REPORT OF THE COMMITTEE ON ZONING & PLANNING

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

Committee Meeting Held
March 5, 2026

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

Mr. Chair:

Your Committee on Zoning & Planning, which considered Resolution 26-27 entitled:

"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,"

transmitted by Departmental Communication 59 (2026), dated January 30, 2026, from the Department of Planning and Permitting ("DPP"), reports as follows:

The purpose of Resolution 26-27 is to grant a Special Management Area ("SMA") Major Permit to Kinoshita Group Co. Ltd. (the "Applicant") to allow for the construction of a one-story, single-unit dwelling, detached covered cabana with wet bar and bathroom, two-car open parking area off the existing driveway, in-ground swimming pool with water feature, and at-grade spa on two jointly-developed zoning lots totaling approximately 55,798-square-feet of land zoned R-5 Residential District, consisting of an approximately 25,000-square-foot non-shoreline lot located at 4669 Kāhala Avenue and identified as Tax Map Key 3-5-005:008, and an approximately 30,798-square-foot shoreline lot located at 4671 Kāhala Avenue and identified as Tax Map Key 3-5-005:005 in Waiʻalae-Kāhala (the "Project").

ADOPTED ON MAR 25 2026

COMMITTEE REPORT NO. 64(26)

The two zoning lots are jointly developed and are therefore considered one zoning lot for development purposes. The Project's new construction will occur on Parcel 8, which is the mauka lot and is primarily undeveloped. Parcel 5, which is the shoreline lot, is developed with a two-story, single-unit dwelling, in-ground pool and spa, fishpond, and fencing. Two single-unit dwellings are allowed on the 55,798-square-foot jointly developed zoning lot.

Approximately 80 percent of Parcel 5 will be impacted by 3.2 feet of sea level rise by the year 2100, but Parcel 8 is outside of the sea level rise exposure area ("SLR-XA"). While the Project site has an erosion rate of 0.67 per year, the erosion rate-based setback calculation does not apply to the Primary Urban Center Development Plan area, so the shoreline setback for the Project site is 75 feet without a current certified shoreline survey. All Project structures are set back 230 feet from the shoreline and are located outside of the SLR-XA.

Approximately 60 percent of Parcel 8 is within Flood Zone AE, and approximately 35 percent of Parcel 8 is within Flood Zone AO. Both flood zone categories are fringe flood areas that are within the flood hazard area and must comply with the special flood hazard requirements of Chapter 21A, Revised Ordinances of Honolulu 2021 ("ROH"). The dwelling will be elevated approximately 8.5 feet above mean sea level, which is above the highest required base flood elevation of 8 feet. Condition C.2 of the proposed CD1 requires the Applicant to acknowledge and take responsibility for the cleanup and restoration of the Project site in the event of coastal hazard-related loss of property.

Prior archaeological research identified iwi kūpuna (Native Hawaiian ancestral remains) in the area surrounding the Project site. Keala Pono prepared an archaeological literature review and field inspection ("LRFI") report for the Project site, which recommended that the Applicant prepare an archaeological inventory survey ("AIS") with subsurface testing for the Project site. The Applicant has hired Keala Pono to conduct the AIS. Condition F of the proposed CD1 includes conditions requiring the Applicant to submit to the DPP a copy of the State Historic Preservation Commission's

("SHPD") written acceptance of the Project's AIS, and to implement all mitigation protocols approved or otherwise required by SHPD.

The Project proposes to excavate approximately 501 cubic yards of soil material, which will be used as infill across the Project site. No importation of soil fill material is proposed. Approximately 22 cubic yards of structural fill material is proposed to be imported to support Project site preparation and construction. To mitigate any transfer invasive pathogens, pests, or plants, including from construction equipment, the proposed CD1 includes Condition J, which requires the Applicant to comply with certain protocols to minimize the spread of invasive species.

Your Committee notes that the DPP, after a public hearing held on December 19, 2025, recommends approval of the SMA Major Permit subject to the conditions set forth in the Resolution.

At your Committee's meeting on March 5, 2026, the Applicant's agent provided a brief presentation of the Project.

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

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

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

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

A. Amends the title of the resolution to read:

"GRANTING A SPECIAL MANAGEMENT AREA MAJOR PERMIT TO ALLOW FOR THE CONSTRUCTION OF A NEW ONE-STORY, SINGLE-UNIT DWELLING, DETACHED COVERED CABANA, TWO-CAR OPEN PARKING AREA, IN-GROUND SWIMMING POOL AND WATER FEATURE, AND AT-GRADE SPA, IN KĀHALA, O'AHU."

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

C. Amends the second WHEREAS clause to clarify that several members of the public were present at the DPP's public hearing.

D. Amends the fourth WHEREAS clause to add the year of the referenced Departmental Communication.

E. In Condition F, relating to minimizing impacts to archaeological, historical, and cultural resources that may be present on the Project site, amends Condition F.3 to clarify that if human burials, including iwi kūpuna, are encountered during construction, the Applicant shall stop work, protect the find from further disturbance, and contact SHPD immediately.

F. In Condition I, relating to minimizing the spread of invasive species, amends Condition I.1 to clarify that the Applicant proposes to import approximately 22 cubic yards of structural fill material.

G. Makes miscellaneous technical and nonsubstantive amendments.

Your Committee finds, pursuant to § 205A-26, Hawaii Revised Statutes ("HRS"), and § 25-4.1, Revised Ordinances of Honolulu 2021 ("ROH"), and in agreement with the conclusion of the DPP in Departmental Communication 59 (2026), that:

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

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

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

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

REPORT OF THE COMMITTEE ON ZONING & PLANNING

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

Your Committee on Zoning & Planning is in accord with the intent and purpose of Resolution 26-27, as amended herein, and recommends its adoption in the form attached hereto as Resolution 26-27, CD1. (Ayes: Cordero, Kia'āina, Okimoto, Tupola, Waters – 5; Noes: None.)

Respectfully submitted,

Esther Kia'aina

Committee Chair

HONOLULU CITY COUNCIL
Ke Kanihela o ke Kalana o Honolulu
CITY AND COUNTY OF HONOLULU

ADOPTED ON MAR 25 2026

COMMITTEE REPORT NO. 64(26)

HONOLULU CITY COUNCIL

KE KANIHELA O KE KALANA O HONOLULU

CITY AND COUNTY OF HONOLULU

No. 26-27, CD1

RESOLUTION

GRANTING A SPECIAL MANAGEMENT AREA MAJOR PERMIT TO ALLOW FOR THE CONSTRUCTION OF A NEW ONE-STORY, SINGLE-UNIT DWELLING, DETACHED COVERED CABANA, TWO-CAR OPEN PARKING AREA, IN-GROUND SWIMMING POOL AND WATER FEATURE, AND AT-GRADE SPA, 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) of Kinoshita Group Co. LTD (the "Applicant") for a Special Management Area ("SMA") Major Permit to allow for the construction of a one-story, single-unit dwelling, detached covered cabana with wet bar and bathroom, two-car open parking area off of the existing driveway, in-ground swimming pool and water feature, and at-grade spa on two jointly-developed zoning lots totaling approximately 55,798 square feet of land zoned R-5 Residential District, consisting of an approximately 25,000-square-foot non-shoreline lot located at 4669 Kāhala Avenue and identified as Tax Map Key 3-5-005:008, and an approximately 30,798-square-foot shoreline lot located at 4671 Kāhala Avenue and identified as Tax Map Key 3-5-005:005 (the "Project"); 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 several members of the public; and

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

WHEREAS, the Council, having received the findings and recommendation of the DPP on February 3, 2026, by Departmental Communication 59 (2026), and having duly considered all of the findings and reports on the matter, desires to approve the subject application for an SMA Major Permit subject to the conditions enumerated below; now, therefore,

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

RESOLUTION

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, 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 coastal erosion, 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, sea level rise, 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 hereby notified) that no claim of hardship due to erosion, sea level rise, or any other coastal hazard may be asserted in order to obtain approval for a Shoreline Setback Variance for a new shoreline protection structure."

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

"The landowner hereby acknowledges (and any successor owner or interested party is hereby notified) that bed and breakfast homes and transient vacation units, as those terms are defined in Revised Ordinances of Honolulu 2021, Chapter 21, the Land Use

Ordinance, are not allowed on Tax Map 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 § 13-276-5, Hawaii Administrative Rules, and includes subsurface testing conducted by a qualified archaeologist.

2. 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, including iwi kūpuna (Native Hawaiian ancestral remains); rock or coral alignments; pavings; or walls) are encountered, the Applicant shall stop work, protect the find from further disturbance, and contact SHPD immediately. Work in the immediate area must be stopped until SHPD has assessed the impact and has made further recommendations for mitigative activity.

The requirements enumerated in this condition 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 on the Project site, including but not limited to floodlights, uplights, or spotlights used for decorative or aesthetic purposes, is prohibited if the light directly illuminates, or is directed across property boundaries toward, the shoreline and ocean waters, except as may otherwise be permitted pursuant to HRS § 205A-71(b).

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

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

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

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

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

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

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

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

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

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

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

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

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

e. Prior to the commencement of any ground-disturbing or construction activities, and upon the arrival of any new workers to the Project site, the Applicant, or a designated representative, must provide information to all workers who will be present at the Project site regarding the required protocols should a protected species nest or downed seabird be encountered on the Project site. All 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.

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 by planting and irrigating naupaka along the shoreline, particularly if the landscaping alters or interferes with the natural beach processes;

2. Landscaping may not extend seaward of the shoreline as depicted in the current certified shoreline survey for the shoreline lot, or 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.

RESOLUTION

1. The Applicant shall minimize the importation of fill material to the extent possible. The Applicant proposes to import approximately 22 cubic yards of structural fill material. 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 information provided by the OISC are discovered on the Project site, the Applicant shall immediately contact the OISC to report the discovery. The current email address and phone number for the OISC must be visibly posted at the Project site during pre-construction and construction activities. The Applicant shall implement any measures recommended by the OISC and any responsible federal or State of Hawai'i agency charged with the eradication and management of invasive species.

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

6. To manage host materials and plants that may contain the coconut rhinoceros beetle in any stage of life, the Applicant shall comply with the State Department of Agriculture's Plant Quarantine Interim Rule, or any

successor rule adopted by the State Department of Agriculture, that restricts the movement of 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.

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

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

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

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

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

   the extension will be deemed to be denied.

RESOLUTION

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 Applicant is responsible for ensuring that the final plans for the Project approved under this SMA Major Permit comply with all applicable City ordinances and other governmental provisions and requirements; and

BE IT FINALLY RESOLVED that copies of this resolution be transmitted to Kinoshita Group Co. LTD, 4669 Kāhala Avenue, Honolulu, Hawai'i 96816; Jim Hayes, Planning Solutions, Inc., 711 Kapi'olani 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 State of Hawai'i Office of Planning and Sustainable Development, Attention: Coastal Zone Management Branch, P.O. Box 2359, Honolulu, Hawai'i 96804-2359.

INTRODUCED BY:

Tommy Waters (br)

DATE OF INTRODUCTION:

February 11, 2026
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 REPAIR 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 PLANS

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 16-5.2, R.O. 1978 (1983 ED.), AM ORD 93-54)

FAS INITIATION, NOTIFICATION, AND PROTECTION SHALL BE PROVIDED PER 13.711. WHERE INSTALLATION DEVIATES FROM THE APPROVED PLANS, REVISED DRAWINGS ARE TO BE RESUBMITTED FOR REVIEW AND APPROVAL

13.9 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 (1974 ED.)

