REPORT OF THE COMMITTEE ON ZONING & PLANNING

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

Committee Meeting Held
August 27 2026

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

Mr. Chair:

Your Committee on Zoning & Planning, which considered Resolution 26-168 entitled:

"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,"

transmitted by Departmental Communication 494 (2026) from the Department of Planning and Permitting ("DPP"), dated July 15, 2026, reports as follows:

The purpose of Resolution 26-168 is to grant a Special Management Area ("SMA") Major Permit to Chul Shin and Soon Ae Shin (the "Applicants") to allow for the construction of a new two-story commercial building that includes a caretaker unit, a parking lot, and associated improvements on a 19,737-square-foot non-shoreline lot zoned B-1 Neighborhood Business District, located at 87-1818 Farrington Highway in Nānākuli, O'ahu, and identified as Tax Map Key 8-7-035:005 (the "Project").

The caretaker unit is an accessory use that is allowed in the B-1 Neighborhood Business District.

The Project site is currently vacant and undeveloped, but was previously used for a gas station. No hazardous materials from the gas station use are known to exist on the site, and the State Department of Health database on Hawai'i Underground Storage Tanks indicates that the site's four gas tanks were closed and removed in September 1990.

ADOPTED ON SEP 9 2026

COMMITTEE REPORT NO. 253 (26)

In March 2026, the DPP issued a finding of no significant impact on the Project's Environmental Assessment.

Ke'ala Pono Archaeological Consulting prepared a Literature Review and Field Inspection, and Ka Pa'a Kai analysis for the Project site. No historic resources, cultural practices, or cultural resources have been identified within the Project site.

The Project site is not anticipated to be impacted by 3.2 feet of sea level rise by the year 2100. The Project proposes to import approximately 250 cubic yards of structural fill material and 153 cubic yards of drain rock. To mitigate any transfer of invasive species, including from construction equipment, the proposed CD1 includes a condition requiring the Applicant to comply with certain protocols to minimize the spread of invasive species.

SMA Major Permits are designed to protect coastal resources, so when the Council considers approval of an SMA Major Permit, the area of consideration is focused on this primary purpose, and whether the project application meets the policies and objectives of applicable laws related to protecting coastal resources. Among the policies and objectives listed in the State Coastal Zone Management law is to manage development in the coastal zone. The proposed CD1 includes a condition addressing traffic impacts of the Project.

The Project is not expected to significantly impact peak hour traffic operations. In response to a request from the State Department of Transportation, the Applicant prepared avoidance and minimization measures related to traffic impacts, which were incorporated into the Project's Final Environmental Assessment. The proposed CD1 requires the Applicant to implement these traffic impact avoidance and minimization measures.

The Applicant prepared a Traffic Assessment Report ("TAR") as part of the March 2026 Final Environmental Assessment, so the TAR is recent; however, the DPP Traffic Review Branch requested that the TAR be updated, so this condition is included in the proposed CD1.

The proposed CD1 includes a condition requiring the Applicant to submit a Construction Management Plan prior to the issuance of any demolition permit or building permit for the Project, which was recommended by the DPP. The Project is a corner zoning lot at the intersection of Farrington Highway, which is a busy four-lane highway, and Mōhihi Street, which is a narrow two-way street. Project access will be from Mōhihi Street, but it appears there is an existing former access driveway from Farrington Highway. There are also bus stops on Farrington Highway close to the Project site. The condition is meant to mitigate possible safety hazards from heavy construction vehicles during Project construction.

Your Committee notes that the DPP, after a public hearing held on June 5, 2026, recommends approval of the SMA Major Permit, subject to the conditions set forth in the Resolution.

At your Committee's meeting on August 27, 2026, the Applicant's agent provided a presentation of the proposed Project and responded to questions from Councilmembers.

With regard to tenant mix, the Applicant's agent indicated that similar commercial buildings on the west side of O'ahu include small commercial enterprises on the ground floor, and small office uses on the second floor. The Project's caretaker unit will be on the second floor. The community has expressed interest in a laundry mat tenant, so that is a possibility.

The Applicant's agent stated that the Project's driveway will be on Mohiki Street. The Hawaii Department of Transportation opposes a driveway off Farrington Highway.

The DPP Land Use Permitting Division Chief testified in support of the CD1 version of the Resolution.

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

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

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

A. Amends the title of the resolution to read as follows:

"GRANTING A SPECIAL MANAGEMENT AREA MAJOR PERMIT TO ALLOW FOR THE CONSTRUCTION OF A NEW COMMERCIAL BUILDING THAT INCLUDES A CARETAKER UNIT, A PARKING LOT, AND ASSOCIATED IMPROVEMENTS IN NĀNĀKULI, O'AHU."

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

C. Amends the third WHEREAS clause to change the date the Department of Planning and Permitting completed its report and transmitted its findings and recommendation of approval to the City Council from July 20, 2026, to July 15, 2026.

D. Amends Condition B, relating to the Project's traffic impacts, to:

1. Add a Condition B.1 to require the Applicant to implement the traffic impact avoidance and minimization measures that the Applicant prepared in response to a request from the State of Hawai'i Department of Transportation, which were incorporated into the Project's Final Environmental Assessment; and

2. Add a Condition B.2 to specify that prior to the issuance of any demolition permits or building permits for major construction work, the Applicant is required to submit to the DPP Traffic Review Branch for its review and approval:

    a. A construction management plan that addresses potential impacts on the surrounding neighborhood during Project construction, including impacts from construction vehicles and construction-related activities; and

    b. An updated Traffic Assessment Report that reflects the current Project scope and existing traffic operations.

E. Amends the BE IT FINALLY RESOLVED clause to add the names and street address for the Applicant.

F. Makes miscellaneous technical and nonsubstantive amendments.

Your Committee finds, pursuant to § 205A-26, Hawaii Revised Statutes ("HRS"), and § 25-4.1, Revised Ordinances of Honolulu 2021 ("ROH"), and in agreement with the conclusion of the DPP in Departmental Communication 494 (2026), that:

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

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

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

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

REPORT OF THE COMMITTEE ON ZONING & PLANNING

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

Your Committee on Zoning & Planning is in accord with the intent and purpose of Resolution 26-168, as amended herein, and recommends its adoption in the form attached hereto as Resolution 26-168, CD1. (Ayes: Cordero, Kia'āina, Okimoto, Tupola, Waters – 5; Noes: None.)

Respectfully submitted,

Esther Kia'āina
Committee Chair

ADOPTED ON SEP 9 2026

COMMITTEE REPORT NO. 253 (26)

HONOLULU CITY COUNCIL

KE KANIHELA O KE KALANA O HONOLULU

CITY AND COUNTY OF HONOLULU

No. **26-168, CD1**

RESOLUTION

GRANTING A SPECIAL MANAGEMENT AREA MAJOR PERMIT TO ALLOW FOR THE CONSTRUCTION OF A NEW COMMERCIAL BUILDING THAT INCLUDES A CARETAKER UNIT, A PARKING LOT, AND ASSOCIATED IMPROVEMENTS IN NĀNĀKULI, O'AHU.

WHEREAS, on April 21, 2026, the Department of Planning and Permitting ("DPP") accepted the application (File No. 2026-SMA-20) from 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 that includes a caretaker unit, a parking lot, and associated improvements on an approximately 19,737-square-foot non-shoreline lot zoned B-1 Neighborhood Business District, located at 87-1818 Farrington Highway in Nānākuli, 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 15, 2026, within 45 calendar days after the close of the public hearing, the DPP, having duly considered all evidence and the objectives, policies, and guidelines, as established in §§ 25-3.1 and 25-4.1, Revised Ordinances of Honolulu 2021 ("ROH"), and §§ 205A-2 and 205A-26, Hawaii Revised Statutes ("HRS"), completed its report and transmitted its findings and recommendation of approval to the City Council ("Council"); and

WHEREAS, the Council, having received the findings and recommendation of the DPP on 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, subject to the conditions enumerated below; now, therefore,

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

A. 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. To address traffic impacts directly attributed to the Project:

1. The Applicant shall implement the traffic impact avoidance and minimization measures that the Applicant prepared in response to a request from the State of Hawai'i Department of Transportation, which were incorporated into the Project's Final Environmental Assessment.

2. Prior to the issuance of any demolition permits or building permits for major construction work, the Applicant shall submit to the DPP Traffic Review Branch for its review and approval:

   a. A construction management plan that addresses potential impacts on the surrounding neighborhood during Project construction, including impacts from construction vehicles and construction-related activities; and

   b. An updated Traffic Assessment Report that reflects the current Project scope and existing traffic operations.

C. To recognize the potential for adverse impacts related to coastal hazards, including but not limited to flooding, storm surge, and tsunamis, 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) 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 at the Project site, 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 SHPD has assessed the impact and has made further recommendations for mitigative activity. This requirement 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, marine, and terrestrial fauna that may frequent or traverse the vicinity of the Project site, the Applicant is responsible for the following.

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

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

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

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

5. 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 endangered, threatened, or otherwise protected avian species, including migratory birds and Hawaiian seabirds and waterbirds, prior to and during Project construction as follows:

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

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

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

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

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

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

    d. If there is a delay of three or more workdays during the active Project construction period, before work may resume, the qualified biologist must conduct subsequent nest surveys for any new nests

that Hawaiian seabirds or protected migratory birds may have attempted to establish.

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

7. 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 building permit 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 approximately 250 cubic yards of structural fill material and approximately 153 cubic yards of drain rock. No importation of soil fill material is proposed.

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

3. Prior to the commencement of any ground-disturbing or construction activities, and upon the arrival of any new workers to the Project site, a

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

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

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

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

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

G. The Applicant shall obtain a construction permit or building permit for the Project within 36 months after the effective date of this SMA Major Permit. Failure to obtain a construction permit or building permit within this period will render this

SMA Major Permit null and void; provided that this period may be extended as follows:

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

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

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

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

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

    the extension will be deemed to be denied.

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

HONOLULU CITY COUNCIL

KE KANIHELA O KE KALANA O HONOLULU

CITY AND COUNTY OF HONOLULU

No. **26-168, CD1**

RESOLUTION

BE IT FINALLY RESOLVED that copies of this resolution be transmitted to Kyung Chul Shin and Soon Ae Shin, 99-045 Hōkio Place, ʻAiea, Hawaiʻi, 96701; Planning Solutions, Inc., James T. Hayes, Pacific Park Plaza, Suite 910, 711 Kapiʻolani Boulevard, Honolulu, Hawaiʻi 96813-5213; Dawn Takeuchi Apuna, Director of Planning and Permitting, 650 South King Street, 7th Floor, Honolulu, Hawaiʻi 96813; and Mary Alice Evans, Director of the State of Hawaiʻi Office of Planning and Sustainable Development, Attention: Coastal Zone Management Branch, P.O. Box 2359, Honolulu, Hawaiʻi 96804-2359.

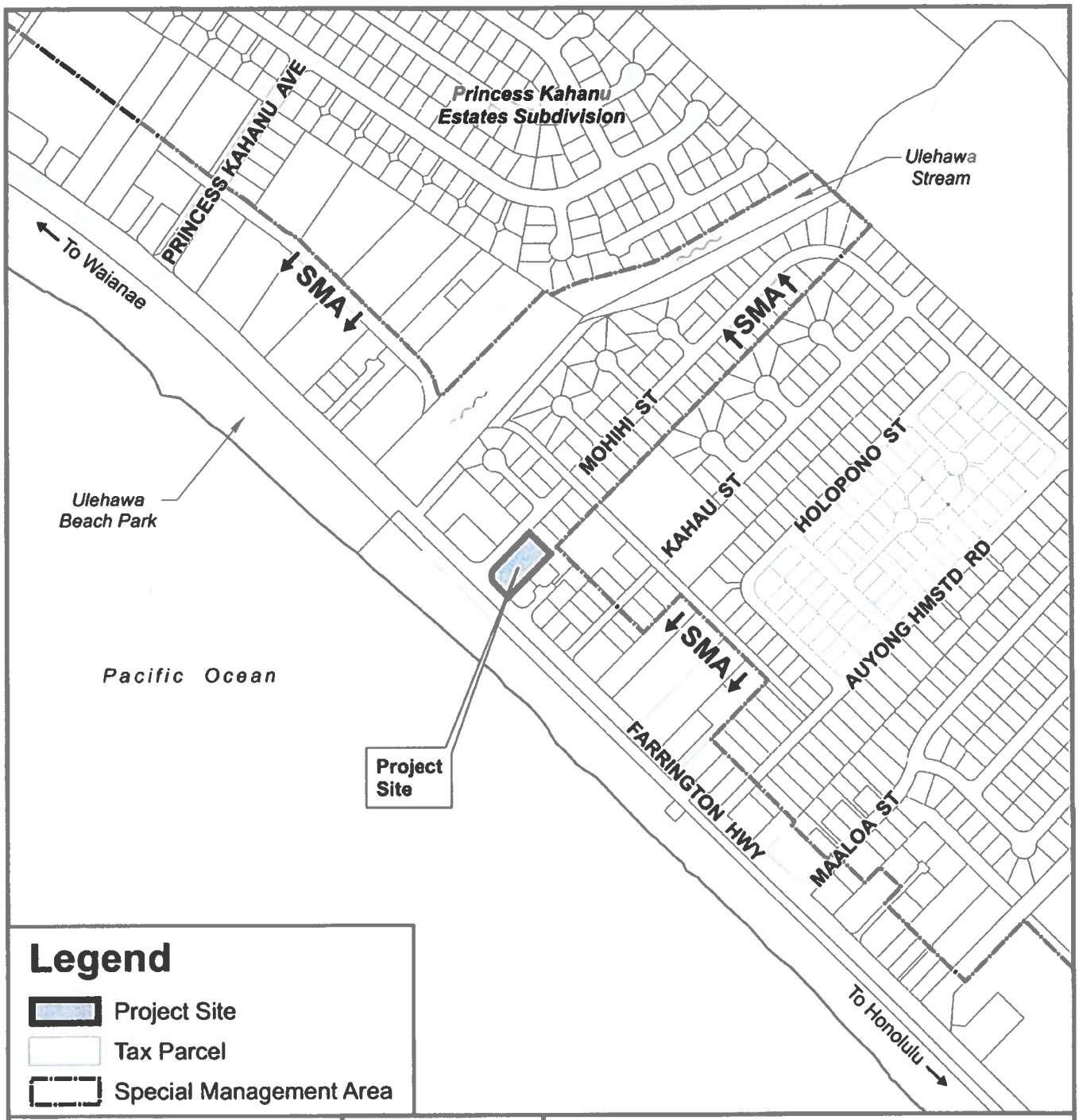
INTRODUCED BY:

Tommy Waters (br)

DATE OF INTRODUCTION:

July 21, 2026
Honolulu, Hawaiʻi

Councilmembers

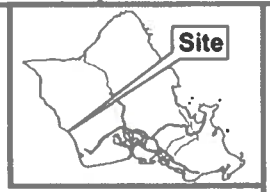


Legend

- 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

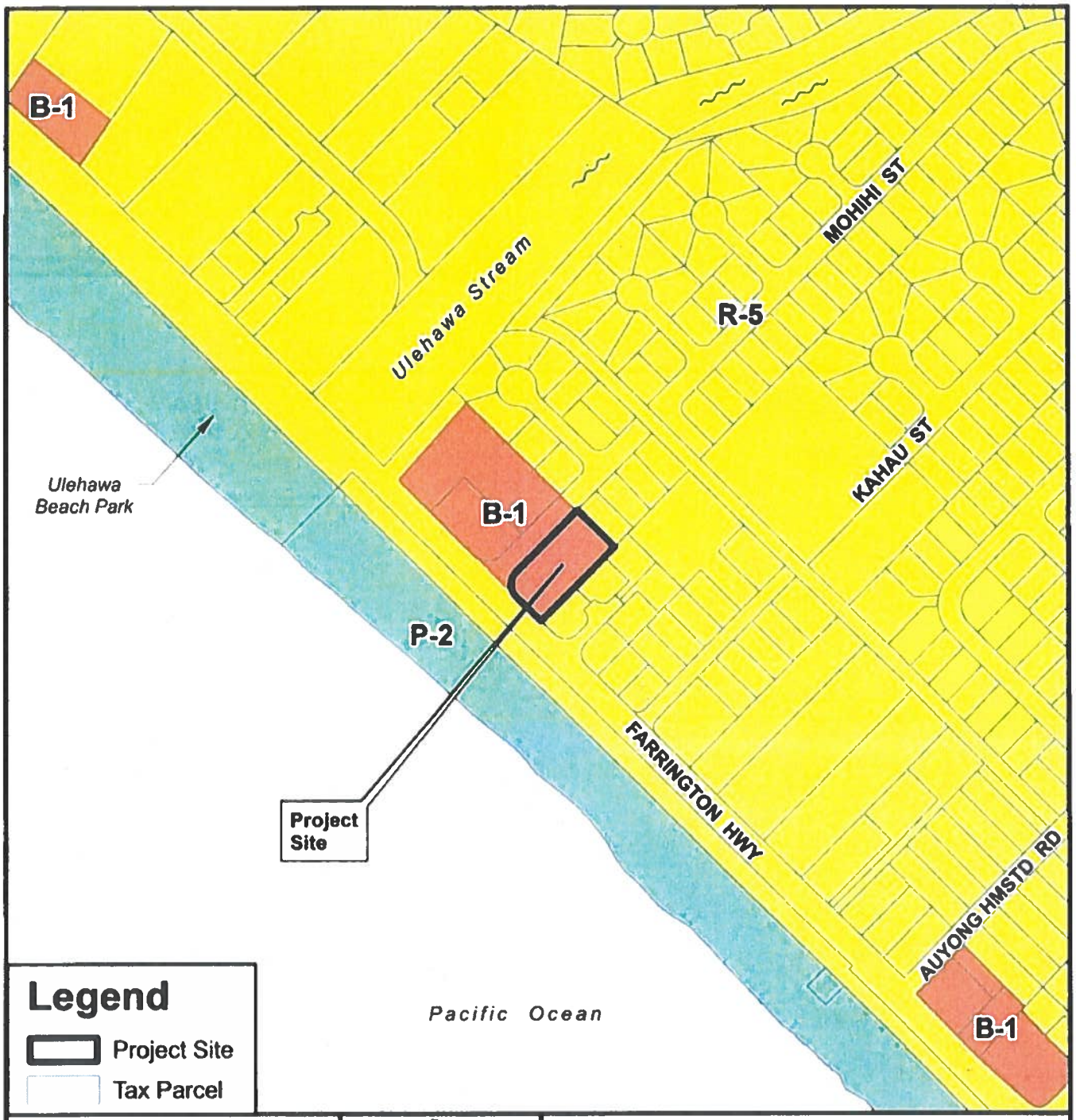
FOLDER NO.: 2026-SMA-20

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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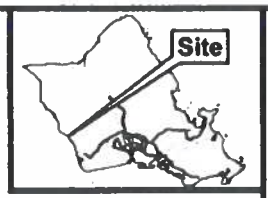


Legend

- 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

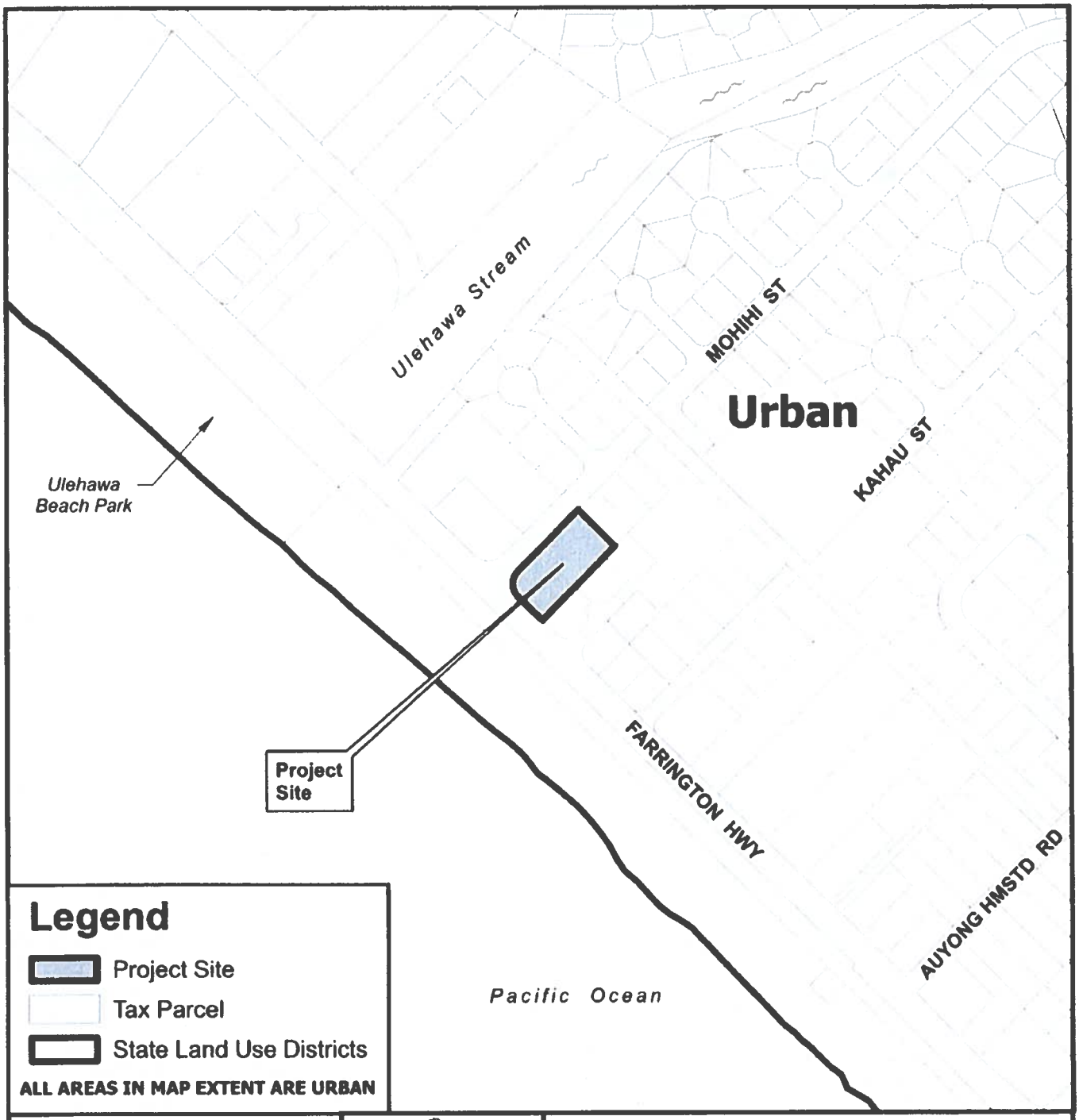
FOLDER NO.: 2026-SMA-20

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.), AS AMD 93-39)

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.

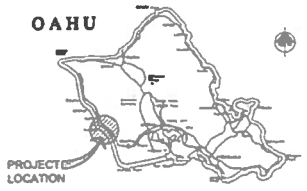
10.8.1.1 AS NECESSARY DURING EMERGENCIES, MAINTENANCE, DRILLS, PRESCRIBED TESTING, ALTERATIONS, OR REMODELING, PORTABLE OR FIXED FIRE-EXTINGUISHED SYSTEMS OR DEVICES OR ANY FIRE-WARNING SYSTEM SHALL BE PERMITTED TO BE MADE INOPERATIVE OR INACCESSIBLE. A FIRE WATCH SHALL BE REQUIRED AS SPECIFIED IN SECTIONS 13.3.4.3.2(3), 13.7.1.4, 16.9.4, 29.2.3.6, 34.6.3.3, 41.2.2.6, 41.2.6, 41.3.4, 41.4.1, 34.3.4.3, AND 25.1.8 AT NO COST TO THE AHJ. NFPA 1, 2018, AS AMENDED

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	
M-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
G01	1	TITLE SHEET, FIRE DEPT. & GENERAL NOTES, DRAWING INDEX, L.U.O. & BUILDING CODE DATA, LOCATION & VICINITY MAPS
G02	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 MEN'S/WOMEN'S & 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 MEN'S/WOMEN'S 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.

_____ Building Component Systems
_____ Electrical Component Systems
_____ Mechanical Component Systems

Signature: _____ Date: 8-27-21
Name: Roy K. Yamamoto
Title: Architect
License No. 6469

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.
		LOFT E	1,001 S.F.
		STAIR	117 S.F.
PR/ELEC/CORR/ CUST/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
1. 9,627 S.F./500 S.F. = 19.25 = 19 STALLS
2. 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)

BUILDING CODE DATA

TYPE OF CONSTRUCTION	TYPE V B
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
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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www.royarchitect.com

LICENSED PROFESSIONAL ARCHITECT No. 6469 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

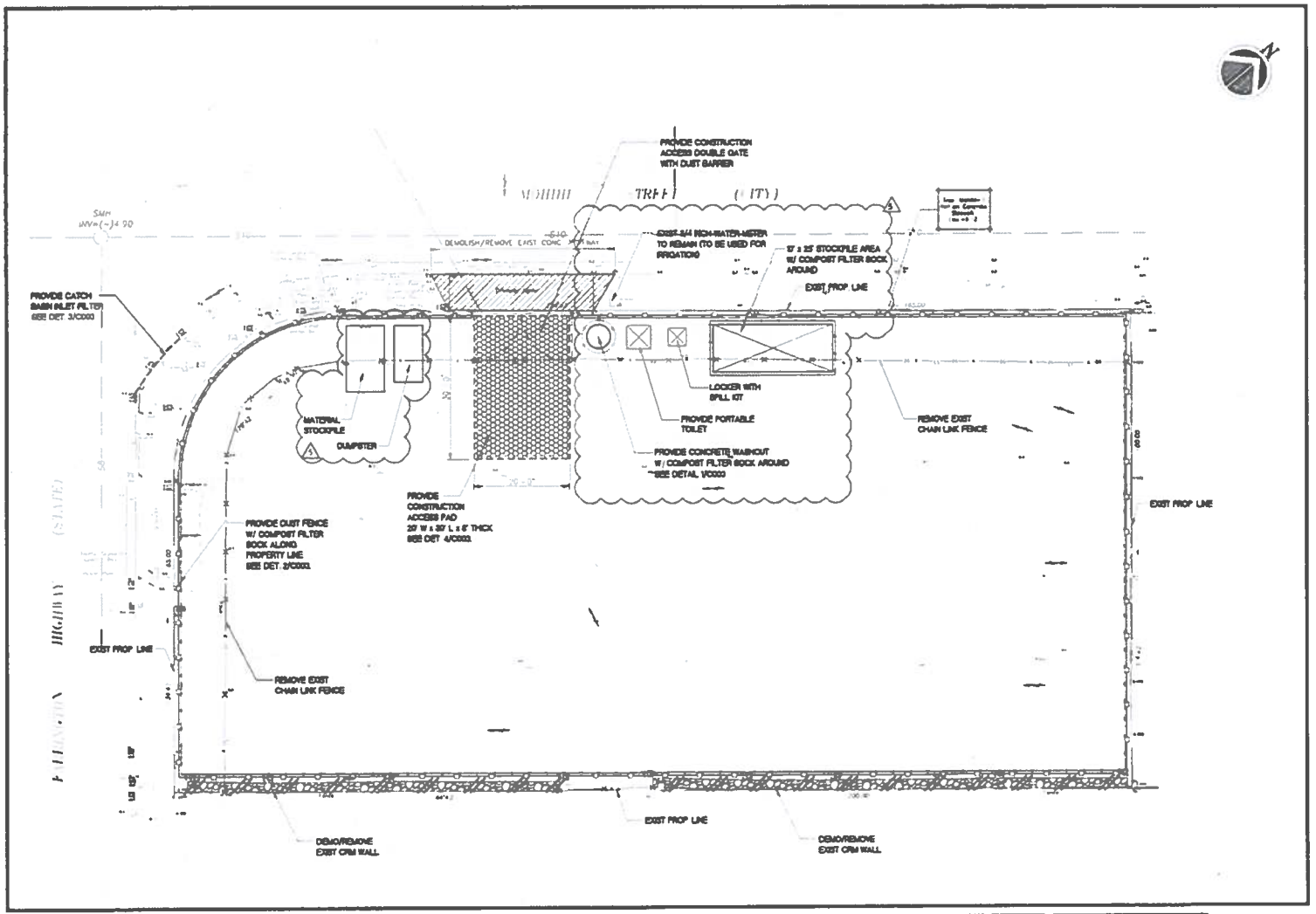
Sheet Title:
TITLE SHEET, FIRE DEPT. & GENERAL NOTES, DRAWING INDEX, L.U.O. & BUILDING CODE DATA, LOCATION & VICINITY MAPS

Revisions:
1. FIRE #1 8-11-21
2. FIRE #2 8-18-22
3. PLANS #1 8-19-22
4. REVISIONS 9-24-25
5. REVIEW COMMENTS 10-06-25

Project Number: 2001
Drawn By: [illegible]
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 ON FRONT
- PROPERTY LINE

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

Roy K. Yamamoto Architect, AIA Inc
Architecture & Planning

Project Name

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

TMK 8-7-015 005

Sheet Title

ESCP & DEMO PLAN

Revisions

5 REVIEW COMMENTS 9/4/2025

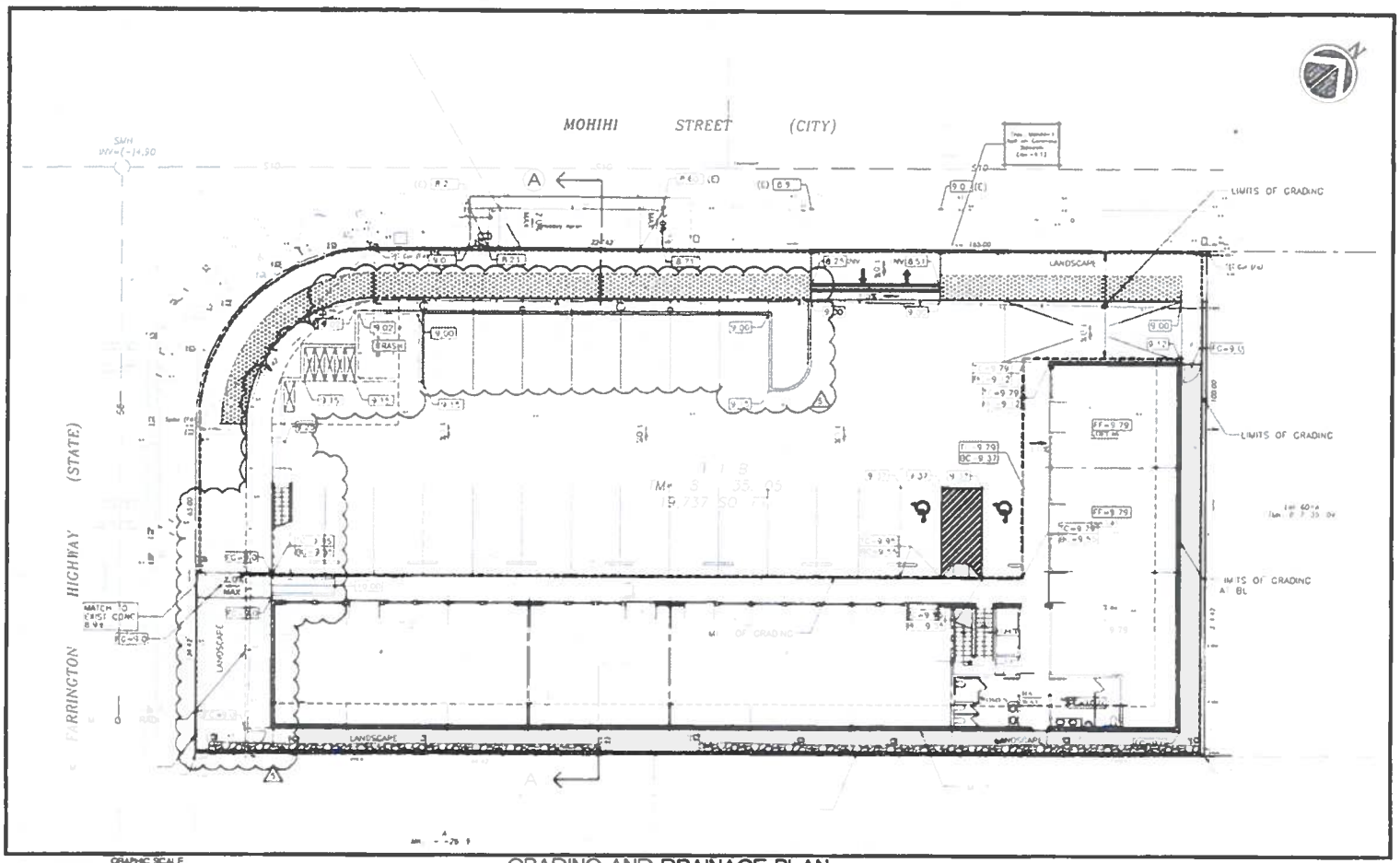
Project Number 3418
Drawn By RDL
Date FEB 2025

Drawing Number

C101

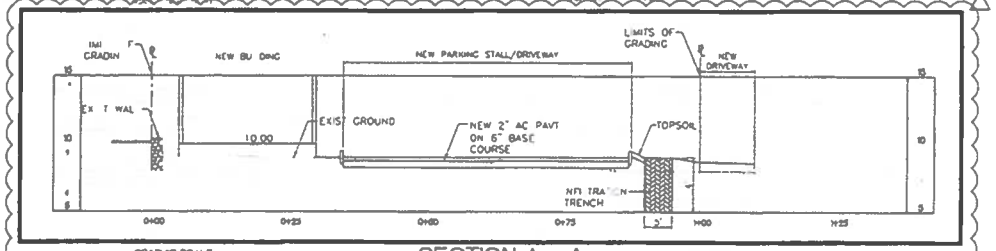
Sheet ___ of ___

EXHIBIT D-3



GRADING AND DRAINAGE PLAN
SCALE: 1" = 10'

GRAPHIC SCALE



GRAPHIC SCALE

SECTION A - A
SCALE HORIZ 1" = 10'
VERT 1" = 10'

EARTHWORK QUANTITIES

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ALAN T. OKAMOTO LICENSED PROFESSIONAL ENGINEER HAWAII, U.S.A.

