HONOLULU CITY COUNCIL

KE KANIHELA O KE KALANA O HONOLULU

CITY AND COUNTY OF HONOLULU

No. **26-221, CD1**

RESOLUTION

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

WHEREAS, on June 15, 2026, the Department of Planning and Permitting ("DPP") accepted the application (File No. 2026-SMA-37) of Randall and Irene Wong (the "Applicant") for a Special Management Area ("SMA") Major Permit to allow for the construction of a one-story single-unit dwelling, detached three-car garage with an accessory dwelling unit on the second story above the garage, one surface parking space; and the installation of an individual wastewater system on an approximately 12,754-square-foot shoreline lot zoned R-10 Residential District, located at 84-253 Farrington Highway in Waiʻanae, Oʻahu, and identified as Tax Map Key 8-4-001:016 (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, 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 30, 2026, by Departmental Communication 607 (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. Except as modified herein, 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 any building permit for the Project, the Applicant shall provide to the DPP written confirmation that the Hawai‘i Department of Transportation has reviewed and approved the plans and design of the Project's driveway along Farrington Highway.

C. 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 8-4-001:016 is susceptible to coastal hazards, which may result in harm 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 building permit 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 building permit 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 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 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 any construction permit or building permit for the Project, the Applicant shall submit to the DPP a copy of the State Historic Preservation Division's ("SHPD") written acceptance of the Project's Archaeological Inventory Survey ("AIS") that meets the requirements of § 13-276-5, Hawaii Administrative Rules ("HAR"), and includes subsurface testing conducted by a qualified archaeologist.

2. The Applicant shall consult with SHPD to implement all mitigation protocols approved by SHPD, or as otherwise required by 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, 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 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 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 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. All Project-related activities must cease if a Hawaiian monk seal, green sea turtle, or hawksbill sea turtle is present on land within 150 feet 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-foot 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 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 onsite Project workers must be instructed to review information provided online by the DLNR DOFAW at https://dlnr.hawaii.gov/wildlife/seabird-fallout-season/ or any successor website or information provided by the DLNR DOFAW; and

9. If any nests, eggs, fledglings, or downed seabirds are discovered during Project construction, the protocols described under Condition H.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 building permit 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 by planting and irrigating naupaka along the shoreline, 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.

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 building permit 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 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 is required. See https://www.oahuisc.org/print-materials/. All onsite Project workers must be instructed to review the species photos and all Protocols prior to commencing any ground-disturbing or construction activities.

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

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

6. To manage host materials and plants that may contain the coconut rhinoceros beetle ("CRB") in any stage of life, the Applicant shall comply with the State Department of Agriculture and Biosecurity's Plant Quarantine Interim Rule, or any successor rule adopted by the State Department of Agriculture and Biosecurity, that restricts the movement of CRB host material. If existing palm trees on the Project site become damaged or killed by the CRB, the existing palm trees must be replaced with an appropriate species 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 building permit plans.

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

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

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

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

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

    b. The Applicant's then-existing deadline for obtaining a construction permit or building permit; the extension will be deemed to be denied.

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. **26-221, CD1**

RESOLUTION

BE IT FINALLY RESOLVED that copies of this resolution be transmitted to Randall and Irene Wong, 84-253 Farrington Highway, Waiʻanae, Hawaiʻi 96792; James T. Hayes, Planning Solutions Inc., 711 Kapiolani Boulevard, Suite 910, 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 State of Hawaiʻi Office of Planning and Sustainable Development, Attention: Coastal Zone Management Branch, P.O. Box 2359, Honolulu, Hawaiʻi 96804-2359.

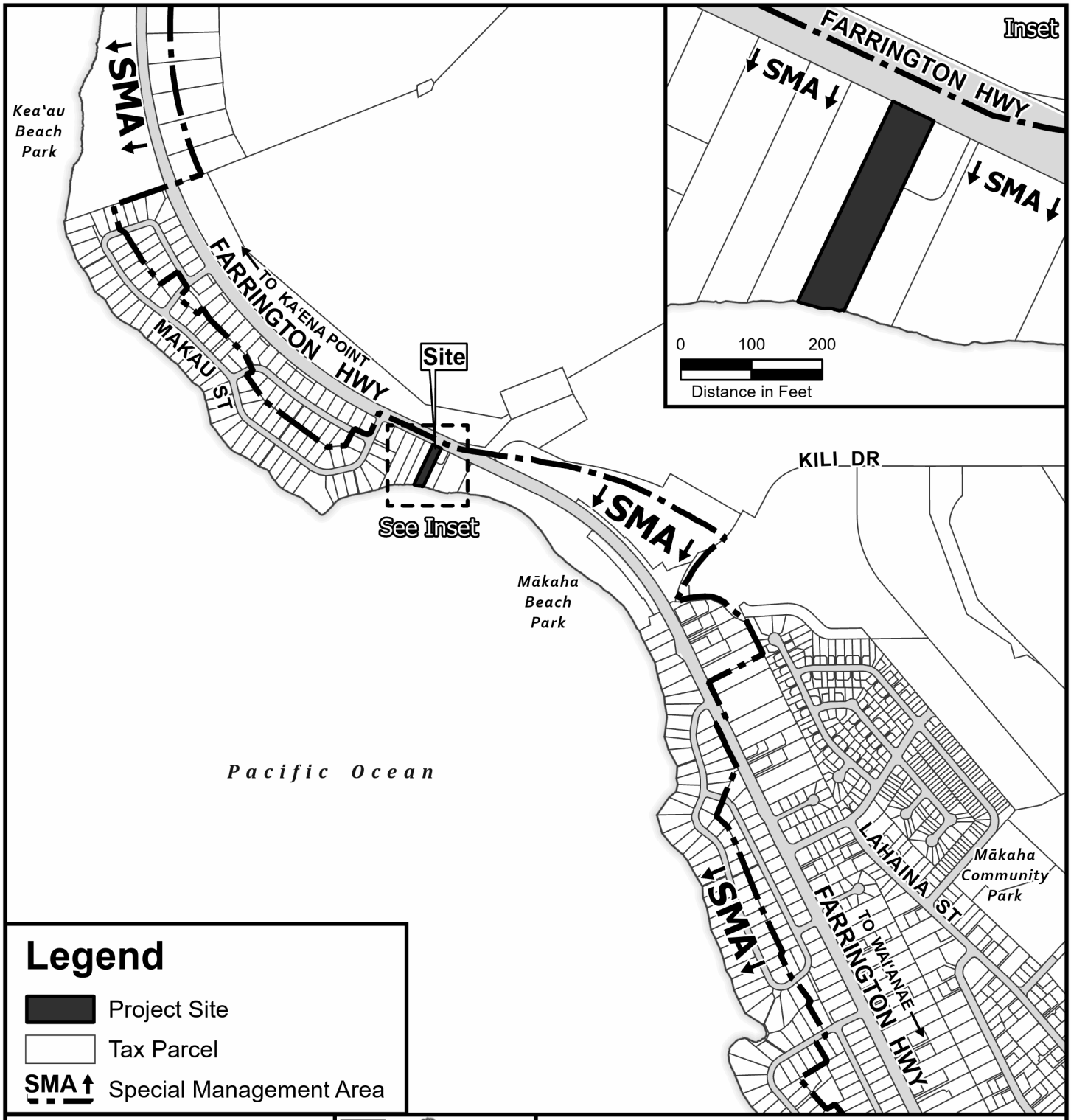
INTRODUCED BY:

Tommy Waters (br)

DATE OF INTRODUCTION:

October 1, 2026
Honolulu, Hawaiʻi

Councilmembers



LOCATION MAP WITH SMA

MAKAHA, WAIANAE

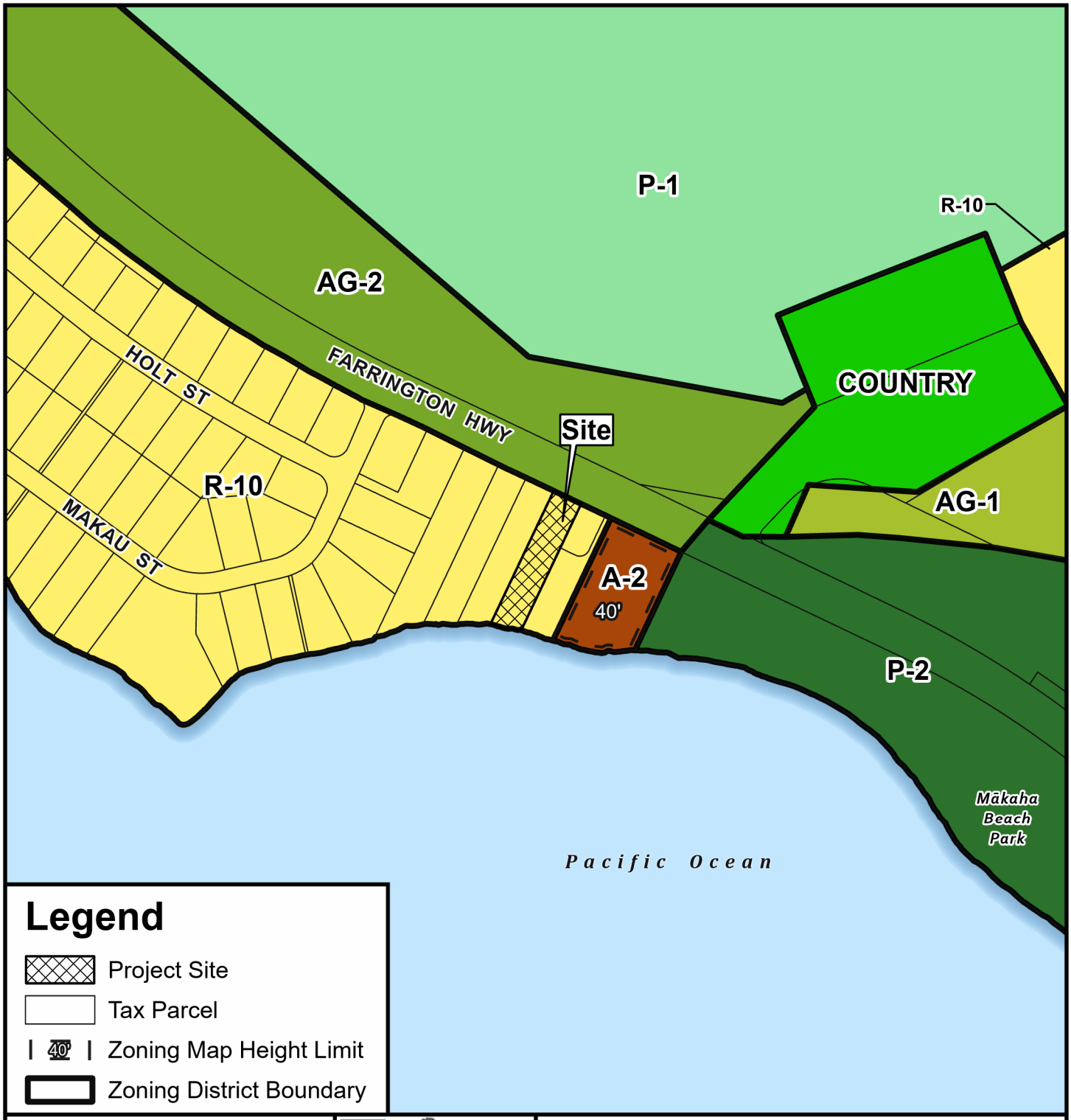
TAX MAP KEY(S): 8-4-001: 016
FOLDER NO.: 2026-SMA-37

