STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
Land Division
Honolulu, Hawaii 96813

September 14, 2012

Board of Land and Natural Resources
State of Hawaii
Honolulu, Hawaii

LOD S-24503

Oahu

Request Approval of Plans for Construction of New Residence, Mike Wunnicke, Owner, Diamond Head View Lots, Unit Two, Increment One, Lot 39, Honolulu, Oahu, Hawaii, Tax Map Key: (1) 3-1-048:046

BACKGROUND:

In the 1960s, the Board of Land and Natural Resources approved the sale at public auction of 59 residential lots in the Diamond Head View Lots (DHVL) subdivision, Unit Two, Increment One. The State developed the subdivision with infrastructure improvements, but the lots were sold without dwellings or other structures on them. The deeds by which the State conveyed the lots contained certain restrictive covenants regarding setbacks and building height designed to protect the view plane within the subdivision and of Diamond Head itself. The power to enforce the covenants was reserved to the Board.

As the residences originally constructed on the lots reach the limit of their useful lives, owners are seeking the necessary City and Board approvals to demolish the structures and rebuild. Applicant Mike Wunnicke (Applicant) has demolished the house on his lot and has submitted plans to Land Division for the approval of a new residence and its retaining wall under building permit applications no. A2011-10-1030 and A2011-10-1335 respectively.

Based on staff's review of the plans, the proposed residence complies with the height restriction.

REMARKS:

Building Plans for Wunnicke Parcel
According to Land Division files, the public auction bid packet for the sale of the DHVL lots included, among other documents, the draft Special Sale Agreement (SSA), draft

deed, and the Building Requirements. These documents all set forth certain design criteria, including height restrictions, which purchasers were required to follow in constructing their residences. The Building Requirements (**Exhibit** 1) provide the most detail as to the design criteria and additionally explain that:

> The Board of Land and Natural Resources has obtained the services of professional architects as consultants who, in the capacity of an Architectural Advisory Committee, will review each Purchaser's preliminary plans and final working drawings.

The Architectural Advisory Committee (AAC) reviewed the grading and building plans for each residence, and made a recommendation to the Chairperson. If the recommendation was favorable, the Chairperson would sign the plans and send the lot owner a letter confirming approval. The AAC was later dissolved.

The State ultimately issued a deed for each lot. The deeds did not reference or incorporate the SSA or the Building Requirements. Accordingly, staff understands that only the covenants reserved in the deeds can be enforced against current lot owners.

The original grantees of Applicant's lot, Lot 39, were Mr. & Mrs. William C. Stone under Land Office Deed No. S-24503 issued on January 30, 1968 (Wunnicke deed. **Exhibit 2**). The restrictive covenants in the Wunnicke deed relating to construction are as follows:

> (d) Lot 39 is subject to building setback lines as shown on plan attached hereto and made a part hereof.
>
> (e) The Board of Land and Natural Resources shall have the right to judge interference of views and to require modification in design to lessen such interefences of views from neighboring lots, it being understood and agreed that:
>
> 1. No portion of any structure(s) shall be more than 15 feet above the highest approved finished grade at the building.
> 2. No radio or television antenna shall extend more than more than 10 feet above the highest point of the roof. All lead-in wires shall be concealed. All other antenna shall be subject to approval.
>
> (f) That accessory buildings may be constructed only with the prior written consent of the Chairman of the Board of Land and Natural Resources.[1]

In Applicant's case, the highest approved finished grade of Lot 39 is approximately 181

---

[1] Staff notes that the deed form used for earlier conveyances in DHVL contained slightly different language. It measured structure height from the "highest approved finished grade at the building" instead of the "highest approved finished grade at the building line." The reason for the different language in the deeds is not clear from Land Division files.

feet. See **Exhibit 3** attached, which is copy of the site plan for the previous structure, approved on May 9, 1967, and **Exhibit 4** is copy of the section plan approved on May 9, 1967 depicting its general topography. Lot 39 is subject to a 60-foot setback at the back of the property as marked on the plan. The building envelope as permitted under Wunnicke deed would be 196 feet.

Exhibit 5[2] is a copy of plan for the new building on Lot 39 and a zoom-in version of the new building section is attached as **Exhibit 6**. The upper floor and the roof structure is of a total height of 12 feet 5 inches (app. 12.42 feet). Therefore the highest elevation of the new building is slightly over 180 feet as shown on Exhibit 5 [168.15 + 12.42 feet = 180.57 feet] and does not exceed the building height restriction stipulated in the deed.

Similarly, staff does not find from the drawings submitted by the Applicant regarding any violation of the conditions in the Building Requirement.

Staff recommends the Board approve the building plans for Lot 39 based on the above mentioned.

RECOMMENDATION: That the Board find that the plans for construction of the proposed new building on Lot 39 under the City's building permit applications no. A2011-10-1030 and A2011-10-1335 are compliant with the restriction in Land Office Deed No. S-24503 and are therefore approved.

Respectfully Submitted,

Barry Cheung

Barry Cheung
District Land Agent

APPROVED FOR SUBMITTAL:

William J. Aila, Jr., Chairperson

[2] Exhibit 4 does not show the 60-foot set back area at the back of Lot 39.

BUILDING REQUIREMENTS

DIAMOND HEAD VIEW LOTS
UNIT II, INCREMENT I

INTRODUCTION:

The Board of Land and Natural Resources, State of Hawaii, in response to many requests and in order to protect the interests of the purchasers, as well as of the public in general, is endeavoring to develop and maintain the general attractiveness of this subdivision as seen from all public areas, to assure each purchaser as much ~~undistrubed~~ undisturbed view, unobstructed breeze and privacy as possible, to promote aesthetic standards for the buildings and their relationship to each other, to public spaces and to the site, and to assist the purchaser with problems of access and siting.

To this end the Board of Land and Natural Resources has obtained the services of professional architects as consultants who, in the capacity of an Architectural Advisory Committee, will review each Purchaser's preliminary plans and final working drawings.

ARTICLE I. LAWS, CODES AND ORDINANCES

All work undertaken within the subdivision shall comply with the appropriate existing laws, codes and ordinances.

