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

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January 30, 2026

2025-SMA-91(MM)

The Honorable Tommy Waters
Chair and Presiding Officer
and Members
Honolulu City Council
530 South King Street, Room 202
Honolulu, Hawai'i 96813

Dear Chair Waters and Councilmembers:

SUBJECT: Special Management Area (SMA) Major Permit
Kinoshita Single-Unit Dwelling Project
4669 and 4671 Kāhala Avenue – Wai'alae-Kāhala
Tax Map Keys 3-5-005: 005 and 008

Enclosed for your consideration are the Department of Planning and Permitting's (DPP) Report and Recommendation, Draft Resolution, and Exhibits for the SMA Major Permit application to allow the construction of a new one-story single-unit dwelling, a detached cabana, an open two-car parking area, and an in-ground swimming pool and water feature on 55,798 square feet of shoreline land in the R-5 Residential District in Wai'alae-Kāhala (Project).

The DPP recommends that the Project be approved, subject to compliance with recommended conditions, which primarily consist of standard conditions relating to coastal hazards, archaeological resources, protected and invasive species, and the prohibition of short-term rentals.

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

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

Very truly yours,

Dawn Takeuchi Apuna
Director

Enclosures: DPP Report and Recommendation
Exhibits A, B, C-1 through C-13, and D through L
Draft Resolution

APPROVED BY:

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

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

STATE OF HAWAI'I

IN THE MATTER OF THE APPLICATION BY KINOSHITA GROUP CO LTD FOR A SPECIAL MANAGEMENT AREA (SMA) MAJOR PERMIT	FILE NO. 2025-SMA-91(MM)

FINDINGS OF FACT, CONCLUSIONS OF LAW, AND RECOMMENDATION

I. APPLICATION DESCRIPTION

A. Basic Information:

PROJECT NAME:	Kinoshita Single-Unit Dwelling Project
LANDOWNER/ APPLICANT:	Kinoshita Group Co LTD
AGENTS:	Planning Solutions, Inc. (James T. Hayes)
LOCATION:	4669 and 4671 Kāhala Avenue – Waiʻalae/Kāhala (Exhibit A)
TAX MAP KEYS (TMK):	3-5-005: 005 and 008 (Parcels 5 and 8)
ZONING:	R-5 Residential District (Exhibit B)
STATE LAND USE:	Urban District
DEVELOPMENT PLAN:	Primary Urban Center Development Plan (PUCDP)

B. Proposal: The Applicant is requesting approval of an SMA Major Permit to construct a new one-story single-unit dwelling, a detached cabana, an open two-car parking area, and an in-ground swimming pool and water feature, on 55,798 square (sq.) feet (ft.) of shoreline land (Project) in the R-5 Residential District and SMA in Waiʻalae-Kāhala (see Exhibits A, B, and C-1 through C-14).

Parcels 5 and 8, which consist of 30,798 and 25,000 sq. ft. of land area, respectively, are subject to a Joint Development Agreement pursuant to Conditional Use Permit (CUP) No. 2005/CUP-36. Therefore, for development purposes, Parcels 5 and 8 are considered one zoning lot. The Project fronts Kāhala Avenue. One single-unit dwelling exists on the lot and is situated closer to the Pacific Ocean. The Project consists of the following components:

- Construction of a new 2,378-sq.-ft. slab-on-grade, one-story, single-unit detached dwelling with three bedrooms, three bathrooms, and two covered decks;

- A new covered cabana with a wet bar and bathroom, a new at-grade swimming pool and jacuzzi, and a new water feature;

- Excavation of a maximum of approximately 501 cubic yards of underlying sand material, which will be backfilled and reused on-site;

- Importation of 21 cubic yards of structural fill to the site; and

- Construction of an open two-car parking area off the existing access driveway.

All new structures will be set back a minimum of 230-ft. from the shoreline. The Base Flood Elevation (BFE) within Flood Zone AE in the location of the proposed single-unit dwelling ranges from seven to eight ft. above mean sea level (MSL) (see Exhibit E). The new single-unit dwelling is proposed to be constructed at 8.5 ft. above MSL.

The existing six-ft.-high concrete masonry unit wall on the northeast and southeast side of the Project site will be retained. There are no new gate or fences proposed for this site.

The dwelling and cabana foundations will consist of a five-inch-thick rebar-reinforced concrete slab over a vapor barrier, and a four-inch-thick compacted subgrade consisting of structural fill. The dwelling will be constructed on a reinforced concrete slab supported by column footings and a four-inch layer of structural fill. Each footing will be approximately two ft. wide (see Exhibit C-13). The single-unit dwelling will require excavation of approximately 25 cubic yards of existing sand and the placement of approximately 17 cubic yards of structural fill. The cabana will require excavation of approximately 16 cubic yards of existing sand and the placement of approximately five cubic yards of structural fill.

An in-ground swimming pool and at-grade hot tub are proposed (see Exhibits C-10 to C-13). The swimming pool will require an excavation approximately 4.5 ft. deep, 68 ft. long, and 35 ft. wide, for a total of approximately 400 cubic yards of existing

sand. The water feature will require an excavation of approximately 2.5 ft. over an area of approximately 640 sq. ft., for a total of approximately 60 cubic yards of existing sand. No structural fill will be used for the reinforced concrete floor and walls of the swimming pool, spa, or water feature.

All excavated materials will be reused on-site for ground-leveling or landscaped material. This will reduce the quantity of structural fill that will need to be imported to the Project site. The structural fill material will primarily be used to fill the area inside the perimeter wall, and to support site preparation and construction activities, including column footings, concrete slabs, and utility infrastructure. No import or export of other soil materials is required.

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

The Project is anticipated to cost approximately $1.5 million, and construction will take approximately 18 months from the issuance of all required permits.

Permit History: On June 2, 2005, CUP File No. 2005/CUP-36 was approved to jointly develop Parcels 5 and 8. Parcel 8 is currently undeveloped, except for remnants of an un-maintained pond. Development on Parcel 5 consists of a single-unit dwelling with accessory structures. On August 18, 2011, BP No. 676304 was issued to construct a new two-story single-unit dwelling on Parcel 5. BP No. 676304 was issued to allow additions and alterations, the relocation of the 28-ft.-wide driveway, and relocation of an entry. On February 23, 2012, BP No. 686869 was issued for the installation of a new in-ground swimming pool and spa on Parcel 5. On June 30, 2012, Minor Shoreline Structure File No. 2012/MSS-10 was approved to allow the installation of a 4.5-ft.-high wrought iron open-work fence within the 40-ft shoreline setback area on Parcel 5, subject to conditions. The fence was approved to be installed about one foot mauka of the shoreline (using a Certified Shoreline Survey [CSS] from August 3, 2011), along the 118.26-ft. shoreline property boundary, approximately 39 ft. along the right (south) property boundary, and approximately four ft. along the left (north) property boundary. On August 27, 2012, BP No. 700167 was approved for a new 4'-6" maximum height fence at the shoreline and removal of the existing chain-link fence, to resolve Notice of Violation No. 2005/NOV-08-261. On September 24, 2014, BP No. 754462 was issued to allow additions to the existing single-unit dwelling, such as a new counter with a sink for an outdoor living space on Parcel 5. On February 2, 2015, BP No. 761079 was issued to install a new fish pond on Parcel 5.

II. EXISTING CONDITIONS

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

Lot Area	55,798 sq. ft.
Lot Shape	Rectangular
Topography	Relatively flat with a ground elevation of approximately seven to eight ft. above MSL.
Current Development	The zoning lot is currently developed with one single-unit dwelling and a two-car garage.
Surrounding Uses	To the North, West, and East – Single-unit and two-unit dwellings. To the South – Single-unit dwelling and Pacific Ocean (see Exhibits A and B).
Vegetation	Grass lawn, ornamental trees, and landscaping vegetation.
Sea Level Rise (SLR) – Exposure Area	The Hawai'i SLR Viewer shows that the Project site is projected to be impacted as a result of annual high wave action and coastal erosion under a scenario of 3.2 ft. of SLR by 2100. The proposed development will occur outside of the area anticipated to be impacted by 3.2 ft. of SLR (see Exhibit D).
Flood Zone	The site has four flood zones, as follows: *Flood Zone AE* with a BFE of seven ft. above MSL in the mauka portion of the property, and to eight ft. above MSL in the makai portion of the property. It is a special flood hazard area that presents a one percent annual chance of flooding; *Flood Zone AO*, at the northwest mauka corner of the property, is the flood fringe and is subject to inundation by one percent annual chance shallow flooding where average depths are between one and three ft.; *Zone X* crosses through the center of the property and comprises an area determined to be outside of the 0.2 percent annual chance floodplain; and *Flood Zone VE* is along the makai edge of the property. It is an area that is within the coastal high hazard area (see Exhibit E, Federal Emergency Management Agency [FEMA] Flood Insurance Rate Map Panel No. 15003C0369H, revised November 5, 2014).
Hurricane Storm Surge	The Project site is projected to be subject to approximately three ft. of flooding during Category 3 and Category 4 hurricane events (see Exhibit F; National Hurricane Center, *Storm Surge Risk Maps*).

Shoreline Erosion Rate	O'ahu Transects 285 and 286 traverses the subject property, with an average annual erosion rate of 0.67 ft. per year (see Exhibit G). The applicable shoreline setback for the site in the PUCDP is 60 ft.
Shoreline Survey	The most recent shoreline survey was certified by the State Board of Land and Natural Resources on August 3, 2011. The applicable minimum shoreline setback for the site is 60 ft., or 75 ft. without a current CSS. Development will occur at least 230 ft. mauka of the presumed shoreline, well outside of the shoreline setback area.
Nearest Body of Water	*Pacific Ocean* - The Pacific Ocean is designated as an Estuarine and Marine Deepwater Wetland environment (see Exhibit H); National Wetlands Inventory – *Surface Water and Wetlands Mapper*).
Soil Classifications	*Jaucas Sands* with zero to 15 percent slopes - Excessively drained, calcareous soils with rapid permeability, and very slow to slow runoff potential. This soil series occupies the majority of the southeast portion of the Project site; and *Beaches* - Excessively drained, with very low runoff potential. This soil series occupies the western portion of the zoning lot (see Exhibit I; United States Department of Agriculture - Natural Resources Conservation Service). Project development is proposed to occur on the portion of the site underlain by Jaucus Sands. Jaucas sands are also mapped as coastal dunes on the Hawai'i SLR Viewer (see Exhibit K).
Tsunami	The entirety of the subject property and surrounding neighborhood is located within the tsunami evacuation zone (see Exhibit J; Hawai'i Emergency Management Agency, *Tsunami Aware Mapper*).

III. ENVIRONMENTAL DISCLOSURE AND PUBLIC PARTICIPATION

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

Environmental Disclosure Documentation	The proposed Project does not involve any action subject to the environmental disclosure requirements of Hawai'i Revised Statutes (HRS) Chapter 343. Therefore, no environmental review under HRS Chapter 343 is required.
Agency Comments	During the SMA review processes, the DPP routed the proposal to various State and City agencies. All letters and comments received have been included in the Project file and incorporated into the Analysis Section, as appropriate.
Neighborhood Board / Community Association Presentation	The Project was presented to the Wai'alae-Kāhala Neighborhood Board (WKNB) No. 3 on March 20, 2025. No concerns were raised by the WKNB or public at the meeting (see Section G, below).
Public Hearing	The DPP conducted a Public Hearing at 10:00 a.m. on December 19, 2025, at the Fasi Municipal Building, 6th Floor Conference Room. No one from the public attended the hearing. The public hearing is discussed in Section G, below.

IV. FINDINGS AND ANALYSIS

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

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

"Development within the SMA should provide coastal recreational opportunities to the public. Adequate access, by dedication or other means, to beaches, coastal dunes, recreation areas, and natural reserves must be provided to the extent consistent with sound conservation principles. Adequate and properly located public recreation areas and wildlife preserves must be preserved." See also HRS § 205A-2(b)(1) and (c)(1), and § 205A-26(1)(A) and (B).

The closest recreational resources to the Project site are Kāhala Beach and the Pacific Ocean, which are directly adjacent to the east of the property. There is no direct public access to the beach through the Project site. The nearest public access to the Pacific Ocean is Emergency Response Location 133 C, which is adjacent to (southeast) the Project site. There are two additional beach access

paths in the vicinity of the Project site. Emergency Response Location 134 A (TMK 3-5-005: 004) is located about 924 ft. southwest of the Project site. Emergency Response Location 133 B (TMK 3-5-005: 073) is located about 1034 ft. to the southwest. As existing signage along Kāhala Avenue indicates, these routes enable public shoreline access as a beach right-of-way and vehicle access for adjoining residential lots.

The construction of a new single-unit dwelling on the site will not result in adverse impacts to coastal recreational opportunities for the public, because no change to existing beach access, open spaces, recreational resources, or opportunities for hiking, fishing, and cultural practices will occur. Implementation of the Project will also not result in any change to lateral public access along the shoreline makai of the property. No conditions of approval are recommended regarding coastal recreational opportunities or resources.

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

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

1. Archaeological and Historic Resources:

The proposed Project involves the construction of a new single-unit dwelling with accessory uses that include a swimming pool. No work is proposed to the existing dwelling on-site. Under HRS Chapter 6E-42, work on an existing residential property is subject to review only if the property is over 50 years old and is listed on the Hawai'i Register of Historic Places. The subject property is not listed on the Hawai'i Register of Historic Places. The nearest historic properties are the 4578 Kāhala Avenue Residence and J. Alvin Shadinger Residence, located at 4584 Kāhala Avenue. The DPP has concluded the proposed Project will not result in any adverse impacts to these historic resources.

The Project must also comply with the provisions of HRS Chapter 6E-43. An archaeological literature review and field inspection was prepared and submitted as part of the application. No known burial sites have been identified on-site, although according to the report, previous archaeological research has identified burials sites in the surrounding area. The proposed work involves disturbance (excavation and backfill) of approximately 501 cubic yards of the underlying Jaucas sands, a soil type which has been documented to contain cultural deposits and features as well as human burials. The Applicant hired Keala Pono, a State Historic Preservation Division (SHPD)-approved archaeological consultant, to prepare an Archaeological Literature Review and Field Inspection Report (LRFI) for the Project site. Due to the likelihood of

encountering human remains in this area, the LRFI recommended an Archaeological Inventory Survey (AIS) with subsurface testing. The DPP concurs that an AIS should be required prior to the issuance of any construction or BP issuance for the Project. The Applicant has hired Keala Pono to conduct the AIS and will coordinate with SHPD regarding the scope of the AIS. The Applicant should submit to the DPP a copy of the SHPD's written acceptance of the Project's AIS that meets the requirements of the Hawai'i Administrative Rules (HAR) § 13-276-5. This is recommended as a condition of approval.

Furthermore, if any archaeological, historic, or cultural resources are discovered on the Project site during the AIS, the Applicant should be required to consult with SHPD to implement all mitigation protocols approved by SHPD under the AIS, or as otherwise required by SHPD. The Applicant should also be required to hold a coordination meeting among the Project's archaeological consultants, the construction contractor, and applicable subcontractors to ensure that the construction contractor and applicable subcontractors have been informed of all mitigation protocols required by SHPD. These are recommended as conditions of approval.

Lastly, as is the case during any ground-disturbing activity, there is a possibility that unknown archaeological resources or historic properties could be discovered. Should any cultural or archaeological resources be encountered, the Project should be subject to the standard "stop work" condition of approval. This will ensure that if, during construction, any previously unidentified archaeological sites or remains (such as artifacts, shell, bone, or charcoal deposits, human burials, rock or coral alignments, pavings, or walls) are encountered, the Applicant must stop work and contact the SHPD. This is also recommended as a condition of approval. Provided the Applicant complies with the SHPD's requirements regarding on-site resources, no adverse impacts to historic or archaeological resources are anticipated.

2. Cultural Resources: The Project does not propose any change to existing established public access for Hawaiian cultural activities, nor would Project implementation preclude the practice of Hawaiian cultural activities. During an on-site visit on December 1, 2025, DPP staff did not observe any cultural activity or practices on the Project site. No conditions are recommended in regard to access to or opportunities for Hawaiian cultural activities.

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

"Development within the SMA should protect, preserve, and whenever desirable, restore or improve the quality of coastal scenic and open space resources. Alterations to existing land forms and vegetation, other than for the cultivation of coastal dependent crops, must be limited so they result in minimum adverse impacts on water resources, beaches, coastal dunes, and scenic or recreational amenities. Development that is not dependent on the coast is encouraged to locate mauka of the SMA."
See also HRS § 205A-2(b)(3) and (c)(3) and § 205A-26(1)(D).

The Project will not impact scenic and open space resources because the Project proposes a new single-unit dwelling in an area zoned for residential use. The PUCDP Significant Public Views Map and the City's Coastal View Study do not identify any public views that will be impacted by the Project. No adverse impacts to scenic and open space resources are anticipated, and no related conditions of approval are recommended.

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

"Development within the SMA should protect valuable coastal ecosystems, including reefs, beaches, and coastal dunes from disruption, and minimize adverse impacts on all coastal ecosystems. Solid and liquid waste treatment and disposition must be managed to minimize adverse impacts on SMA resources."
See also HRS § 205A-2(b)(4) and (c)(4) and § 205A-26(1)(C).

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

1. Sensitive Coastal Habitats and Species:

   a. Wetlands and Streams: The Project site does not contain any areas designated as wetlands or streams. The Pacific Ocean, identified as Estuarine and Marine Wetland, is located approximately 325 ft. to the south of the proposed development activities (see Exhibit H). The Project is not anticipated to result in adverse impacts to the Pacific Ocean, as it is required to comply with the City's *Rules Relating to Water Quality, Rules Relating to Storm Drainage Standards*, and other applicable regulations. Compliance with the City's Rules will be confirmed during the BP review process. No conditions related to the protection of wetlands and streams are recommended.

b. Flora: Existing vegetation at the site consists of a grassy lawn with ornamental landscaping. No rare, threatened, or endangered flora species are known to be present on the site, and according to the U.S. Fish and Wildlife Service (USFWS) *Information for Planning and Consultation* (IPaC), no critical habitat for flora species overlaps the Project site. No impacts to threatened or endangered flora species are anticipated, and no related conditions of approval are recommended.

Fauna: A review of the USFWS IPaC database revealed there are a number of threatened and endangered fauna species that may visit the site for foraging or breeding purposes. Sensitive terrestrial mammal species which may be present include the Hawaiian Hoary Bat. Hawaiian Hoary Bats may roost in trees or tall vegetation in the Project area. To avoid impacting this species, woody plants greater than 15 ft. in height should not be disturbed, removed, or trimmed during the bat birthing and pup rearing season (June 1 through September 15). Further, barbless fencing should be used for all fence construction to avoid entanglement of Hawaiian Hoary Bats. These standard measures should be conditions of approval.

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

It should be noted that during a site visit in December of 2025, DPP staff noted evidence of avian activity on the site, including two eggs found in the base of a tree stump in the existing unmaintained fishpond. The egg species is unknown. However, implementation of the pre-construction avian surveys referenced above, along with the associated protocols, will minimize the potential for disturbance

of sensitive species and any nests present on-site. Further, the fishpond will be removed during preparation of the site for the construction of the new single-unit dwelling, so it will not remain a potential nesting area.

The IPaC database also identifies the Green Sea Turtle and the Hawksbill Sea Turtle as protected reptile species that may be present in the Project area. Further, according to National Oceanic and Atmospheric Administration Fisheries, marine critical habitat for Hawaiian Monk Seals includes the ocean waters near the Project site. The beach makai of the Project site consists of a partially sandy beach that could serve as an area for seals to haul out and breed, and for turtles to nest. Should these species be present on-site, they may be impacted by Project implementation, especially during construction. Nesting sea turtles and monk seal mother-pup pairs are particularly vulnerable to human disturbance, such as construction noise, which may cause them to avoid or leave the area, thereby negatively affecting their reproductive success. Monk seals and sea turtles could also be harmed if any construction debris poses a threat of entanglement. The Project is proposed to occur more than 230 ft. from the shoreline. To prevent impacts to monk seals and sea turtles, the Applicant should be required to comply with standard stop work and BMPs if these species are present in or adjacent to the Project site. Standard conditions relating to the protection of marine fauna species are recommended.

Artificial lighting can be disruptive to many avifauna species in their navigation, nesting, and reproductive cycles. All outdoor lighting should be fully shielded, and nighttime work (from sunset to sunrise) must be avoided during the various seabird fledgling seasons. To further mitigate potential lighting impacts, the Applicant should use full cutoff light fixtures for exterior lighting. The International Dark Sky Association has established lighting standards to mitigate ecological impacts. Their Fixture Seal of Approval program requires that lighting have a correlated color temperature of 3,000 degrees kelvin or lower. These measures are recommended as conditions of approval.

c. Critical Habitat: The Project site does not currently contain any areas designated as critical habitat. However, the marine waters makai of the site are designated as critical habitat for the Hawaiian Monk Seal. The Project does not propose any change to the beach or marine environment and is over 230 ft. from the shoreline. Upon compliance with the above-referenced conditions of approval regarding Hawaiian Monk Seals, no further impacts to critical

habitat are anticipated to occur, and therefore no conditions specific to critical habitat are recommended.

d. Invasive Species: According to the O'ahu Invasive Species Committee (OISC) website, there are several invasive flora and fauna species being targeted for eradication on O'ahu. Flora species include cane tibouchina, cape ivy, devil weed, fireweed, glory bush, himalayan blackberry, miconia, pampas grass, and the fungi that cause rapid 'ōhi'a death. Fauna species include coconut rhinoceros beetles, naio thrips, coquí frogs, and little fire ants. The OISC provides protocols for decontamination in the event these species are encountered, as well as protocols to prevent the spread of these species. The Project proposes the net importation of approximately 21 cubic yards of structural fill material, and will require ingress and egress for a variety of construction equipment, vehicles, and materials, which could result in the spread of invasive species or damaging fungi. Therefore, implementation of the OISC protocols is recommended as a condition of approval.

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

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

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

E. Economic Uses – ROH § 25-3.1(e)

"Development within the SMA should consist of facilities and improvements important to the State's economy, and ensure that coastal-dependent development and coastal-related development are located, designed, and constructed to minimize exposure to coastal hazards and adverse social, visual, and environmental impacts within the SMA."
See also HRS § 205A-2(b)(5) and (c)(5).

Implementation of the Project will result in a temporary increase in jobs and economic activity during construction through the rental and purchase of

equipment, materials, and supplies. Otherwise, the proposed single-unit dwelling is anticipated to result in minimal changes to the State's economy. Therefore, the Project is not anticipated to result in an adverse impact to the State's economy, and no related conditions of approval are recommended.

F. Coastal Hazards – ROH § 25-3.1(f)

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

1. Flooding: The Project site is located within Flood Zones AE, AO, and X. Flood Zones AE and AO are flood fringe areas that are subject to compliance with ROH Chapter 21A, the Flood Hazard Areas Ordinance. Flood Zone AE is the flood fringe area where BFEs have been established. Within the portion of the Project site designated as Flood Zone AE, BFEs range from seven ft. above MSL on the northeast portion of the lot to eight ft. above MSL on the makai portion of the lot. Flood Zone X is an area determined to be outside of the 0.2 percent annual chance floodplain (see Exhibit E).

   The elevation of the mauka portion of the Project site is roughly seven ft. above MSL (see Exhibits C-1, C-5 to C-7). According to the application, the dwelling will be constructed on a reinforced concrete slab supported by column footings and a four-inch layer of structural fill (see Exhibits C-1, C-8, and C-9). The habitable space of the dwelling will be elevated above the eight-ft. BFE, for a finish floor elevation of approximately 8.5 ft. above MSL (see Exhibits C-5 and C-6). The amount of impervious surface on the site will increase because no structures are currently present in the area that are proposed for new development. The highly permeable nature of the site's soils is anticipated to quickly absorb runoff. The flood hazard below the footprint of the proposed construction are portions of Flood Zones AO and AE with BFEs between seven and eight ft., and Flood Zone X. The design of the new single-unit dwelling will help mitigate the flood hazards by elevating the dwelling to 8.5 ft. above MSL. Review for compliance with the Flood Hazard Areas Ordinance (ROH Chapter 21A) will be confirmed during the building permit process. No additional conditions of approval specifically related to flood zone hazards are recommended.

2. SLR: Based on a review of the University of Hawai'i Pacific Island Ocean Observing System Hawai'i SLR Viewer, approximately 45 percent of the Project site is projected to be impacted by seawater inundation as a result of SLR-related high wave action under a scenario envisioning 3.2 ft. of SLR by 2100. The Hawai'i SLR Viewer also projects that by 2100 or sooner, approximately 25 percent of the Project site will be lost to coastal erosion

as a result of 3.2 ft. of SLR (see Exhibit D). According to the O'ahu Shoreline Change Mapper, the average historic erosion rate for the Project site is 0.67 ft. per year (O'ahu Transects 285 and 286; see Exhibit G). Pursuant to ROH § 25-4.1(b)(6):

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

No new development is proposed to occur within the coastal erosion area or overall SLR exposure area. Further, the finished floor has been set higher than the minimum required under current flood hazard area regulations. The site is a shoreline lot located within the PUCDP, wherein, pursuant to ROH Chapter 26-1.4, a minimum shoreline setback of 60 ft. applies, so the proposed development will also be located outside of the shoreline setback area. Even if the annual historic erosion-based setback of 106.9 ft. applied to the Project site (calculated as the annual coastal erosion rate of 0.67 ft. per year times 70 years plus 60 ft.), the new development would be outside of that larger shoreline setback area.

As discussed above, both parcels within the Project site are regulated as one zoning lot under a Joint Development Agreement and all conditions herein apply to the entirety of the Project site. Given the discussion above, the Applicant and successor owners of both parcels should be aware of the risks and responsibilities associated with coastal hazards. The Applicant is proposing placement of structures in an area known to be susceptible to coastal hazards, so the Applicant and successor owners should be required to take responsibility for the clean-up and restoration of the site in the event of flooding or other coastal-hazard related loss of property. Finally, the Applicant and successor owners should also be aware that future shoreline variances for shoreline hardening structures cannot be allowed, as discussed under Section H, below. The Applicant and successor owners should be aware that as sea levels rise or as land area is lost to coastal erosion or other occurrences, land makai of the shoreline becomes part of the State's Land Use Conservation District. To ensure these regulatory requirements are understood, an acknowledgement of each should be included on all Project construction and BP plans. These are recommended as conditions of approval. Implementation of the recommended conditions would reduce, but not completely avoid, potentially significant impacts regarding coastal hazards.

3. Storm Surge: The National Storm Surge Hazards Maps indicate that the Project site may be inundated by three to six ft. of storm surge during Category 4 and larger hurricane events (see Exhibit F). However, the closest development activity is proposed to occur at least 230 ft. mauka of the shoreline. Furthermore, construction will conform with relevant building codes to mitigate the risk of flood damage and comply with the Flood Hazard Areas Ordinance in conjunction with FEMA guidance. When a hurricane is approaching a coastal location, early evacuation is usually standard mitigation to address the possibility of accompanying storm surge with high winds. Therefore, in the short-term, human safety impacts related to hurricane storm surge inundation are not anticipated, but structural damage may still occur. In the long-term, the potential for storm-surge-related damage is anticipated to increase as rising sea levels result in more coastal flooding potential. SLR-related conditions are recommended in Section F.2, above. No additional conditions specific to hurricane storm surge are recommended.

4. Tsunami: The entirety of the Project site is located within the tsunami evacuation zone (see Exhibit J). During a tsunami warning, evacuation requirements will be enforced based on guidelines issued by the Department of Emergency Management. No conditions of approval specific to tsunami events are recommended.

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

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

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

Prior to submitting the SMA Permit application to the DPP, a presentation of the Project by the Applicant was made to the WKNB No. 3 on March 20, 2025. Preceding that presentation, the Applicant sent written notification of the presentation to all adjoining and nearby property owners on March 10, 2025. There were no concerns raised regarding the proposed Project by the WKNB or the public at the meeting.

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

The DPP conducted a Public Hearing on the SMA Major Permit application at 10:00 a.m. on Friday, December 19, 2025, at the Fasi Municipal Building, 6th Floor Conference Room. Notices of the application and public hearing were published in the November 28, 2025, edition of the Honolulu Star-Advertiser and sent to neighbors within 300 ft. of the subject property, various public agencies, elected officials for the area, and other interested parties. There were two items on the agenda, for which the Project was Item No. 1. The hearing was attended by the Applicant's Agent, DPP staff, and several members of the public. No members of the public in attendance testified or commented on the Project. The Hearings Officer asked the members of the public who were present if they were interested in hearing the Project presented or facts of the Project by DPP staff. No members indicated that they were interested in hearing a presentation of the Project. Therefore, the agenda item was closed. A recording of the public hearing is available upon request. Additional opportunities for public input will be available during the City Council meetings. No related conditions of approval are recommended.

H. Beach and Coastal Dune Protection – ROH § 25-3.1(h)

Development within the SMA should facilitate beach management and protection by safeguarding beaches and coastal dunes for public use and recreation, the benefit of ecosystems, and use as natural buffers against coastal hazards. New structures should be located mauka of the shoreline setback line to conserve open space, minimize interference with natural shoreline processes, and minimize the loss of improvements due to erosion.
See also HRS § 205A-2(b)(9) and (c)(9).

The zoning lot is underlain by soils identified as Beaches and Jaucas sands, and mapped as beaches and dunes and marine sands, on the Hawai'i SLR Viewer (see Exhibits D, I, and K). The Project area is underlain by soils identified as Jaucas sands (see Exhibit I). The new dwelling is proposed to be located on the mauka-most portion of the Project site in order to retain open space in the central portion of the site. There is no shoreline hardening structure present at the subject property to disrupt natural shoreline processes. There are naupaka, palms, and other naturally occurring vegetation present seaward of the makai property line, in alignment with the regulatory shoreline. The Project does not propose any irrigation that would facilitate growth of this vegetation into the State Land Use Conservation District. This is recommended as a condition of approval.

However, future projections show coastal erosion; the Hawai'i SLR Viewer projects approximately 20 percent of the makai portion of the site will be lost to coastal erosion by 2100 or sooner. Further, O'ahu Shoreline Change Mapper indicates that the site has been subject to an average historical erosion rate 0.67 ft. per year. Accordingly, the shoreline is anticipated to move mauka as a result of SLR, and is expected to impact the existing dwelling by sooner than

2075, thereby resulting in a loss of the underlying coastal dunes as well as the dwelling structure itself. Conditions addressing the potential for loss of land are discussed above in Section F.2.

Further, construction of the proposed new dwelling and swimming pool have the potential to disrupt the existing coastal dune system. However, the Project site was previously disturbed as a result of construction of the on-site fishpond and other-residential-related activities. Further, the Applicant is proposing the use of a slab-on-grade foundation elevated by shallow footings and a minimal amount of above-grade structural fill. Sand materials excavated for site preparation will be backfilled and reused on-site for ground leveling or landscaping. Finally, the swimming pool will be relatively shallow, extending a maximum of 4.5 ft. below grade. These design features will help to minimize impacts to the underlying coastal dune system. Therefore, no additional conditions relating to beach and coastal dune protection are recommended.

I.	**Marine and Coastal Resources – ROH § 25-3.1(i)**
	Development within the SMA should promote the protection, use, and development of marine and coastal resources to ensure that these resources are ecologically and environmentally sound and economically beneficial. Impacts on water resources, beaches, coastal dunes, and scenic or recreational amenities resulting from the construction of structures must be minimized. Development within wetland areas should be limited to activities that are dependent on or enhance wetlands, or are otherwise approved by appropriate State and federal agencies. *See also HRS § 205A-2(b)(10) and (c)(10).*

The closest mapped surface and marine waters to the subject property are within Kāhala Beach and the Pacific Ocean, located directly south of the site. Kāhala Beach is identified as Estuarine and Marine Wetland and the Pacific Ocean is identified as Estuarine and Marine Deepwater (see Exhibit H). The Project is not anticipated to result in adverse impacts to these marine waters or wetlands. As the portion of the site with new development is within Flood Zone AE, the proposed dwelling is designed to comply with ROH Chapter 21A, the Flood Hazard Areas Ordinance, and the closest development activities will occur at least 230 ft. mauka of the shoreline. Temporary and permanent BMPs will be implemented before, during, and after construction to address fugitive dust, on-site stormwater management, solid waste, construction noise and vibrations, erosion and sediment control, and other issues in compliance with the DPP *Rules Relating to Water Quality*, *Rules Relating to Storm Drainage Standards*, and other applicable regulations, which will be confirmed during the BP review process. No substantial impacts to marine and coastal resources are anticipated and no conditions of approval are recommended.

J. **Cumulative Impact or Significant Effect and Compelling Public Interest – ROH § 25-3.1(j)**

Development within the SMA should not have any cumulative impact or significant effect, unless minimized to the extent practicable and clearly outweighed by public health, safety, or other compelling public interest. See also HRS § 205A-26(2)(A).

Substantial or cumulative negative environmental impacts associated with the implementation of the Project along with other past, present, and reasonably foreseeable projects in the Project vicinity are not anticipated, so long as the recommended conditions of approval are implemented. The Project site and other lots within 500 ft. of the Project site perimeter are zoned for residential uses and are limited based on the associated development standards of ROH Chapter 21. The subject property along with the surrounding properties southeast of Kāhala Avenue are also located within the SMA, which requires any activity meeting the definition of development to undergo review for impacts to the sensitive coastal resources previously described in this report. The Project site is within a previously established residential area to which existing electricity, water, fire suppression water, sewer, and trash pick-up are already available.

Within a 500-ft. radius of the Project site, one project was identified over a five-year span (see Exhibit L). On November 5, 2025, the Honolulu City Council adopted Resolution 25-260 (SMA Permit No. 2025/SMA-45) to allow the construction of a new two-story single-unit dwelling on a 23,195 sq. ft. non-shoreline lot located at 4705 Kāhala Avenue, TMK 3-5-005: 004. Reasonably foreseeable projects within the Project vicinity on TMKs 3-5-005: 002, 003, 006, 009, and 012 were identified by the Agent. The Agent received inquiries related to future development of these sites. These properties are residentially zoned and proposed new development is required to be residential in nature.

Potential cumulative effects to SMA resources as a result of implementation of the Project and the projects identified above could occur if the projects collectively resulted in damage to the quality of water in the Pacific Ocean, excessive erosion or alteration of landforms, increased BFEs, and/or the loss of unknown historic or cultural resources that may be present in the area. Each of the projects have been or will be evaluated for site-specific or cumulative impacts to SMA resources. The potential for site-specific or cumulatively considerable impacts associated with the Project has been evaluated herein. Where necessary, conditions of approval for each project are recommended. Upon implementation of the recommended conditions of approval and compliance with applicable regulatory requirements, it is not anticipated that the Project will contribute to a significant cumulative impact to SMA resources. No conditions of approval specific to cumulative impacts are recommended.

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

Development within the SMA must be consistent with the general plan, development plans, sustainable communities plans, and zoning ordinances; provided that a finding of inconsistency does not preclude concurrent processing of amendments to applicable plans or a zone change. See also HRS § 205A-26(2)(C).