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
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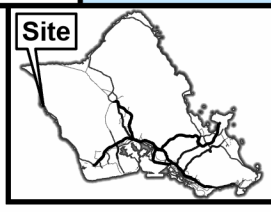


Legend

- 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
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This map was prepared in color

IMPERVIOUS AREA CALCULATIONS & BREAKDOWNS:

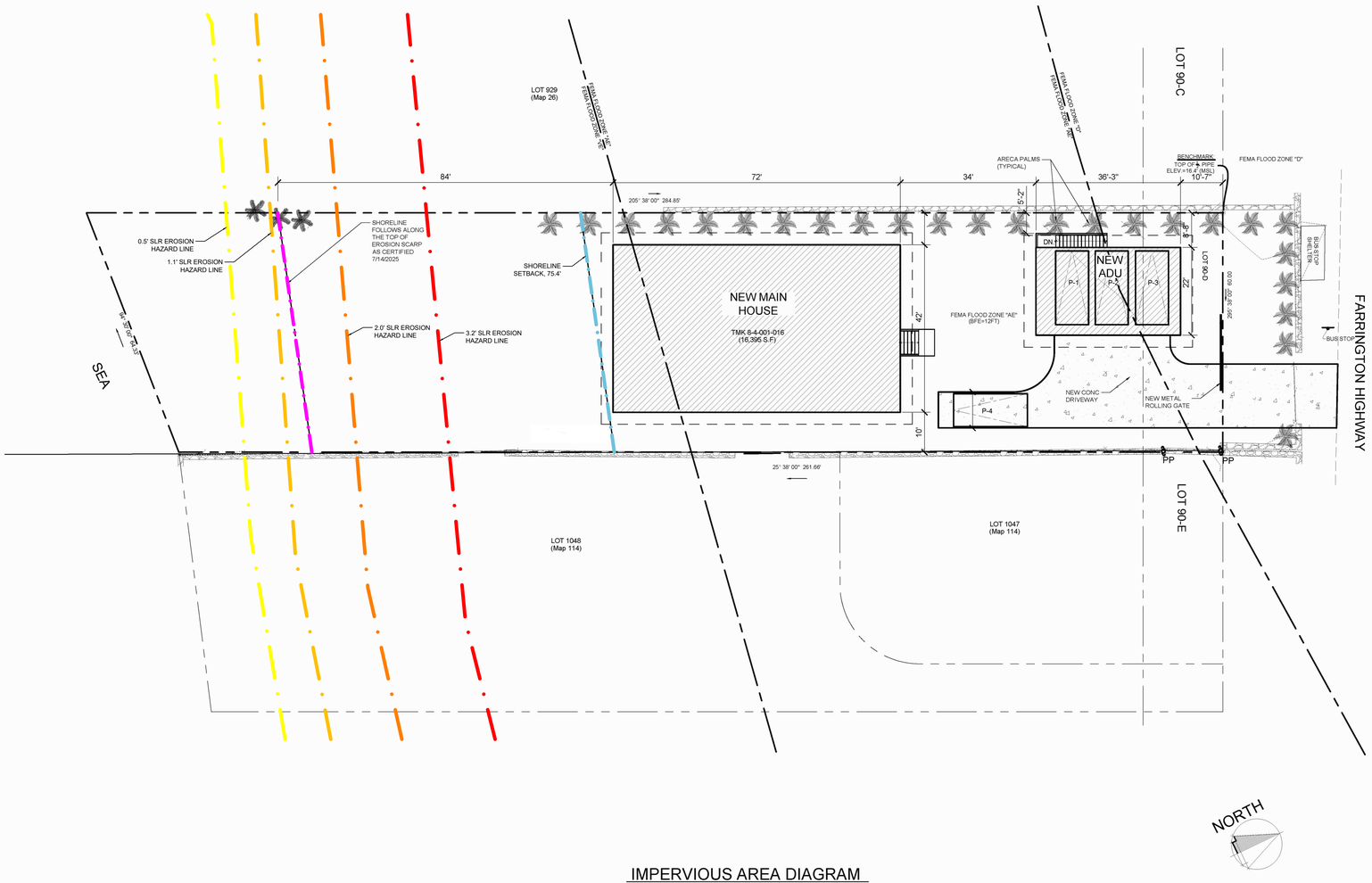
LOT SIZE	12,754	SF
HOUSE FOOTPRINT 3,822 SF		
(IMPERVIOUS AREA INCLUDING ROOF OVERHANG (1,105SF)	4,927	SF
GARAGE	798	SF
CONCRETE DRIVEWAY	1282	SF
TOTAL IMPERVIOUS AREA	7,052	SF

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:

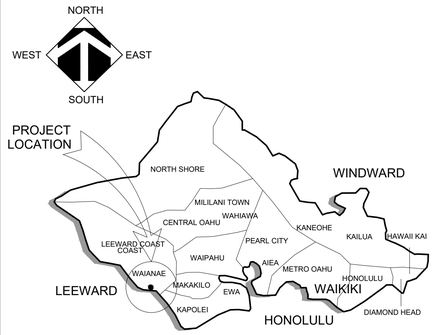
No A.F.S. or irragation on this premise meter

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

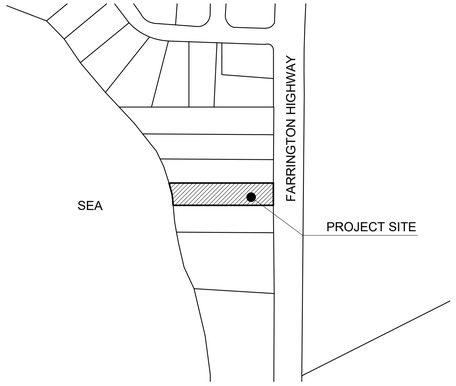
NOTE:

"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

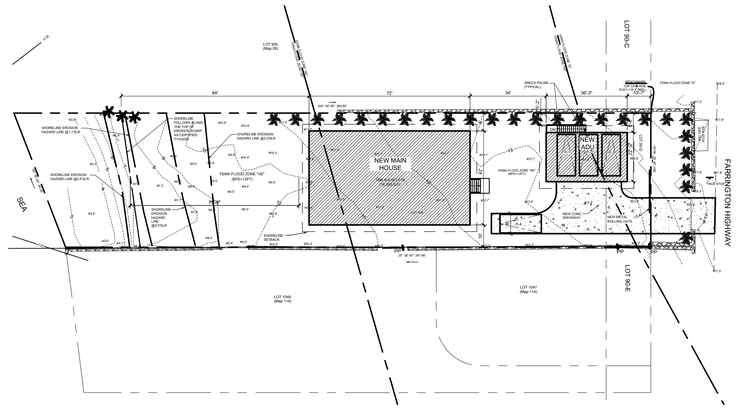
BUILDING CODE		2018 EDITION INTERNATIONAL BUILDING CODE AS AMENDED BY THE CITY AND COUNTY OF HONOLULU
OCCUPANCY CLASSIFICATION:	R3	
CONSTRUCTION CLASSIFICATION:	VN	
BUILDING HEIGHT	25FT. HEIGHT LIMIT	

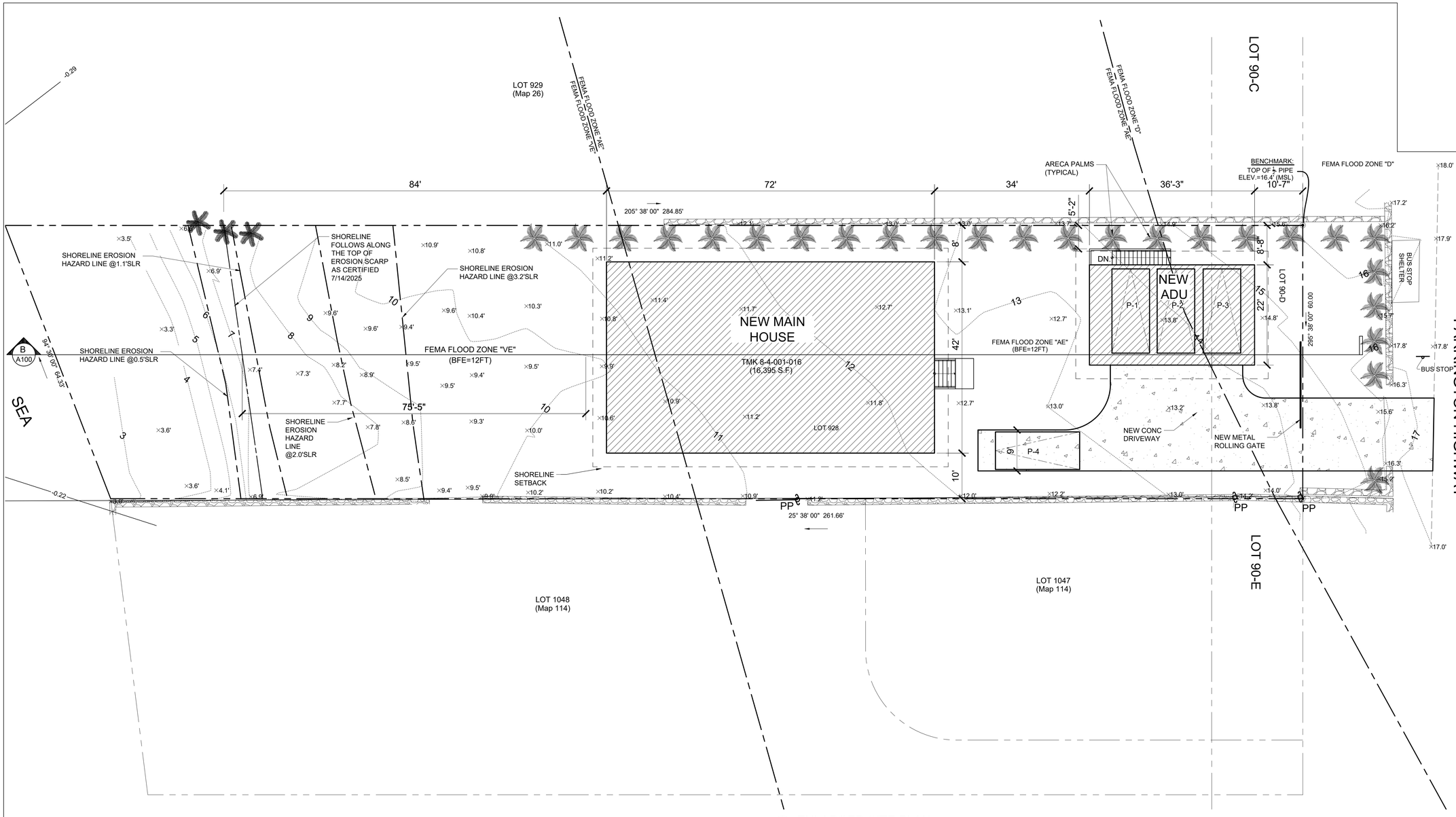
R301.2.1.2 Internal Pressure. Windows in buildings located in wind-borne debris regions shall have glazed openings protected from wind-borne debris or the building shall be designed as a partially enclosed building in accordance with the International Building Code. Glazed opening protection for wind-borne 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.

