



HONOLULU CITY COUNCIL
KE KANIHELA O KE KALANA O HONOLULU
CITY AND COUNTY OF HONOLULU

No. 26 - 218

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

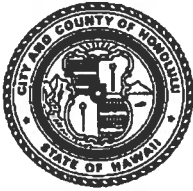
WHEREAS, the Council, having received the findings and recommendation of the DPP on 09/29/26, by Departmental Communication No. 604(26) and having duly considered all of the findings and reports on the matter, desires to approve the subject application for an SMA Major Permit subject to the conditions 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

D-604(26)

ZON



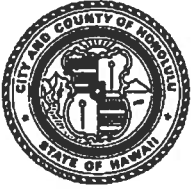
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coastal resources may be considered a minor modification and may be permitted under this resolution, upon review and approval by the DPP Director.

- 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."*



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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:

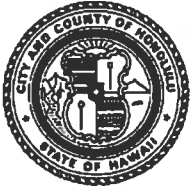
"In choosing to undertake the development at Tax Map Key 4-7-020: 029, the landowner hereby acknowledges (and any successor owner or interested party is notified) that no claim of hardship due to erosion, sea level rise, or any other coastal hazard may be asserted in order to obtain approval for a Shoreline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



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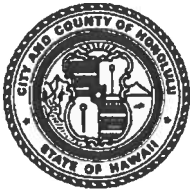
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until the State Historic Preservation Division has assessed the impact and has made further recommendations for mitigative activity.

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.

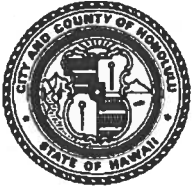


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8. Preconstruction nesting surveys must be conducted by a qualified biologist familiar with the biology of State and Federal threatened, endangered, or otherwise protected avian species, including migratory birds and Hawaiian seabirds and waterbirds,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



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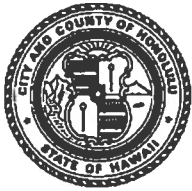
RESOLUTION

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.



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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



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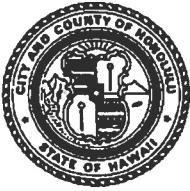
species. A recommended reference is the Plant Pono website at <https://plantpono.org/>.

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.



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- 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:

Tang Watson

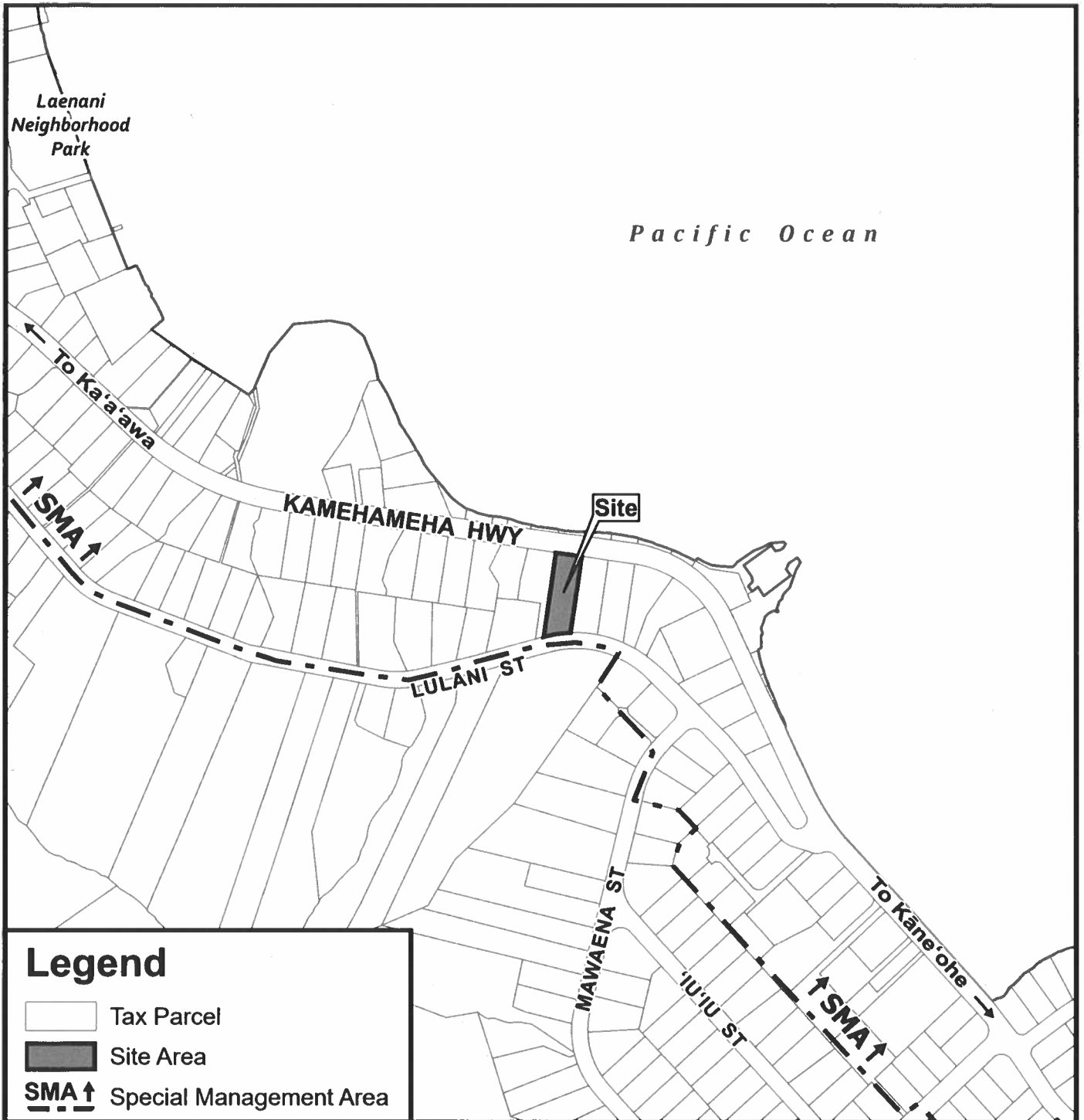
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DATE OF INTRODUCTION:

SEP 30 2026

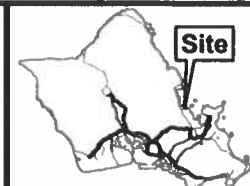
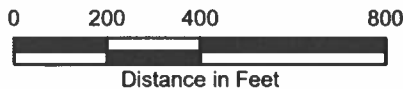
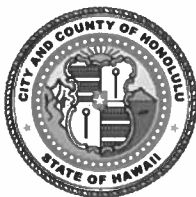
Honolulu, Hawai'i

Councilmembers



Legend

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



VICINITY MAP



LOCATION MAP w/ SMA KAHALU'U

TAX MAP KEY: 4-7-020:029

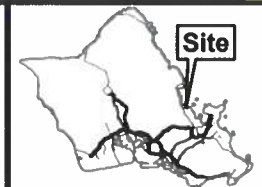
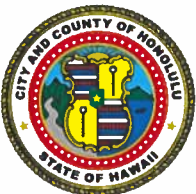
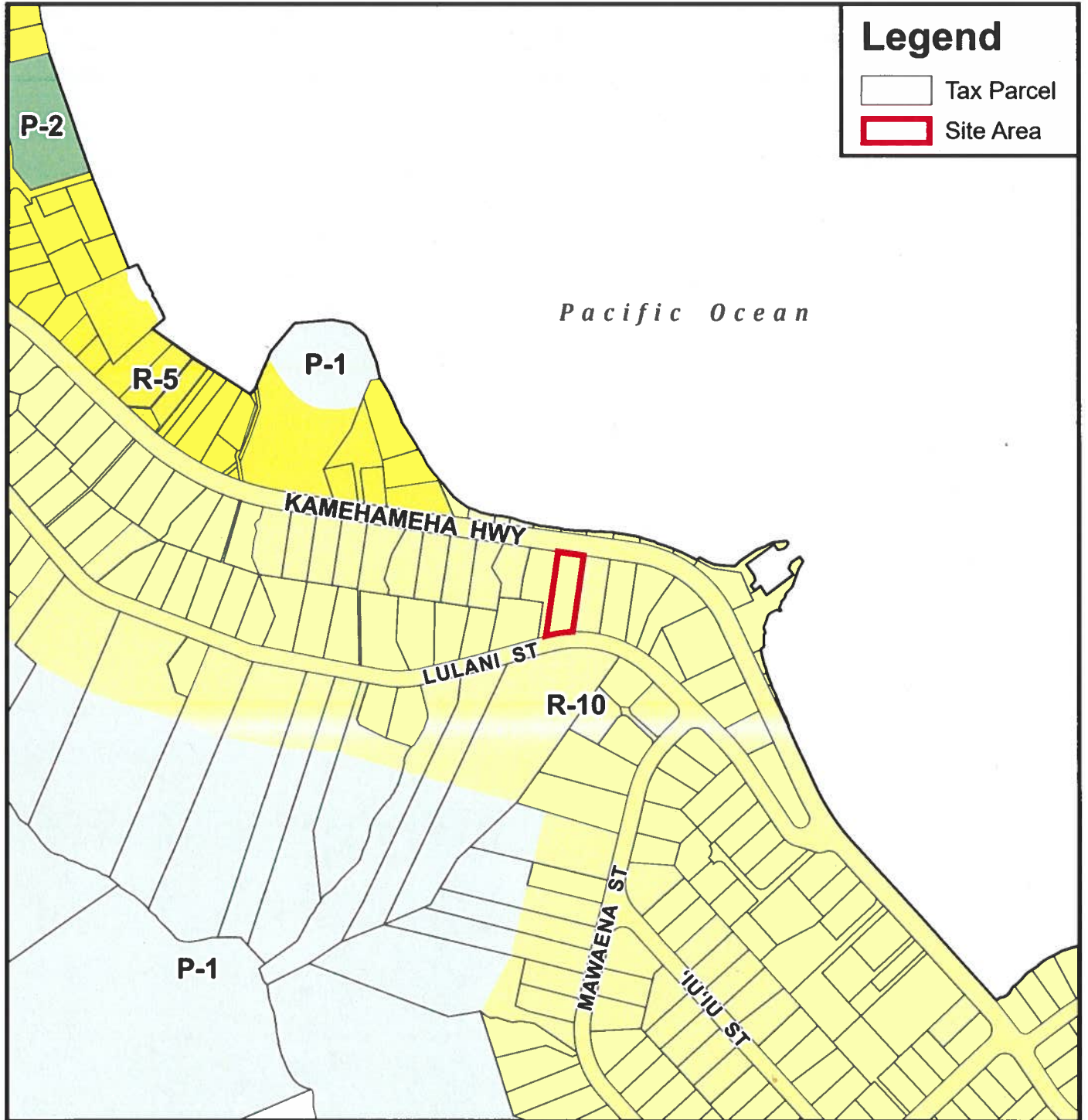
FOLDER NO.: 2026-SMA-36

