SUMMARY OF PROPOSED COMMITTEE DRAFT:

RESOLUTION 26-218
GRANTING A SPECIAL MANAGEMENT AREA MAJOR PERMIT TO ALLOW DEVELOPMENT INCLUDING THE CONSTRUCTION OF A THREE-STORY SINGLE-UNIT DWELLING, GAZEBO, AND TWO-CAR GARAGE IN KĀNEʻOHE, OʻAHU.

The PROPOSED CD1 makes the following amendments:

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

"GRANTING A SPECIAL MANAGEMENT AREA MAJOR PERMIT TO ALLOW FOR THE DEMOLITION OF EXISTING STRUCTURES; AND THE CONSTRUCTION OF A NEW THREE-STORY SINGLE-UNIT DWELLING, ATTACHED TWO-CAR GARAGE, AND ACCESSORY IMPROVEMENTS IN KANE'OHE, O'AHU."

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

C. Moves Condition B, which requires the Applicant to obtain an after-the-fact building permit for the existing gazebo on the Project site, to re-lettered Condition I.1. Re-letters subsequent conditions.

D. Amends re-lettered Condition B.2 to add that the landowner agrees to assume all risk and liability for any harm to or loss of life and property due to development on a shoreline zoning lot, and further agrees to accept all responsibility for the cost and physical removal of materials or structures lost or damage as a result of coastal hazards.

E. Deletes re-lettered Condition G.7, relating to cessation of Project activities if a Hawaiian monk seal, green sea turtle, or hawksbill sea turtle is present on land within 150 feet of the work area (the Project site is technically a shoreline lot but is not adjacent to the ocean and does not have a sandy beachfront). Renumbers subsequent conditions in Condition G.

F. Deletes former Condition I, relating to landscaping requirements for shoreline lots (the Project site is technically a shoreline lot but is not adjacent to the ocean and does not have a sandy beachfront). Re-letters subsequent conditions.

G. Amends re-lettered Condition H.1 to provide that the Applicant proposes to import approximately 65 cubic yards of structural (instead of soil) fill material, and no importation of soil (instead of structural) fill material is proposed.

H. Amends re-lettered Condition I by:

1. Adding the title "Permits"; and

2. Adding a Condition I.1 to provide that prior to or concurrent with the issuance of any building permit for the Project dwelling, the Applicant is required to obtain a building permit for the existing gazebo located on the Project site, or the Applicant is required to remove the gazebo. Renumbers the subsequent condition in Condition I.

I. Makes miscellaneous technical and nonsubstantive amendments.

HONOLULU CITY COUNCIL

KE KANIHELA O KE KALANA O HONOLULU

CITY AND COUNTY OF HONOLULU

No. **26-218, CD1**

PROPOSED

RESOLUTION

GRANTING A SPECIAL MANAGEMENT AREA MAJOR PERMIT TO ALLOW FOR THE DEMOLITION OF EXISTING STRUCTURES; AND THE CONSTRUCTION OF A NEW THREE-STORY SINGLE-UNIT DWELLING, ATTACHED TWO-CAR GARAGE, AND ACCESSORY IMPROVEMENTS IN KĀNEʻOHE, OʻAHU.

WHEREAS, on June 24, 2026, the Department of Planning and Permitting ("DPP") accepted the application (File No. 2026-SMA-36) of The Smith Trust (the "Applicant") for a Special Management Area ("SMA") Major Permit to allow for the demolition of a two-story single-unit dwelling and attached two-car garage; and the construction of a new three-story single-unit dwelling with three lanais and two covered decks, attached two-car garage, driveway with two surface parking spaces, 5-foot rock wall, and front gate on an approximately 14,269-square-foot shoreline lot zoned R-10 Residential District, located at 47-347 Lulani Street in Kāneʻohe, and identified as Tax Map Key 4-7-020:029 (the "Project"); and

WHEREAS, on August 14, 2026, the DPP held a public hearing on the application at the Frank F. Fasi Municipal Building, Sixth Floor Conference Room, which was attended by the Applicant's agent, DPP staff members, and three members of the public; and

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

WHEREAS, the Council, having received the findings and recommendation of the DPP on September 29, 2026, by Departmental Communication 604 (2026), and having duly considered all of the findings and reports on the matter, desires to approve the subject application for an SMA Major Permit subject to the conditions enumerated below; now, therefore,

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

RESOLUTION

A. Development must be in general conformity with the Project as described in the DPP's findings and recommendation, referenced above, and as depicted in Exhibits A, B, C-1 through C-12, and D through K, attached hereto and incorporated by reference herein. Any change in the size or nature of the Project that may have a significant effect on coastal resources, as addressed in ROH Chapter 25 or HRS Chapter 205A, or both, will require a new application and SMA Major Permit. Any change that does not have a significant effect on coastal resources may be considered a minor modification and may be permitted under this resolution, upon review and approval by the DPP Director.

B. To recognize the potential for adverse impacts related to coastal hazards, including but not limited to sea level rise, 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 building permit plans:

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

2. *"The landowner hereby acknowledges (and any successor owner or interested party is hereby notified) that Tax Map Key 4-7-020:029 is a shoreline zoning lot and may be adversely impacted by coastal hazards. The landowner agrees to assume all risk and liability for any harm to or loss of life and property due to development on a shoreline zoning lot. The landowner further agrees to accept all responsibility for the cost and physical removal of materials and structures lost or damaged as a result of coastal hazards, including the cleanup and restoration of the Project site."*

C. To account for the potential shift of land from the State Land Use Urban District to the State Land Use Conservation District due to potential coastal erosion, by proceeding with the Project, the landowner acknowledges the following declaration, which must be clearly stated under "Landowner Acknowledgements" on all Project building permit plans:

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

D. Following approval of this SMA Major Permit, neither the current landowner nor any future successor owner or interested party may claim hardship due to erosion, 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 building permit plans:

"In choosing to undertake the development at Tax Map Key 4-7-020:029, the landowner hereby acknowledges (and any successor owner or interested party is 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."

E. To ensure the landowner 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 under "Landowner Acknowledgements" on all Project building permit 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 2021, Chapter 21, the Land Use Ordinance, are not allowed on Tax Map Key 4-7-020:029."

F. To minimize impacts to archaeological, historic, and cultural resources that may be present on the Project site, if, during construction, any previously unidentified archaeological sites or remains (such as artifacts; shell, bone, or charcoal deposits; human burials, including iwi kūpuna (Native Hawaiian ancestral remains); rock or coral alignments; pavings; or walls) are encountered, the Applicant shall stop work, protect the find from further disturbance, and contact the State Historic Preservation Division ("SHPD") immediately. Work in the immediate area must be stopped until SHPD has assessed the impact and has made further recommendations for mitigative activity. The requirement in this condition must be clearly stated under "Environmental Notes" on all Project construction permit plans and building permit plans.

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

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

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

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

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

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

6. Barbless fencing must be used for all fence construction to avoid the entanglement of Hawaiian hoary bats.

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

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

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

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

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

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

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

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

e. Prior to the commencement of any ground-disturbing or construction activities, and upon the arrival of any new workers to the Project site, the Applicant, or a designated representative, must provide information to all workers who will be present at the Project site regarding the required protocols should a protected species nest or downed seabird be encountered on the Project site. All 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.

8. If any nests, eggs, fledglings, or downed seabirds are discovered during Project construction, the protocols described under Condition G.7.c must be implemented.

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

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

1. The Applicant shall minimize the importation of fill material to the extent possible. The Applicant proposes to import approximately 65 cubic yards of structural fill material. 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 Oʻahu 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 are required. See https://www.oahuisc.org/print-materials/. All onsite Project workers must be instructed to review the species photos and all Protocols prior to commencing any ground-disturbing or construction activities.

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

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

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

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

RESOLUTION

I. Permits.

1. Prior to or concurrent with the issuance of any building permit for the Project dwelling, the Applicant is required to obtain a building permit for the existing gazebo located on the Project site, or the Applicant shall remove the gazebo prior to issuance of any building permit for the Project dwelling.

2. The Applicant shall obtain a construction permit or building permit for the Project within 36 months after the effective date of this SMA Major Permit. Failure to obtain a construction permit or building permit within this period will render this SMA Major Permit null and void; provided that this period may be extended as follows.

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

   b. 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.

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

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

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

   the extension will be deemed to be denied.

RESOLUTION

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

BE IT FINALLY RESOLVED that copies of this resolution be transmitted to The Smith Trust, 47-347 Lulani Street, Kāneʻohe, Hawaiʻi 96744; Laura Ayers, WhiteSpace Architects Inc., 4747 Kīlauea Avenue, Suite 201, Honolulu, Hawaiʻi 96816; Dawn Takeuchi Apuna, Director of Planning and Permitting, 650 South King Street, 7th Floor, Honolulu, Hawaiʻi 96813; and Mary Alice Evans, Director of the State of Hawaiʻi Office of Planning and Sustainable Development, Attention: Coastal Zone Management Branch, P.O. Box 2359, Honolulu, Hawaiʻi 96804-2359.

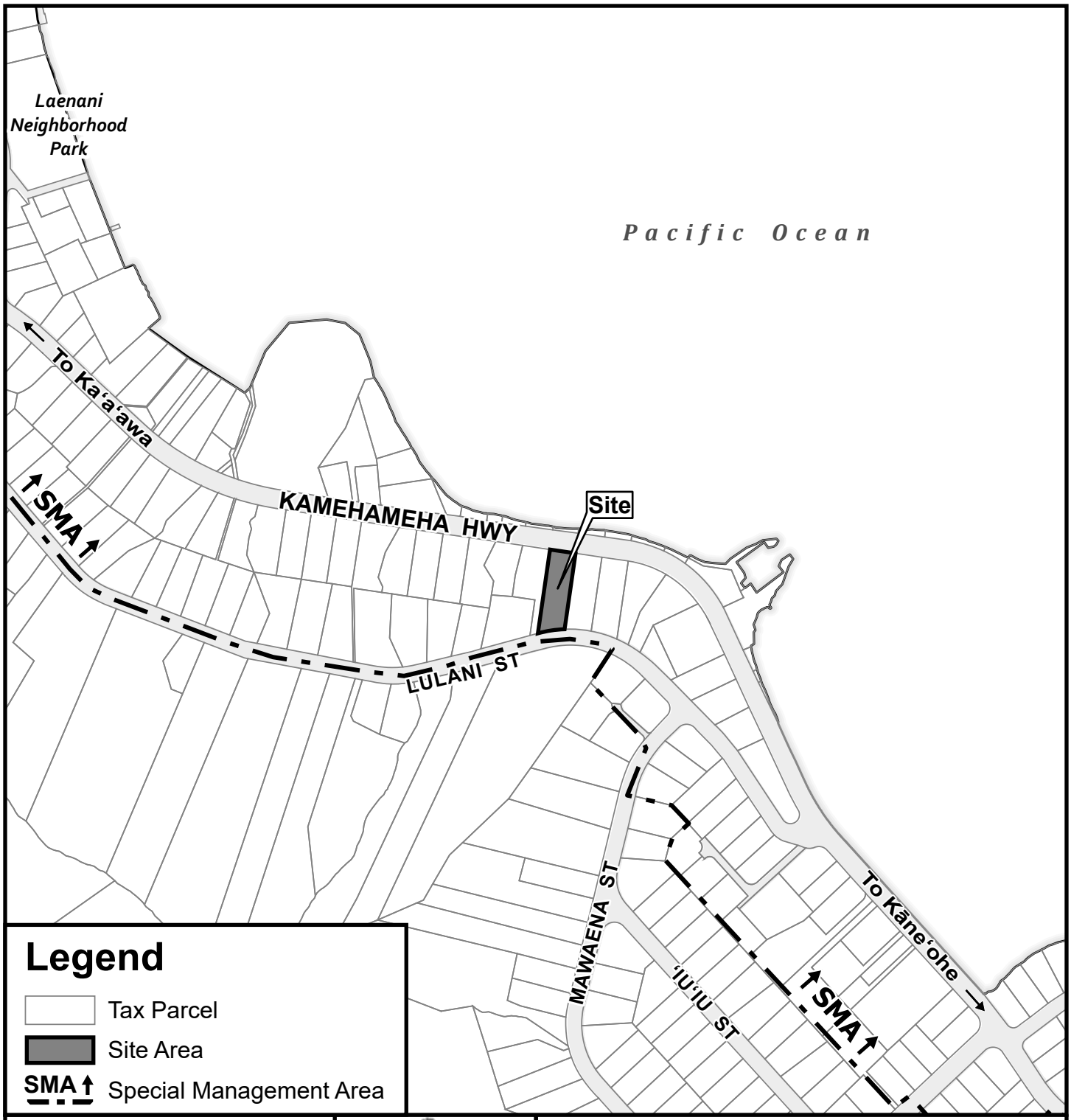
INTRODUCED BY:

Tommy Waters (br)

DATE OF INTRODUCTION:

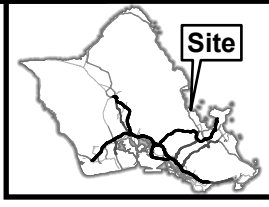
September 30, 2026
Honolulu, Hawaiʻi

Councilmembers



Legend

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



VICINITY MAP

0 200 400 800

Distance in Feet

LOCATION MAP w/ SMA

KAHALU'U

TAX MAP KEY: 4-7-020:029

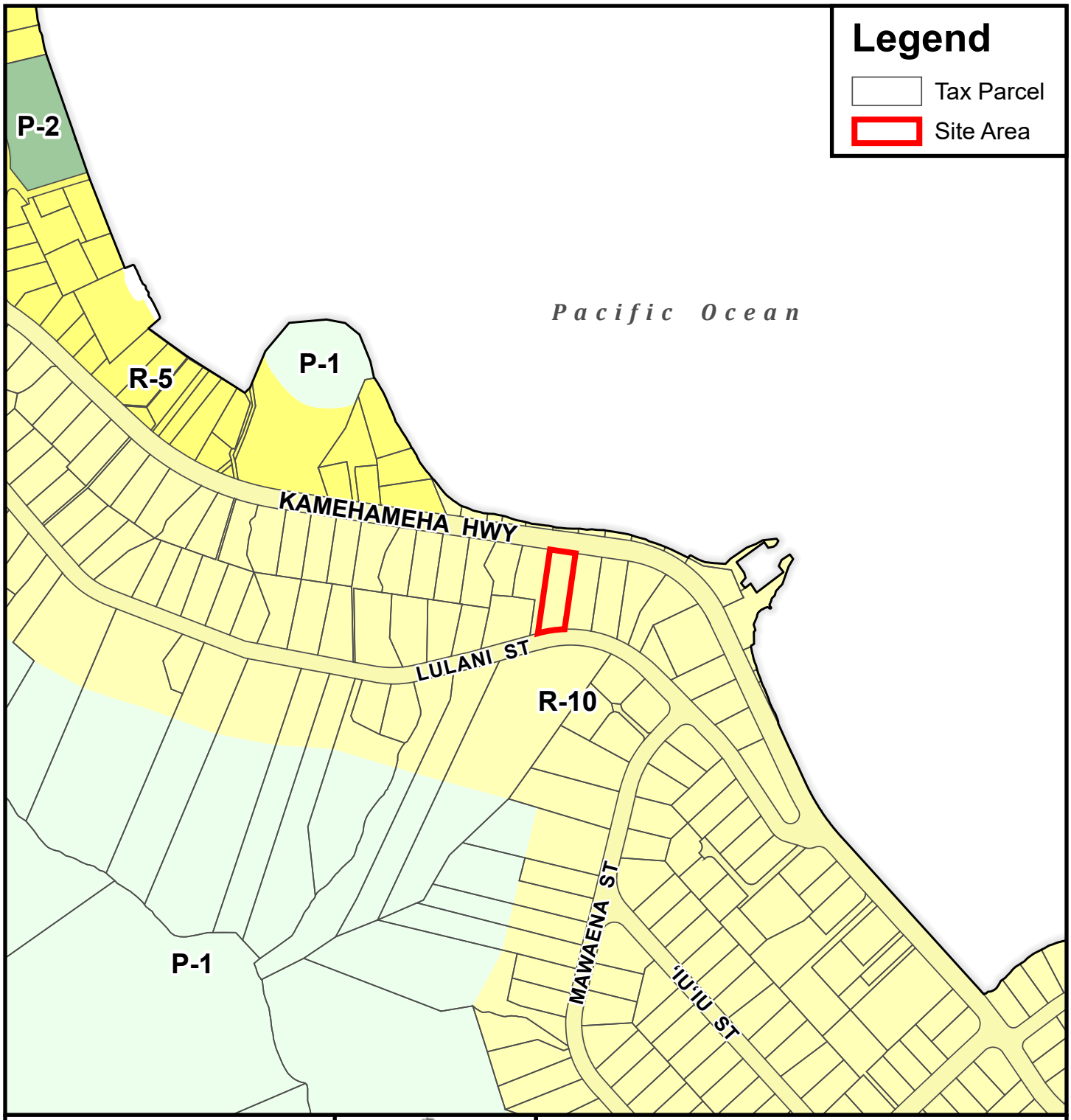
FOLDER NO.: 2026-SMA-36

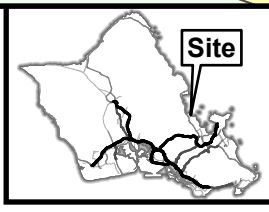
Prepared by: Honolulu Land Information System (HoLIS) - CS
Department of Planning & Permitting (DPP)
City and County of Honolulu

Date Prepared: 07/2026

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EXHIBIT A





VICINITY MAP

0 200 400 800

Distance in Feet

PORTION OF

ZONING MAP

KUALOA - WAIĀHOLE - KAHALUʻU

TAX MAP KEY: 4-7-020:029

FOLDER NO.: 2026-SMA-36

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

Date Prepared: 07/2026

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This map was prepared in color

EXHIBIT B

LULANI RESIDENCE

47-347 LULANI STREET, KANEOHE, HI, 96744

4-7-020:029

EXHIBIT C-1

PROJECT INFORMATION

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

CITY AND COUNTY OF HONOLULU

REVISED ORDINANCES OF HONOLULU 2021
CHAPTER 16B

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

__X__BUILDING COMPONENT SYSTEMS
____ELECTRICAL COMPONENTS SYSTEMS
____MECHANICAL COMPONENTS SYSTEMS

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

PUBLIC HEALTH, SAFETY, AND CONVENIENCE NOTES

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

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

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

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

ESCP INSPECTION NOTES

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

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

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

SPECIAL INSPECTIONS

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

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

IECC CONFORMANCE STATEMENT:

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

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

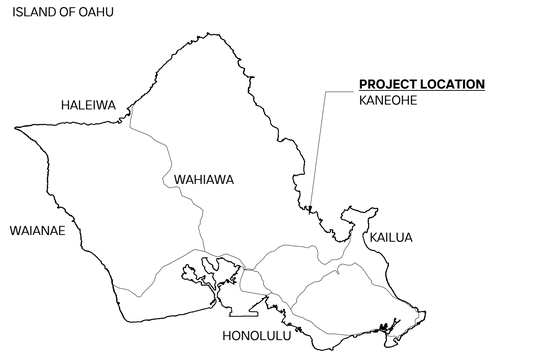
COMPLIANCE METHOD

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

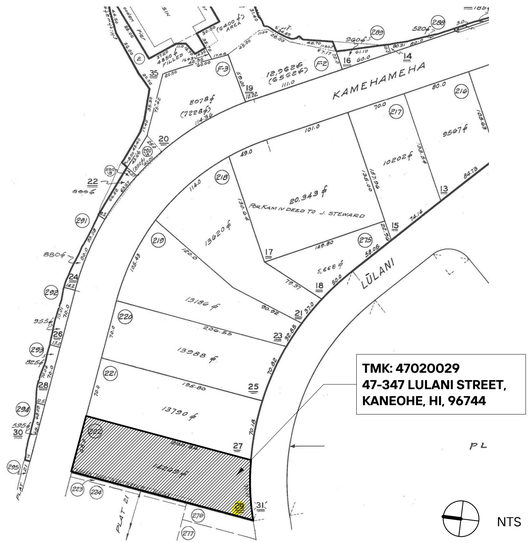
INFORMATION IN CONSTRUCTION DOCUMENTS	Yes	N/A
Roof insulation R-Value	x	
Roof insulation type and location	x	
Roof membrane solar reflectance and thermal emittance		x
Wall insulation R-Value		x
Wall insulation type and location		x
Window SHGC		x
Window U-Factor		x
Skylight SHGC		x
Skylight U-Factor	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

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

LOCATION MAP



PLAT MAP



PROJECT DIRECTORY

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

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

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

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

PROJECT DESCRIPTION

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

DRAWING INDEX

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T100	EXISTING PLANS
T101	DEMOLITION PLANS

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

	ARCHITECTURAL
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A105	LVL 1 RCP AND SWITCHING PLAN
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A403	ENLARGED STAIR PLANS & SECTIONS
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A502	INTERIOR ELEVATIONS
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A602	PARTITION TYPES
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S102	UPPER FLOOR FRAMING PLAN
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S200	SECTION
S300	STRUCTURAL DETAILS
S301	STRUCTURAL DETAILS
S302	STRUCTURAL DETAILS
S303	STRUCTURAL DETAILS
S304	STRUCTURAL DETAILS
S305	STRUCTURAL DETAILS
S306	STRUCTURAL DETAILS

WhiteSpace

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

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

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

Project Name:
LULANI RESIDENCE

4-7-020:029

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

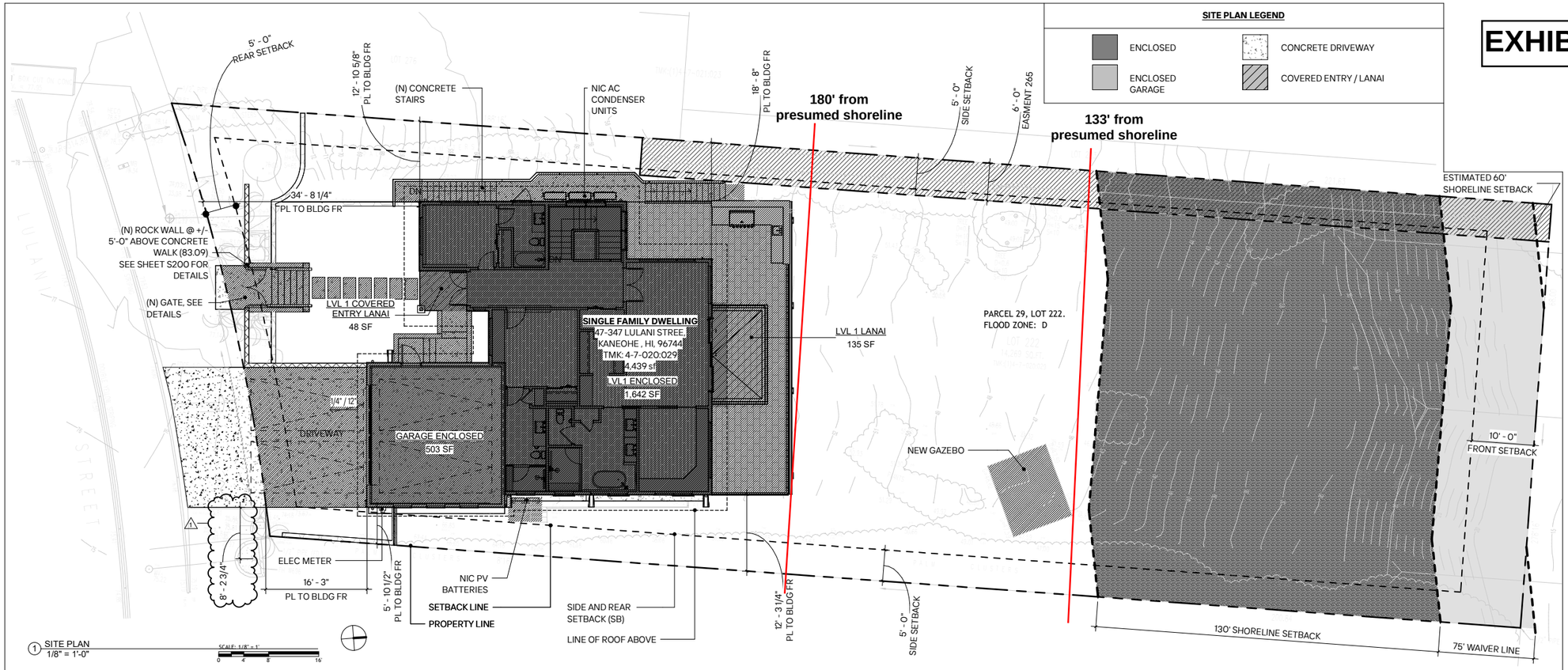
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TITLE SHEET

Project Number: 2026-06

Sheet Number:
T001

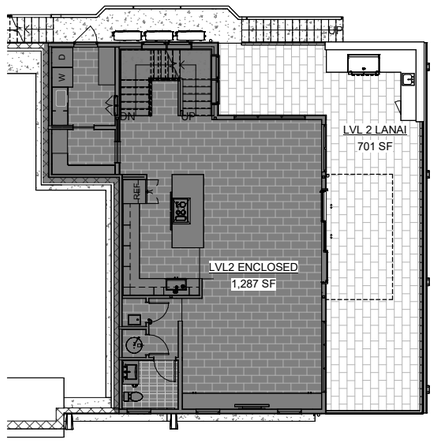
Date: 06/11/2026
Phase: PERMIT DRAWINGS

EXHIBIT C-2



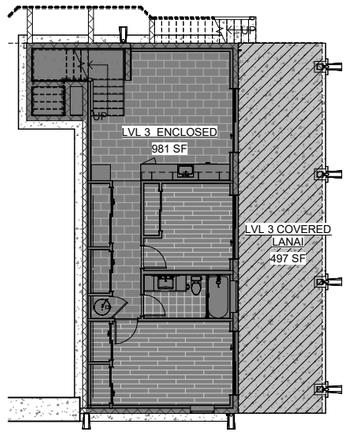
1 SITE PLAN
1/8" = 1'-0"

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



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

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



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

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

BUILDING & FLOOR AREA CALCULATIONS

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

BUILDING AREA CALCULATION

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

FLOOR AREA CALCULATION

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

PARKING REQUIREMENTS

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

IMPERVIOUS SURFACE CALCULATION

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

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

(ii) TOTAL IMPERVIOUS AREA = 26.54%

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

IMPERVIOUS SURFACE

GENERAL SITE PLAN NOTES

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

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

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

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

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

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

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

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

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HAWAII, U.S.A.

