REPORT OF THE COMMITTEE ON ZONING

Voting Members:
Esther Kia'āina, Chair; Tyler Dos Santos-Tam, Vice-Chair;
Radiant Cordero, Val A.Okimoto, Matt Weyer

Committee Meeting Held
May 29, 2025

Honorable Tommy Waters
Chair, City Council
City and County of Honolulu

Mr. Chair:

Your Committee on Zoning, to which was referred Resolution 25-144 entitled:

"RESOLUTION GRANTING A SPECIAL MANAGEMENT AREA USE PERMIT TO ALLOW FOR THE CONSTRUCTION OF A NEW SINGLE-FAMILY DWELLING WITH A SWIMMING POOL IN LĀ'IE, O'AHU,"

as transmitted by Departmental Communication 344 (2025), dated May 6, 2025, from the Department of Planning and Permitting ("DPP"), reports as follows:

The purpose of Resolution 25-144 is to grant a Special Management Area ("SMA") Major Permit to 55-133 LLC (the "Applicant") to allow for the demolition of an existing single-unit dwelling; and the construction of a new two-story single-unit dwelling with an attached garage and swimming pool, on an approximately 77,198-square-foot shoreline lot zoned R-5 Residential District, located at 55-133 Kamehameha Highway, and identified as a portion of Tax Map Key 5-5-001:014 (the "Project").

In 2008, one zoning lot was subdivided into four separate zoning lots. Lot 1 was designated as a separate Tax Map Key number, and Lots 2, 3, and 4 were designated as a part of the same Tax Map Key number. The Project is located on Lots 2 and 3, which were jointly developed under a 2011 Conditional Use Permit with two existing dwellings. The Project includes demolition of Dwelling A, and the construction of a new dwelling to replace Dwelling A. Dwelling B is under separate ownership and no work on Dwelling B is proposed. The Project does not involve Lot 4, which is a separate zoning lot that is also under separate ownership.

ADOPTED ON JUN 4 2025

COMMITTEE REPORT NO. 227

The required shoreline setback for the Project's zoning lot is 60 feet. While the Project's building permit application was submitted on March 11, 2014, prior to the shoreline setback changes that became effective on July 1, 2024, the subdivision that created the Project site (Lots 2 and 3) required a 60-foot shoreline setback.

The Project site consists of Jaucus sands, which have a higher likelihood of containing subsurface archaeological site and human burials. Per an agreement with the State Historic Preservation Division ("SHPD"), a two-phase Archaeological Inventory Survey ("AIS") is being conducted by Pacific Consulting Services. Phase 1 includes work conducted prior to demolition activities, and Phase 2 will be undertaken after Dwelling A has been demolished, will be added as an addendum to the AIS, and will include subsurface trench excavations within the former dwelling footprint. No subsurface historic properties, features, artifacts, or human skeletal remains were recorded as part of Phase 1. Condition B.1 of the proposed CD1 requires the Applicant to submit to the DPP a copy of SHPD's written acceptance of the Project's final AIS for Phases 1 and 2, and any required mitigation protocols. The Applicant is also required to implement all mitigation protocols approved or otherwise required by SHPD.

The Project will involve minimal excavation of soil for the swimming pool and slab-on-grade foundation, but no importation of any soil or structural fill material is proposed. The DPP reports that the Project's slab-on-grade construction is acceptable because the Project site does not have historical erosion, does not have anticipated erosion related to sea level rise, and does not require imported fill material.

Less than 10 percent of the makai portion of the Project site is anticipated to be impacted by 3.2 feet of sea level rise by the year 2100, but the Project itself is not within the 3.2-foot sea level rise exposure area.

Your Committee notes that the DPP, after a public hearing held on March 14, 2025, recommends approval of the SMA Major Permit, subject to the conditions set forth in the Resolution.

At your Committee's meeting on May 29, 2025, the Applicant's Agent provided a brief presentation of the proposed Project and responded to questions from Councilmembers. The Applicant's Agent stated that if iwi kūpuna are discovered during excavation of the swimming pool, the building marshal has been instructed to look at alternatives to allow for burial in place.

The DPP Director testified that the DPP had no objections to the CD1 version of the Resolution.

Your Committee received no verbal or written public testimony on the Resolution.

Your Committee has carefully reviewed the conditions recommended by the DPP for inclusion in this SMA Major Permit. Although your Committee generally finds the DPP's proposed conditions to be appropriate, your Committee recommends that certain conditions be amended or added as discussed below.

Your Committee has prepared a CD1 version of the Resolution that makes the following amendments:

A. Amends the resolution title to read as follows:

"GRANTING A SPECIAL MANAGEMENT AREA MAJOR PERMIT TO ALLOW FOR THE DEMOLITION OF AN EXISTING SINGLE-UNIT DWELLING, AND THE CONSTRUCTION OF A NEW SINGLE-UNIT DWELLING WITH AN ATTACHED GARAGE AND SWIMMING POOL IN LĀ'IE, O'AHU."

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

C. Amends the second WHEREAS clause by removing the reference to written public testimony received at the DPP's public hearing on March 14, 2025.

D. Amends the third WHEREAS clause to specify that the Department of Planning and Permitting completed its report and transmitted its findings and recommendation of approval to the City Council within 53 (rather than 50) days after the close of the public hearing (the Applicant having agreed to an extension of the 45-calendar-day administrative deadline).

E. Clarifies in Condition B.1, relating to minimizing impacts to archaeological, historic, and cultural resources, that the Project's Archaeological Inventory Survey includes Phases 1 and 2.

F. Clarifies in Condition I.2, relating to the deadline to obtain a construction permit or building permit for the Project, that the Council may approve the proposed extension recommended by the DPP Director, approve the extension for a shorter or longer period, or deny the proposed extension, by adoption of a committee report or resolution.

G. Makes miscellaneous technical and nonsubstantive amendments.

Your Committee finds, pursuant to § 205A-26, Hawaii Revised Statutes ("HRS"), and § 25-4.1, Revised Ordinances of Honolulu 2021 ("ROH"), and in agreement with the conclusion of the DPP in Departmental Communication 344 (2025), that:

1. The development, as conditioned, will not have any significant adverse environmental or ecological effect, either alone or cumulatively with other projects.

2. The development, as conditioned, is consistent with the objectives and policies set forth in HRS § 205A-2 and ROH § 25-3.1, and the review guidelines contained in HRS § 205A-26 and ROH § 25-4.1.

3. The development, as conditioned, is consistent with the County General Plan, development plans, zoning, and other applicable ordinances.

REPORT OF THE COMMITTEE ON ZONING

Voting Members:
Esther Kia'āina, Chair; Tyler Dos Santos-Tam, Vice-Chair;
Radiant Cordero, Val A. Okimoto, Matt Weyer

Your Committee further finds that based on efforts to identify whether there are cultural, historic, or natural resources, or Native Hawaiian traditional and customary rights on the Project site, the Council is not aware of any existing cultural, historic, or natural resources, or Native Hawaiian traditional and customary practices on the Project site.

Your Committee on Zoning is in accord with the intent and purpose of Resolution 25-144, as amended herein, and recommends its adoption in the form attached hereto as Resolution 25-144, CD1. (Ayes: Cordero, Dos Santos-Tam, Kia'āina, Okimoto, Weyer – 5; Noes: None.)

Respectfully submitted,

Esther Kia'aina

Committee Chair

HONOLULU CITY COUNCIL
Ke Kanihela o ke Kalana o Honolulu
CITY AND COUNTY OF HONOLULU

ADOPTED ON JUN 4 2025

COMMITTEE REPORT NO. 227

HONOLULU CITY COUNCIL

KE KANIHELA O KE KALANA O HONOLULU

CITY AND COUNTY OF HONOLULU

No. **25-144, CD1**

RESOLUTION

GRANTING A SPECIAL MANAGEMENT AREA MAJOR PERMIT TO ALLOW FOR THE DEMOLITION OF AN EXISTING SINGLE-UNIT DWELLING, AND THE CONSTRUCTION OF A NEW SINGLE-UNIT DWELLING WITH AN ATTACHED GARAGE AND 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 for the demolition of an existing single-unit dwelling; and the construction of a new two-story single-unit dwelling with an attached garage and swimming pool, on an approximately 77,198-square-foot shoreline lot zoned R-5 Residential District, located at 55-133 Kamehameha Highway, and identified as a portion of 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 was attended by the Applicant, the Applicant's agent, and DPP staff members; no members of the public attended; and

WHEREAS, on May 6, 2025, within 53 calendar days after the close of the public hearing (the Applicant having requested an extension of the 45-calendar-day administrative deadline), the DPP, having duly considered all evidence and the objectives, policies, and guidelines, as established in §§ 25-3.1 and 25-4.1, Revised Ordinances of Honolulu 2021 ("ROH"), and §§ 205A-2 and 205A-26, Hawaii Revised Statutes ("HRS"), completed its report and transmitted its findings and recommendation of approval to the City Council ("Council"); and

WHEREAS, the Council, having received the findings and recommendation of the DPP on May 9, 2025, by Departmental Communication 344 (2025), and having duly considered all of the findings and reports on the matter, desires to approve the subject application for an SMA Major Permit with the conditions enumerated below; now, therefore,

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

A. Development must be in general conformity with the Project as described in the DPP's findings and recommendation, referenced above, and as depicted in Exhibits A, B, C-1 through C-18, D-1, D-2, and E through K, attached hereto and

incorporated by reference herein. Any change in the size or nature of the Project that may have a significant effect on coastal resources, as addressed in ROH Chapter 25 or HRS Chapter 205A, or both, will require a new application and SMA Major Permit. Any change that does not have a significant effect on coastal resources may be considered a minor modification and may be permitted under this resolution upon review and approval by the DPP Director.

B. To 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 for Phases 1 and 2 ("AIS") has been accepted. The Applicant shall implement all mitigation protocols identified in the AIS 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.

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

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

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

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

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

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

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

7. All Project-related activities must cease if a Hawaiian monk seal, green sea turtle, or hawksbill turtle is present on land within 150 feet of the work area, or as recommended by State or federal regulations. Project activities may only recommence after the animal voluntarily leaves the area. If a monk seal pup is present, a 300-foot buffer must be observed. Any Project-related debris that may pose an entanglement threat to monk seals or sea 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 recognize the potential for adverse impacts related to coastal hazards, including but not limited to sea level rise, coastal erosion, flooding, wave action, and storm surge, by proceeding with the Project, the landowner acknowledges the following declarations, which must be clearly stated under "Landowner Acknowledgments" on all Project building permit plans:

1. *"The landowner hereby acknowledges (and any successor owner or interested party is hereby notified) that Tax Map Key 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 is a shoreline zoning lot and may be adversely impacted by coastal hazards. The landowner agrees to assume all risk and liability for any harm to or loss of life and property due to development on a shoreline zoning lot. The landowner further agrees to accept all responsibility for the cost and physical removal of materials and structures lost or damaged as a result of coastal hazards, including the cleanup and restoration of the Project site."*

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

"The landowner hereby acknowledges (and any successor owner or interested party is hereby notified 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, by proceeding with the Project, the landowner acknowledges the following declaration, which must be clearly stated under "Landowner Acknowledgements" on all Project building permit plans:

"In choosing to implement construction activities at Tax Map Key 5-5-001:014, the landowner hereby acknowledges (and any

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

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

"In choosing to undertake the development at Tax Map Key 5-5-001:014, the landowner hereby acknowledges (and any successor owner or interested party is hereby notified) that no claim of hardship due to erosion, sea level rise, or any other coastal hazard may be asserted in order to obtain approval for a Shoreline Setback Variance for a shoreline protection structure."

H. To preserve underlying beach sands and coastal dunes, all landscaped areas, landscaping, and irrigation must be contained and maintained within the property boundaries of the shoreline lot of origin.

1. Landscaping may not be planted, watered, or maintained so that it acts as a shoreline hardening barrier, such as by planting naupaka, particularly if the landscaping alters or interferes with the natural beach processes;

2. Landscaping may not extend seaward of the shoreline as depicted in the current certified shoreline survey for the shoreline lot, or in the event there is no current certified shoreline survey for the lot, seaward of the shoreline as defined in HRS Chapter 205A;

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

4. Landscaping in the dune or shoreline area between the dwelling and the shoreline must be limited to vegetation that is naturally hardy or endemic to the dune or shoreline area; and

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

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

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

1. The DPP Director may extend this period if the Applicant demonstrates good cause; provided that the DPP Director may not extend the period beyond one year from the initial deadline set by the Council.

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

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

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

HONOLULU CITY COUNCIL

KE KANIHELA O KE KALANA O HONOLULU

CITY AND COUNTY OF HONOLULU

No. 25-144, CD1

RESOLUTION

BE IT FINALLY RESOLVED 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 State of Hawai'i Office of Planning and Sustainable Development, Attention: Coastal Zone Management Branch, P.O. Box 2359, Honolulu, Hawai'i 96804-2359.

INTRODUCED BY:

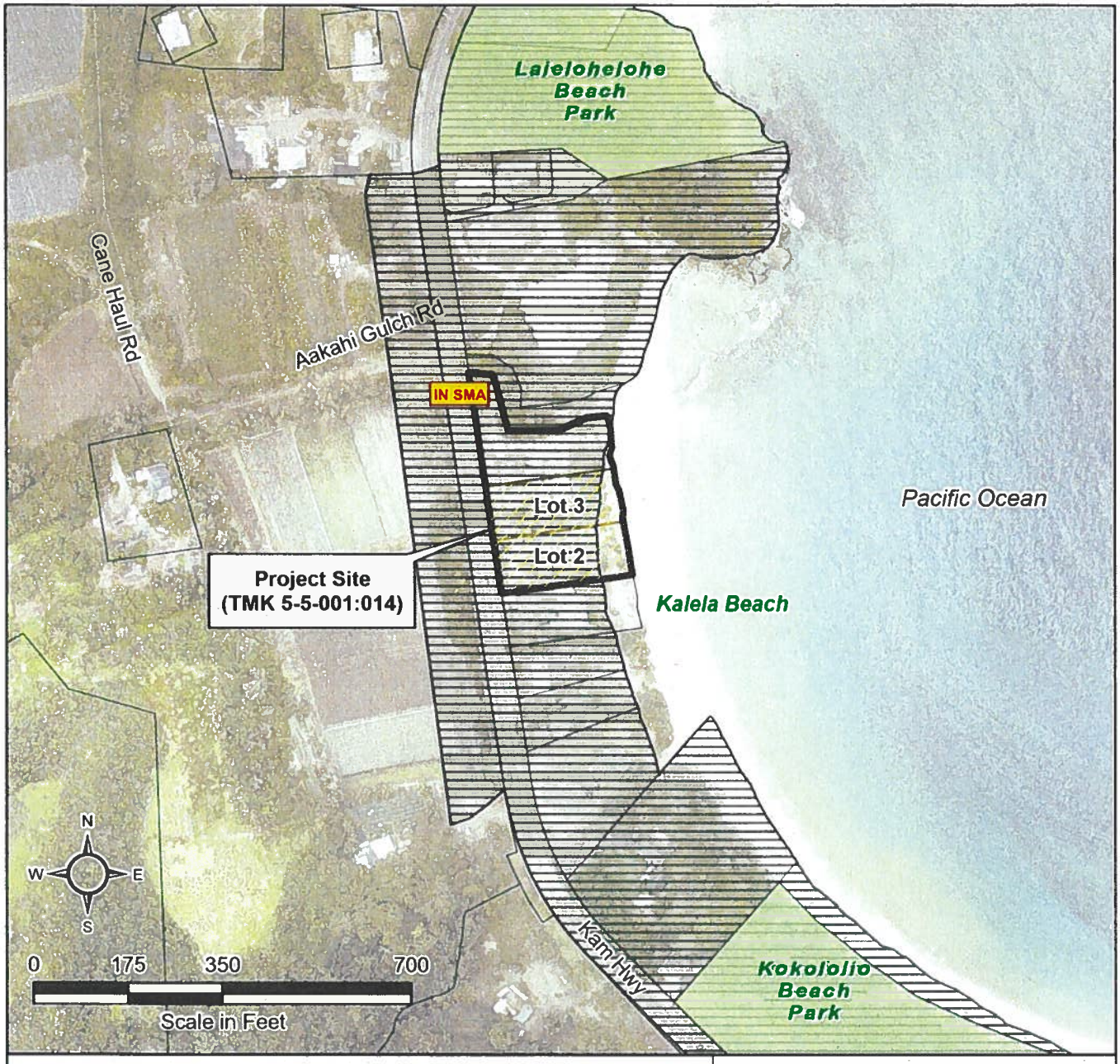
Tommy Waters (br)

DATE OF INTRODUCTION:

May 13, 2025
Honolulu, Hawai'i

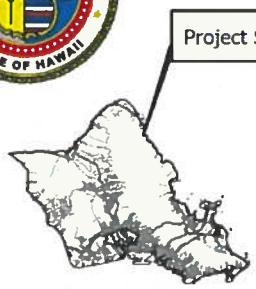
Councilmembers

OCS2025-0422/5/23/2025 9:16 AM



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

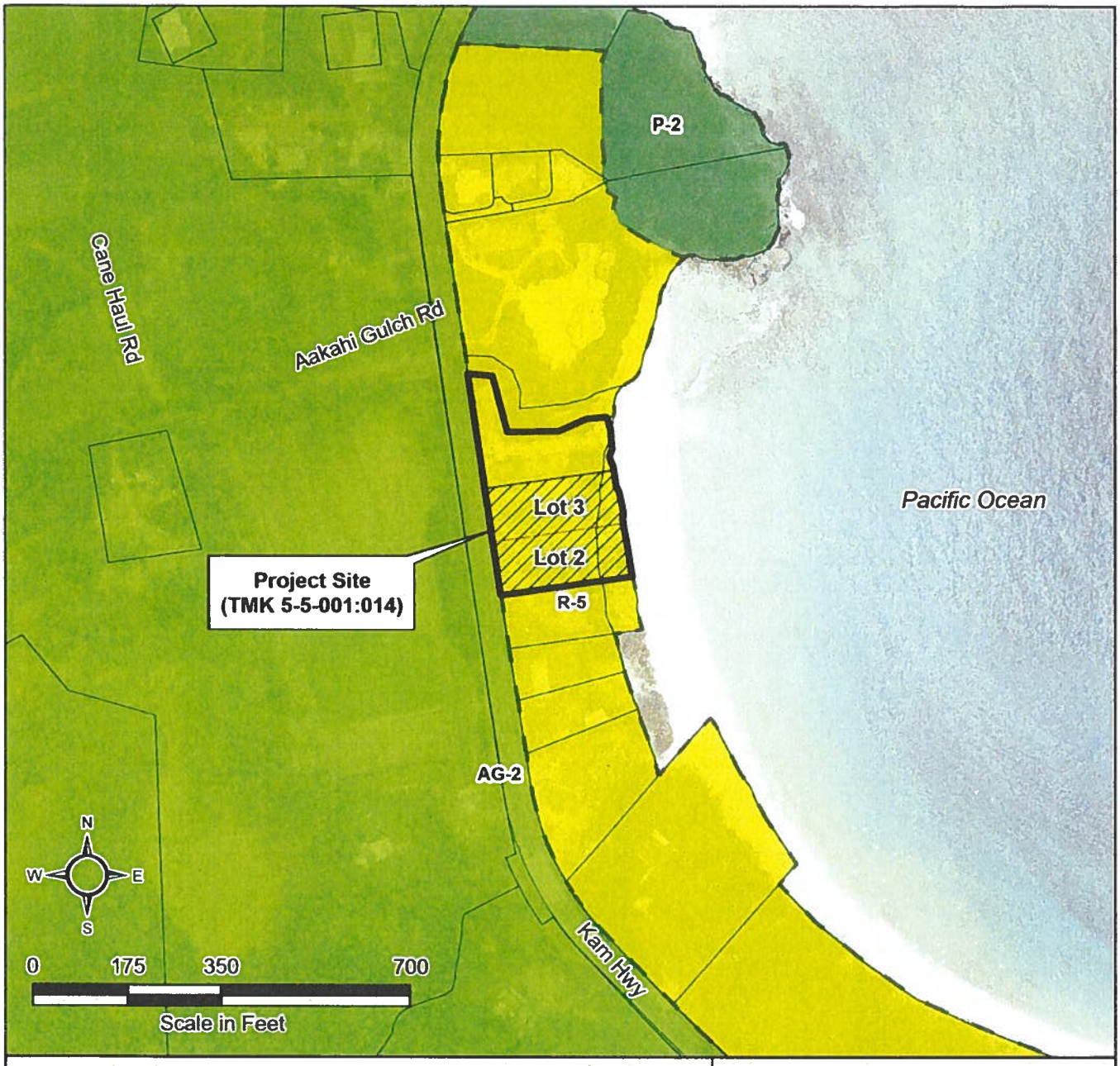
PROJECT: Rennaker Residence

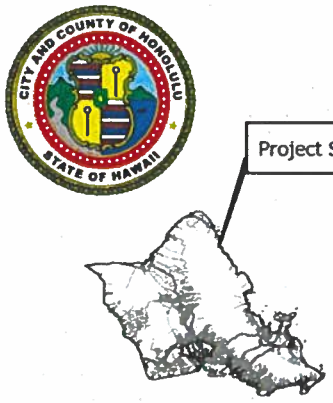
LOCATION: 55-133 Kamehameha Highway - Lā'ie

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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VICINITY MAP

Legend

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

Zoning District

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

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

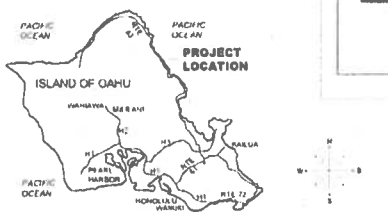
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RENNAKER RESIDENCE

55-133 KAMEHAMEHA HWY, LAIE, HAWAII 96762

TMK: 5-5-001:014:0001

EXHIBIT C-1



HOMEWORKS CONSTRUCTION INC
211 S Beretania Street
Honolulu, Hawaii 96826
Telephone: (808) 955-2777
Facsimile: (808) 955-2779

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

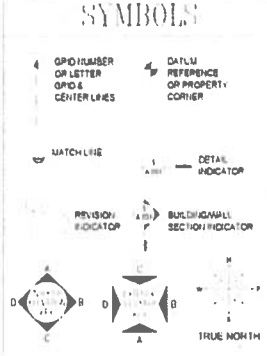
SPECIAL INSPECTION NOTES

1. SPECIAL INSPECTION PROVISIONS OF 2012 INTERNATIONAL RESIDENTIAL CODE (AS AMENDED BY THE CITY & COUNTY OF HONOLULU) SHALL BE PERFORMED FOR 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 INSPECTION ON ENGINEER 7 DAYS (48 HOURS) PRIOR TO POURING CONCRETE & CLOSING WALLS IF ON 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



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)

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

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

- BUILDING COMPONENT SYSTEMS
- ELECTRICAL COMPONENT SYSTEMS
- MECHANICAL COMPONENT SYSTEMS

SIGNATURE: _____ DATE: 4/12/2021
NAME: MICHELLE L DANIELO
TITLE: ARCHITECT
LICENSE NO: AB 8765

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 AFB

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)

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 Vult-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

FIRE SAFETY NOTES

1. ONE SET OF APPROVED 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 TIME DURING WHICH THE WORK AUTHORIZED THEREBY IS IN PROGRESS. (SEC. 16-5.2 R.O. 1078 (1983 ED), AM. ORD 83-59)

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

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 & DETAILS
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 LUCUP - 12MS)	
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
2011 LAND USE ORDINANCE (LUO)
(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 SF
PROPOSED LIVING AREA = 4208 SF (25%) = 17,103.6 SF (70%)

FLOOR AREA	
LOWER FLOOR	2933 SF
UPPER FLOOR	3276 SF
	6,208 SF
BUILDING AREA	
LOWER FLOOR	3782 SF
POOL UTILITY	120 SF
	3902 SF

PARKING STALLS	REQUIRED	PROVIDED
DWELLING 1	6	6

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TMK: 5-5-001:014:0001

TITLE SHEET

preliminary approved 3/2/2021
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permit approved

REVISION	NO
5/4/2021 DPP	1
8/30/2021 DPP	2
11/19/2021 DPP	3
10/13/2022 OWNER	4
	5
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Date
Drawing No.

001

1 of 17 Sheets

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 BMPS 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 BASIN/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 BMPS 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

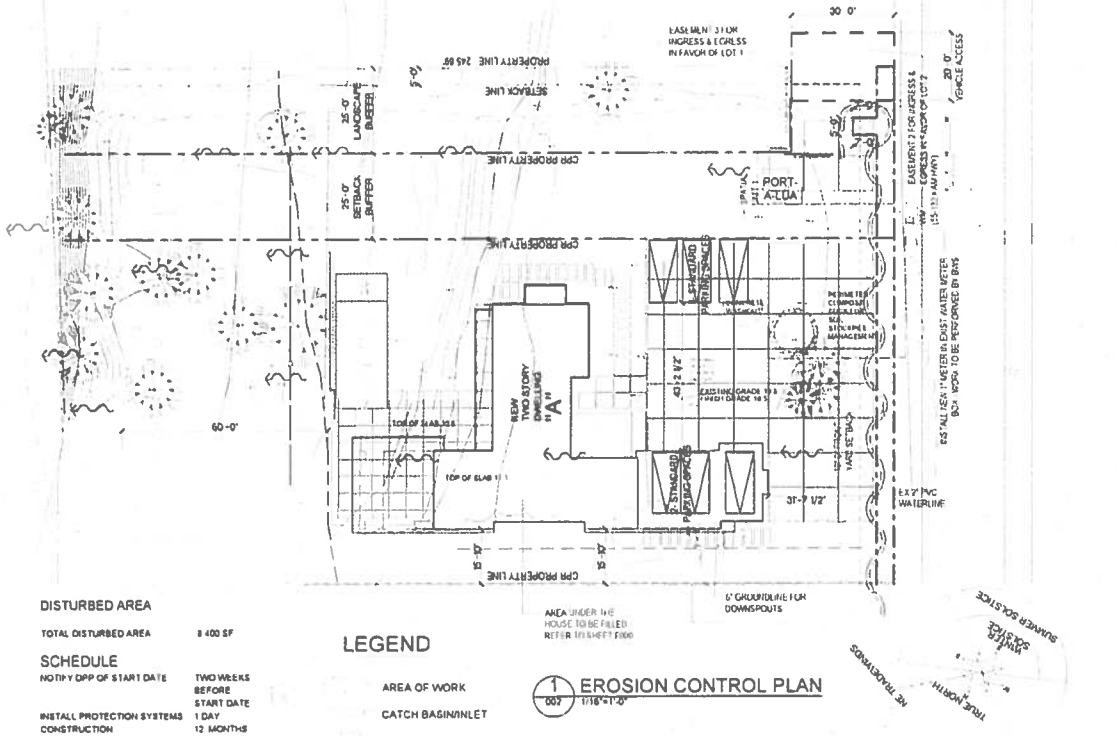
D THE CONTRACTOR SHALL PROVIDE, INSTALL AND MAINTAIN ALL NECESSARY SIGNS, LIGHTS, FLARES, BARRICADES, MARKERS, CONES AND OTHER PROTECTIVE FACILITIES AND SHALL TAKE ALL NECESSARY PRECAUTIONS FOR THE PROTECTION, CONVENIENCE AND SAFETY OF THE PUBLIC THE CONTRACTOR SHALL APPLY FOR A NOISE CONSTRUCTION PERMIT 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 EROSION CONTROL PLAN
002 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

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TMK: 5-5-001: 01-0001

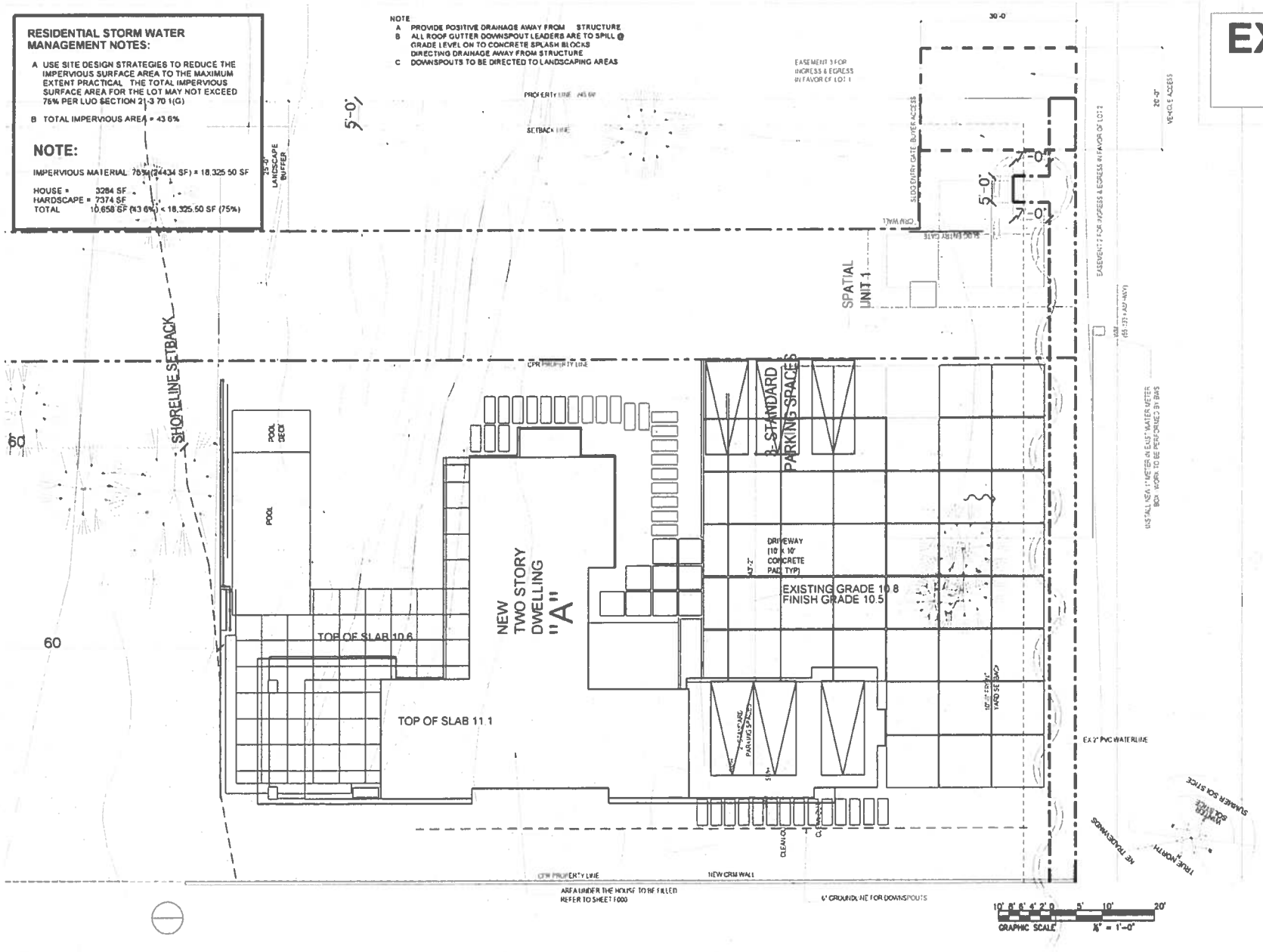
EROSION SOIL CONTROL PLAN

preliminary approved 12/23/21
permit application 5/2/21
permit approved

REVISION	NO
6/4/2021 DPP	1
9/10/2021 DPP	2
11/19/2021 DPP	3
12/15/2021 OWNER	4
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002
2 of 11 Sheets

EXHIBIT C-3



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TMK: 5-3-001: 014-0001

STORM WATER MANAGEMENT PLAN

preliminary approved 12/23/21
permit application 5/21/21
permit approved

REVISION	NO
6/4/2021 DPP	1
9/30/2021 DPP	2
11/10/2021 DPP	3
12/15/2022 OWNER	4
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Date

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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	1,284 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	2,889 SF
GARAGE		482 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)	2,888 SF
GARAGE	482 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

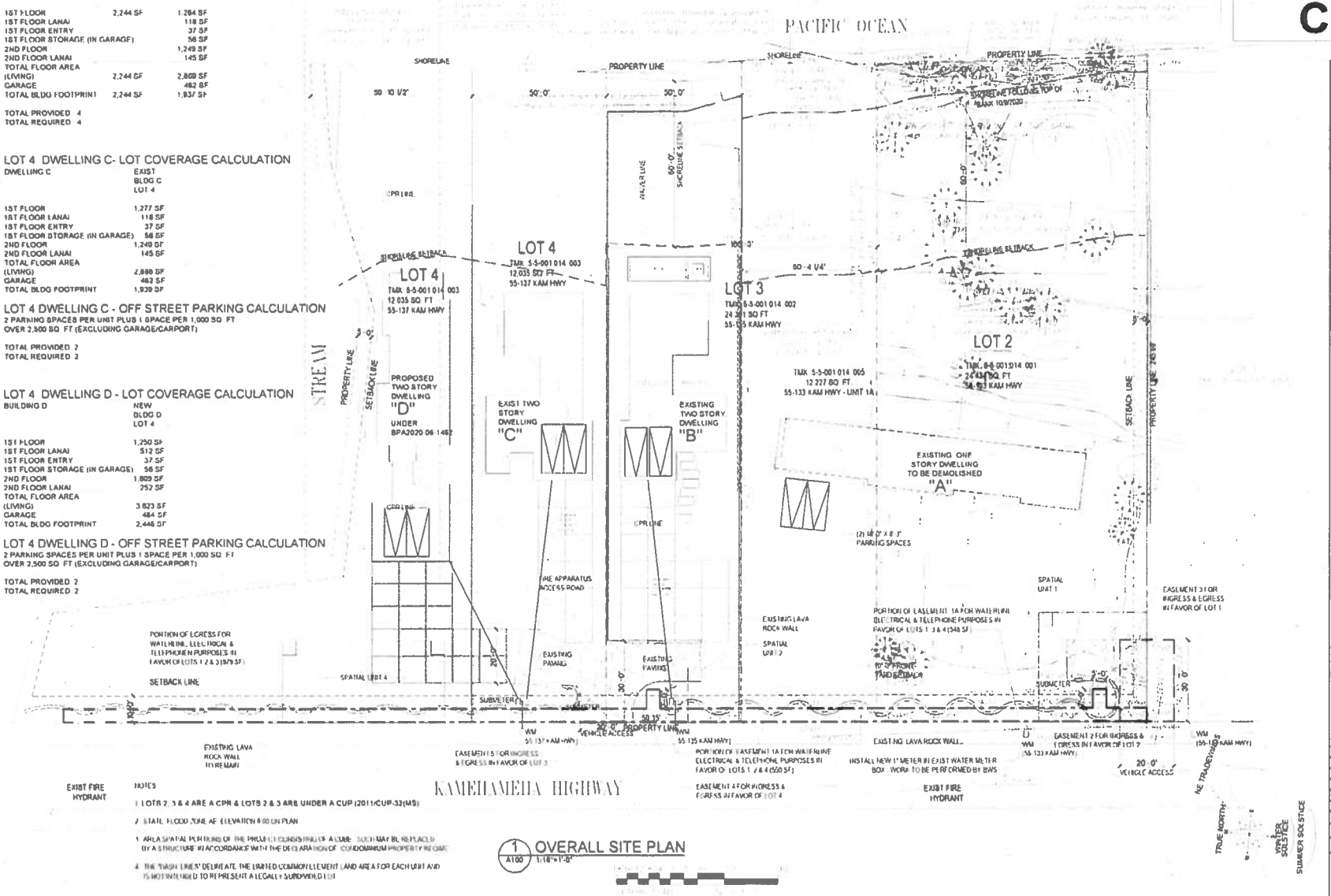
LOT 4 DWELLING D - LOT COVERAGE CALCULATION

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	1,809 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"

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TMK: 5-5-001:014 (001)

SITE AND DEMOLITION PLANS

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

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

Drawn by
Date
Drawing No.

