HONOLULU CITY COUNCIL

KE KANIHELA O KE KALANA O HONOLULU

CITY AND COUNTY OF HONOLULU

No. 26-168

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 July 17, 2026, by Departmental Communication 494 (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.

RESOLUTION

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. 26-168

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:

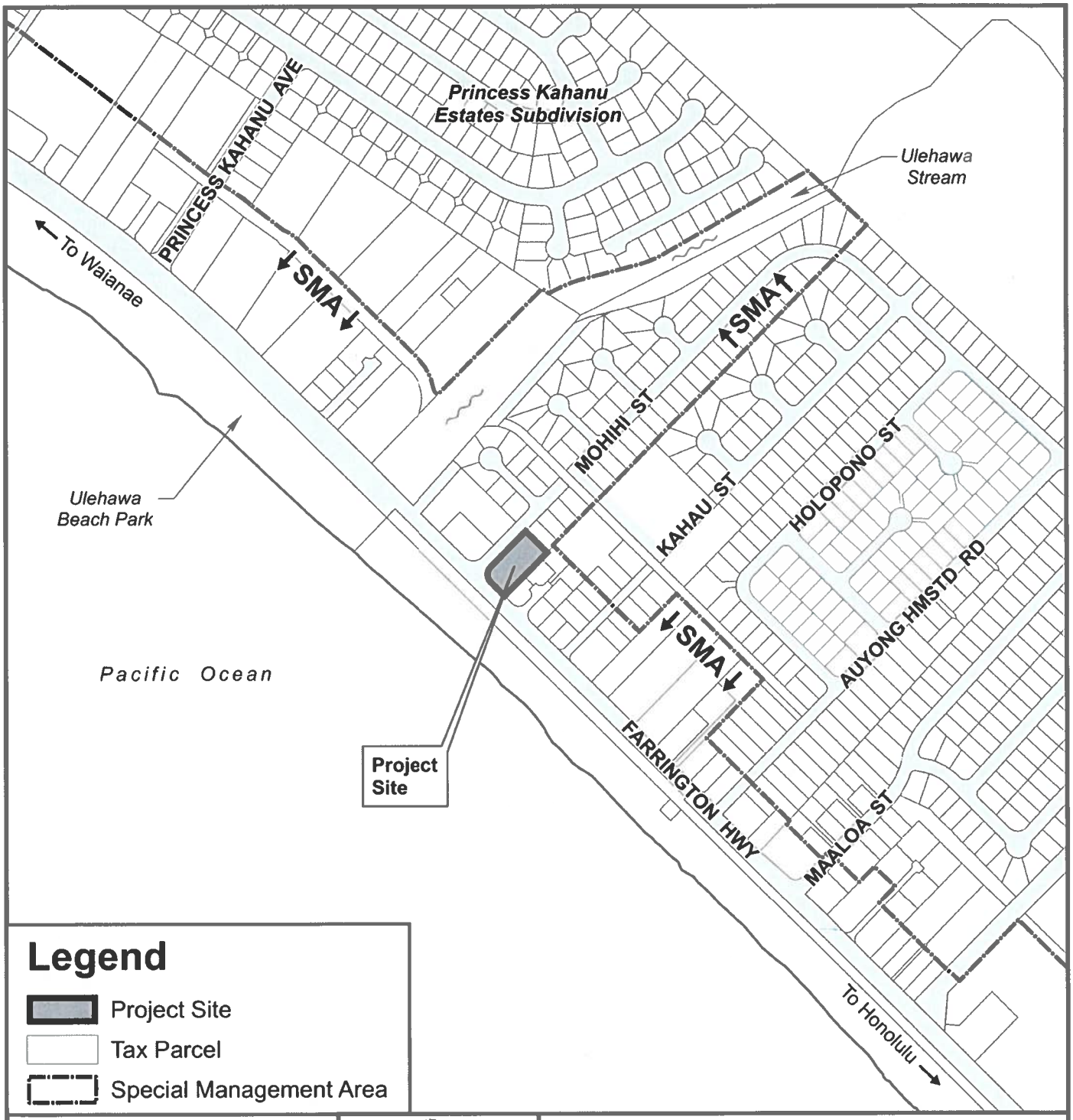
Tony Weller (br)

DATE OF INTRODUCTION:

JUL 21 2026

Honolulu, Hawai'i

Councilmembers

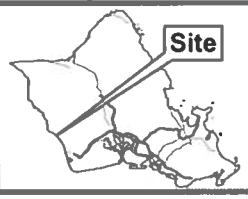


Legend

- Project Site
- Tax Parcel
- Special Management Area

0 250 500

Distance in Feet



VICINITY MAP

LOCATION MAP WITH SMA WAIANAE

TAX MAP KEY: 8-7-035: 005

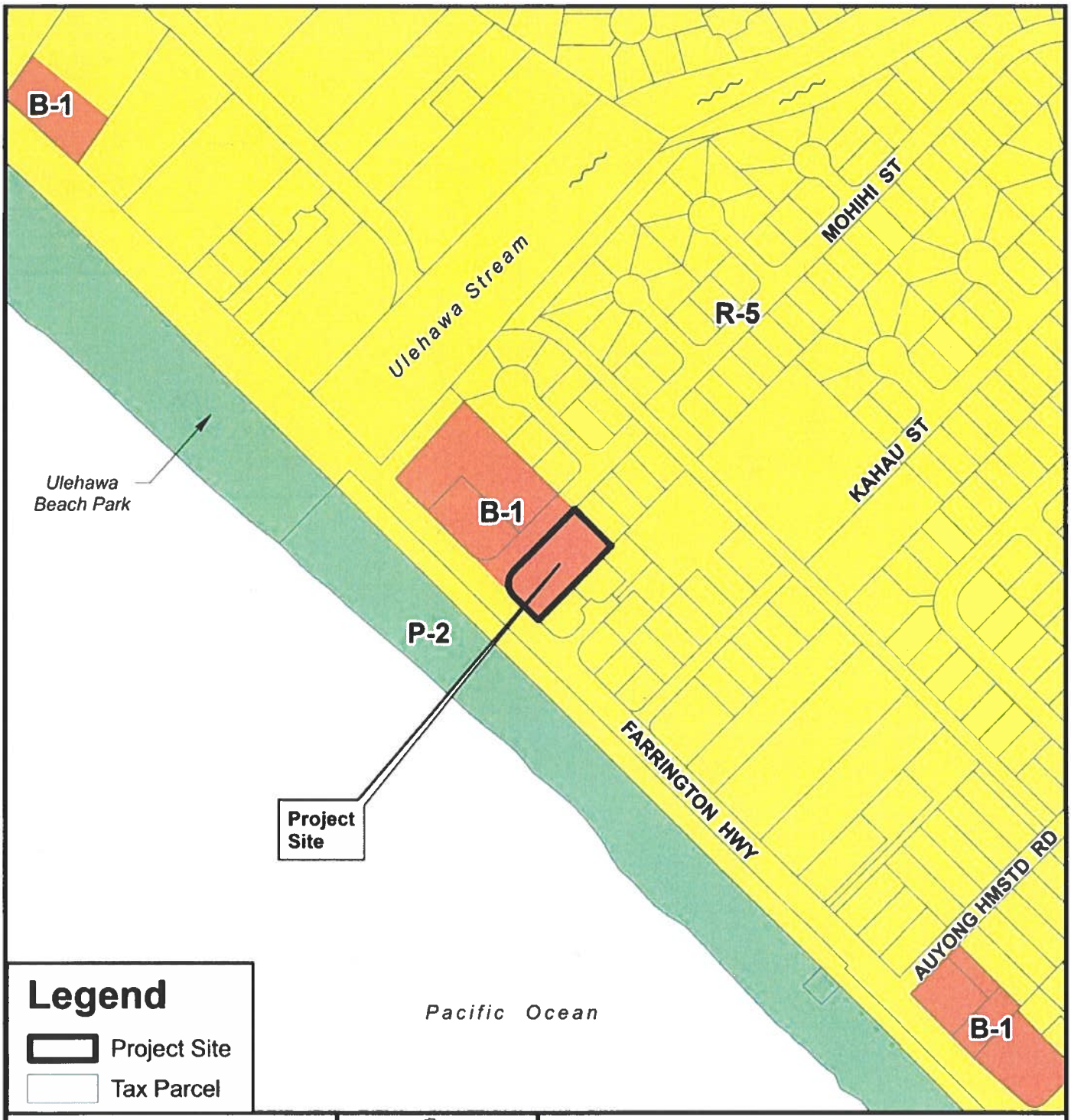
FOLDER NO.: 2026-SMA-20

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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Legend

- Project Site
- Tax Parcel

0 250 500

Distance in Feet



VICINITY MAP

PORTION OF ZONING MAP

LUALUALEI - MAKAHA

TAX MAP KEY: 8-7-035: 005

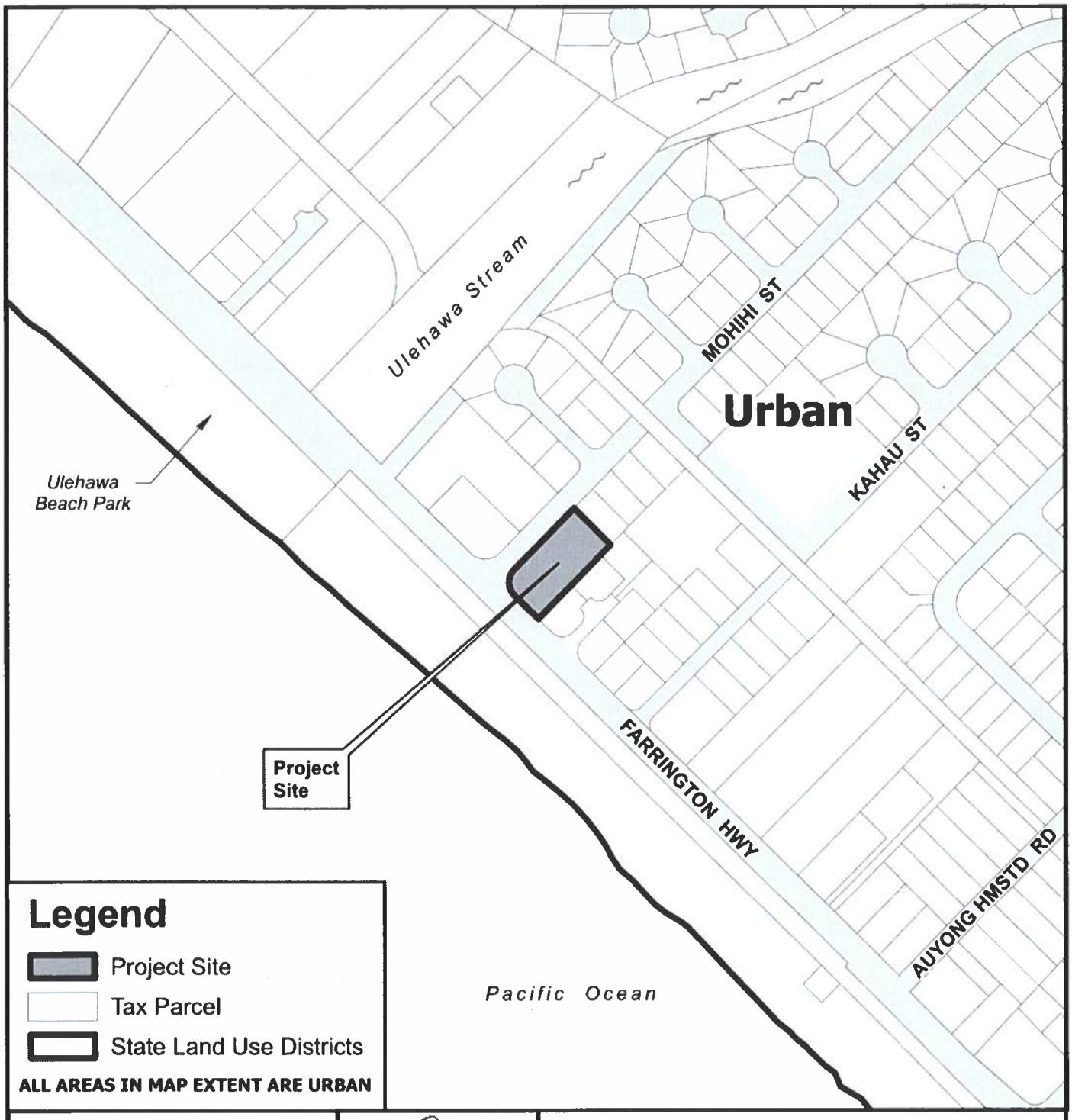
FOLDER NO.: 2026-SMA-20

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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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

EXHIBIT C

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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 PLANS
ONE SET OF APPROVED PLANS, SPECIFICATIONS, AND COMPUTATIONS SHALL BE RETAINED BY THE BUILDING OFFICIAL FOR A PERIOD OF NOT LESS THAN 90 DAYS FROM DATE OF COMPLETION OF THE WORK COVERED THEREIN AND ONE SET OF APPROVED PLANS SHALL BE RETURNED TO THE APPLICANT AND SAID SET SHALL BE KEPT ON THE SITE OF WORK AT ALL TIMES DURING THE WORK AUTHORIZED THEREBY IS IN PROGRESS.(SEC 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.

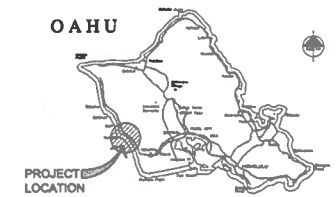
10.8.1.1 AS NECESSARY DURING EMERGENCIES, MAINTENANCE, DRILLS, PRESCRIBED TESTING, ALTERATIONS, OR RENOVATIONS, PORTABLE OR FIXED FIRE-EXTINGUISHED SYSTEMS OR DEVICES OR ANY FIRE-WARNING SYSTEM SHALL BE PERMITTED TO BE MADE INOPERATIVE OR INACCESSIBLE. A FIRE WATCH SHALL BE REQUIRED AS SPECIFIED IN SECTIONS 13.3.4.3.2(3), 13.7.1.4.4, 19.5.4, 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

PLUMBING FIXTURE COUNT

PER SECTION'S 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

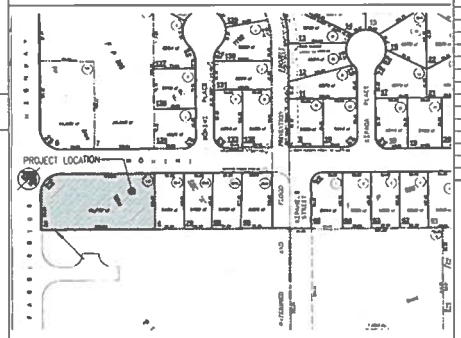
LOCATION MAP



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 3'-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.