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

Project Name:
LULANI RESIDENCE

4-7-020:029

Address:
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KANEOHE, HI, 96744

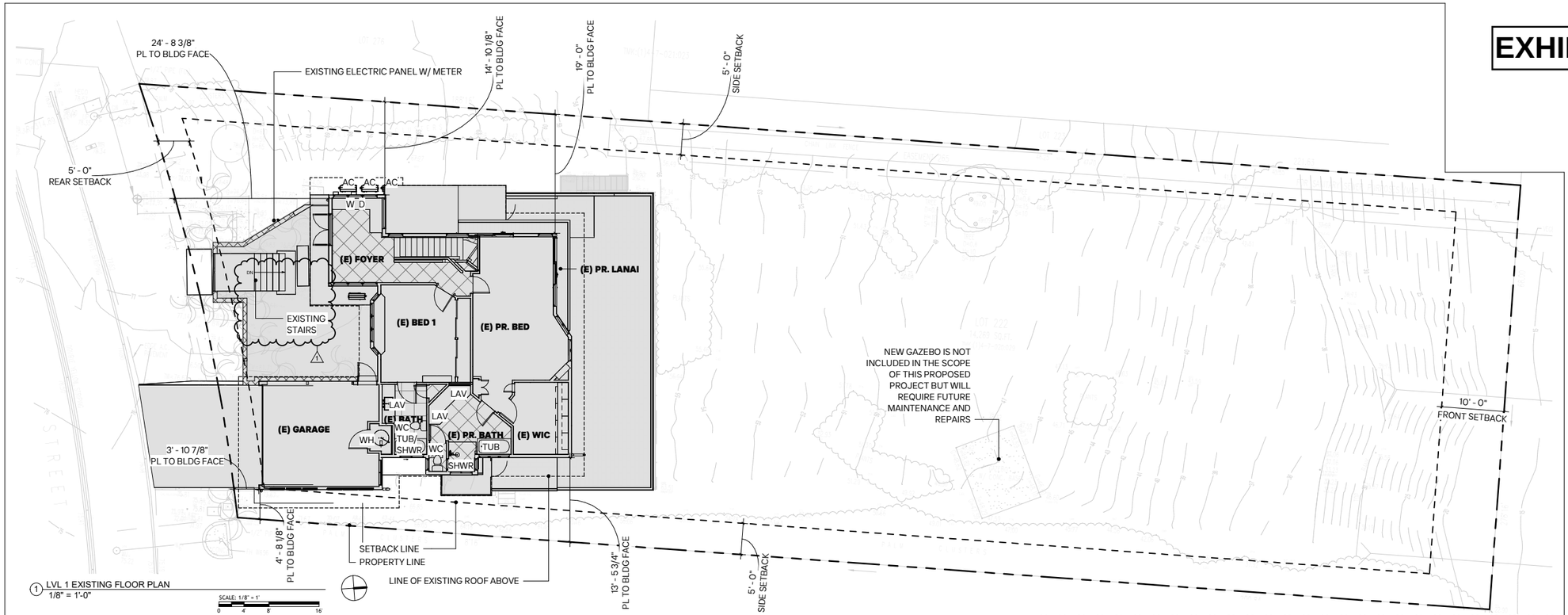
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SITE PLAN

Project Number: 2026-06

Sheet Number:
A100

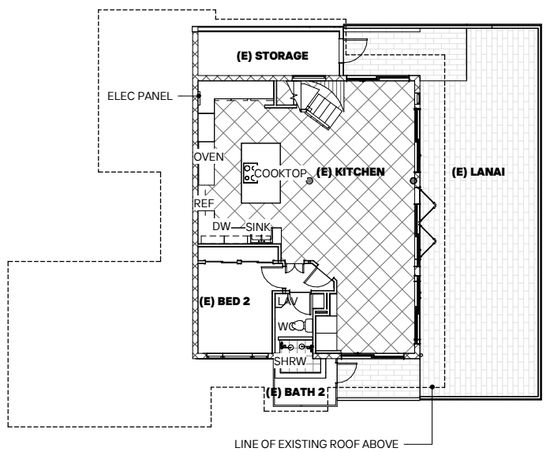
Date: 08/12/2026
Phase: PERMIT CORRECTIONS

EXHIBIT C-3



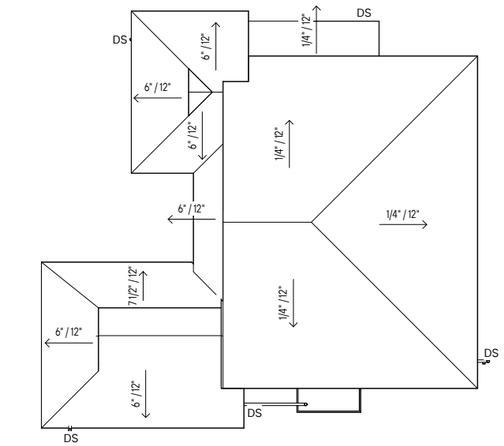
1 LVL 1 EXISTING FLOOR PLAN
1/8" = 1'-0"

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



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

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



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

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

BOARD OF WATER SUPPLY INFORMATION

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

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

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

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1	DPP Comments	07/21/26

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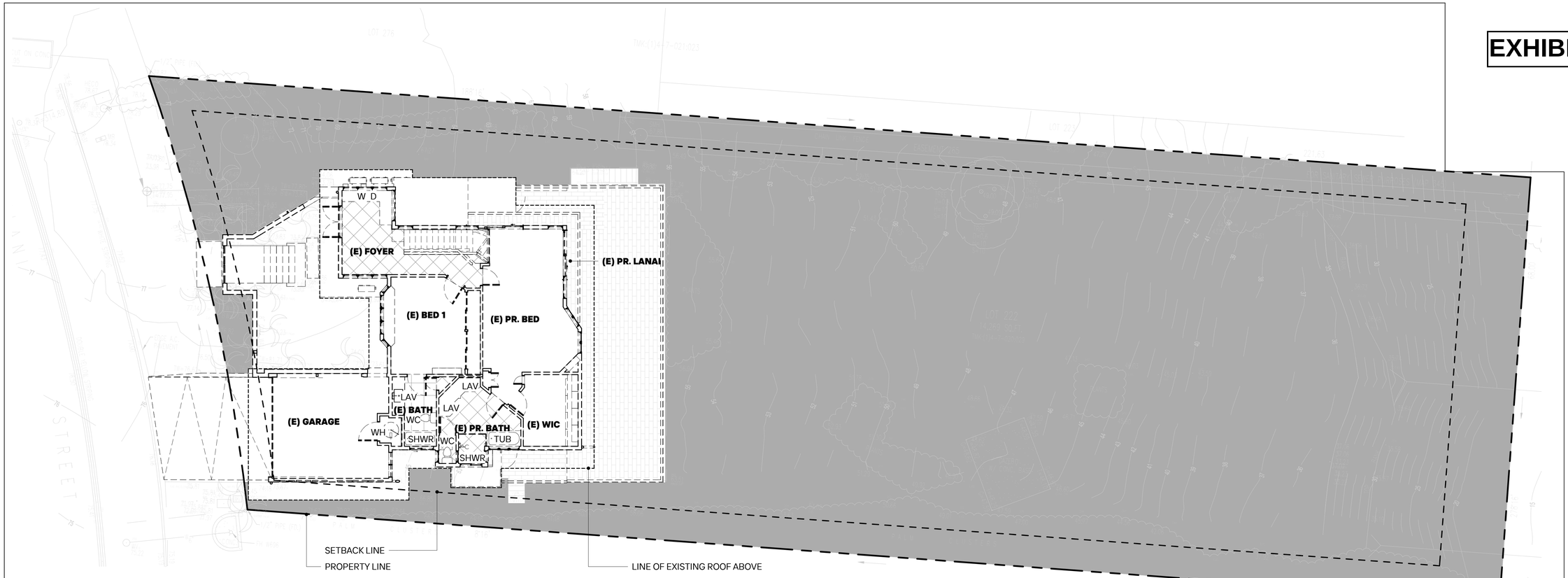
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EXISTING PLANS

Project Number: 2026-06

Sheet Number:
T100

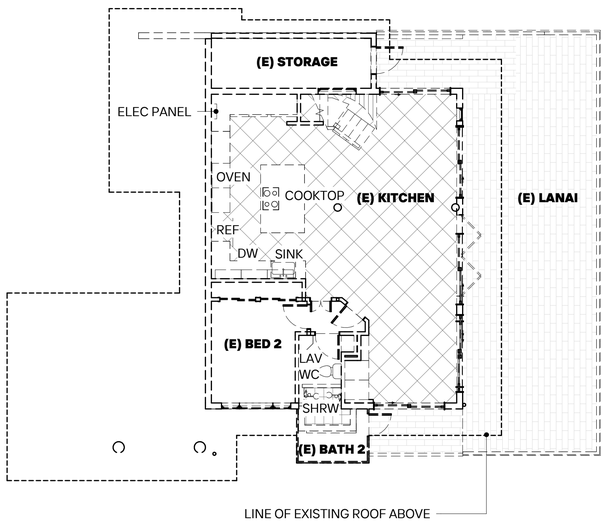
Date: 08/12/2026
Phase: PERMIT CORRECTIONS

EXHIBIT C-4



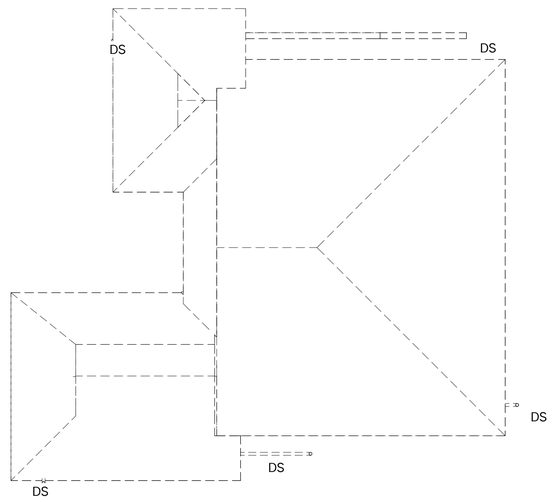
1 LVL 1 DEMO PLAN
1/8" = 1'-0"

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



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

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



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

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

DEMOLITION LEGEND

EXISTING TO REMAIN

DEMO

DEMOLITION NOTES

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

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

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

4. EXISTING STRUCTURAL COLUMNS TO REMAIN.

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

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

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

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

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

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

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4-7-020:029

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KANEOHE, HI, 96744

Sheet
DEMOLITION PLANS

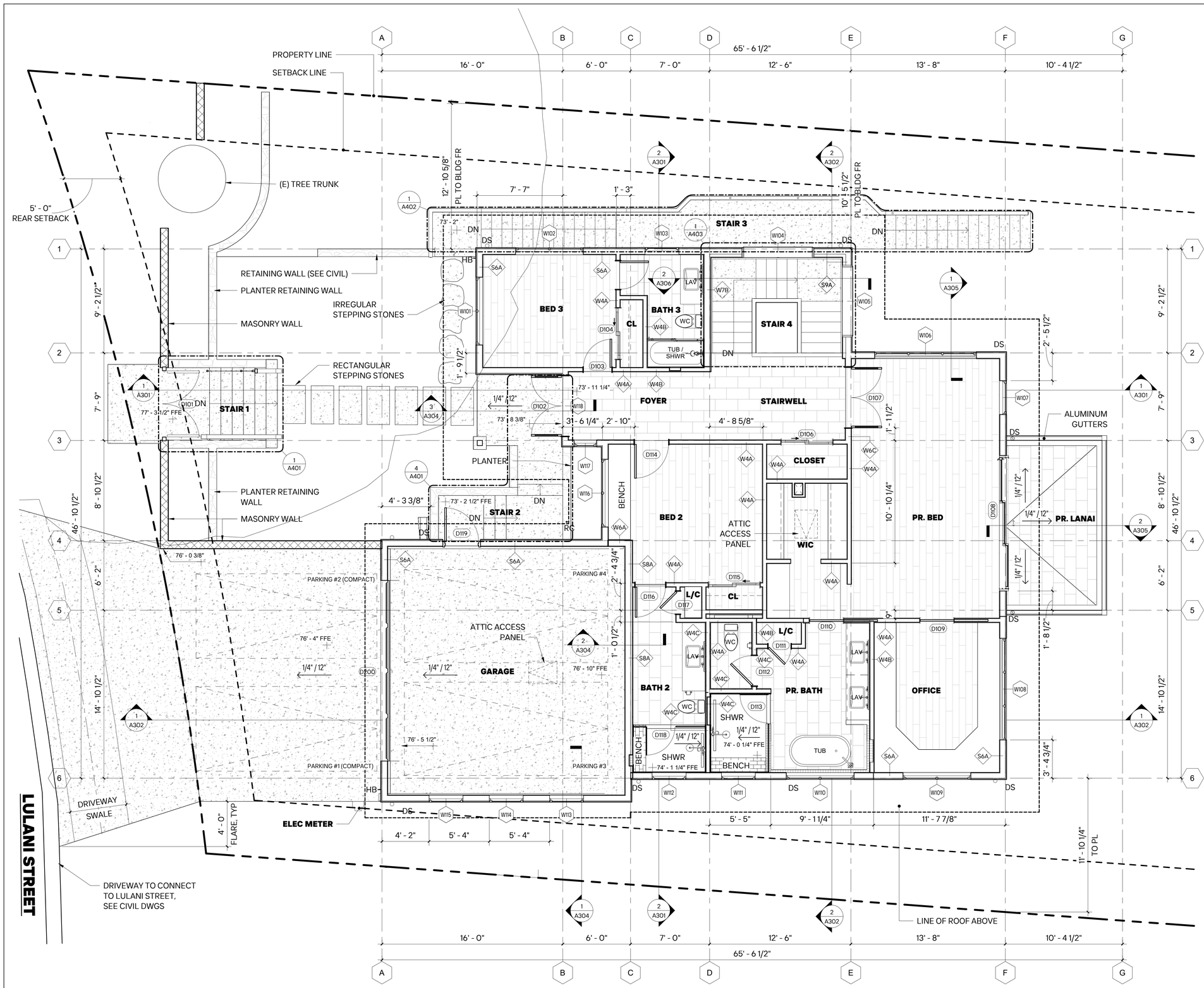
Project Number: 2026-06

Sheet Number:

T101

Date: 06/11/2026
Phase: PERMIT DRAWINGS

Exhibit C-5



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

GENERAL NOTES

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

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

APPLIANCE LEGEND

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

FINISH LEGEND

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

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

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Project Name:
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4-7-020:029