A-100

1 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

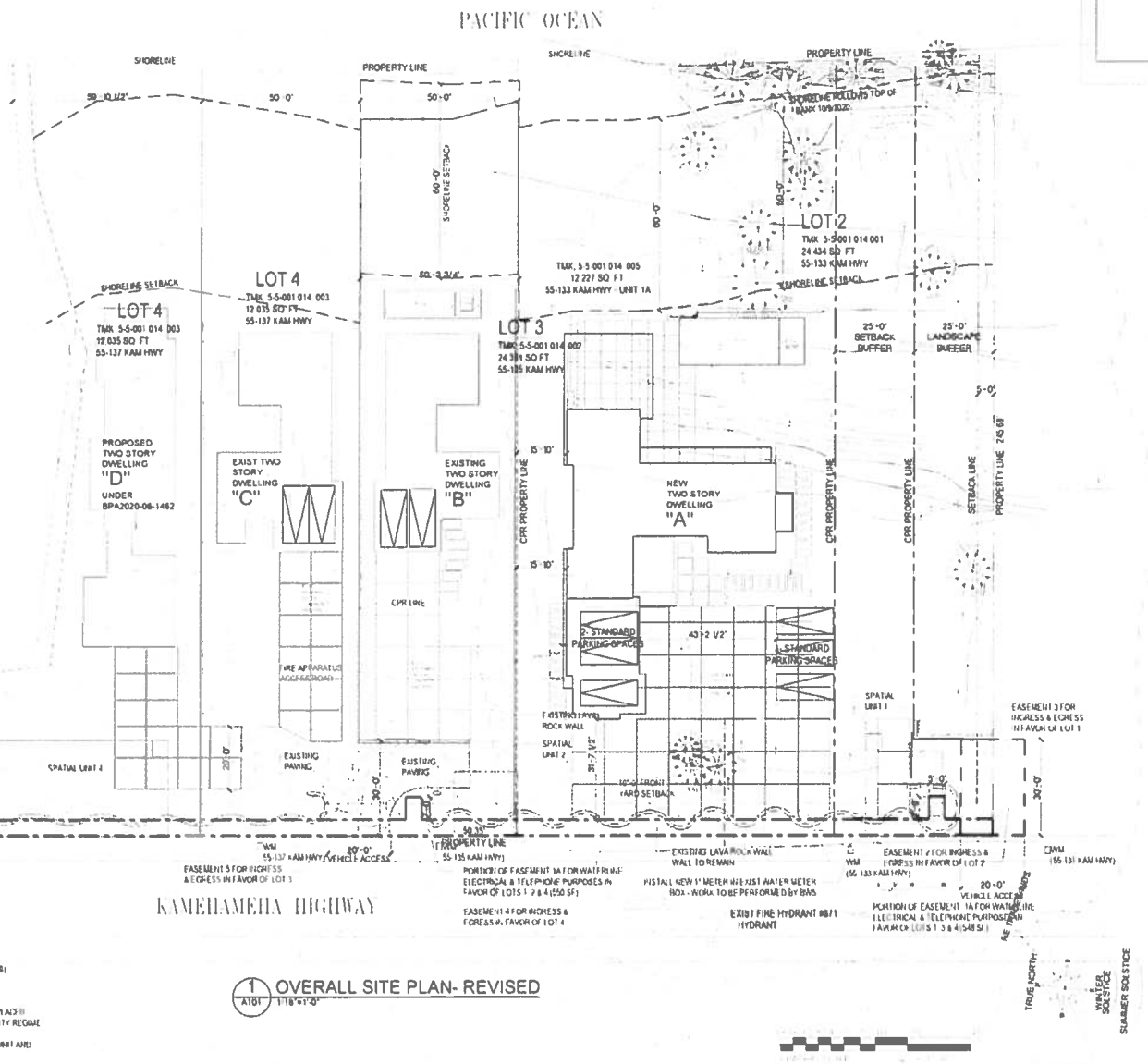
BUILDING D (PROPOSED) BPA 2020-08-1462

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	3,823 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

PORTION OF EGRESS FOR WATERLINE, ELECTRICAL & TELEPHONE PURPOSES IN FAVOR OF LOTS 1 2 & 1 (570 SF)



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

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 ON FIRM

3 ARE A 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

HOMEWORKS construction inc
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RENNAKER RESIDENCE
55-133 KAMEHAMEHA HWY LANE HAUULA HI 96762
TMK 5-5-001 014 0001

SITE PLAN REVISED

preliminary approved X.X.2021
permit application 5/21/21
permit approved

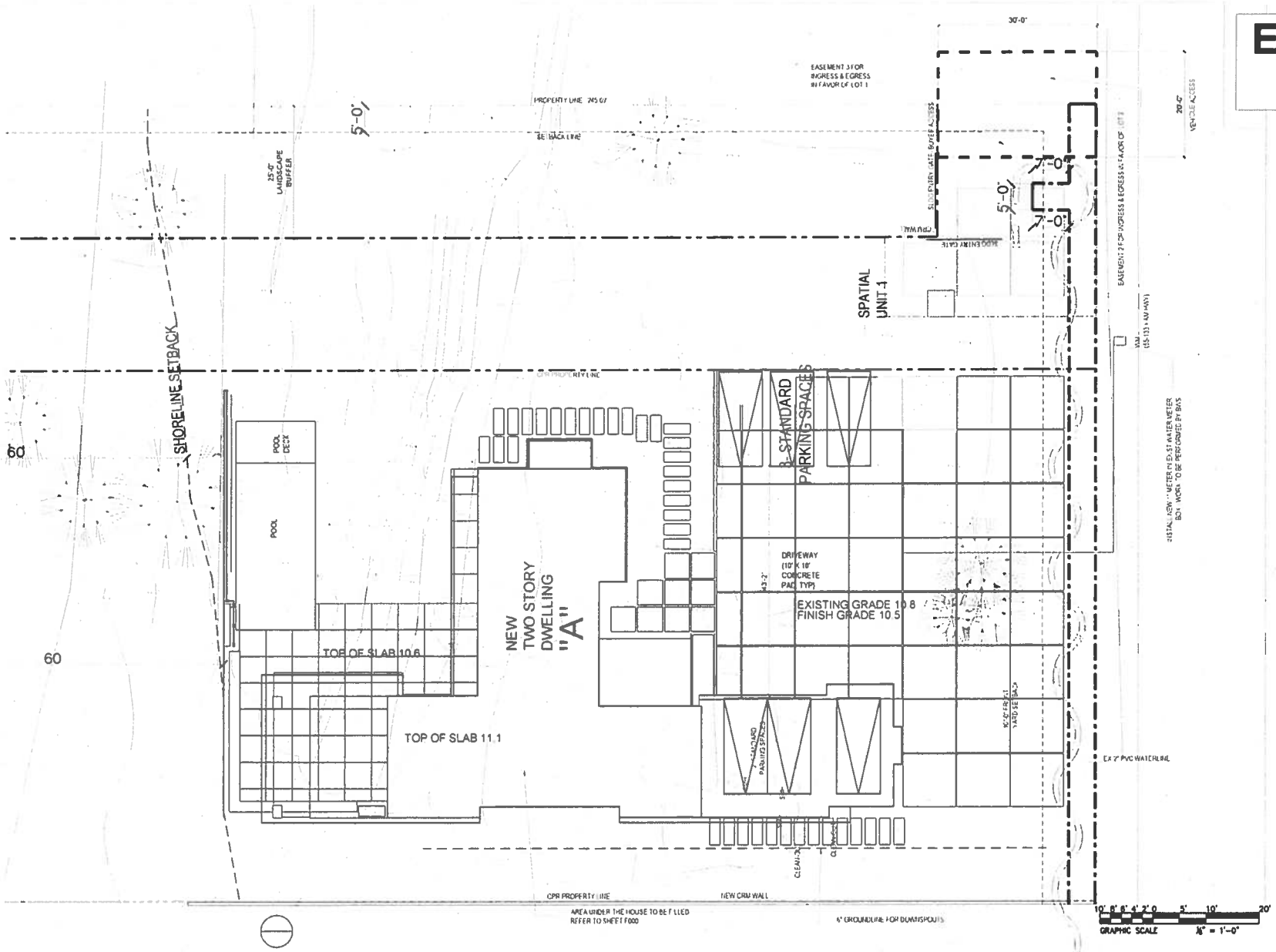
REVISIONS	NO.
7/12/2021 DPP	1
9/30/2021 DPP	2
11/10/2021 DPP	3
10/15/2022 CARMEN	4

Drawn by
Date
Drawing No.

A101

1 of 17 Sheets

EXHIBIT C-6



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RENNAKER RESIDENCE

SITE PLAN

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

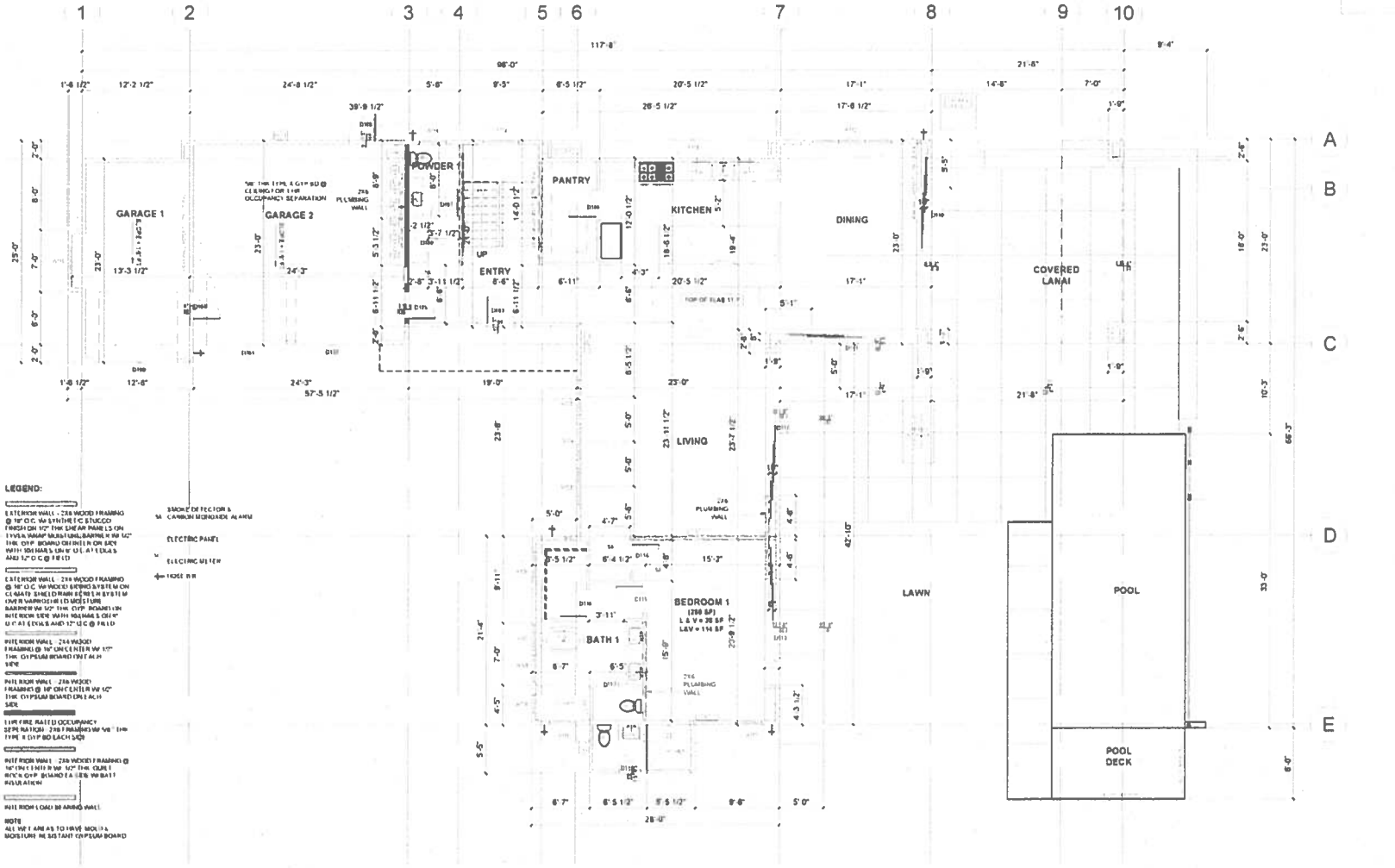
Date

Drawing No.

A102

Sheet 11 of 11 Sheets

EXHIBIT C-7



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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RENNAKER RESIDENCE
53-133 KAMEHAMEHA HWY LAIE, HAWAII 96762
TMK: 5-5-001: 014-0000

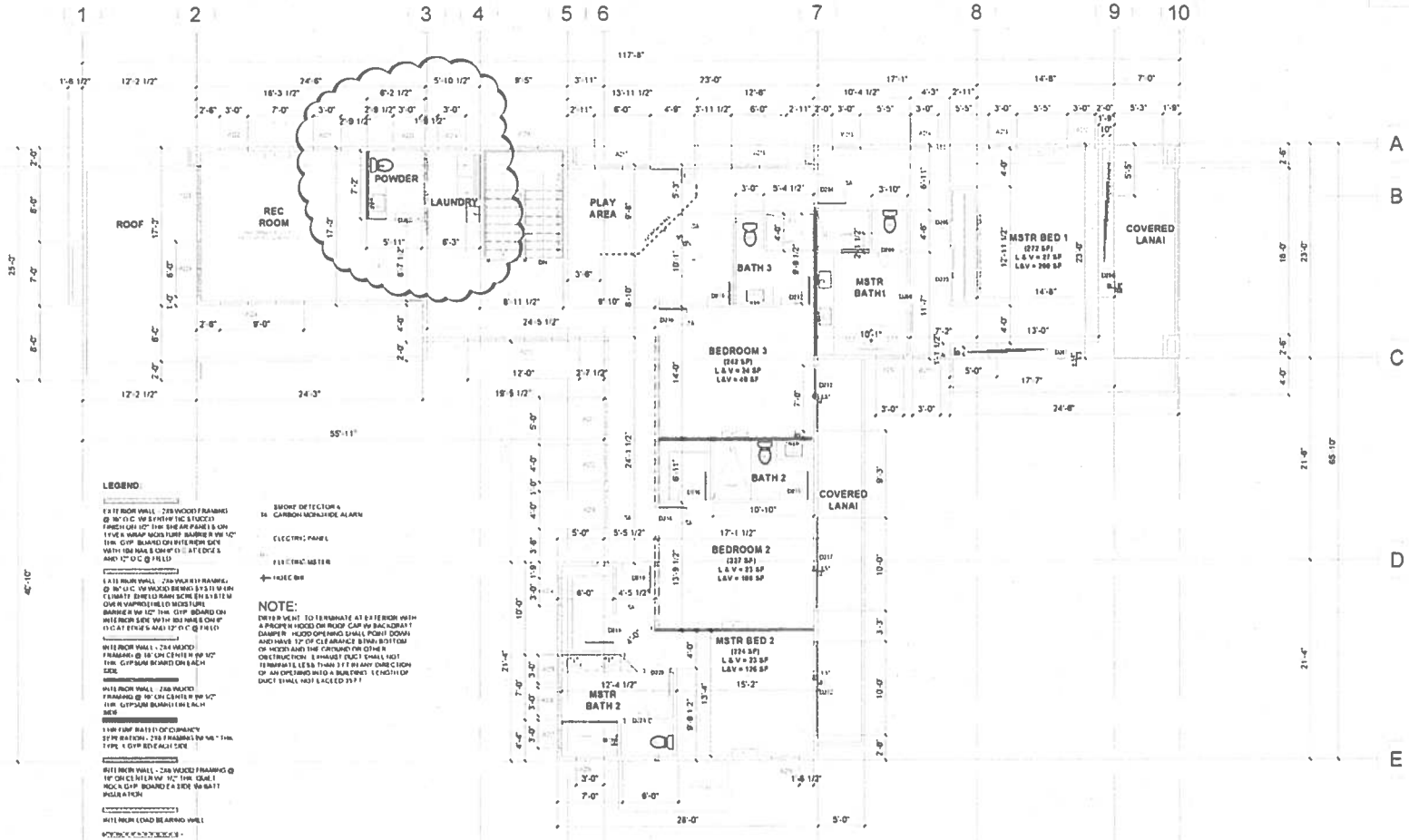
FIRST FLOOR PLAN

preliminary approved 4/15/2021
permit application 5/21/21
permit approved

REVISION	NO
6/4/2021 DPP	1
8/30/2021 DPP	2
11/18/2021 DPP	3
10/15/2022 OWNER	4
	5
	6

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Date
Drawing No. A200
Sheet of 17 Sheets