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 14, REINFORCED CONCRETE WALL AND FOUNDATIONS

ITEM 15, PIER 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 LEAST 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 D 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-WPDES@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 EXPENSE SHALL KEEP THE PROJECT AND ITS SURROUNDINGS AREAS FREE FROM 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 OR 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 FOR THE PROTECTIONS FOR CONTRACTOR SHALL APPLY FOR A CONSTRUCTION PERMIT WITH POLLUTION CONTROL PLAN

STANDARD APPENDIX GA

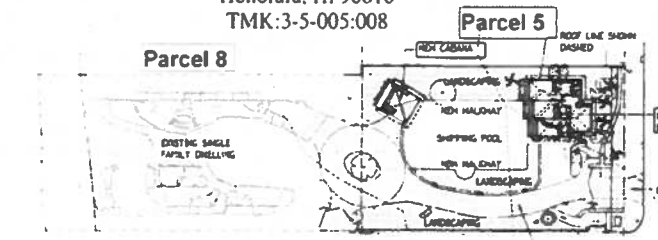
RESIDENTIAL STORM WATER MANAGEMENT NOTE FOR SINGLE-FAMILY AND TWO FAMILY DWELLING PROJECTS

( ) USE SITE DESIGN STRATEGIES TO REDUCE THE IMPERVIOUS SURFACES AREAS TO MAXIMUM EXTENT PRACTICAL THE TOTAL IMPERVIOUS SURFACE AREA FOR THE LOT MAY NOT EXCEED 75% PER LUO SECTION 21-3.70(G)

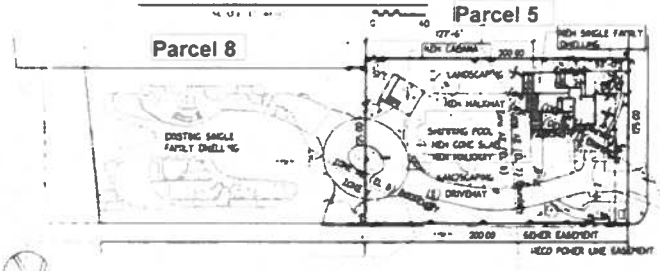
( ) TOTAL NEW IMPERVIOUS AREA

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

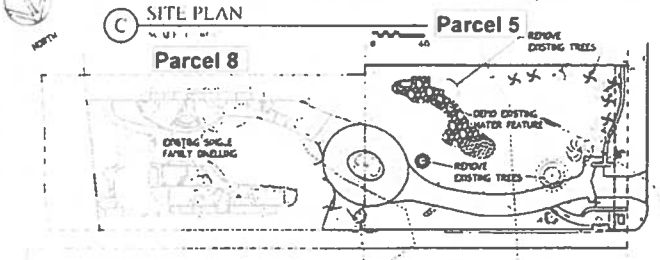
CITY AND COUNTY OF HONOLULU
REVISED ORDINANCE OF HONOLULU 2021
CHAPTER 16B



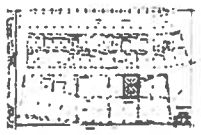
ISA PLAN



C SITE PLAN



B DEMOLITION PLAN



A PROJECT LOCATION

EXHIBIT C-1

PROJECT DATA

ADDRESS:	4669 KAHALA AVE. 4678 KAMALA AVE HONOLULU, HAWAII 96816
TAX MAP KEY	3-5-005:005 & 008
ZONING	R-5 RESIDENTIAL DISTRICT
ZONING LOT SIZE	29,000 +28,756= 57,756.00 SF
MAXIMUM BUILDING AREA	57,756.00 SF X 50% = 28,878.00 SF
ACTUAL BUILDING AREA	7,260 (EXISTING) + 2,378 (PROPOSED) = 9,638 SF TOTAL
FLOOR AREA CALCULATIONS:	8,564 (EXISTING) + 2,378 (PROPOSED) = 10,942 SF TOTAL
PARKING REQUIREMENT	10.4(A)(2)(D) = 14 REQUIRED TOTAL
PARKING PROVIDED	12 (EXISTING) + 2 (PROPOSED) = 14 TOTAL
MAX IMPERVIOUS SURFACE	57,756 SF X 75% = 43,317 SF MAX
ACTUAL IMPERVIOUS SURFACE	14,370 SF (EXISTING) + 10,171 (PROPOSED) = 24,584 SF TOTAL (49.8%)
FA = 60% OF LOT =	57,756.60 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 DRAWING SHEETS	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

Roy K. Yamamoto Architect AIA, Inc.
Architecture & Planning

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

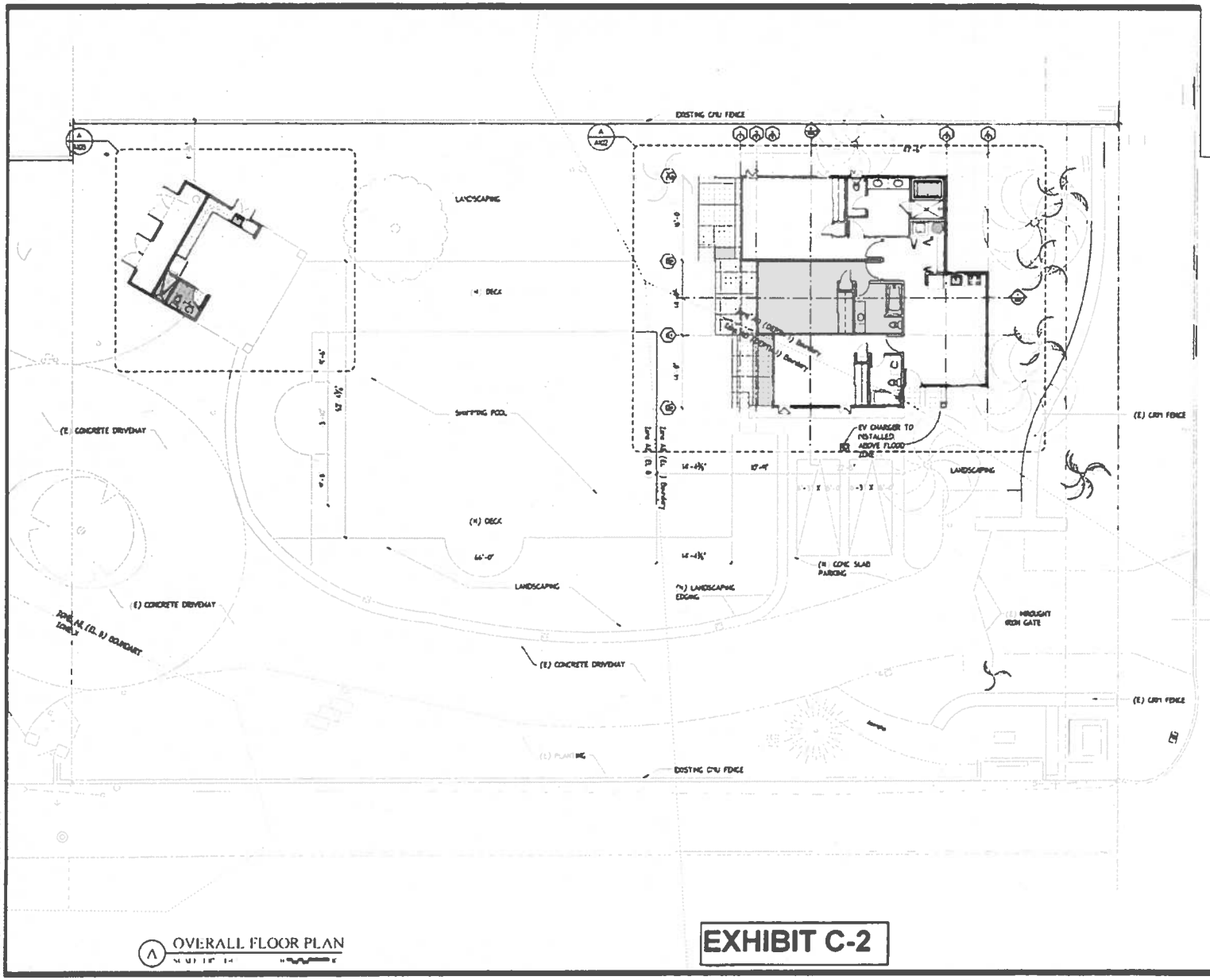
Drawn By AA

Date 7/30/23

Drawing Number

001

Sheet 1 of 17



OVERALL FLOOR PLAN

EXHIBIT C-2

Roy K. Yamamoto Architect, AIA, Inc.
Architecture & Planning

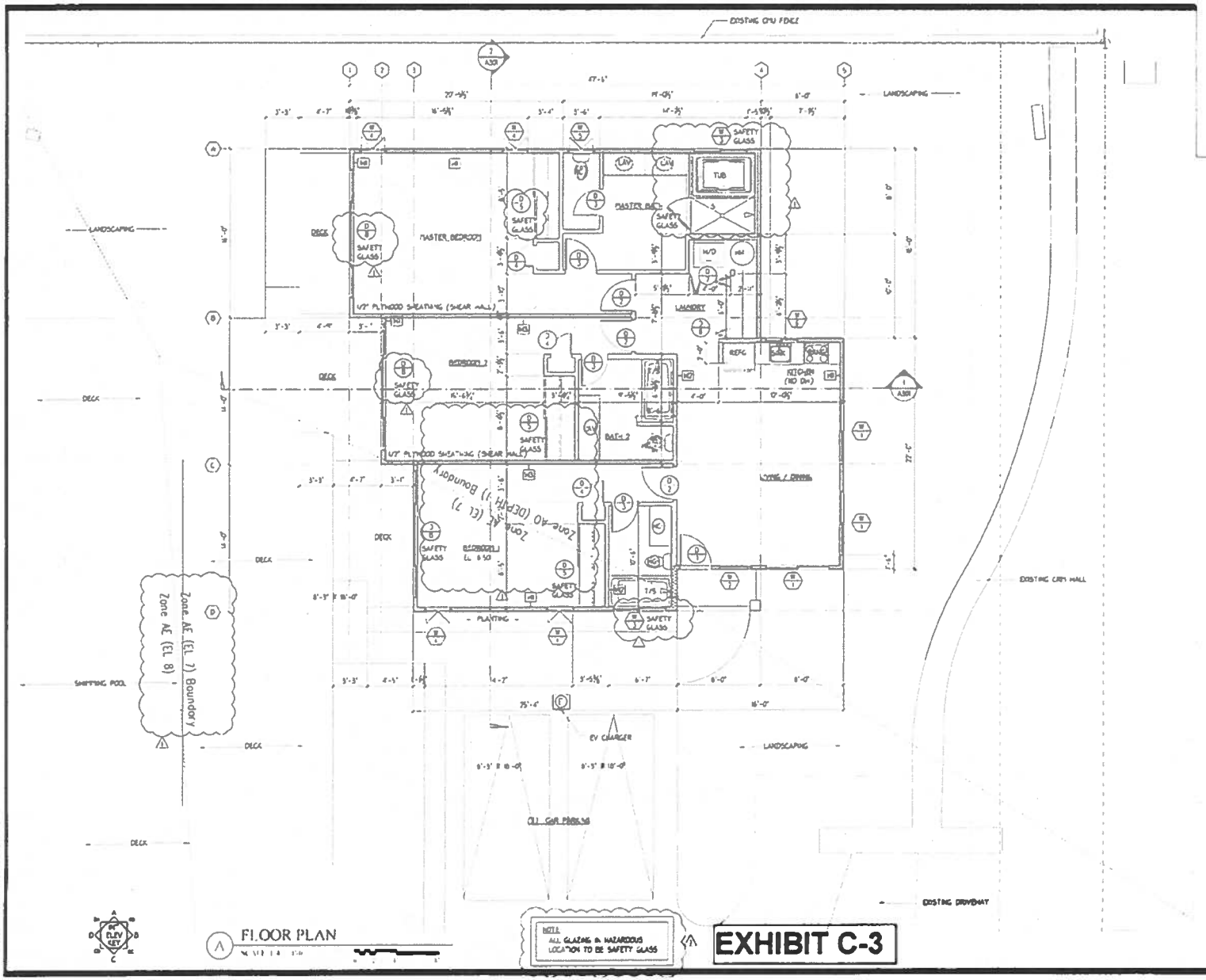
Project Name:
New One Story Single Family Dwelling and Cabana
at
4669 Kahala Ave
Honolulu, Hi 96816
TMK:3-5-005:008

Sheet Title:
OVERALL FLOOR PLAN

Revisions

Project Number:
Drawn By: AA
Date: 7/30/23

Drawing Number:
A101
Sheet 2 of 17



FLOOR PLAN

EXHIBIT C-3

Roy K. Yamamoto Architect, AIA, Inc.
Architecture & Planning

Project Name:

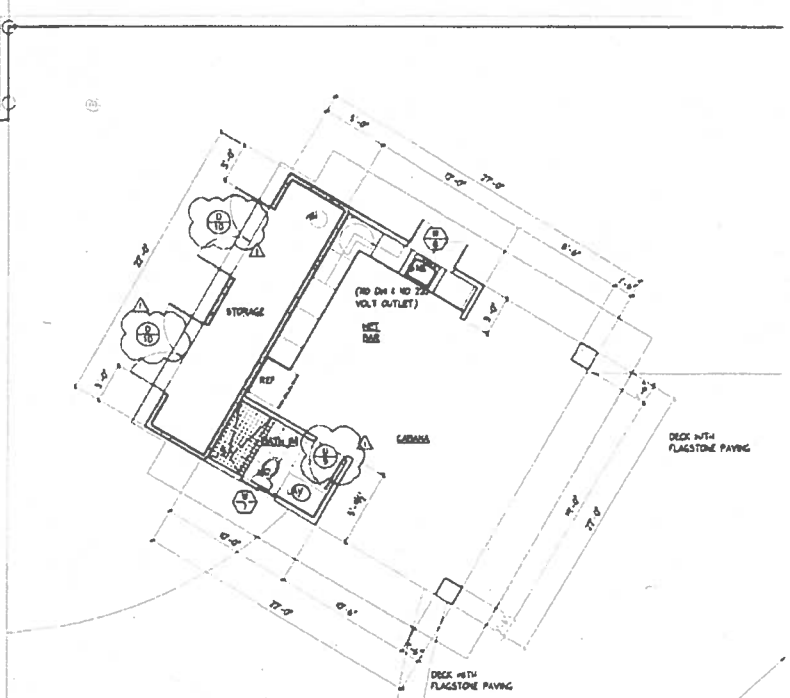
New One Story Single Family Dwelling and Cabana at 4669 Kahala Ave Honolulu, Hi 96816 TMK:3-5-005:008

Sheet Title:
FLOOR PLANS

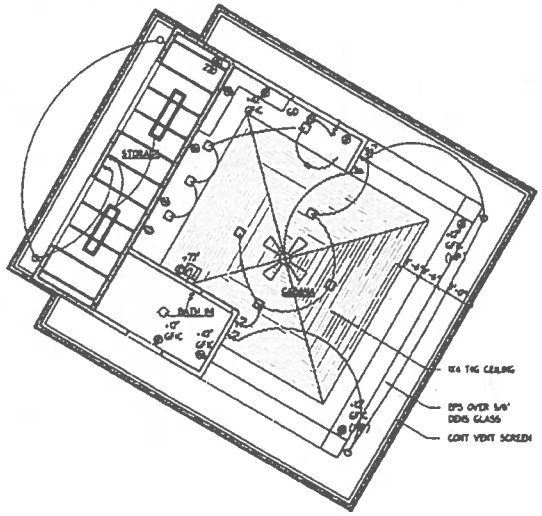
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⚠ COMMENTS REVISIONS

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Drawn By: AA
Date 7 30/25

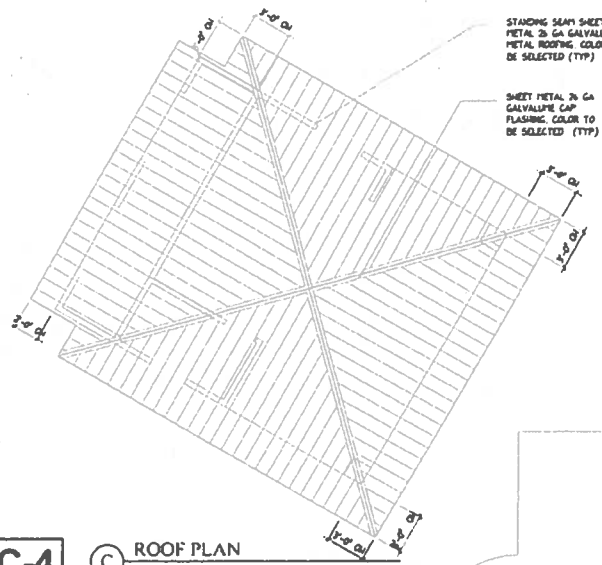
Drawing Number
A102
Sheet 3 of 17



A GROUND FLOOR PLAN



B REFLECTED CEILING PLAN



C ROOF PLAN

EXHIBIT C-4

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
- SMOKE DETECTOR/ALARM SHALL COMPLY WITH PER 2006 IRC
- SINGLE POLE SWITCH
- SINGLE POLE SWITCH DIMMER
- 3-WAY SWITCH
- TV TV OUTLET
- ELECTRIC PANEL

Roy K. Yamamoto
Architect, AIA, Inc.

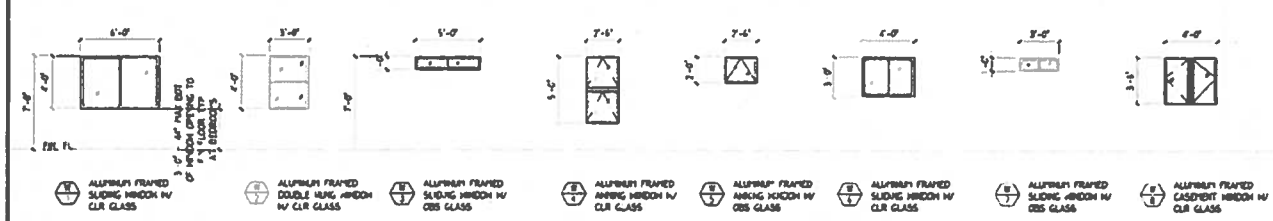
Project Name
New One Story Single Family Dwelling and Cabana
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Honolulu, Hi 96816
TMK:3-5-005:008

Sheet Title:
FLOOR PLAN, ROOF PLAN & REFLECTED CEILING

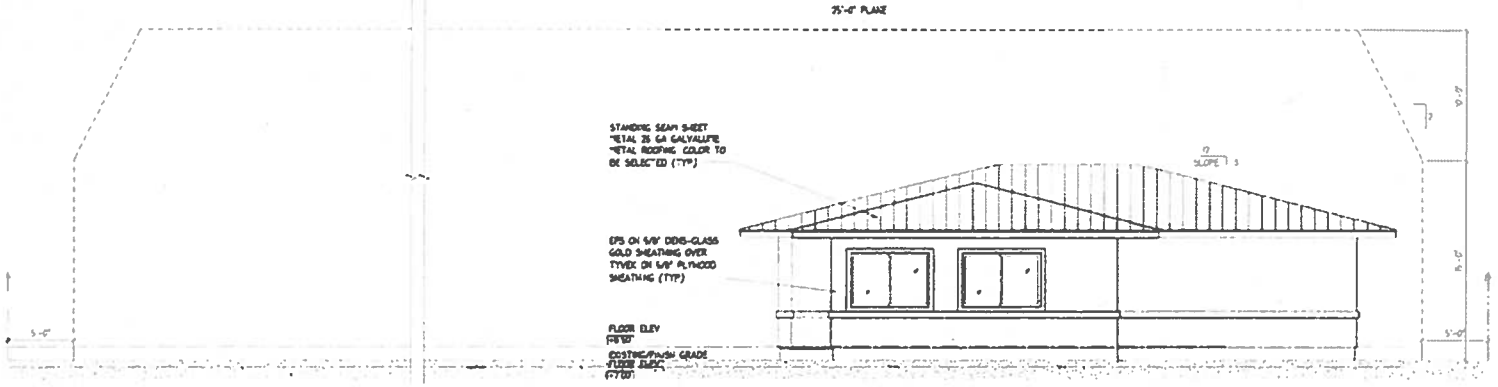
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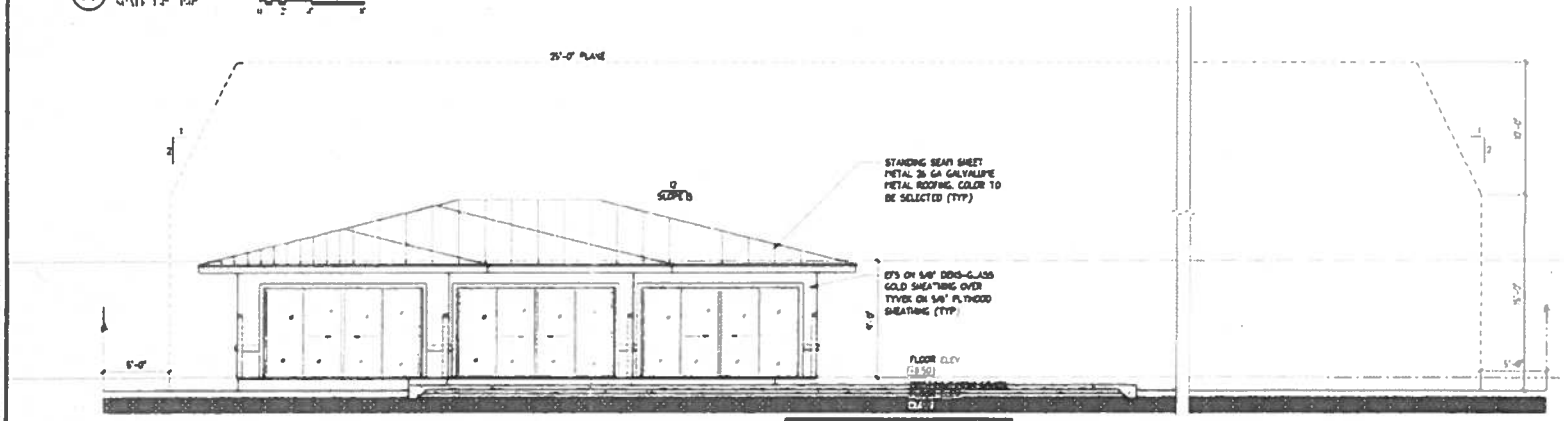
Drawing Number
A103
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A WINDOW TYPES



A FRONT ELEVATION



B REAR ELEVATION

EXHIBIT C-5

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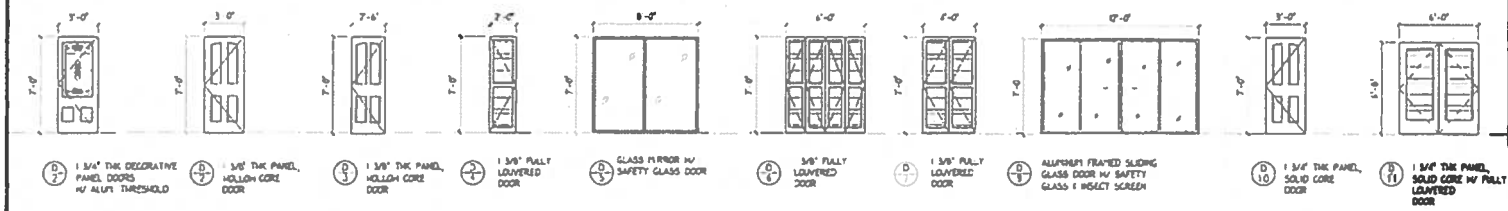
Project Name:
New One Story Single Family Dwelling and Cabana
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Sheet Title:
EXTERIOR ELEVATIONS & WINDOW TYPES

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A201
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D/2 1 3/4" THK DECORATIVE PANEL DOORS W/ ALUM THRESHOLD

D/7 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 3/8" FULLY LOUVERED DOOR