This work was prepared by me or under my supervision & construction of this project will be under my observation. (Certificate expires 4/30/25)

Project Name

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

TMK (1) 8-7-011:005

Sheet Title:

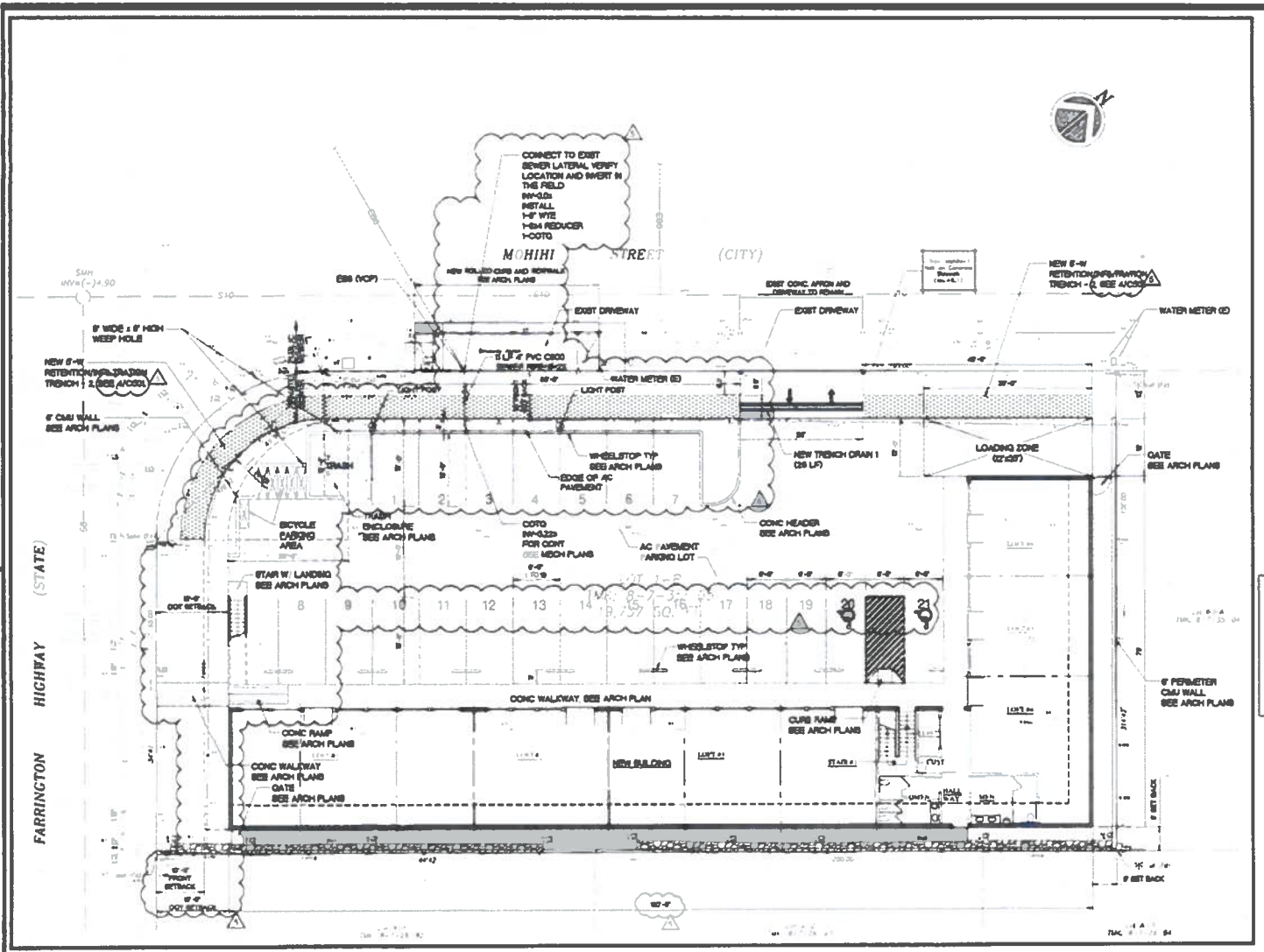
GRADING AND DRAINAGE PLAN

Revisions
1 REVIEW COMMENTS 9/4/2025

Project Number 2418
Drawn By RDL
Date FEB 2025

Drawing Number
C102
Sheet ____ of ____

EXHIBIT D-4



SITE AND UTILITY PLAN

GRAPHIC SCALE

SCALE: 1" = 10'

INSPECTION NOTE:

1. SITE PIPING CONTRACTOR TO COORDINATE INSPECTIONS WITH THE CITY'S PLUMBING INSPECTION, SECTION (209 UPC103.)

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.

LEGEND

EXISTING		NEW
	WATER	
	SEWER	
	DRAIN	
	EFDC	
	EFSB	

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ALAN T. OKAMOTO LICENSED PROFESSIONAL ENGINEER HAWAII, U.S.A.

This work was prepared by me or under my supervision & construction of this project is to under my supervision (expiration date 4/30/25)

Project Name

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

T.M.K 8-7-015 005

Sheet Title

SITE AND UTILITY PLAN

Revisions

1 REVIEW COMMENTS 9/4/2025

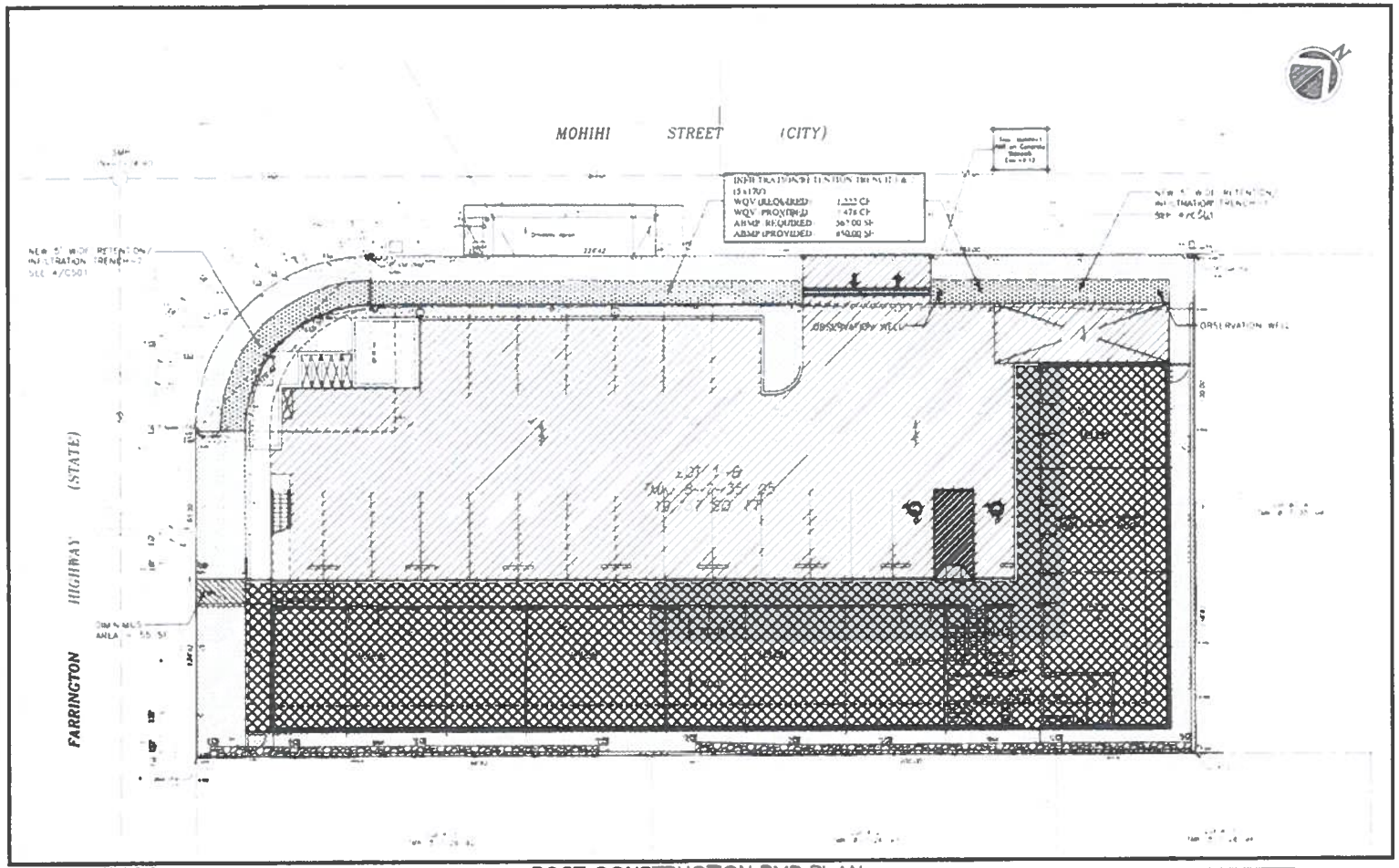
Project Number 3418
Drawn By RDL
Date FEB 2025

Drawing Number

C103

Sheet ____ of ____

EXHIBIT D-5



GRAPHIC SCALE

POST CONSTRUCTION BMP PLAN

LEGEND

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

SURFACE TYPE	
PAVEMENT	8,255 SF
BUILDING	6,918 SF
LANDSCAPING	4,464 SF
INFILTRATION TRENCH	850 SF
TOTAL DISTURBED AREA	19,737 SF

CURRENT

POST CONSTRUCTION BMPs (PCBC) PRIORITY #1

SITE DESIGN

- DIRECT RUNOFF FROM IMPERVIOUS SURFACES TO LANDSCAPE AREAS

SOURCE CONTROL

- PLANTING AREAS THAT ARE PAVED WITH PERMEABLE MATERIAL ARE GRADED TO DIRECT RUNOFF TOWARDS VEGETATED/LANDSCAPED AREAS (IN OTHER POST CONSTRUCTION TREATMENT CONTROL BMPs)
2. MIN. 5 FEET FROM LANDSCAPE AREAS TO IMPERVIOUS AREAS
3. NEW EXTERIOR TRASH ENCLOSURE WALL - ARE COVERED (ROOFED)
4. TRASH WILL BE NOT VEHICLE AND EQUIPMENT FUELING ON SITE
5. TRASH WILL BE NOT VEHICLE AND EQUIPMENT REPAIR ON SITE
6. TRASH WILL BE NOT VEHICLE WASHING/CLEANING ON SITE
7. TRASH WILL BE NOT CLEANING AGENTS ON SITE
8. TRASH WILL BE NOT OUTDOOR MATERIAL STORAGE ALLOWED ON SITE
9. TRASH WILL BE NOT OUTDOOR WORK AREAS ALLOWED ON SITE
10. LANDSCAPE MAINTENANCE EQUIPMENT OPERATIONS ARE NOT ALLOWED ON SITE

TREATMENT CONTROL BMPs

- RUNOFF FROM PARKING AND ROOFS TO FLOW TO INFILTRATION/DETENTION TRENCH ALONG FRONT OF SITE. RUNOFF FROM ROOFS ALONG MAUKA AND SIDE YARD TO BE DIRECTED TO INFILTRATION/DETENTION TRENCH

ADDED THIS SHEET

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Roy K. Yamamoto

Project Name

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

TMK: (1) 8-7-010:001

Sheet Title

POST CONSTRUCTION BMP PLAN

1 REVISED COMMENTS 9/6/2019

Project Number 3618

Drawn By PDL

Date FEB 2019

Drawing Number

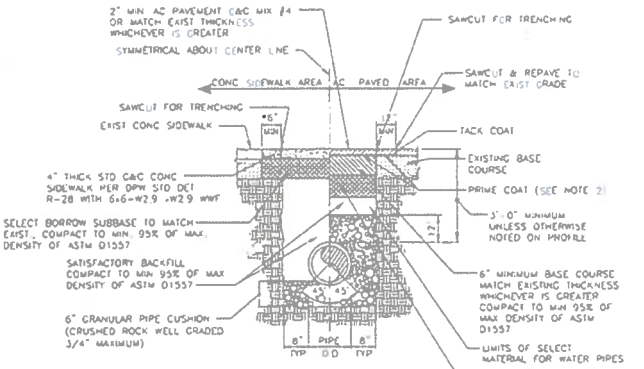
C104

Sheet ____ of ____

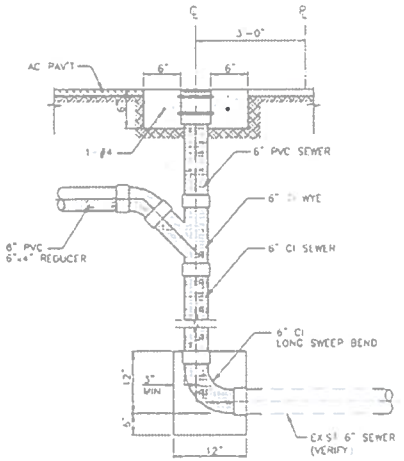
EXHIBIT D-6

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

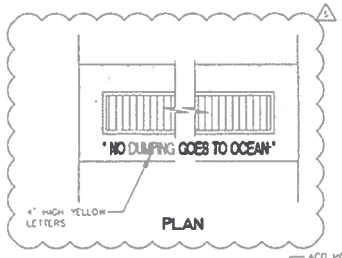
NOTE:
1. PAVEMENT STRUCTURE SHALL BE RESTORED TO EQUAL OR BETTER THAN EXISTING IN THICKNESS & QUALITY
2. FOR ROAD GRADES 0% TO 7.99% AND PRIME COAT IS NOT AVAILABLE, NONE REQUIRED. IF PRIME COAT IS AVAILABLE, USE PRIME COAT

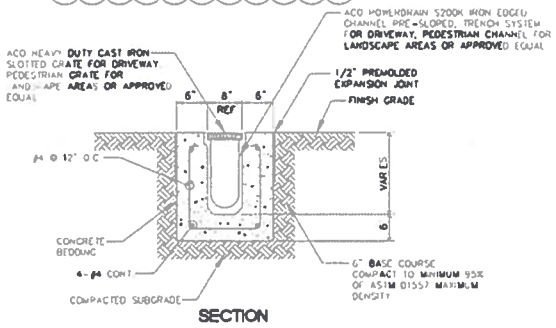


1 C501 **TYPICAL TRENCH RESTORATION** NO SCALE

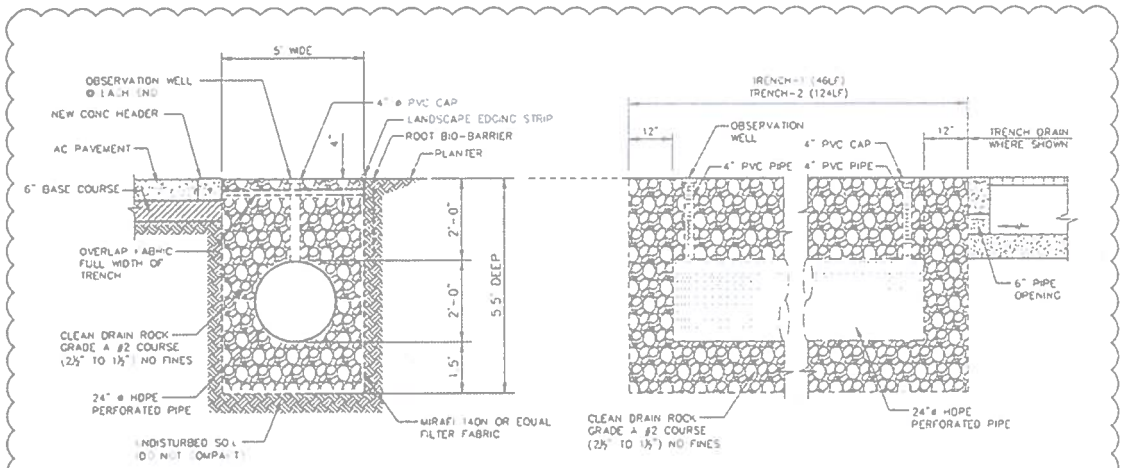


2 C501 **CLEAN-OUT TO GRADE AT PROPERTY** NO SCALE





3 C501 **TRENCH DRAIN** NO SCALE



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

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ALAN T. OKAMOTO LICENSED PROFESSIONAL ENGINEER No. 9662-E HAWAII, U.S.A.

