SUMMARY OF PROPOSED COMMITTEE DRAFT:

RESOLUTION 25-95
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.

The PROPOSED CD1 makes the following amendments:

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

"GRANTING A SPECIAL MANAGEMENT AREA MAJOR PERMIT TO ALLOW FOR THE CONSTRUCTION OF A NEW SINGLE-FAMILY DWELLING WITH A DETACHED GARAGE, POOL, POOL LOUNGE, POOL CABANA, CONCRETE MASONRY UNIT WALLS, AND ROLLING GATE IN KAILUA, O‘AHU."

B. Amends the first WHEREAS clause to clarify the description of the Project.

C. Amends the second WHEREAS clause to remove the reference to public testimony.

D. In Condition B, relating to archaeological, historic, and cultural resources that may be present on the Project site:

1. Replaces Condition B.1 with a new condition that requires the Applicant to submit to the DPP a copy of the Project's archaeological inventory survey ("AIS") dated February 21, 2025, which was submitted to the State Historic Preservation Division ("SHPD"), and a copy of the SHPD letter accepting the AIS.

2. Replaces Condition B.2 with a new condition that requires the Applicant to consult with SHPD and prepare an archaeological monitoring plan ("AMP") that meets the standards of Hawaii Administrative Rules Chapter 13-279, and to implement the AMP, including all mitigative protocols. Also provides that the AMP must include the onsite presence of a SHPD-approved archaeologist during excavation work. (The SHPD required an AMP in its AIS acceptance letter.)

E. Adds a new Condition I (due to a typographical error, there was no Condition I) to set forth standard conditions relating to minimizing the spread of invasive pathogens, pests, or plants that may harm native species and ecosystems on the Project site. (These invasive species conditions were recommended by the DPP in its report.)

F. Adds a new BE IT FURTHER RESOLVED clause to provide that no action may be prosecuted or maintained against the City, its officials, or its employees, on account of the actions taken by them in reviewing or approving this SMA Major Permit.

G. Makes miscellaneous technical and nonsubstantive amendments.

HONOLULU CITY COUNCIL

KE KANIHELA O KE KALANA O HONOLULU

CITY AND COUNTY OF HONOLULU

No. **25-95, CD1**

PROPOSED

RESOLUTION

GRANTING A SPECIAL MANAGEMENT AREA MAJOR PERMIT TO ALLOW FOR THE CONSTRUCTION OF A NEW SINGLE-FAMILY DWELLING WITH A DETACHED GARAGE, POOL, POOL LOUNGE, POOL CABANA, CONCRETE MASONRY UNIT WALLS, AND ROLLING 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 for the demolition of an existing single-unit dwelling and shed; and the construction of a new two-story single-unit dwelling, detached garage, in-ground swimming pool, pool lounge, pool cabana, pool equipment pad, concrete masonry unit walls, and rolling gate on an approximately 26,085-square-foot shoreline lot zoned 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

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 established in §§ 25-3.1 and 25-4.1, Revised Ordinances of Honolulu 2021 ("ROH"), and §§ 205A-2 and 205A-26, Hawaii Revised Statutes ("HRS"), completed its report and transmitted its findings and recommendation of approval to the City Council ("Council"); and

WHEREAS, the Council, having received the findings and recommendation of the DPP on March 21, 2025, by Departmental Communication 225 (2025), and having duly considered all of the findings and reports on the matter, desires to approve the subject application for an SMA Major Permit 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. 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, D, E, F-1 and F-2, and J through L attached

hereto and incorporated by reference herein. Any change in the size or nature of the Project that may have a significant effect on coastal resources, as addressed in ROH Chapter 25 or HRS Chapter 205A, or both, will require a new application and SMA Major Permit. Any 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 DPP Director.

B. To minimize impacts to archaeological, historic, and cultural resources that may be present on the Project site, the Applicant shall comply with the following:

1. The Applicant shall submit to the DPP a copy of the Project's archaeological inventory survey ("AIS") dated February 21, 2025, which was submitted to the State Historic Preservation Division ("SHPD"), and a copy of the SHPD letter accepting the AIS.

2. Prior to commencing any ground-disturbing or construction activity for the Project, the Applicant, in consultation SHPD, shall prepare an archaeological monitoring plan ("AMP") that meets the standards of Hawaii Administrative Rules Chapter 13-279, and implement the AMP, including all mitigative protocols, during ground-disturbing activity and Project construction to ensure that archaeological historic and cultural resources are properly identified and treated. The AMP must include the onsite presence of a SHPD-approved archaeologist during excavation work to ensure that any discoveries of iwi kūpuna or other historic or cultural resources are appropriately handled.

3. If, during construction, any previously unidentified archaeological sites or remains (such as artifacts; shell, bone, or charcoal deposits; human burials; rock or coral alignments; pavings; or walls) are encountered, the Applicant shall stop work, protect the find from further disturbance, and contact SHPD immediately. Work in the immediate area must be stopped until SHPD has assessed the impact and has made further recommendations for mitigative activity.

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

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

1. All new and replacement outdoor light fixtures 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 § 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 feet in height must not be disturbed, removed, or trimmed during the Hawaiian hoary bat birthing and pup rearing season (June 1 through September 15).

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.

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

D. To recognize the potential for adverse impacts related to coastal hazards, including but not limited to sea level rise, coastal erosion, flooding, wave action, and storm surge, by proceeding with the Project, the landowner acknowledges the following declarations, which must be clearly stated under "Landowner Acknowledgements" on all Project building permit plans:

1. *"The landowner hereby acknowledges (and any successor owner or interested party is hereby notified) that Tax Map Key 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 Tax Map Key 4-3-012:001 is a shoreline zoning lot and 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 on a shoreline zoning lot. The landowner further agrees to accept all responsibility for the cost and physical removal of materials and structures lost or damaged as a result of coastal hazards, including the cleanup and restoration of the Project site."*

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

"The landowner hereby acknowledges (and any successor owner or interested party is hereby notified) that bed and breakfast homes and transient vacation units, as those terms are defined in Revised Ordinances of Honolulu Chapter 21, the Land Use Ordinance, are not allowed on Tax Map Key 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, by proceeding with the Project, the landowner acknowledges the following declaration, which must be clearly stated under "Landowner Acknowledgements" on all Project building permit plans:

"In choosing to implement construction activities at Tax Map Key 4-3-012:001, the Landowner hereby acknowledges (and any successor owner or interested party is hereby notified) that land makai of the regulatory shoreline is State public land, falls within the State Land Use Conservation District, and must remain available for public use and recreational activities. The landowner further acknowledges that should any portion of a structure encroach into State public land, the State Board of Land and Natural Resources may require the removal of the structure or a lease for the encroachments extending into the State public land. As a result of this acknowledgement, successor owners and interested parties are hereby notified of this same information and the landowner shall hold harmless and indemnify the City for any responsibility that may result from adverse impacts associated with sea level rise and coastal erosion."

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, sea level rise, or any other coastal hazard, in order to obtain approval for a Shoreline Setback Variance for a new shoreline protection structure. By proceeding with the Project, the landowner hereby acknowledges the following declaration, which must be clearly stated under "Landowner Acknowledgements" on all Project building permit plans:

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

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 for the shoreline lot, or in the event there is no current certified shoreline survey for the lot, seaward of the shoreline as defined in HRS Chapter 205A;

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

4. Landscaping 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. Any irrigation systems must be designed so that water does not traverse seaward of the shoreline as depicted in the current certified shoreline survey for the shoreline lot, or in the event there is no current certified shoreline survey for the lot, seaward of the shoreline as defined in HRS Chapter 205A.

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

I. To minimize the spread of invasive pathogens, pests, or plants that may harm native species and ecosystems, the Applicant is responsible for the following:

1. The Applicant shall minimize the importation of fill material to the extent possible. No importation of soil or structural fill material is currently proposed.

2. The Applicant shall minimize the movement of plant or soil material on the Project site, and all Project construction equipment, materials, and personnel must be cleaned of excess soil and debris prior to entering and leaving a Project worksite, in accordance with the current recommendations from the Oʻahu Invasive Species Committee ("OISC").

3. Prior to the commencement of any ground-disturbing or construction activities, and upon the arrival of any new workers to the Project site, a copy of the most recently updated OISC "Decontamination Protocols for Prevention of Invasive Species" ("Protocols") must be distributed to all workers who will be present at the site; the Protocols must be posted at the Project site in a visible location accessible to all Project workers,

including delivery and haul-out contractors; or both the distribution and posting of the Protocols. All on-site Project workers must be instructed to review the species photos and all Protocols prior to commencing any ground-disturbing or construction activities.

4. If, at any time, species on the OISC invasive species target list website at https://www.oahuisc.org/current-targets/, or any successor website or list provided by the OISC, are discovered on the Project site, the Applicant shall immediately contact the OISC to report the discovery. The current email address and phone number for the OISC must be visibly posted at the Project site during pre-construction and construction activities. The Applicant shall implement any measures recommended by the OISC and any responsible federal or State of Hawai‘i agency charged with the eradication and management of invasive species.

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

J. Permits

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

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

    a. The DPP Director may extend this period if the Applicant demonstrates good cause, 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.

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

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

HONOLULU CITY COUNCIL

KE KANIHELA O KE KALANA O HONOLULU

CITY AND COUNTY OF HONOLULU

No. **25-95, CD1**

RESOLUTION

BE IT FINALLY RESOLVED 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.

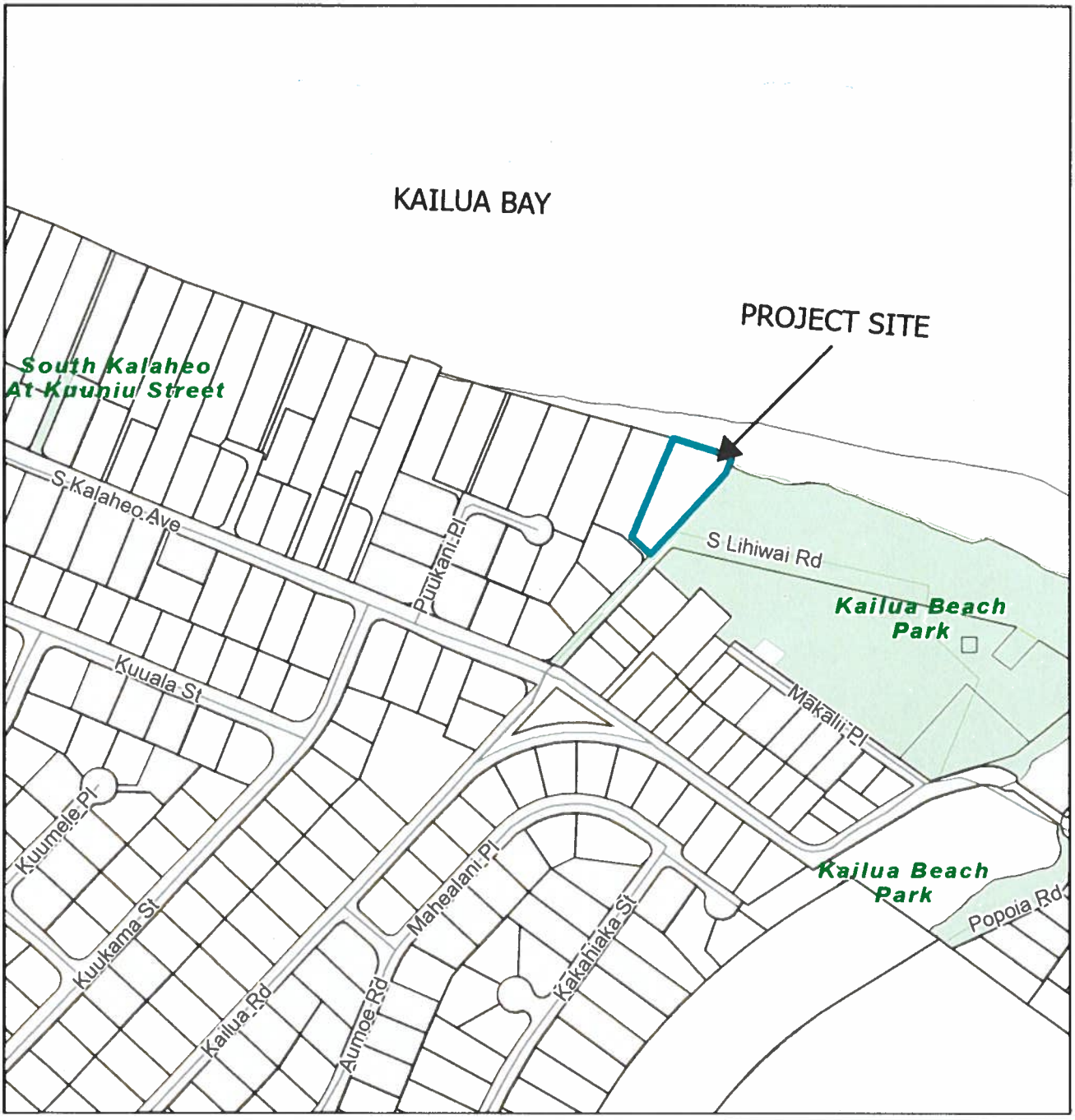
INTRODUCED BY:

Tommy Waters (br)

DATE OF INTRODUCTION:

March 24, 2025
Honolulu, Hawai‘i

Councilmembers



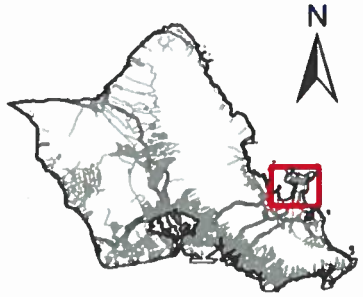


EXHIBIT A
LOCATION MAP

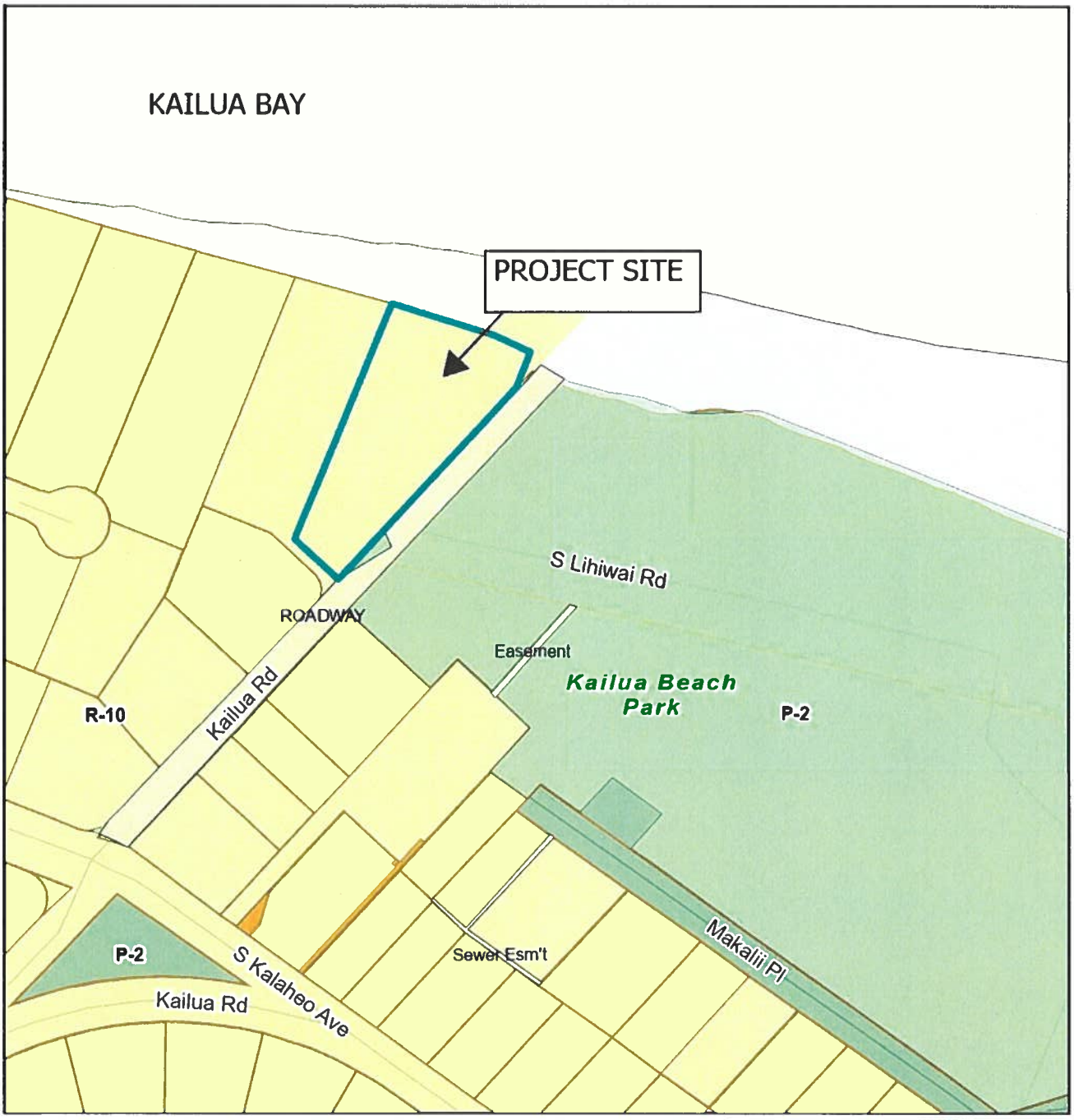
FILE NO. 2024/SMA-131

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



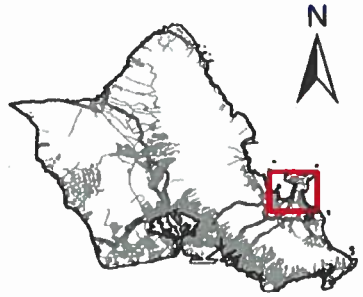


EXHIBIT B
ZONING MAP

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

EXHIBIT C-1

12 Kailua

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



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 RECEPTACLES 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, INTERRUPTERS, OR OTHER ITEMS NOT INDICATED ON THE PLANS, THE ELECTRICIAN SHALL MAKE THE CONTRACTOR AND ARCHITECT AWARE OF ANY DIMENSIONS 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 THESE 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 demolition 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: 4-3-013-001

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 MANAGEMENT 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) 18,618 SF
(26,085 SF X 0.7 = 18,260 SF)

PROPOSED AREA CALCULATIONS

Garage	
Enclosed Garage	1,260 sf
Floor Area	
Rec Room	382 sf
Pool Lounge	414 sf
Pool Cabana	675 sf
Main House 1st Floor	3,078 sf
Main House 2nd Floor	2,740 sf
Subtotal:	7,289 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 8,789 SF

FOR TOTAL IMPERVIOUS SURFACE CALCULATIONS SEE APPENDIX C-1 ATTACHMENT ON SHEET G02

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 21, OCTOBER 2019 AND SUBSEQUENT APPLICABLE BOUNDARY AMENDMENTS

DRAWING LIST		DRAWING LIST		DRAWING LIST	
Civil		A019	Wall Details		
C000	Civil Notes	A020	Pool Plan	Fire	
C001	Grading Plan	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

- ___ Building Component Systems
- ___ Electrical Component Systems
- ___ Mechanical Component Systems

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

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
CONC.	CONCRETE
CONST.	CONSTRUCTION
CONT.	CONTINUOUS
DBL.	DOUBLE
DIM.	DIMENSION
DN.	DOWN
DR.	DOOR
DTL.	DETAIL
DWG.	DRAWING
EA.	EACH
E	EXPANSION JOINT
EL.	ELEVATION
ELEC.	ELECTRICAL
ELEV	ELEVATOR
EQ	EQUAL/ EQUAL TO
EQUIP	EQUIPMENT
EXP.	EXPANSION
EXTER.	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

VICINITY MAP



LOCATION MAP



HOME ARCHITECTS

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 6/18/24
PROJECT NO. 2408

REV DATE

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 shower/tub note, added grading limits, added req parking stalls, revised area calcs.

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

This work was prepared by me or under my supervision and Construction of this project will be under my supervision. (per. 16-115-8, Dept of Commerce and Consumer Affairs)

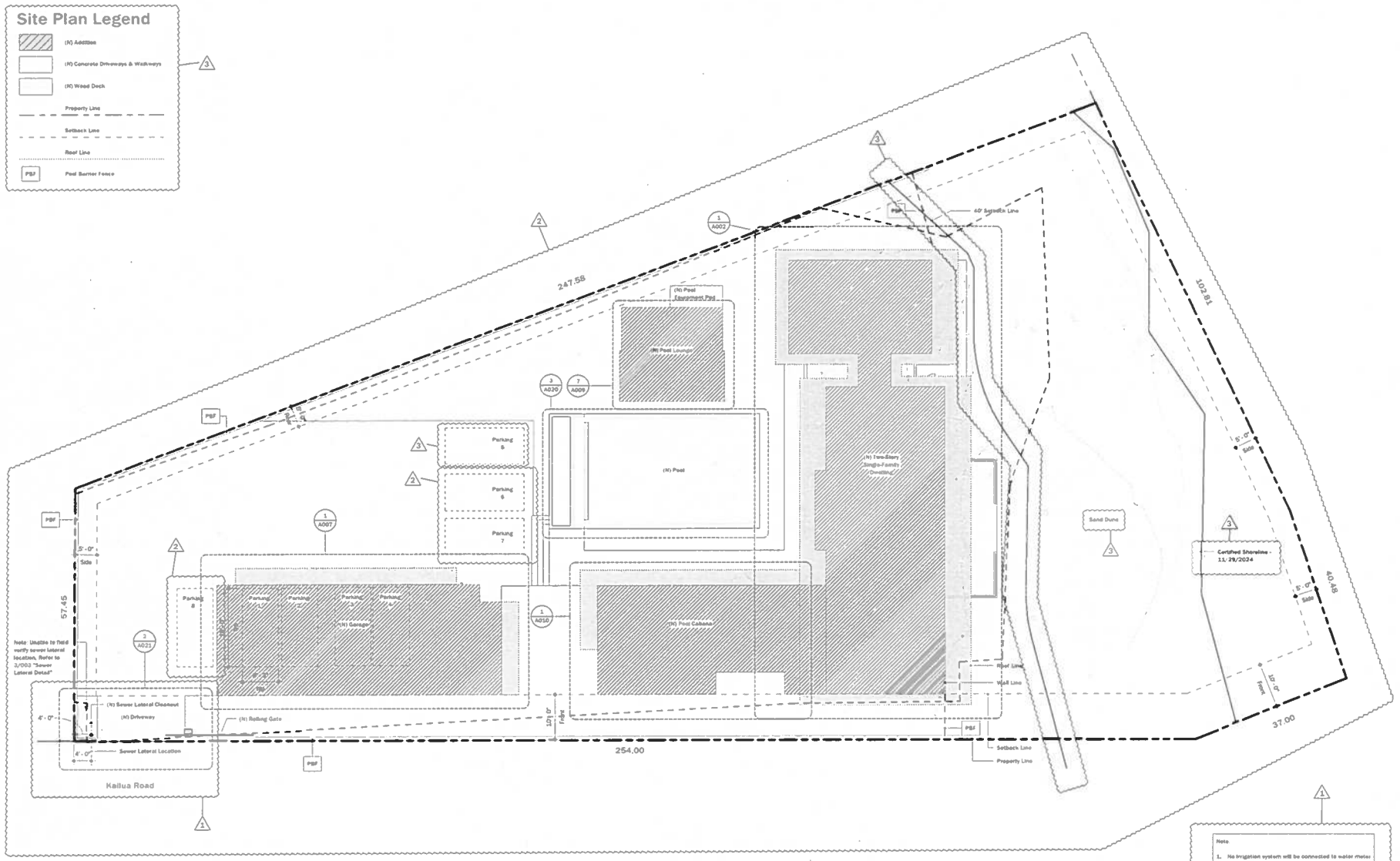
Cover Sheet

SCALE As Indicated

001

DRAWN BY CK

EXHIBIT C-2



1 Site Plan/Topograhic Survey

SCALE: 1" = 10'-0"

KONO ARCHITECTS

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 Rev 1 Set
2 12/7/24 Rev 2 Set
3 2/27/25 Rev 3 Set

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 lines, added req parking stalls, revised area calcs

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

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Site Plan

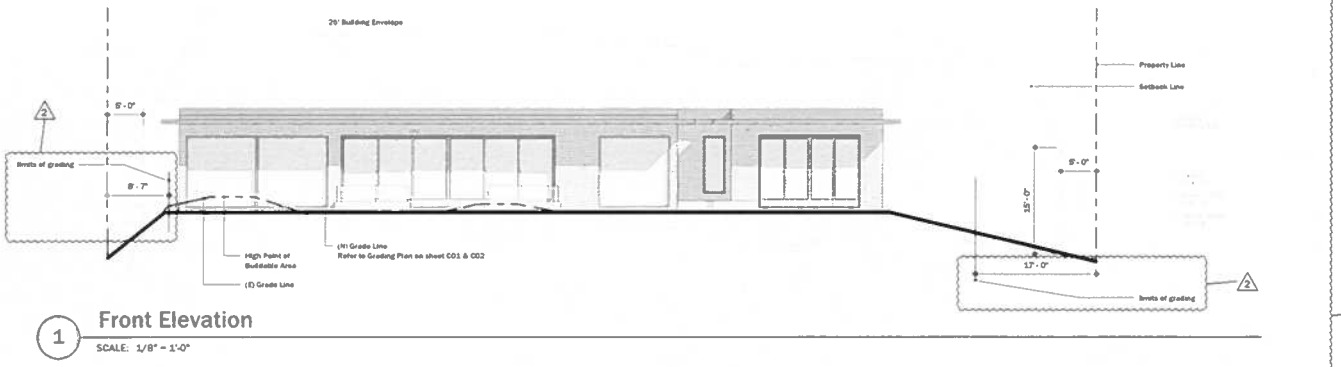
N

SCALE: As indicated

A001

DRAWN BY CK

EXHIBIT C-3



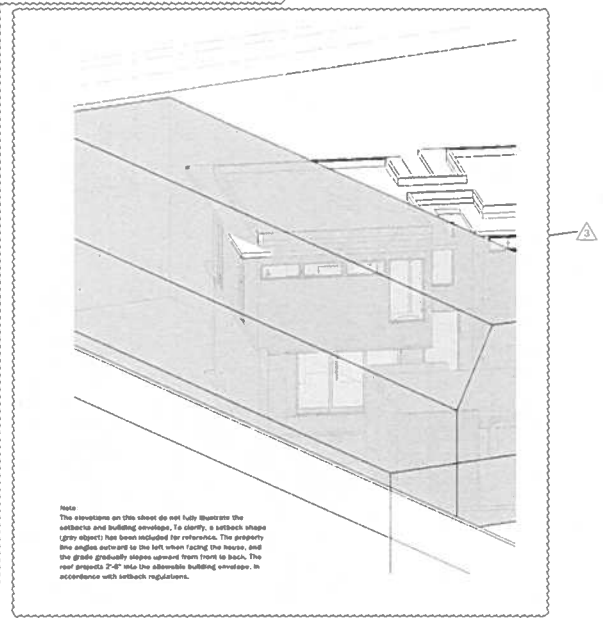
1 **Front Elevation**

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 rear projects 2'-8" into the allowable building envelope, in accordance with setback regulations.

