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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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July 15, 2026

2026-SMA-20(SF)

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
Shin New Commercial Building
87-1818 Farrington Highway – Nānākuli
Tax Map Key 8-7-035: 005

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 commercial building with a parking lot, caretaker dwelling, and associated improvements on a non-shoreline lot in the B-1 Neighborhood Business District (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, and protected and invasive species.

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.

DEPT. COM. 494(26)

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 through C, D-1 through D-17, and E through L
Draft Resolution

APPROVED BY:

Krishna F. Jayaram, Managing Director Designate
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 KYUNG CHUL SHIN AND SOON AE SHIN FOR A SPECIAL MANAGEMENT AREA (SMA) MAJOR PERMIT	FILE NO. 2026-SMA-20(SF)

FINDINGS OF FACT, CONCLUSIONS OF LAW, AND RECOMMENDATION

I. APPLICATION

A. Basic Information:

PROJECT NAME:	New Commercial Building
LANDOWNER/ APPLICANT:	Kyung Chul Shin and Soon Ae Shin
AGENT:	Planning Solutions, Inc. (James T. Hayes)
LOCATION:	87-1818 Farrington Highway – Nānākuli (Exhibit A)
TAX MAP KEY (TMK):	8-7-035: 005 (Parcel 5)
ZONING:	B-1 Neighborhood Business District (B-1 District) (Exhibit B)
STATE LAND USE (SLU):	SLU Urban District (Exhibit C)
DEVELOPMENT PLAN:	Wai'anae Sustainable Communities Plan (WSCP)

B. Proposal: The Applicant requests approval of a SMA Major Permit to allow the construction of a new two-story commercial building with a parking lot, caretaker dwelling, and associated improvements on a vacant

19,737-square (sq.)-foot (ft.) non-shoreline lot in the B-1 District and SMA (Project) (see Exhibits A through C, D-1 through D-17, and E through L). The proposal is considered "development" for purposes of the Revised Ordinances of Honolulu (ROH) Chapter 25, the SMA Ordinance. The Project consists of the following components:

- The first story will have 4,726 sq. ft. of floor area with six commercial loft spaces and bathrooms;
- The second story will have five commercial loft spaces with 3,926 sq. ft. of floor area and an approximately 800 sq. ft. caretaker unit with two bathrooms;
- The Project will feature walkways and open stairs (accessible from the exterior) to access the units, a 21-stall vehicle parking lot (including two accessible stalls), one loading space, and short- and long-term bicycle parking;
- The Project site will be enclosed by a six ft. tall perimeter masonry wall on two sides;
- Additional Project elements include a trash enclosure, landscaping, and a storm water retention system;
- Project access will be from a driveway off of Mōhihi Street; and
- The maximum volume of fill imported for Project implementation will be 250 cubic yards (CY) of structural fill and 153 CY of drain rock.

The new development will have a building area of approximately 6,390 sq. ft., SMA floor area of 12,140 sq. ft., and Land Use Ordinance (LUO) floor area of 10,474 sq. ft. The floor area ratio will be 0.53. Impervious surfaces will cover approximately 15,246 sq. ft., or 77 percent of the lot.

The Project is anticipated to cost approximately $2,500,000 and construction will take approximately 18 months from the issuance of all required permits. All construction staging activities will occur on the Project site.

C. Background: The Project site is currently vacant and undeveloped. Historically, the site was in commercial use as a gas station. On February 3, 1967, Building Permit (BP) No. 35810 was issued to construct a new building (service station), establish underground storage tanks and equipment, and conduct paving on the site. BPs for various improvements relating to the commercial gas station were issued through 2010.

In 2013, SMA Major Permit No. 2012/SMA-38 (Resolution No. 12-336) was approved by the Honolulu City Council to allow for the construction of a new two-story commercial building at the subject property under a different applicant. Condition D of Resolution No. 12-336 required the applicant to obtain a development permit within two years of the date of approval. As no development permit was obtained, and no development occurred, SMA Major Permit No. 2012/SMA-38 expired.

In an email to the Department of Planning and Permitting (DPP) dated May 21, 2026, the Agent stated that no hazardous materials are known to be present at the site as remnants of the previous gas station use, nor are any contemplated as part of the Project. No remaining underground tanks appear on the State Department of Health Hawai'i Underground Storage Tank database; the four tanks that were present on the site are all listed as having been closed on September 5, 1990; and no incidents are listed for the site on the Hazard Evaluation and Emergency Response Office online incident viewer.

II. EXISTING CONDITIONS

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

Lot Area	19,737 sq. ft. (0.453 acres)
Lot Shape	Roughly rectangular.
Topography	Generally flat with elevations ranging from 8.5 to 9.5 ft. above mean sea level (MSL) (Exhibit E).
Current Development	Vacant and undeveloped.
Surrounding Uses	To the Southwest – Farrington Highway To the Northwest – Mōhihi Street To the Northeast and Southeast – Single- and two-unit dwellings (Exhibits A and B)
Vegetation	Low-lying volunteer grass and shrubs.
Sea Level Rise (SLR) – Exposure Area	The Hawai'i SLR Viewer indicates that the proposed development will occur outside of the area anticipated to be impacted by 3.2 ft. of SLR (see Exhibit F).
Flood Zone	*Flood Zone D* – The project site is in Flood Zone D, an unstudied area where flood hazards are undetermined, but flooding is possible (see Exhibit G; Federal Emergency Management Agency Flood Insurance Rate Map Panel No. 15003C0194H, revised June 10, 2026).

Hurricane Storm Surge	The Project site is projected to be subject to less than three ft. of flooding during a Category 4 hurricane event (see Exhibit H; National Hurricane Center, *Storm Surge Risk Maps*).
Shoreline Erosion Rate	Not applicable, Parcel 5 is not a shoreline lot.
Shoreline Survey	Not applicable, Parcel 5 is not a shoreline lot, as it is located approximately 133 ft. mauka of the presumed shoreline.
Nearest Body of Water	*Pacific Ocean* - The Pacific Ocean, located approximately 250 ft. southeast of the site, designated as an estuarine and marine deepwater wetland environment and estuarine and marine wetland environment (see Exhibit I; National Wetlands Inventory – *Surface Water and Wetlands Mapper*).
Soil Classifications	The entirety of the Project site is designated as Coral Outcrop, which consists of deep, somewhat poorly drained soils with slope ranges from zero to six percent (see Exhibit J; United States Department of Agriculture [USDA] - Natural Resources Conservation Service).
Tsunami	The entirety of the subject property and much of the surrounding neighborhood is located within the tsunami evacuation zone (see Exhibit K; 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	Although the Project does not trigger the preparation of an Environmental Assessment (EA) pursuant to Hawai'i Revised Statutes (HRS) Chapter 343, an EA is a required component of a complete SMA Major Permit application involving development other than one-unit and two-unit detached dwellings. A Final Environmental Assessment (FEA) - Finding of No Significant Impact (FONSI) was issued by the DPP on March 27, 2026, and published in the April 8, 2026, edition of *The Environmental Notice*.

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 (NB)/ Community Association Presentation	The Project was presented at the Nānākuli-Māʻili NB No. 36 Housing-Zoning Committee meeting on February 5, 2026. The Agent mailed notice of the meeting to the eight abutting property owners to the Project site on January 28, 2026. Concerns raised at the meeting are discussed in Section G below.
Public Hearing	The DPP conducted a Public Hearing at 10:00 a.m. on June 5, 2026, at the Fasi Municipal Building, Sixth Floor Conference Room. No comments or questions were received from the public. The public hearing is discussed further in Section G below.

IV. ANALYSIS AND FINDINGS

The proposed Project was analyzed in accordance with the objectives, policies, and guidelines established in 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 public recreational facility to the Project site is Ulehawa Beach Park, which is located approximately 400 ft. to the northwest of Parcel 5. The closest public shoreline access point is immediately across Farrington Highway from the subject property. The construction of a new two-level commercial building on the subject property will not result in adverse impacts to coastal recreational opportunities for the public, because no change to existing shoreline 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 because it is not on a shoreline lot. 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: Although no development is currently present on the site, the site has been previously disturbed by a former gas station use. The Project will involve ground-disturbing excavations for foundations, utilities, and other features. A Literature Review and Field Inspection (LRFI), prepared by Ke'ala Pono Archeological Consulting, was completed for the Project. In the LFRI, it is noted that no historic resources have been identified within the Project site. Other archaeological studies conducted along Farrington Highway have documented archaeological sites to the northwest and southeast of the Project site. According to the LRFI, the likelihood of encountering subsurface historic properties is considered low due to the hard coral substrate and prior disturbance associated with the former gas station use. However, 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 State Historic Preservation Division (SHPD). These measures are recommended as conditions of approval. Provided the Applicant complies with these conditions, no adverse impacts to historic or archaeological resources are anticipated as a result of Project construction or implementation.

2. Cultural Resources: A Ka Pa'a Kai Analysis was completed for the Project by Ke'ala Pono Archeological Consulting during the FEA-FONSI process in August 2025. Based on the information gathered and researched therein, no cultural resources were identified on the site, and the four individuals interviewed did not identify cultural practices or resources that occur on the Project site. During a site visit on May 21, 2026, DPP staff did not observe any traditional Hawaiian cultural practices occurring on the site. Further, 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 in the Pacific Ocean. Therefore, no impacts to cultural resources are anticipated, and no related conditions of approval are recommended.

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 landforms 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).

Neither the WSCP nor the City's Coastal View Study identifies any views that the Project will impact. The Project will be consistent with the ROH Chapter 21 development standards for the B-1 District, which will be confirmed during the BP review process. 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 protection of federally-listed species and critical habitats is administered by the U.S. Fish and Wildlife Service (USFWS), and the protection of State-listed species and habitats is administered by the Department of Land and Natural Resources (DLNR) Division of Forestry and Wildlife (DOFAW). The Project proposes a commercial use on a commercially 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: All work will be confined to the Project site, which does not contain any areas designated as wetlands or streams. The closest surface and marine waters are the Pacific Ocean, which is classified as an estuarine and marine deepwater and estuarine and marine wetland; Ulehawa Stream, which is classified as an estuarine and marine wetland; and a riverine channel, which are located approximately 250 ft., 393 ft., and 200 ft., respectively, from the Project site (see Exhibit I). The Project is not anticipated to result in adverse impacts to the these water sources because the Project will

be required to comply with the City's *Rules Relating to Water Quality* and the *Rules Relating to Storm Drainage Standards*. Compliance with the City's Rules and Ordinances will be confirmed during the BP review process. No conditions related to the protection of wetlands and streams are recommended.

b. Flora: Existing vegetation on the subject parcel consists of common and/or invasive and volunteer bushes, shrubs, and grasses. According to the USFWS *Information for Planning and Consultation* (IPaC) website, 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.

c. Fauna: A review of the USFWS IPaC website 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. There are currently no tall trees on the site and the landscape plan does not propose trees taller than 10 ft. in height. Therefore, no conditions related to disturbing, removing, or trimming trees greater than 15-ft. in height are necessary. Barbless fencing should be used for all fence construction to avoid entanglement of Hawaiian Hoary Bats. This agency-recommended measure should be a condition 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, Newell's Shearwater, and Short-tailed Albatross). Therefore, standard conditions relating to the protection of these avian species are recommended.

Artificial lighting can be disruptive to many avifauna species in their navigation, nesting, and reproductive cycles. Therefore, all outdoor lighting should be fully shielded, and nighttime work (from sunset to sunrise) must be avoided during the seabird fledgling season from September 15 through December 15. 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 should be conditions of approval. In addition, in order to avoid direct or indirect impacts to protected avian species, 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 or downed seabirds that may be encountered. This is also recommended as a condition of approval.

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. Federally-listed reptile species that may occur in the marine waters across Farrington Highway from the Project site include the Green Sea Turtle, Hawksbill Sea Turtle, and the Olive Ridley Sea Turtle. According to the USFWS IPaC database, no critical habitat for protected sea turtle species overlaps the Project site. According to the National Oceanic and Atmospheric Administration Fisheries, the beach area and marine waters makai of the Project site are designated as terrestrial and marine critical habitat, respectively, for the Hawaiian Monk Seal. However, the sandy beach area and Pacific Ocean are effectively disconnected from the Project site by the presence of Farrington Highway, and there is no sandy beach habitat on the Project site itself that could serve as an area for seals to haul out and breed, or for turtles to nest. Further, the Project site is approximately 133 ft. mauka of the shoreline. No conditions relating to the protection of marine reptile or fauna species are recommended.

d. Invasive Species: The site is currently occupied by common and/or invasive and volunteer bushes, shrubs, and grasses. According to the O'ahu Invasive Species Council (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, coquí frogs, naio thrips, 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 importation of a maximum of approximately 403 CY of structural fill and drain rock material, which could result in the spread of invasive species. To mitigate potential impacts related to the fill, implementation of the OISC protocols (Protocols) is recommended as a condition of approval.

2. Reefs, Beaches, and Coastal Dunes: The USDA Web Soil Survey database indicates that the Project site is entirely underlain with Coral Outcrop soils (see Exhibit J) and does not contain any beach sands or coastal dunes. Further, the Project site is approximately 133 ft. mauka of the shoreline, no development will occur seaward of the shoreline setback, and no interactions

with littoral processes are involved. The surrounding neighborhood is developed and there are no intact natural dune systems that will be impacted by the proposed development.

3. Solid and Liquid Waste Treatment and Disposition: Potable water, fire suppression water, and sewer services for the Project will come from existing municipal systems, which already serve the surrounding neighborhood and Project site. A Sewer Capacity Analysis (SCA), completed on January 22, 2026, was approved with the condition that an industrial wastewater discharge permit may be required. This is a standard requirement, so no associated condition is necessary. The SCA is good until January 22, 2028. The Project will contract with a commercial service to periodically dispose of solid waste collected in an on-site dumpster during the construction phase of the Project. Commercial and residential solid waste will be collected by the existing municipal trash removal service that serves the surrounding neighborhood. No impacts related to solid and liquid waste treatment and disposition are anticipated. This will be confirmed during the BP review process. No related conditions of approval are recommended.

Upon implementation of the recommended conditions regarding sensitive and invasive species, along with standard water quality and erosion Best Management Practices (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. Once occupied, the businesses utilizing the commercial spaces will generate new jobs and sales tax revenue into the State's economy. While not a coastal-dependent or coastal-related use, the development of additional commercial space on a site already zoned for commercial use could result in positive economic impacts by increasing locally available goods and services in a relatively remote residential area of O'ahu. Increased local availability of goods and services could decrease the need for area residents to travel long distances, thereby decreasing fuel costs and air pollutant emissions associated with longer vehicular travel. 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 Zone D, an unstudied area where flood hazards are undetermined, but where flooding is possible. Development within Flood Zone D is not subject to compliance with ROH Chapter 21A.

2. SLR: Based on a review of the University of Hawai'i Pacific Island Ocean Observing System Hawai'i SLR Viewer, the Project site is not projected to be impacted by seawater inundation or coastal erosion as a result of 3.2 ft. of SLR through approximately 2100 (see Exhibit F). No adverse SLR-related impacts are anticipated, and no conditions of approval are recommended.

3. Storm Surge and Tsunami: The National Storm Surge Hazards Maps indicate that a small portion of the Project site (northeast corner) may be inundated by less than three ft. of storm surge during Category 4 and larger hurricane events (see Exhibit H). However, the closest development activity (parking lot) is proposed to occur approximately 133 ft. mauka of the shoreline. Construction is required to conform with the relevant building codes to mitigate the risk of flood and wind damage. 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. Project implementation is not anticipated to result in or exacerbate potential impacts relating to hurricane storm-surge.

   The entirety of the Project site is located within the tsunami evacuation zone (see Exhibit K). During a tsunami warning, evacuation requirements will be enforced based on guidelines issued by the Department of Emergency Management.

   The Applicant and successor owners must be aware of the potential for coastal hazards at the subject property. The Applicant is proposing placement of structures in an area known to be susceptible to coastal hazards, such as impacts related to storm surge and tsunamis, 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 impacts related to these hazards or other coastal hazard-related loss of property. To ensure this responsibility will be undertaken, an acknowledgement 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 these coastal hazards.

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).*

Various agencies and the public were made aware of the Project and given the opportunity to review the proposed Project prior to and during processing of the SMA Major Permit application. Public notification and comments, as well as input from Federal, City, and State agencies were also sought during the processing of the Draft EA (DEA), FEA, and FONSI for the Project. The DEA was reviewed by the DPP and published in *The Environmental Notice* on October 12, 2021; a 30-day public comment period commenced from that date. The FEA was reviewed by the DPP and a FEA-FONSI was issued on March 27, 2026, and published in the April 8, 2026, edition of *The Environmental Notice*; a 30-day public comment period commenced from that date.

Prior to submitting the SMA Major Permit Application to the DPP, the Agent presented the Project before the Nānākuli-Māʻili NB No. 36 Housing-Zoning Committee at their February 5, 2026, meeting. Preceding that presentation, the Applicant sent written notification of the presentation to all adjoining property owners. Concerns raised at the meeting included the possibility of illicit businesses (i.e. game rooms) in connection with the Project; whether there is sufficient demand for commercial space from legitimate businesses in the area; and potential adverse traffic impacts on Mōhihi Street at certain times of the day.

Upon DPP's acceptance of the application, the application materials were posted on the DPP website for public review. During the SMA Permit 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.

The DPP conducted a public hearing for the Project at 10:00 a.m. on Friday, June 5, 2026, at the Fasi Municipal Building, Sixth Floor Conference Room. Notices of the application and public hearing were published in the May 15, 2026, 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 three items on the agenda, for which the Project was Item No. 2. The hearing was attended in person by the Agent and DPP staff. There were no members of the public present for this portion of the public hearing. The Agent confirmed that no underground storage tanks or other hazardous materials were known to remain on the site from its previous use as a gas station. 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 Project site, which is not a shoreline lot and is approximately 133 ft. from the shoreline, is entirely underlain by soils identified as Coral Outcrop, which are characterized as deep, somewhat poorly drained soils with slope ranges from zero to six percent (see Exhibit J). The USDA Web Soil Survey database does not indicate any portion of the site is underlain by dunes or marine sands. The surrounding neighborhood is fully developed and there are no intact natural dune systems that will be impacted by the proposed development. Based on this, and the fact that the site is not a shoreline lot, adverse impacts to beaches, dunes, or natural shoreline processes are not anticipated to occur. No related conditions of approval 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 Project is not located on a shoreline lot, and does not involve the use or management of marine resources. The closest surface and marine waters to the subject property consist of the Pacific Ocean (estuarine and marine deepwater, and estuarine and marine wetland), Ulehawa Stream (estuarine and marine wetland), and a riverine channel, which are approximately 250 ft., 393 ft., and 200 ft., respectively, from the Project site (see Exhibit I). As the closest development activities (parking lot) will occur approximately 133 ft. mauka of the presumed shoreline and all work will be confined to the Parcel 5, the Project is not anticipated to result in adverse impacts to these waters or wetlands. 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. Therefore, no conditions of approval regarding marine and coastal resources 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 vicinity are not anticipated, so long as the recommended site-specific conditions of approval are implemented. The Project site and other lots within 500 ft. of the Project site perimeter are zoned for appropriate and compliant commercial and residential uses. The intensity of development on these lots is limited based on the associated development standards of ROH Chapter 21, the LUO. The subject property, along with the surrounding properties both to the south and north of Farrington Highway, are 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 and over a five-year span (see Exhibit L), no past or present cumulative projects were identified. One reasonably foreseeable cumulative project was identified as follows:

- DPP File No. 2026-SMA-10: This SMA Minor Permit is for the Farrington Highway widening and sidewalk improvements project. It is ongoing and under review by the DPP. The proposed improvements span several TMKs, and the only parcel within the 500-ft. cumulative radius of the Project site is TMK 8-7-008: 027 (see Exhibit L).

Potential cumulative effects to SMA resources as a result of implementation of the Project and the highway widening and sidewalk improvements project could occur if the projects collectively resulted in damage to the quality of surface or groundwater in the area, excessive erosion or alteration of landforms, and/or the loss of historic properties or cultural resources that may be present in the area. However, each project is subject to evaluation for site-specific or cumulative impacts to SMA resources, and will be mitigated to avoid and/or minimize any potential impacts. Cumulative adverse impacts relating to the two projects are not anticipated.

The potential for site-specific or cumulatively considerable impacts associated with the Project has been evaluated herein. Where necessary, conditions of approval are recommended. Upon implementation of the recommended conditions of approval and compliance with applicable regulatory requirements, it is not anticipated that the Project, along with the reasonably foreseeable improvement 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, LUO: The Project must be designed to comply with the development standards of the LUO. The 19,737-sq.-ft. site is located within the B-1 District, which allows development of commercial structures, as well as an accessory caretaker unit subject to the standards in LUO Section 21-5.50-3(e). The Project plans show that the structures comply with all required yard and height setbacks, as well as height, density, lot coverage, and parking requirements to meet the development standards for the B-1 District (see Exhibits D-1 through D-17).

   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 B-1 District development standards and other LUO regulations will be conducted during the BP review process.

   Regarding transportation facilities, the Project is located within a rural residential area along Farrington Highway, and concerns regarding traffic were noted during the February 5, 2026, NB meeting. The Applicant contracted with Traffic Management Consultants, Inc. during the FEA-FONSI review period to prepare a Traffic Assessment Report (TAR) for the proposed Project. The TAR found that the small number of vehicular trips generated by the Project are expected to increase the AM and PM peak hour traffic at the intersection of Farrington Highway and Mōhihi Street by less than one percent. Consequently, the Project is not expected to significantly impact peak hour traffic operations. Nonetheless, as a result of a July 21,

2020, request from the State of Hawai'i Department of Transportation (HDOT), the Applicant developed avoidance and minimization measures related to traffic impacts that were incorporated into the FEA and Project implementation.

During review of the SMA Permit application, the DPP Traffic Review Branch (TRB) also provided measures with which the Project should be required to comply. The TAR should be updated to reflect the current Project scope and the existing traffic operations, and a Construction Management Plan should be submitted for review and approval prior to the issuance of demolition permits or BPs for major construction work. Although traffic impacts are not an issue area identified in ROH Chapter 25 or HRS Chapter 205A, we note that compliance with these measures are recommended as a condition of approval to ensure public safety associated with Project construction and implementation.

Based on a review of the plans, the Project will be consistent with the LUO, and no additional conditions of approval will be required.

2. WSCP: The Project is generally consistent with the WSCP. The WSCP identifies the Project site as a "Rural Residential" area. Section 3.9.2 (Policies Pertaining to Commercial and Industrial uses) outlines the following:

   - Encourage the establishment of appropriate commercial businesses that will provide jobs and goods and services in the Wai'anae District, especially within the designated Country Town and Village Center areas.

   - Commercial businesses should be allowed only in the Rural Residential areas, except for those small-scale country businesses that are compatible with agricultural land uses.

   - Neighborhood commercial establishments in the Wai'anae District typically consist of one to several buildings that are one or two stories in height, with associated parking areas.

   - Within the Rural Residential areas of Nānākuli, there is the need for the development of more strongly defined local commercial and service centers. These centers should contain a concentration of small retail businesses, restaurants, professional offices, medical clinics, and social services centers. Structures would be one or two stories in height. This more compact development pattern would provide for a stronger local community identity, further reinforce the concept of the *ahupua'a*, encourage more pedestrian traffic and less dependence on cars, support small local businesses, and potentially

alleviate the strong "strip mall" development pattern that presently exists along Farrington Highway.

The WSCP 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 or recreational area on WSCP resource maps.

Project implementation would not result in any change to shoreline or recreational access. Given this, the proposed construction of a new two-story commercial building is generally consistent with the WSCP. No additional conditions of approval related to WSCP compliance are recommended.

3. 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:

   - Section III, 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;

   - Section III, 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

   - Section III, 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.

   - Section VII, Objective A, Policy 7 requires the clustering of development to reduce the cost of providing utilities and other public services. Specifically, Policy 7 states: Locate new industries and new commercial areas so that they will be well related to their markets and suppliers, and to residential areas and transportation facilities.

   - Section VII, Objective E, Policy 1 requires urban-fringe areas to be developed and maintained as predominantly residential areas characterized by generally lower-rise, lower-density development which may include significant levels of retail and service commercial uses as well as satellite institutional and public uses geared to serving the needs of households.

- Section VII, Objective E, Policy 4 requires rural areas to be maintained to reflect an open and scenic setting, dominated by small to moderate size agricultural pursuits, with small towns of low-density and low-rise character, and which allows modest growth opportunities tailored to address area residents' future needs.

Each of the SMA resource areas are discussed above, and where necessary, conditions of approval are recommended. Given this, the proposed construction of a new two-story commercial building is generally consistent with the O'ahu GP. No conditions of approval related to O'ahu GP compliance are recommended.

4. Shoreline Setback Ordinance, ROH Chapter 26: The Project site is not a shoreline lot, as it is located approximately 133 mauka of the presumed shoreline. For the purpose of this application, the presumed shoreline is located at the edge of vegetation makai of Farrington Highway. The Project is therefore not currently subject to ROH Chapter 26, and no related conditions 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.

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, D-1 through D-17, and E through L, attached hereto and incorporated by reference herein. Any change in the size or nature of the Project that may have a significant effect on coastal resources, as addressed in ROH Chapter 25 or HRS Chapter 205A, or both, will require a new application and SMA Major Permit. Any change that does not have a significant effect on coastal resources may be considered a minor modification and may be permitted under this resolution, upon review and approval by the DPP Director.

B. The TAR must be updated to reflect the current Project scope and the existing traffic operations, and a Construction Management Plan must be submitted for

review and approval to the DPP TRB prior to the issuance of demolition permits or BPs for major construction work.

C. To recognize the potential for adverse impacts related to coastal hazards, including but not limited to storm surge and tsunami, 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 Key 8-7-035: 005 is susceptible to coastal hazards, which may result in harm to or loss of life and property."*

2. *"The landowner (and any successor owner or interested party) further agrees to accept all responsibility for the cost and physical removal of materials and structures lost or damaged as a result of coastal hazards, including the cleanup and restoration of the Project site."*

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

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

E. To minimize impacts to endangered, threatened, or protected avian 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 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. Barbless fencing must be used for all fence construction to avoid the entanglement of Hawaiian Hoary Bats;

6. Pre-construction 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 pre-construction 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 subsequent pre-construction 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.

f. If any nests, eggs, fledglings, or downed seabirds are discovered during Project construction, the protocols described under Condition E.6.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.

F. 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 a maximum of approximately 250 CY of structural fill and 153 CY of drain rock. No importation of fill soil 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 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 Hawaiian 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/; and

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.

G. 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 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, or approve an extension for a shorter or longer period, or deny the proposed extension, by adoption of a committee report or resolution; and

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.

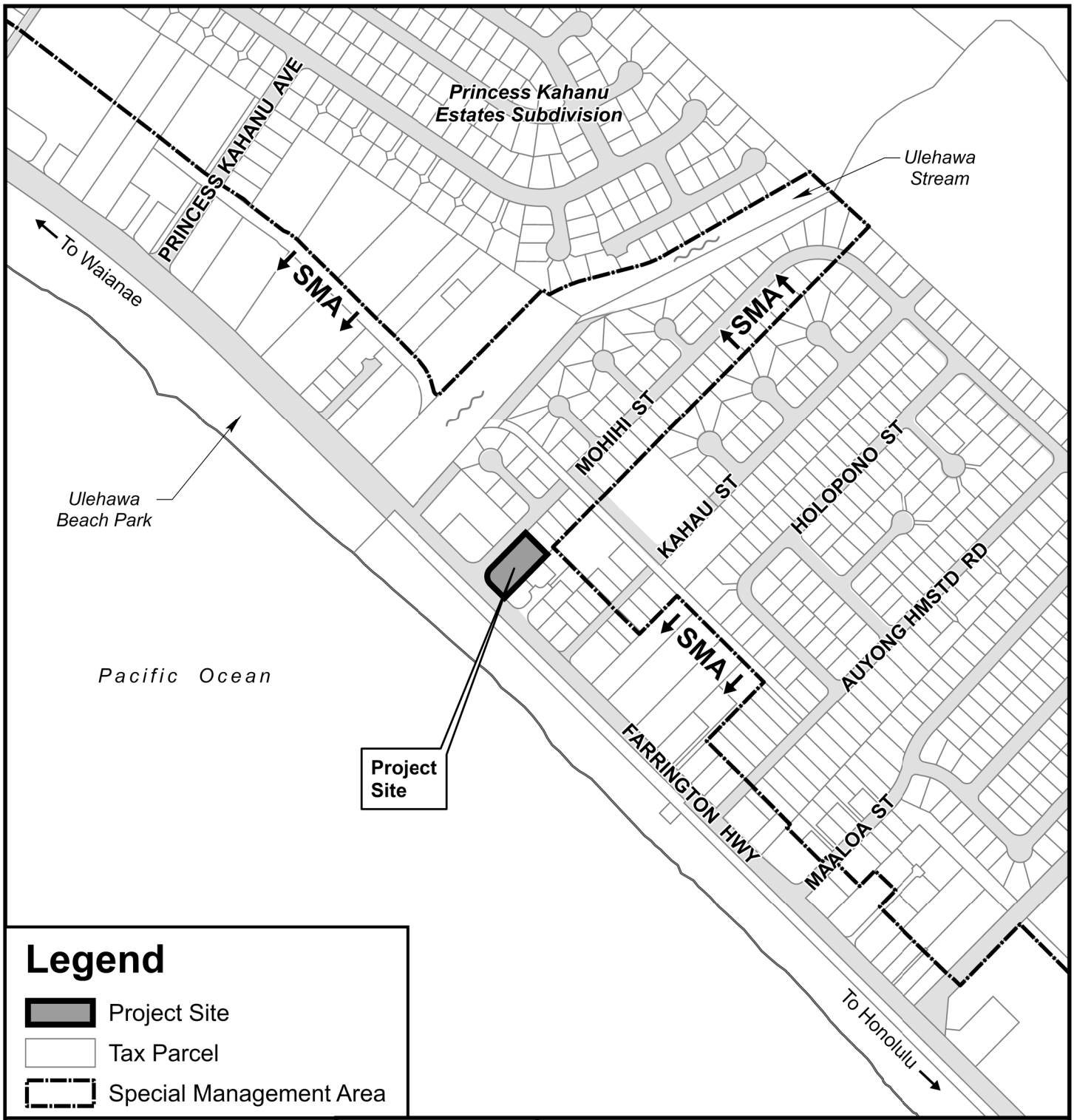
H. Approval of this SMA Major Permit does not constitute compliance with other City ordinances, including but not limited to the LUO, building and construction codes, or other governmental requirements, including but not limited to LUO-related approvals, and building, grading, and grubbing permit approvals, 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.

Dated at Honolulu, Hawai'i, this 15th day of July, 2026.

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

By _____
Dawn Takeuchi Apuna
Director

Enclosures: Exhibits A through C, D-1 through D-17, and E through L
Draft Resolution



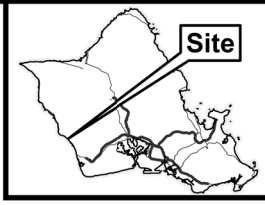
Legend

- Project Site
- Tax Parcel
- Special Management Area

CITY AND COUNTY OF HONOLULU · STATE OF HAWAII

0 250 500

Distance in Feet



VICINITY MAP

LOCATION MAP WITH SMA
WAIANAE

TAX MAP KEY: 8-7-035: 005

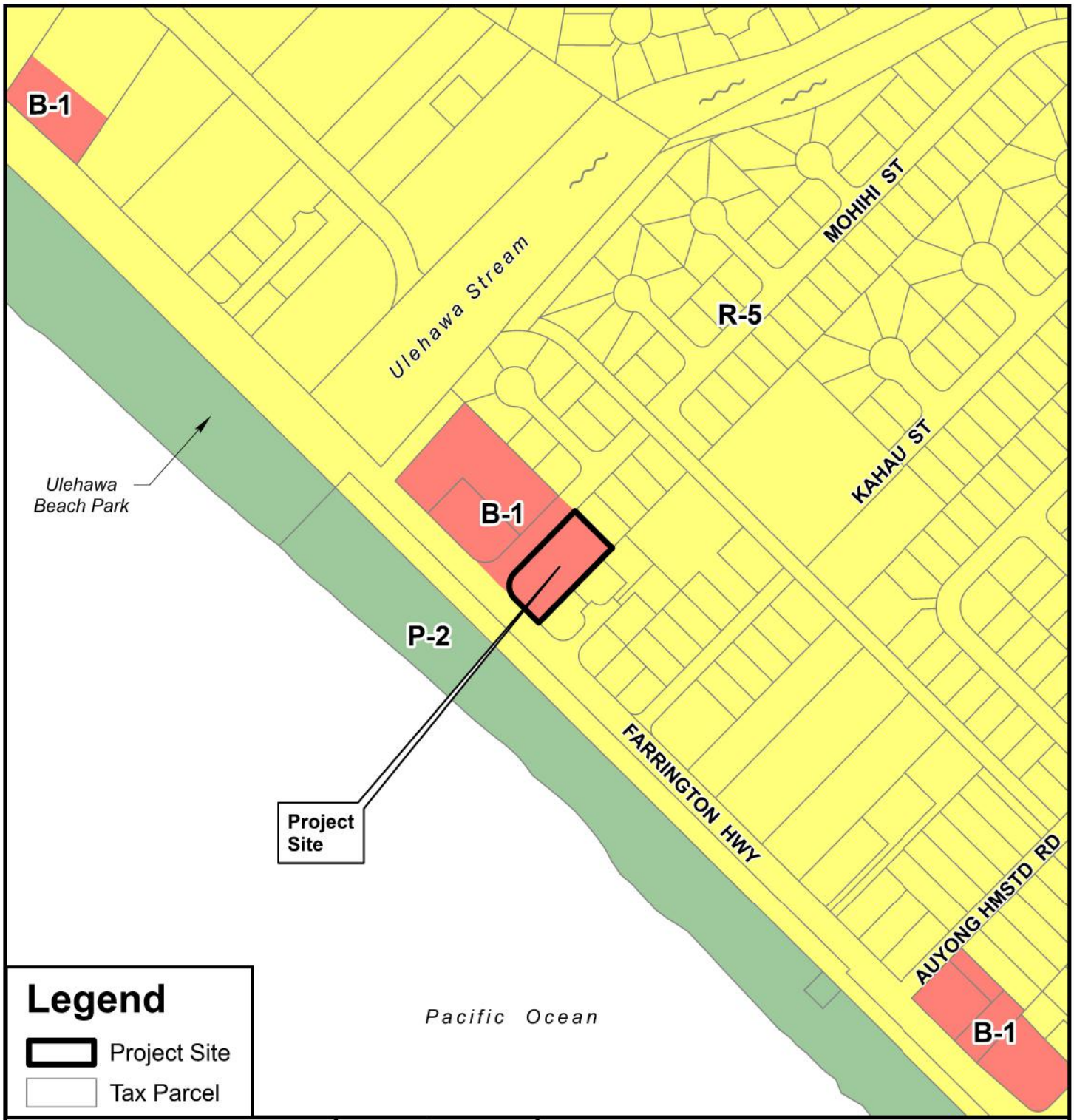
FOLDER NO.: 2026-SMA-20

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

Date Prepared: 05/2026

EXHIBIT A

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VICINITY MAP

0 250 500

Distance in Feet

PORTION OF ZONING MAP

LUALUALEI - MAKAHA

TAX MAP KEY: 8-7-035: 005

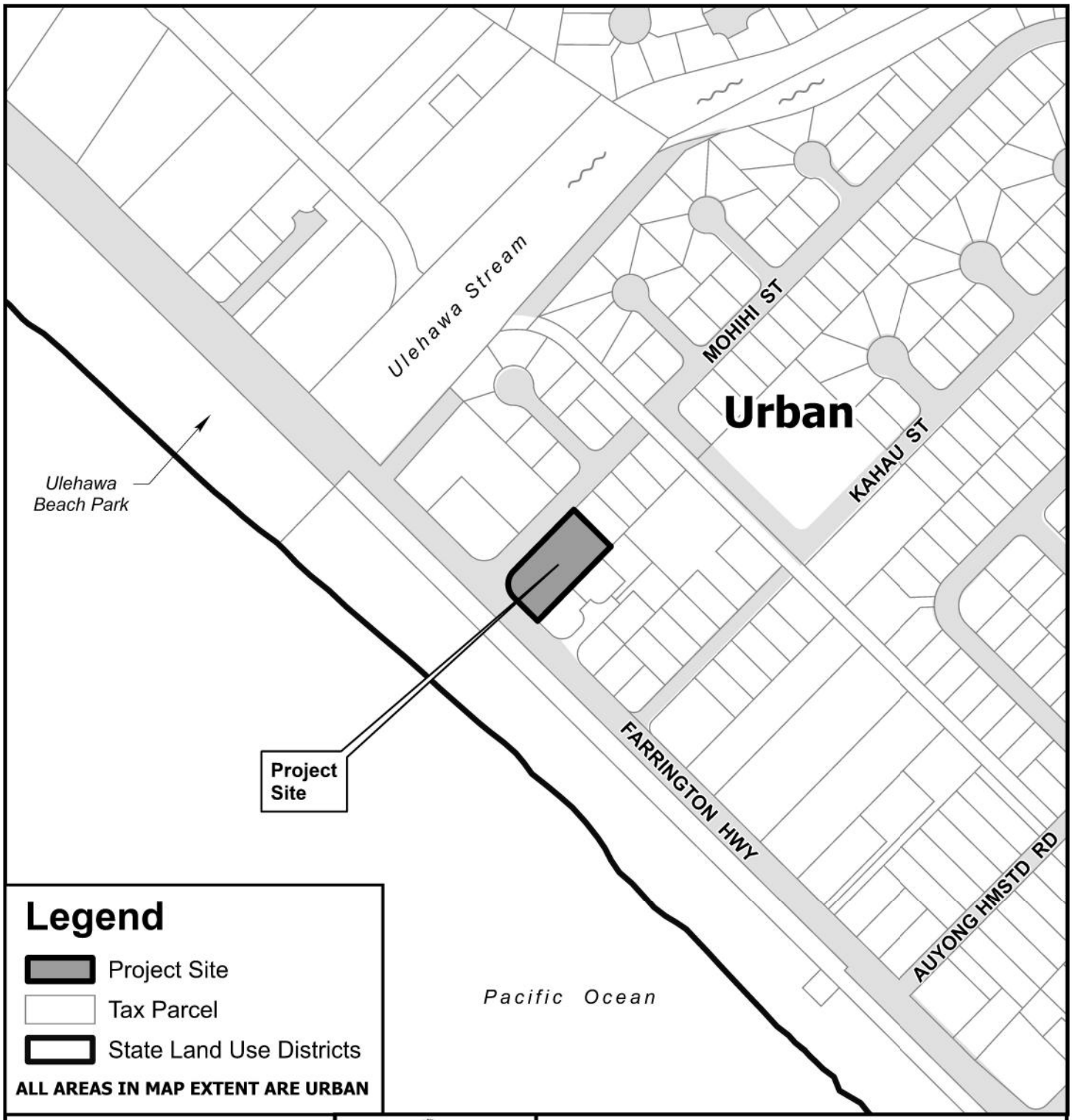
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Prepared by: Honolulu Land Information System (HoLIS) - PH
Department of Planning & Permitting (DPP)
City and County of Honolulu

Date Prepared: 05/2026

EXHIBIT B

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This map is prepared in color



PORTION OF

STATE LAND USE MAP

WAIANAE QUADRANGLE

TAX MAP KEY: 8-7-035: 005

FOLDER NO.: 2026-SMA-20

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

Date Prepared: 05/2026

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EXHIBIT C

NEW TWO-STORY COMMERCIAL BUILDING

87-1818 Farrington Hwy
Waianae, Hawaii 96792

T.M.K. 8-7-035 : 005

EXHIBIT D-1

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 WATER SUPPLY
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.