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

1. ROH Chapter 21, Land Use Ordinance (LUO): The Project must be designed to comply with the development standards of the LUO. With a lot area of 55,798 sq. ft. in the R-5 Residential District, the Project site can be developed with two single-unit dwellings, as proposed. Based on the LUO floor area of the proposed dwelling, two vehicular parking spaces are required; two parking spaces are provided and shown on the Project plans. Parking spaces are arranged in compliance with ROH §21-6.50(b)(2), which requires spaces be designed in such a manner to avoid maneuvering into or from any street to enter or leave a space, and to allow vehicles to enter the street in a forward manner.

   A thorough review of the plans for compliance with the Residential District development standards and other LUO regulations will be conducted during the BP review process; the BP will not be issued until the plans show full compliance.

   Plans submitted for land use permits, such as an SMA Permit, are generally conceptual in nature. Slight design changes to site plans, interior floor plans, or parking plans are not uncommon prior to the submittal of final BP plans. A thorough review of the plans for compliance with the Residential District development standards and other LUO regulations will be conducted during the BP review process.

   Pursuant to LUO Table 21-3, short-term rentals, including both bed and breakfast establishments and transient vacation units, are not allowed in any Residential District. In order to ensure the Applicant and successor owners are aware of this limitation, a statement to this effect is recommended as a condition of approval.

2. ROH Chapter 26, Shoreline Setback Ordinance: The Project proposal complies with the rules and regulations of the shoreline setback area.

3. PUCDP: The Project is generally consistent with the PUCDP. The East Primary Urban Center (PUC) Land Use/Place Type Map identifies the Project site as "a valley/ridge neighborhood" within the PUC Boundary.

The PUCDP Significant Public Views Map and the City's Coastal View Study identify no views that the Project will impact. The Project site is not within any identified open-space, recreational area, wetland, or historic site on PUCDP resource maps, as also discussed above. Given this, the Project, as conditioned, is generally consistent with the PUCDP. No additional conditions of approval related to PUCDP compliance are recommended.

4. O'ahu General Plan (GP): The Project is generally consistent with the O'ahu GP. The O'ahu GP identifies the Project area as a rural area. The most applicable O'ahu GP policies for Natural Environment and Resource Stewardship (i.e. SMA resources) are as follows:

   - Objective A, Policy 1 requires the protection of O'ahu's natural environment, especially the shoreline, valleys, ridges, watershed areas, and wetlands from incompatible development;

   - Objective A, Policy 4 requires development projects to give due consideration to natural features and hazards such as slope, inland and coastal erosion, flood hazards, water-recharge areas, and existing vegetation, as well as to plan for coastal hazards that threaten life and property; and

   - Objective A, Policy 5 requires sufficient setbacks from O'ahu's shorelines to protect life and property, preserve natural shoreline areas and sandy beaches, and minimize the future need for protective structures or relocation of structures.

   Each of these resource areas is discussed above, and where necessary, conditions of approval are recommended. Given this, the proposed construction of the single-unit detached dwelling on a residentially-zoned lot, is generally consistent with the O'ahu GP. No conditions of approval related to O'ahu GP compliance are recommended.

V. CONCLUSIONS OF LAW

The proposed development was reviewed under the provisions of ROH §§ 25-3.1 and 25-4.1, and HRS §§ 205A-2 and 205A-26(1), and was found to be consistent with established SMA objectives, policies, and guidelines, provided the appropriate conditions of approval are imposed. Based on the analysis, the proposed Project will not adversely impact SMA resources, provided that appropriate mitigative conditions are implemented as recommended.

VI. RECOMMENDATION

Based on the preceding Analysis and Conclusions of Law, it is recommended that this application for a SMA Major Permit be **APPROVED**, subject to the following conditions:

A. Development must be in general conformity with the Project as described in the DPP's findings and recommendation, referenced above, and as depicted in Exhibits A, B, C-1 through C-13, and D through L, attached hereto and incorporated by reference herein. Any change in the size or nature of the Project that may have a significant effect on coastal resources, as addressed in ROH Chapter 25 or HRS Chapter 205A, or both, will require a new application and SMA Major Permit. Any change that does not have a significant effect on coastal resources may be considered a minor modification and may be permitted under this resolution, upon review and approval by the DPP Director.

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

1. *"The landowner hereby acknowledges (and any successor owner or interested party is hereby notified) that Tax Map Keys 3-5-005: 005 and 3-5-005: 008 are susceptible to coastal hazards, which may result in harm to or loss of life and property."*

2. *"The landowner hereby acknowledges (and any successor owner or interested party is hereby notified) that portions of Tax Map Keys 3-5-005: 005 and 3-5-005: 008 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."*

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 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 BP plans:

"In choosing to implement construction activities at Tax Map Keys 3-5-005: 005 and 3-5-005: 008, 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."

D. Following approval of this SMA Major Permit, neither the current landowner nor any future successor owner or interested party may claim hardship due to erosion, SLR, or any other coastal hazard, in order to obtain approval for a 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 BP plans:

"In choosing to undertake the development at Tax Map Keys 3-5-005: 005 and 3-5-005: 008, the landowner hereby acknowledges (and any successor owner or interested party is notified) that no claim of hardship due to erosion, sea level rise, or any other coastal hazard may be asserted in order to obtain approval for a Shoreline Setback Variance for a new shoreline protection structure."

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

"The landowner hereby acknowledges (and any successor owner or interested party is hereby notified) that bed and breakfast homes and transient vacation units, as those terms are defined in Revised Ordinances of Honolulu Chapter 21, the Land Use Ordinance, are not allowed on Tax Map Keys 3-5-005: 005 and 3-5-005: 008."

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

1. Prior to the issuance of any construction permit or BP for the Project, the Applicant shall submit to the DPP a copy of the SHPD written acceptance

of the Project's AIS that meets the requirements of HAR § 13-276-5, and includes subsurface testing conducted by a qualified archaeologist.

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

3. If, during construction, any previously unidentified archaeological sites or remains (such as artifacts; shell, bone, or charcoal deposits; human burials; rock or coral alignments; pavings; or walls) are encountered, the Applicants shall stop work, protect the find from further disturbance, and contact SHPD immediately. Work in the immediate area must be stopped until SHPD has assessed the impact and has made further recommendations for mitigative activity.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

1. Landscaping may not be planted, watered, or maintained so that it acts as a shoreline hardening barrier, such as the planting of naupaka, particularly if the landscaping alters or interferes with the natural beach processes;

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

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

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

5. Any irrigation system must be designed so that water does not traverse seaward of the shoreline as depicted in the current CSS for the shoreline

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

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

I. 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 21 cubic yards of structural fill. No importation of soil fill material is proposed;

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

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

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

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

6. To manage host materials and plants that may contain the coconut rhinoceros beetle at any stage of life, the Applicant shall comply with the State Department of Agriculture's Plant Quarantine Interim Rule, or any successor rule adopted by the State Department of Agriculture, that restricts the movement of coconut rhinoceros beetle host material.

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

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

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

2. If the Applicant demonstrates good cause for an extension exceeding one year, the DPP Director shall prepare and submit to the Council a report on the proposed extension that includes the DPP Director's findings and recommendations thereon. The Council may approve the proposed extension, approve an extension for a shorter or longer period, or deny the proposed extension, by adoption of a committee report or resolution.

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

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

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

    the extension will be deemed to be denied.

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

Dated at Honolulu, Hawai'i, this 30th day of January 2026.

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

By _____
Dawn Takeuchi Apuna
Director

Enclosures: Exhibits A, B, C-1 through C-13, and D through L



EXHIBIT A – LOCATION MAP

FILE NO. 2025-SMA-91



EXHIBIT B – ZONING MAP

FILE NO. 2025-SMA-91

GENERAL NOTES

1. ALL CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH ALL THE LATEST CODES AND ORDINANCES APPLICABLE TO THIS CONSTRUCTION PROJECT.
2. ALL DIMENSIONS TAKEN FROM FACE OF FINISH UNLESS OTHERWISE NOTED.
3. THE CONTRACTOR SHALL FURNISH ALL LABOR, MATERIALS, EQUIPMENT, ETC. REQUIRED TO COMPLETE ALL WORK INDICATED ON THE DRAWINGS OR SPECIFIED HEREIN.
4. THE CONTRACTOR SHALL EXAMINE THE SITE TOGETHER WITH THE DRAWINGS AND OTHER CONTRACT DOCUMENTS, AND SHALL VERIFY ALL CONDITIONS AND DIMENSIONS PRIOR TO THE START OF WORK. SHOULD THE CONTRACTOR OR SUBCONTRACTOR FIND ANY DISCREPANCIES, INTERFERENCE'S, OR OMISSIONS FROM THE DRAWINGS AND/OR SPECIFICATIONS, HE SHALL NOTIFY THE ARCHITECT FOR CLARIFICATION.
5. ALL INFORMATION SHOWN ON THE DRAWINGS RELATIVE TO EXISTING CONDITIONS IS GIVEN AT THE BEST PRESENT KNOWLEDGE BUT WITHOUT GUARANTEE OF ACCURACY. WHERE ACTUAL CONDITIONS CONFLICT WITH THE DRAWINGS, THEY SHALL BE REPORTED TO THE ARCHITECT SO THAT THE PROPER REVISIONS CAN BE MADE. MODIFICATIONS TO DETAILS OF CONSTRUCTION SHALL NOT BE MADE WITHOUT WRITTEN APPROVAL OF THE ARCHITECT.
6. THE CONTRACTOR AND SUBCONTRACTOR SHALL GUARANTEE HIS MATERIAL AND WORKMANSHIP FOR A PERIOD OF ONE YEAR FROM FINAL PAYMENT DATE AND UPON WRITTEN NOTICE. HE SHALL REMEDY AND REPAIR ANY DEFECTS IN MATERIALS OR WORKMANSHIP, AND SHALL PAY ALL EXPENSES FOR SUCH WORK, INCLUDING DAMAGE TO OTHER WORK RESULTING THEREFROM.
7. IT WILL BE THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN THE SITE IN A SAFE CONDITION AND TO MAINTAIN SECURITY DURING CONSTRUCTION.
8. ALL PLYWOOD AND LUMBER TO BE TERMITE TREATED.
9. THE BUILDING PERMIT, PLAN CHECK FEE, AND INSURANCE'S SHALL BE SECURED AND PAID FOR BY THE CONTRACTOR. ALL OTHER PERMITS SHALL BE TAKEN OUT AND PAID FOR BY THE SUBCONTRACTOR DIRECTLY RESPONSIBLE.
10. OWNER/CONTRACTOR SHALL PERFORM ALL WORK USING (BMP) BEST MANAGEMENT PRACTICE.

SECTION R314/ SMOKE ALARMS

THE ALARM DEVICES SHALL BE INTERCONNECTED IN A MANNER THAT THE ACTUATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS IN THE INDIVIDUAL UNIT. THE ALARM SHALL BE CLEARLY AUDIBLE IN ALL BEDROOMS OVER BACKGROUND NOISE WITH INTERVENING DOORS CLOSED.

FIRE DEPARTMENT NOTES

RETENTION OF PLAN
ONE SET OF APPROVED PLANS, SPECIFICATIONS, AND COMPUTATIONS SHALL BE RETAINED BY THE BUILDING OFFICIAL FOR A PERIOD OF NOT LESS THAN 90 DAYS FROM DATE OF COMPLETION OF THE WORK COVERED THEREIN AND ONE SET OF APPROVED PLANS SHALL BE RETURNED TO THE APPLICANT AND SAID SET SHALL BE KEPT ON THE SITE OF WORK AT ALL TIMES DURING THE WORK AUTHORIZED THEREBY IS IN PROGRESS.(SEC 18-5.2, R.O. 1978 (1983 ED.); AM ORD 93-59)
FAS INITIATION, NOTIFICATION, AND PROTECTION SHALL BE PROVIDED PER 13.7.1.1. WHERE INSTALLATION DEVIATES FROM THE APPROVED PLANS, REVISED DRAWINGS ARE TO BE RESUBMITTED FOR REVIEW AND APPROVAL.
13.1.9 WHEN A FIRE PROTECTION SYSTEM IS OUT OF SERVICE FOR MORE THAN 4 HOURS IN A 24-HOUR PERIOD, THE AHJ SHALL BE PERMITTED TO REQUIRE THE BUILDING TO BE EVACUATED OR AN APPROVED FIRE WATCH TO BE PROVIDED FOR ALL PORTIONS LEFT UNPROTECTED BY THE FIRE PROTECTION SYSTEM SHUTDOWN UNTIL THE FIRE PROTECTION SYSTEM HAS BEEN RETURNED TO SERVICE.

16.1 GENERAL REQUIREMENTS.
16.1.1 STRUCTURES UNDERGOING CONSTRUCTION, ALTERATION, OR DEMOLITION OPERATIONS, INCLUDING THOSE IN UNDERGROUND LOCATIONS, SHALL COMPLY WITH NFPA 241, STANDARD FOR SAFEGUARDING CONSTRUCTION, ALTERATION, AND DEMOLITION OPERATIONS, AND THIS CHAPTER.
16.1.2 A FIRE PROTECTION PLAN SHALL BE ESTABLISHED WHERE REQUIRED BY THE AHJ.
16.1.3 IN BUILDINGS UNDER CONSTRUCTION, ADEQUATE ESCAPE FACILITIES SHALL BE MAINTAINED AT ALL TIMES FOR THE USE OF CONSTRUCTION WORKERS. ESCAPE FACILITIES SHALL CONSIST OF DOORS, WALKWAYS, STAIRS, RAMPS, FIRE ESCAPES, LADDERS, OR OTHER APPROVED MEANS OR DEVICES ARRANGED IN ACCORDANCE WITH THE GENERAL PRINCIPLES OF CHAPTER 14 AND NFPA 101, LIFE SAFETY CODE, INSOFAR AS THEY CAN REASONABLY BE APPLIED TO BUILDING CONSTRUCTION. (101:4.6.10.2)
16.4.3 FIRE PROTECTION DURING CONSTRUCTION.
16.4.3.1.1 A WATER SUPPLY FOR FIRE PROTECTION, EITHER TEMPORARY OR PERMANENT, SHALL BE MADE AVAILABLE AS SOON AS COMBUSTIBLE MATERIAL ACCUMULATES BE MAINTAINED OPERATIONAL AT ALL TIMES DURING ALTERATION.

SPECIAL INSPECTION NOTES

SPECIAL INSPECTION SHALL BE PROVIDED FOR

ITEM 13, SPECIAL GRADING, EXCAVATION AND FILLING
~~ITEM 16, SHEATHED SHEAR WALL AND DIAPHRAGMS,~~
ITEM , MID AND POST FLOOD CERTIFICATION
ITEM 17, COMPLETE LOAD PATH AND UPLIFT TIES
ITEM 18, TERMITE PROTECTION

BWS NOTES: ⚠

1. THE EXISTING WATER METER DOES NOT SERVE ANY IRRIGATION AND AUTOMATIC FIRE SPRINKLER SYSTEM.
2. ALL NEW PLUMBING FIXTURES SHALL BE LOW FLOW TYPE

ESCP NOTES:

1. AT LEASE TWO WEEKS BEFORE THE BEGINNING CONSTRUCTION, THE CONTRACTOR OR THE PERSON IN CHARGE OF CONSTRUCTION, THE PERSON IN CHARGE OF CONSTRUCTION SHALL NOTIFY THE STORM WATER INSPECTOR LISTED ON THE BUILDING PERMIT.
2. AFTER INSTALLING THE CONSTRUCTION BMPS AND MOBILIZING ANY CONSTRUCTION APPARATUS IN ACCORDANCE WITH THE APPROVED ESCP (APPENDIX B ESCP FOR SMALL PROJECT TEMPLATE), THE CONTRACTOR OR THE PERSON IN CHARGE OF CONSTRUCTION SHALL CONTACT THE ESCP COORDINATOR LISTED ON THE BUILDING PERMIT, FOR A PRECONSTRUCTION INSPECTION.
3. THE ESCP COORDINATOR SHALL SUBMIT THE PRECONSTRUCTION INSPECTION CHECKLIST TO THE STORM WATER INSPECTOR (EMAIL TO DPP.NPDES@HONOLULU.GOV) CONFIRMING THE BMP AND GOOD HOUSE KEEPING MEASURE ARE IN COMPLIANCE.

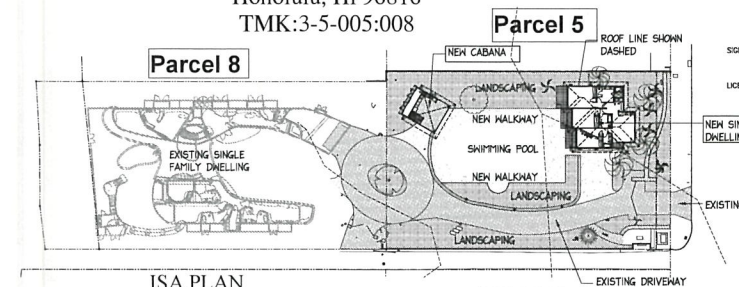
PUBLIC HEALTH, SAFETY, AND CONVENIENCE NOTES:

1. THE CONTRACTOR SHALL OBSERVE AND COMPLY WITH ALL FEDERAL STATE AND LOCAL LAWS REQUIRED FOR THE PROTECTION OF THE PROTECTION OF THE PUBLIC HEALTH AND SAFETY AND ENVIRONMENTAL QUALITY.
2. THE CONTRACTOR, AT HIS OWN OWN EXPENSE SHALL KEEP THE PROJECT AND IT'S SURROUNDINGS AREAS FREE FORM DUST NUISANCE. THE WORK SHALL BE IN CONFORMANCE THE THE AIR POLLUTION CONTROL STANDARDS AND REGULATIONS OF THE STATE DEPARTMENT OF HEALTH.
3. THE CONTRACTOR SHALL PERFORM ANY CONSTRUCTION ACTIVITY SO AS TO CAUSE FALLING ROCK, SOIL OR DEBRIS IN ANY FORM TO FALL, SLIDE OD FLOW ONTO ADJOINING PROPERTIES , STREETS OR NATURAL WATERCOURSES, SHOULD SUCH VIOLATION OCCUR, THE CONTRACTOR SHALL IMMEDIATELY MAKE ALL REMEDIAL ACTIONS NECESSARY.
4. THE CONTRACTOR SHALL PROVIDE, INSTALL AND MAINTAIN ALL NECESSARY SIGNS, FLARES, BARRICADES, MARKERS, CONES AND OTHER PROJECTIVE FACILITIES AND SHALL TAKE ALL NECESSARY PRECAUTIONS FORT HE PROTECTIONS FOR CONTRACTOR SHALL APPLY FOR A CONSTRUCTION PERMIT WITH POLLUTION CONTROL PLAN.

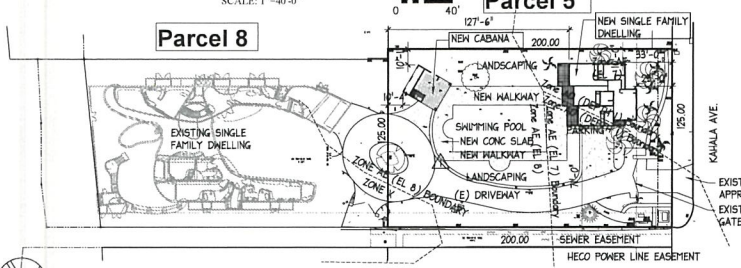
STANDARD APPENDIX GA:
RESIDENTIAL STORM WATER MANAGEMENT NOTE FOR SINGLE-FAMILY AND TWO FAMILY DWELLING PROJECTS:
(i) USE SITE DESIGN STRATEGIES TO REDUCE THE IMPERIOUS SURFACES AREAS TO MAXIMUM EXTENT PRACTICAL. THE TOTAL IMPERIOUS SURFACE AREA FOR THE LT MAY NOT EXCEED 75% PER LUO SECTION 21-3.70.1(G)
(ii) TOTAL NEW IMPERVIOUS 63%

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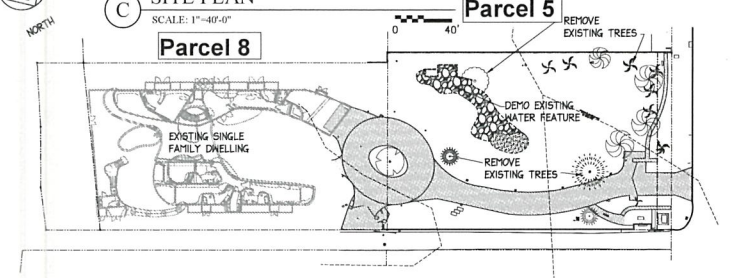
New One Story Single Family Dwelling and Gazebo at 4669 Kahala Ave. Honolulu, Hi 96816 TMK:3-5-005:008



ISA PLAN
SCALE: 1"=40'-0"



C SITE PLAN
SCALE: 1"=40'-0"



B DEMOLITION PLAN
SCALE: 1"=40'-0"



A PROJECT LOCATION
NOT TO SCALE:

EXHIBIT C-1

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 COMPONENT SYSTEMS
MECHANICAL COMPONENT SYSTEMS

SIGNATURE: _____ DATE: 7/30/25
NAME: Roy K. Yamamoto
TITLE: Architect
LICENSE NO.: 4649

PROJECT DATA

ADDRESS:	4669 KAHALA AVE. 4671 KAHALA AVE. HONOLULU, HAWAII 96816
TAX MAP KEY:	3-5-005:005 & 008
ZONING:	R-5 RESIDENTIAL DISTRICT
ZONING LOT SIZE:	25,000 +28,756= 53,756.00 SF
MAXIMUM BUILDING AREA	53,756.00 SF X 50% = 26,878.00 SF
ACTUAL BUILDING AREA:	7,260 (EXISTING) + 2,378 (PROPOSED) = 9,638 SF TOTAL
FLOOR AREA CALCULATIONS::	11,551 (EXISTING) + 2,378 (PROPOSED) = 13,929 SF TOTAL
PARKING REQUIREMENT: 13,929/1000 = 14 REQUIRED TOTAL	
PARKING PROVIDED: 12 (EXISTING) + 2 (PROPOSED) = 14 TOTAL	
MAX IMPERVIOUS SURFACE 53,756 SF X 75% = 40,317 SF MAX	
ACTUAL IMPERVIOUS SURFACE:	14,213 SF (EXISTING) + 12,171 (PROPOSED) = 26,384 SF TOTAL (49.0%)
FA = 60% OF LOT = 32,253.60 SF	
STATE LAND USE:	URBAN DISTRICT
SMA/SHORELINE:	IN SMA
FLOOD ZONE:	AE (ELEV 7) AO (DEPTH 1)
STREET SETBACK:	NONE

RESIDENCE

FLOOR AREA CALCULATIONS:	LIVING:	CARPORT
SINGLE FAMILY DWELLING FLOOR:	1,784 SF	-0- SF
CABANA FLOOR:	594 SF	
TOTAL	2,378 SF	-0- SF

BUILDING CODE:
EFFECTIVE CODE: IRC 2018
TYPE OF CONSTRUCTION: V-B
OCCUPANCY GROUP: R-3

INDEX TO DRAWINGS

NO OF SHEETS	DRAWING NO.	DESCRIPTION
1	001	SITE PLAN AND PROJECT DATA
2	A101	OVERALL FLOOR PLAN
3	A102	FLOOR PLAN
4	A103	FLOOR PLAN, ROOF PLAN AND REFLECTED CEILING PLAN
5	A104	ROOF PLAN AND WALL TYPES
6	A105	REFLECTED CEILING AND DETAIL
7	A201	EXTERIOR ELEVATIONS AND WINDOW TYPES
8	A202	EXTERIOR ELEVATIONS AND DOOR TYPES
9	A203	EXTERIOR ELEVATIONS AND BUILDING SECTIONS
10	A301	BUILDING SECTIONS AND WALL SECTIONS
11	A401	INTERIOR ELEVATIONS
12	S001	STRUCTURAL NOTES
13	S002	STRUCTURAL DETAILS
14	S003	STRUCTURAL DETAILS
15	S101	FOUNDATION PLAN
16	S102	FOUNDATION PLAN AND DETAILS
17	S103	ROOF FRAMING PLAN

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ROY K. YAMAMOTO LICENSED PROFESSIONAL ARCHITECT No. 4649 HAWAII, U.S.A.

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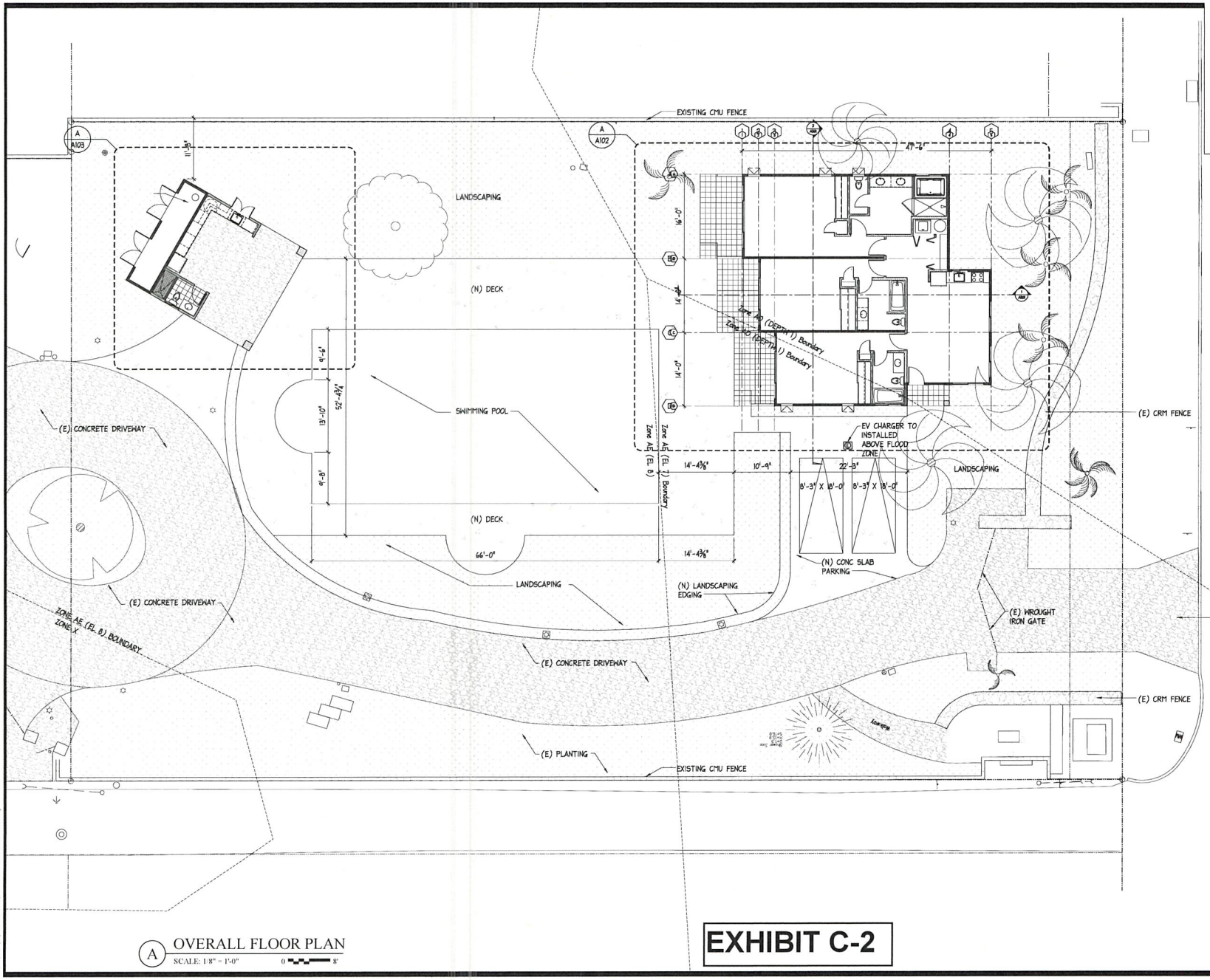
Project Name:
New One Story Single Family Dwelling and Cabana at 4669 Kahala Ave. Honolulu, Hi 96816 TMK:3-5-005:008

Sheet Title:
SITE PLAN AND PROJECT DATA

Revisions:
⚠ COMMENTS REVISIONS

Project Number: -
Drawn By: AA
Date: 7/30/25

Drawing Number:
001
Sheet 1 of 17



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

EXHIBIT C-2

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Project Name:

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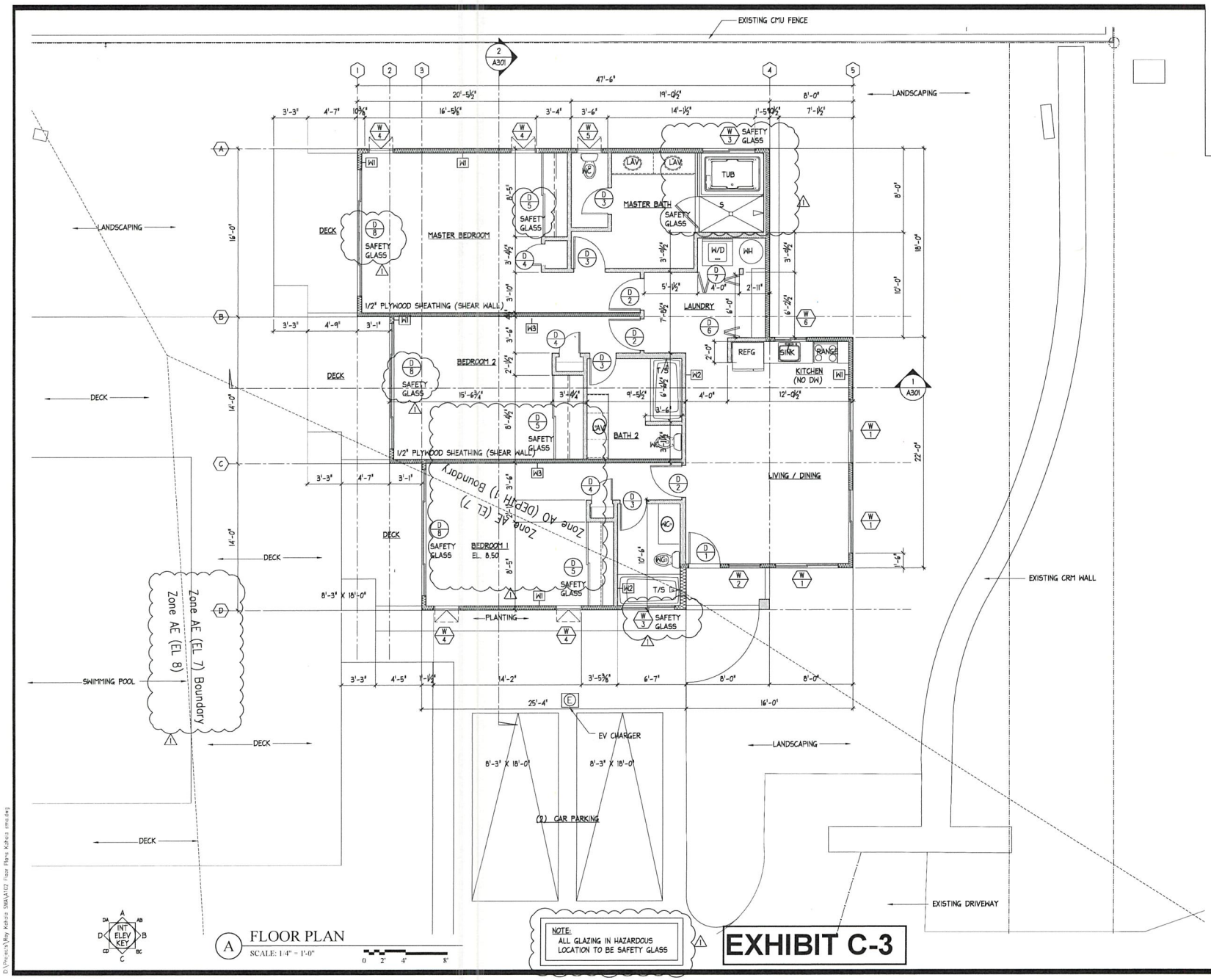
Sheet Title:
OVERALL FLOOR PLAN

Revisions:

Project Number: –
Drawn By: AA
Date: 7/30/25

Drawing Number:
A101
Sheet 2 of 17

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

NOTE:
ALL GLAZING IN HAZARDOUS LOCATION TO BE SAFETY GLASS

EXHIBIT C-3

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Project Name:

New One Story Single Family Dwelling and Cabana at 4669 Kahala Ave. Honolulu, Hi 96816 TMK:3-5-005:008

Sheet Title:
FLOOR PLANS

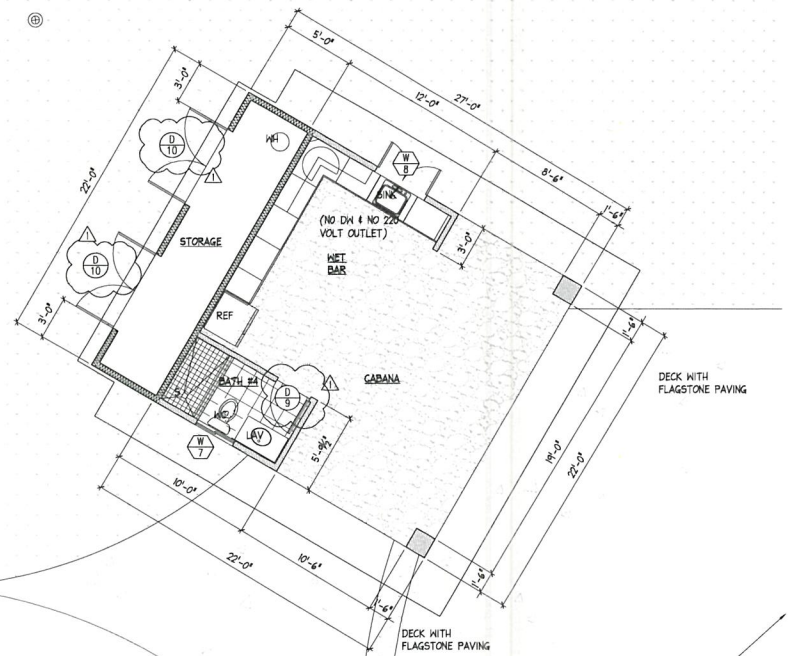
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⚠ COMMENTS REVISIONS

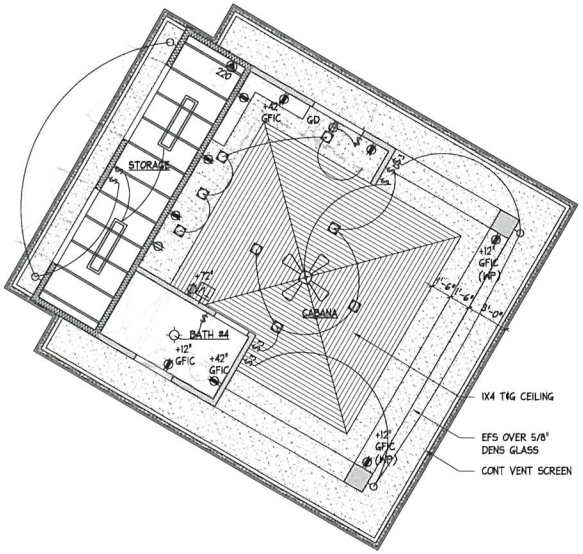
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Drawn By: AA
Date: 7/30/25

