HONOLULU CITY COUNCIL

KE KANIHELA O KE KALANA O HONOLULU

CITY AND COUNTY OF HONOLULU

No. 24-251

RESOLUTION

GRANTING A SPECIAL MANAGEMENT AREA MAJOR PERMIT TO ALLOW THE CONSTRUCTION OF A NEW TWO-FAMILY DWELLING WITH AN ATTACHED GARAGE AND ACCESSORY DWELLING UNIT ("ADU") IN MĀKAHA, O'AHU.

WHEREAS, on May 9, 2024, the Department of Planning and Permitting ("DPP") accepted the application (File No. 2024/SMA-70) of Yang Gao and Zhenghong Hu (the "Applicant") for a Special Management Area ("SMA") Major Permit to allow for the construction of a new two-family detached dwelling with an attached garage consisting of a primary dwelling and an ADU on approximately 12,356 square feet (ft.) of land zoned R-10 Residential District, located at 84-931 Farrington Highway in Mākaha, and identified as Tax Map Key 8-4-004: 021 (the "Project"); and

WHEREAS, on August 15, 2024, the DPP held a public hearing with three agenda items at the Fasi Municipal Building 6th Floor Conference Room, which was attended in person by the Applicant's Agent, DPP staff, and approximately 10 members of the public, as well as several members of the public online or by phone, and at which no one testified with concerns; and

WHEREAS, on September 27, 2024, within 45 calendar days after the close of the public hearing, the DPP, having duly considered all evidence and the objectives, policies, and guidelines, as established in Revised Ordinances of Honolulu 2021 ("ROH") §§ 25-3.1 and 25-4.1 and §§ 205A-2 and Hawai'i Revised Statutes ("HRS") 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 10/01/24, by Departmental Communication 710 (2024), and having duly considered all of the findings and reports on the matter, desires to approve the subject application for an SMA Major Permit, subject to the conditions enumerated below; now, therefore,

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

A. Except as modified herein, 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, C1 through C7, D1 through D2, and E 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. To minimize the potential for adverse impacts related to marine and coastal resources:

1. Prior to issuance of any building permit for the Project, the Applicant must apply for and receive approval of a Conditional Use Permit for the joint development of Lots 25 and 200 and record the agreement with the State, or apply for and receive approval of a subdivision action to consolidate the lots. The Applicant must submit evidence of the recorded agreement or lot consolidation to the DPP's Land Use Approval Branch; and

2. The site plan must be revised to show the side yards paved with a pervious material, or the maximum width of the concrete pavement within the side yard must be 30 inches.

C. 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:

1. The landowner hereby acknowledges (and any successor owner or interested party is hereby notified of) the following:

"*In choosing to implement construction activities at Tax Map Key 8-4-004: 021, the Landowner hereby acknowledges 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 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 land owner shall hold harmless and indemnify the City of any responsibility that may result from adverse impacts associated with sea level rise and coastal erosion.*"

This statement must be clearly stated under "Landowner Acknowledgements" on all Project building permit plans; and

2. The site plan must be revised to show the side yards paved with a pervious material, or the width of the concrete pavement within the side yard must be a maximum of 30 inches in width.

D. Following approval of this SMA Major Permit, neither the current landowner, nor any successor owner or interested party may claim hardship due to erosion, Sea Level Rise (SLR), or any other coastal hazard, in order to obtain approval for a Shoreline Setback Variance for a new shoreline protection structure. The landowner hereby acknowledges (and any successor owner or interested party is hereby notified of) the following:

"In choosing to undertake the development at Tax Map Key 8-4-004: 021, the landowner hereby acknowledges 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."

This statement must be clearly stated under "Landowner Acknowledgements" on all Project building permit plans.

E. To minimize the potential for adverse impacts related to coastal hazards, including but not limited to SLR, coastal erosion, flooding, wave action, and storm surge, prior to the issuance of any construction permit or building permit for the Project, the landowner hereby acknowledges (and any successor owner or interested party is hereby notified of) the following:

"*The landowner hereby acknowledges (and any successor owner or interested party is hereby notified of) the following:*

a. *The landowner hereby acknowledges that Tax Map Key 8-4-004: 021 is susceptible to coastal hazards, which may result in harm to or loss of life and property.*

b. *The landowner hereby acknowledges that portions of Tax Map Key 8-4-004: 021 are projected to be impacted by 3.2 feet of sea level rise by the year 2100. The landowner*

agrees to assume all risk and liability for any harm to or loss of life and property due to development within the Sea level Rise Exposure Area. 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."

This statement must be clearly stated under "Landowner Acknowledgements" on all Project building permit plans.

F. To ensure the Applicant is aware that bed and breakfast homes and transient vacation units are not allowed on the Project site, the landowner hereby acknowledges (and any successor owner or interested party is hereby notified of) the following:

"The landowner hereby acknowledges that bed and breakfast homes and transient vacation units, as those terms are defined in Revised Ordinance of Honolulu Chapter 21, the Land Use Ordinance, are not allowed on Tax Map Key 8-4-004: 021."

This statement must be clearly stated under "Landowner Acknowledgements" on all Project building permit plans.

G. 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 barrier, such as by planting naupaka, particularly if the landscaping alters or interferes with the natural beach processes;

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

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

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

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

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

H. In order to minimize impacts to known and unknown archaeological, historic, and cultural resources that may be present at the Project site, the Applicant shall comply with the following measures:

1. Prior to the issuance of any construction permit or building permit for the Project, the Applicant shall submit to the State Historic Preservation Division (SHPD) an Archaeological Monitoring Plan meeting the requirements of Hawai'i Administrative Rules § 13-279-4, and submit to the DPP a copy of its acceptance from the SHPD; and

2. 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 SHPD is able to assess the impact and make further recommendations for mitigative activity.

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

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

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

2. Artificial light from exterior lighting fixtures on the zoning lot, 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 on the Project site 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. Barbless fencing must be used for all fence construction to avoid the entanglement of Hawaiian Hoary Bats;

6. Woody plants greater than 15 ft. in height may not be disturbed, removed, or trimmed during the Hawaiian Hoary Bat birthing and pup rearing season (June 1 through September 15); and

7. All Project-related activities must cease if a Hawaiian monk seal, Green Sea Turtle, or Hawksbill Turtle is on land within 150 ft. of the work area, or as recommended by State or Federal regulations. Project activities may only recommence after the animal voluntarily leaves the area. If a monk seal pup is present, a 300-ft. buffer must be observed. Any Project-related debris that may pose an entanglement threat to monk seals or turtles must be removed from the work area at the end of each day and at the conclusion of Project-related activities.

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

RESOLUTION

J. In order 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. The Applicant proposes to import approximately 28 cubic yards of nonstructural fill material. No importation of structural fill material is proposed (the Applicant proposes on-site excavation of approximately 53 cubic yards of soil, which will be used on-site for backfill).

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 site, or the Protocols must be posted at 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. 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 the 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.

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

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K. Permits.

1. The Project's building permit applications were accepted as complete on April 2 and April 17, 2024, and the building permits must be issued no later than June 30, 2025. If the Project's building permits are not issued by June 30, 2025, the Project may not rely on the 40-ft. shoreline setback that was in effect through June 30, 2024, and must instead comply with the shoreline setback required under ROH Chapter 26 effective as of July 1, 2024.

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

   a. The DPP Director may extend this period if the Applicant demonstrates good cause, but the period cannot be extended by the DPP Director beyond one year from the initial deadline set by the Council.

   b. 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, which must include the DPP Director's findings and recommendations thereon. The Council may approve the proposed extension or an extension for a shorter or longer period, or deny the proposed extension, by adoption of a committee report or resolution.

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

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

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

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the extension will be deemed to be denied.

L. Approval of this SMA Major Permit does not constitute compliance with other City ordinances, including but not limited to the Land Use Ordinance ("LUO") and building and construction codes, or other governmental requirements, including but not limited to LUO-related approvals, and building, grading, and grubbing permit approvals, which are subject to separate review and approval. The Applicant is responsible for ensuring that the final plans for the Project approved under this SMA Major Permit comply with all applicable City ordinances and other governmental provisions and requirements.; and

BE IT FINALLY RESOLVED by the Council of the City and County of Honolulu that copies of this Resolution be transmitted to Yang Gao and Zhenghong Hu, c/o WHALE Environmental Services, Inc., P.O. Box 455, Kahuku, Hawai'i 96731; Mark Howland, WHALE Environmental Services, Inc., P.O. Box 455, Kahuku, Hawai'i 96731; Dawn Takeuchi Apuna, Director of the Department 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:

(br)

DATE OF INTRODUCTION:

OCT 07 2024

Honolulu, Hawai'i

Councilmembers

DPP24SMA70

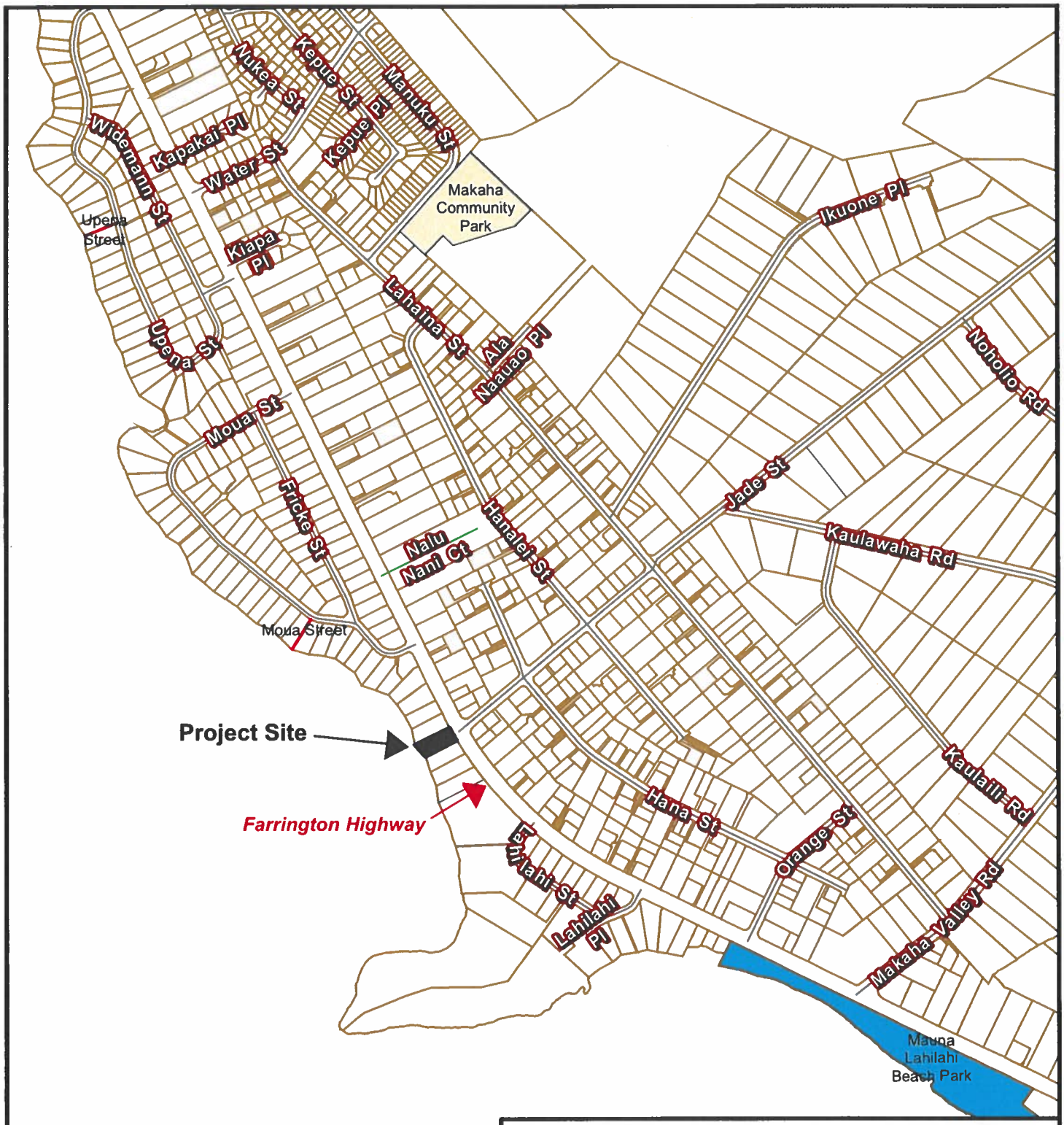


EXHIBIT A - PROJECT LOCATION
SMA Major Permit No. 2024/SMA-70
Hu Two-Family Dwelling with ADU
84-931 Farrington Highway
TMK 8-4-004: 021