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
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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.: 6649

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		LOFT D	812 S.F.
2 @ 542	1,084 S.F.	LOFT E	1,001 S.F.
RR/ELEC/CORR/		STAIR	117 S.F.
DUST/STAIR	519 S.F.	TOTAL	4,799 S.F.
TOTAL	5,628 S.F.		

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

PARKING/LOADING:
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)
5 1 LOADING SPACE REQUIRED.
1 PROVIDED (12'Wx35'Lx14'H)

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 ACCESSIBLE DESIGN
SMACNA MANUAL
TIMBER CONSTRUCTION MANUAL
OSHA
ALL OTHER STATE AND LOCAL AMENDMENTS & ORDINANCES

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. 6649 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: 4/30/23

Project Name:

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

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

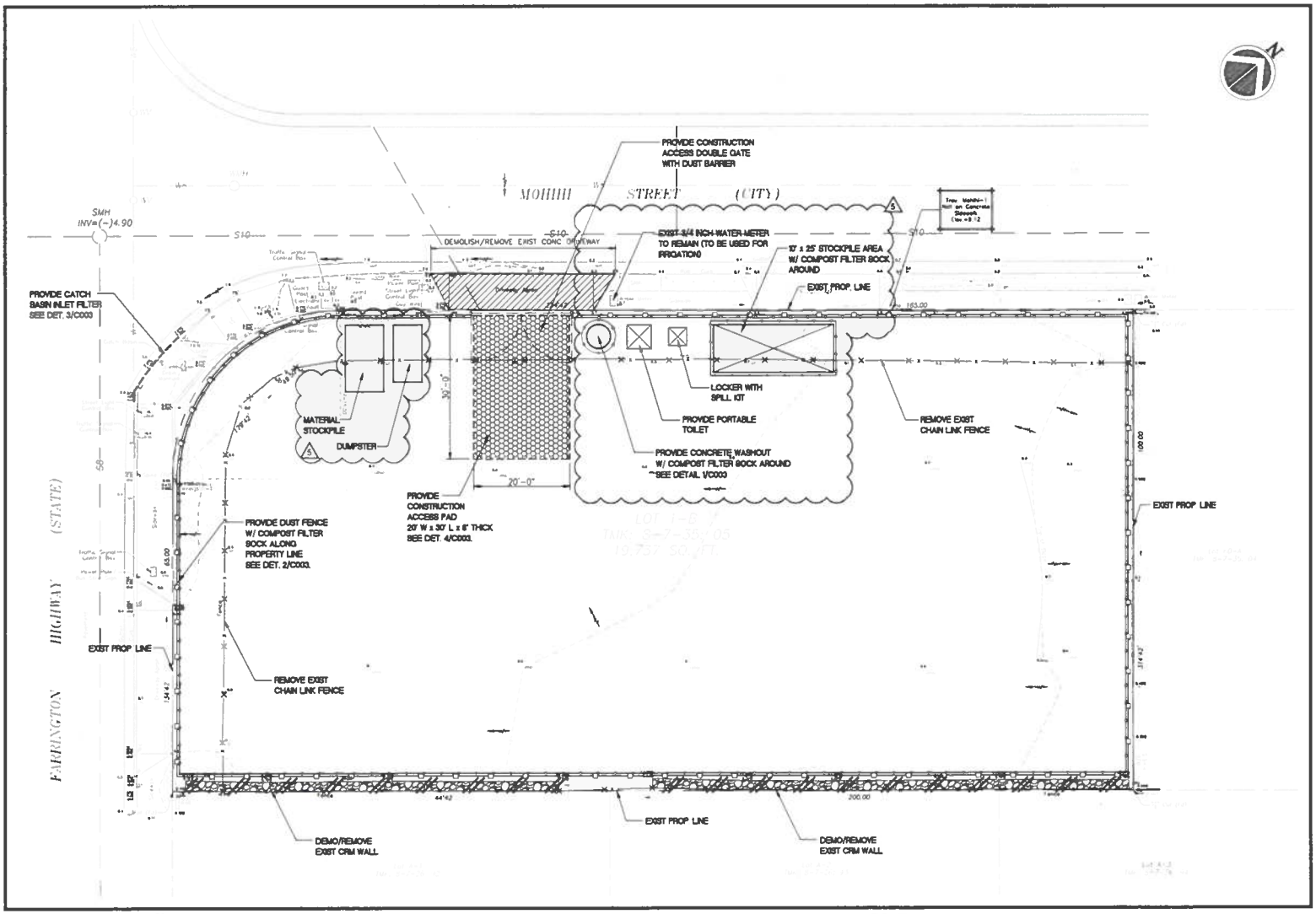
Sheet Title:
TITLE SHEET, FIRE DEPT. & GENERAL NOTES, DRAWING INDEX, L.U.O. & BUILDING CODE DATA, LOCATION & VICINITY MAPS

Revisions:
1 TPR #1 9-11-21
2 TPR #2 2-8-22
3 ePlan #1 2-9-22
4 REVISIONS 2-24-25
5 REVIEW COMMTS 8-04-25

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

Drawing Number: 001
Sheet 1 of 45

EXHIBIT D-2



GRAPHIC SCALE

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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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

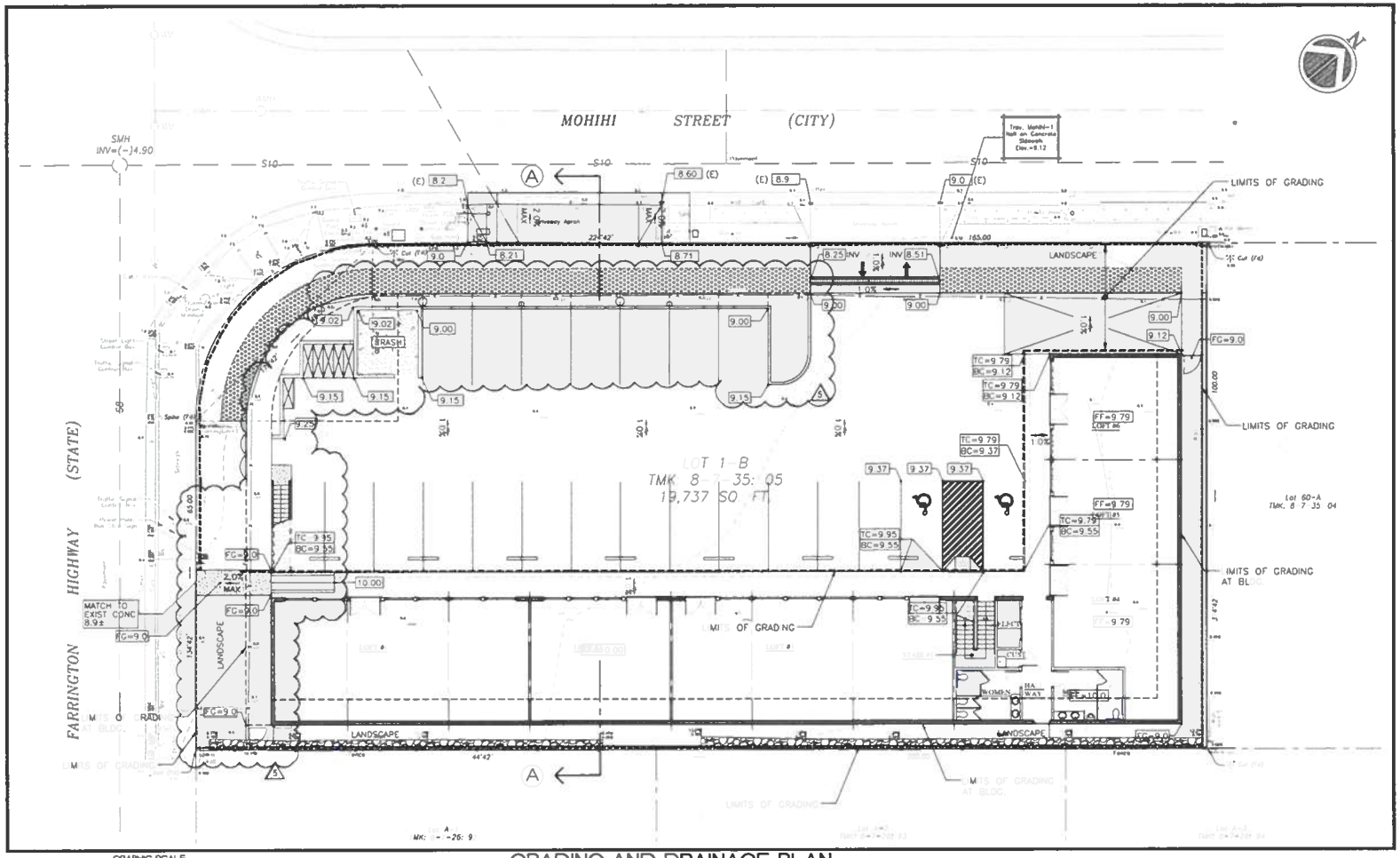
Date: FEB 2025

Drawing Number:

C101

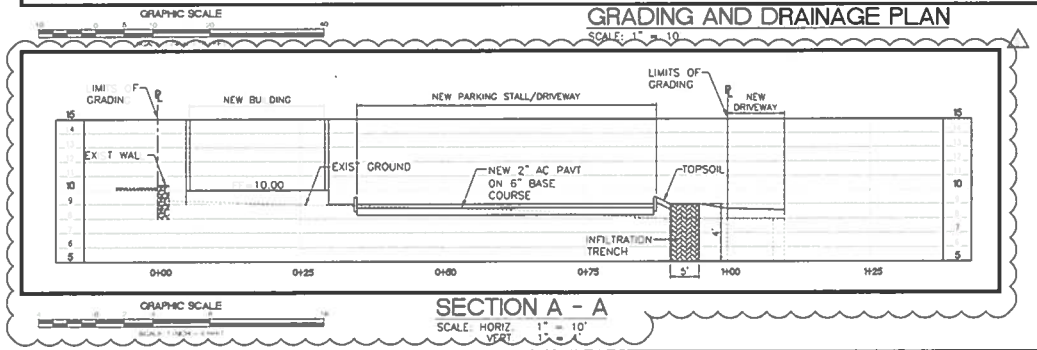
Sheet ____ of ____

EXHIBIT D-3



GRADING AND DRAINAGE PLAN

SCALE: 1" = 10'



SECTION A - A

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

EARTHWORK QUANTITIES

TOTAL AREA TO BE DISTURBED	0.453 AC
EXCAVATION	150 CU YD
EMBANKMENT	0 CU YD

LEGEND:

EXISTING DESCRIPTION NEW

CONTOUR
SPOT GRADE
DRAIN
SEWER
WATER
ELECTRIC
DIRECTION FLOW
LIMITS OF GRADING
LIMITS OF DISTURBED AREA

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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:

GRADING AND DRAINAGE PLAN

Revisions:

5 REVIEW COMMENTS 9/4/2025

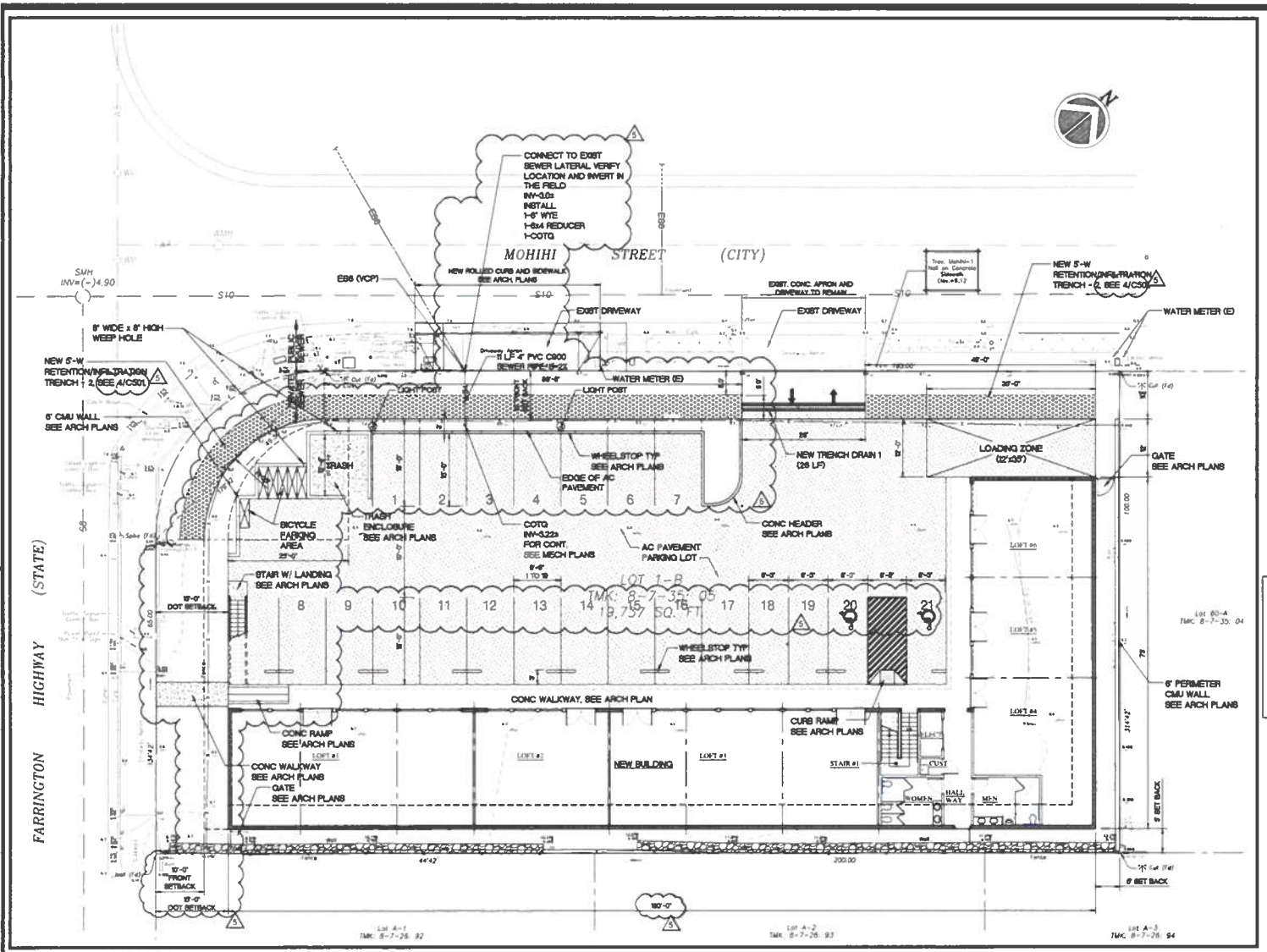
Project Number: 3418
Drawn By: RDL
Date: FEB 2025