EXHIBIT C-8



LEGEND:

EXTERIOR WALL - 2X6 WOOD FRAMING @ 16" O.C. W/ BATT INSULATION FINISH ON 1/2" THK SHEAR PANELS W/ LAYER WRAP MOISTURE BARRIER W/ 1/2" THK GYP BOARD ON INTERIOR SIDE WITH 10d NAILS & CAULKED AT EDGES AND 12" O.C. @ FIELD

EXTERIOR WALL - 2X6 WOOD FRAMING @ 16" O.C. W/ WOOD BEARING SYSTEM UNDER CLIMATE SHIELD RAIN SCREEN SYSTEM OVER WRAPPED FIELD MOISTURE BARRIER W/ 1/2" THK GYP BOARD ON INTERIOR SIDE WITH 10d NAILS & CAULKED AT EDGES AND 12" O.C. @ FIELD

INTERIOR WALL - 2X4 WOOD FRAMING @ 16" O.C. CENTER W/ 1/2" THK GYPSUM BOARD EACH SIDE

INTERIOR WALL - 2X6 WOOD FRAMING @ 16" O.C. CENTER W/ 1/2" THK GYPSUM BOARD EACH SIDE

1 HR RAT BETWEEN OCCUPANCY SEPARATION - 2X6 FRAMING W/ NO. 5 THK TYPE X GYP BD EACH SIDE

INTERIOR WALL - 2X6 WOOD FRAMING @ 16" O.C. CENTER W/ 1/2" THK CBU ET ROCK GYP BOARD EACH SIDE W/ BATT INSULATION

INTERIOR LOAD BEARING WALL

42" HIGH WALL

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

NOTE 2
EXHAUST FAN PLYWD SHEATHING TO BE SCHEDULE 1

NOTE 3
INTERIOR WALLS BETWEEN BEDROOMS TO HAVE INSULATION

SMOKE DETECTOR & CARBON MONOXIDE ALARM

ELECTRIC PANEL

ELECTRIC METER

INDICATES DIRECTION OF FLOW

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

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

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

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RENNAKER RESIDENCE
55 131 KAUHOLA PL, LAIE, HAWAII 96762
TMK 5-5-001: 014-0001

SECOND FLOOR PLAN

preliminarily approved XX/XX/21
permit application 5/21/21
permit approved

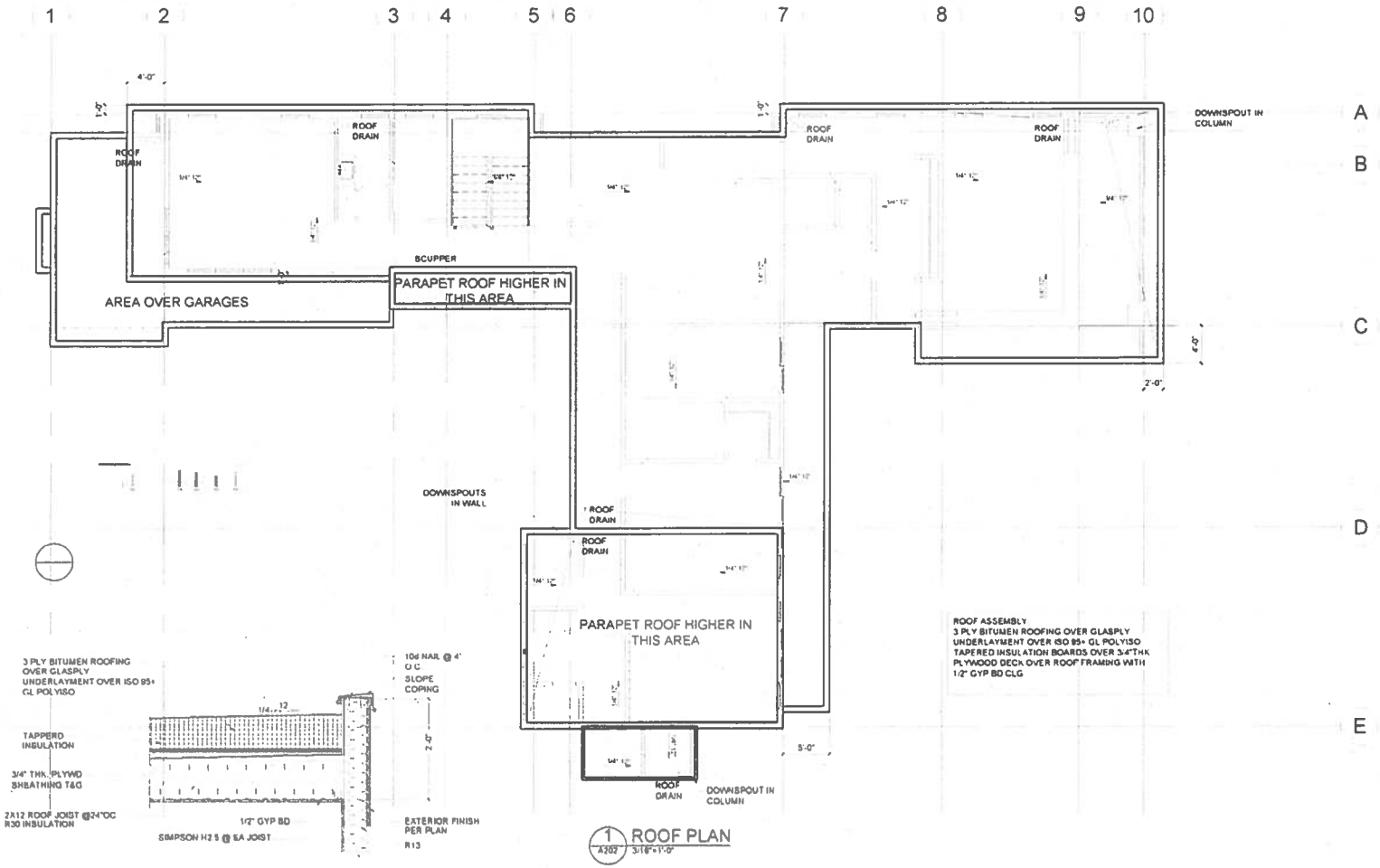
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6/4/2021 DPP	-
9/30/2021 DPP	-
11/10/2021 DPP	-
10/15/2022 OWNER	-

Drawn by
Date
Drawing No.

A201

5 of 17 Sheets

EXHIBIT C-9



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

ROOF PLAN

preliminary approval XX/XX/21
permit application 12/1/21
permit approval

REVISION	NO.
6/4/2021 DPV	1
9/30/2021 DPV	2
11/19/2021 DPV	3
12/15/2021 CWM/JR	4
	5
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Drawn by
Date

Drawing No.
A202

5 of 17 Sheets

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

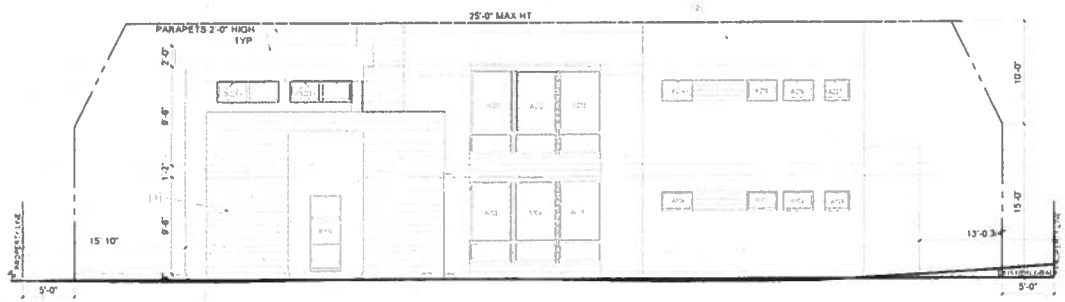
[4] CABLE RAILING SYSTEM

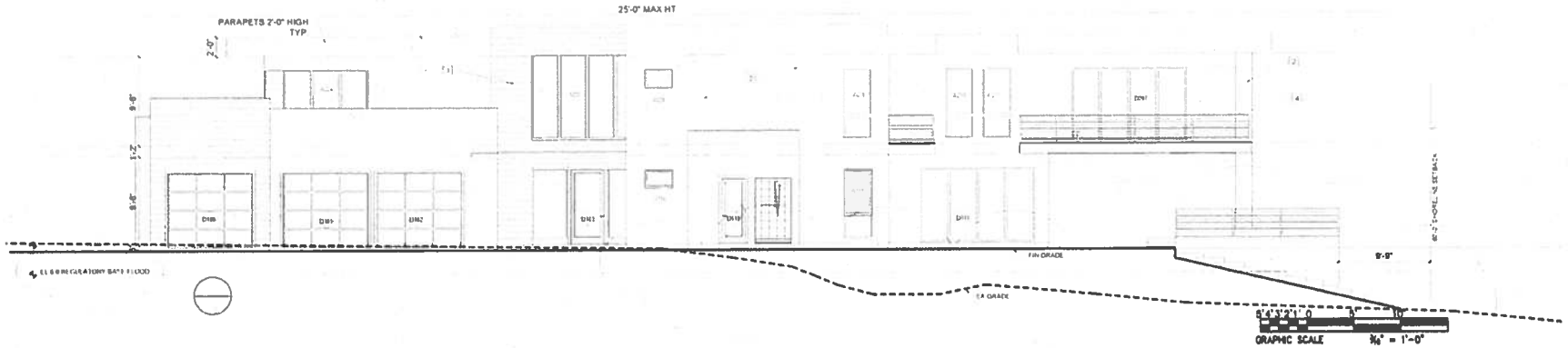
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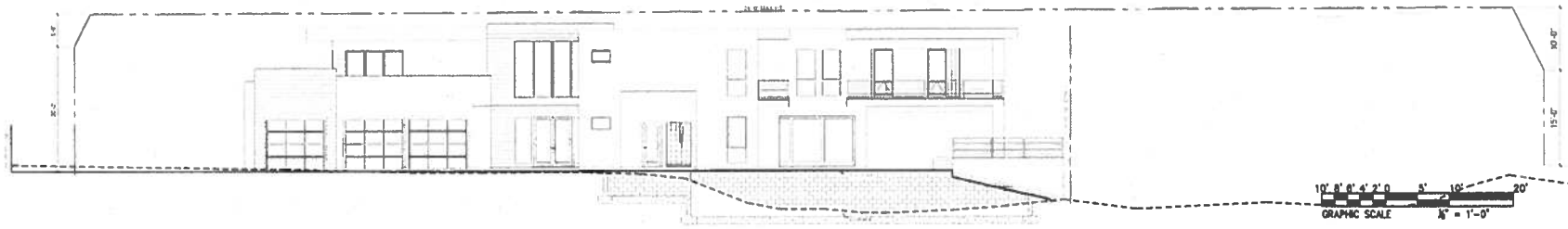
NOTE

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.

EXHIBIT C-10







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RENNAKER RESIDENCE

EXTERIOR ELEVATIONS

preliminary approved 8/18/2021
permit application 9/2/2021
permit approved

REVISION	NO
1/4/2021 DRP	1
9/30/2021 DRP	2
11/10/2021 DRP	3
12/15/2021 OWNER	4
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Drawn By

Date

Drawing No.

A300

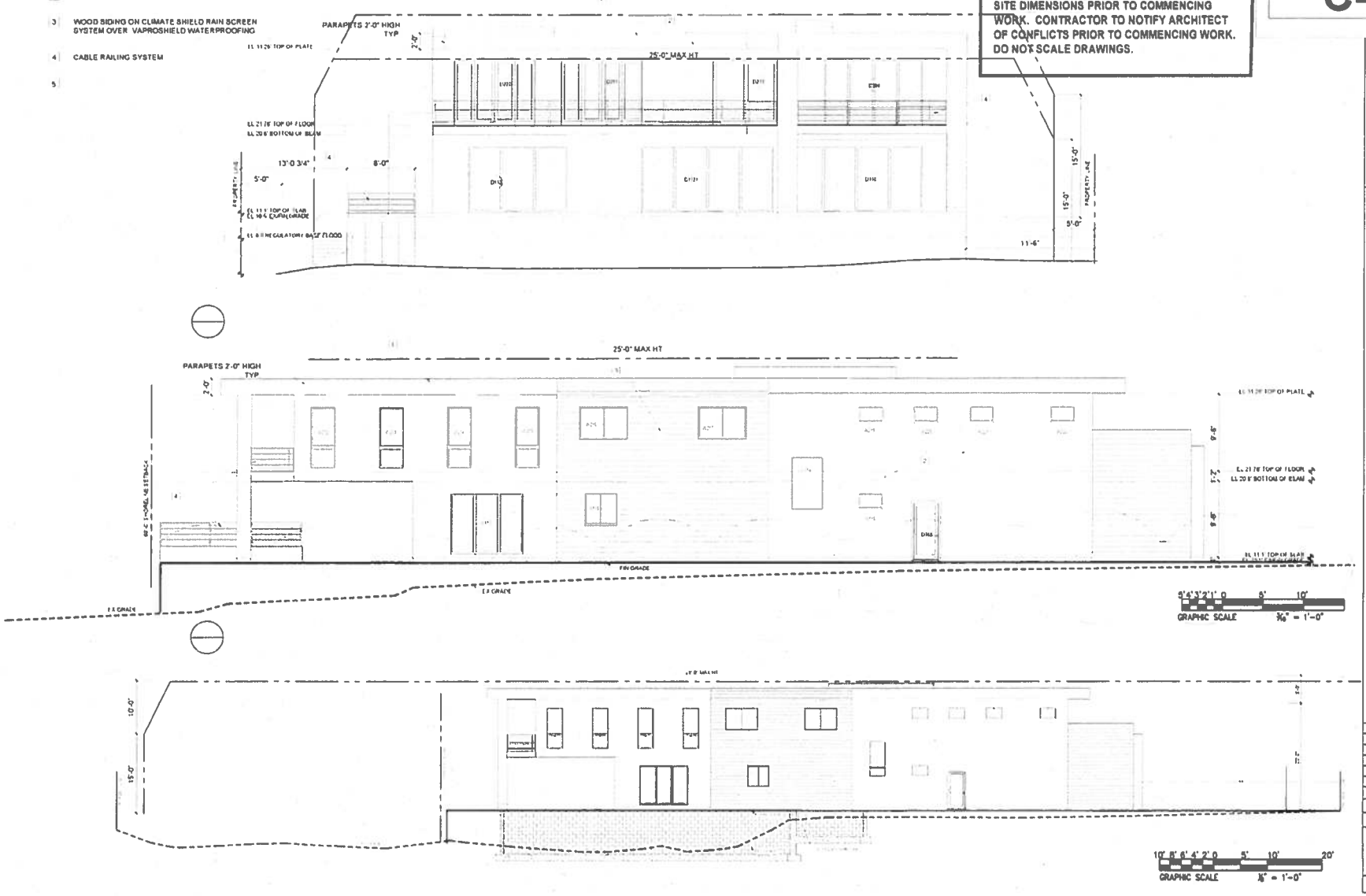
EXHIBIT C-11

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.