Where the requirements hereunder are more stringent than the applicable laws, codes and ordinances, the requirements hereunder shall govern.

ARTICLE II. GENERAL REQUIREMENTS

The purchaser of each lot shall, within a period of two (2) years next following the date of sale, construct on such lot a dwelling consisting of a principal building providing for a single-family dwelling unit and such accessory buildings as may be desired, in conformity with the following requirements:

EXHIBIT "1"

1. The principal building shall contain not less than 1200 square feet of enclosed floor space, exclusive of garage, basement and open lanai, said dwelling to cost not less than $20,000.00. All buildings whether for dwelling or accessory use shall be of new construction suitable for island living.

2. Preliminary plans to be followed by final plans and specifications for the foregoing dwelling, together with a plot plan showing building locations, shall be prepared by or under the direct and responsible supervision of a registered architect and shall be submitted to the Chairman of the Board of Land and Natural Resources for his approval, prior to the commencement of construction.

3. The preliminary drawings shall consist of:

   a. Site Plan at a 1/16 inch = 1 foot, showing the existing and proposed topography.

   b. Diagrammatic Site Plan at a 1/40 inch = 1 foot, showing the house, garage, driveway and major retaining walls in outline.

   c. House Plan at a 1/8 inch = 1 foot, showing floor plans for each floor. Floor levels shall be indicated in numerals and shall refer to the City and County Datum, based on mean sea level.

   d. Elevations at a 1/8 inch = 1 foot, showing each exposed side of the proposed structure(s), indicating proposed materials and colors for roofs, house walls and garden walls and fences.

   e. Section at a 1/16 inch = 1 foot through the structure and property, commencing at the street and extending to the opposite end of the property.

   f. Working Drawings: Before commencing with any work at the site, the purchaser shall submit to the Board of Land and Natural Resources for approval completed working drawings and specifications prepared by or under the direct and responsible supervision of a registered architect and so certified by him.

4. Any revision or amendment thereto shall also require prior approval by the Chairman before commencement of construction.

5. To assure construction in accordance with approved plans and specifications, the Chairman or his duly authorized representative shall have the right to make periodic inspections during the course of the construction of said dwelling.

6. Preliminary Drawings: The Board of Land and Natural Resources, upon receipt of a recommendation from the Architectural Advisory Committee, will approve the submitted preliminary drawings, provided that they comply with all of the requirements hereunder, and are, in the Board's opinion, suitable for this subdivision. Approval may also be made subject to other special conditions which the Board may deem appropriate in each particular case. Approval, however, will not be unreasonably withheld.

7. Working Drawings: The Board of Land and Natural Resources, upon receipt of a recommendation from the Architectural Advisory Committee, will approve the submitted working drawings provided that they comply with the conditions under which the preliminary drawings were approved and meet all requirements hereunder.

8. Variances: Individual solutions at variance with the General and Special Requirements, or substantial departure from the approved preliminary drawings, will be considered on their architectural merit and on their contribution to the objectives stated in the Introduction. The Board of Land and Natural Resources reserves the right, for good cause of which the Board shall be the sole judge, based upon a finding that strict compliance with all of the foregoing building requirements, including set-backs, would be unduly burdensome or impracticable with respect to any

Any damage caused by the Purchaser, his contractor or agent, shall become the responsibility of the Purchaser.

6. Garden Walls and Fences.

(a) No garden wall or fence, whether or not used as a retaining wall, shall be higher than 6 feet at any point, as measured from the top of the wall to the existing or approved finished grade level.

(b) The street exposure of all garden and retaining walls shall be built of lava rock.

(c) All other fences and garden walls shall be subject to approval by the Board of Land and Natural Resources.

7. Refuse Can Enclosures.

Unless adequately screened, specific provisions for storage of refuse cans are made within the house or garage. Purchaser shall construct refuse can enclosures within 20 feet of a street entrance or driveway to conceal refuse cans from view, and shall follow the requirements for Garden Walls and Fences.

8. Electric Service.

(a) All electric and telephone lines shall be underground.

(b) The electric service conductor shall be rated for not less than 120/240 V, single phase, 3 wire, 115 amps.

(c) The telephone service conduit shall be rigid and not less than 3/4" in diameter.

9. Water Service.

The main service pipe from the water meter to the house shall not be less than 1 inch in diameter; provided, however, that a 1-1/2 inch diameter service pipe will be required if a lawn sprinkler system is contemplated or subsequently installed.

10. Sanitary and Water Piping.

All piping shall be concealed. All sanitary pipe joints, other than cast iron, shall be concrete packed.

one or more lots, to waive or modify such provisions as related thereto as may be deemed to be proper under the circumstances; provided, however, such waiver or modification shall not relieve the purchaser from the necessity of the erection of a suitable dwelling on the lot in question, nor shall the waiver or modification of a provision with respect to one lot waive such provisions for all lots.

ARTICLE III SPECIAL REQUIREMENTS

1. Materials.

All materials used for structures shall be termite and fungus free.

2. Building Set-Backs.

Building set-backs have been established for all residential lots in the subdivision and these set-backs are indicated: (1) on an over-all map of the subdivision area which is on file at the Office of the Department of Land and Natural Resources, Honolulu, Hawaii, and at the Offices of the Land Agents on the Islands of Hawaii, Maui and Kauai, and (2) on the sketch of each lot which will be attached to the special sale agreement document. A 3-foot wide landscaping area has been established on all street front property lines within the subdivision. No construction, other than driveways and entry walks or steps will be allowed within this area. Where the lots are higher than the fronting roadway, garages and storerooms may be permitted within the set-back areas provided the maximum projecting height of the garage and storeroom above the top of cut slope adjoining the roadway does not exceed an average of four feet.

3. Garage.

To each principal building there shall be an attached double garage containing not less than 400 square feet of parking area under

11. Ground Termite Treatment.

(a) Soil under all concrete slabs on ground and under all building floors, whether on ground or over air space, and all footings and masonry foundation walls shall be treated against subterranean termites by a realiable, established and licensed termite control agency.

(b) Chemical used outside of the building or in accessible spaces under buildings shall be non-poisonous to human beings and pets.