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



PORTION OF ZONING MAP

KUALOA - WAIĀHOLE - KAHALU'U

TAX MAP KEY: 4-7-020:029

FOLDER NO.: 2026-SMA-36

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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

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TITLE	
T001	TITLE SHEET
T002	ABBREVIATIONS AND SYMBOLS
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
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A202	EXTERIOR ELEVATIONS
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A306	WALL SECTIONS
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S102	UPPER FLOOR FRAMING PLAN
S103	ROOF FRAMING PLAN
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S302	STRUCTURAL DETAILS
S303	STRUCTURAL DETAILS
S304	STRUCTURAL DETAILS
S305	STRUCTURAL DETAILS
S306	STRUCTURAL DETAILS

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4-7-020:029	IECC COMPLIANCE STATEMENT: COUNTY OF HONOLULU - CH 32 - BUILDING ENERGY CONSERVATION INFORMATION IN CONSTRUCTION DOCUMENTS: Roof Insulation R-Value _____ Roof Insulation Type and Location _____ Roof Air Barrier _____ Roof Vapor Barrier _____ Roof Thermal Break _____ Wall Insulation R-Value _____ Wall Insulation Type and Location _____ Window SHGC _____ Window U-Factor _____ Air Barrier _____ Vapor Barrier _____ Sightlight SHGC _____ Sightlight U-Factor _____ NOTES:	COMPLIANCE METHOD 2018 IECC as amended; Mandatory & Prescriptive 2015 IECC as amended; Mandatory & Performance ASHRAE Standard 90.1-2006; Mandatory & Prescriptive ASHRAE Standard 90.1-2016; Mandatory & Energy Cost Budget Method	LOCATION MAP
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ZONING (UO): R-1, 20' MIN. LOT

CITY AND COUNTY OF HONOLULU

REVISED ORDINANCES OF HONOLULU 2021

CHAPTER 10B

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

☒ **BUILDING COMPONENT SYSTEMS**

☒ **ELECTRICAL COMPONENTS SYSTEMS**

☒ **MECHANICAL COMPONENTS SYSTEMS**

DATE: 02/26/24



SIGNATURE: LAURA A. WATERS

TITLE: PRINCIPAL

PUBLIC HEALTH, SAFETY, AND CONVENIENCE NOTES

- THE CONTRACTOR SHALL OBSERVE AND COMPLY WITH ALL APPLICABLE CITY, STATE AND FEDERAL LAWS AND ORDINANCES FOR THE PROTECTION OF THE PUBLIC HEALTH AND SAFETY AND ENVIRONMENTAL QUALITY.
- THE CONTRACTOR, IT'S OWN EMPLOYEES SHALL KEEP THE PROJECT SITE SECURE AT ALL TIMES. THE CONTRACTOR SHALL MAINTAIN THE WORK SHALL BE IN CONFORMANCE WITH THE AIR POLLUTION CONTROL, STANDARDS AND REGULATIONS OF THE STATE DEPARTMENT OF HEALTH.
- 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 AN EVENT OCCUR, THE CONTRACTOR SHALL TAKE IMMEDIATE ACTION TO AVOID SUCH ACTION NECESSARY TO PREVENT SUCH INCIDENTS.
- THE CONTRACTOR SHALL PROVIDE, INSTALL AND MAINTAIN ALL NECESSARY SIGNS, LIGHTS, FLARES, BARRICADES, MARKERS, CONES, AND/OR TRAFFIC CONTROL DEVICES TO MAINTAIN ALL NECESSARY PRECAUTIONS FOR THE PROTECTION OF THE PUBLIC HEALTH, SAFETY AND CONVENIENCE OF THE PUBLIC. THE CONTRACTOR SHALL APPLY FOR A CONSTRUCTION PERMIT WITH A NOISE

ESCP INSPECTION NOTES

- AT LEAST TWO WEEKS BEFORE THE BEGINNING CONSTRUCTION, THE CONTRACTOR OR THE PERSON IN CHARGE OF THE PROJECT SHALL NOTIFY THE STORM WATER INSPECTOR LISTED ON THE BUILDING PERMIT.
- AFTER INSTALLING THE CONSTRUCTION BMPs AND MOBILIZING THE CONSTRUCTION SITE, THE CONTRACTOR SHALL NOTIFY THE STORM WATER INSPECTOR LISTED ON THE BUILDING PERMIT. THE CONTRACTOR OR THE PERSON IN CHARGE OF THE PROJECT SHALL NOTIFY THE STORM WATER INSPECTOR LISTED ON THE BUILDING PERMIT. THE CONTRACTOR 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 DPH.AQUA@HONOLULU.GOV)

	Whitespace WHITESPACE ARCHITECTS 4750 LULAN RESIDENCE DRIVE, SUITE 201 HONOLULU, HI 96846 TEL: 808-596-0260			License Expires 6-30-23 This seal was prepared by me as the official seal of the State of Hawaii construction of this project will be in accordance with the provisions of the Hawaii Building Code, Chapter 115, Chapter 115.		Project Name LULAN RESIDENCE 47-500-0209 Address 47-500 LULAN STREET, KANEHOE, HI 96744	Title Sheet
							

DRAWING INDEX	
TITLE	
CHAROLS	
CIVIL	
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GLASS	
CEILING	
DOORS	
WINDOWS	
ROOF	
FOUNDATION	
STRUCTURAL	
MECHANICAL	
ELECTRICAL	
PLUMBING	

White-space
 WHITE-SPACE ARCHITECTS
 4147 ALABAMA AVE. SUITE 201
 HOUSTON, TEXAS 77025
 TEL 832-994-0260

David L. Gorman
 License Expires 9/2012

This work is prepared by me or under my direct supervision and I am a duly Licensed Professional Engineer in the State of Texas. I am not providing this seal or stamp for use on drawings or documents for which I am not the author or for which I am not responsible.

DATE		DESCRIPTION
1	10/10/10	10/10/10
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		

Project Name
 4147 ALABAMA AVE
 HOUSTON, TX 77025

Address
 4147-50 ALABAMA STREET
 HOUSTON, TX 77025

Sheet
 EXISTING PLANS

Project Number 2010-0026

Scale
 1/8" = 1'-0"