0 355 710 1,420

Scale in Feet

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

Prepared by: CK

Date Prepared: 7.1.24

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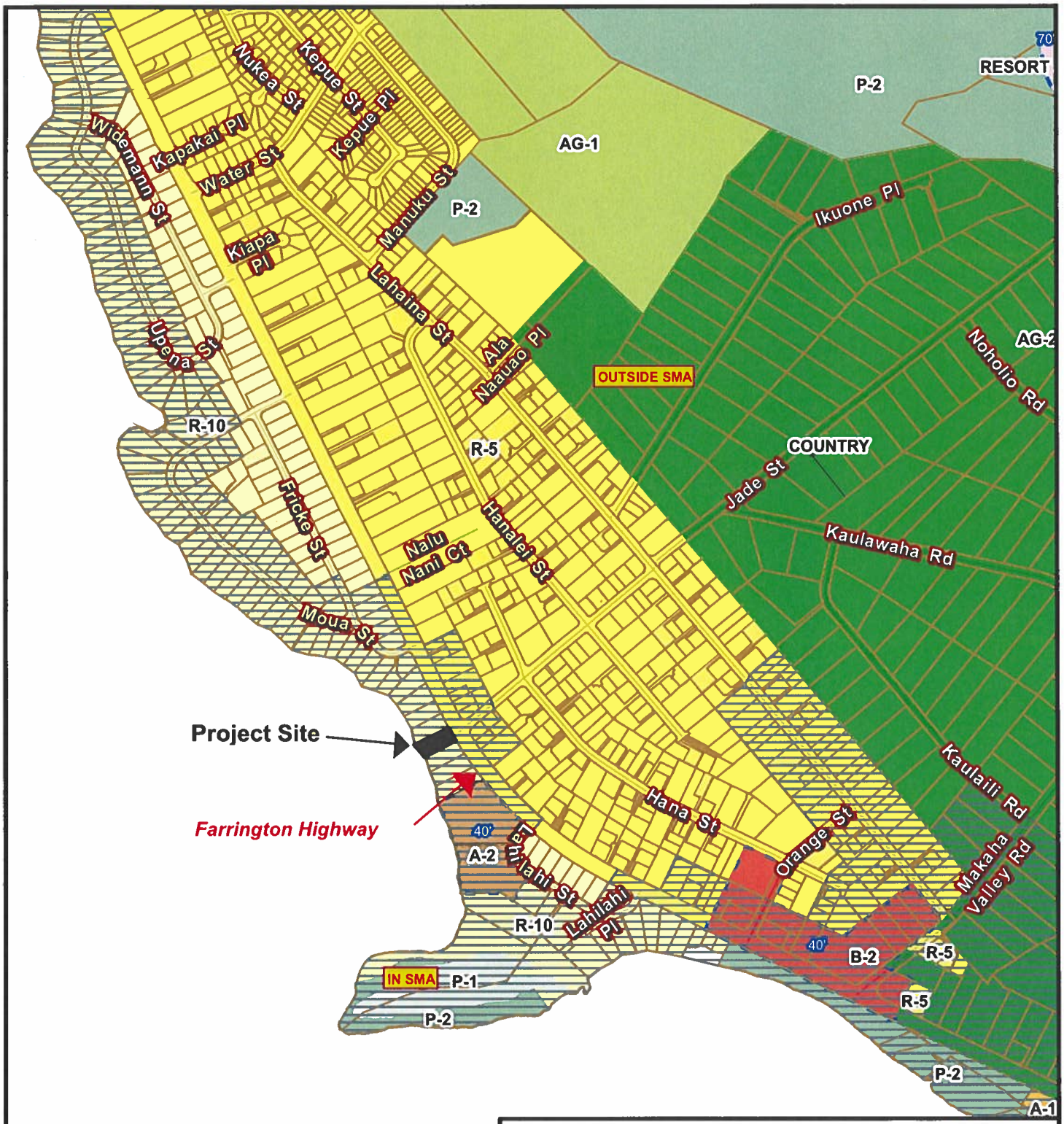


EXHIBIT B - ZONING AND SMA
SMA Major Permit No. 2024/SMA-70
Hu Two Family Dwelling with ADU
84-931 Farrington Highway
TMK 8-4-004: 021

0 355 710 1,420

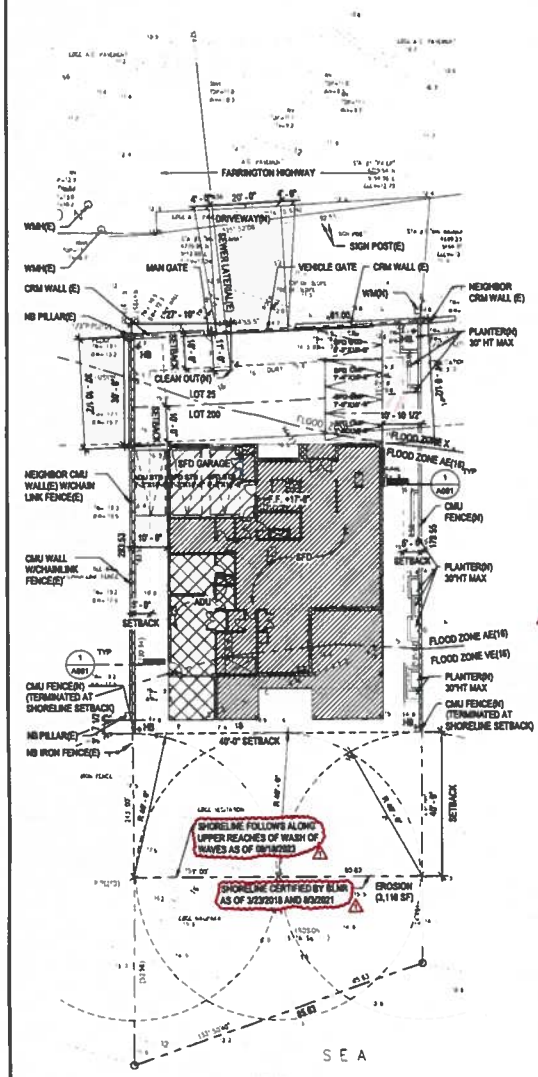
Scale in Feet

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

Prepared by: CK

Date Prepared: 7.1.24

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



BWS NOTE:
NO IRRIGATION AND AUTOMATIC FIRE SPRINKLERS SERVES THIS METER

BWS WILL OBTAIN TRENCHING PERMIT TO INSTALL NEW METER

(I) USE SITE DESIGN STRATEGIES TO REDUCE THE IMPERVIOUS SURFACE AREAS TO THE MAXIMUM EXTENT PRACTICAL. THE TOTAL IMPERVIOUS SURFACE AREA FOR THE LOT MAY NOT EXCEED 75%, PER LUO SECTION 21-3.70.1(3).

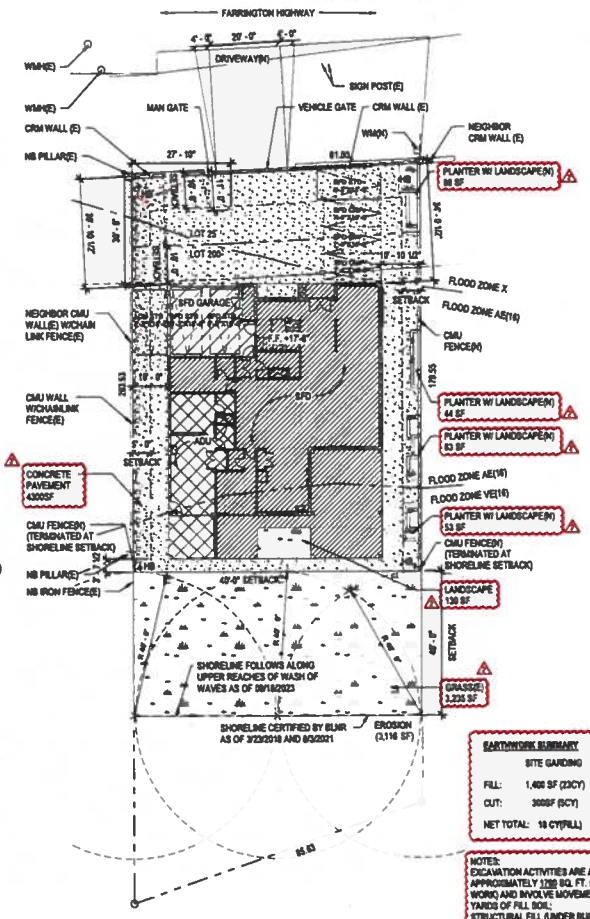
(II) TOTAL IMPERVIOUS AREA = 70.69 %

LOT AREA: 15,472 SF
DEDUCT EROSION AREA: 3,116 SF

TOTAL AREA FOR ISA CALC: 12,356 SF

PERVIOUS AREA:
(1) GRASS: 3,235 SF
(2) LANDSCAPE: 130 SF
(3) PANTER W/ LANDSCAPE: 256 SF
TOTAL PERVIOUS AREA: 3,621 SF

IMPERVIOUS SURFACE:
(1) HOUSE, PATIO, AND ROOF DECK: 4,435 SF
(2) CONCRETE SIDE WALL AND FRONT DRIVE: 4,300SF
TOTAL IMPERVIOUS AREA: 8,735 SF=70.69 %



SMA ISA PLAN
1/16" = 1'-0"

EARTHWORK SUMMARY

	SITE GARDING	UNDER BUILDING
FILL:	1,400 SF (23CY)	2,500SF (39CY)
CUT:	300SF (5CY)	1,935SF (28CY)
NET TOTAL:	18 CY(FILL)	10CY(FILL)

NOTES:
EXCAVATION ACTIVITIES ARE ANTICIPATED TO COVER APPROXIMATELY 1700 SQ. FT. (SITE WORK) 4435 SQ. FT. (BUILDING WORK) AND INVOLVE MOVEMENT OF APPROXIMATELY 18 CUBIC YARDS OF FILL SOIL;
STRUCTURAL FILL (UNDER BUILDING) 10 CUBIC YARDS (NOT FOR GRADING).

EXCAVATED SOIL MATERIALS WILL BE SPREAD OUT TO BALANCE THE SITE.

THE ESTIMATED TOTAL VOLUME OF IMPORTED NONSTRUCTURAL FILL IS 18 CUBIC YARDS TO BE PLACED ON PROPOSED HOUSE SIDEWALK AROUND HOUSE AND STREET SIDE YARD OF THIS PROPERTY, MAKE IT EASY FOR WALKING AND DRIVING.

