'25OCT17 PM 3:12 CITY CLERK

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

650 SOUTH KING STREET, 7TH FLOOR • HONOLULU, HAWAI'I 96813
PHONE: (808) 768-8000 • FAX: (808) 768-6041 • WEBSITE: honolulu.gov/dpp

RICK BLANGIARDI
MAYOR
MEIA

DAWN TAKEUCHI APUNA
DIRECTOR
PO'O

BRYAN GALLAGHER, P.E.
DEPUTY DIRECTOR
HOPE PO'O

REGINA MALEPEAI
2ND DEPUTY DIRECTOR
HOPE PO'O KUALUA

October 16, 2025

2025/SMA-54(MM)

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
Taylor Property
430-D North Kalāheo Avenue – Kailua
Tax Map Key 4-3-017: 019

Enclosed for your consideration are the Department of Planning and Permitting's (DPP) Report and Recommendation, Draft Resolution, and Exhibits for the SMA Major Permit application to allow the construction of a new single-unit dwelling with a new above-grade swimming pool on a shoreline lot with an existing single-unit dwelling (Project) in Kailua.

The DPP recommends that the Project be approved, subject to compliance with recommended conditions, which primarily consist of standard conditions relating to coastal hazards, archaeological resources, protected species, and the prohibition of short-term rentals. The DPP is also imposing one non-standard condition related to building height, and number of permitted kitchens, laundry rooms, and bathrooms.

The site is a shoreline lot, within Flood Zone X, a non-special flood hazard area, but the majority of the site is projected to be impacted by 2100 as a result of annual high wave action under a scenario of 3.2 feet of sea level rise, and the underlain soils are Jaucus Sands and Beaches. The Project plans show that the proposed single-family dwelling will exceed the Residential District height limit, and have two kitchens, two laundry rooms, and eight bathrooms. The Project plans must be revised to establish

DEPT. COM. 778

compliance with Revised Ordinances of Honolulu (ROH) Chapter 21, the Land Use Ordinance.

Pursuant to the ROH 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.

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

Sincerely,

Dawn Takeuchi Apuna
Director

Enclosures: DPP Report and Recommendation
Draft Resolution
Exhibits A, B, C-1 through C-11, and D through N

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 MARGARET TAYLOR FOR A SPECIAL MANAGEMENT AREA (SMA) MAJOR PERMIT	FILE NO. 2025/SMA-54(MM)

FINDINGS OF FACT, CONCLUSIONS OF LAW, AND RECOMMENDATION

I. APPLICATION

A. Basic Information:

PROJECT NAME:	Taylor Property
LANDOWNER/ APPLICANT:	Margaret Taylor
AGENTS:	WHALE Environmental Services, LLC (Mark Howland)
LOCATION:	430-D North Kalāheo Avenue – Kailua (Exhibit A)
TAX MAP KEY:	4-3-017: 019
ZONING:	R-10 Residential District (Exhibit B)
STATE LAND USE:	Urban District
DEVELOPMENT PLAN:	Koʻolau Poko Sustainable Communities Plan (KPSCP)

B. Proposal: The Applicant is requesting approval of an SMA Major Permit to allow a new single-unit dwelling with an eight-car garage and a new above-grade swimming pool on a 23,256-square (-sq.) -foot (-ft.) shoreline lot (Project) in the R-10 Residential District and SMA in Kailua (see Exhibits A, B, and C-1 through

C-11). The Project will be the second single-unit dwelling on the Project site. The Project consists of the construction of a new 9,199.50-sq.-ft. two-story single-unit detached dwelling with an eight-car garage, five bedrooms, eight bathrooms, two covered decks, two kitchens, two laundry rooms, an exercise room, and a new at-grade swimming pool and spa on the makai (seaward) or eastern portion of the site. The building area of the new dwelling will be 5,174 sq. ft.

The existing single-unit dwelling has a floor area of 3,942.30 sq. ft. and a building area of 2,317 sq. ft. The total building area for both dwellings will be 7,491.50 sq. ft., and the total floor area for both dwellings will be 13,141.80 sq. ft., or a floor area ratio of 0.57. The total impervious surface coverage will be approximately 32 percent of the Project site. The proposed dwelling will be 27.5 ft. in height and all structures will be set back 60 ft. from the certified shoreline (see Exhibits C-6 and M).

Existing grade in the location of the proposed single-unit dwelling ranges from six to seven ft. above mean sea level (MSL) on the mauka side, and up to 10 ft. above MSL on the makai side of the dwelling (see Exhibit C-8). The garage floor will be slab on grade, with the main floor of the remainder of the dwelling elevated about four ft. above grade to create a crawl space below. The foundation consists of column and wall footings, and grade beams. The column footings range from 1.5 sq. ft. to 3.0 sq. ft., the continuous wall footings range from 1.33 ft. to 4.0 ft. wide, and the grade beams are 1.0 ft. wide. The height of the footings and grade beams will not exceed 1.0 ft. The Applicant states that excavated materials from the footings will be used as backfill around the upper level of the dwelling, at the above-grade swimming pool, and to raise the low elevation of the inside of the site a small amount by disturbing material under the garage forecourt and the areas toward the existing dwelling. According to the Agent, the maximum depth of excavations for the 59 footings will not exceed two ft. (see Exhibit C-10).

The existing six-ft.-high concrete masonry unit wall (CMU) on the south side of the Project site and the existing six-ft.-high concrete rubble masonry (CRM) on the north side of the Project site will be retained. There will be a new four ft.-high gate and fence on the south side of the site within the side yard setback, between the new single-unit dwelling and the CRM wall.

Project construction proposes to excavate a total of 343.20 cubic yards of ground material and will use 288.25 cubic yards of fill to support grade beams, column footings, and concrete slabs. All of the required fill will be sourced from what is currently on-site from previous grading. No import or export of other soil materials is required; the remaining excavated materials of 54.95 cubic yards will be spread across the site.

All construction staging activities will occur on-site. Temporary and permanent Best Management Practices (BMPs) will be implemented before, during, and after construction to address fugitive dust, on-site stormwater management, construction noise and vibrations, erosion and sediment control, and other issues in compliance with the Department of Planning and Permitting (DPP) *Rules Relating to Water Quality*, *Rules Relating to Storm Drainage Standards*, and other applicable regulations. Other required City approvals include construction and building permits (BPs).

The Project is anticipated to cost approximately $1.2 million, and construction will take approximately 18 months from the issuance of all required permits.

Background: The Project site has been in residential use since at least 1948, when a single-unit dwelling was posted there. On October 12, 1948, BP No. 75068 was issued for a new single-unit dwelling, and is located on the mauka (upland) or west portion of the site. On January 23, 1952, BP No. 97293 was issued for repairs and alterations. On December 15, 1976, BP No. 76568 was issued for repair woodwork around four picture windows. On March 7, 2016, BP No. 783207 was issued for additions and alterations and installation of new fences and gates.

II. EXISTING CONDITIONS

The following table summarizes the existing conditions for the site and surrounding area:

Lot Area	23,256 sq. ft.
Lot Shape	Rectangular
Topography	Relatively flat ranging in elevation from approximately five ft. to 15 ft. above MSL, with an elevated sand berm along the makai edge of the property (see Exhibit E).
Current Development	The Project Site is currently developed with one single-unit dwelling and a two-car garage.
Surrounding Uses	To the north - Kailua Bay / Pacific Ocean All other surroundings – Single-unit dwellings and two-unit dwellings (see Exhibits A and B).
Flood Zone	*Flood Zone X* – An area determined to be outside of the 0.2 percent annual chance floodplain (Federal Emergency Management Agency Flood Insurance Rate Map Panel No. 15003C0290H, revised November 5, 2014; see Exhibit D).

Shoreline Survey	The most recent Certified Shoreline Survey (CSS) was certified on September 29, 2024 (see Exhibit M). Development will occur outside of the 60-ft. shoreline setback area.
Nearest Body of Water	*Pacific Ocean* / Kailua Bay - Estuarine and Marine Wetland (approximately 262 ft. away) (see Exhibit K).
Soil Classifications	*Jaucas Sands* with zero to 15 percent slopes - Excessively drained, calcareous soils with rapid permeability, and very slow to slow runoff potential. This soil series occupies the majority of the southeast portion of the Project site; and *Beaches* - Excessively drained, with very low runoff potential. This soil series occupies the western portion of the Project site (see Exhibit I; United States Department of Agriculture - Natural Resources Conservation Service). The subject property is also mapped as coastal dunes on the Hawai'i Sea Level Rise (SLR) Viewer (see Exhibit L).
Vegetation	Grass lawn, ornamental trees, and landscaping vegetation.
SLR – Exposure Area (XA)	The Hawai'i SLR Viewer shows the majority of the Project site is projected to be impacted as a result of annual high wave action under a scenario of 3.2 ft. of SLR by 2100 (see Exhibit F).
Shoreline Erosion Rate	Kailua Transect 83 traverses the subject property, with an average annual historic accretion rate of 2.12 ft. per year (see Exhibit H). The applicable shoreline setback for the site is 60 ft.
Hurricane Storm Surge	The Project site is projected to be subject to approximately three ft. of flooding during Category 3 and Category 4 hurricane events (see Exhibit J; National Hurricane Center, *Storm Surge Risk Maps*).
Tsunami	The entirety of the subject property and surrounding neighborhood is located within the tsunami evacuation zone (see Exhibit G; Hawai'i Emergency Management Agency, *Tsunami Aware Mapper*).

III. ENVIRONMENTAL DISCLOSURE AND PUBLIC PARTICIPATION

The following table summarizes the Project's compliance with the applicable environmental disclosure and public outreach requirements:

Environmental Disclosure Documentation	The proposed Project does not involve any action subject to the environmental disclosure requirements of Hawai'i Revised Statutes (HRS) Chapter 343. Therefore, no environmental review under HRS Chapter 343 is required.
Agency Comments	During the SMA review processes, the DPP routed the proposal to various 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 Project was presented to the Kailua Neighborhood Board (KNB) No. 31 Planning, Zoning and Environment Committee on February 18, 2025, and to the full KNB on March 6, 2025. The Agent was expected to present the Project at another full KNB meeting on June 5, 2025, but there was no resident interest (see Section G, below).
Public Hearing	The DPP conducted a Public Hearing at 10:00 a.m. on August 22, 2025, at the Fasi Municipal Building, 6th Floor Conference Room. Two members of the public inquired about potential construction impacts. The public hearing is discussed in Section G, below.

IV. FINDINGS AND ANALYSIS

The proposed Project was analyzed in accordance with the objectives, policies, and guidelines established in Revised Ordinances of Honolulu (ROH) § 25-3.1, as well as HRS §§ 205A-2 and 205A-26(1).

A. Recreational Resources - ROH § 25-3.1(a)

"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." See also HRS § 205A-2(b)(1) and (c)(1), and § 205A-26(1)(A) and (B).

The closest recreational facility to the Project site is Kailua Beach, which is directly adjacent to the northeast (makai) side of the property. Kalama Beach Park is approximately 1,622 ft. southeast of the site and the nearest public beach

access (Beach Access 90A) is located approximately 181 ft. northwest of the property, at the intersection of North Kalāheo Avenue and Pūeohala Street. The Project will not result in adverse impacts to coastal recreational opportunities for the public, because no change to existing beach access, open spaces, recreational resources, or opportunities for hiking, fishing, and cultural practices will occur. Implementation of the Project will also not result in any change to lateral public access along the shoreline makai of the property. There is no direct public access to the beach through the subject property. No conditions of approval are recommended regarding coastal recreational opportunities or resources.

B. Historic and Cultural Resources – ROH § 25-3.1(b)

"Development within the SMA should protect, preserve, and restore natural or human-made historical and cultural resources."
See also HRS § 205A-2(b)(2) and (c)(2).

1. Archaeological and Historic Resources: On April 10, 2025, the Applicant submitted the Project to the State Historic Preservation Division (SHPD) for review. On May 15, 2025, the SHPD issued a letter indicating that they had insufficient information to determine the potential for the project to impact subsurface historic properties and/or human burials, because no archaeological inventory survey (AIS) has been conducted within the Project site. Previous archaeological research conducted in the vicinity have documented historic properties including human burials and cultural layers (State Inventory of Historic Places Site 50-80-11-06818). In addition, soils on the site are identified as Jaucas sand, a soil type which has been documented to contain cultural deposits and features as well as human burials. Based on the available information and the cultural sensitivity of the area, the SHPD requested an AIS with subsurface testing of proposed ground-disturbing activities areas be conducted in order to adequately identify archaeological historic properties, determine potential impacts to them, and ensure that appropriate mitigation is implemented. We concur that an AIS should be required prior to the issuance of any construction or BP for the Project. The Applicant should be required to submit to the DPP a copy of the SHPD's written acceptance of the Project's AIS that meets the requirements of Hawai'i Administrative Rules § 13-276-5, and includes subsurface testing conducted by a qualified archaeologist. This is included as a recommended condition of approval.

   Furthermore, if any archaeological, historic, or cultural resources are discovered on the Project site during the AIS, the Applicant should be required to consult with SHPD to implement all mitigation protocols approved by SHPD under the AIS, or as otherwise required by SHPD. The Applicant should also be required to hold a coordination meeting among the Project's archaeological consultants, the construction

among the Project's archaeological consultants, the construction contractor, and applicable subcontractors to ensure that the construction contractor and applicable subcontractors have been informed of all mitigation protocols required by SHPD.

As is the case during any ground-disturbing activity, there is a possibility that unknown archaeological resources or historic properties could be discovered. Should any cultural or archaeological resources be encountered, 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 also recommended as a condition of approval. Provided the Applicant complies with the SHPD's requirements regarding on-site resources, no adverse impacts to historic or archaeological resources are anticipated.

2. Cultural Resources: 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. During an on-site visit on August 11, 2025, DPP staff did not observe any cultural activity or practices on the Project site. No conditions are recommended in regard to access to or opportunities for Hawaiian cultural activities.

C. Scenic and Open Space Resources – ROH § 25-3.1(c)

"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 land forms 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."
See also HRS § 205A-2(b)(3) and (c)(3) and § 205A-26(1)(D).

The Project will not impact scenic and open space resources because the Project proposes a new single-unit dwelling in an area zoned for residential use. The Project will be consistent with the ROH Chapter 21 development standards for the R-10 Residential District, which will be confirmed during the BP review process. The KPSCP Open Space Map identifies continuous east-west views across Kailua Bay. The Project site is not located within the sightlines of this viewpoint. No adverse impacts to scenic and open space resources are anticipated, and no related conditions of approval are recommended.

D. Coastal Ecosystems – ROH § 25-3.1(d)

"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."
See also HRS § 205A-2(b)(4) and (c)(4) and § 205A-26(1)(C).

The Project proposes residential uses on a residentially-zoned lot, and will be designed to avoid impacts to coastal ecosystems. Nonetheless, there is potential for temporary impacts to protected species during Project construction, as discussed below.

1. Sensitive Coastal Habitats and Species:

   a. Wetlands and Streams: The Project site does not contain any areas designated as wetlands or streams. Kailua Bay, located approximately 262 ft. to the northeast of the Project site, and the Pacific Ocean are identified as Estuarine and Marine Wetland (see Exhibit K). The Project is not anticipated to result in adverse impacts to Kailua Bay, as it 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. No conditions related to the protection of wetlands and streams are recommended.

   b. Flora: Existing vegetation at the site consists of a grassy lawn with ornamental landscaping. No rare, threatened, or endangered flora species are known to be present on the site, and according to the U.S. Fish and Wildlife Service (USFWS) *Information for Planning and Consultation* (IPaC), no critical habitat for flora species overlaps the Project site. 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 IPaC database revealed there are a number of 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. Hawaiian Hoary Bats may roost in trees or tall vegetation in the Project area. To avoid impacting this species, woody plants greater than 15 ft. in height should not be disturbed, removed, or trimmed during the bat birthing and pup rearing season (June 1 through September 15). Further, barbless fencing should be used

for all fence construction to avoid entanglement of Hawaiian Hoary Bats. These standard measures should be conditions of approval.

State and federally-listed sensitive avian species which may occur in the Project vicinity 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 the State-listed White Tern. Wedge-tailed Shearwaters are also known to occur and nest in the area. These species, the protection of which is administered by the Department of Land and Natural Resources (DLNR) Division of Forestry and Wildlife (DOFAW), may be impacted by Project implementation, particularly during construction activities. Therefore, standard conditions relating to the protection of these avian species are recommended. In addition, in order to avoid direct or indirect impacts to protected Wedge-tailed Shearwaters and other protected Hawaiian seabirds, the Applicant should be required to hire a qualified biologist to conduct pre-construction surveys for the presence of the species and nests, and establish procedures to avoid disruption of any nests that may be encountered. This is recommended as a condition of approval.

The IPaC database also identifies the Green Sea Turtle and the Hawksbill Sea Turtle as protected reptile species that may be present in the Project area. Further, according to National Oceanic and Atmospheric Administration Fisheries, marine critical habitat for Hawaiian Monk Seals includes the ocean waters near the Project site. The beach makai of the Project site consists of a partially sandy beach that could serve as an area for seals to haul out and breed, and for turtles to nest. Should these species be present onsite, they may be impacted by Project implementation, especially during construction. Nesting sea turtles and monk seal mother-pup pairs are particularly vulnerable to human disturbance, such as construction noise, which may cause them to avoid or leave the area, thereby negatively affecting their reproductive success. Monk seals and sea turtles could also be harmed if any construction debris poses a threat of entanglement. To prevent impacts to monk seals and sea turtles, the Applicant should be required to comply with standard stop work and BMPs if these species are present in or adjacent to the Project site. Standard conditions relating to the protection of marine fauna species are recommended.

Artificial lighting can be disruptive to many avifauna species in their navigation, nesting, and reproductive cycles. 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 measures should be conditions of approval.

d. Critical Habitat: The Project site does not currently contain any areas designated as critical habitat. However, the beach dunes along the shoreline overlap with proposed critical habitat for the Green Sea Turtle, and the marine waters makai of the site are designated as critical habitat for the Hawaiian Monk Seal. The Project does not propose any change to the beach or marine environment. Upon compliance with the above-referenced conditions of approval regarding Green Sea Turtles and Hawaiian Monk Seals, no further impacts to critical habitat are anticipated to occur, and therefore no conditions specific to critical habitat are recommended.

e. 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, naio thrips, coquí frogs, and little fire ants. The OISC provides protocols for decontamination in the event these species are encountered, as well as protocols to prevent the spread of these species. The Project does not propose the importation of any structural fill or fill soils. Nonetheless, invasive species could be encountered or transported to the site during site preparation or construction activities. Therefore, implementation of the OISC protocols should be a condition of approval.

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

3. Solid and Liquid Waste Treatment and Disposition: Potable water, fire suppression water, and wastewater service for the Project will come from the existing municipal systems which already serve the Project site. Construction waste will be disposed of by the contractor at an approved facility. Residential solid waste will continue to be picked up by the existing municipal trash removal service. No impacts related to solid and liquid waste treatment and disposition are anticipated, and no related conditions of approval are recommended.

Upon implementation of the recommended conditions, along with standard water quality and erosion BMPs, potential impacts to coastal ecosystems will be mitigated.

E. Economic Uses – ROH § 25-3.1(e)

"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."
See also HRS § 205A-2(b)(5) and (c)(5).

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 single-unit 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 – ROH § 25-3.1(f)

"Development within the SMA should reduce impacts of coastal hazards on life and property, and must be designed to minimize impacts from landslides, erosion, sea level rise, siltation, or failure in the event of earthquake."
See also HRS § 205A-2(b)(6) and (c)(6) and § 205A-26(1)(D).

1. Flooding: The Project site is located within Flood Zone X, which is outside of the flood hazard area (see Exhibit D). Development within Flood Zone X is not subject to compliance with ROH Chapter 21A, the Special Flood Hazard Areas Ordinance. No near-term flood-related impacts are anticipated, and 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 Hawai'i SLR Viewer, by 2075, the central-most portion of the site (approximately 25 percent of the site), where the Project is proposed to be developed, is projected to be impacted by flooding as a result of high wave action under a scenario of 2.0 ft. of SLR. By 2100, the majority of the site (approximately 90 percent of the site) is projected to be impacted by high wave action as a result of 3.2 ft. (see Exhibit F). The Application states that the foundation elevation has been set higher than the minimum required under current regulations. Pursuant to ROH § 25-4.1(b)(6):

"The City Council shall seek to minimize, whenever reasonable, risk to development from sea level rise and other coastal hazards, which may be accomplished by siting habitable structures outside of the sea level rise exposure area if feasible, or if not feasible adapting habitable structures within the SLR exposure area to accommodate SLR."

Two single-unit dwellings are permitted on the 23,256-sq.-ft. zoning lot in the R-10 District. There is some room to locate the proposed dwelling farther from the shoreline because the existing and proposed dwellings are separated by about 60 feet of open lawn area. However, even though moving the proposed dwelling mauka is feasible, relocating the structure is unlikely to reduce impacts related to SLR because the entire remaining buildable area of the lot is in the SLR-XA with 3.2-ft. of SLR. Instead, the Applicant has focused on designing a resilient foundation. As discussed earlier, enlarged footings accommodate the raised elevation and create a crawl space that would allow potential annual high wave impacts to pass under the dwelling.

These design elements will adapt the habitable structure to accommodate SLR and increase resilience, but future impacts could still affect the dwelling and could cause the Project materials to enter into the ocean and surrounding properties. The Applicant and all owners of the site, including successor owners, should be aware of the potential for coastal hazards of the subject property as SLR occurs. Additionally, they should be aware that SLR mitigation, clean-up, or restoration is their responsibility. The acknowledgement of such restrictions and responsibility is recommended as a condition of approval.

A condition of approval is also recommended so the Applicant and successor owners are 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 as sea level rises or as land area is lost to coastal erosion or other occurrences, land makai of the shoreline becomes part of the State's Land Use Conservation District. These acknowledgements are recommended as conditions of approval.

3. Storm Surge: The National Storm Surge Hazards Maps indicate that the Project site is anticipated to be inundated by storm surge of three ft. above the ground in a Category 3 and larger hurricane event (see Exhibit J). 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 entirety of the Project site is located within the tsunami evacuation zone (see Exhibit G). During a tsunami warning, evacuation requirements will be enforced based on guidelines issued by the Department of Emergency Management. No conditions of approval specific to tsunami events are recommended.

G. Managed Development and Public Participation – ROH § 25-3.1(g)

The development review process should stimulate public awareness, education, and participation in coastal management.
See also HRS § 205A-2(b)(7) and (8) and 205A-2(c)(7) and (8).

The public was made aware of the Project and was given the opportunity to review the proposed Project prior to and during processing of the SMA Major Permit application.

Prior to submittal of the SMA application to the DPP on June 20, 2025, the Agent presented the Project before the KNB No. 31 Planning, Zoning, and Environment Committee on February 18, 2025. The Committee recommended the Project to the full KNB meeting on March 6, 2025, where all board members of the KNB No. 31 passed a resolution in support of the Project and recommended standard conditions. After these two presentations, the Agent realized he did not inform adjoining property owners of the NB presentations. On May 23, 2025, the Agent sent written notification to all adjoining and nearby property owners that the Project would be re-presented at the full KNB meeting on June 5, 2025. Due to lack of resident interest at the NB meeting, the KNB determined that it was not necessary to present the Project again.

Upon acceptance of the application, the application materials were posted on the DPP website for public review. During the SMA permit review processes, the DPP routed the proposal to various State and City agencies. All letters and comments received have been included in the Project File and incorporated into the Analysis Section, as appropriate.

The DPP conducted a Public Hearing on the SMA Major Permit application at 10:00 a.m. on Friday, August 22, 2025, at the Fasi Municipal Building, 6th Floor Conference Room. Notices of the application and public hearing were published in the August 1, 2025, 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. The hearing was attended by the Applicant's Agent and DPP staff. The Agent presented the Project, and one member of the public testified. The Testifier noted that there were discrepancies on two plans which showed different shoreline setbacks, and also questioned the height measurement and asked for confirmation that the new structure would not

exceed 25 ft. in height. The Hearings Officer relayed the Testifier's question related to the CSS to the Agent, who assured the Testifier that the shoreline setback will be labelled correctly on the final plans. The Hearings Officer informed the Testifier that the plans will be reviewed for compliance with height in the final BP process. 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 – ROH § 25-3.1(h)

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.
See also HRS § 205A-2(b)(9) and (c)(9).

The Project site is primarily underlain by soils identified as beaches and Jaucas sands, and mapped as beaches and dunes and marine sands, on the Hawai'i SLR Viewer (see Exhibit I). The proposed dwelling is mauka of the shoreline setback line to conserve open space, and there is no shoreline hardening structure present at the subject property to disrupt natural shoreline processes. Naupaka and other naturally occurring vegetation are seaward of the makai property line and align with the regulatory shoreline, which is also makai of the property line. In addition, the historical shoreline data as well as future projections show accretion fronting the Project site. Nevertheless, 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, the Applicant is precluded from obtaining an 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.

The design of the new dwelling is intended to safeguard beaches and coastal dunes by minimizing soil disturbance using footings with a maximum depth of approximately two ft. The Applicant states that there will be no importation of fill and displaced soils from the footings will be reused on-site. Changes to drainage patterns or storm water infiltration as a result of new impervious surfaces are anticipated to be minimal, because the impervious surfaces on-site will not exceed approximately 32 percent of the zoning lot, which is well below the

maximum 75 percent coverage allowed by the Land Use Ordinance (LUO). The driveways and walkways will consist of grasscrete, grass block pavers, and gravel for the driveways, which will also allow drainage into the highly permeable Jaucas sands, mitigate storm water runoff, and allow groundwater recharge in rain events. With these design elements, runoff is not anticipated to be directed off site or towards the shoreline or marine environment. However, since the majority of the site anticipates SLR-related impacts as early as 2075, impacts related to runoff could still occur. In order to protect the underlying dune sands and minimize the disruption of future shoreline processes, landscaping must not artificially fix the shoreline or be maintained in such a way that it effectively hardens the shoreline. This is recommended as a condition of approval, as required under ROH Chapter 25.

I.	**Marine and Coastal Resources – ROH § 25-3.1(i)**
	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. *See also HRS § 205A-2(b)(10) and (c)(10).*

The Project is located on a shoreline lot, but does not involve the use or management of marine resources. The closest surface and marine waters to the subject property is Kailua Bay, located directly north of the site. Kailua Bay is identified as Estuarine and Marine Wetland and Estuarine and Marine Deepwater (see Exhibit K). The Project is not anticipated to result in adverse impacts to these marine waters or wetlands, as the site is within Flood Zone X, and the closest development activities will occur 60 ft. mauka of the shoreline on soils with rapid permeability. Further, the Project will comply with the City's *Rules Relating to Water Quality, Rules Relating to Storm Drainage Standards*, and other applicable regulations, which will be confirmed during the BP review process. There are no known wetlands located on the Project site itself. Stormwater will be managed on site and the proposed total amount of impervious surfaces will not exceed 32 percent of the lot area. The driveways will be permeable pavers and gravel. Stormwater from the ground-level impervious areas, including driveways and walkways, will be directed to adjacent landscaped areas. Stormwater from the roof of the new dwelling will be collected in gutters and directed to dry wells and/or infiltration beds, as well as the landscaping areas. 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 – ROH § 25-3.1(j)**

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. See also HRS § 205A-26(2)(A).

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 uses and are limited based on the associated development standards of ROH Chapter 21, the LUO. The subject property along with the surrounding properties in all directions are also located within the SMA, which requires any activity meeting the definition of development to undergo review for impacts to the sensitive coastal resources previously described in this report. The Project site is within a previously-established residential area to which existing electricity, water, wastewater, fire suppression water, and trash pick-up are already available.

There are no other SMA Permits for lots within 500 ft. of the site and no anticipated SMA Permit applications. The Project site and other lots within 500 ft. are located within the SMA, in Jaucus Sands, and may be impacted as a result of annual high wave action under a scenario of 3.2 ft. of SLR by 2100. As such, any development will require an SMA Permit and must undergo the same review for impacts to coastal resources as described in this report.

The potential for site-specific or cumulatively considerable impacts associated with the Project has been evaluated herein. Where necessary, conditions of approval for each project are recommended. Upon implementation of the recommended conditions of approval and compliance with applicable regulatory requirements, it is not anticipated that the Project will contribute to a significant cumulative impact to SMA resources. Therefore, no conditions of approval specific to cumulative impacts are recommended.

K. Consistency with Plans and Regulations – ROH § 25-3.1(k)

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. See also HRS § 205A-26(2)(C).

The proposal is generally consistent with the applicable plans and regulations, as detailed below.

1. ROH Chapter 21, LUO: The 23,256-sq.-ft. site is located within the R-10 Residential District, which allows development of up to two single-unit detached dwellings. The Project must be designed to comply with the development standards of the LUO, however, a close analysis indicates that the plans do not meet the maximum permitted bathrooms, kitchens, and laundry rooms of the Residential District. As shown on Exhibits C-4 and C-5, the new single-unit dwelling is proposed to have two laundry rooms, two kitchens (one labelled as "bar"), and eight bathrooms (four on each level). Each level of the proposed single-unit dwelling has one laundry room and one kitchen. Pursuant to LUO Sections 21-3.70-1(c)(3)(C) and (D), the number of laundry rooms must not exceed one in each dwelling unit, and the number of bathrooms in each dwelling must not exceed four, because there will be two dwelling units on the lot. Pursuant to LUO Section 21-10.1, one kitchen consists of all three categories; fixtures, appliances or devices for heating or cooking food; fixtures, appliances or devices for washing utensils used for dining and food preparation and/or for washing and preparing food; and fixtures, appliances or devices for refrigeration of food. Only one kitchen is permitted in the single-unit dwelling.

   The plans must be revised to show compliance with the LUO. Plans submitted for land use permits, such as an SMA permit, are generally conceptual in nature. Slight design changes to site plans, interior floor plans, or parking plans are not uncommon prior to the submittal of final BP plans. 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; the BP should not be issued until the plans show full compliance. This should be a condition of approval.

   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.

2. KPSCP: The Project is generally consistent with the KPSCP. The KPSCP Land Use Map identifies the Project site as "low-density residential" within the Community Growth Boundary. The most applicable KPSCP policies for open space preservation and historic and cultural resources (i.e. SMA resources) are as follows:

Open Space Preservation:

- Protect endangered species and their habitats;
- Balance the need for public safety, the protection of property, and the desire for architectural embellishments with the need to conserve energy and the protection of wildlife and human health from adverse effects of outdoor night lighting;
- Protect scenic beauty and scenic views and provide recreation;
- Promote access to shoreline and mountain areas; and
- Prevent development in areas susceptible to landslides and similar hazards.

Historic and Cultural Resources:

- Preserve significant historic features from earlier periods;
- Retain significant vistas associated with archaeological features;
- Implement in situ preservation and appropriate protection measures for sites that have high preservation value because of their good condition or unique features; and
- Determine the appropriate treatment for a historic site by the particular qualities of the site and its relationship to its physical surroundings.

The Project site is not within any identified sensitive open-space, recreational area, wetland, or historic site on KPSCP resource maps, as also discussed above. Project implementation would 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. Further, as discussed above, the SHPD has requested that Applicant prepare and implement a SHPD-approved AIS during ground-disturbing activities. They are also required to stop work should any historic properties be encountered. Given this, the Project is generally

consistent with the KPSCP. No additional conditions of approval related to KPSCP compliance are recommended.

3. O'ahu General Plan (GP): The Project is generally consistent with the O'ahu GP. The O'ahu GP identifies the Project area as a rural area. 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-unit detached dwelling on a residentially-zoned lot, is generally consistent with the O'ahu GP. No conditions of approval related to O'ahu GP compliance are recommended.

5. ROH Chapter 26, Shoreline Setback Ordinance: The Project site is a shoreline lot, and is therefore subject to compliance with ROH Chapter 26. Because there is a historic shoreline accretion rate mapped for the Project site, the applicable shoreline setback is 60 ft. mauka of the CSS. The Applicant submitted a current (2024) CSS, certified by the DLNR on September 29, 2024, and the Project plans show that no development will occur within 60 ft. of the shoreline. Therefore, the Project complies with the requirements of ROH Chapter 26, and no related conditions of approval are recommended.

V. 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(1), and was found to be consistent with established SMA objectives, policies, and guidelines, provided the appropriate conditions of approval are imposed. Based on the analysis, the proposed Project will not adversely impact SMA resources, provided that appropriate mitigative conditions are implemented as recommended.

VI. 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-11, and D through N, 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. Prior to the issuance of a BP, the final plans must be revised to show that the new single-unit dwelling complies with the Residential District development standards, and contains one kitchen, one laundry room, and a maximum of four bathrooms.

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

1. *"The landowner hereby acknowledges (and any successor owner or interested party is hereby notified) that Tax Map Key 4-3-017: 019 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 portions of Tax Map Key 4-3-017: 019 are projected to be impacted by 3.2 feet of sea level rise (SLR) by the year 2100, and portions of the new dwelling is*

located within the 3.2-foot SLR-Exposure Area (XA). The landowner agrees to assume all risk and liability for any harm to or loss of life and property due to development within the SLR-XA. The landowner further agrees to accept all responsibility for the cost and physical removal of materials and structures lost or damaged as a result of coastal hazards, including the cleanup and restoration of the Project site."

D. 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 sea level rise, by proceeding with the Project, the landowner acknowledges the following declaration, which must be clearly stated under "Landowner Acknowledgements" on all Project building permit plans:

> *"In choosing to implement construction activities at Tax Map Key 4-3-017: 019, 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."*

E. Following approval of this SMA Major Permit, neither the current landowner nor any future 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. By proceeding with the Project, the landowner acknowledges the following declaration, which must be clearly stated under "Landowner Acknowledgements" on all Project building permit plans:

> *"In choosing to undertake the development at Tax Map Key 4-3-017: 019, the landowner hereby acknowledges (and any successor owner or interested party is notified) that no claim of hardship due to erosion, sea level rise, or any other coastal hazard may be asserted in order to obtain approval for a Shoreline Setback Variance for a new shoreline protection structure."*

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

> *"The landowner hereby acknowledges (and any successor owner or interested party is hereby notified) that bed and breakfast homes and transient vacation units, as those terms are defined in Revised Ordinances of Honolulu Chapter 21, the Land Use Ordinance, are not allowed on Tax Map Key 4-3-017: 019."*

G. 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 the issuance of any construction permit or BP for the Project, the Applicant shall submit to the DPP a copy of the SHPD written acceptance of the Project's AIS that meets the requirements of Hawai'i Administrative Rules § 13-276-5, and includes subsurface testing conducted by a qualified archaeologist.

2. If any archaeological, historic, or cultural resources are discovered on the Project site during the AIS, the Applicant shall consult with SHPD to implement all mitigation protocols approved by SHPD under the AIS, or as otherwise required by SHPD. Prior to the commencement of ground-disturbing activity and Project construction, a coordination meeting must be conducted among the Project's archaeological consultants, the construction contractor, and applicable subcontractors to ensure that the construction contractor and applicable subcontractors have been informed of all mitigation protocols required by SHPD.

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 Applicants shall stop work, protect the find from further disturbance, and contact SHPD immediately. Work in the immediate area must be stopped until SHPD has assessed the impact and has made further recommendations for mitigative activity.

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

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

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

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

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

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

5. Woody plants greater than 15 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 Sea Turtle is present 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 on land, a 300-ft. 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.

8. Preconstruction nesting surveys must be conducted by a qualified biologist familiar with the biology of State and federal threatened, endangered, or otherwise protected avian species, including migratory birds and Hawaiian seabirds and waterbirds, prior to and during Project construction as follows:

    a. A minimum of three days prior to the initiation of any clearing (including tree trimming or removal), grubbing, grading, excavation, or trenching activities, the qualified biologist must conduct preconstruction surveys for the presence of such bird nests, eggs, or fledglings;

    b. If no nests, eggs, fledglings, or downed seabirds are discovered, work may proceed;

c. If any nests, eggs, fledglings, or downed seabirds are discovered, work may not proceed, and:

(i) The USFWS and the State of Hawai'i DLNR DOFAW must be contacted immediately, and a 100-ft. buffer must be observed around the active nests or downed seabirds, or both, until the birds voluntarily leave the area;

(ii) Work may only resume upon implementation of any avoidance and mitigation measures recommended by the USFWS or DLNR DOFAW, or both; and

(iii) Written evidence of the survey must be submitted to the DPP Land Use Permits Division.

d. If any nests, eggs, fledglings, or downed seabirds are discovered during Project construction, the protocols described under Condition H.8 must be implemented.

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

I. To 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 the planting of 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 zoning 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 dwellings and 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 CSS for the shoreline

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

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

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

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

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

3. Prior to the commencement of any ground-disturbing or construction activities, and upon the arrival of any new workers to the Project site, a copy of the most recently updated OISC "Decontamination Protocols for Prevention of Invasive Species" (Protocols) must be distributed to all workers who will be present at the Project site, or the Protocols must be posted on the Project site in a visible location accessible to all Project workers (including delivery and haul-out contractors), or both the distribution and posting of the Protocols is required. See https://www.oahuisc.org/print-materials/. All on-site Project workers must be instructed to review the species photos and all Protocols prior to commencing any ground-disturbing or construction activities;

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

5. To the extent practicable, native plant species appropriate for the area must be used for new Project landscaping, with no use of invasive species. A recommended reference is the Plant Pono website at https://plantpono.org/.

6. To manage host materials and plants that may contain the coconut rhinoceros beetle at any stage of life, the Applicant shall comply with the State Department of Agriculture's Plant Quarantine Interim Rule, or any successor rule adopted by the State Department of Agriculture, that restricts the movement of coconut rhinoceros beetle host material. Should existing palm trees become damaged or killed by the coconut rhinoceros beetle, replacement should be an appropriate species not susceptible to the coconut rhinoceros beetle.

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

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

1. The DPP Director may extend this period if the Applicants demonstrate 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, 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. 60 days after receipt of the DPP Director's report; or

    b. The Applicant's then-existing deadline for obtaining a construction permit or building permit;

    the extension will be deemed to be denied.

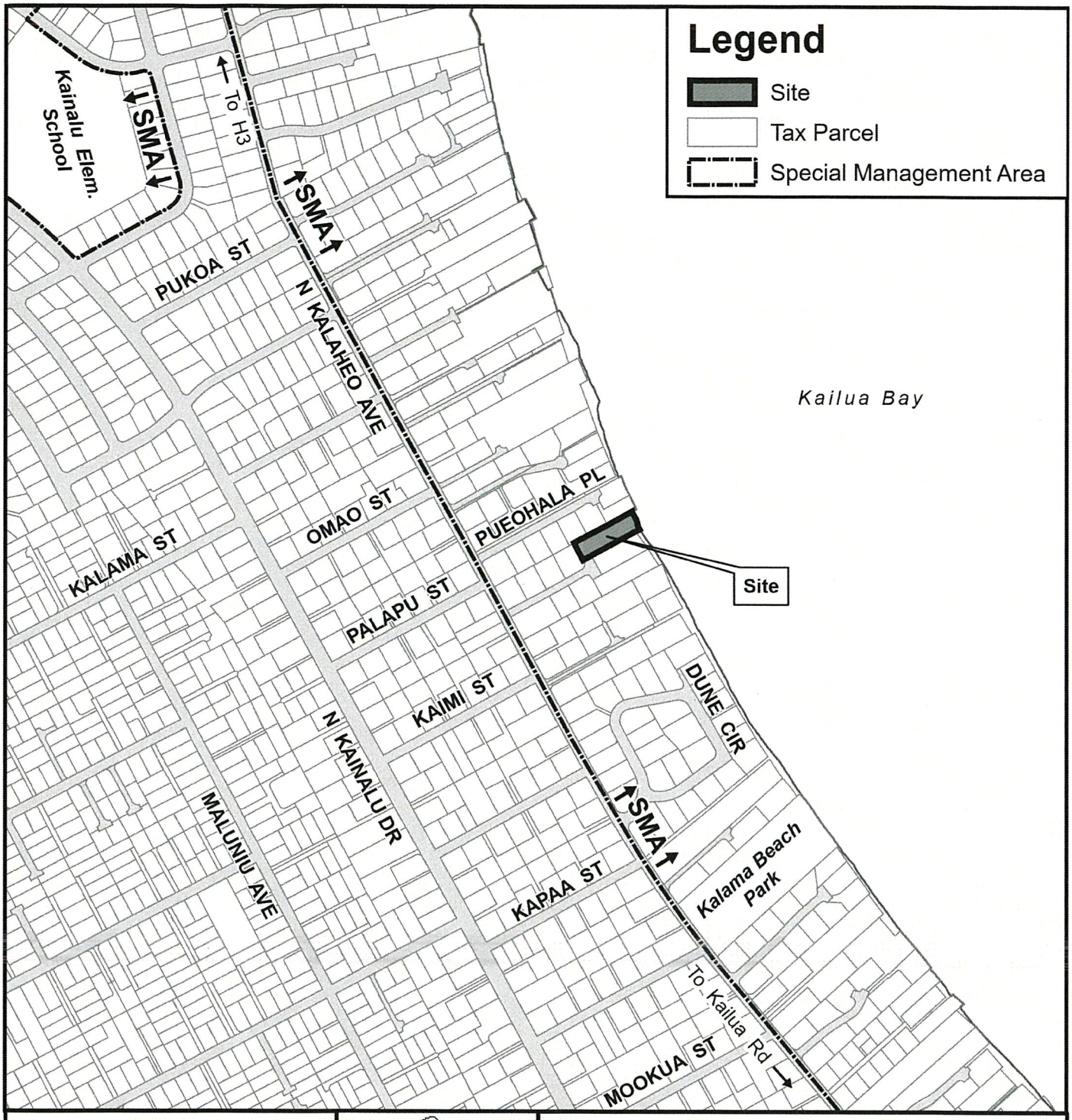
L. Approval of this SMA Major Permit does not constitute compliance with other City ordinances, including but not limited to the LUO and building and construction codes, or other governmental requirements, including but not limited to LUO-related approvals, and building, grading, and grubbing permit approvals, which are subject to separate review and approval. The Applicants are 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.

