'25DEC19 PM 2:37 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

December 22, 2025

2025-SMA-81 (GT)

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
Vavul Property – New Single-Unit Dwelling
68-309 Crozier Drive – Waialua
Tax Map Key 6-8-005: 015

Enclosed for your consideration are the Department of Planning and Permitting's (DPP) Report and Recommendation, Draft Resolution, and Exhibits for the SMA Major Permit application to allow the demolition of an existing single-family dwelling and construction of a new single-family dwelling, pool, spa, garage, recreation room, and individual wastewater system on a shoreline lot (Project) in Waialua.

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 and historic resources, protected and invasive species, and the prohibition of short-term rentals.

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

DEPT. COM. 869

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

Very truly yours,

Dawn Takeuchi Apuna
Director

Enclosures: DPP Report and Recommendation
Exhibits A, B, C-1 through C-14, and D through L
Draft Resolution

APPROVED BY:

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

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

STATE OF HAWAI'I

IN THE MATTER OF THE APPLICATION BY ROBERT VAVUL FOR A SPECIAL MANAGEMENT AREA (SMA) MAJOR PERMIT	FILE NO. 2025/SMA-81 (GT)

FINDINGS OF FACT, CONCLUSIONS OF LAW, AND RECOMMENDATION

I. APPLICATION

A. Basic Information:

PROJECT NAME:	Robert Vavul Single-Unit Dwelling
LANDOWNER/ APPLICANT:	Robert Vavul
AGENT:	WHALE Environmental Services, LLC (Mark Howland)
LOCATION:	68-309 Crozier Drive – Waialua (Exhibit A)
TAX MAP KEY:	6-8-005: 015 (Parcel 15)
ZONING:	R-7.5 Residential District (Exhibit B)
STATE LAND USE:	Urban District
DEVELOPMENT PLAN:	North Shore Sustainable Communities Plan (NSSCP)

B. Proposal: The Applicant requests approval of an SMA Major Permit to allow for the demolition of an existing single-unit dwelling and construction of a new single-unit dwelling, pool, spa, garage, recreation room, and new individual wastewater system (IWS) (Project) on a 13,230-square (-sq.) -foot (-ft.) shoreline

lot in the R-7.5 Residential District and SMA in Waialua (see Exhibits A, B, and C-1 through C-14).

The Project will result in new building area of approximately 4,334 sq. ft. and new floor area of 6,647 sq. ft. The resulting floor area ratio will be 0.50. Lot coverage will be about 33 percent, and impervious surface coverage will be approximately 8,353 sq. ft., or about 63.1 percent of the lot.

The Project has been graded for the existing development, but will require excavation of approximately 340 cubic yards of material for the new single-unit dwelling, pool, garage, and IWS. No fill, structural or otherwise, is expected.

Water for the Project will be provided by the Board of Water Supply utilizing the existing water line along the western property line. An existing fire hydrant on the main road near the property will provide fire suppression water. Wastewater will utilize a new IWS system. Electricity is provided from the existing utility poles that run along Crozier Drive.

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.

The Project is anticipated to cost approximately $1.0 to $1.2 million, and construction will take approximately 18 months from the issuance of all required permits.

C. Background: According to DPP records, the Project site has been in residential use since at least 1950, when Building Permit (BP) No. 89137 was issued for the construction of a new dwelling with separate garage.

In 2025, a Certified Shoreline Survey (CSS) was approved by the State Board of Land and Natural Resources.

II. EXISTING CONDITIONS

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

Lot Area	13,230 sq. ft. (zero erosion area; see Exhibit E)
Lot Shape	Rectangular

Topography	Relatively flat with an elevation ranging from 10.5 ft. to 11.5 ft. above mean sea level (MSL).
Current Development	The Project Site is currently developed with a single-story, single-unit dwelling, detached garage with an entrance driveway, a parking area, side perimeter walls, and an IWS.
Surrounding Uses	To the West and East – Residential To the North – Pacific Ocean To the South – Agricultural Land (see Exhibits A and B).
Flood Zone	*Flood Zone AE and XS* – Flood Zone AE - a high-risk area where the Base Flood Elevation (BFE) was determined at 14 ft. above MSL, which is the height water is expected to rise during a one-percent chance flood. Flood Zone XS – an area with a moderate flood hazard risk, typically located between the 100-year and 500-year floodplains (see Exhibit D; Federal Emergency Management Agency Flood Insurance Rate Map Panel No. 15003C0105H, revised January 19, 2011).
Shoreline Survey	The most recent CSS was certified on March 1, 2025, and showed that shoreline runs along the debris line (see Exhibit E), over 20 ft. seaward of the property. The applicable shoreline setback for the Project is 62.1 ft.
Nearest Body of Water	*Pacific Ocean* – Estuarine and Marine Wetland and Estuarine and Marine Deepwater (see Exhibit F, National Wetlands Inventory Map).
Soil Classifications *(listed mauka to makai)*	*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 Project site; and *Fill soils* - Shallow, well-drained to excessively drained on coastal plains, low runoff potential when wet. (see Exhibit G; United States Department of Agriculture - Natural Resources Conservation Service).
Vegetation	Grass and ornamental vegetation.
Sea Level Rise (SLR) – Exposure Area	The Hawai'i SLR Viewer shows approximately 25 percent of the Project site (makai-most portion) is projected to be impacted by a combination of passive flooding, annual high wave action, and coastal erosion as a result of 3.2 ft. of SLR by 2100 (see Exhibit H).

Shoreline Erosion Rate	According to the O'ahu Shoreline Change Viewer, the Project site is intersected by Transect 490, which shows an annual Historical Shoreline Change Rate of -0.03 ft./yr (see Exhibit I). The applicable shoreline setback for the site is 62.1 ft.
Hurricane Storm Surge	The Project site is projected to be subject to three ft. of flooding during Category 3 through 4 hurricane events. Most of the flooding is confined to the shoreline outside of the property lines. (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 K; 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 triggers under Hawai'i Revised Statutes (HRS) Chapter 343. In addition, up to two single-unit detached dwellings are exempt from HRS Chapter 343 requirements imposed by Revised Ordinances of Honolulu (ROH) § 25-5.3(a). Therefore, no environmental review under HRS Chapter 343 is required.
Agency Comments	During the SMA review processes, the DPP routed the proposal to various Federal, State, and City agencies. All letters and comments received have been included in the Project file and incorporated into the Analysis Section, as appropriate.
Neighborhood Board (NB)/ Community Association Presentation	On October 31, 2023, the Applicant submitted project documentation to the North Shore NB. They were unable to schedule the project for the November, December, or January meetings. Therefore, the NB did not provide the Agent with the opportunity to present the proposed Project at a meeting held within 60 days of the written request, and the NB presentation requirement is deemed satisfied (see Section G, below).

Public Hearing	The DPP conducted a Public Hearing at 10:00 a.m. on November 7, 2025, at the Fasi Municipal Building, 6th Floor Conference Room. No members of the public attended. 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 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 resource is the Pacific Ocean and beach, which is publically accessible through the Beach Access 257-A, located approximately a half-mile to the west, Beach Access 258-A, located approximately a quarter-mile to the east, and ʻĀweoweo Beach Park, a little further east. Under both current and proposed conditions, there is no direct public access to the beach through the subject property. The construction of a new single-unit dwelling on the site will not result in adverse impacts to coastal recreational opportunities for the public, because no change to existing shoreline access, open spaces, recreational resources, or opportunities for hiking, fishing, and cultural practices will occur. Therefore, 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: No surface historic artifacts were observed during a field examination within or in the immediate vicinity of the proposed action. Further, no related critical resources are known to be present on the site, but are nearby (taro farming, artifacts, cultural practices). According to the Agent, the Applicant has signed a contract with a qualified archaeologist to conduct the archaeological inventory survey (AIS), subsurface testing, and other State Historic Preservation

Division (SHPD)-required documentation. Compliance with SHPD requirements are included as a recommended condition of approval.

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 Applicants must stop work and contact the SHPD. This is also recommended as a condition of approval.

Provided the Applicants comply with the SHPD's requirements regarding potential on-site resources, no adverse impacts to historic or archaeological resources are anticipated.

2. Cultural Resources: The Applicant has stated that in site visits and photographs undertaken during preliminary planning for the Project, no customarily and traditionally exercised Native Hawaiian practices were observed on or near the Project site. Traditional Native Hawaiian practices of fishing on the adjacent shoreline will not be impeded. The Project does not propose any change to existing established public access for Hawaiian cultural activities, nor would the Project implementation preclude the practice of Hawaiian cultural activities at or near the site. Given all of this, no adverse impacts to Native Hawaiian rights are anticipated, and no related conditions are recommended.

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 NSSCP Open Space Map and the City's Coastal View Study identify mauka views of the Waianae Mountain Range from Farrington Highway and Crozier Drive, and panoramic views across the Pacific Ocean in the Project vicinity. The Project will not impact these views because the Project proposes replacing the existing single-unit dwelling with a new single-unit dwelling within a developed strip of dwellings along the shoreline. The development will not have a discernable impact on coastal views compared to the current situation.

Furthermore, the development is required to be consistent with the ROH Chapter 21 development standards for the R-7.5 Residential District, so the structures cannot exceed 25 ft. in height. Compliance will be confirmed during the BP review process. 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. The Pacific Ocean, located directly to the north of the Project site, is identified as Estuarine and Marine Wetland and Estuarine and Marine Deepwater (see Exhibit F). The Project is not anticipated to result in adverse impacts to the Pacific Ocean, as it is required to comply with ROH Chapter 21A, the Flood Hazard Areas Ordinance, the City's *Rules Relating to Water Quality* and *Rules Relating to Storm Drainage Standards*, and other applicable regulations. Compliance with the City's Rules and Ordinances 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 grass and ornamental vegetation. 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. Therefore, 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.

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, Newell's Shearwater and Wedge-tailed Shearwater). Therefore, conditions relating to the protection of these avian species are recommended.

Artificial lighting can be disruptive to many avifauna species in their navigation, nesting, and reproductive cycles. Therefore, all outdoor lighting should be fully shielded, and nighttime work (from sunset to sunrise) must be avoided during the seabird fledgling season from September 15 through December 15. To further mitigate potential lighting impacts, the Applicants 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.

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. Should these species be present on-site, 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. This is recommended as a condition of approval.

d. Critical Habitat: The Project site does not currently contain any areas designated as critical habitat. However, the shoreline area

overlaps 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. Although the Project proposes no importation of fill material, ensuring that construction gear and equipment are clean is a key component to stopping the spread and mitigating the impacts of invasive pests. Therefore, implementation of the OISC protocols should be a condition of approval.

2. Reefs, Beaches, and Coastal Dunes: The Project site is a shoreline lot with underlying soils identified as Jaucas sands, which may be part of a coastal dune system (see Exhibit G). 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: The application material stated that wastewater treatment for the Project will be managed by connection to the existing city wastewater system. However there is no city wastewater system serving the area. As such, an IWS must be provided and shown on future plans. The Applicant has acknowledged that an IWS will be provided. This is a condition of approval.

   Construction waste will be disposed of by the contractor at an approved facility. Residential solid waste will be picked up by the existing municipal trash removal service that serves the property. 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 construction of a new single-unit dwelling and an addition to an existing 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 Zones AE and XS. Flood Zone AE is a high-risk area where the BFE was determined at 14 ft. above MSL. According to the Applicant's submittal, the new structure will be constructed in compliance with ROH Chapter 21A, the Special Flood Hazard Areas Ordinance. The construction design shows the proposed dwelling at an elevation of 14 ft. at its lowest level. No adverse impacts are anticipated in relation to the structure and the established flood elevation. Development within Flood Zone XS is not subject to compliance with ROH Chapter 21A, and no special design elements are required to mitigate potential flood hazards.

   Compliance with other applicable development codes and standards will be confirmed during the building and construction permit review process. Therefore, no conditions of approval specific to flood zone compliance are recommended.

2. SLR: Based on a review of the University of Hawai'i Pacific Island Ocean Observing System Hawai'i SLR Viewer, only the makai-most portion of the Project site is projected to be impacted by 3.2 ft. of SLR by 2100 (see Exhibit H). The Project does not propose any development within this

area. Therefore, significant adverse impacts related to SLR are not anticipated. Nonetheless, the Project site is a shoreline lot, and therefore, the Applicant and successor owners must be aware of the potential for coastal hazards at the subject property, and 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 SLR or as land area is lost to coastal erosion or other occurrences, land makai of the shoreline becomes part of the State Land Use Conservation District. Finally, the Applicant and successor owners should be required to take responsibility for the clean-up and restoration of the site in the event of coastal erosion-related loss of property. To ensure these requirements are recognized, acknowledgements should be included on all Project construction and BP plans. These are recommended as conditions of approval.

3. Storm Surge: The National Storm Surge Hazards Maps indicate that the makai-most portion of the Project site may be inundated by greater than three ft. of storm surge during hurricane events Category 3 or larger (see Exhibit J). However, the closest structures are proposed to be located a minimum of 62.1 ft. mauka of the shoreline. Further, because the proposed Project is elevated above the flood level BFE, and neither SLR nor storm surge flooding are anticipated to reach the proposed dwelling location and elevation, adverse impacts related to hurricane storm surge are being properly mitigated by the Project's design. No additional conditions specific to hurricane storm surge are recommended.

4. Tsunami: The entirety of the Project site is located within the tsunami evacuation zone (see Exhibit K). 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. The application materials were also posted on the DPP website upon acceptance of the application for processing.

Prior to submittal of the SMA application to the DPP, on October 31, 2023, the Agent requested to present the Project before the NB No. 27. The NB did not provide the Agent with the opportunity to present the proposed Project at a

meeting held within 60 days of the written request, and the NB presentation requirement is deemed satisfied.

During the SMA review processes, the DPP routed the proposal to various Federal, State, and City agencies. All letters and comments received have been included in the Project File and incorporated into the Analysis Section, as appropriate.

The DPP conducted a Public Hearing on the SMA Major Permit application at 10:00 a.m. on Friday, November 7, 2025, at the Fasi Municipal Building, 6th Floor Conference Room. Notices of the application and public hearing were published in the October 17, 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 in person by the Agent and DPP staff. No members of the public attended the hearing in person or virtually. The formal presentation of the Project was waived with the agreement of the Agent. The Agent noted that the Applicant has signed a contract with a SHPD-qualified archaeologist to conduct the required historic and archaeological reviews. 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 site is a shoreline lot with underlying soils identified as Jaucas sands and fill, (see Exhibit G). In order to protect underlying sands and natural shoreline processes, and for compliance with ROH § 25-6.1(b), landscaping should not be used to artificially fix the shoreline or be maintained in such a way that it effectively hardens the shoreline. The addition of language to ensure the Applicant and future or successor owners are aware of this requirement is recommended as a condition of approval.

Further, the Applicant and successor owners should be aware that pursuant to ROH § 26-1.8(b)(3)(E), a determination of hardship as a result of any discretionary land use permit granted after June 16, 1989, is not a basis for requesting a Shoreline Setback Variance (SSV). This means that where a discretionary land use permit is used to authorize development, the Applicant cannot later claim hardship as the basis for an SSV in order to protect that

development. This SMA Major Permit is a discretionary land use permit. Therefore, upon approval of this SMA Major Permit, the Applicant is precluded from obtaining a SSV to protect the subject property from erosion or other coastal hazards with new shoreline hardening structures. This is recommended as a condition of approval to ensure that the Applicant and successor owners or interests are fully aware of this regulatory standard.

I.

Marine and Coastal Resources – 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 consist of the Pacific Ocean, located north of the site. The Pacific Ocean is identified as Estuarine and Marine Wetland and Marine and Estuarine Deepwater (see Exhibit F). The Project is not anticipated to result in adverse impacts to these marine waters or wetlands, as the closest development activities will occur approximately 62.1 ft. mauka of the shoreline. 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. No conditions of approval regarding marine and coastal resources are 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 and agricultural uses and are limited in development based on the associated standards of ROH Chapter 21, the Land Use Ordinance (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 subdivision area to which existing electricity, water, fire suppression water, and trash pick-up are already available. Each development must provide their own IWS that is designed and sized to meet the wastewater requirements of the development, and receives the required approval from the State Department of Health (DOH).

One past development project was identified over a five-year span and within a 500-ft. radius of the Project site (see Exhibit L). SMA Major Permit No. 2022/SMA-7 was issued for Mahiko Farms to allow clearing and grubbing of vegetation on-site. Two other single-unit dwelling projects were located outside of the 500-ft. radius but along the same stretch of beach fronting the Pacific Ocean.

Potential cumulative effects to SMA resources as a result of implementation of the Project and the projects identified above could occur if the projects collectively resulted in damage to the quality of water in the Pacific Ocean, excessive erosion or alteration of landforms, and/or the loss of biological, historical, or cultural resources that may be present in the area. The potential for site-specific and cumulatively considerable impacts associated with each of the projects were evaluated, and where necessary, conditions of approval for each project were imposed. Similarly, potential for site-specific and cumulatively considerable impacts associated with the Project were evaluated herein, and where necessary, conditions of approval 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 Project has been designed to comply with the development standards of the LUO. The 13,230-sq.-ft. site is located within the R-7.5 Residential District. The proposed construction of a new

single-family dwelling, pool, spa, garage, and recreation room is permitted on the site. The Project plans show that the structures comply with all required yard and height setbacks, as well as height, density, and lot coverage requirements to meet the development standards for the R-7.5 Residential District (see Exhibits C-1 through C-13). 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. Considering the need to accommodate a new DOH approved IWS system, slight site plan changes are anticipated. A thorough review of the final plans for compliance with the Residential District development standards and other LUO regulations will be conducted during the BP review process.

Pursuant to LUO Table 21-5.1, 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 Applicants and successor owners are aware of this limitation, a statement to this effect is recommended as a condition of approval.

2. NSSCP: The NSSCP Land Use Map identifies the Project area as "rural residential" within the Community Growth Boundary. The most applicable NSSCP policies for the preservation of open space and the natural environment (i.e. SMA resources) are as follows:

- Protect and enhance significant natural features and ecologically sensitive lands, including mountain areas, shoreline areas, wetlands, fishponds, natural gulches, streams, and drainageways. Provide protective buffer zones and setbacks around biologically sensitive areas to minimize habitat disturbance;

- Protect and preserve views of scenic resources, including the Waiʻanae and Koʻolau Mountain Ranges, coastal pali, the coastline, and the Pacific Ocean.;

- Establish adequate shoreline setbacks that consider shoreline changes resulting from erosion hazards and rising sea levels using data such as the annual average erosion rate from the University of Hawaiʻi shoreline erosion studies; and

- Allow outdoor lighting at the minimum level necessary for public safety, security, and community aesthetics consistent with the goals of energy conservation and environmental protection.

Each of these resource areas have been discussed previously, and where necessary, conditions of approval are recommended.

According to the NSSCP, rural residential community areas are intended to consist of single-family dwellings in rural settings, as well as higher densities around Waialua and Hale'iwa Town cores. New development within the community growth boundary should consist of infill low-density, low-rise development contiguous to existing built areas. The Project proposes the construction of a new single-unit dwelling, pool, spa, garage, and recreation room on a residential zoning lot within an existing neighborhood located within the community growth boundary. This is generally consistent with the intent of infill development within the NSSCP.

Therefore, no conditions of approval related to NSSCP 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 have been discussed previously, and where necessary, conditions of approval are recommended. Given this, the proposed addition to an existing single-unit dwelling and construction of a new, second single-unit dwelling is generally consistent with the O'ahu GP. Therefore, no conditions of approval related to O'ahu GP compliance are recommended.

5. Shoreline Setback Ordinance, ROH Chapter 26: The Project site is a shoreline lot, and is therefore subject to compliance with ROH Chapter 26. The applicable shoreline setback is a minimum 62.1 ft. mauka of the 2025 CSS. The Project plans show that no development will occur within approximately 62.1 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. 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-14, and D through L, attached hereto and incorporated by reference herein. Any change in the size or nature of the Project that may have a significant effect on coastal resources, as addressed in ROH Chapter 25 or HRS Chapter 205A, or both, will require a new application and SMA Major Permit. Any 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 plans must be revised to show installation of a new IWS.

C. To recognize the potential for adverse impacts related to coastal hazards, including but not limited to SLR, 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 BP plans:

    1. *"The landowner hereby acknowledges (and any successor owner or interested party is hereby notified) that Tax Map Key (TMK) 6-8-005: 015 is susceptible to coastal hazards, which may result in harm to or loss of life and property."*

    2. *"The landowner hereby acknowledges (and any successor owner or interested party is hereby notified) that TMK 6-8-005: 015 is a shoreline zoning lot and may be adversely impacted by coastal*

hazards. The landowner agrees to assume all risk and liability for any harm to or loss of life and property due to development on a shoreline zoning lot. The landowner further agrees to accept all responsibility for the cost and physical removal of materials and structures lost or damaged as a result of coastal hazards, including the cleanup and restoration of the Project site."

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 coastal erosion, by proceeding with the Project, the landowner acknowledges the following declaration, which must be clearly stated under "Landowner Acknowledgements" on all Project BP plans:

"In choosing to implement construction activities at TMK 6-8-005: 015, 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 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 hereby acknowledges the following declaration, which must be clearly stated under "Landowner Acknowledgements" on all Project BP plans:

"In choosing to undertake the development at TMK 6-8-005: 015, the landowner hereby acknowledges (and any successor owner or interested party is hereby notified) that no claim of hardship due to erosion, sea level rise, or any other coastal hazard may be asserted in order to obtain approval for a Shoreline Setback Variance for a new shoreline protection structure."

F. To ensure the Applicants are 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 BP 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 (2021), the Land Use Ordinance, are not allowed on TMK 6-8-005: 015."

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

1. Prior to the issuance or any construction of the BP for the Project, the Applicant shall prepare and submit to the SHPD an AIS that includes subsurface testing conducted by a qualified archaeologist. The Applicant shall submit to the DPP a copy of the SHPD's written acceptance of the Project's AIS, and any required mitigation protocols.

2. The Applicant shall consult with the SHPD to implement all mitigation protocols approved by SHPD under the written determination, AIS, or as otherwise required by the 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 Applicant shall stop work, protect the find from further disturbance, and contact the SHPD immediately. Work in the immediate area must be stopped until the SHPD 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 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 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; and

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. Pre-construction 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 pre-construction surveys for the presence of Hawaiian seabird and migratory bird nests, eggs, or fledglings;

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

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

(i) The USFWS and the State of Hawai'i Department of Land and Natural Resources (DLNR) Division of Forestry and Wildlife (DOFAW) must be contacted immediately;

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

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

d. If there is a delay of three or more workdays during the active construction period, the qualified biologist must conduct a subsequent pre-construction nest surveys for any new nests that Hawaiian seabirds or protected migratory birds may have attempted to establish. Pre-construction nesting surveys are not required for construction activities occurring in January or February (outside of the breeding and nesting period of March through December);

e. Prior to the commencement of any ground-disturbing or construction activities, and upon the arrival of any new workers to the Project site, the Applicant, or a designated representative, must provide information to all workers who will be present at the Project site regarding the required protocols should a protected species nest or downed seabird be encountered on the Project site. All on-site Project workers must be instructed to review information provided online by the DLNR DOFAW at https://dlnr.hawaii.gov/wildlife/seabird-fallout-season/ or any successor website or information provided by the DLNR DOFAW; and

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

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

l. 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 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.

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

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

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

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

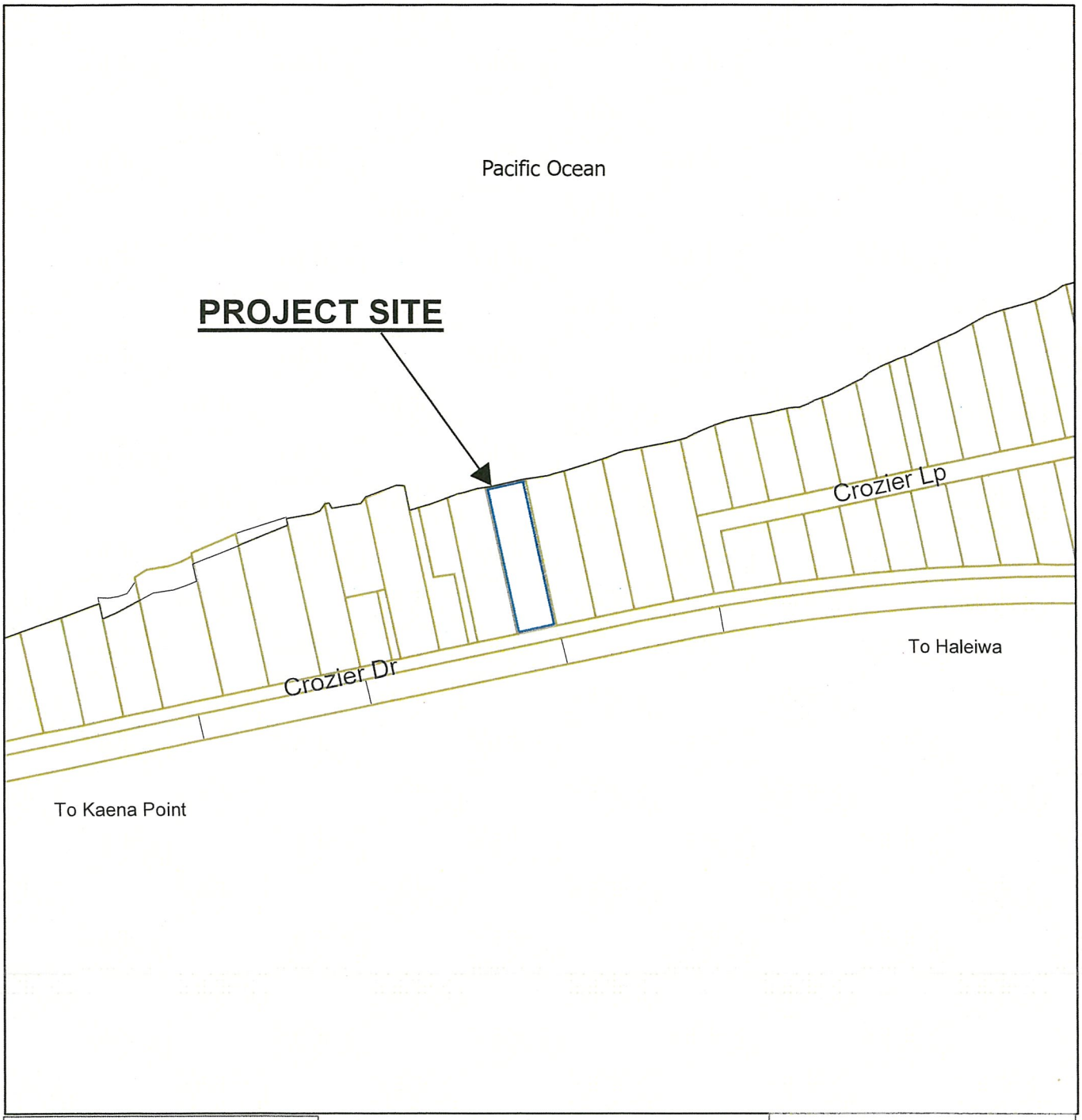
Dated at Honolulu, Hawai'i, this 22nd day of December, 2025.

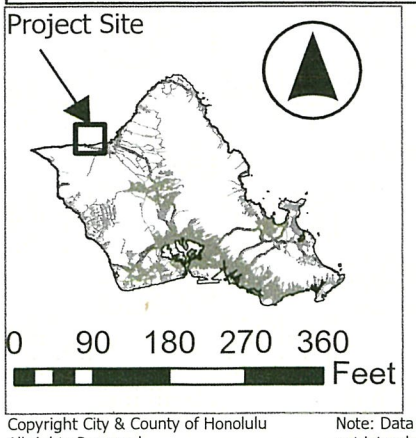
Department of Planning and Permitting
City and County of Honolulu
State of Hawai'i

By _____
Dawn Takeuchi Apuna
Director

Enclosures: Exhibits A, B, C-1 through C-14, and D through L
Draft Resolution

EXHIBIT A





LOCATION MAP

File No.: 2025-SMA-81

Project:
Vavul Property – New Single-Unit Dwelling, pool, spa, garage, and recreation room

Location: 68-309 Crozier Drive – Waialua

TMK: 6-8-005: 015

Office of Council Services
City and County of Honolulu

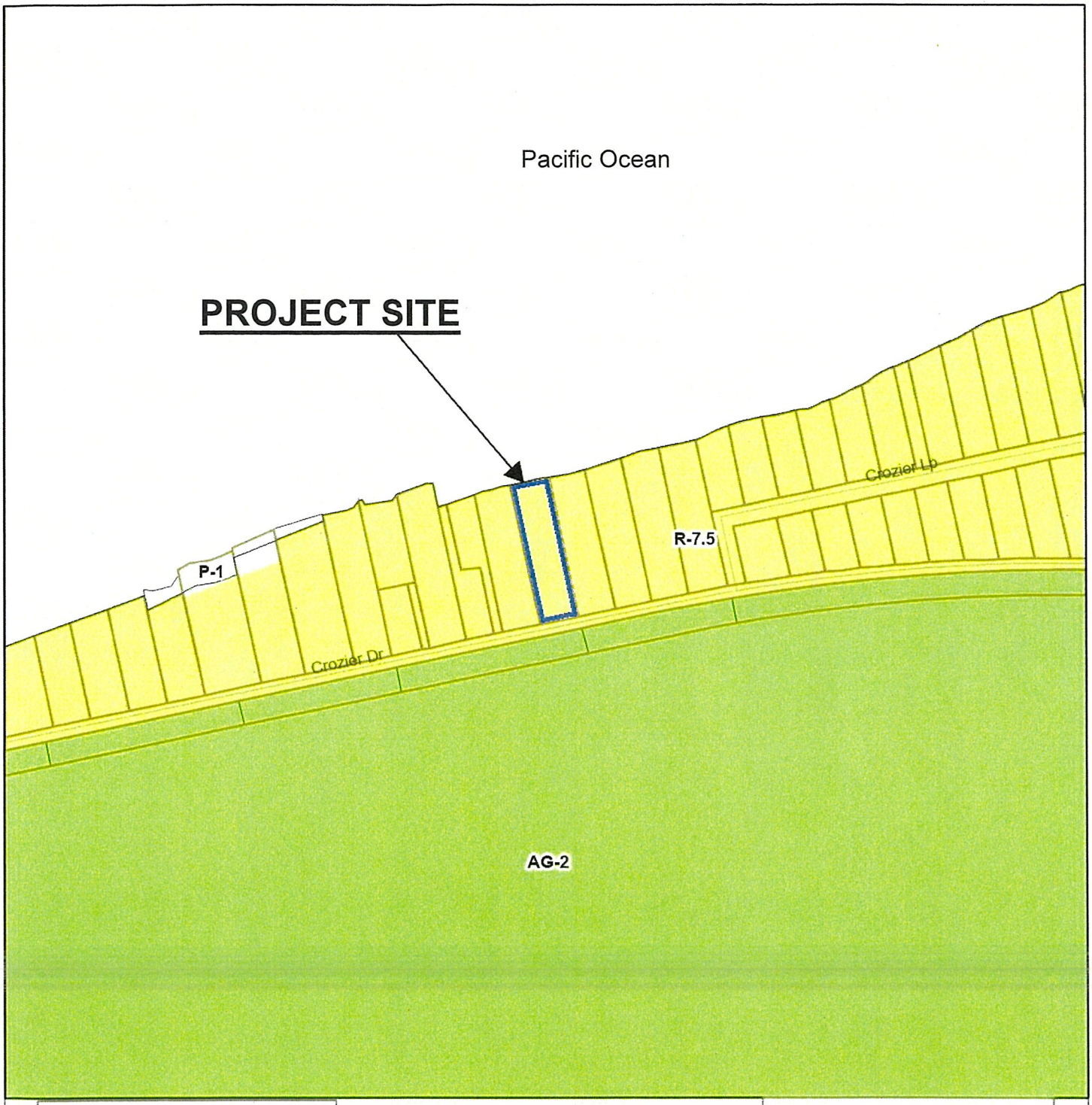
Copyright City & County of Honolulu
All rights Reserved

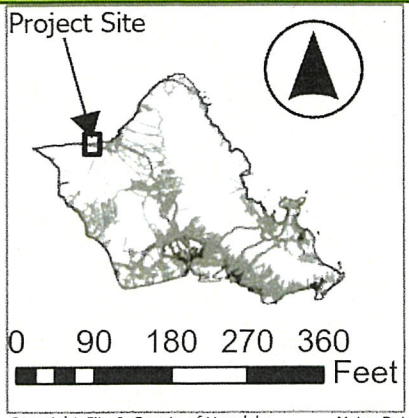
Note: Data Represented on this map is not intended to replace site survey.