Project Name

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

TMK 8-7-035:003

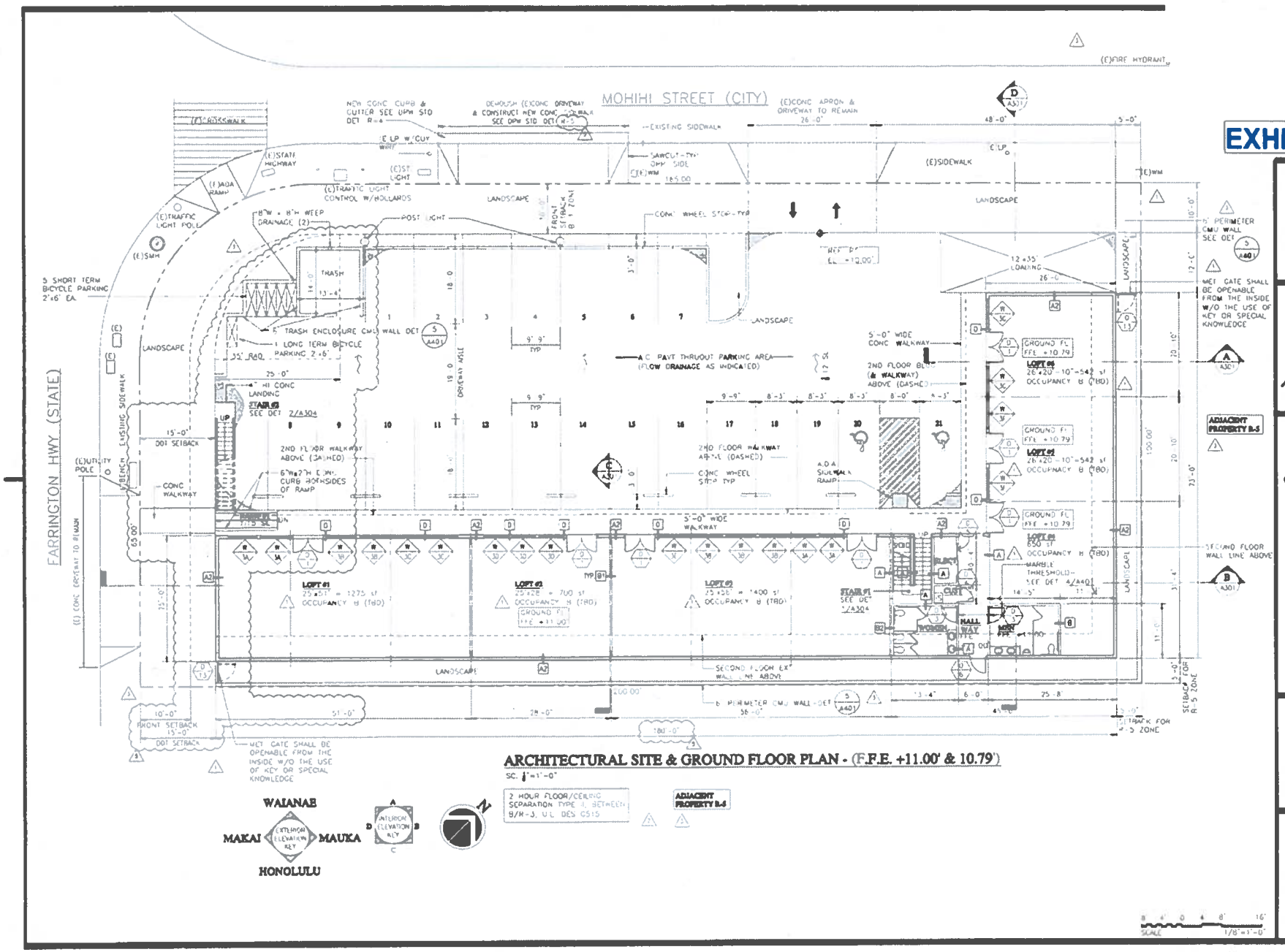
Sheet Title

DETAILS

Revisions:
5 REVIEW COMMENTS 9/4/2025

Project Number 2418
Drawn By ROK
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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ROY K. YAMAMOTO LICENSED PROFESSIONAL ARCHITECT No. 4845 HAWAII, U.S.A.

This plan was prepared by me or under my supervision & construction of this project will be under my supervision. 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:
ARCHITECTURAL SITE & GROUND FLOOR PLAN

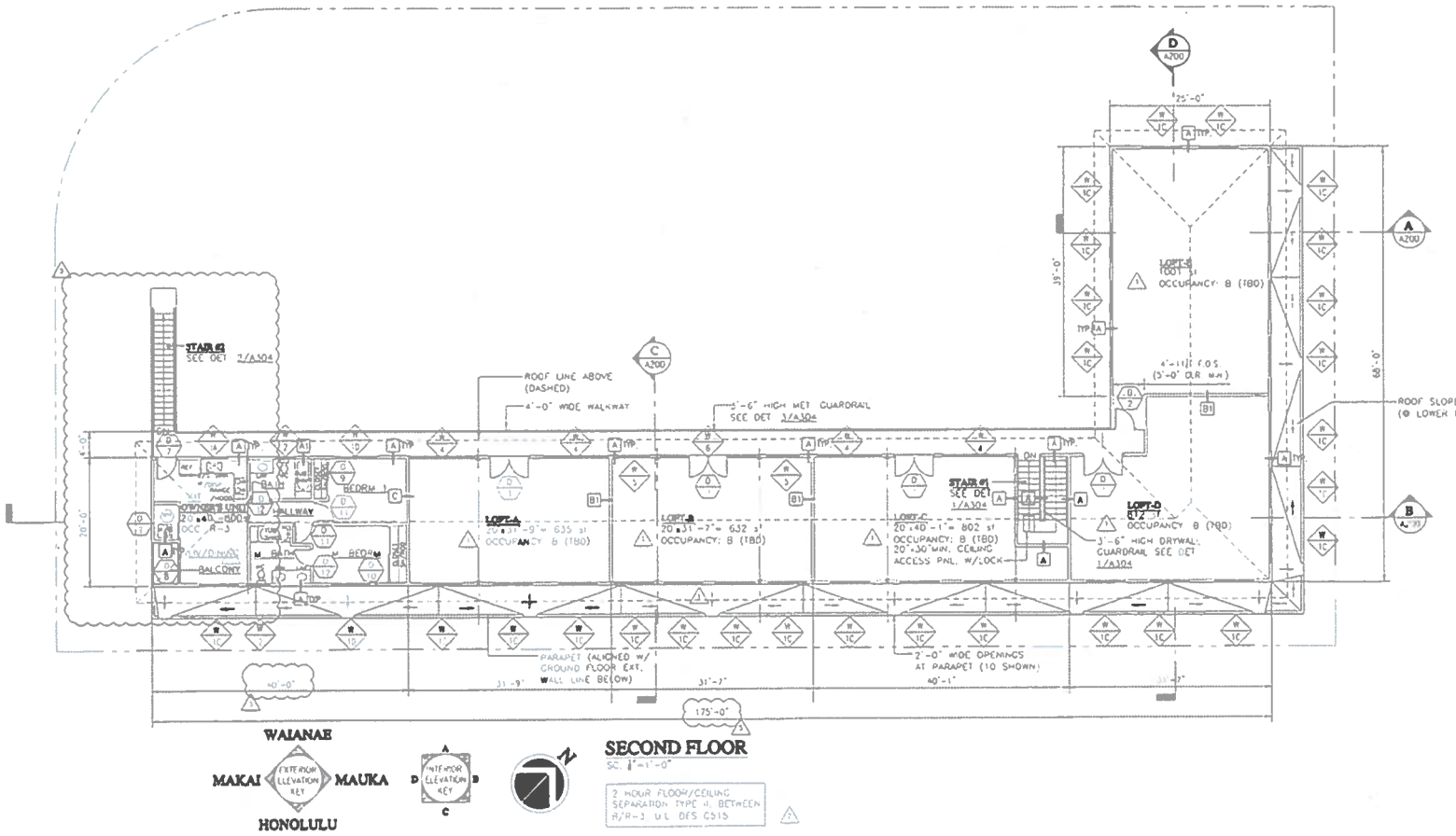
Revisions:
1 DPR #1 8-11-21
2 DPR #2 9-8-21
3 DPR #3 9-27-21
4 REVISIONS 10-06-21

Project Number 7001
Drawn By LY, CJ
Date: 8-27-21

Drawing Number
A101
Sheet 3 of 45

SCALE 1/8"=1'-0"

EXHIBIT D-8



SECOND FLOOR

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

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

1/8"=1'-0"

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ROY K. YAMAMOTO LICENSED PROFESSIONAL ARCHITECT No. 4045 HAWAII, U.S.A.

These plans were prepared by me or under my supervision & construction of this project will be under my observation. License exp. 4/30/24

Project Name:

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

T.M.K.: 8-7-003: 005

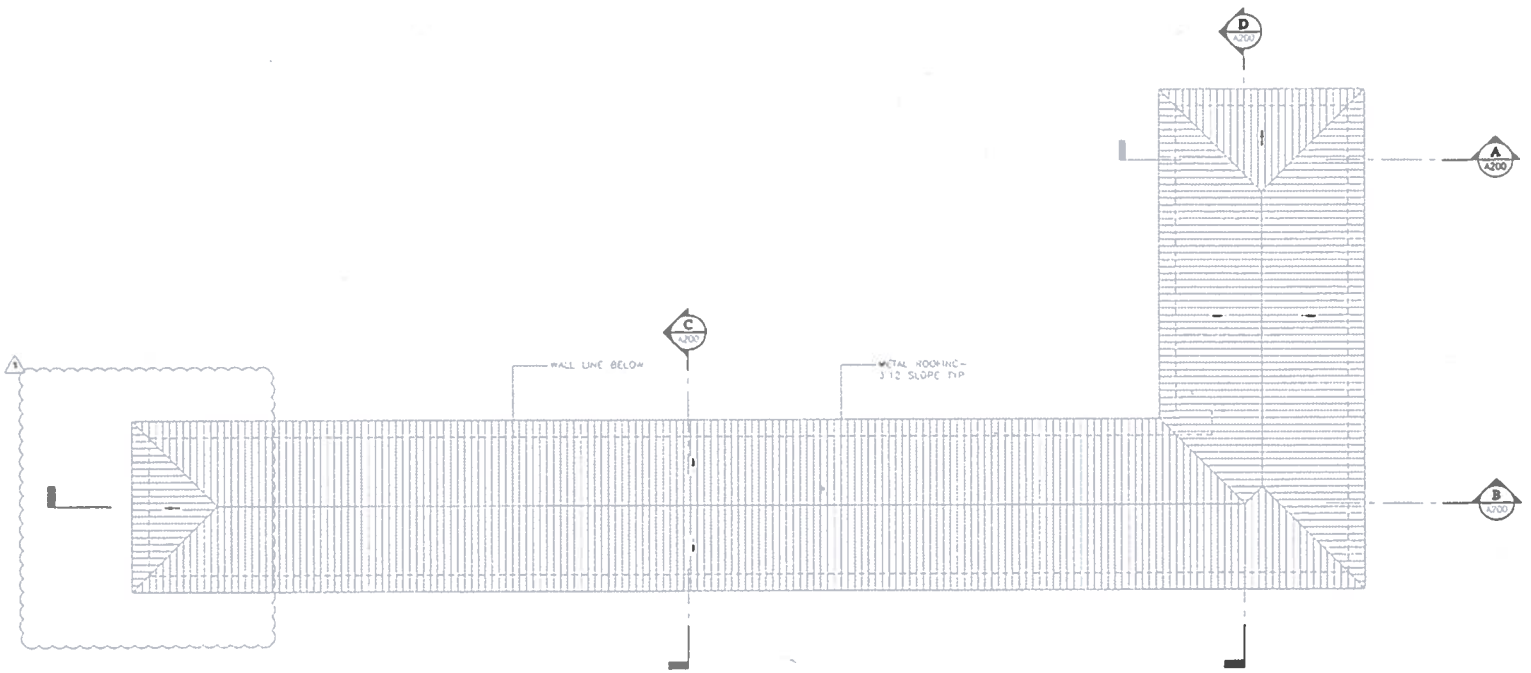
Sheet Title:
SECOND FLOOR PLAN

Revisions:
1 PRE RI 8-11-21
2 PRE 2 8-27-21
3 REVISIONS 9-04-23

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

Drawing Number:
A102
Sheet 4 of 45

EXHIBIT D-9



WAIANAE MAKAI MAUKA KAPOLEI HONOLULU

ROOF PLAN
SC: 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.: 6-7-035: 005

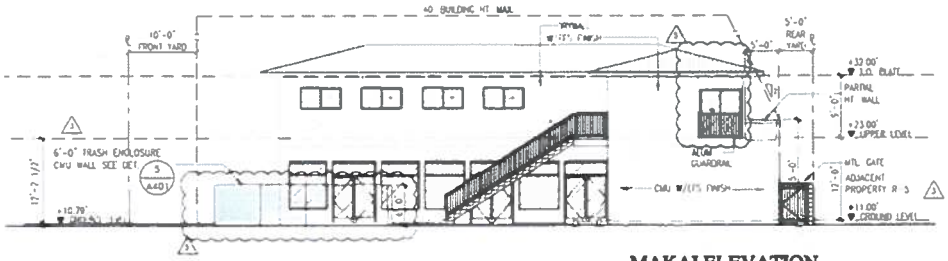
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ROOF PLAN

Revisions:
1 REVISIONS 6-04-25

Project Number: 2001
Drawn By: Y. Ci
Date: 8-27-21

Drawing Number:
A103
Sheet 5 of 45

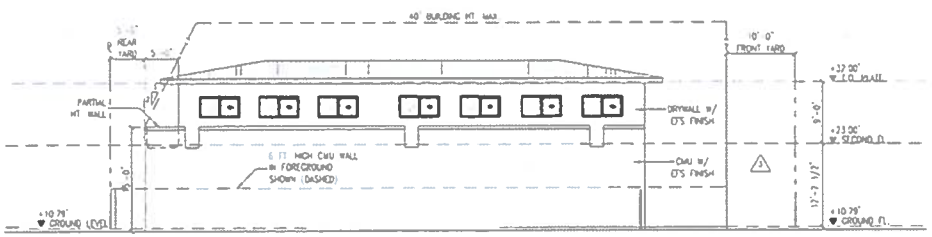
EXHIBIT D-10



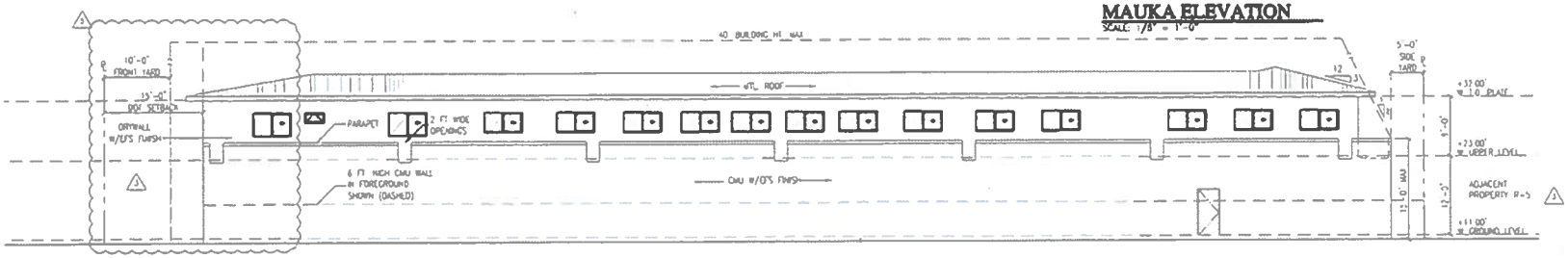
MAKAI ELEVATION
SCALE: 1/8" = 1'-0"



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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LICENSED PROFESSIONAL ARCHITECT No. 4649 HAWAII, U.S.A.