Drawn by
 08/10/2010

DATE
 08/10/2010

PROJECT CORRECTIONS

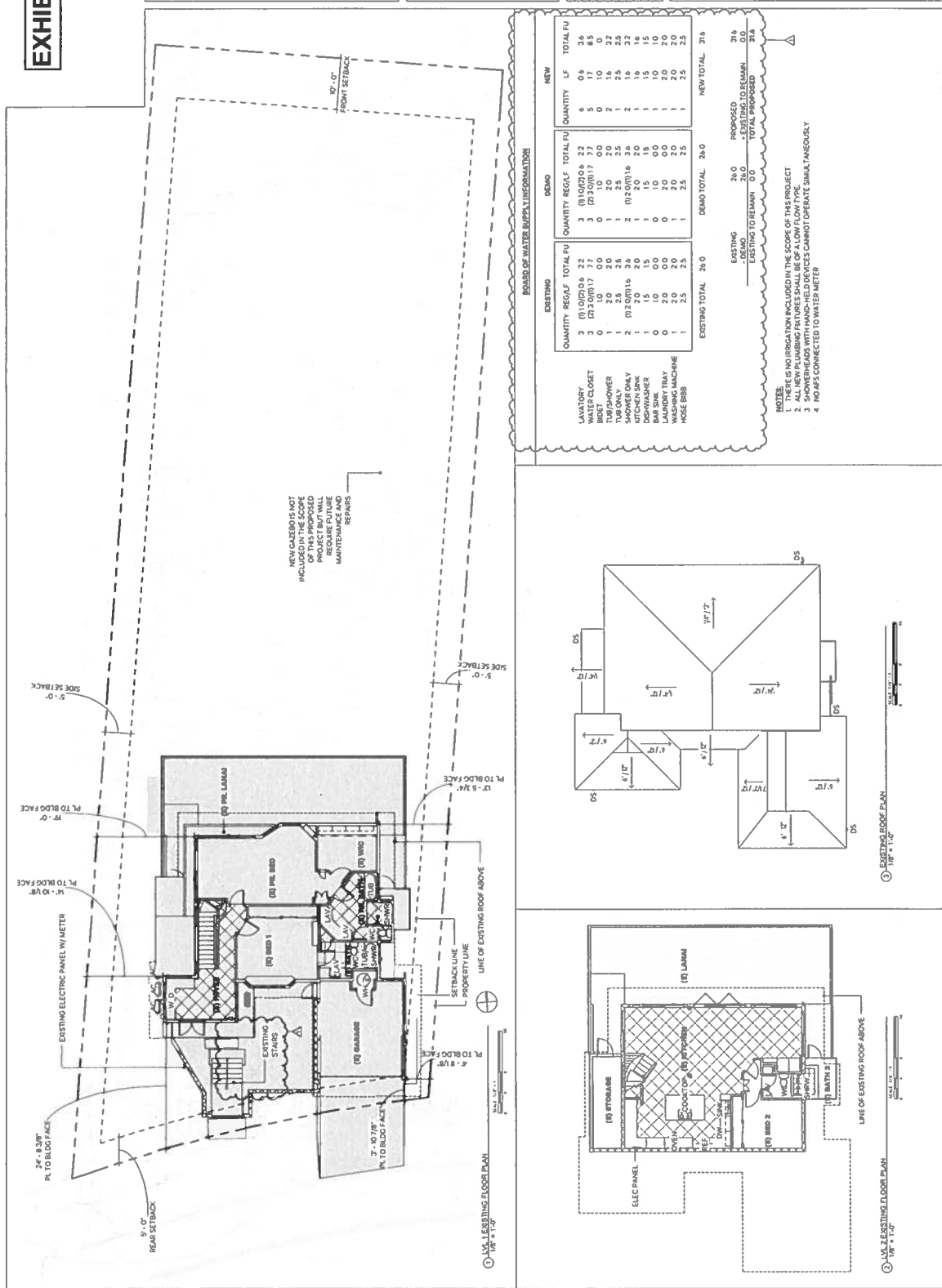
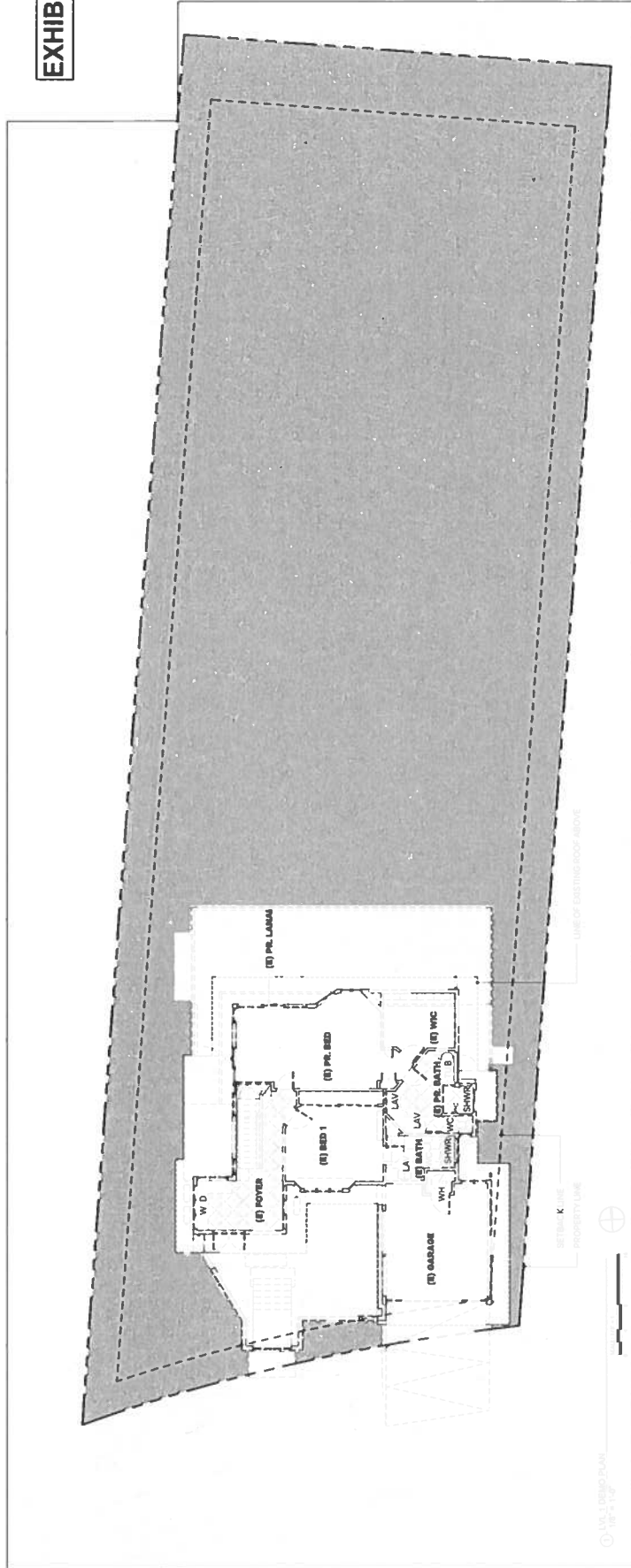


EXHIBIT C-4



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 PROPERTY 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.	

1. MAIN DEMOLITION PLAN
1/8" = 1'-0"

2. REAR DEMOLITION PLAN
1/8" = 1'-0"

WhiteSpace
WHITESPACE ARCHITECTS
474 KLAUFAVE, SUITE 201
KANECHIE, MI 48245
TEL: 608-594-0260

David J. Hines
Professional Engineer
No. 20047
Exp. 12/31/2024
This work was prepared by me or under my supervision, and I am a duly Licensed Professional Engineer in the State of Michigan. I am not providing engineering services outside the State of Michigan. I am not providing engineering services outside the State of Michigan. I am not providing engineering services outside the State of Michigan.

