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

650 SOUTH KING STREET, 7TH FLOOR • HONOLULU, HAWAI'I 96813
PHONE: (808) 768-8000 • FAX: (808) 768-6041 • WEBSITE: honolulu.gov/dpp

RICK BLANGIARDI
MAYOR
MEIA

DAWN TAKEUCHI APUNA
DIRECTOR
PO'O

STEVEN C. K. W. YOUNG, P.E.
DEPUTY DIRECTOR
HOPE PO'O

REGINA MALEPEAI
2ND DEPUTY DIRECTOR
HOPE PO'O KUALUA

September 28, 2026

2026-SMA-36(MM)

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

Dear Chair Waters and Councilmembers:

SUBJECT: Special Management Area (SMA) Major Permit
Lulani Street Renovation Project
47-347 Lulani Street – Kāne'ohe
Tax Map Key 4-7-020: 029

Enclosed for your consideration are the Department of Planning and Permitting's (DPP) Report and Recommendation, Draft Resolution, and Exhibits for the SMA Major Permit application to allow the construction of a new three-story single-unit dwelling, gazebo, and garage on 14,269 square feet on a shoreline lot in the R-10 Residential District in Kāne'ohe (Project).

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

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

DEPT. COM. 604(26)

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

Very truly yours,

Dawn Takeuchi Apuna
Director

Enclosures: DPP Report and Recommendation
Exhibits A, B, C-1 through C-12, and D through K
Draft Resolution

APPROVED BY:

Krishna F. Jayaram, Managing Director
Office of the Managing Director

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

STATE OF HAWAI'I

IN THE MATTER OF THE APPLICATION BY THE SMITH TRUST FOR A SPECIAL MANAGEMENT AREA (SMA) MAJOR PERMIT	FILE NO. 2026-SMA-36 (MM)

FINDINGS OF FACT, CONCLUSIONS OF LAW, AND RECOMMENDATION

I. APPLICATION DESCRIPTION

A. Basic Information:

PROJECT NAME:	Lulani Street Renovation
LANDOWNER/ APPLICANT:	The Smith Trust (David Smith)
AGENTS:	White Space Architects (Laura Ayers)
LOCATION:	47-347 Lulani Street - Kāne'ohe (Exhibit A)
TAX MAP KEY:	4-7-020: 029
ZONING:	R-10 Residential District (Exhibit B)
STATE LAND USE:	Urban District
DEVELOPMENT PLAN:	Ko'olau Poko Sustainable Communities Plan (KPSCP)

B. Proposal: The Applicant is requesting approval of an SMA Major Permit to construct a new three-story single-unit dwelling, attached garage, and a new gazebo on a 14,269 square (sq.)-foot (ft.) lot (Project) in the R-10 Residential District and SMA in Kāne'ohe (see Exhibits C-1 through C-12). The site is mauka of Kamehameha Highway, so it is not adjacent to the ocean, but it is

within 130 ft. of the presumed regulatory shoreline based on the natural debris line. Pursuant to Revised Ordinances of Honolulu §25-10.1, a shoreline lot is defined as, "*A zoning lot of record, any portion of which lies within the shoreline setback area, or if no certified shoreline survey exists, any portion of which lies within 130 feet inland of the natural vegetation line or debris line. A zoning lot may be determined to be a shoreline lot notwithstanding the existence of a second zoning lot between the first zoning lot and the shoreline.*" The makai property line is approximately 50 ft. from the presumed shoreline, so the lot is technically a shoreline. The Project consists of the following components:

- Demolition of the existing single-unit dwelling.
- Construction of a new 4,960 sq.ft. slab-on-grade, three-story, single-unit dwelling with five bedrooms, five bathrooms, a lānai facing makai on each level, one kitchen, one wet bar, living rooms, and two covered decks;
- Excavation of approximately 3,700 sq.ft. of underlying clay material, which will be backfilled and reused on-site;
- Importation of 65 cubic yards of soil material to the site;
- After-the-fact authorization for a gazebo;
- Construction of a new driveway with two surface parking spaces and a two-car garage;
- Construction of a new five-ft. rock wall and new gate within the front yard setback.

The site fronts Lulani Street to the south (mauka) and the rear of the property fronts Kamehameha Highway to the north (makai). The gazebo is approximately 133 ft. from the presumed shoreline and the new single-unit dwelling will be approximately 180 ft. from the presumed shoreline (see Exhibit C-2). The site is sloped downward from 78 ft. above mean sea level (MSL) on Lulani Street to 20 ft. above MSL on the makai side of the property fronting Kamehameha Highway (see Exhibit E). The height of the new dwelling will comply with the R-10 Residential Dwelling height limit of 30 ft. on a sloped zoning lot.

Earthwork for the Project will consist of site clearing and grading for the new single-unit dwelling, driveway, utility connections, and associated site improvements. The Project proposes to import 65 cubic yards of soil materials. Excavation will be limited to foundation and footing construction, utility trenches, and grading required to establish finished building elevations. Excavated material suitable for reuse will be retained on-site and used as structural fill where feasible; excess materials, if any, will be transported to an approved disposal facility. Import fill material will be added around the front exterior of the

property to raise the garage finished floor elevation and allow for positive drainage away from the structure. Final grading will provide drainage away from the structure and follow existing drainage patterns. The area to be graded, excluding the area under the structure, is about 3,700 sq. ft., and the total disturbed area including the new structure is 6,000 sq. ft.

The dwelling and garage will be supported by a combination of continuous reinforced concrete strip footings, step footings, retaining wall footings, and isolated pad footings because the slope of the lot is steep. The footing excavations will extend to approximately 2.7 ft. below grade at the deepest locations. The foundation includes multiple continuous perimeter and interior wall footings as well as four primary isolated column footings supporting structural steel columns, with additional smaller post footings provided where required.

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

The Project is anticipated to cost approximately $3.2 million, and construction will take approximately 18 months from the issuance of all required permits.

II. EXISTING CONDITIONS

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

Lot Area	14,269 sq. ft.
Lot Shape	Rectangular
Topography	Slopes downward from Lulani Street, at approximately 75 to 78 ft. of elevation above MSL toward Kamehameha Highway at an elevation of approximately 20 ft. above MSL. The terrain is moderately to steeply sloped with terraced areas (see Exhibit E).
Current Development	The zoning lot is currently developed with one single-unit dwelling and a two-car garage.
Surrounding Uses	To the North – Kamehameha Highway and Pacific Ocean To the West and East – Single-unit dwellings. To the South – Lulani Street and single-unit dwellings.

Vegetation	St. Augustine grass lawn with ornamental plantings including heliconia, anthurium, palms, scattered trees, ornamental trees, and landscaping vegetation.
Sea Level Rise (SLR) – Exposure Area	The Hawai'i SLR Viewer shows that the Project site is not projected to be impacted as a result of SLR under a scenario of 3.2 ft. of SLR by 2100. The proposed development will occur outside of the area anticipated to be impacted by 3.2 ft. of SLR (see Exhibit F).
Flood Zone	*Zone X* – An area determined to be outside of the 0.2 percent annual chance floodplain (Federal Emergency Management Agency Flood Insurance Rate Map Panel No. 15003C0258G, revised June 10, 2026, see Exhibit D)
Hurricane Storm Surge	The Project site is not projected to be impacted during storm surge events (see Exhibit G; National Hurricane Center, *Storm Surge Risk Maps*).
Shoreline Erosion Rate	Data has not been mapped for the portion of the shoreline across Kamehameha Highway from the site, so there is no shoreline erosion rate and the applicable shoreline setback is 60 ft.
Shoreline Survey	No Certified Shoreline Survey (CSS) was prepared for the Project. The applicable shoreline setback is 60 ft. Because there is no CSS, all structures and activities must be at least 75 ft. (60 ft. plus a 15-ft. buffer) from the presumed shoreline.
Nearest Body of Water	*Kāne'ohe Bay* – The Kāne'ohe Bay is designated as an Estuarine and Marine Wetland; *Laenani Beach* – Laenani Beach is designated as an Estuarine and Marine Wetland; and *Pacific Ocean* – The Pacific Ocean is designated as an Estuarine and Marine Deepwater Wetland environment (see Exhibit H; National Wetlands Inventory – *Surface Water and Wetlands Mapper*).

Soil Classifications *(Mauka to Makai)*	*Alaeloa silty clay with 40 to 70 percent slopes* – Consists of deep, well-drained upland soils that developed from weathered basic igneous rock; and *Kokokahi clay* – Consists of deep, well drained soils that formed in alluvium and colluvium weathered from basalt. Kokokahi soils are on coastal plains and alluvial fans and have slopes of 0 to 35 percent (see Exhibit I; United States Department of Agriculture - Natural Resources Conservation Service). According to the Hawai'i SLR Viewer, the Project site is not considered beach sands or coastal dunes.
Tsunami	The entirety of the subject property and surrounding neighborhood is located within the extreme tsunami evacuation zone (see Exhibit J; Hawai'i Emergency Management Agency, *Tsunami Aware Mapper*).

III. ENVIRONMENTAL DISCLOSURE AND PUBLIC PARTICIPATION

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

Environmental Disclosure Documentation Revised Ordinances of Honolulu (ROH) §25-5.3(a)	The proposed Project involves the construction of one single-unit dwelling, and therefore does not trigger the requirement to prepare an Environmental Assessment or Environmental Impact Statement under ROH §25-5.3(a). This meets the requirements of ROH §25-5.3(a).
Agency Comments	During the SMA review processes, the DPP routed the proposal to various State and City agencies. Notice of the application and public hearing were sent to neighbors within 300 ft. of the subject property and interested public agencies, elected officials for the area, and other interested parties. All letters and comments received have been included in the Project file and incorporated into the Analysis Section, as appropriate.
Neighborhood Board (NB) / Community Association Presentation ROH §25-5.3(b)	The Agent presented the Project at the Kahalu'u Neighborhood Board (KNB) No. 29 on April 9, 2025. No concerns were raised by the KNB or public at the meeting (see Section G, below). This meets the requirements of ROH §25-5.3(b).

Public Hearing ROH §25-5.3(f)-(h)	The DPP conducted a Public Hearing at 10:00 a.m. on August 14, 2026, at the Fasi Municipal Building, 6th Floor Conference Room. Notice of the application and public hearing were sent to neighbors within 300 ft. of the subject property and interested public agencies, elected officials for the area, and other interested parties. Three members of the public attended the hearing, but no one testified for the Project. The public hearing is discussed in Section G, below. This meets the requirements of ROH §25-5.3(f) through (h).

IV. FINDINGS AND ANALYSIS

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

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

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

The closest recreational resources to the Project site are Laenani Beach, Laenani Neighborhood Park, and the Pacific Ocean. Laenani Beach and Laenani Neighborhood Park are approximately 1,800 ft. northwest of the site and the Pacific Ocean is directly adjacent to the north of the property (see Exhibit A). The Project is located mauka of Kamehameha Highway and there is no direct public access to the beach through the Project site.

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

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

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

1. Archaeological and Historic Resources: The proposed Project involves the demolition of the existing dwelling and the construction of a new three-story single-unit dwelling, garage, and gazebo. The earliest BP on record (BP No. 100865) indicates that the existing dwelling has existed since 1971, and therefore is over 50 years old. Pursuant to HRS §6E-42.2, an application for a proposed Project on an existing privately-owned single-family detached dwelling unit shall be subject to the requirement of HRS §6E-42 only if the single-unit dwelling is over fifty years old and:

    1. The property is listed on the Hawai'i or National Registers of Historic Places, or both;
    2. The property is nominated for inclusion on the Hawai'i or National Registers of Historic Places, or both;
    3. The property is located in a historic district; or
    4. The proposed project includes ground-disturbing activity on a property that contains previously identified burials or cemeteries.

    According to the State Historic Preservation Division's (SHPD's) website, as of June 22, 2026, the subject property is not listed or being nominated for inclusion on either the Hawai'i or National Registers of Historic Places. Furthermore, the State Inventory of Historic Places does not identify the subject property being located within a historic district. The proposed Project includes ground-disturbing activities as an area of 6,000 sq. ft. will be disturbed. However, burial site data received from SHPD, as of June 12, 2026, does not show there being a previously identified burial or cemetery on-site. Given all of this, the proposed Project is not subject to the requirement of HRS §6E-42. Additionally, the Project site does not have Jaucus sand, beach sand, or coastal dunes, and the soils are comprised of clay. Consequently, no archaeological inventory survey or archaeological monitoring plan requirements are recommended. The DPP has concluded the proposed Project will not result in any adverse impacts to historic resources.

    The Project must also comply with the provisions of HRS §6E-43.6, recognizing that, as with any ground-disturbing activity, previously unidentified archaeological resources or historic properties may be encountered. Should any cultural or archaeological resources be encountered, the Project should be subject to the standard "stop work" condition of approval. This will ensure that if, during construction, any previously unidentified archaeological sites or remains (such as artifacts, shell, bone, or charcoal deposits, human burials, rock or coral alignments, pavings, or walls) are encountered, the Applicant must stop work and contact the SHPD. This is also recommended as a condition of approval. Provided the Applicant complies with the SHPD's requirements regarding on-site resources, no adverse impacts to historic or archaeological resources are anticipated.

2. Cultural Resources: The Project does not propose any change to existing established public access for Hawaiian cultural activities, nor would Project implementation preclude the practice of Hawaiian cultural activities. A review of the record, including the NB meeting and the DPP public hearing, did not indicate that any traditional or customary Native Hawaiian activities were occurring on the site. Further, DPP staff did not observe any such activities during a site visit on July 2, 2026. No impacts to access or opportunities for Hawaiian cultural activities are anticipated and no related conditions of approval are recommended.

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

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

The Project will not impact scenic and open space resources because the Project proposes a new single-unit dwelling on the mauka side of Kamehameha Highway in an area zoned for residential use. The Project will be consistent with the ROH Chapter 21 development standards for the R-10 Residential District, which will be confirmed during the BP review process. The KPSCP Open Space Map identifies continuous northern views across Kāne'ohe Bay. The Project site is not located within the sightlines of this viewpoint. No adverse impacts to scenic and open space resources are anticipated, and no related conditions of approval are recommended.

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

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

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

1. Sensitive Coastal Habitats and Species:

   a. Wetlands and Streams: The Project site does not contain any areas designated as wetlands or streams. The Pacific Ocean, identified as Estuarine and Marine Deepwater (see Exhibit H), is located approximately 50 ft. from the makai property line and 133 ft. from the gazebo. The Project is not anticipated to result in adverse impacts to the Pacific Ocean, as proposed development will be far makai from the ocean and as required to comply with the City's *Rules Relating to Water Quality, Rules Relating to Storm Drainage Standards*, and other applicable regulations. Compliance with the City's Rules will be confirmed during the BP review process. No conditions related to the protection of wetlands and streams are recommended.

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

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

      State- and federally-listed sensitive avian species which may occur in the Project vicinity include Hawaiian seabirds and water birds (Band-rumped Storm-petrel, Hawaiian Common Gallinule, Hawaiian Coot, Hawaiian Duck, Hawaiian Petrel, and Hawaiian Stilt, and Newell's Shearwater). Wedge-tailed Shearwaters are also known to occur and nest in the area. These species, the protection of which is administered by the Department of Land and Natural Resources (DLNR) Division of Forestry and Wildlife (DOFAW), may be impacted by Project implementation, particularly during construction activities. Therefore, standard conditions

relating to the protection of these avian species are recommended. In addition, in order to avoid direct or indirect impacts to protected Wedge-tailed Shearwaters and other protected Hawaiian seabirds, the Applicant should be required to hire a qualified biologist to conduct pre-construction surveys for the presence of the species and nests, and establish procedures to avoid disruption of any nests that may be encountered. This is recommended as a condition of approval.

Federally-listed sensitive avian species which may occur in the Project vicinity include Hawaiian seabirds and water birds. Therefore, standard conditions relating to the protection of these avian species are recommended.

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

There is no sandy beach in the Project vicinity that could serve as an area for seals to haul out and breed, or for turtles to nest because the Project site is not adjacent to the shoreline. No conditions relating to seals or turtles are recommended.

d. Critical Habitat: The Project site does not currently contain any areas designated as critical habitat. The Project does not propose any change to the beach or marine environment and is over 50 ft. from the shoreline. No impacts to critical habitat are anticipated to occur, and no conditions specific to critical habitat are recommended.

e. Invasive Species: According to the O'ahu Invasive Species Committee (OISC) website, there are several invasive flora and fauna species being targeted for eradication on O'ahu. Flora species include `aiea, `akoko, `ena`ena, awiwi, carter's panicgrass, Hilo ischaemum, Ihi, kamanomano, vigna o-wahuensis. Other flora species include cane tibouchina, cape ivy, devil weed, fireweed, glory bush, himalayan blackberry, miconia, pampas grass, and the fungi that cause rapid 'ōhi'a death. Fauna species include coconut

rhinoceros beetles, naio thrips, coquí frogs, and little fire ants. The OISC provides protocols for decontamination in the event these species are encountered, as well as protocols to prevent the spread of these species. The Project proposes the net importation of approximately 65 cubic yards of soil material, and will require ingress and egress for a variety of construction equipment, vehicles, and materials, which could result in the spread of invasive species or damaging fungi. Therefore, implementation of the OISC protocols is recommended as a condition of approval.

2. Reefs, Beaches, and Coastal Dunes: The Project site is a shoreline lot, however, pursuant to the Hawai'i SLR Viewer, the underlying soils are not identified as beach sands or part of the coastal dune system. The Project's potential impacts to reefs, beaches, and coastal dunes are discussed in Section H, below.

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

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

E. Economic Uses – ROH § 25-3.1(e)

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

Implementation of the Project will result in a temporary increase in jobs and economic activity during construction through the rental and purchase of equipment, materials, and supplies. Otherwise, the proposed single-unit dwelling is anticipated to result in minimal changes to the State's economy. No related conditions of approval are recommended.

F. **Coastal Hazards – ROH § 25-3.1(f)**

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

1. Flooding: The Project site is located within Zone X. Zone X is an area determined to be outside of the 0.2 percent annual chance floodplain (see Exhibit D). Development within Zone X is not subject to compliance with ROH Chapter 21A, the Special Flood Hazard Areas Ordinance. No near-term flood-related impacts are anticipated, and no conditions of approval specific to flood zone compliance are recommended.

2. SLR: Based on a review of the University of Hawai'i Pacific Island Ocean Observing System Hawai'i SLR Viewer, the Project site is not projected to be impacted by SLR and is entirely outside of SLR-related impact areas, including inundation, under a scenario of 3.2 ft. of SLR by 2100 (see Exhibit F). The site is not adjacent to the shoreline, but is considered a shoreline lot because the property is within 130 ft. of the presumed shoreline. All new development will be outside of the shoreline setback area. No conditions specific to SLR are recommended.

3. Storm Surge: The National Storm Surge Hazards Maps indicate that the Project site is not anticipated to be impacted during any of the Category 1 – 4 hurricane events (see Exhibit G). No additional conditions specific to hurricane storm surge are recommended.

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

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

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

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

Prior to submitting the SMA Permit application to the DPP, a presentation of the Project by the Applicant was made to the KNB on April 9, 2025. Preceding that presentation, the Applicant sent written notification of the presentation to all

adjoining and nearby property owners on April 2, 2025. There were no concerns raised regarding the proposed Project by the KNB or the public at the meeting.

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

The DPP conducted a Public Hearing on the SMA Major Permit application at 10:00 a.m. on Friday, August 14, 2026, at the Fasi Municipal Building, 6th Floor Conference Room. Notices of the application and public hearing were published in the July 15, 2026, edition of the Honolulu Star-Advertiser and sent to neighbors within 300 ft. of the subject property, various public agencies, elected officials for the area, and other interested parties. There were three items on the agenda, for which the Project was Item No. 2. The hearing was attended by the Applicant's Agent, DPP staff, and three members of the public. The Agent presented the Project, and no members of the public testified. A recording of the public hearing is available upon request. Additional opportunities for public input will be available during the City Council meetings. Prior to the Public Hearing, the DPP received two letters of support for this Project. No related conditions of approval are recommended.

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

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

The Project site is not designated as coastal dune or beach sands. The zoning lot is underlain by soils identified as Alaeloa silty clay with 40 to 70 percent slopes and Kokokahi clay with six to 12 percent slopes (see Exhibit I). The new dwelling is proposed to be located on the mauka-most portion of the Project site and approximately 180 ft. from the presumed shoreline. No additional conditions relating to beach and coastal dune protection are recommended.

I.

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

The makai property line of the Project site is approximately 50 ft. from the presumed shoreline, and the Project does not involve the use or management of marine resources. The closest mapped surface and marine waters to the subject property are the Laenani Beach, Kāne'ohe Bay, and the Pacific Ocean (see Exhibit H). Laenani Beach is identified as Estuarine and Marine Wetland, and is located approximately 1,800 ft. from the Project site. Kāne'ohe Bay is identified as Estuarine and Marine Wetland, and is located approximately 800 ft. from the Project site. The Pacific Ocean is identified as Estuarine and Marine Deepwater and is located approximately 50 ft. from the Project site's makai property line. The Project is not anticipated to result in adverse impacts to these marine waters or wetlands. Temporary and permanent BMPs will be implemented before, during, and after construction to address fugitive dust, on-site stormwater management, solid waste, construction noise and vibrations, erosion and sediment control, and other issues in compliance with the DPP *Rules Relating to Water Quality*, *Rules Relating to Storm Drainage Standards*, and other applicable regulations, which will be confirmed during the BP review process. No substantial impacts to marine and coastal resources are anticipated and no conditions of approval are recommended.

J.

Cumulative Impact or Significant Effect and Compelling Public Interest – ROH § 25-3.1(j)
Development within the SMA should not have any cumulative impact or significant effect, unless minimized to the extent practicable and clearly outweighed by public health, safety, or other compelling public interest. *See also HRS § 205A-26(2)(A).*

Substantial or cumulative negative environmental impacts associated with the implementation of the Project along with other past, present, and reasonably foreseeable projects in the Project vicinity are not anticipated, so long as the recommended conditions of approval are implemented. The Project site and other lots within 500 ft. of the Project site perimeter are zoned for residential uses and are limited based on the associated development standards of ROH Chapter 21. The subject property along with the surrounding properties south of Kāne'ohe Bay

and along Kamehameha Highway are also located within the SMA, which requires any activity meeting the definition of development to undergo review for impacts to the sensitive coastal resources previously described in this report. The Project site is within a previously established residential area to which existing electricity, water, fire suppression water, sewer, and trash pick-up are already available.

There are no other SMA Permits for lots within 500 ft. of the site and no anticipated SMA Permit applications. The Project site and other lots within 500 ft. are located within the SMA. As such, any development will require an SMA Permit and must undergo the same review as described in this report.

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

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

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

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

1. ROH Chapter 21, Land Use Ordinance (LUO): The Project must be designed to comply with the development standards of the LUO. With a lot area of 14,269 sq. ft. in the R-10 Residential District, the Project site can be developed with one single-unit dwelling, as proposed. Based on the LUO floor area of the proposed dwelling, four vehicular parking spaces are required; four parking spaces are provided and shown on the Project plans.

   During a site visit on July 2, 2026, DPP staff observed a gazebo on the site. However, DPP records do not indicate that the gazebo was authorized. The existing gazebo is approximately 120 sq. ft. and 22 ft. high. The Applicant seeks after-the-fact approval of the gazebo and

proposes alterations to the gazebo in the future. The Applicant is required to obtain an after-the-fact BP for the gazebo or remove it. This should be a condition of approval.

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

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

2. ROH Chapter 26, Shoreline Setback Ordinance: The Project site is technically a shoreline lot, and is therefore subject to compliance with ROH Chapter 26. Pursuant to ROH Section 26-1.4(a)(3), *the shoreline setback line is established at sixty feet on zoning lots where historical erosion data has not been collected for the Hawai'i shoreline study, or its successor, where the historical erosion data show coastal accretion, or where the historical erosion data show an annual coastal erosion rate of zero.* The Project plans show that no development will occur within 75 ft. of the presumed shoreline, so pursuant to Hawai'i Administrative Rules Section 20-31-14(c), no certified shoreline survey is required. The Project complies with the requirements of ROH Chapter 26, and no related conditions of approval are recommended.

3. KPSCP: The Project is generally consistent with the KPSCP. The KPSCP Land Use Map identifies the Project site as "low-density residential" within the Community Growth Boundary. The most applicable KPSCP policies for open space preservation and historic and cultural resources (i.e. SMA resources) are as follows:

Open Space Preservation:

- Protect endangered species and their habitats;

- Balance the need for public safety, the protection of property, and the desire for architectural embellishments with the need to conserve energy and the protection of wildlife and human health from adverse effects of outdoor night lighting;

- Protect scenic beauty and scenic views and provide recreation;
- Promote access to shoreline and mountain areas; and
- Prevent development in areas susceptible to landslides and similar hazards.

Historic and Cultural Resources:

- Preserve significant historic features from earlier periods;
- Retain significant vistas associated with archaeological features;
- Implement in situ preservation and appropriate protection measures for sites that have high preservation value because of their good condition or unique features; and
- Determine the appropriate treatment for a historic site by the particular qualities of the site and its relationship to its physical surroundings.

The Project site is not within any identified sensitive open-space, recreational area, wetland, or historic site on KPSCP resource maps, as also discussed above. Project implementation would not result in any change to shoreline or recreational access. Standard mitigation measures for the protection of sensitive species are recommended as conditions of approval. Given this, the Project is generally consistent with the KPSCP. No additional conditions of approval related to KPSCP compliance are recommended.

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

   - Objective A, Policy 1 requires the protection of O'ahu's natural environment, especially the shoreline, valleys, ridges, watershed areas, and wetlands from incompatible development;
   - Objective A, Policy 4 requires development projects to give due consideration to natural features and hazards such as slope, inland and coastal erosion, flood hazards, water-recharge areas, and existing vegetation, as well as to plan for coastal hazards that threaten life and property; and

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

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

V. CONCLUSIONS OF LAW

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

VI. RECOMMENDATION

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

A. Except as required by these conditions of approval, development must be in general conformity with the Project as described in the DPP's findings and recommendation, referenced above, and as depicted in Exhibits A, B, C-1 through C-12, and D through K, 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 Applicant must obtain a BP for the gazebo prior to, or concurrent with the building permit for the dwelling, or must remove the gazebo prior to issuance of the BP for the dwelling.

C. To account for the potential shift of land from the State Land Use Urban District to the State Land Use Conservation District due to anticipated sea level rise, by proceeding with the Project, the landowner acknowledges the following

declaration, which must be clearly stated under "Landowner Acknowledgements" on all Project BP plans:

> *"In choosing to implement construction activities at Tax Map Key 4-7-020: 029, the landowner hereby acknowledges (and any successor owner or interested party is hereby notified) that land makai of the regulatory shoreline is State public land, falls within the State Land Use Conservation District, and must remain available for public use and recreational activities. The landowner further acknowledges that should any portion of a structure encroach into State public land, the State Board of Land and Natural Resources may require the removal of the structure or a lease for the encroachments extending into the State public land. As a result of this acknowledgement, successor owners and interested parties are hereby notified of this same information and the landowner shall hold harmless and indemnify the City for any responsibility that may result from adverse impacts associated with sea level rise and coastal erosion."*

D. Following approval of this SMA Major Permit, neither the current landowner nor any future successor owner or interested party may claim hardship due to erosion, SLR, or any other coastal hazard, in order to obtain approval for a Shoreline Setback Variance for a new shoreline protection structure. By proceeding with the Project, the landowner acknowledges the following declaration, which must be clearly stated under "Landowner Acknowledgements" on all Project BP plans:

> *"In choosing to undertake the development at Tax Map Key 4-7-020: 029, the landowner hereby acknowledges (and any successor owner or interested party is notified) that no claim of hardship due to erosion, sea level rise, or any other coastal hazard may be asserted in order to obtain approval for a Shoreline Setback Variance for a new shoreline protection structure."*

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

> *"The landowner hereby acknowledges (and any successor owner or interested party is hereby notified) that bed and breakfast homes and transient vacation units, as those terms are defined in Revised Ordinances of Honolulu Chapter 21, the Land Use Ordinance, are not allowed on Tax Map Key 4-7-020: 029."*

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

I. To minimize the spread of invasive pathogens, pests, or plants that may harm native species and ecosystems, the Applicant is responsible for the following:

1. The Applicant shall minimize the importation of fill material to the extent possible. The Applicant proposes to import approximately 65 cubic yards of soil material. No importation of structural fill is proposed;

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

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

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

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

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

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

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

J. Permits.

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

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

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

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

   the extension will be deemed to be denied.

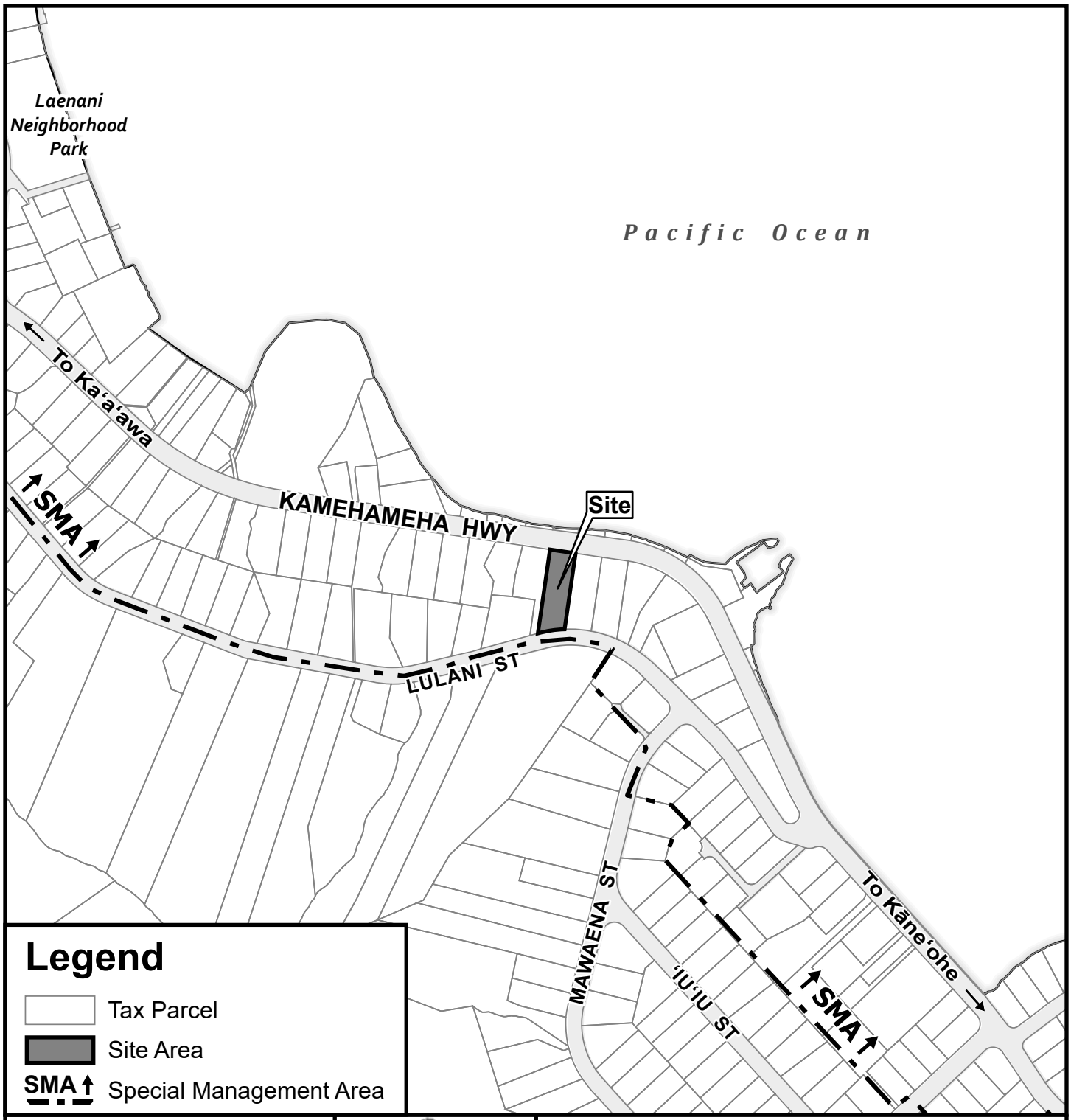
K. Approval of this SMA Major Permit does not constitute compliance with other City ordinances, including but not limited to the LUO and building and construction codes, or other governmental requirements, including but not limited to LUO-related approvals, and building, grading, and grubbing permit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

Dated at Honolulu, Hawai'i, this 24th day of September 2026.

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

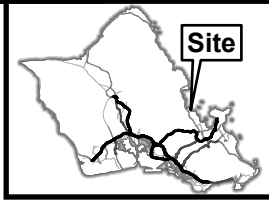
By _____
Dawn Takeuchi Apuna
Director

Enclosures: Exhibits A, B, C-1 through C-12, and D through K



Legend

- Tax Parcel
- Site Area
- SMA — Special Management Area



VICINITY MAP

0 200 400 800

Distance in Feet

LOCATION MAP w/ SMA

KAHALU'U

TAX MAP KEY: 4-7-020:029

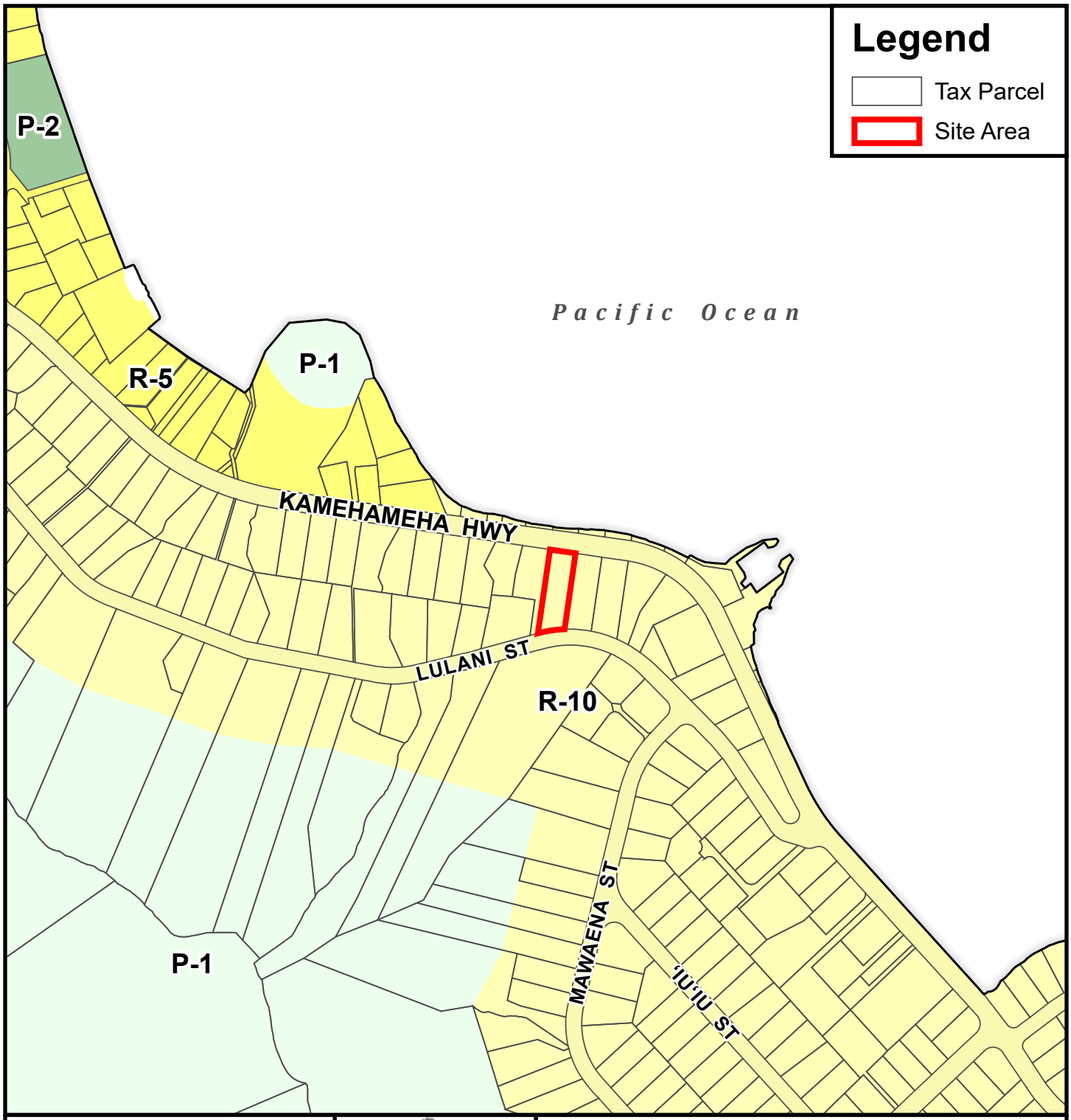
FOLDER NO.: 2026-SMA-36

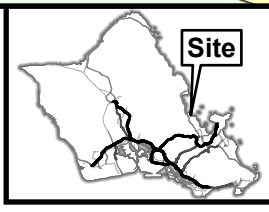
Prepared by: Honolulu Land Information System (HoLIS) - CS
Department of Planning & Permitting (DPP)
City and County of Honolulu

Date Prepared: 07/2026

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EXHIBIT A





VICINITY MAP

0 200 400 800

Distance in Feet

PORTION OF

ZONING MAP

KUALOA - WAIĀHOLE - KAHALUʻU

TAX MAP KEY: 4-7-020:029

FOLDER NO.: 2026-SMA-36

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

Date Prepared: 07/2026

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This map was prepared in color

EXHIBIT B

LULANI RESIDENCE

47-347 LULANI STREET, KANEOHE, HI, 96744

4-7-020:029

EXHIBIT C-1

PROJECT INFORMATION

ADDRESS:	47-347 LULANI STREET, KANEOHE, HI, 96744
TMK:	4-7-020:029
LOT AREA:	14,269 SF (0.3276 ACRES)
FLOOD ZONE:	D
HEIGHT LIMIT:	25' (UNLESS SLOPING)
SMA:	IN SPECIAL MANAGEMENT
SPECIAL DISTRICT:	NOT IN SPECIAL DISTRICT
YARD SETBACK:	10' FRONT, 5' SIDE & 5' REAR
ZONING (LUO):	R-10, MAX BUILDING AREA 60% OF ZONING LOT

CITY AND COUNTY OF HONOLULU

REVISED ORDINANCES OF HONOLULU 2021
CHAPTER 16B

TO THE BEST OF MY KNOWLEDGE, THIS PROJECT'S DESIGN SUBSTANTIALLY CONFORMS TO THE BUILDING ENERGY CONSERVATION CODE FOR:

__X__BUILDING COMPONENT SYSTEMS
____ELECTRICAL COMPONENTS SYSTEMS
____MECHANICAL COMPONENTS SYSTEMS

SIGNATURE:_____DATE:11/15/24
NAME: LAURA AYERS
TITLE: PRINCIPAL

PUBLIC HEALTH, SAFETY, AND CONVENIENCE NOTES

1. THE CONTRACTOR SHALL OBSERVE AND COMPLY WITH ALL FEDERAL, STATE, AND LOCAL LAWS REQUIRED FOR THE PROTECTION OF THE PUBLIC HEALTH AND SAFETY AND ENVIRONMENTAL QUALITY.

