOISTURE CONTENT OF 19 PERCENT OR LESS (MEASURED AT THE CENTER OF THE PACIFIC STRUCTURAL WOOD MEMBER).
30. PLAN MAKER IS NOT RESPONSIBLE FOR THE CONTRACTOR'S METHOD, SEQUENCE, TECHNIQUES AND MEANS OF PROCEDURES ON THE JOB SITE.

ELECTRICAL GENERAL NOTES

IT IS THE INTENT THAT ALL RECEPTACLES, SWITCHES AND DEVICES BE CENTERED ON ALL FINISHED SURFACES, HORIZONTALLY AND VERTICALLY UNLESS NOTED OTHERWISE. IF FIELD CONDITIONS ARISE THAT MAKE CENTERING IMPOSSIBLE, CONSULT THE ARCHITECT FOR GUIDANCE ON FINAL PLACEMENT. CONTRACTOR SHALL COORDINATE ALL ROOF FRAMING TO ALLOW THE CENTERING SHOWN ON THIS PLAN FOR ALL RECESSED LIGHTING. IF ADDITIONAL FRAMING IS REQUIRED TO ACCOMMODATE THIS LAYOUT, CONTRACTOR SHALL INCL. SUCH FRAMING AS PART OF THE COST OF THE WORK. ANY COORDINATION SHALL TAKE PLACE DURING ROUGH FRAMING, PRIOR TO ROUGH-IN.

1. INSTALL ALL RECEPTALES AT 12" A.F.F. HORIZONTALLY, U.N.O.=
2. INSTALL ALL ABOVE COUNTER OUTLETS HORIZONTALLY WITH A CENTERLINE HEIGHT OF 12" A.F.F., U.N.O.
3. INSTALL ALL SWITCHES VERTICALLY WITH A CENTERLINE AT 48" A.F.F. INSTALL BLOCKING AS NECESSARY TO ACHIEVE CENTERING.
4. MOUNT CENTERLINE OF THERMOSTATS + KEYPADS AT 48" A.F.F. CENTER ON SWITCHES BELOW IF APPLICABLE.
5. ALL SWITCHES TO BE ON DIMMING CIRCUITS. NOTIFY ARCHITECT PRIOR TO ROUGH-IN OF ANY FIXTURE.
6. ALL EXPOSED SWITCHES AND OUTLETS TO BE *DECORA SERIES WITH RECTANGULAR COVERPLATES BY LEVITON OR APPROVED EQUAL
7. DEVICE COLOR: WHITE WITH MATCHING WHITE COVERPLATES. **COORDINATE THESE SELECTIONS WITH ARCHITECT PRIOR TO ORDERING
8. ALL OUTLETS IN BATHS, AT KITCHEN COUNTERS, AND WITHIN 3' OF A SINK SHALL BE GFCI CIRCUITS.
9. INSTALLATION SHALL CONFORM TO CURRENT ADOPTED HAWAII ELECTRICAL CODE 2017. IF THIS REQUIRES THE ADDITION OF RECEPTACLES, WIRING, DEVICES, SPECIAL CIRCUITING, BREAKERS, INTERUPTERS, OR OTHER ITEMS NOT INDICATED ON THE PLANS, THE ELECTRICIAN SHALL MAKE THE CONTRACTOR AND ARCHITECT AWARE OF ANY OMISSIONS AND SHALL INCLUDE THEM AS PART OF THE COST OF THE WORK.
10. COORDINATE LOCATION OF ALL ELECTRICAL DEVICES WITH ANY INTERIOR ELEVATIONS.
11. NO DISTINCTION IS MADE ON THESSE PLANS BETWEEN CIRCUITS REQUIRING SINGLE, THREE-WAY AND FOUR-WAY SWITCHES, THE ELCTRICAL SUBCONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL NECESSARY SYSTEM COMPONENTS TO ACHIEVE THE LIGHTING CONTROLS AS DRAWN.

NOTE: ALL FIXTURE HEIGHTS INDICATED ARE ABOVE FINISHED FLOOR AND ARE TO CENTER OF JUNCTION BOX UNLESS NOTED OTHERWISE

SMOKE ALARMS:

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

LIGHTING NOTES:

1. COORDINATE ALL ROOF FRAMING WITH RECESSED LIGHTING LAYOUT, TYP

PROJECT DESCRIPTION

PROPERTY DESCRIPTION
The property TMK: 4-3-012-001, located at 12 Kailua Road • Kailua, HI, 96734.

The property spans an area of 27,882 sf (equivalent to 0.6401 acres)

PROJECT DESCRIPTION
This project entails the demolision of an (E) single-family residence & the construction a of (N) single-family two-story residence, pool room & garage.

PROJECT INFORMATION

PROJECT ADDRESS
12 Kailua Road
Kailua, HI 96734
TMK: 4-3-012-001

SCOPE
Demolition of an (E) Single-Family Dwelling and Construction of a (N) Single-Family Two-Story Dwelling, Pool House & Garage.

ZONE
R-10 Residential

SPECIAL MANAGMENT AREA
Within Coastal Zone - Major SMA required

CONSTRUCTION TYPE
VB

EXISTING USE & OCCUPANCY
Existing use: Residential (R-10)
No change of use

PROPERTY SETBACKS
TABLE 21-3.2

FRONT YARD	10'
SIDE YARD	5'
REAR YARD	5'

MAXIMUM BUILDING HEIGHT
25'-30' (TABLE 21-3.2)

HEIGHT SETBACKS
PER SEC. 21-3.70-1(C)

PARKING
The new house requires 7 parking stalls.

AREA CALCULATIONS

LOT AREA
26,085 SF TOTAL

MAXIMUM BUILDING AREA (50%) **13,043 SF**
(26,085 SF X 50% = 13,043 SF)

MAXIMUM FAR (0.7) **19,518 SF**
(26,085 SF X 0.7 = 18,260 SF)

PROPOSED AREA CALCULATIONS

Garage

Enclosed Garage:	1,260 sf

Floor Area

Rec Room:	362 sf
Pool Lounge:	414 sf
Pool Cabana:	675 sf
Main House 1st Floor:	3,078 sf
Main House 2nd Floor:	2,740 sf
Subtotal:	7,269 sf

Covered Lanai

Master Bed Covered Lanai:	170 sf
Living Room Covered Lanai:	448 sf
Bed 4 Covered Lanai:	178 sf
Bed 3 Covered Lanai:	158 sf
Subtotal:	954 sf

Floor Area Total: 8,223 sf

PROPOSED BUILDING AREA
TOTAL 5,789 SF

FOR TOTAL IMPERVIOUS SURFACE CALCULATIONS SEE APPENDIX G-1 ATTACHEMENT ON SHEET 002

MAX IMPERVIOUS SURFACE (0.75) **19,564 SF**
(26,085 SF X 0.75 = 19,564 SF)

FIRE SUPPRESSION
N/A PER R13.2

FIRE PROTECTION
N/A PER R13.2

FLOOD ZONE
ZONE X: AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

APPLICABLE CODES
IRC 2018 W/ LOCAL AMENDMENTS
IBC 2018 W/ LOCAL AMENDMENTS
IECC 2021 W/ LOCAL AMENDMENTS
ROH CHAPTER 21, LAND USE ORDINANCE (LUO), SUPPLEMENT 31, OCTOBER 2019 AND SUBSEQUENT APPLICABLE COUNTY BILLS AS OF 3/21/2024.

DRAWING LIST

Civil					
C000	Civil Notes	A019	Wall Details		
C001	Grading Plan	A020	Pool Plan	**Fire**	
		A021	Demo Plan and Driveway	F001	Fire Sprinkler
		A022	ESCP		
Architecture		A023	RCP - Main House		
001	Cover Sheet	A024	RCP - Main House - Second Floor		
A001	Site Plan	A025	RCP - Garage & Pool		
A002	First Floor Plan				
A003	Second Floor Plan	**Structural**			
A004	Roof Plan	S001	General Notes		
A005	Elevations	S002	General Notes		
A006	Elevations	S003	Typical Details		
A007	Garage Floor Plans	S004	Typical Details		
A008	Garage Elevations	S005	Typical Details		
A009	Pool Lounge	S006	Typical Details		
A010	Pool Cabana Plans	S007	Typical Details		
A011	Pool Cabana Elevations	S008	Typical Details		
A012	Sections	S101	Main House Foundation Plan		
A013	Sections	S102	Main House Floor Framing Plan		
A014	Wall Sections	S103	Main House Roof Framing Plan		
A015	Interior Elevations	S104	Garage Framing Plan		
A016	Interior Elevations	S105	Pool Lounge Framing Plan		
A017	Window And Door Schedule	S106	Pool Cabana Framing Plan		
A018	Details				

CITY AND COUNTY OF HONOLULU
REVISED ORDINANCES OF HONOLULU 1990
CHAPTER 16B

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

[X] Building Component Systems
[ ] Electrical Component Systems
[ ] Mechanical Component Systems

Signature: _____ Date: 10/08/24
Name: CHRIS KONO
Title: ARCHITECT
License No.: AR-20012

VICINITY MAP



LOCATION MAP

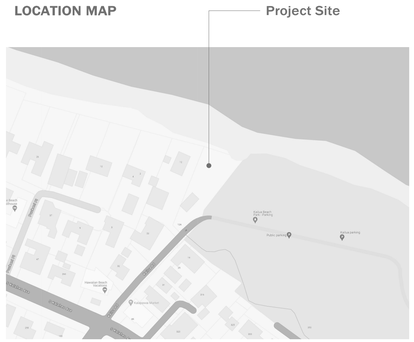


EXHIBIT C-1

ABBREVIATIONS

ABV	ABOVE
ADJ.	ADJACENT
A.F.F.	ABOVE FINISH FLOOR
ALUM.	ALUMINUM
ANDZ.	ANODIZED
ATT.	ATTENUATION
@	AT
BETW.	BETWEEN
BHND.	BEHIND
BLKG.	BLOCKING
BLW.	BELOW
BM.	BEAM
BSMT.	BASEMENT
C	CHANNEL
CIP	CAST IN PLACE
CJ	CONTROL JOINT
CL	CENTER LINE
CLG.	CEILING
CLR.	CLEAR
CMU	CONCRETE MASONRY UNIT
COL.	COLUMN
CON.	CONCRETE
CONST.	CONSTRUCTION
CONT.	CONTINUOUS
DBL.	DOUBLE
DIM.	DIMENSION
DN.	DOWN
DR.	DOOR
DTL.	DETAIL
DWG.	DRAWING
EA.	EACH
E	EJXPANSION JOINT
EL.	ELEVATION
ELEC.	ELECTRICAL
ELEV	ELEVATOR
EQ	EQUAL/ EQUAL TO
EQUIP	EQUIPMENT
EXP.	EXPANSION
EXT.	EXTERIOR
(E)	EXISTING
FFL	FINISHED FLOOR LEVEL
FLR.	FLOOR
FLUOR.	FLUORESCENT
FIN	FINISH
F.O.M.	FACE OF MASONRY
F.O.S.	FACE OF STUD
F.O.W.	FACE OF WALL
FURR	FURRING
GA.	GAUGE
GALV.	GALVANIZED
GLAZ.	GLAZING
GI	GALVANIZED IRON
GYP. BD.	GYPSUM BOARD
HC	HOLLOW CORE
HM	HOLLOW METAL
HT.	HEIGHT
INS.	INSULATION
INT.	INTERIOR
JT.	JOINT
LEV.	LEVEL
LOC.	LOCATION
MAX.	MAXIMUM
MECH.	MECHANICAL
MEMB.	MEMBRANE
MFR.	MANUFACTURER
MIN.	MINIMUM
MISC.	MISCELLANEOUS
MTD.	MOUNTED
MTL.	METAL
MOD.	MODULE
N.I.C.	NOT IN CONTRACT
NO.	NUMBER
(N)	NEW
O.C.	ON CENTER
OPNG.	OPENING
OPP.	OPPOSITE
PLT.	PLATE
PL	PROPERTY LINE
PLAS.	PLASTER
PLAM.	PLASTIC LAMINATE
PLYWD.	PLYWOOD
PT.	POINT
PTD.	PAINTED
RAD.	RADIUS
REF.	REFER TO
RES.	RESISTANT
RESIL.	RESILIENT
REQ'D	REQUIRED
RM.	ROOM
RO	ROUGH OPENING
SC	SOLID CORE
SCHED.	SCHEDULE
SECT.	SECTION
SHT.	SHEET
SIM.	SIMILAR
S.S.	STAINLESS STEEL
STRUCT.	STRUCTURE
SUSP.	SUSPENDED
THK.	THICK
THRU	THROUGH
T.O.	TOP OF
TYP.	TYPICAL
VEN.	VENEER
VER.	VERIFY
V.I.F.	VERIFY IN FIELD
W/	WITH
WD	WOOD
WP	WATERPROOF
WR	WATER RESISTANT

KONO ARCHITECTS

KONO ARCHITECTS ©2024
1333 LOPAKA PLACE
KAILUA • HI 96734
808-258-0907

PROJECT:
12 Kailua

PROPERTY OWNER:
HIGHMARK CAPITAL LLC

ADDRESS:
12 Kailua Road
Kailua, HI 96734
TMK: 4-3-012-001

PROJECT DESCRIPTION:
(N) single-family two-story residence, pool room & garage.

DATE: **6/19/24**
PROJECT NO **2408**

REV	DATE
1	10/14/24 See Notes
2	1/27/25 See Notes
3	2/21/25 See Notes

NOTES:

Rev 1 - Removed Washer/Dryer from second floor, added LT, added irrigation notes, added grading plan, added "rec room" to garage, moved pool equipment, updated wind door schedule to 2018 IRC, revised area calcs, added elec vehic charging

Rev 2 - Added DW location, Added showerhead note, added grading limits, added req parking stalls, revised area calcs,

CHRISTOPHER J. KONO
LICENSED PROFESSIONAL ARCHITECT
No. 20012
HAWAII, U.S.A.

Date of expiration: 4/30/2026

This work was prepared by me or under my supervision and Construction of this project will be under my observation. (par. 16-82-8, dept of commerce and consumer affairs)

Cover Sheet

SCALE: **As indicated**

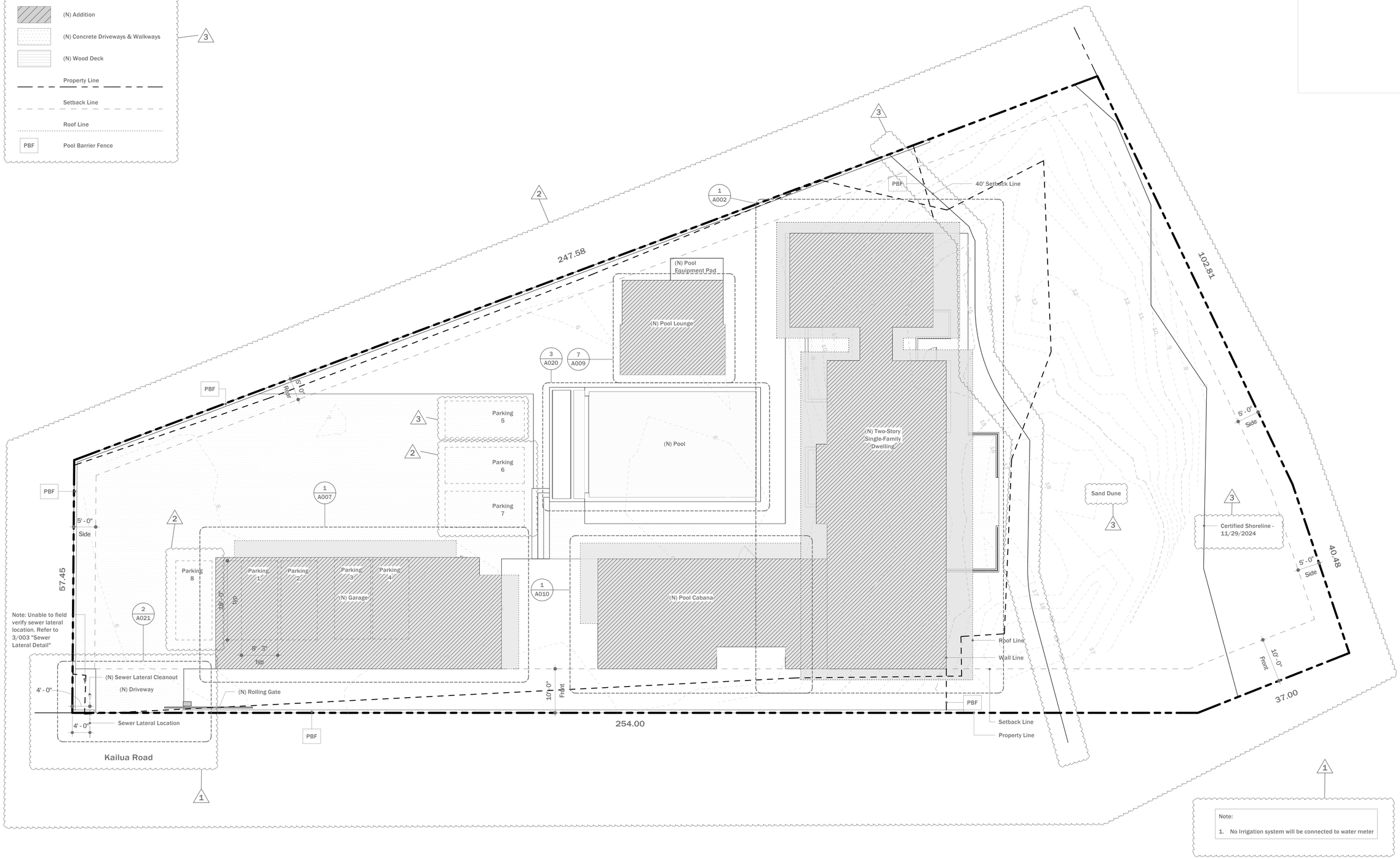
001

DRAWN BY: **CK**

EXHIBIT C-2

Site Plan Legend

- (N) Addition
- (N) Concrete Driveways & Walkways
- (N) Wood Deck
- Property Line
- Setback Line
- Roof Line
- PBF — Pool Barrier Fence



Note:

1. No irrigation system will be connected to water meter

1" = 10'-0"

0 10 20 30 40

1 Site Plan/Topograhic Survey

SCALE: 1" = 10'-0"

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1333 LOPAKA PLACE
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808-258-0907

PROJECT:
12 Kailua

PROPERTY OWNER:
HIGHMARK CAPITAL LLC

ADDRESS:
12 Kailua Road
Kailua, HI 96734
TMK: 4-3-012-001

PROJECT DESCRIPTION:
(N) single-family two-story residence, pool room & garage.

DATE: **6/19/24**
PROJECT NO **2408**

REV	DATE
1	10/14/24 See Notes
2	1/27/25 See Notes
3	2/21/25 See Notes

NOTES:

Rev 1. - Removed Washer/Dryer from second floor, added LT, added irrigation notes, added grading plan, added "rec room" to garage, moved pool equipment, updated wind door schedule to 2018 IRC, revised area calcs, added elec vehic charging

Rev 2 - Added DW location, Added showerhead note, added grading limits, added req parking stalls, revised area calcs,

CHRISTOPHER J. KONO
LICENSED PROFESSIONAL ARCHITECT
No. 20012
HAWAII, U.S.A.