1/8" = 1'-0"

0 8 16 24 32

KOND ARCHITECTS

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: 6/13/24
PROJECT NO 2406

REV DATE

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. KOND LICENSED PROFESSIONAL ARCHITECT No. 20012 HAWAII, U.S.A.

This work was prepared by me or under my supervision and Construction of this project will be under my observation. (sec. 16-82-6, dept of commerce and consumer affairs)

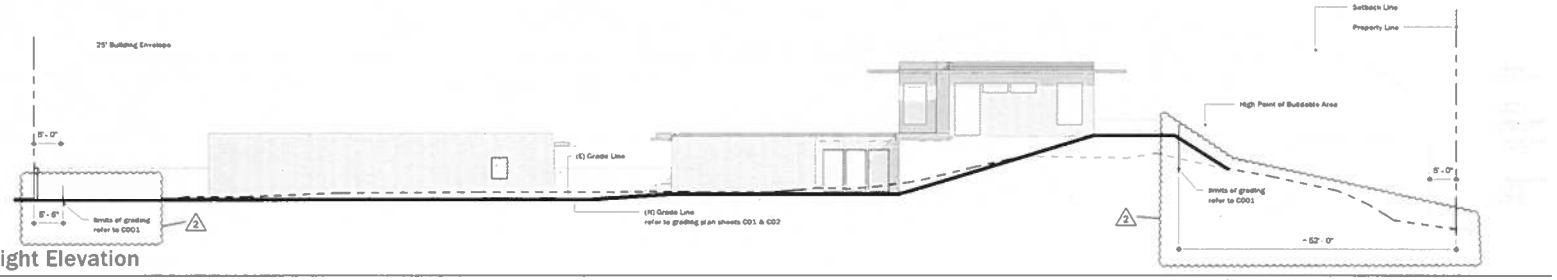
Elevations

SCALE: As Indicated

A005

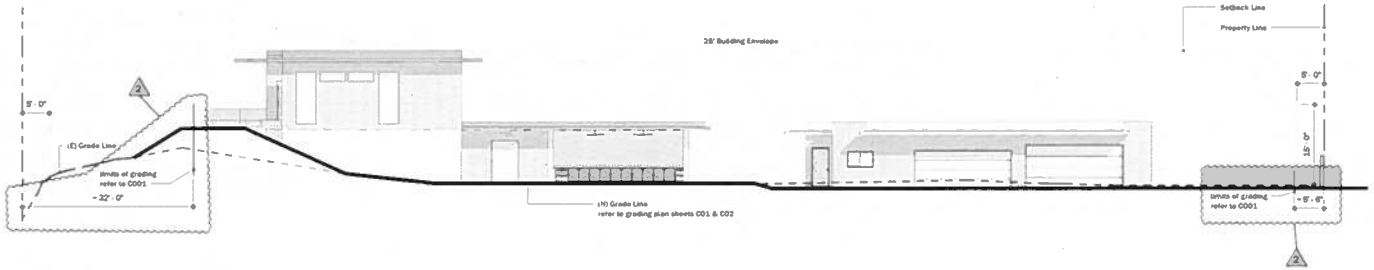
DRAWN BY CK

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'

KONO ARCHITECTS

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 10/4/24
2 12/2/24

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 ten parking stalls. revised area calcs.

CHRISTOPHER J. KONO LICENSED PROFESSIONAL ARCHITECT No. 7012 HAWAII, U.S.A.

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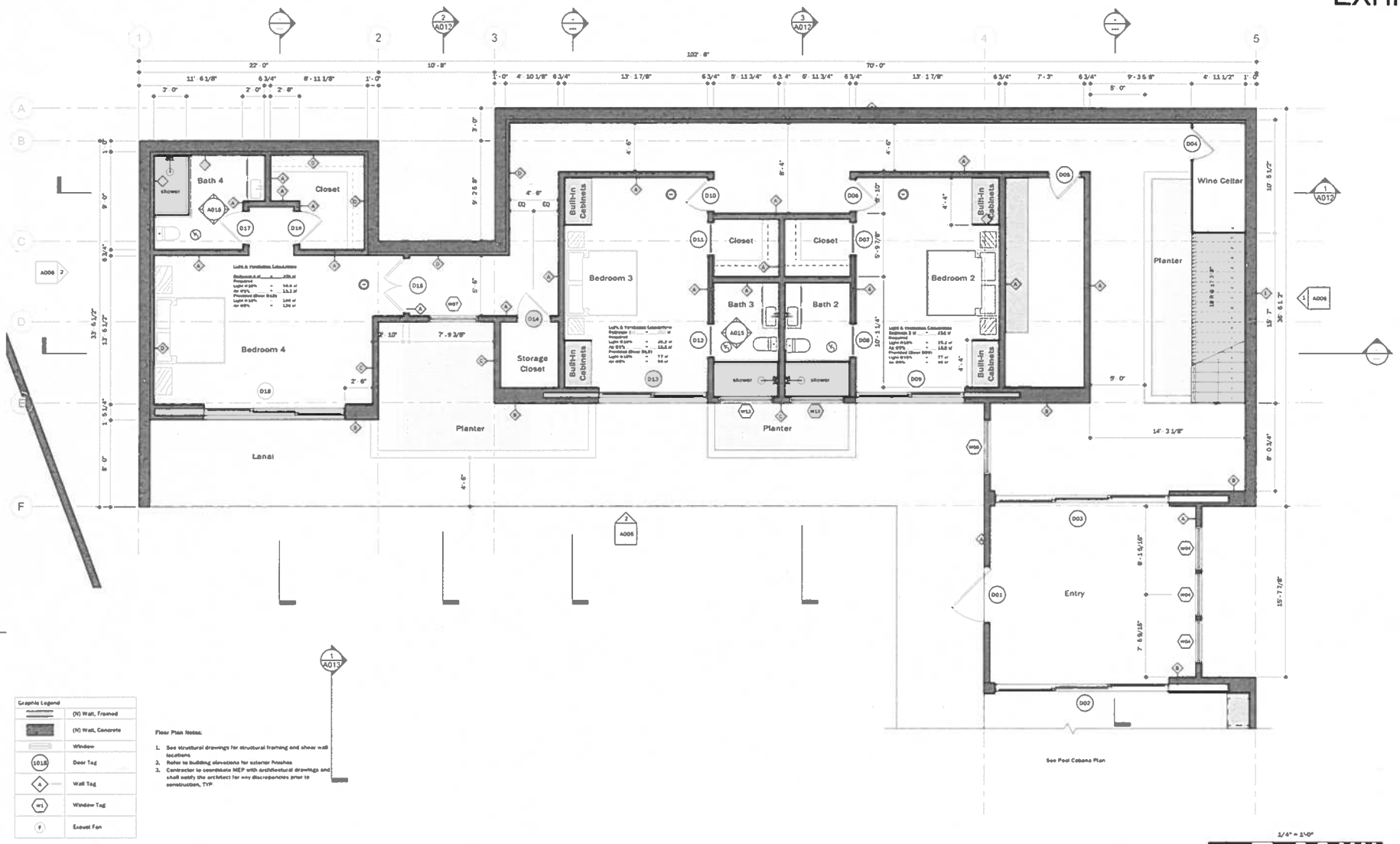
Elevations

SCALE: As indicated

A006

DRAWN BY CK

EXHIBIT C-5



1 First Floor Plan
SCALE: 1/4" = 1'-0"

KOHO ARCHITECTS

PROJECT
12 Kailua

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

DATE 06/29/24
PROJECT NO 2408
REVISION DATE

NOTES

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

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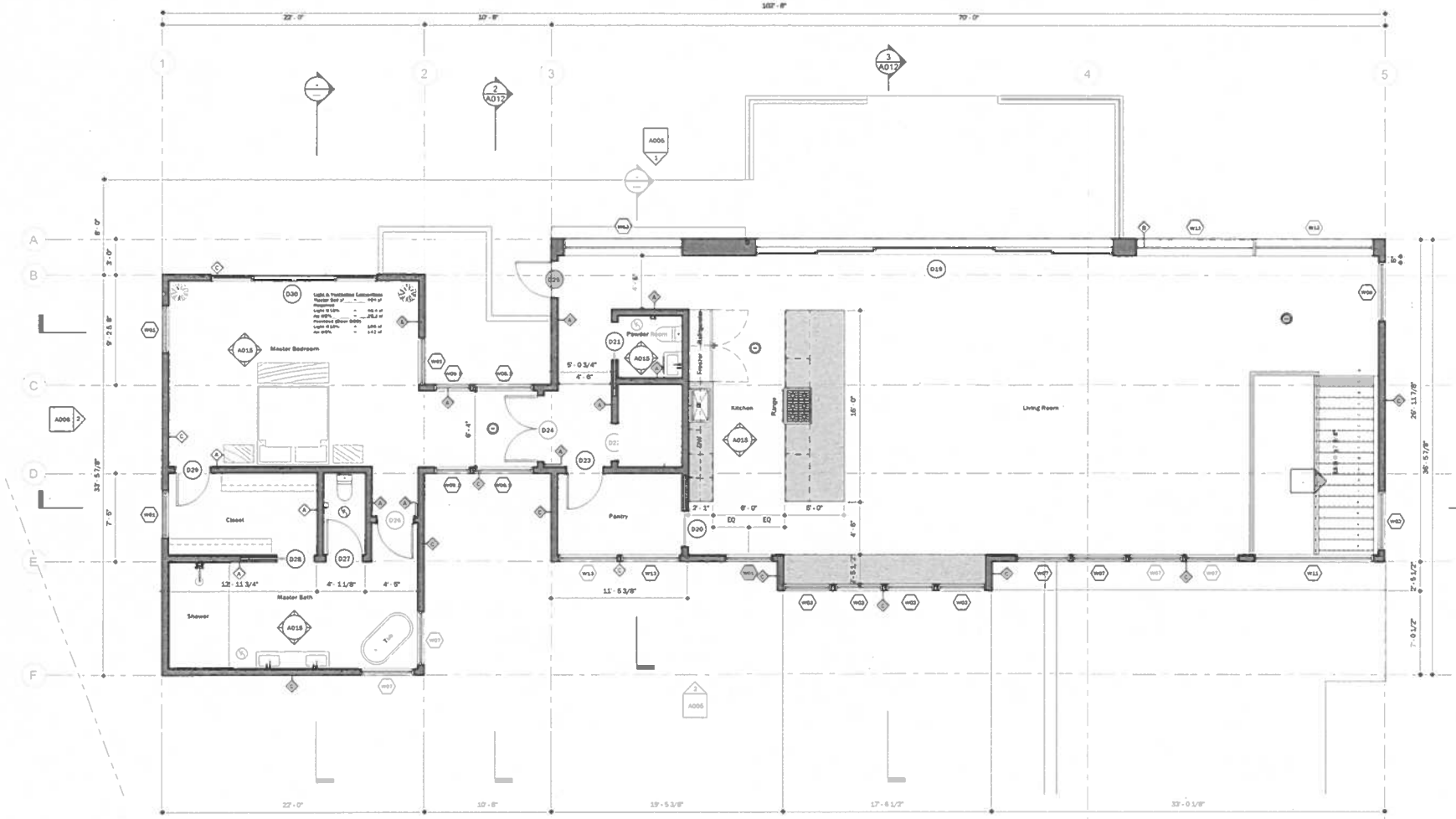
First Floor Plan

SCALE 1/4" = 1'-0"

A002

DRAWN BY CK

EXHIBIT C-6



Graphic Legend	
	(N) Wall, Framed
	(N) Wall, Concrete
	Window
101B	Door Tag
A	Wall Tag
W1	Window Tag
F	Exhaust 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 Second Floor Plan
SCALE: 1/4" = 1'-0"

KONO ARCHITECTS

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.