2. THE CONTRACTOR, AT HIS OWN EXPENSE SHALL KEEP THE PROJECT AND ITS SURROUNDING AREAS FREE FROM DUST NUISANCE. THE WORK SHALL BE IN CONFORMANCE WITH THE AIR POLLUTION CONTROL STANDARDS AND REGULATIONS OF THE STATE DEPARTMENT OF HEALTH.

3. NO CONTRACTOR SHALL PERFORM ANY CONSTRUCTION ACTIVITY SO AS TO CAUSE FALLING ROCK, SOIL OR DEBRIS IN ANY FORM TO FALL, SLIDE OR FLOW ONTO ADJOINING PROPERTIES, STREETS OR NATURAL WATERCOURSES. SHOULD SUCH VIOLATIONS OCCUR, THE CONTRACTOR SHALL IMMEDIATELY MAKE ALL REMEDIAL ACTIONS NECESSARY.

   THE CONTRACTOR SHALL PROVIDE, INSTALL AND MAINTAIN ALL NECESSARY SIGNS, LIGHTS, FLARES, BARRICADES, MARKERS, CONES, AND OTHER PROTECTIVE FACILITIES AND SHALL TAKE ALL NECESSARY PRECAUTIONS FOR THE PROTECTION, CONVENIENCE AND SAFETY OF THE PUBLIC. THE CONTRACTOR SHALL APPLY FOR A CONSTRUCTION PERMIT WITH A NOISE

ESCP INSPECTION NOTES

1. AT LEAST TWO WEEKS BEFORE THE BEGINNING CONSTRUCTION, THE CONTRACTOR OR THE PERSON IN CHARGE OF CONSTRUCTION SHALL NOTIFY THE STORM WATER INSPECTOR LISTED ON THE BUILDING PERMIT.

2. AFTER INSTALLING THE CONSTRUCTION BMPS AND MOBILIZING ANY CONSTRUCTION APPARATUS IN ACCORDANCE WITH THE APPROVED ESCP (OR APPENDIX B ESCP FOR SMALL PROJECT TEMPLATE), THE CONTRACTOR OR THE PERSON IN CHARGE OF CONSTRUCTION SHALL CONTACT THE ESCP COORDINATOR LISTED ON THE BUILDING PERMIT, FOR A PRECONSTRUCTION INSPECTION.

   THE ESCP COORDINATOR SHALL SUBMIT THE PRECONSTRUCTION INSPECTION CHECKLIST TO THE STORM WATER INSPECTOR (EMAIL TO DPP.NPDES@HONOLULU.GOV) CONFIRMING THE BMPS AND GOOD HOUSE KEEPING MEASURES ARE IN COMPLAINCE, BEFORE THE START OF CONSTRUCTION.

SPECIAL INSPECTIONS

OWNER SHALL EMPLOY ONE OR MORE SPECIAL INSPECTORS INDEPENDENT OF THE CONTRACTORS PERFORMING THEIR WORK. THE INSPECTOR SHALL PROVIDE INSPECTION DURING CONSTRUCTION ON THE FOLLOWING TYPES OF WORK:

- TERMIT PROTECTION
- CONCRETE CONSTRUCTION
- SEISMIC RESISTANCE
- WIND RESISTANCE
- COMPLETE LOAD PATH AND UPLIFT TIES

IECC CONFORMANCE STATEMENT:

COUNTY OF HONOLULU - CH. 32 - BUILDING ENERGY CONSERVATION CODE

TO THE BEST OF MY KNOWLEDGE, THIS PROJECT'S DESIGN SUBSTANTIALLY CONFORMS TO THE BUILDING ENERGY CONSERVATION CODE (2018 IECC AS AMMENDED) FOR **BUILDING ENVELOPE COMPONENTS** (SECTION C402).

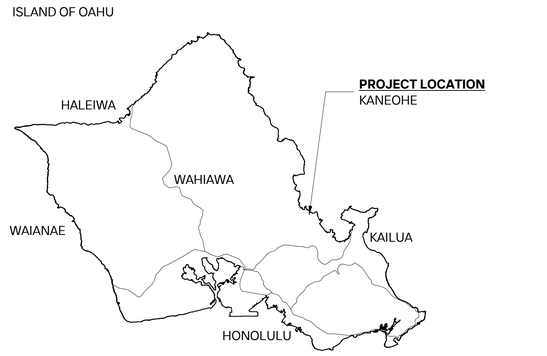
COMPLIANCE METHOD

2018 IECC as amended. Mandatory & Prescriptive
2018 IECC as amended. Mandatory & Total Building Performance
ASHRAE Standard 90.1-2016. Mandatory & Prescriptive
ASHRAE Standard 90.1-2016. Mandatory & Energy Cost Budget Method

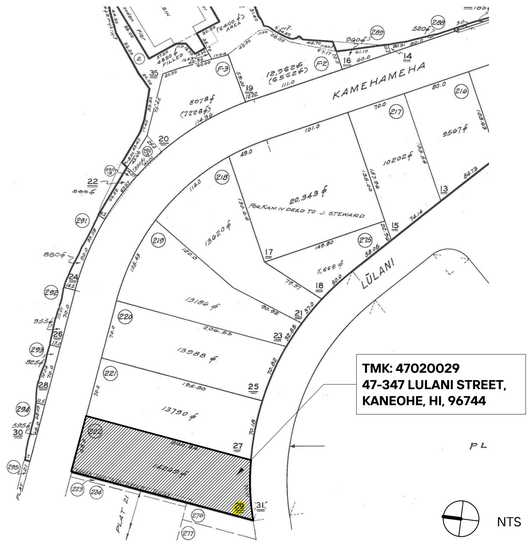
INFORMATION IN CONSTRUCTION DOCUMENTS	Yes	N/A
Roof insulation R-Value	x	
Roof insulation type and location	x	
Roof membrane solar reflectance and thermal emittance		x
Wall insulation R-Value		x
Wall insulation type and location		x
Window SHGC		x
Window U-Factor		x
Skylight SHGC		x
Skylight U-Factor		x
NOTES:	AS SPECIFIED	

SIGNATURE:
DATE: 07/11/2026
NAME: LAURA AYERS
TITLE: PRINCIPAL
LICENSE NO.: 12047

LOCATION MAP



PLAT MAP



PROJECT DIRECTORY

LAND OWNER:
DAVID AND HEATHER SMITH
47-347 LULANI STREET
TEL:213-280-0494

ARCHITECT:
LAURA AYERS, AIA
WHITESPACE ARCHITECTS
4747 KILAUEA AVE., SUITE 201 HONOLULU, HI 96816
TEL:808-596-0260

STRUCTURAL / GEOTECH:
JONATHAN R. BRANDT, S.E.
JPB ENGINEERING, INC
47-388 HUILWA ST., SUITE 16, KANEOHE, HI, 96744
TEL:808-436-8108

CIVIL:
STEVEN DOO, PE, PMP ENV SP
KA'E DESIGN LLC
P.O. BOX 1178 KANEOHE, HI 96744
TEL:808-348-9302

PROJECT DESCRIPTION

DEMOLITION OF EXISTING 2-STORY SINGLE-FAMILY RESIDENCE AND GARAGE. CONSTRUCTION OF A NEW OF A 3-STORY SINGLE-FAMILY RESIDENCE WITH 5 BEDROOMS AND 4 & 1/2 BATHS AND GARAGE.

DRAWING INDEX

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T100	EXISTING PLANS
T101	DEMOLITION PLANS

	CIVIL
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C002	SITE AND UTILITY PLAN
C003	GRADING AND DRAINAGE PLAN
C004	EROSION AND SEDIMENT CONTROL PLAN
C005	CIVIL DETAILS AND ESCP NOTES

	ARCHITECTURAL
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A101	LVL 1 FLOOR PLAN
A102	LVL 2 FLOOR PLAN
A103	LVL 3 FLOOR PLAN
A104	ROOF PLAN
A105	LVL 1 RCP AND SWITCHING PLAN
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A306	WALL SECTIONS
A401	ENLARGED STAIR PLANS & SECTIONS
A402	ENLARGED STAIR PLANS & SECTIONS
A403	ENLARGED STAIR PLANS & SECTIONS
A501	INTERIOR ELEVATIONS
A502	INTERIOR ELEVATIONS
A601	PARTITION TYPES
A602	PARTITION TYPES
A701	DOOR TYPES AND SCHEDULE
A702	WINDOW TYPES AND SCHEDULE

	STRUCTURAL
S001	STRUCTURAL NOTES
S100	FOUNDATION PLAN
S101	LOWER FLOOR FRAMING PLAN
S102	UPPER FLOOR FRAMING PLAN
S103	ROOF FRAMING PLAN
S200	SECTION
S300	STRUCTURAL DETAILS
S301	STRUCTURAL DETAILS
S302	STRUCTURAL DETAILS
S303	STRUCTURAL DETAILS
S304	STRUCTURAL DETAILS
S305	STRUCTURAL DETAILS
S306	STRUCTURAL DETAILS

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HONOLULU, HI 96816
TEL:808-596-0260

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License Expires 4-30-28
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Project Name:
LULANI RESIDENCE

4-7-020:029

Address:
47-347 LULANI STREET, KANEOHE, HI, 96744

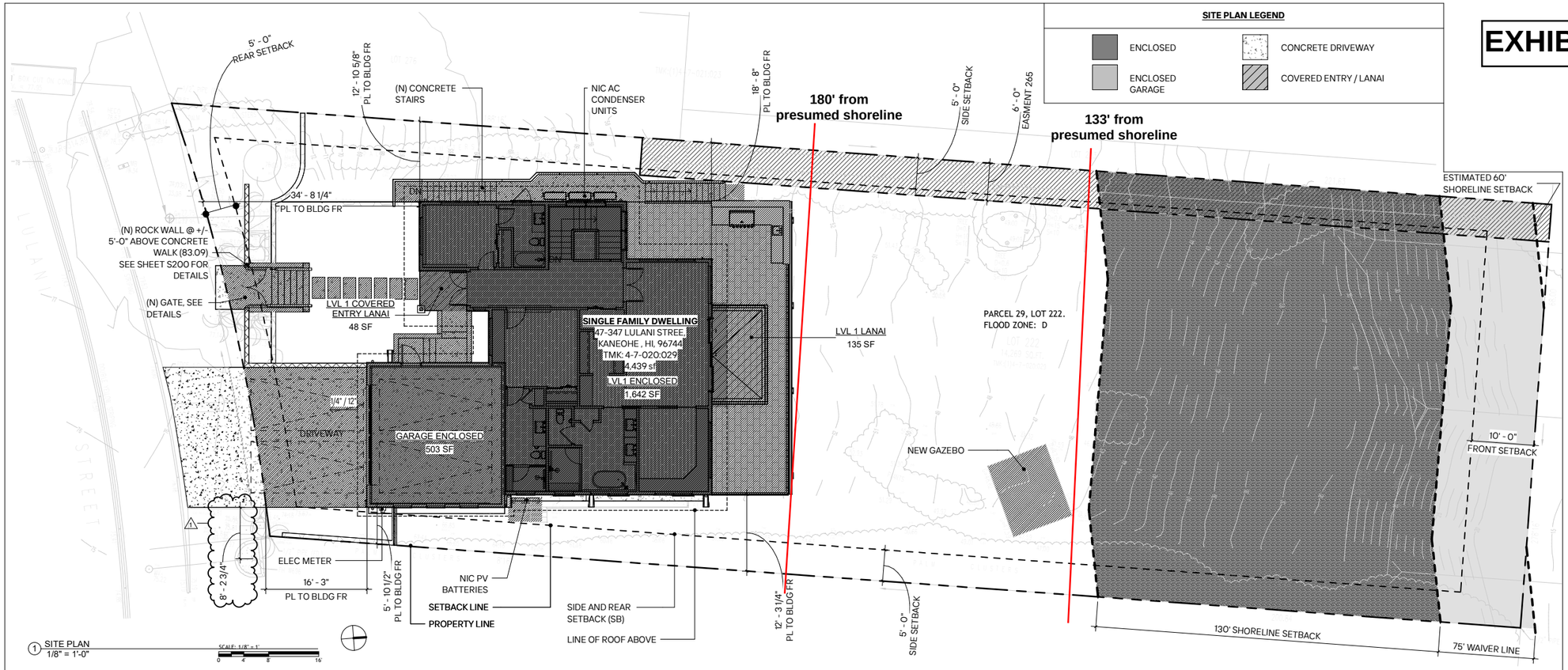
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TITLE SHEET

Project Number: 2026-06

Sheet Number:
T001

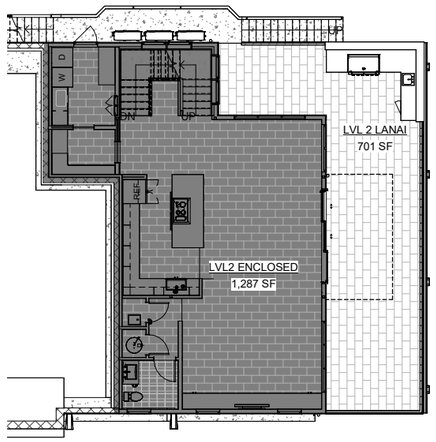
Date: 06/11/2026
Phase: PERMIT DRAWINGS

EXHIBIT C-2



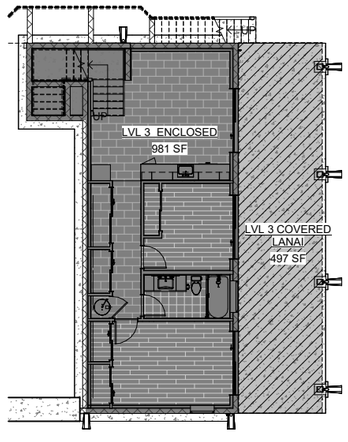
1 SITE PLAN
1/8" = 1'-0"

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



2 LVL 2 AREA PLAN
1/8" = 1'-0"

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



3 LVL 3 AREA PLAN
1/8" = 1'-0"

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

BUILDING & FLOOR AREA CALCULATIONS

ZONING	R-10
LOT AREA	14,269 SF
MAX BLDG AREA (50% OF ZONING LOT)	7,135 SF
FAR	.35

BUILDING AREA CALCULATION

	EXISTING (SF)	NEW (SF)
LVL 1 ENCLOSED	1,219 SF	1,644 SF
LVL 1 COVERED LANAI	0 SF	48 SF
LVL 1 ENCLOSED GARAGE	364 SF	503 SF
LVL 2 ENCLOSED	1,219 SF	1,287 SF
LVL 3 ENCLOSED	0 SF	981 SF
LVL 3 COVERED LANAI	0 SF	497 SF
TOTAL	2,802 SF	4,960 SF

FLOOR AREA CALCULATION

	EXISTING (SF)	NEW (SF)
LVL 1 ENCLOSED	1,130 SF	1,560 SF
LVL 1 COVERED LANAI	0 SF	48 SF
LVL 2 ENCLOSED	960 SF	1,058 SF
LVL 3 ENCLOSED	0 SF	859 SF
LVL 3 COVERED LANAI	0 SF	497 SF
TOTAL	2,090 SF	3,752 SF

PARKING REQUIREMENTS

FLOOR AREA (EXCLUDING GARAGE & STORAGE)	3,752 SF
NEW SINGLE-FAMILY RESIDENCE	4 STALLS
TOTAL STALLS PROVIDED	4 STALLS

IMPERVIOUS SURFACE CALCULATION

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

(i) USE SITE DESIGN STRATEGIES TO REDUCE THE IMPERVIOUS SURFACE AREAS TO THE MAXIMUM EXTENT PRACTICAL. THE TOTAL IMPERVIOUS SURFACE AREA FOR THE LOT MAY NOT EXCEED 75% PER LUO SECTION 21-3.70.1 (G)

(ii) TOTAL IMPERVIOUS AREA = 26.54%

IMPERVIOUS CALCULATIONS:
EXISTING IMPERVIOUS AREA = 3521.2 SF
DEMOLISHED IMPERVIOUS AREA = 3400.4 SF
NEW IMPERVIOUS AREA = 3,665.9 SF
TOTAL NEW IMPERVIOUS AREA = 3,786.7 SF

IMPERVIOUS SURFACE

GENERAL SITE PLAN NOTES

1. SITE DATA & TOPOGRAPHY BASED ON THE SURVEY OF GERALD Y. K. GOO OF LINE OF SIGHT, LLC - LICENSED PROFESSIONAL LAND SURVEYOR NO. 12955 DATED APRIL 30TH, 2022.

2. FINISH GRADE TO SLOPE AWAY FROM BUILDING, TYPICAL.

3. ALL FENCES AND WALLS IN SETBACK ARE TO BE NO TALLER THAN 6'-0" FROM GRADE.

4. PROVIDE CHEMICAL TERMITE TREATMENT OR TERMITE/VAPOR BARRIER SUCH AS STEGO INDUSTRIES, PANGO WRAP OR EQUAL UNDER SLAB ON GRADE.

5. STANDARD VEHICLE PARKING STALLS ARE 8'-3" X 18'-0" UON

6. NO EXISTING IRRIGATION SYSTEM ON THIS METER. EXISTING IRRIGATION SYSTEM DEMAND = 0 GPM

7. CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING THAT SPECIAL INSPECTION OF TERMITE PROTECTION IS MADE AT THE APPROPRIATE TIME. THE CONTRACTOR SHALL GIVE TIMELY NOTICE OF INSPECTIONS AND PROVIDE ACCESS FOR THE INSPECTOR. THE CONTRACTOR SHALL CORRECT DEFECTIVE WORK AT NO ADDITIONAL COST TO THE OWNER AND PAY FOR RE-INSPECTION. CONTRACTOR SHALL REFER TO ADDITIONAL SPECIAL INSPECTION REQUIREMENTS LISTED ON STRUCTURAL DRAWINGS SHEET S002.

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1	DPP Comments	07/21/26

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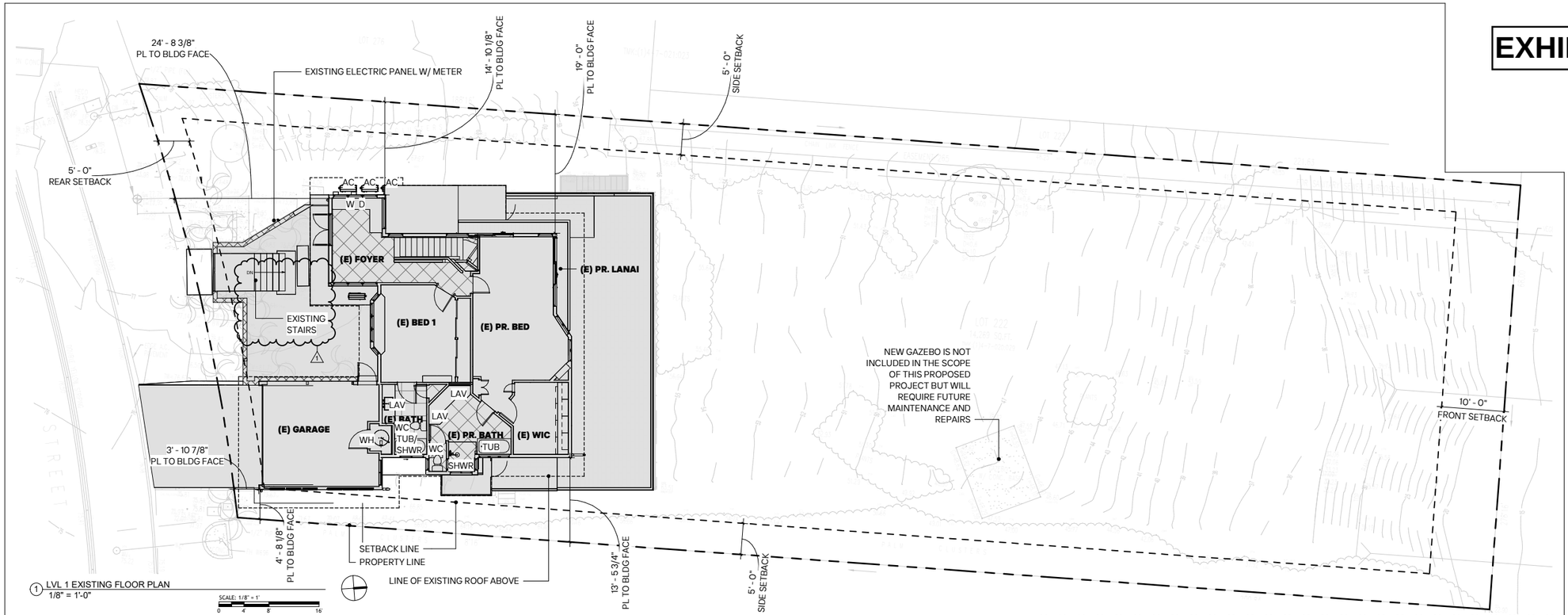
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SITE PLAN

Project Number: 2026-06

Sheet Number:
A100

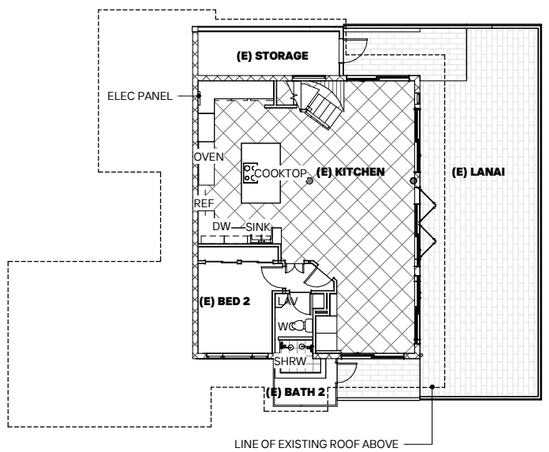
Date: 08/12/2026
Phase: PERMIT CORRECTIONS

EXHIBIT C-3



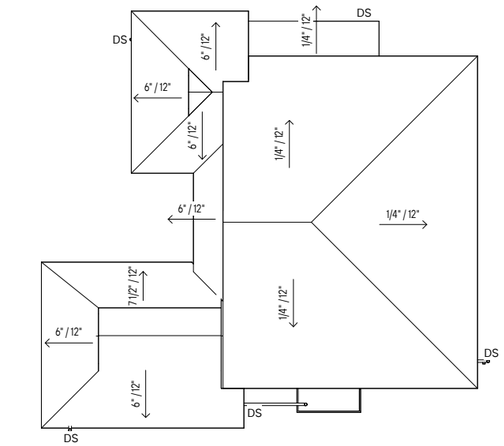
1 LVL 1 EXISTING FLOOR PLAN
1/8" = 1'-0"

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



2 LVL 2 EXISTING FLOOR PLAN
1/8" = 1'-0"

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



3 EXISTING ROOF PLAN
1/8" = 1'-0"

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

BOARD OF WATER SUPPLY INFORMATION

	EXISTING			DEMO			NEW		
	QUANTITY	REG/LF	TOTAL FU	QUANTITY	REG/LF	TOTAL FU	QUANTITY	LF	TOTAL FU
LAVATORY	3	(1) 1.0/(2) 0.6	2.2	3	(1) 1.0/(2) 0.6	2.2	6	0.6	3.6
WATER CLOSET	3	(2) 3.0/(1) 1.7	7.7	3	(2) 3.0/(1) 1.7	7.7	5	1.7	8.5
BIDET	0	1.0	0.0	0	1.0	0.0	0	1.0	0
TUB/SHOWER	1	2.0	2.0	1	2.0	2.0	2	1.6	3.2
TUB ONLY	1	2.5	2.5	1	2.5	2.5	1	2.5	2.5
SHOWER ONLY	2	(1) 2.0/(1) 1.6	3.6	2	(1) 2.0/(1) 1.6	3.6	2	1.6	3.2
KITCHEN SINK	1	2.0	2.0	1	2.0	2.0	1	1.6	1.6
DISHWASHER	1	1.5	1.5	1	1.5	1.5	1	1.5	1.5
BAR SINK	0	1.0	0.0	0	1.0	0.0	1	1.0	1.0
LAUNDRY TRAY	0	2.0	0.0	0	2.0	0.0	1	2.0	2.0
WASHING MACHINE	1	2.0	2.0	1	2.0	2.0	1	2.0	2.0
HOSE BIBB	1	2.5	2.5	1	2.5	2.5	1	2.5	2.5
	EXISTING TOTAL:		26.0	DEMO TOTAL:		26.0	NEW TOTAL:		31.6

EXISTING	26.0	PROPOSED	31.6
- DEMO	26.0	+ EXISTING TO REMAIN	0.0
EXISTING TO REMAIN	0.0	**TOTAL PROPOSED**	**31.6**

NOTES:
1. THERE IS NO IRRIGATION INCLUDED IN THE SCOPE OF THIS PROJECT.
2. ALL NEW PLUMBING FIXTURES SHALL BE OF A LOW FLOW TYPE.
3. SHOWERHEADS WITH HAND-HELD DEVICES CANNOT OPERATE SIMULTANEOUSLY.
4. NO AFS CONNECTED TO WATER METER

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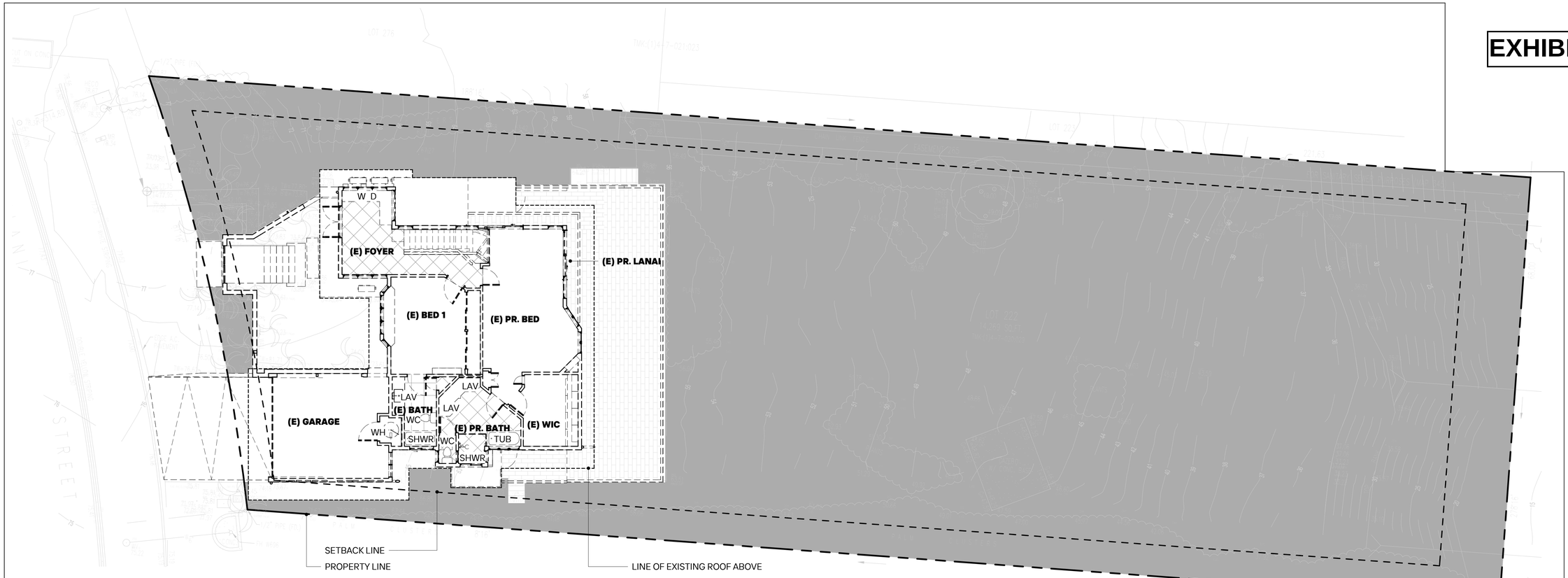
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EXISTING PLANS

Project Number: 2026-06

Sheet Number:
T100

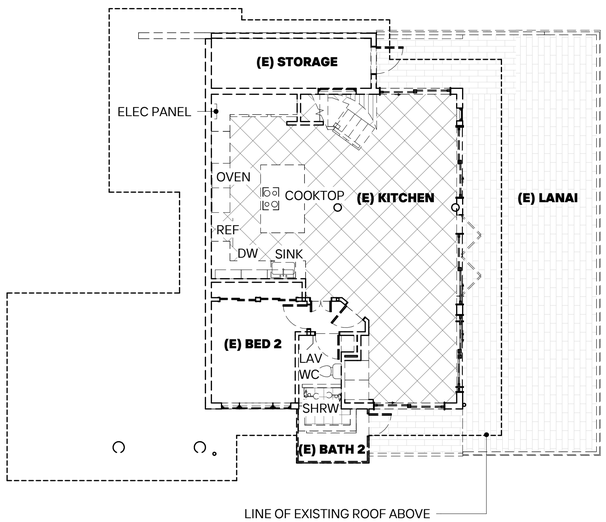
Date: 08/12/2026
Phase: PERMIT CORRECTIONS

EXHIBIT C-4



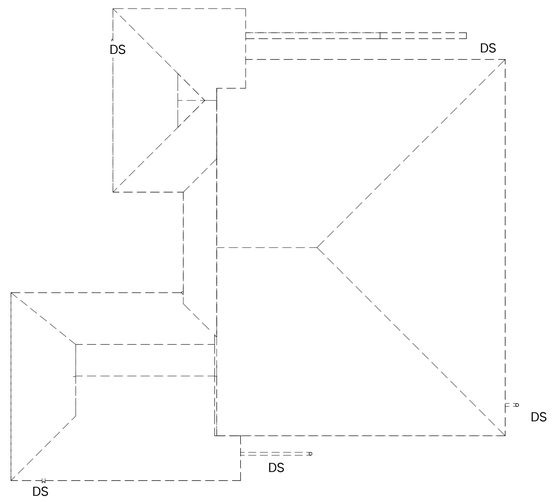
1 LVL 1 DEMO PLAN
1/8" = 1'-0"

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



2 LVL 2 DEMO PLAN
1/8" = 1'-0"

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



3 ROOF DEMO PLAN
1/8" = 1'-0"

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

DEMOLITION LEGEND

EXISTING TO REMAIN

DEMO

DEMOLITION NOTES

1. REMOVE & DISPOSE OF ALL ITEMS INDICATED AND ANY OTHER ITEMS NECESSARY TO COMPLETE THE PROPOSED PLAN. CONTRACTOR TO REMOVE ALL DEBRIS TO PERMITTED OFF-SITE PREMISES. DASHED LINES INDICATE ITEMS TO BE REMOVED. REMOVE ITEMS IN THEIR ENTIRETY UNLESS NOTED OTHERWISE.

2. WHERE EXISTING PARTITIONS OR FLOOR MOUNTED ITEMS ARE REMOVED, PATCH FLOOR AND WALLS AS REQUIRED TO RECEIVE NEW FINISHES.

3. WHERE EXISTING WALL MOUNTED ITEMS ARE REMOVED, PATCH WALL AS REQUIRED TO RECEIVE NEW FINISHES.

4. EXISTING STRUCTURAL COLUMNS TO REMAIN.

5. ALL ITEMS PERTINENT TO NEW FUTURE CONSTRUCTION SHALL REMAIN AND BE VERIFIED BY THE OWNER. SHADED WALLS AND SOLID LINES INDICATE ITEMS TO REMAIN.

6. ALL ADJACENT PREOPERTTY ITEMS TO REMAIN & SHALL BE PROTECTED FROM DAMAGE DURING DEMOLITION. ANY ITEMS DAMAGED, SHALL BE REMEDIATED AT THEIR OWN COST & NO COST TO THE OWNER.

7. CONTRACTOR TO REMOVE AND CAP ALL EXISTING ON SITE UTILITIES AS REQUIRED.

8. ALL ROCK WALLS TO REMAIN, DO NOT DAMAGE UNLESS OTHERWISE NOTED.

9. GENERAL INTENT IS INDICATED ON THE FOLLOWING DRAWING, ANY DEMOLITION REQUIRED TO EXECUTE THE DESIGN INTENT SHALL BE CONSIDERED PART OF THE CONTRACTOR'S SCOPE OF WORK.

10. PROVIDE DRAWINGS OF ALL EXISTING UTILITIES. TEMPORARY & PERMANENT. THOSE NOT ORIGINALLY RECORDED THRU SITE, AND ANY ITEMS THAT MAY BE A DETRIMENT OR BENEFIT TO THE FUTURE CONSTRUCTION & RENOVATION.