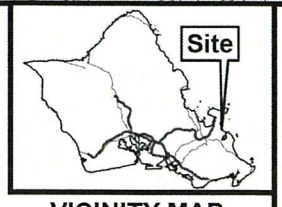
Dated at Honolulu, Hawai'i, this 16th day of October, 2025.

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-11, and D through N





VICINITY MAP

0 500 1,000

Distance in Feet

LOCATION MAP WITH SMA

KAILUA

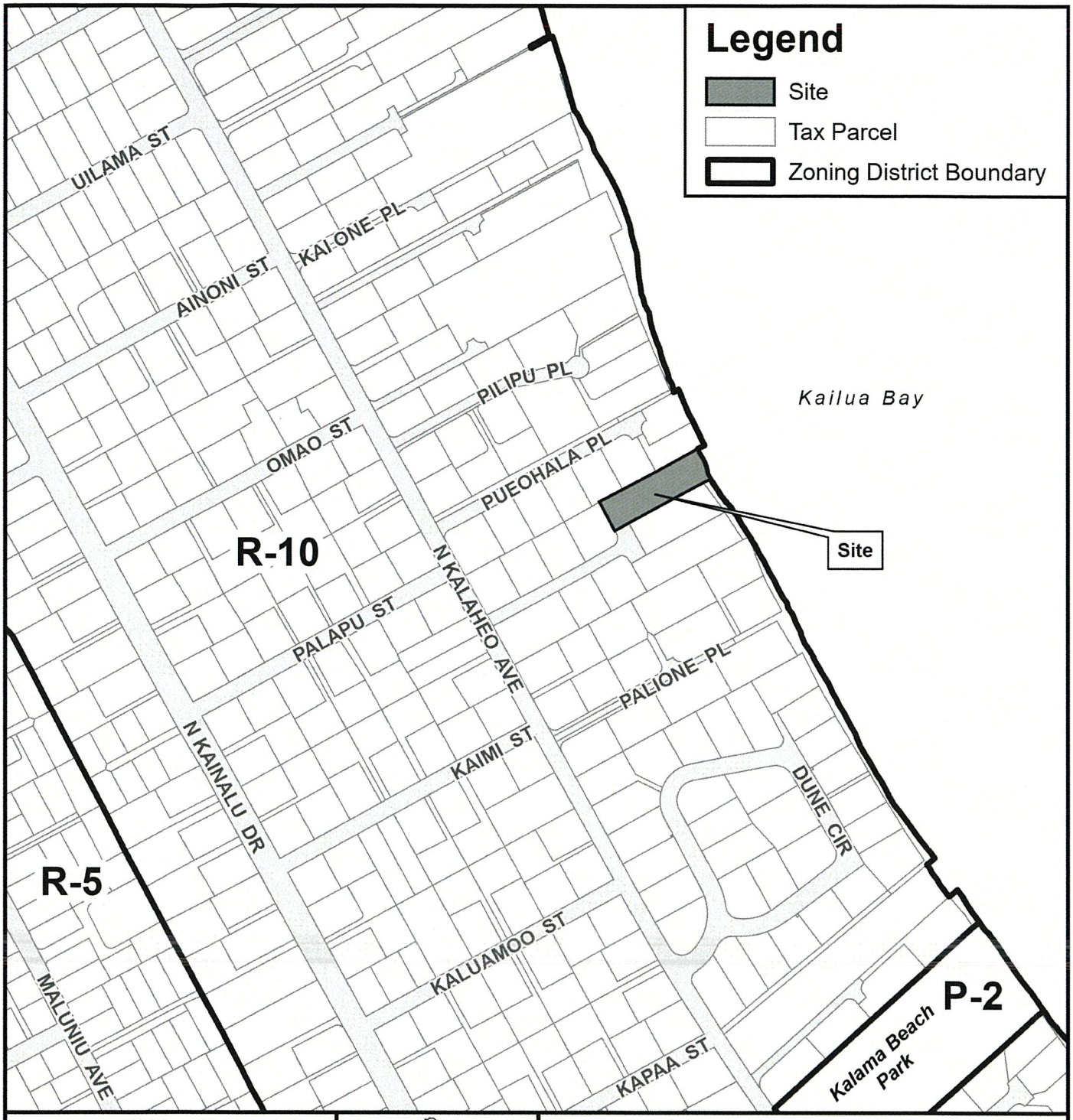
TAX MAP KEY(S): 4-3-017:019
FOLDER NO.: 2025/SMA-54

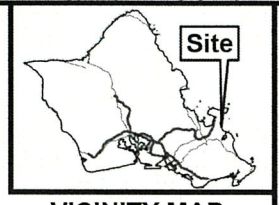
Prepared by: Honolulu Land Information System (HoLIS) - PH
Department of Planning & Permitting (DPP)
City and County of Honolulu

Date Prepared: 08/2025

Copyright City & County of Honolulu
All Rights Reserved 2025

EXHIBIT A





VICINITY MAP

0 200 400

Distance in Feet

PORTION OF

ZONING MAP

KAILUA - LANIKAI - KEOLU

TAX MAP KEY(S): 4-3-017:019

FOLDER NO.: 2025/SMA-54

Prepared by: Honolulu Land Information System (HoLIS) - PH
Department of Planning & Permitting (DPP)
City and County of Honolulu

Date Prepared: 08/2025

Copyright City & County of Honolulu
All Rights Reserved 2025

EXHIBIT B

KAILUA HOUSE

430 D NORTH KALAHEO, AVENUE
KAILUA, HAWAII 96734
T.M.K. : 4-3-017:019

GOVERNING CODES

2018	INTERNATIONAL BUILDING CODE W/ HONOLULU AMENDMENTS
2018	NFPA1 W/ STATE OF HAWAII HRS CHAPTER 132 CITY & COUNTY OF HONOLULU CHAPTER 20 ROH
2020	NATIONAL ELECTRICAL CODE W/ HAWAII STATE AMENDMENTS
2021	UNIFORM PLUMBING CODE W/ HONOLULU AMENDMENTS
2018	IECC W/ HONOLULU AMENDMENTS
2010	AMERICAN WITH DISABILITIES ACT LAND USE ORDINANCE, CITY & COUNTY OF HONOLULU

SYMBOLS/LEGEND

- BUILDING SECTION / SECTION IDENTIFICATION / SHEET WHERE DRAWN (1 / A-2)
- WALL OR DETAIL SECTION / WALL OR DETAIL IDENTIFICATION / SHEET WHERE DRAWN (9 / A-1)
- DETAIL / DETAIL IDENTIFICATION / SHEET WHERE DRAWN (14 / A-2)
- PARTITION TYPE (A)
- DOOR TYPE (D)
- WINDOW TYPE (W)
- INTERIOR ELEVATION (X-XX)
- EXTERIOR ELEVATION (A)

AFF	ABOVE FINISH FLOOR
CJ	CONTROL JOINT
CLG	CEILING
CLR	CLEAR
CONC	CONCRETE
CONT	CONTINUOUS
CT	CERAMIC TILE
DET	DETAIL(S)
DH	DIAMONDHEAD
DN	DOWN
EXST	EXISTING
FLR	FLOOR
MET	METAL
OC	ON CENTER
PT	POINT
REF	REFERENCE
SIM	SIMILAR
SL	SLOPE
TCNA	TILE COUNCIL OF NORTH AMERICA
TYP	TYPICAL
W/	WITH
WWM	WELDED WIRE MESH

DRAWING INDEX

GENERAL:
- T001 TITLE SHEET
- G001 GENERAL NOTES,
- G002 GRADING NOTES, EROSION CONTROL DETAILS
- G003 ABBREVIATIONS & SYMBOLS

ARCHITECTURAL:
- A001 SITE PLAN, ENLARGED PLAN
- A001A SITE PLAN, SITE SECTION & COASTAL EROSION
- A002 MISCELLANEOUS DETAILS
- A003 MAIN LEVEL PLAN
- A004 SECOND LEVEL PLAN & MISC. DETAILS
- A005 ROOF PLAN AND MISC. DETAILS
- A006 FIRST LEVEL REFLECTED CEILING PLAN & MISCELLANEOUS DETAILS
- A007 SECOND LEVEL REFLECTED CEILING PLAN & MISCELLANEOUS DETAILS
- A008 EXTERIOR ELEVATIONS
- A009 EXTERIOR ELEVATIONS, PARTIAL ELEVATIONS AND ELEVATION SECTION
- A010 BUILDING SECTIONS
- A011 SECTIONS AND DETAILS
- A012 SECTIONS AND DETAILS
- A013 MISCELLANEOUS DETAILS, EQUIPMENT ROOM AND BEDROOM 2 SECTION
- A014 BUILDING SECTIONS
- A015 BUILDING SECTIONS
- A016 SOFFIT SECTIONS, EAVE DETAIL, BOX SILL DETAIL AND PARTITION TYPES
- A017 GARAGE TRELLIS, ROOF DECK DETAIL AND STAIR SECTION
- A018 POOL WALL SECTIONS
- A019 DOOR SCHEDULE, DOOR JAMB, HEAD AND THRESHOLD DETAIL
- A020 DOOR JAMB, HEAD AND THRESHOLD DETAILS
- A021 WINDOW TYPES & SCHEDULE, DOOR JAMB, HEAD & THRESHOLD DETAIL, GATE JAMB
- A022 WINDOW JAMB, HEAD & SILL DETAIL, DOOR JAMB, HEAD & THRESHOLD DETAIL
- A023 DOOR JAMB, HEAD & THRESHOLD DETAIL
- A024 ROOM FINISH SCHEDULE
- A025 INTERIOR ELEVATIONS
- A026 INTERIOR ELEVATIONS
- A027 CABINET SECTIONS
- A028 SPECIFICATIONS,
- A029 SPECIFICATIONS,
- A030 SPECIFICATIONS,

STRUCTURAL:
- S001 GENERAL NOTES
- S002 GENERAL NOTES
- S003 FIRST LEVEL FOUNDATION, SLAB PLAN & DETAILS
- S004 FIRST LEVEL ALTERNATIVE FOUNDATION AND FRAMING PLAN
- S005 SECOND LEVEL FRAMING PLAN AND DETAILS
- S006 ROOF FRAMING PLAN AND DETAILS

MECHANICAL/PLUMBING:
- MP00 COVER SHEET – MECHANICAL
- MP01 MAIN LEVEL MECHANICAL / PLUMBING PLAN, DUCTLESS AIRCONDITIONER DETAIL
- MP02 SECOND LEVEL MECHANICAL / PLUMBING PLAN, HOT WATER TANK DETAIL
- MP03 MECHANICAL SERVICES
- MP04 POOL INFORMATIONS

ELECTRICAL:
- E001 SPECIFICATIONS & ELECTRICAL LEGEND
- E002 MAIN LEVEL ELECTRICAL PLAN
- E003 SECOND LEVEL ELECTRICAL PLAN, DUCT SETION, SITE ELECTRICAL PLAN

GENERAL NOTES

1. CONTRACTOR SHALL VISIT THE SITE, FAMILIARIZE HIM/HERSELF WITH EXISTING CONDITIONS AND REVIEW AND UNDERSTAND THE REQUIREMENTS OF THE CONTRACT DOCUMENTS. CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS AND CONDITIONS PRIOR TO BEGINNING ANY WORK, AND SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCY. DO NOT SCALE DRAWINGS. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CORRECTIONS AND REPAIRS REQUIRED DUE TO HIS/HER FAILURE TO DO SO.
2. ALL WORK AND MATERIALS SHALL CONFORM TO THE LATEST ADOPTED UNIFORM BUILDING CODE AS AMENDED. ALL ORDINANCES AND REGULATIONS OF THE CITY OR COUNTRY WITH JURISDICTION AND SPECIAL REQUIREMENTS INDICATED IN THE BUILDING SUMMARY OR THESE GENERAL NOTES.
3. WHEN REQUIRED EXIT DOORS SWING OUT OVER AN EXTERIOR LANDING, THE LANDING SHALL NOT BE MORE THAN 1/2" BELOW FINISHED FLOOR.
4. CONTRACTOR SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS AND COMPLY WITH SAFETY REGULATIONS AND RESTRICTIONS AS REQUIRED FOR WORKERS AND PEDESTRIAN PROTECTION DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT. PROVIDE PROTECTIONS AS REQUIRED TO PREVENT ANY DAMAGE TO EXISTING CONSTRUCTION WITHIN AND ADJACENT TO JOB SITE. WHERE DAMAGE OCCURS, THE CONTRACTORS SHALL REPAIR OR REPLACE DAMAGED AREA AND/OR MATERIALS AS REQUIRED TO THE OWNER'S APPROVAL AT NO ADDITIONAL COST.
5. PROVIDE ALL LABOR MATERIALS, EQUIPMENT, TOOLS, TRANSPORTATION, UTILITIES, OTHER SERVICES AND RELATED TASKS NECESSARY FOR PROPER EXECUTION OF THE CONSTRUCTION REQUIRED BY CONTRACT DOCUMENTS.
6. ANY REVISION OR ADDITIONAL WORK REQUIRED BY FIELD CONDITIONS OR LOCAL GOVERNING AUTHORITIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT BEFORE PROCEEDING.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AND PAYING FOR ALL PERMITS, LICENSES, INSPECTIONS AND TESTING INDICATED ON THE PLANS AND BY SPECIFICATIONS OR REQUIRED BY ANY GOVERNMENT AGENCY.
8. UNLESS OTHERWISE INDICATED ON THESE DRAWING AS BEING "N.I.C.", ALL ITEMS, MATERIALS, ETC. AND INSTALLATION OF THE SAME ARE PART OF THE CONTRACT DEFINED BY THESE DRAWINGS.
9. FIRE SAFETY NOTE: STRUCTURES UNDERGOING CONSTRUCTIONS, ALTERATION, OR DEMOLITION OPERATIONS INCLUDING THOSE IN UNDERGROUND LOCATION SHALL COMPLY WITH NFPA 241, STANDARD FOR SAFEGUARDING CONSTRUCTION, ALTERATION AND DEMOLITION OPERATIONS AND THIS CHAPTER 2006 NFPA 1.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL COST FOR THE TEMPORARY POWER AND UTILITIES INCLUDING HOOK-UP AND ALL RELATED FEES AND CHARGES.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TRASH REMOVAL AND CHARGES/FEES. TRASH SHALL BE DISPOSED OF IN A WATER COMPLIANT WITH ALL APPLICABLE LAWS, CODES AND REGULATIONS.
12. THE CONTRACTOR SHALL NOT CUT/ INTERRUPT THE EXISTING SURROUNDING UTILITIES WITHOUT OWNERS COORDINATION AND APPROVAL.
13. THE CONTRACTOR SHALL DELIVER AND/OR DISPOSE OF ALL SALVAGE MATERIALS AS DIRECTED BY THE OWNER.
14. ALL WORK SHALL BE PERFORMED IN A PROFESSIONAL AND WORKMANSHIP LIKE MANNER. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY AND ALL EXISTING CONDITIONS WHICH WILL PREVENT SUCH PERFORMANCE.
15. THE CONTRACTOR SHALL NOTIFY THE OWNER AND ARCHITECT IN THE CASE OF CONFLICT WHERE THE METHODS OR STANDARDS OR INSTALLATION OR THE MATERIALS SPECIFIED DO NOT EQUAL OR EXCEED THE REQUIREMENTS OF THE LAWS OR ORDINANCES. THE LAWS AND ORDINANCES SHALL GOVERN.
16. DO NOT SCALE DRAWINGS. THE DIMENSION SHOWN AND ACTUAL FIELD MEASUREMENTS SHOULD BE REFERENCED.
17. THE CONTRACTOR SHALL PREPARE ALL EXISTING SURFACES FOR INTENDED FINISHES.
18. THE CONTRACTOR SHALL MAKE SMOOTH AND INCONSPICUOUS TRANSITIONS IN THE MATERIAL AND SURFACE CHANGES WITH CLEAN AND TRUE JOINTS TRIMS OR TOOLING.
19. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MEANS, METHODS, TECHNIQUES, SEQUENCE PROCEDURES OR CONSTRUCTION AND SAFETY.
20. ALL DIMENSIONS ARE TO FACE OF FINISH UNLESS OTHERWISE NOTED.
21. ALL GYPSUM BOARD TO BE 1/2" THICK UNLESS OTHERWISE NOTED. USE 1/2" W.R TYPE "X" GYPSUM BOARD AT BATH AREAS.
22. ALL STUD WALLS SHALL BE ANCHORED AT THE FLOOR AND STRUCTURE ABOVE UNLESS OTHERWISE NOTED.

CITY AND COUNTY OF HONOLULU
REVISED ORDINANCE OF HONOLULU 2021
CHAPTER 16B
TO THE BEST OF MY KNOWLEDGE, THIS PROJECT'S DESIGN SUBSTANTIALLY CONFORMS TO THE BUILDING ENERGY CONSERVATION CODE FOR:

X BUILDING COMPONENT SYSTEMS
____ ELECTRICAL COMPONENT SYSTEMS
____ MECHANICAL COMPENENT SYSTEMS

SIGNATURE: Dave C. Ayer DATE: 4/30/26
NAME: DAVID C. AYER
TITLE: PRINCIPAL
LICENSE NO: AR-6873

BUILDING AND ZONING DATA

ZONING:
- DISTRICT: R-10
- LOT AREA: 23,256 SF
- HEIGHT: 22 FT. OVERALL
- FLOOR AREA:
- NEW RESIDENCE
- LEVEL 1: 5,174.5 SF
- LEVEL 2: 4,025.0 SF
- EXIST. RESIDENCE
- LEVEL 1: 2,317.0 SF
- LEVEL 2: 1,628.3 SF
- TOTAL: 13,141.8 SF
- BUILDING COVERAGE:
- EXIST. RESIDENCE 1: 2,317.0 SF
- NEW RESIDENCE 2: 5,174.5 SF
- TOTAL: 7,491.5 SF (32% COVERAGE)

STATE LAND USE: URBAN
SMA: WITHIN SMA
FLOOD ZONE: X

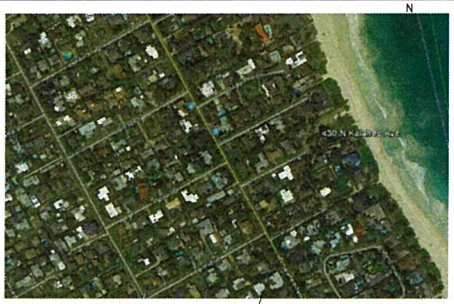
CODE:
- CONSTRUCTION OCCUPANCY TYPE: V-B
- OCCUPANCY TYPE: R-3, 2 STORY

PARKING REQ'D.
- EXIST. RESIDENCE: 4 STALLS (3,945SF<4,000SF)
- NEW RESIDENCE: 10 STALLS (9,199.5-4,000 = 5,148.5/1000) = 4+6 = 10 STALLS

DESCRIPTION OF WORK

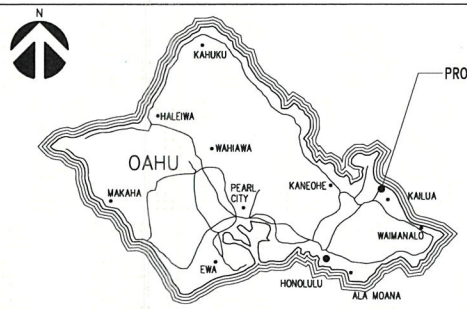
SITE EXCAVATION AND GRADING, PERIMETER RETAINING WALL AND FENCE CONCRETE FOOTING & FOUNDATIONS, STEEL FLOOR FRAMING WITH METAL DECK CONCRETE TOPPING; CONCRETE SLAB ON GRADE, WOOD FRAMING & SHEATHING, CEMENT BOARD SIDING, ASPHALT SHINGLES, ALUMINUM WINDOWS & DOORS, GUNITE POOL, MECHANICAL PLUMBING, AND ELECTRICAL SYSTEMS & NEW ELECTRICAL SERVICE; SEWER LINE TO EXISTING MANHOLE.

VICINITY MAP



PROJECT LOCATION

LOCATION MAP



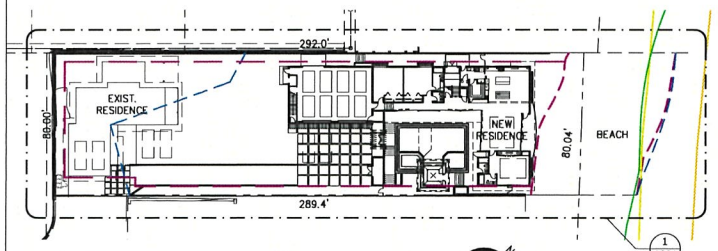


EXHIBIT C-1

1 / T001 PLOT PLAN
SCALE: 1/32"=1'-0"

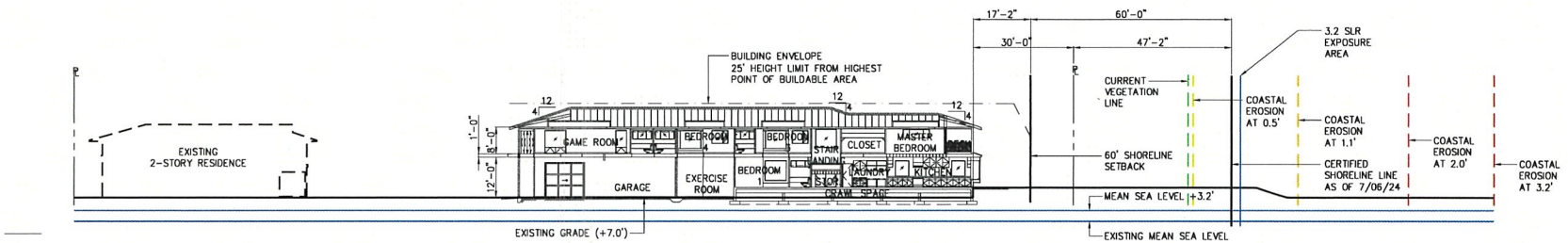
AYER ARCHITECTS
1021 Smith Street, Suite 303
Honolulu, Hawaii 96817
Telephone 808/545-3626
DAVID C. AYER LICENSED PROFESSIONAL ARCHITECT No. 6873 HAWAII U.S.A.

KAILUA HOUSE
430D NORTH KALAHEO, AVENUE
KAILUA, HAWAII 96734 / TMK: 4-3-017:019
TITLE SHEET

Revision
1 PERMIT COMMENTS

Project File:
Date: 8/8/25
DRWN. BY: DMP
Scale: AS NOTED

Sheet
T001

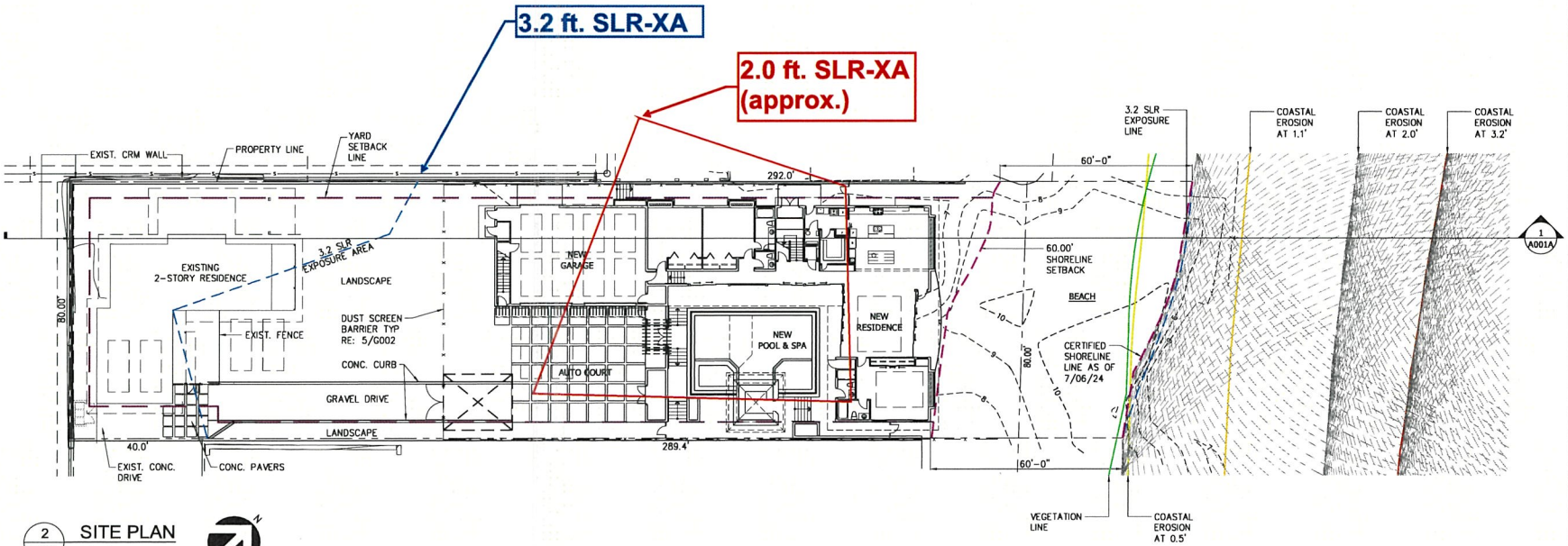


1 A001A **SITE SECTION**

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

16' 0 16' 32' 48' 64'

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



2 A001A **SITE PLAN**

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

EXHIBIT C-2

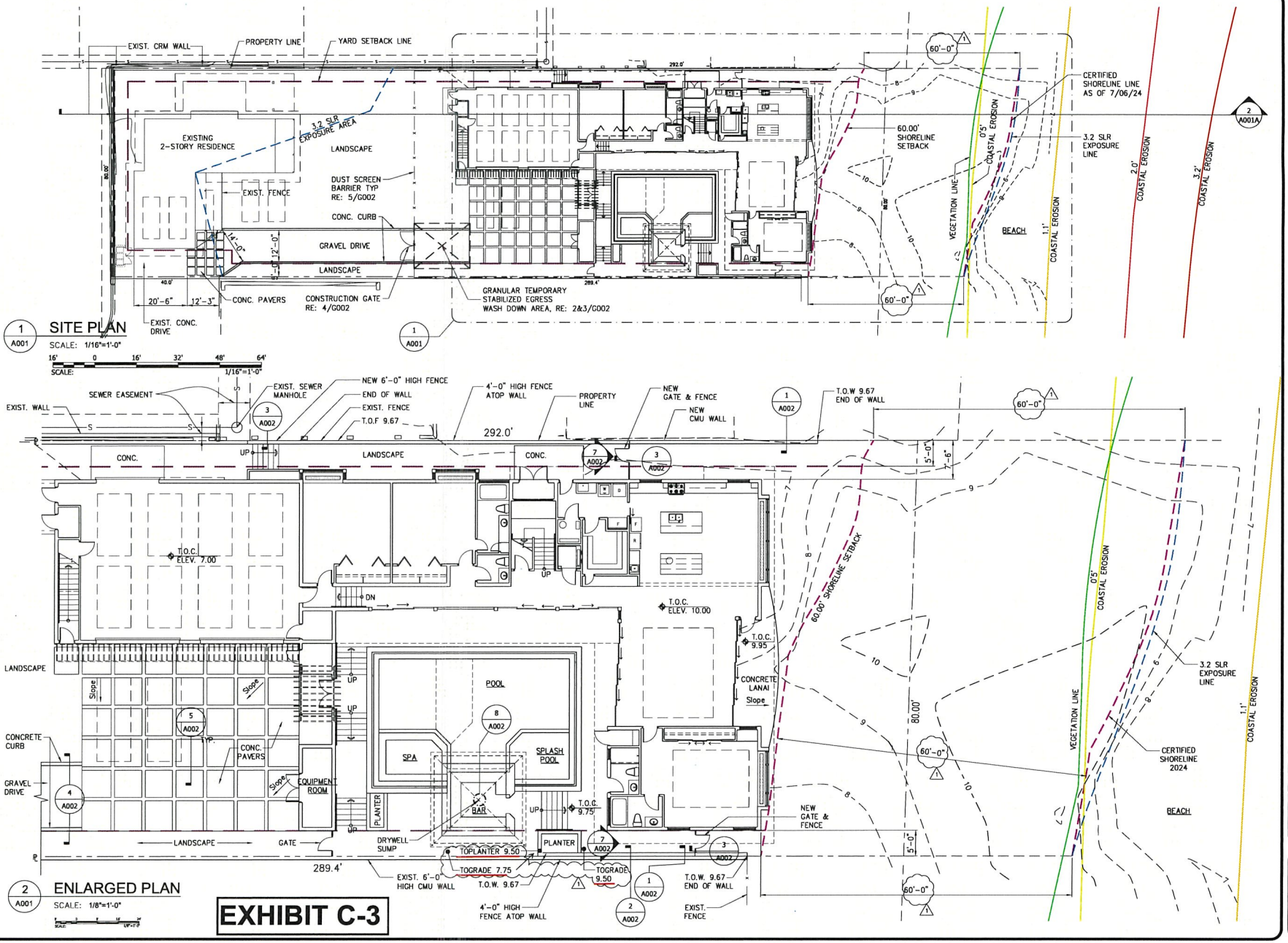
AYER ARCHITECTS
1021 Smith Street, Suite 303
Honolulu, Hawaii 96817
Telephone 808/545-3626
DAVID C. AYER
LICENSED PROFESSIONAL ARCHITECT
No. 6873
HAWAII U.S.A.

KAILUA HOUSE
430D NORTH KALAHEO, AVENUE
KAILUA, HAWAII 96734 / TMK: 4-3-017:019
SITE PLAN, SITE SECTION & COASTAL EROSION

Revision

Project File:
Date: 8/8/25
DRWN. BY: DMP
Scale: AS NOTED

Sheet
A001A



1 A001 **SITE PLAN**
SCALE: 1/16"=1'-0"

SCALE: 16' 0 16' 32' 48' 64' 1/16"=1'-0"

2 A001 **ENLARGED PLAN**
SCALE: 1/8"=1'-0"

EXHIBIT C-3

AYER ARCHITECTS
1021 Smith Street, Suite 303
Honolulu, Hawaii 96817
Telephone 808/545-3626
DAVID C. AYER LICENSED PROFESSIONAL ARCHITECT No. 6873 HAWAII U.S.A.

KAILUA HOUSE

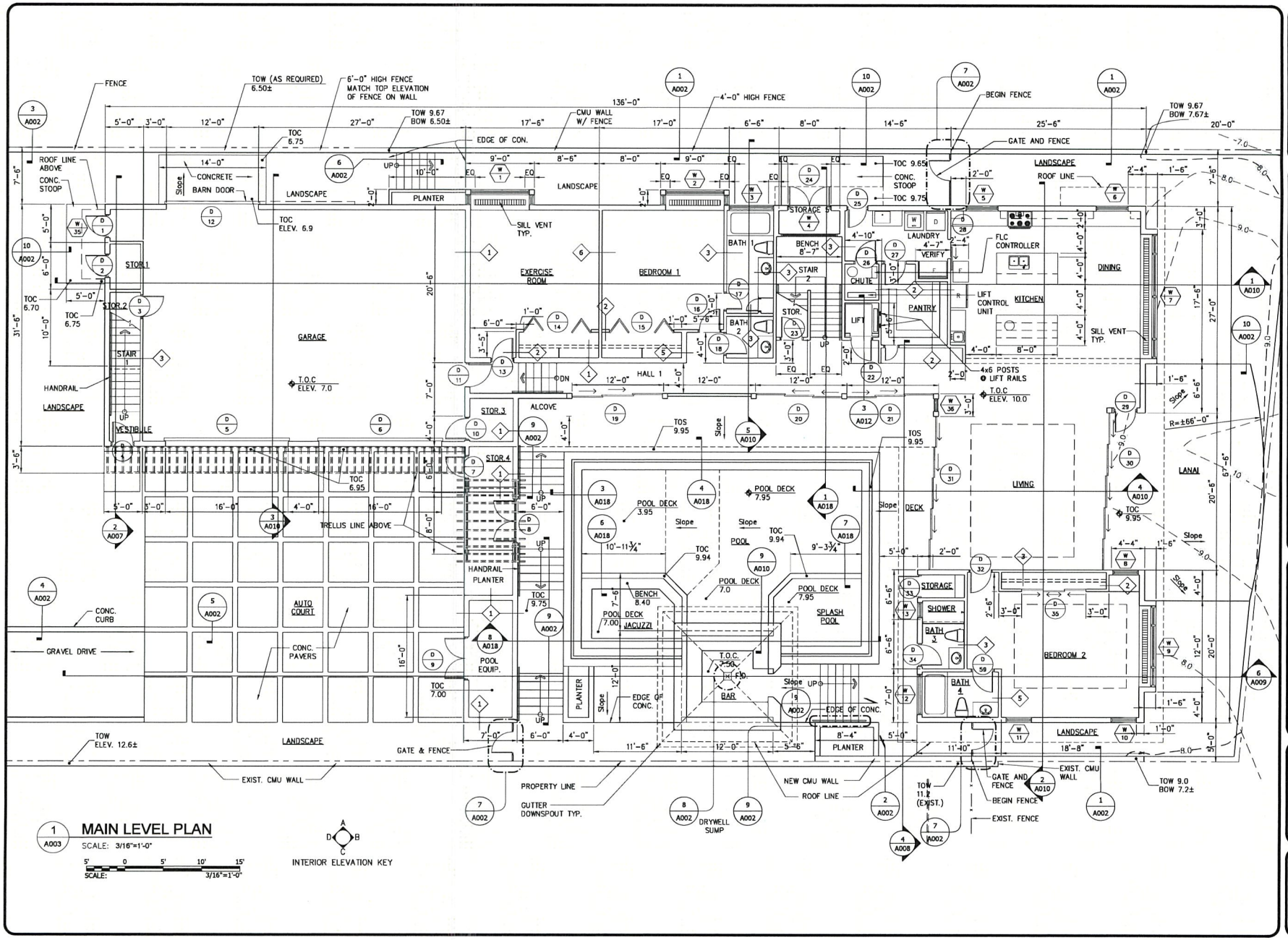
430D NORTH KALAHEO, AVENUE
KAILUA, HAWAII 96734 / TMK: 4-3-017:019

SITE PLAN, ENLARGED PLAN

Revision
1 PERMIT COMMENTS

Project File:
Date: 8/15/25
DRWN. BY: DMP
Scale: AS NOTED

Sheet
A001



1 A003 **MAIN LEVEL PLAN**

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

SCALE: 5' 0 5' 10' 15' — 3/16"=1'-0"

INTERIOR ELEVATION KEY

AYER ARCHITECTS
1021 Smith Street, Suite 303
Honolulu, Hawaii 96817
Telephone 808/545-3828
DAVID C. AYER LICENSED PROFESSIONAL ARCHITECT No. 6873 HAWAII U.S.A.

KAILUA HOUSE

430D NORTH KALAHEO, AVENUE
KAILUA, HAWAII 96734 / TMK: 4-3-017:019

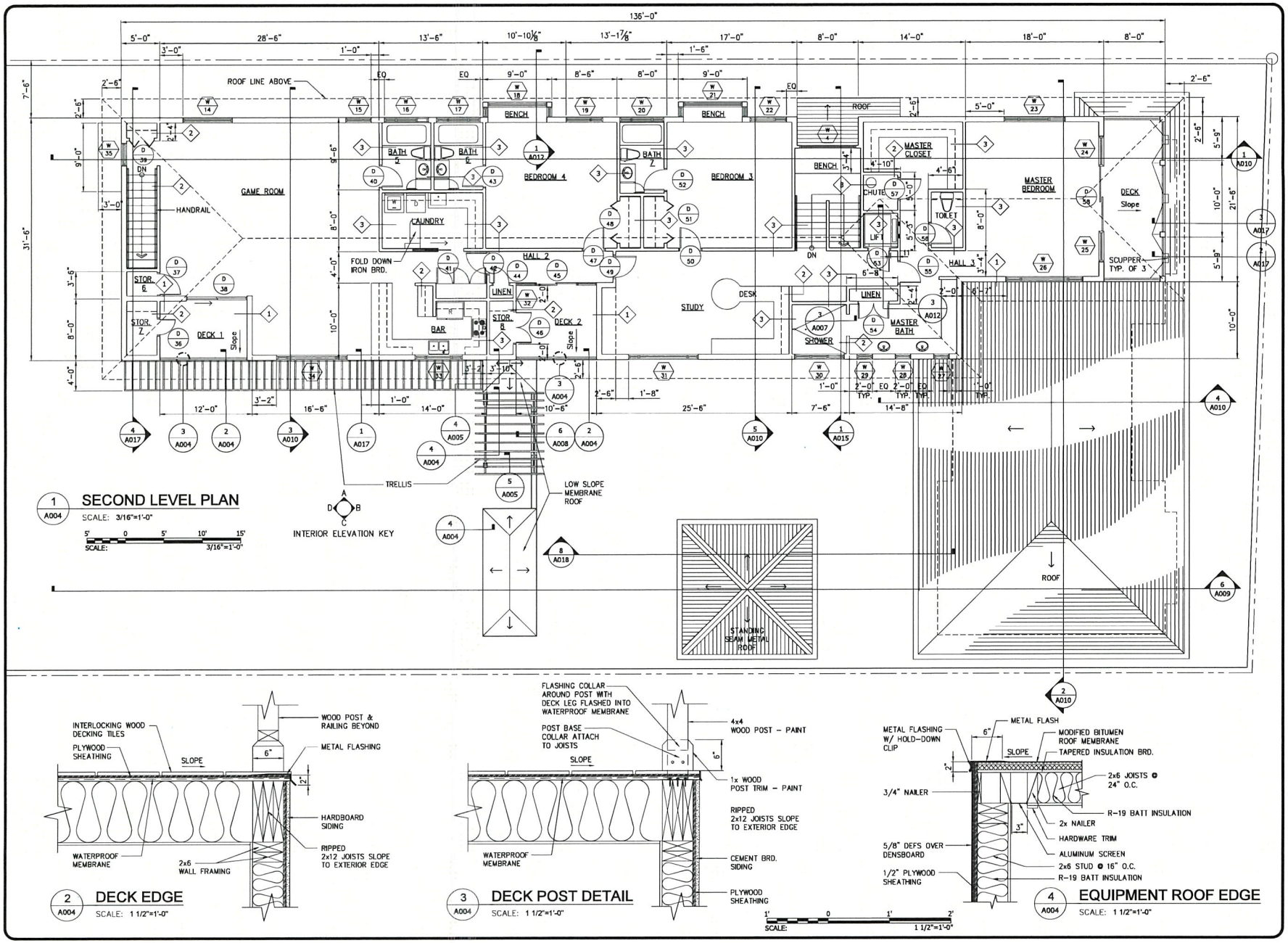
MAIN LEVEL PLAN

Title

Project File:
Date: 5/10/24
DRWN. BY: DMP
Scale: AS NOTED

Sheet
A003

EXHIBIT C-4



2 A004 DECK EDGE
SCALE: 1 1/2"=1'-0"

3 A004 DECK POST DETAIL
SCALE: 1 1/2"=1'-0"

4 A004 EQUIPMENT ROOF EDGE
SCALE: 1 1/2"=1'-0"

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

AYER ARCHITECTS
1021 Smith Street, Suite 303
Honolulu, Hawaii 96817
Telephone 808/545-3626
DAVID C. AYER
LICENSED PROFESSIONAL ARCHITECT
No. 6873
HAWAII U.S.A.