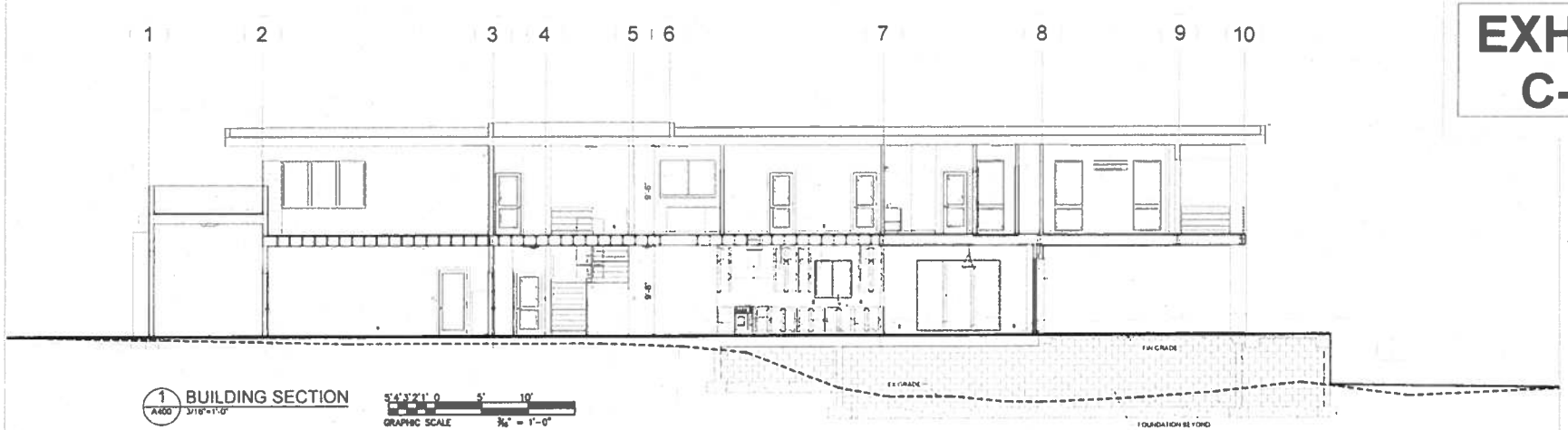
HOMEWORKS construction inc
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Facsimile (808) 955-2778

RENNAKER RESIDENCE

EXTERIOR ELEVATIONS

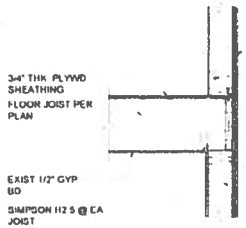
preliminary approval	XX/XX/21
permit application	5/21/21
permit approved	
REVISION	NO.
6/4/2021 DPP	1
9/30/2021 DPP	2
11/10/2021 DPP	3
10/11/2022 OWNER	4
Drawn by	
Date	
Drawing No	A301
10 of 17 Sheets	

EXHIBIT C-12

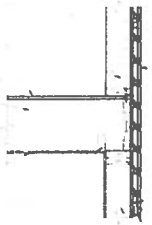


1 A400 BUILDING SECTION 3/16"=1'-0"

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

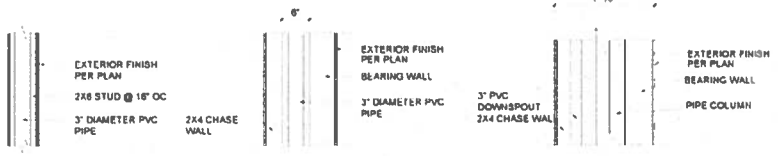


2 A400 STUCCO DETAIL 1"=1'-0"



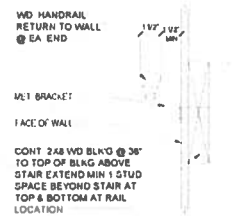
3 A400 RAIN SCREEN DETAIL 1"=1'-0"

DRAINAGE PLANE MATERIAL
STRUCTURAL SHEATHING (7/16" O.S.B. MINIMUM)
1X6 RAIN SCREEN SIDING TYP.
SIMPSON SP1@24" O.C.
8d @ 6" O.C.
BOT PLATE
2X RIM OR BLKG
CONT. DBL TOP PLATE
FASTENER FOR SV5 SIDING VENT
COR-A-VENT SV5 SIDING VENT (INSTALLS BETWEEN FIRST ROW OF RAIN SCREEN CLIPS.)
CSSR 8 CLIMATE-SHIELD STARTER RAIL
2X6 STUD @ 16" OC

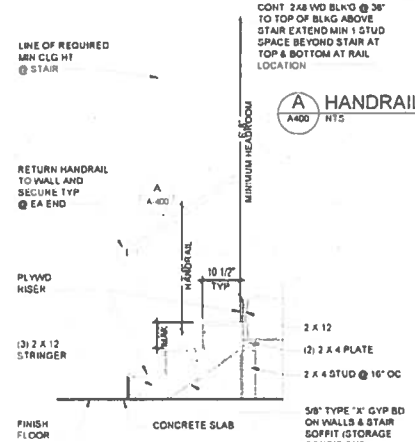


DOWNSPOUT IN WALL | DOWNSPOUT IN CHASE WALL | DOWNSPOUT IN COLUMN

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



A A400 HANDRAIL DETAIL NTS



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

GRAPHIC SCALE 1" = 1'-0"

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RENNAKER RESIDENCE
BUILDING SECTIONS/WALL DETAILS

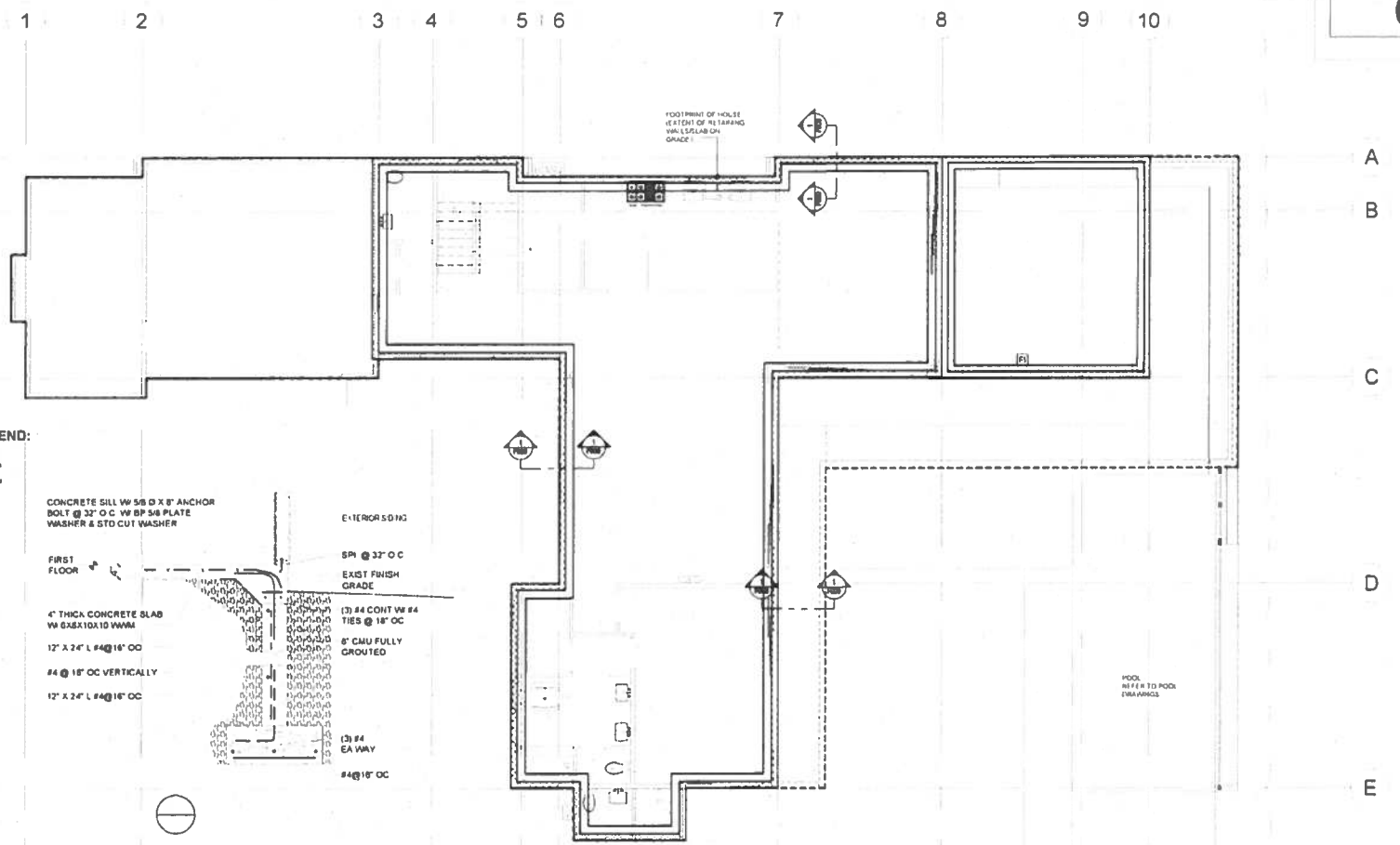
preliminary approval 3/3/2021
permit application 5/21/21
permit approved

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. A400

12 of 17 Sheets

EXHIBIT C-13



KEY NOTES LEGEND:

(P) (PERIMETER WALL FOOTING) TYP 18X14 (NET) P CONT FOOTING WITH 4-#4 CONT. (TOP & BOTTOM) THIS @ 24" ON CENTER W/ 8"ø CMU BLOCK ABOVE

2 FOUNDATION PLAN
F000 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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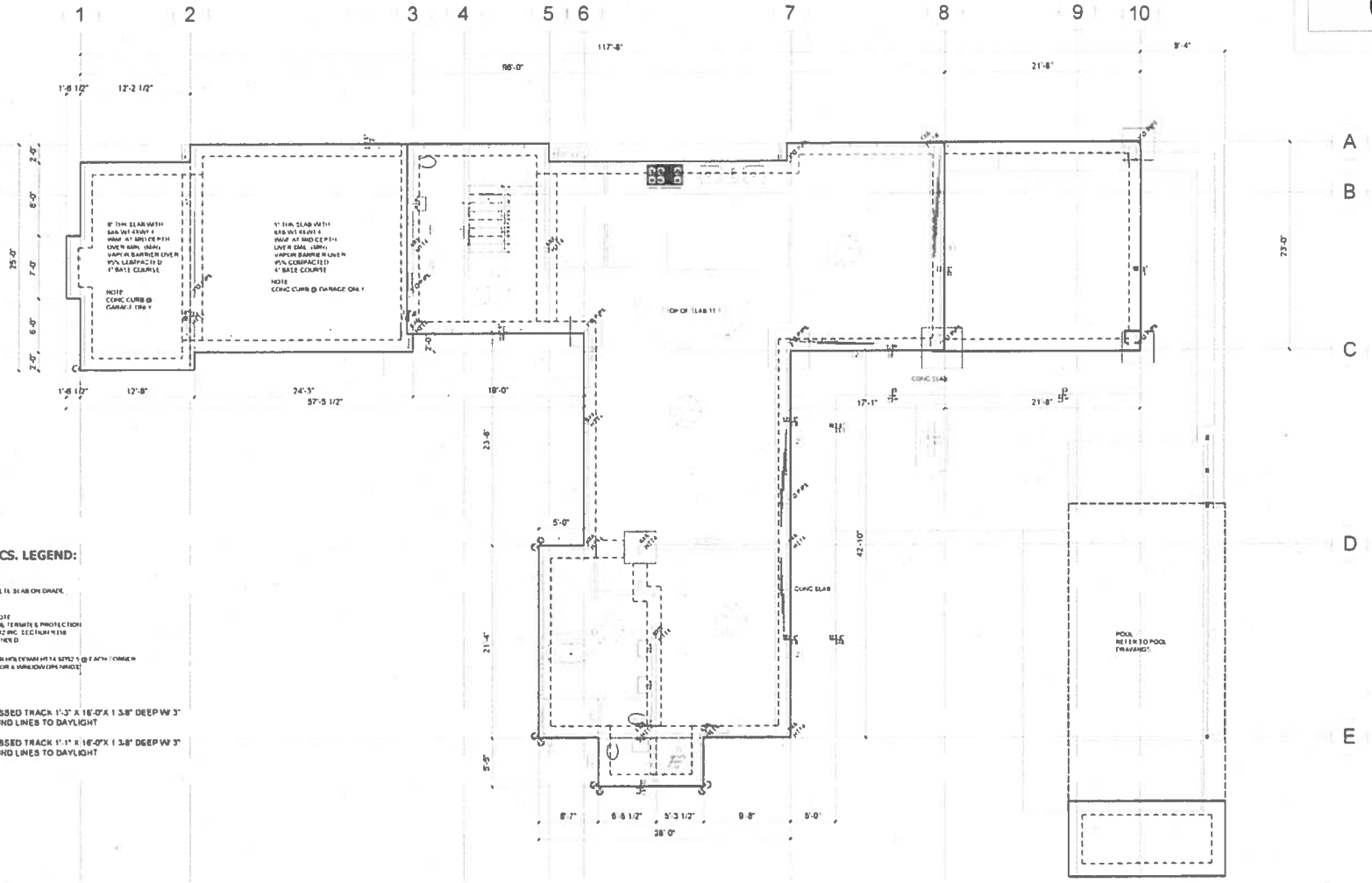
RENNAKER RESIDENCE
FOUNDATION WALL PLAN

preliminarily approved	XX/XX/21
permit application	5/21/21
permit approved	

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

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Date
Drawing No. F000
17 of 17 Sheets

EXHIBIT C-14



SPECS. LEGEND:

CONCRETE SLAB ON GRADE

GEN NOTE
PROVIDE TERMITE PROTECTION
PER 2012 IRC SECTION R318
AS AMENDED

SIMPSON H10 (OR HAN H10 STRAP) @ EACH CORNER AND DOOR & WINDOW OPENINGS

1 RECESSED TRACK 1'-3" X 18'-0"X 1 3-8" DEEP W/ 3" GROUND LINES TO DAYLIGHT

2 RECESSED TRACK 1'-1" X 18'-0"X 1 3-8" DEEP W/ 3" GROUND LINES TO DAYLIGHT

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

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

NOTE: REFER TO STRUCTURAL DRAWINGS FOR FOUNDATION NOTES & DETAILS

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MICHELLE L. DAMICO
LICENSED PROFESSIONAL ENGINEER
No. 17547
HAWAII, U.S.A.

RENNAKER RESIDENCE
53-733 KAMEHAMEHA HWY, LAIE, HAWAII 96762
TMK: 5-5-001: 014 (CPR)

FOUNDATION PLAN

preliminary approval XX/XX/21
permit application 9/21/21
permit approved

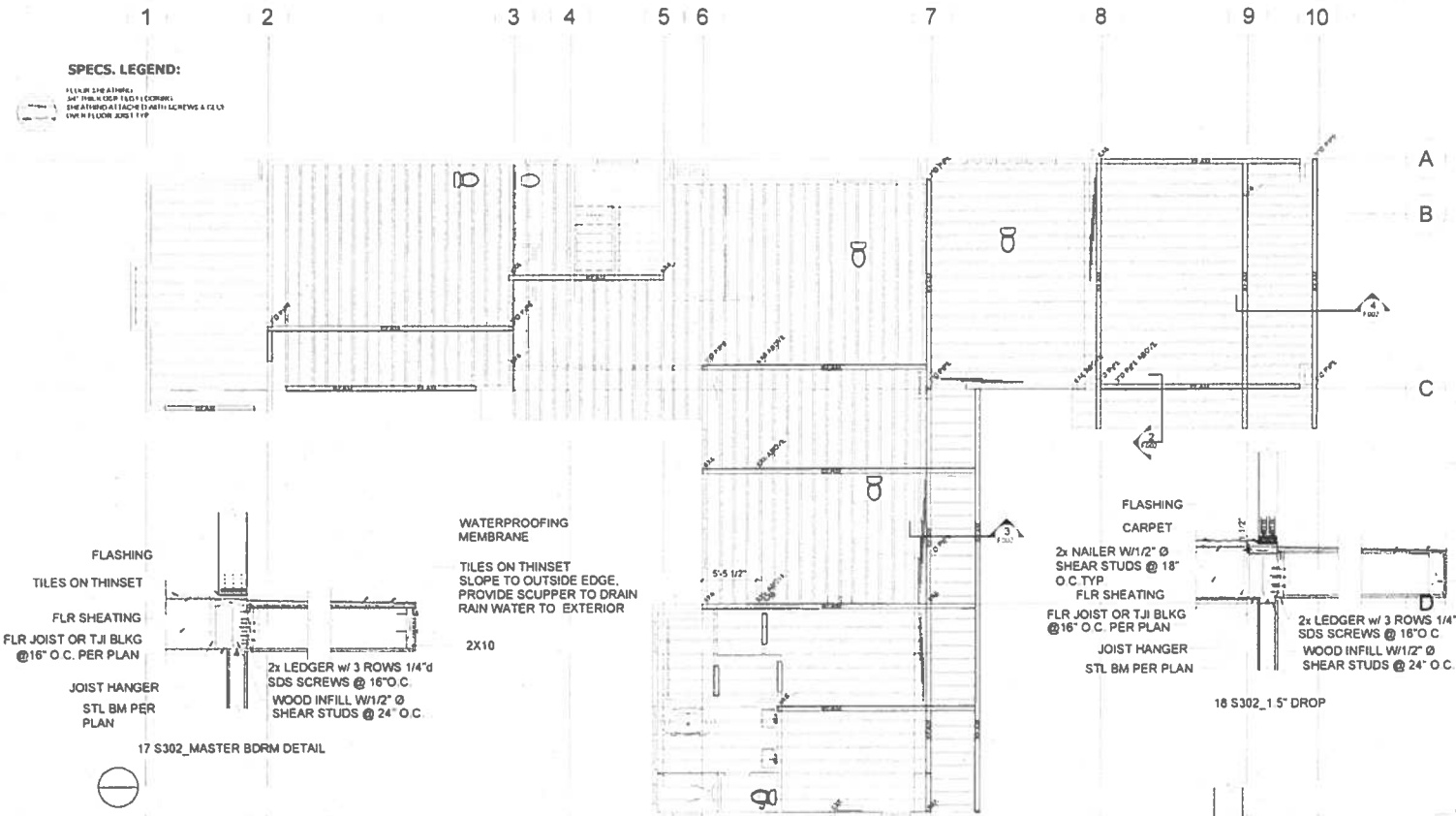
NO	REVISION
1	12/6/2021 DPW
2	3/30/2021 DPW
3	11/30/2021 DPW
4	10/15/2021 CARMEN
5	
6	