This plan was prepared by me or under my supervision & constitutes part of the 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.: 8-7-003: 003

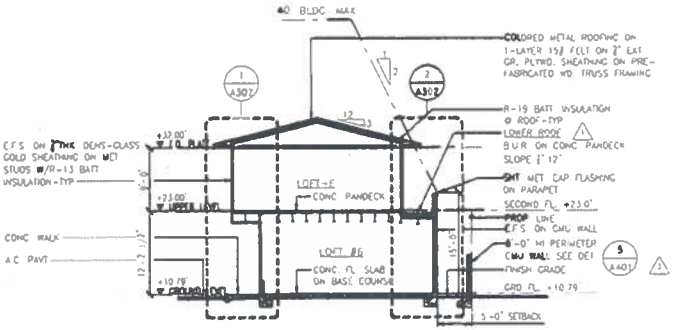
Sheet Title:
EXTERIOR ELEVATIONS

Revisions:
1 Plan Rev 9-22
2 Revisions 9-04-23

Project Number: 2001
Drawn By: Y. Ci
Date: 8-27-21

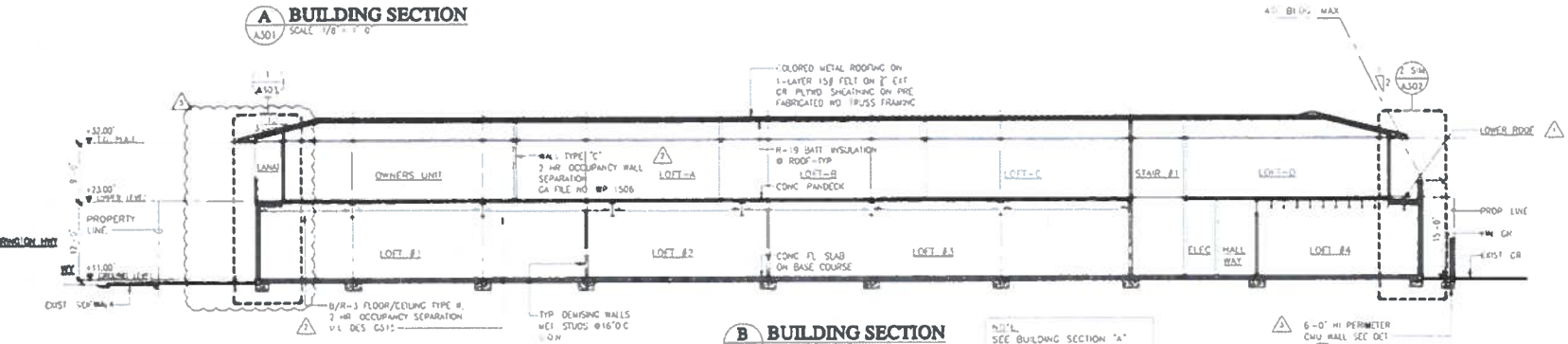
Drawing Number:
A201
Sheet 8 of 45

EXHIBIT D-11



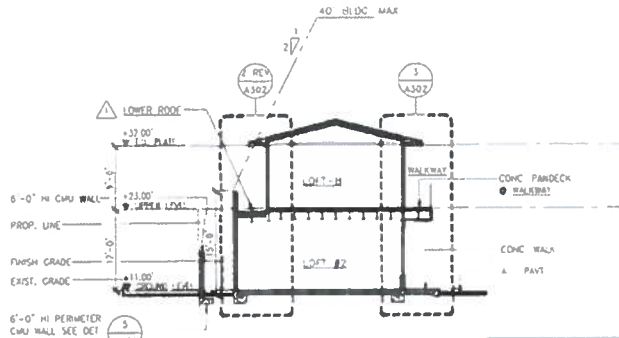
A BUILDING SECTION
A301 SCALE 1/8" = 1'-0"

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
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



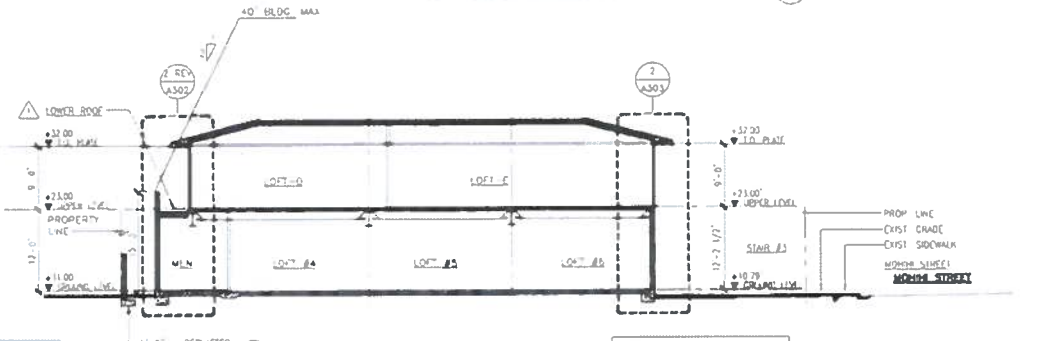
B BUILDING SECTION
A301 SCALE 1/8" = 1'-0"

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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ROY K. YAMAMOTO LICENSED PROFESSIONAL ARCHITECT No. 4663 HAWAII, U.S.A.

This plan was prepared by me or under my supervision & construction of this project will be under my observation. Expiration date: 4/30/24

Project Name:

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

T.M.K.: 8-7-033: 028

Sheet Title:
BUILDING SECTIONS

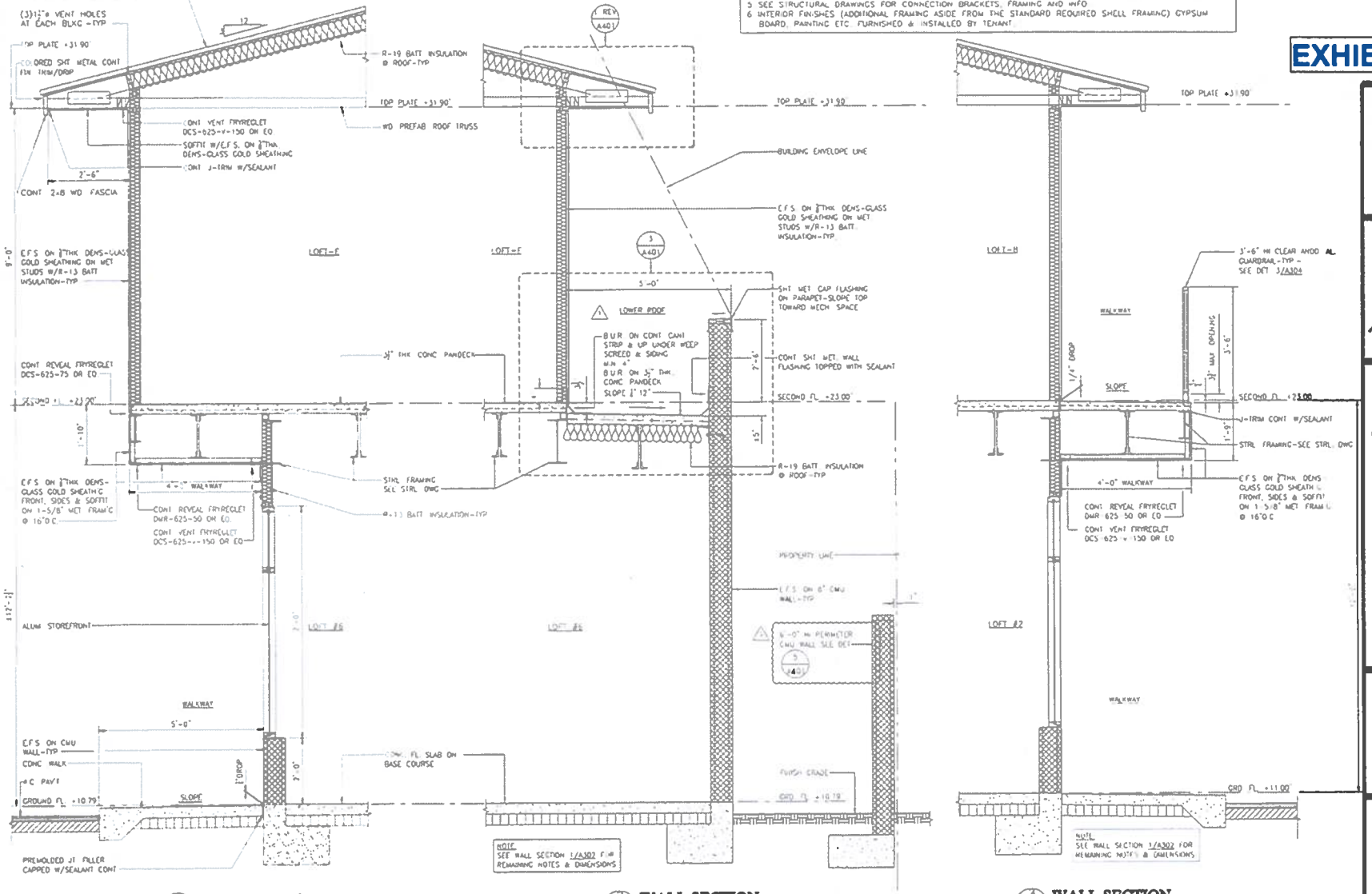
Revisions:
1 EPR #1 9 13 21
2 EPR 2 8-22
3 EPR #3 9 22
4 REVISIONS 3-06-23

Project Number 2001
Drawn By LT, CI
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 A307 **WALL SECTION** SCALE: 3/4" = 1'-0"

2 A307 **WALL SECTION** SCALE: 3/4" = 1'-0"

3 A307 **WALL SECTION** SCALE: 3/4" = 1'-0"

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

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www.royarchitect.com

ROY K. YAMAMOTO LICENSED PROFESSIONAL ARCHITECT No. 4646 HAWAII, U.S.A.

This plan was prepared by me or under my supervision & satisfaction of this project will be under my observation Expiration date 4/30/22

Project Name:
New 2-Story Commercial Building at 87-1018 Farrington Hwy., Waianae, HI 96792

T.M.K. 8-7-025: 025

Sheet Title:
WALL SECTIONS

Revisions:
TYP #1 @ 1st Floor
TYP #2 @ 2nd Floor

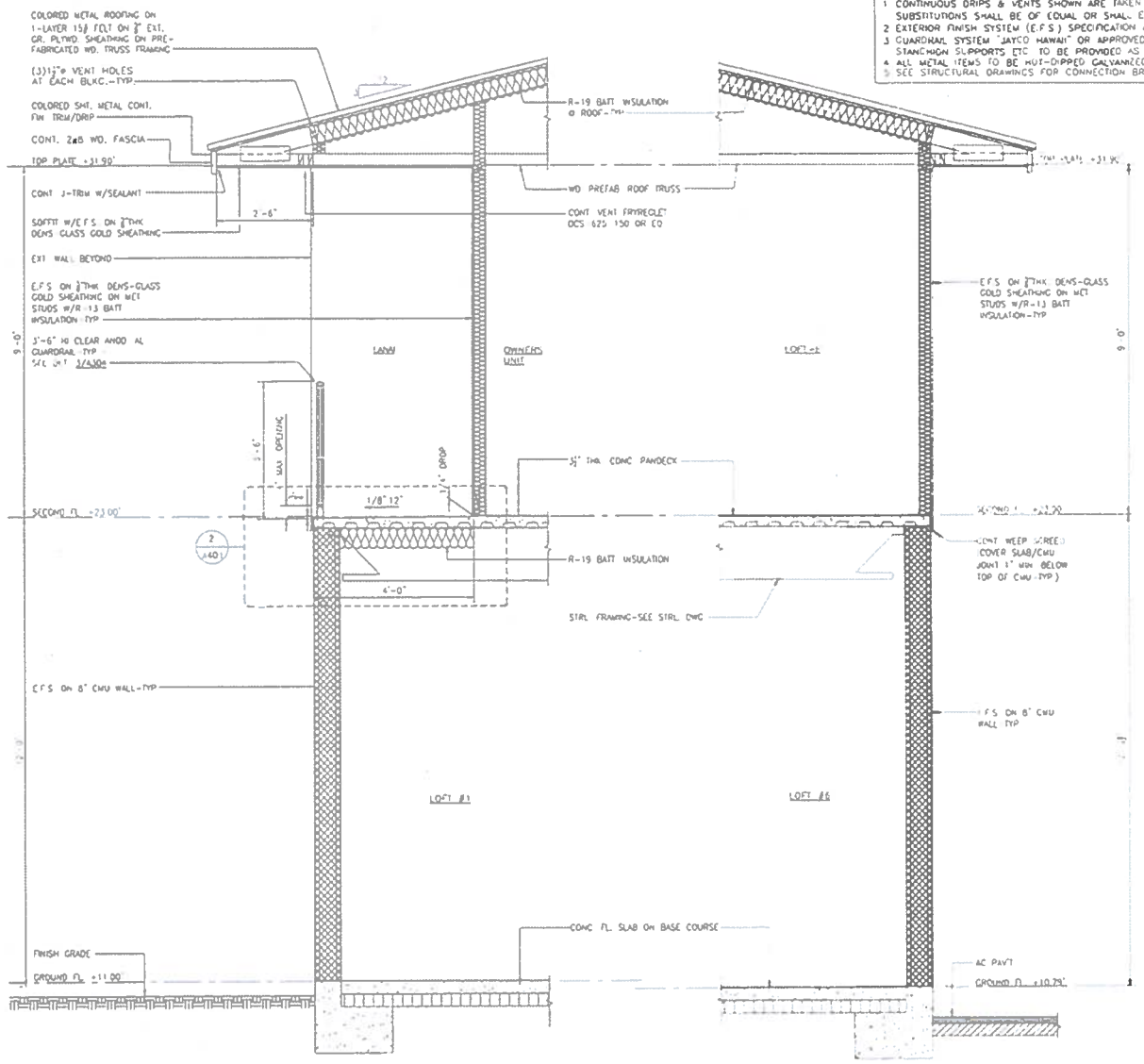
Project Number 2001
Drawn By LY, CL
Date 8-27-21

Drawing Number
A302
Sheet 8 of 45

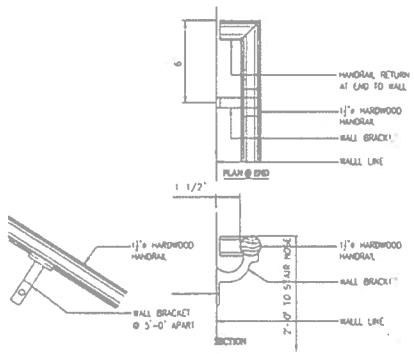
REVISED SHEET

EXHIBIT D-13

MISCELLANEOUS NOTES:
1. CONTINUOUS DRIPS & VENTS SHOWN ARE TAKEN FROM "FRYRECLET" CO. (W/MODEL NOS. NOTED) SUBSTITUTIONS SHALL BE OF EQUAL OR SMALL 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"



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

2 A303 **WALL SECTION**
SCALE 3/4"= 1'-0"
NOTE:
SEE WALL SECTION 1/A303 FOR REMAINING NOTES & DIMENSIONS

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

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ROY K. YAMAMOTO LICENSED PROFESSIONAL ARCHITECT No. 4045 HAWAII, U.S.A.