Prepared by: Department of Planning and Permitting

October 2025

EXHIBIT B





Zoning Map
File No.: 2025-SMA-81

Project: Robert Vavul - New Dwelling
Location: 68-309 Crozier Drive - Waialua
TMK: 6-8-005: 015

Legend

- AG-2
- P-1
- R-7.5

Office of Council Services
City and County of Honolulu

Copyright City & County of Honolulu
All rights Reserved 2008

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

Prepared by: Department of Planning and Permitting

October 2025

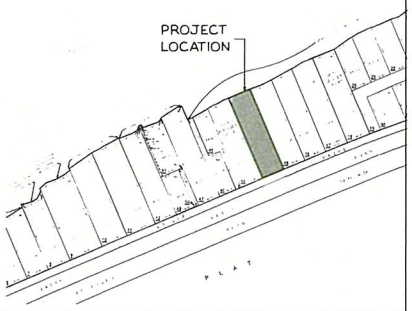
EXHIBIT C-1

NEW CONSTRUCTION OF THE VAVUL RESIDENCE

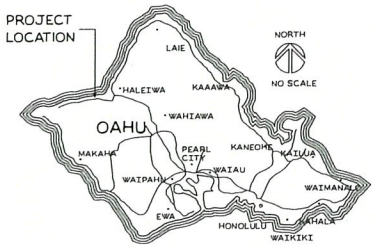
68-309 CROZIER DR. WAIALUA, HI 96791

TMK: 6-8-005:015

LOCATION MAP



VICINITY MAP



GENERAL NOTES

1. ALL WORK AND MATERIALS SHALL BE IN ACCORDANCE WITH THE 2018 EDITION OF THE INTERNATIONAL RESIDENTIAL CODE, AS AMENDED AND/OR LOCAL CODES, LAWS, ORDINANCES AND STATUTES. NOTHING IN THE DRAWING OR SPECIFICATIONS IS TO BE CONSTRUCTED AS REQUIRING OR PERMITTING WORK CONTRARY TO THESE RULES, REGULATIONS AND CODES. IF SO, CONTACT THE ARCHITECT FOR RESOLUTION.

2. THE DRAWINGS INDICATE LOCATION, DIMENSIONS, REFERENCE, AND TYPICAL DETAILS OF CONSTRUCTION. THE DRAWINGS DO NOT ILLUSTRATE EVERY CONDITION. WORK NOT PARTICULARLY DETAILED SHALL BE REPORTED TO THE ARCHITECT FOR RESOLUTION.

3. DO NOT SCALE THE DRAWINGS. EXISTING CONDITIONS SHALL BE VERIFIED IN THE FIELD. WHERE DISCREPANCIES BETWEEN THE DRAWING DIMENSIONS AND THE FIELD CONDITIONS OCCUR, THEY SHALL BE REPORTED TO THE ARCHITECT FOR RESOLUTION.

4. DETAILED DRAWINGS AND LARGER SCALE DRAWINGS TAKE PRECEDENCE OVER SMALL SCALE DRAWINGS. PREFERENCE SHALL BE GIVEN TO THE DIMENSIONS ON THE DRAWINGS, GENERAL NOTES AND SPECIFICATIONS WHICH ARE INTENDED TO AGREE AND SUPPLEMENT EACH OTHER ANYTHING INDICATED ON ONE AND NOT IN THE OTHER SHALL BE EXECUTED AS IF BOTH. IN CASES OF DIRECT CONFLICT, THE MOST RESTRICTIVE SHALL GOVERN (CONTACT ARCHITECT FOR RESOLUTION)

5. ALL CONTRACTORS SHALL VISIT THE SITE AND VERIFY THAT ALL EXISTING CONDITIONS AGREE WITH THE INFORMATION SHOWN. ALL CONTRACTORS SHALL BE DEEMED TO HAVE INSPECTED THE SITE AND SATISFIED HIMSELF AS TO THE TRUE CONDITION UNDER WHICH THE WORK IS TO BE PERFORMED. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ARCHITECT'S ATTENTION FOR RESOLUTION PRIOR TO THE START OF CONSTRUCTION.

THIS PROJECT HAS NO AUTOMATIC FIRE SPRINKLER SYSTEMS OR IRRIGATION CONNECTED TO WATER METER

ALL PLUMBING FIXTURES TO BE 'LOW FLOW' TYPE

SOLAR WATER HEATER: MM# 2020-0040

SPECIAL INSPECTION

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

DUTIES AND RESPONSIBILITIES OF THE SPECIAL INSPECTOR:

1. OBSERVE WORK ASSIGNED FOR CONFORMANCE WITH APPROVED DESIGN DRAWINGS AND SPECIFICATIONS.

2. FURNISH INSPECTION REPORTS TO THE OWNER, THE ENGINEER OR ARCHITECT OF RECORD, AND OTHER OWNER-DESIGNATED PERSONS. ALL DISCREPANCIES SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE CONTRACTOR FOR CORRECTION, THEN, IF UNCORRECTED, TO THE PROPER DESIGN AUTHORITY AND TO THE BUILDING OFFICIAL.

3. SUBMIT A FINAL SIGNED REPORT STATING WHETHER THE WORK REQUIRING SPECIAL INSPECTION WAS, TO THE BEST OF THE SPECIAL INSPECTOR'S KNOWLEDGE, IN CONFORMANCE WITH APPROVED PLANS AND SPECIFICATIONS AND THE APPLICABLE WORKMANSHIP PROVISIONS OF THE BUILDING CODE. ALSO, INDICATE THE TYPE OF WORK THAT WAS INSPECTED. THIS REPORT SHALL BE SUBMITTED PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY.

R301.2.1.2 PROTECTION OF OPENINGS WINDOWS IN BUILDINGS LOCATED IN WINDBORNE DEBRIS REGIONS MUST HAVE GLAZED OPENINGS PROTECTED FROM WINDBORNE DEBRIS. GLAZED OPENING PROTECTION FOR WINDBORNE DEBRIS MUST MEET THE REQUIREMENTS OF THE LARGE MISSILE TEST OF ASTM E 1996 AND OF ASTM E 1886 REFERENCED THEREIN.
EXCEPTIONS:
1. WOOD STRUCTURAL PANELS WITH A MINIMUM THICKNESS OF 7/16 INCH AND A MAXIMUM PANEL SPAN OF 8 FEET ARE PERMITTED FOR OPENING PROTECTION IN ONE- AND TWO-STORY BUILDINGS CLASSIFIED AS GROUP R-3 OR R-4 OCCUPANCY. PANELS MUST BE PRECUT SO THAT THEY ARE ATTACHED TO THE FRAMING SURROUNDING THE OPENING CONTAINING THE PRODUCT WITH THE GLAZED OPENING. PANELS MUST BE PREDRILLED AS REQUIRED FOR THE ANCHORAGE METHOD AND WILL BE SECURED WITH THE ATTACHMENT HARDWARE PROVIDED AND ANCHORS PERMANENTLY INSTALLED ON THE BUILDING. ATTACHMENT IN ACCORDANCE WITH TABLE R301.2.1.2 WITH CORROSION-RESISTANT ATTACHMENT HARDWARE PROVIDED AND ANCHORS PERMANENTLY INSTALLED ON THE BUILDING IS PERMITTED FOR BUILDINGS WITH A MEAN ROOF HEIGHT OF 45 FEET OR LESS, WHERE EFFECTIVE ULTIMATE DESIGN WIND SPEEDS, Vult, DO NOT EXCEED 175 MPH.
2. GLAZING IN ACCESSORY STRUCTURES TO THE SINGLE FAMILY DWELLINGS INCLUDING BUT NOT LIMITED TO GREENHOUSES AND MINOR STORAGE SHEDS.
3. PARTIALLY ENCLOSED OCCUPANCY R-3 BUILDINGS ARE PERMITTED TO BE DESIGNED WITHOUT WIND-BORNE DEBRIS PROTECTION. PARTIALLY ENCLOSED AND OPEN OCCUPANCY R-3 BUILDINGS MUST ALSO INCLUDE A RESIDENTIAL SAFE ROOM IN ACCORDANCE WITH ROH CHAPTER 16, ARTICLE 13.

PROJECT INFORMATION

OWNER: ROBERT VAVUL
STREET ADDRESS: 68-309 CROZIER DR. WAIALUA, HI
T.M.K. NUMBER: 6-8-005:015
LOT AREA: 13,230 SF
MAX. BUILDING AREA: 50% (6,615 SQ. FT.)
ACTUAL LOT COVERAGE: 33% (4,334 SQ. FT.)
ZONING: R-7.5
FLOOD ZONE: AE +14.0' & XS
SETBACKS: FRONT: 10' SIDE & REAR: 5'

BUILDING AREA:
DWELLING BUILDING AREA: 3,540 SF
GARAGE AREA: 794 SF
TOTAL BUILDING AREA: 4,334 SF

DWELLING FLOOR AREA:
1ST FLOOR INTERIOR AREA: 2,483 SF
1ST FLOOR INTERIOR AREA- GARAGE: 474 SF
1ST FLOOR COVERED LANAI AREA: 583 SF
2ND FLOOR INTERIOR AREA: 2,092 SF
2ND FLOOR COVERED LANAI AREA: 275 SF
RECREATION ROOM: 740 SF
TOTAL FLOOR AREA: 6,647 SF

GARAGE AREA: 794 SF
MAX ALLOWABLE FAR: 0.7
ACTUAL FAR: 6647/13230= 0.50

PARKING CALCULATION:
1 PER UNIT PER 1,000 SF
TOTAL REQUIRED PARKING: 7
TOTAL PROVIDED PARKING: 7

SHEET INDEX

001	TITLE SHEET, INDEX OF DRAWINGS, PROJECT LOCATION, GENERAL NOTES
SMA1	SMA SECTION, SITE PLAN
D100	DEMOLITION PLANS
A100	SITE PLAN, TOPOGRAPHIC SURVEY
A101	1ST FLOOR PLAN, FLOOR AREA DIAGRAM
A102	2ND FLOOR PLAN, FLOOR AREA DIAGRAM
A103	GARAGE & RECREATION ROOM FLOOR PLANS
A104	ROOF PLAN
A111	1ST FLOOR PLAN REFLECTED CEILING PLAN
A112	2ND FLOOR PLAN REFLECTED CEILING PLAN
A201	EXTERIOR ELEVATIONS
A202	EXTERIOR ELEVATIONS- GARAGE
A203	INTERIOR ELEVATIONS, SCHEDULES
A301	SCHEDULES, SECTIONS
WF101	POOL PLANS
S001	STRUCTURAL NOTES
S100	FOUNDATION PLAN
S101	FLOOR FRAMING PLAN
S102	ROOF FRAMING PLAN
S103	GARAGE STRUCTURAL PLANS
S300	STRUCTURAL DETAILS
S301	STRUCTURAL DETAILS
S302	STRUCTURAL DETAILS
S303	STRUCTURAL DETAILS

ENERGY CONSERVATION

CITY AND COUNTY OF HONOLULU REVISED ORDINANCES 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 COMPONENT SYSTEMS

SIGNATURE:

DATE: 6/18/2024

NAME: JC KAIHAKU CHUN
LICENSE NO.: AR-18252 EXP. DATE: 4/30/2026

kaihaku DESIGN
kcw@kaihaku.com 808.223.7691

JC KAIHAKU CHUN LICENSED PROFESSIONAL ARCHITECT No. 18252 HAWAII, U.S.A.

This work was prepared by me or under my supervision and the direction of the project will be under my observation.

4.30.2026 renewal date

NEW SINGLE FAMILY DWELLING FOR THE

VAVUL RESIDENCE

68-309 CROZIER DR.
WAIALUA HI 96791
TMK: 6-8-005:015

PERMIT SET

DRAWING:
PROJECT LOCATION
PROJECT INFORMATION

DATE: 6/18/2024 PROJECT: 23-VWR

SHEET:
001

EXHIBIT C-2

PUBLIC HEALTH, SAFETY, AND CONVENIENCE NOTES:

1. THE CONTRACTOR SHALL OBSERVE AND COMPLY WITH ALL FEDERAL, STATE, AND LOCAL LAWS REQUIRED FOR THE PROTECTION OF THE PUBLIC HEALTH AND SAFETY AND ENVIRONMENTAL QUALITY.

2. THE CONTRACTOR, AT HIS OWN EXPENSE SHALL KEEP THE PROJECT AND ITS SURROUNDING AREAS FREE FROM DUST NUISANCE. THE WORK SHALL BE IN CONFORMANCE WITH THE AIR POLLUTION CONTROL STANDARDS AND REGULATIONS OF THE STATE DEPARTMENT OF HEALTH.

3. NO CONTRACTOR SHALL PERFORM ANY CONSTRUCTION ACTIVITY SO AS TO CAUSE FALLING ROCK, SOIL OR DEBRIS IN ANY FORM TO FALL, SLIDE OR FLOW ONTO ADJOINING PROPERTIES, STREETS OR NATURAL WATERCOURSES. SHOULD SUCH VIOLATIONS OCCUR, THE CONTRACTOR SHALL IMMEDIATELY MAKE ALL REMEDIAL ACTIONS NECESSARY.

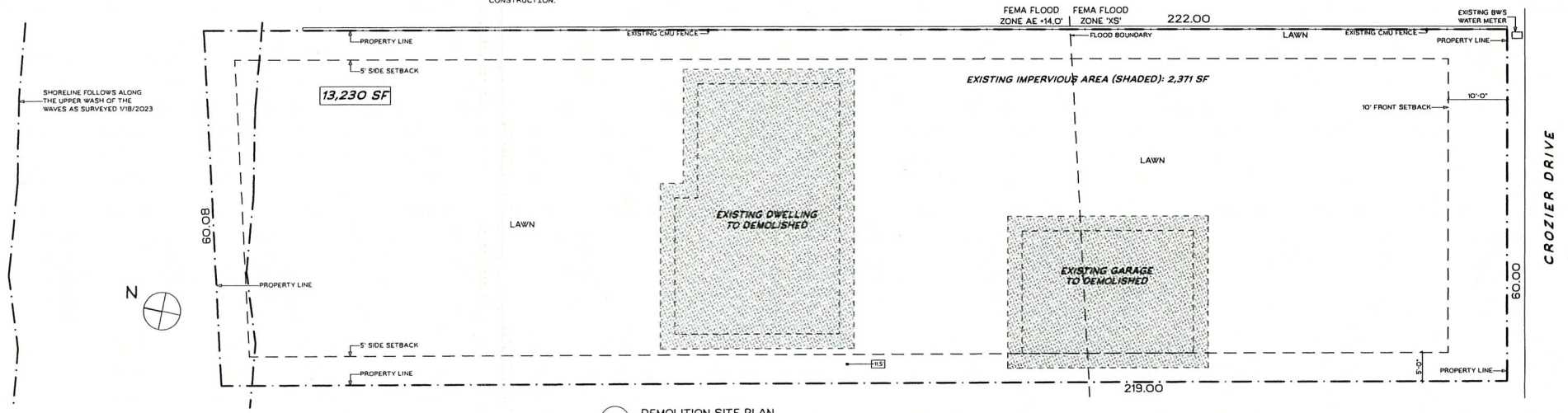
4. THE CONTRACTOR SHALL PROVIDE, INSTALL AND MAINTAIN ALL NECESSARY SIGNS, LIGHTS, FLARES, BARRICADES, MARKERS, CONES AND OTHER PROTECTIVE FACILITIES AND SHALL TAKE ALL NECESSARY PRECAUTIONS FOR THE PROTECTION, CONVENIENCE AND SAFETY OF THE PUBLIC. THE CONTRACTOR SHALL APPLY FOR A CONSTRUCTION PERMIT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

ESCP INSPECTION NOTES:

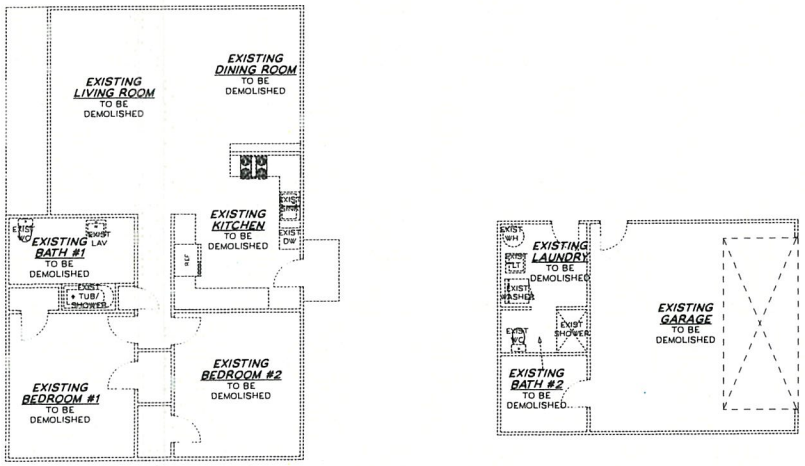
1. AT LEAST TWO WEEKS BEFORE THE BEGINNING CONSTRUCTION, THE CONTRACTOR OR THE PERSON IN CHARGE OF CONSTRUCTION SHALL NOTIFY THE STORM WATER INSPECTOR LISTED ON THE BUILDING PERMIT.

2. AFTER INSTALLING THE CONSTRUCTION BMPS AND MOBILIZING ANY CONSTRUCTION APPARATUS IN ACCORDANCE WITH THE APPROVED ESCP (OR APPENDIX B ESCP FOR SMALL PROJECT TEMPLATE), THE CONTRACTOR OR THE PERSON IN CHARGE OF CONSTRUCTION SHALL CONTACT THE ESCP COORDINATOR LISTED ON THEBUILDING PERMIT, FOR A PRECONSTRUCTION INSPECTION.

3. THE ESCP COORDINATOR SHALL SUBMIT THE PRECONSTRUCTION INSPECTION CHECKLIST TO THE STORM WATER INSPECTOR (EMAIL TO DPP.NPDES@HONOLULU.GOV) CONFIRMING THE BMPS AND GOOD HOUSE KEEPING MEASURES ARE IN COMPLIANCE, BEFORE THE START OF CONSTRUCTION.



1 DEMOLITION SITE PLAN
SCALE: 1/8" = 1'-0"



2 DEMOLITION PLAN
SCALE: 3/16" = 1'-0"

KAIHAKU DESIGN
kc@kaihaku.com 808 223 7691
K.C. KAIHAKU CHOW LICENSED PROFESSIONAL ARCHITECT No. 18252 HAWAII, U.S.A.

This work was prepared by me or under my supervision and construction of this project will be under my observation.

4.30.2026

NEW SINGLE FAMILY DWELLING FOR THE

VAVUL RESIDENCE

68-309 CROZIER DR.
WAIALUA HI 96791

TMK: 6-8-005:015

PERMIT SET

DRAWING:
DEMOLITION PLANS

DATE: 3/30/2024 PROJECT: 23-VWR

SHEET:
D100

EXHIBIT C-3

PUBLIC HEALTH, SAFETY, AND CONVENIENCE NOTES:

1. THE CONTRACTOR SHALL OBSERVE AND COMPLY WITH ALL FEDERAL, STATE, AND LOCAL LAWS REQUIRED FOR THE PROTECTION OF THE PUBLIC HEALTH AND SAFETY AND ENVIRONMENTAL QUALITY.

2. THE CONTRACTOR, AT HIS OWN EXPENSE SHALL KEEP THE PROJECT AND ITS SURROUNDING AREAS FREE FROM DUST NUISANCE. THE WORK SHALL BE IN CONFORMANCE WITH THE AIR POLLUTION CONTROL STANDARDS AND REGULATIONS OF THE STATE DEPARTMENT OF HEALTH.

3. NO CONTRACTOR SHALL PERFORM ANY CONSTRUCTION ACTIVITY SO AS TO CAUSE FALLING ROCK, SOIL OR DEBRIS IN ANY FORM TO FALL, SLIDE OR FLOW ONTO ADJOINING PROPERTIES, STREETS OR NATURAL WATERCOURSES. SHOULD SUCH VIOLATIONS OCCUR, THE CONTRACTOR SHALL IMMEDIATELY MAKE ALL REMEDIAL ACTIONS NECESSARY.

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

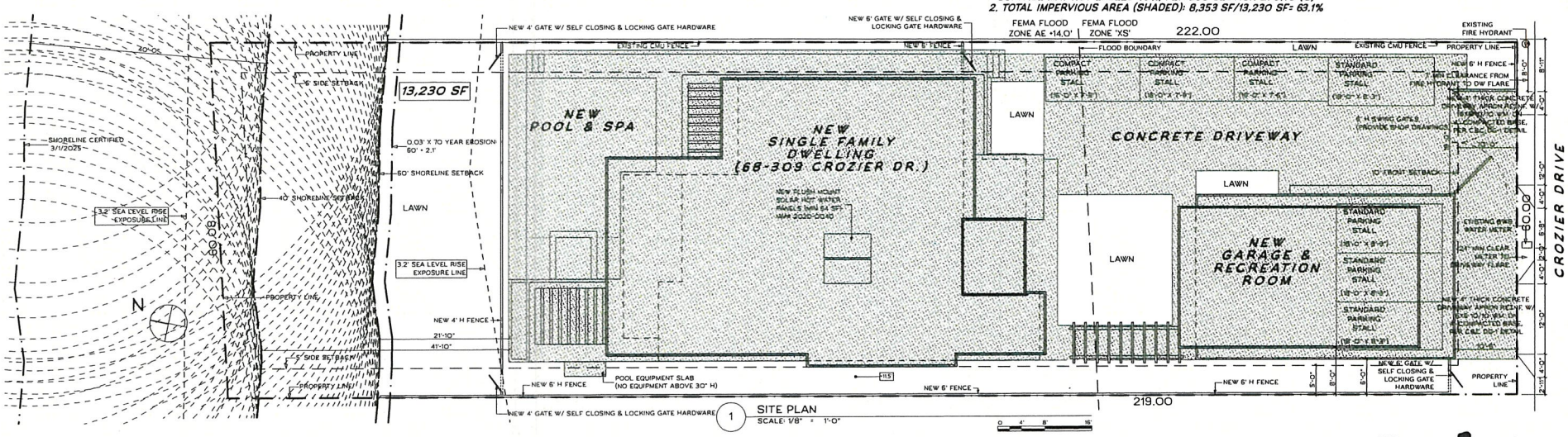
ESCP INSPECTION NOTES:

1. AT LEAST TWO WEEKS BEFORE THE BEGINNING CONSTRUCTION, THE CONTRACTOR OR THE PERSON IN CHARGE OF CONSTRUCTION SHALL NOTIFY THE STORM WATER INSPECTOR LISTED ON THE BUILDING PERMIT.

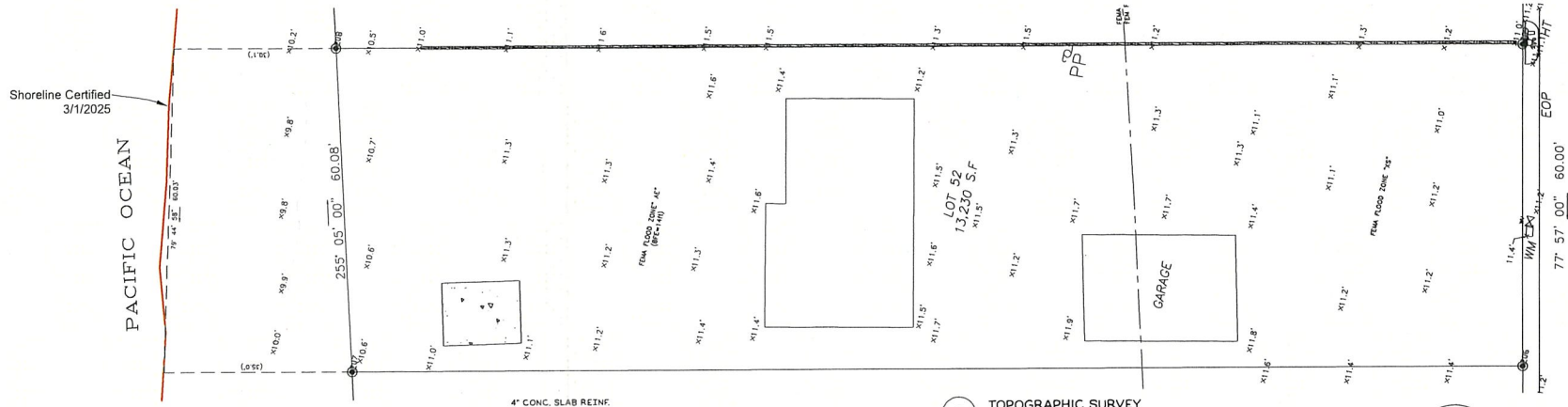
2. AFTER INSTALLING THE CONSTRUCTION BMPS AND MOBILIZING ANY CONSTRUCTION APPARATUS IN ACCORDANCE WITH THE APPROVED ESCP (OR APPENDIX B ESCP FOR SMALL PROJECT TEMPLATE), THE CONTRACTOR OR THE PERSON IN CHARGE OF CONSTRUCTION SHALL CONTACT THE ESCP COORDINATOR LISTED ON THEBUILDING PERMIT, FOR A PRECONSTRUCTION INSPECTION.

3. THE ESCP COORDINATOR SHALL SUBMIT THE PRECONSTRUCTION INSPECTION CHECKLIST TO THE STORM WATER INSPECTOR (EMAIL TO DPPNPDES@HONOLULU.GOV) CONFIRMING THE BMPS AND GOOD HOUSE KEEPING MEASURES ARE IN COMPLIANCE, BEFORE THE START OF CONSTRUCTION.

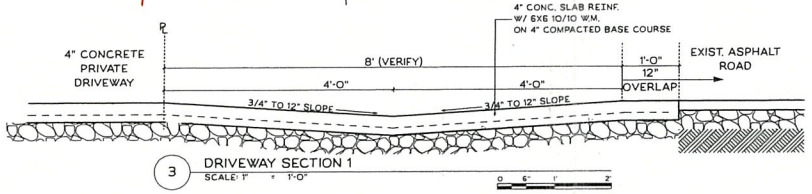
1 & 2-FAMILY DWELLING PROJECTS:
1. USE SITE DESIGN STRATEGIES TO REDUCE THE IMPERVIOUS SURFACE AREAS TO THE MAXIMUM EXTENT PRACTICAL. THE TOTAL IMPERVIOUS SURFACE MAY NOT EXCEED 75%, PER LUO SECTION 21-3.70 (G)
2. TOTAL IMPERVIOUS AREA (SHADED): 8,353 SF/13,230 SF= 63.1%



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



2 TOPOGRAPHIC SURVEY
SCALE: 1" = 10'



3 DRIVEWAY SECTION 1
SCALE: 1" = 1'-0"

kaihaku DESIGN
kaihaku.com 808 223 7691

HAWAII LICENSED ARCHITECT No. 18252 — This work was prepared by me or under my supervision and construction of this project will be under my observation. 4.30.2026

ANTHONY D. CROOK LICENSED PROFESSIONAL LAND SURVEYOR No. 12094 HAWAII, U.S.A.

THIS MAP WAS PREPARED BY ME OR UNDER MY SUPERVISION.
ANTHONY D. CROOK
LICENSED PROFESSIONAL LAND SURVEYOR
CERTIFICATE No. 12094

NEW SINGLE FAMILY DWELLING FOR THE

VAVUL RESIDENCE

68-309 CROZIER DR.
WAIALUA HI 96791

TMK: 6-8-005:015

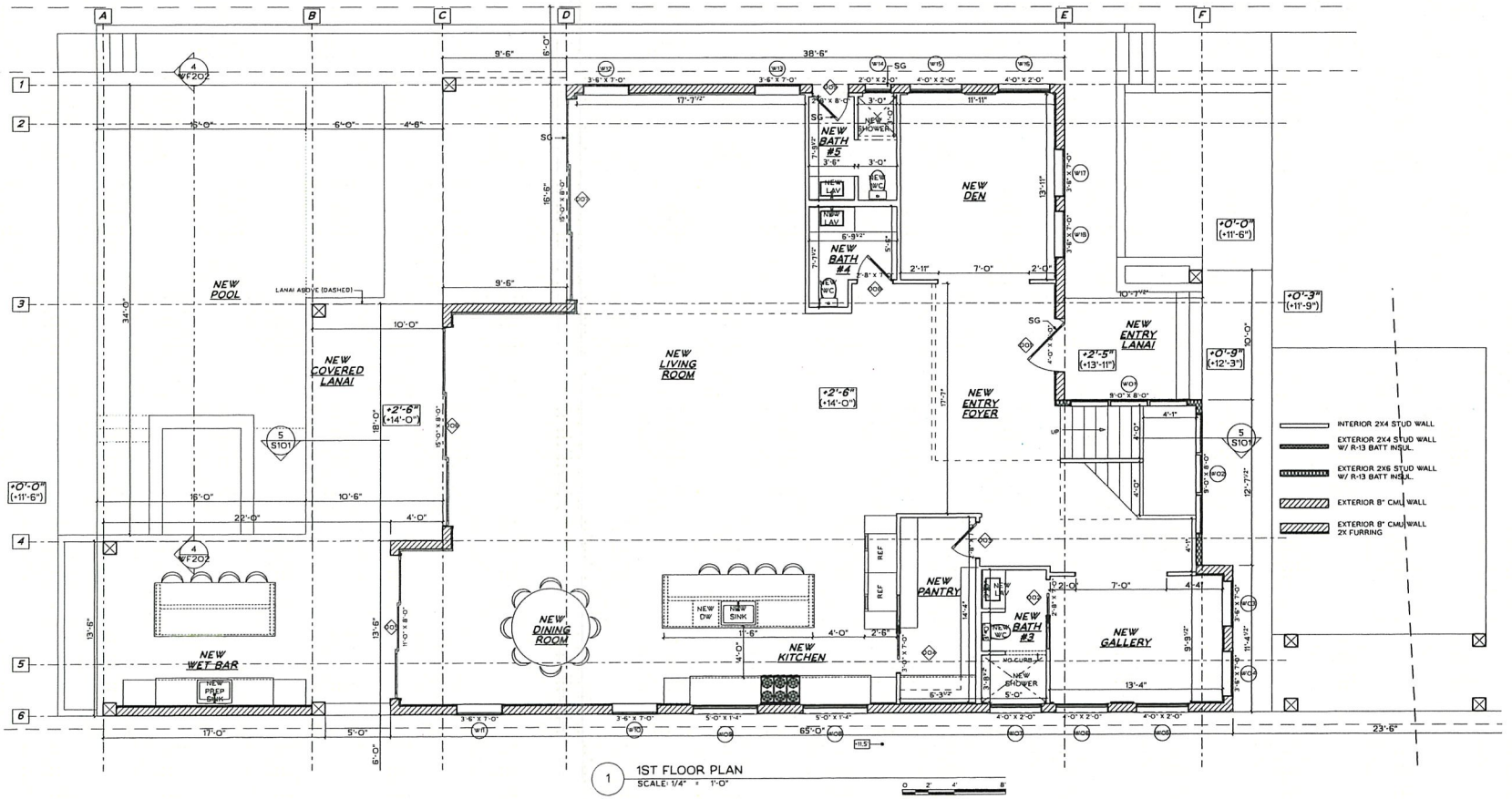
PERMIT SET

DRAWING:
SITE PLANS

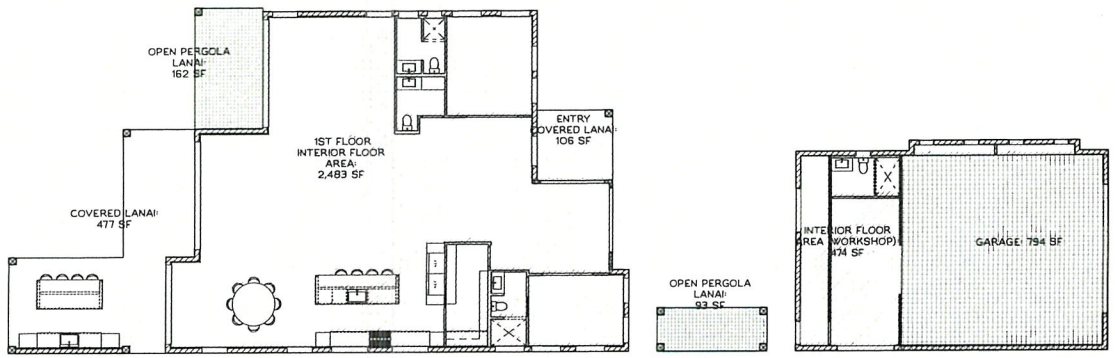
DATE: 9/3/2025 PROJECT: 23-VWR

SHEET:
A100

EXHIBIT C-4



1 1ST FLOOR PLAN
SCALE: 1/4" = 1'-0"



2 1ST FLOOR AREA DIAGRAM
SCALE: 1/8" = 1'-0"

KAIHAKU DESIGN
kc@kaihaku.com 808 223 7691

I C. KAIHAKU COOK LICENSED PROFESSIONAL ARCHITECT No. 18252 HAWAII, U.S.A.