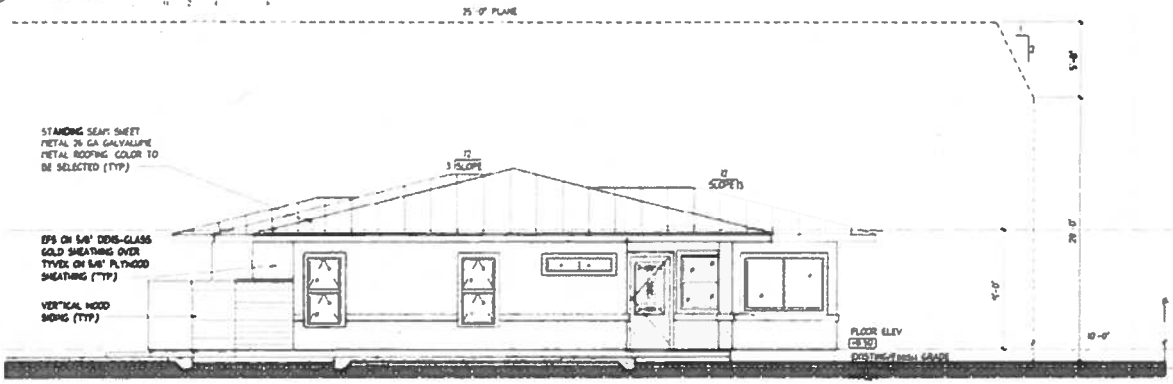
D/7 1 3/8" FULLY LOUVERED DOOR

D/8 ALUMINUM FRAMED SLIDING GLASS DOOR W/ SAFETY GLASS & INSECT SCREEN

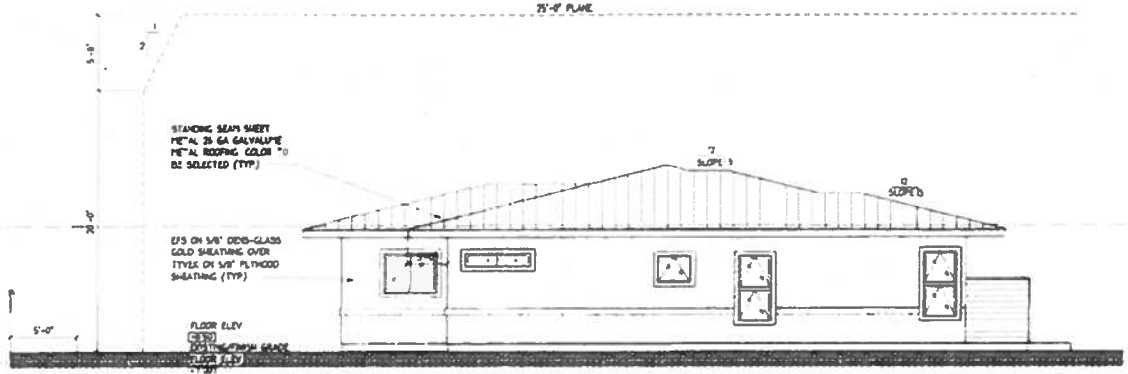
D/10 1 3/4" THK PANEL, SOLID CORE DOOR

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

1 DOOR TYPES



A LEFT ELEVATION



B RIGHT ELEVATION

EXHIBIT C-6

Roy K. Yamamoto Architect, AIA Inc

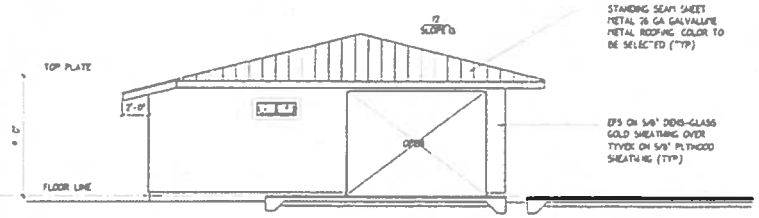
Project Name:
New One Story Single Family Dwelling and Cabana
at
4669 Kahala Ave
Honolulu, Hi 96816
TMK.3-5-005:008

Sheet Title:
EXTERIOR ELEVATIONS & DOOR TYPES

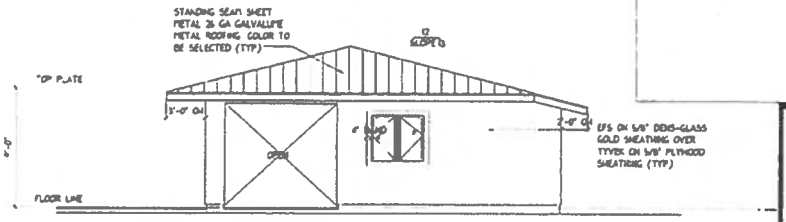
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Project Number
Drawn By: AA
Date: 7 30 25

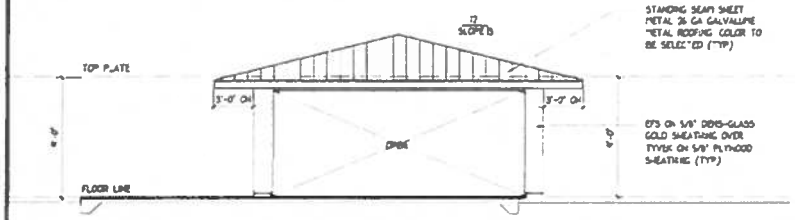
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A202
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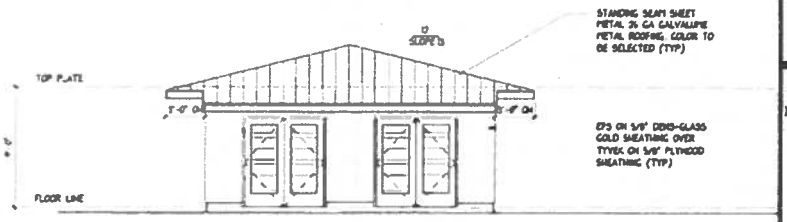
A LEFT ELEVATION



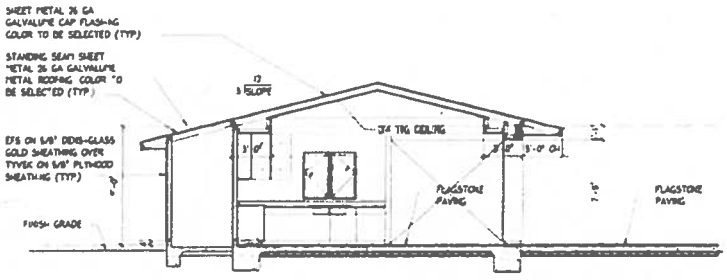
B RIGHT ELEVATION



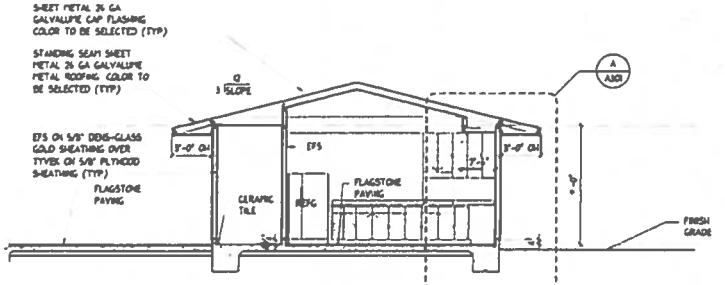
C FRONT ELEVATION



D REAR ELEVATION



1 SECTION



2 SECTION

EXHIBIT C-7

Roy K. Yamamoto Architect, AIA, Inc.
Architecture & Planning

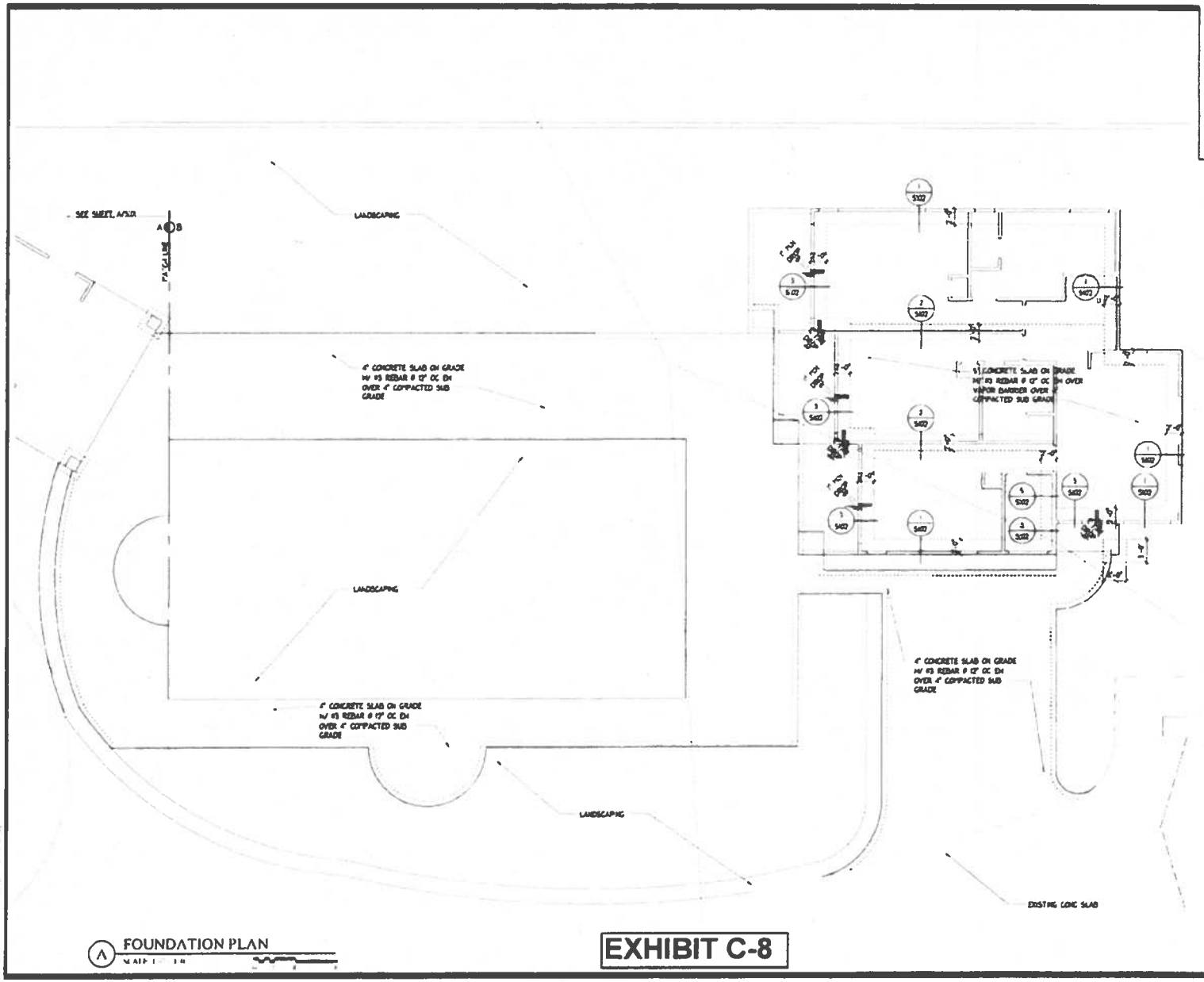
Project Name:
New One Story Single Family Dwelling and Cabana
at
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TMK:3-5-005:008

Sheet Title:
EXTERIOR ELEVATIONS AND BUILDING SECTIONS

Revisions:

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

Drawing Number:
A203
Sheet 9 of 17



A FOUNDATION PLAN

EXHIBIT C-8

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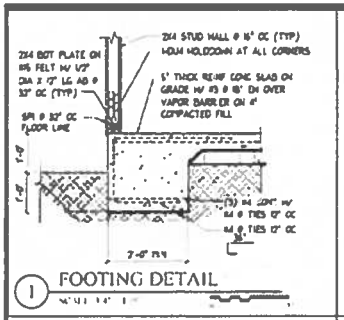
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TMK 3-5-005 008

Sheet Title
FOUNDATION PLAN

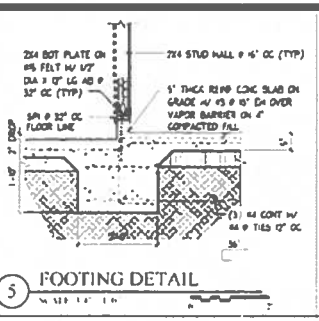
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Project Number
Drawn By AA
Date 7/30/25