Project Name
LULAN RESIDENCE

Address
47-347 LULAN STREET
KANECHIE, MI 48245

Sheet
DEMOLITION PLANS

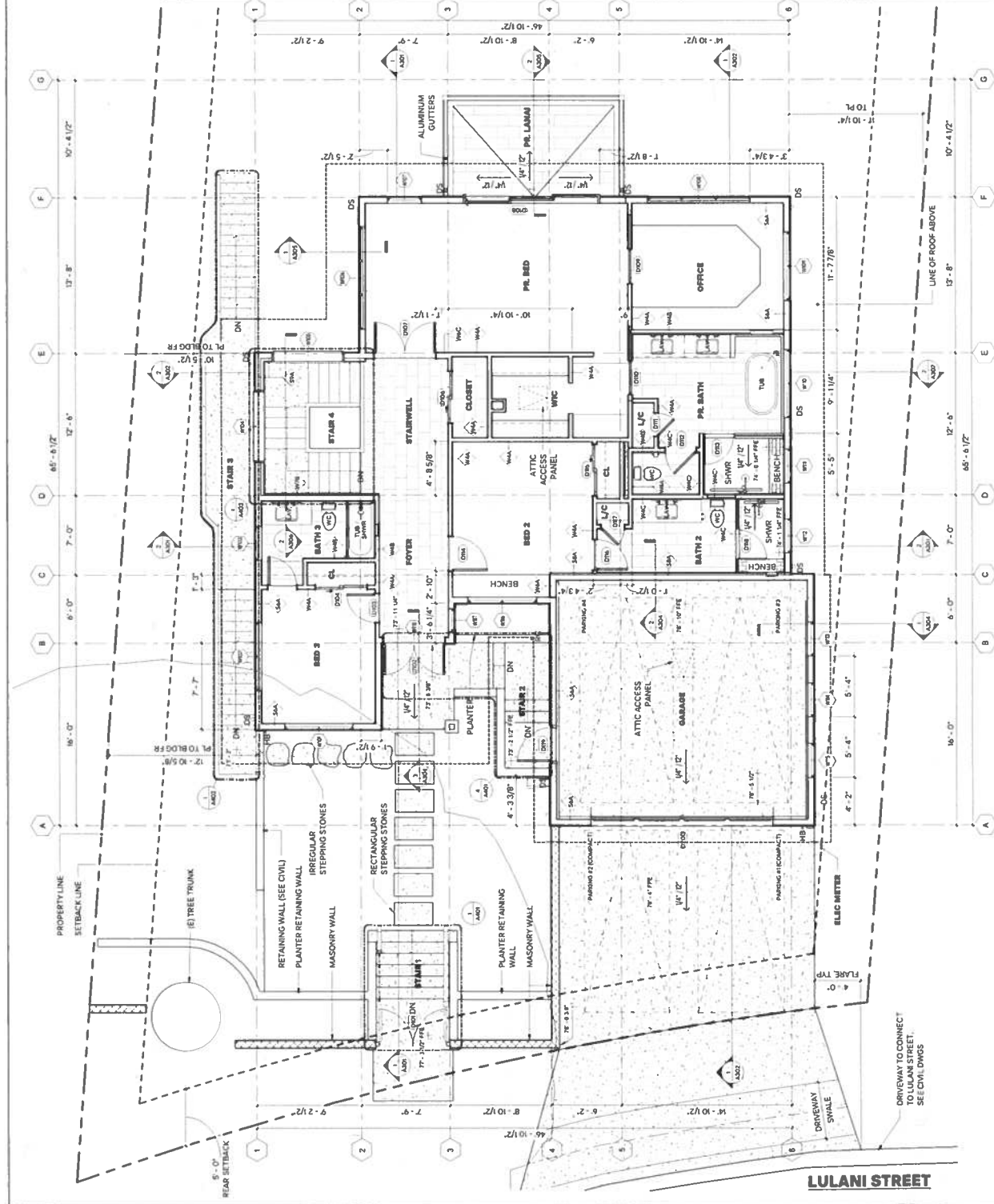
Project Number
2024-06

Sheet Number
T101

Date
06/10/2024

Permit Drawings

Exhibit C-5



GENERAL NOTES

1. PROVIDE SAFETY GLAZING IN ALL UNFRAMED GLAZING AREAS. PROVIDE TUB ENCLOSURES PER IRC SECTION 208.4.
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 SQ. FT. FOR EACH ROOM. PROVIDE TUB ENCLOSURES PER IRC SECTION 208.4. PROVIDE THE MIN NET CLEAR OPENING TO BE 24" AND MIN NET CLEAR OPENING WIDTH SHALL BE 20".
3. ACCORDING TO AN EXCEPTION OF THE HAWAII STATE ENERGY CODE SECTION C402.2.2 ABOVE GRADE WALLS INSULATION IS NOT REQUIRED FOR CHAU WALLS LARGER THAN 6 INCHES THICK.
4. PROVIDE 1/2" CONCRETE BACKER BOARD IN LOCATIONS, PLUMBING WALLS, AND WHERE FINISH IS TILE. SEE INTERIOR ELEVATIONS.
5. REFER TO ADOIT FOR PARTITION TYPES AND TYPICAL WALL CONDITIONS.
6. PROVIDE 1/2" TYPE 'X' GYPBID CEILING AT GARAGE AND STORAGE.
7. UNLESS OTHERWISE NOTED OR INDICATED, DIMENSIONS ON PLANS SHALL BE FROM CENTERLINE OF THE COLUMN, GRIDLINE OR CENTERLINE OF THE WALL.
8. PROVIDE 5/8" TYPE 'X' GYPBID CEILING AT GARAGE AND STORAGE.
9. PROVIDE 1/2" THICK (MIN. TYPE 'X' GYPBID AT WALLS AT GARAGE SIDE TO BE MAINTENANCE).
10. PROVIDE EXTERIOR RATED TILE AS REQUIRED.
11. PROVIDE ALL PENETRATIONS AT OCCUPANCY SEPARATION WALLS AND CEILING AT GARAGE AND STORAGE.

W.

Whitespace
WHITESPACE ARCHITECTS
477 KULANU AVE. SUITE 201
KANELOE, HI 96744
TEL 808-596-0260



Project Name	LULANI RESIDENCE
Address	47-020 029
Project Number	2024-06
Sheet Number	A101

Project Name
LULANI RESIDENCE
Address
47-020 029
Project Number
2024-06
Sheet Number
A101

Project Name
LULANI RESIDENCE
Address
47-020 029
Project Number
2024-06
Sheet Number
A101

Project Name
LULANI RESIDENCE
Address
47-020 029
Project Number
2024-06
Sheet Number
A101

Project Name
LULANI RESIDENCE
Address
47-020 029
Project Number
2024-06
Sheet Number
A101

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"

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

Sheet Number

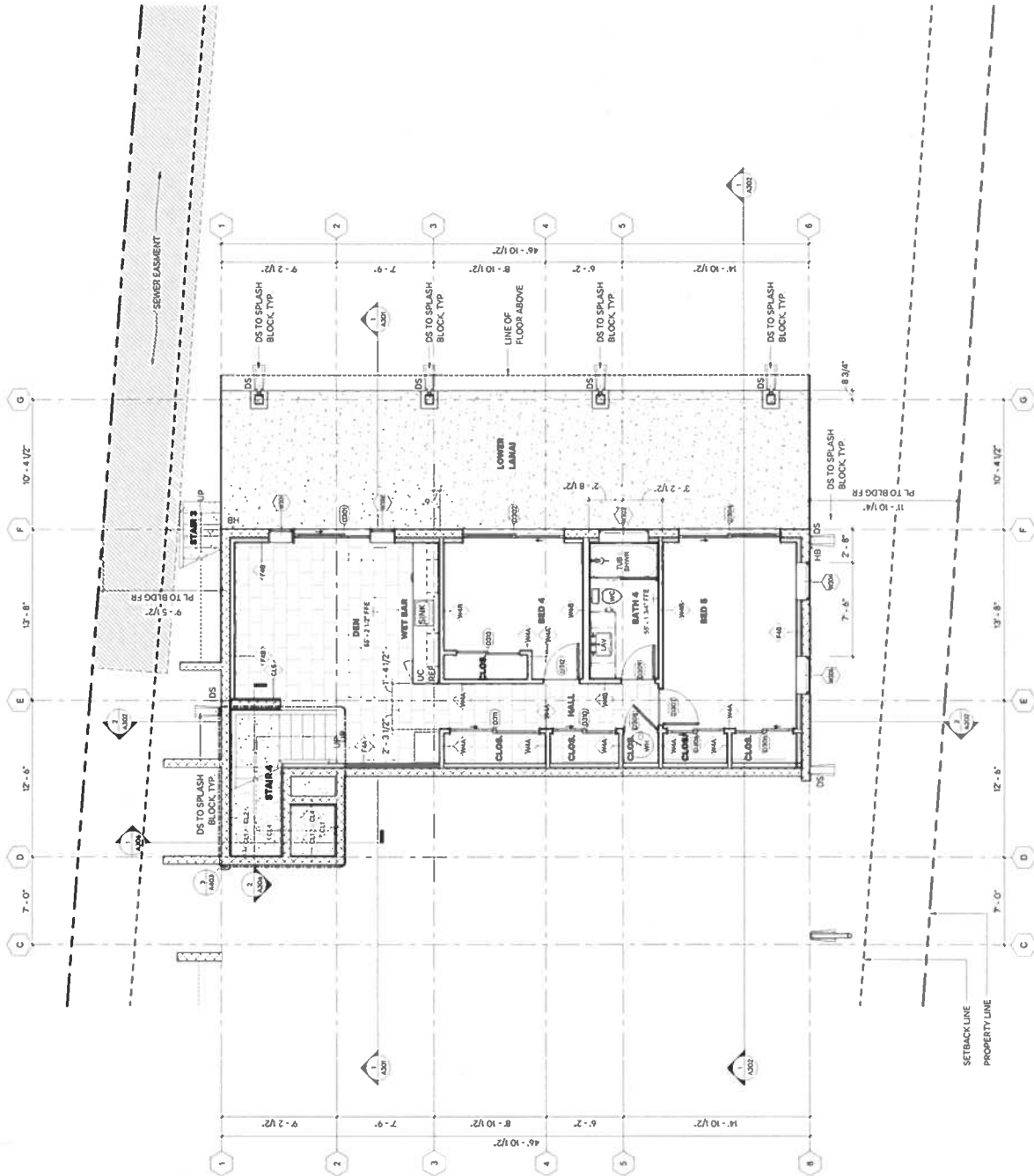
A102

Date 06/11/2026
Project PERMIT DRAWINGS

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



Exhibit C-7



GENERAL NOTES

1. PROVIDE SAFETY GLAZING IN ALL UNFRAMED SPRINGING DOORS & SHOWER/TUB ENCLOSURES
2. EMERGENCY EGRESS WINDOW IN ACCORDANCE WITH 2018 IRC SECTION R310 SILL HEIGHT OF NOT MORE THAN 44". MIN NET CLEAR OPENING OF 57" EXCEPT GRADE FLOOR OPENINGS MAY BE 60" MIN NET CLEAR OPENING. MIN NET 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 HAWAII STATE BUILDING CODE, SECTION 605.2.1, GRADE WALLS INSULATION IS NOT REQUIRED FOR CHU WALLS LARGER THAN 6 INCHES THICK.
4. PROVIDE 1/2" CEMENTIOUS BACKER BOARD IN ALL LOCATIONS WHERE FINISHES ARE REQUIRED OVER GROUND SURFACES, PLUMBING WALLS, AND WHERE FINISH IS TILE. SEE INTERIOR ELEVATIONS
5. REFER TO A001 FOR PARTITION TYPES AND TYPICAL WALL CONDITIONS
6. PROVIDE 1/2" CEMENTIOUS BACKER BOARD FOR ALL LOCATIONS NOT FOR SHOWER AND CARBON MONOXIDE ALARM LOCATIONS
7. UNLESS OTHERWISE NOTED OR INDICATED, DIMENSIONS ON PLANS SHALL BE FROM CENTERLINE OF THE COLUMN, GRIDLINE, OR GARAGE AND STORAGE/STORAGE
8. PROVIDE 5/8" THK TYPE "X" GYPSUM CEILING AT GARAGE AND STORAGE/STORAGE
9. PROVIDE 1/2" THK TYPE "X" GYPSUM AT WALLS AT GARAGE SIDE
10. ALL INTERIOR WALLS TO BE 5/8" GYPSUM
11. PROVIDE EXTERIOR-RATED TILE AS REQUIRED
12. PROTECT ALL PENETRATIONS AT OCCUPANCY SEPARATION WALLS AND CEILING AT GARAGE AND STORAGE/STORAGE



Whitespace
WHITESPACE ARCHITECTS
4747 KILAUEA AVE., SUITE 201
HONOLULU, HI 96816
TEL: 808-576-0260



Under the supervision of the architect, the work was prepared by me or under my supervision. Observations were made and the work was found to conform to the requirements of the contract documents. I am a duly Licensed Architect under the laws of the State of Hawaii. My License No. is 115.

