REPORT OF THE COMMITTEE ON ZONING & PLANNING

Voting Members:
Esther Kiaʻāina, Chair; Tommy Waters, Vice-Chair;
Radiant Cordero, Val A. Okimoto, Andria Tupola

Committee Meeting Held
January 15, 2026

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

Mr. Chair:

Your Committee on Zoning & Planning, which considered Resolution 25-299 entitled:

"RESOLUTION GRANTING A SPECIAL MANAGEMENT AREA MAJOR PERMIT TO ALLOW FOR THE CONSTRUCTION OF A NEW SINGLE-UNIT DWELLING WITH AN ATTACHED EIGHT-CAR GARAGE AND AN INTERNAL ABOVE-GRADE SWIMMING POOL IN KAILUA, O'AHU,"

transmitted by Departmental Communication 778 (2025), dated October 16, 2025, from the Department of Planning and Permitting ("DPP"), and introduced on October 21, 2025, reports as follows:

The purpose of Resolution 25-299 is to grant a Special Management Area ("SMA") Major Permit to Margaret Taylor (the "Applicant") to allow for the construction of a new two-story, single-unit dwelling with two covered decks, attached eight-car garage, and internal above-grade swimming pool, and the installation of a gate and fence on an approximately 23,256-square-foot shoreline lot zoned R-10 Residential District with an existing single-unit dwelling on the mauka portion of the property, located at 430-D North Kalāheo Avenue in Kailua, and identified as Tax Map Key 4-3-017:019 (the "Project").

ADOPTED ON JAN 28 2026

COMMITTEE REPORT NO. 15(26)

Two single-unit dwellings are allowed on the Project site, but the Project's conceptual plans do not appear to comply with Land Use Ordinance development standards and requirements for the residential zoning districts. Condition B of the proposed CD1 requires the Applicant to submit to DPP revised Project plans showing that the new single-unit dwelling includes only one kitchen, only one laundry room, and a maximum of four bathrooms.

Approximately 90 percent of the Project site will be impacted by 3.2 feet of sea level rise by the year 2100. An existing dwelling is located on the mauka portion of the Project site, and the proposed new dwelling will be located on the makai portion. There is approximately 60 feet of open lawn area between the two dwellings, but relocating the new dwelling further mauka is unlikely to reduce impacts from sea level rise because the entire remaining buildable area of the Project site is within the 3.2-foot sea level rise exposure area. Instead, the Applicant has focused on designing a resilient foundation and elevating the habitable portions of the proposed dwelling approximately four feet above grade. Condition C.2 of the proposed CD1 requires the Applicant to acknowledge and take responsibility for the cleanup and restoration of the Project site in the event of coastal hazard-related loss of property.

In May 2025, the State Historic Preservation Division ("SHPD") issued a letter indicating there was insufficient information to determine the potential for the Project to impact subsurface archaeological sites or iwi kūpuna (Native Hawaiian ancestral remains) because no archaeological inventory survey ("AIS") had been conducted for the Project site. Previous archaeological research in the vicinity of the Project site documented archaeological sites including iwi kūpuna and cultural layers. SHPD requested the preparation of an AIS with subsurface testing for the Project site. Condition G of the proposed CD1 includes conditions requiring the Applicant to submit to the DPP a copy of SHPD's written acceptance of the Project's AIS, and to implement all mitigation protocols approved or otherwise required by SHPD.

The Project proposes to excavate approximately 343 cubic yards of soil material and use approximately 288 cubic yards as fill to support grade beams, column footings, and concrete slabs. The remaining 55 cubic yards of excavated soil material will be used as infill across the Project site. While no importation of soil or structural fill material is proposed, since construction equipment may transfer invasive pathogens, pests, or plants, the proposed CD1 includes Condition J, which requires the Applicant to comply with certain protocols to minimize the spread of invasive species.

Your Committee notes that the DPP, after a public hearing held on August 22, 2025, recommends approval of the SMA Major Permit, subject to the conditions set forth in the Resolution.

At your Committee's meeting on January 15, 2026, the Applicant's agent provided a brief presentation of the Project.

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

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

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

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

A. Amends the title of the resolution to read:

"GRANTING A SPECIAL MANAGEMENT AREA MAJOR PERMIT TO ALLOW FOR THE CONSTRUCTION OF A NEW TWO-STORY SINGLE-UNIT DWELLING WITH ATTACHED EIGHT-CAR GARAGE AND INTERNAL ABOVE-GRADE SWIMMING POOL IN KAILUA, O'AHU."

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

C. Amends Condition B to clarify that prior to the issuance of any construction permit or building permit for the Project, the Applicant is required to submit to the DPP revised Project plans that comply with Land Use Ordinance development standards and requirements for the residential zoning district, and show that the new single-unit dwelling includes only one kitchen, only one laundry room, and a maximum of four bathrooms.

D. Amends Condition H, relating to minimizing impacts to endangered, threatened, or protected avian fauna that may frequent or traverse the vicinity of the Project site, by:

1. Adding a new Condition H.8.d to provide that if there is a delay of three or more workdays during the active Project construction period, a subsequent survey must be conducted by the qualified biologist before work may resume;

2. Adding a new Condition H.8.e to provide that 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 the Applicant's designated representative) is required to instruct all onsite Project workers to review seabird protection information provided by the State of Hawai'i Department of Land and Natural Resources Division of Forestry and Wildlife; and

3. Redesignating former Condition H.8.d as Condition H.9.

E. Amends Condition J.6, relating to the coconut rhinoceros beetle ("CRB"), to delete the last sentence (which would have required existing palm trees that become damaged or killed by the CRB to be replaced with an appropriate species that is not susceptible to the CRB).

F. For clarity and readability, replaces Exhibits C-1 through C-11 attached to the resolution with higher resolution versions of the original exhibits.

G. Makes miscellaneous technical and nonsubstantive amendments.

Your Committee finds, pursuant to § 205A-26, Hawaii Revised Statutes ("HRS"), and § 25-4.1, Revised Ordinances of Honolulu 2021 ("ROH"), and in agreement with the conclusion of the DPP in Departmental Communication 778 (2025), that:

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

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

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

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

Your Committee on Zoning & Planning is in accord with the intent and purpose of Resolution 25-299, as amended herein, and recommends its adoption in the form attached hereto as Resolution 25-299, CD1. (Ayes: Cordero, Kia'āina, Okimoto, Tupola, Waters – 5; Noes: None.)

Respectfully submitted,

Esther Kia'āina
Committee Chair

HONOLULU CITY COUNCIL

KE KANIHELA O KE KALANA O HONOLULU

CITY AND COUNTY OF HONOLULU

No. **25-299, CD1**

RESOLUTION

GRANTING A SPECIAL MANAGEMENT AREA MAJOR PERMIT TO ALLOW FOR THE CONSTRUCTION OF A NEW TWO-STORY SINGLE-UNIT DWELLING WITH ATTACHED EIGHT-CAR GARAGE AND INTERNAL ABOVE-GRADE SWIMMING POOL IN KAILUA, O'AHU.

WHEREAS, on July 7, 2025, the Department of Planning and Permitting ("DPP") accepted the application (DPP File No. 2025/SMA-54) from Margaret Taylor (the "Applicant") for a Special Management Area ("SMA") Major Permit to allow for the construction of a new two-story single-unit dwelling with attached eight-car garage, two covered decks, and internal above-grade swimming pool and spa; and the installation of a gate and fence (4 feet in height) on an approximately 23,256-square-foot shoreline lot zoned R-10 Residential District with an existing single-unit dwelling on the mauka portion of the property, located at 430-D North Kalāheo Avenue in Kailua, and identified as Tax Map Key 4-3-017:019 (the "Project"); and

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

WHEREAS, on October 16, 2025, within 55 calendar days after the close of the public hearing (the Applicant having requested an extension of the 45-calendar-day administrative deadline), the DPP, having duly considered all evidence and the objectives, policies, and guidelines as established in §§ 25-3.1 and 25-4.1, Revised Ordinances of Honolulu 2021 ("ROH"), and §§ 205A-2 and 205A-26, Hawaii Revised Statutes ("HRS"), completed its report and transmitted its findings and recommendation of approval to the City Council ("Council"); and

WHEREAS, the Council, having received the findings and recommendation of the DPP on October 17, 2025, by Departmental Communication 778 (2025), and having duly considered all 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, including under Condition B, development must be in general conformity with the Project as described in the DPP's findings and

recommendation, referenced above, and as depicted in Exhibits A, B, C-1 through C-11, and D through N, attached hereto and incorporated by reference herein. Any change in the size or nature of the Project that may have a significant effect on coastal resources, as addressed in ROH Chapter 25 or HRS Chapter 205A, or both, will require a new application and SMA Major Permit. Any change that does not have a significant effect on coastal resources may be considered a minor modification and may be permitted under this resolution, upon review and approval by the DPP Director.

B. Prior to the issuance of any construction permit or building permit for the Project, the Applicant shall submit to the DPP revised Project plans that comply with Land Use Ordinance ("LUO") development standards and requirements for the residential zoning district, and show that the new single-unit dwelling includes only one kitchen, only one laundry room, and a maximum of four bathrooms.

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

1. *"The landowner hereby acknowledges (and any successor owner or interested party is hereby notified) that Tax Map Key 4-3-017:019 is susceptible to coastal hazards, which may result in harm or loss of life and property."*

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

D. To account for the potential shift of land from the State Land Use Urban District to the State Land Use Conservation District due to anticipated sea level rise, by proceeding with the Project, the landowner acknowledges the following declaration, which must be clearly stated under "Landowner Acknowledgements" on all Project building permit plans:

> *"In choosing to implement construction activities at Tax Map Key 4-3-017:019, the landowner hereby acknowledges (and any successor owner or interested party is hereby notified) that land makai of the regulatory shoreline is State public land, falls within the State Land Use Conservation District, and must remain available for public use and recreational activities. The landowner further acknowledges that should any portion of a structure encroach into State public land, the State Board of Land and Natural Resources may require the removal of the structure or a lease for the encroachments extending into the State public land. As a result of this acknowledgement, successor owners and interested parties are hereby notified of this same information and the landowner shall hold harmless and indemnify the City for any responsibility that may result from adverse impacts associated with sea level rise and coastal erosion."*

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

> *"In choosing to undertake the development at Tax Map Key 4-3-017:019, the landowner hereby acknowledges (and any successor owner or interested party is 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 landowner is aware that bed and breakfast homes and transient vacation units are not allowed on the Project site, by proceeding with the Project, the landowner acknowledges the following declaration, which must be clearly stated on all Project building permit plans:

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

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

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

2. If any archaeological, historic, or cultural resources are discovered on the Project site during the AIS, the Applicant shall consult with SHPD to implement all mitigation protocols approved by SHPD under the AIS, or as otherwise required by SHPD. Prior to the commencement of ground-disturbing activity and Project construction, a coordination meeting must be conducted among the Project's archaeological consultants, 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; iwi kūpuna (Native Hawaiian ancestral remains); rock or coral alignments; pavings; or walls) are encountered, the Applicant shall stop work, protect the find from further disturbance, and contact SHPD immediately. Work in the immediate area must be stopped until SHPD has assessed the impact and has made further recommendations for mitigative activity.

The requirements enumerated in this condition, 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.

RESOLUTION

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

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

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

8. Preconstruction nesting surveys must be conducted by a qualified biologist familiar with the biology of State and federal endangered, threatened, 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 surveys for the presence of such bird nests, eggs, or fledglings.

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

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

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

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

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

d. If there is a delay of three or more workdays during the active Project construction period, before work may resume, the qualified biologist must conduct subsequent nest surveys for any new nests that Hawaiian seabirds or protected migratory birds may have attempted to establish.

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 onsite 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.

9. If any nests, eggs, fledglings, or downed seabirds are discovered during Project construction, the protocols described under Condition H.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 building permit plans.

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

1. Landscaping may not be planted, watered, or maintained so that it acts as a shoreline hardening barrier, such as by planting and irrigating naupaka along the shoreline, 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 if there is no current certified shoreline survey for the zoning lot, seaward of the shoreline as defined in HRS Chapter 205A;

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

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

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

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

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

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

2. The Applicant shall minimize the movement of plant or soil material on the Project site, and all Project construction equipment, materials, and personnel must be cleaned of excess soil and debris prior to entering and leaving the 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 onsite 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 information 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.

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 ("CRB"), in 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 CRB host material.

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

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

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

2. If the Applicant demonstrates good cause for an extension exceeding one year, the DPP Director shall prepare and submit to the Council a report on the proposed extension that includes the DPP Director's findings and recommendations thereon. The Council may approve the proposed extension, 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 its receipt of the DPP Director's report; or

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

   the extension will be deemed to be denied.

RESOLUTION

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 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 that copies of this resolution be transmitted to Margaret Taylor, 430-D North Kalāheo Avenue, Kailua, Hawai'i 96734; Mark Howland, WHALE Environmental Services, LLC, P.O. Box 455, Kahuku, Hawai'i 96731; Dawn Takeuchi Apuna, Director of Planning and Permitting, 650 South King Street, 7th Floor, Honolulu, Hawai'i 96813; and Mary Alice Evans, Director of the State of Hawai'i Office of Planning and Sustainable Development, Attention: Coastal Zone Management Branch, P.O. Box 2359, Honolulu, Hawai'i 96804-2359.