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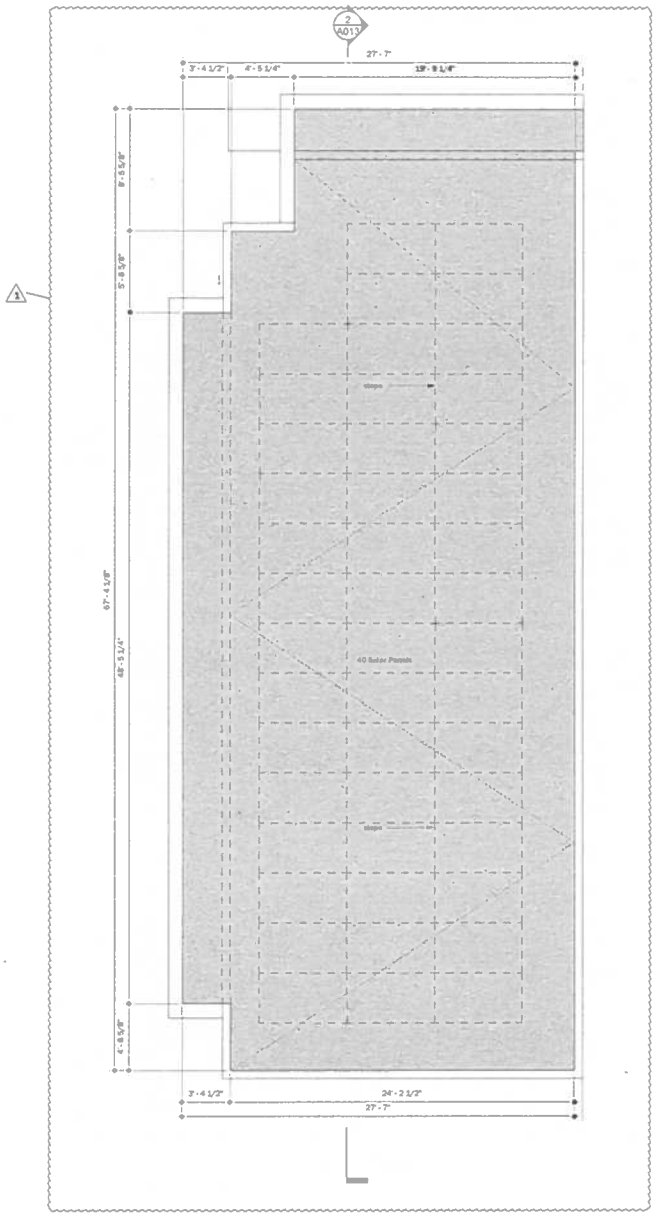
Second Floor Plan

SCALE 1/4" = 1'-0"

A003

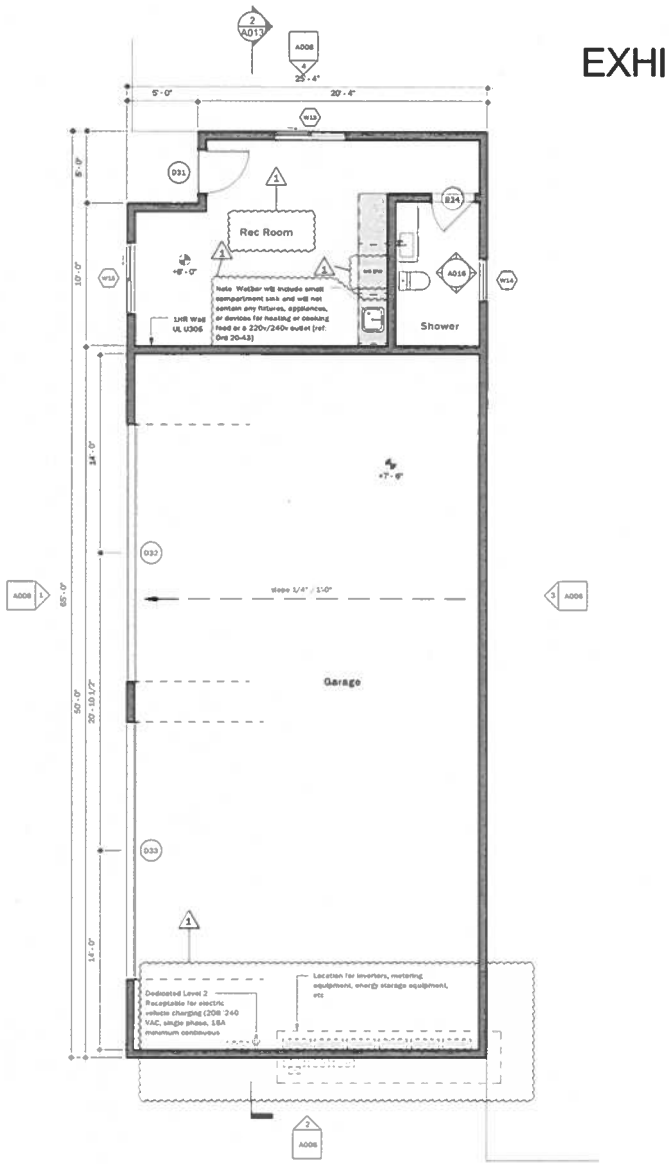
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EXHIBIT C-7



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

KONO ARCHITECTS

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 10/4/24 Plan Review

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

CHRISTOPHER J. KONO
LICENSED PROFESSIONAL ARCHITECT
No. 20812
HAWAII, U.S.A.

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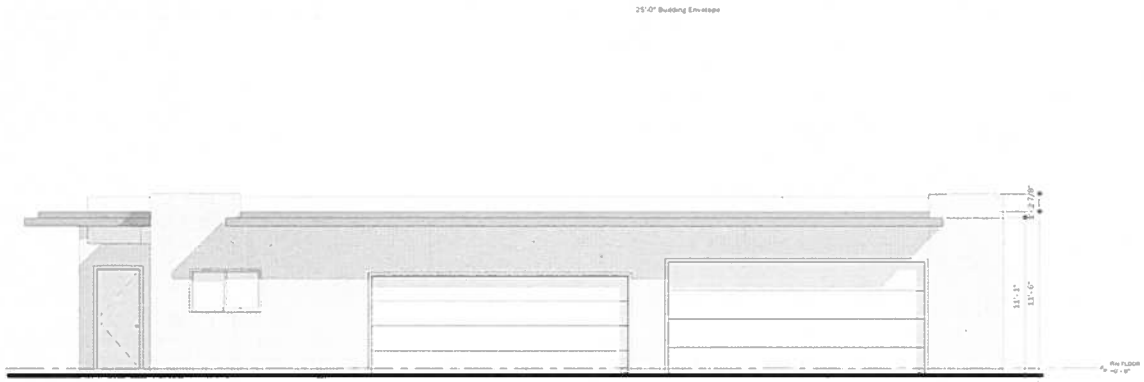
Garage Floor Plans

SCALE 1/4" = 1'-0"

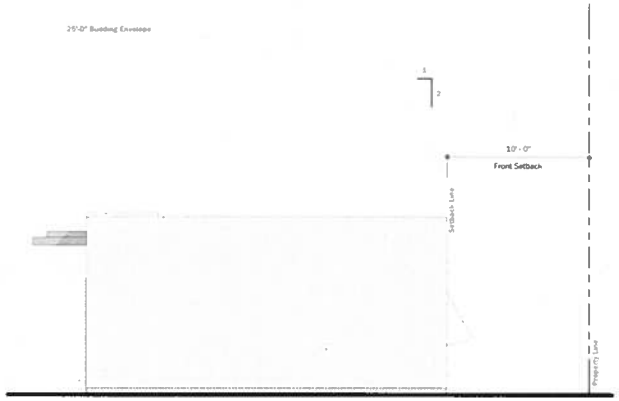
A007

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EXHIBIT C-8



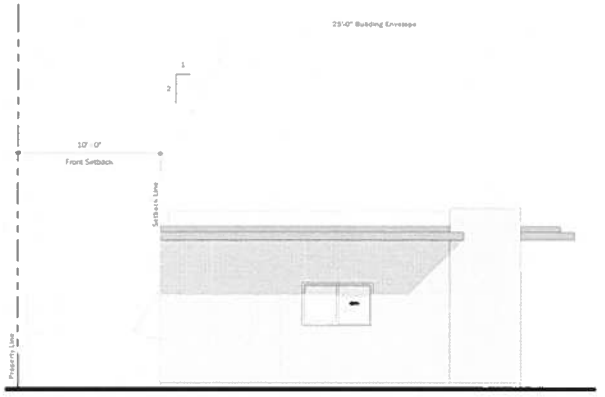
1 **Garage - Front**
SCALE: 1/4" = 1'-0"



2 **Garage - Right**
SCALE: 1/4" = 1'-0"



3 **Garage - Rear**
SCALE: 1/4" = 1'-0"



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

1/4" = 1'-0"
0 4 8 12 16

KOHO ARCHITECTS

PROJECT
12 Kailua

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

DATE: 05/29/24
PROJECT NO 2406

REVISION DATE

NOTES

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

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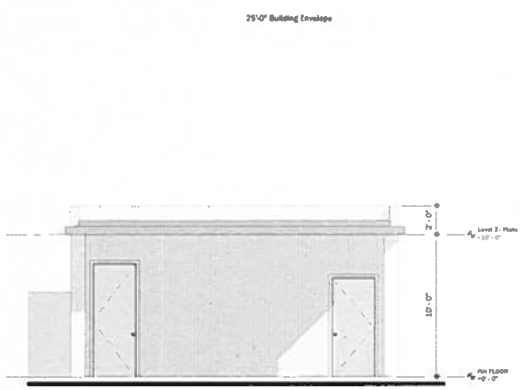
Garage Elevations

SCALE 1/4" = 1'-0"

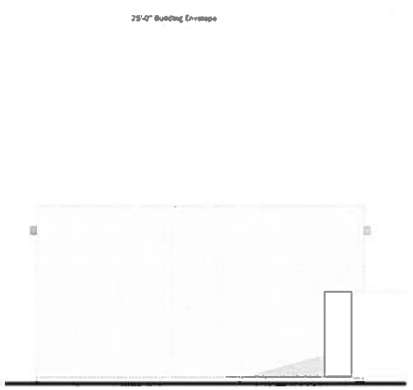
A008

DRAWN BY CK

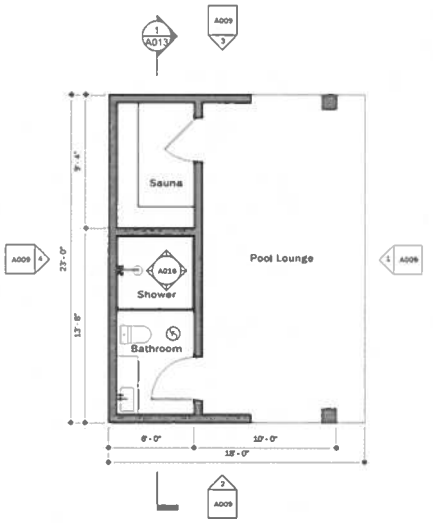
EXHIBIT C-9



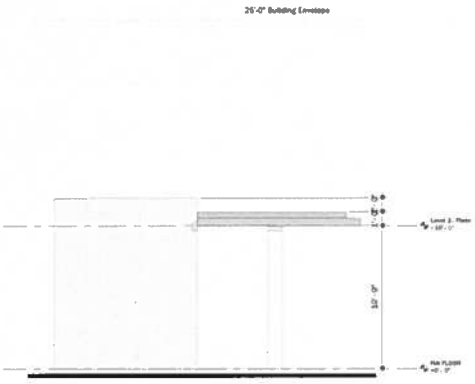
1 Pool Lounge - Front
SCALE: 1/4" = 1'-0"



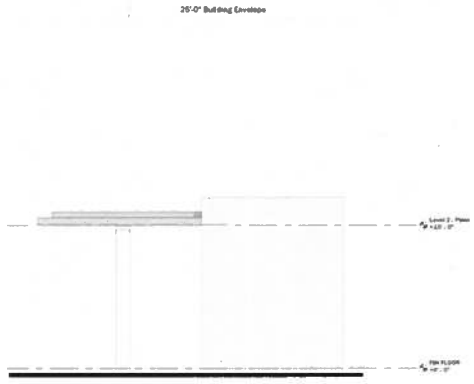
4 Pool Lounge - Rear
SCALE: 1/4" = 1'-0"



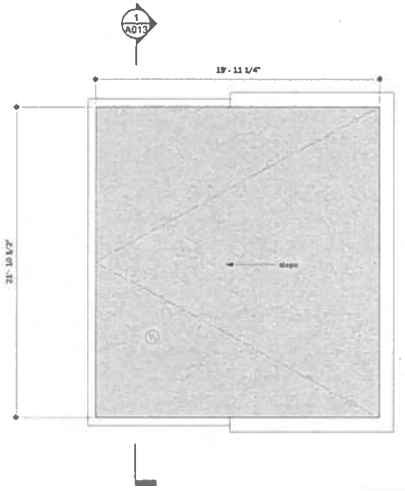
7 Pool Lounge Floor Plan
SCALE: 1/4" = 1'-0"



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

KOMO ARCHITECTS

PROJECT
12 Kailua

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

DATE: 05/29/24
PROJECT NO 2488
REVISION DATE

HOTELS

CHRISTOPHER J KOMO
LICENSED PROFESSIONAL ARCHITECT
No 20017
HAWAII, U.S.A.