Drawing Number:
A102
Sheet 3 of 17

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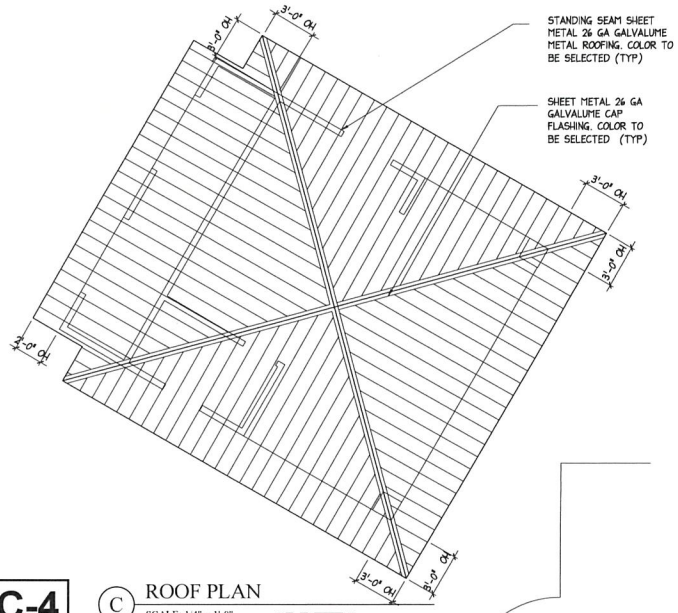
A GROUND FLOOR PLAN
SCALE: 1/4" = 1'-0"



B REFLECTED CEILING PLAN
SCALE: 1/4" = 1'-0"

ELECTRICAL SYMBOLS

- LIGHT FIXTURE - CEILING MOUNTED
- RECESSED LIGHT W/ LENS MOISTURE RESISTANT
- SURFACE MOUNTED LIGHT
- 2X4 FLORESCENT LIGHT
- DUPLEX RECEPTACLE
- GFI WP DUPLEX RECEPTACLE-WATERPROOF
- 220 DUPLEX RECEPTACLE
- SD SMOKE DETECTOR/ALARM SHALL COMPLY WITH PER 2018 IRC
- $ SINGLE POLE SWITCH
- $D SINGLE POLE SWITCH DIMMER
- $3 3-WAY SWITCH
- TV TV OUTLET
- ELECTRIC PANEL



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

EXHIBIT C-4

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New One Story Single Family Dwelling and Cabana at 4669 Kahala Ave. Honolulu, Hi 96816 TMK:3-5-005:008

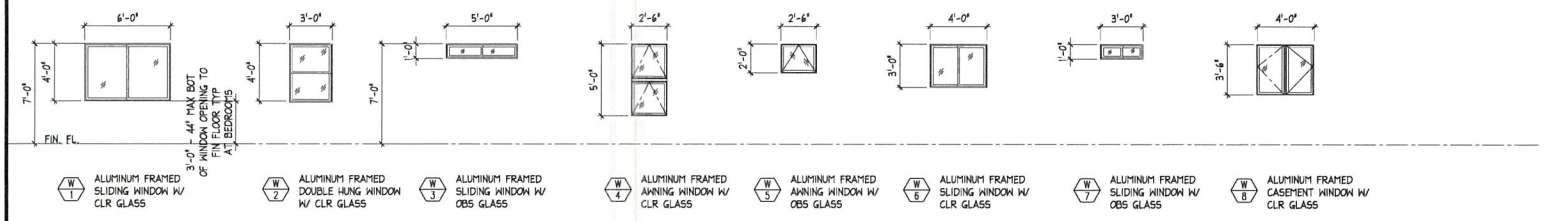
Sheet Title:
FLOOR PLAN, ROOF PLAN & REFLECTED CEILING

Revisions:
1 COMMENTS REVISIONS

Project Number: —
Drawn By: AA
Date: 7/30/25

Drawing Number:
A103
Sheet 4 of 17

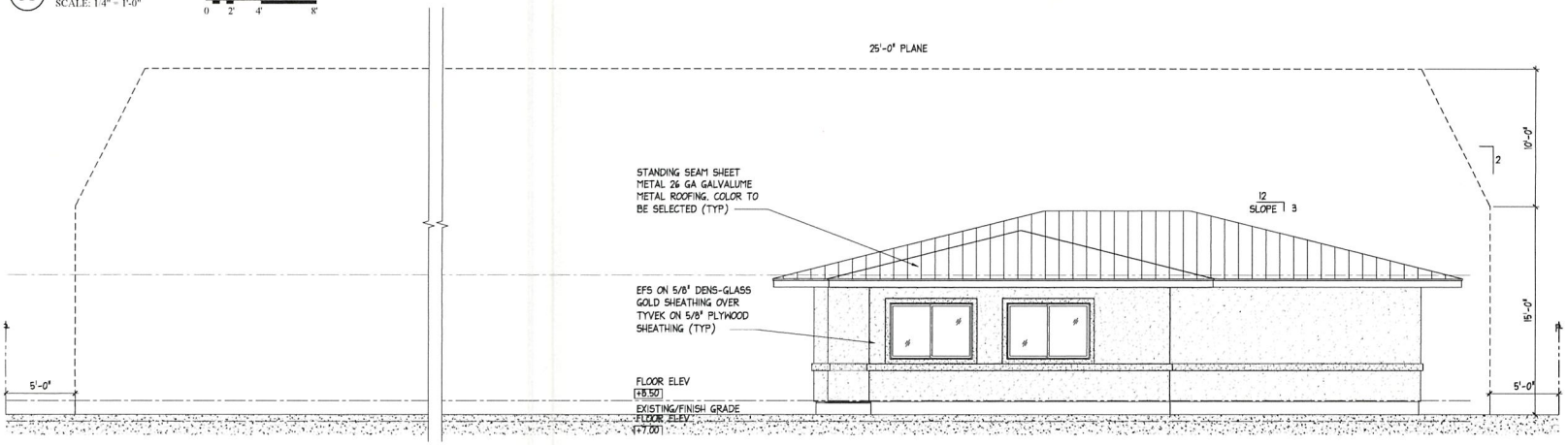
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A WINDOW TYPES

SCALE: 1/4" = 1'-0"

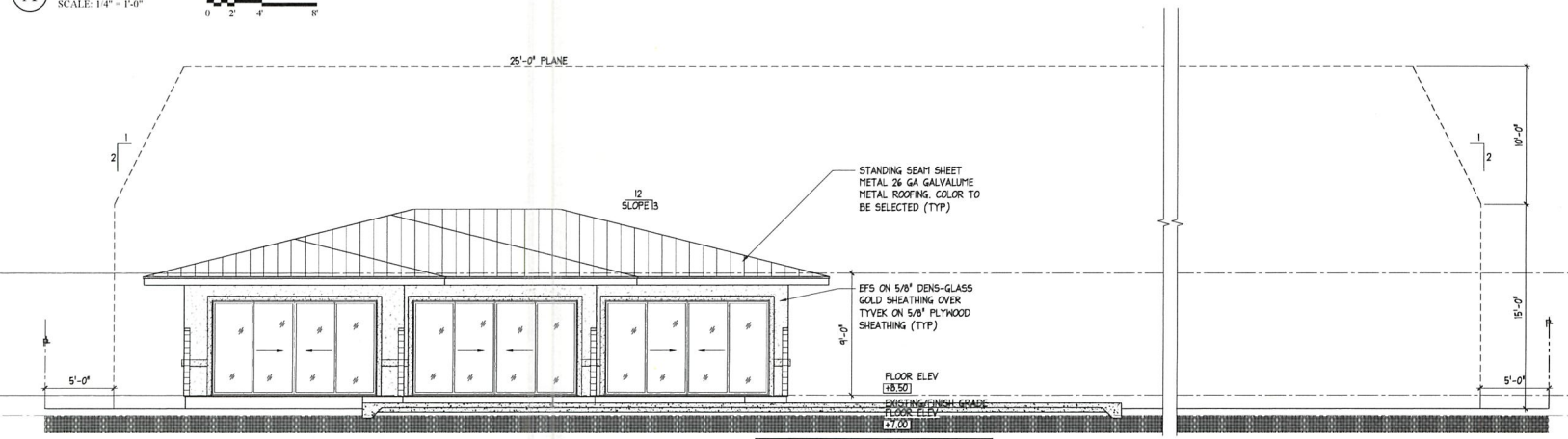
0 2' 4' 8'



A FRONT ELEVATION

SCALE: 1/4" = 1'-0"

0 2' 4' 8'



B REAR ELEVATION

SCALE: 1/4" = 1'-0"

0 2' 4' 8'

EXHIBIT C-5

D:\Projects\Roy Kahala\A201 - Exterior Elevations Kahala.dwg

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Project Name:

New One Story Single Family Dwelling and Cabana at 4669 Kahala Ave. Honolulu, Hi 96816 TMK:3-5-005:008

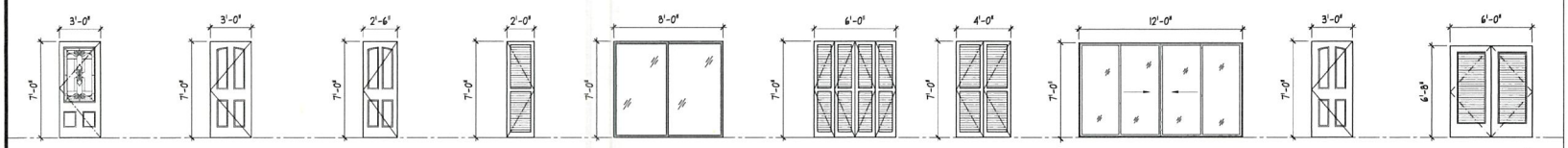
Sheet Title:
EXTERIOR ELEVATIONS & WINDOW TYPES

Revisions:

Project Number: –
Drawn By: AA
Date: 7/30/25

Drawing Number:
A201

Sheet 7 of 17



D/2 1 3/4" THK DECORATIVE PANEL DOORS W/ ALUM. THRESHOLD

D/2 1 3/8" THK PANEL, HOLLOW CORE DOOR

D/3 1 3/8" THK PANEL, HOLLOW CORE DOOR

D/4 1 3/8" FULLY LOUVERED DOOR

D/5 GLASS MIRROR W/ SAFETY GLASS DOOR

D/6 1 3/8" FULLY LOUVERED DOOR

D/7 1 3/8" FULLY LOUVERED DOOR

D/9 ALUMINUM FRAMED SLIDING GLASS DOOR W/ SAFETY GLASS & INSECT SCREEN

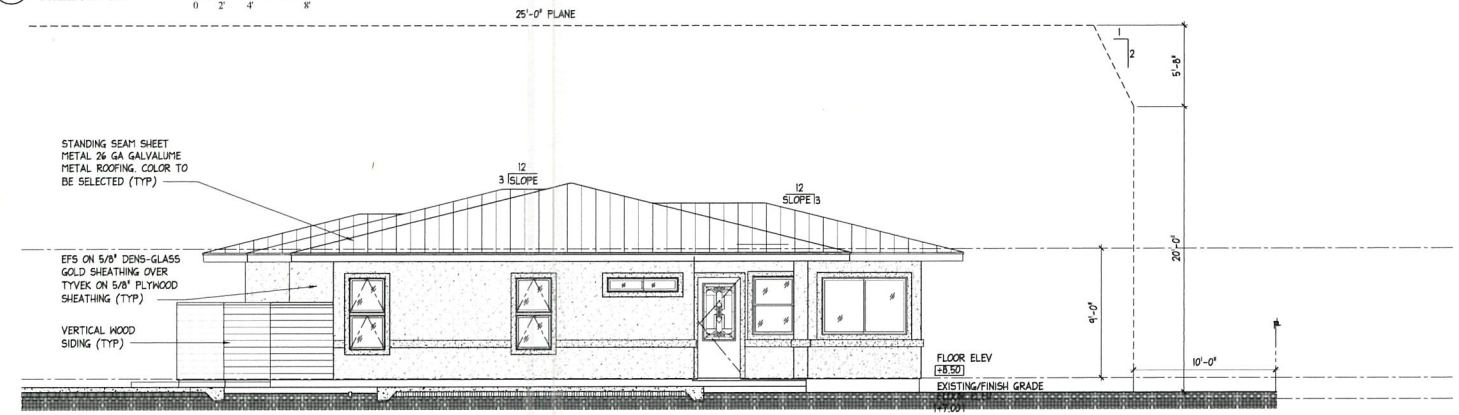
D/10 1 3/4" THK PANEL, SOLID CORE DOOR

D/11 1 3/4" THK PANEL, SOLID CORE W/ FULLY LOUVERED DOOR

1 DOOR TYPES

SCALE: 1/4" = 1'-0"

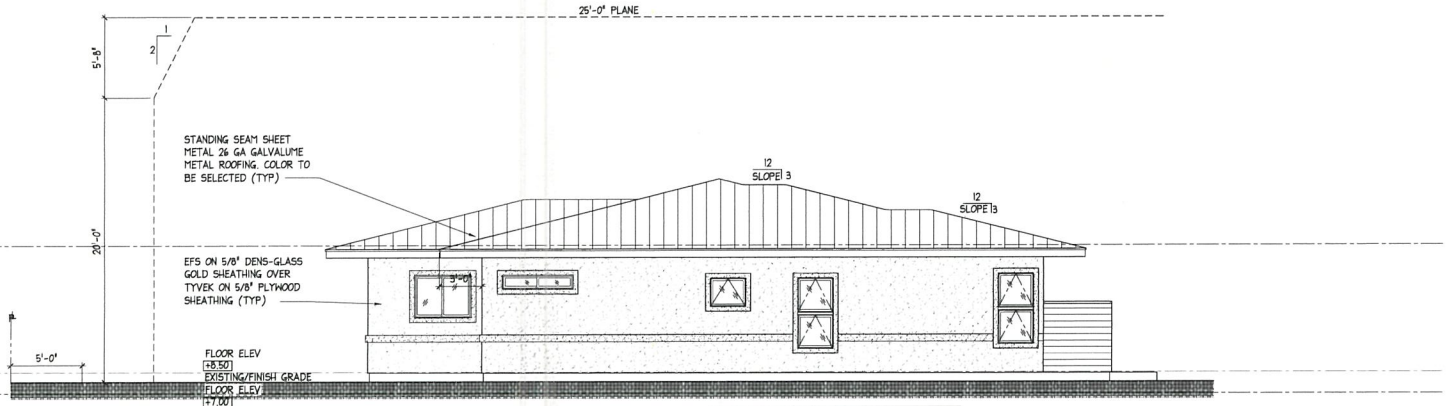
0 2' 4' 8'



A LEFT ELEVATION

SCALE: 1/4" = 1'-0"

0 2' 4' 8'



B RIGHT ELEVATION

SCALE: 1/4" = 1'-0"

0 2' 4' 8'

EXHIBIT C-6

D:\Projects\Roy Kahala\A202 Exterior Elevations Kahala.dwg

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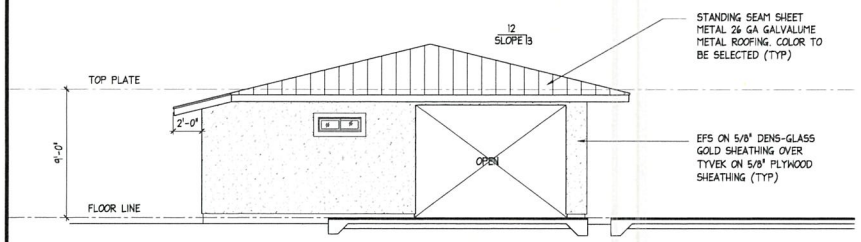
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EXTERIOR ELEVATIONS & DOOR TYPES

Revisions:

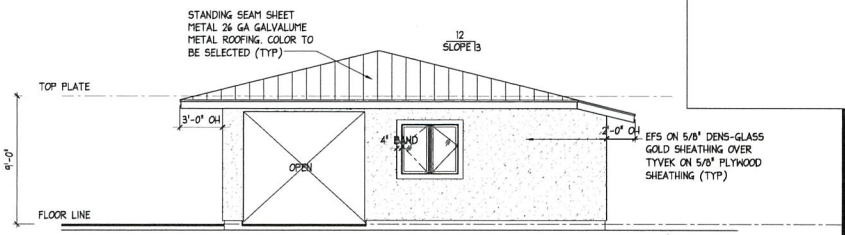
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Drawn By: AA
Date: 7/30/25

Drawing Number:
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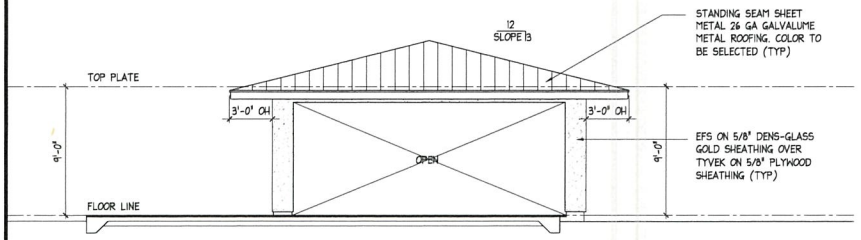
Sheet 8 of 17



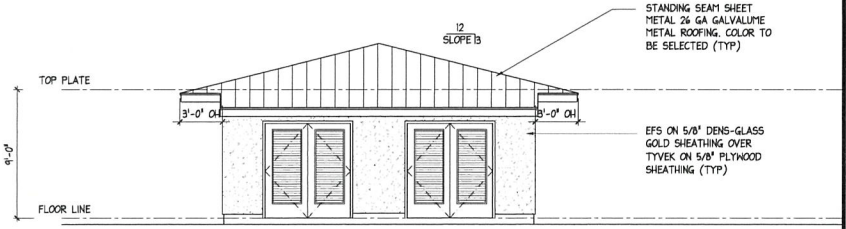
A LEFT ELEVATION
SCALE: 1/4" = 1'-0"



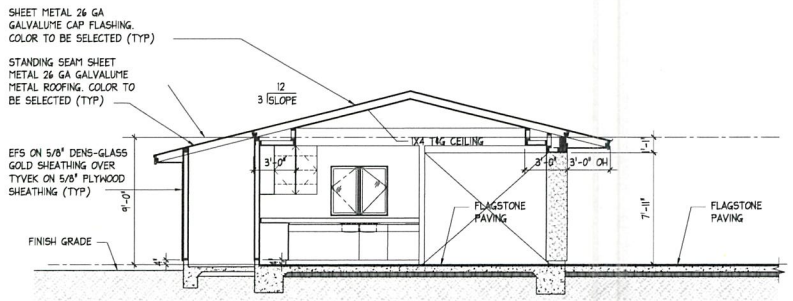
B RIGHT ELEVATION
SCALE: 1/4" = 1'-0"



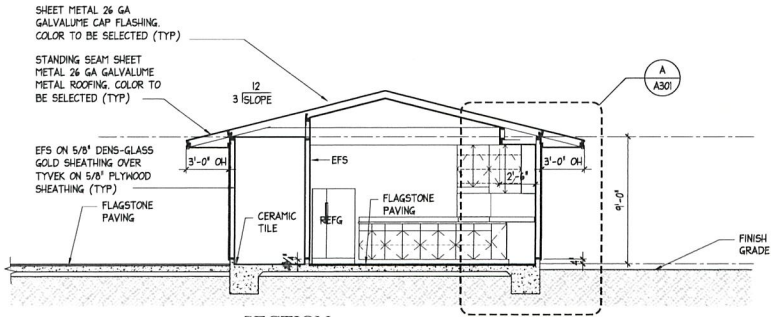
C FRONT ELEVATION
SCALE: 1/4" = 1'-0"



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



1 SECTION
SCALE: 1/4" = 1'-0"



2 SECTION
SCALE: 1/4" = 1'-0"

EXHIBIT C-7

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This work was prepared by me or under my supervision & construction of this project will be under my supervision. Expiration date: 4/30/26

Project Name:

New One Story Single Family Dwelling and Cabana at 4669 Kahala Ave. Honolulu, Hi 96816 TMK:3-5-005:008

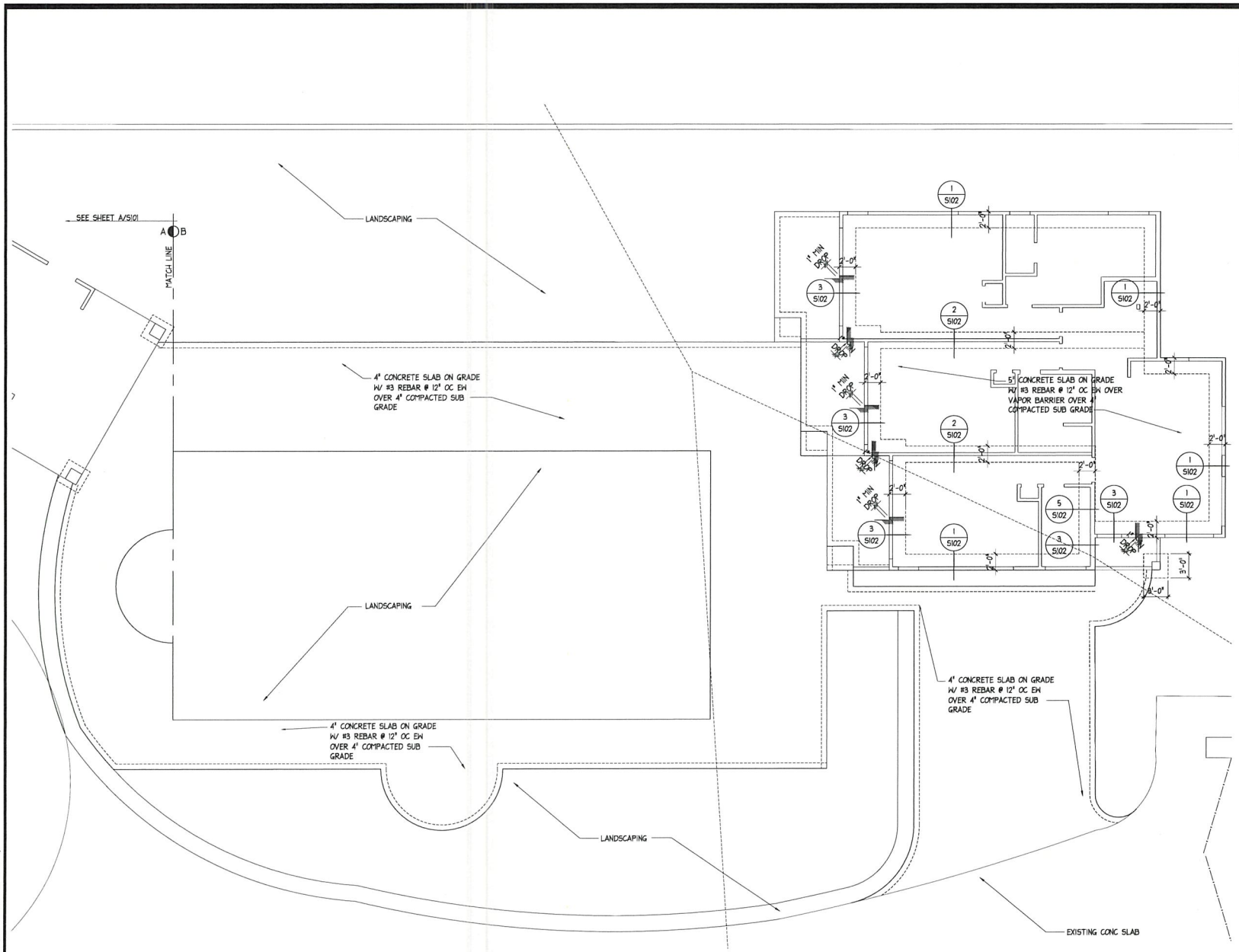
Sheet Title:
EXTERIOR ELEVATIONS AND BUILDING SECTIONS

Revisions:

Project Number: –
Drawn By: AA
Date: 7/30/25

Drawing Number:
A203
Sheet 9 of 17

D:\Projects\Roy Kahala\A203 Exterior Elevations and Building Sections Kahala.dwg



A FOUNDATION PLAN

SCALE: 1/4" = 1'-0"

0 2' 4' 8'

EXHIBIT C-8

D:\Projects\Kay Kahala\S101 Foundation Plan Kahala.dwg

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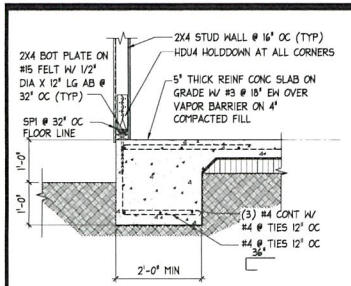
New One Story Single Family Dwelling and Cabana at 4669 Kahala Ave. Honolulu, Hi 96816 TMK:3-5-005:008

Sheet Title:
FOUNDATION PLAN

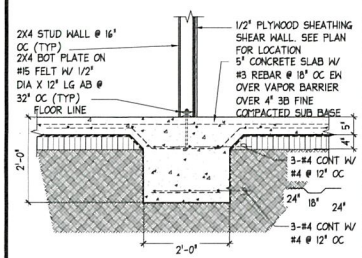
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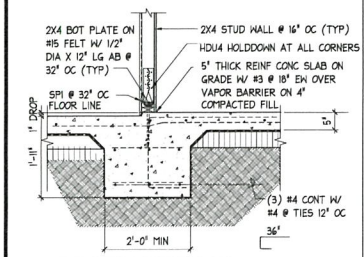
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S101
Sheet 15 of 17



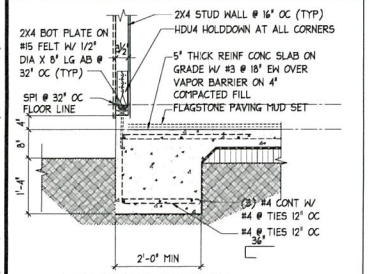
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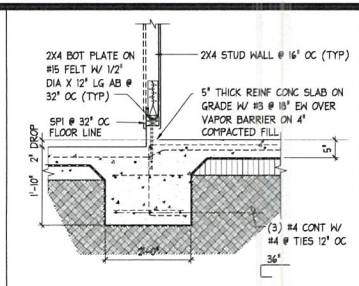
2 FOOTING DETAIL
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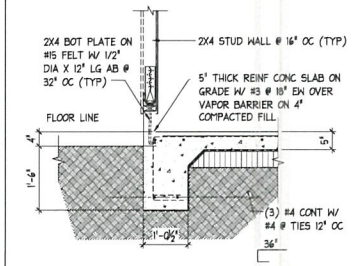
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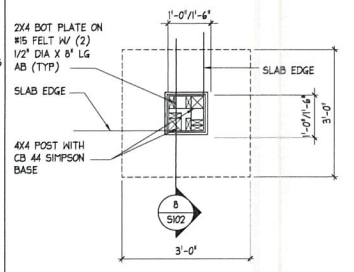
4 FOOTING DETAIL
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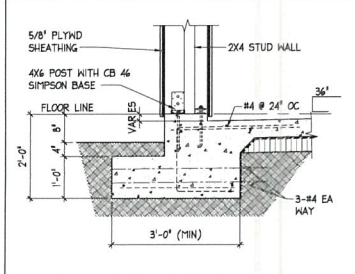
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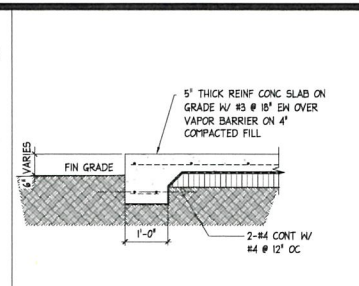
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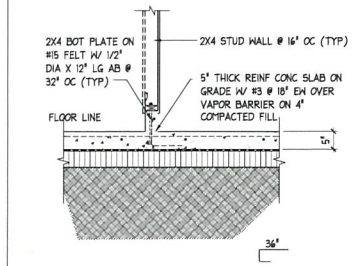
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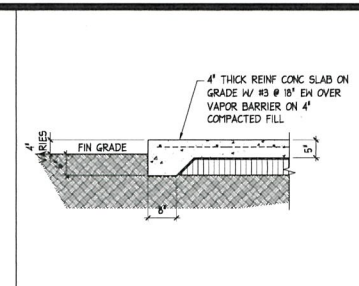
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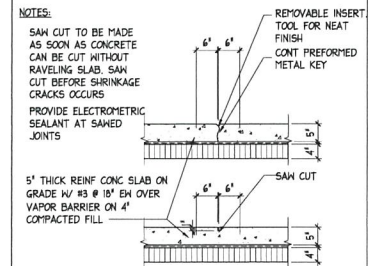
9 SLAB EDGE
SCALE: 3/4" = 1'-0"



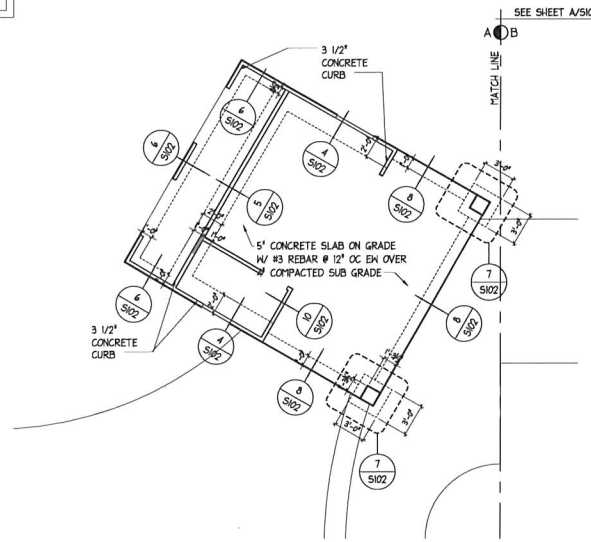
10 CURB DETAIL
SCALE: 3/4" = 1'-0"



11 SLAB EDGE DETAIL
SCALE: 3/4" = 1'-0"



12 SLAB CONTROL JOINT (CJ)
SCALE: 3/4" = 1'-0"



A FOUNDATION PLAN
SCALE: 1/4" = 1'-0"

EXHIBIT C-9

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Sheet Title:
FOUNDATION PLAN AND DETAILS

Revisions:

Project Number: –
Drawn By: AA
Date: 7/30/25

Drawing Number:
S102
Sheet 16 of 17

D:\Projects\Roy Kahala\S102 Foundation Plan and Footing Details Kahala.dwg

ESCP INSPECTION NOTES:

1. AT LEAST TWO WEEKS BEFORE THE BEGINNING CONSTRUCTION, THE CONTRACTOR OR THE PERSON IN CHARGE OF CONSTRUCTION SHALL NOTIFY THE STORM WATER INSPECTOR LISTED ON THE BUILDING PERMIT.
2. AFTER INSTALLING THE CONSTRUCTION BMP'S AND MOBILIZING ANY CONSTRUCTION APPARATUS IN ACCORDANCE WITH THE APPROVED ESCP (OR APPENDIX B, ESCP FOR SMALL PROJECT TEMPLATE), THE CONTRACTOR OR THE PERSON IN CHARGE OF CONSTRUCTION SHALL CONTACT THE ESCP COORDINATOR LISTED ON THE BUILDING PERMIT, FOR A PRE-CONSTRUCTION INSPECTION.
3. THE ESCP COORDINATOR SHALL SUBMIT THE PRE-CONSTRUCTION INSPECTION CHECKLIST TO THE STORM WATER INSPECTOR (EMAIL TO DPP.NPDES@HONOLULU.GOV) CONFIRMING THE BMPS

PUBLIC HEALTH, SAFETY, AND CONVENIENCE NOTES:

1. THE CONTRACTOR SHALL OBSERVE AND COMPLY WITH ALL FEDERAL, STATE, AND LOCAL LAWS REQUIRED FOR THE PROTECTION OF THE PUBLIC HEALTH AND SAFETY AND ENVIRONMENTAL QUALITY.
2. THE CONTRACTOR, AT HIS OWN EXPENSE SHALL KEEP THE PROJECT AND ITS SURROUNDING AREAS FREE FROM DUST NUISANCE. THE WORK SHALL BE IN CONFORMANCE WITH THE AIR POLLUTION CONTROL STANDARDS AND REGULATIONS OF THE STATE DEPARTMENT OF HEALTH.
3. NO CONTRACTOR SHALL PERFORM ANY CONSTRUCTION ACTIVITY SO AS TO CAUSE FALLING ROCK, SOIL OR DEBRIS IN ANY FORM TO FALL, SLIDE OR FLOW ONTO ADJOINING PROPERTIES, STREETS OR NATURAL WATERCOURSES. SHOULD SUCH VIOLATIONS OCCUR, THE CONTRACTOR SHALL IMMEDIATELY MAKE ALL REMEDIAL ACTIONS NECESSARY.
4. THE CONTRACTOR SHALL PROVIDE, INSTALL AND MAINTAIN ALL NECESSARY SIGNS, LIGHTS, FLARES, BARRICADES, MARKERS, CONES AND OTHER PROTECTIVE FACILITIES AND SHALL TAKE ALL NECESSARY PRECAUTIONS FOR THE PROTECTION, CONVENIENCE AND SAFETY OF THE PUBLIC. THE CONTRACTOR SHALL APPLY FOR A CONSTRUCTION PERMIT WITH A NOISE POLLUTION CONTROL PLAN.