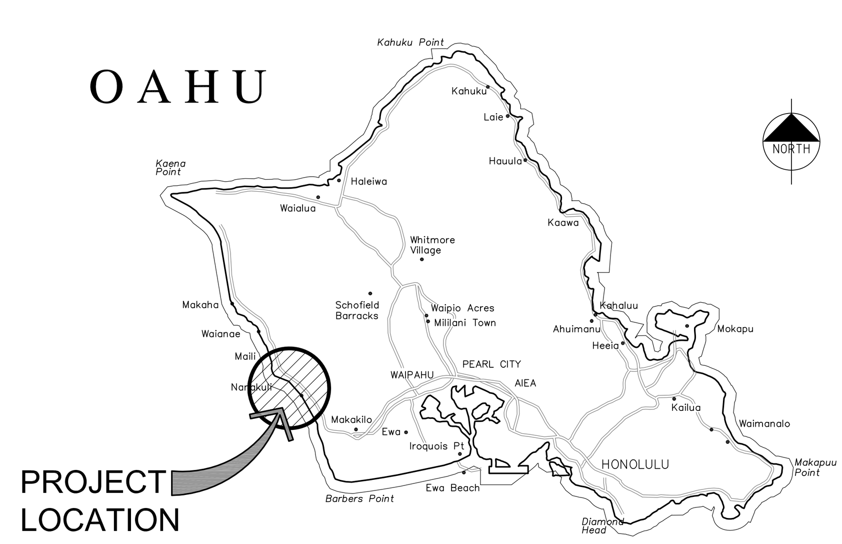
ALTERATION OF BUILDINGS
16.4.4.1 WHERE THE BUILDING IS PROTECTED BY FIRE PROTECTION SYSTEMS, SUCH SYSTEMS SHALL BE MAINTAINED OPERATIONAL AT ALL TIMES DURING ALTERATION.
16.4.4.2 WHERE ALTERATION REQUIRES MODIFICATION OF A PORTION OF THE FIRE PROTECTION SYSTEM, THE REMAINDER OF THE SYSTEM SHALL BE KEPT IN SERVICE AND THE FIRE DEPARTMENT SHALL BE NOTIFIED. 16.4.4.3 WHEN IT IS NECESSARY TO SHUT DOWN THE SYSTEM, THE AHJ SHALL HAVE THE AUTHORITY TO REQUIRE ALTERNATE MEASURES OF PROTECTION UNTIL THE SYSTEM IS RETURNED TO SERVICE. 16.4.4.4 THE FIRE DEPARTMENT SHALL BE NOTIFIED WHEN THE SYSTEM IS SHUT DOWN AND WHEN THE SYSTEM IS RETURNED TO SERVICE.

10.8.1.1 AS NECESSARY DURING EMERGENCIES, MAINTENANCE, DRILLS, PRESCRIBED TESTING, ALTERATIONS, OR RENOVATIONS, PORTABLE OR FIXED FIRE–EXTINGUISHED SYSTEMS OR DEVICES OR ANY FIRE–WARNING SYSTEM SHALL BE PERMITTED TO BE MADE INOPERATIVE OR INACCESSIBLE. A FIRE WATCH SHALL BE REQUIRED AS SPECIFIED IN SECTIONS 13.3.4.3.5.2(3), 13.7.1.4.4, 16.5.4, 20.2.3.6, 34.6.3.3, 41.2.2.6, 41.2.4, 41.3.4, 41.4.1, 34.5.4.3, AND 25.1.8 AT NO COST TO THE AHJ. NFPA 1, 2018, AS AMENDED. (3)

(1) PLUMBING FIXTURE COUNT

PER SECTIONS 2902.1 MINIMUM NUMBER OF REQUIRED PLUMBING FIXTURES & OCCUPANT LOAD TABLE 1004.1.2:
B OCCUPANCY; REQUIRED 3 WATER CLOSETS / PROVIDED 4 WATER CLOSETS
REQUIRED 3 LAVATORIES / PROVIDED 4 LAVATORIES
R–3 OCCUPANCY; REQUIRED 1 WATER CLOSET / PROVIDED 1 WATER CLOSET
REQUIRED 1 LAVATORY / PROVIDED 1 LAVATORY

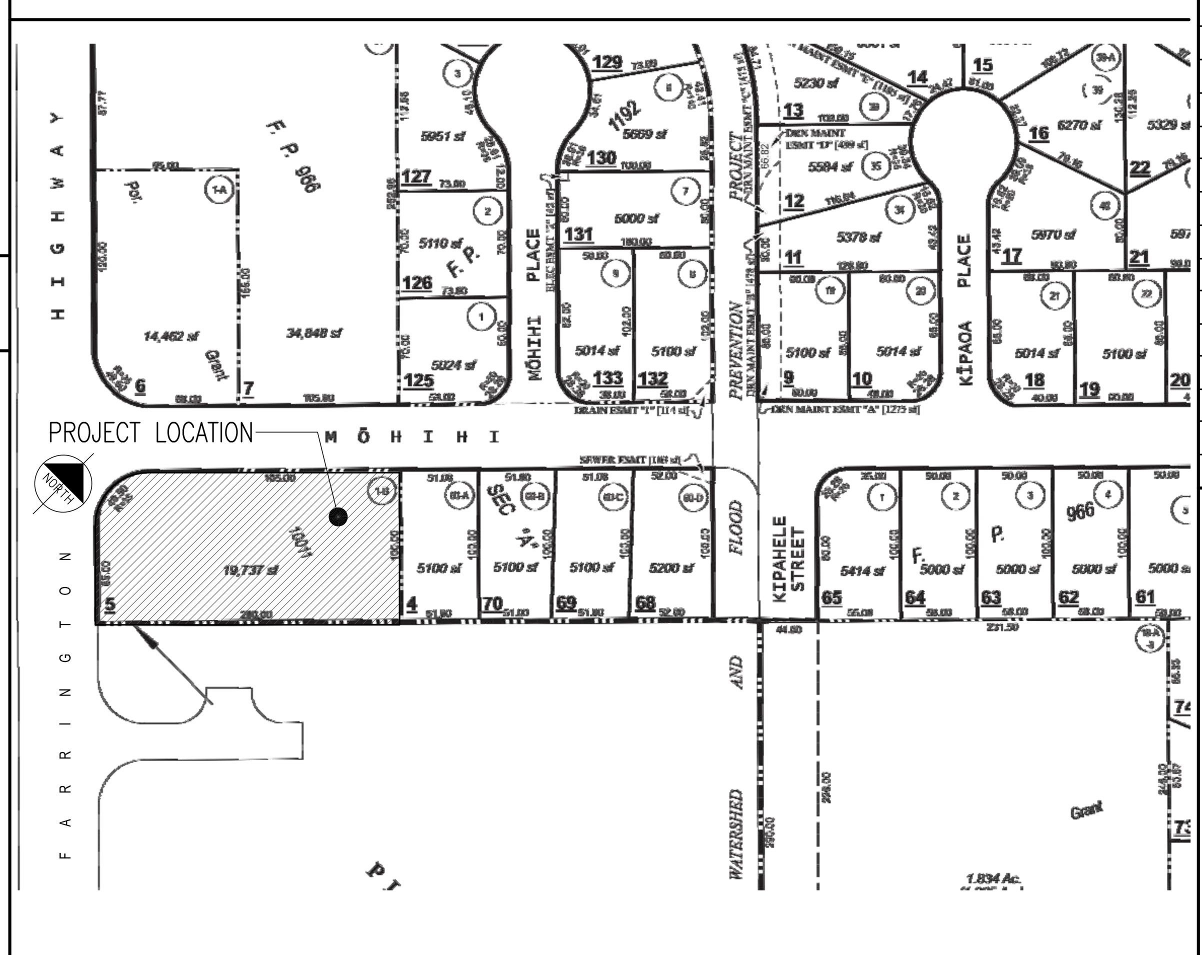
LOCATION MAP



GENERAL NOTES

1. THE CONTRACTOR SHALL EXECUTE THE WORK IN CONFORMANCE WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL CODES AND ORDINANCES.
2. THE CONTRACTOR SHALL EXAMINE THE PROJECT SITE AND VERIFY EXISTING CONDITIONS PRIOR TO COMMENCING WITH THE WORK.
3. THE CONTRACTOR SHALL REVIEW AND EXAMINE THE CONTRACT DOCUMENTS. IF ANY CONFLICTS OR DISCREPANCIES ARE IDENTIFIED, THE CONTRACTOR SHALL SUBMIT A WRITTEN REQUEST FOR CLARIFICATION TO THE ARCHITECT PRIOR TO COMMENCING WITH THE WORK.
4. THE CONTRACTOR SHALL NOT ALLOW DEBRIS AND RUBBISH TO ACCUMULATE ON THE JOB SITE. REMOVE, TRANSPORT AND DISPOSE OF DEBRIS AND RUBBISH DAILY IN A LAWFUL MANNER THAT PREVENTS SPILLAGE ON STREETS OR ADJACENT PROPERTY.
5. THE CONTRACTOR SHALL SERVE PROPER NOTICE AND CONSULT WITH THE OWNER / BUILDING MANAGER REGARDING ANY TEMPORARY DISCONNECTIONS OF COMPUTER CABLING, ELECTRICAL, TELEPHONE, PLUMBING GAS, SEWAGE OR OTHER UTILITY LINES. WHERE TEMPORARY DISCONNECTION IS REQUIRED, ALL SUCH LINES SHALL BE PROPERLY DISCONNECTED, TERMINATED OR RELOCATED BEFORE COMMENCING WITH THE WORK.
6. THE CONTRACTOR SHALL PROPERLY PROTECT FROM WEAR & DAMAGE ALL EXISTING UTILITIES, PROPERTY AND EXISTING WORK THAT ARE NOTED "TO REMAIN."
7. THE CONTRACTOR SHALL UTILIZE LAWFUL AND PROPER METHODS FOR DUST CONTROL ASSOCIATED WITH THE WORK.
8. THE CONTRACTOR SHALL COORDINATE AND EXECUTE ALL WORK IN AN ORDERLY AND CAREFUL MANNER AND SHALL REPAIR ANY DAMAGE TO EXISTING ITEMS "TO REMAIN."
9. THE PROJECT LIMITS / LIMITS OF WORK SHALL BE GENERALLY INDICATED ON THE PLAN AS A REFERENCE ONLY. THE CONTRACTOR IS REQUIRED TO COMPLETE ANY WORK OUTSIDE THE "PROJECT LIMITS" REFERENCE, IF SUCH WORK IS MATERIAL TO, AND NECESSARY TO COMPLETE THE PROJECT, AND SUCH WORK IS DEFINED IN THE CONTRACT DOCUMENTS.
10. THE CONTRACTOR SHALL MAINTAIN SAFE WORKING CONDITIONS AT ALL TIMES. THE CONTRACTOR SHALL ERECT TEMPORARY BARRICADES AND PROVIDE TEMPORARY LIGHTING AS REQUIRED TO PREVENT THE PUBLIC FROM ENTERING INTO THE PROJECT AREA AT ALL TIMES. BARRICADES SHALL BE A MINIMUM OF 7'–0" IN HEIGHT. THIS WORK SHALL BE INCLUDED IN THE CONTRACT AND PROVIDED AT NO ADDITIONAL COST TO THE OWNER.
11. ALL VOIDS AND AREAS REQUIRING PATCHING SHALL MATCH THE EXISTING ADJACENT SURFACES IN TEXTURE, PATTERN, AND OVERALL APPEARANCE SO TO THE SATISFACTION OF THE OWNER AND ARCHITECT.
12. STRUCTURES UNDERGOING CONSTRUCTION, ALTERATION, OR DEMOLITION OPERATIONS, INCLUDING THOSE IN UNDERGROUND LOCATIONS, SHALL COMPLY W/ NFPA 241, STANDARD FOR SAFEGUARDING CONSTRUCTION, ALTERATION, AND DEMOLITION OPERATIONS AND THIS CHAPTER NFPA 1, 2018. (3)

VICINITY MAP



DRAWING INDEX

DWG NO.	SHT NO.	DESCRIPTION
001	1	TITLE SHEET, FIRE DEPT. & GENERAL NOTES. DRAWING INDEX, L.U.O. & BUILDING CODE DATA, LOCATION & VICINITY MAPS
002	2	PARTITION TYPES, INTERIOR ELEVATIONS, MISCELLANEOUS DETAIL
C001	3	NOTES AND CIVIL DRAWING INDEX
C002	4	ESCP NOTES
C003	5	ESCP DETAILS
C101	6	ESCP AND DEMO PLAN
C102	7	GRADING AND DRAINAGE PLAN
C103	8	LAYOUT AND UTILITY PLAN
C104	9	POST CONSTRUCTION BMP PLAN
C501	10	DETAILS
A101	11	ARCHITECTURAL SITE & GROUND FLOOR PLAN
A102	12	SECOND FLOOR PLAN
A103	13	ROOF PLAN
A201	14	EXTERIOR ELEVATIONS
A301	15	BUILDING SECTIONS
A302	16	WALL SECTIONS
A303	17	WALL SECTIONS, MISC. DETAIL
A304	18	STAIRS #1 & #2 PLANS, SECTIONS & DETAILS
A401	19	MISCELLANEOUS DETAILS
A501	20	DOOR & WINDOW SCHEDULES
S101	21	GENERAL NOTES, TYPICAL DETAILS
S102	22	WALL STUD DETAILS
S201	23	FOUNDATION PLAN
S202	24	FLOOR FRAMING PLAN
S203	25	ROOF FRAMING PLAN
S301	26	TYPICAL DETAILS
S302	27	TYPICAL DETAILS
S303	28	TYPICAL DETAILS
M101	29	FIRST FLOOR PLUMBING PLAN, PLUMBING AND FIXTURE SCHEDULE
M102	30	SECOND FLOOR PLUMBING PLAN AND NOTES
M103	31	ENLARGED MENS/WOMENS & OWNER'S UNIT PLUMBING PLANS AND PLUMBING LEGEND
M104	32	SANITARY PIPING DIAGRAM
M105	33	WATER PIPING DIAGRAM AND PLUMBING SYMBOLS & LEGEND
M106	34	DETAILS
M201	35	ENLARGED MENS/WOMENS VENTILATION PLAN AND EQUIPMENT SCHEDULE
M202	36	MECHANICAL SPECIFICATIONS
E000	37	BUILDING ENERGY EFFICIENCY STANDARD CALCULATIONS, ELECTRICAL SPECIFICATIONS, ELECTRICAL SYMBOLS, LUMINAIRE SCHEDULE
E001	38	GENERAL FIRE ALARM NOTES
E100	39	SITE AND GROUND FLOOR LIGHTING PLAN
E101	40	SECOND FLOOR LIGHTING PLAN
E102	41	SITE AND GROUND FLOOR POWER PLAN, DUCT SECTIONS
E103	42	SECOND FLOOR POWER PLAN
E104	43	SITE AND GROUND FLOOR SIGNAL PLAN
E105	44	SECOND FLOOR SIGNAL PLAN
E200	45	ENLARGED LIGHTING, POWER AND SIGNAL PLANS
E201	46	ENLARGED LIGHTING, POWER AND SIGNAL PLANS
E300	47	SERVICE EQUIPMENT ELEVATION, POST LIGHT INSTALLATION DETAIL
E400	48	SINGLE LINE DIAGRAM
E401	49	PANEL SCHEDULES
E402	50	FIRE ALARM DIAGRAM, FIRE ALARM RISER DIAGRAM NOTES
L101	51	LANDSCAPE PLAN
L102	52	IRRIGATION PLAN
L103	53	IRRIGATION LEGEND, DETAILS & NOTES
L104	54	PLANTING DETAILS & PLANT LIST

2015 IECC WITH STATE AMENDMENTS

I certify that this project complies with the 2015 International Energy Conservation Code and State Amendments.

X Building Component Systems
___ Electrical Component Systems
___ Mechanical Component Systems

SIGNATURE: [signature] DATE: 8-27-21
NAME: ROY K. YAMAMOTO
TITLE: ARCHITECT
LICENSE NO.: 4649

L.U.O. INFORMATION

ADDRESS:	87–1818 FARRINGTON HWY WAIANAE, HI 96792
TAX MAP KEY:	8–7–035 : 005
SPECIAL DISTRICT:	NOT IN SPECIAL DISTRICT
ZONING:	B–1 NEIGHBORHOOD BUSINESS DISTRICT
LOT AREA:	19,737 SQ. FT. (0.453 ACRES)
DEVELOPMENT PLAN AREA:	WAIANAE
STATE LAND USE:	URBAN DISTRICT
FLOOD ZONE:	D – UNDETERMINED FLOOD HAZARD
HEIGHT LIMIT:	40 FT
SPECIAL MANAGEMENT AREA;	IN SMA
FAR CALCS:	1.0 FAR MAX.

GROUND FLOOR		SECOND FLOOR	
LOFT #1	1,275 S.F.	OWNER'S UNIT	800 S.F.
LOFT #2	700 S.F.	~~LOFT A~~	~~635 S.F.~~
LOFT #3	1,400 S.F.	LOFT B	632 S.F.
LOFT #4	650 S.F.	LOFT C	802 S.F.
LOFT #5 & #6 2 @ 542	1,084 S.F.	LOFT D	812 S.F.
RR/ELEC/CORR/ CUST/STAIR	519 S.F.	LOFT E	1,001 S.F.
TOTAL	5,628 S.F.	~~STAIR~~	~~117 S.F.~~
		TOTAL	4,799 S.F.

GRAND TOTAL: 5,628 S.F. + 4,799 S.F. = 10,427 SQ. FT.<19,737 SQ. FT.

PARKING/LOADING: (1) (3) 9,627 S.F./500 S.F. = 19.25 = 19 STALLS
800 S.F./1000 S.F. (OWNER UNIT) = 0.8 = 1 STALL
20 STALLS REQUIRED,
21 PROVIDED (INCL. 2 ACCESSIBLE)
1 LOADING SPACE REQUIRED,
1 PROVIDED (12'Wx35'Lx14'H)
(5)

BUILDING CODE DATA

TYPE OF CONSTRUCTION: TYPE V–B (2)

OCCUPANCY GROUP: B/R–3 (MIXED OCCUPANCY, SECT. 508, 2–HR. FIRE SEPARATION IS PROVIDED BETWEEN B/R–3, TABLE 508.4

AUTOMATIC FIRE SPRINKLER: NO

NO. OF STORIES: 2

APPLICABLE CODES & REGULATIONS:

2012 INTERNATIONAL BUILDING CODE
2012 UNIFORM PLUMBING CODE
2017 NATIONAL ELECTRIC CODE
2015 INTERNATIONAL ENERGY CONSERVATION CODE
(3) NFPA 1, 2018
2004 ADA ACCESSIBILITY GUIDELINES (ADAAG)
2010 ADA STANDARDS FOR ACCESSIBILE DESIGN
SMACNA MANUAL
TIMBER CONSTRUCTION MANUAL
OSHA
ALL OTHER STATE AND LOCAL AMENDMENTS & ORDINANCES

(1) SPECIAL INSPECTION NOTES

SPECIAL INSPECTION SHALL BE PROVIDED FOR THE FOLLOWING:
ITEM 1, CONCRETE
ITEM 4, REINFORCING STEEL AND PRESTRESSING STEEL TENDONS
ITEM 5, STRUCTURAL WELDING
ITEM 6, HIGH–STRENGTH BOLTING
ITEM 16, SHEATHED SHEAR WALLS AND DIAPHRAGMS
ITEM 17, COMPLETE LOAD PATH AND UPLIFT TIES

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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: 4/30/26

Project Name:
New 2-Story Commercial Building
at
87-1818 Farrington Hwy., Waianae, HI 96792

T.M.K.: 8-7-035: 005

Sheet Title:
TITLE SHEET, FIRE DEPT. & GENERAL NOTES, DRAWING INDEX, L.U.O. & BUILDING CODE DATA, LOCATION & VICINITY MAPS

Revisions:
(1) TPR R1 9–11–21
(2) TPR R2 2–8–22
(3) ePlan R1 2–9–22
(4) REVISIONS 2–24–25
(5) REVIEW CMNTS 9–04–25

Project Number: 2001
Drawn By: LY, GI
Date: 8–27–21

Drawing Number:
001

Sheet 1 **of** 45

EXHIBIT D-2

PROVIDE CONSTRUCTION ACCESS DOUBLE GATE WITH DUST BARRIER

PROVIDE CATCH BASIN INLET FILTER SEE DET. 3/C003

EXIST 3/4 INCH WATER METER TO REMAIN (TO BE USED FOR IRRIGATION)

10' x 25' STOCKPILE AREA W/ COMPOST FILTER SOCK AROUND

EXIST PROP. LINE

LOCKER WITH SPILL KIT

PROVIDE PORTABLE TOILET

MATERIAL STOCKPILE

DUMPSTER

PROVIDE CONSTRUCTION ACCESS PAD 20' W x 30' L x 8" THICK SEE DET. 4/C003.

PROVIDE CONCRETE WASHOUT W/ COMPOST FILTER SOCK AROUND SEE DETAIL 1/C003

REMOVE EXIST CHAIN LINK FENCE

PROVIDE DUST FENCE W/ COMPOST FILTER SOCK ALONG PROPERTY LINE SEE DET. 2/C003.

REMOVE EXIST CHAIN LINK FENCE

EXIST PROP. LINE

DEMO/REMOVE EXIST CRM WALL

EXIST PROP. LINE

DEMO/REMOVE EXIST CRM WALL

MOHIHI STREET (CITY)

FARRINGTON HIGHWAY (STATE)

DEMOLISH/REMOVE EXIST CONC DRIVEWAY

LOT 1-B
TMK: 8-7-35: 05
19,737 SQ. FT.

Lot 60-A
TMK: 8-7-35: 04

Lot A-1
TMK: 8-7-26: 92

Lot A-2
TMK: 8-7-26: 93

Lot A-3
TMK: 8-7-26: 94

GRAPHIC SCALE
10 0 5 10 20 40
SCALE: 1 INCH = 10 FEET

ESCP AND DEMO PLAN
SCALE: 1" = 10'

LEGEND:
- COMPOST FILTER SOCK
- DRAINAGE FLOW
- CONSTRUCTION ACCESS PAD
- DEMOLISH/REMOVE
- DEMO/REMOVE
- DIRECTION FLOW
- DUST FENCE W/ COMPOST FILTER SOCK IN FRONT
- PROPERTY LINE

NOTE:
1. FOR ESCP DETAILS SEE SHEET C003.
2. FOR ESCP NOTES SEE SHEET C002.

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LICENSED PROFESSIONAL ENGINEER
No. 5483-C

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Waianae, HI
96792

T.M.K.: 8-7-035: 005

Sheet Title:

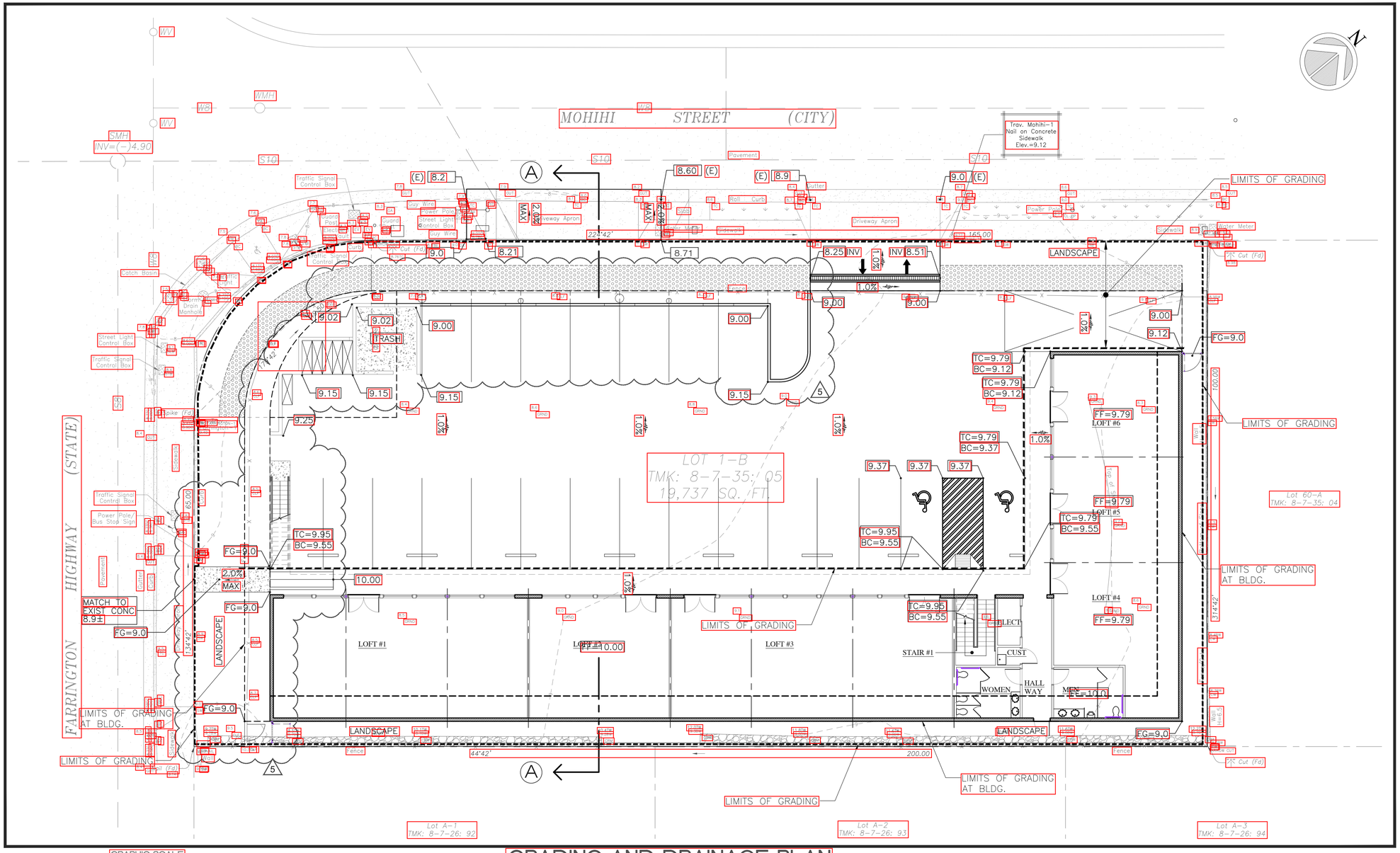
ESCP & DEMO PLAN

Revisions:
5 REVIEW COMMENTS 9/4/2025

Project Number: 3418
Drawn By: RDL
Date: FEB 2025

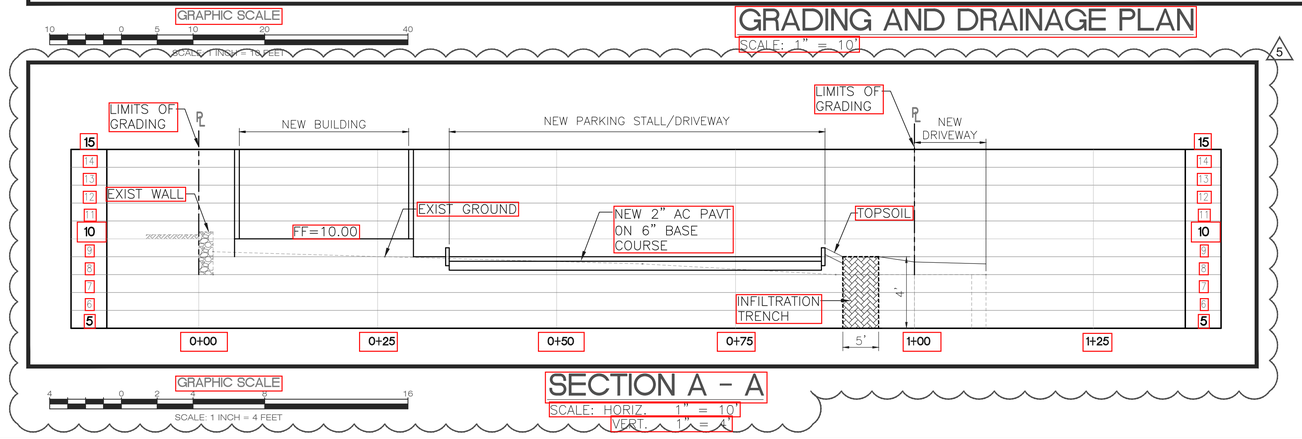
Drawing Number:
C101
Sheet of

EXHIBIT D-3



GRADING AND DRAINAGE PLAN

SCALE: 1" = 10'



SECTION A - A

SCALE: HORIZ. 1" = 10'
VERT. 1" = 4'

EARTHWORK QUANTITIES

(ESTIMATED FOR PERMIT PURPOSES ONLY)

AREA TO BE GRADED	0.29 Ac.
AREA TO BE DISTURBED	0.453 Ac.
TOTAL AREA TO BE DISTURBED	0.453 Ac.
EXCAVATION	150 Cu.Yd.
EMBANKMENT	0 Cu.Yd.

LEGEND:

EXISTING	DESCRIPTION	NEW
7	CONTOUR	9
9.7	SPOT GRADE	9.15
D	DRAIN	
S	SEWER	
W	WATER	
E	ELECTRIC	
	DIRECTION FLOW	
	LIMITS OF GRADING	
	LIMITS OF DISTURBED AREA	

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T.M.K.: 8-7-035: 005

Sheet Title:

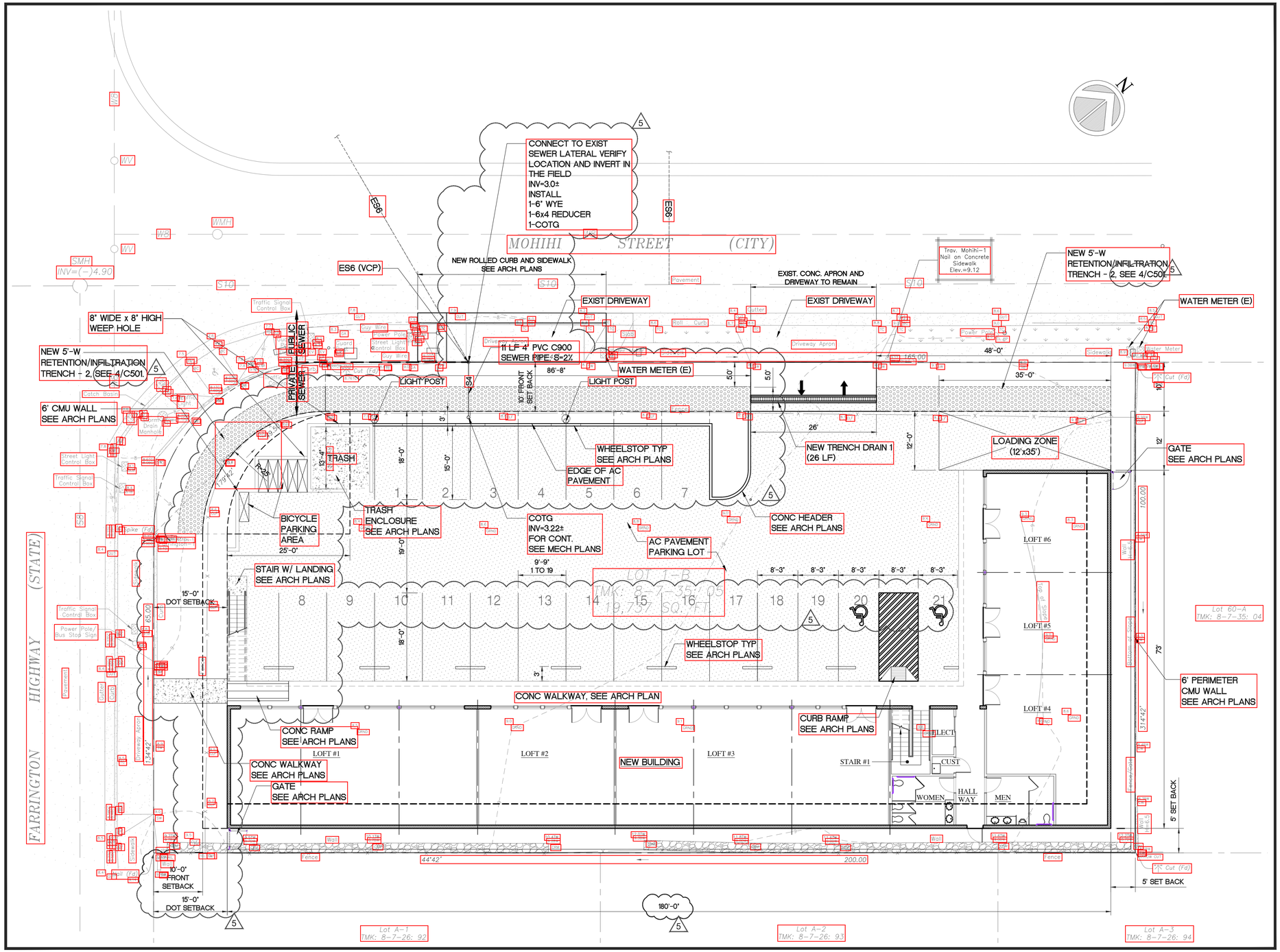
GRADING AND DRAINAGE PLAN

Revisions:
5 REVIEW COMMENTS 9/4/2025

Project Number: 3418
Drawn By: RDL
Date: FEB 2025

Drawing Number:
C102
Sheet of

EXHIBIT D-4



GRAPHIC SCALE

10 0 5 10 20 40

SCALE: 1 INCH = 10 FEET

SITE AND UTILITY PLAN

SCALE: 1" = 10'

INSPECTION NOTE:

1. SITE PIPING CONTRACTOR TO COORDINATE INSPECTIONS WITH THE CITY'S PLUMBING INSPECTION, SECTION (2018 UPC105.)

LEGEND:

EXISTING		NEW
W8	WATER	W4
S8	SEWER	S8
D8	DRAIN	D8
EFDC	EFDC	
EFS8	EFS8	

NOTE:

1) CONTRACTOR TO TONE FOR AND VERIFY THE LOCATION OF EXISTING UTILITIES PRIOR TO START OF WORK.

2) FOR TYPICAL TRENCH RESTORATION (PRIVATE) SEE DETAIL 1/C501.

3) FOR NEW SEWER CLEANOUT SEE DETAIL 2/C501.

4) FOR NEW TRENCH DRAIN SEE DETAIL 3/C501.

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LICENSED PROFESSIONAL ENGINEER No. 6483-C

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New 2-Story Commercial Building
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Waianae, HI
96792

T.M.K.: 8-7-035: 005

Sheet Title:

SITE AND UTILITY PLAN

Revisions:

5 REVIEW COMMENTS 9/4/2025

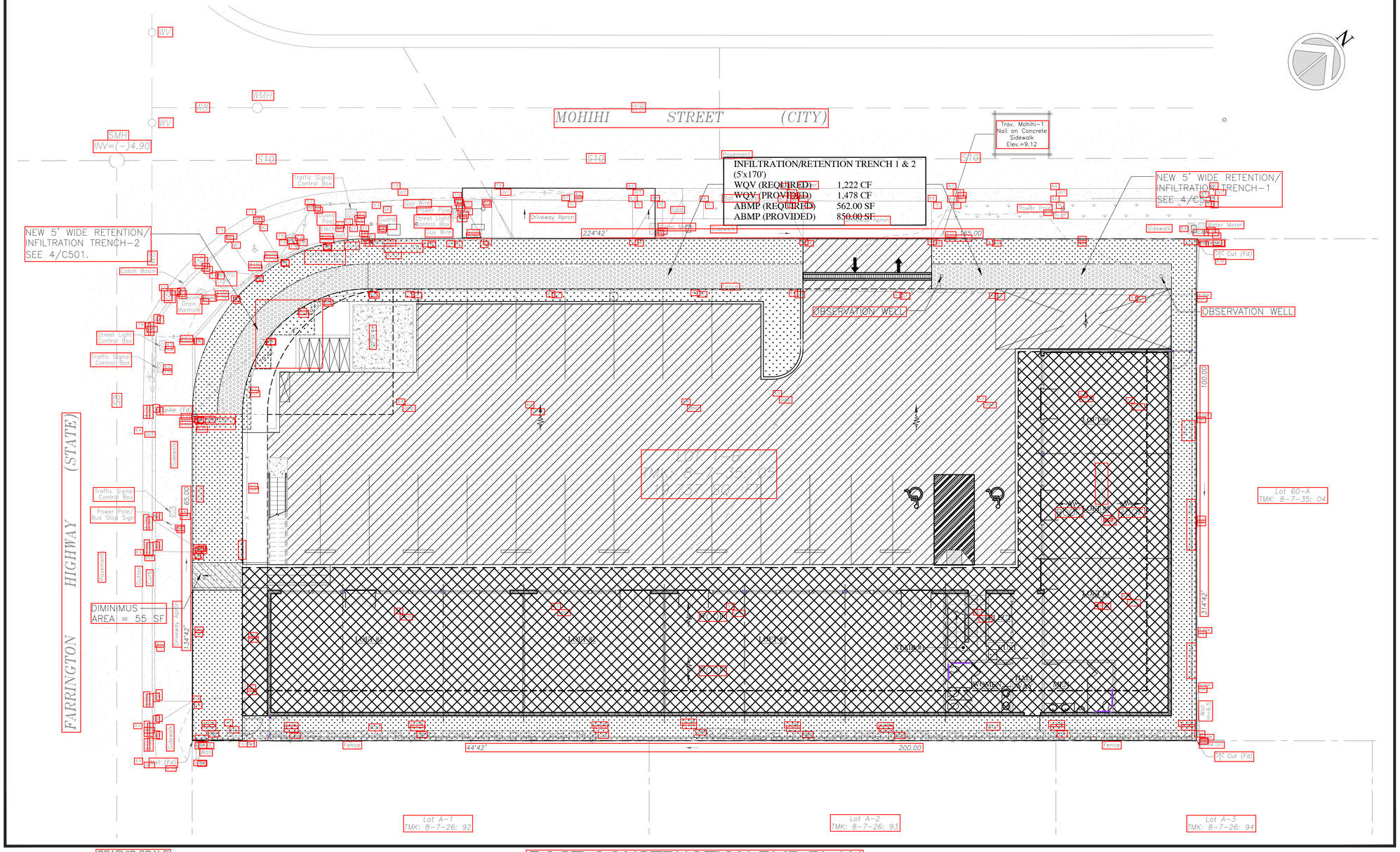
Project Number: 3418
Drawn By: RDL
Date: FEB 2025

Drawing Number:

C103

Sheet of

EXHIBIT D-5



GRAPHIC SCALE
10 0 5 10 20 40
SCALE: 1 INCH = 10 FEET

POST CONSTRUCTION BMP PLAN
SCALE: 1" = 10'

LEGEND:
- PAVEMENT
- BUILDING (ROOF)
- LANDSCAPING
- INFILTRATION TRENCH
- FLOW DIRECTION

SURFACE TYPE

PAVEMENT	8,255 SF
BUILDING	6,918 SF
LANDSCAPING	4,564 SF
INFILTRATION TRENCH	850 SF
TOTAL DISTURBED AREA	19,737 SF

CURRENT

POST CONSTRUCTION BMPs (SWQC) PRIORITY B1:

I. LID SITE DESIGN

1. DIRECT RUNOFF FROM IMPERVIOUS SURFACES TO LANDSCAPE AREAS.

II. SOURCE CONTROL

1. PARKING AREAS THAT ARE PAVED WITH IMPERMEABLE MATERIAL ARE GRADED TO DIRECT RUNOFF TOWARDS VEGETATED/LANDSCAPED AREAS OR OTHER POST-CONSTRUCTION TREATMENT CONTROL BMPS.
2. LIMIT RUNOFF FROM LANDSCAPE AREAS TO IMPERVIOUS AREAS.
3. NEW OUTDOOR TRASH STORAGE WILL HAVE COVERED DUMPSTERS.
4. THERE WILL BE NO VEHICLE AND EQUIPMENT FUELING ON SITE.
5. THERE WILL BE NO VEHICLE AND EQUIPMENT REPAIR ON SITE.
6. THERE WILL BE NO VEHICLE WASHING CLEANING ON SITE.
7. THERE WILL BE NO LOADING DOCKS ON SITE
8. THERE WILL BE NO OUTDOOR MATERIAL STORAGE ALLOWED ON SITE.
9. THERE WILL BE NO OUTDOOR WORK AREAS ALLOWED ON SITE.
10. OUTDOOR PROCESS EQUIPMENT OPERATIONS ARE NOT ALLOWED ON SITE.

III. RETENTION (TREATMENT CONTROL BMPs)

1. RUNOFF FROM PARKING AND ROOFS TO FLOW TO INFILTRATION/RETENTION TRENCH ALONG FRONT OF SITE. RUNOFF FROM ROOFS ALONG REAR AND SIDE YARD TO BE DIRECTED TO INFILTRATION/RETENTION TRENCH.