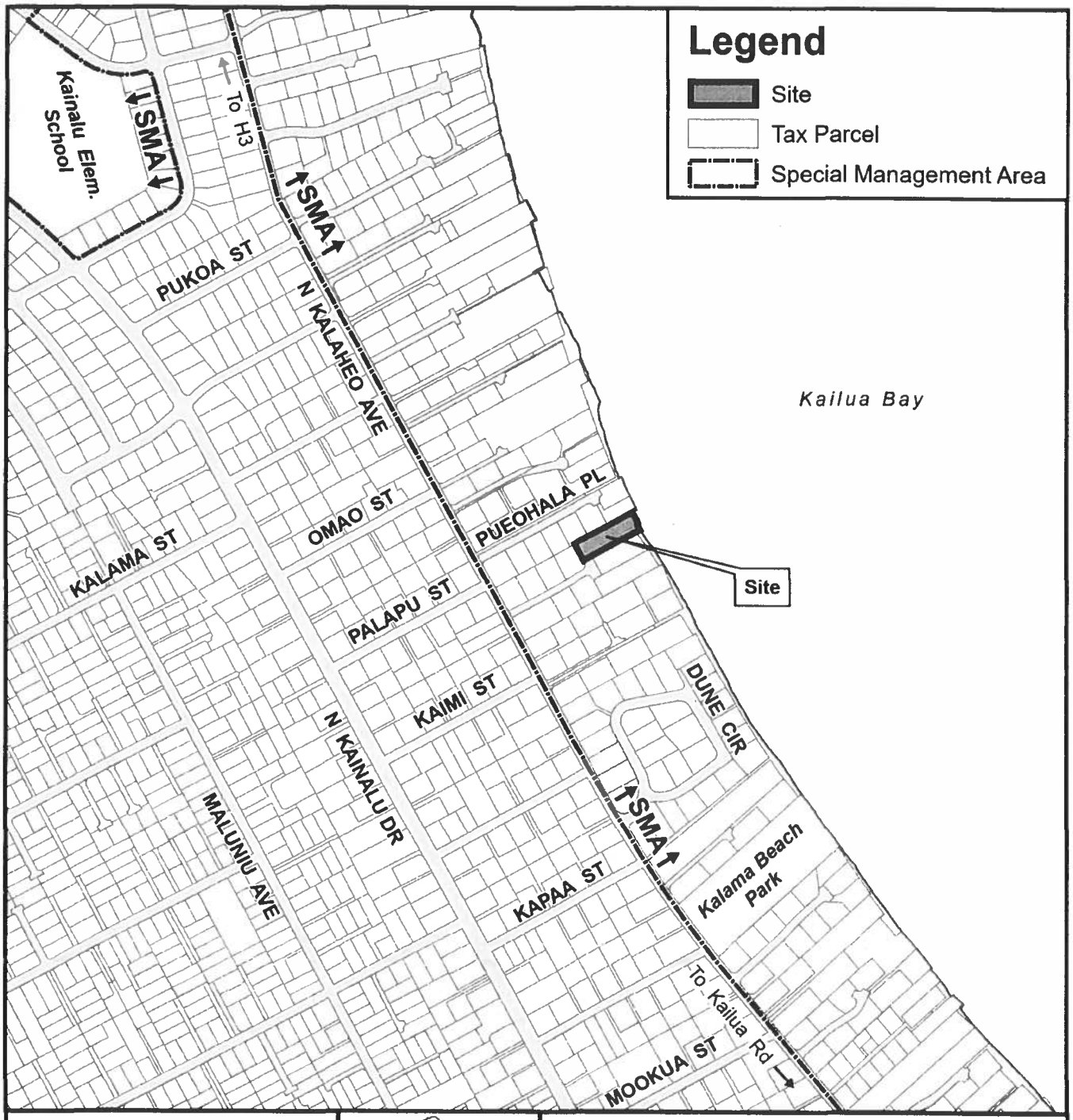
INTRODUCED BY:

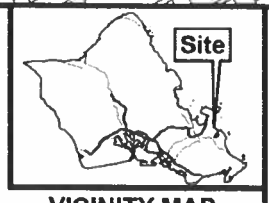
Tommy Waters (br)

DATE OF INTRODUCTION:

October 21, 2025
Honolulu, Hawai'i

Councilmembers





VICINITY MAP

0 500 1,000

Distance in Feet

LOCATION MAP WITH SMA

KAILUA

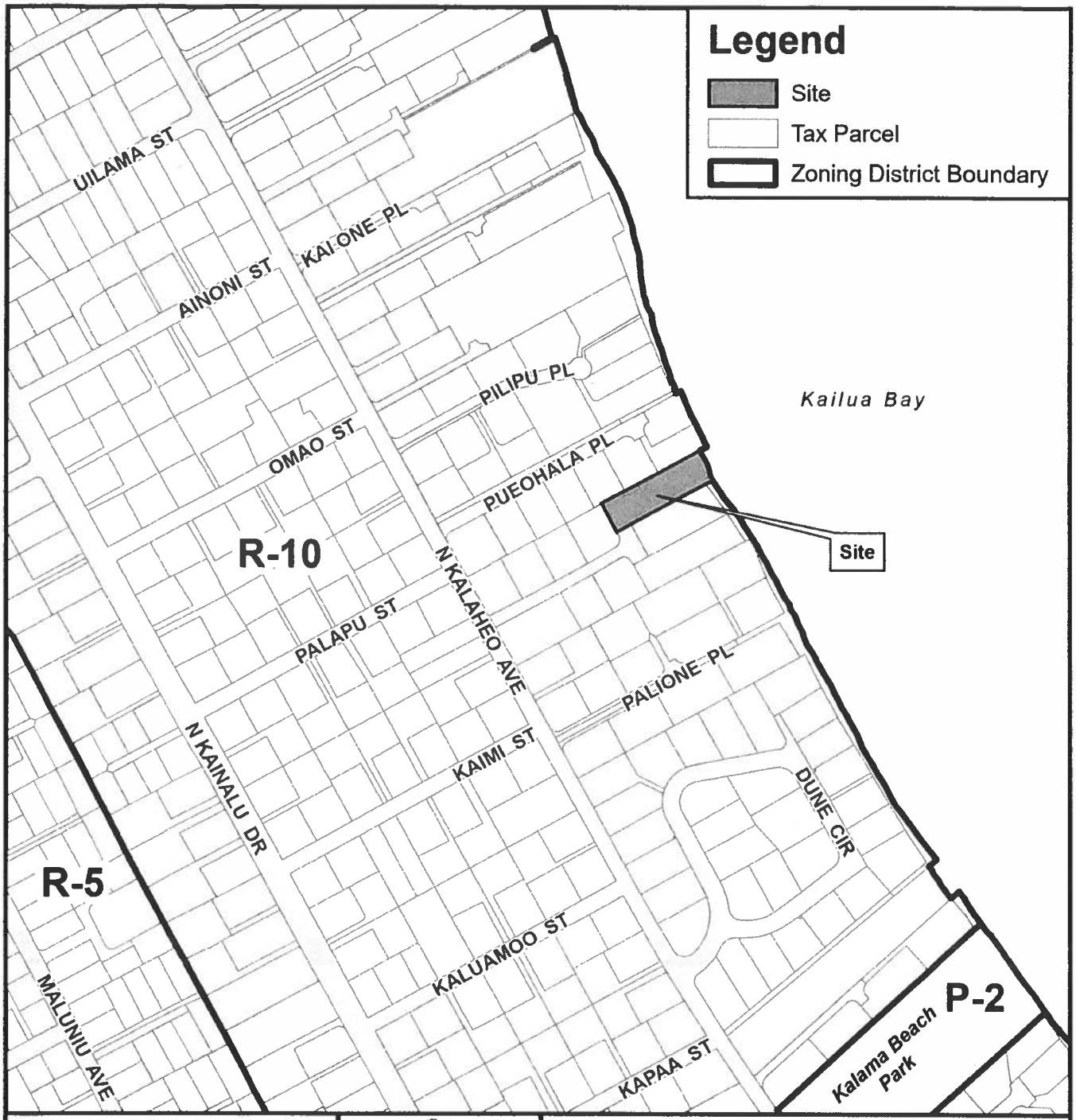
TAX MAP KEY(S): 4-3-017:019
FOLDER NO.: 2025/SMA-54

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

Date Prepared: 08/2025

Copyright City & County of Honolulu
All Rights Reserved 2025

EXHIBIT A



PORTION OF
ZONING MAP
KAILUA - LANIKAI - KEOLU

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

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

Date Prepared: 08/2025

Copyright City & County of Honolulu
All Rights Reserved 2025

EXHIBIT B

KAILUA HOUSE

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

GOVERNING CODES

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

GENERAL NOTES

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

DRAWING INDEX

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

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

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

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

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

SYMBOLS/LEGEND

BUILDING SECTION
SECTION IDENTIFICATION
SHEET WHERE DRAWN

WALL OR DETAIL SECTION
WALL OR DETAIL IDENTIFICATION
SHEET WHERE DRAWN

DETAIL
DETAIL IDENTIFICATION
SHEET WHERE DRAWN

PARTITION TYPE

DOOR TYPE

WINDOW TYPE

INTERIOR ELEVATION

EXTERIOR ELEVATION

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

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

X BUILDING COMPONENT SYSTEMS
ELECTRICAL COMPONENT SYSTEMS
MECHANICAL COMPENENT SYSTEMS

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

BUILDING AND ZONING DATA

ZONING:
DISTRICT: R-10
LOT AREA: 23,256 SF
HEIGHT: 22 FT. OVERALL
STATE LAND USE: URBAN
SMA: WITHIN SMA
FLOOR AREA:
NEW RESIDENCE
LEVEL 1: 5,174.5 SF
LEVEL 2: 4,025.0 SF
EXIST. RESIDENCE
LEVEL 1: 2,317.0 SF
LEVEL 2: 1,628.3 SF
TOTAL: 13,141.8 SF
FLOOD ZONE: X
CODE:
CONSTRUCTION OCCUPANCY TYPE: V-B
OCCUPANCY TYPE: R-3, 2 STORY
PARKING REQ'D.
EXIST. RESIDENCE: 4 STALLS (3,945SF<4,000SF)
NEW RESIDENCE: 10 STALLS (8,199.5-4,000 = 5,148.5/1000) = 4+6 = 10 STALLS
BUILDING COVERAGE:
EXIST. RESIDENCE 1: 2,317.0 SF
NEW RESIDENCE 2: 5,174.5 SF
TOTAL: 7,491.5 SF (32% COVERAGE)

DESCRIPTION OF WORK

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

VICINITY MAP



LOCATION MAP



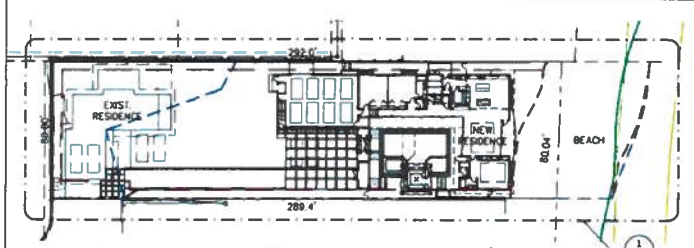


EXHIBIT C-1

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

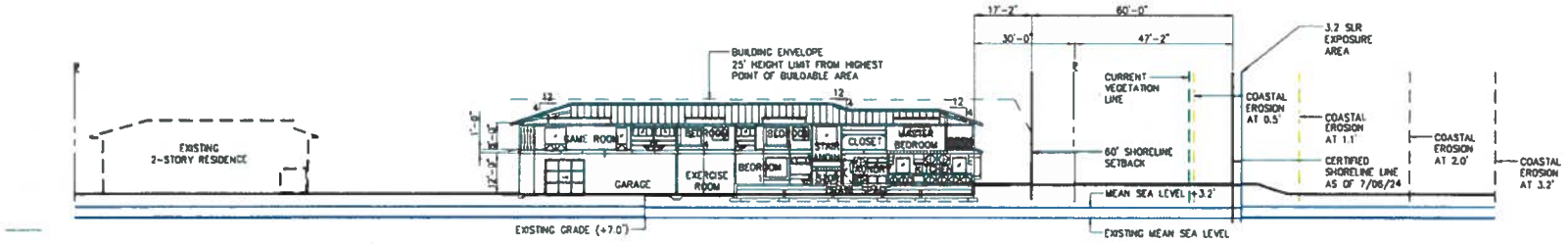
AYER ARCHITECTS
1021 Smith Street, Suite 303
Honolulu, Hawaii 96817
Telephone 808/848-2828
DAVID C. AYER
LICENSED PROFESSIONAL ARCHITECT
No. 6873
HAWAII, U.S.A.

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

Revision
PERMIT COMMENTS

Project File:
Date: 4/8/25
DRWN. BY: RMP
Scale: AS NOTED

Sheet
T001

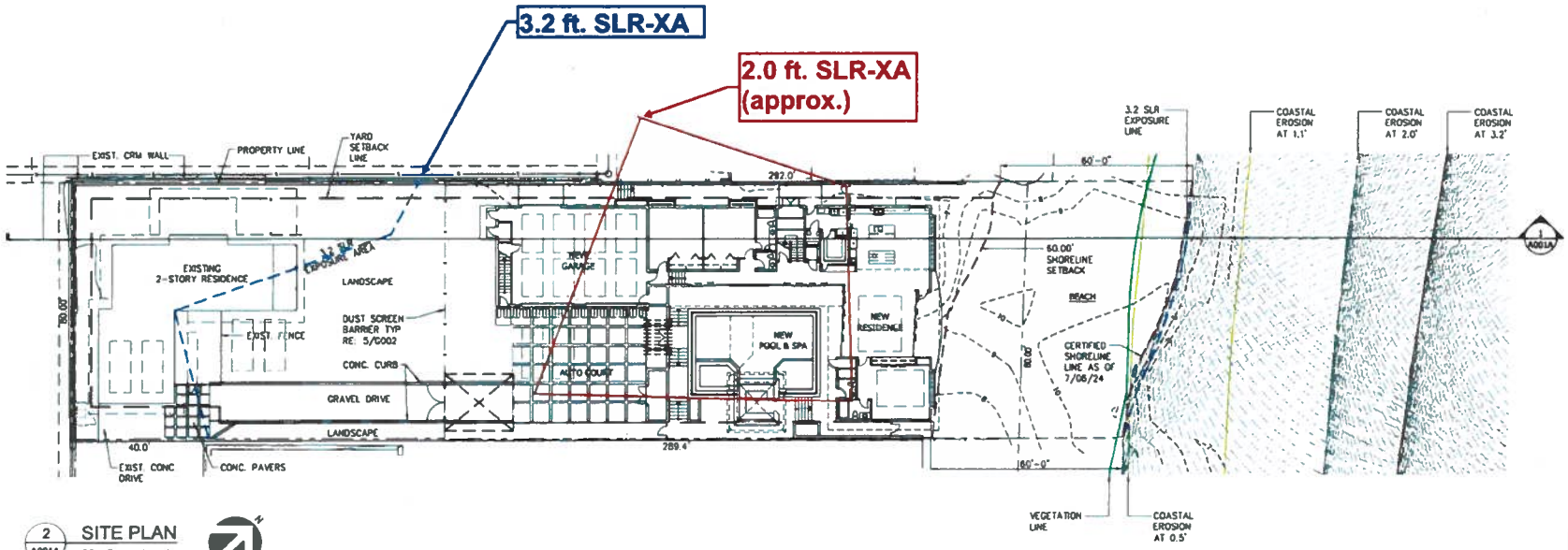


1 A001A **SITE SECTION**

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

16' 0 16' 32' 48' 64'

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



2 A001A **SITE PLAN**

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

EXHIBIT C-2

AYER ARCHITECTS

1021 Smith Street, Suite 303
Honolulu, Hawaii 96817
Telephone: 808/648-2828

DAVID C. AYER
LICENSED PROFESSIONAL ARCHITECT
No. 6873
HAWAII, U.S.A.

