'26SEP30 PM 2:08 CITY CLERK

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-37(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
84-253 Farrington Highway Residence Project
84-253 Farrington Highway – Wai'anae
Tax Map Key 8-4-001: 016

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 one-story single-unit dwelling with a detached three-car garage, accessory dwelling unit, and installation of a new individual wastewater system, on 12,754 square feet on a shoreline lot in the R-10 Residential District in Wai'anae (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. 607(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-11, and D through P
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 RANDALL AND IRENE WONG FOR A SPECIAL MANAGEMENT AREA (SMA) MAJOR PERMIT	FILE NO. 2026-SMA-37 (MM)

FINDINGS OF FACT, CONCLUSIONS OF LAW, AND RECOMMENDATION

I. APPLICATION DESCRIPTION

A. Basic Information:

PROJECT NAME:	84-253 Farrington Highway Residence Project
LANDOWNER/ APPLICANT:	Randall and Irene Wong
AGENT:	Planning Solutions, Inc. (James T. Hayes)
LOCATION:	84-253 Farrington Highway - Wai'anae (Exhibit A)
TAX MAP KEY:	8-4-001: 016
ZONING:	R-10 Residential District (Exhibit B)
STATE LAND USE:	Urban District
DEVELOPMENT PLAN:	Wai'anae Sustainable Communities Plan (WSCP)

B. Proposal: The Applicant is requesting approval of an SMA Major Permit to construct a new one-story single-unit dwelling with a detached three-car garage, a two-story accessory dwelling unit (ADU), and installation of a new individual wastewater system (IWS) on a 12,754 square (sq.) foot (ft.) shoreline lot (Project) in the R-10 Residential District and SMA in Wai'anae (see Exhibits A, B, and C-1 through C-11). The Project consists of the following components:

- Construction of a new 3,024 sq.ft. slab-on-grade, one-story, single-unit dwelling with three bedrooms, three bathrooms, one kitchen, and one laundry room;

- Excavation of a maximum of approximately 501 cubic yards of underlying sand material, which will be backfilled and reused on-site;

- Importation of 25 cubic yards of structural fill to the site;

- Construction of a three-car garage off the existing access driveway with an 800-sq.-ft. ADU above; and

- The installation of a new IWS consisting of a septic tank and leach field.

The new single-unit dwelling is proposed to be constructed at 15 ft. above mean sea level (MSL). The foundation for the single-unit dwelling will consist of 32 columns (see Exhibit C-10), each with three-ft. square foundations extending to a maximum depth of approximately 5.5 ft., and the excavations will be filled with 0.5 ft. of structural fill followed by concrete. The foundation for the garage will consist of a slab-on-grade (see Exhibit C-7) requiring maximum excavations up to one ft. deep that will be filled with three inches of structural fill followed by concrete.

All excavated materials will be reused on-site for ground-leveling or landscaped material. This will reduce the quantity of structural fill that will need to be imported to the Project site. The structural fill material will primarily be used to fill the area inside the perimeter wall, and to support site preparation and construction activities, including column footings, concrete slabs, and utility infrastructure. Approximately 25 cubic yards of structural fill will be imported. No import or export of other soil materials is required.

All construction staging activities will occur on-site. 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 $1.3 million, and construction will take approximately 12 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	12,754 sq. ft. (15,195 sq. ft. minus 2,441 sq. ft. of erosion)
Lot Shape	Rectangular
Topography	The site slopes slightly downward from the front property line (approximately 12 ft. above MSL) to the rear of the lot (approximately three ft. above MSL) adjacent to the sandy beach (see Exhibit E).
Current Development	The site is a vacant lot.
Surrounding Uses	To the West and East – Single-unit and multi-unit dwellings. To the North – Farrington Highway To the South – Pacific Ocean (see Exhibits A and B).
Vegetation	Grass lawn, ornamental trees, and salt-tolerant landscaping vegetation.
Sea Level Rise (SLR) – Exposure Area (XA)	The Hawai'i SLR Viewer shows that the Project site is projected to be impacted as a result of passive high tide flooding, annual high wave action, and coastal erosion under a scenario of 3.2 ft. of SLR by 2100 (see Exhibits F, N, and O). The proposed development will occur outside of the area anticipated to be impacted by 3.2 ft. of SLR.
Flood Zone *(Mauka to Makai)*	*Flood Zone D* – An area of undetermined but possible flood hazards; *Flood Zone AE* – A special flood hazard area that presents a one percent annual chance of flooding with a base flood elevation (BFE) of 12 ft. above MSL in the mauka portion of the property, and a BFE of eight ft. above MSL in the makai portion of the property; and *Flood Zone VE* – An area that is within the coastal high hazard area, subject to high velocity wave action, with a BFE of 12 ft. above MSL. It covers approximately half of the makai portion of the property (see Exhibit D, Federal Emergency Management Agency [FEMA] Flood Insurance Rate Map Panel No. 15003C0177H, revised January 19, 2011).
Hurricane Storm Surge	The Project site is projected to be subject to approximately three ft. of flooding during Category 3 and Category 4 hurricane events (see Exhibit G; National Hurricane Center, *Storm Surge Risk Maps*).

Shoreline Erosion Rate	Transect 75 traverses the subject property, with an average annual historic erosion rate of -0.22 ft. per year (see Exhibit H). The applicable shoreline setback for the site is 75.4 ft.
Shoreline Survey	The Project site was certified by the State Board of Land and Natural Resources on July 14, 2025 (2025 certified shoreline survey [CSS]; see Exhibit I). The applicable minimum shoreline setback for the site is 75.4 ft. Development will occur 75.4 ft. mauka of the certified shoreline.
Nearest Body of Water	*Mākaha Beach* – Mākaha Beach is designated as an Estuarine and Marine Wetland environment; and *Pacific Ocean* – The Pacific Ocean is designated as an Estuarine and Marine Deepwater Wetland environment (see Exhibit J; National Wetlands Inventory – *Surface Water and Wetlands Mapper*).
Soil Classifications	*Coral Outcrop* – Consists of very deep, somewhat poorly drained soils that formed in sandy loam till on till plains and moraines (see Exhibit K). 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 tsunami evacuation zone (see Exhibit L; 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 does not involve any action subject to the environmental disclosure requirements of Hawai'i Revised Statutes (HRS) Chapter 343. Therefore, no environmental review under HRS Chapter 343 is required. 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. All letters and comments received have been included in the Project file and incorporated into the Analysis Section, as appropriate.

Neighborhood Board / Community Association Presentation ROH § 25-5.3(b)	The Project was presented to the Waiʻanae Coast Neighborhood Board (WCNB) No. 24 on May 5, 2026. No concerns were raised by the WCNB 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. Three members from the public attended the hearing, but no one testified. 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 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 Mākaha Beach Park and the Pacific Ocean. Mākaha Beach Park is approximately 260 ft. east of the site and the Pacific Ocean is directly adjacent to the south of the property. There is no direct public access to the beach through the Project site. The nearest public access to the Pacific Ocean and Mākaha Beach Park is approximately 330 ft. east of the Project site.

The construction of a new single-unit dwelling and ADU 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 construction of a new one-story single-unit dwelling and a new two-story ADU with three-car garage. The subject property is a vacant lot and according to the State Historic Preservation Division's (SHPD) 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. Given this, there are no concerns the proposed Project will adversely impact any known historic resources.

With regards to archaeological resources, the proposed Project includes ground-disturbing activities as needed for the column footings (approximately 5.5 ft. below surface for footings) and foundation for the garage (approximately one ft. below surface). Burial site data received from SHPD, as of June 12, 2026, does not show there being a previously identified burial or cemetery on-site. However, there are two burials that were discovered approximately 500 ft. and 1,700 ft. away from the Project site.

According to the application materials, emergency archaeological monitoring was conducted in December 2007 during construction of a new dwelling on a nearby property. Monitoring of all disturbed soils identified no traditional Hawaiian or early historic cultural deposits or human skeletal remains. However, the monitoring report documented the site's stratigraphy, describing the makai portion of the property as consisting of recent fill sand over sandy loam, followed by deeper native sand. The mauka portion of the site was characterized by a coral and limestone shelf.

Although the subject property is mapped as being underlain by Coral Outcrop soils, during the site visit on August 7, 2026, DPP staff observed sandy deposits, suggesting that subsurface conditions comparable to those documented on the nearby parcel may also be present on the Project site. Given the proposed excavation to approximately 5.5 ft. below grade, the shoreline location of the property, the proximity of previously identified burial sites, and the documented archaeological sensitivity of the surrounding area, there is a reasonable potential for previously unidentified archaeological deposits or Native Hawaiian burials to be encountered during construction.

Therefore, prior to the issuance of a BP, the Applicant should be required to conduct an archaeological inventory survey (AIS) of 100 percent of the construction footprint in order to adequately identify archaeological historic properties, determine potential impacts to them, and ensure that appropriate mitigation is implemented. The Applicant must submit to the DPP a copy of the SHPD's written acceptance of the Project's AIS, and any required mitigation protocols. This is recommended as a condition of approval.

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. During an on-site visit on August 7, 2026, DPP staff did not observe any cultural activity or practices on the Project site. 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 and ADU in an area zoned for residential use. The City's 1987 Coastal View Study does not identify any scenic view sheds or landmarks in the Project vicinity. Farrington Highway is identified as a

coastal roadway, but no roadway views are designated in the area fronting the Project site. The Project will be consistent with ROH Chapter 21 development standards for the R-10 Residential District, which will be confirmed during the BP review process. The Project will not be of a scale to intrude into mauka views of the Wai'anae Mountains from the beach or ocean. Therefore, 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 is identified as Estuarine and Marine Deepwater and is located along the makai edge of the property line. Mākaha Beach is identified as Estuarine and Marine Wetland and is approximately 250 ft. to the east of the proposed development activities (see Exhibits A and J). Portions of the site that will be lost to erosion will become part of the Estuarine and Marine Wetland. The Project is not anticipated to result in adverse impacts to the Pacific Ocean, as it is 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: Existing vegetation at the vacant 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, Hawaiian Stilt, and Newell's Shearwater), and the State-listed White Tern. 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.

The IPaC database also identifies the Green Sea Turtle and the Hawksbill Sea Turtle as protected reptile species that may be present in the Project area. Further, according to National Oceanic and Atmospheric Administration Fisheries, marine critical habitat for Hawaiian Monk Seals includes the ocean waters near the Project site. Nesting sea turtles and monk seal mother-pup pairs are particularly vulnerable to human disturbance, such as construction noise, which may cause them to avoid or leave the area, thereby negatively affecting their reproductive success. Monk seals and sea turtles could also be harmed if any construction debris poses a threat of entanglement. According to the plans, the Project is proposed to occur 75.4 ft. from the shoreline. To prevent impacts to monk seals and sea turtles, the Applicant should be required to comply with standard stop work and BMPs if these species are

present in or adjacent to the Project site. Standard conditions relating to the protection of marine fauna 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.

d. Critical Habitat: The Project site does not currently contain any areas designated as critical habitat. However, the marine waters makai of the site are designated as critical habitat for the Hawaiian Monk Seal. The Project does not propose any change to the beach or marine environment and is 75.4 ft. from the shoreline. Upon compliance with the above-referenced conditions of approval regarding Hawaiian Monk Seals, no further 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 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 25 cubic yards of structural fill 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. 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. Therefore, the Project is not anticipated to result in an adverse impact to the State's economy, and no related conditions of approval are recommended.

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

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

1. Flooding: The Project site is located within Flood Zones VE, AE, and D. Approximately 60 percent of the Project site is within Flood Zone VE with a BFE of 12 ft. above MSL on the makai portion of the lot. Flood Zone VE is an area that is within the coastal high hazard area, subject to velocity wave action. Development within Flood Zone VE is subject to compliance with ROH Chapter 21A, the Special Flood Hazard Areas Ordinance. The elevation of the Project site ranges from approximately 10.6 ft. to 15 ft. above MSL (see Exhibit C-3). According to the application, the floor elevation will be 16 ft. above MSL and the bottom of the floor substructure will be at approximately 15 ft. above MSL, so the dwelling is designed to meet the 12-ft. BFE requirement (see Exhibits C-8 through C-10). A

portion of the dwelling is within Flood Zone VE. The covered lānai will account for the bulk of the proposed development within Flood Zone VE. The remainder of the proposed dwelling will be within Flood Zone AE (see Exhibit C-3). Because a portion of the structure is in Flood Zone VE, the entire structure needs to be designed to meet the VE standards.

Flood Zone AE is a flood fringe area that is subject to compliance with the Flood Hazard Areas Ordinance. Flood Zone AE covers approximately 40 percent of the lot and is subject to a BFE of 12 ft. above MSL. Almost the entire dwelling and half of the garage/ADU structure will be in Flood Zone AE. The lowest livable floor of the ADU is well above the BFE. The entire structure will need to be designed to meet AE standards. The other half of the garage/ADU will be in Zone D, an area of undetermined but possible flood hazards. Zone D covers the front/mauka portion of the Project site (see Exhibit D).

Construction will be processed under the State and City standards and BMPs. Review for compliance with the Flood Hazard Areas Ordinance will be confirmed during the BP process. No additional conditions of approval specifically related to flood zone hazards 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 likely to be impacted as a result of the combined impacts of 3.2 ft. of SLR being coastal erosion, passive flooding, and annual high wave flooding (see Exhibit F). Approximately 35 percent of the Project site is projected to be impacted by inundation as a result of annual high wave action flooding. Approximately 20 percent of the Project site is projected to be impacted by inundation as a result of passive high tide flooding (see Exhibit O). Approximately 35 percent of the Project site will also be lost to coastal erosion as a result of 3.2 ft. of SLR (see Exhibit C-1). However, the proposed development is outside the erosion, passive flooding, annual high wave flooding, and combined SLR-XA areas.

According to the O'ahu Shoreline Change Mapper, the average historic erosion rate for the Project site is 0.22 ft. per year. Therefore, the shoreline setback is 75.4 ft. (O'ahu Transect 75; see Exhibit H). The rear façade of the proposed dwelling is at the shoreline setback line. It could not be relocated farther from the shoreline and outside Flood Zone VE without significant redesign due to the location of the proposed IWS between the garage and new ADU (see Exhibit P). Instead, the Applicant has focused on designing a resilient foundation. As discussed earlier, the dwelling would be raised well above the BFE, providing a crawl space that allows floodwaters to pass beneath the structure. The proposed foundation column footings, which are three sq. ft. and extend to a depth

of approximately 5.5 ft. below grade, would also help prevent uplift from velocity wave action, as required by the Flood Hazard Areas Ordinance.

While impacts relating to SLR are not anticipated in the short-term, they are anticipated to occur in the long-term, and well-within the operational lifespan of the proposed dwellings. The proposed design would help make the dwelling more resilient to flooding events; however, it would not eliminate the potential for future coastal hazards to affect the dwelling or cause Project materials to enter into the ocean and surrounding properties. Therefore, the Applicant and all owners of the site, including successor owners, should be aware of the potential for coastal hazards to affect the subject property as SLR occurs. The acknowledgement is recommended as a condition of approval.

The Applicant and successor owners should also be aware that future shoreline variances for shoreline hardening structures cannot be allowed, as discussed under Section H, below. It should also be noted that as sea levels rise or as land area is lost to coastal erosion or other occurrences, land makai of the shoreline becomes part of the State's Land Use Conservation District. To ensure these regulatory requirements are understood, an acknowledgement of each should be included on all Project construction and BP plans. These are recommended as conditions of approval. Implementation of the recommended conditions would reduce, but not completely avoid, potentially significant impacts regarding coastal hazards.

3. Storm Surge: The National Storm Surge Hazards Maps indicate that the Project site will not be impacted by storm surge during hurricane events (see Exhibit G). Construction will conform to relevant building codes to mitigate the risk of flood damage and comply with the Flood Hazard Areas Ordinance in conjunction with FEMA guidance. When a hurricane is approaching a coastal location, early evacuation is usually standard mitigation to address the possibility of accompanying storm surge with high winds. In the short-term, human safety impacts related to hurricane storm surge inundation are not anticipated, but structural damage may still occur. In the long-term, the potential for storm-surge-related damage is anticipated to increase as rising sea levels result in more coastal flooding potential. SLR-related conditions are recommended in Section F.2, above. No additional conditions specific to hurricane storm surge are recommended.

4. Tsunami: The entirety of the Project site is located within the tsunami evacuation zone (see Exhibit L). 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 WCNB No. 24 on May 5, 2026. Preceding that presentation, the Applicant sent written notification of the presentation to all adjoining and nearby property owners on April 21, 2026. There were no concerns raised regarding the proposed Project by the WCNB 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. 3. The hearing was attended by the Applicant's Agent, DPP staff, and three members of the public. No members of the public in attendance testified or commented on the Project. 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. 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 zoning lot is underlain by soils identified as Coral Outcrop on the Hawai'i SLR Viewer (see Exhibit K). According to the Hawai'i SLR Viewer, the Project site is not considered beach sands or coastal dunes. The new single-unit dwelling, garage, ADU, and IWS are proposed to be located outside of the 75.4 ft. shoreline setback. There is no shoreline hardening structure present at the subject property to disrupt natural shoreline processes. There are palms, and other naturally occurring vegetation near the regulatory shoreline. The Project does not propose any irrigation that would facilitate growth of this vegetation into the State Land Use Conservation District. Further, the Applicant and successor owners should be aware that pursuant to ROH § 26-1.8(b)(3)(E), a determination of hardship as a result of any discretionary land use permit granted after June 16, 1989, is not a basis for requesting a Shoreline Setback Variance (SSV). This means that where a discretionary land use permit is used to authorize development, the Applicant cannot later claim hardship as the basis for an SSV in order to protect that development. This SMA Major Permit is a discretionary land use permit. Therefore, upon approval of this SMA Major Permit, the Applicant is precluded from obtaining a SSV to protect the subject property from erosion or other coastal hazards with new shoreline hardening structures. This is recommended as a condition of approval to ensure that the Applicant and successor owners or interests are fully aware of this regulatory standard.

Future projections show coastal erosion; the Hawai'i SLR Viewer projects approximately 35 percent of the makai portion of the site will be lost to coastal erosion by 2100 or sooner. Further, O'ahu Shoreline Change Mapper indicates that the site has been subject to an average historical erosion rate of 0.22 ft. per year. By 2100, approximately 35 percent of the zoning lot may be lost as a result of annual high wave flooding, passive high tide flooding, and coastal erosion. These projections are well within the operational lifespan of the dwellings. In the long-term, as the site becomes inundated by higher levels of SLR and land area is lost to erosion, the shoreline will naturally move farther mauka until it meets higher elevations of land. Lands makai of the regulatory shoreline become the property of the State, located within the State Land Use Conservation District. As the shoreline retreats, lateral public access along the shoreline could be endangered by Project structures in the State Land Use Conservation District. Conditions addressing the potential for loss of land are discussed above in Section F.2.

The Applicant is proposing the use of a slab-on-grade foundation with footings, up to a maximum depth of 5.5 ft. below grade. A minimal amount of above-grade structural fill is also proposed. Sand materials excavated for site preparation will be backfilled and reused on-site for ground leveling or landscaping. Additionally, the Applicant is proposing to elevate the dwelling at 15 ft. above MSL, three ft. higher than the required BFE of 12 ft. within Flood Zones VE and AE. These design features will help to mitigate the impacts of SLR and coastal erosion. Therefore, 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 closest mapped surface and marine waters to the subject property are within Mākaha Beach and the Pacific Ocean, located directly south and southeast of the site. Mākaha Beach is identified as Estuarine and Marine Wetland and the Pacific Ocean is identified as Estuarine and Marine Deepwater (see Exhibit H). The Project is not anticipated to result in adverse impacts to these marine waters or wetlands. As the portion of the site with new development is within Flood Zone AE, the proposed dwelling is designed to comply with ROH Chapter 21A, the Flood Hazard Areas Ordinance, and the closest development activities will occur at least 74 ft. mauka of the shoreline. Additionally, the living area of the proposed dwelling will be elevated above the BFE (see Exhibits C-8 through C-10). The floor elevation will be about 16 ft. above MSL and the bottom of the floor substructure will be approximately 15 ft. above MSL. 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 west and east of Farrington 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 and may be impacted as a result of annual high wave action under a scenario of 3.2 ft. of SLR by 2100. As such, any development will require an SMA Permit and must undergo the same review for impacts to coastal resources as described in this report.

The potential for site-specific or cumulatively considerable impacts associated with the Project has been evaluated herein. Where necessary, conditions of approval for each project 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. Therefore, 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 12,754 sq. ft. in the R-10 Residential District, the Project site can be developed with one single-unit dwelling and one ADU, as proposed. Based on the LUO floor area of the proposed dwelling and ADU, three vehicular parking spaces are required, including one for the ADU; four parking spaces are provided and shown on the Project plans. The lot size is appropriate for the proposed construction of a new single-unit dwelling and ADU. The Project plans show that the structures comply with all required yard and height setbacks, as well as height, density, and lot coverage requirements to meet the development standards for the R-10 Residential District (see Exhibits C-1 through C-11). 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 DPP received comments from the Hawai'i Department of Transportation (HDOT) stating that the proposed driveway along Farrington Highway must be approved by the HDOT Highways O'ahu District Office. Any work within the state right-of-way, must be designed in compliance with the latest Driveway Standards because the property is connected to a highway with State ownership. Prior to the issuance of a BP, the DPP must receive confirmation that the HDOT reviewed and approved the driveway plan. This is recommended as a condition of approval.

   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 consists of a shoreline lot that is subject to compliance with ROH Chapter 26. Because the Project site has mapped historic erosion rates of 0.22 ft. per year, the applicable shoreline setback is 75.4 ft. mauka of the 2025 CSS. The Project plans show that no development will occur within 75.4 ft. of the regulatory shoreline.

3. WSCP: The Project is generally consistent with the WSCP. The WSCP Land Use Map identifies the Project area as "rural residential" within the Community Growth Boundary. The most applicable WSCP policies for the

preservation of open space, coastal lands, and historical and cultural resources (i.e. SMA resources) are as follows:

- The preservation of all important public views shall be a high priority consideration for all public and private programs and projects. Any proposed project that may affect any significant view, including but not limited to the views noted in the "Coastal View Study," should not be allowed;

- Minimize the adverse effects of artificial lighting on wildlife and human health by balancing the need of outdoor lighting for night utility, security, and desire for reasonable architectural expression with the need to conserve energy and protect the natural environment;

- Shore armoring along any beaches of the Wai'anae District, including seawalls, groins, and breakwaters, should generally be discouraged;

- Approvals should not be granted for uses or projects that may negatively impact the natural ecology, scenic beauty, or cultural practices on coastal lands, or that may increase user conflicts on the beach or in nearshore waters;

- All sand that is found along the Wai'anae Coast, whether it is part of a formally recognized beach or not, should be maintained as much as possible. Any proposed projects along the coast should not significantly impact the sand found there naturally;

- Important historical and cultural sites not located within the Preservation areas should be recognized and protected wherever possible. Urban or agricultural development projects should not be permitted to degrade or destroy important historical or cultural sites. "Important historical and cultural sites" should be determined by the SHPD in collaboration with the community; and

- For lands owned by private parties, the appropriate public agencies should develop pro-active and cooperative efforts to preserve cultural practice sites and provide for community access.

The Project site is not within any identified open-space, recreational area, wetland, or historic site on WSCP resource maps. The site is located along Farrington Highway, which is designated as a coastal roadway but with no associated viewsheds in the Project vicinity. The WSCP does not identify any public accessways or cultural resources at the Project site. The Project will not interfere with recreational activities or cultural

practices on the adjacent public beach area or Pacific Ocean. Each of these resource areas is discussed above, and where necessary, conditions of approval are recommended. However, the WSCP explicitly states that no development should occur makai of Farrington Highway. Currently, this policy is contingent on the acquisition of private properties by public agencies or non-profit organizations for preservation, and the subsequent rezoning of the properties to a zoning designation that does not allow for residential, or other, development. To date, no public property acquisition or rezoning of the Project site has occurred or is proposed. Given this, the proposed construction of a new one-story single-unit dwelling, garage, and ADU, at a residentially-zoned lot is generally consistent with the WSCP. No conditions of approval specific to WSCP 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. 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-11, and D through P 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. Prior to the issuance of a BP, the DPP must receive confirmation that HDOT reviewed and approved a driveway plan.

C. To recognize the potential for adverse impacts related to coastal hazards, including but not limited to 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 8-4-001: 016 and are 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 portions of Tax Map Key 8-4-001: 016 are projected to be impacted by 3.2 feet of sea level rise by the year 2100."*

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 8-4-001: 016, 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, SLR, or any other coastal hazard, in order to obtain approval for a SSV 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 8-4-001: 016, 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 8-4-001: 016."

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. Prior to the issuance of a BP for the Project, the Applicant shall prepare and submit to the SHPD an AIS that includes subsurface testing conducted by a qualified archaeologist of 100 percent of the construction permit. The Applicant shall submit to the DPP a copy of the SHPD's written acceptance of the Project's AIS, and any required mitigation protocols.

2. The Applicant shall consult with the SHPD to implement all mitigation protocols approved by SHPD under the written determination, AIS, or as otherwise required by the SHPD. Prior to the commencement of ground-disturbing activity and Project construction, a coordination meeting must be conducted among the Project's archaeological consultants, the construction contractor, and applicable subcontractors to ensure that the construction contractor and applicable subcontractors have been informed of all mitigation protocols required by SHPD.

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

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

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 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 a 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 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.

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 25 cubic yards of structural fill. No importation of soil fill material is proposed;

2. The Applicant shall minimize the movement of plant or soil material on the Project site, and all Project construction equipment, materials, and personnel must be cleaned of excess soil and debris prior to entering and leaving a Project work site, 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 (CRB) host material. Should existing palms become damaged or killed by the CRB, any replacement must be of an appropriate species that is not susceptible to damage by the CRB.

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

K. 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 Applicants demonstrate 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.

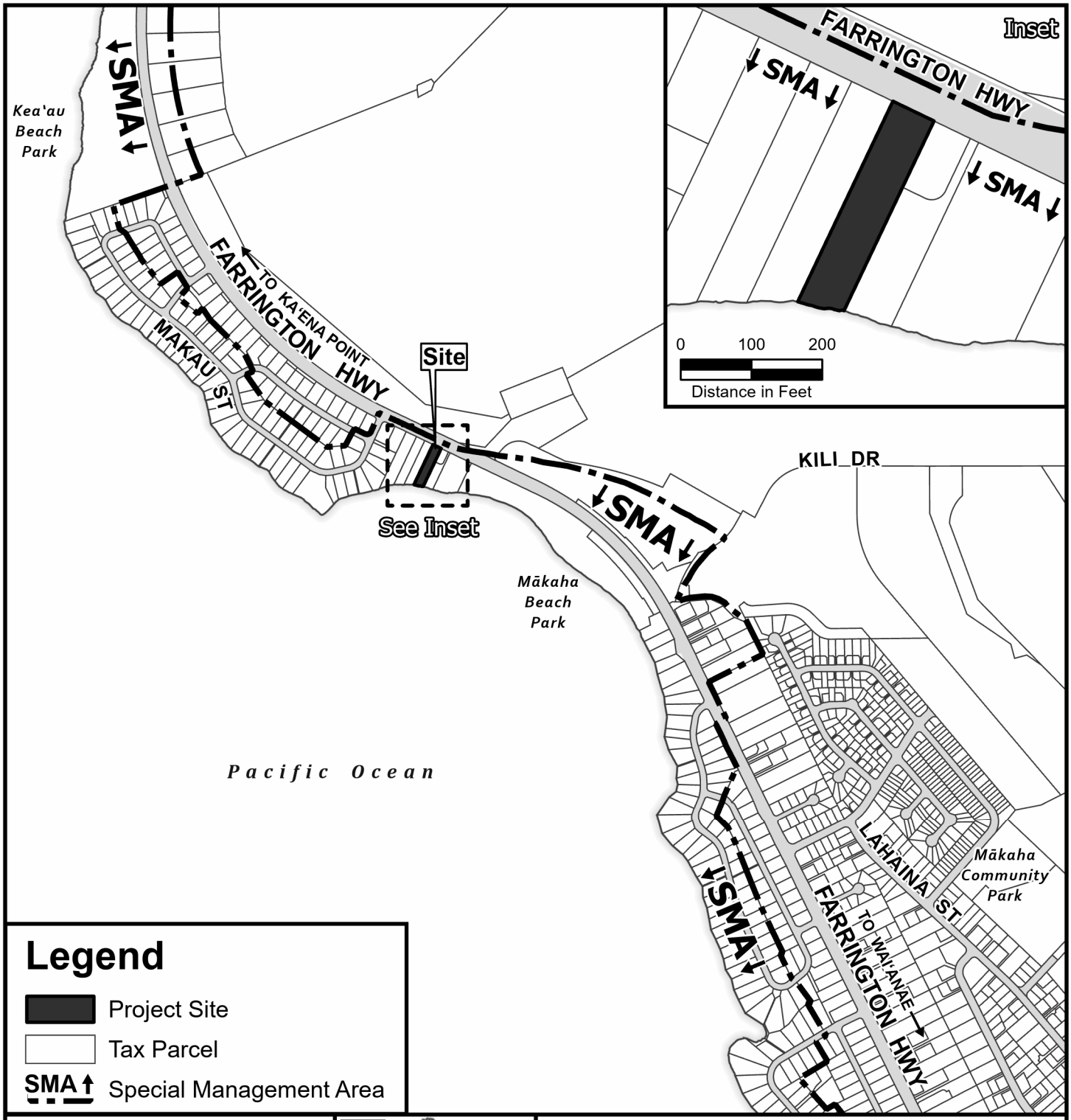
M. Approval of this SMA Major Permit does not constitute compliance with other City ordinances, including but not limited to the Land Use Ordinance (LUO) and building and construction codes, or other governmental requirements, including but not limited to LUO-related approvals, and building, grading, 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.

Dated at Honolulu, Hawai'i, this 28th 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-11, and D through P



LOCATION MAP WITH SMA

MAKAHA, WAIANAE

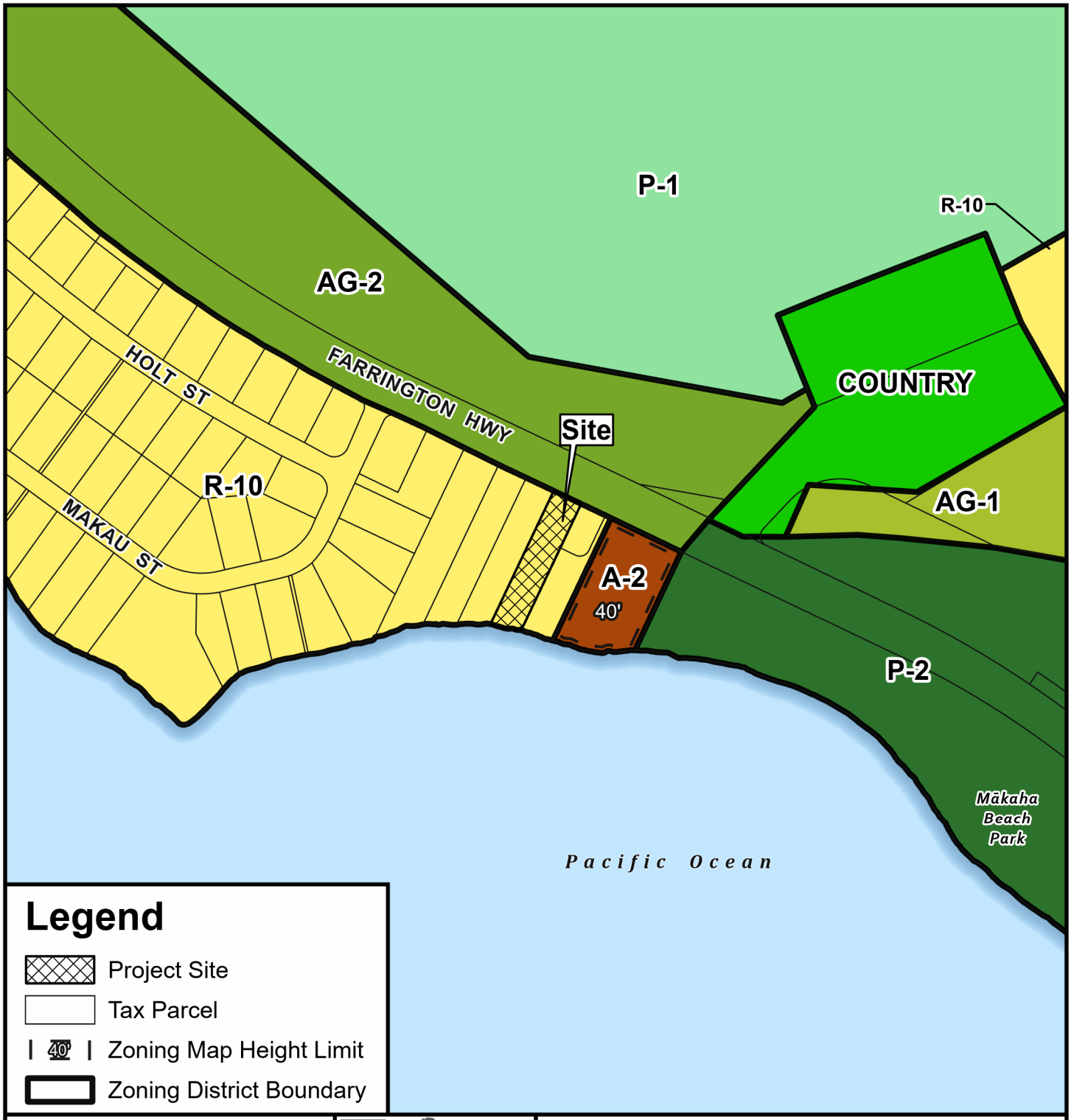
TAX MAP KEY(S): 8-4-001: 016
FOLDER NO.: 2026-SMA-37

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

Date Prepared: 06/2026

EXHIBIT A

Copyright City & County of Honolulu
All Rights Reserved 2026

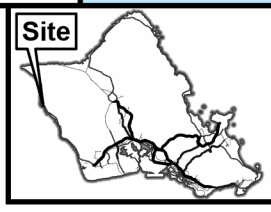


Legend

- Project Site
- Tax Parcel
- 40' Zoning Map Height Limit
- Zoning District Boundary

0 150 300 600

Distance in Feet



VICINITY MAP

PORTION OF

ZONING MAP

LUALUALEI - MAKAHA

TAX MAP KEY(S): 8-4-001: 016

FOLDER NO.: 2026-SMA-37

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

Date Prepared: 07/2026

EXHIBIT B

Copyright City & County of Honolulu
All Rights Reserved 2026
This map was prepared in color

IMPERVIOUS AREA CALCULATIONS & BREAKDOWNS:

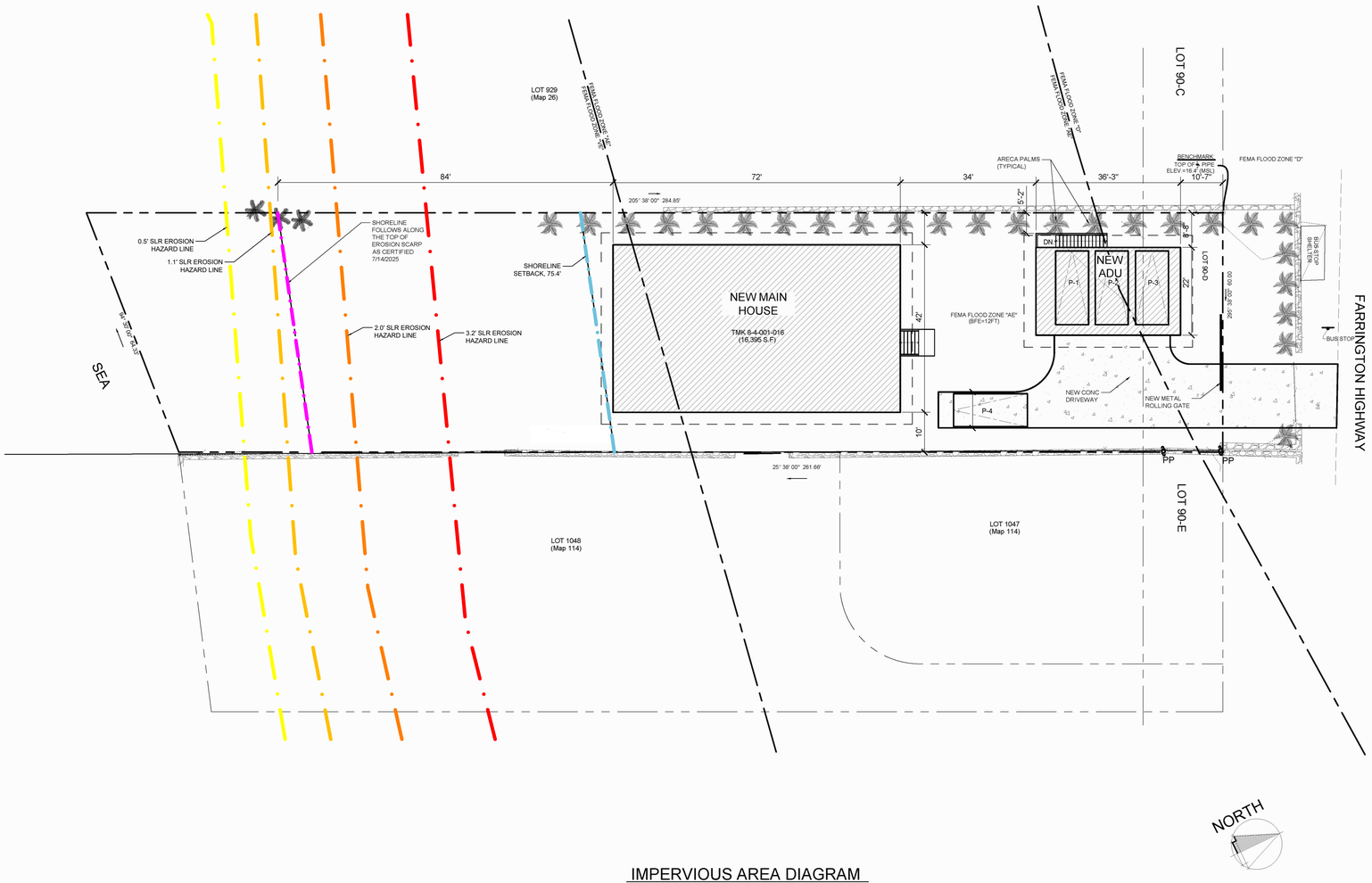
LOT SIZE	12,754	SF
HOUSE FOOTPRINT 3,822 SF		
(IMPERVIOUS AREA INCLUDING ROOF OVERHANG (1,105SF)	4,927	SF
GARAGE	798	SF
CONCRETE DRIVEWAY	1282	SF
TOTAL IMPERVIOUS AREA	7,052	SF

FINAL TOTAL IMPERVIOUS AREA = 7,052 SF / 12,754 SF = 55% OF LOT ON ENTIRE PROPERTY

IMPERVIOUS AREA LEGEND:

- GRASS/ LAWN
- CONCRETE DRIVEWAY
- HOUSE WITH EAVE COVERAGE
- ROOF AREAS
- CONC. SIDEWALK

NEW HOUSE & ADU FOR ROCHLEN RESIDENCE PROPERTY : ADDRESS: 84-253 FARRINGTON HIGHWAY, WAIANAE, HAWAII 96792 TMK: 8-4-001-016



IMPERVIOUS AREA DIAGRAM

0 5 10 20 35 FT.

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

EXHIBIT C-1

Architectural/Structural Engineer Stamp

Permitting For

ROCHLEN PROPERTY

Revision	Date

Project Name and Address

ROCHLEN RESIDENCE
84-253 FARRINGTON HIGHWAY,
WAIANAE, HAWAII 96792

TMK: 8-4-001-016

Sheet Title

TITLE SHEET

Drawn By: H.L.	Sheet No. 001
Date: 10 / 3 / 25	
Create Date:	of sheet

PATH/FILENAME: E:\PDF\ERIKA Construction\Randy House\4-4-26\MXD_Rochlen Residence Waianae\900_CAD-GIS\20-SHEETS\001.dwg
LAST UPDATE: June 03, 2026 @ 03:02:32 pm
PLOT DATE: June 04, 2026 @ 08:34:50 pm

ROCHLEN PROPERTY

TMK: 8-4-001-016

84-253 FARRINGTON HIGHWAY,
WAIANAE, HAWAII 96792

R301.2.1.2 Internal Pressure. Windows in buildings located in wind-borne debris regions shall have glazed openings protected from wind-borne debris or the building shall be designed as a partially enclosed building in accordance with the International Building Code. Glazed opening protection for wind-borne debris shall meet the requirements of the Large Missle Test of ASTM E 1996 and of ASTM E 1886 referenced therein.
Exception: Wood structural panels with a minimum thickness of 7/16 inc (11.1 mm) and a maximum span of 8 feet (2438 mm) shall be permitted for opening protection in one- and two-story buildings. Panels shall be precut to cover the glazed openings with attachment hardware provided. Attachments shall be provided in accordance with Table R301.2.1.2. or shall be designed to resist the components and cladding loads determined in accordance with the provisions of the international Buiding Code.

BOARD OF WATER SUPPLY NOTE:

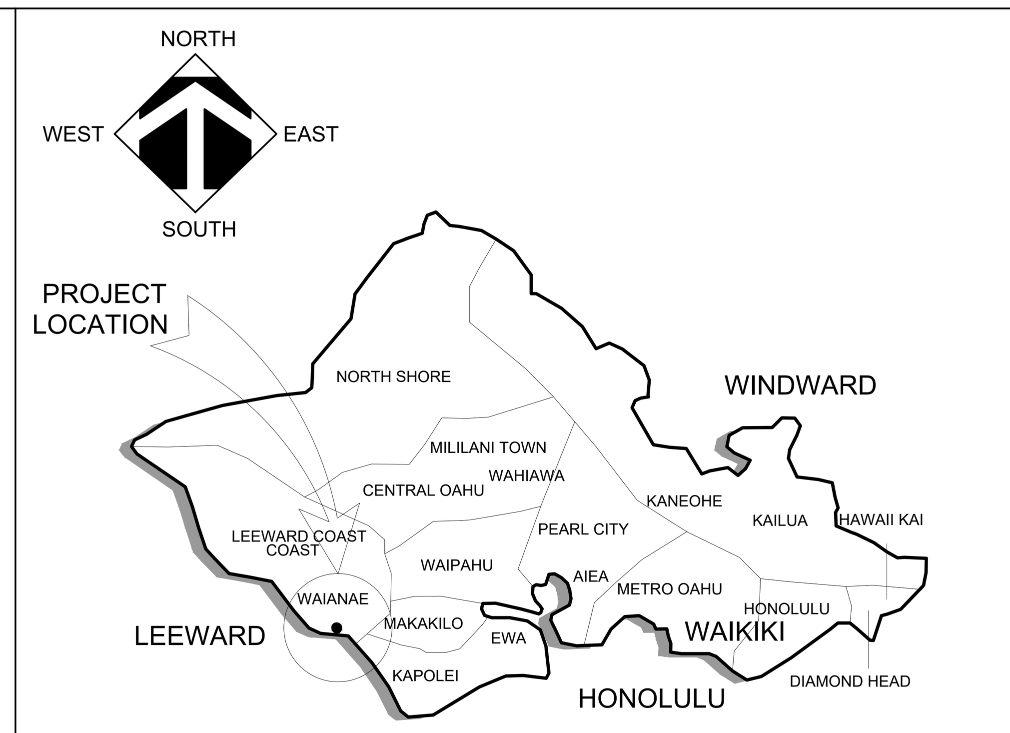
No A.F.S. or irragation on this premise meter

1. All new water closets and shower heads shall be low flow type.
2. All existing fixtures shall be converted into low flow type.

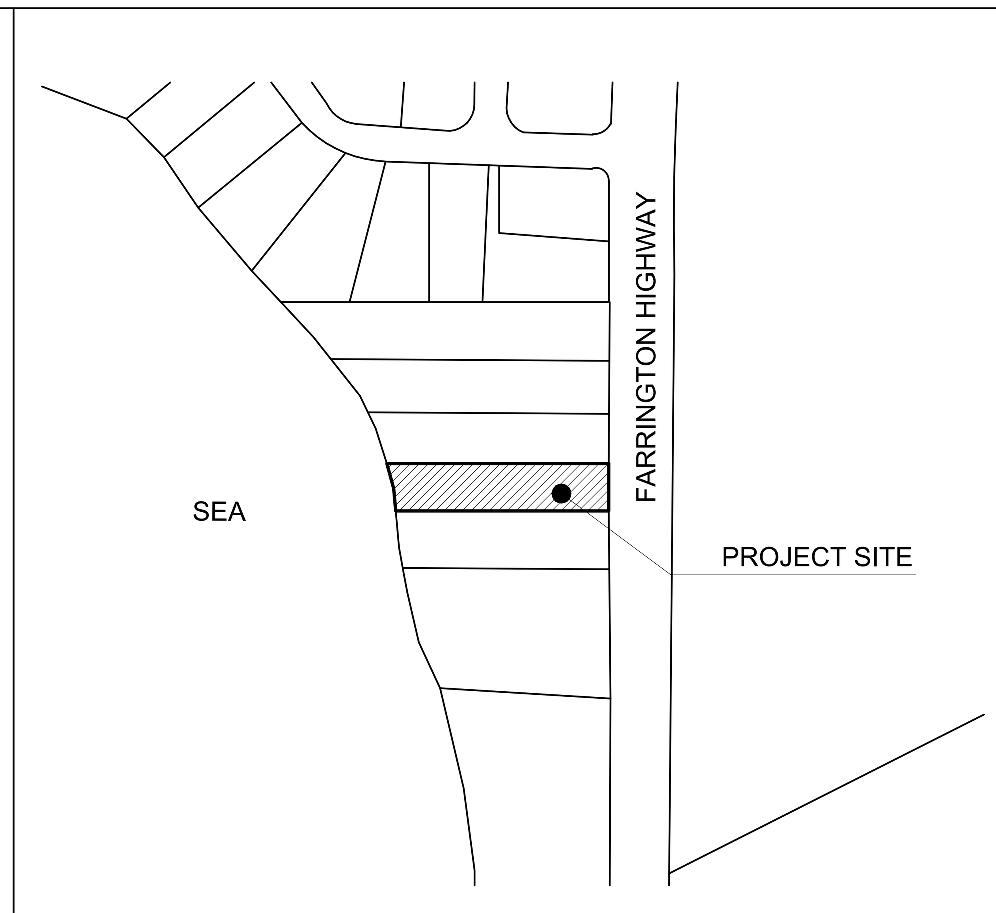
NOTE:

"PENETRATIONS OF HORIZONTAL ASSEMBLIES (LISTED IN IBC 2006 SEC. 712.3) SHALL BE PROTECTED BY METHODS DESCRIBED IN IBC 2006 SEC. 712. PENETRATIONS SHALL NOT BE MADE WHERE PROHIBITED BY THE 2006 INTERNATIONAL BUILDING CODE AS AMENDED BY THE REVISED ORDINANCES OF HONOLULU."