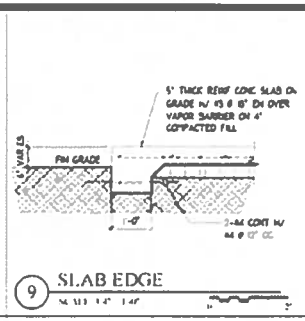
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S101
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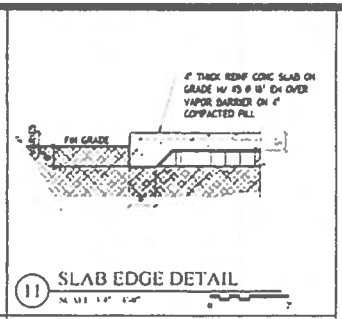
1 FOOTING DETAIL



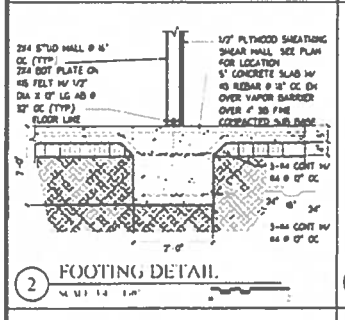
5 FOOTING DETAIL



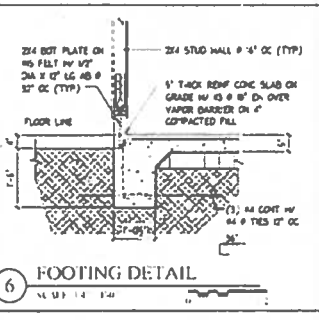
9 SLAB EDGE



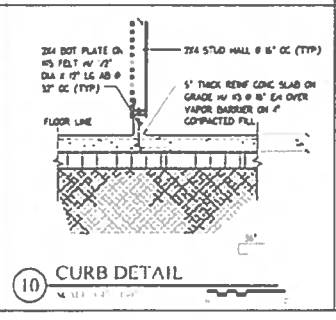
11 SLAB EDGE DETAIL



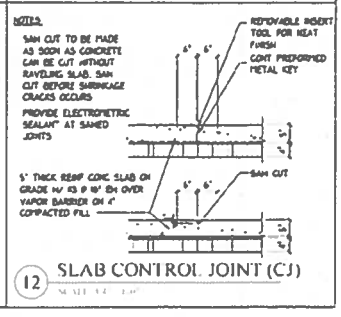
2 FOOTING DETAIL



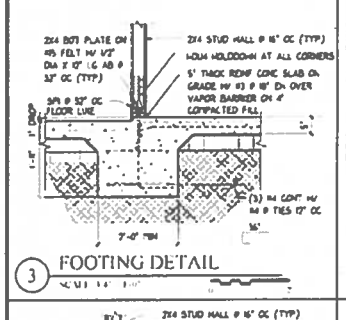
6 FOOTING DETAIL



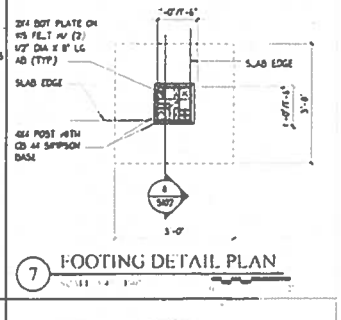
10 CURB DETAIL



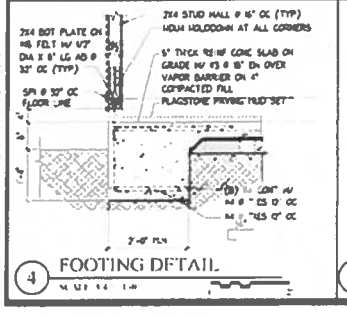
12 SLAB CONTROL JOINT (CJ)



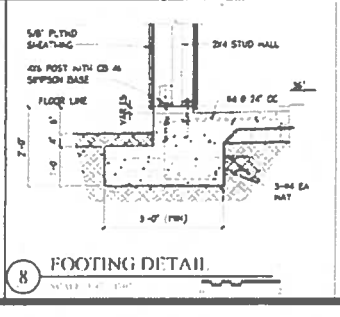
3 FOOTING DETAIL



7 FOOTING DETAIL PLAN

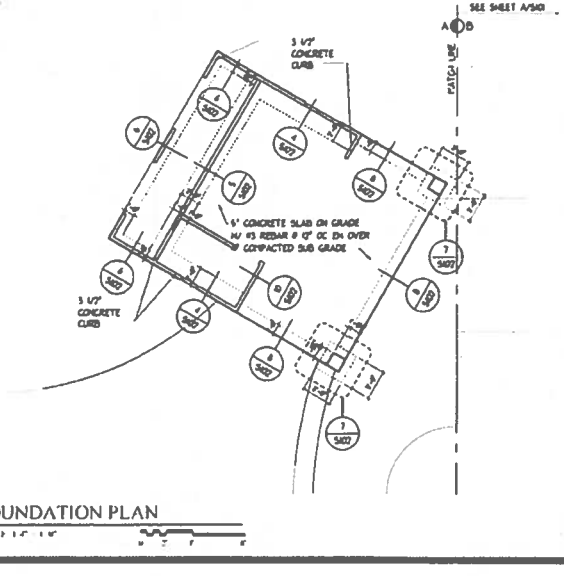


4 FOOTING DETAIL



8 FOOTING DETAIL

EXHIBIT C-9



A FOUNDATION PLAN

Roy K. Yamamoto
Architect, AIA, Inc.
Architecture & Planning

Project Name
New One Story Single Family Dwelling and Cabana
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TMK:3-5-005:008

Sheet Title:
FOUNDATION PLAN AND DETAILS

Revisions:

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

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S102
Sheet 16 of 17

ESCP INSPECTION NOTES:

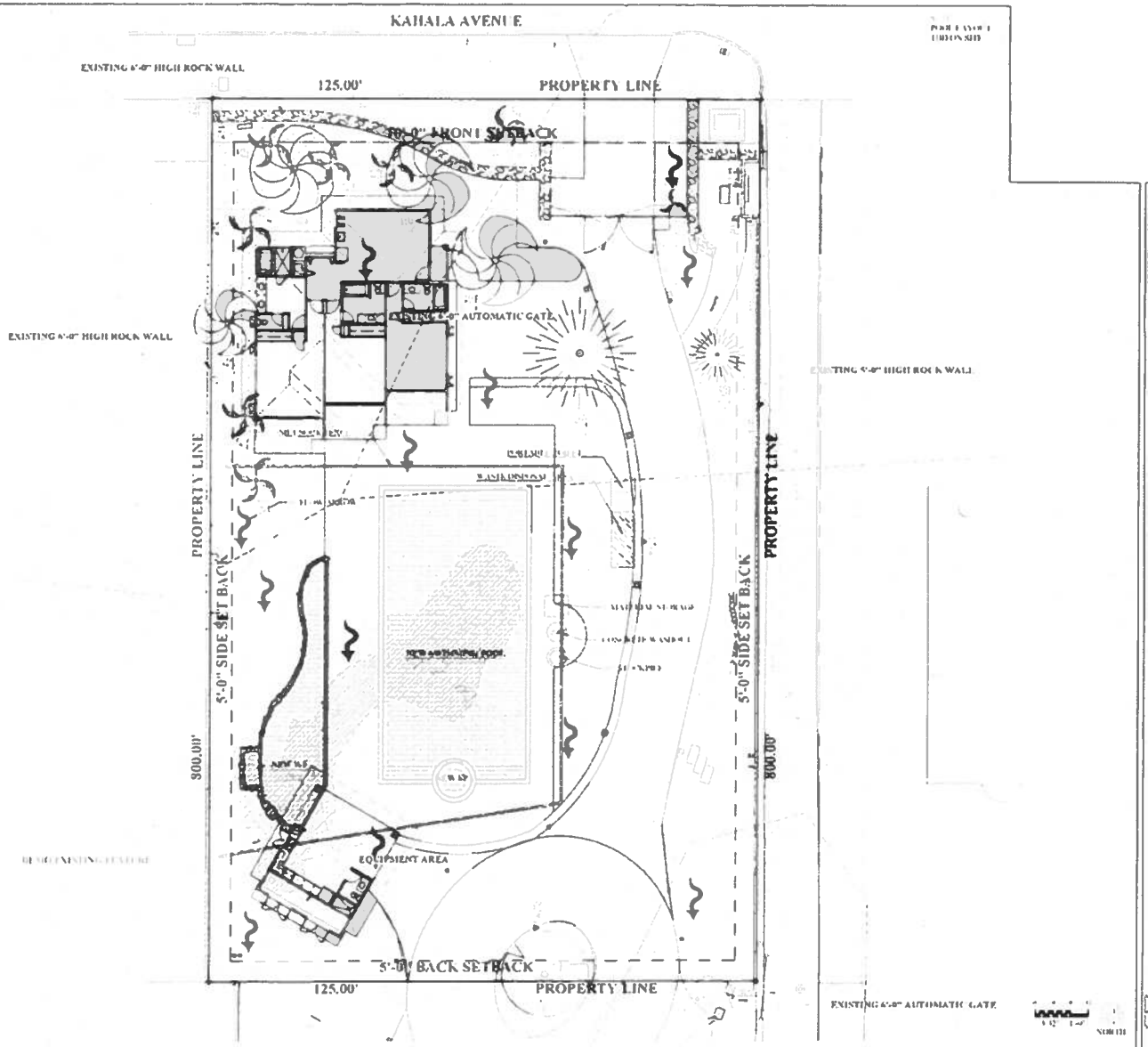
1. AT LEAST TWO WEEKS BEFORE THE BEGINNING CONSTRUCTION THE CONTRACTOR OR THE PERSON IN CHARGE OF CONSTRUCTION SHALL NOTIFY THE STORMWATER INSPECTOR LISTED ON THE BUILDING PERMIT.
2. AFTER INSTALLING THE CONSTRUCTION BMPS AND MOBILIZING ANY CONSTRUCTION PREPARATIONS IN ACCORDANCE WITH THE APPROVED ESCP OR APPROVED 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 STORMWATER INSPECTOR BY MAIL TO DPP OFFICES OR BY OTHER METHODS.

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 ADOPTED DUST 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 ANY 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, COVERS 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 STORMWATER MANAGEMENT NOTES FOR SINGLE-FAMILY AND TWO-FAMILY DWELLING PROJECTS:

1. USE SITE DESIGN STRATEGIES TO REDUCE THE IMPERVIOUS SURFACE AREAS TO THE MAXIMUM 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(c).
2. TOTAL IMPERVIOUS AREA: 5866 sf.



LEGEND

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

PERCENT TOTAL IMPERVIOUS SURFACE
LOT SIZE: 25,000 SQ FT
EXISTING IMPERVIOUS AREA: 9,799 SQ FT
ADDED IMPERVIOUS AREA: 5,000 SQ FT
REMOVED IMPERVIOUS AREA: 3,932
PERCENT OF IMPERVIOUS AREA: 35%