12. Roofs.

(a) Pitched roofs surfaced with wood shakes or shingles, clay tile, copper, tern metal, or other approved materials are preferred. The minimum slope for such roofs shall be 3-1/2 to 12.

(b) No corrugated metal roofs will be allowed.

(c) No built-up roofs surfaced with gravel coral, mineral-surfaced roll roofing, or other materials will be allowed on the main building. Garages and accessory structures will be considered on their compliance with the over-all subdivision standards.

(d) Adequate provision shall be made to obtain true eave lines and to prevent the sagging of eave soffits.

(e) Variances, particularly for prominent sites, will be considered on the basis of the objectives stated in the Introduction.

13. Height of Buildings.

The Board of Land and Natural Resources reserves the right to judge interference of views, and may require adjustment in design to lessen such interference of views from neighboring lots. Two of the general guides to be used by the Board area:

(a) No portion of the structure(s) shall be more than 15 feet above the highest finish grade at the building.

(b) No radio or television antenna shall extend more than 10 feet above the highest point of the roof. All lead-in wires shall be concealed. All other antenna shall be subject to approval.

14. Height of the Under House.

(a) Vertical support members of the main floor shall be not longer than 9 feet measured from the finished floor level to the finished ground grade at the foundation.

(b) The underhouse construction shall be concealed by enclosing walls. No open lattice work will be allowed.

(c) Because of the visual importance of the under house construction, individual solutions will be reviewed and approved on the basis of the objectives stated in the Introduction.

15. Utility Connections.

Stub-outs for underground utility connections to each lot are conveniently located and are shown on development plans and specifications on file at the Office of the Chairman of the Board of Land and Natural Resources. Tie-ins to such connections will be the responsibility of the purchaser of the lot.

68- 4255 LIBER 5952 PAGE 55
68 JAN 31 PM 3 26

RECORDATION REQUESTED BY:

DEPT. OF LANDS AND NATURAL RESOURCES
LAND MANAGEMENT DIVISION

AFTER RECORDATION, RETURN TO:

RETURN BY: MAIL ( ) PICKUP (X)

D E E D

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, the STATE OF HAWAII, hereinafter referred to as the "GRANTOR", by its Board of Land and Natural Resources, acting under authority in it vested by the laws of the State of Hawaii relating to public lands and all other laws applicable hereto, by and with the Board's approval given at its meeting held on January 29, 1965, did advertise and offer for sale at public auction on March 29, 1965, at the National Guard Armory, Fort Ruger, City and County of Honolulu, Island of Oahu, State of Hawaii, that certain parcel of land situate at Kapahulu, Honolulu, Oahu, State of Hawaii, and hereinafter more particularly described; and

WHEREAS, at said auction sale, WILLIAM CLINTON STONE and MYRL ANN STONE, husband and wife, whose residence and post office address is ---, Honolulu aforesaid, hereinafter referred to as the "GRANTEES", were the highest bidders therefor;

AFFIDAVIT FILED 027200

STATE OF HAWAII CONVEYANCE TAX....
P.B. 10517 JAN 31 '68 $00.00

DEPARTMENT OF LAND AND NATURAL RESOURCES
HONOLULU, HAWAII

EXHIBIT "2"

NOW, THEREFORE, in consideration of the sum of THIRTY-FIVE THOUSAND ONE HUNDRED AND NO/100 DOLLARS ($35,100.00), paid at the Department of Land and Natural Resources by said Grantees, the receipt whereof is hereby acknowledged, and for the further consideration of the Grantees complying with the terms, covenants and conditions of that certain Notice of Sale dated March 1, 1965, the Grantor hereby remises, releases and forever quitclaims unto said Grantees, as Tenants by the Entirety, their assigns and the heirs, administrators, executors and assigns of the survivor of them, subject to the covenants, conditions, restrictions and reservations hereinafter set forth, all of its right, title, interest, claim and demand in and to the following parcel of land, as shown on Department of Accounting and General Services, Survey Division, Oahu File - Folder 1 Map, attached hereto and made a part hereof and more particularly described as follows:

DIAMOND HEAD VIEW LOTS
UNIT TWO, INCREMENT ONE

LOT 39

Kapahulu, Honolulu, Oahu, Hawaii

Being a portion of L.P. 8165, Part B on a portion of L.C. Aw. 8559-B, Apana 32 to William C. Lunalilo

Being also a portion of the land conveyed to the Minister of Interior by the Trustees of William C. Lunalilo Estate by Deed dated June 17, 1884, and recorded in Liber 88 on Pages 223 and 224 (Land Office Deed 136), set aside as Fort Ruger Military Reservation, Tract 1, by Presidential Executive Order 6408, dated November 7, 1933 and subsequently restored to the possession, use and control of the Territory of Hawaii by Presidential Executive Order 10648 (Part I, Parcel 1) dated December 8, 1955.

Beginning at the south corner of this lot, the east corner of Lot 38 of Diamond Head View Lots, Unit Two, Increment

One, and on the northwesterly side of Pokapahu Place, the coordinates of said point of beginning referred to Government Survey Triangulation Station "LEAHI" being 364.85 feet North and 4390.29 feet East as shown on Government Survey Registered Map HSS Plat 2175, thence running by azimuths measured clockwise from True South:-

1. 131° 57' 170.99 feet along Lot 38 of Diamond Head View Lots, Unit Two, Increment One;

2. 216° 00' 70.30 feet along Diamond Head Reservation, Governor's Executive Order 1997;

3. 311° 57' 181.65 feet along Lot 40 of Diamond Head View Lots, Unit Two, Increment One;

4. Thence along the northwesterly side of Pokapahu Place on a curve to the right having a radius of 1978.00 feet, the chord azimuth and distance being: 44° 42' 40" 70.00 feet, to the point of beginning and containing an AREA OF 12,342 SQUARE FEET.