LUO DATA TABLE

ZONING DISTRICT: R-10 RESIDENTIAL DISTRICT

LOT AREA: 15,472 SF
EROSION AREA: 3,116 SF
LOT AREA(EXCLUDE EROSION): 12,356 SF
MAX BUILDING AREA ALLOWED(0.5 X LOT EXCLUDE EROSION AREA): 6,178 SF
FAR CALCULATION: (0.6 X LOT EXCLUDE EROSION AREA): 7,413.60 SF

BUILDING AREA: 4,435 SF < 50%

FLOOR AREA:	SFD	ADU
1ST FLR	3,198 SF	725 SF
2ND FLR	2,752 SF	0 SF
TOTAL	5,948 SF	725 SF

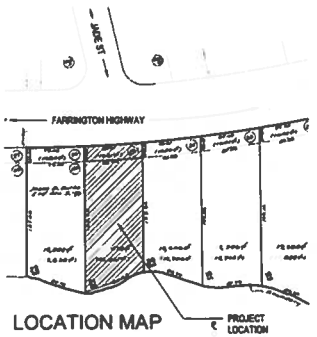
TOTAL FLOOR AREA 6,673 SF < 0.6FAR

PARKING:	REQUIRED:	PROVIDE:
SFD	0 PARKING	0 PARKING
ADU	1 PARKING	1 PARKING

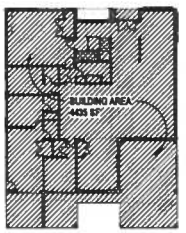
SOLAR PANEL MAP: 2020-0040 (1)



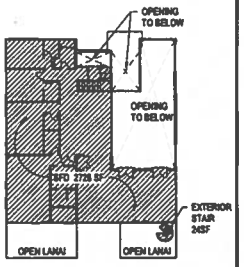
VICINITY MAP



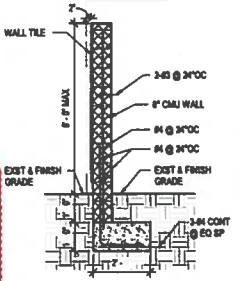
LOCATION MAP



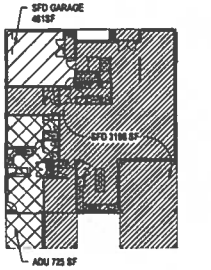
BUILDING AREA



2ND FLR AREA



1 A001 CMU FENCE
1/2" 1'-0"
1/16" 1'-0"



1ST FLR AREA
1/2" 1'-0"

EXHIBIT C-1 - OVERALL SITE PLAN
2024/SMA-70

JIMMY S. W. YU
LICENSED PROFESSIONAL ARCHITECT
NO. 13818
HAWAII, U.S.A.

The work was prepared by me or under my supervision and
organization of the project in order to my observation. Effective
or modification as defined in the current Hawaii Administrative Rules
"Professional Engineers, Architects, Surveyors and Landscape
Architects".

REVISION

REV	DATE	DESCRIPTION
1	07/02/24	SMA COMM
2	07/24/24	SMA COMM R2

PROPOSED NEW SFD AND ADU FOR HIS RESIDENCE
SITE PLAN
84-831 FARRINGTON HWY.
WAIANAE, H 96792
TMK: 8-4-084:021

PROWORK PACIFIC INC
Architectural and Interior Design, Planning & Permitting
139 N Beretania St Suite 114 Honolulu Hawaii 96817
Ph: (808) 204-5821

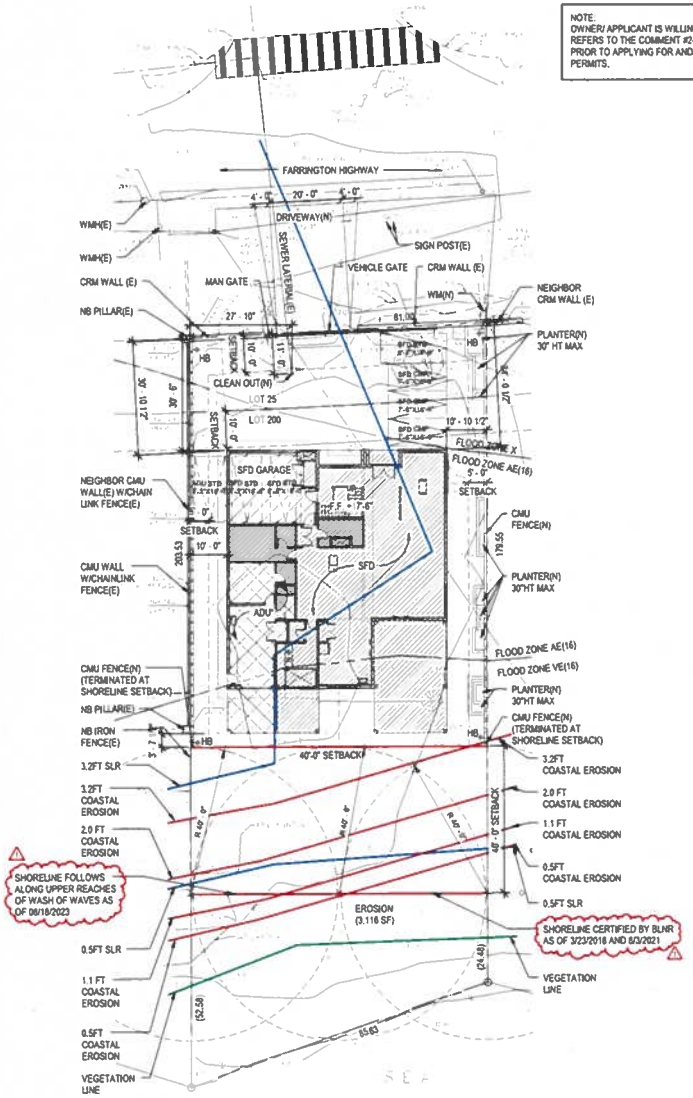
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YW

A001

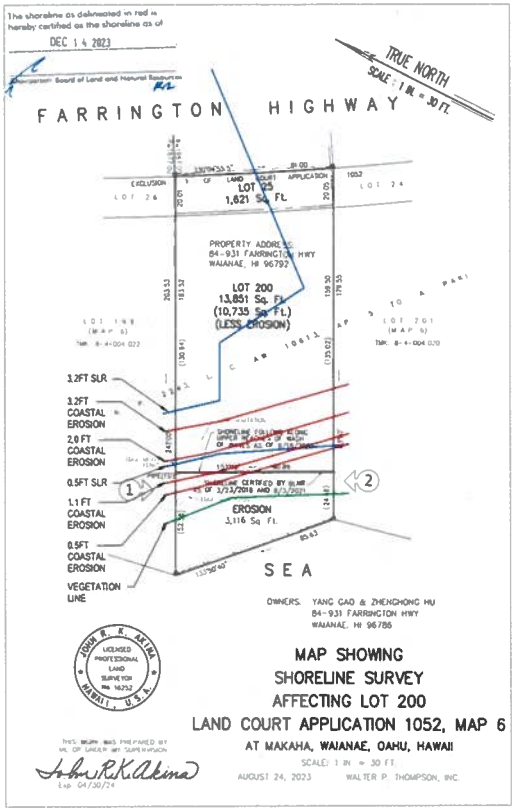
5 OF 10 SHEETS

7/25/2024 10:21:03 AM

NOTE:
OWNER/ APPLICANT IS WILLING TO RESOLVE THE ISSUE, REFERS TO THE COMMENT #2-a (FILE NO. 2024/SMA-50), PRIOR TO APPLYING FOR AND/OR OBTAINING BUILDING PERMITS.



SMA SUPPLEMENTAL SITE PLAN
1/16" = 1'-0"



DLNR PLAN
1" = 30'-0"

0' 30' 60'
1" = 30'-0"

0 10' 20' 30' 40'
1/16" = 1'-0"

EXHIBIT C-2 - SITE PLAN WITH SHORELINE SETBACKS AND SEA LEVEL RISE
2024/SMA-70

JIMMY S. W. HU
REGISTERED PROFESSIONAL ENGINEER
NO. 13414
HAWAII, U.S.A.

REVISION

REV	DATE	DESCRIPTION
1	07/02/24	SMA COMM

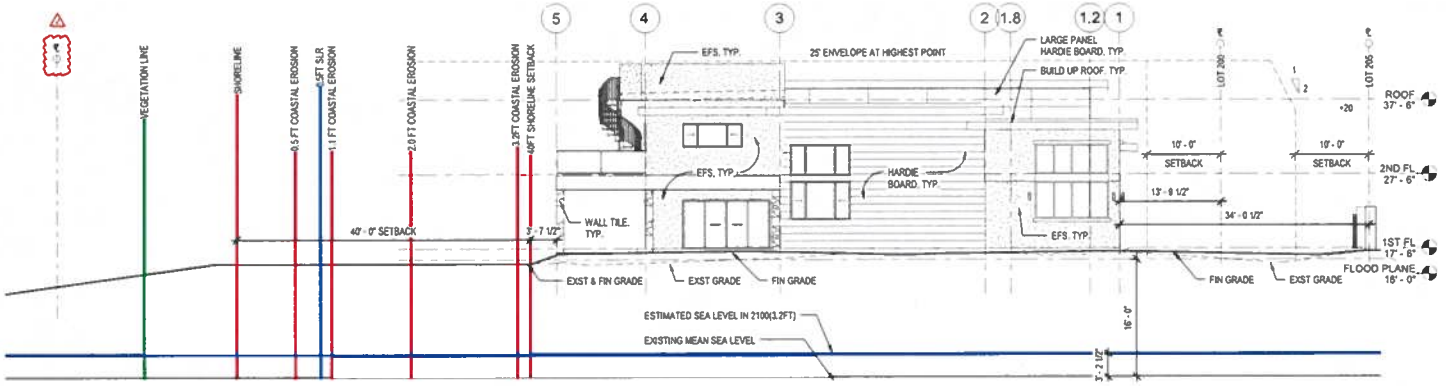
PROPOSED NEW SFD AND ADU FOR HU RESIDENCE
SMA SITE PLAN
84-931 FARRINGTON HWY.
WAIANAE, HI 96792
TMK: 8-4-004:021

PROWORK PACIFIC INC
Architectural and Interior Design, Planning & Permitting
100 N Beretania St Suite 114 Honolulu Hawaii 96817
Ph. (808) 304-4871

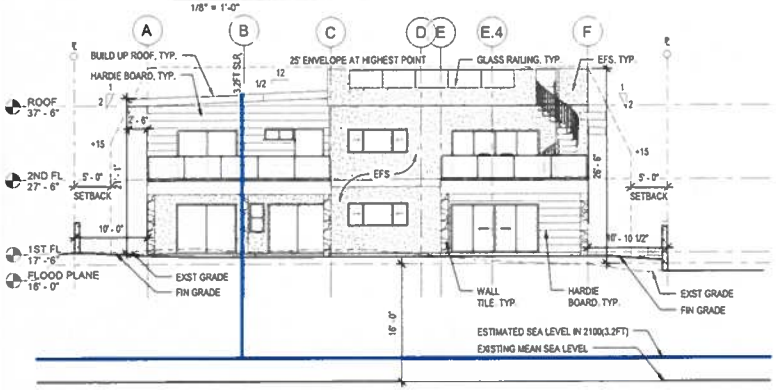
DATE 07/02/24
JOB NO.
DRAWN BY YW
CHECKED BY

SHEET NUMBER
SMA-1
2 OF 11 SHEETS

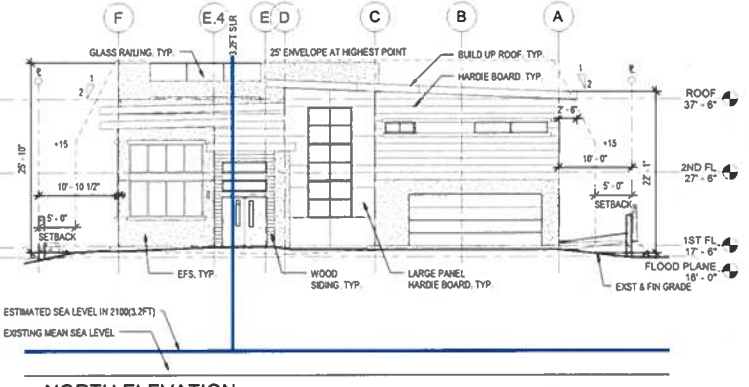
G:\Dropbox\84-931 Farrington\Revit\84-931 Farrington - SMA R2.rvt
7/2/2024 1:09:08 PM