RESIDENTIAL STORM WATER MANAGEMENT NOTES FOR SINGLE-FAMILY AND TWO-FAMILY DWELLING PROJECTS:

1. USE SITE DESIGN STRATEGIES TO REDUCE THE IMPERVIOUS SURFACE AREAS TO THE MAXIUMUM EXTENT PRACTICAL. THE TOTAL IMPERVIOUS SURFACE AREAS TO THE MAXIMUM EXTENT PRACTICAL. THE TOTAL IMPERVIOUS AREA FOR THE LOT MAY NOT EXCEED 75%, PER LUO SECTION 21-3.70-1(G)
2. TOTAL IMPERVIOUS AREA =58.60%



LEGEND

- EXISTING IMPERVIOUS AREA
- ADDED IMPERVIOUS AREA
- REMOVED IMPERVIOUS AREA

PERCENT/ TOTAL IMPERVIOUS SURFACE
LOT SIZE: 25,000 SQ.FT.
EXISTING IMPERVIOUS AREA: 9,795 SQ.FT.
ADDED IMPERVIOUS AREA: 3,040 SQ.FT.
REMOVED IMPERVIOUS AREA: 1,532
PERCENT OF IMPERVIOUS AREA: 45%

1 SITE PLAN

SCALE: 3/32" = 1'-0"

DEBIASI PACIFIC
STEP INTO THE POOL OF YOUR DREAMS
NGO BUILDING, SUITE 205
HONOLULU, HI 96816
PHONE: (808)732-5161

PERMIT SET

LICENSED PROFESSIONAL ARCHITECT
No 10485
STATE OF HAWAII

Signature

4/30/26
Expiration Date

THIS WORK WAS PREPARED BY ME OR UNDER MY OBSERVATION CONSTRUCTION OF THIS PROJECT WILL BE UNDER MY OBSERVATION

OBSERVATION OF CONSTRUCTION IS AS DEFINED IN HAWAII ADMINISTRATIVE RULES, TITLE 16, DEPARTMENT OF COMMERCE AND CONSUMER AFFAIRS CHAPTER 82-2, PROFESSIONAL ENGINEERS, ARCHITECTS, SURVEYORS AND LANDSCAPE ARCHITECTS

DATE:	REVISIONS

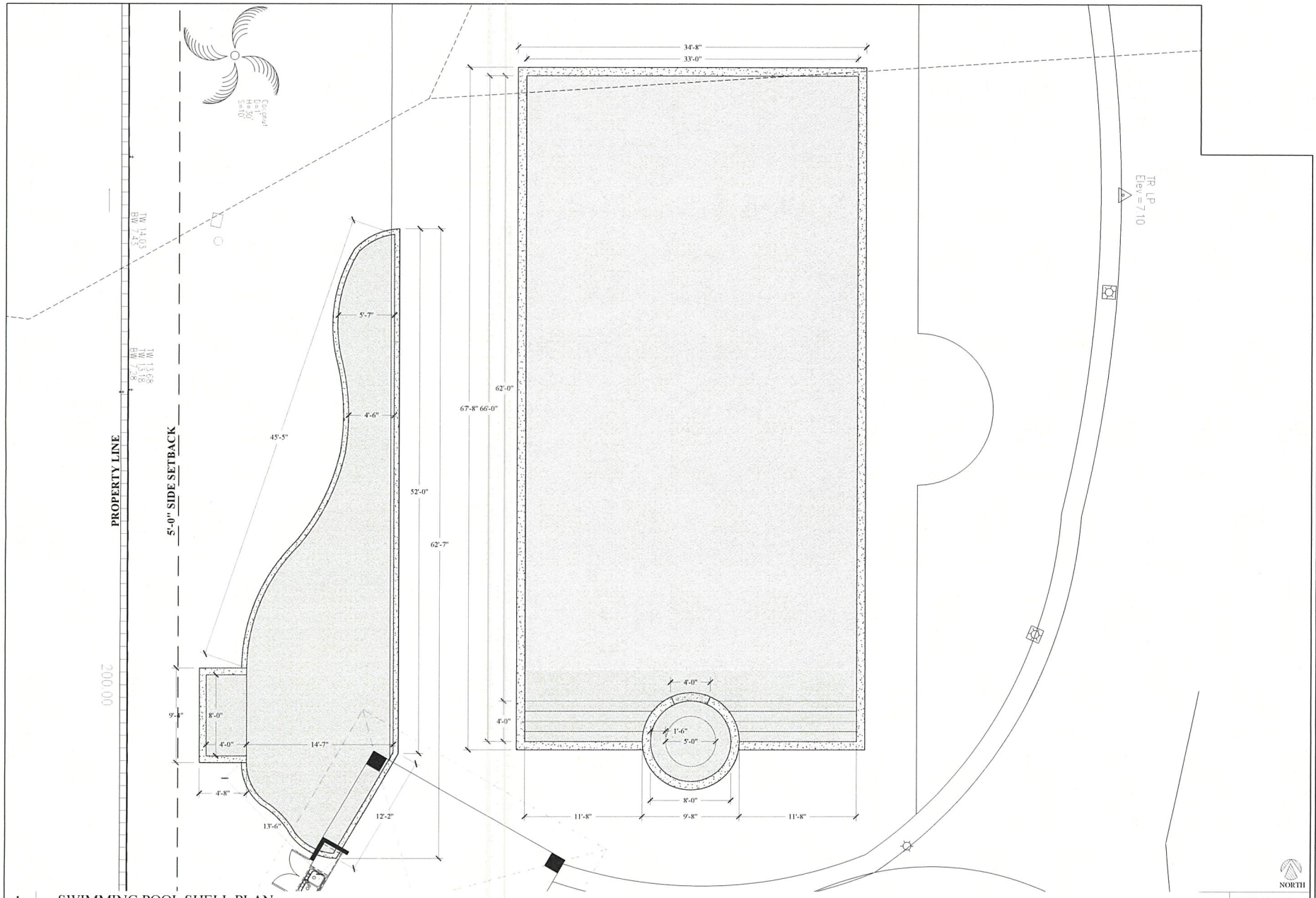
4669 KAHALA AVE RESIDENCE
SWIMMING POOL, SPA, AND WF
4669 KAHALA AVENUE
HONOULULU, HI 96816

T.M.K.: (1)3-5-005:008

BMP SITE LAYOUT

DRAWN BY: RL	SHEET No.
DATE: 08/19/2025	WF003
DRAWING No.: 3 OF 6	

EXHIBIT C-10



1 SWIMMING POOL SHELL PLAN

EXHIBIT C-11

DeBIASI PACIFIC
STEP INTO THE POOL OF YOUR DREAMS
3620 WAIALAE AVE. SUITE 205
HONOLULU, HI 96816
PHONE: (808)732-5161

PERMIT SET

LICENSED PROFESSIONAL ARCHITECT
No 10485
STATE OF HAWAII

Signature

4/30/26
Expiration Date

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DATE:	REVISIONS

4669 KAHALA AVE RESIDENCE
SWIMMING POOL, SPA, AND WF
4669 KAHALA AVENUE
HONOULULU, HI 96816

T.M.K.: (1)3-5-005:008

SWIMMING POOL SHELL PLAN

DRAWN BY:	SHEET No.
RL	WF100
DATE: 08/19/2025	
DRAWING No. 4 OF 6	

PLUMBING

PLUMBING STANDARDS & DISCHARGE NOTES:

1. CROSS-CONNECTION SHALL BE PREVENTED BY
__APPROVED PRESSURE VACUUM BREAKER
__FEBCO 765 INSTALLED ABOVE FLOOD LEVEL
__APPROVED AIR-GAP ABOVE FLOOD LEVEL
__FILLED VIA EXISTING WATER MAKE-UP FIXTURE
X FILLED VIA EXISTING HOSE BIB

2. STANDARD PLUMBING AND DISCHARGE NOTES FOR SWIMMING POOLS
A) POOL BACKWASH WATER DISCHARGES AND OR WASHING OUT OF DEBRIS INTO THE PUBLIC RIGHT-OF-WAY, INTO ANY PUBLIC EASEMENT, AND INTO THE CITY'S STORM DRAIN SYSTEM, ARE NOT ALLOWED
B) IF DISCHARGING POOL WATER WITHIN THE SUBJECT PROPERTY, ADEQUATE PROVISIONS SHALL BE MADE TO PREVENT SURFACE WATERS AND/OR SEDIMENT-LADEN RUNOFF FROM LEAVING THE SITE. IN ADDITION, THE POOL WATER SHOULD NOT CAUSE WATER TO STAGNATE ON, OR TO FLOOD, ANY ADJOINING PROPERTIES
C) POOL WATER DISCHARGES TO THE CITY'S STORM DRAIN SYSTEM REQUIRE APPROVAL BY THE STORM WATER QUALITY BRANCH OF THE CITY DEPARTMENT OF ENVIRONMENTAL SERVICES (ENV). FOR MORE INFORMATION AND TO ARRANGE FOR INSPECTION PRIOR TO COMMENCEMENT OF DISCHARGE, PLEASE CONTACT ENV AT (808) 768-3245
D) POOL WATER DISCHARGES TO CITY'S SANITARY SEWER SYSTEM REQUIRE APPROVAL BY THE REGULATORY CONTROL BRANCH OF THE CITY DEPARTMENT OF ENVIRONMENTAL SERVICES (ENV). PLEASE CONTACT ENV AT (808) 768-3261 OR (808) 768-3262
E) POOL WATER DISCHARGES TO THE STATE'S STORM DRAIN SYSTEM REQUIRE APPROVAL BY THE HIGHWAYS DIVISION OF THE STATE DEPARTMENT OF TRANSPORTATION (DOT). PLEASE CONTACT DOT AT (808) 831-6712
F) POOL WATER (PUBLIC SWIMMING POOL) DISCHARGES REQUIRE APPROVAL BY THE SANITATION BRANCH OF THE STATE DEPARTMENT OF HEALTH (DOH). PLEASE CONTACT DOH AT (808) 586-8000
G) NO STOCKPILING OF EXCAVATED MATERIALS SHALL BE ALLOWED WITHIN THE PUBLIC RIGHT-OF-WAY OR ANY PUBLIC EASEMENT. IF WORK ON THE PUBLIC RIGHT-OF-WAY IS NECESSITATED, PLEASE CONTACT THE STREET USAGE BRANCH OF THE CITY DEPARTMENT OF TRANSPORTATION SERVICES (DTS) AT (808) 768-8390
H) NON-COMPLIANCE WITH ANY OF THE ABOVE REQUIREMENTS MAY RESULT IN ADMINISTRATIVE, CIVIL AND/OR CRIMINAL PENALTIES
I) ALL CONNECTIONS BETWEEN DOMESTIC WATER SUPPLY AND POOL SHALL BE MADE USING AN APPROVED BACKFLOW PROTECTION DEVICE

GENERAL

GENERAL NOTES:

1. ALL MATERIALS AND ALL WORKMANSHIP SHALL COMPLY WITH ALL APPLICABLE STATE AND LOCAL CODES AND REGULATIONS
2. ALL SHOTCRETE SHALL BE 3000 PSI MINIMUM AT 28 DAYS
3. ALL REINFORCING SHALL CONFORM TO ASTM-A615, GRADE 40
4. ALL PIPING SHALL BE PVC, SCHEDULE 40/80 WITH EXCEPTIONS AS NOTED
5. SUPPORTING SOIL SHALL BE UNDISTURBED, UNIFORM, NATURAL SOIL CAPABLE OF SUPPORTING 1000 POUNDS PER SQUARE FOOT, IF ANY OTHER CONDITIONS ARE ENCOUNTERED, BUILDER SHALL NOTIFY ENGINEER. BUILDER SHALL BE PROVIDED WITH COPY OF GEOTECHNICAL REPORT
6. POOL SHALL BE FILLED AND MAINTAINED BY EXISTING HOSE BIB. POOL AND EQUIPMENT SHALL HAVE NO CONNECTION TO WATER SUPPLY LINE
7. POOL SHALL BE DRAINED AND BACKWASHED TO LANDSCAPE ON SITE
8. **UNO**: UNLESS NOTED OTHERWISE

STRUCTURAL

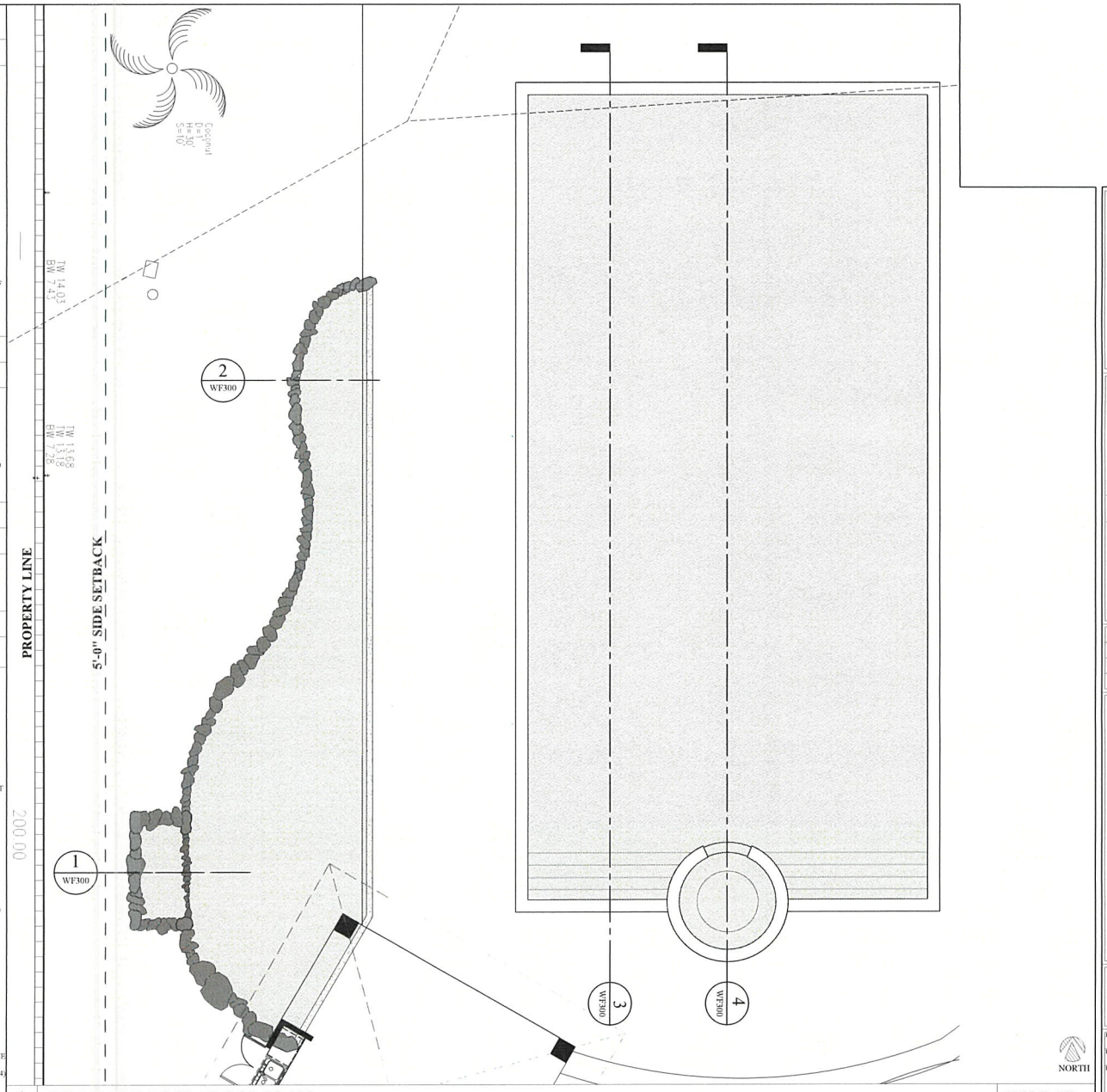
REBAR NOTES:

1. #4 @ 12" O.C. HORIZONTAL & #4 @ 12" O.C. VERTICAL, UNLESS OTHERWISE NOTED
2. PROVIDE 3" COVER OUTSIDE & 2" COVER INSIDE ALL REBAR
3. EXTEND ALTERNATE VERTICALS INTO BOND BEAM.
4. #3 @ 6 O.C. B.W. CONTINUOUS AROUND SKIMMER, LIGHT NICHE, AND DRAIN
5. LAP SPLICES SHOULD BE 20X THE NOMINAL DIAMETER OF THE REBAR

ELECTRICAL

ELECTRICAL STANDARDS FOR SWIMMING POOLS, FOUNTAINS, SPAS, THERAPEUTIC POOLS, AND SIMILAR INSTALLATIONS:

1. THE FOLLOWING IS A BRIEF SUMMARY OF THE REQUIREMENTS FOR SWIMMING POOLS,FOUNTAINS, SPAS, THERAPEUTIC POOLS, AND SIMILAR INSTALLATIONS. FOR SPECIFIC DETAILS AND EXCEPTIONS, REFER TO ARTICLE 680 NATIONAL ELECTRICAL CODE, LATEST ED.
2. ALL ELECTRICAL EQUIPMENT TO BE U.L. APPROVED FOR THE PURPOSE.
3. BONDING CONDUCTOR FOR POOL REINFORCING STEEL AND OTHER METALLIC EQUIPMENT TO BE #8 AWG SOLID COPPER CONDUCTOR. GROUNDING PER 680-24 & 680-25.
4. NO ATTACHMENT PLUG RECEPTACLES SHALL BE INSTALLED WITHIN 10 FEET OF INSIDE OF WALLS OF POOL. WHERE SWIMMING POOL IS INSTALLED AT A DWELLING, AT LEAST ONE 125 VOLT CONVENIENCE RECEPTACLE SHALL BE INSTALLED BETWEEN 10 AND 20 FEET OF THE INSIDE OF THE POOL. ALL 125-VOLT RECEPTACLES LOCATED WITHIN 20 FEET FROM POOL SHALL BE PROTECTED BY A GROUND FAULT CIRCUIT INTERRUPTER (GFCI).
5. IF LIGHTING FIXTURES AND LIGHTING OUTLETS ARE LOCATED
(A) WITHIN 5 FEET OF POOL, FIXTURES, NO OUTLETS SHALL BE AT LEAST 12 FEET ABOVE MAXIMUM WATER LEVEL.
(B) WITHIN 10 FEET AND NOT LESS THAN 5 FEET OF POOL FIXTURES, AND OUTLETS SHALL BE PROTECTED BY A GFCI UNLESS INSTALLED 5 FEET ABOVE THE MAXIMUM WATER LEVEL AND RIGIDLY ATTACHED TO THE STRUCTURE ADJACENT TO OR ENCLOSING THE POOL.
(C) SEE ARTICLE 680 FOR EXCEPTIONS TO (A) AND (B) ABOVE.
6. SWITCHING DEVICES ON THE PROPERTY MUST BE LOCATED AT LEAST 5 FEET FROM THE POOL.
7. OVERHEAD WIRING SHALL NOT BE INSTALLED WITHIN 10 FEET OF SWIMMING POOL AREA.
8. UNDERGROUND WIRING SHALL NOT BE PERMITTED UNDER THE POOL OR UNDER THE AREA EXTENDING 5 FEET HORIZONTALLY FORM THE INSIDE WALL OF THE POOL.
9. ANY UNDERWATER LIGHTING FIXTURE OVER 15 VOLTS SHALL BE PROTECTED BY A GFCI.
10. STORABLE SWIMMING POOLS. ALL ELECTRICAL EQUIPMENT, INCLUDING POWER SUPPLY CORDS, USED WITH STORABLE SWIMMING POOLS SHALL BE PROTECTED BY A GFCI.
11. SPAS, HOT TUBS, AND HYDRO-MASSAGE BATHTUBS
(A) ALL RECEPTACLES MUST BE LOCATED AT LEAST 5 FEET AWAY FROM THE SPA OR HOT TUB.
(B) ALL RECEPTACLES WITHIN 20 FEET OF SPA OR HOT TUB MUST BE PROTECTED BY A GFCI.
(C) ALSO ANY RECEPTACLE THAT PROVIDES POWER FOR A SPA OR HOT TUB MUST BE PROTECTED BY A GFCI.
(D) LIGHTING FIXTURES AND LIGHTING OUTLETS LOCATED OVER OR WITHIN 5 FEET OF SPA OR HOT TUB MUST BE PROTECTED BY A GFCI AND BE AT LEAST 7.5 FEET ABOVE WATER.
(E) WALL SWITCHES MUST BE LOCATED AT LEAST 5 FEET AWAY FROM SPA OR HOT TUB.
(F) UNDERWATER LIGHTING FIXTURES SHALL MEET THE SAME REQUIREMENTS AS THOSE LISTED FOR SWIMMING POOL UNDERWATER LIGHTING FIXTURES.
12. FOUNTAINS, FOUNTAIN POOLS, ORNAMENTAL DISPLAY POOLS, AND REFLECTOR POOLS. LIGHTING FIXTURES, SUBMERSIBLE PUMPS AND OTHER SUBMERSIBLE EQUIPMENT, CORD AND PLUG CONNECTED EQUIPMENT SHALL BE PROTECTED BY A GFCI.
13. THERAPEUTIC POOLS AND TUBS IN HEALTH CARE FACILITIES. SEE ARTICLE 680 FOR COMPLETE REQUIREMENTS.
14. ALL ELECTRICAL WORK SHALL CONFORM TO THE REQUIREMENT OF THE CITY & COUNTY OF HONOLULU N.E.C. ART 680.
15. ALL ELECTRICAL EQUIPMENT SHALL COMPLY WITH N.E.C.
16. ALL ELECTRICAL EQUIPMENT SHALL BE U.L. APPROVED.
17. BONDING AND GROUNDING OF ALL EQUIPMENT OF REINFORCING STEEL SHALL BE WITH A W.S. #8 INSULATED COPPER CONDUCTOR.
18. NO ELECTRICAL ATTACHMENTS OR RECEPTACLES SHALL BE WITHIN 10'-0" OF POOL.
19. OVERHEAD WIRING SHALL NOT BE INSTALLED WITHIN 10'-0" OF POOL.
20. UNDERWATER LIGHTS SHALL BE INSTALLED WITH ADEQUATE CORD LENGTH TO ALLOW LIGHT TO BE REMOVED FROM NICHE AND SET ON DECK FOR BULB REPLACEMENT.
21. PENTAIR IN-HOUSE CONTROL PANEL LOCATION TO BE INDOOR AND DETERMINED BY GENERAL CONTRACTOR/OWNER AND (4) 22 GAUGE MIN., STANDARD WIRES TO BE RUN BY ELECTRICIAN FROM THAT LOCATION TO MASTER PANEL IN PUMP ROOM.
22. ELECTRICAL CONTRACTOR TO PROVIDE ALL CONDUITS REQUIRED FOR ALL ELECTRICAL WORK RELATED TO SWIMMING POOL.



1 SWIMMING POOL FLOOR PLAN — SCALE: 3/8" = 1'-0"

EXHIBIT C-12

DEBIASI PACIFIC
STEP INTO THE POOL OF YOUR DREAMS
1623 WAIALAE AVE. SUITE 203
HONOLULU, HI 96816
PHONE: (808)752-5161

PERMIT SET

LICENSED PROFESSIONAL ARCHITECT
No. 10485
STATE OF HAWAII

Signature

4/30/26
Expiration Date

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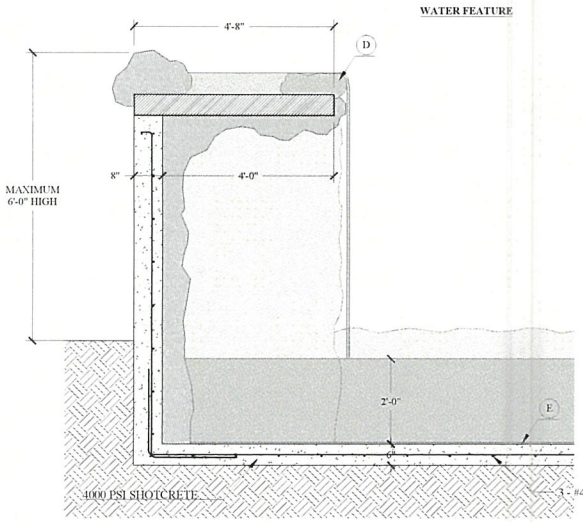
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SWIMMING POOL, SPA, AND WF
4669 KAHALA AVENUE
HONOLULU, HI 96816

T.M.K.: (1)3-5-005:008

SPECS AND FLOOR PLAN

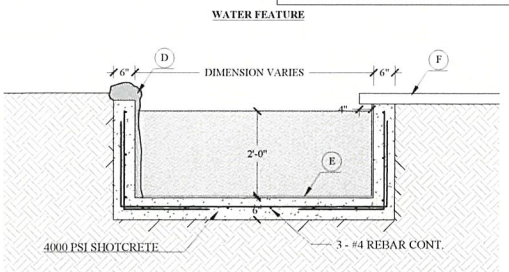
DRAWN BY: RL
DATE: 08/19/2025
DRAWING No.: 5 OF 6
SHEET No.: WF200



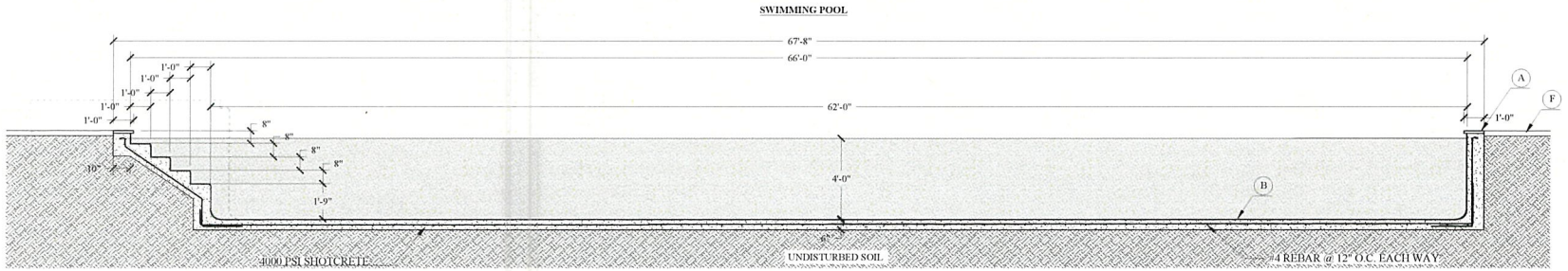
1 WATER FEATURE SECTION DETAIL — SCALE: 3/4" = 1'-0"

FINISH SCHEDULE

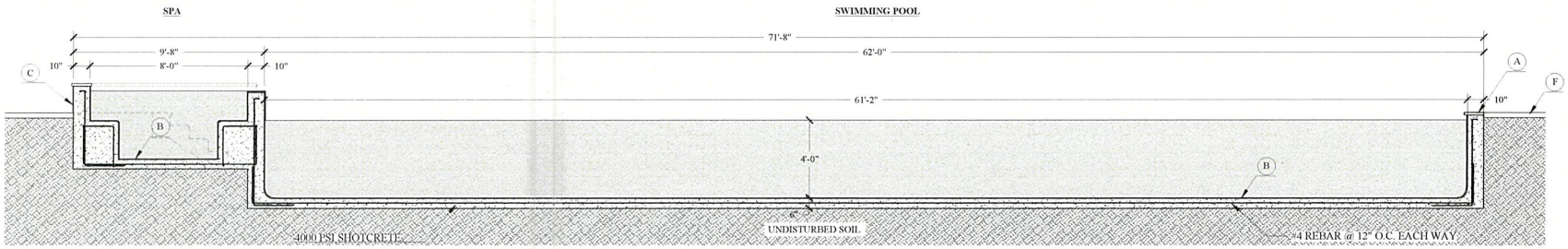
- (A) +/- 1½"THK STONE COPING(TBD)
- (B) 1" X 1" PORCELAIN ON MESH (TBD)
- (C) SPA EXTERIOR FINISH (TBD)
- (D) NATURAL ROCKWORK (GFRC)
- (E) BLACK PLASTER (TBD)
- (F) POURED IN PLACE CONCRETE (TBD)



2 WATER FEATURE SECTION DETAIL — SCALE: 3/4" = 1'-0"



3 STAIRS SECTION DETAIL — SCALE: 3/8" = 1'-0"



4 RAISED SPA SECTION DETAIL — SCALE: 3/8" = 1'-0"

EXHIBIT C-13

DEBIASI PACIFIC
STEP INTO THE POOL OF YOUR DREAMS
3626 WAIALAE AVE. SUITE 255
HONOLULU, HI 96816
PHONE: (808)732-5161

PERMIT SET

LICENSED PROFESSIONAL ARCHITECT
No 10485
STATE OF HAWAII

Signature
4/30/26
Expiration Date

THIS WORK WAS PREPARED BY ME OR UNDER MY OBSERVATION CONSTRUCTION OF THIS PROJECT WILL BE UNDER MY OBSERVATION

OBSERVATION OF CONSTRUCTION IS AS DEFINED IN HAWAII ADMINISTRATIVE RULES, TITLE 16, DEPARTMENT OF COMMERCE AND CONSUMER AFFAIRS CHAPTER 82-2, PROFESSIONAL ENGINEERS, ARCHITECTS, SURVEYORS AND LANDSCAPE ARCHITECTS

DATE:	REVISIONS

4669 KAHALA AVE RESIDENCE
SWIMMING POOL, SPA, AND WF
4669 KAHALA AVENUE
HONOULULU, HI 96816

T.M.K.: (1)3-5-005:008

SECTIONS

DRAWN BY: RL
DATE: 08/19/2025
DRAWING No.: 6 OF 6
SHEET No.: WF300



EXHIBIT D
SEA LEVEL RISE EXPOSURE MAP
FILE NO. 2025-SMA-91

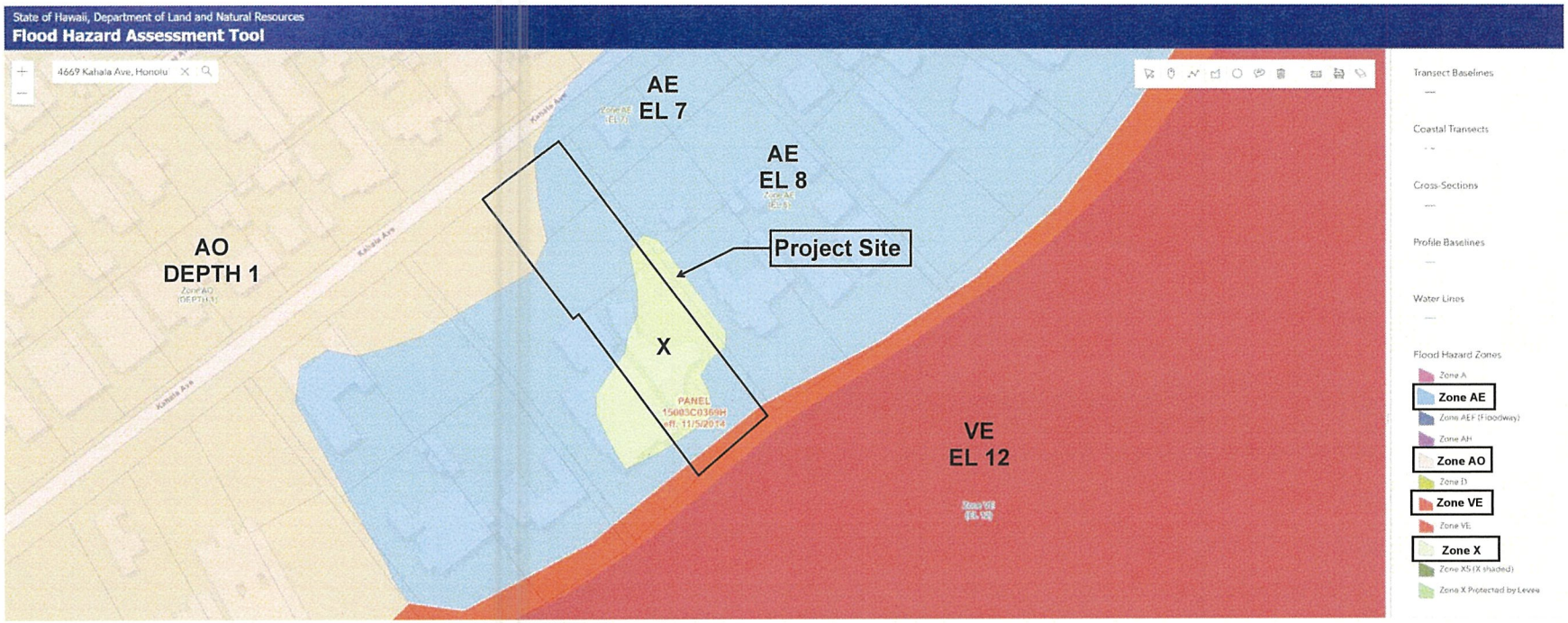
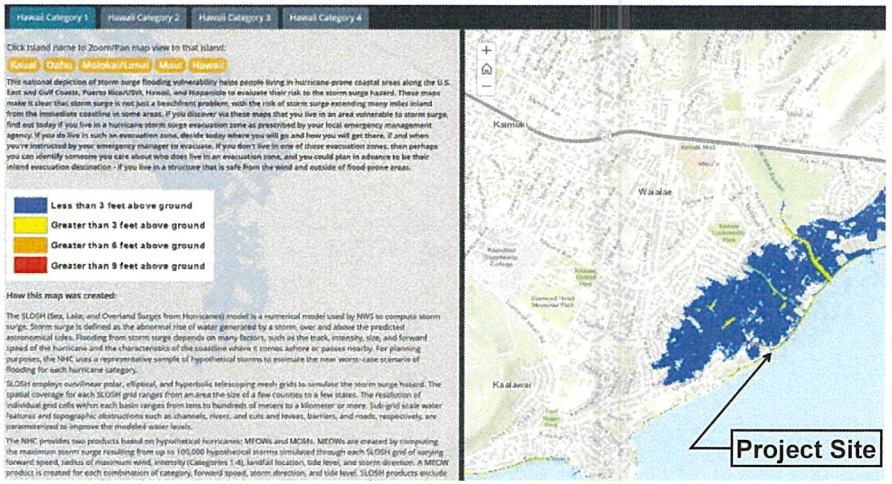