RESERVING to the State of Hawaii, its successors and assigns, in perpetuity, an Easement for open Gunite storm drain ditch over, upon and across the above described Lot 39, together with rights of ingress and egress thereto for maintenance, inspection, reconstruction and repair of said storm drain ditch; said Easement being shown on plan attached hereto and made a part hereof and more particularly described as follows:

Beginning at the west corner of this Easement, the west corner of the above described Lot 39, being the end of Course 1 of said Lot 39, thence running by azimuths measured clockwise from True South:-

1. 216° 00' 70.30 feet along Diamond Head Reservation, Governor's Executive Order 1997;

2. 311° 57' 10.05 feet along Lot 40 of Diamond Head View Lots, Unit Two, Increment One;

3. 36° 00' 70.30 feet;

4. 131° 57' 10.05 feet along Lot 38 of Diamond Head View Lots, Unit Two, Increment One, to the point of beginning and containing an AREA OF 703 SQUARE FEET.

The Board, by its Chairman, reserves the right to make necessary easement changes.

RESERVING, ALSO, to the State of Hawaii, its successors and assigns, in perpetuity, all minerals and surface and ground waters appurtenant to the land described, together with the right to enter, sever and remove minerals or to develop, capture, divert or impound water; provided, that the State shall pay just compensation to the surface owner for improvements taken as a condition precedent to the exercise of such reserved rights.

TO HAVE AND TO HOLD the same, together with all the rights, easements, privileges and appurtenances thereunto belonging, or in anywise appertaining or held and enjoyed therewith unto the said Grantees, as Tenants by the Entirety, their assigns and the heirs, administrators, executors and assigns of the survivor of them, forever, subject to the covenants, conditions, restrictions and reservations herein set forth.

AND the GRANTEES, for themselves, their assigns and the heirs, executors, administrators and assigns of the survivor of them, covenant with the Grantor and its successors as follows:

(a) That the land hereby conveyed shall be used only for residence purposes for a period of ten (10) years from the date of issuance of this deed, or for fifteen (15) years from the date of sale, whichever period is shorter; provided, that any change in the use of the land herein conveyed after the said ten (10) or fifteen (15) years, as the case may be, shall be in accordance with applicable State, county or city and county zoning requirements.

(b) That should the Grantees, their heirs, administrators, executors and assigns, within five (5) years from the date of sale, decide to sell, assign, bargain, convey, lease or otherwise transfer or dispose of any interest in the land for other than security purposes, the State of Hawaii, within a reasonable period of time after receipt of notice of such determination, shall have the option to repurchase said land for the original sale price or the fair market value at the time of repurchase, whichever is lower. Any improvements affixed to the realty shall be purchased at their fair market value. At the time of repurchase, the fair market value of the land, and the improvements, if any, shall be determined by a qualified appraiser contracted by the State; provided, however, should the Grantees fail to agree upon the fair market value, they may appoint their own appraiser who together with the State's appraiser, shall appoint a third appraiser, and the value shall be determined by arbitration and as provided in Chapter 188, Revised Laws of Hawaii 1955. The Grantees shall pay for their own appraiser and the cost of the third appraiser shall be borne equally by the Grantees and the State of Hawaii.

(c) That the use and enjoyment of the premises shall not be in support of any policy which discriminates against anyone based upon race, creed, color or national origin.

(d) Lot 39 is subject to building setback lines as shown on plan attached hereto and made a part hereof.

(e) The Board of Land and Natural Resources shall have the right to judge interference of views and to require modification in design to lessen such interference of views from neighboring lots, it being understood and agreed that:

1. No portion of any structure(s) shall be more than 15 feet above the highest approved finished grade at the building.
2. No radio or television antenna shall extend more than 10 feet above the highest point of the roof. All lead-in wires shall be concealed. All other antenna shall be subject to approval.

(f) That accessory buildings may be constructed only with the prior written consent of the Chairman of the Board of Land and Natural Resources.

IN WITNESS WHEREOF, the STATE OF HAWAII, the Grantor herein, by its Board of Land and Natural Resources, has caused the seal of the Department of Land and Natural Resources to be hereunto affixed and these presents to be duly executed this 30th day of January, 1968.

STATE OF HAWAII

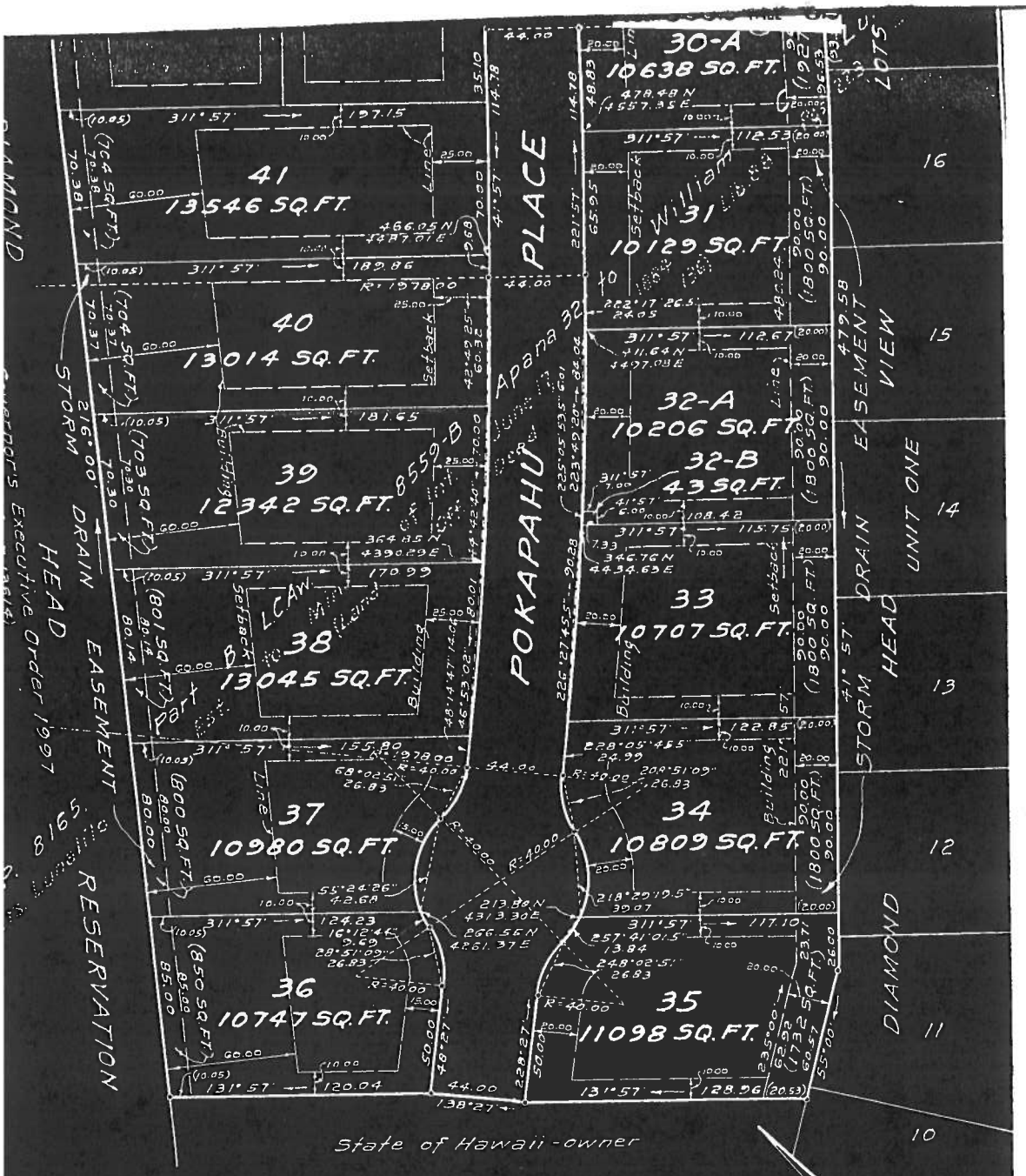
By: _____
~~Chairman and~~ Member
Board of Land and
Natural Resources