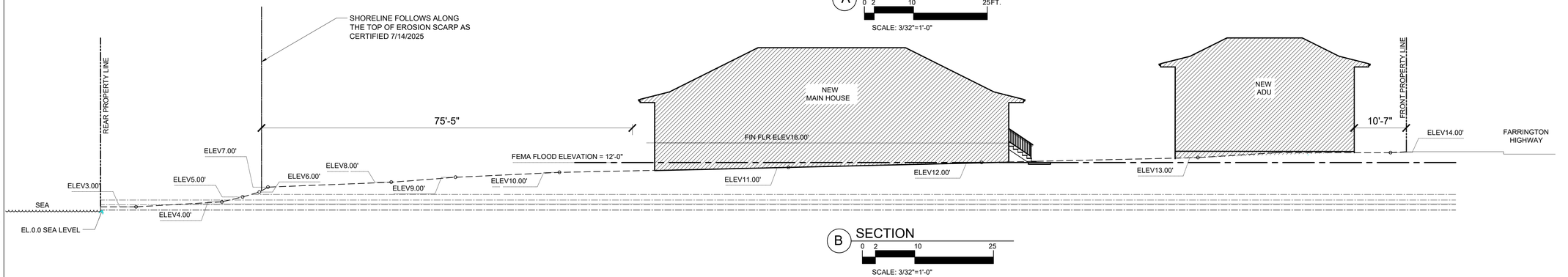

SEA
LOT 929 (Map 29)
LOT 1046 (Map 114)
LOT 1047 (Map 114)
LOT 906-C
LOT 906-E
FARRINGTON HIGHWAY
NEW MAIN HOUSE
NEW ADU
NEW CONC DRIVEWAY
EXISTING TELEPHONE POLE
SHORELINE EROSION HAZARD LINE @ 0.7 FEET
SHORELINE EROSION HAZARD LINE @ 0.7FEET
SHORELINE EROSION HAZARD LINE @0.7FEET
SHORELINE EROSION HAZARD LINE @0.7FEET
SHORELINE DETAILS
FEMA FLOOD ZONE "AE" (EL=12FT.)
FEMA FLOOD ZONE "VE" (EL=15FT.)
FEMA FLOOD ZONE "X"
84'
72'
34'
35'-3"
20'-0"
20' 35' 20'
20' 35' 20'-35'
KRICA PALMS (TYPICAL)
EXISTING TELEPHONE POLE
EXISTING TELEPHONE POLE
EXISTING TELEPHONE POLE



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

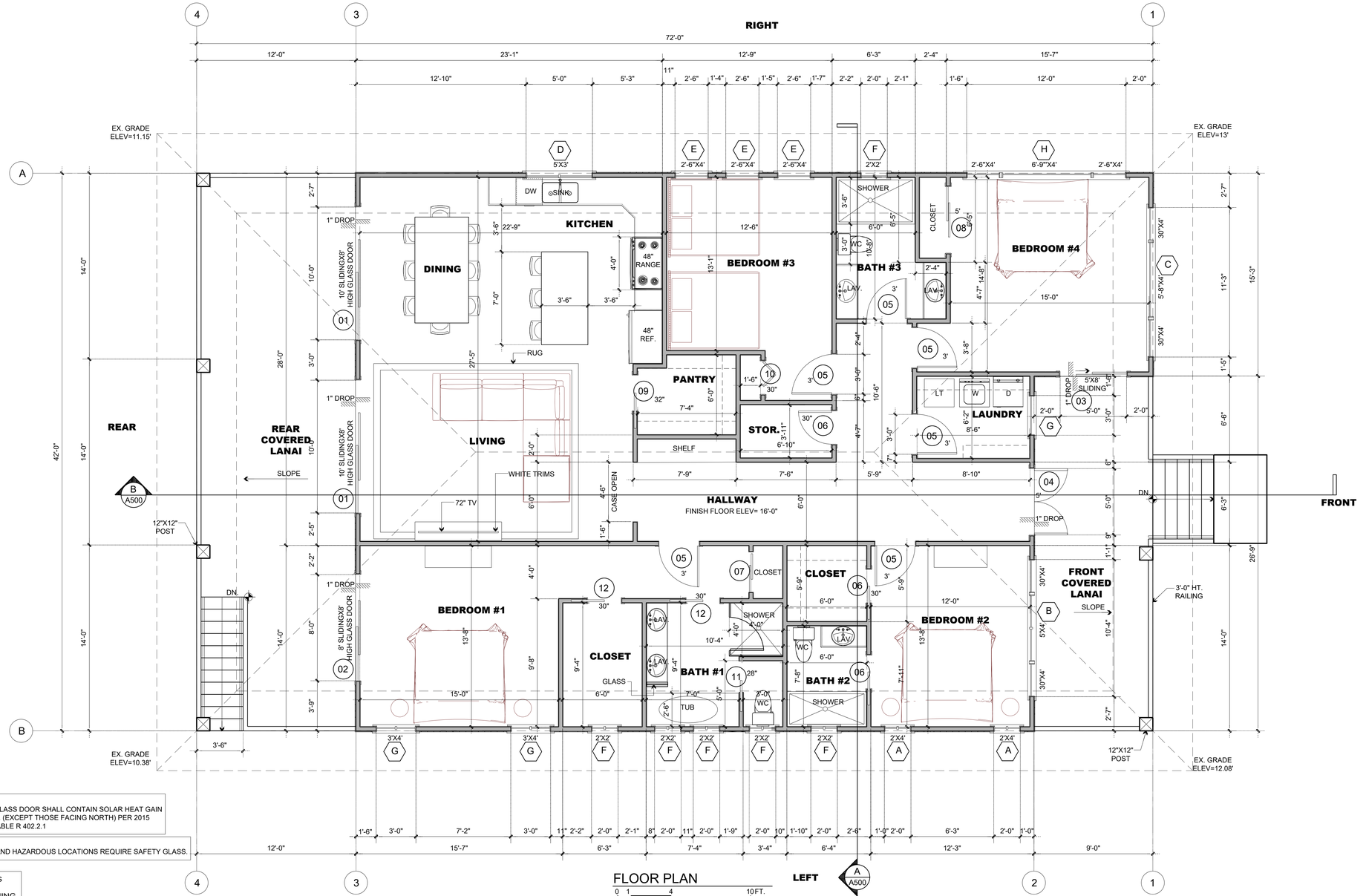
TMK: 8-4-001-016

Sheet Title

ENLARGED SITE PLAN
SECTION

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

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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"

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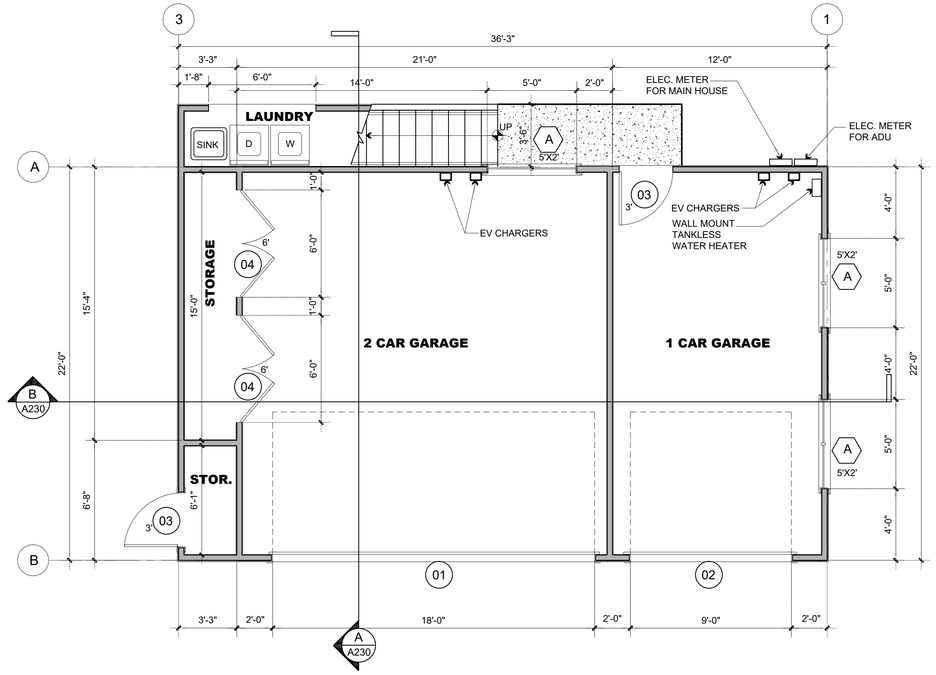
TMK: 8-4-001-016