Drawing Number:

C102

Sheet ____ of ____

EXHIBIT D-4



GRAPHIC SCALE

SITE AND UTILITY PLAN

SCALE: 1" = 10'

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

INSPECTION NOTE:

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

LEGEND

EXISTING		NEW
W	WATER	W
S	SEWER	S
D	DRAIN	D
EFDC	EFDC	
EFSB	EFSB	

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Alan T. Okamoto

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:

SITE AND UTILITY PLAN

Revisions:

5 REVIEW COMMENTS 9/4/2025

Project Number: 3418

Drawn By: RDL

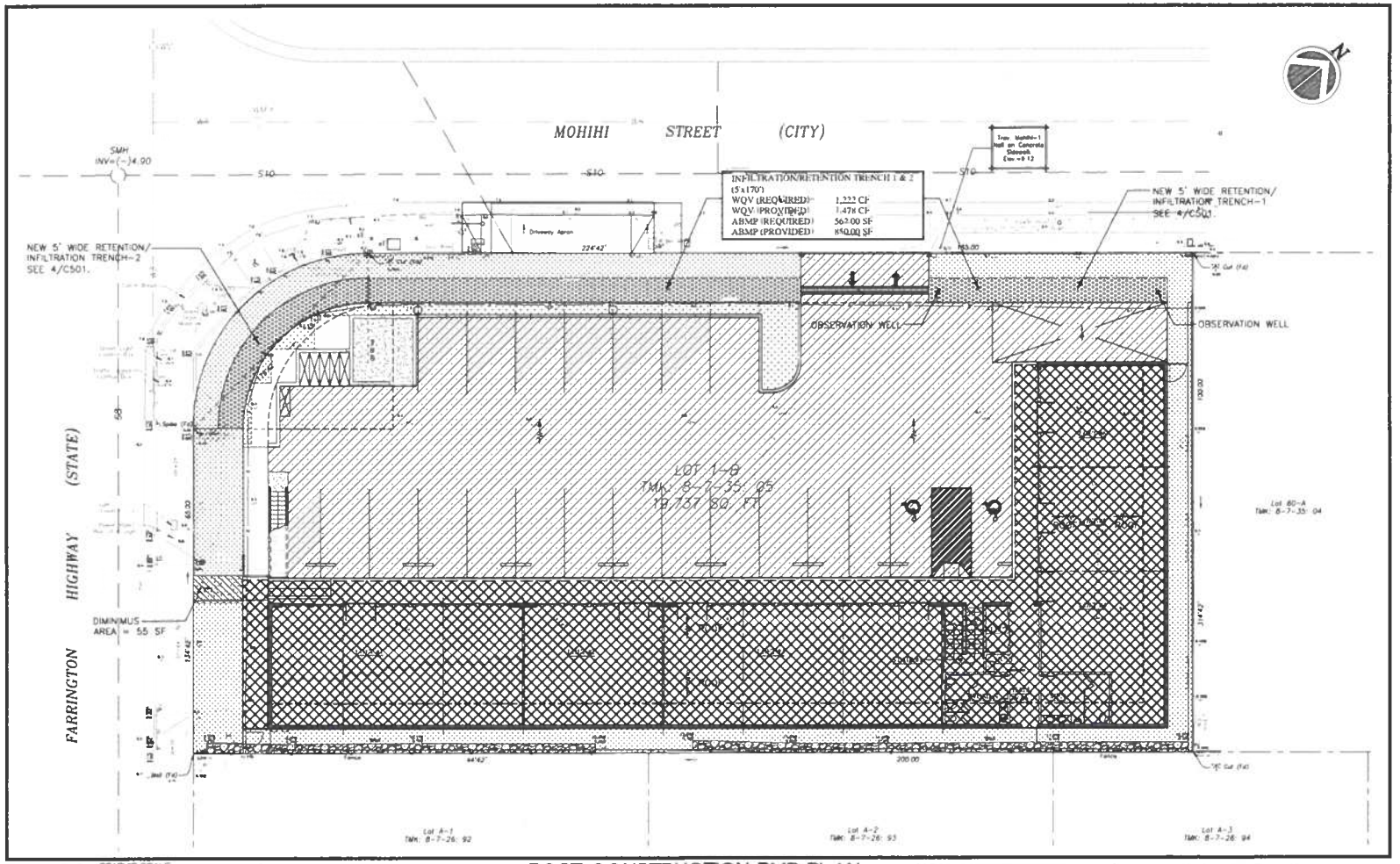
Date: FEB 2025

Drawing Number:

C103

Sheet ____ of ____

EXHIBIT D-5



GRAPHIC SCALE

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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Project Name:

New 2-Story Commercial Building at 87-1818 Farrington Hwy., 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:

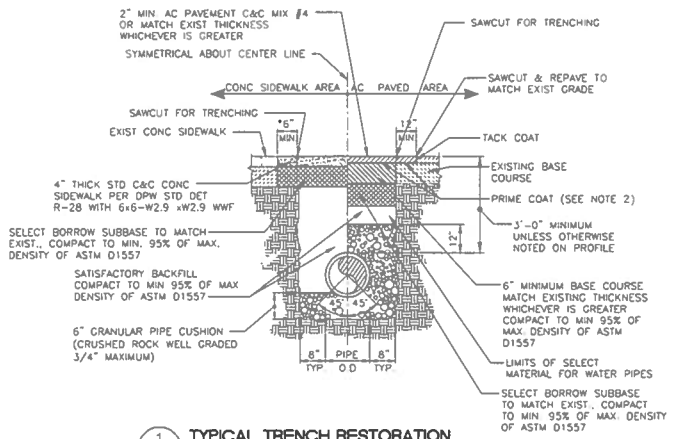
C104

Sheet ____ of ____

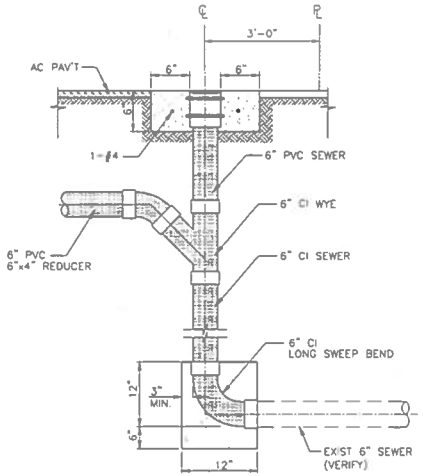
EXHIBIT D-6

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

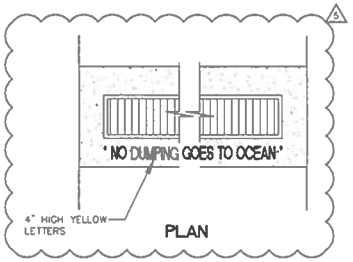
NOTE:
1. PAVEMENT STRUCTURE SHALL BE RESTORED TO EQUAL OR BETTER THAN EXISTING IN THICKNESS & QUALITY.
2. FOR ROAD GRADES 0% TO 7.99% AND PRIME COAT IS NOT AVAILABLE, NONE REQUIRED. IF PRIME COAT IS AVAILABLE, USE PRIME COAT.

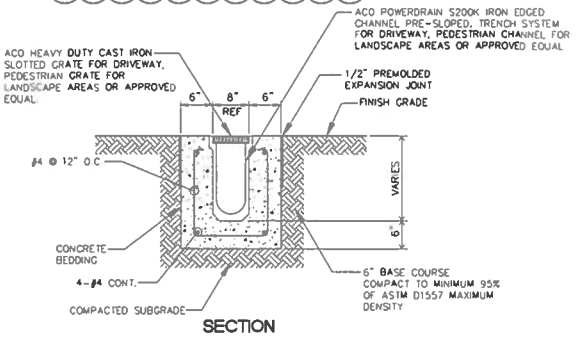


1 C501 **TYPICAL TRENCH RESTORATION** NO SCALE

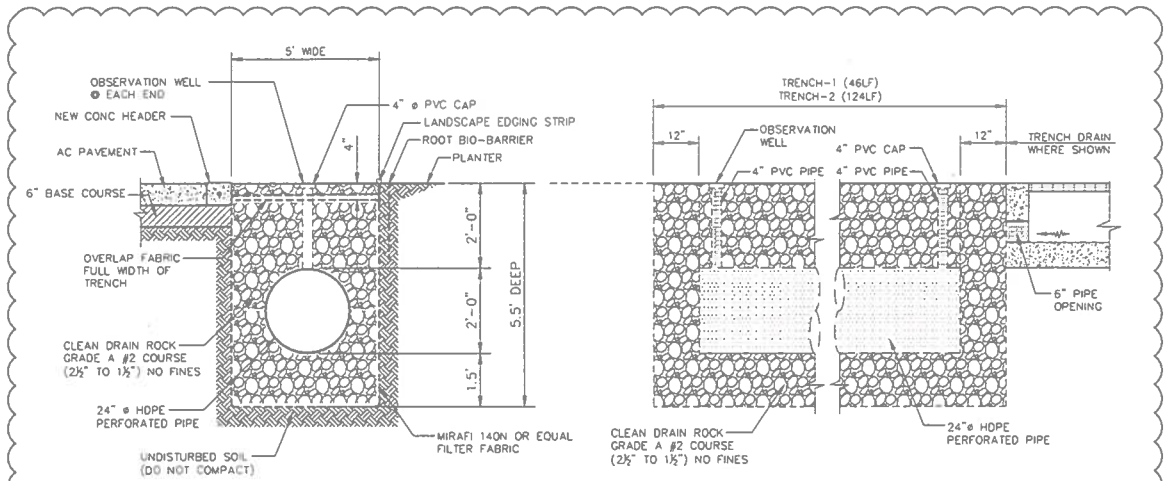


2 C501 **CLEAN-OUT TO GRADE AT PROPERTY** NO SCALE





3 C501 **TRENCH DRAIN** NO SCALE



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

5

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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

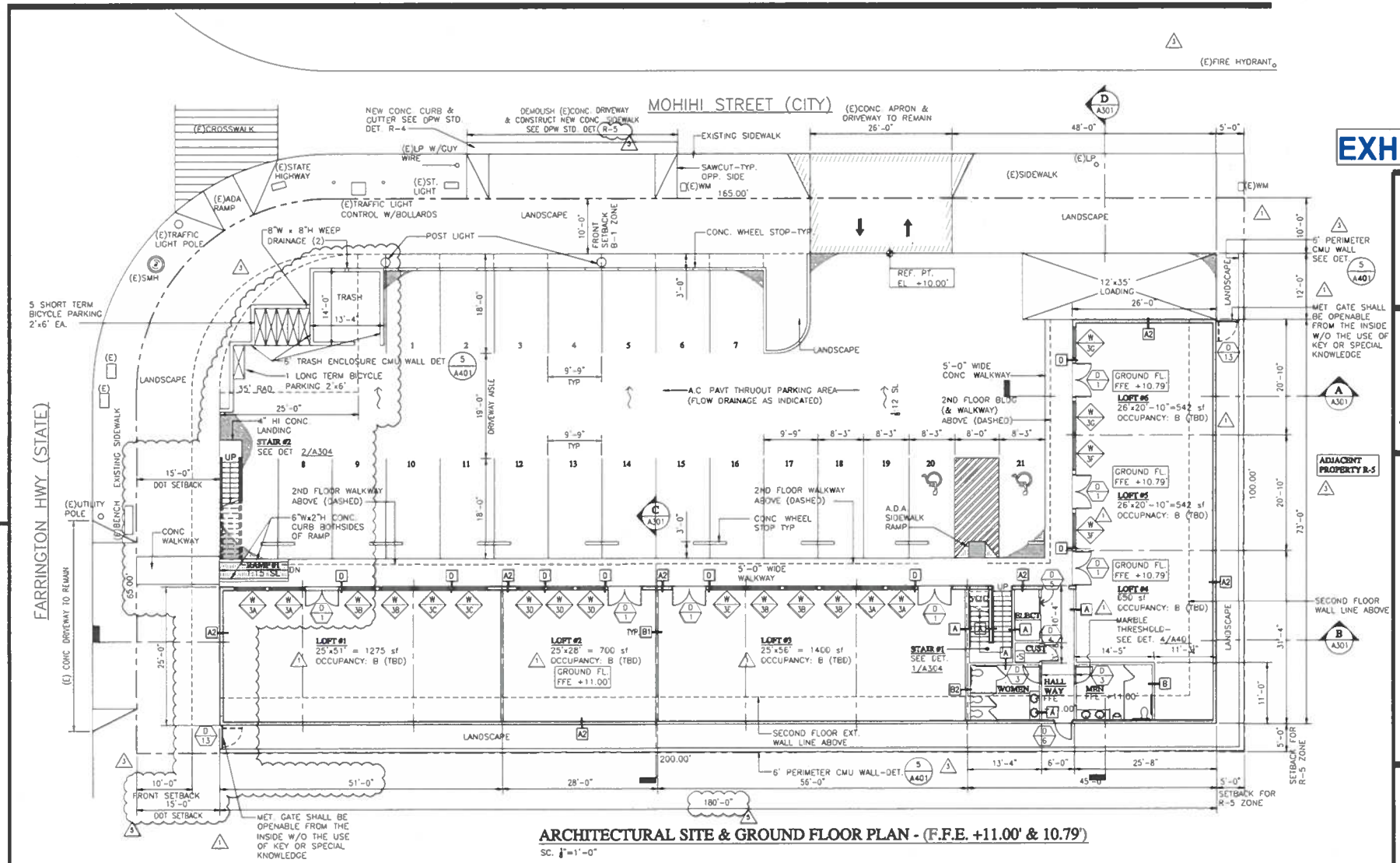
Sheet Title:

DETAILS

Revisions:
5 REVIEW COMMENTS 9/4/2025

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

Drawing Number:
C501
Sheet ____ of ____



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

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

EXHIBIT D-7

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Project Name:

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

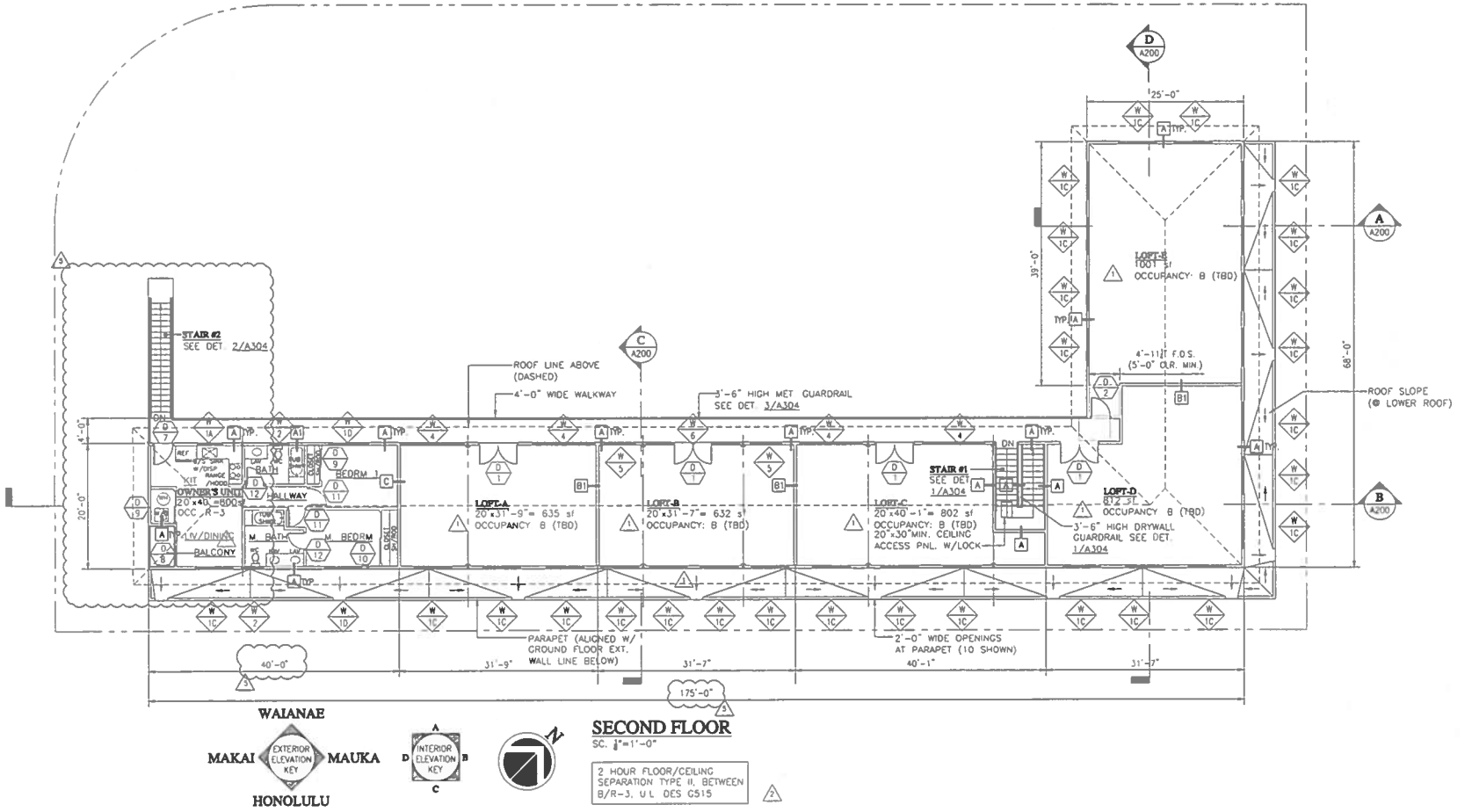
Sheet Title: **ARCHITECTURAL SITE & GROUND FLOOR PLAN**

Revisions:
1 IPR R1 9-11-21
2 IPR R2 2-8-22
3 eMan R1 2-9-22
4 REVISIONS 8-04-25

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

Drawing Number: **A101**
Sheet 5 of 45

EXHIBIT D-8



WAIANAE

MAKAI — EXTERIOR ELEVATION KEY — MAUKA

HONOLULU

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

N

SECOND FLOOR

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

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

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

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Project Name:

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

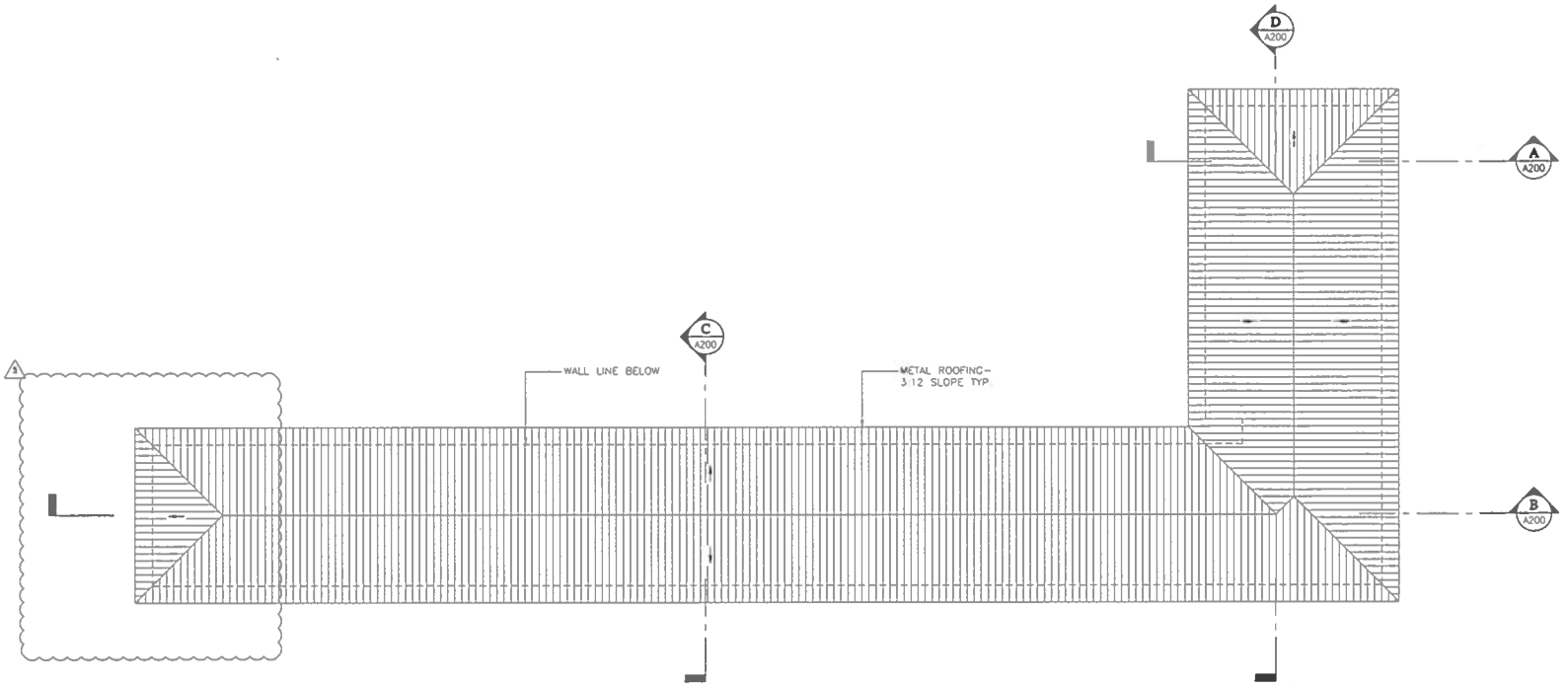
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SECOND FLOOR PLAN

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

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

Drawing Number:
A102
Sheet 4 of 45

EXHIBIT D-9



WAIANAE
MAKAI EXTERIOR ELEVATION KEY MAUKA
HONOLULU

ROOF PLAN

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

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

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

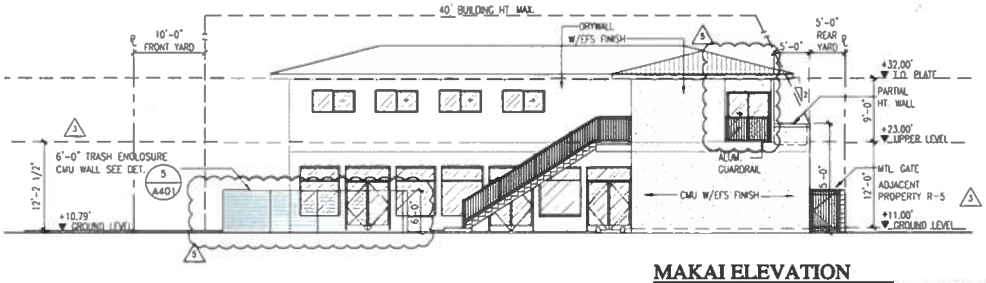
Sheet Title:
ROOF PLAN

Revisions:
1 REVISIONS 9-04-25

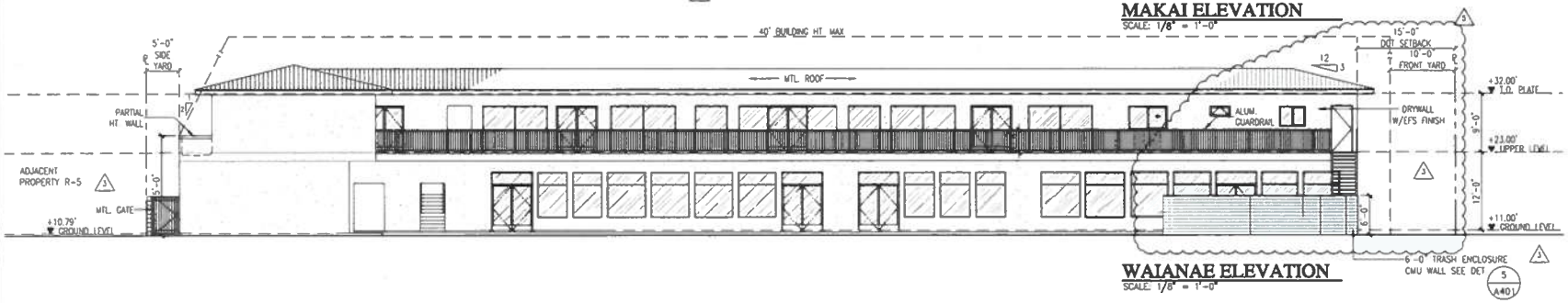
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Drawn By: LY, GI
Date: 8-27-21

Drawing Number:
A103
Sheet 5 of 45

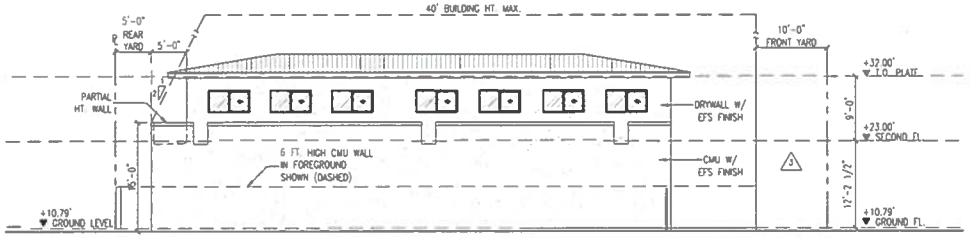
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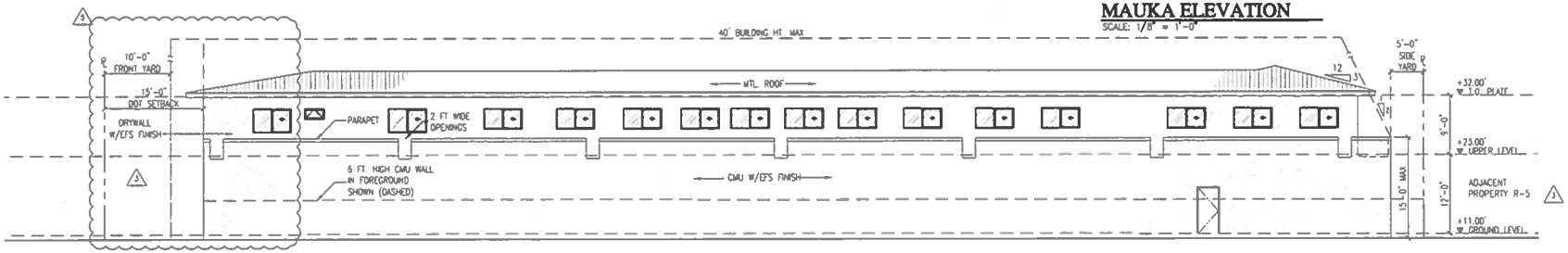
MAKAI ELEVATION
SCALE: 1/8" = 1'-0"



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



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



HONOLULU ELEVATION

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

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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