Date of expiration: 4/30/2026

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Site Plan

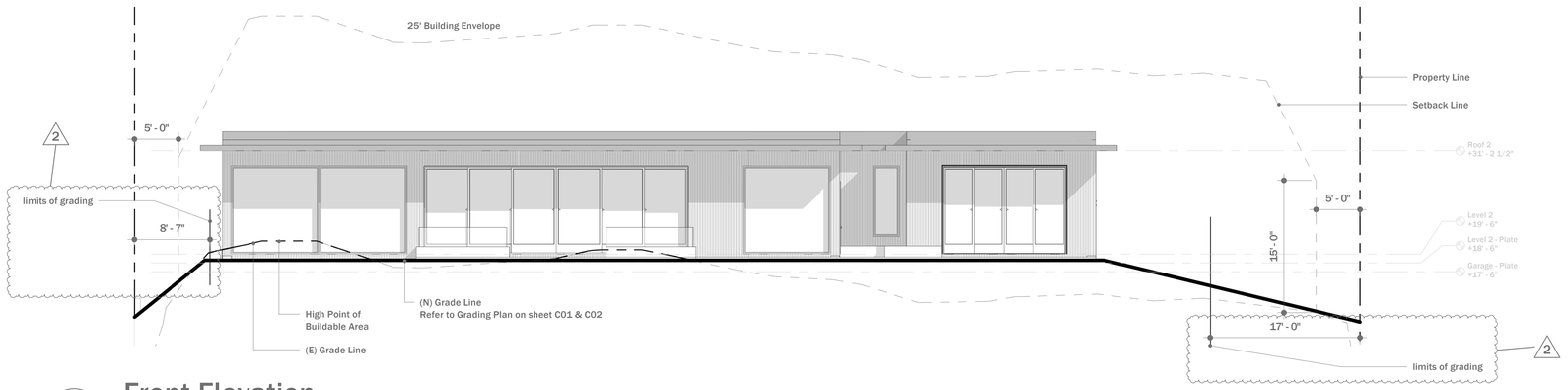
N

SCALE: **As indicated**

A001

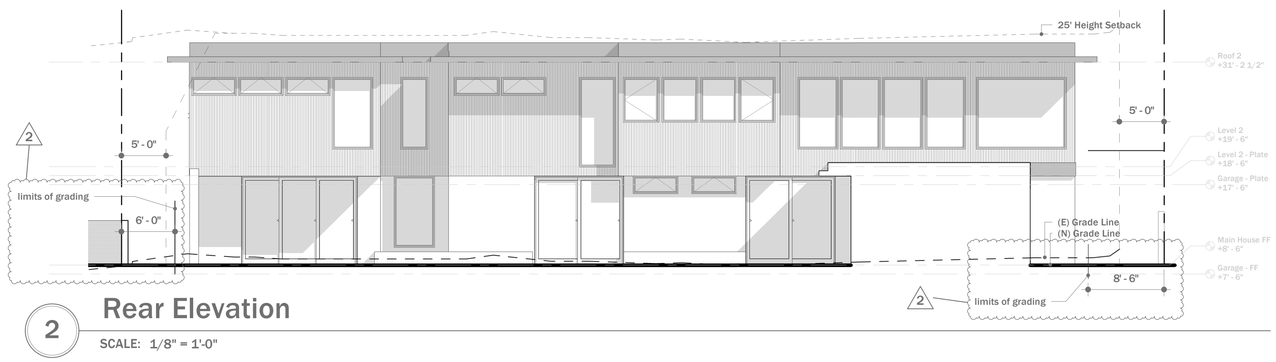
DRAWN BY: **CK**

EXHIBIT C-3



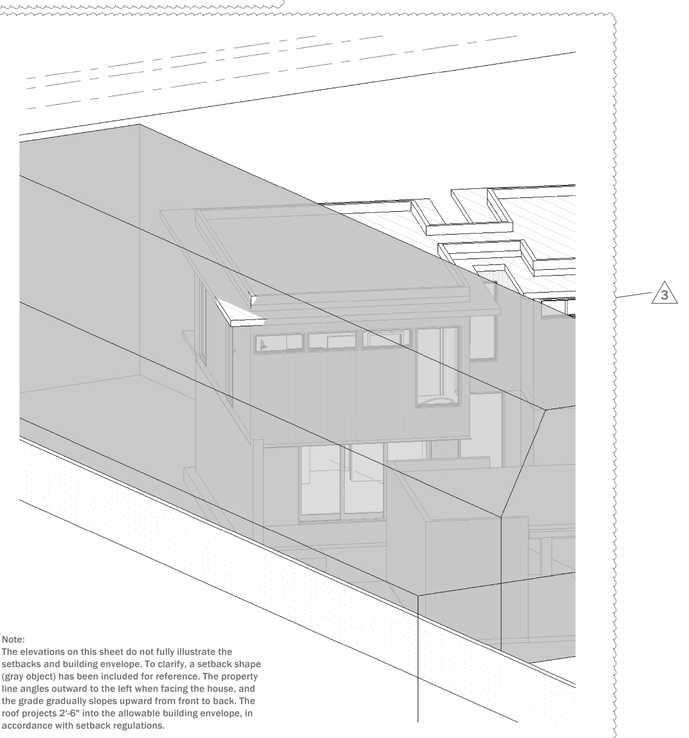
1 Front Elevation

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



2 Rear Elevation

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



Note:
The elevations on this sheet do not fully illustrate the setbacks and building envelope. To clarify, a setback shape (gray object) has been included for reference. The property line angles outward to the left when facing the house, and the grade gradually slopes upward from front to back. The roof projects 2'-6" into the allowable building envelope, in accordance with setback regulations.

1/8" = 1'-0"

0 8 16 24 32

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808-258-0907

PROJECT:
12 Kailua

PROPERTY OWNER:
HIGHMARK CAPITAL LLC

ADDRESS:
12 Kailua Road
Kailua, HI 96734
TMK: 4-3-012-001

PROJECT DESCRIPTION:
(N) single-family two-story residence, pool room & garage.

DATE: 6/19/24
PROJECT NO 2408

REV	DATE
1	10/14/24 See Notes
2	1/27/25 See Notes
3	2/21/25 See Notes

NOTES:

Rev 1. - Removed Washer/Dryer from second floor, added LT, added irrigation notes, added grading plan, added "rec room" to garage, moved pool equipment, updated wind door schedule to 2018 IRC, revised area calcs, added elec vehic charging

Rev 2 - Added DW location, Added showerhead note, added grading limits, added req parking stalls, revised area calcs,

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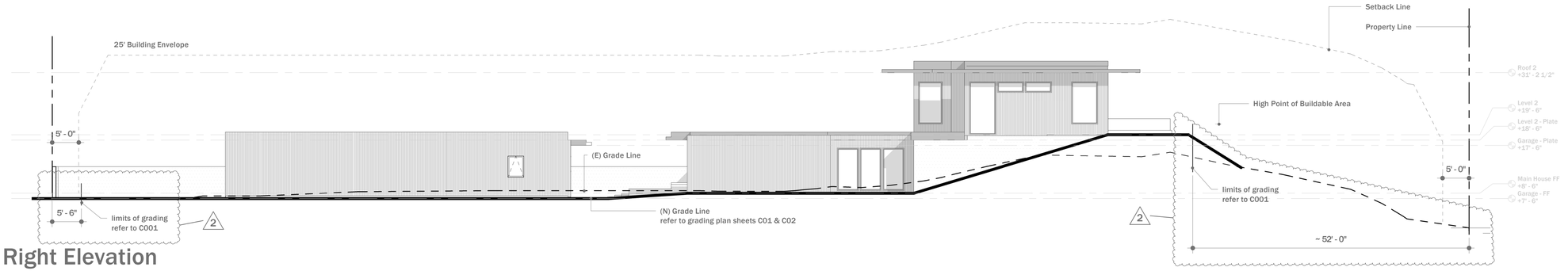
Elevations

SCALE: **As indicated**

A005

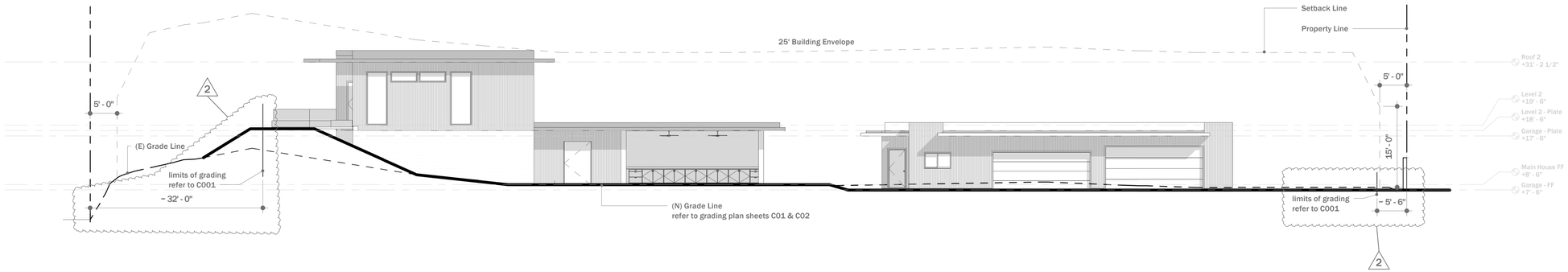
DRAWN BY: **CK**

EXHIBIT C-4



3 Right Elevation

SCALE: 3/32" = 1'-0"



4 Left Elevation

SCALE: 3/32" = 1'-0"

3/16" = 1'-0"

0' 4' 12' 24'

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808-258-0907

PROJECT:
12 Kailua

PROPERTY OWNER:
HIGHMARK CAPITAL LLC

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(N) single-family two-story residence, pool room & garage.

DATE: **6/19/24**
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REV	DATE
1	10/14/24 See Notes
2	1/27/25 See Notes

NOTES:

Rev 1 - Removed Washer/Dryer from second floor, added LT, added irrigation notes, added grading plan, added "rec room" to garage, moved pool equipment, updated wind door schedule to 2018 IRC, revised area calcs, added elec vehic charging

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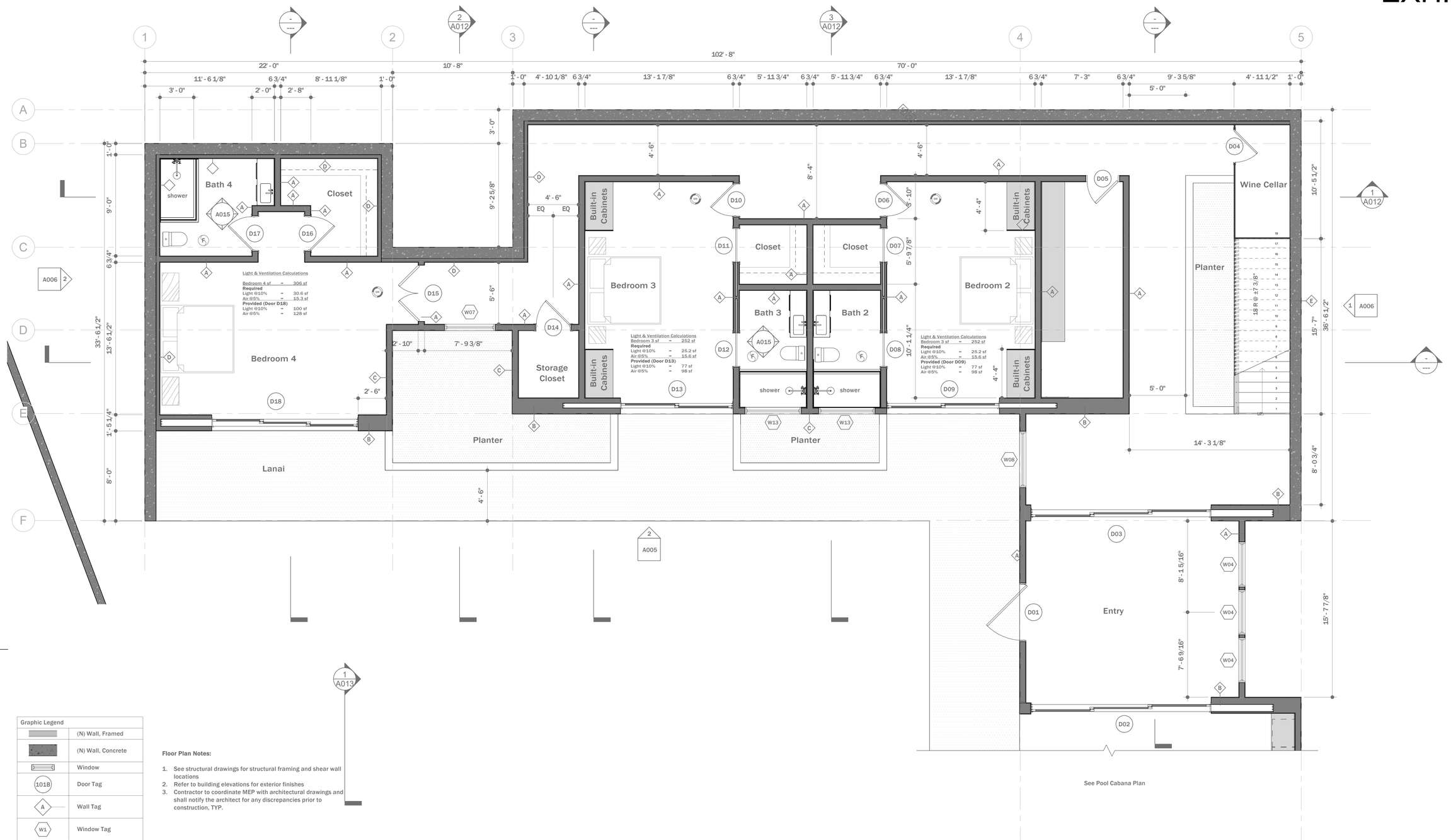
Elevations

SCALE: **As indicated**

A006

DRAWN BY: **CK**

EXHIBIT C-5



Graphic Legend	
	(N) Wall, Framed
	(N) Wall, Concrete
	Window
101B	Door Tag
A	Wall Tag
W1	Window Tag
F	Exaust Fan

Floor Plan Notes:

1. See structural drawings for structural framing and shear wall locations
2. Refer to building elevations for exterior finishes
3. Contractor to coordinate MEP with architectural drawings and shall notify the architect for any discrepancies prior to construction, TYP.

1/4" = 1'-0"

0 4 8 12 16

1 First Floor Plan

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

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PROJECT:
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TMK: 4-3-012-001

DATE: 05/29/24
PROJECT NO 2408

REVISION DATE

NOTES:

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No. 20012
HAWAII, U.S.A.

Date of expiration: 4/30/2026

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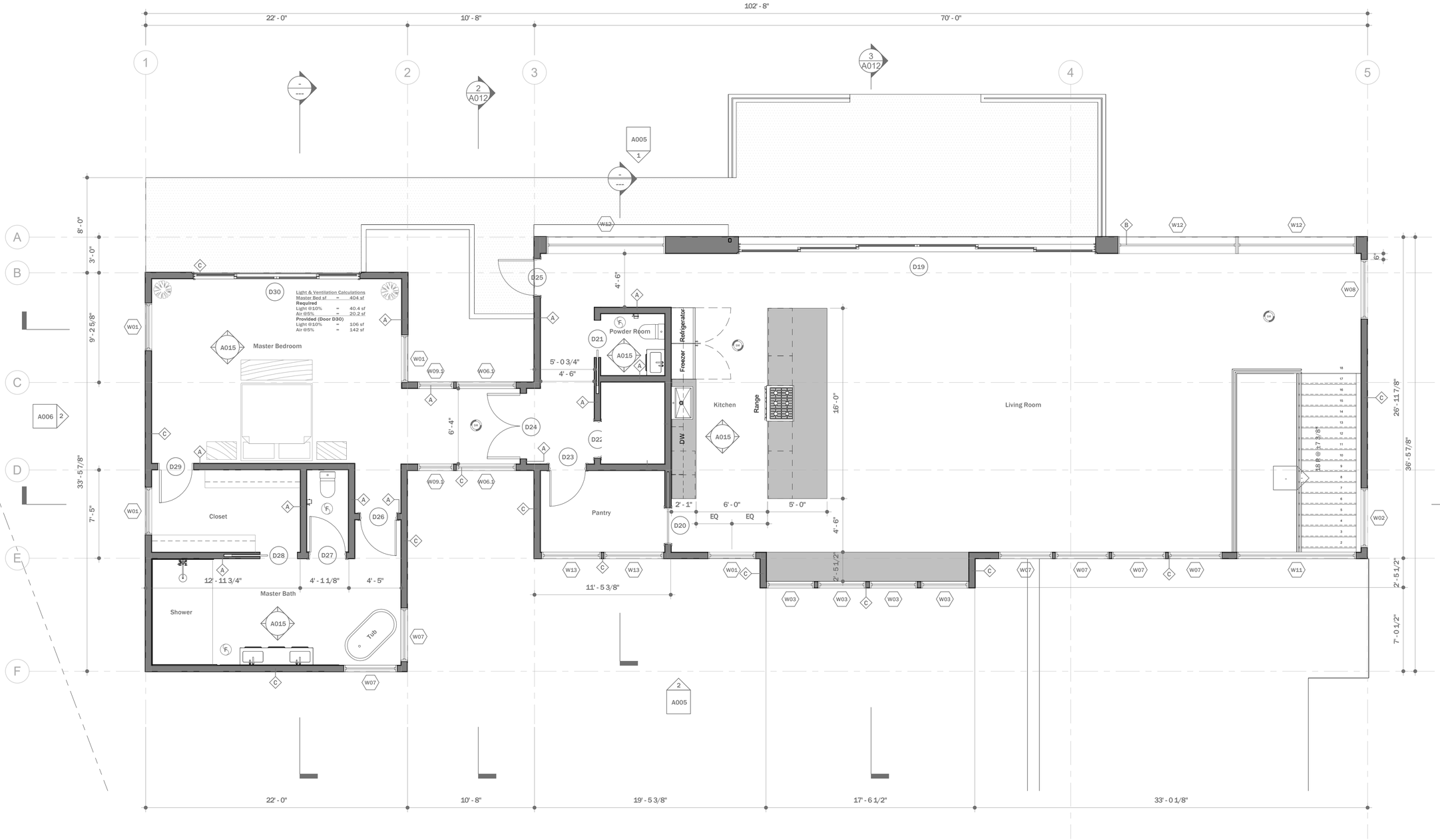
First Floor Plan

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

A002

DRAWN BY: CK

EXHIBIT C-6



Second Floor Plan

1

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

Graphic Legend	
	(N) Wall, Framed
	(N) Wall, Concrete
	Window
101B	Door Tag
A	Wall Tag
W1	Window Tag
F	Exaust Fan

Floor Plan Notes:

1. See structural drawings for structural framing and shear wall locations
2. Refer to building elevations for exterior finishes
3. Contractor to coordinate MEP with architectural drawings and shall notify the architect for any discrepancies prior to construction, TYP.

