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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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May 6, 2025

2025/SMA-2 (MAK)

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
Rennaker Residence - New Single-Family Dwelling
55-133 Kamehameha Highway - Lā'ie
Tax Map Key 5-5-001: 014

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 demolition of an existing single-family dwelling, and the construction of a new two-story, single-family dwelling and swimming pool on a shoreline lot in the R-5 Residential District and SMA in Lā'ie.

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. 344

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-18, D-1, D-2, and E through K
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

55-133 LLC

FOR A

SPECIAL MANAGEMENT AREA
(SMA) MAJOR PERMIT

File No. 2025/SMA-2 (MAK)

FINDINGS OF FACT, CONCLUSIONS OF LAW, AND RECOMMENDATION

I. APPLICATION

A. Basic Information:

LANDOWNER/APPLICANT:	55-133 LLC (Jason Rennaker)
AGENT:	WHALE Environmental Services LLC (Mark Howland)
LOCATION:	55-133 Kamehameha Highway - Lā'ie (Exhibit A)
TAX MAP KEY (TMK):	5-5-001: 014 (Lots 2 and 3)
ZONING:	R-5 Residential District (R-5 District; Exhibit B)
STATE LAND USE:	Urban
DEVELOPMENT PLAN:	Ko'olau Loa Sustainable Communities Plan (KLSCP)

B. Proposal: The Applicant seeks an SMA Major Permit to allow the construction of a new two-story, single-family dwelling and swimming pool, which is located on a shoreline lot in the R-5 District and SMA in Lā'ie (Project; see Exhibits C-1 through C-18). According to the application, the Project total floor area will be 6,209 square (sq.) feet (ft.), or a floor area ratio of 0.19, the total building area will be 3,782 sq. ft., or lot coverage of 15 percent; and the site will have approximately 44 percent impervious surface area. The Applicant proposes to demolish the existing single-

family dwelling. The new swimming pool will be 34.42-ft.-long by 15-ft.-wide and eight-ft.-deep.

The Project is being processed under Building Permit (BP) Application No. A2024-03-0419, which was submitted on March 11, 2024, prior to shoreline setback changes effective date of July 1, 2024. However, the zoning lots were created through a recent subdivision (No. 2008/SUB-227), which required that a 60-ft. shoreline setback be applied. Therefore, considering the accreting shoreline, the shoreline setback is 60 ft. regardless of the time the BP application was submitted.

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 Project will be serviced by a private individual wastewater treatment system, which is under the jurisdiction of the State Department of Health. The Project will cost approximately $1,200,000.

C. Background: The subject TMK was subdivided into four separate zoning lots under Subdivision File No. 2008/SUB-227. Lot 1 is now TMK 5-5-001: 084, and Lots 2, 3, and 4 remain as part of the subject TMK. The Project is located on Lots 2 and 3, which were jointly developed under Conditional Use Permit (CUP) No. 2011/CUP-32, and therefore considered one zoning lot. This was necessary to allow the subdivision, as the existing single-family dwelling (Dwelling A) would otherwise straddle the new lot line. According to our records, together Lots 2 and 3 are currently developed with a total of two single-family detached dwellings (Dwellings A and B; see Exhibit C-4). The Applicant now seeks to demolish Dwelling A and construct a new one in the same place. Dwelling B is under separate ownership and no work is being proposed at this time.

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	Subject TMK: 77,198 sq. ft. Lots 2 and 3 (jointly developed): 46,678 sq. ft. (48,795 sq. ft. minus 2,117 sq. ft. of erosion).
Lot Shape	Rectangular.
Topography	Along Kamehameha Highway, the lot is relatively level, with the elevation being 10 ft. above mean sea level (MSL). Moving seaward, near the middle of the lot the site's elevation slopes down toward the ocean to five ft. above MSL and then back up to about eight ft. above MSL before sloping back down. Essentially, at the rear of the property is a sand embankment that has been growing in recent years. The Project is located within an elevation that ranges from about five ft. to 10 ft. above MSL.

Existing Development	Two single-family dwellings.
Surrounding Uses	To the north - Single-family dwellings and ʻAʻakakiʻi Gulch To the south - Single-family dwellings and Kokololio Gulch To the east - Kalela Beach and Pacific Ocean To the west - Kamehameha Highway
Certified Shoreline Survey (CSS)	The CSS, dated December 14, 2024, shows that the shoreline follows along the top of the bank of the property as mapped on November 10, 2024 (see Exhibit D-1). The survey notes a 1,945-sq.-ft. erosion area (958 sq. ft. + 987 sq. ft.) between Lot 2 and portion of Lot 3. According to the March 8, 2018 CCS, the remaining portion of Lot 3 had 172 sq. ft. of erosion (see Exhibit D-2). Given this, the total erosion area is 2,117 sq. ft. and the total lot area is 46,678 sq. ft.
Nearest Body of Water	*Pacific Ocean* - Estuarine and Marine Wetland and Deepwater *ʻAʻakakiʻi Gulch* - Freshwater Forested Shrub Wetland *Kokololio Gulch* - Freshwater Forested Shrub Wetland (United States Fish and Wildlife Service [USFWS] National Wetlands Inventory; see Exhibit E).
Soil Classifications (*mauka to makai)*	*Mokuleia Loam* - Zero to two percent slopes, well drained, permeability is high, and runoff is very low *Jaucas Sands* - Zero to 15 percent slopes, excessively drained, permeability is high to very high, and runoff is low. *Beach Sands* - One to five percent slopes, excessively drained, permeability is high to very high, and runoff is very low (United States Department of Agriculture [USDA] - Natural Resources Conservation Service [NRCS]; see Exhibit F).
Vegetation	The property is landscaped with grass and various trees with typical dune vegetation along the shoreline.
Flood Zone	*Flood Zone AE* – Areas considered to be the flood fringe area with a base flood elevation (BFE) of eight ft. above MSL. (Federal Emergency Management Agency Flood Insurance Rate Map Panel No. 15003C0045H - November 5, 2014; see Exhibit G).
Sea Level Rise (SLR) – Exposure Area	The Project area is not projected to be significantly impacted by coastal erosion or SLR. Only a small portion of the site near the shoreline will be impacted under a scenario envisioning 3.2 ft. of SLR. (University of Hawaiʻi Pacific Island Ocean Observing System SLR Viewer; see Exhibit H).

Shoreline Change Rate	The Project site is accreting an average of 0.81 ft. per year based on the three transects that intersect the site (O'ahu Historical Shoreline Change Map: Kokololio Transects 109, 110, and 111; (0.71 ft. + 0.82 ft. + 0.9 ft.)/3 = 0.81 ft.; see Exhibit H).
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 4 hurricane event (see Exhibit I).
Tsunami	The subject property and the surrounding neighborhood is located within the tsunami evacuation zone (see Exhibit J).
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 Ko'olauloa NB No. 28 on September 14, 2023. Written notice was also provided to adjoining property owners, informing them of the presentation. Proof of mailing the notice was provided via a signed affidavit. These materials were submitted as part of the SMA Permit application.
Public Hearing	The DPP conducted a Public Hearing at 10:00 a.m. on March 14, 2025, at the Frank F. Fasi Municipal Building. Other than the Applicant, Agent, and the DPP staff members, no member of the public attended. Prior to the hearing, one letter of support was received. A recording of the public hearing is available upon request.
Other City Permits and Approvals	Construction permits and BPs. BP Application No. A2024-03-0419 was submitted on March 11, 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 Kalela Beach to the east, Kokololio Beach Park to the south, and Lā'ielohelohe Beach Park to the north (see Exhibit A). Public parking is available at both Beach Parks, and beach access adjacent to the Project site (i.e. Kalela Beach) is only possible from Kokololio Beach Park due to there being a rocky outcrop north of the site that impedes access from Lā'ielohelohe Beach Park. Public shoreline access is and will remain available through the Beach Parks and laterally along the beach. There is no direct public access to the beach through the subject property. According to the CSSs, the Project site was subject to approximately 2,117 sq. ft. of erosion (see Exhibits D-1 and D-2). 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 not identified as historically or culturally significant in the KLSCP, and our records indicate that no historic and cultural resources have been previously identified onsite. That being said, the Project site is a shoreline lot with underlying soils identified as Jaucas sands, which have a higher likelihood of containing subsurface archaeological sites and human burials (see Exhibit F). Taking that into consideration, an Archaeological Inventory Survey (AIS) of the Project site was conducted by Pacific Consulting Services, Inc. Per an agreement with the State Historic Preservation Division (SHPD), the AIS is being conducted in two sessions. The first phase includes the work conducted beforehand, and the second phase of work will be undertaken upon completion of the Dwelling A being demolished and will include subsurface trench excavations within the former building footprint; that work will be added to the AIS as an addendum.

Fieldwork for the first phase included three, two-meter-long trenches around Dwelling A: one on the north side, one on the south side, and one on the east side; no excavations were conducted on the west side of the residence because of an existing septic system and leach field. No subsurface historic properties, features, artifacts, or human skeletal remains were recorded as part of the first phase. The recorded subsurface soil stratigraphy is similar to that recorded during previous archaeological projects and consists primarily of a disturbed stratum above an in situ fine sand deposit. That being said, the additional testing proposed during the second phase may identify new subsurface deposits. Therefore, the Applicant should continue to the second phase of the AIS to ensure the Project does not adversely impact archaeological historic properties or human burials in areas not subject to previous testing. As a condition of approval, the Applicant should be required to provide documentation from the SHPD that the Final AIS was accepted prior to ground disturbance activities, i.e. the construction of the new single-family dwelling and swimming pool.

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-5 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: 'A'akaki'i Gulch, located directly north of the subject TMK and approximately 200 ft. from the Project, is identified as Freshwater Forested Shrub Wetland, and to the east is the Pacific Ocean, which is identified as Estuarine and Marine Wetland and Deepwater (see Exhibit E). The Project site does not contain any areas designated as wetlands and streams. The Project is not anticipated to result in adverse impacts to 'A'akaki'i Gulch or 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 February 12, 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* 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 be serviced by a private individual wastewater treatment system, which is under the jurisdiction of the State Department of Health. The Project will be required to comply with existing regulations and implement best management practices to minimize potential air and water quality impacts associated with soil disturbance and stormwater or irrigation runoff. Potable water and fire suppression water 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: 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, pampas grass, and the fungi that cause rapid 'ōhi'a death. Fauna species include coconut rhinoceros beetles, coquí frogs, naio thrips, 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. The Project will involve minimal excavation for the swimming pool and foundation, but proposes no fill and no import of soil. Therefore, no impacts related to the spread of invasive species are anticipated, and no related conditions of approval are recommended.

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 Zone AE, an area considered to be the flood fringe area, with a BFE of eight ft. above MSL (see Exhibit G). Zone AE is included in the City's Special Flood Hazard Areas, and therefore the Project site is subject to the design standards of ROH Chapter 21A, the Flood Hazard Areas Ordinance. Pursuant to ROH § 21A-1.8(a)(1), in areas designated as Zone AE, all new construction or substantial improvements of residential structures shall have the lowest floor, including basements, elevated to or above the BFE. According to the plans submitted, the lowest floor of the new dwelling will be elevated approximately 11 ft. above MSL, which is three ft. above the BFE (see Exhibit C-7). Given this, the new dwelling will be elevated above the BFE. Compliance with ROH Chapter 21A will be confirmed during the building and construction permit review. 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 10 percent of the site is anticipated to be impacted by SLR and the development will not be within the impacted area (see Exhibit H). 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 4 hurricane event or higher (see Exhibit I). The site's topography will mitigate impacts of storm surge as the Project is located mauka of the sand embankment and elevated ten ft. above MSL. As currently proposed, the closest habitable structure will be located at a minimum of 60 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 Ko'olauloa NB No. 28 on September 14, 2023. 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 10:00 a.m. on Friday, March 14, 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. Prior to the hearing, one letter of support was received from an adjacent neighbor. No member of the public attended the public hearing.

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 Mokuleia Loam, Jaucas Sands, and Beaches soils, which are part of the coastal beach and dune system according to the USDA - NCRS Web Soil Survey. There is currently no shoreline hardening structure present at the Subject TMK; a sandy beach is present along the

shoreline. 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 (see Exhibit H). The Project site's topography indicates that sand is accumulating on the seaward side (see Exhibit C-4). This observation was confirmed during the site visit. Additionally, it was noted that the vegetation on the site is extensively landscaped, with the area between Dwelling A and the shoreline predominantly consisting of a grass lawn. In contrast, the areas closer to the shoreline appear more natural, featuring vegetation such as Naupaka, ironwood trees, and palm trees.

The two-story dwelling and swimming pool are proposed outside of the 60-ft. shoreline 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, and 3) 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.

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 Pacific Ocean 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 44 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, and municipal fire suppression water are already available. One SMA Permit was identified over a five-year span and within a 500-ft. radius of the Project site (see Exhibit K). SMA Minor Permit No. 2024/SMA-124 was approved on January 6, 2025, to allow the construction of a new single-family dwelling on Lot 4 of the subject TMK. Because that project was required to undergo individual SMA permit review, and must also comply with regulatory requirements and site-specific conditions of approval, their potential contribution to cumulatively significant impacts is considered low. Therefore, we have concluded that implementation of the Project is unlikely to result in a substantial contribution to cumulative environmental impacts

in the area, considering both spatial and temporal factors. 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 46,678-sq.-ft. site is located within the R-5 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: The Applicant proposes to construct the new dwelling and swimming pool outside the 60-ft. shoreline setback area that went into effect as of July 1, 2024. Because the O'ahu Historical Shoreline Change Map identified the Project site as accreting an average of 0.81 ft. per year, no additional erosion-rate based setback requirements apply (see Exhibit H). Therefore, the Project complies with ROH Chapter 26.

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

   - Identify and protect endangered species habitats and other important ecologically sensitive areas from such threats as fire, alien species, feral animals, and inappropriate human activity.

   - Minimize the adverse effects of artificial lighting on wildlife and human health by balancing the need of outdoor lighting for night utility, security, and desire for reasonable architectural expression with the need to conserve energy and protect the natural environment.

- Adopt development standards that require new structures along the shoreline to incorporate structural and design elements compatible with coastal hazards such as coastal erosion, tsunami, and hurricane overwash.

- Incorporate best available science and information from the City Climate Change Commission when evaluating updates to land use policies and regulations relating to climate change and sea level rise.

The Project site is not within any identified sensitive scenic viewshed, open-space recreational area, or wetland on the KLSCP 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 KLSCP. Therefore, no additional conditions of approval related to KLSCP 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, and 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-18, D-1, D-2, and E through K, attached hereto and incorporated herein by this reference. Any change in the size or nature of the Project that may have a significant effect on coastal resources, as addressed in ROH Chapter 25 or HRS Chapter 205A, or both, will require a new application and SMA Major Permit. Any new application for an SMA Major Permit for the Project will be processed in accordance with the ordinance in effect at the time the application is accepted by the DPP. Any change that does not have a significant effect on coastal resources may be considered a minor modification and may be permitted under this resolution upon review and approval by the Director of the DPP.

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

1. Prior to commencing any ground disturbing or construction activity for the Project, the Applicant shall submit to the DPP, a copy of the written determination from the SHPD confirming that the Final AIS has been accepted. 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 kūpuna) 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 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 and address 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 on the Project site, including but not limited to floodlights, uplights, or spotlights used for decorative or aesthetic purposes, is prohibited if the light directly illuminates or is directed across property boundaries toward the shoreline and ocean waters, except as may otherwise be permitted pursuant to HRS § 205A-71(b);

3. Exterior 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 all Project construction permit 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 5-5-001: 014 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 5-5-001: 014 may be adversely impacted by coastal hazards. The landowner agrees to assume all risk and liability for any harm to or loss of life and property due to development 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."*

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 Project BP plans:

"The landowner hereby acknowledges (and any successor owner or interested party is hereby notified of) that bed and breakfast homes and transient vacation units, as those terms are defined in Revised Ordinances of Honolulu Chapter 21, the Land Use Ordinance, are not allowed on Tax Map Key 5-5-001: 014."

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

"*In choosing to implement construction activities at Tax Map Key 5-5-001: 014, 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 Tax Map Key 5-5-001: 014, 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. The Applicant must 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:

1. 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.

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

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

    a. 60 days after receipt of the DPP Director's report; or

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

    the extension will be deemed to be denied.

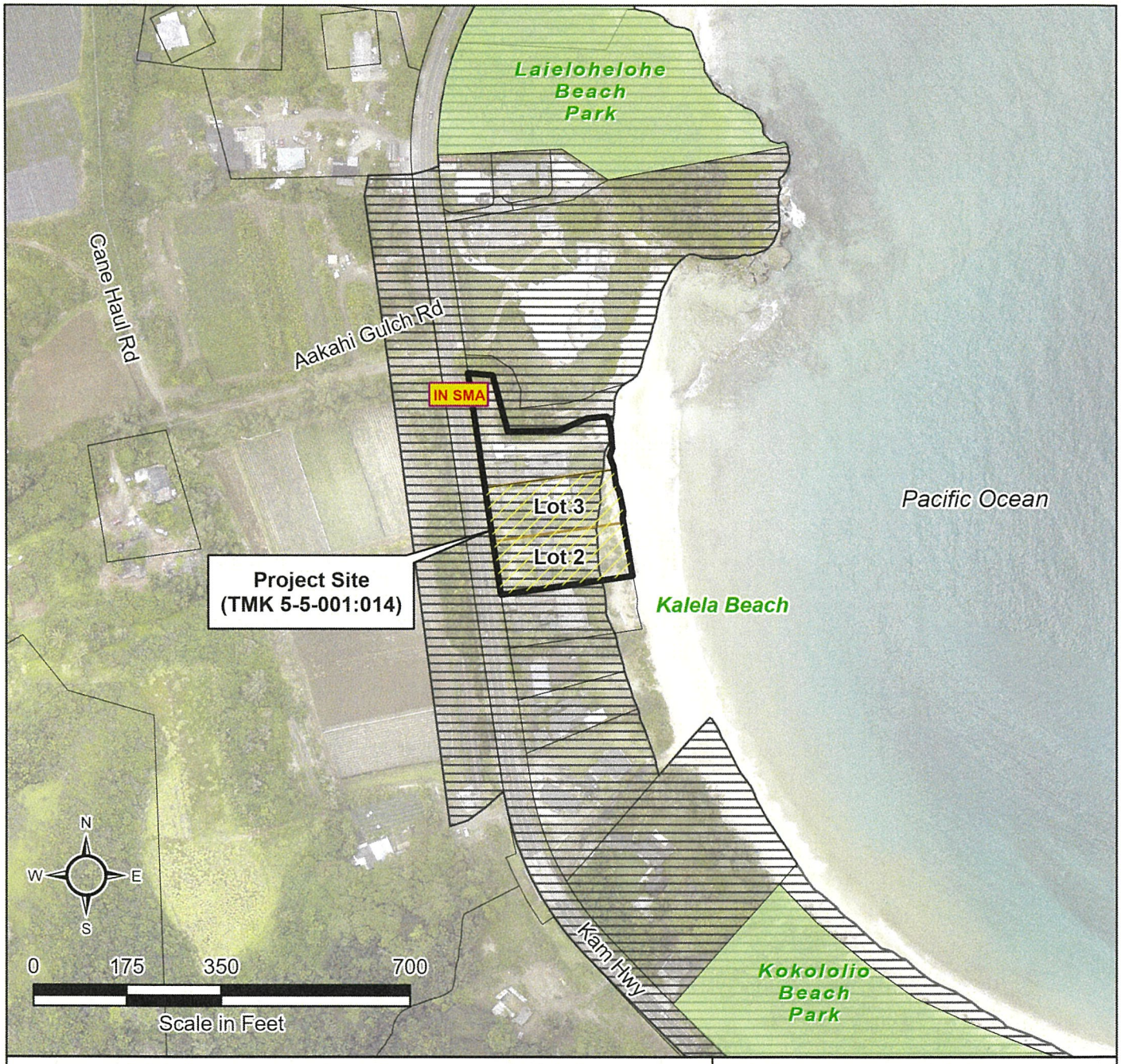
I. Approval of this SMA Major Permit does not constitute compliance with other City ordinances, including but not limited to the LUO and building and construction codes, or other governmental requirements, including but not limited to LUO, building, grading, and grubbing permit approvals. They are subject 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 6th day of May, 2025.

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

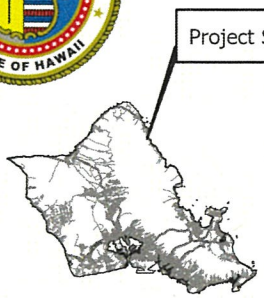
By _____
Dawn Takeuchi Apuna
Director

Enclosures: Exhibits A, B, C-1 through C-18, D-1, D-2, and E through K



Legend

- Project Site
- Project TAX Parcel
- TAX Parcel
- Regulatory Parcel
- City Park
- Within SMA
- Outside SMA



VICINITY MAP

Note: Data represented on this map is not intended to replace site survey.

EXHIBIT A

Location Map

FILE NO.: 2025/SMA-2

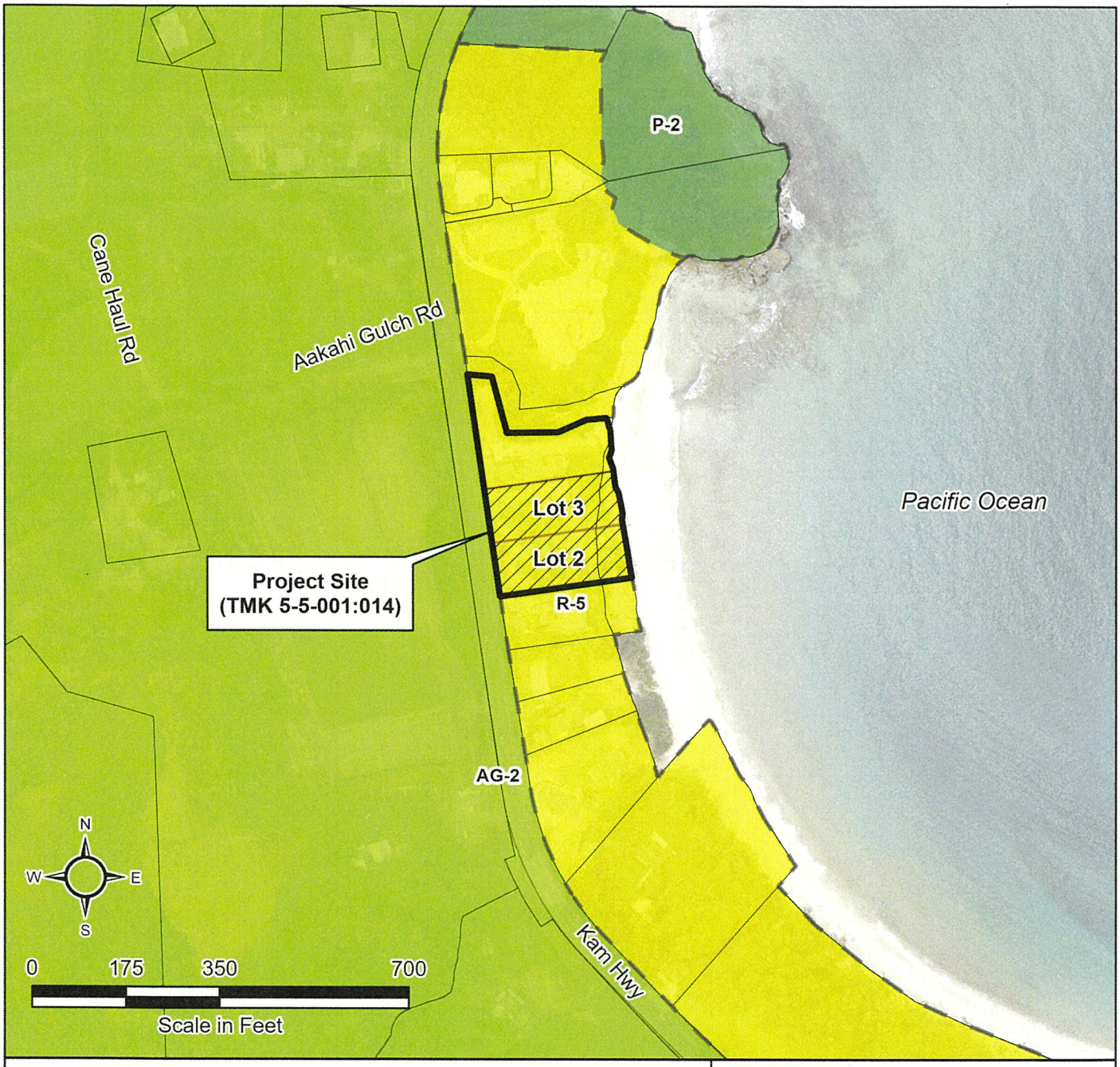
PROJECT: Rennaker Residence

LOCATION: 55-133 Kamehameha Highway - Lā'ie

TAX MAP KEY: 5-5-001: 014 (Lots 2 and 3)

Prepared by: Department of Planning and Permitting Date: April 7, 2025

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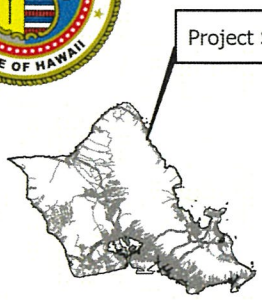


Legend

- Project Site
- Project TAX Parcel
- TAX Parcel
- Regulatory Parcel

Zoning District

- AG-2
- P-2
- R-5
- Zoning Boundary



VICINITY MAP

Note: Data represented on this map is not intended to replace site survey.

EXHIBIT B

Zoning Map

FILE NO.: 2025/SMA-2

PROJECT: Rennaker Residence

LOCATION: 55-133 Kamehameha Highway - Lā'ie

TAX MAP KEY: 5-5-001: 014 (Lots 2 and 3)

Prepared by: Department of Planning and Permitting Date: April 7, 2025

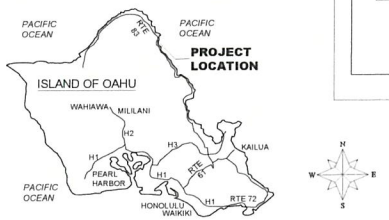
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RENNAKER RESIDENCE

55-133 KAMEHAMEHA HWY, LAIE, HAWAII 96762

TMK: 5-5-001:014:0001

EXHIBIT C-1



HOMEWORKS CONSTRUCTION INC

2111 S. Beretania Street
Honolulu, Hawaii 96826
Telephone: (808) 955-2777
Facsimile: (808) 955-2778

GENERAL NOTES

1. CONTRACTOR SHALL VERIFY APPROVED JOBSITE CONTRACT DOCUMENTS, EXISTING GRADES, LUO ENVELOPE CONFORMANCES AND SITE DIMENSIONS PRIOR TO COMMENCING WORK. CONTRACTOR TO NOTIFY ARCHITECT OF CONFLICTS PRIOR TO COMMENCING WORK. DEVIATIONS OR ENCROACHMENTS SHALL BE CORRECTED AND RESUBMITTED TO THE ARCHITECT & THE CITY & COUNTY (C&C) OF HONOLULU DEPARTMENT OF PLANNING & PERMITTING (DPP). CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTIONS & REPAIRS REQUIRED DUE TO HIS/HER FAILURE TO DO SO.
2. DO NOT SCALE DRAWINGS.
3. BUILDING SHALL COMPLY WITH CODES, RULES & REGULATIONS OF THE CITY & COUNTY OF HONOLULU & THE STATE OF HAWAII.
4. CONTRACTOR SHALL VERIFY THE SITE & INFORMATION INCLUDING DISTANCE, LOT DIMENSION AND EXACT PROPERTY LINES TO ACCURATELY LOCATE THE PROPOSED PROJECT WITHIN THE MINIMUM REQUIRED SETBACK AREA.
5. CONTRACTOR SHALL PROTECT ADJOINING LAND, BUILDING & OTHER IMPROVEMENTS SITUATED THEREON. DAMAGE OCCURRED SHALL BE REPAIRED AT NO COST TO THE OWNER, THE ARCHITECT OR THE ENGINEER.
6. ANY CONDITIONS, MATERIALS, DEVICES OR DETAILS NOT SPECIFICALLY SHOWN ON THE DRAWINGS OR SPECIFIED SHALL BE CLARIFIED WITH THE ARCHITECT OR ENGINEER BEFORE BIDDING, CONSTRUCTION, INSTALLATION AND COMPLETION.
7. ARCHITECT AND/OR ENGINEER ARE NOT RESPONSIBLE FOR THE CONTRACTOR METHODS, PROCEDURES OR CONDITIONS ON JOBSITE THAT MAY DEVELOP.
8. THE DRAWINGS INTEND TO SHOW FINISHED CONCEPT ONLY. CHANGES TO THE DRAWINGS MAY BE REQUIRED DUE TO UNFORESEEN CONDITIONS.
9. ANY STRUCTURAL CHANGES BY THE CONTRACTOR SHALL BE APPROVED BY THE ARCHITECT OR ENGINEER.
10. GROUND TO BE CHEMICALLY TREATED FOR TERMITES PER SECTION R318 OF THE 2012 INTERNATIONAL RESIDENTIAL CODE (IRC).
11. CONTRACTOR TO PROVIDE ADEQUATE BRACING & SHORING FOR ALL STRUCTURAL MEMBERS DURING ALL PHASES OF CONSTRUCTION.
12. CONTRACTOR TO PROVIDE ALL NECESSARY FLASHING, CAULKING & WATERPROOFING, ETC. TO ENSURE A WEATHERTIGHT FINISH AS PER STANDARD PRACTICE.
13. CONFLICTS, SUBSTITUTIONS OR QUESTIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT.
14. PAINT NEW INTERIOR & EXTERIOR SURFACES (COLOR TO BE SELECTED BY OWNER) UNLESS OTHERWISE AGREED UPON BETWEEN OWNER & CONTRACTOR. IF SURFACES ARE TYPICALLY PAINTED SUCH AS STAINLESS STEEL OR LEAD REFER TO DRAWINGS.
15. SMOKE DETECTORS PER SECTION R314 OF THE 2012 IRC
16. CARBON MONOXIDE ALARMS PER SECTION R315 OF THE 2012 IRC
17. MAXIMUM 1" DROP AT ALL EXIT DOORS.
18. SOLELY AS A CONVENIENCE TO THE OWNER AND CONTRACTOR, THE ARCHITECT MAY INCLUDE DOCUMENTS PREPARED BY CERTAIN CONSULTANTS (OR INCORPORATE RECOMMENDATIONS OF SAID CONSULTANTS INTO DOCUMENTS PREPARED BY CERTAIN CONSULTANTS OR INCORPORATE RECOMMENDATIONS OF SAID CONSULTANTS INTO DOCUMENTS PREPARED BY THE ARCHITECT WITHIN THE SET OF DOCUMENTS ISSUED BY THE ARCHITECT.) IT IS EXPRESSLY UNDERSTOOD THAT SUCH ISSUANCE ASSUMES NO LIABILITY FOR SERVICES OF SAID CONSULTANTS.
19. WHEN SCOPE OF WORK EXCEEDS THESE DOCUMENTS, CONTRACTOR SHALL SUBMIT PLANS TO THE THE DEPARTMENT OF PLANNING & PERMITTING FOR APPROVAL PRIOR TO STARTING WORK IF ADDITIONAL WORK AFFECTS APPROVED PERMIT.
20. CONTRACTOR SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOBSITE & COMPLY WITH SAFETY REGULATIONS AND RESTRICTIONS AS REQUIRED FOR WORKERS AND PEDESTRIAN PROTECTION DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT. PROVIDE PROTECTION AS REQUIRED TO PREVENT ANY DAMAGE TO EXISTING CONSTRUCTION WITHIN AND ADJACENT TO JOB SITE. WHERE DAMAGE OCCURS, THE CONTRACTOR SHALL REPAIR OR REPLACE DAMAGED AREA AND/OR MATERIAL AS REQUIRED TO THE OWNER'S APPROVAL AT NO ADDITIONAL COST. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORK HOURS.
21. PROVIDE ALL LABOR, MATERIALS, EQUIPMENT, TOOLS, TRANSPORTATION, UTILITIES, OTHER SERVICES AND RELATED NECESSARY FOR PROPER EXECUTION OF THE CONSTRUCTION REQUIRED BY CONTRACT DOCUMENTS.
22. ANY REVISION OR ADDITIONAL WORK REQUIRED BY FIELD CONDITIONS OR LOCAL GOVERNING AUTHORITIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT BEFORE PROCEEDING.
23. WHERE DETAILS ARE NOT SHOWN, CAREFULLY STUDY EXISTING CONDITIONS BEFORE REMOVAL OF WORK TO PROVIDE REPAIRS TO MATCH EXISTING.
24. TONE AREA FOR UNDERGROUND UTILITIES PRIOR TO EXCAVATION.
25. ALL WORK DAMAGED IN PERFORMANCE OF NEW WORK SHALL BE REPAIRED. PATCH ALL DAMAGE TO EXISTING SURFACES RESULTING FROM THIS WORK. FINISH TO MATCH EXISTING ADJACENT SURFACE.
26. ALL HANDRAILS TO BE 34" - 38" IN HEIGHT AND INSTALLED PER THE 2006 INTERNATIONAL RESIDENTIAL CODE (IRC).
27. EXHAUST FANS IN BATHROOMS SHALL PROVIDE A MINIMUM OF 5 AIR CHANGES IN 1 HOUR.
28. LOCATE WC TANKS 1" FROM GYP BD WALLS.

BUILDING ENERGY

PERMIT CONDITION CLAUSE:
ALL NEW CONSTRUCTION SHALL COMPLY WITH THE CITY & COUNTY OF HONOLULU ORDINANCE 20-10

A. R404.2 SOLAR CONDUIT & ELEC PANEL READINESS
RESIDENTIAL BUILDINGS SHALL INCLUDE THE FOLLOWING:
LOCATION FOR THE INVERTERS, METERING EQUIPMENT, ENERGY STORAGE EQUIPMENT & ASSOCIATED EQUIPMENT
PATHWAY FOR ROUTING CONDUIT FROM THE SOLAR PANEL LOCATION TO THE POINT OF INTERCONNECTION W/ ELECTRICAL SERVICE
THE ELECTRICAL PANEL FOR THE NEW SFD MUST BE ADEQUATELY SIZED TO ACCOMMODATE NOT LESS THAN A 5 KW (AC) PHOTOVOLTAIC SYSTEM
INSTALL 1.5"Ø CONDUIT TO PROVIDE PATHWAY FROM ELECTRICAL PANEL TO INVERTER LOCATION FOR FUTURE SOLAR EQUIPMENT
INSTALL 1.5"Ø CONDUIT TO PROVIDE PATHWAY FROM FUTURE INVERTER LOCATION TO UNDERSIDE OF THE ROOF SUFFICIENT TO ALLOW FUTURE INSTALLATION OF SOLAR EQUIPMENT
B. R404.3 ELECTRICAL VEHICLE READINESS
IN EACH ENCLOSED GARAGE, A DEDICATED RECEPTACLE TO SUPPORT A MINIMUM LEVEL 2 ELECTRICAL VEHICLE CHARGER (208/240 VAC, SINGLE PHASE, 16A MIN / CONTINUOUS)

4

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

TO THE BEST OF MY KNOWLEDGE, THIS PROJECTS DESIGN SUBSTANTIALLY CONFORMS TO THE BUILDING ENERGY CONSERVATION CODE FOR

X BUILDING COMPONENT SYSTEMS
ELECTRICAL COMPONENT SYSTEMS
MECHANICAL COMPONENT SYSTEMS

SIGNATURE _____ DATE 4/12/2021
NAME MICHELE L DAMICO
TITLE ARCHITECT
LICENCE NO AR-8785

SCOPE OF WORK

A. DEMOLITION OF EXISTING ONE-STORY SINGLE FAMILY DWELLING
B. CONSTRUCTION OF NEW TWO-STORY SINGLE FAMILY DWELLING
C. CONSTRUCT NEW POOL
D. AIR CONDITIONING

OPENING PROTECTION

WIND BORNE DEBRIS- PROTECTION OF OPENINGS

R301.2.1.2 PROTECTION OF WINDOW OPENINGS IN BUILDINGS LOCATED IN WINDBORNE DEBRIS REGIONS MUST HAVE GLAZED OPENINGS PROTECTED FROM WINDBORNE DEBRIS. GLAZED OPENING PROTECTION FOR WINDBORNE DEBRIS SHALL MEET THE REQUIREMENTS OF THE LARGE MISSILE TEST OF ASTM E 1996 AND OF ASTM E 1886 REFERENCED THEREIN.

EXCEPTION:
1. WOOD STRUCTURAL PANELS WITH A MINIMUM THICKNESS OF 7/16 INCH (11.1 MM) AND A MAXIMUM SPAN OF 8 FEET (2438 MM) SHALL BE PERMITTED FOR OPENING PROTECTION IN ONE AND TWO STORY BUILDINGS CLASSIFIED AS GROUP R3 OR R4 OCCUPANCY. PANELS SHALL BE PRECUT SO THAT THEY ARE ATTACHED TO THE FRAMING SURROUNDING THE OPENING CONTAINING THE PRODUCT WITH THE GLAZED OPENING. PANELS MUST BE PRE-DRILLED AS REQUIRED FOR THE ANCHORAGE METHOD AND WILL BE SECURED WITH THE ATTACHMENT HARDWARE PROVIDED AND ANCHORS PERMANENTLY INSTALLED ON THE BUILDING. ATTACHMENT IN ACCORDANCE WITH TABLE R301.2.1.2 WITH CORROSION-RESISTANT ATTACHMENT HARDWARE PROVIDED AND ANCHORS PERMANENTLY INSTALLED ON THE BUILDING IS PERMITTED FOR BUILDINGS WITH A MEAN ROOF HEIGHT OF 33 FEET (10,058 MM) OR LESS, WHERE EFFECTIVE ULTIMATE DESIGN WIND SPEEDS Veff-ult DO NOT EXCEED 175 MPH (78M/S).

2. GLAZING IN ACCESSORY STRUCTURES TO THE SINGLE FAMILY DWELLINGS INCLUDING BUT NOT LIMITED TO GREENHOUSES AND MINOR STORAGE SHEDS.

3. PARTIALLY ENCLOSED OCCUPANCY R-3 BUILDINGS ARE PERMITTED TO BE DESIGNED WITHOUT WIND-BORNE DEBRIS PROTECTION. PARTIALLY ENCLOSED AND OPEN OCCUPANCY R3 BUILDINGS MUST ALSO INCLUDE A RESIDENTIAL SAFE ROOM IN ACCORDANCE WITH ROH CHAPTER 16, ARTICLE 13

DRAWING INDEX

001	TITLE SHEET
002	EROSION SOIL CONTROL PLAN
003	STORM WATER MANAGEMENT PLAN
A100	OVERALL SITE PLAN- DEMOLITION PLAN
A101	OVERALL SITE PLAN - REVISED
A102	SITE PLAN
A200	FIRST FLOOR PLAN
A201	SECOND FLOOR PLAN
A202	ROOF PLAN
A300	EXTERIOR ELEVATIONS
A301	EXTERIOR ELEVATIONS
A400	BUILDING SECTION
A500	INTERIOR ELEVATIONS
A600	DOOR & WINDOW SCHEDULES
A700	DETAILS
E100	FIRST FLOOR ELECTRICAL PLAN
E200	SECOND FLOOR ELECTRICAL PLAN
F000	FOUNDATION WALL PLAN
F001	ARCH FOUNDATION PLAN
F002	ARCH FRAMING PLAN
F003	ARCH ROOF FRAMING PLAN
P001	POOL PLAN
P002	POOL SECTION & DEETAILS
S001	STRUCTURAL NOTES
S100	FOUNDATION PLAN
S101	FLOOR FRAMING PLANS
S102	ROOF FRAMING PLAN
S300	DETAILS
S301	DETAILS
S302	DETAILS
S303	DETAILS

PROJECT DATA

LOT 4 (2011/CUP - 32MS)	
TMK	5-5-001: 014 - 001
TOTAL LOT AREA FOR LOTS 2, 3 & 4 =	77,198 SQ FT
TOTAL LOT AREA FOR LOT 1 =	24,434 SQ FT
FLOOD ZONE	AE
ZONING	R-5
CONSTRUCTION TYPE	WOOD CONSTRUCTION
OCCUPANCY	GROUP R-3 SINGLE DWELLING

CODES & REGULATIONS:

2012 INTERNATIONAL RESIDENTIAL CODE (IRC) W/ AMENDMENTS
HAWAII REVISED STATUTES
2021 LAND USE ORDINANCES (LUO) W/ REVISED ORDINANCES

LOT COVERAGE CALCULATIONS:

SEE SHEET A100 FOR LOT COVERAGE CALCULATION

OFF-STREET PARKING CALCS

SEE SHEET A100 FOR OFF-STREET PARKING REQUIREMENT CALCULATION

LUO DATA TABLE

ZONING DISTRICT	R-5	LOT AREA 24,434 SF
MAXIMUM BUILDING AREA ALLOWED		12,217 SF
PROPOSED BLDG AREA = 3902 SF (16%) < 12,217 (.50%)		
FAR CALCULATION (.70 X LOT AREA) = 17,103.9 SF		
PROPOSED LIVING AREA = 6208 SF (25%)< 17,103.8 SF (70%)		
FLOOR AREA		SF AREA
LOWER FLOOR		2933 SF
UPPER FLOOR		3276 SF
		6208 SF
BUILDING AREA		
LOWER FLOOR		3782 SF
POOL UTILITY		120 SF
		3902 SF

PARKING STALLS	REQUIRED	PROVIDED
DWELLING 1	6	6

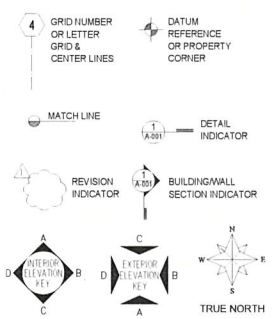
SPECIAL INSPECTION NOTES

1 SPECIAL INSPECTION PROVISIONS OF 2012 INTERNATIONAL RESIDENTIAL CODE (AS AMENDED BY THE CITY & COUNTY OF HONOLULU) GOVERN PORTIONS OF STRUCTURAL WORK AS DESCRIBED IN THE CONSTRUCTION DOCUMENTS
2 IT SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR OR OWNER TO NOTIFY THE SPECIAL INSPECTOR OF ALL ITEMS REQUIRING SPECIAL INSPECTION A MINIMUM OF 48 HOURS IN ADVANCE
3. SPECIAL INSPECTIONS DO NOT RELIEVE THE GENERAL CONTRACTOR OF HIS RESPONSIBILITIES TO COMPLETE THE PROJECT IN ACCORDANCE WITH THE CONSTRUCTION DRAWINGS & TO BE RESPONSIBLE FOR SAFETY ON THE JOBSITE.
4 OWNER OR GENERAL CONTRACTOR SHALL NOTIFY THE SPECIAL INSPECTOR OR ENGINEER 2 DAYS (48 HOURS) PRIOR TO POURING CONCRETE & CLOSING WALLS FOR IF WALLS ARE CLOSED IN BEFORE AN INSPECTION IS MADE, YOU MAY BE ASKED BY THE BUILDING INSPECTOR OR THE ENGINEER TO RE-OPEN THE WALLS AT YOUR EXPENSE

- ☐ 1. CONCRETE
- ☐ 2. BOLTS INSTALLED IN CONCRETE
- ☐ 3. SPECIAL MOMENT RESISTING CONCRETE FRAME
- ☐ 4. REINFORCING STEEL & PRESTRESSING STEEL TENDONS
- ☐ 5. STRUCTURAL WELDING
- ☐ 6. HIGH STRENGTH BOLTING
- ☐ 7. STRUCTURAL MASONRY
- ☐ 8. REINFORCING GYPSUM CONCRETE
- ☐ 9. INSULATING CONCRETE FILL
- ☐ 10. SPRAY APPLIED FIREPROOFING
- ☐ 11. PILING, DRILLED PIERS & CAISSONS
- ☐ 12. SHOTCRETE
- ☐ 13. SPECIAL GRADING, EXCAVATION & FILLING
- ☐ 14. FIRE PROTECTION SYSTEM
- ■ 15. SPECIAL CASES (SPECIFY)_____
- ■ 16. SHEATHED SHEAR WALLS & DIAPHRAGMS
- ■ 17. COMPLETE LOAD PATH & UPLIFT TIES
- ■ 18. TERMITE PROTECTION

NOTE: PROVIDE AS-BUILT FLOOD ACKNOWLEDGEMENT & REQUIRED FLOOD CERTIFICATES @ PROJECT CLOSE

SYMBOLS



BWS NOTES

NEW PLUMBING FIXTURES SHALL MEET THE BOARD OF WATER SUPPLY'S LOW FLOW REQUIREMENTS.

THIS WATER METER WILL NOT HAVE AN IRRIGATION SYSTEM AND AN AFS.

LICENSE NOTES

GENERAL CONTRACTOR TO HOLD SPECIALTY LICENSE FOR WORK PERFORMED OR HIRE LICENSED SPECIALTY CONTRACTOR TO PERFORM THE WORK.
PLUMBING & ELECTRICAL WORK SHALL BE PERFORMED BY A STATE LICENSED PLUMBER & ELECTRICIAN.

SOLAR NOTES

NEW 200 AMP SERVICE - MM2020-0040
(1) 4 X 10 SOLAR PANEL, 80 GALLON SOLAR TANK
(HOMEOWNER SUPPLIED AND INSTALLED)

FIRE SAFETY NOTES

1 ONE SET OF APROVED PLANS, SPECIFICATIONS, AND COMPUTATIONS SHALL BE RETAINED BY THE BUILDING OFFICIAL FOR A PERIOD OF NOT LESS THAN 90 DAYS FROM DATE OF COMPLETION OF THE WORK COVERED THEREIN, AND ONE SET OF APPROVED PLANS SHALL BE RETURNED TO THE APPLICANT, AND SAID SET SHALL BE KEPT ON THE SITE OF THE BUILDING OR WORK AT ALL TIMS DURING WHICH THE WORK AUTHORIZED THEREBY IS IN PROGRESS. (SEC. 18-5.2 R.O. 1078 (1983 ED); AM. ORD 93-59)

2. FIRE SAFETY NOTE: 16.1.1 STRUCTURES UNDERGOING CONSTRUCTION, ALTERATION, OR DEMOLITION OPERATIONS, INCLUDING THOSE IN UNDERGROUND LOCATIONS, SHALL COMPLY WITH NFPA 241, STANDARD FOR SAFEGUARDING CONSTRUCTION, ALTERATION, AND DEMOLITION OPERATIONS, AND THIS CHAPTER. 2012 NFPA 1.

MICHELE L DAMICO
LICENSED PROFESSIONAL ARCHITECT
No. 8785
HAWAII, U.S.A.

EXP DATE 4/30/2024

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

Supervision as defined in Title 16, Chapter 115, Section 16-115.1 of the Rules & Regulations of the Board of Professional Engineers, Architects, and Surveyors of the State of Hawaii

RENNAKER RESIDENCE
55-133 KAMEHAMEHA HWY, LAIE, HAWAII 96762
TMK:5-5-001:014-0001

TITLE SHEET

preliminary approved XX/XX/21
permit application 5/21/21
permit approved

REVISION	NO
6/4/2021 DPP	1
9/09/2021 DPP	2
11/10/2021 DPP	3
10/15/2022 OWNER	4
	5
	6

Drawn by

Date

Drawing No

001

STANDARD EROSION PREVENTION, SEDIMENT CONTROL & GOOD HOUSEKEEPING BMP NOTES:

1. NOTIFY THE DPP WITHIN 2 WEEKS PRIOR TO STARTING WORK. ATTACH A PROJECT SCHEDULE TO THIS ESCP INCLUDING DATES WHEN BMP'S WILL BE INSTALLED, WHEN LAND-DISTURBING ACTIVITIES WILL BEGIN AND END, AND DATES WHEN BMP'S WILL BE REMOVED.

2. PROVIDE SEDIMENT FENCES OR BARRIERS AROUND THE PERIMETER OF ALL DISTURBED AREAS IF THERE IS THE POTENTIAL FOR RUNOFF TO FLOW OFF THE PROJECT SITE, AND AROUND THE BASE OF ALL MATERIAL STOCKPILES. THESE MAY INCLUDE GRAVEL BAGS, SAND BAGS, FIBER ROLLS, SILT FENCES OR COMPOST SOCKS THAT INTERCEPT RUNOFF.

3. PROVIDE INLET PROTECTION OVER STORM DRAINS WITHIN 50 FEET OF THE PROJECT SITE UNLESS THOSE INLETS DRAIN TO A SEDIMENT BASIN OR TRAP.

4. REGULARLY INSPECT AND MAINTAIN REQUIRED EROSION AND SEDIMENT CONTROLS TO ENSURE CONTINUED PERFORMANCE.

5. MINIMIZE THE STORAGE OF HAZARDOUS MATERIALS ONSITE, STORE MATERIALS IN A DESIGNATED AREA, AND INSTALL SECONDARY CONTAINMENT. HAZARDOUS MATERIALS SHALL NOT BE STORED IN BUFFER AREAS OR CONCENTRATED FLOW AREAS OR AREAS ABUTTING MS4, RECEIVING WATERS OR DRAINAGE IMPROVEMENTS THAT DISCHARGE OFF SITE.