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 A404, A405 & A406 FOR FINISH SCHEDULES

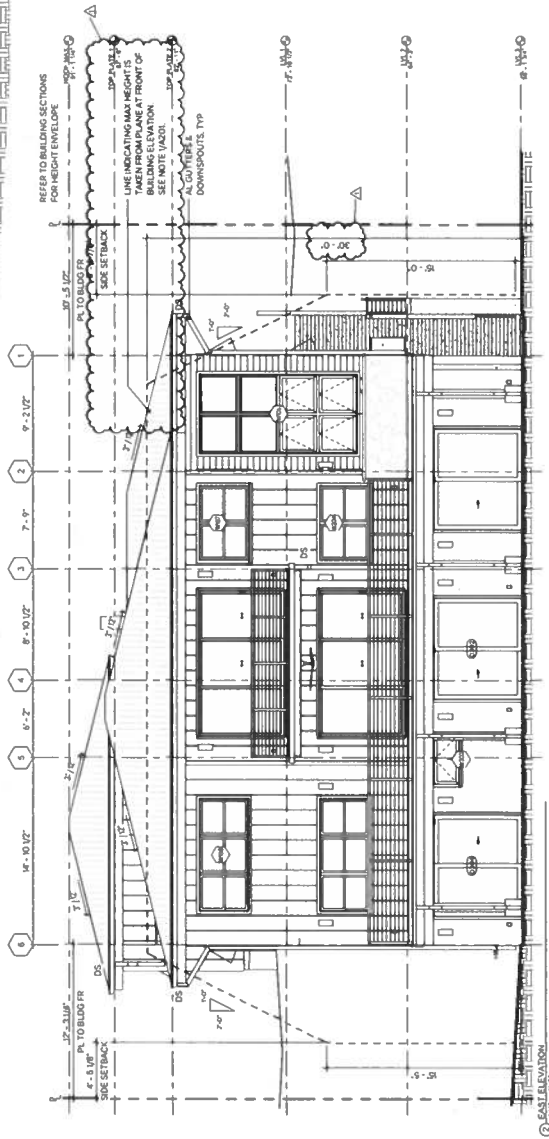
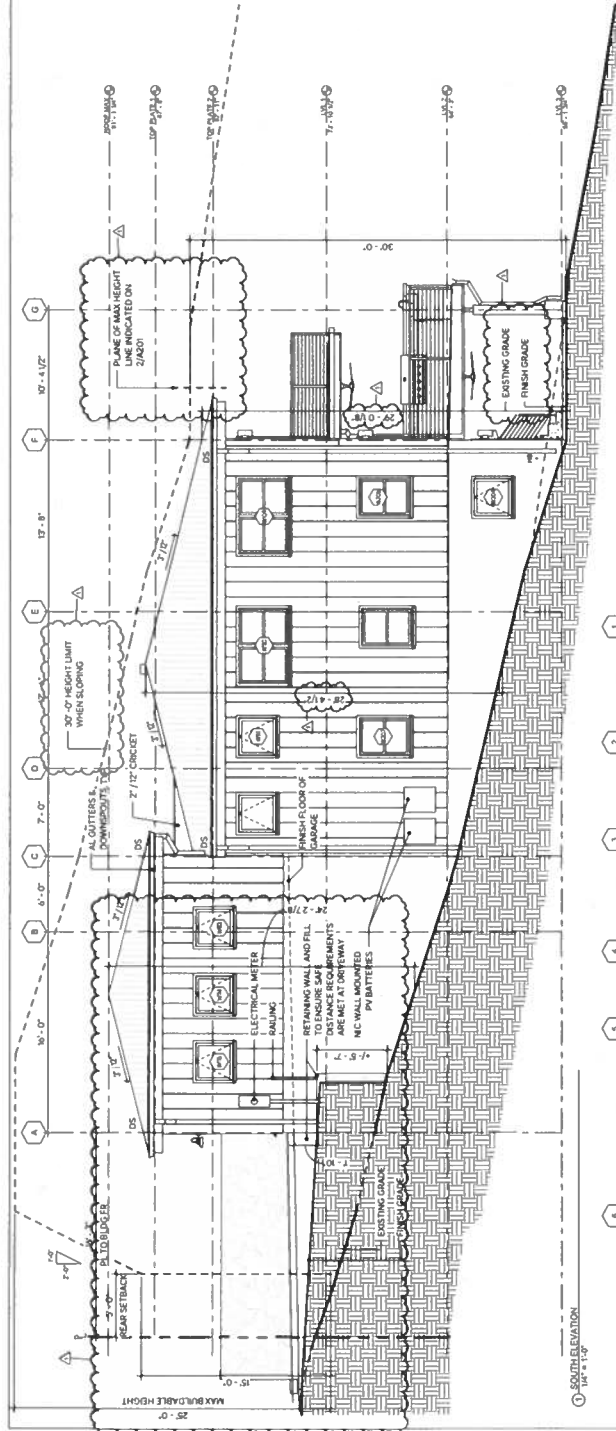


A103

Date: 08/12/2025
Permit: PERMIT CORRECTIONS

1. LVL 3 FLOOR PLAN
1/8" = 1'-0"

EXHIBIT C-9



EXTERIOR ELEVATION LEGEND

- EXISTING TO REMAIN
- SC-1 WHITE BRICK Siding - MATCH EXISTING
- PT-1 EXTERIOR GRADE PAINT - WHITE
- AG-1 ASPHALT SHINGLE ROOFING - MATCH EXISTING
- MB-1 MEMBRANE ROOF - MODIFIED BITUMEN MEMBRANE

EXTERIOR ELEVATION NOTES

1/4" = 1'-0"

W.

WhiteSpace

WHITESPACE ARCHITECTS
4120 CLAUDE AVE., SUITE 201
HOUSTON, TX 77036
TEL: 832-440-0220



Project Name
Lujan Residence
Project Number
4-1-2020-029
Architect
WHITE SPACE ARCHITECTS
KANSAS CITY, MO 64114
Scale
1/4" = 1'-0"

DATE	DESCRIPTION
04/11/20	ISSUED FOR PERMIT

Project Name
Lujan Residence
Project Number
4-1-2020-029
Architect
WHITE SPACE ARCHITECTS
KANSAS CITY, MO 64114
Scale
1/4" = 1'-0"

A201

PERMIT CORRECTIONS

EXHIBIT C-10

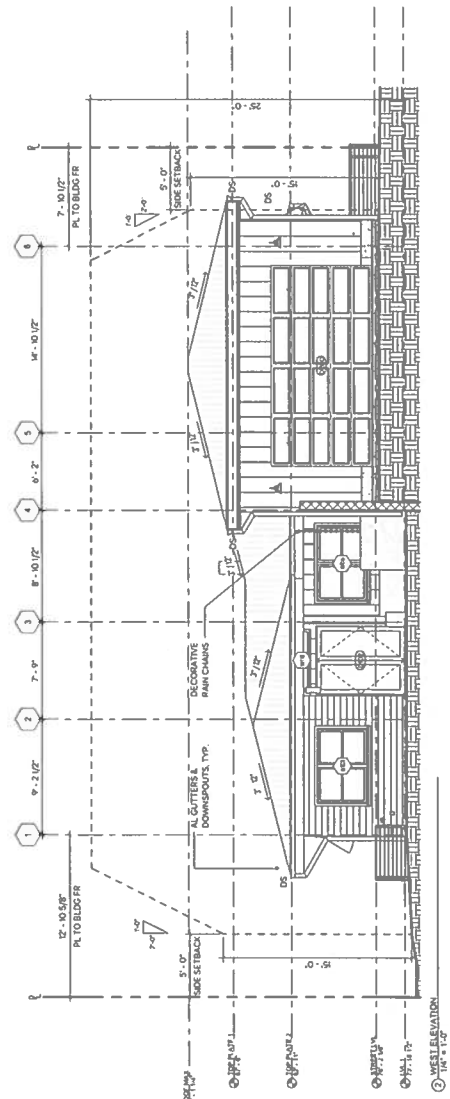
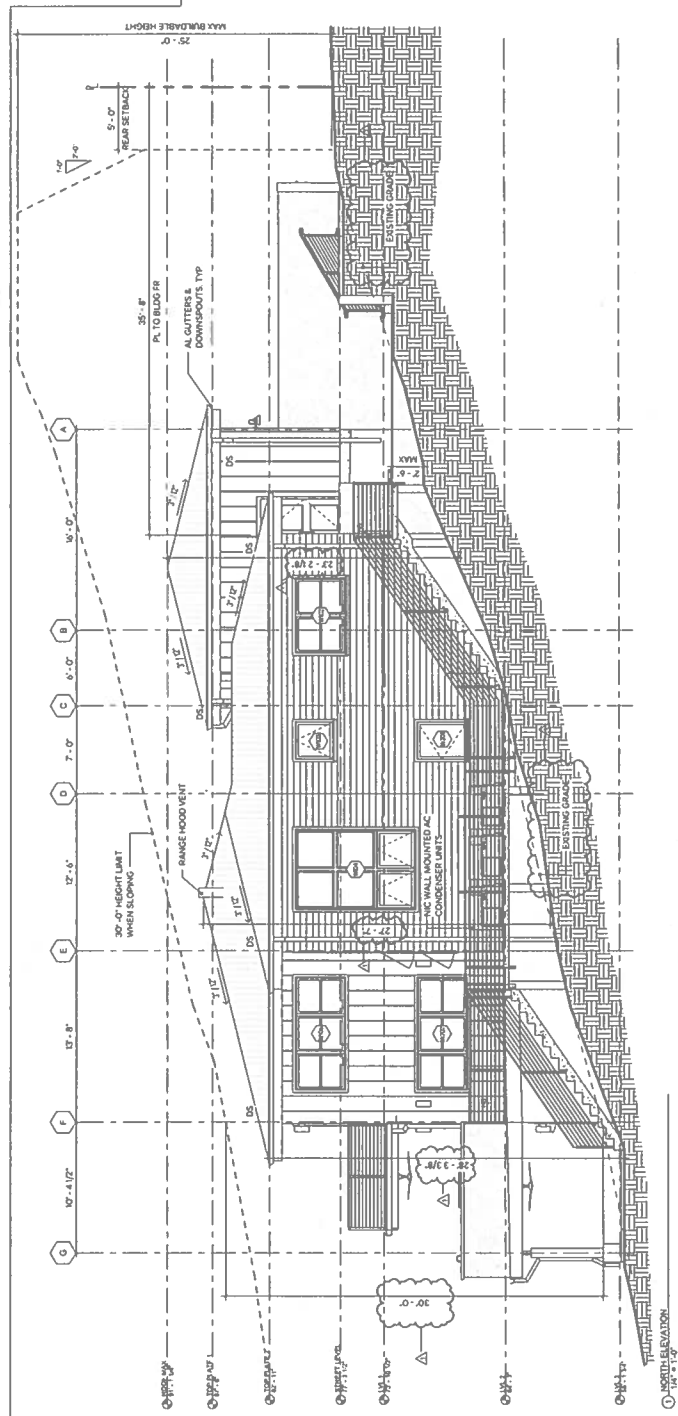