KAILUA HOUSE

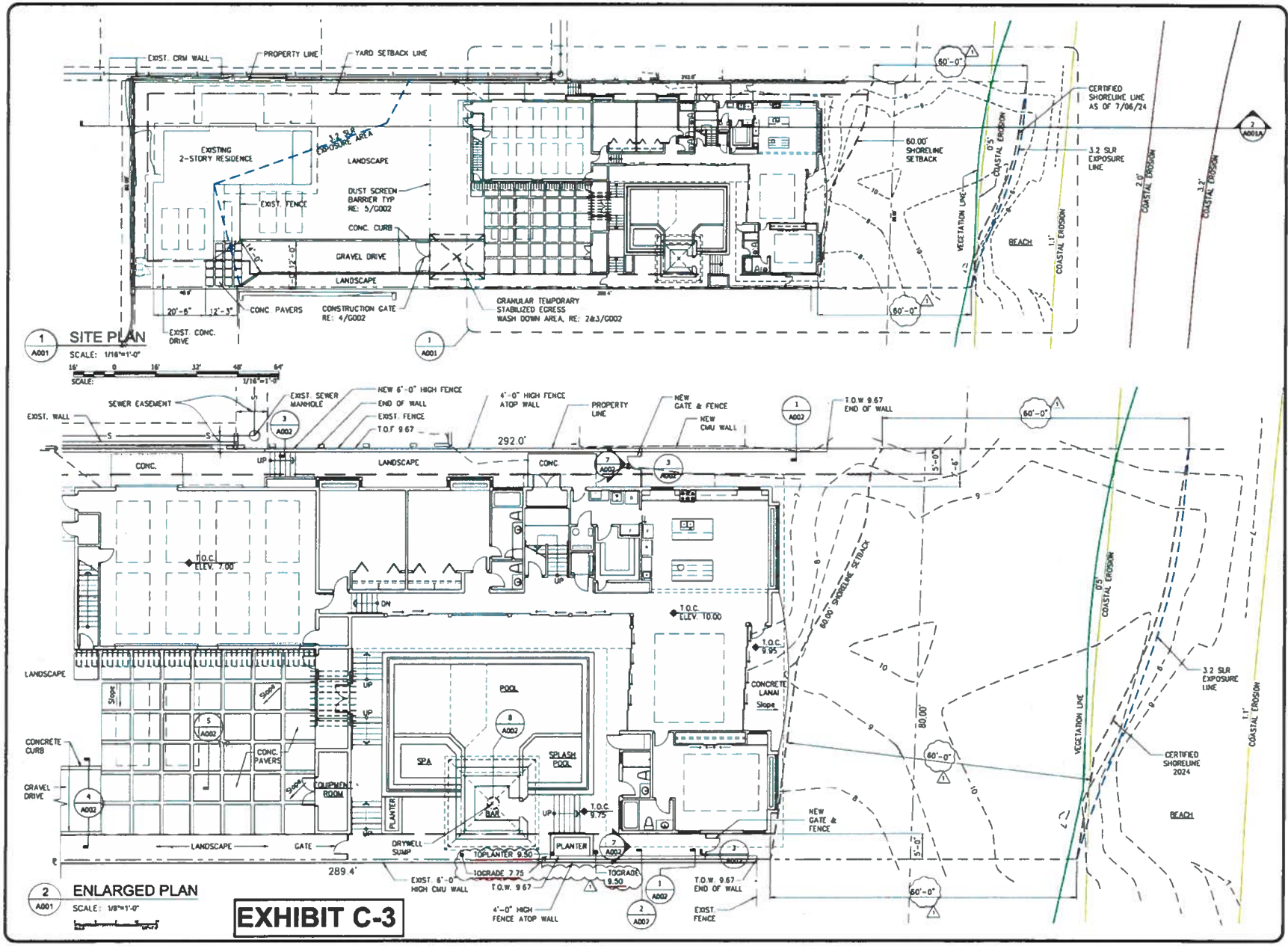
430D NORTH KALAHEO AVENUE
KAILUA, HAWAII 96734 / TMK: 4-3-017:019

SITE PLAN, SITE SECTION & COASTAL EROSION

Revision

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

Sheet
A001A



AYER ARCHITECTS
1021 Smith Street, Suite 303
Honolulu, Hawaii 96817
Telephone 808/848-3628
DAVID C. AYER
LICENSED PROFESSIONAL ARCHITECT
No. 6873
HAWAII, U.S.A.

KAILUA HOUSE

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

SITE PLAN, ENLARGED PLAN

Revision
1 PERMIT COMMENTS

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

Sheet
A001

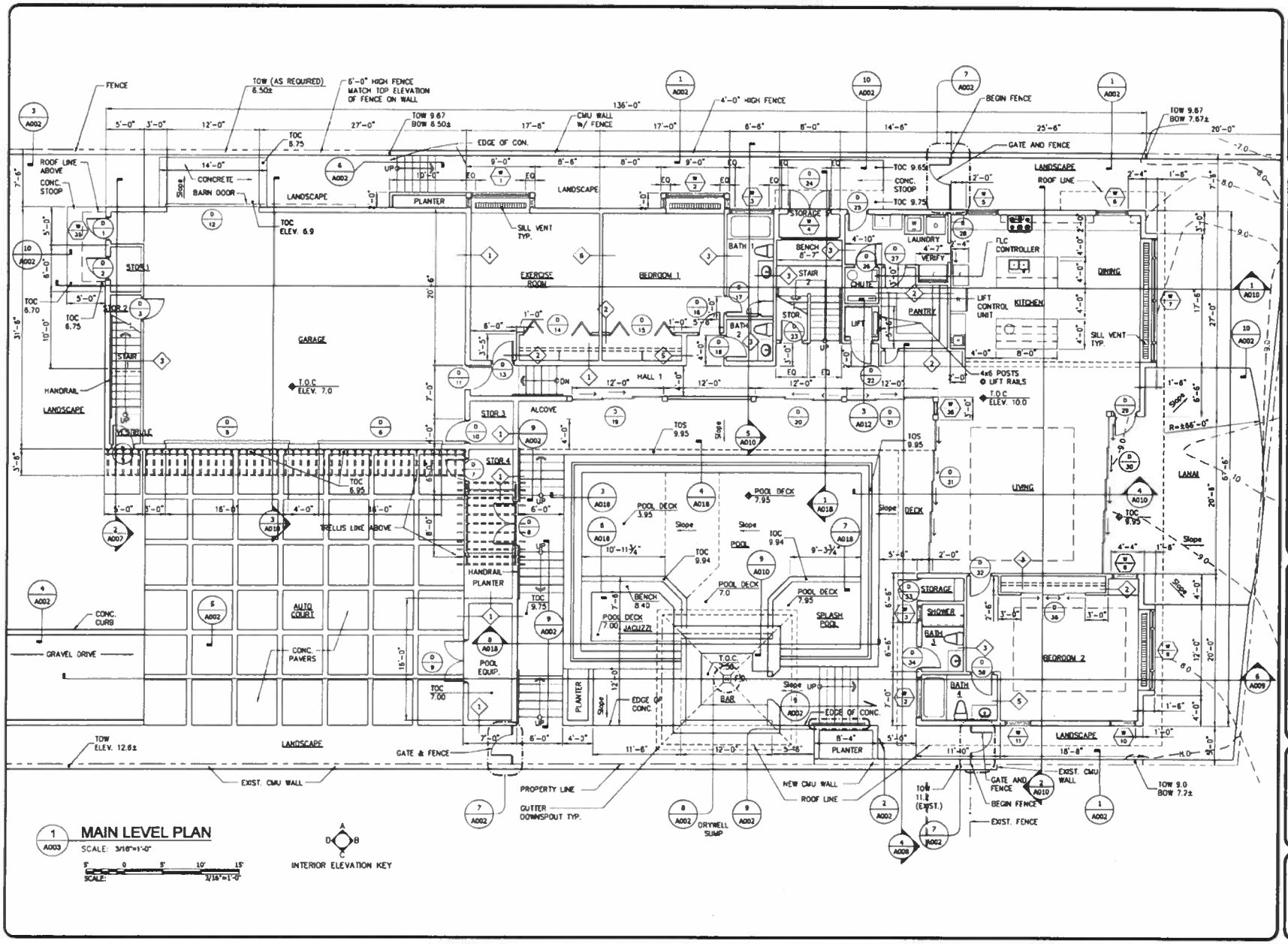
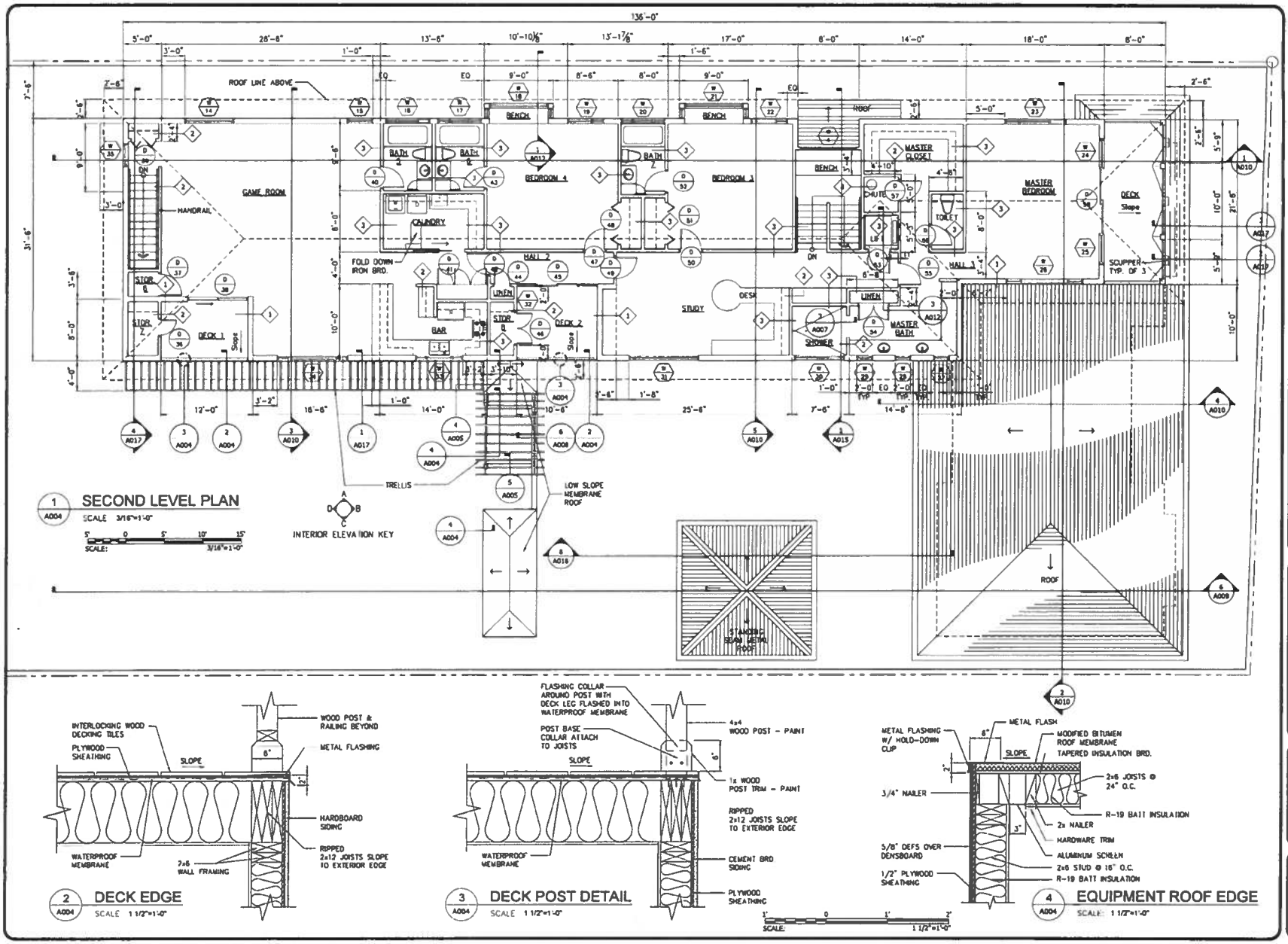

AYER ARCHITECTS
1021 Smith Street, Suite 303
Honolulu, Hawaii 96817
Telephone 808/548-3828
LICENSED PROFESSIONAL ARCHITECT
No. 6873
KAILUA HOUSE
430D NORTH KALAHEO, AVENUE
KAILUA, HAWAII 96734 / TMK: 4-3-017:019
MAIN LEVEL PLAN
Title
Project File:
Date: 9/10/24
DRWN. BY:
Scale: AS NOTED
Sheet
A003
1 A003 MAIN LEVEL PLAN
SCALE: 3/16"=1'-0"
INTERIOR ELEVATION KEY
FENCE
TOW (AS REQUIRED) 8.50±
6'-0" HIGH FENCE MATCH TOP ELEVATION OF FENCE ON WALL
CMU WALL w/ FENCE
4'-0" HIGH FENCE
BEGIN FENCE
GATE AND FENCE
EDGE OF CON.
ROOF LINE ABOVE
CONC. STOOP
CONCRETE
BARN DOOR
LANDSCAPE
PLANTER
SILL VENT TYP.
STOR.1
STOR.2
STOR.3
STOR.4
GARAGE
STAIR
HANDRAIL
VESTIBULE
EXERCISE ROOM
BEDROOM 1
BATH 1
BATH 2
STORAGE
BENCH
LAUNDRY
FLC CONTROLLER
STAIR 2
CHUTE
LIFT
LIFT CONTROL UNIT
KITCHEN
PANTRY
DINING
4x6 POSTS @ LIFT RAILS
HALL 1
ALCOVE
LIVING
LANAI
DECK
POOL DECK
POOL
JACUZZI
SPLASH POOL
BENCH
BAR
POOL EQUIP.
HANDRAIL PLANTER
TRELLIS LINE ABOVE
AUTO COURT
CONC. PAVERS
CONC. CURB
GRAVEL DRIVE
STORAGE
SHOWER
BATH 3
BEDROOM 2
BATH 4
PLANTER
EDGE CONC.
EDGE OF CONC.
GATE & FENCE
EXIST. CMU WALL
PROPERTY LINE
GUTTER DOWNSPOUT TYP.
NEW CMU WALL
ROOF LINE
DRYWELL SUMP
EXIST. FENCE
TOW ELEV. 12.6±
TOW 9.0 BOW 7.7±
TOW 9.67 BOW 7.67±
TOW 11.1± (EXIST.)
TOC ELEV. 6.9
TOC ELEV. 7.0
TOC ELEV. 10.0
TOS 9.95
TOC 9.95
TOC 9.94
TOC 9.75
TOC 9.65
TOC 8.75
TOC 8.50
TOC 7.00
TOC 6.95
TOC 6.75
TOC 6.70
POOL DECK 7.95
POOL DECK 7.0
POOL DECK 3.95
POOL DECK 7.00
BENCH 8.40
SCALE: 3/16"=1'-0"

EXHIBIT C-4



AYER ARCHITECTS
1021 Smith Street Suite 303
Honolulu, Hawaii 96817
Telephone 808/848-3429
DAVID C. AYER
LICENSED PROFESSIONAL ARCHITECT
No. 6813
HAWAII, U.S.A.