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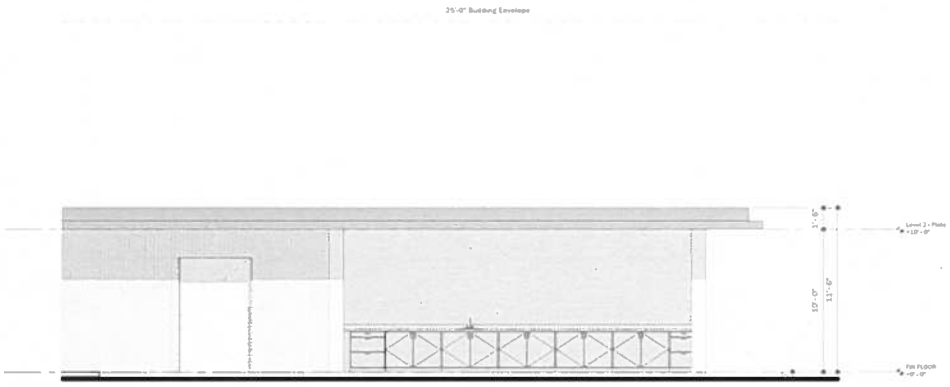
Pool Lounge

SCALE 1/4" = 1'-0"

A009

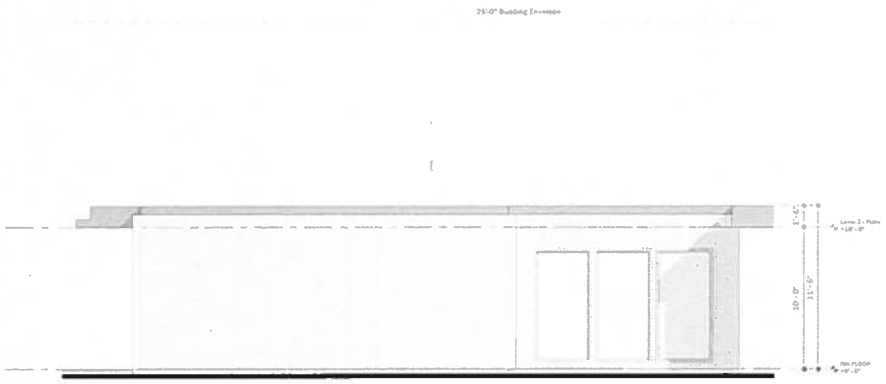
DRAWN BY: CK

EXHIBIT C-10



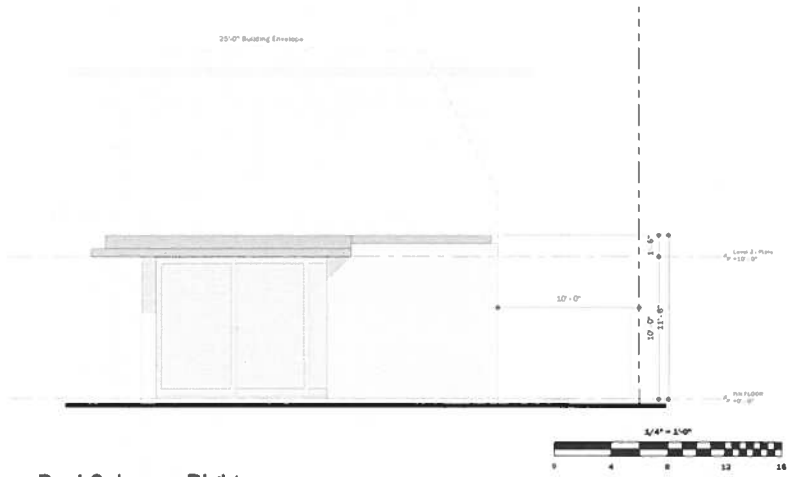
1 **Pool Cabana/Entrance - Front**

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



3 **Pool Cabana - Back**

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



2 **Pool Cabana - Right**

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

KOHO ARCHITECTS

PROJECT
12 Kailua

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

DATE: 06/29/24
PROJECT NO 2408

REVISION DATE

NOTES

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

This work was prepared by me or under my supervision and Construction of this project will be under my observation. (per. 16-217-8, dept of commerce and consumer affairs)

Pool Cabana Elevations

SCALE 1/4" = 1'-0"

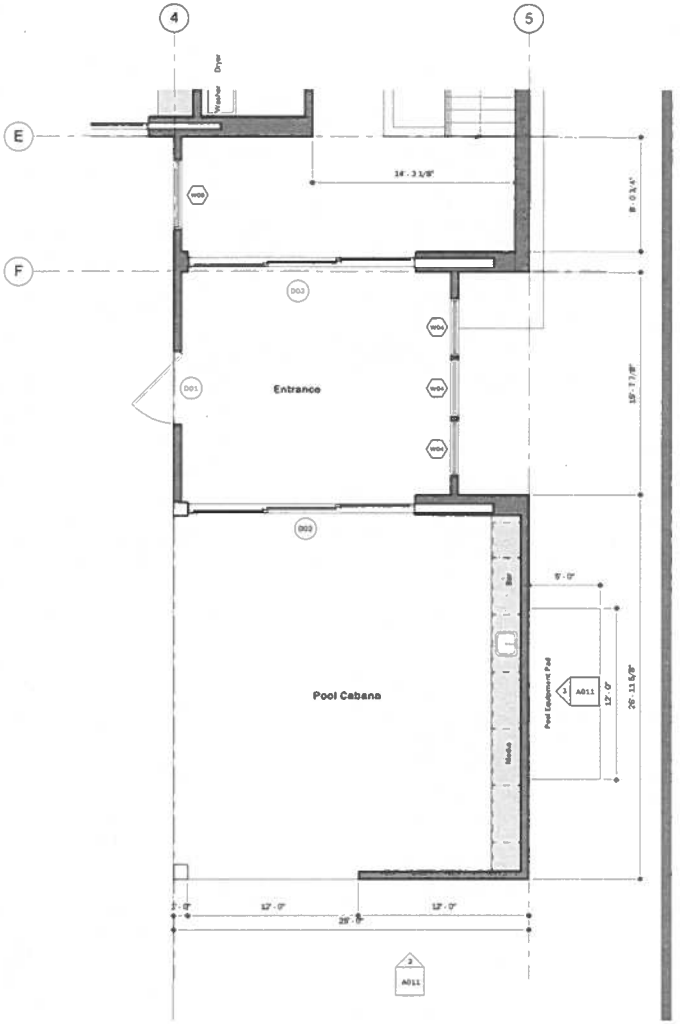
A011

DRAWN BY: CK

EXHIBIT C-11



1 **Pool Caban Roof Plan**
SCALE: 1/4" = 1'-0"



2 **Pool Cabana/Entrace Floor Plan**
SCALE: 1/4" = 1'-0"

3/4" = 1'-0"

KOMO ARCHITECTS

PROJECT
12 Kailua

12 Kailua Road
Kailua, HI 96734
TMK: 4-3-012:091

DATE: 05/29/24
PROJECT NO 2488

REVISION DATE

NOTES

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This work was prepared by me or under my supervision and Construction of this project will be under my observation. (per HAR 16-8.2-8, dept of commerce and consumer affairs)

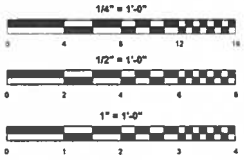
Pool Cabana Plans

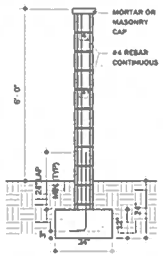
SCALE 1/4" = 1'-0"

A010

DRAWN BY CK

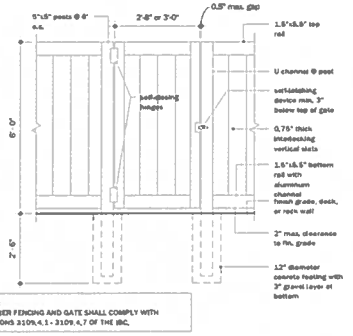
EXHIBIT C-12





6 WALL/FENCE DETAIL

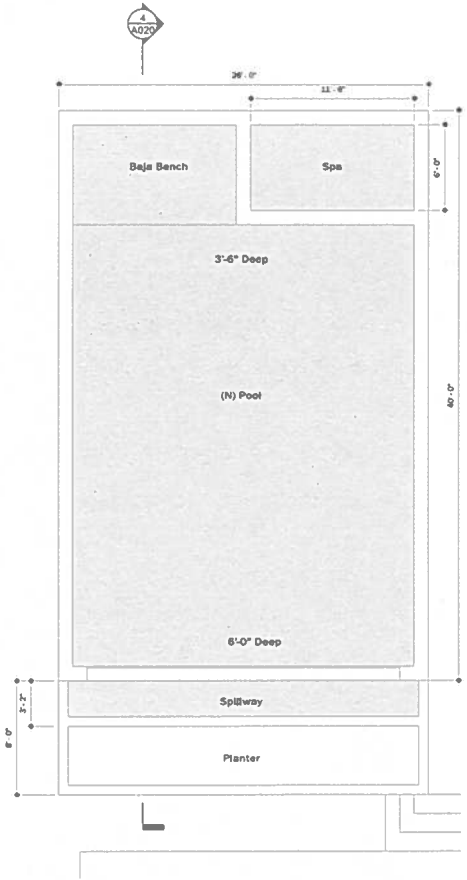
SCALE: 1/2" = 1'-0"



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

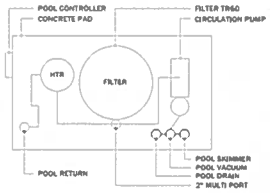
5 POOL FENCING DETAIL

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



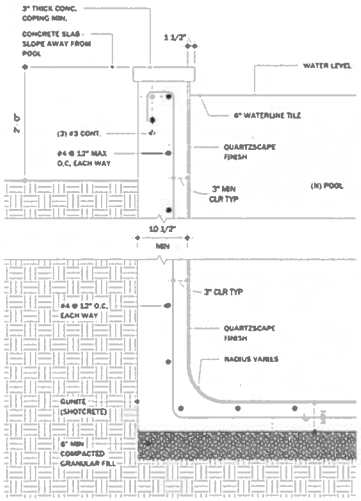
3 Pool plan

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



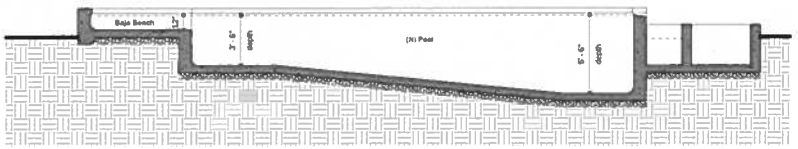
Pool Equipment Layout

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 60.
5. Provide 3" cover over all rebars.
6. Rebars shall be #4 @ 12" o.c. each way. Include alternate verticals into bond beams at rebar's below 5' depth.
7. Provide #4 @ 8" 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 sedimentladen 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 680.
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 125-volt 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 & maintained via (a) 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 temps 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.hpdes@honolulu.gov) confirming the temps and good house keeping measures are in compliance.

KONO ARCHITECTS

PROJECT
12 Kailua

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

DATE: 06/28/24
PROJECT NO 2486
REVISION DATE

NOTES

CHRISTOPHER J. KONO
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No. 20012
HAWAII, U.S.A.

This work was prepared by me or under my supervision and construction of this project will be under my observation, (per. 16-82-6, 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 DISCHARGED 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 A 6-FOOT WIDE BENCHING IN ACCORDANCE WITH ROH CHAPTER 14, ARTICLE 18. 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 LEAVING 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 CONTAMINATED 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

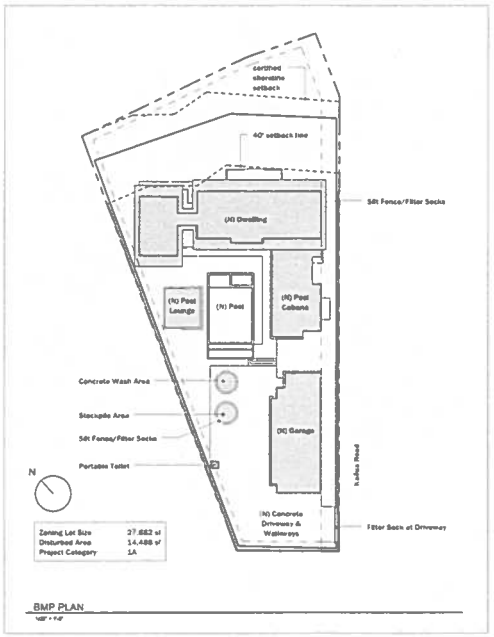
SCHEDULE NOTES: :

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.

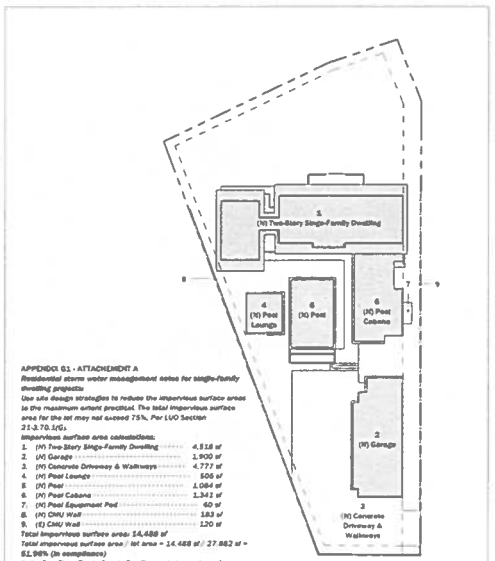
PROJECT SCHEDULE: :

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 PERIMETER CONTROLS	DAY 1
PERFORM PRE-CONSTRUCTION INSPECTION	DAY 1
SITE CLEARING	3 DAYS
CONCRETE FOUNDATION	1 WEEK
VERTICAL CONSTRUCTION THROUGH FINAL STABILIZATION	6 MONTHS
DEMOBILIZE EQUIPMENT AND MATERIALS	2 DAYS
REMOVE DRAIN INLET PROTECTION AND PERIMETER CONTROLS	1 DAY
SWEEPING AND WASTE DISPOSAL	DAILY



BMP PLAN



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:

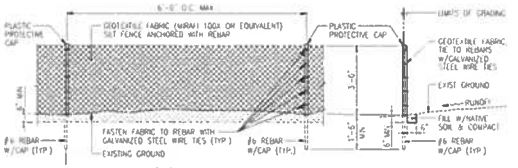
1. (N) Two-Story Single-Family Dwelling ..... 4,918 sf
2. (N) Garage ..... 1,900 sf
3. (N) Concrete Driveway & Walkways ..... 4,777 sf
4. (N) Pool Lounge ..... 506 sf
5. (N) Pool ..... 1,084 sf
6. (N) Pool Cabana ..... 1,341 sf
7. (N) Pool Equipment Pad ..... 60 sf
8. (N) CMU Wall ..... 183 sf
9. (E) CMU Wall ..... 120 sf

Total impervious surface area: 14,488 sf

Total impervious surface area / lot area = 14,488 sf / 27,882 sf = 51.98% (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



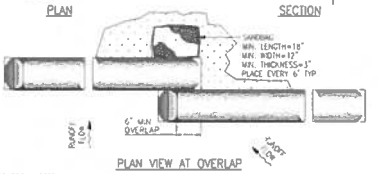
ELEVATION SECTION

SILT FENCE DETAIL

NOT TO SCALE



PLAN SECTION



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 740 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.