KAILUA HOUSE

430D NORTH KALAHEO, AVENUE
KAILUA, HAWAII 96734 / TMK: 4-3-017:019

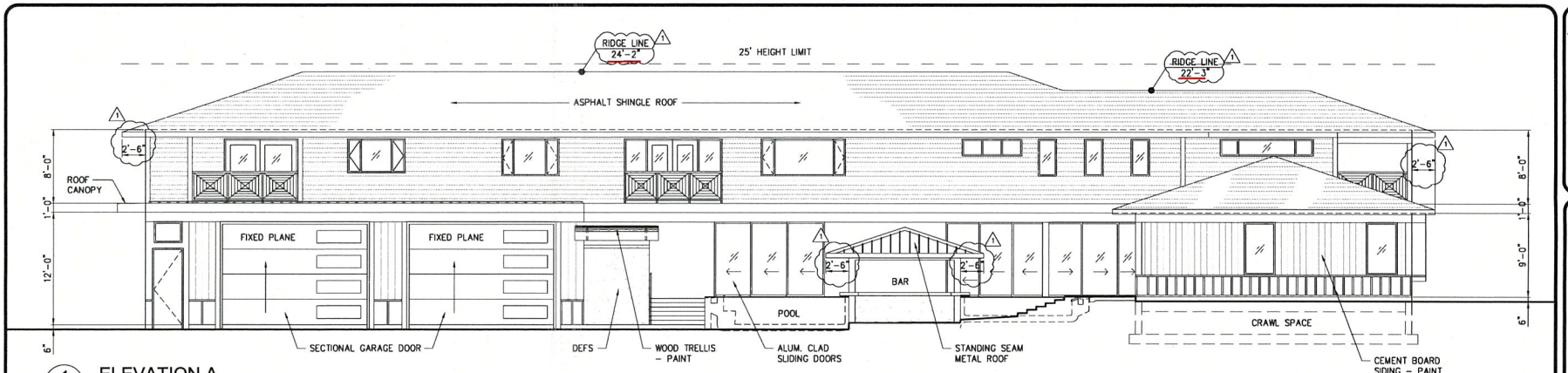
SECOND LEVEL PLAN AND MISCELLANEOUS DETAILS

Title

Project File:
Date: 5/10/24
DRWN. BY: DMP
Scale: AS NOTED

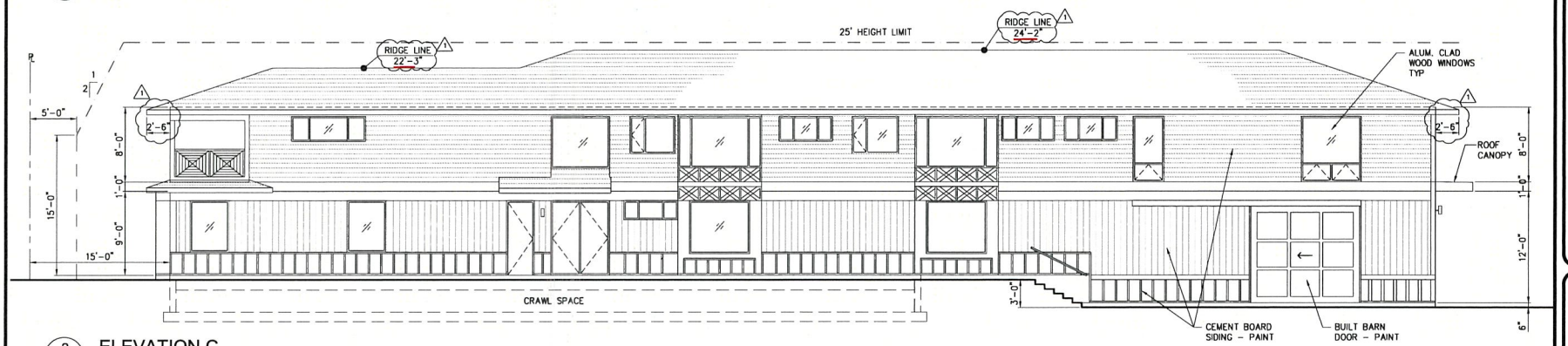
Sheet
A004

EXHIBIT C-5



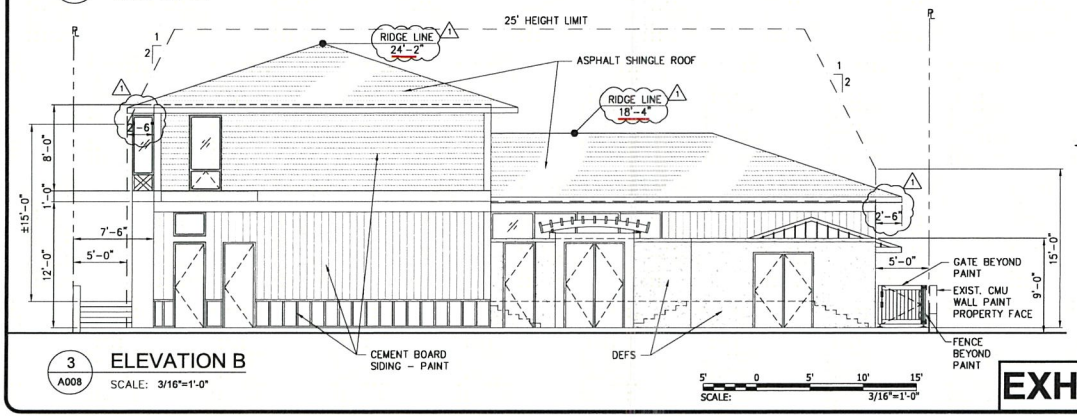
1 A008 **ELEVATION A**

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



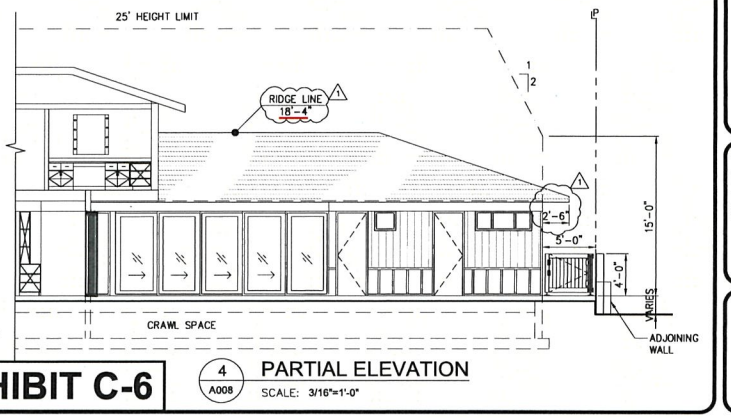
2 A008 **ELEVATION C**

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



3 A008 **ELEVATION B**

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



4 A008 **PARTIAL ELEVATION**

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

5' 0 5' 10' 15'

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

EXHIBIT C-6

AYER ARCHITECTS
1021 Smith Street, Suite 303
Honolulu, Hawaii 96817
Telephone 808/545-3626
DAVID C. AYER
LICENSED PROFESSIONAL ARCHITECT
No. 6873
HAWAII U.S.A.

KAILUA HOUSE

430D NORTH KALAHEO, AVENUE
KAILUA, HAWAII 96734 / TMK: 4-3-017:019

EXTERIOR ELEVATIONS

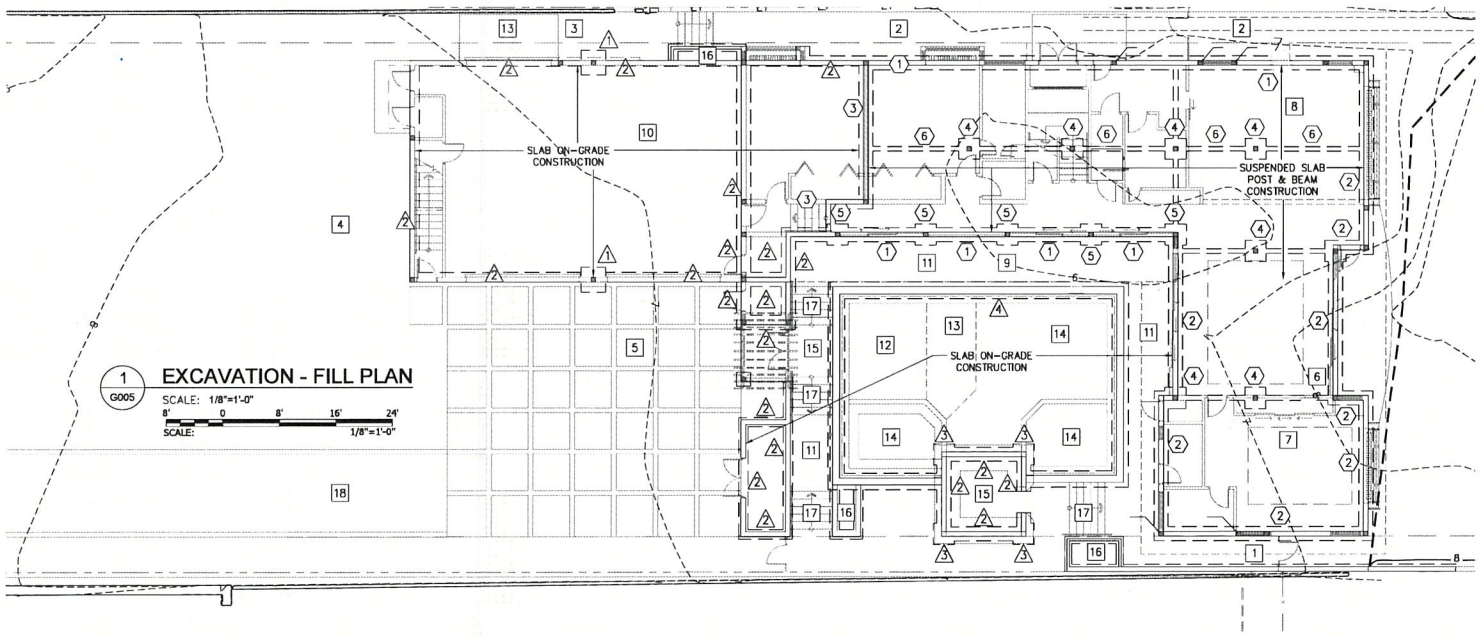
Revision

1 PERMIT COMMENTS

Project File:
Date: 8/7/25
DRWN. BY: DMP
Scale: AS NOTED

Sheet

A008



EARTHWORK QUANTITIES ESTIMATES - SITE AREA

☐ ITEM	AREAS	CUT (CU. YD.)	FILL (CU. YD.)
1 – SIDE YARD	1	1.5	3.5 (SITE FILL)
2 – SIDE YARD	1	5.5	28.5 (SITE FILL)
3 – SIDE YARD	1	1.0	0.25 (SITE FILL)
4 – REAR YARD	1	15.0	0
5 – AUTO COURT	1	24.0	24.0 (SITE FILL)
6 – SUSPENDED SLAB EX	1	9.0	0
7 – SUSPENDED SLAB EX	1	0	0
8 – SUSPENDED SLAB EX	1	42	0
9 – COMPACTED FILL	1	0	9.0 (SITE FILL)
10 – SLAB EX	1	8.0	8.0 (SITE FILL)
11 – WALKWAY FILL	3	0	92.0 (SITE FILL)
12 – POOL EX	1	14.5	0
13 – POOL EX	1	4.0	0
14 – POOL EX	3	0	12.0
15 – CABANA EX	2	0	0
16 – PLANTER	3	2.5	31.0
17 – STAIR	4	0	7.0
18 – DRIVEWAY	1	0	30.0
SUBTOTAL :		127.0	245.25

EARTHWORK QUANTITIES ESTIMATES - POST & BEAM

⬡ ITEM	AREAS	CUT (CU. YD.)	FILL (CU. YD.)
1 – WALL FOOTING	6	6.0	1.5
2 – WALL FOOTING	3	7.5	2.5
3 – WALL FOOTING	2	2.0	0.5
4 – COLUMN FOOTING	7	3.5	1.5
5 – COLUMN FOOTING	5	3.5	1.5
6 – GRADE BEAM	4	4.5	2.0
SUBTOTAL :		27.0	9.50

EARTHWORK QUANTITIES ESTIMATES - SUSPENDED SLAB

△ ITEM	AREAS	CUT (CU. YD.)	FILL (CU. YD.)
1 – COLUMN FOOTING	2	1.20	0.5
2 – EDGE FOOTING	21	178.00	30.0
3 – COLUMN FOOTING	4	1.50	0.50
4 – POOL FOOTING	5	8.50	2.50
SUBTOTAL :		189.20	33.50

TOTAL CUT	343.20
TOTAL FILL	288.25
NET 55 CU.YD. EXPORT	

AYER ARCHITECTS
1021 Smith Street, Suite 303
Honolulu, Hawaii 96817
Telephone 808/545-3626
DAVID C. AYER LICENSED PROFESSIONAL ARCHITECT No. 6873 HAWAII U.S.A.

KAILUA HOUSE

430D NORTH KALAHEO, AVENUE
KAILUA, HAWAII 96734 / TMK: 4-3-017:019

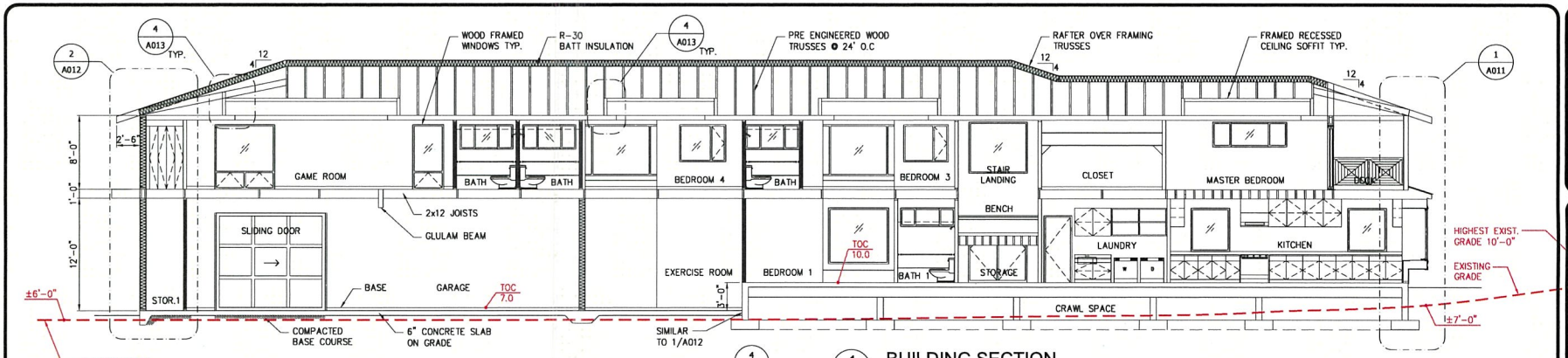
EXCAVATION - FILL PLAN, EARTHWORK QUANTITIES
ESTIMATES OF SITE AREA, POST AND BEAM & SUSPENDED SLAB

Title

Project File:
Date: 2/6/25
DRWN. BY: DMP
Scale: AS NOTED

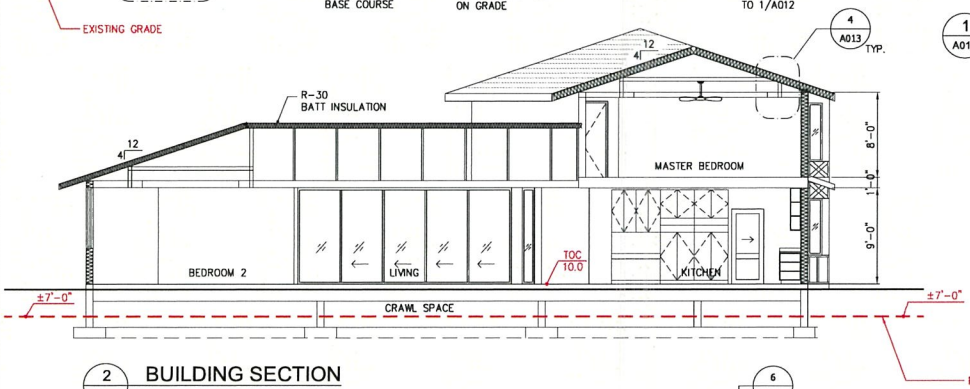
Sheet
G005

EXHIBIT C-7



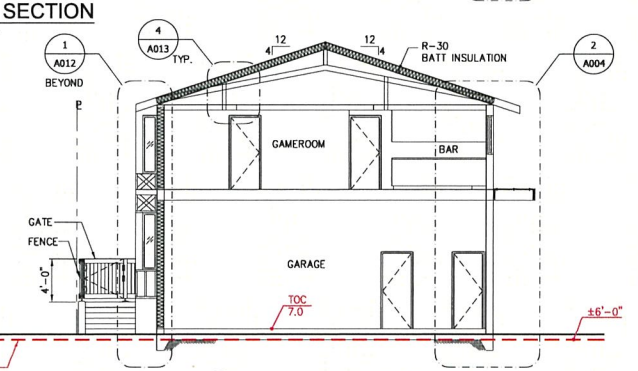
1 A010 BUILDING SECTION

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



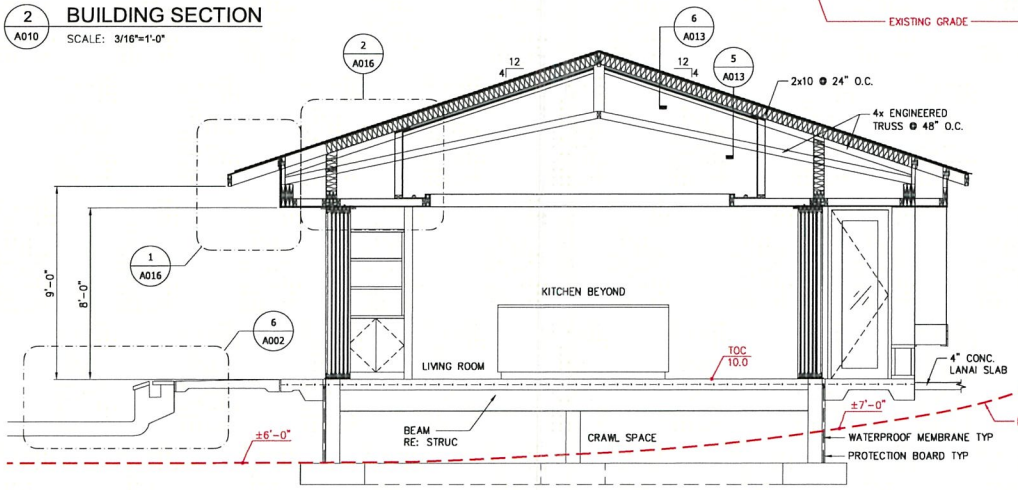
2 A010 BUILDING SECTION

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



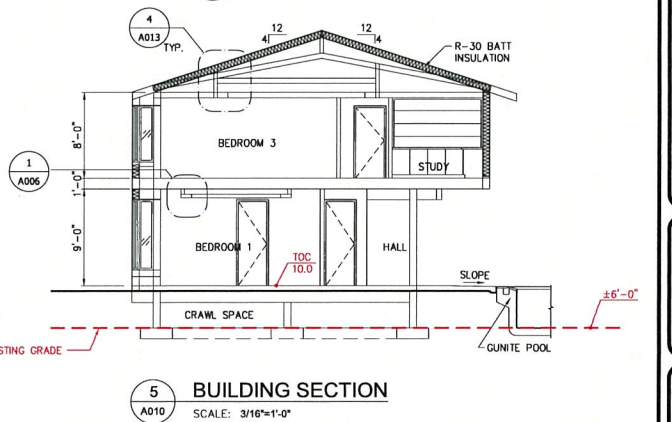
3 A010 BUILDING SECTION

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



4 A010 BUILDING SECTION

SCALE: 3/8"=1'-0"



5 A010 BUILDING SECTION

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

EXHIBIT C-8

SCALE: 5' 0 5' 10' 15' — 3/16"=1'-0"

AYER ARCHITECTS
1021 Smith Street, Suite 303
Honolulu, Hawaii 96817
Telephone 808/545-3626
DAVID C. AYER
LICENSED PROFESSIONAL ARCHITECT
No. 6873
HAWAII, U.S.A.

KAILUA HOUSE

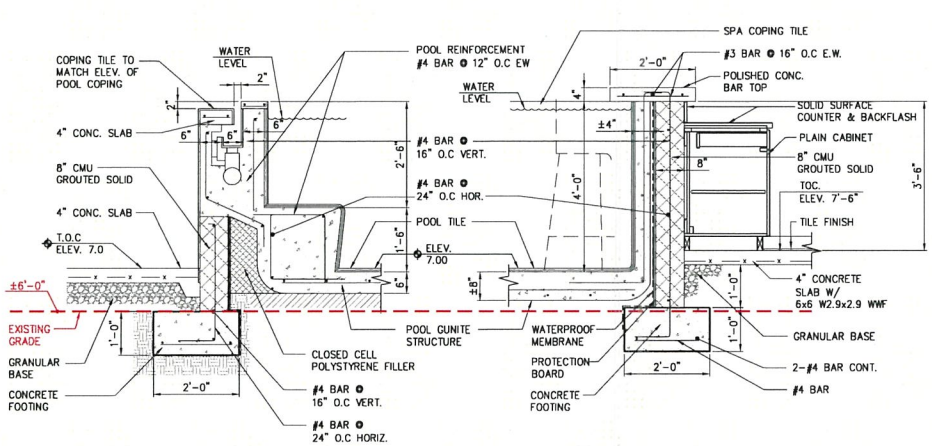
430D NORTH KALAHEO, AVENUE
KAILUA, HAWAII 96734 / TMK: 4-3-017:019

BUILDING SECTIONS

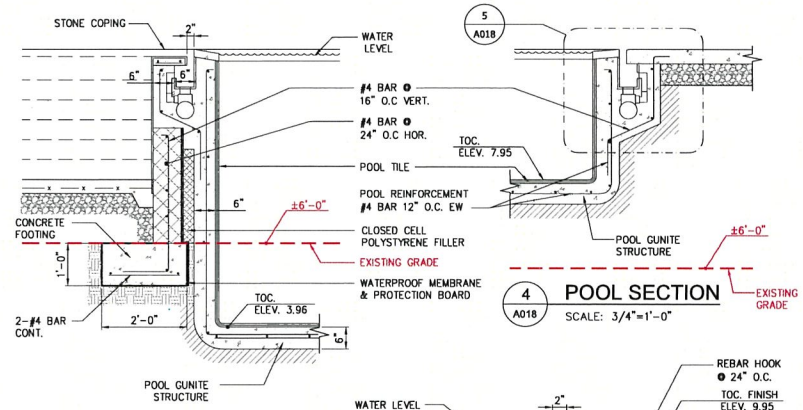
Revision

Project File:
Date: 9/10/25
DRWN. BY: DMP
Scale: AS NOTED

Sheet
A010
SMA



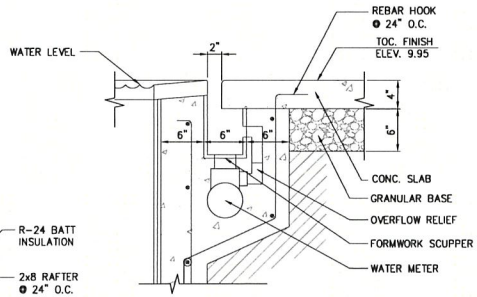
1 A018 **SPA POOL SECTION**
SCALE: 3/4"=1'-0"



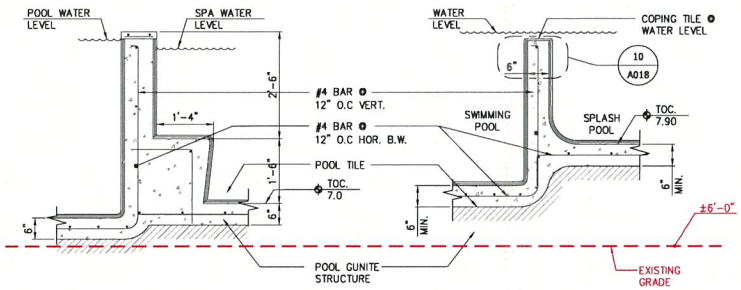
2 A018 **POOL SECTION**
SCALE: 3/4"=1'-0"

3 A018 **POOL SECTION**
SCALE: 3/4"=1'-0"

4 A018 **POOL SECTION**
SCALE: 3/4"=1'-0"

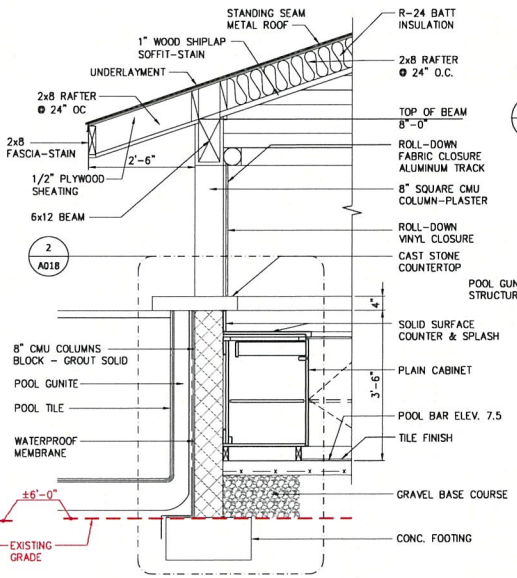


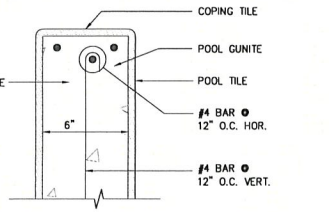
5 A018 **ENLARGED**
SCALE: 1-1/2"=1'-0"
SCALE: 1' 0 1' 2' 1 1/2"=1'-0"



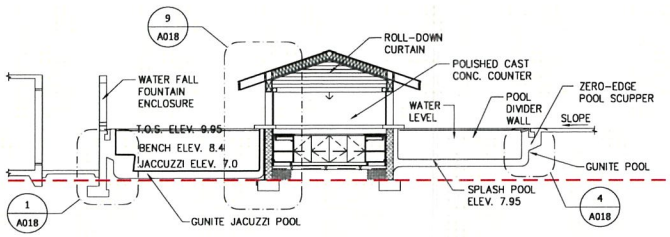
6 A018 **SPA SECTION**
SCALE: 3/4"=1'-0"

7 A018 **POOL SECTION**
SCALE: 3/4"=1'-0"





10 A018 **COPING DETAIL**
SCALE: 3"=1'-0"
SCALE: 4" 0 4" 8" 12" 3"=1'-0"



8 A018 **SECTION**
SCALE: 3/16"=1'-0"

9 A018 **BAR SECTION**
SCALE: 3/4"=1'-0"
SCALE: 1' 0 1' 2' 3' 4' 3/4"=1'-0"

EXHIBIT C-9

AYER ARCHITECTS
1021 Smith Street, Suite 303
Honolulu, Hawaii 96817
Telephone 808/545-3626
DAVID C. AYER LICENSED PROFESSIONAL ARCHITECT No. 6873 HAWAII U.S.A.

KAILUA HOUSE

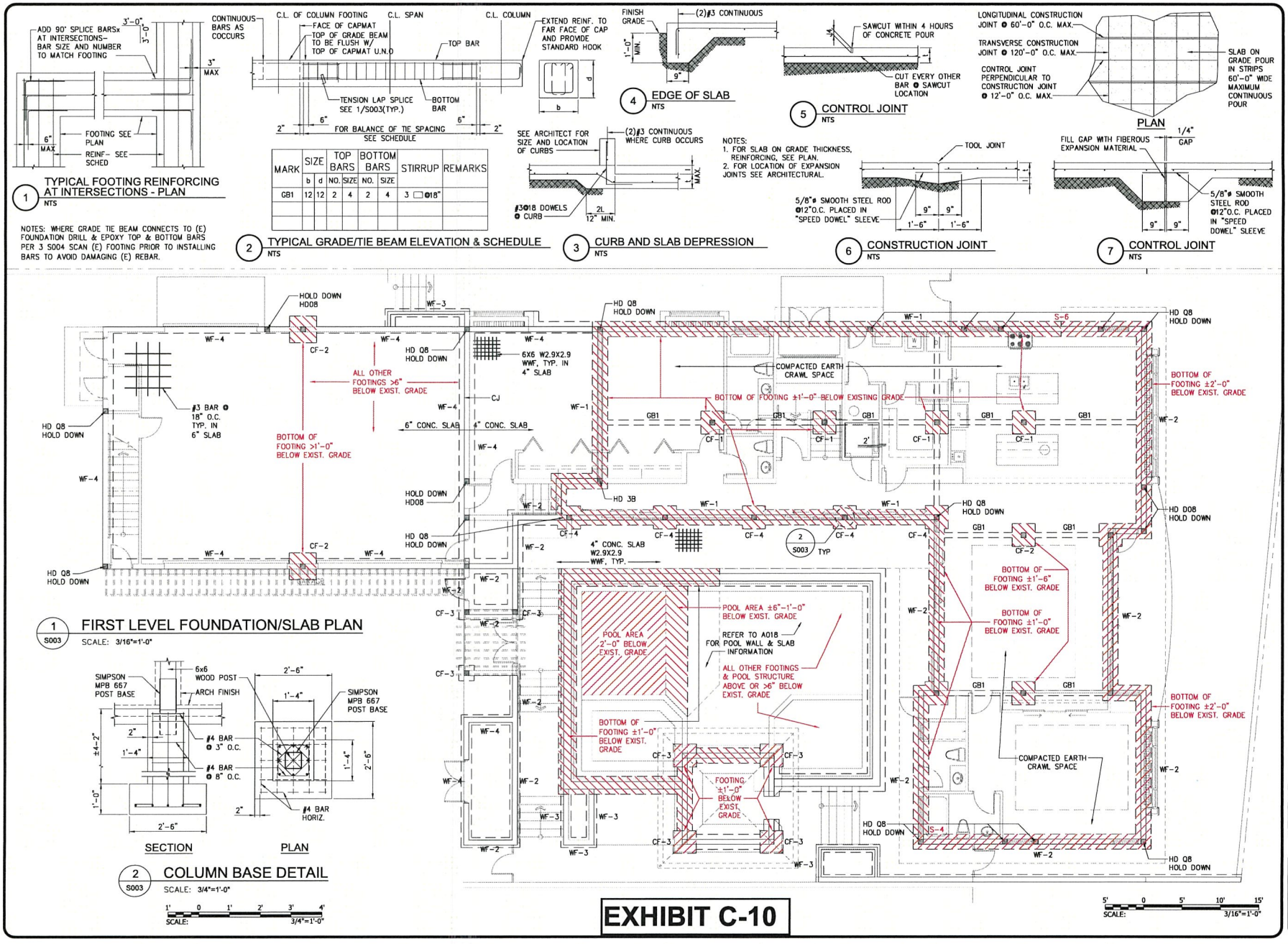
430D NORTH KALAHEO, AVENUE
KAILUA, HAWAII 96734 / TMK: 4-3-017:019

POOL WALL SECTIONS

Revision

Project File:
Date: 9/10/25
DRWN. BY: DMP
Scale: AS NOTED

Sheet
A018
SMA



1 TYPICAL FOOTING REINFORCING AT INTERSECTIONS - PLAN
NTS

NOTES: WHERE GRADE TIE BEAM CONNECTS TO (E) FOUNDATION DRILL & EPOXY TOP & BOTTOM BARS PER 3 S004 SCAN (E) FOOTING PRIOR TO INSTALLING BARS TO AVOID DAMAGING (E) REBAR.

MARK	SIZE		TOP BARS		BOTTOM BARS		STIRRUP	REMARKS
	b	d	NO.	SIZE	NO.	SIZE		
GB1	12	12	2	4	2	4	3 □ @18"	

2 TYPICAL GRADE/TIE BEAM ELEVATION & SCHEDULE
NTS

3 CURB AND SLAB DEPRESSION
NTS

4 EDGE OF SLAB
NTS

5 CONTROL JOINT
NTS

6 CONSTRUCTION JOINT
NTS

7 CONTROL JOINT
NTS

1 S003 FIRST LEVEL FOUNDATION/SLAB PLAN
SCALE: 3/16"=1'-0"

2 S003 COLUMN BASE DETAIL
SCALE: 3/4"=1'-0"

EXHIBIT C-10

AYER ARCHITECTS
1021 Smith Street, Suite 303
Honolulu, Hawaii 96817
Telephone 808/545-3626
DAVID C. AYER LICENSED PROFESSIONAL ARCHITECT No. 6873 HAWAII U.S.A.

KAILUA HOUSE

430D NORTH KALAHEO, AVENUE
KAILUA, HAWAII 96734 / TMK: 4-3-017:019

FIRST LEVEL FOUNDATION / SLAB PLAN

Revision

Project File:
Date: 9/10/25
DRWN. BY: DMP
Scale: AS NOTED

Sheet
S003
SMA

5. DO NOT LAP 18 GAUGE DECKING OR THICKER WHERE 3/4" DIAMETER SHEAR STUDS ARE TO BE ATTACHED TO SUPPORTS.

D. FLOOR DECKING IS DESIGNED FOR UNSHORED CONSTRUCTION TO MAXIMUM SPANS INDICATED IF CONDITIONS OCCUR WHERE SPANS EXCEED MAXIMUM. PROVIDE ADEQUATE SHORING OR HEAVIER GAUGE DECKING. THE LATTER SUBJECT TO REVIEW BY ENGINEER.

E. PROVIDE PERFORATIONS OR SLOTS IN FLOOR DECKING 1.5% MAXIMUM OPEN AREA, FOR VENTILATION OF STRUCTURAL CONCRETE AT AREAS EXPOSED TO WEATHER OR AREAS WHERE WATERPROOFING IS USED.

3. PROVIDE CLOSURE ANGLES AT OPENINGS FOR MECHANICAL EQUIPMENT. DUCTS, PIPING, VENTS, CONDUITS, ETC. INCLUDING THOSE NOT SHOWN ON STRUCTURAL DRAWINGS CLOSURE ANGLES SHALL BE 18 GAUGE AND BE WELDED TO DECKING UNLESS DETAILED OTHERWISE.

4. REBAR DECKING AT LEAST 2 INCHES AT SUPPORTS LAP DECKING AT ENDS AT LEAST 2 INCHES AND CENTER LAPS OVER SUPPORTS.

5. WELD STEEL DECKING IN COMPLIANCE WITH ANSI/AWS D1.3 USING A MINIMUM OF EPOXY ELECTRODES WELDERS SHALL BE CERTIFIED AS REQUIRED BY THE GOVERNING CODE AUTHORITY.

6. SCREED CONCRETE PARALLELTO STEEL DECKING TO THICKNESS INDICATED ON DRAWINGS.

7. SUBMIT COMPLETE STEEL DECKING SHOP DRAWINGS TO OWNER FOR REVIEW.

8. PIPES SLEEVES ELECTRICAL CONDUIT ETC. SHALL NOT BE EMBEDDED IN STEEL DECK CONCRETE UNLESS APPROVED BY THE ENGINEER / EMBEDDED ITEMS SHALL NOT NOT REDUCE THE ASSEMBLY FIRE RATING UNLESS SUPPLEMENTAL FIREPROOFING IS PROVIDED AS REQUIRED.

VIII. STRUCTURAL STEEL:

1. STRUCTURAL STEEL MATERIAL FABRICATION AND ERECTION

A. MATERIALS

1. PROVIDE STRUCTURAL STEEL COMPLYING WITH THE FOLLOWING ASTM STANDARD SPECIFICATIONS UNLESS NOTED OTHERWISE:
ALL STRUCTURAL STEEL UNLESS NOTED BELOW:
ASTM A372 GRADE 60 OR ASTM A392
STRUCTURAL STEEL NOTED THUS (65 OR 50)
ASTM A913 (65 KSI) OR A512 (50 KSI)
PLATES CHANNELS, ANGLES ASTM A36
PIPES ASTM A53 GRADE B (35 KSI)
HOLLOW STRUCTURAL SECTION
ASTM 500, GRADE B (46KSI – RECTANGULAR SECTION, 42 KSI – ROUND SECTION)
ANCHOR RODS ASTM K1554 GRADE 55
THREADED ROUND STOCK ASTM A36
REINFORCING STEEL SEE REINFORCING STEEL SECTION
FURNISH READILY IDENTIFIABLE STRUCTURAL STEEL IN COMPLIANCE WITH BC 2203

B. HIGH STRENGTH BOLTS

1. PROVIDE HIGH STRENGTH BOLTS, NUTS AND WASHERS COMPLYING WITH ASTM A325 UNLESS NOTED OTHERWISE. ALL HIGH STRENGTH BOLTS SHALL BE BEARING TYPE WITH THREADS INCLUDED IN SHEAR PLANE (A325–N) UNLESS NOTED OTHERWISE.
2. ASSEMBLE HIGH STRENGTH BOLTS IN COMPLIANCE WITH SPECIFICATION FOR STRUCTURAL JOINTS USING ASTM A325 OR A490 BOLTS.
3. TIGHTEN A325 BOLTS TO A SNUG TIGHT CONDITION.

C. FABRICATE AND ERECT STRUCTURAL STEEL IN COMPLIANCE WITH 2005 SPECIFICATION FOR STRUCTURAL STEEL BUILDINGS AND IBC CHAPTER 22.

D. ALL EXPOSED AND EXTERIOR STEEL SHALL BE HOT DIPPED GALVANIZED UNLESS NOTED OTHERWISE.

E. BUILDINGS STRUCTURAL STEEL DESIGNED FOR UNSHORED CONSTRUCTION UNLESS NOTED OTHERWISE.

F. SUBMIT SHOP DRAWINGS TO OWNER FOR REVIEW AND UPON REQUEST TO BUILDING OFFICIAL.

2. WELDING

A. BASIC REQUIREMENTS

1. WELD STRUCTURAL STEEL IN COMPLIANCE WITH ANSI / AWS D1.1 AND AISC SPECIFICATION CHAPTER 1. WELDERS SHALL BE CERTIFIED AS REQUIRED IN THE PLANS AND BY GOVERNING CODE AUTHORITY. WELDING SHALL BE DONE BY ELECTRIC ARC PROCESSING USING LOW HYDROGEN ELECTRODES WHOSE SPECIFIC TENSILE STRENGTH IS NOT LESS THAN TO 76 KSI UNLESS NOTED OTHERWISE AND 80 KSI FOR ALL ASTM 913 STEEL. WELDING MAY BE PERFORMED USING SUBMERGED ARC PROCESS WITH AUTOMATIC WELDING (SAW –1)

2. UNLESS A LARGER SIZE FILLET WELD IS INDICATED PROVIDE MINIMUM SIZE OF WELD PER AISC SPECIFICATION SECTION J2 AND TABLE J2.4.

3. NO ATTEMPT HAS BEEN MADE TO DIFFERENTIATE BETWEEN SHOP FIELD WELDED CONNECTIONS.

B. ROJECT WELDING REQUIREMENTS

1. THE PROJECT WELDING REQUIREMENTS SHALL APPLY TO ALL SHOP AND FIELD WELDS.

2. THE INSPECTOR SHALL VERIFY COMPLIANCE WITH THE APPROVED REQUIREMENTS. ANY DEVIATION OR LACK OF COMPLIANCE WITH THE APPROVED REQUIREMENTS SHALL BE REPORTED IMMEDIATELY TO THE OWNER AND CONTRACTOR.