This work was prepared by me or under my supervision and construction of this project will be under my observation

4.30.2026 expiration date

NEW SINGLE FAMILY DWELLING FOR THE

VAVUL RESIDENCE

68-309 CROZIER DR.
WAIALUA HI 96791

TMK: 6-8-005:015

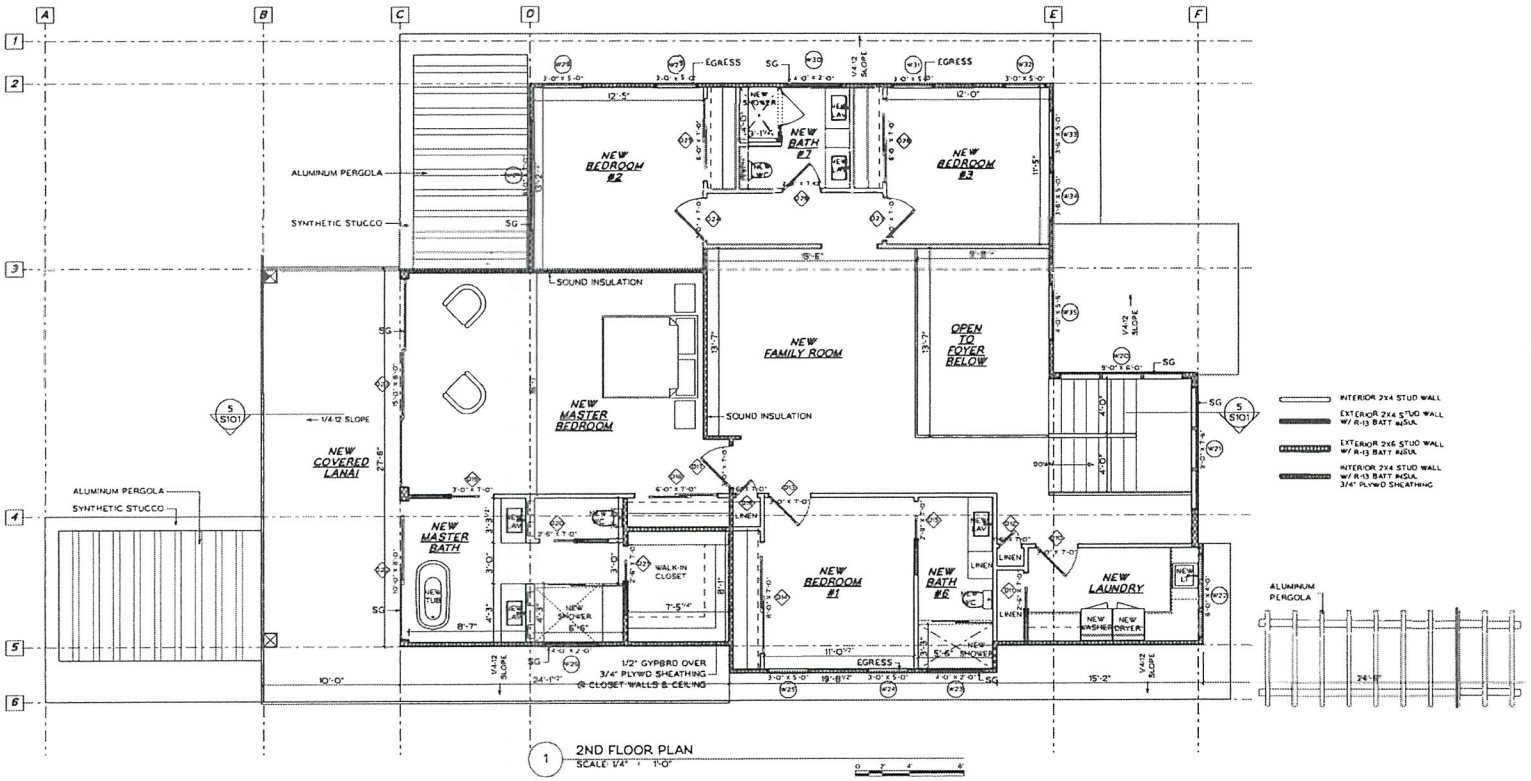
PERMIT SET

DRAWING:
1ST FLOOR PLAN
1ST FLOOR AREA DIAGRAM

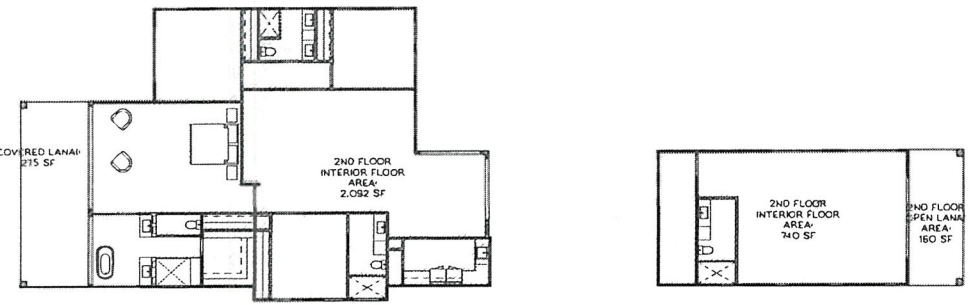
DATE: 3/30/2024 PROJECT: 23-VWR

SHEET:
A101

EXHIBIT C-5



1 2ND FLOOR PLAN
SCALE: 1/4" = 1'-0"



2 2ND FLOOR AREA DIAGRAM
SCALE: 1/8" = 1'-0"

kahaku DESIGN
kc@kahaku.com 808 223 7691

NEW SINGLE FAMILY DWELLING FOR THE

VAVUL RESIDENCE

68-309 CROZIER DR
WAIALUA HI 96791

TMK: 6-8-005:015

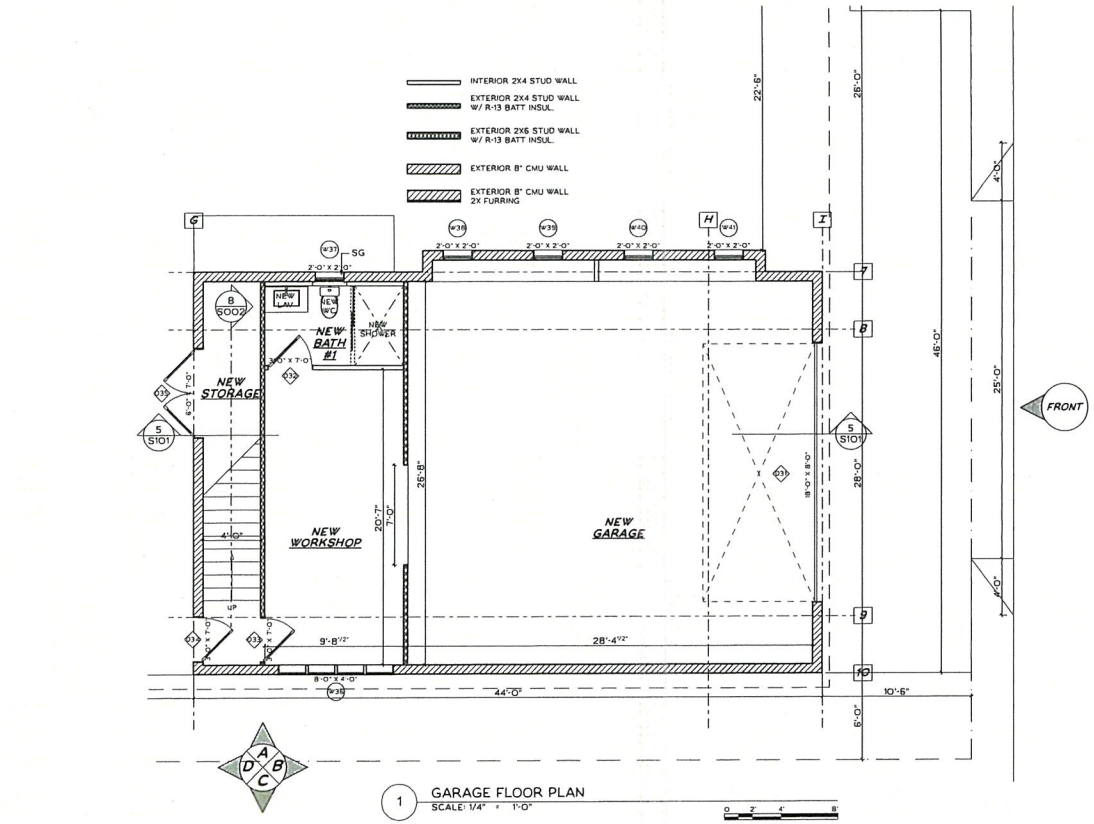
PERMIT SET

DRAWING:
2ND FLOOR PLAN
2ND FLOOR AREA DIAGRAM

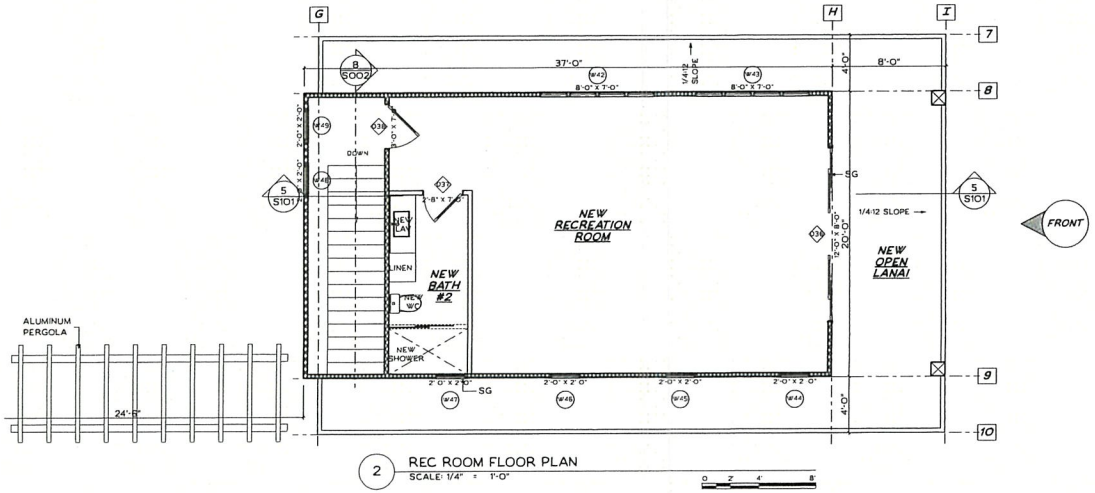
DATE: 3/30/2024 PROJECT: 23-VWR

SHEET:
A102

EXHIBIT C-6



1 GARAGE FLOOR PLAN
SCALE: 1/4" = 1'-0"



2 REC ROOM FLOOR PLAN
SCALE: 1/4" = 1'-0"

kaihaku DESIGN
kc@kaihaku.com 808.223.7691

I.C. KAIHAKU CHOE
LICENSED PROFESSIONAL ARCHITECT
No. 18252
HAWAII, U.S.A.

This work was prepared by me or under my supervision and construction of this project will be under my observation.

Signature 4.30.2026 Expiration date

NEW SINGLE FAMILY DWELLING FOR THE

VAVUL RESIDENCE

68-309 CROZIER DR.
WAIALUA HI 96791

TMK: 6-8-005:015

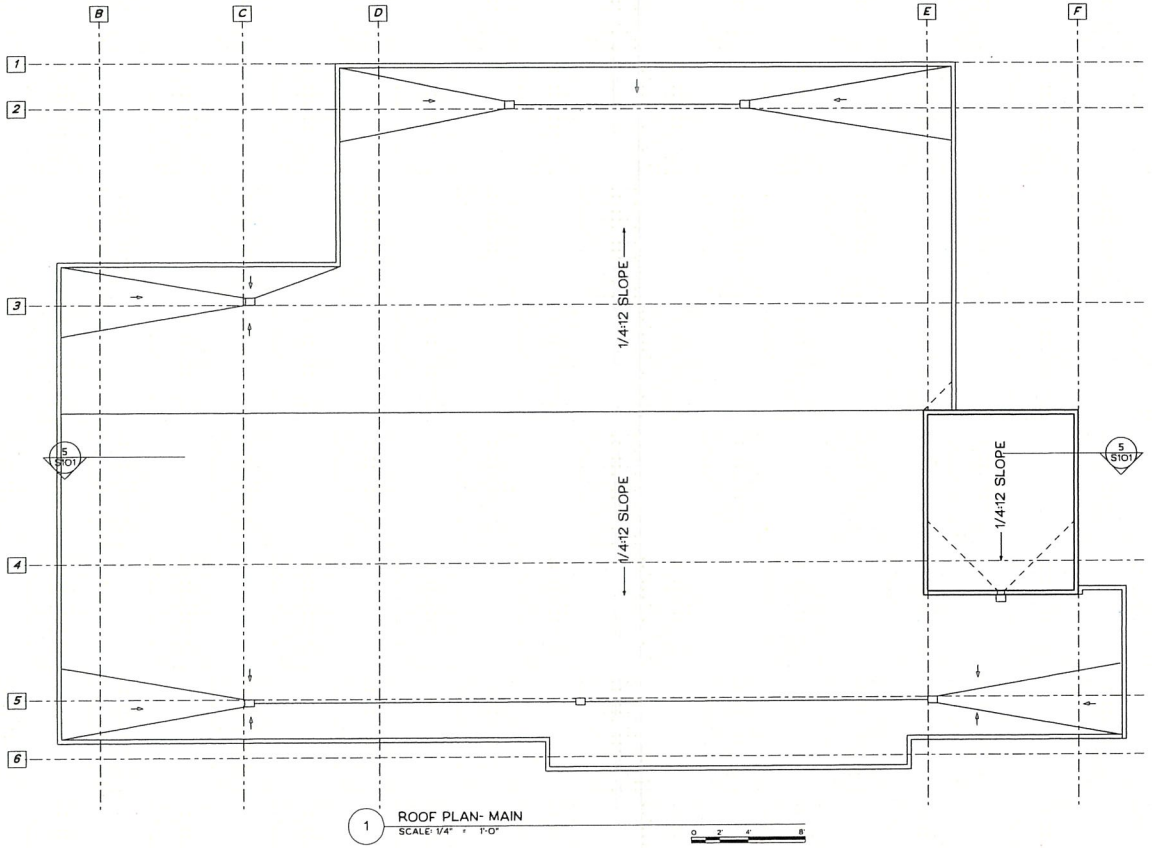
PERMIT SET

DRAWING:
GARAGE FLOOR PLAN
REC ROOM FLOOR PLAN

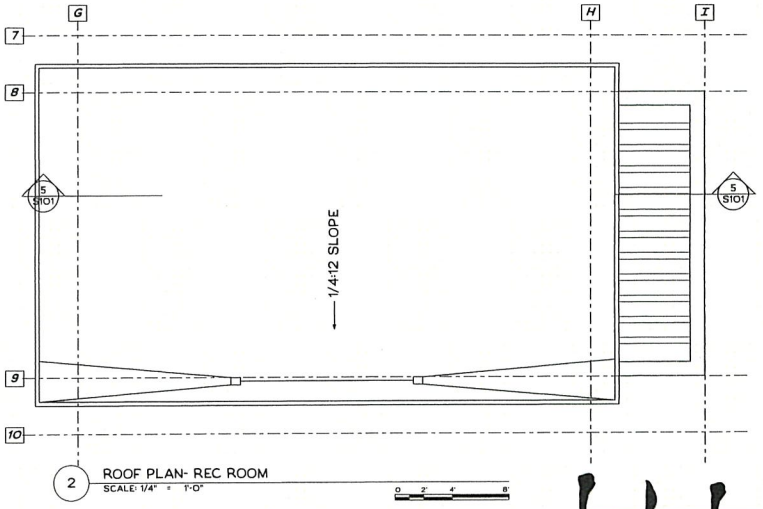
DATE: 3/30/2024 PROJECT: 23-VWR

SHEET:
A103

EXHIBIT C-7



1 ROOF PLAN- MAIN
SCALE: 1/4" = 1'-0"



2 ROOF PLAN- REC ROOM
SCALE: 1/4" = 1'-0"

kaihaku DESIGN
kc@kaihaku.com 808.223.7691

KC KAIHAKU COOK
LICENSED PROFESSIONAL ARCHITECT
No. 18252
HAWAII, U.S.A.

This work was prepared by me or under my supervision and construction of this project will be under my observation

4.30.2026
expiration date

NEW SINGLE FAMILY DWELLING FOR THE

VAVUL RESIDENCE

68-309 CROZIER DR.
WAIALUA HI 96791

TMK: 6-8-005:015

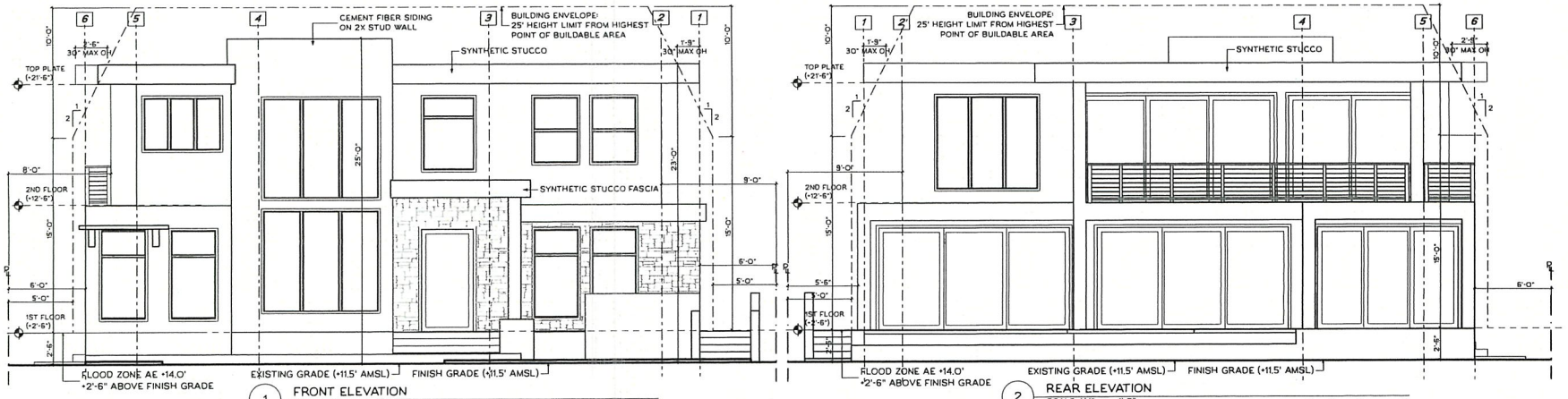
PERMIT SET

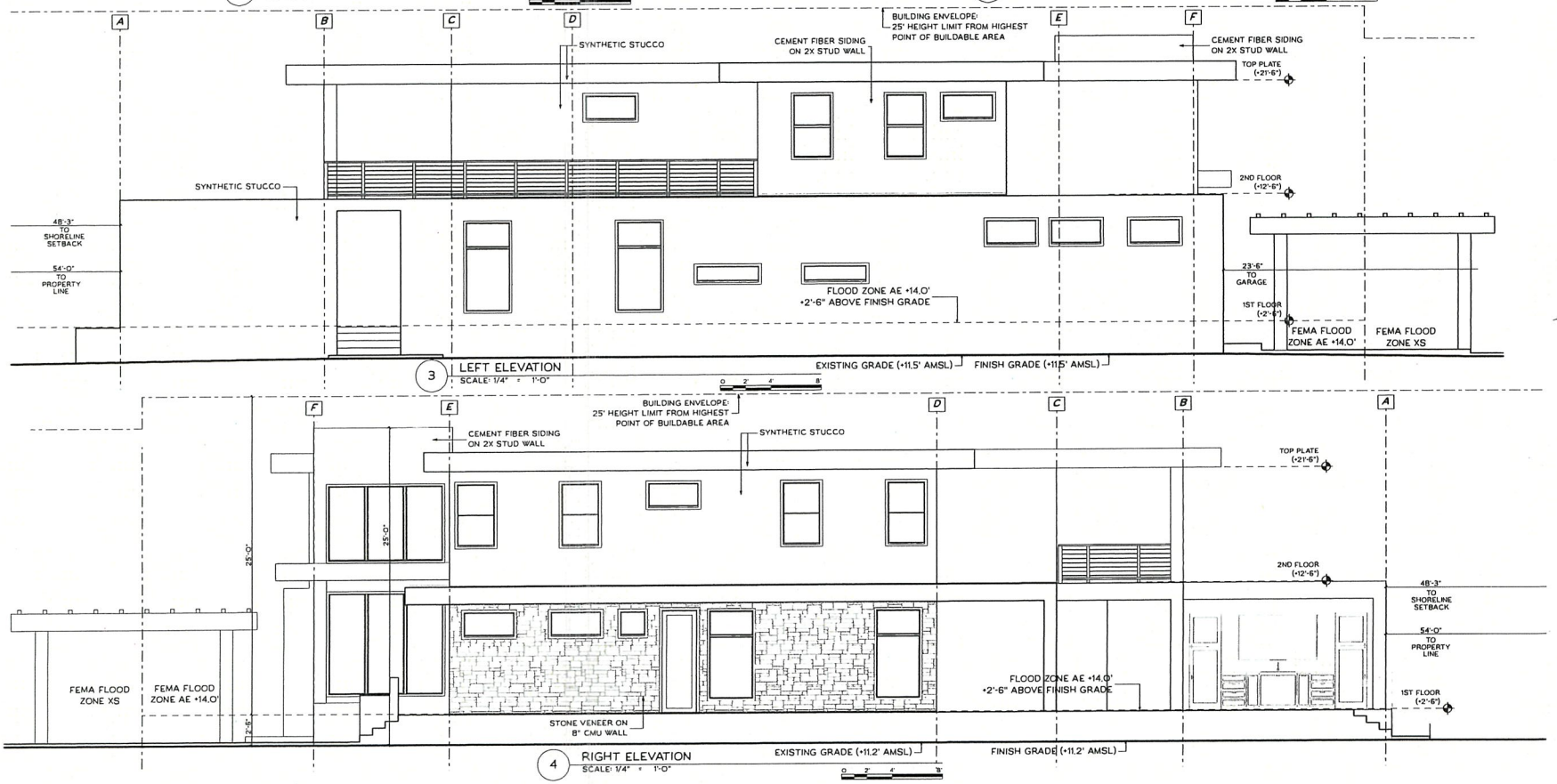
DRAWING:
GARAGE FLOOR PLAN
REC ROOM FLOOR PLAN

DATE: 3/30/2024 PROJECT: 23-VWR

SHEET:
A104

EXHIBIT C-8





kc@kahaku.com 808 223 7691

I.C. KAHAKU CHUN LICENSED PROFESSIONAL ARCHITECT No. 10252 HAWAII, U.S.A.

This work was prepared by me or under my supervision and construction of this project will be under my observation

4.30.2026

NEW SINGLE FAMILY DWELLING FOR THE

VAVUL RESIDENCE

68-309 CROZIER DR.
WAIALUA HI 96791

TMK: 6-8-005:015

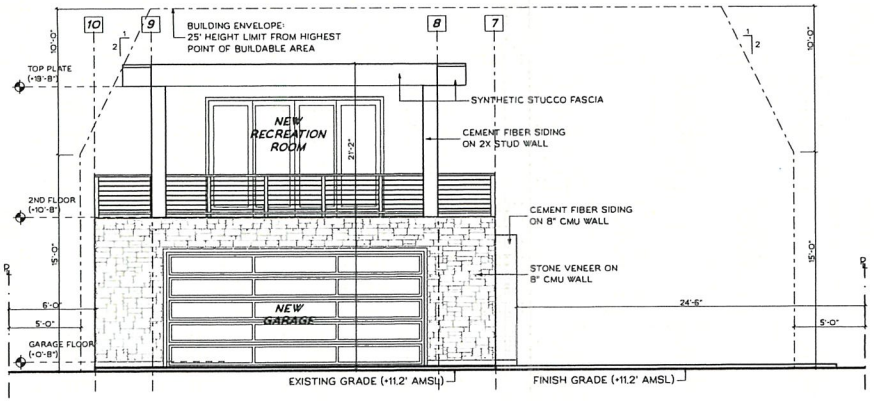
PERMIT SET

DRAWING: EXTERIOR ELEVATIONS

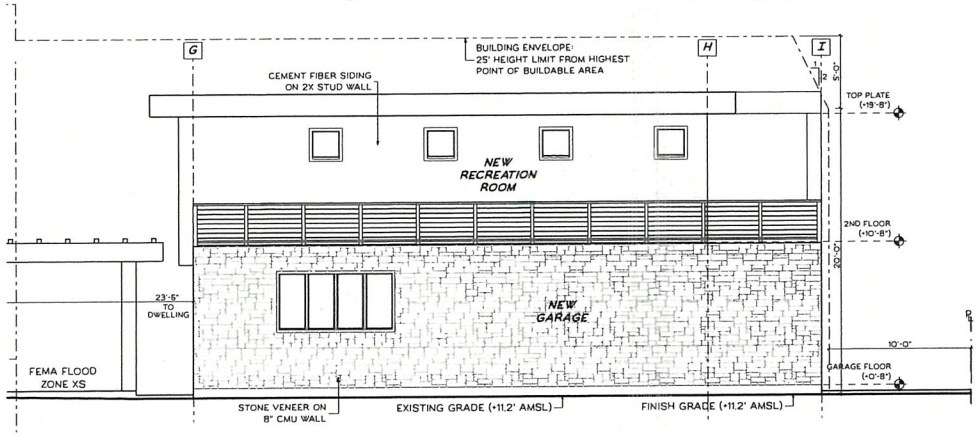
DATE: 3/30/2024 PROJECT: 23-VWR

SHEET: **A201**

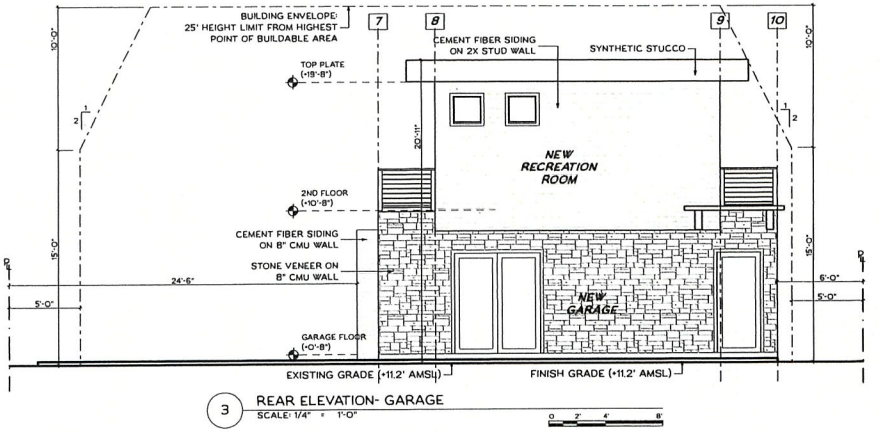
EXHIBIT C-9



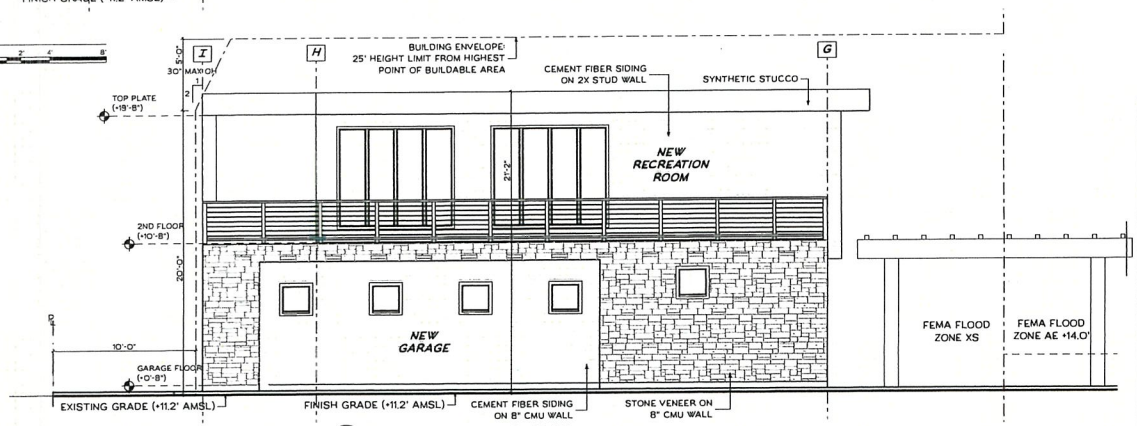
1 FRONT ELEVATION- GARAGE
SCALE: 1/4" = 1'-0"



2 LEFT ELEVATION- GARAGE
SCALE: 1/4" = 1'-0"



3 REAR ELEVATION- GARAGE
SCALE: 1/4" = 1'-0"



4 RIGHT ELEVATION- GARAGE
SCALE: 1/4" = 1'-0"

kaihaku DESIGN
kc@kaihaku.com 808.223.7691

LIC. KAIHAKU CHUN
LICENSED PROFESSIONAL ARCHITECT
No. 18252
HAWAII, U.S.A.

This work was prepared by me or under my supervision and construction of this project will be under my observation

4.30.2026
expiration date

NEW SINGLE FAMILY DWELLING FOR THE

VAVUL RESIDENCE

68-309 CROZIER DR.
WAIALUA HI 96791

TMK: 6-8-005:015

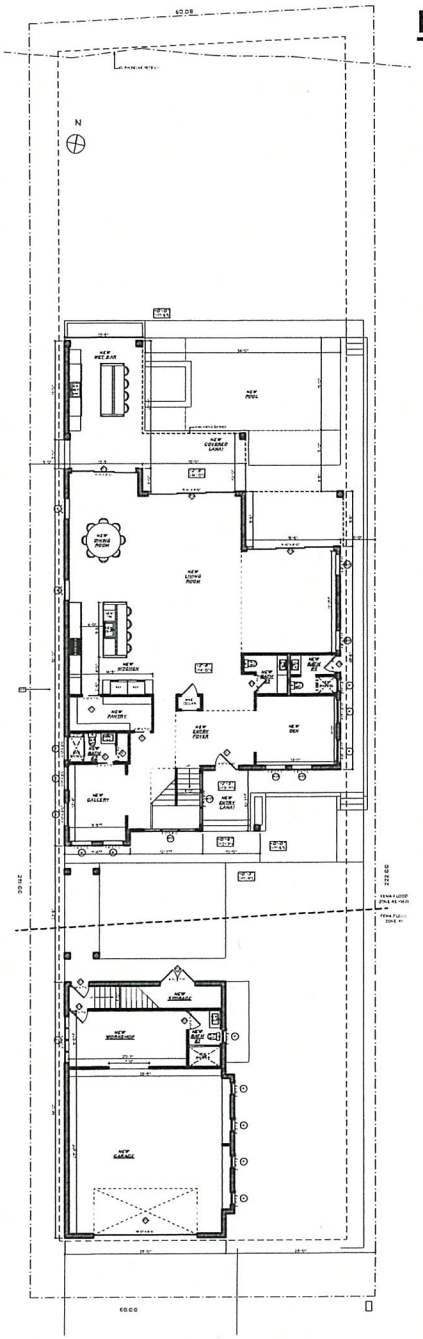
PERMIT SET

DRAWING:
EXTERIOR ELEVATIONS
- GARAGE

DATE: 3/30/2024 PROJECT: 23-VWR

SHEET:
A202

EXHIBIT C-10



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

0 8' 16' 32'