Address:
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Sheet
LVL 1 FLOOR PLAN

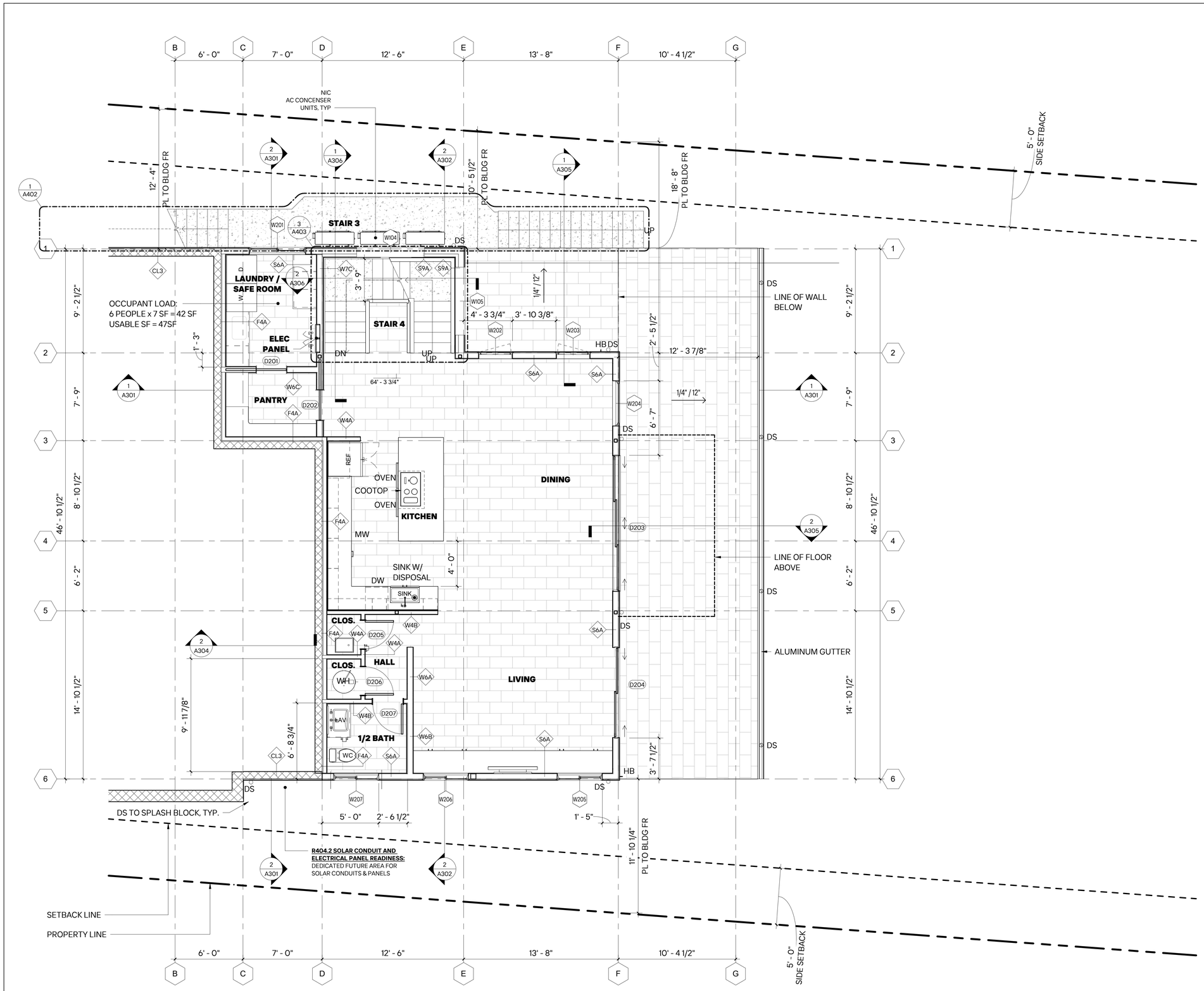
Project Number: 2026-06

Sheet Number:

A101

Date: 08/12/2026
Phase: PERMIT CORRECTIONS

EXHIBIT C-6



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

GENERAL NOTES

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

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

APPLIANCE LEGEND

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

FINISH LEGEND

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

1ST FLOOR PLAN NOTES

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

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

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Sheet
LVL 2 FLOOR PLAN

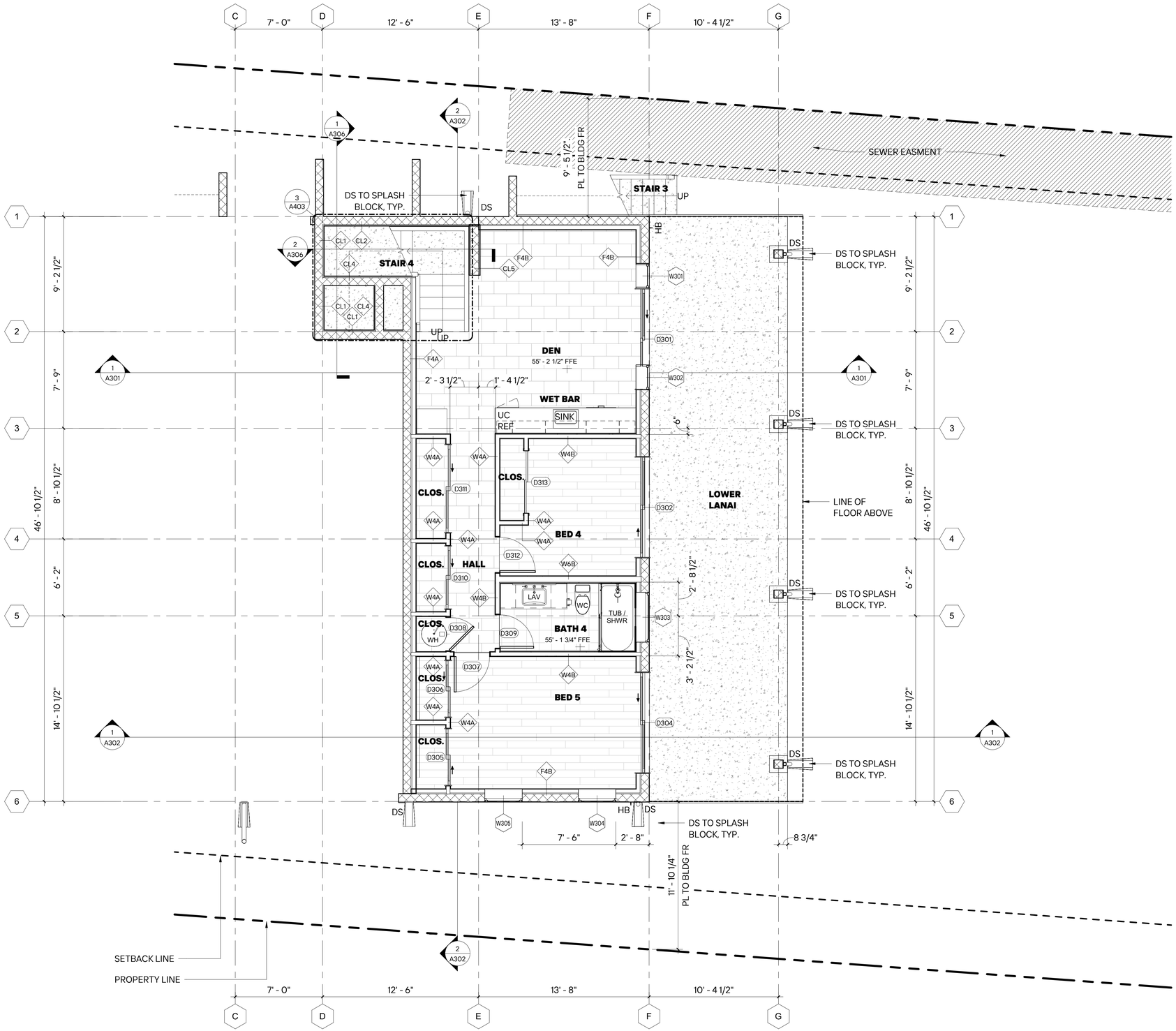
Project Number: 2026-06

Sheet Number:

A102

Date: 06/11/2026
Phase: PERMIT DRAWINGS

Exhibit C-7



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

GENERAL NOTES

1. PROVIDE SAFTY GLAZING IN ALL UNFRAMED SWINGING DOORS & SHOWER /TUB ENCLOSURES PER IRC SECTION 308.4
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5. REFER TO A601 FOR PARTITION TYPES AND TYPICAL WALL CONDITIONS.
6. SEE RCPS ON SHEETS A105-A107 FOR SMOKE AND CARBON MONOXIDE ALARM LOCATIONS.
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8. PROVIDE 5/8" THK TYPE "X" GYPBD CEILING AT GARAGE AND STORAGE/S.
9. PROVIDE 1/2" THICK (MIN. TYPE "X" GYPBD AT WALLS AT GARAGE SIDE.
10. ALL INTERIOR WALLS TO BE W4A, UON.
11. PROVIDE EXTERIOR-RATED TILE AS REQUIRED

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

APPLIANCE LEGEND

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

BASEMENT FLOOR PLAN LEGEND

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

FLOOR PLAN NOTES

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

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

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Sheet
LVL 3 FLOOR PLAN

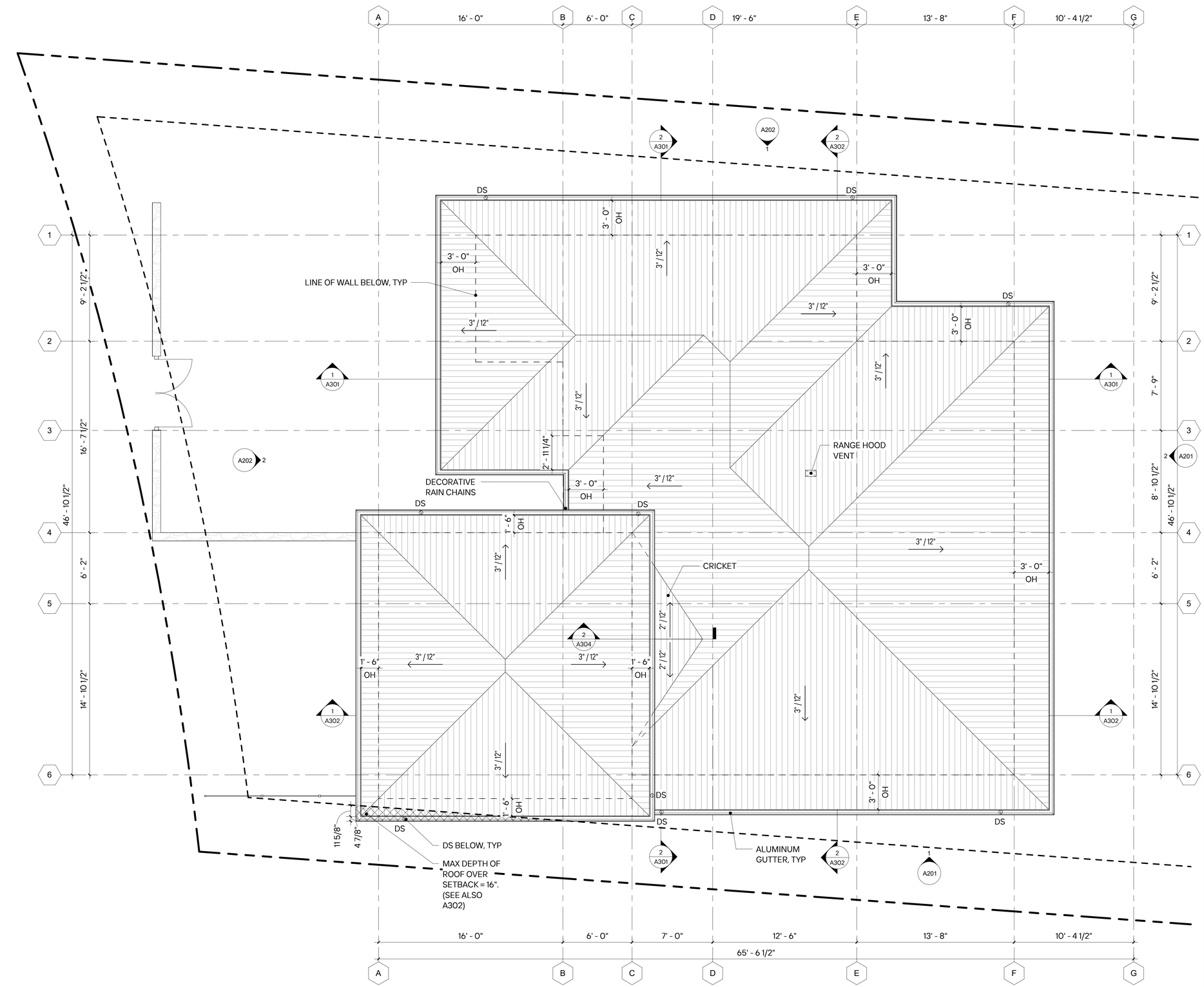
Project Number: 2026-06

Sheet Number:

A103

Date: 08/12/2026
Phase: PERMIT CORRECTIONS

EXHIBIT C-8



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

ROOF NOTES:

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

ROOF LEGEND

STANDING SEAM METAL ROOF

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

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

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

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

4-7-020:029

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

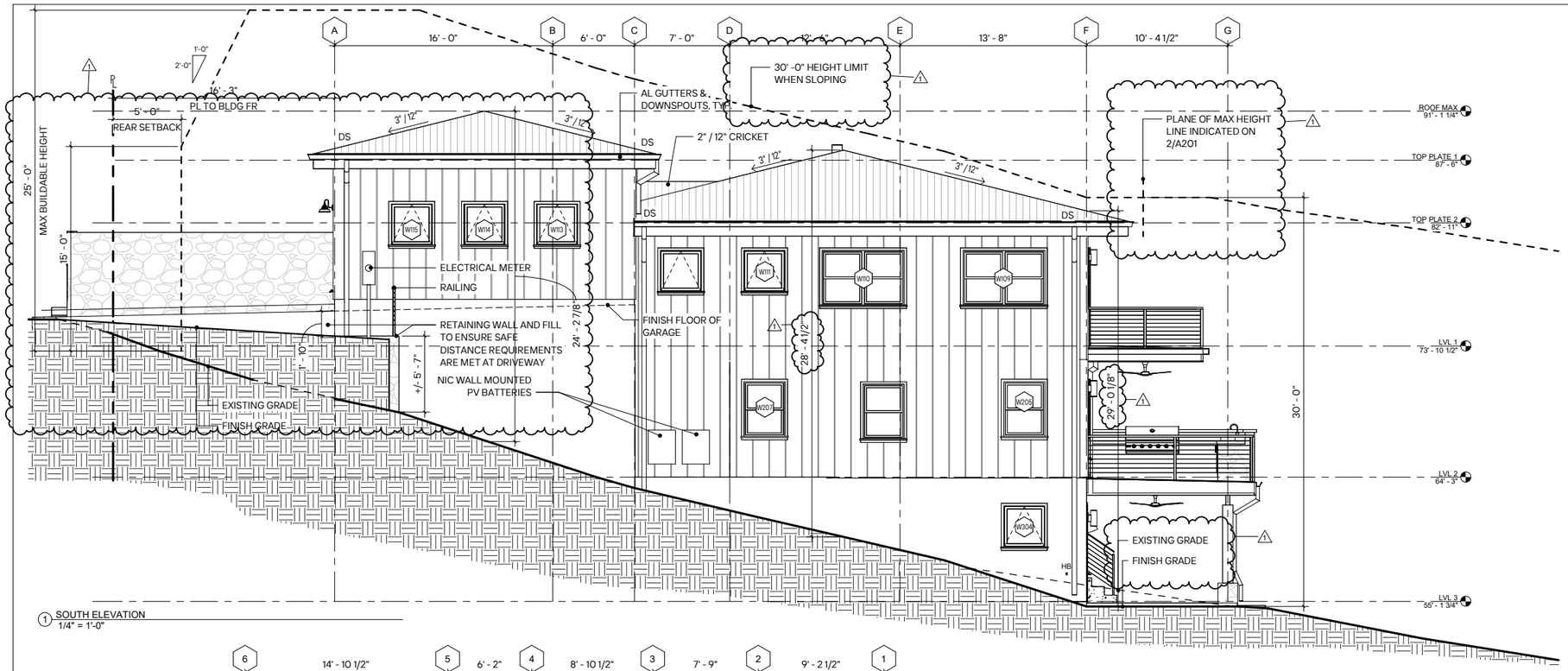
Sheet
ROOF PLAN

Project Number: 2026-06

Sheet Number:
A104

Date: 06/11/2026
Phase: PERMIT DRAWINGS

EXHIBIT C-9



EXTERIOR ELEVATION LEGEND

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

EXTERIOR ELEVATION NOTES

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

WhiteSpace

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

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

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1	DPP Comments	07/21/26

Project Name:
LULANI RESIDENCE

4-7-020:029

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

Sheet
EXTERIOR ELEVATIONS

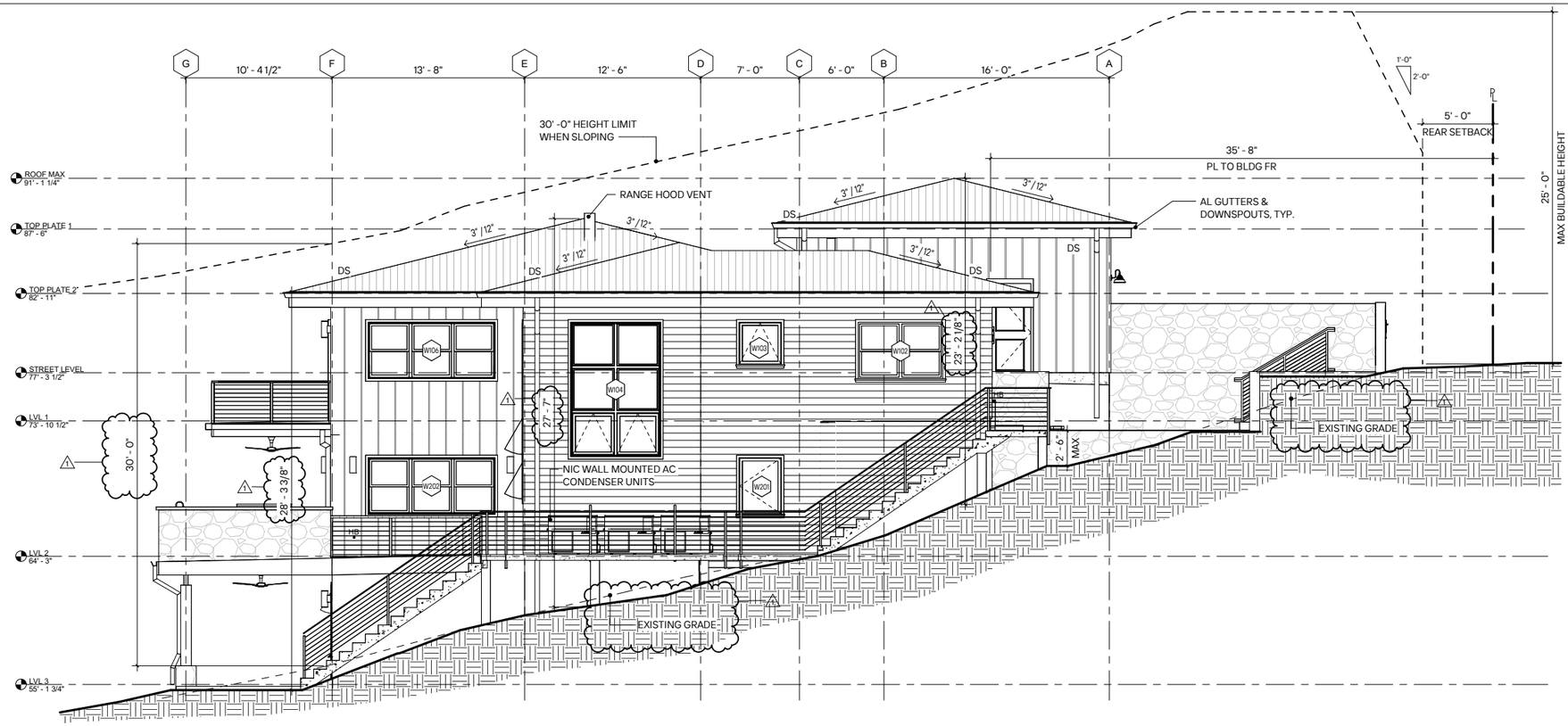
Project Number: 2026-06

Sheet Number:

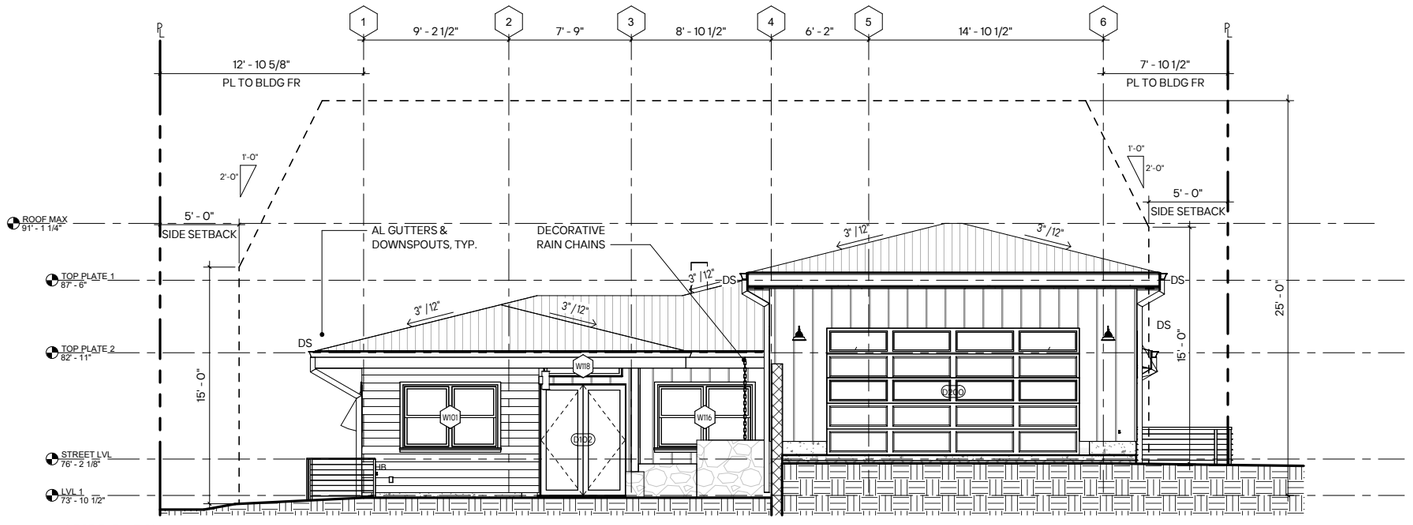
A201

Date: 08/12/2026
Phase: PERMIT CORRECTIONS

EXHIBIT C-10



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



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

EXTERIOR ELEVATION LEGEND

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

EXTERIOR ELEVATION NOTES

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

WhiteSpace

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

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

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

Project Name:
LULANI RESIDENCE

4-7-020:029

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

Sheet
EXTERIOR ELEVATIONS

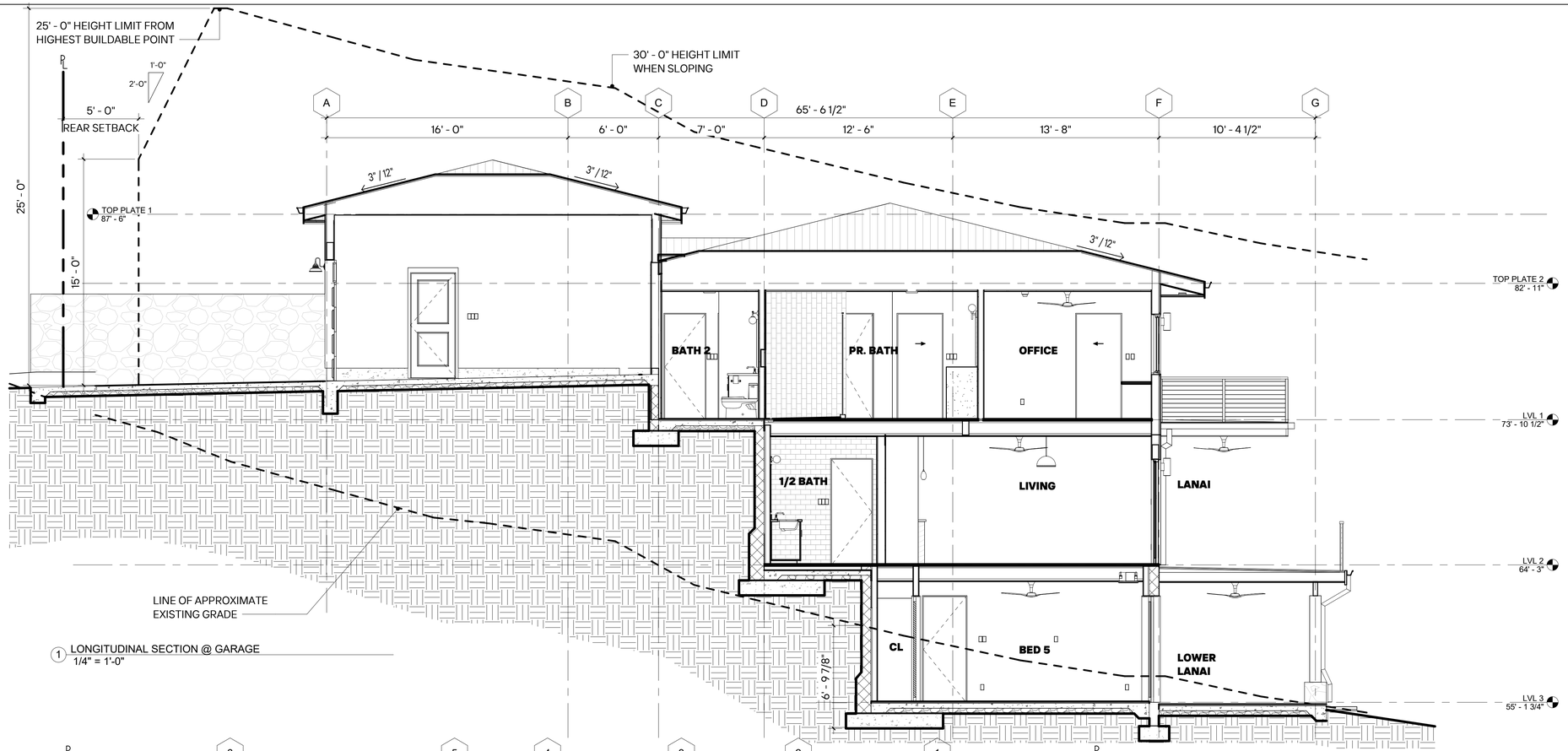
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Sheet Number:

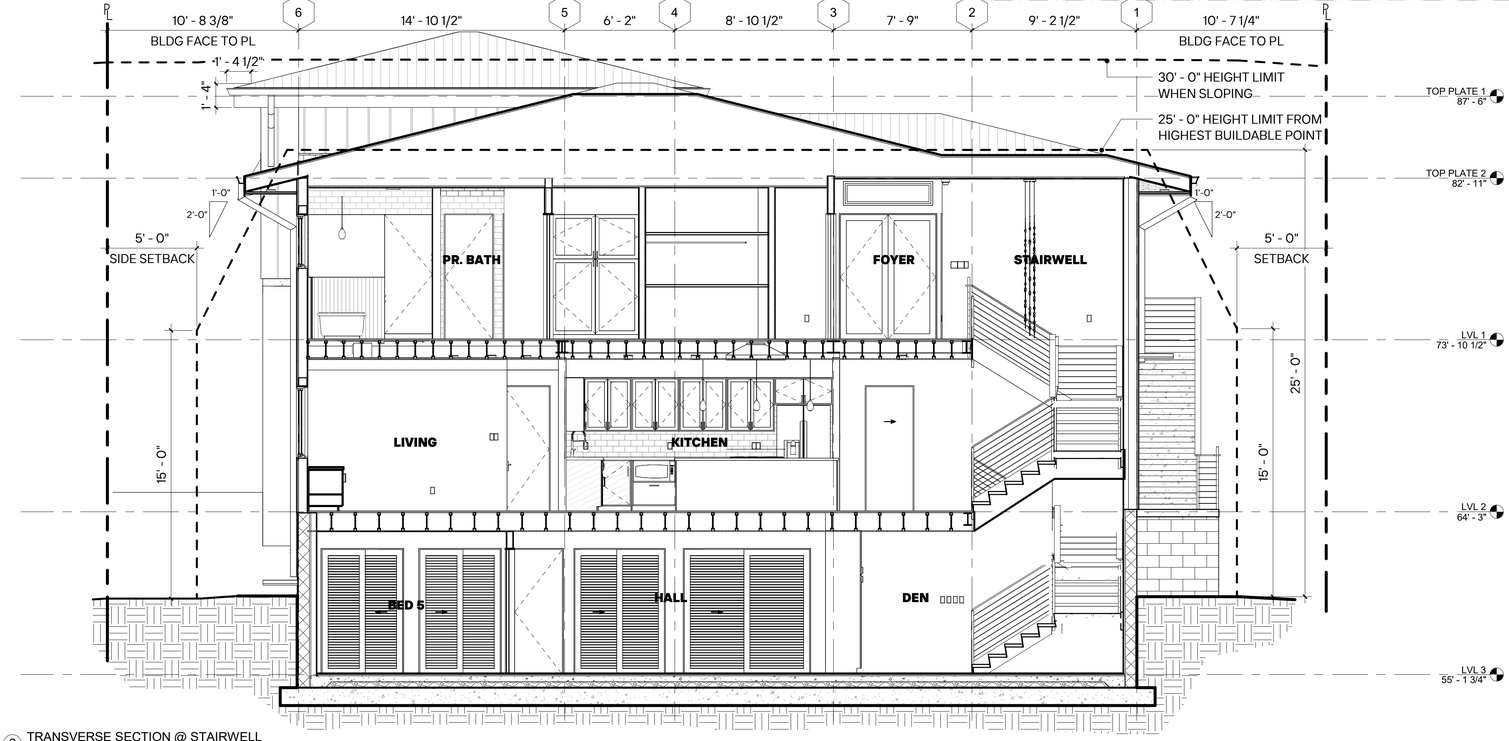
A202

Date: 08/12/2026
Phase: PERMIT CORRECTIONS

EXHIBIT C-11



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



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

BUILDING SECTION NOTES

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

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

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

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

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

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

WhiteSpace

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

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

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

4-7-020:029

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

Sheet
BUILDING SECTIONS

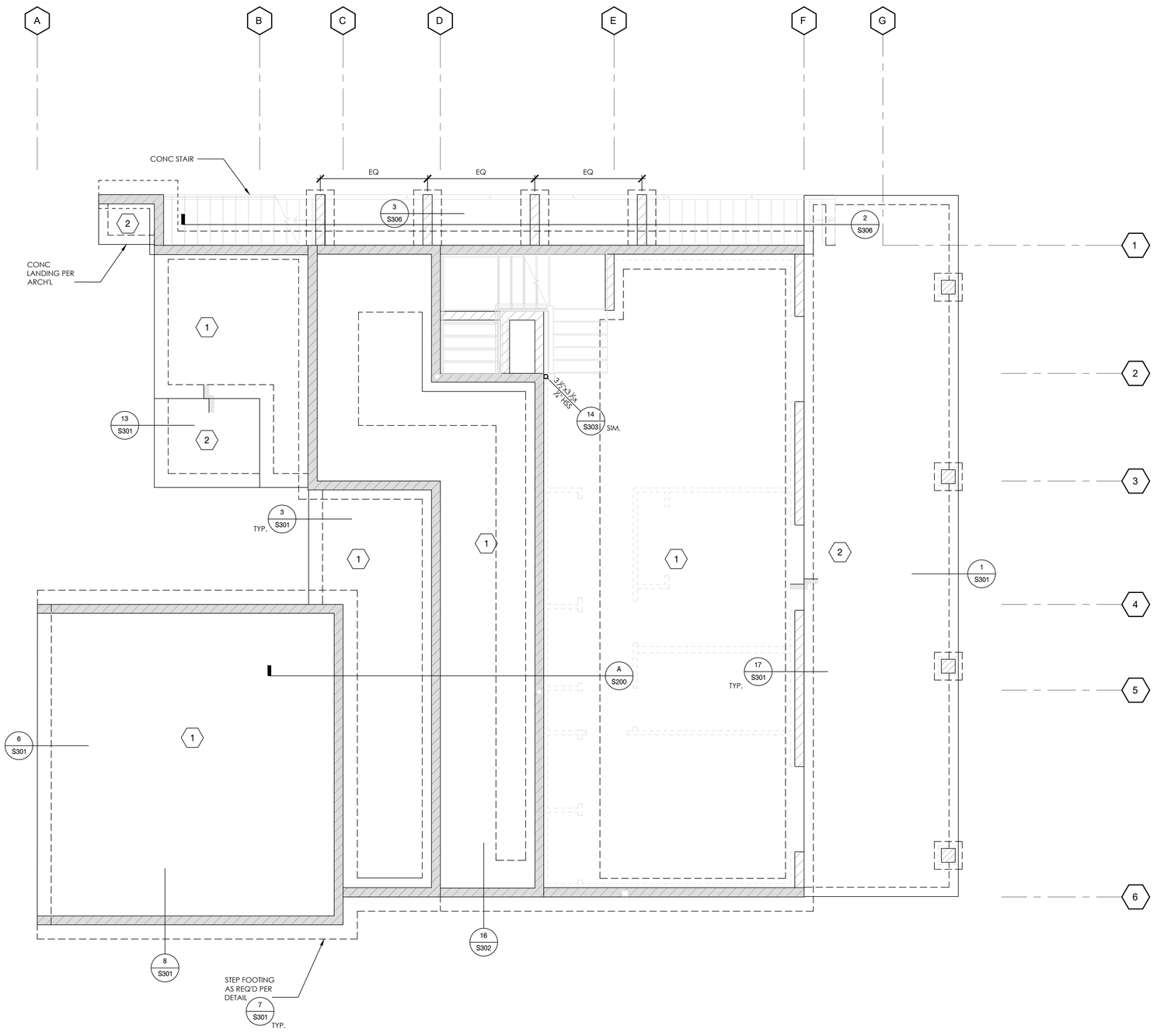
Project Number: 2026-06

Sheet Number:

A302

Date: 06/11/2026
Phase: PERMIT DRAWINGS

EXHIBIT C-12



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

LEGEND:

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

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

INDICATES 8" CMU WALL PER DETAIL 10/S301

INDICATES CMU RETAINING WALL PER SECTION A/S200

INDICATES WALL FRAMING ABOVE

NOTES:

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

0 2' 4' 8' 12'
SCALE: ½" = 1'-0"

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

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

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

EXP 4/30/28

LULANI RESIDENCE

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

REVISION	DATE
1	
2	
3	
4	

FOUNDATION PLAN

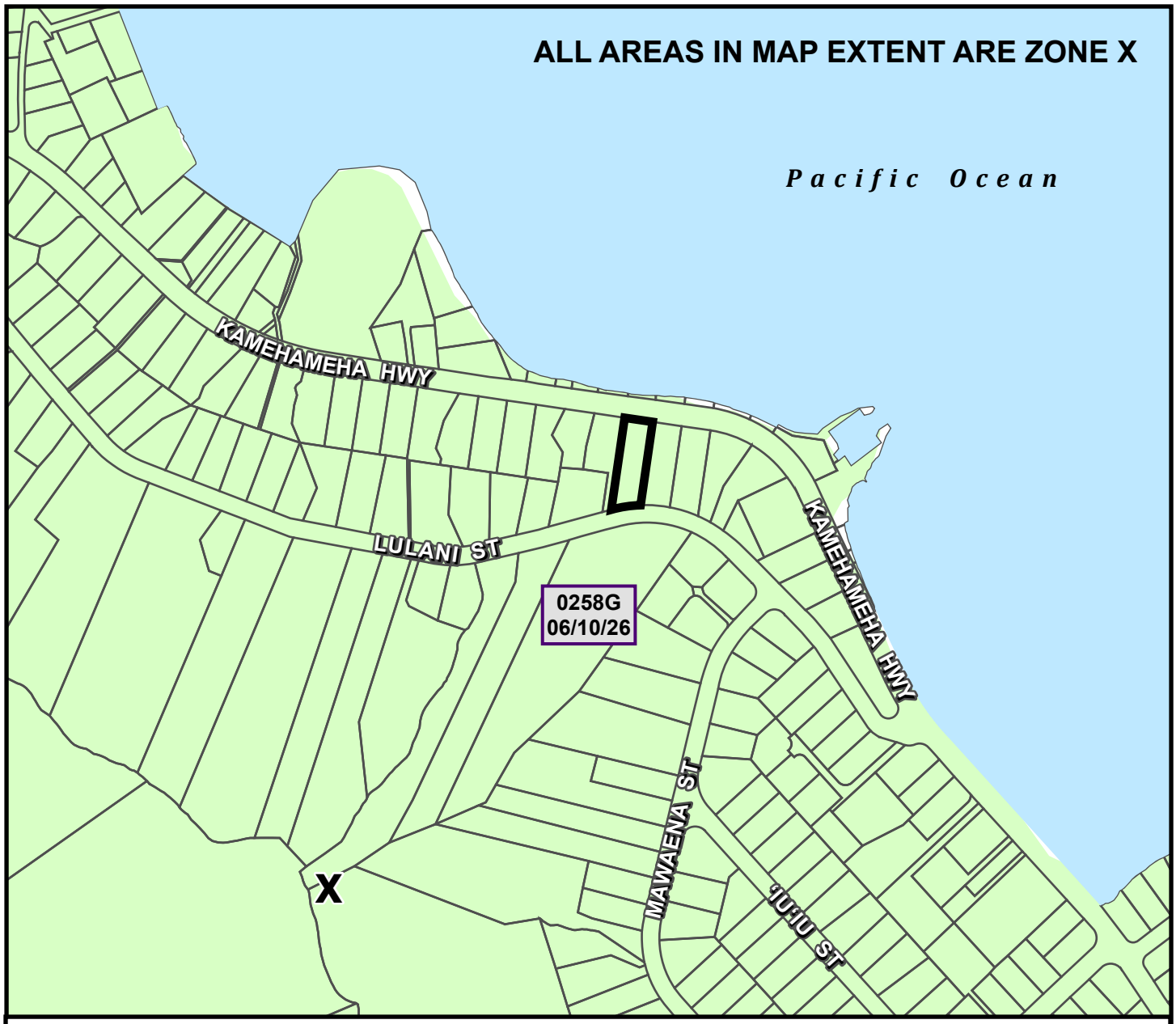
Title

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

DRAWING NO.