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

SECOND LEVEL PLAN AND MISCELLANEOUS DETAILS

Title

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

Sheet
A004

EXHIBIT C-5

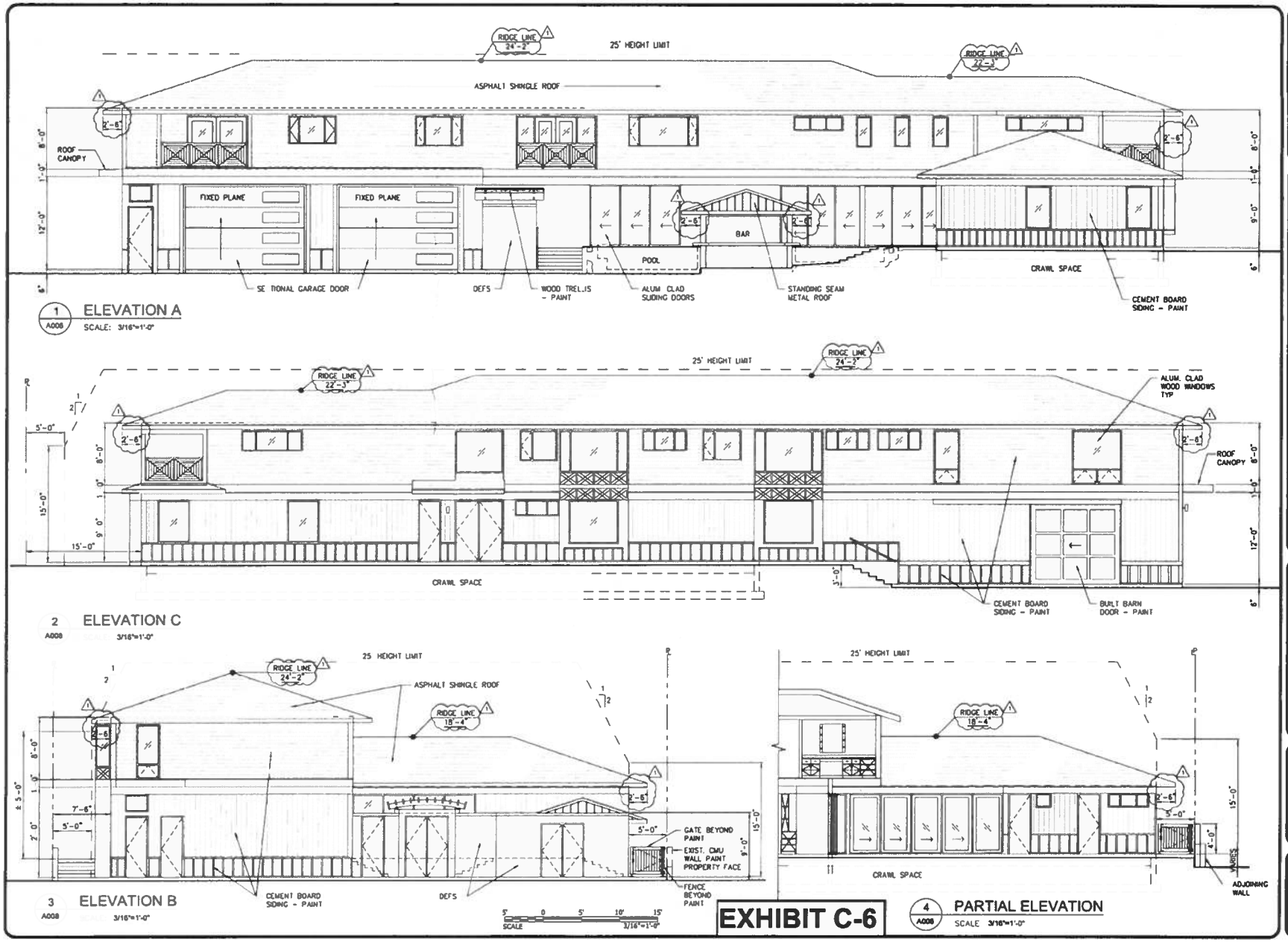


EXHIBIT C-6

AYER ARCHITECTS
1021 Smith Street, Suite 303
Honolulu, Hawaii 96817
Telephone 808/848-3628
DAVID C. AYER
LICENSED PROFESSIONAL ARCHITECT
No. 8873
HAWAII, U.S.A.

KAILUA HOUSE

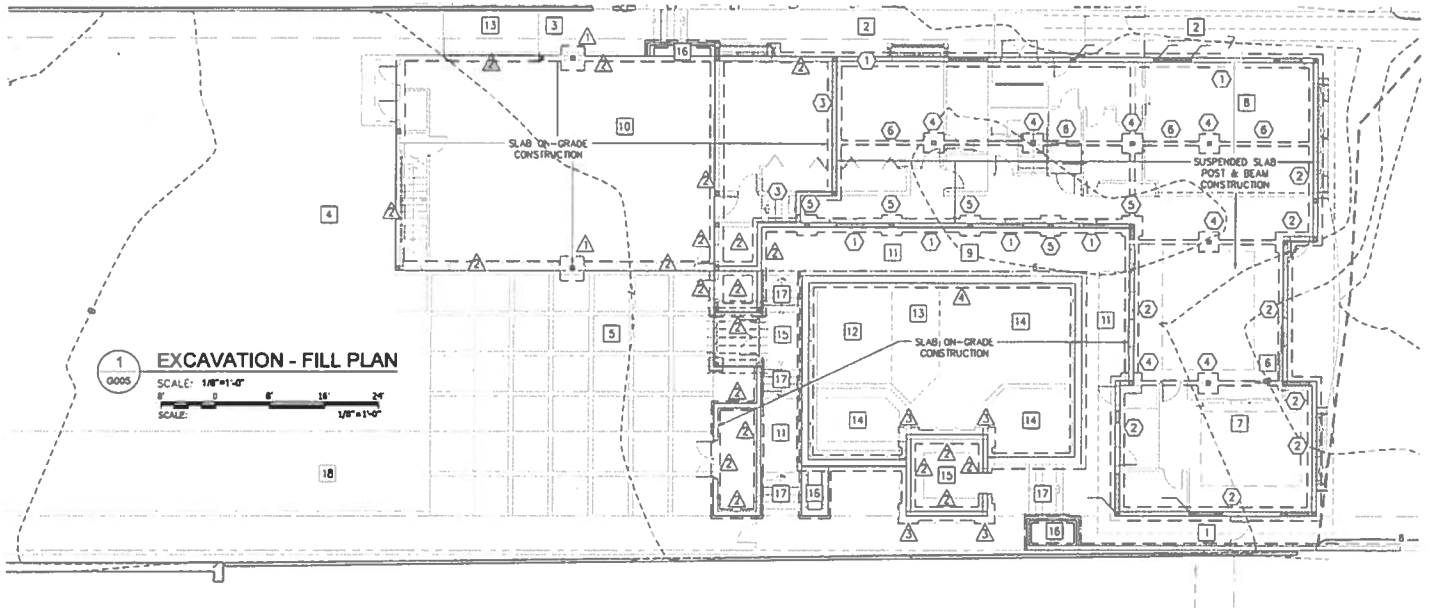
430D NORTH KALAHEO, AVENUE
KAILUA, HAWAII 96734 / TMK: 4-3-017:019

EXTERIOR ELEVATIONS

Revision
1 PERMIT COMMENTS

Project File:
Date: 6/7/23
DRWN. BY
Scale: AS NOTED

Sheet
A008



EARTHWORK QUANTITIES ESTIMATES - SITE AREA

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

EARTHWORK QUANTITIES ESTIMATES - POST & BEAM

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

EARTHWORK QUANTITIES ESTIMATES - SUSPENDED SLAB

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

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

AYER ARCHITECTS
1021 South Street, Suite 303
Honolulu, Hawaii 96817
Telephone 808/845-3828
LICENSED PROFESSIONAL ARCHITECT
No. 5873
STATE OF HAWAII U.S.A.

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

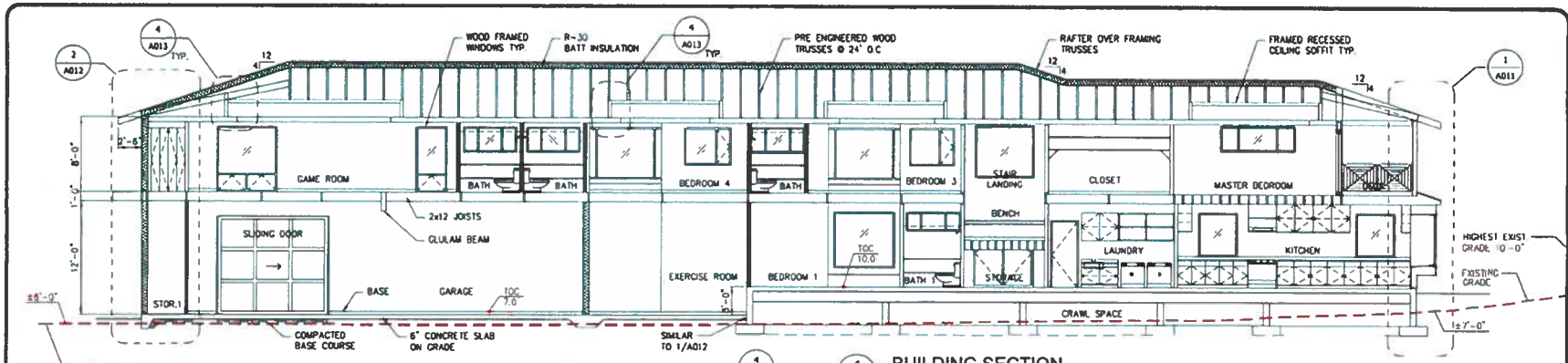
EXCAVATION - FILL PLAN, EARTHWORK QUANTITIES
ESTIMATES OF SITE AREA, POST AND BEAM & SUSPENDED SLAB

Title

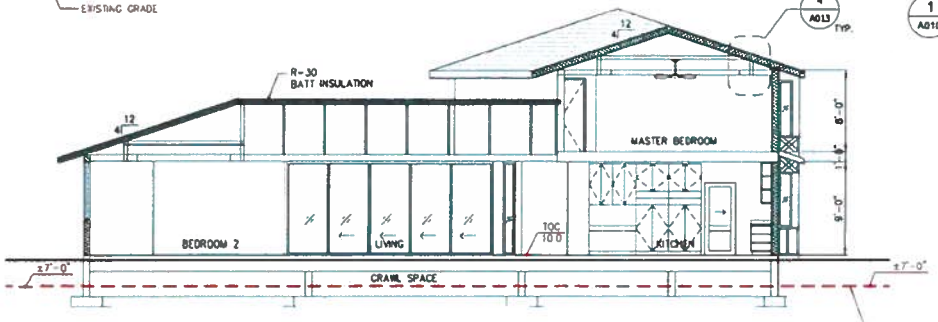
Project File:
Date: 2/8/25
DRWN. BY: BMP
Scale: AS NOTED

Sheet
G005

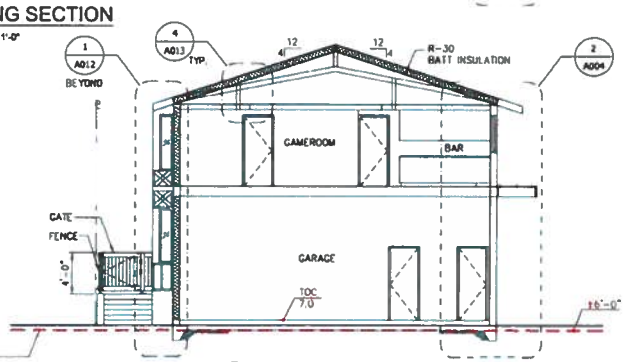
EXHIBIT C-7



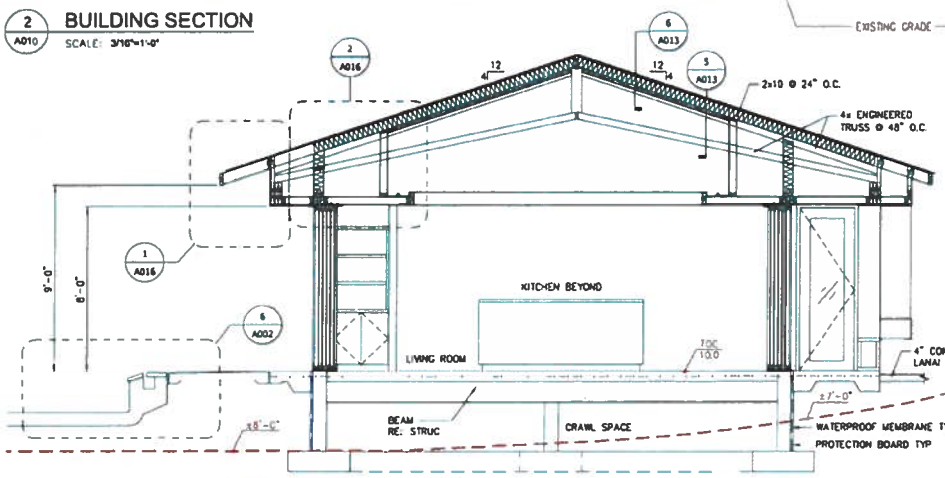
1 A010 **BUILDING SECTION**
SCALE: 3/16"=1'-0"



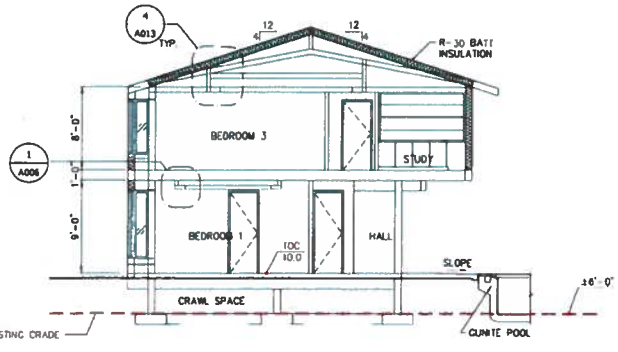
2 A010 **BUILDING SECTION**
SCALE: 3/16"=1'-0"



3 A010 **BUILDING SECTION**
SCALE: 3/16"=1'-0"



4 A010 **BUILDING SECTION**
SCALE: 3/8"=1'-0"



5 A010 **BUILDING SECTION**
SCALE: 3/16"=1'-0"

SCALE: 5' 0 5' 10' 15' 3/16"=1'-0"

EXHIBIT C-8

AYER ARCHITECTS
1021 Smith Street, Suite 203
Honolulu, Hawaii 96817
Telephone 808/848-2828
DAVID C. AYER
LICENSED PROFESSIONAL ARCHITECT
No. 6873
HAWAII, U.S.A.