6. PREVENT OR REDUCE THE DISCHARGE OF POLLUTANTS TO STORM WATER FROM HAZARDOUS WASTE THOUGH PROPER MATERIAL USE AND WASTE DISPOSAL.

7. LOCATE STOCKPILES AWAY FROM DRAINAGE WAYS OR OTHER AREAS OF CONCENTRATED FLOWS. USE BARRIER AROUND STOCKPILES AND COVER IF THEY WILL NOT BE ACTIVELY USED WITHIN 7 DAYS.

8. KEEP AMPLE SUPPLY OF CLEAN-UP MATERIALS ON PROJECT SITE. CLEAN UP SPILLS IMMEDIATELY, USING DRY CLEAN-UP METHODS WHERE POSSIBLE, AND DISPOSE OF USED MATERIALS PROPERLY.

9. PROVIDE DESIGNATED WASTE COLLECTION AREAS FOR SOLID WASTE OR CONSTRUCTION AND DEMOLITION WASTE, COLLECT TRASH DAILY AND DISPOSE AT AUTHORIZED DISPOSAL AREAS.

10. CONTAIN CONTAMINATED MATERIAL SOIL BY SURROUNDING WITH IMPERMEABLE LINES, BERMS OR COVER EXPOSED CONTAMINATED MATERIAL WITH PLASTIC SHEETS. CONTAMINATED SOIL SHALL BE DISPOSED OF PROPERLY IN ACCORDANCE WITH APPLICABLE REGULATIONS.

11. CONDUCT WASH-OUT OFF SITE OR PERFORM ONSITE IN DESIGNATED AREA, AWAY FROM WATER BODIES, CHANNELS, OR STORM DRAINS. CONSTRUCT AND MAINTAIN WASHOUT TO CONTAIN ALL LIQUID AND CONCRETE WASTE GENERATED.

12. TEMPORARY AND PORTABLE SANITARY AND SEPTIC WASTE SYSTEMS SHALL BE MOUNTED OR STAKED IN, WELL MAINTAINED AND HAVE REGULAR WASTE DISPOSAL AND SERVICING SCHEDULES.

13. CONTAIN LIQUID WASTES IN A HOLDING PIT, SEDIMENT BASIN, ROLL-OFF BIN, OR PORTABLE TANK OF SUFFICIENT VOLUME AND TO CONTAIN THE LIQUID WASTES GENERATED.

14. RESTRICT VEHICLE TRAFFIC TO PROPERLY DESIGNATED AREAS AND USE ADDITIONAL CONTROLS TO REMOVE SEDIMENT FROM VEHICLE TIRES PRIOR TO EXITING THE PROJECT SITE.

15. CONTAIN ACCUMULATED NON-STORM WATER AND PRECIPITATION IN THE WORK AREA WITH SEDIMENT BASINS, SEDIMENT TRAPS, WEIR TANKS, DEWATERING TANKS, FILTRATION SYSTEMS, OR OTHER MANUFACTURED SYSTEMS. A PERMIT FROM THE DEPARTMENT OF HEALTH SHALL BE REQUIRED IF NON-STORM WATER IS DISCHARGED FROM THE SITE.

BEST MANAGEMENT PRACTICES NOTES:

A. FILTER SOCKS & SILT FENCES SHALL BE INSTALLED SO THAT THEY PREVENT POLLUTANTS FROM FLOWING FROM THE WORK AREA.

B. FILTER SOCKS SHALL BE INSTALLED PRIOR TO COMMENCEMENT OF GRADING, AND SHALL BE LOCATED DOWN SLOPE OF ALL SLOPES BEING GRADED.

C. FILTER SOCKS SHALL BE IMMEDIATELY REPAIRED WHEN DAMAGED DURING CONSTRUCTION.

D. STOCKPILES: STOCKPILES SHALL NOT BE LOCATED IN DRAINAGE WAYS OR OTHER AREAS OF CONCENTRATED FLOWS. SEDIMENT TRAPPING DEVICES SUCH AS FENCES, TRAPS OR BARRIERS SHALL BE USED AROUND THE BASE OF THE STOCKPILES.

E. DUST CONTROL: DUST CONTROL SHALL BE APPLIED TO REDUCE DUST EMISSIONS. THE CONTRACTOR AT HIS OWN EXPENSE SHALL KEEP THE PROJECT AREA AND SURROUNDING AREA FREE FROM DUST NUISANCE. THE WORK SHALL BE IN CONFORMANCE WITH THE AIR POLLUTION CONTROL STANDARDS CONTAINED IN HAWAII ADMINISTRATIVE RULES: CHAPTER 11-60.1 "AIR POLLUTION CONTROL".

F. SEDIMENT BARRIERS OR TRAPS: FILTER SOCKS AND SILT FENCES SHALL BE USED ON DOWN-SLOPE OF ALL DISTURBED AREAS AND AROUND THE BASE OF ALL MATERIAL STOCKPILES.

G. GRASS SHALL BE ESTABLISHED ON ALL DISTURBED AREAS WHICH WILL NOT BE WORKED FOR LONGER THAN 14 DAYS. ALTERNATIVES TO GRASS INCLUDE EROSION BLANKETS WITH ANCHORS, AND 6 MIL PLASTIC SHEETS.

H. PERMANENT STABILIZATION: ALL DISTURBED AREAS SHALL BE PERMANENTLY STABILIZED PRIOR TO REMOVING EROSION AND SEDIMENT MEASURES. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED AFTER FINAL SITE STABILIZATION, TRAPPED SEDIMENT AND AREAS OF DISTURBED SOIL WHICH RESULT FROM REMOVAL OF THE TEMPORARY MEASURES SHALL BE PERMANENTLY STABILIZED. ALL DISTURBED AREAS WILL BE PERMANENTLY STABILIZED WITH PAVEMENT, STRUCTURES OR GRASS, AS SHOWN ON THE SITE PLAN.

I. CONTRACTOR SHALL REMOVE AND DISPOSE OF OFF SITE THE FILTER SOCKS AND SILT FENCES WHEN THE PROJECT IS COMPLETED AND GRASS IS ESTABLISHED

RAIN RESPONSE PLAN:

THE FOLLOWING WILL BE PERFORMED WHEN HEAVY RAINS, TROPICAL STORM OR HURRICANE IS IMMINENT OR IS FORECASTED IN THE NEXT 48 HOURS:

A. TEMPORARILY SUSPEND ACTIVE GRADING, GRUBBING & TRENCHING.
B. INSPECT SEDIMENT BASINS/PERIMETER CONTROLS & INLET PROTECTION DEVICES AND MAINTAIN AS NEEDED. REINSTALL ANY PERIMETER CONTROLS THAT WERE REMOVED DUE TO ACTIVE WORK IN THE AREA. IF A SEVERE STORM IS EXPECTED, REMOVE INLET PROTECTION DEVICES TO PREVENT FLOODING OF SURROUNDING STREETS.
C. COVER OR RELOCATE STOCK PILES AND LIQUID MATERIAL CONTAINERS TO AVOID CONTACT WITH RAIN WATER.
D. RE-INSPECT AFTER THE APPROACHING HEAVY RAINS, TROPICAL STORM OR HURRICANE AND PLACE OR MAINTAIN BMP'S AS NEEDED.

PUBLIC HEALTH, SAFETY & CONVENIENCE NOTES

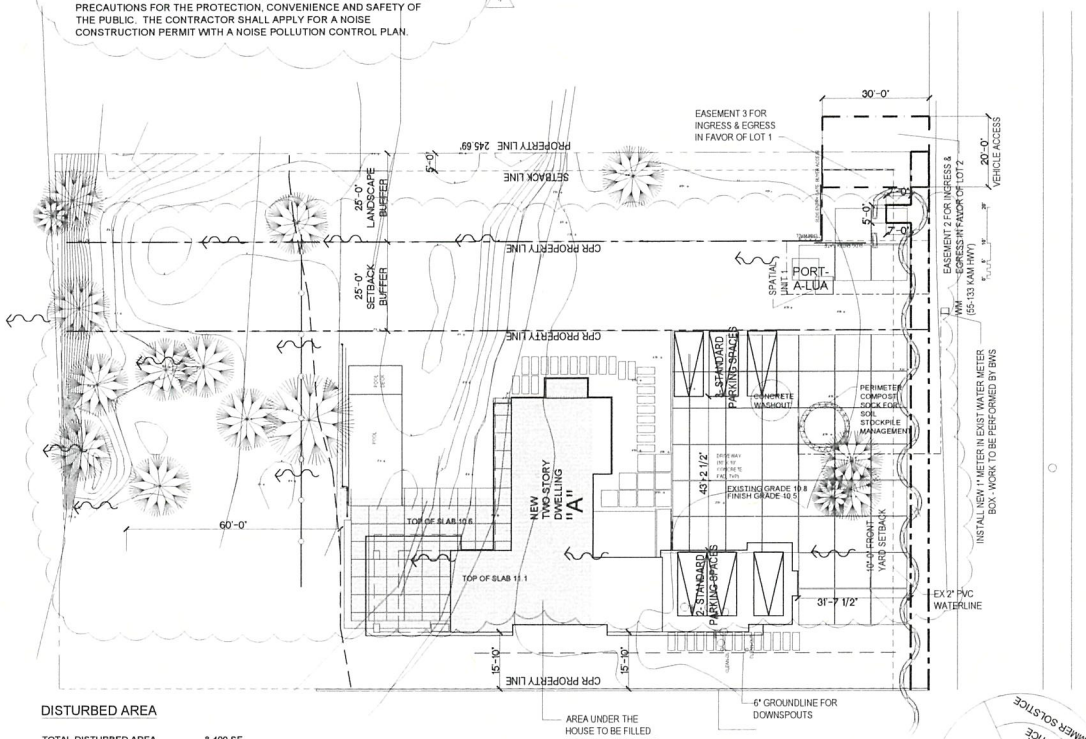
A. THE CONTRACTOR SHALL OBSERVE AND COMPLY WITH TEH FEDERAL, STATE, AND LOCAL LAWS REQUIRED FOR THE PROTECTION OF THE PUBLIC HEALTH AND SAFETY AND ENVIRONMENTAL QUALITY.
B. THE CONTRACTOR AT HI OWN EXPENSE SHALL KEEP THE PROJECT AND ITS SURROUNDING AREAS FREE FROM DUST NUISANCE. THE WORK SHALL BE IN CONFORMANCE WITH THE AIR POLLUTION CONTROL STANDARDS AND REGULATIONS OF THE STATE DEPARTMENT OF HELATH
C. 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.
D. 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 NOISE CONSTRUCTION PERMIT WITH A NOISE POLLUTION CONTROL PLAN.

NOTE:

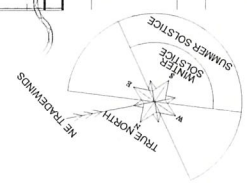
OWNER OR CONTRACTOR TO HAVE AN ESCP COORDINATOR CERTIFICATE AND/OR HIRE SOMEONE IN THAT CAPACITY

OWNER OR CONTRACTOR TO PROVIDE ESCP REPORTS AS REQUIRED BY C&C OF HONOLULU.

EXHIBIT C-2



1 / 002 EROSION CONTROL PLAN 1/16"=1'-0"



DISTURBED AREA

TOTAL DISTURBED AREA	8,400 SF

SCHEDULE

NOTIFY DPP OF START DATE	TWO WEEKS BEFORE START DATE
INSTALL PROTECTION SYSTEMS	1 DAY
CONSTRUCTION	12 MONTHS
REMOVE PROTECTION ACTIONS	1 DAY

MATERIAL

NO MATERIAL WILL BE STORED ON SITE
MATERIAL WILL BE DELIVERED TO SITE AS NEEDED

DUMPSTER

DUMPSTER WILL BE LOCATED UNDER A STREET USAGE PERMIT

LEGEND

- AREA OF WORK
- CATCH BASIN/INLET
- STORM DRAIN FLAT INLET
- WATER FLOW
- SILT FENCE
- VEGETATION
- FILTER-SOCK

GRAPHIC SCALE 18' 16' 12' 8' 4' 0 5' 10' 20' 40' — 1/16" = 1'-0"

HOMEWORKS CONSTRUCTION INC
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MICHELE L. DAMICO LICENSED PROFESSIONAL ARCHITECT No. 8785 HAWAII, U.S.A.
EXP. DATE: 4/30/2024

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

Supervision as defined in Title 16, Ch. Chapter 115, Section 16.115.2 of the Rules & Regulations of the Board of Professional Engineers, Architects, and Surveyors of the State of Hawaii.

RENNAKER RESIDENCE
55-133 KAMEHAMEHA HWY, LAIE, HAWAII 96762
TMK: 5-5-001:014-0001

EROSION SOIL CONTROL PLAN

preliminary approved: XX/XX/21
permit application: 5/21/21
permit approved:

REVISION	NO
6/4/2021 DPP	1
9/30/2021 DPP	2
11/10/2021 DPP	3
10/15/2022 OWNER	4
	5
	6

Drawn by
Date
Drawing No: **002**

EXHIBIT C-3

RESIDENTIAL STORM WATER MANAGEMENT NOTES:

A. USE SITE DESIGN STRATEGIES TO REDUCE THE IMPERVIOUS SURFACE AREA 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)

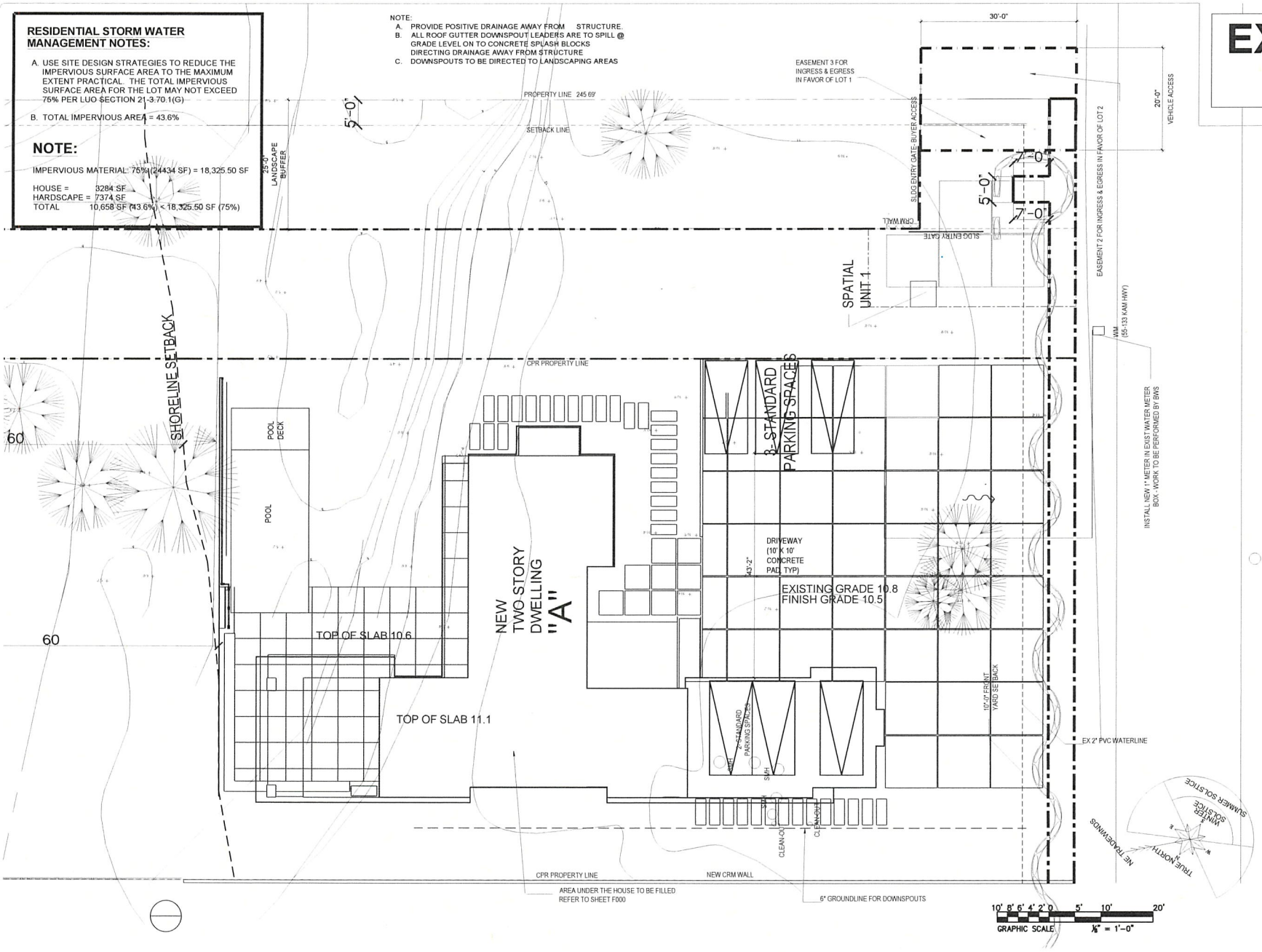
B. TOTAL IMPERVIOUS AREA = 43.6%

NOTE:

IMPERVIOUS MATERIAL: 75% (24434 SF) = 18,325.50 SF

HOUSE = 3284 SF
HARDSCAPE = 7374 SF
TOTAL 10,658 SF (43.6%) < 18,325.50 SF (75%)

NOTE:
A. PROVIDE POSITIVE DRAINAGE AWAY FROM STRUCTURE.
B. ALL ROOF GUTTER DOWNSPOUT LEADERS ARE TO SPILL @ GRADE LEVEL ON TO CONCRETE SPLASH BLOCKS DIRECTING DRAINAGE AWAY FROM STRUCTURE
C. DOWNSPOUTS TO BE DIRECTED TO LANDSCAPING AREAS



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MICHELE L. DAMICO
LICENSED PROFESSIONAL ARCHITECT
No. 8785
HAWAII, U.S.A.

4/30/2024

THIS WORK WAS PREPARED BY ME OR UNDER MY SUPERVISION. CONSTRUCTION ADMIN. THE PROJECT WILL BE UNDER MY OBSERVATION.

Supervision as defined in Title XIII, Chapter 115, Section HE 115-2 of the Rules & Regulations of the Board of Professional Engineers, Architects, and Surveyors of the State of Hawaii.

RENNAKER RESIDENCE

55-133 KAMEHAMEHA HWY LAIE, HAWAII 96762
TMK: 5-5-001:014-0001

STORM WATER MANAGEMENT PLAN

preliminary approved: XX/XX/21
permit application: 5/21/21
permit approved:

REVISION	NO
6/4/2021 DPP	1
9/30/2021 DPP	2
11/10/2021 DPP	3
10/15/2022 OWNER	4
	5
	6

Drawn by
Date
Drawing No.

003

2 of 17 Sheets

EXHIBIT C-4

LOT 2 & 3 - LOT COVERAGE CALCULATION

(2011/CUP-32 (MS) LOTS 2 & 3

DWELLING A & B	EXISTING BLDG A LOT 2	EXISTING BLDG B LOT 3
1ST FLOOR	2,244 SF	1,264 SF
1ST FLOOR LANAI		118 SF
1ST FLOOR ENTRY		37 SF
1ST FLOOR STORAGE (IN GARAGE)		56 SF
2ND FLOOR		1,249 SF
2ND FLOOR LANAI		145 SF
TOTAL FLOOR AREA (LIVING)	2,244 SF	2,869 SF
GARAGE		462 SF
TOTAL BLDG FOOTPRINT	2,244 SF	1,937 SF

TOTAL PROVIDED: 4
TOTAL REQUIRED: 4

LOT 4 DWELLING C- LOT COVERAGE CALCULATION

DWELLING C	EXIST BLDG C LOT 4
1ST FLOOR	1,277 SF
1ST FLOOR LANAI	118 SF
1ST FLOOR ENTRY	37 SF
1ST FLOOR STORAGE (IN GARAGE)	56 SF
2ND FLOOR	1,249 SF
2ND FLOOR LANAI	145 SF
TOTAL FLOOR AREA (LIVING)	2,886 SF
GARAGE	462 SF
TOTAL BLDG FOOTPRINT	1,939 SF

LOT 4 DWELLING C - OFF STREET PARKING CALCULATION

2 PARKING SPACES PER UNIT PLUS 1 SPACE PER 1,000 SQ. FT OVER 2,500 SQ. FT (EXCLUDING GARAGE/CARPORT)

TOTAL PROVIDED: 2
TOTAL REQUIRED: 2

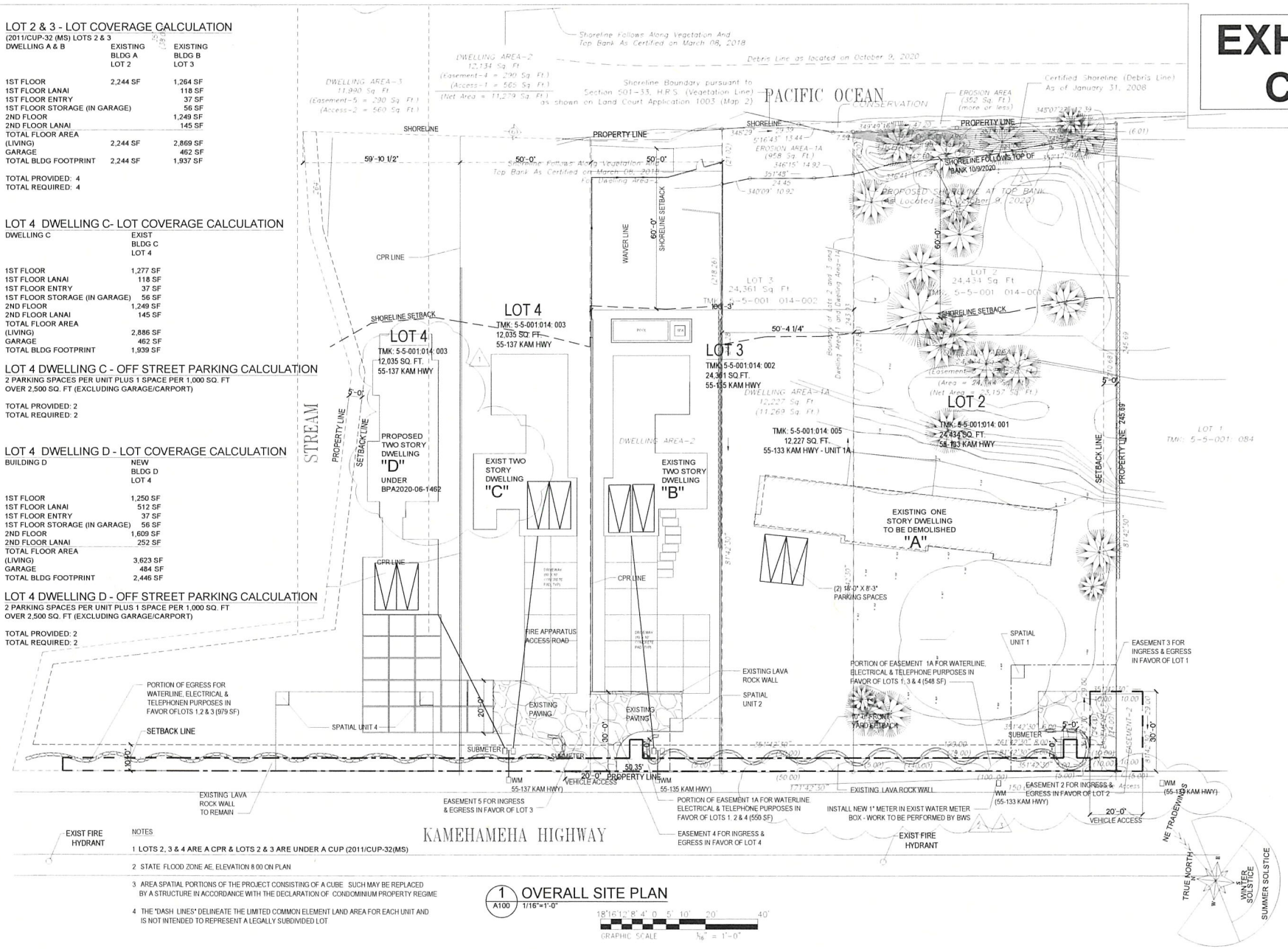
LOT 4 DWELLING D - LOT COVERAGE CALCULATION

BUILDING D	NEW BLDG D LOT 4
1ST FLOOR	1,250 SF
1ST FLOOR LANAI	512 SF
1ST FLOOR ENTRY	37 SF
1ST FLOOR STORAGE (IN GARAGE)	56 SF
2ND FLOOR	1,609 SF
2ND FLOOR LANAI	252 SF
TOTAL FLOOR AREA (LIVING)	3,623 SF
GARAGE	484 SF
TOTAL BLDG FOOTPRINT	2,446 SF

LOT 4 DWELLING D - OFF STREET PARKING CALCULATION

2 PARKING SPACES PER UNIT PLUS 1 SPACE PER 1,000 SQ. FT OVER 2,500 SQ. FT (EXCLUDING GARAGE/CARPORT)

TOTAL PROVIDED: 2
TOTAL REQUIRED: 2



NOTES

1 LOTS 2, 3 & 4 ARE A CPR & LOTS 2 & 3 ARE UNDER A CUP (2011/CUP-32(MS)

2 STATE FLOOD ZONE AE, ELEVATION 8.00 ON PLAN

3 AREA SPATIAL PORTIONS OF THE PROJECT CONSISTING OF A CUBE SUCH MAY BE REPLACED BY A STRUCTURE IN ACCORDANCE WITH THE DECLARATION OF CONDOMINIUM PROPERTY REGIME

4 THE "DASH LINES" DELINEATE THE LIMITED COMMON ELEMENT LAND AREA FOR EACH UNIT AND IS NOT INTENDED TO REPRESENT A LEGALLY SUBDIVIDED LOT

1 A100 OVERALL SITE PLAN
1/16"=1'-0"

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

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MICHELE L. DAMICO
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No. 8785
HAWAII, U.S.A.

EXP. DATE 4/30/2024

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RENNAKER RESIDENCE
55-133 KAMEHAMEHA HWY, LAIE, HAWAII 96762
TMK: 5-5-001:014-0001

SITE AND DEMOLITION PLANS

preliminary approved: XX/XX/21
permit application: 5/21/21
permit approved:

REVISION	NO
6/4/2021 DPP	1
9/30/2021 DPP	2
11/10/2021 DPP	3
10/15/2022 OWNER	4
	5
	6

Drawn by
Date
Drawing No

A-100

3 of 17 Sheets

EXHIBIT C-5

LOT 2 LOT COVERAGE CALCULATION

DWELLING A	NEW BLDG A LOT 2
1ST FLOOR	2369 SF
1ST FLOOR LANAI	500 SF
POOL BATH	63 SF
2ND FLOOR	3277 SF
TOTAL FLOOR AREA	6209 SF
POOL UTILITY	120 SF
GARAGE	850 SF
TOTAL BLDG AREA	7,179 SF

BLDG FOOTPRINT (2369+500+63+850+120) = 3782 SF

TOTAL PARKING PROVIDED = 6
TOTAL PARKING REQUIRED = 6

LOT 3 - DWELLING B LOT COVERAGE CALCULATION

DWELLING B	EXISTING BLDG B LOT 3
1ST FLOOR	1,264 SF
1ST FLOOR LANAI	118 SF
1ST FLOOR ENTRY	37 SF
1ST FLOOR STORAGE (IN GARAGE)	56 SF
2ND FLOOR	1,249 SF
2ND FLOOR LANAI	145 SF
TOTAL FLOOR AREA	2,869 SF
GARAGE	462 SF
TOTAL BLDG AREA	3,331 SF

TOTAL BLDG FOOTPRINT (1264+118+37+56+462)=1,937 SF

TOTAL PARKING PROVIDED: 2
TOTAL PARKING PREQUIRED: 2

LOT 4 DWELLING C- LOT COVERAGE CALCULATION

DWELLING C

1ST FLOOR	1,277 SF
1ST FLOOR LANAI	118 SF
1ST FLOOR ENTRY	37 SF
1ST FLOOR STORAGE (IN GARAGE)	56 SF
2ND FLOOR	1,249 SF
2ND FLOOR LANAI	145 SF
TOTAL FLOOR AREA	2,886 SF
GARAGE	462 SF
TOTAL BLDG AREA	3,348 SF

TOTAL BLDG FOOTPRINT (1277+118+37+56+462)=1,939 SF

TOTAL PARKING PROVIDED: 2
TOTAL PARKING REQUIRED: 2

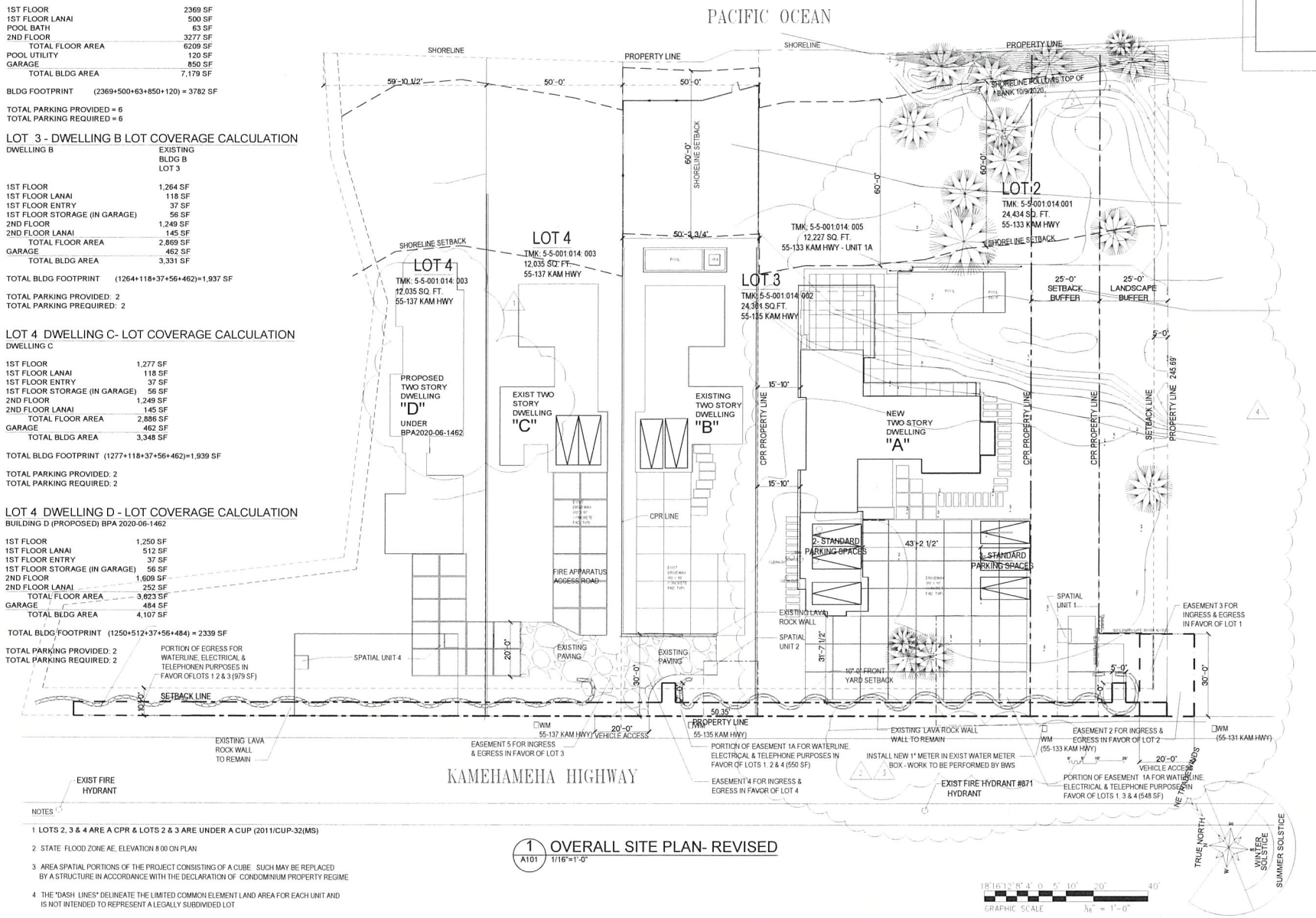
LOT 4 DWELLING D - LOT COVERAGE CALCULATION

BUILDING D (PROPOSED) BPA 2020-06-1462

1ST FLOOR	1,250 SF
1ST FLOOR LANAI	512 SF
1ST FLOOR ENTRY	37 SF
1ST FLOOR STORAGE (IN GARAGE)	56 SF
2ND FLOOR	1,609 SF
2ND FLOOR LANAI	252 SF
TOTAL FLOOR AREA	3,623 SF
GARAGE	484 SF
TOTAL BLDG AREA	4,107 SF

TOTAL BLDG FOOTPRINT (1250+512+37+56+484) = 2339 SF

TOTAL PARKING PROVIDED: 2
TOTAL PARKING REQUIRED: 2



NOTES

1 LOTS 2, 3 & 4 ARE A CPR & LOTS 2 & 3 ARE UNDER A CUP (2011/CUP-32(MS)

2 STATE FLOOD ZONE AE, ELEVATION 8 00 ON PLAN

3 AREA SPATIAL PORTIONS OF THE PROJECT CONSISTING OF A CUBE SUCH MAY BE REPLACED BY A STRUCTURE IN ACCORDANCE WITH THE DECLARATION OF CONDOMINIUM PROPERTY REGIME

4 THE "DASH LINES" DELINEATE THE LIMITED COMMON ELEMENT LAND AREA FOR EACH UNIT AND IS NOT INTENDED TO REPRESENT A LEGALLY SUBDIVIDED LOT

1 / A101 OVERALL SITE PLAN- REVISED
1/16"=1'-0"

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HAWAII, U.S.A.
EXP. DATE 4/30/2024

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

Supervision as defined in Title XIV Chapter 115 Section 16 115 J of the Rules & Regulations of the Board of Professional Engineers Architects and Surveyors of the State of Hawaii

RENNAKER RESIDENCE
55-133 KAMEHAMEHA HIGHWAY, LAIE, HAWAII 96762
TMK: 5-5-001:014-0001

SITE PLAN REVISED

preliminary approved: XX/XX/21
permit application: 5/21/21
permit approved:

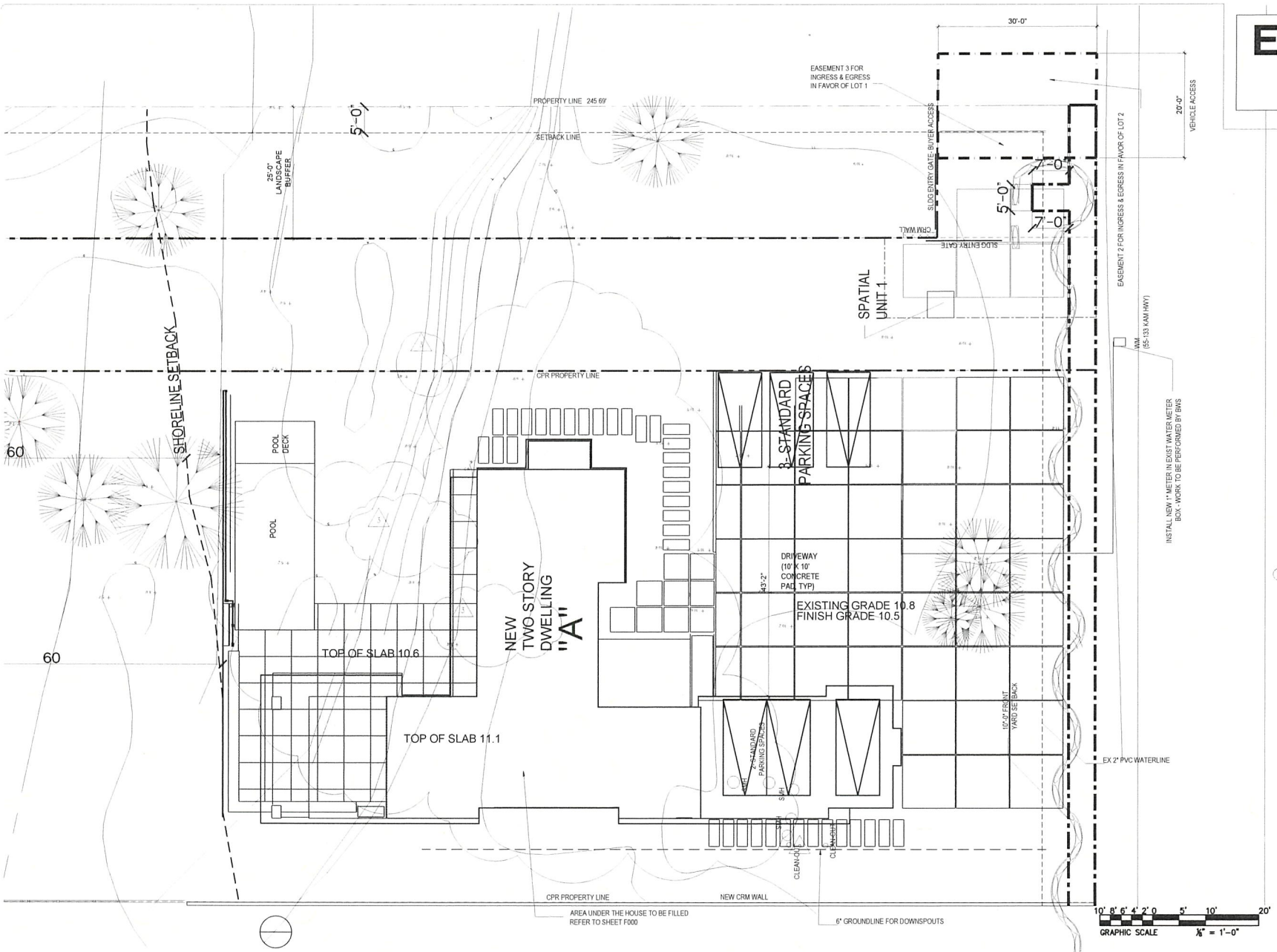
REVISION	NO
6/4/2021 DPP	1
9/30/2021 DPP	2
11/10/2021 DPP	3
10/15/2022 OWNER	4
	5
	6

Drawn by
Date
Drawing No

A101

3 of 17 Sheets

EXHIBIT C-6



HOMEWORKS CONSTRUCTION INC.
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Honolulu, Hawaii 96826
Telephone: (808) 955-2777
Facsimile: (808) 955-2778

MICHELE L. DAMICO
LICENSED PROFESSIONAL ARCHITECT
No. 8785
HAWAII, U.S.A.

DATE 4/30/2024

The Work was prepared by me or under my supervision. Construction of the project will be under my observation.

Supervision as defined in Title 16 Chapter 115, Section 16-115-7 of the Rules & Regulations of the Board of Professional Engineers, Architects, and Surveyors of the State of Hawaii.

RENNAKER RESIDENCE

55-133 KAMEHAMEHA HWY, LAIE, HAWAII 96762
TMK: 5-5-001:014-0001

SITE PLAN

preliminary approved: XX/XX/21
permit application: 5/21/21
permit approved:

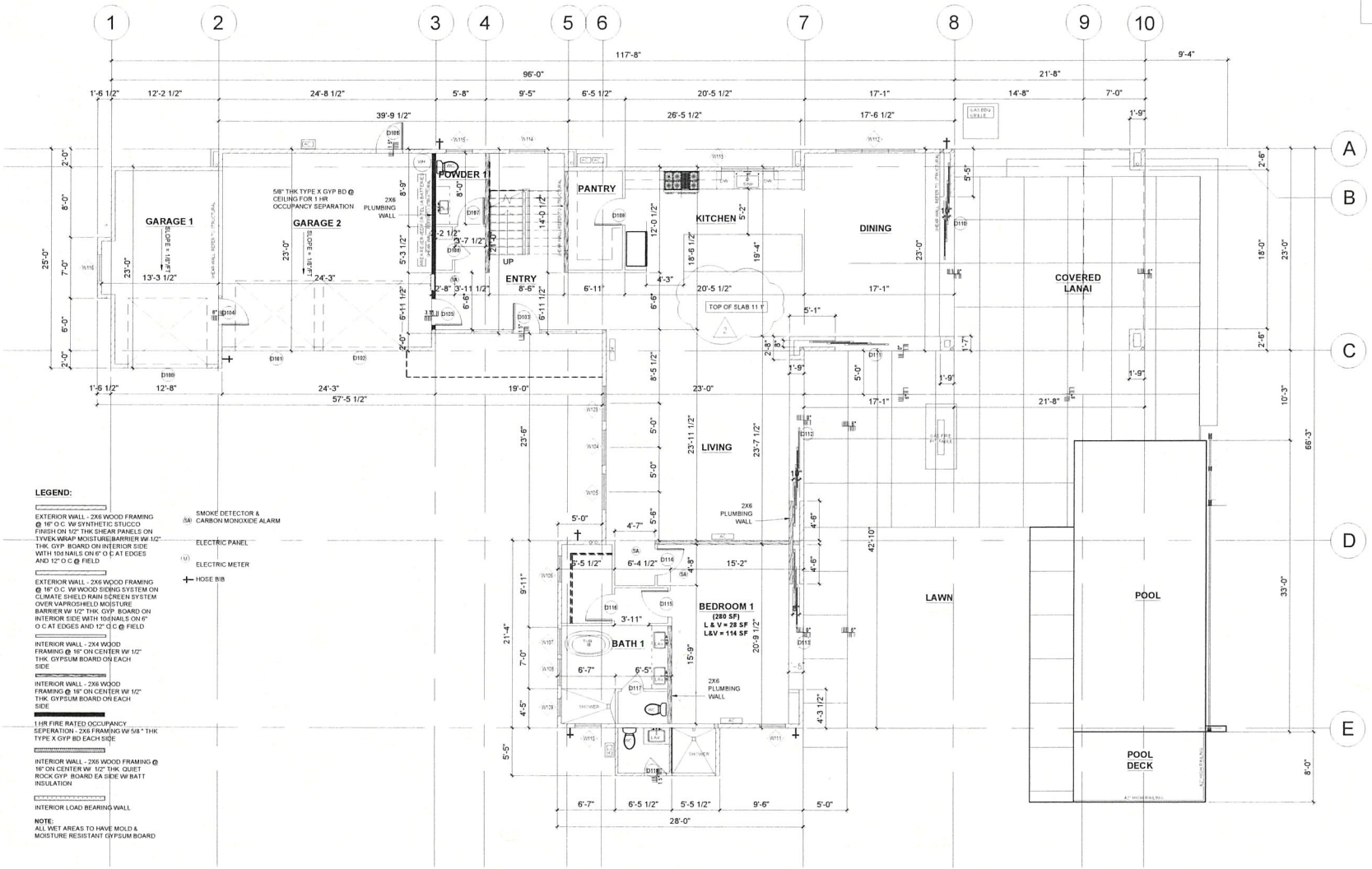
REVISION	NO
6/4/2021 DPP	1
9/30/2021 DPP	2
11/10/2021 DPP	3
10/15/2022 OWNER	4
	5
	6

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Date
Drawing No

A102

3 of 17 Sheets

EXHIBIT C-7



LEGEND:

- EXTERIOR WALL - 2X6 WOOD FRAMING @ 16" O.C. W/ SYNTHETIC STUCCO FINISH ON 1/2" THK SHEAR PANELS ON TYVEK WRAP MOISTURE BARRIER W/ 1/2" THK. GYP. BOARD ON INTERIOR SIDE WITH 10d NAILS ON 6" O.C. AT EDGES AND 12" O.C @ FIELD
- EXTERIOR WALL - 2X6 WOOD FRAMING @ 16" O.C. W/ WOOD SIDING SYSTEM ON CLIMATE SHIELD RAIN SCREEN SYSTEM OVER VAPROSHIELD MOISTURE BARRIER W/ 1/2" THK. GYP. BOARD ON INTERIOR SIDE WITH 10d NAILS ON 6" O.C. AT EDGES AND 12" O.C @ FIELD
- INTERIOR WALL - 2X4 WOOD FRAMING @ 16" ON CENTER W/ 1/2" THK. GYPSUM BOARD ON EACH SIDE
- INTERIOR WALL - 2X6 WOOD FRAMING @ 16" ON CENTER W/ 1/2" THK. GYPSUM BOARD ON EACH SIDE
- 1 HR FIRE RATED OCCUPANCY SEPERATION - 2X6 FRAMING W/ 5/8 " THK TYPE X GYP BD EACH SIDE
- INTERIOR WALL - 2X6 WOOD FRAMING @ 16" ON CENTER W/ 1/2" THK. QUIET ROCK GYP. BOARD EA SIDE W/ BATT INSULATION
- INTERIOR LOAD BEARING WALL

NOTE:
ALL WET AREAS TO HAVE MOLD & MOISTURE RESISTANT GYPSUM BOARD

(SA) SMOKE DETECTOR & CARBON MONOXIDE ALARM

(M) ELECTRIC PANEL

ELECTRIC METER

HOSE BIB

1 A200 FIRST FLOOR PLAN
3/16"=1'-0"

GRAPHIC SCALE 5' 4' 3' 2' 1' 0 5' 10'
3/16" = 1'-0"

HOMEWORKS CONSTRUCTION INC
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MICHELE L. DAMICO LICENSED PROFESSIONAL ARCHITECT No. 8785 HAWAII, U.S.A.