3. IN ADDITION TO REQUIREMENTS DESCRIBED ELSEWHERE IN THE CONTRACT DOCUMENTS THE APPROVED PROJECT WELDING REQUIREMENTS SHALL AT A MINIMUM CONSIST OF THE FOLLOWING (REFER TO AWS D1.1.)

a. WELDING PROCEDURE SPECIFICATION (WPS FOR EACH WELD AND POSITION AS REQUIRED BY AWS D1.1 SIGNED BY A REGISTERED PROFESSIONAL ENGINEER RETAINED BY THE CONTRACTOR / OWNER.

b. SUPPLEMENTAL WELDING PROCEDURE.

c. SHOP DRAWINGS THAT REFERENCE THE APPROPRIATE WPS FOR EACH WELD REQUIRED FOR EACH CONNECTION AND REQUIRED SUPPLEMENTAL WELDING PROCEDURE.

d. WELDER PERFORMANCE QUALIFICATIONS.

e. QUALIFICATION BY TESTING OF ANY WELDING PROCEDURE THAT IS NOT PRE–QUALIFIED PER AWS D1.1.

C. INSPECTIONS

1. INSPECTIONS THE FOLLOWING REQUIREMENTS SHALL APPLY TO WELDING INSPECTIONS PERFORMED FOR THE PROJECT.

a. THE LEAD WELDING INSPECTORS SHALL BE A CERTIFIED WELDING INSPECTOR (CWI) AWS–QCI STANDARDS SHALL BE CERTIFIED BY THE BUILDING OFFICIAL AS A REGISTERED INSPECTOR FOR STRUCTURAL STEEL WELDING ICC–ES CERTIFICATION AND SHALL POSSESS A MINIMUM LEVEL OF UT LEVEL II CERTIFICATION. OTHER WELDING INSPECTORS PERFORMING VISUAL INSPECTION UNDER THE SUPERVISION OF THE LEAD WELDING INSPECTOR SHALL POSSESS ACCESS CERTIFICATION AND PERSONS PERFORMING NONDESTRUCTIVE TESTING SHALL POSSESS UT LEVEL II CERTIFICATION. NOT MORE THAN FOUR NON–CWI INSPECTORS SHALL BE UNDER THE SUPERVISION OF A CWI.

b. ALL INSPECTION REQUIREMENTS SHALL BE REQUIRED BY AWS D1.1 AND THE QUALITY ASSURANCE SECTION INCLUDING INSPECTION TABLES.

IX. DESIGN NOTES:

A. LIVE LOAD AND PARTITION ALLOWANCE:

1. FLOOR ---------- 40 PSF

B. WIND LOADS --- 2018 INTERNATIONAL BUILDING CODE

1. BASIC WIND SPEED (3–SECOND GUST) – 105 MPH
2. IMPORTANCE FACTOR, Ie ------ 1.00 (STANDARD OCCUPANCY)
3. WIND EXPOSURE ---------- C
4. INTERNAL PRESSURE COEFFICIENT – 1/–0.55 (PARTIALLY ENCLOSED)
5. DESIGN WIND PRESSURE FOR COMPONENTS & CLADDING ------- 435.1/–37.4 PSF

C. EARTHQUAKE LOADS -------- 2018 INTERNATIONAL BUILDING CODE

1. IMPORTANCE FACTOR, Ie ------- 1–1.00 (STANDARD OCCUPANCY)
2. SPECTRAL RESPONSE ACCELERATIONS
A.) Ss ---------- 0.61 (HONOLULU)
B.) S1 ---------- 0.178 (HONOLULU)
3. SITE CLASS ---------- SD
4. SPECTRAL RESPONSE COEFFICIENTS
A.) SDS ---------- (2/3)fo x Ss = 0.534 (HONOLULU)
B.) SD1 ---------- (2/3)fv x S1 = 0.248 (HONOLULU)
5. SEISMIC DESIGN CATEGORY ---------- D
6. BASIC SEISMIC FORCE RESISTING SYSTEM (SEE IBC, TABLE 1617.6.2)
7. DESIGN BASE SHEAR ---------- 3.20 KIPS
8. SEISMIC RESPONSE COEFFICIENT, Cs ------ SDS / (R/I) = 0.133
9. RESPONSE MODIFICATION FACTOR, R ------- 4.0

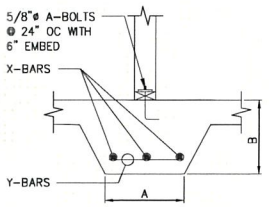
D. ALLOWABLE SOIL BEARING CAPACITY ------ 2000 PSF

COLUMN FOOTING SCHEDULE

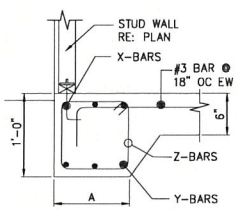
MARK	FOOTING SIZE			FOOTING REBAR		REMARKS
	A	B	C	X BARS	Y BARS	
CF–1	3'–0"	3'–0"	12"	6 – #4	6 – #4	
CF–2	2'–0"	2'–0"	12"	3 – #4	3 – #4	
CF–3	2'–0"	4'–0"	12"	3 – #4	6 – #4	
CF–4	2'–0"	3'–0"	12"	3 – #4	4 – #4	
CF–5	1'–6"	1'–6"	10"	2 – #4	2 – #4	

WALL FOOTING SCHEDULE

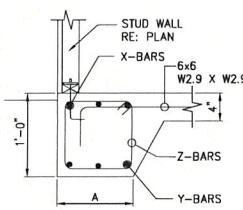
MARK	FOOTING SIZE		FOOTING REBAR			REMARKS
	A	B	X BARS	Y BARS	Z BARS	
WF–1	16"	12"	3 – #4	#4 @ 18"	#3 @ 18"	EDGE FTG.
WF–2	12"	12"	2 – #4	#4 @ 18"	#3 @ 18"	EDGE FTG.
WF–3	12"	12"	3 – #4	#4 @ 18"	–	INTERIOR FTG.
WF–4	4'–0"	12"	#4 @ 18"	#4 @ 18"	#4 @ 18"	EDGE FTG.



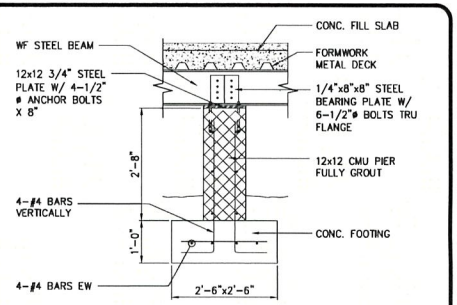
CONT. INT. FOOTING



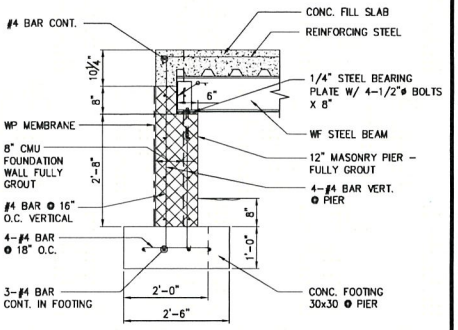
EDGE WALL FOOTING



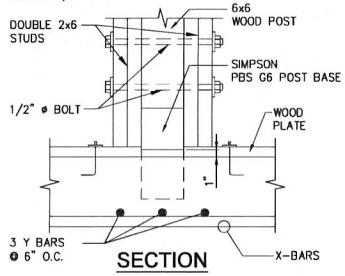
EDGE WALL FOOTING



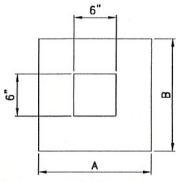
1 S002 STEEL BEAM-PEIR BEARING
SCALE: 3/4"=1'–0"



2 S002 STEEL BEAM BEARING
SCALE: 3/4"=1'–0"



SECTION



PLAN

3 S002 EMBEDDED COLUMN DETAIL
SCALE: 1 1/2"=1'–0"

AYER ARCHITECTS
1021 Smith Street, Suite 303
Honolulu, Hawaii 96817
Telephone 808/545–3826
DAVID C. AYER LICENSED PROFESSIONAL ARCHITECT No. 6873 HAWAII U.S.A.

KAILUA HOUSE
430D NORTH KALAHEO, AVENUE
KAILUA, HAWAII 96734 / TMK: 4-3-017:019

GENERAL NOTES

Title

Project File:
Date: 5/10/24
DRWN. BY: DMP
Scale: AS NOTED

Sheet
S002

EXHIBIT C-11

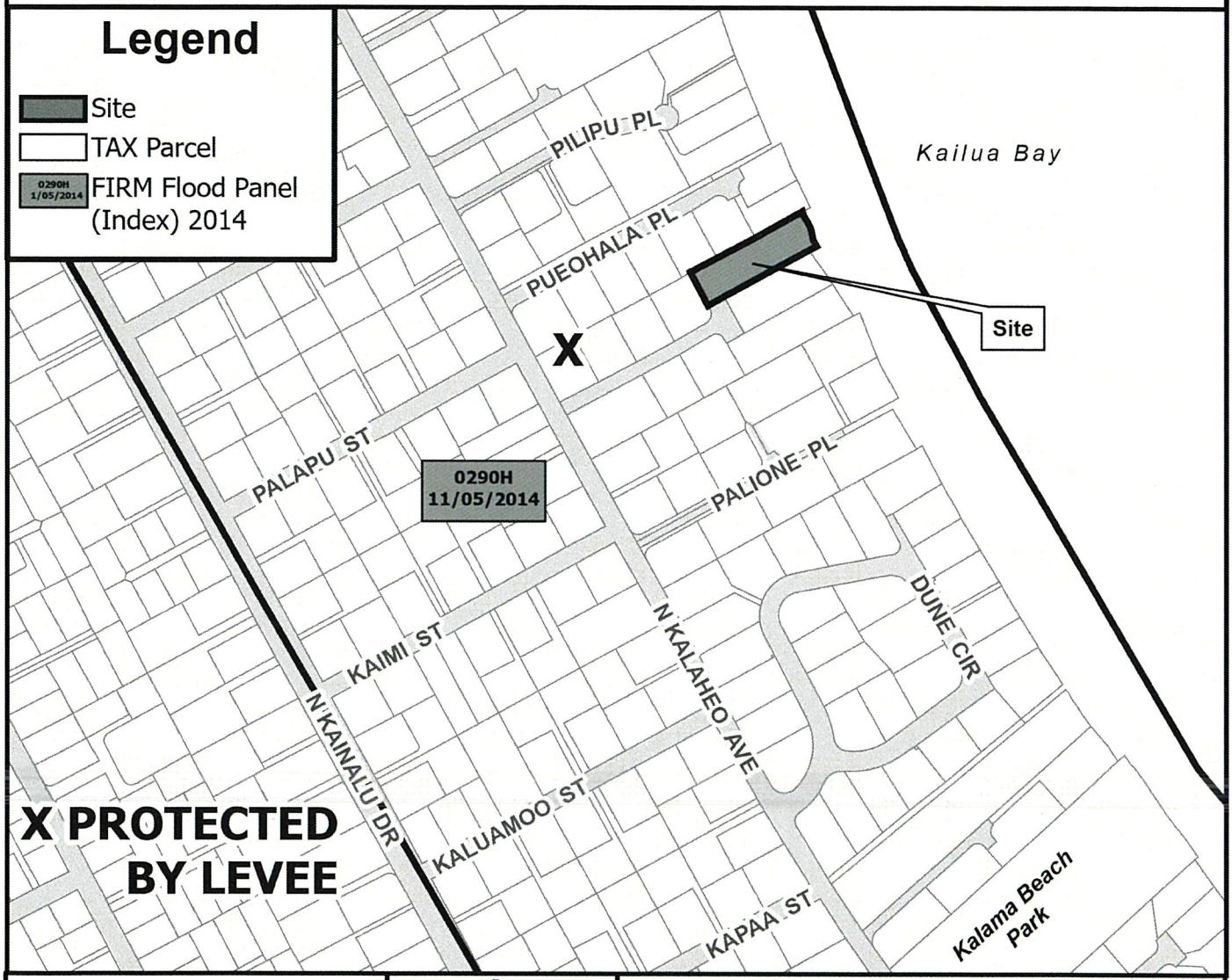
Flood Hazard Zones:

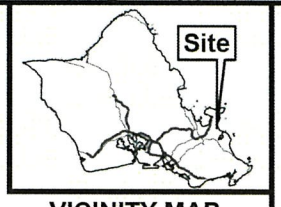
SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD

The 1% annual chance flood (100-year flood), also known as the base flood, is the flood that has a 1% chance of being equaled or exceeded in any given year. The Special Flood Hazard Area is the area subject to flooding by the 1% annual chance flood. The Base Flood Elevation (BFE) is the water-surface elevation of the 1% annual chance flood.

Other Areas

Zone X = Areas determined to be outside the 0.2% annual chance floodplain.
Zone X Protected by Levee = This area is shown as being protected from the 1% annual chance or greater flood hazard by a levee system. Overtopping or failure of any levee system is possible.





VICINITY MAP

0 200 400
Distance in Feet

PORTION OF
FLOOD HAZARD MAP

FIRM PANEL 15003C0290H

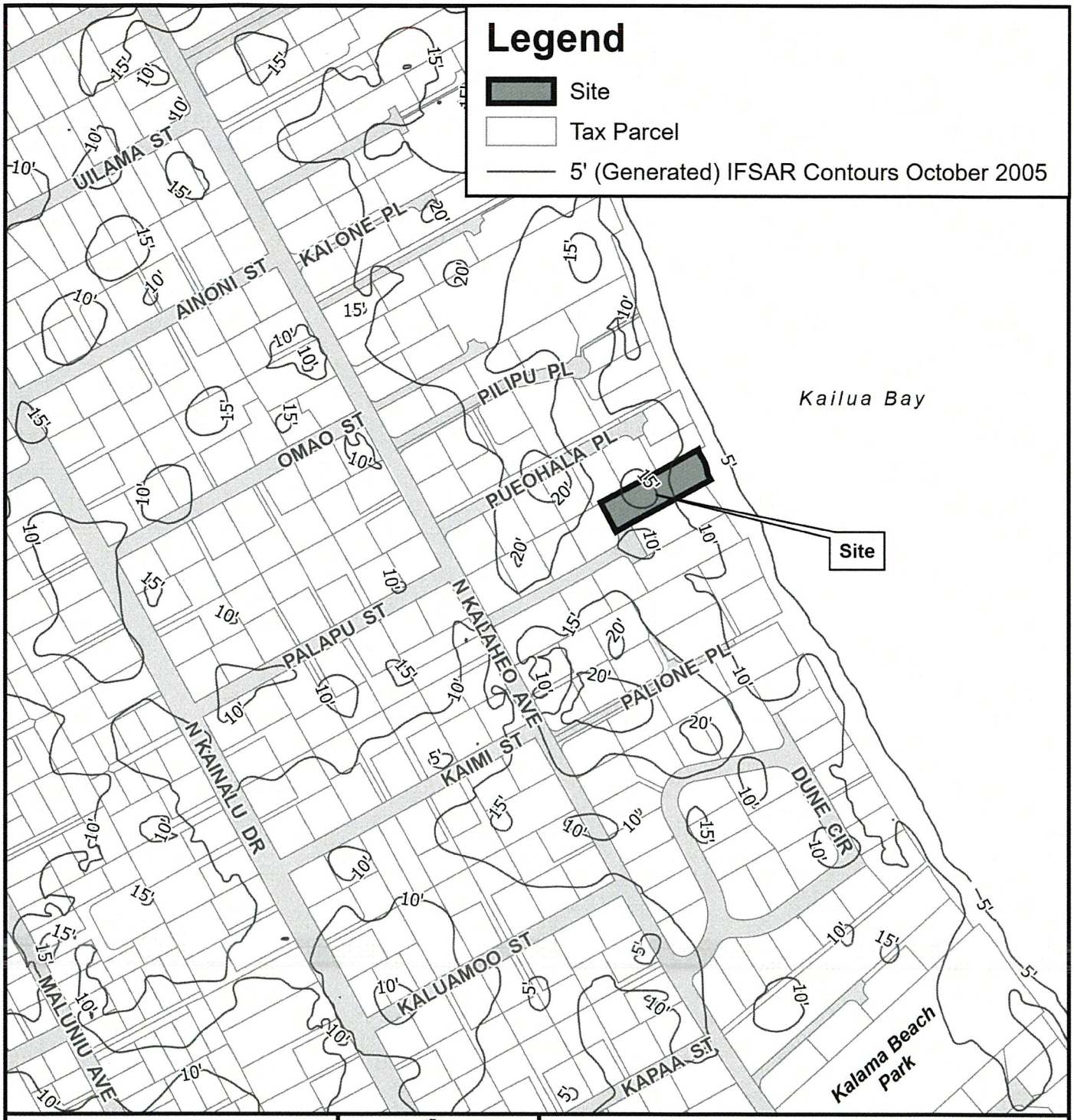
TAX MAP KEY(S): 4-3-017:019
FOLDER NO.: 2025/SMA-54

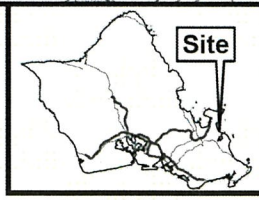
Prepared by: Honolulu Land Information System (HoLIS) - PH
Department of Planning & Permitting (DPP)
City and County of Honolulu

Date Prepared: 08/2025

Copyright City & County of Honolulu
All Rights Reserved 2025

EXHIBIT D





VICINITY MAP

0 200 400

Distance in Feet

PORTION OF

TOPOGRAPHIC MAP

KAILUA

TAX MAP KEY(S): 4-3-017:019

FOLDER NO.: 2025/SMA-54

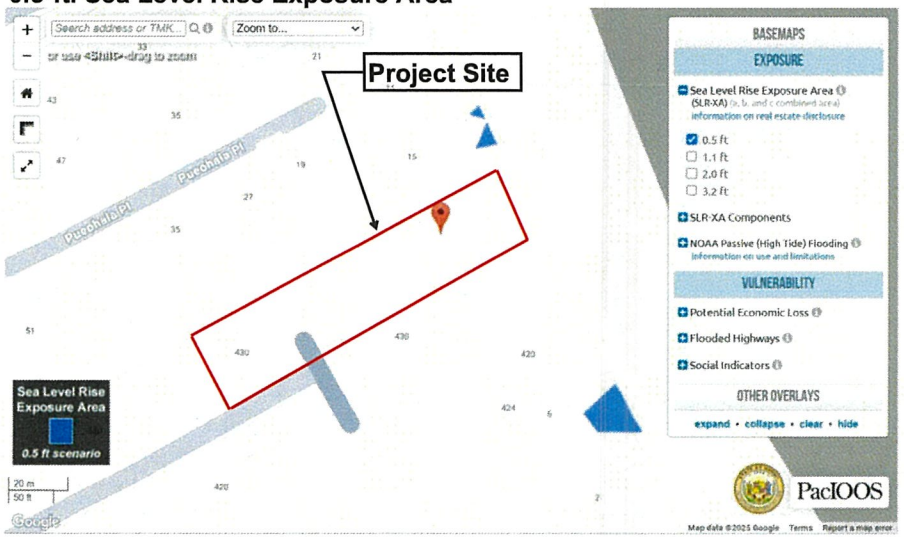
Prepared by: Honolulu Land Information System (HoLIS) - PH
Department of Planning & Permitting (DPP)
City and County of Honolulu

Date Prepared: 08/2025

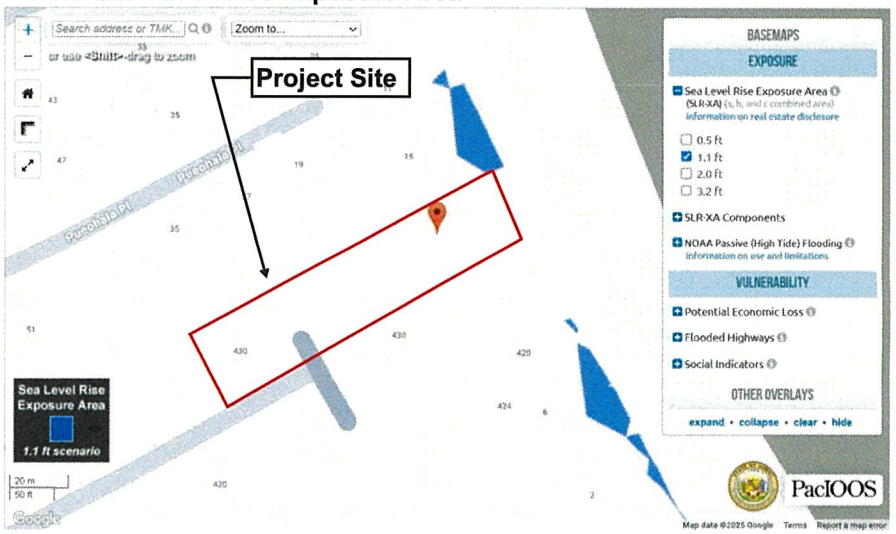
Copyright City & County of Honolulu
All Rights Reserved 2025

EXHIBIT E

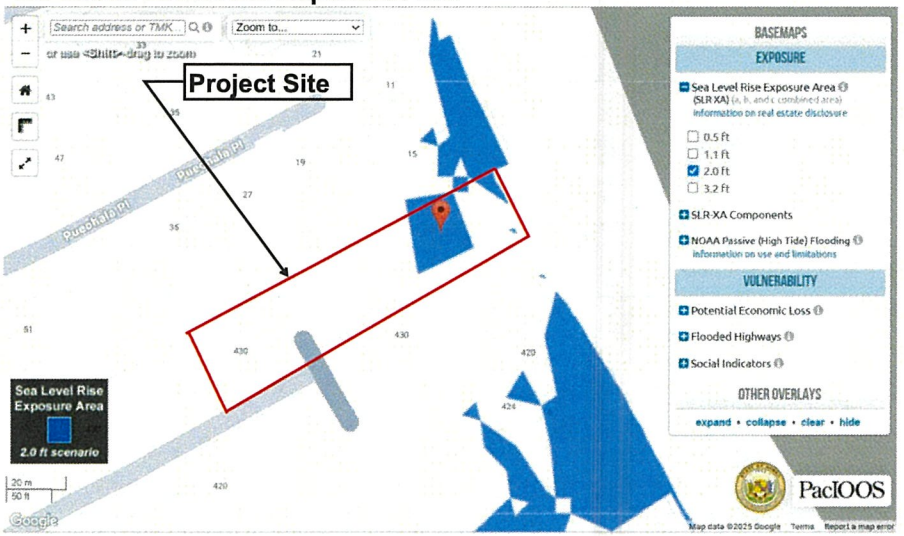
0.5-ft. Sea Level Rise Exposure Area



1.1-ft. Sea Level Rise Exposure Area



2.0-ft. Sea Level Rise Exposure Area



3.2-ft. Sea Level Rise Exposure Area

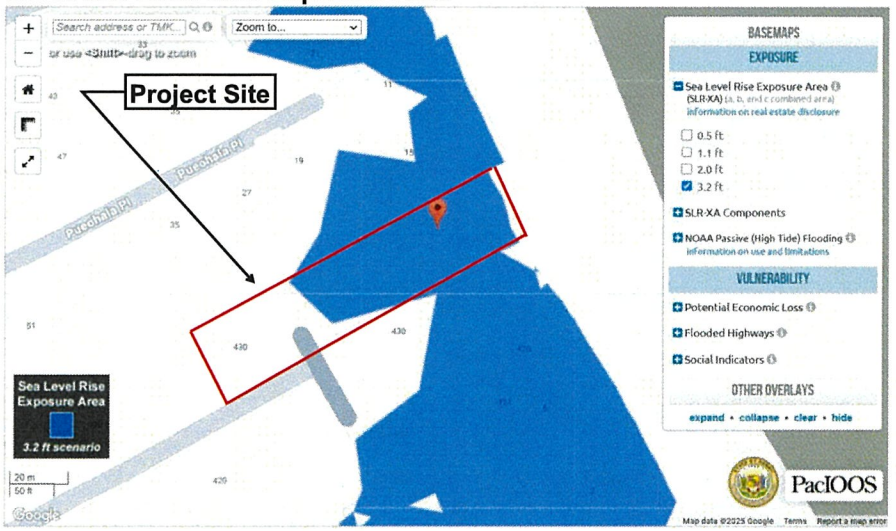
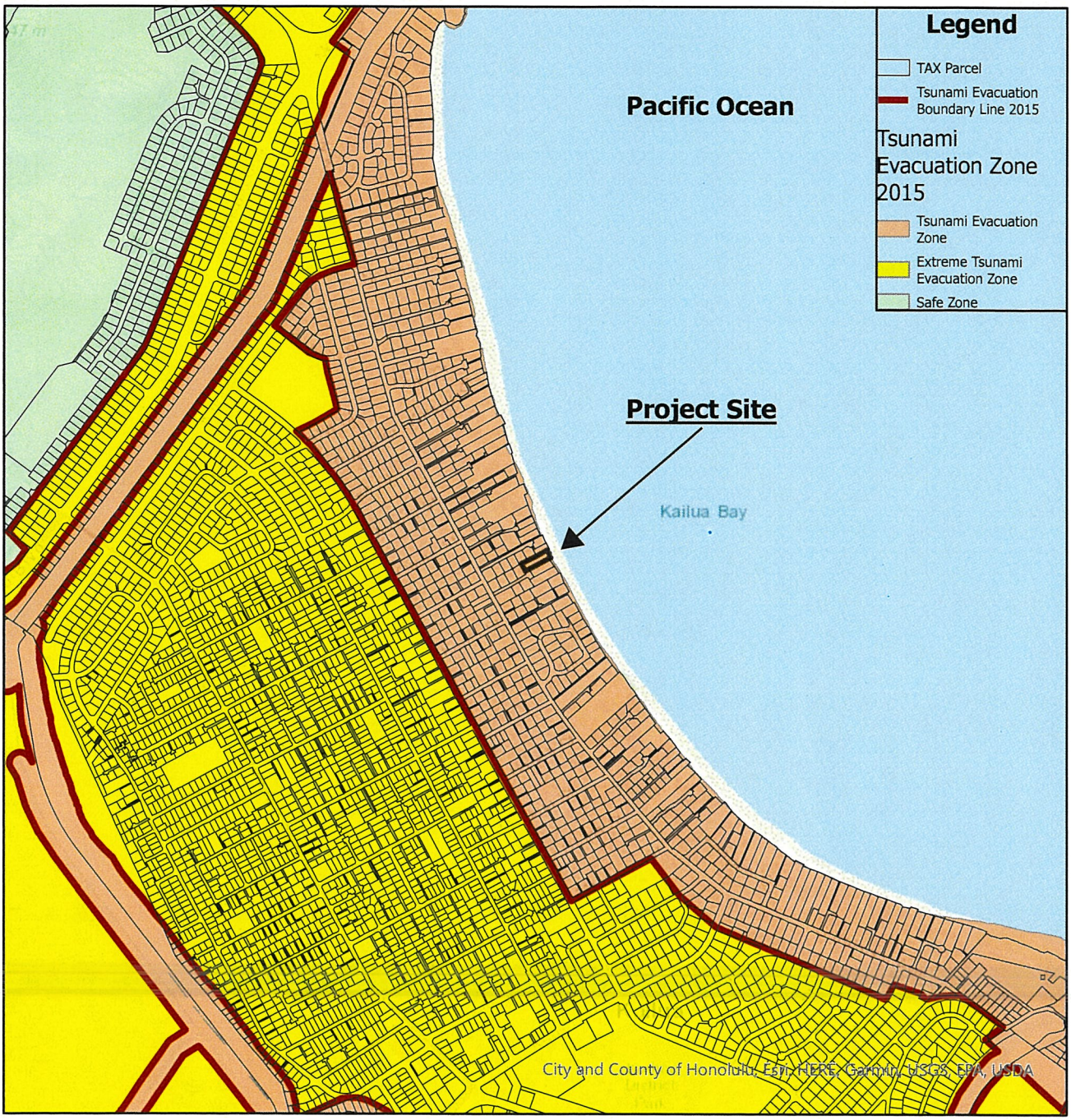


EXHIBIT F
SEA LEVEL RISE EXPOSURE AREA
FILE NO. 2025/SMA-54



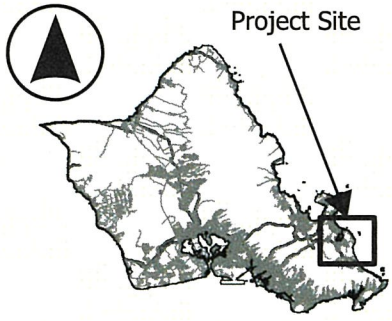


Exhibit G
Tsunami Map
File No. 2025-SMA-54

430-D North Kalaheo Avenue-Kailua
TMK: 4-3-017: 019

Department of Planning and Permitting
City and County of Honolulu

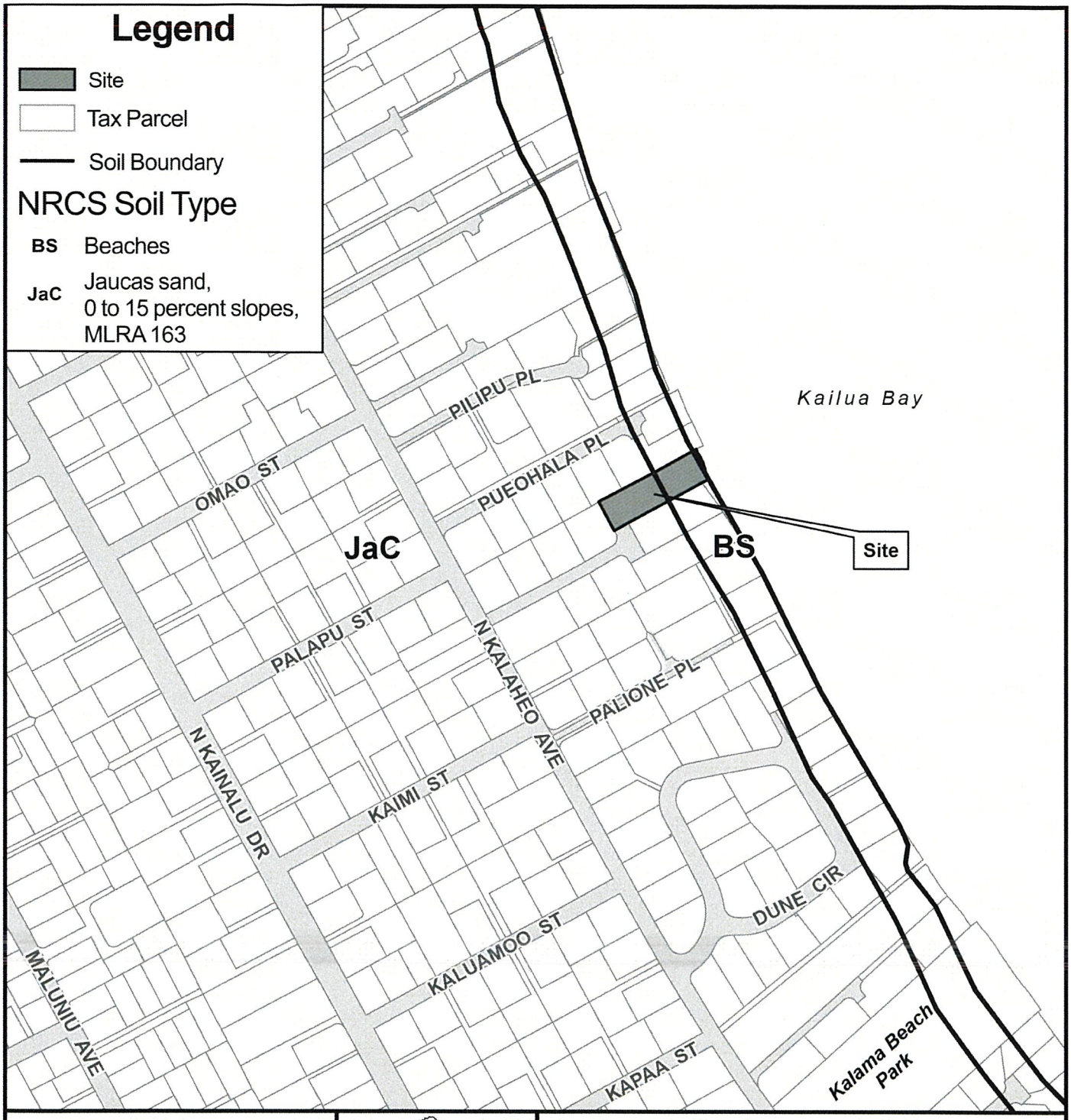
October 2025

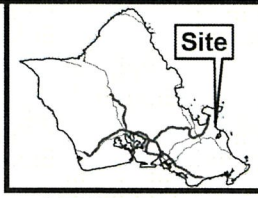


EXHIBIT H– SHORELINE EROSION RATE

OAHU HISTORICAL SHORELINE CHANGE RATE

FILE NO.: 2025/SMA-54





VICINITY MAP

0 200 400

Distance in Feet

PORTION OF

SOIL MAP

KAILUA

TAX MAP KEY(S): 4-3-017:019

FOLDER NO.: 2025/SMA-54

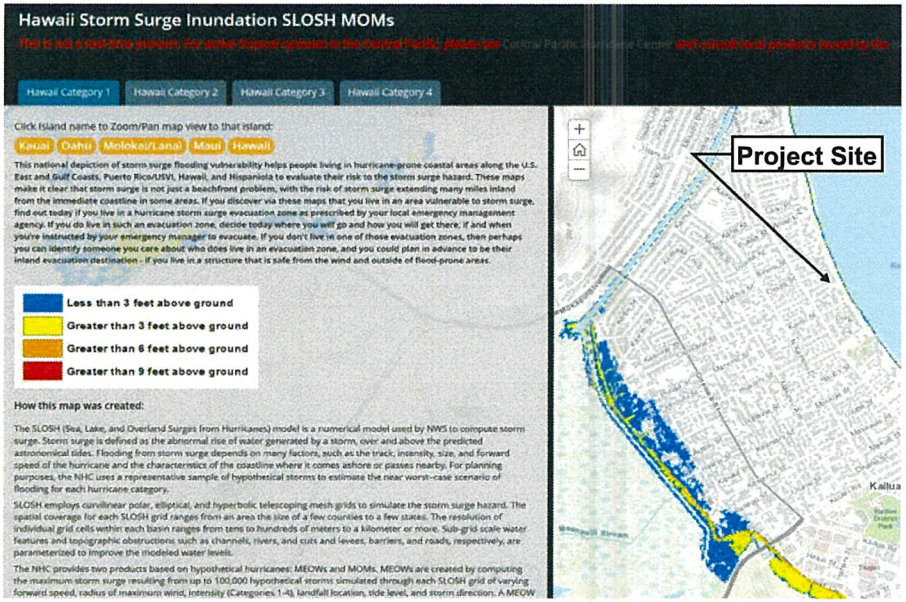
Prepared by: Honolulu Land Information System (HoLIS) - PH
Department of Planning & Permitting (DPP)
City and County of Honolulu

Date Prepared: 08/2025

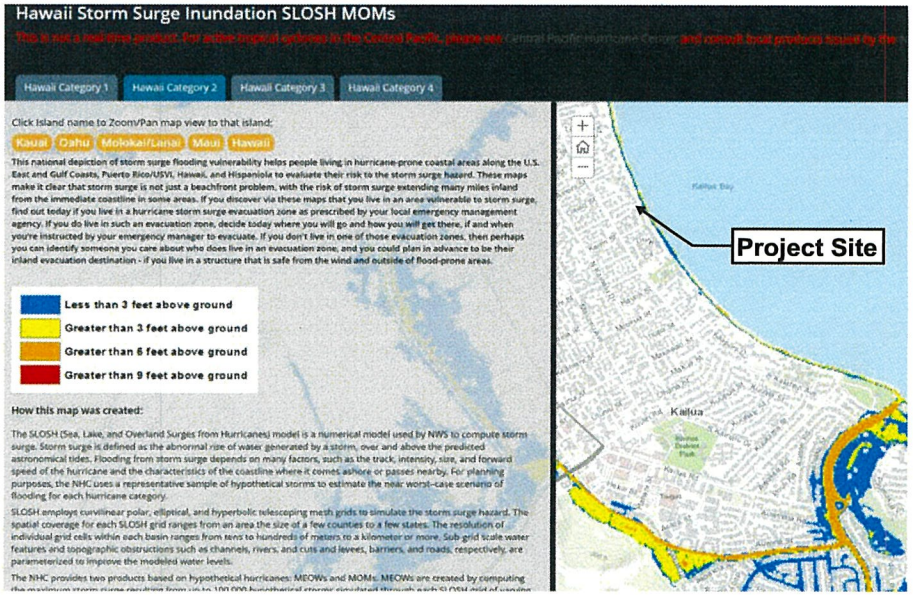
Copyright City & County of Honolulu
All Rights Reserved 2025