Plans which were prepared by me or under my supervision & construction of this project will be under my observation. Expiration date: 4/30/22

Project Name:

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

T.M.K.: 8-7-033: 005

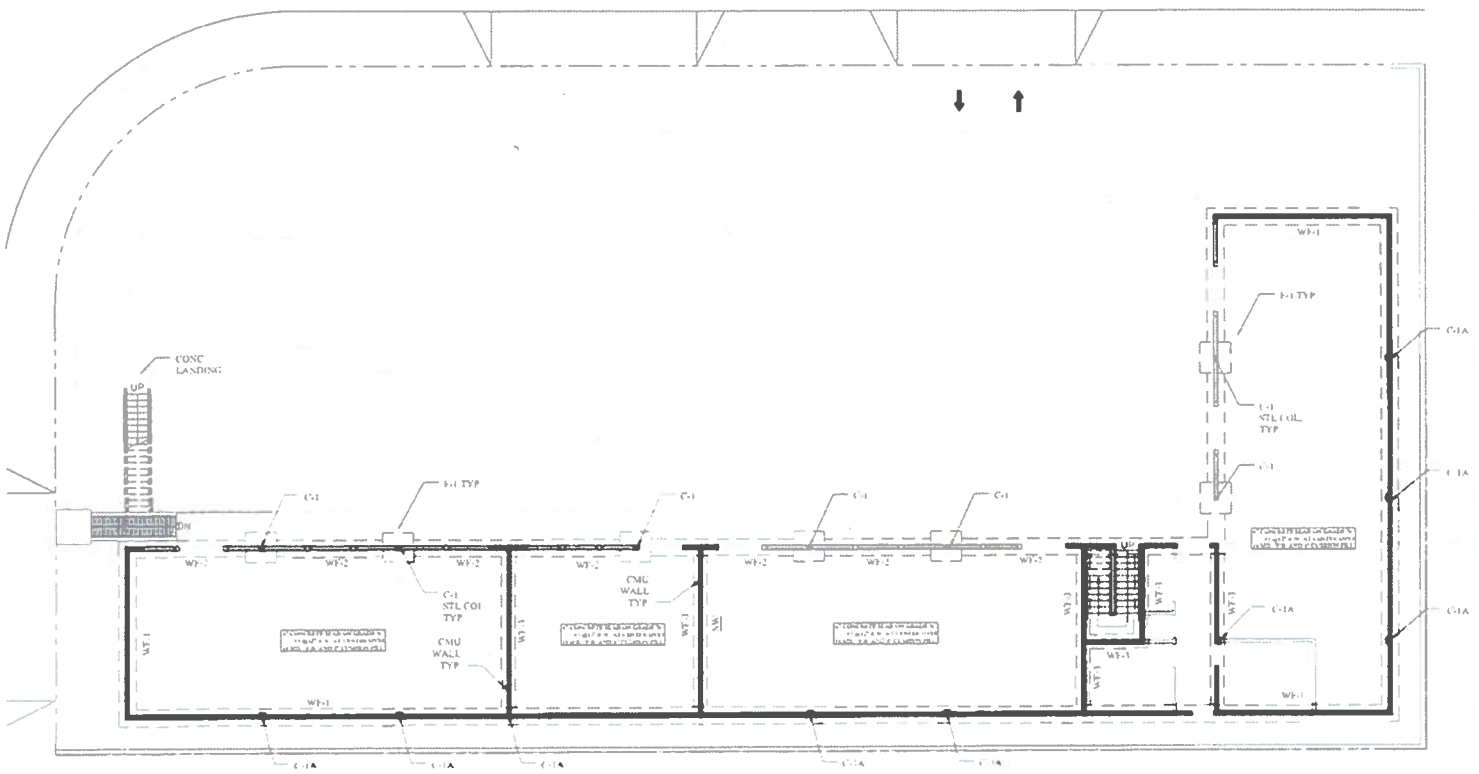
Sheet Title:
WALL SECTIONS, MISC. DETAIL

Revisions:

Project Number: 2001
Drawn By: (Y. C.)
Date: 8-27-21

Drawing Number:
A303
Sheet 9 of 45

EXHIBIT D-14



1 FOUNDATION PLAN

SCALE 1/8" = 1' - 0"

NOTES
C-1 STEEL COLUMN T.S.5x5x¼
C-1A 12"x12" CMU COLUMN

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

Project Name

New 2-Story Commercial Building at 1818 Farrington Hwy Kapolei, HI 96792

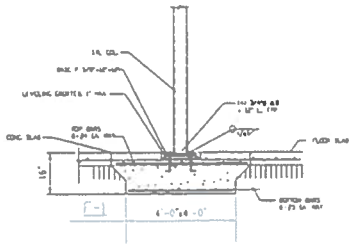
T.M.K. 9-1-033: 005

Sheet Title
FOUNDATION PLAN

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

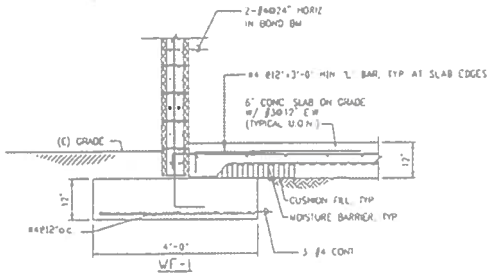
Drawing Number
S201
Sheet of

EXHIBIT D-15



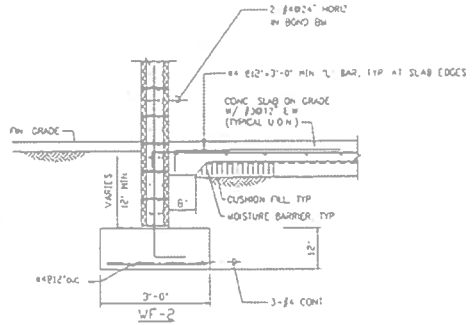
D S301 **FOOTING DETAIL**

SCALE 3/4" = 1' - 0"



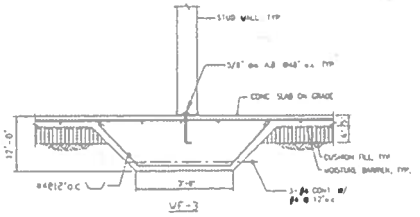
A S301 **CMU WALL SECTION**

SCALE 3/4" = 1' - 0"



B S301 **CMU WALL SECTION**

SCALE 3/4" = 1' - 0"



C S301 **FOOTING DETAIL**

SCALE 3/4" = 1' - 0"

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www.RoyYamamoto.com

HANG TEE LICENSED PROFESSIONAL ENGINEER No. 13999 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
85-1818 Farrington Hwy
Waianae, HI
96792

T.M.K: 8-7-015: 074

Sheet Title

TYPICAL DETAILS

Revisions

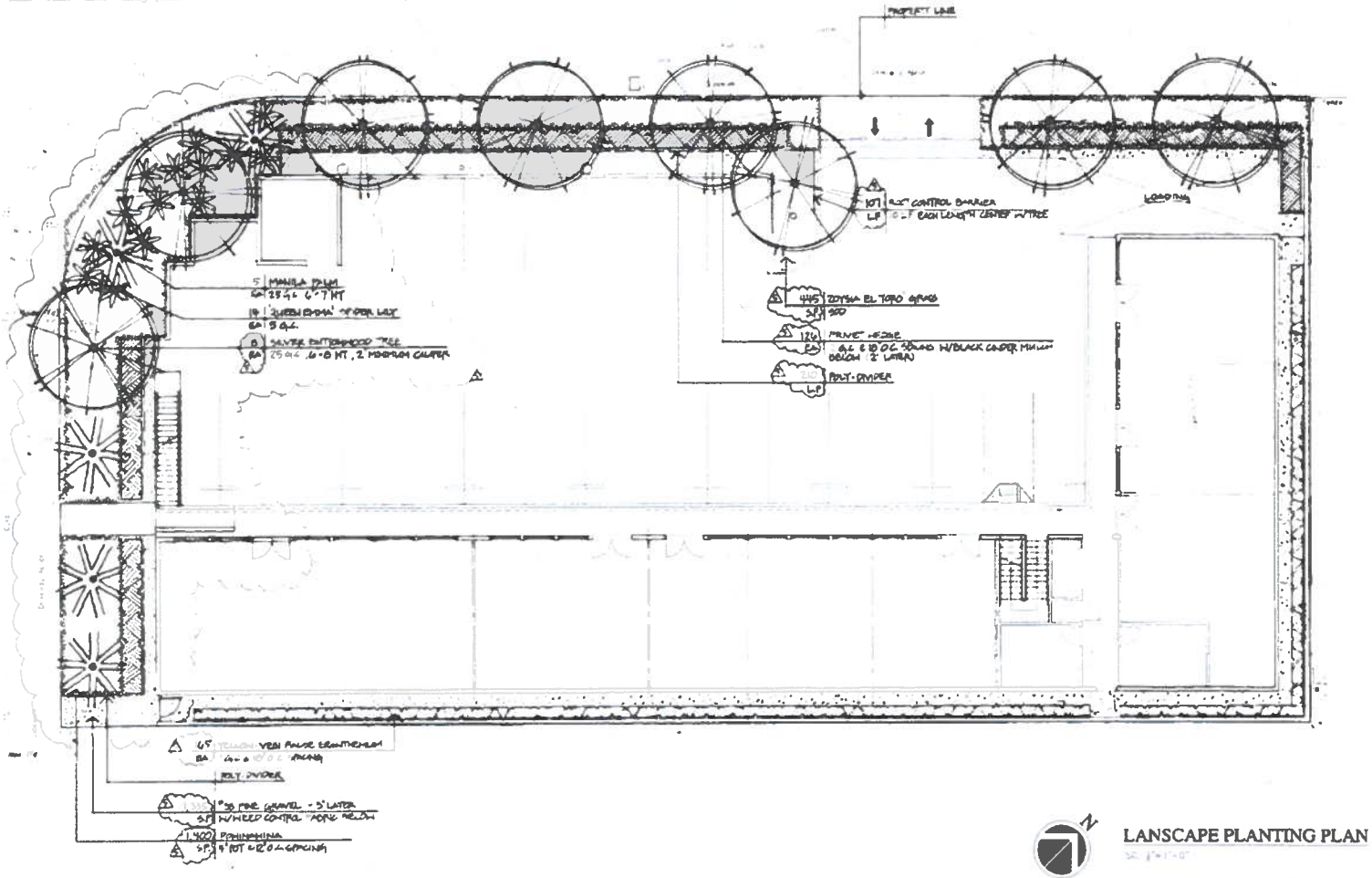
Project Number: 20043
Drawn By: RKY
Date: 4-6-2020

Drawing Number:

S301

Sheet ____ of ____

EXHIBIT D-16



LANSCAPE PLANTING PLAN

SCALE 1/8"=1'-0"

Roy K. Yamamoto Architect, AIA, Inc.
Architecture & Planning
1580 Makaloa Street, Suite 700
Honolulu, Hawaii 96814
Tel (808) 942-3666
Fax (808) 942-3665
www.royarchitect.com

ROY T. YAMAMOTO LICENSED PROFESSIONAL ARCHITECT No. 5974 HONOLULU, U.S.A.

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

Project Name:

New 2 Story Commercial Building
at
67 1818 Farrington Hwy
Waianae, HI
96792

T.M.K.: 6-7-035: 005

Sheet Title:

LANDSCAPE PLANTING PLAN

Revisions:

1. PPF COMMENTS 09-04-2025

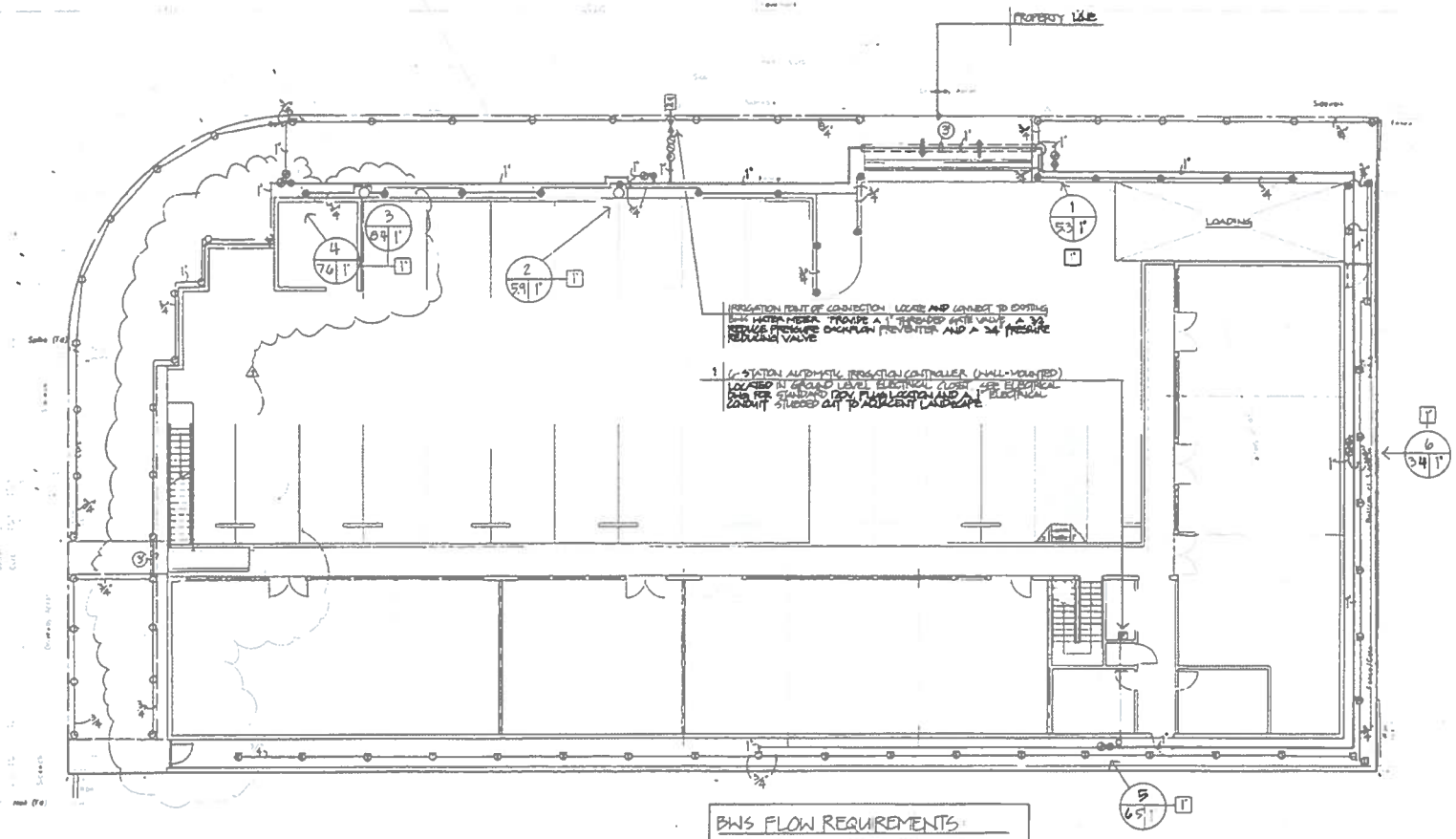
Project Number: 2001
Drawn By: ITH
Date: 8-27-2025

Drawing Number:

L101

Sheet of

EXHIBIT D-17



Roy K. Yamamoto Architect, AIA, Inc.
Architecture & Planning
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www.royarch.com

KEVIN T. HAGAN
LICENSED PROFESSIONAL LANDSCAPE ARCHITECT
No. 699
STATE OF HAWAII, U.S.A.