4/30/2024

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

Supervision as defined in Title 16, Chapter 115, Section 16-115-2 of the Rules & Regulations of the Board of Professional Engineers, Architects and Surveyors of the State of Hawaii

RENNAKER RESIDENCE
55-133 KAMEHAMEHA HWY. LAIE, HAWAII 96762
TMK: 5-5-001:014-0051

FIRST FLOOR PLAN

preliminary approved: XX/XX/21
permit application: 5/21/21
permit approved:

REVISION	NO.
6/4/2021 DPP	1
9/30/2021 DPP	2
11/10/2021 DPP	3
10/15/2022 OWNER	4
	5
	6

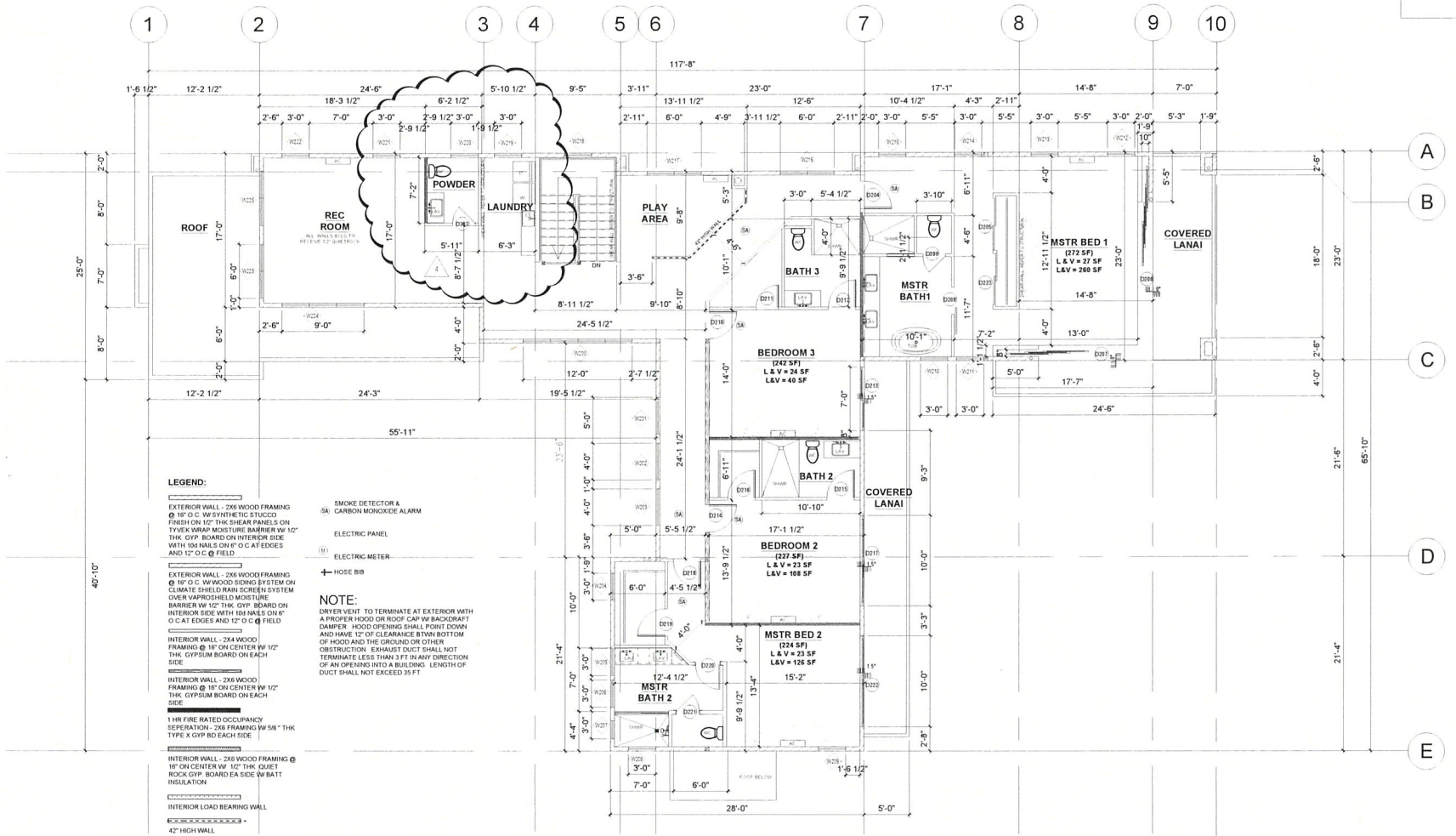
Drawn by

Date

Drawing No.
A200

4
4 of 17 Sheets

EXHIBIT C-8



LEGEND:

- EXTERIOR WALL - 2X6 WOOD FRAMING @ 16" O.C. W/ SYNTHETIC STUCCO FINISH ON 1/2" THK SHEAR PANELS ON TYVEK WRAP MOISTURE BARRIER W/ 1/2" THK. GYP. BOARD ON INTERIOR SIDE WITH 10d NAILS ON 6" O.C AT EDGES AND 12" O.C @ FIELD
- EXTERIOR WALL - 2X6 WOOD FRAMING @ 16" O.C. W/ WOOD SIDING SYSTEM ON CLIMATE SHIELD RAIN SCREEN SYSTEM OVER VAPROSHIELD MOISTURE BARRIER W/ 1/2" THK. GYP. BOARD ON INTERIOR SIDE WITH 10d NAILS ON 6" O.C AT EDGES AND 12" O.C @ FIELD
- INTERIOR WALL - 2X4 WOOD FRAMING @ 16" ON CENTER W/ 1/2" THK. GYPSUM BOARD ON EACH SIDE
- INTERIOR WALL - 2X6 WOOD FRAMING @ 16" ON CENTER W/ 1/2" THK. GYPSUM BOARD ON EACH SIDE
- 1 HR FIRE RATED OCCUPANCY SEPERATION - 2X6 FRAMING W/ 5/8 " THK TYPE X GYP BD EACH SIDE
- INTERIOR WALL - 2X6 WOOD FRAMING @ 16" ON CENTER W/ 1/2" THK. QUIET ROCK GYP. BOARD EA SIDE W/ BATT INSULATION
- INTERIOR LOAD BEARING WALL
- 42" HIGH WALL

(SA) SMOKE DETECTOR & CARBON MONOXIDE ALARM

(E) ELECTRIC PANEL

(M) ELECTRIC METER

HOSE BIB

NOTE:
DRYER VENT TO TERMINATE AT EXTERIOR WITH A PROPER HOOD OR ROOF CAP W/ BACKDRAFT DAMPER. HOOD OPENING SHALL POINT DOWN AND HAVE 12" OF CLEARANCE BTWN BOTTOM OF HOOD AND THE GROUND OR OTHER OBSTRUCTION. EXHAUST DUCT SHALL NOT TERMINATE LESS THAN 3 FT IN ANY DIRECTION OF AN OPENING INTO A BUILDING. LENGTH OF DUCT SHALL NOT EXCEED 35 FT.

NOTE 1:
ALL WET AREAS TO HAVE MOLD & MOISTURE RESISTANT GYPSUM BOARD

NOTE 2:
SUB-FLOOR PLYWD SHEATHING TO BE SCREWED & GLUED

NOTE 3:
INTERIOR WALLS BETWEEN BEDROOMS TO HAVE INSULATION

1 / A201 SECOND FLOOR PLAN
3/16"=1'-0"

GRAPHIC SCALE 5'4'3'2'1' 0 5' 10'
3/16" = 1'-0"

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MICHELE L. DAMICO
LICENSED PROFESSIONAL ARCHITECT
No. 8785
HAWAII, U.S.A.
DATE: 4/30/2024

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Subdivision as defined in Title XIV, Chapter 115, Section 16-115.2 of the Rules & Regulations of the Board of Professional Engineers, Architects, and Surveyors of the State of Hawaii

RENNAKER RESIDENCE
55-133 KAMEHAMEHA HWY, LAIE, HAWAII 96762
TMK: 5-5-001:014-0001

SECOND FLOOR PLAN

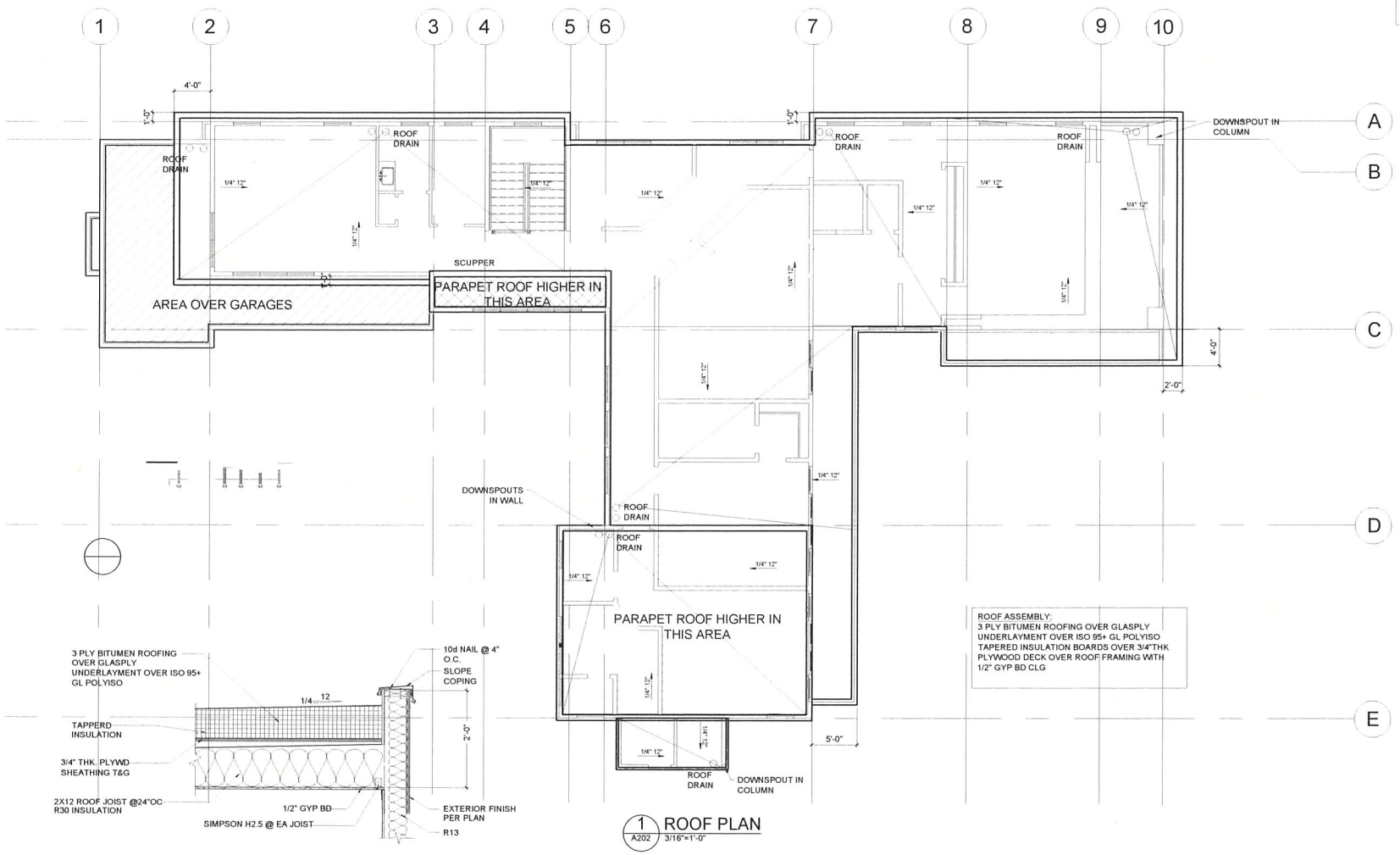
preliminary approved: XX/XX/21
permit application: 5/21/21
permit approved:

REVISION	NO
6/4/2021 DPP	1
9/30/2021 DPP	2
11/10/2021 DPP	3
10/15/2022 OWNER	4
	5
	6

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Date
Drawing No
A201

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EXHIBIT C-9



ROOF ASSEMBLY:
3 PLY BITUMEN ROOFING OVER GLASPLY UNDERLAYMENT OVER ISO 95+ GL POLYISO
TAPERED INSULATION BOARDS OVER 3/4"THK PLYWOOD DECK OVER ROOF FRAMING WITH 1/2" GYP BD CLG

1 A202 ROOF PLAN
3/16"=1'-0"

GRAPHIC SCALE 1" = 1'-0"

GRAPHIC SCALE 3/16" = 1'-0"

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MICHELE L. DAMICO LICENSED PROFESSIONAL ARCHITECT No. 8785 HAWAII, U.S.A.

DATE 4/30/2024

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RENNAKER RESIDENCE
54-133 KAMEHAMEHA HWY, LAIE, HAWAII 96762
TMK: 5-5-001:014-0001

ROOF PLAN

preliminary approved: XX/XX/21
permit application: 5/21/21
permit approved:

REVISION	NO
6/4/2021 DPP	1
9/30/2021 DPP	2
11/10/2021 DPP	3
10/15/2022 OWNER	4
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	6

Drawn by:
Date:
Drawing No:

A202

5 of 17 Sheets

EXHIBIT C-10

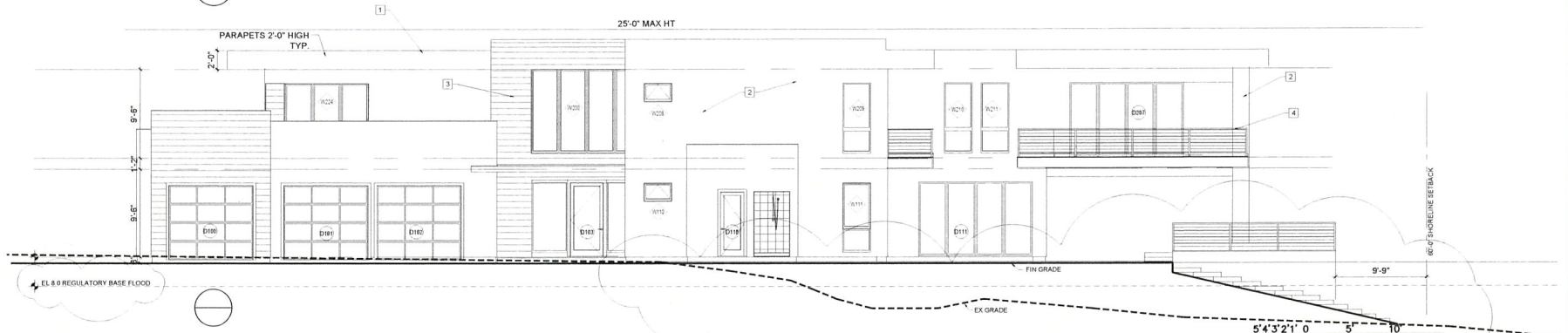
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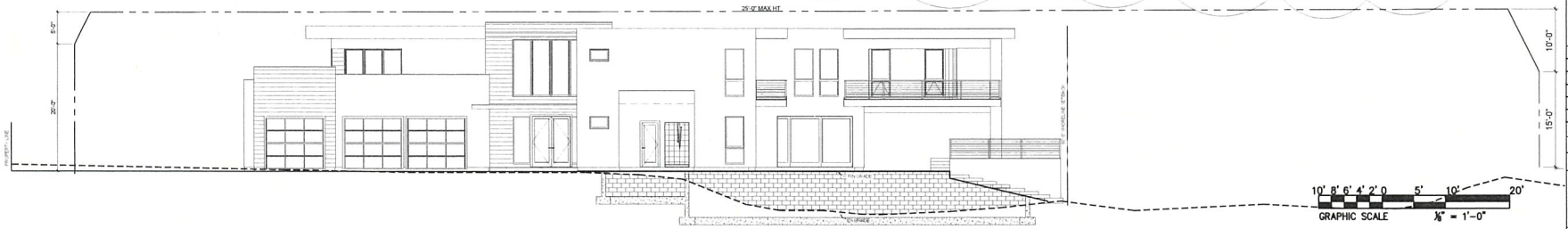
CONTRACTOR SHALL VERIFY APPROVED JOBSITE CONTRACT DOCUMENTS, EXISTING GRADES, LUO ENVELOPE CONFORMANCES AND SITE DIMENSIONS PRIOR TO COMMENCING WORK. CONTRACTOR TO NOTIFY ARCHITECT OF CONFLICTS PRIOR TO COMMENCING WORK. DO NOT SCALE DRAWINGS.

LEGEND

1. 3 PLY MOD-BITUMEN ROOFING OVER GLASPLY UNDERLAYMENT ON TAPERED INSULATION
2. SYNETHIC STUCCO FINISH
3. WOOD SIDING ON CLIMATE SHIELD RAIN SCREEN SYSTEM OVER VAPROSHIELD WATERPROOFING
4. CABLE RAILING SYSTEM
5.







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MICHELE L. DAMICO
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No. 8785
HAWAII, U.S.A.

EXP. DATE 4/30/2024

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

Subdivision as defined in Title 107, Chapter 115, Section 16-115-2 of the Rules & Regulations of the Board of Professional Engineers, Architects, and Surveyors of the State of Hawaii.

RENNAKER RESIDENCE
55-133 KAMEHAMEHA HWY LAIE, HAWAII 96762
TMK:5-5-001:014-0001

EXTERIOR ELEVATIONS

preliminary approved XX/XX/21
permit application 5/21/21
permit approved

REVISION	NO
6/4/2021 DPP	1
9/30/2021 DPP	2
11/10/2021 DPP	3
10/15/2022 OWNER	4
	5
	6

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Date

Drawing No
A300

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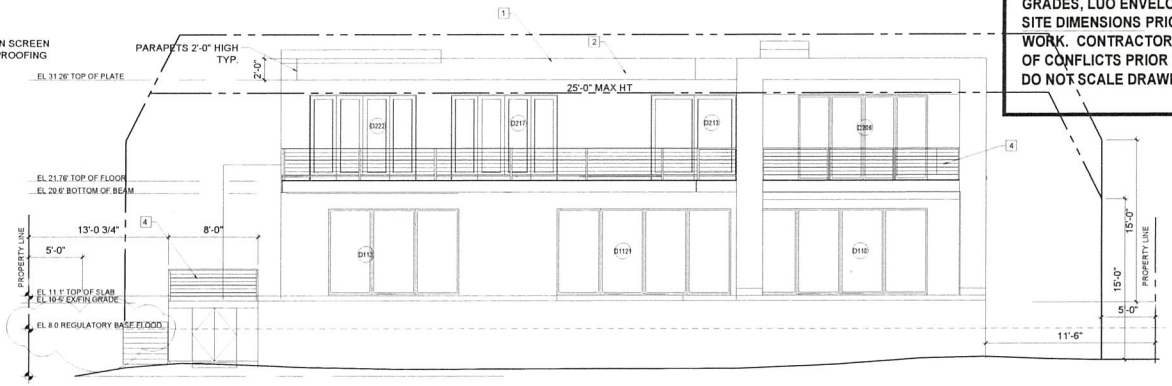
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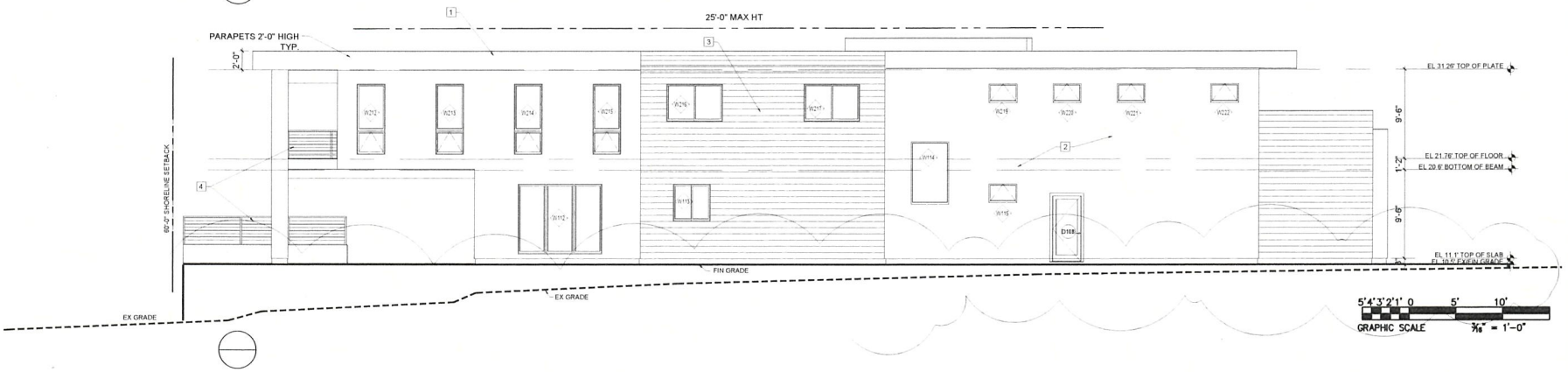
LEGEND

1. 3 PLY MOD-BITUMEN ROOFING OVER GLASPLY UNDERLAYMENT ON TAPERED INSULATION
2. SYNETHIC STUCCO FINISH
3. WOOD SIDING ON CLIMATE SHIELD RAIN SCREEN SYSTEM OVER VAPROSHIELD WATERPROOFING
4. CABLE RAILING SYSTEM
5.

NOTE

CONTRACTOR SHALL VERIFY APPROVED JOBSITE CONTRACT DOCUMENTS, EXISTING GRADES, LUO ENVELOPE CONFORMANCES AND SITE DIMENSIONS PRIOR TO COMMENCING WORK. CONTRACTOR TO NOTIFY ARCHITECT OF CONFLICTS PRIOR TO COMMENCING WORK. DO NOT SCALE DRAWINGS.







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No. 8785
HAWAII, U.S.A.
EXP. DATE: 4/30/2024

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Supervision as defined in Title 16, Chapter 115, Section 16-115-2 of the Rules & Regulations of the Board of Professional Engineers, Architects, and Surveyors of the State of Hawaii.

RENNAKER RESIDENCE
55-133 KAMEHAMEHA HWY, LAIE, HAWAII 96762
TMK: 5-5-001: 011 (LOT 6-D-1-A-2-B)

EXTERIOR ELEVATIONS

preliminary approved XX/XX/21
permit application 5/21/21
permit approved

REVISION	NO
6/4/2021 DPP	1
9/30/2021 DPP	2
11/10/2021 DPP	3
10/15/2022 OWNER	4
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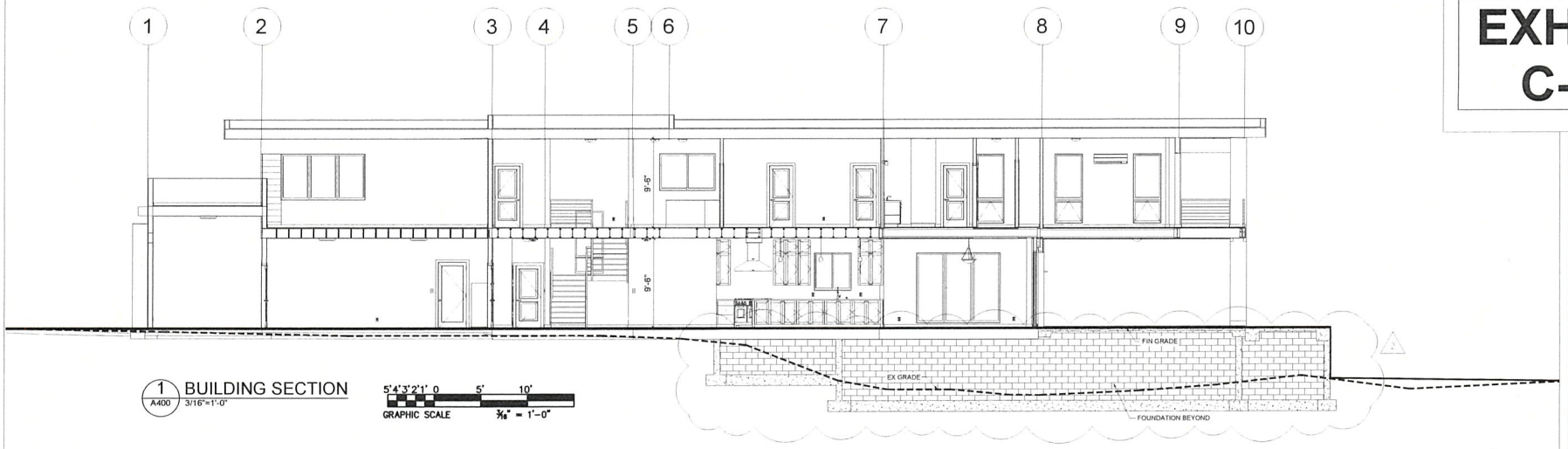
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Date

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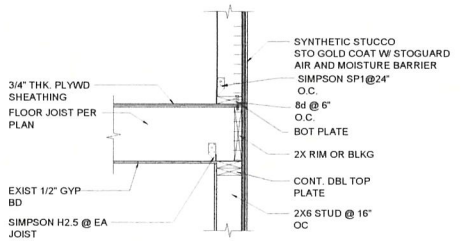
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EXHIBIT C-12

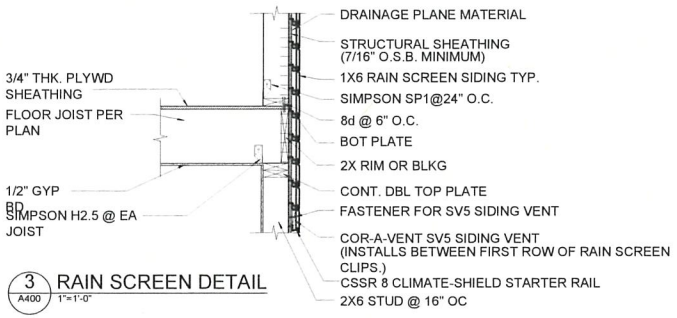


1 A400 BUILDING SECTION
3/16"=1'-0"

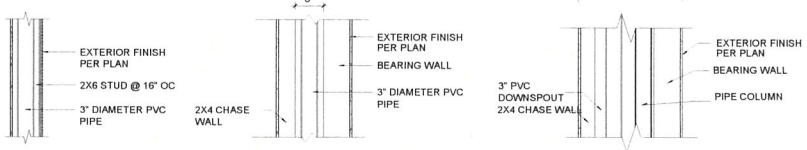
GRAPHIC SCALE 5' 4' 3' 2' 1' 0 5' 10'
3/16" = 1'-0"



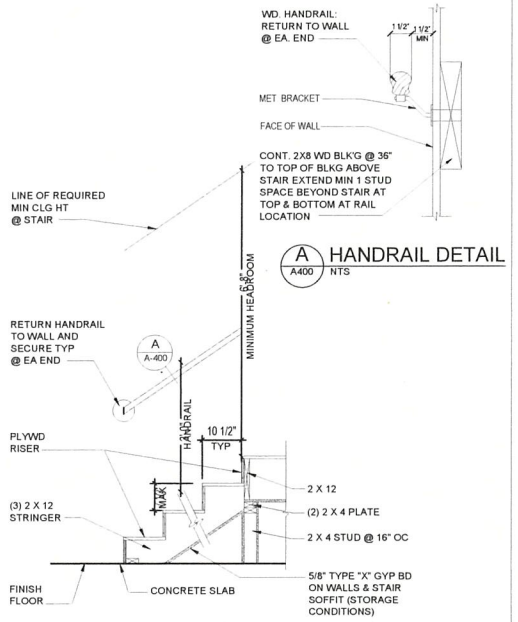
2 A400 STUCCO DETAIL
1"=1'-0"



3 A400 RAIN SCREEN DETAIL
1"=1'-0"



4 A400 DOWNSPOUT DETAILS
1"=1'-0"



A A400 HANDRAIL DETAIL
NTS

5 A400 STAIR DETAIL
3/4"=1'-0"

GRAPHIC SCALE 1' 6" 3" 0 2'-6"
1" = 1'-0"

HOMEWORKS CONSTRUCTION, INC.
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MICHELE L. DAMICO
LICENSED PROFESSIONAL ARCHITECT
No. 8785
HAWAII, U.S.A.
DATE 4/30/2024

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Supervision as defined in Title 14, Chapter 171, Section 14-171-1 of the Rules & Regulations of the Board of Professional Engineers, Architects, and Surveyors of the State of Hawaii.

RENNAKER RESIDENCE
55-133 KAMEHAMEHA HIGHWAY
KAHUKU, HAWAII 96762
TMK: (1) 5-5-001:011-0000

BUILDING SECTIONS/WALL DETAILS

preliminary approved XX/XX/21
permit application 5/21/21
permit approved

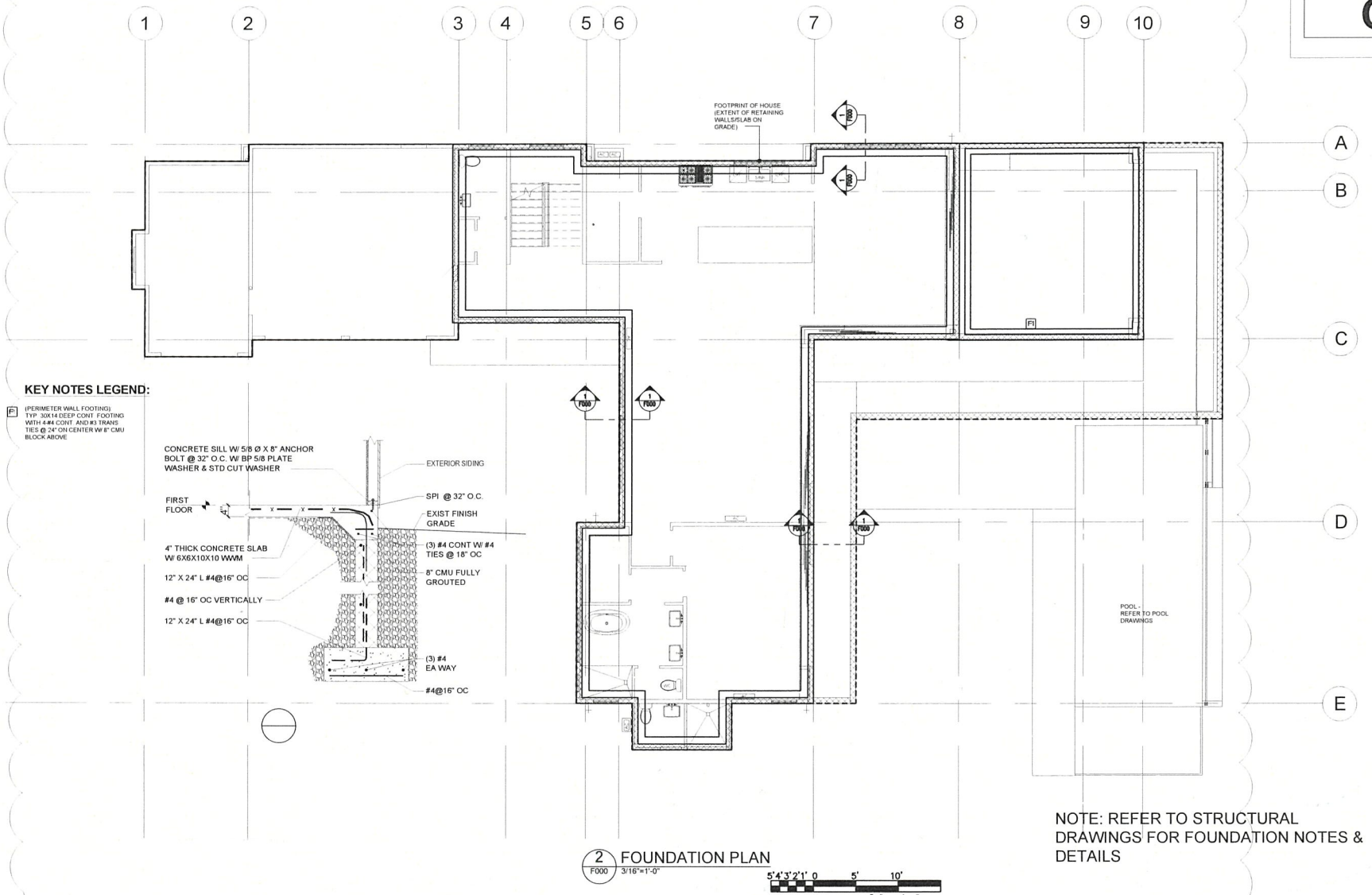
REVISION	NO
6/4/2021 DPP	1
9/30/2021 DPP	2
11/10/2021 DPP	3
10/15/2022 OWNER	4
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	6

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Date
Drawing No.

A400

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EXHIBIT C-13



KEY NOTES LEGEND:

F1 (PERIMETER WALL FOOTING). TYP. 30X14 DEEP CONT. FOOTING WITH 4-#4 CONT. AND #3 TRANS TIES @ 24" ON CENTER W/ 8" CMU BLOCK ABOVE

2 F000 FOUNDATION PLAN 3/16"=1'-0"

GRAPHIC SCALE 5' 4' 3' 2' 1' 0 5' 10' 3/16" = 1'-0"

NOTE: REFER TO STRUCTURAL DRAWINGS FOR FOUNDATION NOTES & DETAILS

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MICHELE L. DAMICO LICENSED PROFESSIONAL ARCHITECT No. 8785 HAWAII, U.S.A.

EXP. DATE: 4/30/2024

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

Submitted as defined in Title 16 Chapter 115 Section 16-115-1 of the Rules & Regulations of the Board of Professional Engineers, Architects, and Surveyors of the State of Hawaii.

RENNAKER RESIDENCE
55-133 KAMEHAMEHA HWY | LAIE, HAWAII 96762
TMK: (1) 5-5-001:014 (LAND)

FOUNDATION WALL PLAN

preliminary approved XX/XX/21
permit application 5/21/21
permit approved

REVISION	NO
6/4/2021 DPP	1
9/30/2021 DPP	2
11/10/2021 DPP	3
10/15/2022 OWNER	4
	5
	6

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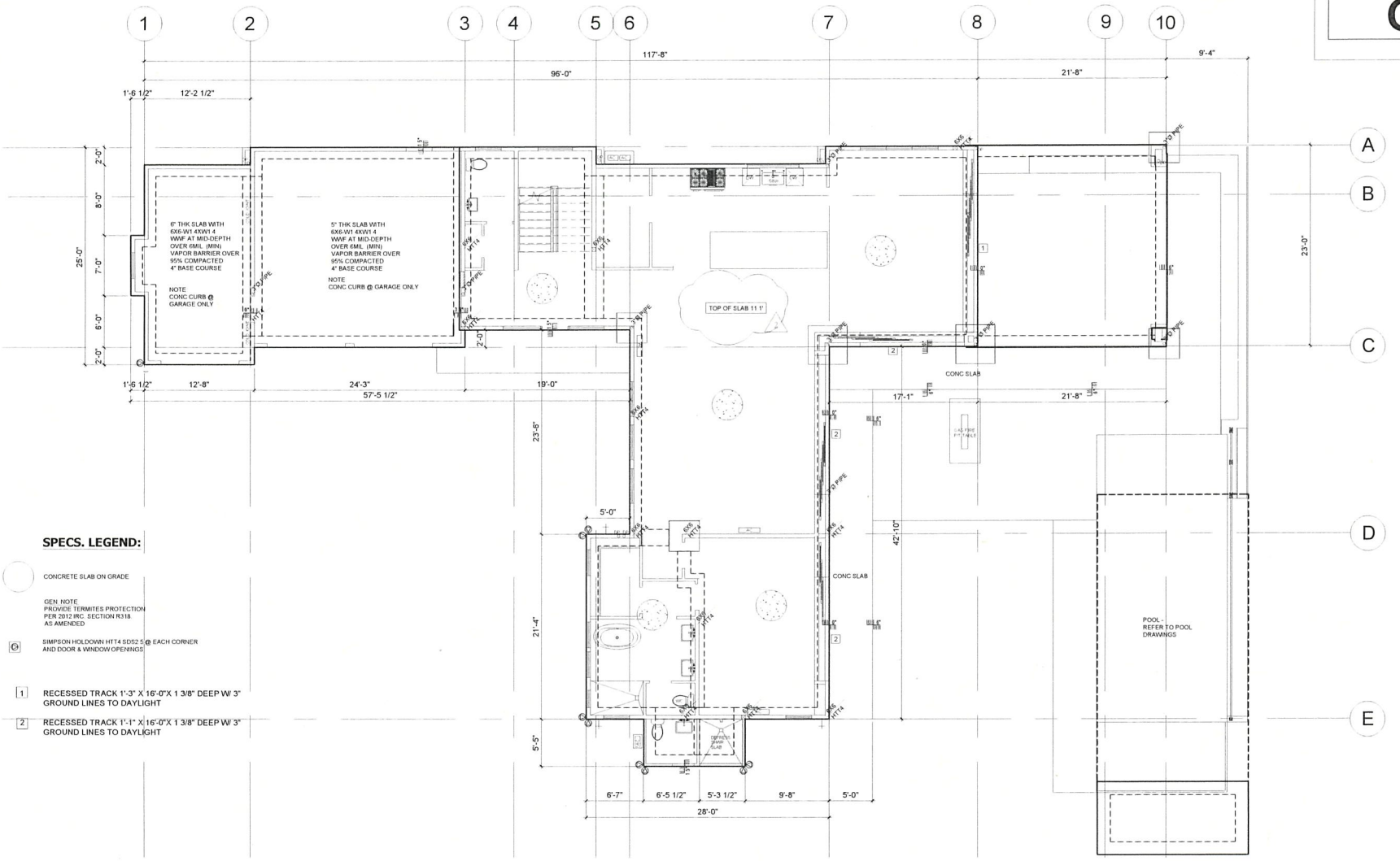
Date

Drawing No.

F000

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EXHIBIT C-14



SPECS. LEGEND:

CONCRETE SLAB ON GRADE

GEN. NOTE
PROVIDE TERMITES PROTECTION PER 2012 IRC. SECTION R318 AS AMENDED

SIMPSON HOLDOWN HTT4 SDS2.5 @ EACH CORNER AND DOOR & WINDOW OPENINGS

1 RECESSED TRACK 1'-3" X 16'-0"X 1 3/8" DEEP W/ 3" GROUND LINES TO DAYLIGHT

2 RECESSED TRACK 1'-1" X 16'-0"X 1 3/8" DEEP W/ 3" GROUND LINES TO DAYLIGHT

1 F001 FOUNDATION PLAN
3/16"=1'-0"

GRAPHIC SCALE 5' 4' 3' 2' 1' 0 5' 10'
3/16" = 1'-0"

NOTE: REFER TO STRUCTURAL DRAWINGS FOR FOUNDATION NOTES & DETAILS

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MICHELE L. DAMICO
LICENSED PROFESSIONAL ARCHITECT
No. 8785
HAWAII, U.S.A.

EXP. DATE: 4/30/2024

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Supervision as defined in "Title XIV, Chapter 115, Section 16 115-2 of the Rules & Regulations of the Board of Professional Engineers, Architects, and Surveyors of the State of Hawaii.

RENNAKER RESIDENCE
55-133 KAMEHAMEHA HWY, LAIE, HAWAII 96762
TMK: 5-5-001:018 (LEASE)

FOUNDATION PLAN

preliminary approved XX/XX/21
permit application 5/21/21
permit approved

REVISION	NO
6/4/2021 DPP	1
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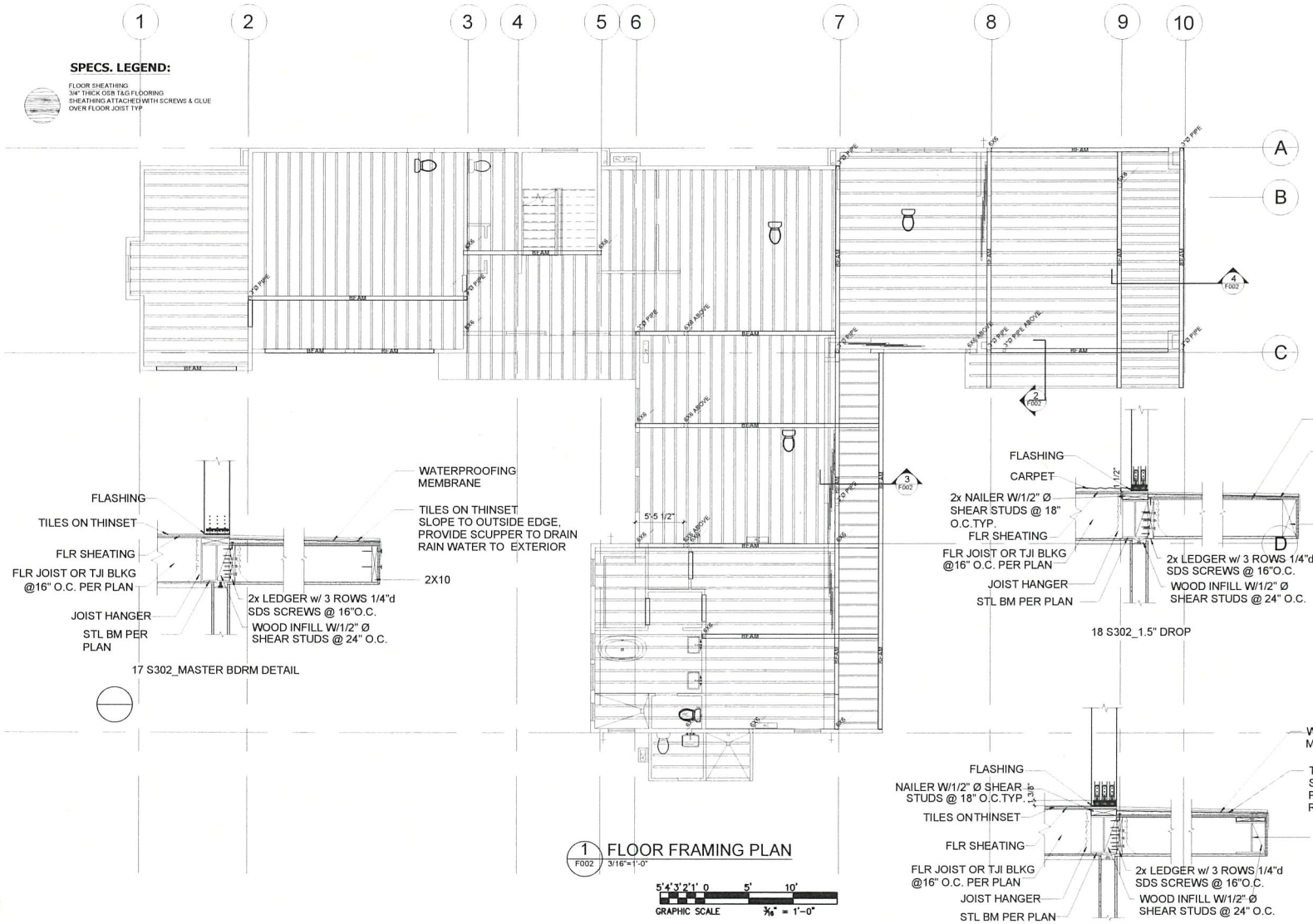
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Date

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F001

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EXHIBIT C-15



17 S302_MASTER BDRM DETAIL

18 S302_1.5" DROP

18 S302_MASTER BDRM DETAIL

1 F002 FLOOR FRAMING PLAN 3/16"=1'-0"

GRAPHIC SCALE 5'4'3'2'1' 0 5' 10' 3/16" = 1'-0"

GRAPHIC SCALE 1' 6" 3" 0 2'-6" 1" = 1'-0"

NOTE: REFER TO STRUCTURAL DRAWINGS FOR FLOOR JOIST & BEAM SIZES

HOMEWORKS CONSTRUCTION INC.
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MICHELE L. DAMICO LICENSED PROFESSIONAL ARCHITECT No. 8785 HAWAII, U.S.A.
DATE 4/30/2024

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

Statement of Intent in Title 16, Chapter 115, Section 4 of the Rules & Regulations of the Board of Professional Engineers, Architects, and Surveyors of the State of Hawaii

RENNAKER RESIDENCE
55-133 KAMEHAMEHA HWY, LAIE, HAWAII 96762
TMK:5-5-001:014-0001

FLOOR FRAMING

preliminary approved XX/XX/21
permit application 5/21/21
permit approved

REVISION	NO
6/4/2021 DPP	1
9/30/2021 DPP	2
11/10/2021 DPP	3
10/15/2022 OWNER	4
	5
	6

Drawn by
Date
Drawing No
F002

17 of 17 Sheets

EXHIBIT C-16



1 F003 ROOF FRAMING PLAN
3/16"=1'-0"

5'4'3'2'1' 0 5' 10'
GRAPHIC SCALE 3/16" = 1'-0"

NOTE: REFER TO STRUCTURAL DRAWINGS FOR ROOF RAFTERS & BEAM SIZES & DETAILS

HOMEWORKS CONSTRUCTION INC.
2111 S. Beretania Street
Honolulu, Hawai 96826
Telephone: (808) 955-2777
Facsimile: (808) 955-2778

MICHELE L. DAMICO
LICENSED PROFESSIONAL ARCHITECT
No. 8785
HAWAII, U.S.A.

EXP. DATE: 4/30/2024

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

Submission as defined in Title 16, Chapter 16-115, Subchapter 1 of the Rules and Regulations of the Board of Professional Engineers, Architects, and Surveyors of the State of Hawaii.

RENNAKER RESIDENCE
55-133 KAMEHAMEHA HWY, LAIE HAWAII 96762
TMK (1) 5-5-001:014-0001

ROOF FRAMING

preliminary approved XX/XX/21
permit application 5/21/21
permit approved

REVISION	NO.
6/4/2021 DPP	1
9/30/2021 DPP	2
11/10/2021 DPP	3
10/15/2022 OWNER	4
	5
	6

Drawn by
Date
Drawing No.

F003

17 of 17 Sheets

EXHIBIT C-17

GENERAL SPECIFICATIONS

1. ALL MATERIALS AND ALL WORKMANSHIP SHALL COMPLY WITH ALL APPLICABLE STATE OF HAWAII & CITY & COUNTY OF HONOLULU CODES AND REGULATIONS.
2. ALL GUNITE SHALL BE 3000 PSI MINIMUM AT 28 DAYS
3. ALL REINFORCING SHALL CONFORM TO ASTM-A-615, GRADE 40
4. ALL PIPING SHALL BE SCHEDULE 40 PVC
5. SUPPORTING SOIL SHALL BE UNDISTURBED, UNIFORM NATURAL SOIL CAPABLE OF SUPPORTING 1000LBS PER SQUARE FOOT. IF ANY OTHER CONDITION IS ENCOUNTERED, BUILDER SHALL NOTIFY THE ARCHITECT OR THE ENGINEER

PLUMBING SPECIFICATIONS

1. BACKWASH OF FILTER SHALL BE PIPED TO IRRIGATION ON SITE.
2. CROSS CONNECTION SHALL BE PREVENTED BY APPROVED PRESSURE VACUUM BREAKER PEBCO #765 INSTALLED @ 12" ABOVE FLOOD LEVEL.

SWIMMING POOL ELECTRICAL SPECIFICATIONS

1. THE IS A SUMMARY OF THE REQUIREMENTS FOR POOLS, SPAS FOUNDATIONS AND SIMILAR INSTALLATIONS. FOR SPECIFIC DETAILS AND EXCEPTIONS, REFER TO THE 2017 NATIONAL ELECTRICAL CODE
2. ALL ELECTRICAL EQUIPMENT TO BE U.L. APPROVED
3. BONDING CONTRACTOR FOR POOL, REINFORCING STEEL AND OTHER METALLIC EQUIPMENT TO BE #8 AWG SOLID COPPER CONDUCTOR
4. SWITCHING DEVICES ON THE PROPERTY MUST BE LOCATED AT LEAST 5 FEET FROM THE POOL
5. OVERHEAD WIRING SHALL BE INSTALLED WITHIN 10 FEET OF THE POOL
6. UNDERGROUND WIRING SHALL NOT BE PERMITTED UNDER THE POOL OR UNDER THE AREA EXTENDING 5 FEET HORIZONTALLY FROM THE INSIDE OF THE POOL WALL.
   - 6.1 EXCEPTION 1: WIRING NECESSARY TO SUPPLY POOL EQUIPMENT PERMITTED BY THE ARTICLE SHALL BE ALLOWED IN THIS AREA.
   - 6.2 EXCEPTION 2: WHERE SPACE LIMITATIONS PREVENT WIRING FROM BEING MUTED 5 FT OR MORE FROM THE POOL SUCH WIRING SHALL BE PERMITTED WHERE INSTALLED IN RIGID METAL CONDUIT, INTERMEDIATE METAL CONDUIT OR A NONMETALLIC RACEWAY SYSTEM. ALL METAL CONDUITS SHALL BE CORROSION RESISTANT AND SUITABLE FOR THE LOCATION.
7. ANY UNDERWATER LIGHTING FIXTURE OVER 15 VOLTS SHALL BE GFCI
8. ALL ELECTRICAL EQUIPMENT INCLUDING POWER SUPPLY CORDS USED WITH STORABLE SWIMMING POOLS SHALL BE GFCI
9. FOUNDATIONS. FOUNTAIN POOLS. REFLECTOR LIGHTING FIXTURES. SUBMERSIBLE PUMPS. ALL OTHER SUBMERSIBLE EQUIPMENT AND ALL CORD AND PLUG CONNECTED EQUIPMENT SHALL BE GFCI
10. A CONVENIENCE OUTLET SHALL BE PROVIDED NO CLOSER THAN 10 FT AND NO MORE THAN 20 FT FROM THE WATER'S EDGE AND SHALL BE GFI PROTECTED PER NEC
11. CONTRACTOR TO REFER TO 2012 IRC SECTION E4103 EQUIPMENT LOCATION & CLEARANCES FOR RECEPTACLE LOCATIONS

POOL REBAR SCHEDULE

1. #3 @ 6" OC EACH WAY. CONTINUOUS AROUND SKIMMER LIGHT NICHE AND MAIN DRAIN
2. REBAR ABOVE 5 FEET DEPTH (TYPICAL)
   - 2.1 #5 @ 12" OC HORIZONTAL
   - 2.2 #5 @ 12" OC VERTICAL
3. REBAR BELOW 5 FEET DEPTH (TYPICAL)
   - 3.1 #5 @ 12" OC HORIZONTAL
   - 3.2 #5 @ 8" OC VERTICAL
   - 3.3 EXTEND ALTERNATE VERTICALS INTO BOND BEAM
4. PROVIDE 3" MINIMUM COVER OUTSIDE AND 2" MINIMUM COVER INSIDE FOR ALL REBAR

STANDARD PLUMBING AND DISCHARGE NOTES

1. POOL BACKWASH WATER DISCHARGE AND/OR WASHING OF DEBRIS INTO THE PUBLIC RIGHT-OF-WAY, INTO ANY PUBLIC EASEMENT, AND INTO THE CITY'S STORM DRAIN SYSTEM ARE NOT ALLOWED
2. IF DISCHARGING THE POOL WATER WITHIN THE SUBJECT PROPERTY, ADEQUATE PROVISIONS SHALL BE MADE TO PREVENT SURFACE WATER AND/OR SEDIMENT-LADEN RUN-OFF FROM LEAVING THE SITE. IN ADDITION, THE POOL WATER SHOULD NOT CAUSE WATER TO STAGNATE ON, OR TO FLOOD, ANY ADJOINING PROPERTIES
3. IF POOL WATER DISCHARGES TO THE CITY'S STORM DRAIN SYSTEM APPROVAL IS REQUIRED BY THE STORM WATER QUALITY BRANCH OF THE CITY DEPARTMENT OF ENVIRONMENTAL SERVICES (ENV). FOR INFORMATION AND TO ARRANGE FOR INSPECTION PRIOR TO DISCHARGE, CONTACT ENV @ (808) 768-3245.
4. POOL WATER DISCHARGE TO THE CITY'S SANITARY SEWER SYSTEM REQUIRES APPROVAL BY THE REGULATORY CONTROL BRANCH OF THE CITY'S DEPARTMENT OF ENVIRONMENTAL SERVICES (ENV). CONTACT ENV @ (808) 768-3261 OR (808) 768-3262.
5. POOL WATER DISCHARGES TO THE STATE OF HAWAII'S STORM DRAIN SYSTEM REQUIRES 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 MATERIAL 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 & COUNTY OF HONOLULU
8. NON-COMPLIANCE WITH ANY OF THE ABOVE REQUIREMENTS MAY RESULT IN ADMINISTRATIVE, CIVIL AND/OR CRIMINAL PENALTIES

BARRIER REQUIREMENTS

(REFER TO APPENDIX G OF THE 2012 IRC):

1. A FENCE OR WALL MUST BE CONSTRUCTED TO COMPLETELY SURROUND THE POOL SUFFICIENTLY TO MAKE THE POOL INACCESSIBLE TO SMALL CHILDREN
2. MINIMUM HEIGHT OF FENCE OR WALL SHALL BE 4'-5 FEET
3. TOP OF BARRIER SHALL BE AT LEAST 48" ABOVE GRADE WITH A MAXIMUM VERTICAL CLEARANCE BETWEEN GRADE AND BOTTOM OF BARRIER OF 2". IF POOL IS LOCATED ABOVE GRADE THEN BARRIER MAY BE PLACED AT GROUND LEVEL. IF BARRIER IS MOUNTED ON TOP OF POOL STRUCTURE THEN THE MAXIMUM VERTICAL CLEARANCE IS 4".
4. OPENINGS IN THE BARRIER SHALL NOT ALLOW A 4" D SPHERE TO PASS THRU
5. IF BARRIER CONSISTS OF VERTICAL AND HORIZONTAL MEMBERS REFER TO APPENDIX G OF THE 2012 IRC.
6. PEDESTRIAN GATES SHALL OPEN OUTWARD AWAY FROM THE POOL AND SHALL HAVE A SELF-CLOSING AND A SELF-LATCHING DEVICE. SELF LATCHING DEVICE SHALL BE MOUNTED 54" MINIMUM FROM THE BOTTOM OF THE GATE
7. DOORS WITH DIRECT ACCESS TO THE POOL SHALL BE EQUIPPED WITH AN ALARM WHICH PRODUCES AND AUDIBLE WARNING WHEN THE DOOR AND/OR ITS SCREEN ARE OPENED

BWS NOTES:

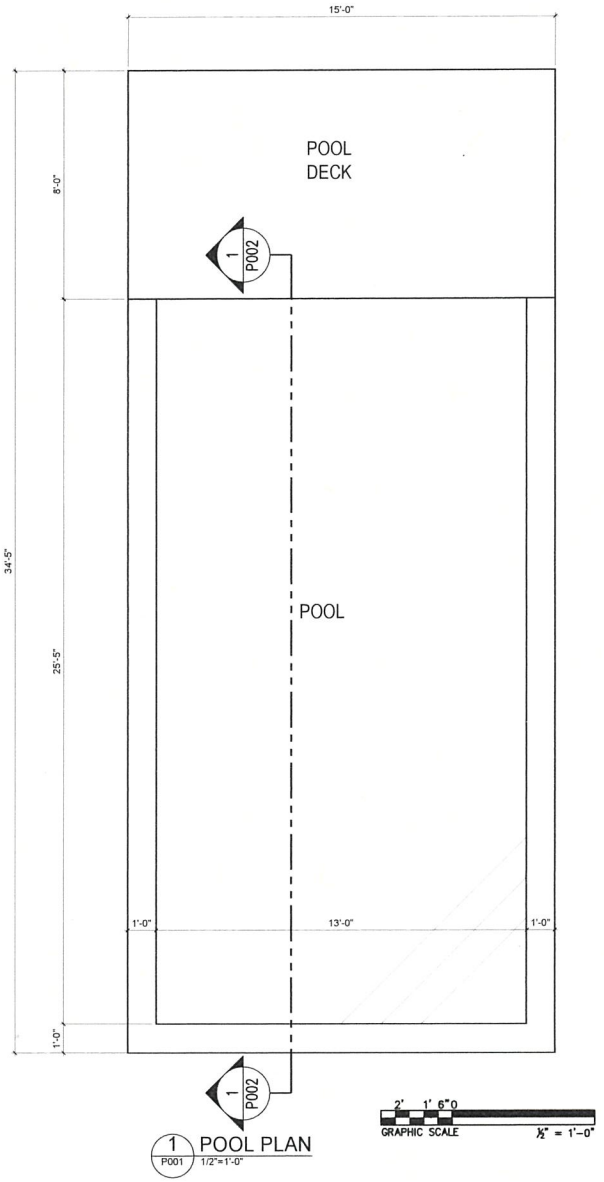
1. POOL TO BE FILLED W/ HOSE BIB
2. THIS WATER METER DOES NOT HAVE AFS OR AN IRRIGATION SYSTEM.