EXHIBIT I

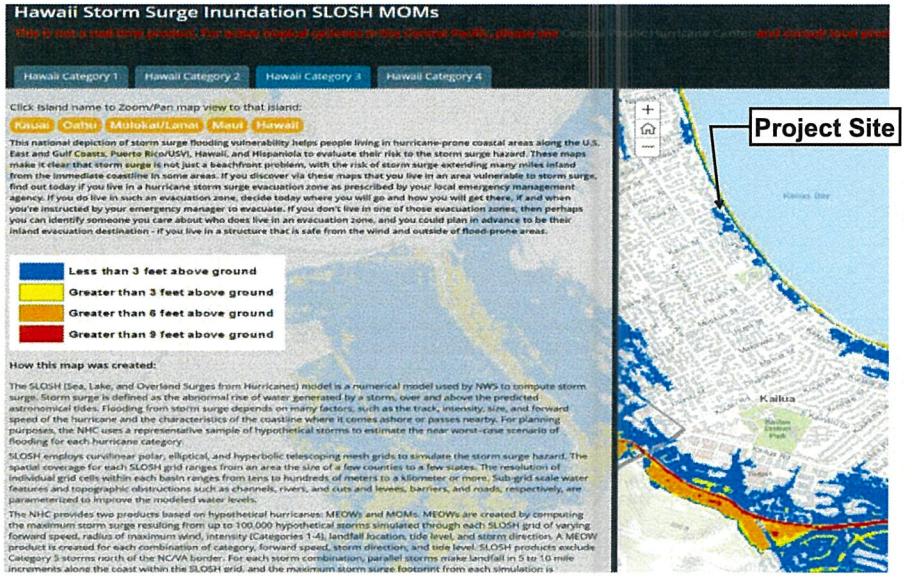
Hurricane Category 1



Hurricane Category 2



Hurricane Category 3



Hurricane Category 4

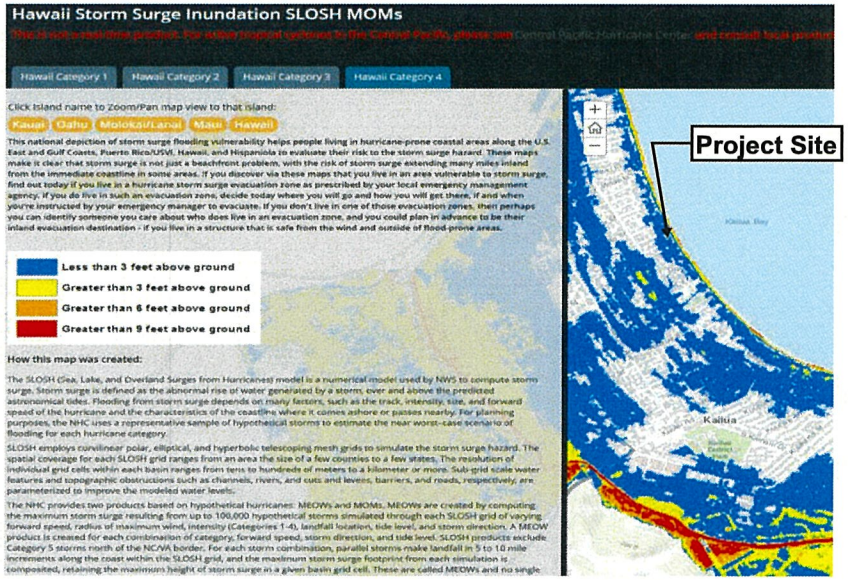
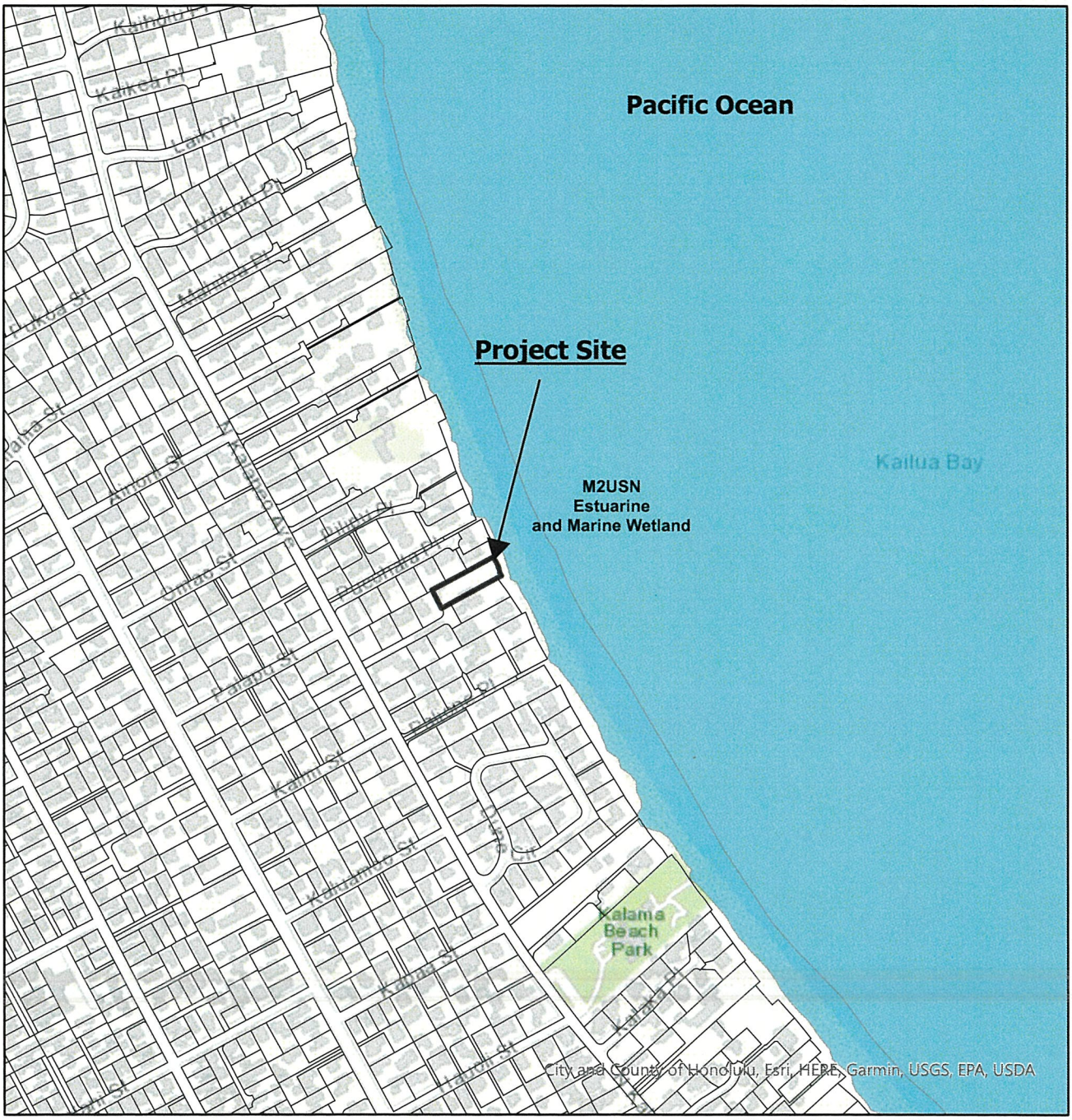
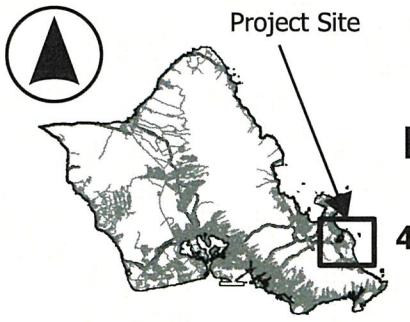


EXHIBIT J - HURRICANE MAP
FILE NO. 2025/SMA-54





0 260 520 1,040 Feet

Exhibit K
Wetlands Map
File No. 2025-SMA-54

430-D North Kalaheo Avenue-Kailua
TMK: 4-3-017: 019

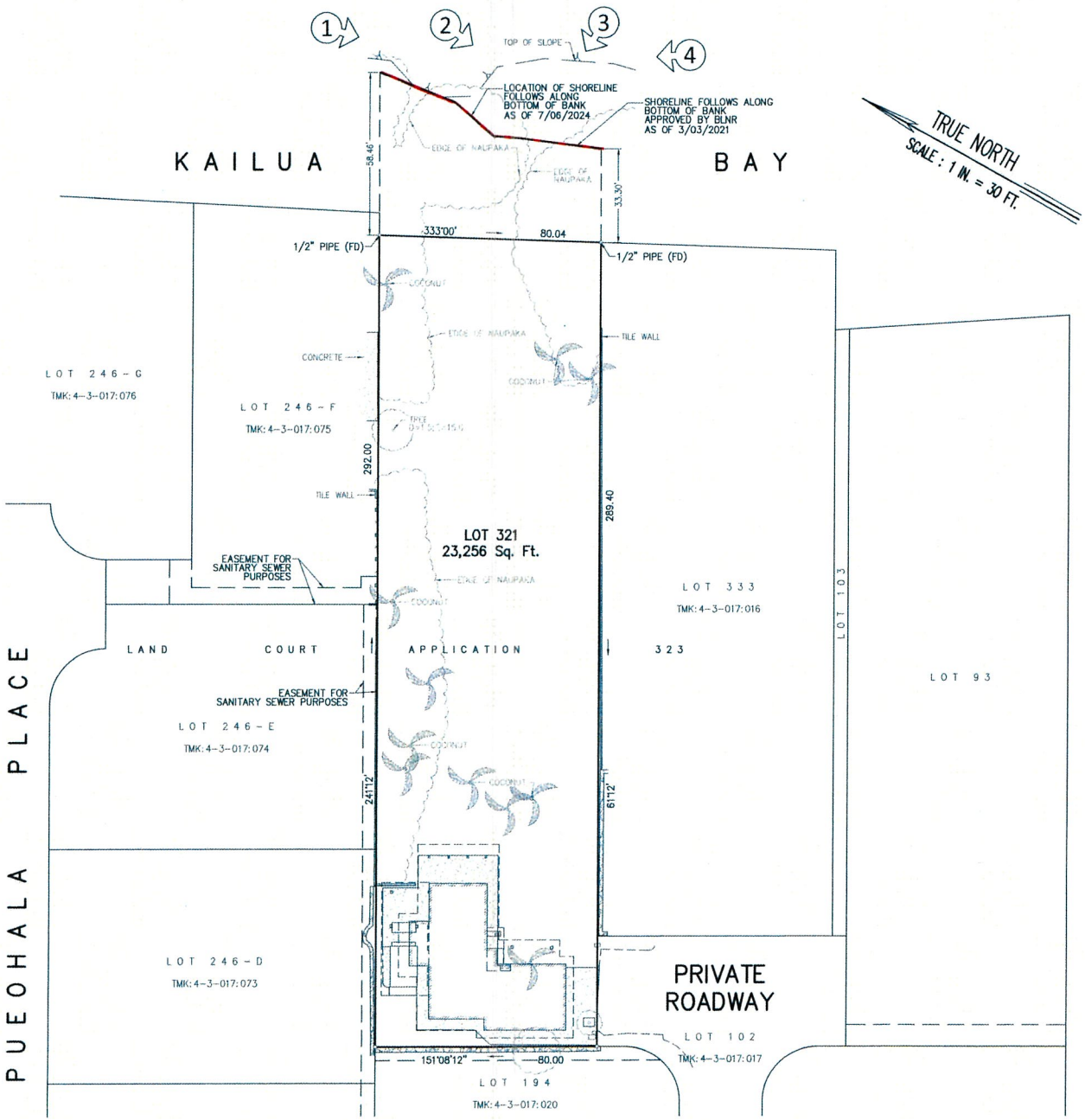
Department of Planning and Permitting
City and County of Honolulu

October 2025



PacIOOS
PACIFIC ISLANDS OCEAN OBSERVING SYSTEM

EXHIBIT L – COASTAL DUNES
2025/SMA-54



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

SEP 29 2024

Chairperson, Board of Land and Natural Resources

PROPERTY ADDRESS : 430D NORTH KALAHEO AVE.
KAILUA, HI 96734

OWNERS : DTT KALAHEO LLC
MRK KALAHEO LLC
2117 PUUALII PLACE
HONOLULU, HI 96822

MAP SHOWING SHORELINE AFFECTING LOT 321 LAND COURT APPLICATION 323 MAP 179

AT PUEOHALA, KAILUA KOOLAUPOKO, OAHU, HAWAII

SCALE: 1 IN. = 30 FT.

JULY 11, 2024 WALTER P. THOMPSON, INC.

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

THIS WORK WAS PREPARED BY ME OR UNDER MY SUPERVISION

John R. K. Akina

Exp. 04/30/26

SURVEY OFFICE COPY

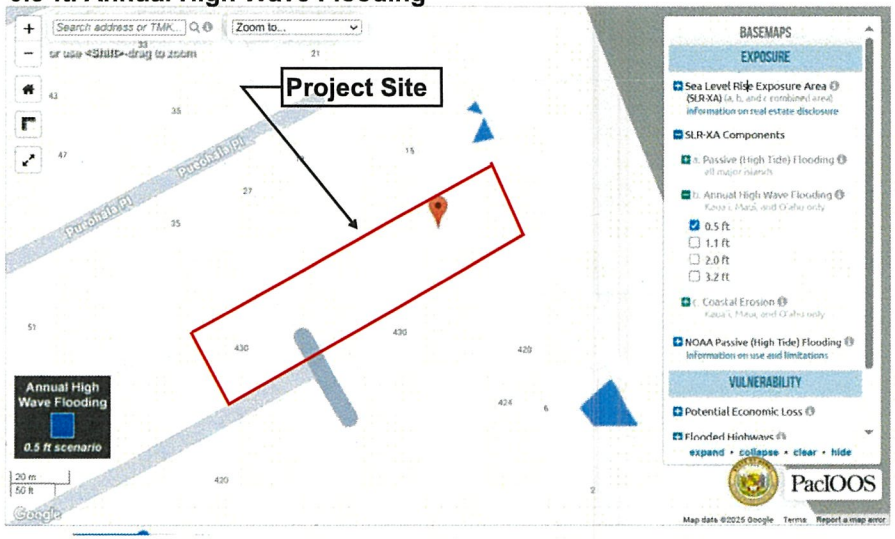
24129-00.dwg/1744.46/ggsw/20240706

TAX MAP KEY : 4 - 3 - 017 : 019

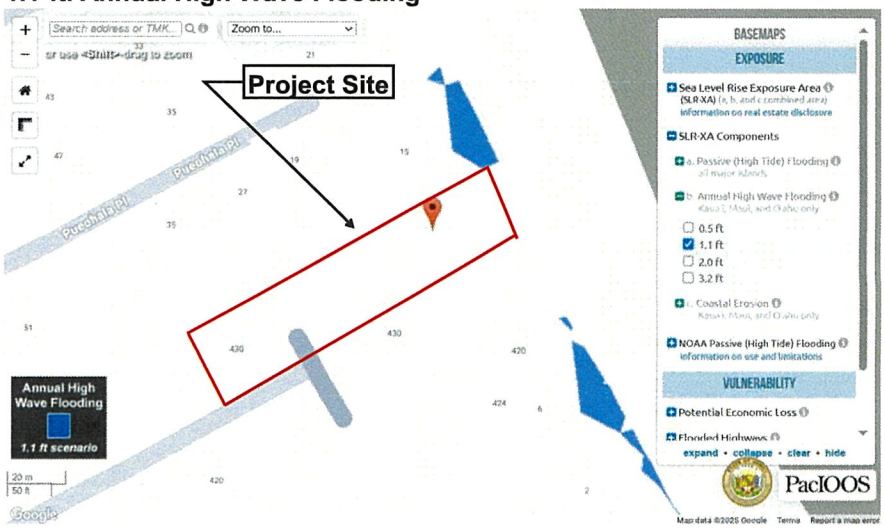
EXHIBIT M

15"x 21" = 2.19 Sq.Ft.

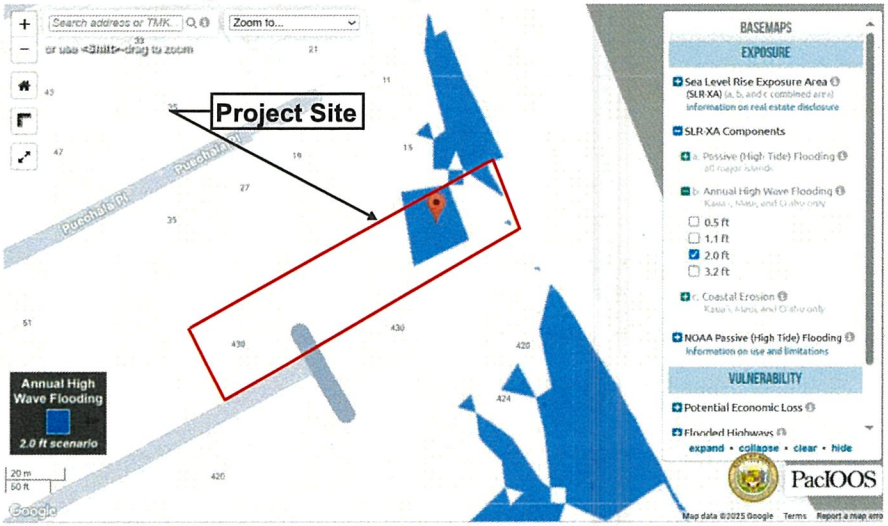
0.5-ft. Annual High Wave Flooding



1.1-ft. Annual High Wave Flooding



2.0-ft. Annual High Wave Flooding



3.2-ft. Annual High Wave Flooding

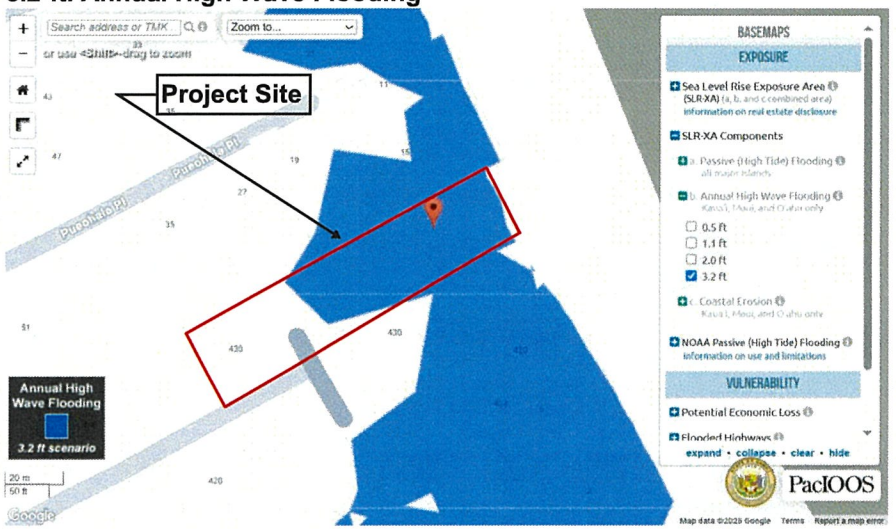


EXHIBIT N
ANNUAL HIGH WAVE ACTION FLOODING
FILE NO. 2025/SMA-54

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-UNIT DWELLING WITH AN ATTACHED EIGHT-CAR GARAGE AND AN INTERNAL ABOVE-GRADE SWIMMING POOL IN KAILUA, O'AHU.

WHEREAS, on July 7, 2025, the Department of Planning and Permitting ("DPP") accepted the application (DPP File No. 2025/SMA-54) from Margaret Taylor ("Applicant") for a Special Management Area ("SMA") Major Permit to allow for a new single-unit dwelling with an above-grade swimming pool on an approximately 23,256-square-foot lot with an existing single-unit dwelling in the R-10 Residential District (the "Project"), located at 430-D North Kalāheo Avenue and identified as Tax Map Key 4-3-017: 019; and

WHEREAS, on August 22, 2025, the DPP held a public hearing on the application at the Frank F. Fasi Municipal Building, Sixth Floor Conference Room, which was attended by the Applicant, the Applicant's agent, DPP staff members, and two members of the public; and

WHEREAS, on October 16, 2025, within 55 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 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 a 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-11, and D through N, 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. Prior to the issuance of a building permit, the final plans must be revised to show that the new single-unit dwelling complies with the Residential District development standards, and contains one kitchen, one laundry room, and a maximum of four bathrooms.

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

1. *"The landowner hereby acknowledges (and any successor owner or interested party is hereby notified) that Tax Map Key 4-3-017: 019 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 portions of Tax Map Key 4-3-017: 019 are projected to be impacted by 3.2 feet of sea level rise ("SLR") by the year 2100, and portions of the new dwelling is located within the 3.2-foot SLR-exposure area ("XA"). The landowner agrees to assume all risk and liability for any harm to or loss of life and property due to development within the SLR-XA. The landowner further agrees to accept all responsibility for the cost and physical removal of materials and structures lost or damaged as a result of coastal hazards, including the cleanup and restoration of the Project site."*

D. 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 sea level rise, by proceeding with the Project, the landowner acknowledges the following declaration, which must be clearly stated under "Landowner Acknowledgements" on all Project building permit plans:

"*In choosing to implement construction activities at Tax Map Key 4-3-017: 019, 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."

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

"In choosing to undertake the development at Tax Map Key 4-3-017: 019, the landowner hereby acknowledges (and any successor owner or interested party is notified) that no claim of hardship due to erosion, sea level rise, or any other coastal hazard may be asserted in order to obtain approval for a Shoreline Setback Variance for a new shoreline protection structure."

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

"The landowner hereby acknowledges (and any successor owner or interested party is hereby notified) that bed and breakfast homes and transient vacation units, as those terms are defined in Revised Ordinances of Honolulu 2021, Chapter 21, the Land Use Ordinance, are not allowed on Tax Map Key 4-3-017: 019."

G. 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 the issuance of any construction permit or building permit for the Project, the Applicant shall submit to the DPP a copy of the State Historic Preservation Division's ("SHPD") written acceptance of the Project's Archaeological Inventory Survey ("AIS") that meets the requirements of § 13-276-5, Hawai'i Administrative Rules, and includes subsurface testing conducted by a qualified archaeologist.

2. If any archaeological, historic, or cultural resources are discovered on the Project site during the AIS, the Applicant shall consult with SHPD to implement all mitigation protocols approved by SHPD under the AIS, or as otherwise required by SHPD. Prior to the commencement of ground-disturbing activity and Project construction, a coordination meeting must be conducted among the Project's archaeological consultants, the construction contractor, and applicable subcontractors to ensure that the construction contractor and applicable subcontractors have been informed of all mitigation protocols required by SHPD.

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 Applicants shall stop work, protect the find from further disturbance, and contact SHPD immediately. Work in the immediate area must be stopped until SHPD has assessed the impact and has made further recommendations for mitigative activity.

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

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

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

2. Artificial light from exterior light fixtures, including but not limited to floodlights, uplights, or spotlights used for decorative or aesthetic

purposes, is prohibited if the light directly illuminates or is directed across property boundaries toward the shoreline and ocean waters, except as may otherwise be permitted pursuant to HRS § 205A-71(b);

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

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

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

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

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

8. Preconstruction nesting surveys must be conducted by a qualified biologist familiar with the biology of State and federal threatened, endangered, or otherwise protected avian species, including migratory birds and Hawaiian seabirds and waterbirds, prior to and during Project construction as follows:

    a. A minimum of three days prior to the initiation of any clearing (including tree trimming or removal), grubbing, grading, excavation, or trenching activities, the qualified biologist must conduct preconstruction surveys for the presence of such bird nests, eggs, or fledglings;

b. If no nests, eggs, fledglings, or downed seabirds are discovered, work may proceed;

c. If any nests, eggs, fledglings, or downed seabirds are discovered, work may not proceed, and:

(i) The United States Fish and Wildlife Service ("USFWS") and the State of Hawai'i Department of Land and Natural Resources ("DLNR") Division of Forestry and Wildlife ("DOFAW") must be contacted immediately, and a 100-foot buffer must be observed around the active nests or downed seabirds, or both, until the birds voluntarily leave the area;

(ii) Work may only resume upon implementation of any avoidance and mitigation measures recommended by the USFWS or DLNR DOFAW, or both; and

(iii) Written evidence of the survey must be submitted to the DPP Land Use Permits Division.

d. If any nests, eggs, fledglings, or downed seabirds are discovered during Project construction, the protocols described under Condition H.8 must be implemented.

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

I. To 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 the planting of 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 zoning 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 dwellings and 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.

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

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

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

3. Prior to the commencement of any ground-disturbing or construction activities, and upon the arrival of any new workers to the Project site, a copy of the most recently updated OISC "Decontamination Protocols for Prevention of Invasive Species" ("Protocols") must be distributed to all workers who will be present at the Project site, or the Protocols must be posted on the Project site in a visible location accessible to all Project workers (including delivery and haul-out contractors), or both the distribution and posting of the Protocols is required. See https://www.oahuisc.org/print-materials/. All on-site Project workers must be instructed to review the species photos and all Protocols prior to commencing any ground-disturbing or construction activities;

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

5. To the extent practicable, native plant species appropriate for the area must be used for new Project landscaping, with no use of invasive species. A recommended reference is the Plant Pono website at https://plantpono.org/; and

6. To manage host materials and plants that may contain the coconut rhinoceros beetle at any stage of life, the Applicant shall comply with the State Department of Agriculture's Plant Quarantine Interim Rule, or any successor rule adopted by the State Department of Agriculture, that restricts the movement of coconut rhinoceros beetle host material. Should existing palm trees become damaged or killed by the coconut rhinoceros beetle, replacement should be an appropriate species not susceptible to the coconut rhinoceros beetle.

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

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

1. The DPP Director may extend this period if the Applicants demonstrate 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, 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. 60 days after receipt of the DPP Director's report; or

   b. The Applicant's then-existing deadline for obtaining a construction permit or building permit;

   the extension will be deemed to be denied.

L. Approval of this SMA Major Permit does not constitute compliance with other City ordinances, including but not limited to the Land Use Ordinance ("LUO") and building and construction codes, or other governmental requirements, including but not limited to LUO-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._____.

RESOLUTION

BE IT FINALLY RESOLVED by the Council of the City and County of Honolulu that copies of this Resolution be transmitted to Margaret Taylor, 430-D North Kalāheo Avenue, Kailua, Hawai'i 96734; Mark Howland, WHALE Environmental Services, Inc., 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:

_____

_____

_____

_____

_____

_____

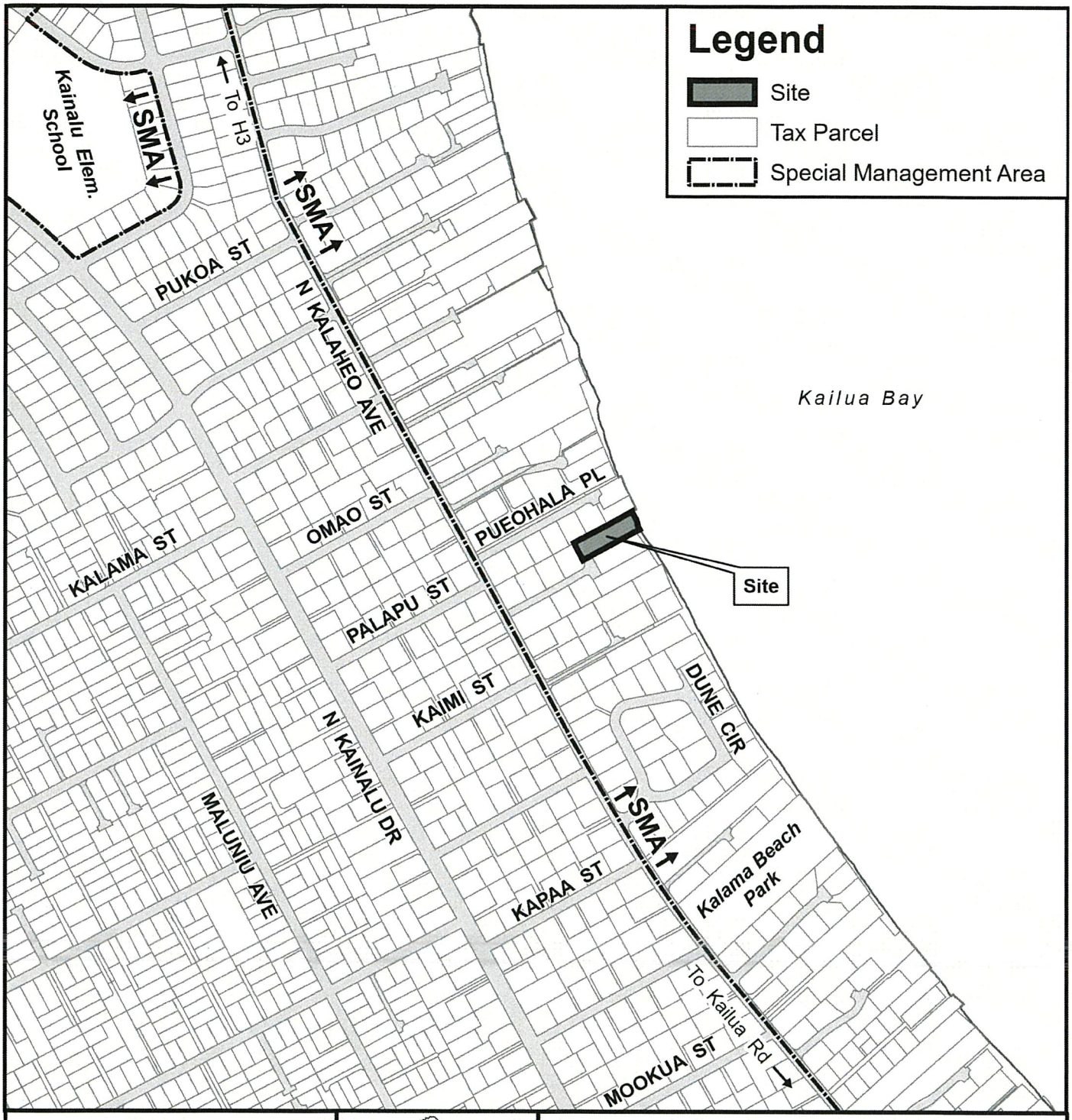
DATE OF INTRODUCTION: _____

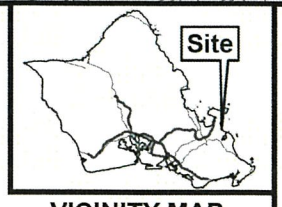
_____

_____

_____ _____

Honolulu, Hawai'i Councilmembers





VICINITY MAP

0 500 1,000

Distance in Feet

LOCATION MAP WITH SMA

KAILUA

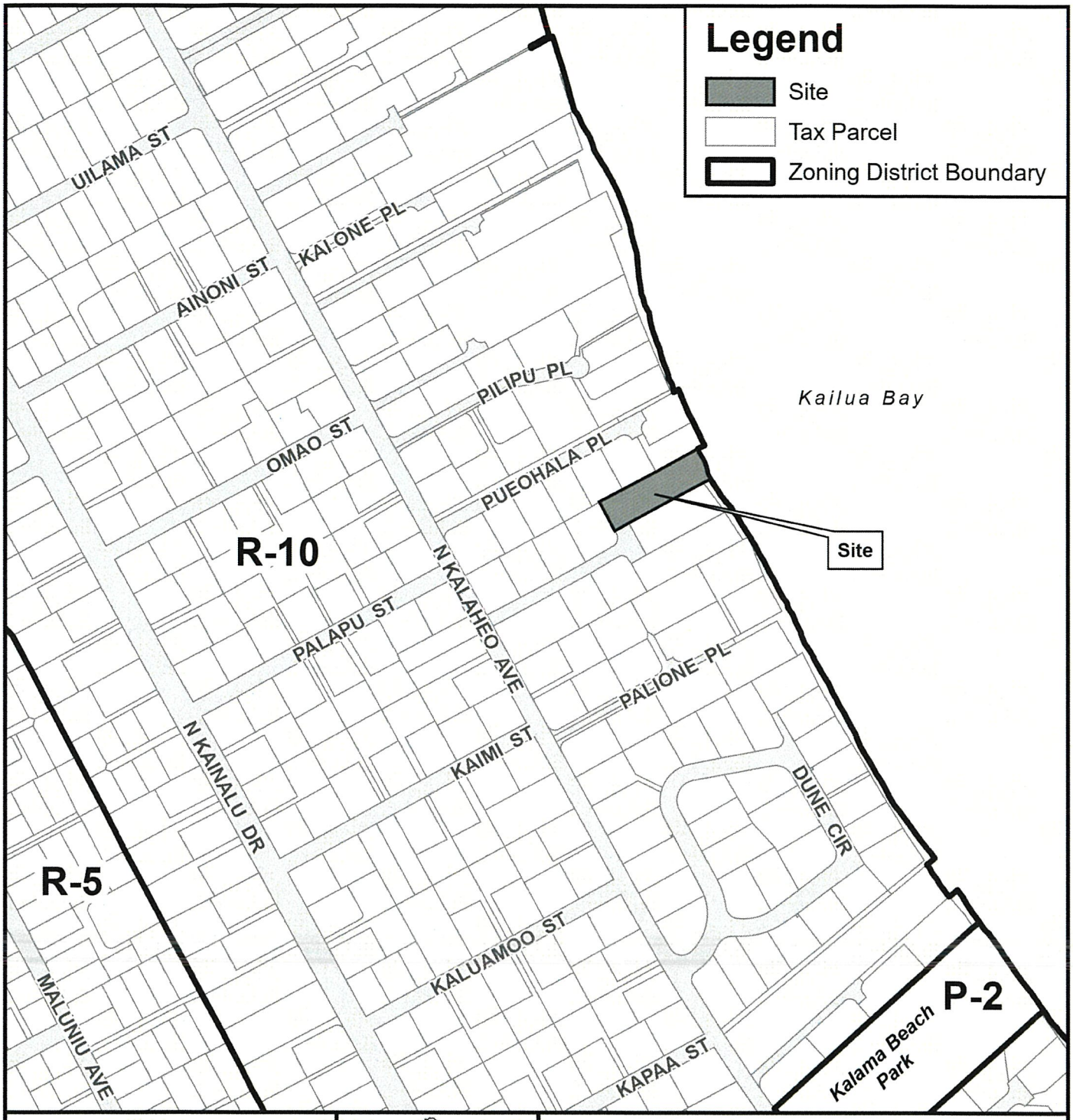
TAX MAP KEY(S): 4-3-017:019
FOLDER NO.: 2025/SMA-54

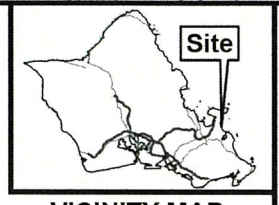
Prepared by: Honolulu Land Information System (HoLIS) - PH
Department of Planning & Permitting (DPP)
City and County of Honolulu

Date Prepared: 08/2025

Copyright City & County of Honolulu
All Rights Reserved 2025

EXHIBIT A





VICINITY MAP

0 200 400

Distance in Feet

PORTION OF

ZONING MAP

KAILUA - LANIKAI - KEOLU

TAX MAP KEY(S): 4-3-017:019

FOLDER NO.: 2025/SMA-54

Prepared by: Honolulu Land Information System (HoLIS) - PH
Department of Planning & Permitting (DPP)
City and County of Honolulu

Date Prepared: 08/2025

Copyright City & County of Honolulu
All Rights Reserved 2025

EXHIBIT B

KAILUA HOUSE

430 D NORTH KALAHEO, AVENUE
KAILUA, HAWAII 96734
T.M.K. : 4-3-017:019

GOVERNING CODES

2018	INTERNATIONAL BUILDING CODE W/ HONOLULU AMENDMENTS
2018	NFPA1 W/ STATE OF HAWAII HRS CHAPTER 132 CITY & COUNTY OF HONOLULU CHAPTER 20 ROH
2020	NATIONAL ELECTRICAL CODE W/ HAWAII STATE AMENDMENTS
2021	UNIFORM PLUMBING CODE W/ HONOLULU AMENDMENTS
2018	IECC W/ HONOLULU AMENDMENTS
2010	AMERICAN WITH DISABILITIES ACT LAND USE ORDINANCE, CITY & COUNTY OF HONOLULU

SYMBOLS/LEGEND

- BUILDING SECTION / SECTION IDENTIFICATION / SHEET WHERE DRAWN (1 / A-2)
- WALL OR DETAIL SECTION / WALL OR DETAIL IDENTIFICATION / SHEET WHERE DRAWN (9 / A-1)
- DETAIL / DETAIL IDENTIFICATION / SHEET WHERE DRAWN (14 / A-2)
- PARTITION TYPE (A)
- DOOR TYPE (D)
- WINDOW TYPE (W)
- INTERIOR ELEVATION (X-XX)
- EXTERIOR ELEVATION (A)

AFF	ABOVE FINISH FLOOR
CJ	CONTROL JOINT
CLG	CEILING
CLR	CLEAR
CONC	CONCRETE
CONT	CONTINUOUS
CT	CERAMIC TILE
DET	DETAIL(S)
DH	DIAMONDHEAD
DN	DOWN
EXST	EXISTING
FLR	FLOOR
MET	METAL
OC	ON CENTER
PT	POINT
REF	REFERENCE
SIM	SIMILAR
SL	SLOPE
TCNA	TILE COUNCIL OF NORTH AMERICA
TYP	TYPICAL
W/	WITH
WWM	WELDED WIRE MESH

DRAWING INDEX

GENERAL:
- T001 TITLE SHEET
- G001 GENERAL NOTES,
- G002 GRADING NOTES, EROSION CONTROL DETAILS
- G003 ABBREVIATIONS & SYMBOLS

ARCHITECTURAL:
- A001 SITE PLAN, ENLARGED PLAN
- A001A SITE PLAN, SITE SECTION & COASTAL EROSION
- A002 MISCELLANEOUS DETAILS
- A003 MAIN LEVEL PLAN
- A004 SECOND LEVEL PLAN & MISC. DETAILS
- A005 ROOF PLAN AND MISC. DETAILS
- A006 FIRST LEVEL REFLECTED CEILING PLAN & MISCELLANEOUS DETAILS
- A007 SECOND LEVEL REFLECTED CEILING PLAN & MISCELLANEOUS DETAILS
- A008 EXTERIOR ELEVATIONS
- A009 EXTERIOR ELEVATIONS, PARTIAL ELEVATIONS AND ELEVATION SECTION
- A010 BUILDING SECTIONS
- A011 SECTIONS AND DETAILS
- A012 SECTIONS AND DETAILS
- A013 MISCELLANEOUS DETAILS, EQUIPMENT ROOM AND BEDROOM 2 SECTION
- A014 BUILDING SECTIONS
- A015 BUILDING SECTIONS
- A016 SOFFIT SECTIONS, EAVE DETAIL, BOX SILL DETAIL AND PARTITION TYPES
- A017 GARAGE TRELLIS, ROOF DECK DETAIL AND STAIR SECTION
- A018 POOL WALL SECTIONS
- A019 DOOR SCHEDULE, DOOR JAMB, HEAD AND THRESHOLD DETAIL
- A020 DOOR JAMB, HEAD AND THRESHOLD DETAILS
- A021 WINDOW TYPES & SCHEDULE, DOOR JAMB, HEAD & THRESHOLD DETAIL, GATE JAMB
- A022 WINDOW JAMB, HEAD & SILL DETAIL, DOOR JAMB, HEAD & THRESHOLD DETAIL
- A023 DOOR JAMB, HEAD & THRESHOLD DETAIL
- A024 ROOM FINISH SCHEDULE
- A025 INTERIOR ELEVATIONS
- A026 INTERIOR ELEVATIONS
- A027 CABINET SECTIONS
- A028 SPECIFICATIONS,
- A029 SPECIFICATIONS,
- A030 SPECIFICATIONS,

STRUCTURAL:
- S001 GENERAL NOTES
- S002 GENERAL NOTES
- S003 FIRST LEVEL FOUNDATION, SLAB PLAN & DETAILS
- S004 FIRST LEVEL ALTERNATIVE FOUNDATION AND FRAMING PLAN
- S005 SECOND LEVEL FRAMING PLAN AND DETAILS
- S006 ROOF FRAMING PLAN AND DETAILS

MECHANICAL/PLUMBING:
- MP00 COVER SHEET – MECHANICAL
- MP01 MAIN LEVEL MECHANICAL / PLUMBING PLAN, DUCTLESS AIRCONDITIONER DETAIL
- MP02 SECOND LEVEL MECHANICAL / PLUMBING PLAN, HOT WATER TANK DETAIL
- MP03 MECHANICAL SERVICES
- MP04 POOL INFORMATIONS

ELECTRICAL:
- E001 SPECIFICATIONS & ELECTRICAL LEGEND
- E002 MAIN LEVEL ELECTRICAL PLAN
- E003 SECOND LEVEL ELECTRICAL PLAN, DUCT SETION, SITE ELECTRICAL PLAN

GENERAL NOTES

1. CONTRACTOR SHALL VISIT THE SITE, FAMILIARIZE HIM/HERSELF WITH EXISTING CONDITIONS AND REVIEW AND UNDERSTAND THE REQUIREMENTS OF THE CONTRACT DOCUMENTS. CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS AND CONDITIONS PRIOR TO BEGINNING ANY WORK, AND SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCY. DO NOT SCALE DRAWINGS. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CORRECTIONS AND REPAIRS REQUIRED DUE TO HIS/HER FAILURE TO DO SO.
2. ALL WORK AND MATERIALS SHALL CONFORM TO THE LATEST ADOPTED UNIFORM BUILDING CODE AS AMENDED. ALL ORDINANCES AND REGULATIONS OF THE CITY OR COUNTRY WITH JURISDICTION AND SPECIAL REQUIREMENTS INDICATED IN THE BUILDING SUMMARY OR THESE GENERAL NOTES.
3. WHEN REQUIRED EXIT DOORS SWING OUT OVER AN EXTERIOR LANDING, THE LANDING SHALL NOT BE MORE THAN 1/2" BELOW FINISHED FLOOR.
4. CONTRACTOR SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS AND COMPLY WITH SAFETY REGULATIONS AND RESTRICTIONS AS REQUIRED FOR WORKERS AND PEDESTRIAN PROTECTION DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT. PROVIDE PROTECTIONS AS REQUIRED TO PREVENT ANY DAMAGE TO EXISTING CONSTRUCTION WITHIN AND ADJACENT TO JOB SITE. WHERE DAMAGE OCCURS, THE CONTRACTORS SHALL REPAIR OR REPLACE DAMAGED AREA AND/OR MATERIALS AS REQUIRED TO THE OWNER'S APPROVAL AT NO ADDITIONAL COST.
5. PROVIDE ALL LABOR MATERIALS, EQUIPMENT, TOOLS, TRANSPORTATION, UTILITIES, OTHER SERVICES AND RELATED TASKS NECESSARY FOR PROPER EXECUTION OF THE CONSTRUCTION REQUIRED BY CONTRACT DOCUMENTS.
6. ANY REVISION OR ADDITIONAL WORK REQUIRED BY FIELD CONDITIONS OR LOCAL GOVERNING AUTHORITIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT BEFORE PROCEEDING.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AND PAYING FOR ALL PERMITS, LICENSES, INSPECTIONS AND TESTING INDICATED ON THE PLANS AND BY SPECIFICATIONS OR REQUIRED BY ANY GOVERNMENT AGENCY.
8. UNLESS OTHERWISE INDICATED ON THESE DRAWING AS BEING "N.I.C.", ALL ITEMS, MATERIALS, ETC. AND INSTALLATION OF THE SAME ARE PART OF THE CONTRACT DEFINED BY THESE DRAWINGS.
9. FIRE SAFETY NOTE: STRUCTURES UNDERGOING CONSTRUCTIONS, ALTERATION, OR DEMOLITION OPERATIONS INCLUDING THOSE IN UNDERGROUND LOCATION SHALL COMPLY WITH NFPA 241, STANDARD FOR SAFEGUARDING CONSTRUCTION, ALTERATION AND DEMOLITION OPERATIONS AND THIS CHAPTER 2006 NFPA 1.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL COST FOR THE TEMPORARY POWER AND UTILITIES INCLUDING HOOK-UP AND ALL RELATED FEES AND CHARGES.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TRASH REMOVAL AND CHARGES/FEES. TRASH SHALL BE DISPOSED OF IN A WATER COMPLIANT WITH ALL APPLICABLE LAWS, CODES AND REGULATIONS.
12. THE CONTRACTOR SHALL NOT CUT/ INTERRUPT THE EXISTING SURROUNDING UTILITIES WITHOUT OWNERS COORDINATION AND APPROVAL.
13. THE CONTRACTOR SHALL DELIVER AND/OR DISPOSE OF ALL SALVAGE MATERIALS AS DIRECTED BY THE OWNER.
14. ALL WORK SHALL BE PERFORMED IN A PROFESSIONAL AND WORKMANSHIP LIKE MANNER. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY AND ALL EXISTING CONDITIONS WHICH WILL PREVENT SUCH PERFORMANCE.
15. THE CONTRACTOR SHALL NOTIFY THE OWNER AND ARCHITECT IN THE CASE OF CONFLICT WHERE THE METHODS OR STANDARDS OR INSTALLATION OR THE MATERIALS SPECIFIED DO NOT EQUAL OR EXCEED THE REQUIREMENTS OF THE LAWS OR ORDINANCES. THE LAWS AND ORDINANCES SHALL GOVERN.
16. DO NOT SCALE DRAWINGS. THE DIMENSION SHOWN AND ACTUAL FIELD MEASUREMENTS SHOULD BE REFERENCED.
17. THE CONTRACTOR SHALL PREPARE ALL EXISTING SURFACES FOR INTENDED FINISHES.
18. THE CONTRACTOR SHALL MAKE SMOOTH AND INCONSPICUOUS TRANSITIONS IN THE MATERIAL AND SURFACE CHANGES WITH CLEAN AND TRUE JOINTS TRIMS OR TOOLING.
19. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MEANS, METHODS, TECHNIQUES, SEQUENCE PROCEDURES OR CONSTRUCTION AND SAFETY.
20. ALL DIMENSIONS ARE TO FACE OF FINISH UNLESS OTHERWISE NOTED.
21. ALL GYPSUM BOARD TO BE 1/2" THICK UNLESS OTHERWISE NOTED. USE 1/2" W.R TYPE "X" GYPSUM BOARD AT BATH AREAS.
22. ALL STUD WALLS SHALL BE ANCHORED AT THE FLOOR AND STRUCTURE ABOVE UNLESS OTHERWISE NOTED.