1 SITE PLAN

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

DEBIASI PACIFIC
SITE DETAILED PROFESSIONAL SERVICES

PERMIT SET

LICENSED PROFESSIONAL ARCHITECT

4/30/26

DATE REVISIONS

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

TMK: (1)3-5-005:008

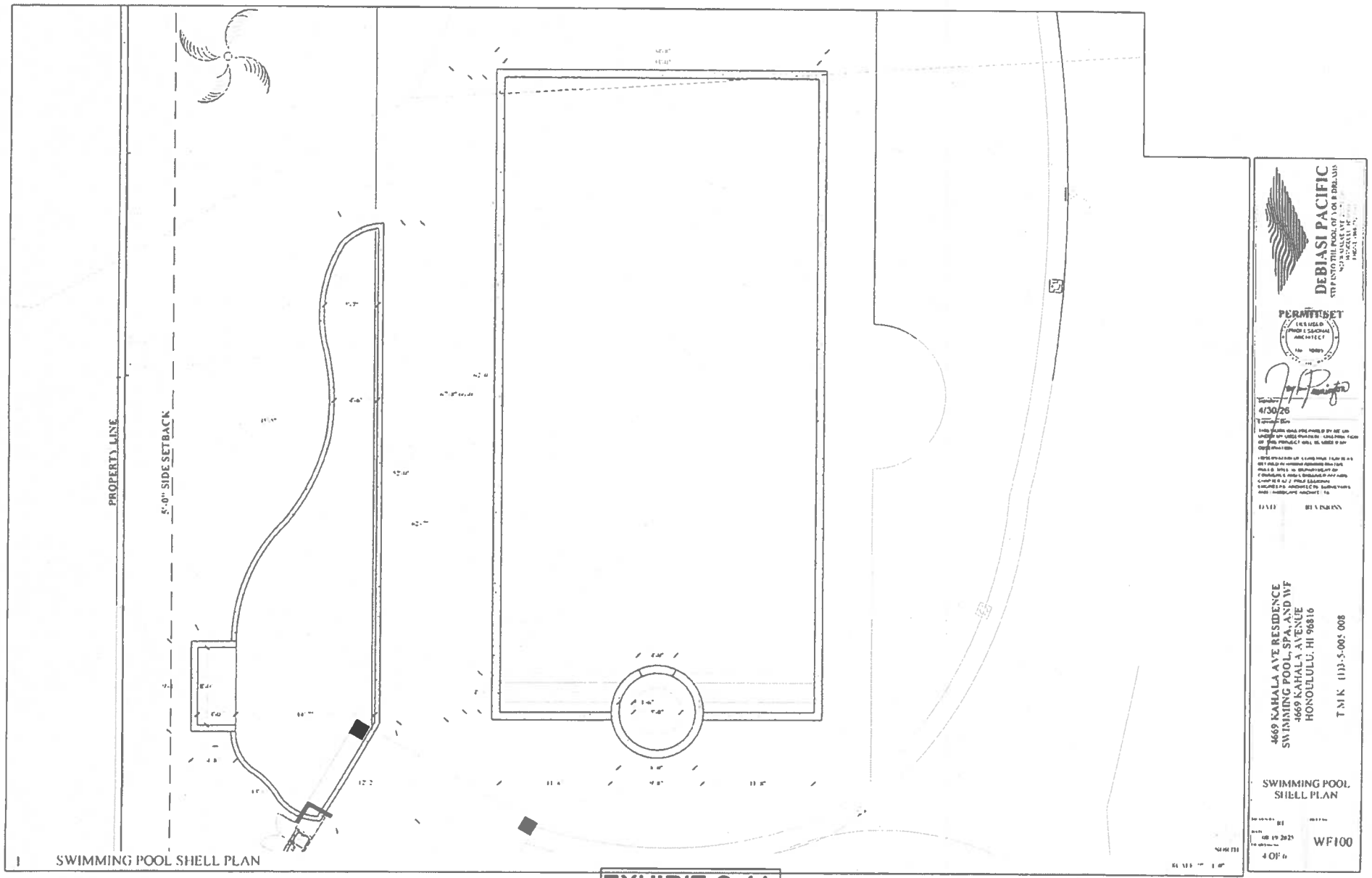
BMP SITE LAYOUT

DATE: 04.19.2026

WF003

3 OF 6

EXHIBIT C-10



1 SWIMMING POOL SHELL PLAN

EXHIBIT C-11

PLUMBING

PLUMBING STANDARDS & DISCHARGE NOTES

GENERAL

GENERAL NOTES

STRUCTURAL

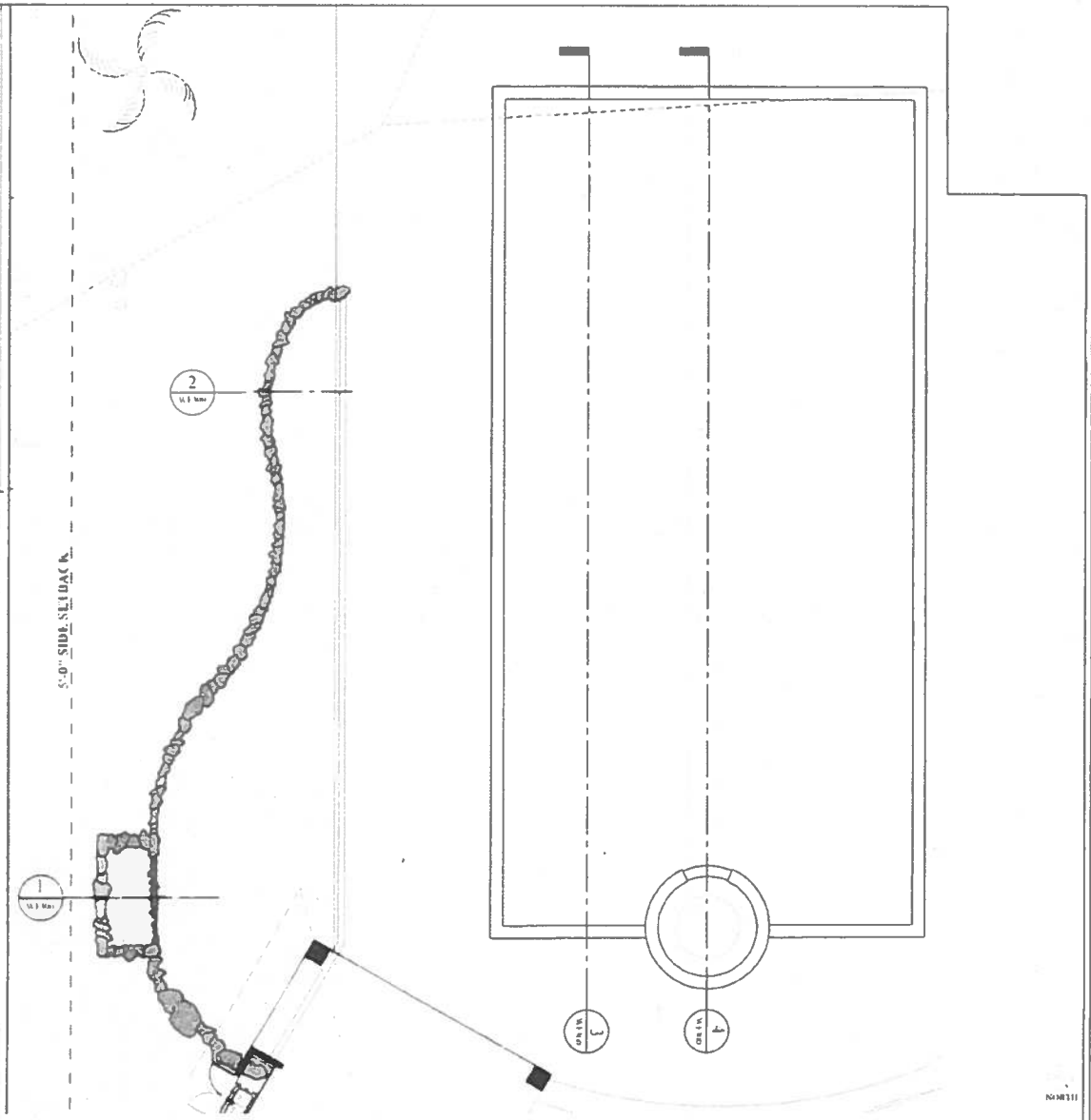
REBAR NOTES

ELECTRICAL

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

PROPERTY LINE

5'-0" SIDE SETBACK



1 SWIMMING POOL FLOOR PLAN

DeBIASI PACIFIC

PERMIT SET

4/30/26

DATE REVISIONS

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

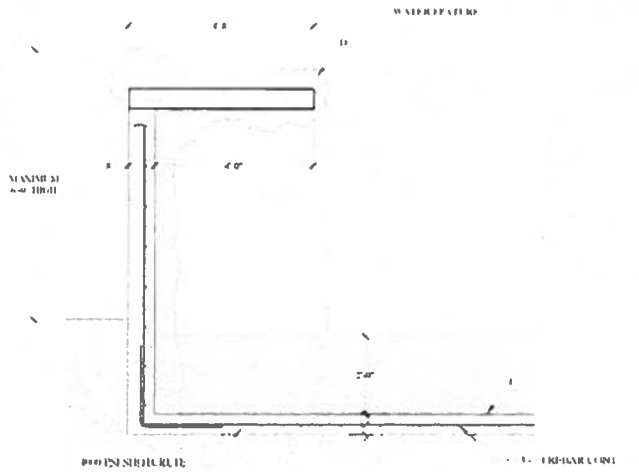
TMK (1)3-5-005:008

SPECS AND FLOOR PLAN

WF200

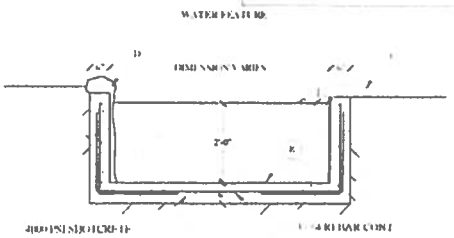
5 OF 6

EXHIBIT C-12

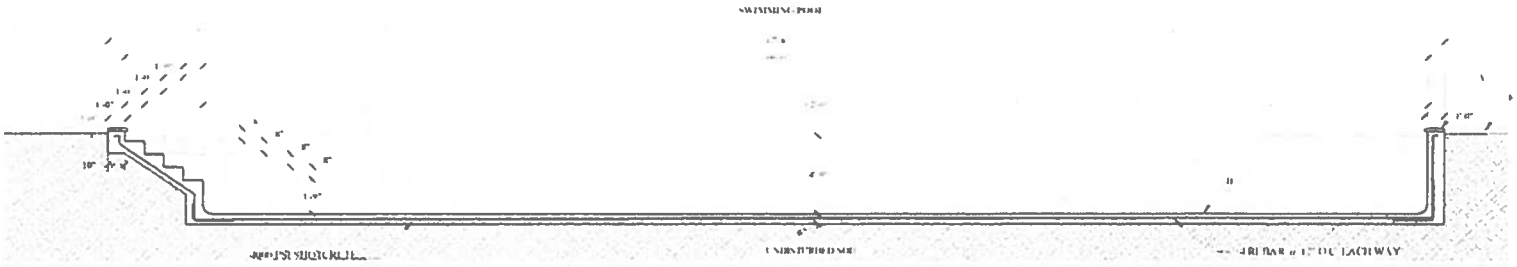


1 WATER FEATURE SECTION DETAIL

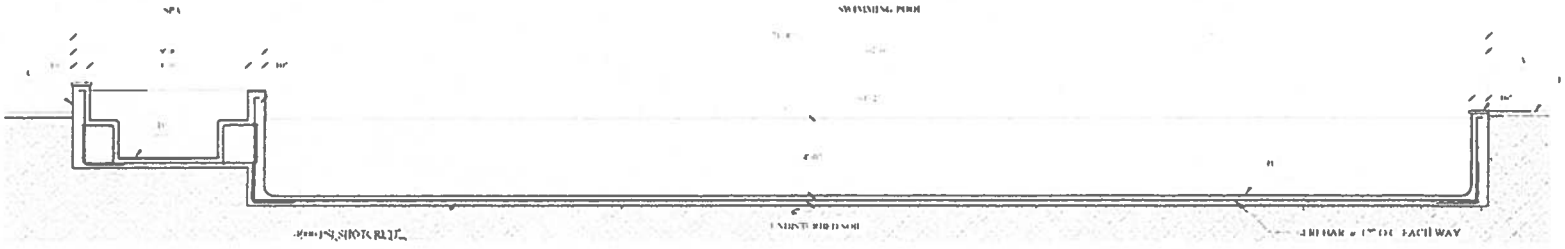
FINISH SCHEDULE



2 WATER FEATURE SECTION DETAIL



3 STAIRS SECTION DETAIL



4 RAISED SPA SECTION DETAIL

EXHIBIT C-13

DeBIASI PACIFIC

PERMIT SET

4/30/26

DATE REVISIONS

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

TMK (1)3-5-005:008

SECTIONS

WF300

6 OF 6



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

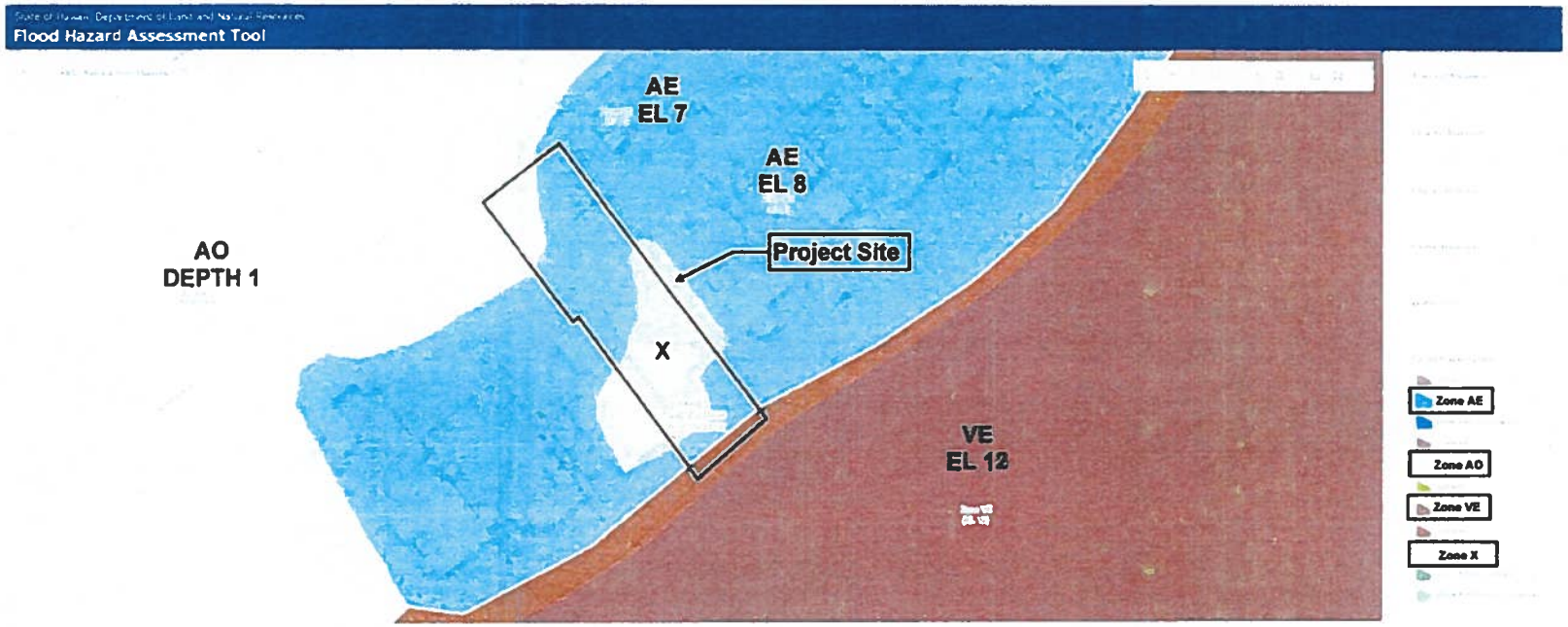
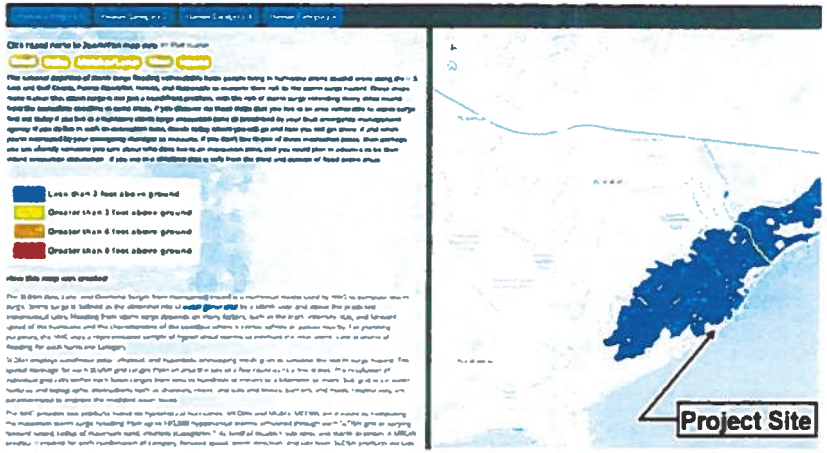
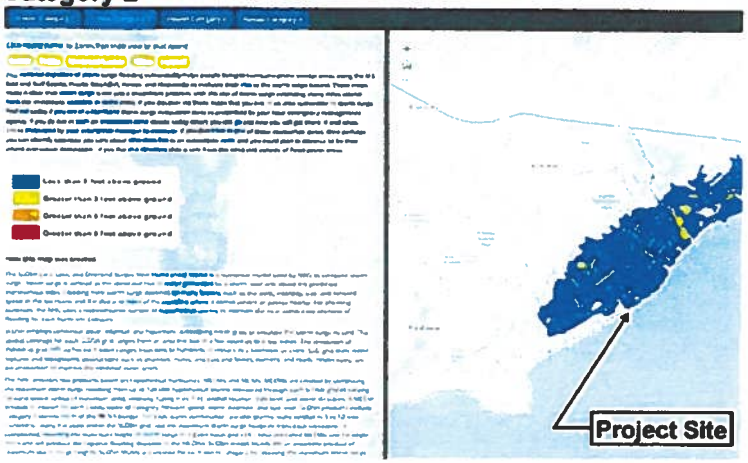