1/4" = 1'-0"

0 4 8 12 16

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PROJECT:
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TMK: 4-3-012-001

DATE:	05/29/24
PROJECT NO	2408
REVISION	DATE

NOTES:

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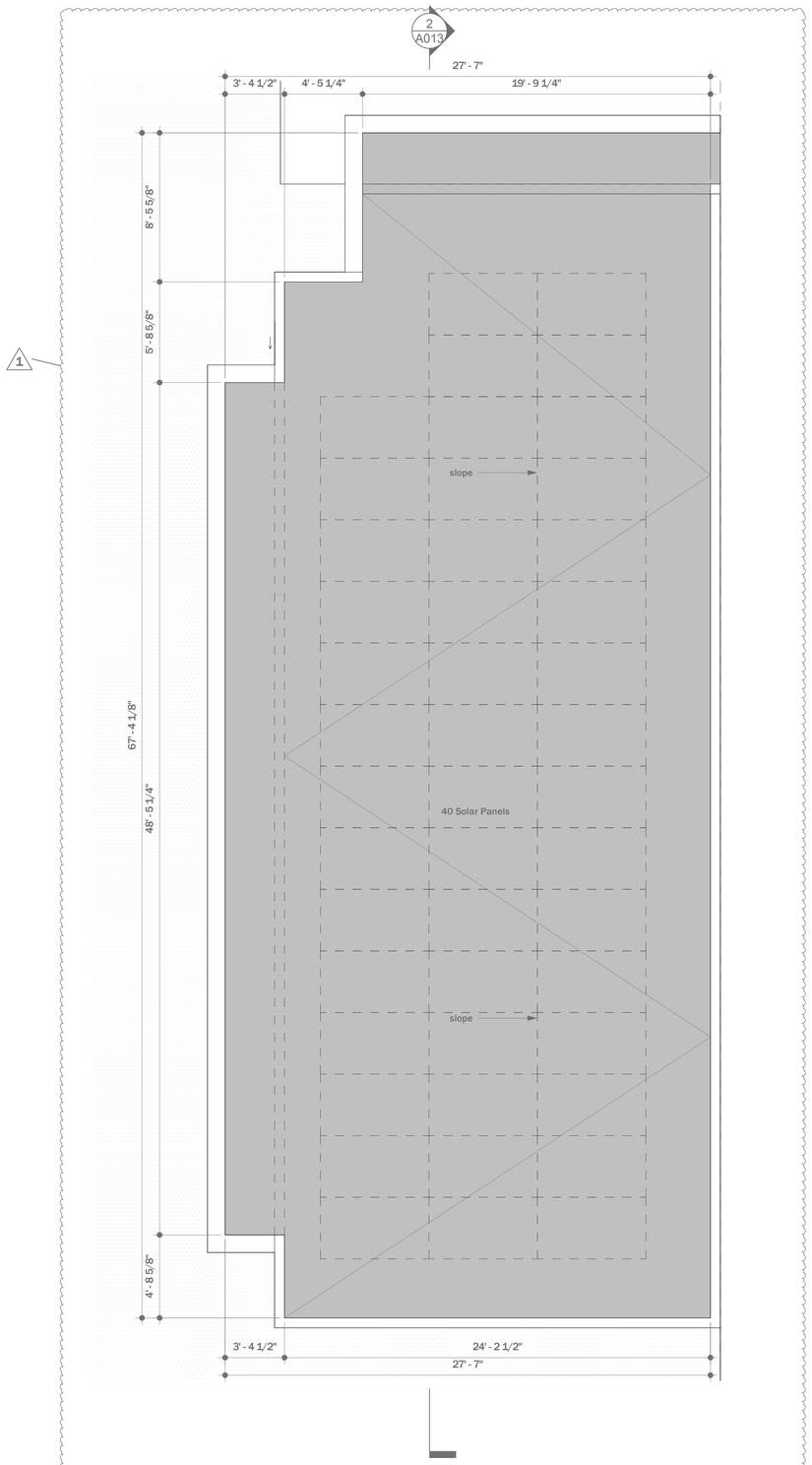
Second Floor Plan

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

A003

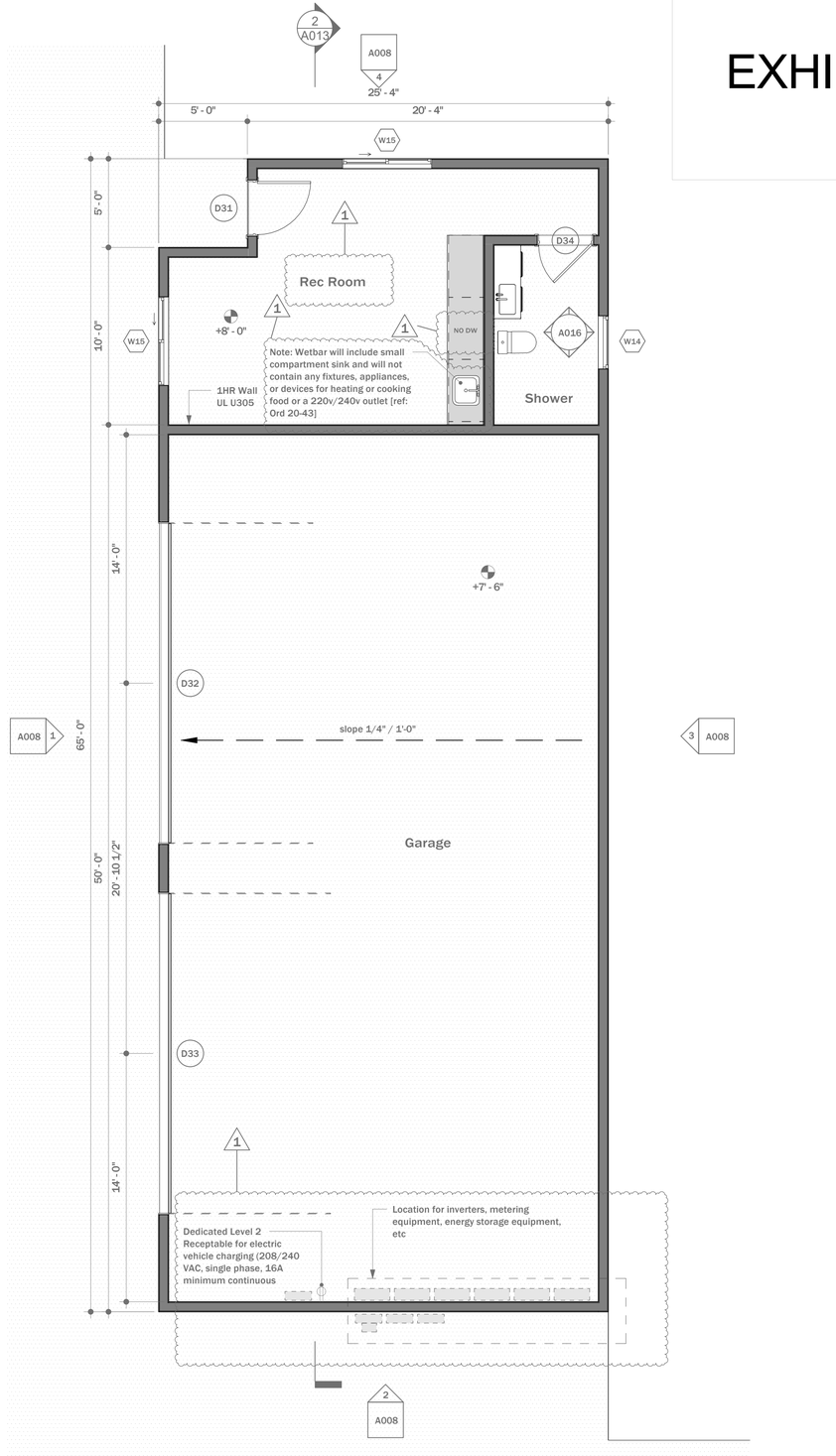
DRAWN BY: CK

EXHIBIT C-7



2 Garage Roof Plan

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



1 Garage Floor Plan

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

1/4" = 1'-0"

0 4 8 12 16

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12 Kailua

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HIGHMARK CAPITAL LLC

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TMK: 4-3-012-001

PROJECT DESCRIPTION:
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DATE: **6/19/24**
PROJECT NO **2408**

REV	DATE
1	10/14/24 See Notes

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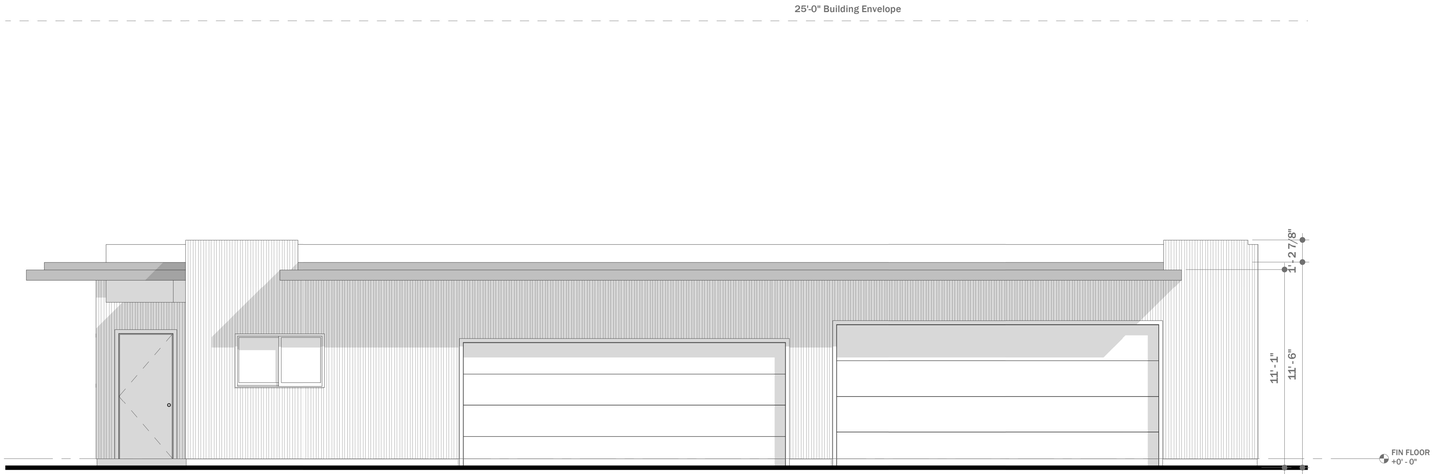
Garage Floor Plans

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

A007

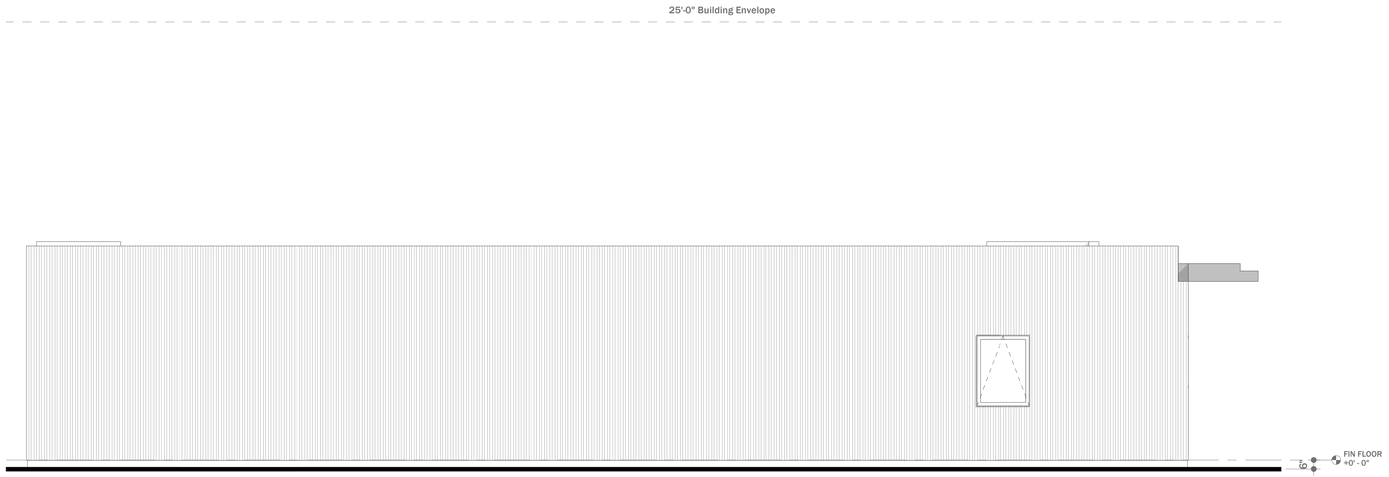
DRAWN BY: **CK**

EXHIBIT C-8



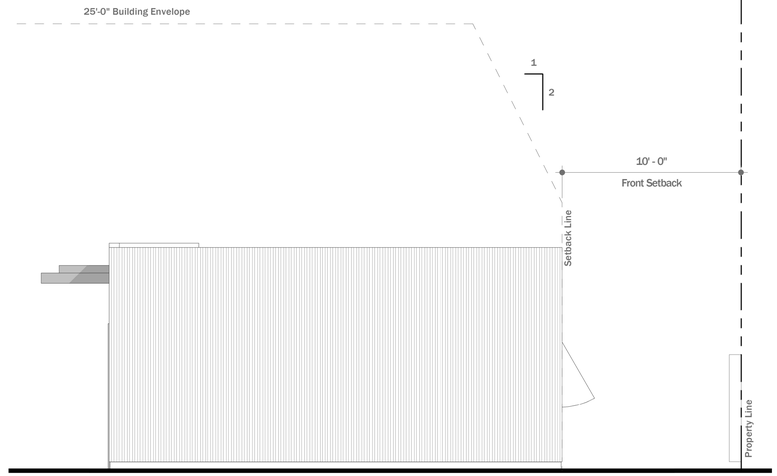
1 Garage - Front

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



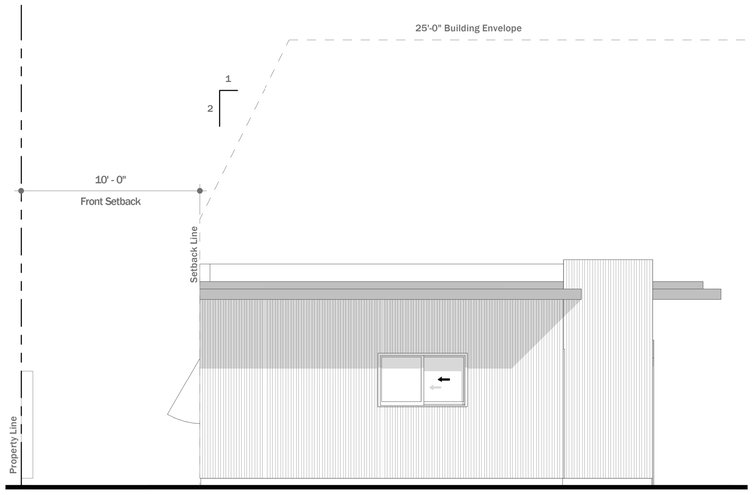
3 Garage - Rear

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



2 Garage - Right

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



1/4" = 1'-0"

0 4 8 12 16

4 Garage - Left

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

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PROJECT:
12 Kailua

12 Kailua Road
Kailua, HI 96734
TMK: 4-3-012-001

DATE: **05/29/24**
PROJECT NO **2408**

REVISION	DATE

NOTES:

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HAWAII, U.S.A.

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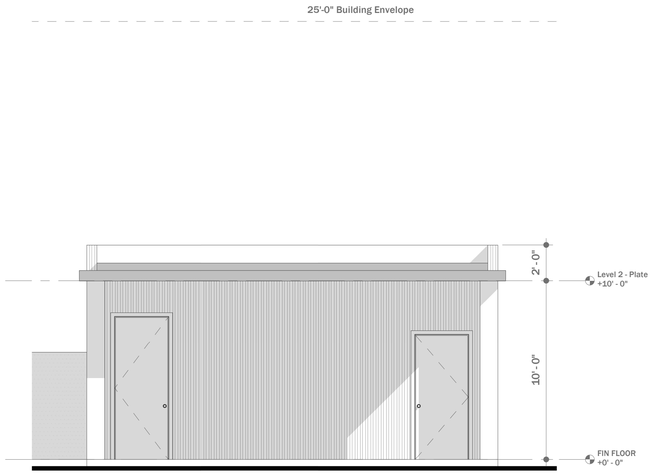
Garage Elevations

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

A008

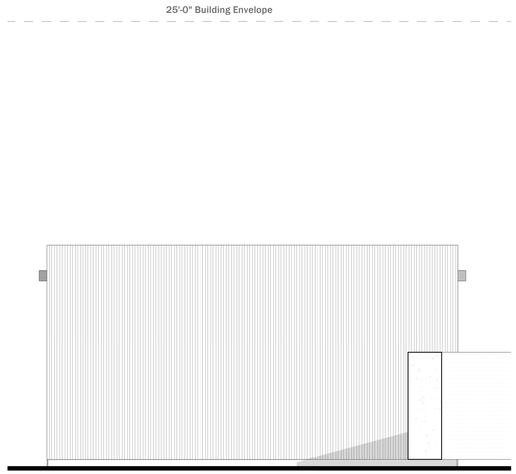
DRAWN BY: **CK**

EXHIBIT C-9



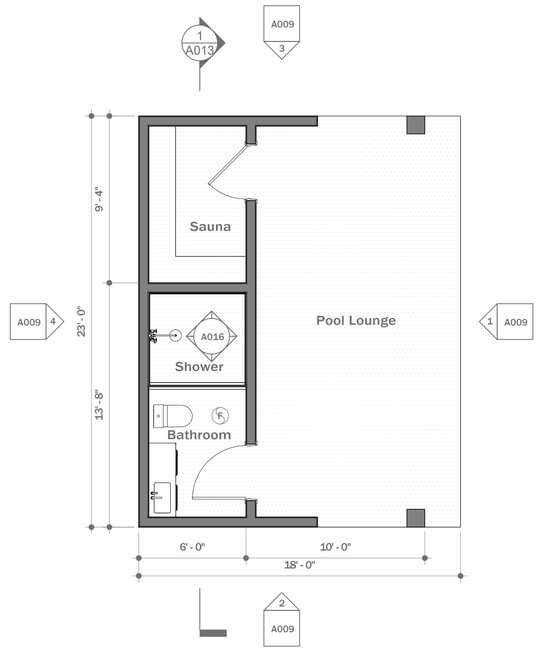
1 Pool Lounge - Front

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



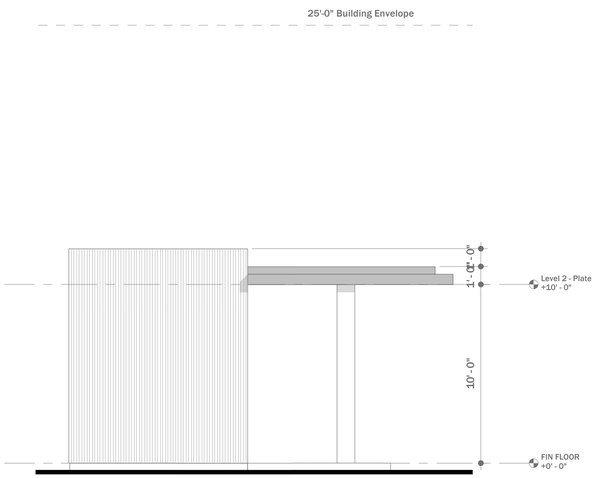
4 Pool Lounge - Rear

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



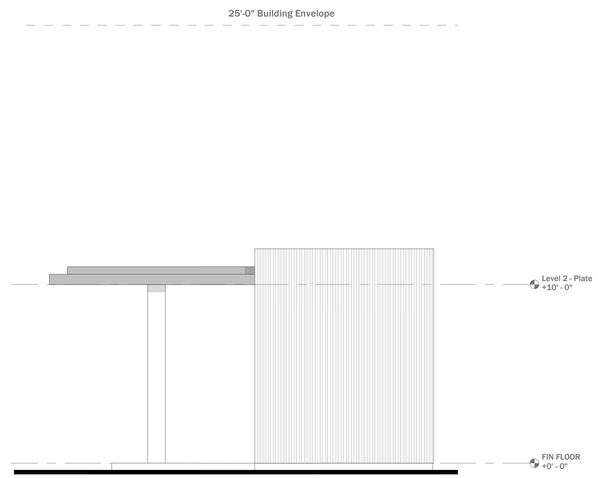
7 Pool Lounge Floor Plan

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



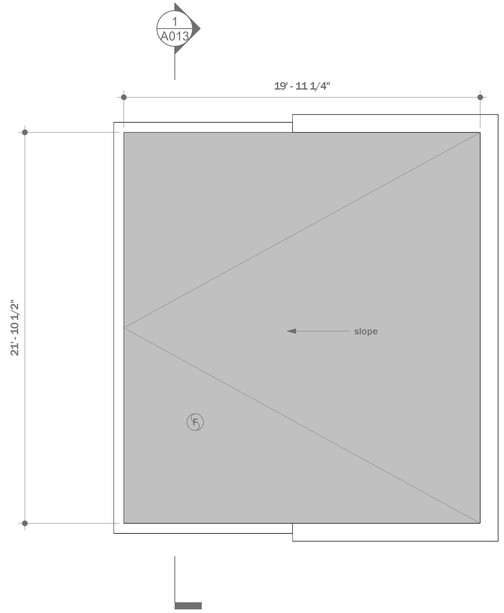
2 Pool Lounge - Left

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



3 Pool Lounge - Right

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



6 Pool Lounge Roof Plan

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

1/4" = 1'-0"