WhiteSpace
WHITESPACE ARCHITECTS
4117 BLAUHAUSE AVENUE, SUITE 201
HOUSTON, TEXAS 77030
TEL: 713-774-2262

Professional Seal
Architect
No. 10007
State of Texas
Exp. 12/31/2025
Lillian L. Lujan
This seal was prepared by the architect or registered professional architect under the supervision of the architect or registered professional architect who is responsible for the design and construction of the project.
Signature: [Signature]
Date: 11/1/2024

NO.	DATE	REVISIONS
1	11/1/2024	ISSUED FOR PERMIT

Project Name
LILIAN RESIDENCE
417-020-029
Address
417-020 LILIAN STREET
KANSAS, MO 64114
Sheet
EXTERIOR ELEVATIONS
Project Number
2024-020
Sheet Number
A202
Date
11/1/2024
Permit
PERMIT CORRECTIONS



EXTERIOR ELEVATION LEGEND

EXISTING TO REMAIN	DS-1
MAJOR BOARD SING.	MAJOR BOARD SING.
MATCH EXISTING	MATCH EXISTING
PT-1	PT-1
EXTERIOR GRADE PAINT - WHITE	EXTERIOR GRADE PAINT - WHITE
AS-1	AS-1
ASPHALT SHINGLE ROOFING - MATCH EXISTING	ASPHALT SHINGLE ROOFING - MATCH EXISTING
MB-1	MB-1
MEMBRANE ROOF - MODIFIED BITUMEN MEMBRANE	MEMBRANE ROOF - MODIFIED BITUMEN MEMBRANE

EXTERIOR ELEVATION NOTES

MAX. = 1'-0"

A302
Date: 06/11/2026
Project: PERMIT DRAWINGS

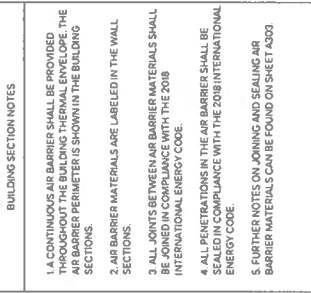


Figure 1: A schematic diagram of a 1D lattice with N sites. The lattice is represented by a horizontal line with N discrete sites. The sites are labeled $1, 2, \dots, N$ from left to right. The lattice is divided into two regions by a vertical line at site $N/2$. The left region is labeled 'Left' and the right region is labeled 'Right'. The lattice is connected by a chain of bonds. The diagram is labeled 'Figure 1' and 'SCALE 1:1000'.

ALL AREAS IN MAP EXTENT ARE ZONE X

Pacific Ocean



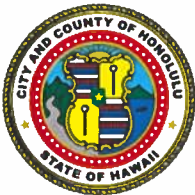
Flood Hazard Zones:

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

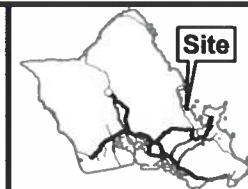
Other Areas

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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This map was prepared in color

EXHIBIT D



THIS NOTE WAS PREPARED BY ME
OR UNDER MY SUPERVISION

Janet Y. K. Goo
DATE 10-1-77

Line of Sight, LLC
P.O. Box 17242
Denver, CO 80217-0424

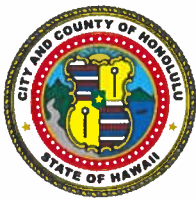
**NO COASTAL EROSION MEASURED
IN MAP EXTENT**

Legend

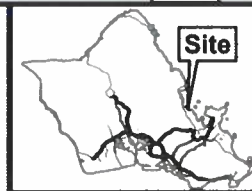
-  Tax Parcel
-  Site Area
-  Coastline
-  SLR Exposure Area - 3.2 Ft. Scenario

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

Pacific Ocean



0 200 400 800
Distance in Feet



VICINITY MAP



SEA LEVEL RISE EXPOSURE AREA AND COASTAL EROSION MAP KAHALU'U

TAX MAP KEY: 4-7-020:029

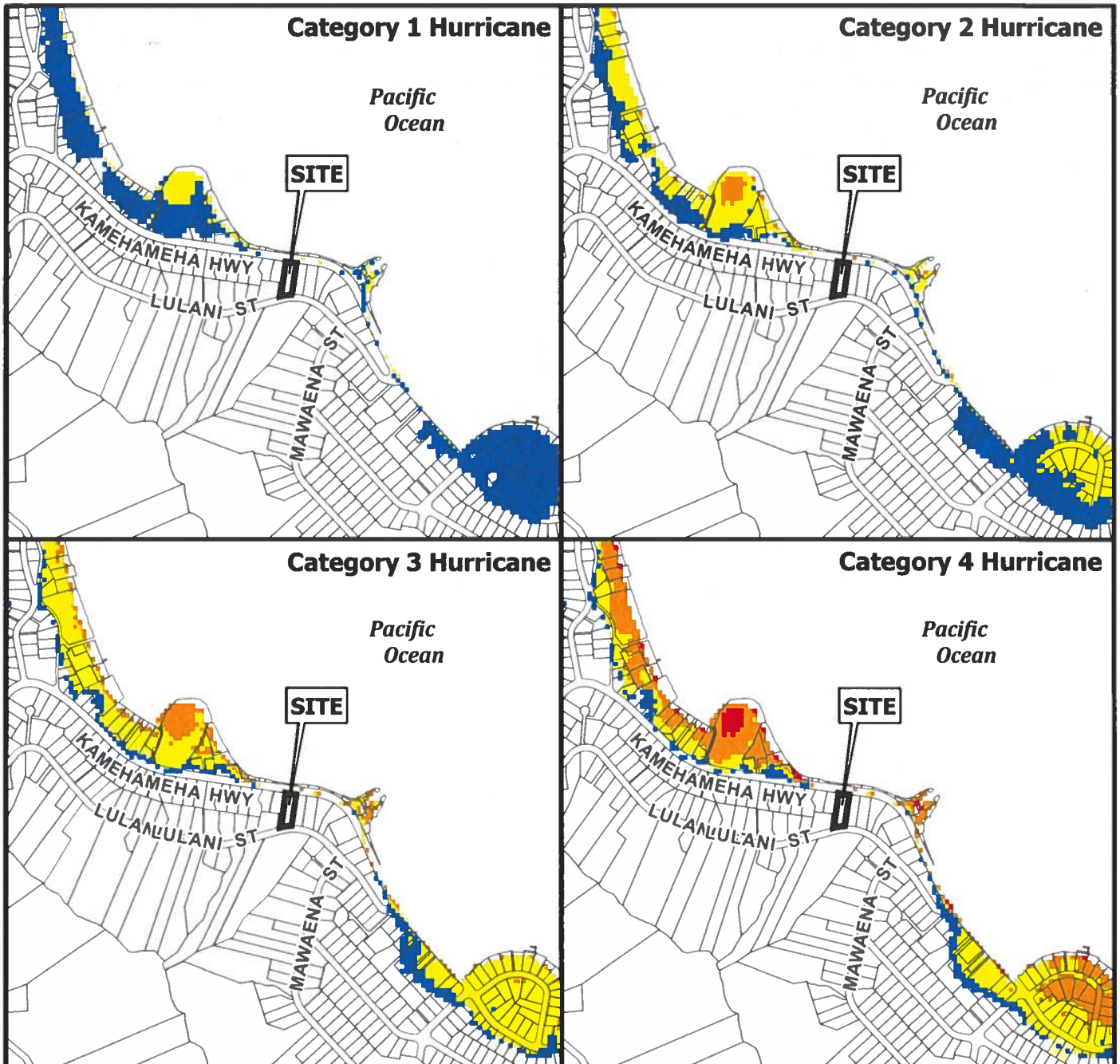
FOLDER NO.: 2026-SMA-36

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

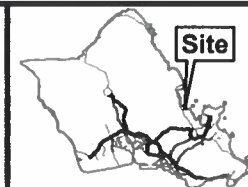
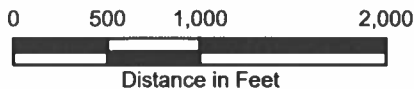
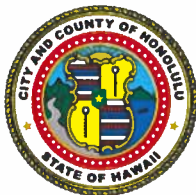
Date Prepared: 07/2026