EXHIBIT E – FLOOD MAP
FILE NO. 2025-SMA-91

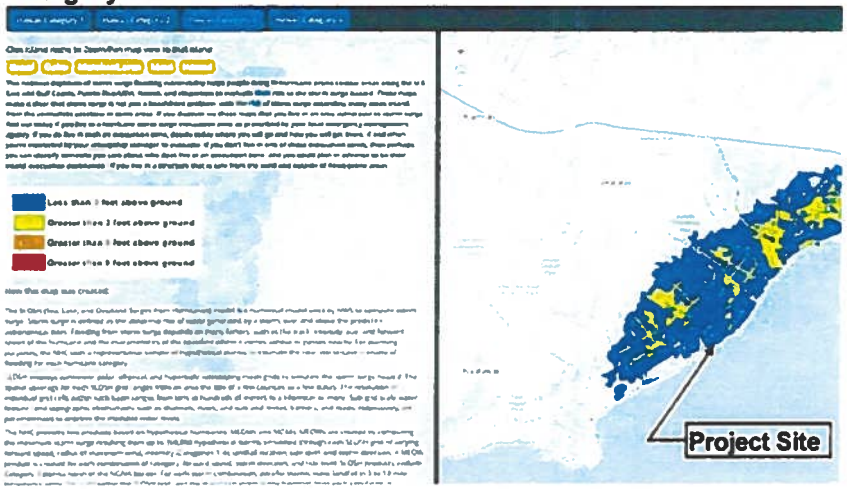
Category 1



Category 2



Category 3



Category 4

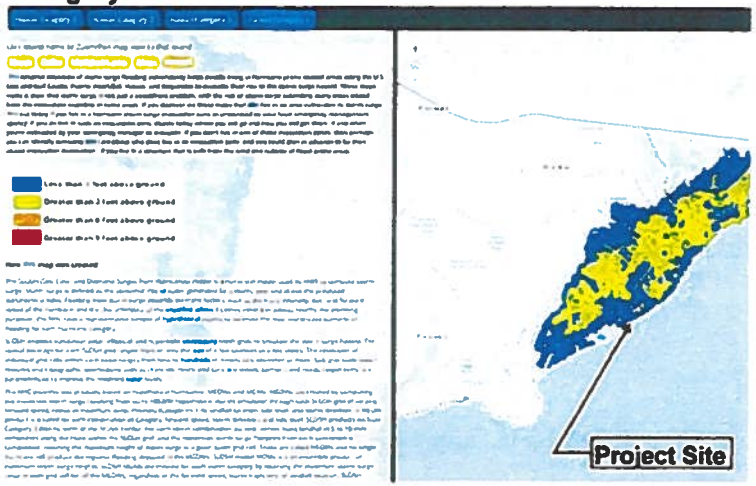


EXHIBIT F – HURRICANE STORM SURGE MAP
FILE NO. 2025-SMA-91

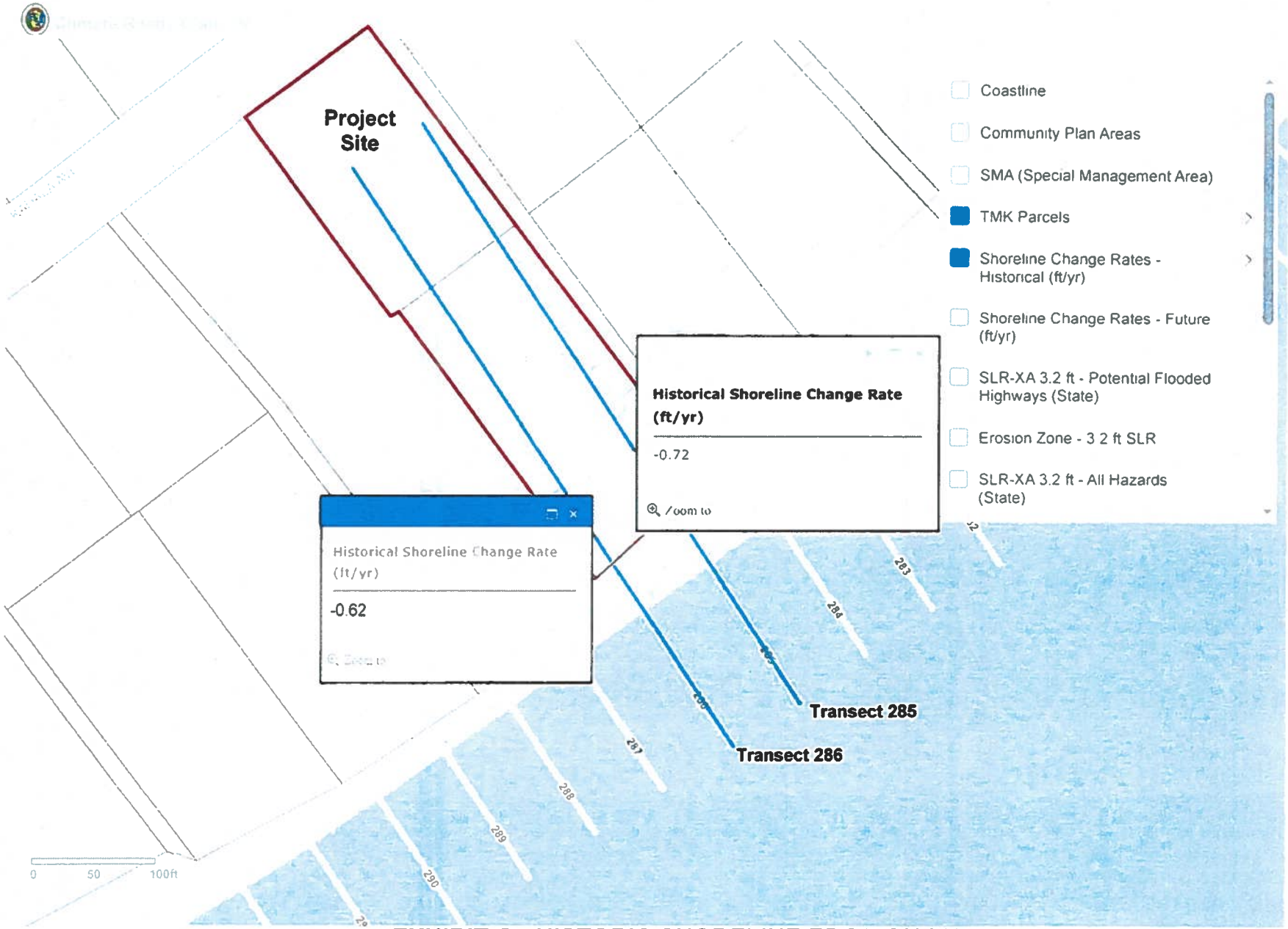


EXHIBIT G - HISTORIC SHORELINE EROSION MAP
FILE NO. 2025-SMA-91



EXHIBIT H – WETLANDS MAP

FILE NO. 2025-SMA-91

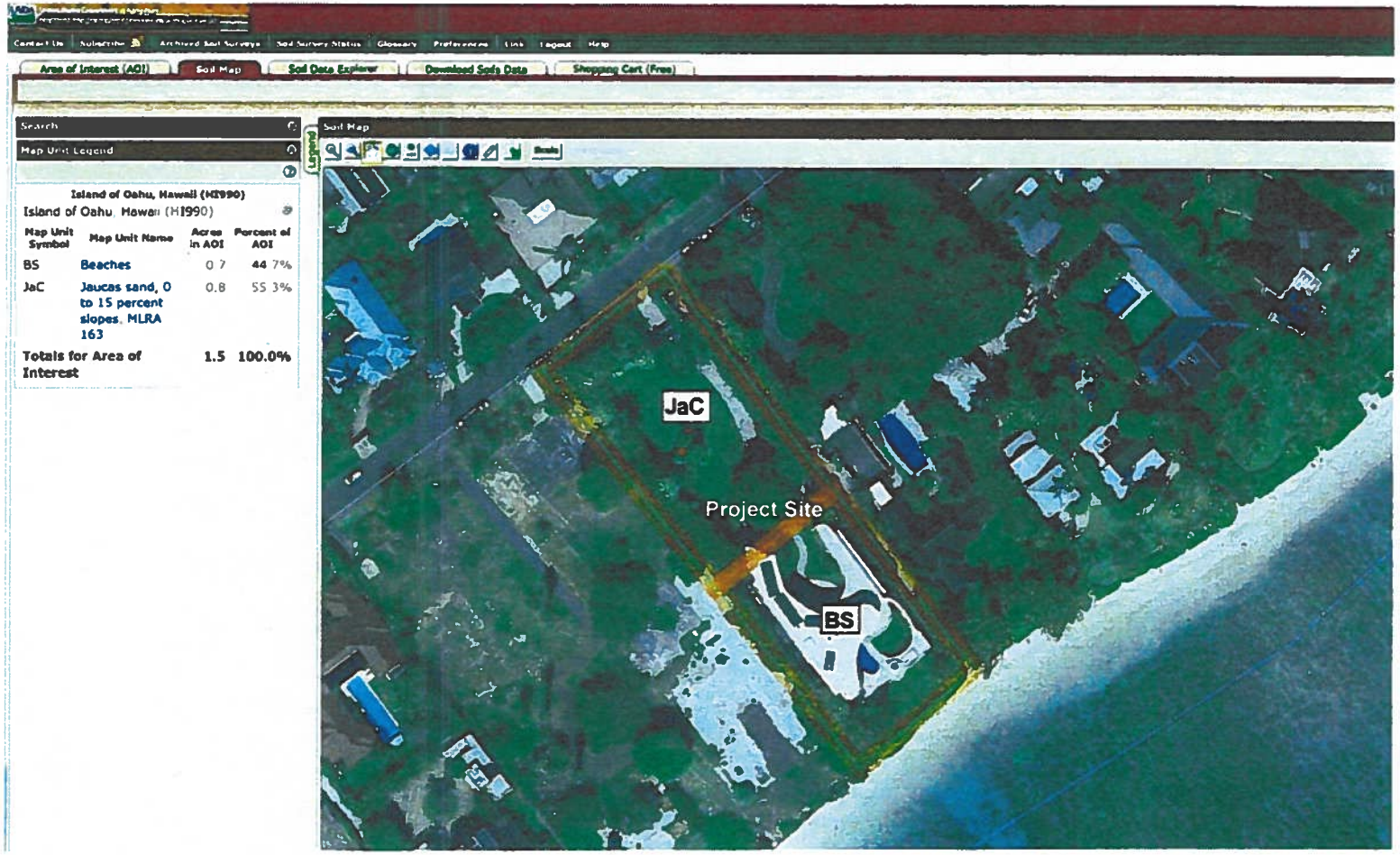
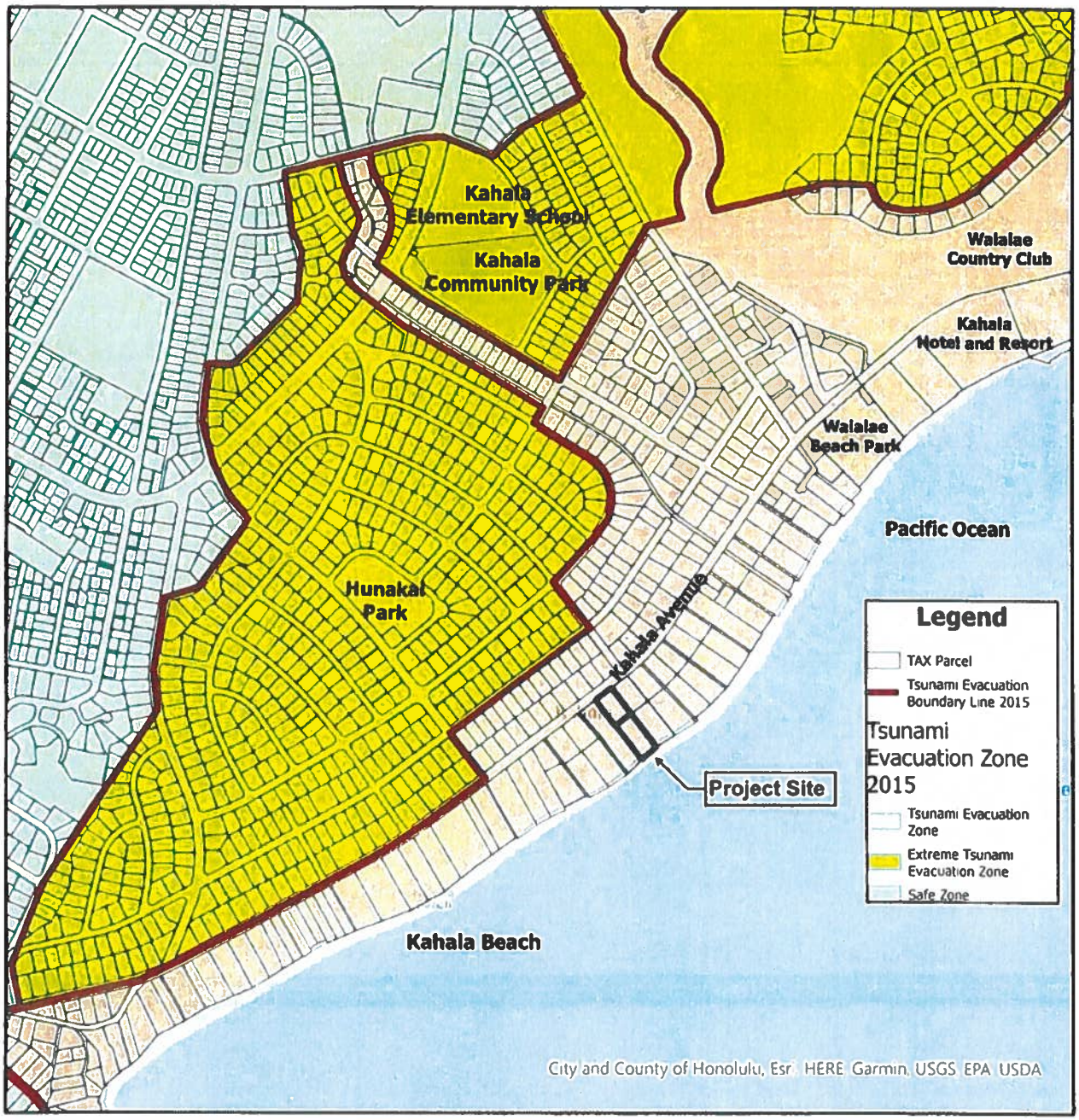


EXHIBIT I – NRCS SOILS MAP