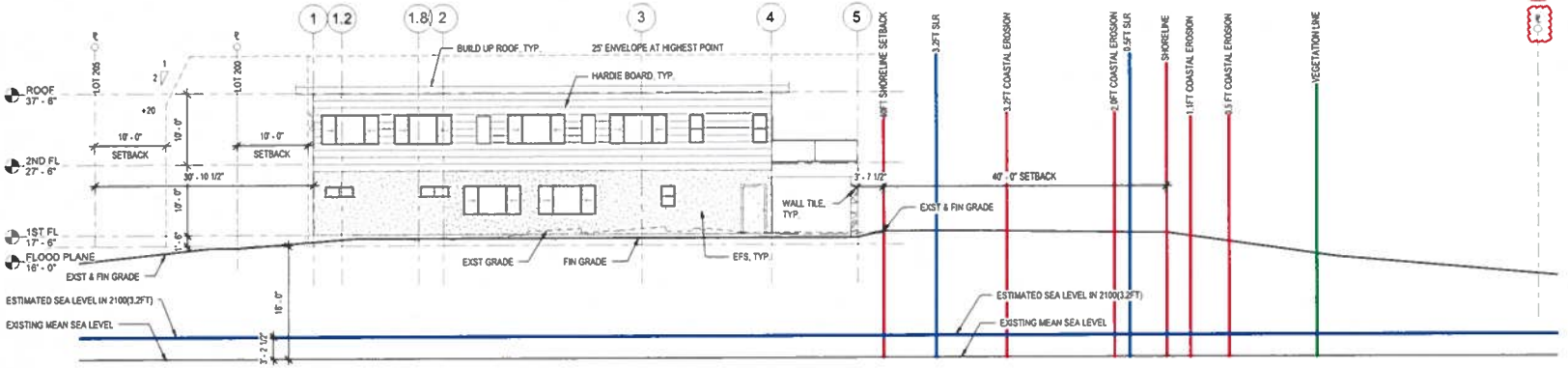
EAST ELEVATION
1/8" = 1'-0"



SOUTH ELEVATION
1/8" = 1'-0"



NORTH ELEVATION
1/8" = 1'-0"



WEST ELEVATION
1/8" = 1'-0"

0 5' 10' 15' 20'
1/8" = 1'-0"

EXHIBIT C-3 - ELEVATIONS WITH SHORELINE SETBACK AND SEA LEVEL RISE
2024/SMA-70

JIMMY S. W. YU
LICENSED PROFESSIONAL ARCHITECT
HAWAII, U.S.A.

REVISION

REV	DATE	DESCRIPTION
2	07/24/24	SMA COMM R2

PROPOSED NEW SFD AND ADU FOR HU
RESIDENCE

84-931 FARRINGTON HWY.
WAIANAE, HI 96792
TMK: 8-4-004:021

EXTERIOR ELEVATIONS

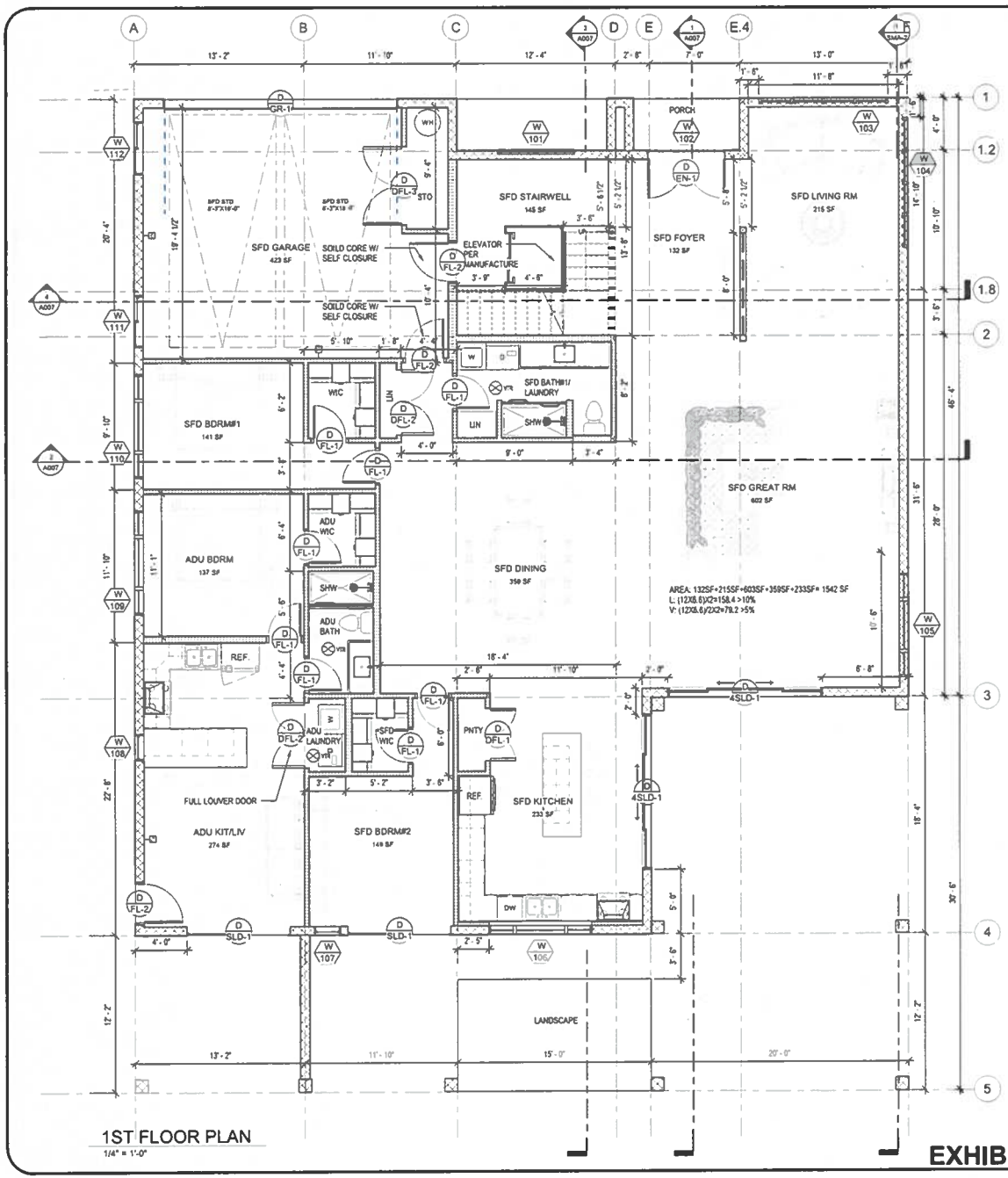
PROWORK PACIFIC INC
Architectural and Interior Design, Planning & Permitting
100 N Beretania St Suite 114 Honolulu Hawaii 96817
Ph. (808) 304-4871

07/25/24

YW

A005

G:\Drawings\84-931 Farrington\Arch\84-931 Farrington - SMA R3.rvt
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ELECTRICAL LEGEND

- OUTLET - DUPLEX (+15"), 115V UNLESS NOTED OTHERWISE
- OUTLET - GFI DUPLEX (+39") UNLESS NOTED OTHERWISE
- OUTLET - QUADRUPLEX, 115V UNLESS NOTED OTHERWISE, VERIFY HEIGHT W/ OWNER
- OUTLET - RANGE, 208V (+15") UNLESS NOTED OTHERWISE, VERIFY HEIGHT W/ OWNER
- SINGLE POLE SWITCH
- THREE WAY SWITCH
- INCANDESCENT SURFACE MOUNT FIXTURE
- INCANDESCENT WALL SCONCE
- CEILING FAN LIGHT FIXTURE
- CABLE TV OUTLET
- TELEPHONE/DSL OUTLET
- ELECTRIC VEHICLES OUTLET
- SD — SMOKE ALARMS SHALL BE INSTALLED IN ACCORDANCE WITH NFPA 72 AND CONFORM TO IRC R314
- CO — CARBON MONOXIDE ALRMS SHALL BE INSTALLED IN ACCORDANCE WITH NFPA 72 AND CONFORM TO IRC R315
- VENT THROUGH ROOF

WALL LEGEND

- EXTERIOR WALL: 2X4 STUD @ 16" OC W/5/8" PLYWD & EXTERIOR SHEATHING & WATERPROOFING MEMBRANE. R-13 INSULATION IN WALL CAVITY. FINISHED PER ELEVATIONS, AND 1/2" GYP BD AT INTERIOR
- INTERIOR WALLS: 2X4 STUD @ 16" O.C. W/ 1/2" GYP BD BOTH SIDES
- 8" CMU WALL FOR 1ST FLOOR. FINISHED PER ELEVATIONS
- EXTERIOR PLUMBER WALL: 2X6 STUD @ 16" OC W/5/8" PLYWD & EXTERIOR SHEATHING & WATERPROOFING MEMBRANE R-13 INSULATION IN WALL CAVITY. FINISHED PER ELEVATIONS, W/1/2" CEMENT BD TO WET SIDE, 1/2" GYP BD TO DRY SIDE AT INTERIOR
- INTERIOR PLUMBER WALL: 2 X 6 STUD@ 16" OC W/1/2" CEMENT BD TO WET SIDE, 1/2" GYP BD TO DRY SIDE
- EXTERIOR WALL FOR DOUBLE HEIGHT CEILING: 2X6 STUD @ 16" OC W/5/8" PLYWD & EXTERIOR SHEATHING & WATERPROOFING MEMBRANE, R-13 INSULATION IN WALL CAVITY. FINISHED PER ELEVATIONS, W/1/2" CEMENT BD TO WET SIDE, 1/2" GYP BD TO DRY SIDE AT INTERIOR
- INTERIOR WALL FOR DOUBLE HEIGHT CEILING: 2 X 6 STUD@ 16" OC W/1/2" CEMENT BD TO WET SIDE, 1/2" GYP BD TO DRY SIDE

0 5' 10'
1/4" = 1'-0"

EXHIBIT C4 - FIRST FLOOR PLAN
2024/SMA-70

JIMMY S. W. RU
REGISTERED PROFESSIONAL ENGINEER
No. 13414
HAWAII, U.S.A.