WASTEWATER NOTES:

1. TO EMPTY POOL, PUMP WITH A PORTABLE PUMP DIRECTLY TO GRASS AREA OR LANDSCAPE. NO POOL WATER IS TO BE PUMPED INTO THE STREET OR A STORM WATER DRAIN.

POOL DATA

POOL SIZE	34'-5" X 15'-0"	POOL DEPTH	4'-0" TO 8'-0"
FILTER	3 1 SAND	PUMP	VARIABLE
FLOW	50 GPM	TURNOVER	6 HRS
POOL VOLUME	24 236 GAL		



1 / P001 POOL PLAN 1/2"=1'-0"

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MICHELE L. DAMICO LICENSED PROFESSIONAL ARCHITECT No. 8785 HAWAII, U.S.A.

EXP. DATE: 4/30/2024

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Supervision as defined in Title VIII, Chapter 115, Section 16 115-2, of the Rules & Regulations of the Board of Professional Engineers, Architects, and Surveyors of the State of Hawaii

RENNAKER RESIDENCE
55-133 KAMEHAMEHA HWY / LAIE, HAWAII 96762
TMK: (1) 5-5-009: 014 & 020

POOL SPECS /POOL PLAN

preliminary approved: XX/XX/21
permit application: 5/21/21
permit approved:

REVISION	NO
6/4/2021 DPP	1
9/30/2021 DPP	2
11/10/2021 DPP	3
10/15/2022 OWNER	4
	5
	6

Drawn by:

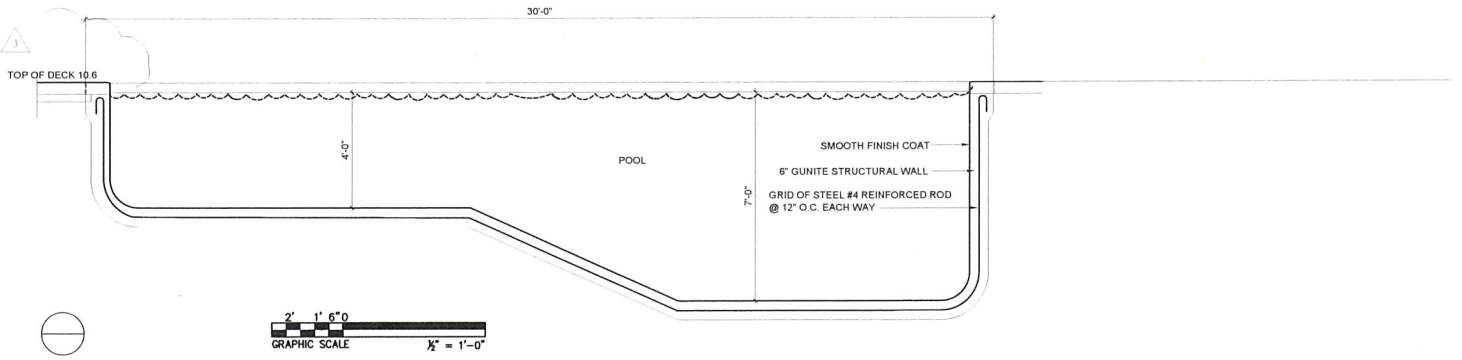
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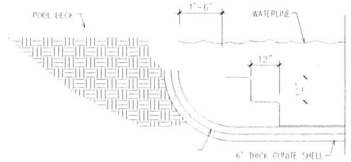
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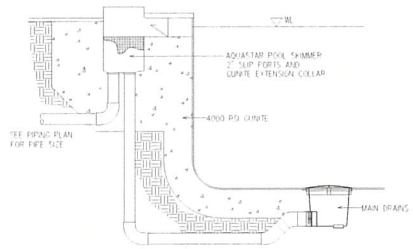
17 of 17 Sheets

EXHIBIT C-18

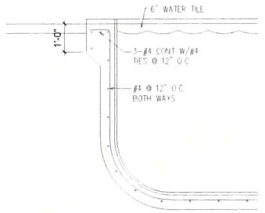




POOL STEPS SECTION



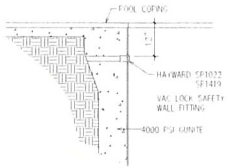
POOL SKIMMER
NTS



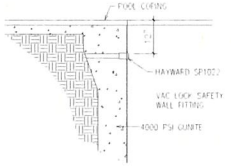
POOL WALL DETAIL
NTS



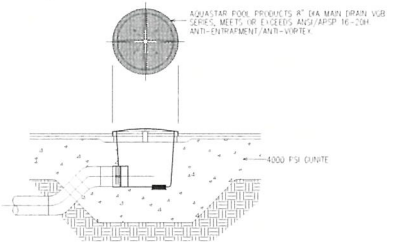
POOL LIGHTS
NTS



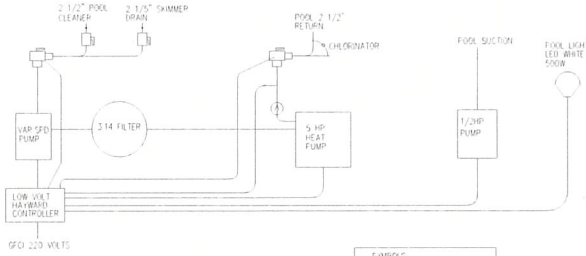
POOL INLETS
NTS



VAC LINE WITH VAC LOCK
NTS



POOL MAIN DRAINS
NTS



POOL SCHEMATIC
NTS

HOMEWORKS CONSTRUCTION INC.
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MICHELE L. DAMICO
LICENSED PROFESSIONAL ARCHITECT
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HAWAII, U.S.A.

EXP. DATE 4/30/2024

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RENNAKER RESIDENCE
55-133 KAMEHAMEHA HWY, LAIE, HAWAII 96762
TMK: 5-5-001: 014-0001

POOL SECTION/POOL DETAILS

preliminary approved XX/XX/21
permit application 5/21/21
permit approved

REVISION	NO
6/4/2021 DPP	1
9/30/2021 DPP	2
11/10/2021 DPP	3
10/15/2022 OWNER	4
	5
	6

Drawn by
Date
Drawing No

P002

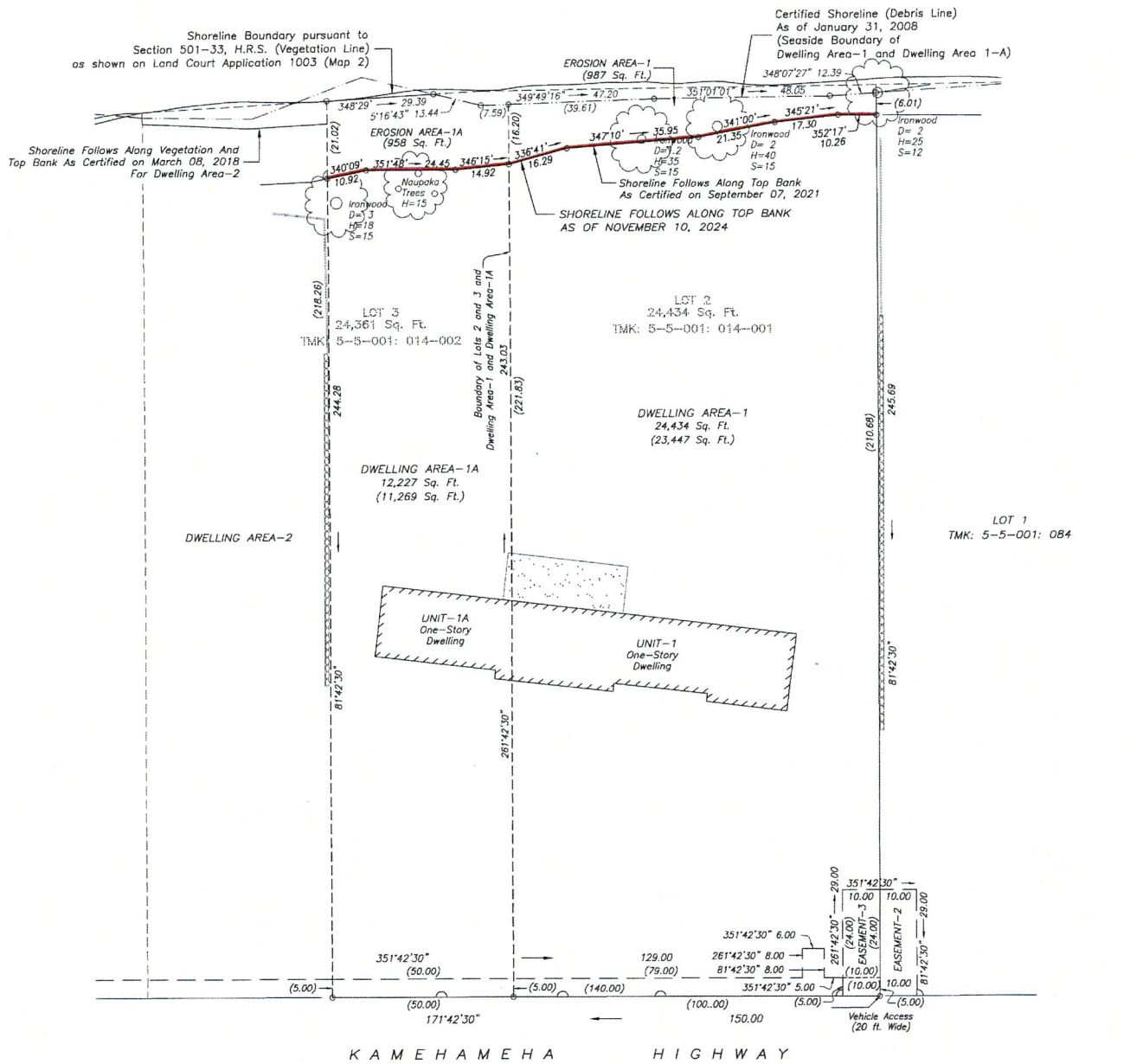
17 of 17 Sheets

EXHIBIT D-1

S E A

TRUE NORTH
Scale: 1 in = 20 ft

0 10 20 40 60
GRAPHIC SCALE
1 in = 20 ft



MAP SHOWING PROPOSED SHORELINE FOR DWELLING AREA-1 AND DWELLING AREA-1A CONDOMINIUM MAP NO. 2057 (AMENDED) FOR "MAHAKEA"

BEING LOTS 2, 3, AND 4
BEING A PORTION OF DEREGISTERED LOT 1 OF LAND COURT APPLICATION 1003 (MAP 2)
Tax Map Key: (1) 5-5-001: 014 CPR 001 & CPR 005
AT LAIE, KOOLAULOA, OAHU, HAWAII

FEE OWNER: 55-133 LLC
ADDRESS: 44 MEADOWS LOOP
LYLE, WASHINGTON 96836

Site Address: 55-133 Kamehameha Highway
Laie, Hawaii, 96762

DISCLOSURES:

1. This map of the Condominium Project is intended only to show the layout, location, unit number and dimensions of the units, and to state the name of the condominium, as required by Section 514B-12, Hawaii Revised Statutes, as amended, and is not intended and shall not be deemed to contain any representation or warranty whatsoever.
2. The bold dashed lines separate the limited common element land area for each unit and is not intended to represent a legally subdivided lot.

NOTE:
Azimuths are referred to Government Survey Triangulation Station "KAIPAPAU".

LEGEND:
– Vehicle Access Permitted
– No Vehicle Access Permitted

This work was prepared by me or under my supervision

GIL A. BUMANGLAG
Licensed Professional Land Surveyor
Certificate Number 8948
Exp. 4/30/2026

GIL P. BUMANGLAG LICENSED PROFESSIONAL LAND SURVEYOR No. 8948 HAWAII, U.S.A.

The shoreline as delineated in red is hereby certified as the shoreline as of
DEC 14 2024

Chairperson, Board of Land and Natural Resources

DATE: NOVEMBER 10, 2024

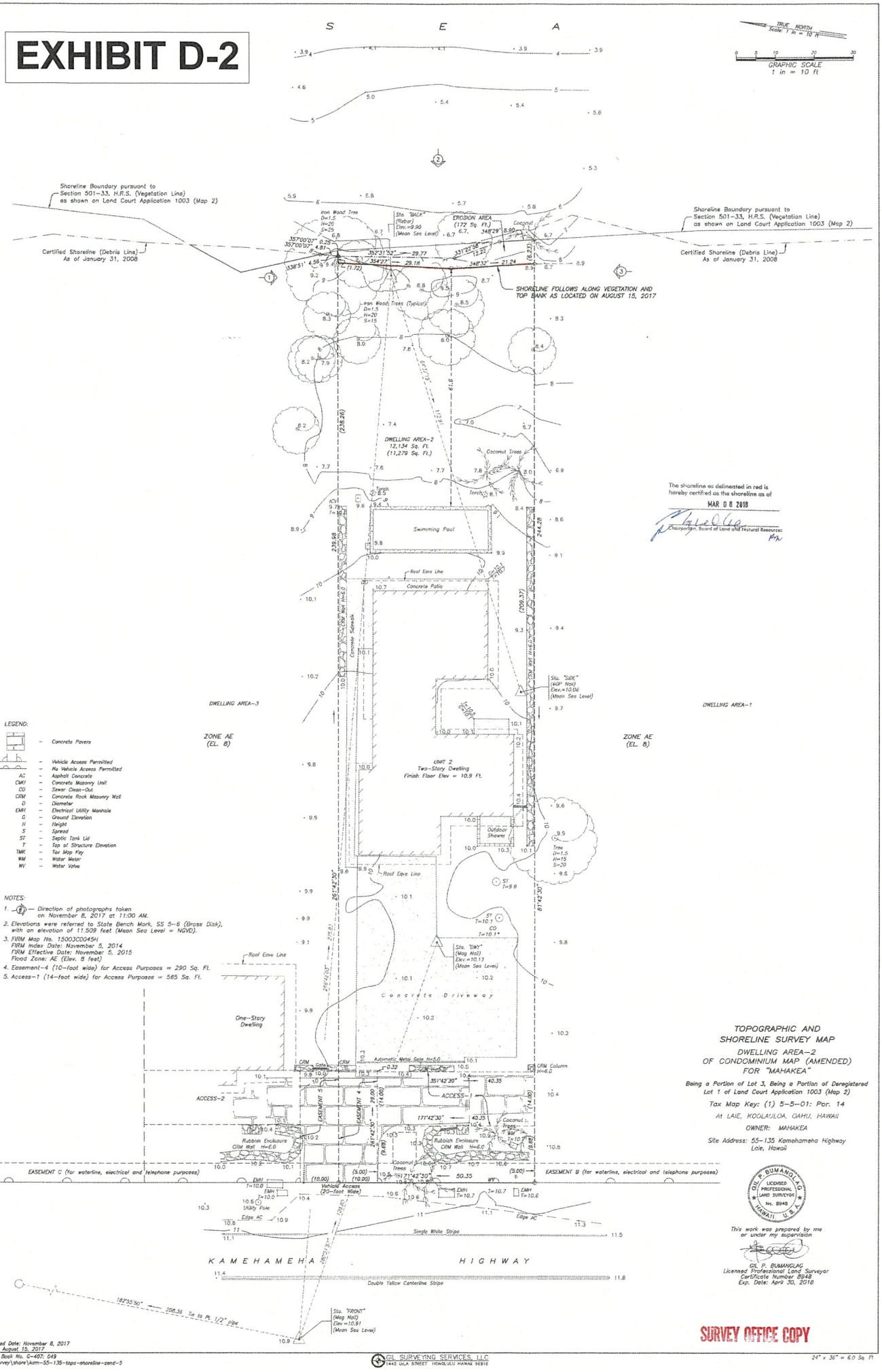
FB No. G-407: 049; 073
c:\SHORE\MAHAKEA AMEND 11-10-2024 SHORE-UNIT-1-SUBMIT

GIL SURVEYING SERVICES, LLC
1442 UILA STREET HONOLULU HAWAII 96816

18" x 24" = 3.0 sq. ft.

SURVEY OFFICE COPY

EXHIBIT D-2



LEGEND:

	–	Concrete Pavers
	–	Vehicle Access Permitted
	–	No Vehicle Access Permitted
AC	–	Asphalt Concrete
CMU	–	Concrete Masonry Unit
CO	–	Sewer Clean-Out
CRM	–	Concrete Rock Masonry Wall
D	–	Diameter
EMH	–	Electrical Utility Manhole
G	–	Ground Elevation
H	–	Height
S	–	Spread
ST	–	Septic Tank Lid
T	–	Top of Structure Elevation
TMK	–	Tax Map Key
WM	–	Water Meter
WV	–	Water Valve

NOTES:

1. (1) — Direction of photographs taken on November 8, 2017 at 11:00 AM.
2. Elevations were referred to State Bench Mark, SS 5-6 (Brass Disk), with an elevation of 11.509 feet (Mean Sea Level = NGVD).
3. FIRM Map No. 1500300045H
   FIRM Index Date: November 5, 2014
   FIRM Effective Date: November 5, 2015
   Flood Zone: AE (Elev. 8 feet)
4. Easement-4 (10-foot wide) for Access Purposes = 290 Sq. Ft.
5. Access-1 (14-foot wide) for Access Purposes = 565 Sq. Ft.

TOPOGRAPHIC AND SHORELINE SURVEY MAP

DWELLING AREA-2
OF CONDOMINIUM MAP (AMENDED)
FOR "MAHAKEA"

Being a Portion of Lot 3, Being a Portion of Deregistered Lot 1 of Land Court Application 1003 (Map 2)

Tax Map Key: (1) 5-5-01: Por. 14

At LAIE, KOOLAULOA, OAHU, HAWAII

OWNER: MAHAKEA

Site Address: 55-135 Kamehameha Highway
Laie, Hawaii

GIL P. BUMANGLAG LICENSED PROFESSIONAL LAND SURVEYOR No. 8948 HAWAII U.S.A.

This work was prepared by me or under my supervision

GIL P. BUMANGLAG
Licensed Professional Land Surveyor
Certificate Number 8948
Exp. Date: April 30, 2018

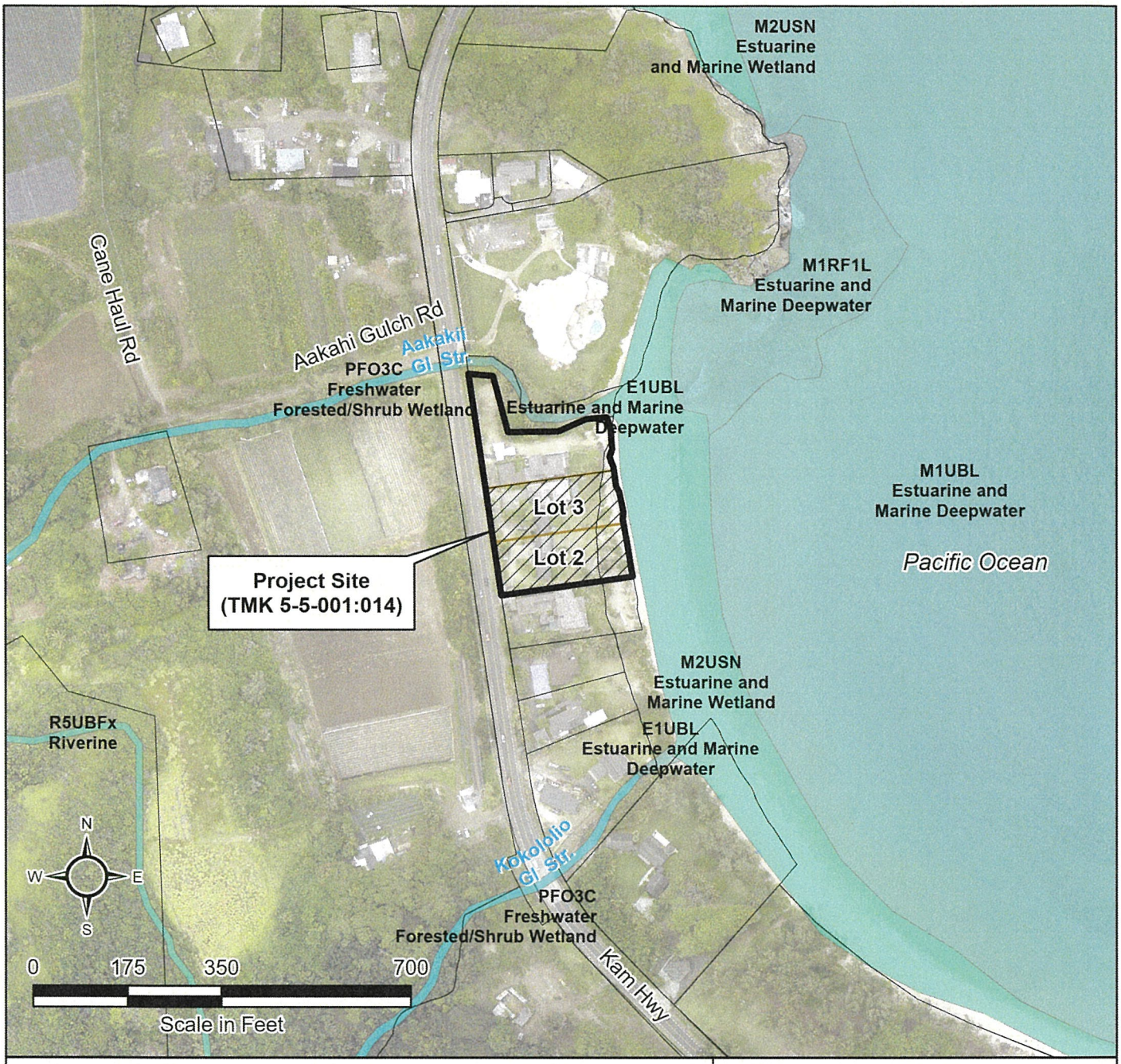
SURVEY OFFICE COPY

Revised Date: November 8, 2017
Date: August 15, 2017

Field Book No. C-407: 049
c:\survey\share\kam-55-135-tapa-shoreline-zend-5

GIL SURVEYING SERVICES, LLC
1442 ULA STREET HONOLULU HAWAII 96816

24" x 36" = 6.0 Sq. Ft.

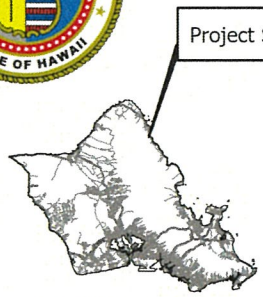


Legend

- Project Site
- Project TAX Parcel
- TAX Parcel
- Regulatory Parcel
- Stream System Names

Wetland Type

- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland
- Freshwater Forested/Shrub Wetland
- Riverine



VICINITY MAP

Note: Data represented on this map is not intended to replace site survey.

EXHIBIT E

Wetlands Map

FILE NO.: 2025/SMA-2

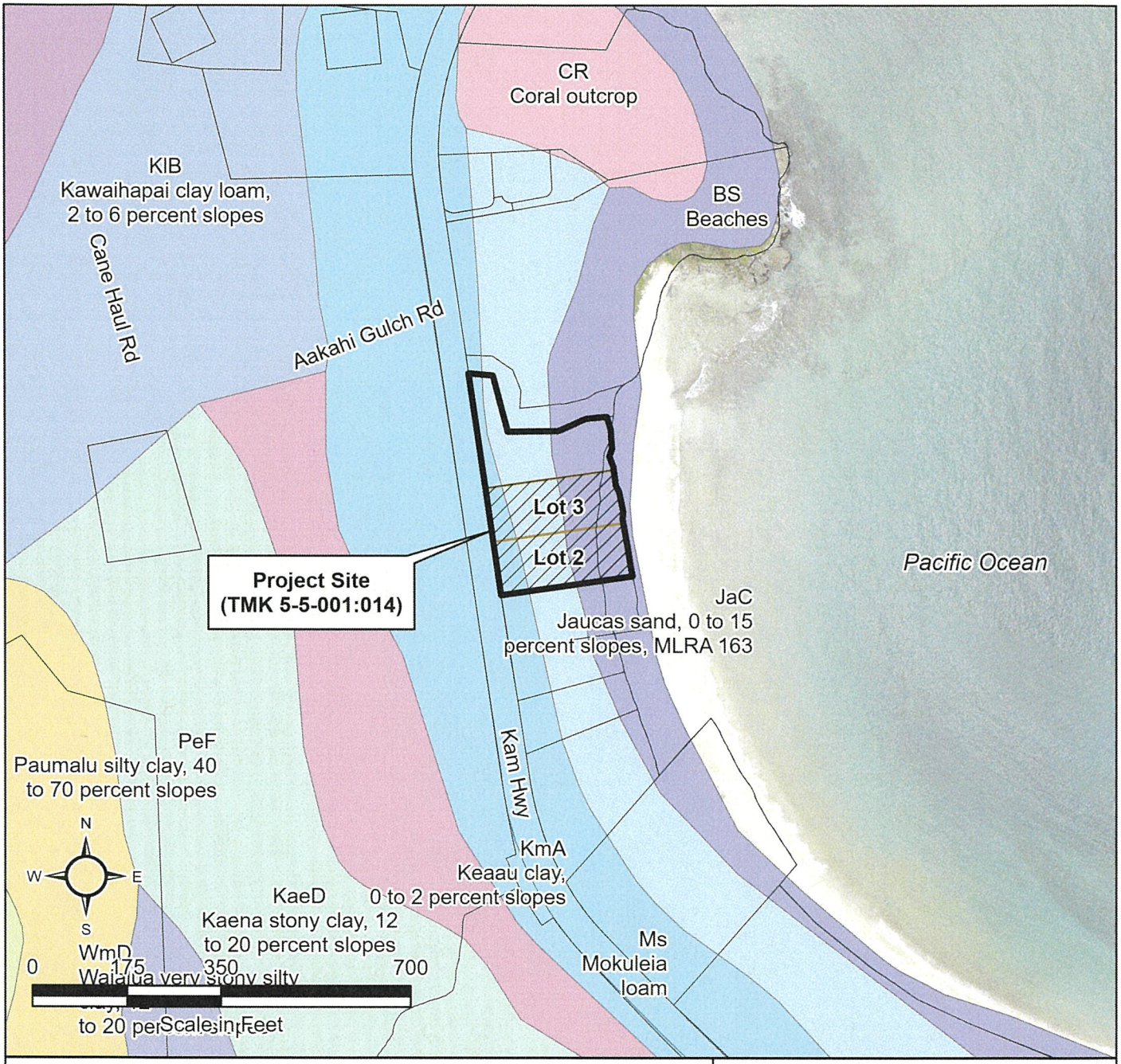
PROJECT: Rennaker Residence

LOCATION: 55-133 Kamehameha Highway - Lā'ie

TAX MAP KEY: 5-5-001: 014 (Lots 2 and 3)

Prepared by: Department of Planning and Permitting Date: April 7, 2025

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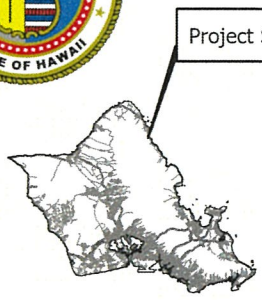


Legend

- Project Site
- Project TAX Parcel
- TAX Parcel
- Regulatory Parcel

NRCS Soil

- BS
- CR
- JaC
- KaeC
- KaeD
- KIB
- KmA
- Ms
- PZ
- PeF
- WmD



VICINITY MAP

Note: Data represented on this map is not intended to replace site survey.

EXHIBIT F

NRCS Soils Map

FILE NO.: 2025/SMA-2

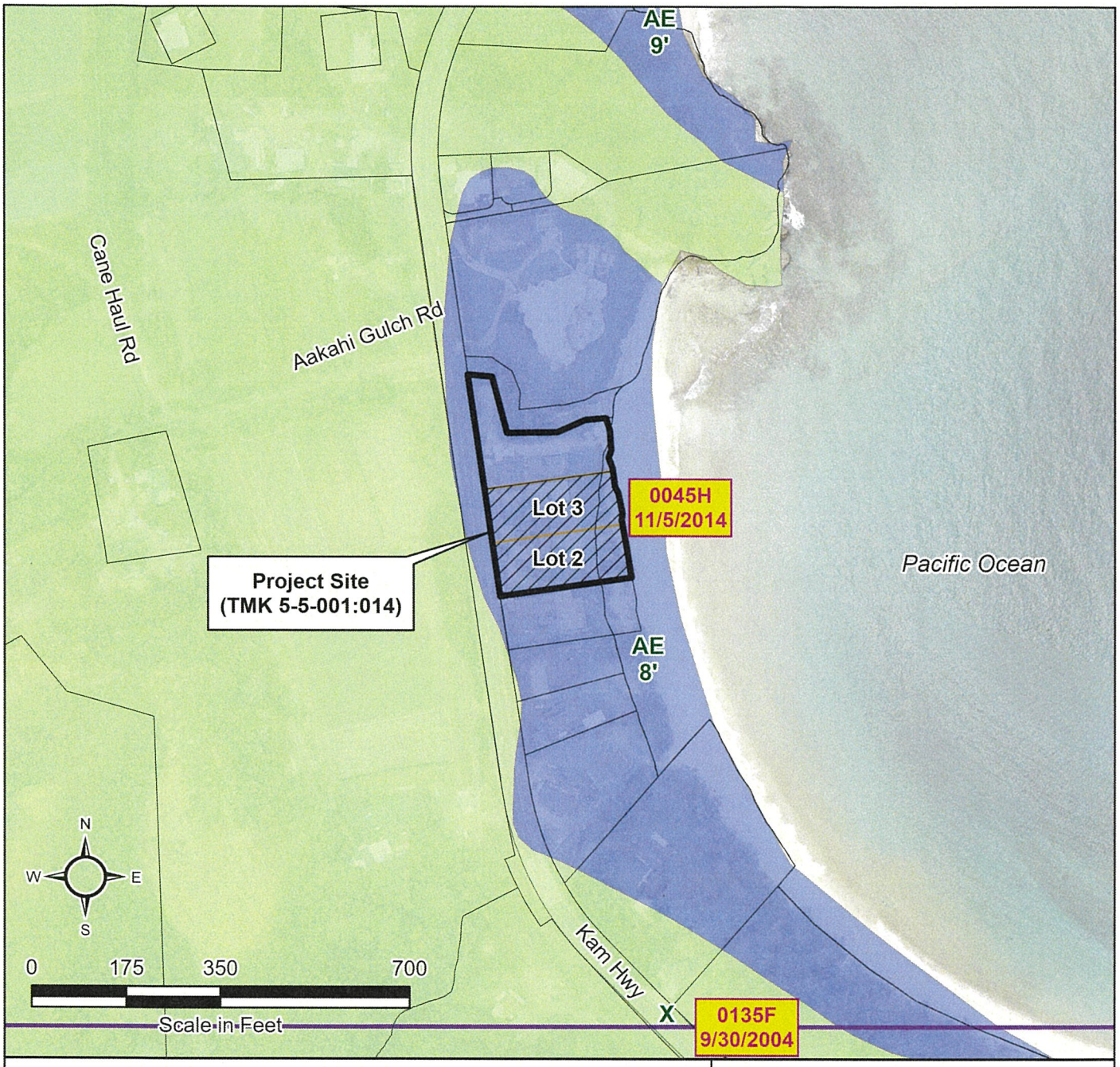
PROJECT: Rennaker Residence

LOCATION: 55-133 Kamehameha Highway - Lā'ie

TAX MAP KEY: 5-5-001: 014 (Lots 2 and 3)

Prepared by: Department of Planning and Permitting Date: April 7, 2025

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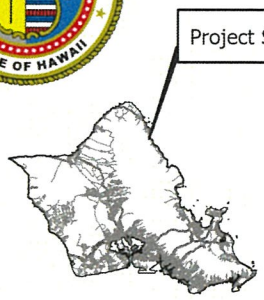


Legend

- Project Site
- Project TAX Parcel
- TAX Parcel
- Regulatory Parcel
- FIRM Flood Panel (Index) 2014

Flood Zones

- AE
- X



VICINITY MAP

Note: Data represented on this map is not intended to replace site survey.

EXHIBIT G

Flood Hazard Areas Map

FILE NO.: 2025/SMA-2

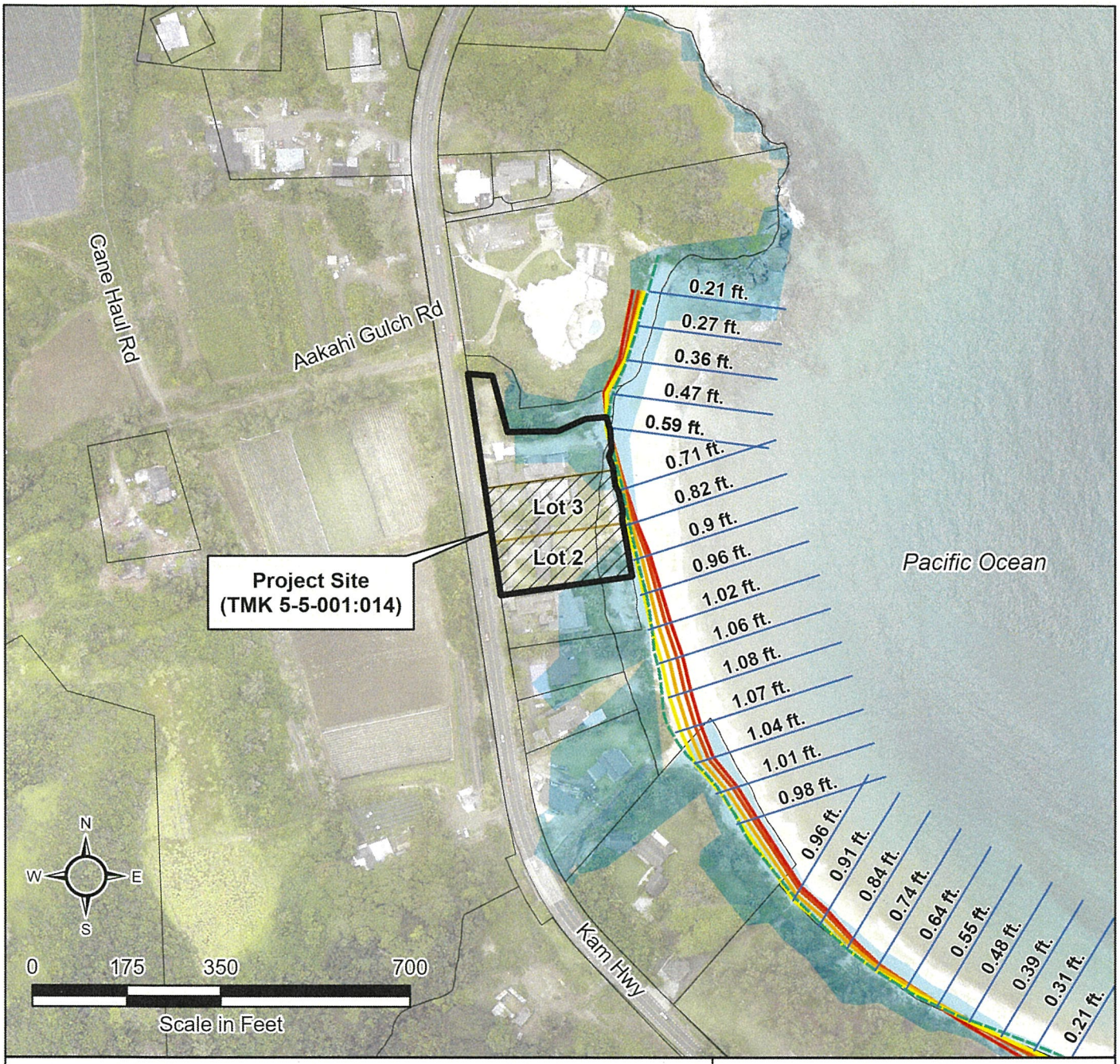
PROJECT: Rennaker Residence

LOCATION: 55-133 Kamehameha Highway - Lā'ie

TAX MAP KEY: 5-5-001: 014 (Lots 2 and 3)

Prepared by: Department of Planning and Permitting Date: April 7, 2025

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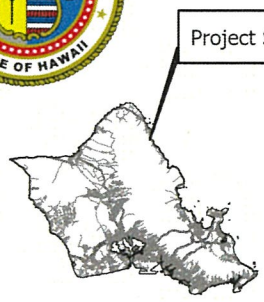


Legend

- Project Site
- Project TAX Parcel
- TAX Parcel
- Regulatory Parcel
- SLR Exposure Area - 3.2 Ft. Scenario
- SLR - Vegetation Line (2005-2008)
- SLR Coastal Erosion (Line) - 0.5 Ft. Scenario
- SLR Coastal Erosion (Line) - 1.1 Ft. Scenario
- SLR Coastal Erosion (Line) - 2.0 Ft. Scenario
- SLR Coastal Erosion (Line) - 3.2 Ft. Scenario

Annual Shoreline Change Rate

- Erosion Rate
- Accretion Rate



VICINITY MAP

Note: Data represented on this map is not intended to replace site survey.

EXHIBIT H

Sea Level Rise Map

FILE NO.: 2025/SMA-2

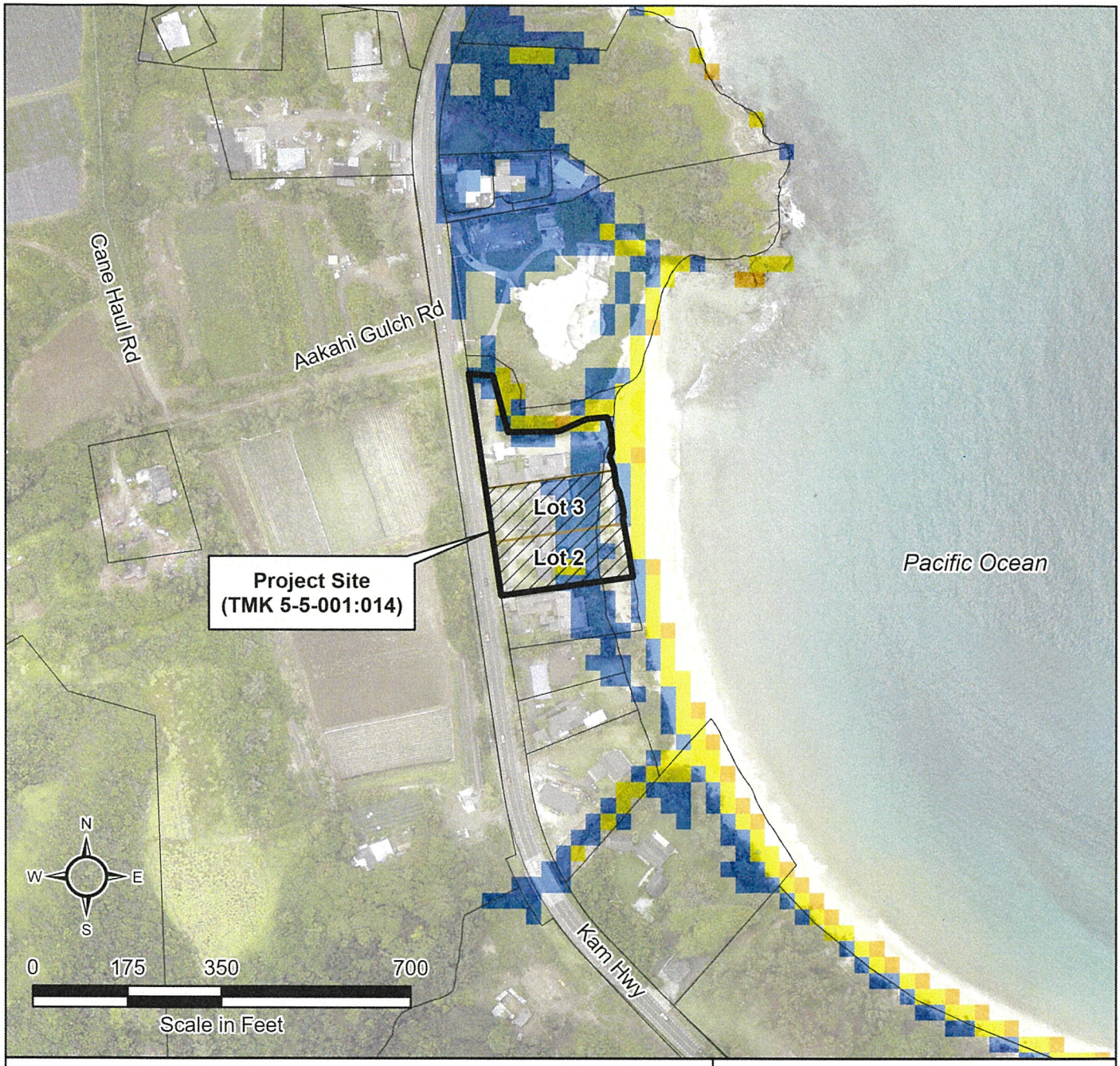
PROJECT: Rennaker Residence

LOCATION: 55-133 Kamehameha Highway - Lā'ie

TAX MAP KEY: 5-5-001: 014 (Lots 2 and 3)

Prepared by: Department of Planning and Permitting Date: April 7, 2025

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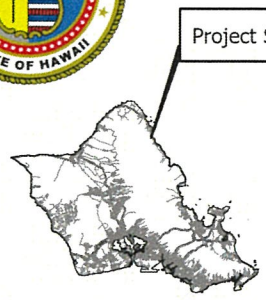


Legend

- Project Site
- Project TAX Parcel
- TAX Parcel
- Regulatory Parcel

Storm Surge during a Category 4 Hurricane Event

- Less than 3 feet above ground
- Greater than 3 feet above ground
- Greater than 6 feet above ground
- Greater than 9 feet above ground



VICINITY MAP

Note: Data represented on this map is not intended to replace site survey.

EXHIBIT I

Storm Surge Map

FILE NO.: 2025/SMA-2

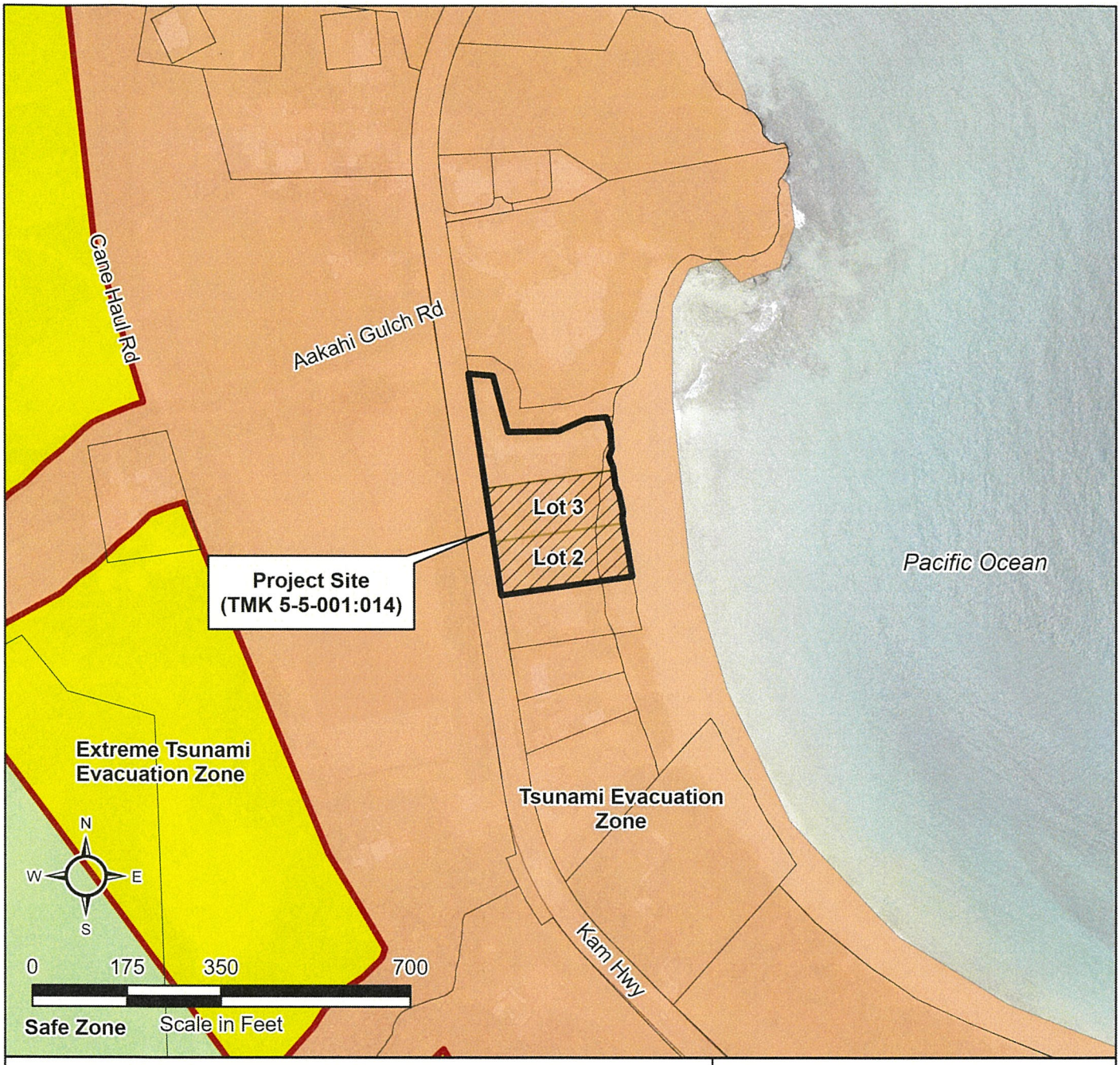
PROJECT: Rennaker Residence

LOCATION: 55-133 Kamehameha Highway - Lā'ie

TAX MAP KEY: 5-5-001: 014 (Lots 2 and 3)

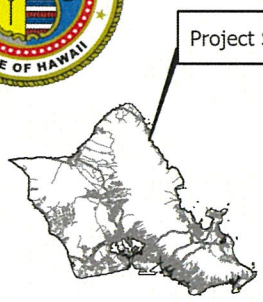
Prepared by: Department of Planning and Permitting Date: April 7, 2025

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Legend

- Project Site
- Project TAX Parcel
- TAX Parcel
- Regulatory Parcel
- Tsunami Evacuation Boundary Line 2015
- Tsunami Evacuation Zone
- Extreme Tsunami Evacuation Zone
- Safe Zone



VICINITY MAP

Note: Data represented on this map is not intended to replace site survey.