ADDED THIS SHEET
5

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LICENSED PROFESSIONAL ENGINEER
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Waianae, HI
96792

T.M.K.: 8-7-035: 005

Sheet Title:

POST CONSTRUCTION BMP PLAN

Revisions:
5 REVIEW COMMENTS 9/4/2025

Project Number: 3418
Drawn By: RDL
Date: FEB 2025

Drawing Number:
C104
Sheet of

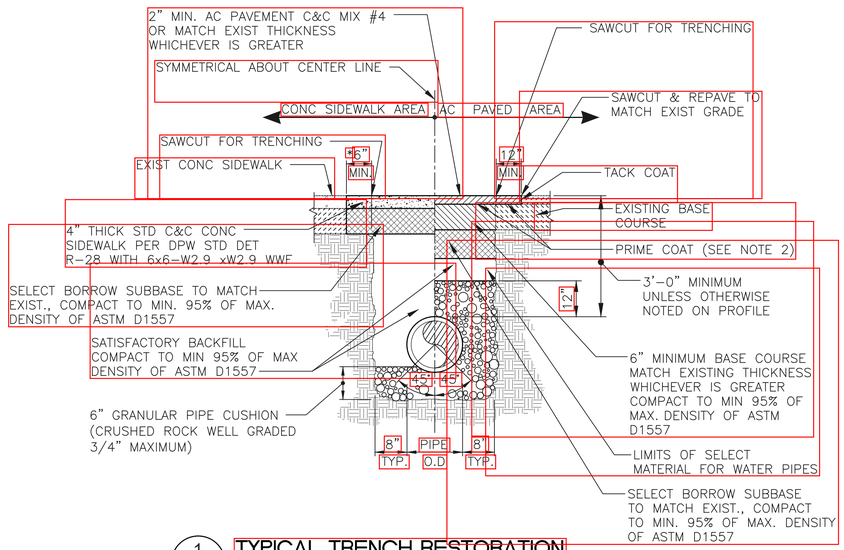
EXHIBIT D-6

* IF SAWCUT IS ≤4 FEET FROM NEAREST SCORE LINE/JOINT, THEN SAWCUT AT NEAREST SCORE LINE/JOINT

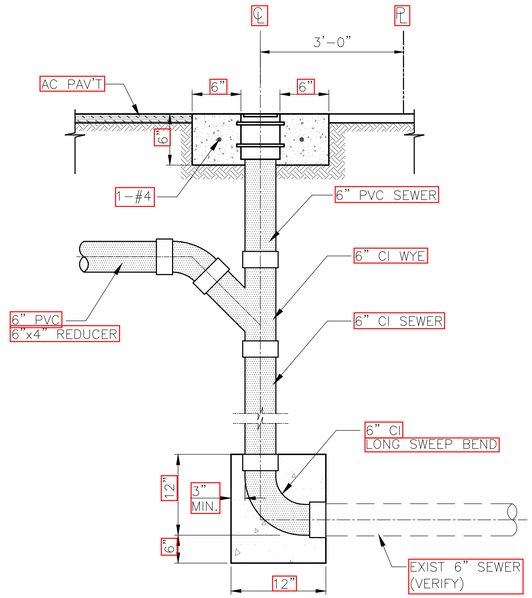
NOTE:

1. PAVEMENT STRUCTURE SHALL BE RESTORED TO EQUAL OR BETTER THAN EXISTING IN THICKNESS & QUALITY.

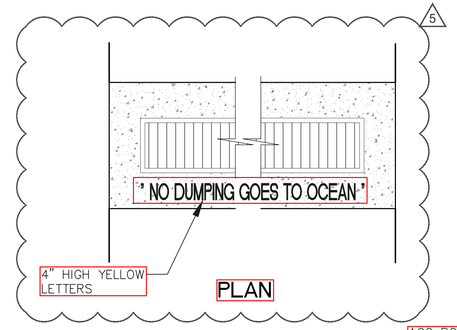
2. FOR ROAD GRADES 0% TO 7.99% AND PRIME COAT IS NOT AVAILABLE, NONE REQUIRED. IF PRIME COAT IS AVAILABLE, USE PRIME COAT.

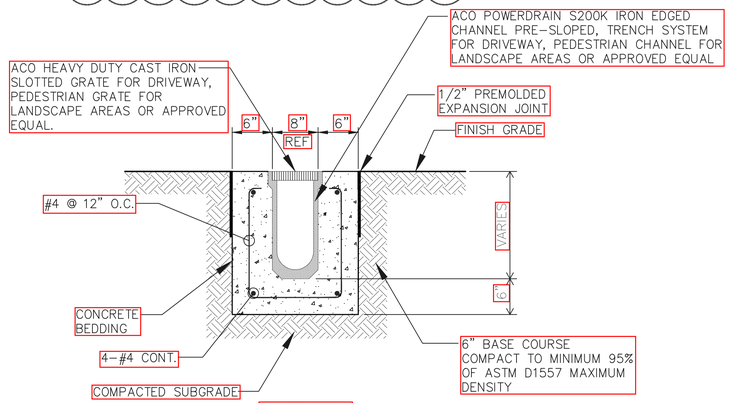


1 C501 **TYPICAL TRENCH RESTORATION**
NO SCALE



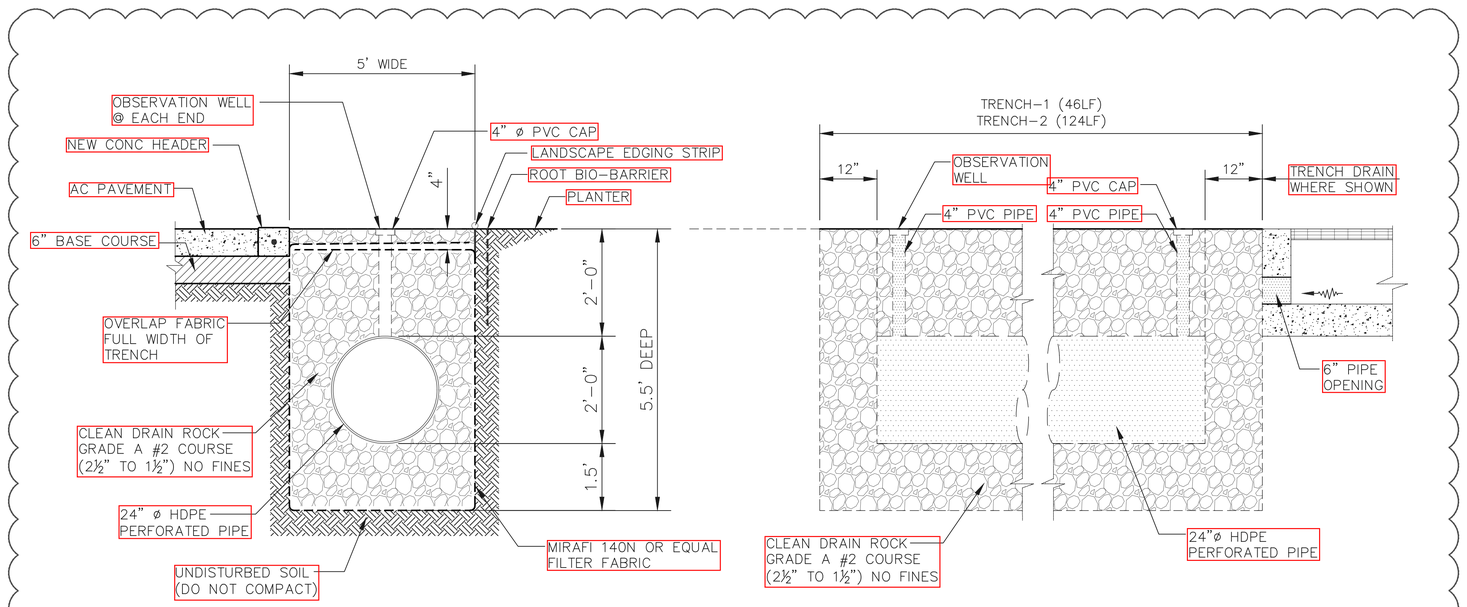
2 C501 **CLEAN-OUT TO GRADE AT PROPERTY**
NO SCALE





SECTION

3 C501 **TRENCH DRAIN**
NO SCALE



4 C501 **STORM WATER RETENTION/INFILTRATION TRENCH**
NO SCALE

5

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T.M.K.: 8-7-035: 005

Sheet Title:

DETAILS

Revisions:

5 REVIEW COMMENTS 9/4/2025

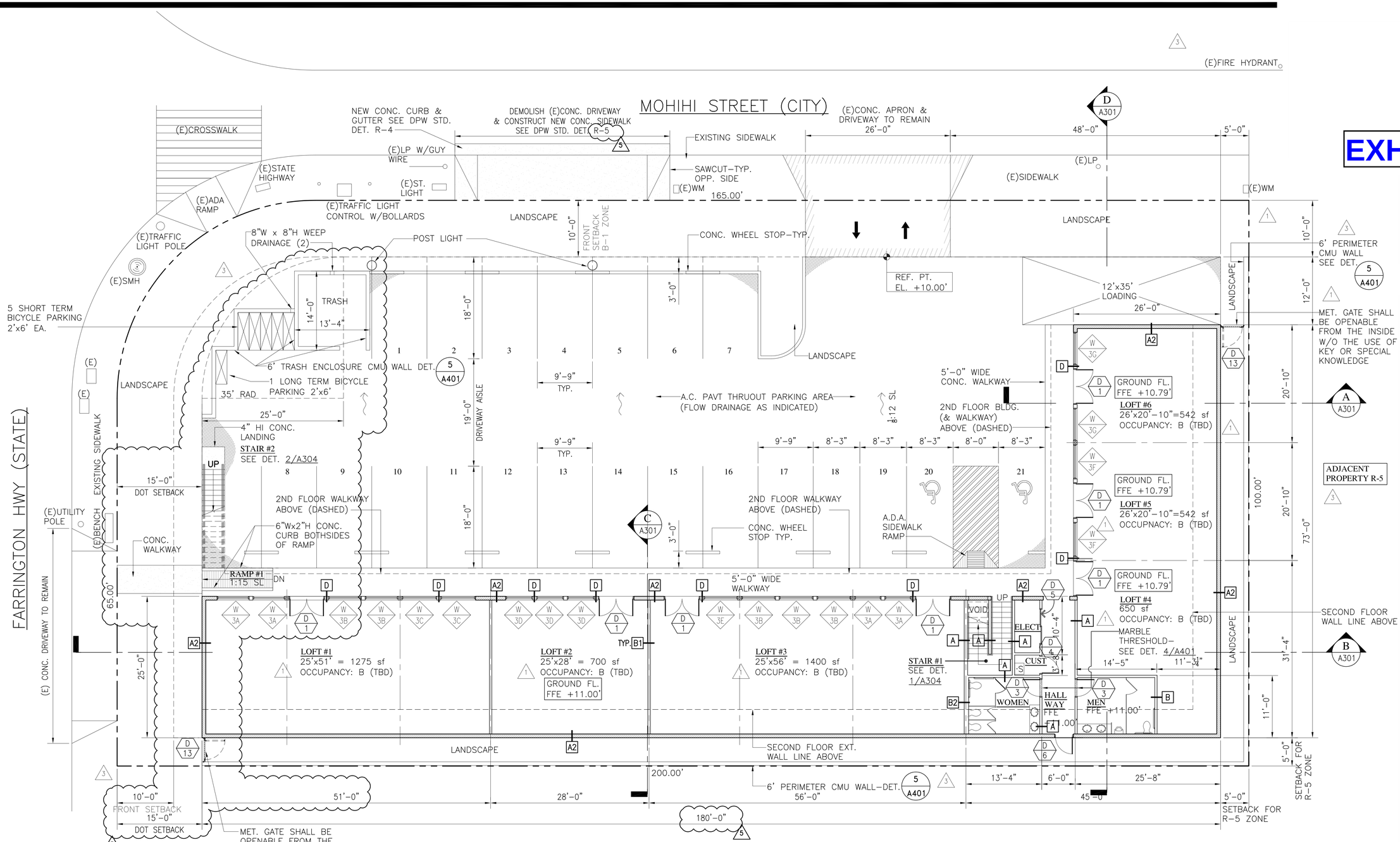
Project Number: 3418
Drawn By: RDL
Date: FEB 2025

Drawing Number:

C501

Sheet of

EXHIBIT D-7



ARCHITECTURAL SITE & GROUND FLOOR PLAN - (F.F.E. +11.00' & 10.79')

SC. 1/8"=1'-0"

WAIANAE / MAKAI / MAUKA / HONOLULU — EXTERIOR ELEVATION KEY

A / D / B / C — INTERIOR ELEVATION KEY

2 HOUR FLOOR/CEILING SEPARATION TYPE II, BETWEEN B/R-3; U.L. DES G515

ADJACENT PROPERTY R-5

8' 4' 0 4' 8' 16'

SCALE: 1/8"=1'-0"

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

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96792

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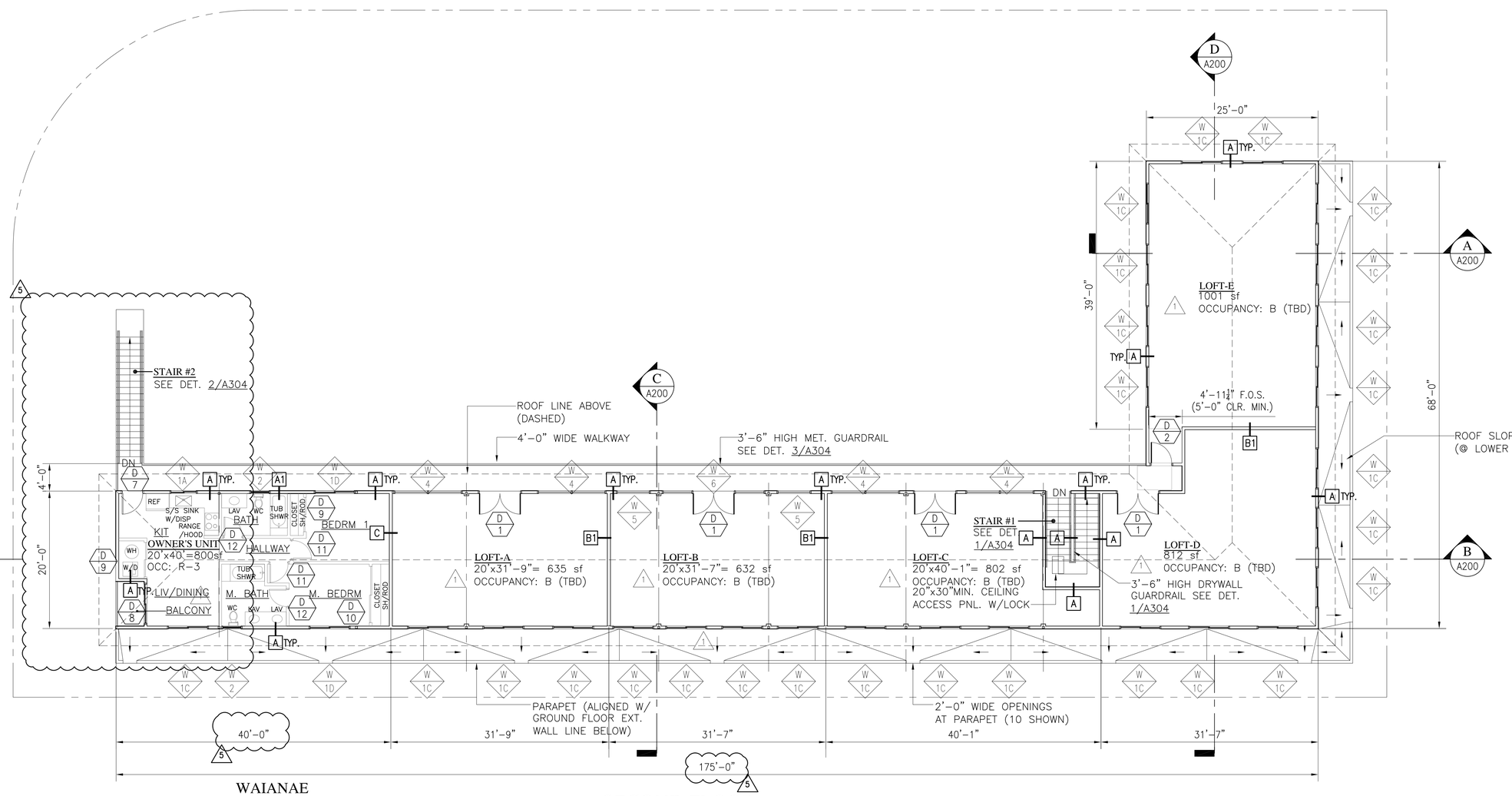
Sheet Title:
ARCHITECTURAL SITE & GROUND FLOOR PLAN

Revisions:
1 TPR R1 9-11-21
2 TPR R2 2-8-22
3 ePlan R1 2-9-22
5 REVISIONS 9-04-25

Project Number: 2001
Drawn By: LY, GI
Date: 8-27-21

Drawing Number:
A101
Sheet 3 of 45

EXHIBIT D-8



WAIANAE

MAKAI — EXTERIOR ELEVATION KEY — MAUKA

HONOLULU

INTERIOR ELEVATION KEY (A, B, C, D)

SECOND FLOOR

SC. ⅛"=1'-0"

2 HOUR FLOOR/CEILING SEPARATION TYPE II, BETWEEN B/R-3; U.L. DES G515 (2)

8' 4' 0 4' 8' 16'

SCALE: 1/8"=1'-0"

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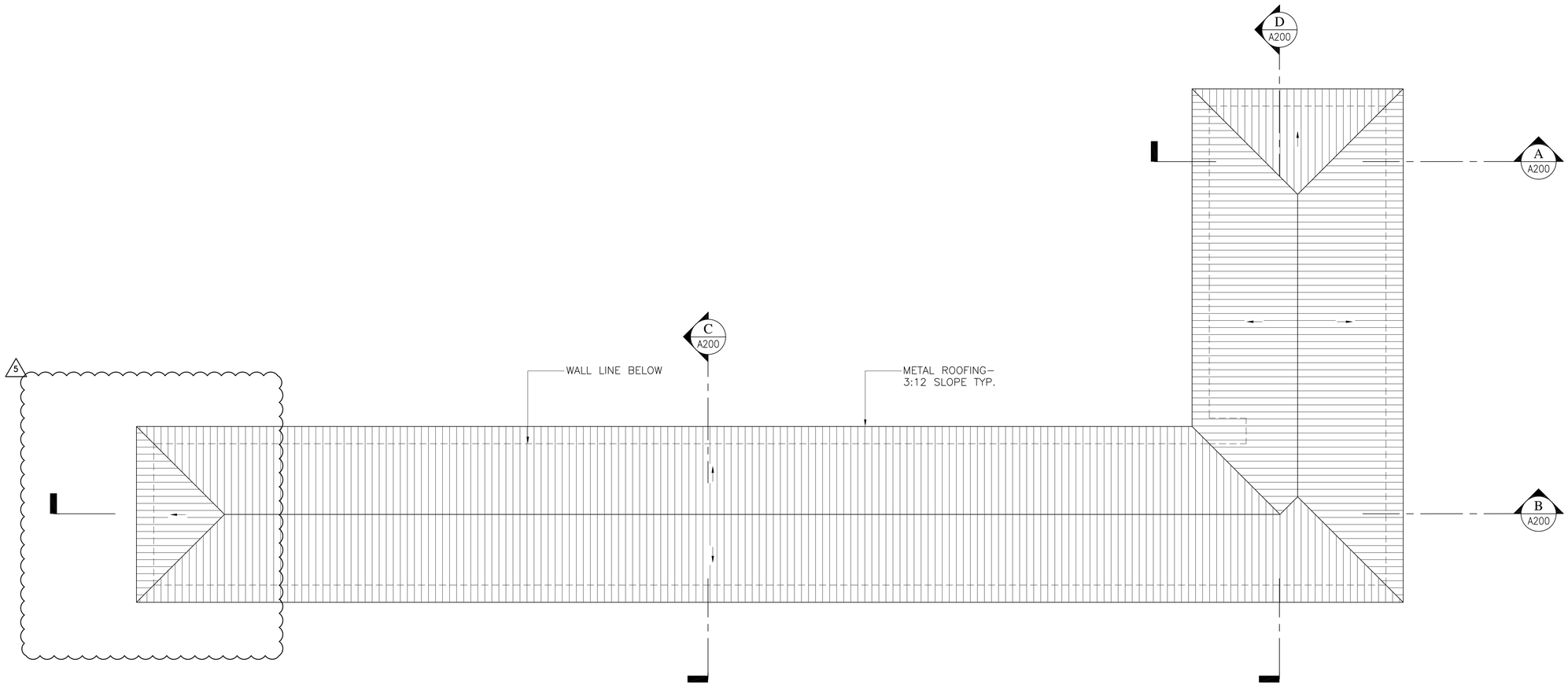
T.M.K.: 8-7-035: 005

Sheet Title:
SECOND FLOOR PLAN

Revisions:
1 TPR R1 9-11-21
2 TPR 2 2-8-22
5 REVISIONS 9-04-25

Project Number: 2001
Drawn By: LY, GI
Date: 8-27-21

Drawing Number:
A102
Sheet 4 **of** 45



WAIANAE
MAKAI EXTERIOR ELEVATION KEY MAUKA
HONOLULU

ROOF PLAN
SC. 1/8"=1'–0"

8' 4' 0 4' 8' 16'
SCALE: 1/8"=1'–0"

EXHIBIT D-9

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Waianae, HI
96792

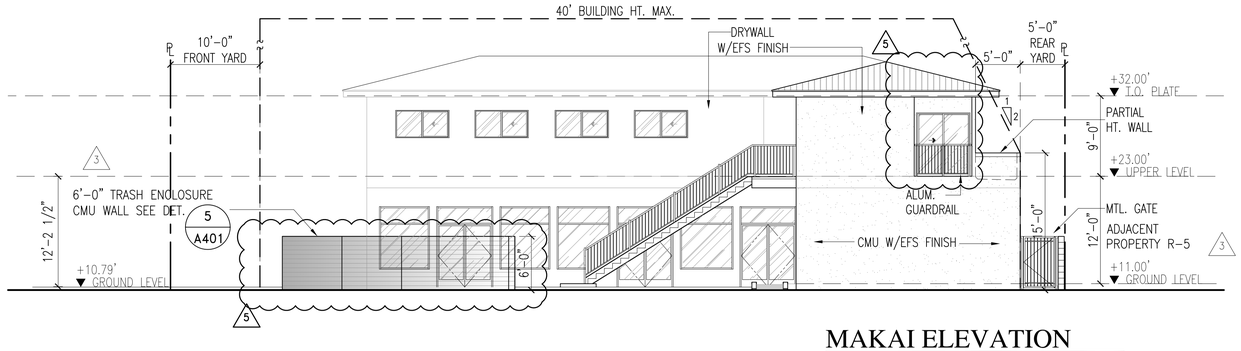
T.M.K.: 8-7-035: 005

Sheet Title:
ROOF PLAN

Revisions:
5 REVISIONS 9-04-25

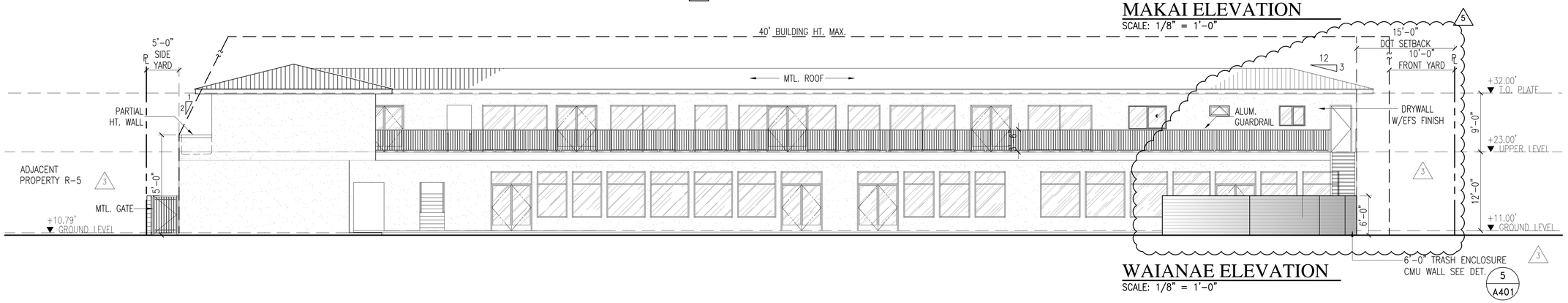
Project Number: 2001
Drawn By: LY, GI
Date: 8-27-21

Drawing Number:
A103
Sheet 5 **of** 45



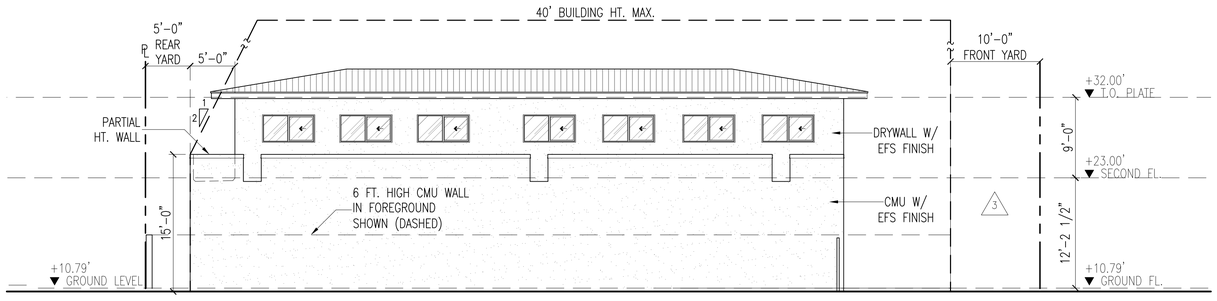
MAKAI ELEVATION

SCALE: 1/8" = 1'-0"



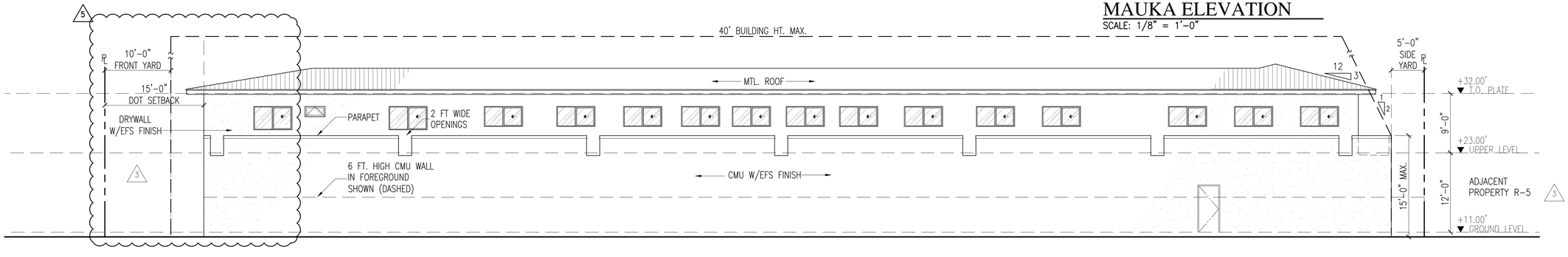
WAIANAE ELEVATION

SCALE: 1/8" = 1'-0"



MAUKA ELEVATION

SCALE: 1/8" = 1'-0"



HONOLULU ELEVATION

8' 4' 0 4' 8' 16'
SCALE: 1/8"=1'-0"

EXHIBIT D-10

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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: 4/30/26

Project Name:

New 2-Story Commercial Building at 87-1818 Farrington Hwy., Waianae, HI 96792

T.M.K.: 8-7-035: 005

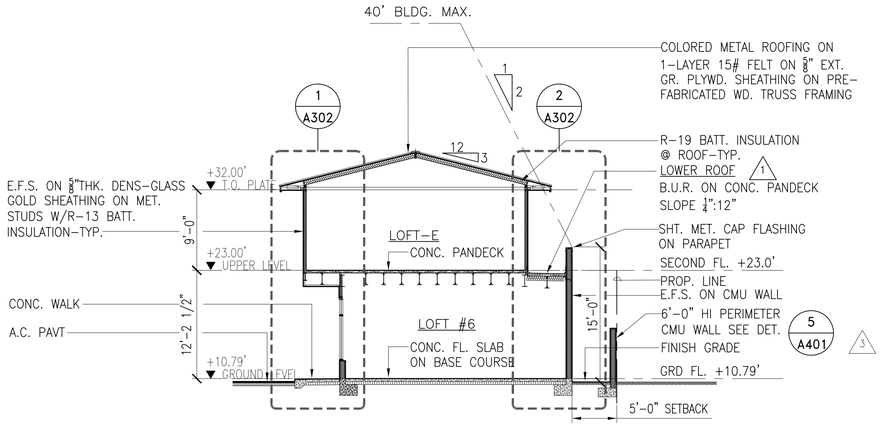
Sheet Title:
EXTERIOR ELEVATIONS

Revisions:
3 ePlan R1 2-9-22
5 REVISIONS 9-04-25

Project Number: 2001
Drawn By: LY, GI
Date: 8-27-21

Drawing Number:
A201
Sheet 6 of 45

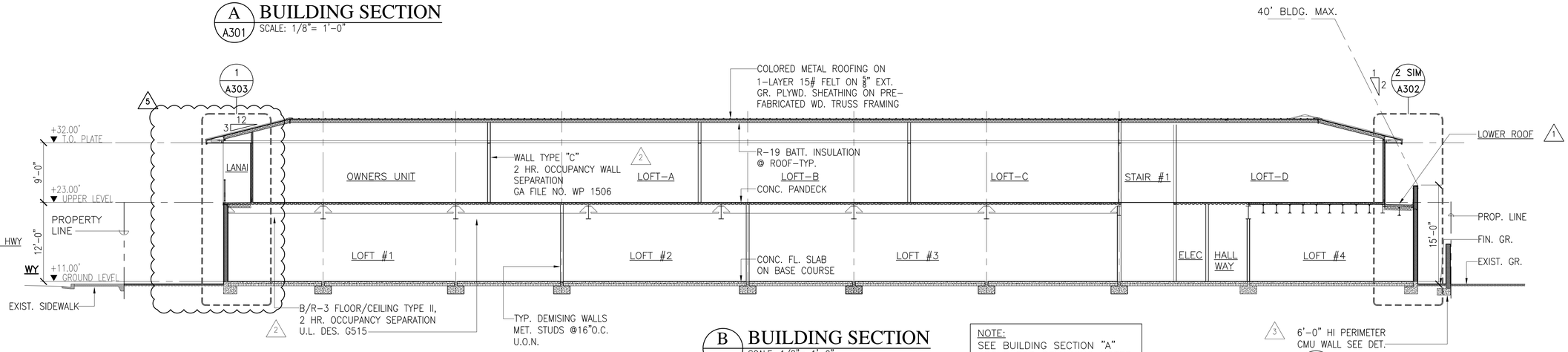
EXHIBIT D-11



A A301 BUILDING SECTION
SCALE: 1/8"= 1'-0"

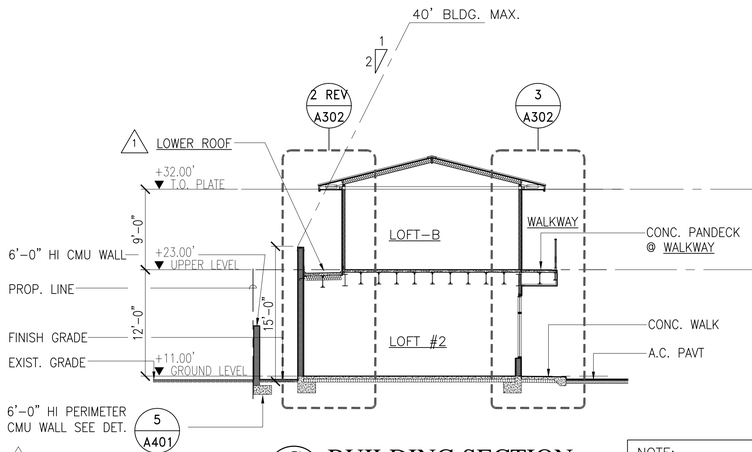
MISCELLANEOUS NOTES:

1. CONTINUOUS DRIPS & VENTS SHOWN ARE TAKEN FROM "FRYREGLET" CO. (W/MODEL NOS. NOTED). SUBSTITUTIONS SHALL BE OF EQUAL OR SHALL EXCEED SPECIFIED ITEM(S) SPECIFICATIONS.
2. EXTERIOR FINISH SYSTEM (E.F.S.) SPECIFICATION & INSTALLATION AS PER STO CORP.
3. GUARDRAIL SYSTEM "JAYCO HAWAII" OR APPROVED EQUAL. INSTALLATION METHODS & MATERIALS INCLUDING STANCHION SUPPORTS ETC. TO BE PROVIDED AS PER MFG. RECOMMENDATIONS.
4. ALL METAL ITEMS TO BE HOT-DIPPED GALVANIZED AFTER FABRICATION. ALL WELDS TO BE GROUND SMOOTH.
5. SEE STRUCTURAL DRAWINGS FOR CONNECTION BRACKETS, FRAMING AND INFO.
6. INTERIOR FINISHES (ADDITIONAL FRAMING ASIDE FROM THE STANDARD REQUIRED SHELL FRAMING) GYPSUM BOARD, PAINTING ETC. FURNISHED & INSTALLED BY TENANT.



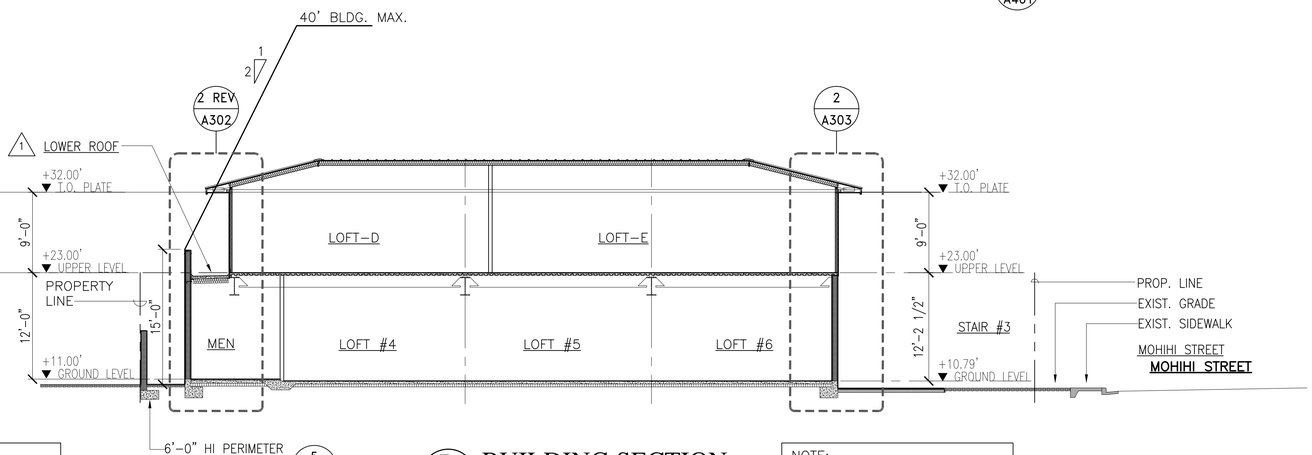
B A301 BUILDING SECTION
SCALE: 1/8"= 1'-0"

NOTE:
SEE BUILDING SECTION "A" ABOVE FOR REMAINING NOTES & DIMENSIONS



C A301 BUILDING SECTION
SCALE: 1/8"= 1'-0"

NOTE:
SEE BUILDING SECTIONS "A" & "B" ABOVE FOR REMAINING NOTES & DIMENSIONS



D A301 BUILDING SECTION
SCALE: 1/8"= 1'-0"

NOTE:
SEE BUILDING SECTIONS "A" & "B" ABOVE FOR REMAINING NOTES & DIMENSIONS

8' 4' 0 4' 8' 16'
SCALE: 1/8"=1'-0"

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Project Name:

New 2-Story Commercial Building
at
87-1818 Farrington Hwy.,
Waianae, HI
96792

T.M.K.: 8-7-035: 005

Sheet Title:
BUILDING SECTIONS

Revisions:
1 TPR R1 9-11-21
2 TPR 2 2-8-22
3 ePlan R1 2-9-22
5 REVISIONS 9-04-25

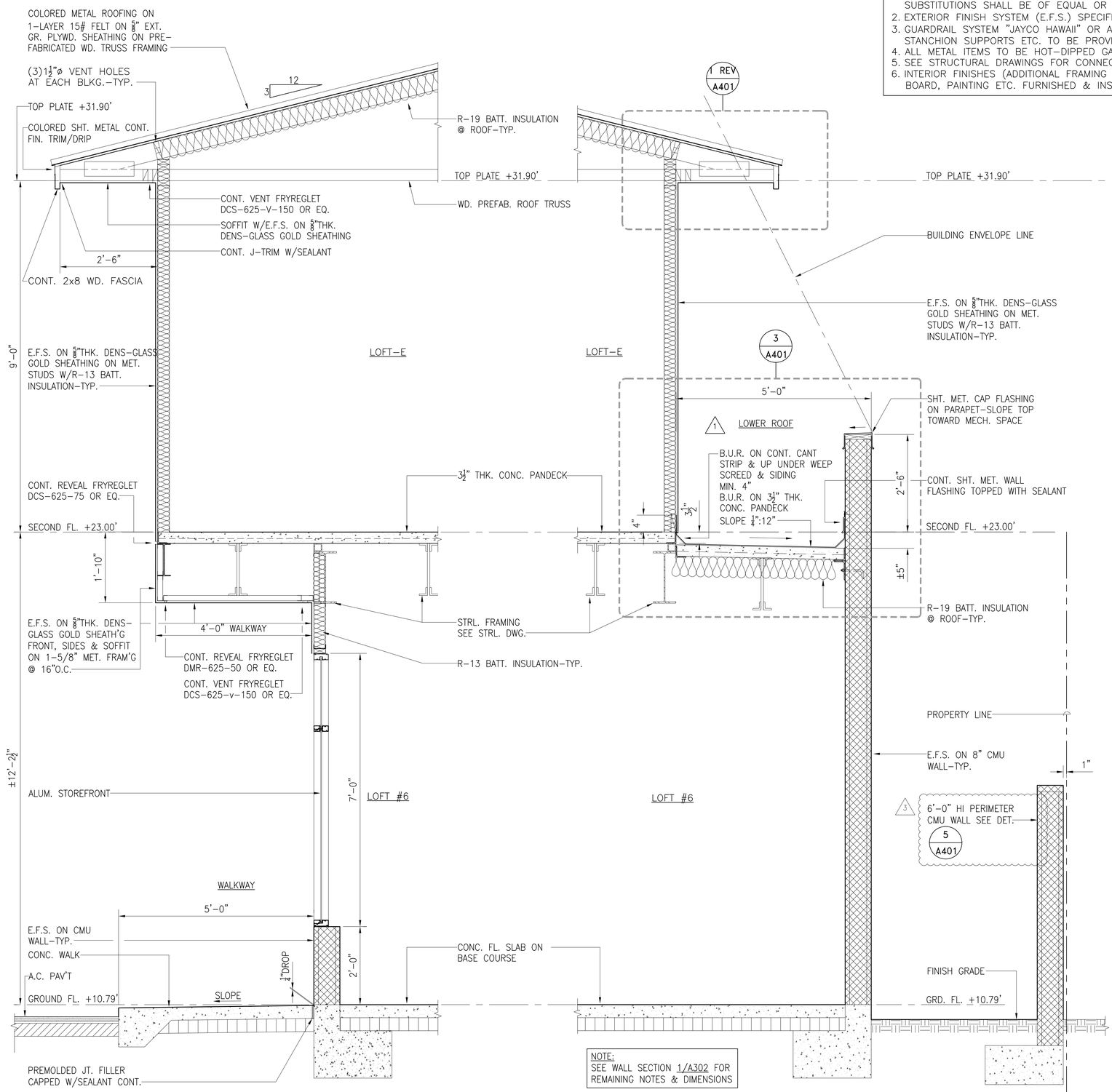
Project Number: 2001
Drawn By: LY, GI
Date: 8-27-21

Drawing Number:
A301
Sheet 7 of 45

MISCELLANEOUS NOTES:

1. CONTINUOUS DRIPS & VENTS SHOWN ARE TAKEN FROM "FRYREGLET" CO. (W/MODEL NOS. NOTED). SUBSTITUTIONS SHALL BE OF EQUAL OR SHALL EXCEED SPECIFIED ITEM(S) SPECIFICATIONS.
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EXHIBIT D-12



1 A302 **WALL SECTION** SCALE: 3/4"= 1'-0"

2 A302 **WALL SECTION** SCALE: 3/4"= 1'-0"

3 A302 **WALL SECTION** SCALE: 3/4"= 1'-0"

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

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87-1818 Farrington Hwy.,
Waianae, HI
96792

T.M.K.: 8-7-035: 005

Sheet Title:
WALL SECTIONS

Revisions:
1 TPR R1 9-11-21
3 ePlan R1 2-9-22

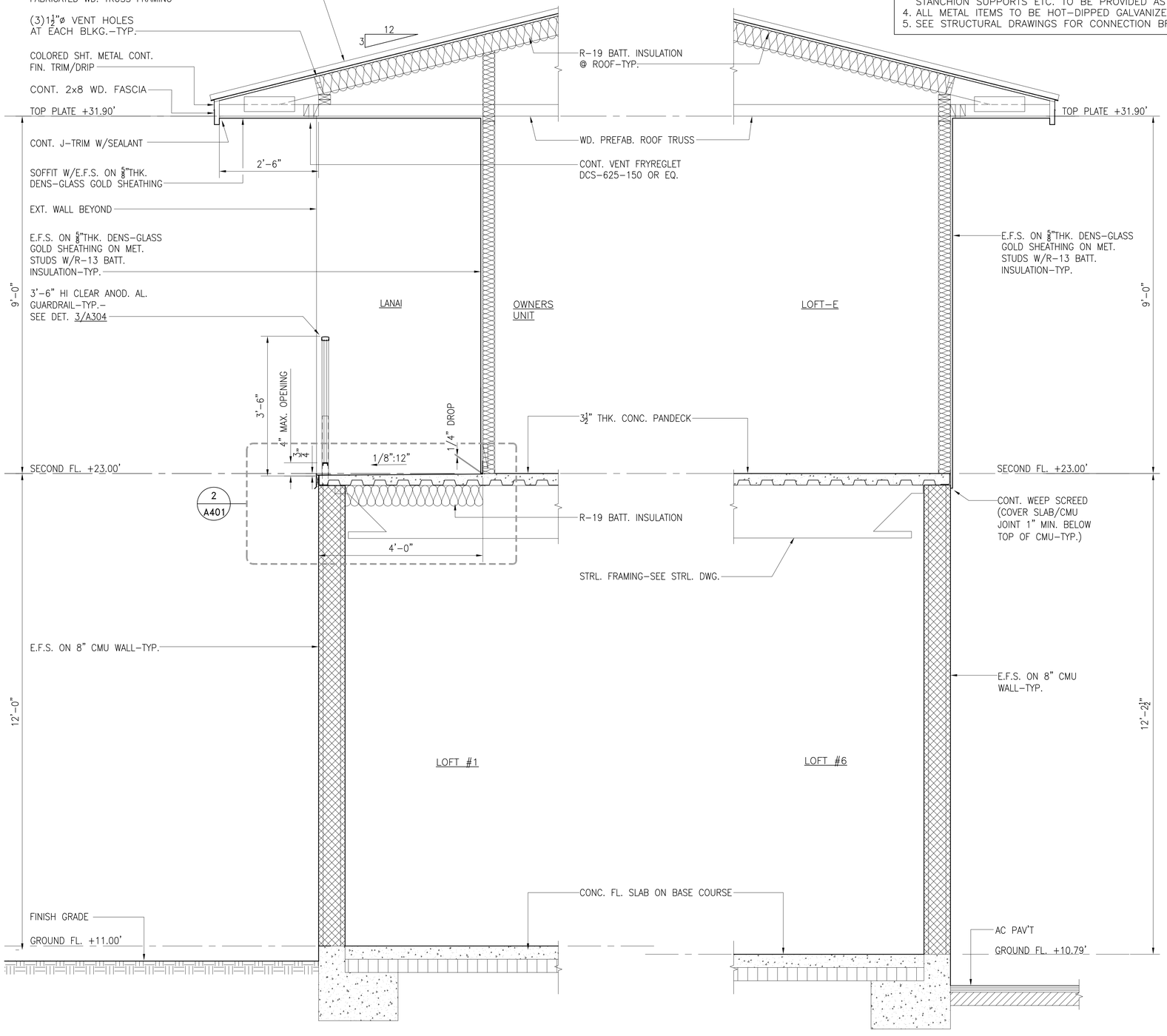
Project Number: 2001
Drawn By: LY, GI
Date: 8-27-21

Drawing Number:
A302
Sheet 8 **of** 45

REVISED SHEET

MISCELLANEOUS NOTES:

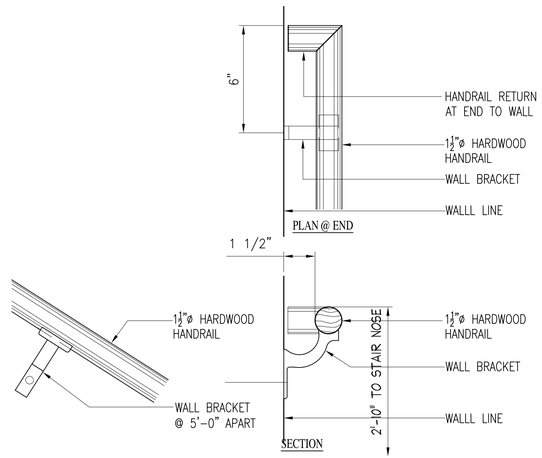
1. CONTINUOUS DRIPS & VENTS SHOWN ARE TAKEN FROM "FRYREGLET" CO. (W/MODEL NOS. NOTED). SUBSTITUTIONS SHALL BE OF EQUAL OR SHALL EXCEED SPECIFIED ITEM(S) SPECIFICATIONS.
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5. SEE STRUCTURAL DRAWINGS FOR CONNECTION BRACKETS, FRAMING AND INFO.