REVISION

REV	DATE	DESCRIPTION

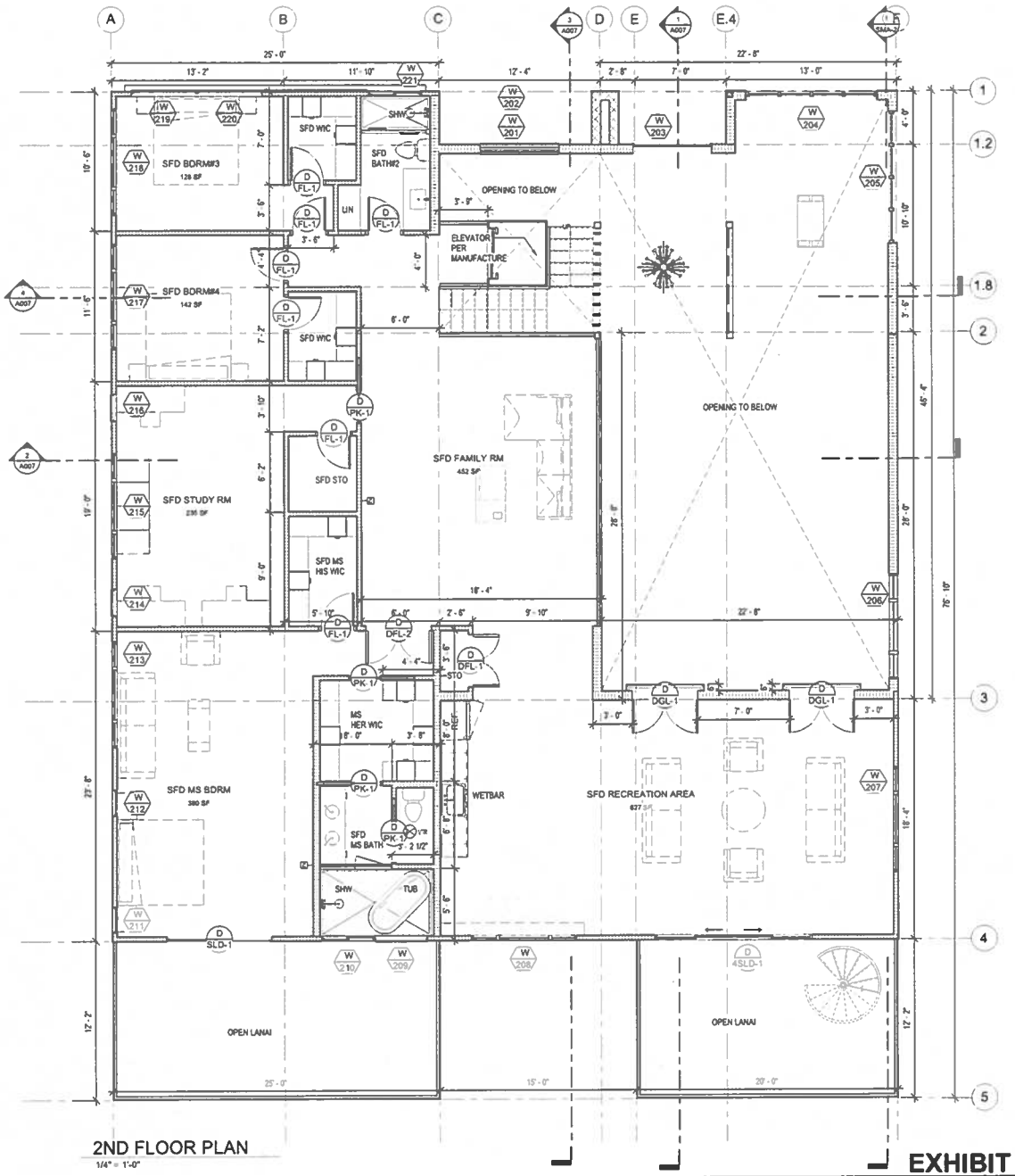
PROPOSED NEW SFD AND ADU FOR HU Residence
FLOOR PLAN I
84-831 FARRINGTON HWY.
WAIANAE, HI 96792
TMK: 8-4-004: 021

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04/01/24
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6 of 10

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

ELECTRICAL LEGEND

- OUTLET - DUPLEX (+15"), 115V UNLESS NOTED OTHERWISE
- OUTLET - GFI DUPLEX (+39") UNLESS NOTED OTHERWISE
- OUTLET - QUADRUPLEX, 115V UNLESS NOTED OTHERWISE, VERIFY HEIGHT W/ OWNER
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- TELEPHONE/DSL OUTLET
- ELECTRIC VEHICLES OUTLET
- SMOKE ALARMS SHALL BE INSTALLED IN ACCORDANCE WITH NFPA 72 AND CONFORM TO IRC R314
- CARBON MONOXIDE ALRMS SHALL BE INSTALLED IN ACCORDANCE WITH NFPA 72 AND CONFORM TO IRC R315
- VENT THROUGH ROOF

WALL LEGEND

- EXTERIOR WALL: 2X4 STUD @ 16" OC W/5/8" PLYWD & EXTERIOR SHEATHING & WATERPROOFING MEMBRANE, R-13 INSULATION IN WALL CAVITY, FINISHED PER ELEVATIONS, AND 1/2" GYP BD AT INTERIOR
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- INTERIOR PLUMBER WALL: 2 X 6 STUD@ 16" OC W/1/2" CEMENT BD TO WET SIDE, 1/2" GYP BD TO DRY SIDE
- EXTERIOR WALL FOR DOUBLE HEIGHT CEILING: 2X6 STUD @ 16" OC W/5/8" PLYWD & EXTERIOR SHEATHING & WATERPROOFING MEMBRANE, R-13 INSULATION IN WALL CAVITY, FINISHED PER ELEVATIONS, W/1/2" CEMENT BD TO WET SIDE. 1/2" GYP BD TO DRY SIDE AT INTERIOR
- INTERIOR WALL FOR DOUBLE HEIGHT CEILING: 2 X 6 STUD@ 16" OC W/1/2" CEMENT BD TO WET SIDE, 1/2" GYP BD TO DRY SIDE

0 5' 10'
1/4" = 1'-0"

EXHIBIT C5 - SECOND FLOOR PLAN
2024/SMA-70

JIMMY S. W. WU
LICENSED PROFESSIONAL ARCHITECT NO. 13414
HAWAII, U.S.A.

REVISION

REV	DATE	DESCRIPTION

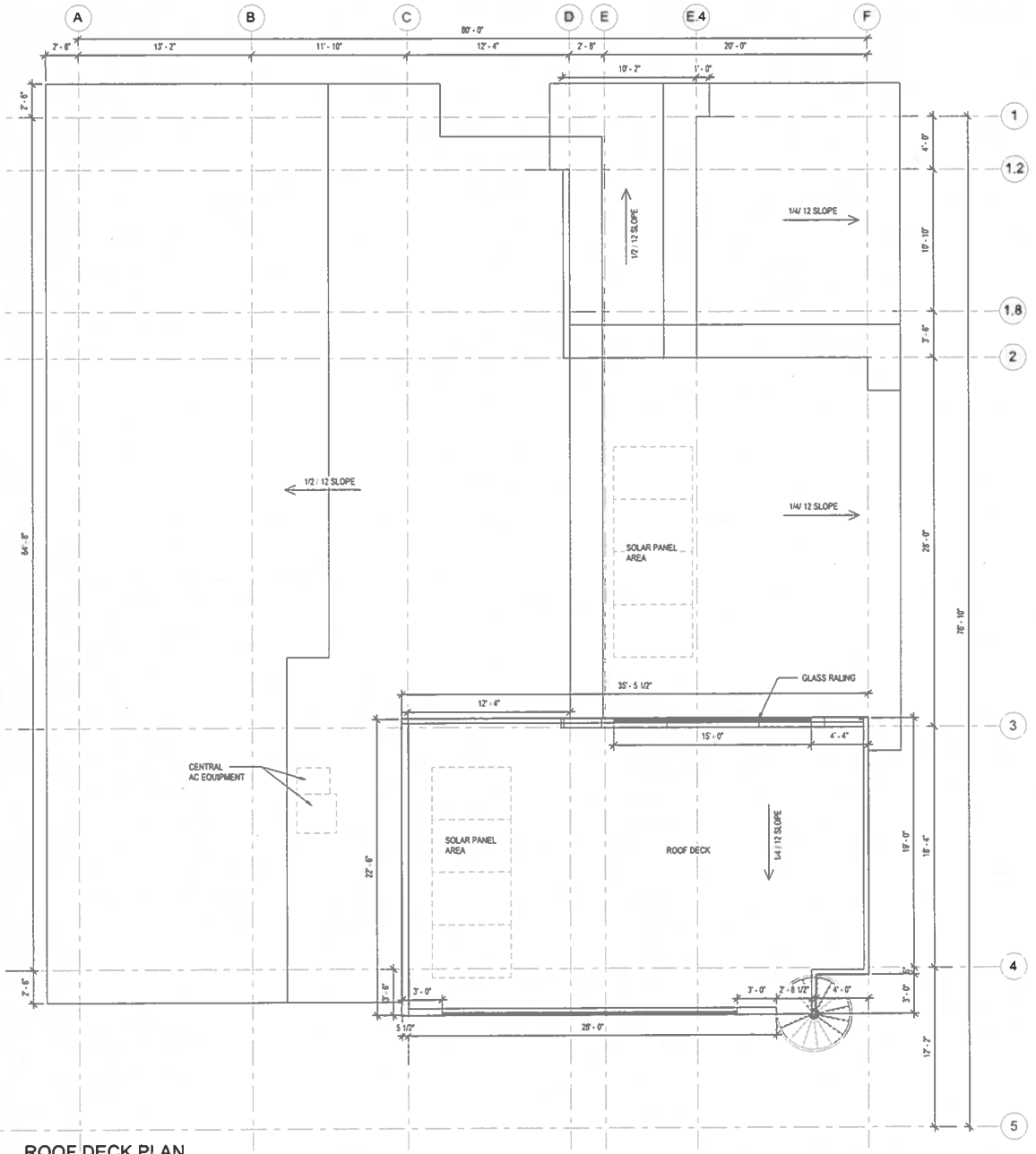
PROPOSED NEW SFD AND ADU FOR HU
FLOOR PLAN II
RESIDENCE
84-931 FARRINGTON HWY.
WAIANAE, HI 96792
TMK: 8-4-004:021

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Ph. (808) 304-8871

DATE 04/01/24
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DRAWN BY YW
CHECKED BY

SHEET NUMBER A003
7 OF 10 SHEETS

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ROOF DECK PLAN

1/4" = 1'-0"

ELECTRICAL LEGEND

- OUTLET - DUPLEX (+15"), 115V UNLESS NOTED OTHERWISE
- OUTLET - GFI DUPLEX (+39") UNLESS NOTED OTHERWISE
- OUTLET - QUADRUPLEX, 115V UNLESS NOTED OTHERWISE, VERIFY HEIGHT W/ OWNER
- OUTLET - RANGE, 208V (+15") UNLESS NOTED OTHERWISE, VERIFY HEIGHT W/ OWNER
- $ SINGLE POLE SWITCH
- $3 THREE WAY SWITCH
- INCANDESCENT SURFACE MOUNT FIXTURE
- INCANDESCENT WALL SCONCE
- CEILING FAN LIGHT FIXTURE
- CABLE TV OUTLET
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- INTERIOR PLUMBER WALL: 2 X 6 STUD@ 16" OC W/1/2" CEMENT BD TO WET SIDE, 1/2" GYP BD TO DRY SIDE
- EXTERIOR WALL FOR DOUBLE HEIGHT CEILING: 2X8 STUD @ 16" OC W/5/8" PLYWD & EXTERIOR SHEATHING & WATERPROOFING MEMBRANE. R-13 INSULATION IN WALL CAVITY. FINISHED PER ELEVATIONS. W/1/2" CEMENT BD TO WET SIDE, 1/2" GYP BD TO DRY SIDE AT INTERIOR
- INTERIOR WALL FOR DOUBLE HEIGHT CEILING: 2 X 8 STUD@ 16" OC W/1/2" CEMENT BD TO WET SIDE, 1/2" GYP BD TO DRY SIDE

0 5' 10'

1/4" = 1'-0"

EXHIBIT C6- ROOF DECK PLAN
2024/SMA-70

JIMMY S. W. WU
LICENSED PROFESSIONAL ARCHITECT
NO. 13414
HAWAII, U.S.A.