EXHIBIT J

Tsunami Evacuation Zone Map

FILE NO.: 2025/SMA-2

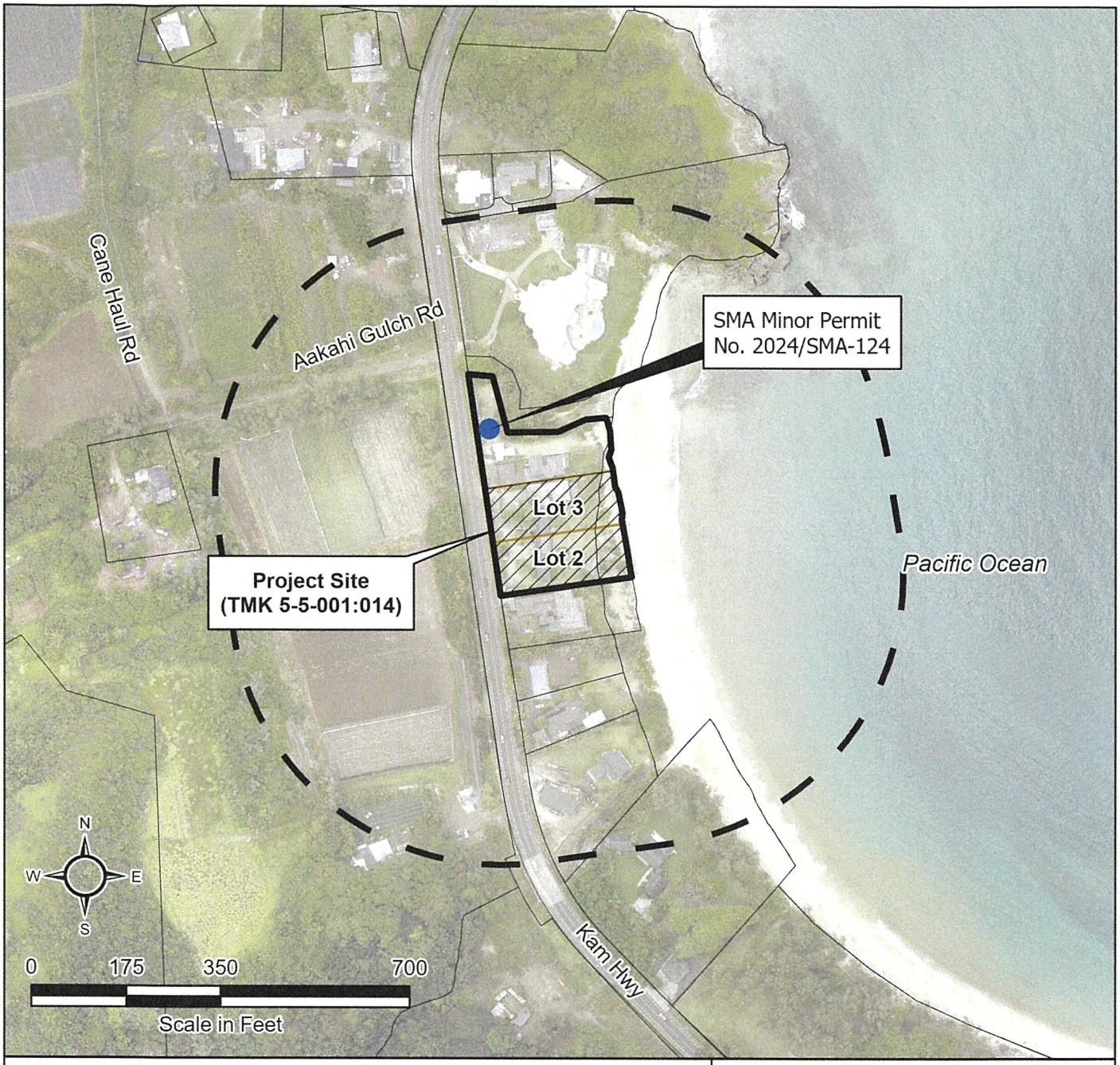
PROJECT: Rennaker Residence

LOCATION: 55-133 Kamehameha Highway - Lā'ie

TAX MAP KEY: 5-5-001: 014 (Lots 2 and 3)

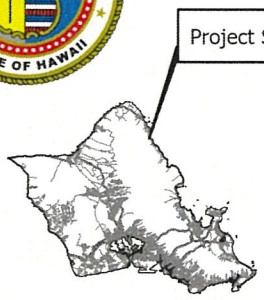
Prepared by: Department of Planning and Permitting Date: April 7, 2025

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Legend

- Project Site
- Project TAX Parcel
- TAX Parcel
- Regulatory Parcel
- Within 500 feet of the Project Site
- Cumulative Projects



VICINITY MAP

Note: Data represented on this map is not intended to replace site survey.

EXHIBIT K

Cumulative Projects Map

FILE NO.: 2025/SMA-2

PROJECT: Rennaker Residence

LOCATION: 55-133 Kamehameha Highway - Lā'ie

TAX MAP KEY: 5-5-001: 014 (Lots 2 and 3)

Prepared by: Department of Planning and Permitting Date: April 7, 2025

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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 SWIMMING POOL IN LĀ'IE, O'AHU.

WHEREAS, on January 24, 2025, the Department of Planning and Permitting ("DPP") accepted the application (File Number 2025/SMA-2) from 55-133 LLC (the "Applicant") for a Special Management Area ("SMA") Major Permit to allow the construction of a new two-story single-family dwelling and swimming pool, on an approximately 77,198 -square ("-sq.") -foot ("-ft.") shoreline lot in the R-5 Residential District, located at 55-133 Kamehameha Highway, and identified as Tax Map Key 5-5-001: 014 (the "Project"); and

WHEREAS, on March 14, 2025, the DPP held a public hearing on the application at the Frank F. Fasi Municipal Building, Sixth Floor Conference Room, which other than the Applicant, the Applicant's agent, and DPP staff members, no member of the public attended; prior to hearing, one member of the public offered written testimony; and

WHEREAS, on May 6, 2025, within 50 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-18, D-1, D-2, and E through K attached hereto and incorporated herein by this reference. Any change in the size or nature of the Project that may have a significant effect on coastal resources, as addressed in ROH Chapter 25 or HRS Chapter 205A, or both, will require a new application and SMA Major Permit. Any new application for an SMA Major Permit for the Project will be

processed in accordance with the ordinance in effect at the time the application is accepted by the DPP. Any change that does not have a significant effect on coastal resources may be considered a minor modification and may be permitted under this resolution upon review and approval by the Director of the DPP.

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

1. Prior to commencing any ground disturbing or construction activity for the Project, the Applicant shall submit to the DPP, a copy of the written determination from the State Historic Preservation Division ("SHPD") confirming that the Final Archaeological Inventory Survey has been accepted. The Applicant shall implement the mitigation protocols identified in the Archaeological Inventory Survey that are approved or otherwise required by the SHPD for all historic properties and cultural resources (including iwi kūpuna) 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 SHPD immediately. Work in the immediate area must be stopped until the SHPD is able to assess the impact and make further recommendations for mitigative activity.

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

C. To minimize and address 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 on the Project site, including but not limited to floodlights, uplights, or spotlights used for decorative or aesthetic purposes, is prohibited if the light directly illuminates or is directed across property boundaries toward the shoreline and ocean waters, except as may otherwise be permitted pursuant to HRS § 205A-71(b);

3. Exterior 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 all Project construction plans and building permit 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 building permit plans:

RESOLUTION

1. *"The landowner hereby acknowledges that Tax Map Key 5-5-001: 014 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 5-5-001: 014 may be adversely impacted by coastal hazards. The landowner agrees to assume all risk and liability for any harm to or loss of life and property due to development 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."*

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 building permit plans:

"The landowner hereby acknowledges (and any successor owner or interested party is hereby notified of) that bed and breakfast homes and transient vacation units, as those terms are defined in Revised Ordinances of Honolulu Chapter 21, the Land Use Ordinance, are not allowed on Tax Map Key 5-5-001: 014."

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 building permit plans:

"In choosing to implement construction activities at Tax Map Key 5-5-001: 014, the Landowner hereby acknowledges (and any successor owner or interested party is hereby notified of) that land makai of the regulatory shoreline is State public land, falls within the State Land Use Conservation District, and must remain available for public use and recreational activities. The landowner further acknowledges that should any portion of a structure encroach into State public land, the State Board of Land and Natural Resources may require the removal of the structure or a lease for the encroachments extending into the State public land. As a result of this acknowledgement, successor owners and interested parties are hereby notified of this same information and the landowner shall hold harmless

and indemnify the City for any responsibility that may result from adverse impacts associated with sea level rise and coastal erosion."

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

"*In choosing to undertake the development at Tax Map Key 5-5-001: 014, 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 building permit plans.

I. The Applicant must 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 building permit within this period will render this SMA Major Permit null and void; provided that this period may be extended as follows:

1. 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.

2. 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.

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

   a. 60 days after receipt of the DPP Director's report; or

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

   the extension will be deemed to be denied.

J. 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 Jason Rennaker, 55-133 LLC, 55-133 Kamehameha Highway, Lā'ie, Hawai'i, 96762; Mark Howland, WHALE Environmental Services LLC, P.O. BOX 455, Kahuku, Hawai'i, 96731; Dawn Takeuchi Apuna, Director of Planning and Permitting, 650 South King Street, 7th Floor, Honolulu, Hawai'i 96813; and Mary Alice Evans, Director of the Office of Planning and Sustainable Development, Attention: Coastal Zone Management Branch, P.O. Box 2359, Honolulu, Hawai'i 96804-2359.

INTRODUCED BY:

_____

_____

_____

_____

_____

_____

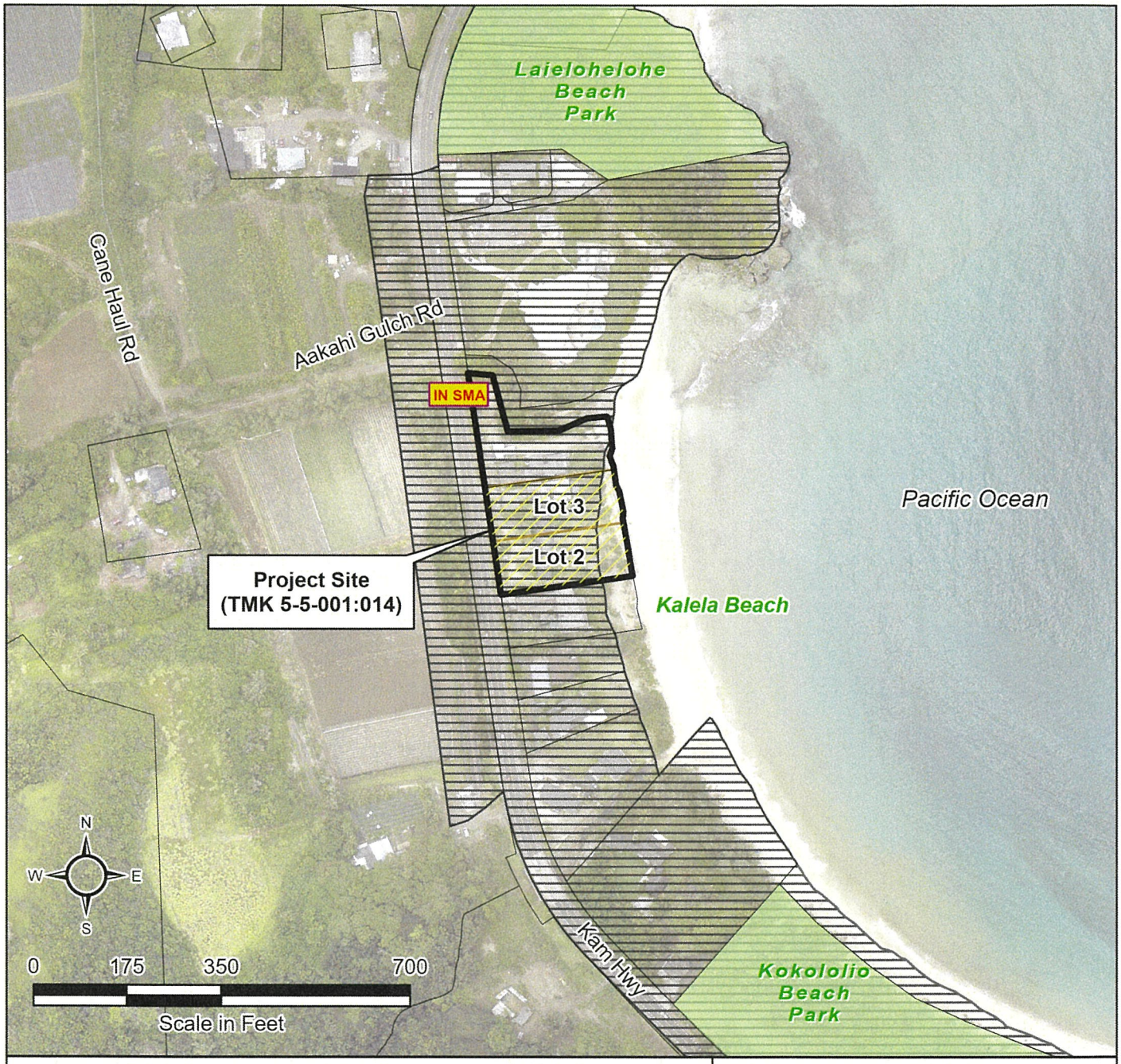
DATE OF INTRODUCTION: _____

_____

_____

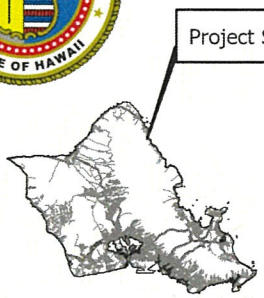
_____ _____

Honolulu, Hawai'i Councilmembers



Legend

- Project Site
- Project TAX Parcel
- TAX Parcel
- Regulatory Parcel
- City Park
- Within SMA
- Outside SMA



VICINITY MAP

Note: Data represented on this map is not intended to replace site survey.

EXHIBIT A

Location Map

FILE NO.: 2025/SMA-2

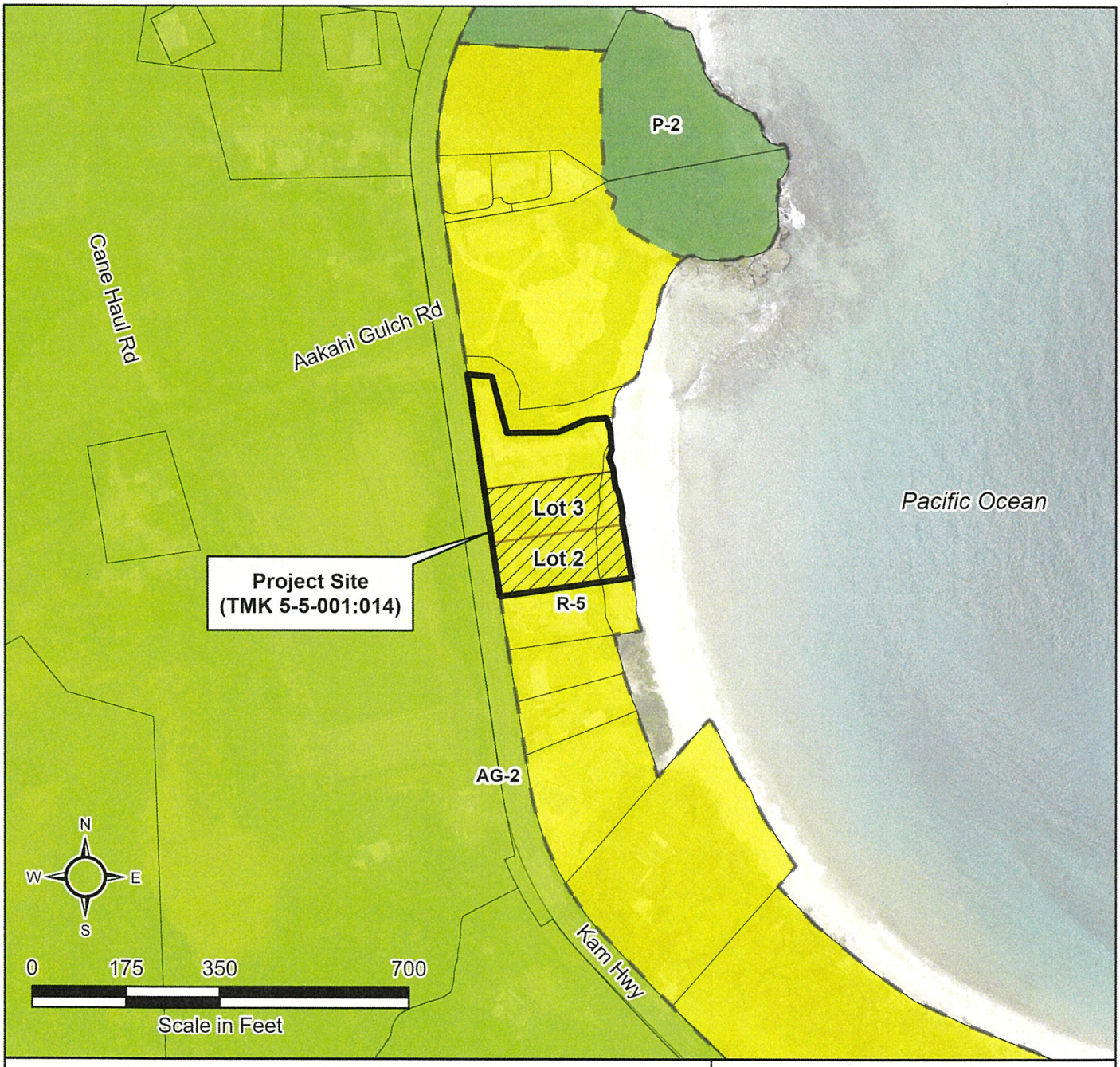
PROJECT: Rennaker Residence

LOCATION: 55-133 Kamehameha Highway - Lā'ie

TAX MAP KEY: 5-5-001: 014 (Lots 2 and 3)

Prepared by: Department of Planning and Permitting Date: April 7, 2025

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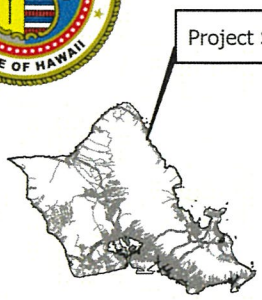


Legend

- Project Site
- Project TAX Parcel
- TAX Parcel
- Regulatory Parcel

Zoning District

- AG-2
- P-2
- R-5
- Zoning Boundary



VICINITY MAP

Note: Data represented on this map is not intended to replace site survey.

EXHIBIT B

Zoning Map

FILE NO.: 2025/SMA-2

PROJECT: Rennaker Residence

LOCATION: 55-133 Kamehameha Highway - Lā'ie

TAX MAP KEY: 5-5-001: 014 (Lots 2 and 3)

Prepared by: Department of Planning and Permitting Date: April 7, 2025

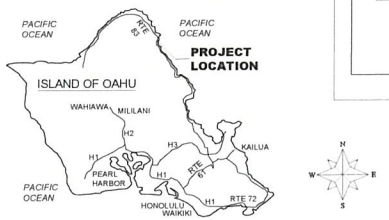
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RENNAKER RESIDENCE

55-133 KAMEHAMEHA HWY, LAIE, HAWAII 96762

TMK: 5-5-001:014:0001

EXHIBIT C-1



HOMEWORKS CONSTRUCTION INC

2111 S. Beretania Street
Honolulu, Hawaii 96826
Telephone: (808) 955-2777
Facsimile: (808) 955-2778

GENERAL NOTES

1. CONTRACTOR SHALL VERIFY APPROVED JOBSITE CONTRACT DOCUMENTS, EXISTING GRADES, LUO ENVELOPE CONFORMANCES AND SITE DIMENSIONS PRIOR TO COMMENCING WORK. CONTRACTOR TO NOTIFY ARCHITECT OF CONFLICTS PRIOR TO COMMENCING WORK. DEVIATIONS OR ENCROACHMENTS SHALL BE CORRECTED AND RESUBMITTED TO THE ARCHITECT & THE CITY & COUNTY (C&C) OF HONOLULU DEPARTMENT OF PLANNING & PERMITTING (DPP). CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTIONS & REPAIRS REQUIRED DUE TO HIS/HER FAILURE TO DO SO.
2. DO NOT SCALE DRAWINGS.
3. BUILDING SHALL COMPLY WITH CODES, RULES & REGULATIONS OF THE CITY & COUNTY OF HONOLULU & THE STATE OF HAWAII.
4. CONTRACTOR SHALL VERIFY THE SITE & INFORMATION INCLUDING DISTANCE, LOT DIMENSION AND EXACT PROPERTY LINES TO ACCURATELY LOCATE THE PROPOSED PROJECT WITHIN THE MINIMUM REQUIRED SETBACK AREA.
5. CONTRACTOR SHALL PROTECT ADJOINING LAND, BUILDING & OTHER IMPROVEMENTS SITUATED THEREON. DAMAGE OCCURRED SHALL BE REPAIRED AT NO COST TO THE OWNER, THE ARCHITECT OR THE ENGINEER.
6. ANY CONDITIONS, MATERIALS, DEVICES OR DETAILS NOT SPECIFICALLY SHOWN ON THE DRAWINGS OR SPECIFIED SHALL BE CLARIFIED WITH THE ARCHITECT OR ENGINEER BEFORE BIDDING, CONSTRUCTION, INSTALLATION AND COMPLETION.
7. ARCHITECT AND/OR ENGINEER ARE NOT RESPONSIBLE FOR THE CONTRACTOR METHODS, PROCEDURES OR CONDITIONS ON JOBSITE THAT MAY DEVELOP.
8. THE DRAWINGS INTEND TO SHOW FINISHED CONCEPT ONLY. CHANGES TO THE DRAWINGS MAY BE REQUIRED DUE TO UNFORESEEN CONDITIONS.
9. ANY STRUCTURAL CHANGES BY THE CONTRACTOR SHALL BE APPROVED BY THE ARCHITECT OR ENGINEER.
10. GROUND TO BE CHEMICALLY TREATED FOR TERMITES PER SECTION R318 OF THE 2012 INTERNATIONAL RESIDENTIAL CODE (IRC).
11. CONTRACTOR TO PROVIDE ADEQUATE BRACING & SHORING FOR ALL STRUCTURAL MEMBERS DURING ALL PHASES OF CONSTRUCTION.
12. CONTRACTOR TO PROVIDE ALL NECESSARY FLASHING, CAULKING & WATERPROOFING, ETC. TO ENSURE A WEATHERTIGHT FINISH AS PER STANDARD PRACTICE.
13. CONFLICTS, SUBSTITUTIONS OR QUESTIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT.
14. PAINT NEW INTERIOR & EXTERIOR SURFACES (COLOR TO BE SELECTED BY OWNER) UNLESS OTHERWISE AGREED UPON BETWEEN OWNER & CONTRACTOR. IF SURFACES ARE TYPICALLY PAINTED SUCH AS STAINLESS STEEL OR LEAD REFER TO DRAWINGS.
15. SMOKE DETECTORS PER SECTION R314 OF THE 2012 IRC
16. CARBON MONOXIDE ALARMS PER SECTION R315 OF THE 2012 IRC
17. MAXIMUM 1" DROP AT ALL EXIT DOORS.
18. SOLELY AS A CONVENIENCE TO THE OWNER AND CONTRACTOR, THE ARCHITECT MAY INCLUDE DOCUMENTS PREPARED BY CERTAIN CONSULTANTS (OR INCORPORATE RECOMMENDATIONS OF SAID CONSULTANTS INTO DOCUMENTS PREPARED BY CERTAIN CONSULTANTS OR INCORPORATE RECOMMENDATIONS OF SAID CONSULTANTS INTO DOCUMENTS PREPARED BY THE ARCHITECT WITHIN THE SET OF DOCUMENTS ISSUED BY THE ARCHITECT.) IT IS EXPRESSLY UNDERSTOOD THAT SUCH ISSUANCE ASSUMES NO LIABILITY FOR SERVICES OF SAID CONSULTANTS.
19. WHEN SCOPE OF WORK EXCEEDS THESE DOCUMENTS, CONTRACTOR SHALL SUBMIT PLANS TO THE THE DEPARTMENT OF PLANNING & PERMITTING FOR APPROVAL PRIOR TO STARTING WORK IF ADDITIONAL WORK AFFECTS APPROVED PERMIT.
20. CONTRACTOR SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOBSITE & COMPLY WITH SAFETY REGULATIONS AND RESTRICTIONS AS REQUIRED FOR WORKERS AND PEDESTRIAN PROTECTION DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT. PROVIDE PROTECTION AS REQUIRED TO PREVENT ANY DAMAGE TO EXISTING CONSTRUCTION WITHIN AND ADJACENT TO JOB SITE. WHERE DAMAGE OCCURS, THE CONTRACTOR SHALL REPAIR OR REPLACE DAMAGED AREA AND/OR MATERIAL AS REQUIRED TO THE OWNER'S APPROVAL AT NO ADDITIONAL COST. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORK HOURS.
21. PROVIDE ALL LABOR, MATERIALS, EQUIPMENT, TOOLS, TRANSPORTATION, UTILITIES, OTHER SERVICES AND RELATED NECESSARY FOR PROPER EXECUTION OF THE CONSTRUCTION REQUIRED BY CONTRACT DOCUMENTS.
22. ANY REVISION OR ADDITIONAL WORK REQUIRED BY FIELD CONDITIONS OR LOCAL GOVERNING AUTHORITIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT BEFORE PROCEEDING.
23. WHERE DETAILS ARE NOT SHOWN, CAREFULLY STUDY EXISTING CONDITIONS BEFORE REMOVAL OF WORK TO PROVIDE REPAIRS TO MATCH EXISTING.
24. TONE AREA FOR UNDERGROUND UTILITIES PRIOR TO EXCAVATION.
25. ALL WORK DAMAGED IN PERFORMANCE OF NEW WORK SHALL BE REPAIRED. PATCH ALL DAMAGE TO EXISTING SURFACES RESULTING FROM THIS WORK. FINISH TO MATCH EXISTING ADJACENT SURFACE.
26. ALL HANDRAILS TO BE 34" - 38" IN HEIGHT AND INSTALLED PER THE 2006 INTERNATIONAL RESIDENTIAL CODE (IRC).
27. EXHAUST FANS IN BATHROOMS SHALL PROVIDE A MINIMUM OF 5 AIR CHANGES IN 1 HOUR.
28. LOCATE WC TANKS 1" FROM GYP BD WALLS.

BUILDING ENERGY

PERMIT CONDITION CLAUSE:
ALL NEW CONSTRUCTION SHALL COMPLY WITH THE CITY & COUNTY OF HONOLULU ORDINANCE 20-10

A. R404.2 SOLAR CONDUIT & ELEC PANEL READINESS
RESIDENTIAL BUILDINGS SHALL INCLUDE THE FOLLOWING:
LOCATION FOR THE INVERTERS, METERING EQUIPMENT, ENERGY STORAGE EQUIPMENT & ASSOCIATED EQUIPMENT
PATHWAY FOR ROUTING CONDUIT FROM THE SOLAR PANEL LOCATION TO THE POINT OF INTERCONNECTION W/ ELECTRICAL SERVICE
THE ELECTRICAL PANEL FOR THE NEW SFD MUST BE ADEQUATELY SIZED TO ACCOMMODATE NOT LESS THAN A 5 KW (AC) PHOTOVOLTAIC SYSTEM
INSTALL 1.5"Ø CONDUIT TO PROVIDE PATHWAY FROM ELECTRICAL PANEL TO INVERTER LOCATION FOR FUTURE SOLAR EQUIPMENT
INSTALL 1.5"Ø CONDUIT TO PROVIDE PATHWAY FROM FUTURE INVERTER LOCATION TO UNDERSIDE OF THE ROOF SUFFICIENT TO ALLOW FUTURE INSTALLATION OF SOLAR EQUIPMENT
B. R404.3 ELECTRICAL VEHICLE READINESS
IN EACH ENCLOSED GARAGE, A DEDICATED RECEPTACLE TO SUPPORT A MINIMUM LEVEL 2 ELECTRICAL VEHICLE CHARGER (208/240 VAC, SINGLE PHASE, 16A MIN / CONTINUOUS)

4

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

TO THE BEST OF MY KNOWLEDGE, THIS PROJECTS DESIGN SUBSTANTIALLY CONFORMS TO THE BUILDING ENERGY CONSERVATION CODE FOR

X BUILDING COMPONENT SYSTEMS
ELECTRICAL COMPONENT SYSTEMS
MECHANICAL COMPONENT SYSTEMS

SIGNATURE _____ DATE 4/12/2021
NAME MICHELE L DAMICO
TITLE ARCHITECT
LICENCE NO AR-8785

SCOPE OF WORK

A. DEMOLITION OF EXISTING ONE-STORY SINGLE FAMILY DWELLING
B. CONSTRUCTION OF NEW TWO-STORY SINGLE FAMILY DWELLING
C. CONSTRUCT NEW POOL
D. AIR CONDITIONING

OPENING PROTECTION

WIND BORNE DEBRIS- PROTECTION OF OPENINGS

R301.2.1.2 PROTECTION OF WINDOW OPENINGS IN BUILDINGS LOCATED IN WINDBORNE DEBRIS REGIONS MUST HAVE GLAZED OPENINGS PROTECTED FROM WINDBORNE DEBRIS. GLAZED OPENING PROTECTION FOR WINDBORNE DEBRIS SHALL MEET THE REQUIREMENTS OF THE LARGE MISSILE TEST OF ASTM E 1996 AND OF ASTM E 1886 REFERENCED THEREIN.

EXCEPTION:
1. WOOD STRUCTURAL PANELS WITH A MINIMUM THICKNESS OF 7/16 INCH (11.1 MM) AND A MAXIMUM SPAN OF 8 FEET (2438 MM) SHALL BE PERMITTED FOR OPENING PROTECTION IN ONE AND TWO STORY BUILDINGS CLASSIFIED AS GROUP R3 OR R4 OCCUPANCY. PANELS SHALL BE PRECUT SO THAT THEY ARE ATTACHED TO THE FRAMING SURROUNDING THE OPENING CONTAINING THE PRODUCT WITH THE GLAZED OPENING. PANELS MUST BE PRE-DRILLED AS REQUIRED FOR THE ANCHORAGE METHOD AND WILL BE SECURED WITH THE ATTACHMENT HARDWARE PROVIDED AND ANCHORS PERMANENTLY INSTALLED ON THE BUILDING. ATTACHMENT IN ACCORDANCE WITH TABLE R301.2.1.2 WITH CORROSION-RESISTANT ATTACHMENT HARDWARE PROVIDED AND ANCHORS PERMANENTLY INSTALLED ON THE BUILDING IS PERMITTED FOR BUILDINGS WITH A MEAN ROOF HEIGHT OF 33 FEET (10,058 MM) OR LESS, WHERE EFFECTIVE ULTIMATE DESIGN WIND SPEEDS Veff-ult DO NOT EXCEED 175 MPH (78M/S).

2. GLAZING IN ACCESSORY STRUCTURES TO THE SINGLE FAMILY DWELLINGS INCLUDING BUT NOT LIMITED TO GREENHOUSES AND MINOR STORAGE SHEDS.

3. PARTIALLY ENCLOSED OCCUPANCY R-3 BUILDINGS ARE PERMITTED TO BE DESIGNED WITHOUT WIND-BORNE DEBRIS PROTECTION. PARTIALLY ENCLOSED AND OPEN OCCUPANCY R3 BUILDINGS MUST ALSO INCLUDE A RESIDENTIAL SAFE ROOM IN ACCORDANCE WITH ROH CHAPTER 16, ARTICLE 13

DRAWING INDEX

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002	EROSION SOIL CONTROL PLAN
003	STORM WATER MANAGEMENT PLAN
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A102	SITE PLAN
A200	FIRST FLOOR PLAN
A201	SECOND FLOOR PLAN
A202	ROOF PLAN
A300	EXTERIOR ELEVATIONS
A301	EXTERIOR ELEVATIONS
A400	BUILDING SECTION
A500	INTERIOR ELEVATIONS
A600	DOOR & WINDOW SCHEDULES
A700	DETAILS
E100	FIRST FLOOR ELECTRICAL PLAN
E200	SECOND FLOOR ELECTRICAL PLAN
F000	FOUNDATION WALL PLAN
F001	ARCH FOUNDATION PLAN
F002	ARCH FRAMING PLAN
F003	ARCH ROOF FRAMING PLAN
P001	POOL PLAN
P002	POOL SECTION & DEETAILS
S001	STRUCTURAL NOTES
S100	FOUNDATION PLAN
S101	FLOOR FRAMING PLANS
S102	ROOF FRAMING PLAN
S300	DETAILS
S301	DETAILS
S302	DETAILS
S303	DETAILS

PROJECT DATA

LOT 4 (2011/CUP - 32MS)	
TMK	5-5-001: 014 - 001
TOTAL LOT AREA FOR LOTS 2, 3 & 4 =	77,198 SQ FT
TOTAL LOT AREA FOR LOT 1 =	24,434 SQ FT
FLOOD ZONE	AE
ZONING	R-5
CONSTRUCTION TYPE	WOOD CONSTRUCTION
OCCUPANCY	GROUP R-3 SINGLE DWELLING

CODES & REGULATIONS:

2012 INTERNATIONAL RESIDENTIAL CODE (IRC) W/ AMENDMENTS
HAWAII REVISED STATUTES
2021 LAND USE ORDINANCES (LUO) W/ REVISED ORDINANCES

LOT COVERAGE CALCULATIONS:

SEE SHEET A100 FOR LOT COVERAGE CALCULATION

OFF-STREET PARKING CALCS

SEE SHEET A100 FOR OFF-STREET PARKING REQUIREMENT CALCULATION

LUO DATA TABLE

ZONING DISTRICT	R-5	LOT AREA 24,434 SF
MAXIMUM BUILDING AREA ALLOWED		12,217 SF
PROPOSED BLDG AREA = 3902 SF (16%) < 12,217 (.50%)		
FAR CALCULATION (.70 X LOT AREA) = 17,103.9 SF		
PROPOSED LIVING AREA = 6208 SF (25%)< 17,103.8 SF (70%)		
FLOOR AREA		SF AREA
LOWER FLOOR		2933 SF
UPPER FLOOR		3276 SF
		6208 SF
BUILDING AREA		
LOWER FLOOR		3782 SF
POOL UTILITY		120 SF
		3902 SF

PARKING STALLS	REQUIRED	PROVIDED
DWELLING 1	6	6

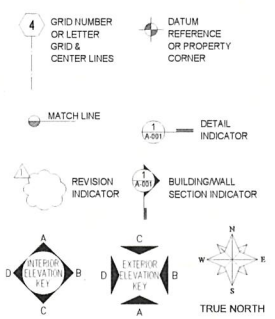
SPECIAL INSPECTION NOTES

1 SPECIAL INSPECTION PROVISIONS OF 2012 INTERNATIONAL RESIDENTIAL CODE (AS AMENDED BY THE CITY & COUNTY OF HONOLULU) GOVERN PORTIONS OF STRUCTURAL WORK AS DESCRIBED IN THE CONSTRUCTION DOCUMENTS
2 IT SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR OR OWNER TO NOTIFY THE SPECIAL INSPECTOR OF ALL ITEMS REQUIRING SPECIAL INSPECTION A MINIMUM OF 48 HOURS IN ADVANCE
3. SPECIAL INSPECTIONS DO NOT RELIEVE THE GENERAL CONTRACTOR OF HIS RESPONSIBILITIES TO COMPLETE THE PROJECT IN ACCORDANCE WITH THE CONSTRUCTION DRAWINGS & TO BE RESPONSIBLE FOR SAFETY ON THE JOBSITE.
4 OWNER OR GENERAL CONTRACTOR SHALL NOTIFY THE SPECIAL INSPECTOR OR ENGINEER 2 DAYS (48 HOURS) PRIOR TO POURING CONCRETE & CLOSING WALLS FOR IF WALLS ARE CLOSED IN BEFORE AN INSPECTION IS MADE, YOU MAY BE ASKED BY THE BUILDING INSPECTOR OR THE ENGINEER TO RE-OPEN THE WALLS AT YOUR EXPENSE

- ☐ 1. CONCRETE
- ☐ 2. BOLTS INSTALLED IN CONCRETE
- ☐ 3. SPECIAL MOMENT RESISTING CONCRETE FRAME
- ☐ 4. REINFORCING STEEL & PRESTRESSING STEEL TENDONS
- ☐ 5. STRUCTURAL WELDING
- ☐ 6. HIGH STRENGTH BOLTING
- ☐ 7. STRUCTURAL MASONRY
- ☐ 8. REINFORCING GYPSUM CONCRETE
- ☐ 9. INSULATING CONCRETE FILL
- ☐ 10. SPRAY APPLIED FIREPROOFING
- ☐ 11. PILING, DRILLED PIERS & CAISSONS
- ☐ 12. SHOTCRETE
- ☐ 13. SPECIAL GRADING, EXCAVATION & FILLING
- ☐ 14. FIRE PROTECTION SYSTEM
- ■ 15. SPECIAL CASES (SPECIFY)_____
- ■ 16. SHEATHED SHEAR WALLS & DIAPHRAGMS
- ■ 17. COMPLETE LOAD PATH & UPLIFT TIES
- ■ 18. TERMITE PROTECTION

NOTE: PROVIDE AS-BUILT FLOOD ACKNOWLEDGEMENT & REQUIRED FLOOD CERTIFICATES @ PROJECT CLOSE

SYMBOLS



BWS NOTES

NEW PLUMBING FIXTURES SHALL MEET THE BOARD OF WATER SUPPLY'S LOW FLOW REQUIREMENTS.

THIS WATER METER WILL NOT HAVE AN IRRIGATION SYSTEM AND AN AFS.

LICENSE NOTES

GENERAL CONTRACTOR TO HOLD SPECIALTY LICENSE FOR WORK PERFORMED OR HIRE LICENSED SPECIALTY CONTRACTOR TO PERFORM THE WORK.
PLUMBING & ELECTRICAL WORK SHALL BE PERFORMED BY A STATE LICENSED PLUMBER & ELECTRICIAN.

SOLAR NOTES

NEW 200 AMP SERVICE - MM2020-0040
(1) 4 X 10 SOLAR PANEL, 80 GALLON SOLAR TANK
(HOMEOWNER SUPPLIED AND INSTALLED)

FIRE SAFETY NOTES

1 ONE SET OF APROVED PLANS, SPECIFICATIONS, AND COMPUTATIONS SHALL BE RETAINED BY THE BUILDING OFFICIAL FOR A PERIOD OF NOT LESS THAN 90 DAYS FROM DATE OF COMPLETION OF THE WORK COVERED THEREIN, AND ONE SET OF APPROVED PLANS SHALL BE RETURNED TO THE APPLICANT, AND SAID SET SHALL BE KEPT ON THE SITE OF THE BUILDING OR WORK AT ALL TIMS DURING WHICH THE WORK AUTHORIZED THEREBY IS IN PROGRESS. (SEC. 18-5.2 R.O. 1078 (1983 ED); AM. ORD 93-59)

2. FIRE SAFETY NOTE: 16.1.1 STRUCTURES UNDERGOING CONSTRUCTION, ALTERATION, OR DEMOLITION OPERATIONS, INCLUDING THOSE IN UNDERGROUND LOCATIONS, SHALL COMPLY WITH NFPA 241, STANDARD FOR SAFEGUARDING CONSTRUCTION, ALTERATION, AND DEMOLITION OPERATIONS, AND THIS CHAPTER. 2012 NFPA 1.

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No. 8785
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EXP DATE 4/30/2024

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

Supervision as defined in Title 16, Chapter 115, Section 16-115.1 of the Rules & Regulations of the Board of Professional Engineers, Architects, and Surveyors of the State of Hawaii

RENNAKER RESIDENCE
55-133 KAMEHAMEHA HWY, LAIE, HAWAII 96762
TMK:5-5-001:014-0001

TITLE SHEET

preliminary approved XX/XX/21
permit application 5/21/21
permit approved

REVISION	NO
6/4/2021 DPP	1
9/09/2021 DPP	2
11/10/2021 DPP	3
10/15/2022 OWNER	4
	5
	6

Drawn by

Date

Drawing No

001

STANDARD EROSION PREVENTION, SEDIMENT CONTROL & GOOD HOUSEKEEPING BMP NOTES:

1. NOTIFY THE DPP WITHIN 2 WEEKS PRIOR TO STARTING WORK. ATTACH A PROJECT SCHEDULE TO THIS ESCP INCLUDING DATES WHEN BMP'S WILL BE INSTALLED, WHEN LAND-DISTURBING ACTIVITIES WILL BEGIN AND END, AND DATES WHEN BMP'S WILL BE REMOVED.

2. PROVIDE SEDIMENT FENCES OR BARRIERS AROUND THE PERIMETER OF ALL DISTURBED AREAS IF THERE IS THE POTENTIAL FOR RUNOFF TO FLOW OFF THE PROJECT SITE, AND AROUND THE BASE OF ALL MATERIAL STOCKPILES. THESE MAY INCLUDE GRAVEL BAGS, SAND BAGS, FIBER ROLLS, SILT FENCES OR COMPOST SOCKS THAT INTERCEPT RUNOFF.

3. PROVIDE INLET PROTECTION OVER STORM DRAINS WITHIN 50 FEET OF THE PROJECT SITE UNLESS THOSE INLETS DRAIN TO A SEDIMENT BASIN OR TRAP.

4. REGULARLY INSPECT AND MAINTAIN REQUIRED EROSION AND SEDIMENT CONTROLS TO ENSURE CONTINUED PERFORMANCE.

5. MINIMIZE THE STORAGE OF HAZARDOUS MATERIALS ONSITE, STORE MATERIALS IN A DESIGNATED AREA, AND INSTALL SECONDARY CONTAINMENT. HAZARDOUS MATERIALS SHALL NOT BE STORED IN BUFFER AREAS OR CONCENTRATED FLOW AREAS OR AREAS ABUTTING MS4, RECEIVING WATERS OR DRAINAGE IMPROVEMENTS THAT DISCHARGE OFF SITE.

6. PREVENT OR REDUCE THE DISCHARGE OF POLLUTANTS TO STORM WATER FROM HAZARDOUS WASTE THOUGH PROPER MATERIAL USE AND WASTE DISPOSAL.

7. LOCATE STOCKPILES AWAY FROM DRAINAGE WAYS OR OTHER AREAS OF CONCENTRATED FLOWS. USE BARRIER AROUND STOCKPILES AND COVER IF THEY WILL NOT BE ACTIVELY USED WITHIN 7 DAYS.

8. KEEP AMPLE SUPPLY OF CLEAN-UP MATERIALS ON PROJECT SITE. CLEAN UP SPILLS IMMEDIATELY, USING DRY CLEAN-UP METHODS WHERE POSSIBLE, AND DISPOSE OF USED MATERIALS PROPERLY.

9. PROVIDE DESIGNATED WASTE COLLECTION AREAS FOR SOLID WASTE OR CONSTRUCTION AND DEMOLITION WASTE, COLLECT TRASH DAILY AND DISPOSE AT AUTHORIZED DISPOSAL AREAS.

10. CONTAIN CONTAMINATED MATERIAL SOIL BY SURROUNDING WITH IMPERMEABLE LINES, BERMS OR COVER EXPOSED CONTAMINATED MATERIAL WITH PLASTIC SHEETS. CONTAMINATED SOIL SHALL BE DISPOSED OF PROPERLY IN ACCORDANCE WITH APPLICABLE REGULATIONS.

11. CONDUCT WASH-OUT OFF SITE OR PERFORM ONSITE IN DESIGNATED AREA, AWAY FROM WATER BODIES, CHANNELS, OR STORM DRAINS. CONSTRUCT AND MAINTAIN WASHOUT TO CONTAIN ALL LIQUID AND CONCRETE WASTE GENERATED.

12. TEMPORARY AND PORTABLE SANITARY AND SEPTIC WASTE SYSTEMS SHALL BE MOUNTED OR STAKED IN, WELL MAINTAINED AND HAVE REGULAR WASTE DISPOSAL AND SERVICING SCHEDULES.

13. CONTAIN LIQUID WASTES IN A HOLDING PIT, SEDIMENT BASIN, ROLL-OFF BIN, OR PORTABLE TANK OF SUFFICIENT VOLUME AND TO CONTAIN THE LIQUID WASTES GENERATED.

14. RESTRICT VEHICLE TRAFFIC TO PROPERLY DESIGNATED AREAS AND USE ADDITIONAL CONTROLS TO REMOVE SEDIMENT FROM VEHICLE TIRES PRIOR TO EXITING THE PROJECT SITE.

15. CONTAIN ACCUMULATED NON-STORM WATER AND PRECIPITATION IN THE WORK AREA WITH SEDIMENT BASINS, SEDIMENT TRAPS, WEIR TANKS, DEWATERING TANKS, FILTRATION SYSTEMS, OR OTHER MANUFACTURED SYSTEMS. A PERMIT FROM THE DEPARTMENT OF HEALTH SHALL BE REQUIRED IF NON-STORM WATER IS DISCHARGED FROM THE SITE.

BEST MANAGEMENT PRACTICES NOTES:

A. FILTER SOCKS & SILT FENCES SHALL BE INSTALLED SO THAT THEY PREVENT POLLUTANTS FROM FLOWING FROM THE WORK AREA.

B. FILTER SOCKS SHALL BE INSTALLED PRIOR TO COMMENCEMENT OF GRADING, AND SHALL BE LOCATED DOWN SLOPE OF ALL SLOPES BEING GRADED.

C. FILTER SOCKS SHALL BE IMMEDIATELY REPAIRED WHEN DAMAGED DURING CONSTRUCTION.

D. STOCKPILES: STOCKPILES SHALL NOT BE LOCATED IN DRAINAGE WAYS OR OTHER AREAS OF CONCENTRATED FLOWS. SEDIMENT TRAPPING DEVICES SUCH AS FENCES, TRAPS OR BARRIERS SHALL BE USED AROUND THE BASE OF THE STOCKPILES.

E. DUST CONTROL: DUST CONTROL SHALL BE APPLIED TO REDUCE DUST EMISSIONS. THE CONTRACTOR AT HIS OWN EXPENSE SHALL KEEP THE PROJECT AREA AND SURROUNDING AREA FREE FROM DUST NUISANCE. THE WORK SHALL BE IN CONFORMANCE WITH THE AIR POLLUTION CONTROL STANDARDS CONTAINED IN HAWAII ADMINISTRATIVE RULES: CHAPTER 11-60.1 "AIR POLLUTION CONTROL".

F. SEDIMENT BARRIERS OR TRAPS: FILTER SOCKS AND SILT FENCES SHALL BE USED ON DOWN-SLOPE OF ALL DISTURBED AREAS AND AROUND THE BASE OF ALL MATERIAL STOCKPILES.

G. GRASS SHALL BE ESTABLISHED ON ALL DISTURBED AREAS WHICH WILL NOT BE WORKED FOR LONGER THAN 14 DAYS. ALTERNATIVES TO GRASS INCLUDE EROSION BLANKETS WITH ANCHORS, AND 6 MIL PLASTIC SHEETS.