KAILUA HOUSE

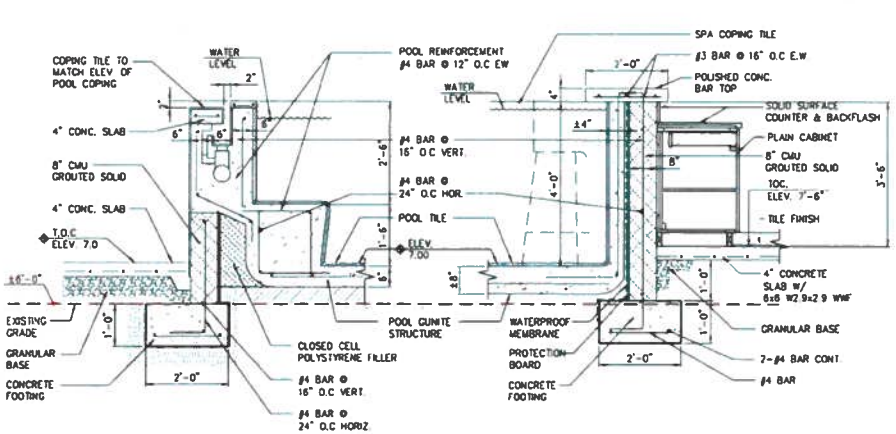
430D NORTH KALAHEO, AVENUE
KAILUA, HAWAII 96734 / TMK: 4-3-017:019

BUILDING SECTIONS

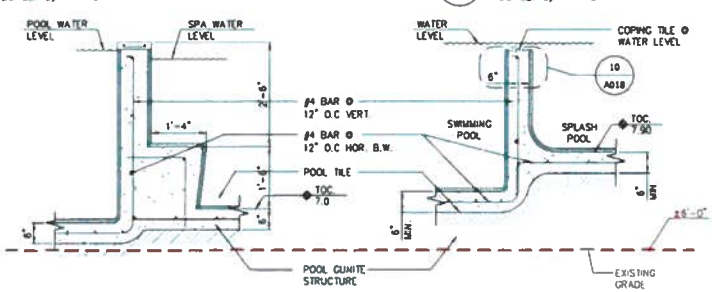
Revision

Project File:
Date: 9/18/23
DRWN. BY: DMP
Scale: AS NOTED

Sheet
A010
SMA

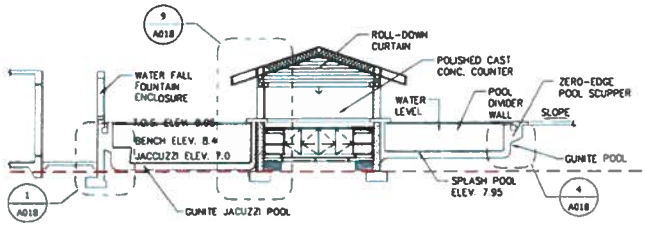


1 A018 **SPA POOL SECTION**
SCALE: 3/4"=1'-0"

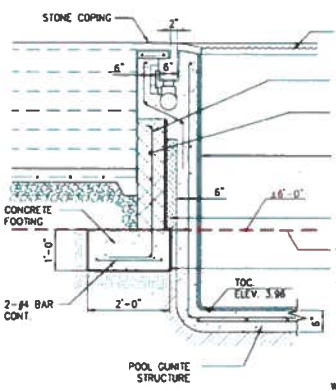


6 A018 **SPA SECTION**
SCALE: 3/4"=1'-0"

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



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

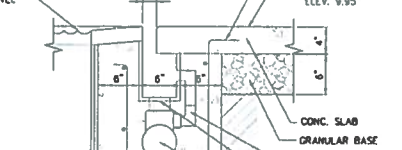


3 A018 **POOL SECTION**
SCALE: 3/4"=1'-0"

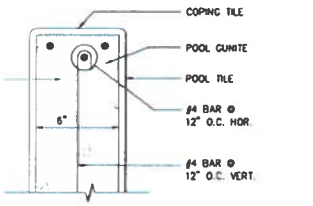


4 A018 **POOL SECTION**
SCALE: 3/4"=1'-0"

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



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



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

EXHIBIT C-9

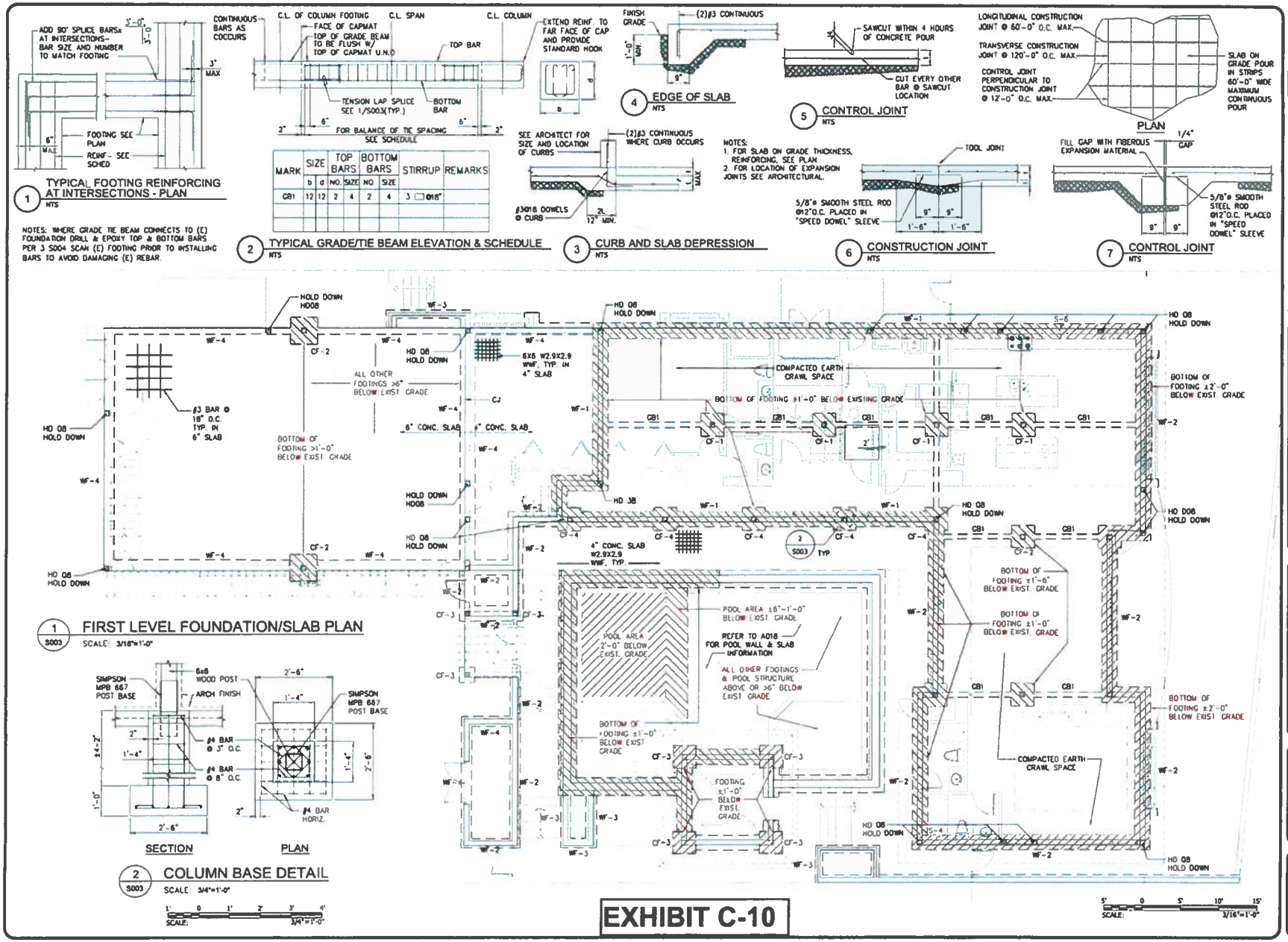
AYER ARCHITECTS
1021 Smith Street, Suite 303
Honolulu, Hawaii 96817
Telephone 808/848-3828
DAVID C. AYER
LICENSED PROFESSIONAL ARCHITECT
No. 6873
HAWAII, U.S.A.

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

Revision

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

Sheet
A018
SMA



AYER ARCHITECTS
1821 Smith Street, Suite 303
Honolulu, Hawaii 96817
Telephone 808/848-2828
DAVID C. AYER
LICENSED PROFESSIONAL ARCHITECT
No. 8873
HAWAII, U.S.A.

KAILUA HOUSE

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

FIRST LEVEL FOUNDATION / SLAB PLAN

Revision

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

Sheet
S003
SMA

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

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

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

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

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

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

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

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

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

VIII. STRUCTURAL STEEL:

1. STRUCTURAL STEEL MATERIAL FABRICATION AND ERECTION

A. MATERIALS

1. PROVIDE STRUCTURAL STEEL COMPLYING WITH THE FOLLOWING ASTM STANDARD SPECIFICATIONS UNLESS NOTED OTHERWISE:
   ALL STRUCTURAL STEEL UNLESS NOTED BELOW:
   ASTM A372 GRADE 60 OR ASTM A392
   STRUCTURAL STEEL NOTED THUS (65 OR 50)
   ASTM A913 (65 KSI) OR A512 (50 KSI)
   PLATES CHANNELS, ANGLES ASTM A36
   PIPES ASTM A53 GRADE B (35 KSI)
   HOLLOW STRUCTURAL SECTION
   ASTM 500, GRADE B (46KSI - RECTANGULAR SECTION, 42 KSI - ROUND SECTION)
   ANCHOR RODS ASTM A1554 GRADE 55
   THREADED ROUND STOCK ASTM A36
   REINFORCING STEEL SEE REINFORCING STEEL SECTION
   FURNISH READILY IDENTIFIABLE STRUCTURAL STEEL IN COMPLIANCE WITH BC 2203

B. HIGH STRENGTH BOLTS

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

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

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

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

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

2. WELDING

A. BASIC REQUIREMENTS

1. WELD STRUCTURAL STEEL IN COMPLIANCE WITH ANSI / AWS D1.1 AND AISC SPECIFICATION CHAPTER 1. WELDERS SHALL BE CERTIFIED AS REQUIRED IN THE PLANS AND BY GOVERNING CODE AUTHORITY. WELDING SHALL BE DONE BY ELECTRIC ARC PROCESSING USING LOW HYDROGEN ELECTRODES WHOSE SPECIFIC TENSILE STRENGTH IS NOT LESS THAN 70 KSI UNLESS NOTED OTHERWISE AND 80 KSI FOR ALL ASTM 913 STEEL. WELDING MAY BE PERFORMED USING SUBMERGED ARC PROCESS WITH AUTOMATIC WELDING (SAW -1)
2. UNLESS A LARGER SIZE FILLET WELD IS INDICATED PROVIDE MINIMUM SIZE OF WELD PER AISC SPECIFICATION SECTION J2 AND TABLE J2.4.
3. NO ATTEMPT HAS BEEN MADE TO DIFFERENTIATE BETWEEN SHOP FIELD WELDED CONNECTIONS.

B. ROJECT WELDING REQUIREMENTS

1. THE PROJECT WELDING REQUIREMENTS SHALL APPLY TO ALL SHOP AND FIELD WELDS
2. THE INSPECTOR SHALL VERIFY COMPLIANCE WITH THE APPROVED REQUIREMENTS, ANY DEVIATION OR LACK OF COMPLIANCE WITH THE APPROVED REQUIREMENTS SHALL BE REPORTED IMMEDIATELY TO THE OWNER AND CONTRACTOR.
3. IN ADDITION TO REQUIREMENTS DESCRIBED ELSEWHERE IN THE CONTRACT DOCUMENTS THE APPROVED PROJECT WELDING REQUIREMENTS SHALL AT A MINIMUM CONSIST OF THE FOLLOWING (REFER TO AWS D1.1.)
   a. WELDING PROCEDURE SPECIFICATION (WPS FOR EACH WELD AND POSITION AS REQUIRED BY AWS D1.1 SIGNED BY A REGISTERED PROFESSIONAL ENGINEER RETAINED BY THE CONTRACTOR / OWNER.
   b. SUPPLEMENTAL WELDING PROCEDURE
   c. SHOP DRAWINGS THAT REFERENCE THE APPROPRIATE WPS FOR EACH WELD REQUIRED FOR EACH CONNECTION AND REQUIRED SUPPLEMENTAL WELDING PROCEDURE
   d. WELDER PERFORMANCE QUALIFICATIONS
   e. QUALIFICATION BY TESTING OF ANY WELDING PROCEDURE THAT IS NOT PRE-QUALIFIED PER AWS D1.1.

C. INSPECTIONS

1. INSPECTIONS THE FOLLOWING REQUIREMENTS SHALL APPLY TO WELDING INSPECTIONS PERFORMED FOR THE PROJECT.
   a. THE LEAD WELDING INSPECTORS SHALL BE A CERTIFIED WELDING INSPECTOR (CWI) AWS-QC1 STANDARDS SHALL BE CERTIFIED BY THE BUILDING OFFICIAL AS A REGISTERED INSPECTOR FOR STRUCTURAL STEEL WELDING ICC-ES CERTIFICATION AND SHALL POSSESS A MINIMUM LEVEL OF UT LEVEL II CERTIFICATION. OTHER WELDING INSPECTORS PERFORMING VISUAL INSPECTION UNDER THE SUPERVISION OF THE LEAD WELDING INSPECTOR SHALL POSSESS ACCESS CERTIFICATION AND PERSONS PERFORMING NONDESTRUCTIVE TESTING SHALL POSSESS UT LEVEL II CERTIFICATION. NOT MORE THAN FOUR NON-CWI INSPECTORS SHALL BE UNDER THE SUPERVISION OF A CWI.
   b. ALL INSPECTION REQUIREMENTS SHALL BE REQUIRED BY AWS D1.1 AND THE QUALITY ASSURANCE SECTION INCLUDING INSPECTION TABLES.