1 A303 WALL SECTION
SCALE: 3/4"= 1'-0"

2 A303 WALL SECTION
SCALE: 3/4"= 1'-0"

NOTE:
SEE WALL SECTION 1/A303
FOR REMAINING NOTES & DIMENSIONS



3 A303 INTERIOR HANDRAIL DETAIL
SCALE: 3"= 1'-0"

SCALE: 3"=1'-0"

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

EXHIBIT D-13

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Project Name:

New 2-Story Commercial Building
at
87-1818 Farrington Hwy.,
Waianae, HI
96792

T.M.K.: 8-7-035: 005

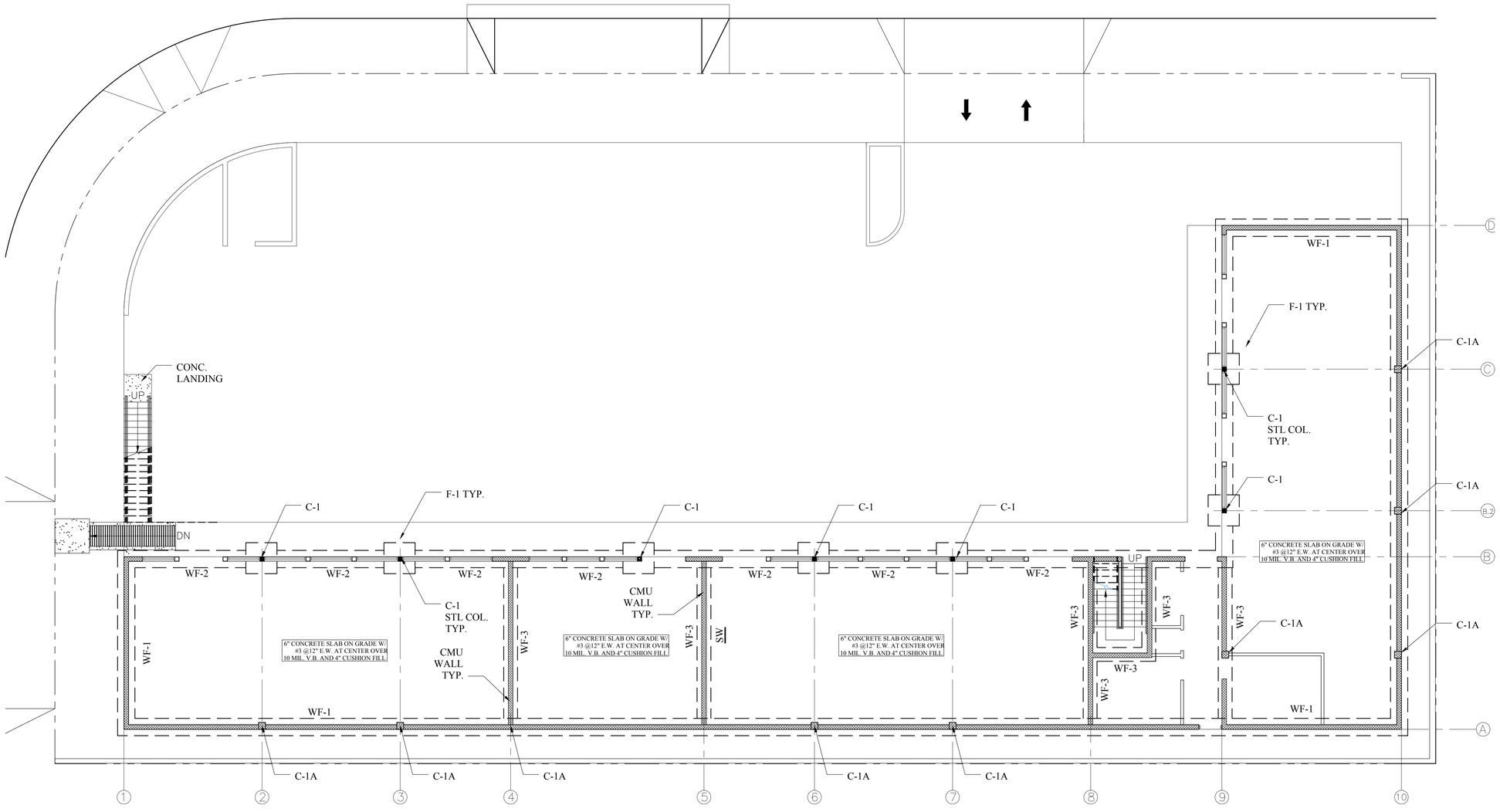
Sheet Title:
WALL SECTIONS, MISC. DETAIL

Revisions:

Project Number: 2001
Drawn By: LY, GI
Date: 8-27-21

Drawing Number:
A303
Sheet 9 **of** 45

EXHIBIT D-14



1 FOUNDATION PLAN

4′ 0′ 8′ 16′ 24′

SCALE: 1/8″ = 1′ - 0″

NOTES:

C-1 STEEL COLUMN Ts 5x5x$\frac{1}{4}$

C-1A 12"x12" CMU COLUMN

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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: 4/30/26

Project Name:

New 2-Story Commercial Building
at
87-1818 Farrington Hwy.,
Nanakuli, HI
96792

T.M.K.: 8-7-035: 005

Sheet Title:

FOUNDATION PLAN

Revisions:

Project Number: 20043

Drawn By: sds

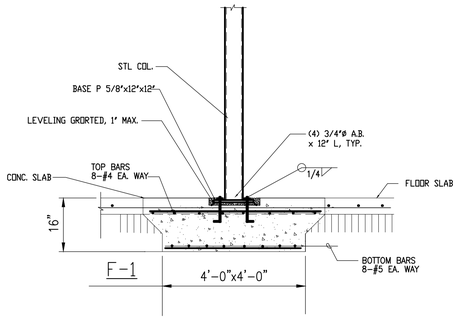
Date: 4-6-2020

Drawing Number:

S201

Sheet ____ of ____

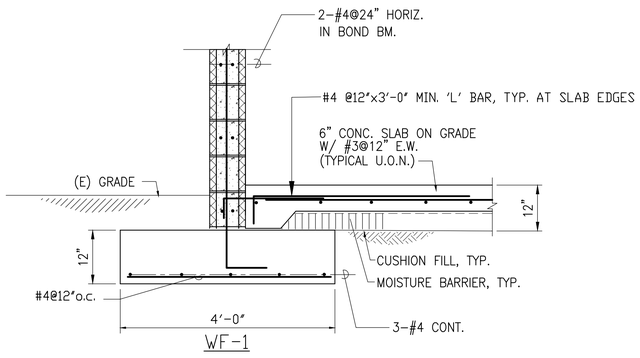
EXHIBIT D-15



D S301 **FOOTING DETAIL**

1' 0' 1' 2' 3' 4'

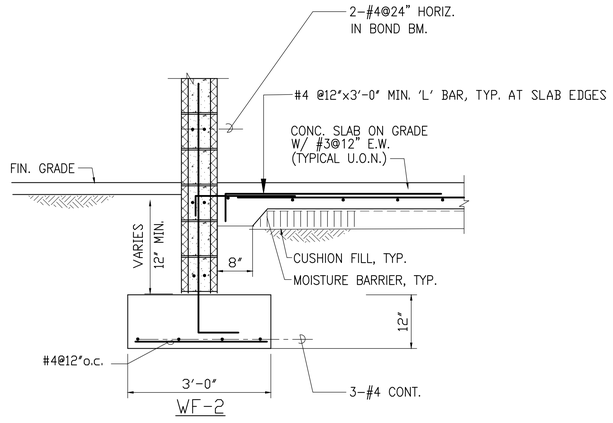
SCALE: 3/4" = 1' - 0"



A S301 **CMU WALL SECTION**

1' 0' 1' 2' 3' 4'

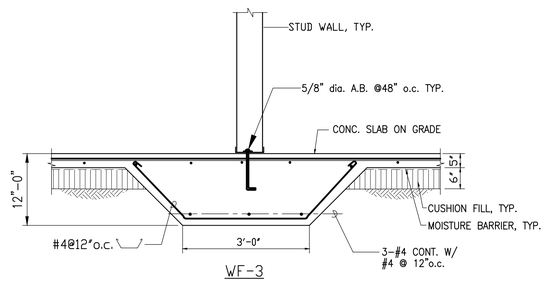
SCALE: 3/4" = 1' - 0"



B S301 **CMU WALL SECTION**

1' 0' 1' 2' 3' 4'

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



C S301 **FOOTING DETAIL**

1' 0' 1' 2' 3' 4'

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

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Project Name:

New 2-Story
Commercial Building
at
87-1818 Farrington Hwy.,
Nanakuli, HI
96792

T.M.K.: 8-7-035: 005

Sheet Title:

TYPICAL DETAILS

Revisions:

Project Number: 20043
Drawn By: sds
Date: 4-6-2020

Drawing Number:

S301

Sheet ____ of ____

EXHIBIT D-16

MOHIHI STREET (CITY)

FARRINGTON HIGHWAY (STATE)

WV
WMH
WV
SMH
INV=(-)4.90
S10
S10
S10
S8
Pavement
PROPERTY LINE
Gutter
Roll Curb
Slab
Sidewalk
Driveway Apron
Sidewalk
Fence
LOADING
Top of Slope
Wall H=6.5
Spike (Fd)
Iron Pipe (Fd)
Nail (Fd)
Wall
Pavement
Gutter
Curb
Driveway Apron
Sidewalk

5 EA | MANILA PALM 25 G.L. 6'-7' HT.

14 EA | 'QUEEN EMMA' SPIDER LILY 5 G.L.

8 EA | SILVER BUTTONWOOD TREE 25 G.L., 6-8' HT., 2" MINIMUM CALIPER

107 L.F. | ROOT CONTROL BARRIER 10 L.F. EACH LENGTH CENTER W/TREE

445 S.F. | ZOYSIA 'EL TORO' GRASS SOD

126 EA | PRIVET HEDGE 2 G.L. @ 18" O.C. SPACING, W/BLACK CINDER MULCH BELOW (2" LAYER)

210 L.F. | POLY-DIVIDER

165 EA | YELLOW-VEIN FALSE ERANTHEMUM 1 G.L. @ 18" O.C. SPACING

POLY-DIVIDER

1,335 S.F. | #3B FINE GRAVEL - 3" LAYER W/WEED CONTROL FABRIC BELOW

1,900 S.F. | POHINAHINA 4" POT @ 12" O.C. SPACING

N

LANSCAPE PLANTING PLAN

SC. 1/8"=1'-0"

8' 4' 0 4' 8' 16'
SCALE: 1/8"=1'-0"

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IRVIN T. HIGASHI
LICENSED PROFESSIONAL LANDSCAPE ARCHITECT
No. 8771
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: 4/30/26

Project Name:

New 2-Story Commercial Building
at
87-1818 Farrington Hwy., Waianae, HI 96792

T.M.K.: 8-7-035: 005

Sheet Title:

LANDSCAPE PLANTING PLAN

Revisions:

5 DPP COMMENTS 09-04-2025

Project Number: 2001
Drawn By: ITH
Date: 8-27-2021

Drawing Number:

L101

Sheet ____ **of** ____

EXHIBIT D-17

MOHIHI STREET (CITY)

FARRINGTON HIGHWAY (STATE)

PROPERTY LINE

IRRIGATION POINT OF CONNECTION: LOCATE AND CONNECT TO EXISTING BWS WATER METER. PROVIDE A 1" THREADED GATE VALVE, A 3/4" REDUCE PRESSURE BACKFLOW PREVENTER AND A 3/4" PRESSURE REDUCING VALVE.

1 6-STATION AUTOMATIC IRRIGATION CONTROLLER (WALL-MOUNTED) LOCATED IN GROUND LEVEL ELECTRICAL CLOSET. SEE ELECTRICAL DWG. FOR STANDARD 120V. PLUG LOCATION AND A 1" ELECTRICAL CONDUIT STUBBED OUT TO ADJACENT LANDSCAPE.

BWS FLOW REQUIREMENTS:

HIGHEST GALLONS PER MINUTE (GPM) = 8.4 GPM
TOTAL IRRIGATION GALLONS PER DAY (GPD) = 507 GPD
FIXTURE UNITS = 11.0 F.U.
IRRIGATION SYSTEM TO RUN DURING NON-PEAK HOURS

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

SCALE: 1/8"=1'-0"

5 REVISE ENTIRE SHEET

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T.M.K.: 8-7-035: 005

Sheet Title:

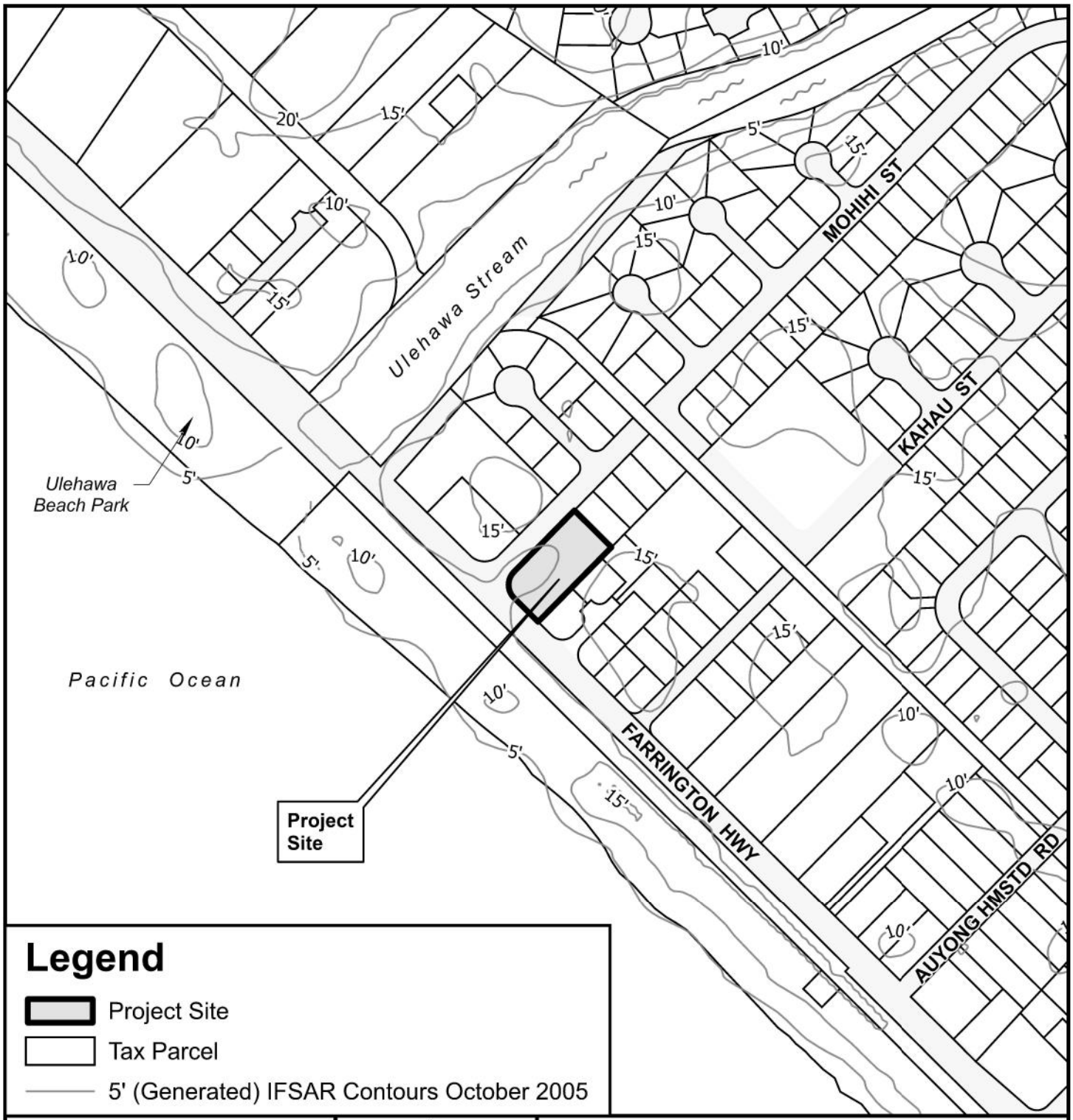
IRRIGATION PLAN

Revisions:

5 DPP COMMENTS 09-04-2025

Project Number: 2001
Drawn By: ITH
Date: 8-27-2021

Drawing Number:
L102
Sheet ____ of ____

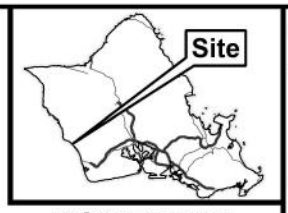


Legend

- Project Site
- Tax Parcel
- 5' (Generated) IFSAR Contours October 2005

0 250 500

Distance in Feet



VICINITY MAP

PORTION OF

TOPOGRAPHIC MAP

LUALUALEI - MAKAHA

TAX MAP KEY: 8-7-035: 005

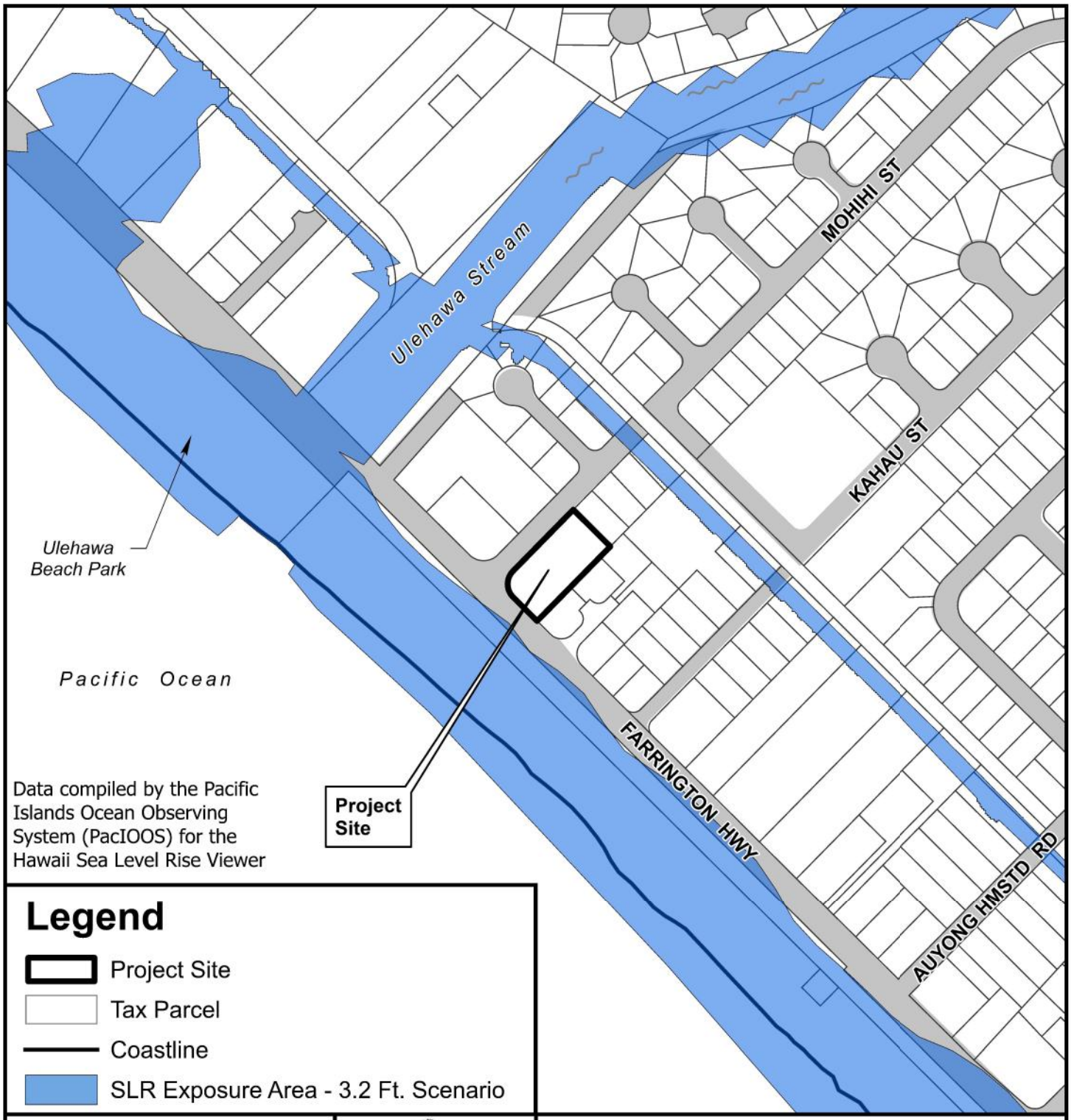
FOLDER NO.: 2026-SMA-20

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

Date Prepared: 05/2026

EXHIBIT E

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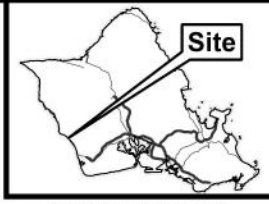


Legend

- Project Site
- Tax Parcel
- Coastline
- SLR Exposure Area - 3.2 Ft. Scenario

0 250 500

Distance in Feet



VICINITY MAP

SEA LEVEL RISE EXPOSURE AREA MAP

LUALUALEI - MAKAHA

TAX MAP KEY: 8-7-035: 005

FOLDER NO.: 2026-SMA-20

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

Date Prepared: 05/2026

EXHIBIT F

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This map is prepared in color

Flood Hazard Zones:

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

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

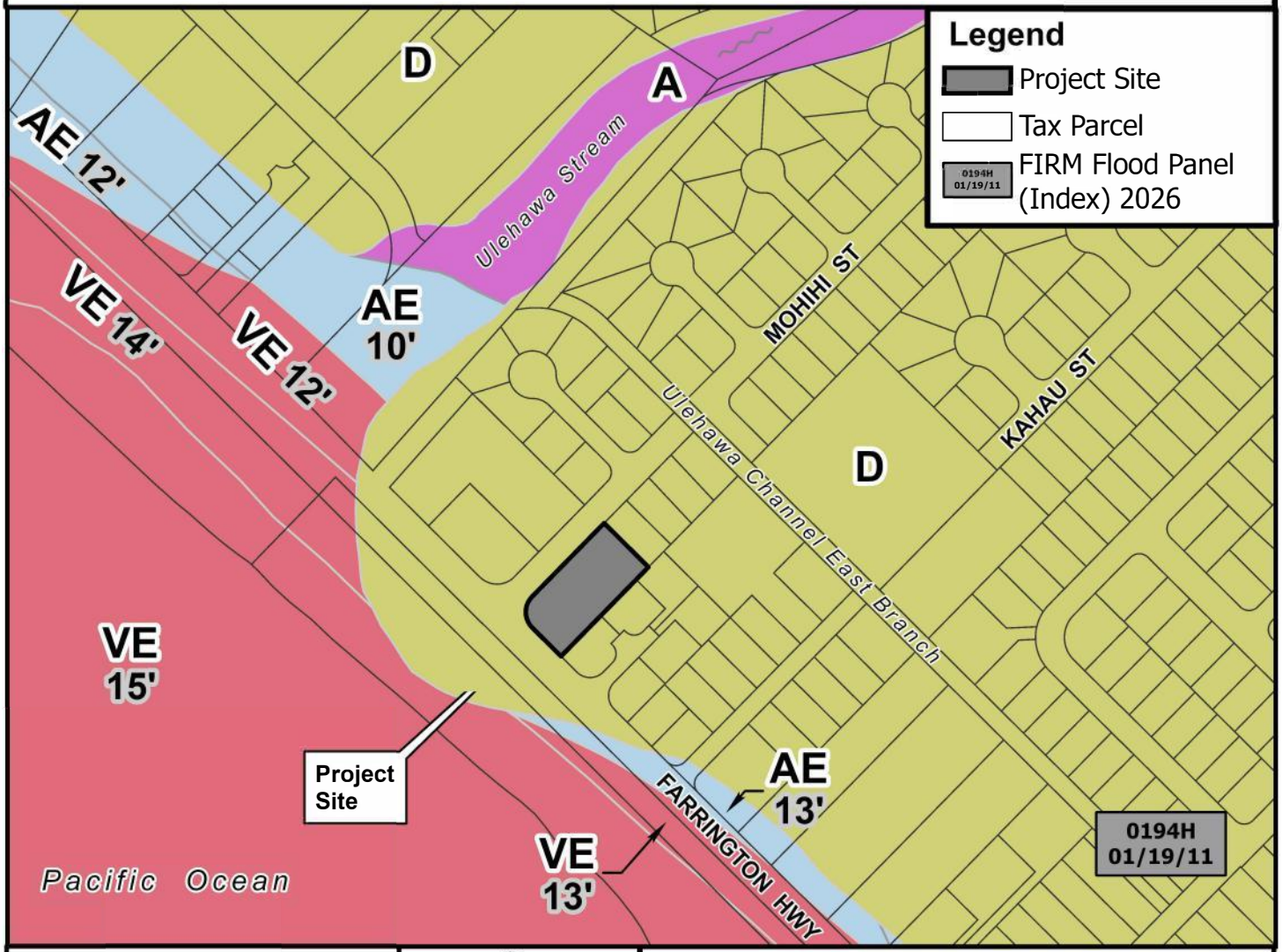
Zone A = No BFE determined

Zone AE = BFE determined

Zone VE = Costal flood zone with velocity hazard (wave action); BFE determined

Other Areas

Zone D = Areas in which flood hazards are undetermined, but possible.





VICINITY MAP

0 250 500

Distance in Feet

PORTION OF

FLOOD HAZARD MAP

FIRM PANEL 15003C0194H

NOTE: FLOOD ZONES EFFECTIVE JUNE 10, 2026
NO CHANGES TO THIS FLOOD PANEL

TAX MAP KEY: 8-7-035: 005

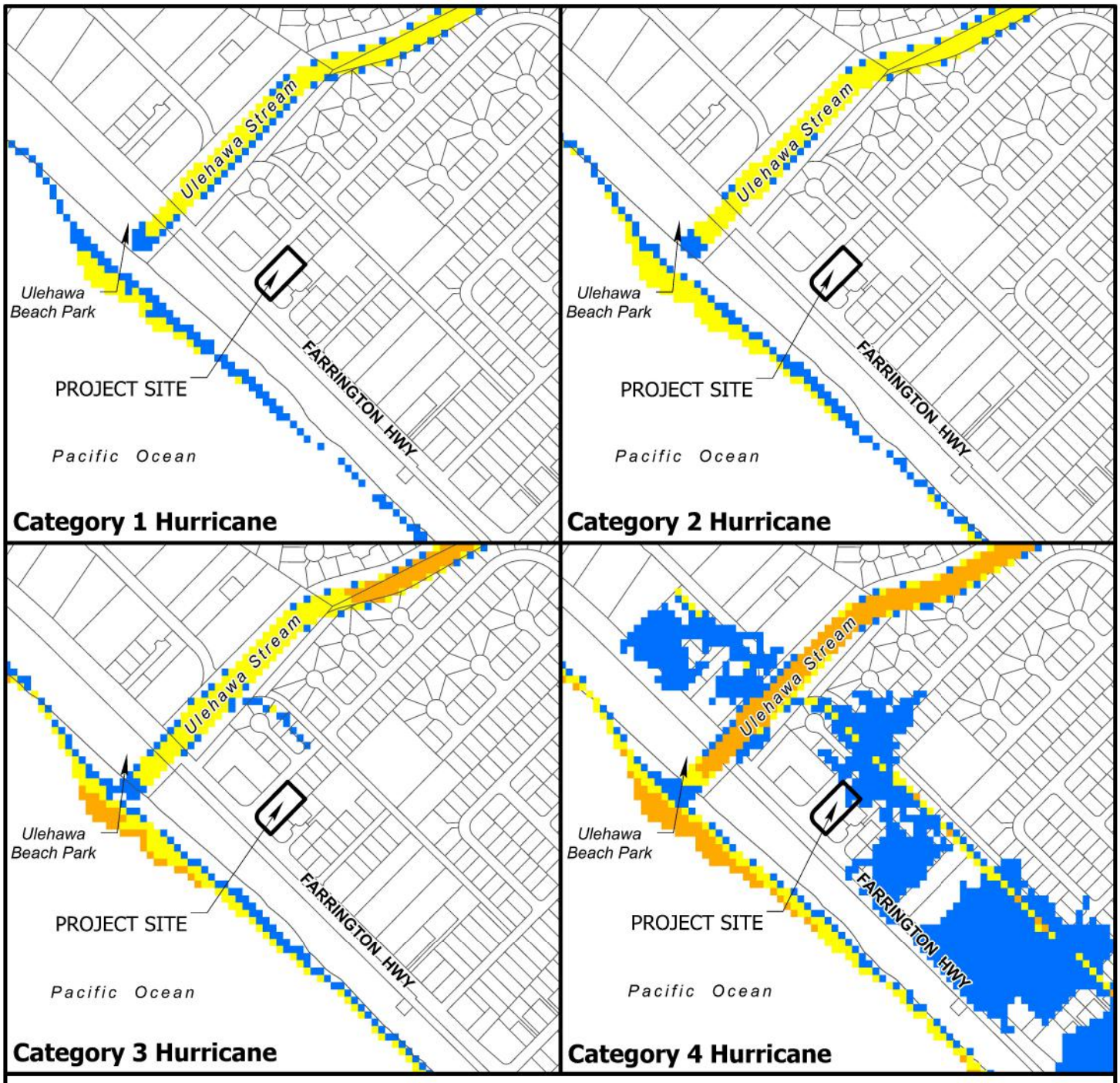
FOLDER NO.: 2026-SMA-20

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

Date Prepared: 06/2026

EXHIBIT G

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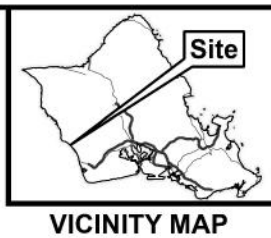
Legend

- Less than 3 feet above ground
- Greater than 3 feet above ground
- Greater than 6 feet above ground
- Greater than 9 feet above ground

CITY AND COUNTY OF HONOLULU · STATE OF HAWAII

0 250 500

Distance in Feet



VICINITY MAP

PORTION OF STORM SURGE MAP

Data from National Hurricane Center
Storm Surge Risk Maps

Data Source: National Weather Service (NWS) SLOSH model;
Maximum of MEOWs (MOMs) for various category storms at a high tide.