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

Project Name:

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

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

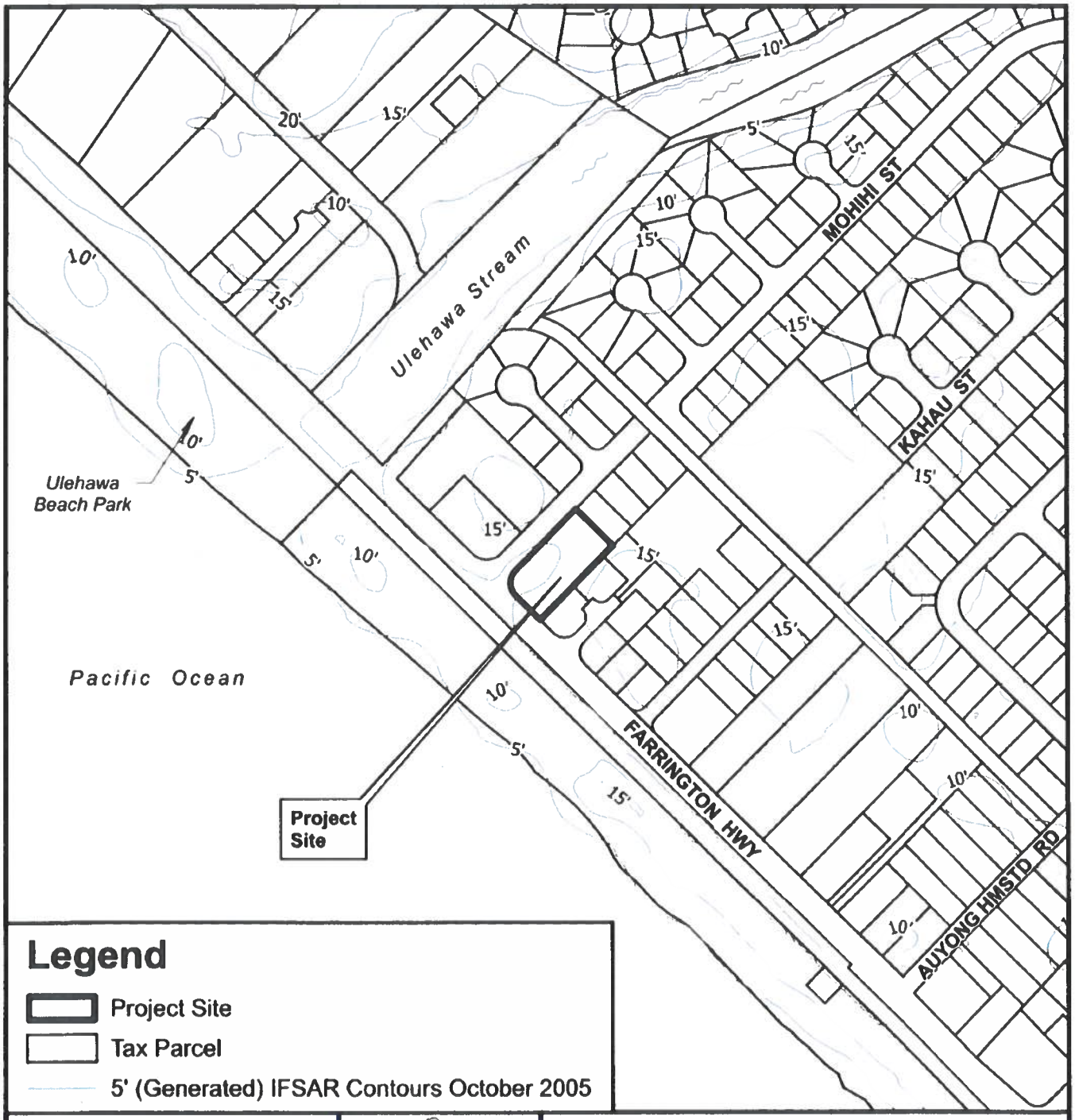
Sheet Title:
IRRIGATION PLAN

Revisions:
1 DPP COMMENTS 01-04-2025

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

2 REVISE ENTIRE SHEET

Drawing Number:
L102
Sheet of

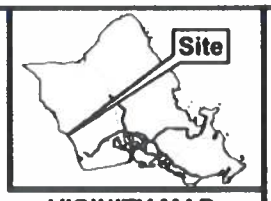


Legend

- 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

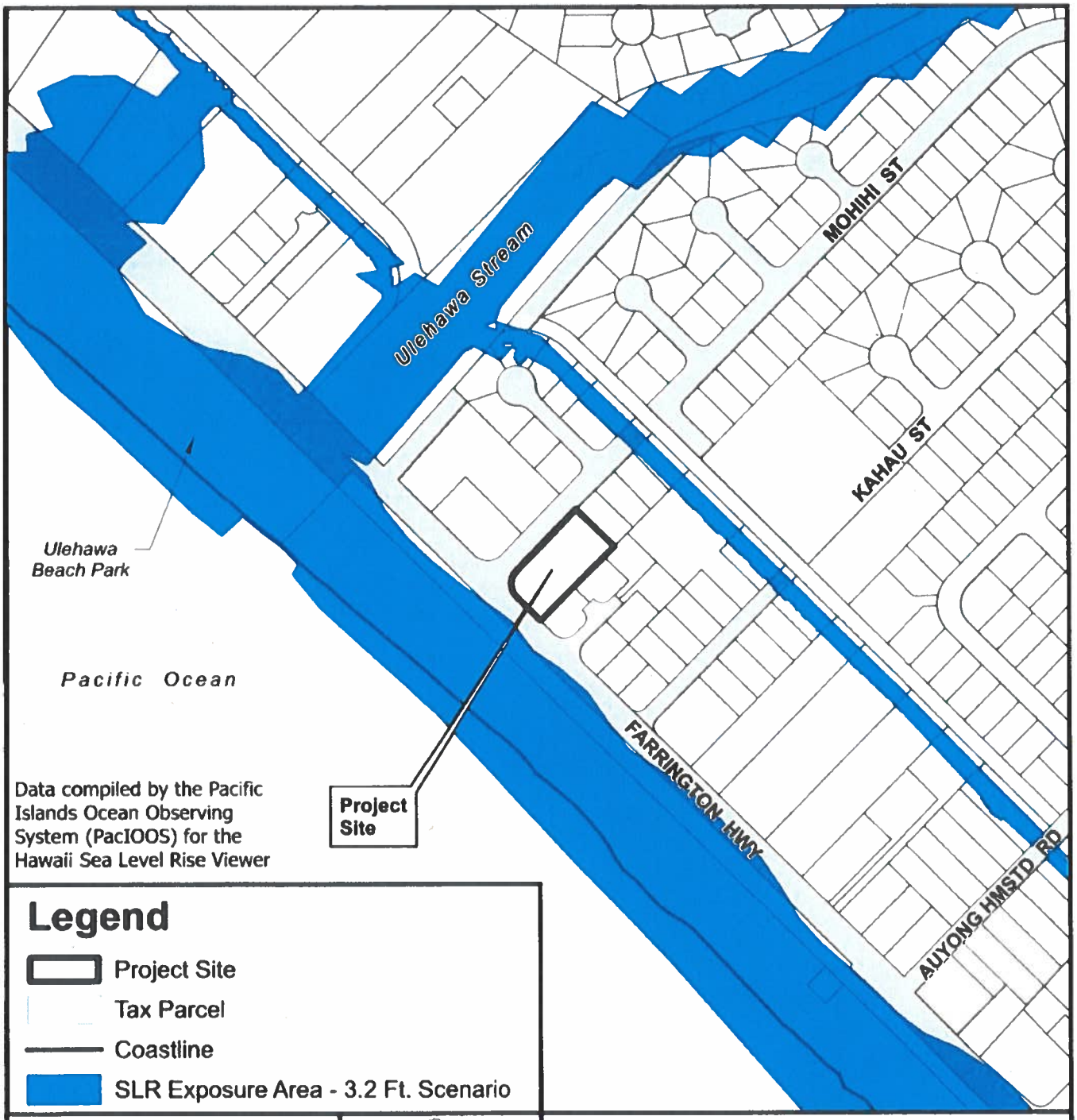
FOLDER NO.: 2026-SMA-20

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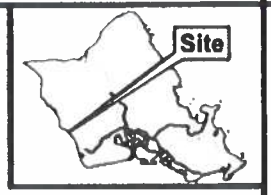
Data compiled by the Pacific Islands Ocean Observing System (PacIOOS) for the Hawaii Sea Level Rise Viewer

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
Department of Planning & Permitting (DPP)
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.

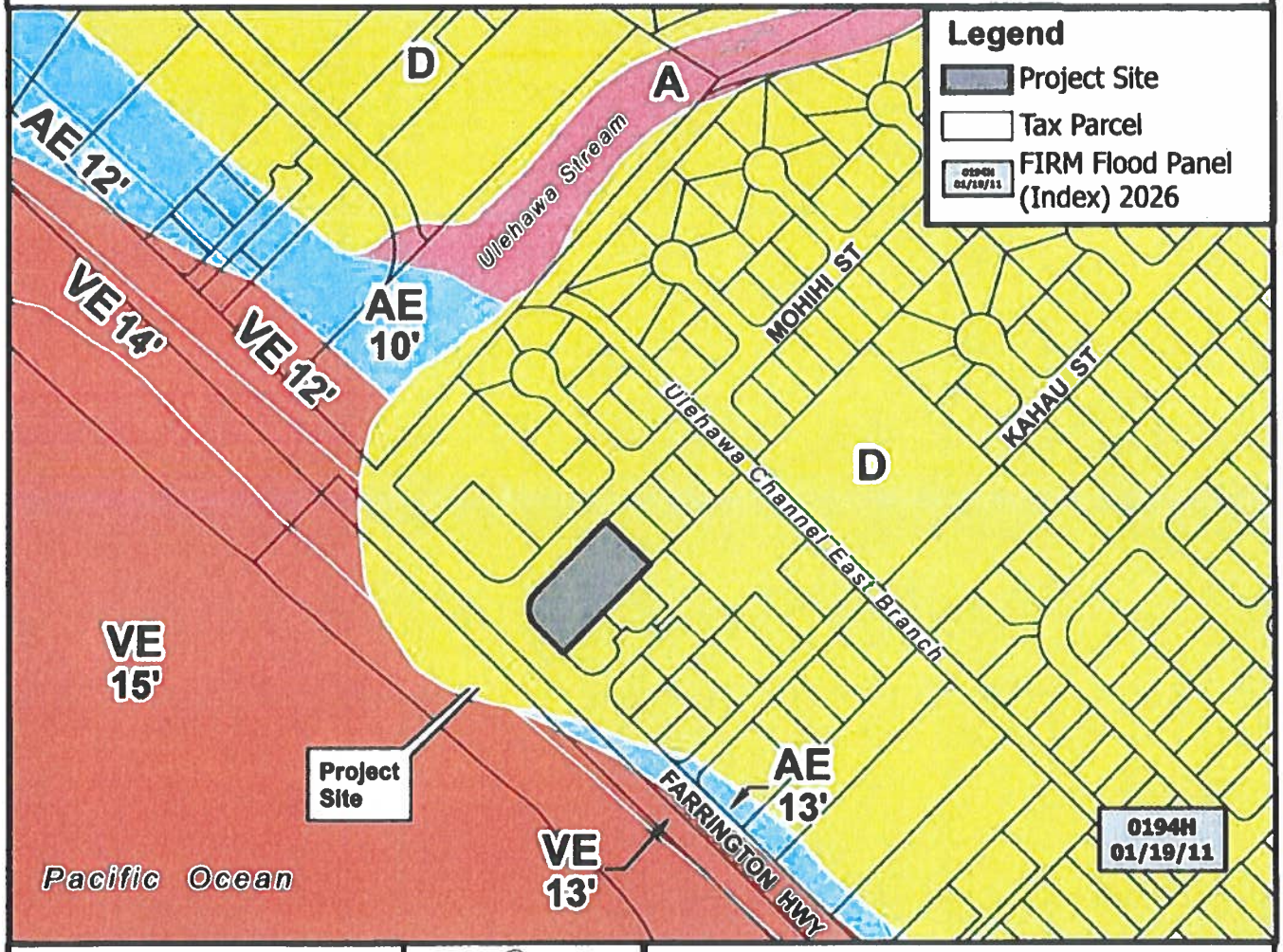
Zone A = No BFE determined

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

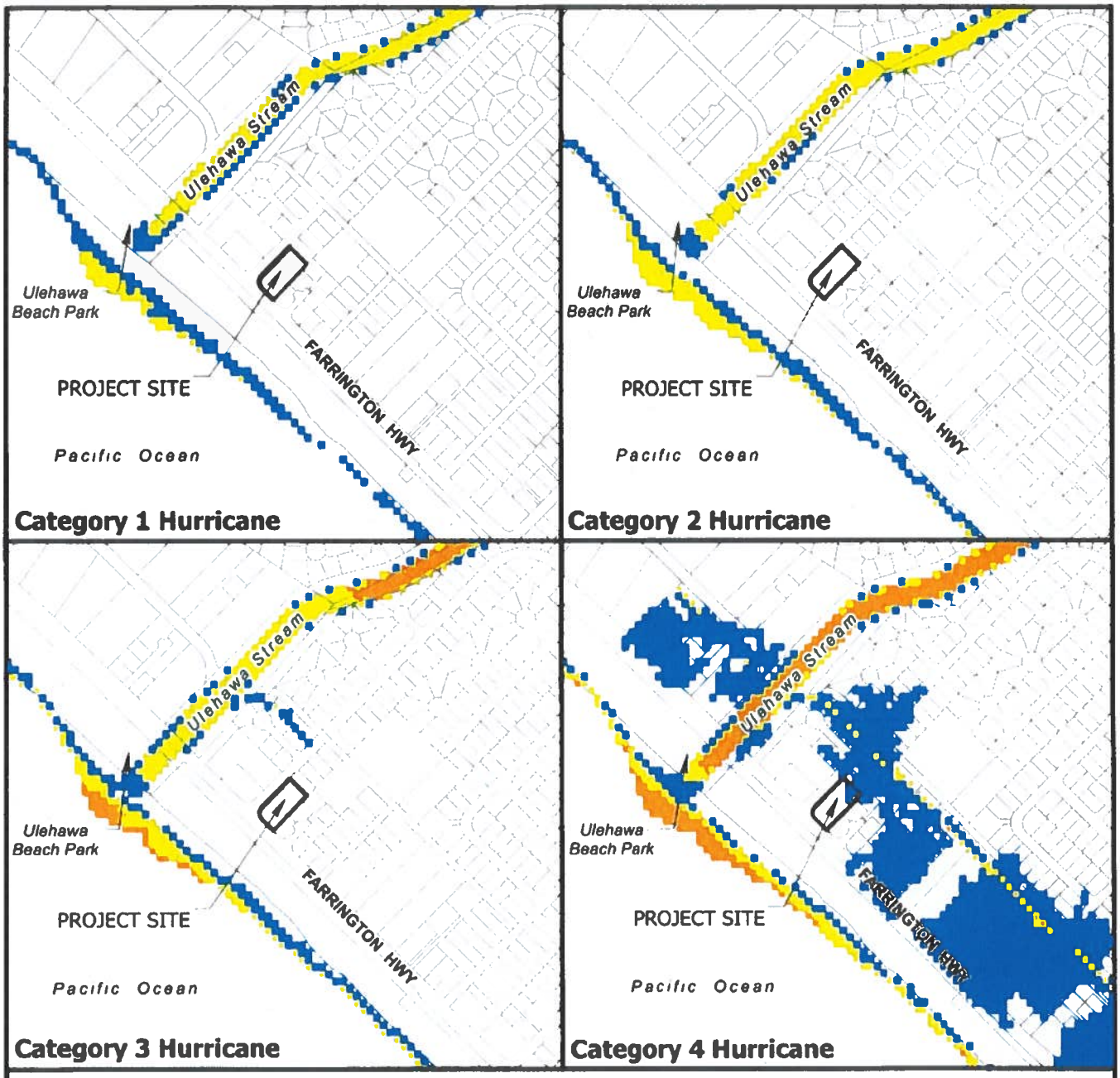
FOLDER NO.: 2026-SMA-20

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

Date Prepared: 06/2026

EXHIBIT G

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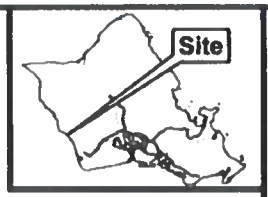