Sheet Title

FLOOR PLAN
DOOR AND WINDOW - SCHEDULE

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

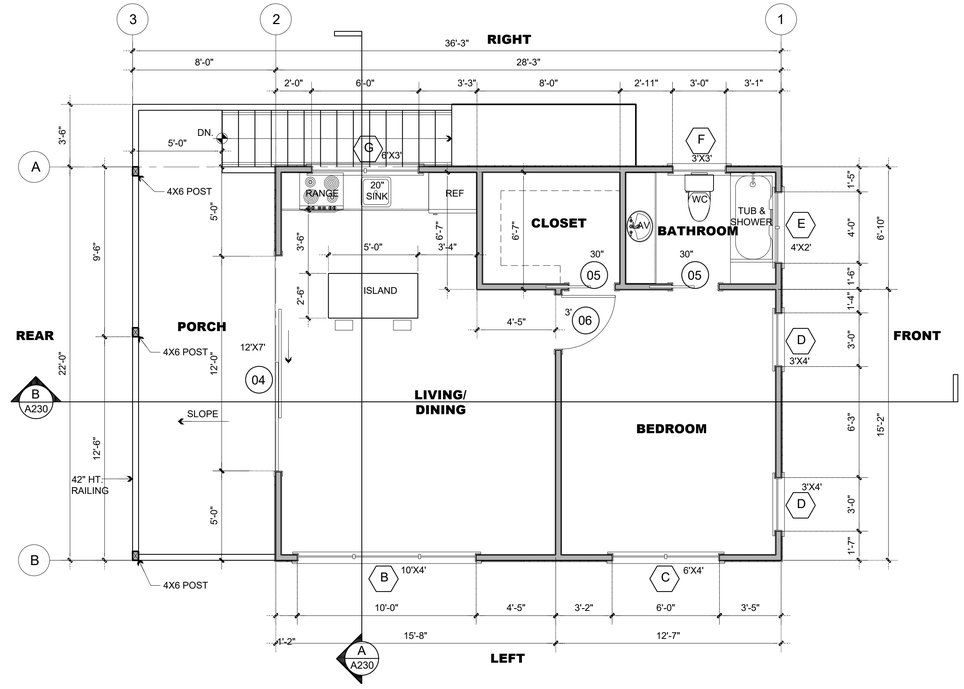
EXHIBIT C-4



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

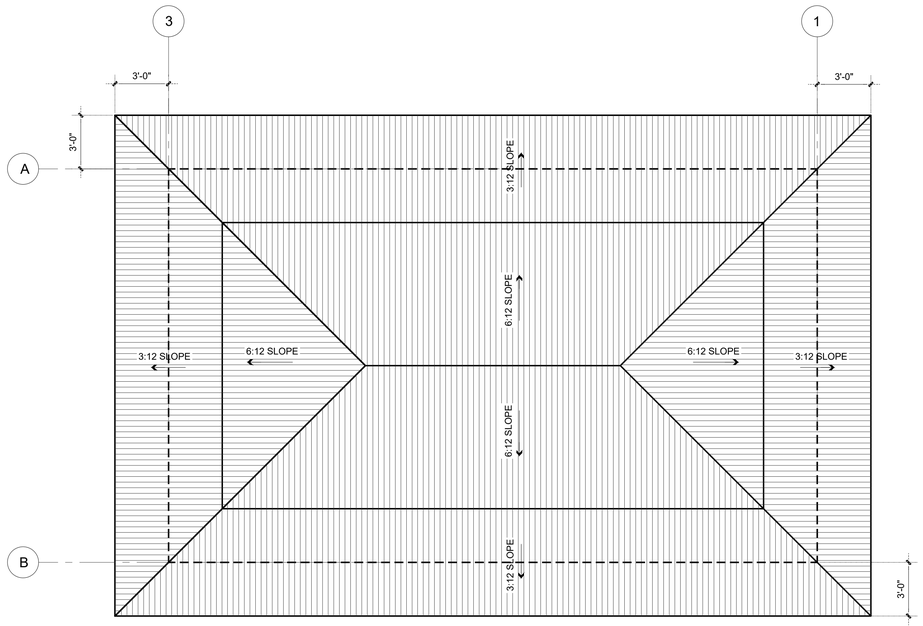
NO.	QUANTITY	SIZE (INCHES)		LOCATION	Type	Head Height
		WIDTH	HEIGHT			
A	4	60	24"	NEW GARAGE	SLIDING	6'-8"

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"

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GARAGE GROUND FLOOR - PLAN, SECOND FLOOR ADU PLAN

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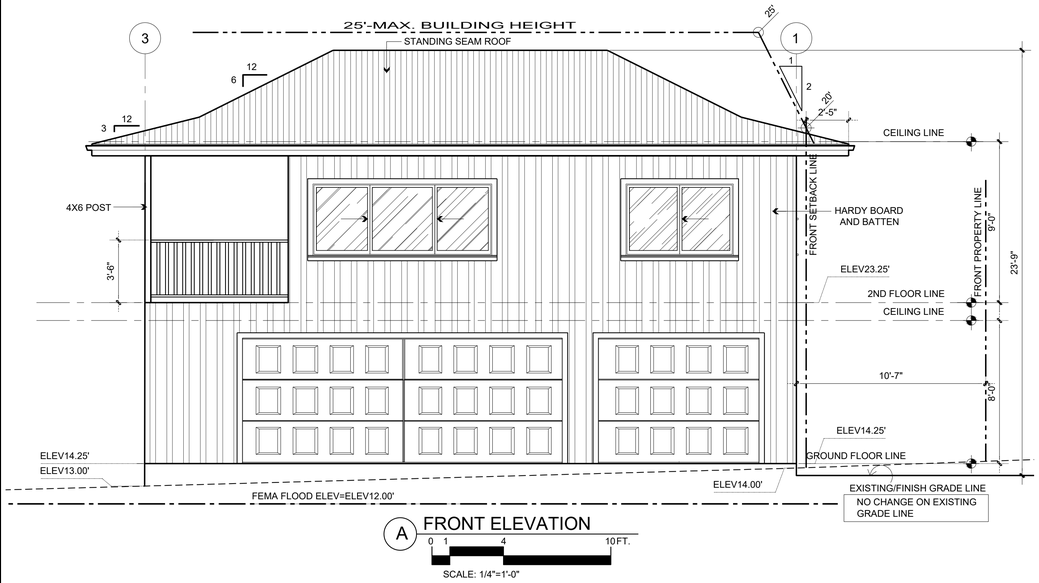
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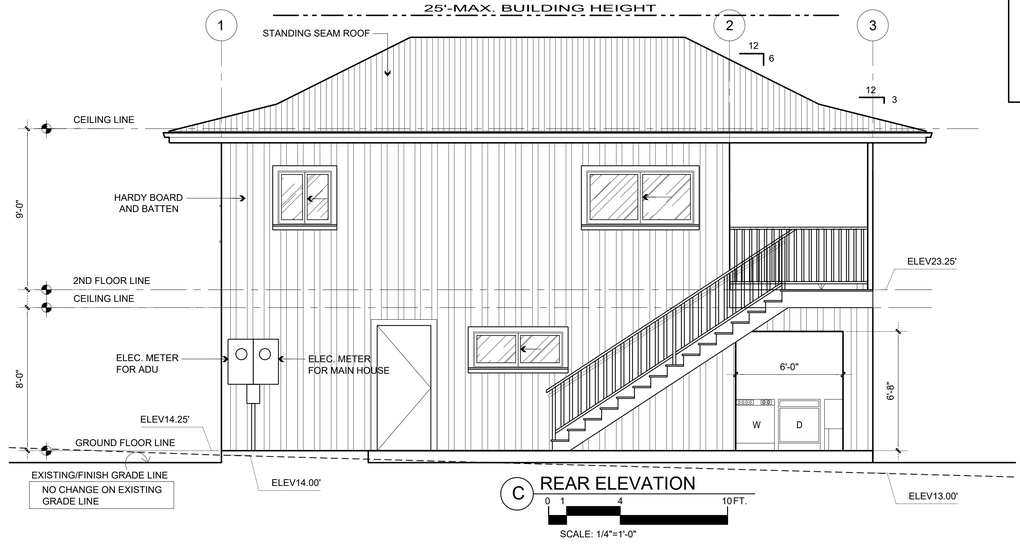
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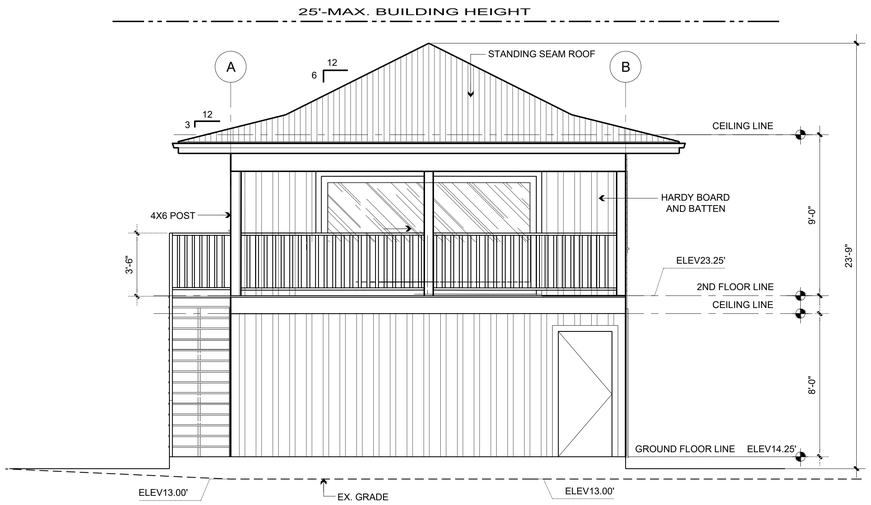
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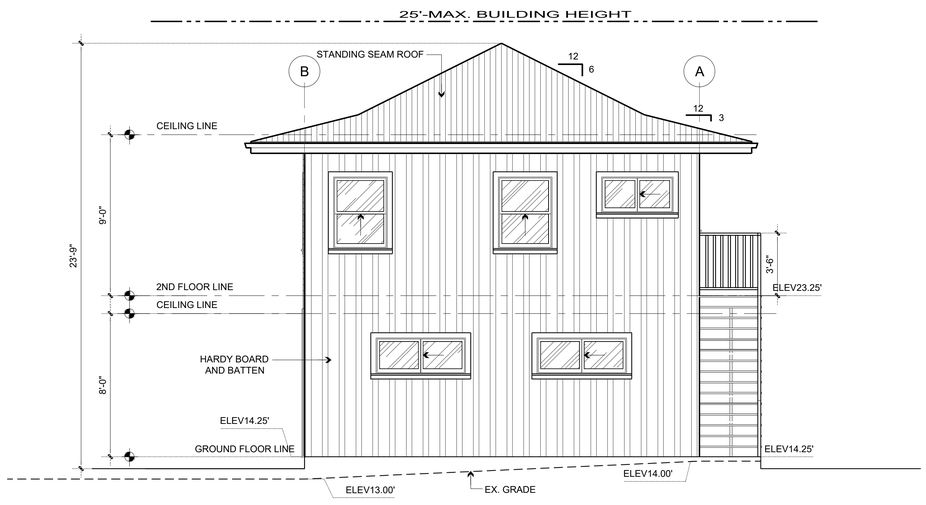
EXHIBIT C-5