CITY AND COUNTY OF HONOLULU
REVISED ORDINANCE OF HONOLULU 2021
CHAPTER 16B
TO THE BEST OF MY KNOWLEDGE, THIS PROJECT'S DESIGN SUBSTANTIALLY CONFORMS TO THE BUILDING ENERGY CONSERVATION CODE FOR:

X BUILDING COMPONENT SYSTEMS
____ ELECTRICAL COMPONENT SYSTEMS
____ MECHANICAL COMPENENT SYSTEMS

SIGNATURE: Dave C. Ayer DATE: 4/30/26
NAME: DAVID C. AYER
TITLE: PRINCIPAL
LICENSE NO: AR-6873

BUILDING AND ZONING DATA

ZONING:
- DISTRICT: R-10
- LOT AREA: 23,256 SF
- HEIGHT: 22 FT. OVERALL
- FLOOR AREA:
- NEW RESIDENCE
- LEVEL 1: 5,174.5 SF
- LEVEL 2: 4,025.0 SF
- EXIST. RESIDENCE
- LEVEL 1: 2,317.0 SF
- LEVEL 2: 1,628.3 SF
- TOTAL: 13,141.8 SF
- BUILDING COVERAGE:
- EXIST. RESIDENCE 1: 2,317.0 SF
- NEW RESIDENCE 2: 5,174.5 SF
- TOTAL: 7,491.5 SF (32% COVERAGE)

STATE LAND USE: URBAN
SMA: WITHIN SMA
FLOOD ZONE: X

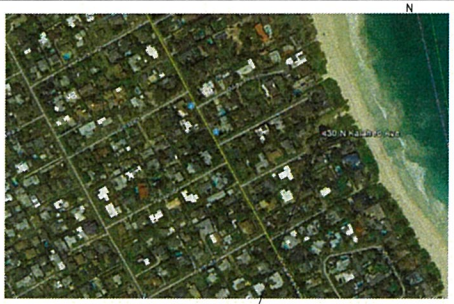
CODE:
- CONSTRUCTION OCCUPANCY TYPE: V-B
- OCCUPANCY TYPE: R-3, 2 STORY

PARKING REQ'D.
- EXIST. RESIDENCE: 4 STALLS (3,945SF<4,000SF)
- NEW RESIDENCE: 10 STALLS (9,199.5-4,000 = 5,148.5/1000) = 4+6 = 10 STALLS

DESCRIPTION OF WORK

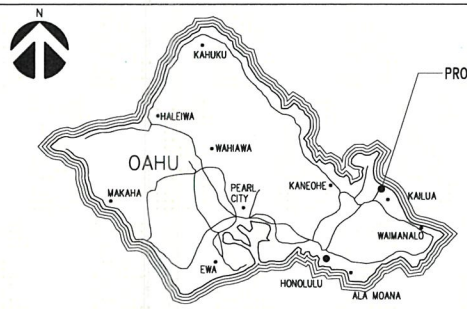
SITE EXCAVATION AND GRADING, PERIMETER RETAINING WALL AND FENCE CONCRETE FOOTING & FOUNDATIONS, STEEL FLOOR FRAMING WITH METAL DECK CONCRETE TOPPING; CONCRETE SLAB ON GRADE, WOOD FRAMING & SHEATHING, CEMENT BOARD SIDING, ASPHALT SHINGLES, ALUMINUM WINDOWS & DOORS, GUNITE POOL, MECHANICAL PLUMBING, AND ELECTRICAL SYSTEMS & NEW ELECTRICAL SERVICE; SEWER LINE TO EXISTING MANHOLE.

VICINITY MAP



PROJECT LOCATION

LOCATION MAP



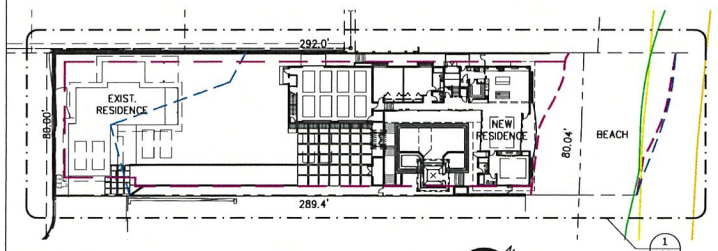


EXHIBIT C-1

1 / T001 PLOT PLAN
SCALE: 1/32"=1'-0"

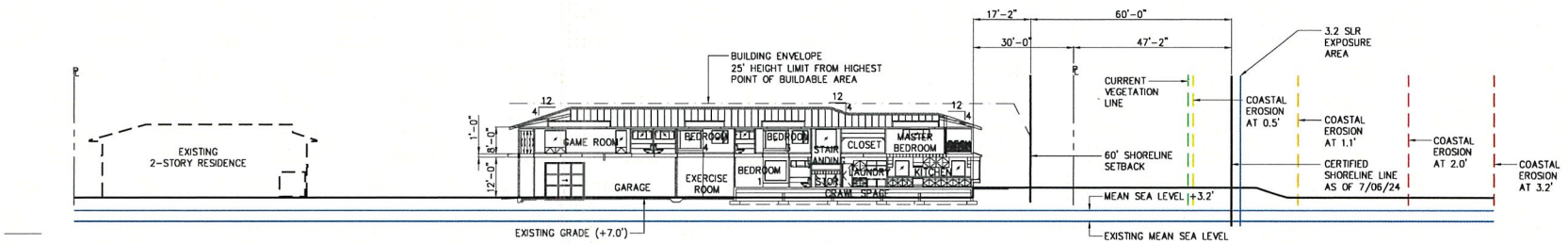
AYER ARCHITECTS
1021 Smith Street, Suite 303
Honolulu, Hawaii 96817
Telephone 808/545-3626
DAVID C. AYER LICENSED PROFESSIONAL ARCHITECT No. 6873 HAWAII U.S.A.

KAILUA HOUSE
430D NORTH KALAHEO, AVENUE
KAILUA, HAWAII 96734 / TMK: 4-3-017:019
TITLE SHEET

Revision
1 PERMIT COMMENTS

Project File:
Date: 8/8/25
DRWN. BY: DMP
Scale: AS NOTED

Sheet
T001

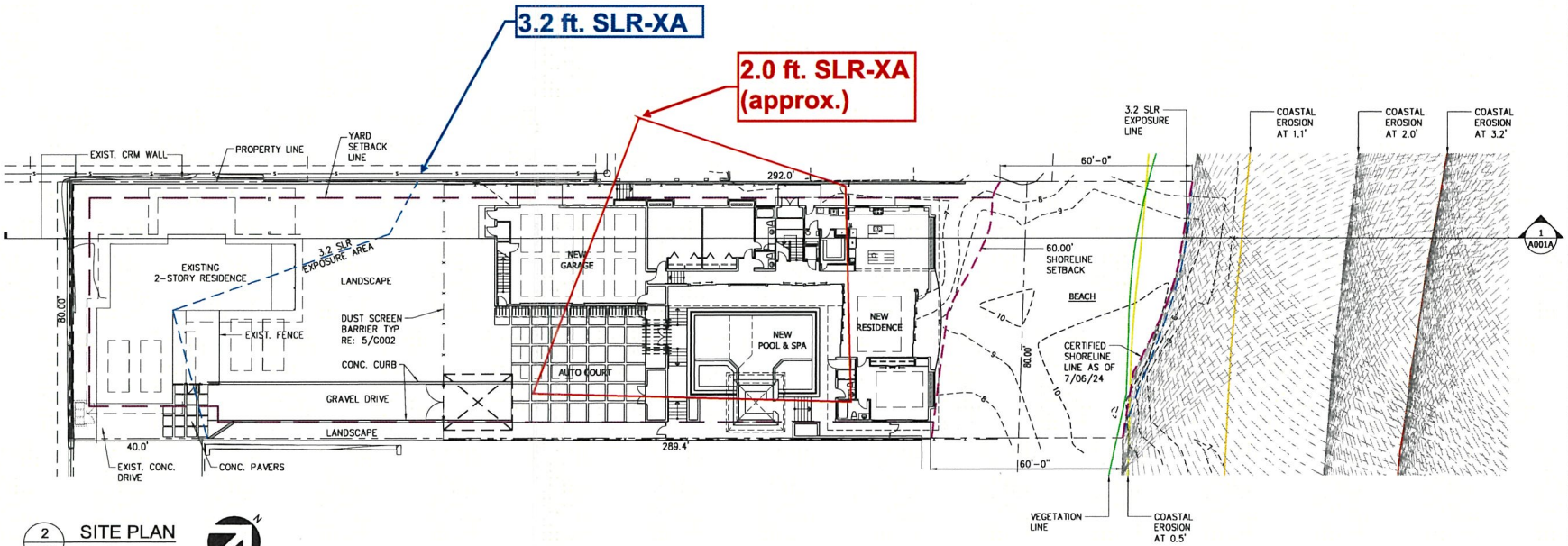


1 A001A **SITE SECTION**

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

16' 0 16' 32' 48' 64'

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



2 A001A **SITE PLAN**

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

EXHIBIT C-2

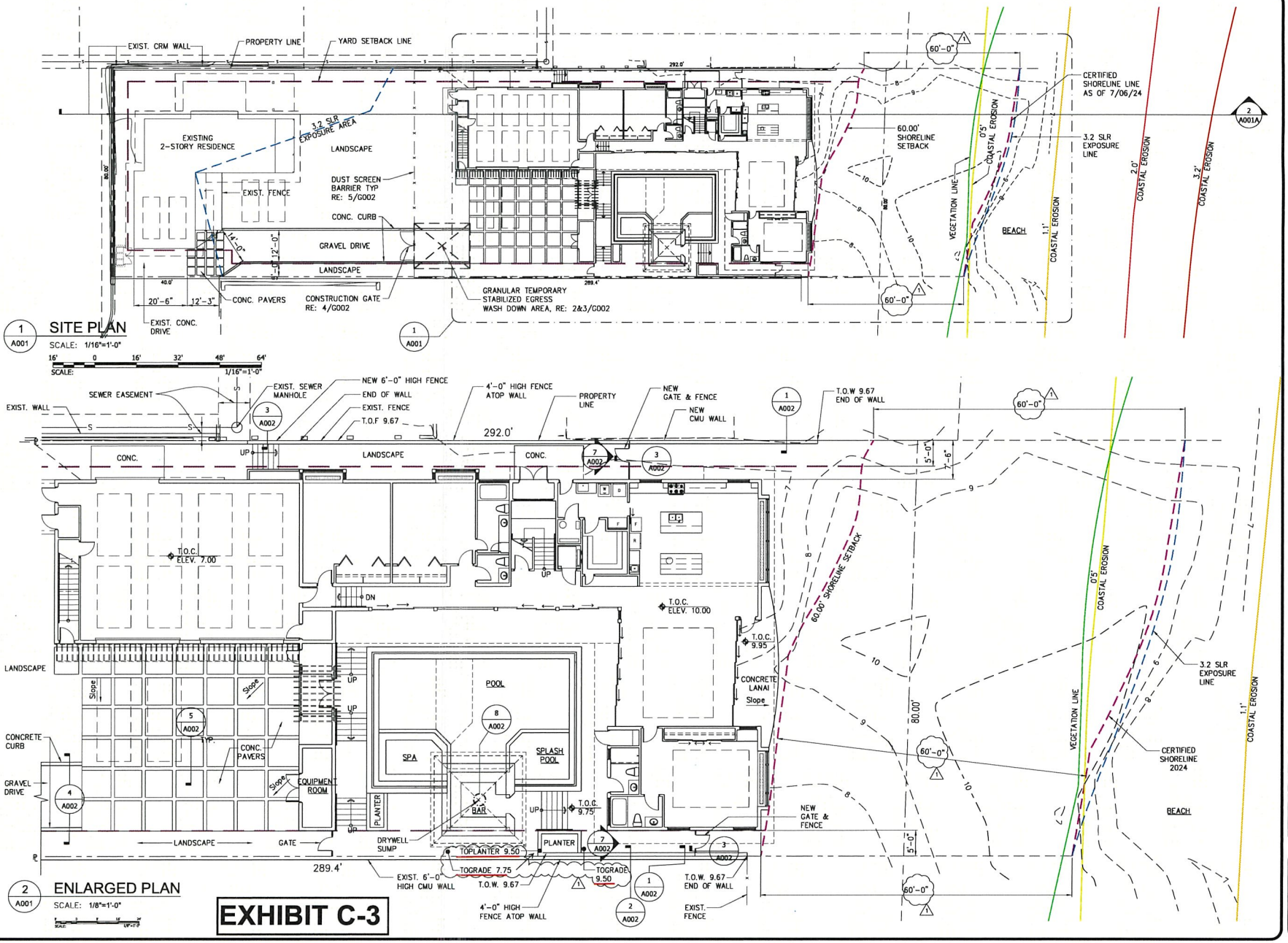
AYER ARCHITECTS
1021 Smith Street, Suite 303
Honolulu, Hawaii 96817
Telephone 808/545-3626
DAVID C. AYER
LICENSED PROFESSIONAL ARCHITECT
No. 6873
HAWAII U.S.A.

KAILUA HOUSE
430D NORTH KALAHEO, AVENUE
KAILUA, HAWAII 96734 / TMK: 4-3-017:019
SITE PLAN, SITE SECTION & COASTAL EROSION

Revision

Project File:
Date: 8/8/25
DRWN. BY: DMP
Scale: AS NOTED

Sheet
A001A



1 A001 **SITE PLAN**
SCALE: 1/16"=1'-0"

SCALE: 16' 0 16' 32' 48' 64' 1/16"=1'-0"

2 A001 **ENLARGED PLAN**
SCALE: 1/8"=1'-0"

EXHIBIT C-3

AYER ARCHITECTS
1021 Smith Street, Suite 303
Honolulu, Hawaii 96817
Telephone 808/545-3626
DAVID C. AYER LICENSED PROFESSIONAL ARCHITECT No. 6873 HAWAII U.S.A.

KAILUA HOUSE

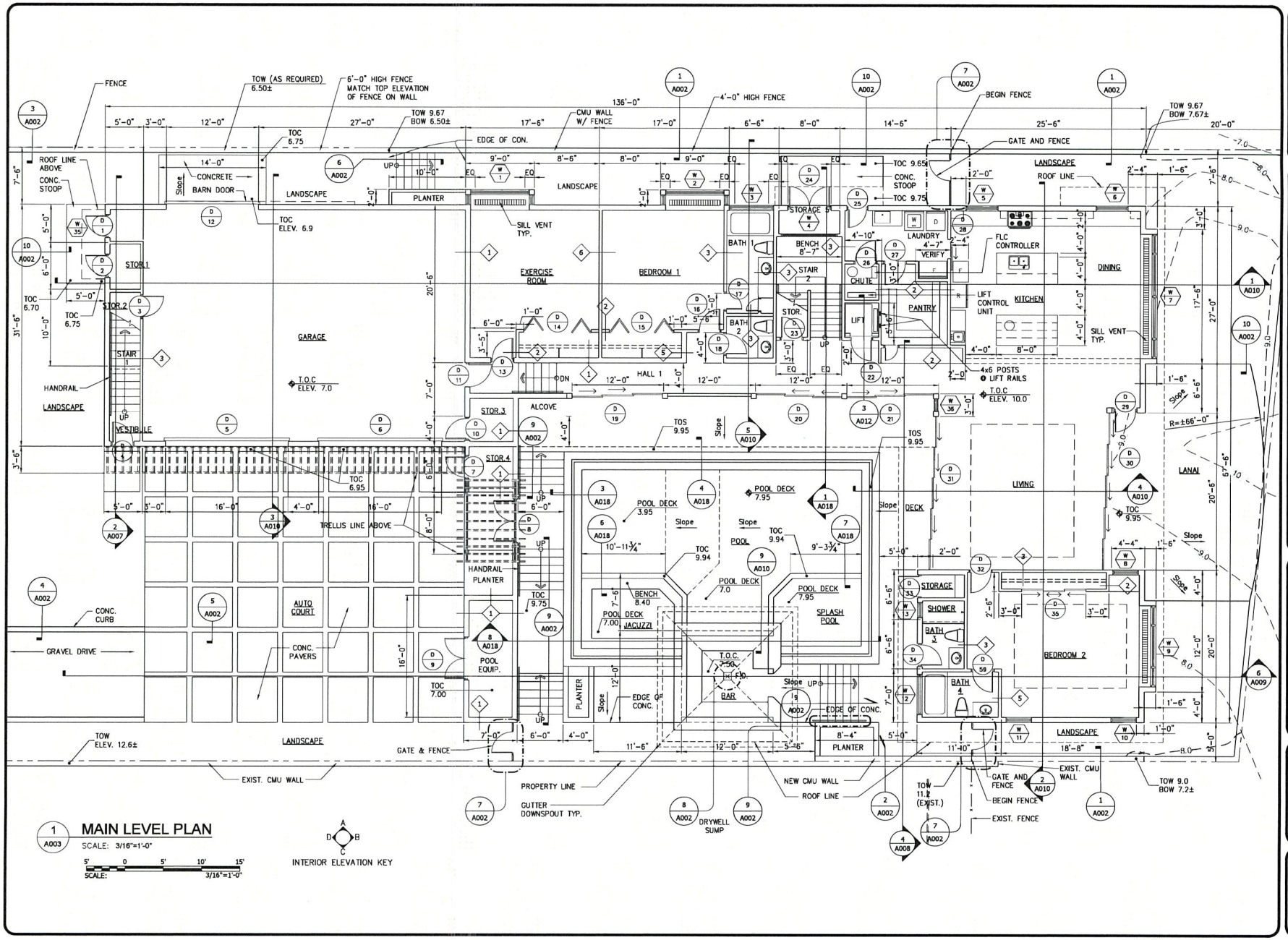
430D NORTH KALAHEO, AVENUE
KAILUA, HAWAII 96734 / TMK: 4-3-017:019

SITE PLAN, ENLARGED PLAN

Revision
1 PERMIT COMMENTS

Project File:
Date: 8/15/25
DRWN. BY: DMP
Scale: AS NOTED

Sheet
A001



1 A003 **MAIN LEVEL PLAN**

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

SCALE: 5' 0 5' 10' 15' — 3/16"=1'-0"

INTERIOR ELEVATION KEY

AYER ARCHITECTS
1021 Smith Street, Suite 303
Honolulu, Hawaii 96817
Telephone 808/545-3828
DAVID C. AYER LICENSED PROFESSIONAL ARCHITECT No. 6873 HAWAII U.S.A.

KAILUA HOUSE

430D NORTH KALAHEO, AVENUE
KAILUA, HAWAII 96734 / TMK: 4-3-017:019

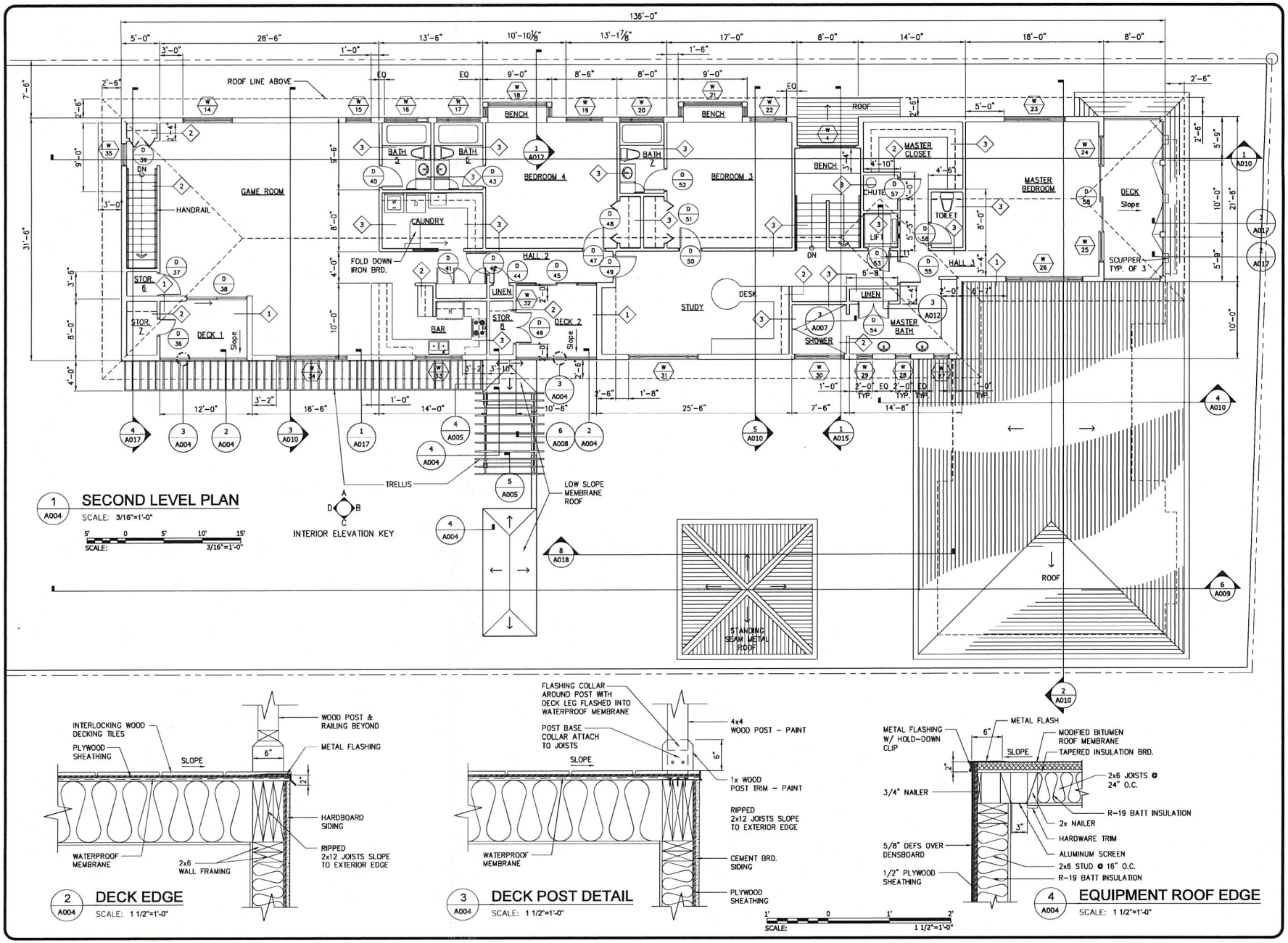
MAIN LEVEL PLAN

Title

Project File:
Date: 5/10/24
DRWN. BY: DMP
Scale: AS NOTED

Sheet
A003

EXHIBIT C-4



2 A004 DECK EDGE
SCALE: 1 1/2"=1'-0"

3 A004 DECK POST DETAIL
SCALE: 1 1/2"=1'-0"

4 A004 EQUIPMENT ROOF EDGE
SCALE: 1 1/2"=1'-0"

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

AYER ARCHITECTS
1021 Smith Street, Suite 303
Honolulu, Hawaii 96817
Telephone 808/545-3626
DAVID C. AYER
LICENSED PROFESSIONAL ARCHITECT
No. 6873
HAWAII U.S.A.

KAILUA HOUSE

430D NORTH KALAHEO, AVENUE
KAILUA, HAWAII 96734 / TMK: 4-3-017:019

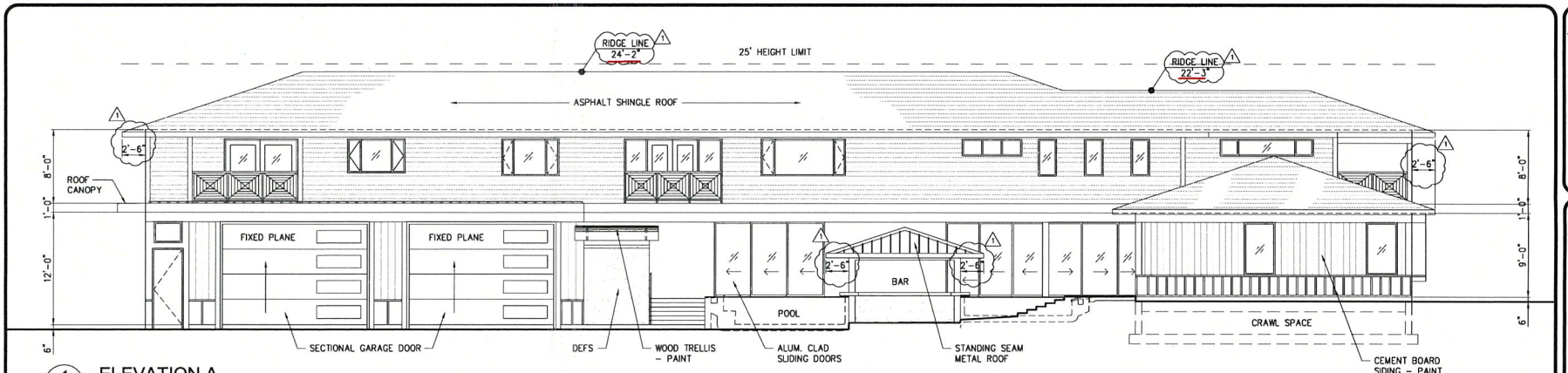
SECOND LEVEL PLAN AND MISCELLANEOUS DETAILS

Title

Project File:
Date: 5/10/24
DRWN. BY: DMP
Scale: AS NOTED

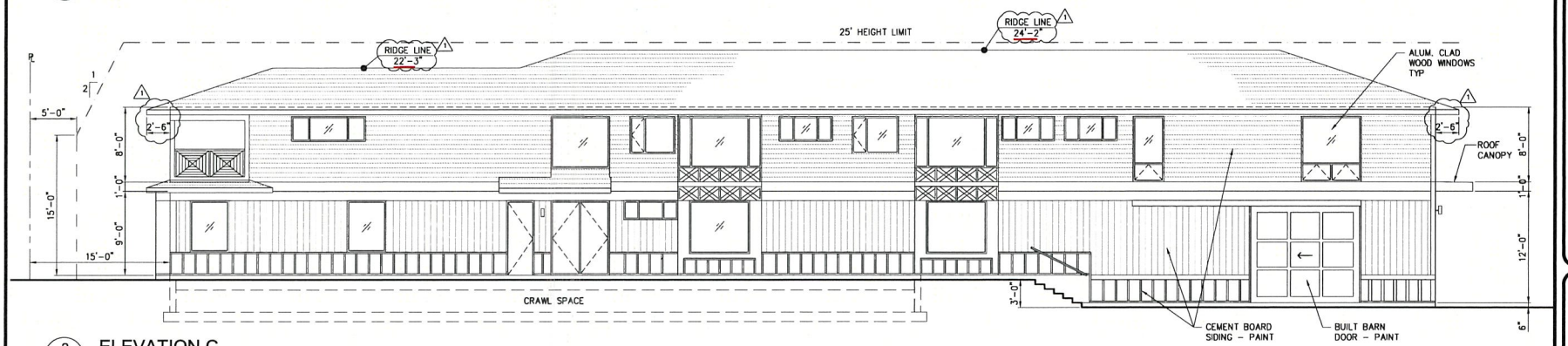
Sheet
A004

EXHIBIT C-5



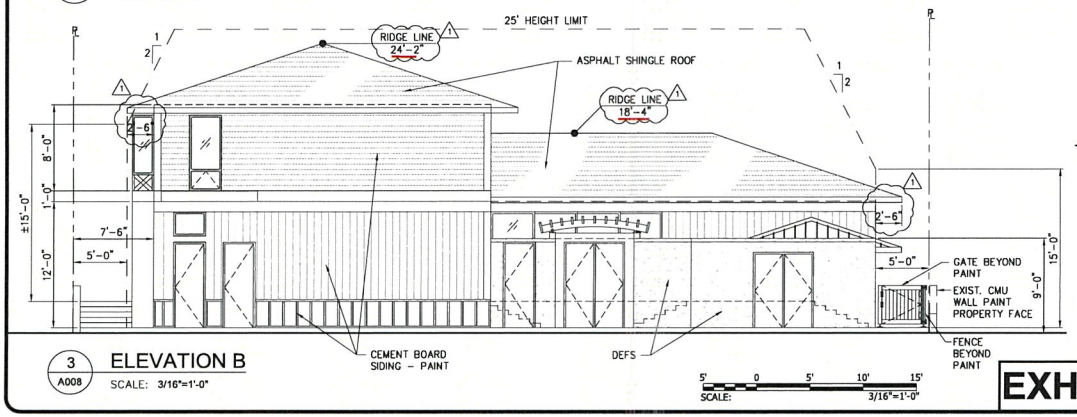
1 A008 **ELEVATION A**

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



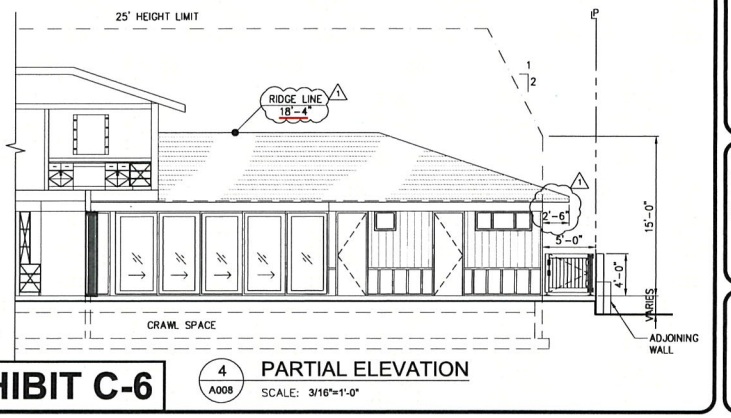
2 A008 **ELEVATION C**

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



3 A008 **ELEVATION B**

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



4 A008 **PARTIAL ELEVATION**

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

5' 0 5' 10' 15'

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

EXHIBIT C-6

AYER ARCHITECTS
1021 Smith Street, Suite 303
Honolulu, Hawaii 96817
Telephone 808/545-3626
DAVID C. AYER
LICENSED PROFESSIONAL ARCHITECT
No. 6873
HAWAII U.S.A.

KAILUA HOUSE

430D NORTH KALAHEO, AVENUE
KAILUA, HAWAII 96734 / TMK: 4-3-017:019

EXTERIOR ELEVATIONS

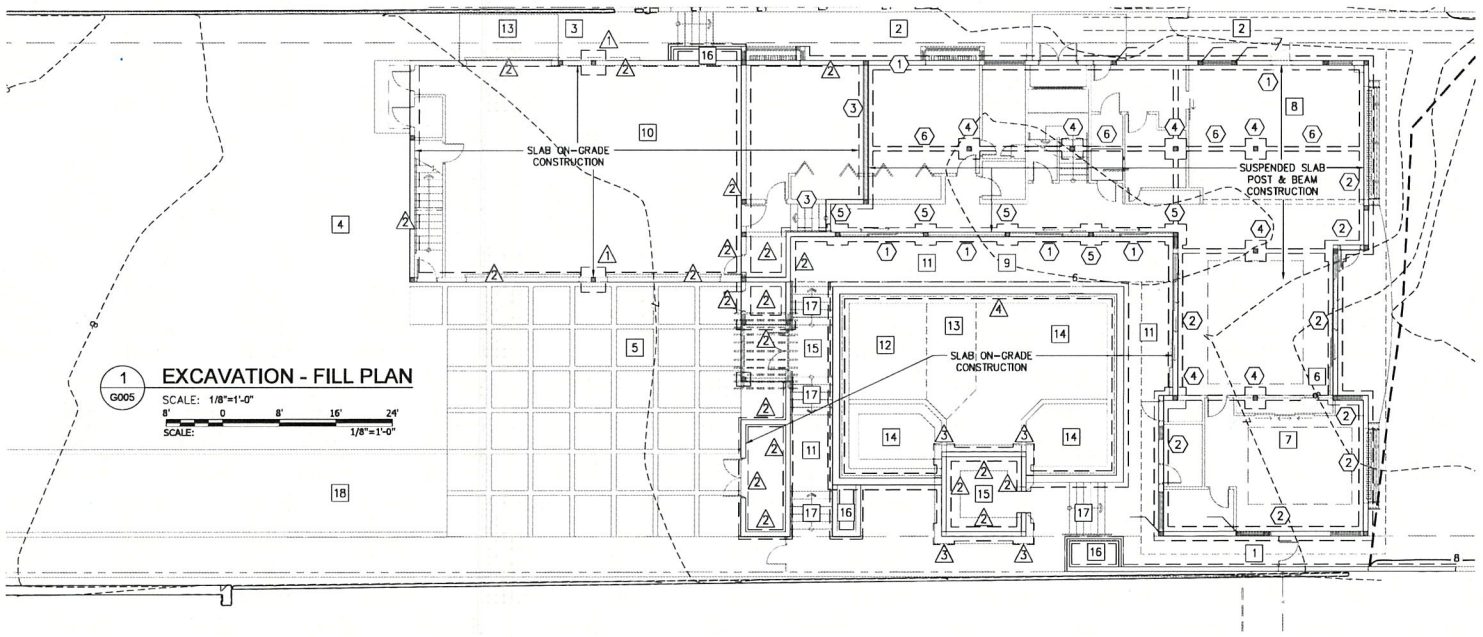
Revision

1 PERMIT COMMENTS

Project File:
Date: 8/7/25
DRWN. BY: DMP
Scale: AS NOTED

Sheet

A008



EARTHWORK QUANTITIES ESTIMATES - SITE AREA

☐ ITEM	AREAS	CUT (CU. YD.)	FILL (CU. YD.)
1 – SIDE YARD	1	1.5	3.5 (SITE FILL)
2 – SIDE YARD	1	5.5	28.5 (SITE FILL)
3 – SIDE YARD	1	1.0	0.25 (SITE FILL)
4 – REAR YARD	1	15.0	0
5 – AUTO COURT	1	24.0	24.0 (SITE FILL)
6 – SUSPENDED SLAB EX	1	9.0	0
7 – SUSPENDED SLAB EX	1	0	0
8 – SUSPENDED SLAB EX	1	42	0
9 – COMPACTED FILL	1	0	9.0 (SITE FILL)
10 – SLAB EX	1	8.0	8.0 (SITE FILL)
11 – WALKWAY FILL	3	0	92.0 (SITE FILL)
12 – POOL EX	1	14.5	0
13 – POOL EX	1	4.0	0
14 – POOL EX	3	0	12.0
15 – CABANA EX	2	0	0
16 – PLANTER	3	2.5	31.0
17 – STAIR	4	0	7.0
18 – DRIVEWAY	1	0	30.0
SUBTOTAL :		127.0	245.25

EARTHWORK QUANTITIES ESTIMATES - POST & BEAM

⬡ ITEM	AREAS	CUT (CU. YD.)	FILL (CU. YD.)
1 – WALL FOOTING	6	6.0	1.5
2 – WALL FOOTING	3	7.5	2.5
3 – WALL FOOTING	2	2.0	0.5
4 – COLUMN FOOTING	7	3.5	1.5
5 – COLUMN FOOTING	5	3.5	1.5
6 – GRADE BEAM	4	4.5	2.0
SUBTOTAL :		27.0	9.50

EARTHWORK QUANTITIES ESTIMATES - SUSPENDED SLAB

△ ITEM	AREAS	CUT (CU. YD.)	FILL (CU. YD.)
1 – COLUMN FOOTING	2	1.20	0.5
2 – EDGE FOOTING	21	178.00	30.0
3 – COLUMN FOOTING	4	1.50	0.50
4 – POOL FOOTING	5	8.50	2.50
SUBTOTAL :		189.20	33.50

TOTAL CUT	343.20
TOTAL FILL	288.25
NET 55 CU.YD. EXPORT	

AYER ARCHITECTS
1021 Smith Street, Suite 303
Honolulu, Hawaii 96817
Telephone 808/545-3626
DAVID C. AYER LICENSED PROFESSIONAL ARCHITECT No. 6873 HAWAII U.S.A.