TO THE BEST OF MY KNOWLEDGE THIS PROJECT DESIGN SUBSTANTIALLY COMPLIES WITH THE MECHANICAL REQUIREMENTS OF HAWAII ADMINISTRATIVE RULE 3-181.1 STATE CONSERVATION CODE (IECC 2015 AS AMENDED)



LOCATION MAP



VICINITY MAP

DRAWING INDEX

ARCHITECTURAL

001	TITLE SHEET
A100	PLOT PLAN, GENERAL NOTES, ABBREVATIONS, PROJECT ZONING DATA,LOCATION MAP, VICINITY MAP
A110	ENLARGED SITE PLAN, SECTION
A200	MAIN HOUSE FLOOR PLAN
A210	GARAGE GROUND FLOOR PLAN SECOND FLOOR ADU PLAN, ROOF PLAN
A220	ADU EXTERIOR ELEVATIONS
A230	ADU BUILDING SECTIONS
A300	EXTERIOR ELEVATIONS MAIN HOUSE
A400	EXTERIOR ELEVATIONS MAIN HOUSE
A500	MAIN HOUSE BUILDING SECTIONS
A600	MAIN HOUSE ROOF PLAN
C100	TOPOGRAPHICAL SURVEY

SPECIAL INSPECTIONS:
1. CONCRETE
17. COMPLETE LOAD PATH AND UPLIFT TIES
18. TERMITE PROTECTION

GENERAL NOTES

1. ALL CONSTRUCTION WORK SHALL CONFORM TO THE 2018 INTERNATIONAL BUILDING/RESIDENTIAL CODE AND THE LATEST CITY AND COUNTY OF HONOLULU AND STATE OF HAWAII AMENDMENTS AND ORDINANCES.

2. BASIS OF DESIGN: HAWAII STATE BUILDING CODE AS AMENDED BY THE CITY AND COUNTY OF HONOLULU

3. FIRE SAFETY DURING CONSTRUCTION, ALTERATION OR DEMOLITION SHALL CONFORM IN ACCORDANCE WITH THE 1997 UNIFORM BUILDING CODE, ARTICLE 87.

4. THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS BEFORE PROCEEDING WITH THE WORK.

5. THE LOCATION OF ALL UTILITIES SHOWN ARE APPROXIMATE AND THE CONTRACTOR SHALL EXERCISE EXTREME CAUTION IN EXCAVATING AND TRENCHING ON THIS SITE TO AVOID INTERCEPTING EXISTING PIPING AND/OR CONDUITS. THE ARCHITECT IS NOT RESPONSIBLE FOR THE LOCATION OF UNDERGROUND UTILITIES OR STRUCTURES WHETHER OR NOT SHOWN OR DETAILED AND INSTALLED BY OTHER CONTRACTS. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ARCHITECT SHOULD SUCH UNIDENTIFIED CONDITIONS ARE DISCOVERED.

6. THESE PLANS AND SPECIFICATIONS AND PROJECT MANUAL DO NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY.

7. WHERE DEVICES OR ITEMS, OR PARTS THEREOF ARE REFERRED TO IN THE SINGULAR, IT IS INTENDED THAT SUCH REFERENCES SHALL APPLY TO AS MANY SUCH DEVICES, ITEMS OR PARTS ARE REQUIRED TO PROPERLY COMPLETE THE WORK.

8. ANY MENTION IN THE SPECIFICATION OR INDICATION ON THE DRAWINGS OF ARTICLES, MATERIALS, OPERATIONS OR METHODS, REQUIRES THAT THE CONTRACTOR FURNISH EACH ITEM OF THE KIND, TYPE OR DESIGN AND QUALITY MENTIONED OR INDICATED. THE CONTRACTOR SHALL FURNISH ALL LABOR, EQUIPMENT, INCIDENTALS AND SUPERVISION NECESSARY TO COMPLETE THE WORK IN ACCORDANCE WITH THE DRAWINGS AND THE TRUE MEANING AND INTENT OF THE SPECIFICATIONS, EVEN THOUGH SUCH MENTION OF ARTICLES, MATERIALS, OPERATIONS, METHODS,QUALITY,QUALIFICATIONS OR CONDITIONS ARE NOT EXPRESSED OR INDICATEDCOMPLETELY.

9. THE GENERAL CONDITIONS OR THE CONSTRUCTION OF THIS PROJECT ARE THE STANDARD "GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION "PUBLISHED BY THE AMERICAN INSTITUTE OT ARCHITECTS", A.I.A FORM A-201 1987 EDITION. A COPY OF WHICH IS AVAILABLE FOR REVIEW AT THE OFFICE OF THE ARCHITECT.

10. THE OWNER SHALL EMPLOY ONE OR MORE SPECIAL INSPECTORS INDEPENDENT OT THE CONTRACTORS PERFORMING THE WORK. THE SPECIAL INSPECTORS SHALL PROVIDE INSPECTIONS DURING CONSTRUCTIONS IN ACCORDANCE WITH THE U.B.C. SECTION 306.

11. THE CONTRACTOR SHALL BE AWARE THAT THE PORTIONS OF THIS RESIDENCE MAY HAVE BEEN PAINTED WITH LEAD-BASED PAINT AT SOMETIME IN THE PAST. THE CONTRACTOR SHALL INFORM HIS EMPLOYEES, SUB-CONTRACTORS, AND ALL OTHER PERSONS ENGAGED IN THE PROJECT THAT LEAD CONTAINING PAINT MAYBE PRESENT IN THE EXISTING BUILDING AT THE JOB SITE WHICH REQUIRES E FOLLOWING REQUIREMENTS OF TITLE 12 (DEPARTMENT OF LABOR AND INDUSTRIAL RELATIONS), SUB-TITLE 8 (DIVISION OF OCCUPATIONAL SAFETY AND HEALTH), CHAPTER 148 (LEAD EXPOSURE IN CONSTRUCTION) HAWAII ADMINISTRATIVE RULES.

12. ALL MATERIALS AND FINISHED INCORPORATED IN THIS PROJECT HALL NOT CONTAIN ANY ASBESTOS,LEAD,MERCURY, ZINC-CHROMATE, STRONTIUM-CHROMATE AND CADMIUM.

13. ALL WOOD SHALL BE TREATED AGAINST SUBTERRANEAN TERMITES WITH PRESERVATIVES IN ACCORDANCE WITH THE AWP A C-2 STANDARDS. ALL LUMBER AND PLYWOOD, EXCEPT AS NOTED BELOW SHALL BE INCISED AND PRESSURE TREATED WITH CHEMONITE ACZA. ALL EXPOSED LUMBER 1 1/2" AND OVER SHALL BE INCISED AND PRESSURE TREATED WITH TRIB II. ALL EXPOSED LUMBER UNDER 1 1/2", DOORS, FINISH PLYWOOD AND MILL WORK SHALL BE IMMERSION TREATED FOR A MINIMUM PERIOD OF 15 MINUTES WITH TRIB II.

14. ALL CUTS AND PENETRATIONS ON TREATED WOOD SHALL BE TREATED IN ACCORDANCE WITH AWP A STANDARDS M4-8A.

. . . . . . .FOR SLAB ON GRADE CONSTRUCTION ONLY . . . .

1. ALL SOIL SHALL BE TREATED AGAINST SUBTERRANEAN TERMITES WITH THE MOST CURRENTLY APPROVED CHEMICAL ACKNOWLEDGE BY C & C/ AND SHALL BE USED IN ACCORDANCE WITH THE HAWAII PESTICIDE LAW, CHAPTER 145A, HRS, AND THE FEDERAL INSECTICIDE, FUNGICIDE, AND RODENTICIDE ACT.

2. THE BASALTIC TERMITE BARRIER (BTB) SHALL CONFORM TO ASTM C136 AS MANUFACTURED BY AMERON HC&D AND SHALL BE INSTALLED UNLESS SHOWN OTHERWISE IN ACCORDANCE WITH THE INSTRUCTIONS AND RECOMMENDATIONS OF THE MANUFACTURER.

3. ALL CRACKS IN THE CONCRETE SLAB AND OPENINGS AROUND PIPE AND CONDUIT PENETRATIONS THROUGH THE SLAB SHALL BE PATCHED AND FILLED WITH EPOXY GROUT. BATHTUBS AND SHOWER BLOCK-OUTS SHALL BE FILLED WITH EPOXY GROUT AND BASALTIC TERMITE BARRIER (BTB). NO PENETRATIONS OF THE CONCRETE BY PVC SLEEVES SHALL BE ALLOWED.

SMOKE ALARMS

R314 SMOKE ALARMS. SMOKE ALARMS SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS:
1. IN EACH SLEEPING ROOM.
2. OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS.
3. ON EACH ADDITIONAL STORY OF THE DWELLING, INCLUDING BASEMENT BUT NOT INCLUDING CRAWL SPACES AND UNINHABITABLE ATTICS. IN DWELLINGS OR DWELLING UNITS WITH SPLIT LEVEL AND WITHOUT INTERVENING DOOR BETWEEN ADJACENT LEVELS, A SMOKE ALARM INSTALLED ON THE UPPER LEVEL SHALL SUFFICE FOR THE ADJACENT LOWER LEVEL PROVIDED THAT THE LOWER LEVEL IS LESS THAN ONE FULL STORY BELOW THE UPPER LEVEL.

WHEN MORE THAN ONE SMOKE ALARM IS REQUIRED TO BE INSTALLED WITHIN AN INDIVIDUAL DWELLING UNIT, THE ALARM DEVICES SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTUATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS IN THE INDIVIDUAL UNIT. THE ALARM SHALL BE CLEARLY AUDIBLE IN ALL BEDROOMS OVER BACKGROUND NOISE LEVEL WITH ALL INTERVENING DOORS CLOSED.
ALL SMOKE ALARMS SHALL BE LISTED AND INSTALLED IN ACCORDANCE WITH THE PROVISIONS OF THIS CODE AND THE HOUSEHOLD FIRE WARNING EQUIPMENT PROVISIONS OF NFPA 72.

R315 CARBON MONOXIDE ALARM
R315.1 GENERAL. CARBON MONOXIDE ALARMS SHALL COMPLY WITH SECTIONS R315.
R315.1.1 LISTINGS. CARBON MONOXIDE ALARMS SHALL BE LISTED IN ACCORDANCE WITH UL 2034. COMBINATION CARBON MONOXIDE/SMOKE ALARMS SHALL BE LISTED IN ACCORDANCE WITH UL 2034 AND UL 217.
R315.2 WHERE REQUIRED
R315.2.1 NEW CONSTRUCTION. CARBON MONOXIDE ALARMS SHALL BE PROVIDED IN DWELLING UNITS WHEN EITHER OR BOTH OF THE FOLLOWING CONDITIONS EXIST.
1. THE DWELLING UNIT CONTAINS A FUEL-FIRED APPLIANCE.
2. THE DWELLING UNIT HAS AN ATTACHED GARAGE WITH AN OPENING THAT COMMUNICATES WITH THE DWELLING UNIT.

DESIGN AND CONSTRUCTION REQUIREMENTS

GENERAL:
1. ALL WORK SHALL CONFORM TO THE 2018 INTERNATIONAL RESIDENTIAL CODE AS AMENDED BY THE CITY AND COUNTRY OF HONOLULU.
2. THE CONTRACTOR SHALL VERIFY ALL FIELD DIMENSIONS AND CONDITIONS PRIOR TO STARTING THE WORK.ALL DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT/DESIGNER FOR CLARIFICATION, INCLUDING ALL BUILDING SETBACKS AND BUILDING ENVELOPES.
3. ALL MATERIAL AND WORKMANSHIP SHALL CONFORM TO THE DRAWINGS.
4. ALL OMISSIONS AND CONFLICTS BETWEEN THE VARIOUS ELEMENTS OF THE WORKING DRAWING AND/OR SPECIFICATIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT/DESIGNER FOR CLARIFICATION PRIOR TO THE STARTING OF ANY WORK INVOLVED.
5. UNLESS SPECIFICALLY DETAILED ELSEWHERE, THE CONTRACTOR SHALL FOLLOW TYPICAL DETAILS SHOWN HEREIN.
6. ALL WORK AND MATERIALS SHALL CONFORM TO THE REQUIREMENTS OF THE 2018 INTERNATIONAL RESIDENTIAL CODE AND ACI 31889.
7. ARCHITECTURAL PLANS ARE CONSIDERED TO BE PART OF THE STRUCTURAL DESIGN DRAWINGS AND ARE USED TO DEFINE CONFIGURATIONS INCLUDING BUT NOT LIMITED TO RELATIVE LOCATION OF MEMBERS.

GRADING:
1. ALL GRADING WORK SHALL BE DONE IN GENERAL CONFORMANCE WITH THE REVISED ORDINANCES OF THE CITY AND COUNTRY OF HONOLUU 1978, OR MOST CURRENT VERSION,AND THE FOLLOWING:
A. ALL FOUNDATIONS AND FOOTINGS SHALL REST ON FIRM, NATURAL SOIL. SURFACE VEGETATION AND MISCELLANEOUS DEBRIS SHALL BE CLEARED AND REMOVED PRIOR TO SITE FILLING AND REPLACE WITH SELECT MATERIAL COMPACTED IN 6" LIFTS.
B. LOCALIZED SOFT SPOTS ENCOUNTERED DURING THE SITE PREPARATIONS SHALL BE EXCAVATED AND REPLACED WITH COMPACTED SELECT NON-EXPANSIVE MATERIALS.
C. SELECT NON-EXPANSIVE BORROWED SOILS SHALL BE GENERALLY LESS THAN 6" MAXIMUM SIZED AND WITH A PLASTICITY INDEX OF LESS THAN 20.
D. FILLS SHALL BE CONSTRUCTED IN APPROXIMATELY LEVEL LAYERS, FILLS SHALL BE LAID IN 6" COMPACTED LAYERS TO 90% MAXIMUM DENSITY ON THE WET SIDE OF OPTIMUM AS DETERMINED BY THE ASTM D 1337-70 TEST.
2. PROVISIONS SHALL BE MADE IN THE FINISH GRADES TO DRAIN ALL WATER AWAY FROM THE BUILDING AND FOUNDATION IN ALL AREAS.
3. ALL SOIL WITHIN THE PROJECT SHALL BE TREATED AGAINST SUBTERRANEAN TERMITES IN ACCORDANCE WITH HAWAII PESTICIDE LAW, CHAPTER 1434, HRS, AND FEDERAL INSECTICIDE, FUNGICIDE AND RODENTICIDE ACT.

CONCRETE:
1. PIPES, CONDUITS AND DUCTS SHALL PASS THROUGH CONCRETE SLEEVES AND EMBEDDED THEREIN.
2. 28 DAY COMPRESSIVE STRENGTH OF CONCRETE SHALL BE:
FOOTINGS AND SLAB ON GRADE . . . Fe=3,000 PSI, 3/4" MAX. AGGREGATE SIZE.
3. CONTRACTOR SHALL NOT ADD WATER TO CONCRETE AT JOBSITE.
4. ALL CONCRETE SHALL BE NORMAL WEIGHT.

REINFORCING STEEL:
1. ALL REINFORCING BARS SHALL CONFORM TO ASTM A 6B-S1, GRADE 6-0.
2. MINIMUM LAP DISTANCE SHALL BE 40 BAR DIAMETERS OR 24" UNLESS NOTED OTHERWISE.
3. MINIMUM CONCRETE COVER FOR REINFORCING BARS SHALL BE:
CONCRETE CAST AGAINST EARTH . . . . .3 INCHES
EXPOSED TO EARTH OR WEATHER . . . . .1 1/2 INCHES
INTERIOR EXPOSURE . . . . .3/4 INCH
4. WELDED WIRE FABRIC SHALL CONFORM TO ASTM-AIBS, GRADE 6-5.

WOOD:
1. ALL WOOD STRUCTURAL MEMBERS SHALL BE DOUGLAS FIR MEETING THE FOLLOWING MINIMUM GRADES AS ESTABLISHED BY THE WEST COAST LUMBERMEN'S ASSOCIATION:
6X BEAMS . . . . NO. 1 EXTREME FIBER STRESS - 1,250 PSI
4X BEAMS, JOISTS, RAFTERS . . . .NO. 2 EXTREME FIBER STRESS - 1,250 PSI
POSTS . . . . .NO. 2 EXTREME FIBER STRESS - 1,250 PSI
STUDS, BLK'G, PLATES, ETC. . . . . CONSTRUCTION
2. PROVIDE 15# FELT BELOW ALL PLATES RESTING ON CONCRETE OR MASONRY.
3. PROVIDE STANDARD WASHERS ALL BOLTS AND NUTS BEARING ON WOOD.
4. NOTCHING OF JOISTS SHALL BE LIMITED TO CUT OR BORED HOLES NOT DEEPER THAN 1/3 THE JOIST DEPTH FROM THE TOP AND LOCATED NOT FURTHER FROM THE END THAN 3 TIMES THE JOIST DEPTH. HOLES THROUGH PLATES AND STUDS SHALL BE CENTERED IN THE MEMBER AND NOT EXCEED 1/3 THE MEMBER WIDTH.
5. ALL PREFABRICATED METAL HANGERS INDICATED ON THE DRAWINGS ARE "SIMPSON STRONG-TIE CONNECTORS" OR APPROVED EQUAL. ALL HANGERS SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS.
6. ALL RAFTERS SHALL BE TIED TO THE BEARING PLATES AND/OR SUPPORTING ELEMENTS WITH SIMPSON H2.5 (MINIMUM SIZE) RAFTER TIES.
7. MINIMUM NAILING SHALL COMPLY WITH TABLE R602.3(1) OF THE 2003 INTERNATIONAL RESIDENTIAL CODE. ALL WOOD STRUCTURAL MEMBERS SHALL BE TREATED AGAINST ROT AND INSECT DAMAGE.
8. PLYWOOD SHEATHING SHALL BE STRUCTURAL I CONFORMING TO U.S. STANDARDS P-3 1-74 EXCEPT AS NOTED OTHERWISE FOR SHEAR WALL AND DIAPHRAGM CONDITIONS. PROVIDE THE FOLLOWING MINIMUM NAILING AT ALL FRAMING:
ROOF - 5/8" PLYWOOD . . . . .8d AT 6" O.C. (ENDS) AND 12" O.C. (INTERIOR)
FLOOR - 3/4" PLYWOOD . . . . 8d AT 6' O.C. (ENDS) AND 12" O.C. (INTERIOR)
9. GLU-LAMINATED BEAMS - EXTREME FIBER STRESS - 2,400 PSI.
10. PRE-FAB TRUSSES TO BE DESIGNED BY A HAWAII LICENSED STRUCTURAL ENGINEER. TRUSSES SHALL BE DESIGNED TO CARRY A DEAD LOAD OF 14 PSF. (INCLUDING 3 PSF CEILING LOAD APPLIED TO BOTTOM CHORD) AND A LIVE LOAD OF 16 PSF. IN ADDITION, A WIND STRESS OF 80 MPH AND EXPOSURE D. STAMPED CALCULATIONS AND SHOP DRAWINGS SHALL BE SUBMITTED TO THE ARCHITECT FOR REVIEW PRIOR TO CONSTRUCTION. USE ALL TREATED DOUGLAS FIR NO.2 GRADE OR BETTER.

RESIDENTIAL ZONING DATA

ZONING	R-10	
LOT SIZE	12,754	SF
MAX. LOT COVERAGE	7,052	SF
NEW MAIN HOUSE	2,281	SF
NEW MAIN HOUSE LANAIS	743	SF
NEW CARPORT AND GARAGE	798	SF
NEW 2ND FLOOR A D U	797	SF
NEW STAIR	62	SF
TOTAL FLOOR AREA	3,821	SF
FLOOR AREA RATIO	= 3,821 / 12,754 = 30% OF LOT AREA	

PARKING REQUIRED: 1 PER EVERY 1000 S.F.

PARKING PROVIDED: ADU 1 PARKING, MAIN HOUSE 4 STALLS PARKING

FLOOD ZONE AE, D, VE
FLOOD ELEV = 12 FEET

BUILDING CODE INFORMATION

BUILDING CODE: 2018 EDITION INTERNATIONAL BUILDING CODE AS AMENDED BY THE CITY AND COUNTY OF HONOLULU

OCCUPANCY CLASSIFICATION: R3

CONSTRUCTION CLASSIFICATION: VN

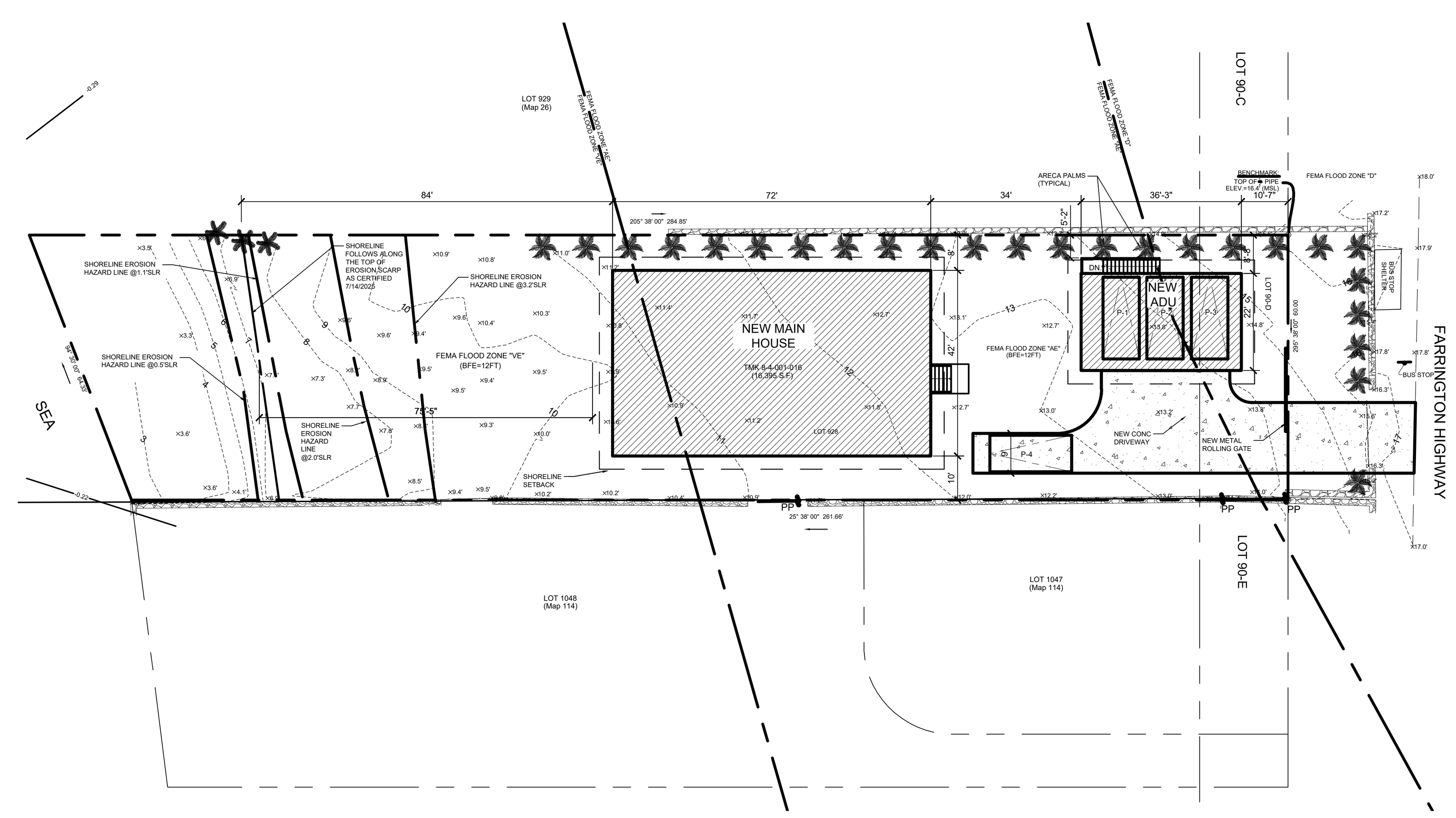
BUILDING HEIGHT: 25FT. HEIGHT LIMIT

R301.2.1.2 Internal Pressure. Windows in buildings located in wind-borne debris regions shall have glazed openings protected from wind-borne debris or the building shall be designed as a partially enclosed building in accordance with the International Building Code. Glazed opening protection for wind-borne debris shall meet the requirements of the Large Missle Test of ASTM E 1996 and of ASTM E 1886 referenced therein.
Exception: Wood structural panels with a minimum thickness of 7/16 inc (11.1 mm) and a maximum span of 8 feet (2438 mm) shall be permitted for opening protection in one- and two-story buildings. Panels shall be precut to cover the glazed openings with attachment hardware provided. Attachments shall be provided in accordance with Table R301.2.1.2. or shall be designed to resist the components and cladding loads determined in accordance with the provisions of the international Buiding Code.

BOARD OF WATER SUPPLY NOTE:

No A.F.S. or irragation on this premise meter

1. All new water closets and shower heads shall be low flow type.
2. All existing fixtures shall be converted into low flow type.



PLOT PLAN

0 5 15 30 50 80 FT.
SCALE: 1/32"= 1'-0"

Architectural/Structural Engineer Stamp

Permitting For

ROCHLEN PROPERTY

	Revision	Date
△		
△		
△		
△		
△		
△		
△		
△		

Project Name and Address

ROCHLEN RESIDENCE
84-253 FARRINGTON HIGHWAY,
WAIANAE, HAWAII 96792

TMK: 8-4-001-016

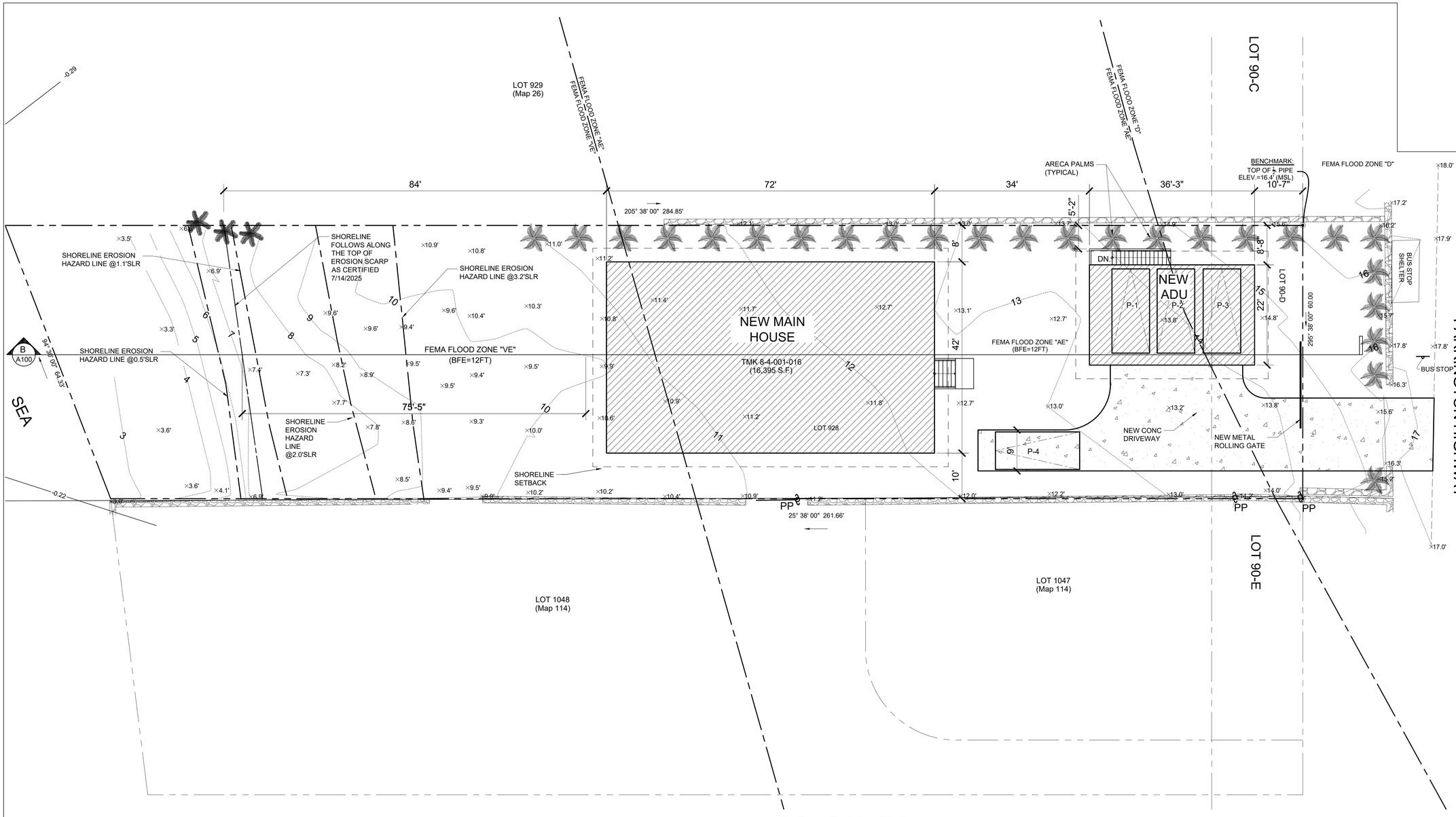
Sheet Title

PLOT PLAN,GEN. NOTES RESIDENTIAL ZONING DATA, ABBREVIATIONS,DRAWING INDEX, LOCATION MAP, VICINITY MAP

Drawn By: H.L.
Date: 10 / 3 / 25
Create Date:
Sheet No. A100
of sheet

PATH/FILENAME: E:\NPDESIR&I Construction\Randy House\6-4-26\MXD_Rochlen Residence Waianae\900_CAD-GIS\20-SHEETS\A100.dwg
LAST UPDATE: June 03, 2026 @ 03:02:36 pm
PLOT DATE: June 04, 2026 @ 08:35:12 pm

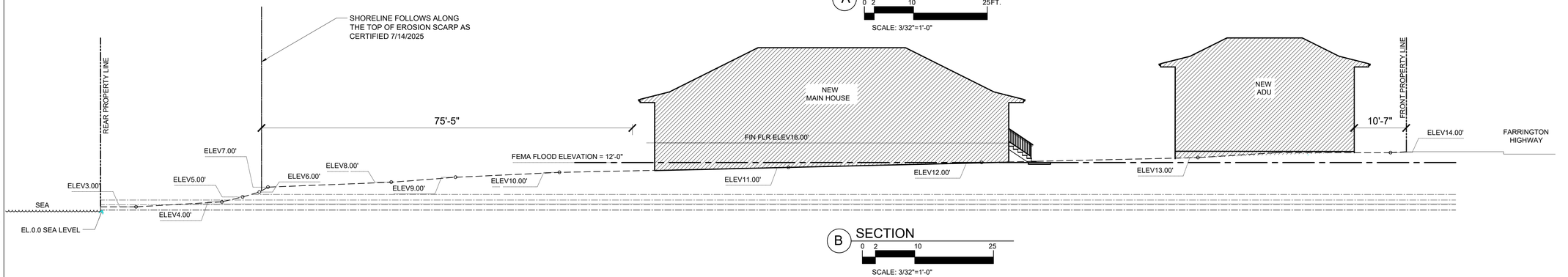
EXHIBIT C-2



A ENLARGED SITE PLAN

0 2 10 25FT.

SCALE: 3/32"=1'-0"



B SECTION

0 2 10 25

SCALE: 3/32"=1'-0"

EXHIBIT C-3

Architectural/Structural Engineer Stamp

Permitting For

ROCHLEN PROPERTY

Revision	Date

Project Name and Address

ROCHLEN RESIDENCE
84-253 FARRINGTON HIGHWAY,
WAIANAE, HAWAII 96792

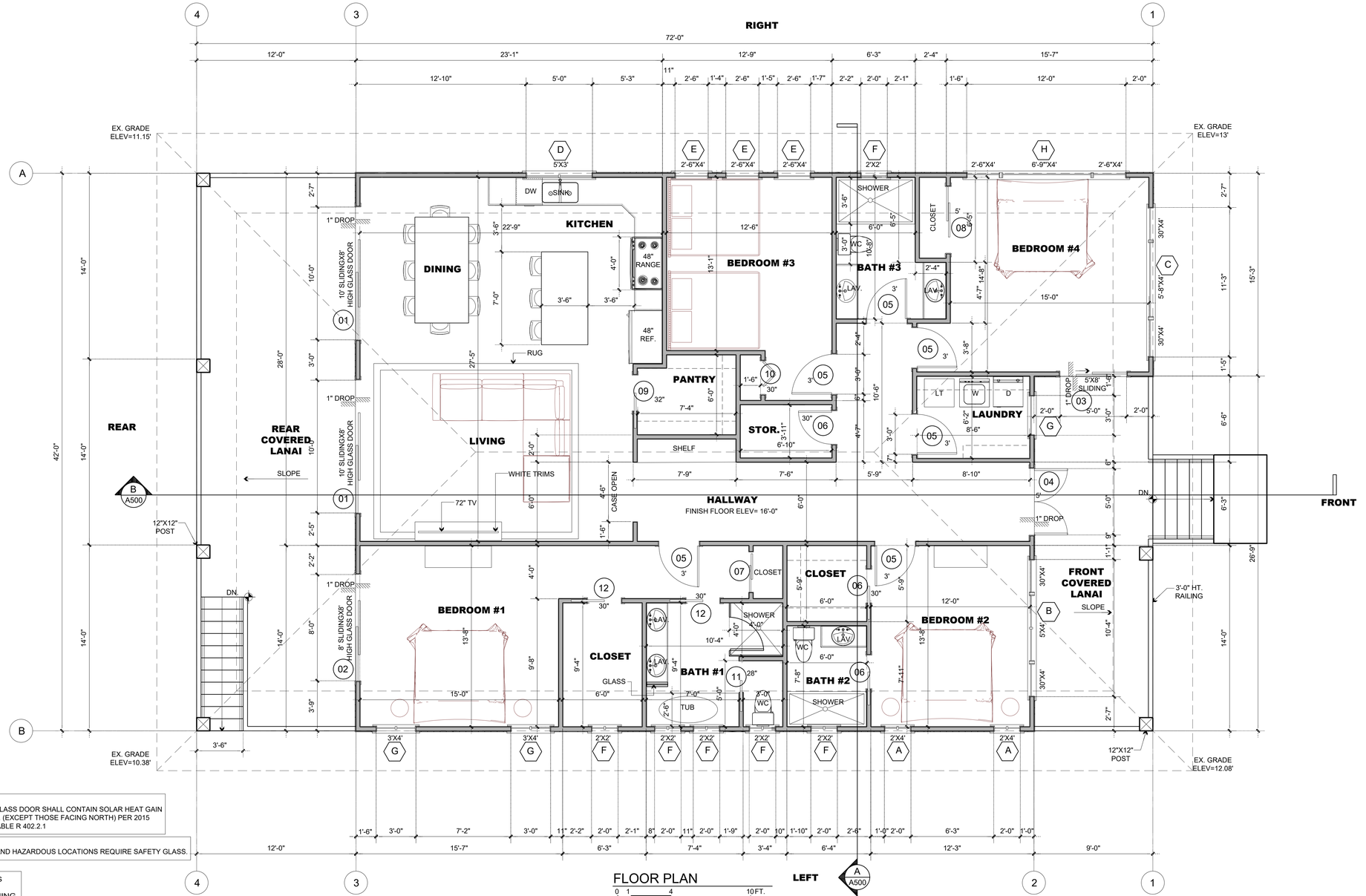
TMK: 8-4-001-016

Sheet Title

ENLARGED SITE PLAN
SECTION

Drawn By:	Sheet No.
H.L.	A110
Date: 10 / 3 / 25	
Create Date:	of sheet

PATH+FILENAME: E:\WPDESK\Bill Construction\Randy House\8-4-001-016_Rochlen Residence Waianae\900_CAD-GIS\20-SHEETS\A110.dwg
LAST SAVE: June 04, 2026 @ 08:31:51 pm
PLOT DATE: June 04, 2026 @ 08:32:05 pm



NOTE:
ALL NEW WINDOW AND GLASS DOOR SHALL CONTAIN SOLAR HEAT GAIN COEFFICIENT OF .25 MAX. (EXCEPT THOSE FACING NORTH) PER 2015 HAWAII ENERGY CODE TABLE R 402.2.1

NOTE:
ALL GLAZING IN DOORS AND HAZARDOUS LOCATIONS REQUIRE SAFETY GLASS.

EMERGENCY EGRESS
20" MIN. WIDTH
5.7 SF MIN. NET OPENING
NET OPENING
24" MIN. HEIGHT
44" MAX. SILL HT.

FLOOR PLAN
0 1 4 10 FT.
SCALE: 1/4"=1'-0"

MAIN HOUSE DOOR SCHEDULE

Number	Quantity	DOOR SIZE WxH	TYPE	LOCATION
01	2	120X96	EXTERIOR SLIDING DOOR	LIVING
02	1	96X96	EXTERIOR SLIDING DOOR	LIVING
03	1	60X96	EXTERIOR SLIDING DOOR	BEDROOM #4
04	1	60X96	DOUBLE EXTERIOR DOOR(GLASS)	COVERED LANAI
05	6	36X96	SINGLE INTERIOR DOOR	BEDROOM #1,BEDROOM #2 LAUNDRY, BEDROOM #3, BEDROOM #4, BATH #3
06	3	30X96	SINGLE INTERIOR DOOR	CLOSET,BATH #1 BATH #2, STORAGE
07	1	36X96	BY PASS DOOR	CLOSET
08	1	60X96	BY PASS DOOR	CLOSET
09	1	32X96	INTERIOR POCKET DOOR	PANTRY
10	1	32X96	BI-FOLD DOOR	BEDROOM #3
11	1	28X96	INTERIOR POCKET DOOR	BATHROOM#1
12	2	30X96	INTERIOR POCKET DOOR	BATHROOM#1,CLOSET

MAIN HOUSE WINDOW SCHEDULE

NO.	QUANTITY	SIZE (INCHES)		LOCATION	Type	Head Height
		WIDTH	HEIGHT			
A	2	24	48"	BEDROOM#2	DOUBLE HUNG	7'-0"
B	1	120	48 "	BEDROOM #2	DOUBLE HUNG,FIX	7'-0"
C	1	127	36"	BEDROOM #4	DOUBLE HUNG,FIX	7'-0"
D	1	60	36"	KITCHEN	SLIDING	7'-0"
E	3	30	48"	BEDROOM#3, BEDROOM #4	SINGLE HUNG	7'-0"
F	6	24	24"	BATH #1, CLOSET, BATH #2 BATH #3	SLIDING	7'-0"
G	3	36	48"	BEDROOM#1, LAUNDRY	DOUBLE HUNG	7'-0"
H	1	144	48"	BEDROOM#3, BEDROOM #4	SINGLE HUNG	7'-0"

Architectural/Structural Engineer Stamp

Revision	Date

Permitting For

ROCHLEN PROPERTY

Project Name and Address

ROCHLEN RESIDENCE
84-253 FARRINGTON HIGHWAY,
WAIANAE, HAWAII 96792

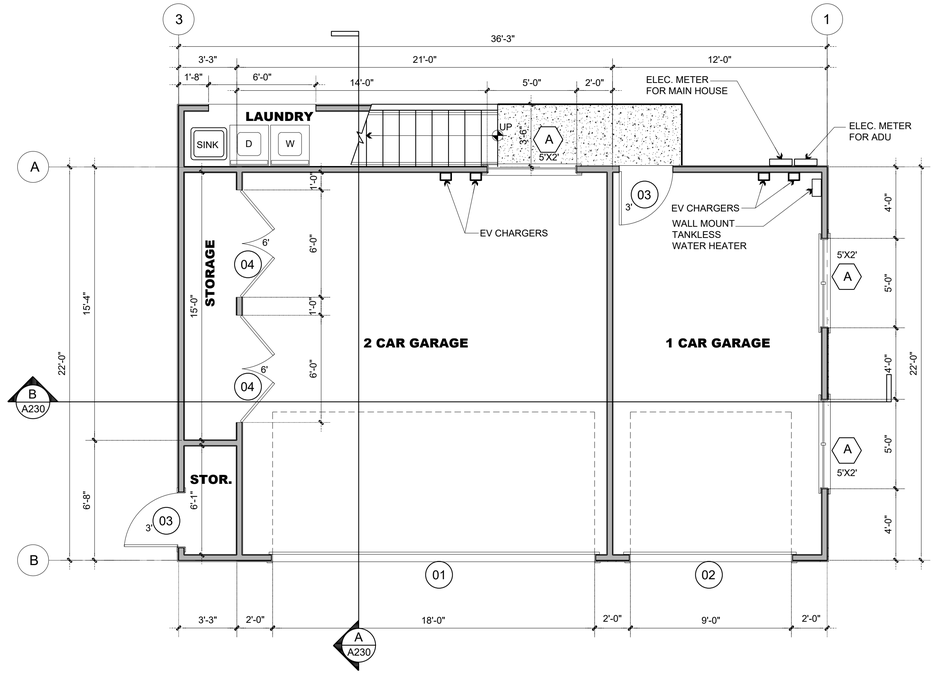
TMK: 8-4-001-016

Sheet Title

FLOOR PLAN
DOOR AND WINDOW - SCHEDULE

Drawn By: H.L.
Date: 10 / 3 / 25
Create Date:
Sheet No. A200 of sheet

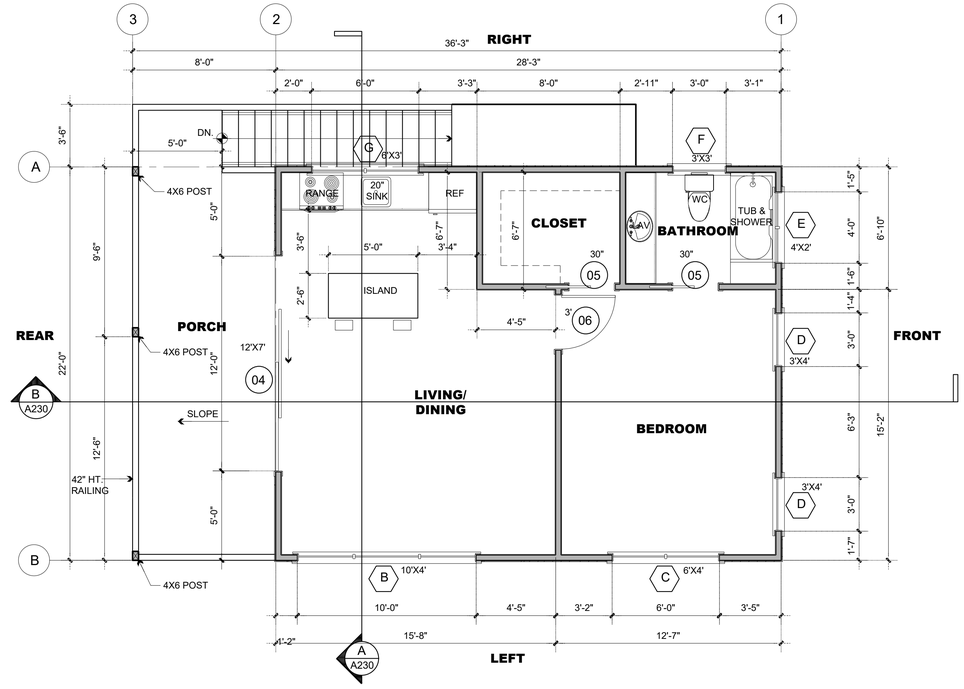
EXHIBIT C-4



GROUND FLOOR PLAN

0 1 4 10FT.

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



SECOND FLOOR ADU PLAN

0 1 4 10FT.

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

NOTE:
ALL NEW WINDOW AND GLASS DOOR SHALL CONTAIN SOLAR HEAT GAIN COEFFICIENT OF .25 MAX. (EXCEPT THOSE FACING NORTH) PER 2015 HAWAII ENERGY CODE TABLE R 402.2.1

NOTE:
ALL GLAZING IN DOORS AND HAZARDOUS LOCATIONS REQUIRE SAFETY GLASS.

EMERGENCY EGRESS
20" MIN. WIDTH
5.7 SF MIN. NET OPENING
NET OPENING
24" MIN. HEIGHT
44" MAX. SILL HT.