S100

Sheet of - Sheets



Flood Hazard Zones:

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

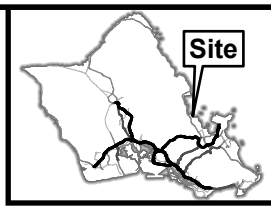
Other Areas

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

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

0 200 400 800

Distance in Feet



VICINITY MAP

PORTION OF

FLOOD HAZARD MAP

FIRM PANEL 15003C0258G

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

TAX MAP KEY: 4-7-020:029

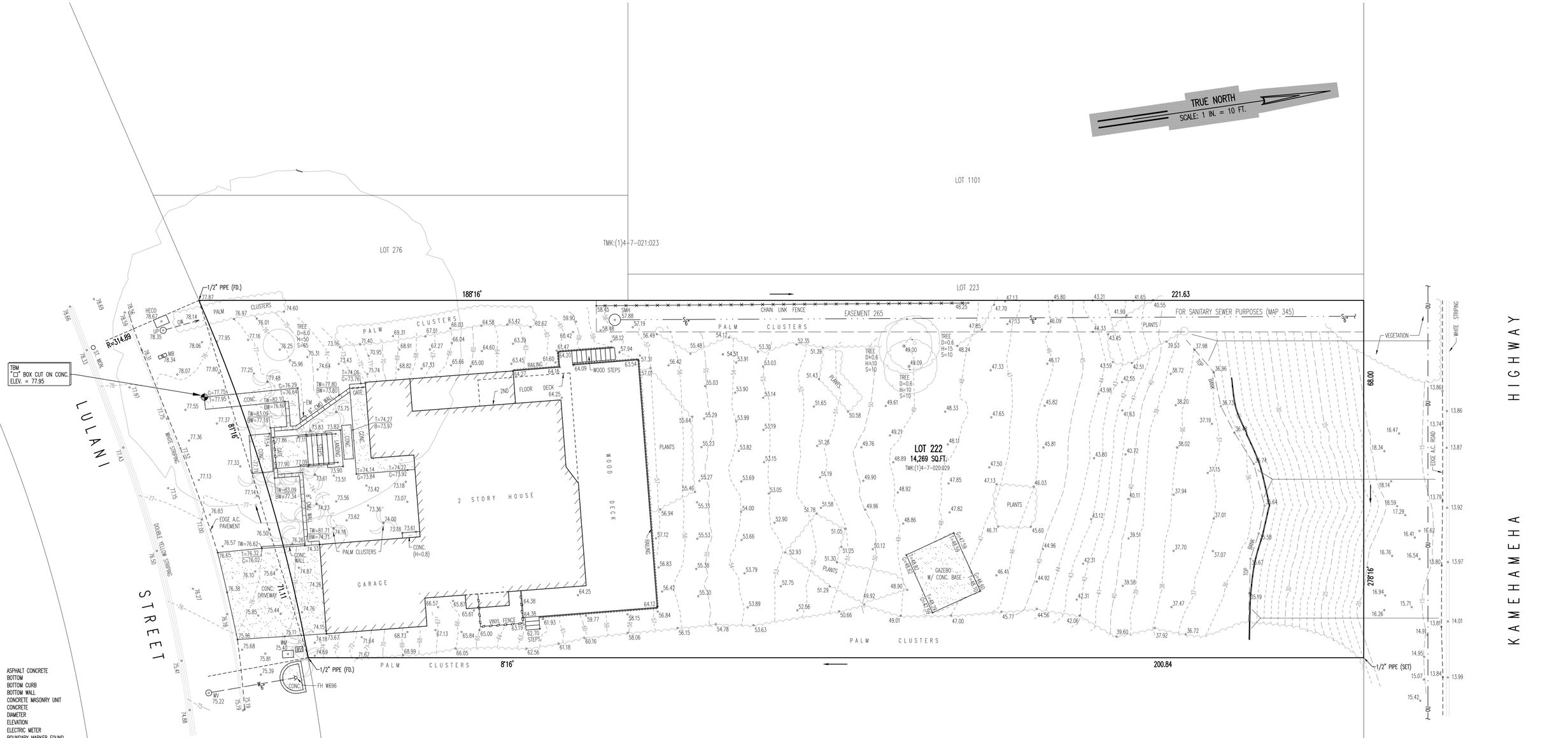
FOLDER NO.: 2026-SMA-36

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

Date Prepared: 07/2026

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EXHIBIT D



LEGEND:

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

PALM CLUSTER

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

NOTES:

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

TOPOGRAPHIC MAP

LOT 222

OF LAND COURT APPLICATION 979

(MAP 14)

AT KAHALUU, KOOLAUPOKO, OAHU, HAWAII

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

PROPERTY ADDRESS: 47-347 LULANI STREET

GRAPHIC SCALE

10 0 5 10 15 20

EXHIBIT E

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

THIS WORK WAS PREPARED BY ME OR UNDER MY SUPERVISION

Gerald Y.K. Goo

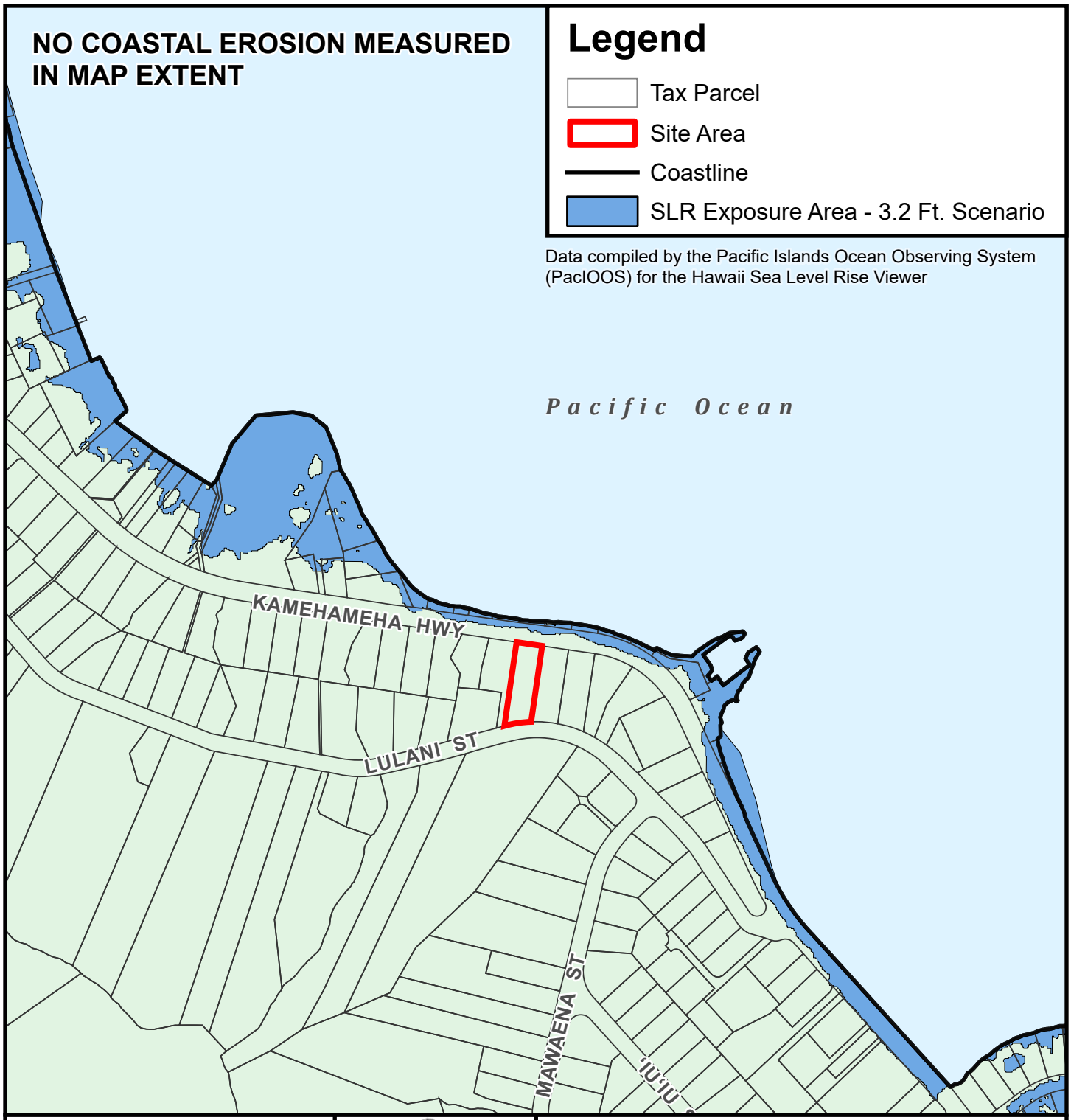
LICENSE EXP. 4-30-22

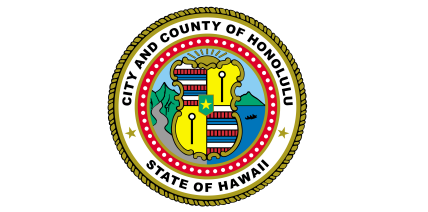
21" X 32" = 4.7 SQ. FT.

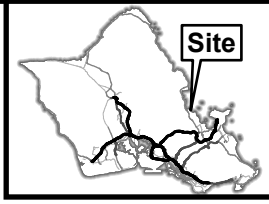
Job No.: 14990
F.B. No.: 247:55-80; 251:1-13
F.N.: 14990 7-27-21 47-347 Lulani St TOPO STAKE

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

July 27, 2021







VICINITY MAP

SEA LEVEL RISE EXPOSURE AREA AND COASTAL EROSION MAP

KAHALU'U

TAX MAP KEY: 4-7-020:029

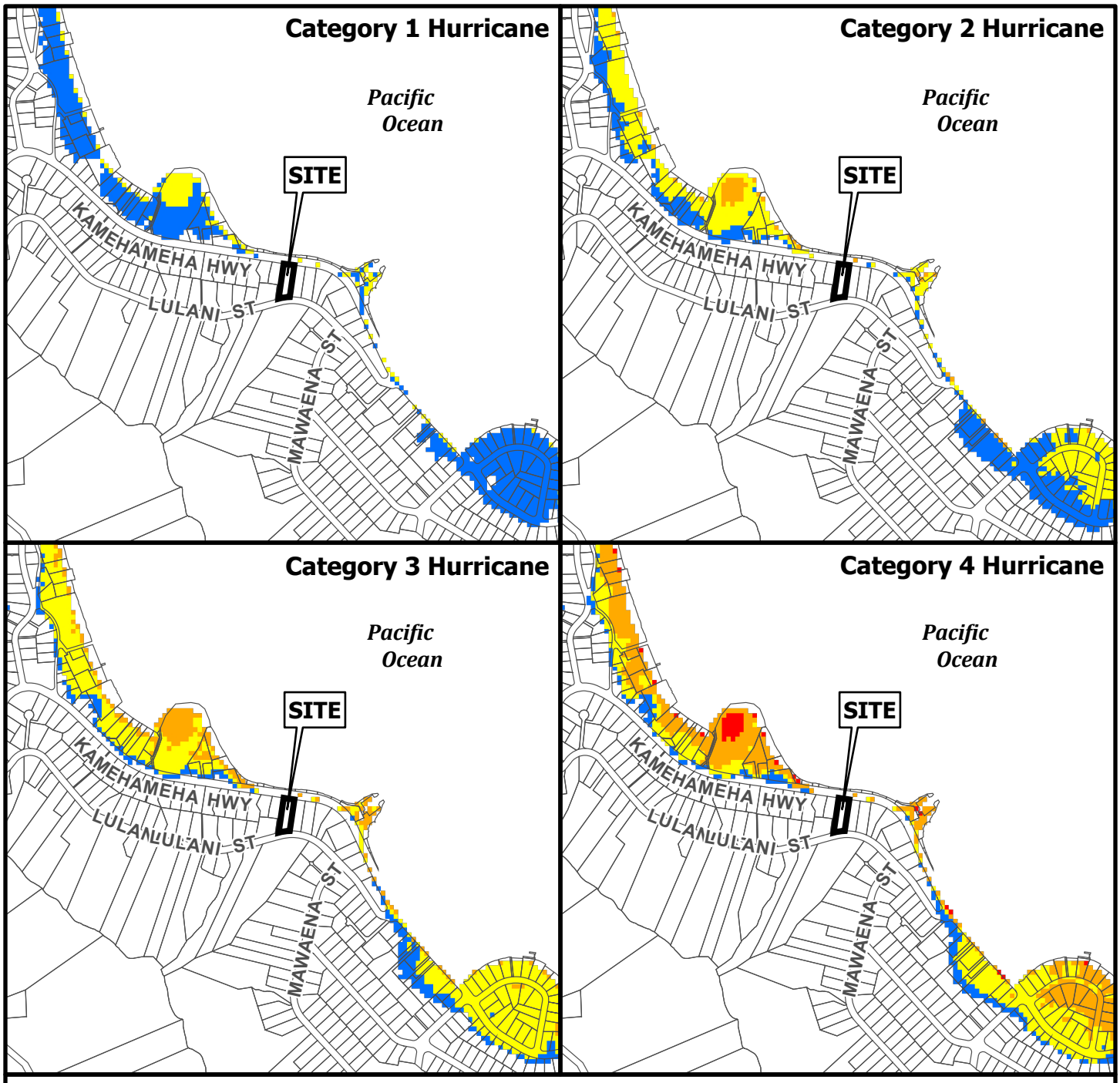
FOLDER NO.: 2026-SMA-36

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

Date Prepared: 07/2026

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EXHIBIT F



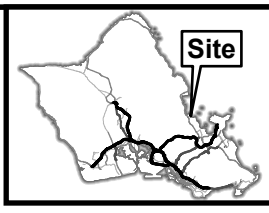
Legend

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

CITY AND COUNTY OF HONOLULU · STATE OF HAWAII

0 500 1,000 2,000

Distance in Feet



VICINITY MAP

PORTION OF

STORM SURGE MAP

Data from National Hurricane Center
Storm Surge Risk Maps

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

TAX MAP KEY: 4-7-020:029

FOLDER NO.: 2026-SMA-36

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

Date Prepared: 07/2026

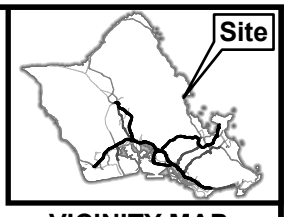
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EXHIBIT G