TAX MAP KEY: 8-7-035: 005

FOLDER NO.: 2026-SMA-20

Prepared by: Honolulu Land Information System (HoLIS) - PH
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City and County of Honolulu

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EXHIBIT H

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Data Source: National Wetlands Inventory (NWI). U.S. Fish and Wildlife Service.
https://fwsprimary.wim.usgs.gov/wetlands/apps/wetlands-mapper/

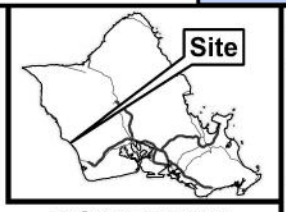
Legend

WETLAND TYPE

- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland
- Riverine

0 250 500

Distance in Feet



VICINITY MAP

PORTION OF
WETLANDS MAP

LUALUALEI - MAKAHA

TAX MAP KEY: 8-7-035: 005

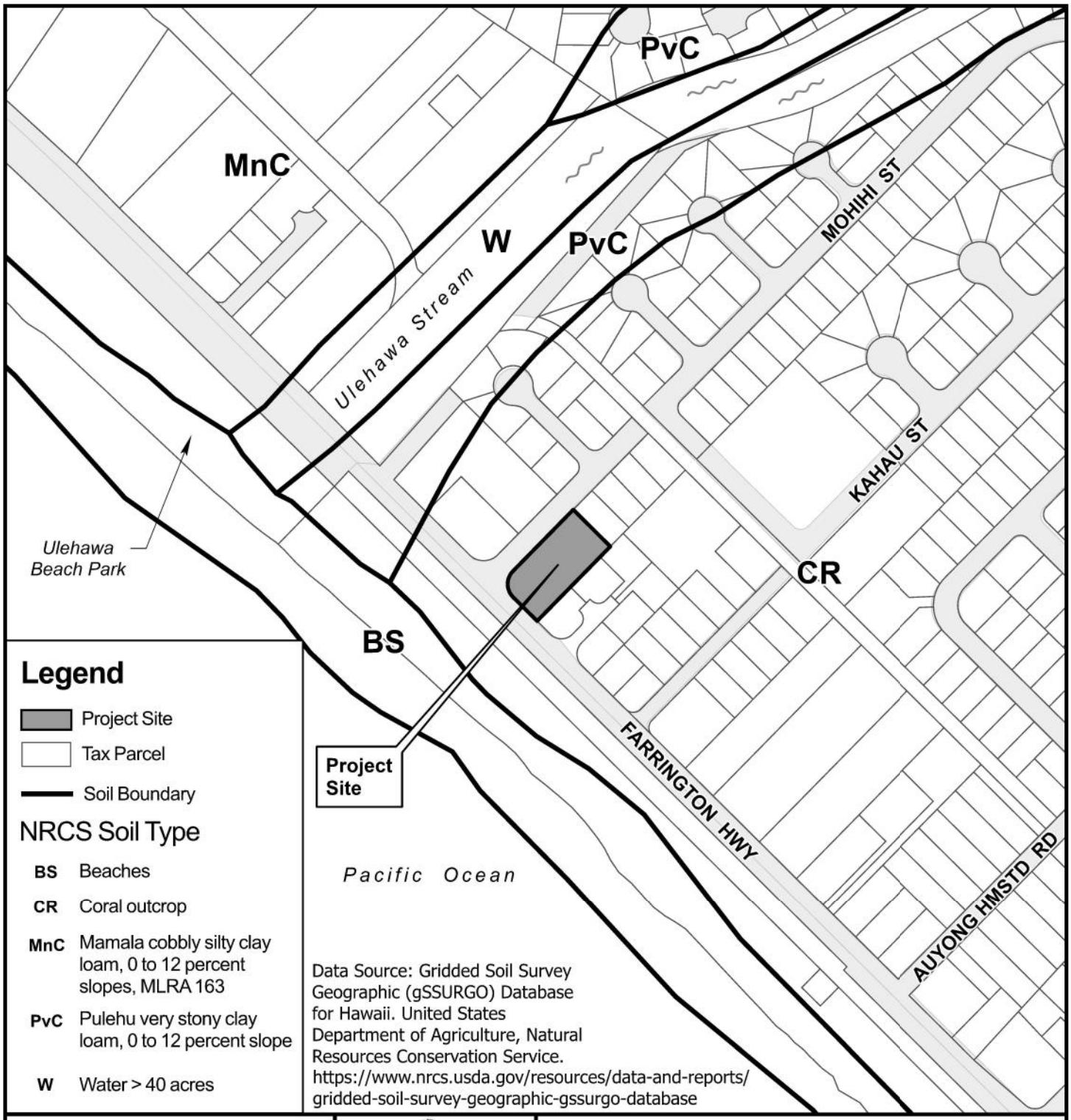
FOLDER NO.: 2026-SMA-20

Prepared by: Honolulu Land Information System (HoLIS) - PH
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City and County of Honolulu

Date Prepared: 05/2026

EXHIBIT I

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Legend

- Project Site
- Tax Parcel
- Soil Boundary

NRCS Soil Type

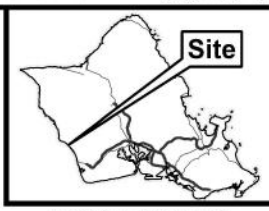
BS	Beaches
CR	Coral outcrop
MnC	Mamala cobbly silty clay loam, 0 to 12 percent slopes, MLRA 163
PvC	Pulehu very stony clay loam, 0 to 12 percent slope
W	Water > 40 acres

Data Source: Gridded Soil Survey Geographic (gSSURGO) Database for Hawaii. United States Department of Agriculture, Natural Resources Conservation Service. https://www.nrcs.usda.gov/resources/data-and-reports/gridded-soil-survey-geographic-gssurgo-database

CITY AND COUNTY OF HONOLULU · STATE OF HAWAII

0 250 500

Distance in Feet



VICINITY MAP

PORTION OF SOIL MAP

LUALUALEI - MAKAHA

TAX MAP KEY: 8-7-035: 005

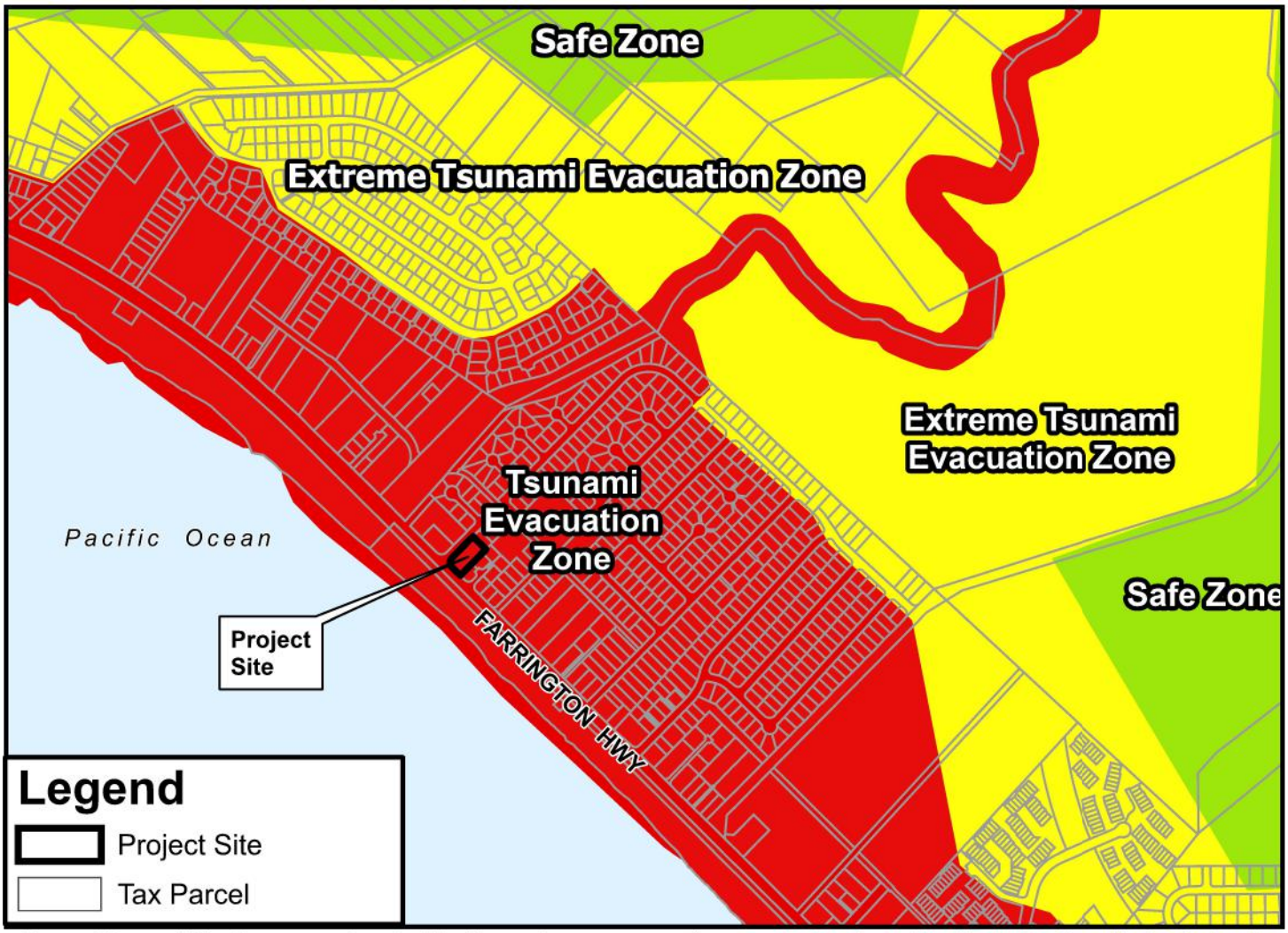
FOLDER NO.: 2026-SMA-20

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

Date Prepared: 05/2026

EXHIBIT J

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- For most Tsunami Warnings, evacuate out of the Tsunami Evacuation Zone; in the unlikely case of an Extreme Tsunami Warning, evacuate out of the Extreme Tsunami Evacuation Zone
- Remain at least 100 feet away from inland waterways and marinas connected to the ocean due to wave surges and possible flooding
- Boaters should move vessels to at least 50 fathoms (300 ft) deep and 2 miles away from harbor entrances; follow all directions from the Captain of the Port
- Structural steel or reinforced concrete buildings of ten or more stories provide increased protection on or above the fourth floor; if you are caught near the shoreline consider using vertical evacuation
- The evacuation zone is a guideline and should be considered the minimum safe evacuation distance
- These maps do not consider the destructive effects of a locally generated tsunami. If you feel shaking, move inland immediately, well inland from the red tsunami evacuation zone

1. TSUNAMI WARNING: Destructive waves from a tsunami may inundate all coastline. Evacuate Tsunami Evacuation Zone

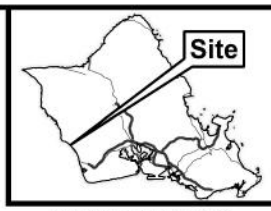
2. EXTREME TSUNAMI WARNING: In the unlikely event of an extreme tsunami waves may move significantly inland; evacuate Tsunami Evacuation Zone and Extreme Tsunami Evacuation Zone

Safe Zone: Evacuate to this area

Extreme Tsunami Evacuation Zone:
Evacuate out of these areas for an EXTREME TSUNAMI WARNING

Tsunami Evacuation Zone:
For any TSUNAMI WARNING evacuate out of these areas

0 250 500 1,000
Distance in Feet



VICINITY MAP

PORTION OF
TSUNAMI EVACUATION MAP
POKAI BAY TO KAHE PT
MAP 16 INSET 2

TAX MAP KEY: 8-7-035: 005

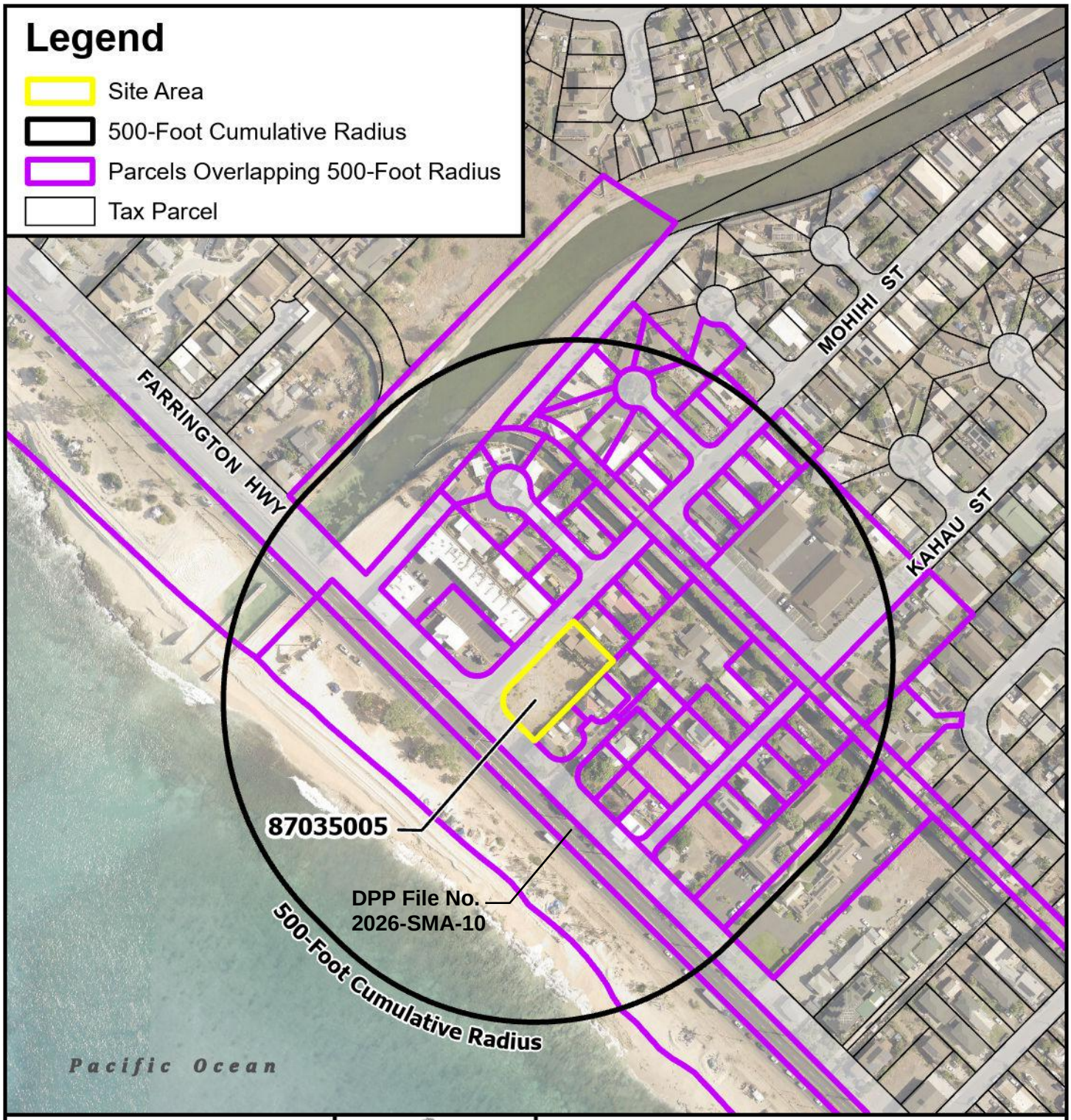
FOLDER NO.: 2026-SMA-20

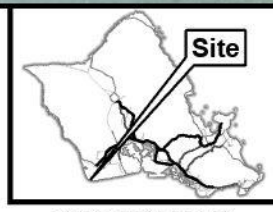
Prepared by: Honolulu Land Information System (HoLIS) - PH
Department of Planning & Permitting (DPP)
City and County of Honolulu

Date Prepared: 05/2026

EXHIBIT K

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VICINITY MAP

0 250 500

Distance in Feet

CUMULATIVE RADIUS MAP

WAIANAE

TAX MAP KEY(S): 8-7-035: 005
FOLDER NO.: 2026-SMA-20

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

Date Prepared: 06/2026

EXHIBIT L

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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 FOR THE CONSTRUCTION OF A NEW COMMERCIAL BUILDING WITH A PARKING LOT, CARETAKER DWELLING, AND ASSOCIATED IMPROVEMENTS IN NĀNĀKULI, O'AHU.

WHEREAS, on April 21, 2026, the Department of Planning and Permitting ("DPP") accepted the application (DPP Reference Number 2026-SMA-20) of Kyung Chul Shin and Soon Ae Shin (the "Applicant") for a Special Management Area ("SMA") Major Permit to allow for the construction of a new two-story commercial building with a parking lot, caretaker dwelling, and associated improvements on a 19,737-square-foot non-shoreline lot zoned B-1 Neighborhood Business District, located at 87-1818 Farrington Highway, and identified as Tax Map Key 8-7-035: 005 (the "Project"); and

WHEREAS, on June 5, 2026, 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 and DPP staff members; no members of the public attended the hearing; and

WHEREAS, on July 20, 2026, within 45 days after the close of the public hearing the DPP, having duly considered all evidence and the objectives, policies, and guidelines established in Revised Ordinances of Honolulu ("ROH") §§ 25-3.1 and 25-4.1 and 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 _____, 2026, by Departmental Communication ___ (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 with the conditions enumerated below; now, therefore,

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

A. 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, D-1 through D-17, and E through L, attached hereto and

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

B. The Traffic Assessment Report must be updated to reflect the current Project scope and the existing traffic operations, and a Construction Management Plan should be submitted for review and approval to the DPP Traffic Review Branch prior to the issuance of demolition permits or building permits (BPs) for major construction work.

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

1. *"The landowner hereby acknowledges (and any successor owner or interested party is hereby notified) that Tax Map Key 8-7-035: 005 is susceptible to coastal hazards, which may result in harm to or loss of life and property."*

2. *"The landowner (and any successor owner or interested party) further agrees to accept all responsibility for the cost and physical removal of materials and structures lost or damaged as a result of coastal hazards, including the cleanup and restoration of the Project site."*

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

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 the State Historic Preservation Division ("SHPD") immediately. Work in the immediate area must be stopped until the 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.

E. To minimize impacts to endangered, threatened, or protected avian 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 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. Barbless fencing must be used for all fence construction to avoid the entanglement of Hawaiian Hoary Bats; and

6. 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 U.S. 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 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.

f. If any nests, eggs, fledglings, or downed seabirds are discovered during Project construction, the protocols described under Condition E.6.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.

F. 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 a maximum of approximately 250 cubic yards of structural fill and 153 cubic yards of drain rock. No importation of fill soil 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. 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 Hawaiian 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/; and

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.

G. 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 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, or approve an extension for a shorter or longer period, or deny the proposed extension, by adoption of a committee report or resolution; and

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.

H. Approval of this SMA Major Permit does not constitute compliance with other City ordinances, including but not limited to the Land Use Ordinance ("LUO"), 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.

HONOLULU CITY COUNCIL

KE KANIHELA O KE KALANA O HONOLULU

CITY AND COUNTY OF HONOLULU

No._____

RESOLUTION

BE IT FINALLY RESOLVED by the Council of the City and County of Honolulu that copies of this Resolution be transmitted to: Planning Solutions, Inc., James T. Hayes, Pacific Park Plaza, Suite 910, 711 Kapi'olani Boulevard, Honolulu, Hawai'i 96813-5213; 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:

_____

_____

_____

_____

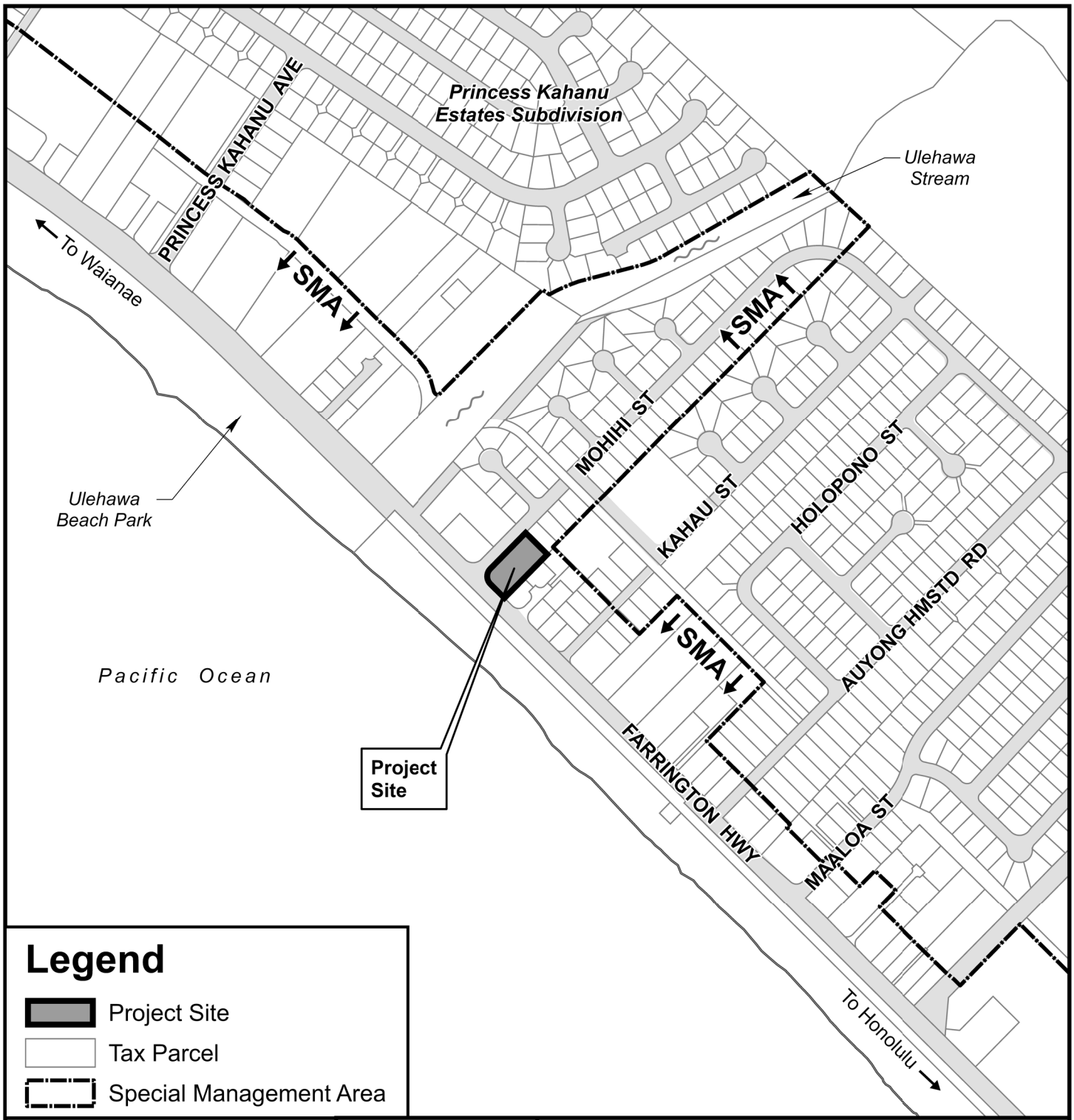
_____

DATE OF INTRODUCTION: _____

_____

_____ _____

Honolulu, Hawai'i Councilmembers



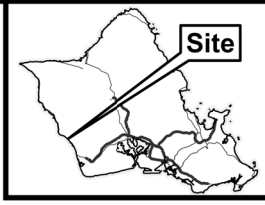
Legend

- Project Site
- Tax Parcel
- Special Management Area

CITY AND COUNTY OF HONOLULU · STATE OF HAWAII

0 250 500

Distance in Feet



VICINITY MAP

LOCATION MAP WITH SMA
WAIANAE

TAX MAP KEY: 8-7-035: 005

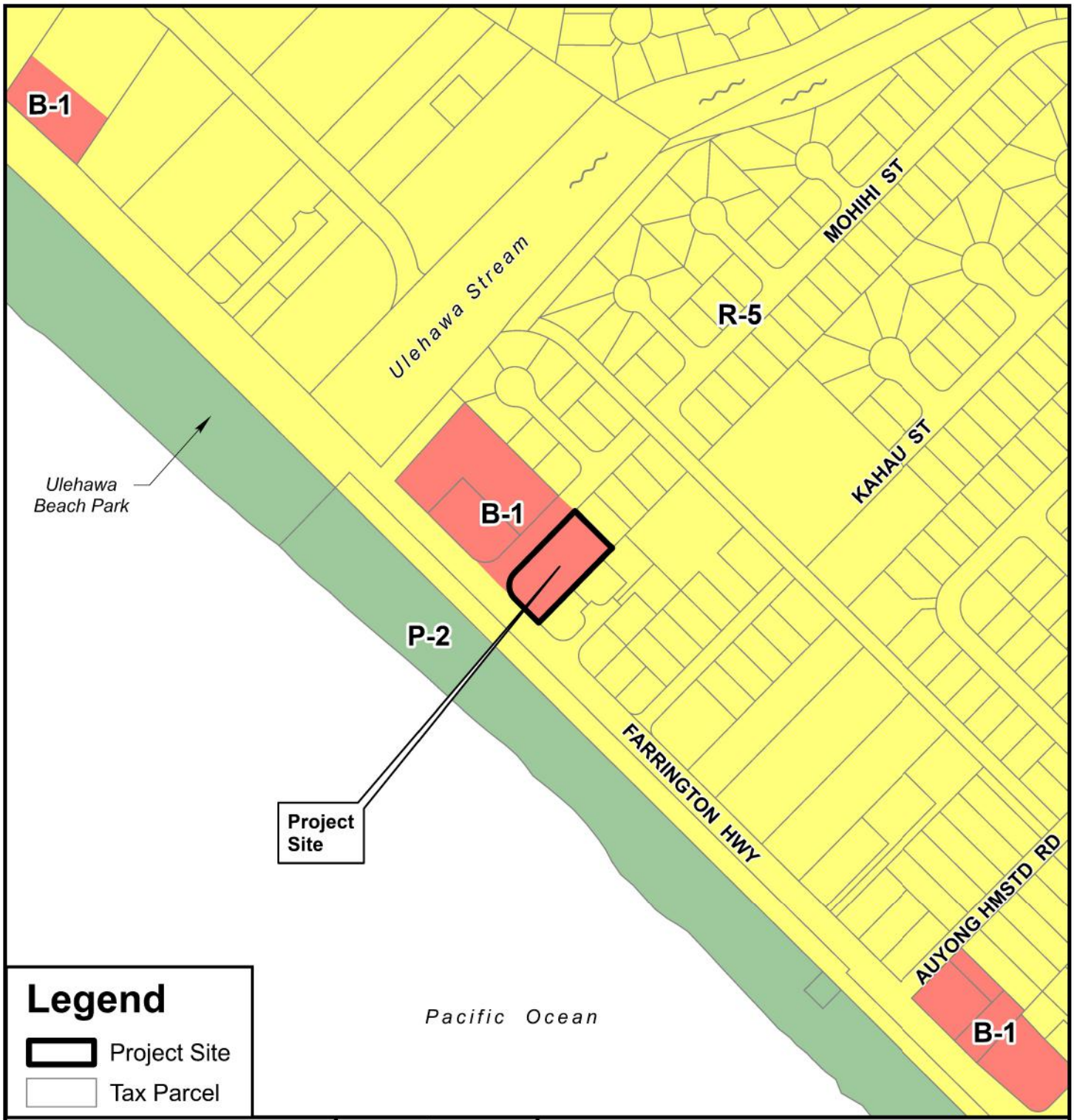
FOLDER NO.: 2026-SMA-20

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

Date Prepared: 05/2026

EXHIBIT A

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VICINITY MAP

0 250 500

Distance in Feet

PORTION OF ZONING MAP

LUALUALEI - MAKAHA

TAX MAP KEY: 8-7-035: 005

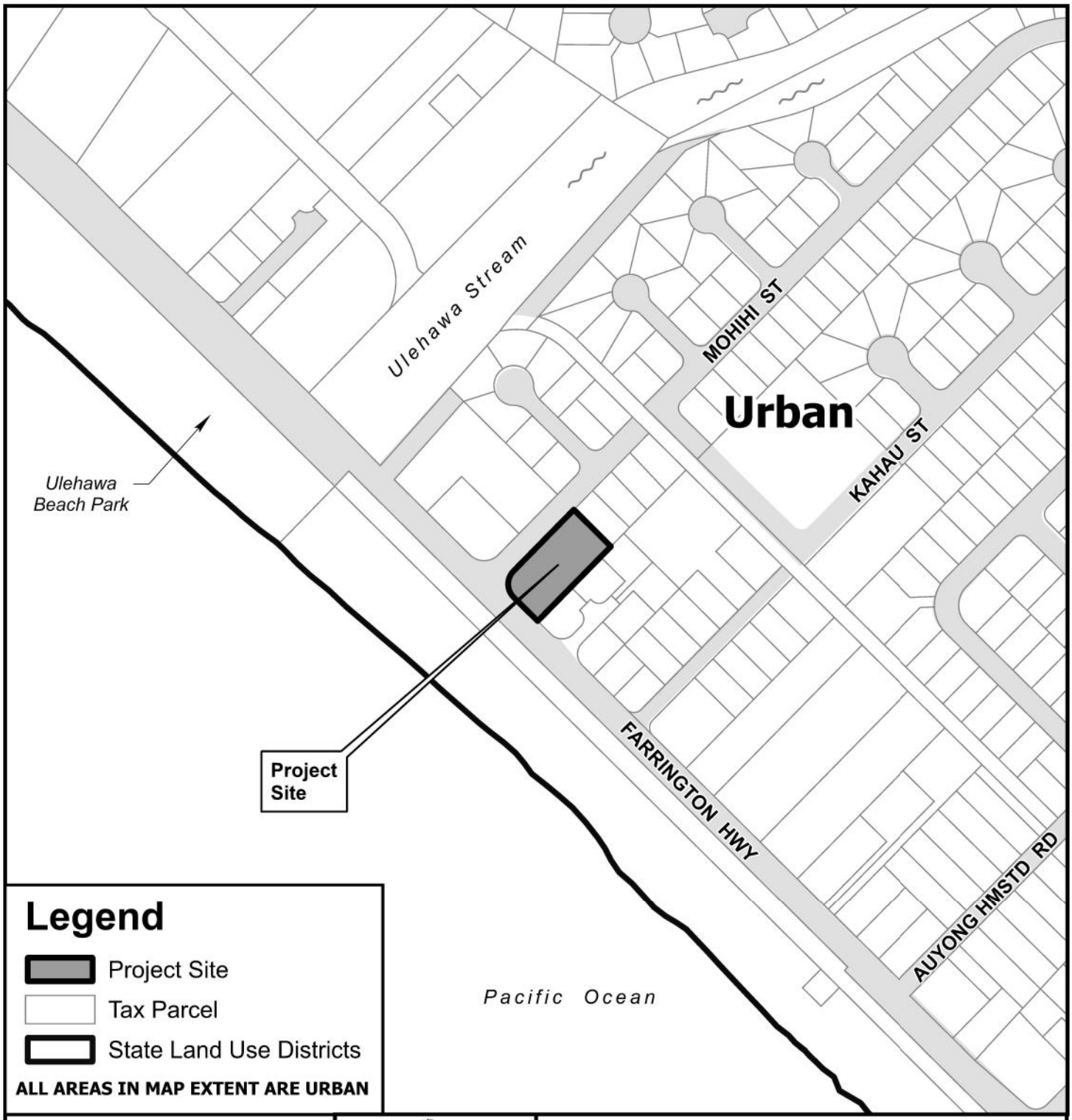
FOLDER NO.: 2026-SMA-20

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

Date Prepared: 05/2026

EXHIBIT B

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PORTION OF

STATE LAND USE MAP

WAIANAE QUADRANGLE

TAX MAP KEY: 8-7-035: 005

FOLDER NO.: 2026-SMA-20

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

Date Prepared: 05/2026

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EXHIBIT C

NEW TWO-STORY COMMERCIAL BUILDING

87-1818 Farrington Hwy
Waianae, Hawaii 96792

T.M.K. 8-7-035 : 005

EXHIBIT D-1

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.rkyarchitect.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: 4/30/26

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 WATER SUPPLY
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.

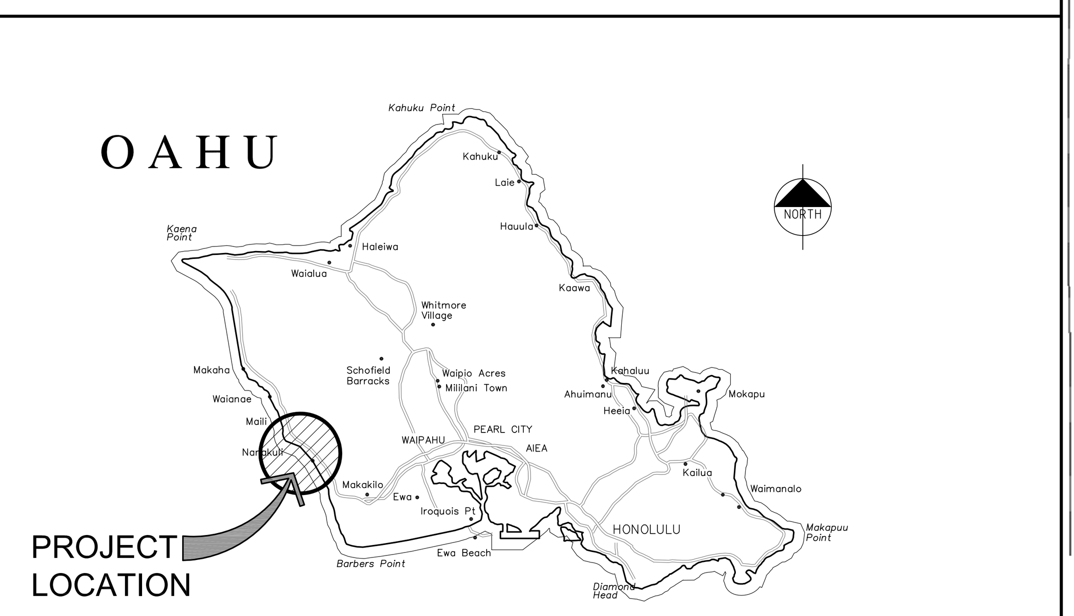
ALTERATION OF BUILDINGS
16.4.4.1 WHERE THE BUILDING IS PROTECTED BY FIRE PROTECTION SYSTEMS, SUCH SYSTEMS SHALL BE MAINTAINED OPERATIONAL AT ALL TIMES DURING ALTERATION.
16.4.4.2 WHERE ALTERATION REQUIRES MODIFICATION OF A PORTION OF THE FIRE PROTECTION SYSTEM, THE REMAINDER OF THE SYSTEM SHALL BE KEPT IN SERVICE AND THE FIRE DEPARTMENT SHALL BE NOTIFIED. 16.4.4.3 WHEN IT IS NECESSARY TO SHUT DOWN THE SYSTEM, THE AHJ SHALL HAVE THE AUTHORITY TO REQUIRE ALTERNATE MEASURES OF PROTECTION UNTIL THE SYSTEM IS RETURNED TO SERVICE. 16.4.4.4 THE FIRE DEPARTMENT SHALL BE NOTIFIED WHEN THE SYSTEM IS SHUT DOWN AND WHEN THE SYSTEM IS RETURNED TO SERVICE.

10.8.1.1 AS NECESSARY DURING EMERGENCIES, MAINTENANCE, DRILLS, PRESCRIBED TESTING, ALTERATIONS, OR RENOVATIONS, PORTABLE OR FIXED FIRE–EXTINGUISHED SYSTEMS OR DEVICES OR ANY FIRE–WARNING SYSTEM SHALL BE PERMITTED TO BE MADE INOPERATIVE OR INACCESSIBLE. A FIRE WATCH SHALL BE REQUIRED AS SPECIFIED IN SECTIONS 13.3.4.3.5.2(3), 13.7.1.4.4, 16.5.4, 20.2.3.6, 34.6.3.3, 41.2.2.6, 41.2.4, 41.3.4, 41.4.1, 34.5.4.3, AND 25.1.8 AT NO COST TO THE AHJ. NFPA 1, 2018, AS AMENDED. (3)

(1) PLUMBING FIXTURE COUNT

PER SECTIONS 2902.1 MINIMUM NUMBER OF REQUIRED PLUMBING FIXTURES & OCCUPANT LOAD TABLE 1004.1.2:
B OCCUPANCY; REQUIRED 3 WATER CLOSETS / PROVIDED 4 WATER CLOSETS
REQUIRED 3 LAVATORIES / PROVIDED 4 LAVATORIES
R–3 OCCUPANCY; REQUIRED 1 WATER CLOSET / PROVIDED 1 WATER CLOSET
REQUIRED 1 LAVATORY / PROVIDED 1 LAVATORY

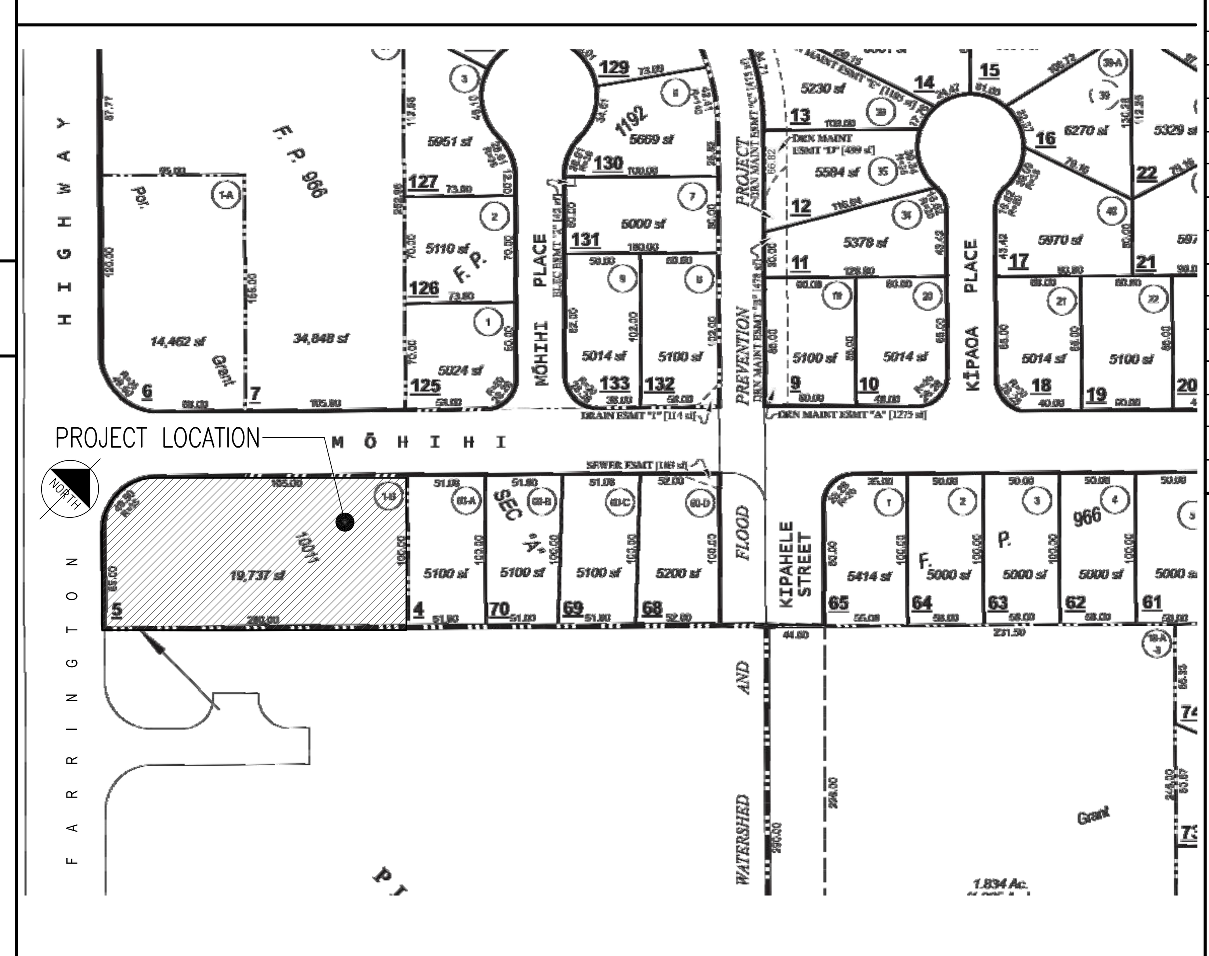
LOCATION MAP



GENERAL NOTES

1. THE CONTRACTOR SHALL EXECUTE THE WORK IN CONFORMANCE WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL CODES AND ORDINANCES.
2. THE CONTRACTOR SHALL EXAMINE THE PROJECT SITE AND VERIFY EXISTING CONDITIONS PRIOR TO COMMENCING WITH THE WORK.
3. THE CONTRACTOR SHALL REVIEW AND EXAMINE THE CONTRACT DOCUMENTS. IF ANY CONFLICTS OR DISCREPANCIES ARE IDENTIFIED, THE CONTRACTOR SHALL SUBMIT A WRITTEN REQUEST FOR CLARIFICATION TO THE ARCHITECT PRIOR TO COMMENCING WITH THE WORK.
4. THE CONTRACTOR SHALL NOT ALLOW DEBRIS AND RUBBISH TO ACCUMULATE ON THE JOB SITE. REMOVE, TRANSPORT AND DISPOSE OF DEBRIS AND RUBBISH DAILY IN A LAWFUL MANNER THAT PREVENTS SPILLAGE ON STREETS OR ADJACENT PROPERTY.
5. THE CONTRACTOR SHALL SERVE PROPER NOTICE AND CONSULT WITH THE OWNER / BUILDING MANAGER REGARDING ANY TEMPORARY DISCONNECTIONS OF COMPUTER CABLING, ELECTRICAL, TELEPHONE, PLUMBING GAS, SEWAGE OR OTHER UTILITY LINES. WHERE TEMPORARY DISCONNECTION IS REQUIRED, ALL SUCH LINES SHALL BE PROPERLY DISCONNECTED, TERMINATED OR RELOCATED BEFORE COMMENCING WITH THE WORK.
6. THE CONTRACTOR SHALL PROPERLY PROTECT FROM WEAR & DAMAGE ALL EXISTING UTILITIES, PROPERTY AND EXISTING WORK THAT ARE NOTED "TO REMAIN."
7. THE CONTRACTOR SHALL UTILIZE LAWFUL AND PROPER METHODS FOR DUST CONTROL ASSOCIATED WITH THE WORK.
8. THE CONTRACTOR SHALL COORDINATE AND EXECUTE ALL WORK IN AN ORDERLY AND CAREFUL MANNER AND SHALL REPAIR ANY DAMAGE TO EXISTING ITEMS "TO REMAIN."
9. THE PROJECT LIMITS / LIMITS OF WORK SHALL BE GENERALLY INDICATED ON THE PLAN AS A REFERENCE ONLY. THE CONTRACTOR IS REQUIRED TO COMPLETE ANY WORK OUTSIDE THE "PROJECT LIMITS" REFERENCE, IF SUCH WORK IS MATERIAL TO, AND NECESSARY TO COMPLETE THE PROJECT, AND SUCH WORK IS DEFINED IN THE CONTRACT DOCUMENTS.
10. THE CONTRACTOR SHALL MAINTAIN SAFE WORKING CONDITIONS AT ALL TIMES. THE CONTRACTOR SHALL ERECT TEMPORARY BARRICADES AND PROVIDE TEMPORARY LIGHTING AS REQUIRED TO PREVENT THE PUBLIC FROM ENTERING INTO THE PROJECT AREA AT ALL TIMES. BARRICADES SHALL BE A MINIMUM OF 7'–0" IN HEIGHT. THIS WORK SHALL BE INCLUDED IN THE CONTRACT AND PROVIDED AT NO ADDITIONAL COST TO THE OWNER.
11. ALL VOIDS AND AREAS REQUIRING PATCHING SHALL MATCH THE EXISTING ADJACENT SURFACES IN TEXTURE, PATTERN, AND OVERALL APPEARANCE SO TO THE SATISFACTION OF THE OWNER AND ARCHITECT.
12. STRUCTURES UNDERGOING CONSTRUCTION, ALTERATION, OR DEMOLITION OPERATIONS, INCLUDING THOSE IN UNDERGROUND LOCATIONS, SHALL COMPLY W/ NFPA 241, STANDARD FOR SAFEGUARDING CONSTRUCTION, ALTERATION, AND DEMOLITION OPERATIONS AND THIS CHAPTER NFPA 1, 2018. (3)

VICINITY MAP



DRAWING INDEX

DWG NO.	SHT NO.	DESCRIPTION
001	1	TITLE SHEET, FIRE DEPT. & GENERAL NOTES. DRAWING INDEX, L.U.O. & BUILDING CODE DATA, LOCATION & VICINITY MAPS
002	2	PARTITION TYPES, INTERIOR ELEVATIONS, MISCELLANEOUS DETAIL
C001	3	NOTES AND CIVIL DRAWING INDEX
C002	4	ESCP NOTES
C003	5	ESCP DETAILS
C101	6	ESCP AND DEMO PLAN
C102	7	GRADING AND DRAINAGE PLAN
C103	8	LAYOUT AND UTILITY PLAN
C104	9	POST CONSTRUCTION BMP PLAN
C501	10	DETAILS
A101	11	ARCHITECTURAL SITE & GROUND FLOOR PLAN
A102	12	SECOND FLOOR PLAN
A103	13	ROOF PLAN
A201	14	EXTERIOR ELEVATIONS
A301	15	BUILDING SECTIONS
A302	16	WALL SECTIONS
A303	17	WALL SECTIONS, MISC. DETAIL
A304	18	STAIRS #1 & #2 PLANS, SECTIONS & DETAILS
A401	19	MISCELLANEOUS DETAILS
A501	20	DOOR & WINDOW SCHEDULES
S101	21	GENERAL NOTES, TYPICAL DETAILS
S102	22	WALL STUD DETAILS
S201	23	FOUNDATION PLAN
S202	24	FLOOR FRAMING PLAN
S203	25	ROOF FRAMING PLAN
S301	26	TYPICAL DETAILS
S302	27	TYPICAL DETAILS
S303	28	TYPICAL DETAILS
M101	29	FIRST FLOOR PLUMBING PLAN, PLUMBING AND FIXTURE SCHEDULE
M102	30	SECOND FLOOR PLUMBING PLAN AND NOTES
M103	31	ENLARGED MENS/WOMENS & OWNER'S UNIT PLUMBING PLANS AND PLUMBING LEGEND
M104	32	SANITARY PIPING DIAGRAM
M105	33	WATER PIPING DIAGRAM AND PLUMBING SYMBOLS & LEGEND
M106	34	DETAILS
M201	35	ENLARGED MENS/WOMENS VENTILATION PLAN AND EQUIPMENT SCHEDULE
M202	36	MECHANICAL SPECIFICATIONS
E000	37	BUILDING ENERGY EFFICIENCY STANDARD CALCULATIONS, ELECTRICAL SPECIFICATIONS, ELECTRICAL SYMBOLS, LUMINAIRE SCHEDULE
E001	38	GENERAL FIRE ALARM NOTES
E100	39	SITE AND GROUND FLOOR LIGHTING PLAN
E101	40	SECOND FLOOR LIGHTING PLAN
E102	41	SITE AND GROUND FLOOR POWER PLAN, DUCT SECTIONS
E103	42	SECOND FLOOR POWER PLAN
E104	43	SITE AND GROUND FLOOR SIGNAL PLAN
E105	44	SECOND FLOOR SIGNAL PLAN
E200	45	ENLARGED LIGHTING, POWER AND SIGNAL PLANS
E201	46	ENLARGED LIGHTING, POWER AND SIGNAL PLANS
E300	47	SERVICE EQUIPMENT ELEVATION, POST LIGHT INSTALLATION DETAIL
E400	48	SINGLE LINE DIAGRAM
E401	49	PANEL SCHEDULES
E402	50	FIRE ALARM DIAGRAM, FIRE ALARM RISER DIAGRAM NOTES
L101	51	LANDSCAPE PLAN
L102	52	IRRIGATION PLAN
L103	53	IRRIGATION LEGEND, DETAILS & NOTES
L104	54	PLANTING DETAILS & PLANT LIST

2015 IECC WITH STATE AMENDMENTS

I certify that this project complies with the 2015 International Energy Conservation Code and State Amendments.