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EXHIBIT F



Legend



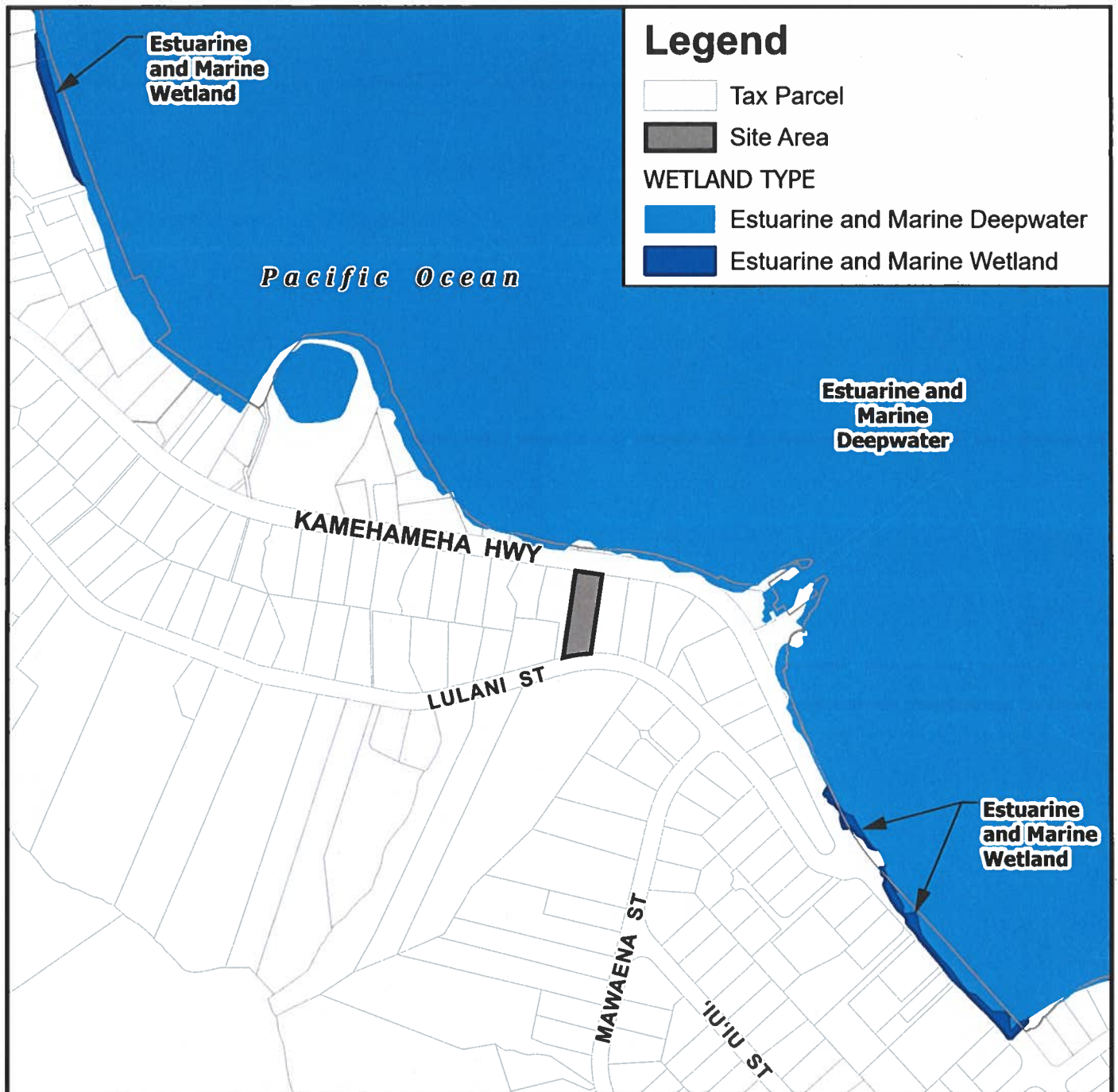
PORTION OF STORM SURGE MAP

Data from National Hurricane Center
Storm Surge Risk Maps

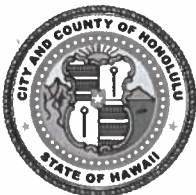
Data Source: National Weather Service (NWS) SLOSH model;
Maximum of MEOVs (MOVs) for various category storms at a high tide.

TAX MAP KEY: 4-7-020:029

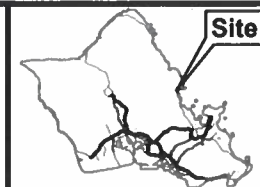
FOLDER NO.: 2026-SMA-36



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



PORTION OF WETLANDS MAP KAHALU'U

TAX MAP KEY: 4-7-020:029

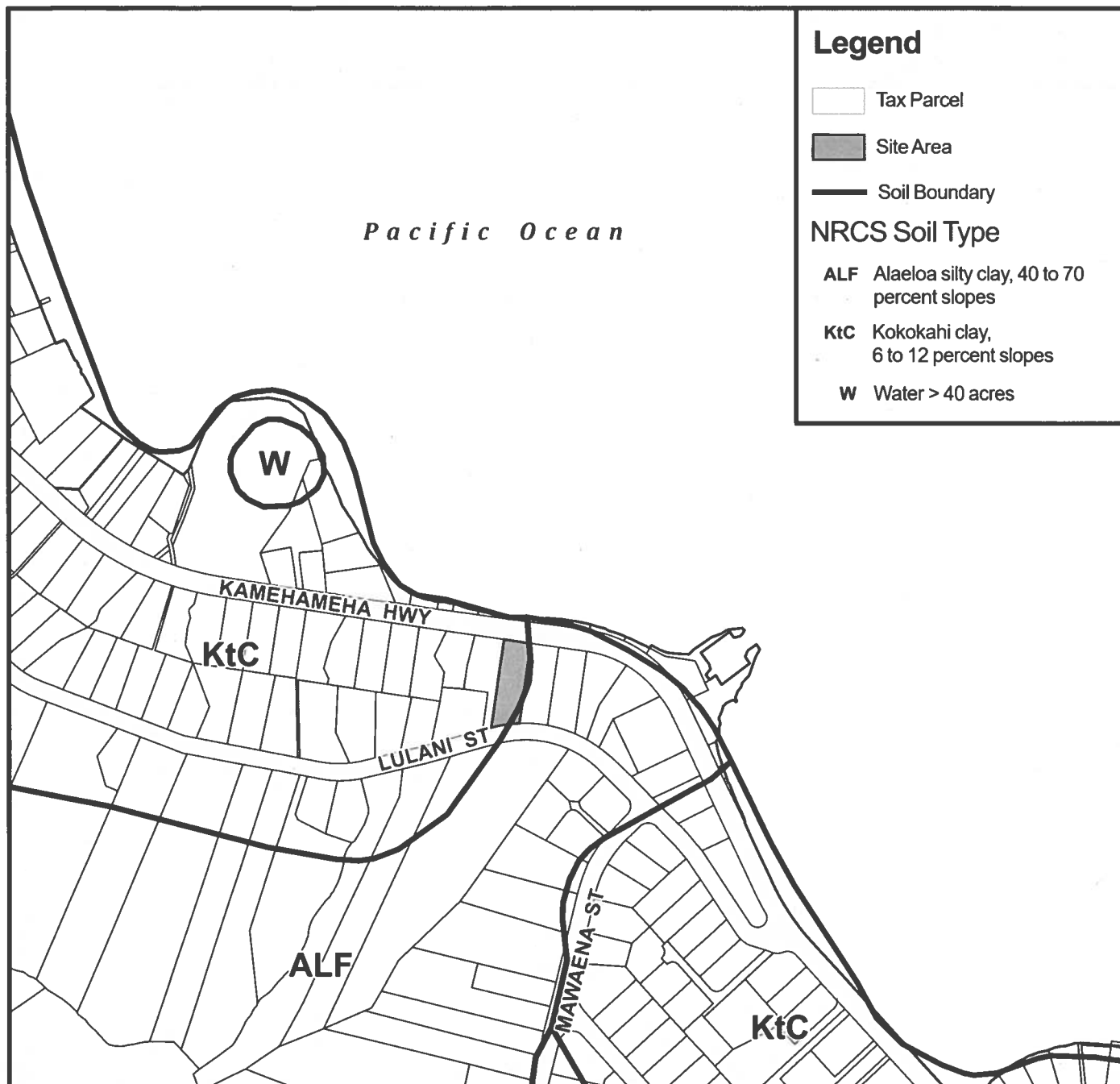
FOLDER NO.: 2026-SMA-36

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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 This map was prepared in color

EXHIBIT H



Legend

-  Tax Parcel
-  Site Area
-  Soil Boundary

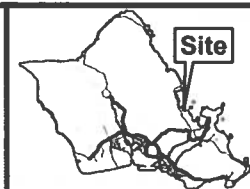
NRCS Soil Type

- ALF** Alaeloa silty clay, 40 to 70 percent slopes
- KtC** Kokokahi clay, 6 to 12 percent slopes
- W** Water > 40 acres