KAHAKU DESIGN
kc@kahaku.com 808.223.7691

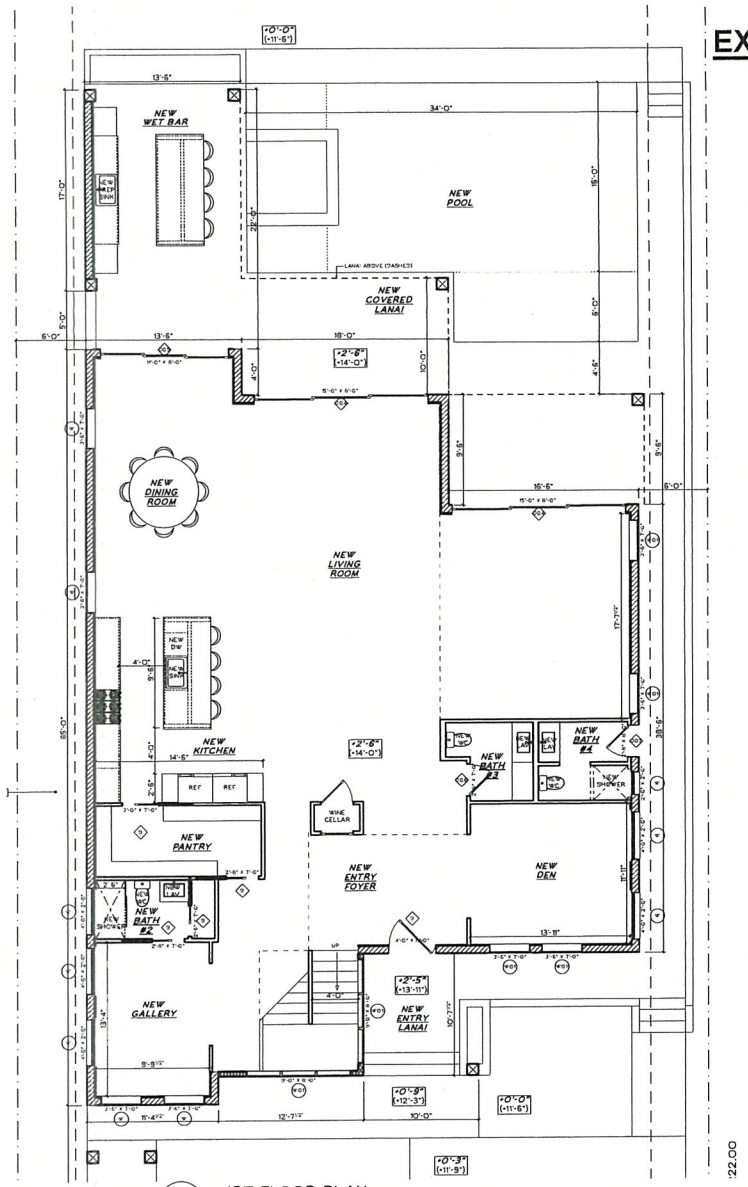
VAVUL RESIDENCE
68-309 CROZIER DR, WAIALUA HI 96791
TMK: 6-8-005:015

DRAWING:

DATE: 10/11/2023

SHEET NO.
SKA 01

EXHIBIT C-11



1 1ST FLOOR PLAN
SCALE: 1/8" = 1'-0"

0 4' 8' 16'

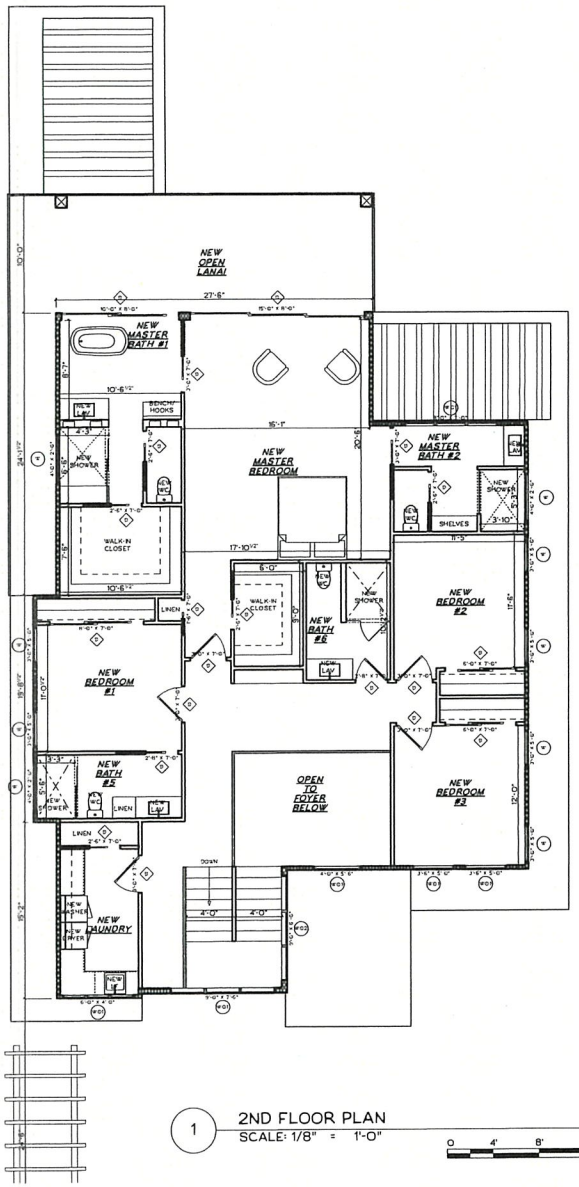
kahaku DESIGN
kc@kahaku.com 808.223.7691

VAVUL RESIDENCE
68-309 CROZIER DR. WAIALUA HI 96791
TMK: 6-8-005:015

DRAWING:
DATE: 10/11/2023

SHEET NO.
SKA 02

EXHIBIT C-12



1 2ND FLOOR PLAN
SCALE: 1/8" = 1'-0"

0 4' 8' 16'

kaihaku DESIGN
kc@kaihaku.com 808.223.7691

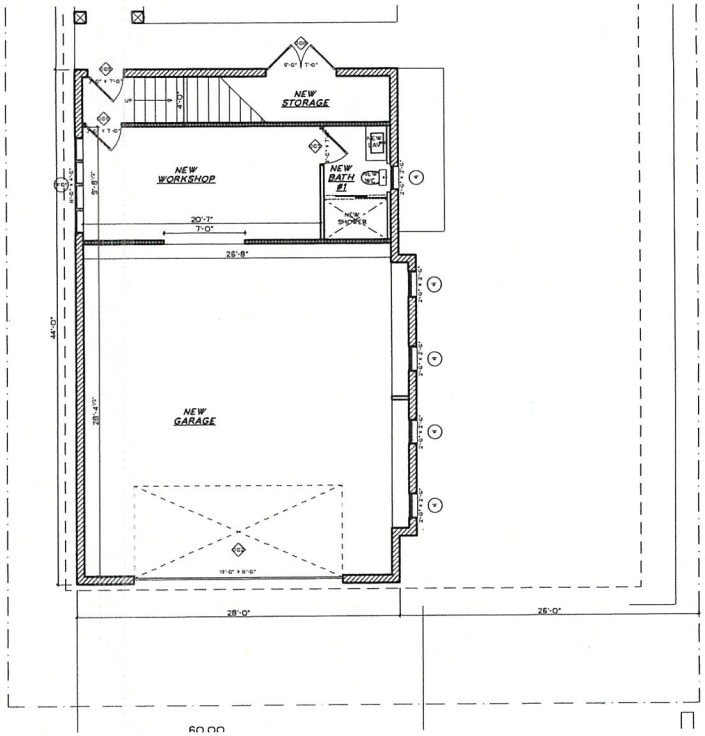
VAVUL RESIDENCE
68-309 CROZIER DR. WAIALUA HI 96791
TMK: 6-8-005:015

DRAWING:

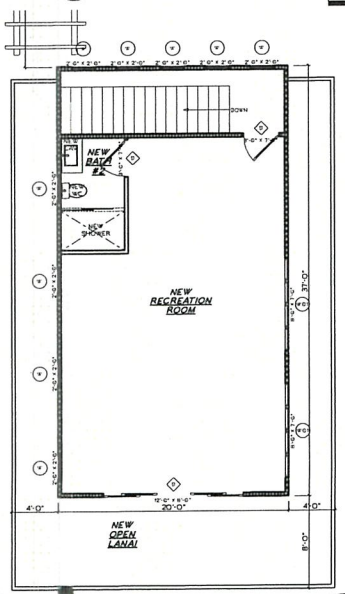
DATE: 10/11/2023

SHEET NO.
SKA 03

EXHIBIT C-13



1 1ST FLOOR PLAN
SCALE: 1/8" = 1'-0"
0 4' 8' 16'



2 2ND FLOOR PLAN
SCALE: 1/8" = 1'-0"
0 4' 8' 16'

kc@kaihaku.com 808.223.7691

VAVUL RESIDENCE
68-309 CROZIER DR. WAIALUA HI 96791
TMK: 6-8-005:015

DRAWING:
DATE: 10/11/2023

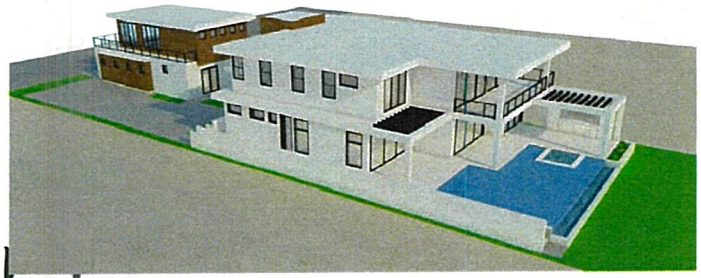
SHEET NO.
SKA 04

EXHIBIT C-14









kahaku DESIGN
kc@kahaku.com 808 223 7691

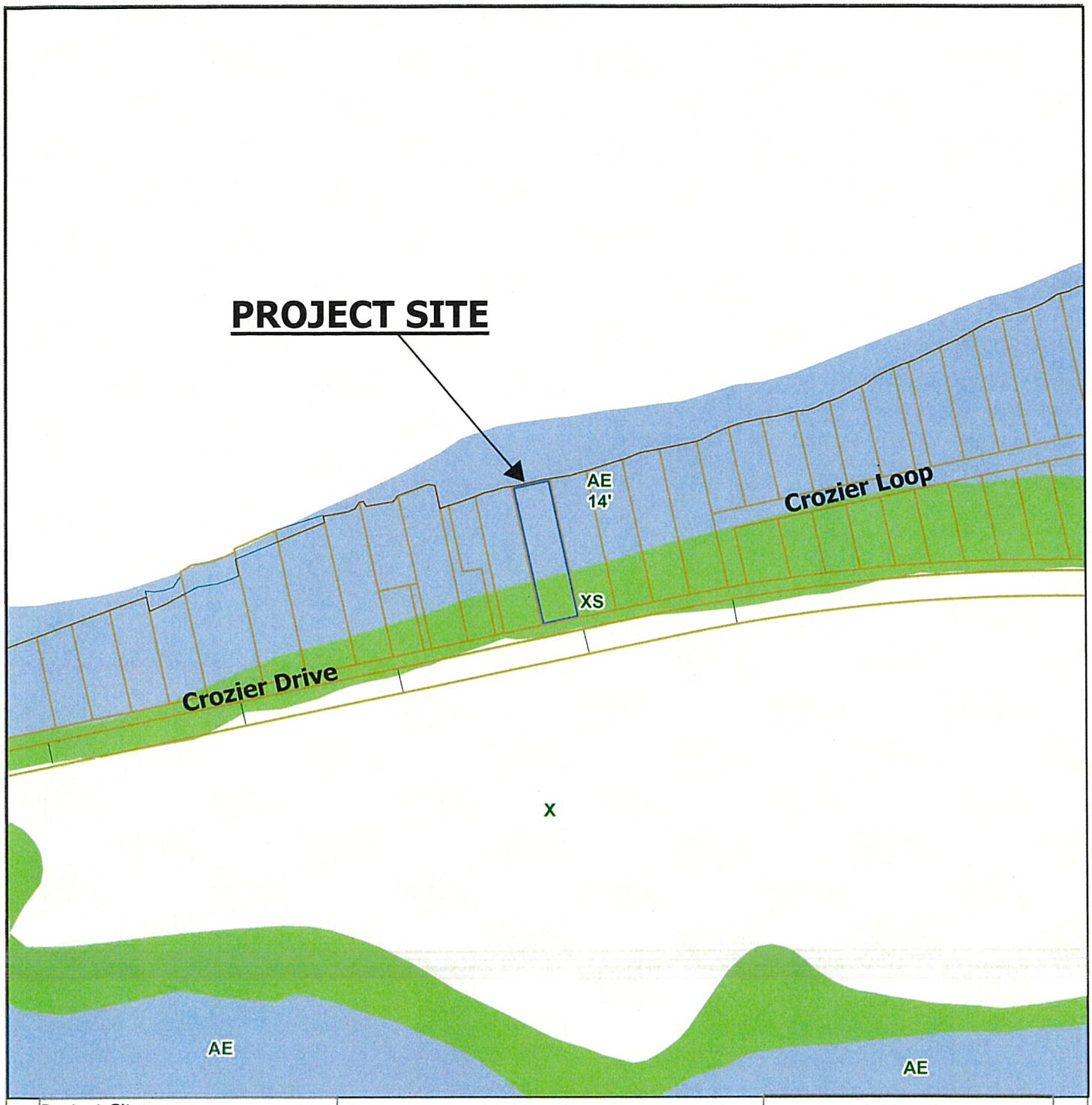
VAVUL RESIDENCE
68-309 CROZIER DR. WAIALUA HI 96791
TMK: 6-8-005:015

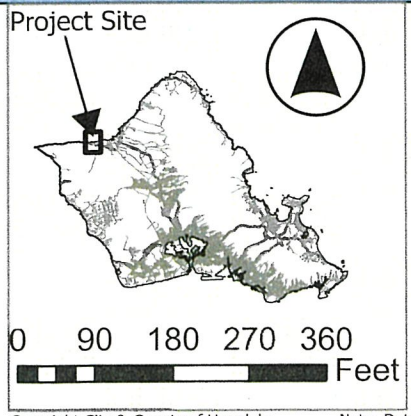
DRAWING:

DATE: 10/11/2023

SHEET NO.
SKA 05

EXHIBIT D





FLOOD ZONE
File No.: 2025-SMA-81

Project: Robert Vavul - New Dwelling
Location: 68-309 Crozier Drive - Waialua
TMK: 6-8-005: 015

Legend

- AE
- X
- XS

Office of Council Services
City and County of Honolulu

Copyright City & County of Honolulu
All rights Reserved 2008

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

Prepared by: Department of Planning and Permitting

November 2025

EXHIBIT E

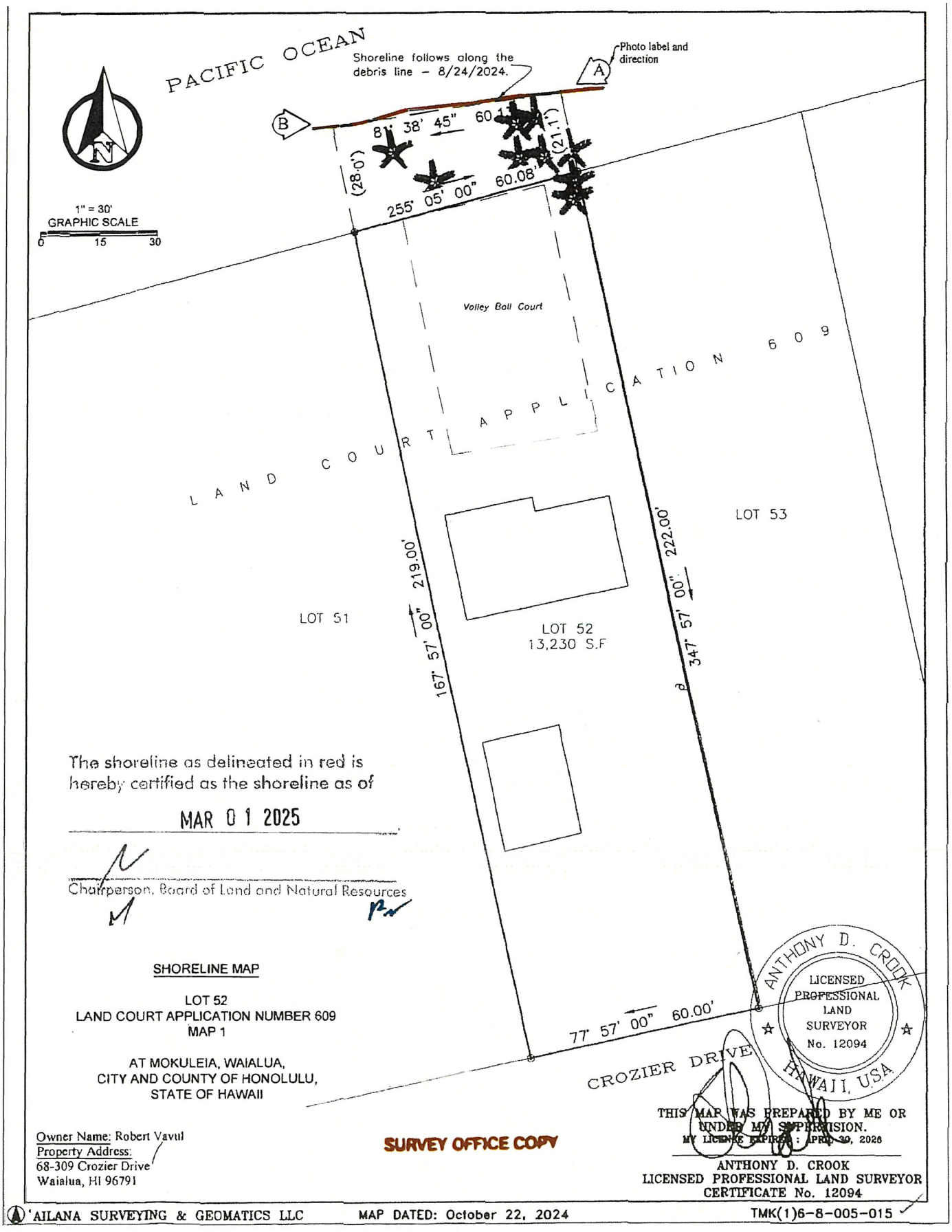
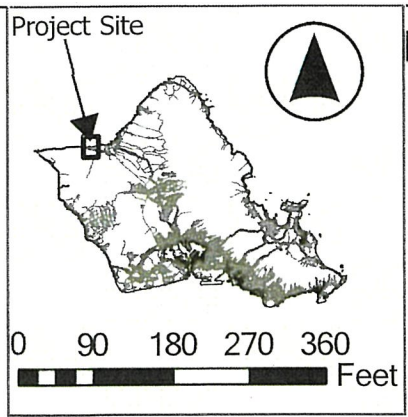


Figure 10 – Certified Shoreline Survey

EXHIBIT F





NEAREST BODY OF WATER

File No.: 2025-SMA-81

Project: Robert Vavul - New Dwelling
Location: 68-309 Crozier Drive - Waialua
TMK: 6-8-005: 015

Legend

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

Office of Council Services
City and County of Honolulu

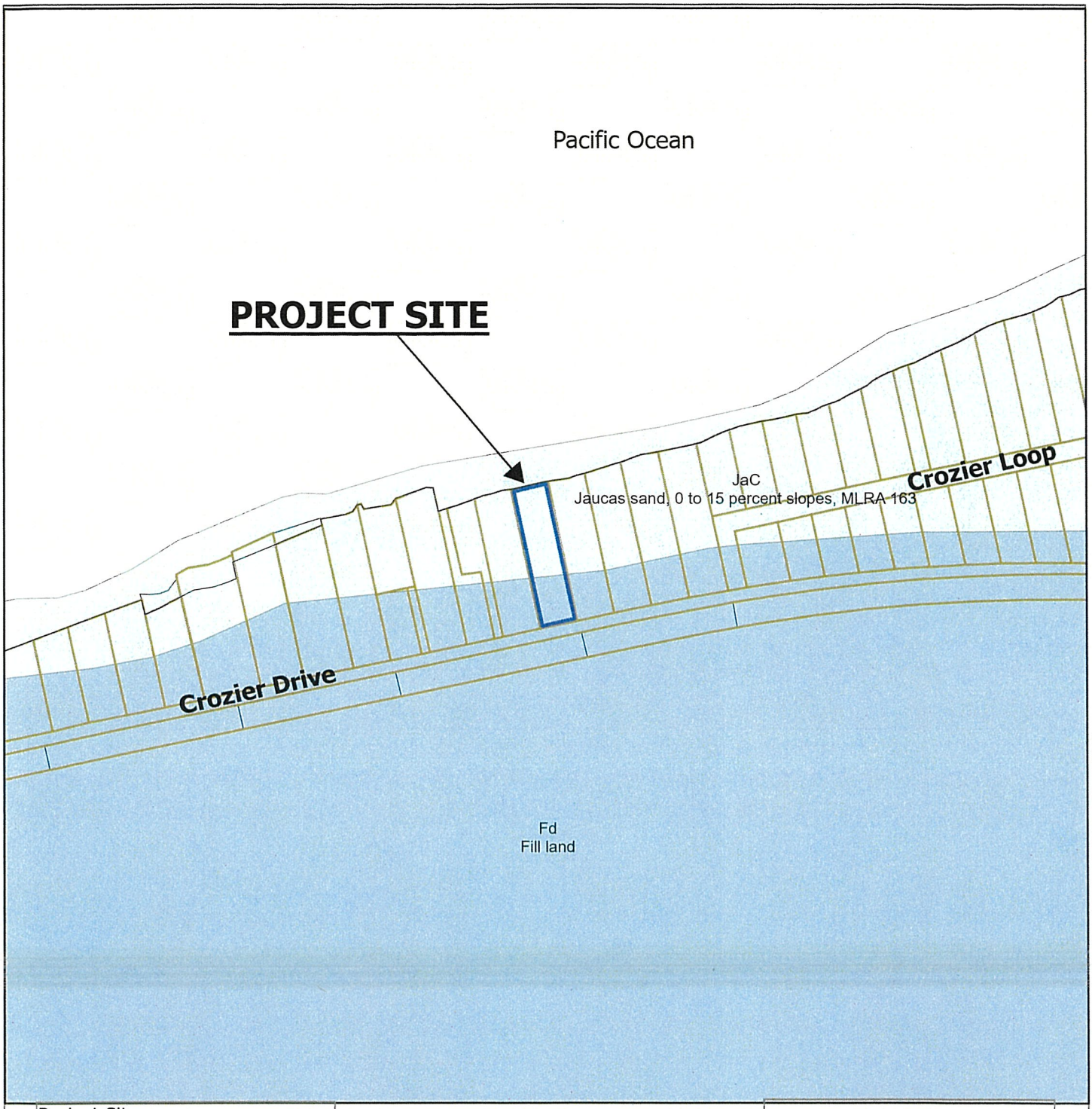
Copyright City & County of Honolulu
All rights Reserved 2008

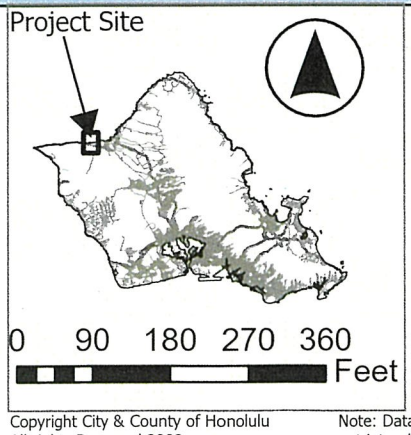
Note: Data Represented on this map is not intended to replace site survey.

Prepared by: Department of Planning and Permitting

November 2025

EXHIBIT G





SOIL CLASSIFICATION
File No.: 2025-SMA-81

Project: Robert Vavul - New Dwelling
Location: 68-309 Crozier Drive - Waialua
TMK: 6-8-005: 015

Legend

Fd

JaC

Office of Council Services
City and County of Honolulu

Copyright City & County of Honolulu
All rights Reserved 2008

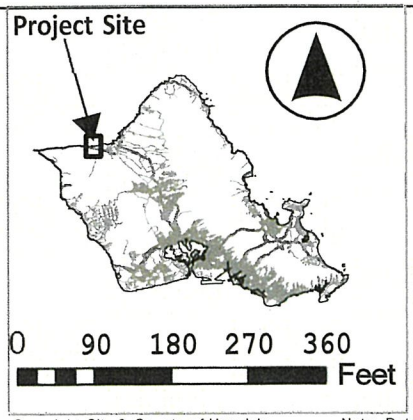
Note: Data Represented on this map is not intended to replace site survey.

Prepared by: Department of Planning and Permitting

December 2025

EXHIBIT H





SEA LEVEL RISE 3.2 FT
File No.: 2025-SMA-81

Project: Robert Vavul - New Dwelling
Location: 68-309 Crozier Drive - Waialua
TMK: 6-8-005: 015

Legend

- SLR Exposure Area - 3.2 Ft. Scenario
- SLR Coastal Erosion (Line) - 3.2 Ft. Scenario
- SLR Passive Flooding - 3.2 Ft. Scenario
- SLR Coastal Erosion - 3.2 Ft. Scenario

Office of Council Services
City and County of Honolulu

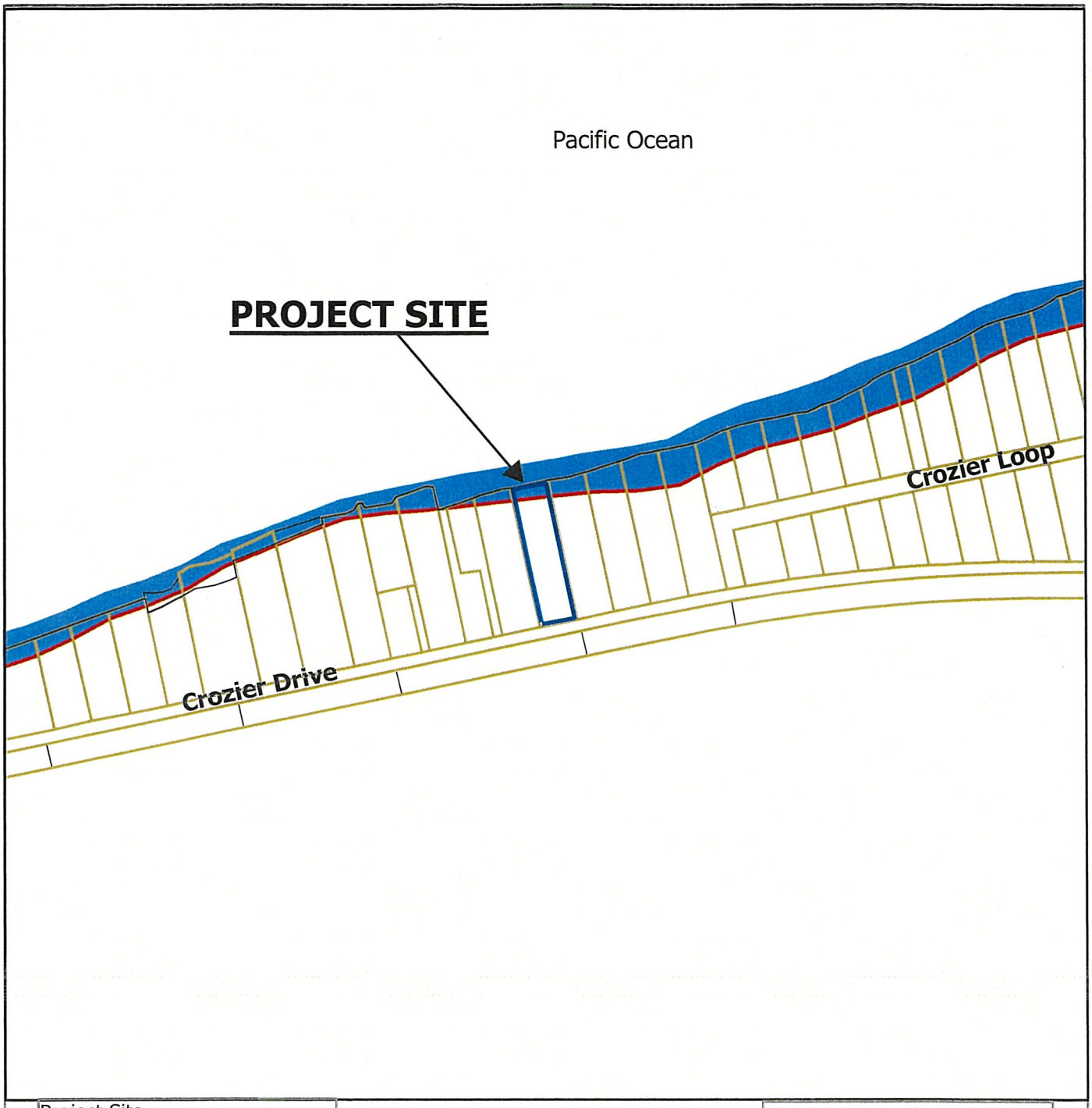
Copyright City & County of Honolulu
All rights Reserved 2008

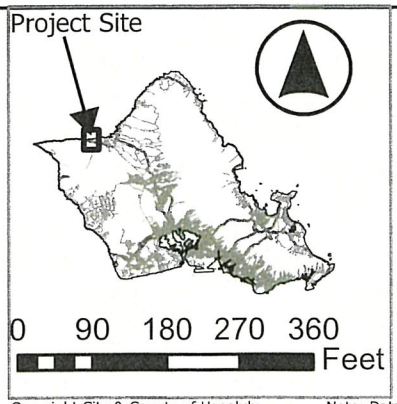
Note: Data Represented on this map is not intended to replace site survey.