X Building Component Systems
Electrical Component Systems
Mechanical Component Systems

SIGNATURE: [signature] DATE: 8–27–21
NAME: ROY K. YAMAMOTO
TITLE: ARCHITECT
LICENSE NO.: 4649

L.U.O. INFORMATION

ADDRESS:	87–1818 FARRINGTON HWY WAIANAE, HI 96792
TAX MAP KEY:	8–7–035 : 005
SPECIAL DISTRICT:	NOT IN SPECIAL DISTRICT
ZONING:	B–1 NEIGHBORHOOD BUSINESS DISTRICT
LOT AREA:	19,737 SQ. FT. (0.453 ACRES)
DEVELOPMENT PLAN AREA:	WAIANAE
STATE LAND USE:	URBAN DISTRICT
FLOOD ZONE:	D – UNDETERMINED FLOOD HAZARD
HEIGHT LIMIT:	40 FT
SPECIAL MANAGEMENT AREA;	IN SMA
FAR CALCS:	1.0 FAR MAX.

GROUND FLOOR		SECOND FLOOR	
LOFT #1	1,275 S.F.	OWNER'S UNIT	800 S.F.
LOFT #2	700 S.F.	~~LOFT A~~	~~635 S.F.~~
LOFT #3	1,400 S.F.	LOFT B	632 S.F.
LOFT #4	650 S.F.	LOFT C	802 S.F.
LOFT #5 & #6 2 @ 542	1,084 S.F.	LOFT D	812 S.F.
RR/ELEC/CORR/ CUST/STAIR	519 S.F.	LOFT E	1,001 S.F.
		~~STAIR~~	~~117 S.F.~~
TOTAL	5,628 S.F.	TOTAL	4,799 S.F.

GRAND TOTAL: 5,628 S.F. + 4,799 S.F. = 10,427 SQ. FT.<19,737 SQ. FT.

PARKING/LOADING: (1) (3) 9,627 S.F./500 S.F. = 19.25 = 19 STALLS
800 S.F./1000 S.F. (OWNER UNIT) = 0.8 = 1 STALL
20 STALLS REQUIRED,
21 PROVIDED (INCL. 2 ACCESSIBLE)
1 LOADING SPACE REQUIRED,
1 PROVIDED (12'Wx35'Lx14'H)
(5)

BUILDING CODE DATA

TYPE OF CONSTRUCTION: TYPE V–B (2)

OCCUPANCY GROUP: B/R–3 (MIXED OCCUPANCY, SECT. 508, 2–HR. FIRE SEPARATION IS PROVIDED BETWEEN B/R–3, TABLE 508.4

AUTOMATIC FIRE SPRINKLER: NO

NO. OF STORIES: 2

APPLICABLE CODES & REGULATIONS:

2012 INTERNATIONAL BUILDING CODE
2012 UNIFORM PLUMBING CODE
2017 NATIONAL ELECTRIC CODE
2015 INTERNATIONAL ENERGY CONSERVATION CODE
(3) NFPA 1, 2018
2004 ADA ACCESSIBILITY GUIDELINES (ADAAG)
2010 ADA STANDARDS FOR ACCESSIBILE DESIGN
SMACNA MANUAL
TIMBER CONSTRUCTION MANUAL
OSHA
ALL OTHER STATE AND LOCAL AMENDMENTS & ORDINANCES

(1) SPECIAL INSPECTION NOTES

SPECIAL INSPECTION SHALL BE PROVIDED FOR THE FOLLOWING:
ITEM 1, CONCRETE
ITEM 4, REINFORCING STEEL AND PRESTRESSING STEEL TENDONS
ITEM 5, STRUCTURAL WELDING
ITEM 6, HIGH–STRENGTH BOLTING
ITEM 16, SHEATHED SHEAR WALLS AND DIAPHRAGMS
ITEM 17, COMPLETE LOAD PATH AND UPLIFT TIES

Project Name:

New 2-Story Commercial Building
at
87-1818 Farrington Hwy.,
Waianae, HI
96792

T.M.K.: 8-7-035: 005

Sheet Title:
TITLE SHEET, FIRE DEPT. & GENERAL NOTES, DRAWING INDEX, L.U.O. & BUILDING CODE DATA, LOCATION & VICINITY MAPS

Revisions:
1 TPR R1 9–11–21
2 TPR R2 2–8–22
3 ePlan R1 2–9–22
4 REVISIONS 2–24–25
5 REVIEW CMNTS 9–04–25

Project Number: 2001
Drawn By: LY, GI
Date: 8–27–21

Drawing Number:
001

Sheet 1 **of** 45

EXHIBIT D-2

PROVIDE CONSTRUCTION ACCESS DOUBLE GATE WITH DUST BARRIER

PROVIDE CATCH BASIN INLET FILTER SEE DET. 3/C003

EXIST 3/4 INCH WATER METER TO REMAIN (TO BE USED FOR IRRIGATION)

10' x 25' STOCKPILE AREA W/ COMPOST FILTER SOCK AROUND

EXIST PROP. LINE

LOCKER WITH SPILL KIT

PROVIDE PORTABLE TOILET

MATERIAL STOCKPILE

DUMPSTER

PROVIDE CONSTRUCTION ACCESS PAD 20' W x 30' L x 8" THICK SEE DET. 4/C003.

PROVIDE CONCRETE WASHOUT W/ COMPOST FILTER SOCK AROUND SEE DETAIL 1/C003

REMOVE EXIST CHAIN LINK FENCE

PROVIDE DUST FENCE W/ COMPOST FILTER SOCK ALONG PROPERTY LINE SEE DET. 2/C003.

REMOVE EXIST CHAIN LINK FENCE

EXIST PROP. LINE

DEMO/REMOVE EXIST CRM WALL

EXIST PROP. LINE

DEMO/REMOVE EXIST CRM WALL

MOHIHI STREET (CITY)

FARRINGTON HIGHWAY (STATE)

DEMOLISH/REMOVE EXIST CONC DRIVEWAY

LOT 1-B
TMK: 8-7-35: 05
19,737 SQ. FT.

Lot 60-A
TMK: 8-7-35: 04

Lot A-1
TMK: 8-7-26: 92

Lot A-2
TMK: 8-7-26: 93

Lot A-3
TMK: 8-7-26: 94

GRAPHIC SCALE
10 0 5 10 20 40
SCALE: 1 INCH = 10 FEET

ESCP AND DEMO PLAN
SCALE: 1" = 10'

LEGEND:
- COMPOST FILTER SOCK
- DRAINAGE FLOW
- CONSTRUCTION ACCESS PAD
- DEMOLISH/REMOVE
- DEMO/REMOVE
- DIRECTION FLOW
- DUST FENCE W/ COMPOST FILTER SOCK IN FRONT
- PROPERTY LINE

NOTE:
1. FOR ESCP DETAILS SEE SHEET C003.
2. FOR ESCP NOTES SEE SHEET C002.

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LICENSED PROFESSIONAL ENGINEER
No. 5483-C

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

Project Name:

New 2-Story Commercial Building
at
87-1818 Farrington Hwy.,
Waianae, HI
96792

T.M.K.: 8-7-035: 005

Sheet Title:

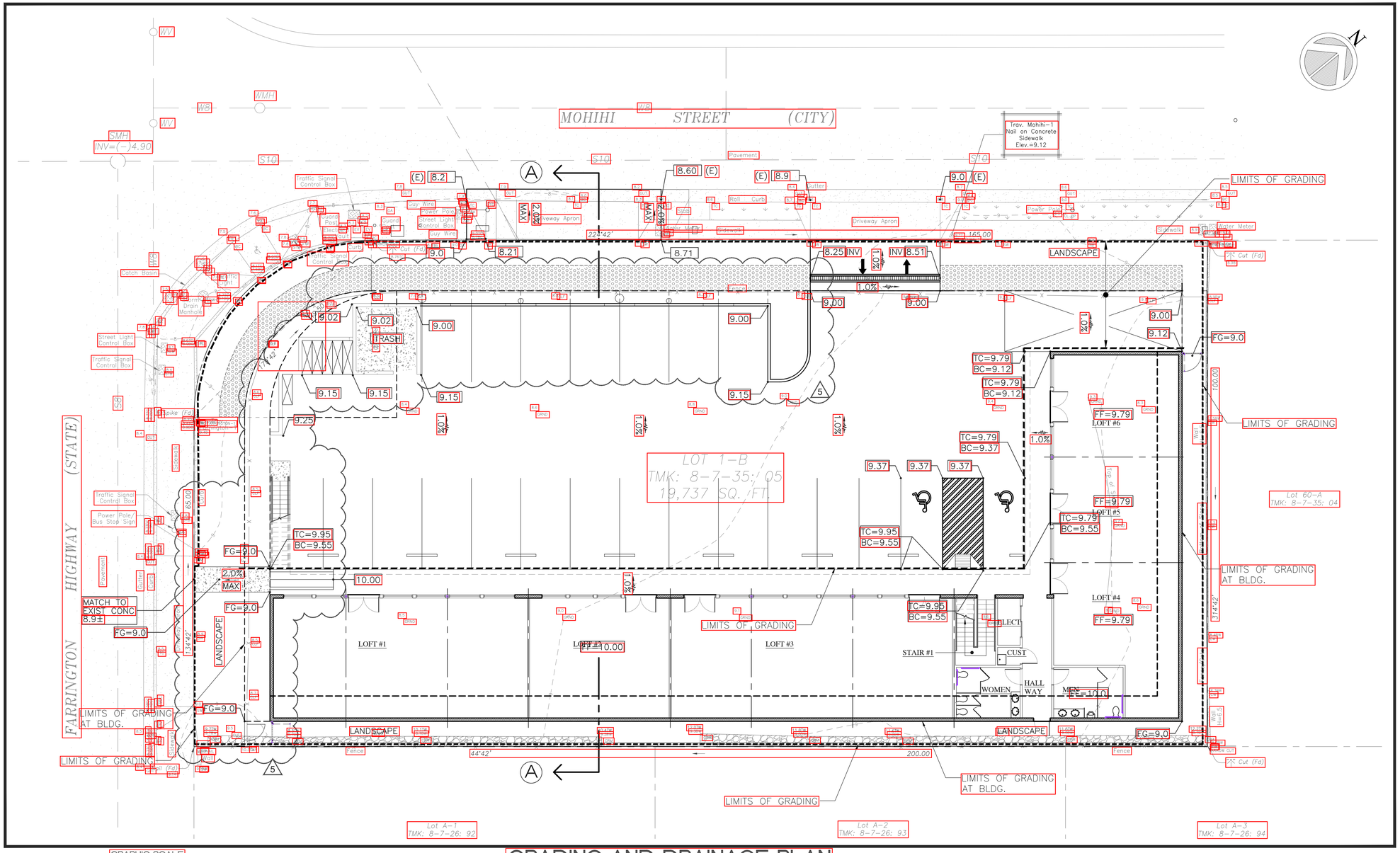
ESCP & DEMO PLAN

Revisions:
5 REVIEW COMMENTS 9/4/2025

Project Number: 3418
Drawn By: RDL
Date: FEB 2025

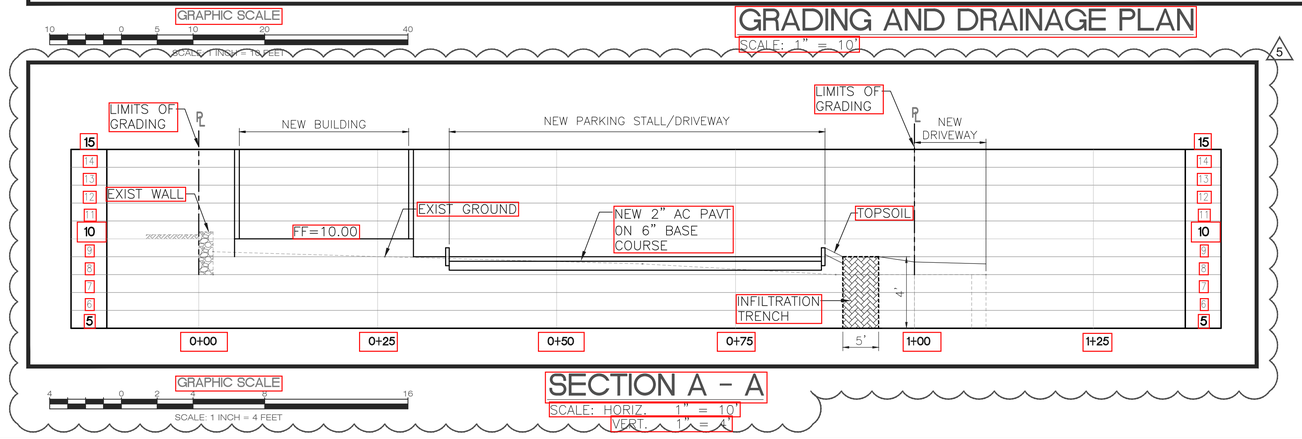
Drawing Number:
C101
Sheet of

EXHIBIT D-3



GRADING AND DRAINAGE PLAN

SCALE: 1" = 10'



SECTION A - A

SCALE: HORIZ. 1" = 10'
VERT. 1" = 4'

EARTHWORK QUANTITIES

(ESTIMATED FOR PERMIT PURPOSES ONLY)

AREA TO BE GRADED	0.29 Ac.
AREA TO BE DISTURBED	0.453 Ac.
TOTAL AREA TO BE DISTURBED	0.453 Ac.
EXCAVATION	150 Cu.Yd.
EMBANKMENT	0 Cu.Yd.

LEGEND:

EXISTING	DESCRIPTION	NEW
7	CONTOUR	9
9.7	SPOT GRADE	9.15
D	DRAIN	
S	SEWER	
W	WATER	
E	ELECTRIC	
	DIRECTION FLOW	
	LIMITS OF GRADING	
	LIMITS OF DISTURBED AREA	

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T.M.K.: 8-7-035: 005

Sheet Title:

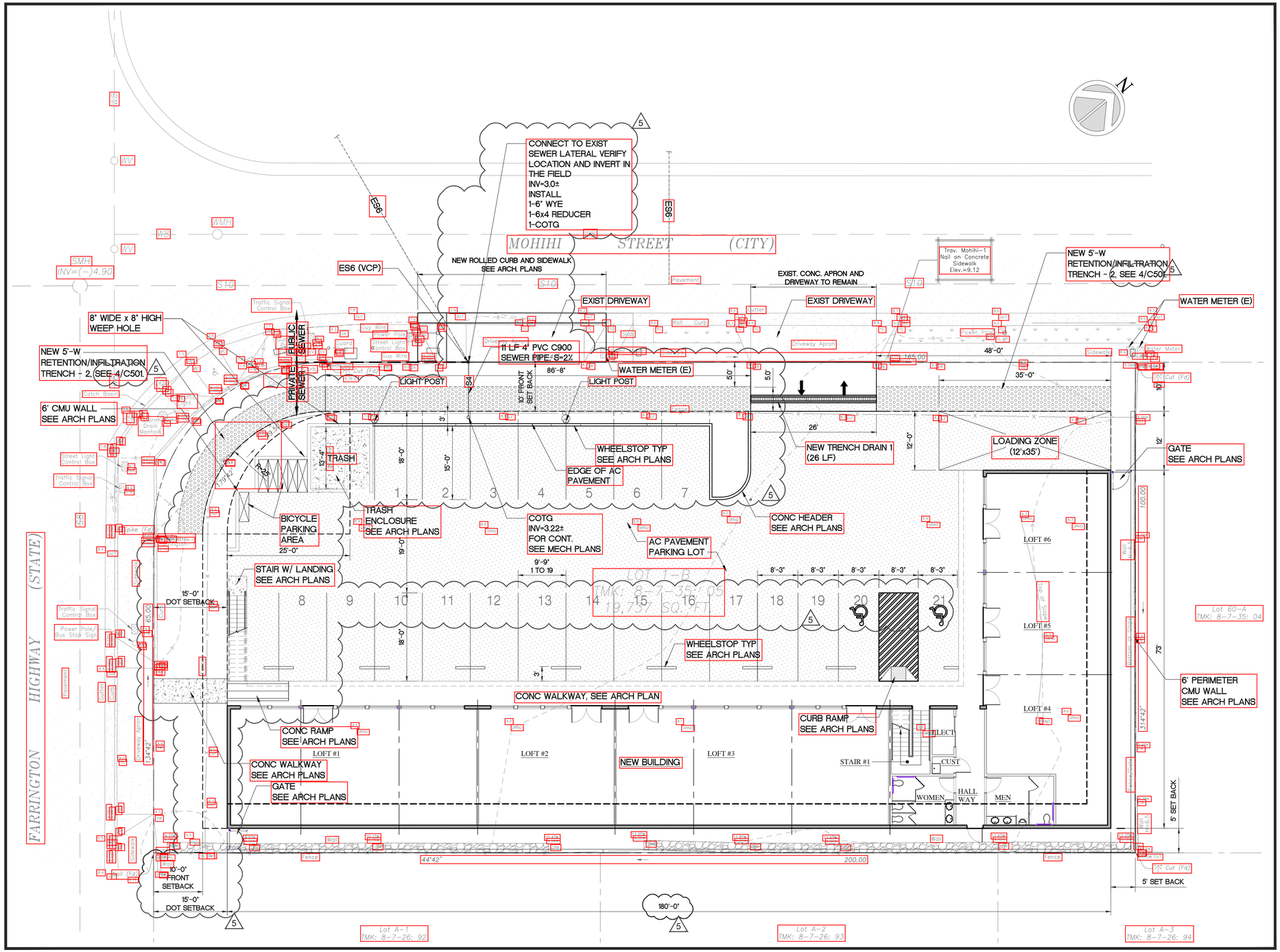
GRADING AND DRAINAGE PLAN

Revisions:
5 REVIEW COMMENTS 9/4/2025

Project Number: 3418
Drawn By: RDL
Date: FEB 2025

Drawing Number:
C102
Sheet of

EXHIBIT D-4



GRAPHIC SCALE

10 0 5 10 20 40

SCALE: 1 INCH = 10 FEET

SITE AND UTILITY PLAN

SCALE: 1" = 10'

INSPECTION NOTE:

1. SITE PIPING CONTRACTOR TO COORDINATE INSPECTIONS WITH THE CITY'S PLUMBING INSPECTION, SECTION (2018 UPC105.)

LEGEND:

EXISTING		NEW
W8	WATER	W4
S8	SEWER	S8
D8	DRAIN	D8
EFDC	EFDC	
EFS8	EFS8	

NOTE:

1) CONTRACTOR TO TONE FOR AND VERIFY THE LOCATION OF EXISTING UTILITIES PRIOR TO START OF WORK.

2) FOR TYPICAL TRENCH RESTORATION (PRIVATE) SEE DETAIL 1/C501.

3) FOR NEW SEWER CLEANOUT SEE DETAIL 2/C501.

4) FOR NEW TRENCH DRAIN SEE DETAIL 3/C501.

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96792

T.M.K.: 8-7-035: 005

Sheet Title:

SITE AND UTILITY PLAN

Revisions:

5 REVIEW COMMENTS 9/4/2025

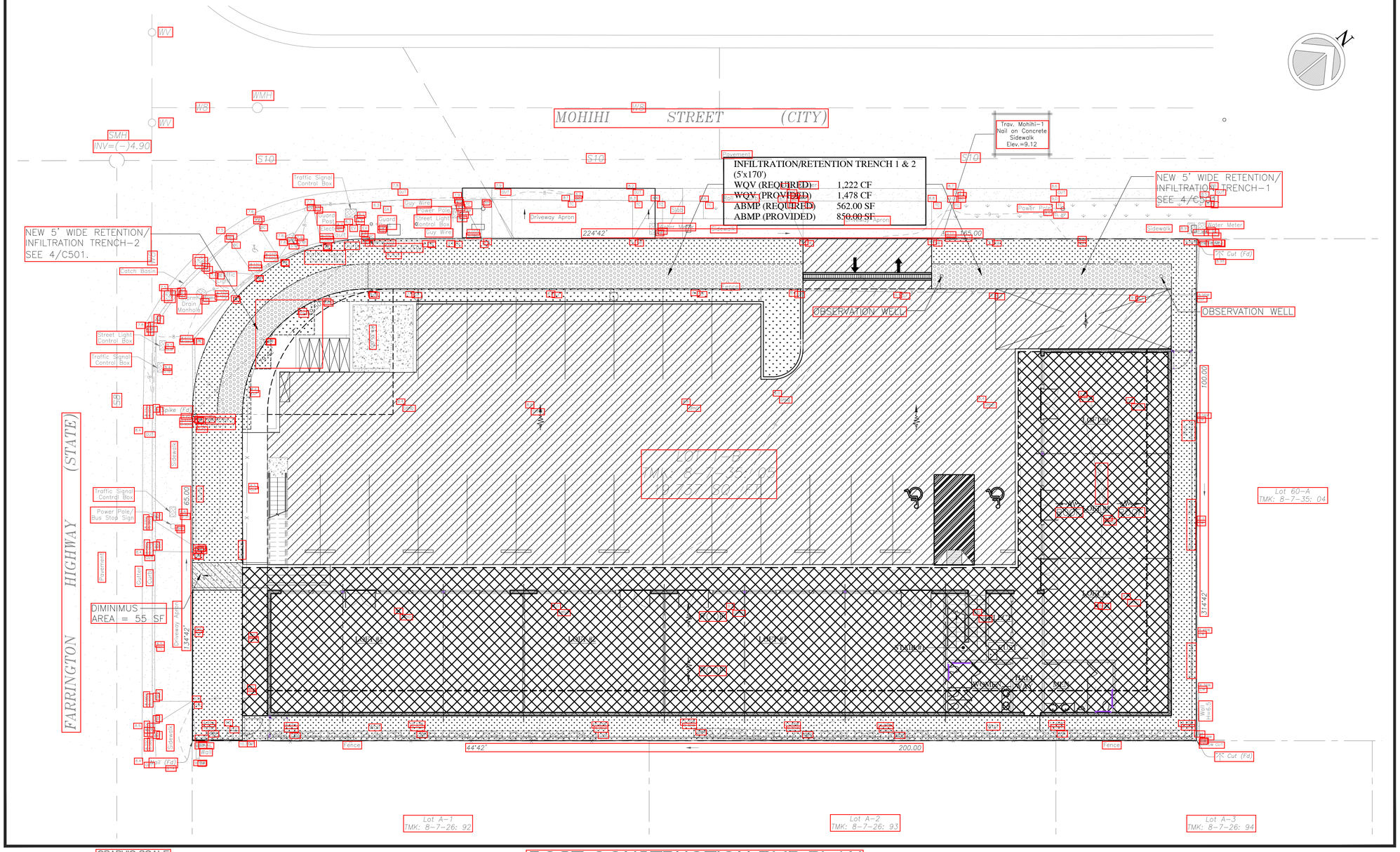
Project Number: 3418
Drawn By: RDL
Date: FEB 2025

Drawing Number:

C103

Sheet of

EXHIBIT D-5



GRAPHIC SCALE
10 0 5 10 20 40
SCALE: 1 INCH = 10 FEET

POST CONSTRUCTION BMP PLAN
SCALE: 1" = 10'

LEGEND:
- PAVEMENT
- BUILDING (ROOF)
- LANDSCAPING
- INFILTRATION TRENCH
- FLOW DIRECTION

SURFACE TYPE

PAVEMENT	8,255 SF
BUILDING	6,918 SF
LANDSCAPING	4,564 SF
INFILTRATION TRENCH	850 SF
TOTAL DISTURBED AREA	19,737 SF

CURRENT

POST CONSTRUCTION BMPs (SWQC) PRIORITY B1:

I. LID SITE DESIGN

1. DIRECT RUNOFF FROM IMPERVIOUS SURFACES TO LANDSCAPE AREAS.

II. SOURCE CONTROL

1. PARKING AREAS THAT ARE PAVED WITH IMPERMEABLE MATERIAL ARE GRADED TO DIRECT RUNOFF TOWARDS VEGETATED/LANDSCAPED AREAS OR OTHER POST-CONSTRUCTION TREATMENT CONTROL BMPS.
2. LIMIT RUNOFF FROM LANDSCAPE AREAS TO IMPERVIOUS AREAS.
3. NEW OUTDOOR TRASH STORAGE WILL HAVE COVERED DUMPSTERS.
4. THERE WILL BE NO VEHICLE AND EQUIPMENT FUELING ON SITE.
5. THERE WILL BE NO VEHICLE AND EQUIPMENT REPAIR ON SITE.
6. THERE WILL BE NO VEHICLE WASHING CLEANING ON SITE.
7. THERE WILL BE NO LOADING DOCKS ON SITE
8. THERE WILL BE NO OUTDOOR MATERIAL STORAGE ALLOWED ON SITE.
9. THERE WILL BE NO OUTDOOR WORK AREAS ALLOWED ON SITE.
10. OUTDOOR PROCESS EQUIPMENT OPERATIONS ARE NOT ALLOWED ON SITE.

III. RETENTION (TREATMENT CONTROL BMPs)

1. RUNOFF FROM PARKING AND ROOFS TO FLOW TO INFILTRATION/RETENTION TRENCH ALONG FRONT OF SITE. RUNOFF FROM ROOFS ALONG REAR AND SIDE YARD TO BE DIRECTED TO INFILTRATION/RETENTION TRENCH.

ADDED THIS SHEET
5

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96792

T.M.K.: 8-7-035: 005

Sheet Title:

POST CONSTRUCTION BMP PLAN

Revisions:
5 REVIEW COMMENTS 9/4/2025

Project Number: 3418
Drawn By: RDL
Date: FEB 2025

Drawing Number:
C104
Sheet of

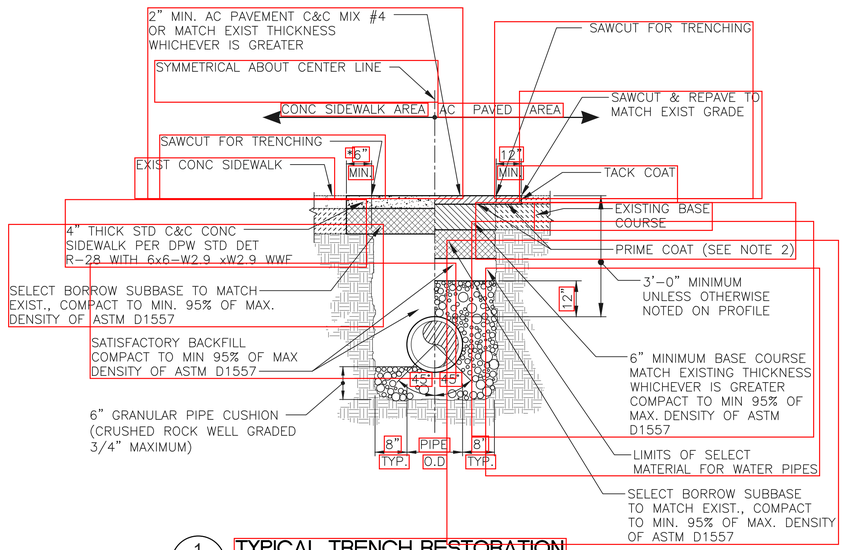
EXHIBIT D-6

* IF SAWCUT IS ≤4 FEET FROM NEAREST SCORE LINE/JOINT, THEN SAWCUT AT NEAREST SCORE LINE/JOINT

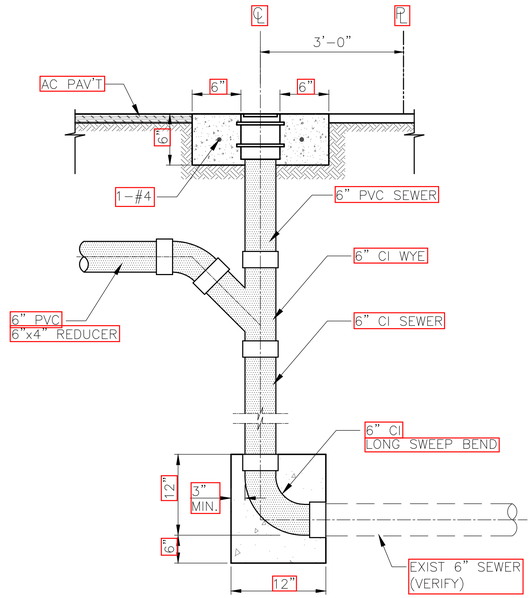
NOTE:

1. PAVEMENT STRUCTURE SHALL BE RESTORED TO EQUAL OR BETTER THAN EXISTING IN THICKNESS & QUALITY.

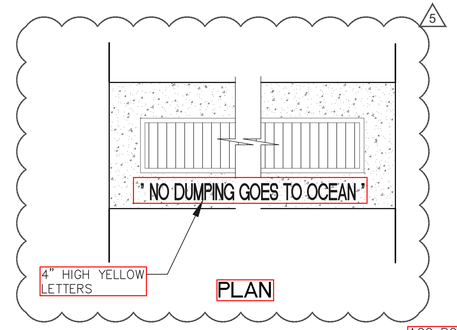
2. FOR ROAD GRADES 0% TO 7.99% AND PRIME COAT IS NOT AVAILABLE, NONE REQUIRED. IF PRIME COAT IS AVAILABLE, USE PRIME COAT.

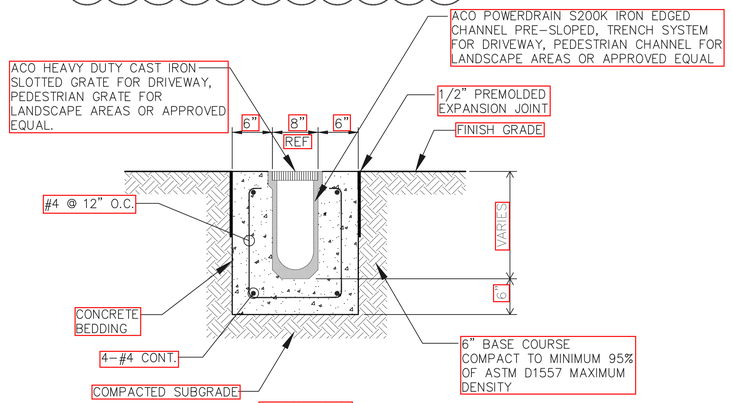


1 C501 **TYPICAL TRENCH RESTORATION**
NO SCALE



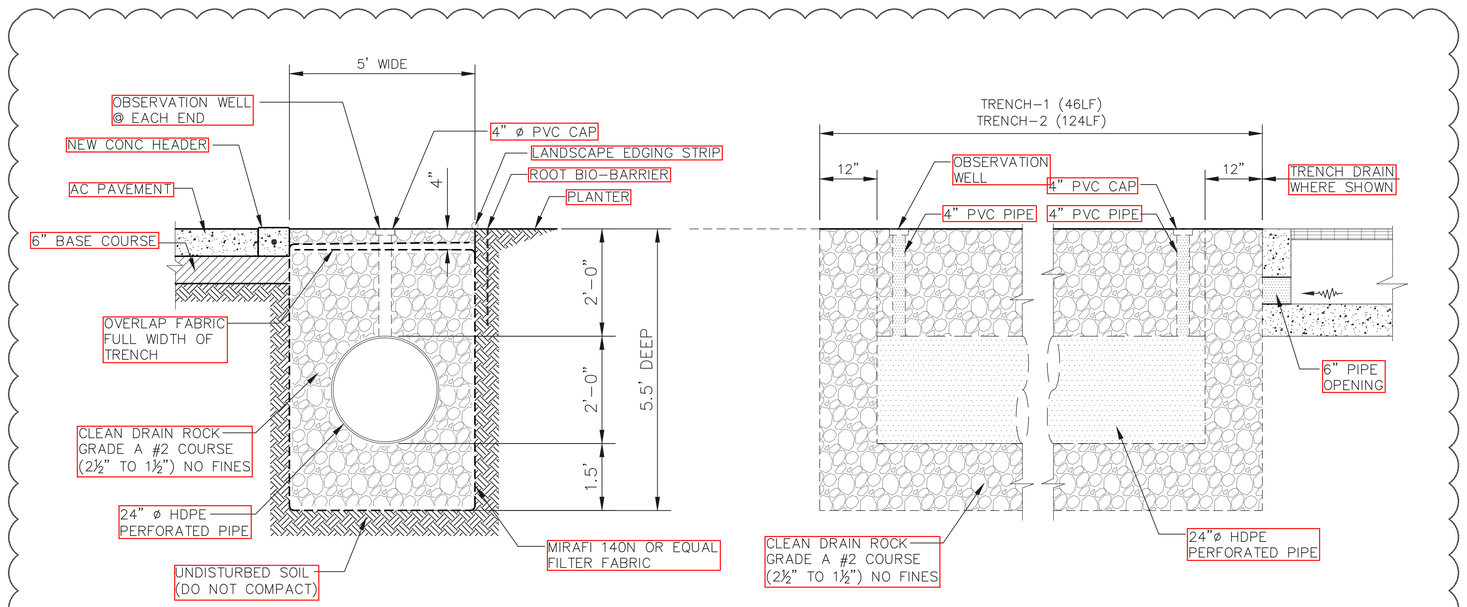
2 C501 **CLEAN-OUT TO GRADE AT PROPERTY**
NO SCALE





SECTION

3 C501 **TRENCH DRAIN**
NO SCALE



4 C501 **STORM WATER RETENTION/INFILTRATION TRENCH**
NO SCALE

5

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T.M.K.: 8-7-035: 005

Sheet Title:

DETAILS

Revisions:

5 REVIEW COMMENTS 9/4/2025

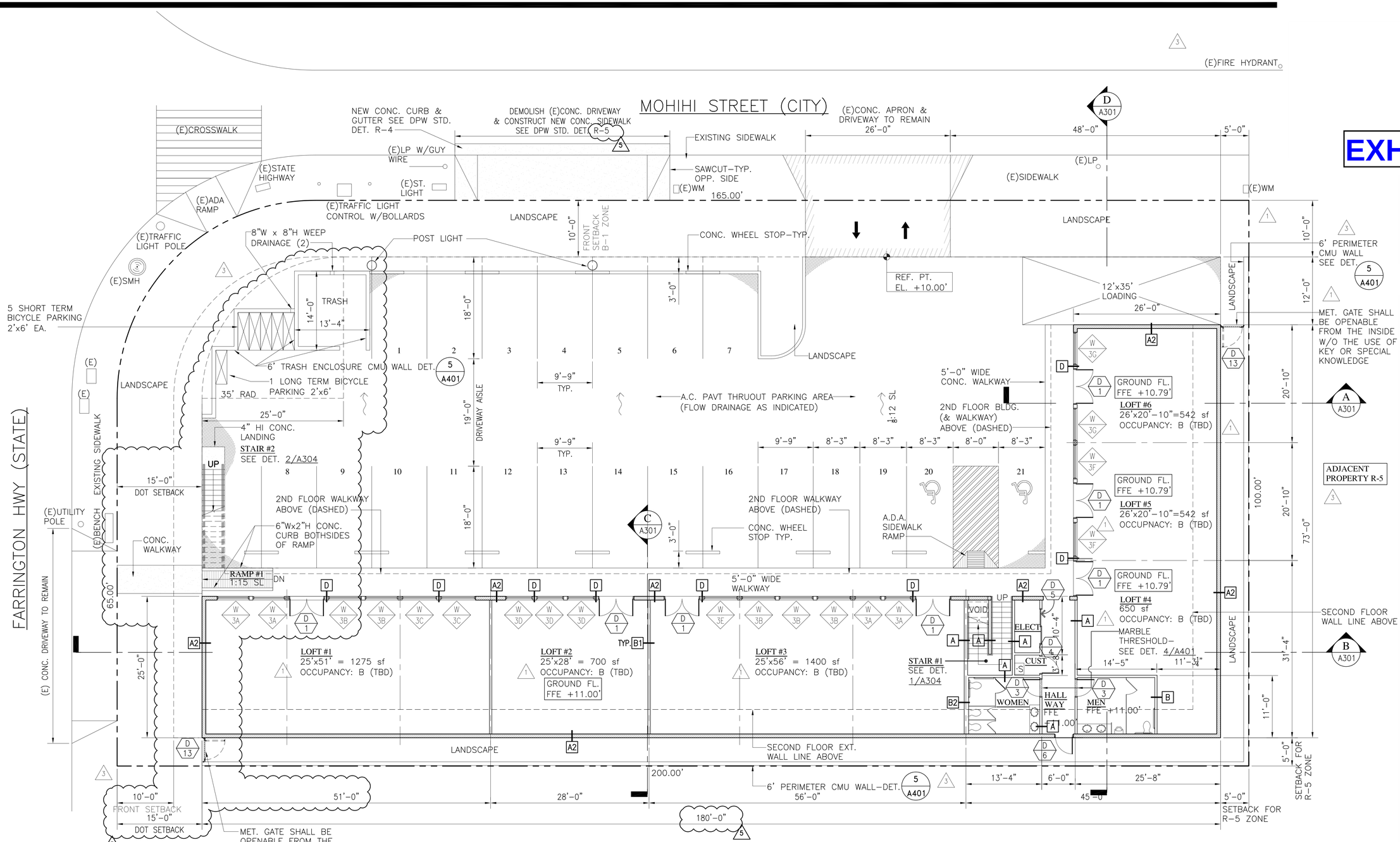
Project Number: 3418
Drawn By: RDL
Date: FEB 2025