FEMA FLOOD ELEVATION = 12 FEET





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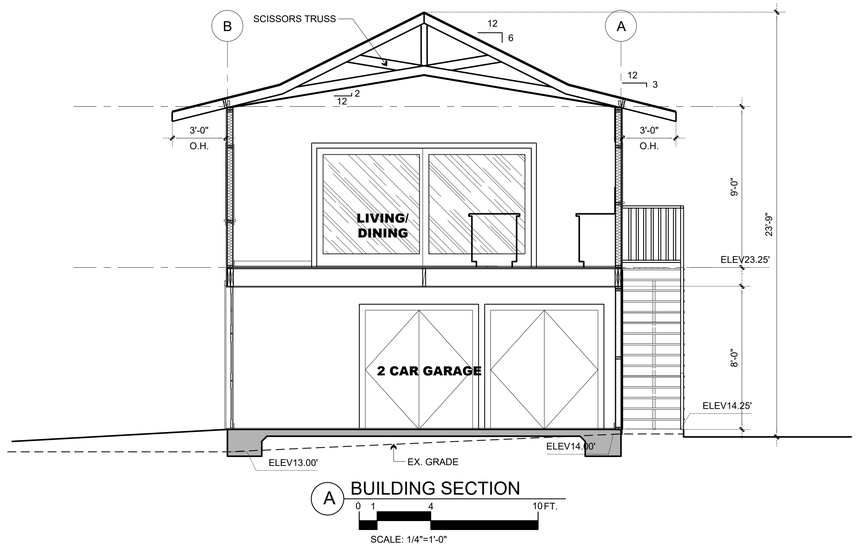
TMK: 8-4-001-016

Sheet Title

EXTERIOR ELEVATIONS

Drawn By: H.L.	Sheet No. A220
Date: 10 / 3 / 25	
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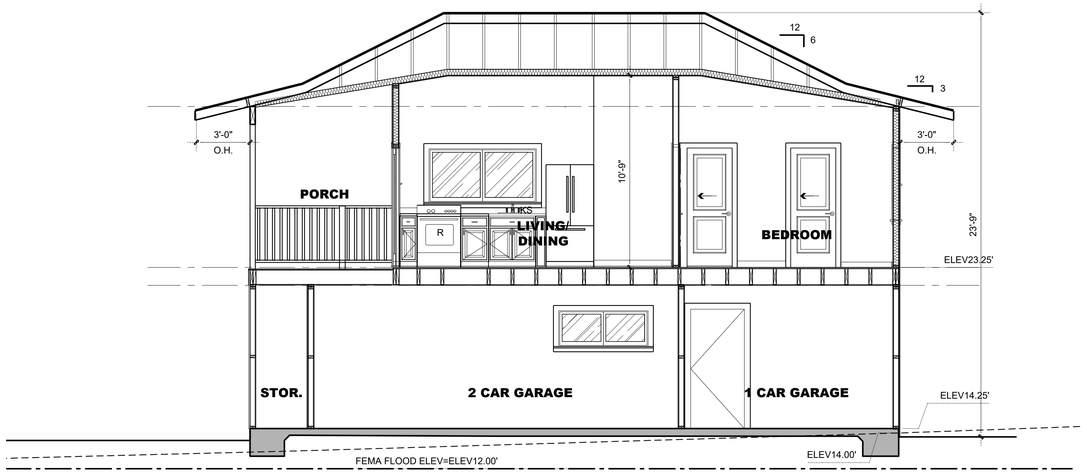
EXHIBIT C-6



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

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Project Name and Address

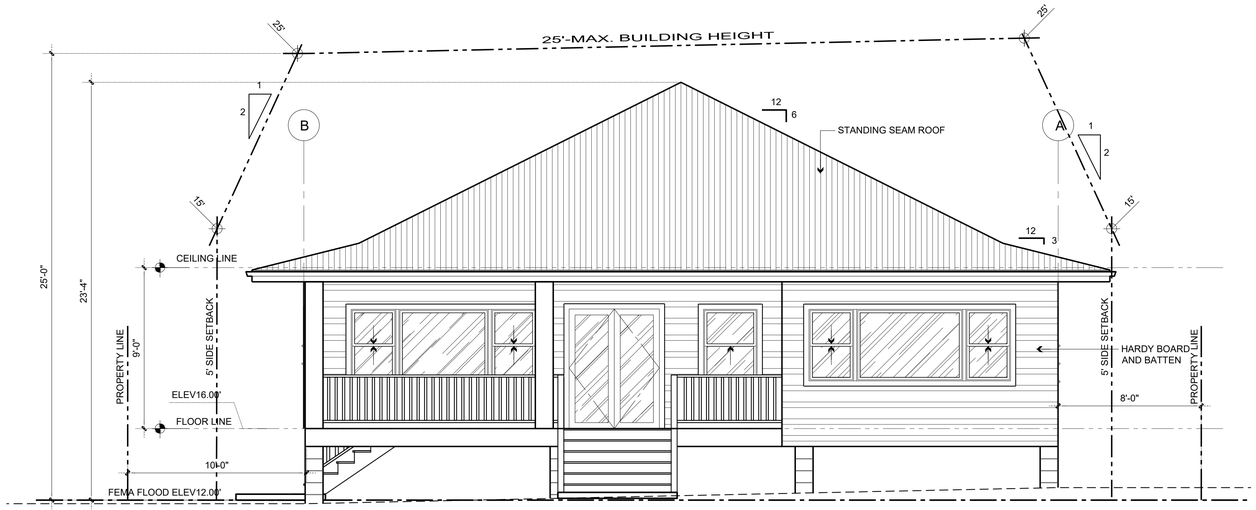
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84-253 FARRINGTON HIGHWAY,
WAIANAE, HAWAII 96792

TMK: 8-4-001-016

Sheet Title

BUILDING SECTIONS

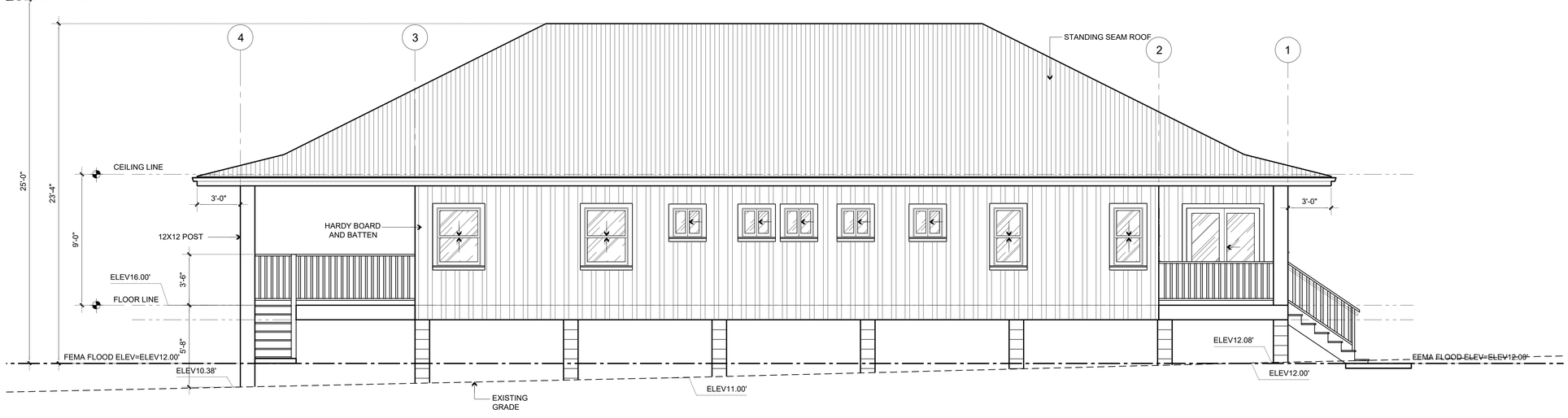
Drawn By: H.L.	Sheet No. A230
Date: 10 / 3 / 25	
Create Date:	of sheet