H. PERMANENT STABILIZATION: ALL DISTURBED AREAS SHALL BE PERMANENTLY STABILIZED PRIOR TO REMOVING EROSION AND SEDIMENT MEASURES. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED AFTER FINAL SITE STABILIZATION, TRAPPED SEDIMENT AND AREAS OF DISTURBED SOIL WHICH RESULT FROM REMOVAL OF THE TEMPORARY MEASURES SHALL BE PERMANENTLY STABILIZED. ALL DISTURBED AREAS WILL BE PERMANENTLY STABILIZED WITH PAVEMENT, STRUCTURES OR GRASS, AS SHOWN ON THE SITE PLAN.

I. CONTRACTOR SHALL REMOVE AND DISPOSE OF OFF SITE THE FILTER SOCKS AND SILT FENCES WHEN THE PROJECT IS COMPLETED AND GRASS IS ESTABLISHED

RAIN RESPONSE PLAN:

THE FOLLOWING WILL BE PERFORMED WHEN HEAVY RAINS, TROPICAL STORM OR HURRICANE IS IMMINENT OR IS FORECASTED IN THE NEXT 48 HOURS:

A. TEMPORARILY SUSPEND ACTIVE GRADING, GRUBBING & TRENCHING.
B. INSPECT SEDIMENT BASINS/PERIMETER CONTROLS & INLET PROTECTION DEVICES AND MAINTAIN AS NEEDED. REINSTALL ANY PERIMETER CONTROLS THAT WERE REMOVED DUE TO ACTIVE WORK IN THE AREA. IF A SEVERE STORM IS EXPECTED, REMOVE INLET PROTECTION DEVICES TO PREVENT FLOODING OF SURROUNDING STREETS.
C. COVER OR RELOCATE STOCK PILES AND LIQUID MATERIAL CONTAINERS TO AVOID CONTACT WITH RAIN WATER.
D. RE-INSPECT AFTER THE APPROACHING HEAVY RAINS, TROPICAL STORM OR HURRICANE AND PLACE OR MAINTAIN BMP'S AS NEEDED.

PUBLIC HEALTH, SAFETY & CONVENIENCE NOTES

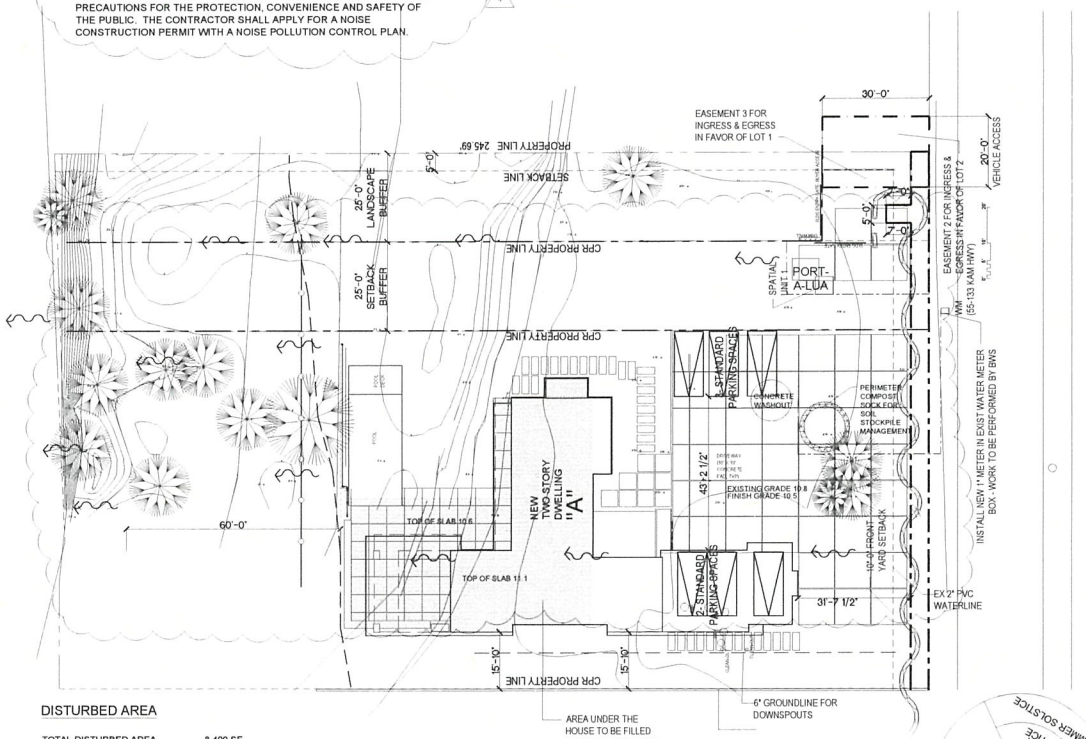
A. THE CONTRACTOR SHALL OBSERVE AND COMPLY WITH TEH FEDERAL, STATE, AND LOCAL LAWS REQUIRED FOR THE PROTECTION OF THE PUBLIC HEALTH AND SAFETY AND ENVIRONMENTAL QUALITY.
B. THE CONTRACTOR AT HI OWN EXPENSE SHALL KEEP THE PROJECT AND ITS SURROUNDING AREAS FREE FROM DUST NUISANCE. THE WORK SHALL BE IN CONFORMANCE WITH THE AIR POLLUTION CONTROL STANDARDS AND REGULATIONS OF THE STATE DEPARTMENT OF HELATH
C. 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.
D. 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 NOISE CONSTRUCTION PERMIT WITH A NOISE POLLUTION CONTROL PLAN.

NOTE:

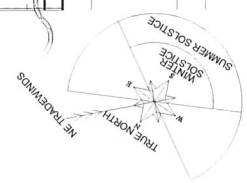
OWNER OR CONTRACTOR TO HAVE AN ESCP COORDINATOR CERTIFICATE AND/OR HIRE SOMEONE IN THAT CAPACITY

OWNER OR CONTRACTOR TO PROVIDE ESCP REPORTS AS REQUIRED BY C&C OF HONOLULU.

EXHIBIT C-2



1 / 002 EROSION CONTROL PLAN 1/16"=1'-0"



DISTURBED AREA

TOTAL DISTURBED AREA	8,400 SF

SCHEDULE

NOTIFY DPP OF START DATE	TWO WEEKS BEFORE START DATE
INSTALL PROTECTION SYSTEMS	1 DAY
CONSTRUCTION	12 MONTHS
REMOVE PROTECTION ACTIONS	1 DAY

MATERIAL

NO MATERIAL WILL BE STORED ON SITE
MATERIAL WILL BE DELIVERED TO SITE AS NEEDED

DUMPSTER

DUMPSTER WILL BE LOCATED UNDER A STREET USAGE PERMIT

LEGEND

- AREA OF WORK
- CATCH BASIN/INLET
- STORM DRAIN FLAT INLET
- WATER FLOW
- SILT FENCE
- VEGETATION
- FILTER-SOCK

GRAPHIC SCALE 18' 16' 12' 8' 4' 0 5' 10' 20' 40' — 1/16" = 1'-0"

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MICHELE L. DAMICO LICENSED PROFESSIONAL ARCHITECT No. 8785 HAWAII, U.S.A.
EXP. DATE: 4/30/2024

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

Supervision as defined in Title 16, Ch. Chapter 115, Section 16.115.2 of the Rules & Regulations of the Board of Professional Engineers, Architects, and Surveyors of the State of Hawaii.

RENNAKER RESIDENCE
55-133 KAMEHAMEHA HWY, LAIE, HAWAII 96762
TMK: 5-5-001:014-0001

EROSION SOIL CONTROL PLAN

preliminary approved: XX/XX/21
permit application: 5/21/21
permit approved:

REVISION	NO
6/4/2021 DPP	1
9/30/2021 DPP	2
11/10/2021 DPP	3
10/15/2022 OWNER	4
	5
	6

Drawn by
Date
Drawing No: **002**

EXHIBIT C-3

RESIDENTIAL STORM WATER MANAGEMENT NOTES:

A. USE SITE DESIGN STRATEGIES TO REDUCE THE IMPERVIOUS SURFACE AREA 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)

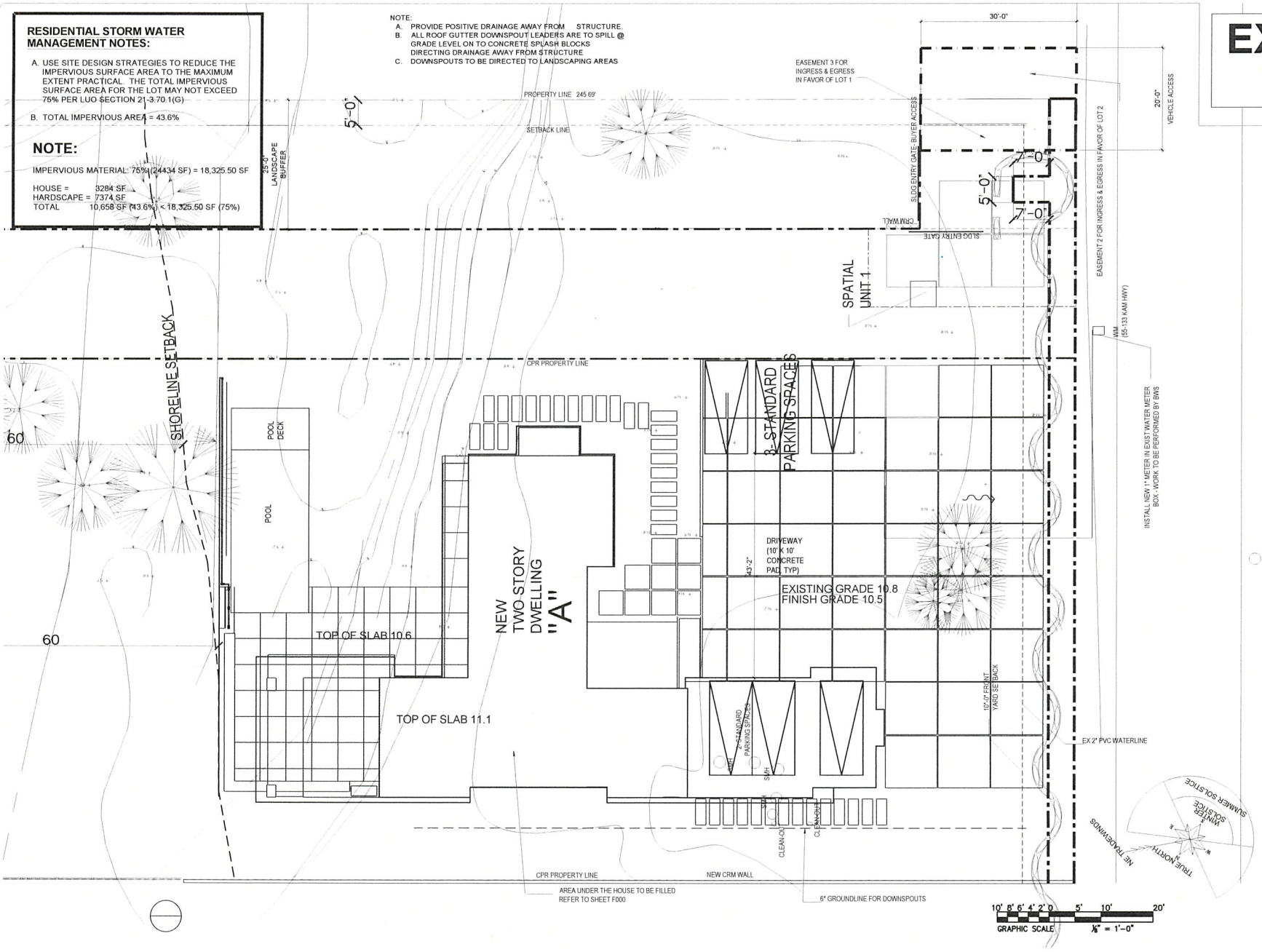
B. TOTAL IMPERVIOUS AREA = 43.6%

NOTE:

IMPERVIOUS MATERIAL: 75% (24434 SF) = 18,325.50 SF

HOUSE = 3284 SF
HARDSCAPE = 7374 SF
TOTAL 10,658 SF (43.6%) < 18,325.50 SF (75%)

NOTE:
A. PROVIDE POSITIVE DRAINAGE AWAY FROM STRUCTURE.
B. ALL ROOF GUTTER DOWNSPOUT LEADERS ARE TO SPILL @ GRADE LEVEL ON TO CONCRETE SPLASH BLOCKS DIRECTING DRAINAGE AWAY FROM STRUCTURE
C. DOWNSPOUTS TO BE DIRECTED TO LANDSCAPING AREAS



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4/30/2024

THIS WORK WAS PREPARED BY ME OR UNDER MY SUPERVISION. CONSTRUCTION ADMIN. THE PROJECT WILL BE UNDER MY OBSERVATION.

Supervision as defined in Title XIII, Chapter 115, Section HE 115-2 of the Rules & Regulations of the Board of Professional Engineers, Architects, and Surveyors of the State of Hawaii.

RENNAKER RESIDENCE

55-133 KAMEHAMEHA HWY LAIE, HAWAII 96762
TMK: 5-5-001:014-0001

STORM WATER MANAGEMENT PLAN

preliminary approved: XX/XX/21
permit application: 5/21/21
permit approved:

REVISION	NO
6/4/2021 DPP	1
9/30/2021 DPP	2
11/10/2021 DPP	3
10/15/2022 OWNER	4
	5
	6

Drawn by
Date
Drawing No.

003

2 of 17 Sheets

EXHIBIT C-4

LOT 2 & 3 - LOT COVERAGE CALCULATION

(2011/CUP-32 (MS) LOTS 2 & 3

DWELLING A & B	EXISTING BLDG A LOT 2	EXISTING BLDG B LOT 3
1ST FLOOR	2,244 SF	1,264 SF
1ST FLOOR LANAI		118 SF
1ST FLOOR ENTRY		37 SF
1ST FLOOR STORAGE (IN GARAGE)		56 SF
2ND FLOOR		1,249 SF
2ND FLOOR LANAI		145 SF
TOTAL FLOOR AREA (LIVING)	2,244 SF	2,869 SF
GARAGE		462 SF
TOTAL BLDG FOOTPRINT	2,244 SF	1,937 SF

TOTAL PROVIDED: 4
TOTAL REQUIRED: 4

LOT 4 DWELLING C- LOT COVERAGE CALCULATION

DWELLING C	EXIST BLDG C LOT 4
1ST FLOOR	1,277 SF
1ST FLOOR LANAI	118 SF
1ST FLOOR ENTRY	37 SF
1ST FLOOR STORAGE (IN GARAGE)	56 SF
2ND FLOOR	1,249 SF
2ND FLOOR LANAI	145 SF
TOTAL FLOOR AREA (LIVING)	2,886 SF
GARAGE	462 SF
TOTAL BLDG FOOTPRINT	1,939 SF

LOT 4 DWELLING C - OFF STREET PARKING CALCULATION

2 PARKING SPACES PER UNIT PLUS 1 SPACE PER 1,000 SQ. FT OVER 2,500 SQ. FT (EXCLUDING GARAGE/CARPORT)

TOTAL PROVIDED: 2
TOTAL REQUIRED: 2

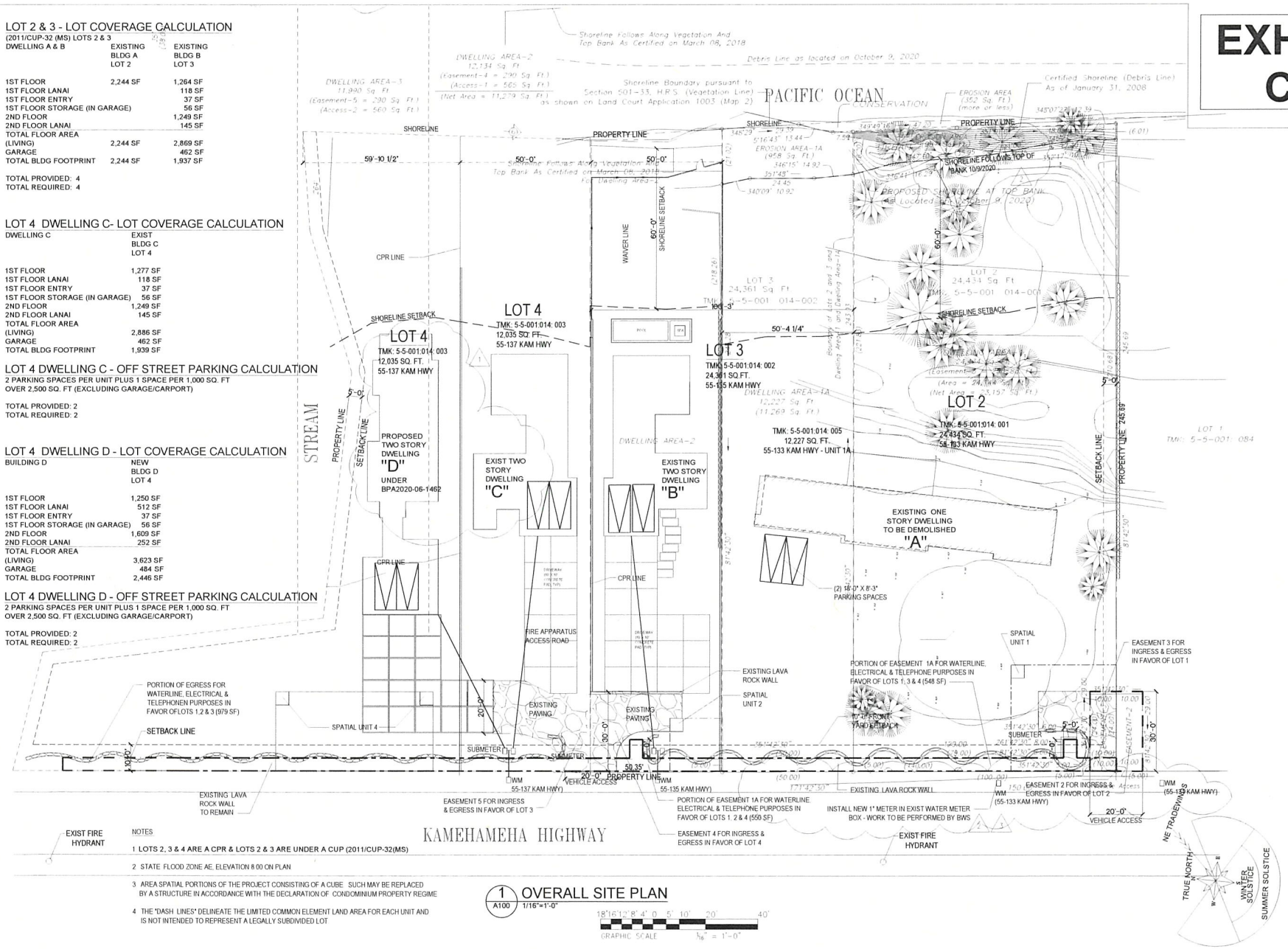
LOT 4 DWELLING D - LOT COVERAGE CALCULATION

BUILDING D	NEW BLDG D LOT 4
1ST FLOOR	1,250 SF
1ST FLOOR LANAI	512 SF
1ST FLOOR ENTRY	37 SF
1ST FLOOR STORAGE (IN GARAGE)	56 SF
2ND FLOOR	1,609 SF
2ND FLOOR LANAI	252 SF
TOTAL FLOOR AREA (LIVING)	3,623 SF
GARAGE	484 SF
TOTAL BLDG FOOTPRINT	2,446 SF

LOT 4 DWELLING D - OFF STREET PARKING CALCULATION

2 PARKING SPACES PER UNIT PLUS 1 SPACE PER 1,000 SQ. FT OVER 2,500 SQ. FT (EXCLUDING GARAGE/CARPORT)

TOTAL PROVIDED: 2
TOTAL REQUIRED: 2



NOTES

1 LOTS 2, 3 & 4 ARE A CPR & LOTS 2 & 3 ARE UNDER A CUP (2011/CUP-32(MS)

2 STATE FLOOD ZONE AE, ELEVATION 8.00 ON PLAN

3 AREA SPATIAL PORTIONS OF THE PROJECT CONSISTING OF A CUBE SUCH MAY BE REPLACED BY A STRUCTURE IN ACCORDANCE WITH THE DECLARATION OF CONDOMINIUM PROPERTY REGIME

4 THE "DASH LINES" DELINEATE THE LIMITED COMMON ELEMENT LAND AREA FOR EACH UNIT AND IS NOT INTENDED TO REPRESENT A LEGALLY SUBDIVIDED LOT

1 A100 OVERALL SITE PLAN
1/16"=1'-0"

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

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HAWAII, U.S.A.

EXP. DATE 4/30/2024

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

Supervision as defined in Title 14 Chapter 115, Section 16-115-2 of the Rules & Regulations of the Board of Professional Engineers, Architects, and Surveyors of the State of Hawaii

RENNAKER RESIDENCE
55-133 KAMEHAMEHA HWY, LAIE, HAWAII 96762
TMK: 5-5-001:014-0001

SITE AND DEMOLITION PLANS

preliminary approved: XX/XX/21
permit application: 5/21/21
permit approved:

REVISION	NO
6/4/2021 DPP	1
9/30/2021 DPP	2
11/10/2021 DPP	3
10/15/2022 OWNER	4
	5
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Date
Drawing No

A-100

3 of 17 Sheets

EXHIBIT C-5

LOT 2 LOT COVERAGE CALCULATION

DWELLING A	NEW BLDG A LOT 2
1ST FLOOR	2369 SF
1ST FLOOR LANAI	500 SF
POOL BATH	63 SF
2ND FLOOR	3277 SF
TOTAL FLOOR AREA	6209 SF
POOL UTILITY	120 SF
GARAGE	850 SF
TOTAL BLDG AREA	7,179 SF

BLDG FOOTPRINT (2369+500+63+850+120) = 3782 SF

TOTAL PARKING PROVIDED = 6
TOTAL PARKING REQUIRED = 6

LOT 3 - DWELLING B LOT COVERAGE CALCULATION

DWELLING B	EXISTING BLDG B LOT 3
1ST FLOOR	1,264 SF
1ST FLOOR LANAI	118 SF
1ST FLOOR ENTRY	37 SF
1ST FLOOR STORAGE (IN GARAGE)	56 SF
2ND FLOOR	1,249 SF
2ND FLOOR LANAI	145 SF
TOTAL FLOOR AREA	2,869 SF
GARAGE	462 SF
TOTAL BLDG AREA	3,331 SF

TOTAL BLDG FOOTPRINT (1264+118+37+56+462)=1,937 SF

TOTAL PARKING PROVIDED: 2
TOTAL PARKING PREQUIRED: 2

LOT 4 DWELLING C- LOT COVERAGE CALCULATION

DWELLING C

1ST FLOOR	1,277 SF
1ST FLOOR LANAI	118 SF
1ST FLOOR ENTRY	37 SF
1ST FLOOR STORAGE (IN GARAGE)	56 SF
2ND FLOOR	1,249 SF
2ND FLOOR LANAI	145 SF
TOTAL FLOOR AREA	2,886 SF
GARAGE	462 SF
TOTAL BLDG AREA	3,348 SF

TOTAL BLDG FOOTPRINT (1277+118+37+56+462)=1,939 SF

TOTAL PARKING PROVIDED: 2
TOTAL PARKING REQUIRED: 2

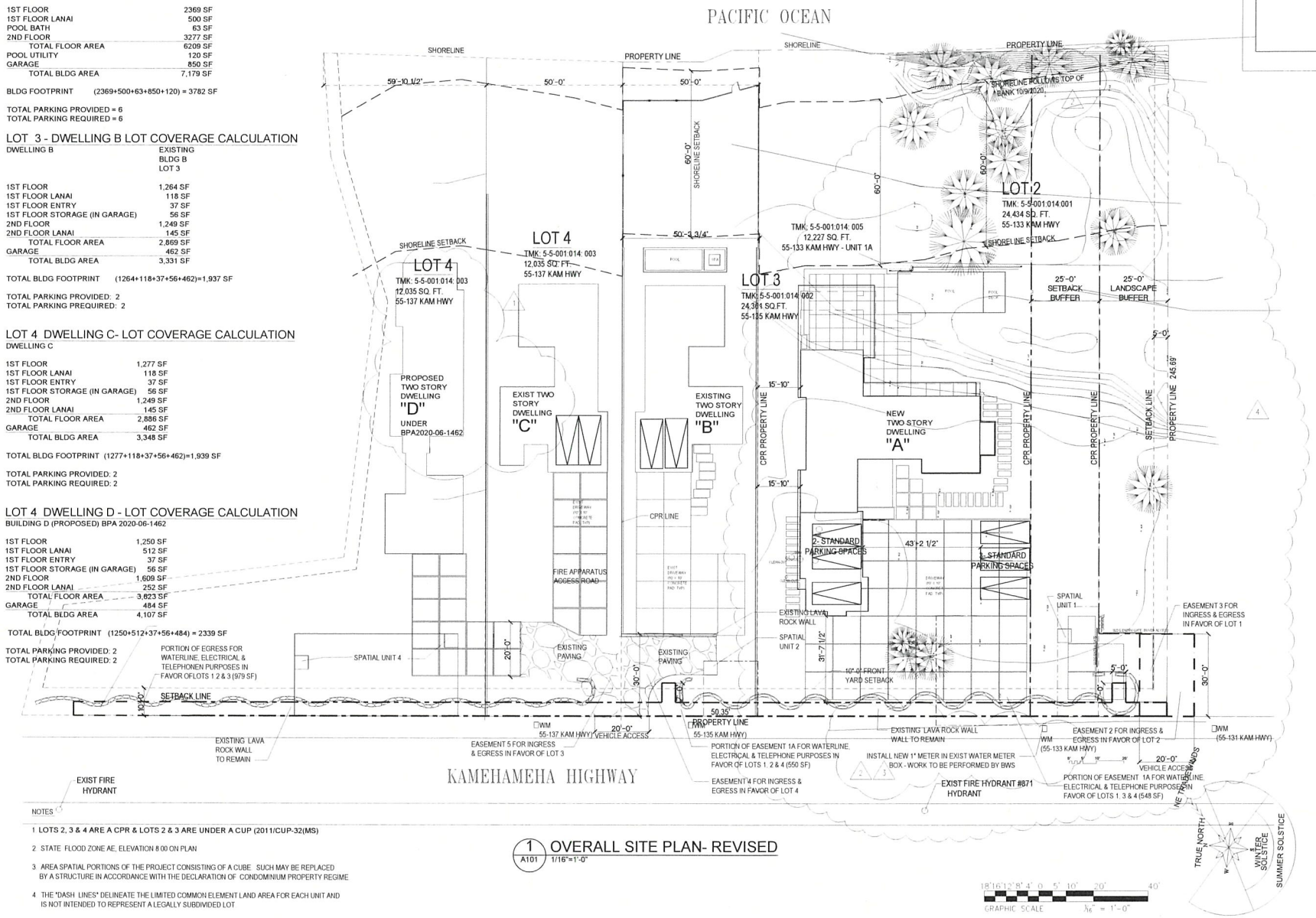
LOT 4 DWELLING D - LOT COVERAGE CALCULATION

BUILDING D (PROPOSED) BPA 2020-06-1462

1ST FLOOR	1,250 SF
1ST FLOOR LANAI	512 SF
1ST FLOOR ENTRY	37 SF
1ST FLOOR STORAGE (IN GARAGE)	56 SF
2ND FLOOR	1,609 SF
2ND FLOOR LANAI	252 SF
TOTAL FLOOR AREA	3,623 SF
GARAGE	484 SF
TOTAL BLDG AREA	4,107 SF

TOTAL BLDG FOOTPRINT (1250+512+37+56+484) = 2339 SF

TOTAL PARKING PROVIDED: 2
TOTAL PARKING REQUIRED: 2



NOTES

1 LOTS 2, 3 & 4 ARE A CPR & LOTS 2 & 3 ARE UNDER A CUP (2011/CUP-32(MS)

2 STATE FLOOD ZONE AE, ELEVATION 8 00 ON PLAN

3 AREA SPATIAL PORTIONS OF THE PROJECT CONSISTING OF A CUBE SUCH MAY BE REPLACED BY A STRUCTURE IN ACCORDANCE WITH THE DECLARATION OF CONDOMINIUM PROPERTY REGIME

4 THE "DASH LINES" DELINEATE THE LIMITED COMMON ELEMENT LAND AREA FOR EACH UNIT AND IS NOT INTENDED TO REPRESENT A LEGALLY SUBDIVIDED LOT

1 / A101 OVERALL SITE PLAN- REVISED
1/16"=1'-0"

HOMEWORKS CONSTRUCTION INC.
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MICHELE L. DAMICO
LICENCED PROFESSIONAL ARCHITECT
No. 8785
HAWAII, U.S.A.
EXP. DATE 4/30/2024

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

Supervision as defined in Title XIV Chapter 115 Section 16 115 J of the Rules & Regulations of the Board of Professional Engineers Architects and Surveyors of the State of Hawaii

RENNAKER RESIDENCE
55-133 KAMEHAMEHA HIGHWAY, LAIE, HAWAII 96762
TMK: 5-5-001:014-0001

SITE PLAN REVISED

preliminary approved: XX/XX/21
permit application: 5/21/21
permit approved:

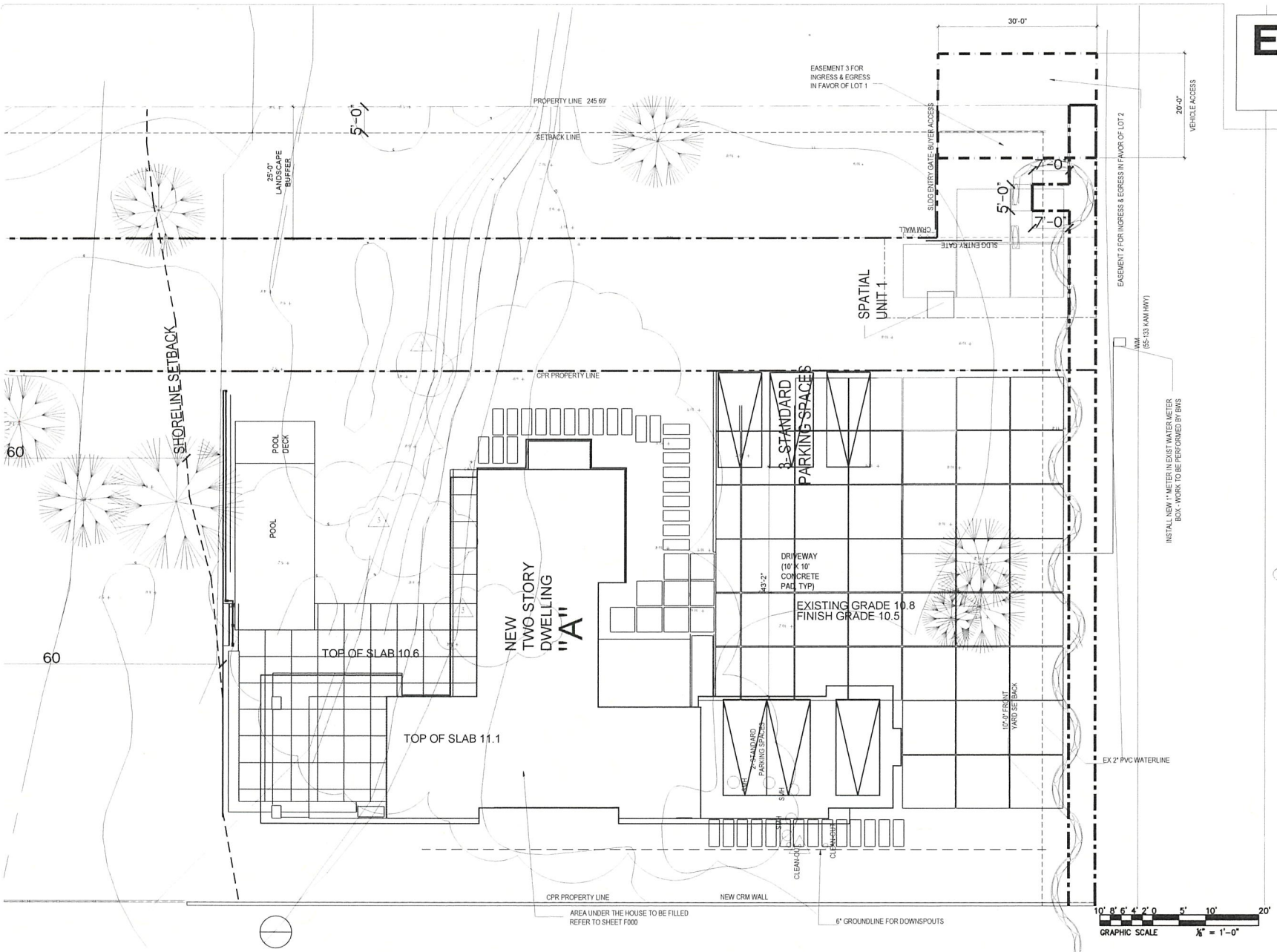
REVISION	NO
6/4/2021 DPP	1
9/30/2021 DPP	2
11/10/2021 DPP	3
10/15/2022 OWNER	4
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Date
Drawing No

A101

3 of 17 Sheets

EXHIBIT C-6



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LICENSED PROFESSIONAL ARCHITECT
No. 8785
HAWAII, U.S.A.

DATE 4/30/2024

The Work was prepared by me or under my supervision. Construction of the project will be under my observation.

Supervision as defined in Title 16 Chapter 115, Section 16-115-7 of the Rules & Regulations of the Board of Professional Engineers, Architects, and Surveyors of the State of Hawaii.

RENNAKER RESIDENCE

55-133 KAMEHAMEHA HWY, LAIE, HAWAII 96762
TMK: 5-5-001:014-0001

SITE PLAN

preliminary approved: XX/XX/21
permit application: 5/21/21
permit approved:

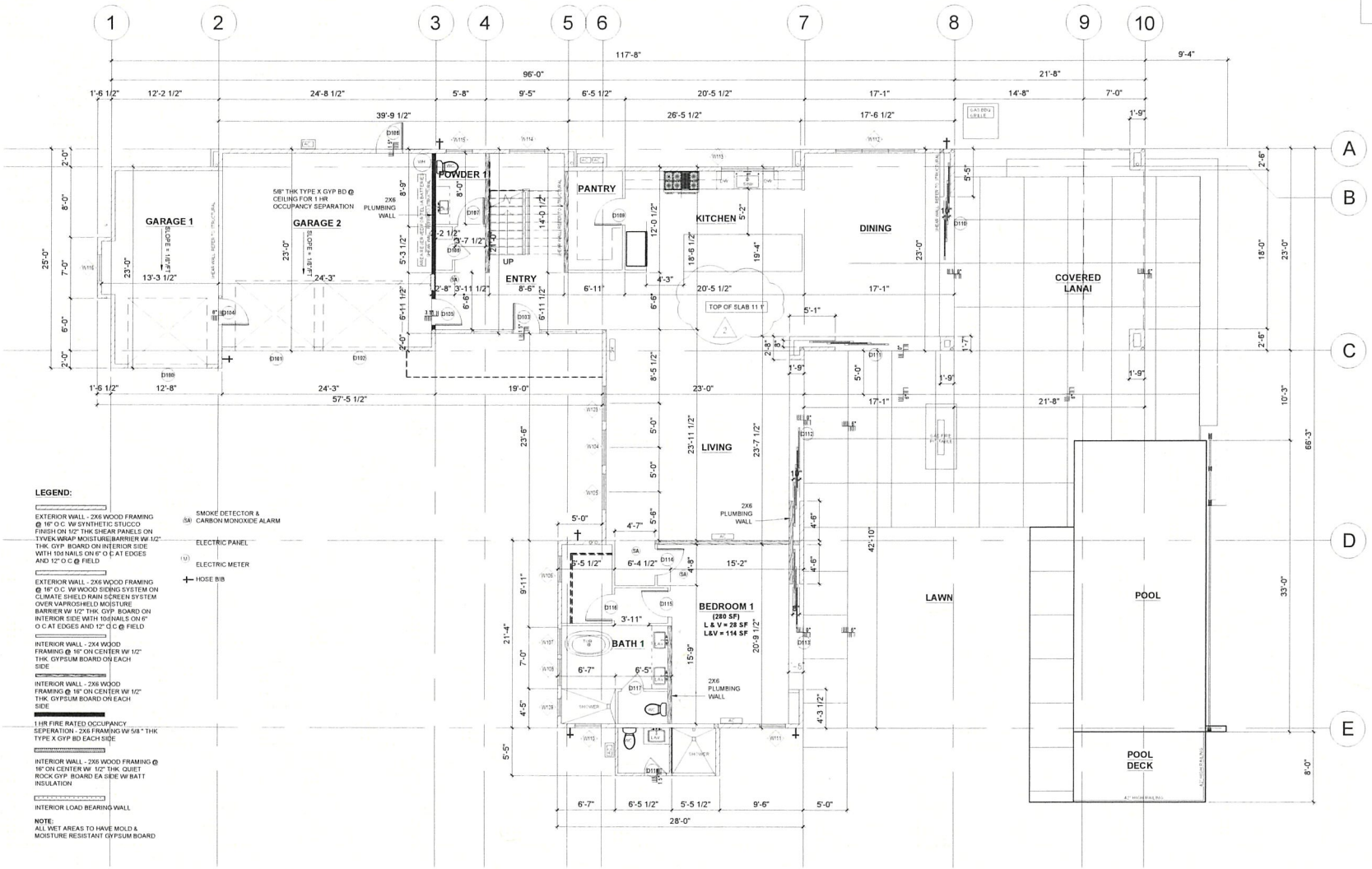
REVISION	NO
6/4/2021 DPP	1
9/30/2021 DPP	2
11/10/2021 DPP	3
10/15/2022 OWNER	4
	5
	6

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Date
Drawing No

A102

3 of 17 Sheets

EXHIBIT C-7



LEGEND:

- EXTERIOR WALL - 2X6 WOOD FRAMING @ 16" O.C. W/ SYNTHETIC STUCCO FINISH ON 1/2" THK SHEAR PANELS ON TYVEK WRAP MOISTURE BARRIER W/ 1/2" THK. GYP. BOARD ON INTERIOR SIDE WITH 10d NAILS ON 6" O.C. AT EDGES AND 12" O.C @ FIELD
- EXTERIOR WALL - 2X6 WOOD FRAMING @ 16" O.C. W/ WOOD SIDING SYSTEM ON CLIMATE SHIELD RAIN SCREEN SYSTEM OVER VAPROSHIELD MOISTURE BARRIER W/ 1/2" THK. GYP. BOARD ON INTERIOR SIDE WITH 10d NAILS ON 6" O.C. AT EDGES AND 12" O.C @ FIELD
- INTERIOR WALL - 2X4 WOOD FRAMING @ 16" ON CENTER W/ 1/2" THK. GYPSUM BOARD ON EACH SIDE
- INTERIOR WALL - 2X6 WOOD FRAMING @ 16" ON CENTER W/ 1/2" THK. GYPSUM BOARD ON EACH SIDE
- 1 HR FIRE RATED OCCUPANCY SEPERATION - 2X6 FRAMING W/ 5/8 " THK TYPE X GYP BD EACH SIDE
- INTERIOR WALL - 2X6 WOOD FRAMING @ 16" ON CENTER W/ 1/2" THK. QUIET ROCK GYP. BOARD EA SIDE W/ BATT INSULATION
- INTERIOR LOAD BEARING WALL

NOTE:
ALL WET AREAS TO HAVE MOLD & MOISTURE RESISTANT GYPSUM BOARD

(SA) SMOKE DETECTOR & CARBON MONOXIDE ALARM

(M) ELECTRIC PANEL

ELECTRIC METER

HOSE BIB

1 A200 FIRST FLOOR PLAN
3/16"=1'-0"

GRAPHIC SCALE 5' 4' 3' 2' 1' 0 5' 10'
3/16" = 1'-0"

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MICHELE L. DAMICO LICENSED PROFESSIONAL ARCHITECT No. 8785 HAWAII, U.S.A.

4/30/2024

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

Supervision as defined in Title 16, Chapter 115, Section 16-115-2 of the Rules & Regulations of the Board of Professional Engineers, Architects and Surveyors of the State of Hawaii

RENNAKER RESIDENCE
55-133 KAMEHAMEHA HWY. LAIE, HAWAII 96762
TMK: 5-5-001:014-0051

FIRST FLOOR PLAN

preliminary approved: XX/XX/21
permit application: 5/21/21
permit approved:

REVISION	NO.
6/4/2021 DPP	1
9/30/2021 DPP	2
11/10/2021 DPP	3
10/15/2022 OWNER	4
	5
	6

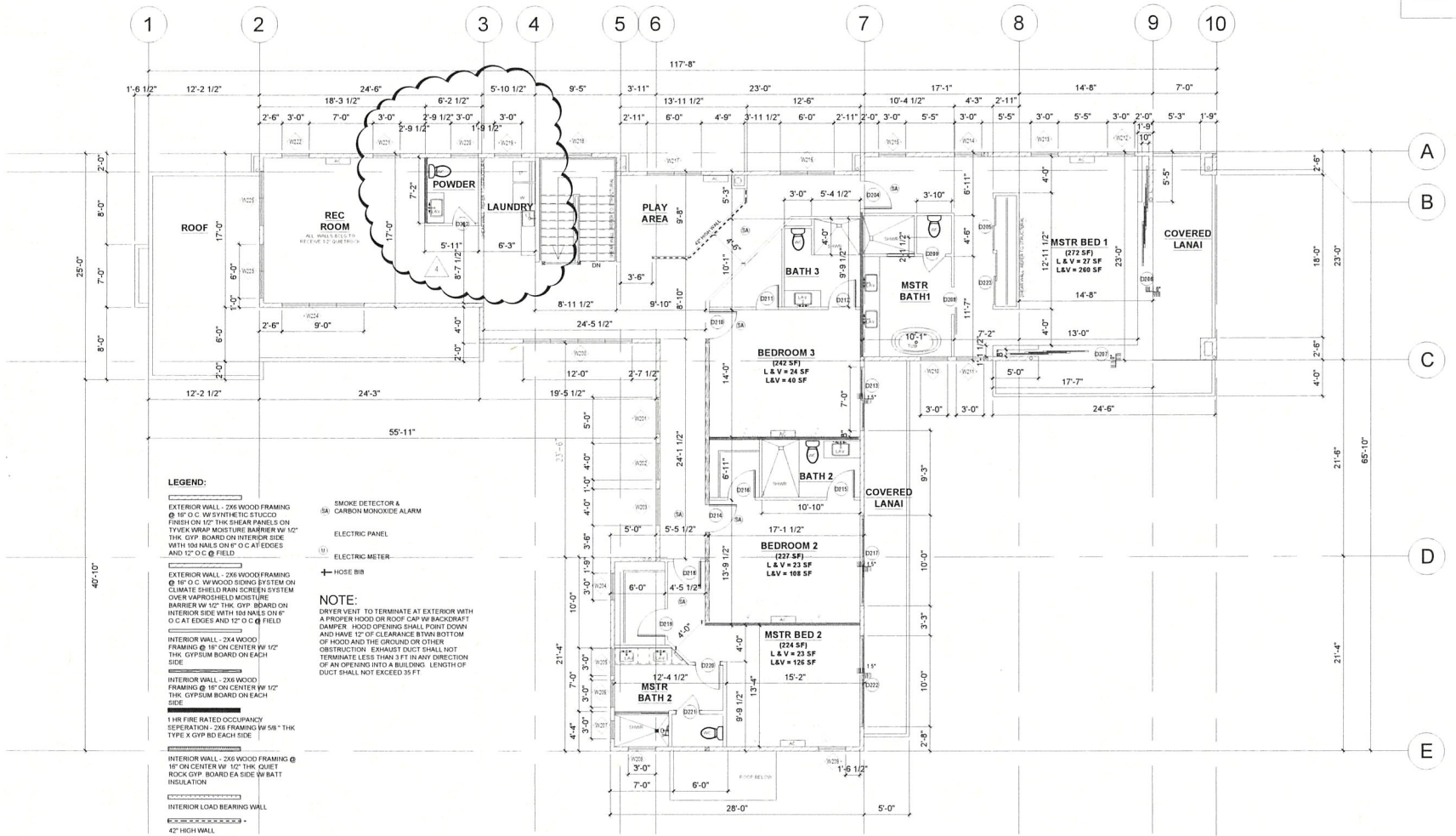
Drawn by

Date

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A200

4
4 of 17 Sheets

EXHIBIT C-8



LEGEND:

- EXTERIOR WALL - 2X6 WOOD FRAMING @ 16" O.C. W/ SYNTHETIC STUCCO FINISH ON 1/2" THK SHEAR PANELS ON TYVEK WRAP MOISTURE BARRIER W/ 1/2" THK. GYP. BOARD ON INTERIOR SIDE WITH 10d NAILS ON 6" O.C AT EDGES AND 12" O.C @ FIELD
- EXTERIOR WALL - 2X6 WOOD FRAMING @ 16" O.C. W/ WOOD SIDING SYSTEM ON CLIMATE SHIELD RAIN SCREEN SYSTEM OVER VAPROSHIELD MOISTURE BARRIER W/ 1/2" THK. GYP. BOARD ON INTERIOR SIDE WITH 10d NAILS ON 6" O.C AT EDGES AND 12" O.C @ FIELD
- INTERIOR WALL - 2X4 WOOD FRAMING @ 16" ON CENTER W/ 1/2" THK. GYPSUM BOARD ON EACH SIDE
- INTERIOR WALL - 2X6 WOOD FRAMING @ 16" ON CENTER W/ 1/2" THK. GYPSUM BOARD ON EACH SIDE
- 1 HR FIRE RATED OCCUPANCY SEPERATION - 2X6 FRAMING W/ 5/8 " THK TYPE X GYP BD EACH SIDE
- INTERIOR WALL - 2X6 WOOD FRAMING @ 16" ON CENTER W/ 1/2" THK. QUIET ROCK GYP. BOARD EA SIDE W/ BATT INSULATION
- INTERIOR LOAD BEARING WALL
- 42" HIGH WALL

(SA) SMOKE DETECTOR & CARBON MONOXIDE ALARM

(E) ELECTRIC PANEL

(M) ELECTRIC METER

HOSE BIB

NOTE:
DRYER VENT TO TERMINATE AT EXTERIOR WITH A PROPER HOOD OR ROOF CAP W/ BACKDRAFT DAMPER. HOOD OPENING SHALL POINT DOWN AND HAVE 12" OF CLEARANCE BTWN BOTTOM OF HOOD AND THE GROUND OR OTHER OBSTRUCTION. EXHAUST DUCT SHALL NOT TERMINATE LESS THAN 3 FT IN ANY DIRECTION OF AN OPENING INTO A BUILDING. LENGTH OF DUCT SHALL NOT EXCEED 35 FT.