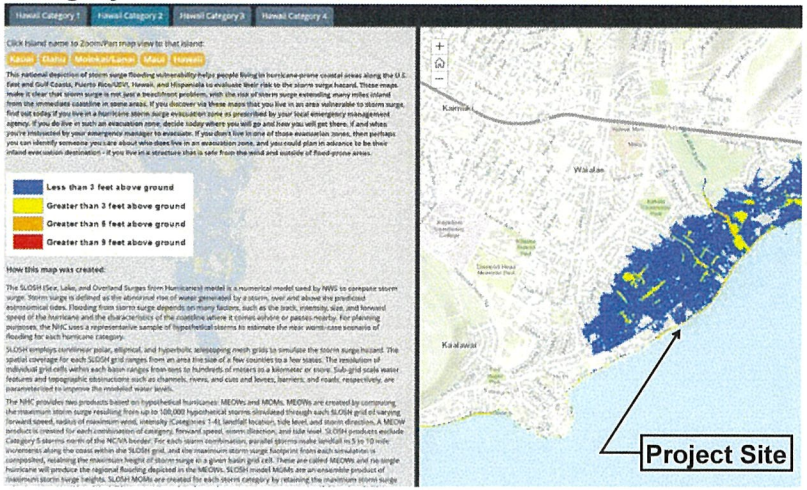
EXHIBIT E – FLOOD MAP

FILE NO. 2025-SMA-91

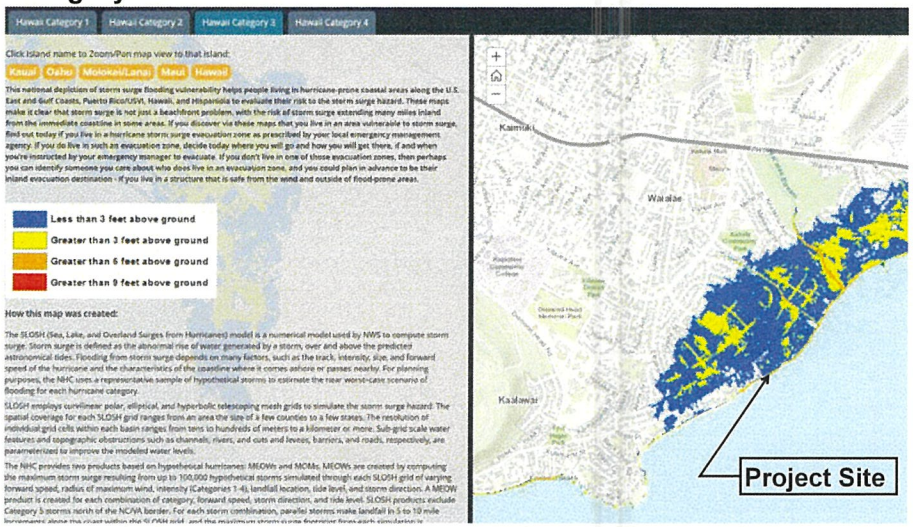
Category 1



Category 2



Category 3



Category 4

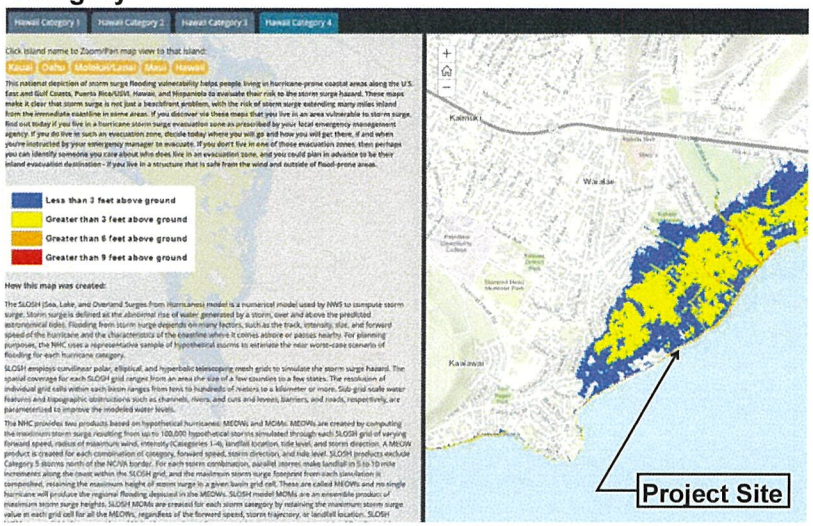


EXHIBIT F – HURRICANE STORM SURGE MAP
FILE NO. 2025-SMA-91

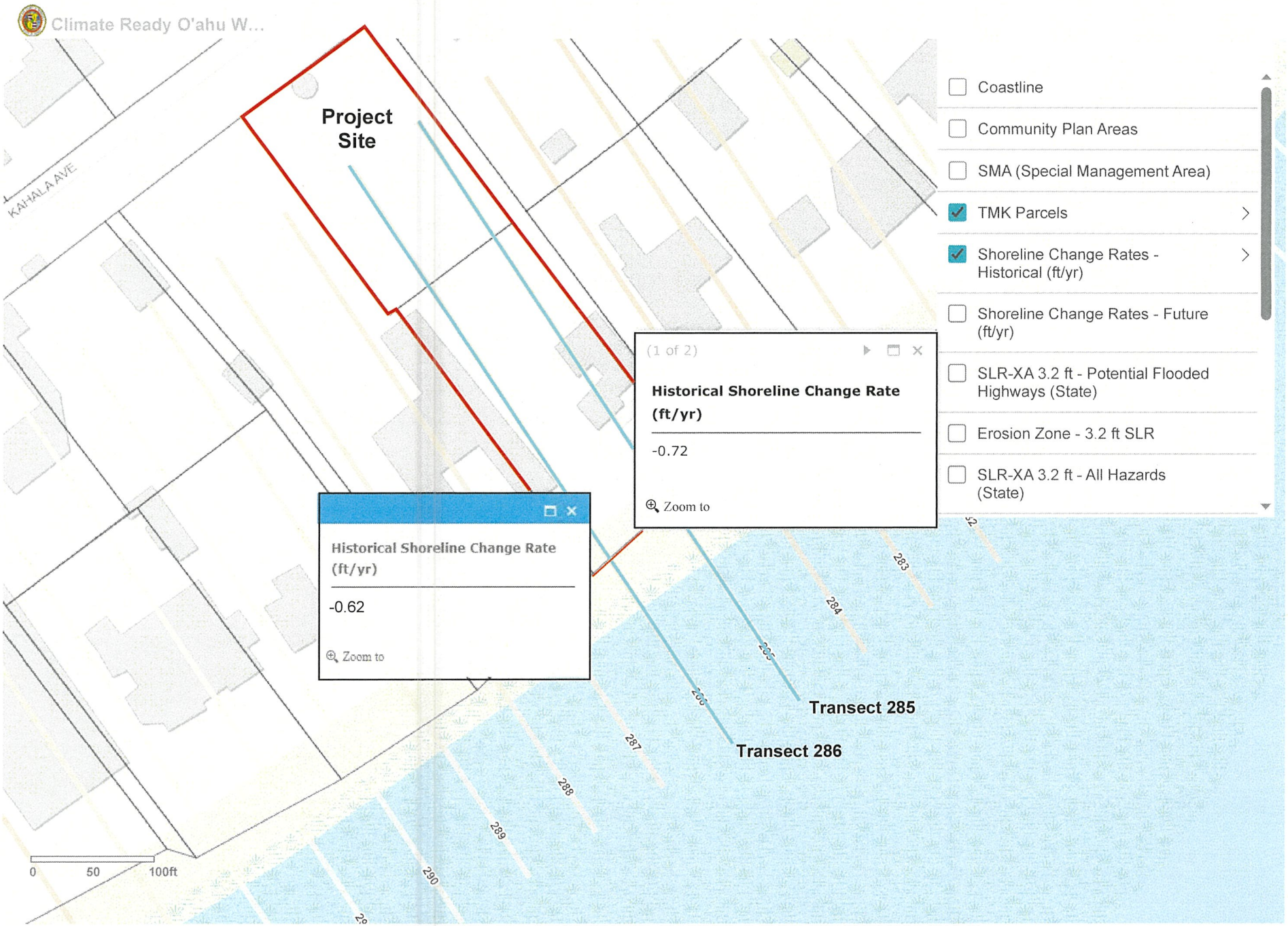


EXHIBIT G - HISTORIC SHORELINE EROSION MAP
FILE NO. 2025-SMA-91



EXHIBIT H – WETLANDS MAP

FILE NO. 2025-SMA-91

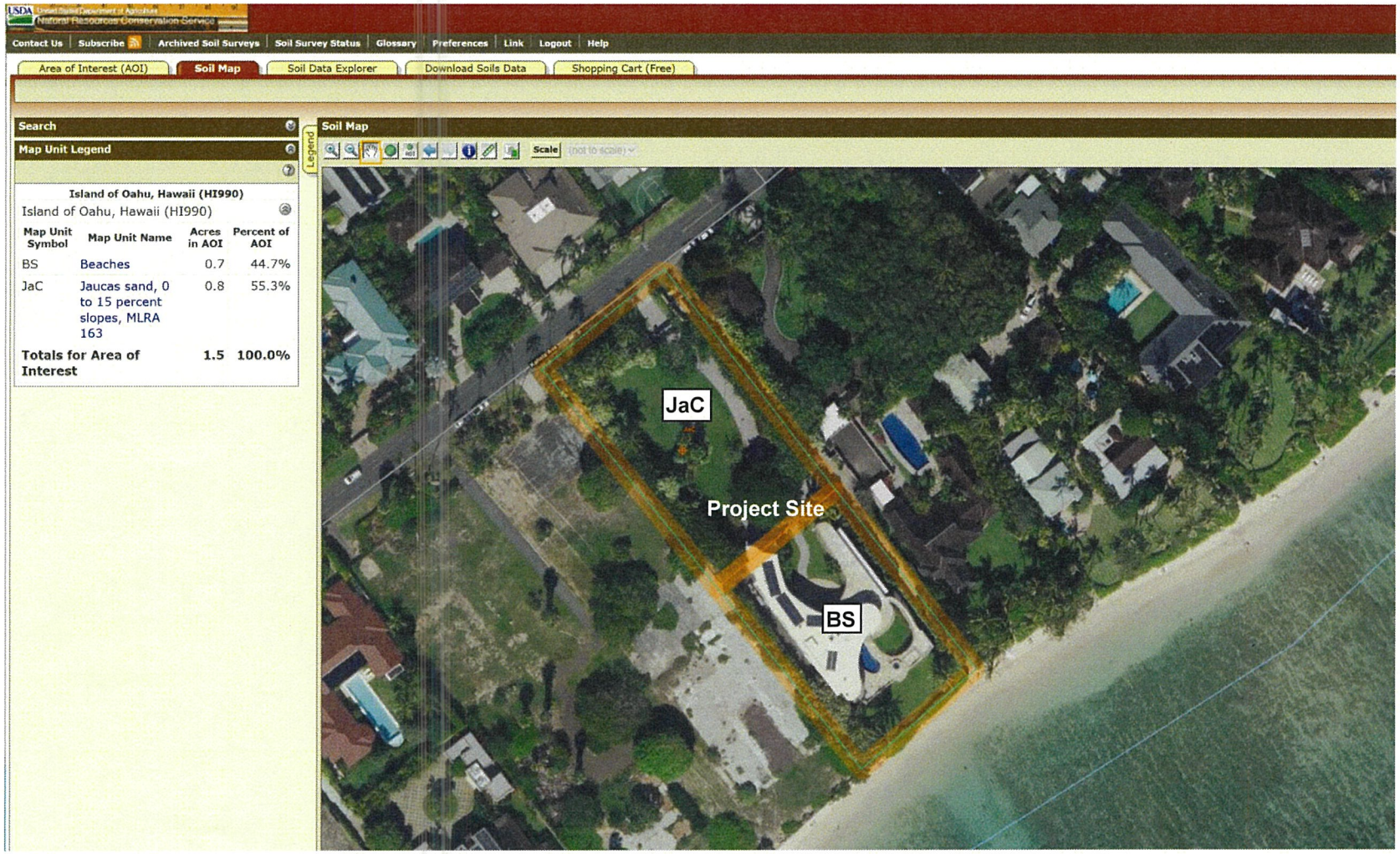
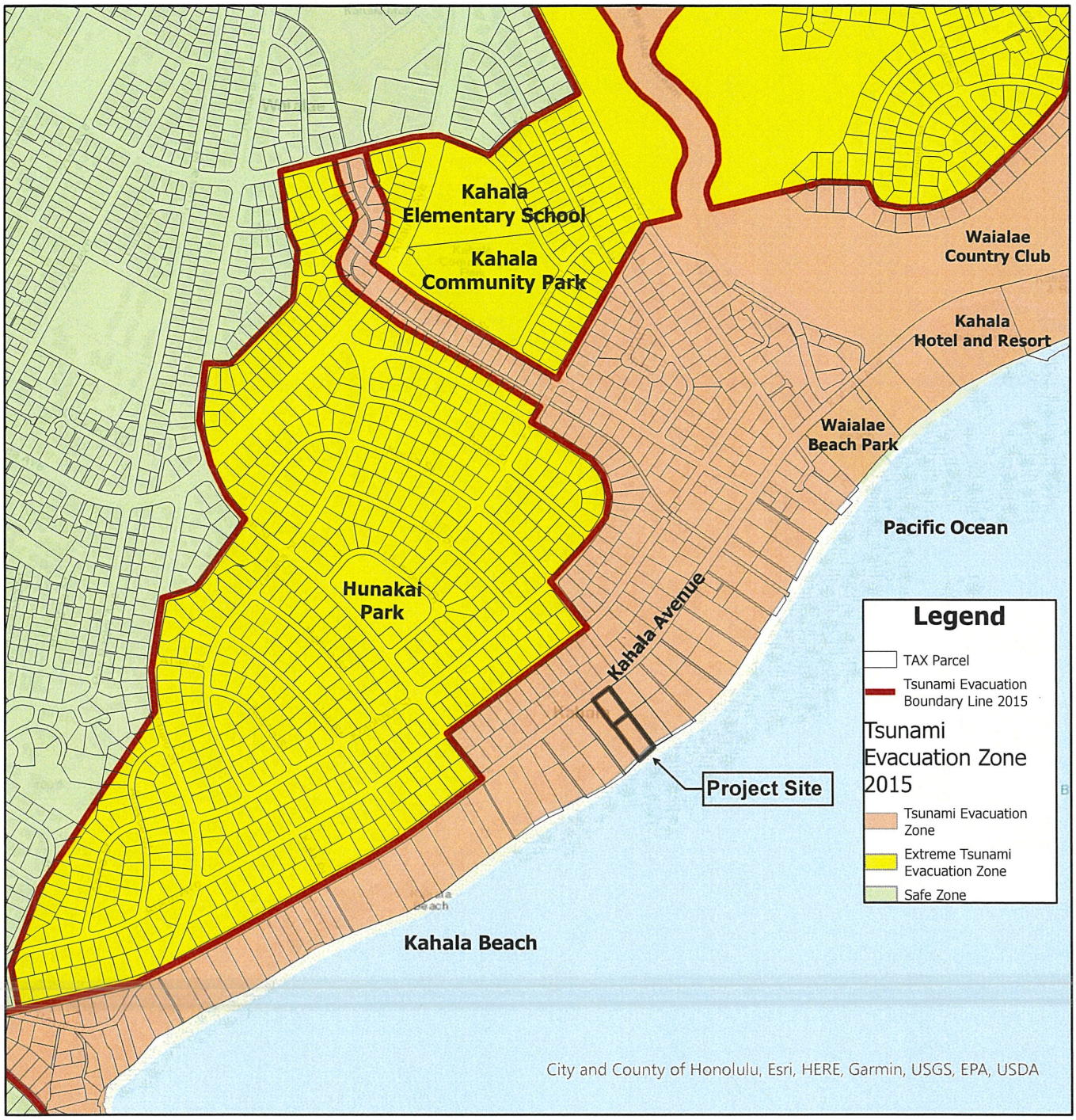


EXHIBIT I – NRCS SOILS MAP

FILE NO. 2025-SMA-91



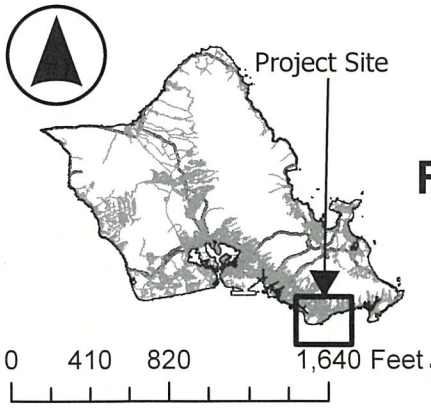


Exhibit J
Tsunami Map
File No. 2025-SMA-91

4669 Kahala Avenue
Waialae/Kahala

TMKs: 3-5-005: 005 and 008

Department of Planning and Permitting
City and County of Honolulu

January 2026

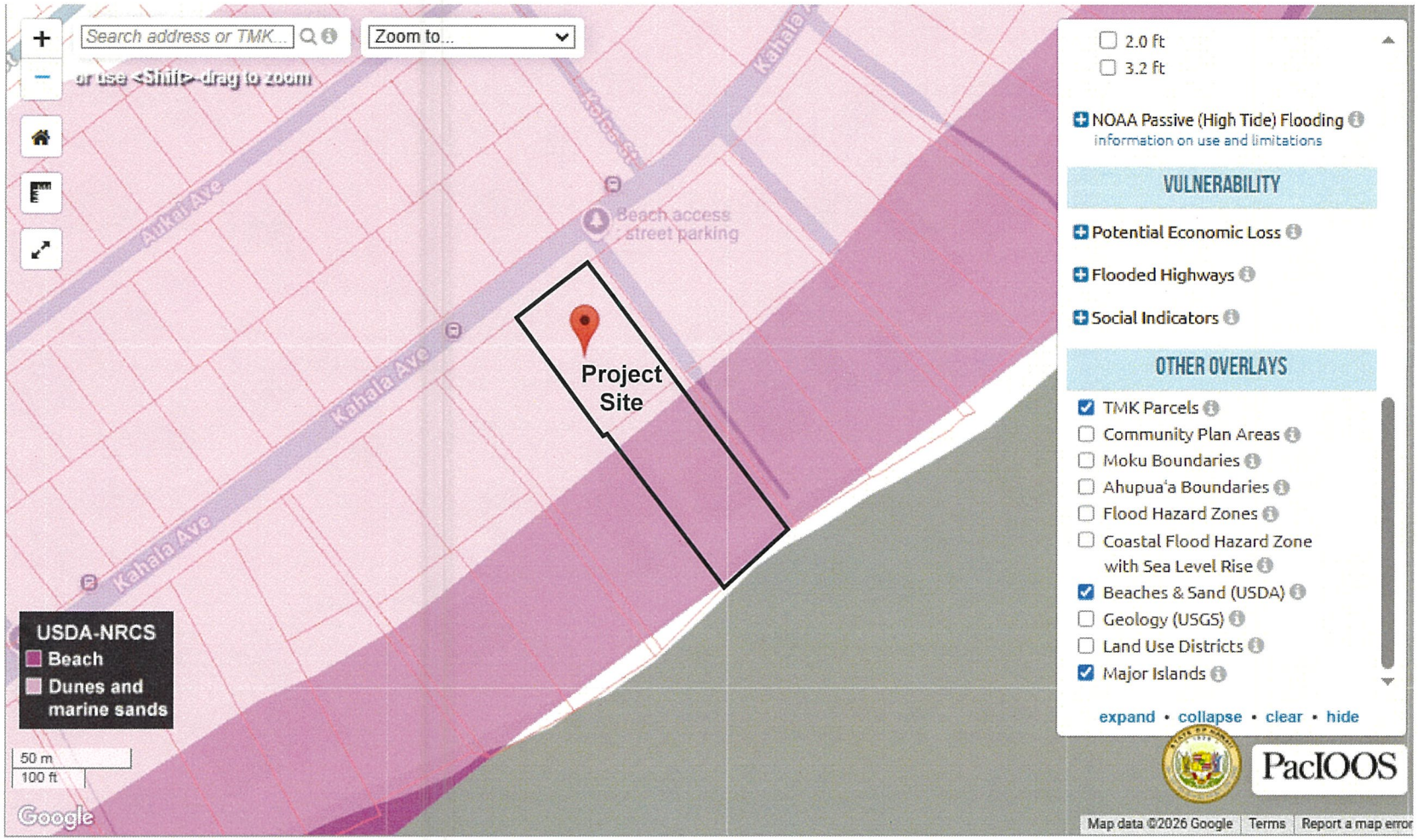


EXHIBIT K – COASTAL DUNES MAP
FILE NO. 2025-SMA-91



EXHIBIT L – CUMULATIVE IMPACT MAP
FILE NO. 2025-SMA-91

HONOLULU CITY COUNCIL

KE KANIHELA O KE KALANA O HONOLULU

CITY AND COUNTY OF HONOLULU

No._____

RESOLUTION

GRANTING A SPECIAL MANAGEMENT AREA MAJOR PERMIT TO ALLOW DEVELOPMENT INCLUDING THE CONSTRUCTION OF A NEW ONE-STORY SINGLE-UNIT DWELLING, A DETACHED CABANA, A TWO-CAR PARKING AREA, AND AN IN-GROUND SWIMMING POOL AND WATER FEATURE IN KĀHALA, O'AHU.

WHEREAS, on October 21, 2025, the Department of Planning and Permitting ("DPP") accepted the application (DPP File No. 2025-SMA-91) from Kinoshita Group Co. LTD (the "Applicant") for a Special Management Area ("SMA") Major Permit to allow development including the construction of a one-story single-unit dwelling, a detached cabana, a two-car parking area, and an in-ground swimming pool and water feature, on 55,798-square-feet of shoreline land area zoned R-5 Residential District (the "Project"), located at 4669 and 4671 Kāhala Avenue, and identified as Tax Map Keys 3-5-005: 005 and 008; and

WHEREAS, on December 19, 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's agent, DPP staff members, and no members of the public; and

WHEREAS, on January 30th, 2026, within 45 days after the close of the public hearing, the DPP, having duly considered all evidence and the objectives, policies, and guidelines, as established in the Revised Ordinances of Honolulu 2021 ("ROH") §§ 25-3.1 and 25-4.1 and the Hawai'i Revised Statutes ("HRS") §§ 205A-2 and 205A-26 completed its report and transmitted its findings and recommendation of approval to the City Council ("Council"); and

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

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

A. Development must be in general conformity with the Project as described in the DPP's findings and recommendation, referenced above, and as depicted in Exhibits A, B, C-1 through C-13, and D through L, attached hereto and incorporated by reference herein. Any change in the size or nature of the Project that may have a significant effect on coastal resources, as addressed in

ROH Chapter 25 or HRS Chapter 205A, or both, will require a new application and SMA Major Permit. Any change that does not have a significant effect on coastal resources may be considered a minor modification and may be permitted under this resolution, upon review and approval by the DPP Director.

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

1. *"The landowner hereby acknowledges (and any successor owner or interested party is hereby notified) that Tax Map Keys 3-5-005: 005 and 3-5-005: 008 are susceptible to coastal hazards, which may result in harm to or loss of life and property."*

2. *"The landowner hereby acknowledges (and any successor owner or interested party is hereby notified) that portions of Tax Map Keys 3-5-005: 005 and 3-5-005: 008 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."*

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 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 Keys 3-5-005: 005 and 3-5-005: 008, 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."

D. Following approval of this SMA Major Permit, neither the current landowner nor any future successor owner or interested party may claim hardship due to erosion, SLR, or any other coastal hazard, in order to obtain approval for a 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 Keys 3-5-005: 005 and 3-5-005: 008, the landowner hereby acknowledges (and any successor owner or interested party is notified) that no claim of hardship due to erosion, sea level rise, or any other coastal hazard may be asserted in order to obtain approval for a Shoreline Setback Variance for a new shoreline protection structure."

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

"The landowner hereby acknowledges (and any successor owner or interested party is hereby notified) that bed and breakfast homes and transient vacation units, as those terms are defined in Revised Ordinances of Honolulu Chapter 21, the Land Use Ordinance, are not allowed on Tax Map Keys 3-5-005: 005 and 3-5-005: 008."

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

1. Prior to the issuance of any construction permit or building permit for the Project, the Applicant shall submit to the DPP a copy of the State Historic Preservation Division's ("SHPD") written acceptance of the Project's

Archaeological Inventory Survey ("AIS") that meets the requirements of Hawai'i Administrative Rules § 13-276-5, and includes subsurface testing conducted by a qualified archaeologist.

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

3. If, during construction, any previously unidentified archaeological sites or remains (such as artifacts; shell, bone, or charcoal deposits; human burials; rock or coral alignments; pavings; or walls) are encountered, the Applicants shall stop work, protect the find from further disturbance, and contact SHPD immediately. Work in the immediate area must be stopped until SHPD has assessed the impact and has made further recommendations for mitigative activity.

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

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

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

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

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

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

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

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

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

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

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

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

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

(i) The 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-ft. buffer must be observed around the active nests or downed seabirds, or both, until the birds voluntarily leave the area;

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

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

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

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

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

RESOLUTION

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

1. Landscaping may not be planted, watered, or maintained so that it acts as a shoreline hardening barrier, such as the planting of naupaka, particularly if the landscaping alters or interferes with the natural beach processes;

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

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

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

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

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

I. 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 21 cubic yards of structural fill. No importation of soil fill material is proposed.

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

leaving a Project worksite, in accordance with the current recommendations from the O'ahu Invasive Species Committee ("OISC").

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

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

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

6. To manage host materials and plants that may contain the coconut rhinoceros beetle at any stage of life, the Applicant shall comply with the State Department of Agriculture's Plant Quarantine Interim Rule, or any successor rule adopted by the State Department of Agriculture, that restricts the movement of coconut rhinoceros beetle host material.

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

RESOLUTION

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

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

2. If the Applicant demonstrates good cause for an extension exceeding one year, the DPP Director shall prepare and submit to the Council a report on the proposed extension that includes the DPP Director's findings and recommendations thereon. The Council may approve the proposed extension, approve an extension for a shorter or longer period, or deny the proposed extension, by adoption of a committee report or resolution.

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

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

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

   the extension will be deemed to be denied.

HONOLULU CITY COUNCIL

KE KANIHELA O KE KALANA O HONOLULU

CITY AND COUNTY OF HONOLULU

No._____

RESOLUTION

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

BE IT FINALLY RESOLVED by the Council of the City and County of Honolulu that copies of this Resolution be transmitted to Kinoshita Group Co LTD, 4669 Kāhala Avenue, Honolulu, Hawai'i 96816; Jim Hayes, Planning Solutions, Inc., 711 Kapiolani Boulevard, #950, Honolulu, Hawai'i 96813; Dawn Takeuchi Apuna, Director of Planning and Permitting, 650 South King Street, 7th Floor, Honolulu, Hawai'i 96813; and Mary Alice Evans, Director of the Office of Planning and Sustainable Development, Attention: Coastal Zone Management Branch, P.O. Box 2359, Honolulu, Hawai'i 96804-2359.

INTRODUCED BY:

_____

_____

_____

_____

_____

_____

DATE OF INTRODUCTION: _____

_____

_____

_____ _____

Honolulu, Hawai'i Councilmembers



EXHIBIT A – LOCATION MAP

FILE NO. 2025-SMA-91



EXHIBIT B – ZONING MAP

FILE NO. 2025-SMA-91

GENERAL NOTES

1. ALL CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH ALL THE LATEST CODES AND ORDINANCES APPLICABLE TO THIS CONSTRUCTION PROJECT.
2. ALL DIMENSIONS TAKEN FROM FACE OF FINISH UNLESS OTHERWISE NOTED.
3. THE CONTRACTOR SHALL FURNISH ALL LABOR, MATERIALS, EQUIPMENT, ETC. REQUIRED TO COMPLETE ALL WORK INDICATED ON THE DRAWINGS OR SPECIFIED HEREIN.
4. THE CONTRACTOR SHALL EXAMINE THE SITE TOGETHER WITH THE DRAWINGS AND OTHER CONTRACT DOCUMENTS, AND SHALL VERIFY ALL CONDITIONS AND DIMENSIONS PRIOR TO THE START OF WORK. SHOULD THE CONTRACTOR OR SUBCONTRACTOR FIND ANY DISCREPANCIES, INTERFERENCE'S, OR OMISSIONS FROM THE DRAWINGS AND/OR SPECIFICATIONS, HE SHALL NOTIFY THE ARCHITECT FOR CLARIFICATION.
5. ALL INFORMATION SHOWN ON THE DRAWINGS RELATIVE TO EXISTING CONDITIONS IS GIVEN AT THE BEST PRESENT KNOWLEDGE BUT WITHOUT GUARANTEE OF ACCURACY. WHERE ACTUAL CONDITIONS CONFLICT WITH THE DRAWINGS, THEY SHALL BE REPORTED TO THE ARCHITECT SO THAT THE PROPER REVISIONS CAN BE MADE. MODIFICATIONS TO DETAILS OF CONSTRUCTION SHALL NOT BE MADE WITHOUT WRITTEN APPROVAL OF THE ARCHITECT.
6. THE CONTRACTOR AND SUBCONTRACTOR SHALL GUARANTEE HIS MATERIAL AND WORKMANSHIP FOR A PERIOD OF ONE YEAR FROM FINAL PAYMENT DATE AND UPON WRITTEN NOTICE. HE SHALL REMEDY AND REPAIR ANY DEFECTS IN MATERIALS OR WORKMANSHIP, AND SHALL PAY ALL EXPENSES FOR SUCH WORK, INCLUDING DAMAGE TO OTHER WORK RESULTING THEREFROM.
7. IT WILL BE THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN THE SITE IN A SAFE CONDITION AND TO MAINTAIN SECURITY DURING CONSTRUCTION.
8. ALL PLYWOOD AND LUMBER TO BE TERMITE TREATED.
9. THE BUILDING PERMIT, PLAN CHECK FEE, AND INSURANCE'S SHALL BE SECURED AND PAID FOR BY THE CONTRACTOR. ALL OTHER PERMITS SHALL BE TAKEN OUT AND PAID FOR BY THE SUBCONTRACTOR DIRECTLY RESPONSIBLE.
10. OWNER/CONTRACTOR SHALL PERFORM ALL WORK USING (BMP) BEST MANAGEMENT PRACTICE.

SECTION R314/ SMOKE ALARMS

THE ALARM DEVICES SHALL BE INTERCONNECTED IN A MANNER THAT THE ACTUATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS IN THE INDIVIDUAL UNIT. THE ALARM SHALL BE CLEARLY AUDIBLE IN ALL BEDROOMS OVER BACKGROUND NOISE WITH INTERVENING DOORS CLOSED.

FIRE DEPARTMENT NOTES

RETENTION OF PLAN
ONE SET OF APPROVED PLANS, SPECIFICATIONS, AND COMPUTATIONS SHALL BE RETAINED BY THE BUILDING OFFICIAL FOR A PERIOD OF NOT LESS THAN 90 DAYS FROM DATE OF COMPLETION OF THE WORK COVERED THEREIN AND ONE SET OF APPROVED PLANS SHALL BE RETURNED TO THE APPLICANT AND SAID SET SHALL BE KEPT ON THE SITE OF WORK AT ALL TIMES DURING THE WORK AUTHORIZED THEREBY IS IN PROGRESS.(SEC 18-5.2, R.O. 1978 (1983 ED.); AM ORD 93-59)
FAS INITIATION, NOTIFICATION, AND PROTECTION SHALL BE PROVIDED PER 13.7.1.1. WHERE INSTALLATION DEVIATES FROM THE APPROVED PLANS, REVISED DRAWINGS ARE TO BE RESUBMITTED FOR REVIEW AND APPROVAL.
13.1.9 WHEN A FIRE PROTECTION SYSTEM IS OUT OF SERVICE FOR MORE THAN 4 HOURS IN A 24-HOUR PERIOD, THE AHJ SHALL BE PERMITTED TO REQUIRE THE BUILDING TO BE EVACUATED OR AN APPROVED FIRE WATCH TO BE PROVIDED FOR ALL PORTIONS LEFT UNPROTECTED BY THE FIRE PROTECTION SYSTEM SHUTDOWN UNTIL THE FIRE PROTECTION SYSTEM HAS BEEN RETURNED TO SERVICE.

16.1 GENERAL REQUIREMENTS.
16.1.1 STRUCTURES UNDERGOING CONSTRUCTION, ALTERATION, OR DEMOLITION OPERATIONS, INCLUDING THOSE IN UNDERGROUND LOCATIONS, SHALL COMPLY WITH NFPA 241, STANDARD FOR SAFEGUARDING CONSTRUCTION, ALTERATION, AND DEMOLITION OPERATIONS, AND THIS CHAPTER.
16.1.2 A FIRE PROTECTION PLAN SHALL BE ESTABLISHED WHERE REQUIRED BY THE AHJ.
16.1.3 IN BUILDINGS UNDER CONSTRUCTION, ADEQUATE ESCAPE FACILITIES SHALL BE MAINTAINED AT ALL TIMES FOR THE USE OF CONSTRUCTION WORKERS. ESCAPE FACILITIES SHALL CONSIST OF DOORS, WALKWAYS, STAIRS, RAMPS, FIRE ESCAPES, LADDERS, OR OTHER APPROVED MEANS OR DEVICES ARRANGED IN ACCORDANCE WITH THE GENERAL PRINCIPLES OF CHAPTER 14 AND NFPA 101, LIFE SAFETY CODE, INSOFAR AS THEY CAN REASONABLY BE APPLIED TO BUILDING CONSTRUCTION. (101:4.6.10.2)
16.4.3 FIRE PROTECTION DURING CONSTRUCTION.
16.4.3.1.1 A WATER SUPPLY FOR FIRE PROTECTION, EITHER TEMPORARY OR PERMANENT, SHALL BE MADE AVAILABLE AS SOON AS COMBUSTIBLE MATERIAL ACCUMULATES BE MAINTAINED OPERATIONAL AT ALL TIMES DURING ALTERATION.

SPECIAL INSPECTION NOTES

SPECIAL INSPECTION SHALL BE PROVIDED FOR

ITEM 13, SPECIAL GRADING, EXCAVATION AND FILLING
~~ITEM 16, SHEATHED SHEAR WALL AND DIAPHRAGMS,~~
ITEM , MID AND POST FLOOD CERTIFICATION
ITEM 17, COMPLETE LOAD PATH AND UPLIFT TIES
ITEM 18, TERMITE PROTECTION

BWS NOTES: ⚠

1. THE EXISTING WATER METER DOES NOT SERVE ANY IRRIGATION AND AUTOMATIC FIRE SPRINKLER SYSTEM.
2. ALL NEW PLUMBING FIXTURES SHALL BE LOW FLOW TYPE

ESCP NOTES:

1. AT LEASE TWO WEEKS BEFORE THE BEGINNING CONSTRUCTION, THE CONTRACTOR OR THE PERSON IN CHARGE OF CONSTRUCTION, THE PERSON IN CHARGE OF CONSTRUCTION SHALL NOTIFY THE STORM WATER INSPECTOR LISTED ON THE BUILDING PERMIT.
2. AFTER INSTALLING THE CONSTRUCTION BMPS AND MOBILIZING ANY CONSTRUCTION APPARATUS IN ACCORDANCE WITH THE APPROVED ESCP (APPENDIX B ESCP FOR SMALL PROJECT TEMPLATE), THE CONTRACTOR OR THE PERSON IN CHARGE OF CONSTRUCTION SHALL CONTACT THE ESCP COORDINATOR LISTED ON THE BUILDING PERMIT, FOR A PRECONSTRUCTION INSPECTION.
3. THE ESCP COORDINATOR SHALL SUBMIT THE PRECONSTRUCTION INSPECTION CHECKLIST TO THE STORM WATER INSPECTOR (EMAIL TO DPP.NPDES@HONOLULU.GOV) CONFIRMING THE BMP AND GOOD HOUSE KEEPING MEASURE ARE IN COMPLIANCE.

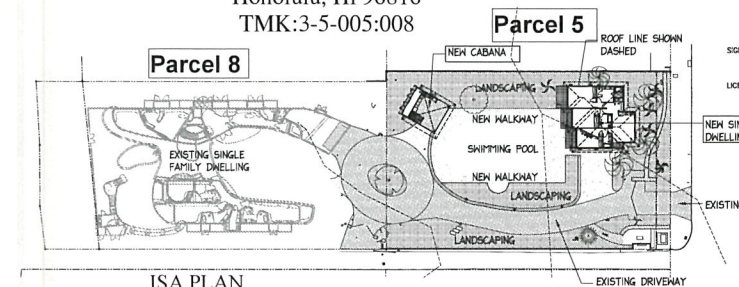
PUBLIC HEALTH, SAFETY, AND CONVENIENCE NOTES:

1. THE CONTRACTOR SHALL OBSERVE AND COMPLY WITH ALL FEDERAL STATE AND LOCAL LAWS REQUIRED FOR THE PROTECTION OF THE PROTECTION OF THE PUBLIC HEALTH AND SAFETY AND ENVIRONMENTAL QUALITY.
2. THE CONTRACTOR, AT HIS OWN OWN EXPENSE SHALL KEEP THE PROJECT AND IT'S SURROUNDINGS AREAS FREE FORM DUST NUISANCE. THE WORK SHALL BE IN CONFORMANCE THE THE AIR POLLUTION CONTROL STANDARDS AND REGULATIONS OF THE STATE DEPARTMENT OF HEALTH.
3. THE CONTRACTOR SHALL PERFORM ANY CONSTRUCTION ACTIVITY SO AS TO CAUSE FALLING ROCK, SOIL OR DEBRIS IN ANY FORM TO FALL, SLIDE OD FLOW ONTO ADJOINING PROPERTIES , STREETS OR NATURAL WATERCOURSES, SHOULD SUCH VIOLATION OCCUR, THE CONTRACTOR SHALL IMMEDIATELY MAKE ALL REMEDIAL ACTIONS NECESSARY.
4. THE CONTRACTOR SHALL PROVIDE, INSTALL AND MAINTAIN ALL NECESSARY SIGNS, FLARES, BARRICADES, MARKERS, CONES AND OTHER PROJECTIVE FACILITIES AND SHALL TAKE ALL NECESSARY PRECAUTIONS FORT HE PROTECTIONS FOR CONTRACTOR SHALL APPLY FOR A CONSTRUCTION PERMIT WITH POLLUTION CONTROL PLAN.