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Sheet
DEMOLITION PLANS

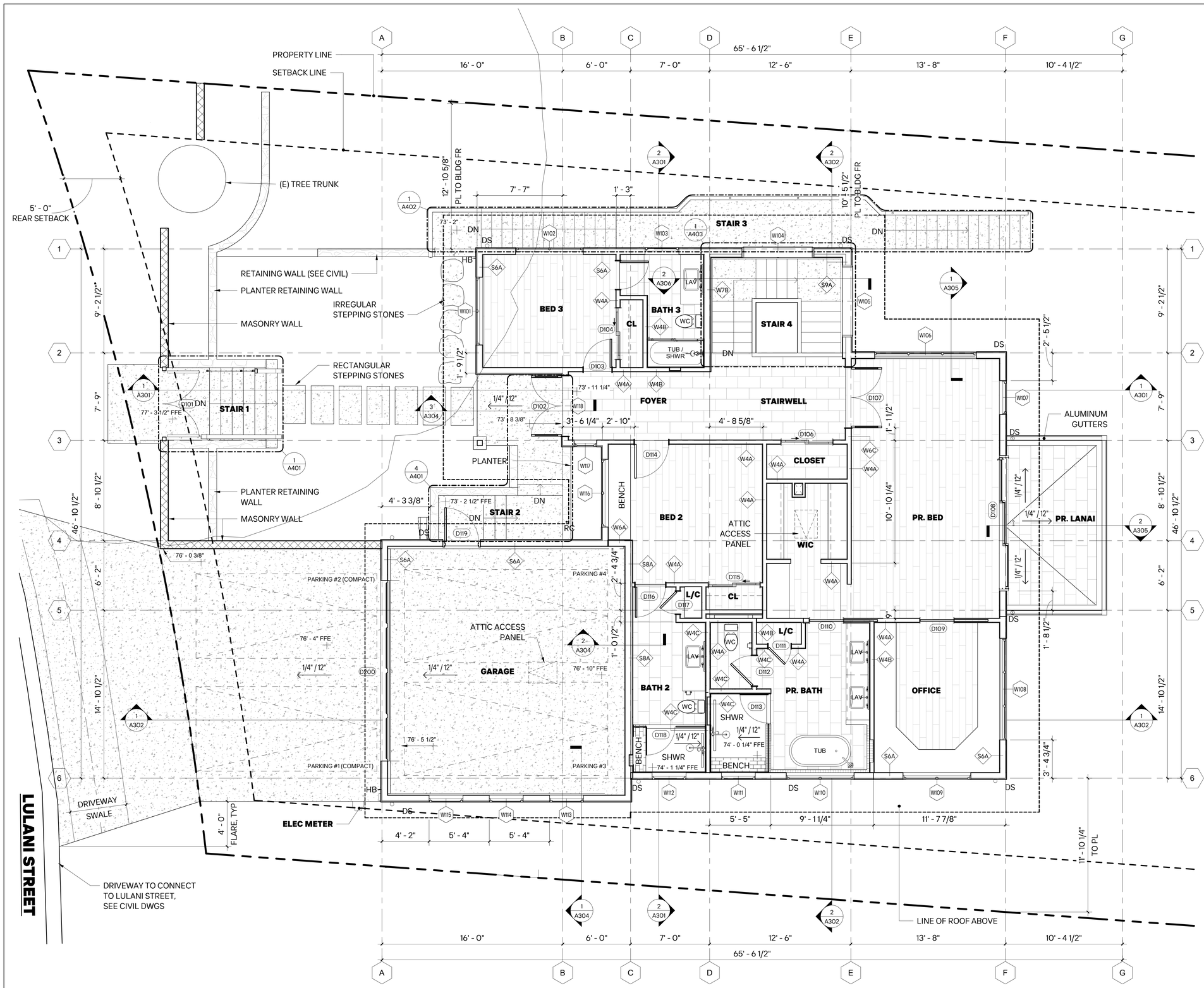
Project Number: 2026-06

Sheet Number:

T101

Date: 06/11/2026
Phase: PERMIT DRAWINGS

Exhibit C-5



1 LVL 1 FLOOR PLAN
1/4" = 1'-0"

GENERAL NOTES

1. PROVIDE SAFTY GLAZING IN ALL UNFRAMED SWINGING DOORS & SHOWER /TUB ENCLOSURES PER IRC SECTION 308.4
2. EMERGENCY EGRESS WINDOW IN ACCORDANCE WITH 2018 IRC SECTION R310, SILL HEIGHT OF NOT MORE THAN 44", MIN NET CLEAR OPENING OF 5.7 SF EXCEPT GRADE FLOOR OPENINGS MAY REDUCE THE MIN NET CLEAR OPENING TO 5 SF MIN. MIN NET CLEAR OPENING HEIGHT SHALL BE 24" AND MIN NET CLEAR OPENING WIDTH SHALL BE 20".
3. ACCORDING TO AN EXCEPTION OF THE HAWAI'I STATE ENERGY CODE SECTION C402.2.2 ABOVE GRADE WALLS, INSULATION IS NOT REQUIRED FOR CMU WALLS LARGER THAN THAN 6 INCHES THICK.
4. PROVIDE 1/2" CEMENTITIOUS BACKER BOARD IN LIEU OF 5/8" GYPSUM BOARD AT ALL WET LOCATIONS, PLUMBING WALLS, AND WHERE FINISH IS TILE, SEE INTERIOR ELEVATIONS.
5. REFER TO A601 FOR PARTITION TYPES AND TYPICAL WALL CONDITIONS.
6. SEE RCPS ON SHEETS A105-A107 FOR SMOKE AND CARBON MONOXIDE ALARM LOCATIONS.
7. UNLESS OTHERWISE NOTED OR INDICATED, DIMENSIONS ON PLANS SHALL BE FROM CENTERLINE OF THE COLUMN, GRIDLINE, OR FACE OF STRUCTURE/STUD.
8. PROVIDE 5/8" THK TYPE "X" GYPBD CEILING AT GARAGE AND STORAGE/S.
9. PROVIDE 1/2" THICK (MIN. TYPE "X" GYPBD AT WALLS AT GARAGE SIDE.
10. ALL INTERIOR WALLS TO BE W4A, UON.
11. PROVIDE EXTERIOR-RATED TILE AS REQUIRED

PROTECT ALL PENETRATIONS AT OCCUPANCY SEPARATION WALLS AND CEILING AT GARAGE AND STORAGES.

APPLIANCE LEGEND

CT	COOKTOP	LAV	LAVATORY
MW	MICROWAVE	WC	WATER CLOSET
REF	REFRIGERATOR	WH	WATER HEATER
DW	DISHWASHER	SHWR	SHOWER
DR	DRYER	TUB	BATHTUB
W	WASHER	DS	DOWNSPOUT
SINK	KITCHEN SINK		

FINISH LEGEND

- T-1 TILE, PORCELAIN TILE
- LVT-1, LUXURY VINYL TILE
- C-1, CONCRETE - BROOM FINISH
- LP-1 EXTERIOR PAVERS

SCALE: 1/4" = 1'
0 2 4 8

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Sheet
LVL 1 FLOOR PLAN

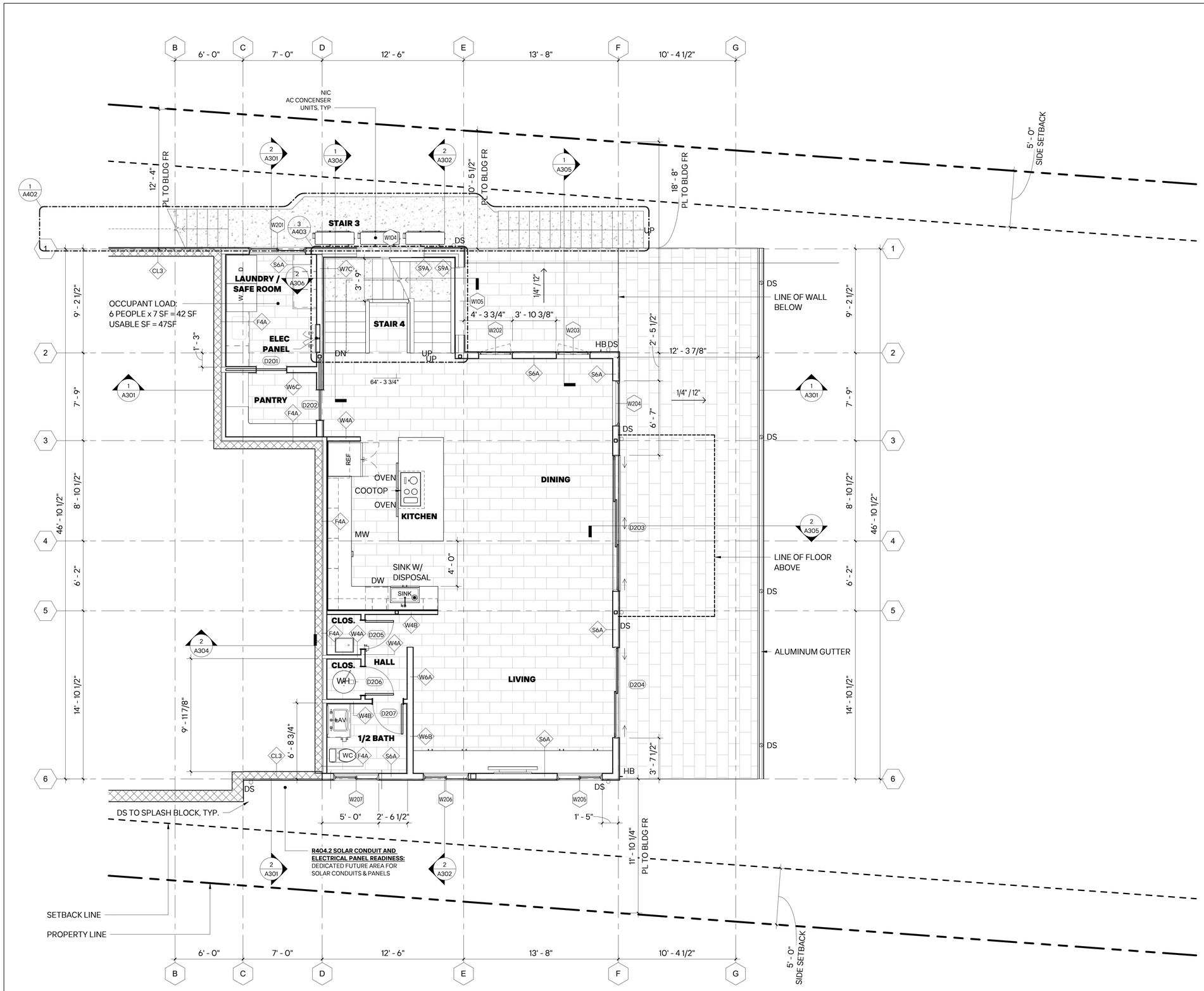
Project Number: 2026-06

Sheet Number:

A101

Date: 08/12/2026
Phase: PERMIT CORRECTIONS

EXHIBIT C-6



1 LVL 2 FLOOR PLAN
1/4" = 1'-0"

GENERAL NOTES

1. PROVIDE SAFTY GLAZING IN ALL UNFRAMED SWINGING DOORS & SHOWER /TUB ENCLOSURES PER IRC SECTION 308.4
2. EMERGENCY EGRESS WINDOW IN ACCORDANCE WITH 2018 IRC SECTION R310, SILL HEIGHT OF NOT MORE THAN 44", MIN NET CLEAR OPENING OF 5.7 SF EXCEPT GRADE FLOOR OPENINGS MAY REDUCE THE MIN NET CLEAR OPENING TO 5 SF MIN. MIN NET CLEAR OPENING HEIGHT SHALL BE 24" AND MIN NET CLEAR OPENING WIDTH SHALL BE 20".
3. ACCORDING TO AN EXCEPTION OF THE HAWAI'I STATE ENERGY CODE SECTION C402.2.2 ABOVE GRADE WALLS, INSULATION IS NOT REQUIRED FOR CMU WALLS LARGER THAN THAN 6 INCHES THICK.
4. PROVIDE 1/2" CEMENTITIOUS BACKER BOARD IN LIEU OF 5/8" GYPSUM BOARD AT ALL WET LOCATIONS, PLUMBING WALLS, AND WHERE FINISH IS TILE, SEE INTERIOR ELEVATIONS.
5. REFER TO A601 FOR PARTITION TYPES AND TYPICAL WALL CONDITIONS.
6. SEE RCPS ON SHEETS A105-A107 FOR SMOKE AND CARBON MONOXIDE ALARM LOCATIONS.
7. UNLESS OTHERWISE NOTED OR INDICATED, DIMENSIONS ON PLANS SHALL BE FROM CENTERLINE OF THE COLUMN, GRIDLINE, OR FACE OF STRUCTURE/STUD.
8. PROVIDE 5/8" THK TYPE "X" GYPBD CEILING AT GARAGE AND STORAGE/S.
9. PROVIDE 1/2" THICK (MIN. TYPE "X" GYPBD AT WALLS AT GARAGE SIDE.
10. ALL INTERIOR WALLS TO BE W4A, UON.
11. PROVIDE EXTERIOR-RATED TILE AS REQUIRED

PROTECT ALL PENETRATIONS AT OCCUPANCY SEPARATION WALLS AND CEILING AT GARAGE AND STORAGES.

APPLIANCE LEGEND

CT	COOKTOP	LAV	LAVATORY
MW	MICROWAVE	WC	WATER CLOSET
REF	REFRIGERATOR	WH	WATER HEATER
DW	DISHWASHER	SHWR	SHOWER
DR	DRYER	TUB	BATHTUB
W	WASHER	DS	DOWNSPOUT
SINK	KITCHEN SINK		

FINISH LEGEND

- T-1 TILE, PORCELAIN TILE
- LVT-1, LUXURY VINYL TILE
- C-1, CONCRETE - BROOM FINISH
- LP-1 EXTERIOR PAVERS

1ST FLOOR PLAN NOTES

1. SEE SHEETS A604, A605 & A606 FOR FINISH SCHEDULES

SCALE: 1/4" = 1'
0 2' 4' 8'

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Sheet
LVL 2 FLOOR PLAN

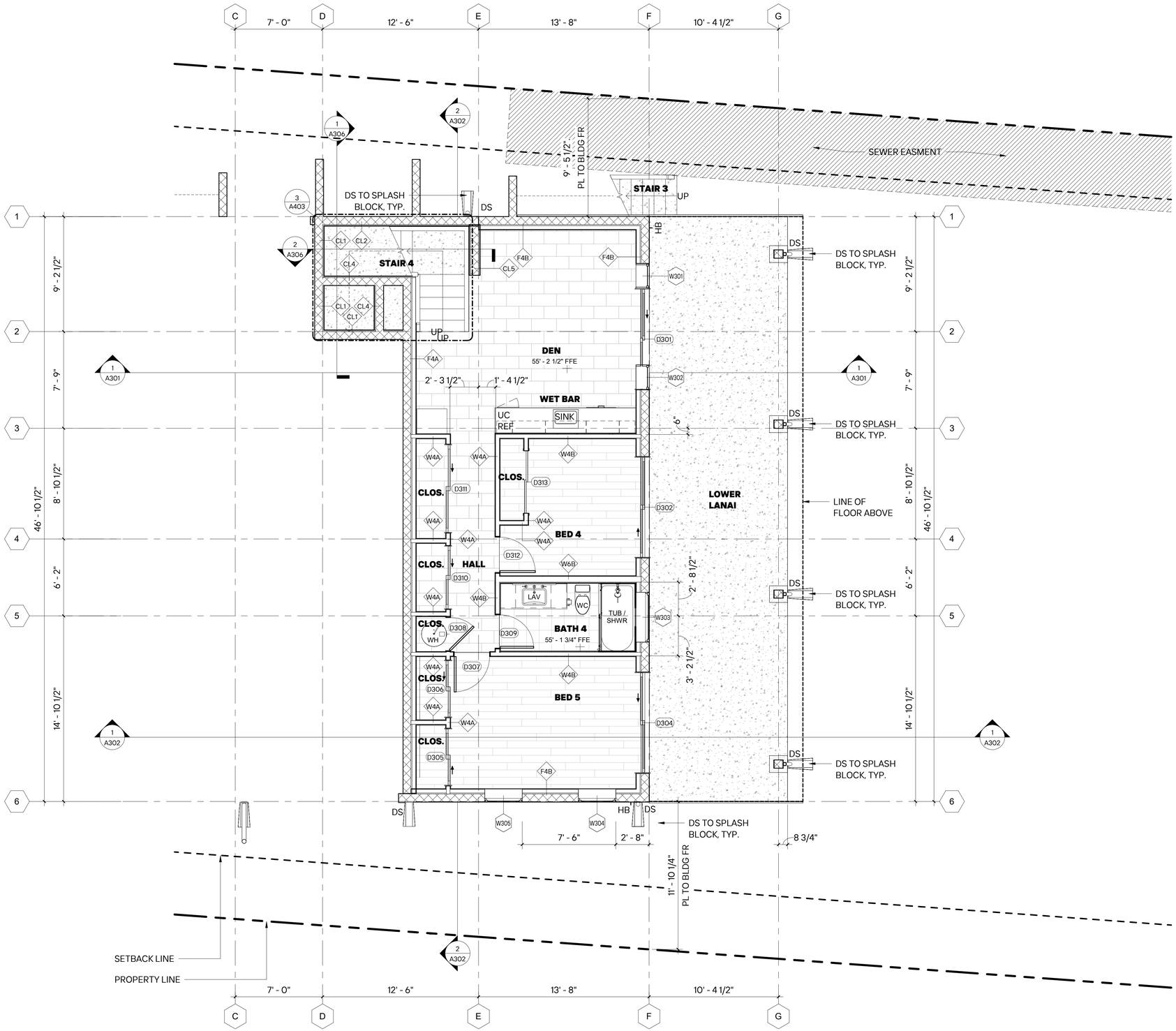
Project Number: 2026-06

Sheet Number:

A102

Date: 06/11/2026
Phase: PERMIT DRAWINGS

Exhibit C-7



1 LVL 3 FLOOR PLAN
1/4" = 1'-0"

GENERAL NOTES

1. PROVIDE SAFTY GLAZING IN ALL UNFRAMED SWINGING DOORS & SHOWER /TUB ENCLOSURES PER IRC SECTION 308.4
2. EMERGENCY EGRESS WINDOW IN ACCORDANCE WITH 2018 IRC SECTION R310, SILL HEIGHT OF NOT MORE THAN 44", MIN NET CLEAR OPENING OF 5.7 SF EXCEPT GRADE FLOOR OPENINGS MAY REDUCE THE MIN NET CLEAR OPENING TO 5 SF MIN. MIN NET CLEAR OPENING HEIGHT SHALL BE 24" AND MIN NET CLEAR OPENING WIDTH SHALL BE 20".
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9. PROVIDE 1/2" THICK (MIN. TYPE "X" GYPBD AT WALLS AT GARAGE SIDE.
10. ALL INTERIOR WALLS TO BE W4A, UON.
11. PROVIDE EXTERIOR-RATED TILE AS REQUIRED

PROTECT ALL PENETRATIONS AT OCCUPANCY SEPARATION WALLS AND CEILING AT GARAGE AND STORAGES.

APPLIANCE LEGEND

CT	COOKTOP	LAV	LAVATORY
MW	MICROWAVE	WC	WATER CLOSET
REF	REFRIGERATOR	WH	WATER HEATER
DW	DISHWASHER	SHWR	SHOWER
DR	DRYER	TUB	BATHTUB
W	WASHER	DS	DOWNSPOUT
SINK	KITCHEN SINK		

BASEMENT FLOOR PLAN LEGEND

- T-1 TILE, PORCELAIN TILE
- LVT-1, LUXURY VINYL TILE
- C-1, CONCRETE - BROOM FINISH
- LP-1 EXTERIOR PAVERS

FLOOR PLAN NOTES

1. SEE SHEETS A604, A605 & A606 FOR FINISH SCHEDULES

SCALE: 1/4" = 1'
0 2' 4' 8'

WHITESPACE ARCHITECTS
4747 KILAUEA AVE., SUITE 201
HONOLULU, HI 96816
TEL:808-596-0260

LAURA E. AYERS
LICENSED PROFESSIONAL ARCHITECT
No. 12047
HAWAII, U.S.A.

License Expires 4-30-28
This work was prepared by me or under my supervision, and construction of this project will be under my observation. Observation of construction as defined in Hawaii Administrative Rules Title 16 Chapter 115.

Project Name:
LULANI RESIDENCE

4-7-020:029

Address:
47-347 LULANI STREET, KANEOHE, HI, 96744

Sheet
LVL 3 FLOOR PLAN

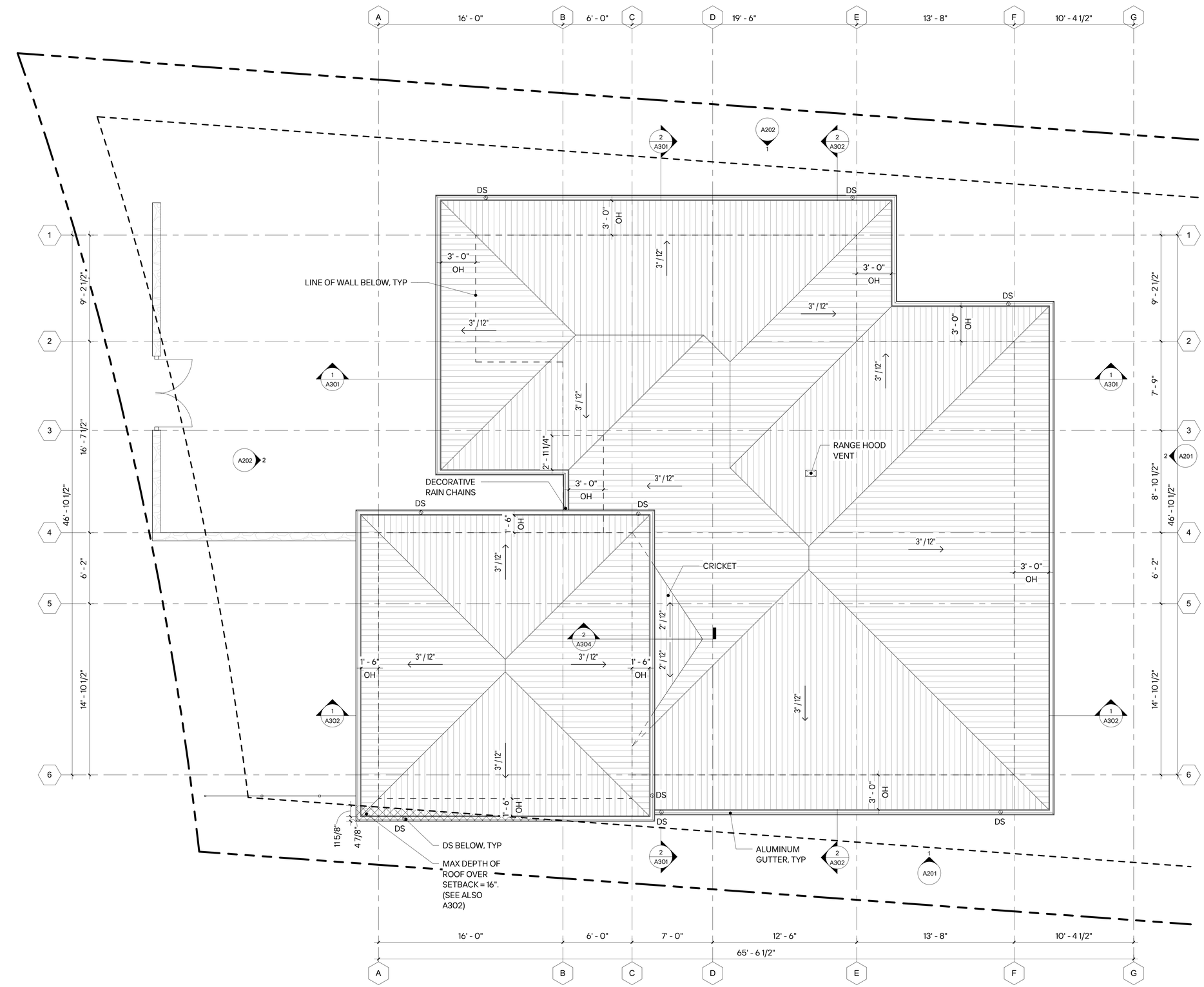
Project Number: 2026-06

Sheet Number:

A103

Date: 08/12/2026
Phase: PERMIT CORRECTIONS

EXHIBIT C-8



1 ROOF PLAN
1/4" = 1'-0"

ROOF NOTES:

1. REFER TO WALL SECTIONS FOR ADDITIONAL INFORMATION.
2. SEE BUILDING SECTIONS FOR SITE ENVELOPE.
3. THE CONTRACTOR SHALL VERIFY FIELD CONDITIONS AND REPORT ANY DISCREPANCIES TO THE ARCHITECT.
4. COORDINATE FINAL SIZE, QUANTITY AND LOCATION OF HVAC AND PLUMBING OPENINGS AND ITEMS WITH EQUIPMENT REQUIREMENTS.
5. PROVIDE TAPERED INSULATION AT A MINIMUM SLOPE OF 1/4" PER FOOT AT ALL AREAS INDICATED, UNLESS OTHERWISE NOTED.
6. ALL FLASHING TO BE A MINIMUM OF 3" ABOVE THE FLOOD LINE OR 8" ABOVE ADJACENT ROOF SURFACE.
7. PROVIDE SPACE BETWEEN INDIVIDUAL WALKWAY PADS FOR DRAINAGE.
8. PROVIDE A MINIMUM OF 2" OF INSULATION AT ROOF DRAIN SUMPS.
9. REFER TO STRUCTURAL DRAWINGS FOR ROOF EQUIPMENT SUPPORT STRUCTURE LOCATIONS AND SIZES.
10. REFER TO WALL SECTIONS FOR ADDITIONAL INFORMATION.

ROOF LEGEND

STANDING SEAM METAL ROOF

SCALE: 1/4" = 1'
0 2' 4' 8'

WHITESPACE ARCHITECTS
4747 KILAUEA AVE., SUITE 201
HONOLULU, HI 96816
TEL:808-596-0260

LAURA E. AYERS
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Project Name:
LULANI RESIDENCE

4-7-020:029

Address:
47-347 LULANI STREET,
KANEOHE, HI, 96744

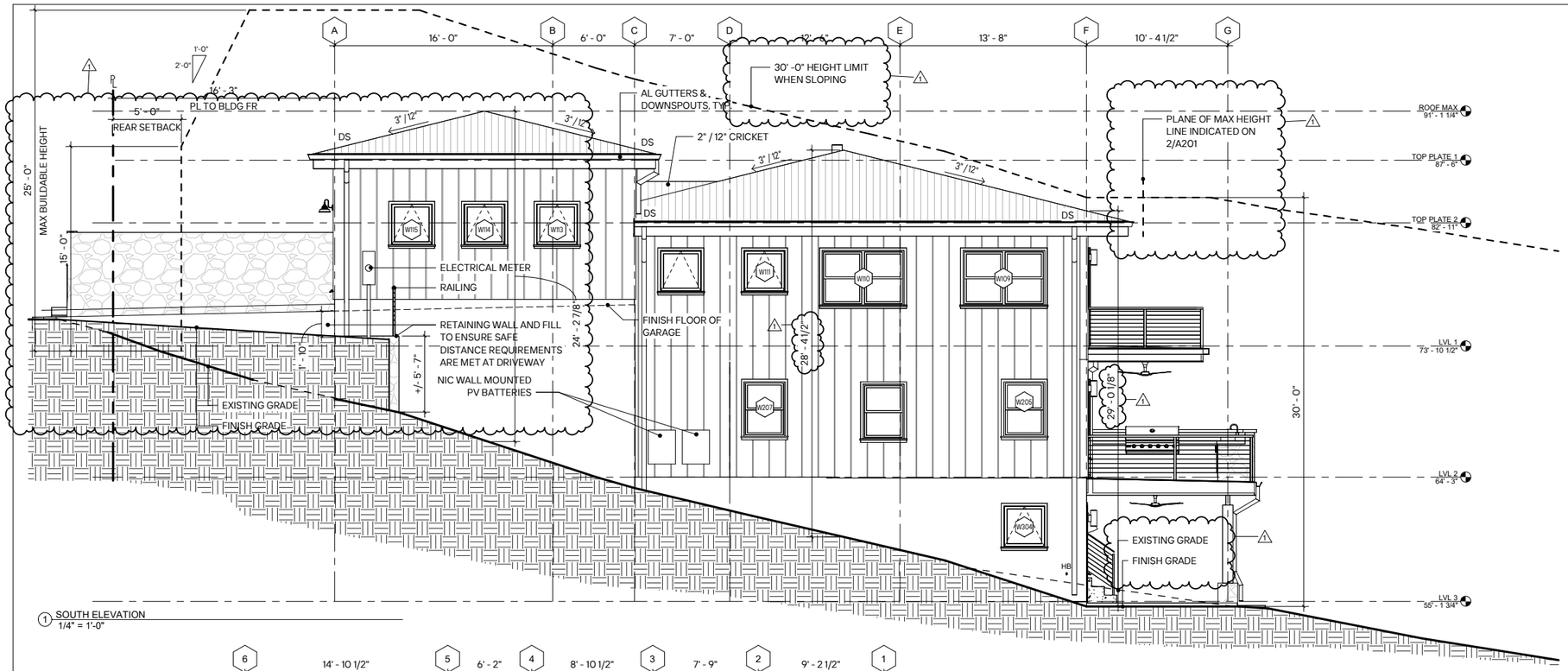
Sheet
ROOF PLAN

Project Number: 2026-06

Sheet Number:
A104

Date: 06/11/2026
Phase: PERMIT DRAWINGS

EXHIBIT C-9



EXTERIOR ELEVATION LEGEND

- EXISTING TO REMAIN
- SD-1 HARDIE BOARD SIDING - MATCH EXISTING
- PT-1 EXTERIOR GRADE PAINT - WHITE
- AS-1 ASPHALT SHINGLE ROOFING - MATCH EXISTING
- MB-1 MEMBRANE ROOF- MODIFIED BITUMEN MEMBRANE

EXTERIOR ELEVATION NOTES

SCALE: 1/4" = 1'
0 2' 4' 8'

WhiteSpace

WHITESPACE ARCHITECTS
4747 KILAUEA AVE., SUITE 201
HONOLULU, HI 96816
TEL:808-596-0260

LAURA E. AYERS
LICENSED PROFESSIONAL ARCHITECT
No. 12047
HAWAII, U.S.A.

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1	DPP Comments	07/21/26

Project Name:
LULANI RESIDENCE

4-7-020:029

Address:
47-347 LULANI STREET, KANEOHE, HI, 96744

Sheet
EXTERIOR ELEVATIONS

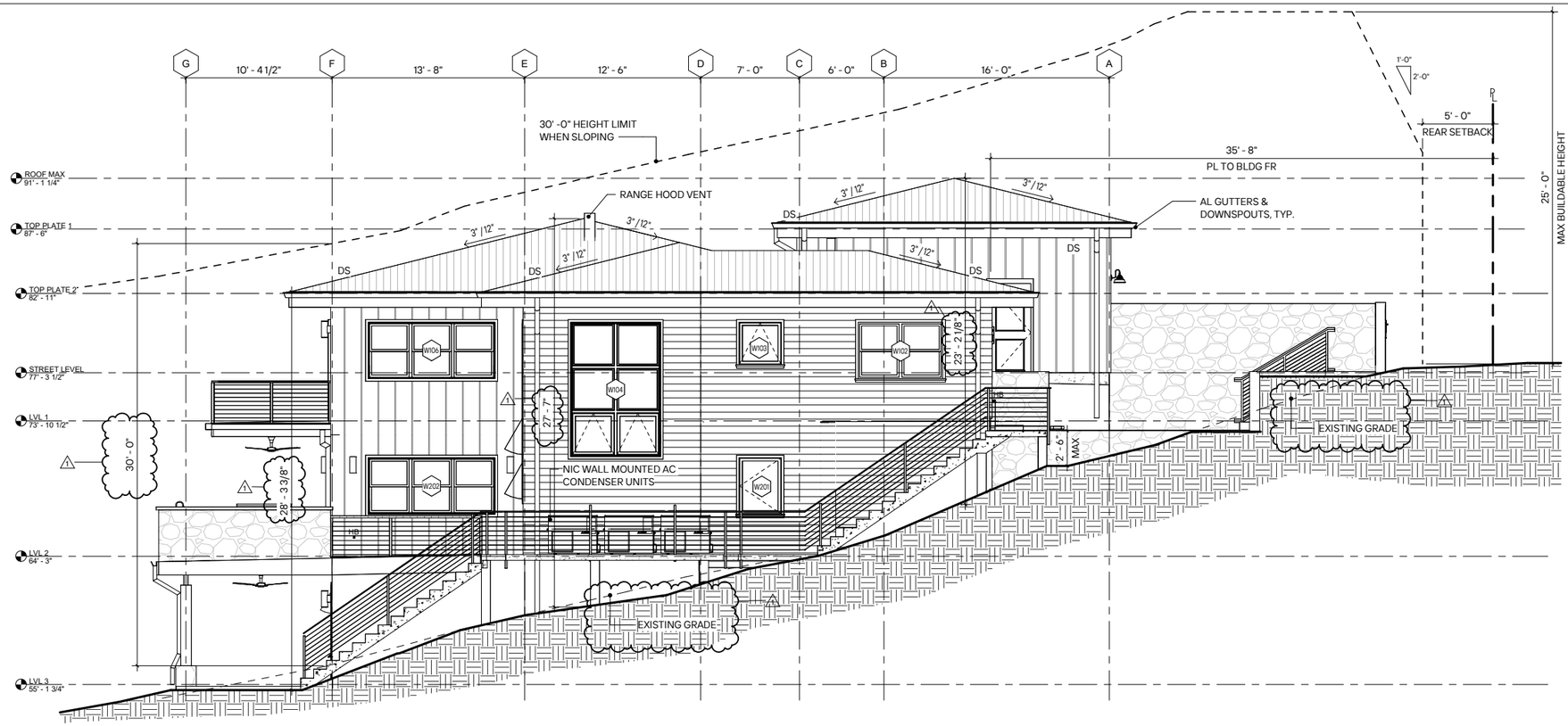
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Sheet Number:

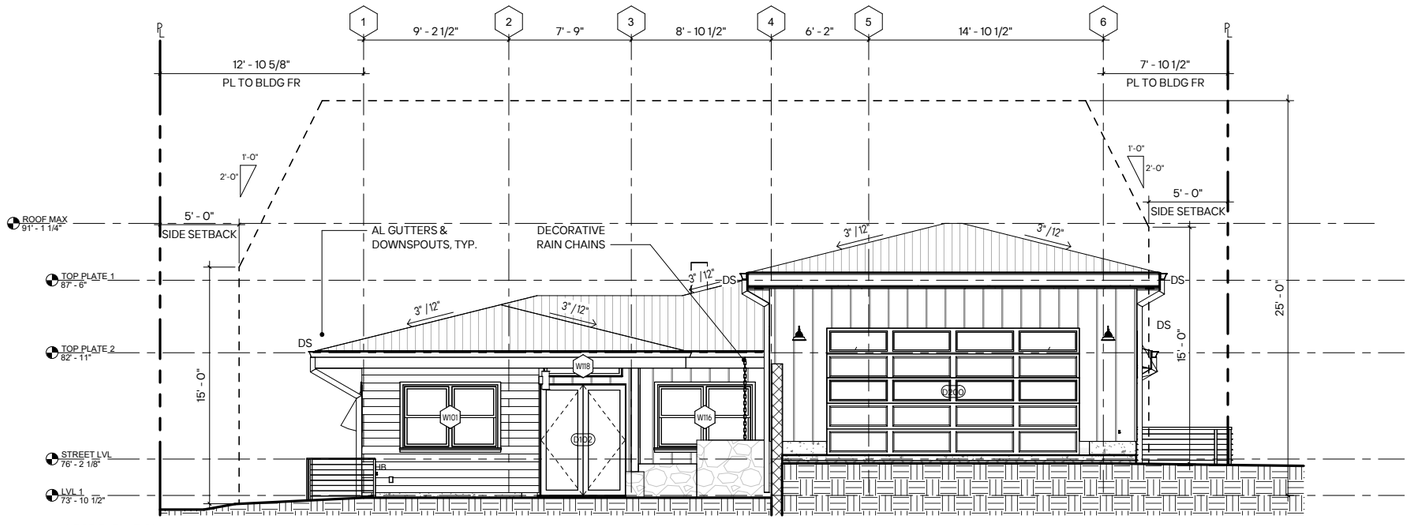
A201

Date: 08/12/2026
Phase: PERMIT CORRECTIONS

EXHIBIT C-10



1 NORTH ELEVATION
1/4" = 1'-0"



2 WEST ELEVATION
1/4" = 1'-0"

EXTERIOR ELEVATION LEGEND

- EXISTING TO REMAIN
- SD-1 HARDIE BOARD SIDING - MATCH EXISTING
- PT-1 EXTERIOR GRADE PAINT - WHITE
- AS-1 ASPHALT SHINGLE ROOFING - MATCH EXISTING
- MB-1 MEMBRANE ROOF- MODIFIED BITUMEN MEMBRANE

EXTERIOR ELEVATION NOTES

SCALE: 1/4" = 1'
0 2 4 8

WhiteSpace

WHITESPACE ARCHITECTS
4747 KILAUEA AVE., SUITE 201
HONOLULU, HI 96816
TEL:808-596-0260

LAURA E. AYERS
LICENSED PROFESSIONAL ARCHITECT
No. 12047
HAWAII, U.S.A.