Legend

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

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

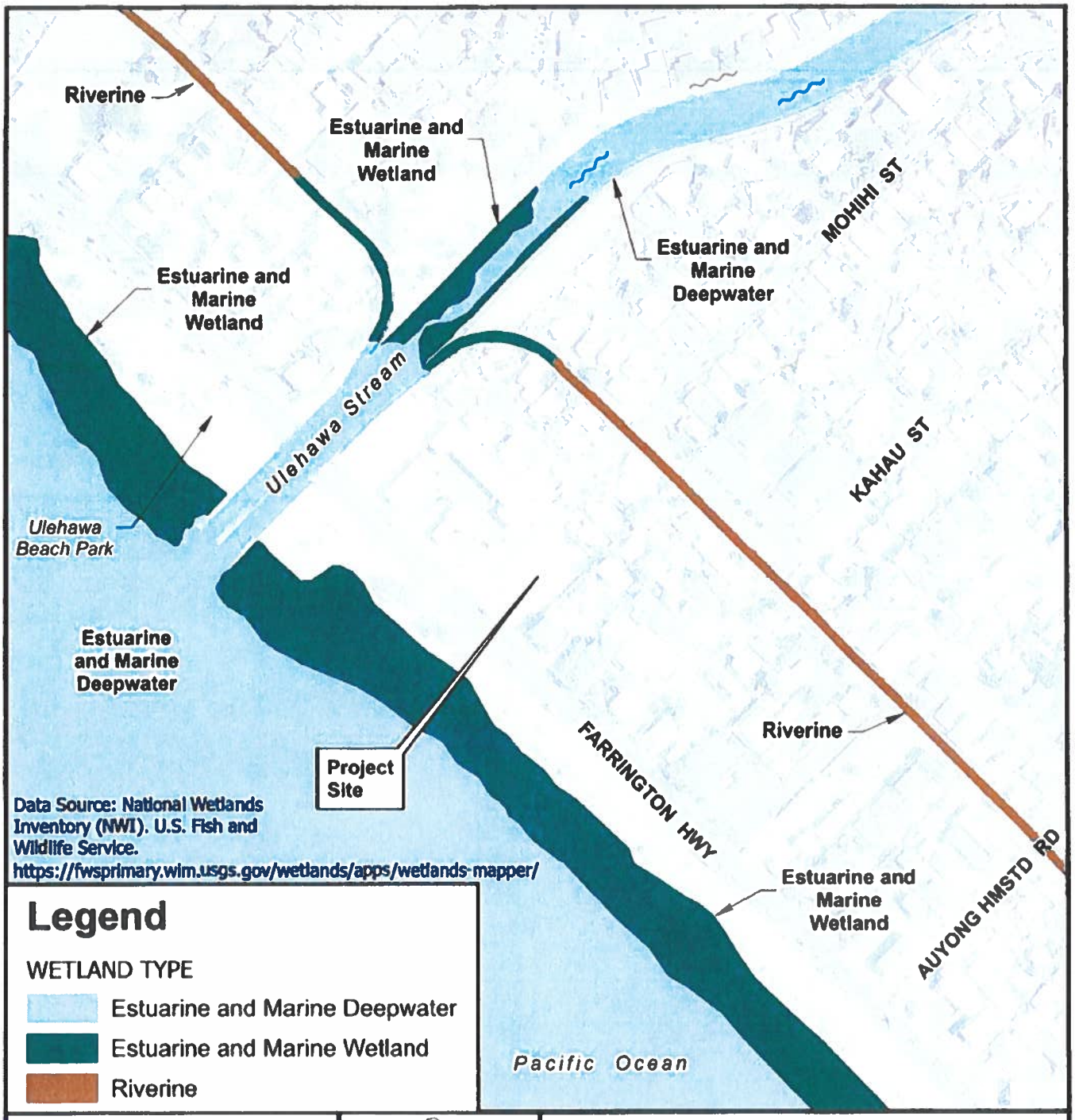
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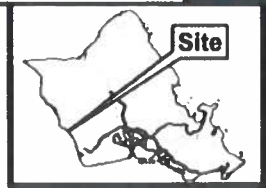
Prepared by: Honolulu Land Information System (HoLIS) - PH
Department of Planning & Permitting (DPP)
City and County of Honolulu

Date Prepared: 05/2026

EXHIBIT H

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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

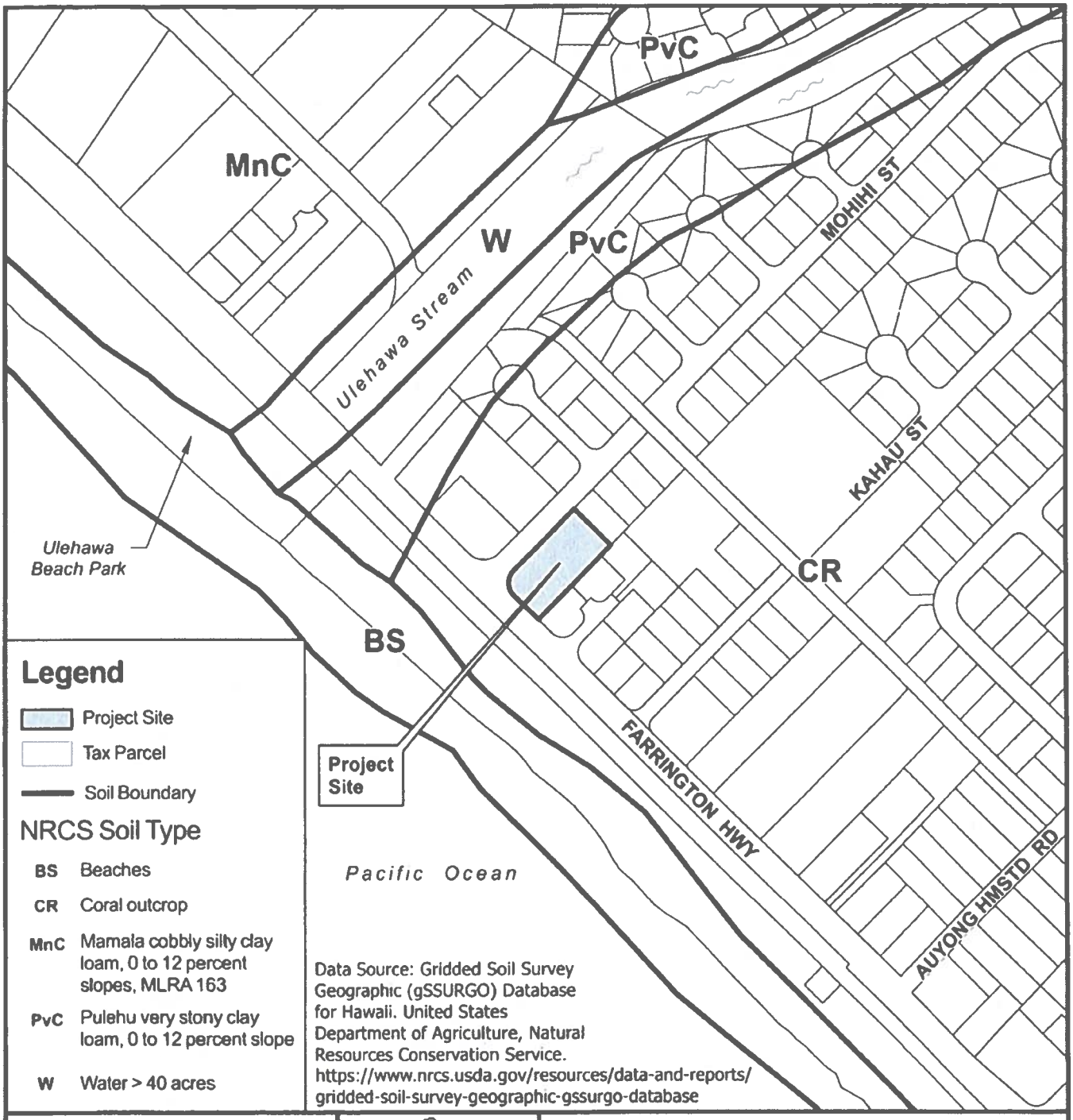
FOLDER NO.: 2026-SMA-20

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

Date Prepared: 05/2026

EXHIBIT I

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Legend

- Project Site
- Tax Parcel
- Soil Boundary

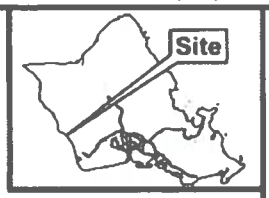
NRCS Soil Type

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

0 250 500

Distance in Feet



VICINITY MAP

PORTION OF SOIL MAP

LUALUALEI - MAKAHA

TAX MAP KEY: 8-7-035: 005

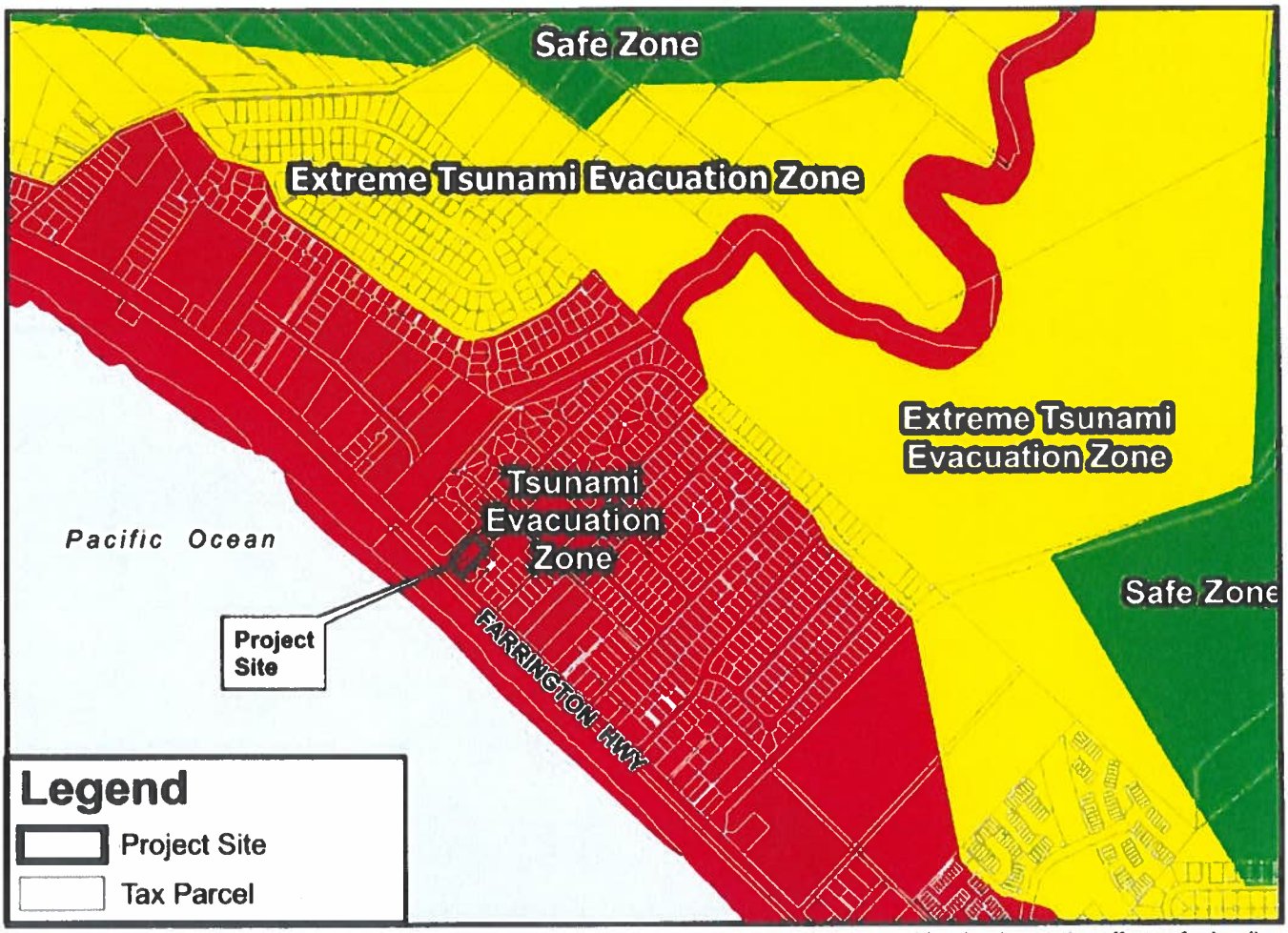
FOLDER NO.: 2026-SMA-20

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

Date Prepared: 05/2026

EXHIBIT J

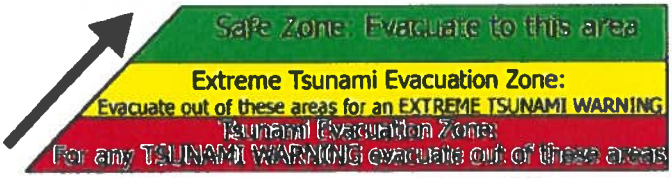
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- For most Tsunami Warnings, evacuate out of the Tsunami Evacuation Zone; in the unlikely case of an Extreme Tsunami Warning, evacuate out of the Extreme Tsunami Evacuation Zone
- Remain at least 100 feet away from inland waterways and marinas connected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

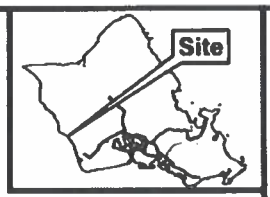
1. TSUNAMI WARNING: Destructive waves from a tsunami may inundate all coastline. Evacuate Tsunami Evacuation Zone

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



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

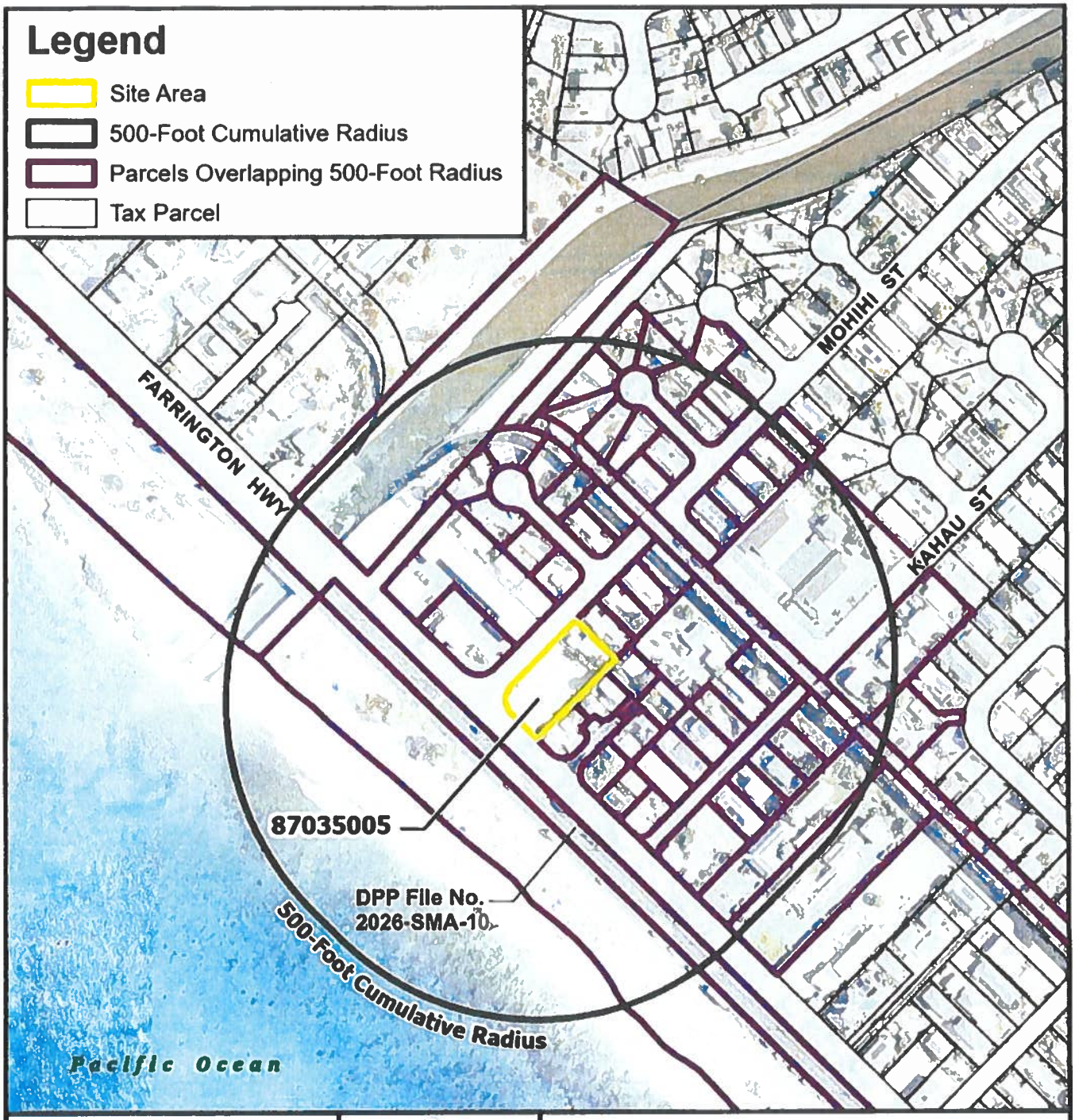
FOLDER NO.: 2026-SMA-20

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

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