Drawing Number:

C501

Sheet of

EXHIBIT D-7



ARCHITECTURAL SITE & GROUND FLOOR PLAN - (F.F.E. +11.00' & 10.79')

SC. 1/8"=1'-0"

WAIANAE / MAKAI / MAUKA / HONOLULU — EXTERIOR ELEVATION KEY

A / D / B / C — INTERIOR ELEVATION KEY

2 HOUR FLOOR/CEILING SEPARATION TYPE II, BETWEEN B/R-3; U.L. DES G515

ADJACENT PROPERTY R-5

8' 4' 0 4' 8' 16'

SCALE: 1/8"=1'-0"

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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: 4/30/26

Project Name:

New 2-Story Commercial Building
at
87-1818 Farrington Hwy.,
Waianae, HI
96792

T.M.K.: 8-7-035: 005

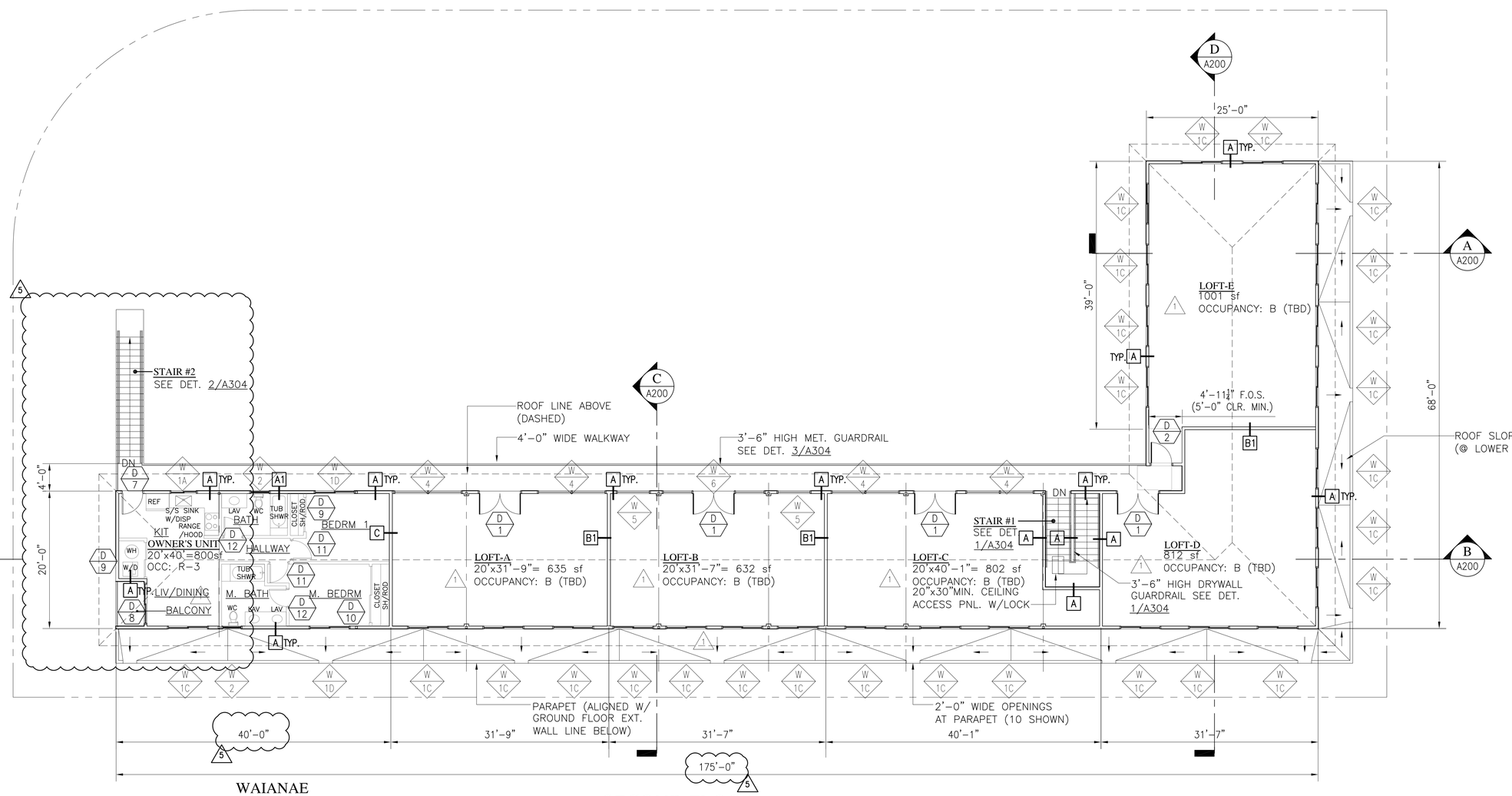
Sheet Title:
ARCHITECTURAL SITE & GROUND FLOOR PLAN

Revisions:
1 TPR R1 9-11-21
2 TPR R2 2-8-22
3 ePlan R1 2-9-22
5 REVISIONS 9-04-25

Project Number: 2001
Drawn By: LY, GI
Date: 8-27-21

Drawing Number:
A101
Sheet 3 of 45

EXHIBIT D-8



WAIANAE

MAKAI — EXTERIOR ELEVATION KEY — MAUKA

HONOLULU

INTERIOR ELEVATION KEY (A, B, C, D)

SECOND FLOOR

SC. ⅛"=1'-0"

2 HOUR FLOOR/CEILING SEPARATION TYPE II, BETWEEN B/R-3; U.L. DES G515 (2)

8' 4' 0 4' 8' 16'

SCALE: 1/8"=1'-0"

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New 2-Story Commercial Building at 87-1818 Farrington Hwy., Waianae, HI 96792

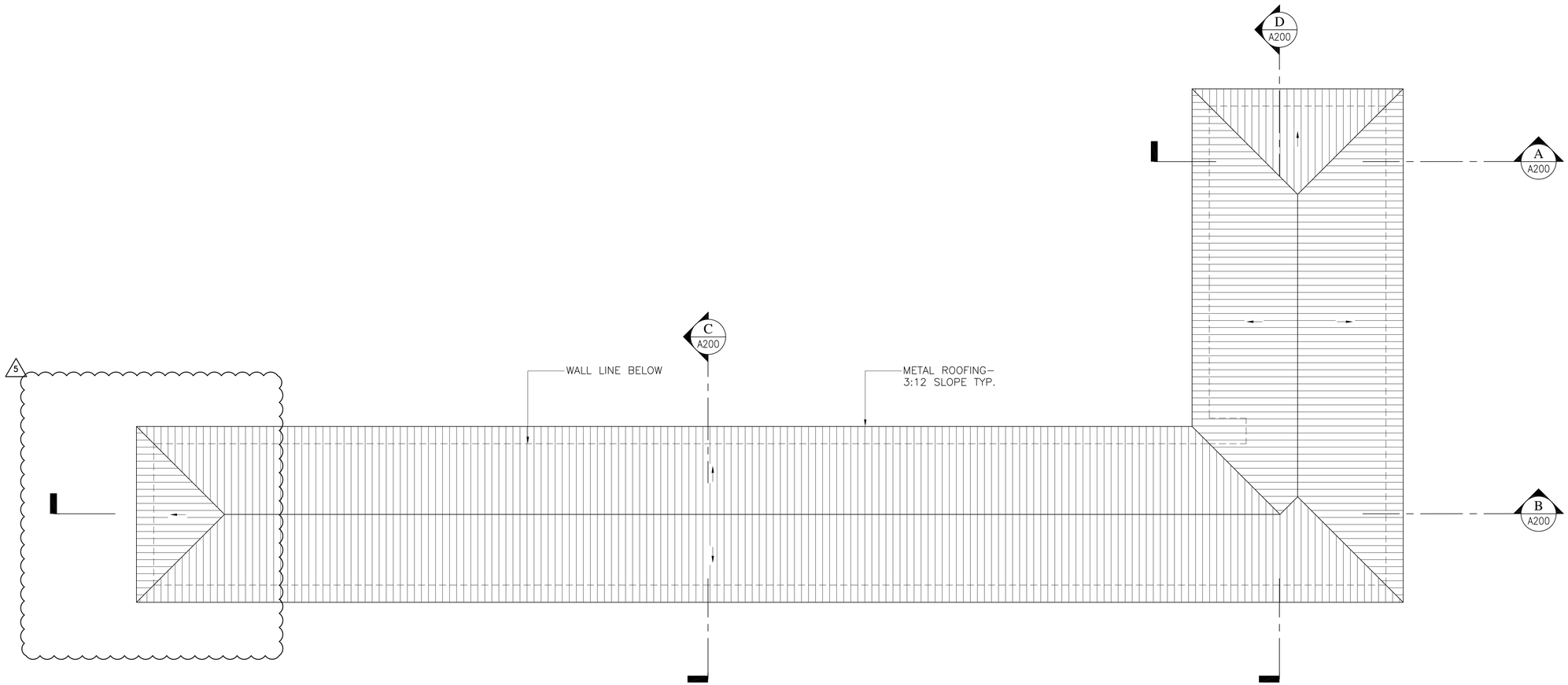
T.M.K.: 8-7-035: 005

Sheet Title:
SECOND FLOOR PLAN

Revisions:
1 TPR R1 9-11-21
2 TPR 2 2-8-22
5 REVISIONS 9-04-25

Project Number: 2001
Drawn By: LY, GI
Date: 8-27-21

Drawing Number:
A102
Sheet 4 **of** 45



WAIANAE
MAKAI EXTERIOR ELEVATION KEY MAUKA
HONOLULU

ROOF PLAN
SC. 1/8"=1'–0"

8' 4' 0 4' 8' 16'
SCALE: 1/8"=1'–0"

EXHIBIT D-9

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Project Name:

New 2-Story
Commercial Building
at
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Waianae, HI
96792

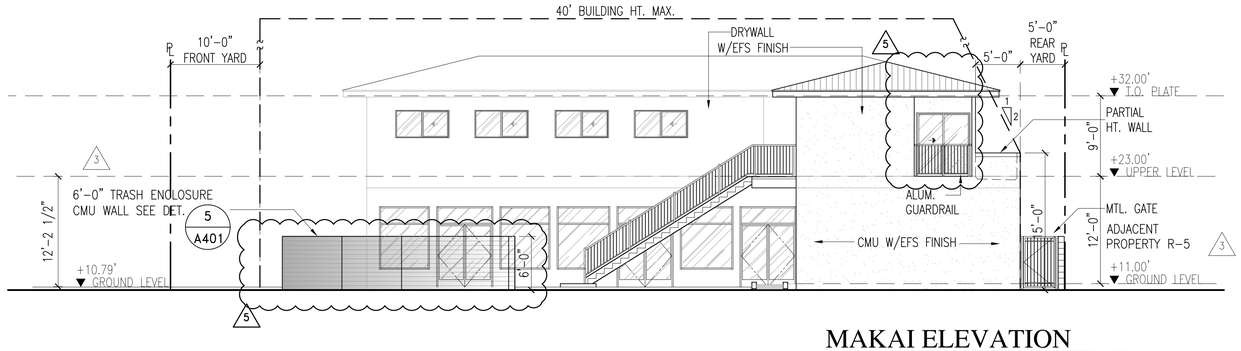
T.M.K.: 8-7-035: 005

Sheet Title:
ROOF PLAN

Revisions:
5 REVISIONS 9-04-25

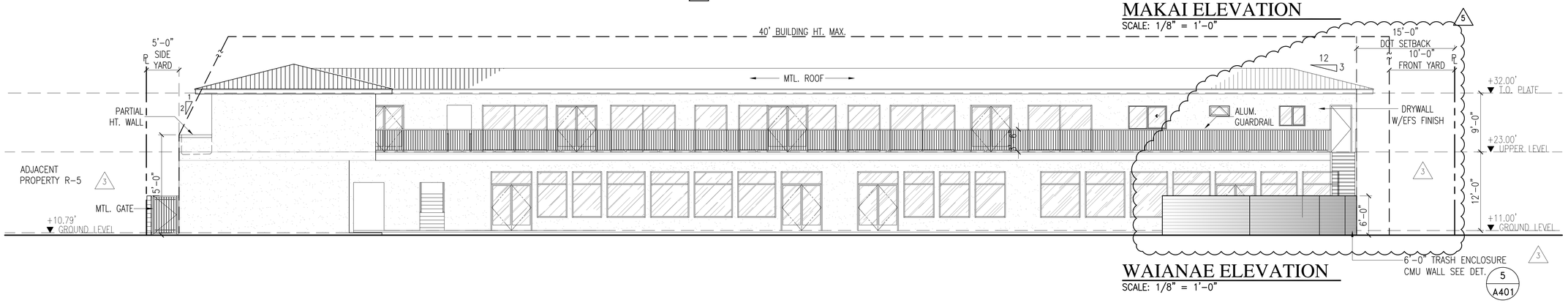
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Drawn By: LY, GI
Date: 8-27-21

Drawing Number:
A103
Sheet 5 **of** 45



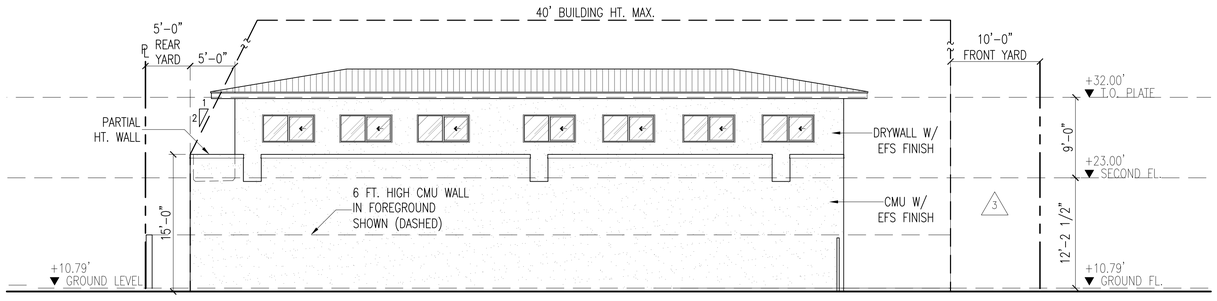
MAKAI ELEVATION

SCALE: 1/8" = 1'-0"



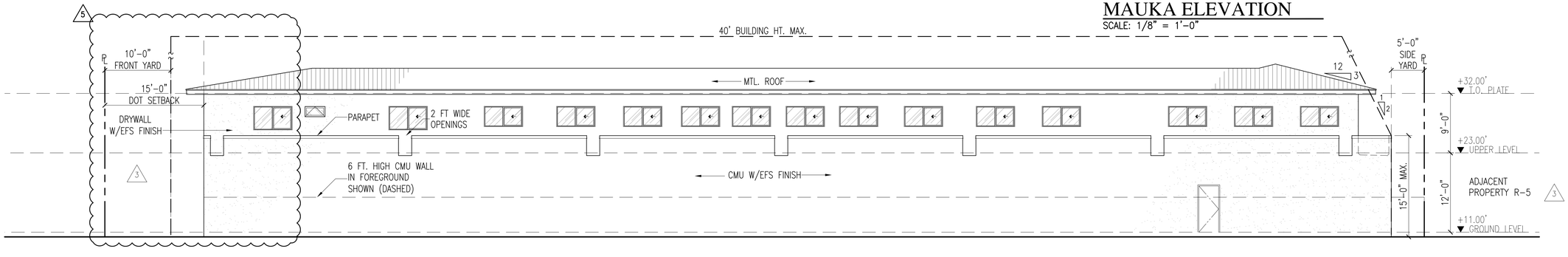
WAIANAE ELEVATION

SCALE: 1/8" = 1'-0"



MAUKA ELEVATION

SCALE: 1/8" = 1'-0"



HONOLULU ELEVATION

8' 4' 0 4' 8' 16'
SCALE: 1/8"=1'-0"

EXHIBIT D-10

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Project Name:

New 2-Story Commercial Building at 87-1818 Farrington Hwy., Waianae, HI 96792

T.M.K.: 8-7-035: 005

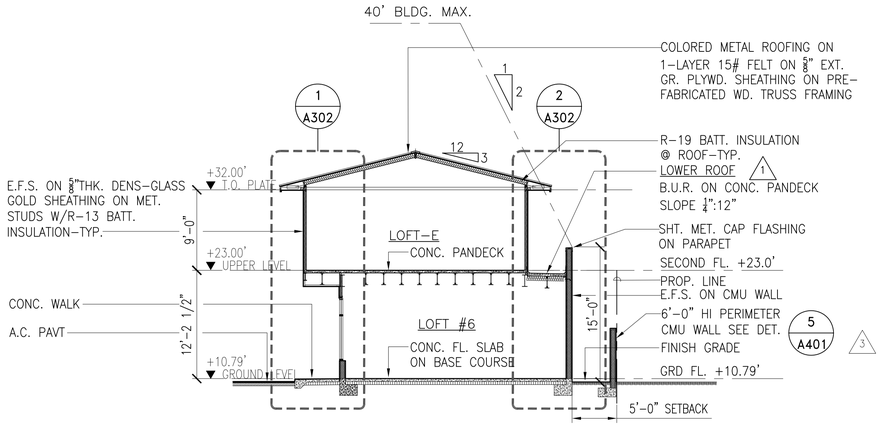
Sheet Title:
EXTERIOR ELEVATIONS

Revisions:
3 ePlan R1 2-9-22
5 REVISIONS 9-04-25

Project Number: 2001
Drawn By: LY, GI
Date: 8-27-21

Drawing Number:
A201
Sheet 6 of 45

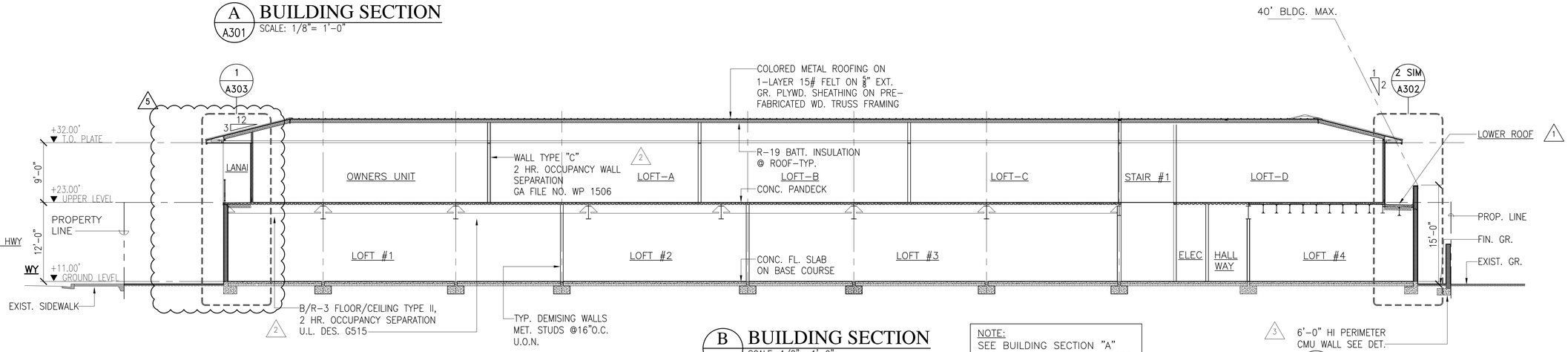
EXHIBIT D-11



A A301 BUILDING SECTION
SCALE: 1/8"= 1'-0"

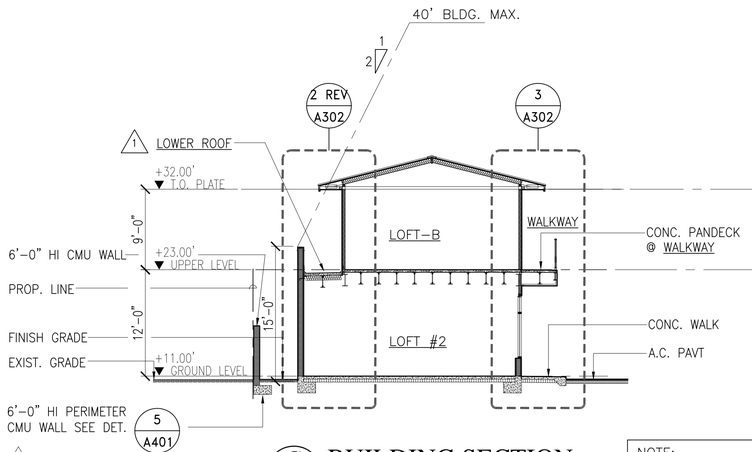
MISCELLANEOUS NOTES:

1. CONTINUOUS DRIPS & VENTS SHOWN ARE TAKEN FROM "FRYREGLET" CO. (W/MODEL NOS. NOTED). SUBSTITUTIONS SHALL BE OF EQUAL OR SHALL EXCEED SPECIFIED ITEM(S) SPECIFICATIONS.
2. EXTERIOR FINISH SYSTEM (E.F.S.) SPECIFICATION & INSTALLATION AS PER STO CORP.
3. GUARDRAIL SYSTEM "JAYCO HAWAII" OR APPROVED EQUAL. INSTALLATION METHODS & MATERIALS INCLUDING STANCHION SUPPORTS ETC. TO BE PROVIDED AS PER MFG. RECOMMENDATIONS.
4. ALL METAL ITEMS TO BE HOT-DIPPED GALVANIZED AFTER FABRICATION. ALL WELDS TO BE GROUND SMOOTH.
5. SEE STRUCTURAL DRAWINGS FOR CONNECTION BRACKETS, FRAMING AND INFO.
6. INTERIOR FINISHES (ADDITIONAL FRAMING ASIDE FROM THE STANDARD REQUIRED SHELL FRAMING) GYPSUM BOARD, PAINTING ETC. FURNISHED & INSTALLED BY TENANT.



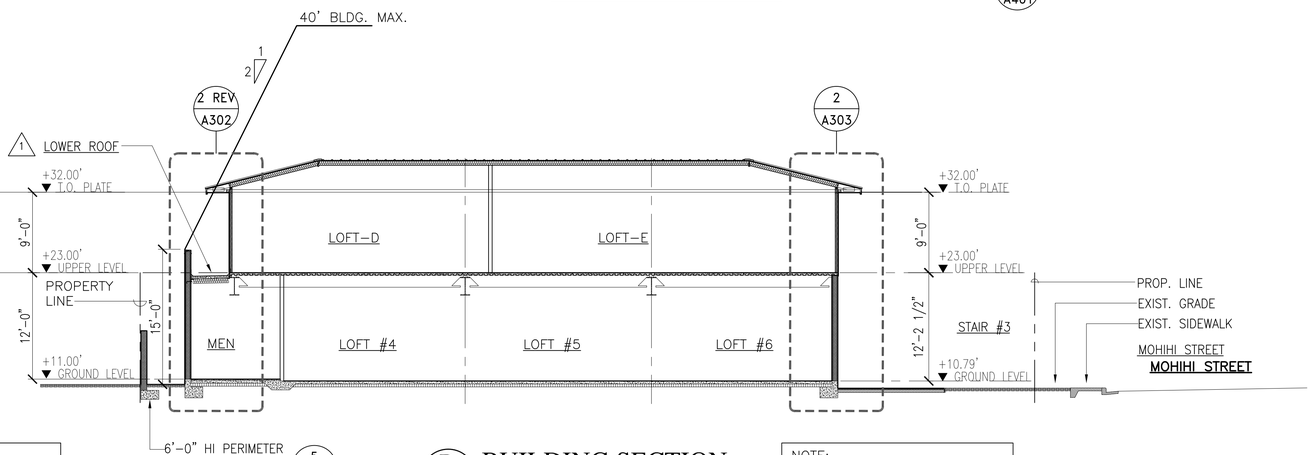
B A301 BUILDING SECTION
SCALE: 1/8"= 1'-0"

NOTE:
SEE BUILDING SECTION "A" ABOVE FOR REMAINING NOTES & DIMENSIONS



C A301 BUILDING SECTION
SCALE: 1/8"= 1'-0"

NOTE:
SEE BUILDING SECTIONS "A" & "B" ABOVE FOR REMAINING NOTES & DIMENSIONS



D A301 BUILDING SECTION
SCALE: 1/8"= 1'-0"

NOTE:
SEE BUILDING SECTIONS "A" & "B" ABOVE FOR REMAINING NOTES & DIMENSIONS

8' 4' 0 4' 8' 16'
SCALE: 1/8"=1'-0"

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Project Name:

New 2-Story Commercial Building
at
87-1818 Farrington Hwy.,
Waianae, HI
96792

T.M.K.: 8-7-035: 005

Sheet Title:
BUILDING SECTIONS

Revisions:
1 TPR R1 9-11-21
2 TPR 2 2-8-22
3 ePlan R1 2-9-22
5 REVISIONS 9-04-25

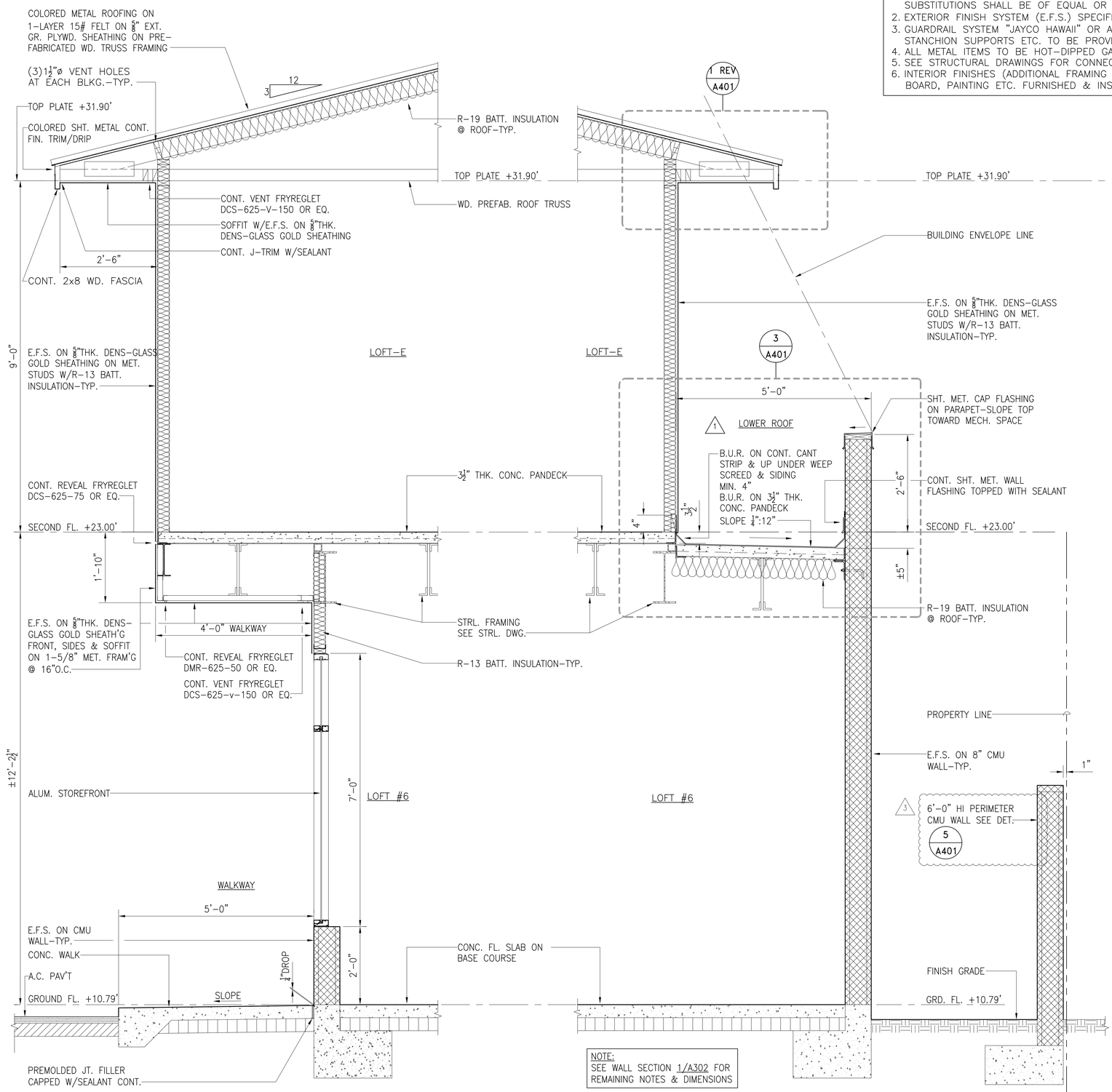
Project Number: 2001
Drawn By: LY, GI
Date: 8-27-21

Drawing Number:
A301
Sheet 7 of 45

MISCELLANEOUS NOTES:

1. CONTINUOUS DRIPS & VENTS SHOWN ARE TAKEN FROM "FRYREGLET" CO. (W/MODEL NOS. NOTED). SUBSTITUTIONS SHALL BE OF EQUAL OR SHALL EXCEED SPECIFIED ITEM(S) SPECIFICATIONS.
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5. SEE STRUCTURAL DRAWINGS FOR CONNECTION BRACKETS, FRAMING AND INFO.
6. INTERIOR FINISHES (ADDITIONAL FRAMING ASIDE FROM THE STANDARD REQUIRED SHELL FRAMING) GYPSUM BOARD, PAINTING ETC. FURNISHED & INSTALLED BY TENANT.

EXHIBIT D-12



1 A302 **WALL SECTION** SCALE: 3/4"= 1'-0"

2 A302 **WALL SECTION** SCALE: 3/4"= 1'-0"

3 A302 **WALL SECTION** SCALE: 3/4"= 1'-0"

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

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Waianae, HI
96792

T.M.K.: 8-7-035: 005

Sheet Title:
WALL SECTIONS

Revisions:
1 TPR R1 9-11-21
3 ePlan R1 2-9-22

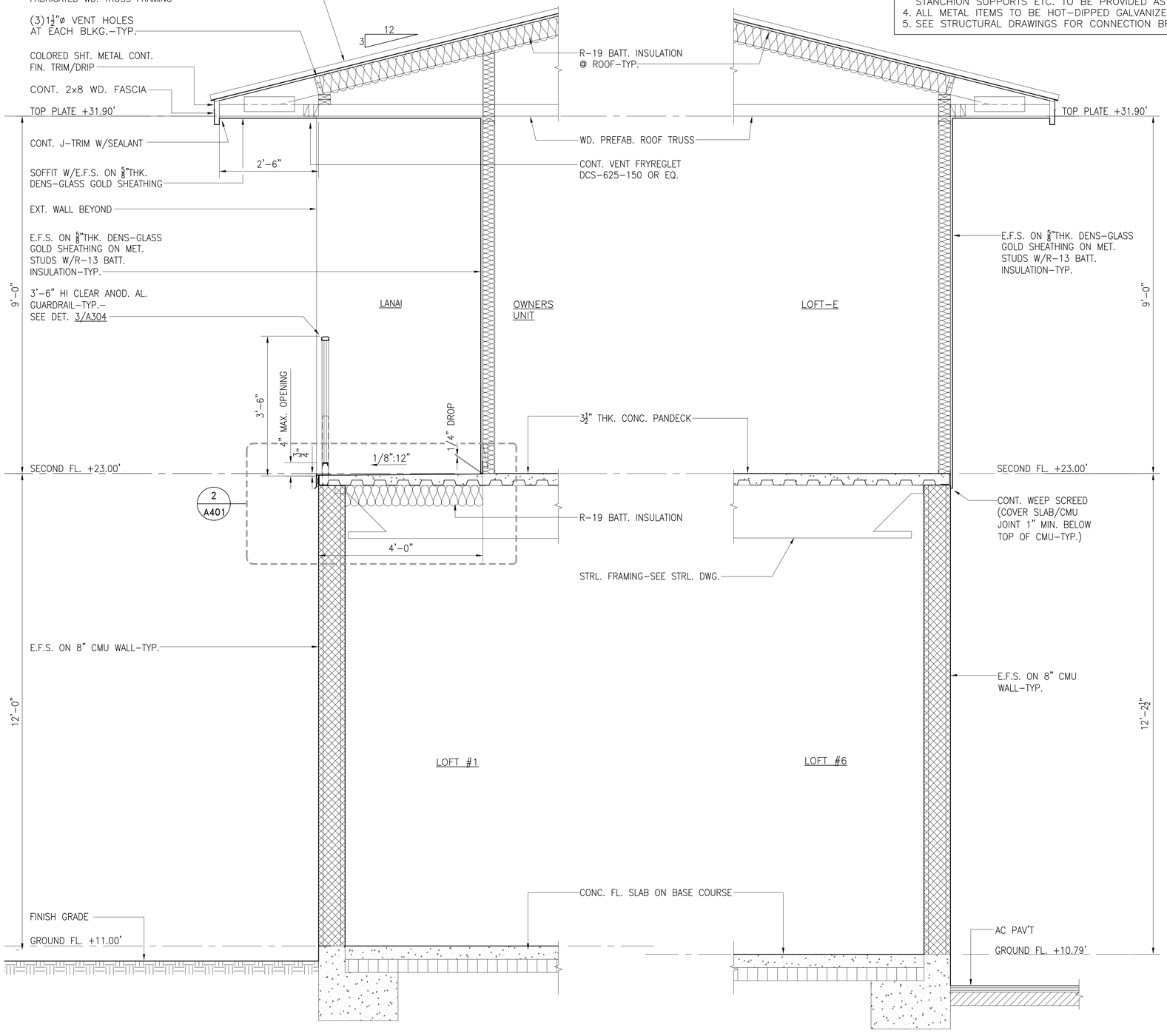
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Drawn By: LY, GI
Date: 8-27-21

Drawing Number:
A302
Sheet 8 **of** 45

REVISED SHEET

MISCELLANEOUS NOTES:

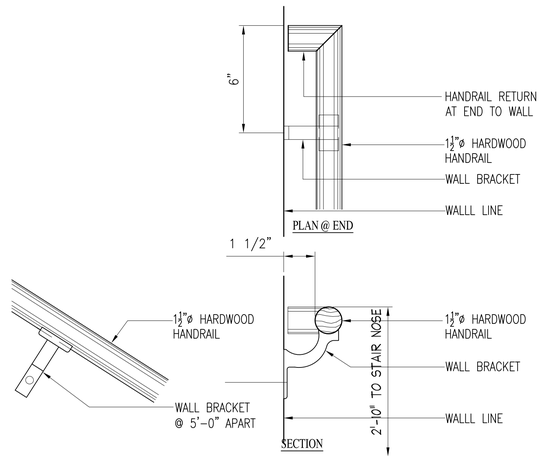
1. CONTINUOUS DRIPS & VENTS SHOWN ARE TAKEN FROM "FRYREGLET" CO. (W/MODEL NOS. NOTED). SUBSTITUTIONS SHALL BE OF EQUAL OR SHALL EXCEED SPECIFIED ITEM(S) SPECIFICATIONS.
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5. SEE STRUCTURAL DRAWINGS FOR CONNECTION BRACKETS, FRAMING AND INFO.