0 4 8 12 16

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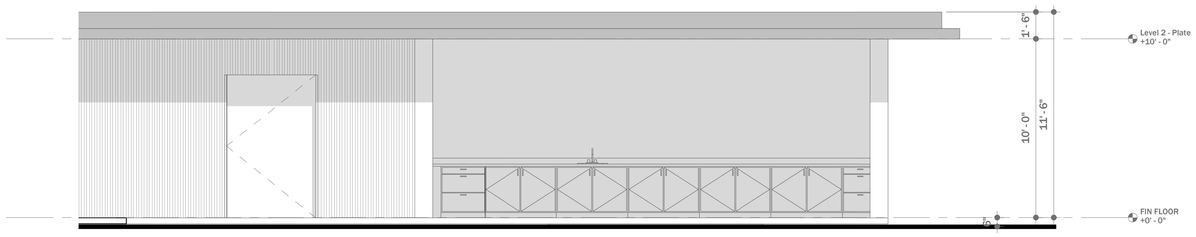
Pool Lounge

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

A009

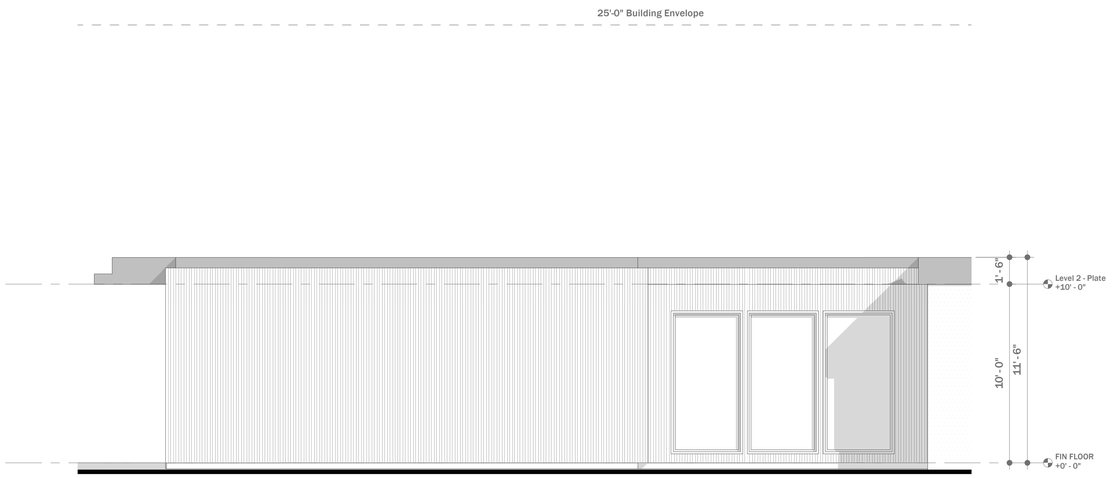
DRAWN BY: **CK**

EXHIBIT C-10



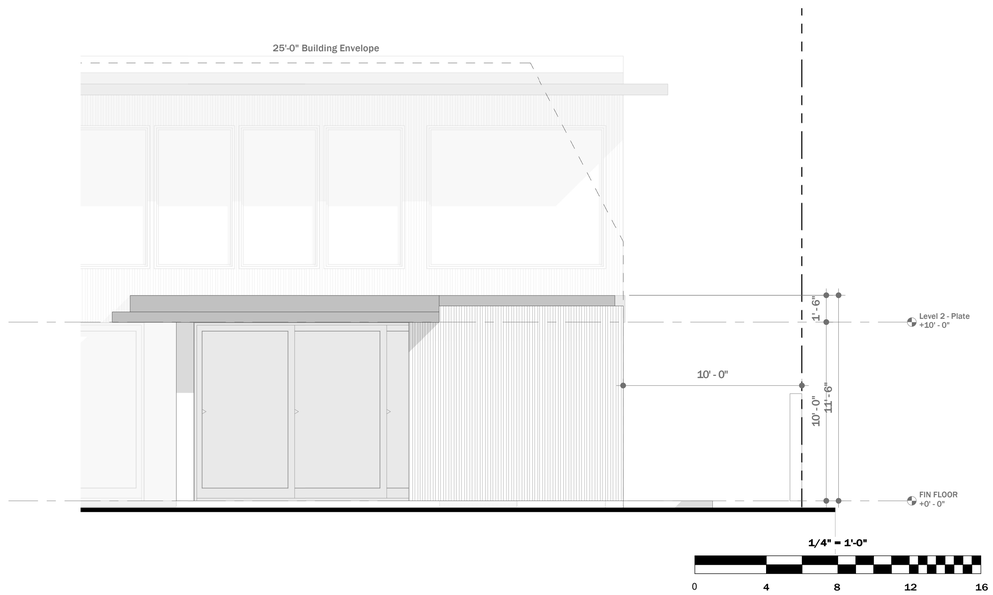
1 Pool Cabana/Entrance - Front

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



3 Pool Cabana - Back

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



2 Pool Cabana - Right

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

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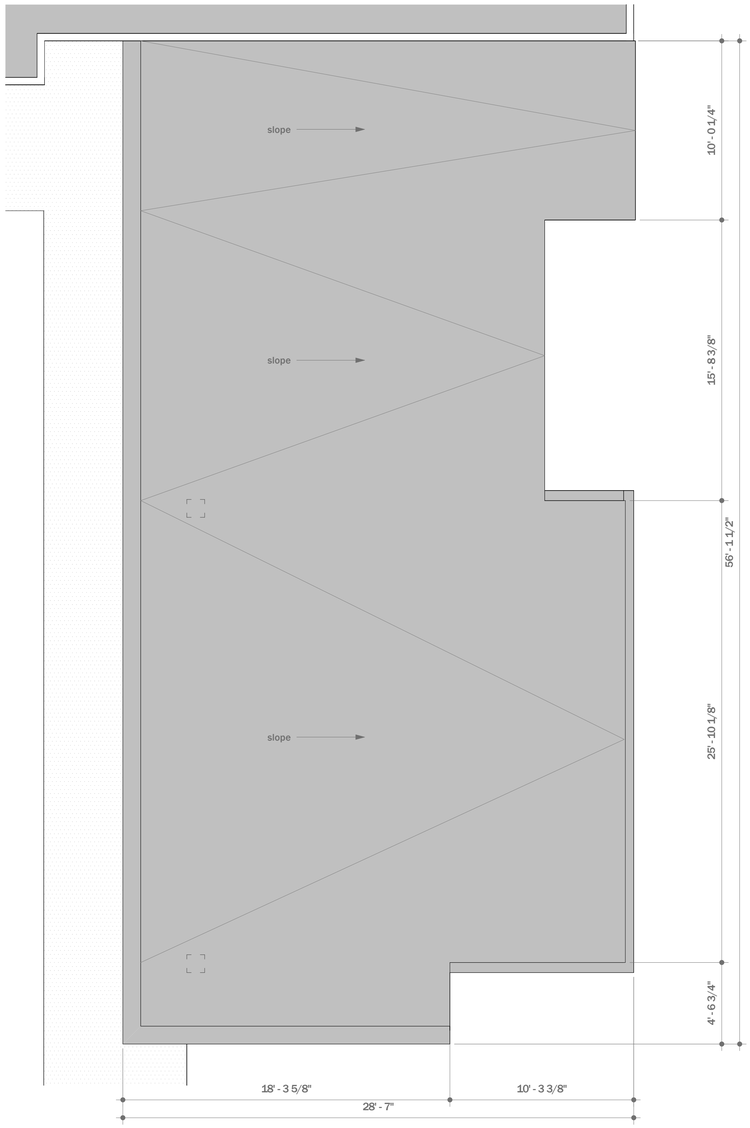
Pool Cabana Elevations

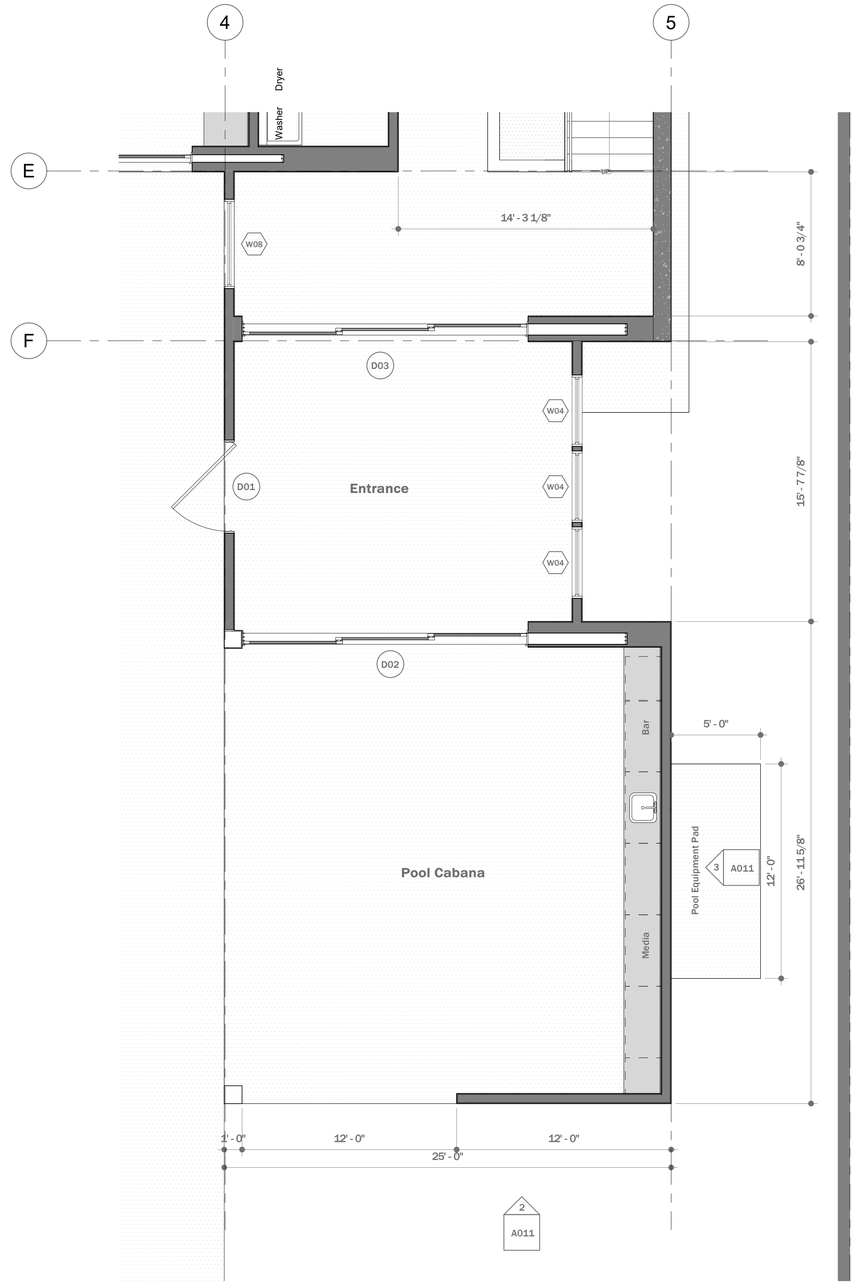
SCALE: **1/4" = 1'-0"**

A011

DRAWN BY: **CK**

EXHIBIT C-11





1/4" = 1'-0"

0 4 8 12 16

1 Pool Caban Roof Plan

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

2 Pool Cabana/Entrace Floor Plan

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

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HAWAII, U.S.A.

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Pool Cabana Plans

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

A010

DRAWN BY: **CK**

EXHIBIT C-12

1/4" = 1'-0"

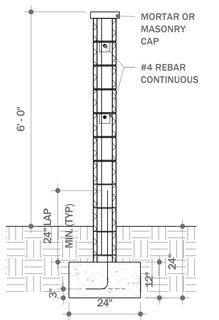
0 4 8 12 16

1/2" = 1'-0"

0 2 4 6 8

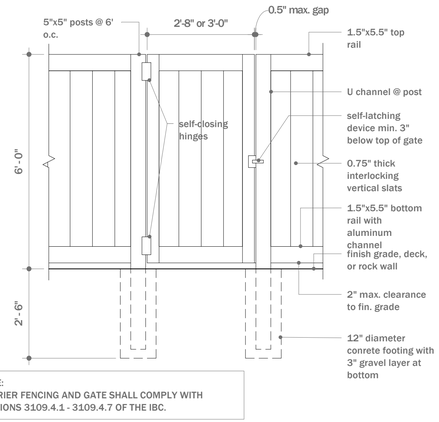
1" = 1'-0"

0 1 2 3 4



6 WALL/FENCE DETAIL

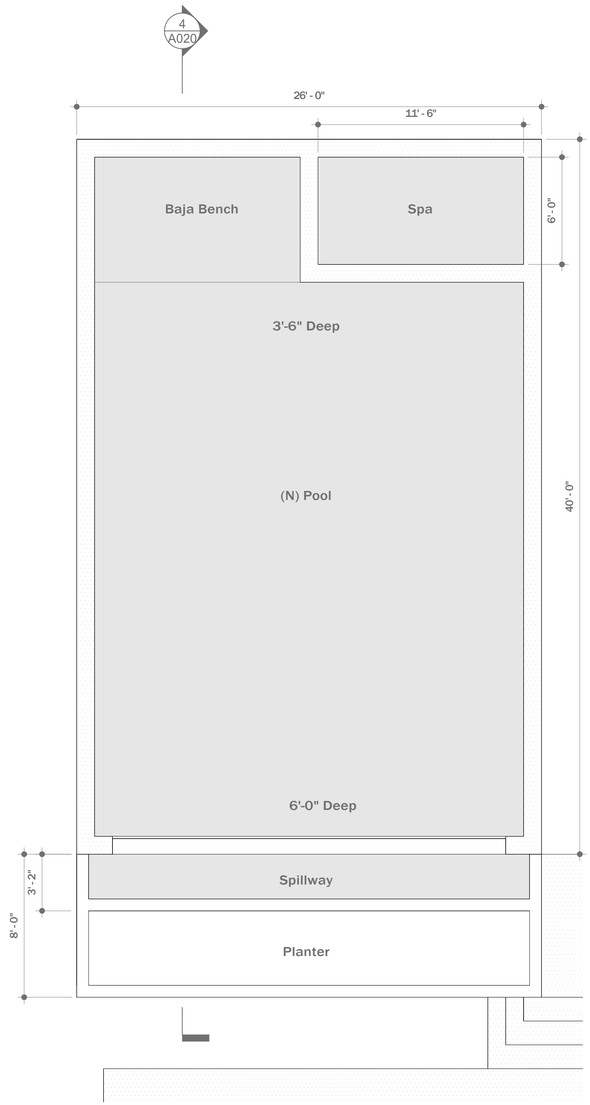
SCALE: 1/2" = 1'-0"



NOTE:
BARRIER FENCING AND GATE SHALL COMPLY WITH SECTIONS 3109.4.1 - 3109.4.7 OF THE IBC.

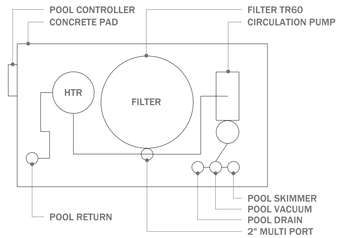
5 POOL FENCING DETAIL

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



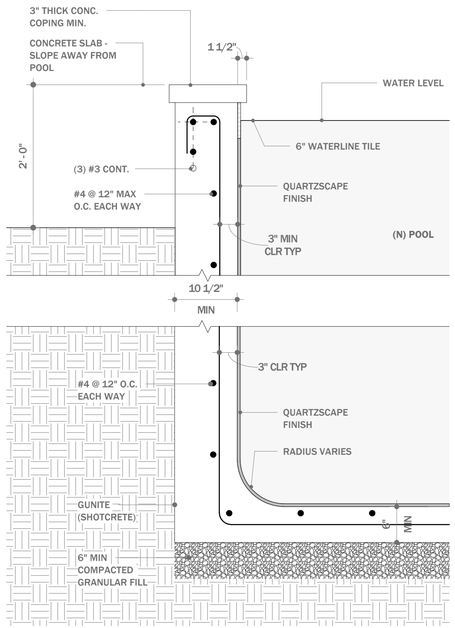
3 Pool plan

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



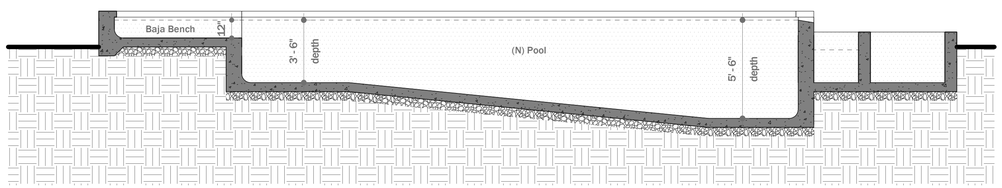
Pool Equipment Layout

NTS



2 Pool Section Detail

SCALE: 1" = 1'-0"



4 Pool Section

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

POOL SPECIFICATIONS & NOTES:

GENERAL SPECIFICATIONS:

1. The Building Permit Application for this project is for the addition of a new swimming pool and deck.
2. Residential swimming pools shall conform to the current edition of IBC, Section 3109.4.1 through 3109.5.4 and to ROH Chapter 16, Article 6.
3. All materials and workmanship shall comply with applicable state and local codes and regulations.
4. Pool equipment shall not exceed 30" in height if within yard setback.
5. All piping shall be schedule 40 PVC min.
6. Pool barriers: Fences shall comply with Sections 3109.4.1 through 3109.4.3 of the International Building Code. Gates shall not have any openings, shall have a self-closing and self-latching device, shall swing away from the pool, and shall comply with IBC Sections 3109.4.1 through 3109.4.7.
7. Existing dwelling wall doors having direct access to the pool shall be equipped with an audible alarm in accordance with IBC Section 3109.4.1.8.1.
8. Items not indicated as new (n) are existing.