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1	DPP Comments	07/21/26

Project Name:
LULANI RESIDENCE

4-7-020:029

Address:
47-347 LULANI STREET,
KANEOHE, HI, 96744

Sheet
EXTERIOR ELEVATIONS

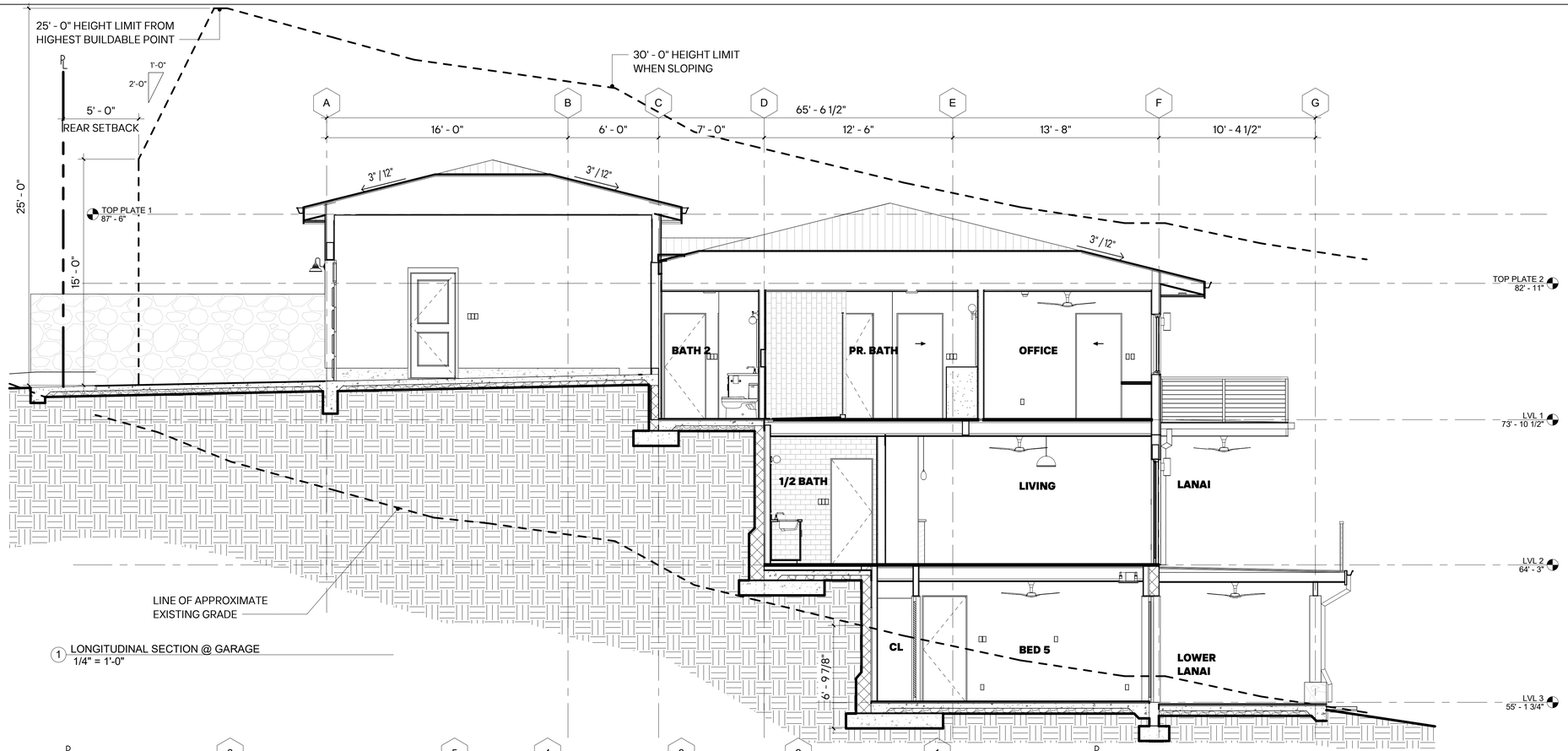
Project Number: 2026-06

Sheet Number:

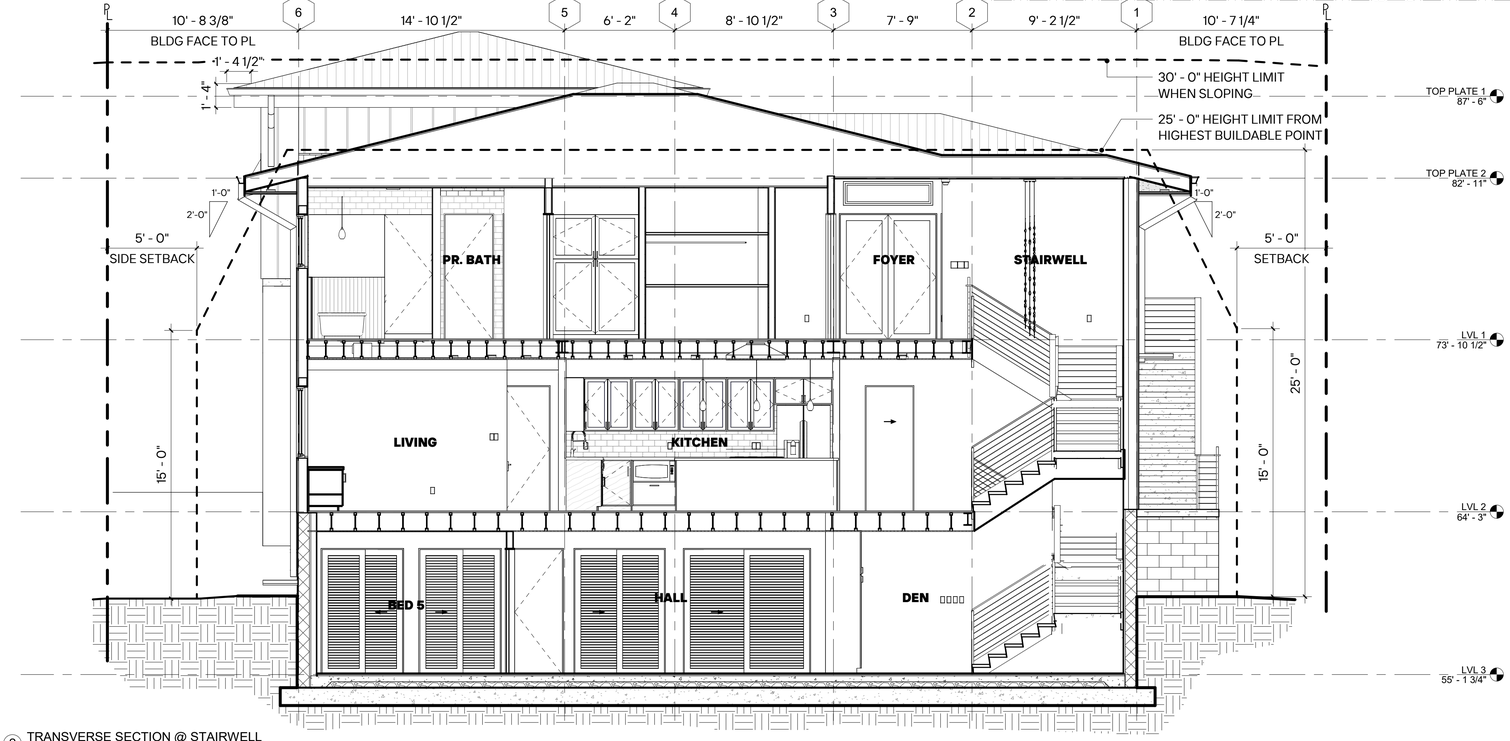
A202

Date: 08/12/2026
Phase: PERMIT CORRECTIONS

EXHIBIT C-11



1 LONGITUDINAL SECTION @ GARAGE
1/4" = 1'-0"



2 TRANSVERSE SECTION @ STAIRWELL
1/4" = 1'-0"

BUILDING SECTION NOTES

1. A CONTINUOUS AIR BARRIER SHALL BE PROVIDED THROUGHOUT THE BUILDING THERMAL ENVELOPE. THE AIR BARRIER PERIMETER IS SHOWN IN THE BUILDING SECTIONS.

2. AIR BARRIER MATERIALS ARE LABELED IN THE WALL SECTIONS.

3. ALL JOINTS BETWEEN AIR BARRIER MATERIALS SHALL BE JOINED IN COMPLIANCE WITH THE 2018 INTERNATIONAL ENERGY CODE.

4. ALL PENETRATIONS IN THE AIR BARRIER SHALL BE SEALED IN COMPLIANCE WITH THE 2018 INTERNATIONAL ENERGY CODE.

5. FURTHER NOTES ON JOINING AND SEALING AIR BARRIER MATERIALS CAN BE FOUND ON SHEET A303.

SCALE: 1/4" = 1'
0 2' 4' 8'

WhiteSpace

WHITESPACE ARCHITECTS
4747 KILAUEA AVE., SUITE 201
HONOLULU, HI 96816
TEL:808-596-0260

LAURA E. AYERS
LICENSED PROFESSIONAL ARCHITECT
No. 12047
HAWAII, U.S.A.

License Expires 4-30-28
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Project Name:
LULANI RESIDENCE

4-7-020:029

Address:
47-347 LULANI STREET,
KANEOHE, HI, 96744

Sheet
BUILDING SECTIONS

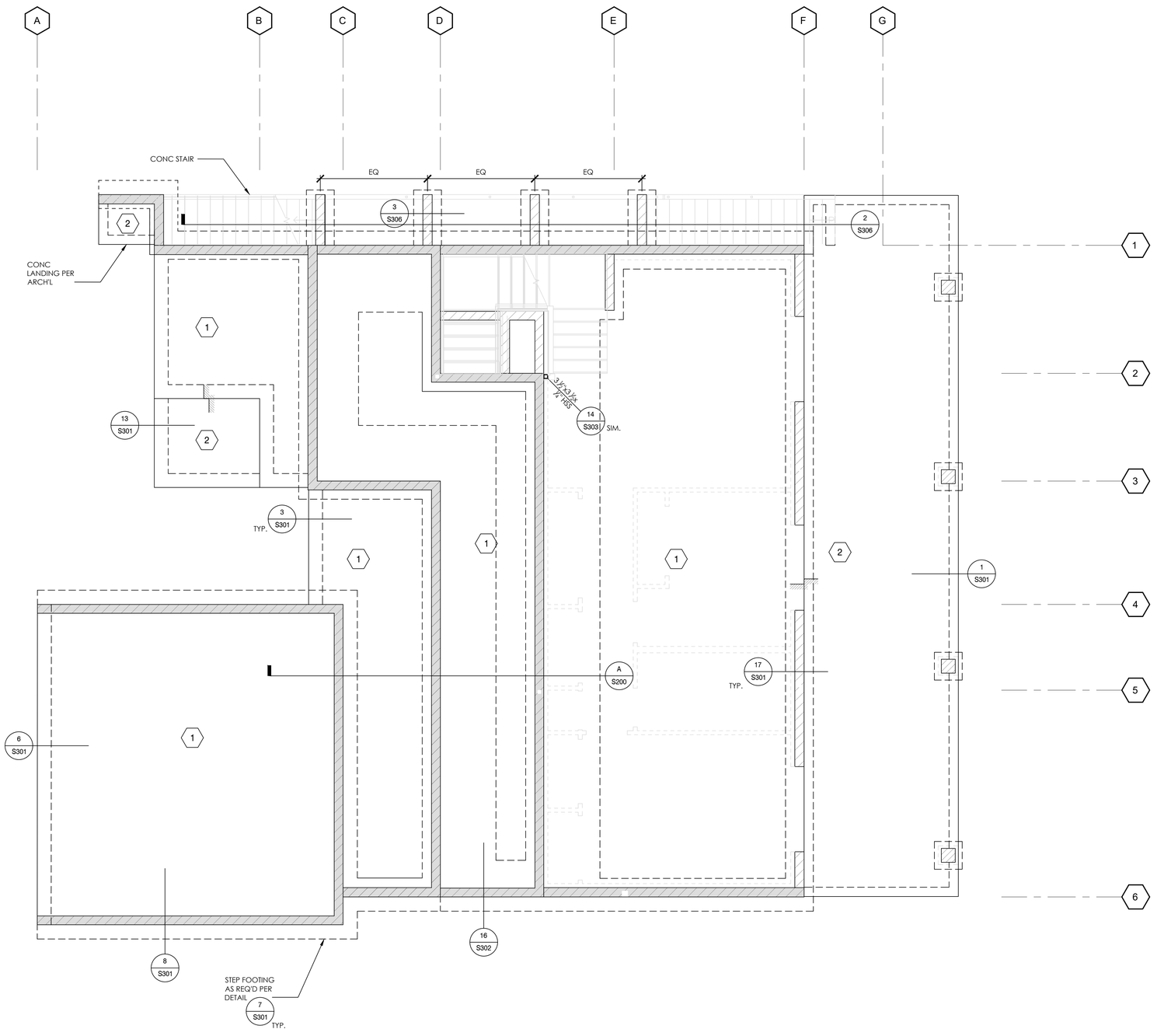
Project Number: 2026-06

Sheet Number:

A302

Date: 06/11/2026
Phase: PERMIT DRAWINGS

EXHIBIT C-12



A S100 FOUNDATION PLAN
SCALE: ¼" = 1'-0"

LEGEND:

1 — INDICATES 4" THICK CONC. S.O.G. W/6x6-W1.4xW1.4 WWM @ SLAB MID-DEPTH OVER 10 MIL VAPOR BARRIER OVER MIN 4" GRAVEL FILL.

2 — INDICATES 4" THICK CONC. S.O.G. W/6x6-W1.4xW1.4 WWM @ SLAB MID-DEPTH OVER MIN 4" GRAVEL FILL.

INDICATES 8" CMU WALL PER DETAIL 10/S301

INDICATES CMU RETAINING WALL PER SECTION A/S200

INDICATES WALL FRAMING ABOVE

NOTES:

1. AT CONC SLAB ON GRADE PROVIDE CONTROL JOINTS @ 10'-0" O.C. EA. WAY & 5'-0" EA. WAY FOR WALKWAYS. HOLD BACK REINFORCMENT 1" FROM CONTROL JOINTS. DO NOT EXETEND REINFORCEMENT BETWEEN CONTROL JOINTS.
2. PROVIDE SIMPSON ABU @ POST BASE, TYP, U.N.O.
3. STEP CONTINUOUS CONC FOOTINGS PER DETAIL 3/S301, TYP.

0 2' 4' 8' 12'
SCALE: ½" = 1'-0"

JPB ENGINEERING, INC.
47-388 HUI IWA ST., STE. #16
KANEOHE, HI 96744
808.436.8108

JONATHAN R. BRANDT
LICENSED PROFESSIONAL ENGINEER
No.11553-S
HAWAII, U.S.A.

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

EXP 4/30/28

LULANI RESIDENCE

47-347 LULANI STREET, HI 96744
TMK: 4-7-020:029

REVISION	DATE
1	
2	
3	
4	

FOUNDATION PLAN

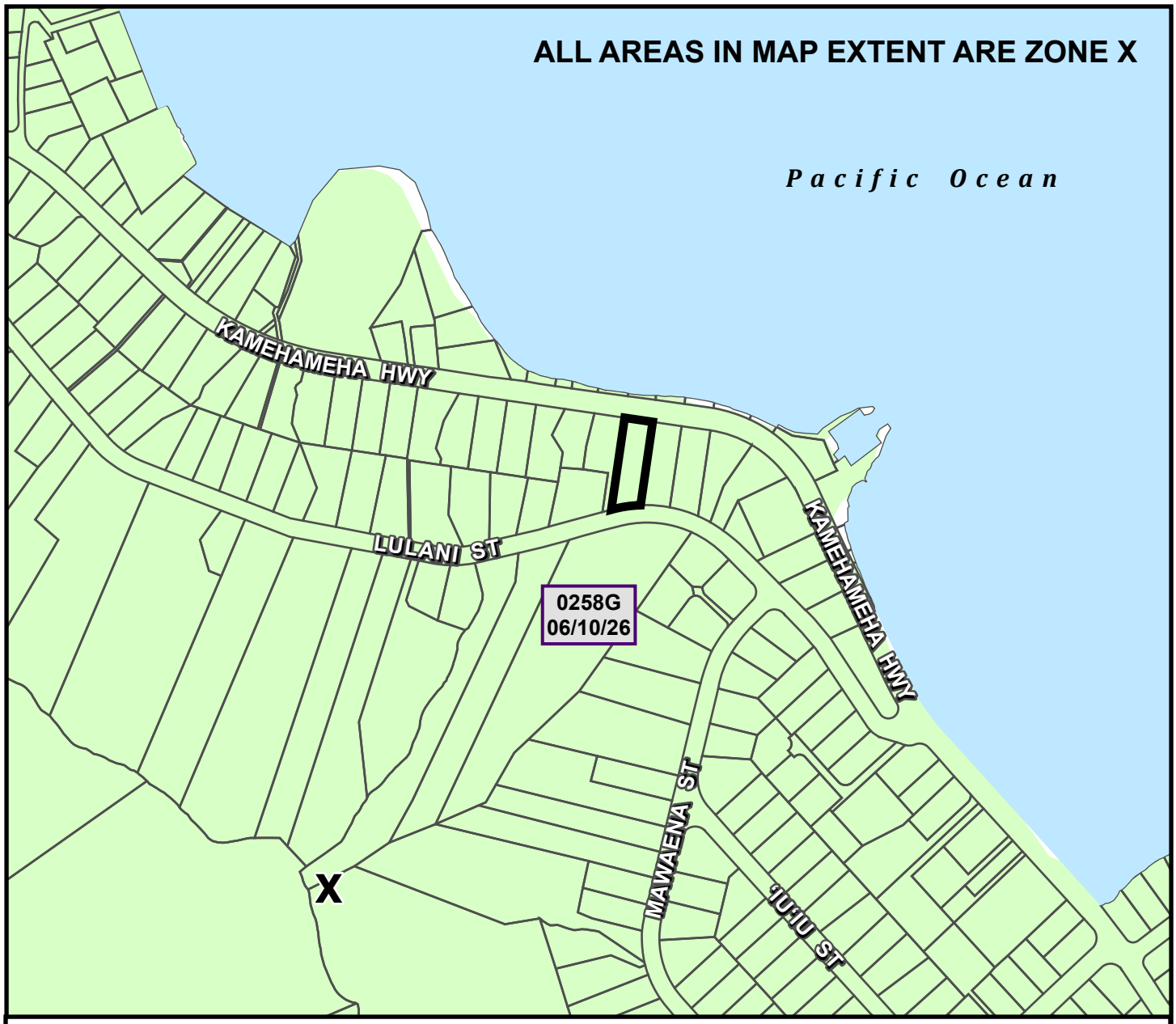
Title

Project	25027.01GS
Date	APRIL 20, 2026
Drawn	TF
Designed	TF
Checked	JB

DRAWING NO.

S100

Sheet of - Sheets



Flood Hazard Zones:

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

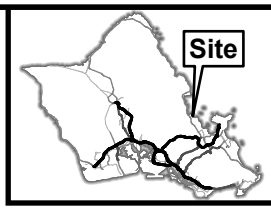
Other Areas

Zone **X** = Areas determined to be outside the 0.2% annual chance floodplain.

Tax Parcel | Site Area | 0258G 06/10/26 FIRM Flood Panel (Index) 2014 | X

0 200 400 800

Distance in Feet



VICINITY MAP

PORTION OF

FLOOD HAZARD MAP

FIRM PANEL 15003C0258G

NOTE: FLOOD ZONES EFFECTIVE AS OF JUNE 10, 2026.

TAX MAP KEY: 4-7-020:029

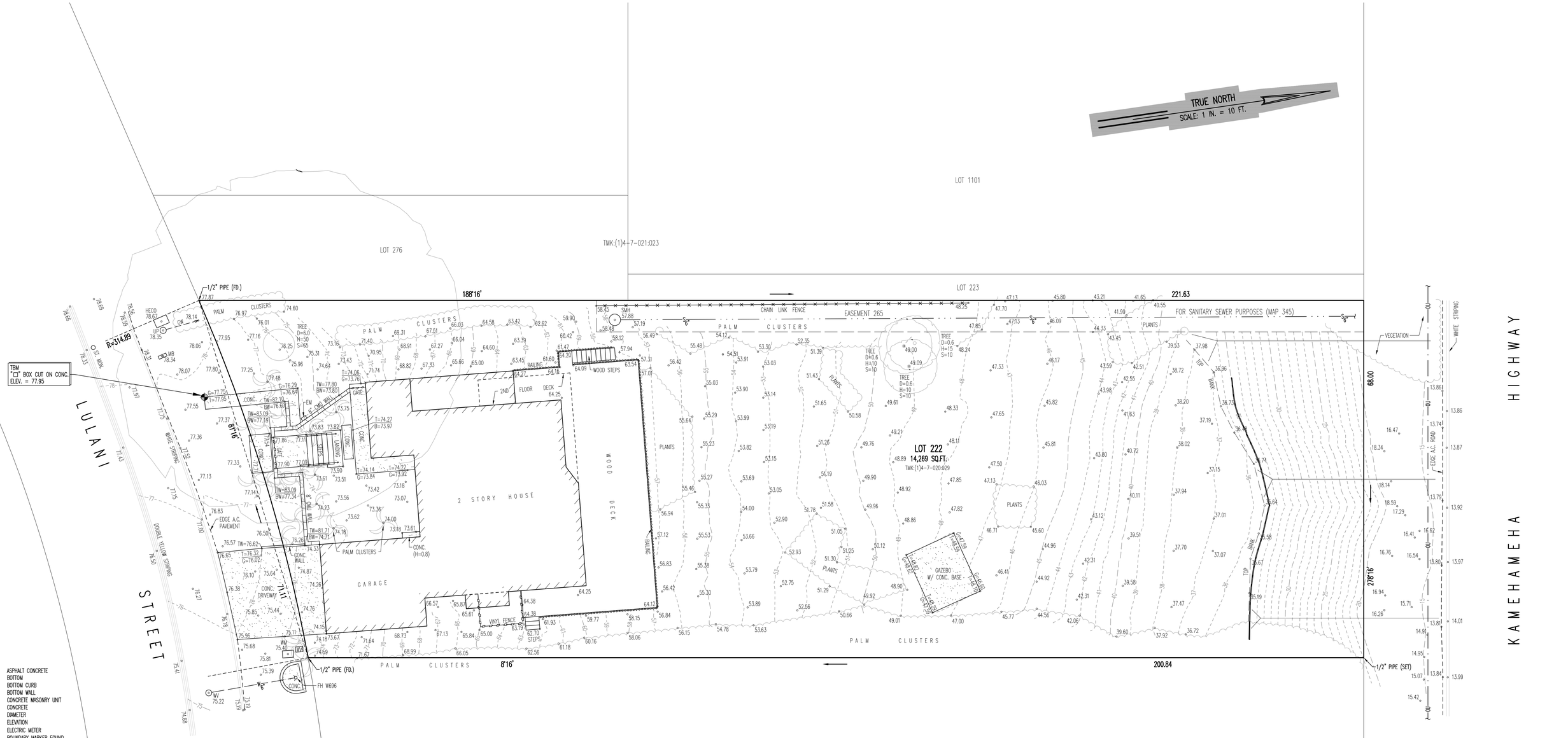
FOLDER NO.: 2026-SMA-36

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

Date Prepared: 07/2026

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EXHIBIT D



LEGEND:

A.C.	ASPHALT CONCRETE
B=	BOTTOM
BC=	BOTTOM CURB
BW=	BOTTOM WALL
CMU	CONCRETE MASONRY UNIT
CONC.	CONCRETE
D=	DIAMETER
ELEV.=	ELEVATION
EM	ELECTRIC METER
(FD.)	BOUNDARY MARKER FOUND
FH	FIRE HYDRANT
G=	GROUND
GW	GUY WIRE
H=	HEIGHT
HECO	HAWAIIAN ELECTRIC COMPANY BOX
MB	MAILBOX
S=	SPREAD
(SET)	BOUNDARY MARKER INSTALLED
SMH	SEWER MANHOLE
T=	TOP
TBM	TEMPORARY BENCHMARK
TMK:	TAX MAP KEY
TW=	TOP WALL
UP	UTILITY POLE
WM	WATER METER
WV	WATER VALVE

PALM CLUSTER

—·—OU—·— OVERHEAD UTILITY LINE
—·—S—·— UNDERGROUND SEWER LINE
—W— UNDERGROUND WATER LINE
—×—×—×— CHAIN LINK FENCE
METAL OR WOOD RAILING
VINYL FENCE
CONCRETE PAVING
CMU WALL

NOTES:

1. AZIMUTHS ARE REFERRED TO GOVERNMENT SURVEY TRIANGULATION STATION "HEEIA" ⚠.
2. ELEVATIONS ARE REFERRED TO BENCH MARK "D 16" (BRASS DISK) LOCATED ALONG THE NORTH SIDE KAMEHAMEHA HIGHWAY WITH AN ELEV.=7.31 FEET (L.M.S.L.)
3. PROPERTY BOUNDAIRES ARE COMPILED FROM RECORDS FOUND AT THE STATE OF HAWAII SURVEY OFFICE AND BUREAU OF CONVEYANCES AND THE CITY AND COUNTY OF HONOLULU REAL PROPERTY ASSESSMENT DIVISION.

21" X 32" = 4.7 SQ. FT.

TOPOGRAPHIC MAP

LOT 222

OF LAND COURT APPLICATION 979

(MAP 14)

AT KAHALUU, KOOLAUPOKO, OAHU, HAWAII

TAX MAP KEY: (1)4-7-020:029

PROPERTY ADDRESS: 47-347 LULANI STREET

GRAPHIC SCALE

10 0 5 10 15 20

EXHIBIT E

GERALD Y. K. GOO
LICENSED PROFESSIONAL LAND SURVEYOR
No. 12955
HAWAII, U.S.A.

THIS WORK WAS PREPARED BY ME OR UNDER MY SUPERVISION

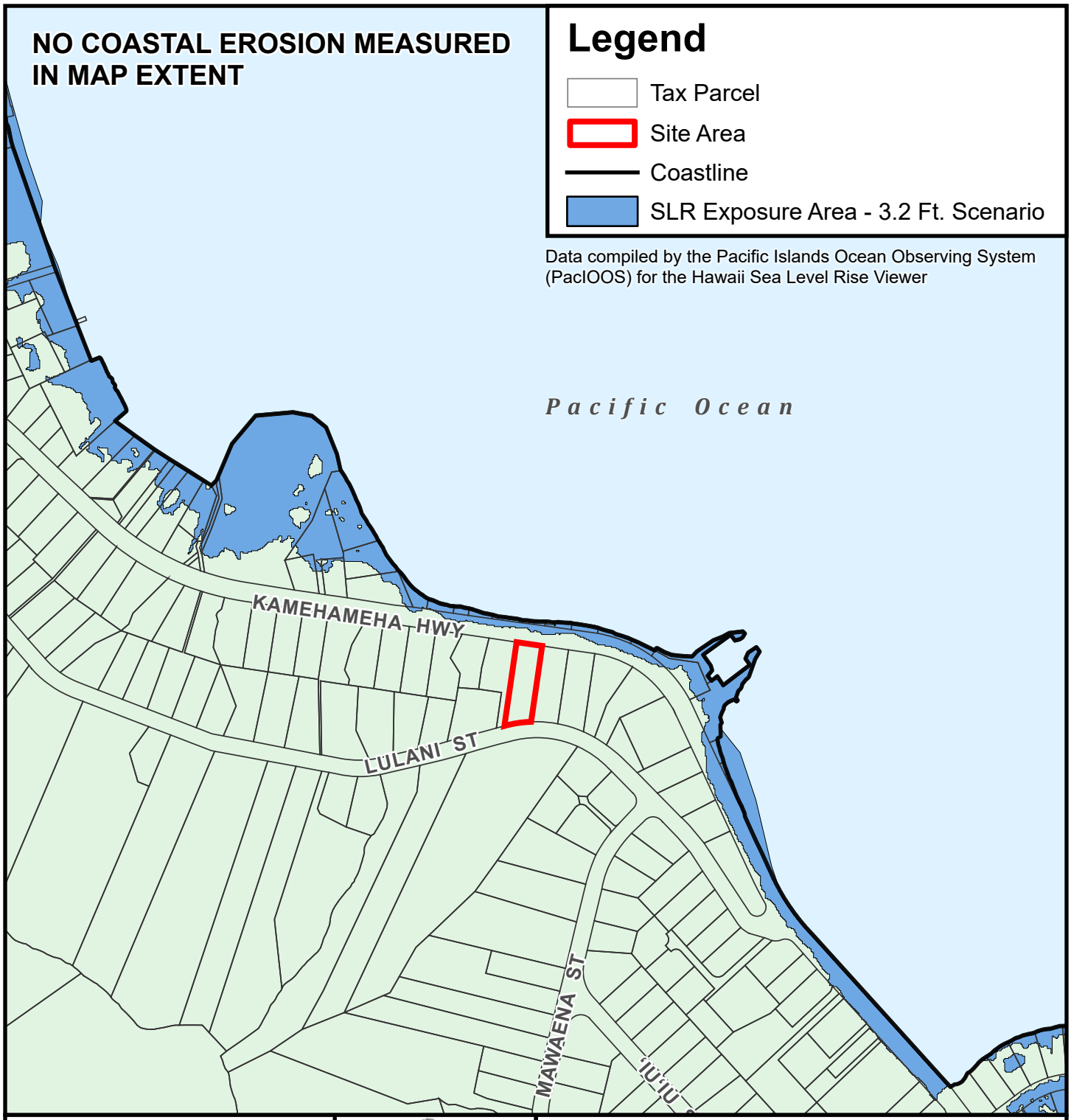
Gerald Y.K. Goo

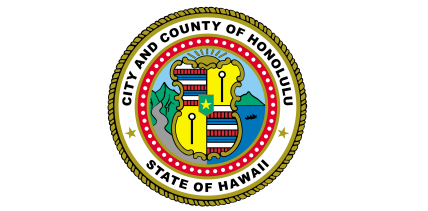
LICENSE EXP. 4-30-22

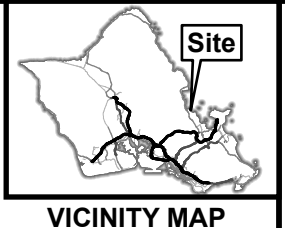
Job No.: 14990
F.B. No.: 247:55-80; 251:1-13
F.N.: 14990 7-27-21 47-347 Lulani St TOPO STAKE

Line of Sight, LLC
P. O. Box 11269
Honolulu, HI 96828
(808)429-2484
www.lineofsightllc.com

July 27, 2021







VICINITY MAP

SEA LEVEL RISE EXPOSURE AREA AND COASTAL EROSION MAP

KAHALU'U

TAX MAP KEY: 4-7-020:029

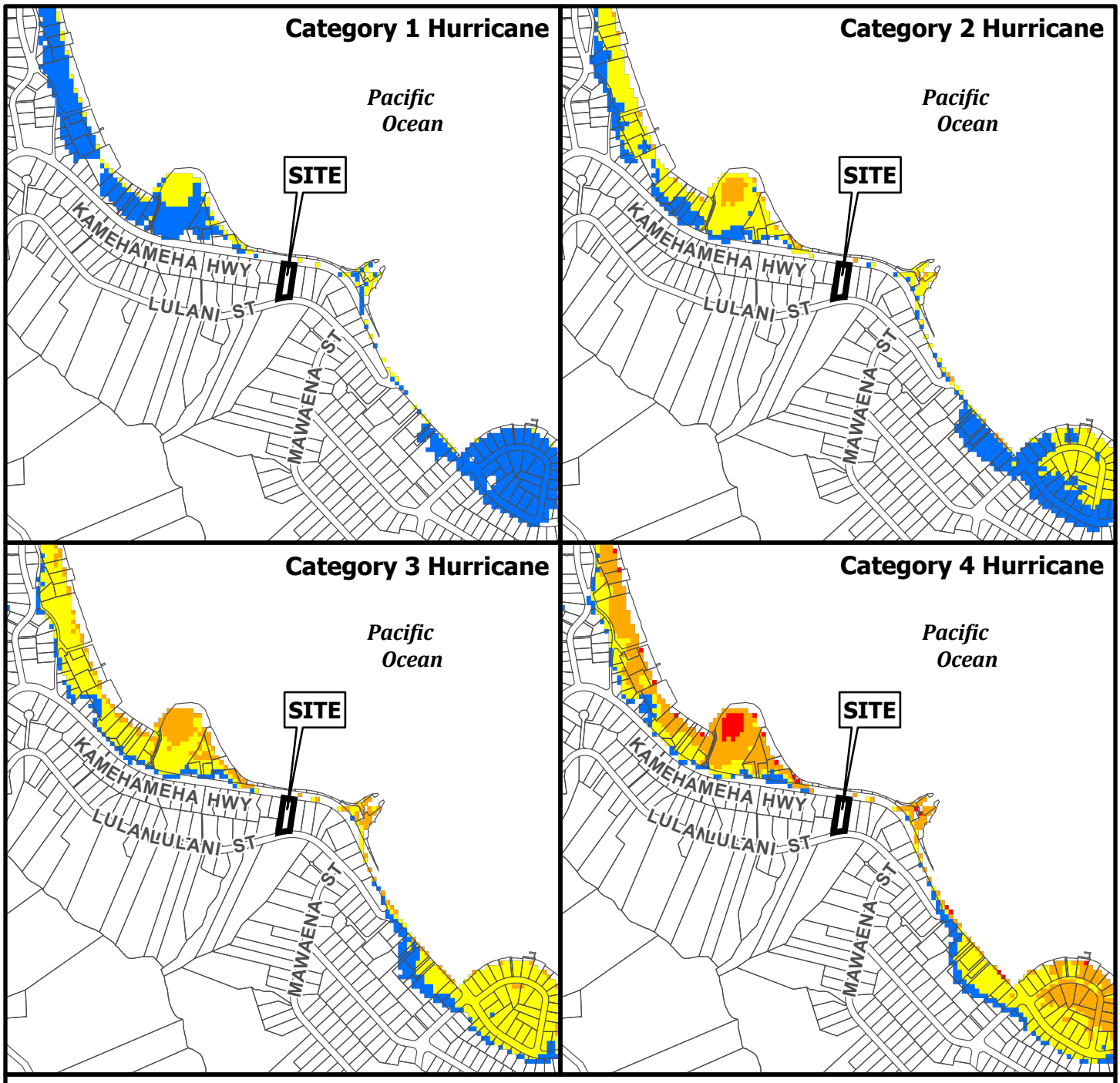
FOLDER NO.: 2026-SMA-36

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

Date Prepared: 07/2026

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EXHIBIT F



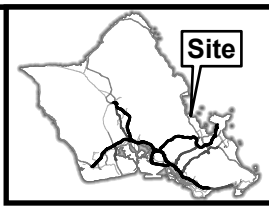
Legend

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

CITY AND COUNTY OF HONOLULU · STATE OF HAWAII

0 500 1,000 2,000

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: 4-7-020:029

FOLDER NO.: 2026-SMA-36

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

Date Prepared: 07/2026

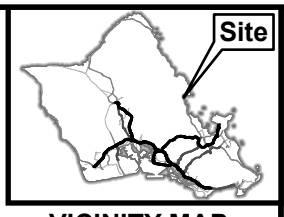
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EXHIBIT G



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

0 200 400 800
Distance in Feet



VICINITY MAP

PORTION OF
WETLANDS MAP

KAHALUʻU

TAX MAP KEY: 4-7-020:029

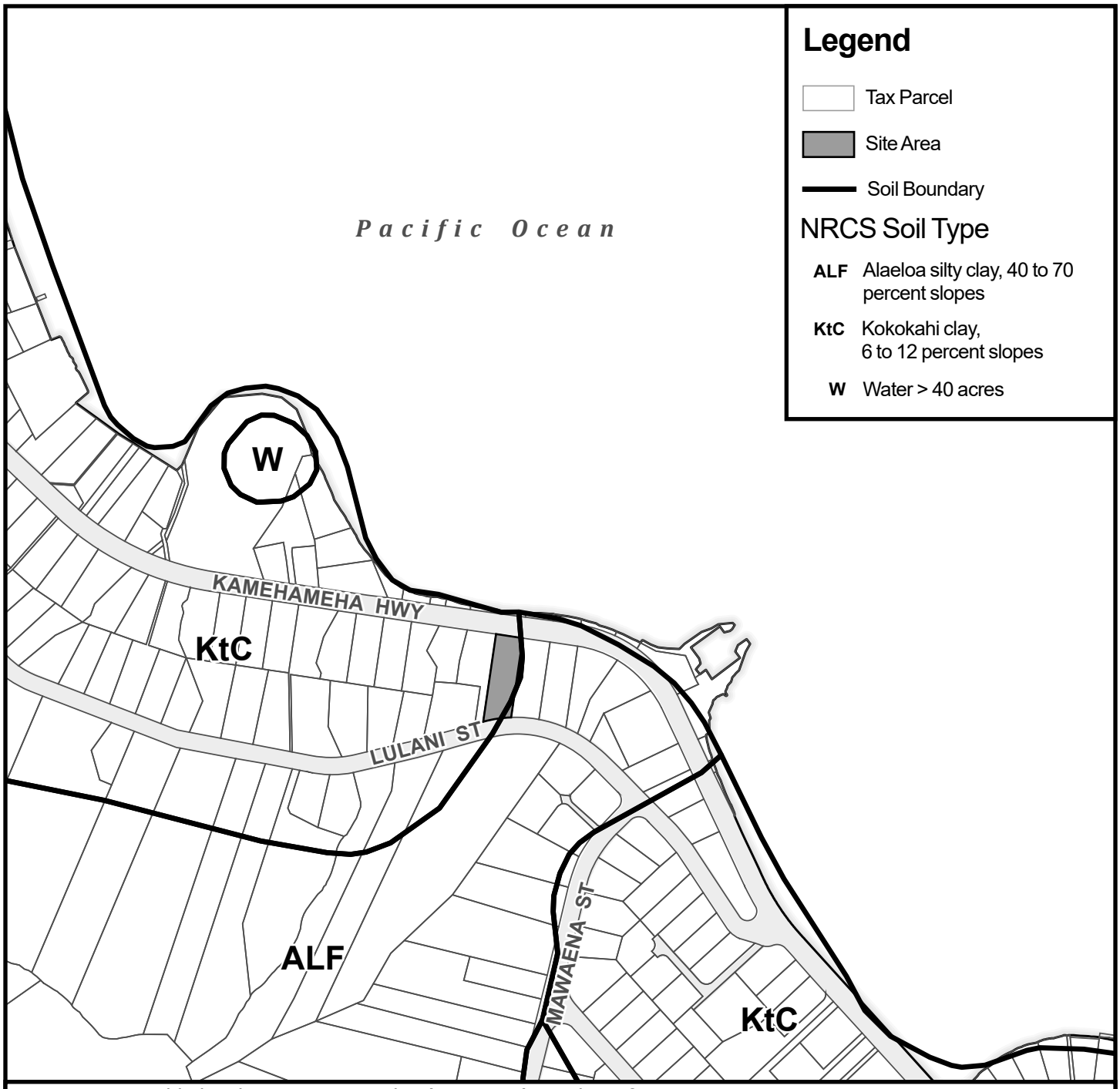
FOLDER NO.: 2026-SMA-36

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City and County of Honolulu

Date Prepared: 07/2026

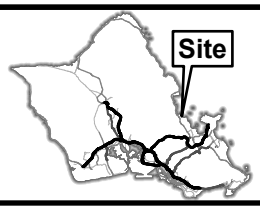
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EXHIBIT H



Data Source: Gridded Soil Survey Geographic (gSSURGO) Database for Hawaii.
United States Department of Agriculture, Natural Resources Conservation Service.
https://websoilsurvey.nrcs.usda.gov/app/WebSoilSurvey.aspx