Drawn by
Date

Drawing No.
F001

17 of 17 Sheets

EXHIBIT C-15



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

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Facsimile: (808) 955-2778

RENNAKER RESIDENCE

FLOOR FRAMING

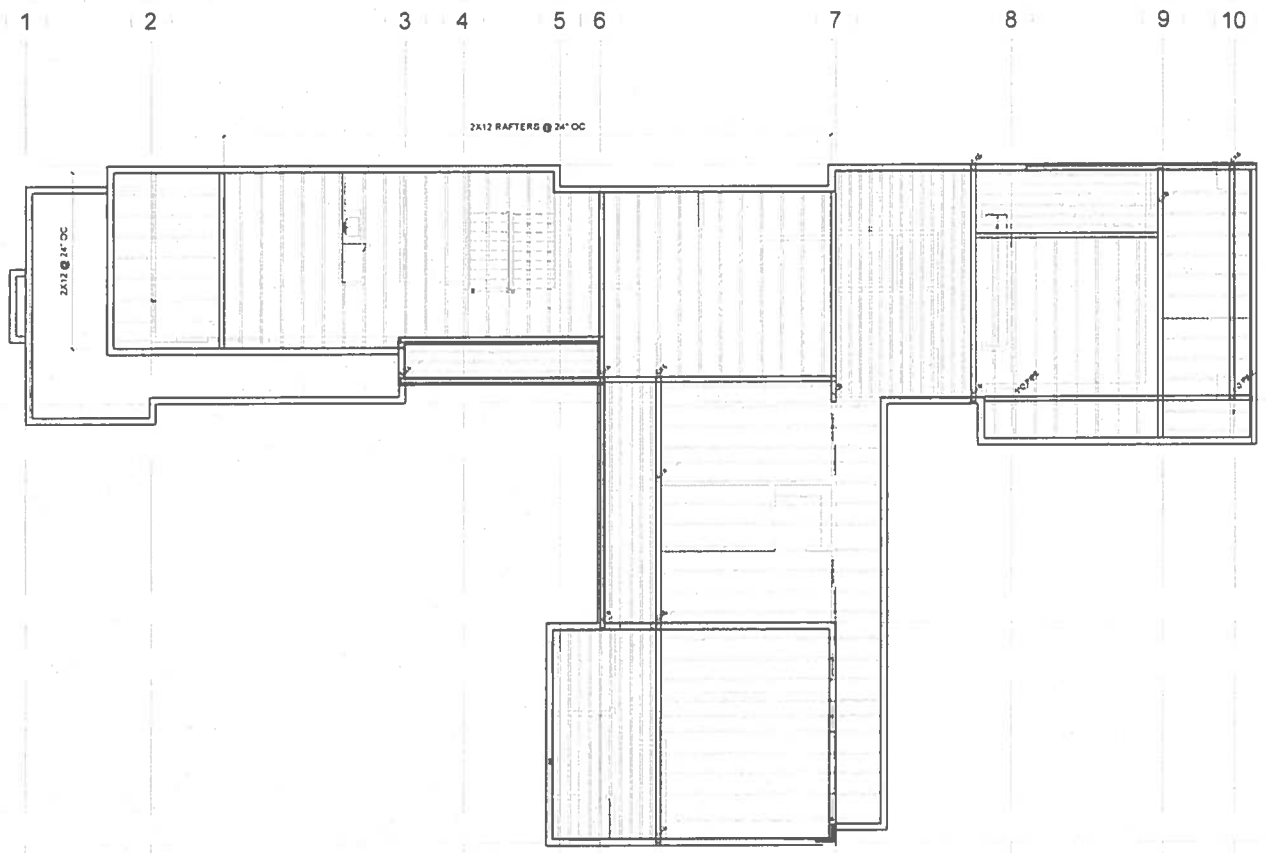
REVISION	NO
6/4/2021 DPP	1
9/30/2021 DPP	2
11/10/2021 DPP	3
10/15/2022 OWNER	4
	5
	6

Drawn by
Date

Drawing No.
F002

17 of 17 Sheets

EXHIBIT C-16



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

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

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

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RENNAKER RESIDENCE

ROOF FRAMING

REVISION	NO
6/4/2021 DPP	1
9/30/2021 DPP	2
11/19/2021 DPP	3
10/15/2022 OWNER	4
	5
	6

Drawn by

Date

Drawing No.

F003

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 CONCRETE SHALL BE 3000 PSI MINIMUM AT 28 DAYS
3 ALL REINFORCING STEEL 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 1000 LBS 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 PER CODE WHEN INSTALLED @ 12" ABOVE FLOOD LEVEL

SWIMMING POOL ELECTRICAL SPECIFICATIONS

1 THIS IS A SUMMARY OF THE REQUIREMENTS FOR POOLS, SPAS, FOUNDATIONS AND SIMILAR INSTALLATIONS FOR SPECIFICATIONS 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 ONE 110 VOLT AD WARNING 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 INSTALLED 5 FT OR MORE FROM THE POOL SUCH WIRING SHALL BE PERMITTED WHERE INSTALLED IN RIGID METAL CONDUIT, INTERMEDIATE METAL CONDUIT OR A MINIMUM TRADE SIZE 1 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 FOUNTAINS / FOUNTAIN POOLS: RECEPTACLE LIGHTING FIXTURES, SUBMERSIBLE PUMPS, ALL OTHER SUBMERSIBLE EQUIPMENT AND ALL CORD AND PLUG CONNECTED EQUIPMENT SHALL BE GFCI
10 A GFCI RECEPTACLE OUTLET SHALL BE PROVIDED NO CLOSER THAN TEN FEET AND NO MORE THAN 20 FEET FROM THE WATER'S EDGE AND SHALL BE GFCI PROTECTED PER NEC
11 CONTRACTOR TO REFER TO 2012 IMC SECTION 305 FOR EQUIPMENT LOCATION & CLEARANCES FOR RECEPTACLE LOCATIONS

POOL REBAR SCHEDULE

1 #5 @ 8" O.C. EACH WAY CONTINUOUS AROUND SKIMMER, LIGHT NICHE AND MAIN DRAIN
2 REBAR ABOVE SPILL DEPTH (TYP. ALL)
2.1 #5 @ 12" O.C. HORIZONTAL
2.2 #5 @ 12" O.C. VERTICAL
3 REBAR BELOW FLOOR DEPTH (TYPICAL)
3.1 #5 @ 12" O.C. HORIZONTAL
3.2 #5 @ 8" O.C. VERTICAL
3.3 #10 INSTALLED AT CORNER VERTICAL & WITH #5 REBAR
4 PROVIDE 2" MINIMUM CLEAR 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 ARE QUALIFY PROVISIONS SHALL BE MADE TO PREVENT SURFACE WATER AND/OR SEPARATE LAND RUN-OFF FROM LEAVING THE SITE. IN ADDITION THE POOL WATER SHOULD NOT CAUSE WATER TO STAGNATE ON OR INTO LOCAL AND ADJOINING PROPERTIES
3 IF POOL WATER DISCHARGE IS 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) 768-3240
4 POOL WATER FREE HARGE 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) 768-3291 OR (808) 768-3292
5 POOL WATER DISCHARGE TO THE STATE OF HAWAII STORM DRAIN SYSTEM REQUIRES APPROVAL BY THE HIGHWAYS DIVISION OF THE STATE DEPARTMENT OF TRANSPORTATION
6 POOL WATER (PUBLIC SWIMMING POOL) DISCHARGE REQUIRE APPROVAL BY THE SANITATION BRANCH OF THE STATE DEPARTMENT OF HEALTH (DOH)
7 NO DEBRIS, SOIL, OR LANDSCAPE 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 IMC):

1 A BARRIER 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"
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" SPHERE TO PASS THRU
5 IF BARRIER CONSISTS OF VERTICAL AND HORIZONTAL MEMBERS REFER TO APPENDIX G OF THE 2012 IMC
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 AN AUDIBLE WARNING WHEN THE DOOR AND/OR ITS SCREEN ARE OPENED

BWS NOTES:

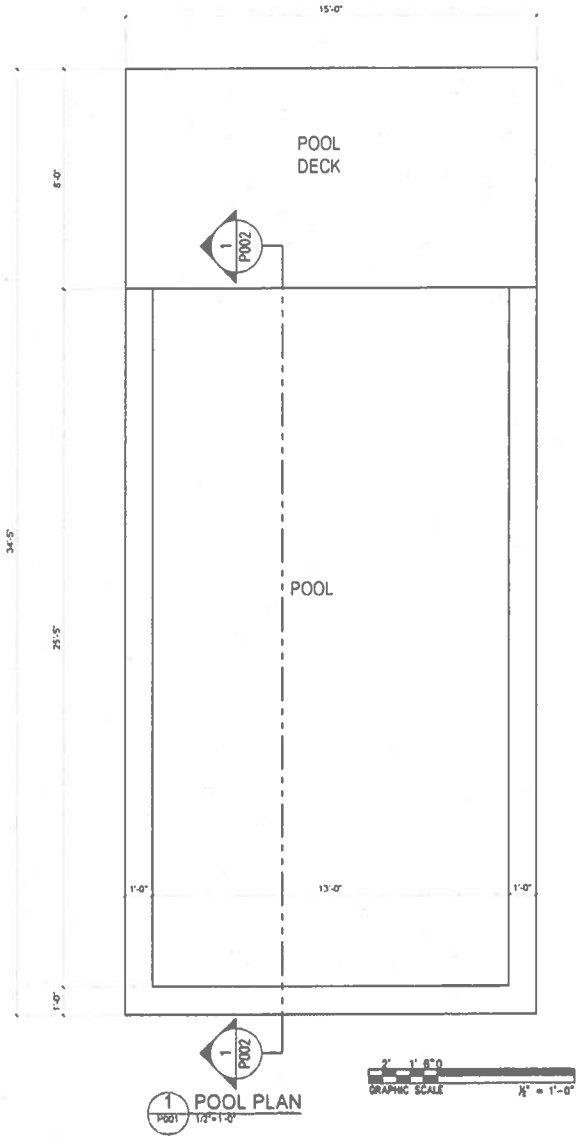
1 POOL TO BE FILLED BY HOSE BIB
2 THIS WATER METER DOES NOT HAVE A/S OR AN IRRIGATION SYSTEM

WASTEWATER NOTES:

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

POOL DATA

POOL SIZE	14'-0" X 15'-0"	POOL DEPTH	4'-8" TO 5'-0"
FILTER	T1 SAND	PUMP	VARIABLE
FLOW	50 GPM	TURNOVER	4 HRS
POOL VOLUME	24.2 M GAL		



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

HOMEWORKS
constructions inc
211 S Beretania Street
Honolulu, Hawaii 96826
Telephone: (808) 955-2777
Facsimile: (808) 955-2778

RENNAKER RESIDENCE
85-131 KAMEHAMEHA HWY, LAIE, HAWAII 96762
TMK: 5-5-001: 014-0001

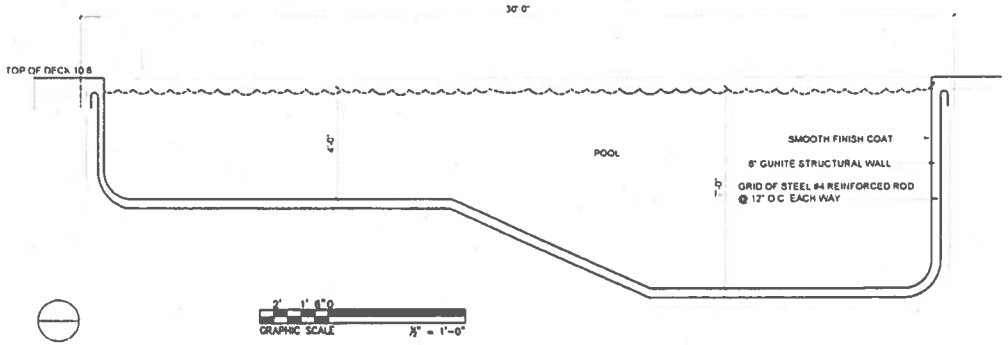
POOL SPECS /POOL PLAN

preliminary approved XX/XX/21
permit application 9/21/21
permit approved

REVISION	NO
6/4/2021 DPP	1
9/30/2021 DPP	2
11/16/2021 DPP	3
10/15/2022 CARRIER	4
	5
	6

Drawn by
Date
Drawing No.
P001
17 of 17 Sheets

EXHIBIT C-18



POOL STEPS SECTION

POOL SKIMMER

POOL WALL DETAIL

POOL LIGHTS

POOL INLETS

VAC LINE WITH VAC LOCK

POOL MAIN DRAINS

POOL SCHEMATIC

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

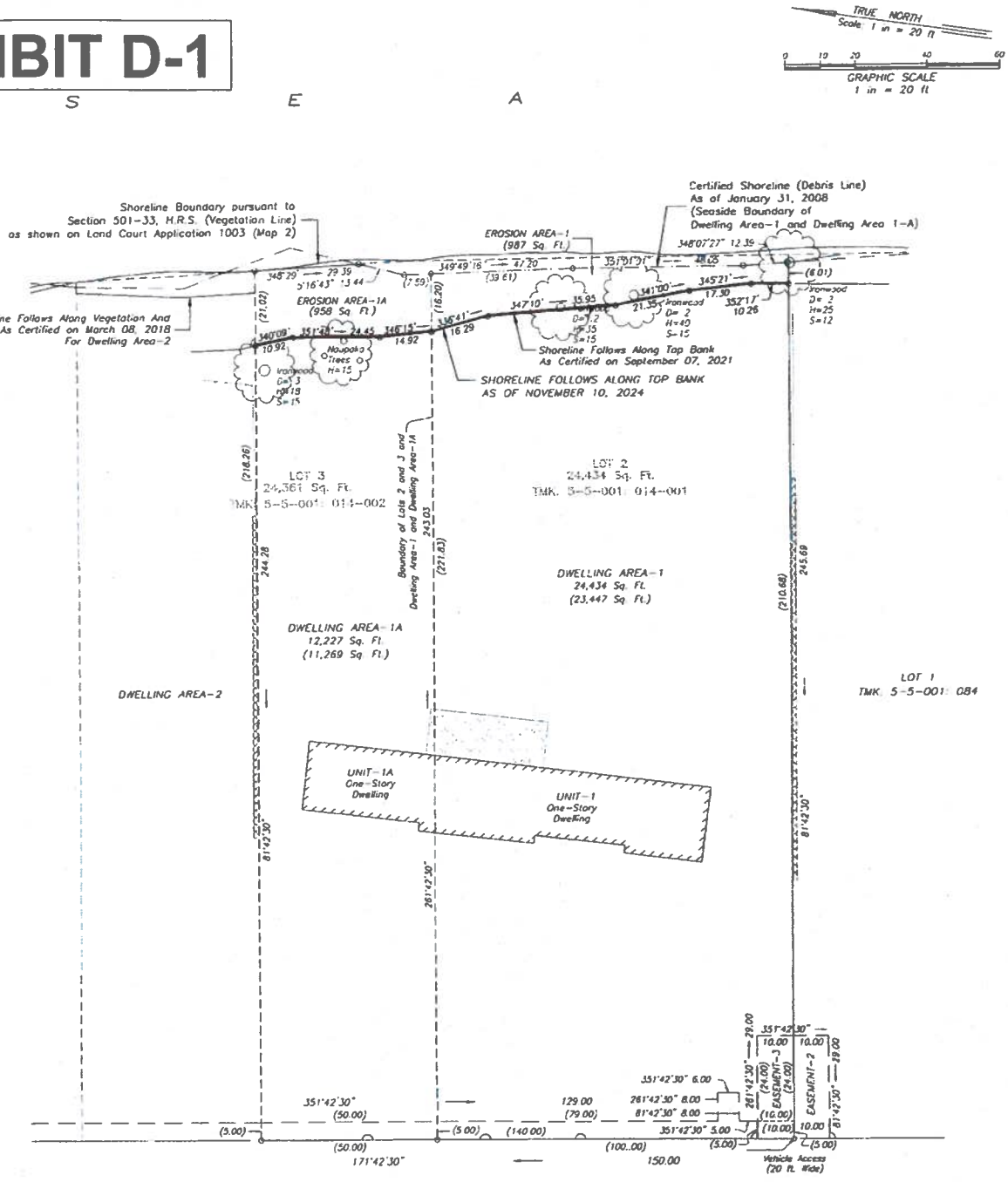
RENNAKER RESIDENCE

POOL SECTION/POOL DETAILS

Drawn by	
Date	
Drawing No	P002

EXHIBIT D-1

S E A



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 P. 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 19 2024

Chairperson, Board of Land and Natural Resources

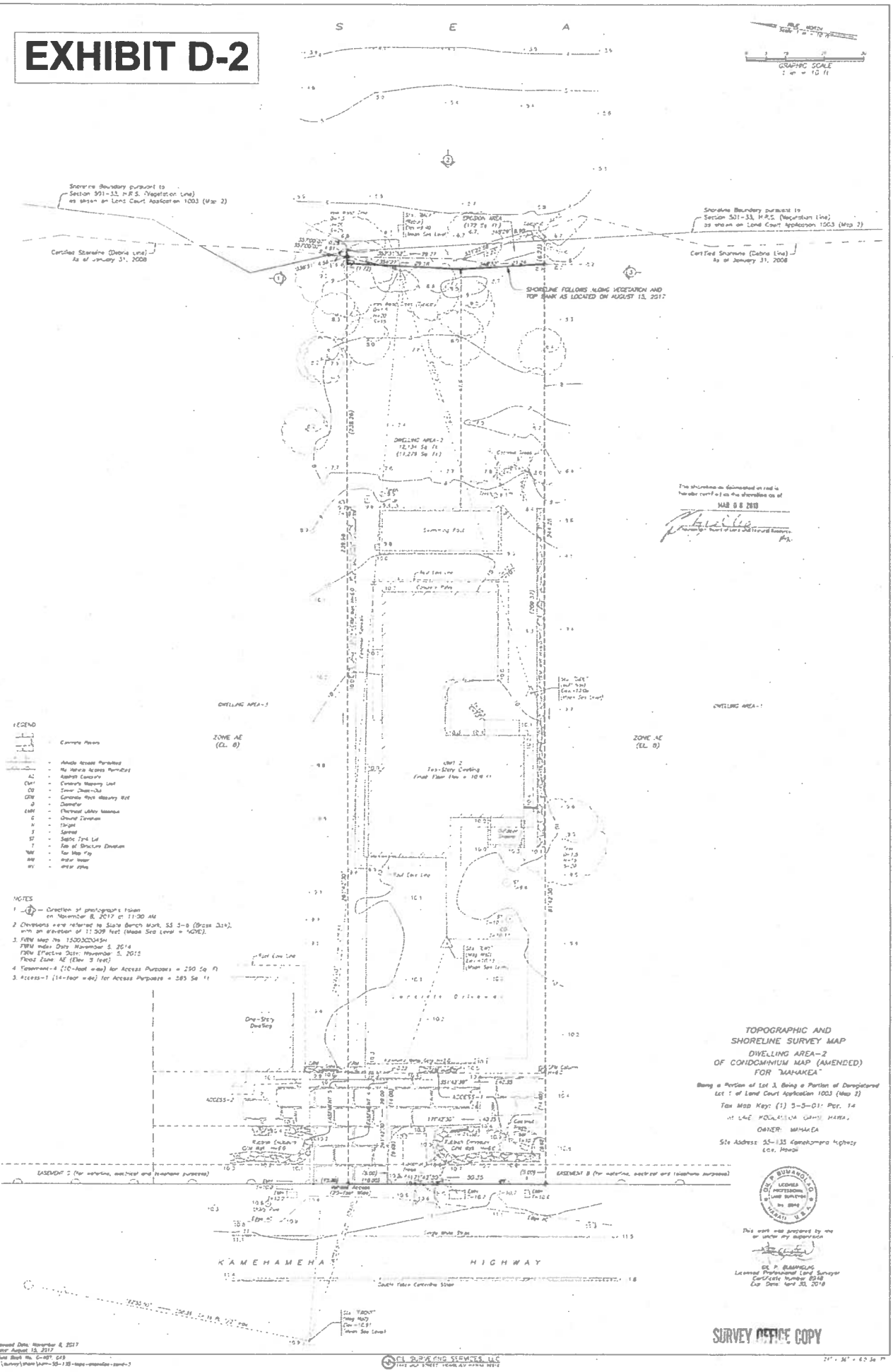
DATE: NOVEMBER 10, 2024
FB No. G-407: 049; 073
c:\SHORE\MAHAKEA AMEND 11-10-2024 SHORE-UNIT-1-SUBMIT