Prepared by: Department of Planning and Permitting

December 2025

EXHIBIT I





SHORELINE EROSION
File No.: 2025-SMA-81

Project: Robert Vavul - New Dwelling
Location: 68-309 Crozier Drive - Waialua
TMK: 6-8-005: 015

Legend

SLR Coastal Erosion (Line) - 3.2 Ft. Scenario

SLR Coastal Erosion - 3.2 Ft. Scenario

Office of Council Services
City and County of Honolulu

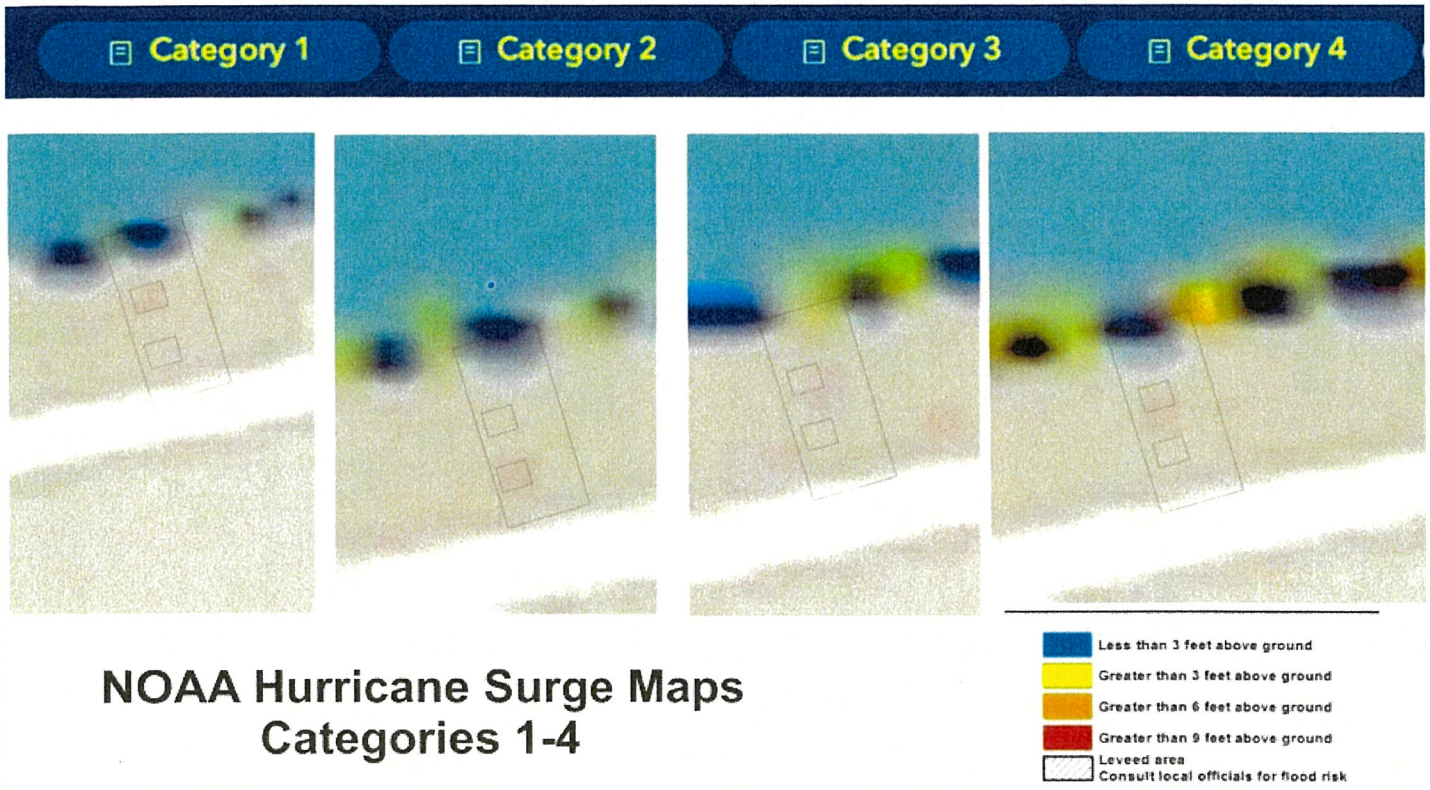
Copyright City & County of Honolulu
All rights Reserved 2008

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

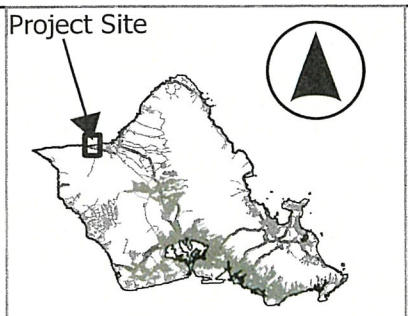
Prepared by: Department of Planning and Permitting

December 2025

EXHIBIT J



NOAA Hurricane Surge Maps
Categories 1-4



HURRICANE STORM SURGE
File No.: 2025-SMA-81

Project: Robert Vavul - New Dwelling
Location: 68-309 Crozier Drive - Waialua
TMK: 6-8-005: 015

Office of Council Services
City and County of Honolulu

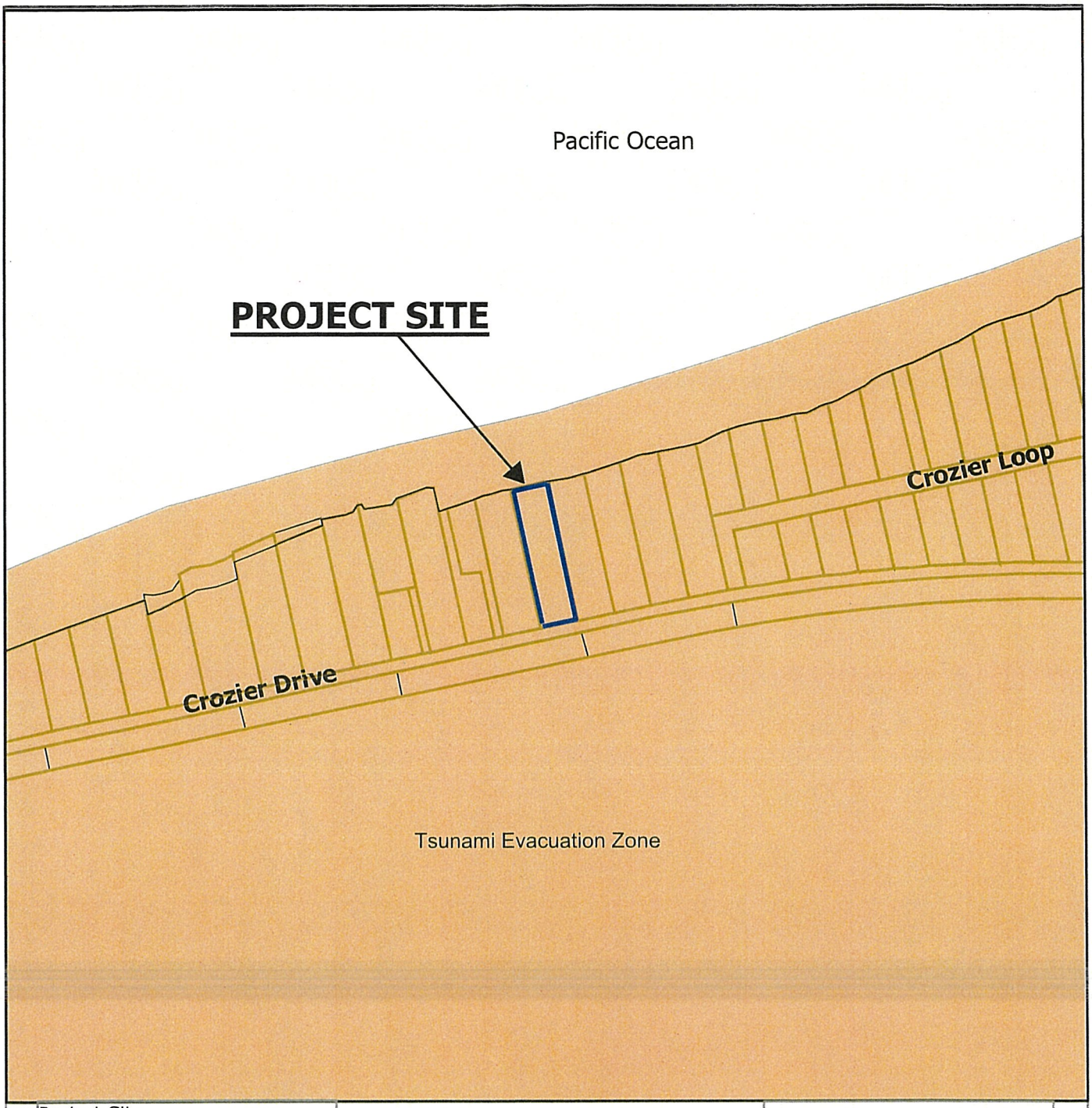
Copyright City & County of Honolulu
All rights Reserved 2008

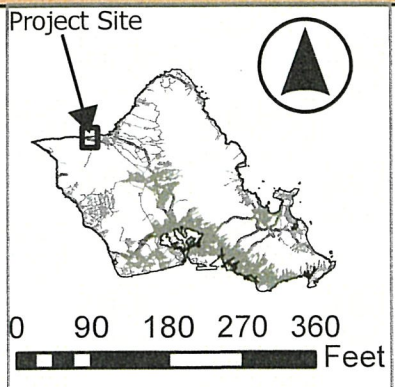
Note: Data Represented on this map is not intended to replace site survey.

Prepared by: Department of Planning and Permitting

December 2025

EXHIBIT K





TSUNAMI
File No.: 2025-SMA-81

Project: Robert Vavul - New Dwelling
Location: 68-309 Crozier Drive - Waialua
TMK: 6-8-005: 015

Office of Council Services
City and County of Honolulu

Copyright City & County of Honolulu
All rights Reserved 2008

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

Prepared by: Department of Planning and Permitting

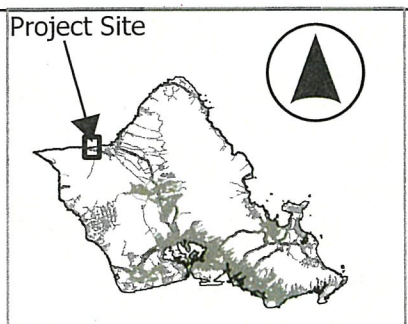
December 2025

EXHIBIT L

Pacific Ocean

PROJECT SITE





500-ft Cumulative Radius
File No.: 2025-SMA-81

Project: Robert Vavul - New Dwelling
Location: 68-309 Crozier Drive - Waialua
TMK: 6-8-005: 015

Office of Council Services
City and County of Honolulu

Copyright City & County of Honolulu
All rights Reserved 2008

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

Prepared by: Department of Planning and Permitting

December 2025

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, POOL, SPA, GARAGE, RECREATION ROOM, AND INDIVIDUAL WASTEWATER SYSTEM IN WAIALUA, O'AHU.

WHEREAS, on September 29, 2025, the Department of Planning and Permitting ("DPP") accepted the application (DPP File No. 2025/SMA-81) from Robert Vavul ("Applicant") for a Special Management Area ("SMA") Major Permit to allow for a new single-unit dwelling, pool, spa, garage, and recreation room on an approximately 13,230-square (-sq.) -foot (ft.) shoreline lot in the R-7.5 Residential District (the "Project"), located at 68-309 Crozier Drive and identified as Tax Map Key ("TMK") 6-8-005: 015; and

WHEREAS, on November 7, 2025, the DPP held a public hearing on the application at the Frank F. Fasi Municipal Building, Sixth Floor Conference Room, which was attended by the Applicant, the Applicant's agent, and DPP staff; no members of the public were in attendance or provided testimony; and

WHEREAS, on December 22, 2025, within 45 days after the close of the public hearing, the DPP, having duly considered all evidence and the objectives, policies, and guidelines, as established in the Revised Ordinances of Honolulu 2021 ("ROH") §§ 25-3.1 and 25-4.1 and the Hawai'i Revised Statues ("HRS") §§ 205A-2 and 205A-26 completed its report and transmitted its findings and recommendation of approval to the City Council ("Council"); and

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

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

A. Development must be in general conformity with the Project as described in the DPP's findings and recommendation, referenced above, and as depicted in Exhibits A, B, C-1 through C-14, and D through L, attached hereto and incorporated by reference herein. Any change in the size or nature of the Project that may have a significant effect on coastal resources, as addressed in ROH Chapter 25 or HRS Chapter 205A, or both, will require a new application

and SMA Major Permit. Any 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 ("BP"), the plans must be revised to show installation of a new individual wastewater system ("IWS").

C. To recognize the potential for adverse impacts related to coastal hazards, including but not limited to Sea Level Rise ("SLR"), coastal erosion, flooding, wave action, and storm surge, by proceeding with the Project, the landowner acknowledges the following declarations, which must be clearly stated under "Landowner Acknowledgements" on all Project BP plans:

1. *"The landowner hereby acknowledges (and any successor owner or interested party is hereby notified) that Tax Map Key (TMK) 6-8-005: 015 is susceptible to coastal hazards, which may result in harm to or loss of life and property."*

2. *"The landowner hereby acknowledges (and any successor owner or interested party is hereby notified) that TMK 6-8-005: 015 is a shoreline zoning lot and may be adversely impacted by coastal hazards. The landowner agrees to assume all risk and liability for any harm to or loss of life and property due to development on a shoreline zoning lot. The landowner further agrees to accept all responsibility for the cost and physical removal of materials and structures lost or damaged as a result of coastal hazards, including the cleanup and restoration of the Project site."*

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 coastal erosion, by proceeding with the Project, the landowner acknowledges the following declaration, which must be clearly stated under "Landowner Acknowledgements" on all Project BP plans:

"In choosing to implement construction activities at TMK 6-8-005: 015, 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 successor owner or interested party, may claim hardship due to erosion, SLR, or any other coastal hazard, in order to obtain approval for a shoreline setback variance for a new shoreline protection structure. By proceeding with the Project, the landowner hereby acknowledges the following declaration, which must be clearly stated under "Landowner Acknowledgements" on all Project BP plans:

"In choosing to undertake the development at TMK 6-8-005: 015, the landowner hereby acknowledges (and any successor owner or interested party is hereby notified) that no claim of hardship due to erosion, SLR, or any other coastal hazard may be asserted in order to obtain approval for a Shoreline Setback Variance for a new shoreline protection structure."

F. To ensure the Applicants are 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 BP 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 (2021), the Land Use Ordinance, are not allowed on Tax Map Key 6-8-005: 015."

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

1. Prior to the issuance or any construction of the BP for the Project, the Applicant shall prepare and submit to the State Historic Preservation Division ("SHPD") an archaeological inventory survey ("AIS") that includes subsurface testing conducted by a qualified archaeologist. The Applicant

shall submit to the DPP a copy of the SHPD's written acceptance of the Project's AIS, and any required mitigation protocols.

2. The Applicant shall consult with the SHPD to implement all mitigation protocols approved by SHPD under the written determination, AIS, or as otherwise required by the 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 Applicant shall stop work, protect the find from further disturbance, and contact the SHPD immediately. Work in the immediate area must be stopped until the SHPD 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 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; and

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 Hawaiian seabird and migratory bird nests, eggs, or fledglings;

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

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

        (i) The United States Fish and Wildlife Services ("USFWS") and the State of Hawai'i Department of Land and Natural Resources ("DLNR") Division of Forestry and Wildlife ("DOFAW") must be contacted immediately;

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

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

d. If there is a delay of three or more workdays during the active construction period, the qualified biologist must conduct a subsequent preconstruction nest surveys for any new nests that Hawaiian seabirds or protected migratory birds may have attempted to establish. Preconstruction nesting surveys are not required for construction activities occurring in January or February (outside of the breeding and nesting period of March through December);

e. Prior to the commencement of any ground-disturbing or construction activities, and upon the arrival of any new workers to the Project site, the Applicant, or a designated representative, must provide information to all workers who will be present at the Project site regarding the required protocols should a protected species nest or downed seabird be encountered on the Project site. All on-site Project workers must be instructed to review information provided online by the DLNR DOFAW at https://dlnr.hawaii.gov/wildlife/seabird-fallout-season/ or any successor website or information provided by the DLNR DOFAW; and

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

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

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

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

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

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

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 Robert Vavul, 68-309 Crozier Drive, Waialua, Hawai'i 96791; 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:

_____

_____

_____

_____

_____

_____

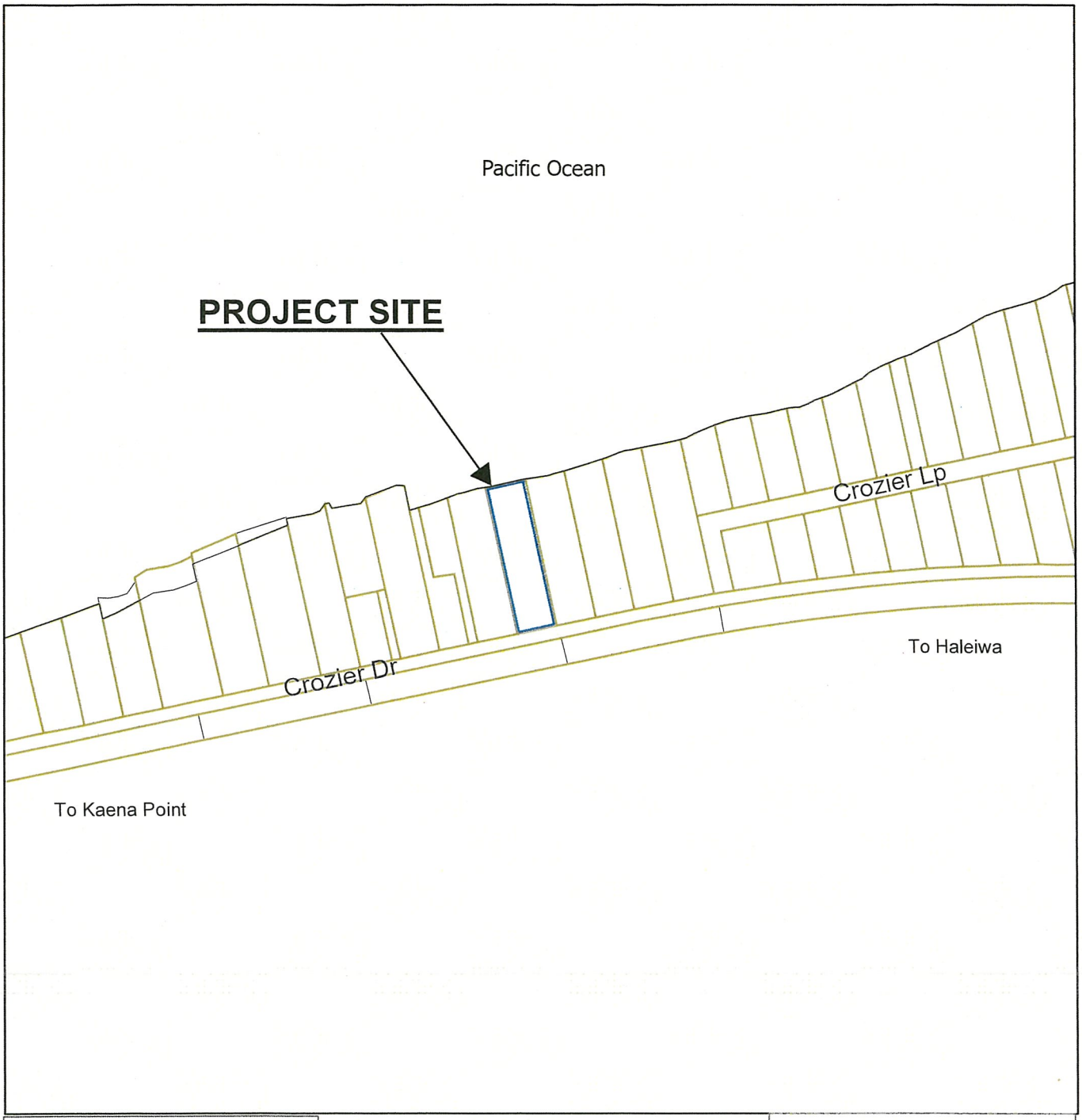
DATE OF INTRODUCTION: _____

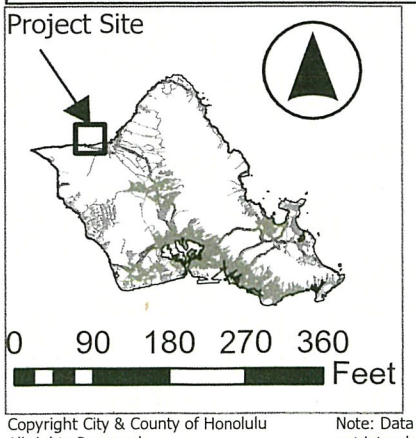
_____

_____ _____

Honolulu, Hawai'i Councilmembers

EXHIBIT A





LOCATION MAP

File No.: 2025-SMA-81

Project:
Vavul Property – New Single-Unit Dwelling, pool, spa, garage, and recreation room

Location: 68-309 Crozier Drive – Waialua

TMK: 6-8-005: 015

Office of Council Services
City and County of Honolulu

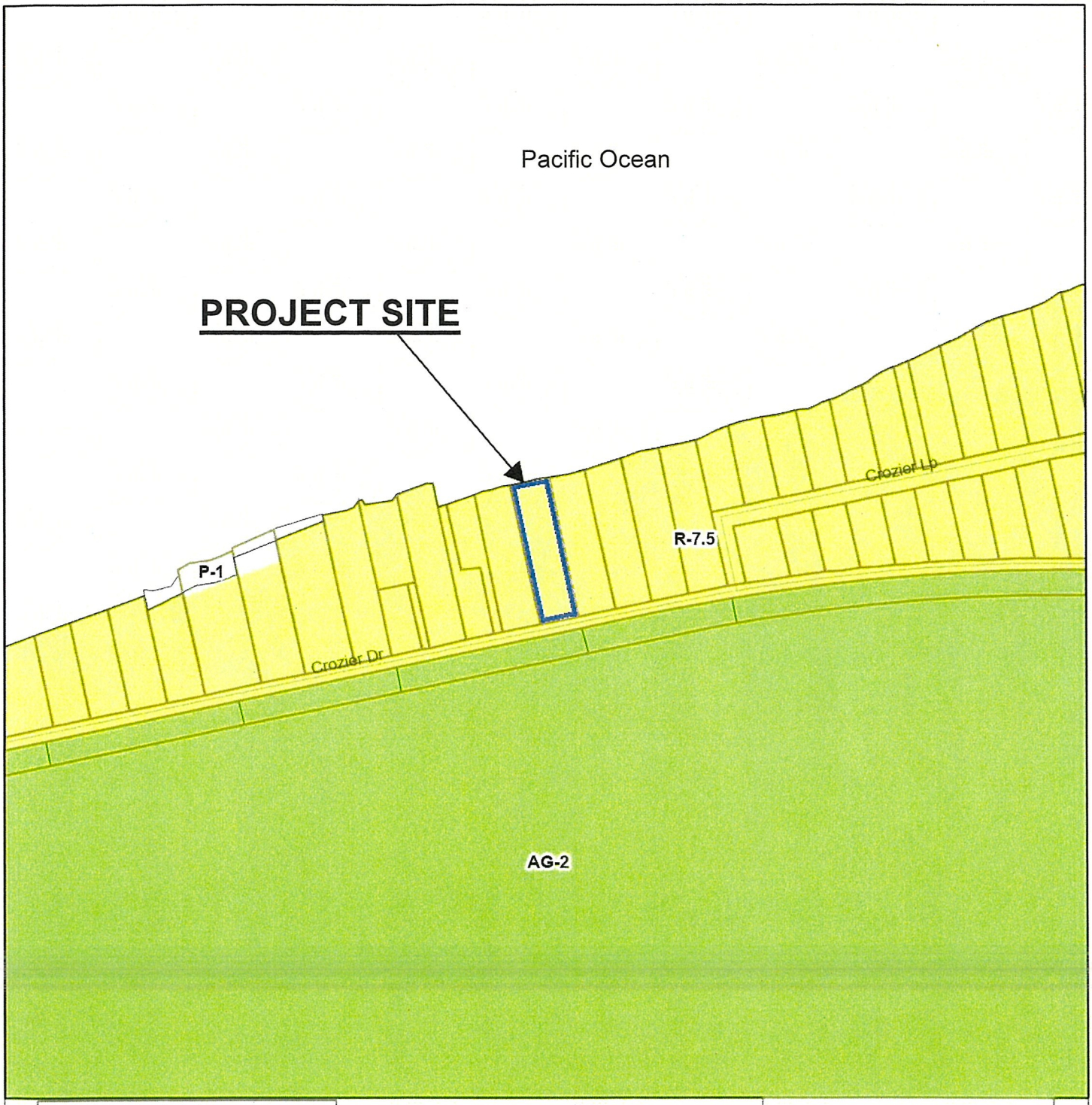
Copyright City & County of Honolulu
All rights Reserved

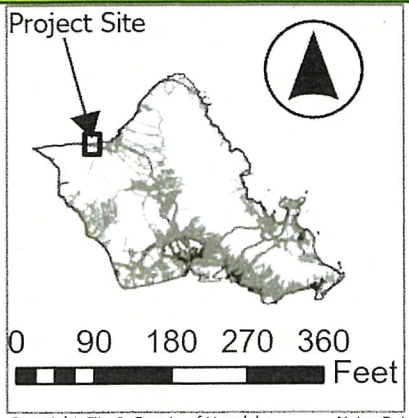
Note: Data Represented on this map is not intended to replace site survey.

Prepared by: Department of Planning and Permitting

October 2025

EXHIBIT B





Zoning Map
File No.: 2025-SMA-81

Project: Robert Vavul - New Dwelling
Location: 68-309 Crozier Drive - Waialua
TMK: 6-8-005: 015

Legend

- AG-2
- P-1
- R-7.5

Office of Council Services
City and County of Honolulu

Copyright City & County of Honolulu
All rights Reserved 2008

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

Prepared by: Department of Planning and Permitting

October 2025

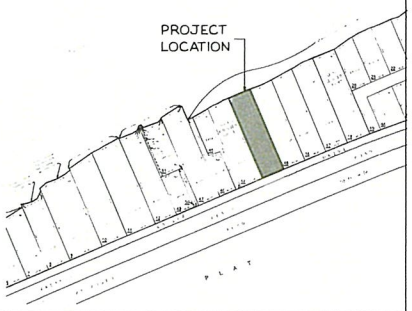
NEW CONSTRUCTION
OF THE
VAVUL RESIDENCE

EXHIBIT C-1

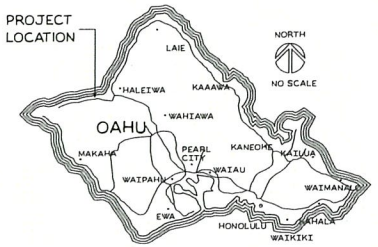
68-309 CROZIER DR. WAIALUA, HI 96791

TMK: 6-8-005:015

LOCATION MAP



VICINITY MAP



GENERAL NOTES

1. ALL WORK AND MATERIALS SHALL BE IN ACCORDANCE WITH THE 2018 EDITION OF THE INTERNATIONAL RESIDENTIAL CODE, AS AMENDED AND/OR LOCAL CODES, LAWS, ORDINANCES AND STATUTES. NOTHING IN THE DRAWING OR SPECIFICATIONS IS TO BE CONSTRUCTED AS REQUIRING OR PERMITTING WORK CONTRARY TO THESE RULES, REGULATIONS AND CODES. IF SO, CONTACT THE ARCHITECT FOR RESOLUTION.

2. THE DRAWINGS INDICATE LOCATION, DIMENSIONS, REFERENCE, AND TYPICAL DETAILS OF CONSTRUCTION. THE DRAWINGS DO NOT ILLUSTRATE EVERY CONDITION. WORK NOT PARTICULARLY DETAILED SHALL BE REPORTED TO THE ARCHITECT FOR RESOLUTION.

3. DO NOT SCALE THE DRAWINGS. EXISTING CONDITIONS SHALL BE VERIFIED IN THE FIELD. WHERE DISCREPANCIES BETWEEN THE DRAWING DIMENSIONS AND THE FIELD CONDITIONS OCCUR, THEY SHALL BE REPORTED TO THE ARCHITECT FOR RESOLUTION.

4. DETAILED DRAWINGS AND LARGER SCALE DRAWINGS TAKE PRECEDENCE OVER SMALL SCALE DRAWINGS. PREFERENCE SHALL BE GIVEN TO THE DIMENSIONS ON THE DRAWINGS, GENERAL NOTES AND SPECIFICATIONS WHICH ARE INTENDED TO AGREE AND SUPPLEMENT EACH OTHER ANYTHING INDICATED ON ONE AND NOT IN THE OTHER SHALL BE EXECUTED AS IF BOTH. IN CASES OF DIRECT CONFLICT, THE MOST RESTRICTIVE SHALL GOVERN (CONTACT ARCHITECT FOR RESOLUTION)

5. ALL CONTRACTORS SHALL VISIT THE SITE AND VERIFY THAT ALL EXISTING CONDITIONS AGREE WITH THE INFORMATION SHOWN. ALL CONTRACTORS SHALL BE DEEMED TO HAVE INSPECTED THE SITE AND SATISFIED HIMSELF AS TO THE TRUE CONDITION UNDER WHICH THE WORK IS TO BE PERFORMED. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ARCHITECT'S ATTENTION FOR RESOLUTION PRIOR TO THE START OF CONSTRUCTION.

THIS PROJECT HAS NO AUTOMATIC FIRE SPRINKLER SYSTEMS OR IRRIGATION CONNECTED TO WATER METER

ALL PLUMBING FIXTURES TO BE 'LOW FLOW' TYPE

SOLAR WATER HEATER: MM# 2020-0040

SPECIAL INSPECTION

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

DUTIES AND RESPONSIBILITIES OF THE SPECIAL INSPECTOR:

1. OBSERVE WORK ASSIGNED FOR CONFORMANCE WITH APPROVED DESIGN DRAWINGS AND SPECIFICATIONS.

2. FURNISH INSPECTION REPORTS TO THE OWNER, THE ENGINEER OR ARCHITECT OF RECORD, AND OTHER OWNER-DESIGNATED PERSONS. ALL DISCREPANCIES SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE CONTRACTOR FOR CORRECTION, THEN, IF UNCORRECTED, TO THE PROPER DESIGN AUTHORITY AND TO THE BUILDING OFFICIAL.

3. SUBMIT A FINAL SIGNED REPORT STATING WHETHER THE WORK REQUIRING SPECIAL INSPECTION WAS, TO THE BEST OF THE SPECIAL INSPECTOR'S KNOWLEDGE, IN CONFORMANCE WITH APPROVED PLANS AND SPECIFICATIONS AND THE APPLICABLE WORKMANSHIP PROVISIONS OF THE BUILDING CODE. ALSO, INDICATE THE TYPE OF WORK THAT WAS INSPECTED. THIS REPORT SHALL BE SUBMITTED PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY.

R301.2.1.2 PROTECTION OF OPENINGS WINDOWS IN BUILDINGS LOCATED IN WINDBORNE DEBRIS REGIONS MUST HAVE GLAZED OPENINGS PROTECTED FROM WINDBORNE DEBRIS. GLAZED OPENING PROTECTION FOR WINDBORNE DEBRIS MUST MEET THE REQUIREMENTS OF THE LARGE MISSILE TEST OF ASTM E 1996 AND OF ASTM E 1886 REFERENCED THEREIN.
EXCEPTIONS:
1. WOOD STRUCTURAL PANELS WITH A MINIMUM THICKNESS OF 7/16 INCH AND A MAXIMUM PANEL SPAN OF 8 FEET ARE PERMITTED FOR OPENING PROTECTION IN ONE- AND TWO-STORY BUILDINGS CLASSIFIED AS GROUP R-3 OR R-4 OCCUPANCY. PANELS MUST BE PRECUT SO THAT THEY ARE ATTACHED TO THE FRAMING SURROUNDING THE OPENING CONTAINING THE PRODUCT WITH THE GLAZED OPENING. PANELS MUST BE PREDRILLED AS REQUIRED FOR THE ANCHORAGE METHOD AND WILL BE SECURED WITH THE ATTACHMENT HARDWARE PROVIDED AND ANCHORS PERMANENTLY INSTALLED ON THE BUILDING. ATTACHMENT IN ACCORDANCE WITH TABLE R301.2.1.2 WITH CORROSION-RESISTANT ATTACHMENT HARDWARE PROVIDED AND ANCHORS PERMANENTLY INSTALLED ON THE BUILDING IS PERMITTED FOR BUILDINGS WITH A MEAN ROOF HEIGHT OF 45 FEET OR LESS, WHERE EFFECTIVE ULTIMATE DESIGN WIND SPEEDS, Vult, DO NOT EXCEED 175 MPH.
2. GLAZING IN ACCESSORY STRUCTURES TO THE SINGLE FAMILY DWELLINGS INCLUDING BUT NOT LIMITED TO GREENHOUSES AND MINOR STORAGE SHEDS.
3. PARTIALLY ENCLOSED OCCUPANCY R-3 BUILDINGS ARE PERMITTED TO BE DESIGNED WITHOUT WIND-BORNE DEBRIS PROTECTION. PARTIALLY ENCLOSED AND OPEN OCCUPANCY R-3 BUILDINGS MUST ALSO INCLUDE A RESIDENTIAL SAFE ROOM IN ACCORDANCE WITH ROH CHAPTER 16, ARTICLE 13.