0 200 400 800
Distance in Feet



VICINITY MAP

PORTION OF
SOIL MAP

KAHALU‘U

TAX MAP KEY: 4-7-020:029

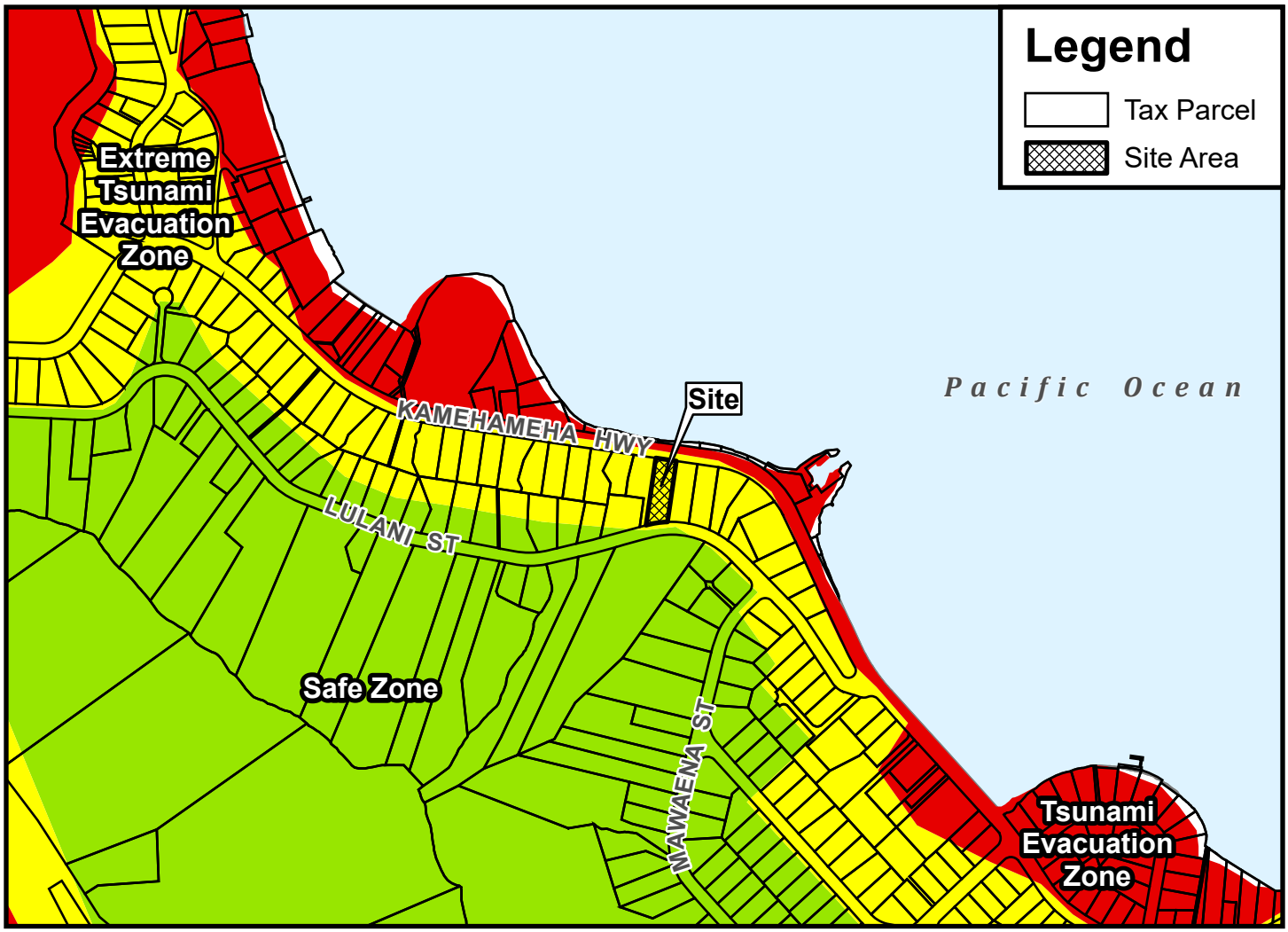
FOLDER NO.: 2026-SMA-36

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Date Prepared: 07/2026

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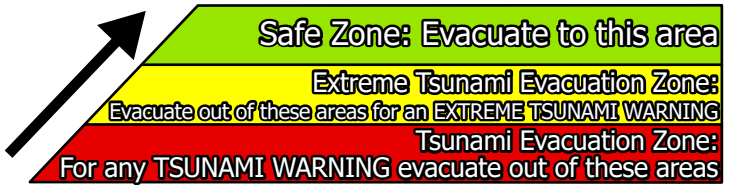
EXHIBIT I

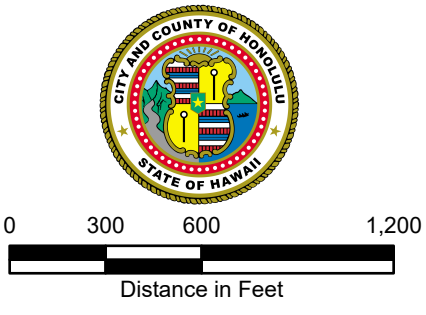


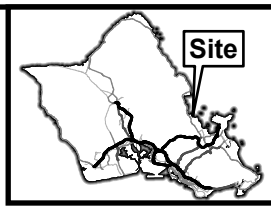
- For most Tsunami Warnings, evacuate out of the Tsunami Evacuation Zone; in the unlikely case of an Extreme Tsunami Warning, evacuate out of the Extreme Tsunami Evacuation Zone
- Remain at least 100 feet away from inland waterways and marinas connected to the ocean due to wave surges and possible flooding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







VICINITY MAP

PORTION OF
TSUNAMI EVACUATION MAP
KĀNE‘OHE TO KO‘OLAU
MAP 21 INSET 2

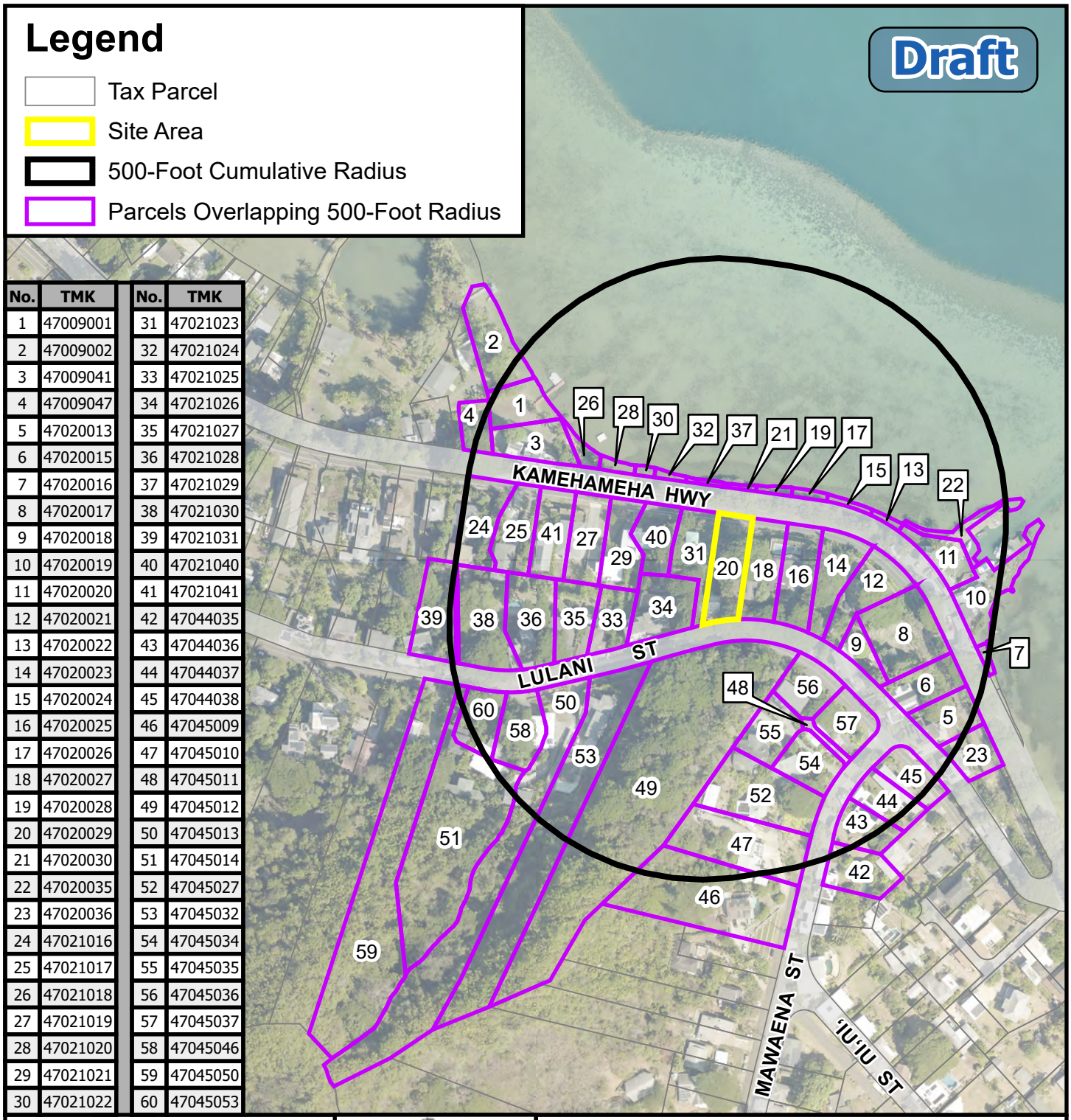
TAX MAP KEY: 4-7-020:029
FOLDER NO.: 2026-SMA-36

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

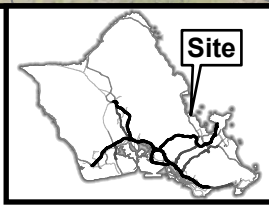
Date Prepared: 07/2026

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EXHIBIT J



No.	TMK	No.	TMK
1	47009001	31	47021023
2	47009002	32	47021024
3	47009041	33	47021025
4	47009047	34	47021026
5	47020013	35	47021027
6	47020015	36	47021028
7	47020016	37	47021029
8	47020017	38	47021030
9	47020018	39	47021031
10	47020019	40	47021040
11	47020020	41	47021041
12	47020021	42	47044035
13	47020022	43	47044036
14	47020023	44	47044037
15	47020024	45	47044038
16	47020025	46	47045009
17	47020026	47	47045010
18	47020027	48	47045011
19	47020028	49	47045012
20	47020029	50	47045013
21	47020030	51	47045014
22	47020035	52	47045027
23	47020036	53	47045032
24	47021016	54	47045034
25	47021017	55	47045035
26	47021018	56	47045036
27	47021019	57	47045037
28	47021020	58	47045046
29	47021021	59	47045050
30	47021022	60	47045053



0 150 300 600

Distance in Feet

CUMULATIVE IMPACT MAP

KAHALU'U

TAX MAP KEY: 4-7-020:029

FOLDER NO.: 2026-SMA-36

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

Date Prepared: 07/2026

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EXHIBIT K

HONOLULU CITY COUNCIL

KE KANIHELA O KE KALANA O HONOLULU

CITY AND COUNTY OF HONOLULU

No._____

RESOLUTION

GRANTING A SPECIAL MANAGEMENT AREA MAJOR PERMIT TO ALLOW DEVELOPMENT INCLUDING THE CONSTRUCTION OF A THREE-STORY SINGLE-UNIT DWELLING, GAZEBO, AND TWO-CAR GARAGE IN KĀNE'OHE, O'AHU.

WHEREAS, on June 24, 2026, the Department of Planning and Permitting ("DPP") accepted the application (DPP File No. 2026-SMA-36) from The Smith Trust (the "Applicant") for a Special Management Area ("SMA") Major Permit to allow development including the construction of a three-story single-unit dwelling, a gazebo, and garage, on a 14,269-square-foot shoreline lot zoned R-10 Residential District (the "Project"), located at 47-347 Lulani Street, and identified as Tax Map Key 4-7-020: 029; and

WHEREAS, on August 14, 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, DPP staff members, and three members of the public; and

WHEREAS, on September 28, 2026, within 45 days after the close of the public hearing, the DPP, having duly considered all evidence and the objectives, policies, and guidelines, as established in the Revised Ordinances of Honolulu 2021 ("ROH") §§ 25-3.1 and 25-4.1 and the Hawai'i Revised Statutes ("HRS") §§ 205A-2 and 205A-26 completed its report and transmitted its findings and recommendation of approval to the City Council ("Council"); and

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

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

A. Development must be in general conformity with the Project as described in the DPP's findings and recommendation, referenced above, and as depicted in Exhibits A, B, C-1 through C-12, and D through K, 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 Applicant must obtain a building permit ("BP") for the gazebo prior to, or concurrent with the BP for the dwelling, or must remove the gazebo prior to issuance of the BP for the dwelling.

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

1. *"The landowner hereby acknowledges (and any successor owner or interested party is hereby notified) that Tax Map Key 4-7-020: 029 is susceptible to coastal hazards, which may result in harm to or loss of life and property."*

2. *"The landowner hereby acknowledges (and any successor owner or interested party is hereby notified) that Tax Map Key 4-7-020: 029 is a shoreline zoning lot and may be adversely impacted by coastal hazards. The landowner agrees to assume all risk and liability for any harm to or loss of life and property due to development on a shoreline zoning lot.*

D. To account for the potential shift of land from the State Land Use Urban District to the State Land Use Conservation District due to anticipated sea level rise, by proceeding with the Project, the landowner acknowledges the following declaration, which must be clearly stated under "Landowner Acknowledgements" on all Project BP plans:

"*In choosing to implement construction activities at Tax Map Key 4-7-020: 029, the landowner hereby acknowledges (and any successor owner or interested party is hereby notified) that land makai of the regulatory shoreline is State public land, falls within the State Land Use Conservation District, and must remain available for public use and recreational activities. The landowner further acknowledges that should any portion of a structure encroach into State public land, the State Board of Land and Natural Resources may require the removal of the structure or a lease for the encroachments extending into the State public land.*

As a result of this acknowledgement, successor owners and interested parties are hereby notified of this same information and the landowner shall hold harmless and indemnify the City for any responsibility that may result from adverse impacts associated with sea level rise and coastal erosion."

E. Following approval of this SMA Major Permit, neither the current landowner nor any future successor owner or interested party may claim hardship due to erosion, sea level rise, or any other coastal hazard, in order to obtain approval for a Shoreline Setback Variance for a new shoreline protection structure. By proceeding with the Project, the landowner acknowledges the following declaration, which must be clearly stated under "Landowner Acknowledgements" on all Project BP plans:

"In choosing to undertake the development at Tax Map Key 4-7-020: 029, the landowner hereby acknowledges (and any successor owner or interested party is notified) that no claim of hardship due to erosion, sea level rise, or any other coastal hazard may be asserted in order to obtain approval for a Shoreline Setback Variance for a new shoreline protection structure."

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

"The landowner hereby acknowledges (and any successor owner or interested party is hereby notified) that bed and breakfast homes and transient vacation units, as those terms are defined in Revised Ordinances of Honolulu Chapter 21, the Land Use Ordinance, are not allowed on Tax Map Key 4-7-020: 029."

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

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

until the State Historic Preservation Division has assessed the impact and has made further recommendations for mitigative activity.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

   e. Prior to the commencement of any ground-disturbing or construction activities, and upon the arrival of any new workers to

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

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

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

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

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

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

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

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

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

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

J. 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 65 cubic yards of soil material. No importation of structural fill is proposed.

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

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

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

5. To the extent practicable, native plant species appropriate for the area must be used for new Project landscaping, with no use of invasive

species. A recommended reference is the Plant Pono website at https://plantpono.org/.

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

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

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

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

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

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

   the extension will be deemed to be denied.

HONOLULU CITY COUNCIL

KE KANIHELA O KE KALANA O HONOLULU

CITY AND COUNTY OF HONOLULU

No._____

RESOLUTION

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

BE IT FINALLY RESOLVED by the Council of the City and County of Honolulu that copies of this Resolution be transmitted to The Smith Trust, 47-347 Lulani Street, Kāne'ohe, Hawai'i 96744; Laura Ayers, White Space Architects, 4747 Kīlauea Avenue, #201, Honolulu, Hawai'i 96816; Dawn Takeuchi Apuna, Director of Planning and Permitting, 650 South King Street, 7th Floor, Honolulu, Hawai'i 96813; and Mary Alice Evans, Director of the Office of Planning and Sustainable Development, Attention: Coastal Zone Management Branch, P.O. Box 2359, Honolulu, Hawai'i 96804-2359.

INTRODUCED BY:

_____

_____

_____

_____

_____

_____

DATE OF INTRODUCTION: _____

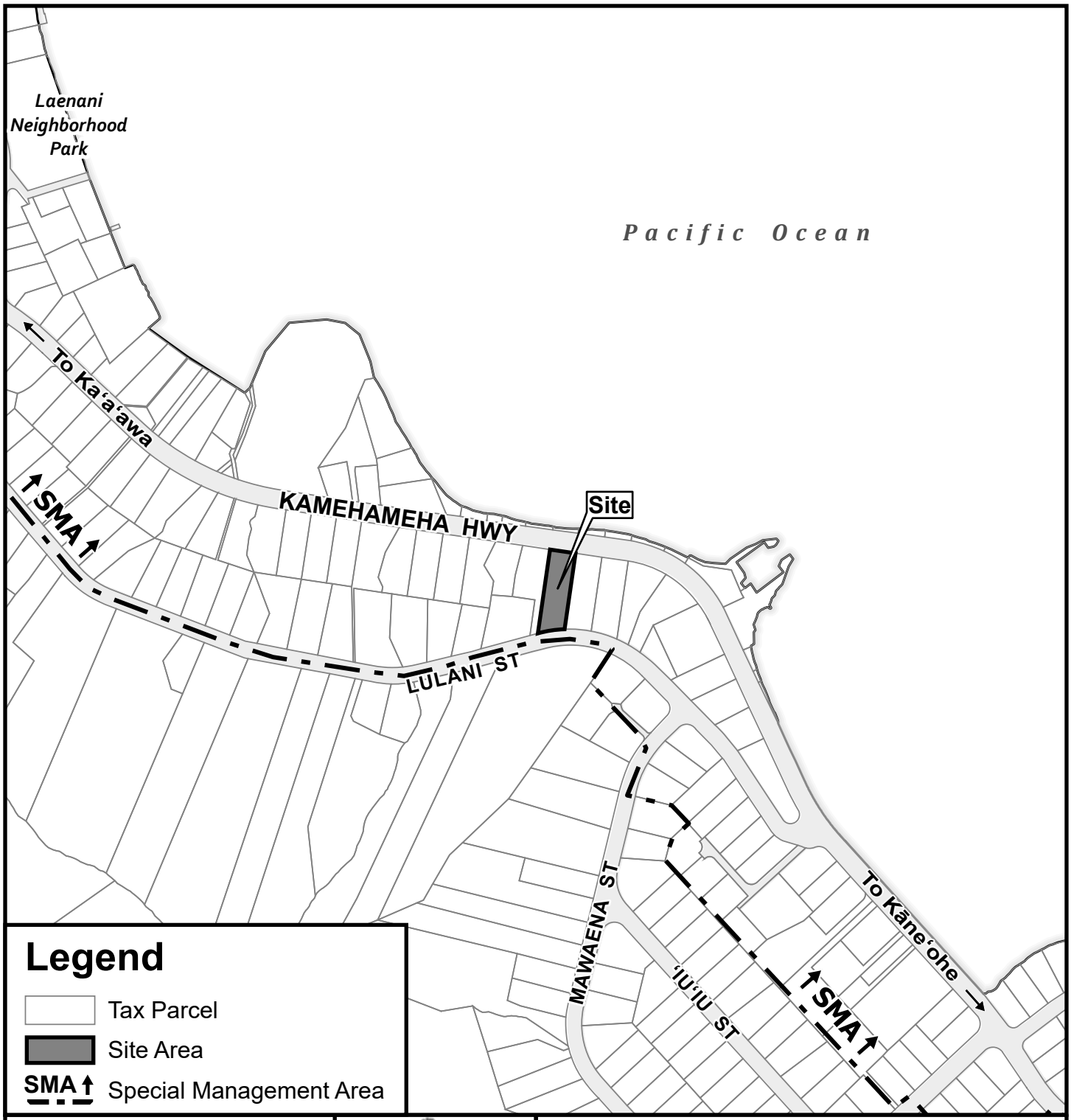
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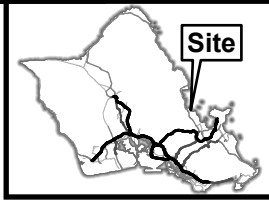
Honolulu, Hawai'i

Councilmembers



Legend

- Tax Parcel
- Site Area
- SMA — Special Management Area



VICINITY MAP

0 200 400 800

Distance in Feet

LOCATION MAP w/ SMA

KAHALU'U

TAX MAP KEY: 4-7-020:029

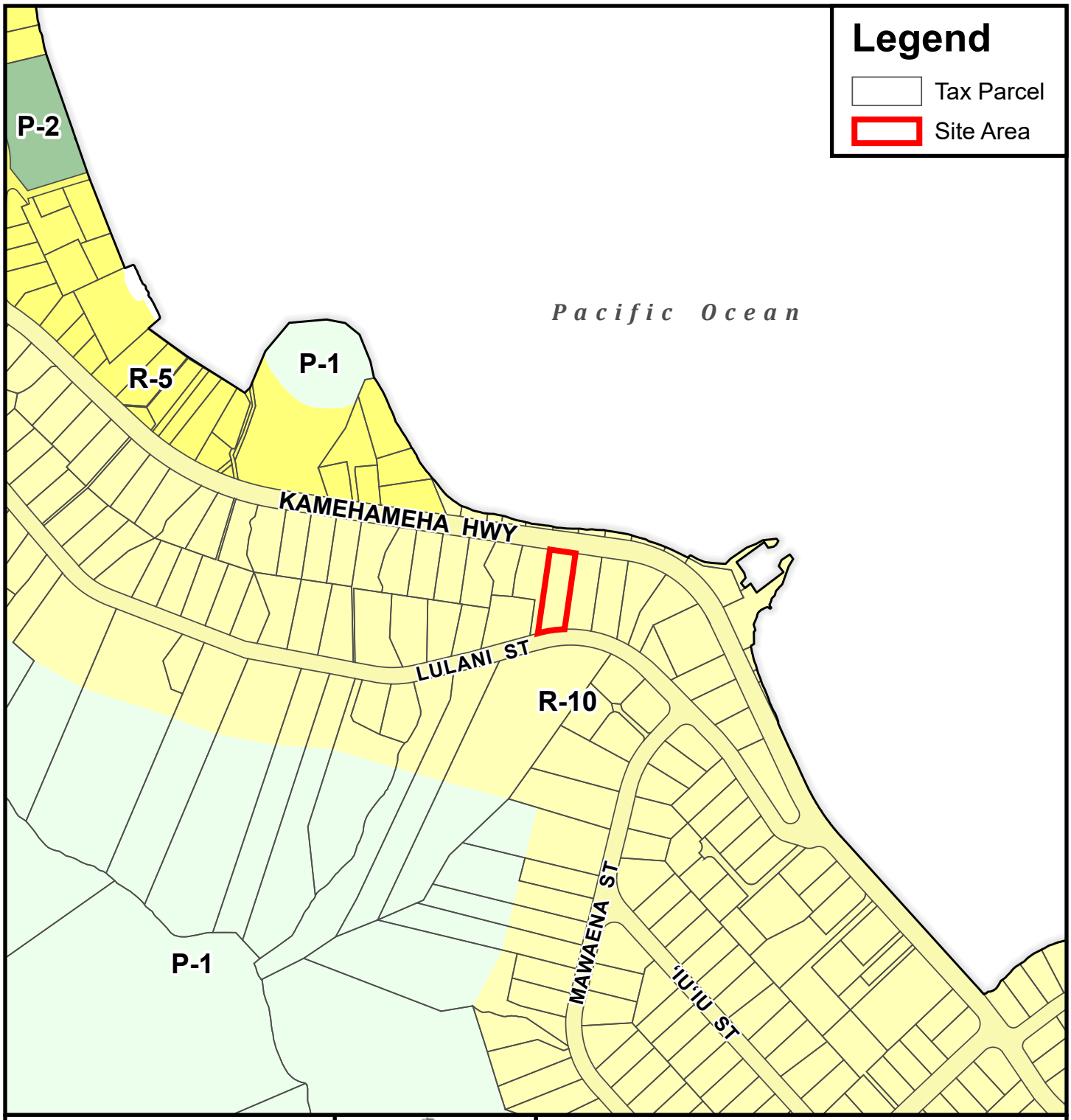
FOLDER NO.: 2026-SMA-36

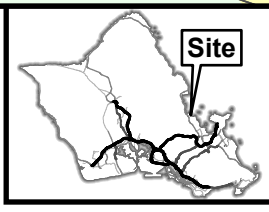
Prepared by: Honolulu Land Information System (HoLIS) - CS
Department of Planning & Permitting (DPP)
City and County of Honolulu

Date Prepared: 07/2026

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EXHIBIT A





VICINITY MAP

0 200 400 800

Distance in Feet

PORTION OF

ZONING MAP

KUALOA - WAIĀHOLE - KAHALUʻU

TAX MAP KEY: 4-7-020:029

FOLDER NO.: 2026-SMA-36

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

Date Prepared: 07/2026

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EXHIBIT B

LULANI RESIDENCE

47-347 LULANI STREET, KANEOHE, HI, 96744

4-7-020:029

EXHIBIT C-1

PROJECT INFORMATION

ADDRESS:	47-347 LULANI STREET, KANEOHE, HI, 96744
TMK:	4-7-020:029
LOT AREA:	14,269 SF (0.3276 ACRES)
FLOOD ZONE:	D
HEIGHT LIMIT:	25' (UNLESS SLOPING)
SMA:	IN SPECIAL MANAGEMENT
SPECIAL DISTRICT:	NOT IN SPECIAL DISTRICT
YARD SETBACK:	10' FRONT, 5' SIDE & 5' REAR
ZONING (LUO):	R-10, MAX BUILDING AREA 60% OF ZONING LOT

CITY AND COUNTY OF HONOLULU

REVISED ORDINANCES OF HONOLULU 2021
CHAPTER 16B

TO THE BEST OF MY KNOWLEDGE, THIS PROJECT'S DESIGN SUBSTANTIALLY CONFORMS TO THE BUILDING ENERGY CONSERVATION CODE FOR:

__X__BUILDING COMPONENT SYSTEMS
____ELECTRICAL COMPONENTS SYSTEMS
____MECHANICAL COMPONENTS SYSTEMS

SIGNATURE:_____DATE:11/15/24
NAME: LAURA AYERS
TITLE: PRINCIPAL

PUBLIC HEALTH, SAFETY, AND CONVENIENCE NOTES

1. THE CONTRACTOR SHALL OBSERVE AND COMPLY WITH ALL FEDERAL, STATE, AND LOCAL LAWS REQUIRED FOR THE PROTECTION OF THE PUBLIC HEALTH AND SAFETY AND ENVIRONMENTAL QUALITY.

2. THE CONTRACTOR, AT HIS OWN EXPENSE SHALL KEEP THE PROJECT AND ITS SURROUNDING AREAS FREE FROM DUST NUISANCE. THE WORK SHALL BE IN CONFORMANCE WITH THE AIR POLLUTION CONTROL STANDARDS AND REGULATIONS OF THE STATE DEPARTMENT OF HEALTH.

3. NO CONTRACTOR SHALL PERFORM ANY CONSTRUCTION ACTIVITY SO AS TO CAUSE FALLING ROCK, SOIL OR DEBRIS IN ANY FORM TO FALL, SLIDE OR FLOW ONTO ADJOINING PROPERTIES, STREETS OR NATURAL WATERCOURSES. SHOULD SUCH VIOLATIONS OCCUR, THE CONTRACTOR SHALL IMMEDIATELY MAKE ALL REMEDIAL ACTIONS NECESSARY.

   THE CONTRACTOR SHALL PROVIDE, INSTALL AND MAINTAIN ALL NECESSARY SIGNS, LIGHTS, FLARES, BARRICADES, MARKERS, CONES, AND OTHER PROTECTIVE FACILITIES AND SHALL TAKE ALL NECESSARY PRECAUTIONS FOR THE PROTECTION, CONVENIENCE AND SAFETY OF THE PUBLIC. THE CONTRACTOR SHALL APPLY FOR A CONSTRUCTION PERMIT WITH A NOISE

ESCP INSPECTION NOTES

1. AT LEAST TWO WEEKS BEFORE THE BEGINNING CONSTRUCTION, THE CONTRACTOR OR THE PERSON IN CHARGE OF CONSTRUCTION SHALL NOTIFY THE STORM WATER INSPECTOR LISTED ON THE BUILDING PERMIT.

2. AFTER INSTALLING THE CONSTRUCTION BMPS AND MOBILIZING ANY CONSTRUCTION APPARATUS IN ACCORDANCE WITH THE APPROVED ESCP (OR APPENDIX B ESCP FOR SMALL PROJECT TEMPLATE), THE CONTRACTOR OR THE PERSON IN CHARGE OF CONSTRUCTION SHALL CONTACT THE ESCP COORDINATOR LISTED ON THE BUILDING PERMIT, FOR A PRECONSTRUCTION INSPECTION.

   THE ESCP COORDINATOR SHALL SUBMIT THE PRECONSTRUCTION INSPECTION CHECKLIST TO THE STORM WATER INSPECTOR (EMAIL TO DPP.NPDES@HONOLULU.GOV) CONFIRMING THE BMPS AND GOOD HOUSE KEEPING MEASURES ARE IN COMPLAINCE, BEFORE THE START OF CONSTRUCTION.

SPECIAL INSPECTIONS

OWNER SHALL EMPLOY ONE OR MORE SPECIAL INSPECTORS INDEPENDENT OF THE CONTRACTORS PERFORMING THEIR WORK. THE INSPECTOR SHALL PROVIDE INSPECTION DURING CONSTRUCTION ON THE FOLLOWING TYPES OF WORK:

- TERMIT PROTECTION
- CONCRETE CONSTRUCTION
- SEISMIC RESISTANCE
- WIND RESISTANCE
- COMPLETE LOAD PATH AND UPLIFT TIES

IECC CONFORMANCE STATEMENT:

COUNTY OF HONOLULU - CH. 32 - BUILDING ENERGY CONSERVATION CODE

TO THE BEST OF MY KNOWLEDGE, THIS PROJECT'S DESIGN SUBSTANTIALLY CONFORMS TO THE BUILDING ENERGY CONSERVATION CODE (2018 IECC AS AMMENDED) FOR **BUILDING ENVELOPE COMPONENTS** (SECTION C402).

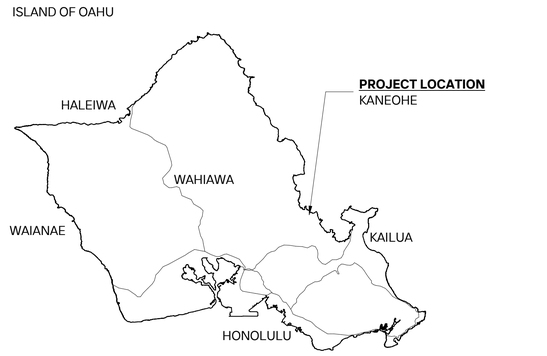
COMPLIANCE METHOD

2018 IECC as amended. Mandatory & Prescriptive
2018 IECC as amended. Mandatory & Total Building Performance
ASHRAE Standard 90.1-2016. Mandatory & Prescriptive
ASHRAE Standard 90.1-2016. Mandatory & Energy Cost Budget Method

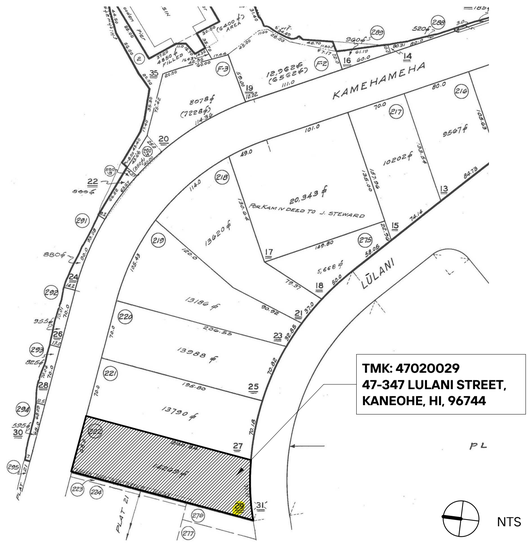
INFORMATION IN CONSTRUCTION DOCUMENTS	Yes	N/A
Roof insulation R-Value	x	
Roof insulation type and location	x	
Roof membrane solar reflectance and thermal emittance		x
Wall insulation R-Value		x
Wall insulation type and location		x
Window SHGC		x
Window U-Factor		x
Skylight SHGC		x
Skylight U-Factor		x
NOTES:	AS SPECIFIED	

SIGNATURE:
DATE: 07/11/2026
NAME: LAURA AYERS
TITLE: PRINCIPAL
LICENSE NO.: 12047

LOCATION MAP



PLAT MAP



PROJECT DIRECTORY

LAND OWNER:
DAVID AND HEATHER SMITH
47-347 LULANI STREET
TEL:213-280-0494

ARCHITECT:
LAURA AYERS, AIA
WHITESPACE ARCHITECTS
4747 KILAUEA AVE., SUITE 201 HONOLULU, HI 96816
TEL:808-596-0260

STRUCTURAL / GEOTECH:
JONATHAN R. BRANDT, S.E.
JPB ENGINEERING, INC
47-388 HUILWA ST., SUITE 16, KANEOHE, HI, 96744
TEL:808-436-8108

CIVIL:
STEVEN DOO, PE, PMP ENV SP
KA'E DESIGN LLC
P.O. BOX 1178 KANEOHE, HI 96744
TEL:808-348-9302

PROJECT DESCRIPTION

DEMOLITION OF EXISTING 2-STORY SINGLE-FAMILY RESIDENCE AND GARAGE. CONSTRUCTION OF A NEW OF A 3-STORY SINGLE-FAMILY RESIDENCE WITH 5 BEDROOMS AND 4 & 1/2 BATHS AND GARAGE.

DRAWING INDEX

	TITLE
T001	TITLE SHEET
T002	ABBREVIATIONS AND SYMBOLS
T100	EXISTING PLANS
T101	DEMOLITION PLANS

	CIVIL
C001	CIVIL NOTES
C002	SITE AND UTILITY PLAN
C003	GRADING AND DRAINAGE PLAN
C004	EROSION AND SEDIMENT CONTROL PLAN
C005	CIVIL DETAILS AND ESCP NOTES

	ARCHITECTURAL
A100	SITE PLAN
A101	LVL 1 FLOOR PLAN
A102	LVL 2 FLOOR PLAN
A103	LVL 3 FLOOR PLAN
A104	ROOF PLAN
A105	LVL 1 RCP AND SWITCHING PLAN
A106	LVL 2 RCP AND SWITCHING PLAN
A107	LVL 3 RCP AND SWITCHING PLAN
A108	LVL 1 POWER PLAN
A109	LVL 2 POWER PLAN
A110	LVL 3 POWER PLAN
A201	EXTERIOR ELEVATIONS
A202	EXTERIOR ELEVATIONS
A301	BUILDING SECTIONS
A302	BUILDING SECTIONS
A304	WALL SECTIONS
A305	WALL SECTIONS
A306	WALL SECTIONS
A401	ENLARGED STAIR PLANS & SECTIONS
A402	ENLARGED STAIR PLANS & SECTIONS
A403	ENLARGED STAIR PLANS & SECTIONS
A501	INTERIOR ELEVATIONS
A502	INTERIOR ELEVATIONS
A601	PARTITION TYPES
A602	PARTITION TYPES
A701	DOOR TYPES AND SCHEDULE
A702	WINDOW TYPES AND SCHEDULE

	STRUCTURAL
S001	STRUCTURAL NOTES
S100	FOUNDATION PLAN
S101	LOWER FLOOR FRAMING PLAN
S102	UPPER FLOOR FRAMING PLAN
S103	ROOF FRAMING PLAN
S200	SECTION
S300	STRUCTURAL DETAILS
S301	STRUCTURAL DETAILS
S302	STRUCTURAL DETAILS
S303	STRUCTURAL DETAILS
S304	STRUCTURAL DETAILS
S305	STRUCTURAL DETAILS
S306	STRUCTURAL DETAILS

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WHITESPACE ARCHITECTS
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HONOLULU, HI 96816
TEL:808-596-0260

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HAWAII, U.S.A.