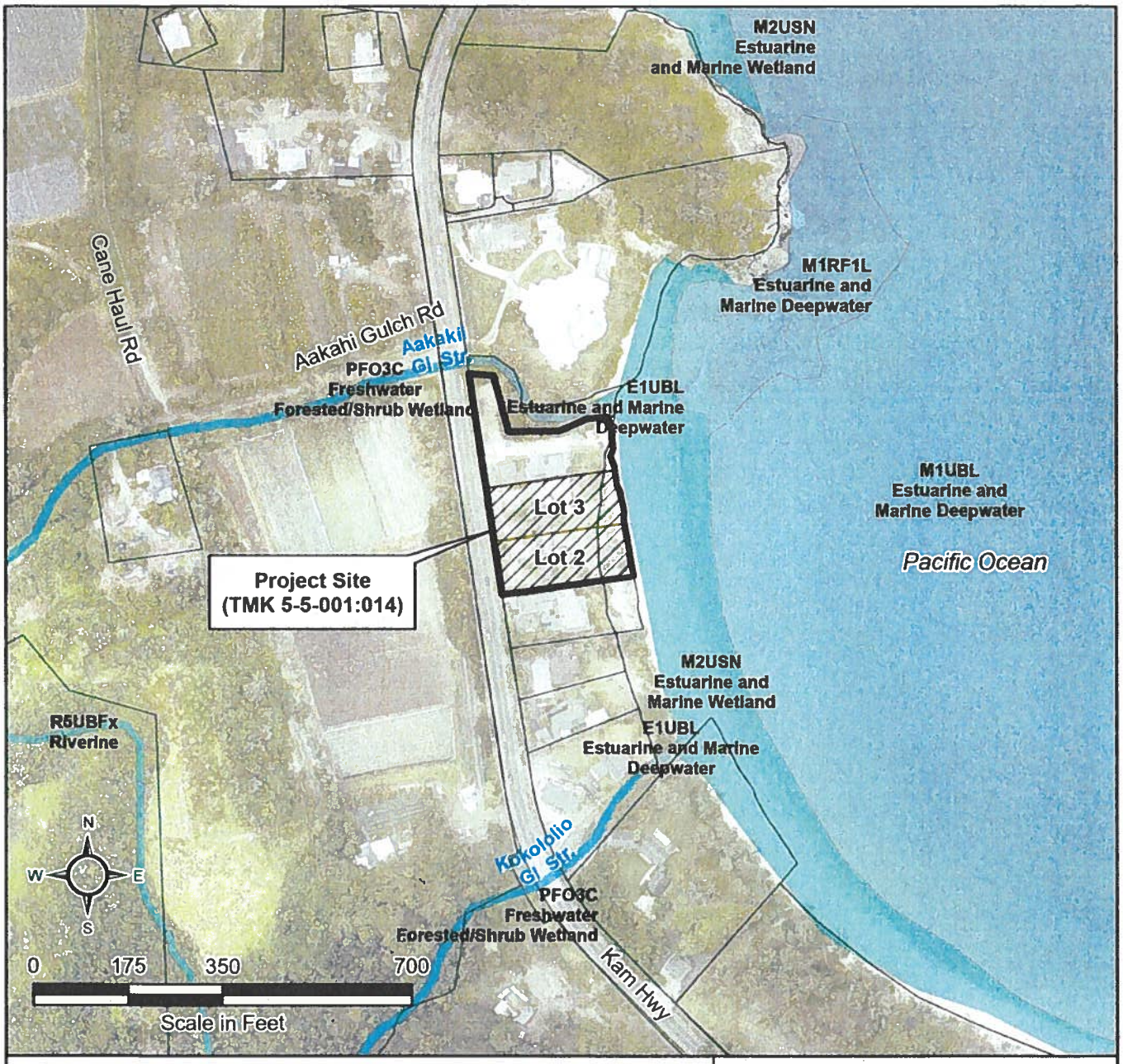
GIL SURVEYING SERVICES, LLC
1442 ULA STREET HONOLULU HAWAII 96816

18" x 24" = 3.0 sq. ft.

SURVEY OFFICE COPY

EXHIBIT D-2


S E A
GRAPHIC SCALE
Certified Shoreline (Debris Line) As of January 31, 2008
Certified Shoreline (Debris Line) As of January 31, 2008
SHORELINE FOLLOWS ALONG VEGETATION AND TOP BANK AS LOCATED ON AUGUST 13, 2017
EROSION AREA
DWELLING AREA-2
12,134 Sq. Ft.
(11,278 Sq. Ft.)
Swimming Pool
Concrete Path
Cement Patio
DWELLING AREA-3
DWELLING AREA-1
ZONE AE
(EL. 8)
ZONE AE
(EL. 8)
Two-Story Dwelling
First Floor Elev. = 10.8 ±
One-Story Dwelling
Concrete Driveway
ACCESS-2
ACCESS-1
EASEMENT C (for waterline, electrical and telephone purposes)
EASEMENT B (for waterline, electrical and telephone purposes)
Retaining Wall
Top Wall = ±10.0
Base Wall = ±8.0
Retaining Wall
Top Wall = ±10.7
Base Wall = ±8.0
Paved Access
(12-foot Wide)
Large Grass Patch
KAMEHAMEHA
HIGHWAY
South Kihei Centerline Stake
Six Trout
(Map Mark)
Elev. = 12.91
(Mean Sea Level)
LEGEND
Concrete Pavers
Asphalt Access Permitted
No Vehicle Access Permitted
Asphalt Concrete
Concrete Masonry Unit
Inner Diameter
Concrete Rock Masonry Wall
Centerline
Electrical Utility Handhole
Ground Elevation
Irrigation
Sprinkler
Septic Tank Lid
Top of Structure Elevation
Tax Map Key
Water Meter
Water Valve
NOTES
1. Direction of photographs taken on November 8, 2017 at 11:30 AM
2. Elevations were referred to State Bench Mark, SS 5-8 (Brass Disk), with an elevation of 11.309 feet (Mean Sea Level = MSL).
3. FIRM Map No. 15003C0434H
FIRM Index Date: November 5, 2014
FIRM Effective Date: November 5, 2014
Flood Zone: AE (Elev. 8 feet)
4. Easement-A (10-foot wide) for Access Purposes = 250 Sq. Ft.
5. Access-1 (14-foot wide) for Access Purposes = 385 Sq. Ft.
Shoreline Boundary pursuant to Section 501-33, H.R.S. (Vegetation Line) as shown on Land Court Application 1003 (Map 2)
Shoreline Boundary pursuant to Section 501-33, H.R.S. (Vegetation Line) as shown on Land Court Application 1063 (Map 3)
This shoreline as delineated on said maximum reflects the shoreline as of
MAR 08 2018
Chief of Land Management Branch
TOPOGRAPHIC AND SHORELINE SURVEY MAP
DWELLING AREA-2
OF CONDOMINIUM MAP (AMENDED)
FOR "MAHAKEA"
Being a Portion of Lot 3, Being a Portion of Designated Lot 1 of Land Court Application 1003 (Map 2)
Tax Map Key: (2) 3-5-01: Por. 14
At Kihei, Makawao (Camp), Maui
OWNER: MAHAKEA
Site Address: 55-135 Kamehameha Highway Kihei, Hawaii
DR. P. BUMANGLAG
LICENSED PROFESSIONAL LAND SURVEYOR
No. 8248
HAWAII, U.S.A.
This work was prepared by me or under my supervision
DR. P. BUMANGLAG
Licensed Professional Land Surveyor
Certificate Number 8248
Exp. Date: April 30, 2018
SURVEY OFFICE COPY
Planned Date: November 8, 2017
Date: August 13, 2017
Field Book No. C-007, 049
C:\Survey\Share\Job-55-135-kihei-mahakea-condo-3
CL SURVEYING SERVICES, LLC
TAKE OUR STREET NEAR KAMAOLE BEACH PARK





VICINITY MAP

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

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

EXHIBIT E

Wetlands Map

FILE NO.: 2025/SMA-2

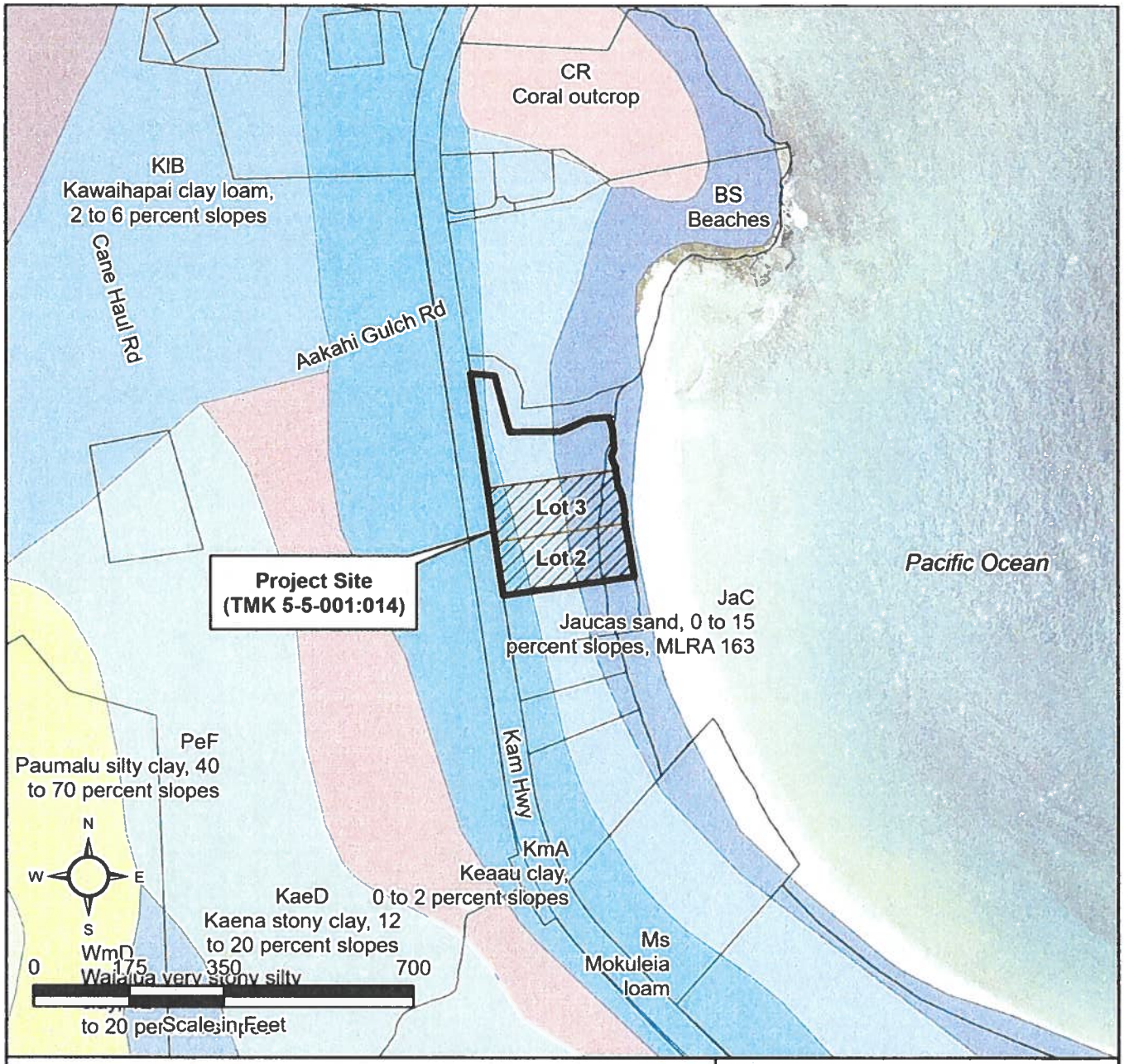
PROJECT: Rennaker Residence

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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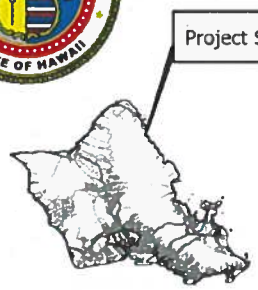


Legend

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

NRCS Soil

- BS
- CR
- JaC
- KaeC
- KaeD
- KlB
- 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

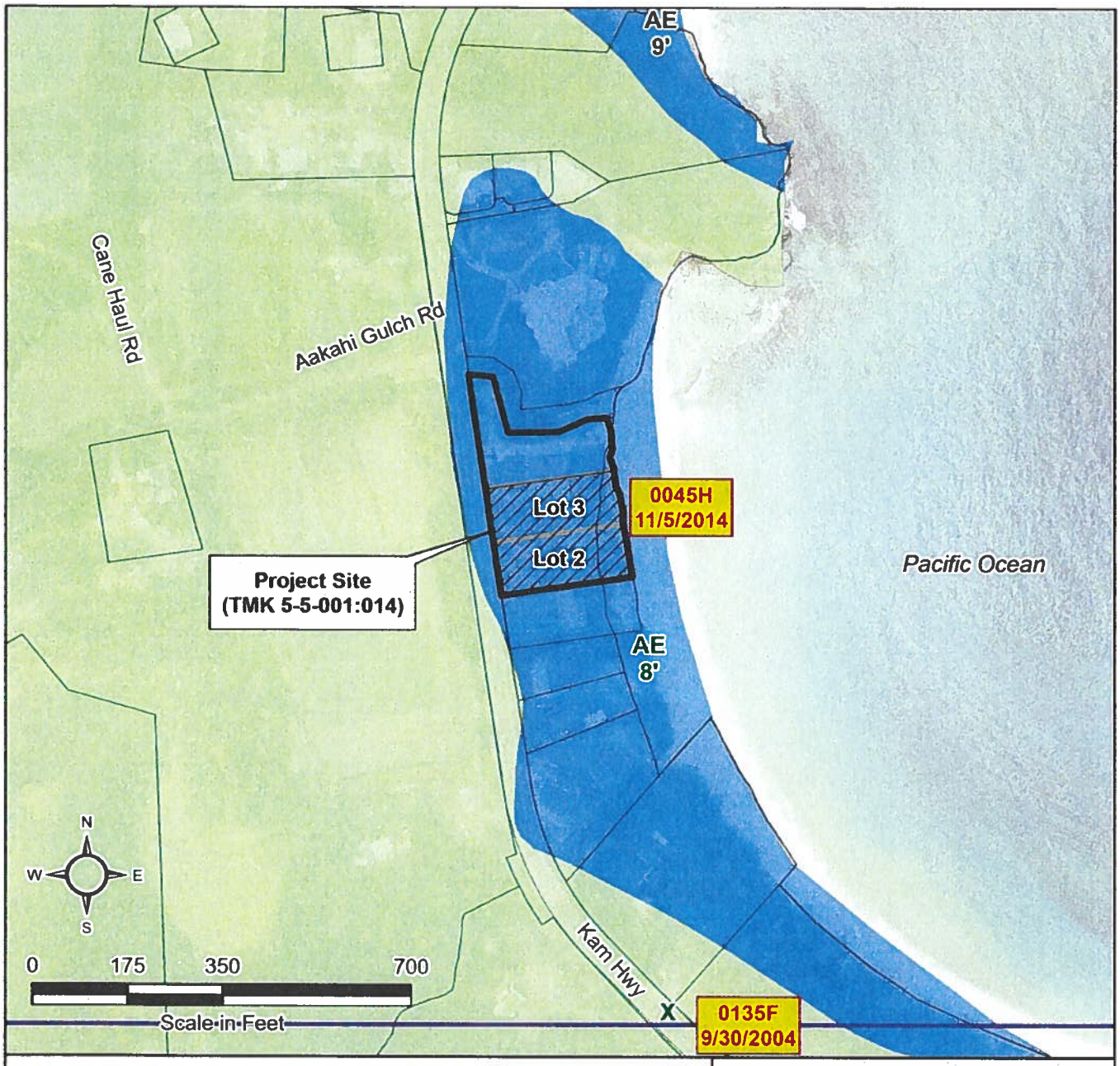
PROJECT: Rennaker Residence

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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CITY AND COUNTY OF HONOLULU
STATE OF HAWAII