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

0 200 400 800
Distance in Feet



VICINITY MAP

PORTION OF
WETLANDS MAP

KAHALUʻU

TAX MAP KEY: 4-7-020:029

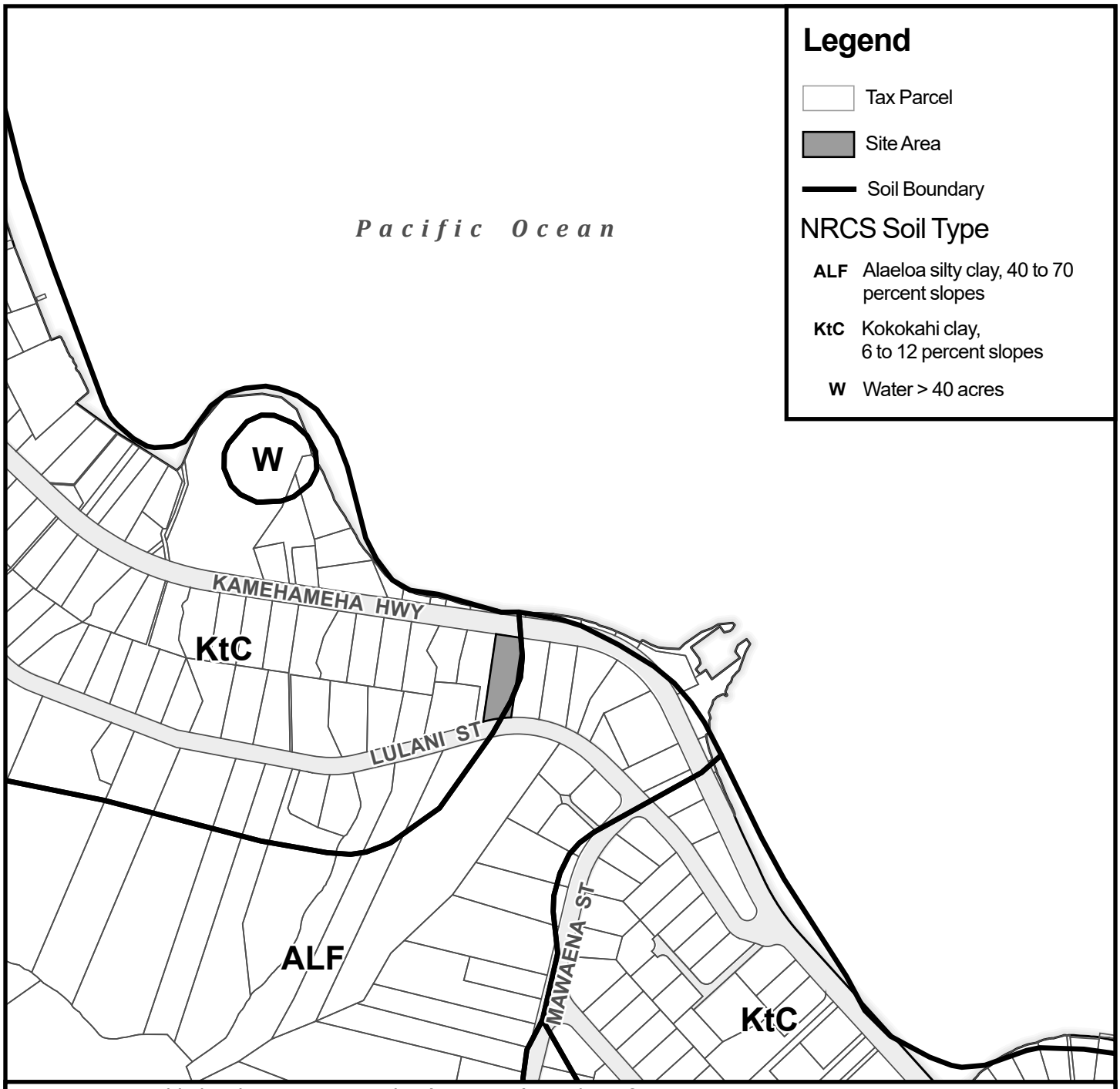
FOLDER NO.: 2026-SMA-36

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City and County of Honolulu

Date Prepared: 07/2026

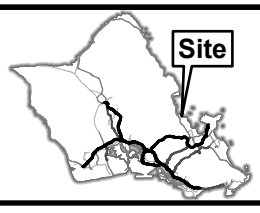
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EXHIBIT H



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

0 200 400 800
Distance in Feet



VICINITY MAP

PORTION OF
SOIL MAP

KAHALU‘U

TAX MAP KEY: 4-7-020:029

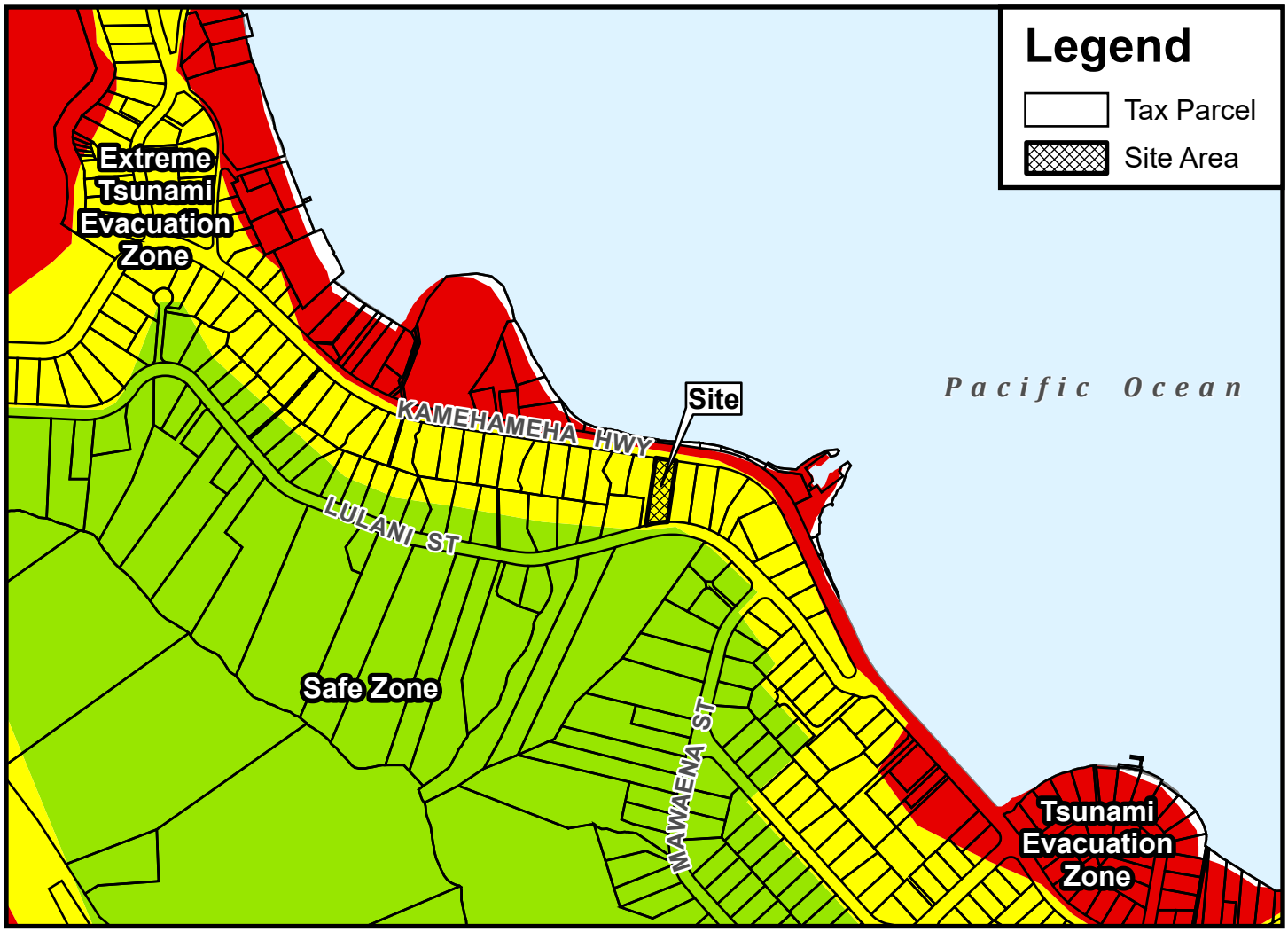
FOLDER NO.: 2026-SMA-36

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Date Prepared: 07/2026

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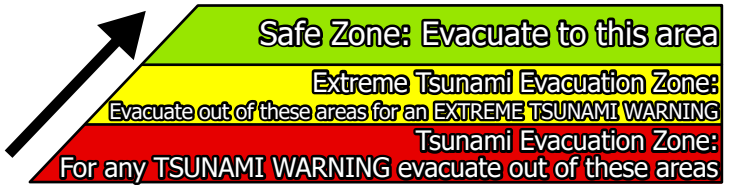
EXHIBIT I

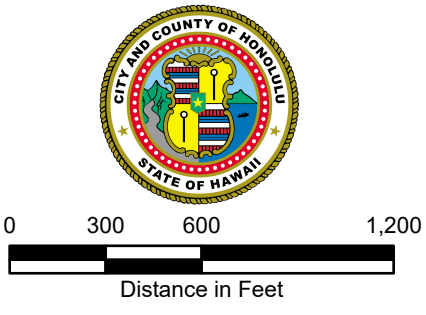


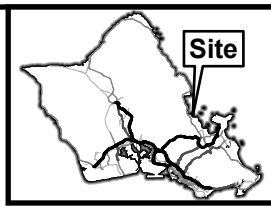
- For most Tsunami Warnings, evacuate out of the Tsunami Evacuation Zone; in the unlikely case of an Extreme Tsunami Warning, evacuate out of the Extreme Tsunami Evacuation Zone
- Remain at least 100 feet away from inland waterways and marinas connected to the ocean due to wave surges and possible flooding
- Boaters should move vessels to at least 50 fathoms (300 ft) deep and 2 miles away from harbor entrances; follow all directions from the Captain of the Port
- Structural steel or reinforced concrete buildings of ten or more stories provide increased protection on or above the fourth floor; if you are caught near the shoreline consider using vertical evacuation
- The evacuation zone is a guideline and should be considered the minimum safe evacuation distance
- These maps do not consider the destructive effects of a locally generated tsunami. If you feel shaking, move inland immediately, well inland from the red tsunami evacuation zone

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

2. EXTREME TSUNAMI WARNING: In the unlikely event of an extreme tsunami waves may move significantly inland; evacuate Tsunami Evacuation Zone and Extreme Tsunami Evacuation Zone







VICINITY MAP

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

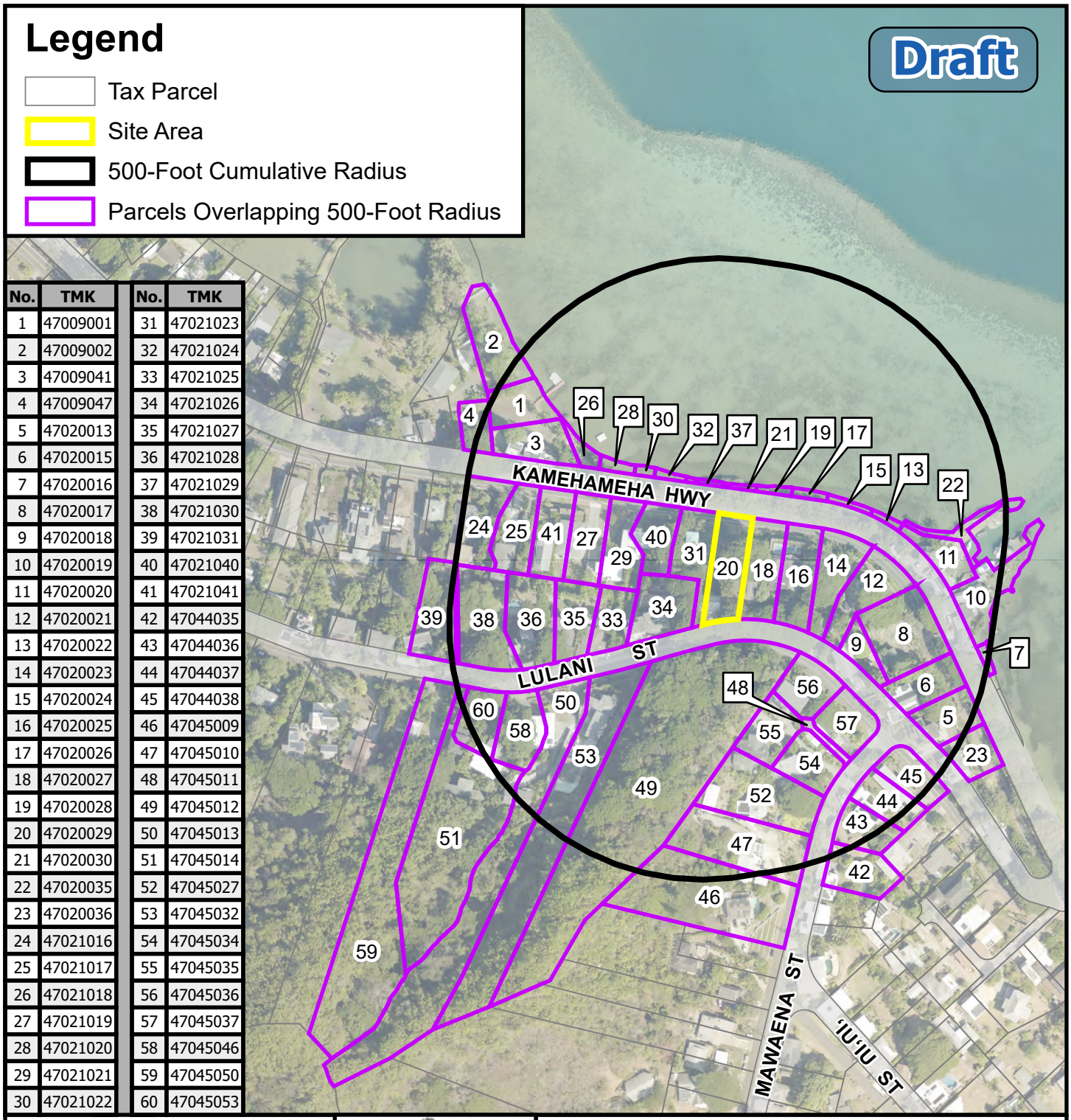
TAX MAP KEY: 4-7-020:029
FOLDER NO.: 2026-SMA-36

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

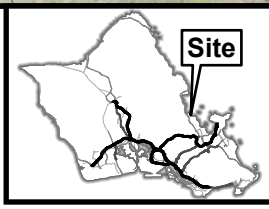
Date Prepared: 07/2026

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EXHIBIT J



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



0 150 300 600

Distance in Feet

CUMULATIVE IMPACT MAP

KAHALU'U

TAX MAP KEY: 4-7-020:029

FOLDER NO.: 2026-SMA-36

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

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EXHIBIT K