REVISION

REV	DATE	DESCRIPTION

PROPOSED NEW SFD AND ADU FOR HU
ROOF DECK PLAN
RESIDENCE

84-831 FARRINGTON HWY.
WAIANAE, HI 96792
TMK: 8-4-004 021

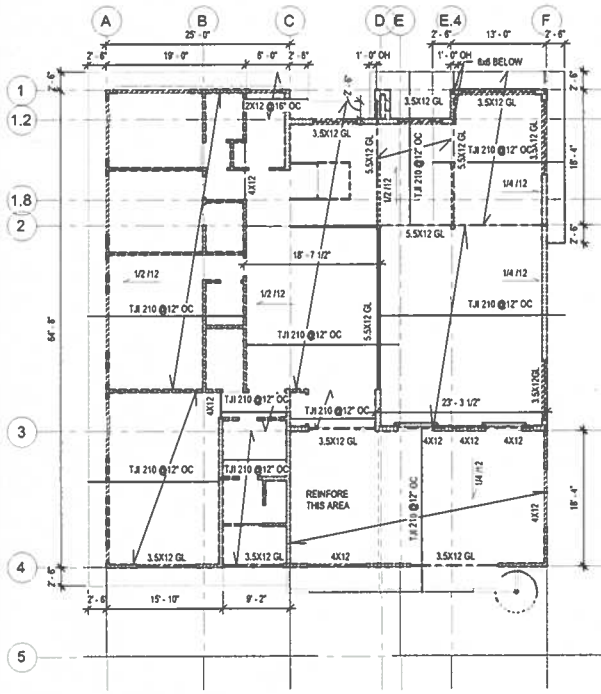
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Architectural and Interior Design, Planning & Permitting
100 N Beretania St Suite 114 Honolulu Hawaii 96817
Ph: (808) 304-4871

DATE 04/01/24
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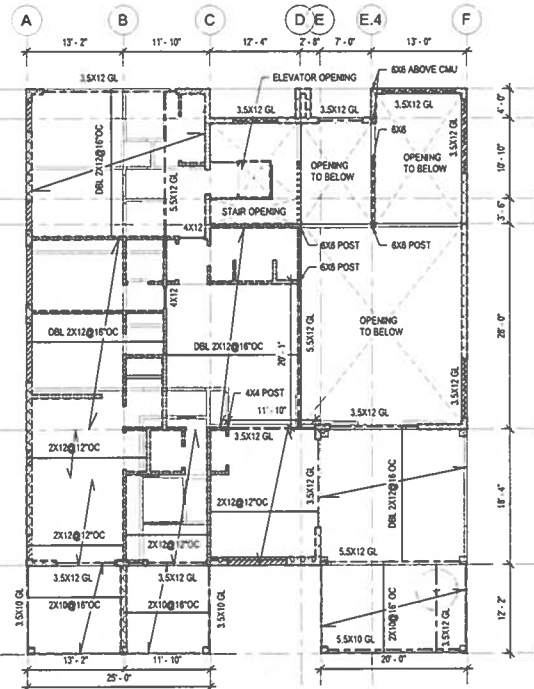
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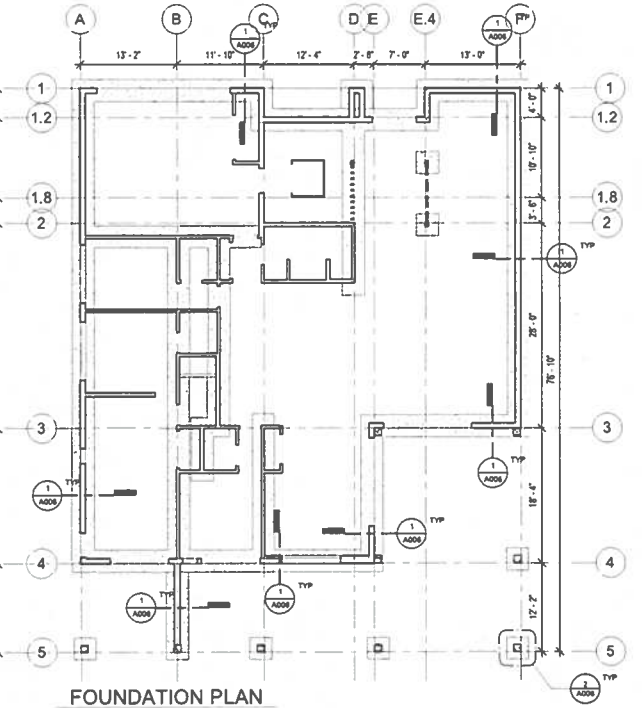
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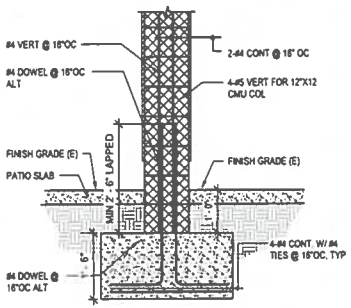
ROOF FRAMING PLAN
1/8" = 1'-0"



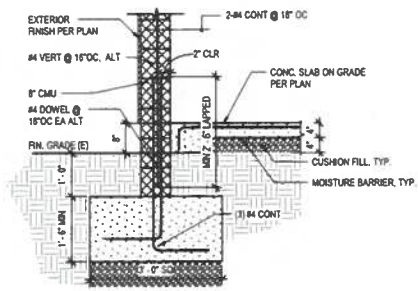
2ND FLOOR FRAMING PLAN
1/8" = 1'-0"



FOUNDATION PLAN
1/8" = 1'-0"



2 A006 CMU POST FOOTING
3/4" = 1'-0"



1 A006 EXTERIOR CMU WALL FOOTING
3/4" = 1'-0"

0 1' 2' 3'
3/4" = 1'-0"

0 5' 10' 15' 20'
1/8" = 1'-0"

EXHIBIT C7 - FRAMING AND FOUNDATION PLANS
2024/SMA-70

JIMMY S. W. WU
LICENSED PROFESSIONAL ENGINEER
HAWAII, U.S.A.

REVISION

REV	DATE	DESCRIPTION

PROPOSED NEW SFD ARD ADU FOR HU
STRUCT PLAN
RESIDENCE
84-931 FARRINGTON HWY.
WAIANAE, HI 96792
TMK: 8-4-004:021

PROWORK PACIFIC INC
Architectural and Interior Design Planning & Permitting
100 N Beretania St Suite 114 Honolulu Hawaii 96817
Ph. (808) 304-4871

DATE 04/01/24
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SHEET NUMBER
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10 OF 10

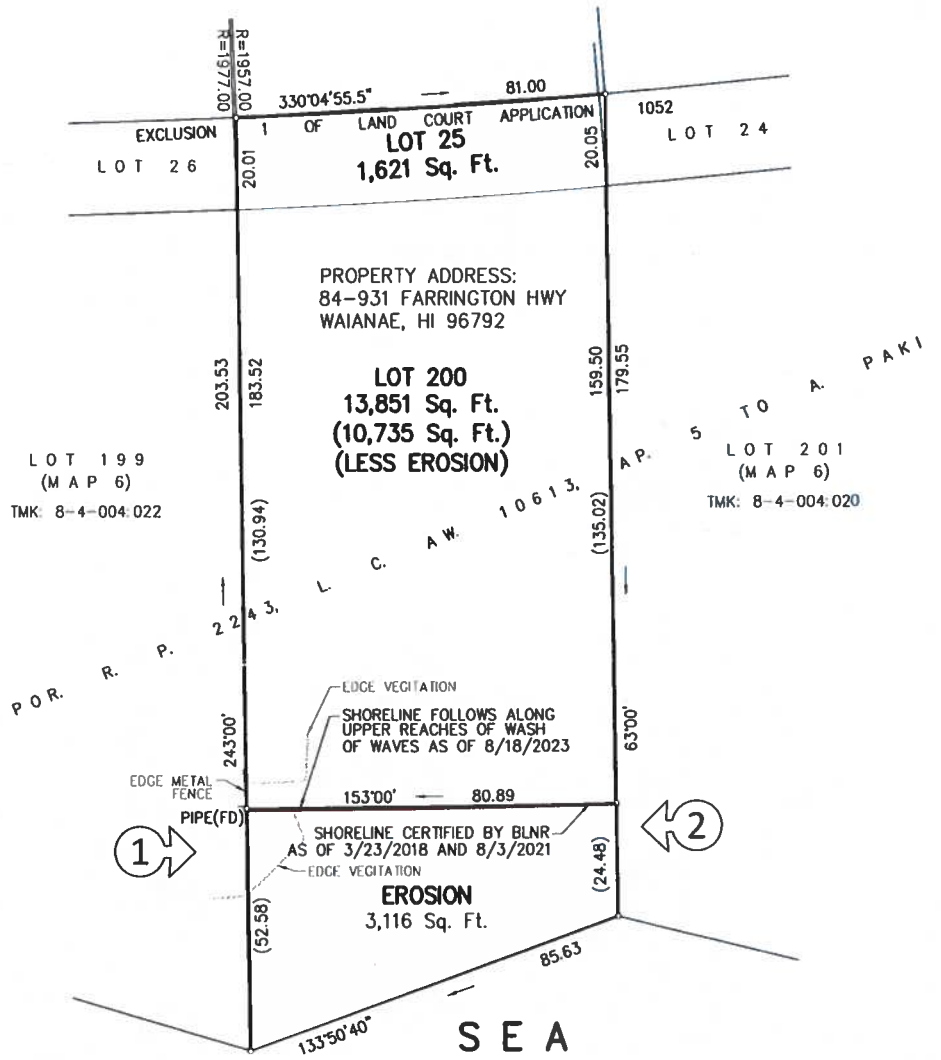
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The shoreline as delineated in red is hereby certified as the shoreline as of

DEC 14 2023

Chairperson, Board of Land and Natural Resources

TRUE NORTH
SCALE : 1 IN. = 30 FT.



OWNERS: YANG GAO & ZHENGHONG HU
84-931 FARRINGTON HWY
WAIANAE, HI 96786

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

MAP SHOWING SHORELINE SURVEY AFFECTING LOT 200 LAND COURT APPLICATION 1052, MAP 6

AT MAKAHA, WAIANAE, OAHU, HAWAII

SCALE: 1 IN. = 30 FT.

AUGUST 24, 2023 WALTER P. THOMPSON, INC.

THIS WORK WAS PREPARED BY ME OR UNDER MY SUPERVISION

John R. K. Akina

Exp. 04/30/24

EXHIBIT D1 - 2023 CERTIFIED SHORELINE SURVEY

FILE NO. 2024/SMA-70

TAX MAP KEY : 8 - 4 - 004 : 021

SURVEY OFFICE COPY

10"x 15" = 1.04 Sq.Ft.