DOOR SCHEDULE @ GARAGE GROUND FLOOR

Number	Quantity	DOOR SIZE WxH	TYPE	LOCATION
01	1	216X90	GARAGE DOOR	2 CAR GARAGE
02	1	240X90	GARAGE DOOR	1 CAR GARAGE
03	2	36X84	SINGLE EXTERIOR DOOR	STORAGE, 1 CAR GARAGE

WINDOW SCHEDULE @ GROUND FLOOR

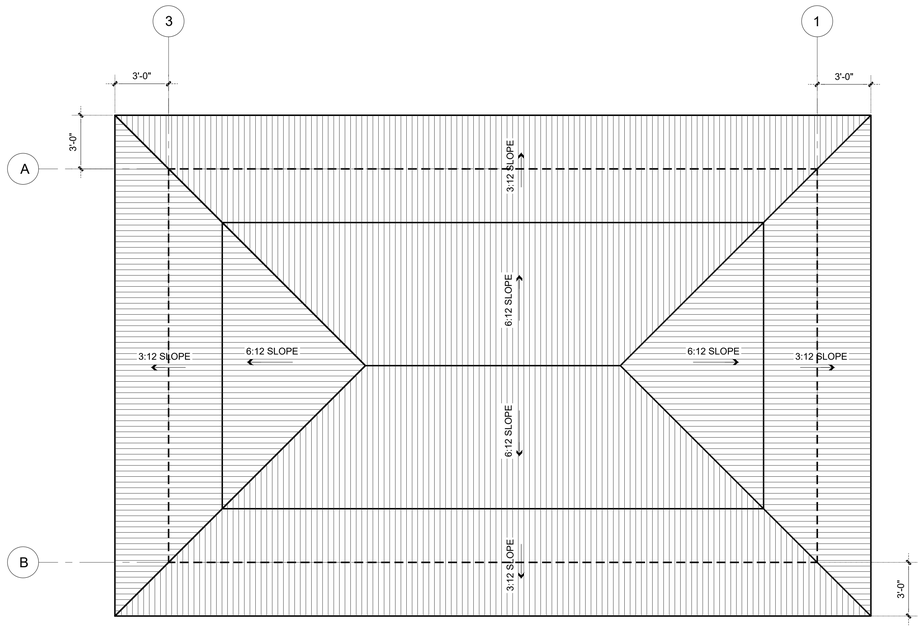
NO.	QUANTITY	SIZE (INCHES)		LOCATION	Type	Head Height
		WIDTH	HEIGHT			
A	4	60	24"	NEW GARAGE	SLIDING	6'-8"

DOOR SCHEDULE @ 2ND FLOOR ADU

Number	Quantity	DOOR SIZE WxH	TYPE	LOCATION
04	1	144X84	EXTERIOR SLIDING DOOR	LIVING/DINING
05	2	30X84	INTERIOR POCKET DOOR	CLOSET, BATHROOM
06	1	36X84	SINGLE INTERIOR DOOR	BEDROOM
07	1	48X84	DOUBLE EXTERIOR DOOR	LAUNDRY
08	1	24X84	SINGLE EXTERIOR DOOR	PORCH

WINDOW SCHEDULE @ 2ND FLOOR ADU

NO.	QUANTITY	SIZE (INCHES)		LOCATION	Type	Head Height
		WIDTH	HEIGHT			
B	1	120	48"	LIVING, DINING	SLIDING	6'-8"
C	1	72	48 "	BEDROOM	SLIDING	6'-8"
D	2	36	48"	BEDROOM	SLIDING	6'-8"
E	1	48	24"	BEDROOM	SLIDING	6'-8"
F	1	36	36"	BEDROOM	SLIDING	6'-8"
G	1	72	36"	LIVING /DINING	SLIDING	6'-8"



ROOF PLAN

0 1 4 10FT.

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

Architectural/Structural Engineer Stamp

	Revision	Date

Project Name and Address

ROCHLEN RESIDENCE
84-253 FARRINGTON HIGHWAY,
WAIANAE, HAWAII 96792

TMK: 8-4-001-016

Permitting For

ROCHLEN PROPERTY

Sheet Title

GARAGE GROUND FLOOR - PLAN, SECOND FLOOR ADU PLAN

Drawn By: H.L.

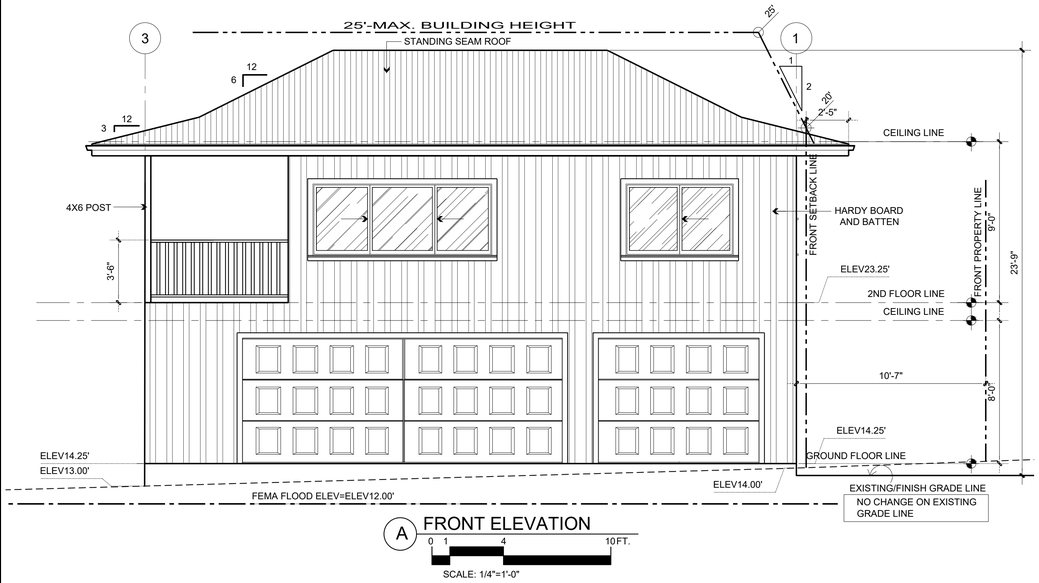
Date: 10 / 3 / 25

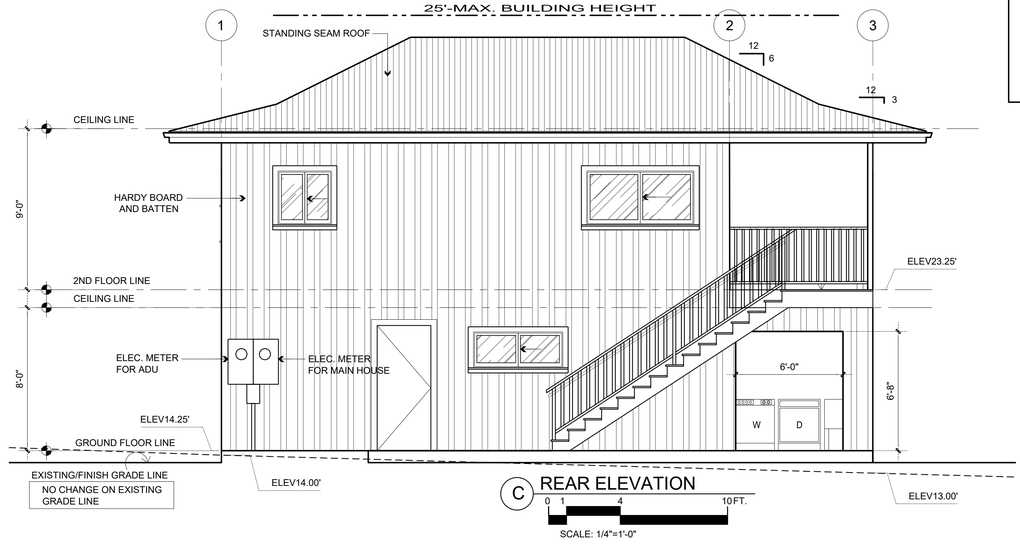
Create Date:

Sheet No. A210

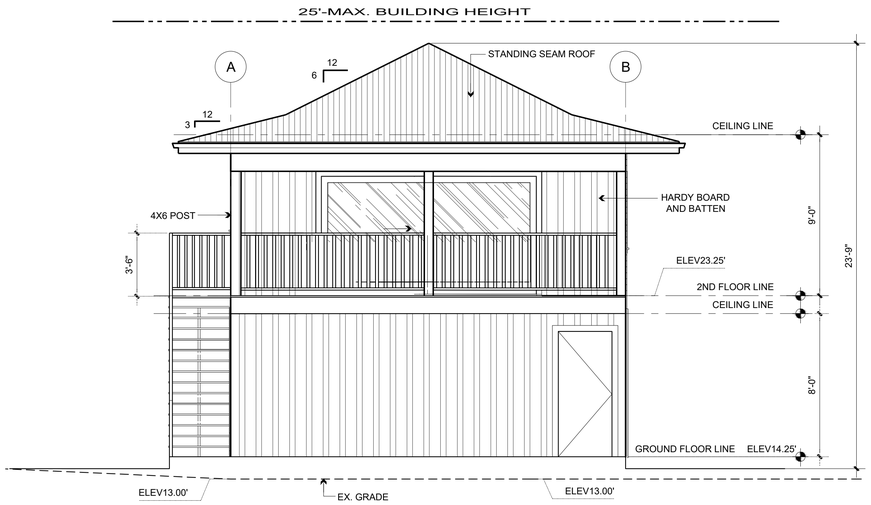
of sheet

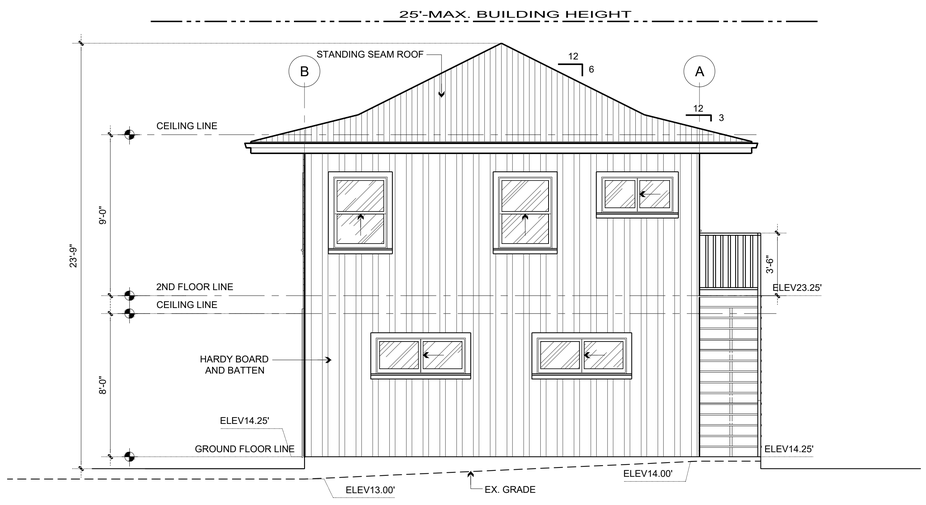
EXHIBIT C-5





FEMA FLOOD ELEVATION = 12 FEET





Architectural/Structural Engineer Stamp

Permitting For

ROCHLEN PROPERTY

	Revision	Date

Project Name and Address

ROCHLEN RESIDENCE
84-253 FARRINGTON HIGHWAY,
WAIANAE, HAWAII 96792

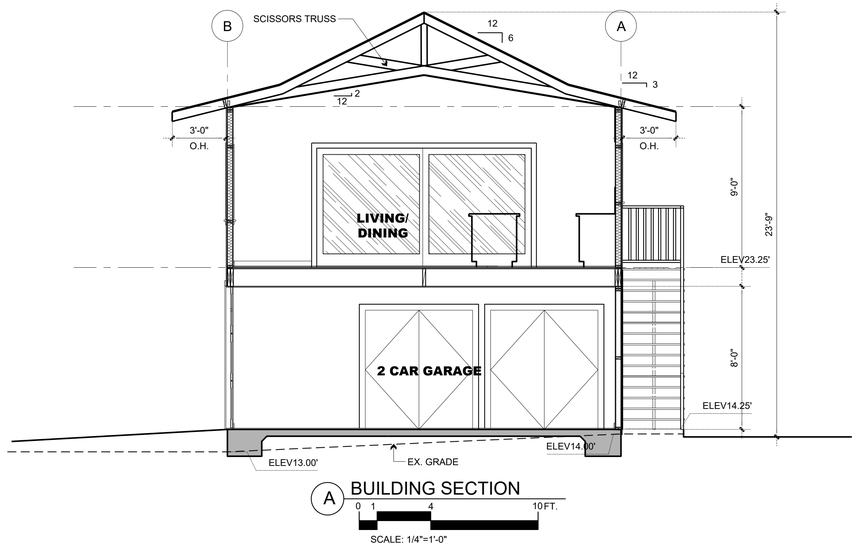
TMK: 8-4-001-016

Sheet Title

EXTERIOR ELEVATIONS

Drawn By: H.L.	Sheet No. A220
Date: 10 / 3 / 25	
Create Date:	of sheet

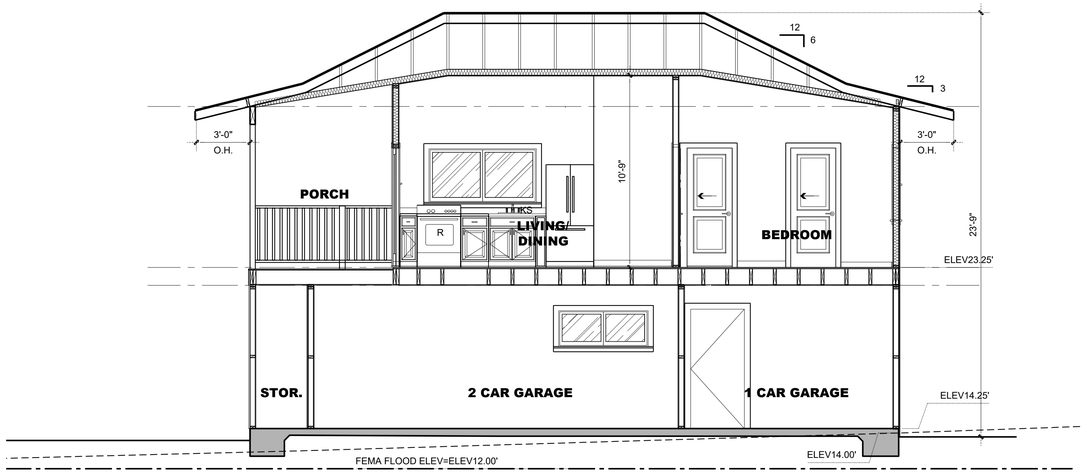
EXHIBIT C-6



A BUILDING SECTION

0 1 4 10FT.

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



B BUILDING SECTION

0 1 4 10FT.

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

EXHIBIT C-7

Architectural/Structural Engineer Stamp

Permitting For

ROCHLEN PROPERTY

	Revision	Date

Project Name and Address

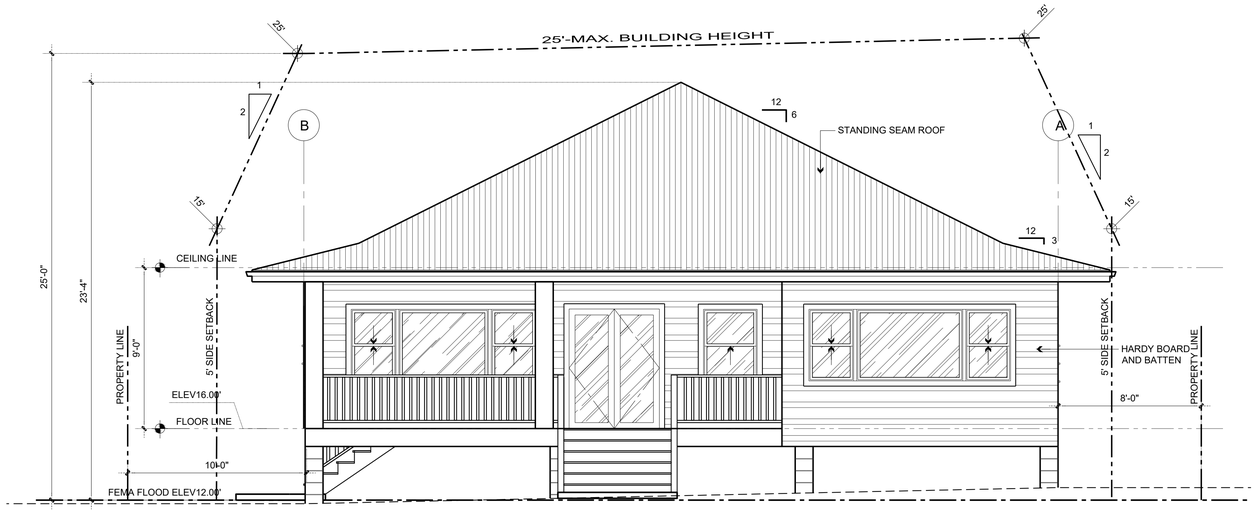
ROCHLEN RESIDENCE
84-253 FARRINGTON HIGHWAY,
WAIANAE, HAWAII 96792

TMK: 8-4-001-016

Sheet Title

BUILDING SECTIONS

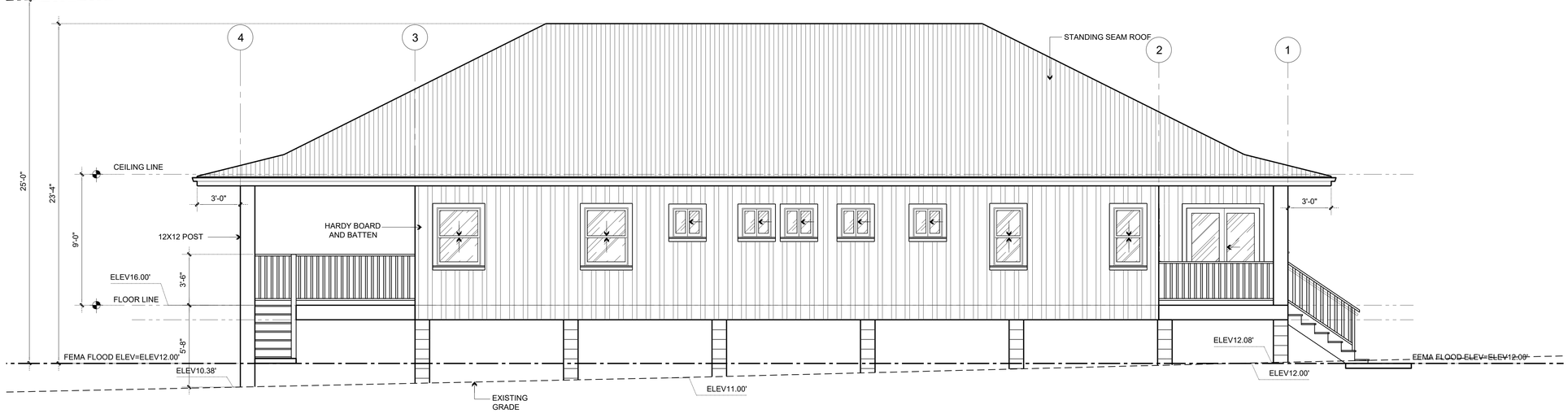
Drawn By: H.L.	Sheet No. A230
Date: 10 / 3 / 25	
Create Date:	of sheet



A FRONT ELEVATION

0 1 4 10FT.

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



B LEFT SIDE ELEVATION

0 1 4 10FT.

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

Architectural/Structural Engineer Stamp

Permitting For

ROCHLEN PROPERTY

	Revision	Date
△		
△		
△		
△		
△		
△		
△		
△		

Project Name and Address

ROCHLEN RESIDENCE
84-253 FARRINGTON HIGHWAY,
WAIANAE, HAWAII 96792

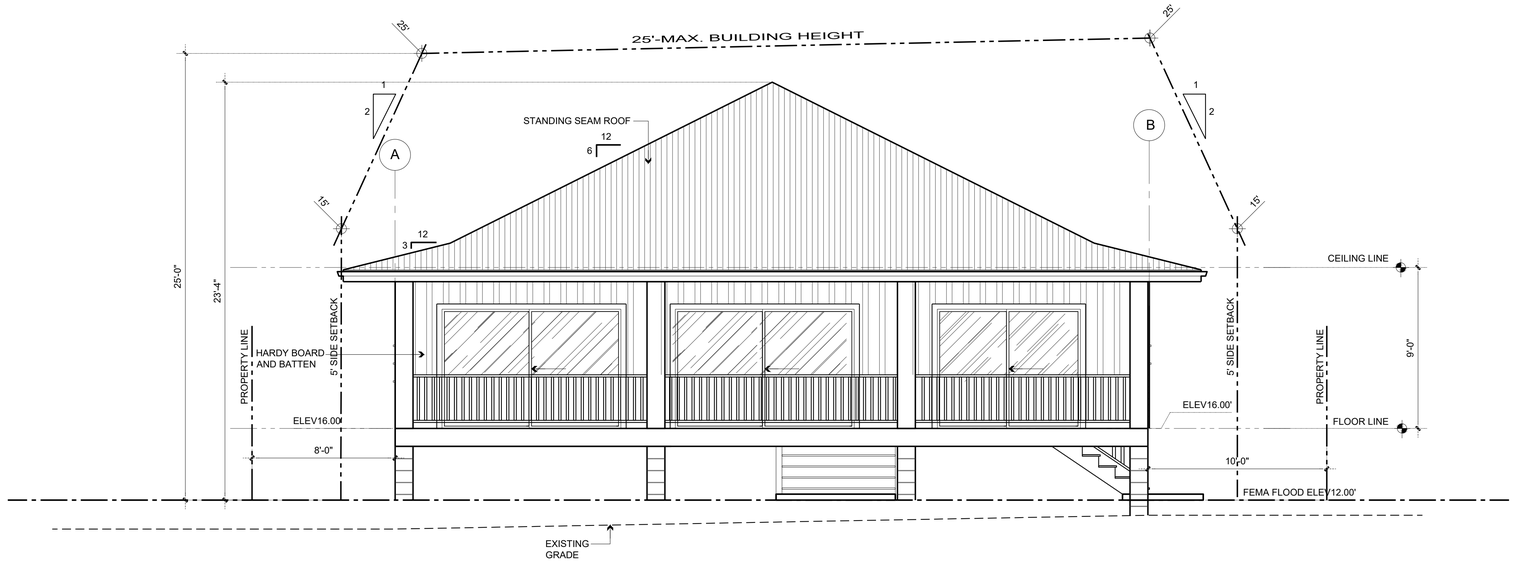
TMK: 8-4-001-016

Sheet Title

EXTERIOR ELEVATIONS

Drawn By:	Sheet No.
H.L.	A300
Date: 10 / 3 / 25	
Create Date:	of sheet

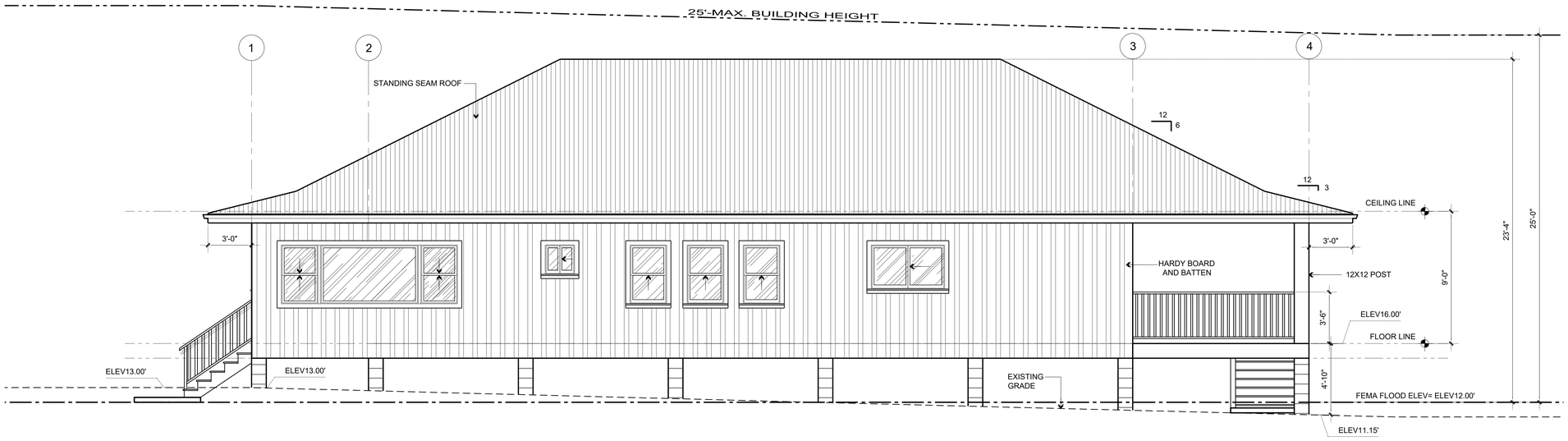
EXHIBT C-8



A REAR ELEVATION

0 1 4 10FT.

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



B RIGHT SIDE ELEVATION

0 1 4 10FT.

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

EXHIBIT C-9

Architectural/Structural Engineer Stamp

Permitting For

ROCHLEN PROPERTY

	Revision	Date

Project Name and Address

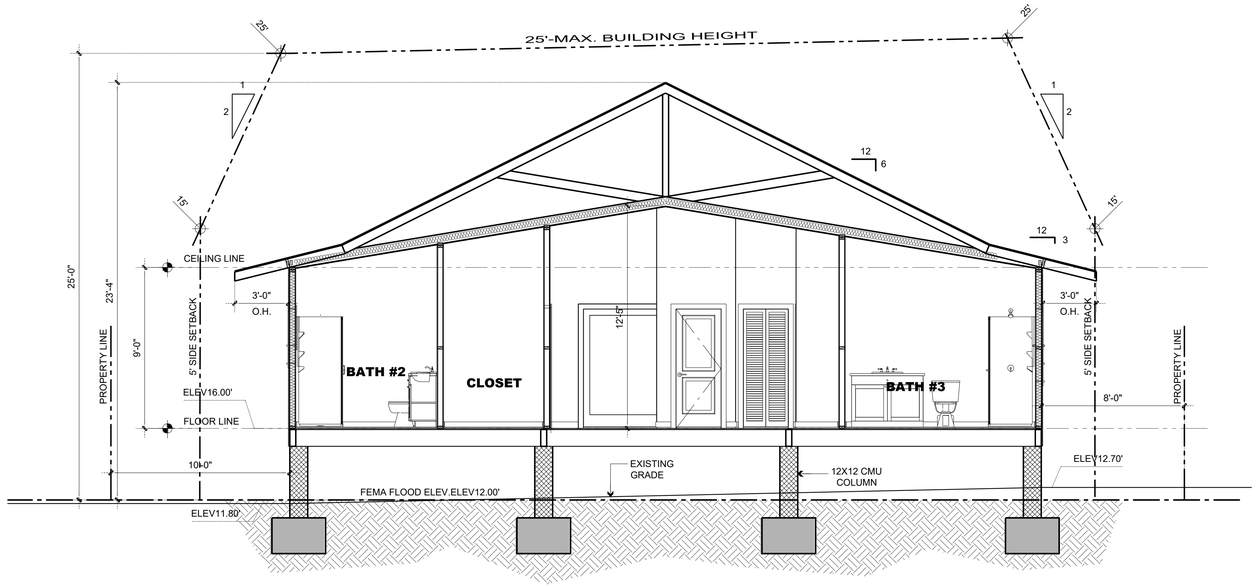
ROCHLEN RESIDENCE
84-253 FARRINGTON HIGHWAY,
WAIANAE, HAWAII 96792

TMK: 8-4-001-016

Sheet Title

EXTERIOR ELEVATIONS

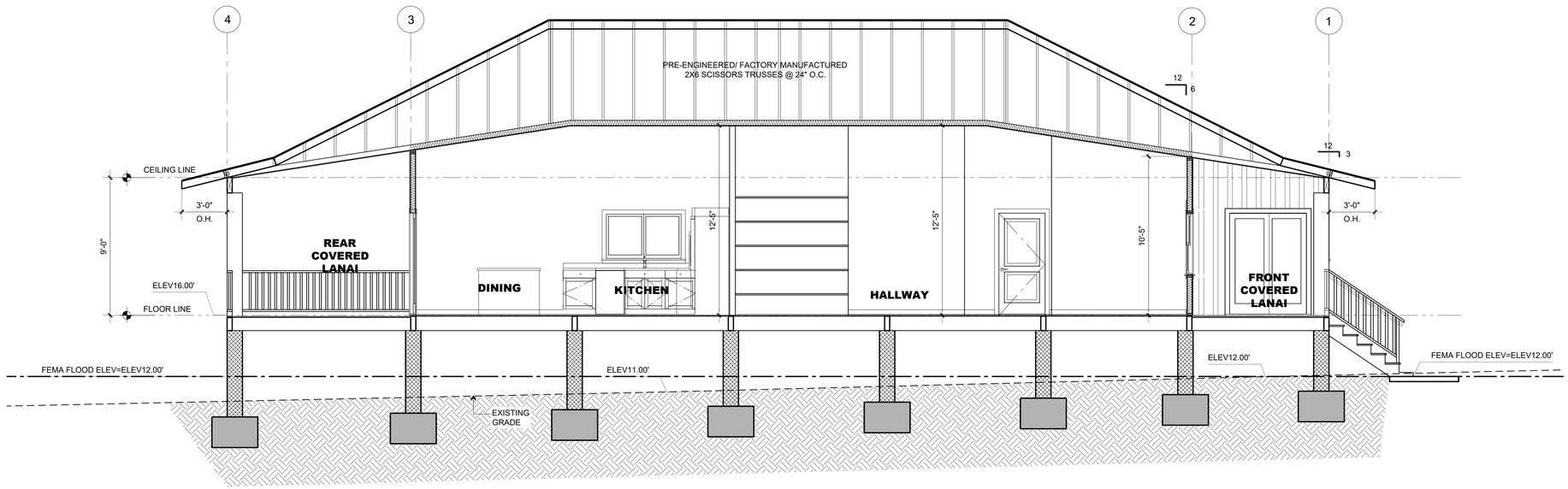
Drawn By: H.L.	Sheet No. A400
Date: 10 / 3 / 25	
Create Date:	of sheet



A BUILDING SECTION

0 1 4 10FT.

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



B BUILDING SECTION

0 1 4 10FT.

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

Architectural/Structural Engineer Stamp

ROSCOE O. FORD
LICENSED PROFESSIONAL ENGINEER
No. 3731-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.

Roscoe O ford

EXP. DATE 4/30/26

Permitting For

ROCHLEN PROPERTY

	Revision	Date

Project Name and Address

ROCHLEN RESIDENCE
84-253 FARRINGTON HIGHWAY,
WAIANAE, HAWAII 96792

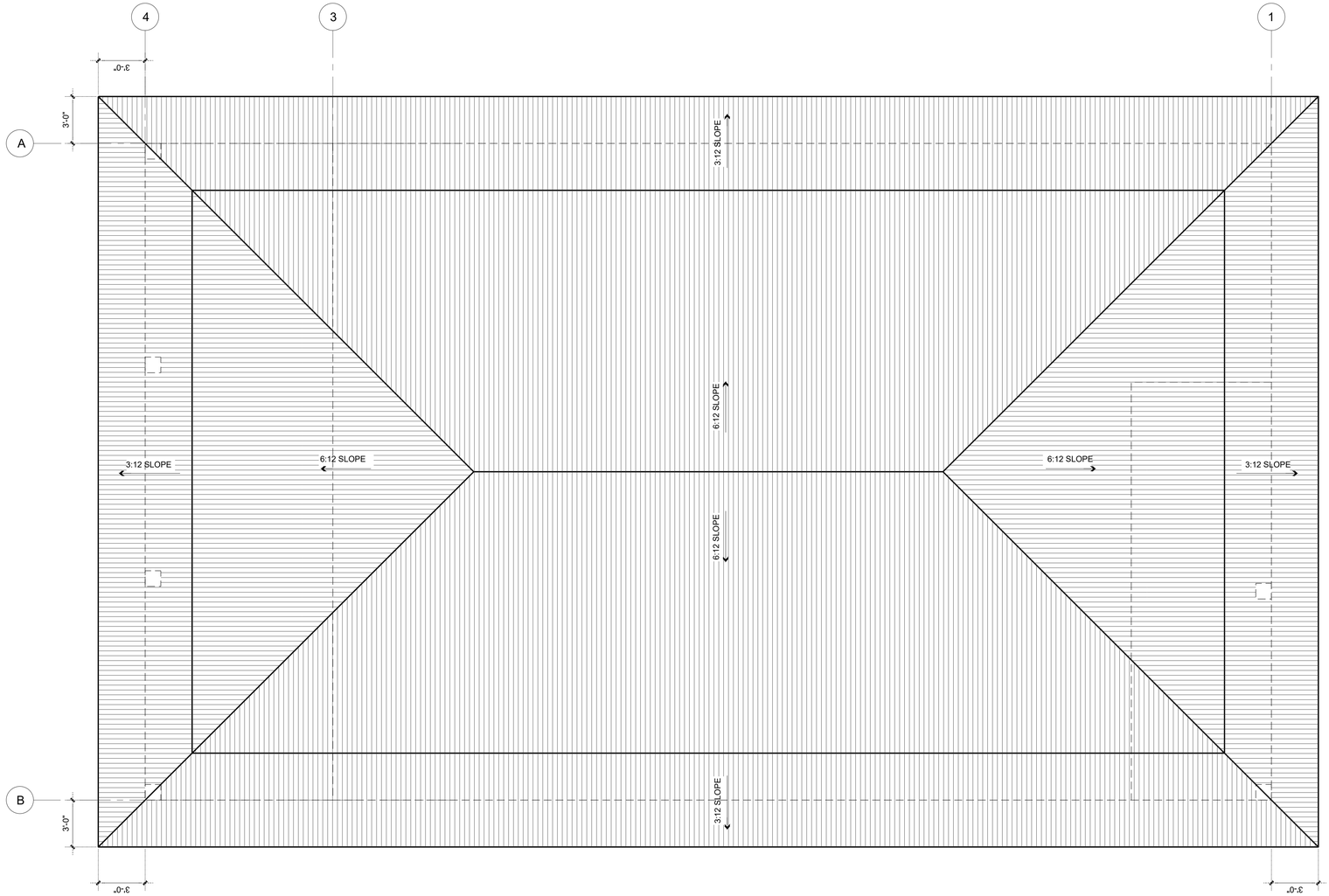
TMK: 8-4-001-016

Sheet Title

BUILDING SECTIONS

Drawn By: H.L.	Sheet No. A500
Date: 10 / 3 / 25	
Create Date:	of sheet

EXHIBIT C-10



MAIN HOUSE ROOF PLAN

0 1 4 10FT.

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

Architectural/Structural Engineer Stamp

Permitting For

ROCHLEN PROPERTY

	Revision	Date
△		
△		
△		
△		
△		
△		
△		
△		

Project Name and Address

ROCHLEN RESIDENCE
84-253 FARRINGTON HIGHWAY,
WAIANAE, HAWAII 96792

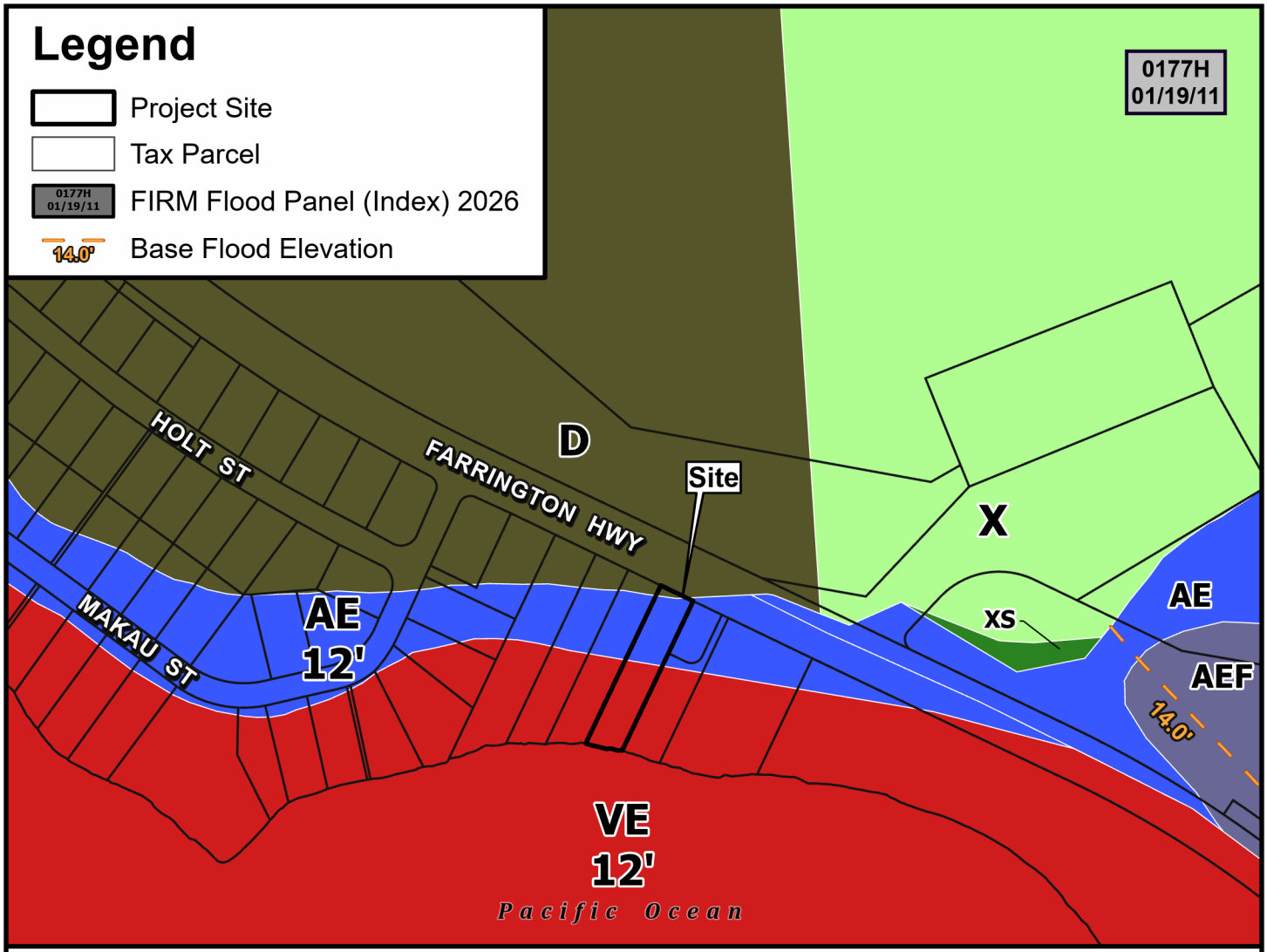
TMK: 8-4-001-016

Sheet Title

ROOF PLAN

Drawn By: H.L.	Sheet No. A600
Date: 10 / 3 / 25	
Create Date:	of sheet

EXHIBIT C-11



Flood Hazard Zones:
SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD
The 1% annual chance flood (100-year flood), also known as the base flood, is the flood that has a 1% chance of being equaled or exceeded in any given year.
The Special Flood Hazard Area is the area subject to flooding by the 1% annual chance flood.
The Base Flood Elevation (BFE) is the water-surface elevation of the 1% annual chance flood.

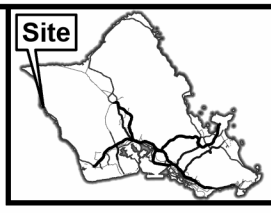
Zone **AE** = BFE determined
Zone **VE** = Costal flood zone with velocity hazard (wave action); BFE determined

Floodway Areas in Zone AE
Zone **AEF** = The floodway is the channel of stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increases in flood heights.

Other Flood Areas
Zone **XS** (X shaded) = Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.

Other Areas
Zone **X** = Areas determined to be outside the 0.2% annual chance floodplain.
Zone **D** = Areas in which flood hazards are undetermined, but possible.

0 150 300 600
Distance in Feet



VICINITY MAP

PORTION OF
FLOOD HAZARD MAP
FIRM PANEL 15003C0117H
NOTE: FLOOD ZONES EFFECTIVE AS OF JUNE 10, 2026.
NO CHANGES TO THIS FLOOD PANEL 0177H.

TAX MAP KEY(S): 8-4-001: 016
FOLDER NO.: 2026-SMA-37

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

Date Prepared: 07/2026

EXHIBIT D

Copyright City & County of Honolulu
All Rights Reserved 2026
This map was prepared in color

NOTES:
1. SUBJECT PROPERTY IS LOCATED IN FEMA FLOOD ZONE "VE" WITH A BASE FLOOD ELEVATION (BFE) OF 12 FEET, IN FEMA FLOOD ZONE "AE" WITH A BFE OF 12 FEET, AND IN FEMA FLOOD ZONE "D", AS SHOWN
2. ELEVATIONS ARE REFERENCED TO MEAN SEA LEVEL FROM NGS BENCHMARK TU0596.

LOT 929 (Map 26)

FEMA FLOOD ZONE "AE"
FEMA FLOOD ZONE "VE"

FEMA FLOOD ZONE "D"
FEMA FLOOD ZONE "AE"

LOT 90-C

BENCHMARK:
TOP OF ½ PIPE
ELEV.=16.4' (MSL)

FEMA FLOOD ZONE "D"

84' | 72' | 34' | 36'-3" | 10'-7"

205° 38' 00" 284.85'

5'-2"

8'-8"

LOT 90-D

22'-5"

295° 38' 00" 60.00

BUS STOP SHELTER

BUS STOP

94° 30' 00" 64.33'

SHORELINE EROSION HAZARD LINE @1.1'SLR

SHORELINE FOLLOWS ALONG THE TOP OF EROSION SCARP AS CERTIFIED 7/14/2025

SHORELINE EROSION HAZARD LINE @3.2'SLR

SHORELINE EROSION HAZARD LINE @0.5'SLR

FEMA FLOOD ZONE "VE" (BFE=12FT)

FEMA FLOOD ZONE "AE" (BFE=12FT)

TMK 8-4-001-016 (16,395 S.F)

LOT 928

42'

75'-5"

SHORELINE EROSION HAZARD LINE @2.0'SLR

SHORELINE SETBACK

10'

PP

25° 38' 00" 261.66'

SEA

FARRINGTON HIGHWAY

LOT 90-E

LOT 1048 (Map 114)

LOT 1047 (Map 114)

LEGEND

WV.: WATER VALVE	TC: TOP CURB
WM.: WATER METER	BC: BOTTOM CURB
CMU.: CONCRETE MASONRY UNIT	CC: CONCRETE
CO.: SANITARY SEWER CLEAN OUT	WMH: WATER MANHOLE
HECO.: HAWAII ELECTRIC COMPANY	GT: GREASE TRAP
HT.: HAWAIIAN TELCOM	SEWER MANHOLE
TV.: TIME WARNER CABLE	DRAIN MANHOLE
CLF: CHAIN LINK FENCE	IRON PIPE / IRON ROD
WF: WOOD FENCE	MAG. NAIL
VF: VINYL FENCE	ARROW CUT
EBX: ELECTRIC BOX	ROCK WALL
PP: POWER POLE	CMU WALL
GW: GUY WIRE	CONCRETE
TW: TOP WALL	COVERED
BW: BOTTOM WALL	STRUCTURE INSIDE PROPERTY
	STRUCTURE OUTSIDE PROPERTY

EXISTING TOPOGRAPHICAL SURVEY MAP

0 2 10 25FT.

SCALE: 3/32"=1'-0"

TOPOGRAPHIC MAP

TMK 8-4-001-016

BEING ALL OF LOT 928
LAND COURT APPLICATION NUMBER 1052, MAP 26
AND ALL OF LOT 90-D
BEING A PORTION OF EXCLUSION 1
LAND COURT APPLICATION 1052

AT MAKAHA, WAIANAE, OAHU, HAWAII

EXHIBIT E

Architectural/Structural Engineer Stamp

ROSCOE O. FORD
LICENSED PROFESSIONAL ENGINEER
No. 3731-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.