FILE NO. 2025-SMA-91



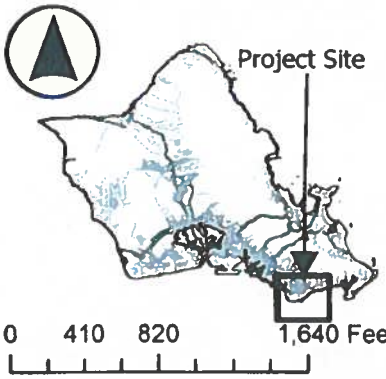


Exhibit J
Tsunami Map
File No. 2025-SMA-91

4669 Kahala Avenue
Waialae/Kahala

TMKs: 3-5-005: 005 and 008

Department of Planning and Permitting
City and County of Honolulu

January 2026

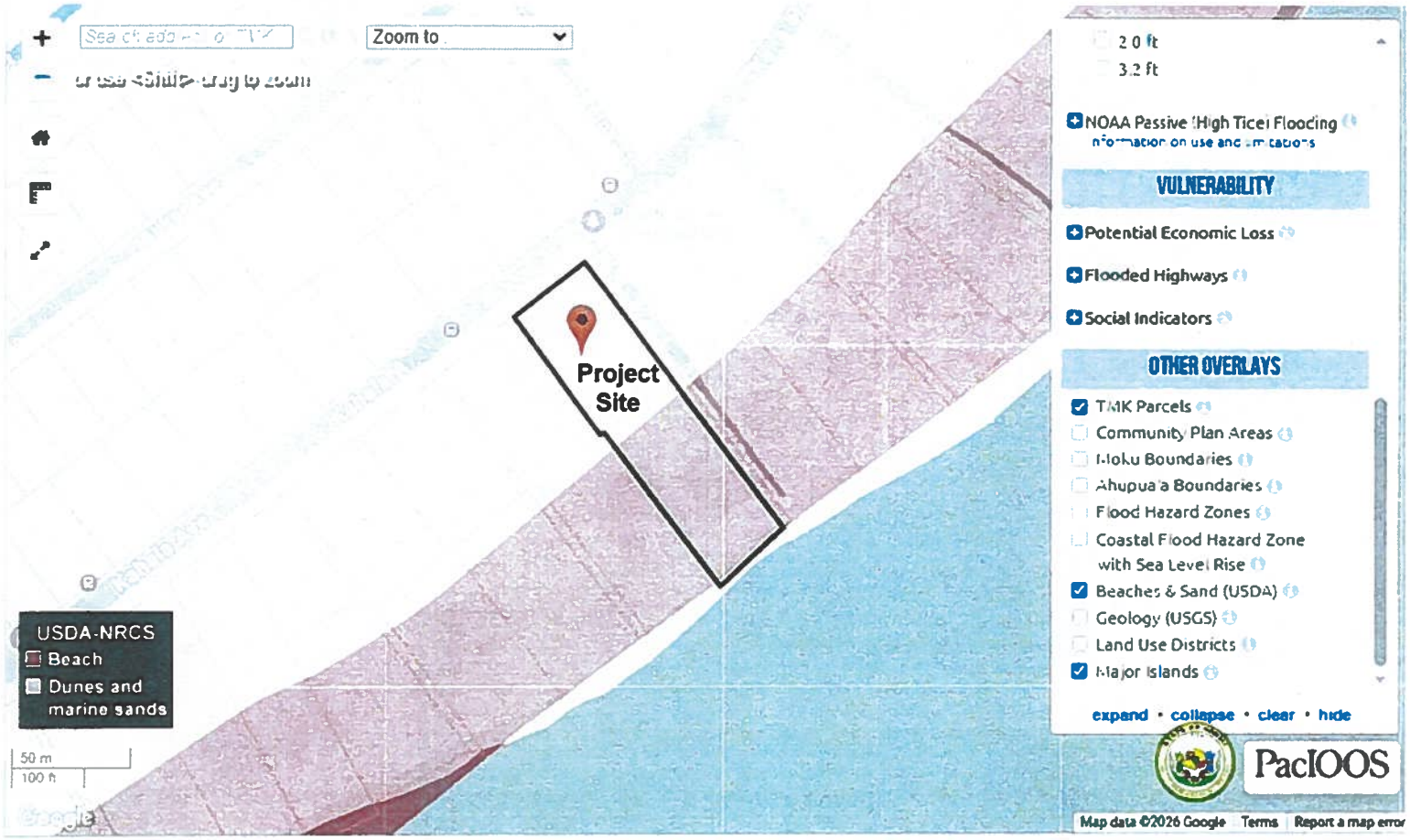


EXHIBIT K – COASTAL DUNES MAP
FILE NO. 2025-SMA-91



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

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

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