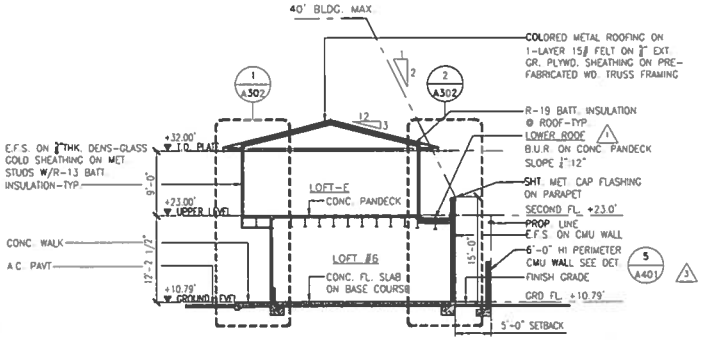
Sheet Title:
EXTERIOR ELEVATIONS

Revisions:
1 sPlan R1 2-8-22
5 REVISIONS 9-04-23

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

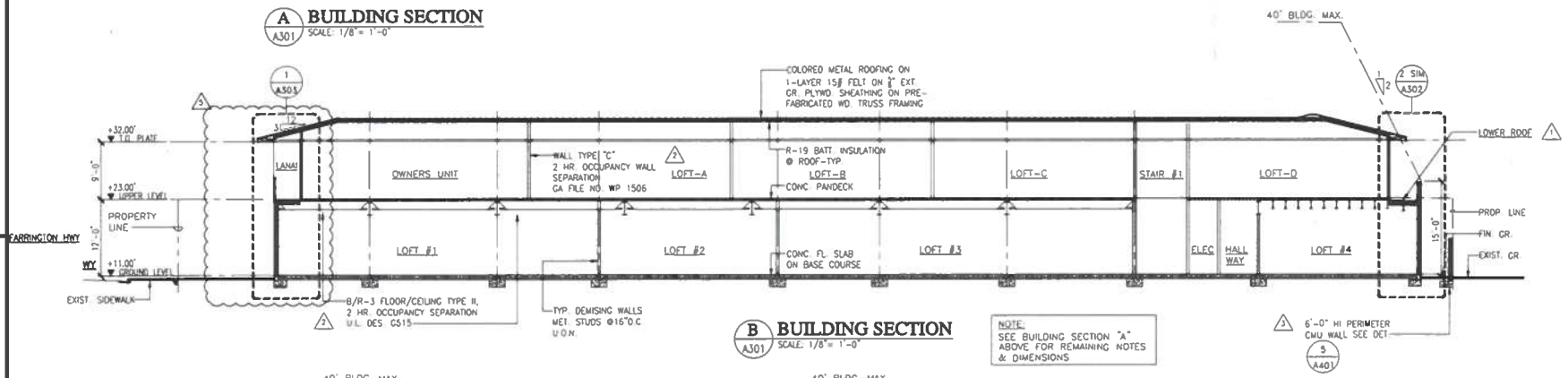
Drawing Number:
A201
Sheet 6 of 45

EXHIBIT D-11



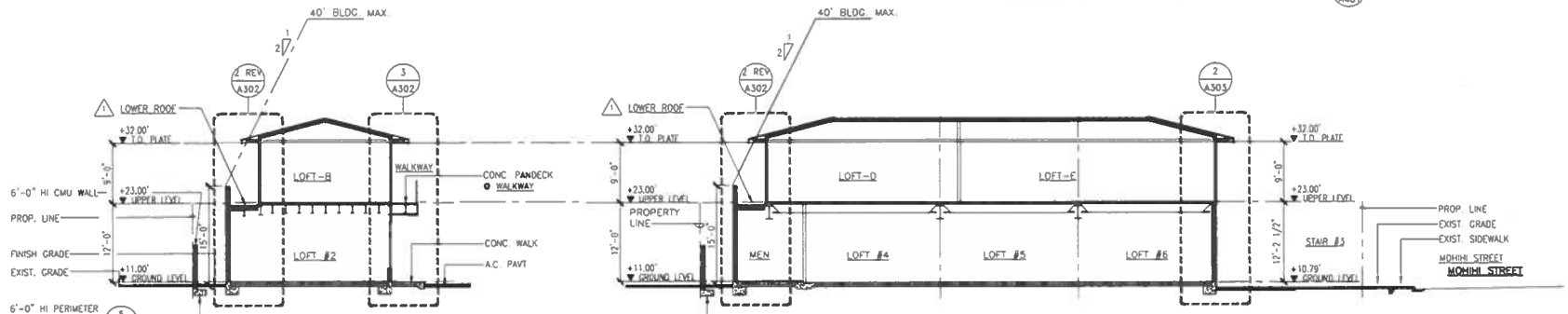
A BUILDING SECTION
A301 SCALE: 1/8" = 1'-0"

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

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



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

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

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

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

SCALE 1/8"=1'-0"

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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: 4/30/23

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

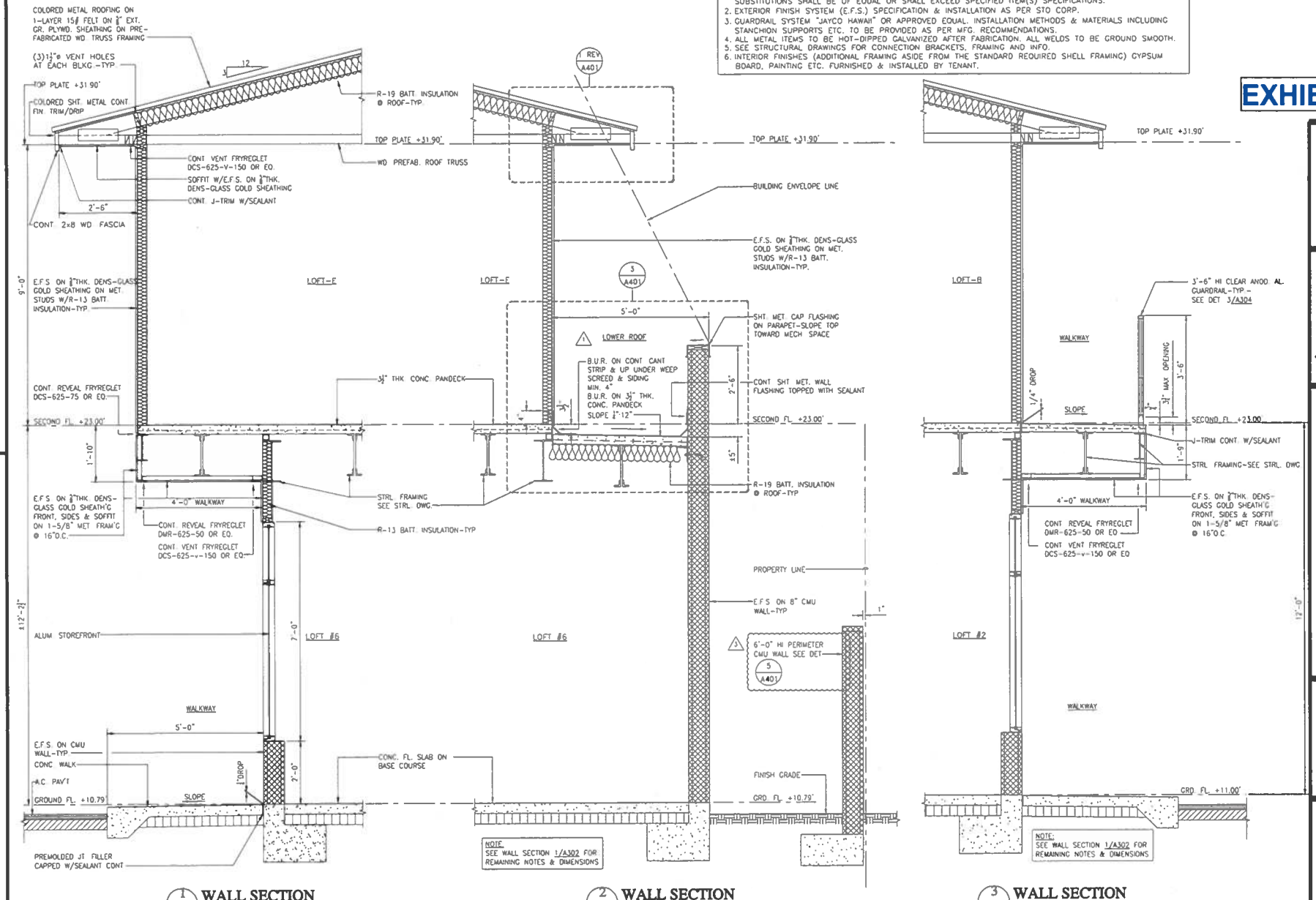
Revisions:
1 IPR #1 9-13-21
2 IPR 2 2-8-22
3 ePlan R1 2-9-22
4 REVISIONS 8-04-25

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

Drawing Number:
A301
Sheet 7 of 45

EXHIBIT D-12

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.



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"

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

Roy K. Yamamoto Architect, AIA, Inc.
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ROY K. YAMAMOTO LICENSED PROFESSIONAL ARCHITECT No. 4648 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: 4/30/23

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**

Revisions:
1 TPR #1 9-11-21
2 TPR #2 7-9-22

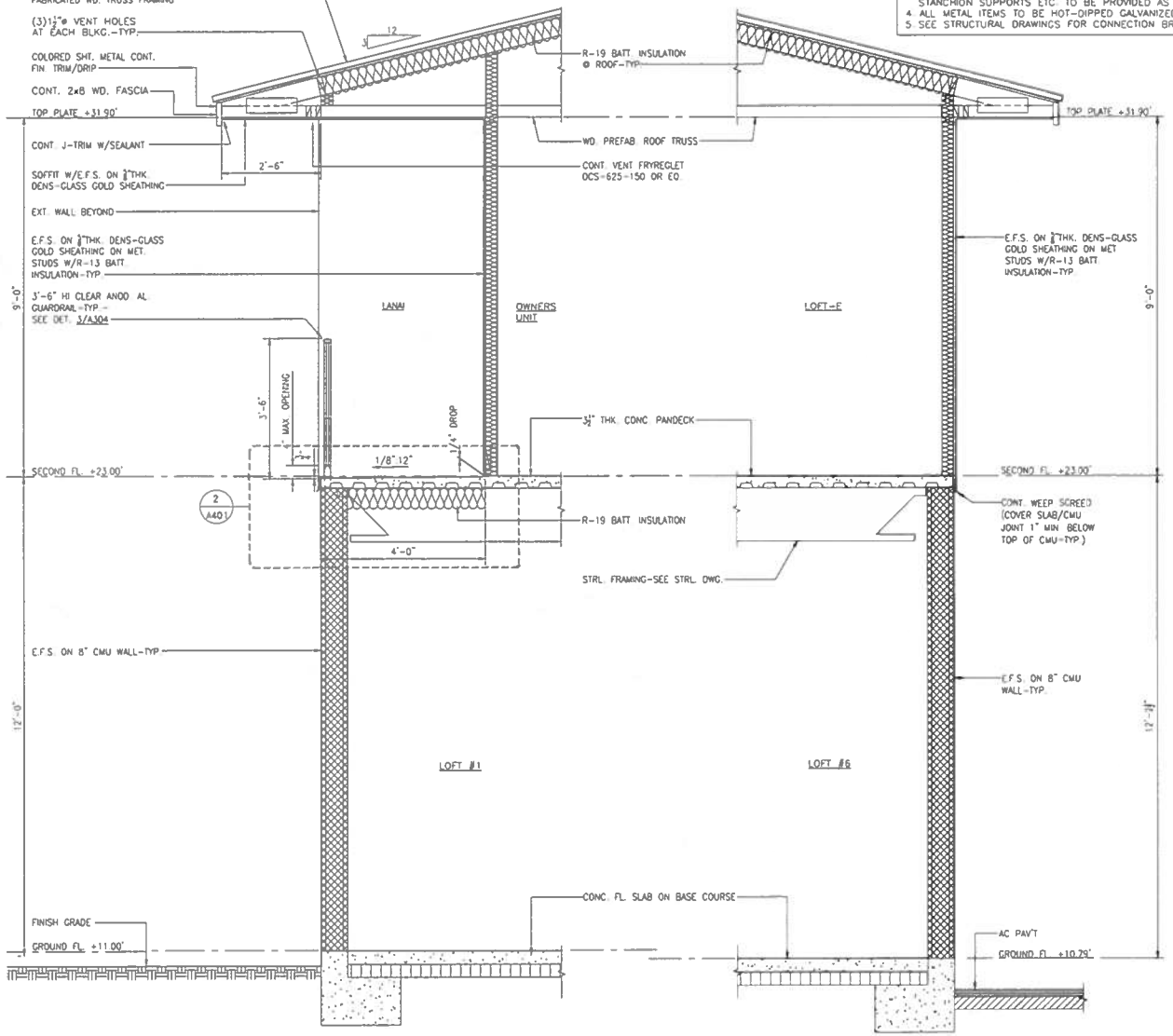
Project Number: 2001
Drawn By: LY, GI
Date: 8-27-21

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

REVISED SHEET

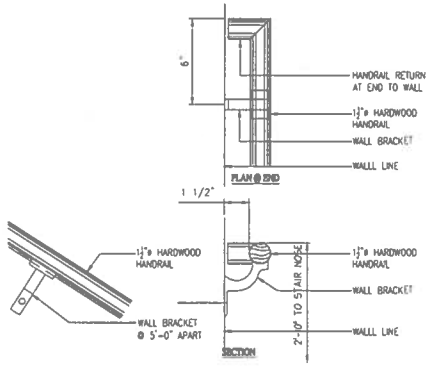
MISCELLANEOUS NOTES:

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.
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.



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: 0 3" 6" 9" 1' — 3"=1'-0"

SCALE: 1' 0 1' 2' 3' — 3/4"=1'-0"

EXHIBIT D-13

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ROY K. YAMAMOTO LICENSED PROFESSIONAL ARCHITECT No. 4643 HAWAII, U.S.A.