Roscoe O. Ford

EXP. DATE 4/30/26

Permitting For

ROCHLEN PROPERTY

Revision	Date

Project Name and Address

ROCHLEN RESIDENCE
84-253 FARRINGTON HIGHWAY,
WAIANAE, HAWAII 96792

TMK: 8-4-001-016

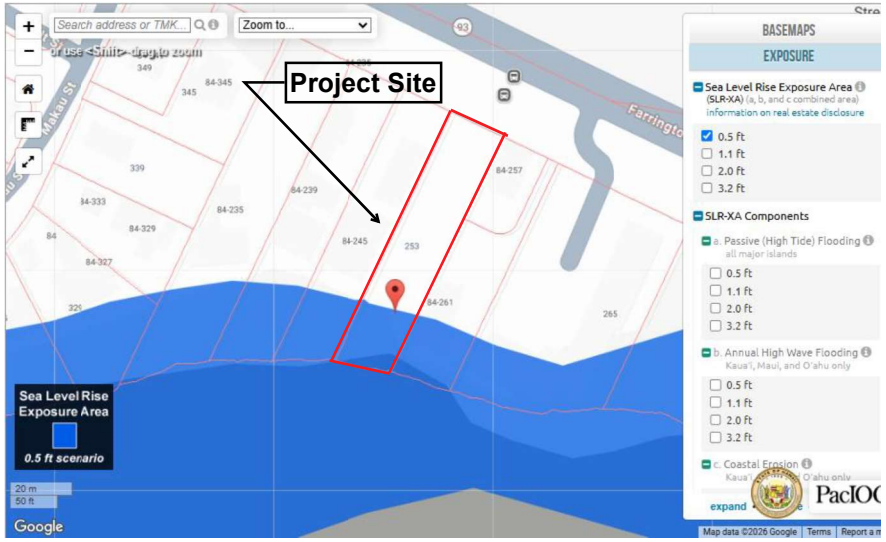
Sheet Title

TOPOGRAPHICAL SURVEY MAP

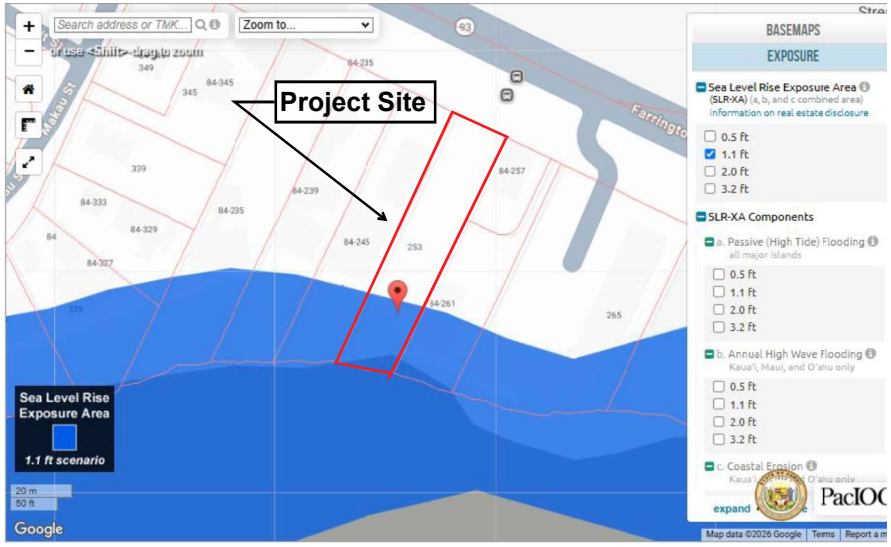
Drawn By: H.L.	Sheet No. C100
Date: 10 / 3 / 25	
Create Date:	of sheet

PATH/FILENAME: E:\WORES\R&I Construction\Randy House\6-4-26\MXD_Rochlen Residence Waianae\MXD_CAD\GIS\30-SHEETS\C100.dwg
LAST STA/ATE: Jeva 03, 2026 @ 03:04:46 pm
PLOT DATE: June 3, 2026 @ 04:54:57 pm

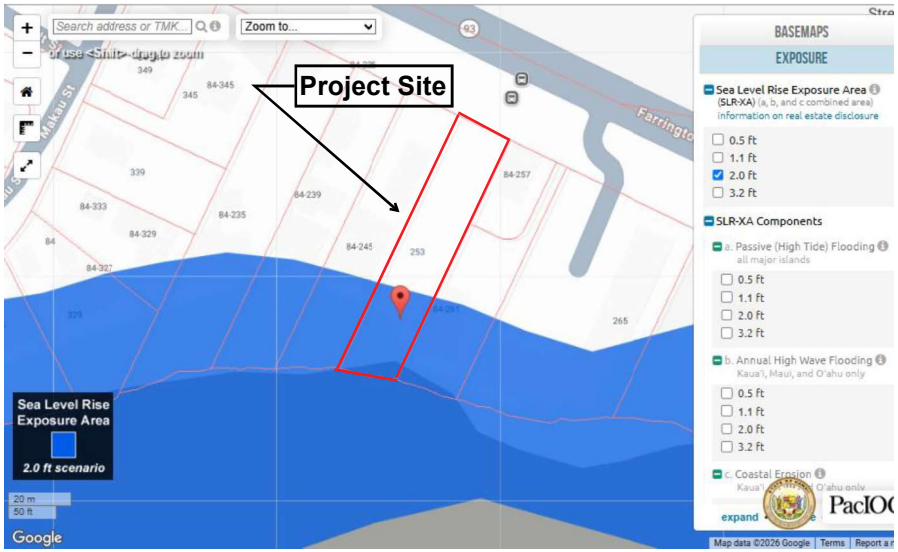
0.5-ft. Sea Level Rise Exposure Area



1.1-ft. Sea Level Rise Exposure Area



2.0-ft. Sea Level Rise Exposure Area



3.2-ft. Sea Level Rise Exposure Area

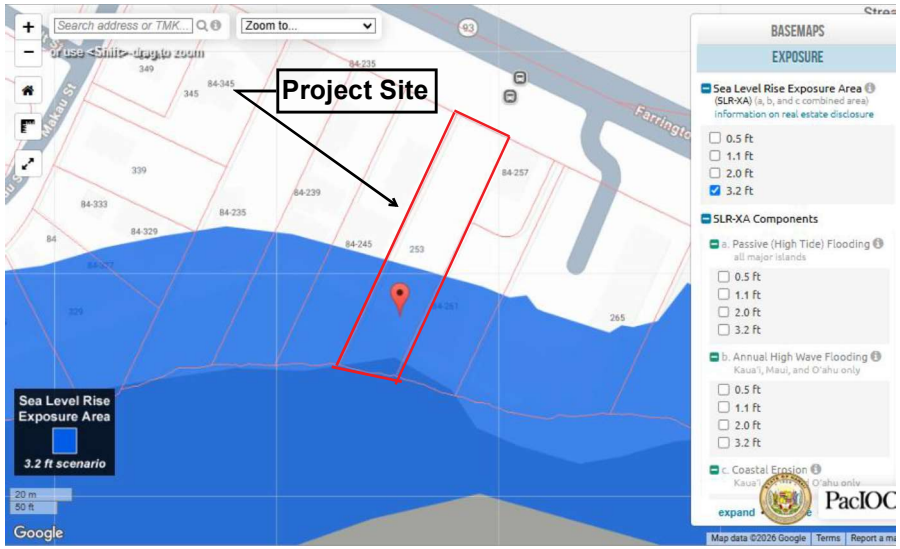
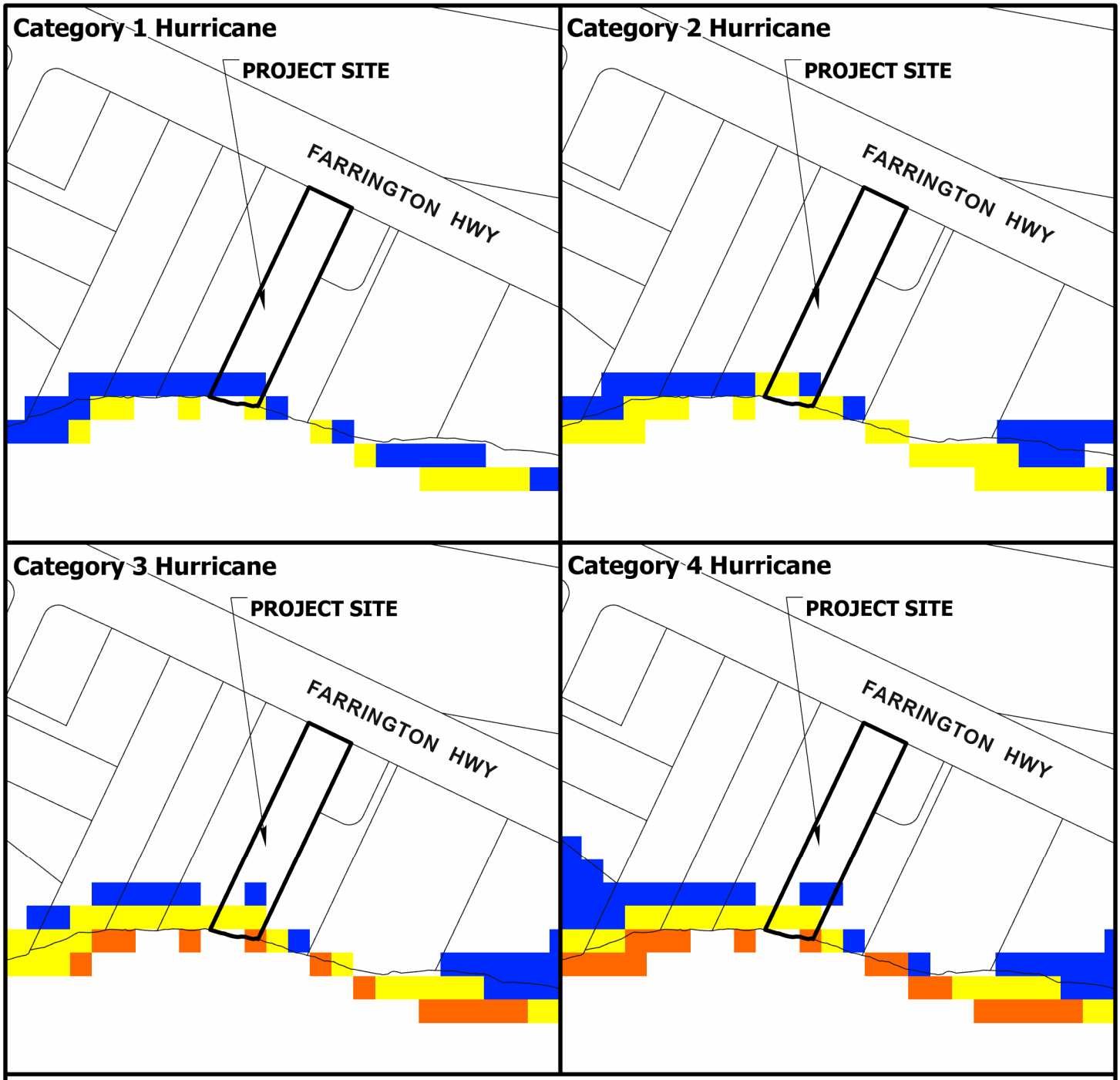


EXHIBIT F – SEA LEVEL RISE EXPOSURE AREA

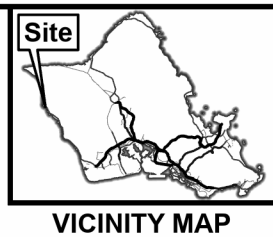
FILE NO. 2026-SMA-37

TMK: 8-4-001: 016



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



VICINITY MAP

0 100 200 400

Distance in Feet

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(S): 8-4-001: 016

FOLDER NO.: 2026-SMA-37

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

Date Prepared: 07/2026

EXHIBIT G

Copyright City & County of Honolulu
All Rights Reserved 2026
This map was prepared in color

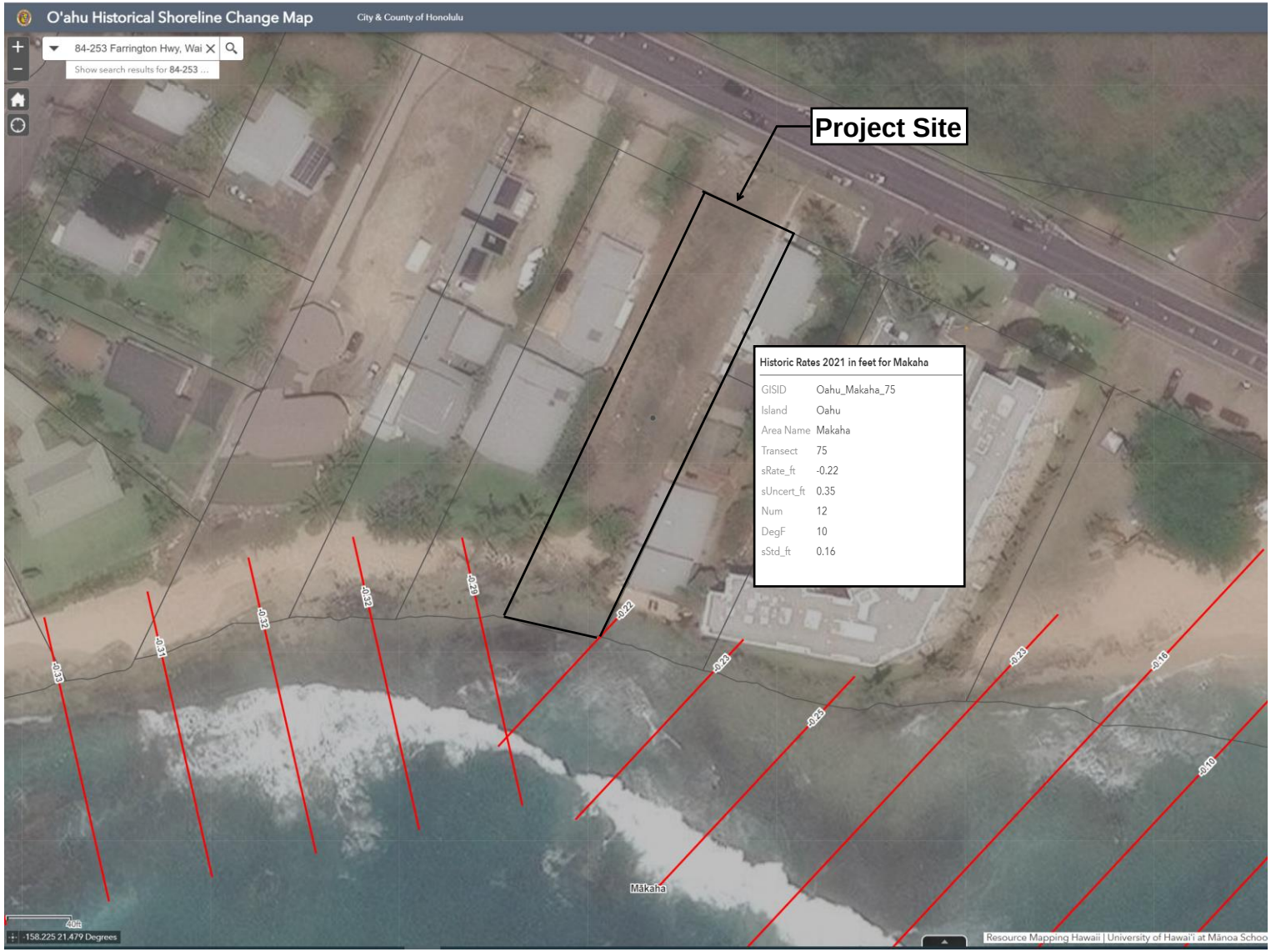


EXHIBIT H

SHORELINE EROSION RATE MAP

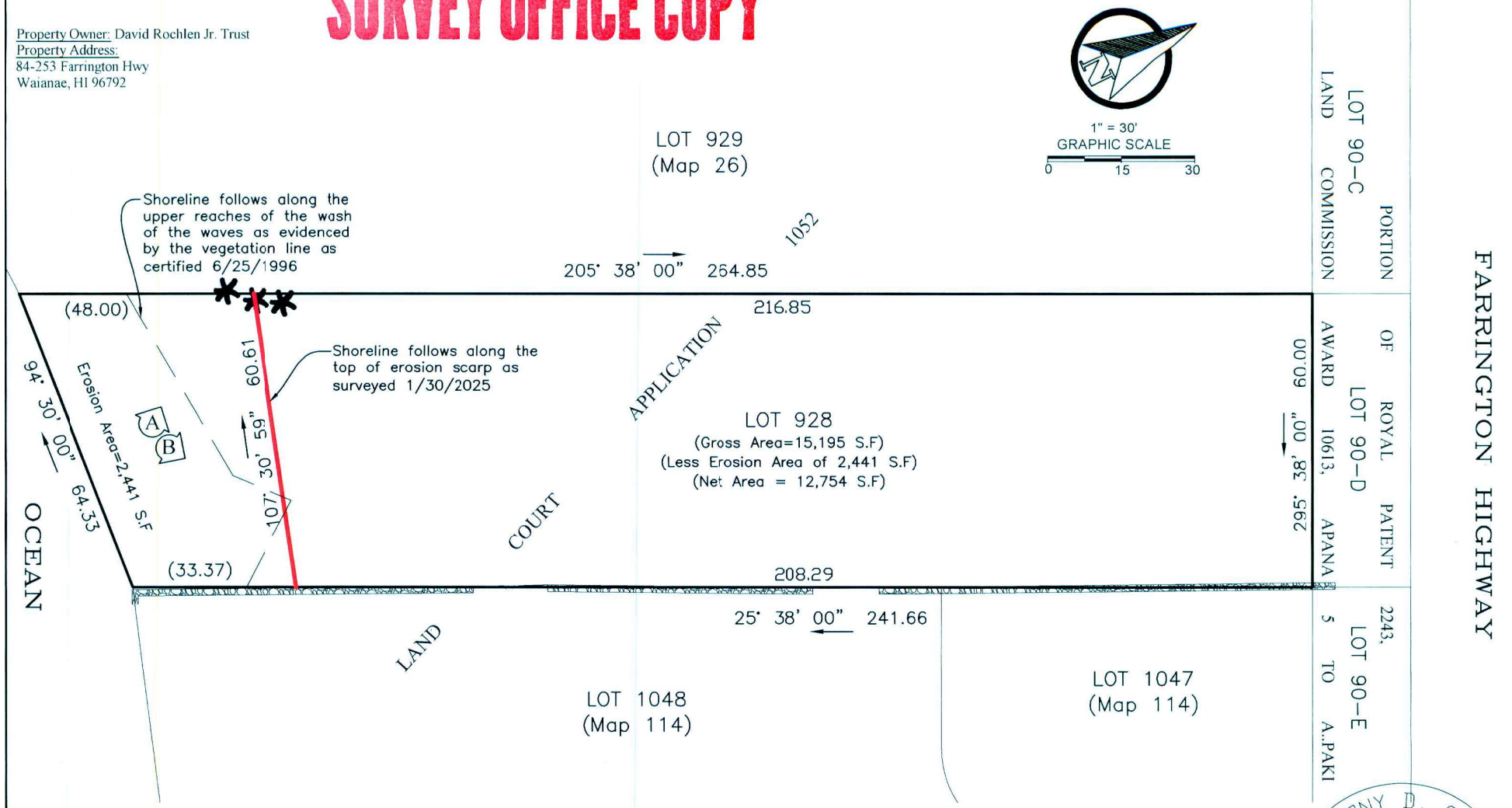
FILE NO. 2026-SMA-37

TMK: 8-4-001: 016

Ⓐ Photo label and direction

SURVEY OFFICE COPY

Property Owner: David Rochlen Jr. Trust
Property Address:
84-253 Farrington Hwy
Waianae, HI 96792



The shoreline as delineated in red is hereby certified as the shoreline as of

JUL 14 2025

Chairperson, Board of Land and Natural Resources

SHORELINE MAP

LOT 928

LAND COURT APPLICATION NUMBER 1052, MAP 26

AT MAKAHA, WAIANAE, OAHU, HAWAII

ANTHONY D. CROOK
LICENSED PROFESSIONAL LAND SURVEYOR
No. 12094
HAWAII, U.S.A.

THIS MAP WAS PREPARED BY ME OR UNDER MY SUPERVISION.
MY LICENSE EXPIRES: APRIL 30, 2026

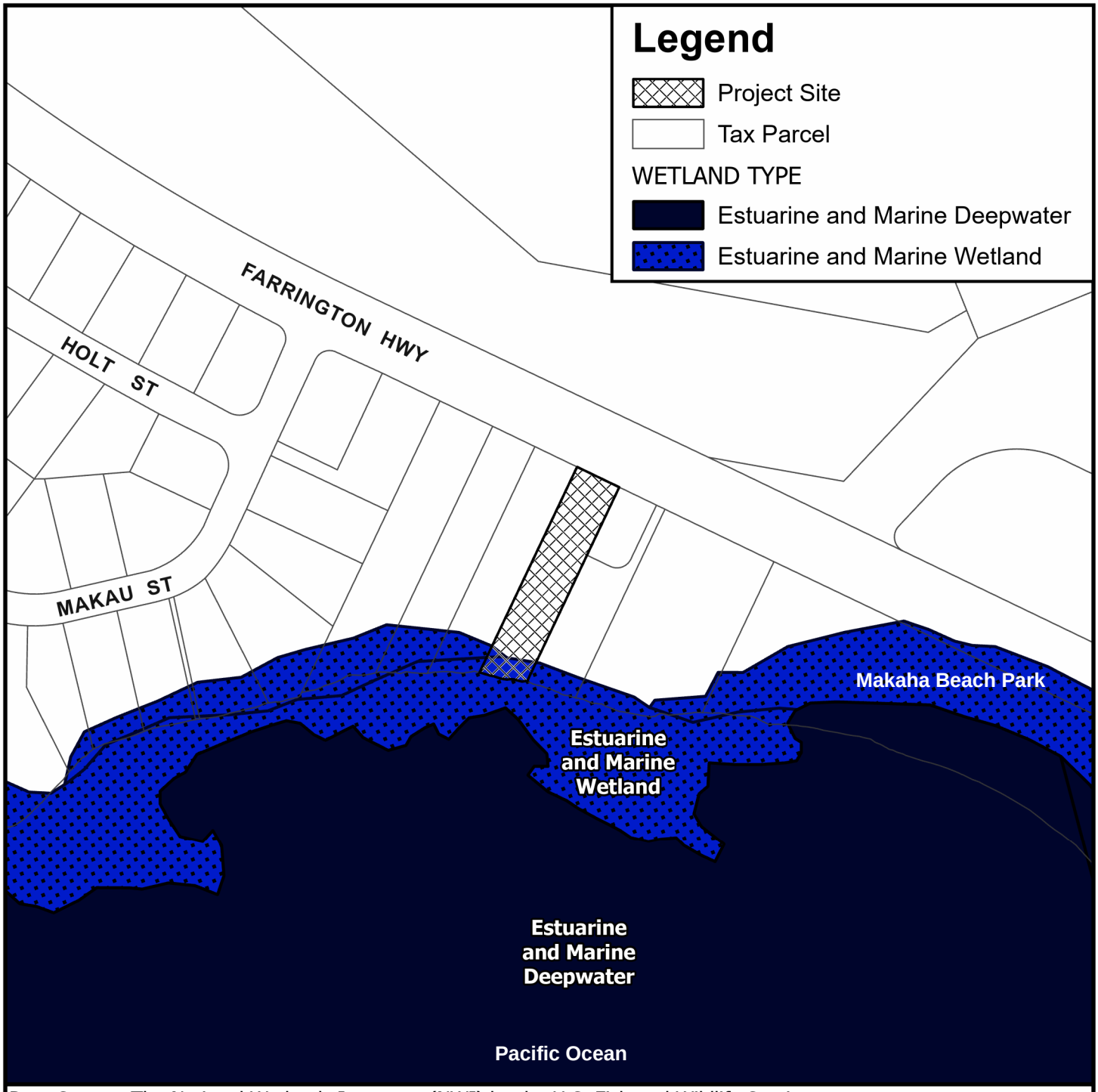
ANTHONY D. CROOK
LICENSED PROFESSIONAL LAND SURVEYOR
CERTIFICATE No. 12094

AILANA SURVEYING & GEOMATICS LLC

MAP DATED: May 28, 2025

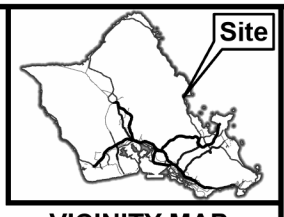
TMK(1)8-4-001-016

EXHIBIT I



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





VICINITY MAP

PORTION OF
WETLANDS MAP

MAKAHA, WAIANAE

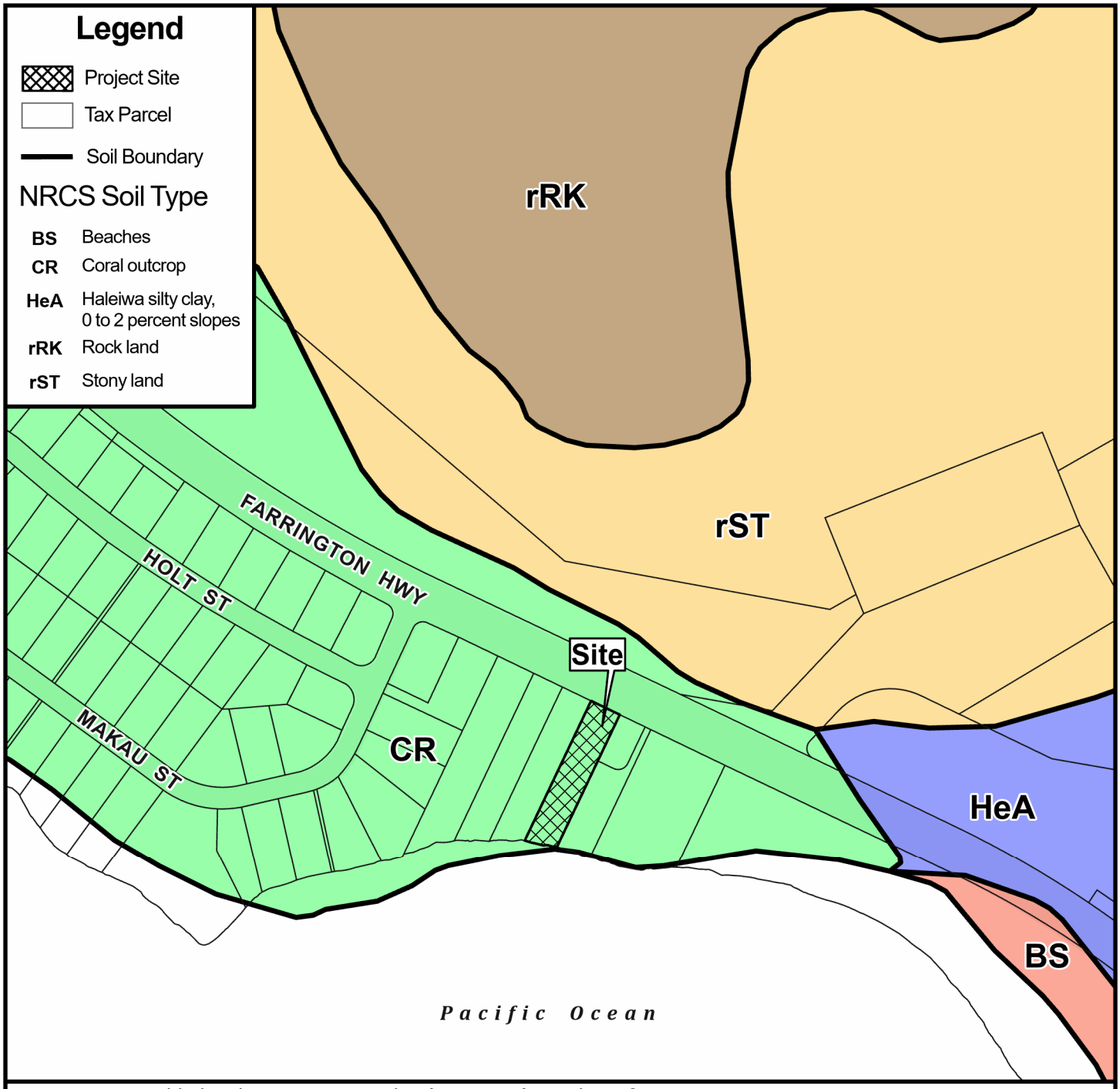
TAX MAP KEY(S): 8-4-001: 016
FOLDER NO.: 2026-SMA-37

Prepared by:
Department of Planning & Permitting (DPP)
City and County of Honolulu

Date Prepared: 07/2026

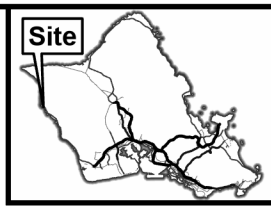
EXHIBIT J

Copyright City & County of Honolulu
All Rights Reserved 2026
This map was prepared in color



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

0 500 1,000
Distance in Feet



VICINITY MAP

PORTION OF
SOIL MAP
MAKAHA, WAIANAE

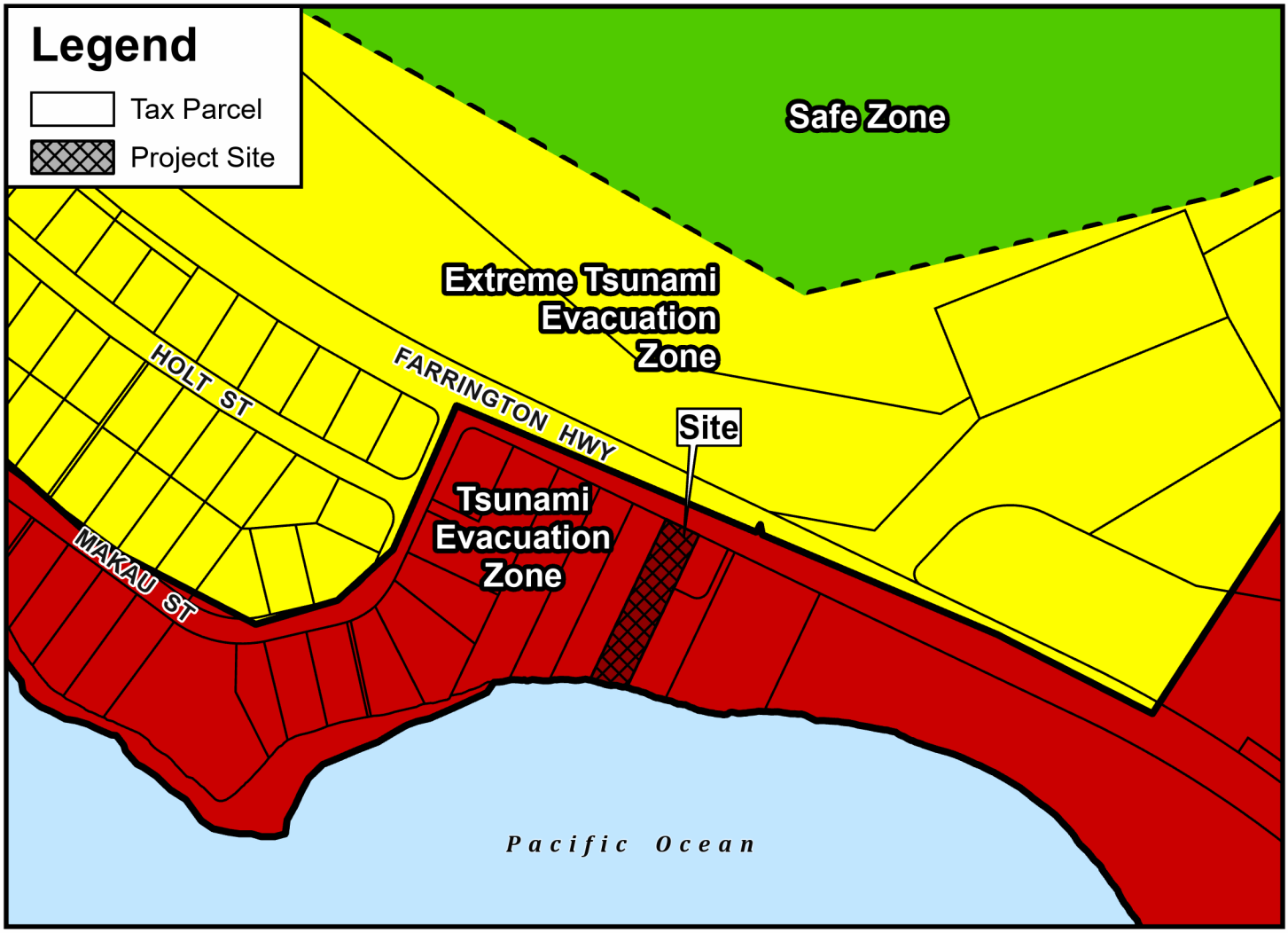
TAX MAP KEY(S): 8-4-001: 016
FOLDER NO.: 2026-SMA-37

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

Date Prepared: 07/2026

EXHIBIT K

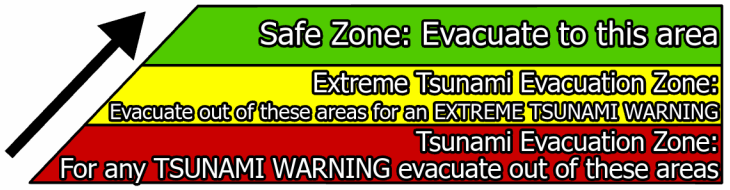
Copyright City & County of Honolulu
All Rights Reserved 2026
This map was prepared in color

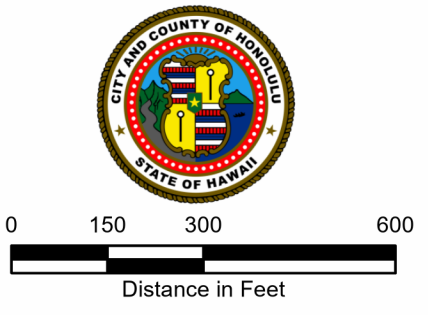


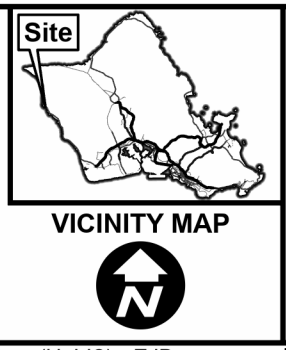
- For most Tsunami Warnings, evacuate out of the Tsunami Evacuation Zone; in the unlikely case of an Extreme Tsunami Warning, evacuate out of the Extreme Tsunami Evacuation Zone
- Remain at least 100 feet away from inland waterways and marinas connected to the ocean due to wave surges and possible flooding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

YOKOHAMA BAY TO POKAI BAY

MAP 15 INSET 2

TAX MAP KEY(S): 8-4-001: 016

FOLDER NO.: 2026-SMA-37

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

Date Prepared: 07/2026

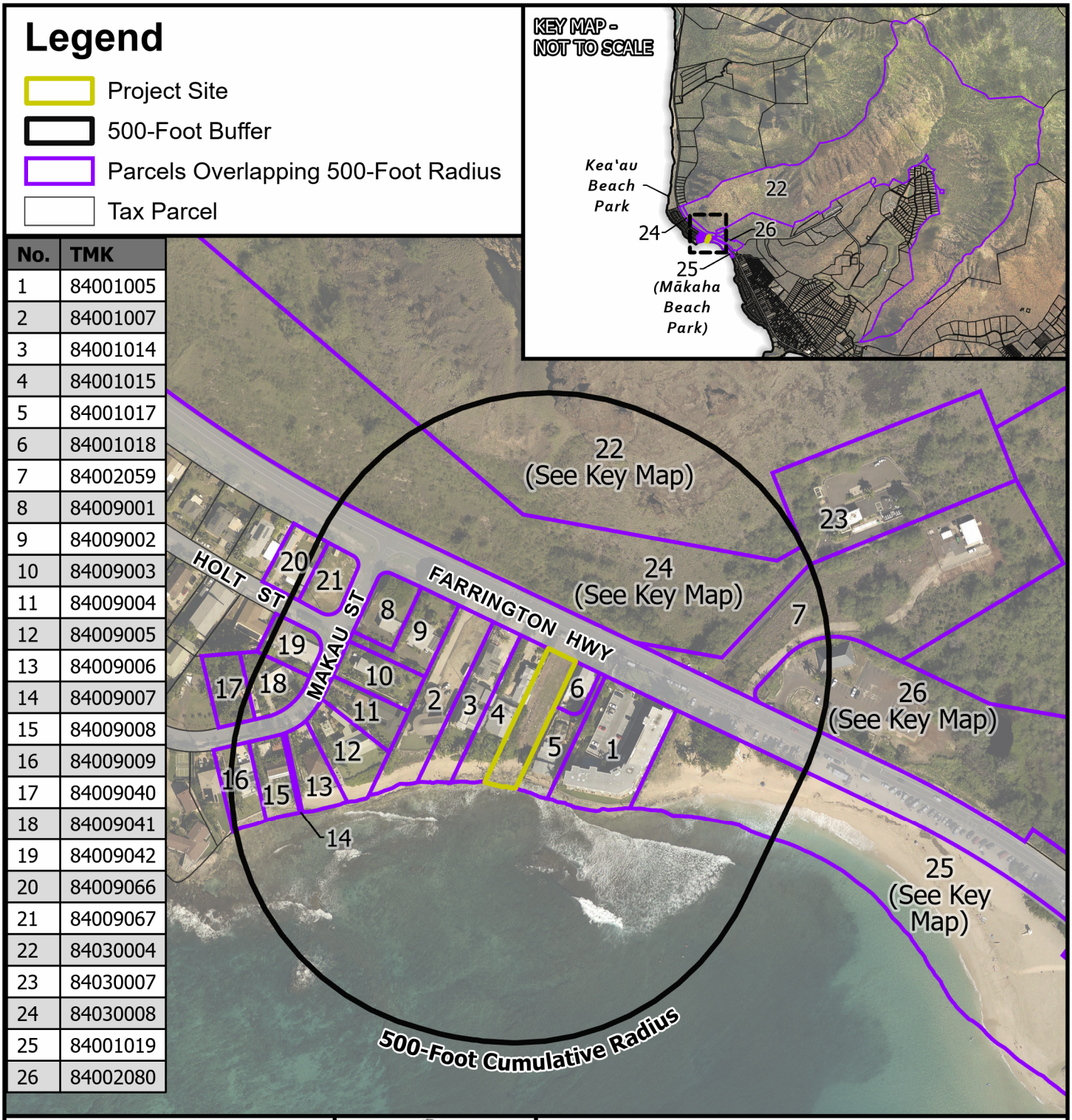
EXHIBIT L

Copyright City & County of Honolulu
All Rights Reserved 2026
This map was prepared in color

Legend

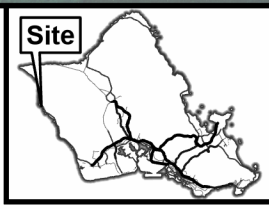
- Project Site
- 500-Foot Buffer
- Parcels Overlapping 500-Foot Radius
- Tax Parcel

No.	TMK
1	84001005
2	84001007
3	84001014
4	84001015
5	84001017
6	84001018
7	84002059
8	84009001
9	84009002
10	84009003
11	84009004
12	84009005
13	84009006
14	84009007
15	84009008
16	84009009
17	84009040
18	84009041
19	84009042
20	84009066
21	84009067
22	84030004
23	84030007
24	84030008
25	84001019
26	84002080



0 200 400

Distance in Feet



VICINITY MAP

CUMULATIVE IMPACT MAP

MAKAHA, WAIANAE

TAX MAP KEY(S): 8-4-001: 016
FOLDER NO.: 2026-SMA-37

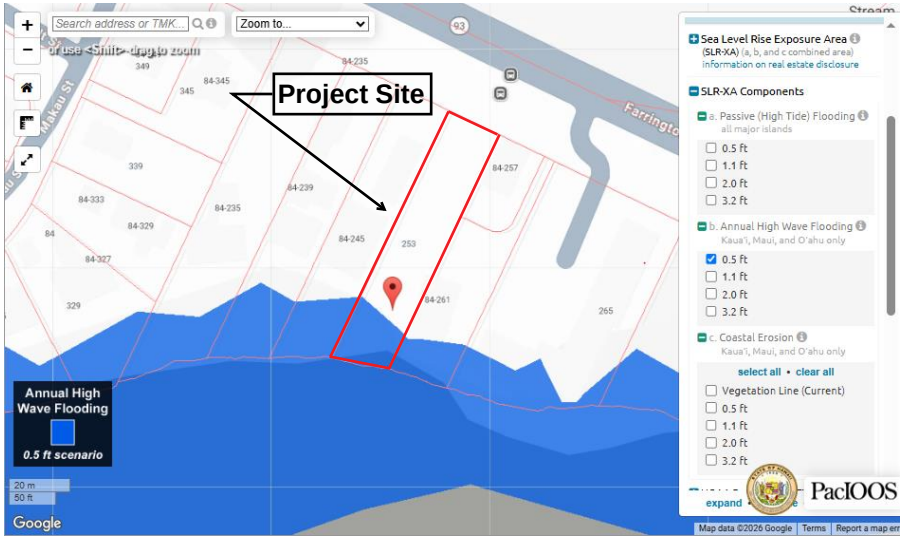
Prepared by: Honolulu Land Information System (HoLIS) - EJD
Department of Planning & Permitting (DPP)
City and County of Honolulu

Date Prepared: 07/2026

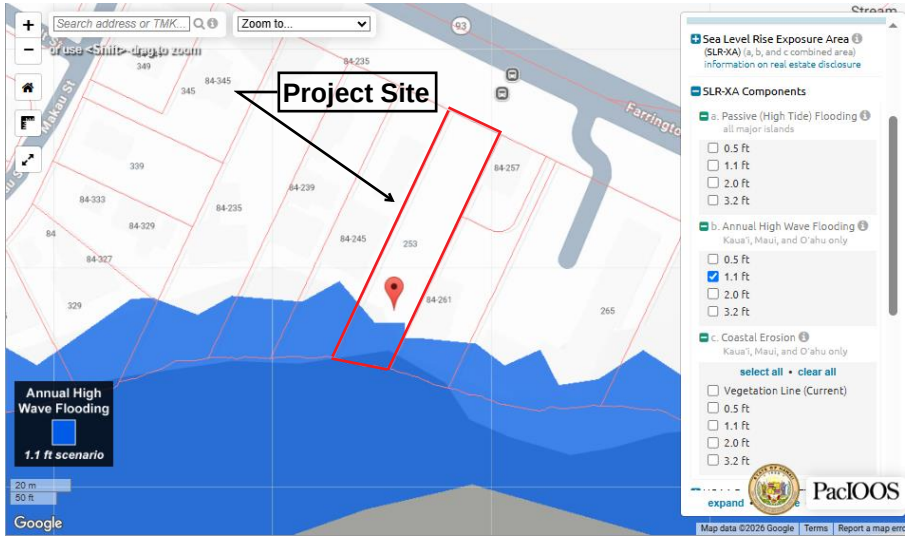
EXHIBIT M

Copyright City & County of Honolulu
All Rights Reserved 2026
This map was prepared in color

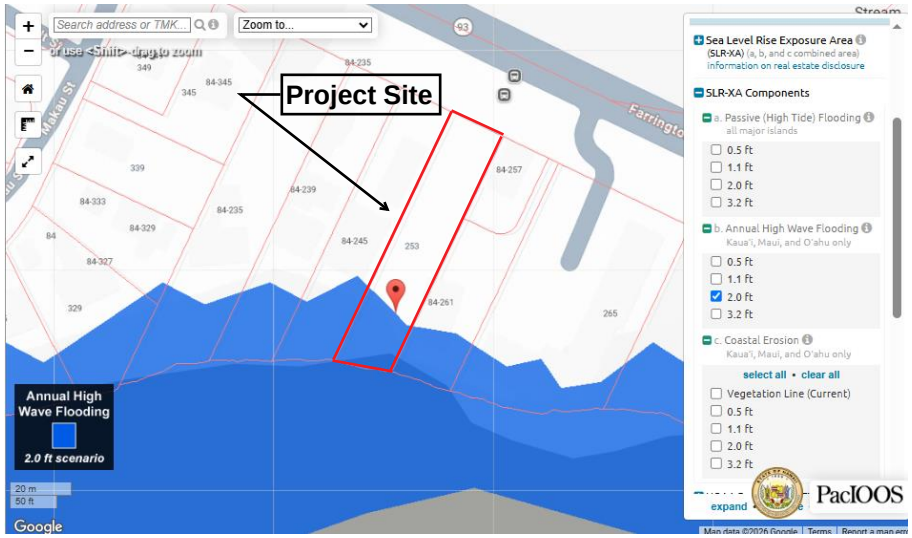
0.5-ft. Annual High Wave Flooding



1.1-ft. Annual High Wave Flooding



2.0-ft. Annual High Wave Flooding



3.2-ft. Annual High Wave Flooding

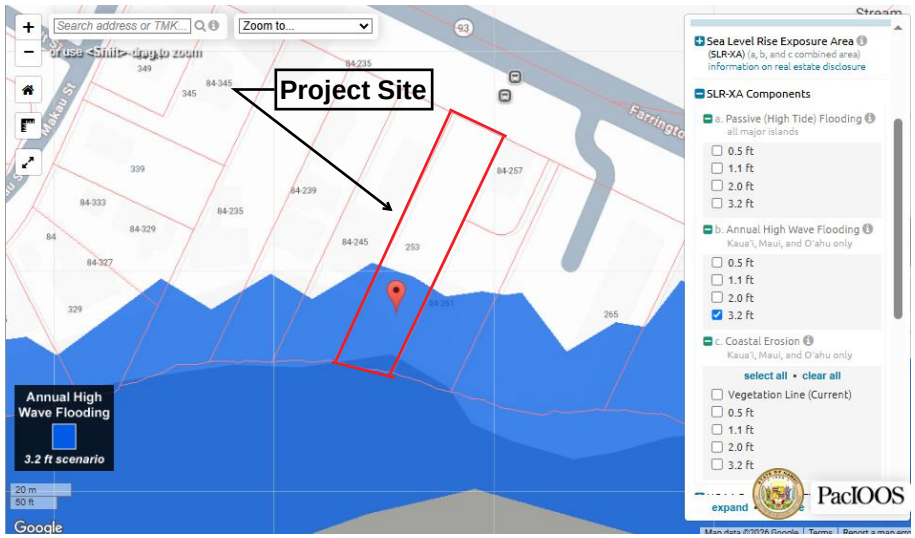
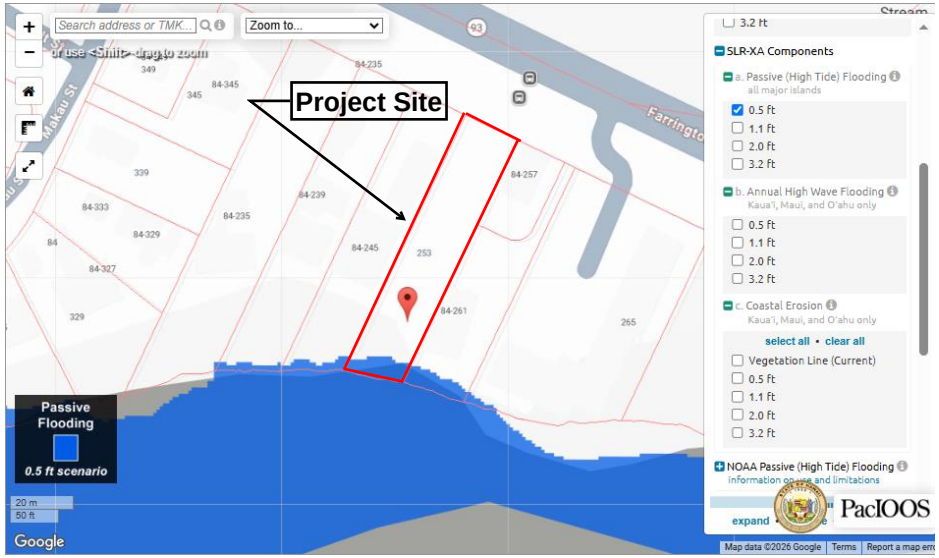