License Expires 4-30-28
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Project Name:
LULANI RESIDENCE

4-7-020:029

Address:
47-347 LULANI STREET, KANEOHE, HI, 96744

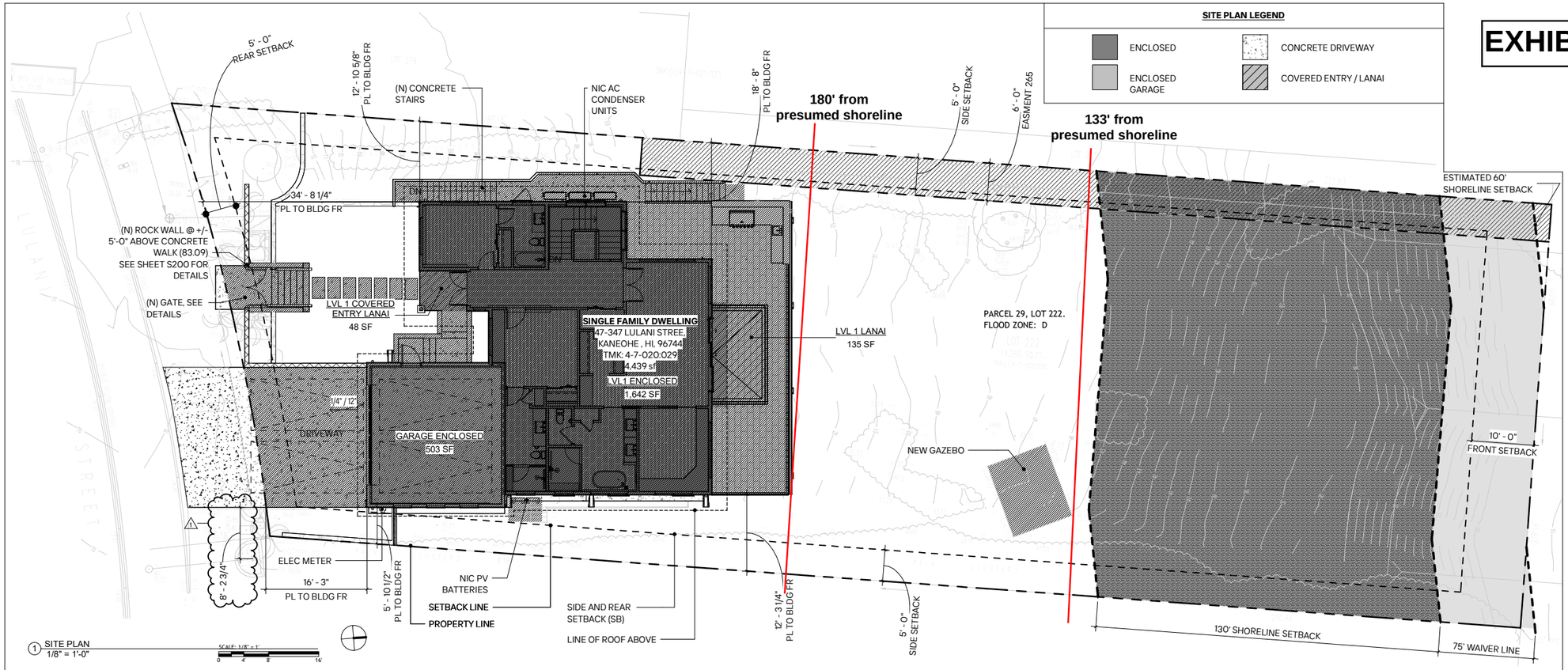
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TITLE SHEET

Project Number: 2026-06

Sheet Number:
T001

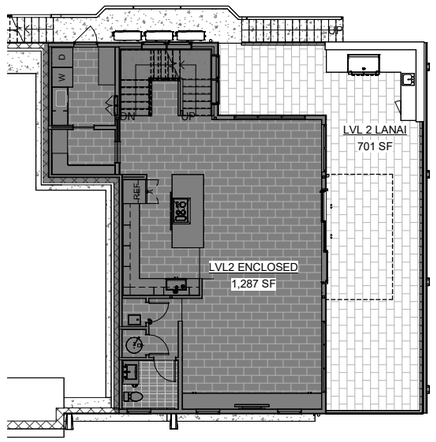
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Phase: PERMIT DRAWINGS

EXHIBIT C-2



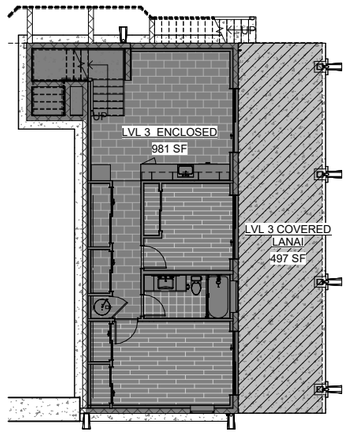
1 SITE PLAN
1/8" = 1'-0"

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



2 LVL 2 AREA PLAN
1/8" = 1'-0"

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



3 LVL 3 AREA PLAN
1/8" = 1'-0"

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

BUILDING & FLOOR AREA CALCULATIONS

ZONING	R-10
LOT AREA	14,269 SF
MAX BLDG AREA (50% OF ZONING LOT)	7,135 SF
FAR	.35

BUILDING AREA CALCULATION

	EXISTING (SF)	NEW (SF)
LVL 1 ENCLOSED	1,219 SF	1,644 SF
LVL 1 COVERED LANAI	0 SF	48 SF
LVL 1 ENCLOSED GARAGE	364 SF	503 SF
LVL 2 ENCLOSED	1,219 SF	1,287 SF
LVL 3 ENCLOSED	0 SF	981 SF
LVL 3 COVERED LANAI	0 SF	497 SF
TOTAL	2,802 SF	4,960 SF

FLOOR AREA CALCULATION

	EXISTING (SF)	NEW (SF)
LVL 1 ENCLOSED	1,130 SF	1,560 SF
LVL 1 COVERED LANAI	0 SF	48 SF
LVL 2 ENCLOSED	960 SF	1,058 SF
LVL 3 ENCLOSED	0 SF	859 SF
LVL 3 COVERED LANAI	0 SF	497 SF
TOTAL	2,090 SF	3,752 SF

PARKING REQUIREMENTS

FLOOR AREA (EXCLUDING GARAGE & STORAGE)	3,752 SF
NEW SINGLE-FAMILY RESIDENCE	4 STALLS
TOTAL STALLS PROVIDED	4 STALLS

IMPERVIOUS SURFACE CALCULATION

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

(i) USE SITE DESIGN STRATEGIES TO REDUCE THE IMPERVIOUS SURFACE AREAS TO THE MAXIMUM EXTENT PRACTICAL. THE TOTAL IMPERVIOUS SURFACE AREA FOR THE LOT MAY NOT EXCEED 75% PER LUO SECTION 21-3.70.1 (G)

(ii) TOTAL IMPERVIOUS AREA = 26.54%

IMPERVIOUS CALCULATIONS:
EXISTING IMPERVIOUS AREA = 3521.2 SF
DEMOLISHED IMPERVIOUS AREA = 3400.4 SF
NEW IMPERVIOUS AREA = 3,665.9 SF
TOTAL NEW IMPERVIOUS AREA = 3,786.7 SF

IMPERVIOUS SURFACE

GENERAL SITE PLAN NOTES

1. SITE DATA & TOPOGRAPHY BASED ON THE SURVEY OF GERALD Y. K. GOO OF LINE OF SIGHT, LLC - LICENSED PROFESSIONAL LAND SURVEYOR NO. 12955 DATED APRIL 30TH, 2022.

2. FINISH GRADE TO SLOPE AWAY FROM BUILDING, TYPICAL.

3. ALL FENCES AND WALLS IN SETBACK ARE TO BE NO TALLER THAN 6'-0" FROM GRADE.

4. PROVIDE CHEMICAL TERMITE TREATMENT OR TERMITE/VAPOR BARRIER SUCH AS STEGO INDUSTRIES, PANGO WRAP OR EQUAL UNDER SLAB ON GRADE.

5. STANDARD VEHICLE PARKING STALLS ARE 8'-3" X 18'-0" UON

6. NO EXISTING IRRIGATION SYSTEM ON THIS METER. EXISTING IRRIGATION SYSTEM DEMAND = 0 GPM

7. CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING THAT SPECIAL INSPECTION OF TERMITE PROTECTION IS MADE AT THE APPROPRIATE TIME. THE CONTRACTOR SHALL GIVE TIMELY NOTICE OF INSPECTIONS AND PROVIDE ACCESS FOR THE INSPECTOR. THE CONTRACTOR SHALL CORRECT DEFECTIVE WORK AT NO ADDITIONAL COST TO THE OWNER AND PAY FOR RE-INSPECTION. CONTRACTOR SHALL REFER TO ADDITIONAL SPECIAL INSPECTION REQUIREMENTS LISTED ON STRUCTURAL DRAWINGS SHEET S002.

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1	DPP Comments	07/21/26

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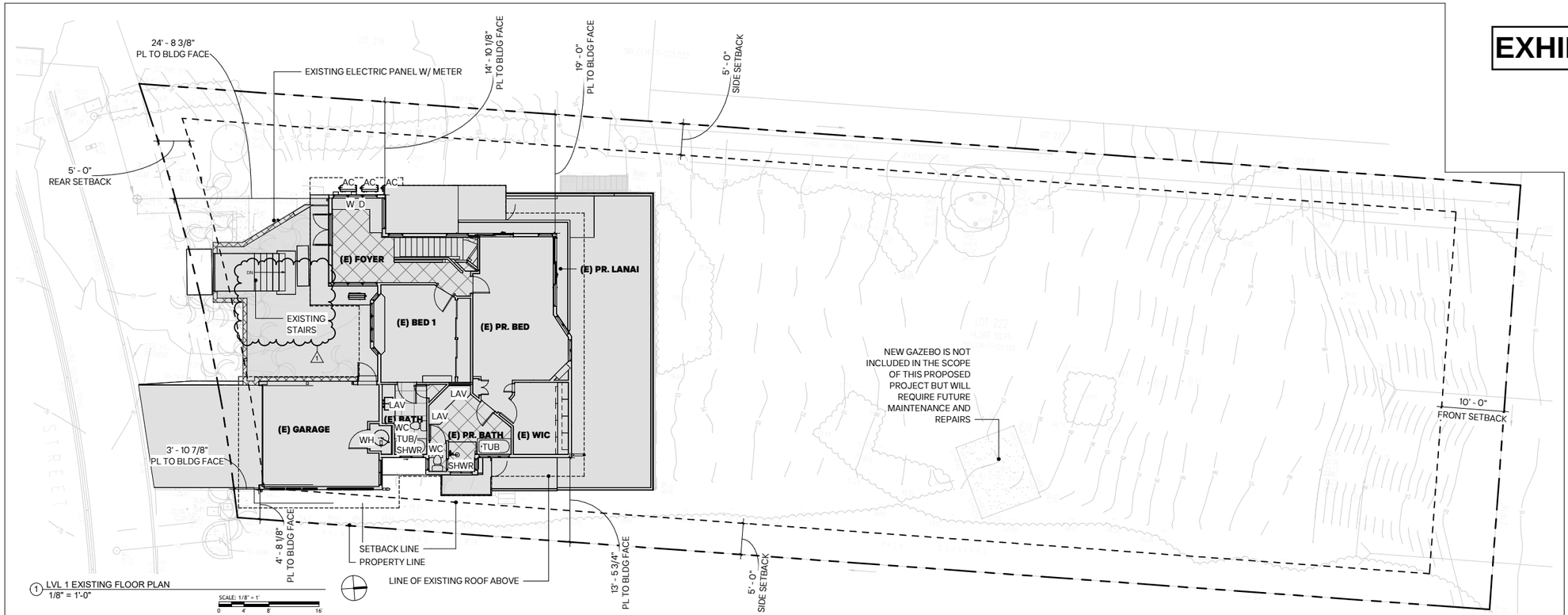
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SITE PLAN

Project Number: 2026-06

Sheet Number:
A100

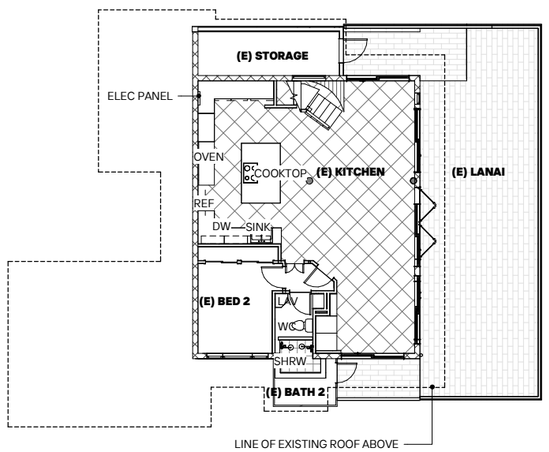
Date: 08/12/2026
Phase: PERMIT CORRECTIONS

EXHIBIT C-3



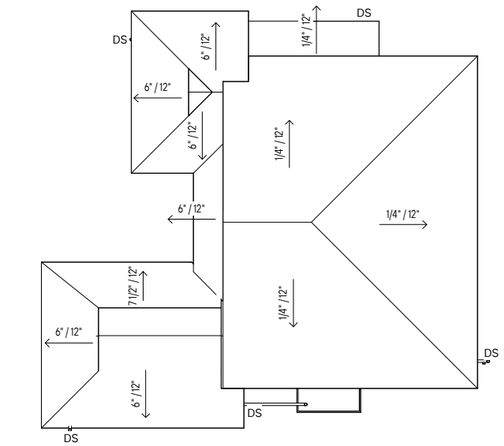
1 LVL 1 EXISTING FLOOR PLAN
1/8" = 1'-0"

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



2 LVL 2 EXISTING FLOOR PLAN
1/8" = 1'-0"

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



3 EXISTING ROOF PLAN
1/8" = 1'-0"

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

BOARD OF WATER SUPPLY INFORMATION

	EXISTING			DEMO			NEW		
	QUANTITY	REG/LF	TOTAL FU	QUANTITY	REG/LF	TOTAL FU	QUANTITY	LF	TOTAL FU
LAVATORY	3	(1) 1.0/(2) 0.6	2.2	3	(1) 1.0/(2) 0.6	2.2	6	0.6	3.6
WATER CLOSET	3	(2) 3.0/(1) 1.7	7.7	3	(2) 3.0/(1) 1.7	7.7	5	1.7	8.5
BIDET	0	1.0	0.0	0	1.0	0.0	0	1.0	0
TUB/SHOWER	1	2.0	2.0	1	2.0	2.0	2	1.6	3.2
TUB ONLY	1	2.5	2.5	1	2.5	2.5	1	2.5	2.5
SHOWER ONLY	2	(1) 2.0/(1) 1.6	3.6	2	(1) 2.0/(1) 1.6	3.6	2	1.6	3.2
KITCHEN SINK	1	2.0	2.0	1	2.0	2.0	1	1.6	1.6
DISHWASHER	1	1.5	1.5	1	1.5	1.5	1	1.5	1.5
BAR SINK	0	1.0	0.0	0	1.0	0.0	1	1.0	1.0
LAUNDRY TRAY	0	2.0	0.0	0	2.0	0.0	1	2.0	2.0
WASHING MACHINE	1	2.0	2.0	1	2.0	2.0	1	2.0	2.0
HOSE BIBB	1	2.5	2.5	1	2.5	2.5	1	2.5	2.5
	EXISTING TOTAL:		26.0	DEMO TOTAL:		26.0	NEW TOTAL:		31.6

EXISTING	26.0	PROPOSED	31.6
- DEMO	26.0	+ EXISTING TO REMAIN	0.0
EXISTING TO REMAIN	0.0	**TOTAL PROPOSED**	**31.6**

NOTES:
1. THERE IS NO IRRIGATION INCLUDED IN THE SCOPE OF THIS PROJECT.
2. ALL NEW PLUMBING FIXTURES SHALL BE OF A LOW FLOW TYPE.
3. SHOWERHEADS WITH HAND-HELD DEVICES CANNOT OPERATE SIMULTANEOUSLY.
4. NO AFS CONNECTED TO WATER METER

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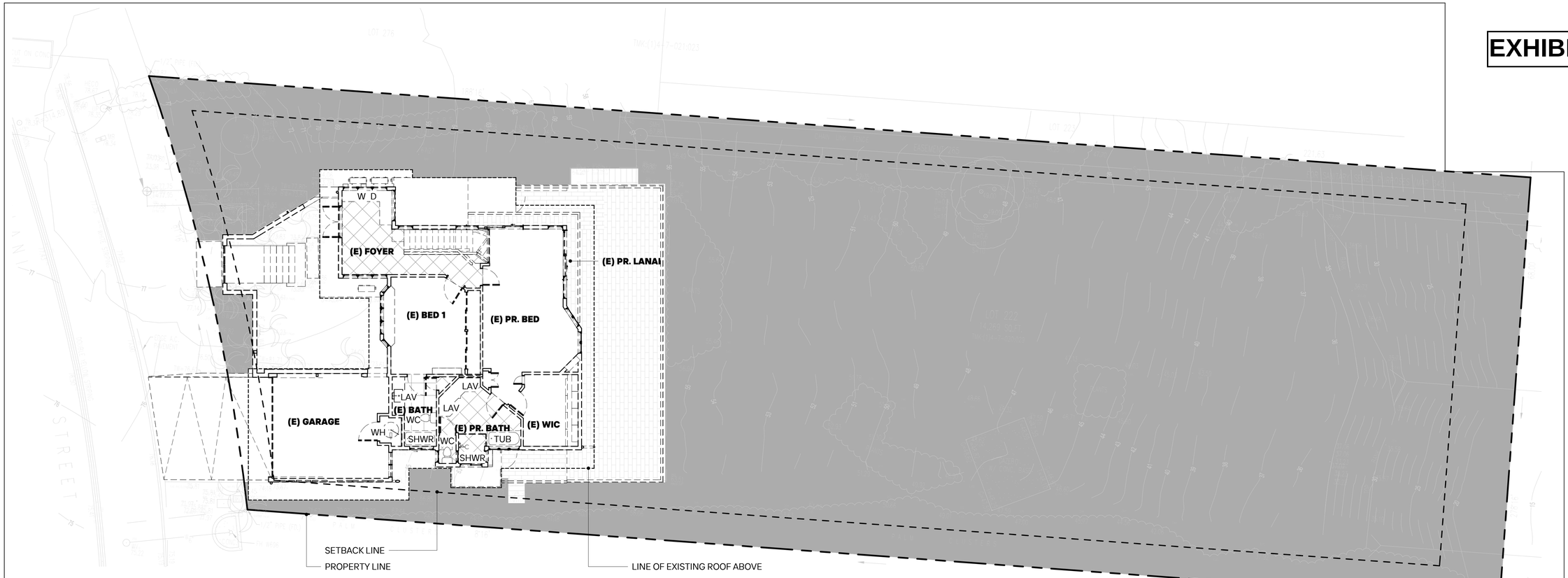
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EXISTING PLANS

Project Number: 2026-06

Sheet Number:
T100

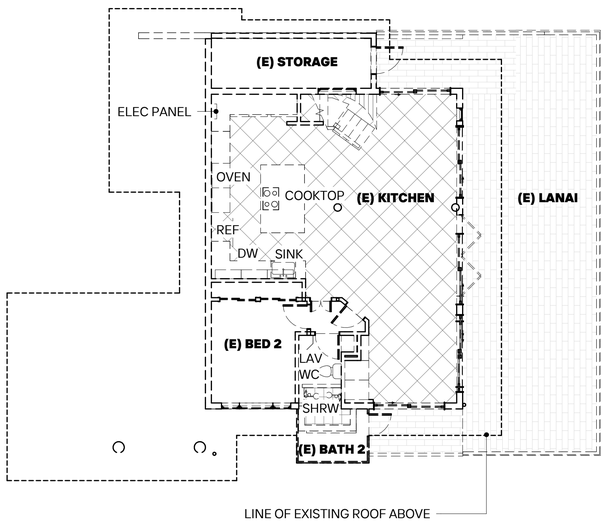
Date: 08/12/2026
Phase: PERMIT CORRECTIONS

EXHIBIT C-4



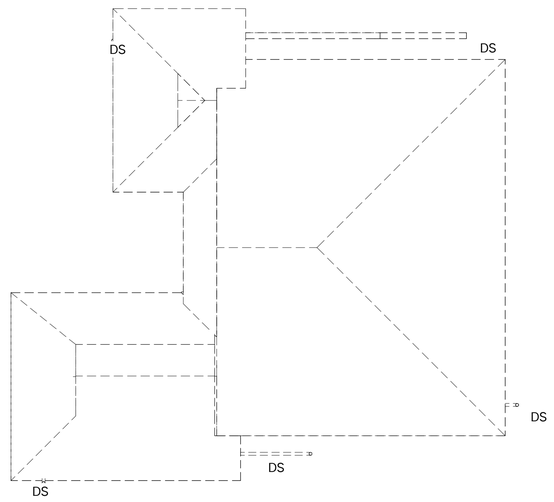
1 LVL 1 DEMO PLAN
1/8" = 1'-0"

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



2 LVL 2 DEMO PLAN
1/8" = 1'-0"

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



3 ROOF DEMO PLAN
1/8" = 1'-0"

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

DEMOLITION LEGEND

EXISTING TO REMAIN

DEMO

DEMOLITION NOTES

1. REMOVE & DISPOSE OF ALL ITEMS INDICATED AND ANY OTHER ITEMS NECESSARY TO COMPLETE THE PROPOSED PLAN. CONTRACTOR TO REMOVE ALL DEBRIS TO PERMITTED OFF-SITE PREMISES. DASHED LINES INDICATE ITEMS TO BE REMOVED. REMOVE ITEMS IN THEIR ENTIRETY UNLESS NOTED OTHERWISE.

2. WHERE EXISTING PARTITIONS OR FLOOR MOUNTED ITEMS ARE REMOVED, PATCH FLOOR AND WALLS AS REQUIRED TO RECEIVE NEW FINISHES.

3. WHERE EXISTING WALL MOUNTED ITEMS ARE REMOVED, PATCH WALL AS REQUIRED TO RECEIVE NEW FINISHES.

4. EXISTING STRUCTURAL COLUMNS TO REMAIN.

5. ALL ITEMS PERTINENT TO NEW FUTURE CONSTRUCTION SHALL REMAIN AND BE VERIFIED BY THE OWNER. SHADED WALLS AND SOLID LINES INDICATE ITEMS TO REMAIN.

6. ALL ADJACENT PREOPERTTY ITEMS TO REMAIN & SHALL BE PROTECTED FROM DAMAGE DURING DEMOLITION. ANY ITEMS DAMAGED, SHALL BE REMEDIATED AT THEIR OWN COST & NO COST TO THE OWNER.

7. CONTRACTOR TO REMOVE AND CAP ALL EXISTING ON SITE UTILITIES AS REQUIRED.

8. ALL ROCK WALLS TO REMAIN, DO NOT DAMAGE UNLESS OTHERWISE NOTED.

9. GENERAL INTENT IS INDICATED ON THE FOLLOWING DRAWING, ANY DEMOLITION REQUIRED TO EXECUTE THE DESIGN INTENT SHALL BE CONSIDERED PART OF THE CONTRACTOR'S SCOPE OF WORK.

10. PROVIDE DRAWINGS OF ALL EXISTING UTILITIES. TEMPORARY & PERMANENT. THOSE NOT ORIGINALLY RECORDED THRU SITE, AND ANY ITEMS THAT MAY BE A DETRIMENT OR BENEFIT TO THE FUTURE CONSTRUCTION & RENOVATION.

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Sheet
DEMOLITION PLANS

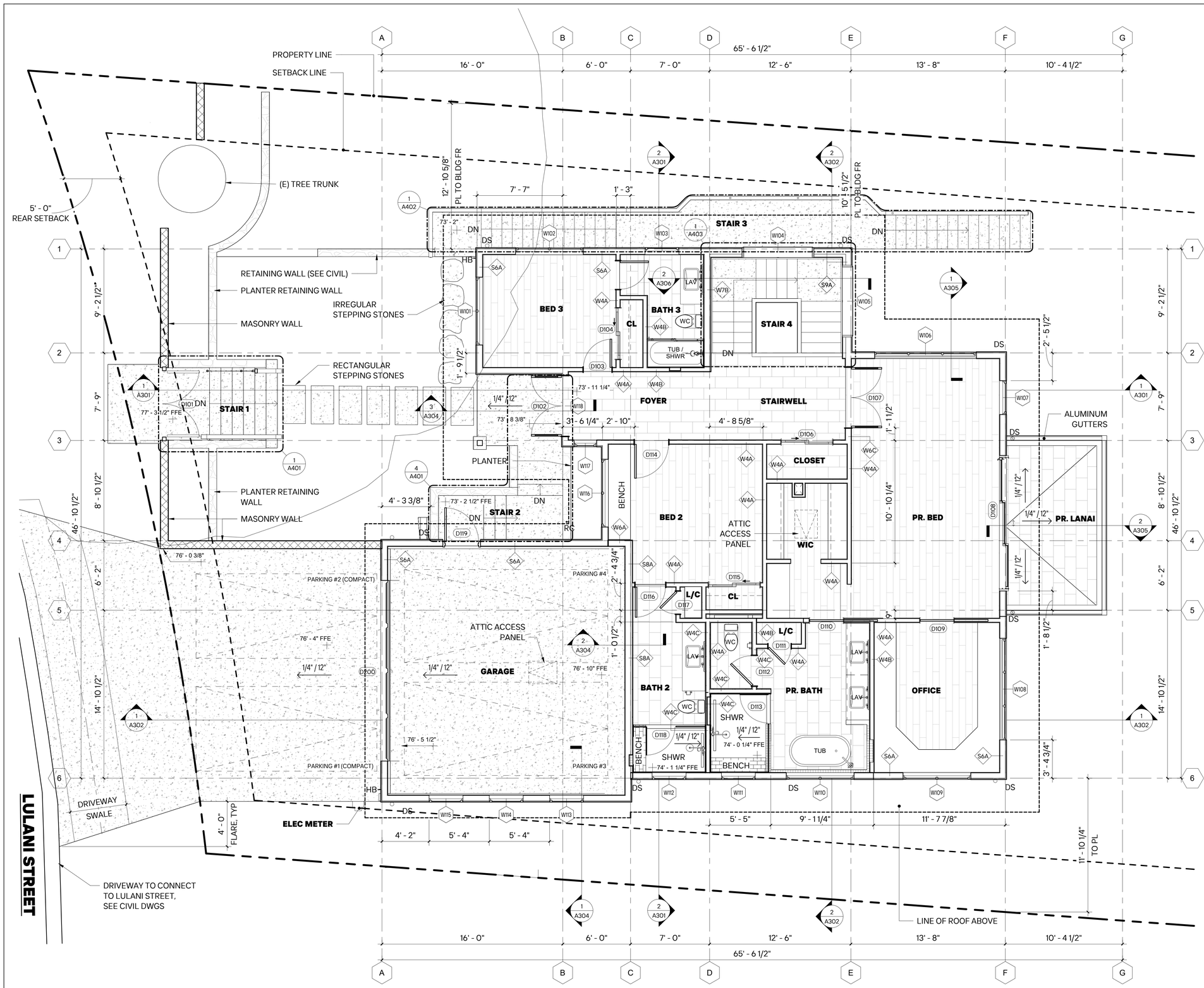
Project Number: 2026-06

Sheet Number:

T101

Date: 06/11/2026
Phase: PERMIT DRAWINGS

Exhibit C-5



1 LVL 1 FLOOR PLAN
1/4" = 1'-0"

GENERAL NOTES

1. PROVIDE SAFTY GLAZING IN ALL UNFRAMED SWINGING DOORS & SHOWER /TUB ENCLOSURES PER IRC SECTION 308.4
2. EMERGENCY EGRESS WINDOW IN ACCORDANCE WITH 2018 IRC SECTION R310, SILL HEIGHT OF NOT MORE THAN 44", MIN NET CLEAR OPENING OF 5.7 SF EXCEPT GRADE FLOOR OPENINGS MAY REDUCE THE MIN NET CLEAR OPENING TO 5 SF MIN. MIN NET CLEAR OPENING HEIGHT SHALL BE 24" AND MIN NET CLEAR OPENING WIDTH SHALL BE 20".
3. ACCORDING TO AN EXCEPTION OF THE HAWAI'I STATE ENERGY CODE SECTION C402.2.2 ABOVE GRADE WALLS, INSULATION IS NOT REQUIRED FOR CMU WALLS LARGER THAN THAN 6 INCHES THICK.
4. PROVIDE 1/2" CEMENTITIOUS BACKER BOARD IN LIEU OF 5/8" GYPSUM BOARD AT ALL WET LOCATIONS, PLUMBING WALLS, AND WHERE FINISH IS TILE, SEE INTERIOR ELEVATIONS.
5. REFER TO A601 FOR PARTITION TYPES AND TYPICAL WALL CONDITIONS.
6. SEE RCPS ON SHEETS A105-A107 FOR SMOKE AND CARBON MONOXIDE ALARM LOCATIONS.
7. UNLESS OTHERWISE NOTED OR INDICATED, DIMENSIONS ON PLANS SHALL BE FROM CENTERLINE OF THE COLUMN, GRIDLINE, OR FACE OF STRUCTURE/STUD.
8. PROVIDE 5/8" THK TYPE "X" GYPBD CEILING AT GARAGE AND STORAGE/S.
9. PROVIDE 1/2" THICK (MIN. TYPE "X" GYPBD AT WALLS AT GARAGE SIDE.
10. ALL INTERIOR WALLS TO BE W4A, UON.
11. PROVIDE EXTERIOR-RATED TILE AS REQUIRED

PROTECT ALL PENETRATIONS AT OCCUPANCY SEPARATION WALLS AND CEILING AT GARAGE AND STORAGES.

APPLIANCE LEGEND

CT	COOKTOP	LAV	LAVATORY
MW	MICROWAVE	WC	WATER CLOSET
REF	REFRIGERATOR	WH	WATER HEATER
DW	DISHWASHER	SHWR	SHOWER
DR	DRYER	TUB	BATHTUB
W	WASHER	DS	DOWNSPOUT
SINK	KITCHEN SINK		

FINISH LEGEND

- T-1 TILE, PORCELAIN TILE
- LVT-1, LUXURY VINYL TILE
- C-1, CONCRETE - BROOM FINISH
- LP-1 EXTERIOR PAVERS

SCALE: 1/4" = 1'
0 2 4 8

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Sheet
LVL 1 FLOOR PLAN

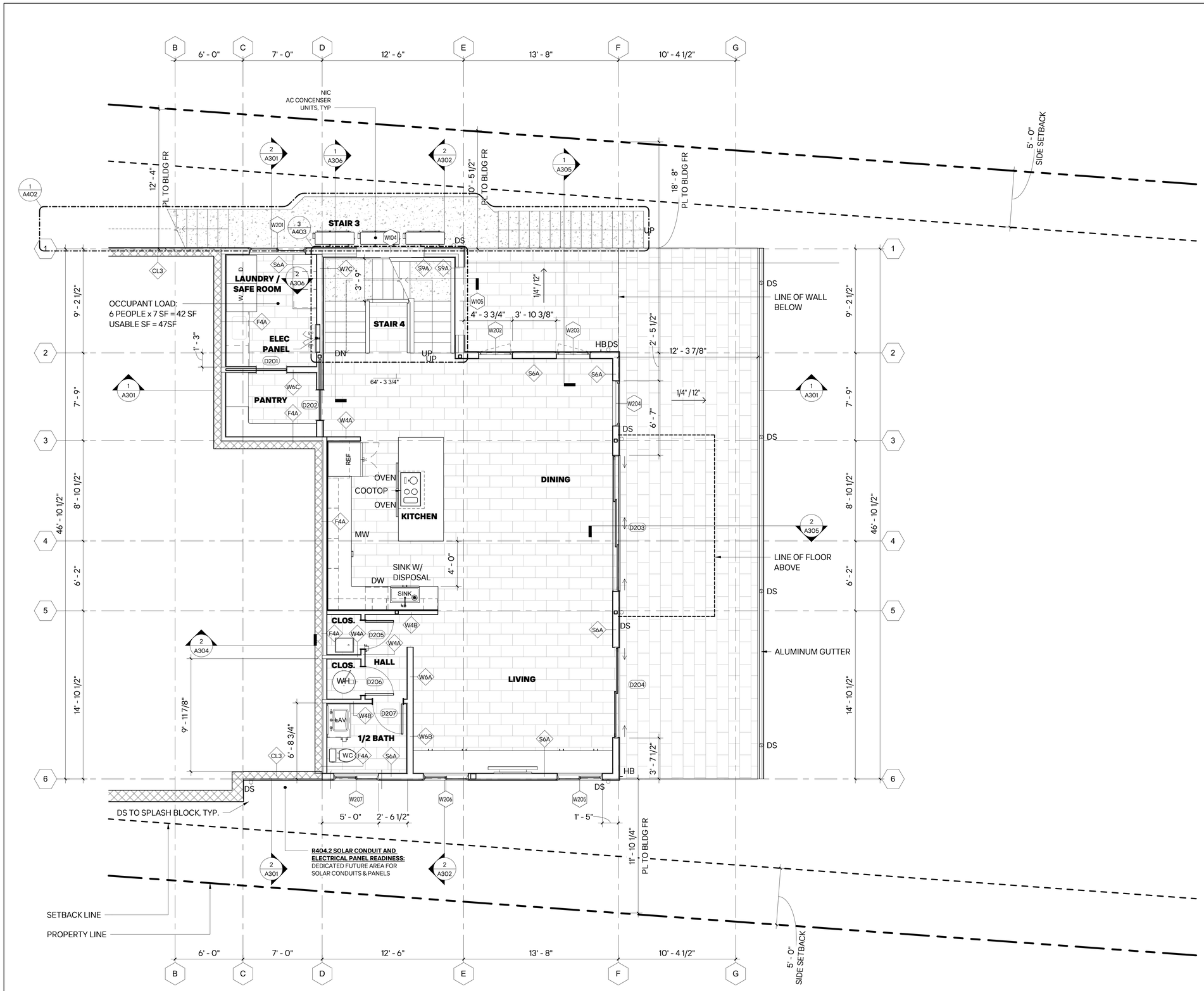
Project Number: 2026-06

Sheet Number:

A101

Date: 08/12/2026
Phase: PERMIT CORRECTIONS

EXHIBIT C-6



1 LVL 2 FLOOR PLAN
1/4" = 1'-0"

GENERAL NOTES

1. PROVIDE SAFTY GLAZING IN ALL UNFRAMED SWINGING DOORS & SHOWER /TUB ENCLOSURES PER IRC SECTION 308.4
2. EMERGENCY EGRESS WINDOW IN ACCORDANCE WITH 2018 IRC SECTION R310, SILL HEIGHT OF NOT MORE THAN 44", MIN NET CLEAR OPENING OF 5.7 SF EXCEPT GRADE FLOOR OPENINGS MAY REDUCE THE MIN NET CLEAR OPENING TO 5 SF MIN. MIN NET CLEAR OPENING HEIGHT SHALL BE 24" AND MIN NET CLEAR OPENING WIDTH SHALL BE 20".
3. ACCORDING TO AN EXCEPTION OF THE HAWAI'I STATE ENERGY CODE SECTION C402.2.2 ABOVE GRADE WALLS, INSULATION IS NOT REQUIRED FOR CMU WALLS LARGER THAN THAN 6 INCHES THICK.
4. PROVIDE 1/2" CEMENTITIOUS BACKER BOARD IN LIEU OF 5/8" GYPSUM BOARD AT ALL WET LOCATIONS, PLUMBING WALLS, AND WHERE FINISH IS TILE, SEE INTERIOR ELEVATIONS.
5. REFER TO A601 FOR PARTITION TYPES AND TYPICAL WALL CONDITIONS.
6. SEE RCPS ON SHEETS A105-A107 FOR SMOKE AND CARBON MONOXIDE ALARM LOCATIONS.
7. UNLESS OTHERWISE NOTED OR INDICATED, DIMENSIONS ON PLANS SHALL BE FROM CENTERLINE OF THE COLUMN, GRIDLINE, OR FACE OF STRUCTURE/STUD.
8. PROVIDE 5/8" THK TYPE "X" GYPBD CEILING AT GARAGE AND STORAGE/S.
9. PROVIDE 1/2" THICK (MIN. TYPE "X" GYPBD AT WALLS AT GARAGE SIDE.
10. ALL INTERIOR WALLS TO BE W4A, UON.
11. PROVIDE EXTERIOR-RATED TILE AS REQUIRED

PROTECT ALL PENETRATIONS AT OCCUPANCY SEPARATION WALLS AND CEILING AT GARAGE AND STORAGES.