2319oc00.dwg/1710.54/fdjp/20230818

Walter P. Thompson, Inc.
Surveying & Mapping

August 24, 2023

Shoreline Certification
Tax Map Key: 8-4-004: 021
Makaha, Waianae, Oahu, Hawaii



Picture 1: Facing Southeast — Taken: August 18, 2023



Picture 2: Facing Northwest — Taken: August 18, 2023

P. O. Box 3351 · Honolulu, HI 96801 · Phone: (808) 536-2705
www.walterpthompson.com

EXHIBIT D2 - 2023 CERTIFIED SHORELINE SURVEY PHOTOS
FILE NO. 2024/SMA-70

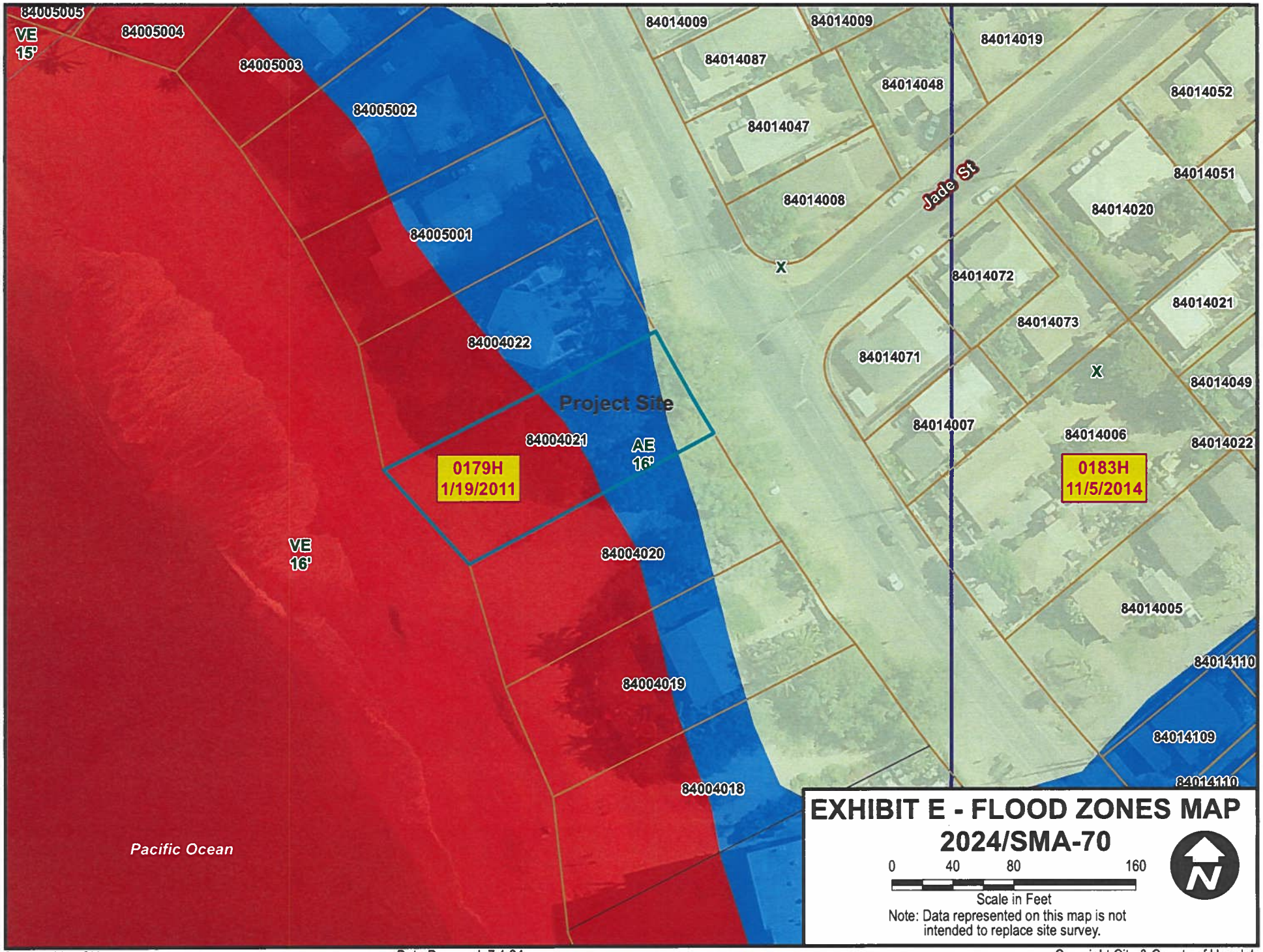


EXHIBIT E - FLOOD ZONES MAP

2024/SMA-70

0 40 80 160

Scale in Feet

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

Prepared by: CK

Date Prepared: 7.1.24

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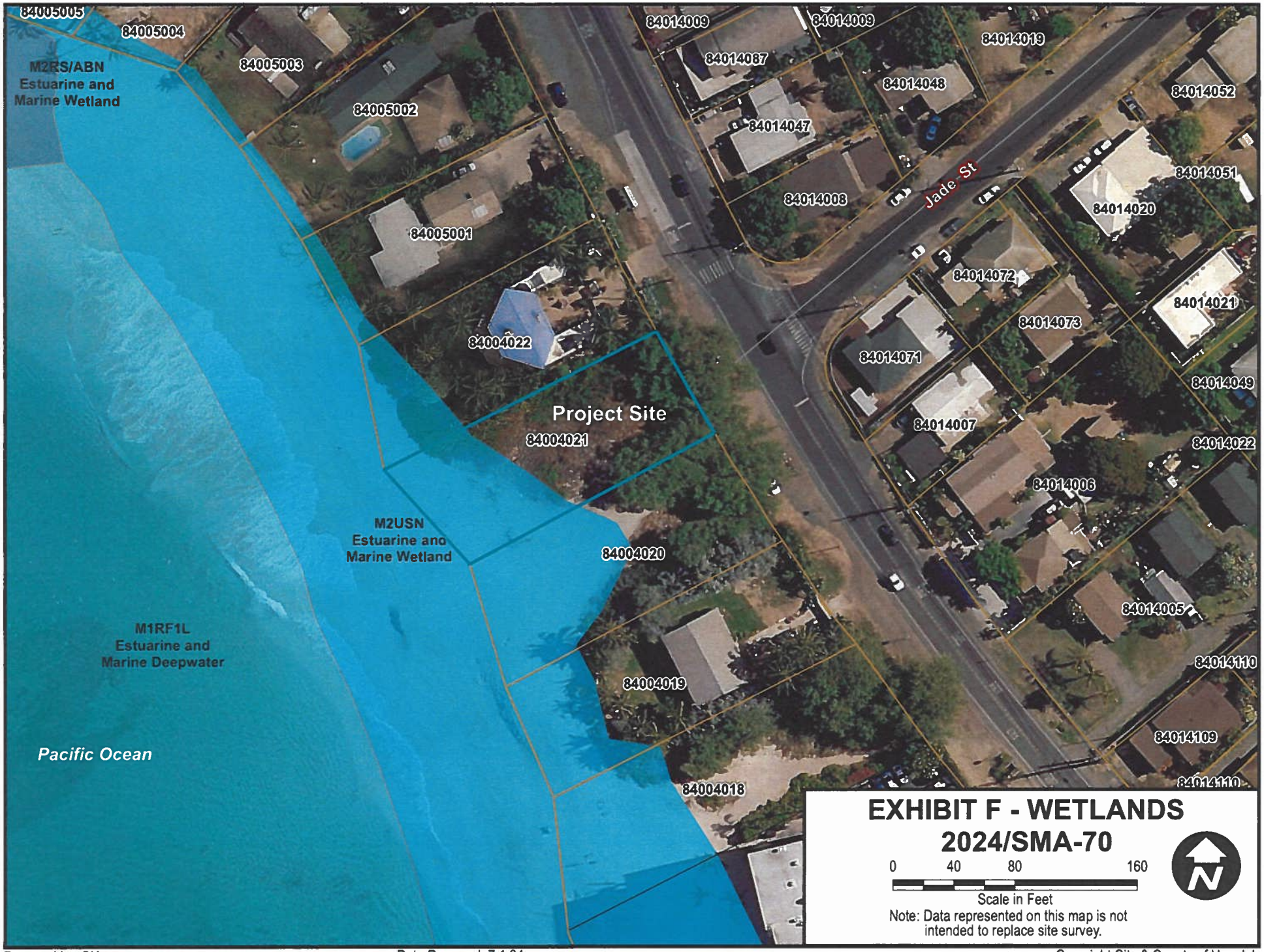


EXHIBIT F - WETLANDS
2024/SMA-70

0 40 80 160

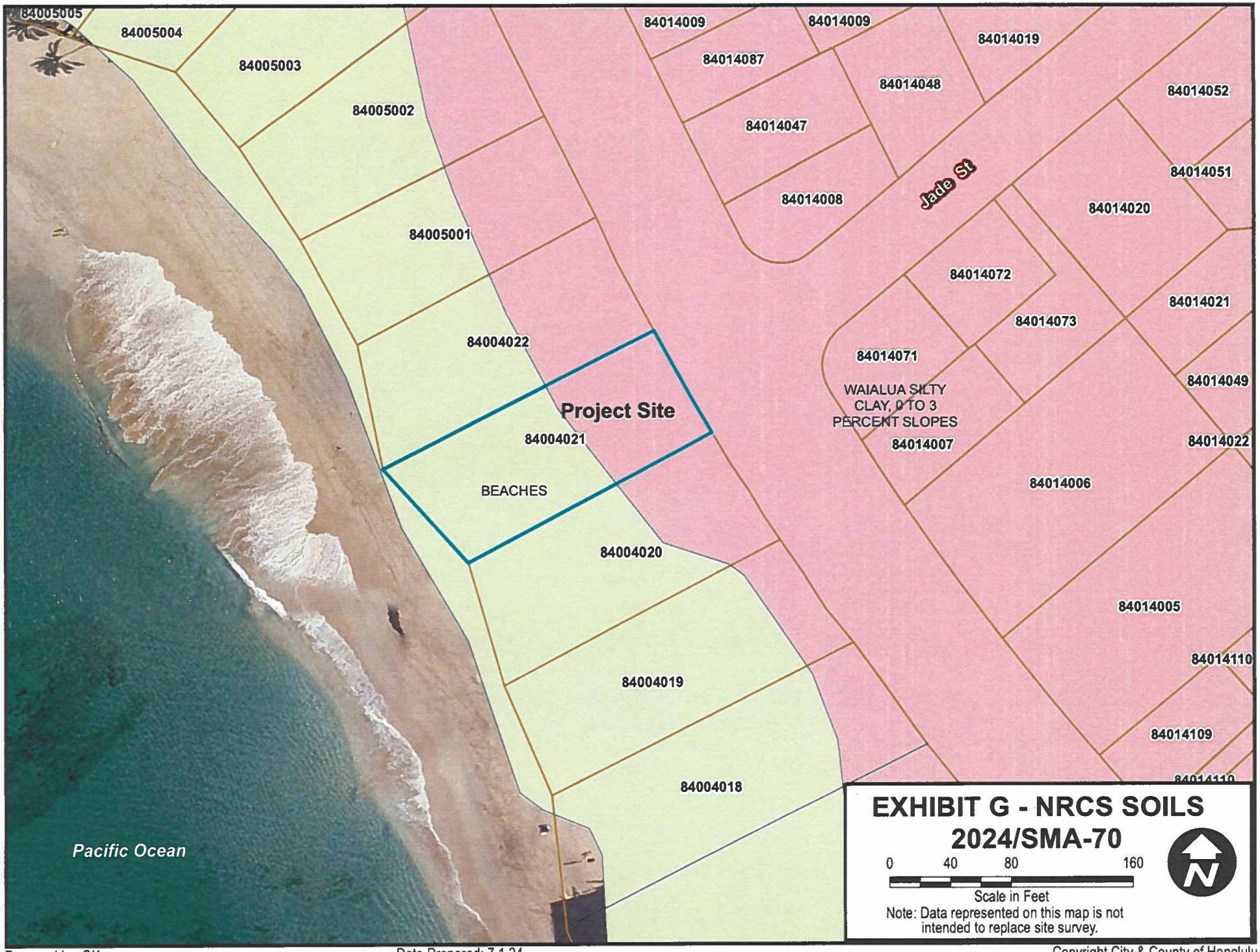
Scale in Feet

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

Prepared by: CK

Date Prepared: 7.1.24

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Prepared by: CK

Date Prepared: 7.1.24

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PacIOOS
PACIFIC ISLANDS OCEAN OBSERVING SYSTEM