EXHIBIT N – ANNUAL HIGH WAVE ACTION FLOODING

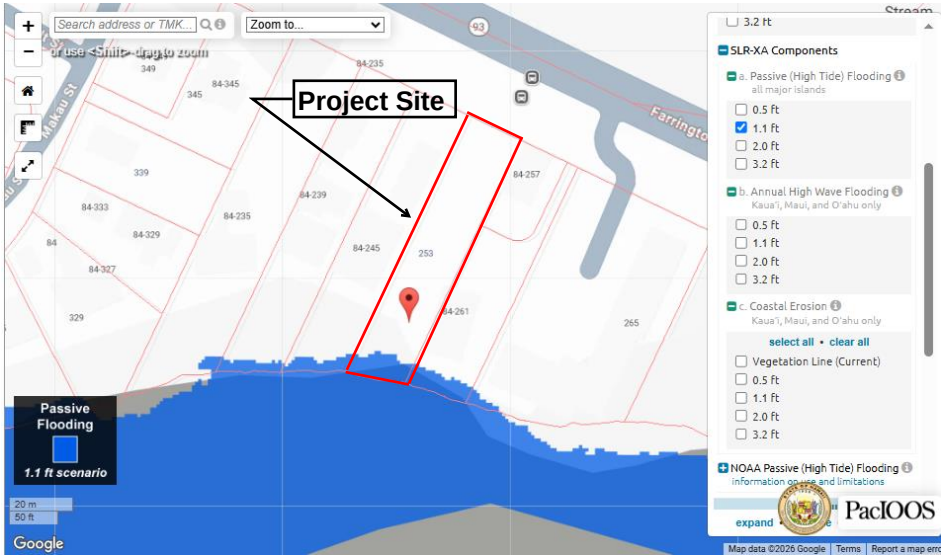
FILE NO. 2026-SMA-37

TMK: 8-4-001: 016

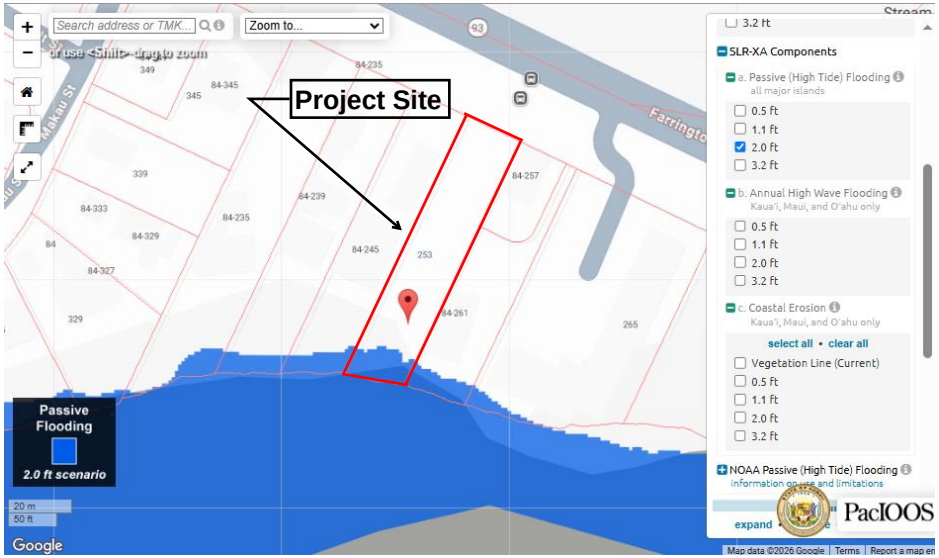
0.5-ft. Passive High Tide Flooding



1.1-ft. Passive High Tide Flooding



2.0-ft. Passive High Tide Flooding



3.2-ft. Passive High Tide Flooding

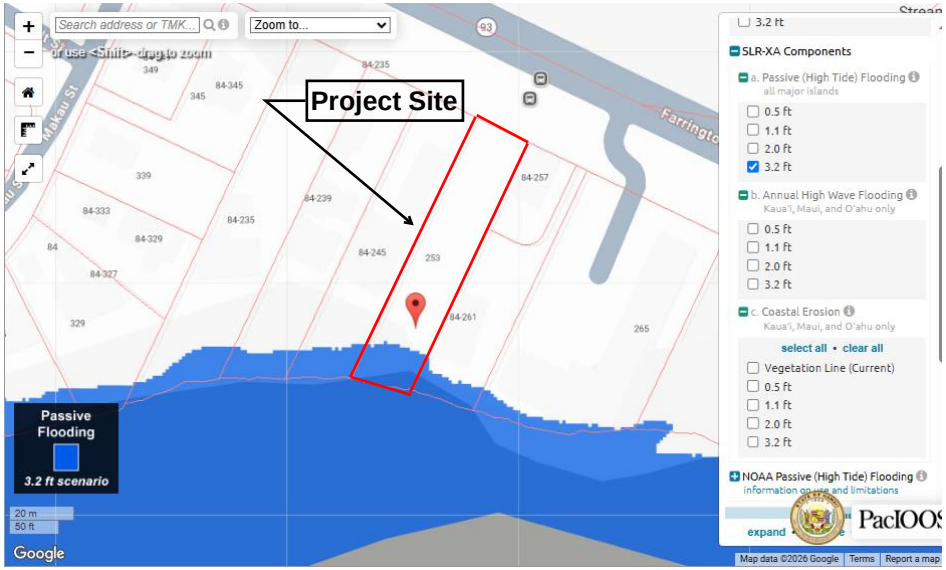
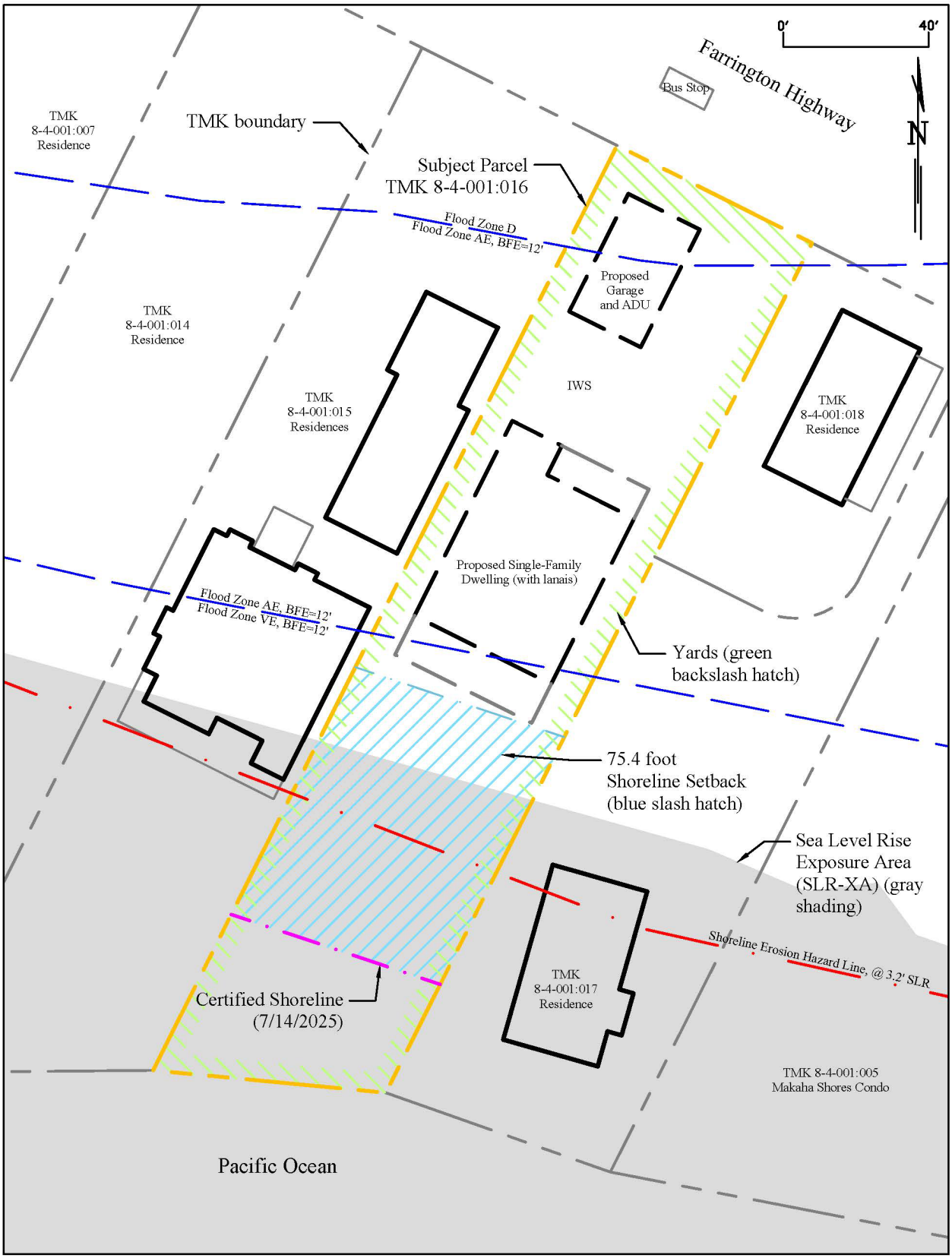


EXHIBIT O – PASSIVE HIGH TIDE FLOODING

FILE NO. 2026-SMA-37

TMK: 8-4-001: 016

Figure 4: Proposed Project with Shoreline Setback and Hazard Zones



Source: Planning Solutions, Inc.

Exhibit P

HONOLULU CITY COUNCIL

KE KANIHELA O KE KALANA O HONOLULU

CITY AND COUNTY OF HONOLULU

No._____

RESOLUTION

GRANTING A SPECIAL MANAGEMENT AREA MAJOR PERMIT TO ALLOW FOR THE CONSTRUCTION OF A ONE-STORY SINGLE-UNIT DWELLING WITH A DETACHED THREE-CAR GARAGE, AND ACCESSORY DWELLING UNIT; AND INSTALLATION OF A NEW INDIVIDUAL WASTEWATER SYSTEM IN WAIʻANAE, OʻAHU.

WHEREAS, on June 15, 2026, the Department of Planning and Permitting ("DPP") accepted the application (DPP File No. 2026-SMA-37) from Randall and Irene Wong ("Applicant") for a Special Management Area ("SMA") Major Permit to allow development including the construction of a one-story single-unit dwelling with a detached three-car garage, accessory dwelling unit, and installation of a new individual wastewater system on an approximately 12,754 square ("sq.") foot ("ft.") shoreline in the lot R-10 Residential District (the "Project"), located at 84-253 Farrington Highway and identified as Tax Map Key 8-4-001: 016; 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, the Applicant's agent, and DPP staff; three members of the public were in attendance but did not provide testimony; 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 Hawaiʻi Revised Statues ("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 with 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. 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-11, and D through P, 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. Prior to the issuance of a Building Permit ("BP"), the DPP must receive confirmation that the Hawai'i Department of Transportation reviewed and approved a driveway plan.

C. To recognize the potential for adverse impacts related to coastal hazards, including but not limited to sea level rise, 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 8-4-001: 016 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 portions of Tax Map Key 8-4-001: 016 are projected to be impacted by 3.2 feet of sea level rise by the year 2100."*

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 coastal erosion, 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 8-4-001: 016, 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 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 plans:

"In choosing to undertake the development at Tax Map Key 8-4-001: 016, the landowner hereby acknowledges (and any successor owner or interested party is hereby 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 8-4-001: 016."

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

1. Prior to the issuance of a BP for the Project, the Applicant shall prepare and submit to the State Historic Preservation Division ("SHPD") an archaeological inventory survey ("AIS") that includes subsurface testing conducted by a qualified archaeologist of 100 percent of the construction permit. The Applicant shall submit to the DPP a copy of the SHPD's

written acceptance of the Project's AIS, and any required mitigation protocols.

2. The Applicant shall consult with the SHPD to implement all mitigation protocols approved by SHPD under the written determination, AIS, or as otherwise required by the SHPD. Prior to the commencement of ground-disturbing activity and Project construction, a coordination meeting must be conducted among the Project's archaeological consultants, the construction contractor, and applicable subcontractors to ensure that the construction contractor and applicable subcontractors have been informed of all mitigation protocols required by SHPD.

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

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

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; and

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 Hawaiian seabird and migratory bird nests, eggs, or fledglings;

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

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

        (i) The United States Fish and Wildlife Services ("USFWS") and the State of Hawai'i Department of Land and Natural Resources ("DLNR") Division of Forestry and Wildlife ("DOFAW") must be contacted immediately;

(ii) Work may only resume upon implementation of any avoidance and mitigation measures recommended by the USFWS and/or DLNR DOFAW; 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. Pre-construction nesting surveys are not required for construction activities occurring in January or February (outside of the breeding and nesting period of March through December);

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; and

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

l. 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 25 cubic yards of structural fill. No importation of soil fill material is proposed;

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

3. Prior to the commencement of any ground-disturbing or construction activities, and upon the arrival of any new workers to the Project site, a copy of the most recently updated OISC "Decontamination Protocols for

Prevention of Invasive Species" ("Protocols") must be distributed to all workers who will be present at the Project site, or the Protocols must be posted on the Project site in a visible location accessible to all Project workers (including delivery and haul-out contractors), or both the distribution and posting of the Protocols is required. See https://www.oahuisc.org/print-materials/. All 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. Should existing palm trees become damaged or killed by the coconut rhinoceros beetle, replacement should be an appropriate species not susceptible to the coconut rhinoceros beetle.

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

RESOLUTION

K. Permits.

The Applicant must 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 Applicants demonstrate 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.

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

HONOLULU CITY COUNCIL

KE KANIHELA O KE KALANA O HONOLULU

CITY AND COUNTY OF HONOLULU

No._____

RESOLUTION

BE IT FINALLY RESOLVED by the Council of the City and County of Honolulu that copies of this Resolution be transmitted to Randall and Irene Wong, 84-253 Farrington Highway, Wāiʻanae, Hawaiʻi 96792; James T. Hayes, Planning Solutions Inc., 711 Kapiolani Boulevard, #950, Honolulu, Hawaiʻi 96813; Dawn Takeuchi Apuna, Director of Planning and Permitting, 650 South King Street, 7th Floor, Honolulu, Hawaiʻi 96813; and Mary Alice Evans, Director of the Office of Planning and Sustainable Development, Attention: Coastal Zone Management Branch, P.O. Box 2359, Honolulu, Hawaiʻi 96804-2359.

INTRODUCED BY:

_____

_____

_____

_____

_____

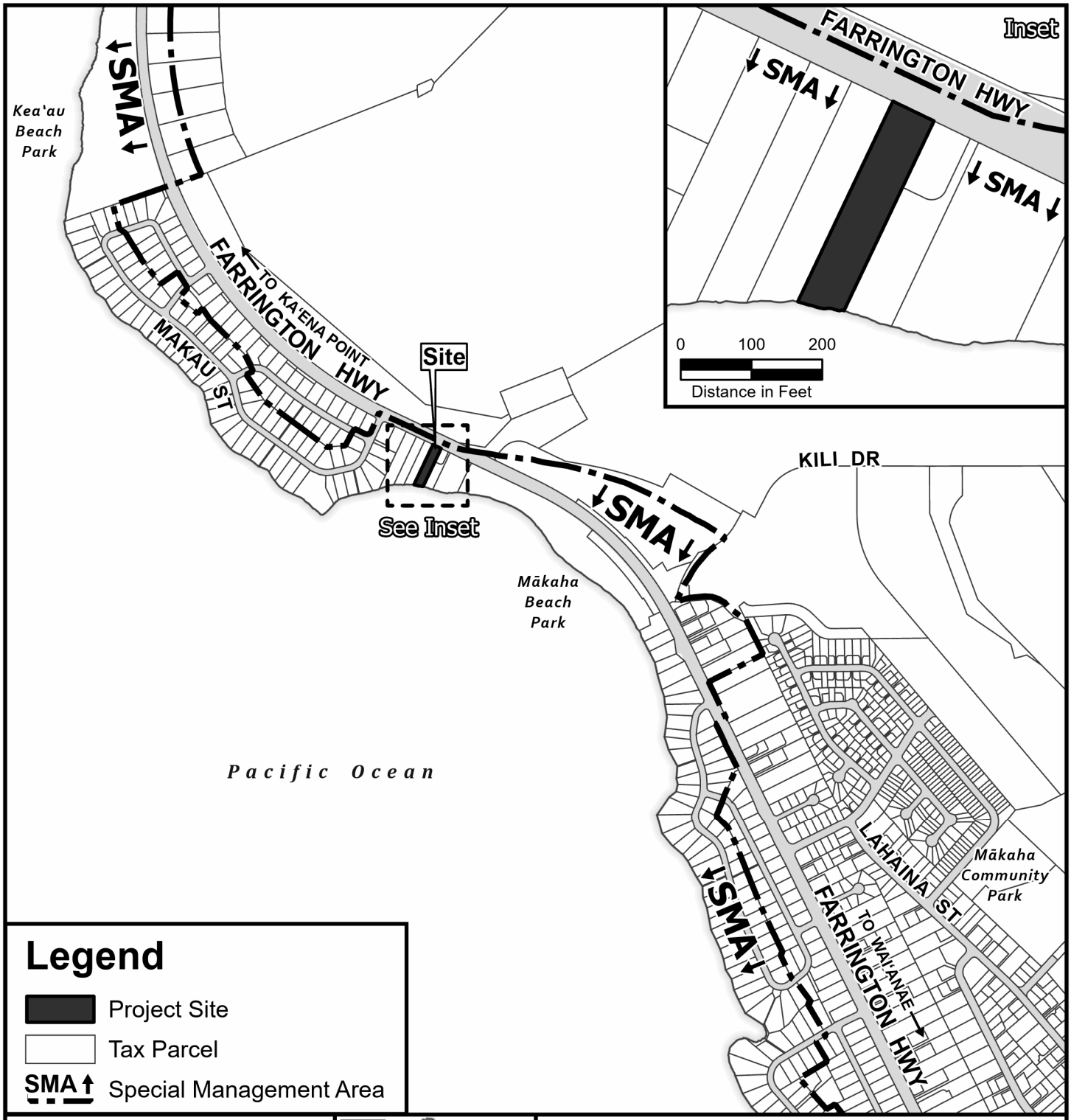
_____

DATE OF INTRODUCTION: _____

_____

_____ _____

Honolulu, Hawaiʻi Councilmembers



LOCATION MAP WITH SMA

MAKAHA, WAIANAE

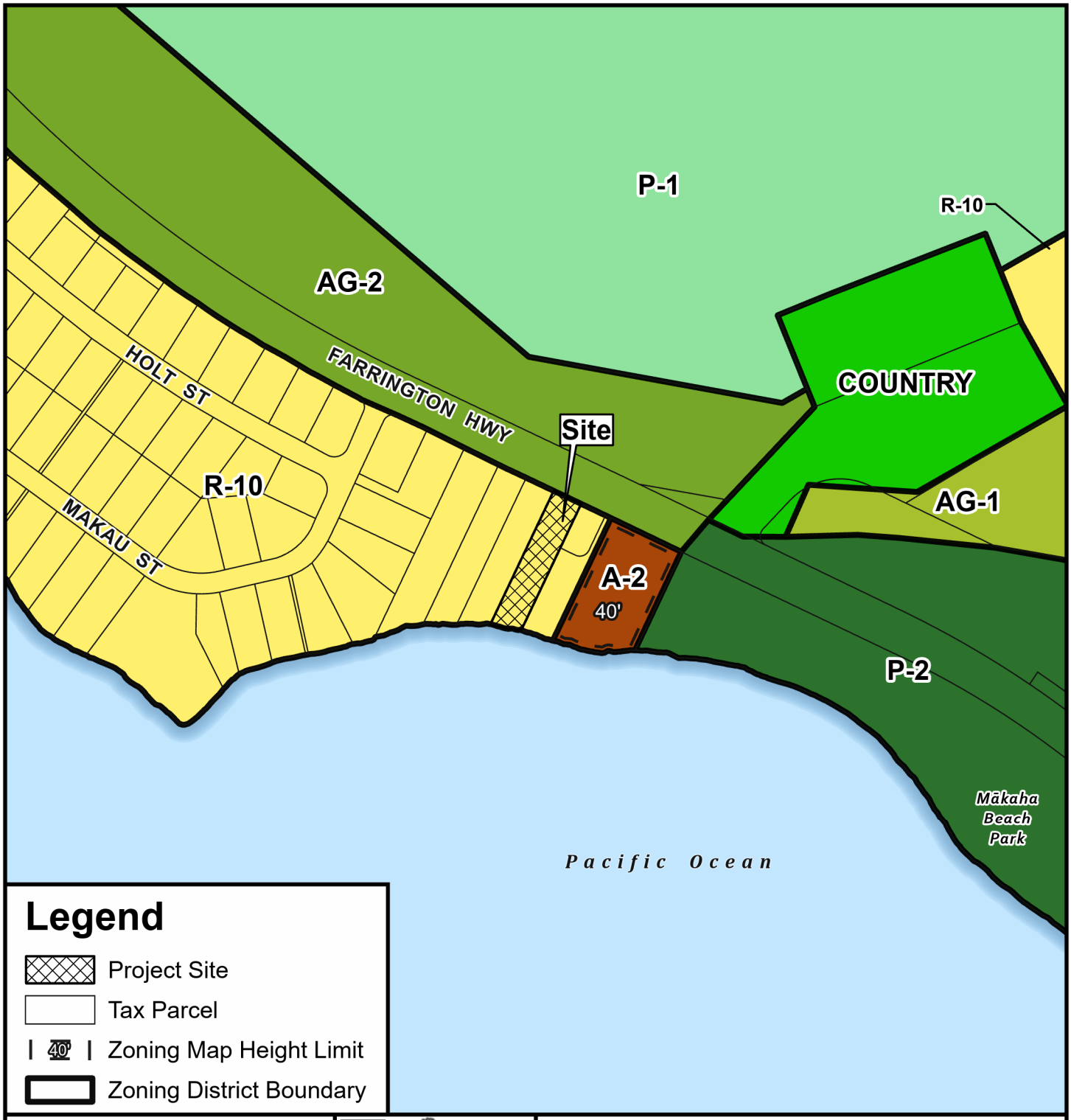
TAX MAP KEY(S): 8-4-001: 016
FOLDER NO.: 2026-SMA-37

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

Date Prepared: 06/2026

EXHIBIT A

Copyright City & County of Honolulu
All Rights Reserved 2026

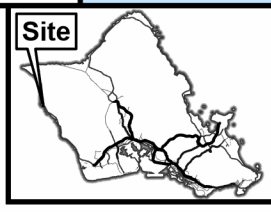


Legend

- Project Site
- Tax Parcel
- 40' Zoning Map Height Limit
- Zoning District Boundary

0 150 300 600

Distance in Feet



VICINITY MAP

PORTION OF

ZONING MAP

LUALUALEI - MAKAHA

TAX MAP KEY(S): 8-4-001: 016

FOLDER NO.: 2026-SMA-37

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

Date Prepared: 07/2026

EXHIBIT B

Copyright City & County of Honolulu
All Rights Reserved 2026
This map was prepared in color

IMPERVIOUS AREA CALCULATIONS & BREAKDOWNS:

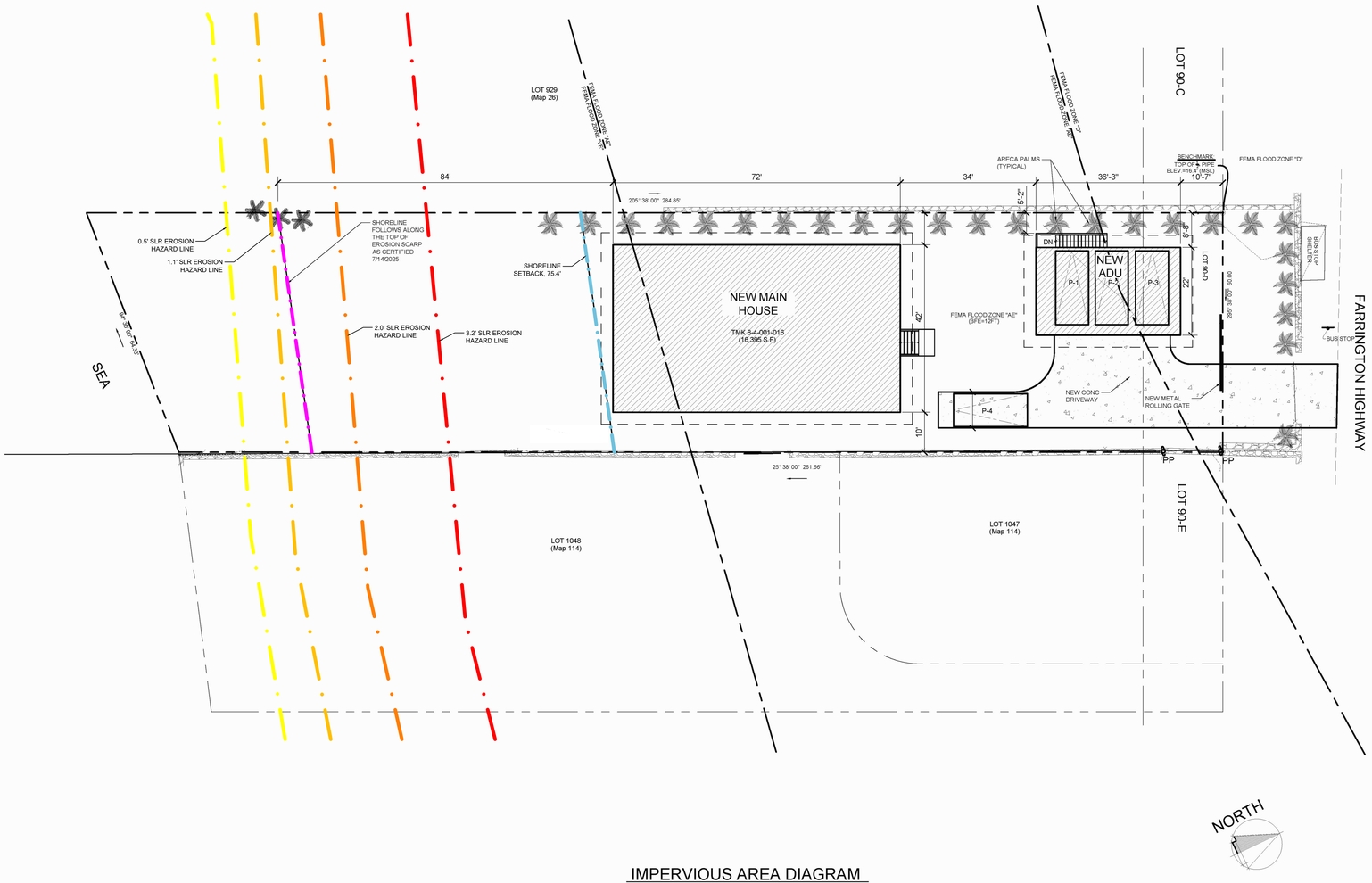
LOT SIZE	12,754	SF
HOUSE FOOTPRINT 3,822 SF		
(IMPERVIOUS AREA INCLUDING ROOF OVERHANG (1,105SF)	4,927	SF
GARAGE	798	SF
CONCRETE DRIVEWAY	1282	SF
TOTAL IMPERVIOUS AREA	7,052	SF

FINAL TOTAL IMPERVIOUS AREA = 7,052 SF / 12,754 SF = 55% OF LOT ON ENTIRE PROPERTY

IMPERVIOUS AREA LEGEND:

- GRASS/ LAWN
- CONCRETE DRIVEWAY
- HOUSE WITH EAVE COVERAGE
- ROOF AREAS
- CONC. SIDEWALK

NEW HOUSE & ADU FOR ROCHLEN RESIDENCE PROPERTY : ADDRESS: 84-253 FARRINGTON HIGHWAY, WAIANAE, HAWAII 96792 TMK: 8-4-001-016



IMPERVIOUS AREA DIAGRAM

0 5 10 20 35 FT.

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

EXHIBIT C-1

Architectural/Structural Engineer Stamp

Permitting For

ROCHLEN PROPERTY

Revision	Date

Project Name and Address

ROCHLEN RESIDENCE
84-253 FARRINGTON HIGHWAY,
WAIANAE, HAWAII 96792

TMK: 8-4-001-016

Sheet Title

TITLE SHEET

Drawn By: H.L.	Sheet No. 001
Date: 10 / 3 / 25	
Create Date:	of sheet

PATH/FILENAME: E:\PDF\ERIKA Construction\Randy House\4-4-26\MXD_Rochlen Residence Waianae\900_CAD-GIS\20-SHEETS\001.dwg
LAST UPDATE: June 03, 2026 @ 03:02:32 pm
PLOT DATE: June 04, 2026 @ 08:34:50 pm

ROCHLEN PROPERTY

TMK: 8-4-001-016

84-253 FARRINGTON HIGHWAY,
WAIANAE, HAWAII 96792

R301.2.1.2 Internal Pressure. Windows in buildings located in wind-borne debris regions shall have glazed openings protected from wind-borne debris or the building shall be designed as a partially enclosed building in accordance with the International Building Code. Glazed opening protection for wind-borne debris shall meet the requirements of the Large Missle Test of ASTM E 1996 and of ASTM E 1886 referenced therein.
Exception: Wood structural panels with a minimum thickness of 7⁄16 inc (11.1 mm) and a maximum span of 8 feet (2438 mm) shall be permitted for opening protection in one- and two-story buildings. Panels shall be precut to cover the glazed openings with attachment hardware provided. Attachments shall be provided in accordance with Table R301.2.1.2. or shall be designed to resist the components and cladding loads determined in accordance with the provisions of the international Buiding Code.

BOARD OF WATER SUPPLY NOTE:

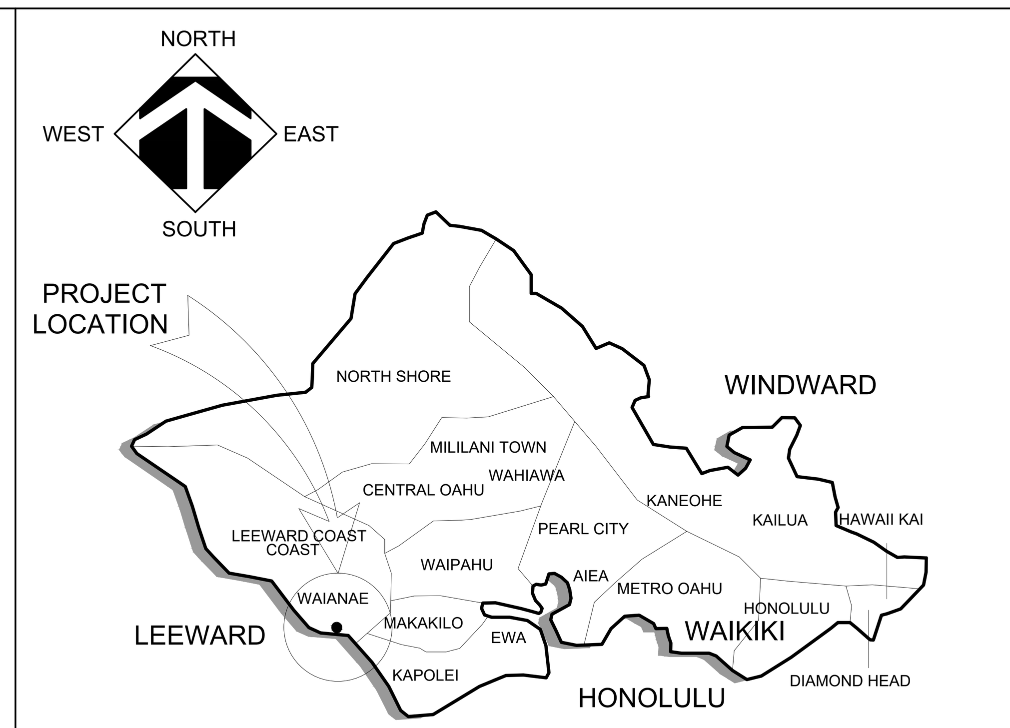
No A.F.S. or irragation on this premise meter

1. All new water closets and shower heads shall be low flow type.
2. All existing fixtures shall be converted into low flow type.

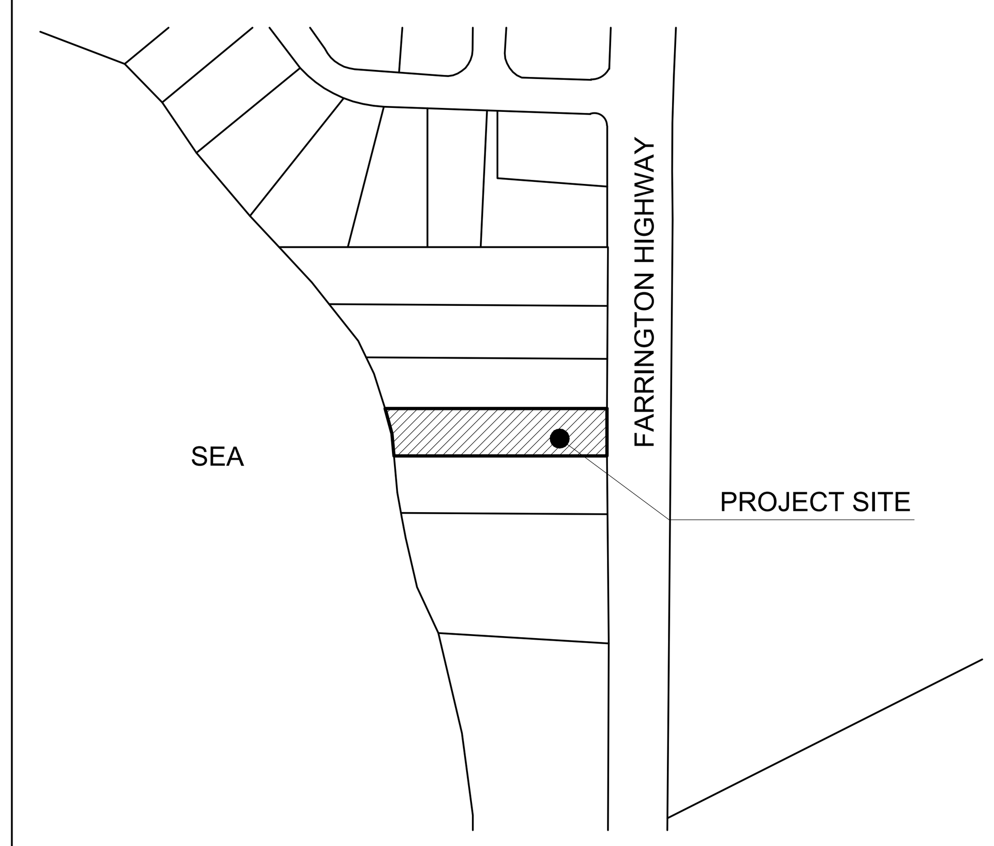
NOTE:

"PENETRATIONS OF HORIZONTAL ASSEMBLIES (LISTED IN IBC 2006 SEC. 712.3) SHALL BE PROTECTED BY METHODS DESCRIBED IN IBC 2006 SEC. 712. PENETRATIONS SHALL NOT BE MADE WHERE PROHIBITED BY THE 2006 INTERNATIONAL BUILDING CODE AS AMENDED BY THE REVISED ORDINANCES OF HONOLULU."

TO THE BEST OF MY KNOWLEDGE THIS PROJECT DESIGN SUBSTANTIALLY COMPLIES WITH THE MECHANICAL REQUIREMENTS OF HAWAII ADMINISTRATIVE RULE 3-181.1 STATE CONSERVATION CODE (IECC 2015 AS AMENDED)



LOCATION MAP



VICINITY MAP

DRAWING INDEX

ARCHITECTURAL

001	TITLE SHEET
A100	PLOT PLAN, GENERAL NOTES, ABBREVATIONS, PROJECT ZONING DATA,LOCATION MAP, VICINITY MAP
A110	ENLARGED SITE PLAN, SECTION
A200	MAIN HOUSE FLOOR PLAN
A210	GARAGE GROUND FLOOR PLAN SECOND FLOOR ADU PLAN, ROOF PLAN
A220	ADU EXTERIOR ELEVATIONS
A230	ADU BUILDING SECTIONS
A300	EXTERIOR ELEVATIONS MAIN HOUSE
A400	EXTERIOR ELEVATIONS MAIN HOUSE
A500	MAIN HOUSE BUILDING SECTIONS
A600	MAIN HOUSE ROOF PLAN
C100	TOPOGRAPHICAL SURVEY

SPECIAL INSPECTIONS:
1. CONCRETE
17. COMPLETE LOAD PATH AND UPLIFT TIES
18. TERMITE PROTECTION

GENERAL NOTES

1. ALL CONSTRUCTION WORK SHALL CONFORM TO THE 2018 INTERNATIONAL BUILDING/RESIDENTIAL CODE AND THE LATEST CITY AND COUNTY OF HONOLULU AND STATE OF HAWAII AMENDMENTS AND ORDINANCES.

2. BASIS OF DESIGN: HAWAII STATE BUILDING CODE AS AMENDED BY THE CITY AND COUNTY OF HONOLULU

3. FIRE SAFETY DURING CONSTRUCTION, ALTERATION OR DEMOLITION SHALL CONFORM IN ACCORDANCE WITH THE 1997 UNIFORM BUILDING CODE, ARTICLE 87.

4. THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS BEFORE PROCEEDING WITH THE WORK.

5. THE LOCATION OF ALL UTILITIES SHOWN ARE APPROXIMATE AND THE CONTRACTOR SHALL EXERCISE EXTREME CAUTION IN EXCAVATING AND TRENCHING ON THIS SITE TO AVOID INTERCEPTING EXISTING PIPING AND/OR CONDUITS. THE ARCHITECT IS NOT RESPONSIBLE FOR THE LOCATION OF UNDERGROUND UTILITIES OR STRUCTURES WHETHER OR NOT SHOWN OR DETAILED AND INSTALLED BY OTHER CONTRACTS. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ARCHITECT SHOULD SUCH UNIDENTIFIED CONDITIONS ARE DISCOVERED.

6. THESE PLANS AND SPECIFICATIONS AND PROJECT MANUAL DO NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY.

7. WHERE DEVICES OR ITEMS, OR PARTS THEREOF ARE REFERRED TO IN THE SINGULAR, IT IS INTENDED THAT SUCH REFERENCES SHALL APPLY TO AS MANY SUCH DEVICES, ITEMS OR PARTS ARE REQUIRED TO PROPERLY COMPLETE THE WORK.

8. ANY MENTION IN THE SPECIFICATION OR INDICATION ON THE DRAWINGS OF ARTICLES, MATERIALS, OPERATIONS OR METHODS, REQUIRES THAT THE CONTRACTOR FURNISH EACH ITEM OF THE KIND, TYPE OR DESIGN AND QUALITY MENTIONED OR INDICATED. THE CONTRACTOR SHALL FURNISH ALL LABOR, EQUIPMENT, INCIDENTALS AND SUPERVISION NECESSARY TO COMPLETE THE WORK IN ACCORDANCE WITH THE DRAWINGS AND THE TRUE MEANING AND INTENT OF THE SPECIFICATIONS, EVEN THOUGH SUCH MENTION OF ARTICLES, MATERIALS, OPERATIONS, METHODS,QUALITY,QUALIFICATIONS OR CONDITIONS ARE NOT EXPRESSED OR INDICATEDCOMPLETELY.

9. THE GENERAL CONDITIONS OR THE CONSTRUCTION OF THIS PROJECT ARE THE STANDARD "GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION "PUBLISHED BY THE AMERICAN INSTITUTE OT ARCHITECTS", A.I.A FORM A-201 1987 EDITION. A COPY OF WHICH IS AVAILABLE FOR REVIEW AT THE OFFICE OF THE ARCHITECT.

10. THE OWNER SHALL EMPLOY ONE OR MORE SPECIAL INSPECTORS INDEPENDENT OT THE CONTRACTORS PERFORMING THE WORK. THE SPECIAL INSPECTORS SHALL PROVIDE INSPECTIONS DURING CONSTRUCTIONS IN ACCORDANCE WITH THE U.B.C. SECTION 306.

11. THE CONTRACTOR SHALL BE AWARE THAT THE PORTIONS OF THIS RESIDENCE MAY HAVE BEEN PAINTED WITH LEAD-BASED PAINT AT SOMETIME IN THE PAST. THE CONTRACTOR SHALL INFORM HIS EMPLOYEES, SUB-CONTRACTORS, AND ALL OTHER PERSONS ENGAGED IN THE PROJECT THAT LEAD CONTAINING PAINT MAYBE PRESENT IN THE EXISTING BUILDING AT THE JOB SITE WHICH REQUIRES E FOLLOWING REQUIREMENTS OF TITLE 12 (DEPARTMENT OF LABOR AND INDUSTRIAL RELATIONS), SUB-TITLE 8 (DIVISION OF OCCUPATIONAL SAFETY AND HEALTH), CHAPTER 148 (LEAD EXPOSURE IN CONSTRUCTION) HAWAII ADMINISTRATIVE RULES.

12. ALL MATERIALS AND FINISHED INCORPORATED IN THIS PROJECT HALL NOT CONTAIN ANY ASBESTOS,LEAD,MERCURY, ZINC-CHROMATE, STRONTIUM-CHROMATE AND CADMIUM.

13. ALL WOOD SHALL BE TREATED AGAINST SUBTERRANEAN TERMITES WITH PRESERVATIVES IN ACCORDANCE WITH THE AWP A C-2 STANDARDS. ALL LUMBER AND PLYWOOD, EXCEPT AS NOTED BELOW SHALL BE INCISED AND PRESSURE TREATED WITH CHEMONITE ACZA. ALL EXPOSED LUMBER 1 1/2" AND OVER SHALL BE INCISED AND PRESSURE TREATED WITH TRIB II. ALL EXPOSED LUMBER UNDER 1 1/2", DOORS, FINISH PLYWOOD AND MILL WORK SHALL BE IMMERSION TREATED FOR A MINIMUM PERIOD OF 15 MINUTES WITH TRIB II.

14. ALL CUTS AND PENETRATIONS ON TREATED WOOD SHALL BE TREATED IN ACCORDANCE WITH AWP A STANDARDS M4-8A.

. . . . . . .FOR SLAB ON GRADE CONSTRUCTION ONLY . . . .

1. ALL SOIL SHALL BE TREATED AGAINST SUBTERRANEAN TERMITES WITH THE MOST CURRENTLY APPROVED CHEMICAL ACKNOWLEDGE BY C & C/ AND SHALL BE USED IN ACCORDANCE WITH THE HAWAII PESTICIDE LAW, CHAPTER 145A, HRS, AND THE FEDERAL INSECTICIDE, FUNGICIDE, AND RODENTICIDE ACT.

2. THE BASALTIC TERMITE BARRIER (BTB) SHALL CONFORM TO ASTM C136 AS MANUFACTURED BY AMERON HC&D AND SHALL BE INSTALLED UNLESS SHOWN OTHERWISE IN ACCORDANCE WITH THE INSTRUCTIONS AND RECOMMENDATIONS OF THE MANUFACTURER.

3. ALL CRACKS IN THE CONCRETE SLAB AND OPENINGS AROUND PIPE AND CONDUIT PENETRATIONS THROUGH THE SLAB SHALL BE PATCHED AND FILLED WITH EPOXY GROUT. BATHTUBS AND SHOWER BLOCK-OUTS SHALL BE FILLED WITH EPOXY GROUT AND BASALTIC TERMITE BARRIER (BTB). NO PENETRATIONS OF THE CONCRETE BY PVC SLEEVES SHALL BE ALLOWED.