IX. DESIGN NOTES:

A. LIVE LOAD AND PARTITION ALLOWANCE:

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

B. WIND LOADS --- 2018 INTERNATIONAL BUILDING CODE

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

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

1. IMPORTANCE FACTOR, Ie ------- 1=1.00 (STANDARD OCCUPANCY)
2. SPECTRAL RESPONSE ACCELERATIONS
   A.) Ss ---------- 0.61 (HONOLULU)
   B.) S1 ---------- 0.178 (HONOLULU)
3. SITE CLASS ---------- SD
4. SPECTRAL RESPONSE COEFFICIENTS
   A.) SDS ---------- (2/3)1.0 x Ss = 0.534 (HONOLULU)
   B.) SD1 ---------- (2/3)1.v x S1 = 0.248 (HONOLULU)
5. SEISMIC DESIGN CATEGORY ---------- D
6. BASIC SEISMIC FORCE RESISTING SYSTEM (SEE IBC, TABLE 1617.6.2)
7. DESIGN BASE SHEAR ---------- 3.20 KIPS
8. SEISMIC RESPONSE COEFFICIENT, Cs ------ SDS / (R/I) = 0.133
9. RESPONSE MODIFICATION FACTOR, R ------- 4.0

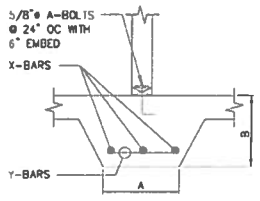
D. ALLOWABLE SOIL BEARING CAPACITY ----- 2000 PSF

COLUMN FOOTING SCHEDULE

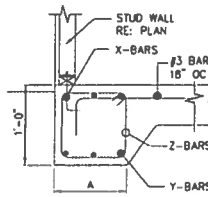
MARK	FOOTING SIZE			FOOTING REBAR		REMARKS
	A	B	C	X BARS	Y BARS	
CF-1	3'-0"	3'-0"	12"	6 - #4	6 - #4	
CF-2	2'-0"	2'-0"	12"	3 - #4	3 - #4	
CF-3	2'-0"	4'-0"	12"	3 - #4	6 - #4	
CF-4	2'-0"	3'-0"	12"	3 - #4	4 - #4	
CF-5	1'-6"	1'-6"	10"	2 - #4	2 - #4	

WALL FOOTING SCHEDULE

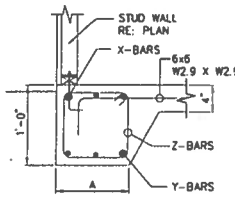
MARK	FOOTING SIZE		FOOTING REBAR			REMARKS
	A	B	X BARS	Y BARS	Z BARS	
WF-1	16"	12"	3 - #4	#4 @ 18"	#3 @ 18"	EDGE FTG.
WF-2	12"	12"	2 - #4	#4 @ 18"	#3 @ 18"	EDGE FTG.
WF-3	12"	12"	3 - #4	#4 @ 18"	-	INTERIOR FTG.
WF-4	4'-0"	12"	#4 @ 18"	#4 @ 18"	#4 @ 18"	EDGE FTG.



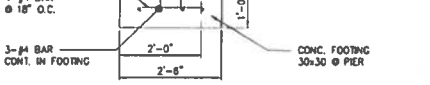
CONT. INT. FOOTING



EDGE WALL FOOTING

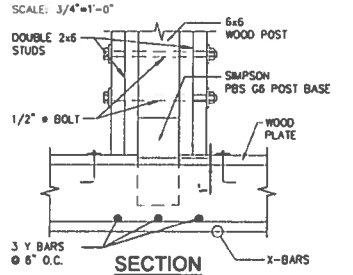


EDGE WALL FOOTING

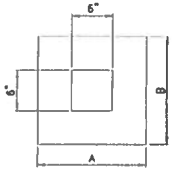


1 S002 STEEL BEAM-PEIR BEARING
SCALE: 3/4"=1'-0"

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



SECTION



PLAN

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

AYER ARCHITECTS
1001 Bishop Street, Suite 363
Honolulu Hawaii 96817
Telephone 808/848-3828
DAVID C. AYER
LICENSED PROFESSIONAL ARCHITECT
No. 6873
HAWAII, U.S.A.

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

GENERAL NOTES

Title

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

Sheet
S002

EXHIBIT C-11

Flood Hazard Zones:

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

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

Other Areas

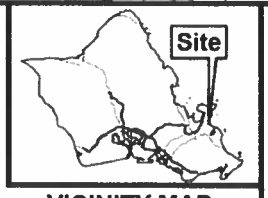
Zone X = Areas determined to be outside the 0.2% annual chance floodplain.
Zone X Protected by Levee = This area is shown as being protected from the 1% annual chance or greater flood hazard by a levee system. Overtopping or failure of any levee system is possible.



CITY AND COUNTY OF HONOLULU · STATE OF HAWAII

0 200 400

Distance in Feet



VICINITY MAP

PORTION OF
FLOOD HAZARD MAP

FIRM PANEL 15003C0290H

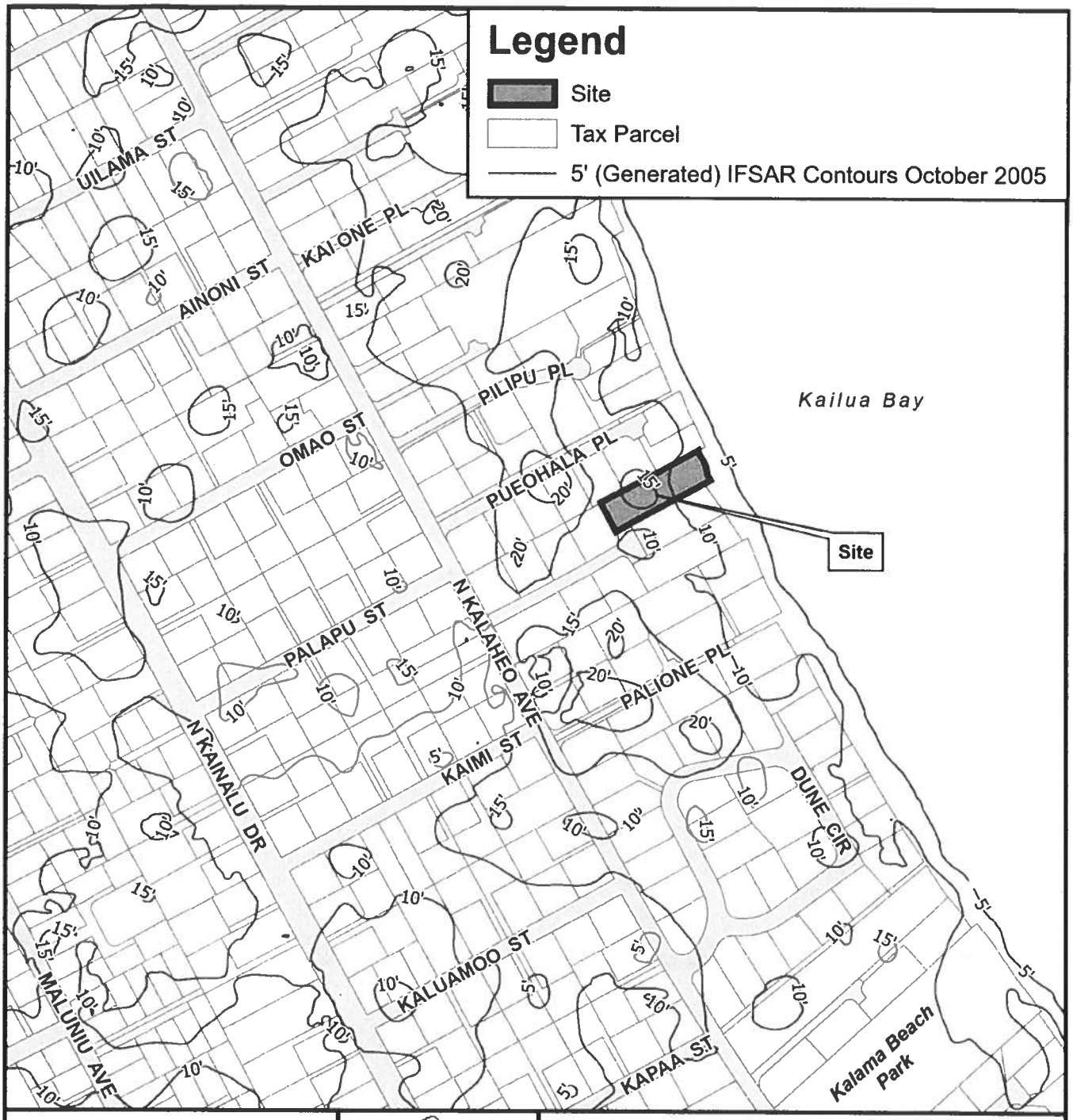
TAX MAP KEY(S): 4-3-017:019
FOLDER NO.: 2025/SMA-54

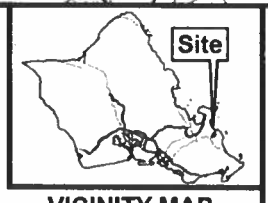
Prepared by: Honolulu Land Information System (HoLIS) - PH
Department of Planning & Permitting (DPP)
City and County of Honolulu

Date Prepared: 08/2025

Copyright City & County of Honolulu
All Rights Reserved 2025

EXHIBIT D





VICINITY MAP

0 200 400

Distance in Feet

PORTION OF

TOPOGRAPHIC MAP

KAILUA

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

FOLDER NO.: 2025/SMA-54

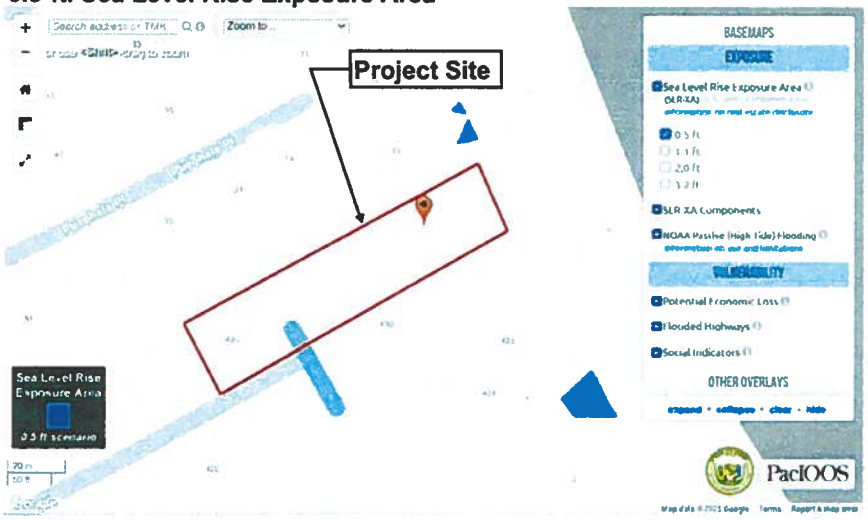
Prepared by: Honolulu Land Information System (HoLIS) - PH
Department of Planning & Permitting (DPP)
City and County of Honolulu

Date Prepared: 08/2025

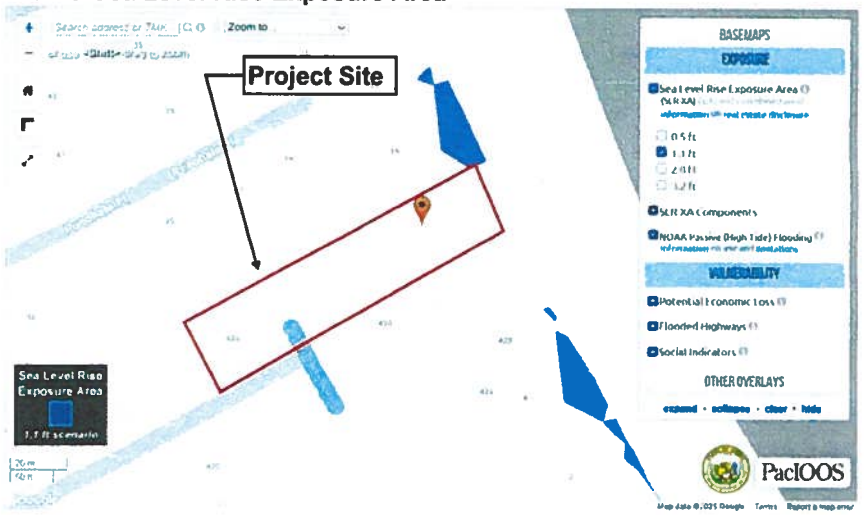
Copyright City & County of Honolulu
All Rights Reserved 2025