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

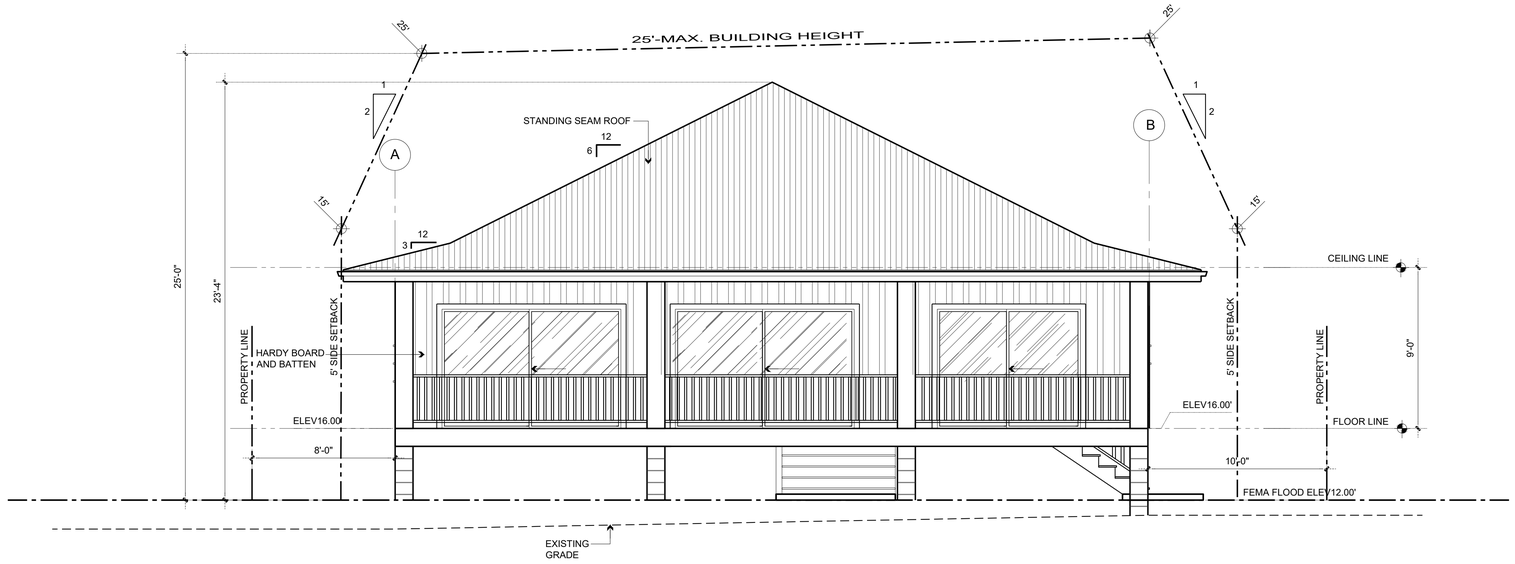
TMK: 8-4-001-016

Sheet Title

EXTERIOR ELEVATIONS

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

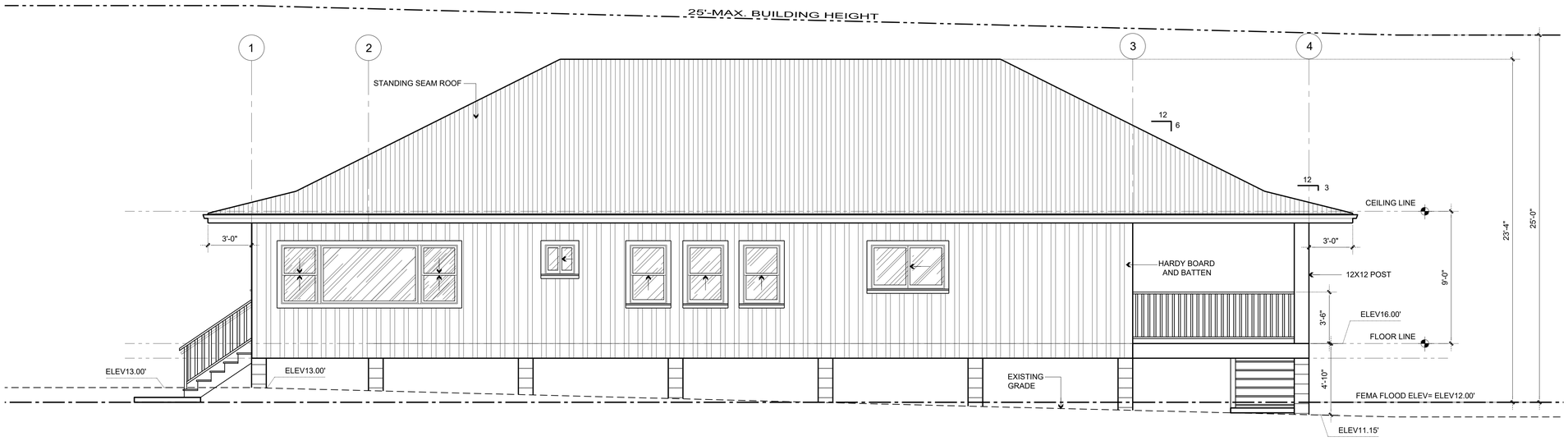
EXHIBT C-8



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

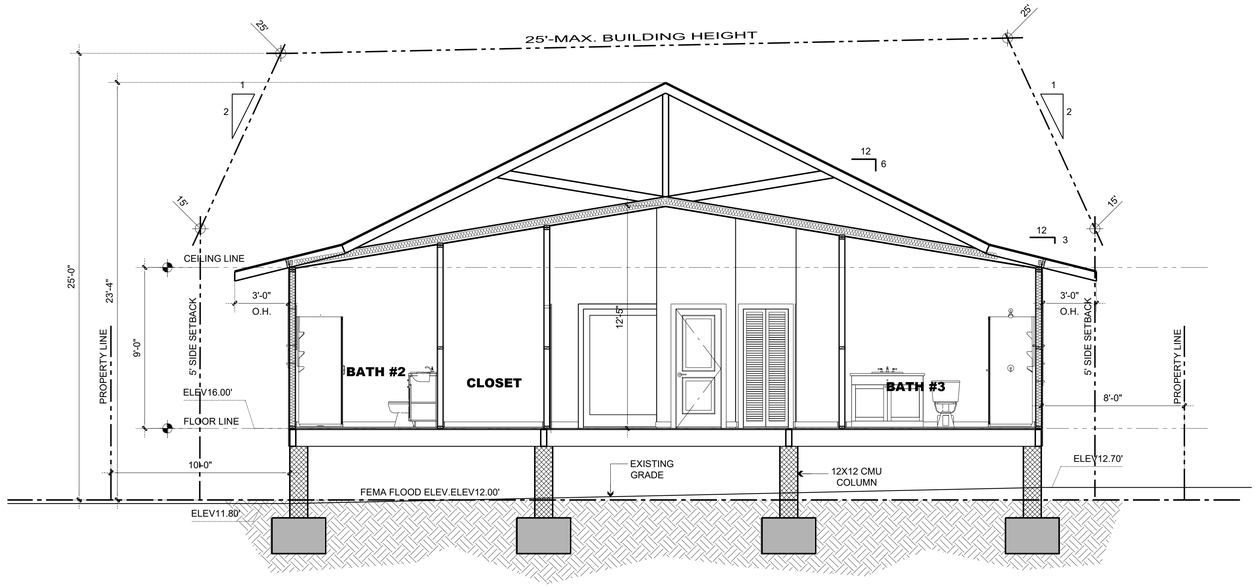
ROCHLEN RESIDENCE
84-253 FARRINGTON HIGHWAY,
WAIANAE, HAWAII 96792

TMK: 8-4-001-016

Sheet Title

EXTERIOR ELEVATIONS

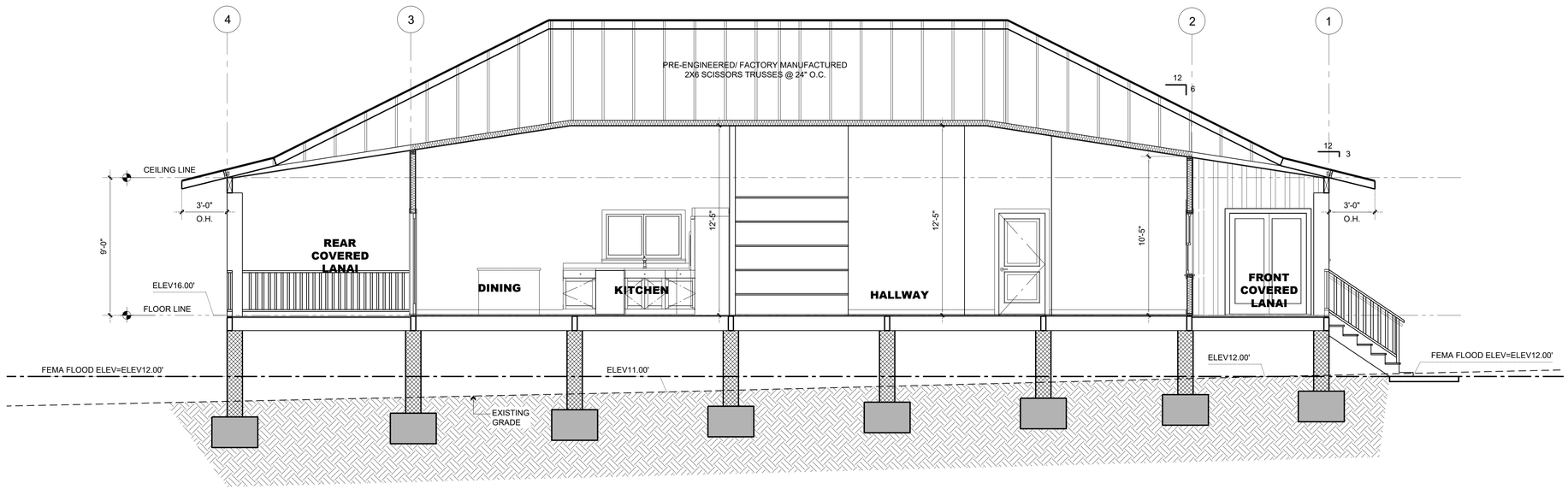
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Date: 10 / 3 / 25	
Create Date:	of sheet