And By: _____
Member
Board of Land and
Natural Resources

APPROVED AS TO FORM:

_____
Deputy Attorney General
Dated: _____

mm
Proofed by:



DIAMOND HEAD VIEW LOTS

UNIT TWO - INCREMENT ONE

LOTS 30-A, 30-B, 31, 32-A, 32-B, 33 TO 41 (INCLUSIVE)

Kapahulu, Honolulu, Oahu, Hawaii.

Scale: 1 inch = 60 feet

3046

Building Setback Lines added March 5, 1965 by A. Taga Coordinates referred to "LEAHI" Δ

MAP 3-1-48

SURVEY DIVISION
DEPARTMENT OF ACCOUNTING AND GENERAL SERVICES
STATE OF HAWAII

U FILE-FOLDER I

A.T. Feb. 12, 1965

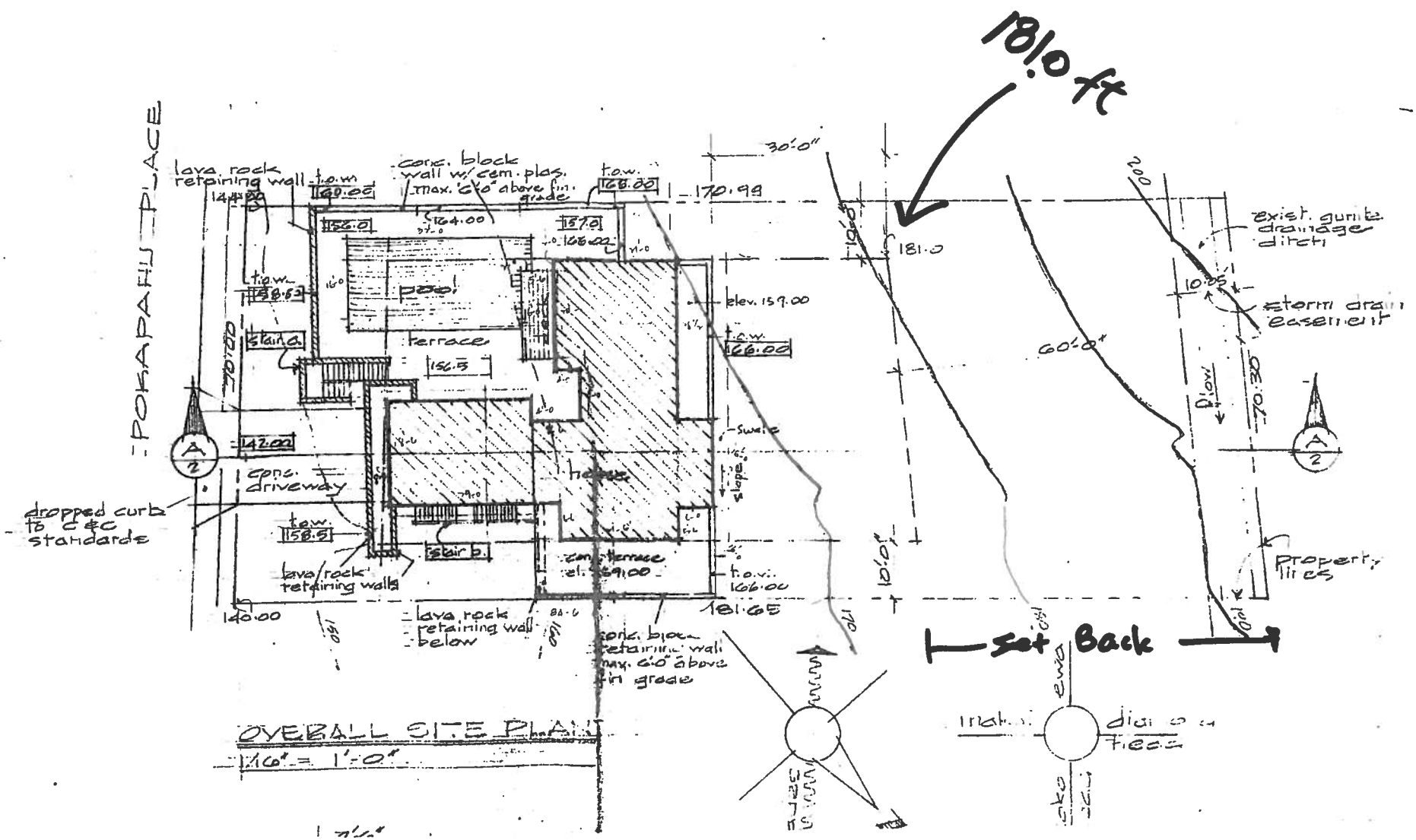
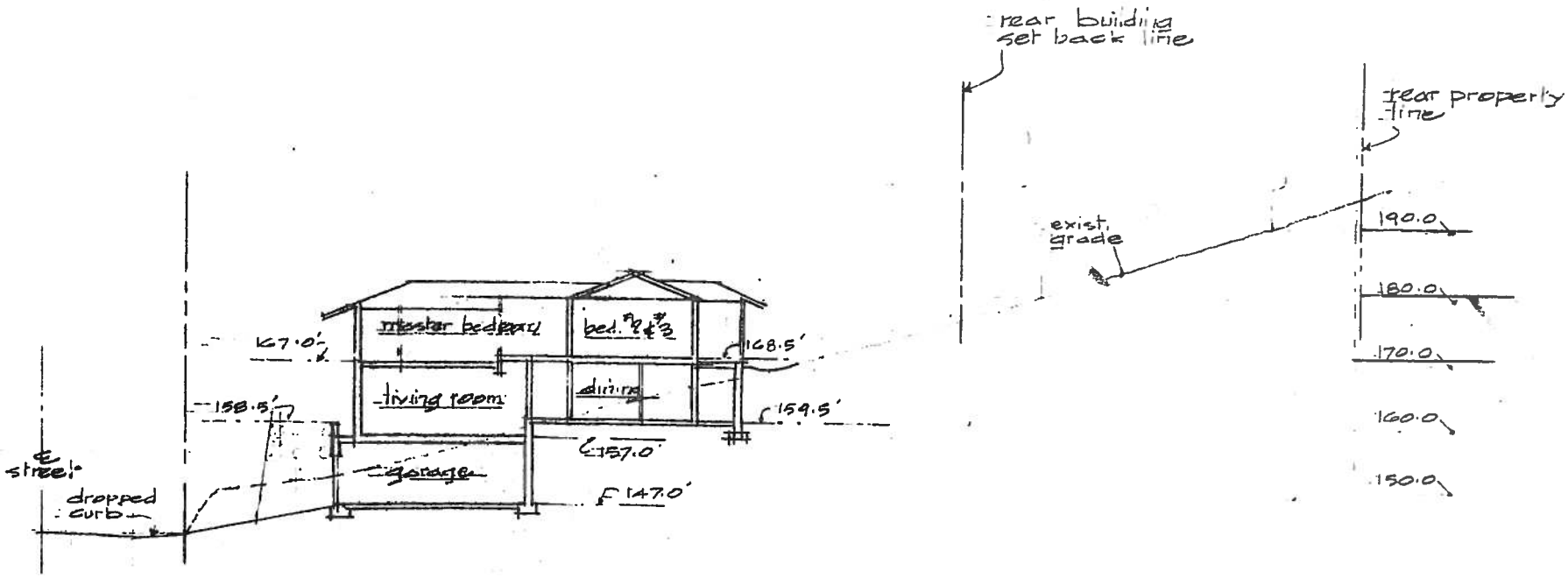
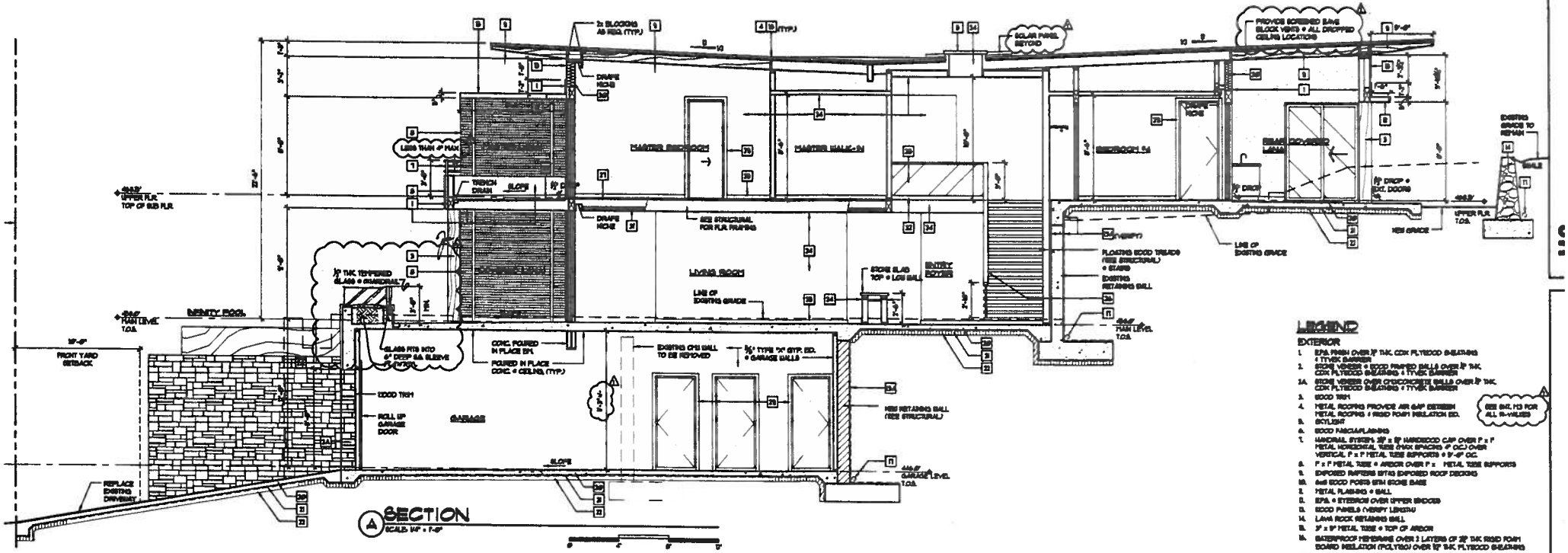