STRUCTURAL NOTES:

1. Supporting soil shall be undisturbed, natural soil capable of supporting 1000 pounds per square foot. If any other soil conditions are encountered, builder shall notify engineer.
2. Concrete deck shall be 4" thick with 6x6 10/10 w.w.f. reinforcing, and shall drain away from pool and buildings.
3. All gunite (Shotcrete) shall be 3000 psi min. after 28 days.
4. All reinforcing shall conform to ASTM-A615, grade 40.
5. Provide 3" cover over all rebars.
6. Rebars shall be #4 @ 12" o.c. each way. Include alternate verticals into bond beam at rebar's below 5' depth.
7. Provide #4 @ 6" o.c. each way continued around skimmer and main drain.
8. Provide drains at pool and hot tub bottom.

STANDARD PLUMBING & DISCHARGE NOTES:

1. Pool backwash water discharges and/or washing out of debris into the public right-of-way, any public basement, and the city's storm drain system are not allowed.
2. If discharging pool water within the subject property, adequate provisions shall be made to prevent surface waters and / or sediment-laden runoff from leaving the site. In addition, the pool water shall not cause water to stagnate on or to flood any adjoining properties.
3. Pool water discharges to the city's storm drain system require approval by the storm water quality branch of the City Department of Environmental Services.
4. Pool water discharges to the City's sanitary sewer system require approval by the Regulatory Control Branch of the of the City Department of Environmental Services.
5. Pool water discharges to the State's storm drain system require approval by the Highways Division of the State Department of Transportation.
6. Pool water (public swimming pool) discharges require approval by the Sanitation Branch of the State Department of Health (DOH).
7. No stockpiling of excavated materials shall be allowed within the public right-of-way or any public easement. If work on the public right-of-way is necessitated, contact the Street Usage Branch of the City Department of Transportation Services.
8. Non-compliance with any of the above requirements may result in administrative, civil and / or criminal penalties.

ELECTRICAL STANDARDS:

1. The following is a brief summary of the requirements for swimming pools, fountains, spas, therapeutic pools and similar installations. For specific details and exceptions, see current edition of the National Electrical Code, Article 6800.
2. All electrical equipment shall be UL approved for its intended purpose.
3. Bonding conductor for pool reinforcing steel and other metallic equipment shall be #8 solid copper.
4. No attachment plug receptacles shall be installed within 10 feet of the side walls of the pool where a swimming pool is installed at a dwelling. At least one 125volt convenience receptacle shall be installed between 10 and 20 feet of the inside of the pool. All 125-volt receptacles located within 20 feet of the pool shall be protected by a GFCI.
5. Switching devices on the property must be located at least 5 feet from the pool.
6. Overhead wiring shall not be installed within 10 feet of the swimming pool.
7. Underground wiring shall not be permitted under the pool or under the area extending 5 feet horizontally from the inside wall of the pool.
8. Any underwater lighting fixture over 15 volts shall be protected by a GFCI.
9. Fountains, fountain pools, ornamental display and reflector pools: Lighting fixtures, submersible pumps, other submersible equipment, equipment, cord and plug connected equipment shall be protected by a GFCI.

BOARD OF WATER SUPPLY SPECIFICATIONS:

1. Pool & spa to be filled & mantained via (e) hose bib (pressure-vacuum breaker type).

PUBLIC HEALTH, SAFETY, AND CONVENIENCE NOTES:

1. The contractor shall observe and comply with all federal, state, and local laws required for the protection of the public health and safety and environmental quality.
2. The contractor, at his own expense shall keep the project and its surrounding areas free from dust nuisance. The work shall be in conformance with the air pollution control standards and regulations of the state department of health.
3. No contractor shall perform any construction activity so as to cause falling rock, soil or debris in any form to fall, slide or flow onto adjoining properties, streets or natural watercourses. Should such violations occur, the contractor shall immediately make all remedial actions necessary.
4. The contractor shall provide, install and maintain all necessary signs, lights, flares, barricades, markers, cones and other protective facilities and shall take all necessary precautions for the protection, convenience and safety of the public. The contractor shall apply for a construction permit with a noise pollution control plan.

ESCP INSPECTION NOTES:

1. At least two weeks before the beginning construction, 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 project template), the contractor or the person in charge of construction shall contact the escp coordinator listed on the building permit, for a preconstruction inspection.
3. The escp coordinator shall submit the preconstruction inspection checklist to the storm water inspector (email to dpp.Npdes@honolulu.Gov) confirming the bmps and good house keeping measures are in compliance.

KONO ARCHITECTS

1333 LOPAKA PLACE
KAILUA • HI 96734
808-258-0807

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PROJECT:
12 Kailua

12 Kailua Road
Kailua, HI 96734
TMK: 4-3-012-001

DATE:	05/29/24
PROJECT NO	2408

REVISION	DATE

NOTES:

CHRISTOPHER J. KONO
LICENSED PROFESSIONAL ARCHITECT
No. 20012
HAWAII, U.S.A.

Date of expiration: 4/30/2026

This work was prepared by me or under my supervision and Construction of this project will be under my observation. (par. 16-62-8, dept of commerce and consumer affairs)

Pool Plan

SCALE: **As indicated**

A020

DRAWN BY: **Author**

EXHIBIT C-13

EROSION PREVENTION BMPS: :

1. PERMANENT STABILIZATION
   - PERMANENT STABILIZATION PRIOR TO CLOSING OF ANY PERMIT(S) PERMANENT STABILIZATION MUST BE IN PLACE WHICH INCLUDES THE FOLLOWING REQUIREMENTS:
   - ALL EXPOSED DISTURBED AREAS MUST BE PERMANENTLY STABILIZED WITH GROUND COVERING SUCH AS VEGETATION, GRAVEL, OR PAVERS;
   - RAIN GUTTERS, DOWNSPOUTS, AND CHANNELIZED FLOWS MUST BE INSTALLED AND FUNCTIONING AS DESIGNED;
   - IN SEEDED AREAS, GRASS OR VEGETATION MUST COVER AT LEAST 90 PERCENT OF THE DISTURBED SOILS OR MUST BE TEMPORARY STABILIZED WHILE IT IS GROWING;
   - TEMPORARY MEASURES, SUCH AS SEDIMENT BARRIERS, SHOULD BE REMOVED WHEN PERMANENT MEASURES ARE IN PLACE;
   - ALL PAVED SURFACES MUST BE CLEAN; AND
   - STORM DRAIN INLET FILTERS MUST BE REMOVED AFTER ALL CLEANUP ACTIVITIES HAVE BEEN COMPLETED.
2. TEMPORARY STABILIZATION
   - TEMPORARY STABILIZATION TEMPORARY STABILIZATION IS REQUIRED ON DISTURBED AREAS WHICH ARE AT FINAL GRADE OR WHEN THE DISTURBED AREA WILL NOT BE WORKED FOR 14 CONSECUTIVE DAYS OR MORE.
   - THIS PROJECT WILL USE ROLLED EROSION CONTROL PRODUCTS OR PLANTING AND VEGETATION FOR TEMPORARY STABILIZATION.

SEDIMENT CONTROL BMPS: :

1. PERIMETER CONTROLS
   - SEDIMENT FENCES OR BARRIERS SHALL BE USED AT THE PERIMETER OF ALL DISTURBED AREAS WHERE THERE IS POTENTIAL FOR RUNOFF TO FLOW OFF THE PROJECT SITE. BARRIERS MAY INCLUDE GRAVEL BAGS, SAND BAGS, FIBER ROLLS, SILT FENCES, COMPOST SOCKS, OR AN EQUIVALENT BMP THAT INTERCEPTS RUNOFF.
2. INLET PROTECTION INLET PROTECTION
   - ALL STORM DRAIN INLETS ONSITE AND THOSE OFFSITE WHICH MAY RECEIVE RUNOFF FROM THE SITE SHALL USE AN INLET PROTECTION DEVICE UNLESS THEY ARE DIRECTED TO A SEDIMENT BASIN OR TRAP.

GOOD HOUSEKEEPING BMPS: :

1. BMP AND SITE MAINTENANCE
   - REGULARLY INSPECT AND MAINTAIN BMPS TO ENSURE CONTINUED PERFORMANCE.
2. DUST CONTROL
   - DUST FROM THE PROJECT SITE SHALL NOT BE TRANSPORTED OR DISCHARGECD TO OFF-SITE AREAS.
   - THIS PROJECT WILL USE WATER TO MAINTAIN SOIL MOISTURE TO PREVENT DUST.
3. CONCRETE WASTE MANAGEMENT
   - PREVENT OR REDUCE THE DISCHARGE OF POLLUTANTS TO STORM WATER FROM CONCRETE WASTE BY CONDUCTING WASHOUT OFFSITE OR PERFORMING ONSITE WASHOUT IN A DESIGNATED AREA CONSTRUCTED AND MAINTAINED IN SUFFICIENT QUANTITY AND SIZE TO CONTAIN ALL LIQUID AND CONCRETE WASTE GENERATED BY WASHOUT OPERATIONS.
   - PLASTIC LINING MATERIAL SHOULD BE A MINIMUM OF 10 MILLIMETER POLYETHYLENE SHEETING AND SHOULD BE FREE OF HOLES, TEARS, OR OTHER DEFECTS THAT COMPROMISE THE IMPERMEABILITY OF THE MATERIAL.
   - CONTAINMENT AREAS OR DEVICES SHOULD NOT BE LOCATED WHERE ACCIDENTAL RELEASE OF THE CONTAINED LIQUID CAN DISCHARGE TO WATER BODIES, CHANNELS, OR STORM DRAINS.
   - WASHOUT FACILITIES MUST BE CLEANED, OR NEW FACILITIES MUST BE CONSTRUCTED AND READY FOR USE ONCE THE WASHOUT IS 75 PERCENT FULL.
   - ONCE CONCRETE WASTES ARE WASHED INTO THE DESIGNATED AREA AND ALLOWED TO HARDEN, THE CONCRETE SHOULD BE BROKEN UP, REMOVED, AND DISPOSED OF AS SOLID WASTES.
4. STOCKPILE MANAGEMENT
   - STOCKPILES SHALL NOT BE LOCATED IN DRAINAGE WAYS, WITHIN 50 FEET FROM AREAS OF CONCENTRATED FLOWS, AND ARE NOT ALLOWED IN THE CITY RIGHT- OF- WAY. SEDIMENT BARRIERS OR SILT FENCES SHALL BE USED AROUND THE BASE OF ALL STOCKPILES. STOCKPILES SHALL NOT EXCEED 15 FEET IN HEIGHT. STOCKPILES GREATER THAN 15 FEET IN HEIGHT SHALL REQUIRE 8-FOOT WIDE BENCHING IN ACCORDANCE WITH ROH CHAPTER 14, ARTICLE 15. STOCKPILES MUST BE COVERED WITH PLASTIC SHEETING OR A COMPARABLE MATERIAL IF THEY WILL NOT BE ACTIVELY USED WITHIN 7 DAYS.
5. VEHICLE TRACKING CONTROL
   - RESTRICT VEHICLE TRAFFIC TO PROPERLY DESIGNATED AREAS AND REMOVE SEDIMENT FROM VEHICLE TIRES PRIOR TO EXITING THE PROJECT SITE. ALL SEDIMENTS THAT ARE TRACKED OR DISCHARGED OFF-SITE MUST BE SWEPT OR VACUUMED AT THE END OF EACH DAY.
6. MATERIALS DELIVERY, STORAGE AND USE MANAGEMENT
   - MINIMIZE THE STORAGE OF POTENTIAL POLLUTANTS ONSITE, STORE MATERIALS IN A DESIGNATED AREA, AND INSTALL SECONDARY CONTAINMENT. DO NOT STORE MATERIALS IN BUFFER AREAS, NEAR AREAS OF CONCENTRATED FLOW, OR AREAS ABUTTING THE CITY STORM DRAINAGE SYSTEM, RECEIVING WATERS, OR DRAINAGE IMPROVEMENTS THAT DISCHARGE OFF-SITE.
7. SPILL PREVENTION AND CONTROL
   - KEEP AMPLE SUPPLY OF CLEANUP MATERIALS ONSITE. CLEAN UP SPILLS IMMEDIATELY, USING DRY CLEAN-UP METHODS WHERE POSSIBLE, AND DISPOSE OF USED MATERIALS PROPERLY.
8. SOLID WASTE MANAGEMENT
   - PREVENT OR REDUCE DISCHARGE OF POLLUTANTS TO THE LAND, GROUNDWATER, AND IN STORM WATER FROM SOLID WASTE OR CONSTRUCTION AND DEMOLITION WASTE BY PROVIDING DESIGNATED WASTE COLLECTION AREAS, COLLECT SITE TRASH DAILY, AND ENSURING THAT CONSTRUCTION WASTE IS COLLECTED, REMOVED, AND DISPOSED OF ONLY AT AUTHORIZED DISPOSAL AREAS.
9. PORTABLE TOILETS (SANITARY/SEPTIC WASTE MANAGEMENT) PORTABLE TOILETS (SANITARY/SEPTIC WASTE MANAGEMENT)
   - TEMPORARY AND PORTABLE SANITARY AND SEPTIC WASTE SYSTEMS SHALL BE MOUNTED OR STAKED IN, WELL-MAINTAINED AND SCHEDULED FOR REGULAR WASTE DISPOSAL AND SERVICING. SOURCES OF SANITARY AND/OR SEPTIC WASTE SHALL NOT BE STORED NEAR THE MS4 OR RECEIVING WATERS.
10. VEHICLE AND EQUIPMENT CLEANING, FUELING, AND MAINTENANCE
    - PREVENT POLLUTANTS IN STORM WATER FROM VEHICLE AND EQUIPMENT CLEANING, FUELING AND MAINTENANCE BY USING OFF-SITE FACILITIES WHEN FEASIBLE, PERFORMING WORK IN DESIGNATED AREAS ONLY, USING SPILL PADS UNDER VEHICLES AND EQUIPMENT, CHECKING FOR LEAKS AND SPILLS, AND CONTAINING AND CLEANING UP SPILLS IMMEDIATELY.
11. HAZARDOUS MATERIALS
    - PREVENT OR REDUCE THE DISCHARGE OF POLLUTANTS TO STORM WATER FROM HAZARDOUS WASTE THROUGH PROPER MATERIAL USE AND WASTE DISPOSAL. IN THE EVENT THAT HAZARDOUS MATERIALS ARE DISCHARGED TO THE MS4, THE PROPERTY OWNER OR ESCP COORDINATOR SHALL IMMEDIATELY NOTIFY THE DEPARTMENT OF FACILITIES MAINTENANCE, HONOLULU FIRE DEPARTMENT, AND HONOLULU POLICE DEPARTMENT OF THE DISCHARGE BY TELEPHONE. A WRITTEN REPORT DESCRIBING THE POLLUTANTS THAT WERE DISCHARGED, THE REASONS FOR THE DISCHARGE, AND THE MEASURES THAT HAVE BEEN TAKEN OR WILL BE TAKEN TO PREVENT A REOCCURRENCE OF THE DISCHARGE SHALL BE SUBMITTED TO THE DIRECTOR NO LESS THAN 3 DAYS AFTER NOTIFICATION BY PHONE.
12. NON-HAZARDOUS MATERIALS
    - IN THE EVENT THAT NON-HAZARDOUS MATERIALS ARE DISCHARGED TO THE MS4, THE PROPERTY OWNER OR ESCP COORDINATOR SHALL NOTIFY THE CITY DEPARTMENT OF FACILITIES MAINTENANCE BY TELEPHONE NO LATER THAN THE NEXT BUSINESS DAY. A WRITTEN REPORT DESCRIBING THE POLLUTANTS THAT WERE DISCHARGED, THE REASONS FOR THE DISCHARGE, AND THE MEASURES THAT HAVE BEEN TAKEN OR WILL BE TAKEN TO PREVENT A REOCCURRENCE OF THE DISCHARGE SHALL BE SUBMITTED TO THE DIRECTOR NO LESS THAN 3 DAYS AFTER NOTIFICATION BY PHONE.

OMITTED BMPS: :

A COMPREHENSIVE LIST OF BMPS BASED ON THE DPP RULES RELATING TO WATER QUALITY AND GUIDANCE DOCUMENTS MENTIONED ABOVE, WERE REVIEWED TO COMPLETE THIS ESCP. THE FOLLOWING BMPS WERE DETERMINED TO BE NOT APPLICABLE BECAUSE THEY WOULD NOT EFFECTIVELY MANAGE EROSION PREVENTION AND SEDIMENT CONTROL BASED ON THE SPECIFIC SITE CONDITIONS. AS CONSTRUCTION PROGRESSES, REVISIONS MAY BE NECESSARY AND WILL BE PROVIDED TO DPP INSPECTORS.

OMITTED BMPS	RATIONALE
DEWATERING OPERATIONS	THERE WILL BE NO DEWATERING ONSITE.
LIQUID WASTE MANAGEMENT	THERE WILL BE NO LIQUID WASTE OR NON-STORM WATER ONSITE
SLOPE MANAGEMENT AND PROTECTION	ALL WORK WILL BE ON SLOPES LESS THAN 15%
CONTAMINATED SOIL MANAGEMENT	THERE ARE NO COMTAMINATED SOILS ANTICIPATED ON SITE.
VEHICLE AND EQUIPMENT CLEANING, FUELING AND MAINTENANCE	THERE ARE NO ON-SITE CLEANING, FUELING OR MAINTENANCE OF ANY CONSTUCTION VEHICLES OR EQUIPMENT

PUBLIC HEALTH, SAFETY, AND CONVENIENCE NOTES: :

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

RESPONSE PLAN: :

THE FOLLOWING WILL BE PERFORMED WHEN SEVERE RAIN IS IMMINENT OR IS FORECASTED IN THE NEXT 48 HOURS:

1. TEMPORARILY SUSPEND LAND DISTURBING ACTIVITIES INCLUDING CLEARING, GRUBBING, GRADING AND TRENCHING.
2. INSPECT ALL BMPS AND MAINTAIN AS NEEDED.
3. REINSTALL BMPS THAT WERE REMOVED DUE TO ACTIVE WORK IN THE AREA.
4. IF A SEVERE STORM IS EXPECTED, REMOVE INLET PROTECTION DEVICES TO PREVENT FLOODING ON SURROUNDING STREETS.
5. COVER OR RELOCATE MATERIAL STOCKPILES AND LIQUID MATERIAL CONTAINERS TO AVOID CONTACT WITH RAINWATER.
6. PLACE SPILL PANS OR OIL-ONLY SPILL PADS UNDER CONSTRUCTION VEHICLES TO PREVENT RUNOFF FROM CONTACTING ANY SPILLED PETROLEUM PRODUCTS. PROPERLY DISPOSE OF ANY ACCUMULATED OILY WATER AFTER THE RAIN EVENT.
7. RE-INSPECT PROJECT SITE AFTER THE RAIN EVENT AND REPLACE OR MAINTAIN BMPS AS NEEDED.