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

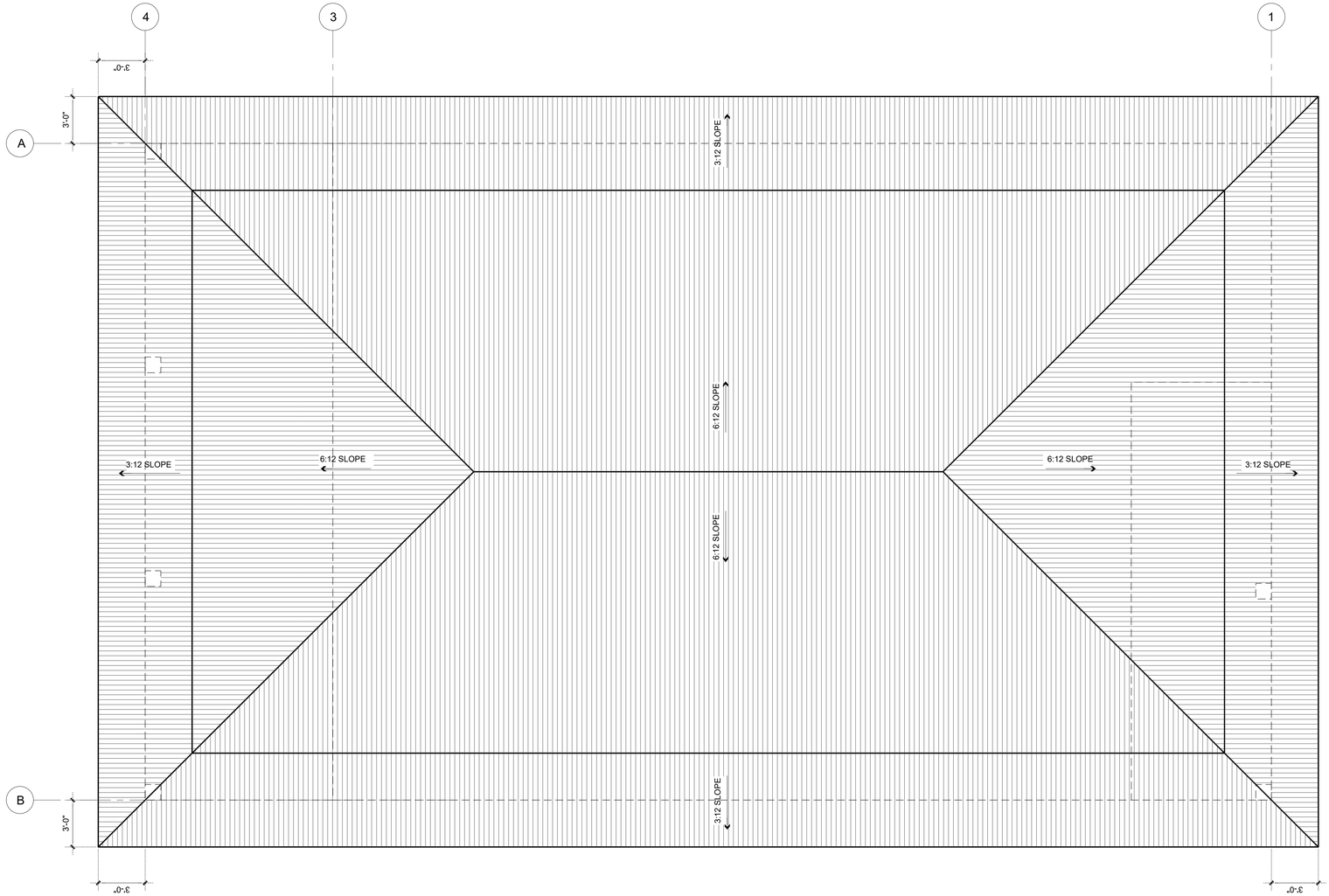
TMK: 8-4-001-016

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
△		
△		
△		
△		
△		
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△		
△		

Project Name and Address

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

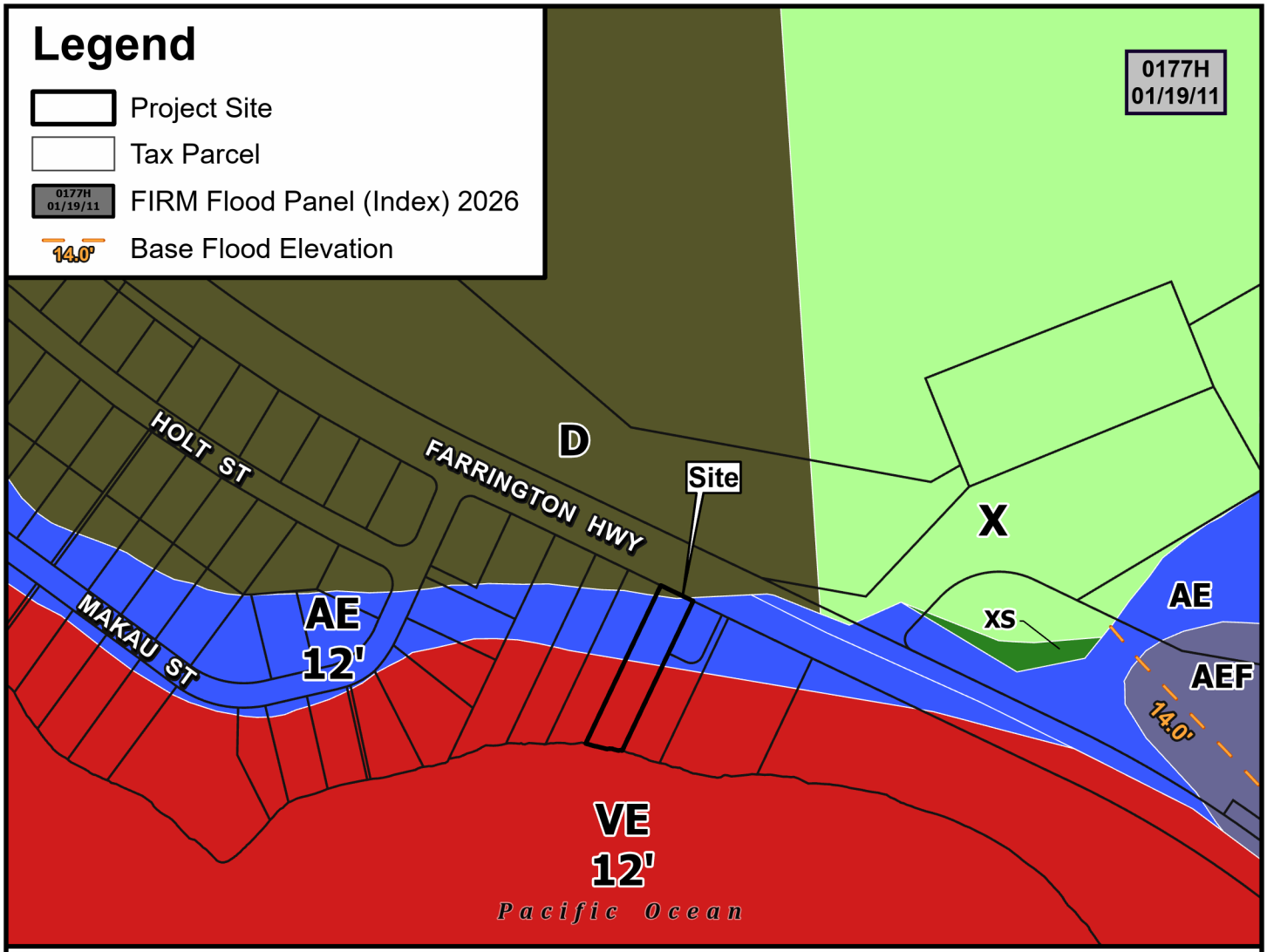
TMK: 8-4-001-016

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.

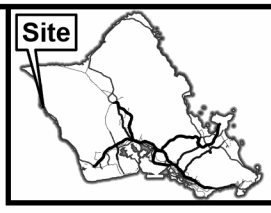
Zone **AE** = BFE determined
Zone **VE** = Costal flood zone with velocity hazard (wave action); BFE determined

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

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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

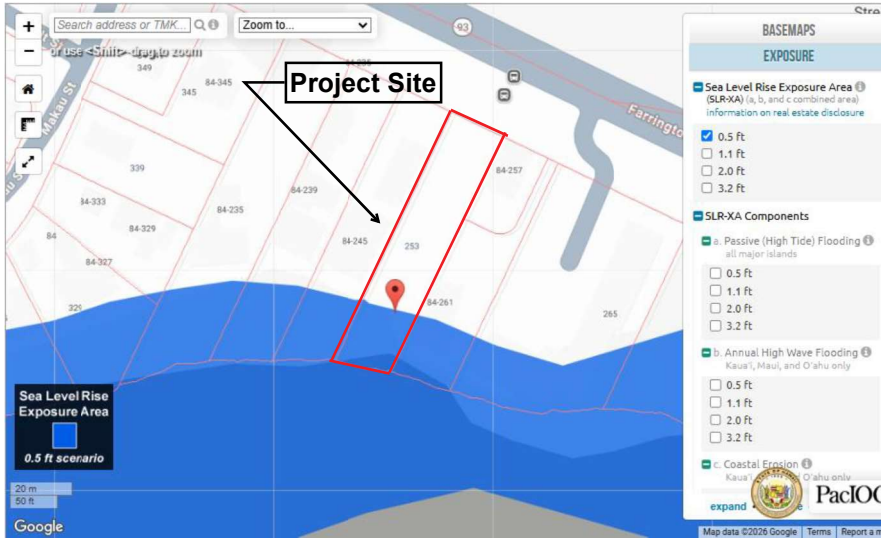
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TOPOGRAPHICAL SURVEY MAP

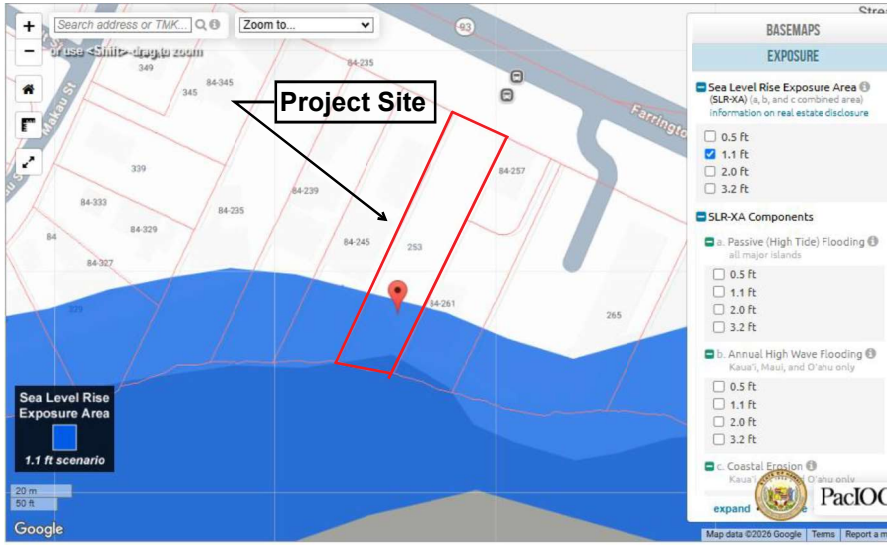
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Date: 10 / 3 / 25	
Create Date:	of sheet