EXHIBIT E

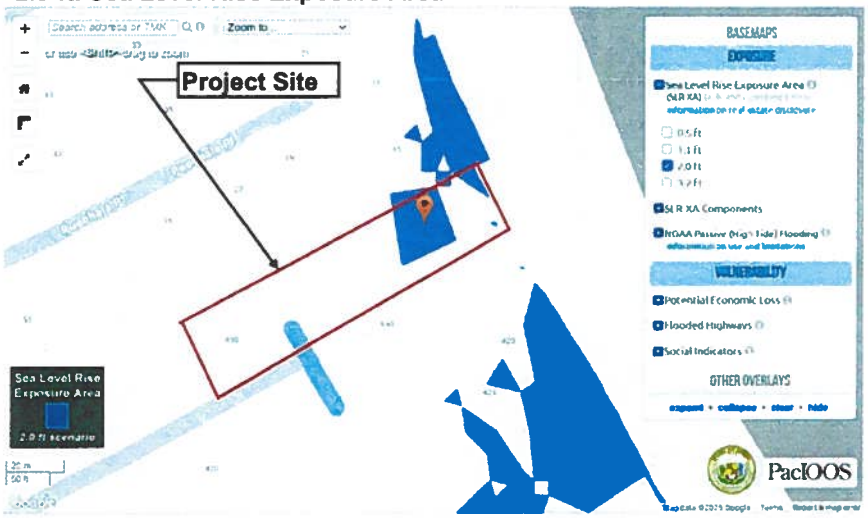
0.5-ft. Sea Level Rise Exposure Area



1.1-ft. Sea Level Rise Exposure Area



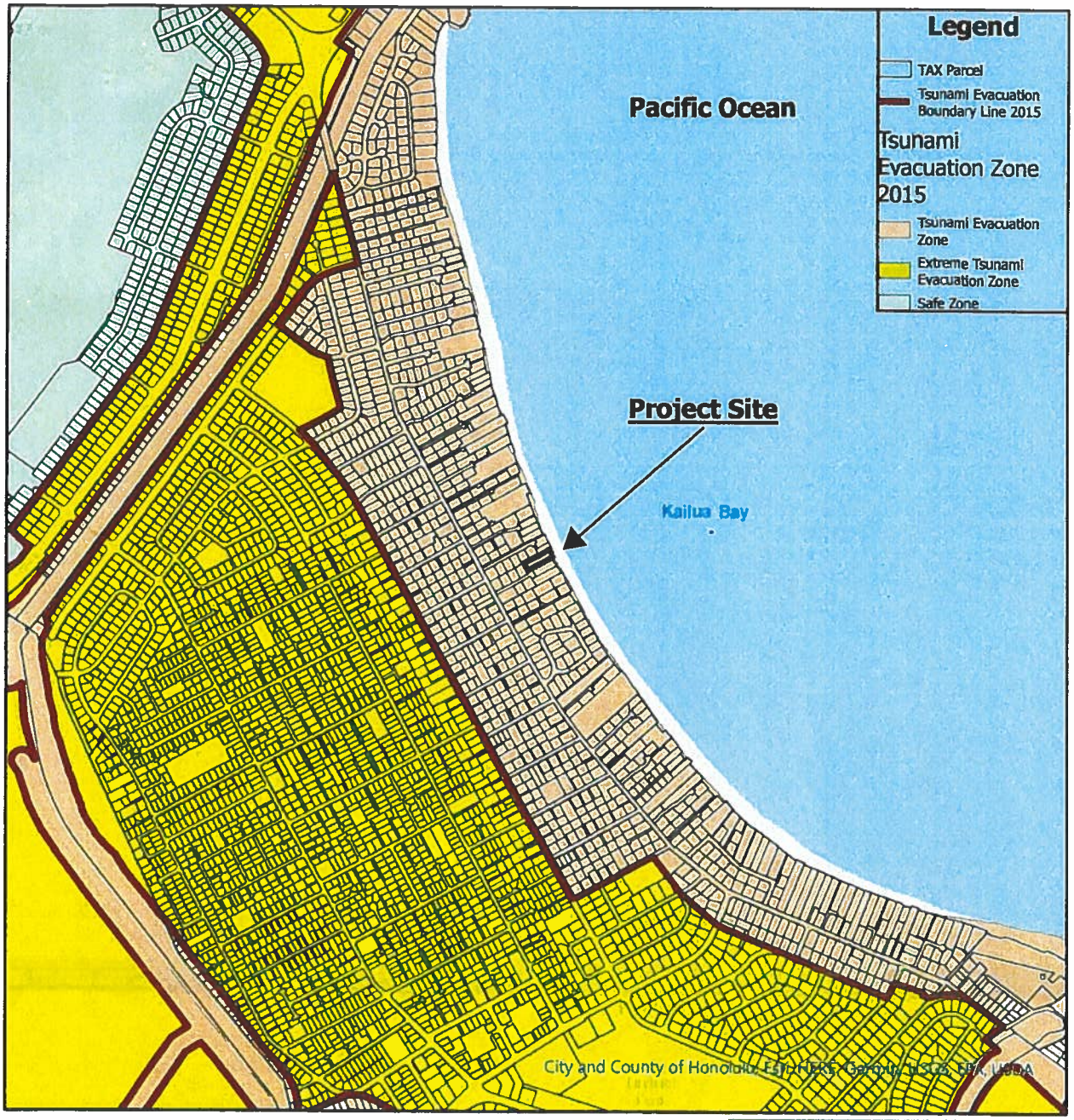
2.0-ft. Sea Level Rise Exposure Area



3.2-ft. Sea Level Rise Exposure Area



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



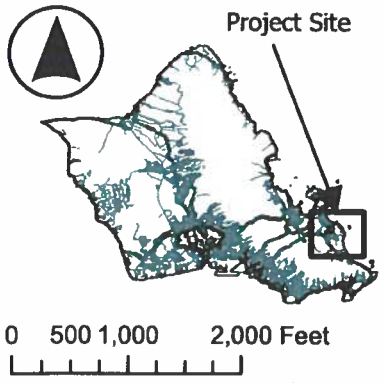


Exhibit G
Tsunami Map
File No. 2025-SMA-54

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

Department of Planning and Permitting
City and County of Honolulu

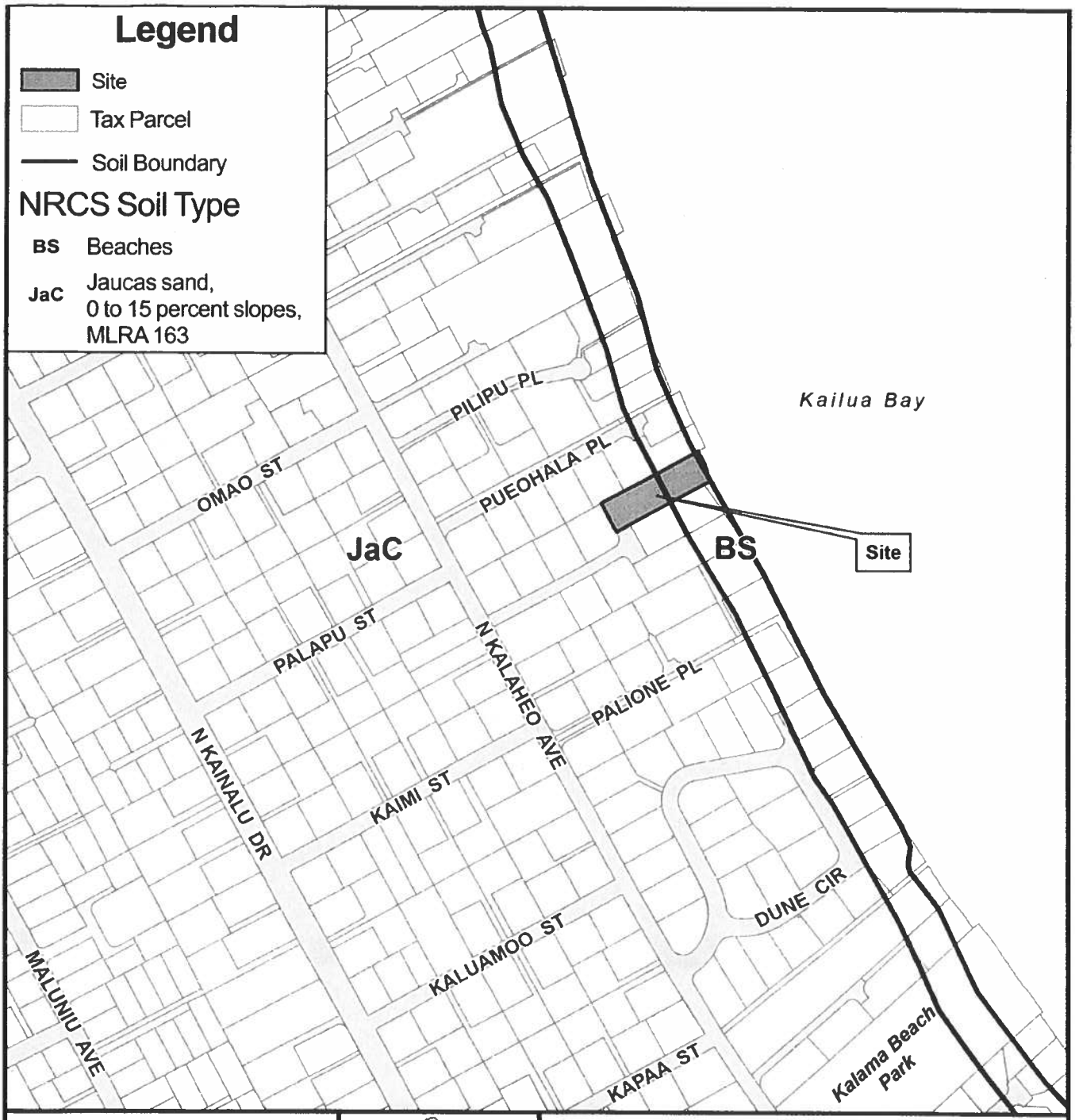
October 2025

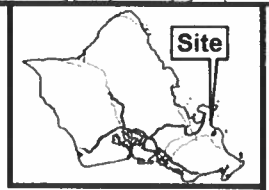


EXHIBIT H– SHORELINE EROSION RATE

OAHU HISTORICAL SHORELINE CHANGE RATE

FILE NO.: 2025/SMA-54





VICINITY MAP

0 200 400

Distance in Feet

PORTION OF
SOIL MAP
KAILUA

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

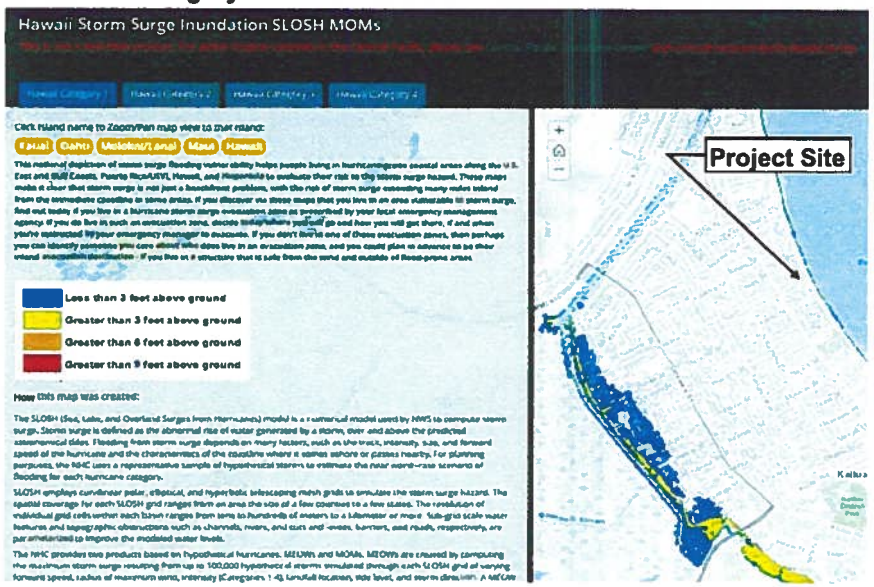
Prepared by: Honolulu Land Information System (HoLIS) - PH
Department of Planning & Permitting (DPP)
City and County of Honolulu

Date Prepared: 08/2025

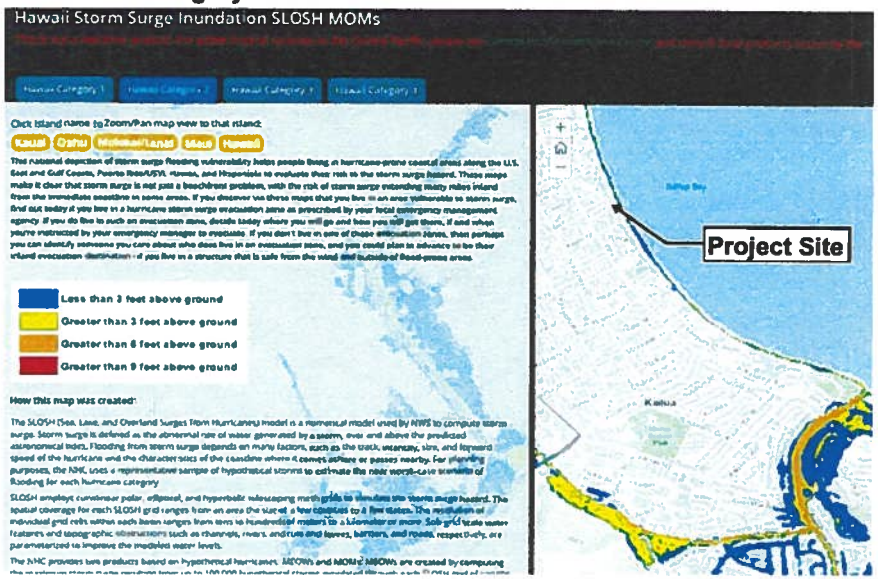
Copyright City & County of Honolulu
All Rights Reserved 2025

EXHIBIT I

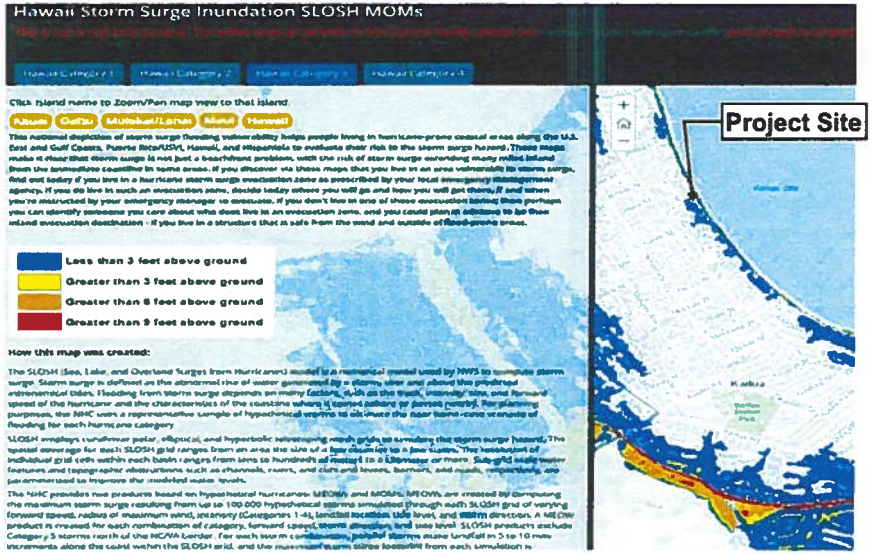
Hurricane Category 1



Hurricane Category 2



Hurricane Category 3



Hurricane Category 4

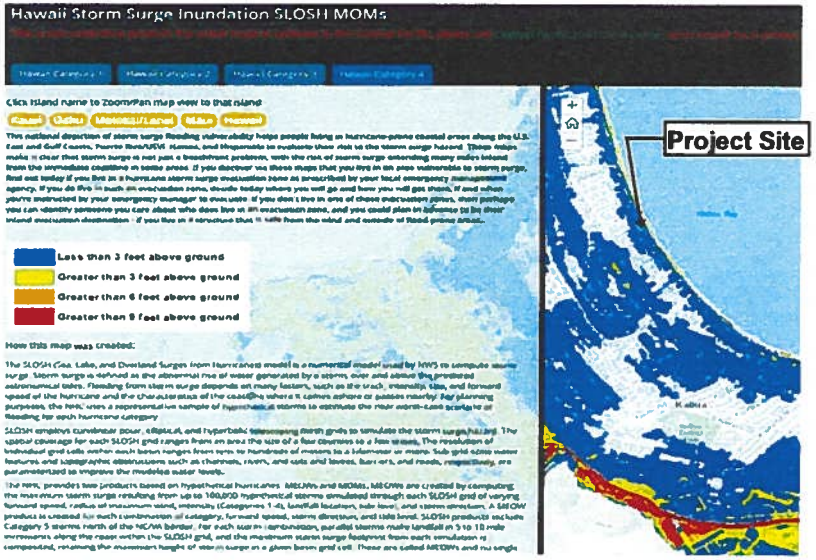
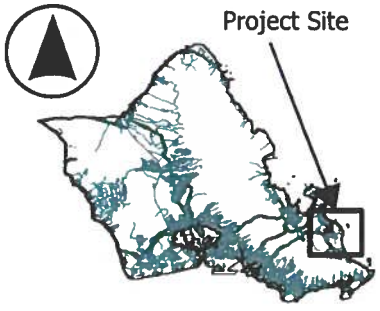