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

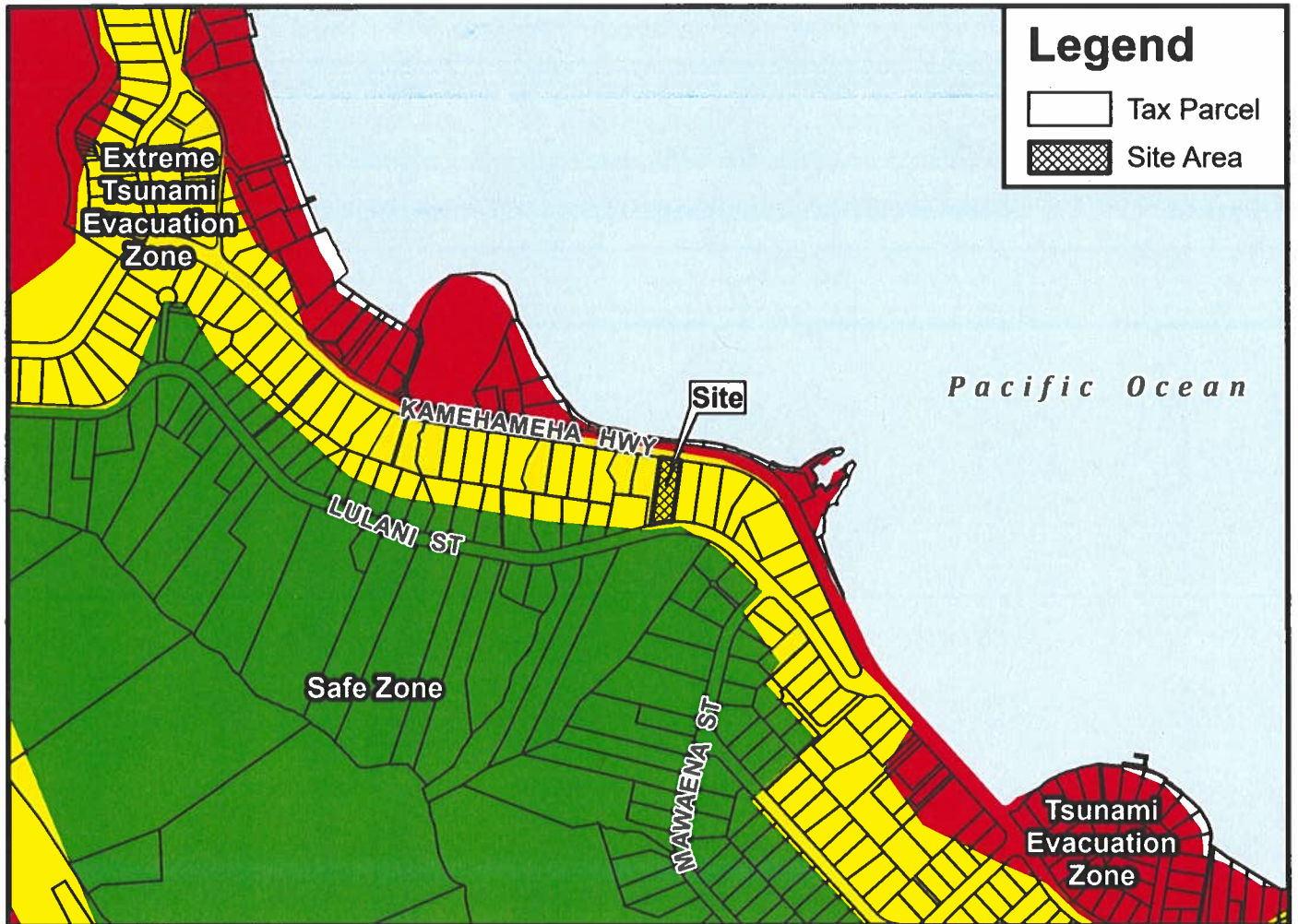
FOLDER NO.: 2026-SMA-36

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 I

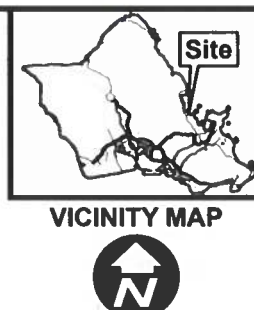
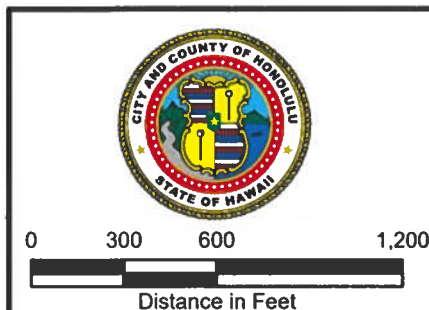


- For most Tsunami Warnings, evacuate out of the Tsunami Evacuation Zone; in the unlikely case of an Extreme Tsunami Warning, evacuate out of the Extreme Tsunami Evacuation Zone
- Remain at least 100 feet away from inland waterways and marinas connected to the ocean due to wave surges and possible flooding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



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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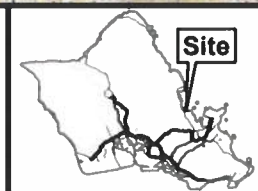
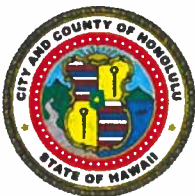
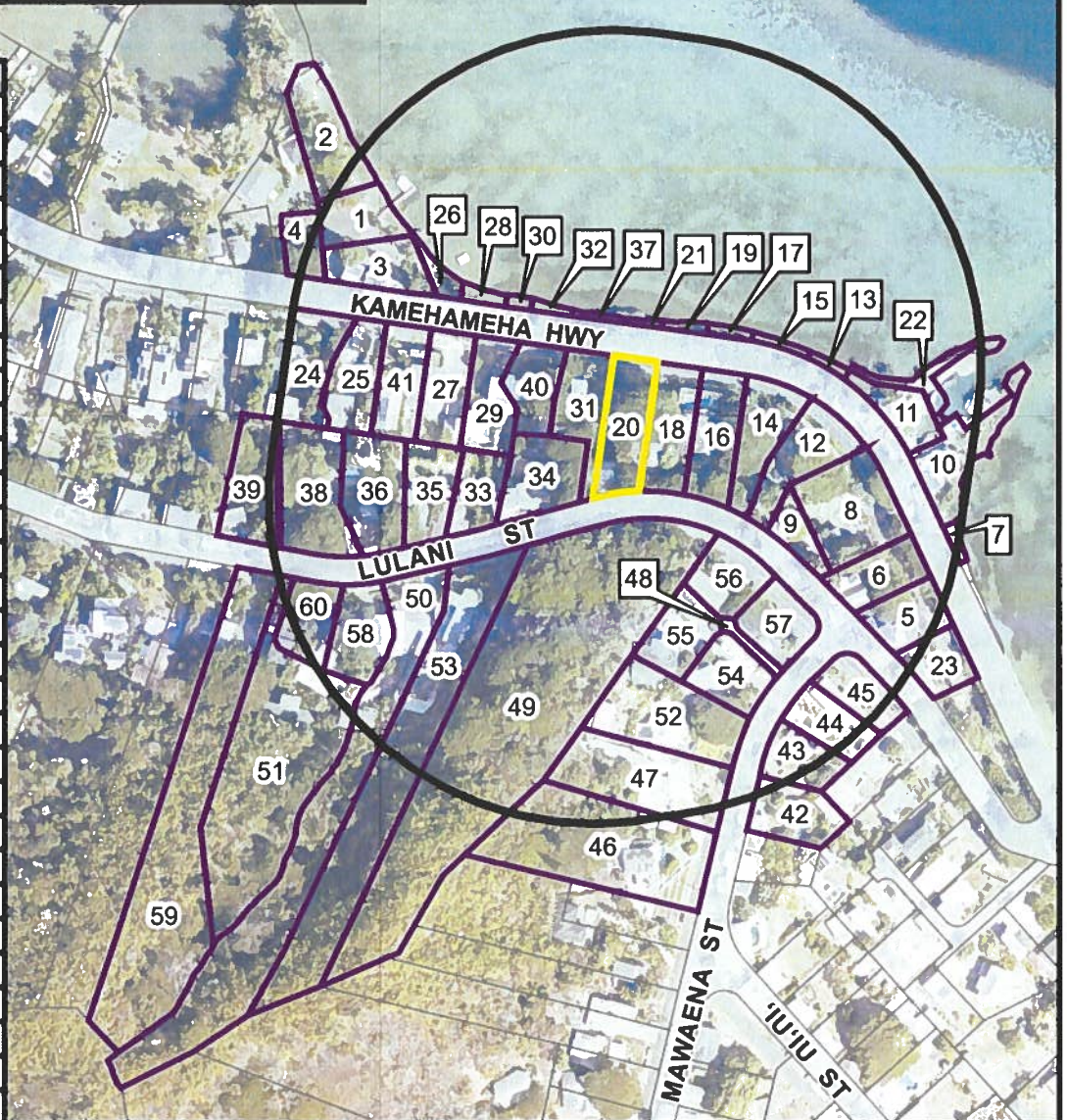
EXHIBIT J

Legend

-  Tax Parcel
-  Site Area
-  500-Foot Cumulative Radius
-  Parcels Overlapping 500-Foot Radius

Draft

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



CUMULATIVE IMPACT MAP KAHALU'U

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EXHIBIT K