PROJECT INFORMATION

OWNER: ROBERT VAVUL
STREET ADDRESS: 68-309 CROZIER DR. WAIALUA, HI
T.M.K. NUMBER: 6-8-005:015
LOT AREA: 13,230 SF
MAX. BUILDING AREA: 50% (6,615 SQ. FT.)
ACTUAL LOT COVERAGE: 33% (4,334 SQ. FT.)
ZONING: R-7.5
FLOOD ZONE: AE +14.0' & XS
SETBACKS: FRONT: 10' SIDE & REAR: 5'

BUILDING AREA:
DWELLING BUILDING AREA: 3,540 SF
GARAGE AREA: 794 SF
TOTAL BUILDING AREA: 4,334 SF

DWELLING FLOOR AREA:
1ST FLOOR INTERIOR AREA: 2,483 SF
1ST FLOOR INTERIOR AREA- GARAGE: 474 SF
1ST FLOOR COVERED LANAI AREA: 583 SF
2ND FLOOR INTERIOR AREA: 2,092 SF
2ND FLOOR COVERED LANAI AREA: 275 SF
RECREATION ROOM: 740 SF
TOTAL FLOOR AREA: 6,647 SF

GARAGE AREA: 794 SF
MAX ALLOWABLE FAR: 0.7
ACTUAL FAR: 6647/13230= 0.50

PARKING CALCULATION:
1 PER UNIT PER 1,000 SF
TOTAL REQUIRED PARKING: 7
TOTAL PROVIDED PARKING: 7

SHEET INDEX

001	TITLE SHEET, INDEX OF DRAWINGS, PROJECT LOCATION, GENERAL NOTES
SMA1	SMA SECTION, SITE PLAN
D100	DEMOLITION PLANS
A100	SITE PLAN, TOPOGRAPHIC SURVEY
A101	1ST FLOOR PLAN, FLOOR AREA DIAGRAM
A102	2ND FLOOR PLAN, FLOOR AREA DIAGRAM
A103	GARAGE & RECREATION ROOM FLOOR PLANS
A104	ROOF PLAN
A111	1ST FLOOR PLAN REFLECTED CEILING PLAN
A112	2ND FLOOR PLAN REFLECTED CEILING PLAN
A201	EXTERIOR ELEVATIONS
A202	EXTERIOR ELEVATIONS- GARAGE
A203	INTERIOR ELEVATIONS, SCHEDULES
A301	SCHEDULES, SECTIONS
WF101	POOL PLANS
S001	STRUCTURAL NOTES
S100	FOUNDATION PLAN
S101	FLOOR FRAMING PLAN
S102	ROOF FRAMING PLAN
S103	GARAGE STRUCTURAL PLANS
S300	STRUCTURAL DETAILS
S301	STRUCTURAL DETAILS
S302	STRUCTURAL DETAILS
S303	STRUCTURAL DETAILS

ENERGY CONSERVATION

CITY AND COUNTY OF HONOLULU REVISED ORDINANCES 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 COMPONENT SYSTEMS

SIGNATURE:

DATE: 6/18/2024

NAME: JC KAIHAKU CHUN
LICENSE NO.: AR-18252 EXP. DATE: 4/30/2026

kaihaku DESIGN
kcw.kaihaku.com 808.223.7691
JC KAIHAKU CHUN LICENSED PROFESSIONAL ARCHITECT No. 18252 HAWAII, U.S.A.

This work was prepared by me or under my supervision and protection of this project will be under my observation.

4.30.2026
expiration date

NEW SINGLE FAMILY DWELLING FOR THE
VAVUL RESIDENCE
68-309 CROZIER DR.
WAIALUA HI 96791
TMK: 6-8-005:015

PERMIT SET

DRAWING:
PROJECT LOCATION
PROJECT INFORMATION

DATE: 6/18/2024 PROJECT: 23-VWR
SHEET:
001

EXHIBIT C-2

PUBLIC HEALTH, SAFETY, AND CONVENIENCE NOTES:

1. THE CONTRACTOR SHALL OBSERVE AND COMPLY WITH ALL FEDERAL, STATE, AND LOCAL LAWS REQUIRED FOR THE PROTECTION OF THE PUBLIC HEALTH AND SAFETY AND ENVIRONMENTAL QUALITY.

2. THE CONTRACTOR, AT HIS OWN EXPENSE SHALL KEEP THE PROJECT AND ITS SURROUNDING AREAS FREE FROM DUST NUISANCE. THE WORK SHALL BE IN CONFORMANCE WITH THE AIR POLLUTION CONTROL STANDARDS AND REGULATIONS OF THE STATE DEPARTMENT OF HEALTH.

3. NO CONTRACTOR SHALL PERFORM ANY CONSTRUCTION ACTIVITY SO AS TO CAUSE FALLING ROCK, SOIL OR DEBRIS IN ANY FORM TO FALL, SLIDE OR FLOW ONTO ADJOINING PROPERTIES, STREETS OR NATURAL WATERCOURSES. SHOULD SUCH VIOLATIONS OCCUR, THE CONTRACTOR SHALL IMMEDIATELY MAKE ALL REMEDIAL ACTIONS NECESSARY.

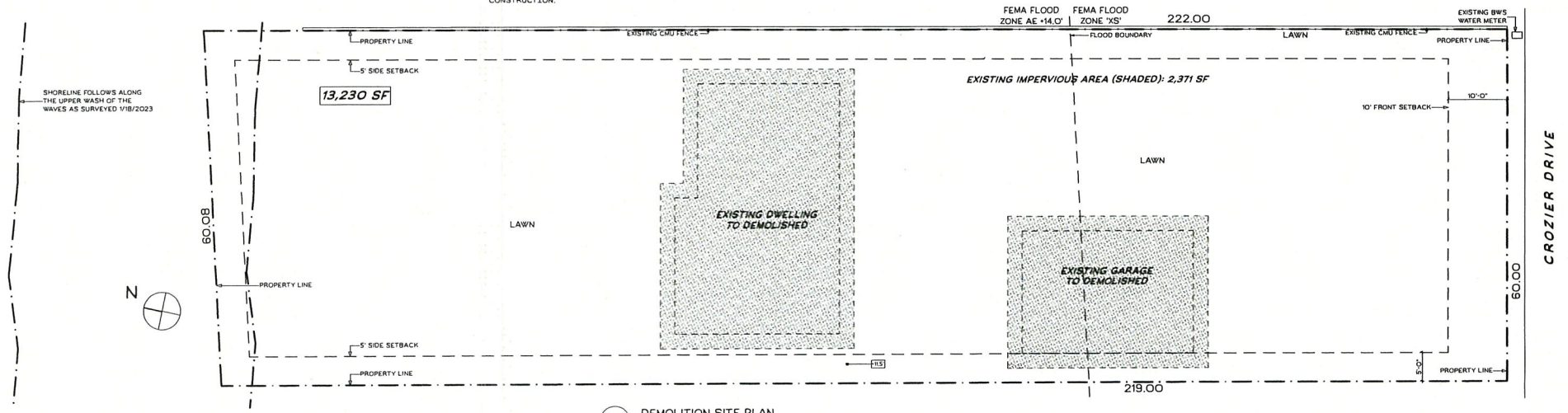
4. THE CONTRACTOR SHALL PROVIDE, INSTALL AND MAINTAIN ALL NECESSARY SIGNS, LIGHTS, FLARES, BARRICADES, MARKERS, CONES AND OTHER PROTECTIVE FACILITIES AND SHALL TAKE ALL NECESSARY PRECAUTIONS FOR THE PROTECTION, CONVENIENCE AND SAFETY OF THE PUBLIC. THE CONTRACTOR SHALL APPLY FOR A CONSTRUCTION PERMIT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

ESCP INSPECTION NOTES:

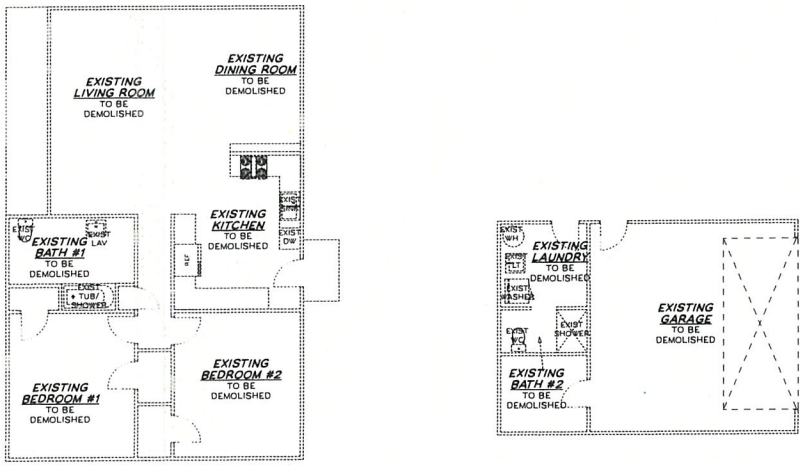
1. AT LEAST TWO WEEKS BEFORE THE BEGINNING CONSTRUCTION, THE CONTRACTOR OR THE PERSON IN CHARGE OF CONSTRUCTION SHALL NOTIFY THE STORM WATER INSPECTOR LISTED ON THE BUILDING PERMIT.

2. AFTER INSTALLING THE CONSTRUCTION BMPS AND MOBILIZING ANY CONSTRUCTION APPARATUS IN ACCORDANCE WITH THE APPROVED ESCP (OR APPENDIX B ESCP FOR SMALL PROJECT TEMPLATE), THE CONTRACTOR OR THE PERSON IN CHARGE OF CONSTRUCTION SHALL CONTACT THE ESCP COORDINATOR LISTED ON THEBUILDING PERMIT, FOR A PRECONSTRUCTION INSPECTION.

3. THE ESCP COORDINATOR SHALL SUBMIT THE PRECONSTRUCTION INSPECTION CHECKLIST TO THE STORM WATER INSPECTOR (EMAIL TO DPP.NPDES@HONOLULU.GOV) CONFIRMING THE BMPS AND GOOD HOUSE KEEPING MEASURES ARE IN COMPLIANCE, BEFORE THE START OF CONSTRUCTION.



1 DEMOLITION SITE PLAN
SCALE: 1/8" = 1'-0"



2 DEMOLITION PLAN
SCALE: 3/16" = 1'-0"

KAIHAKU DESIGN
kc@kaihaku.com 808 223 7691
K.C. KAIHAKU CHOW LICENSED PROFESSIONAL ARCHITECT No. 18252 HAWAII, U.S.A.

This work was prepared by me or under my supervision and construction of this project will be under my observation.

4.30.2026

NEW SINGLE FAMILY DWELLING FOR THE

VAVUL RESIDENCE

68-309 CROZIER DR.
WAIALUA HI 96791

TMK: 6-8-005:015

PERMIT SET

DRAWING:
DEMOLITION PLANS

DATE: 3/30/2024 PROJECT: 23-VWR

SHEET:
D100

EXHIBIT C-3

PUBLIC HEALTH, SAFETY, AND CONVENIENCE NOTES:

1. THE CONTRACTOR SHALL OBSERVE AND COMPLY WITH ALL FEDERAL, STATE, AND LOCAL LAWS REQUIRED FOR THE PROTECTION OF THE PUBLIC HEALTH AND SAFETY AND ENVIRONMENTAL QUALITY.

2. THE CONTRACTOR, AT HIS OWN EXPENSE SHALL KEEP THE PROJECT AND ITS SURROUNDING AREAS FREE FROM DUST NUISANCE. THE WORK SHALL BE IN CONFORMANCE WITH THE AIR POLLUTION CONTROL STANDARDS AND REGULATIONS OF THE STATE DEPARTMENT OF HEALTH.

3. NO CONTRACTOR SHALL PERFORM ANY CONSTRUCTION ACTIVITY SO AS TO CAUSE FALLING ROCK, SOIL OR DEBRIS IN ANY FORM TO FALL, SLIDE OR FLOW ONTO ADJOINING PROPERTIES, STREETS OR NATURAL WATERCOURSES. SHOULD SUCH VIOLATIONS OCCUR, THE CONTRACTOR SHALL IMMEDIATELY MAKE ALL REMEDIAL ACTIONS NECESSARY.

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

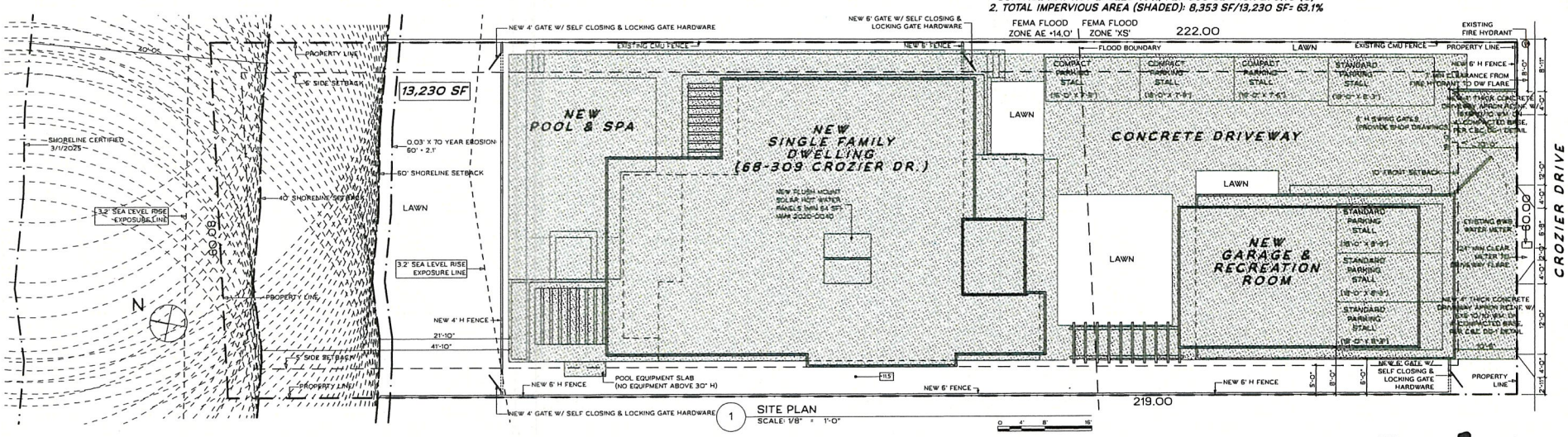
ESCP INSPECTION NOTES:

1. AT LEAST TWO WEEKS BEFORE THE BEGINNING CONSTRUCTION, THE CONTRACTOR OR THE PERSON IN CHARGE OF CONSTRUCTION SHALL NOTIFY THE STORM WATER INSPECTOR LISTED ON THE BUILDING PERMIT.

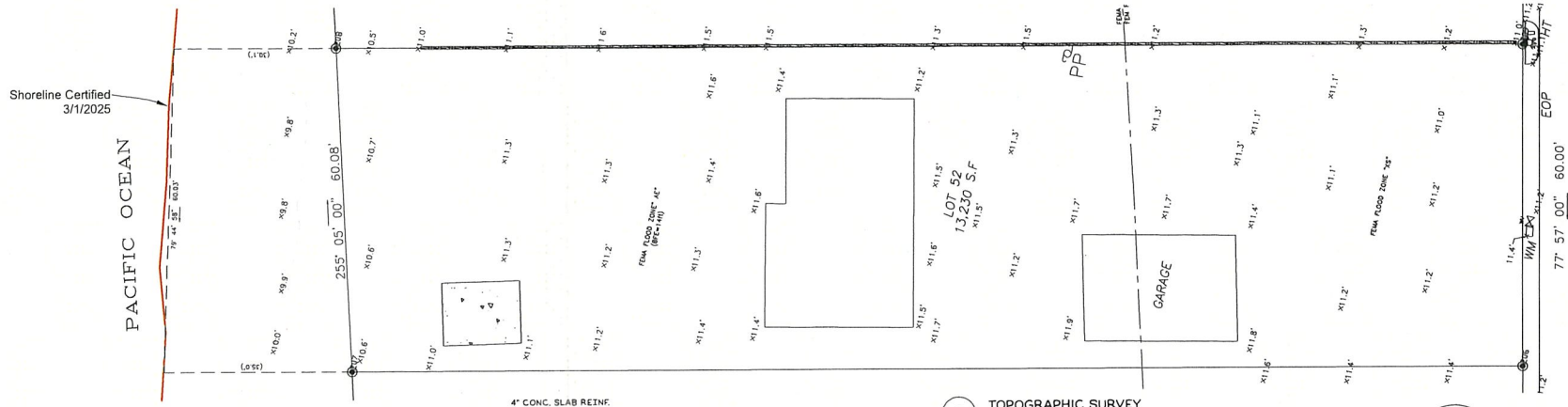
2. AFTER INSTALLING THE CONSTRUCTION BMPS AND MOBILIZING ANY CONSTRUCTION APPARATUS IN ACCORDANCE WITH THE APPROVED ESCP (OR APPENDIX B ESCP FOR SMALL PROJECT TEMPLATE), THE CONTRACTOR OR THE PERSON IN CHARGE OF CONSTRUCTION SHALL CONTACT THE ESCP COORDINATOR LISTED ON THEBUILDING PERMIT, FOR A PRECONSTRUCTION INSPECTION.

3. THE ESCP COORDINATOR SHALL SUBMIT THE PRECONSTRUCTION INSPECTION CHECKLIST TO THE STORM WATER INSPECTOR (EMAIL TO DPPNPDES@HONOLULU.GOV) CONFIRMING THE BMPS AND GOOD HOUSE KEEPING MEASURES ARE IN COMPLIANCE, BEFORE THE START OF CONSTRUCTION.

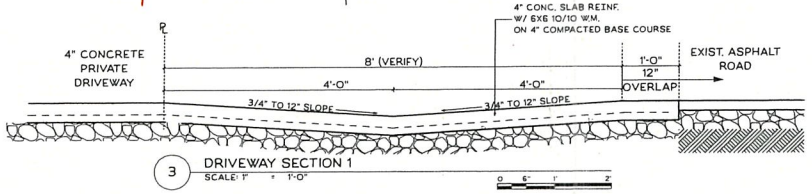
1 & 2-FAMILY DWELLING PROJECTS:
1. USE SITE DESIGN STRATEGIES TO REDUCE THE IMPERVIOUS SURFACE AREAS TO THE MAXIMUM EXTENT PRACTICAL. THE TOTAL IMPERVIOUS SURFACE MAY NOT EXCEED 75%, PER LUO SECTION 21-3.70 (G)
2. TOTAL IMPERVIOUS AREA (SHADED): 8,353 SF/13,230 SF= 63.1%



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



2 TOPOGRAPHIC SURVEY
SCALE: 1" = 10'



3 DRIVEWAY SECTION 1
SCALE: 1" = 1'-0"

kaihaku DESIGN
kaihaku.com 808 223 7691

HAWAII LICENSED ARCHITECT No. 18252 — This work was prepared by me or under my supervision and construction of this project will be under my observation. 4.30.2026

ANTHONY D. CROOK LICENSED PROFESSIONAL LAND SURVEYOR No. 12094 HAWAII, U.S.A.

THIS MAP WAS PREPARED BY ME OR UNDER MY SUPERVISION.
ANTHONY D. CROOK
LICENSED PROFESSIONAL LAND SURVEYOR
CERTIFICATE No. 12094

NEW SINGLE FAMILY DWELLING FOR THE

VAVUL RESIDENCE

68-309 CROZIER DR.
WAIALUA HI 96791

TMK: 6-8-005:015

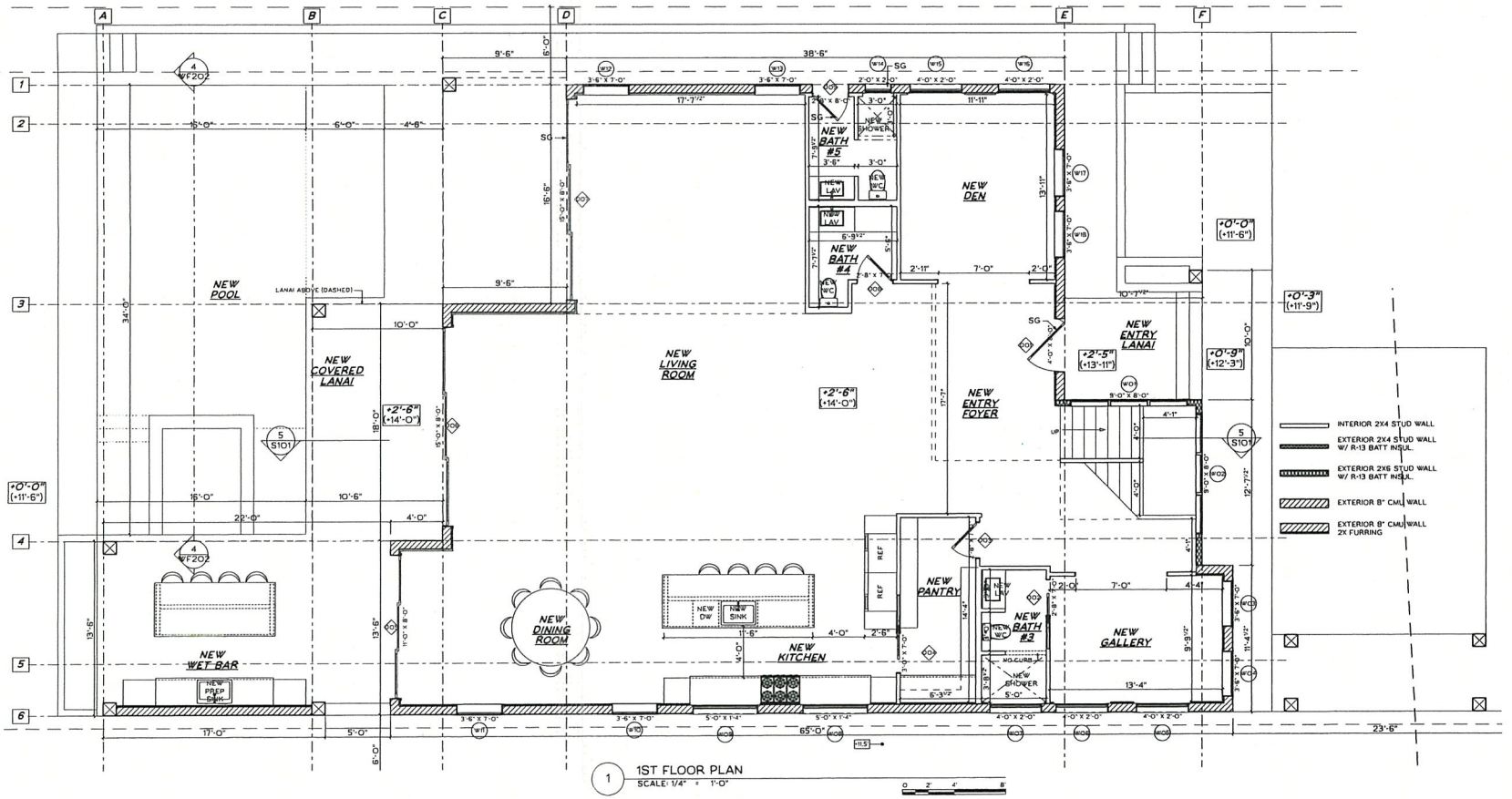
PERMIT SET

DRAWING:
SITE PLANS

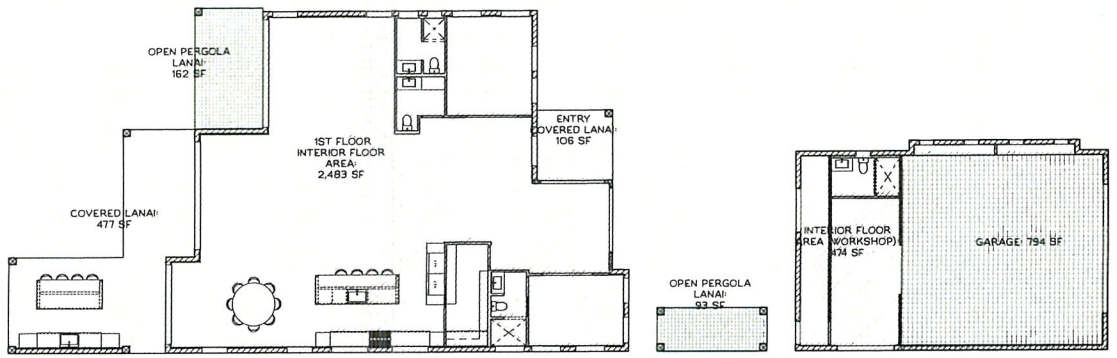
DATE: 9/3/2025 PROJECT: 23-VWR

SHEET:
A100

EXHIBIT C-4



1 1ST FLOOR PLAN
SCALE: 1/4" = 1'-0"



2 1ST FLOOR AREA DIAGRAM
SCALE: 1/8" = 1'-0"

KAIHAKU DESIGN
kc@kaihaku.com 808 223 7691

I C. KAIHAKU COOK LICENSED PROFESSIONAL ARCHITECT No. 18252 HAWAII, U.S.A.

This work was prepared by me or under my supervision and construction of this project will be under my observation

4.30.2026 expiration date

NEW SINGLE FAMILY DWELLING FOR THE

VAVUL RESIDENCE

68-309 CROZIER DR.
WAIALUA HI 96791

TMK: 6-8-005:015

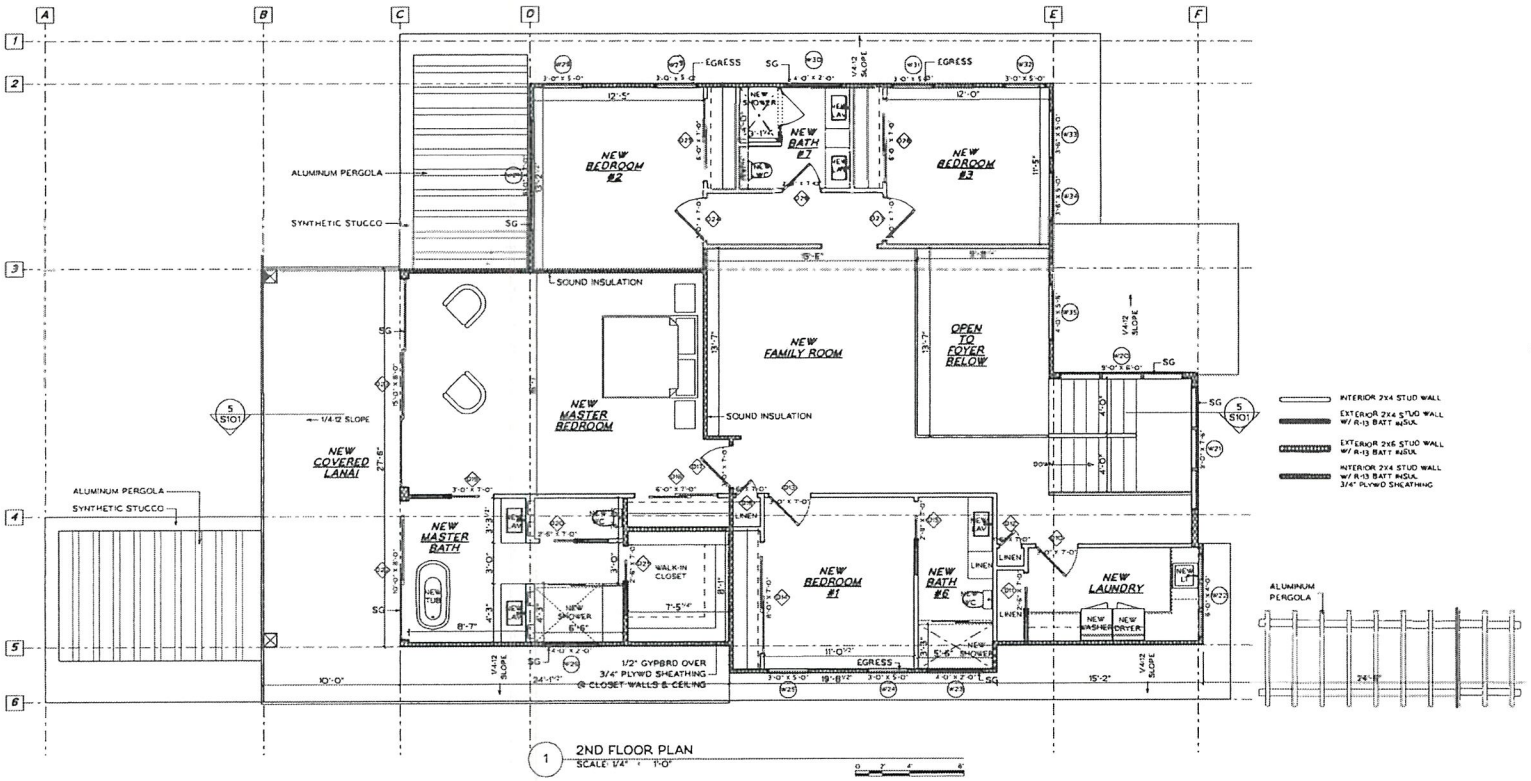
PERMIT SET

DRAWING:
1ST FLOOR PLAN
1ST FLOOR AREA DIAGRAM

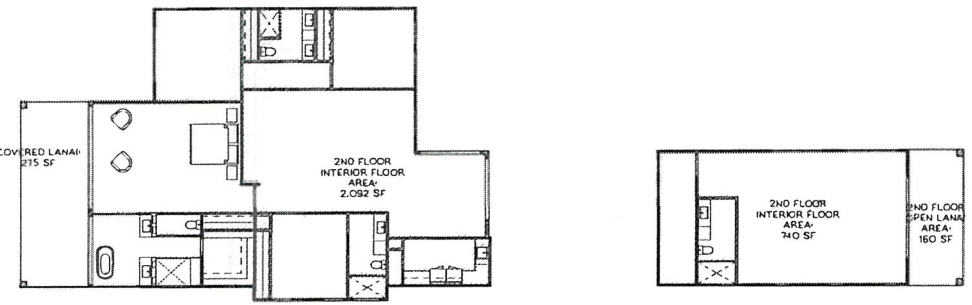
DATE: 3/30/2024 PROJECT: 23-VWR

SHEET:
A101

EXHIBIT C-5



1 2ND FLOOR PLAN
SCALE: 1/4" = 1'-0"



2 2ND FLOOR AREA DIAGRAM
SCALE: 1/8" = 1'-0"

kahaku DESIGN
kc@kahaku.com 808 223 7691

NEW SINGLE FAMILY DWELLING FOR THE

VAVUL RESIDENCE

68-309 CROZIER DR
WAIALUA HI 96791

TMK: 6-8-005:015

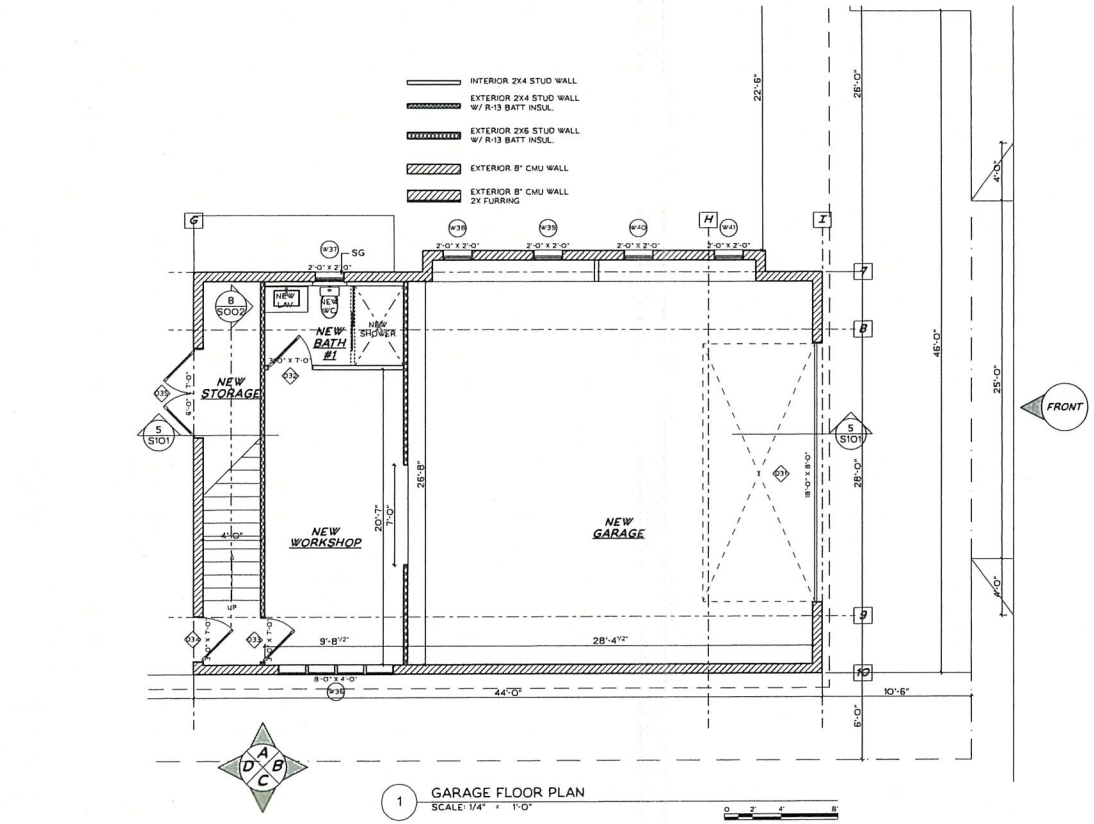
PERMIT SET

DRAWING:
2ND FLOOR PLAN
2ND FLOOR AREA DIAGRAM

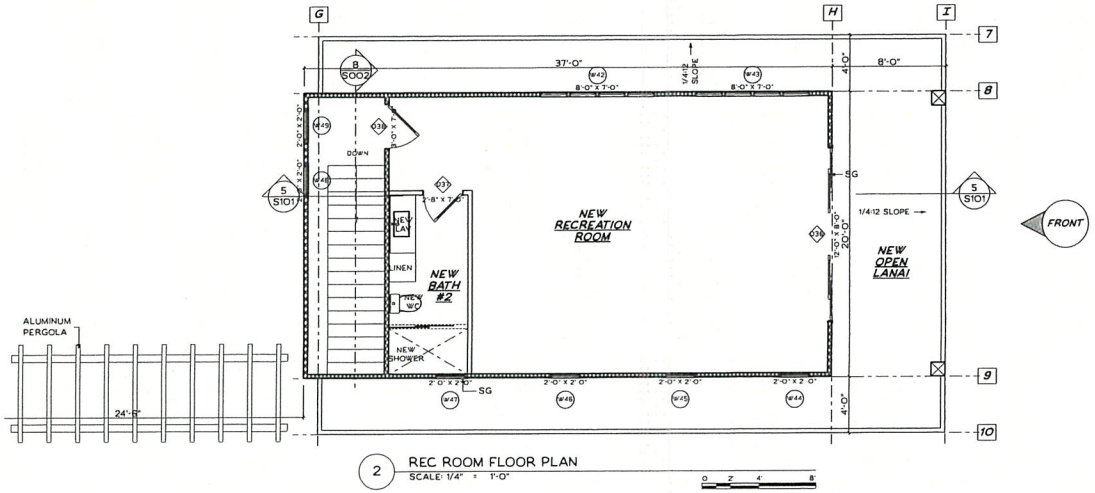
DATE: 3/30/2024 PROJECT: 23-VWR

SHEET:
A102

EXHIBIT C-6



1 GARAGE FLOOR PLAN
SCALE: 1/4" = 1'-0"



2 REC ROOM FLOOR PLAN
SCALE: 1/4" = 1'-0"

kaihaku DESIGN
kc@kaihaku.com 808.223.7691

I.C. KAIHAKU CHOE
LICENSED PROFESSIONAL ARCHITECT
No. 18252
HAWAII, U.S.A.