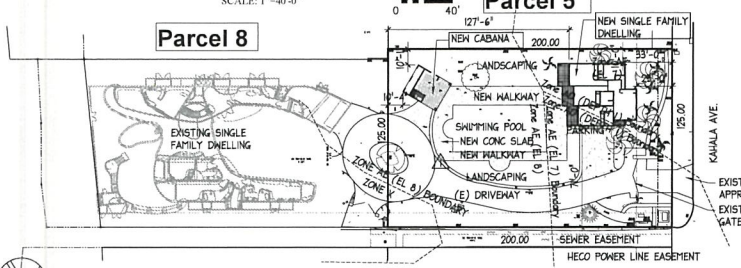
STANDARD APPENDIX GA:
RESIDENTIAL STORM WATER MANAGEMENT NOTE FOR SINGLE-FAMILY AND TWO FAMILY DWELLING PROJECTS:
(i) USE SITE DESIGN STRATEGIES TO REDUCE THE IMPERIOUS SURFACES AREAS TO MAXIMUM EXTENT PRACTICAL. THE TOTAL IMPERIOUS SURFACE AREA FOR THE LT MAY NOT EXCEED 75% PER LUO SECTION 21-3.70.1(G)
(ii) TOTAL NEW IMPERVIOUS 63%

D:\Projects\Wey Kahua 3MA\000 Site Plan and Project Data Kanaka sma.dwg

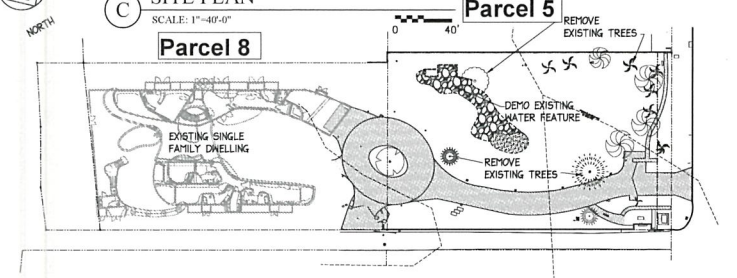
New One Story Single Family Dwelling and Gazebo at 4669 Kahala Ave. Honolulu, Hi 96816 TMK:3-5-005:008



ISA PLAN
SCALE: 1"=40'-0"



C SITE PLAN
SCALE: 1"=40'-0"



B DEMOLITION PLAN
SCALE: 1"=40'-0"



A PROJECT LOCATION
NOT TO SCALE:

EXHIBIT C-1

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 COMPONENT SYSTEMS
MECHANICAL COMPONENT SYSTEMS

SIGNATURE: _____ DATE: 7/30/25
NAME: Roy K. Yamamoto
TITLE: Architect
LICENSE NO.: 4649

PROJECT DATA

ADDRESS:	4669 KAHALA AVE. 4671 KAHALA AVE. HONOLULU, HAWAII 96816
TAX MAP KEY:	3-5-005:005 & 008
ZONING:	R-5 RESIDENTIAL DISTRICT
ZONING LOT SIZE:	25,000 +28,756= 53,756.00 SF
MAXIMUM BUILDING AREA	53,756.00 SF X 50% = 26,878.00 SF
ACTUAL BUILDING AREA:	7,260 (EXISTING) + 2,378 (PROPOSED) = 9,638 SF TOTAL
FLOOR AREA CALCULATIONS::	11,551 (EXISTING) + 2,378 (PROPOSED) = 13,929 SF TOTAL
PARKING REQUIREMENT: 13,929/1000 = 14 REQUIRED TOTAL	
PARKING PROVIDED: 12 (EXISTING) + 2 (PROPOSED) = 14 TOTAL	
MAX IMPERVIOUS SURFACE 53,756 SF X 75% = 40,317 SF MAX	
ACTUAL IMPERVIOUS SURFACE:	14,213 SF (EXISTING) + 12,171 (PROPOSED) = 26,384 SF TOTAL (49.0%)
FA = 60% OF LOT = 32,253.60 SF	
STATE LAND USE:	URBAN DISTRICT
SMA/SHORELINE:	IN SMA
FLOOD ZONE:	AE (ELEV 7) AO (DEPTH 1)
STREET SETBACK:	NONE

RESIDENCE

FLOOR AREA CALCULATIONS:	LIVING:	CARPORT
SINGLE FAMILY DWELLING FLOOR:	1,784 SF	-0- SF
CABANA FLOOR:	594 SF	
TOTAL	2,378 SF	-0- SF

BUILDING CODE:
EFFECTIVE CODE: IRC 2018
TYPE OF CONSTRUCTION: V-B
OCCUPANCY GROUP: R-3

INDEX TO DRAWINGS

NO OF SHEETS	DRAWING NO.	DESCRIPTION
1	001	SITE PLAN AND PROJECT DATA
2	A101	OVERALL FLOOR PLAN
3	A102	FLOOR PLAN
4	A103	FLOOR PLAN, ROOF PLAN AND REFLECTED CEILING PLAN
5	A104	ROOF PLAN AND WALL TYPES
6	A105	REFLECTED CEILING AND DETAIL
7	A201	EXTERIOR ELEVATIONS AND WINDOW TYPES
8	A202	EXTERIOR ELEVATIONS AND DOOR TYPES
9	A203	EXTERIOR ELEVATIONS AND BUILDING SECTIONS
10	A301	BUILDING SECTIONS AND WALL SECTIONS
11	A401	INTERIOR ELEVATIONS
12	S001	STRUCTURAL NOTES
13	S002	STRUCTURAL DETAILS
14	S003	STRUCTURAL DETAILS
15	S101	FOUNDATION PLAN
16	S102	FOUNDATION PLAN AND DETAILS
17	S103	ROOF FRAMING PLAN

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This work was prepared by me or under my supervision & construction of this project will be under my observation. Expiration date: 4/30/25

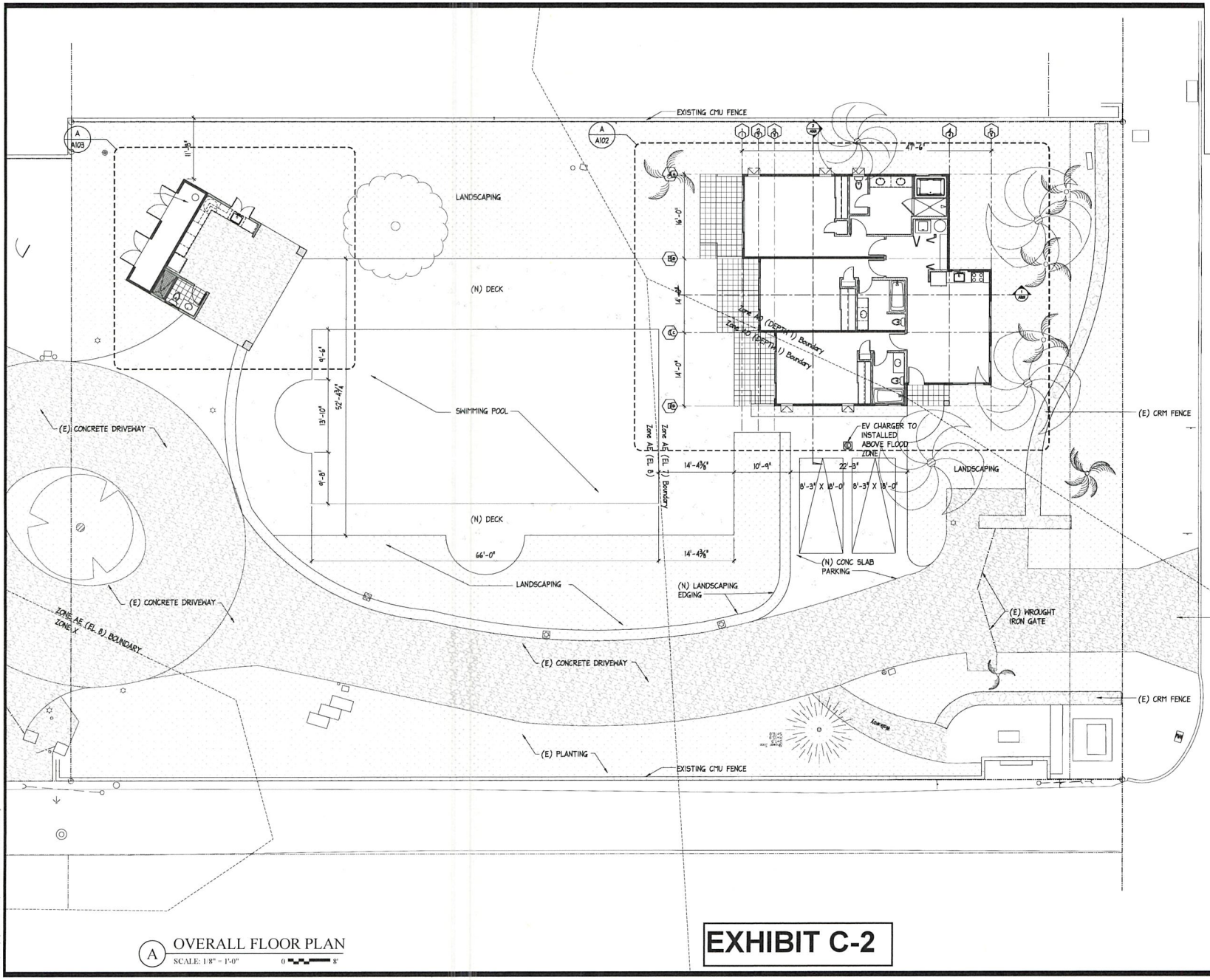
Project Name:
New One Story Single Family Dwelling and Cabana at 4669 Kahala Ave. Honolulu, Hi 96816 TMK:3-5-005:008

Sheet Title:
SITE PLAN AND PROJECT DATA

Revisions:
⚠ COMMENTS REVISIONS

Project Number: -
Drawn By: AA
Date: 7/30/25

Drawing Number:
001
Sheet 1 of 17



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

EXHIBIT C-2

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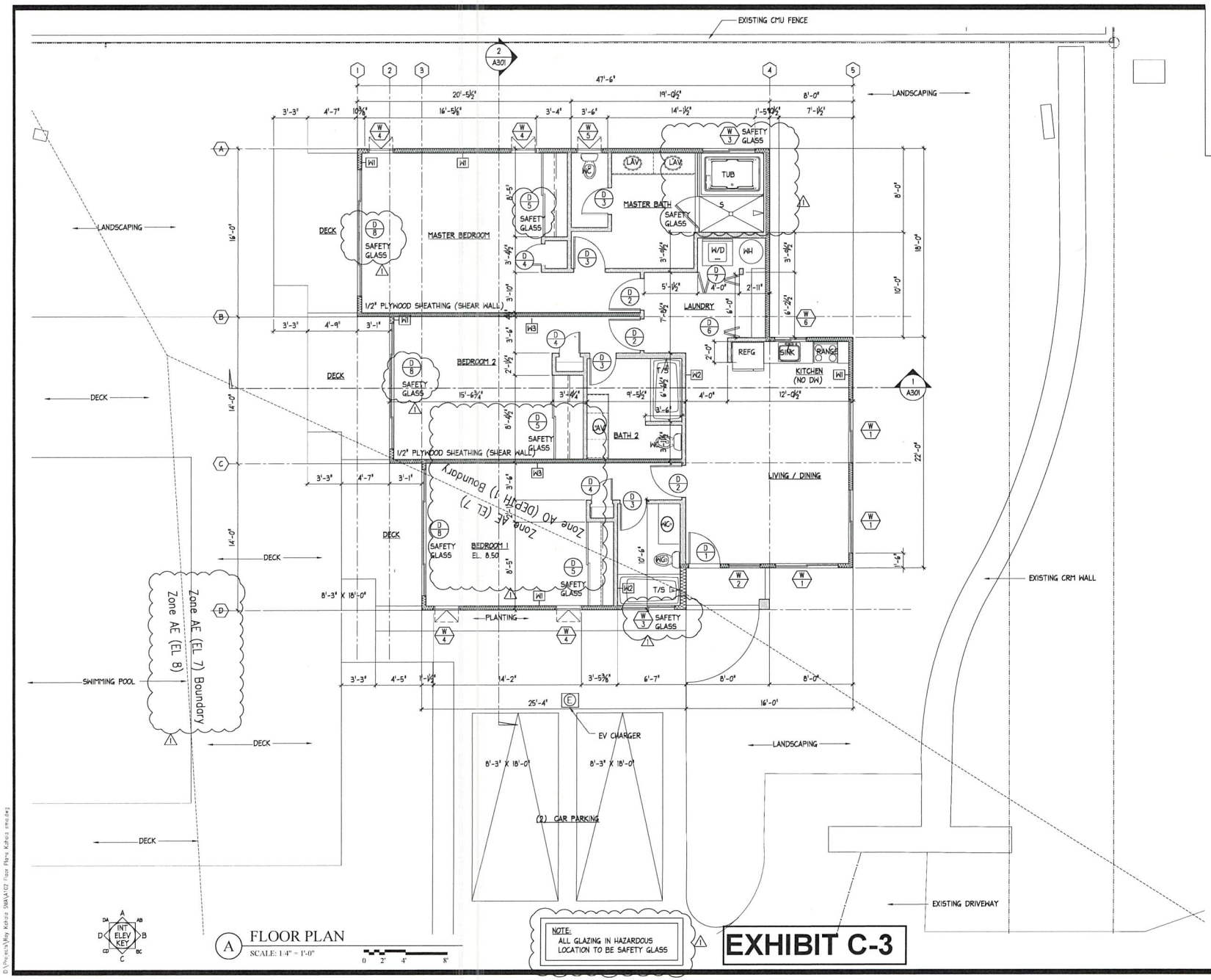
Sheet Title:
OVERALL FLOOR PLAN

Revisions:

Project Number: –
Drawn By: AA
Date: 7/30/25

Drawing Number:
A101
Sheet 2 of 17

D:\Projects\Roy Kahala 3MA\A101 Floor Plans Kahala 3mf.dwg



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

NOTE:
ALL GLAZING IN HAZARDOUS LOCATION TO BE SAFETY GLASS

EXHIBIT C-3

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Project Name:

New One Story Single Family Dwelling and Cabana at 4669 Kahala Ave. Honolulu, Hi 96816 TMK:3-5-005:008

Sheet Title:
FLOOR PLANS

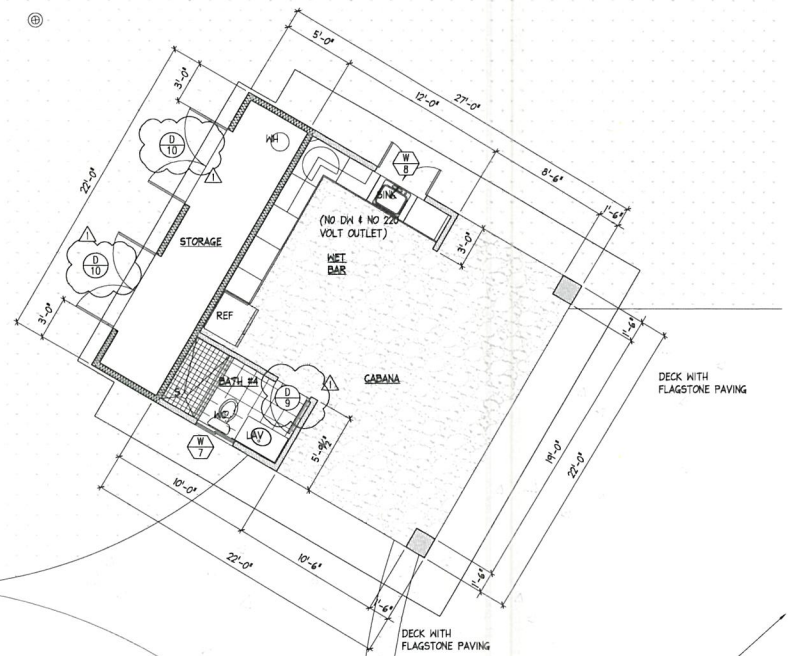
Revisions:

⚠ COMMENTS REVISIONS

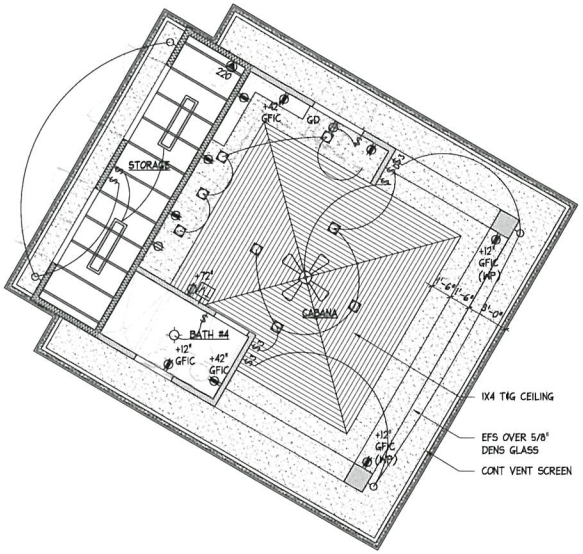
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Drawn By: AA
Date: 7/30/25

Drawing Number:
A102
Sheet 3 of 17

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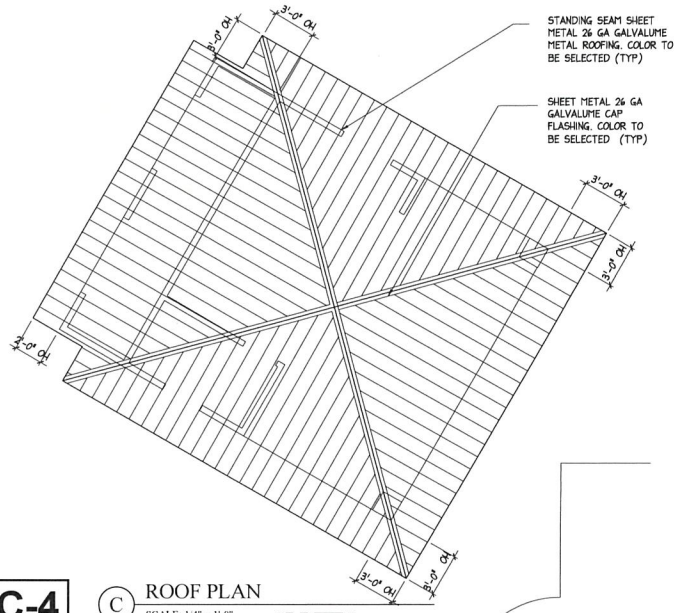
A GROUND FLOOR PLAN
SCALE: 1/4" = 1'-0"



B REFLECTED CEILING PLAN
SCALE: 1/4" = 1'-0"

ELECTRICAL SYMBOLS

- LIGHT FIXTURE - CEILING MOUNTED
- RECESSED LIGHT W/ LENS MOISTURE RESISTANT
- SURFACE MOUNTED LIGHT
- 2X4 FLORESCENT LIGHT
- DUPLEX RECEPTACLE
- GFI WP DUPLEX RECEPTACLE-WATERPROOF
- 220 DUPLEX RECEPTACLE
- SD SMOKE DETECTOR/ALARM SHALL COMPLY WITH PER 2018 IRC
- $ SINGLE POLE SWITCH
- $D SINGLE POLE SWITCH DIMMER
- $3 3-WAY SWITCH
- TV TV OUTLET
- ELECTRIC PANEL



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

EXHIBIT C-4

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New One Story Single Family Dwelling and Cabana at 4669 Kahala Ave. Honolulu, Hi 96816 TMK:3-5-005:008

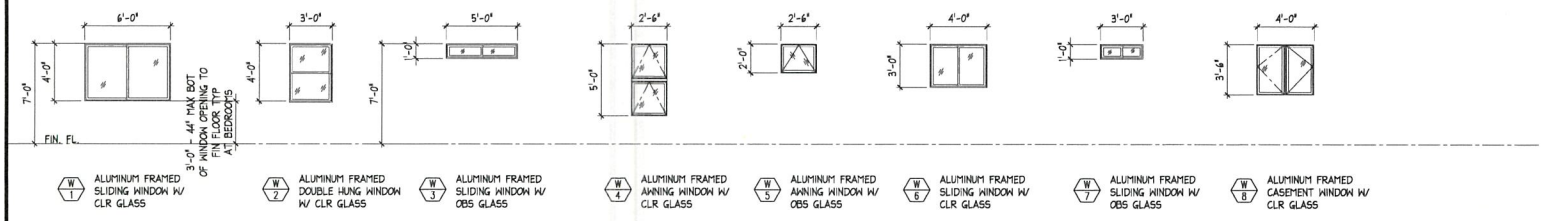
Sheet Title:
FLOOR PLAN, ROOF PLAN & REFLECTED CEILING

Revisions:
1 COMMENTS REVISIONS

Project Number: —
Drawn By: AA
Date: 7/30/25

Drawing Number:
A103
Sheet 4 of 17

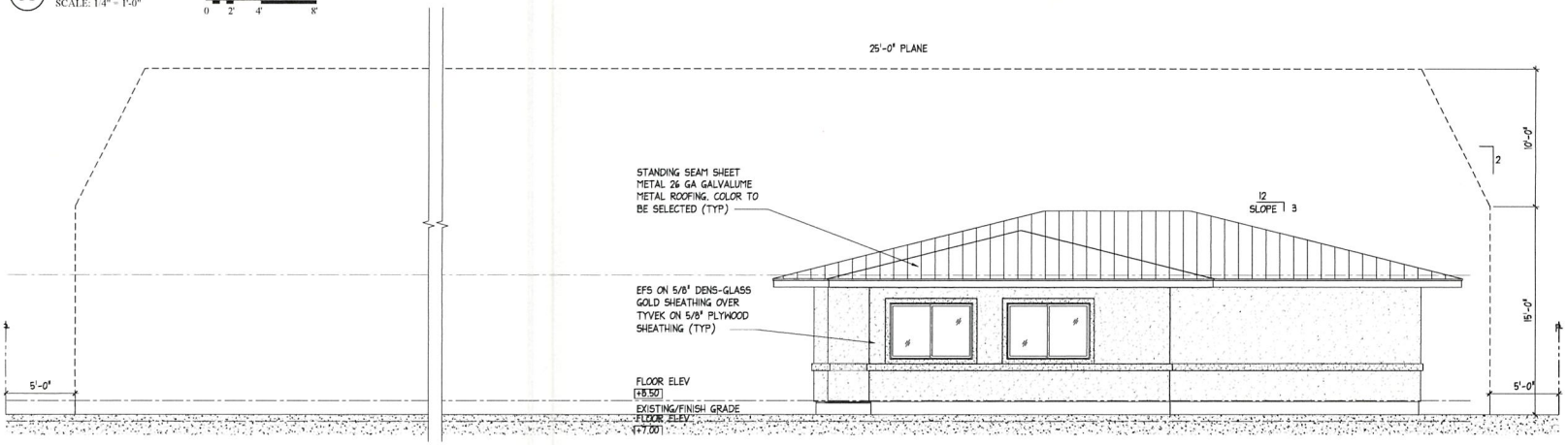
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A WINDOW TYPES

SCALE: 1/4" = 1'-0"

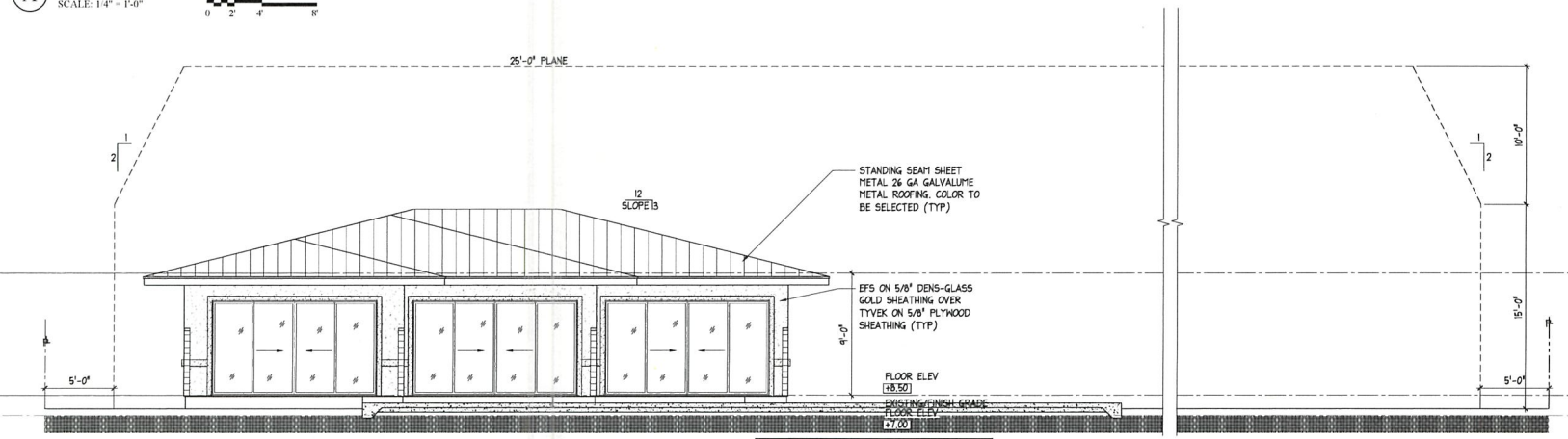
0 2' 4' 8'



A FRONT ELEVATION

SCALE: 1/4" = 1'-0"

0 2' 4' 8'



B REAR ELEVATION

SCALE: 1/4" = 1'-0"

0 2' 4' 8'

EXHIBIT C-5

D:\Projects\Roy Kahala\A201 - Exterior Elevations Kahala.dwg

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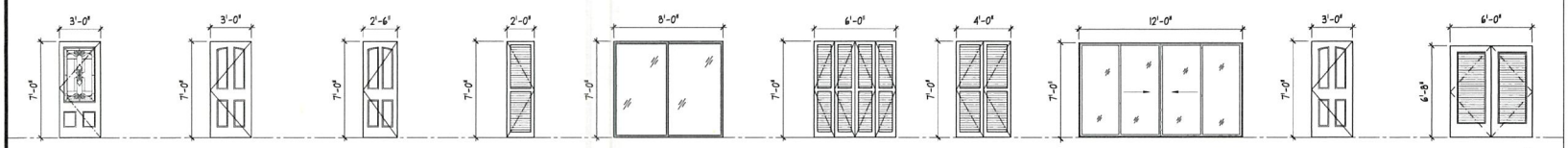
Sheet Title:
EXTERIOR ELEVATIONS & WINDOW TYPES

Revisions:

Project Number: –
Drawn By: AA
Date: 7/30/25

Drawing Number:
A201

Sheet 7 of 17



D/2 1 3/4" THK DECORATIVE PANEL DOORS W/ ALUM. THRESHOLD

D/2 1 3/8" THK PANEL, HOLLOW CORE DOOR

D/3 1 3/8" THK PANEL, HOLLOW CORE DOOR

D/4 1 3/8" FULLY LOUVERED DOOR

D/5 GLASS MIRROR W/ SAFETY GLASS DOOR

D/6 1 3/8" FULLY LOUVERED DOOR

D/7 1 3/8" FULLY LOUVERED DOOR

D/9 ALUMINUM FRAMED SLIDING GLASS DOOR W/ SAFETY GLASS & INSECT SCREEN

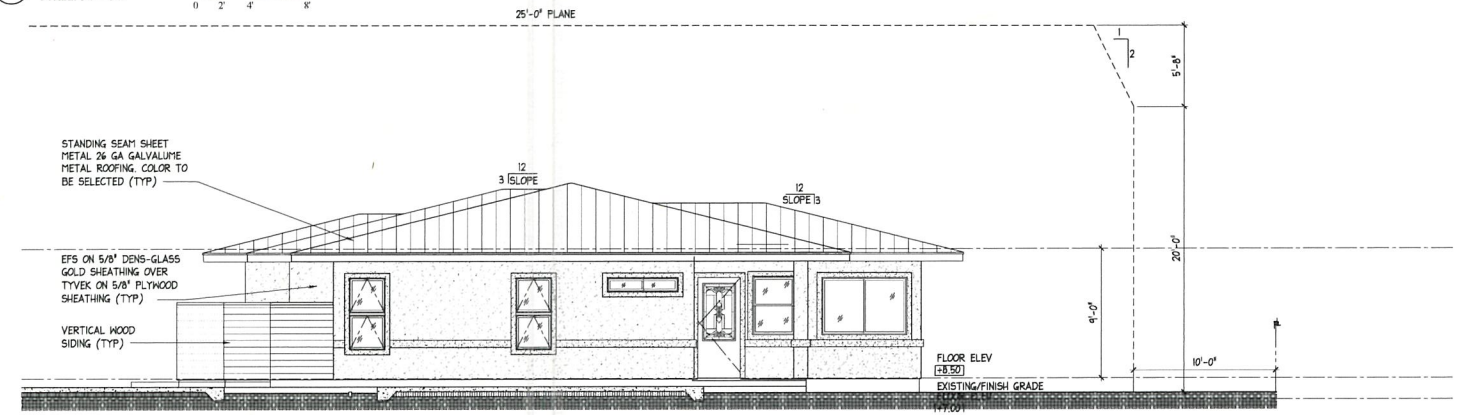
D/10 1 3/4" THK PANEL, SOLID CORE DOOR

D/11 1 3/4" THK PANEL, SOLID CORE W/ FULLY LOUVERED DOOR

1 DOOR TYPES

SCALE: 1/4" = 1'-0"

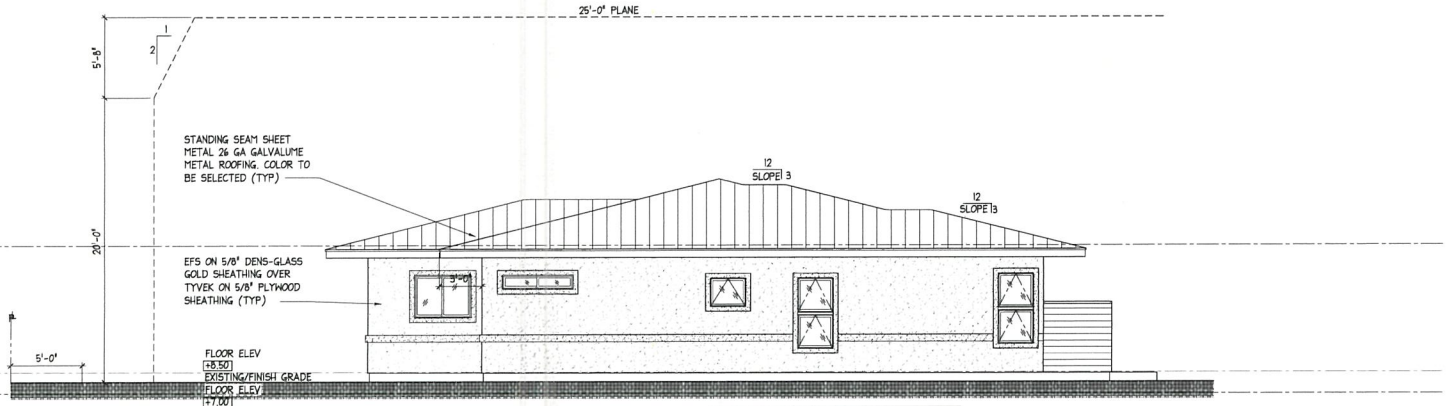
0 2' 4' 8'



A LEFT ELEVATION

SCALE: 1/4" = 1'-0"

0 2' 4' 8'



B RIGHT ELEVATION

SCALE: 1/4" = 1'-0"

0 2' 4' 8'

EXHIBIT C-6

D:\Projects\Roy Kahala\A202 Exterior Elevations Kahala.dwg

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New One Story Single Family Dwelling and Cabana at 4669 Kahala Ave. Honolulu, Hi 96816 TMK:3-5-005:008

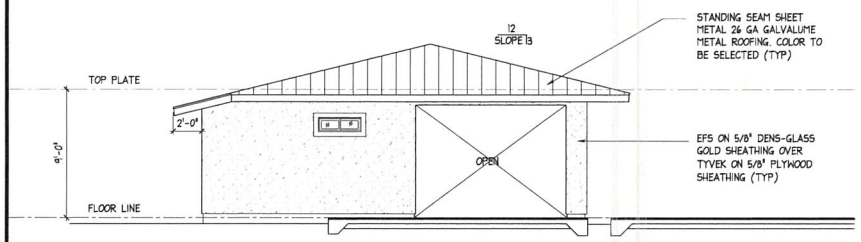
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EXTERIOR ELEVATIONS & DOOR TYPES

Revisions:

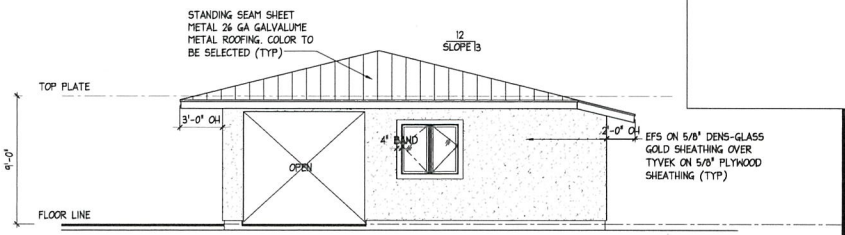
Project Number: -
Drawn By: AA
Date: 7/30/25

Drawing Number:
A202

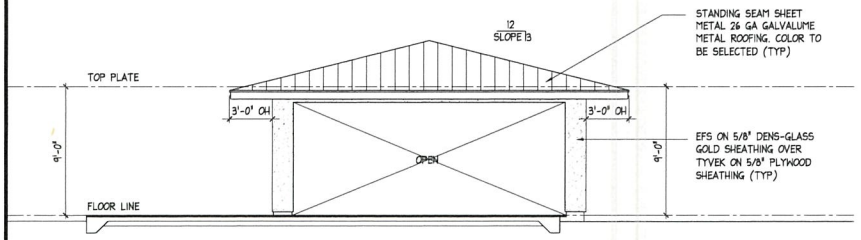
Sheet 8 of 17



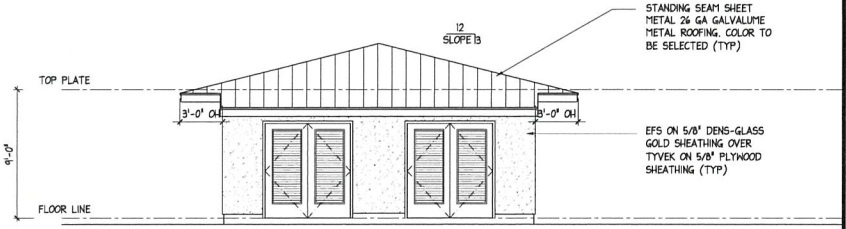
A LEFT ELEVATION
SCALE: 1/4" = 1'-0"



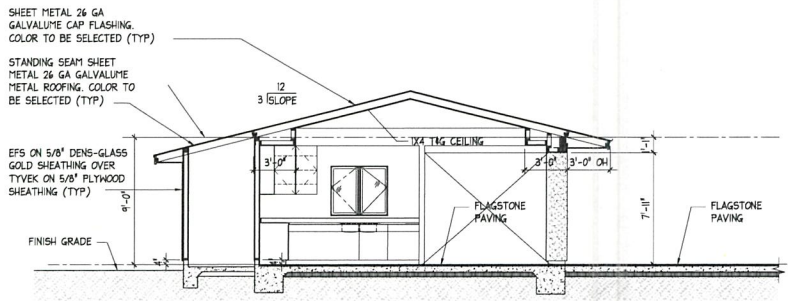
B RIGHT ELEVATION
SCALE: 1/4" = 1'-0"