SMOKE ALARMS

R314 SMOKE ALARMS. SMOKE ALARMS SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS:
1. IN EACH SLEEPING ROOM.
2. OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS.
3. ON EACH ADDITIONAL STORY OF THE DWELLING, INCLUDING BASEMENT BUT NOT INCLUDING CRAWL SPACES AND UNINHABITABLE ATTICS. IN DWELLINGS OR DWELLING UNITS WITH SPLIT LEVEL AND WITHOUT INTERVENING DOOR BETWEEN ADJACENT LEVELS, A SMOKE ALARM INSTALLED ON THE UPPER LEVEL SHALL SUFFICE FOR THE ADJACENT LOWER LEVEL PROVIDED THAT THE LOWER LEVEL IS LESS THAN ONE FULL STORY BELOW THE UPPER LEVEL.
WHEN MORE THAN ONE SMOKE ALARM IS REQUIRED TO BE INSTALLED WITHIN AN INDIVIDUAL DWELLING UNIT, THE ALARM DEVICES SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTUATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS IN THE INDIVIDUAL UNIT. THE ALARM SHALL BE CLEARLY AUDIBLE IN ALL BEDROOMS OVER BACKGROUND NOISE LEVEL WITH ALL INTERVENING DOORS CLOSED.
ALL SMOKE ALARMS SHALL BE LISTED AND INSTALLED IN ACCORDANCE WITH THE PROVISIONS OF THIS CODE AND THE HOUSEHOLD FIRE WARNING EQUIPMENT PROVISIONS OF NFPA 72.

R315 CARBON MONOXIDE ALARM
R315.1 GENERAL. CARBON MONOXIDE ALARMS SHALL COMPLY WITH SECTIONS R315.
R315.1.1 LISTINGS. CARBON MONOXIDE ALARMS SHALL BE LISTED IN ACCORDANCE WITH UL 2034. COMBINATION CARBON MONOXIDE/SMOKE ALARMS SHALL BE LISTED IN ACCORDANCE WITH UL 2034 AND UL 217.
R315.2 WHERE REQUIRED
R315.2.1 NEW CONSTRUCTION. CARBON MONOXIDE ALARMS SHALL BE PROVIDED IN DWELLING UNITS WHEN EITHER OR BOTH OF THE FOLLOWING CONDITIONS EXIST.
1. THE DWELLING UNIT CONTAINS A FUEL-FIRED APPLIANCE.
2. THE DWELLING UNIT HAS AN ATTACHED GARAGE WITH AN OPENING THAT COMMUNICATES WITH THE DWELLING UNIT.

DESIGN AND CONSTRUCTION REQUIREMENTS

GENERAL:
1. ALL WORK SHALL CONFORM TO THE 2018 INTERNATIONAL RESIDENTIAL CODE AS AMENDED BY THE CITY AND COUNTRY OF HONOLULU.
2. THE CONTRACTOR SHALL VERIFY ALL FIELD DIMENSIONS AND CONDITIONS PRIOR TO STARTING THE WORK.ALL DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT/DESIGNER FOR CLARIFICATION, INCLUDING ALL BUILDING SETBACKS AND BUILDING ENVELOPES.
3. ALL MATERIAL AND WORKMANSHIP SHALL CONFORM TO THE DRAWINGS.
4. ALL OMISSIONS AND CONFLICTS BETWEEN THE VARIOUS ELEMENTS OF THE WORKING DRAWING AND/OR SPECIFICATIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT/DESIGNER FOR CLARIFICATION PRIOR TO THE STARTING OF ANY WORK INVOLVED.
5. UNLESS SPECIFICALLY DETAILED ELSEWHERE, THE CONTRACTOR SHALL FOLLOW TYPICAL DETAILS SHOWN HEREIN.
6. ALL WORK AND MATERIALS SHALL CONFORM TO THE REQUIREMENTS OF THE 2018 INTERNATIONAL RESIDENTIAL CODE AND ACI 31889.
7. ARCHITECTURAL PLANS ARE CONSIDERED TO BE PART OF THE STRUCTURAL DESIGN DRAWINGS AND ARE USED TO DEFINE CONFIGURATIONS INCLUDING BUT NOT LIMITED TO RELATIVE LOCATION OF MEMBERS.

GRADING:
1. ALL GRADING WORK SHALL BE DONE IN GENERAL CONFORMANCE WITH THE REVISED ORDINANCES OF THE CITY AND COUNTRY OF HONOLUU 1978, OR MOST CURRENT VERSION,AND THE FOLLOWING:
A. ALL FOUNDATIONS AND FOOTINGS SHALL REST ON FIRM, NATURAL SOIL. SURFACE VEGETATION AND MISCELLANEOUS DEBRIS SHALL BE CLEARED AND REMOVED PRIOR TO SITE FILLING AND REPLACE WITH SELECT MATERIAL COMPACTED IN 6" LIFTS.
B. LOCALIZED SOFT SPOTS ENCOUNTERED DURING THE SITE PREPARATIONS SHALL BE EXCAVATED AND REPLACED WITH COMPACTED SELECT NON-EXPANSIVE MATERIALS.
C. SELECT NON-EXPANSIVE BORROWED SOILS SHALL BE GENERALLY LESS THAN 6" MAXIMUM SIZED AND WITH A PLASTICITY INDEX OF LESS THAN 20.
D. FILLS SHALL BE CONSTRUCTED IN APPROXIMATELY LEVEL LAYERS, FILLS SHALL BE LAID IN 6" COMPACTED LAYERS TO 90% MAXIMUM DENSITY ON THE WET SIDE OF OPTIMUM AS DETERMINED BY THE ASTM D 1337-70 TEST.
2. PROVISIONS SHALL BE MADE IN THE FINISH GRADES TO DRAIN ALL WATER AWAY FROM THE BUILDING AND FOUNDATION IN ALL AREAS.
3. ALL SOIL WITHIN THE PROJECT SHALL BE TREATED AGAINST SUBTERRANEAN TERMITES IN ACCORDANCE WITH HAWAII PESTICIDE LAW, CHAPTER 1434, HRS, AND FEDERAL INSECTICIDE, FUNGICIDE AND RODENTICIDE ACT.

CONCRETE:
1. PIPES, CONDUITS AND DUCTS SHALL PASS THROUGH CONCRETE SLEEVES AND EMBEDDED THEREIN.
2. 28 DAY COMPRESSIVE STRENGTH OF CONCRETE SHALL BE:
FOOTINGS AND SLAB ON GRADE . . . Fe=3,000 PSI, 3/4" MAX. AGGREGATE SIZE.
3. CONTRACTOR SHALL NOT ADD WATER TO CONCRETE AT JOBSITE.
4. ALL CONCRETE SHALL BE NORMAL WEIGHT.

REINFORCING STEEL:
1. ALL REINFORCING BARS SHALL CONFORM TO ASTM A 6B-S1, GRADE 6-0.
2. MINIMUM LAP DISTANCE SHALL BE 40 BAR DIAMETERS OR 24" UNLESS NOTED OTHERWISE.
3. MINIMUM CONCRETE COVER FOR REINFORCING BARS SHALL BE:
CONCRETE CAST AGAINST EARTH . . . . .3 INCHES
EXPOSED TO EARTH OR WEATHER . . . . .1 1/2 INCHES
INTERIOR EXPOSURE . . . . .3/4 INCH
4. WELDED WIRE FABRIC SHALL CONFORM TO ASTM-AIBS, GRADE 6-5.

WOOD:
1. ALL WOOD STRUCTURAL MEMBERS SHALL BE DOUGLAS FIR MEETING THE FOLLOWING MINIMUM GRADES AS ESTABLISHED BY THE WEST COAST LUMBERMEN'S ASSOCIATION:
6X BEAMS . . . . NO. 1 EXTREME FIBER STRESS - 1,250 PSI
4X BEAMS, JOISTS, RAFTERS . . . .NO. 2 EXTREME FIBER STRESS - 1,250 PSI
POSTS . . . . .NO. 2 EXTREME FIBER STRESS - 1,250 PSI
STUDS, BLK'G, PLATES, ETC. . . . . CONSTRUCTION
2. PROVIDE 15# FELT BELOW ALL PLATES RESTING ON CONCRETE OR MASONRY.
3. PROVIDE STANDARD WASHERS ALL BOLTS AND NUTS BEARING ON WOOD.
4. NOTCHING OF JOISTS SHALL BE LIMITED TO CUT OR BORED HOLES NOT DEEPER THAN 1/3 THE JOIST DEPTH FROM THE TOP AND LOCATED NOT FURTHER FROM THE END THAN 3 TIMES THE JOIST DEPTH. HOLES THROUGH PLATES AND STUDS SHALL BE CENTERED IN THE MEMBER AND NOT EXCEED 1/3 THE MEMBER WIDTH.
5. ALL PREFABRICATED METAL HANGERS INDICATED ON THE DRAWINGS ARE "SIMPSON STRONG-TIE CONNECTORS" OR APPROVED EQUAL. ALL HANGERS SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS.
6. ALL RAFTERS SHALL BE TIED TO THE BEARING PLATES AND/OR SUPPORTING ELEMENTS WITH SIMPSON H2.5 (MINIMUM SIZE) RAFTER TIES.
7. MINIMUM NAILING SHALL COMPLY WITH TABLE R602.3(1) OF THE 2003 INTERNATIONAL RESIDENTIAL CODE. ALL WOOD STRUCTURAL MEMBERS SHALL BE TREATED AGAINST ROT AND INSECT DAMAGE.
8. PLYWOOD SHEATHING SHALL BE STRUCTURAL I CONFORMING TO U.S. STANDARDS P-3 1-74 EXCEPT AS NOTED OTHERWISE FOR SHEAR WALL AND DIAPHRAGM CONDITIONS. PROVIDE THE FOLLOWING MINIMUM NAILING AT ALL FRAMING:
ROOF - 5/8" PLYWOOD . . . . .8d AT 6" O.C. (ENDS) AND 12" O.C. (INTERIOR)
FLOOR - 3/4" PLYWOOD . . . . 8d AT 6' O.C. (ENDS) AND 12" O.C. (INTERIOR)
9. GLU-LAMINATED BEAMS - EXTREME FIBER STRESS - 2,400 PSI.
10. PRE-FAB TRUSSES TO BE DESIGNED BY A HAWAII LICENSED STRUCTURAL ENGINEER. TRUSSES SHALL BE DESIGNED TO CARRY A DEAD LOAD OF 14 PSF. (INCLUDING 3 PSF CEILING LOAD APPLIED TO BOTTOM CHORD) AND A LIVE LOAD OF 16 PSF. IN ADDITION, A WIND STRESS OF 80 MPH AND EXPOSURE D. STAMPED CALCULATIONS AND SHOP DRAWINGS SHALL BE SUBMITTED TO THE ARCHITECT FOR REVIEW PRIOR TO CONSTRUCTION. USE ALL TREATED DOUGLAS FIR NO.2 GRADE OR BETTER.

RESIDENTIAL ZONING DATA

ZONING	R-10	
LOT SIZE	12,754	SF
MAX. LOT COVERAGE	7,052	SF
NEW MAIN HOUSE	2,281	SF
NEW MAIN HOUSE LANAIS	743	SF
NEW CARPORT AND GARAGE	798	SF
NEW 2ND FLOOR A D U	797	SF
NEW STAIR	62	SF
TOTAL FLOOR AREA	3,821	SF
FLOOR AREA RATIO =	3,821 / 12,754 = 30% OF LOT AREA	

PARKING REQUIRED: 1 PER EVERY 1000 S.F.

PARKING PROVIDED: ADU 1 PARKING, MAIN HOUSE 4 STALLS PARKING

FLOOD ZONE AE, D, VE
FLOOD ELEV = 12 FEET

BUILDING CODE INFORMATION

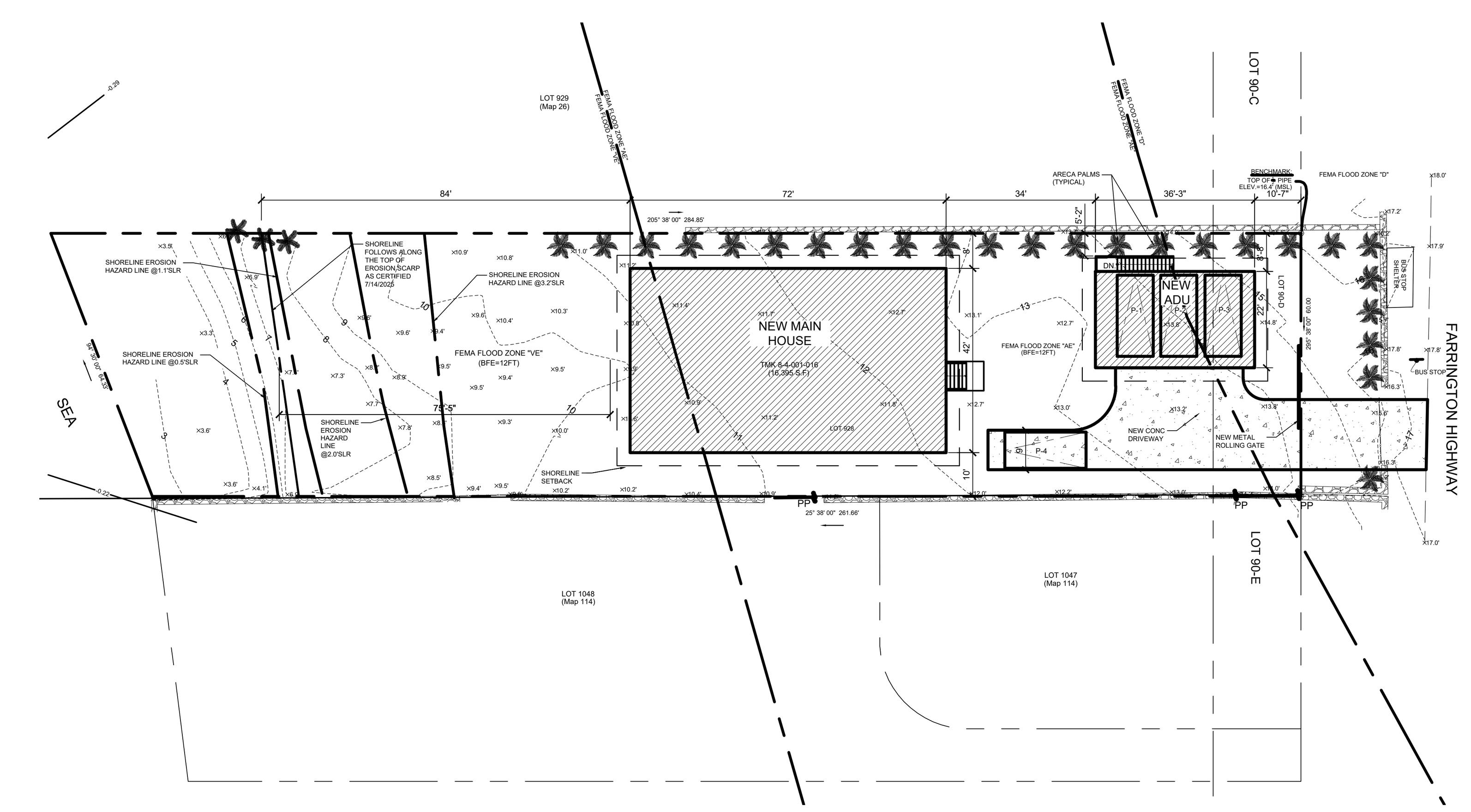
BUILDING CODE		2018 EDITION INTERNATIONAL BUILDING CODE AS AMENDED BY THE CITY AND COUNTY OF HONOLULU
OCCUPANCY CLASSIFICATION:	R3	
CONSTRUCTION CLASSIFICATION:	VN	
BUILDING HEIGHT		25FT. HEIGHT LIMIT

BOARD OF WATER SUPPLY NOTE:

No A.F.S. or irragation on this premise meter

1. All new water closets and shower heads shall be low flow type.
2. All existing fixtures shall be converted into low flow type.

R301.2.1.2 Internal Pressure. Windows in buildings located in wind-borne debris regions shall have glazed openings protected from wind-borne debris or the building shall be designed as a partially enclosed building in accordance with the International Building Code. Glazed opening protection for wind-borne debris shall meet the requirements of the Large Missle Test of ASTM E 1996 and of ASTM E 1886 referenced therein.
Exception: Wood structural panels with a minimum thickness of 7⁄16 inc (11.1 mm) and a maximum span of 8 feet (2438 mm) shall be permitted for opening protection in one- and two-story buildings. Panels shall be precut to cover the glazed openings with attachment hardware provided. Attachments shall be provided in accordance with Table R301.2.1.2. or shall be designed to resist the components and cladding loads determined in accordance with the provisions of the international Buiding Code.



PLOT PLAN

0 5 15 30 50 80 FT.
SCALE: 1⁄32"= 1'-0"

Architectural/Structural Engineer Stamp

Permitting For

ROCHLEN PROPERTY

Revision	Date

Project Name and Address

ROCHLEN RESIDENCE
84-253 FARRINGTON HIGHWAY,
WAIANAE, HAWAII 96792

TMK: 8-4-001-016

Sheet Title

PLOT PLAN,GEN. NOTES
RESIDENTIAL ZONING DATA,
ABBREVIATIONS,DRAWING INDEX,
LOCATION MAP, VICINITY MAP

Drawn By: H.L.

Date: 10 / 3 / 25

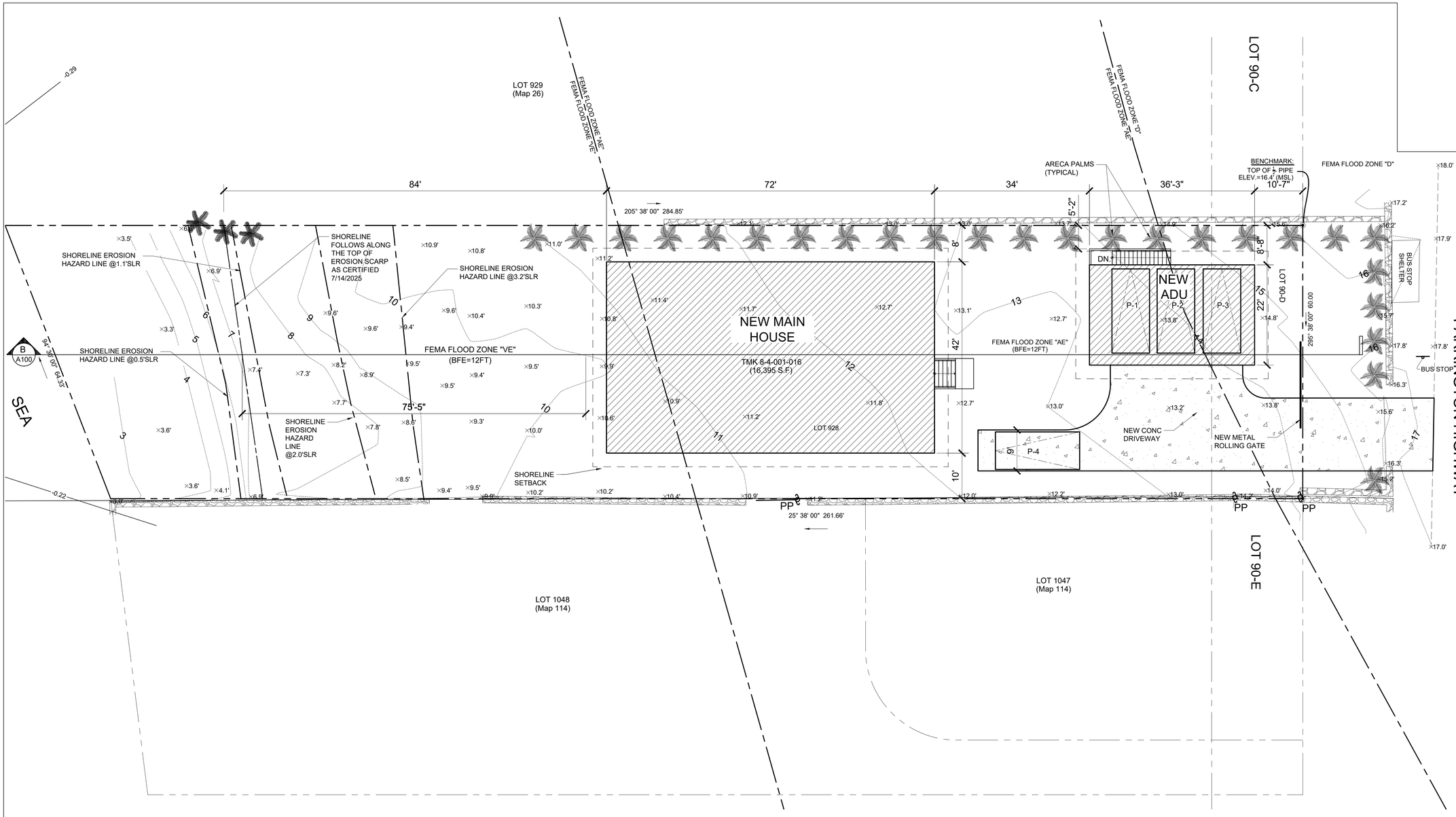
Create Date:

Sheet No. A100

of sheet

PATH/FILENAME: E:\NPDESIR&I Construction\Randy House\6-4-26\MXD_Rochlen Residence Waianae\900_CAD-GIS\20-SHEETS\A100.dwg
LAST UPDATE: June 03, 2026 @ 03:02:36 pm
PLOT DATE: June 04, 2026 @ 08:35:12 pm

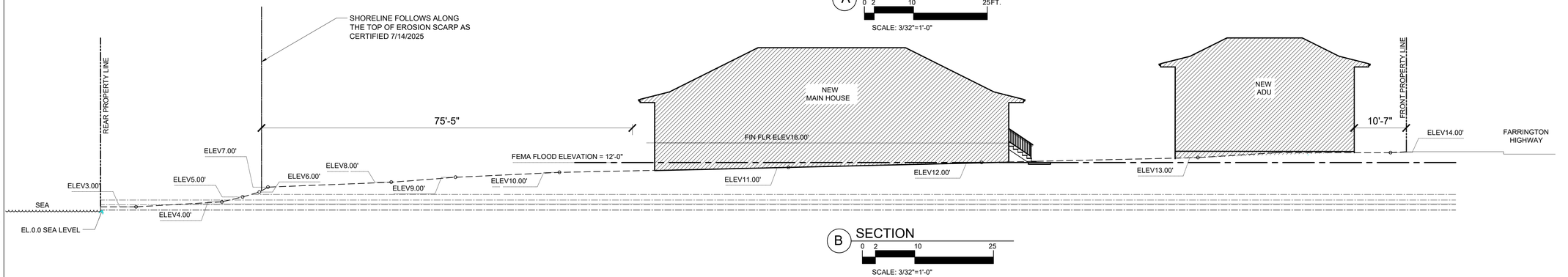
EXHIBIT C-2



A ENLARGED SITE PLAN

0 2 10 25FT.

SCALE: 3/32"=1'-0"



B SECTION

0 2 10 25

SCALE: 3/32"=1'-0"

EXHIBIT C-3

Architectural/Structural Engineer Stamp

Permitting For

ROCHLEN PROPERTY

Revision	Date

Project Name and Address

ROCHLEN RESIDENCE
84-253 FARRINGTON HIGHWAY,
WAIANAE, HAWAII 96792

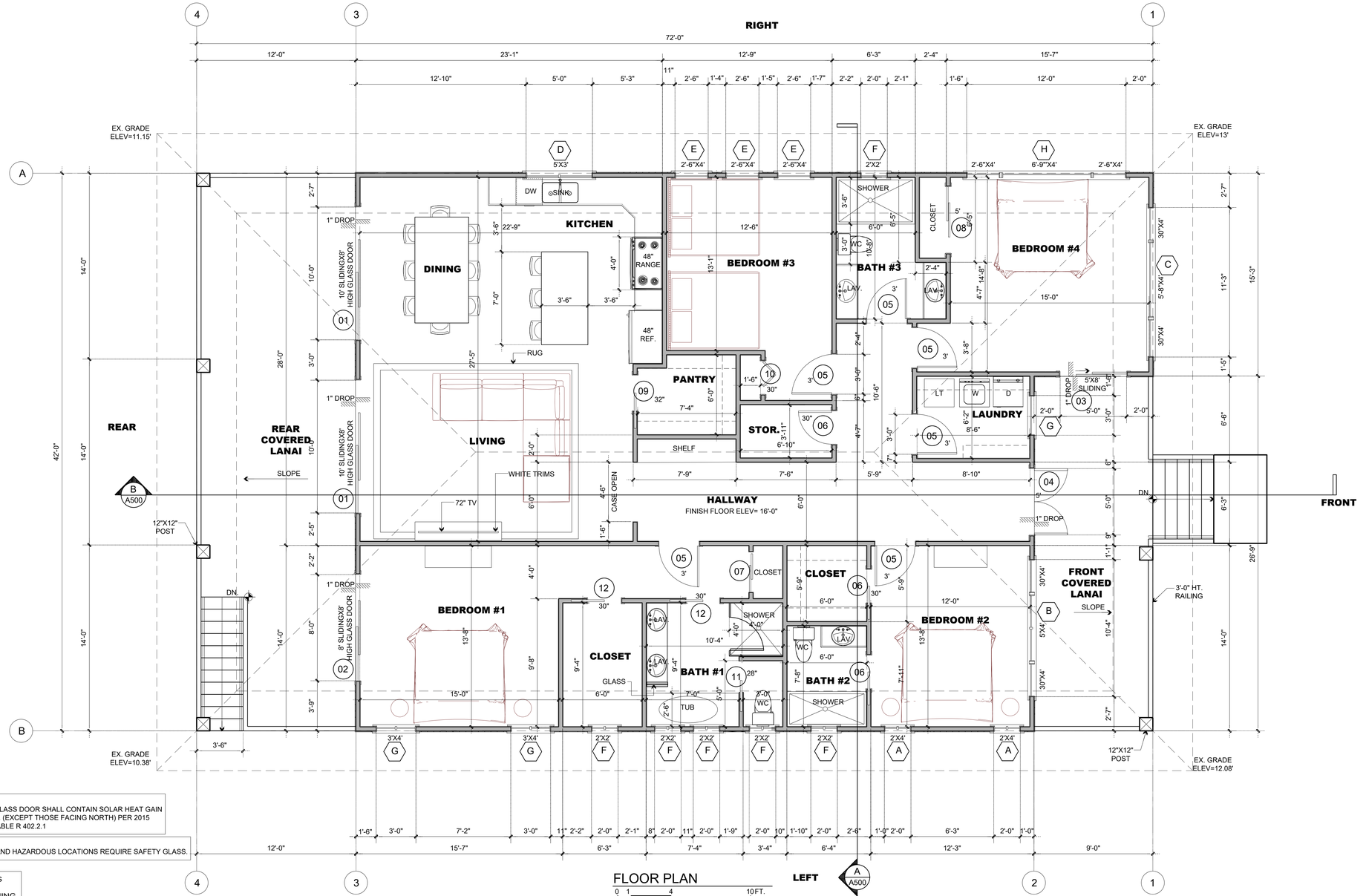
TMK: 8-4-001-016

Sheet Title

ENLARGED SITE PLAN
SECTION

Drawn By:	Sheet No.
H.L.	A110
Date: 10 / 3 / 25	
Create Date:	of sheet

PATH+FILENAME: E:\WPDESK\Bill Construction\Randy House\8-4-001-016_Rochlen Residence Waianae\900_CAD-GIS\20-SHEETS\A110.dwg
LAST SAVE: June 04, 2026 @ 08:31:51 pm
PLOT DATE: June 04, 2026 @ 08:32:05 pm



NOTE:
ALL NEW WINDOW AND GLASS DOOR SHALL CONTAIN SOLAR HEAT GAIN COEFFICIENT OF .25 MAX. (EXCEPT THOSE FACING NORTH) PER 2015 HAWAII ENERGY CODE TABLE R 402.2.1

NOTE:
ALL GLAZING IN DOORS AND HAZARDOUS LOCATIONS REQUIRE SAFETY GLASS.

EMERGENCY EGRESS
20" MIN. WIDTH
5.7 SF MIN. NET OPENING
NET OPENING
24" MIN. HEIGHT
44" MAX. SILL HT.

FLOOR PLAN
0 1 4 10 FT.
SCALE: 1/4"=1'-0"

MAIN HOUSE DOOR SCHEDULE

Number	Quantity	DOOR SIZE WxH	TYPE	LOCATION
01	2	120X96	EXTERIOR SLIDING DOOR	LIVING
02	1	96X96	EXTERIOR SLIDING DOOR	LIVING
03	1	60X96	EXTERIOR SLIDING DOOR	BEDROOM #4
04	1	60X96	DOUBLE EXTERIOR DOOR(GLASS)	COVERED LANAI
05	6	36X96	SINGLE INTERIOR DOOR	BEDROOM #1,BEDROOM #2 LAUNDRY, BEDROOM #3, BEDROOM #4, BATH #3
06	3	30X96	SINGLE INTERIOR DOOR	CLOSET,BATH #1 BATH #2, STORAGE
07	1	36X96	BY PASS DOOR	CLOSET
08	1	60X96	BY PASS DOOR	CLOSET
09	1	32X96	INTERIOR POCKET DOOR	PANTRY
10	1	32X96	BI-FOLD DOOR	BEDROOM #3
11	1	28X96	INTERIOR POCKET DOOR	BATHROOM#1
12	2	30X96	INTERIOR POCKET DOOR	BATHROOM#1,CLOSET

MAIN HOUSE WINDOW SCHEDULE

NO.	QUANTITY	SIZE (INCHES)		LOCATION	Type	Head Height
		WIDTH	HEIGHT			
A	2	24	48"	BEDROOM#2	DOUBLE HUNG	7'-0"
B	1	120	48 "	BEDROOM #2	DOUBLE HUNG,FIX	7'-0"
C	1	127	36"	BEDROOM #4	DOUBLE HUNG,FIX	7'-0"
D	1	60	36"	KITCHEN	SLIDING	7'-0"
E	3	30	48"	BEDROOM#3, BEDROOM #4	SINGLE HUNG	7'-0"
F	6	24	24"	BATH #1, CLOSET, BATH #2 BATH #3	SLIDING	7'-0"
G	3	36	48"	BEDROOM#1, LAUNDRY	DOUBLE HUNG	7'-0"
H	1	144	48"	BEDROOM#3, BEDROOM #4	SINGLE HUNG	7'-0"

Architectural/Structural Engineer Stamp

Revision	Date

Permitting For

ROCHLEN PROPERTY

Project Name and Address

ROCHLEN RESIDENCE
84-253 FARRINGTON HIGHWAY,
WAIANAE, HAWAII 96792

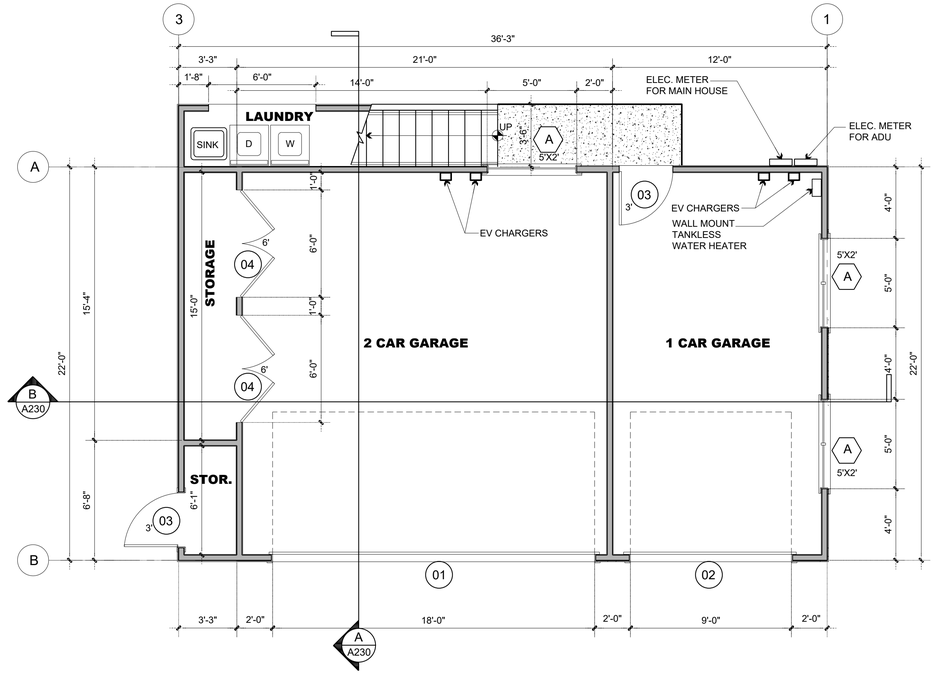
TMK: 8-4-001-016

Sheet Title

FLOOR PLAN
DOOR AND WINDOW - SCHEDULE

Drawn By: H.L.
Date: 10 / 3 / 25
Create Date:
Sheet No. A200 of sheet

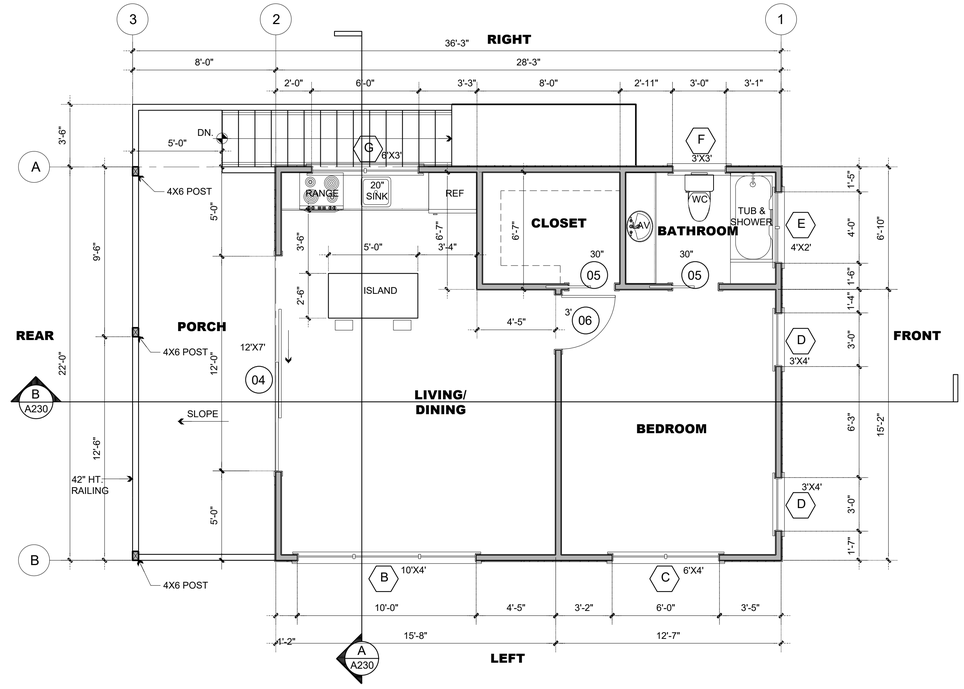
EXHIBIT C-4



GROUND FLOOR PLAN

0 1 4 10FT.

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



SECOND FLOOR ADU PLAN

0 1 4 10FT.

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

NOTE:
ALL NEW WINDOW AND GLASS DOOR SHALL CONTAIN SOLAR HEAT GAIN COEFFICIENT OF .25 MAX. (EXCEPT THOSE FACING NORTH) PER 2015 HAWAII ENERGY CODE TABLE R 402.2.1

NOTE:
ALL GLAZING IN DOORS AND HAZARDOUS LOCATIONS REQUIRE SAFETY GLASS.

EMERGENCY EGRESS
20" MIN. WIDTH
5.7 SF MIN. NET OPENING
NET OPENING
24" MIN. HEIGHT
44" MAX. SILL HT.

DOOR SCHEDULE @ GARAGE GROUND FLOOR

Number	Quantity	DOOR SIZE WxH	TYPE	LOCATION
01	1	216X90	GARAGE DOOR	2 CAR GARAGE
02	1	240X90	GARAGE DOOR	1 CAR GARAGE
03	2	36X84	SINGLE EXTERIOR DOOR	STORAGE, 1 CAR GARAGE

WINDOW SCHEDULE @ GROUND FLOOR

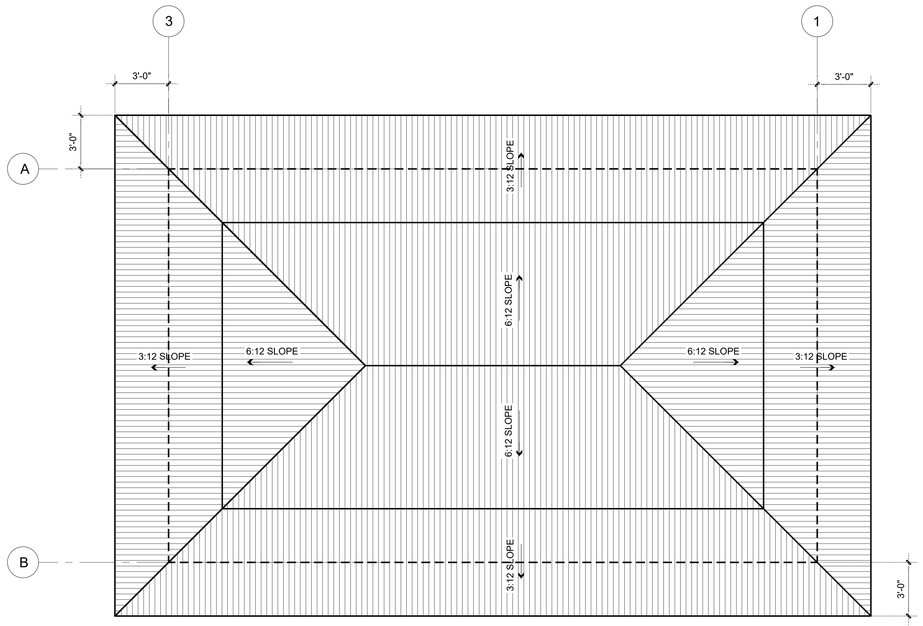
NO.	QUANTITY	SIZE (INCHES)		LOCATION	Type	Head Height
		WIDTH	HEIGHT			
A	4	60	24"	NEW GARAGE	SLIDING	6'-8"

DOOR SCHEDULE @ 2ND FLOOR ADU

Number	Quantity	DOOR SIZE WxH	TYPE	LOCATION
04	1	144X84	EXTERIOR SLIDING DOOR	LIVING/DINING
05	2	30X84	INTERIOR POCKET DOOR	CLOSET, BATHROOM
06	1	36X84	SINGLE INTERIOR DOOR	BEDROOM
07	1	48X84	DOUBLE EXTERIOR DOOR	LAUNDRY
08	1	24X84	SINGLE EXTERIOR DOOR	PORCH

WINDOW SCHEDULE @ 2ND FLOOR ADU

NO.	QUANTITY	SIZE (INCHES)		LOCATION	Type	Head Height
		WIDTH	HEIGHT			
B	1	120	48"	LIVING, DINING	SLIDING	6'-8"
C	1	72	48 "	BEDROOM	SLIDING	6'-8"
D	2	36	48"	BEDROOM	SLIDING	6'-8"
E	1	48	24"	BEDROOM	SLIDING	6'-8"
F	1	36	36"	BEDROOM	SLIDING	6'-8"
G	1	72	36"	LIVING /DINING	SLIDING	6'-8"



ROOF PLAN

0 1 4 10FT.

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

Architectural/Structural Engineer Stamp

	Revision	Date

Project Name and Address

ROCHLEN RESIDENCE
84-253 FARRINGTON HIGHWAY,
WAIANAE, HAWAII 96792

TMK: 8-4-001-016

Permitting For

ROCHLEN PROPERTY

Sheet Title

GARAGE GROUND FLOOR - PLAN, SECOND FLOOR ADU PLAN

Drawn By: H.L.

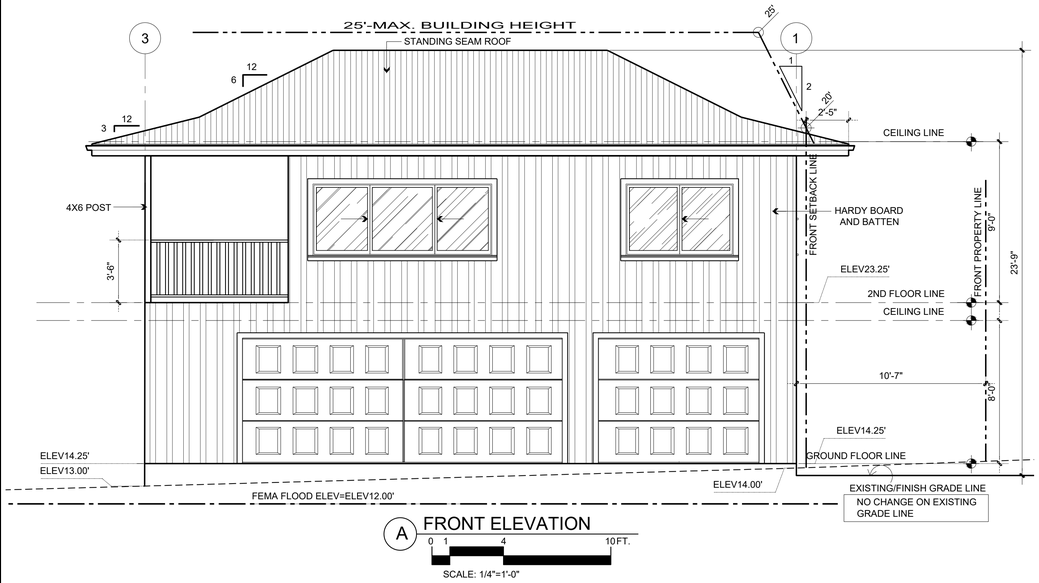
Date: 10 / 3 / 25

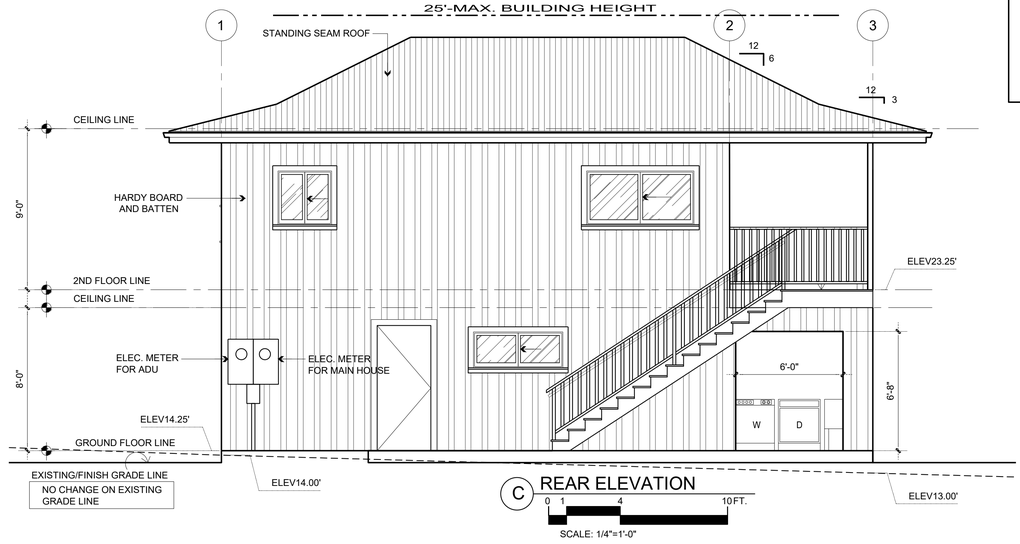
Create Date:

Sheet No. A210

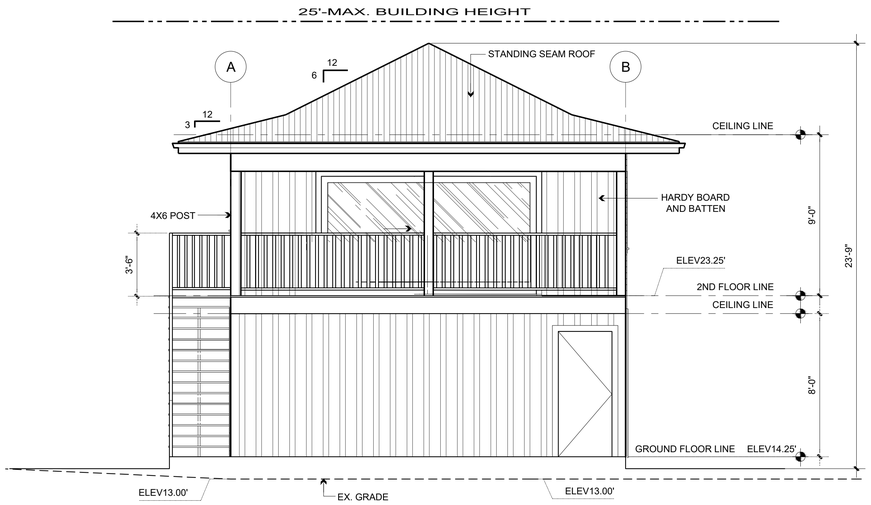
of sheet

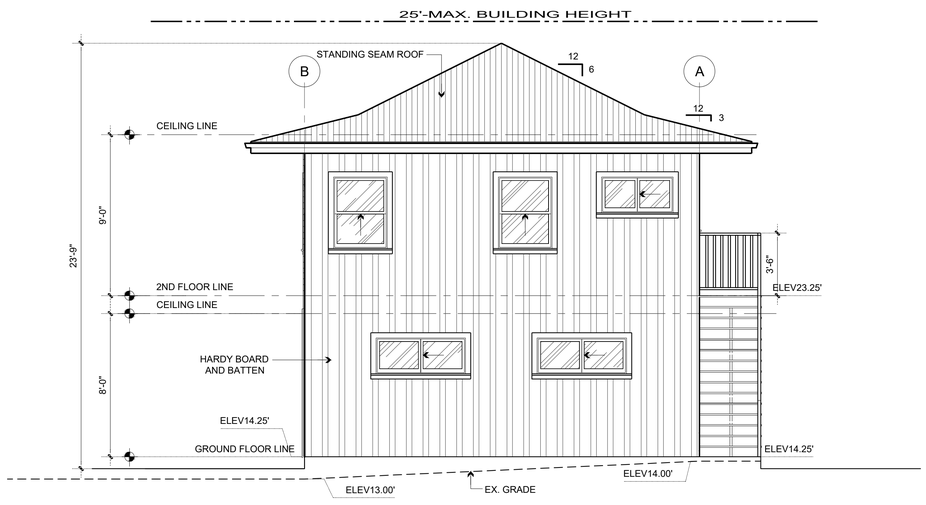
EXHIBIT C-5





FEMA FLOOD ELEVATION = 12 FEET





Architectural/Structural Engineer Stamp

Permitting For

ROCHLEN PROPERTY

	Revision	Date

Project Name and Address

ROCHLEN RESIDENCE
84-253 FARRINGTON HIGHWAY,
WAIANAE, HAWAII 96792

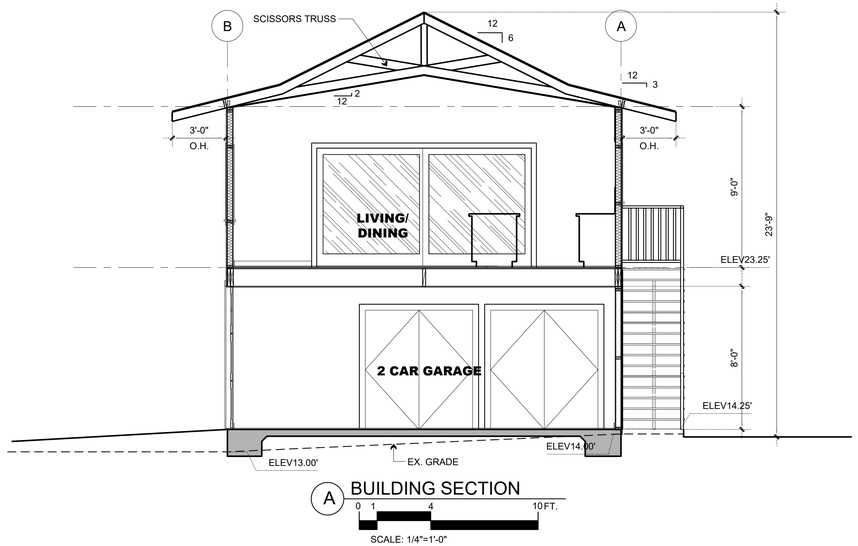
TMK: 8-4-001-016

Sheet Title

EXTERIOR ELEVATIONS

Drawn By: H.L.	Sheet No. A220
Date: 10 / 3 / 25	
Create Date:	of sheet

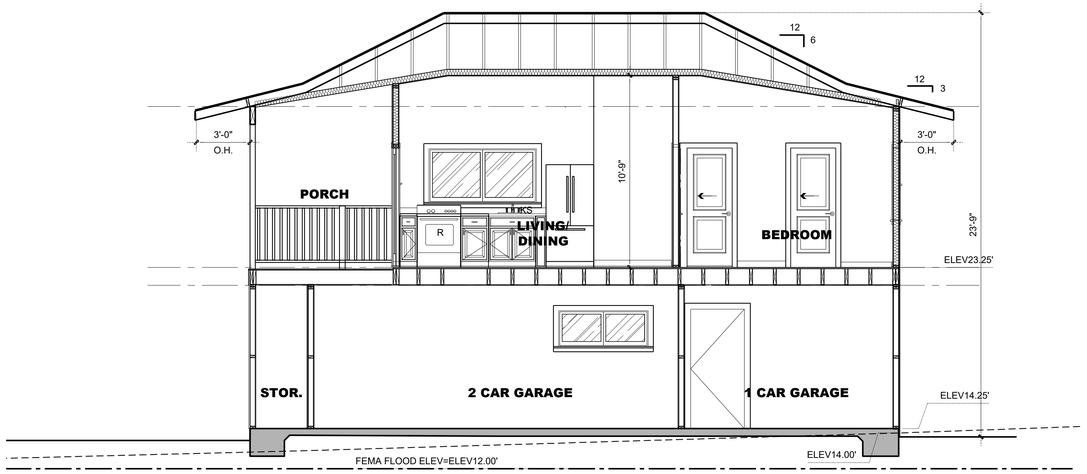
EXHIBIT C-6



A BUILDING SECTION

0 1 4 10FT.