This work was prepared by me or under my supervision and construction of this project will be under my observation.

Signature 4.30.2026 Expiration date

NEW SINGLE FAMILY DWELLING FOR THE

VAVUL RESIDENCE

68-309 CROZIER DR.
WAIALUA HI 96791

TMK: 6-8-005:015

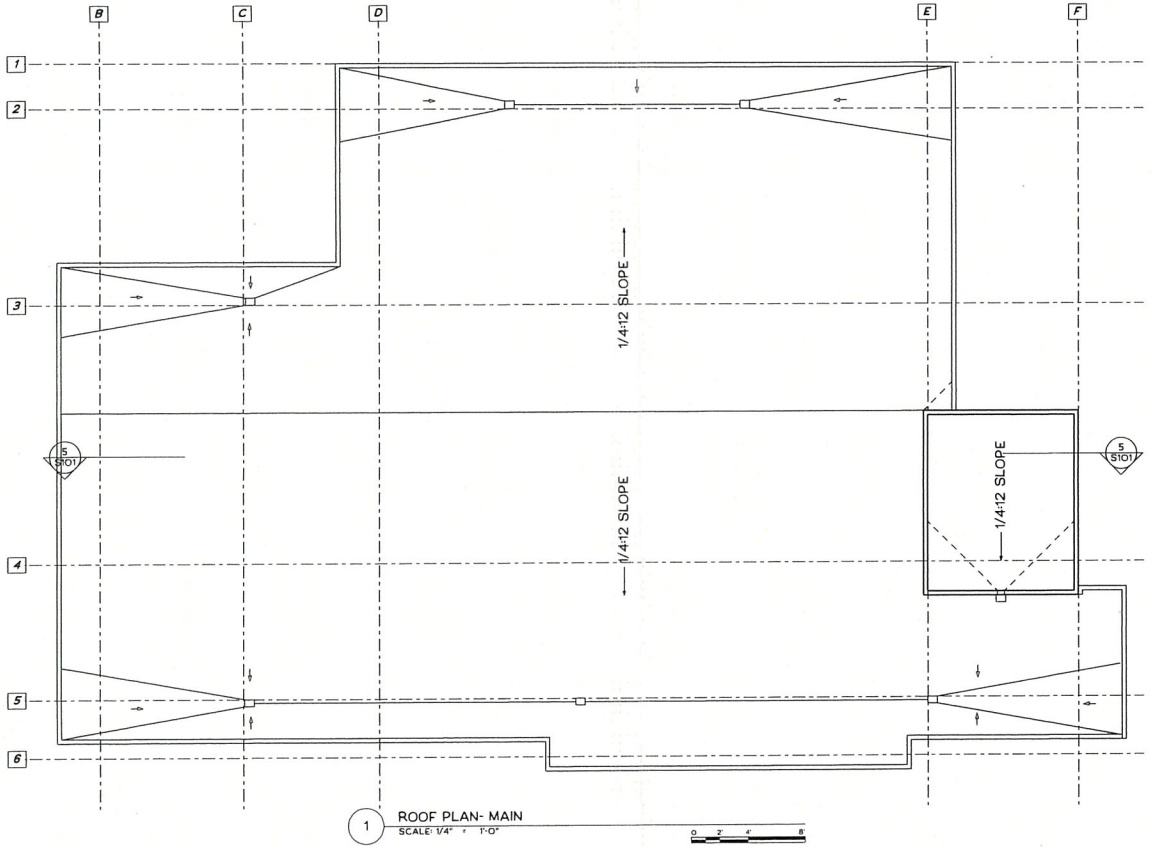
PERMIT SET

DRAWING:
GARAGE FLOOR PLAN
REC ROOM FLOOR PLAN

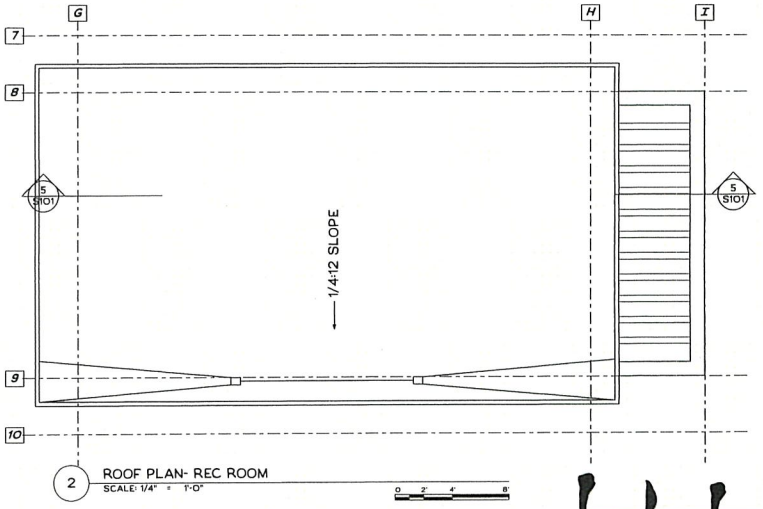
DATE: 3/30/2024 PROJECT: 23-VWR

SHEET:
A103

EXHIBIT C-7



1 ROOF PLAN- MAIN
SCALE: 1/4" = 1'-0"



2 ROOF PLAN- REC ROOM
SCALE: 1/4" = 1'-0"

kaihaku DESIGN
kc@kaihaku.com 808.223.7691

KC KAIHAKU COOK
LICENSED PROFESSIONAL ARCHITECT
No. 18252
HAWAII, U.S.A.

This work was prepared by me or under my supervision and construction of this project will be under my observation

4.30.2026
expiration date

NEW SINGLE FAMILY DWELLING FOR THE

VAVUL RESIDENCE

68-309 CROZIER DR.
WAIALUA HI 96791

TMK: 6-8-005:015

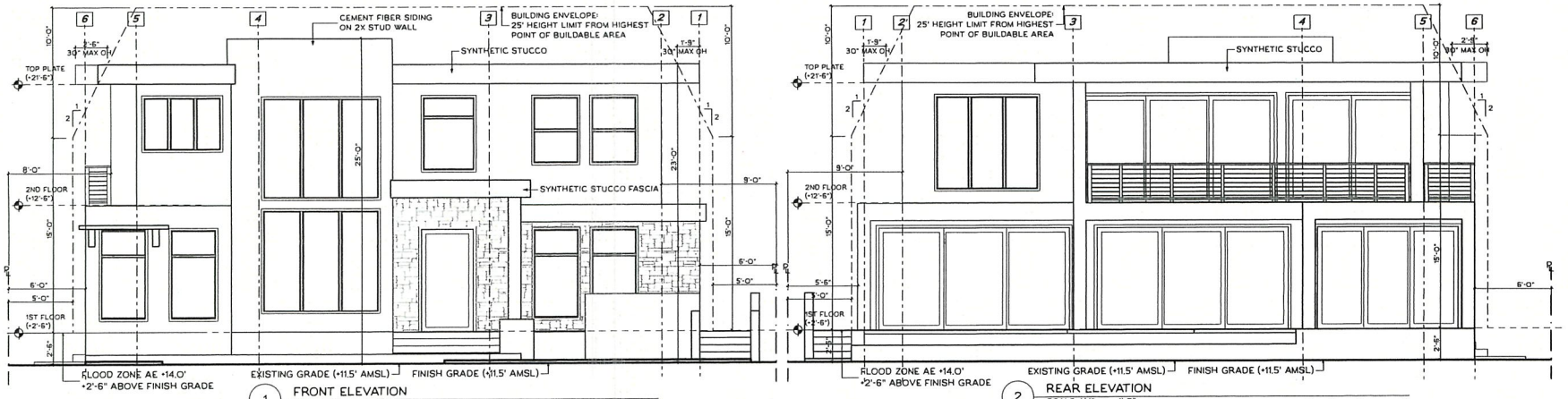
PERMIT SET

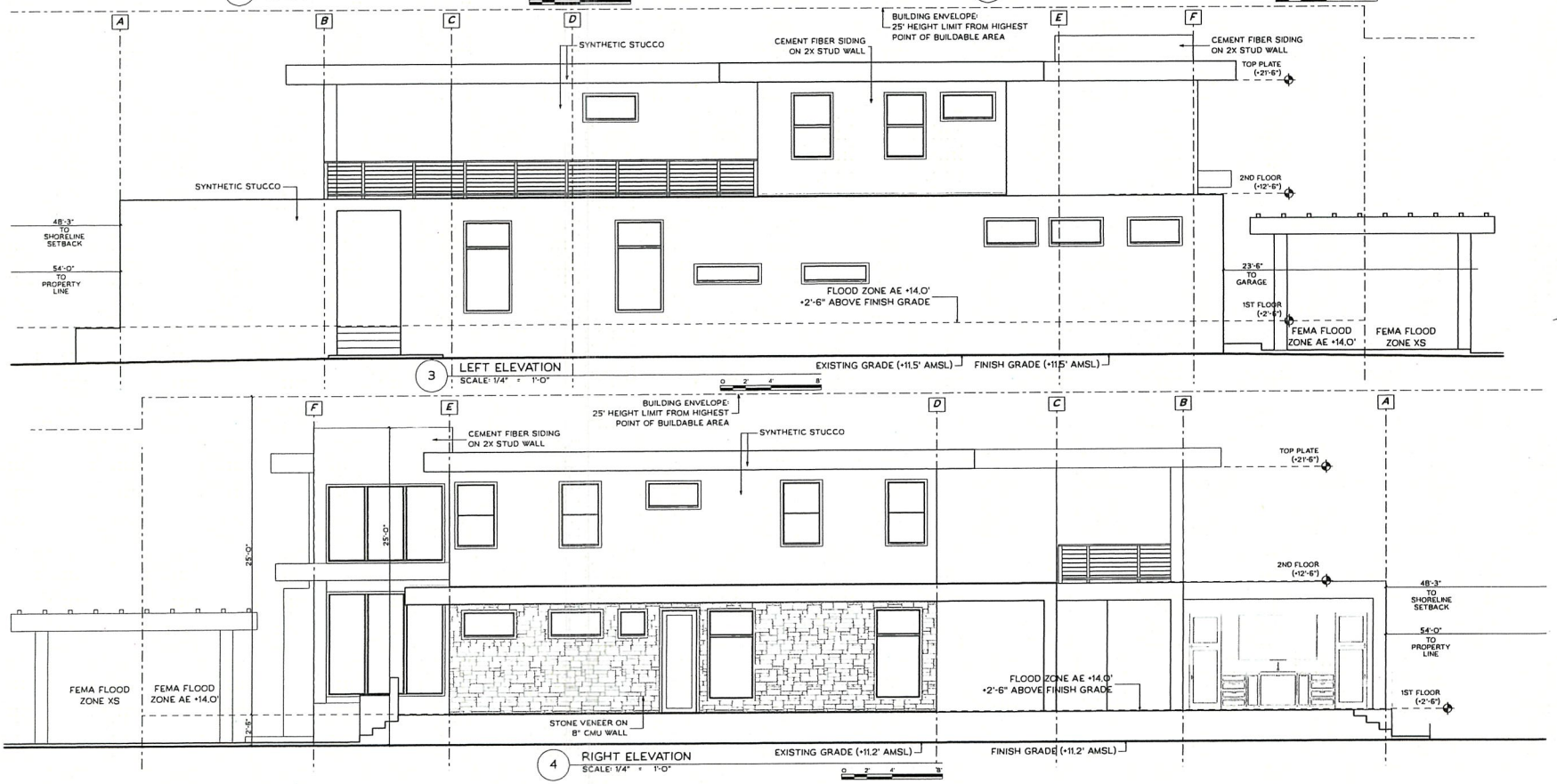
DRAWING:
GARAGE FLOOR PLAN
REC ROOM FLOOR PLAN

DATE: 3/30/2024 PROJECT: 23-VWR

SHEET:
A104

EXHIBIT C-8





kc@kahaku.com 808 223 7691

I.C. KAHAKU CHUN LICENSED PROFESSIONAL ARCHITECT No. 10252 HAWAII, U.S.A.

This work was prepared by me or under my supervision and construction of this project will be under my observation

4.30.2026

NEW SINGLE FAMILY DWELLING FOR THE

VAVUL RESIDENCE

68-309 CROZIER DR.
WAIALUA HI 96791

TMK: 6-8-005:015

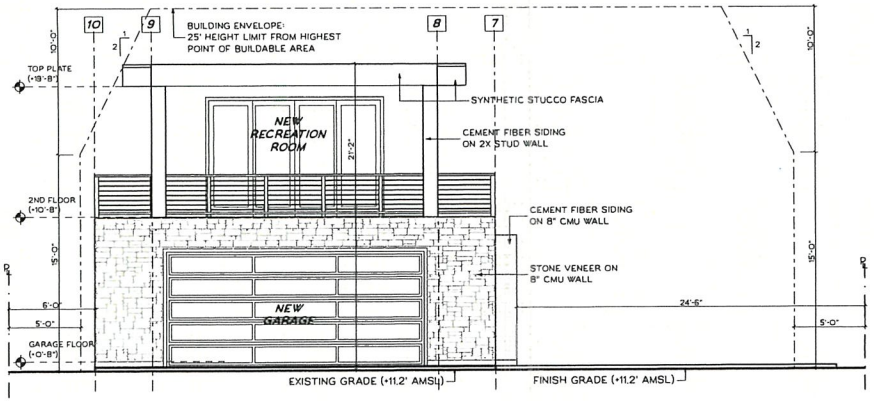
PERMIT SET

DRAWING: EXTERIOR ELEVATIONS

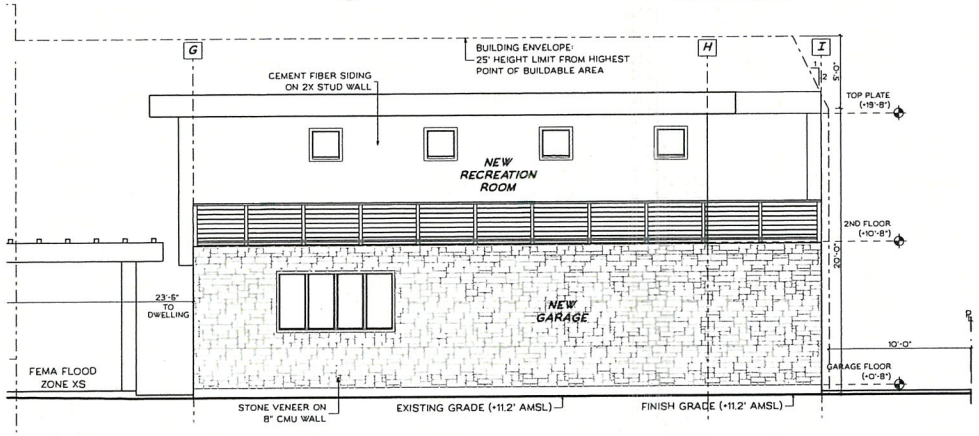
DATE: 3/30/2024 PROJECT: 23-VWR

SHEET: **A201**

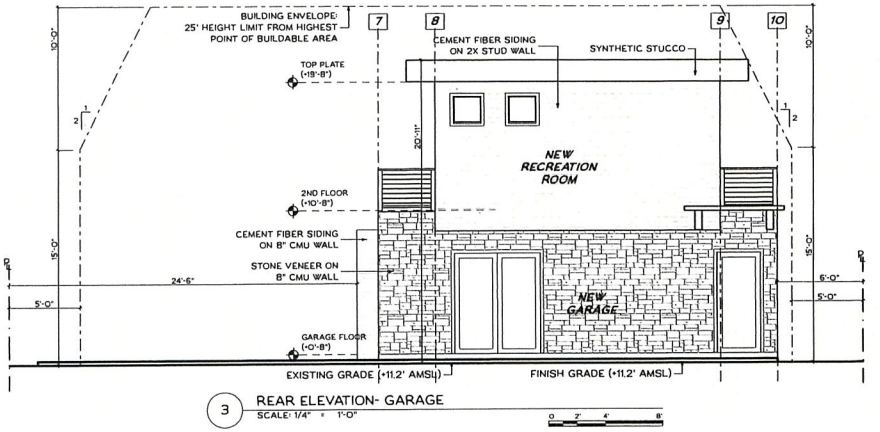
EXHIBIT C-9



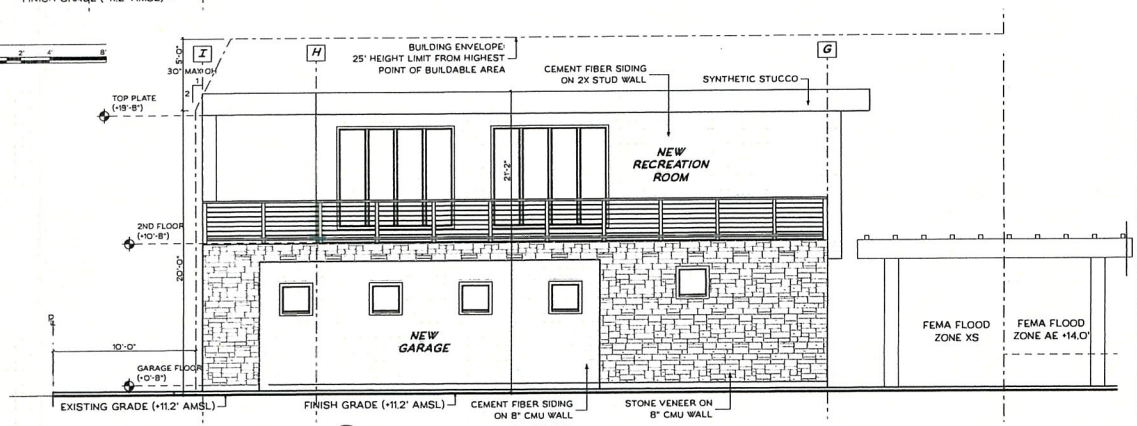
1 FRONT ELEVATION- GARAGE
SCALE: 1/4" = 1'-0"



2 LEFT ELEVATION- GARAGE
SCALE: 1/4" = 1'-0"



3 REAR ELEVATION- GARAGE
SCALE: 1/4" = 1'-0"



4 RIGHT ELEVATION- GARAGE
SCALE: 1/4" = 1'-0"

kaihaku DESIGN
kc@kaihaku.com 808.223.7691

LIC. KAIHAKU CHUN
LICENSED PROFESSIONAL ARCHITECT
No. 18252
HAWAII, U.S.A.

This work was prepared by me or under my supervision and construction of this project will be under my observation

4.30.2026
expiration date

NEW SINGLE FAMILY DWELLING FOR THE

VAVUL RESIDENCE

68-309 CROZIER DR.
WAIALUA HI 96791

TMK: 6-8-005:015

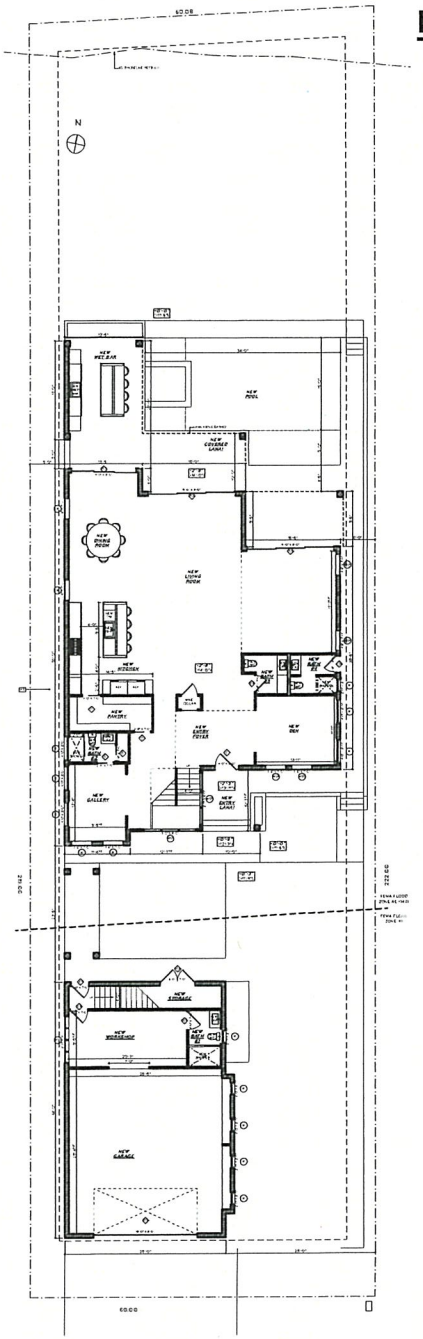
PERMIT SET

DRAWING:
EXTERIOR ELEVATIONS
- GARAGE

DATE: 3/30/2024 PROJECT: 23-VWR

SHEET:
A202

EXHIBIT C-10



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

0 8' 16' 32'

KAHAKU DESIGN
kc@kahaku.com 808.223.7691

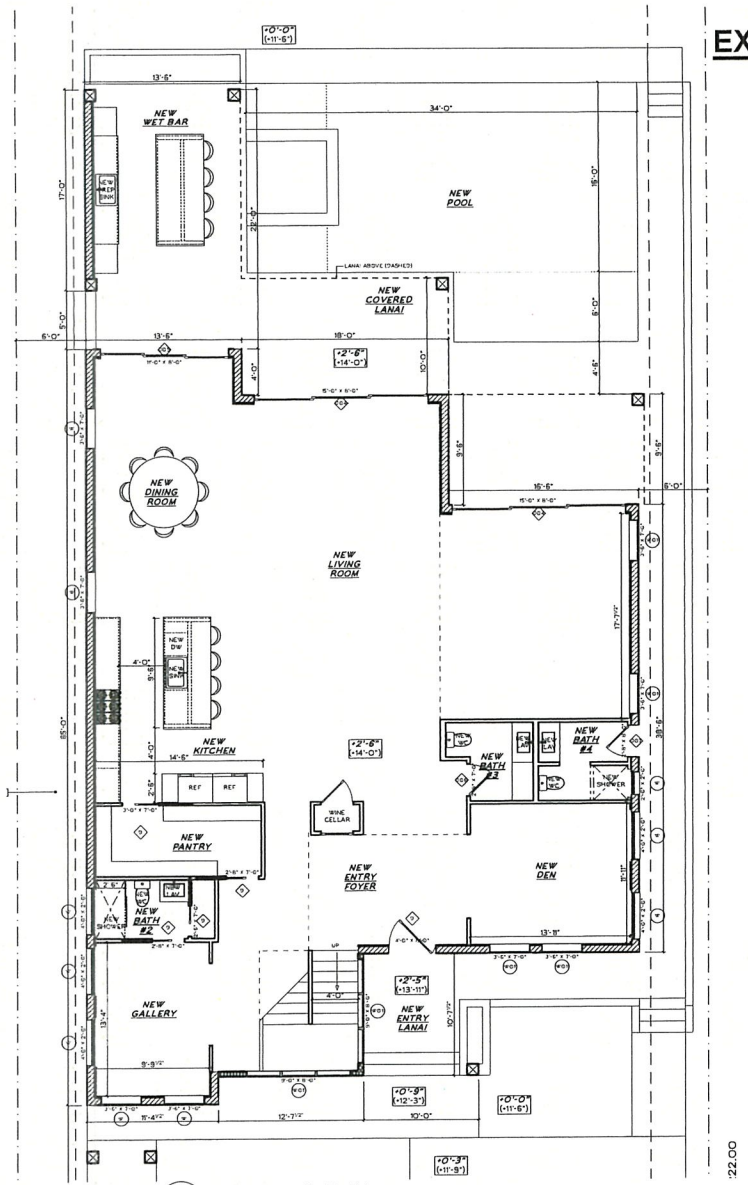
VAVUL RESIDENCE
68-309 CROZIER DR, WAIALUA HI 96791
TMK: 6-8-005:015

DRAWING:

DATE: 10/11/2023

SHEET NO.
SKA 01

EXHIBIT C-11



1 1ST FLOOR PLAN
SCALE: 1/8" = 1'-0"

0 4' 8' 16'

kahaku DESIGN
kc@kahaku.com 808.223.7691

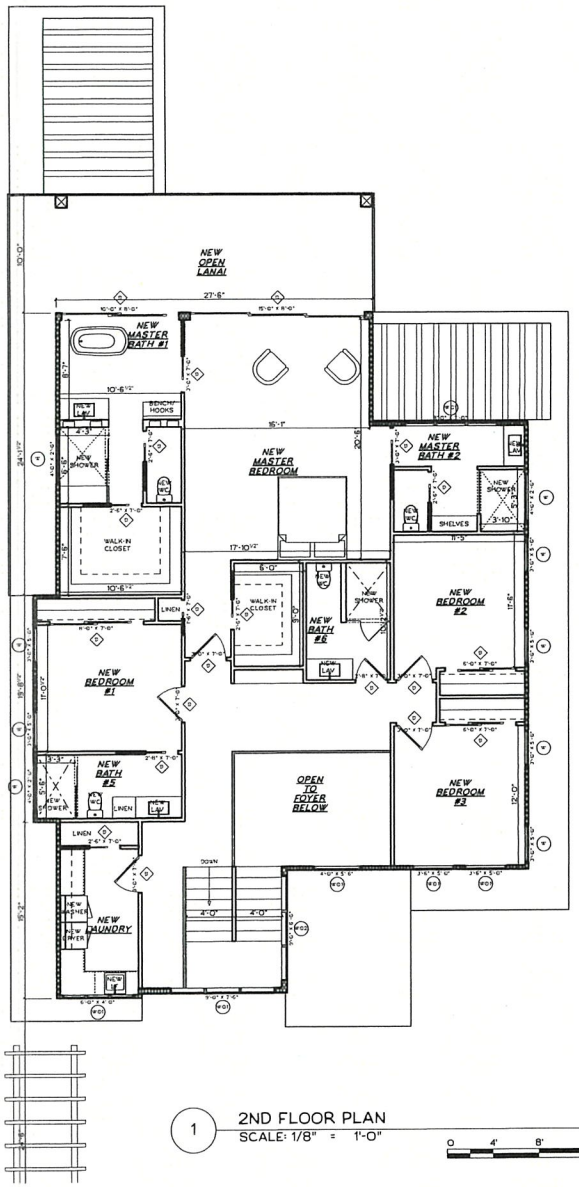
VAVUL RESIDENCE
68-309 CROZIER DR. WAIALUA HI 96791
TMK: 6-8-005:015

DRAWING:

DATE: 10/11/2023

SHEET NO.
SKA 02

EXHIBIT C-12



1 2ND FLOOR PLAN
SCALE: 1/8" = 1'-0"

0 4' 8' 16'

kaihaku DESIGN
kc@kaihaku.com 808.223.7691

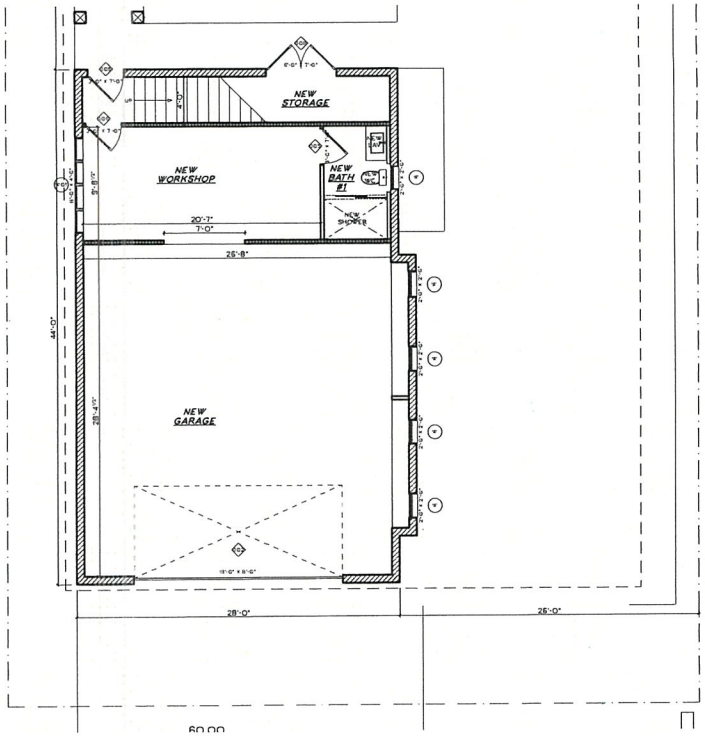
VAVUL RESIDENCE
68-309 CROZIER DR. WAIALUA HI 96791
TMK: 6-8-005:015

DRAWING:

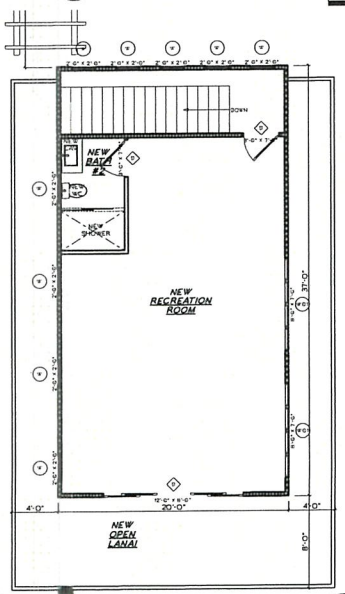
DATE: 10/11/2023

SHEET NO.
SKA 03

EXHIBIT C-13



1 1ST FLOOR PLAN
SCALE: 1/8" = 1'-0"
0 4' 8' 16'