STREET USAGE PERMITS: :

1. IF THE PROPOSED LAND DISTURBING WORK WILL BE PERFORMED IN THE CITY SIDEWALK OR RIGHT-OF-WAY AND/OR BEST MANAGEMENT PRACTICES INSTALLED IN THE SIDEWALK AREA (AREA BETWEEN THE PROPERTY LINE AND EDGE OF PAVEMENT), THE OWNER IS RESPONSIBLE FOR OBTAINING A PERMIT FOR STREET USAGE FROM THE DEPARTMENT OF TRANSPORTATION SERVICES, 650 S. KING STREET, 2ND FLOOR, HONOLULU, HAWAII, 96813.
2. THE OWNER IS RESPONSIBLE FOR INSTALLING APPROPRIATE BARRICADES, FLASHERS, AND SIGNAGE FOR PEDESTRIAN AND VEHICULAR SAFETY, AND REMOVING THE INLET PROTECTION(S) BEFORE A STORM EVENT TO PREVENT FLOODING OF THE ROAD AND AFTER THE PROJECT SITE IS COMPLETELY STABILIZED.

ESCP INSPECTION NOTES: :

1. AT LEAST TWO WEEKS BEFORE THE BEGINNING CONSTRUCTION, 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 PROJECT TEMPLATE), THE CONTRACTOR OR THE PERSON IN CHARGE OF CONSTRUCTION SHALL CONTACT THE ESCP COORDINATOR LISTED ON THE BUILDING PERMIT, FOR A PRECONSTRUCTION INSPECTION.
3. THE ESCP COORDINATOR SHALL SUBMIT THE PRECONSTRUCTION INSPECTION CHECKLIST TO THE STORM WATER INSPECTOR (EMAIL TO DPP.NPDES@HONOLULU.GOV) CONFIRMING THE BMPS AND GOOD HOUSE KEEPING MEASURES ARE IN COMPLIANCE.

IN ACCORDANCE WITH SECTION 20-3-7 OF THE RULE RELATED TO WATER QUALITY, BY SIGNING BELOW, I ACKNOWLEDGE THAT I AM RESPONSIBLE FOR THE COMPLIANCE WITH THE APPROVED ESCP PLAN AND NOTES PRESENTED HEREIN, AND SHALL BE HELD LIABLE FOR ANY VIOLATIONS OCCURRING ON OR ARISING FROM MY PROPERTY.

DATE

OWNER / AUTHORIZED AGENT SIGNATURE — DATE

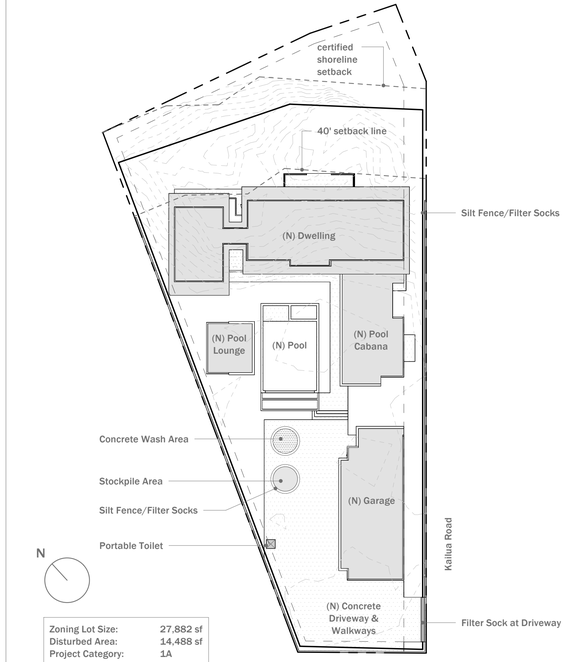
SCHEDULE NOTES: :

1. AN ESCP COORDINATOR FOR THE PROJECT MUST BE DESIGNATED TO DPP IN WRITING BEFORE PERMIT ISSUANCE USING APPENDIX A OR B OF THE RULES RELATING TO WATER QUALITY.
2. NOTIFY DPP IN WRITING TWO WEEKS PRIOR TO STARTING WORK BY EMAIL OR PHONE: 768-8132.
3. MEASURES TO PREVENT AND CONTROL EROSION AND OTHER POLLUTANTS SHALL BE IN PLACE BEFORE ANY EARTHWORK IS INITIATED.
4. BEST MANAGEMENT PRACTICES (BMPS) SHALL NOT BE REMOVED UNTIL FINAL STABILIZATION IS COMPLETE.
5. PRACTICE GOOD HOUSEKEEPING MEASURES THROUGHOUT THE DURATION OF CONSTRUCTION.
6. INSPECTIONS WILL BE PERFORMED MONTHLY AT A MINIMUM AND MAY BE PERFORMED MORE FREQUENTLY AS NEEDED.

PROJECT SCHEDULE: :

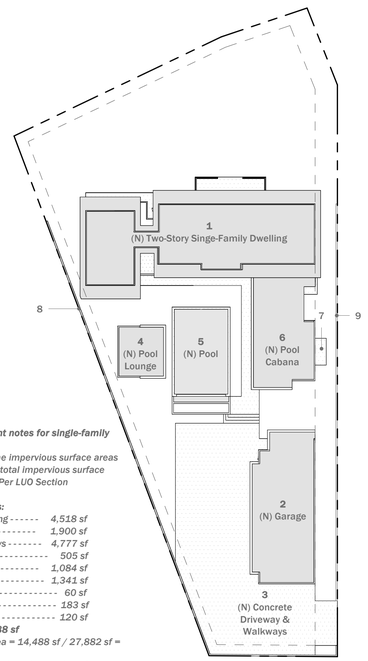
THE FOLLOWING IS THE PLANNED SEQUENCE AND TIMELINE OF ACTIVITIES. REVISIONS MAY BE NECESSARY AND WILL BE PROVIDED TO DPP INSPECTORS.

ACTION	TIMELINE OR DATE
NOTIFY THE DEPARTMENT OF PLANNING AND PERMITTING OF PROJECT START DATE - 768-8132	2 WEEKS BEFORE STARTING WORK
INSTALL DRAIN INLET PROTECTION AND PERMITER CONTROLS	DAY 1
PERFORM PRE-CONSTRUCTION INSPECTION	DAY 1
SITE CLEARING	3 DAYS
CONCRETE FOUNDATION	1 WEEK
VERTICAL CONSTRUCION THROUGH FINAL STABILIZATION	5 MONTHS
DEMOBILIZE EQUIPMENT AND MATERIALS	2 DAYS
REMOVE DRAIN INLET PROTECTION AND PERMITER CONTROLS	1 DAY
SWEEPING AND WASTE DISPOSAL	DAILY



Zoning Lot Size:	27,882 sf
Disturbed Area:	14,488 sf
Project Category:	1A

BMP PLAN
1/32" = 1'-0"



APPENDIX G1 - ATTACHEMENT A

Residential storm water management notes for single-family dwelling projects:

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).

Impervious surface area calculations:

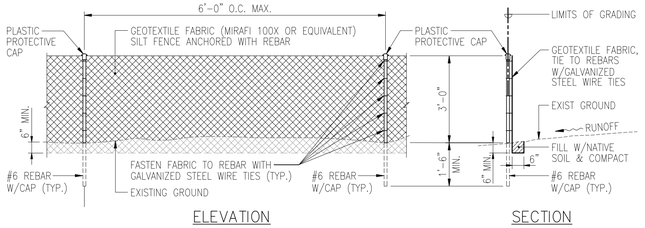
1. *(N) Two-Story Singe-Family Dwelling ------ 4,518 sf*
2. *(N) Garage ---------- 1,900 sf*
3. *(N) Concrete Driveway & Walkways ------- 4,777 sf*
4. *(N) Pool Lounge ---------- 505 sf*
5. *(N) Pool ---------- 1,084 sf*
6. *(N) Pool Cabana ---------- 1,341 sf*
7. *(N) Pool Equipment Pad ---------- 60 sf*
8. *(N) CMU Wall ---------- 183 sf*
9. *(E) CMU Wall ---------- 120 sf*

Total impervious surface area: 14,488 sf

Total impervious surface area / lot area = 14,488 sf / 27,882 sf = ***51.96% (In compliance)***

Note: *Two-Story Single-Family Dwelling includes portion of surfaces under roof eaves such as lawn, walkways, driveways & various slabs*

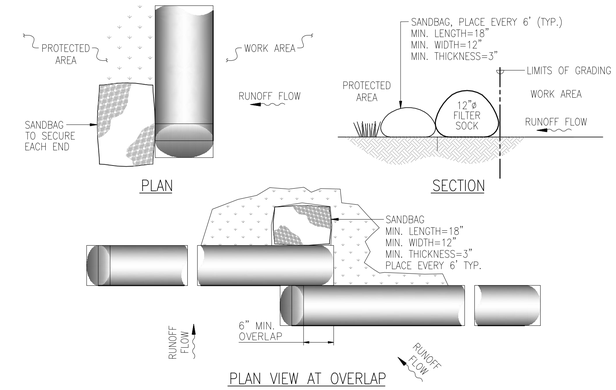
Appendix G1 - Attachement A
1/32" = 1'-0"



ELEVATION — SECTION

SILT FENCE DETAIL

NOT TO SCALE



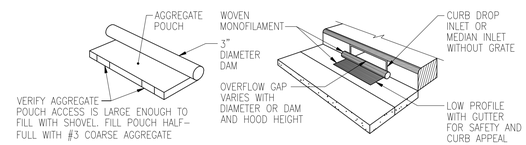
PLAN VIEW AT OVERLAP

FILTER SOCK NOTES:

1. INSTALLATION, INSPECTION, MAINTENANCE AND REMOVAL OF COMPOST FILTER SOCKS SHALL BE DONE IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
2. PROVIDE NECESSARY TRAINING FOR PERSONNEL WHO WILL BE RESPONSIBLE FOR IMPLEMENTATION OF BMPS.
3. FILTER SOCK OUTER/ENCASEMENT MATERIAL SHALL BE UV-RESISTANT, DROUGHT-TOLERANT, MARINE-TOLERANT, BRIGHT YELLOW OR ORANGE, AND MULTI-FILAMENT POLYPROPYLENE OR MONOFILAMENT WOVEN HDPE FABRIC WITH FLOW RANGE OF 185 GPM/SF TO 240 GPM/SF.

FILTER SOCK DETAIL

NOT TO SCALE



SEDIMENT FILTER FOR CATCH BASINS

NOT TO SCALE

NOTE:
THE CONTRACTOR SHALL REMOVE INLET FILTERS DURING TIMES OF ABOVE-NORMAL RAINFALL EVENTS AND REPLACE THEM WHEN THE EVENT HAS PASSED.

KONO ARCHITECTS

1333 LOPAKA PLACE
KAILUA • HI 96734
808-258-0807

©2024

PROJECT:
12 Kailua

12 Kailua Road
Kailua, HI 96734
TMK: 4-3-012-001

DATE:	05/29/24
PROJECT NO	2408

REVISION	DATE

NOTES:

CHRISTOPHER J. KONO
LICENSED PROFESSIONAL ARCHITECT
No. 20012
HAWAII, U.S.A.

Date of expiration: 4/30/2026

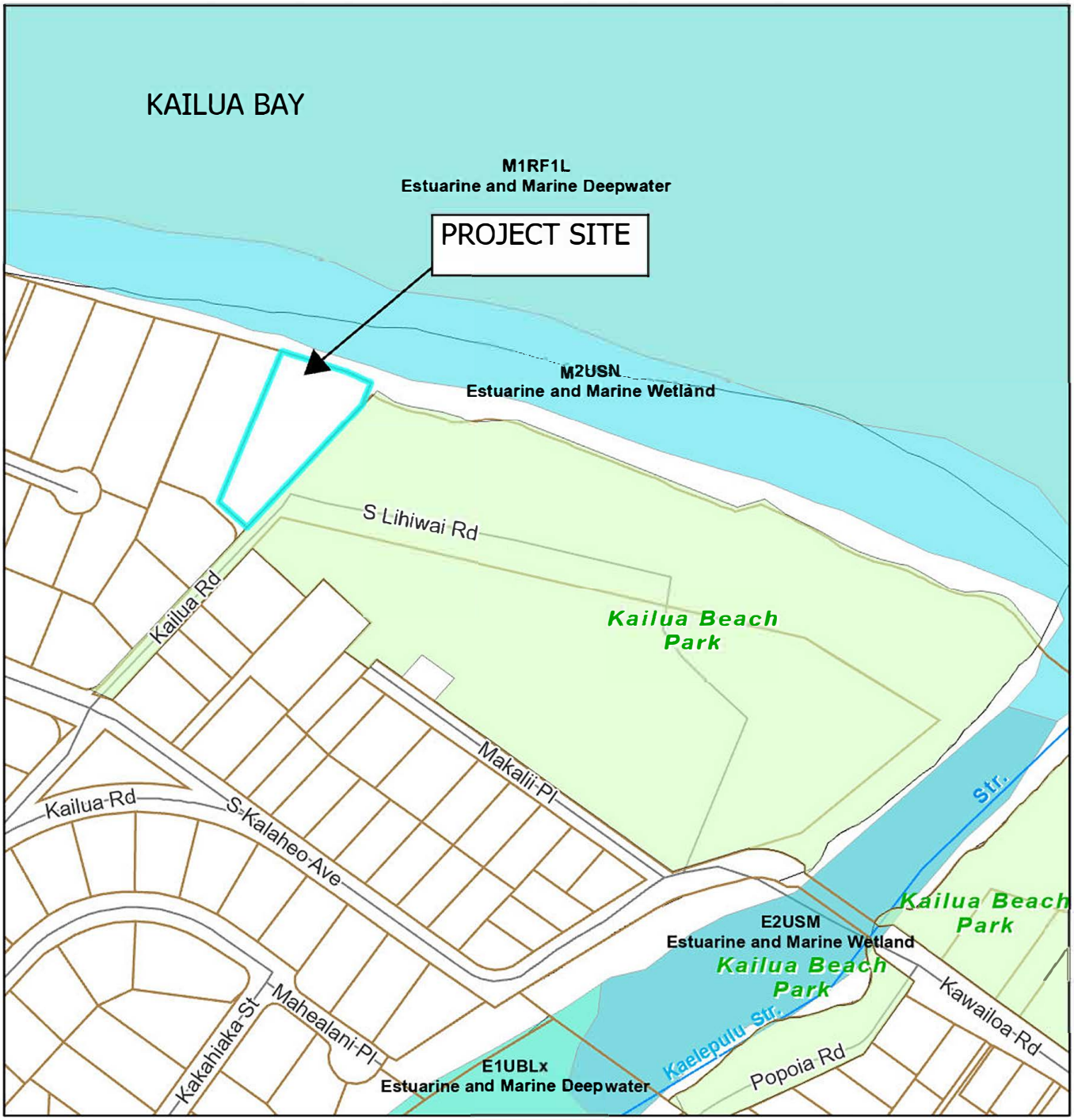
This work was prepared by me or under my supervision and Construction of this project will be under my observation. (par. 16-82-8, dept of commerce and consumer affairs)

ESCP

SCALE: **As indicated**

002

DRAWN BY: **CK**



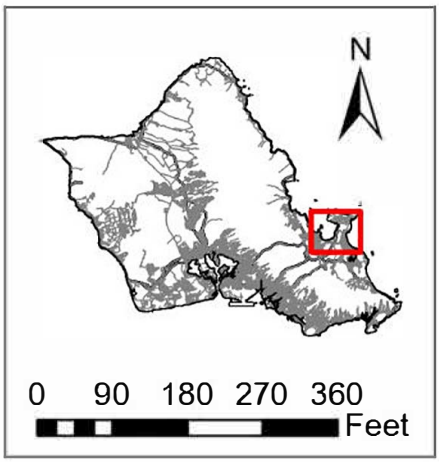


EXHIBIT D
WETLAND MAP

FILE NO. 2024/SMA-131

TAX MAP KEY 4-3-012: 001

12 KAILUA ROAD - KAILUA

February 2025

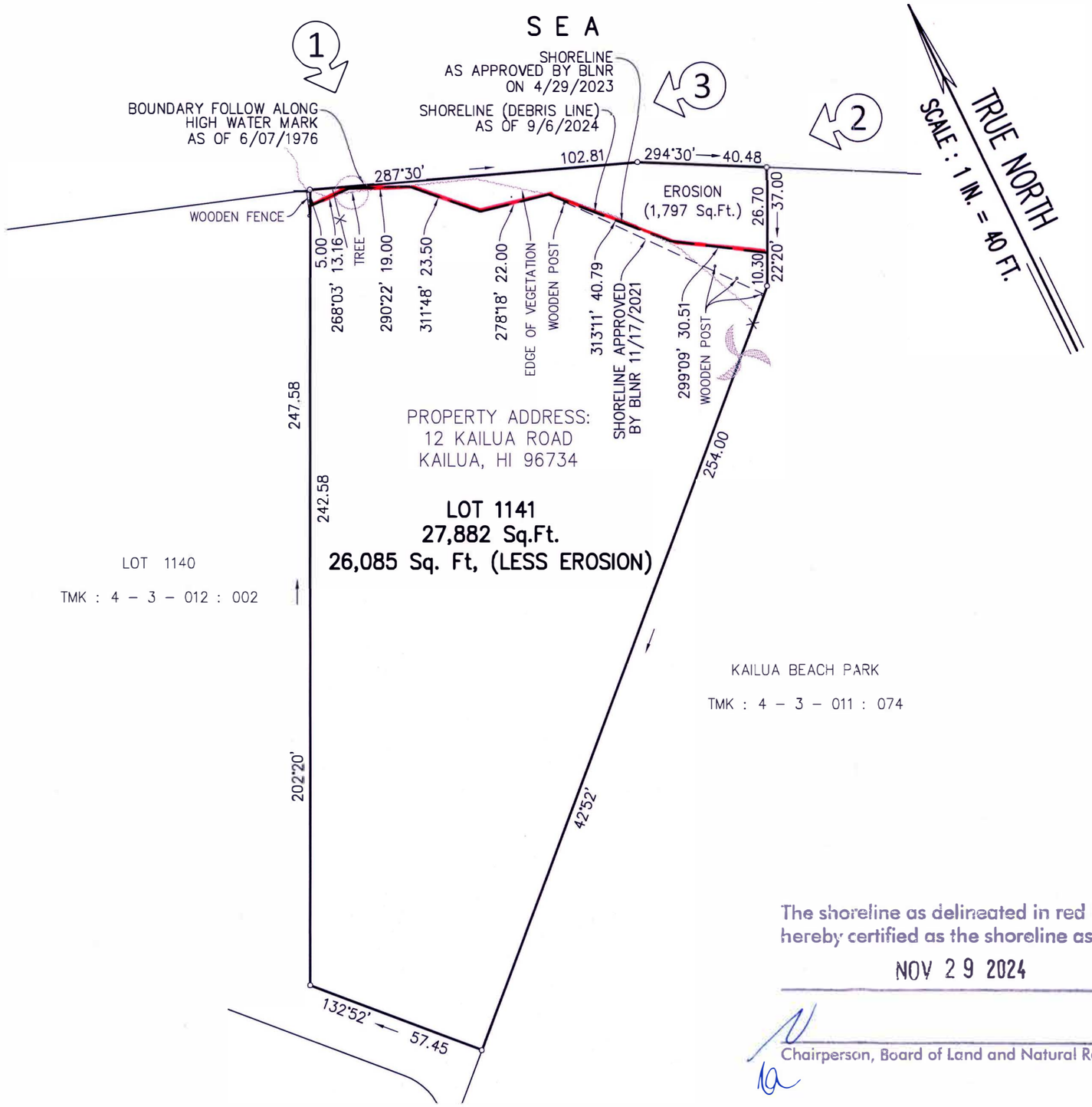
Department of Planning and Permitting
Land Use Permits Division
City and County of Honolulu

EXHIBIT E


O'ahu Historical Shoreline Change Map
City & County of Honolulu
Find address or place
0.85
0.81
0.75
0.69
0.62
0.55
PROJECT
PUUKANI PL
KAILUA RD

SURVEY OFFICE COPY

EXHIBIT F-1



OWNER : HIGHMARK CAPITAL LLC

MAP SHOWING
SHORELINE SURVEY
AFFECTING LOT 1141
LAND COURT APPLICATION 677

AT KAILUA, KOOLAUPOKO, OAHU, HAWAII

SCALE: 1 IN. = 40 FT.