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



B BUILDING SECTION

0 1 4 10FT.

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

EXHIBIT C-7

Architectural/Structural Engineer Stamp

Permitting For

ROCHLEN PROPERTY

	Revision	Date

Project Name and Address

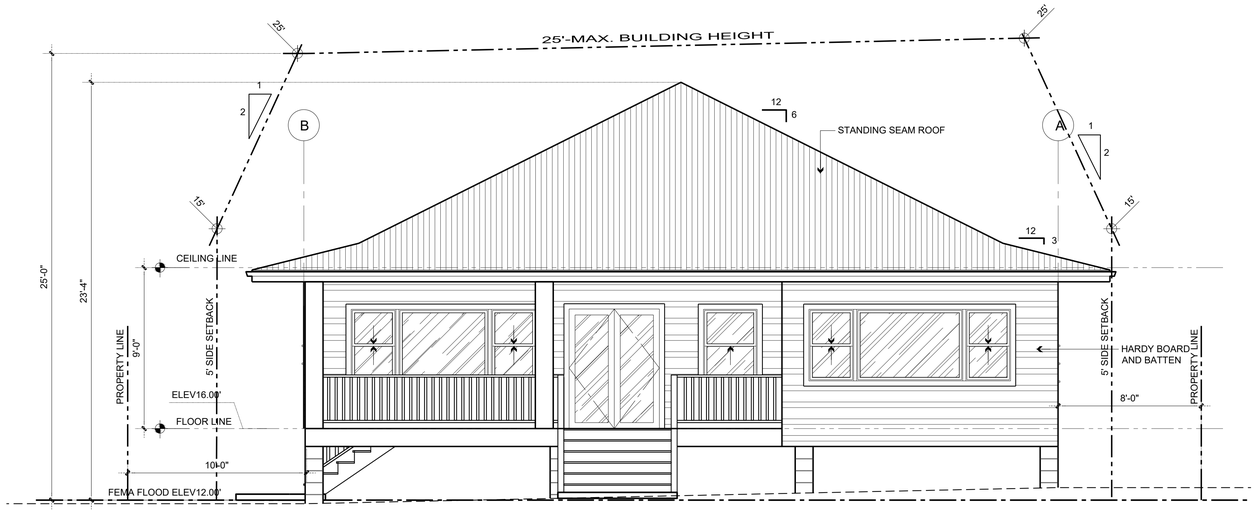
ROCHLEN RESIDENCE
84-253 FARRINGTON HIGHWAY,
WAIANAE, HAWAII 96792

TMK: 8-4-001-016

Sheet Title

BUILDING SECTIONS

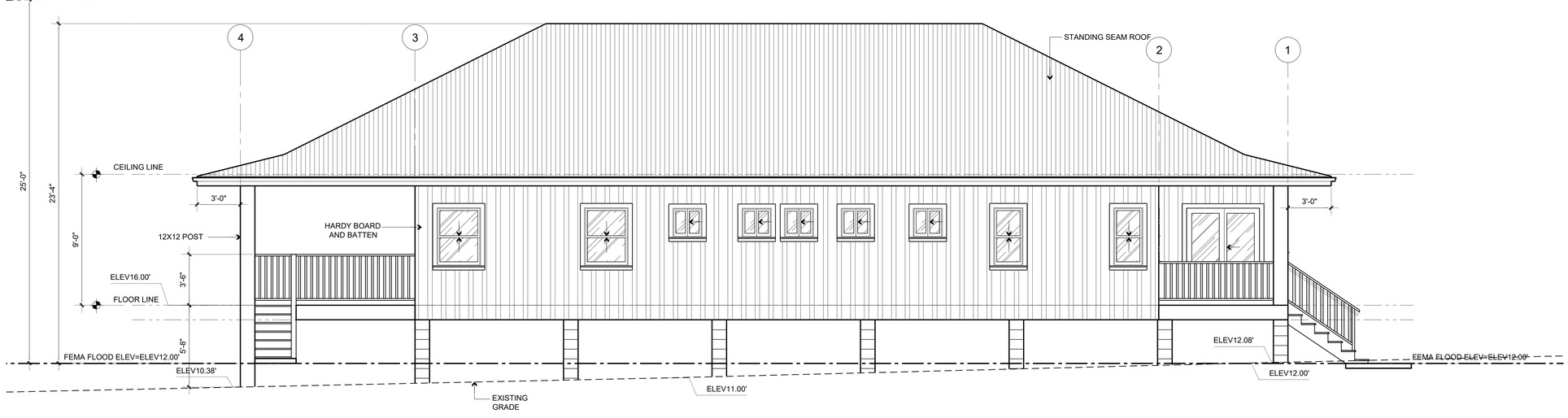
Drawn By: H.L.	Sheet No. A230
Date: 10 / 3 / 25	
Create Date:	of sheet



A FRONT ELEVATION

0 1 4 10FT.

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



B LEFT SIDE ELEVATION

0 1 4 10FT.

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

Architectural/Structural Engineer Stamp

Permitting For

ROCHLEN PROPERTY

	Revision	Date
△		
△		
△		
△		
△		
△		
△		
△		

Project Name and Address

ROCHLEN RESIDENCE
84-253 FARRINGTON HIGHWAY,
WAIANAE, HAWAII 96792

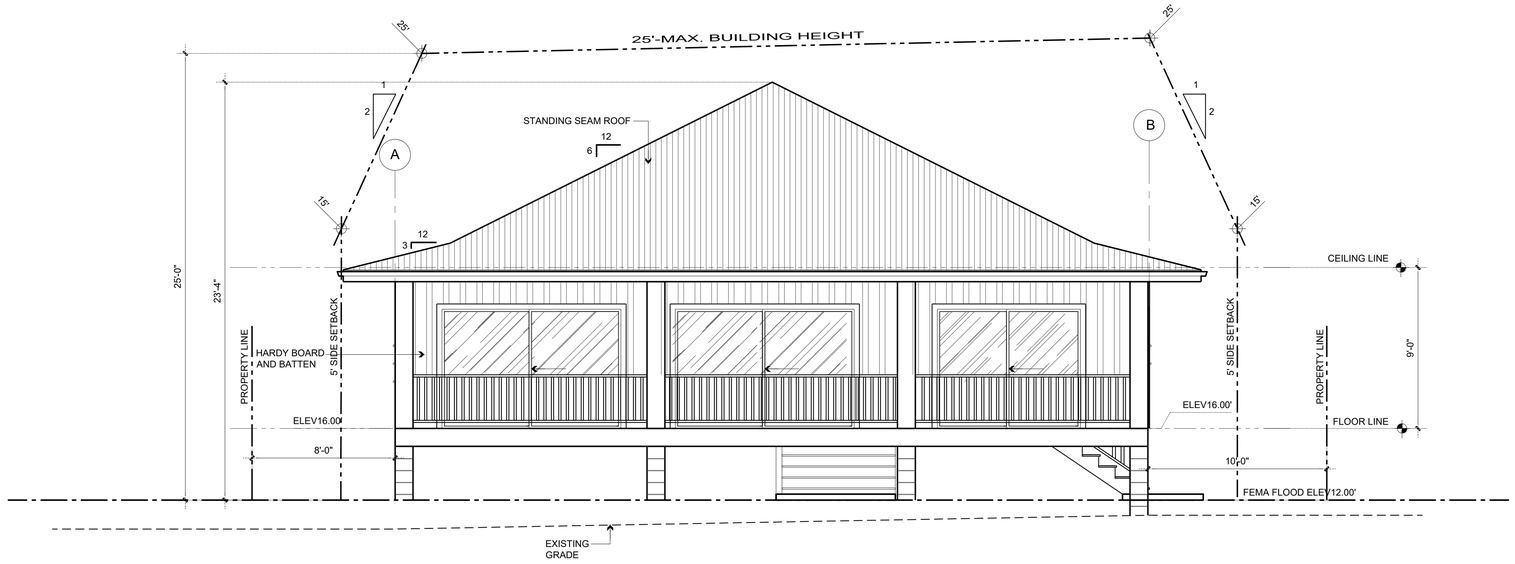
TMK: 8-4-001-016

Sheet Title

EXTERIOR ELEVATIONS

Drawn By:	Sheet No.
H.L.	A300
Date: 10 / 3 / 25	
Create Date:	of sheet

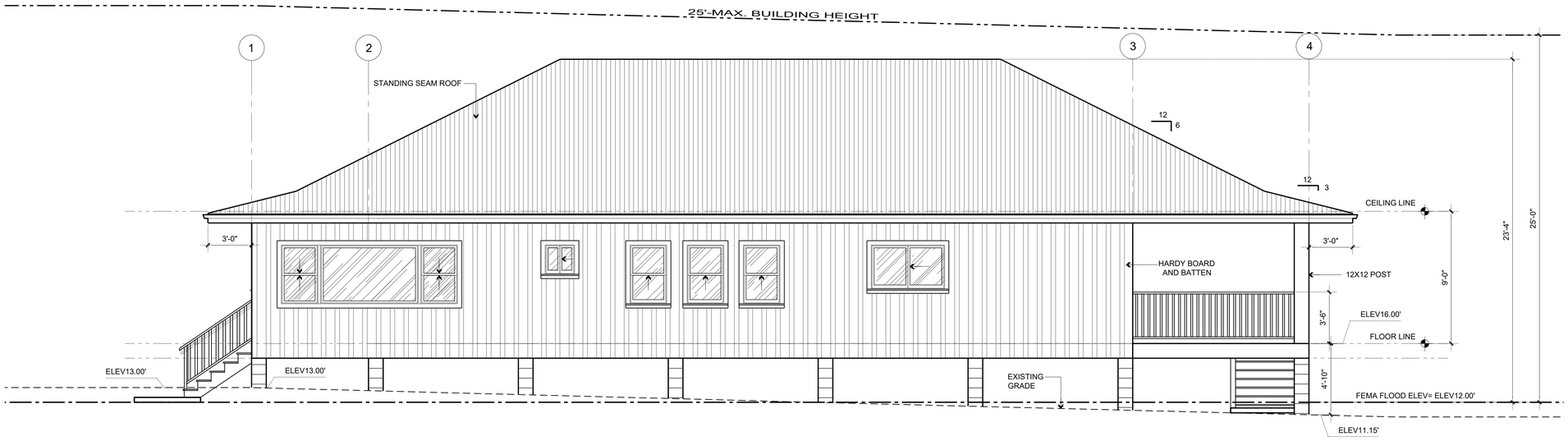
EXHIBT C-8



A REAR ELEVATION

0 1 4 10FT.

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



B RIGHT SIDE ELEVATION

0 1 4 10FT.

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

EXHIBIT C-9

Architectural/Structural Engineer Stamp

Permitting For

ROCHLEN PROPERTY

	Revision	Date

Project Name and Address

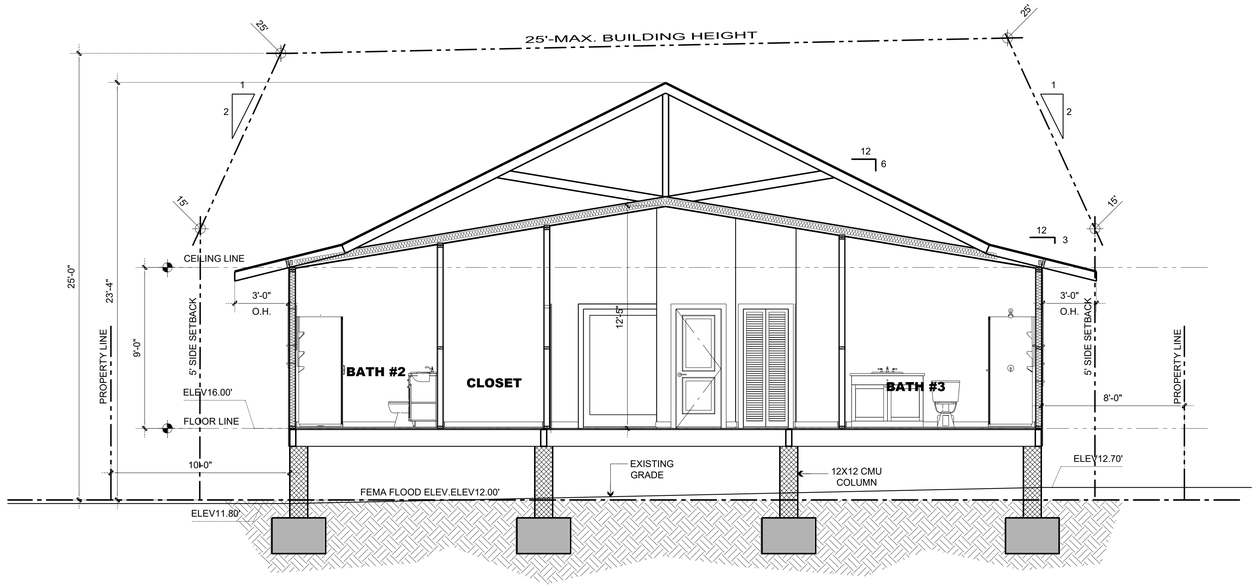
ROCHLEN RESIDENCE
84-253 FARRINGTON HIGHWAY,
WAIANAE, HAWAII 96792

TMK: 8-4-001-016

Sheet Title

EXTERIOR ELEVATIONS

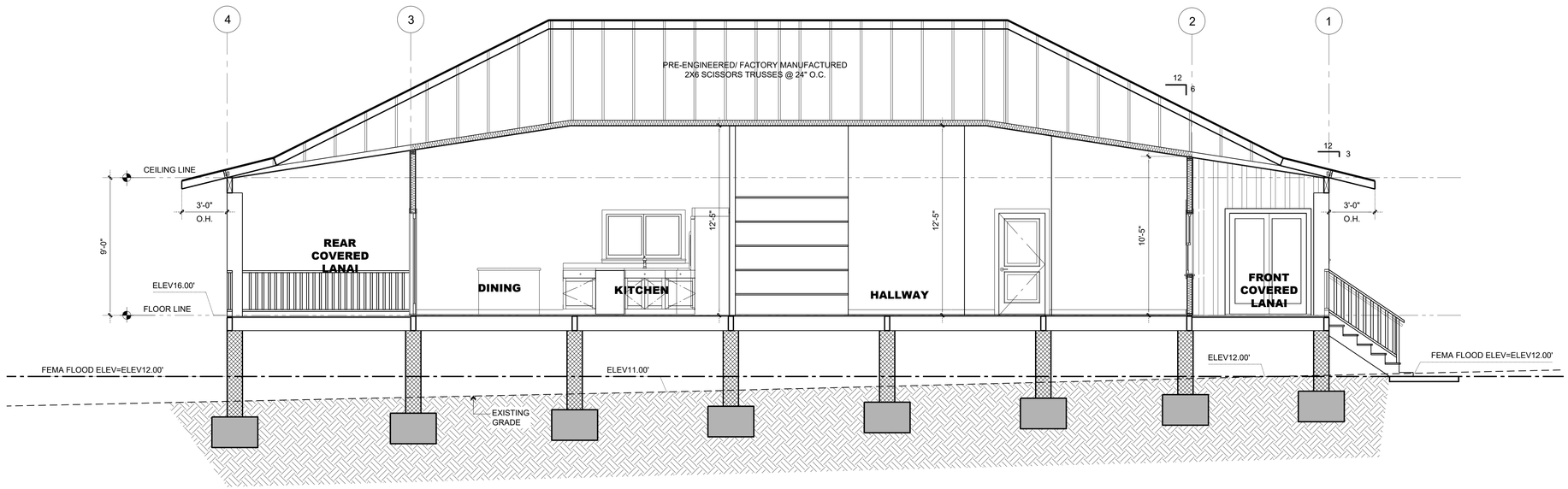
Drawn By: H.L.	Sheet No. A400
Date: 10 / 3 / 25	
Create Date:	of sheet



A BUILDING SECTION

0 1 4 10FT.

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



B BUILDING SECTION

0 1 4 10FT.

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

Architectural/Structural Engineer Stamp

ROSCOE O. FORD
LICENSED PROFESSIONAL ENGINEER
No. 3731-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.

Roscoe O ford

EXP. DATE 4/30/26

Permitting For

ROCHLEN PROPERTY

	Revision	Date

Project Name and Address

ROCHLEN RESIDENCE
84-253 FARRINGTON HIGHWAY,
WAIANAE, HAWAII 96792

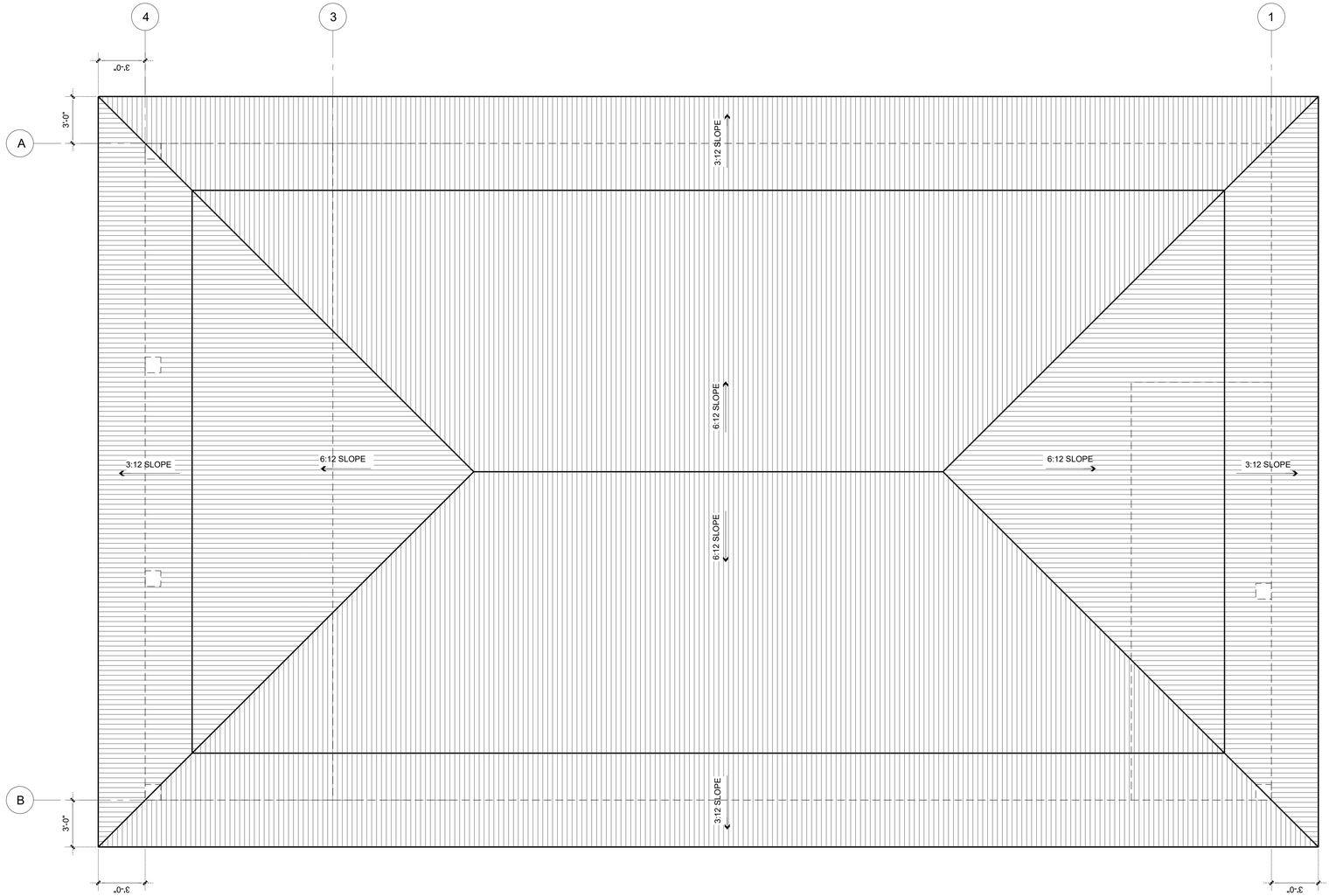
TMK: 8-4-001-016

Sheet Title

BUILDING SECTIONS

Drawn By: H.L.	Sheet No. A500
Date: 10 / 3 / 25	
Create Date:	of sheet

EXHIBIT C-10



MAIN HOUSE ROOF PLAN

0 1 4 10FT.

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

Architectural/Structural Engineer Stamp

Permitting For

ROCHLEN PROPERTY

	Revision	Date
△		
△		
△		
△		
△		
△		
△		
△		

Project Name and Address

ROCHLEN RESIDENCE
84-253 FARRINGTON HIGHWAY,
WAIANAE, HAWAII 96792

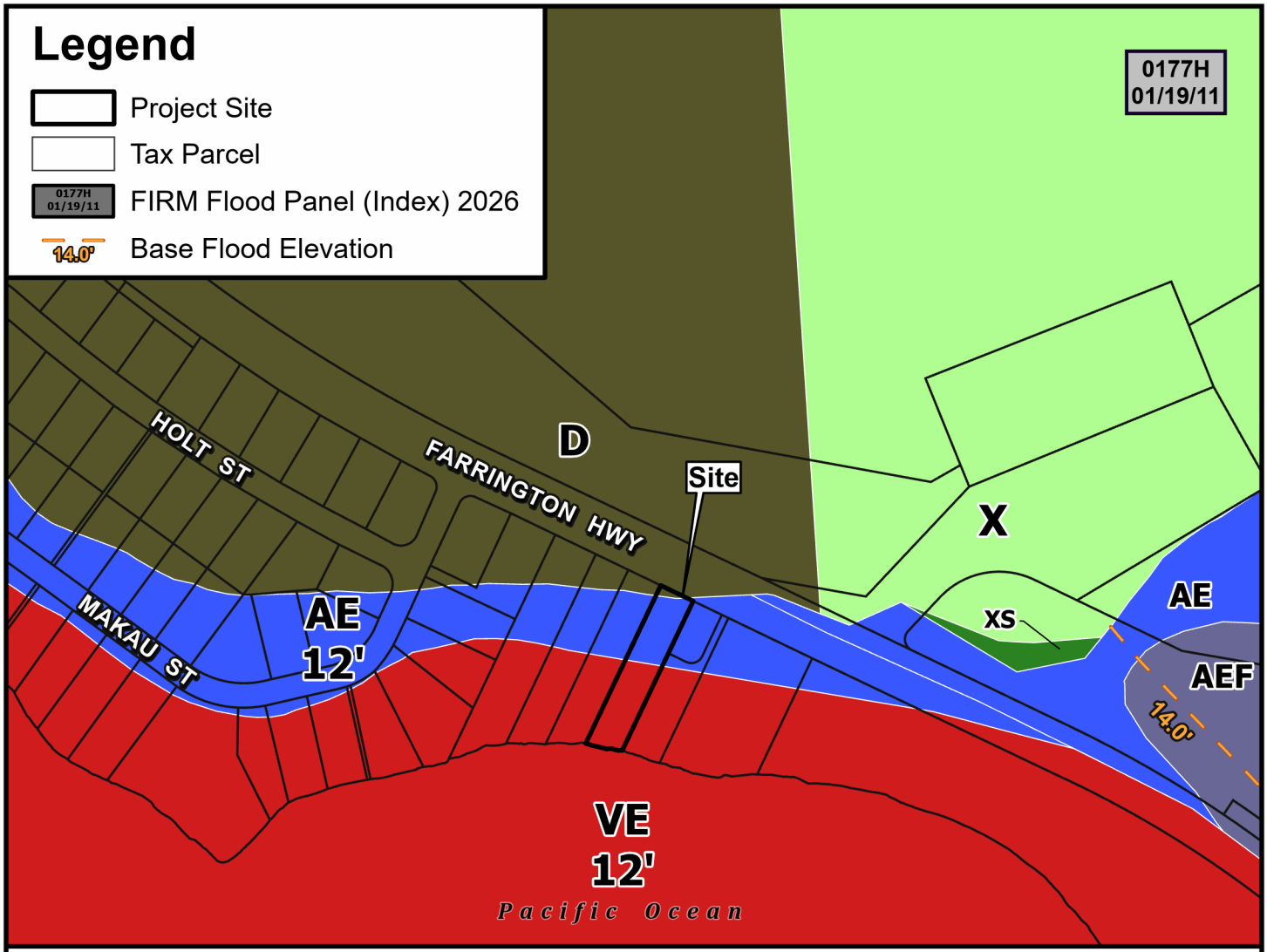
TMK: 8-4-001-016

Sheet Title

ROOF PLAN

Drawn By: H.L.	Sheet No. A600
Date: 10 / 3 / 25	
Create Date:	of sheet

EXHIBIT C-11



Flood Hazard Zones:
SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD
The 1% annual chance flood (100-year flood), also known as the base flood, is the flood that has a 1% chance of being equaled or exceeded in any given year.
The Special Flood Hazard Area is the area subject to flooding by the 1% annual chance flood.
The Base Flood Elevation (BFE) is the water-surface elevation of the 1% annual chance flood.

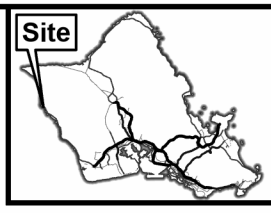
Zone **AE** = BFE determined
Zone **VE** = Costal flood zone with velocity hazard (wave action); BFE determined

Floodway Areas in Zone AE
Zone **AEF** = The floodway is the channel of stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increases in flood heights.

Other Flood Areas
Zone **XS** (X shaded) = Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.

Other Areas
Zone **X** = Areas determined to be outside the 0.2% annual chance floodplain.
Zone **D** = Areas in which flood hazards are undetermined, but possible.

0 150 300 600
Distance in Feet



VICINITY MAP

PORTION OF
FLOOD HAZARD MAP
FIRM PANEL 15003C0117H
NOTE: FLOOD ZONES EFFECTIVE AS OF JUNE 10, 2026.
NO CHANGES TO THIS FLOOD PANEL 0177H.

TAX MAP KEY(S): 8-4-001: 016
FOLDER NO.: 2026-SMA-37

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

Date Prepared: 07/2026

EXHIBIT D

Copyright City & County of Honolulu
All Rights Reserved 2026
This map was prepared in color

NOTES:
1. SUBJECT PROPERTY IS LOCATED IN FEMA FLOOD ZONE "VE" WITH A BASE FLOOD ELEVATION (BFE) OF 12 FEET, IN FEMA FLOOD ZONE "AE" WITH A BFE OF 12 FEET, AND IN FEMA FLOOD ZONE "D", AS SHOWN
2. ELEVATIONS ARE REFERENCED TO MEAN SEA LEVEL FROM NGS BENCHMARK TU0596.

LOT 929 (Map 26)

FEMA FLOOD ZONE "AE"
FEMA FLOOD ZONE "VE"

FEMA FLOOD ZONE "D"
FEMA FLOOD ZONE "AE"

LOT 90-C

BENCHMARK:
TOP OF ½ PIPE
ELEV.=16.4' (MSL)

FEMA FLOOD ZONE "D"

84' | 72' | 34' | 36'-3" | 10'-7"

205° 38' 00" 284.85'

5'-2"

8'-8"

LOT 90-D

22'-5"

295° 38' 00" 60.00

BUS STOP SHELTER

BUS STOP

94° 30' 00" 64.33'

SHORELINE EROSION HAZARD LINE @1.1'SLR

SHORELINE FOLLOWS ALONG THE TOP OF EROSION SCARP AS CERTIFIED 7/14/2025

SHORELINE EROSION HAZARD LINE @3.2'SLR

SHORELINE EROSION HAZARD LINE @0.5'SLR

FEMA FLOOD ZONE "VE" (BFE=12FT)

FEMA FLOOD ZONE "AE" (BFE=12FT)

TMK 8-4-001-016 (16,395 S.F)

LOT 928

42'

75'-5"

SHORELINE EROSION HAZARD LINE @2.0'SLR

SHORELINE SETBACK

10'

PP

25° 38' 00" 261.66'

SEA

FARRINGTON HIGHWAY

LOT 90-E

LOT 1048 (Map 114)

LOT 1047 (Map 114)

LEGEND

WV.: WATER VALVE	TC: TOP CURB
WM.: WATER METER	BC: BOTTOM CURB
CMU.: CONCRETE MASONRY UNIT	CC: CONCRETE
CO.: SANITARY SEWER CLEAN OUT	WMH: WATER MANHOLE
HECO.: HAWAII ELECTRIC COMPANY	GT: GREASE TRAP
HT.: HAWAIIAN TELCOM	SEWER MANHOLE
TV.: TIME WARNER CABLE	DRAIN MANHOLE
CLF: CHAIN LINK FENCE	IRON PIPE / IRON ROD
WF: WOOD FENCE	MAG. NAIL
VF: VINYL FENCE	ARROW CUT
EBX: ELECTRIC BOX	ROCK WALL
PP: POWER POLE	CMU WALL
GW: GUY WIRE	CONCRETE
TW: TOP WALL	COVERED
BW: BOTTOM WALL	STRUCTURE INSIDE PROPERTY
	STRUCTURE OUTSIDE PROPERTY

EXISTING TOPOGRAPHICAL SURVEY MAP

0 2 10 25FT.

SCALE: 3/32"=1'-0"

TOPOGRAPHIC MAP

TMK 8-4-001-016

BEING ALL OF LOT 928
LAND COURT APPLICATION NUMBER 1052, MAP 26
AND ALL OF LOT 90-D
BEING A PORTION OF EXCLUSION 1
LAND COURT APPLICATION 1052

AT MAKAHA, WAIANAE, OAHU, HAWAII

EXHIBIT E

Architectural/Structural Engineer Stamp

ROSCOE O. FORD
LICENSED PROFESSIONAL ENGINEER
No. 3731-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.

Roscoe O. Ford

EXP. DATE 4/30/26

Permitting For

ROCHLEN PROPERTY

Revision	Date

Project Name and Address

ROCHLEN RESIDENCE
84-253 FARRINGTON HIGHWAY,
WAIANAE, HAWAII 96792

TMK: 8-4-001-016

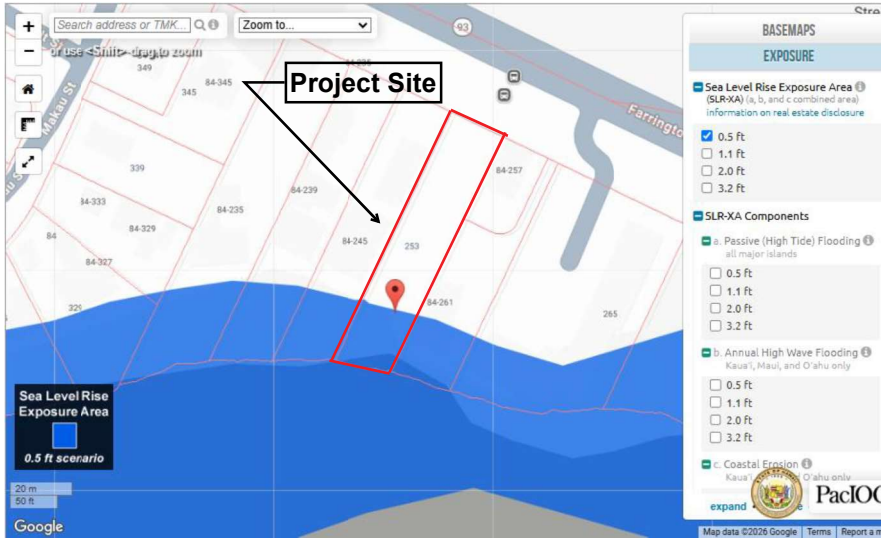
Sheet Title

TOPOGRAPHICAL SURVEY MAP

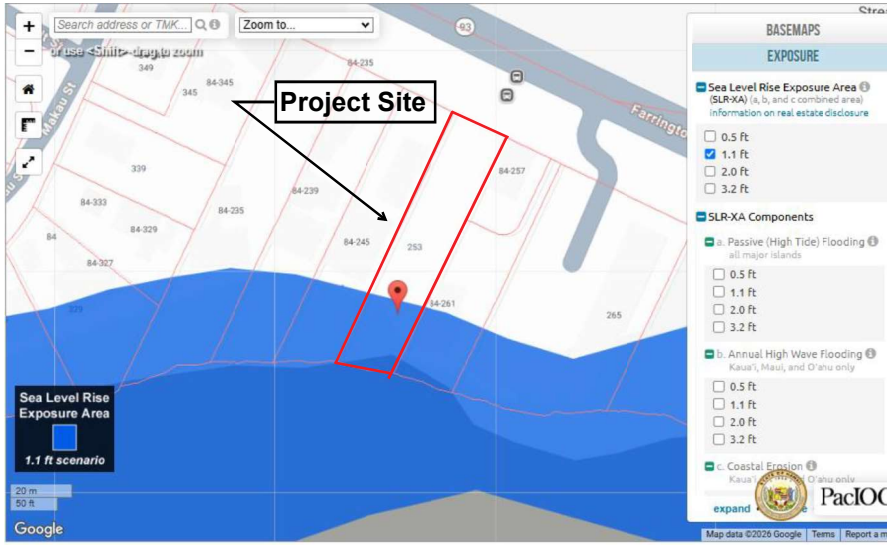
Drawn By: H.L.	Sheet No. C100
Date: 10 / 3 / 25	
Create Date:	of sheet

PATH/FILENAME: E:\WORES\R&I Construction\Randy House\6-4-26\MXD_Rochlen Residence Waianae\MXD_CAD\GIS\30-SHEETS\C100.dwg
LAST STA/ATE: Jeva 03, 2026 @ 03:04:46 pm
PLOT DATE: June 3, 2026 @ 04:54:57 pm

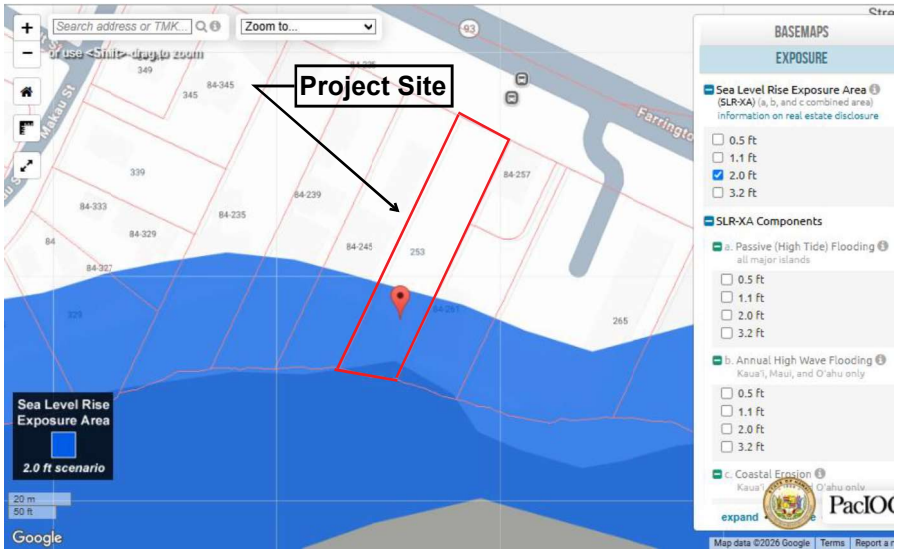
0.5-ft. Sea Level Rise Exposure Area



1.1-ft. Sea Level Rise Exposure Area



2.0-ft. Sea Level Rise Exposure Area



3.2-ft. Sea Level Rise Exposure Area

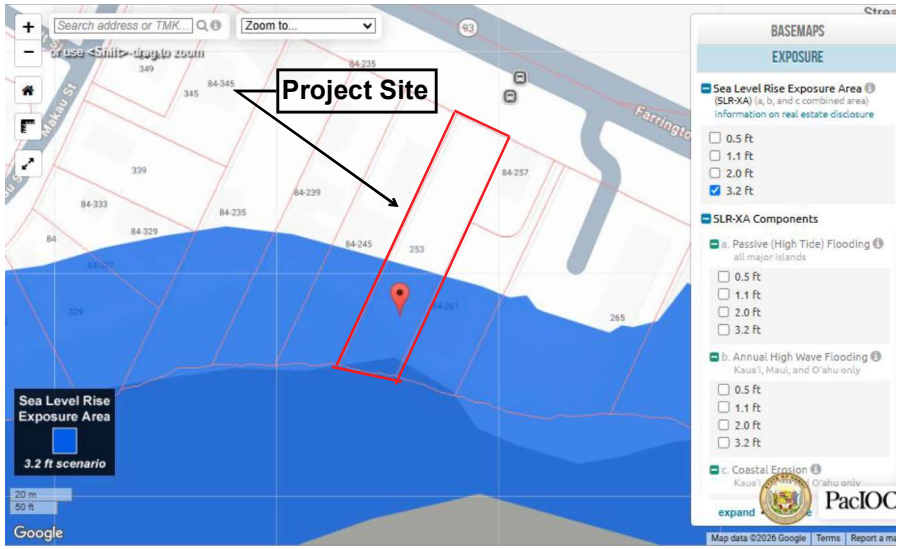
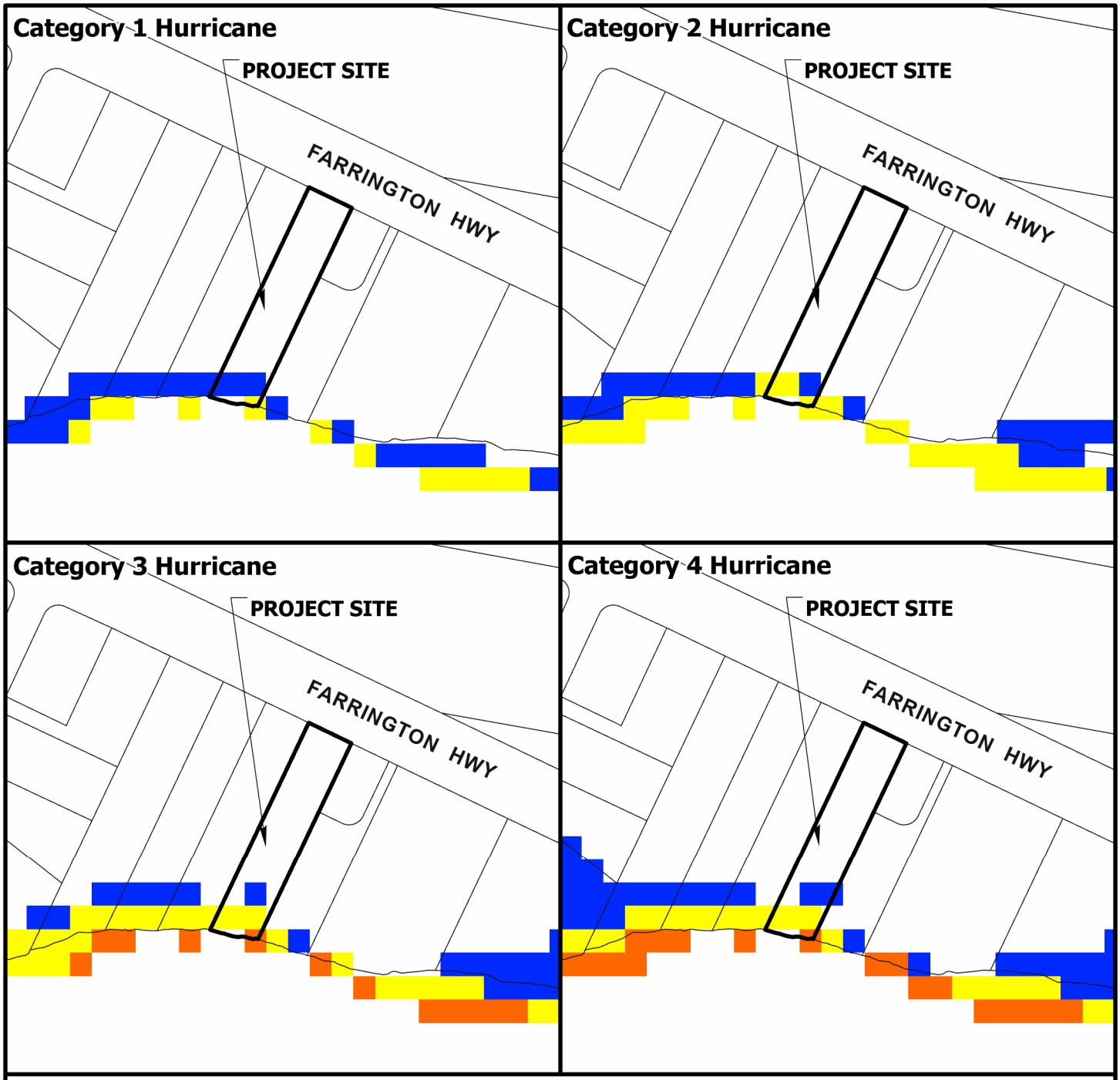


EXHIBIT F – SEA LEVEL RISE EXPOSURE AREA

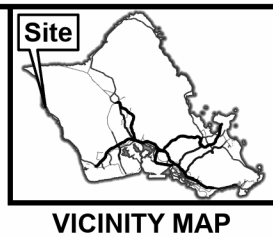
FILE NO. 2026-SMA-37

TMK: 8-4-001: 016



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



VICINITY MAP

0 100 200 400

Distance in Feet

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(S): 8-4-001: 016

FOLDER NO.: 2026-SMA-37

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

Date Prepared: 07/2026

EXHIBIT G

Copyright City & County of Honolulu
All Rights Reserved 2026
This map was prepared in color