181.0 ft
POKAPAHU PLACE
lava rock retaining wall
t.o.w. 160.00
conc. block wall w/ cem. plas. max. 6'0" above fin. grade
t.o.w. 168.00
170.99
30'-0"
156.0
164.00
157.0
166.00
181.0
t.o.w. 158.5
pool
terrace
elev. 159.00
t.o.w. 166.00
stair a
156.5
142.00
conc. driveway
dropped curb to C&C standards
t.o.w. 158.5
stair b.
lava rock retaining walls
conc. terrace el. 159.00
t.o.w. 166.00
140.00
181.65
lava rock retaining wall below
conc. block retaining wall max. 6'0" above fin grade
OVERALL SITE PLAN
1/16" = 1'-0"
exist. gunite drainage ditch
storm drain easement
60'-0"
70.30
property lines
Set Back
ewa
diamond head
ako

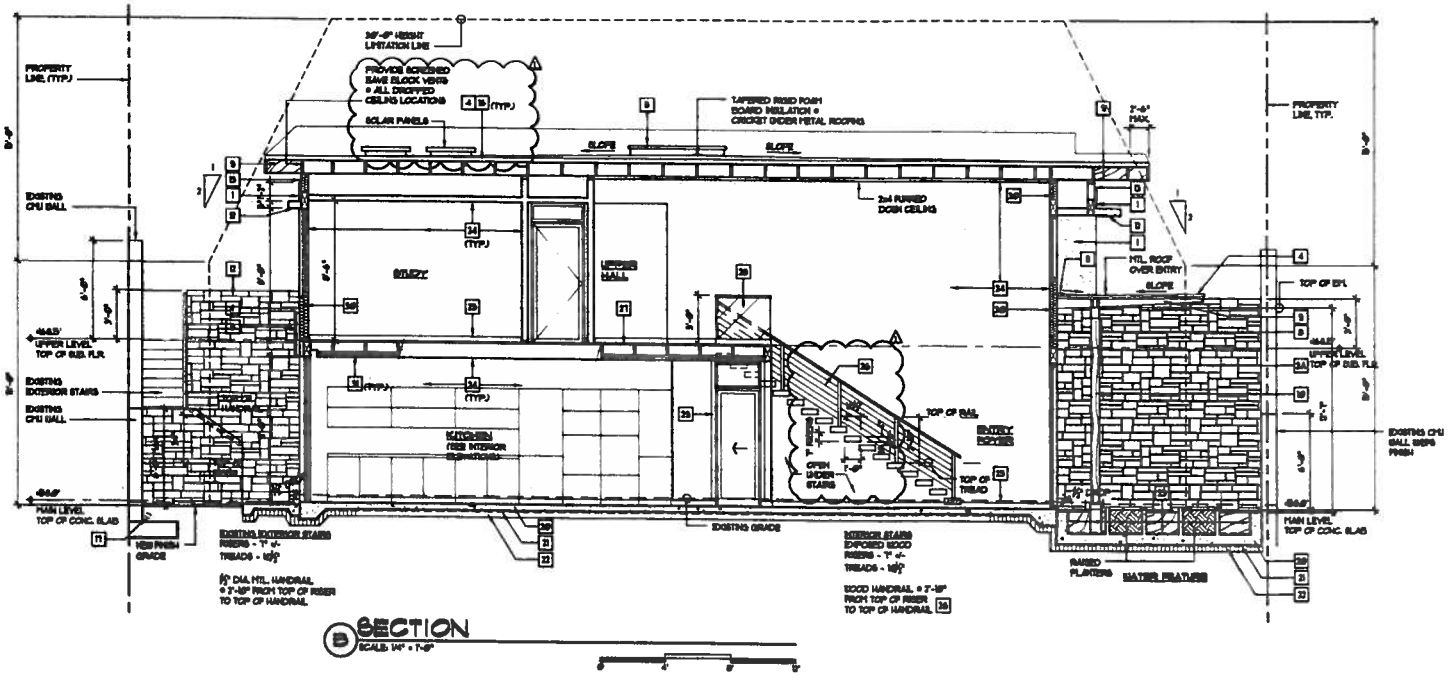
EXHIBIT "3"



SECTION A-A
1/16" = 1'-0"

EXHIBIT "4"





LEGEND

EXTERIOR

1. EPS FINISH OVER ½" THK. CDX PLYWOOD SHEATHING + TYVEK BARRIER
2. STONE VENEER + WOOD FRAMED WALLS OVER ½" THK. CDX PLYWOOD SHEATHING + TYVEK BARRIER
2A. STONE VENEER OVER CINDERCRETE WALLS OVER ½" THK. CDX PLYWOOD SHEATHING + TYVEK BARRIER
3. WOOD TRIM
4. METAL ROOFING PROVIDE AIR GAP BETWEEN METAL ROOFING + RIGID FOAM INSULATION BD.
5. SKYLIGHT
6. WOOD FASCIA/FLASHING
7. HANDRAIL SYSTEM: 2½" x 2½" HARDWOOD CAP OVER 2" x 1" METAL HORIZONTAL TUBE (MAX SPACING 4" O.C.) OVER VERTICAL 2" x 2" METAL TUBE SUPPORTS @ 5'-4" O.C.
8. 2" x 2" METAL TUBE + ARBOR OVER 2" x METAL TUBE SUPPORTS
9. EXPOSED RAFTERS (STAI) EXPOSED ROOF DECKING
10. 6x6 WOOD POSTS (STN STONE BASE
11. METAL FLASHING + BALL
12. EPS + STEEROR OVER UPPER WINDOWS
13. WOOD PANELS (VERIFY LENGTH)
14. LAVA ROCK RETAINING WALL
15. 3" x 3" METAL TUBE + TOP OF ARBOR
16. WATERPROOF MEMBRANE OVER 3 LAYERS OF 2" THK RIGID FOAM BOARD INSULATION (POLYISO) OVER ½" THK. PLYWOOD SHEATHING
17. 4" PERFORATED PVC DRAIN PIPE (DRAIN TO DAYLIGHT)