KOMO ARCHITECTS

PROJECT
12 Kailua

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

DATE: 05/29/24
PROJECT NO: 2406

REVISION DATE

NOTES

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

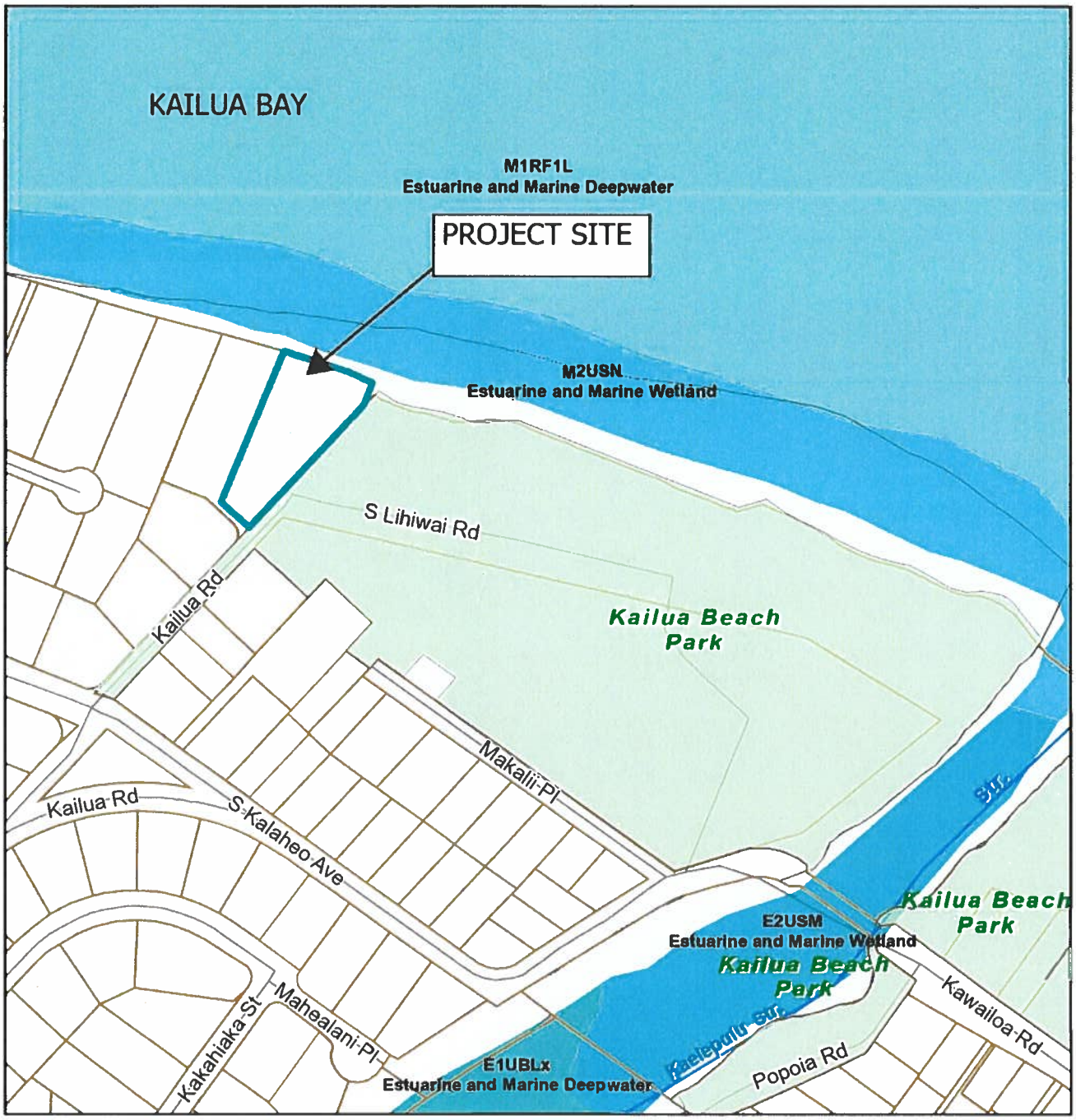
These plans were prepared by me or under my supervision and constitute one of the project sets of plans and documents and shall not be used for any other project without the written consent of the architect. Ideas and designs incorporated herein, as an instrument of service, are the property of the architect and shall not be used in whole or in part for any other project without the written consent of the architect.

ESCP

SCALE As indicated

002

DRAWN BY CK



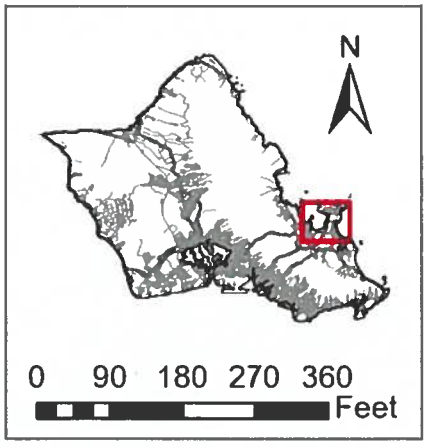


EXHIBIT D
WETLAND MAP

FILE NO. 2024/SMA-131

TAX MAP KEY 4-3-012: 001

12 KAILUA ROAD - KAILUA

February 2025

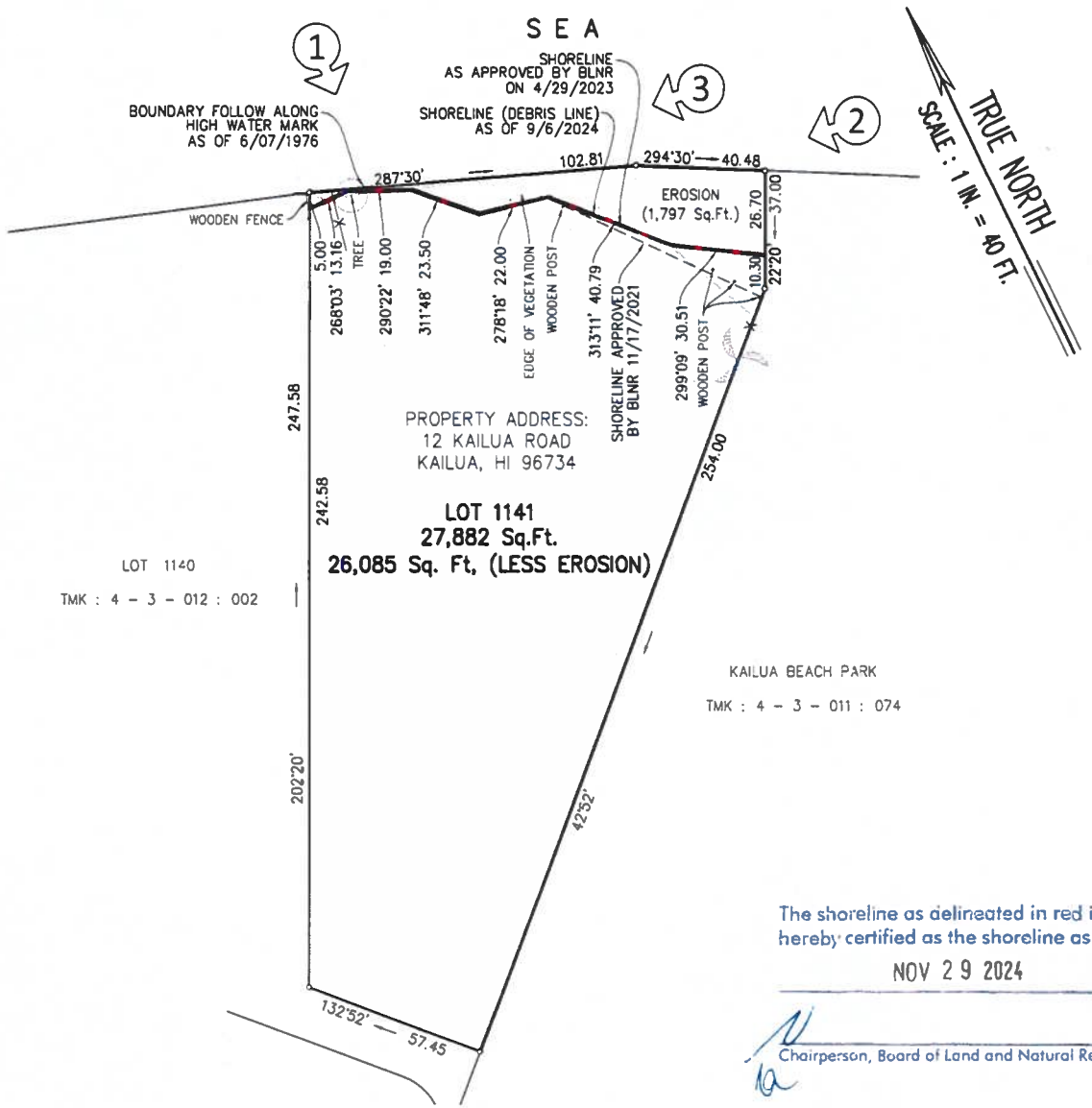
Department of Planning and Permitting
Land Use Permits Division
City and County of Honolulu

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/gg#/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