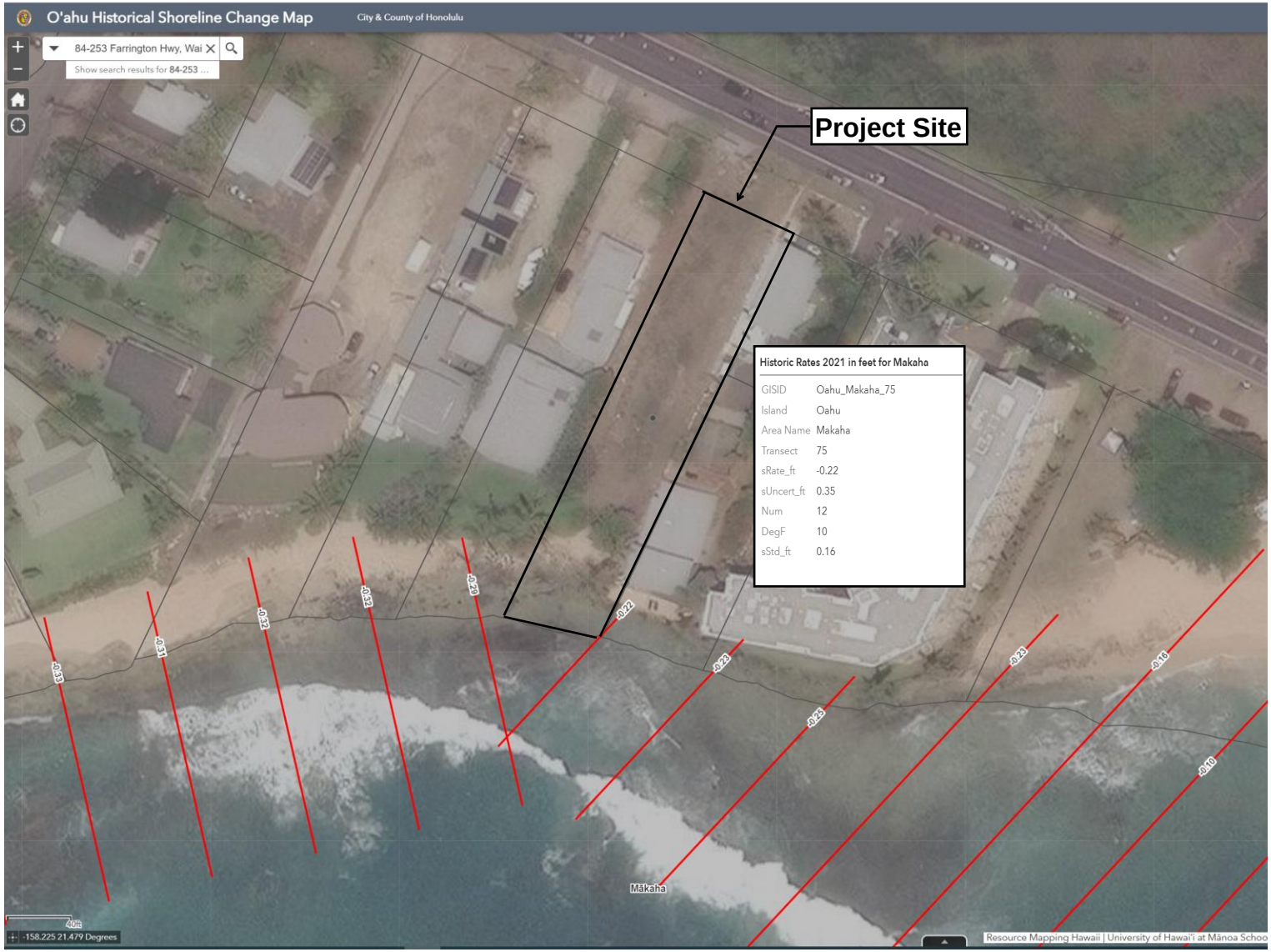


EXHIBIT H

SHORELINE EROSION RATE MAP

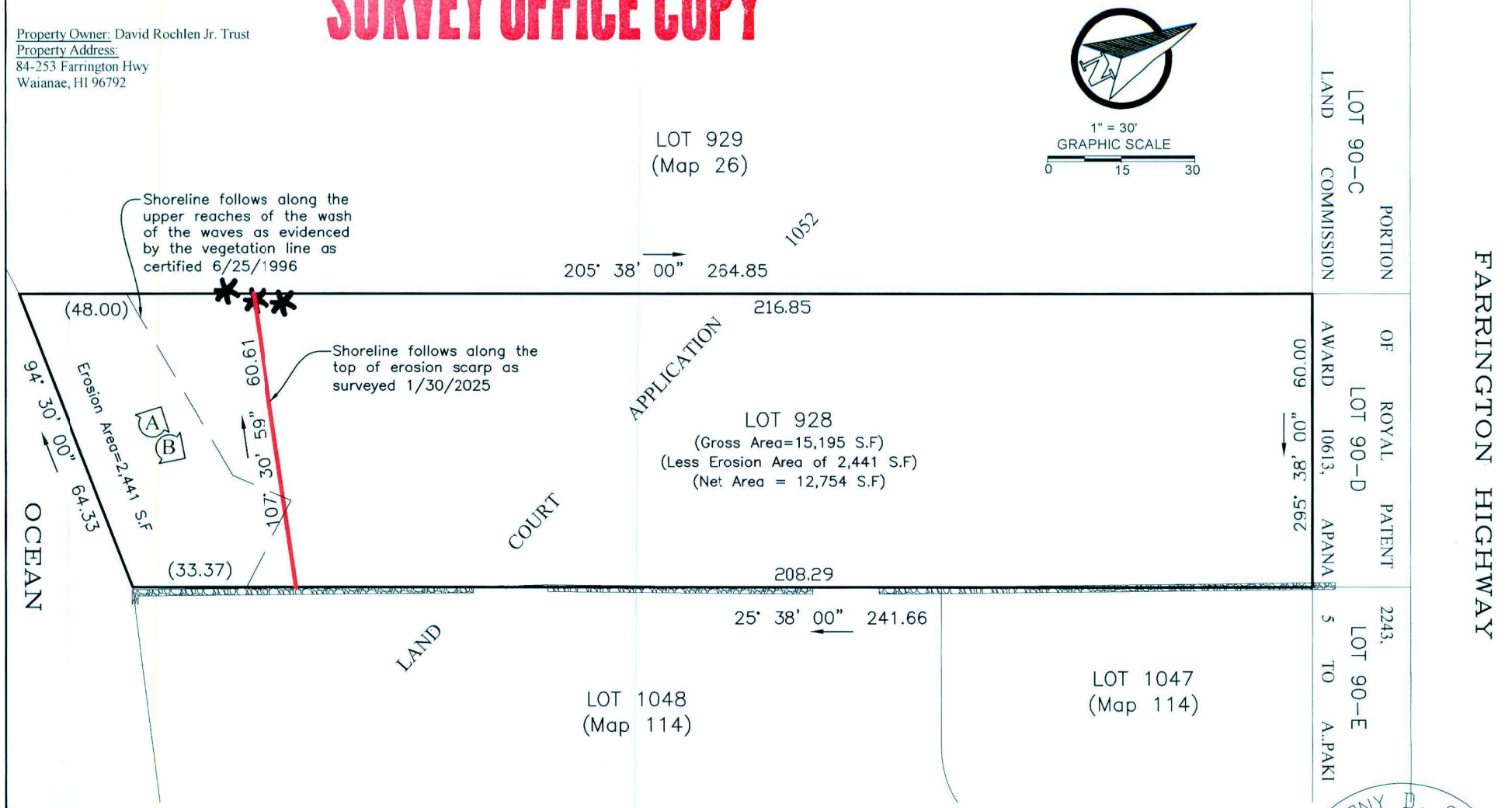
FILE NO. 2026-SMA-37

TMK: 8-4-001: 016

Ⓐ Photo label and direction

SURVEY OFFICE COPY

Property Owner: David Rochlen Jr. Trust
Property Address:
84-253 Farrington Hwy
Waianae, HI 96792



The shoreline as delineated in red is hereby certified as the shoreline as of

JUL 14 2025

Chairperson, Board of Land and Natural Resources

SHORELINE MAP

LOT 928

LAND COURT APPLICATION NUMBER 1052, MAP 26

AT MAKAHA, WAIANAE, OAHU, HAWAII

ANTHONY D. CROOK
LICENSED PROFESSIONAL LAND SURVEYOR
No. 12094
HAWAII, U.S.A.

THIS MAP WAS PREPARED BY ME OR UNDER MY SUPERVISION.
MY LICENSE EXPIRES: APRIL 30, 2026

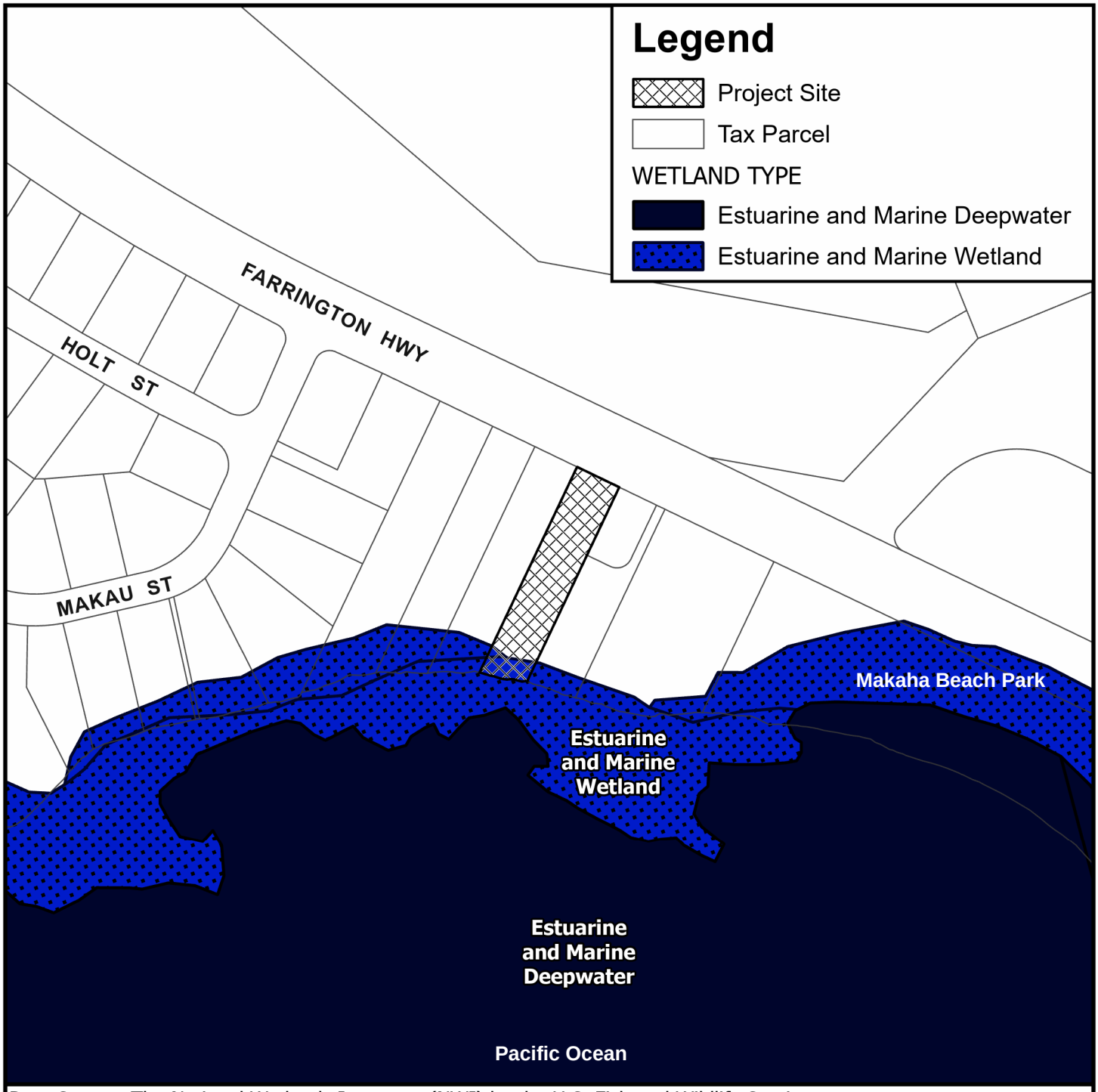
ANTHONY D. CROOK
LICENSED PROFESSIONAL LAND SURVEYOR
CERTIFICATE No. 12094

AILANA SURVEYING & GEOMATICS LLC

MAP DATED: May 28, 2025

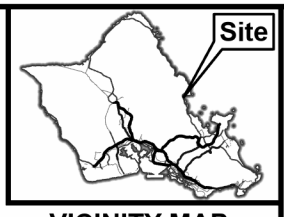
TMK(1)8-4-001-016

EXHIBIT I



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





VICINITY MAP

PORTION OF
WETLANDS MAP

MAKAHA, WAIANAE

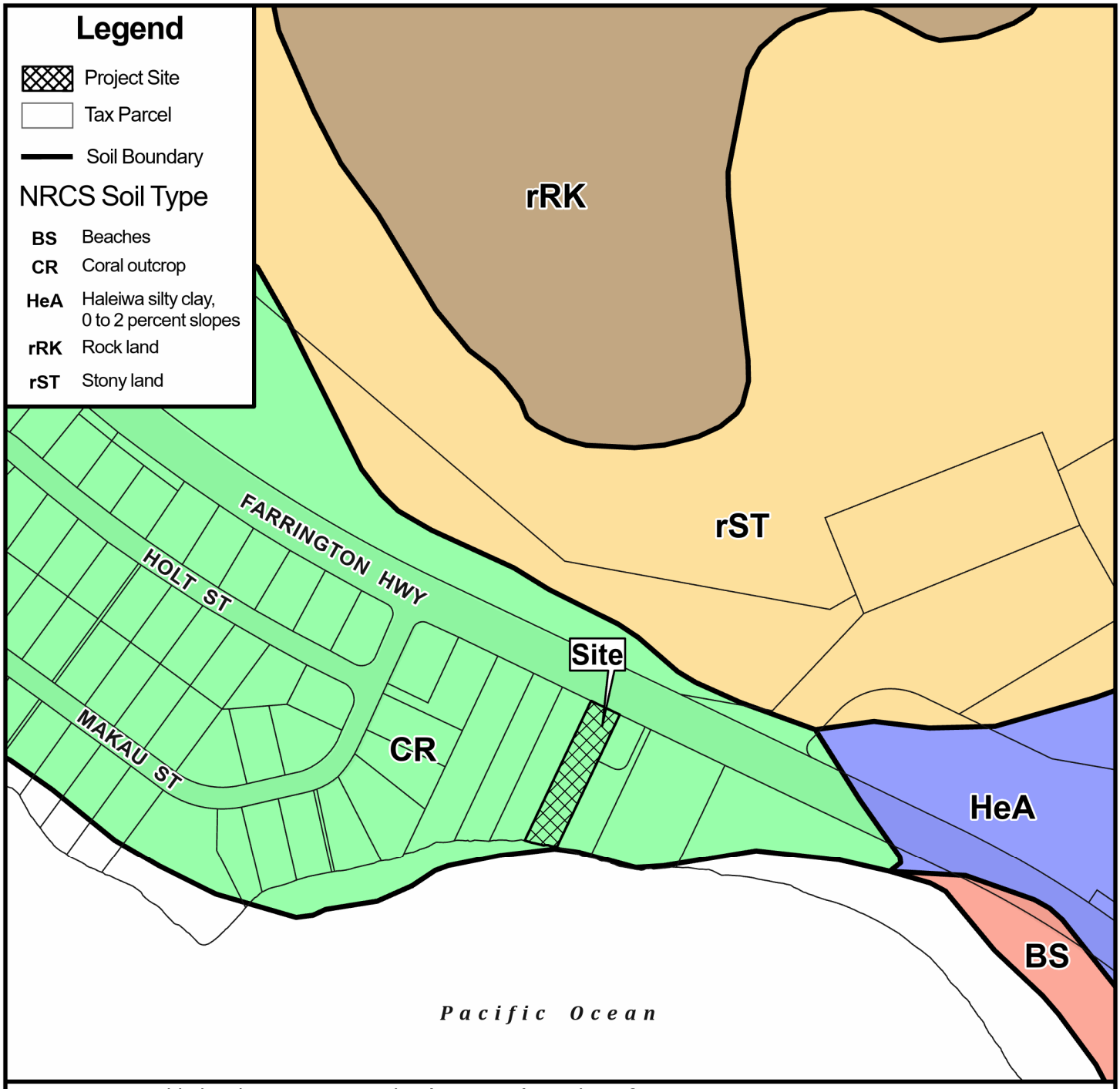
TAX MAP KEY(S): 8-4-001: 016
FOLDER NO.: 2026-SMA-37

Prepared by:
Department of Planning & Permitting (DPP)
City and County of Honolulu

Date Prepared: 07/2026

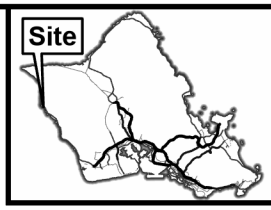
EXHIBIT J

Copyright City & County of Honolulu
All Rights Reserved 2026
This map was prepared in color



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

0 500 1,000
Distance in Feet



VICINITY MAP

PORTION OF
SOIL MAP
MAKAHA, WAIANAE

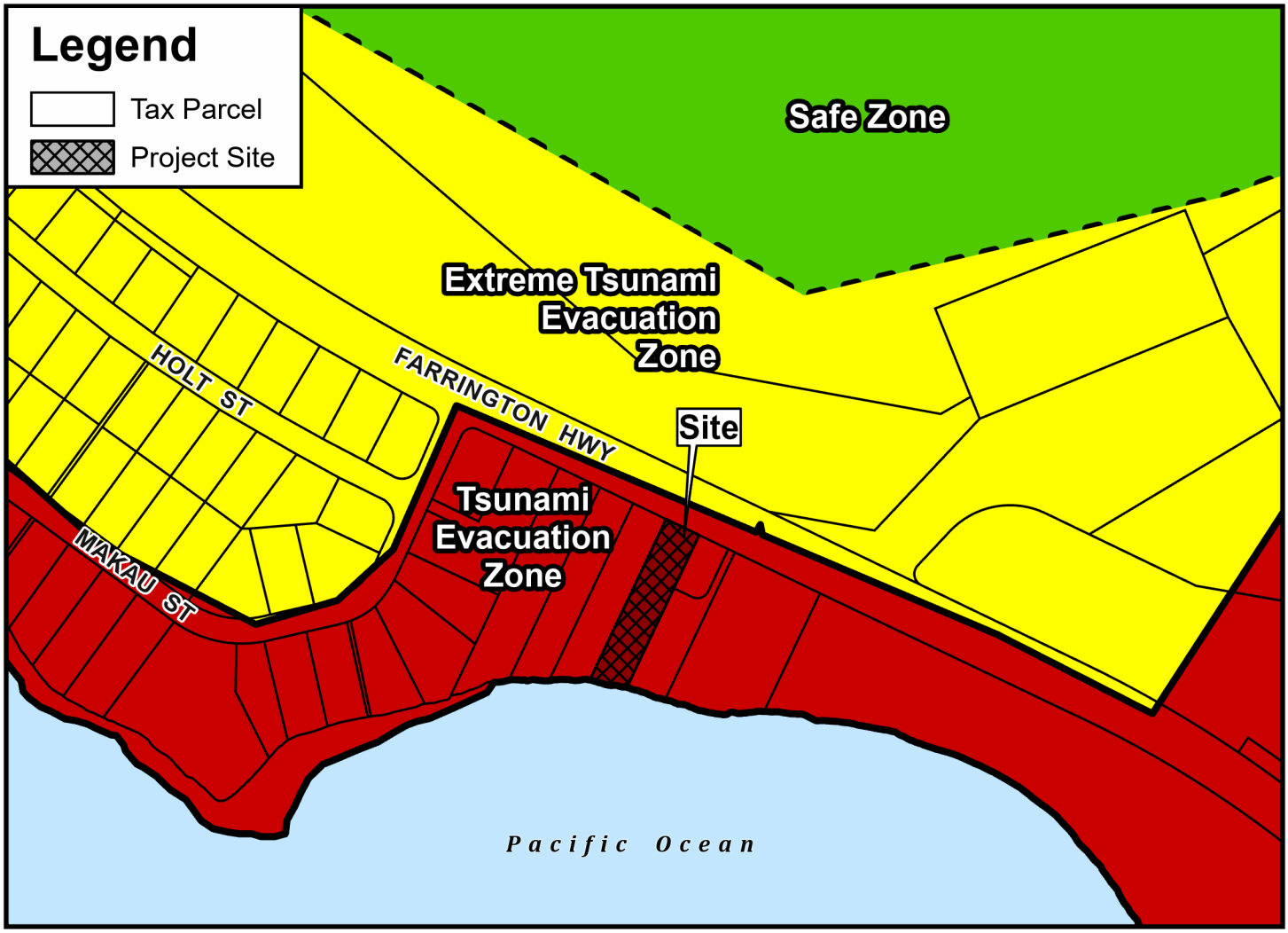
TAX MAP KEY(S): 8-4-001: 016
FOLDER NO.: 2026-SMA-37

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

Date Prepared: 07/2026

EXHIBIT K

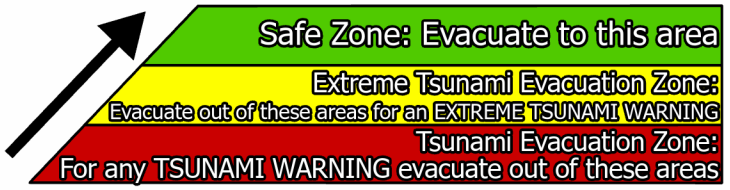
Copyright City & County of Honolulu
All Rights Reserved 2026
This map was prepared in color

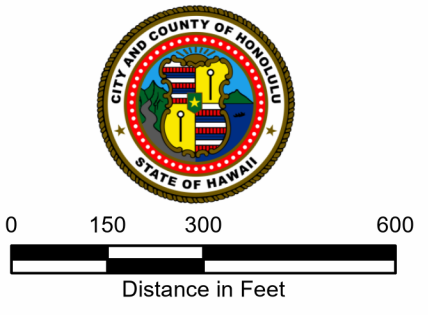


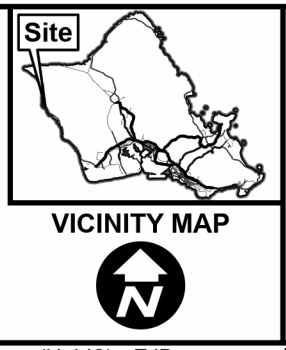
- For most Tsunami Warnings, evacuate out of the Tsunami Evacuation Zone; in the unlikely case of an Extreme Tsunami Warning, evacuate out of the Extreme Tsunami Evacuation Zone
- Remain at least 100 feet away from inland waterways and marinas connected to the ocean due to wave surges and possible flooding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

YOKOHAMA BAY TO POKAI BAY

MAP 15 INSET 2

TAX MAP KEY(S): 8-4-001: 016

FOLDER NO.: 2026-SMA-37

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

Date Prepared: 07/2026

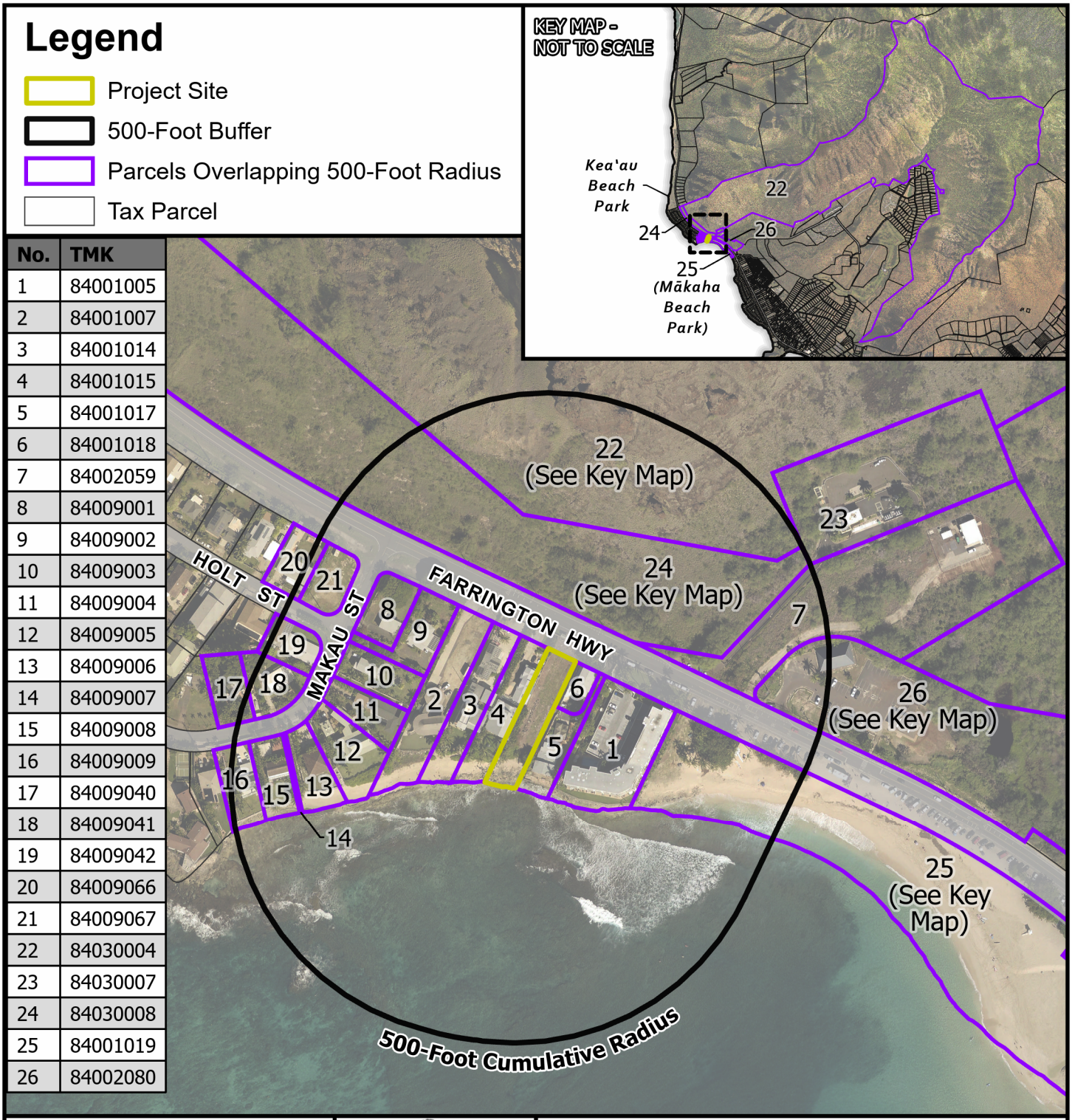
EXHIBIT L

Copyright City & County of Honolulu
All Rights Reserved 2026
This map was prepared in color

Legend

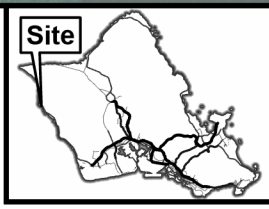
- Project Site
- 500-Foot Buffer
- Parcels Overlapping 500-Foot Radius
- Tax Parcel

No.	TMK
1	84001005
2	84001007
3	84001014
4	84001015
5	84001017
6	84001018
7	84002059
8	84009001
9	84009002
10	84009003
11	84009004
12	84009005
13	84009006
14	84009007
15	84009008
16	84009009
17	84009040
18	84009041
19	84009042
20	84009066
21	84009067
22	84030004
23	84030007
24	84030008
25	84001019
26	84002080



0 200 400

Distance in Feet



VICINITY MAP

CUMULATIVE IMPACT MAP

MAKAHA, WAIANAE

TAX MAP KEY(S): 8-4-001: 016
FOLDER NO.: 2026-SMA-37

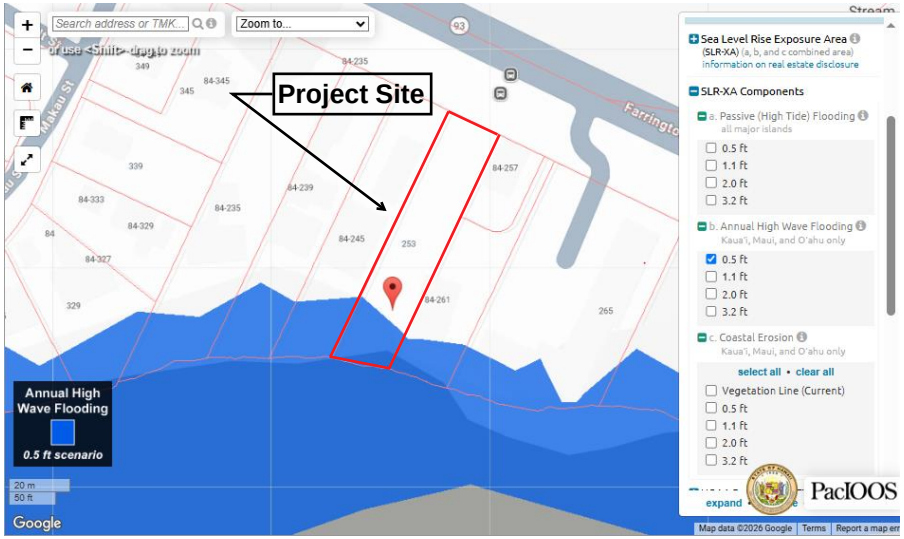
Prepared by: Honolulu Land Information System (HoLIS) - EJD
Department of Planning & Permitting (DPP)
City and County of Honolulu

Date Prepared: 07/2026

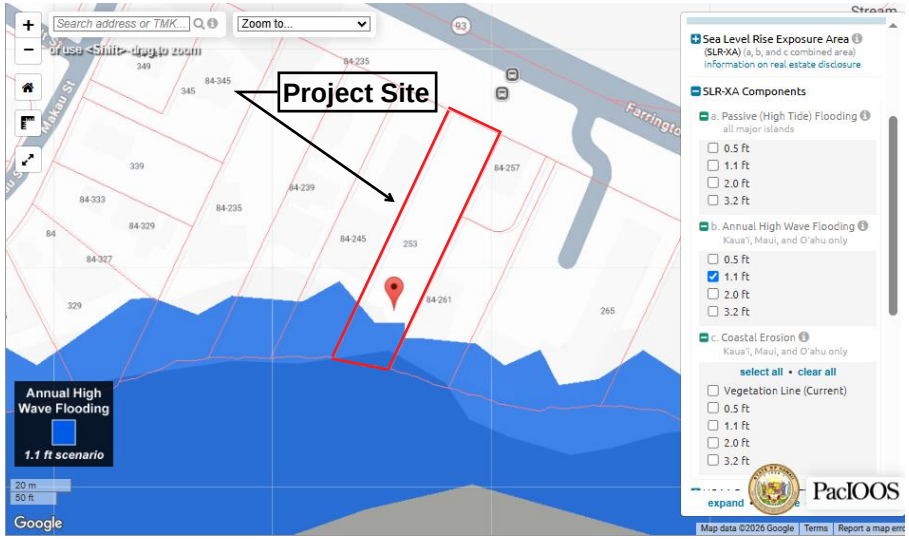
EXHIBIT M

Copyright City & County of Honolulu
All Rights Reserved 2026
This map was prepared in color

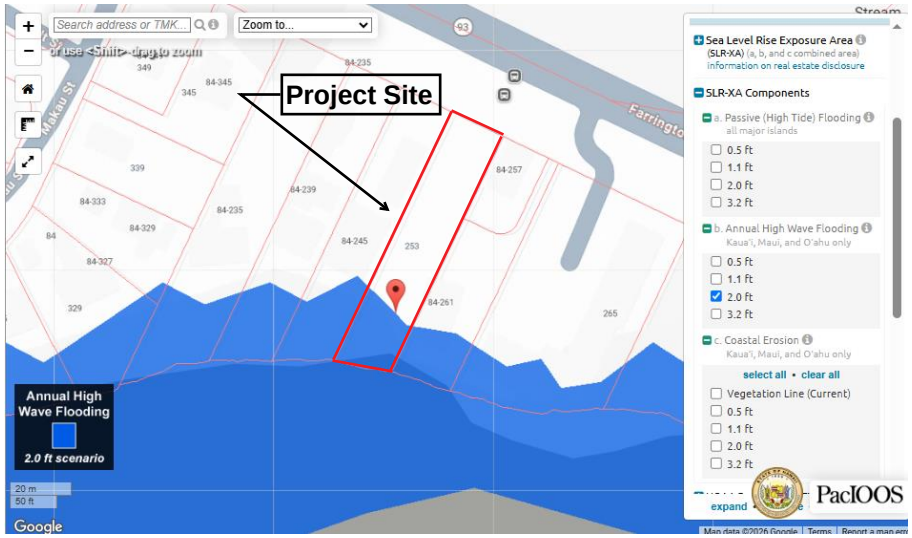
0.5-ft. Annual High Wave Flooding



1.1-ft. Annual High Wave Flooding



2.0-ft. Annual High Wave Flooding



3.2-ft. Annual High Wave Flooding

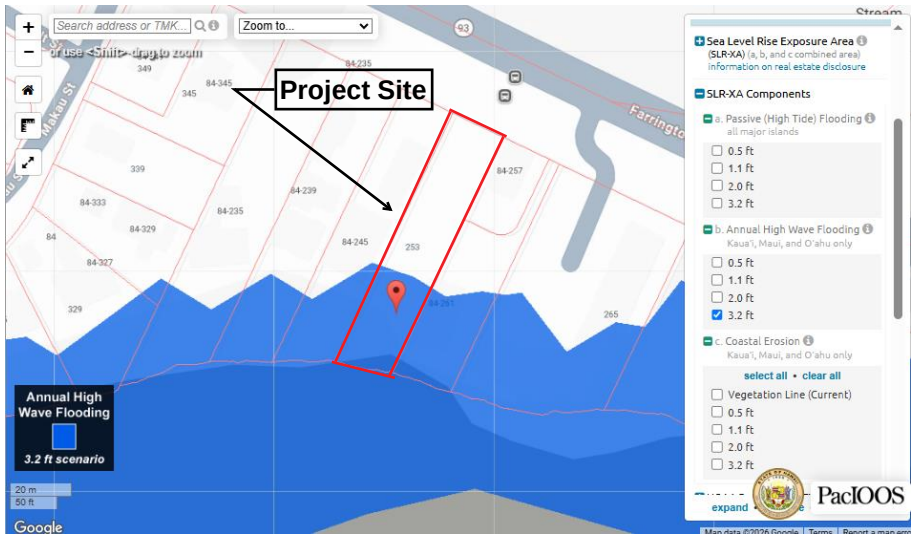
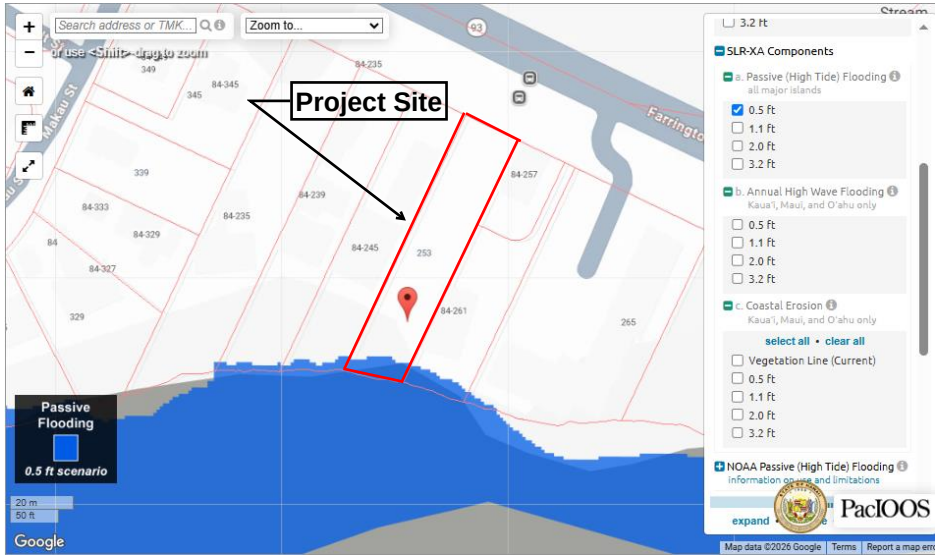


EXHIBIT N – ANNUAL HIGH WAVE ACTION FLOODING

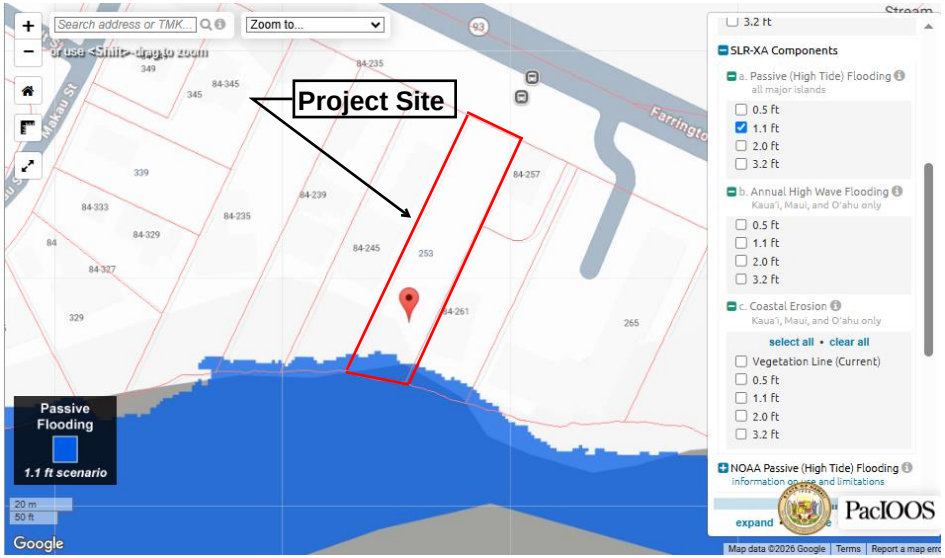
FILE NO. 2026-SMA-37

TMK: 8-4-001: 016

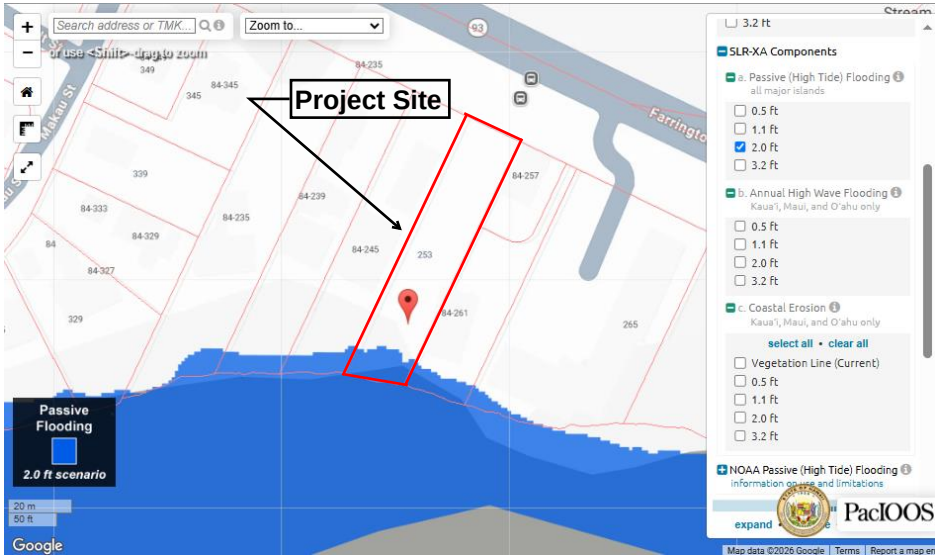
0.5-ft. Passive High Tide Flooding



1.1-ft. Passive High Tide Flooding



2.0-ft. Passive High Tide Flooding



3.2-ft. Passive High Tide Flooding

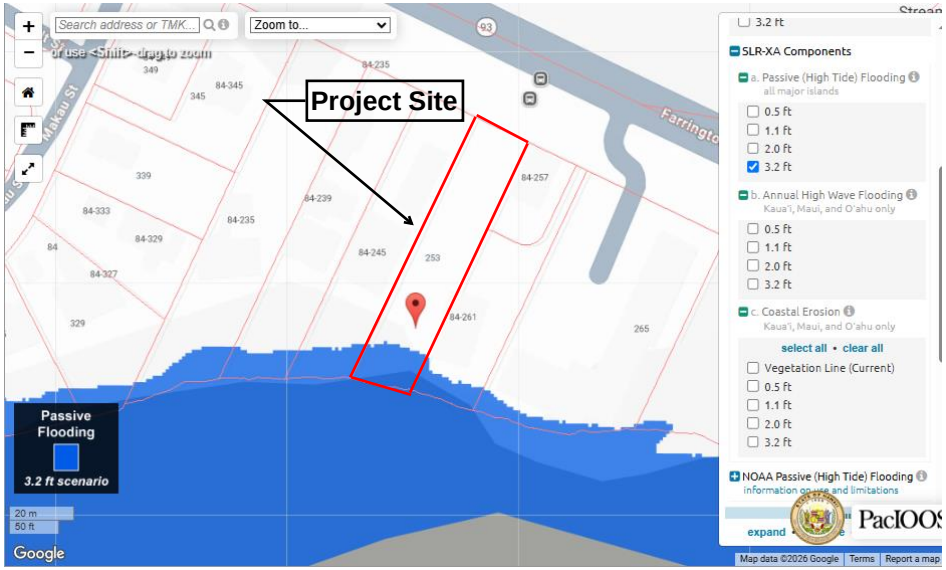
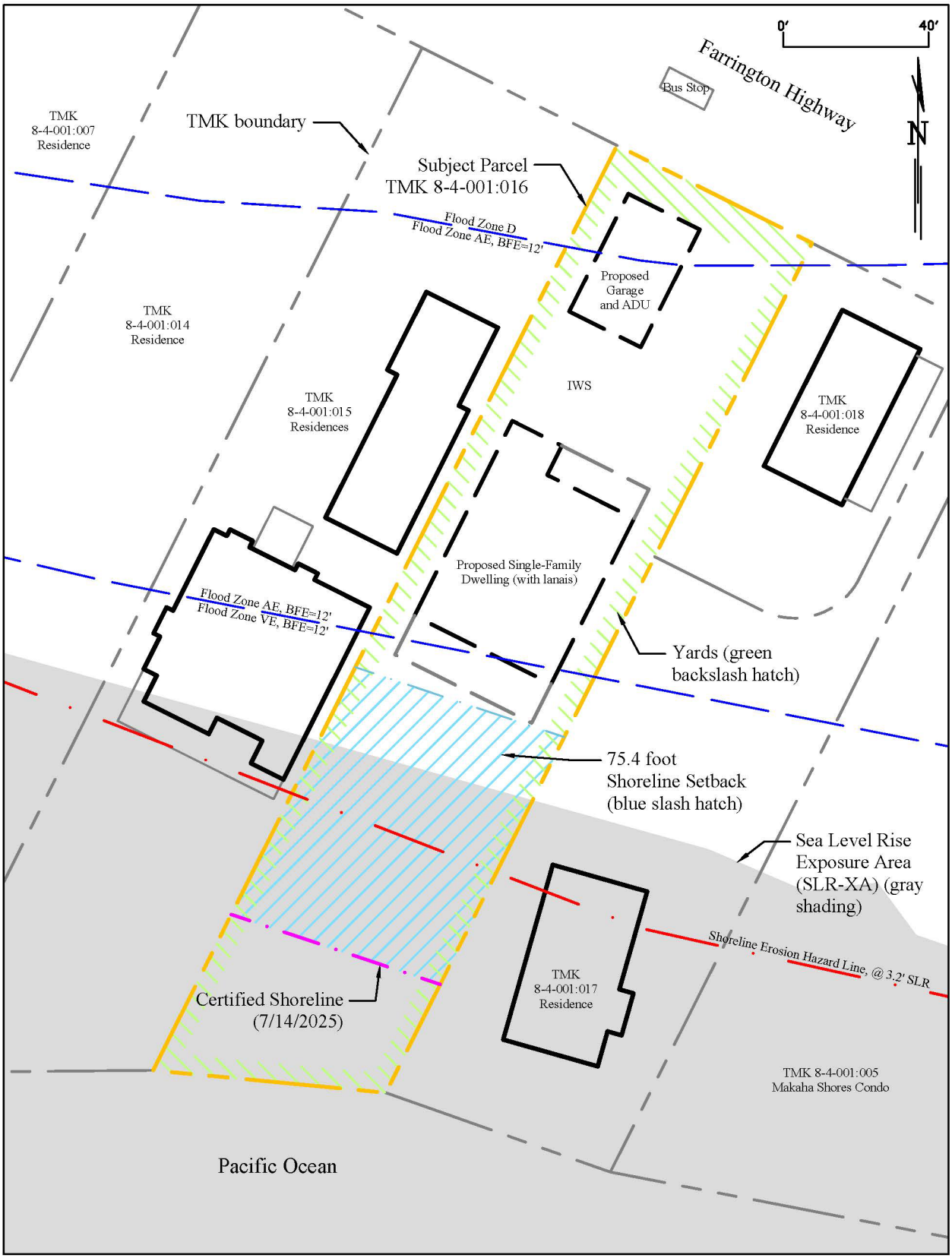


EXHIBIT O – PASSIVE HIGH TIDE FLOODING

FILE NO. 2026-SMA-37

TMK: 8-4-001: 016

Figure 4: Proposed Project with Shoreline Setback and Hazard Zones



Source: Planning Solutions, Inc.

Exhibit P