INTERIOR

20. 5" THK. CONCRETE SLAB
21. MOISTURE BARRIER
22. COMPACT BASE COURSE
23. WATERPROOFING MEMBRANE + ALL SIDES + BOTTOM OF WATER FEATURE
23A. WATERPROOF MEMBRANE + ALL RETAINING WALLS
24. ½" THK. GYP BOARD (WALLS + CEILINGS) OVER 2x WOOD FRAMING
25. 4" TILE BASE + TILE FLOORS, 4" WOOD BASE + WOOD FLOORS
26. ½"x2" WOOD CAP OVER ½"x2" ALUM. TOP RAIL STN ½"x2" ALUM VERTICAL SUPPORTS STN ⅛" DIA. STAINLESS STEEL CABLES + 4" O.C. MAX. 48" MAX SPACING + VERTICAL SUPPORTS.
27. ½" THK. HOMASOTE 440 SOUND BARRIER OVER ½" PLYWOOD SUBFLOOR + WOOD FRAMED FLOORS
28. ½" THK. TEMPERED GLASS + HANDRAILS STN ½"x2" WOOD CAP
29. 3" SIDE WOOD TRIM + ALL DOORS + WINDOWS
30. R-13 BATT INSULATION + EXTERIOR WALLS
31. R-13 BATT INSULATION BETWEEN RAFTERS STN WOOD FLOORING ABOVE
32. 4" WOOD TRIM TO HIDE METAL SUPPORT CHANNEL
33. ALL LANAI'S TO HAVE WATERPROOF MEMBRANES (VERIFY MATERIAL + DETAIL STN ARCHITECT)

SEE SHT. T-3 FOR ALL R-VALUES

APPROVED
DPP

12.6.11
1.4.12

EXHIBIT

VI

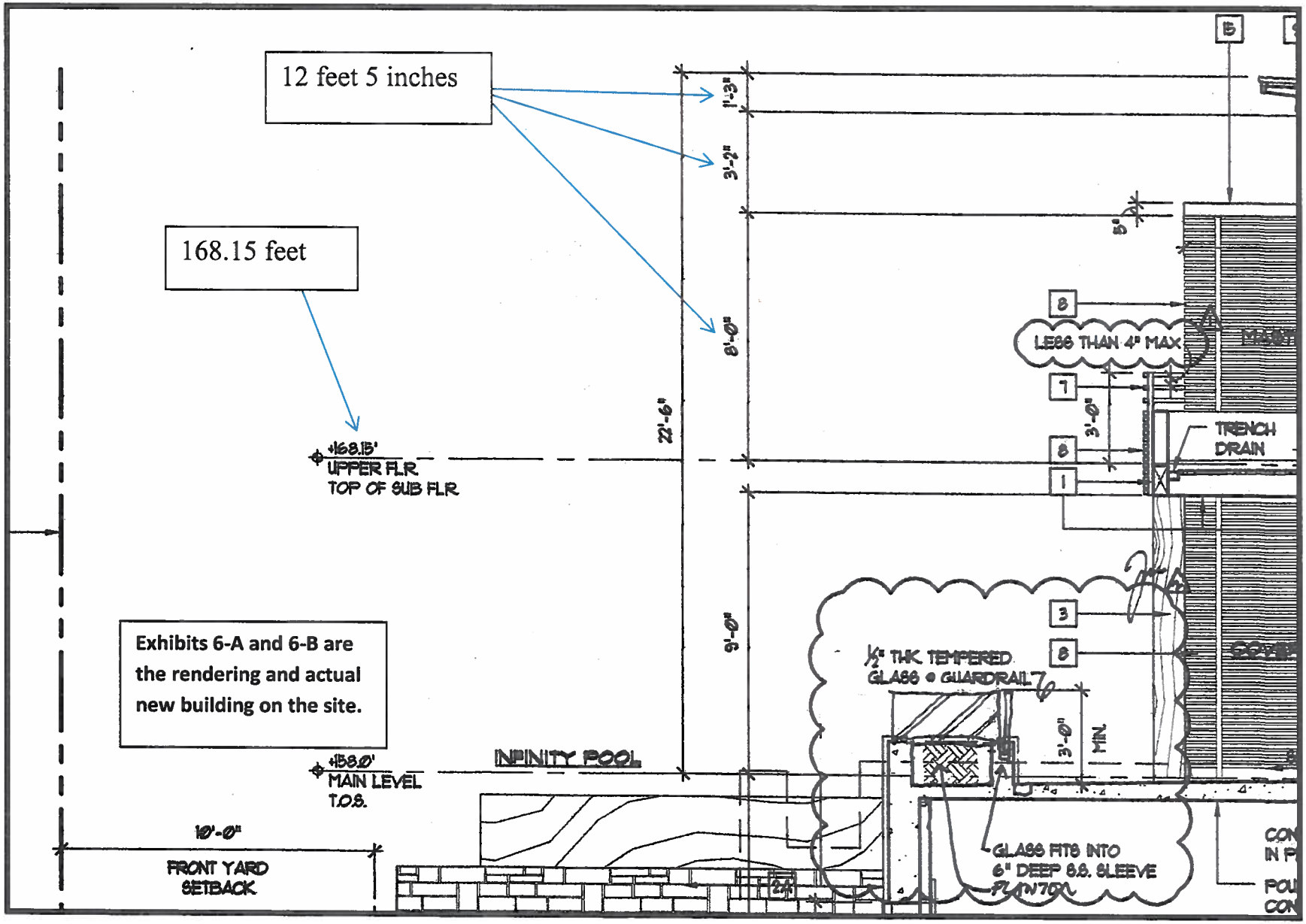

12 feet 5 inches
168.15 feet
Exhibits 6-A and 6-B are the rendering and actual new building on the site.
+168.15'
UPPER FLR
TOP OF SUB FLR
+158.0'
MAIN LEVEL
T.O.S.
INFINITY POOL
10'-0"
FRONT YARD SETBACK
22'-6"
1'-3"
3'-2"
8'-0"
9'-0"
5"
LESS THAN 4" MAX
3'-0"
TRENCH DRAIN
½" THK. TEMPERED GLASS @ GUARDRAIL
3'-0" MIN.
GLASS FITS INTO 6" DEEP S.S. SLEEVE
PLANTER

EXHIBIT "6"

EXHIBIT "6-A"

EXHIBIT "6-B"