NOTE 1:
ALL WET AREAS TO HAVE MOLD & MOISTURE RESISTANT GYPSUM BOARD

NOTE 2:
SUB-FLOOR PLYWD SHEATHING TO BE SCREWED & GLUED

NOTE 3:
INTERIOR WALLS BETWEEN BEDROOMS TO HAVE INSULATION

1 / A201 SECOND FLOOR PLAN
3/16"=1'-0"

GRAPHIC SCALE 5'4'3'2'1' 0 5' 10'
3/16" = 1'-0"

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MICHELE L. DAMICO
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No. 8785
HAWAII, U.S.A.
DATE: 4/30/2024

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TMK: 5-5-001:014-0001

SECOND FLOOR PLAN

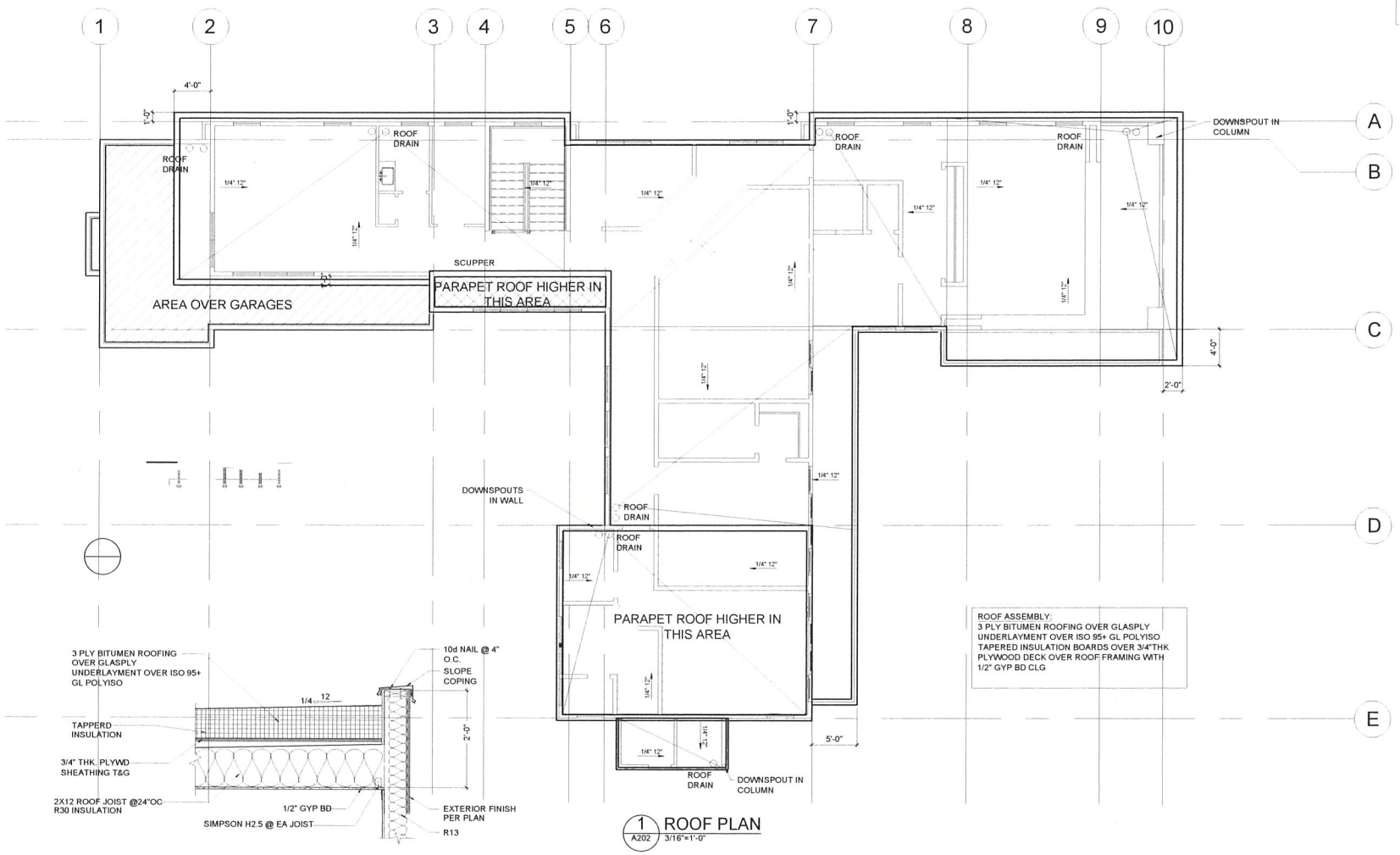
preliminary approved: XX/XX/21
permit application: 5/21/21
permit approved:

REVISION	NO
6/4/2021 DPP	1
9/30/2021 DPP	2
11/10/2021 DPP	3
10/15/2022 OWNER	4
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	6

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Drawing No
A201

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EXHIBIT C-9



ROOF ASSEMBLY:
3 PLY BITUMEN ROOFING OVER GLASPLY UNDERLAYMENT OVER ISO 95+ GL POLYISO
TAPERED INSULATION BOARDS OVER 3/4"THK PLYWOOD DECK OVER ROOF FRAMING WITH 1/2" GYP BD CLG

1 A202 ROOF PLAN
3/16"=1'-0"

GRAPHIC SCALE 1" = 1'-0"

GRAPHIC SCALE 3/16" = 1'-0"

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DATE 4/30/2024

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RENNAKER RESIDENCE
54-133 KAMEHAMEHA HWY, LAIE, HAWAII 96762
TMK: 5-5-001:014-0001

ROOF PLAN

preliminary approved: XX/XX/21
permit application: 5/21/21
permit approved:

REVISION	NO
6/4/2021 DPP	1
9/30/2021 DPP	2
11/10/2021 DPP	3
10/15/2022 OWNER	4
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A202

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EXHIBIT C-10

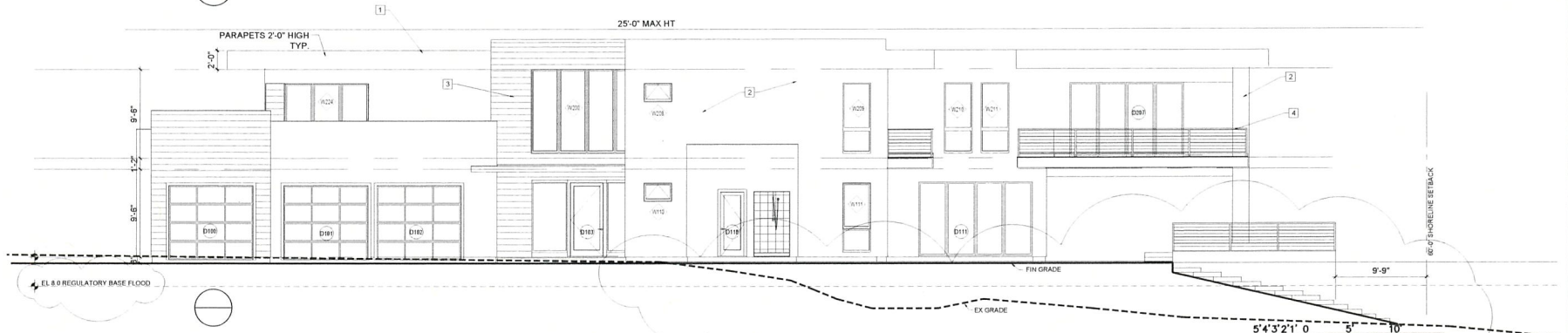
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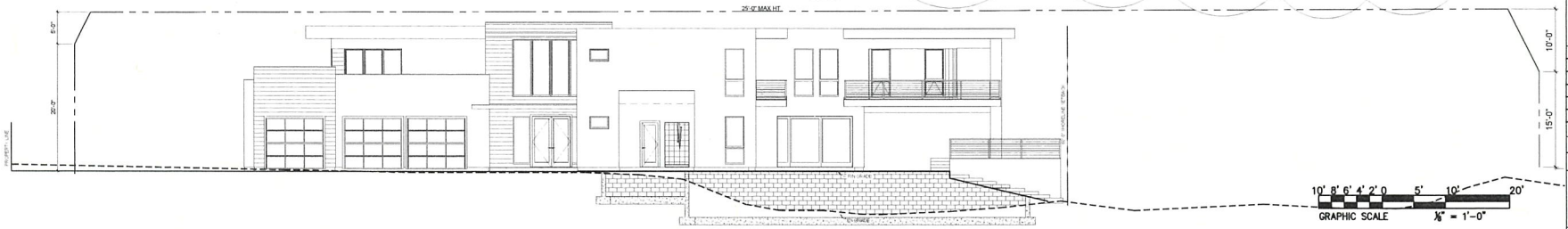
CONTRACTOR SHALL VERIFY APPROVED JOBSITE CONTRACT DOCUMENTS, EXISTING GRADES, LUO ENVELOPE CONFORMANCES AND SITE DIMENSIONS PRIOR TO COMMENCING WORK. CONTRACTOR TO NOTIFY ARCHITECT OF CONFLICTS PRIOR TO COMMENCING WORK. DO NOT SCALE DRAWINGS.

LEGEND

1. 3 PLY MOD-BITUMEN ROOFING OVER GLASPLY UNDERLAYMENT ON TAPERED INSULATION
2. SYNETHIC STUCCO FINISH
3. WOOD SIDING ON CLIMATE SHIELD RAIN SCREEN SYSTEM OVER VAPROSHIELD WATERPROOFING
4. CABLE RAILING SYSTEM
5.







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MICHELE L. DAMICO
LICENSED PROFESSIONAL ARCHITECT
No. 8785
HAWAII, U.S.A.

EXP. DATE 4/30/2024

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RENNAKER RESIDENCE
55-133 KAMEHAMEHA HWY LAIE, HAWAII 96762
TMK:5-5-001:014-0001

EXTERIOR ELEVATIONS

preliminary approved XX/XX/21
permit application 5/21/21
permit approved

REVISION	NO
6/4/2021 DPP	1
9/30/2021 DPP	2
11/10/2021 DPP	3
10/15/2022 OWNER	4
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A300

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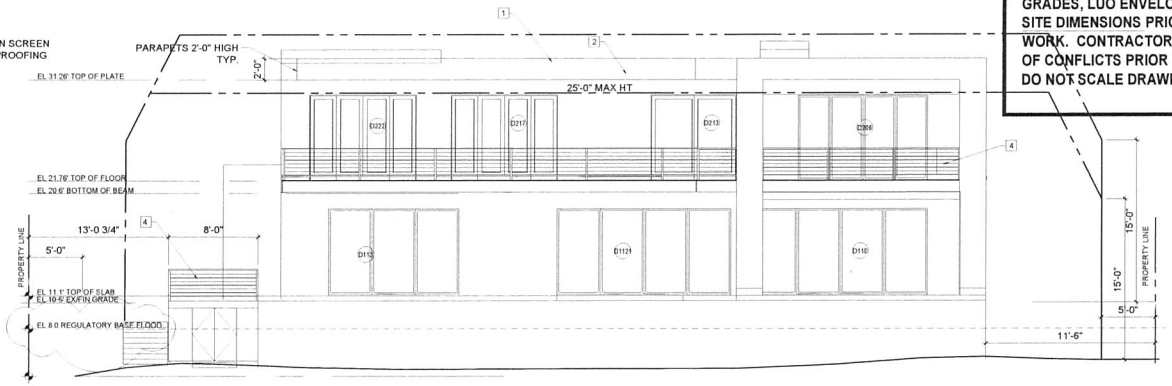
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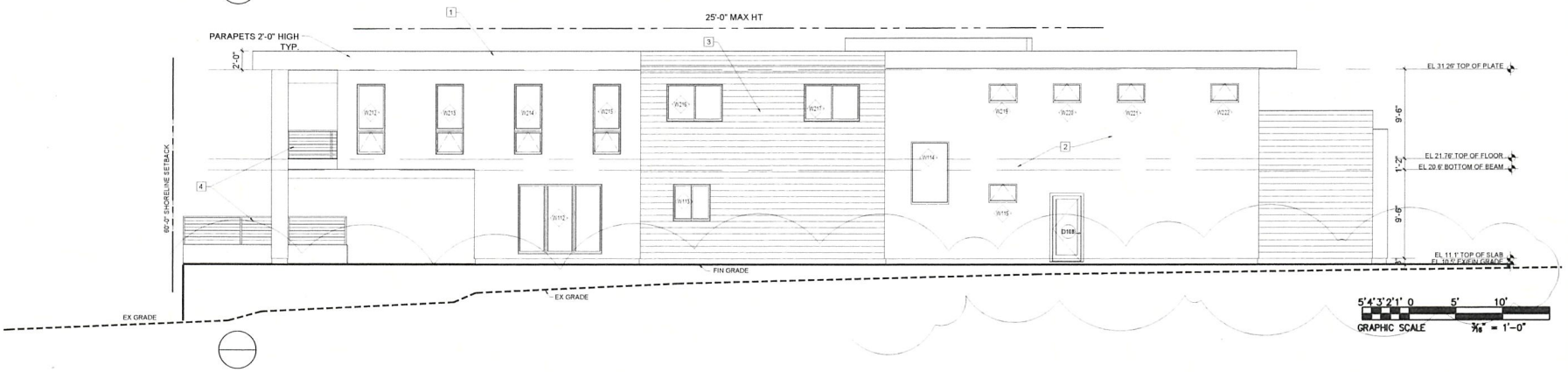
LEGEND

1. 3 PLY MOD-BITUMEN ROOFING OVER GLASPLY UNDERLAYMENT ON TAPERED INSULATION
2. SYNETHIC STUCCO FINISH
3. WOOD SIDING ON CLIMATE SHIELD RAIN SCREEN SYSTEM OVER VAPROSHIELD WATERPROOFING
4. CABLE RAILING SYSTEM
5.

NOTE

CONTRACTOR SHALL VERIFY APPROVED JOBSITE CONTRACT DOCUMENTS, EXISTING GRADES, LUO ENVELOPE CONFORMANCES AND SITE DIMENSIONS PRIOR TO COMMENCING WORK. CONTRACTOR TO NOTIFY ARCHITECT OF CONFLICTS PRIOR TO COMMENCING WORK. DO NOT SCALE DRAWINGS.







HOMEWORKS CONSTRUCTION INC
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No. 8785
HAWAII, U.S.A.
EXP. DATE: 4/30/2024

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RENNAKER RESIDENCE
55-133 KAMEHAMEHA HWY, LAIE, HAWAII 96762
TMK: 5-5-001: 011 (LOT 6-D-1-A-2-B)

EXTERIOR ELEVATIONS

preliminary approved XX/XX/21
permit application 5/21/21
permit approved

REVISION	NO
6/4/2021 DPP	1
9/30/2021 DPP	2
11/10/2021 DPP	3
10/15/2022 OWNER	4
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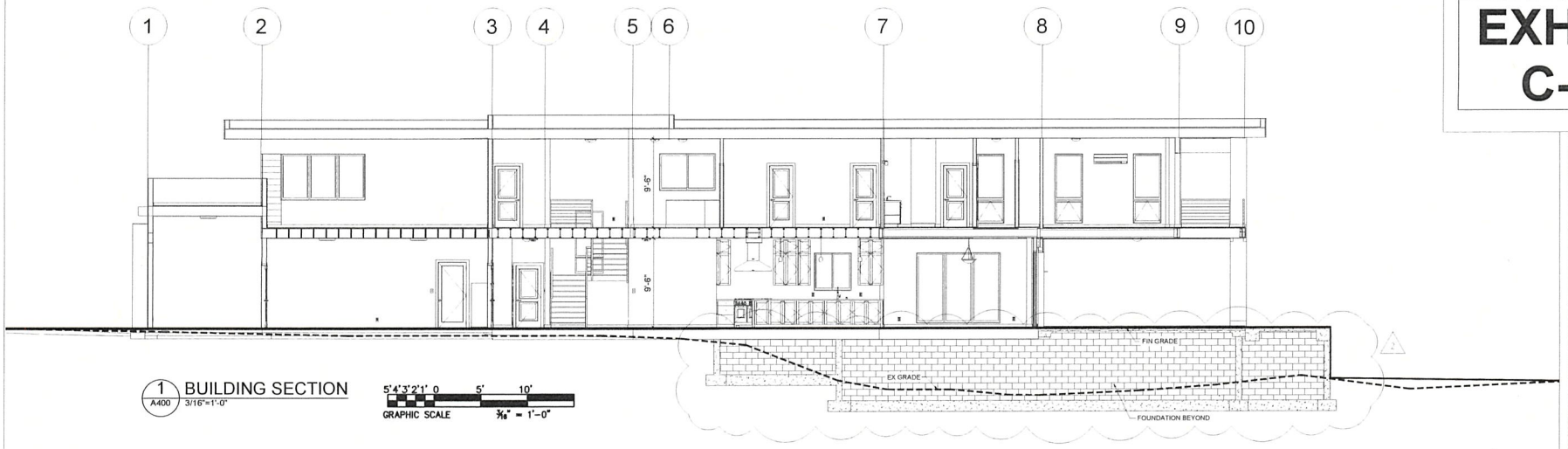
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Date

Drawing No

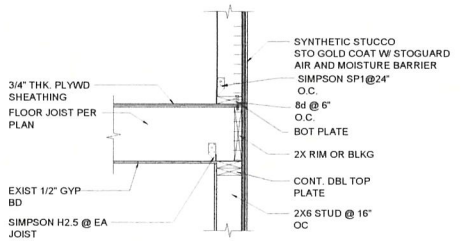
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EXHIBIT C-12

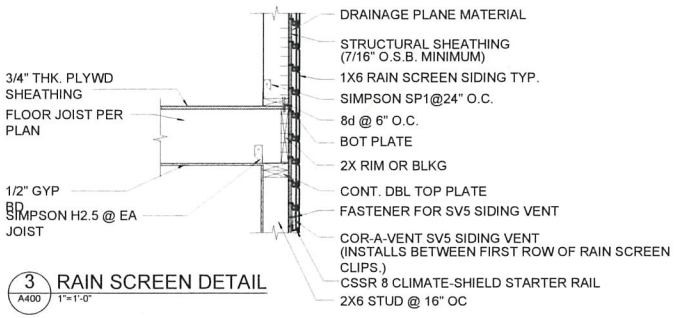


1 A400 BUILDING SECTION
3/16"=1'-0"

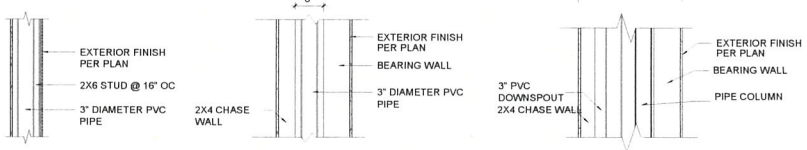
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3/16" = 1'-0"



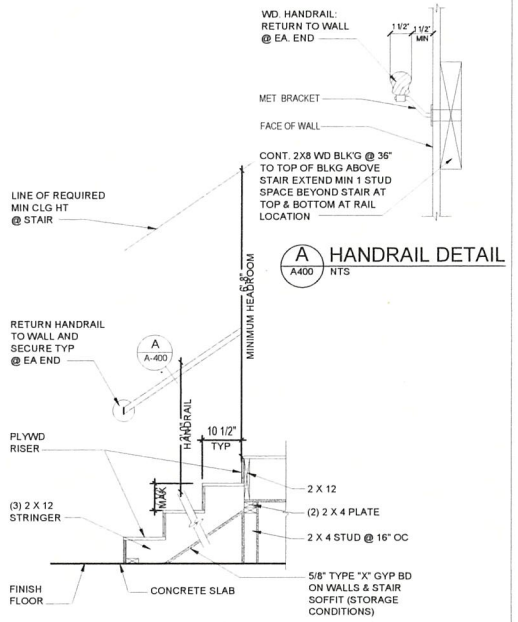
2 A400 STUCCO DETAIL
1"=1'-0"



3 A400 RAIN SCREEN DETAIL
1"=1'-0"



4 A400 DOWNSPOUT DETAILS
1"=1'-0"



A A400 HANDRAIL DETAIL
NTS

5 A400 STAIR DETAIL
3/4"=1'-0"

GRAPHIC SCALE 1' 6" 3" 0 2'-6"
1" = 1'-0"

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MICHELE L. DAMICO
LICENSED PROFESSIONAL ARCHITECT
No. 8785
HAWAII, U.S.A.
DATE 4/30/2024

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

Supervision as defined in Title 14, Chapter 171, Section 14-171-1 of the Rules & Regulations of the Board of Professional Engineers, Architects, and Surveyors of the State of Hawaii.

RENNAKER RESIDENCE
55-133 KAMEHAMEHA HIGHWAY
KAHUKU, HAWAII 96762
TMK: (1) 5-5-001:011-0000

BUILDING SECTIONS/WALL DETAILS

preliminary approved XX/XX/21
permit application 5/21/21
permit approved

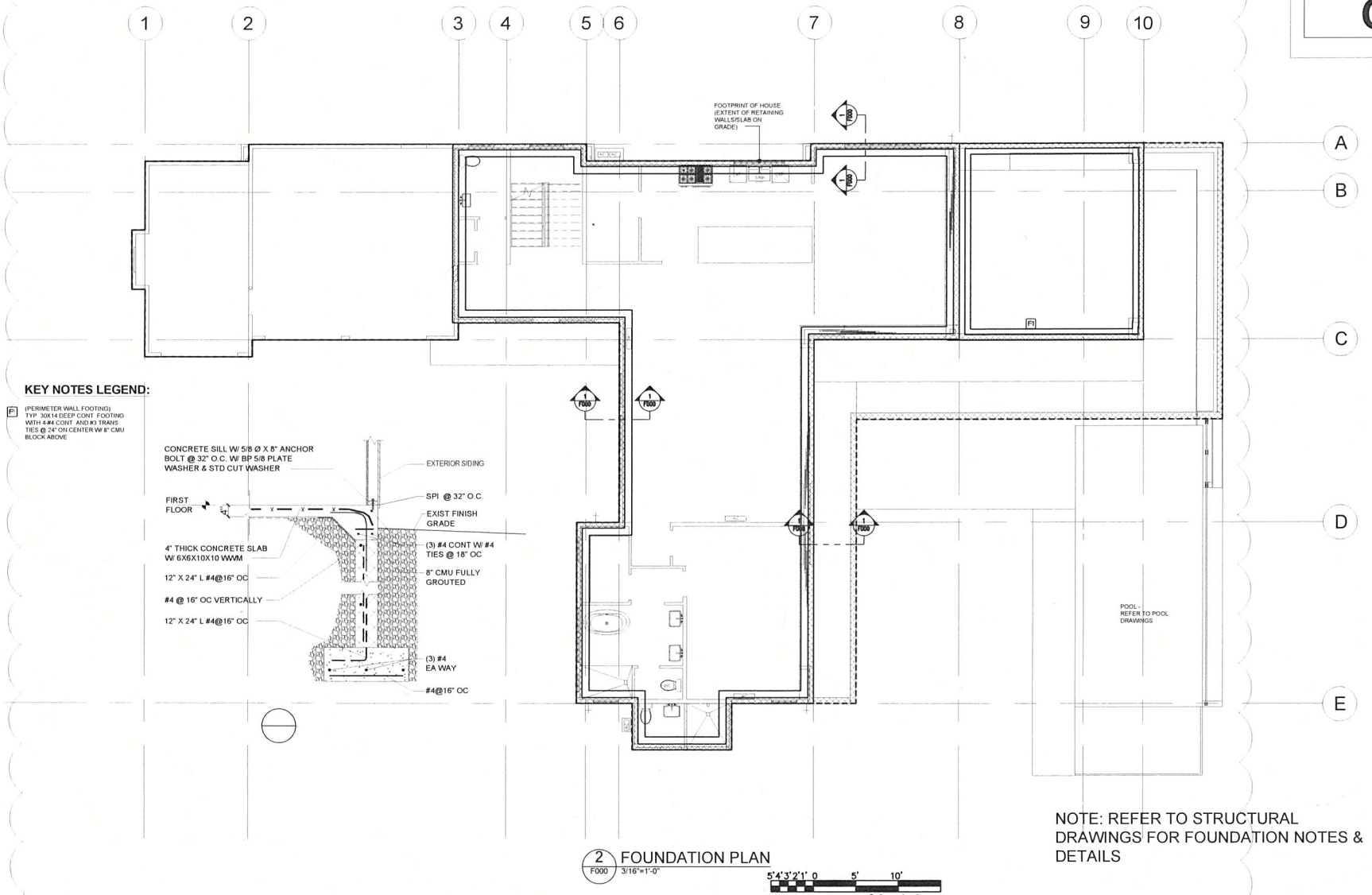
REVISION	NO
6/4/2021 DPP	1
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10/15/2022 OWNER	4
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A400

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EXHIBIT C-13



KEY NOTES LEGEND:

F1 (PERIMETER WALL FOOTING). TYP. 30X14 DEEP CONT. FOOTING WITH 4-#4 CONT. AND #3 TRANS TIES @ 24" ON CENTER W/ 8" CMU BLOCK ABOVE

2 F000 FOUNDATION PLAN 3/16"=1'-0"

GRAPHIC SCALE 5' 4' 3' 2' 1' 0 5' 10' 3/16" = 1'-0"

NOTE: REFER TO STRUCTURAL DRAWINGS FOR FOUNDATION NOTES & DETAILS

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Facsimile: (808) 955-2778

MICHELE L. DAMICO LICENSED PROFESSIONAL ARCHITECT No. 8785 HAWAII, U.S.A.

EXP. DATE: 4/30/2024

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

Submitted as defined in Title 16 Chapter 115 Section 16-115-1 of the Rules & Regulations of the Board of Professional Engineers, Architects, and Surveyors of the State of Hawaii.

RENNAKER RESIDENCE
55-133 KAMEHAMEHA HWY | LAIE, HAWAII 96762
TMK: (1) 5-5-001:014 (LAND)

FOUNDATION WALL PLAN

preliminary approved XX/XX/21
permit application 5/21/21
permit approved

REVISION	NO
6/4/2021 DPP	1
9/30/2021 DPP	2
11/10/2021 DPP	3
10/15/2022 OWNER	4
	5
	6

Drawn by

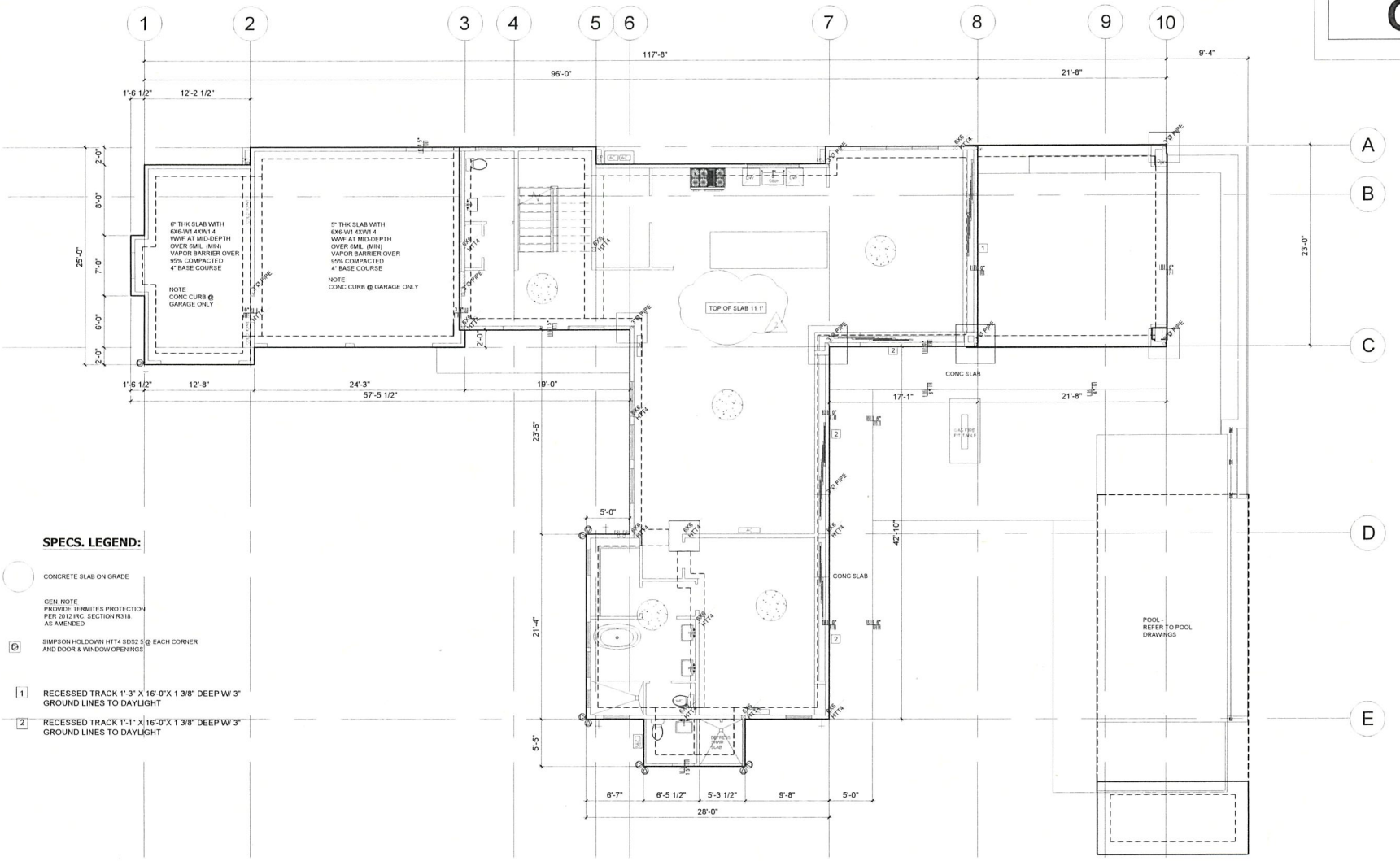
Date

Drawing No.

F000

17 of 17 Sheets

EXHIBIT C-14



SPECS. LEGEND:

CONCRETE SLAB ON GRADE

GEN. NOTE
PROVIDE TERMITES PROTECTION PER 2012 IRC. SECTION R318 AS AMENDED

SIMPSON HOLDOWN HTT4 SDS2.5 @ EACH CORNER AND DOOR & WINDOW OPENINGS

1 RECESSED TRACK 1'-3" X 16'-0"X 1 3/8" DEEP W/ 3" GROUND LINES TO DAYLIGHT

2 RECESSED TRACK 1'-1" X 16'-0"X 1 3/8" DEEP W/ 3" GROUND LINES TO DAYLIGHT

1 F001 FOUNDATION PLAN
3/16"=1'-0"

GRAPHIC SCALE 5' 4' 3' 2' 1' 0 5' 10'
3/16" = 1'-0"

NOTE: REFER TO STRUCTURAL DRAWINGS FOR FOUNDATION NOTES & DETAILS

HOMEWORKS CONSTRUCTION, INC.
211 S. Beretania Street
Honolulu, Hawaii 96826
Telephone: (808) 955-2777
Facsimile: (808) 955-2778

MICHELE L. DAMICO
LICENSED PROFESSIONAL ARCHITECT
No. 8785
HAWAII, U.S.A.

EXP. DATE: 4/30/2024

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Supervision as defined in "Title XIV, Chapter 115, Section 16 115-2 of the Rules & Regulations of the Board of Professional Engineers, Architects, and Surveyors of the State of Hawaii.

RENNAKER RESIDENCE
55-133 KAMEHAMEHA HWY, LAIE, HAWAII 96762
TMK: 5-5-001:018 (LEASE)

FOUNDATION PLAN

preliminary approved XX/XX/21
permit application 5/21/21
permit approved

REVISION	NO
6/4/2021 DPP	1
9/30/2021 DPP	2
11/10/2021 DPP	3
10/15/2022 OWNER	4
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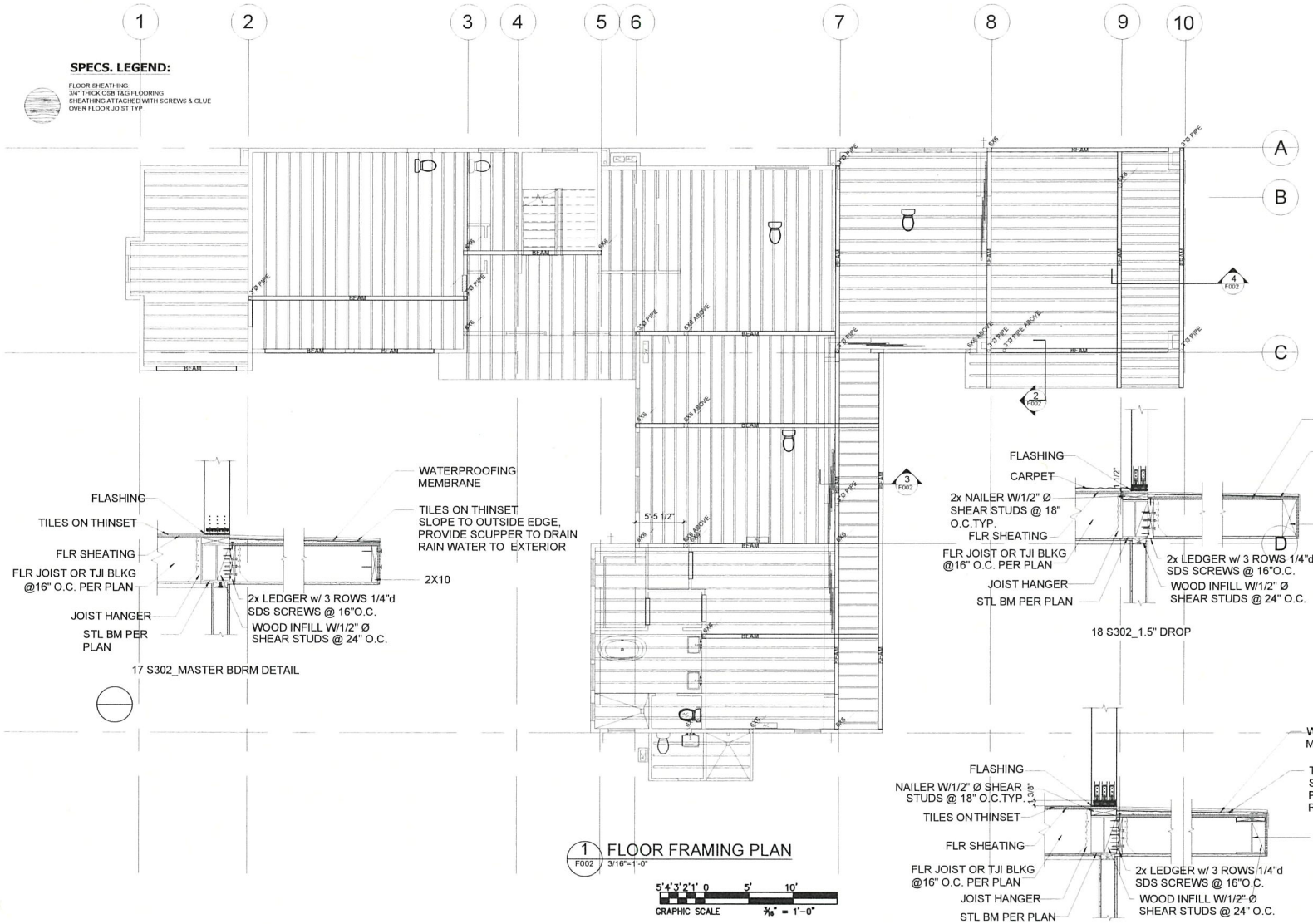
Drawn by

Date

Drawing No
F001

17 of 17 Sheets

EXHIBIT C-15



17 S302_MASTER BDRM DETAIL

18 S302_1.5" DROP

18 S302_MASTER BDRM DETAIL

1 F002 FLOOR FRAMING PLAN 3/16"=1'-0"

GRAPHIC SCALE 5'4'3'2'1' 0 5' 10' 3/16" = 1'-0"

GRAPHIC SCALE 1' 6" 3" 0 2'-6" 1" = 1'-0"

NOTE: REFER TO STRUCTURAL DRAWINGS FOR FLOOR JOIST & BEAM SIZES

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MICHELE L. DAMICO LICENSED PROFESSIONAL ARCHITECT No. 8785 HAWAII, U.S.A.
DATE 4/30/2024

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Statement of Intent in Title 16, Chapter 115, Section 4 of the Rules & Regulations of the Board of Professional Engineers, Architects, and Surveyors of the State of Hawaii

RENNAKER RESIDENCE
55-133 KAMEHAMEHA HWY, LAIE, HAWAII 96762
TMK:5-5-001:014-0001

FLOOR FRAMING

preliminary approved XX/XX/21
permit application 5/21/21
permit approved

REVISION	NO
6/4/2021 DPP	1
9/30/2021 DPP	2
11/10/2021 DPP	3
10/15/2022 OWNER	4
	5
	6

Drawn by
Date
Drawing No
F002

17 of 17 Sheets

EXHIBIT C-16



1 F003 ROOF FRAMING PLAN
3/16"=1'-0"

5'4'3'2'1' 0 5' 10'
GRAPHIC SCALE 3/16" = 1'-0"

NOTE: REFER TO STRUCTURAL DRAWINGS FOR ROOF RAFTERS & BEAM SIZES & DETAILS

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Facsimile: (808) 955-2778

MICHELE L. DAMICO
LICENSED PROFESSIONAL ARCHITECT
No. 8785
HAWAII, U.S.A.

EXP. DATE: 4/30/2024

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

Submission as defined in Title 16, Chapter 16-115, Subchapter 1 of the Rules and Regulations of the Board of Professional Engineers, Architects, and Surveyors of the State of Hawaii.

RENNAKER RESIDENCE
55-133 KAMEHAMEHA HWY, LAIE HAWAII 96762
TMK (1) 5-5-001:014-0001

ROOF FRAMING

preliminary approved XX/XX/21
permit application 5/21/21
permit approved

REVISION	NO.
6/4/2021 DPP	1
9/30/2021 DPP	2
11/10/2021 DPP	3
10/15/2022 OWNER	4
	5
	6

Drawn by
Date
Drawing No.

F003

17 of 17 Sheets

EXHIBIT C-17

GENERAL SPECIFICATIONS

1. ALL MATERIALS AND ALL WORKMANSHIP SHALL COMPLY WITH ALL APPLICABLE STATE OF HAWAII & CITY & COUNTY OF HONOLULU CODES AND REGULATIONS.
2. ALL GUNITE SHALL BE 3000 PSI MINIMUM AT 28 DAYS
3. ALL REINFORCING SHALL CONFORM TO ASTM-A-615, GRADE 40
4. ALL PIPING SHALL BE SCHEDULE 40 PVC
5. SUPPORTING SOIL SHALL BE UNDISTURBED, UNIFORM NATURAL SOIL CAPABLE OF SUPPORTING 1000LBS PER SQUARE FOOT. IF ANY OTHER CONDITION IS ENCOUNTERED, BUILDER SHALL NOTIFY THE ARCHITECT OR THE ENGINEER

PLUMBING SPECIFICATIONS

1. BACKWASH OF FILTER SHALL BE PIPED TO IRRIGATION ON SITE.
2. CROSS CONNECTION SHALL BE PREVENTED BY APPROVED PRESSURE VACUUM BREAKER PEBCO #765 INSTALLED @ 12" ABOVE FLOOD LEVEL.

SWIMMING POOL ELECTRICAL SPECIFICATIONS

1. THE IS A SUMMARY OF THE REQUIREMENTS FOR POOLS, SPAS FOUNDATIONS AND SIMILAR INSTALLATIONS. FOR SPECIFIC DETAILS AND EXCEPTIONS, REFER TO THE 2017 NATIONAL ELECTRICAL CODE
2. ALL ELECTRICAL EQUIPMENT TO BE U.L. APPROVED
3. BONDING CONTRACTOR FOR POOL, REINFORCING STEEL AND OTHER METALLIC EQUIPMENT TO BE #8 AWG SOLID COPPER CONDUCTOR
4. SWITCHING DEVICES ON THE PROPERTY MUST BE LOCATED AT LEAST 5 FEET FROM THE POOL
5. OVERHEAD WIRING SHALL BE INSTALLED WITHIN 10 FEET OF THE POOL
6. UNDERGROUND WIRING SHALL NOT BE PERMITTED UNDER THE POOL OR UNDER THE AREA EXTENDING 5 FEET HORIZONTALLY FROM THE INSIDE OF THE POOL WALL.
   - 6.1 EXCEPTION 1: WIRING NECESSARY TO SUPPLY POOL EQUIPMENT PERMITTED BY THE ARTICLE SHALL BE ALLOWED IN THIS AREA.
   - 6.2 EXCEPTION 2: WHERE SPACE LIMITATIONS PREVENT WIRING FROM BEING MUTED 5 FT OR MORE FROM THE POOL SUCH WIRING SHALL BE PERMITTED WHERE INSTALLED IN RIGID METAL CONDUIT, INTERMEDIATE METAL CONDUIT OR A NONMETALLIC RACEWAY SYSTEM. ALL METAL CONDUITS SHALL BE CORROSION RESISTANT AND SUITABLE FOR THE LOCATION.
7. ANY UNDERWATER LIGHTING FIXTURE OVER 15 VOLTS SHALL BE GFCI
8. ALL ELECTRICAL EQUIPMENT INCLUDING POWER SUPPLY CORDS USED WITH STORABLE SWIMMING POOLS SHALL BE GFCI
9. FOUNDATIONS. FOUNTAIN POOLS. REFLECTOR LIGHTING FIXTURES. SUBMERSIBLE PUMPS. ALL OTHER SUBMERSIBLE EQUIPMENT AND ALL CORD AND PLUG CONNECTED EQUIPMENT SHALL BE GFCI
10. A CONVENIENCE OUTLET SHALL BE PROVIDED NO CLOSER THAN 10 FT AND NO MORE THAN 20 FT FROM THE WATER'S EDGE AND SHALL BE GFI PROTECTED PER NEC
11. CONTRACTOR TO REFER TO 2012 IRC SECTION E4103 EQUIPMENT LOCATION & CLEARANCES FOR RECEPTACLE LOCATIONS

POOL REBAR SCHEDULE

1. #3 @ 6" OC EACH WAY. CONTINUOUS AROUND SKIMMER LIGHT NICHE AND MAIN DRAIN
2. REBAR ABOVE 5 FEET DEPTH (TYPICAL)
   - 2.1 #5 @ 12" OC HORIZONTAL
   - 2.2 #5 @ 12" OC VERTICAL
3. REBAR BELOW 5 FEET DEPTH (TYPICAL)
   - 3.1 #5 @ 12" OC HORIZONTAL
   - 3.2 #5 @ 8" OC VERTICAL
   - 3.3 EXTEND ALTERNATE VERTICALS INTO BOND BEAM
4. PROVIDE 3" MINIMUM COVER OUTSIDE AND 2" MINIMUM COVER INSIDE FOR ALL REBAR

STANDARD PLUMBING AND DISCHARGE NOTES

1. POOL BACKWASH WATER DISCHARGE AND/OR WASHING OF DEBRIS INTO THE PUBLIC RIGHT-OF-WAY, INTO ANY PUBLIC EASEMENT, AND INTO THE CITY'S STORM DRAIN SYSTEM ARE NOT ALLOWED
2. IF DISCHARGING THE POOL WATER WITHIN THE SUBJECT PROPERTY, ADEQUATE PROVISIONS SHALL BE MADE TO PREVENT SURFACE WATER AND/OR SEDIMENT-LADEN RUN-OFF FROM LEAVING THE SITE. IN ADDITION, THE POOL WATER SHOULD NOT CAUSE WATER TO STAGNATE ON, OR TO FLOOD, ANY ADJOINING PROPERTIES
3. IF POOL WATER DISCHARGES TO THE CITY'S STORM DRAIN SYSTEM APPROVAL IS REQUIRED BY THE STORM WATER QUALITY BRANCH OF THE CITY DEPARTMENT OF ENVIRONMENTAL SERVICES (ENV). FOR INFORMATION AND TO ARRANGE FOR INSPECTION PRIOR TO DISCHARGE, CONTACT ENV @ (808) 768-3245.
4. POOL WATER DISCHARGE TO THE CITY'S SANITARY SEWER SYSTEM REQUIRES APPROVAL BY THE REGULATORY CONTROL BRANCH OF THE CITY'S DEPARTMENT OF ENVIRONMENTAL SERVICES (ENV). CONTACT ENV @ (808) 768-3261 OR (808) 768-3262.
5. POOL WATER DISCHARGES TO THE STATE OF HAWAII'S STORM DRAIN SYSTEM REQUIRES 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 MATERIAL 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 & COUNTY OF HONOLULU
8. NON-COMPLIANCE WITH ANY OF THE ABOVE REQUIREMENTS MAY RESULT IN ADMINISTRATIVE, CIVIL AND/OR CRIMINAL PENALTIES

BARRIER REQUIREMENTS

(REFER TO APPENDIX G OF THE 2012 IRC):

1. A FENCE OR WALL MUST BE CONSTRUCTED TO COMPLETELY SURROUND THE POOL SUFFICIENTLY TO MAKE THE POOL INACCESSIBLE TO SMALL CHILDREN
2. MINIMUM HEIGHT OF FENCE OR WALL SHALL BE 4'-5 FEET
3. TOP OF BARRIER SHALL BE AT LEAST 48" ABOVE GRADE WITH A MAXIMUM VERTICAL CLEARANCE BETWEEN GRADE AND BOTTOM OF BARRIER OF 2". IF POOL IS LOCATED ABOVE GRADE THEN BARRIER MAY BE PLACED AT GROUND LEVEL. IF BARRIER IS MOUNTED ON TOP OF POOL STRUCTURE THEN THE MAXIMUM VERTICAL CLEARANCE IS 4".
4. OPENINGS IN THE BARRIER SHALL NOT ALLOW A 4" D SPHERE TO PASS THRU
5. IF BARRIER CONSISTS OF VERTICAL AND HORIZONTAL MEMBERS REFER TO APPENDIX G OF THE 2012 IRC.
6. PEDESTRIAN GATES SHALL OPEN OUTWARD AWAY FROM THE POOL AND SHALL HAVE A SELF-CLOSING AND A SELF-LATCHING DEVICE. SELF LATCHING DEVICE SHALL BE MOUNTED 54" MINIMUM FROM THE BOTTOM OF THE GATE
7. DOORS WITH DIRECT ACCESS TO THE POOL SHALL BE EQUIPPED WITH AN ALARM WHICH PRODUCES AND AUDIBLE WARNING WHEN THE DOOR AND/OR ITS SCREEN ARE OPENED

BWS NOTES:

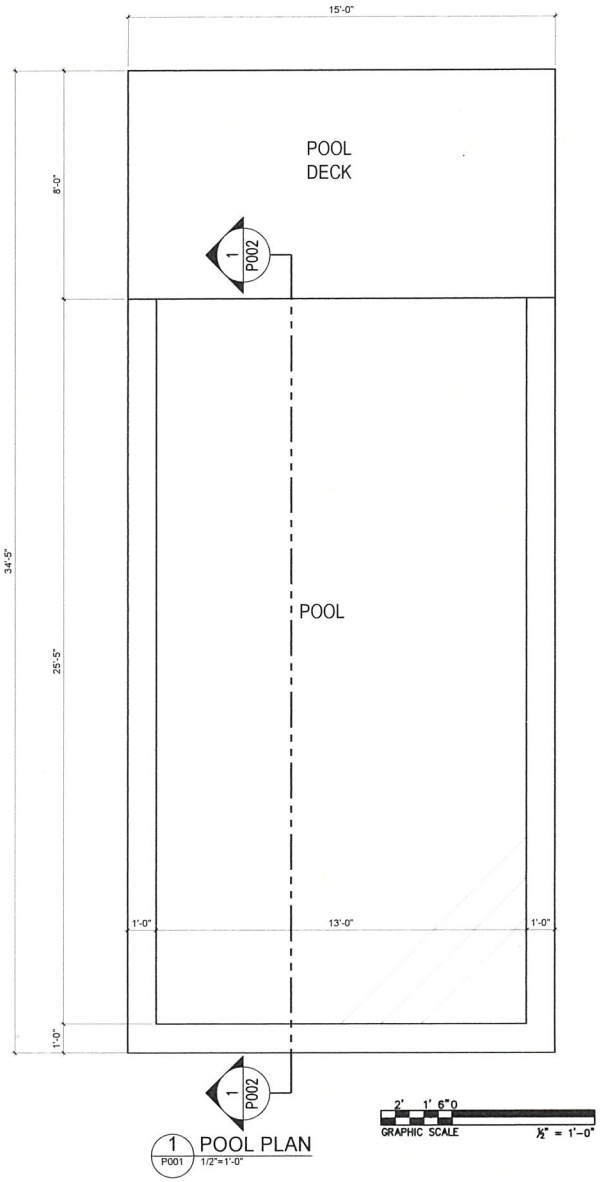
1. POOL TO BE FILLED W/ HOSE BIB
2. THIS WATER METER DOES NOT HAVE AFS OR AN IRRIGATION SYSTEM.

WASTEWATER NOTES:

1. TO EMPTY POOL, PUMP WITH A PORTABLE PUMP DIRECTLY TO GRASS AREA OR LANDSCAPE. NO POOL WATER IS TO BE PUMPED INTO THE STREET OR A STORM WATER DRAIN.