EXHIBIT H - 3.2-FOOT SEA LEVEL RISE EXPOSURE AREA (COMBINED, ANNUAL HIGH WAVE) WITH COASTAL EROSION
FILE NO. 2024/SMA-70

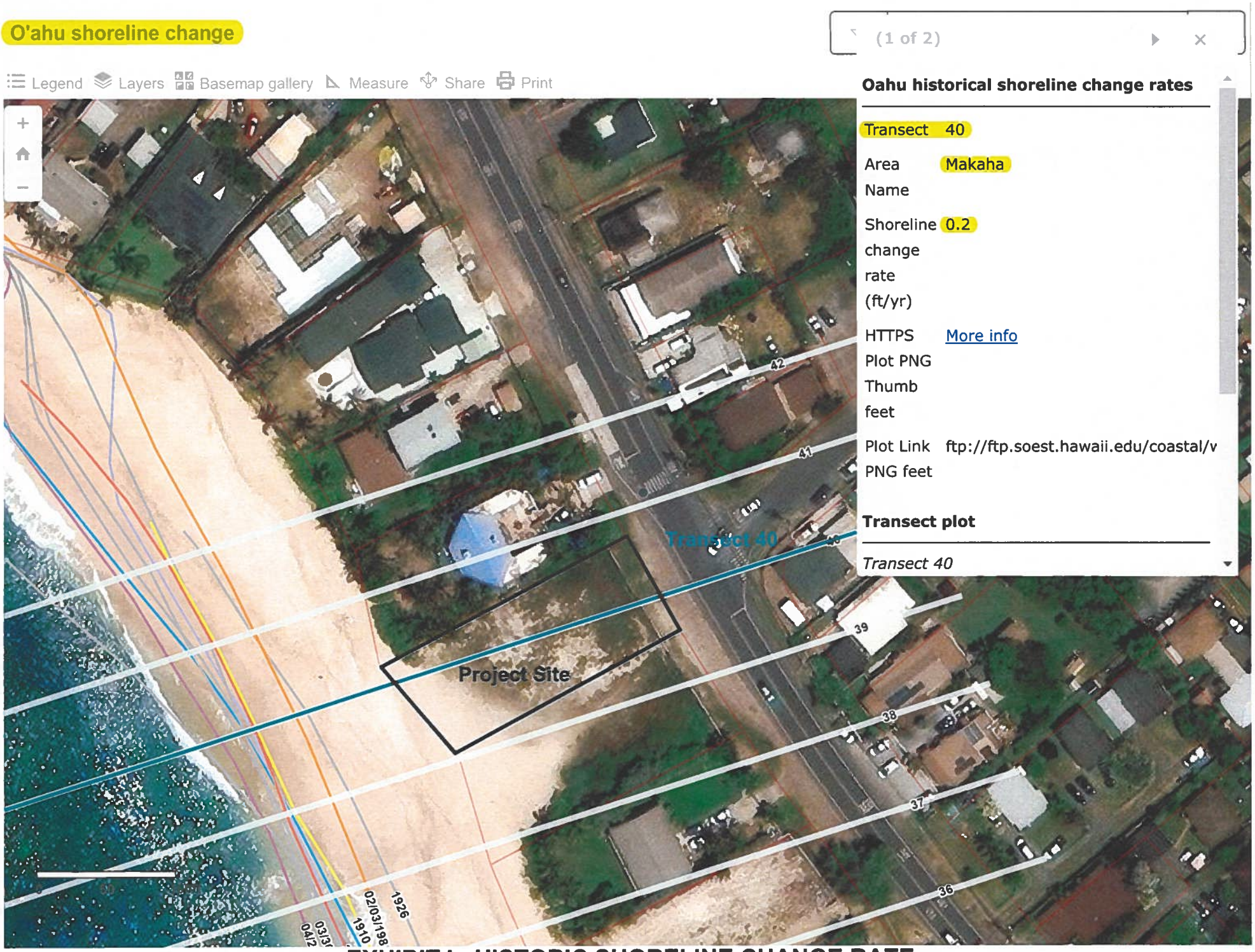


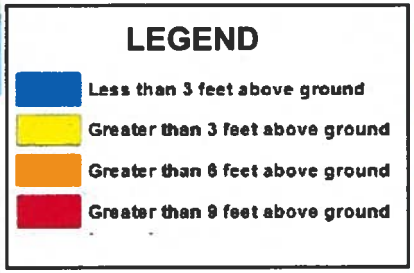
EXHIBIT I - HISTORIC SHORELINE CHANGE RATE



Category 1 Hurricane



Category 2 Hurricane



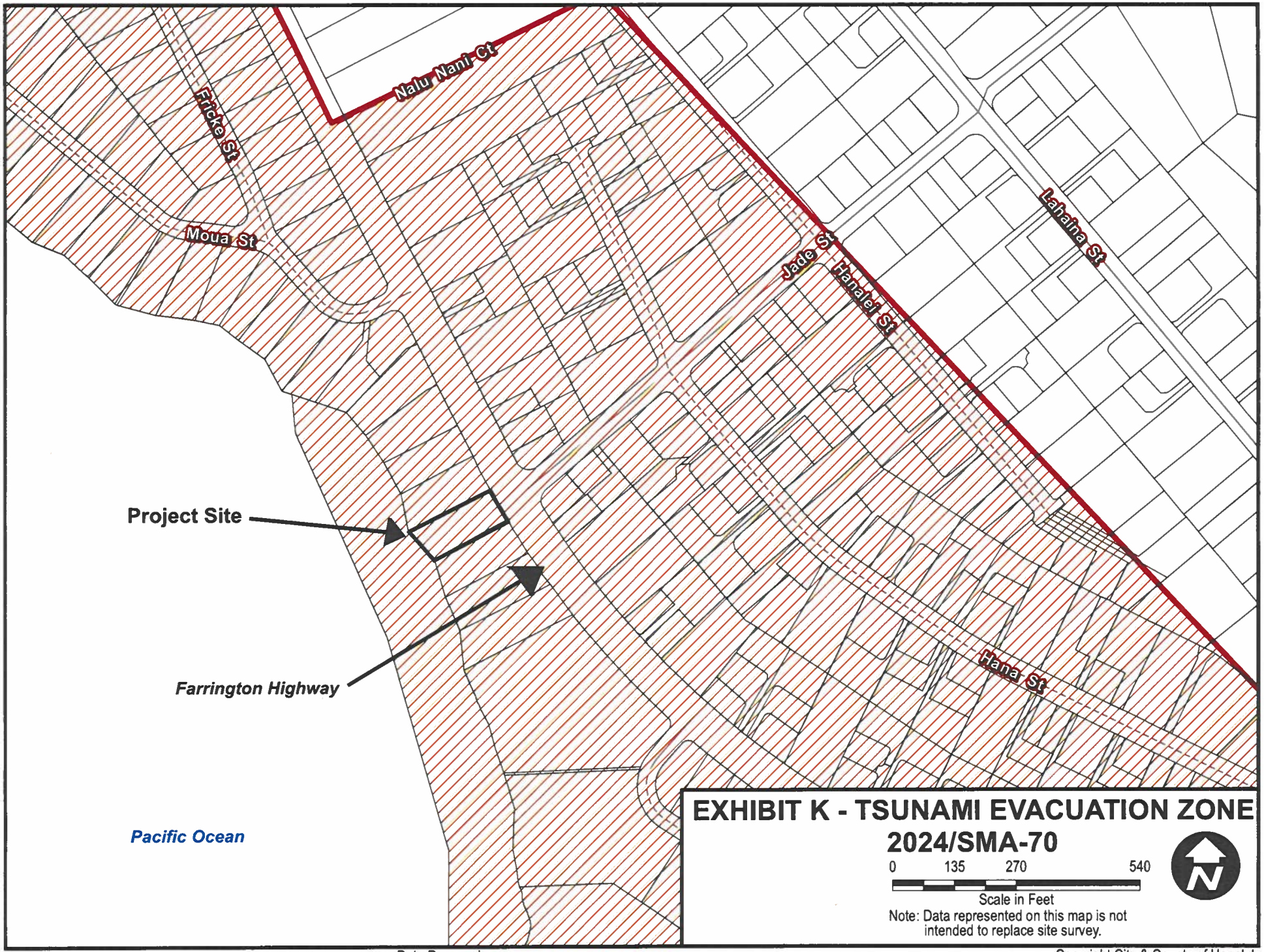


Category 3 Hurricane



Category 4 Hurricane

EXHIBIT J - NATIONAL HURRICANE CENTER STORM SURGE RISK MAPS
FILE NO. 2024/SMA-70



Prepared by: CK

Date Prepared: 7.1.24

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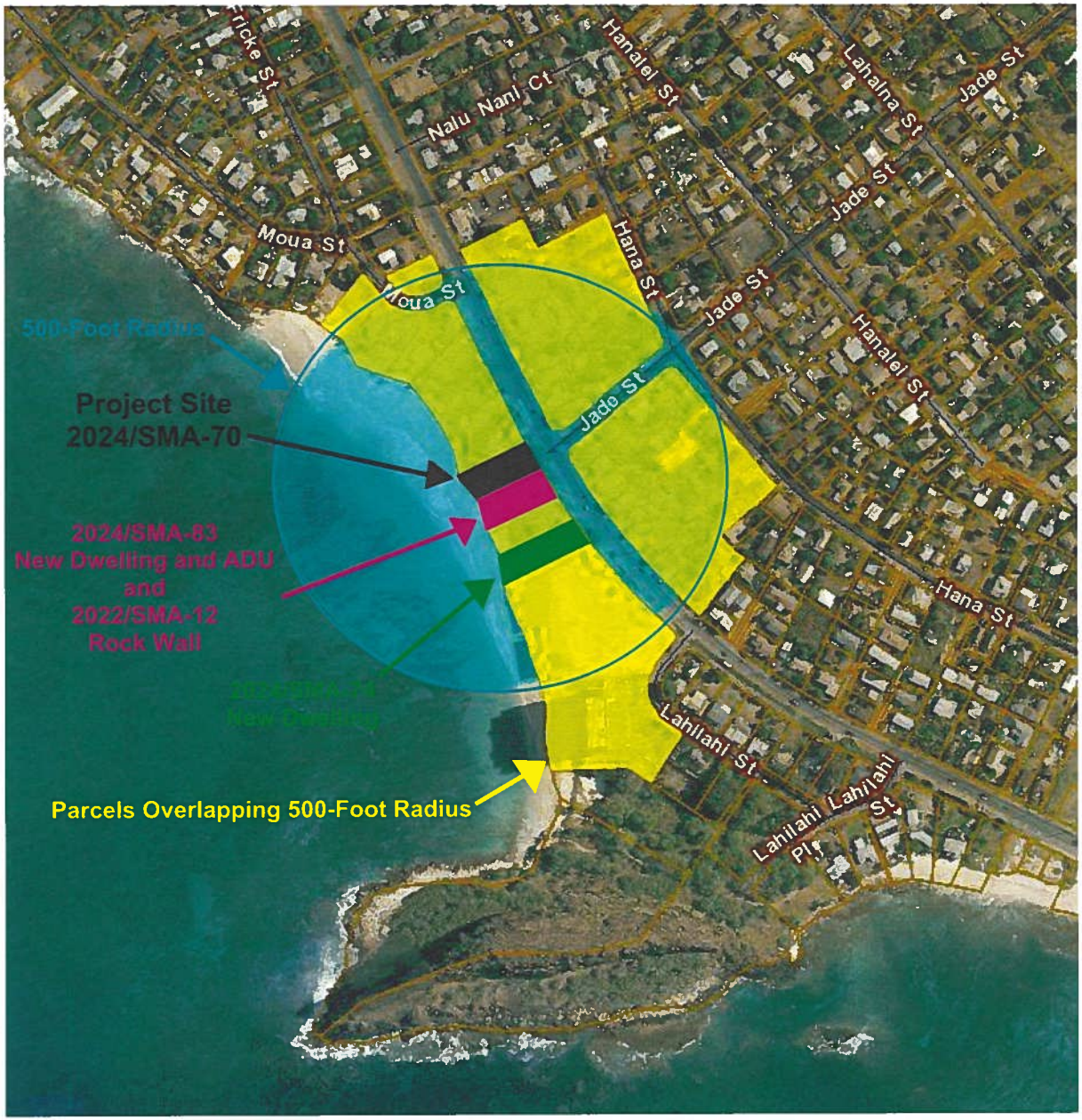


EXHIBIT L - CUMULATIVE PROJECTS MAP
FILE NO. 2024/SMA-70