EXHIBIT J - HURRICANE MAP
FILE NO. 2025/SMA-54





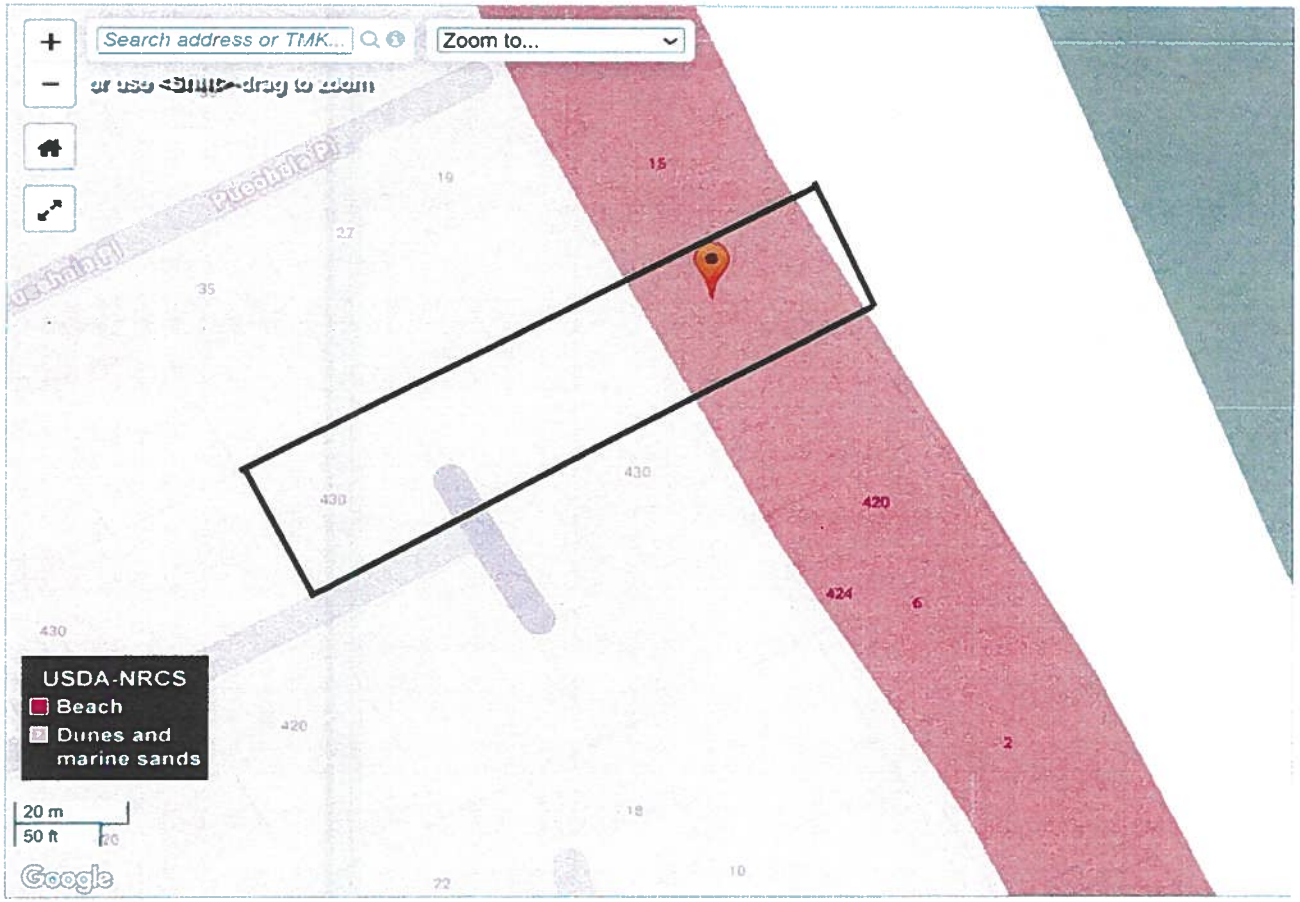
0 260 520 1,040 Feet

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

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

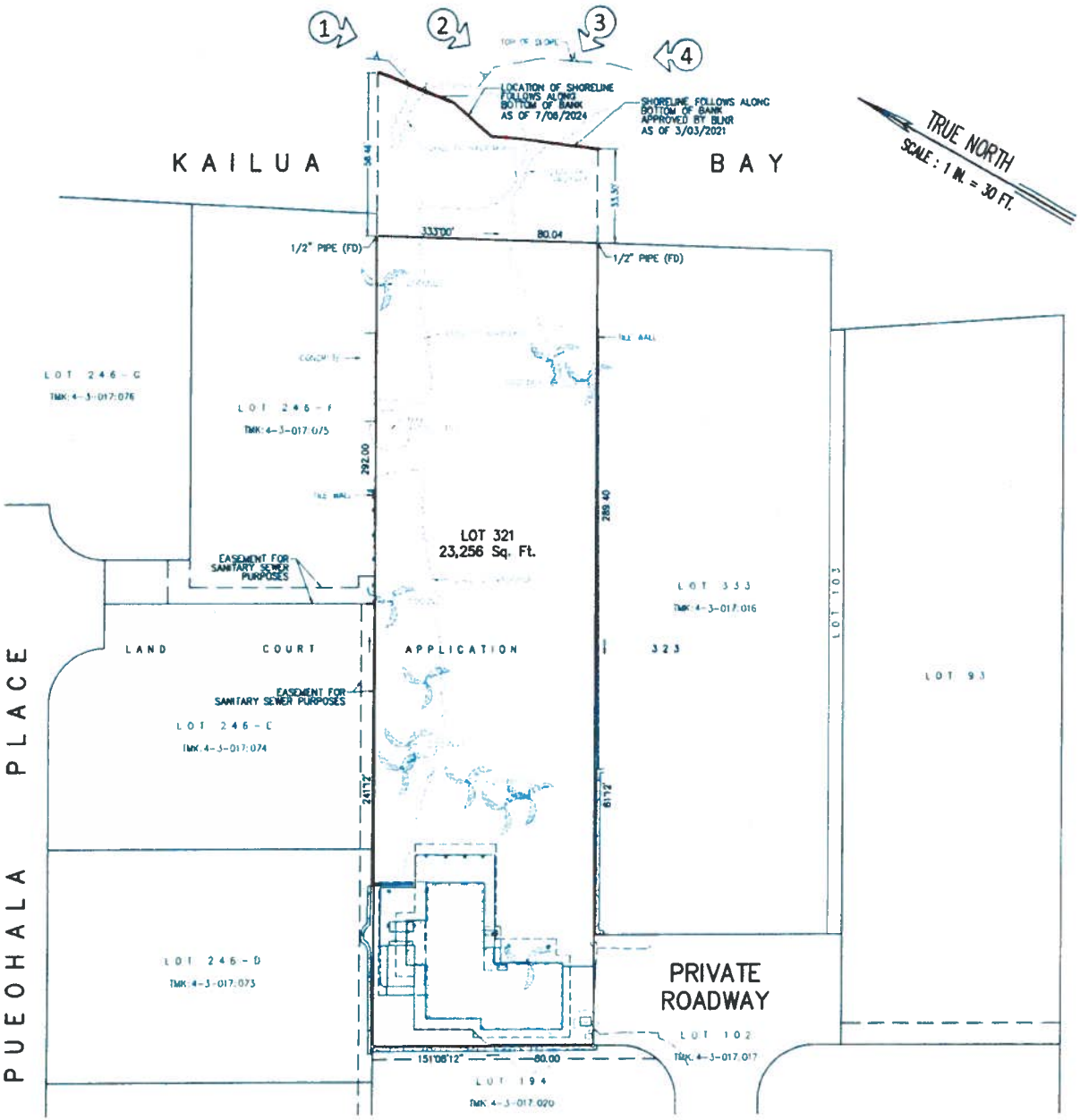
Department of Planning and Permitting
City and County of Honolulu

October 2025



PacIOOS
PACIFIC ISLANDS OCEAN OBSERVING SYSTEM

EXHIBIT L – COASTAL DUNES
2025/SMA-54



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

SEP 29 2024

Chairperson, Board of Land and Natural Resources

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

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

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

AT PUEOHALA, KAILUA KOOLAUPOKO, OAHU, HAWAII

SCALE: 1 IN. = 30 FT.

JULY 11, 2024 WALTER P. THOMPSON, INC.

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

THIS WORK WAS PREPARED BY ME OR UNDER MY SUPERVISION

John R. K. Akina

Exp. 04/30/26

SURVEY OFFICE COPY

A(29°00 deg/1744.46/pgsv/20240706

TAX MAP KEY: 4 - 3 - 017 : 019

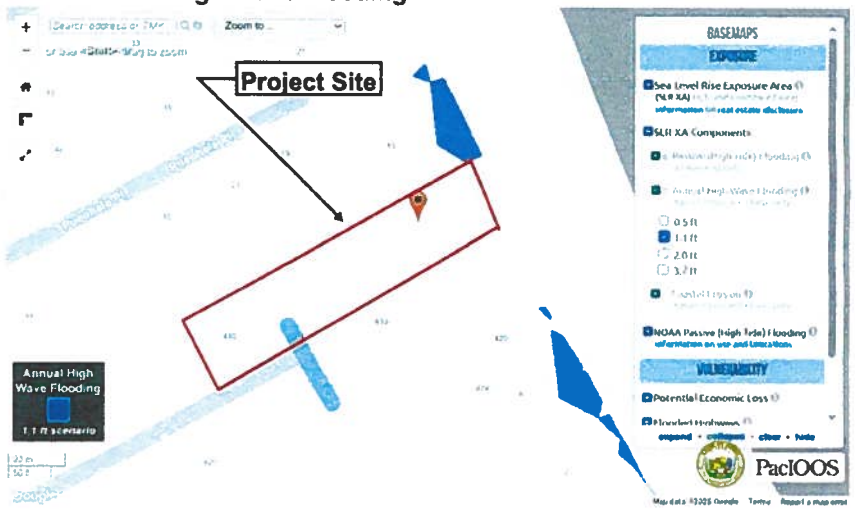
EXHIBIT M

15" x 21" = 2.19 Sq.Ft

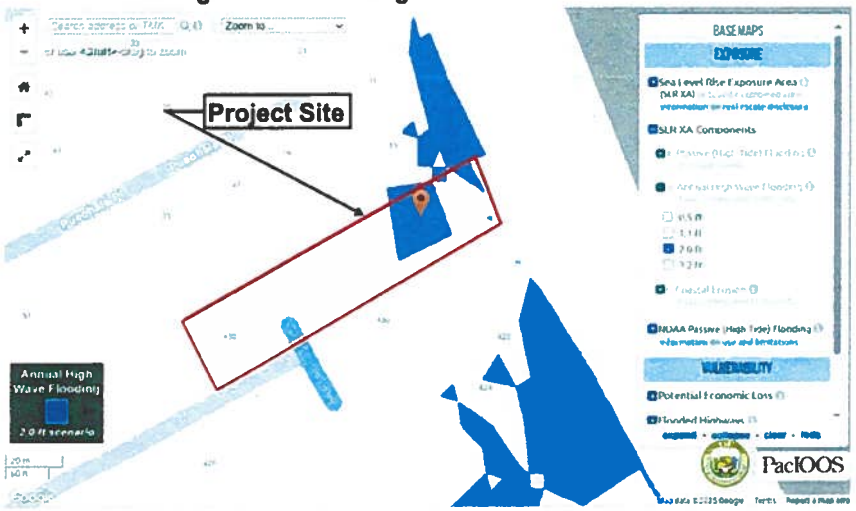
0.5-ft. Annual High Wave Flooding



1.1-ft. Annual High Wave Flooding



2.0-ft. Annual High Wave Flooding



3.2-ft. Annual High Wave Flooding

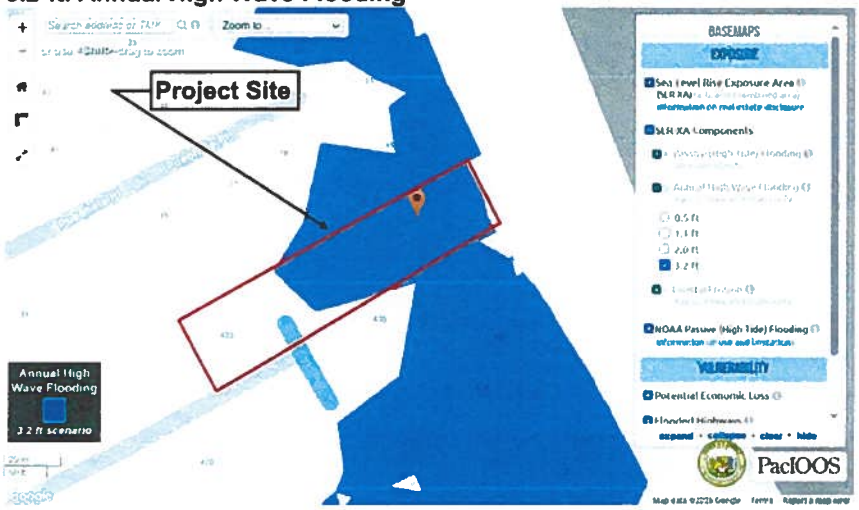


EXHIBIT N
ANNUAL HIGH WAVE ACTION FLOODING
FILE NO. 2025/SMA-54

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

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