1 A303 WALL SECTION
SCALE: 3/4"= 1'-0"

2 A303 WALL SECTION
SCALE: 3/4"= 1'-0"

NOTE:
SEE WALL SECTION 1/A303
FOR REMAINING NOTES & DIMENSIONS



3 A303 INTERIOR HANDRAIL DETAIL
SCALE: 3"= 1'-0"

SCALE: 3"=1'-0"

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

EXHIBIT D-13

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Project Name:

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Waianae, HI
96792

T.M.K.: 8-7-035: 005

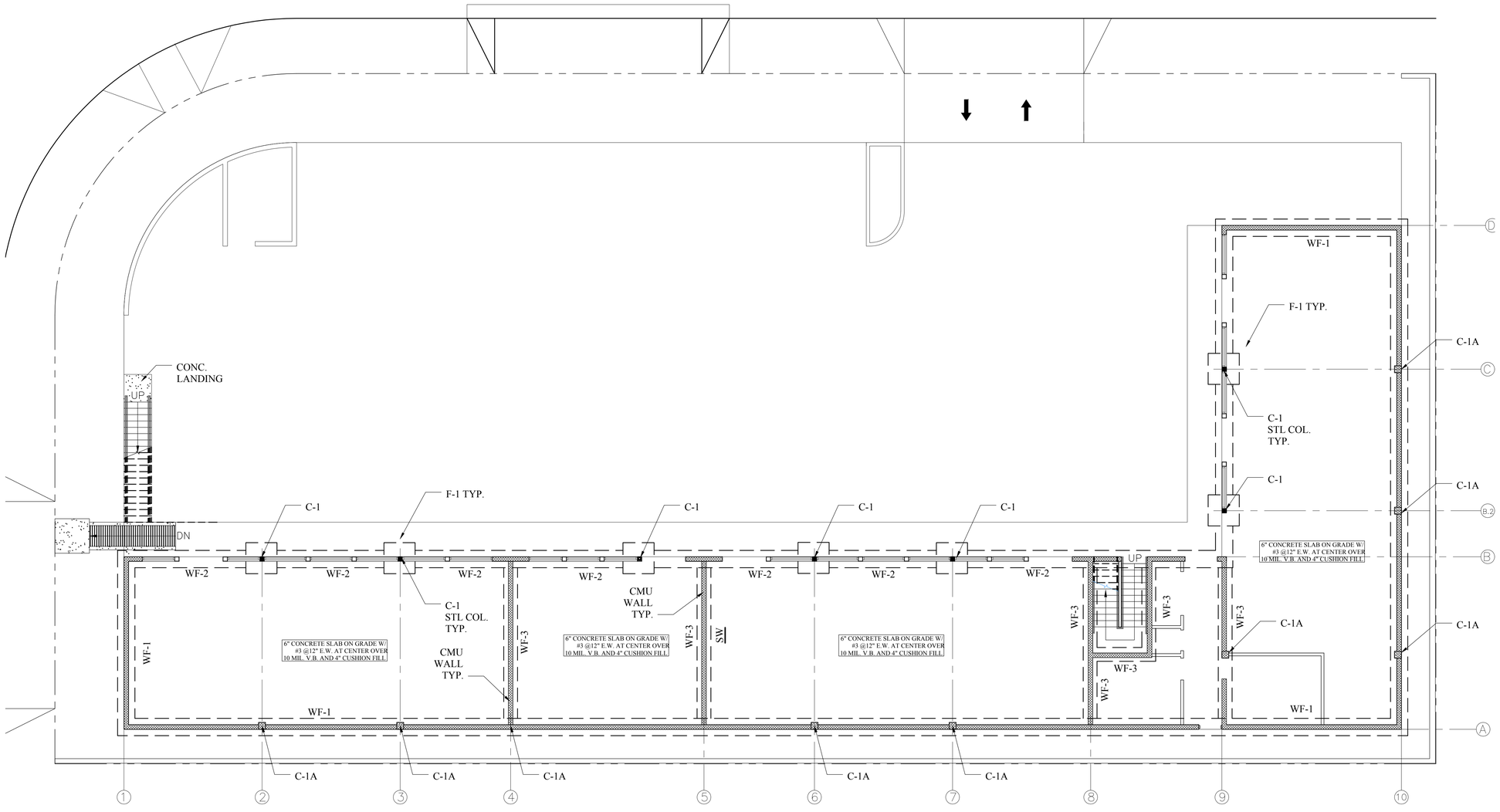
Sheet Title:
WALL SECTIONS, MISC. DETAIL

Revisions:

Project Number: 2001
Drawn By: LY, GI
Date: 8-27-21

Drawing Number:
A303
Sheet 9 **of** 45

EXHIBIT D-14



1 FOUNDATION PLAN

4′ 0′ 8′ 16′ 24′

SCALE: 1/8″ = 1′ - 0″

NOTES:

C-1 STEEL COLUMN Ts 5x5x$\frac{1}{4}$

C-1A 12"x12" CMU COLUMN

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XIANG YEE
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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: 4/30/26

Project Name:

New 2-Story Commercial Building
at
87-1818 Farrington Hwy.,
Nanakuli, HI
96792

T.M.K.: 8-7-035: 005

Sheet Title:

FOUNDATION PLAN

Revisions:

Project Number: 20043

Drawn By: sds

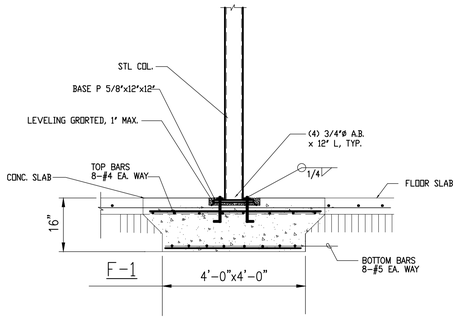
Date: 4-6-2020

Drawing Number:

S201

Sheet ____ of ____

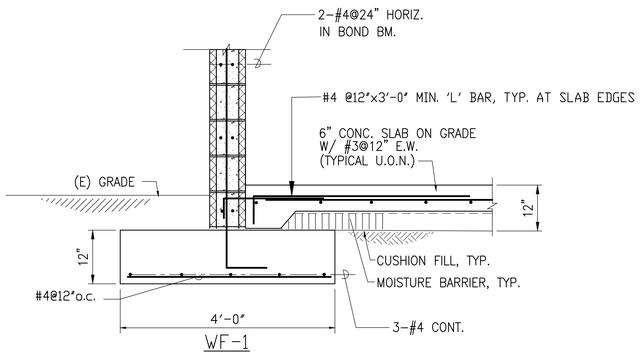
EXHIBIT D-15



D S301 **FOOTING DETAIL**

1' 0' 1' 2' 3' 4'

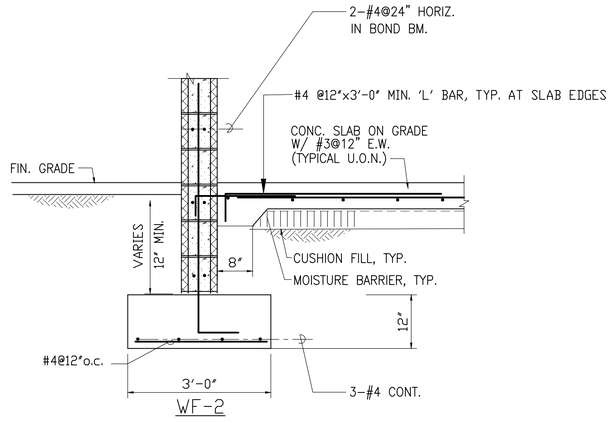
SCALE: 3/4" = 1' - 0"



A S301 **CMU WALL SECTION**

1' 0' 1' 2' 3' 4'

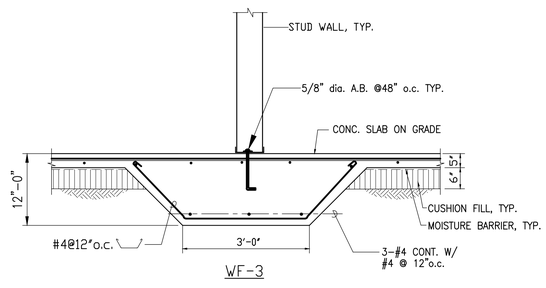
SCALE: 3/4" = 1' - 0"



B S301 **CMU WALL SECTION**

1' 0' 1' 2' 3' 4'

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



C S301 **FOOTING DETAIL**

1' 0' 1' 2' 3' 4'

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

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No. 9373-S
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: 4/30/26

Project Name:

New 2-Story
Commercial Building
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87-1818 Farrington Hwy.,
Nanakuli, HI
96792

T.M.K.: 8-7-035: 005

Sheet Title:

TYPICAL DETAILS

Revisions:

Project Number: 20043
Drawn By: sds
Date: 4-6-2020

Drawing Number:

S301

Sheet ____ of ____

EXHIBIT D-16

MOHIHI STREET (CITY)

FARRINGTON HIGHWAY (STATE)

WV
WMH
WV
SMH
INV=(-)4.90
S10
S10
S10
S8
Pavement
PROPERTY LINE
Gutter
Roll Curb
Slab
Sidewalk
Driveway Apron
Sidewalk
Fence
LOADING
Top of Slope
Wall H=6.5
Spike (Fd)
Iron Pipe (Fd)
Nail (Fd)
Wall
Pavement
Gutter
Curb
Driveway Apron
Sidewalk

5 EA | MANILA PALM 25 G.L. 6'-7' HT.

14 EA | 'QUEEN EMMA' SPIDER LILY 5 G.L.

8 EA | SILVER BUTTONWOOD TREE 25 G.L., 6-8' HT., 2" MINIMUM CALIPER

107 L.F. | ROOT CONTROL BARRIER 10 L.F. EACH LENGTH CENTER W/TREE

445 S.F. | ZOYSIA 'EL TORO' GRASS SOD

126 EA | PRIVET HEDGE 2 G.L. @ 18" O.C. SPACING, W/BLACK CINDER MULCH BELOW (2" LAYER)

210 L.F. | POLY-DIVIDER

165 EA | YELLOW-VEIN FALSE ERANTHEMUM 1 G.L. @ 18" O.C. SPACING

POLY-DIVIDER

1,335 S.F. | #3B FINE GRAVEL - 3" LAYER W/WEED CONTROL FABRIC BELOW

1,900 S.F. | POHINAHINA 4" POT @ 12" O.C. SPACING

N

LANSCAPE PLANTING PLAN

SC. 1/8"=1'-0"

8' 4' 0 4' 8' 16'
SCALE: 1/8"=1'-0"

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IRVIN T. HIGASHI
LICENSED PROFESSIONAL LANDSCAPE ARCHITECT
No. 8771
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: 4/30/26

Project Name:

New 2-Story Commercial Building
at
87-1818 Farrington Hwy., Waianae, HI 96792

T.M.K.: 8-7-035: 005

Sheet Title:

LANDSCAPE PLANTING PLAN

Revisions:

5 DPP COMMENTS 09-04-2025

Project Number: 2001
Drawn By: ITH
Date: 8-27-2021

Drawing Number:

L101

Sheet ____ **of** ____

EXHIBIT D-17

MOHIHI STREET (CITY)

FARRINGTON HIGHWAY (STATE)

PROPERTY LINE

IRRIGATION POINT OF CONNECTION: LOCATE AND CONNECT TO EXISTING BWS WATER METER. PROVIDE A 1" THREADED GATE VALVE, A 3/4" REDUCE PRESSURE BACKFLOW PREVENTER AND A 3/4" PRESSURE REDUCING VALVE.

1 6-STATION AUTOMATIC IRRIGATION CONTROLLER (WALL-MOUNTED) LOCATED IN GROUND LEVEL ELECTRICAL CLOSET. SEE ELECTRICAL DWG. FOR STANDARD 120V. PLUG LOCATION AND A 1" ELECTRICAL CONDUIT STUBBED OUT TO ADJACENT LANDSCAPE.

BWS FLOW REQUIREMENTS:

HIGHEST GALLONS PER MINUTE (GPM) = 8.4 GPM
TOTAL IRRIGATION GALLONS PER DAY (GPD) = 507 GPD
FIXTURE UNITS = 11.0 F.U.
IRRIGATION SYSTEM TO RUN DURING NON-PEAK HOURS

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

SCALE: 1/8"=1'-0"

5 REVISE ENTIRE SHEET

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.rkyarchitect.com

IRVIN T. HIGASHI LICENSED PROFESSIONAL LANDSCAPE ARCHITECT No. 8771 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: 4/30/26

Project Name:

New 2-Story
Commercial Building
at
87-1818 Farrington Hwy.,
Waianae, HI
96792

T.M.K.: 8-7-035: 005

Sheet Title:

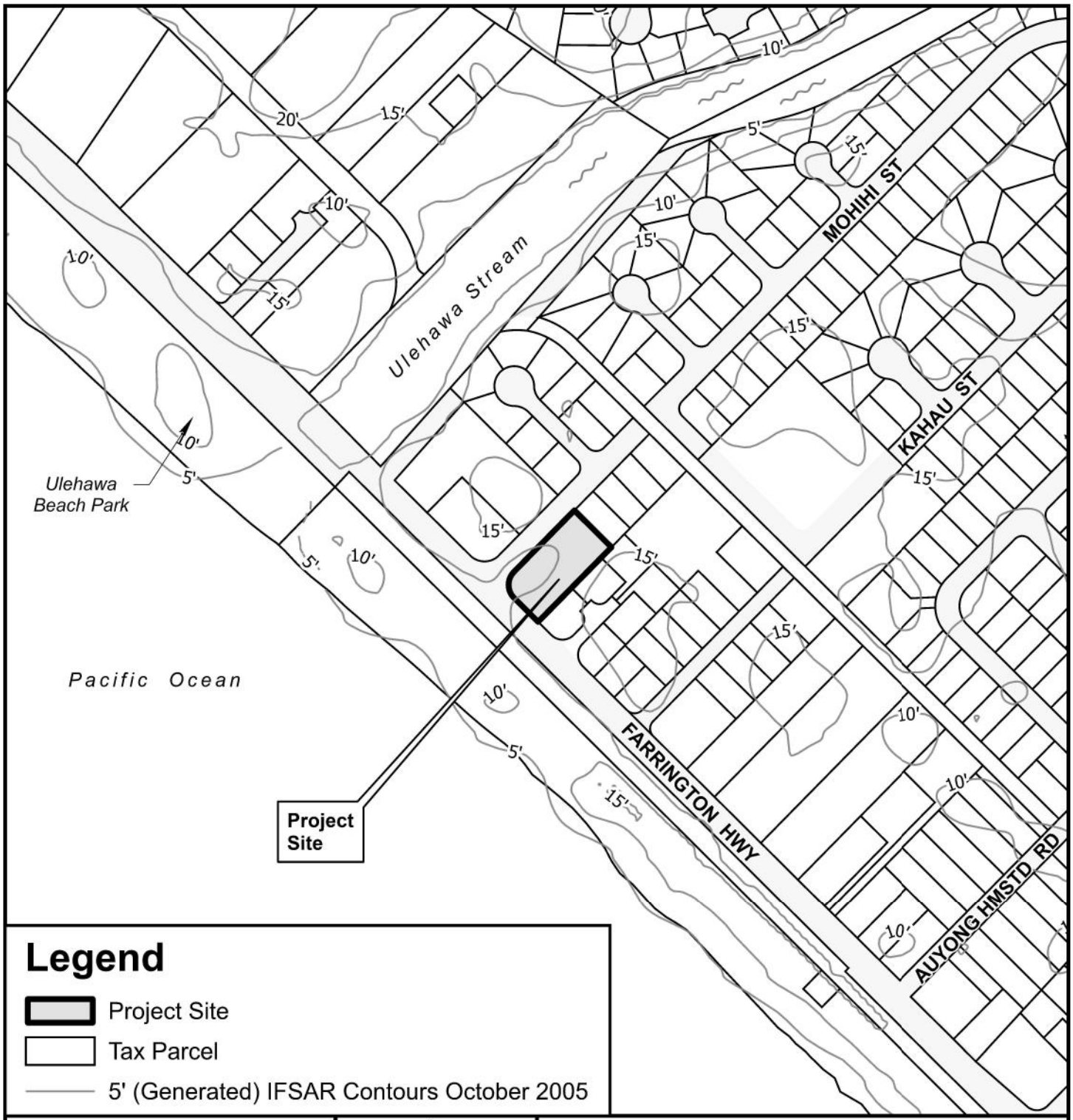
IRRIGATION PLAN

Revisions:

5 DPP COMMENTS 09-04-2025

Project Number: 2001
Drawn By: ITH
Date: 8-27-2021

Drawing Number:
L102
Sheet ____ of ____

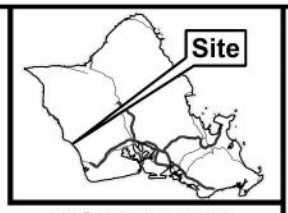


Legend

- Project Site
- Tax Parcel
- 5' (Generated) IFSAR Contours October 2005

0 250 500

Distance in Feet



VICINITY MAP

PORTION OF

TOPOGRAPHIC MAP

LUALUALEI - MAKAHA

TAX MAP KEY: 8-7-035: 005

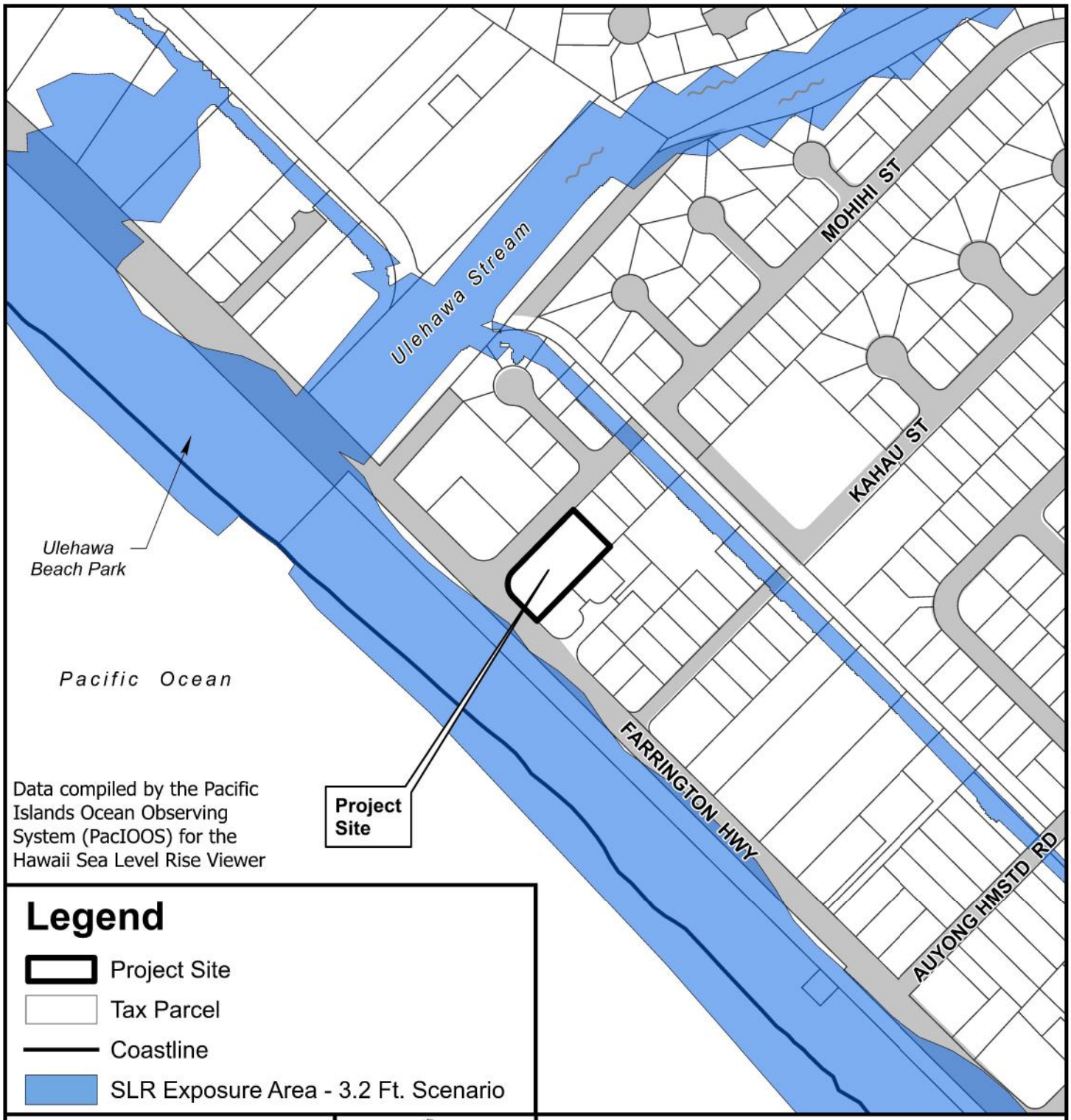
FOLDER NO.: 2026-SMA-20

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Date Prepared: 05/2026

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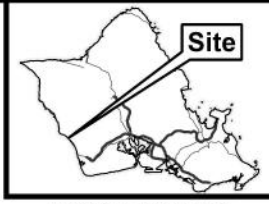


Legend

- Project Site
- Tax Parcel
- Coastline
- SLR Exposure Area - 3.2 Ft. Scenario

0 250 500

Distance in Feet



VICINITY MAP

SEA LEVEL RISE EXPOSURE AREA MAP

LUALUALEI - MAKAHA

TAX MAP KEY: 8-7-035: 005

FOLDER NO.: 2026-SMA-20

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Flood Hazard Zones:

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

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

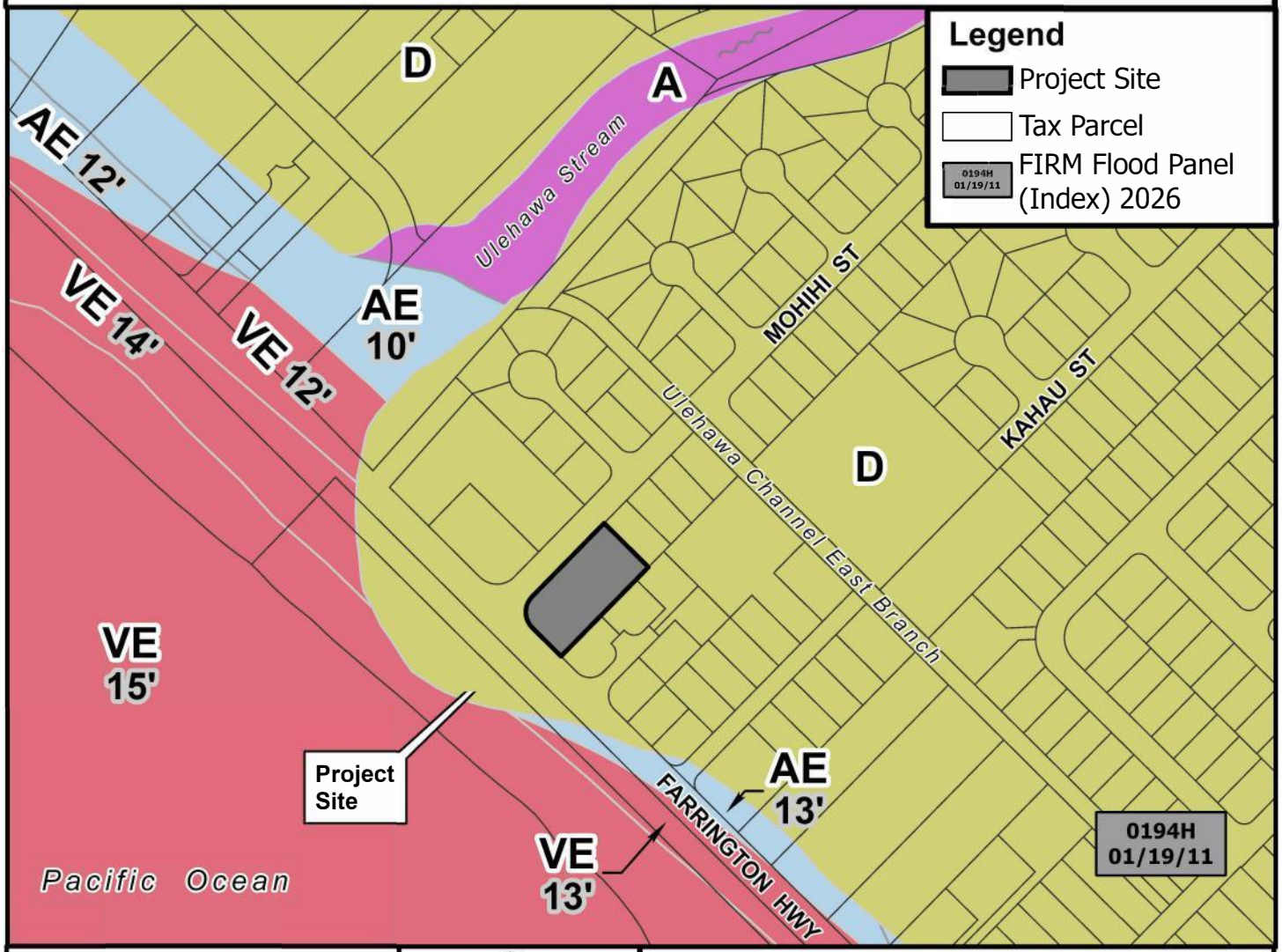
Zone A = No BFE determined

Zone AE = BFE determined

Zone VE = Costal flood zone with velocity hazard (wave action); BFE determined

Other Areas

Zone D = Areas in which flood hazards are undetermined, but possible.





VICINITY MAP

0 250 500

Distance in Feet

PORTION OF

FLOOD HAZARD MAP

FIRM PANEL 15003C0194H

NOTE: FLOOD ZONES EFFECTIVE JUNE 10, 2026
NO CHANGES TO THIS FLOOD PANEL

TAX MAP KEY: 8-7-035: 005

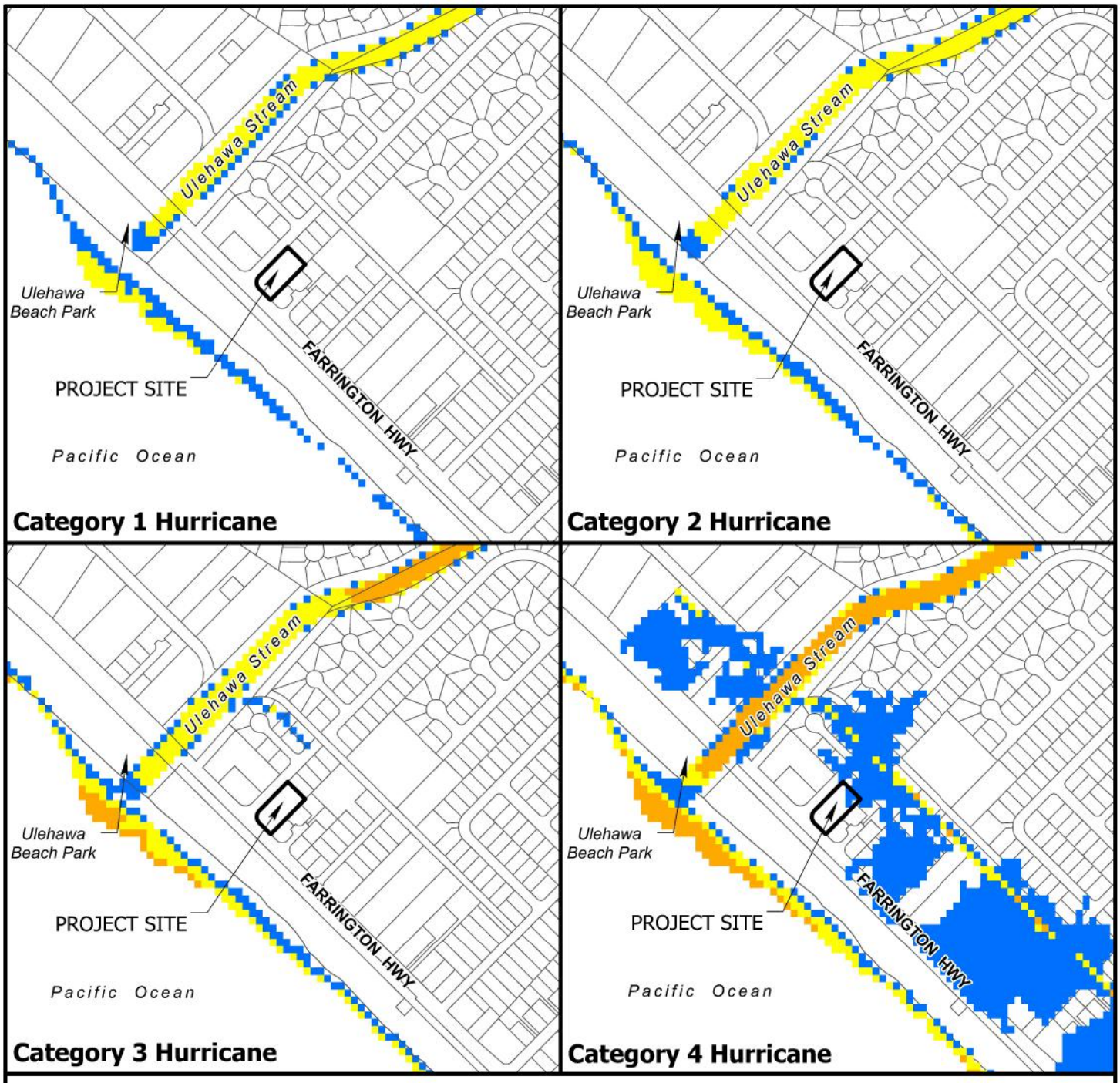
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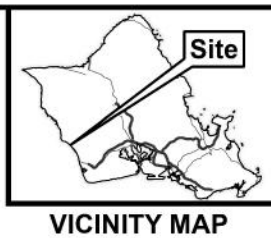
Legend

- Less than 3 feet above ground
- Greater than 3 feet above ground
- Greater than 6 feet above ground
- Greater than 9 feet above ground

CITY AND COUNTY OF HONOLULU · STATE OF HAWAII

0 250 500

Distance in Feet



VICINITY MAP

PORTION OF STORM SURGE MAP

Data from National Hurricane Center
Storm Surge Risk Maps

Data Source: National Weather Service (NWS) SLOSH model;
Maximum of MEOWs (MOMs) for various category storms at a high tide.

TAX MAP KEY: 8-7-035: 005

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Data Source: National Wetlands Inventory (NWI). U.S. Fish and Wildlife Service.
https://fwsprimary.wim.usgs.gov/wetlands/apps/wetlands-mapper/

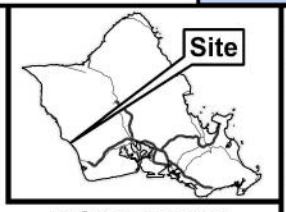
Legend

WETLAND TYPE

- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland
- Riverine

0 250 500

Distance in Feet



VICINITY MAP

PORTION OF
WETLANDS MAP

LUALUALEI - MAKAHA

TAX MAP KEY: 8-7-035: 005

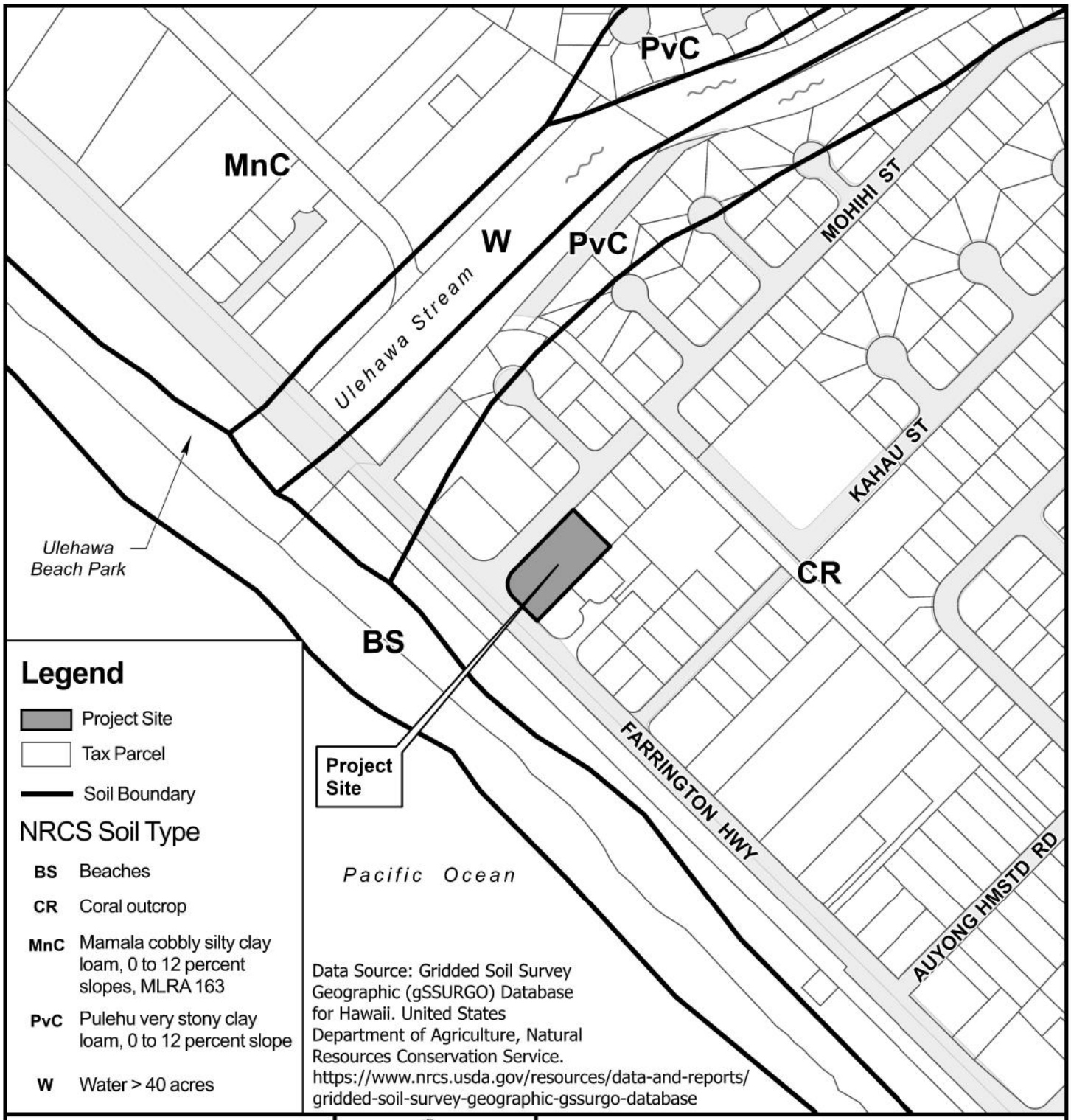
FOLDER NO.: 2026-SMA-20

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Legend

- Project Site
- Tax Parcel
- Soil Boundary

NRCS Soil Type

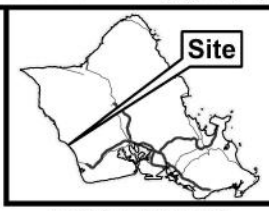
BS	Beaches
CR	Coral outcrop
MnC	Mamala cobbly silty clay loam, 0 to 12 percent slopes, MLRA 163
PvC	Pulehu very stony clay loam, 0 to 12 percent slope
W	Water > 40 acres

Data Source: Gridded Soil Survey Geographic (gSSURGO) Database for Hawaii. United States Department of Agriculture, Natural Resources Conservation Service. https://www.nrcs.usda.gov/resources/data-and-reports/gridded-soil-survey-geographic-gssurgo-database

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0 250 500

Distance in Feet



VICINITY MAP

PORTION OF SOIL MAP

LUALUALEI - MAKAHA

TAX MAP KEY: 8-7-035: 005

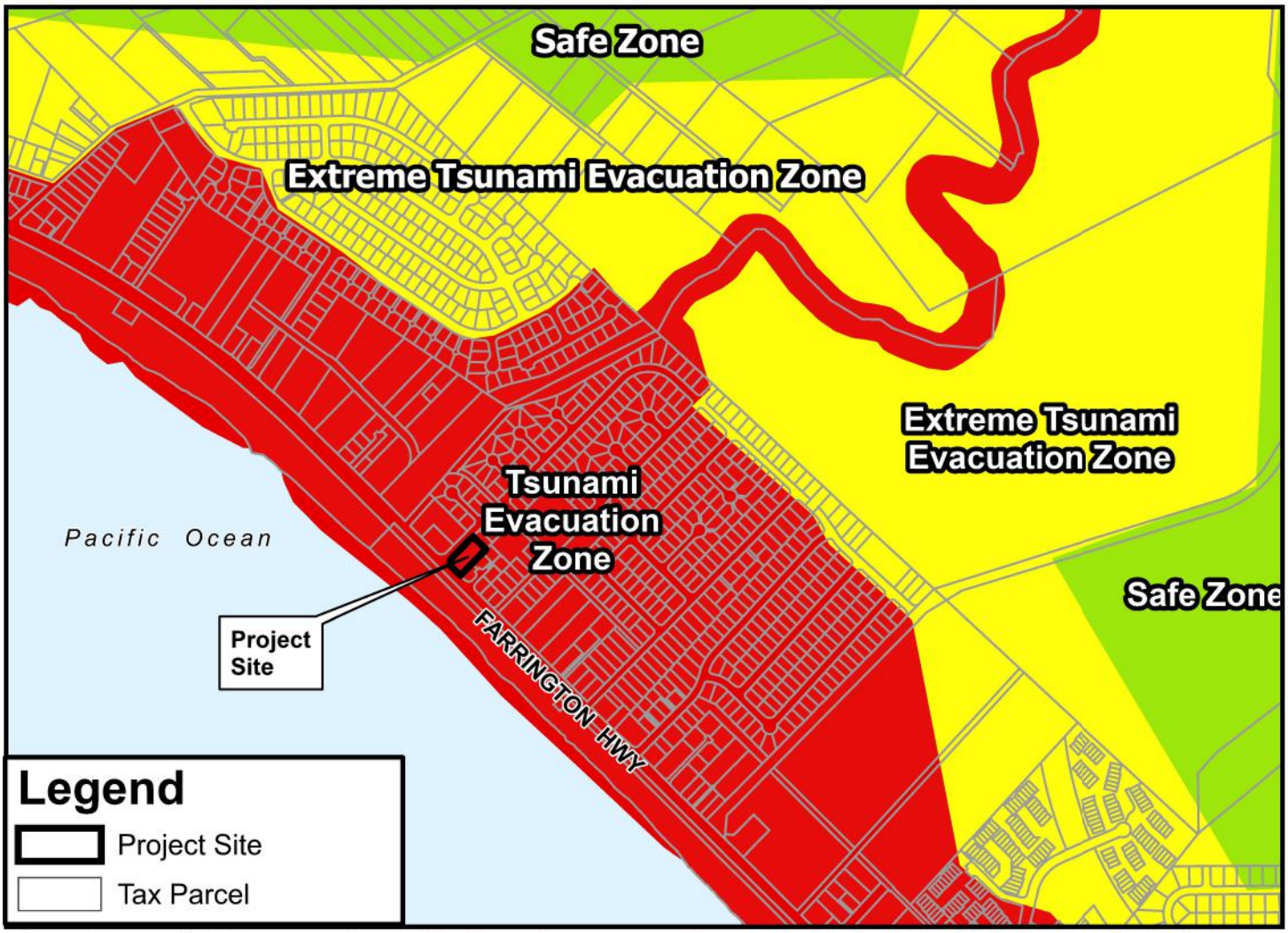
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- For most Tsunami Warnings, evacuate out of the Tsunami Evacuation Zone; in the unlikely case of an Extreme Tsunami Warning, evacuate out of the Extreme Tsunami Evacuation Zone
- Remain at least 100 feet away from inland waterways and marinas connected to the ocean due to wave surges and possible flooding
- Boaters should move vessels to at least 50 fathoms (300 ft) deep and 2 miles away from harbor entrances; follow all directions from the Captain of the Port
- Structural steel or reinforced concrete buildings of ten or more stories provide increased protection on or above the fourth floor; if you are caught near the shoreline consider using vertical evacuation
- The evacuation zone is a guideline and should be considered the minimum safe evacuation distance
- These maps do not consider the destructive effects of a locally generated tsunami. If you feel shaking, move inland immediately, well inland from the red tsunami evacuation zone

1. TSUNAMI WARNING: Destructive waves from a tsunami may inundate all coastline. Evacuate Tsunami Evacuation Zone

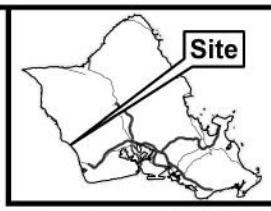
2. EXTREME TSUNAMI WARNING: In the unlikely event of an extreme tsunami waves may move significantly inland; evacuate Tsunami Evacuation Zone and Extreme Tsunami Evacuation Zone

Safe Zone: Evacuate to this area

Extreme Tsunami Evacuation Zone:
Evacuate out of these areas for an EXTREME TSUNAMI WARNING

Tsunami Evacuation Zone:
For any TSUNAMI WARNING evacuate out of these areas

0 250 500 1,000
Distance in Feet



VICINITY MAP

PORTION OF
TSUNAMI EVACUATION MAP
POKAI BAY TO KAHE PT
MAP 16 INSET 2

TAX MAP KEY: 8-7-035: 005

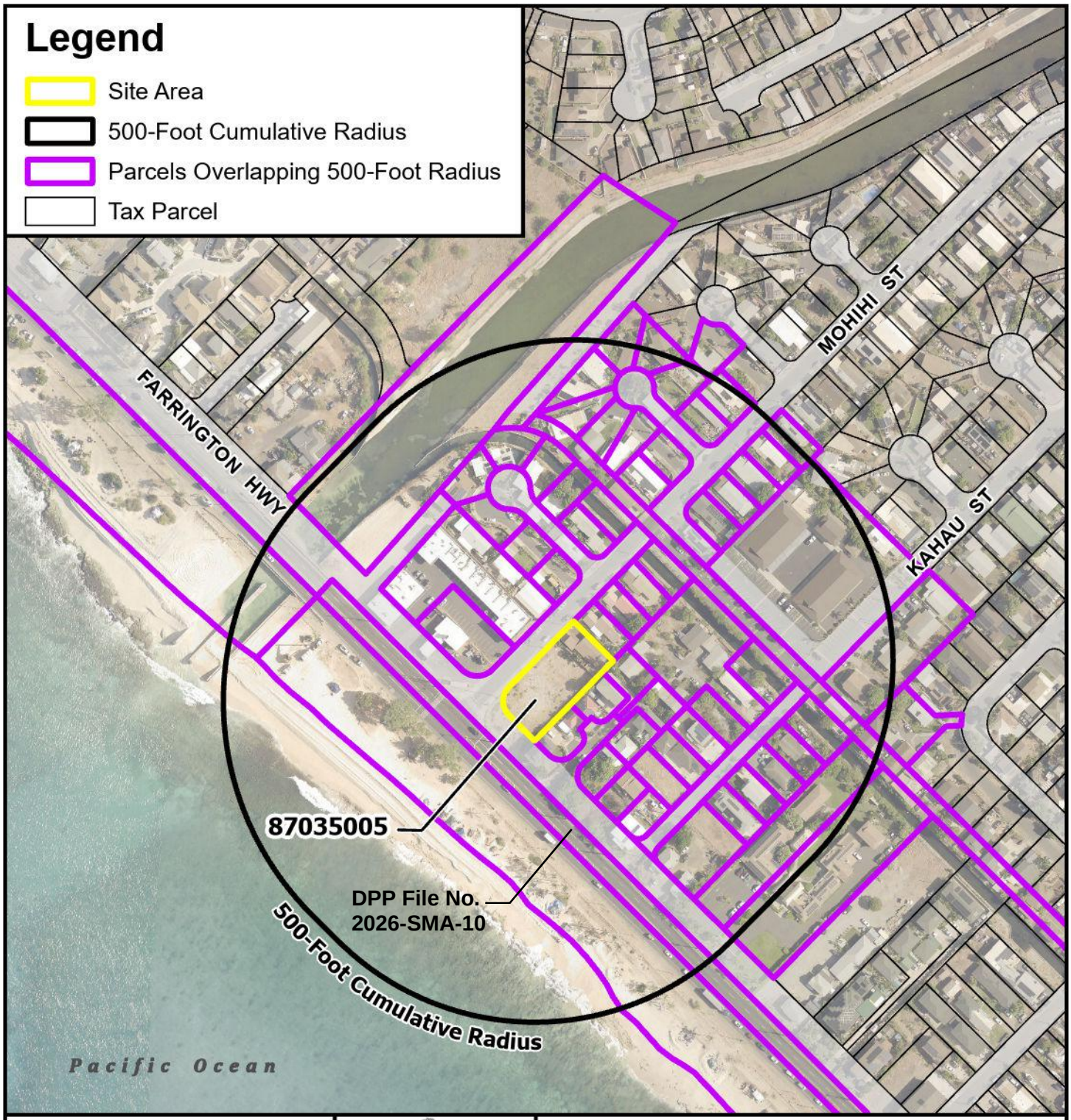
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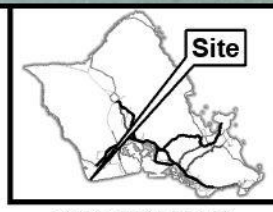
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VICINITY MAP

0 250 500

Distance in Feet

CUMULATIVE RADIUS MAP

WAIANAE

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