Project Site



VICINITY MAP

Legend

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

Flood Zones

- AE
- X

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

EXHIBIT G

Flood Hazard Areas Map

FILE NO.: 2025/SMA-2

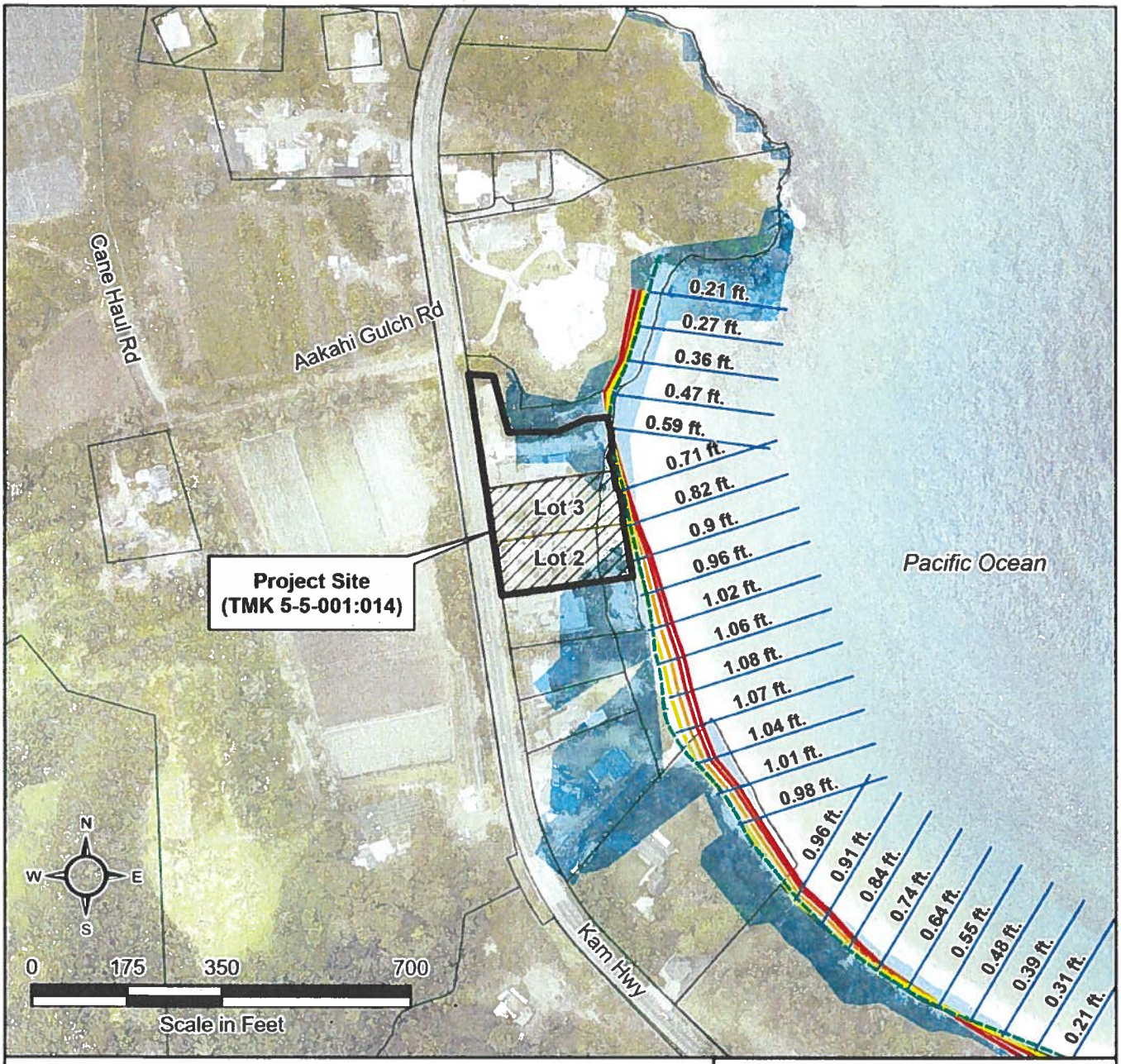
PROJECT: Rennaker Residence

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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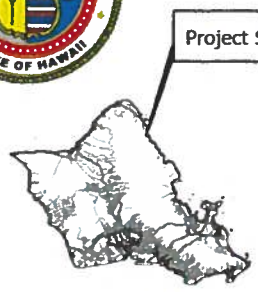


Legend

- 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

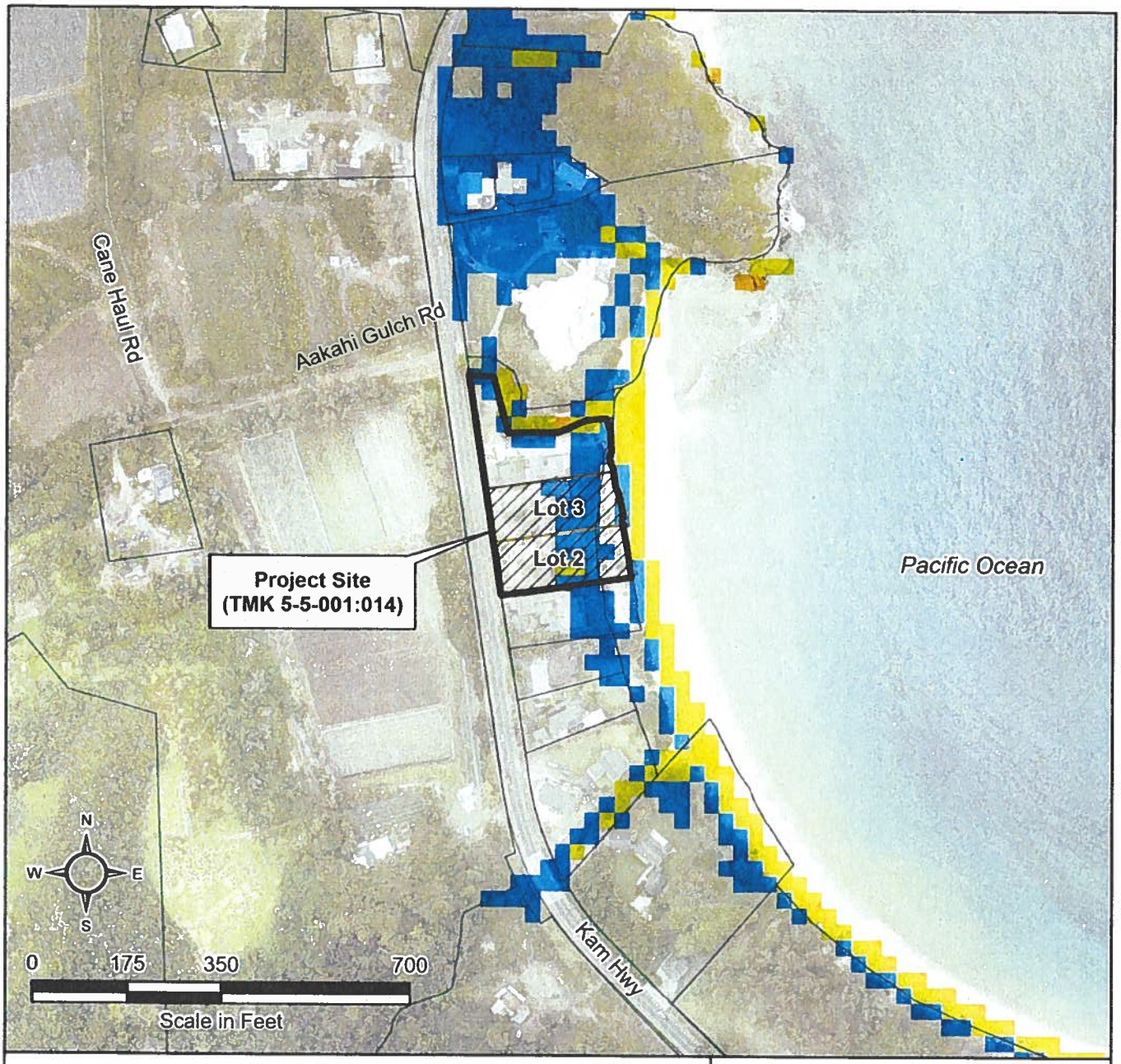
PROJECT: Rennaker Residence

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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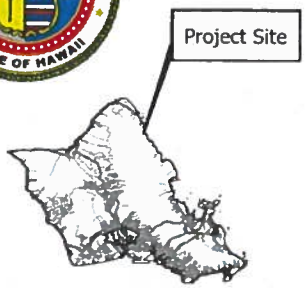


Legend

- 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

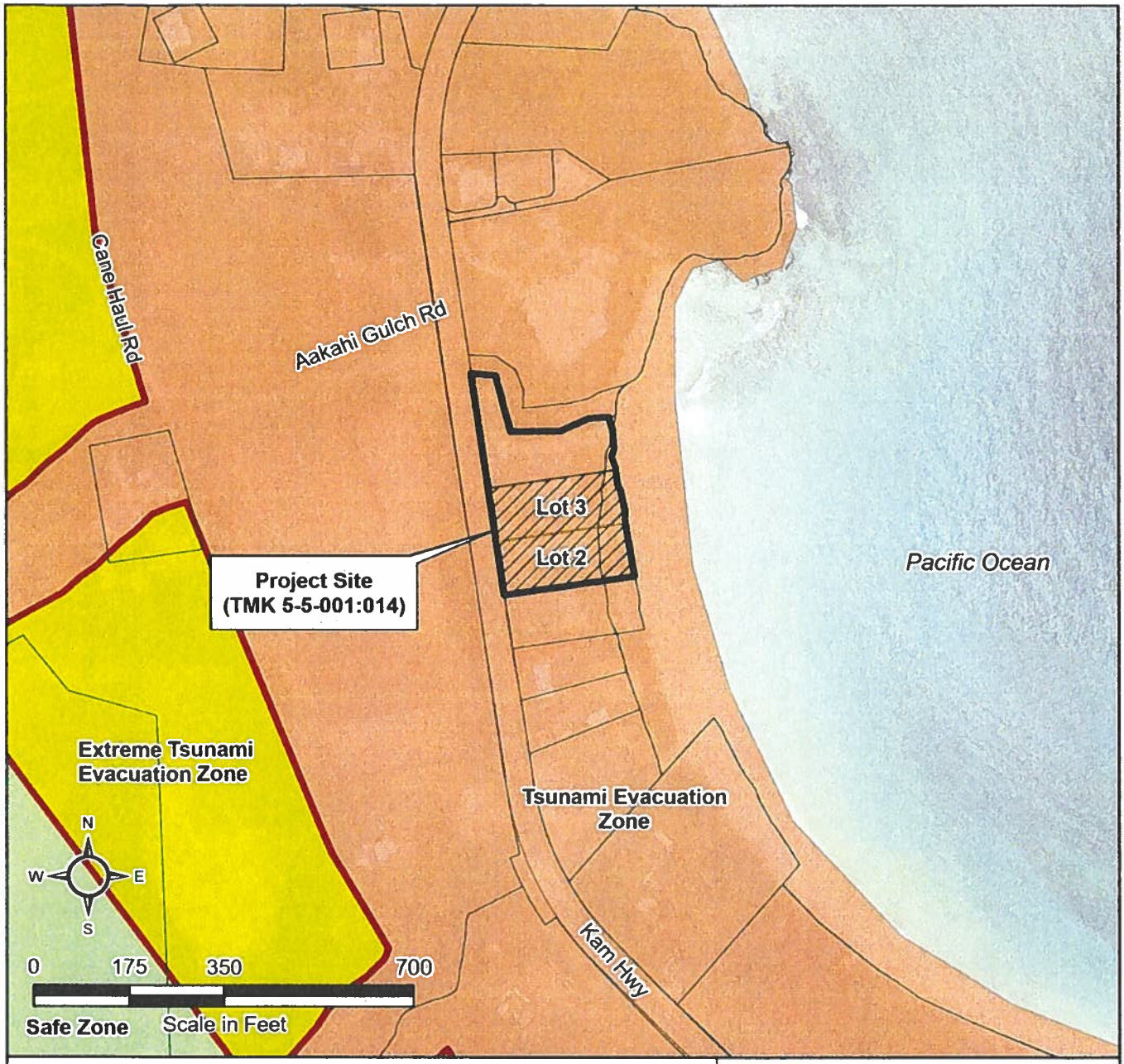
PROJECT: Rennaker Residence

LOCATION: 55-133 Kamehameha Highway - Lā'ie

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

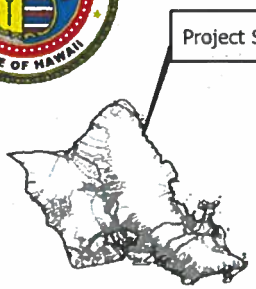
Prepared by: Department of Planning and Permitting Date: April 7, 2025

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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

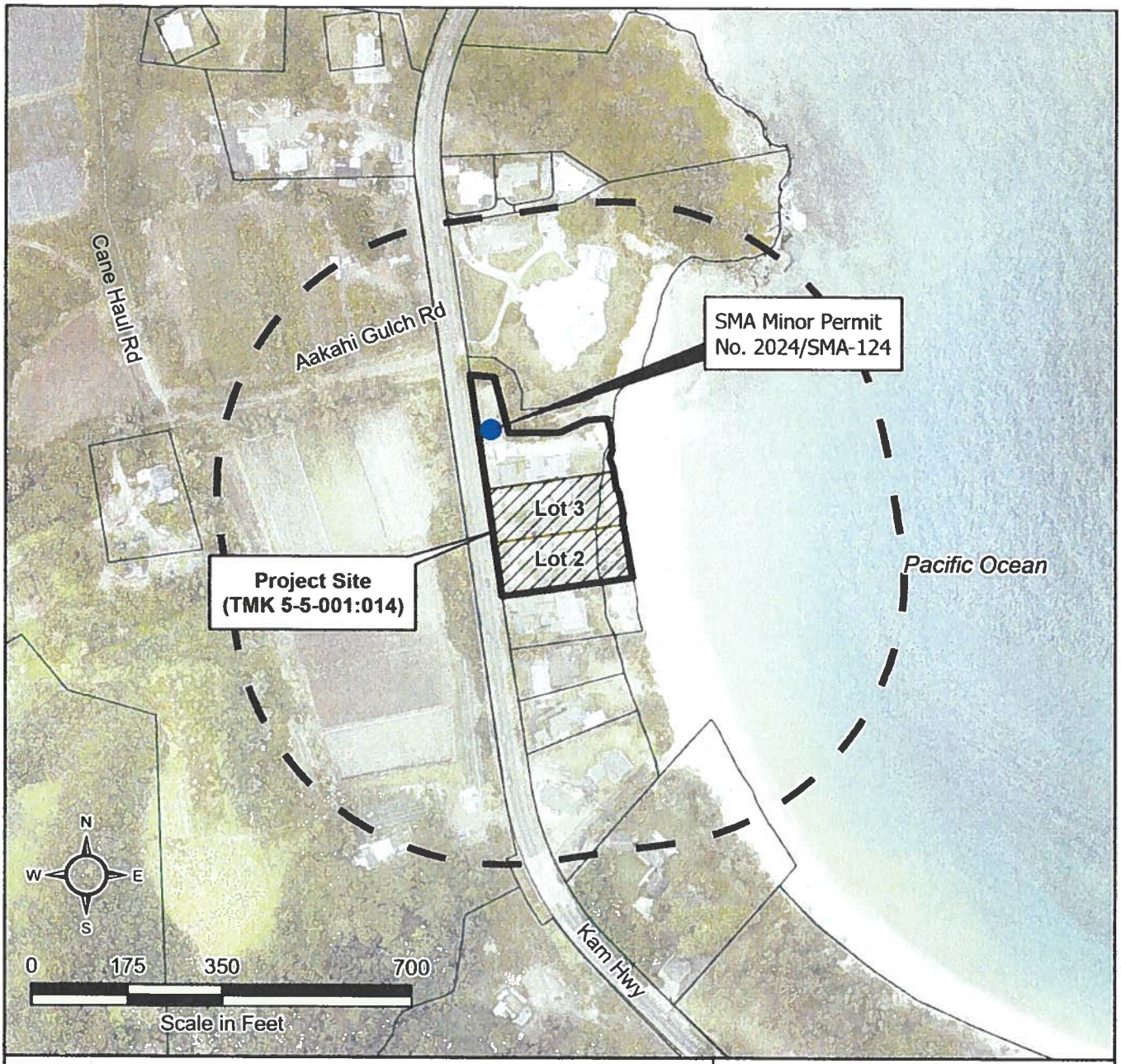
PROJECT: Rennaker Residence

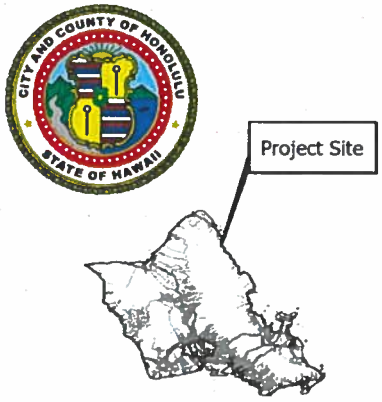
LOCATION: 55-133 Kamehameha Highway - Lā'ie

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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VICINITY MAP

Legend

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

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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Report Title:
Special Management Area ("SMA") Major Permit; Land Use Permit; Department of Planning and Permitting ("DPP"); Lā'ie, O'ahu; Laie, Oahu

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