KAILUA HOUSE

430D NORTH KALAHEO, AVENUE
KAILUA, HAWAII 96734 / TMK: 4-3-017:019

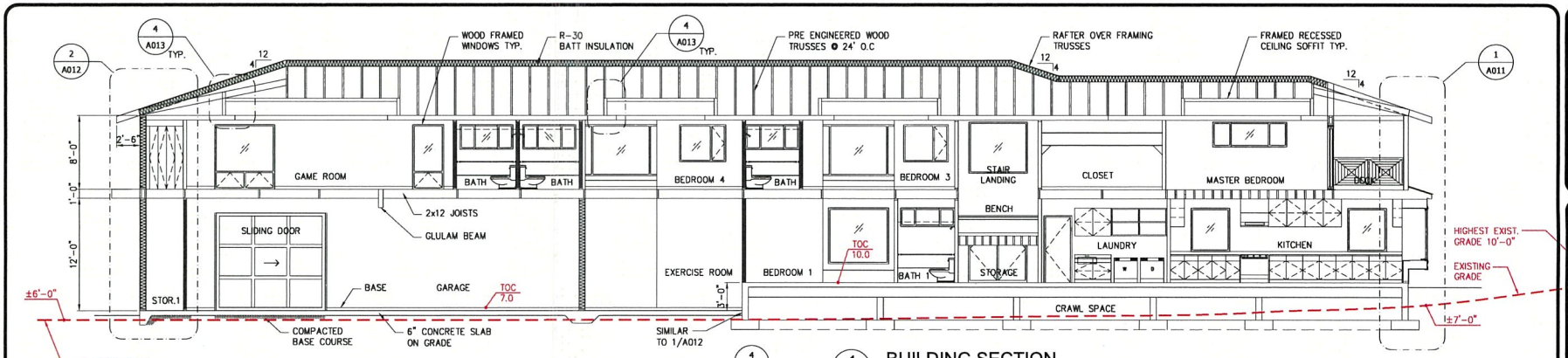
EXCAVATION - FILL PLAN, EARTHWORK QUANTITIES
ESTIMATES OF SITE AREA, POST AND BEAM & SUSPENDED SLAB

Title

Project File:
Date: 2/6/25
DRWN. BY: DMP
Scale: AS NOTED

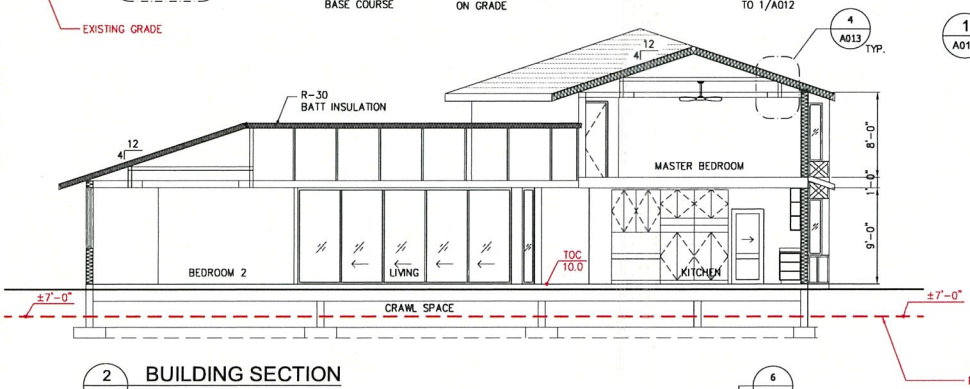
Sheet
G005

EXHIBIT C-7



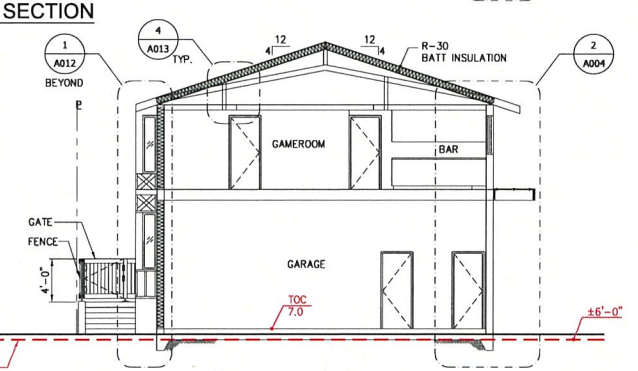
1 A010 BUILDING SECTION

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



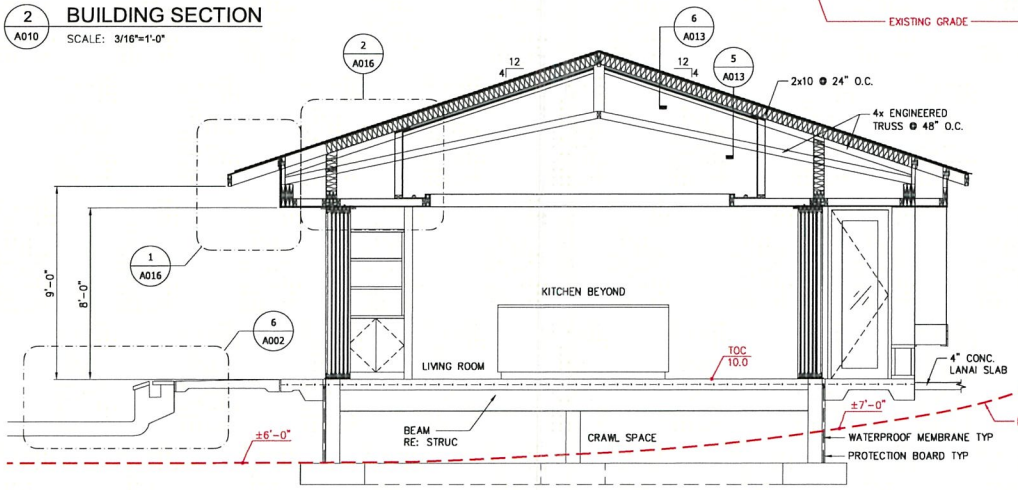
2 A010 BUILDING SECTION

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



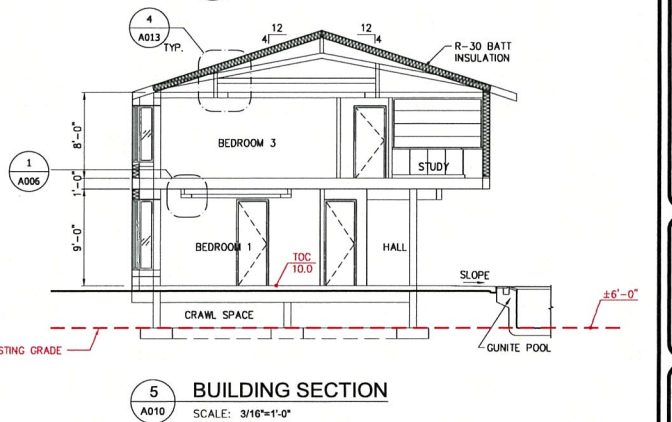
3 A010 BUILDING SECTION

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



4 A010 BUILDING SECTION

SCALE: 3/8"=1'-0"



5 A010 BUILDING SECTION

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

EXHIBIT C-8

SCALE: 5' 0 5' 10' 15' — 3/16"=1'-0"

AYER ARCHITECTS
1021 Smith Street, Suite 303
Honolulu, Hawaii 96817
Telephone 808/545-3626
DAVID C. AYER
LICENSED PROFESSIONAL ARCHITECT
No. 6873
HAWAII, U.S.A.

KAILUA HOUSE

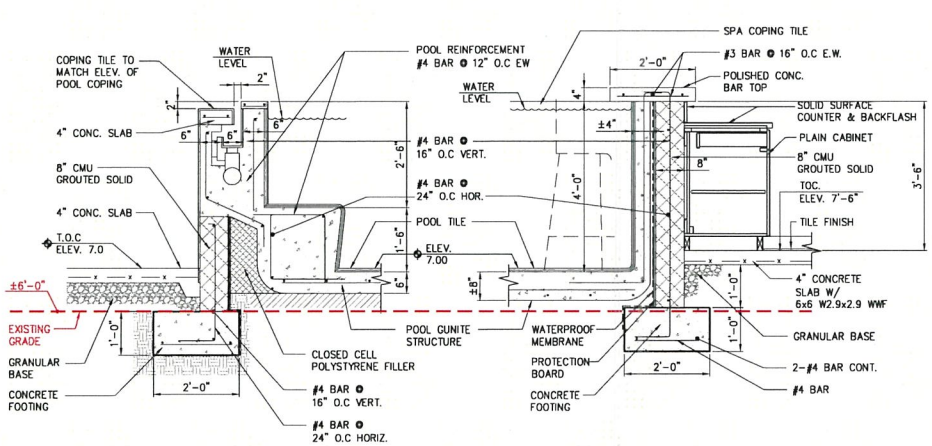
430D NORTH KALAHEO, AVENUE
KAILUA, HAWAII 96734 / TMK: 4-3-017:019

BUILDING SECTIONS

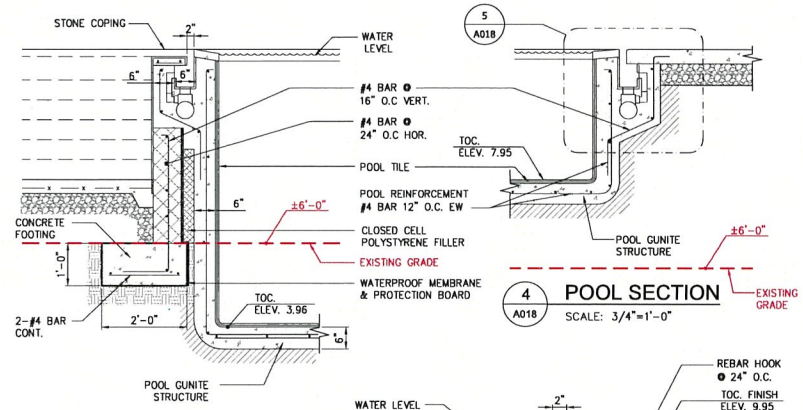
Revision

Project File:
Date: 9/10/25
DRWN. BY: DMP
Scale: AS NOTED

Sheet
A010
SMA



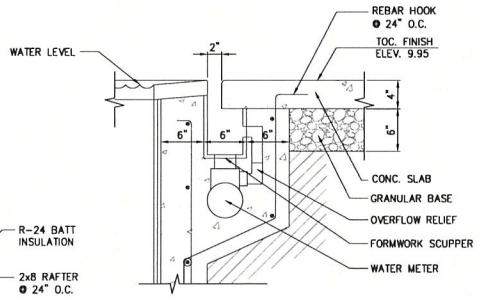
1 A018 **SPA POOL SECTION**
SCALE: 3/4"=1'-0"



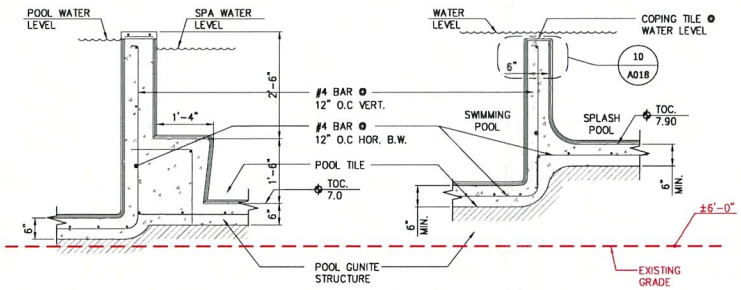
2 A018 **POOL SECTION**
SCALE: 3/4"=1'-0"

3 A018 **POOL SECTION**
SCALE: 3/4"=1'-0"

4 A018 **POOL SECTION**
SCALE: 3/4"=1'-0"

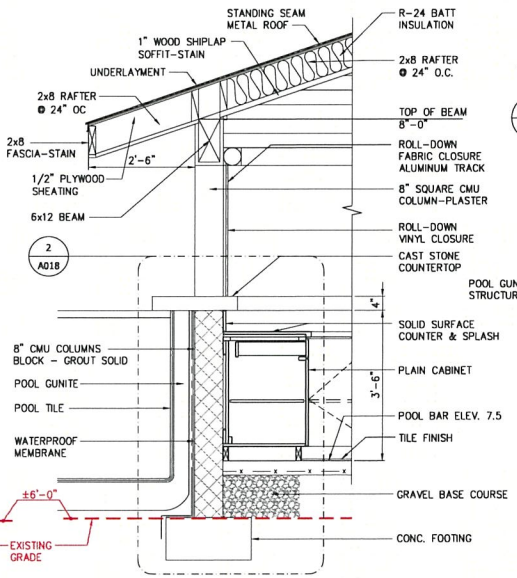


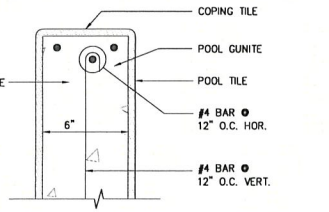
5 A018 **ENLARGED**
SCALE: 1-1/2"=1'-0"
SCALE: 1' 0 1' 2' 1 1/2"=1'-0"



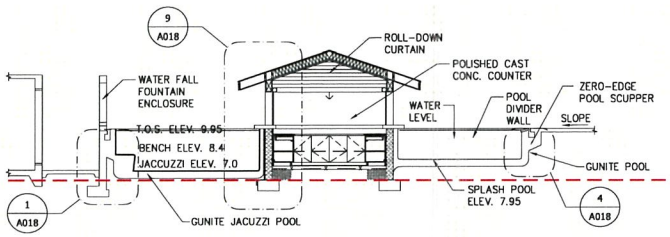
6 A018 **SPA SECTION**
SCALE: 3/4"=1'-0"

7 A018 **POOL SECTION**
SCALE: 3/4"=1'-0"





10 A018 **COPING DETAIL**
SCALE: 3"=1'-0"
SCALE: 4" 0 4" 8" 12" 3"=1'-0"



8 A018 **SECTION**
SCALE: 3/16"=1'-0"

9 A018 **BAR SECTION**
SCALE: 3/4"=1'-0"
SCALE: 1' 0 1' 2' 3' 4' 3/4"=1'-0"

EXHIBIT C-9

AYER ARCHITECTS
1021 Smith Street, Suite 303
Honolulu, Hawaii 96817
Telephone 808/545-3626
DAVID C. AYER LICENSED PROFESSIONAL ARCHITECT No. 6873 HAWAII U.S.A.

KAILUA HOUSE

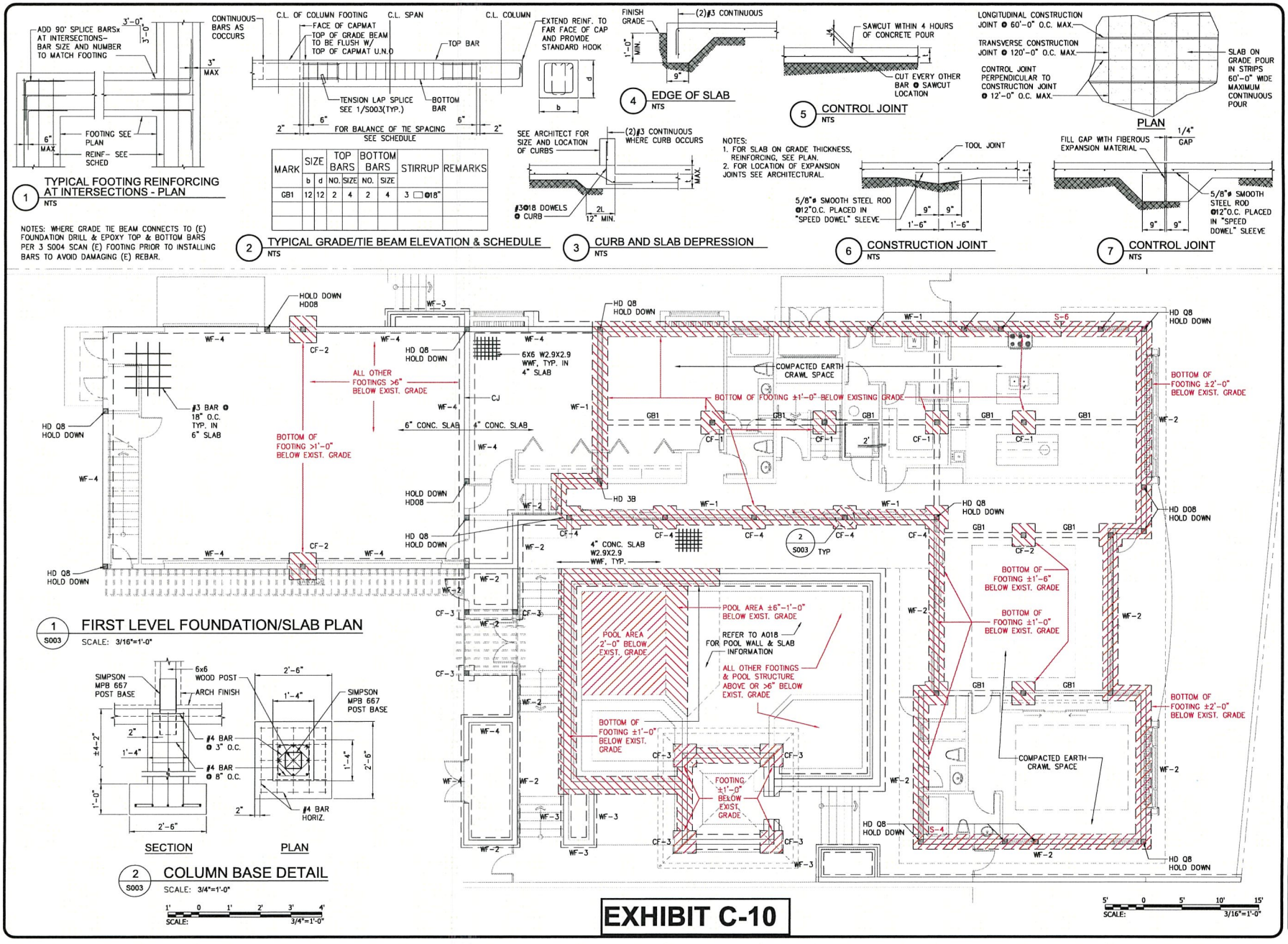
430D NORTH KALAHEO, AVENUE
KAILUA, HAWAII 96734 / TMK: 4-3-017:019

POOL WALL SECTIONS

Revision

Project File:
Date: 9/10/25
DRWN. BY: DMP
Scale: AS NOTED

Sheet
A018
SMA



1 TYPICAL FOOTING REINFORCING AT INTERSECTIONS - PLAN
NTS

NOTES: WHERE GRADE TIE BEAM CONNECTS TO (E) FOUNDATION DRILL & EPOXY TOP & BOTTOM BARS PER 3 S004 SCAN (E) FOOTING PRIOR TO INSTALLING BARS TO AVOID DAMAGING (E) REBAR.

MARK	SIZE		TOP BARS		BOTTOM BARS		STIRRUP	REMARKS
	b	d	NO.	SIZE	NO.	SIZE		
GB1	12	12	2	4	2	4	3 □ @18"	

2 TYPICAL GRADE/TIE BEAM ELEVATION & SCHEDULE
NTS

3 CURB AND SLAB DEPRESSION
NTS

4 EDGE OF SLAB
NTS

5 CONTROL JOINT
NTS

6 CONSTRUCTION JOINT
NTS

7 CONTROL JOINT
NTS

1 S003 FIRST LEVEL FOUNDATION/SLAB PLAN
SCALE: 3/16"=1'-0"

2 S003 COLUMN BASE DETAIL
SCALE: 3/4"=1'-0"

EXHIBIT C-10

AYER ARCHITECTS
1021 Smith Street, Suite 303
Honolulu, Hawaii 96817
Telephone 808/545-3626
DAVID C. AYER LICENSED PROFESSIONAL ARCHITECT No. 6873 HAWAII U.S.A.

KAILUA HOUSE

430D NORTH KALAHEO, AVENUE
KAILUA, HAWAII 96734 / TMK: 4-3-017:019

FIRST LEVEL FOUNDATION / SLAB PLAN

Revision

Project File:
Date: 9/10/25
DRWN. BY: DMP
Scale: AS NOTED

Sheet
S003
SMA

5. DO NOT LAP 18 GAUGE DECKING OR THICKER WHERE 3/4" DIAMETER SHEAR STUDS ARE TO BE ATTACHED TO SUPPORTS.

D. FLOOR DECKING IS DESIGNED FOR UNSHORED CONSTRUCTION TO MAXIMUM SPANS INDICATED IF CONDITIONS OCCUR WHERE SPANS EXCEED MAXIMUM. PROVIDE ADEQUATE SHORING OR HEAVIER GAUGE DECKING. THE LATTER SUBJECT TO REVIEW BY ENGINEER.

E. PROVIDE PERFORATIONS OR SLOTS IN FLOOR DECKING 1.5% MAXIMUM OPEN AREA, FOR VENTILATION OF STRUCTURAL CONCRETE AT AREAS EXPOSED TO WEATHER OR AREAS WHERE WATERPROOFING IS USED.

3. PROVIDE CLOSURE ANGLES AT OPENINGS FOR MECHANICAL EQUIPMENT. DUCTS, PIPING, VENTS, CONDUITS, ETC. INCLUDING THOSE NOT SHOWN ON STRUCTURAL DRAWINGS CLOSURE ANGLES SHALL BE 18 GAUGE AND BE WELDED TO DECKING UNLESS DETAILED OTHERWISE.

4. REBAR DECKING AT LEAST 2 INCHES AT SUPPORTS LAP DECKING AT ENDS AT LEAST 2 INCHES AND CENTER LAPS OVER SUPPORTS.

5. WELD STEEL DECKING IN COMPLIANCE WITH ANSI/AWS D1.3 USING A MINIMUM OF EPOXY ELECTRODES WELDERS SHALL BE CERTIFIED AS REQUIRED BY THE GOVERNING CODE AUTHORITY.

6. SCREED CONCRETE PARALLELTO STEEL DECKING TO THICKNESS INDICATED ON DRAWINGS.

7. SUBMIT COMPLETE STEEL DECKING SHOP DRAWINGS TO OWNER FOR REVIEW.

8. PIPES SLEEVES ELECTRICAL CONDUIT ETC. SHALL NOT BE EMBEDDED IN STEEL DECK CONCRETE UNLESS APPROVED BY THE ENGINEER / EMBEDDED ITEMS SHALL NOT NOT REDUCE THE ASSEMBLY FIRE RATING UNLESS SUPPLEMENTAL FIREPROOFING IS PROVIDED AS REQUIRED.

VIII. STRUCTURAL STEEL:

1. STRUCTURAL STEEL MATERIAL FABRICATION AND ERECTION

A. MATERIALS

1. PROVIDE STRUCTURAL STEEL COMPLYING WITH THE FOLLOWING ASTM STANDARD SPECIFICATIONS UNLESS NOTED OTHERWISE:
ALL STRUCTURAL STEEL UNLESS NOTED BELOW:
ASTM A372 GRADE 60 OR ASTM A392
STRUCTURAL STEEL NOTED THUS (65 OR 50)
ASTM A913 (65 KSI) OR A512 (50 KSI)
PLATES CHANNELS, ANGLES ASTM A36
PIPES ASTM A53 GRADE B (35 KSI)
HOLLOW STRUCTURAL SECTION
ASTM 500, GRADE B (46KSI – RECTANGULAR SECTION, 42 KSI – ROUND SECTION)
ANCHOR RODS ASTM K1554 GRADE 55
THREADED ROUND STOCK ASTM A36
REINFORCING STEEL SEE REINFORCING STEEL SECTION
FURNISH READILY IDENTIFIABLE STRUCTURAL STEEL IN COMPLIANCE WITH BC 2203

B. HIGH STRENGTH BOLTS

1. PROVIDE HIGH STRENGTH BOLTS, NUTS AND WASHERS COMPLYING WITH ASTM A325 UNLESS NOTED OTHERWISE. ALL HIGH STRENGTH BOLTS SHALL BE BEARING TYPE WITH THREADS INCLUDED IN SHEAR PLANE (A325–N) UNLESS NOTED OTHERWISE.
2. ASSEMBLE HIGH STRENGTH BOLTS IN COMPLIANCE WITH SPECIFICATION FOR STRUCTURAL JOINTS USING ASTM A325 OR A490 BOLTS.
3. TIGHTEN A325 BOLTS TO A SNUG TIGHT CONDITION.

C. FABRICATE AND ERECT STRUCTURAL STEEL IN COMPLIANCE WITH 2005 SPECIFICATION FOR STRUCTURAL STEEL BUILDINGS AND IBC CHAPTER 22.

D. ALL EXPOSED AND EXTERIOR STEEL SHALL BE HOT DIPPED GALVANIZED UNLESS NOTED OTHERWISE.

E. BUILDINGS STRUCTURAL STEEL DESIGNED FOR UNSHORED CONSTRUCTION UNLESS NOTED OTHERWISE.

F. SUBMIT SHOP DRAWINGS TO OWNER FOR REVIEW AND UPON REQUEST TO BUILDING OFFICIAL.

2. WELDING

A. BASIC REQUIREMENTS

1. WELD STRUCTURAL STEEL IN COMPLIANCE WITH ANSI / AWS D1.1 AND AISC SPECIFICATION CHAPTER 1. WELDERS SHALL BE CERTIFIED AS REQUIRED IN THE PLANS AND BY GOVERNING CODE AUTHORITY. WELDING SHALL BE DONE BY ELECTRIC ARC PROCESSING USING LOW HYDROGEN ELECTRODES WHOSE SPECIFIC TENSILE STRENGTH IS NOT LESS THAN TO 76 KSI UNLESS NOTED OTHERWISE AND 80 KSI FOR ALL ASTM 913 STEEL. WELDING MAY BE PERFORMED USING SUBMERGED ARC PROCESS WITH AUTOMATIC WELDING (SAW –1)

2. UNLESS A LARGER SIZE FILLET WELD IS INDICATED PROVIDE MINIMUM SIZE OF WELD PER AISC SPECIFICATION SECTION J2 AND TABLE J2.4.

3. NO ATTEMPT HAS BEEN MADE TO DIFFERENTIATE BETWEEN SHOP FIELD WELDED CONNECTIONS.

B. ROJECT WELDING REQUIREMENTS

1. THE PROJECT WELDING REQUIREMENTS SHALL APPLY TO ALL SHOP AND FIELD WELDS.

2. THE INSPECTOR SHALL VERIFY COMPLIANCE WITH THE APPROVED REQUIREMENTS. ANY DEVIATION OR LACK OF COMPLIANCE WITH THE APPROVED REQUIREMENTS SHALL BE REPORTED IMMEDIATELY TO THE OWNER AND CONTRACTOR.

3. IN ADDITION TO REQUIREMENTS DESCRIBED ELSEWHERE IN THE CONTRACT DOCUMENTS THE APPROVED PROJECT WELDING REQUIREMENTS SHALL AT A MINIMUM CONSIST OF THE FOLLOWING (REFER TO AWS D1.1.)

a. WELDING PROCEDURE SPECIFICATION (WPS FOR EACH WELD AND POSITION AS REQUIRED BY AWS D1.1 SIGNED BY A REGISTERED PROFESSIONAL ENGINEER RETAINED BY THE CONTRACTOR / OWNER.

b. SUPPLEMENTAL WELDING PROCEDURE.

c. SHOP DRAWINGS THAT REFERENCE THE APPROPRIATE WPS FOR EACH WELD REQUIRED FOR EACH CONNECTION AND REQUIRED SUPPLEMENTAL WELDING PROCEDURE.

d. WELDER PERFORMANCE QUALIFICATIONS.

e. QUALIFICATION BY TESTING OF ANY WELDING PROCEDURE THAT IS NOT PRE–QUALIFIED PER AWS D1.1.

C. INSPECTIONS

1. INSPECTIONS THE FOLLOWING REQUIREMENTS SHALL APPLY TO WELDING INSPECTIONS PERFORMED FOR THE PROJECT.

a. THE LEAD WELDING INSPECTORS SHALL BE A CERTIFIED WELDING INSPECTOR (CWI) AWS–QCI STANDARDS SHALL BE CERTIFIED BY THE BUILDING OFFICIAL AS A REGISTERED INSPECTOR FOR STRUCTURAL STEEL WELDING ICC–ES CERTIFICATION AND SHALL POSSESS A MINIMUM LEVEL OF UT LEVEL II CERTIFICATION. OTHER WELDING INSPECTORS PERFORMING VISUAL INSPECTION UNDER THE SUPERVISION OF THE LEAD WELDING INSPECTOR SHALL POSSESS ACCESS CERTIFICATION AND PERSONS PERFORMING NONDESTRUCTIVE TESTING SHALL POSSESS UT LEVEL II CERTIFICATION. NOT MORE THAN FOUR NON–CWI INSPECTORS SHALL BE UNDER THE SUPERVISION OF A CWI.

b. ALL INSPECTION REQUIREMENTS SHALL BE REQUIRED BY AWS D1.1 AND THE QUALITY ASSURANCE SECTION INCLUDING INSPECTION TABLES.

IX. DESIGN NOTES:

A. LIVE LOAD AND PARTITION ALLOWANCE:

1. FLOOR ---------- 40 PSF

B. WIND LOADS --- 2018 INTERNATIONAL BUILDING CODE

1. BASIC WIND SPEED (3–SECOND GUST) – 105 MPH
2. IMPORTANCE FACTOR, Ie ------ 1.00 (STANDARD OCCUPANCY)
3. WIND EXPOSURE ---------- C
4. INTERNAL PRESSURE COEFFICIENT – 1/–0.55 (PARTIALLY ENCLOSED)
5. DESIGN WIND PRESSURE FOR COMPONENTS & CLADDING ------- 435.1/–37.4 PSF

C. EARTHQUAKE LOADS -------- 2018 INTERNATIONAL BUILDING CODE

1. IMPORTANCE FACTOR, Ie ------- 1–1.00 (STANDARD OCCUPANCY)
2. SPECTRAL RESPONSE ACCELERATIONS
A.) Ss ---------- 0.61 (HONOLULU)
B.) S1 ---------- 0.178 (HONOLULU)
3. SITE CLASS ---------- SD
4. SPECTRAL RESPONSE COEFFICIENTS
A.) SDS ---------- (2/3)fo x Ss = 0.534 (HONOLULU)
B.) SD1 ---------- (2/3)fv x S1 = 0.248 (HONOLULU)
5. SEISMIC DESIGN CATEGORY ---------- D
6. BASIC SEISMIC FORCE RESISTING SYSTEM (SEE IBC, TABLE 1617.6.2)
7. DESIGN BASE SHEAR ---------- 3.20 KIPS
8. SEISMIC RESPONSE COEFFICIENT, Cs ------ SDS / (R/I) = 0.133
9. RESPONSE MODIFICATION FACTOR, R ------- 4.0

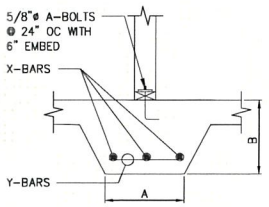
D. ALLOWABLE SOIL BEARING CAPACITY ------ 2000 PSF

COLUMN FOOTING SCHEDULE

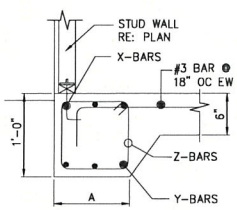
MARK	FOOTING SIZE			FOOTING REBAR		REMARKS
	A	B	C	X BARS	Y BARS	
CF–1	3'–0"	3'–0"	12"	6 – #4	6 – #4	
CF–2	2'–0"	2'–0"	12"	3 – #4	3 – #4	
CF–3	2'–0"	4'–0"	12"	3 – #4	6 – #4	
CF–4	2'–0"	3'–0"	12"	3 – #4	4 – #4	
CF–5	1'–6"	1'–6"	10"	2 – #4	2 – #4	

WALL FOOTING SCHEDULE

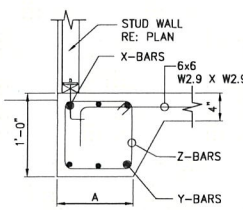
MARK	FOOTING SIZE		FOOTING REBAR			REMARKS
	A	B	X BARS	Y BARS	Z BARS	
WF–1	16"	12"	3 – #4	#4 @ 18"	#3 @ 18"	EDGE FTG.
WF–2	12"	12"	2 – #4	#4 @ 18"	#3 @ 18"	EDGE FTG.
WF–3	12"	12"	3 – #4	#4 @ 18"	–	INTERIOR FTG.
WF–4	4'–0"	12"	#4 @ 18"	#4 @ 18"	#4 @ 18"	EDGE FTG.



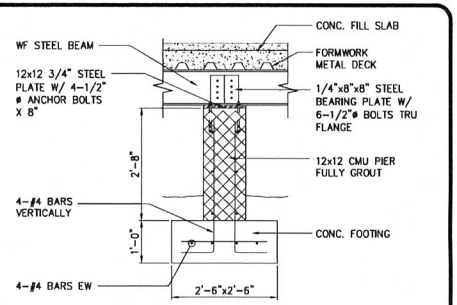
CONT. INT. FOOTING



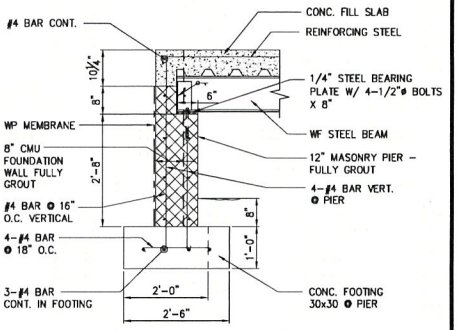
EDGE WALL FOOTING



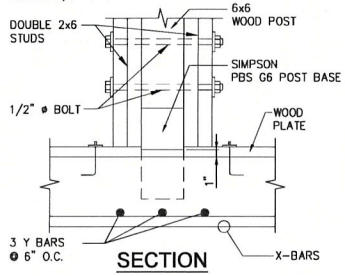
EDGE WALL FOOTING



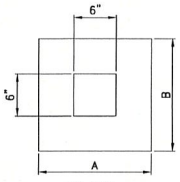
1 S002 STEEL BEAM-PEIR BEARING
SCALE: 3/4"=1'–0"



2 S002 STEEL BEAM BEARING
SCALE: 3/4"=1'–0"



SECTION



PLAN

3 S002 EMBEDDED COLUMN DETAIL
SCALE: 1 1/2"=1'–0"

AYER ARCHITECTS
1021 Smith Street, Suite 303
Honolulu, Hawaii 96817
Telephone 808/545–3826
DAVID C. AYER LICENSED PROFESSIONAL ARCHITECT No. 6873 HAWAII U.S.A.

KAILUA HOUSE
430D NORTH KALAHEO, AVENUE
KAILUA, HAWAII 96734 / TMK: 4-3-017:019

GENERAL NOTES

Title

Project File:
Date: 5/10/24
DRWN. BY: DMP
Scale: AS NOTED

Sheet
S002

EXHIBIT C-11

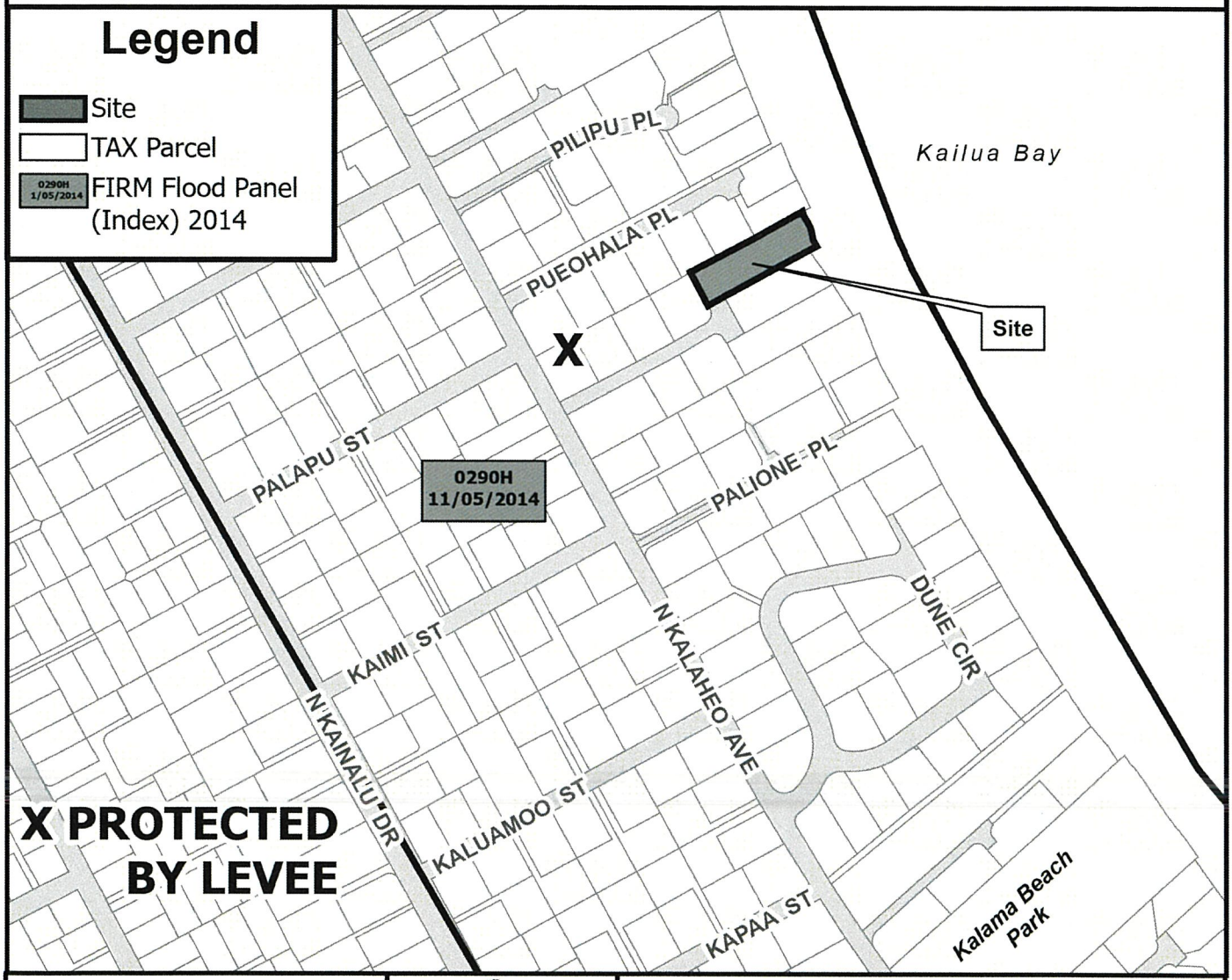
Flood Hazard Zones:

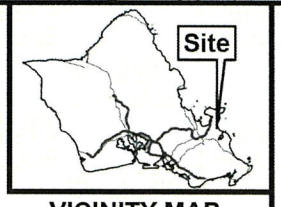
SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD

The 1% annual chance flood (100-year flood), also known as the base flood, is the flood that has a 1% chance of being equaled or exceeded in any given year. The Special Flood Hazard Area is the area subject to flooding by the 1% annual chance flood. The Base Flood Elevation (BFE) is the water-surface elevation of the 1% annual chance flood.

Other Areas

Zone X = Areas determined to be outside the 0.2% annual chance floodplain.
Zone X Protected by Levee = This area is shown as being protected from the 1% annual chance or greater flood hazard by a levee system. Overtopping or failure of any levee system is possible.