APPLIANCE LEGEND

CT	COOKTOP	LAV	LAVATORY
MW	MICROWAVE	WC	WATER CLOSET
REF	REFRIGERATOR	WH	WATER HEATER
DW	DISHWASHER	SHWR	SHOWER
DR	DRYER	TUB	BATHTUB
W	WASHER	DS	DOWNSPOUT
SINK	KITCHEN SINK		

FINISH LEGEND

- T-1 TILE, PORCELAIN TILE
- LVT-1, LUXURY VINYL TILE
- C-1, CONCRETE - BROOM FINISH
- LP-1 EXTERIOR PAVERS

1ST FLOOR PLAN NOTES

1. SEE SHEETS A604, A605 & A606 FOR FINISH SCHEDULES

SCALE: 1/4" = 1'
0 2' 4' 8'

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Sheet
LVL 2 FLOOR PLAN

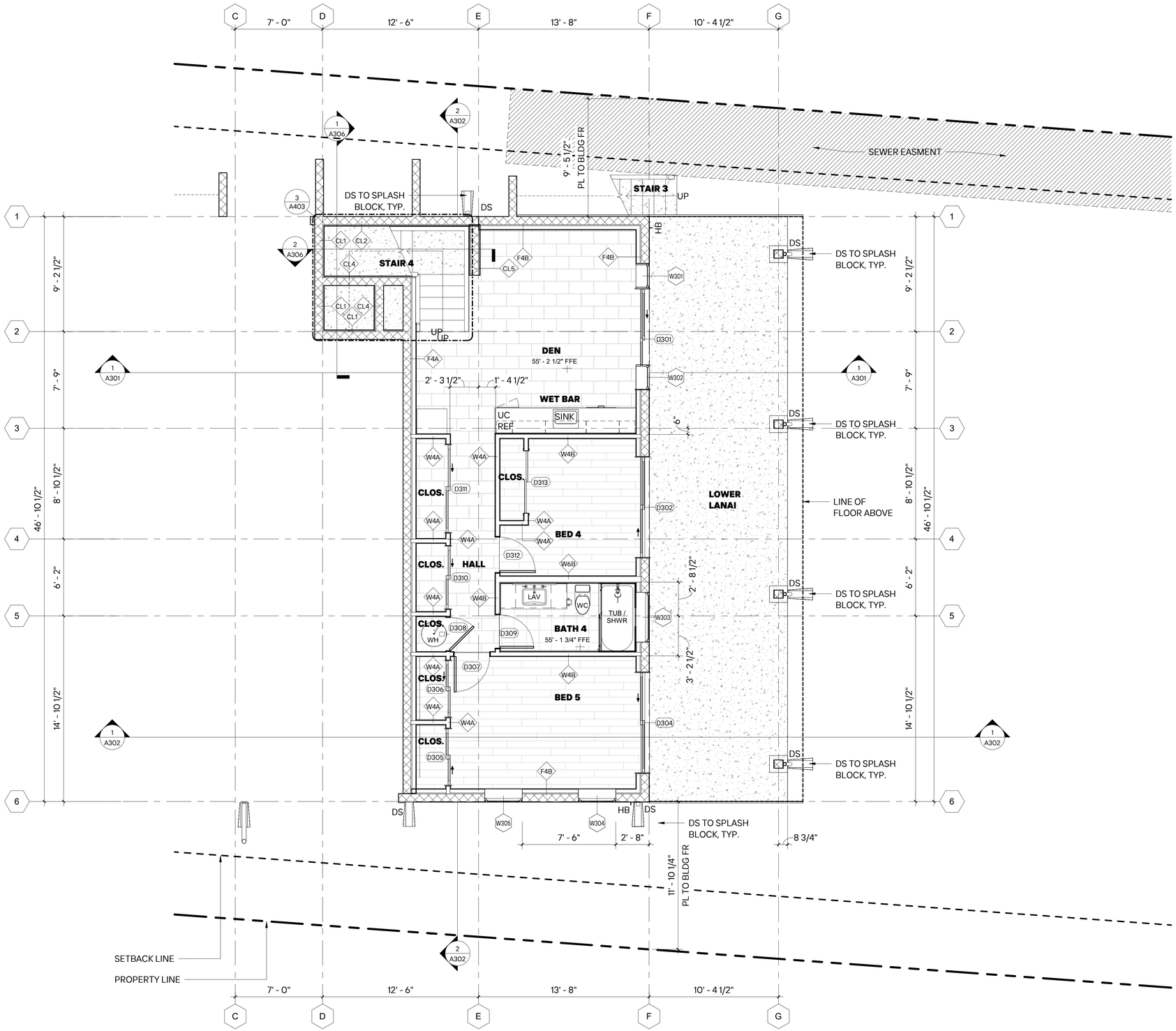
Project Number: 2026-06

Sheet Number:

A102

Date: 06/11/2026
Phase: PERMIT DRAWINGS

Exhibit C-7



1 LVL 3 FLOOR PLAN
1/4" = 1'-0"

GENERAL NOTES

1. PROVIDE SAFTY GLAZING IN ALL UNFRAMED SWINGING DOORS & SHOWER /TUB ENCLOSURES PER IRC SECTION 308.4
2. EMERGENCY EGRESS WINDOW IN ACCORDANCE WITH 2018 IRC SECTION R310, SILL HEIGHT OF NOT MORE THAN 44", MIN NET CLEAR OPENING OF 5.7 SF EXCEPT GRADE FLOOR OPENINGS MAY REDUCE THE MIN NET CLEAR OPENING TO 5 SF MIN. MIN NET CLEAR OPENING HEIGHT SHALL BE 24" AND MIN NET CLEAR OPENING WIDTH SHALL BE 20".
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4. PROVIDE 1/2" CEMENTITIOUS BACKER BOARD IN LIEU OF 5/8" GYPSUM BOARD AT ALL WET LOCATIONS, PLUMBING WALLS, AND WHERE FINISH IS TILE, SEE INTERIOR ELEVATIONS.
5. REFER TO A601 FOR PARTITION TYPES AND TYPICAL WALL CONDITIONS.
6. SEE RCPS ON SHEETS A105-A107 FOR SMOKE AND CARBON MONOXIDE ALARM LOCATIONS.
7. UNLESS OTHERWISE NOTED OR INDICATED, DIMENSIONS ON PLANS SHALL BE FROM CENTERLINE OF THE COLUMN, GRIDLINE, OR FACE OF STRUCTURE/STUD.
8. PROVIDE 5/8" THK TYPE "X" GYPBD CEILING AT GARAGE AND STORAGE/S.
9. PROVIDE 1/2" THICK (MIN. TYPE "X" GYPBD AT WALLS AT GARAGE SIDE.
10. ALL INTERIOR WALLS TO BE W4A, UON.
11. PROVIDE EXTERIOR-RATED TILE AS REQUIRED

PROTECT ALL PENETRATIONS AT OCCUPANCY SEPARATION WALLS AND CEILING AT GARAGE AND STORAGES.

APPLIANCE LEGEND

CT	COOKTOP	LAV	LAVATORY
MW	MICROWAVE	WC	WATER CLOSET
REF	REFRIGERATOR	WH	WATER HEATER
DW	DISHWASHER	SHWR	SHOWER
DR	DRYER	TUB	BATHTUB
W	WASHER	DS	DOWNSPOUT
SINK	KITCHEN SINK		

BASEMENT FLOOR PLAN LEGEND

- T-1 TILE, PORCELAIN TILE
- LVT-1, LUXURY VINYL TILE
- C-1, CONCRETE - BROOM FINISH
- LP-1 EXTERIOR PAVERS

FLOOR PLAN NOTES

1. SEE SHEETS A604, A605 & A606 FOR FINISH SCHEDULES

SCALE: 1/4" = 1'
0 2' 4' 8'

WHITESPACE ARCHITECTS
4747 KILAUEA AVE., SUITE 201
HONOLULU, HI 96816
TEL:808-596-0260

LAURA E. AYERS
LICENSED PROFESSIONAL ARCHITECT
No. 12047
HAWAII, U.S.A.

License Expires 4-30-28
This work was prepared by me or under my supervision, and construction of this project will be under my observation. Observation of construction as defined in Hawaii Administrative Rules Title 16 Chapter 115.

Project Name:
LULANI RESIDENCE

4-7-020:029

Address:
47-347 LULANI STREET, KANEOHE, HI, 96744

Sheet
LVL 3 FLOOR PLAN

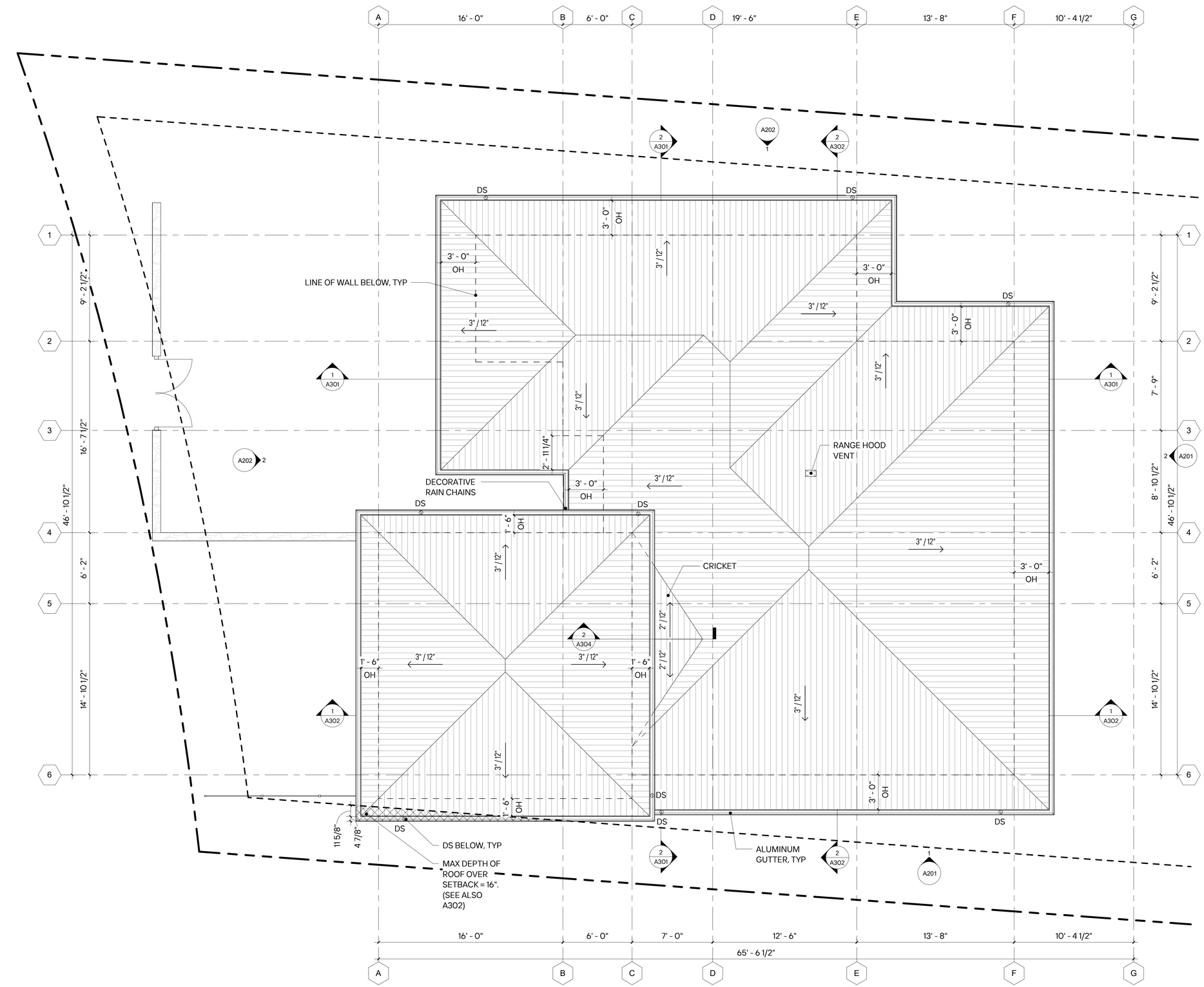
Project Number: 2026-06

Sheet Number:

A103

Date: 08/12/2026
Phase: PERMIT CORRECTIONS

EXHIBIT C-8



1 ROOF PLAN
1/4" = 1'-0"

ROOF NOTES:

1. REFER TO WALL SECTIONS FOR ADDITIONAL INFORMATION.
2. SEE BUILDING SECTIONS FOR SITE ENVELOPE.
3. THE CONTRACTOR SHALL VERIFY FIELD CONDITIONS AND REPORT ANY DISCREPANCIES TO THE ARCHITECT.
4. COORDINATE FINAL SIZE, QUANTITY AND LOCATION OF HVAC AND PLUMBING OPENINGS AND ITEMS WITH EQUIPMENT REQUIREMENTS.
5. PROVIDE TAPERED INSULATION AT A MINIMUM SLOPE OF 1/4" PER FOOT AT ALL AREAS INDICATED, UNLESS OTHERWISE NOTED.
6. ALL FLASHING TO BE A MINIMUM OF 3" ABOVE THE FLOOD LINE OR 8" ABOVE ADJACENT ROOF SURFACE.
7. PROVIDE SPACE BETWEEN INDIVIDUAL WALKWAY PADS FOR DRAINAGE.
8. PROVIDE A MINIMUM OF 2" OF INSULATION AT ROOF DRAIN SUMPS.
9. REFER TO STRUCTURAL DRAWINGS FOR ROOF EQUIPMENT SUPPORT STRUCTURE LOCATIONS AND SIZES.
10. REFER TO WALL SECTIONS FOR ADDITIONAL INFORMATION.

ROOF LEGEND

STANDING SEAM METAL ROOF

SCALE: 1/4" = 1'
0 2' 4' 8'

WHITESPACE ARCHITECTS
4747 KILAUEA AVE., SUITE 201
HONOLULU, HI 96816
TEL:808-596-0260

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Project Name:
LULANI RESIDENCE

4-7-020:029

Address:
47-347 LULANI STREET,
KANEOHE, HI, 96744

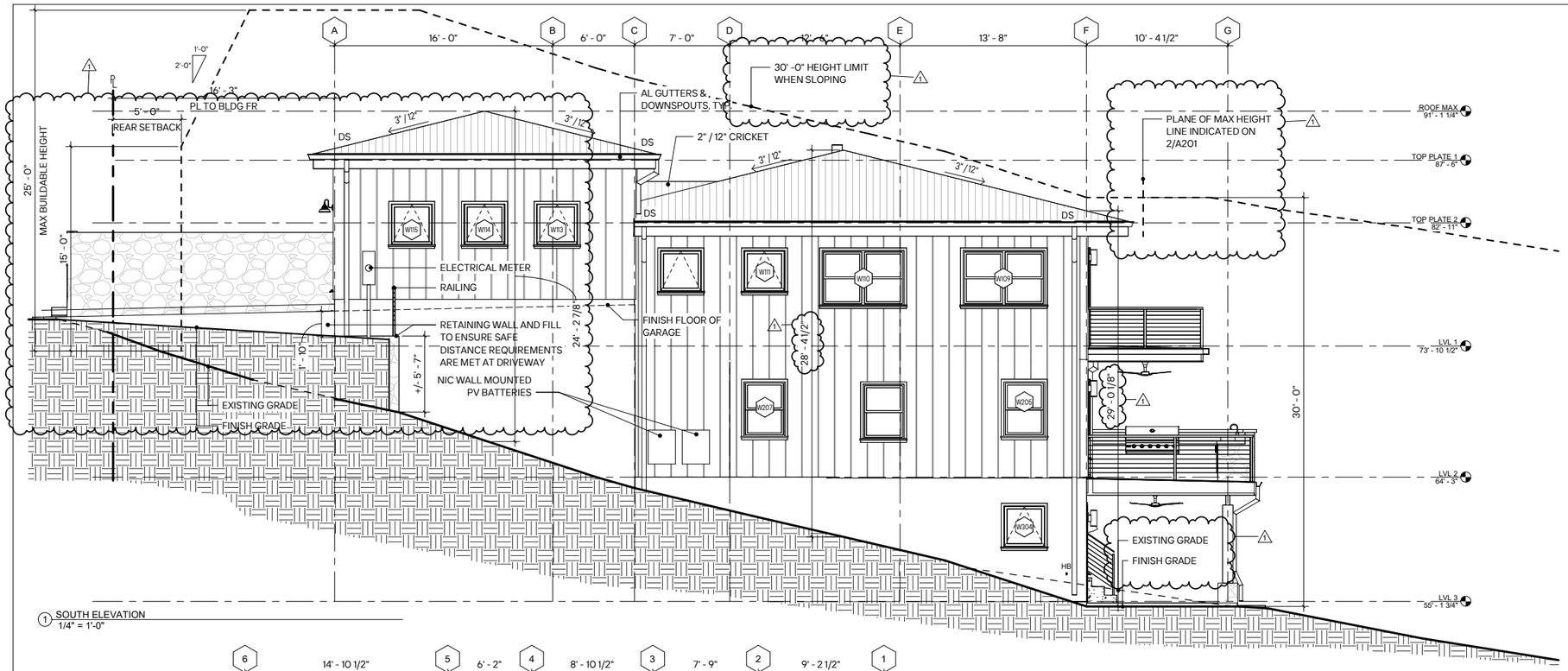
Sheet
ROOF PLAN

Project Number: 2026-06

Sheet Number:
A104

Date: 06/11/2026
Phase: PERMIT DRAWINGS

EXHIBIT C-9



EXTERIOR ELEVATION LEGEND

- EXISTING TO REMAIN
- SD-1 HARDIE BOARD SIDING - MATCH EXISTING
- PT-1 EXTERIOR GRADE PAINT - WHITE
- AS-1 ASPHALT SHINGLE ROOFING - MATCH EXISTING
- MB-1 MEMBRANE ROOF- MODIFIED BITUMEN MEMBRANE

EXTERIOR ELEVATION NOTES

SCALE: 1/4" = 1'
0 2' 4' 8'

WhiteSpace

WHITESPACE ARCHITECTS
4747 KILAUEA AVE., SUITE 201
HONOLULU, HI 96816
TEL:808-596-0260

LAURA E. AYERS
LICENSED PROFESSIONAL ARCHITECT
No. 12047
HAWAII, U.S.A.

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1	DPP Comments	07/21/26

Project Name:
LULANI RESIDENCE

4-7-020:029

Address:
47-347 LULANI STREET, KANEOHE, HI, 96744

Sheet
EXTERIOR ELEVATIONS

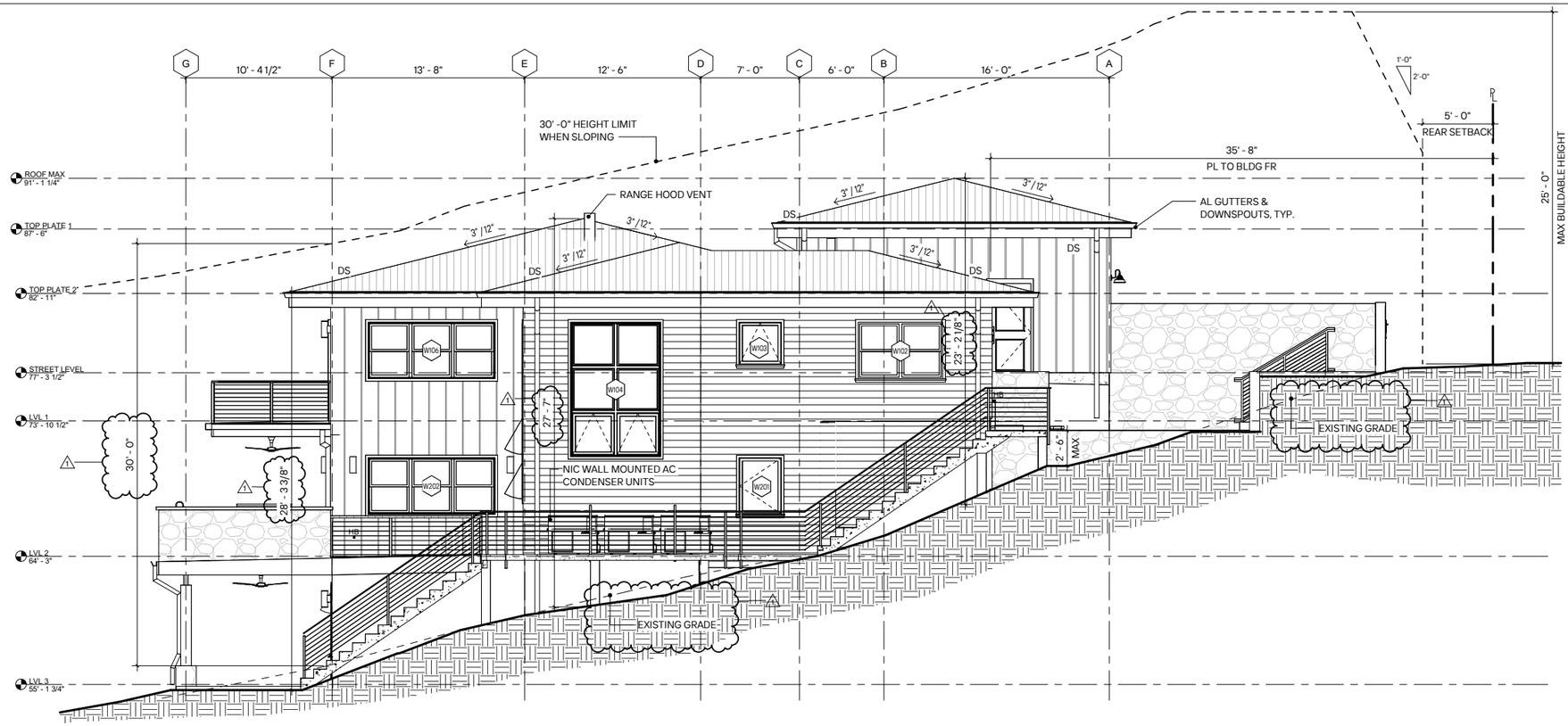
Project Number: 2026-06

Sheet Number:

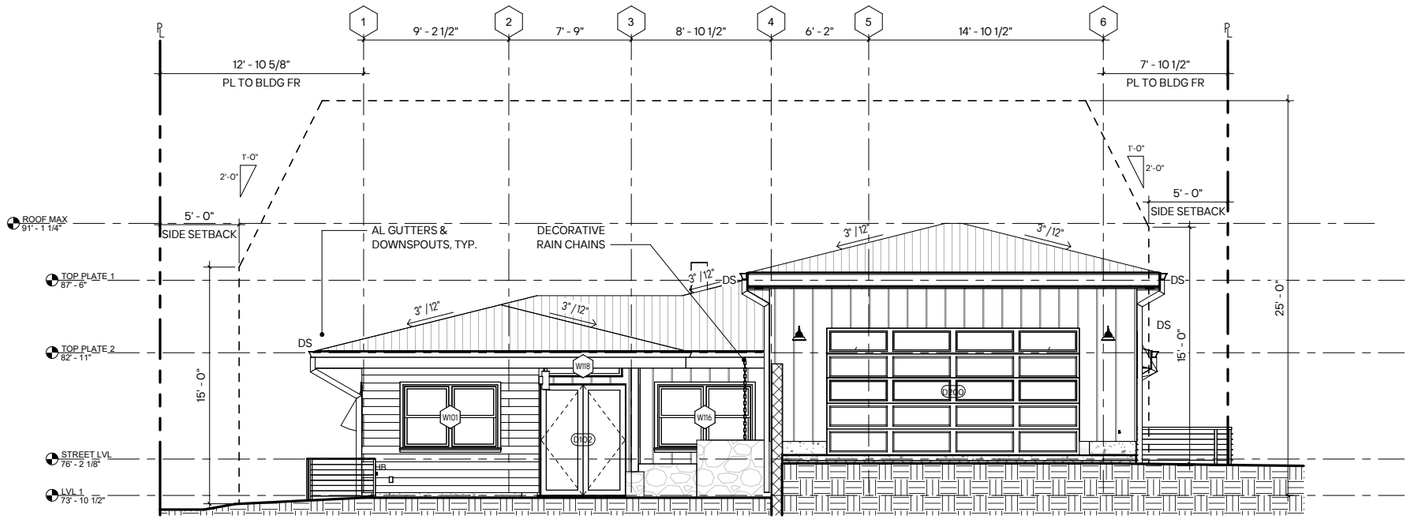
A201

Date: 08/12/2026
Phase: PERMIT CORRECTIONS

EXHIBIT C-10



1 NORTH ELEVATION
1/4" = 1'-0"



2 WEST ELEVATION
1/4" = 1'-0"

EXTERIOR ELEVATION LEGEND

- EXISTING TO REMAIN
- SD-1 HARDIE BOARD SIDING - MATCH EXISTING
- PT-1 EXTERIOR GRADE PAINT - WHITE
- AS-1 ASPHALT SHINGLE ROOFING - MATCH EXISTING
- MB-1 MEMBRANE ROOF- MODIFIED BITUMEN MEMBRANE

EXTERIOR ELEVATION NOTES

SCALE: 1/4" = 1'
0 2 4 8

WhiteSpace

WHITESPACE ARCHITECTS
4747 KILAUEA AVE., SUITE 201
HONOLULU, HI 96816
TEL:808-596-0260

LAURA E. AYERS
LICENSED PROFESSIONAL ARCHITECT
No. 12047
HAWAII, U.S.A.

License Expires 4-30-28
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1	DPP Comments	07/21/26

Project Name:
LULANI RESIDENCE

4-7-020:029

Address:
47-347 LULANI STREET,
KANEOHE, HI, 96744

Sheet
EXTERIOR ELEVATIONS

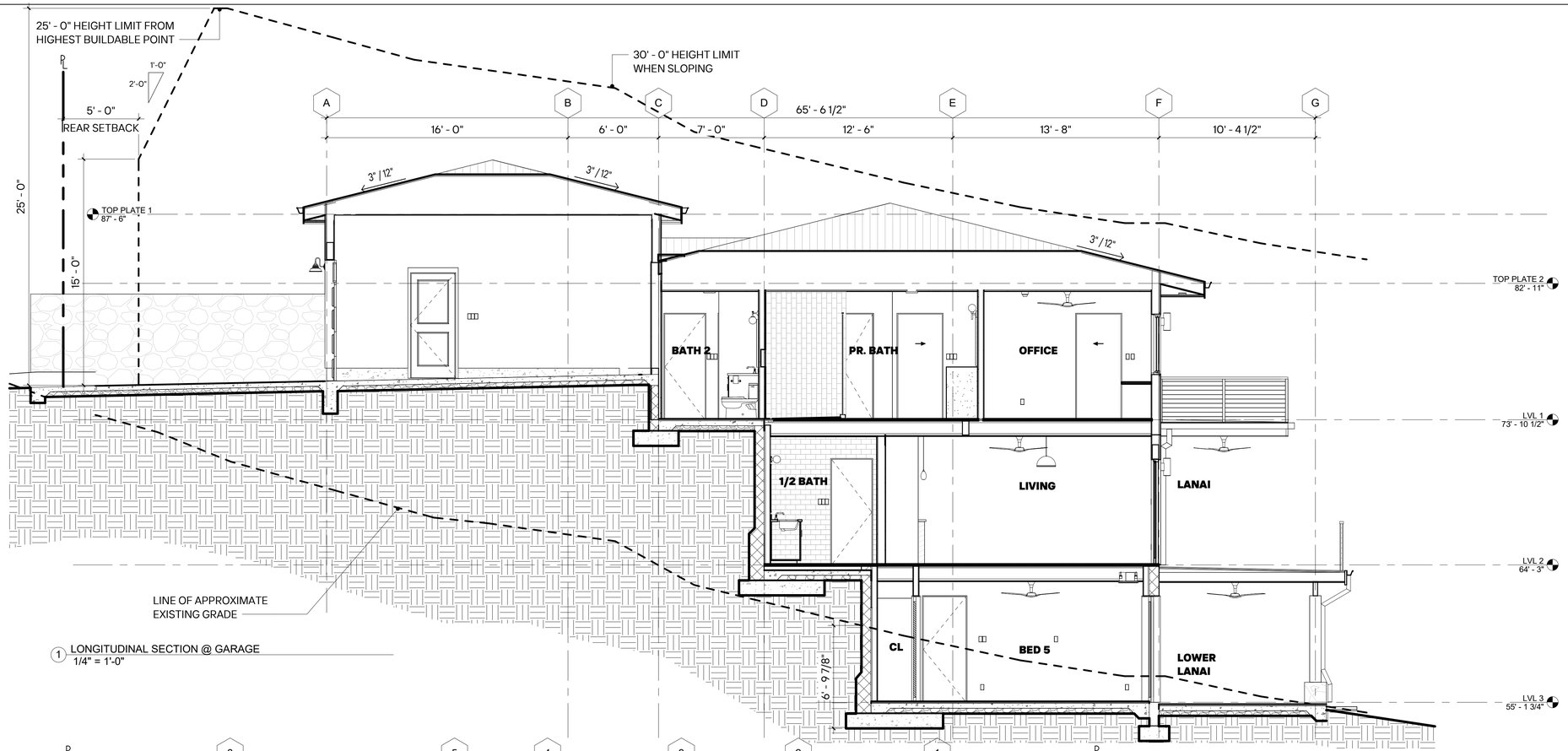
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Sheet Number:

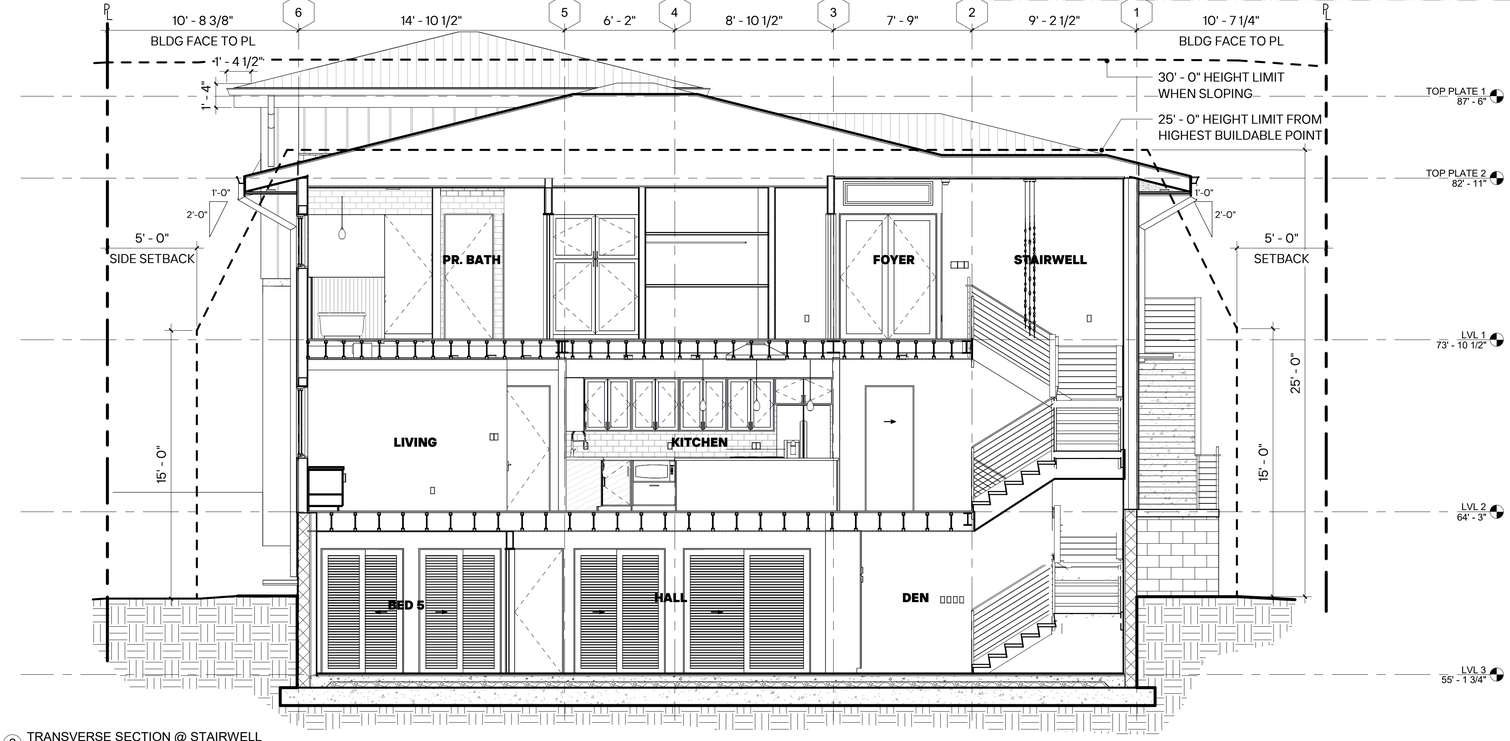
A202

Date: 08/12/2026
Phase: PERMIT CORRECTIONS

EXHIBIT C-11



1 LONGITUDINAL SECTION @ GARAGE
1/4" = 1'-0"



2 TRANSVERSE SECTION @ STAIRWELL
1/4" = 1'-0"

BUILDING SECTION NOTES

1. A CONTINUOUS AIR BARRIER SHALL BE PROVIDED THROUGHOUT THE BUILDING THERMAL ENVELOPE. THE AIR BARRIER PERIMETER IS SHOWN IN THE BUILDING SECTIONS.

2. AIR BARRIER MATERIALS ARE LABELED IN THE WALL SECTIONS.

3. ALL JOINTS BETWEEN AIR BARRIER MATERIALS SHALL BE JOINED IN COMPLIANCE WITH THE 2018 INTERNATIONAL ENERGY CODE.

4. ALL PENETRATIONS IN THE AIR BARRIER SHALL BE SEALED IN COMPLIANCE WITH THE 2018 INTERNATIONAL ENERGY CODE.

5. FURTHER NOTES ON JOINING AND SEALING AIR BARRIER MATERIALS CAN BE FOUND ON SHEET A303.

SCALE: 1/4" = 1'
0 2' 4' 8'

WhiteSpace

WHITESPACE ARCHITECTS
4747 KILAUEA AVE., SUITE 201
HONOLULU, HI 96816
TEL:808-596-0260

LAURA E. AYERS
LICENSED PROFESSIONAL ARCHITECT
No. 12047
HAWAII, U.S.A.

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Project Name:
LULANI RESIDENCE

4-7-020:029

Address:
47-347 LULANI STREET,
KANEOHE, HI, 96744

Sheet
BUILDING SECTIONS

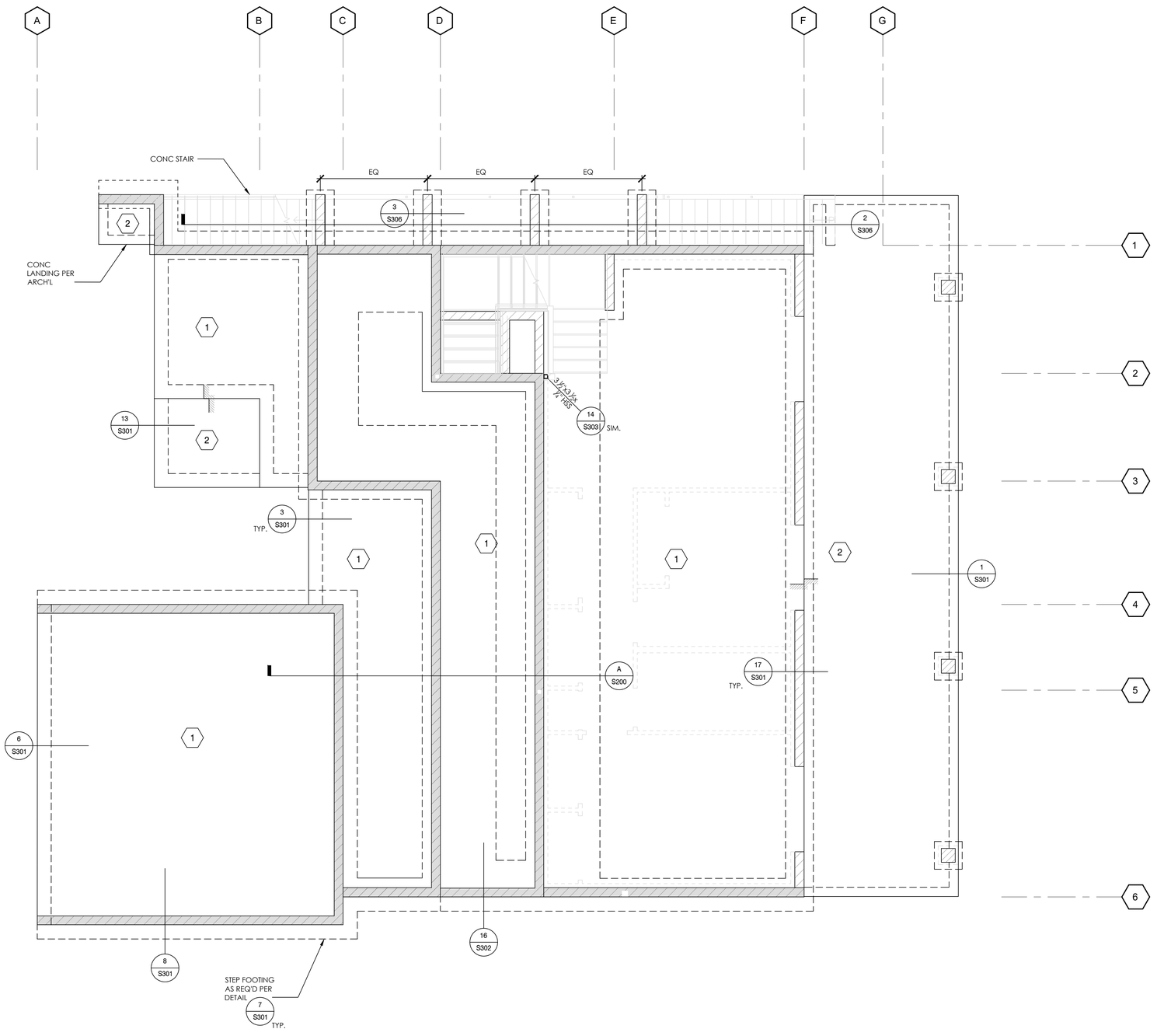
Project Number: 2026-06

Sheet Number:

A302

Date: 06/11/2026
Phase: PERMIT DRAWINGS

EXHIBIT C-12



A S100 FOUNDATION PLAN
SCALE: ¼" = 1'-0"

LEGEND:

1 — INDICATES 4" THICK CONC. S.O.G. W/6x6-W1.4xW1.4 WWM @ SLAB MID-DEPTH OVER 10 MIL VAPOR BARRIER OVER MIN 4" GRAVEL FILL.