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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

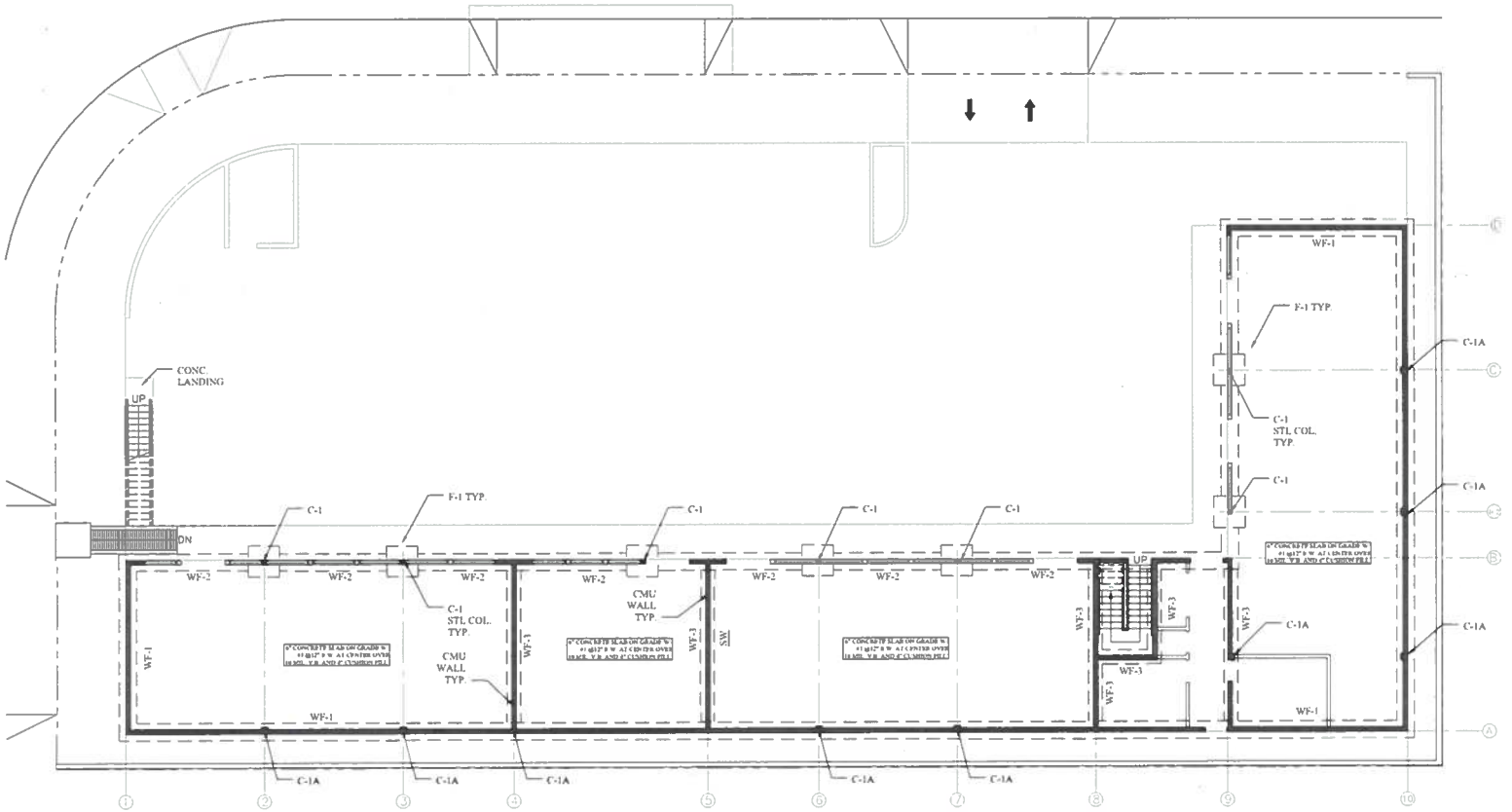
Sheet Title:
WALL SECTIONS, MISC. DETAIL

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 T⌀ 5x5x¼

C-1A 12"x12" CMU COLUMN

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HIANG TEE
LICENSED PROFESSIONAL ENGINEER
No. 9579-E
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 4/30/20

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

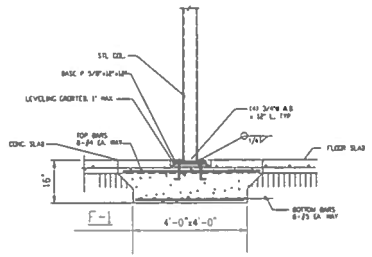
Date: 4-6-2020

Drawing Number:

S201

Sheet ____ of ____

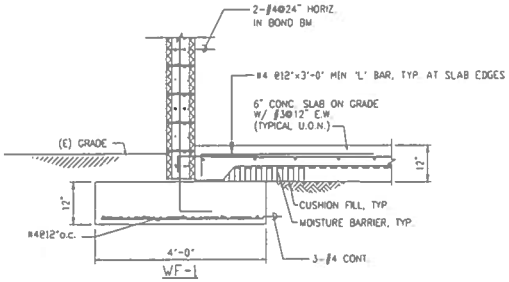
EXHIBIT D-15



D S301 **FOOTING DETAIL**

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

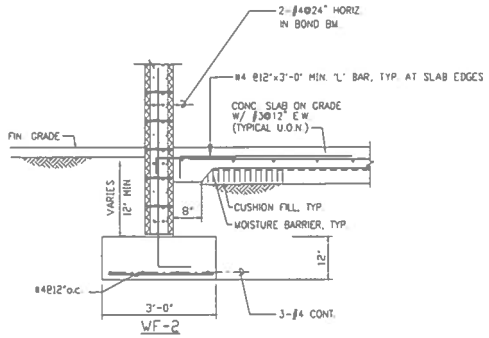
SCALE: 3/4" = 1' - 0"



A S301 **CMU WALL SECTION**

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

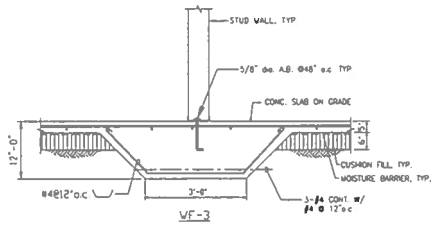
SCALE: 3/4" = 1' - 0"



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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XIANG TEE LICENSED PROFESSIONAL ENGINEER No. 8979-E 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., Nanakuli, HI 96792

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

Sheet Title:

TYPICAL DETAILS

Revisions:

Project Number: 20043

Drawn By: sds

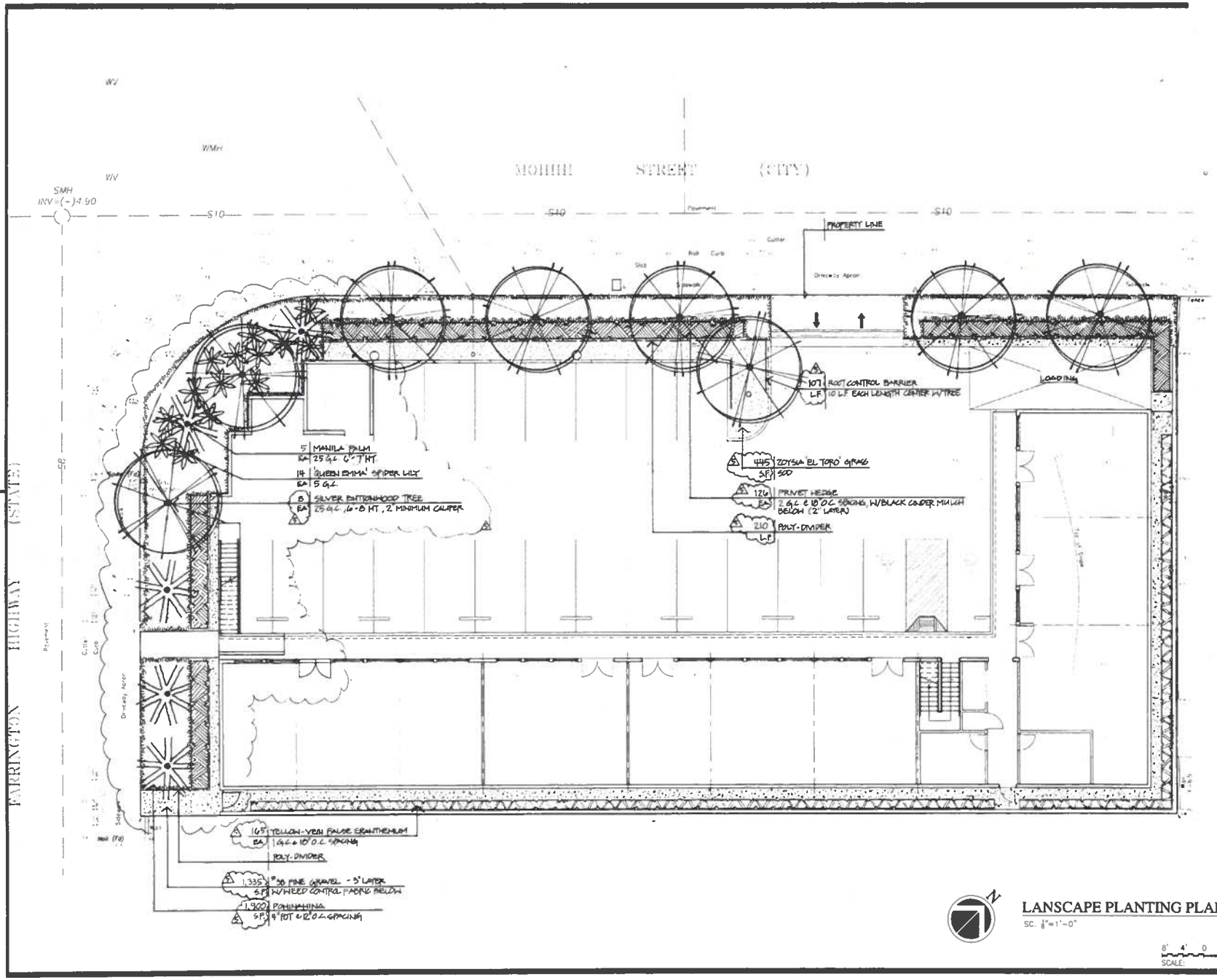
Date: 4-6-2020

Drawing Number:

S301

Sheet ____ of ____

EXHIBIT D-16



LANSCAPE PLANTING PLAN

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

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

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ITH T. HAGIWARA
LICENSED PROFESSIONAL LANDSCAPE ARCHITECT
No. 871
HAWAII, U.S.A.

This work was prepared by me or under my supervision & construction of this project & to 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:

1 PPP COMMENTS 09-04-2025

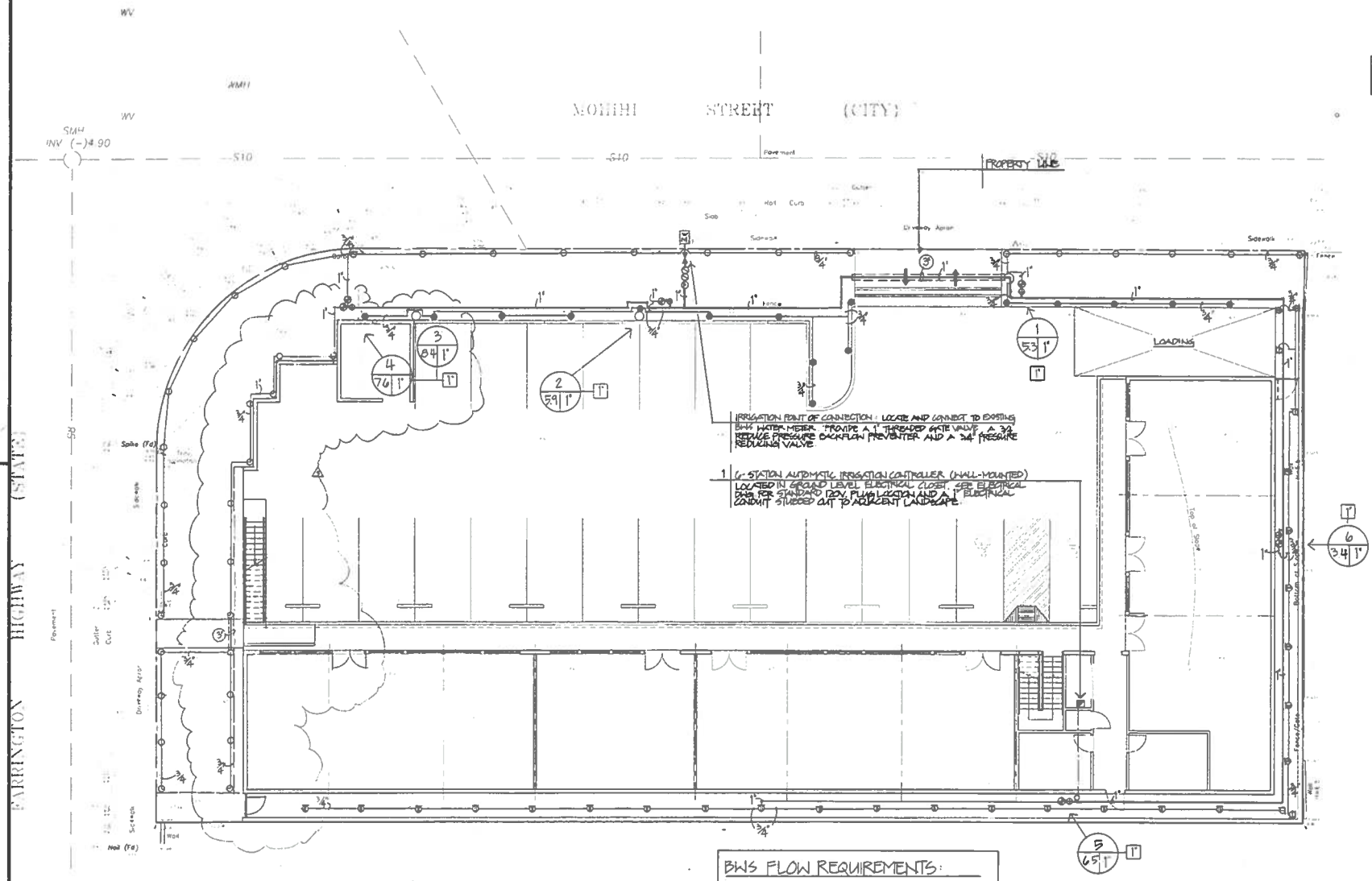
Project Number: 2001
Drawn By: ITH
Date: 8-27-2021

Drawing Number:

L101

Sheet ____ of ____

EXHIBIT D-17



1 IRRIGATION PLAN
1"=1'-0"

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

REVISE ENTIRE SHEET

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KEVIN T. HIGASHI
Licensed Professional Landscape Architect
No. 671
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:

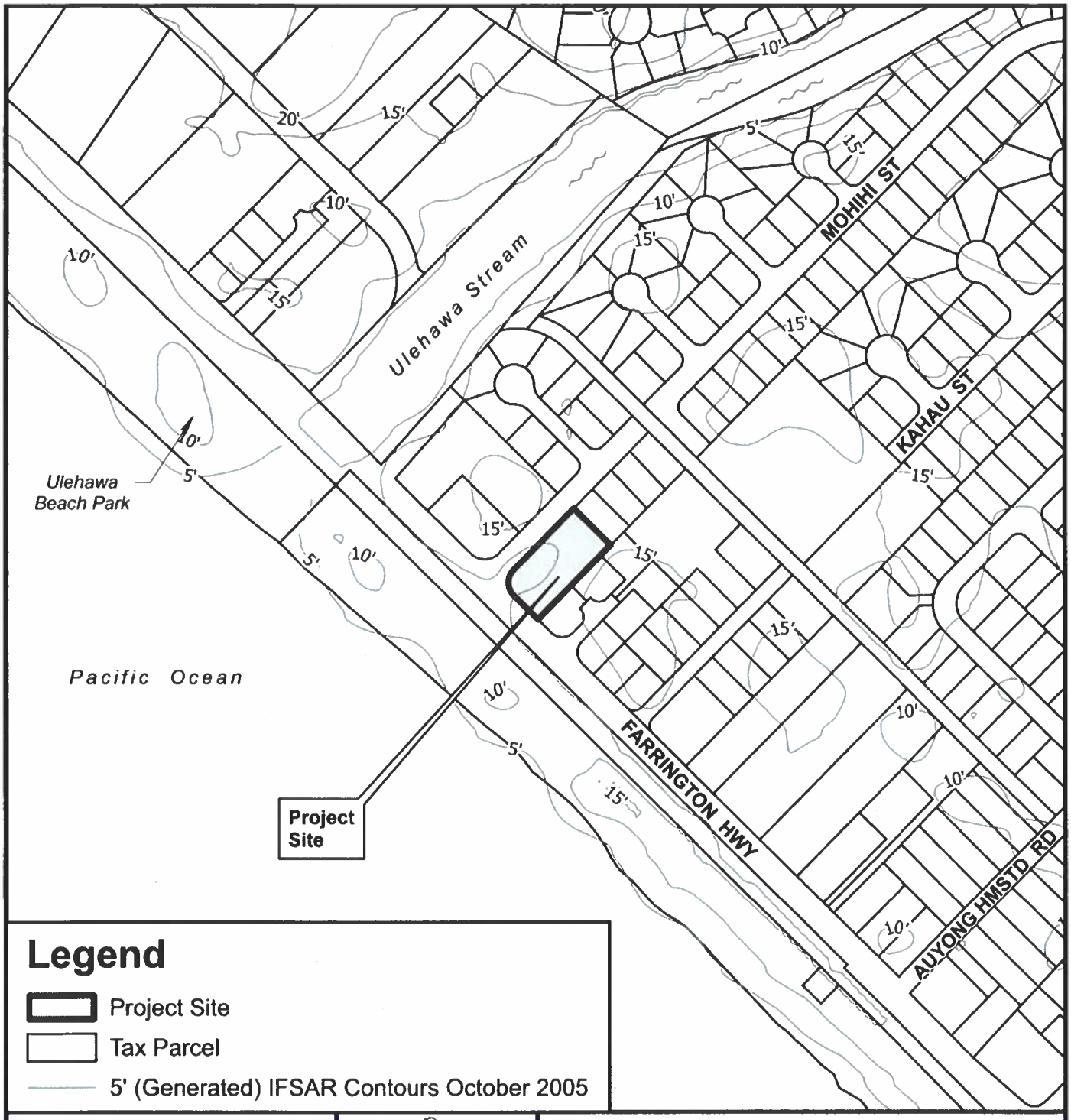
IRRIGATION PLAN

Revisions:

1 DPP COMMENTS 07-04-2025

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

Drawing Number:
L102
Sheet of

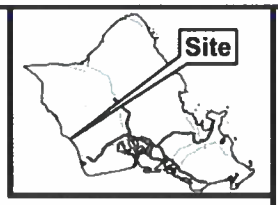


Legend

- 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

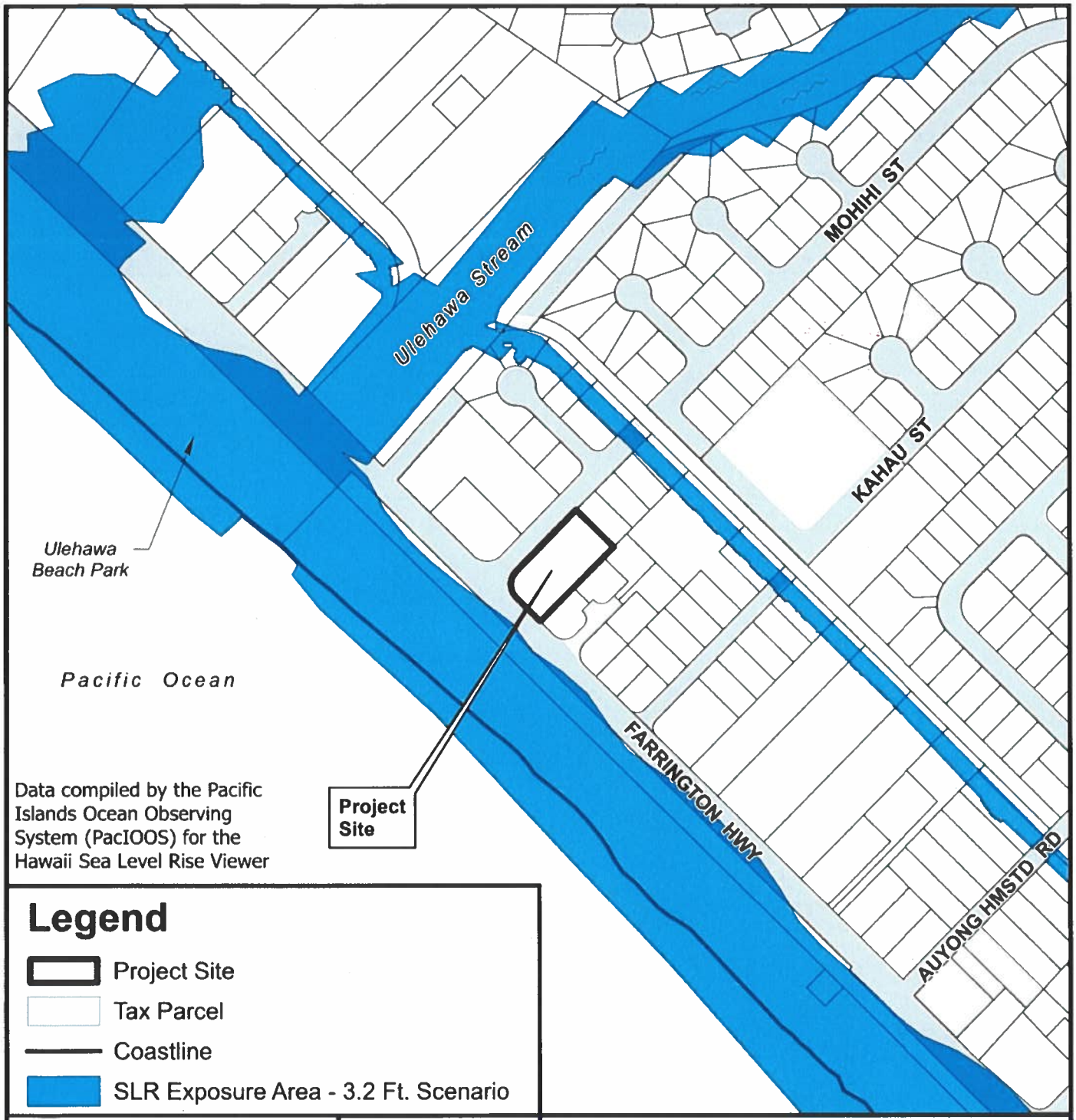
FOLDER NO.: 2026-SMA-20

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Date Prepared: 05/2026

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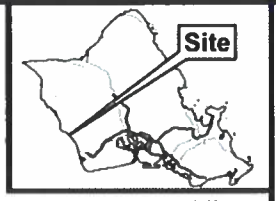
Data compiled by the Pacific Islands Ocean Observing System (PacIOOS) for the Hawaii Sea Level Rise Viewer

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
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City and County of Honolulu

Date Prepared: 05/2026

EXHIBIT F

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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.

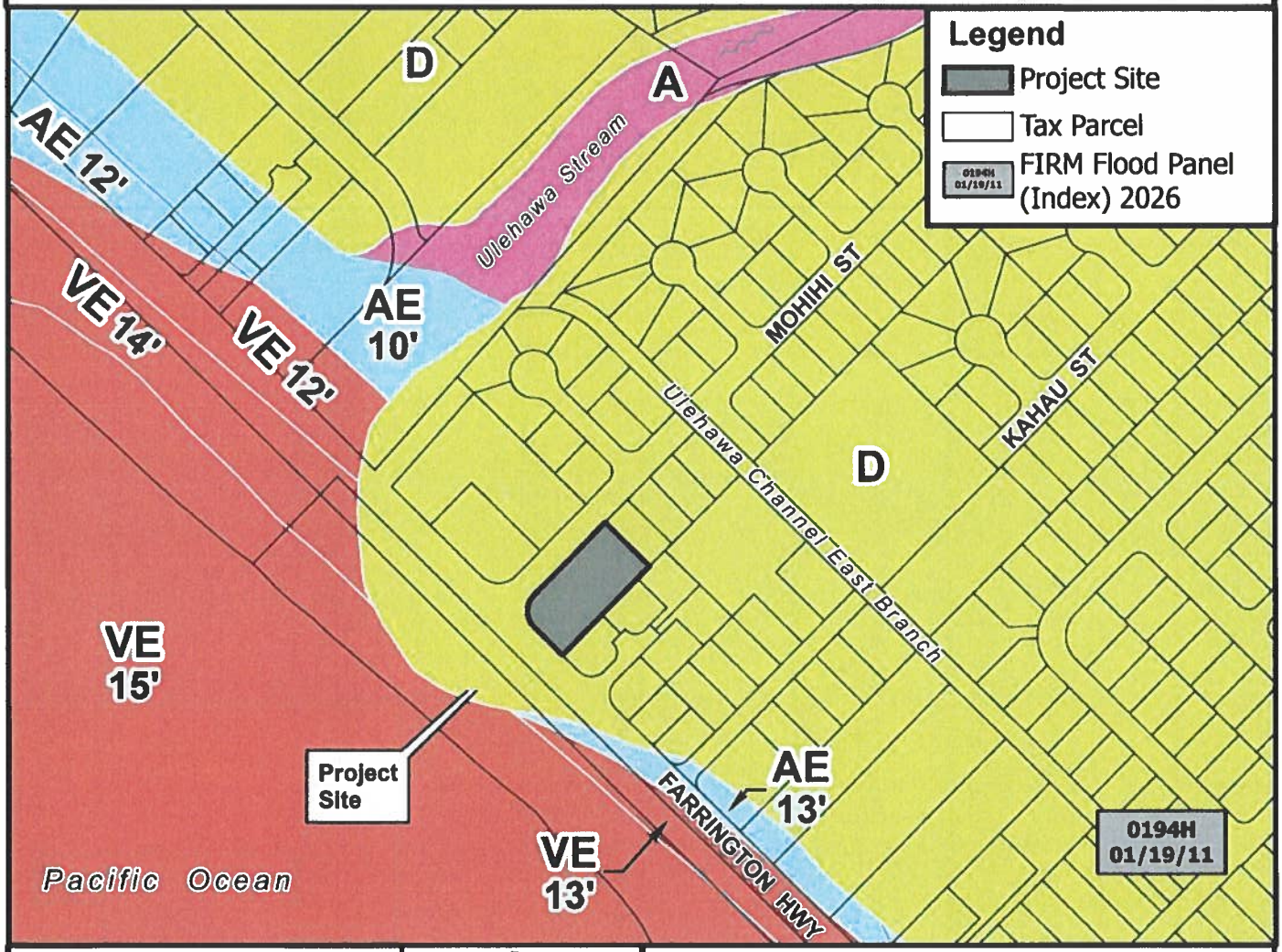
Zone A = No BFE determined

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

FOLDER NO.: 2026-SMA-20

Prepared by: Honolulu Land Information System (HoLIS) - PH
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Date Prepared: 06/2026

EXHIBIT G

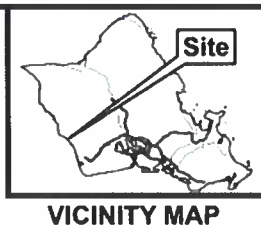
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Legend

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

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

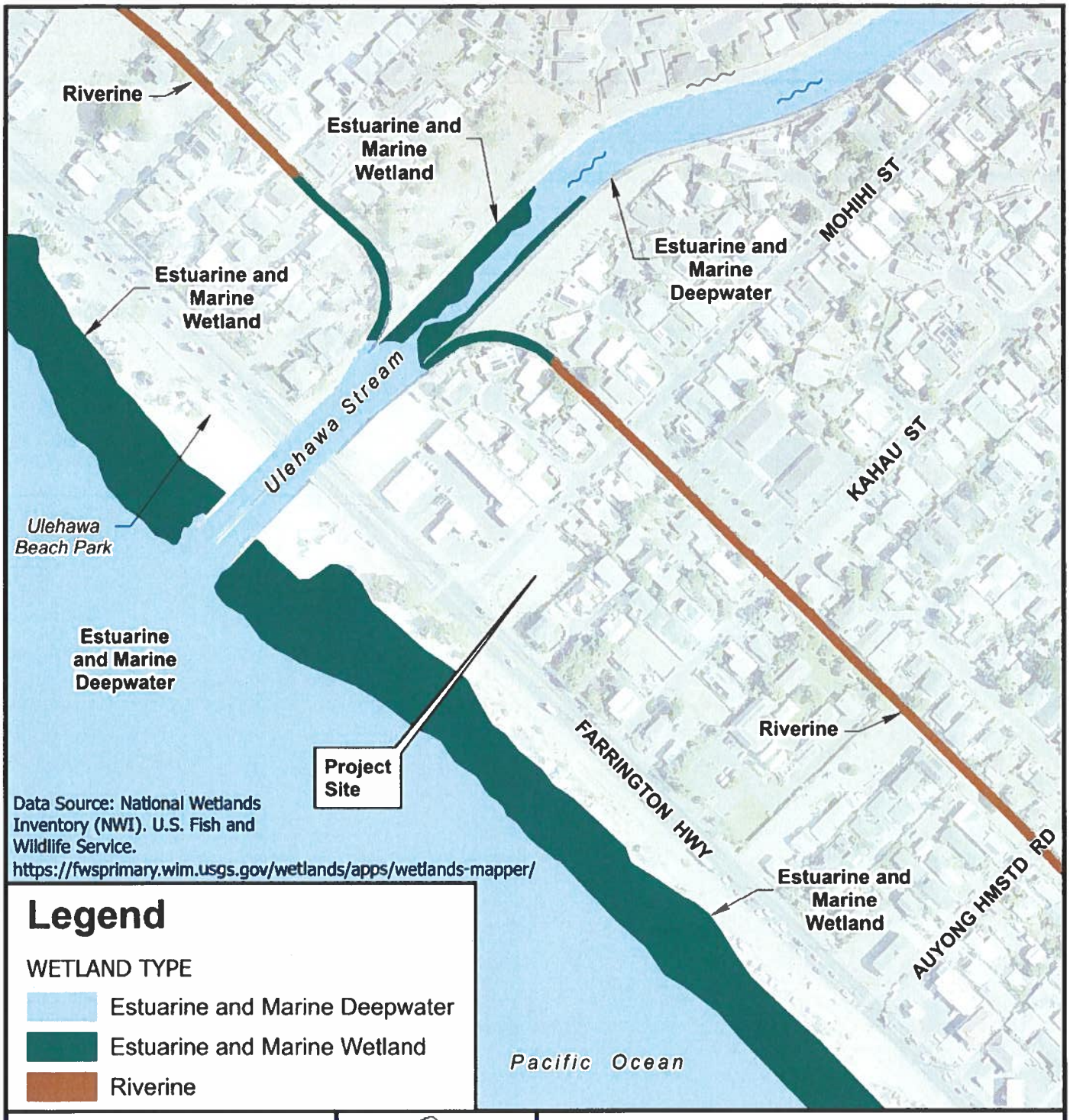
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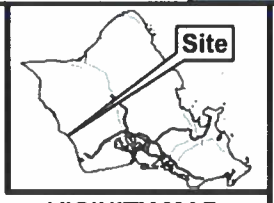
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VICINITY MAP