VICINITY MAP

0 200 400
Distance in Feet

PORTION OF
FLOOD HAZARD MAP

FIRM PANEL 15003C0290H

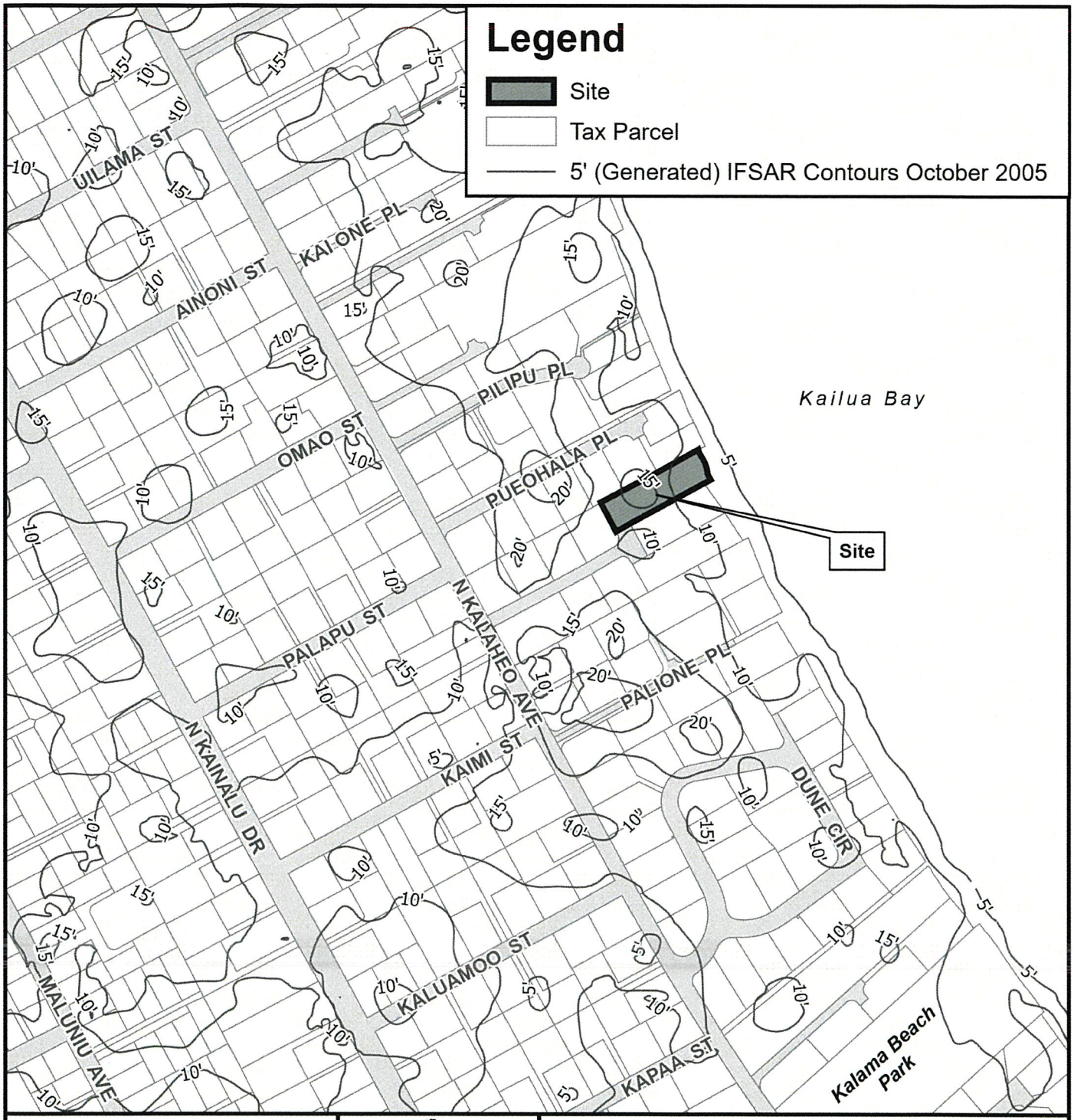
TAX MAP KEY(S): 4-3-017:019
FOLDER NO.: 2025/SMA-54

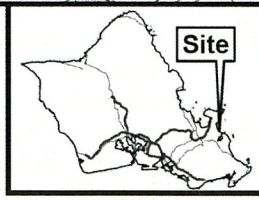
Prepared by: Honolulu Land Information System (HoLIS) - PH
Department of Planning & Permitting (DPP)
City and County of Honolulu

Date Prepared: 08/2025

Copyright City & County of Honolulu
All Rights Reserved 2025

EXHIBIT D





VICINITY MAP

0 200 400

Distance in Feet

PORTION OF

TOPOGRAPHIC MAP

KAILUA

TAX MAP KEY(S): 4-3-017:019

FOLDER NO.: 2025/SMA-54

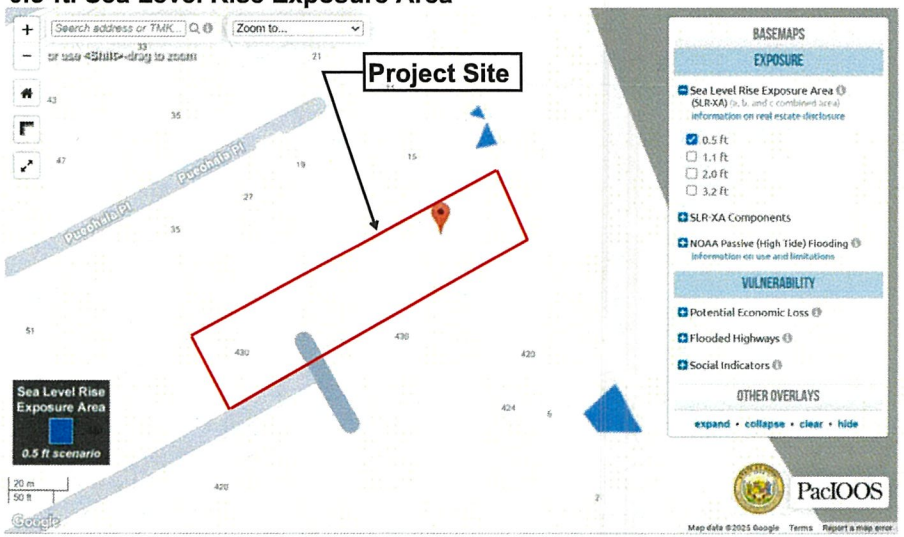
Prepared by: Honolulu Land Information System (HoLIS) - PH
Department of Planning & Permitting (DPP)
City and County of Honolulu

Date Prepared: 08/2025

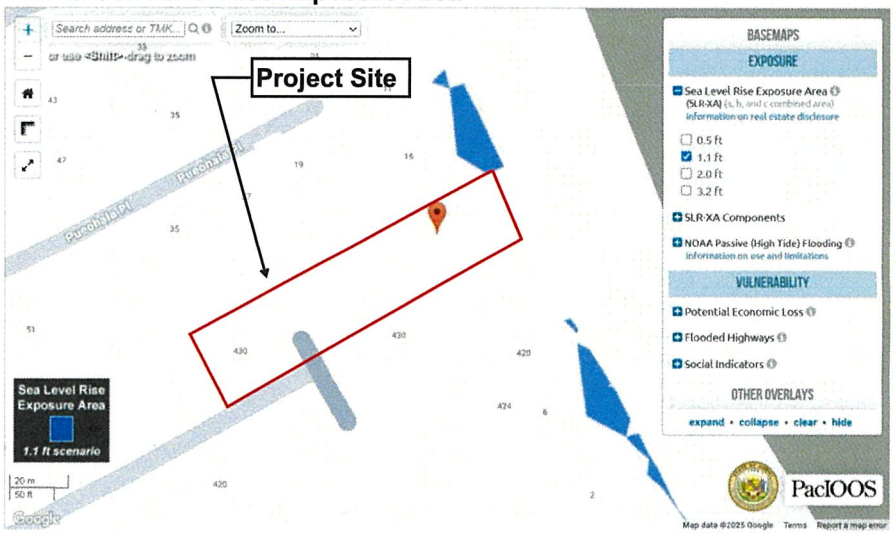
Copyright City & County of Honolulu
All Rights Reserved 2025

EXHIBIT E

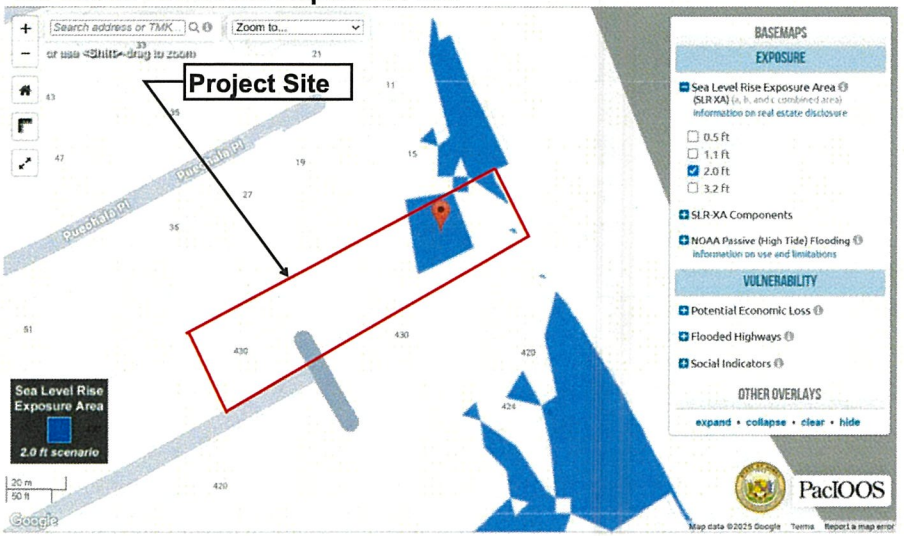
0.5-ft. Sea Level Rise Exposure Area



1.1-ft. Sea Level Rise Exposure Area



2.0-ft. Sea Level Rise Exposure Area



3.2-ft. Sea Level Rise Exposure Area

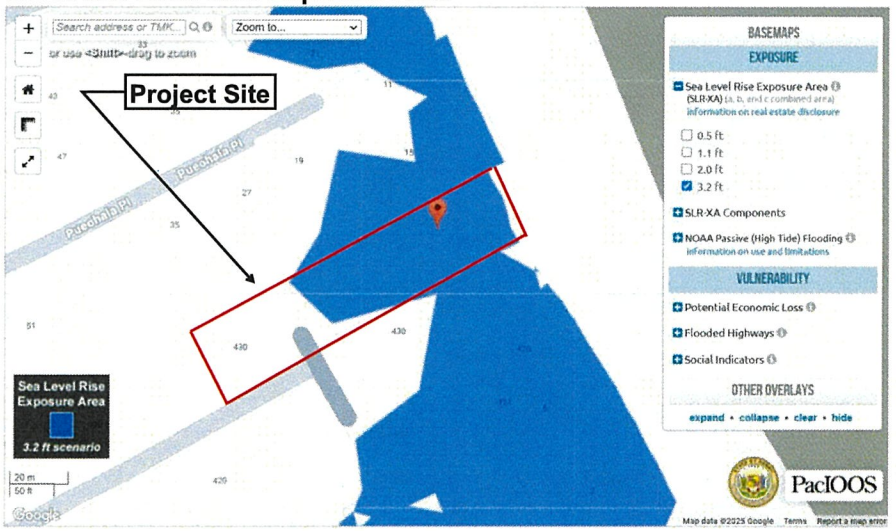
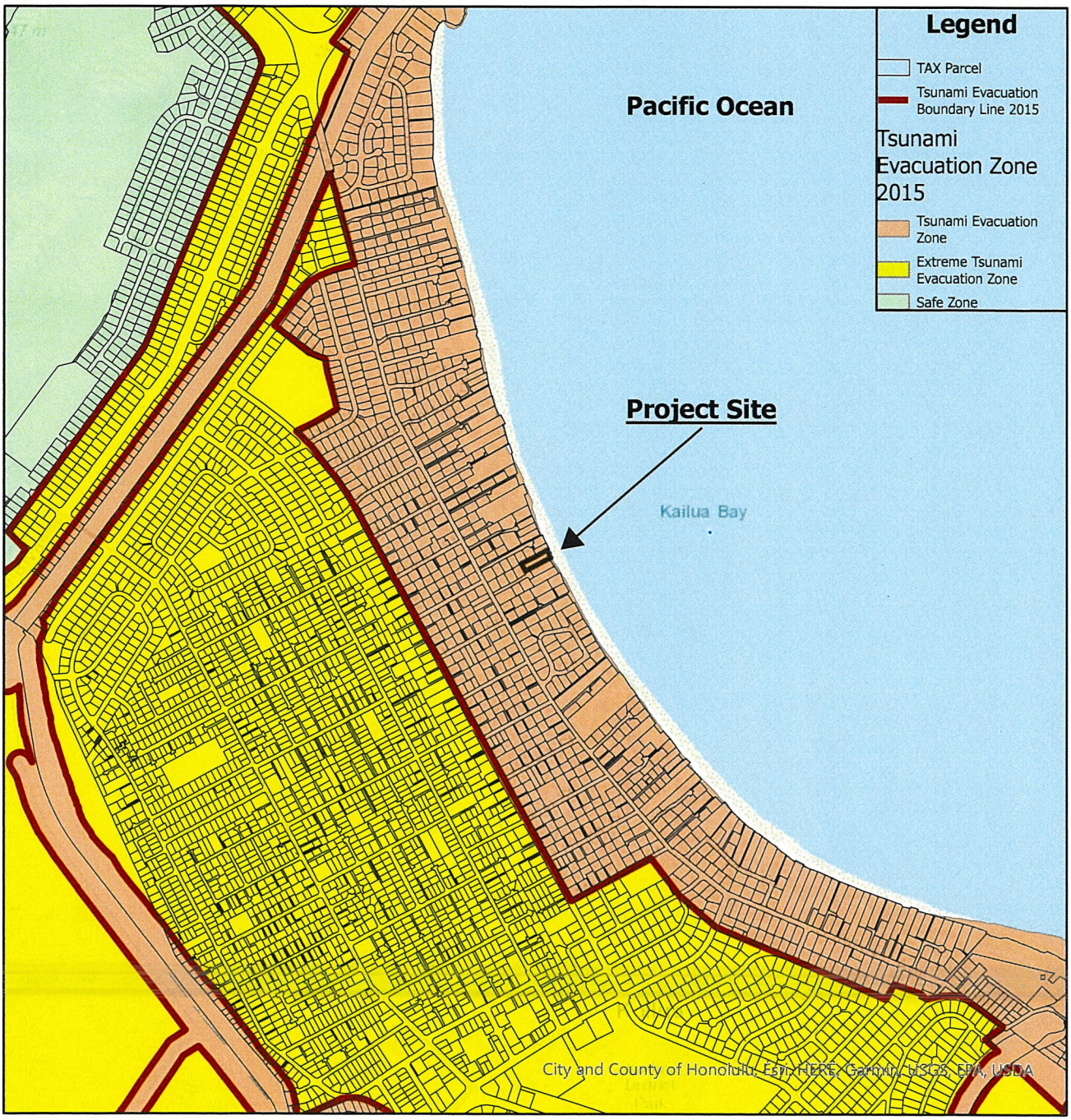


EXHIBIT F
SEA LEVEL RISE EXPOSURE AREA
FILE NO. 2025/SMA-54



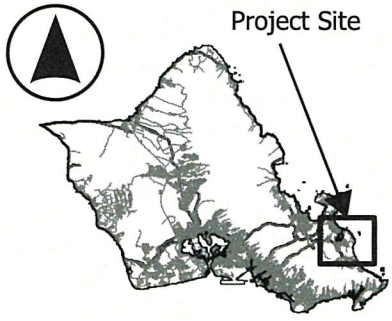


Exhibit G
Tsunami Map
File No. 2025-SMA-54

430-D North Kalaheo Avenue-Kailua
TMK: 4-3-017: 019

Department of Planning and Permitting
City and County of Honolulu

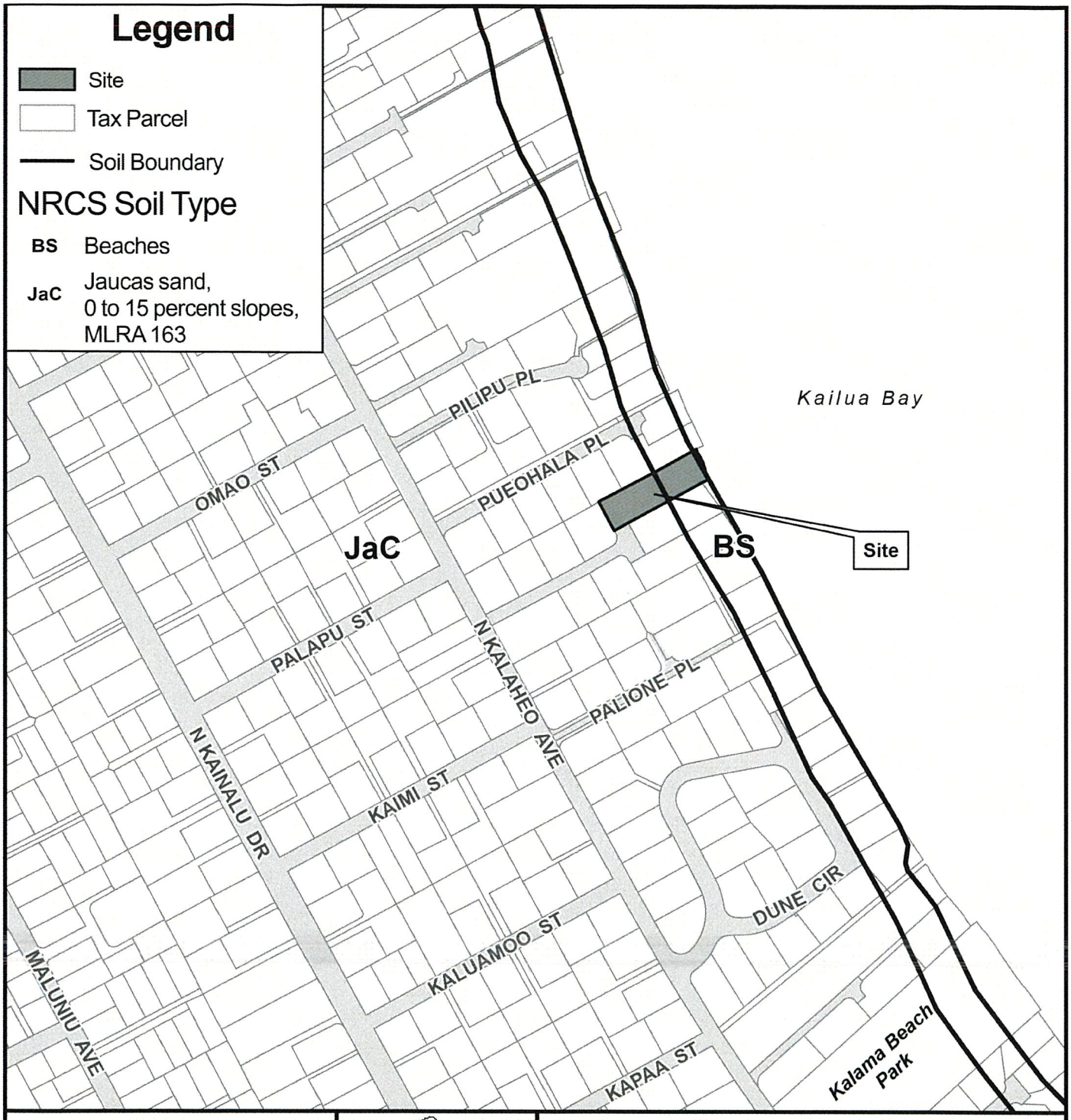
October 2025

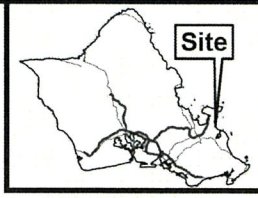


EXHIBIT H– SHORELINE EROSION RATE

OAHU HISTORICAL SHORELINE CHANGE RATE

FILE NO.: 2025/SMA-54





VICINITY MAP

0 200 400

Distance in Feet

PORTION OF

SOIL MAP

KAILUA

TAX MAP KEY(S): 4-3-017:019

FOLDER NO.: 2025/SMA-54

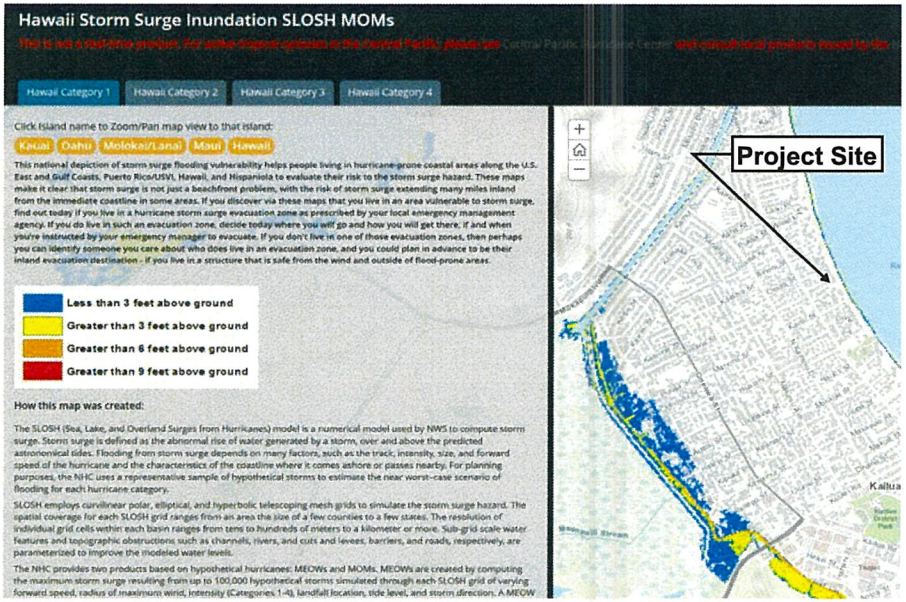
Prepared by: Honolulu Land Information System (HoLIS) - PH
Department of Planning & Permitting (DPP)
City and County of Honolulu

Date Prepared: 08/2025

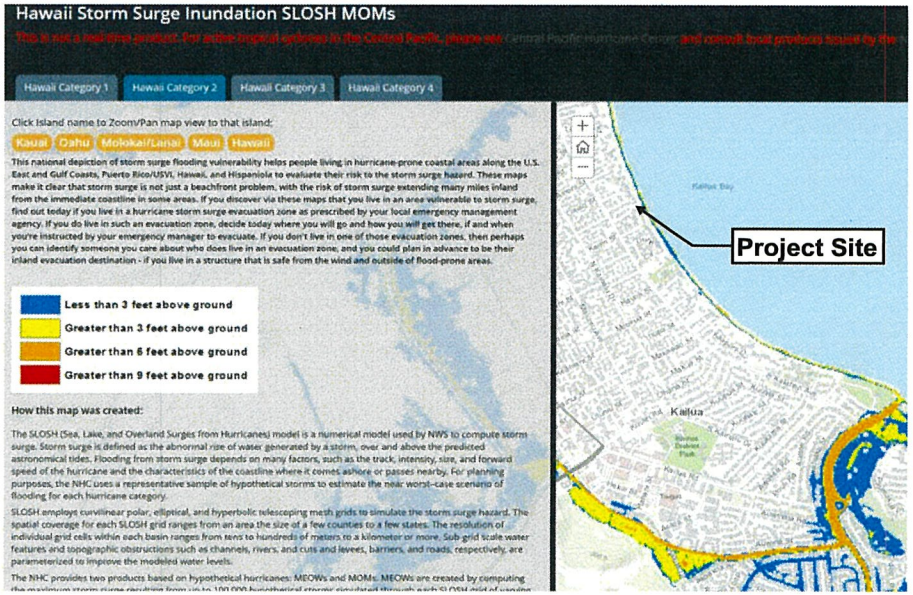
Copyright City & County of Honolulu
All Rights Reserved 2025

EXHIBIT I

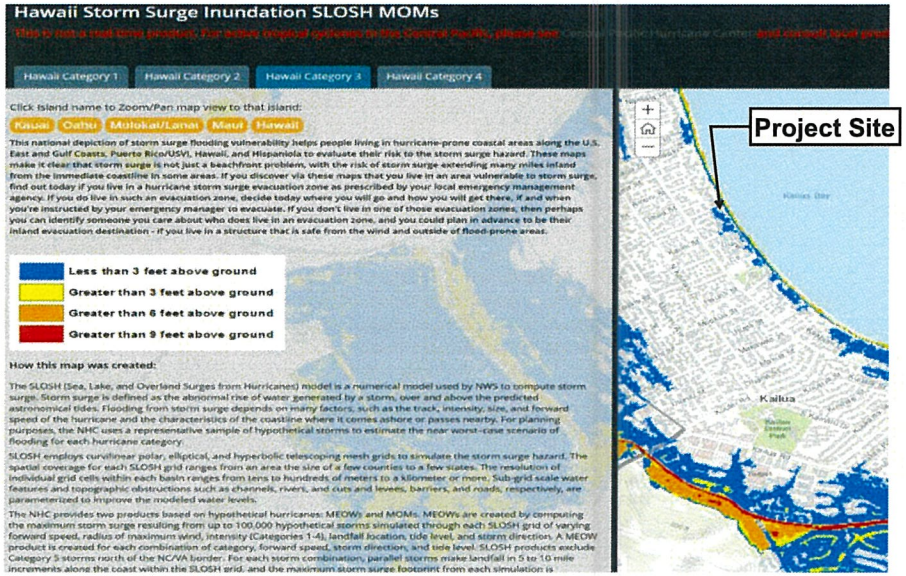
Hurricane Category 1



Hurricane Category 2



Hurricane Category 3



Hurricane Category 4

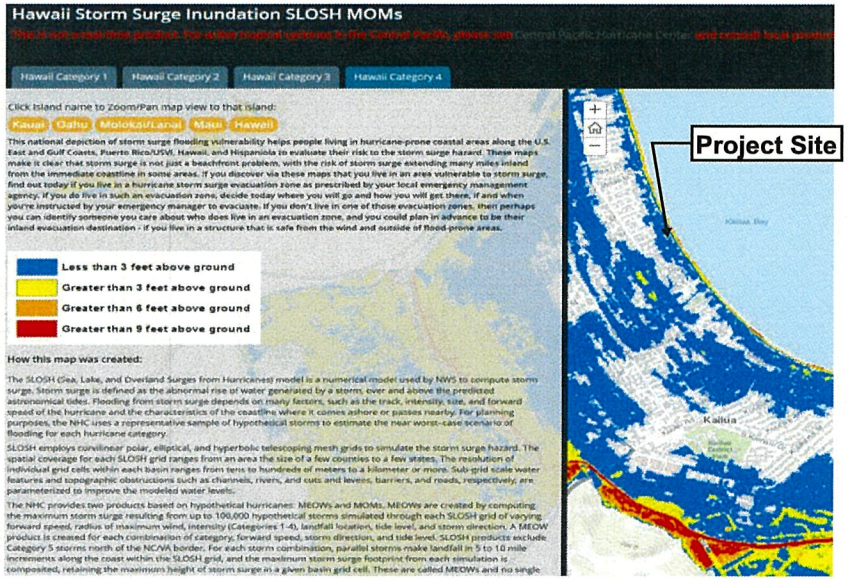
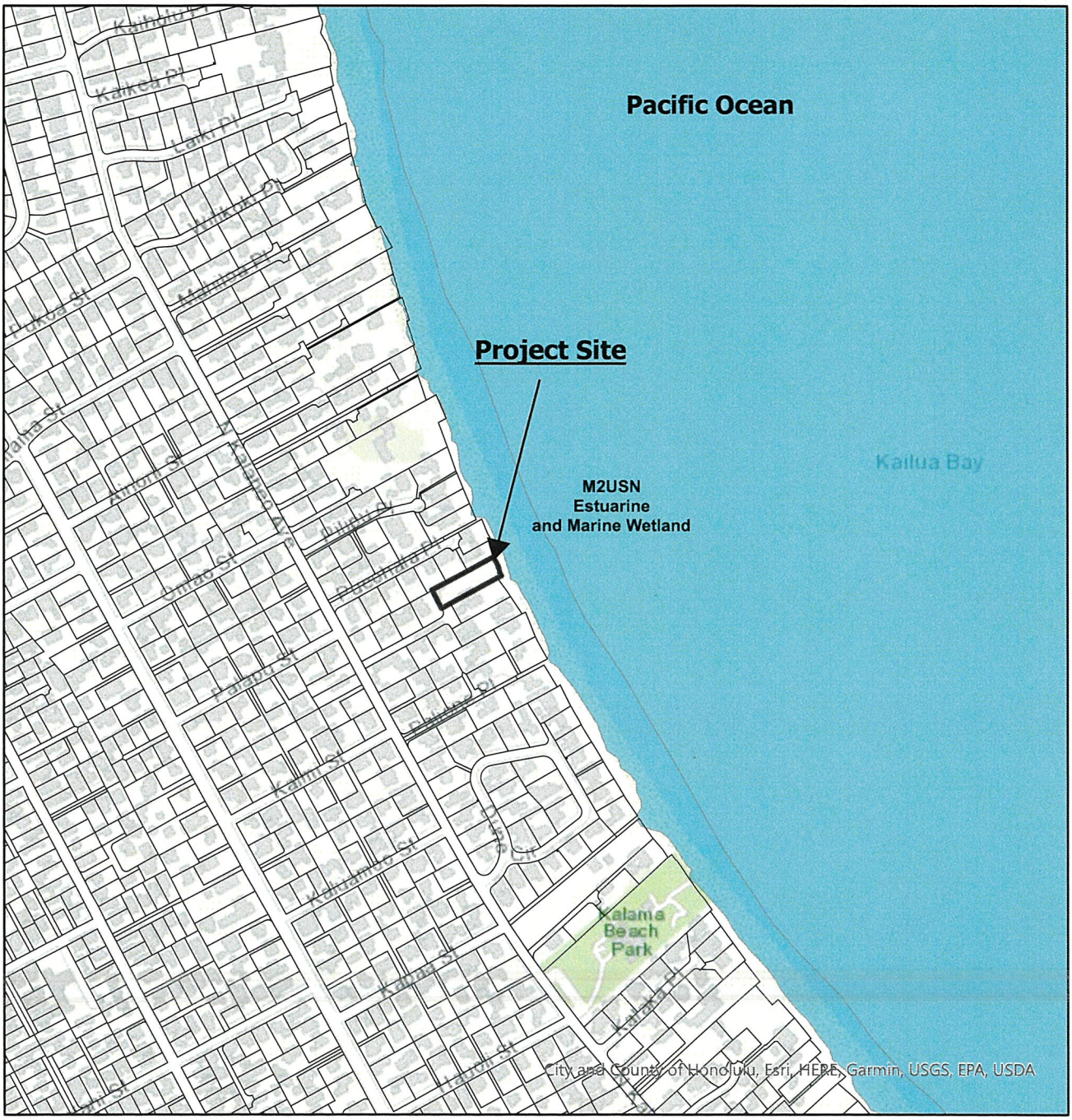
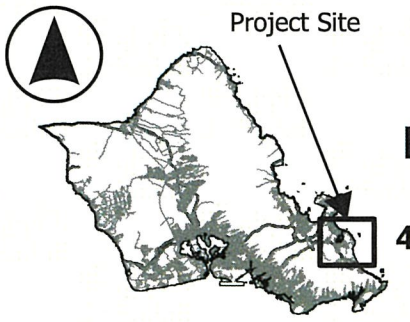


EXHIBIT J - HURRICANE MAP
FILE NO. 2025/SMA-54





0 260 520 1,040 Feet

Exhibit K
Wetlands Map
File No. 2025-SMA-54

430-D North Kalaheo Avenue-Kailua
TMK: 4-3-017: 019

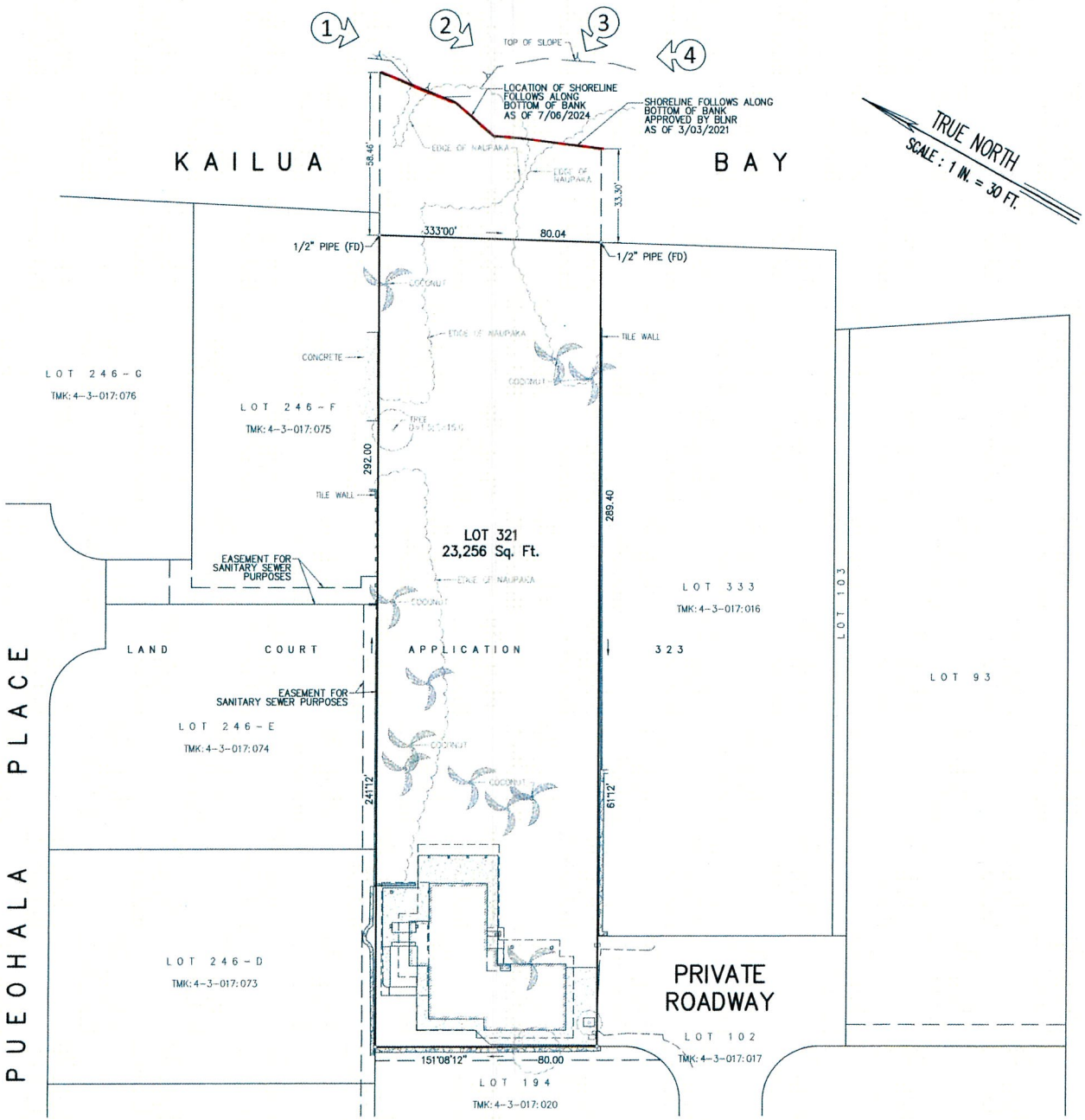
Department of Planning and Permitting
City and County of Honolulu

October 2025



PacIOOS
PACIFIC ISLANDS OCEAN OBSERVING SYSTEM

EXHIBIT L – COASTAL DUNES
2025/SMA-54



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

SEP 29 2024

Chairperson, Board of Land and Natural Resources

PROPERTY ADDRESS : 430D NORTH KALAHEO AVE.
KAILUA, HI 96734

OWNERS : DTT KALAHEO LLC
MRK KALAHEO LLC
2117 PUUALII PLACE
HONOLULU, HI 96822

MAP SHOWING SHORELINE AFFECTING LOT 321 LAND COURT APPLICATION 323 MAP 179

AT PUEOHALA, KAILUA KOOLAUPOKO, OAHU, HAWAII

SCALE: 1 IN. = 30 FT.

JULY 11, 2024 WALTER P. THOMPSON, INC.

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

THIS WORK WAS PREPARED BY ME OR UNDER MY SUPERVISION

John R. K. Akina

Exp. 04/30/26

SURVEY OFFICE COPY

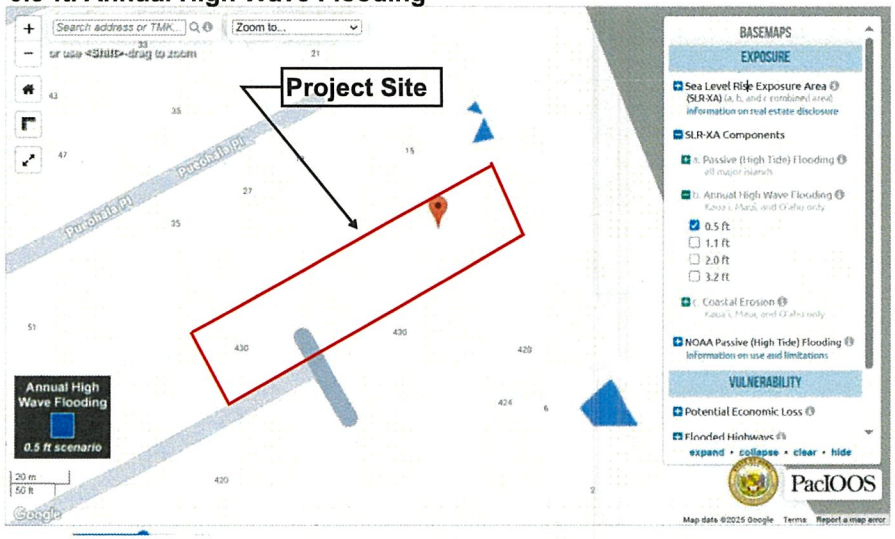
24129-00.dwg/1744.46/ggsw/20240706

TAX MAP KEY : 4 - 3 - 017 : 019

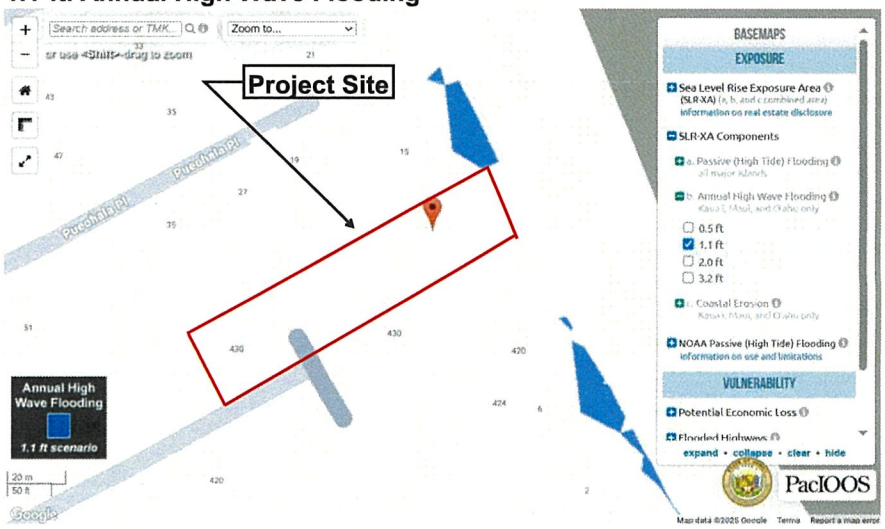
EXHIBIT M

15"x 21" = 2.19 Sq.Ft.

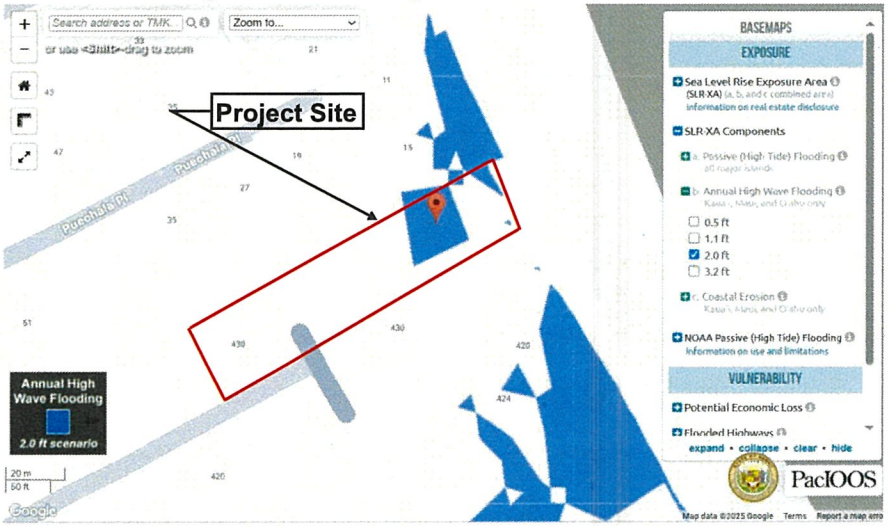
0.5-ft. Annual High Wave Flooding



1.1-ft. Annual High Wave Flooding



2.0-ft. Annual High Wave Flooding



3.2-ft. Annual High Wave Flooding

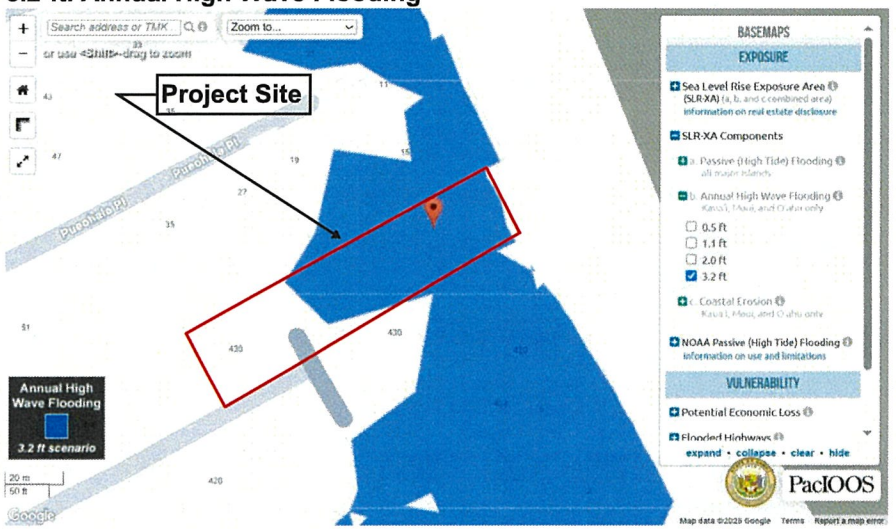


EXHIBIT N
ANNUAL HIGH WAVE ACTION FLOODING
FILE NO. 2025/SMA-54