2 — INDICATES 4" THICK CONC. S.O.G. W/6x6-W1.4xW1.4 WWM @ SLAB MID-DEPTH OVER MIN 4" GRAVEL FILL.

INDICATES 8" CMU WALL PER DETAIL 10/S301

INDICATES CMU RETAINING WALL PER SECTION A/S200

INDICATES WALL FRAMING ABOVE

NOTES:

1. AT CONC SLAB ON GRADE PROVIDE CONTROL JOINTS @ 10'-0" O.C. EA. WAY & 5'-0" EA. WAY FOR WALKWAYS. HOLD BACK REINFORCMENT 1" FROM CONTROL JOINTS. DO NOT EXETEND REINFORCEMENT BETWEEN CONTROL JOINTS.
2. PROVIDE SIMPSON ABU @ POST BASE, TYP, U.N.O.
3. STEP CONTINUOUS CONC FOOTINGS PER DETAIL 3/S301, TYP.

0 2' 4' 8' 12'
SCALE: ½" = 1'-0"

JPB ENGINEERING, INC.
47-388 HUI IWA ST., STE. #16
KANEOHE, HI 96744
808.436.8108

JONATHAN R. BRANDT
LICENSED PROFESSIONAL ENGINEER
No.11553-S
HAWAII, U.S.A.

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

EXP 4/30/28

LULANI RESIDENCE

47-347 LULANI STREET, HI 96744
TMK: 4-7-020:029

REVISION	DATE
1	
2	
3	
4	

FOUNDATION PLAN

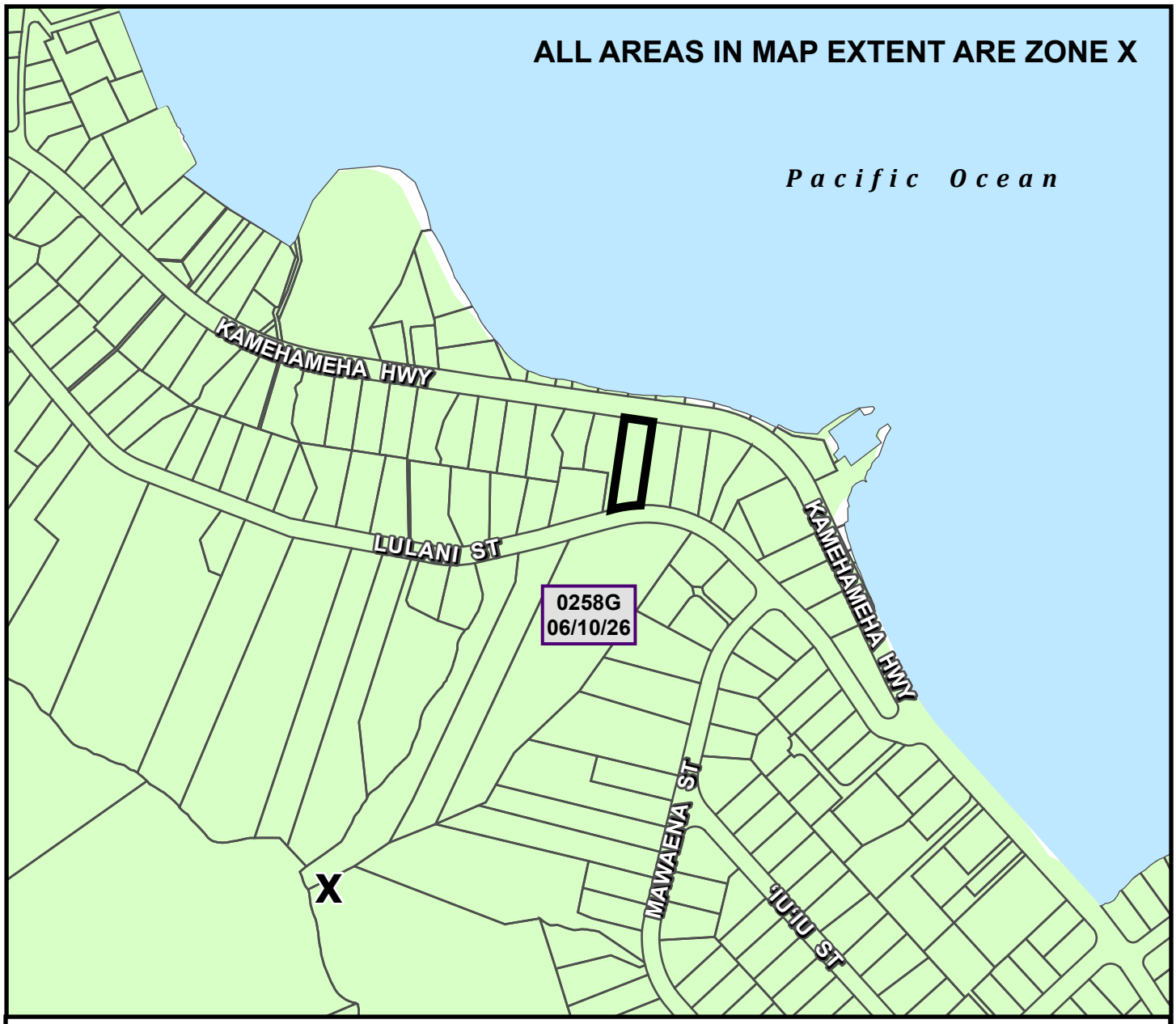
Title

Project	25027.01GS
Date	APRIL 20, 2026
Drawn	TF
Designed	TF
Checked	JB

DRAWING NO.

S100

Sheet of - Sheets



Flood Hazard Zones:

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

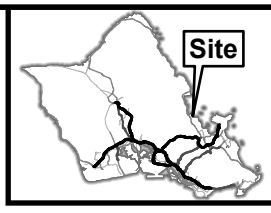
Other Areas

Zone **X** = Areas determined to be outside the 0.2% annual chance floodplain.

Tax Parcel | Site Area | 0258G 06/10/26 FIRM Flood Panel (Index) 2014 | X

0 200 400 800

Distance in Feet



VICINITY MAP

PORTION OF

FLOOD HAZARD MAP

FIRM PANEL 15003C0258G

NOTE: FLOOD ZONES EFFECTIVE AS OF JUNE 10, 2026.

TAX MAP KEY: 4-7-020:029

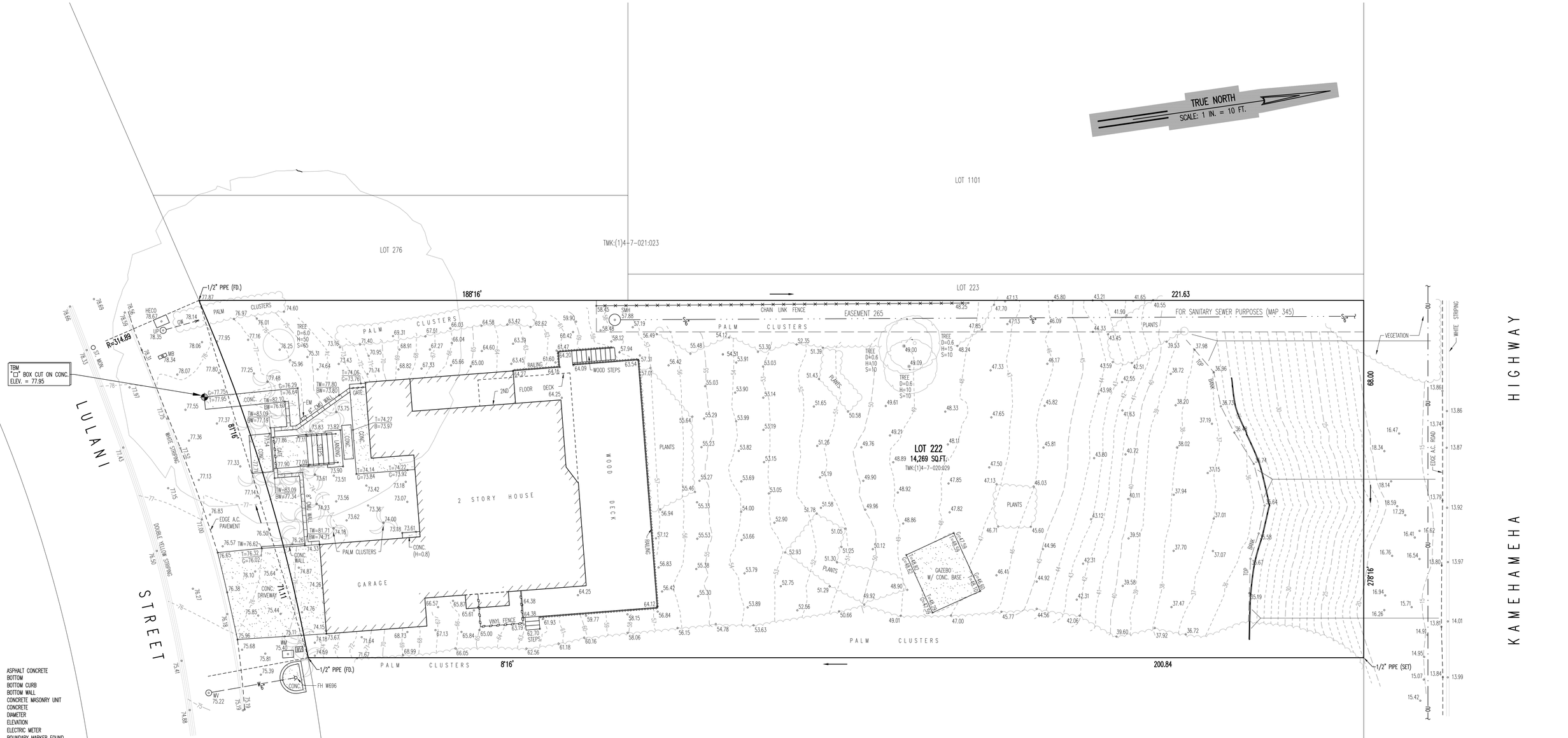
FOLDER NO.: 2026-SMA-36

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

Date Prepared: 07/2026

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EXHIBIT D



LEGEND:

A.C.	ASPHALT CONCRETE
B=	BOTTOM
BC=	BOTTOM CURB
BW=	BOTTOM WALL
CMU	CONCRETE MASONRY UNIT
CONC.	CONCRETE
D=	DIAMETER
ELEV.=	ELEVATION
EM	ELECTRIC METER
(FD.)	BOUNDARY MARKER FOUND
FH	FIRE HYDRANT
G=	GROUND
GW	GUY WIRE
H=	HEIGHT
HECO	HAWAIIAN ELECTRIC COMPANY BOX
MB	MAILBOX
S=	SPREAD
(SET)	BOUNDARY MARKER INSTALLED
SMH	SEWER MANHOLE
T=	TOP
TBM	TEMPORARY BENCHMARK
TMK:	TAX MAP KEY
TW=	TOP WALL
UP	UTILITY POLE
WM	WATER METER
WV	WATER VALVE

PALM CLUSTER

—·—OU—·— OVERHEAD UTILITY LINE
—·—S—·— UNDERGROUND SEWER LINE
—W— UNDERGROUND WATER LINE
—×—×—×— CHAIN LINK FENCE
METAL OR WOOD RAILING
VINYL FENCE
CONCRETE PAVING
CMU WALL

NOTES:

1. AZIMUTHS ARE REFERRED TO GOVERNMENT SURVEY TRIANGULATION STATION "HEEIA" ⚠.
2. ELEVATIONS ARE REFERRED TO BENCH MARK "D 16" (BRASS DISK) LOCATED ALONG THE NORTH SIDE KAMEHAMEHA HIGHWAY WITH AN ELEV.=7.31 FEET (L.M.S.L.)
3. PROPERTY BOUNDAIRES ARE COMPILED FROM RECORDS FOUND AT THE STATE OF HAWAII SURVEY OFFICE AND BUREAU OF CONVEYANCES AND THE CITY AND COUNTY OF HONOLULU REAL PROPERTY ASSESSMENT DIVISION.

21" X 32" = 4.7 SQ. FT.

TOPOGRAPHIC MAP

LOT 222

OF LAND COURT APPLICATION 979

(MAP 14)

AT KAHALUU, KOOLAUPOKO, OAHU, HAWAII

TAX MAP KEY: (1)4-7-020:029

PROPERTY ADDRESS: 47-347 LULANI STREET

GRAPHIC SCALE

10 0 5 10 15 20

EXHIBIT E

GERALD Y. K. GOO
LICENSED PROFESSIONAL LAND SURVEYOR
No. 12955
HAWAII, U.S.A.

THIS WORK WAS PREPARED BY ME OR UNDER MY SUPERVISION

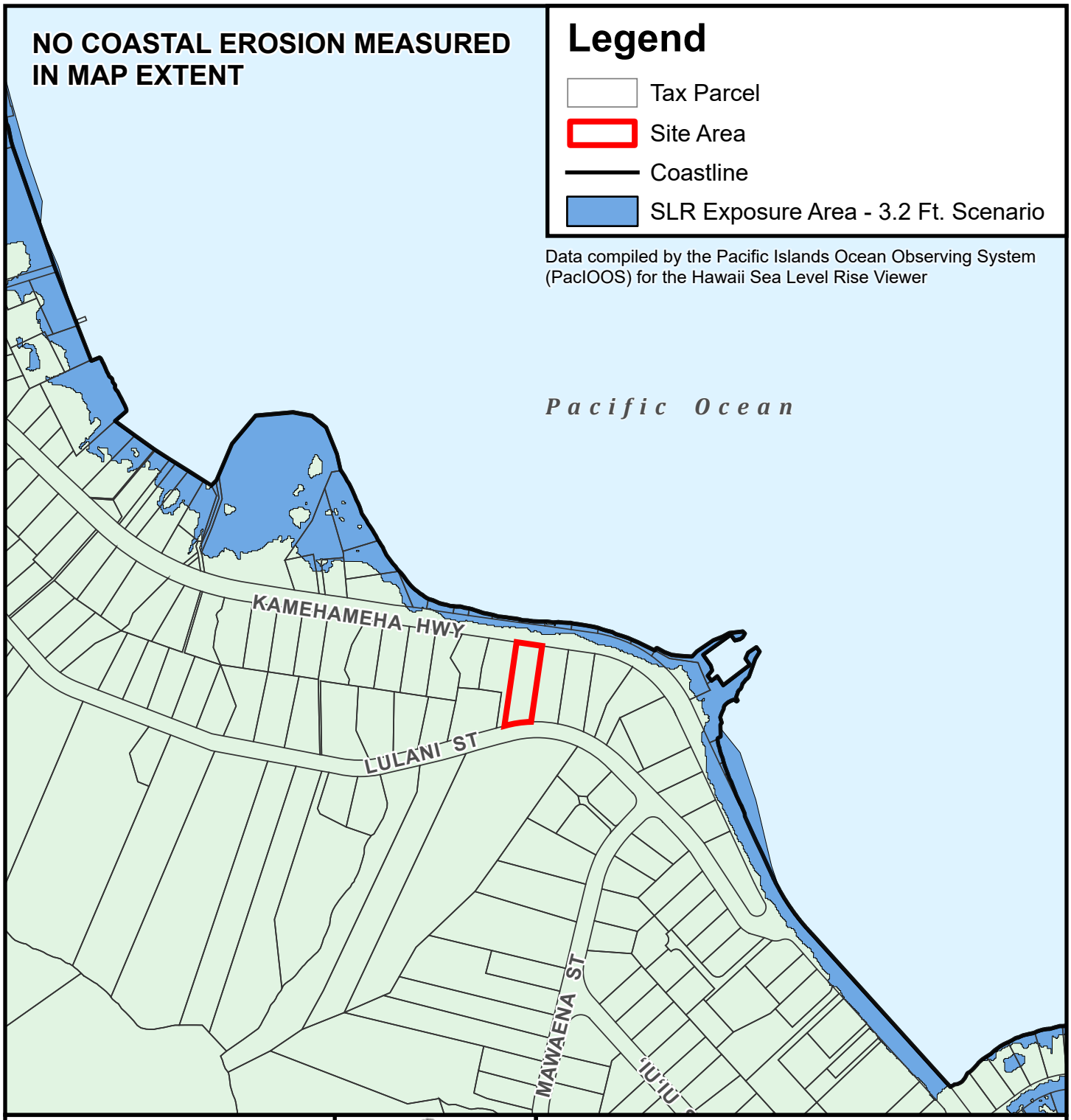
Gerald Y.K. Goo

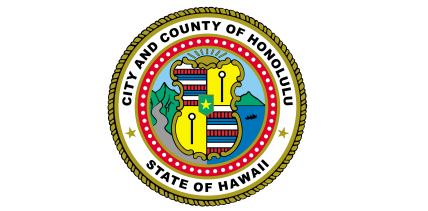
LICENSE EXP. 4-30-22

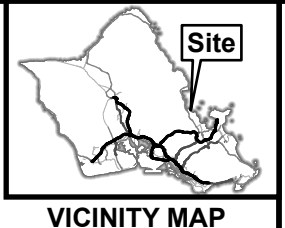
Job No.: 14990
F.B. No.: 247:55-80; 251:1-13
F.N.: 14990 7-27-21 47-347 Lulani St TOPO STAKE

Line of Sight, LLC
P. O. Box 11269
Honolulu, HI 96828
(808)429-2484
www.lineofsightllc.com

July 27, 2021







VICINITY MAP

SEA LEVEL RISE EXPOSURE AREA AND COASTAL EROSION MAP

KAHALU'U

TAX MAP KEY: 4-7-020:029

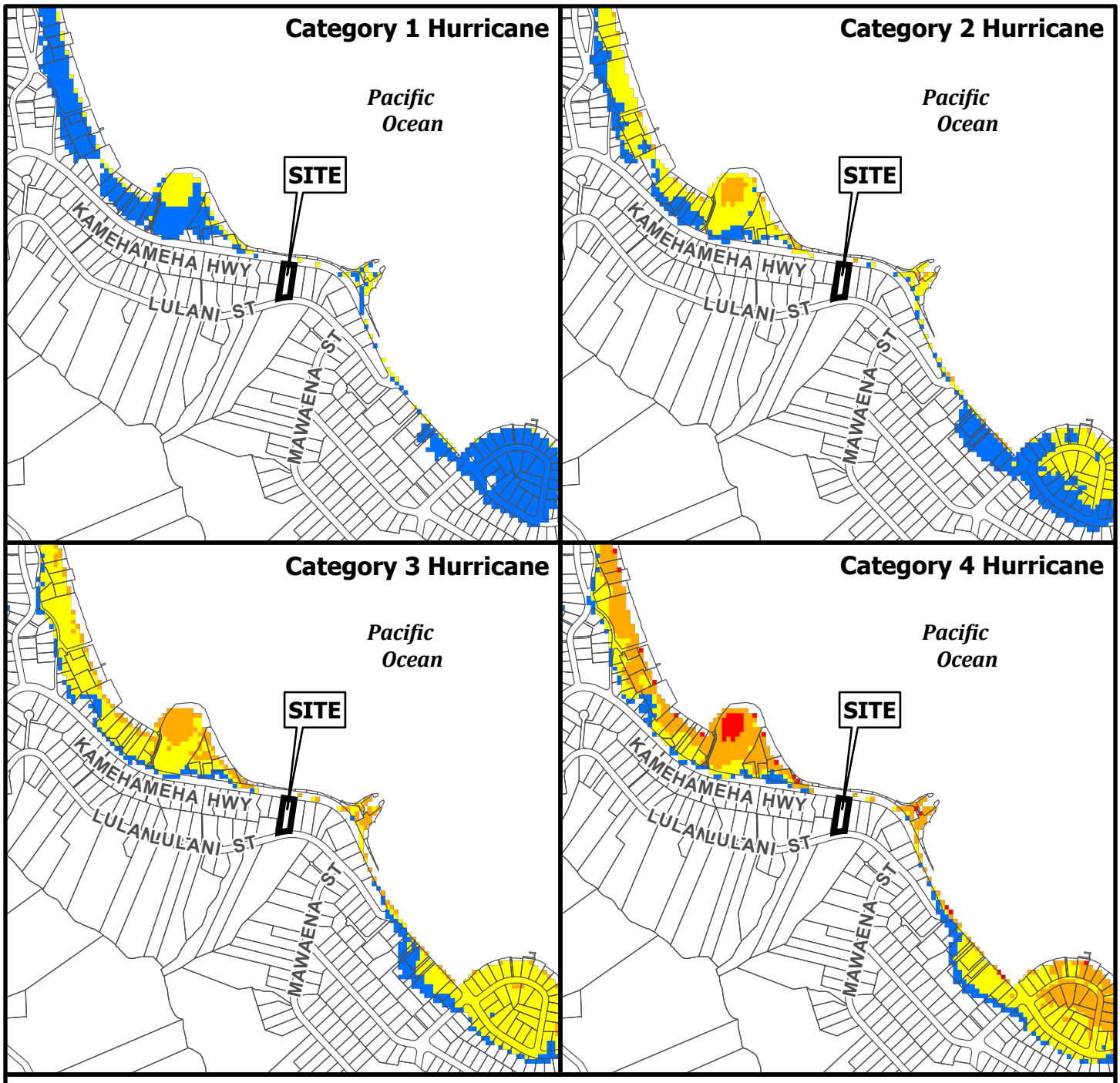
FOLDER NO.: 2026-SMA-36

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

Date Prepared: 07/2026

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EXHIBIT F



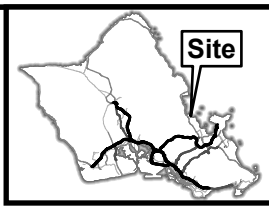
Legend

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

CITY AND COUNTY OF HONOLULU · STATE OF HAWAII

0 500 1,000 2,000

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: 4-7-020:029

FOLDER NO.: 2026-SMA-36

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

Date Prepared: 07/2026

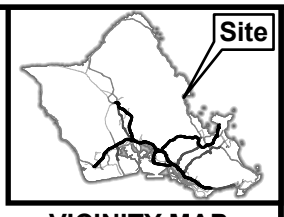
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EXHIBIT G



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

0 200 400 800
Distance in Feet



VICINITY MAP

PORTION OF
WETLANDS MAP

KAHALUʻU

TAX MAP KEY: 4-7-020:029

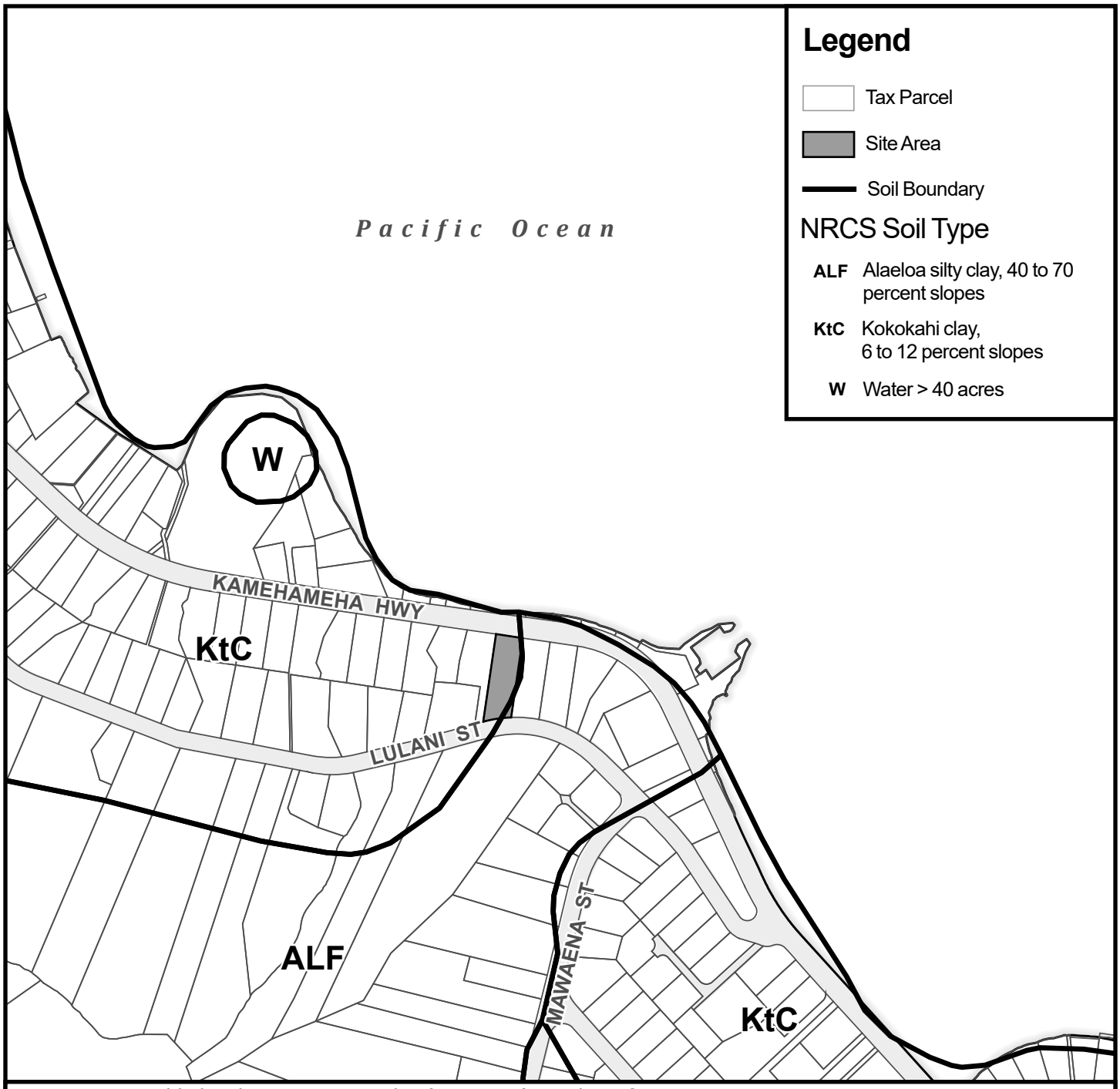
FOLDER NO.: 2026-SMA-36

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City and County of Honolulu

Date Prepared: 07/2026

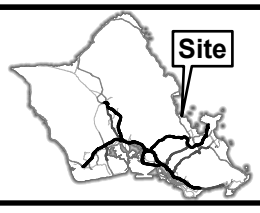
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EXHIBIT H



Data Source: Gridded Soil Survey Geographic (gSSURGO) Database for Hawaii.
United States Department of Agriculture, Natural Resources Conservation Service.
https://websoilsurvey.nrcs.usda.gov/app/WebSoilSurvey.aspx

0 200 400 800
Distance in Feet



VICINITY MAP

PORTION OF
SOIL MAP

KAHALU‘U

TAX MAP KEY: 4-7-020:029

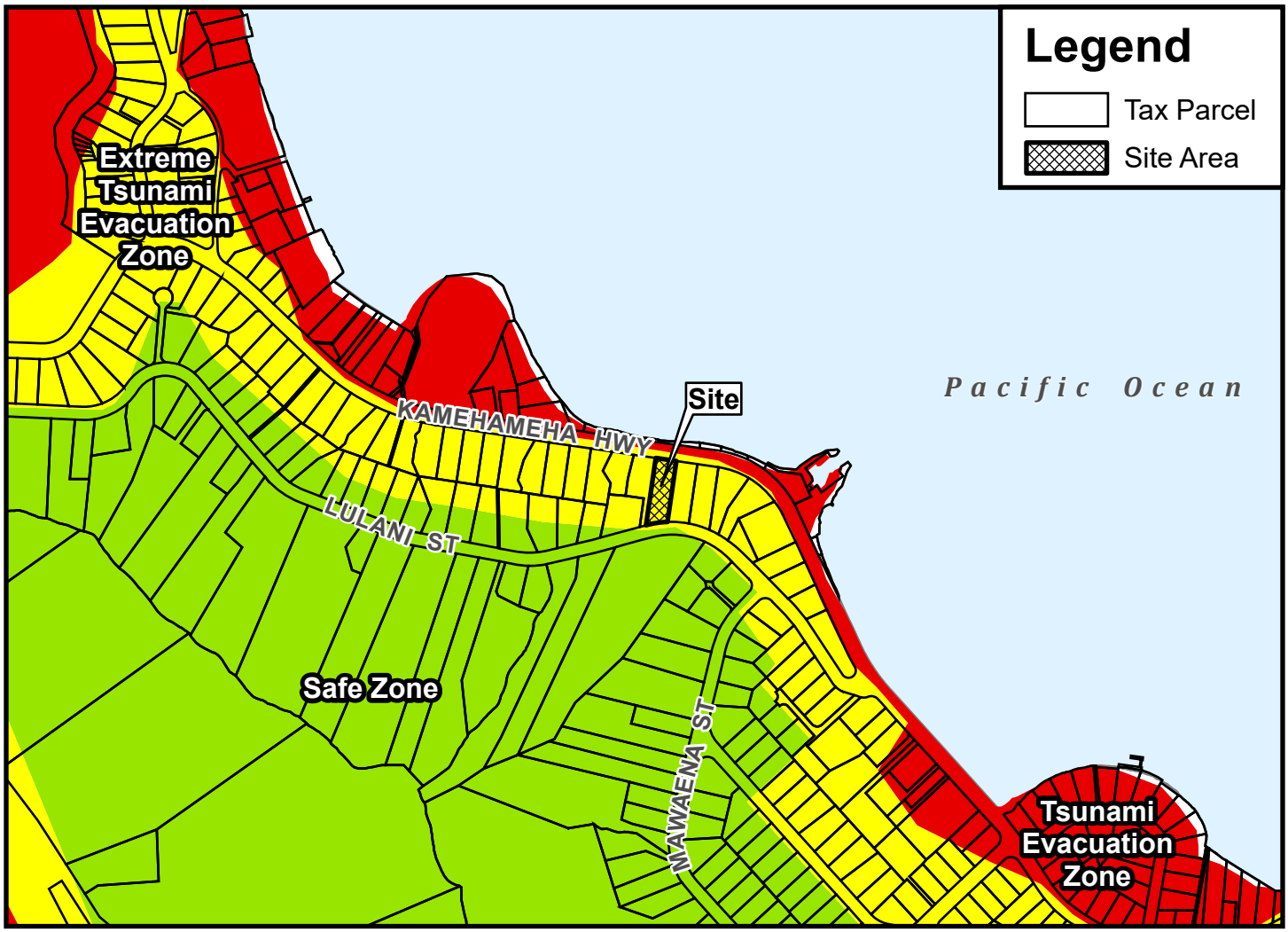
FOLDER NO.: 2026-SMA-36

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Date Prepared: 07/2026

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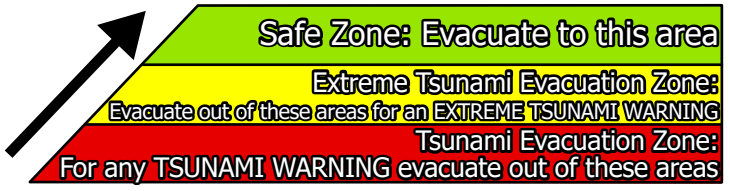
EXHIBIT I

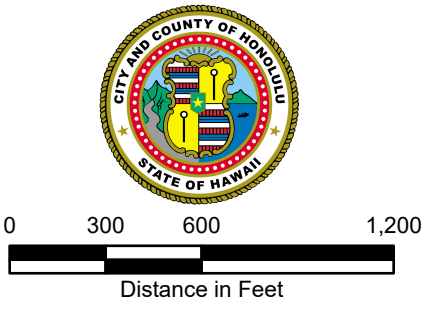


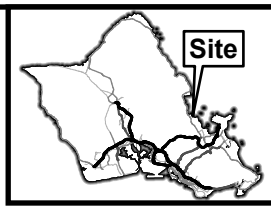
- For most Tsunami Warnings, evacuate out of the Tsunami Evacuation Zone; in the unlikely case of an Extreme Tsunami Warning, evacuate out of the Extreme Tsunami Evacuation Zone
- Remain at least 100 feet away from inland waterways and marinas connected to the ocean due to wave surges and possible flooding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







VICINITY MAP

PORTION OF
TSUNAMI EVACUATION MAP
KĀNE‘OHE TO KO‘OLAU
MAP 21 INSET 2

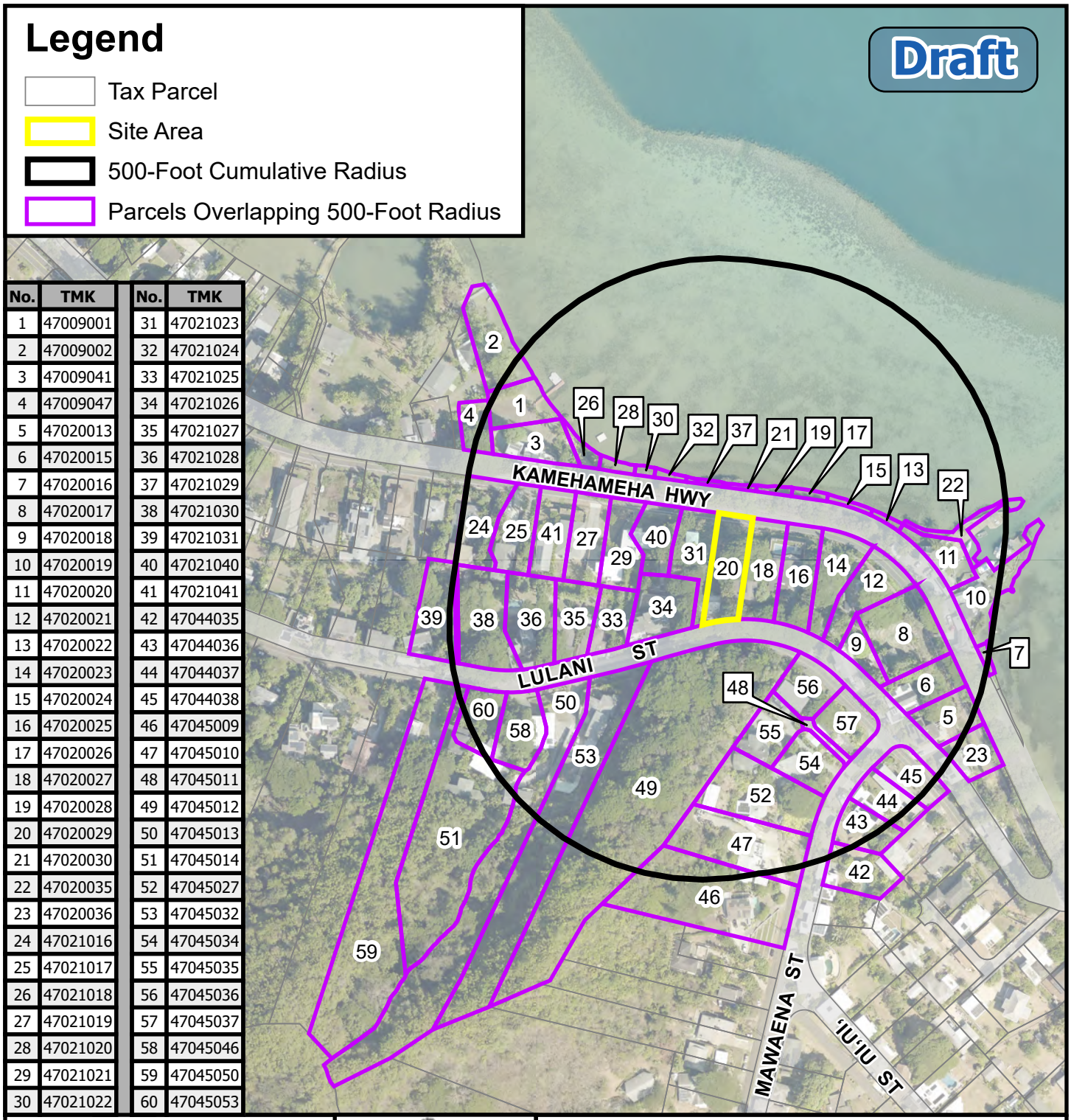
TAX MAP KEY: 4-7-020:029
FOLDER NO.: 2026-SMA-36

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

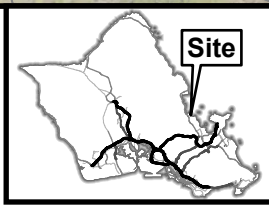
Date Prepared: 07/2026

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EXHIBIT J



No.	TMK	No.	TMK
1	47009001	31	47021023
2	47009002	32	47021024
3	47009041	33	47021025
4	47009047	34	47021026
5	47020013	35	47021027
6	47020015	36	47021028
7	47020016	37	47021029
8	47020017	38	47021030
9	47020018	39	47021031
10	47020019	40	47021040
11	47020020	41	47021041
12	47020021	42	47044035
13	47020022	43	47044036
14	47020023	44	47044037
15	47020024	45	47044038
16	47020025	46	47045009
17	47020026	47	47045010
18	47020027	48	47045011
19	47020028	49	47045012
20	47020029	50	47045013
21	47020030	51	47045014
22	47020035	52	47045027
23	47020036	53	47045032
24	47021016	54	47045034
25	47021017	55	47045035
26	47021018	56	47045036
27	47021019	57	47045037
28	47021020	58	47045046
29	47021021	59	47045050
30	47021022	60	47045053



0 150 300 600

Distance in Feet

CUMULATIVE IMPACT MAP

KAHALU'U

TAX MAP KEY: 4-7-020:029

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EXHIBIT K