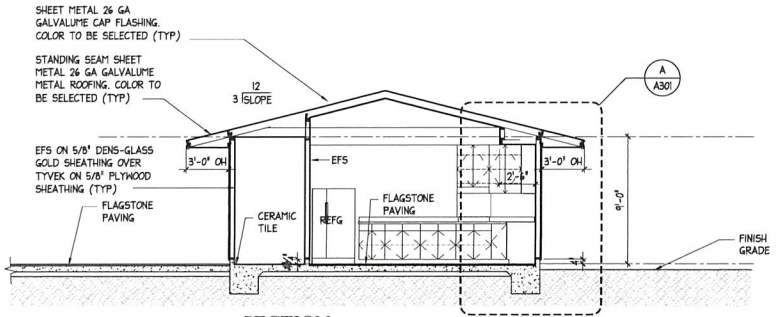
C FRONT ELEVATION
SCALE: 1/4" = 1'-0"



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



1 SECTION
SCALE: 1/4" = 1'-0"



2 SECTION
SCALE: 1/4" = 1'-0"

EXHIBIT C-7

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Project Name:

New One Story Single Family Dwelling and Cabana at 4669 Kahala Ave. Honolulu, Hi 96816 TMK:3-5-005:008

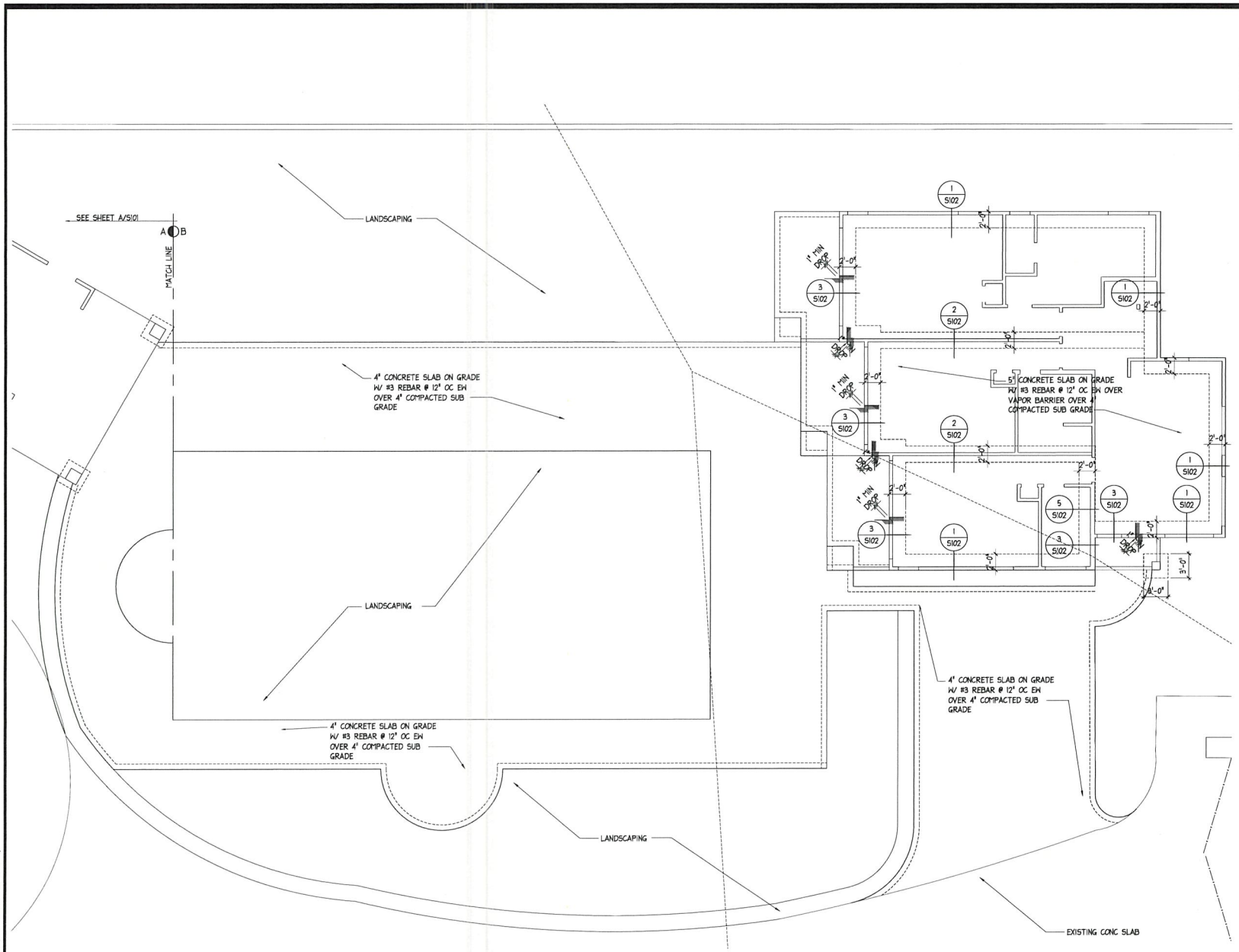
Sheet Title:
EXTERIOR ELEVATIONS AND BUILDING SECTIONS

Revisions:

Project Number: –
Drawn By: AA
Date: 7/30/25

Drawing Number:
A203
Sheet 9 of 17

D:\Projects\Roy Kahala\A203 Exterior Elevations and Building Sections Kahala.dwg



A FOUNDATION PLAN

SCALE: 1/4" = 1'-0"

0 2' 4' 8'

EXHIBIT C-8

D:\Projects\Kay Kahala\S101 Foundation Plan Kahala.dwg

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Project Name:

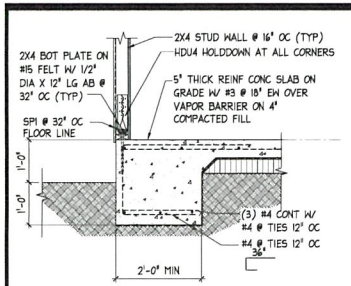
New One Story Single Family Dwelling and Cabana at 4669 Kahala Ave. Honolulu, Hi 96816 TMK:3-5-005:008

Sheet Title:
FOUNDATION PLAN

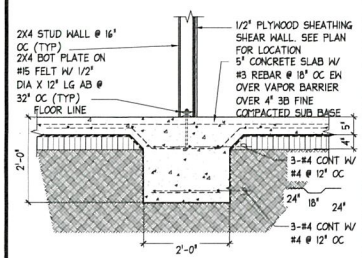
Revisions:

Project Number: –
Drawn By: AA
Date: 7/30/25

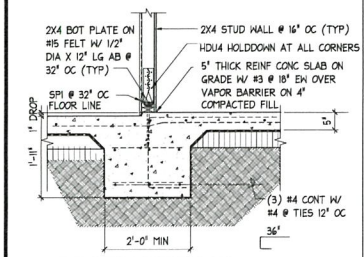
Drawing Number:
S101
Sheet 15 of 17



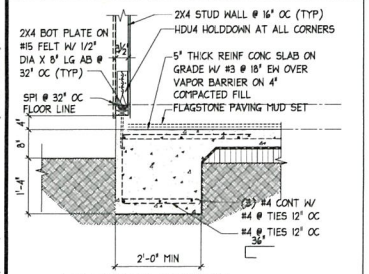
1 FOOTING DETAIL
SCALE: 3/4" = 1'-0"



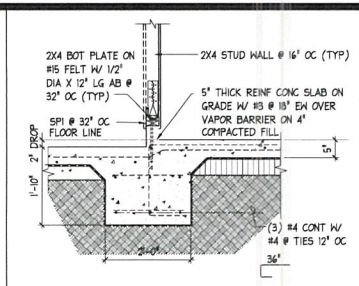
2 FOOTING DETAIL
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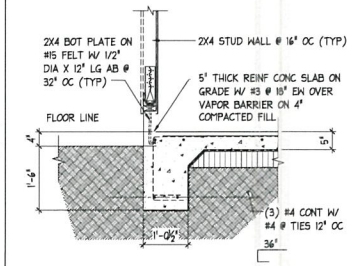
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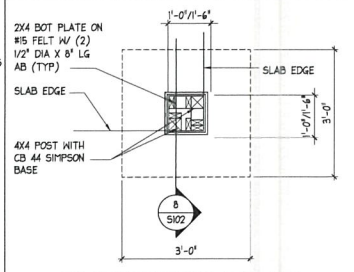
4 FOOTING DETAIL
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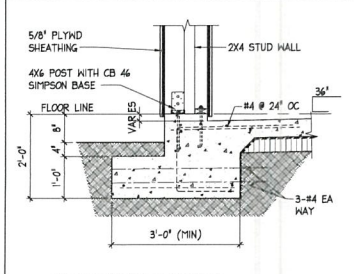
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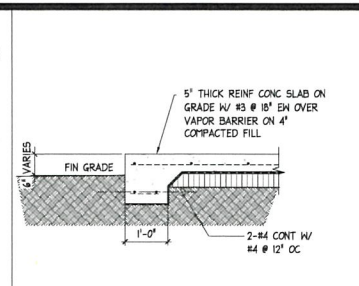
6 FOOTING DETAIL
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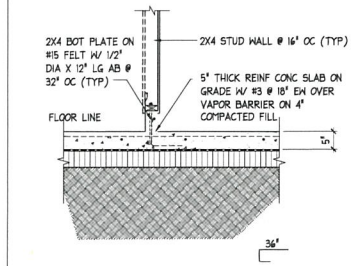
7 FOOTING DETAIL PLAN
SCALE: 3/4" = 1'-0"



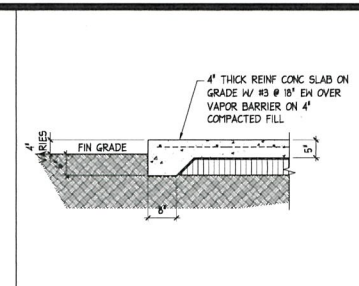
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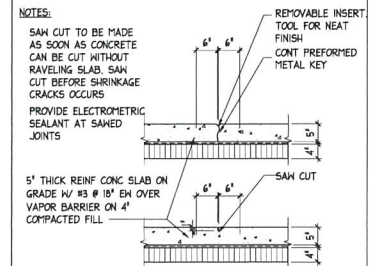
9 SLAB EDGE
SCALE: 3/4" = 1'-0"



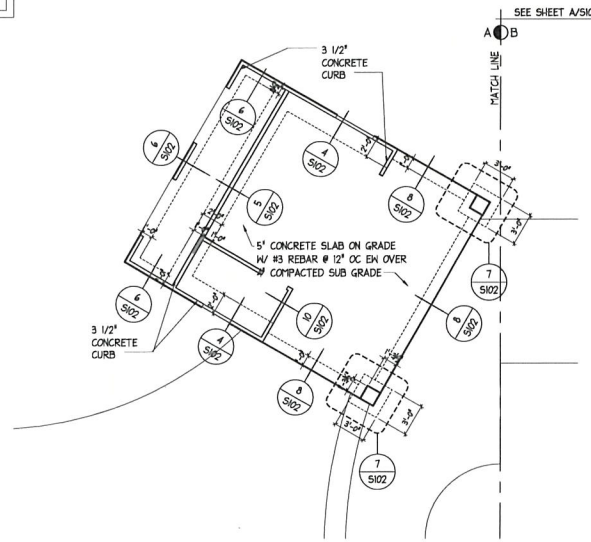
10 CURB DETAIL
SCALE: 3/4" = 1'-0"



11 SLAB EDGE DETAIL
SCALE: 3/4" = 1'-0"



12 SLAB CONTROL JOINT (CJ)
SCALE: 3/4" = 1'-0"



A FOUNDATION PLAN
SCALE: 1/4" = 1'-0"

EXHIBIT C-9

Roy K. Yamamoto
Architect, AIA, Inc.
Architecture & Planning
1580 Makaloa Street, Suite 788
Honolulu, Hawaii 96814
Tel 808.942.3666
Fax 808.942.3665
www.ykyarchitect.com

ROY K. YAMAMOTO LICENSED PROFESSIONAL ARCHITECT No. 4649 HAWAII, U.S.A.

This work was prepared by me or under my supervision & construction of this project will be under my observation. Expiration date: 4/30/25

Project Name:

New One Story Single Family Dwelling and Cabana at 4669 Kahala Ave. Honolulu, Hi 96816 TMK:3-5-005:008

Sheet Title:
FOUNDATION PLAN AND DETAILS

Revisions:

Project Number: –
Drawn By: AA
Date: 7/30/25

Drawing Number:
S102
Sheet 16 of 17

D:\Projects\Roy Kahala\S102 Foundation Plan and Footing Details Kahala.dwg

ESCP INSPECTION NOTES:

1. AT LEAST TWO WEEKS BEFORE THE BEGINNING CONSTRUCTION, THE CONTRACTOR OR THE PERSON IN CHARGE OF CONSTRUCTION SHALL NOTIFY THE STORM WATER INSPECTOR LISTED ON THE BUILDING PERMIT.
2. AFTER INSTALLING THE CONSTRUCTION BMP'S AND MOBILIZING ANY CONSTRUCTION APPARATUS IN ACCORDANCE WITH THE APPROVED ESCP (OR APPENDIX B, ESCP FOR SMALL PROJECT TEMPLATE), THE CONTRACTOR OR THE PERSON IN CHARGE OF CONSTRUCTION SHALL CONTACT THE ESCP COORDINATOR LISTED ON THE BUILDING PERMIT, FOR A PRE-CONSTRUCTION INSPECTION.
3. THE ESCP COORDINATOR SHALL SUBMIT THE PRE-CONSTRUCTION INSPECTION CHECKLIST TO THE STORM WATER INSPECTOR (EMAIL TO DPP.NPDES@HONOLULU.GOV) CONFIRMING THE BMPS

PUBLIC HEALTH, SAFETY, AND CONVENIENCE NOTES:

1. THE CONTRACTOR SHALL OBSERVE AND COMPLY WITH ALL FEDERAL, STATE, AND LOCAL LAWS REQUIRED FOR THE PROTECTION OF THE PUBLIC HEALTH AND SAFETY AND ENVIRONMENTAL QUALITY.
2. THE CONTRACTOR, AT HIS OWN EXPENSE SHALL KEEP THE PROJECT AND ITS SURROUNDING AREAS FREE FROM DUST NUISANCE. THE WORK SHALL BE IN CONFORMANCE WITH THE AIR POLLUTION CONTROL STANDARDS AND REGULATIONS OF THE STATE DEPARTMENT OF HEALTH.
3. NO CONTRACTOR SHALL PERFORM ANY CONSTRUCTION ACTIVITY SO AS TO CAUSE FALLING ROCK, SOIL OR DEBRIS IN ANY FORM TO FALL, SLIDE OR FLOW ONTO ADJOINING PROPERTIES, STREETS OR NATURAL WATERCOURSES. SHOULD SUCH VIOLATIONS OCCUR, THE CONTRACTOR SHALL IMMEDIATELY MAKE ALL REMEDIAL ACTIONS NECESSARY.
4. THE CONTRACTOR SHALL PROVIDE, INSTALL AND MAINTAIN ALL NECESSARY SIGNS, LIGHTS, FLARES, BARRICADES, MARKERS, CONES AND OTHER PROTECTIVE FACILITIES AND SHALL TAKE ALL NECESSARY PRECAUTIONS FOR THE PROTECTION, CONVENIENCE AND SAFETY OF THE PUBLIC. THE CONTRACTOR SHALL APPLY FOR A CONSTRUCTION PERMIT WITH A NOISE POLLUTION CONTROL PLAN.

RESIDENTIAL STORM WATER MANAGEMENT NOTES FOR SINGLE-FAMILY AND TWO-FAMILY DWELLING PROJECTS:

1. USE SITE DESIGN STRATEGIES TO REDUCE THE IMPERVIOUS SURFACE AREAS TO THE MAXIUMUM EXTENT PRACTICAL. THE TOTAL IMPERVIOUS SURFACE AREAS TO THE MAXIMUM EXTENT PRACTICAL. THE TOTAL IMPERVIOUS AREA FOR THE LOT MAY NOT EXCEED 75%, PER LUO SECTION 21-3.70-1(G)
2. TOTAL IMPERVIOUS AREA =58.60%



LEGEND

- EXISTING IMPERVIOUS AREA
- ADDED IMPERVIOUS AREA
- REMOVED IMPERVIOUS AREA

PERCENT/ TOTAL IMPERVIOUS SURFACE
LOT SIZE: 25,000 SQ.FT.
EXISTING IMPERVIOUS AREA: 9,795 SQ.FT.
ADDED IMPERVIOUS AREA: 3,040 SQ.FT.
REMOVED IMPERVIOUS AREA: 1,532
PERCENT OF IMPERVIOUS AREA: 45%

1 SITE PLAN

SCALE: 3/32" = 1'-0"

DEBIASI PACIFIC
STEP INTO THE POOL OF YOUR DREAMS
NGO BUILDING, SUITE 205
HONOLULU, HI 96816
PHONE: (808)732-5161

PERMIT SET

LICENSED PROFESSIONAL ARCHITECT
No 10485
STATE OF HAWAII

Signature

4/30/26
Expiration Date

THIS WORK WAS PREPARED BY ME OR UNDER MY OBSERVATION CONSTRUCTION OF THIS PROJECT WILL BE UNDER MY OBSERVATION

OBSERVATION OF CONSTRUCTION IS AS DEFINED IN HAWAII ADMINISTRATIVE RULES, TITLE 16, DEPARTMENT OF COMMERCE AND CONSUMER AFFAIRS CHAPTER 82-2, PROFESSIONAL ENGINEERS, ARCHITECTS, SURVEYORS AND LANDSCAPE ARCHITECTS

DATE:	REVISIONS

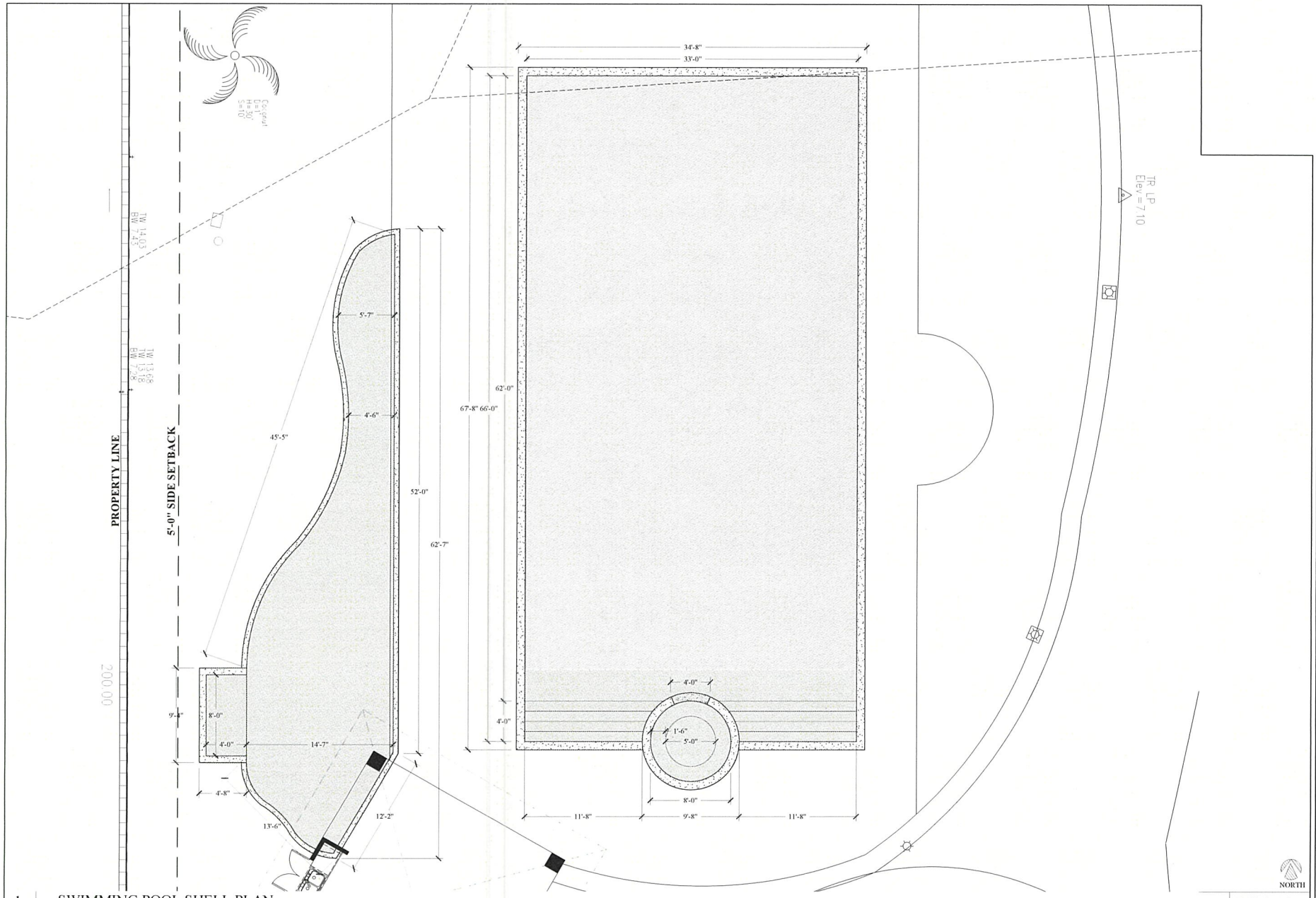
4669 KAHALA AVE RESIDENCE
SWIMMING POOL, SPA, AND WF
4669 KAHALA AVENUE
HONOULULU, HI 96816

T.M.K.: (1)3-5-005:008

BMP SITE LAYOUT

DRAWN BY: RL	SHEET No.
DATE: 08/19/2025	WF003
DRAWING No.: 3 OF 6	

EXHIBIT C-10



1 SWIMMING POOL SHELL PLAN

EXHIBIT C-11

DeBIASI PACIFIC
STEP INTO THE POOL OF YOUR DREAMS
3620 WAIALAE AVE. SUITE 205
HONOLULU, HI 96816
PHONE: (808)732-5161

PERMIT SET

LICENSED PROFESSIONAL ARCHITECT
No 10485
STATE OF HAWAII

Signature

4/30/26
Expiration Date

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DATE:	REVISIONS

4669 KAHALA AVE RESIDENCE
SWIMMING POOL, SPA, AND WF
4669 KAHALA AVENUE
HONOULULU, HI 96816

T.M.K.: (1)3-5-005:008

SWIMMING POOL SHELL PLAN

DRAWN BY:	SHEET No.
RL	WF100
DATE: 08/19/2025	
DRAWING No. 4 OF 6	

PLUMBING

PLUMBING STANDARDS & DISCHARGE NOTES:

1. CROSS-CONNECTION SHALL BE PREVENTED BY
__APPROVED PRESSURE VACUUM BREAKER
__FEBCO 765 INSTALLED ABOVE FLOOD LEVEL
__APPROVED AIR-GAP ABOVE FLOOD LEVEL
__FILLED VIA EXISTING WATER MAKE-UP FIXTURE
X FILLED VIA EXISTING HOSE BIB

2. STANDARD PLUMBING AND DISCHARGE NOTES FOR SWIMMING POOLS
A) POOL BACKWASH WATER DISCHARGES AND OR WASHING OUT OF DEBRIS INTO THE PUBLIC RIGHT-OF-WAY, INTO ANY PUBLIC EASEMENT, AND INTO THE CITY'S STORM DRAIN SYSTEM, ARE NOT ALLOWED
B) IF DISCHARGING POOL WATER WITHIN THE SUBJECT PROPERTY, ADEQUATE PROVISIONS SHALL BE MADE TO PREVENT SURFACE WATERS AND/OR SEDIMENT-LADEN RUNOFF FROM LEAVING THE SITE. IN ADDITION, THE POOL WATER SHOULD NOT CAUSE WATER TO STAGNATE ON, OR TO FLOOD, ANY ADJOINING PROPERTIES
C) POOL WATER DISCHARGES TO THE CITY'S STORM DRAIN SYSTEM REQUIRE APPROVAL BY THE STORM WATER QUALITY BRANCH OF THE CITY DEPARTMENT OF ENVIRONMENTAL SERVICES (ENV). FOR MORE INFORMATION AND TO ARRANGE FOR INSPECTION PRIOR TO COMMENCEMENT OF DISCHARGE, PLEASE CONTACT ENV AT (808) 768-3245
D) POOL WATER DISCHARGES TO CITY'S SANITARY SEWER SYSTEM REQUIRE APPROVAL BY THE REGULATORY CONTROL BRANCH OF THE CITY DEPARTMENT OF ENVIRONMENTAL SERVICES (ENV). PLEASE CONTACT ENV AT (808) 768-3261 OR (808) 768-3262
E) POOL WATER DISCHARGES TO THE STATE'S STORM DRAIN SYSTEM REQUIRE APPROVAL BY THE HIGHWAYS DIVISION OF THE STATE DEPARTMENT OF TRANSPORTATION (DOT). PLEASE CONTACT DOT AT (808) 831-6712
F) POOL WATER (PUBLIC SWIMMING POOL) DISCHARGES REQUIRE APPROVAL BY THE SANITATION BRANCH OF THE STATE DEPARTMENT OF HEALTH (DOH). PLEASE CONTACT DOH AT (808) 586-8000
G) NO STOCKPILING OF EXCAVATED MATERIALS SHALL BE ALLOWED WITHIN THE PUBLIC RIGHT-OF-WAY OR ANY PUBLIC EASEMENT. IF WORK ON THE PUBLIC RIGHT-OF-WAY IS NECESSITATED, PLEASE CONTACT THE STREET USAGE BRANCH OF THE CITY DEPARTMENT OF TRANSPORTATION SERVICES (DTS) AT (808) 768-8390
H) NON-COMPLIANCE WITH ANY OF THE ABOVE REQUIREMENTS MAY RESULT IN ADMINISTRATIVE, CIVIL AND/OR CRIMINAL PENALTIES
I) ALL CONNECTIONS BETWEEN DOMESTIC WATER SUPPLY AND POOL SHALL BE MADE USING AN APPROVED BACKFLOW PROTECTION DEVICE

GENERAL

GENERAL NOTES:

1. ALL MATERIALS AND ALL WORKMANSHIP SHALL COMPLY WITH ALL APPLICABLE STATE AND LOCAL CODES AND REGULATIONS
2. ALL SHOTCRETE SHALL BE 3000 PSI MINIMUM AT 28 DAYS
3. ALL REINFORCING SHALL CONFORM TO ASTM-A615, GRADE 40
4. ALL PIPING SHALL BE PVC, SCHEDULE 40/80 WITH EXCEPTIONS AS NOTED
5. SUPPORTING SOIL SHALL BE UNDISTURBED, UNIFORM, NATURAL SOIL CAPABLE OF SUPPORTING 1000 POUNDS PER SQUARE FOOT, IF ANY OTHER CONDITIONS ARE ENCOUNTERED, BUILDER SHALL NOTIFY ENGINEER. BUILDER SHALL BE PROVIDED WITH COPY OF GEOTECHNICAL REPORT
6. POOL SHALL BE FILLED AND MAINTAINED BY EXISTING HOSE BIB. POOL AND EQUIPMENT SHALL HAVE NO CONNECTION TO WATER SUPPLY LINE
7. POOL SHALL BE DRAINED AND BACKWASHED TO LANDSCAPE ON SITE
8. **UNO**: UNLESS NOTED OTHERWISE

STRUCTURAL

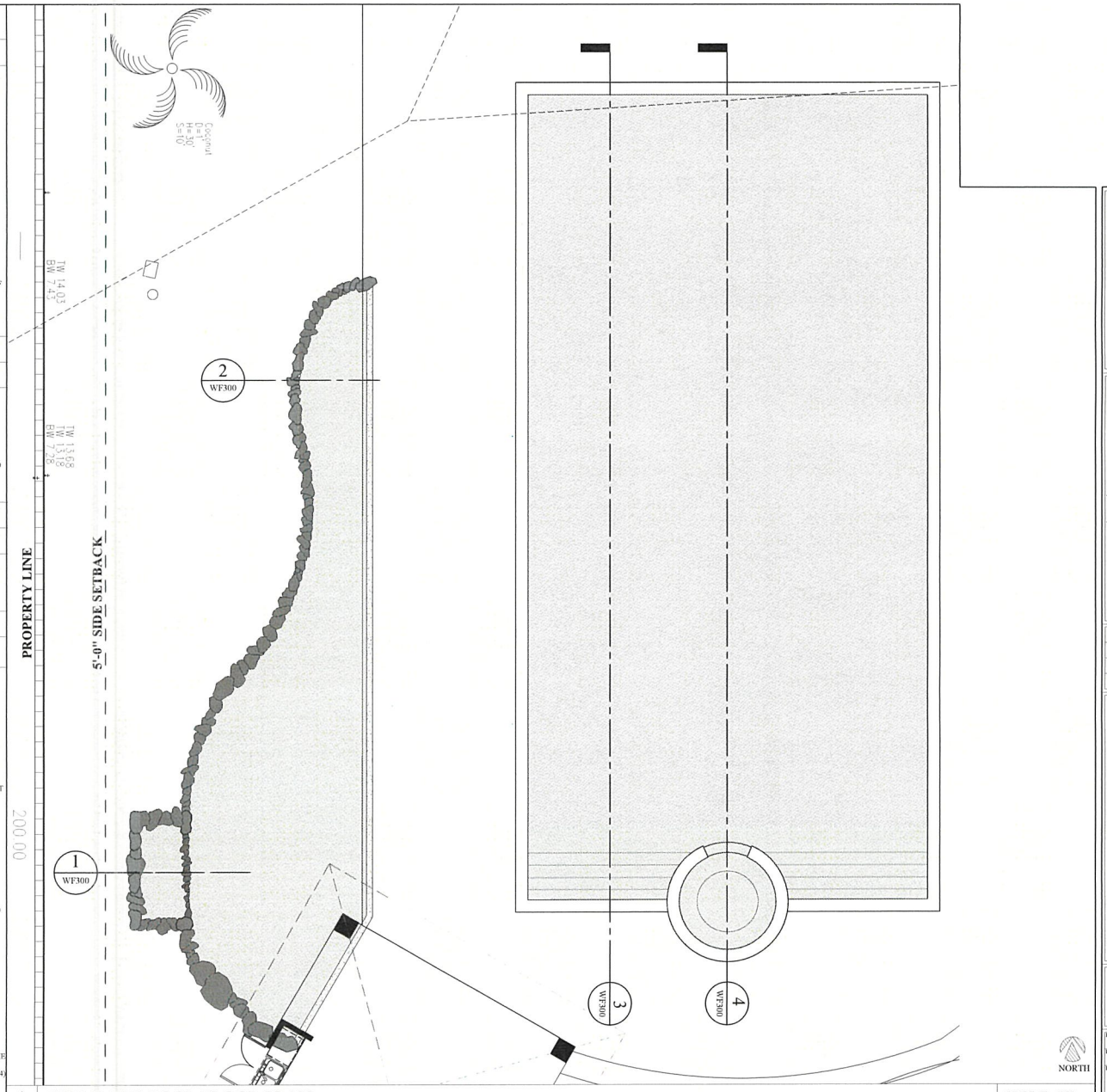
REBAR NOTES:

1. #4 @ 12" O.C. HORIZONTAL & #4 @ 12" O.C. VERTICAL, UNLESS OTHERWISE NOTED
2. PROVIDE 3" COVER OUTSIDE & 2" COVER INSIDE ALL REBAR
3. EXTEND ALTERNATE VERTICALS INTO BOND BEAM.
4. #3 @ 6 O.C. B.W. CONTINUOUS AROUND SKIMMER, LIGHT NICHE, AND DRAIN
5. LAP SPLICES SHOULD BE 20X THE NOMINAL DIAMETER OF THE REBAR

ELECTRICAL

ELECTRICAL STANDARDS FOR SWIMMING POOLS, FOUNTAINS, SPAS, THERAPEUTIC POOLS, AND SIMILAR INSTALLATIONS:

1. THE FOLLOWING IS A BRIEF SUMMARY OF THE REQUIREMENTS FOR SWIMMING POOLS,FOUNTAINS, SPAS, THERAPEUTIC POOLS, AND SIMILAR INSTALLATIONS. FOR SPECIFIC DETAILS AND EXCEPTIONS, REFER TO ARTICLE 680 NATIONAL ELECTRICAL CODE, LATEST ED.
2. ALL ELECTRICAL EQUIPMENT TO BE U.L. APPROVED FOR THE PURPOSE.
3. BONDING CONDUCTOR FOR POOL REINFORCING STEEL AND OTHER METALLIC EQUIPMENT TO BE #8 AWG SOLID COPPER CONDUCTOR. GROUNDING PER 680-24 & 680-25.
4. NO ATTACHMENT PLUG RECEPTACLES SHALL BE INSTALLED WITHIN 10 FEET OF INSIDE OF WALLS OF POOL. WHERE SWIMMING POOL IS INSTALLED AT A DWELLING, AT LEAST ONE 125 VOLT CONVENIENCE RECEPTACLE SHALL BE INSTALLED BETWEEN 10 AND 20 FEET OF THE INSIDE OF THE POOL. ALL 125-VOLT RECEPTACLES LOCATED WITHIN 20 FEET FROM POOL SHALL BE PROTECTED BY A GROUND FAULT CIRCUIT INTERRUPTER (GFCI).
5. IF LIGHTING FIXTURES AND LIGHTING OUTLETS ARE LOCATED
(A) WITHIN 5 FEET OF POOL, FIXTURES, NO OUTLETS SHALL BE AT LEAST 12 FEET ABOVE MAXIMUM WATER LEVEL.
(B) WITHIN 10 FEET AND NOT LESS THAN 5 FEET OF POOL FIXTURES, AND OUTLETS SHALL BE PROTECTED BY A GFCI UNLESS INSTALLED 5 FEET ABOVE THE MAXIMUM WATER LEVEL AND RIGIDLY ATTACHED TO THE STRUCTURE ADJACENT TO OR ENCLOSING THE POOL.
(C) SEE ARTICLE 680 FOR EXCEPTIONS TO (A) AND (B) ABOVE.
6. SWITCHING DEVICES ON THE PROPERTY MUST BE LOCATED AT LEAST 5 FEET FROM THE POOL.
7. OVERHEAD WIRING SHALL NOT BE INSTALLED WITHIN 10 FEET OF SWIMMING POOL AREA.
8. UNDERGROUND WIRING SHALL NOT BE PERMITTED UNDER THE POOL OR UNDER THE AREA EXTENDING 5 FEET HORIZONTALLY FORM THE INSIDE WALL OF THE POOL.
9. ANY UNDERWATER LIGHTING FIXTURE OVER 15 VOLTS SHALL BE PROTECTED BY A GFCI.
10. STORABLE SWIMMING POOLS. ALL ELECTRICAL EQUIPMENT, INCLUDING POWER SUPPLY CORDS, USED WITH STORABLE SWIMMING POOLS SHALL BE PROTECTED BY A GFCI.
11. SPAS, HOT TUBS, AND HYDRO-MASSAGE BATHTUBS
(A) ALL RECEPTACLES MUST BE LOCATED AT LEAST 5 FEET AWAY FROM THE SPA OR HOT TUB.
(B) ALL RECEPTACLES WITHIN 20 FEET OF SPA OR HOT TUB MUST BE PROTECTED BY A GFCI.
(C) ALSO ANY RECEPTACLE THAT PROVIDES POWER FOR A SPA OR HOT TUB MUST BE PROTECTED BY A GFCI.
(D) LIGHTING FIXTURES AND LIGHTING OUTLETS LOCATED OVER OR WITHIN 5 FEET OF SPA OR HOT TUB MUST BE PROTECTED BY A GFCI AND BE AT LEAST 7.5 FEET ABOVE WATER.
(E) WALL SWITCHES MUST BE LOCATED AT LEAST 5 FEET AWAY FROM SPA OR HOT TUB.
(F) UNDERWATER LIGHTING FIXTURES SHALL MEET THE SAME REQUIREMENTS AS THOSE LISTED FOR SWIMMING POOL UNDERWATER LIGHTING FIXTURES.
12. FOUNTAINS, FOUNTAIN POOLS, ORNAMENTAL DISPLAY POOLS, AND REFLECTOR POOLS. LIGHTING FIXTURES, SUBMERSIBLE PUMPS AND OTHER SUBMERSIBLE EQUIPMENT, CORD AND PLUG CONNECTED EQUIPMENT SHALL BE PROTECTED BY A GFCI.
13. THERAPEUTIC POOLS AND TUBS IN HEALTH CARE FACILITIES. SEE ARTICLE 680 FOR COMPLETE REQUIREMENTS.
14. ALL ELECTRICAL WORK SHALL CONFORM TO THE REQUIREMENT OF THE CITY & COUNTY OF HONOLULU N.E.C. ART 680.
15. ALL ELECTRICAL EQUIPMENT SHALL COMPLY WITH N.E.C.
16. ALL ELECTRICAL EQUIPMENT SHALL BE U.L. APPROVED.
17. BONDING AND GROUNDING OF ALL EQUIPMENT OF REINFORCING STEEL SHALL BE WITH A W.S. #8 INSULATED COPPER CONDUCTOR.
18. NO ELECTRICAL ATTACHMENTS OR RECEPTACLES SHALL BE WITHIN 10'-0" OF POOL.
19. OVERHEAD WIRING SHALL NOT BE INSTALLED WITHIN 10'-0" OF POOL.
20. UNDERWATER LIGHTS SHALL BE INSTALLED WITH ADEQUATE CORD LENGTH TO ALLOW LIGHT TO BE REMOVED FROM NICHE AND SET ON DECK FOR BULB REPLACEMENT.
21. PENTAIR IN-HOUSE CONTROL PANEL LOCATION TO BE INDOOR AND DETERMINED BY GENERAL CONTRACTOR/OWNER AND (4) 22 GAUGE MIN., STANDARD WIRES TO BE RUN BY ELECTRICIAN FROM THAT LOCATION TO MASTER PANEL IN PUMP ROOM.
22. ELECTRICAL CONTRACTOR TO PROVIDE ALL CONDUITS REQUIRED FOR ALL ELECTRICAL WORK RELATED TO SWIMMING POOL.