2 2ND FLOOR PLAN
SCALE: 1/8" = 1'-0"
0 4' 8' 16'

kc@kaihaku.com 808.223.7691

VAVUL RESIDENCE
68-309 CROZIER DR. WAIALUA HI 96791
TMK: 6-8-005:015

DRAWING:
DATE: 10/11/2023

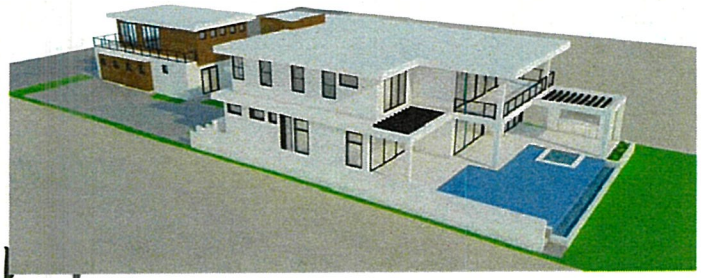
SHEET NO.
SKA 04

EXHIBIT C-14









kahaku DESIGN
kc@kahaku.com 808 223 7691

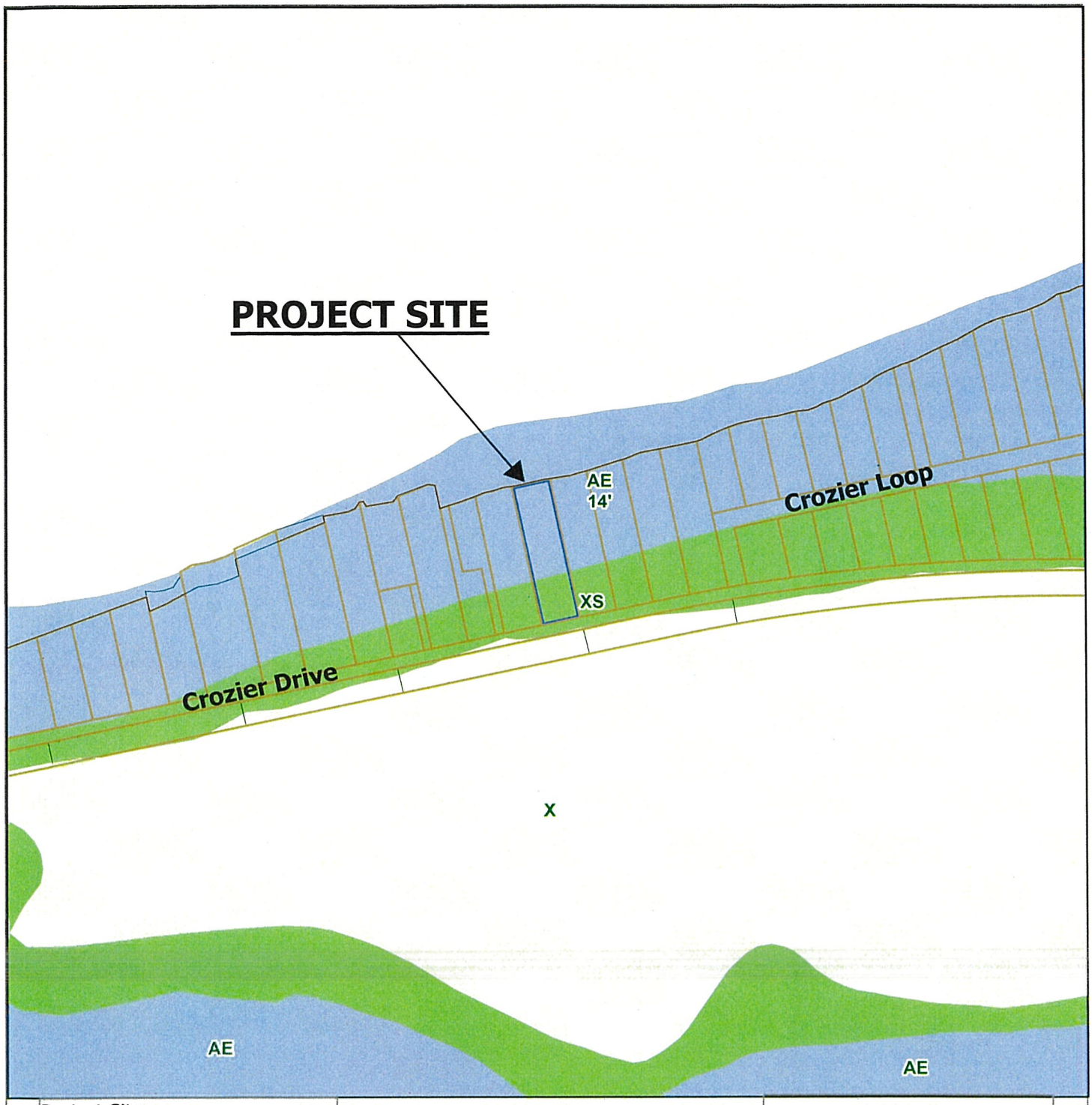
VAVUL RESIDENCE
68-309 CROZIER DR. WAIALUA HI 96791
TMK: 6-8-005:015

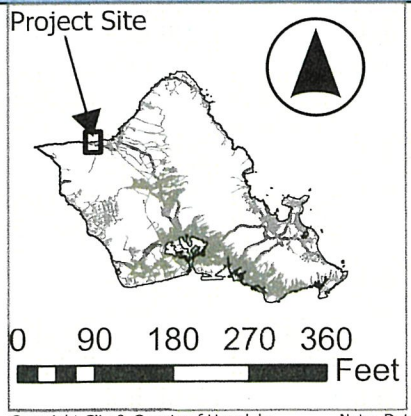
DRAWING:

DATE: 10/11/2023

SHEET NO.
SKA 05

EXHIBIT D





FLOOD ZONE
File No.: 2025-SMA-81

Project: Robert Vavul - New Dwelling
Location: 68-309 Crozier Drive - Waialua
TMK: 6-8-005: 015

Legend

- AE
- X
- XS

Office of Council Services
City and County of Honolulu

Copyright City & County of Honolulu
All rights Reserved 2008

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

Prepared by: Department of Planning and Permitting

November 2025

EXHIBIT E

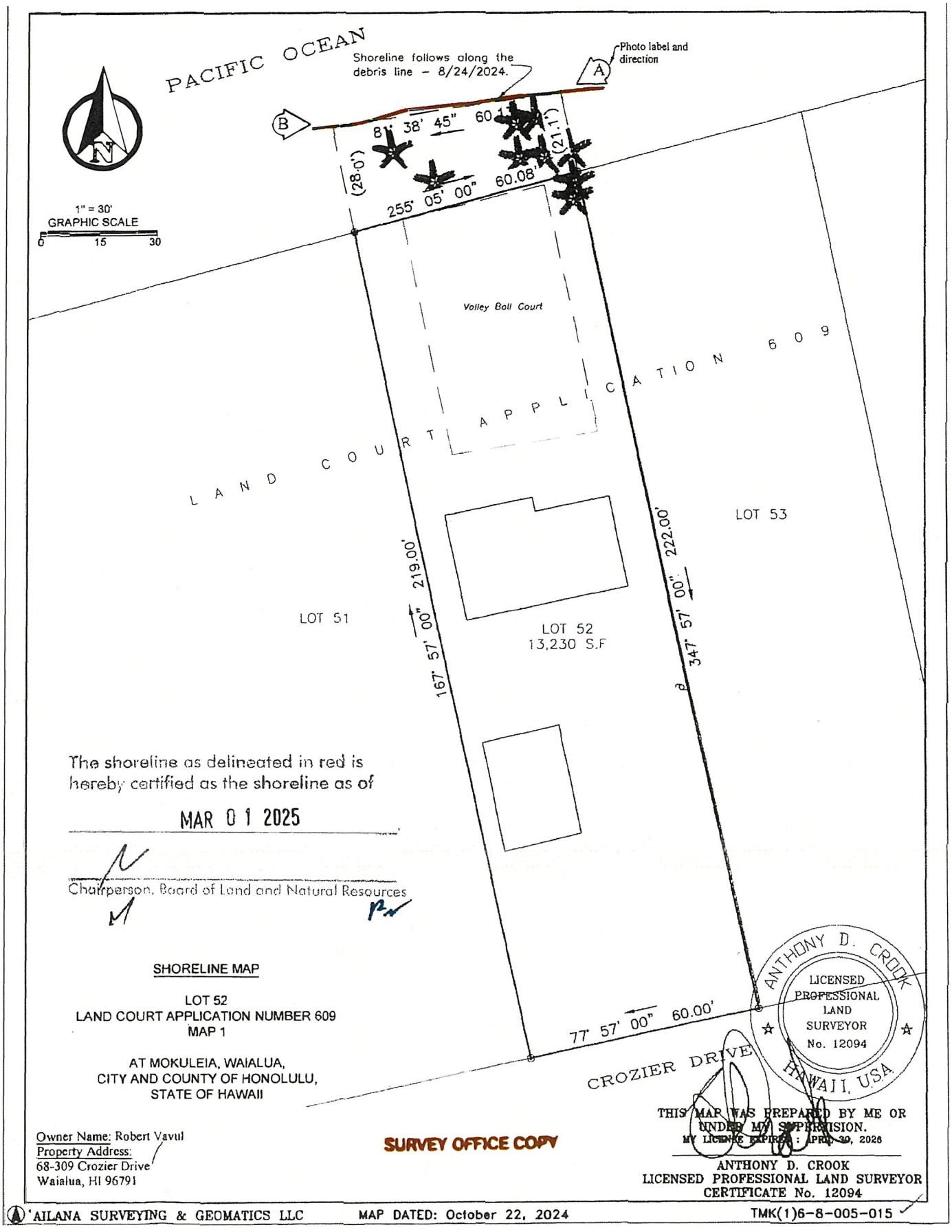
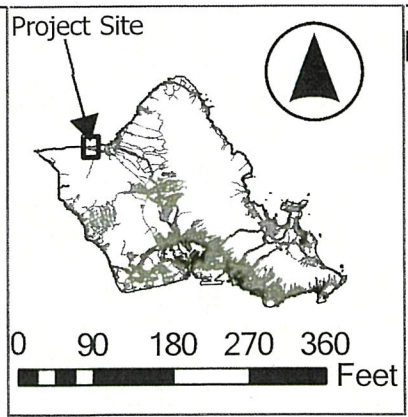


Figure 10 – Certified Shoreline Survey

EXHIBIT F





NEAREST BODY OF WATER

File No.: 2025-SMA-81

Project: Robert Vavul - New Dwelling
Location: 68-309 Crozier Drive - Waialua
TMK: 6-8-005: 015

Legend

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

Office of Council Services
City and County of Honolulu

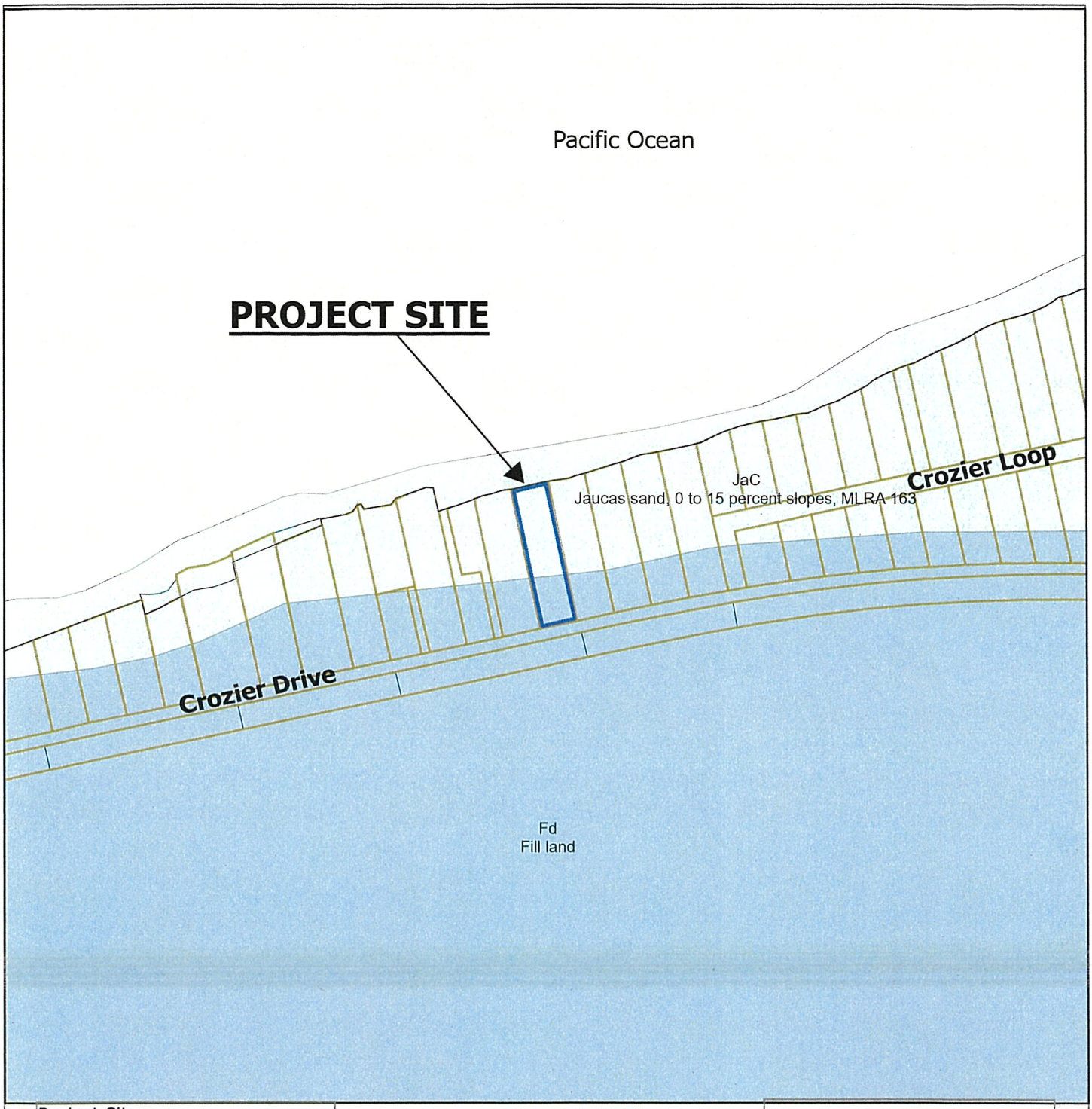
Copyright City & County of Honolulu
All rights Reserved 2008

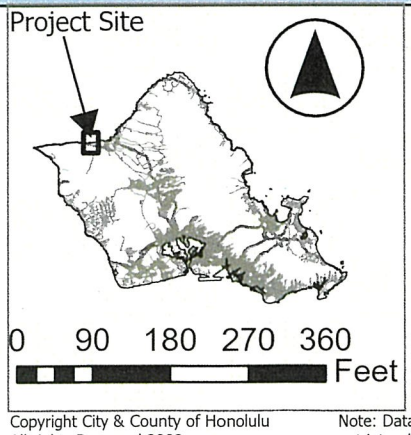
Note: Data Represented on this map is not intended to replace site survey.

Prepared by: Department of Planning and Permitting

November 2025

EXHIBIT G





SOIL CLASSIFICATION
File No.: 2025-SMA-81

Project: Robert Vavul - New Dwelling
Location: 68-309 Crozier Drive - Waialua
TMK: 6-8-005: 015

Legend

Fd

JaC

Office of Council Services
City and County of Honolulu

Copyright City & County of Honolulu
All rights Reserved 2008

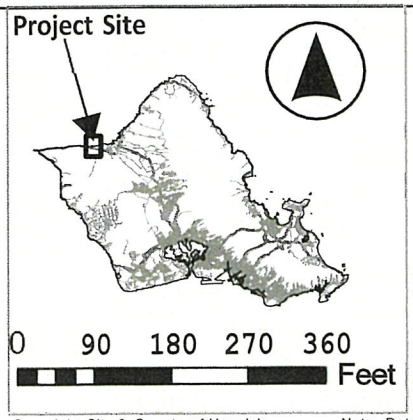
Note: Data Represented on this map is not intended to replace site survey.

Prepared by: Department of Planning and Permitting

December 2025

EXHIBIT H





SEA LEVEL RISE 3.2 FT
File No.: 2025-SMA-81

Project: Robert Vavul - New Dwelling
Location: 68-309 Crozier Drive - Waialua
TMK: 6-8-005: 015

Legend

- SLR Exposure Area - 3.2 Ft. Scenario
- SLR Coastal Erosion (Line) - 3.2 Ft. Scenario
- SLR Passive Flooding - 3.2 Ft. Scenario
- SLR Coastal Erosion - 3.2 Ft. Scenario

Office of Council Services
City and County of Honolulu

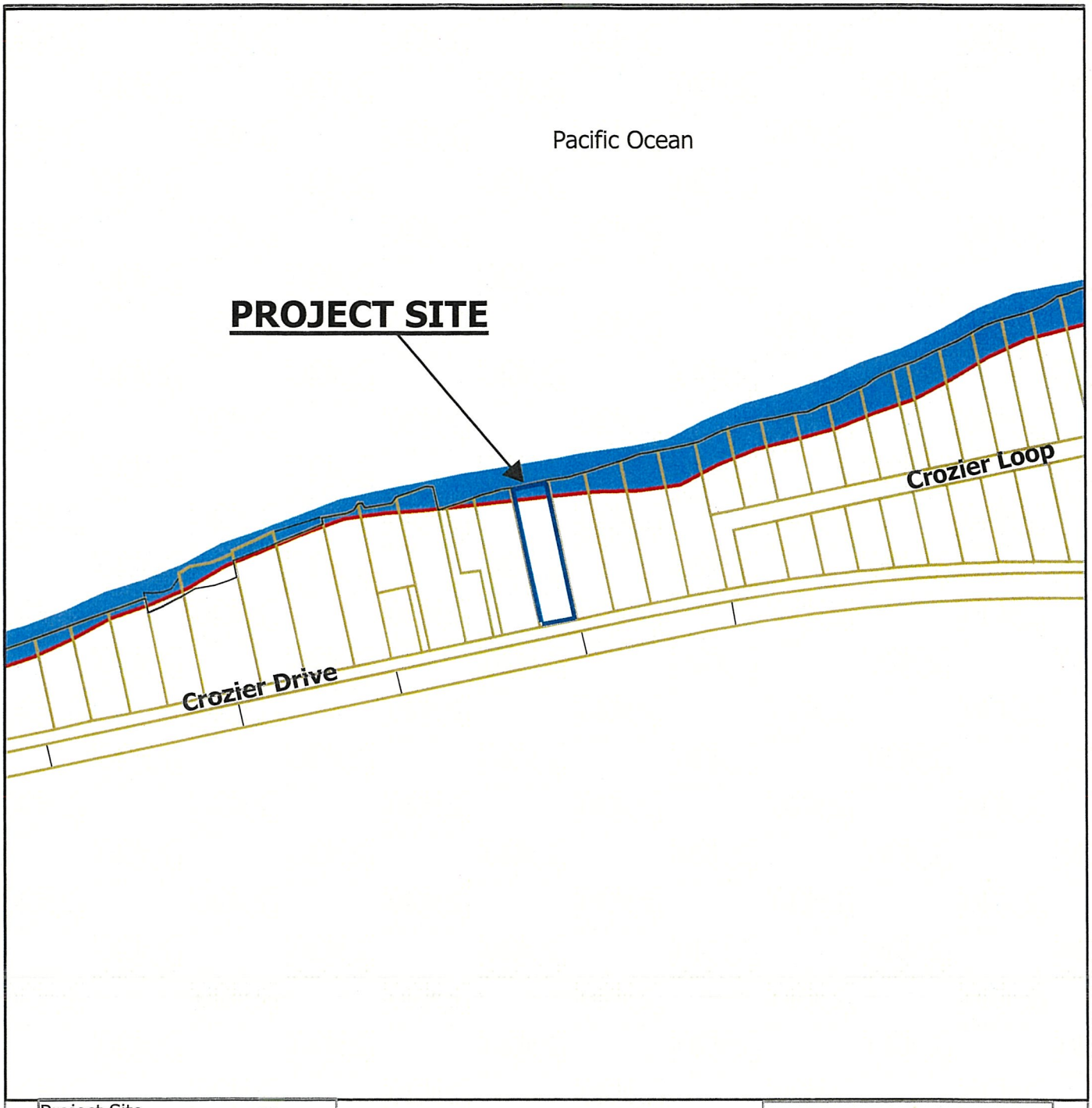
Copyright City & County of Honolulu
All rights Reserved 2008

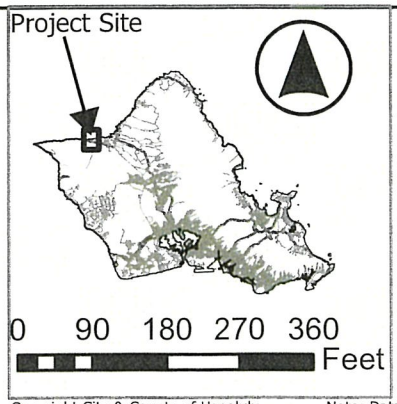
Note: Data Represented on this map is not intended to replace site survey.

Prepared by: Department of Planning and Permitting

December 2025

EXHIBIT I





SHORELINE EROSION
File No.: 2025-SMA-81

Project: Robert Vavul - New Dwelling
Location: 68-309 Crozier Drive - Waialua
TMK: 6-8-005: 015

Legend

SLR Coastal Erosion (Line) - 3.2 Ft. Scenario

SLR Coastal Erosion - 3.2 Ft. Scenario

Office of Council Services
City and County of Honolulu

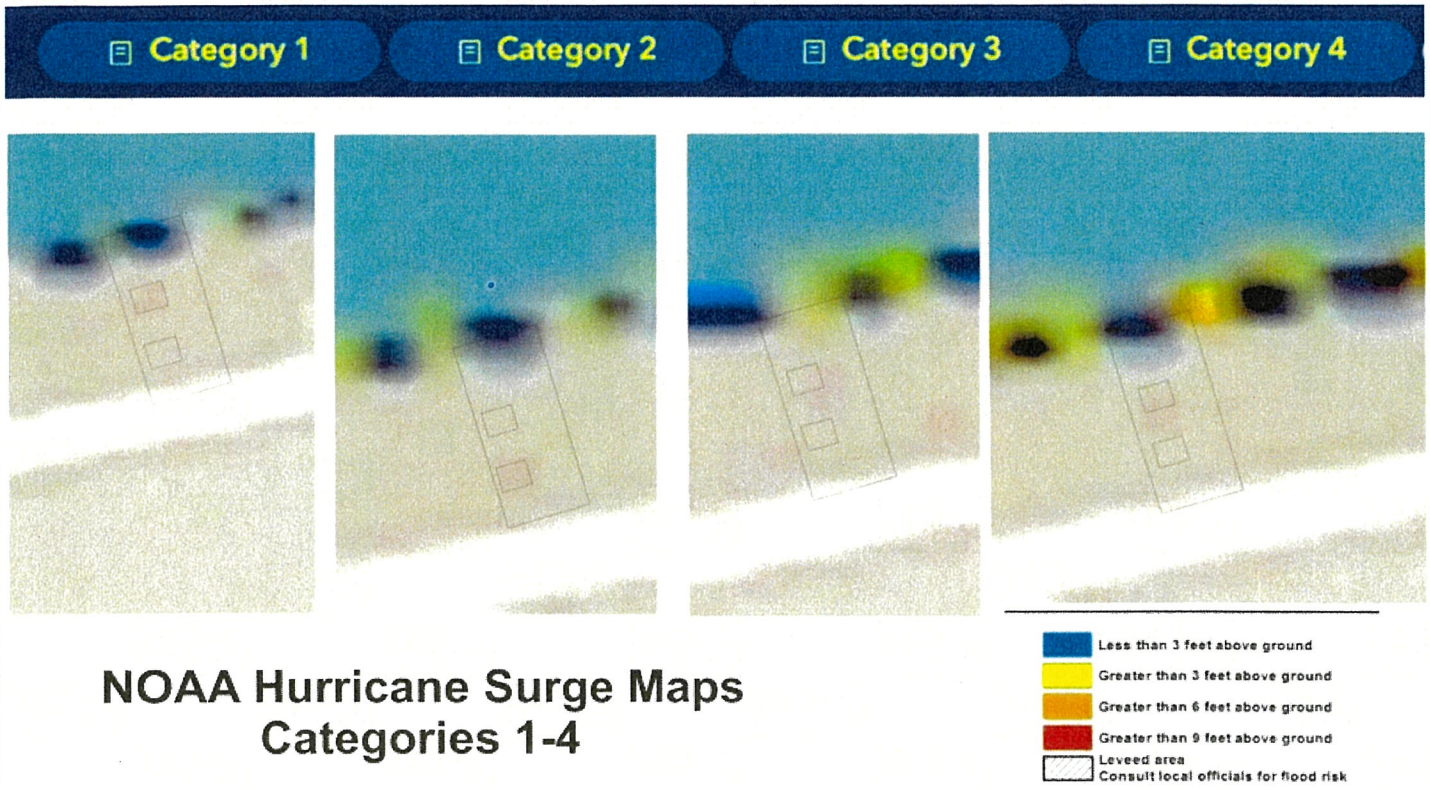
Copyright City & County of Honolulu
All rights Reserved 2008

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

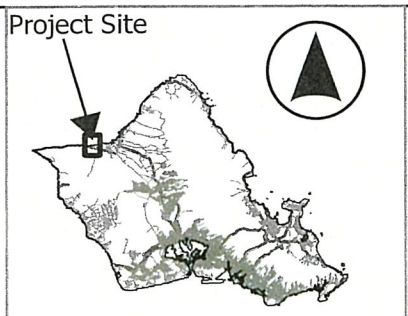
Prepared by: Department of Planning and Permitting

December 2025

EXHIBIT J



NOAA Hurricane Surge Maps
Categories 1-4



HURRICANE STORM SURGE
File No.: 2025-SMA-81

Project: Robert Vavul - New Dwelling
Location: 68-309 Crozier Drive - Waialua
TMK: 6-8-005: 015

Office of Council Services
City and County of Honolulu

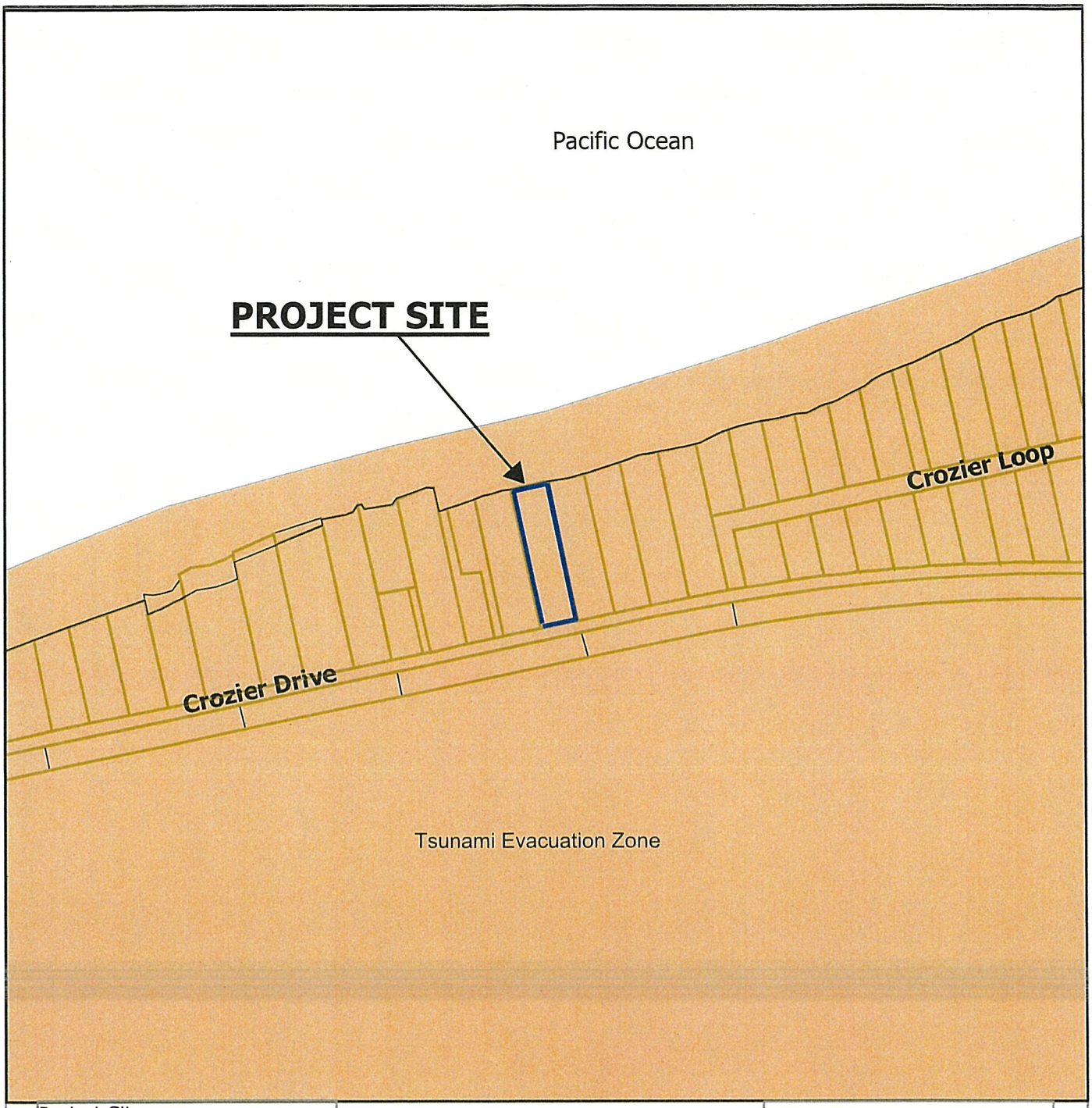
Copyright City & County of Honolulu
All rights Reserved 2008

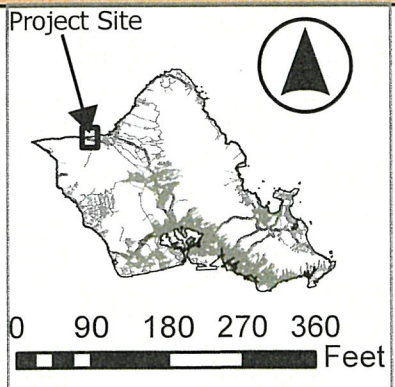
Note: Data Represented on this map is not intended to replace site survey.

Prepared by: Department of Planning and Permitting

December 2025

EXHIBIT K





TSUNAMI
File No.: 2025-SMA-81

Project: Robert Vavul - New Dwelling
Location: 68-309 Crozier Drive - Waialua
TMK: 6-8-005: 015

Office of Council Services
City and County of Honolulu

Copyright City & County of Honolulu
All rights Reserved 2008

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

Prepared by: Department of Planning and Permitting

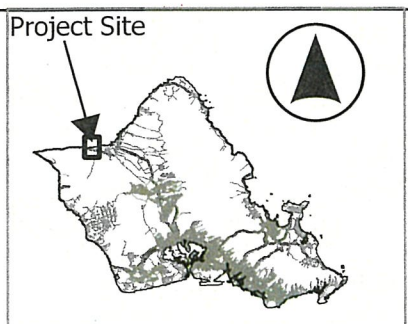
December 2025

EXHIBIT L

Pacific Ocean

PROJECT SITE





500-ft Cumulative Radius
File No.: 2025-SMA-81

Project: Robert Vavul - New Dwelling
Location: 68-309 Crozier Drive - Waialua
TMK: 6-8-005: 015

Office of Council Services
City and County of Honolulu

Copyright City & County of Honolulu
All rights Reserved 2008

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

Prepared by: Department of Planning and Permitting

December 2025