SEPTEMBER 12, 2024 WALTER P. THOMPSON, INC.

JOHN R. K. AKINA
LICENSED PROFESSIONAL LAND SURVEYOR
No. 16252
HAWAII, U.S.A.

The shoreline as delineated in red is hereby certified as the shoreline as of

NOV 29 2024

Chairperson, Board of Land and Natural Resources

THIS WORK WAS PREPARED BY ME OR UNDER MY SUPERVISION

John R.K. Akina

Exp. 04/30/26

22141c00.dwg/1729.59/ggjl/20220713

TAX MAP KEY : 4 – 3 – 012 : 001

10"x15" = 1.05 Sq. Ft.

Walter P. Thompson, Inc.
Surveying & Mapping

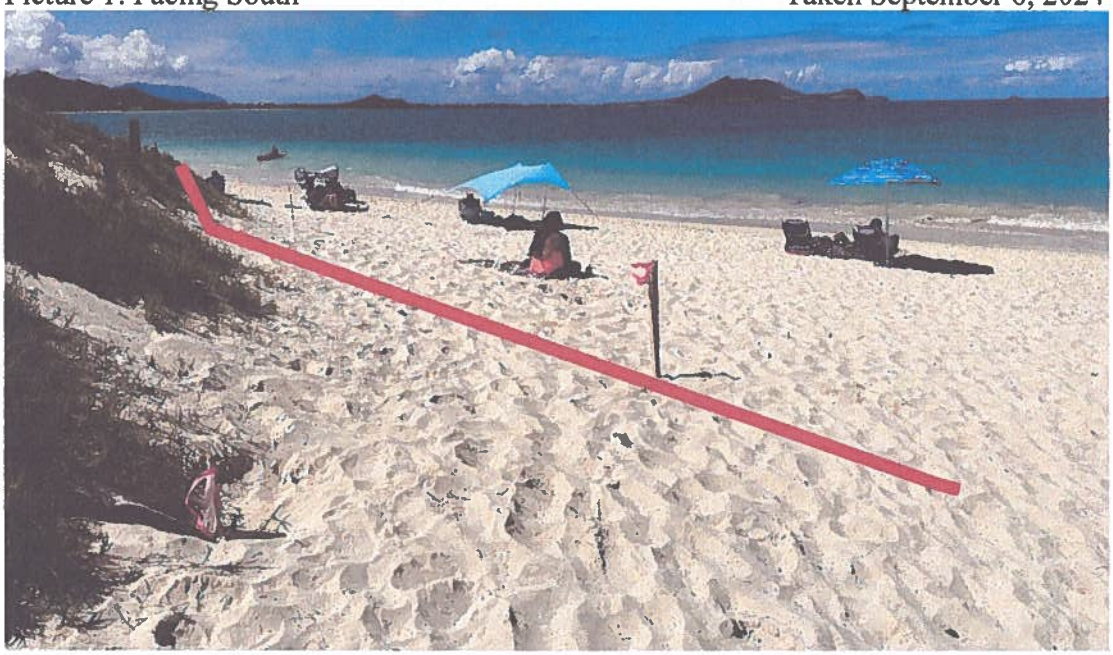
EXHIBIT F-2

September 12, 2024

Shoreline Certification
Tax Map Key: 4-3-012: 001
Kailua, Koolaupoko, Oahu, Hawaii

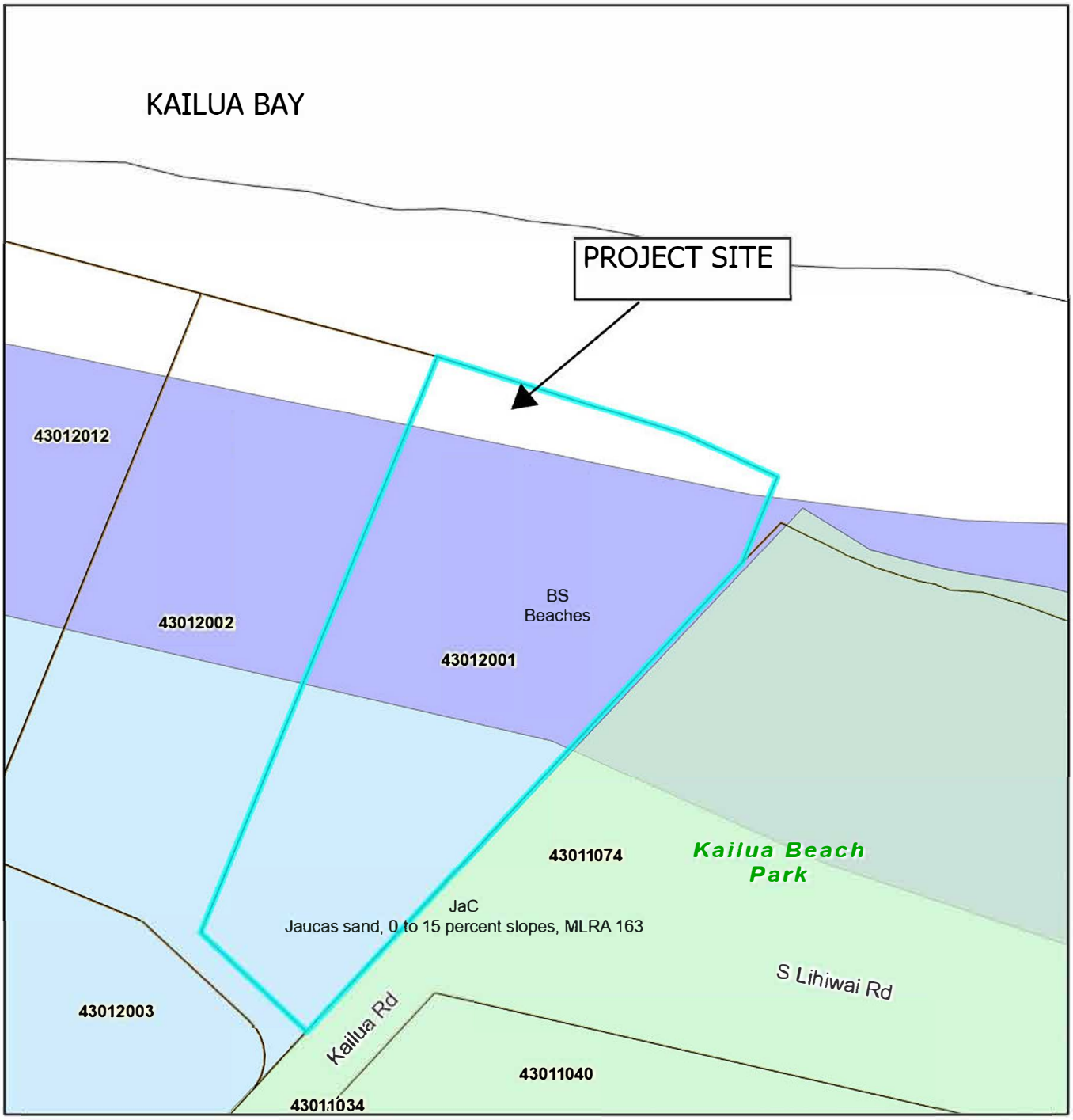


Picture 1: Facing South — Taken September 6, 2024



Picture 2: Facing Northwest — Taken September 6, 2024

P. O. Box 3351 · Honolulu, HI 96801 · Phone: (808) 536-2705
www.walterpthompson.com



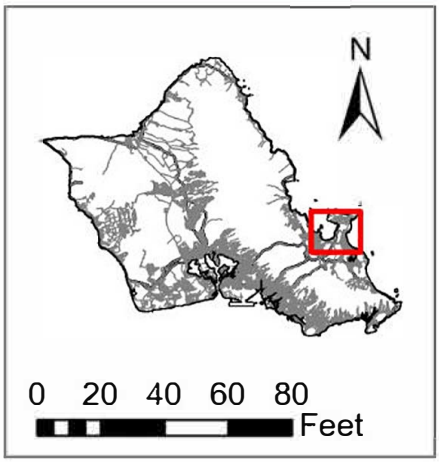


EXHIBIT G
SOIL MAP

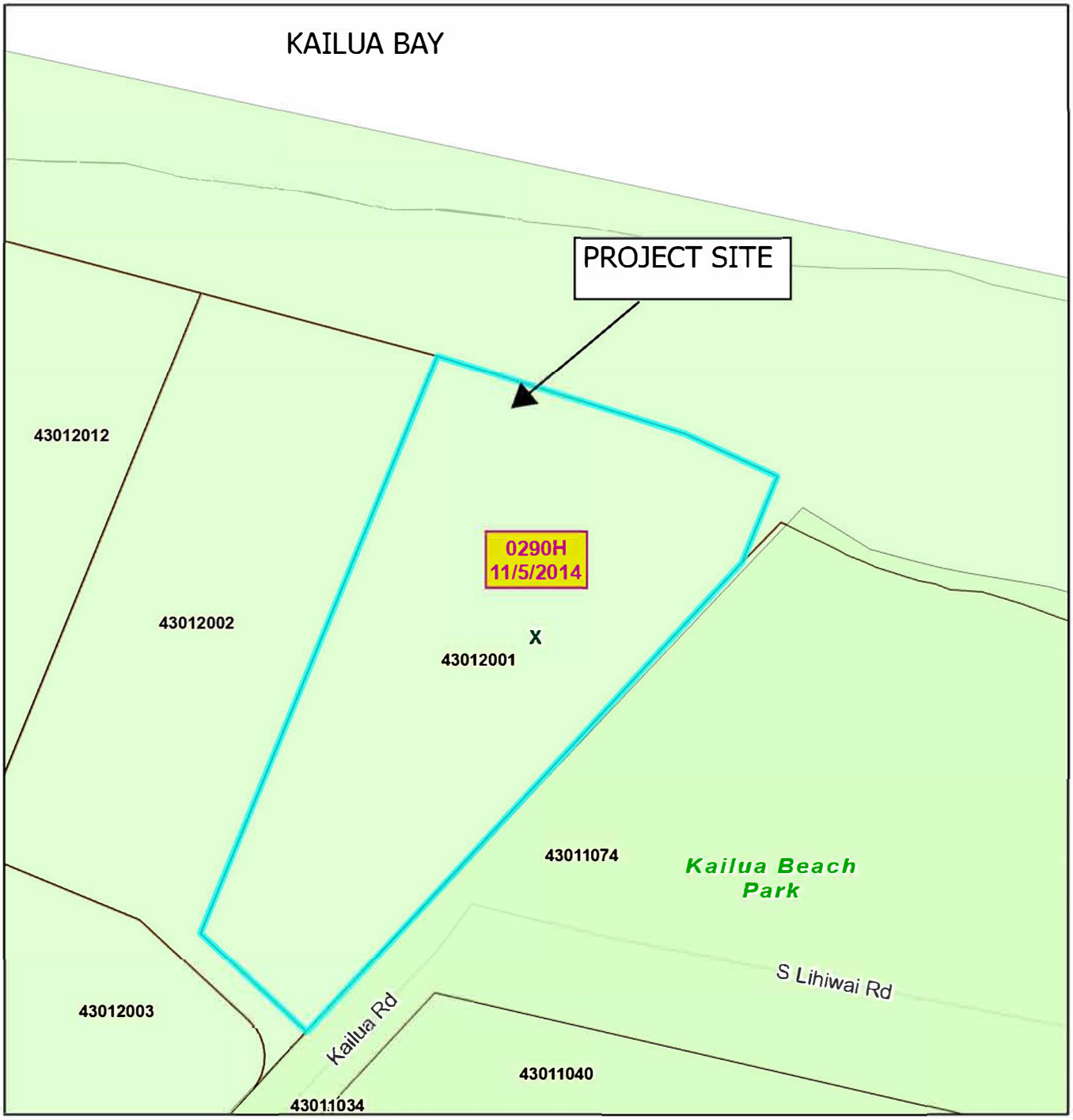
FILE NO. 2024/SMA-131

TAX MAP KEY 4-3-012: 001

12 KAILUA ROAD - KAILUA

February 2025

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



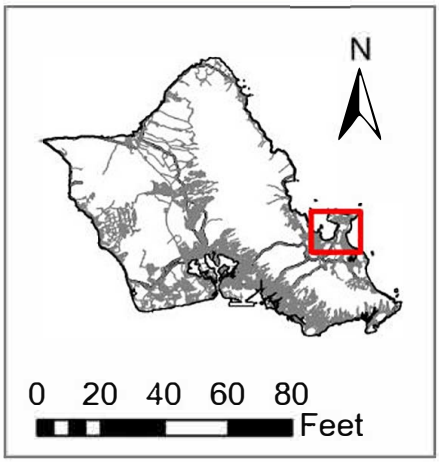


EXHIBIT H
FLOOD MAP

FILE NO. 2024/SMA-131

TAX MAP KEY 4-3-012: 001

12 KAILUA ROAD - KAILUA

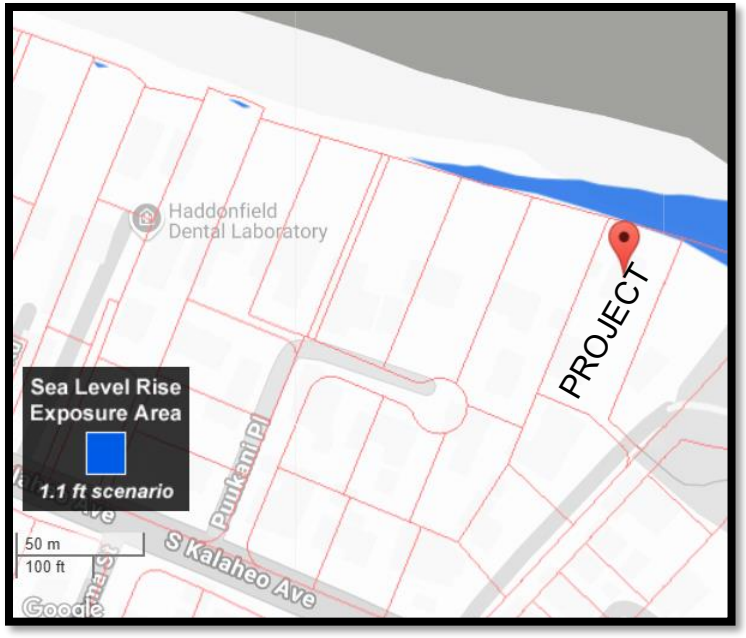
February 2025

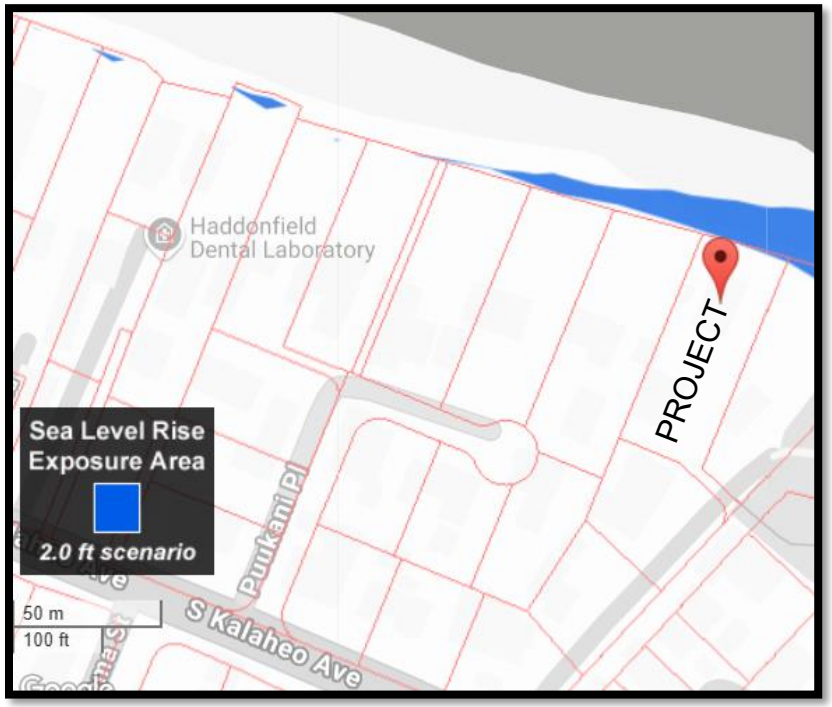
CITY AND COUNTY OF HONOLULU
STATE OF HAWAII