1 SWIMMING POOL FLOOR PLAN — SCALE: 3/8" = 1'-0"

EXHIBIT C-12

DEBIASI PACIFIC
STEP INTO THE POOL OF YOUR DREAMS
1623 WAIALAE AVE. SUITE 203
HONOLULU, HI 96816
PHONE: (808)752-5161

PERMIT SET

LICENSED PROFESSIONAL ARCHITECT
No. 10485
STATE OF HAWAII

Signature

4/30/26
Expiration Date

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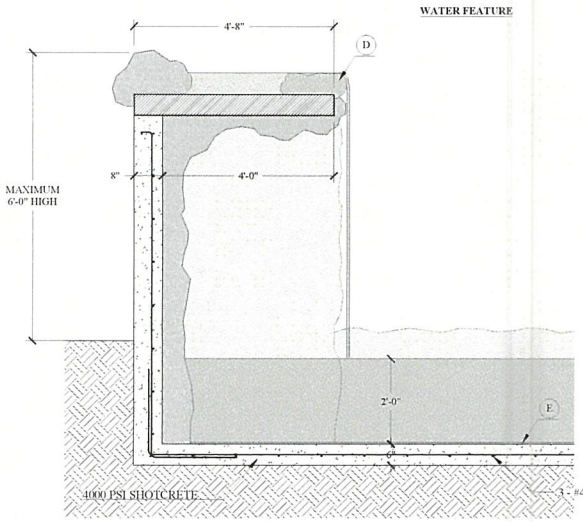
DATE:	REVISIONS

4669 KAHALA AVE RESIDENCE
SWIMMING POOL, SPA, AND WF
4669 KAHALA AVENUE
HONOLULU, HI 96816

T.M.K.: (1)3-5-005:008

SPECS AND FLOOR PLAN

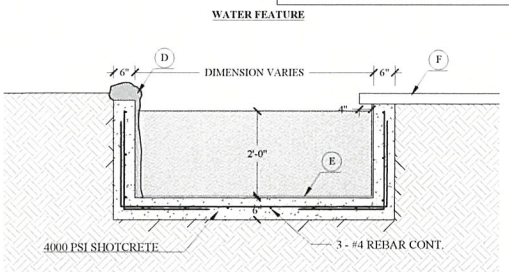
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DATE: 08/19/2025
DRAWING No.: 5 OF 6
SHEET No.: WF200



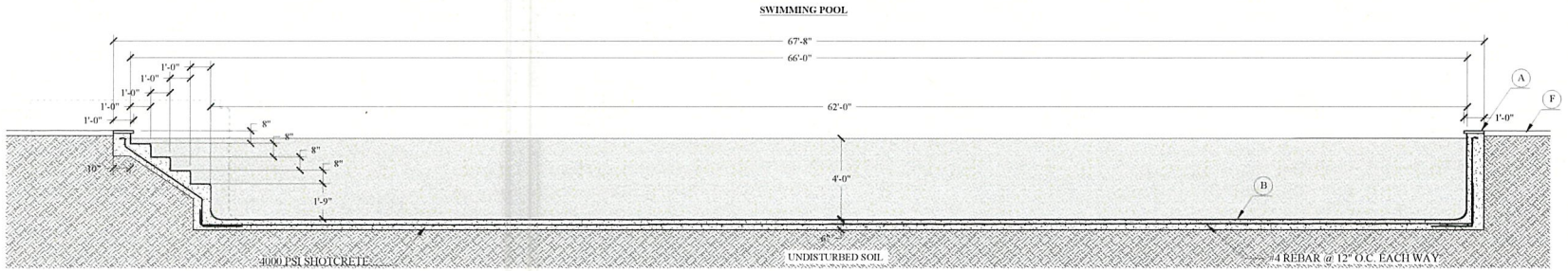
1 WATER FEATURE SECTION DETAIL — SCALE: 3/4" = 1'-0"

FINISH SCHEDULE

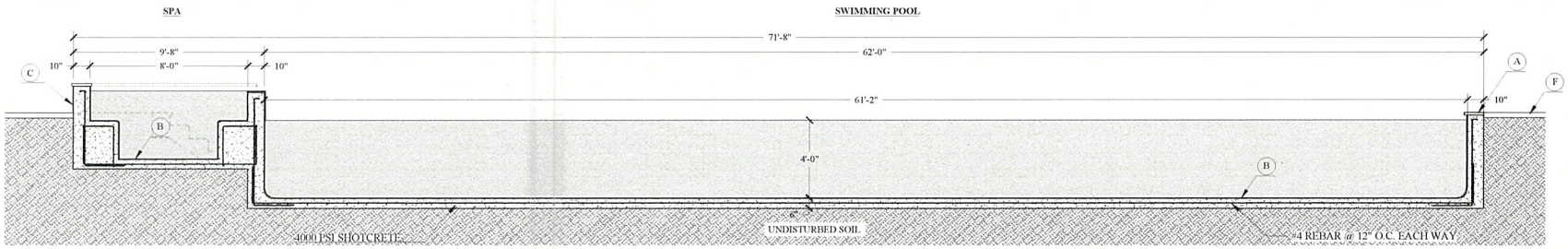
- (A) +/- 1½"THK STONE COPING(TBD)
- (B) 1" X 1" PORCELAIN ON MESH (TBD)
- (C) SPA EXTERIOR FINISH (TBD)
- (D) NATURAL ROCKWORK (GFRC)
- (E) BLACK PLASTER (TBD)
- (F) POURED IN PLACE CONCRETE (TBD)



2 WATER FEATURE SECTION DETAIL — SCALE: 3/4" = 1'-0"



3 STAIRS SECTION DETAIL — SCALE: 3/8" = 1'-0"



4 RAISED SPA SECTION DETAIL — SCALE: 3/8" = 1'-0"

EXHIBIT C-13

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STEP INTO THE POOL OF YOUR DREAMS
3626 WAIALAE AVE. SUITE 255
HONOLULU, HI 96816
PHONE: (808)732-5161

PERMIT SET

LICENSED PROFESSIONAL ARCHITECT
No 10485
STATE OF HAWAII

Signature
4/30/26
Expiration Date

THIS WORK WAS PREPARED BY ME OR UNDER MY OBSERVATION CONSTRUCTION OF THIS PROJECT WILL BE UNDER MY OBSERVATION

OBSERVATION OF CONSTRUCTION IS AS DEFINED IN HAWAII ADMINISTRATIVE RULES, TITLE 16, DEPARTMENT OF COMMERCE AND CONSUMER AFFAIRS CHAPTER 82-2, PROFESSIONAL ENGINEERS, ARCHITECTS, SURVEYORS AND LANDSCAPE ARCHITECTS

DATE:	REVISIONS

4669 KAHALA AVE RESIDENCE
SWIMMING POOL, SPA, AND WF
4669 KAHALA AVENUE
HONOULULU, HI 96816

T.M.K.: (1)3-5-005:008

SECTIONS

DRAWN BY: RL
DATE: 08/19/2025
DRAWING No.: 6 OF 6
SHEET No.: WF300



EXHIBIT D
SEA LEVEL RISE EXPOSURE MAP
FILE NO. 2025-SMA-91

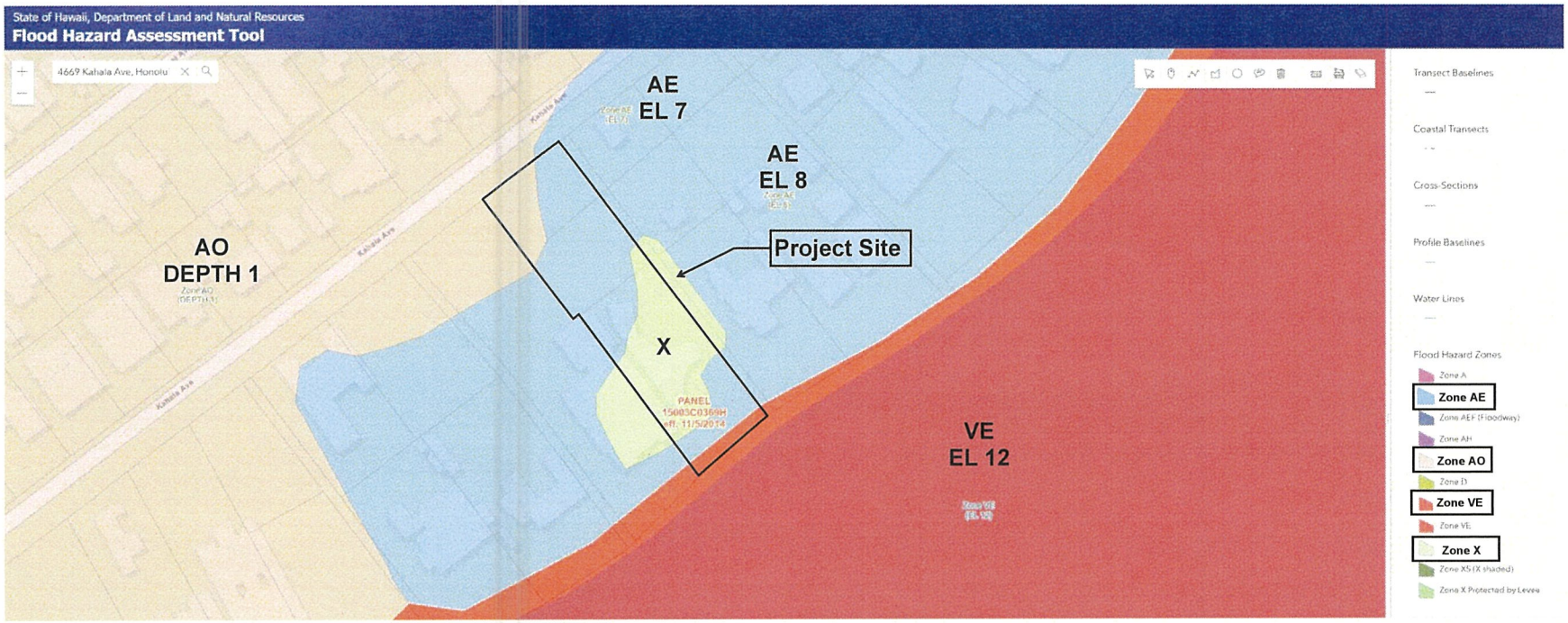
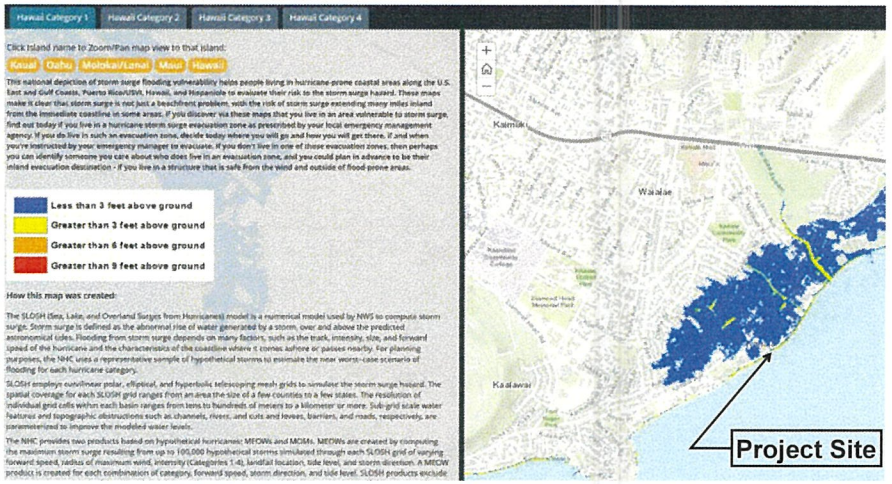


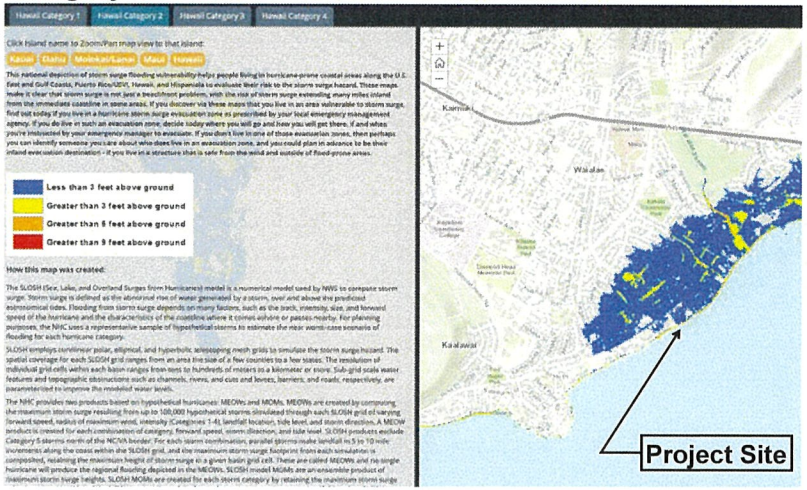
EXHIBIT E – FLOOD MAP

FILE NO. 2025-SMA-91

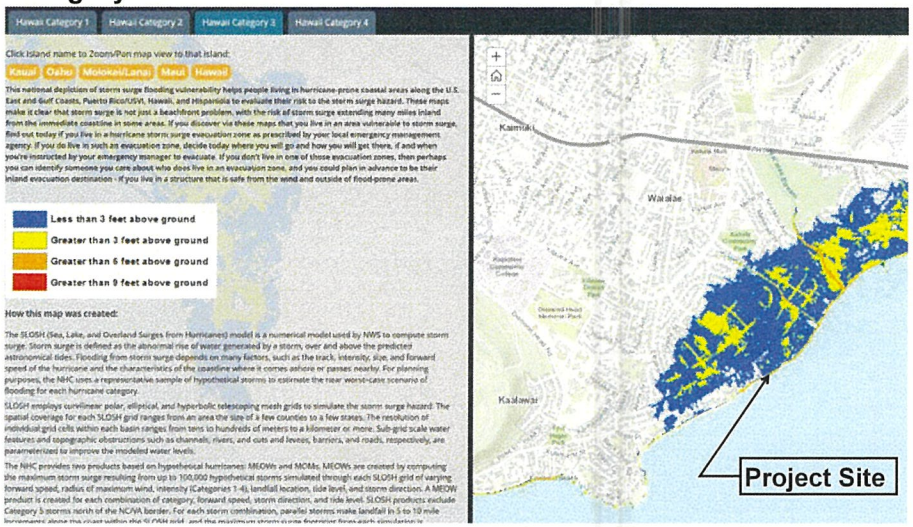
Category 1



Category 2



Category 3



Category 4

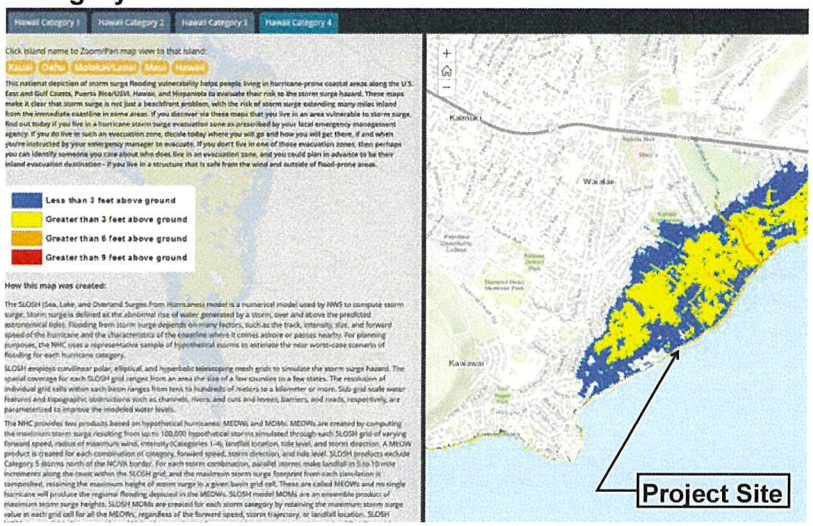


EXHIBIT F – HURRICANE STORM SURGE MAP
FILE NO. 2025-SMA-91

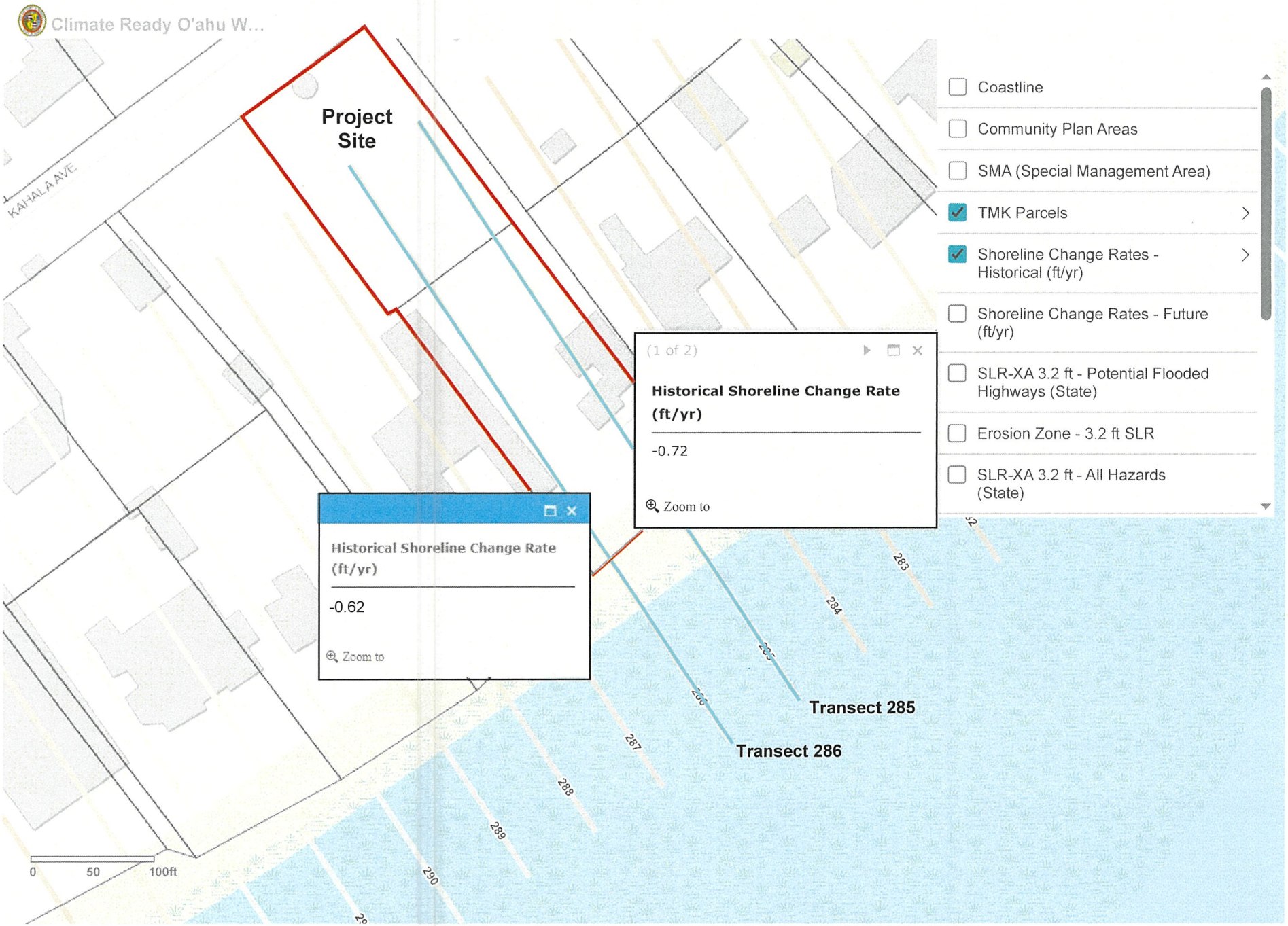


EXHIBIT G - HISTORIC SHORELINE EROSION MAP
FILE NO. 2025-SMA-91



EXHIBIT H – WETLANDS MAP

FILE NO. 2025-SMA-91

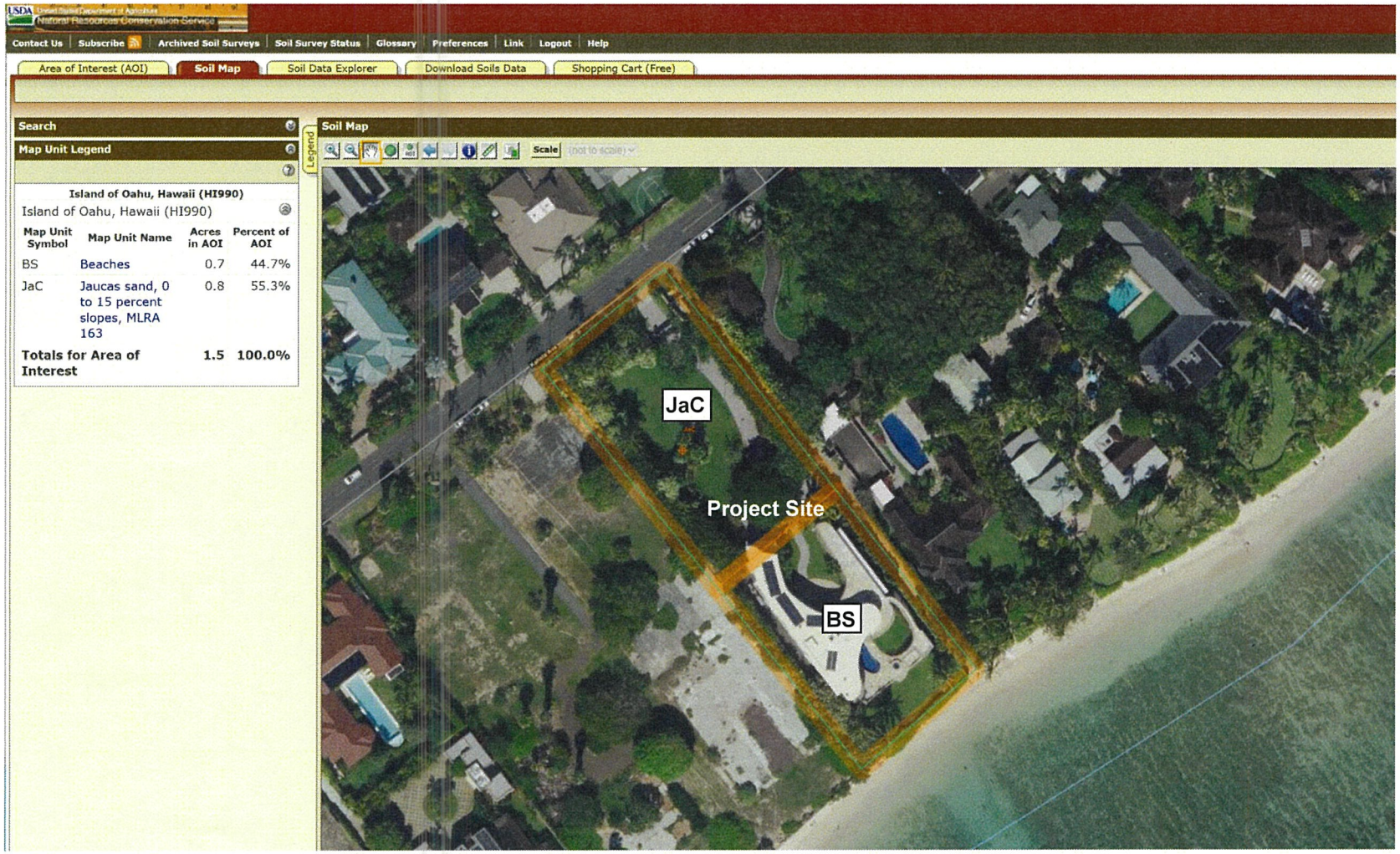
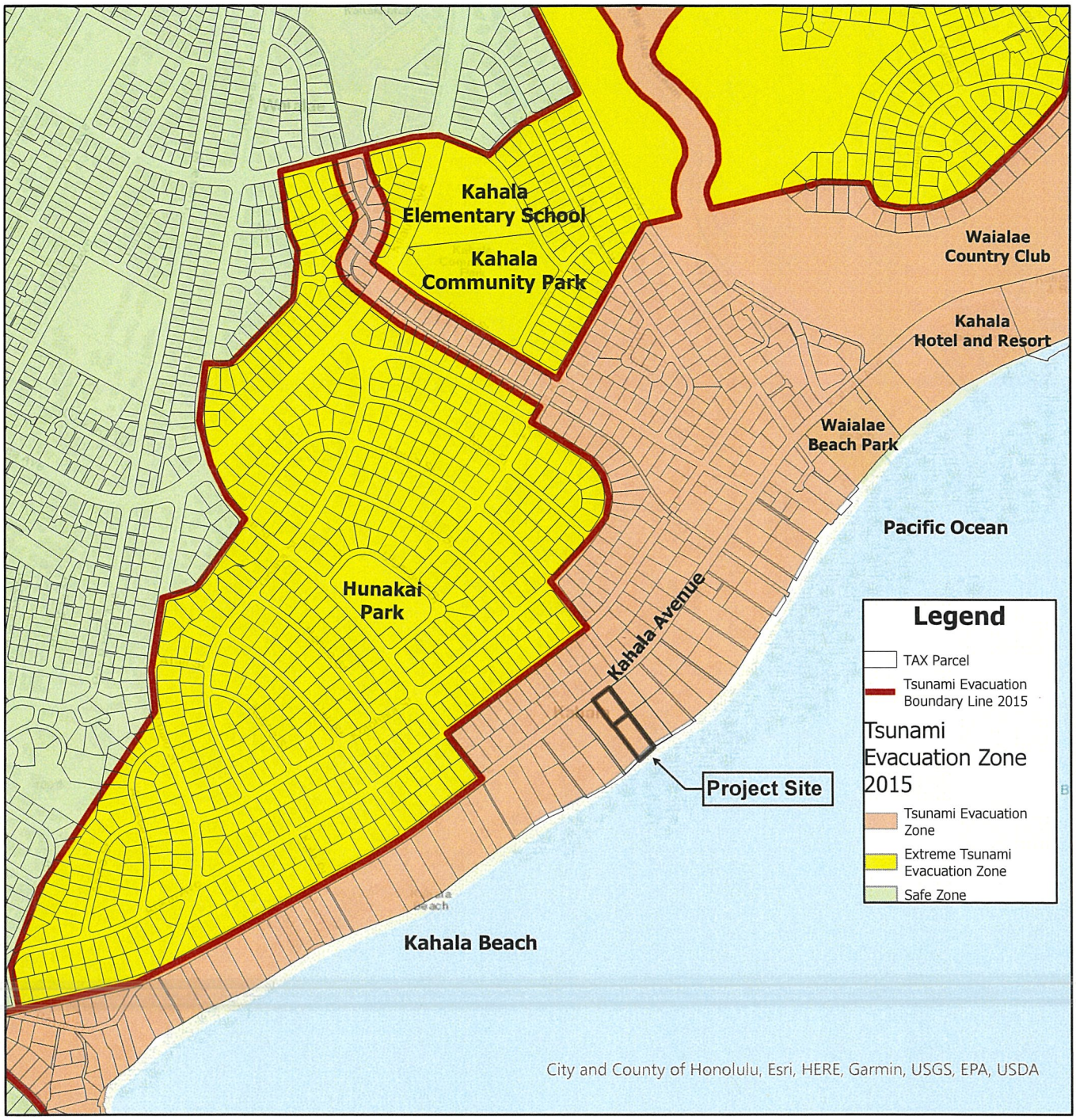


EXHIBIT I – NRCS SOILS MAP

FILE NO. 2025-SMA-91



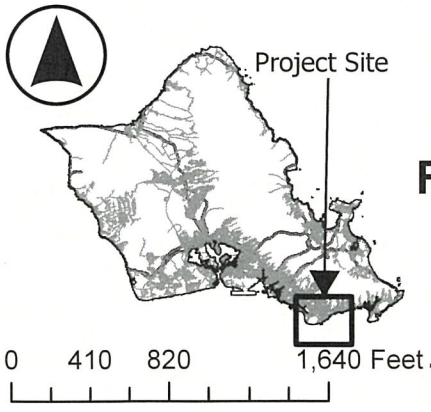


Exhibit J
Tsunami Map
File No. 2025-SMA-91

4669 Kahala Avenue
Waialae/Kahala

TMKs: 3-5-005: 005 and 008

Department of Planning and Permitting
City and County of Honolulu

January 2026

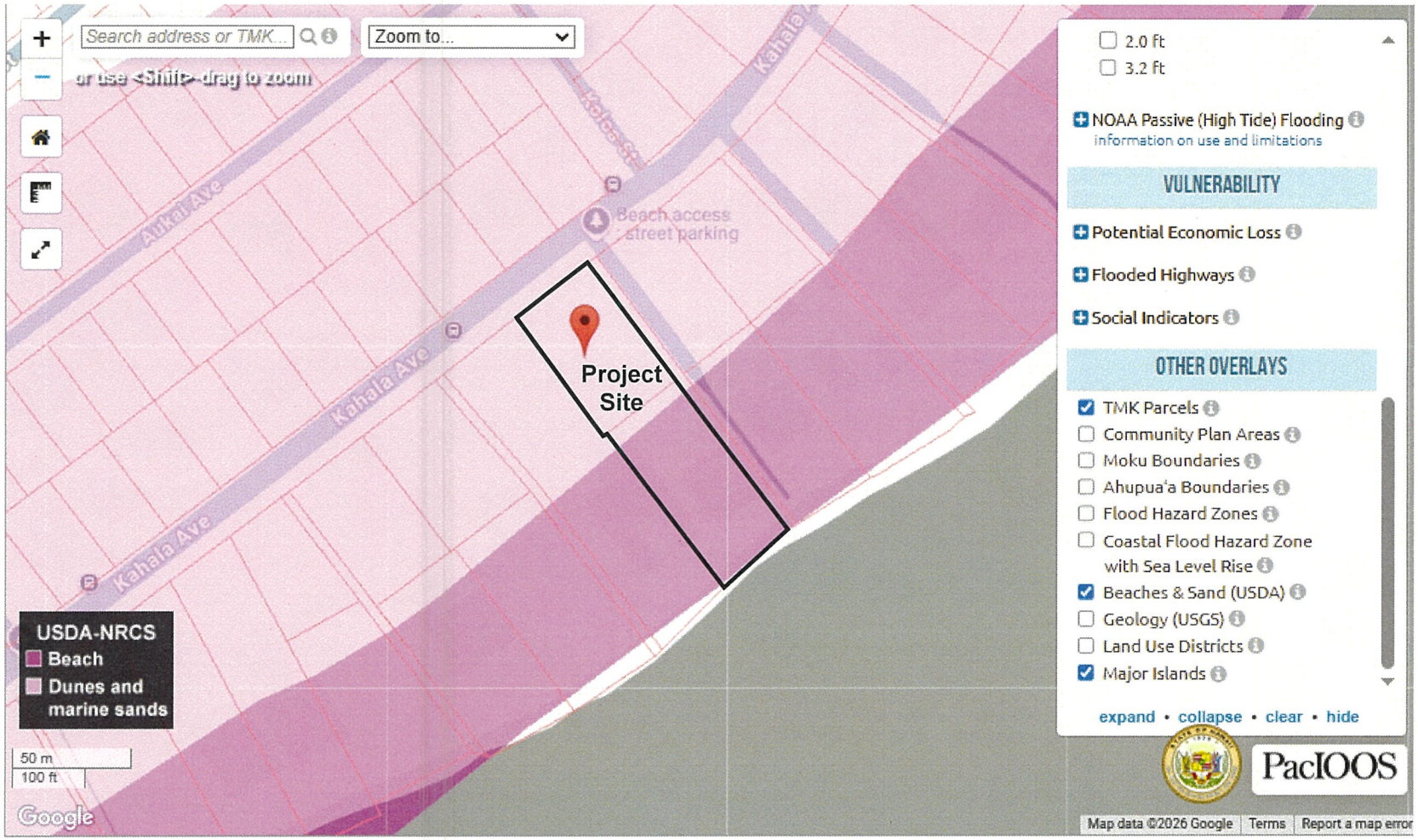


EXHIBIT K – COASTAL DUNES MAP
FILE NO. 2025-SMA-91



EXHIBIT L – CUMULATIVE IMPACT MAP
FILE NO. 2025-SMA-91