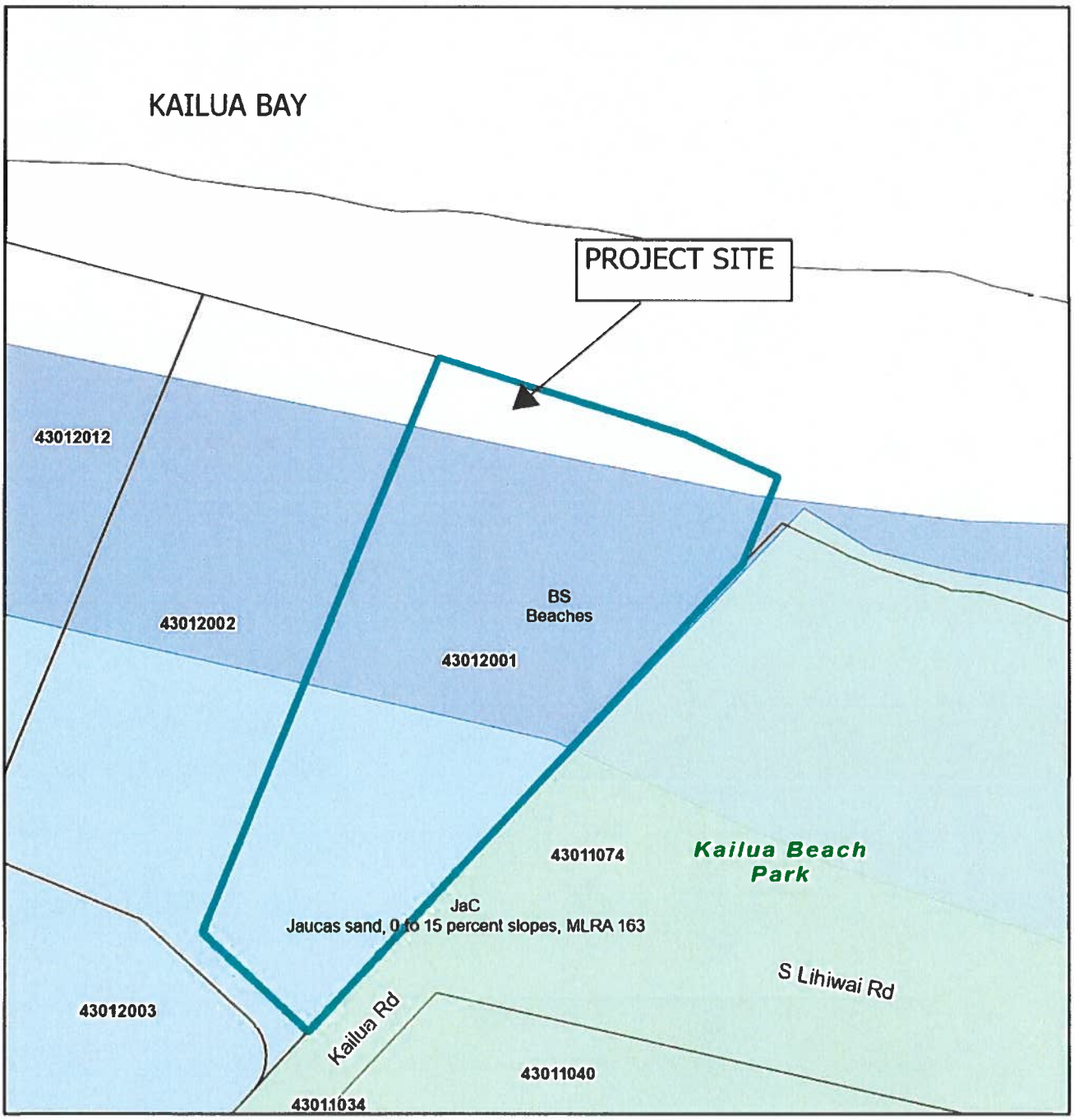




EXHIBIT G
SOIL MAP

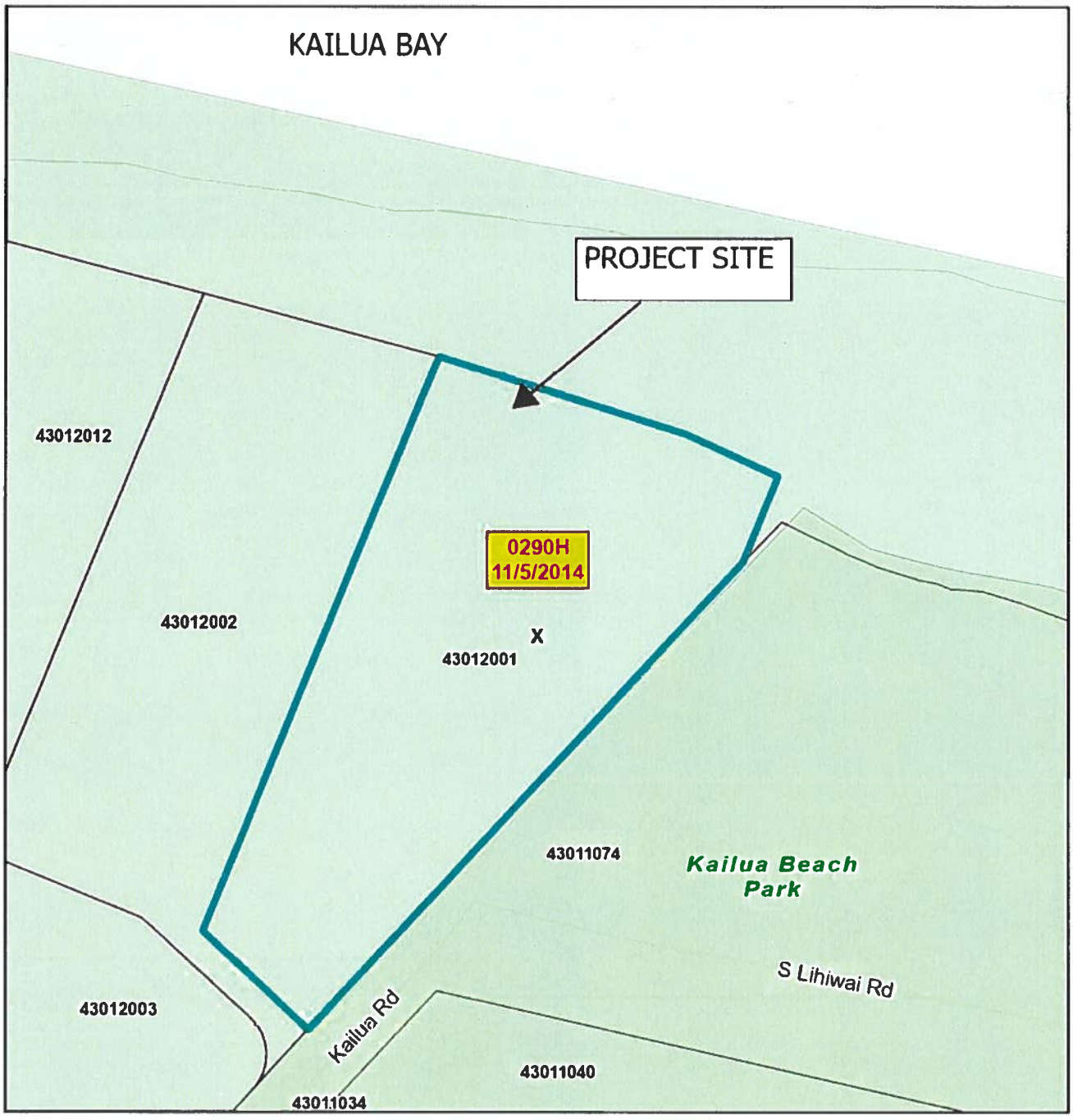
FILE NO. 2024/SMA-131

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



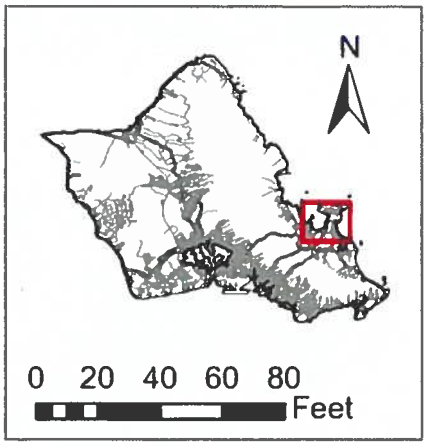


EXHIBIT H
FLOOD MAP

FILE NO. 2024/SMA-131

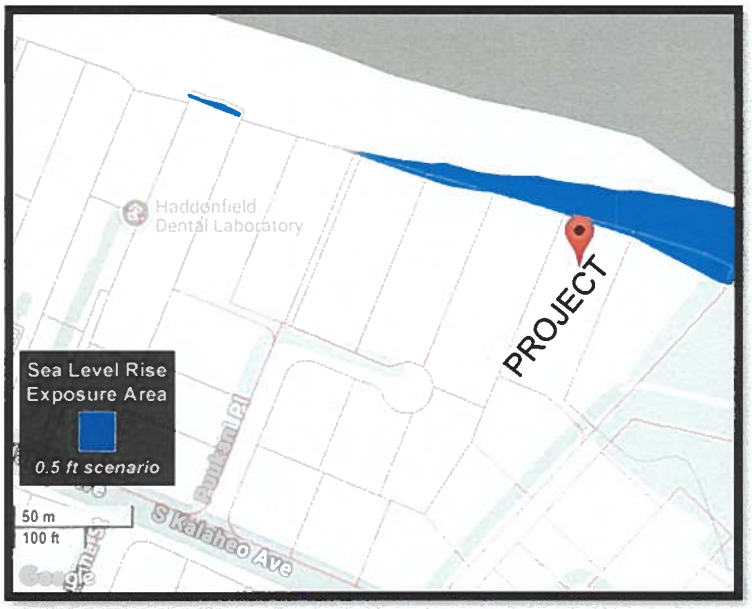
TAX MAP KEY 4-3-012: 001

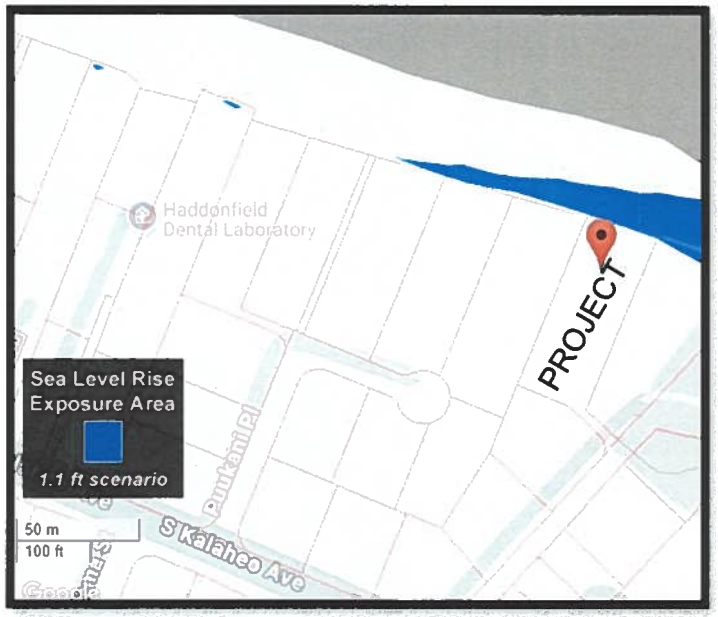
12 KAILUA ROAD - KAILUA

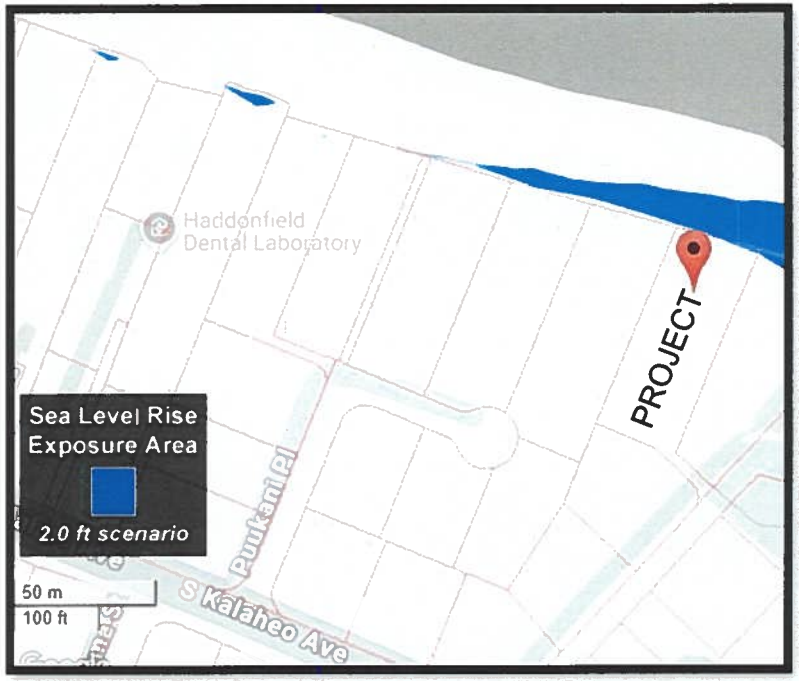
February 2025

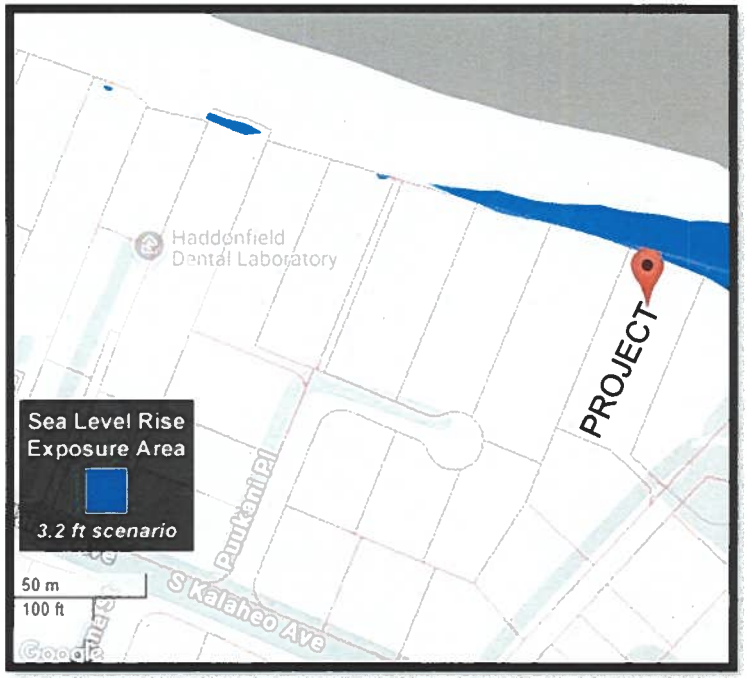
Department of Planning and Permitting
Land Use Permits Division
City and County of Honolulu