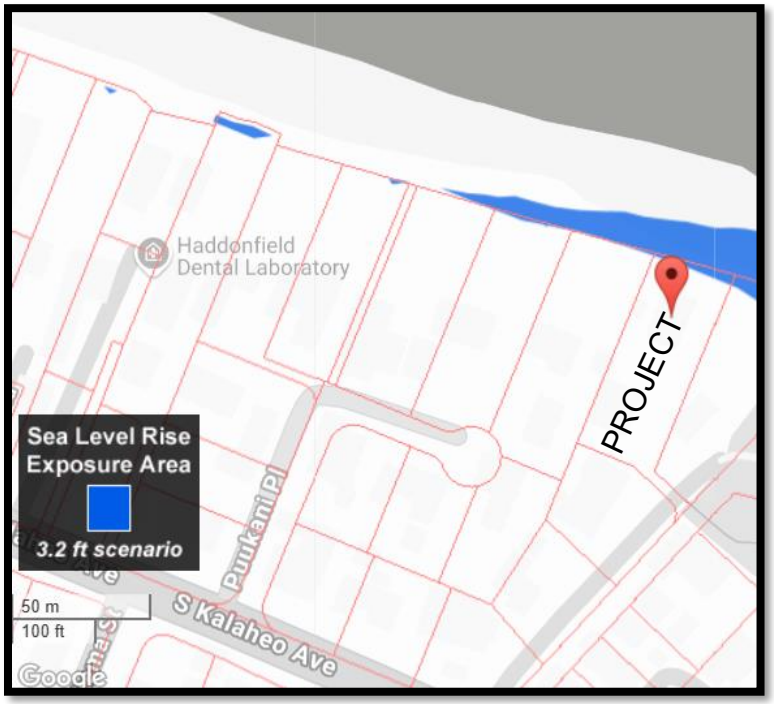
Department of Planning and Permitting
Land Use Permits Division
City and County of Honolulu

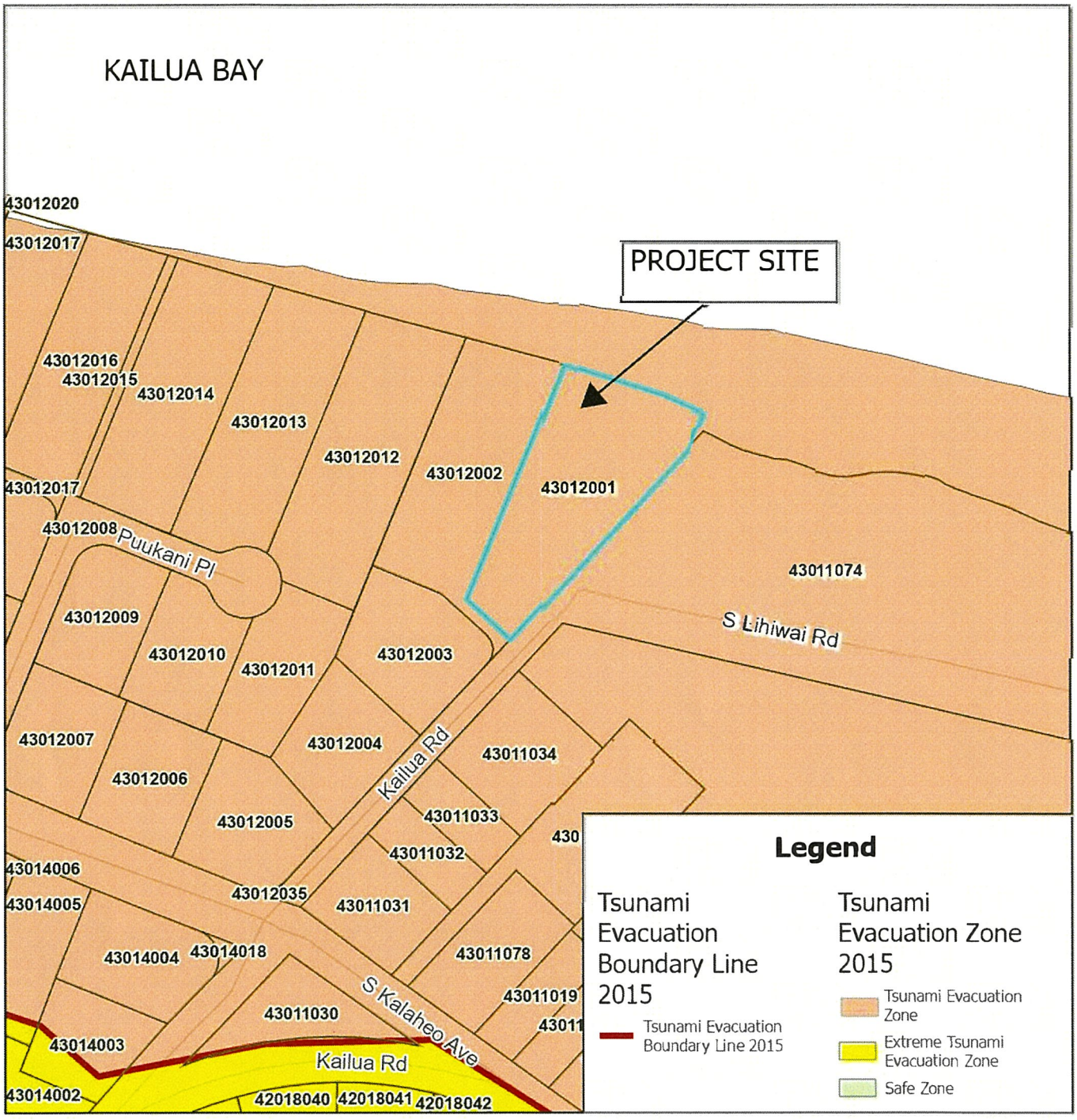
EXHIBIT I


Haddonfield
Dental Laboratory
PROJECT
Sea Level Rise
Exposure Area
0.5 ft scenario
Puukani Pl
S Kalaheo Ave
50 m
100 ft
Google


Haddonfield
Dental Laboratory
PROJECT
Sea Level Rise
Exposure Area
1.1 ft scenario
Puukani Pl
S Kalaheo Ave
50 m
100 ft
Google


Haddonfield
Dental Laboratory
PROJECT
Sea Level Rise
Exposure Area
2.0 ft scenario
Puukani Pl
S Kalaheo Ave
50 m
100 ft
Google


Haddonfield
Dental Laboratory
PROJECT
Sea Level Rise
Exposure Area
3.2 ft scenario
Puukani Pl
S Kalaheo Ave
50 m
100 ft
Google



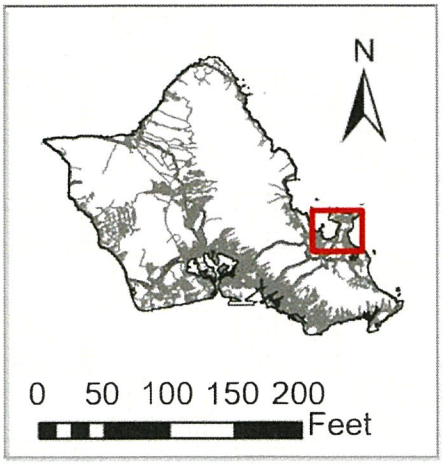


EXHIBIT J
TSUNAMI MAP

FILE NO. 2024/SMA-131

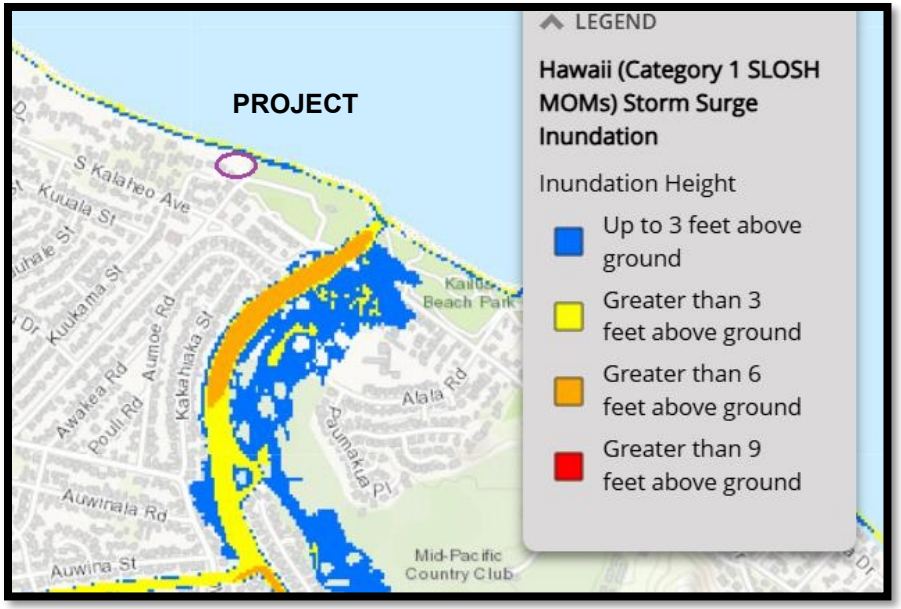
TAX MAP KEY 4-3-012: 001

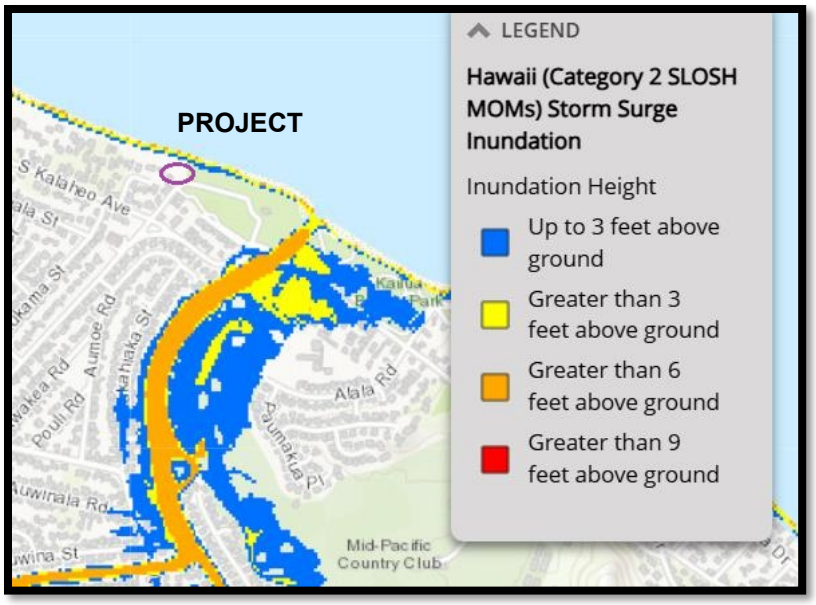
12 KAILUA ROAD - KAILUA

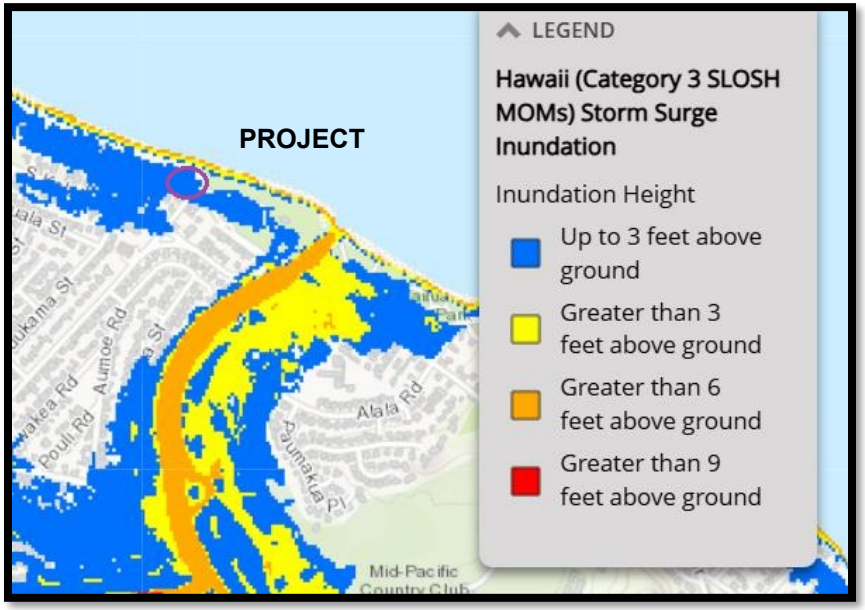
February 2025

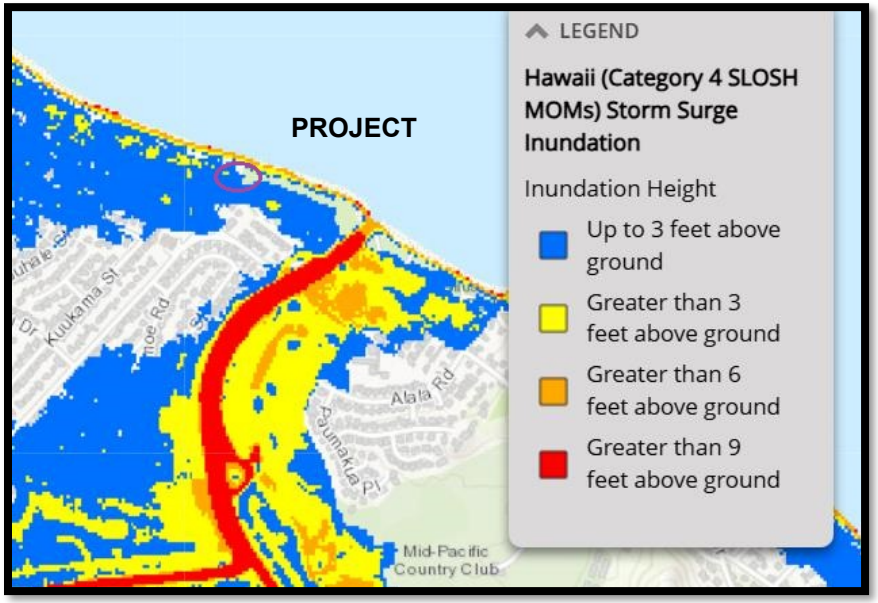
Department of Planning and Permitting
Land Use Permits Division
City and County of Honolulu

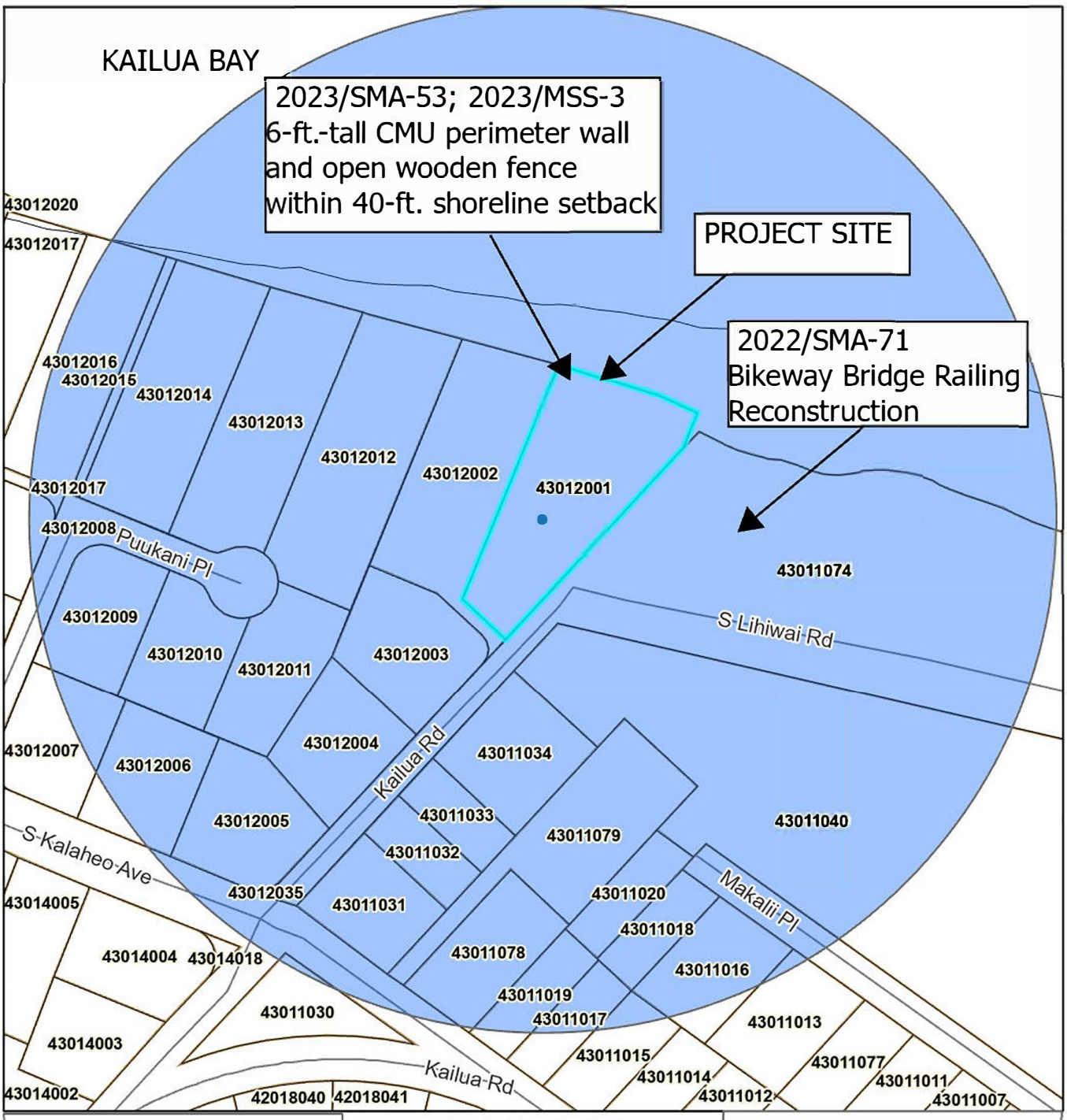
EXHIBIT K


PROJECT
LEGEND
Hawaii (Category 1 SLOSH MOMs) Storm Surge Inundation
Inundation Height
Up to 3 feet above ground
Greater than 3 feet above ground
Greater than 6 feet above ground
Greater than 9 feet above ground
S Kalaheo Ave
Kuuala St
Kuukama St
Awakea Rd
Pouli Rd
Aumoe Rd
Kakahaka St
Kailua Beach Park
Alala Rd
Paumakua Pl
Auwinala Rd
Auwina St
Mid-Pacific Country Club


PROJECT
LEGEND
Hawaii (Category 2 SLOSH MOMs) Storm Surge Inundation
Inundation Height
Up to 3 feet above ground
Greater than 3 feet above ground
Greater than 6 feet above ground
Greater than 9 feet above ground
S Kalaheo Ave
Kuukama St
Pouli Rd
Aumoe Rd
Kakahaka St
Alala Rd
Paumakua Pl
Auwinala Rd
Mid-Pacific Country Club


PROJECT
LEGEND
Hawaii (Category 3 SLOSH MOMs) Storm Surge Inundation
Inundation Height
Up to 3 feet above ground
Greater than 3 feet above ground
Greater than 6 feet above ground
Greater than 9 feet above ground
Kuukama St
Pouli Rd
Aumoe Rd
Alala Rd
Paumakua Pl
Mid-Pacific Country Club


PROJECT
LEGEND
Hawaii (Category 4 SLOSH MOMs) Storm Surge Inundation
Inundation Height
Up to 3 feet above ground
Greater than 3 feet above ground
Greater than 6 feet above ground
Greater than 9 feet above ground
Kuukama St
Alala Rd
Paumakua Pl
Mid-Pacific Country Club





0 50 100 150 200 Feet

EXHIBIT L
500 FT. RADIUS CUMULATIVE MAP

FILE NO. 2024/SMA-131

TAX MAP KEY 4-3-012: 001

12 KAILUA ROAD - KAILUA

February 2025

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