0 250 500

Distance in Feet

PORTION OF
WETLANDS MAP

LUALUALEI - MAKAHA

TAX MAP KEY: 8-7-035: 005

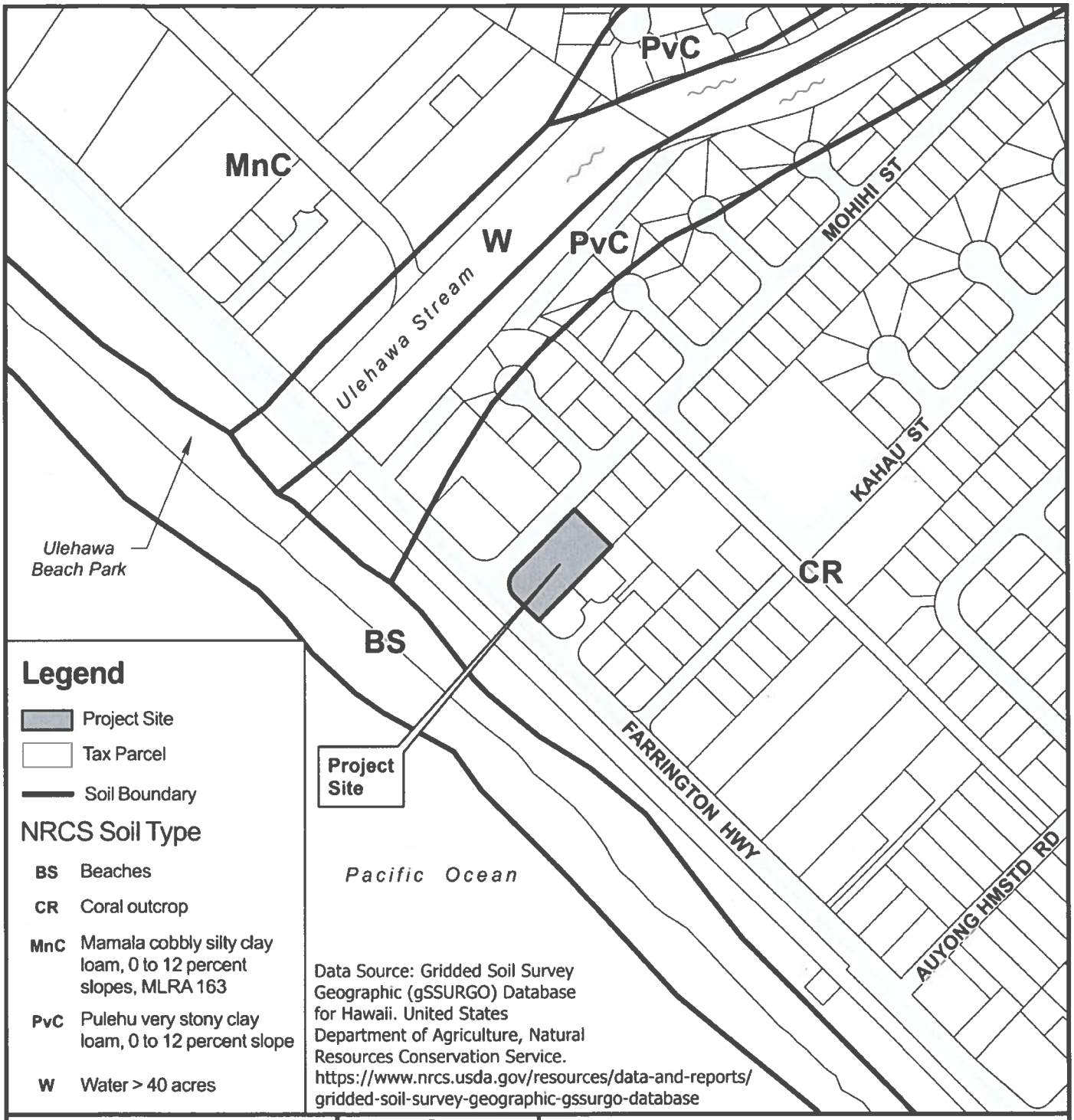
FOLDER NO.: 2026-SMA-20

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Date Prepared: 05/2026

EXHIBIT I

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Legend

- Project Site
- Tax Parcel
- Soil Boundary

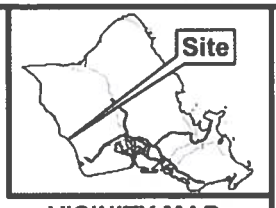
NRCS Soil Type

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

0 250 500

Distance in Feet



VICINITY MAP

PORTION OF SOIL MAP

LUALUALEI - MAKAHA

TAX MAP KEY: 8-7-035: 005

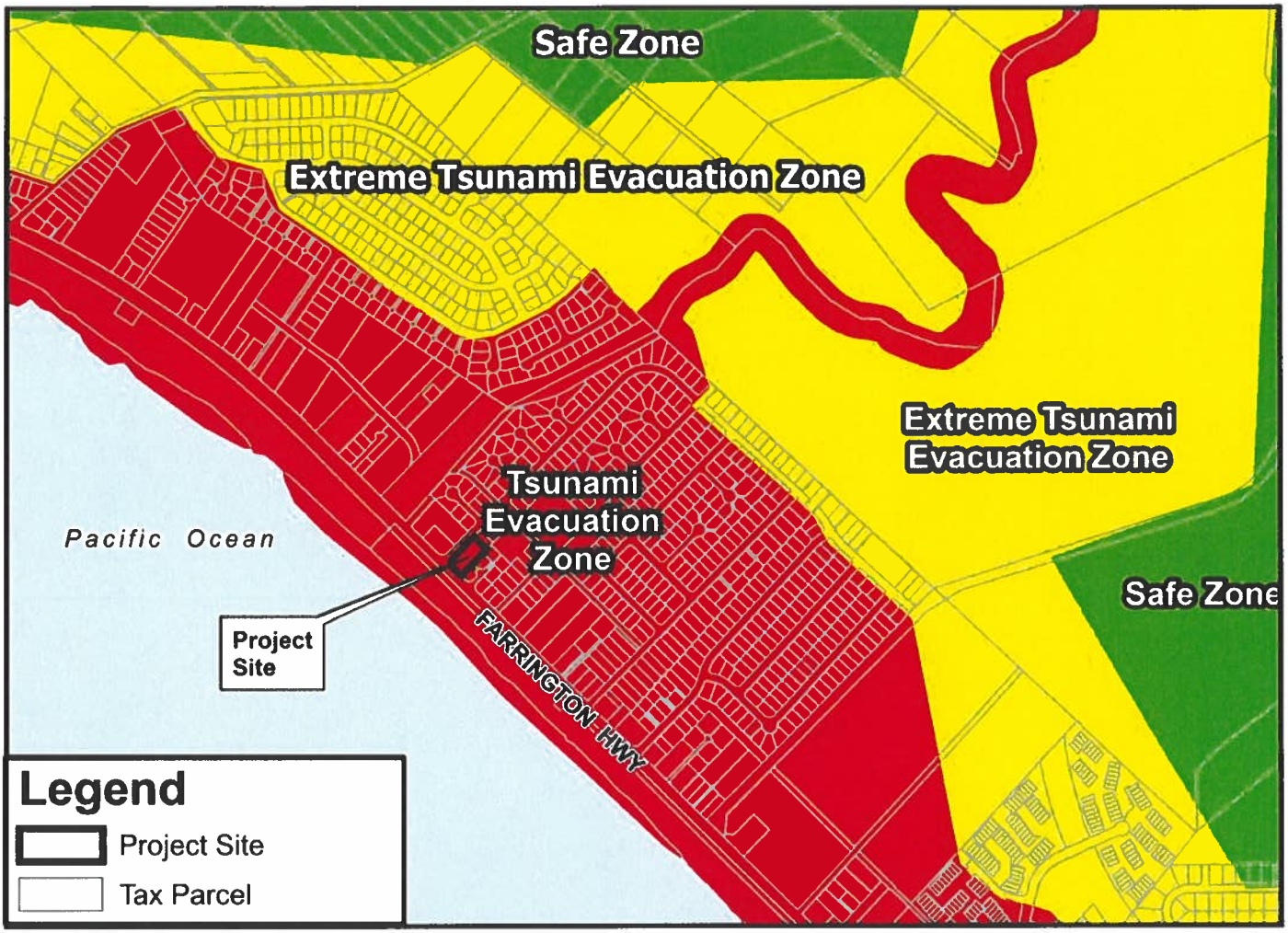
FOLDER NO.: 2026-SMA-20

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Date Prepared: 05/2026

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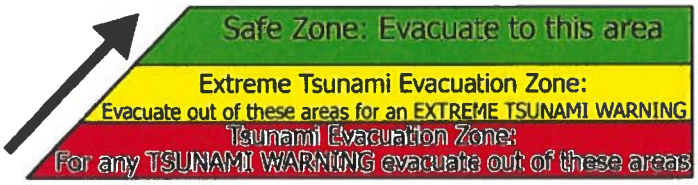


- For most Tsunami Warnings, evacuate out of the Tsunami Evacuation Zone; in the unlikely case of an Extreme Tsunami Warning, evacuate out of the Extreme Tsunami Evacuation Zone
- Remain at least 100 feet away from inland waterways and marinas connected to the ocean due to wave surges and possible flooding
- 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

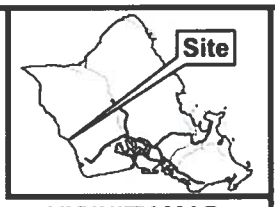
- These maps do not consider the destructive effects of a locally generated tsunami. If you feel shaking, move inland immediately, well inland from the red tsunami evacuation zone

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



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

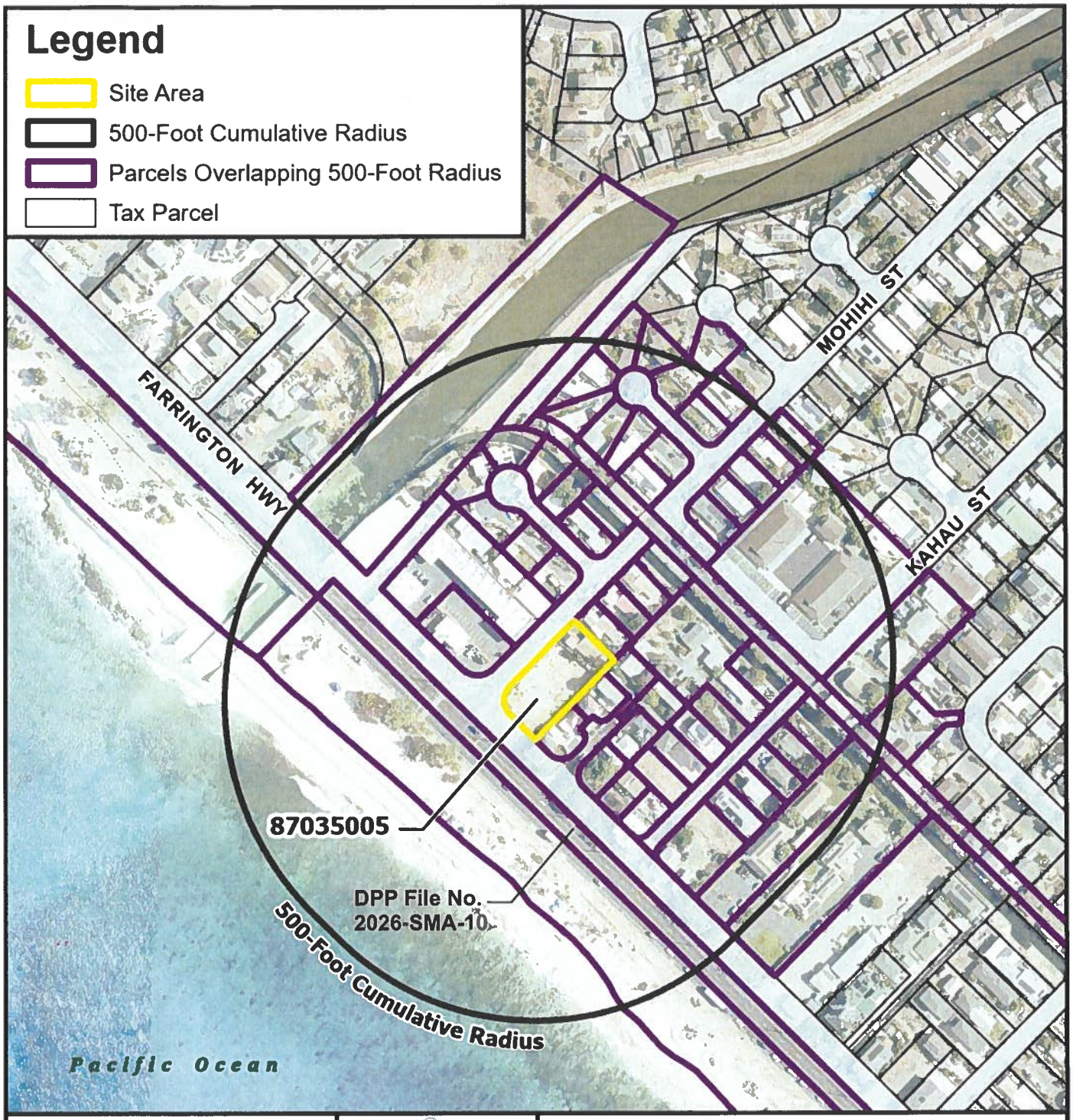
FOLDER NO.: 2026-SMA-20

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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
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City and County of Honolulu

Date Prepared: 06/2026

EXHIBIT L

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