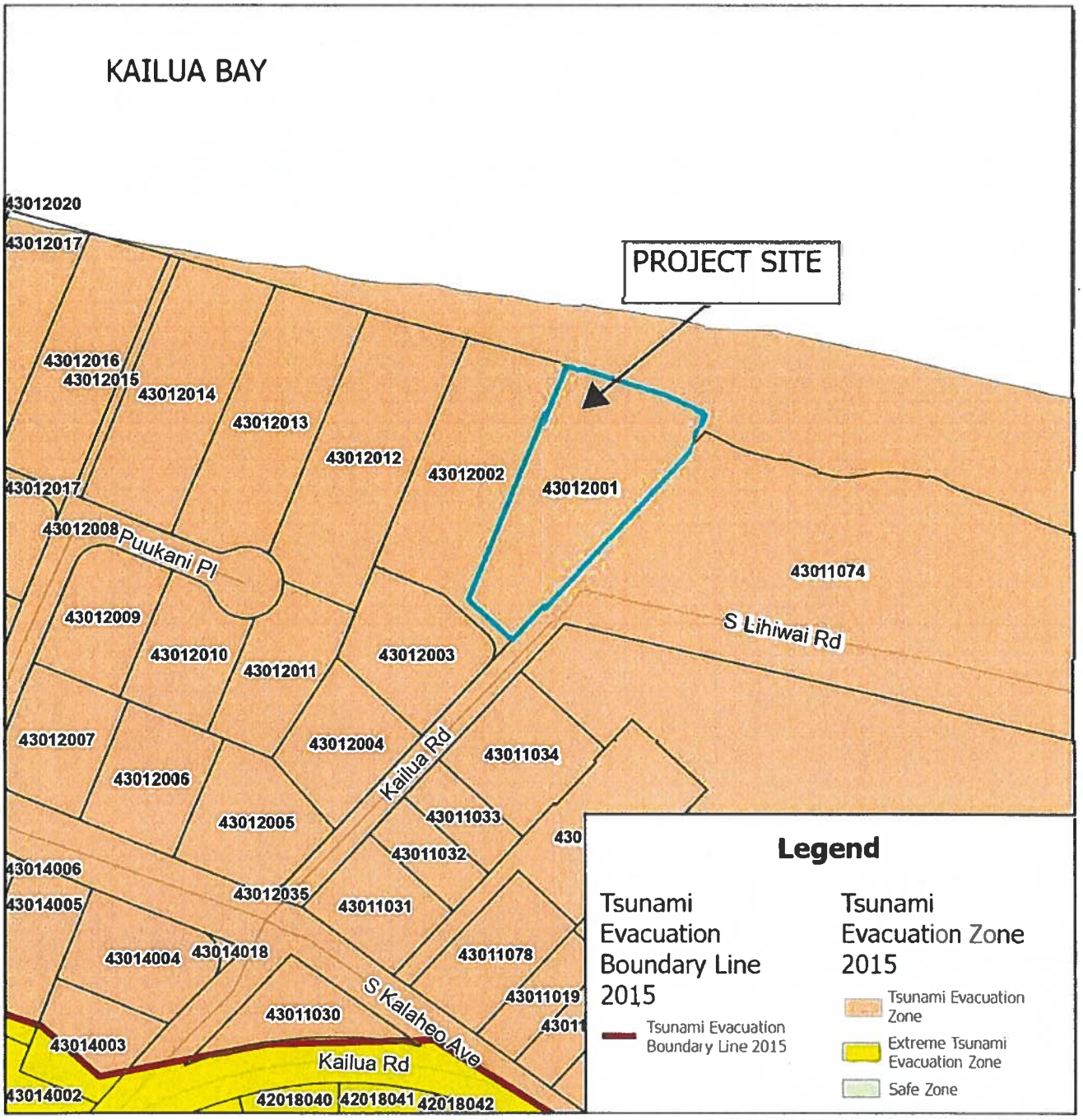
EXHIBIT I


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


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


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


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



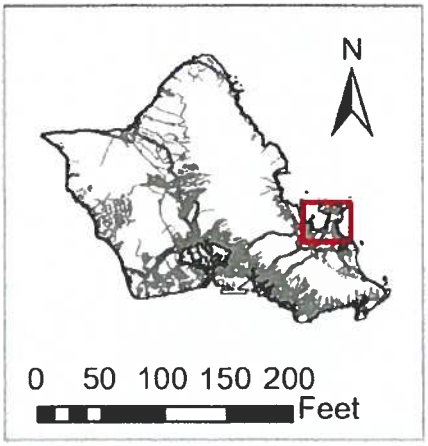


EXHIBIT J
TSUNAMI MAP

FILE NO. 2024/SMA-131

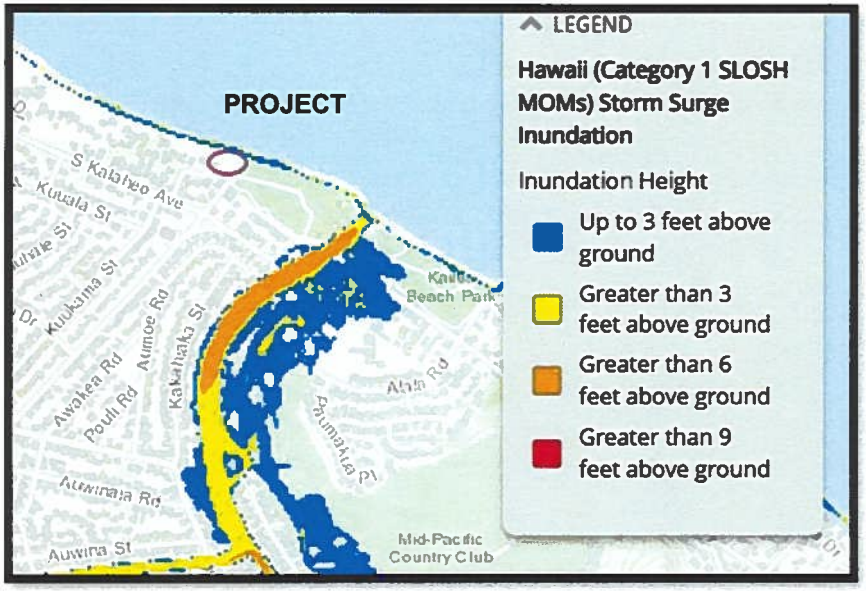
TAX MAP KEY 4-3-012: 001

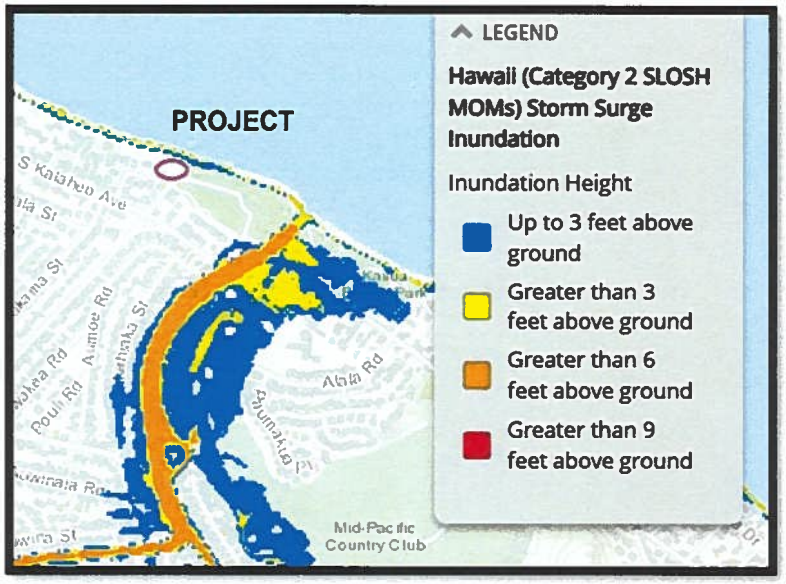
12 KAILUA ROAD - KAILUA

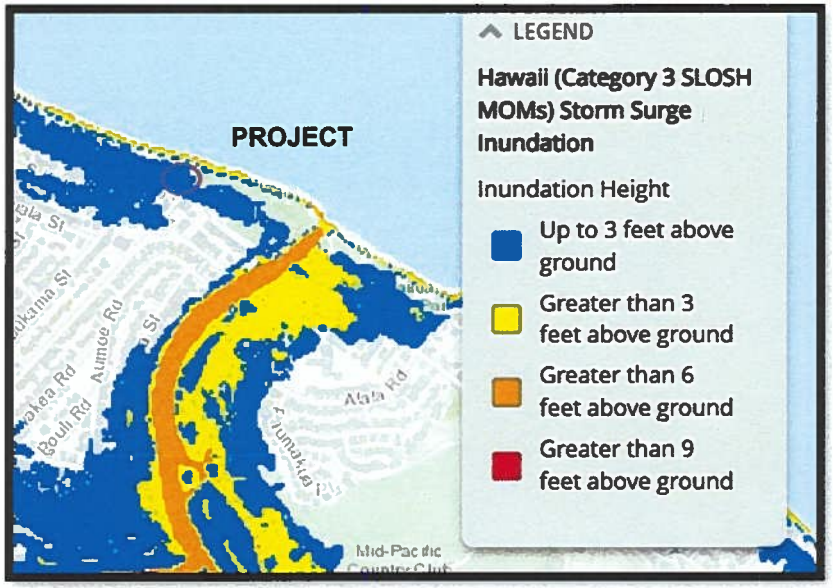
February 2025

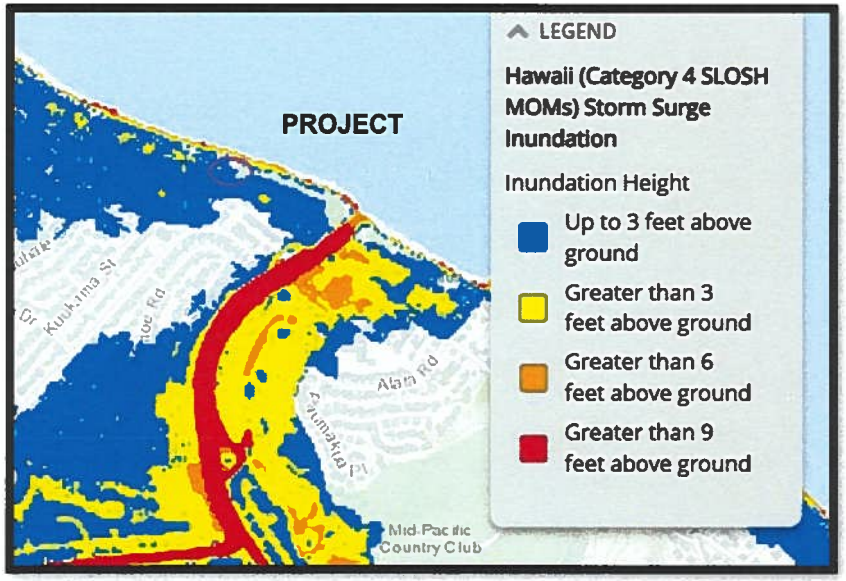
Department of Planning and Permitting
Land Use Permits Division
City and County of Honolulu

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
Auimoe Rd
Pouli Rd
Kakahaka St
Kaiolu Beach Park
Alala Rd
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
Alala 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
Alala Rd
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
Alala Rd
Mid-Pacific Country Club

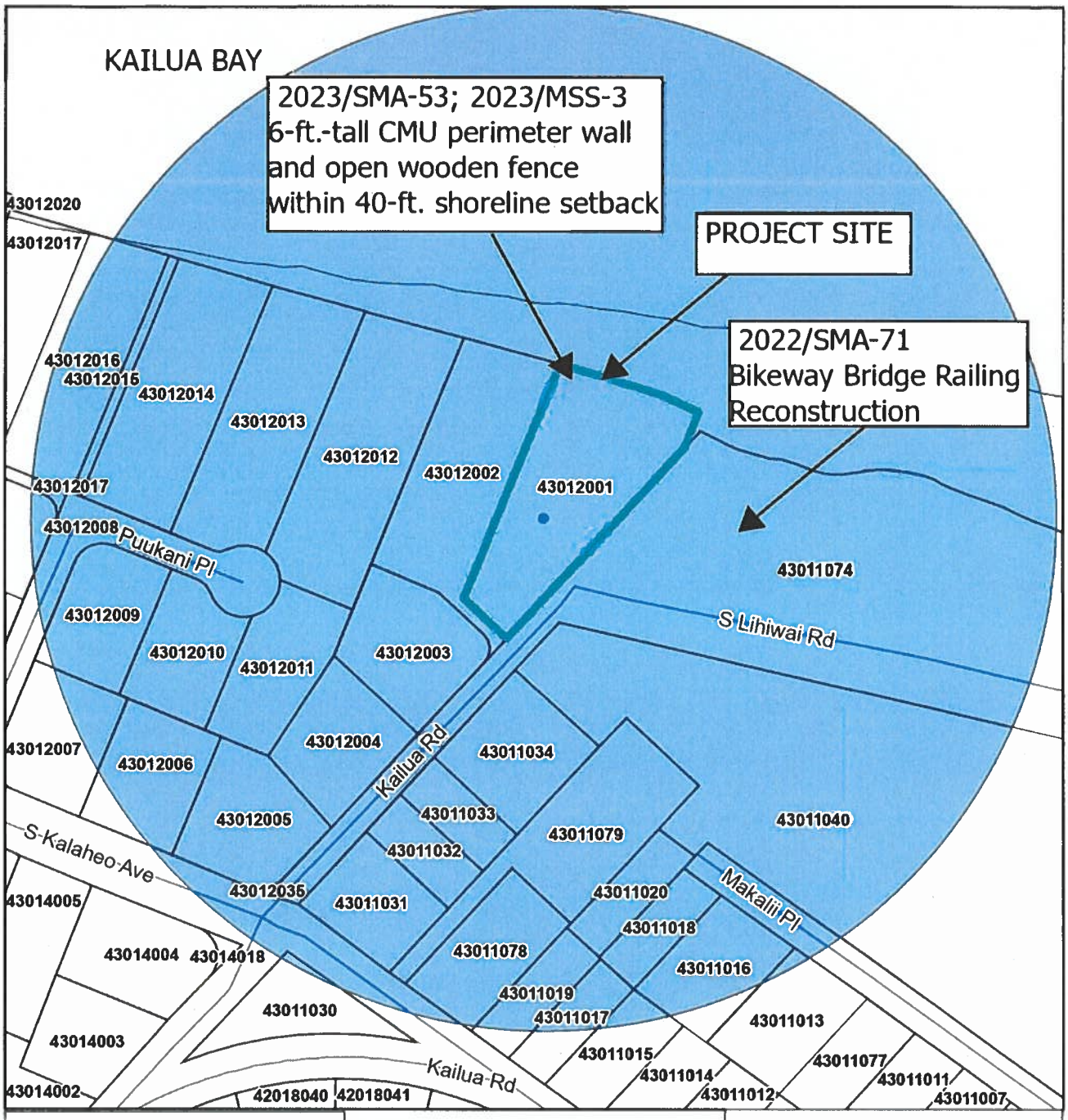




EXHIBIT L
500 FT. RADIUS CUMULATIVE MAP

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

Report Title:
Special Management Area ("SMA") Major Permit; Land Use Permit; Department of Planning and Permitting ("DPP"); Kailua, Oʻahu; Kailua, Oahu

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