POOL DATA

POOL SIZE	34'-5" X 15'-0"	POOL DEPTH	4'-0" TO 8'-0"
FILTER	3 1 SAND	PUMP	VARIABLE
FLOW	50 GPM	TURNOVER	6 HRS
POOL VOLUME	24 236 GAL		



1 / P001 POOL PLAN 1/2"=1'-0"

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EXP. DATE: 4/30/2024

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RENNAKER RESIDENCE
55-133 KAMEHAMEHA HWY / LAIE, HAWAII 96762
TMK: (1) 5-5-009: 014 & 020

POOL SPECS /POOL PLAN

preliminary approved: XX/XX/21
permit application: 5/21/21
permit approved:

REVISION	NO
6/4/2021 DPP	1
9/30/2021 DPP	2
11/10/2021 DPP	3
10/15/2022 OWNER	4
	5
	6

Drawn by:

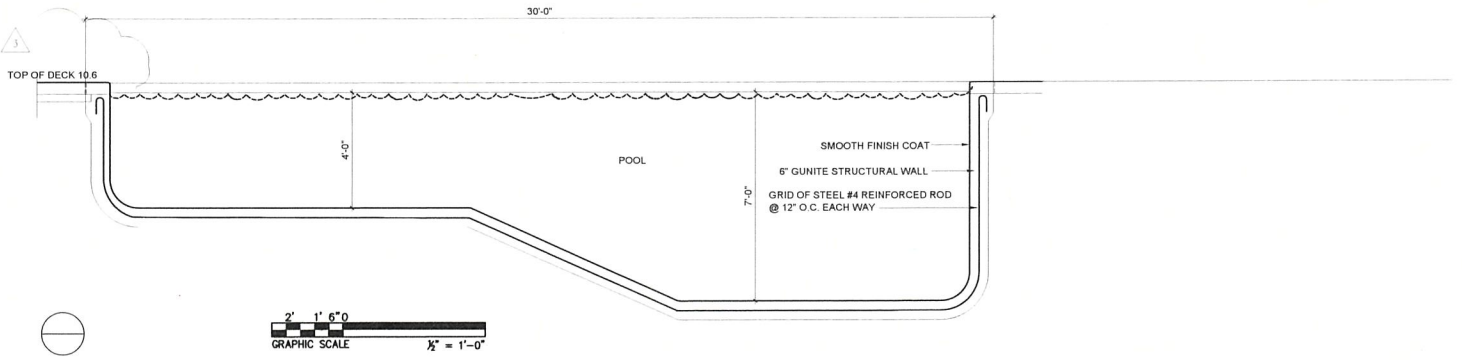
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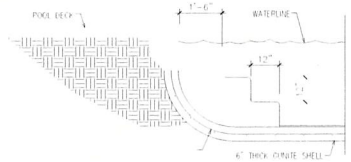
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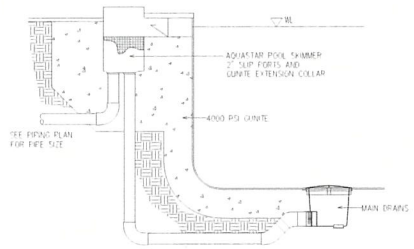
17 of 17 Sheets

EXHIBIT C-18

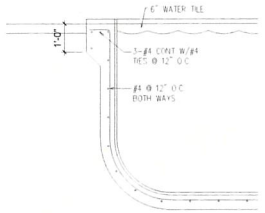




POOL STEPS SECTION



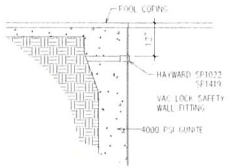
POOL SKIMMER
NTS



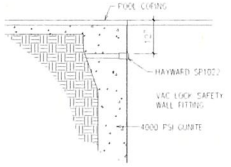
POOL WALL DETAIL
NTS



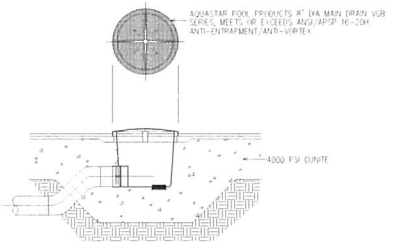
POOL LIGHTS
NTS



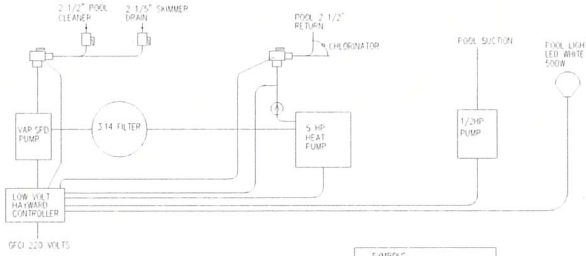
POOL INLETS
NTS



VAC LINE WITH VAC LOCK
NTS



POOL MAIN DRAINS
NTS



POOL SCHEMATIC
NTS

HOMEWORKS CONSTRUCTION INC.
2111 S. Beretania Street
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MICHELE L. DAMICO
LICENSED PROFESSIONAL ARCHITECT
No. 8785
HAWAII, U.S.A.

EXP. DATE 4/30/2024

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RENNAKER RESIDENCE
55-133 KAMEHAMEHA HWY, LAIE, HAWAII 96762
TMK: 5-5-001: 014-0001

POOL SECTION/POOL DETAILS

preliminary approved XX/XX/21
permit application 5/21/21
permit approved

REVISION	NO
6/4/2021 DPP	1
9/30/2021 DPP	2
11/10/2021 DPP	3
10/15/2022 OWNER	4
	5
	6

Drawn by
Date
Drawing No

P002

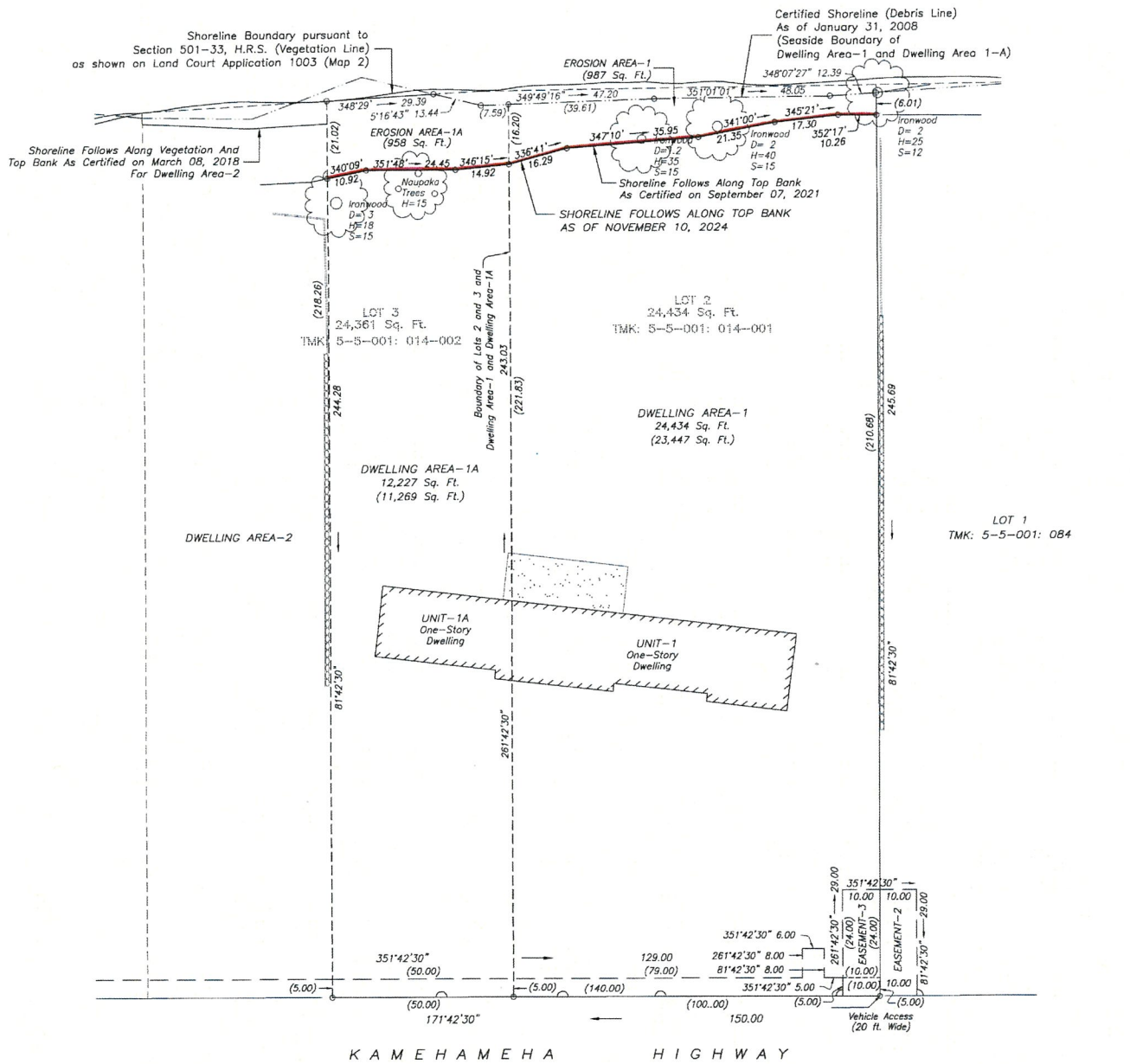
17 of 17 Sheets

EXHIBIT D-1

S E A

TRUE NORTH
Scale: 1 in = 20 ft

0 10 20 40 60
GRAPHIC SCALE
1 in = 20 ft



MAP SHOWING PROPOSED SHORELINE FOR DWELLING AREA-1 AND DWELLING AREA-1A CONDOMINIUM MAP NO. 2057 (AMENDED) FOR "MAHAKEA"

BEING LOTS 2, 3, AND 4
BEING A PORTION OF DEREGISTERED LOT 1 OF LAND COURT APPLICATION 1003 (MAP 2)
Tax Map Key: (1) 5-5-001: 014 CPR 001 & CPR 005
AT LAIE, KOOLAULOA, OAHU, HAWAII

FEE OWNER: 55-133 LLC
ADDRESS: 44 MEADOWS LOOP
LYLE, WASHINGTON 96836

Site Address: 55-133 Kamehameha Highway
Laie, Hawaii, 96762

DISCLOSURES:

1. This map of the Condominium Project is intended only to show the layout, location, unit number and dimensions of the units, and to state the name of the condominium, as required by Section 514B-12, Hawaii Revised Statutes, as amended, and is not intended and shall not be deemed to contain any representation or warranty whatsoever.
2. The bold dashed lines separate the limited common element land area for each unit and is not intended to represent a legally subdivided lot.

NOTE:
Azimuths are referred to Government Survey Triangulation Station "KAIPAPAU".

LEGEND:
– Vehicle Access Permitted
– No Vehicle Access Permitted

This work was prepared by me or under my supervision

GIL A. BUMANGLAG
Licensed Professional Land Surveyor
Certificate Number 8948
Exp. 4/30/2026

GIL P. BUMANGLAG LICENSED PROFESSIONAL LAND SURVEYOR No. 8948 HAWAII, U.S.A.

The shoreline as delineated in red is hereby certified as the shoreline as of
DEC 14 2024

Chairperson, Board of Land and Natural Resources

DATE: NOVEMBER 10, 2024

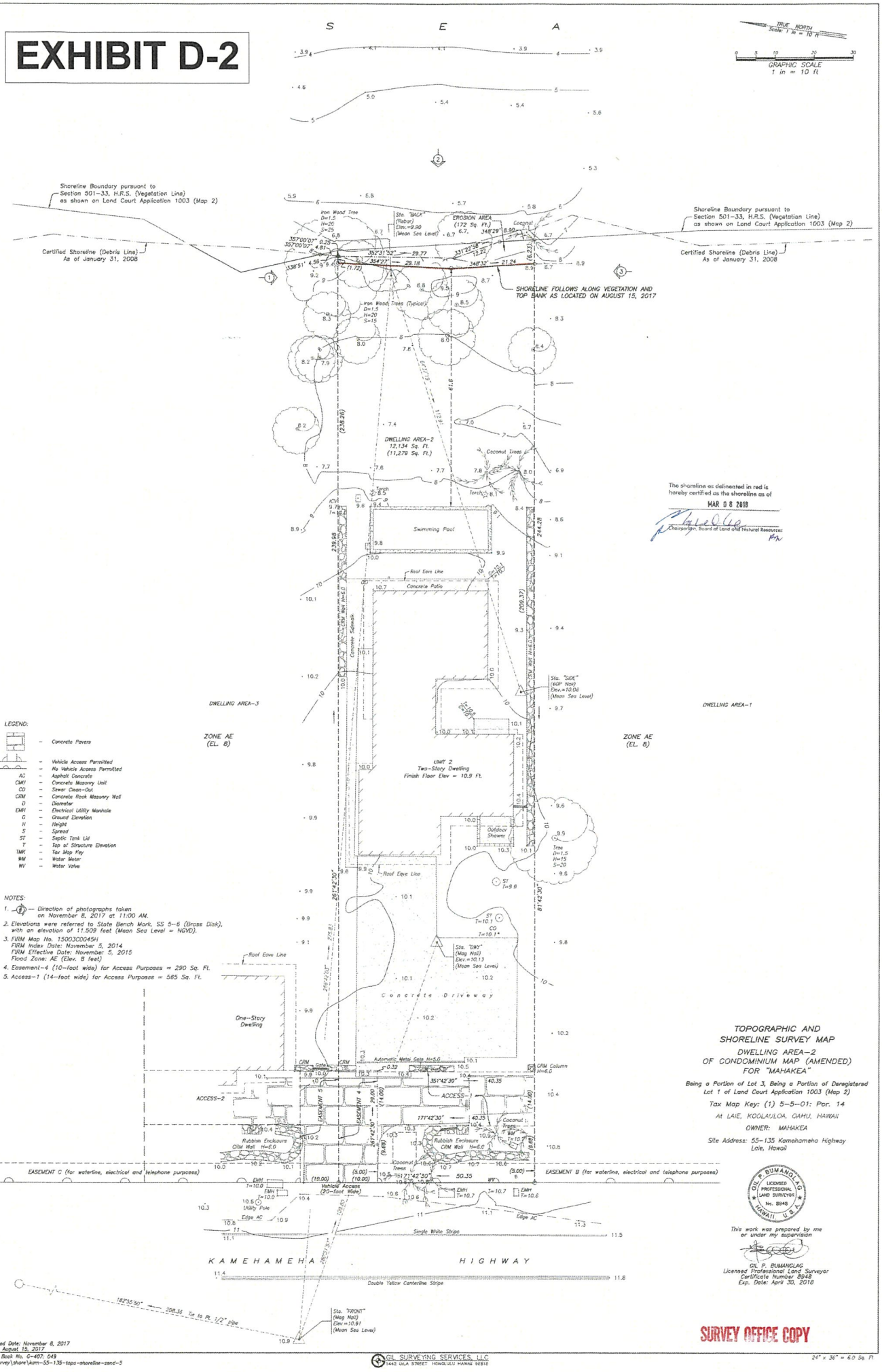
FB No. G-407: 049; 073
c:\SHORE\MAHAKEA AMEND 11-10-2024 SHORE-UNIT-1-SUBMIT

GIL SURVEYING SERVICES, LLC
1442 UILA STREET HONOLULU HAWAII 96816

18" x 24" = 3.0 sq. ft.

SURVEY OFFICE COPY

EXHIBIT D-2



LEGEND:

	–	Concrete Pavers
	–	Vehicle Access Permitted
	–	No Vehicle Access Permitted
AC	–	Asphalt Concrete
CMU	–	Concrete Masonry Unit
CO	–	Sewer Clean-Out
CRM	–	Concrete Rock Masonry Wall
D	–	Diameter
EMH	–	Electrical Utility Manhole
G	–	Ground Elevation
H	–	Height
S	–	Spread
ST	–	Septic Tank Lid
T	–	Top of Structure Elevation
TMK	–	Tax Map Key
WM	–	Water Meter
WV	–	Water Valve

NOTES:

1. (1) — Direction of photographs taken on November 8, 2017 at 11:00 AM.
2. Elevations were referred to State Bench Mark, SS 5-6 (Brass Disk), with an elevation of 11.509 feet (Mean Sea Level = NGVD).
3. FIRM Map No. 1500300045H
   FIRM Index Date: November 5, 2014
   FIRM Effective Date: November 5, 2015
   Flood Zone: AE (Elev. 8 feet)
4. Easement-4 (10-foot wide) for Access Purposes = 290 Sq. Ft.
5. Access-1 (14-foot wide) for Access Purposes = 565 Sq. Ft.

TOPOGRAPHIC AND SHORELINE SURVEY MAP

DWELLING AREA-2
OF CONDOMINIUM MAP (AMENDED)
FOR "MAHAKEA"

Being a Portion of Lot 3, Being a Portion of Deregistered Lot 1 of Land Court Application 1003 (Map 2)

Tax Map Key: (1) 5-5-01: Por. 14

At LAIE, KOOLAULOA, OAHU, HAWAII

OWNER: MAHAKEA

Site Address: 55-135 Kamehameha Highway
Laie, Hawaii

GIL P. BUMANGLAG LICENSED PROFESSIONAL LAND SURVEYOR No. 8948 HAWAII U.S.A.

This work was prepared by me or under my supervision

GIL P. BUMANGLAG
Licensed Professional Land Surveyor
Certificate Number 8948
Exp. Date: April 30, 2018

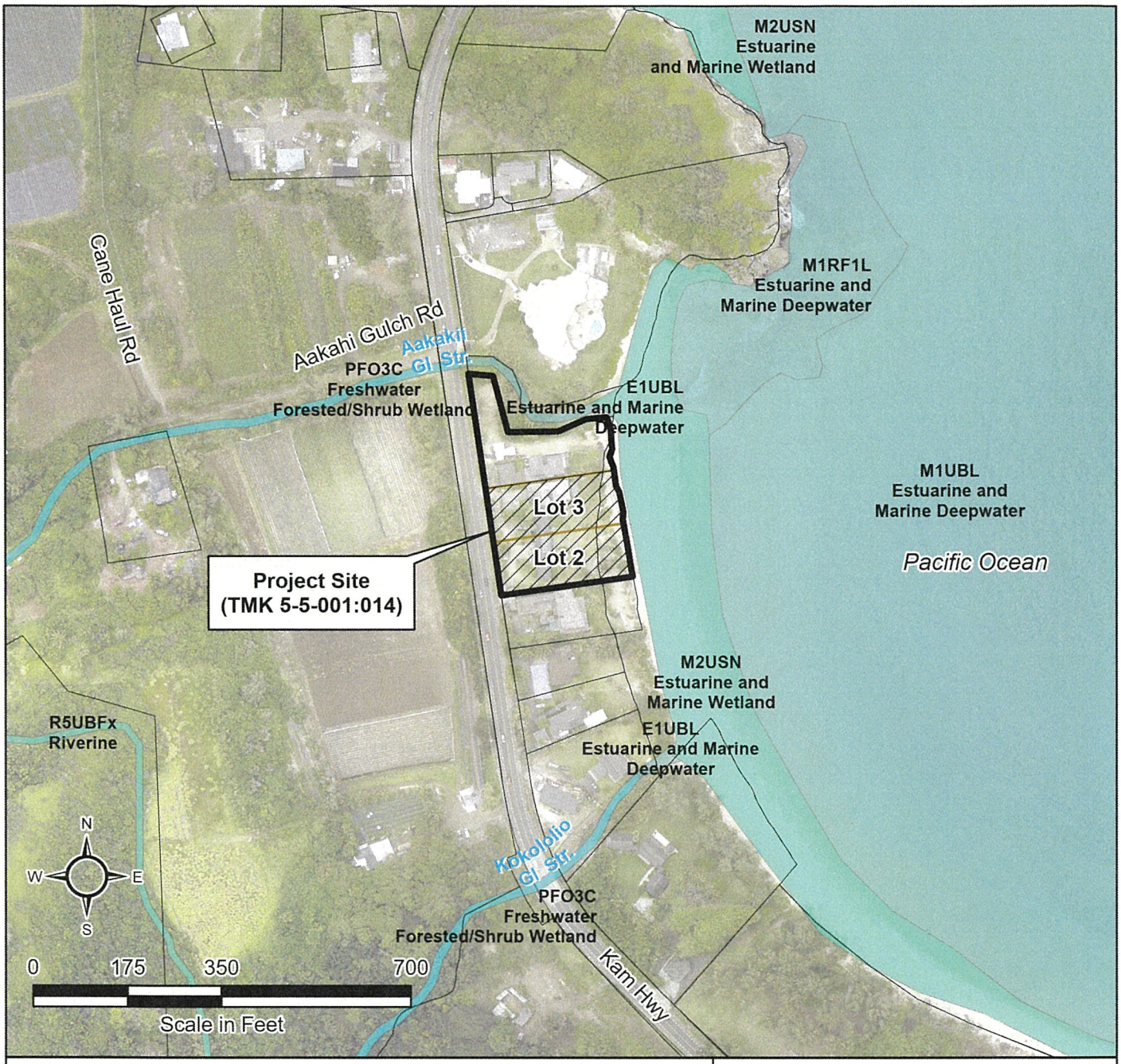
SURVEY OFFICE COPY

Revised Date: November 8, 2017
Date: August 15, 2017

Field Book No. C-407: 049
c:\survey\share\kam-55-135-tapa-shoreline-zend-5

GIL SURVEYING SERVICES, LLC
1442 ULA STREET HONOLULU HAWAII 96816

24" x 36" = 6.0 Sq. Ft.

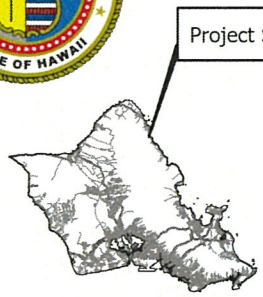


Legend

- Project Site
- Project TAX Parcel
- TAX Parcel
- Regulatory Parcel
- Stream System Names

Wetland Type

- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland
- Freshwater Forested/Shrub Wetland
- Riverine



VICINITY MAP

Note: Data represented on this map is not intended to replace site survey.

EXHIBIT E

Wetlands Map

FILE NO.: 2025/SMA-2

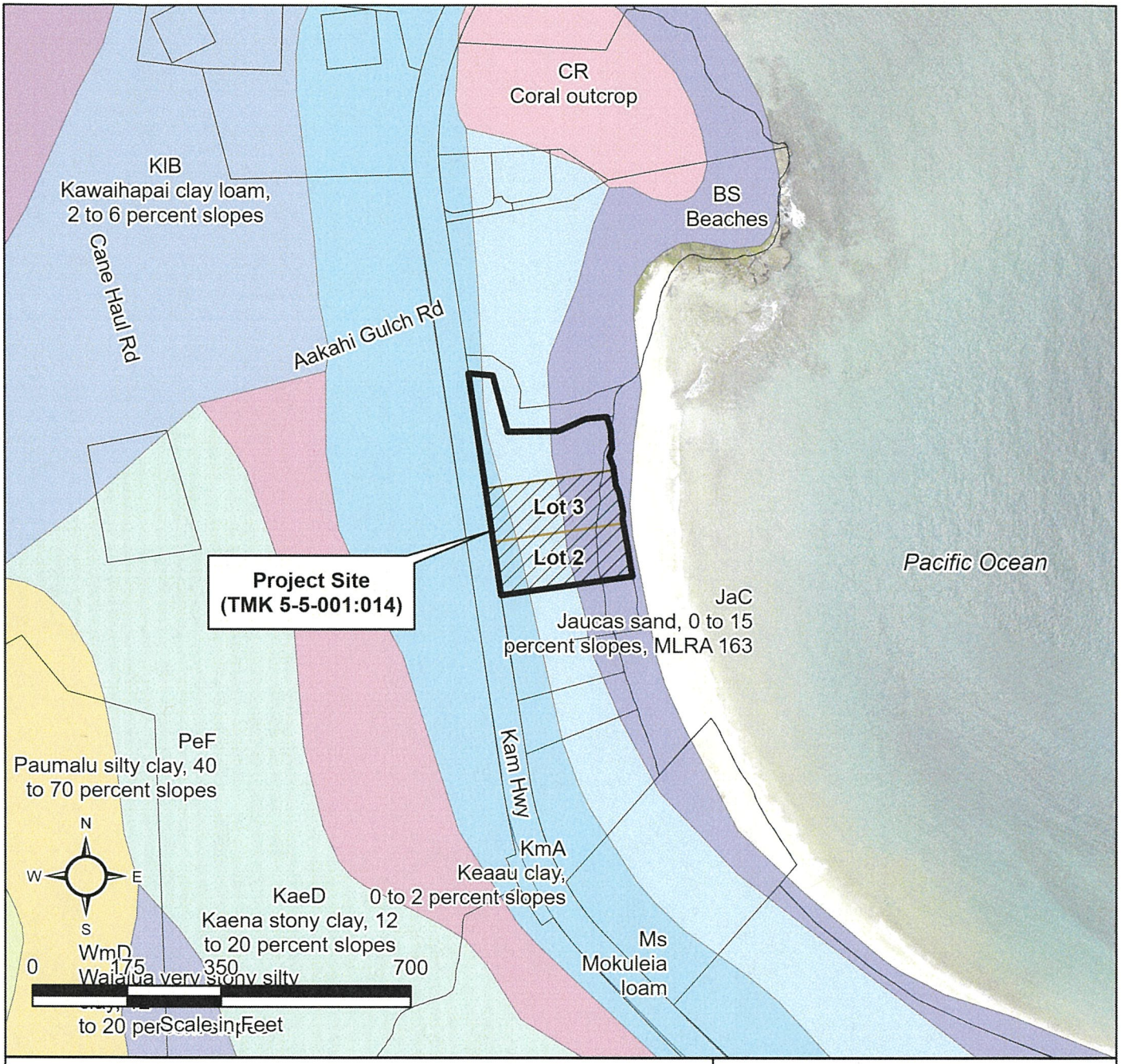
PROJECT: Rennaker Residence

LOCATION: 55-133 Kamehameha Highway - Lā'ie

TAX MAP KEY: 5-5-001: 014 (Lots 2 and 3)

Prepared by: Department of Planning and Permitting Date: April 7, 2025

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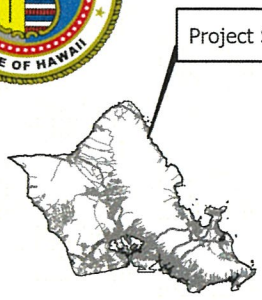


Legend

- Project Site
- Project TAX Parcel
- TAX Parcel
- Regulatory Parcel

NRCS Soil

- BS
- CR
- JaC
- KaeC
- KaeD
- KIB
- KmA
- Ms
- PZ
- PeF
- WmD



VICINITY MAP

Note: Data represented on this map is not intended to replace site survey.

EXHIBIT F

NRCS Soils Map

FILE NO.: 2025/SMA-2

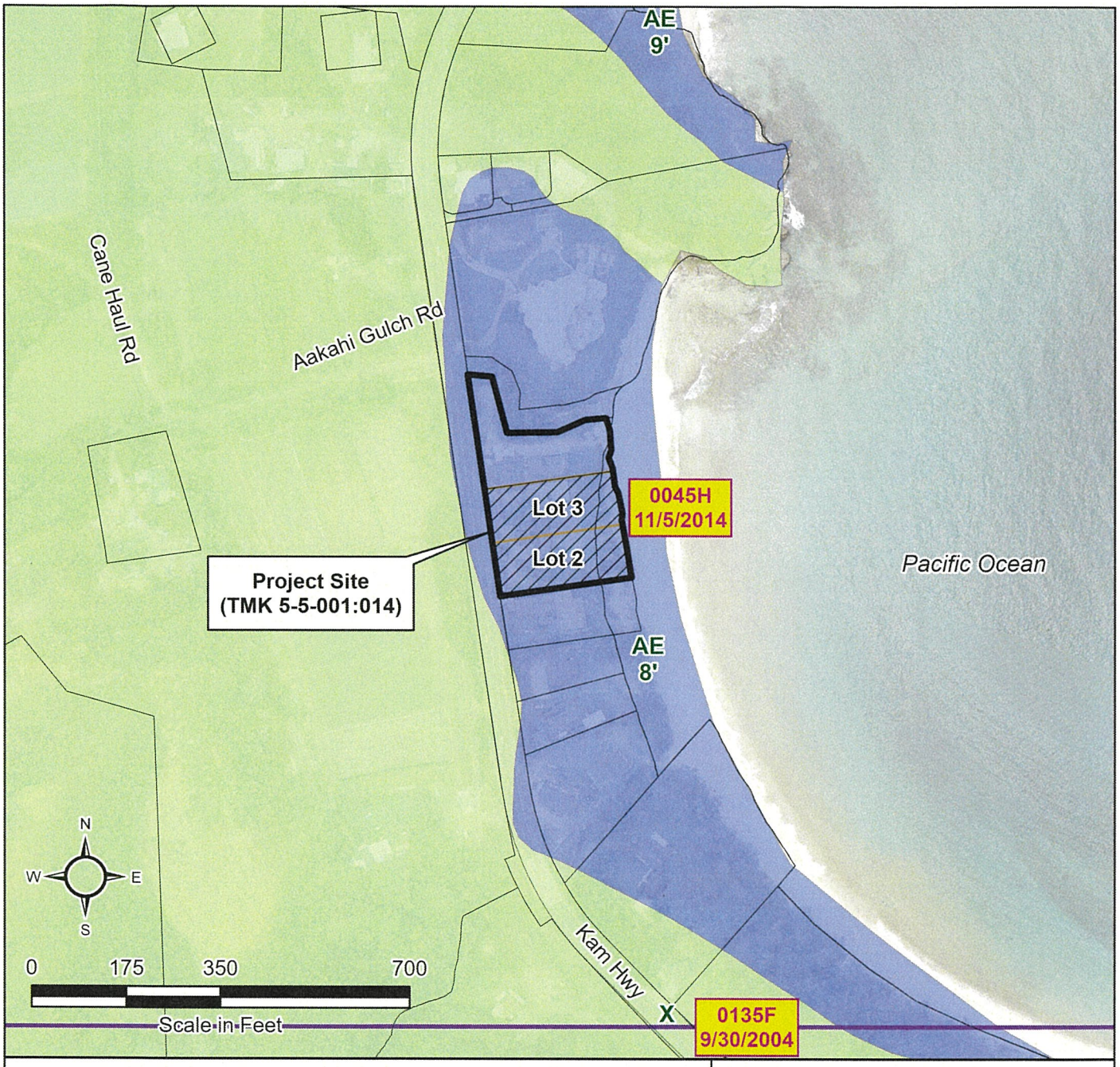
PROJECT: Rennaker Residence

LOCATION: 55-133 Kamehameha Highway - Lā'ie

TAX MAP KEY: 5-5-001: 014 (Lots 2 and 3)

Prepared by: Department of Planning and Permitting Date: April 7, 2025

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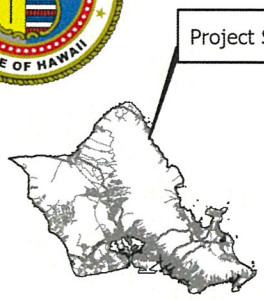


Legend

- Project Site
- Project TAX Parcel
- TAX Parcel
- Regulatory Parcel
- FIRM Flood Panel (Index) 2014

Flood Zones

- AE
- X



VICINITY MAP

Note: Data represented on this map is not intended to replace site survey.

EXHIBIT G

Flood Hazard Areas Map

FILE NO.: 2025/SMA-2

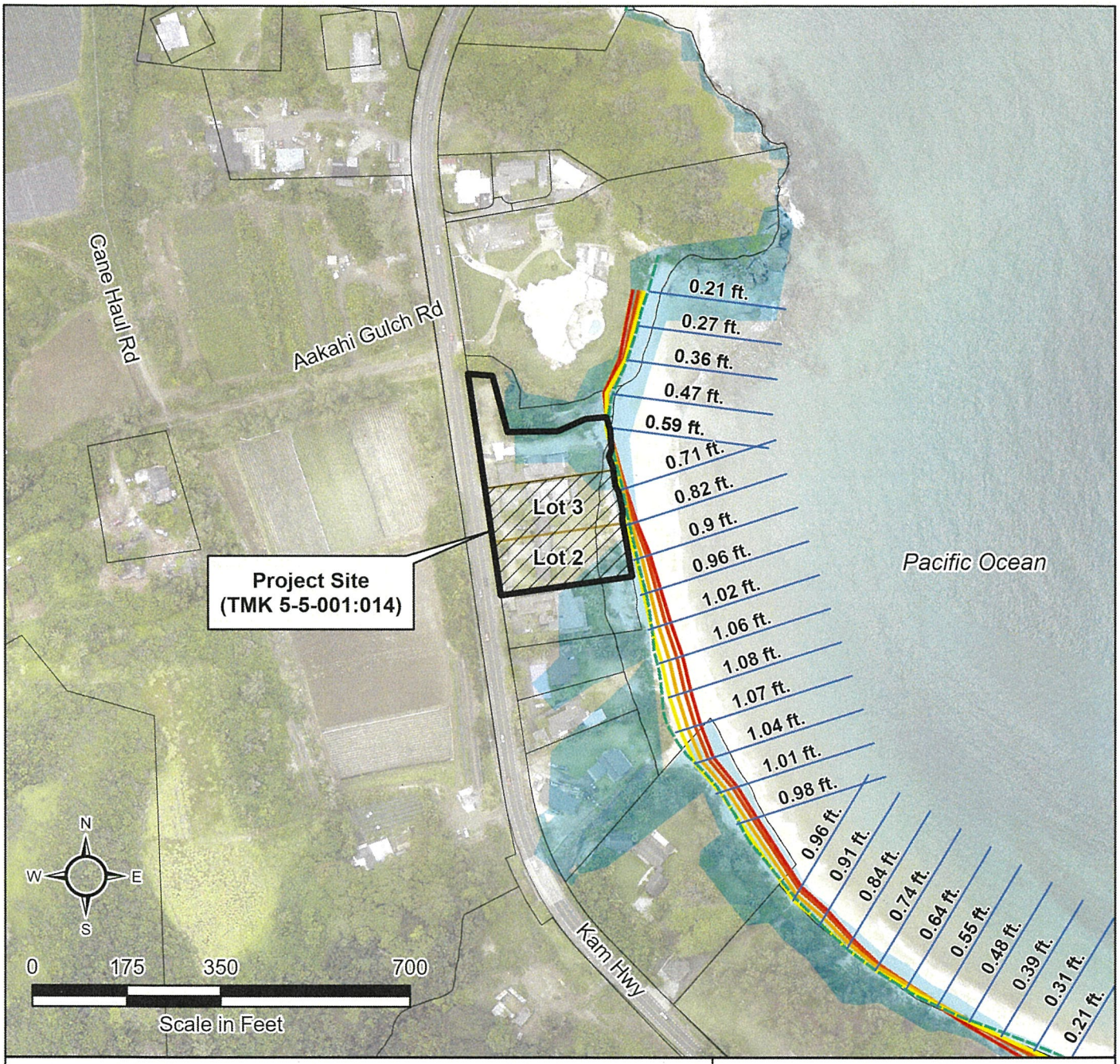
PROJECT: Rennaker Residence

LOCATION: 55-133 Kamehameha Highway - Lā'ie

TAX MAP KEY: 5-5-001: 014 (Lots 2 and 3)

Prepared by: Department of Planning and Permitting Date: April 7, 2025

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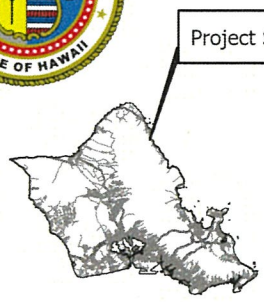


Legend

- Project Site
- Project TAX Parcel
- TAX Parcel
- Regulatory Parcel
- SLR Exposure Area - 3.2 Ft. Scenario
- SLR - Vegetation Line (2005-2008)
- SLR Coastal Erosion (Line) - 0.5 Ft. Scenario
- SLR Coastal Erosion (Line) - 1.1 Ft. Scenario
- SLR Coastal Erosion (Line) - 2.0 Ft. Scenario
- SLR Coastal Erosion (Line) - 3.2 Ft. Scenario

Annual Shoreline Change Rate

- Erosion Rate
- Accretion Rate



VICINITY MAP

Note: Data represented on this map is not intended to replace site survey.

EXHIBIT H

Sea Level Rise Map

FILE NO.: 2025/SMA-2

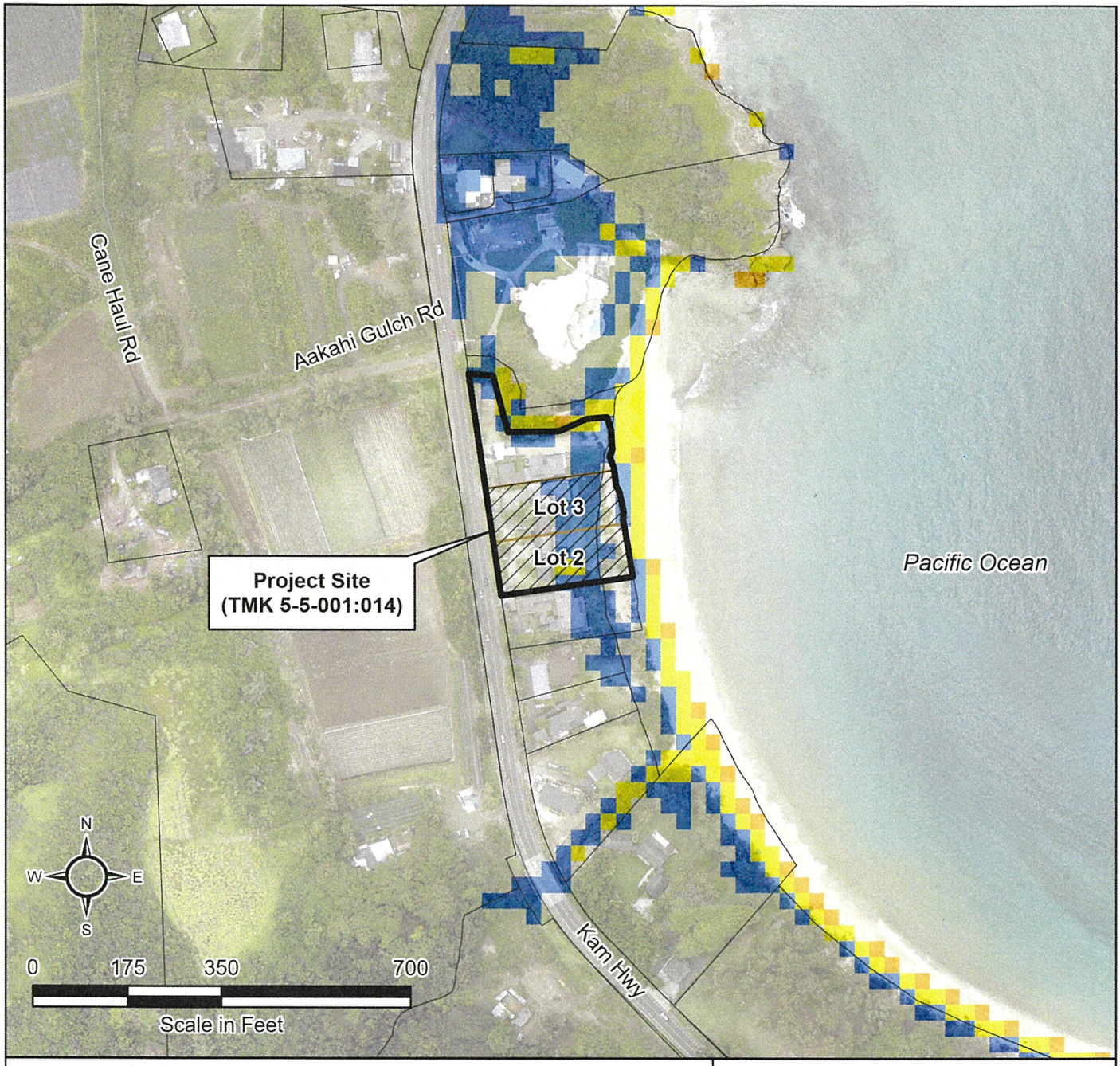
PROJECT: Rennaker Residence

LOCATION: 55-133 Kamehameha Highway - Lā'ie

TAX MAP KEY: 5-5-001: 014 (Lots 2 and 3)

Prepared by: Department of Planning and Permitting Date: April 7, 2025

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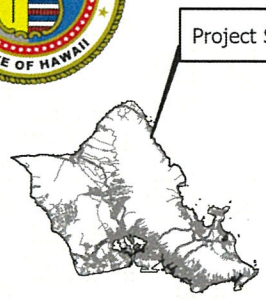


Legend

- Project Site
- Project TAX Parcel
- TAX Parcel
- Regulatory Parcel

Storm Surge during a Category 4 Hurricane Event

- Less than 3 feet above ground
- Greater than 3 feet above ground
- Greater than 6 feet above ground
- Greater than 9 feet above ground



VICINITY MAP

Note: Data represented on this map is not intended to replace site survey.

EXHIBIT I

Storm Surge Map

FILE NO.: 2025/SMA-2

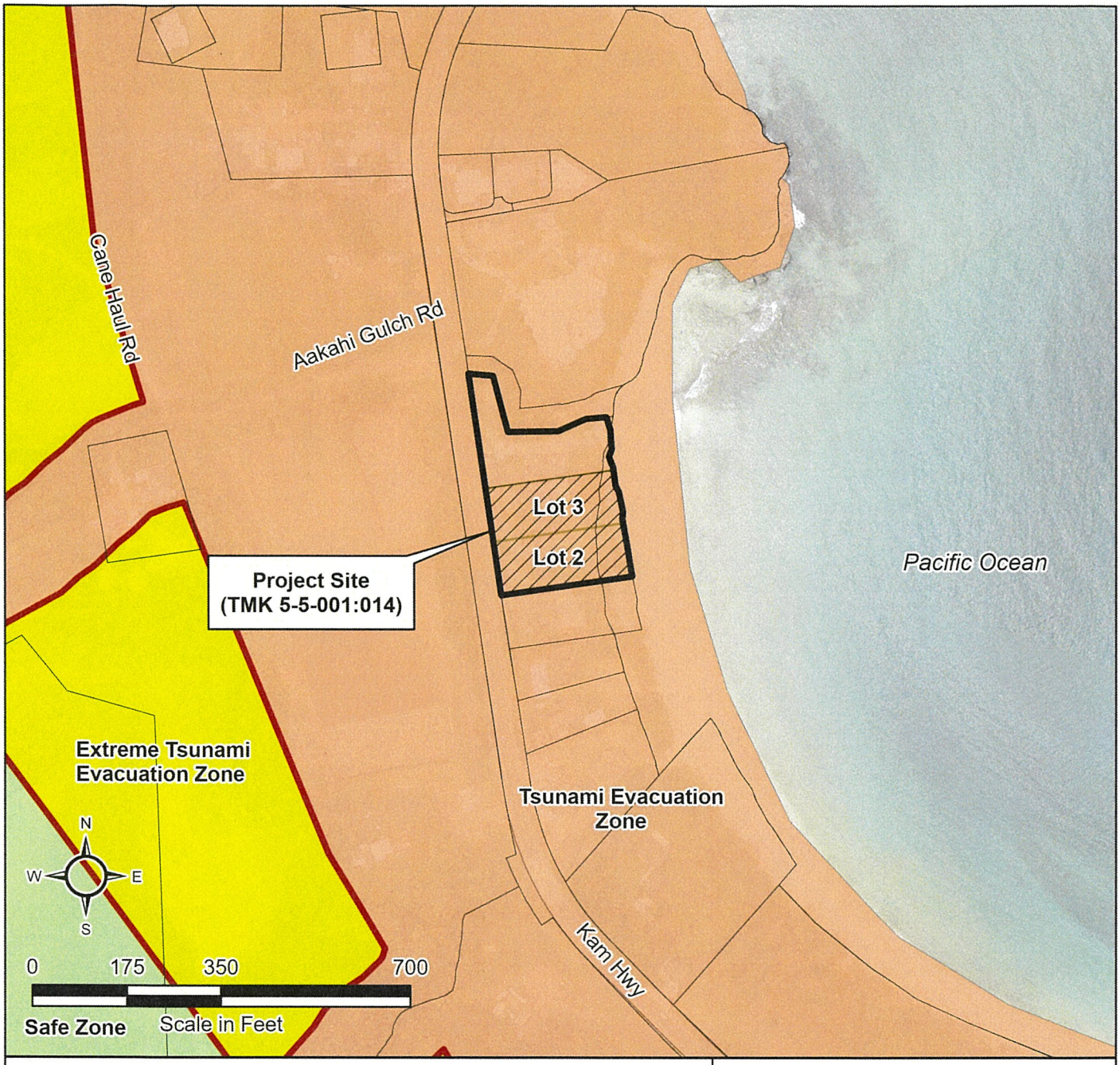
PROJECT: Rennaker Residence

LOCATION: 55-133 Kamehameha Highway - Lā'ie

TAX MAP KEY: 5-5-001: 014 (Lots 2 and 3)

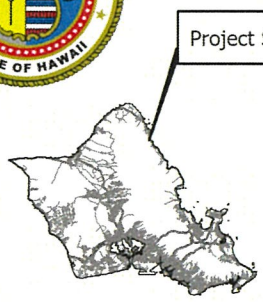
Prepared by: Department of Planning and Permitting Date: April 7, 2025

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Legend

- Project Site
- Project TAX Parcel
- TAX Parcel
- Regulatory Parcel
- Tsunami Evacuation Boundary Line 2015
- Tsunami Evacuation Zone
- Extreme Tsunami Evacuation Zone
- Safe Zone



VICINITY MAP

Note: Data represented on this map is not intended to replace site survey.

EXHIBIT J

Tsunami Evacuation Zone Map

FILE NO.: 2025/SMA-2

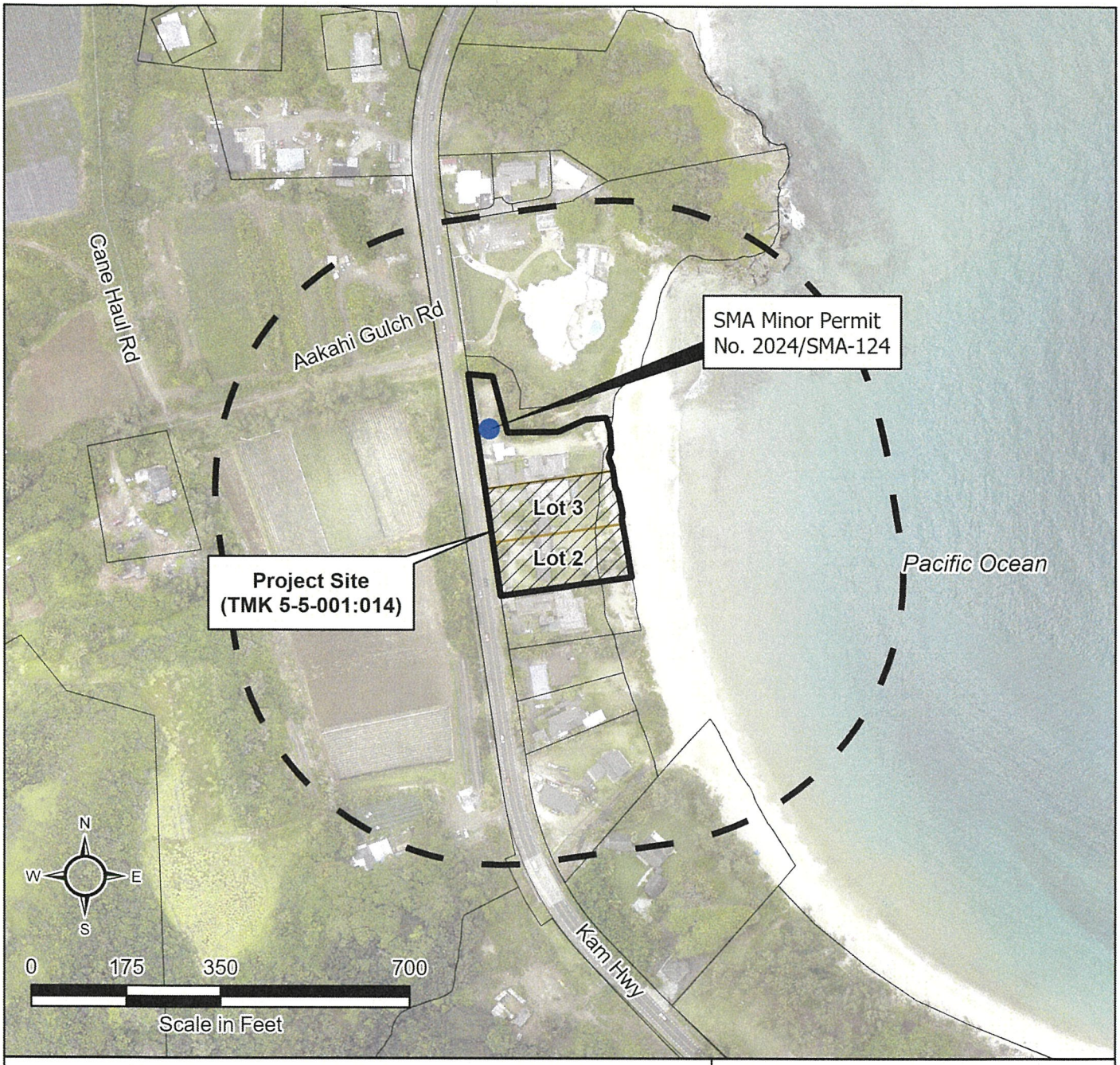
PROJECT: Rennaker Residence

LOCATION: 55-133 Kamehameha Highway - Lā'ie

TAX MAP KEY: 5-5-001: 014 (Lots 2 and 3)

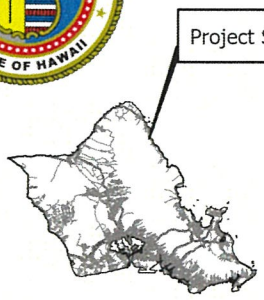
Prepared by: Department of Planning and Permitting Date: April 7, 2025

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Legend

- Project Site
- Project TAX Parcel
- TAX Parcel
- Regulatory Parcel
- Within 500 feet of the Project Site
- Cumulative Projects



VICINITY MAP

Note: Data represented on this map is not intended to replace site survey.

EXHIBIT K

Cumulative Projects Map

FILE NO.: 2025/SMA-2

PROJECT: Rennaker Residence

LOCATION: 55-133 Kamehameha Highway - Lā'ie

TAX MAP KEY: 5-5-001: 014 (Lots 2 and 3)

Prepared by: Department of Planning and Permitting Date: April 7, 2025

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