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

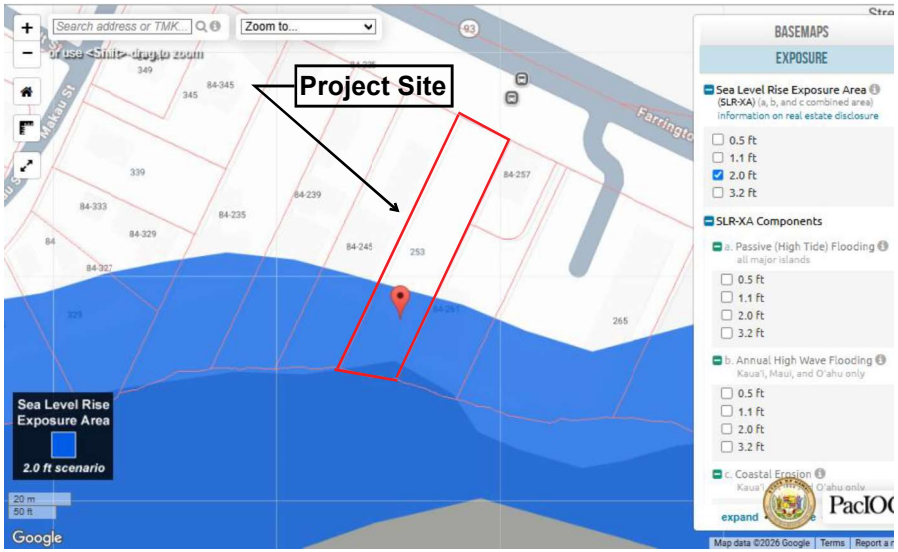
0.5-ft. Sea Level Rise Exposure Area



1.1-ft. Sea Level Rise Exposure Area



2.0-ft. Sea Level Rise Exposure Area



3.2-ft. Sea Level Rise Exposure Area

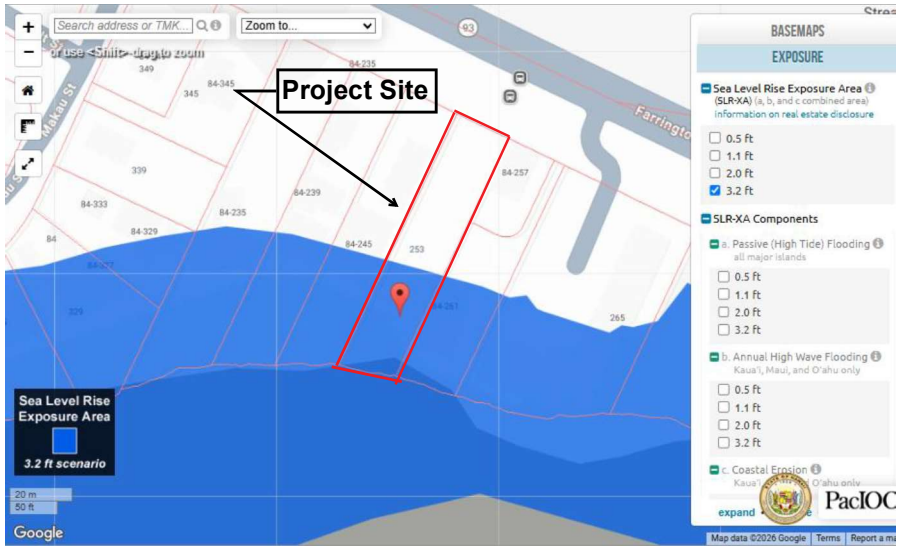
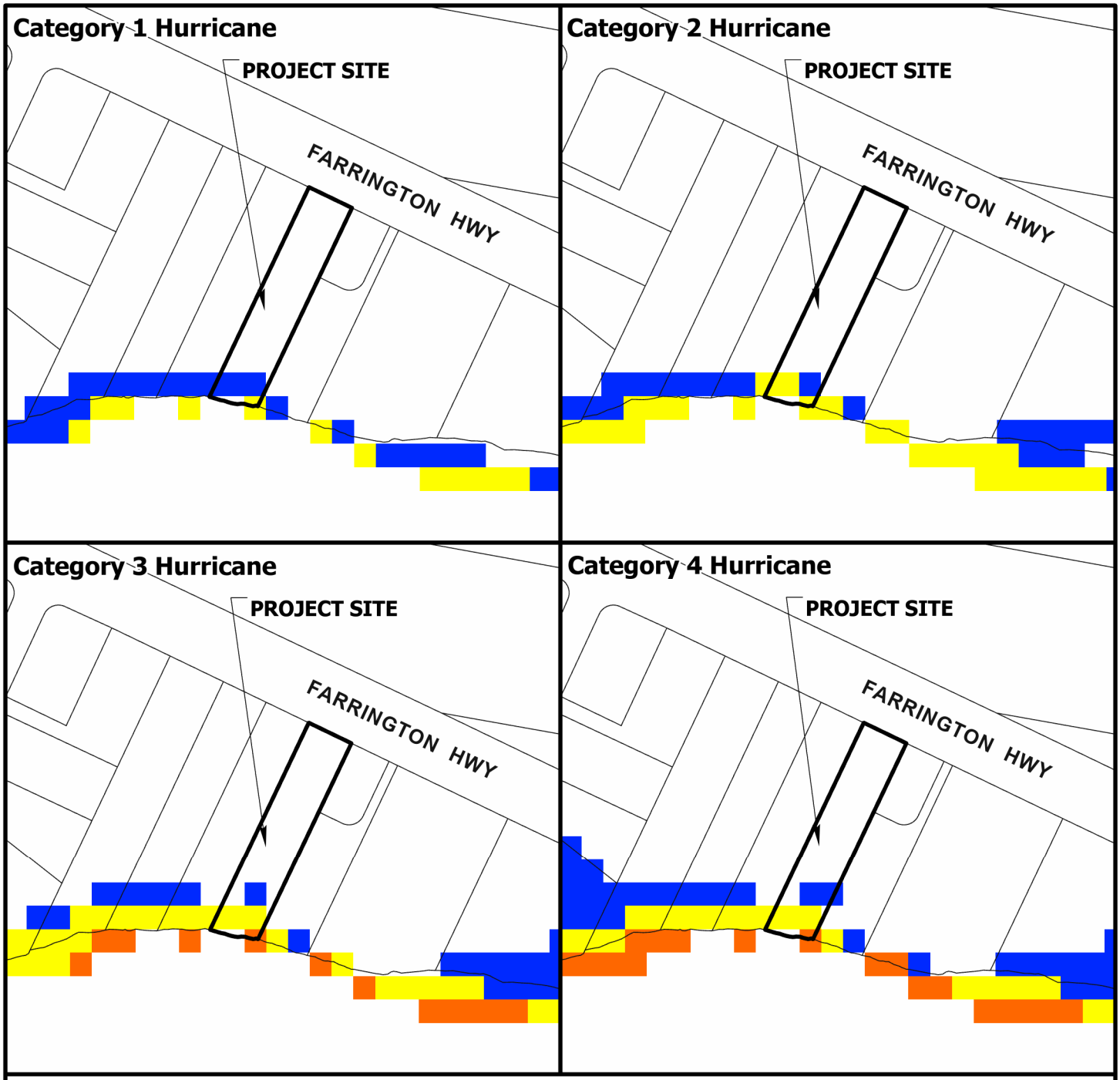


EXHIBIT F – SEA LEVEL RISE EXPOSURE AREA

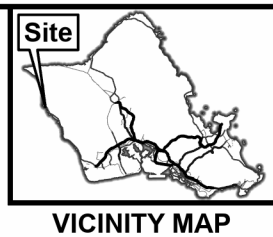
FILE NO. 2026-SMA-37

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

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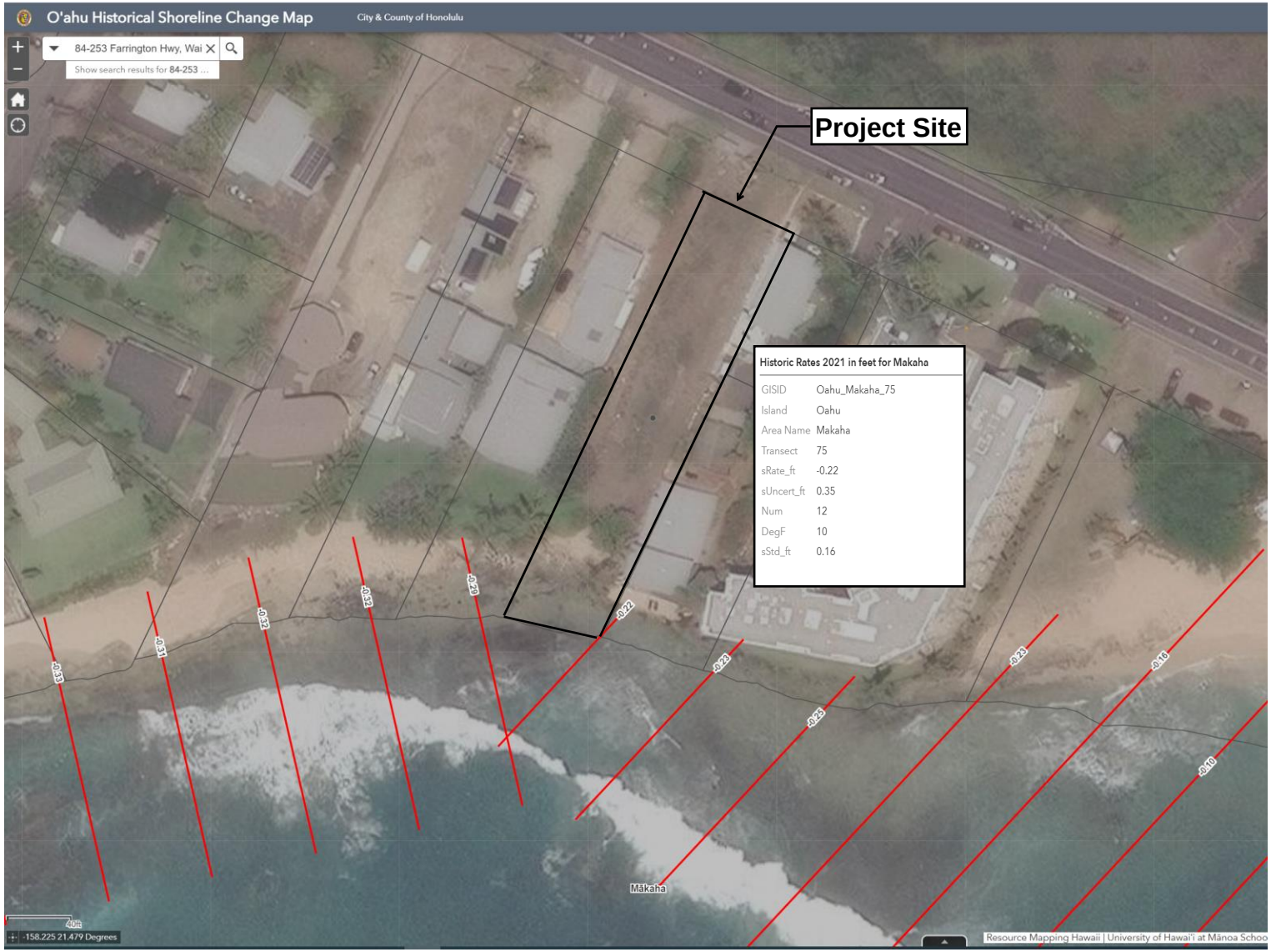


EXHIBIT H

SHORELINE EROSION RATE MAP

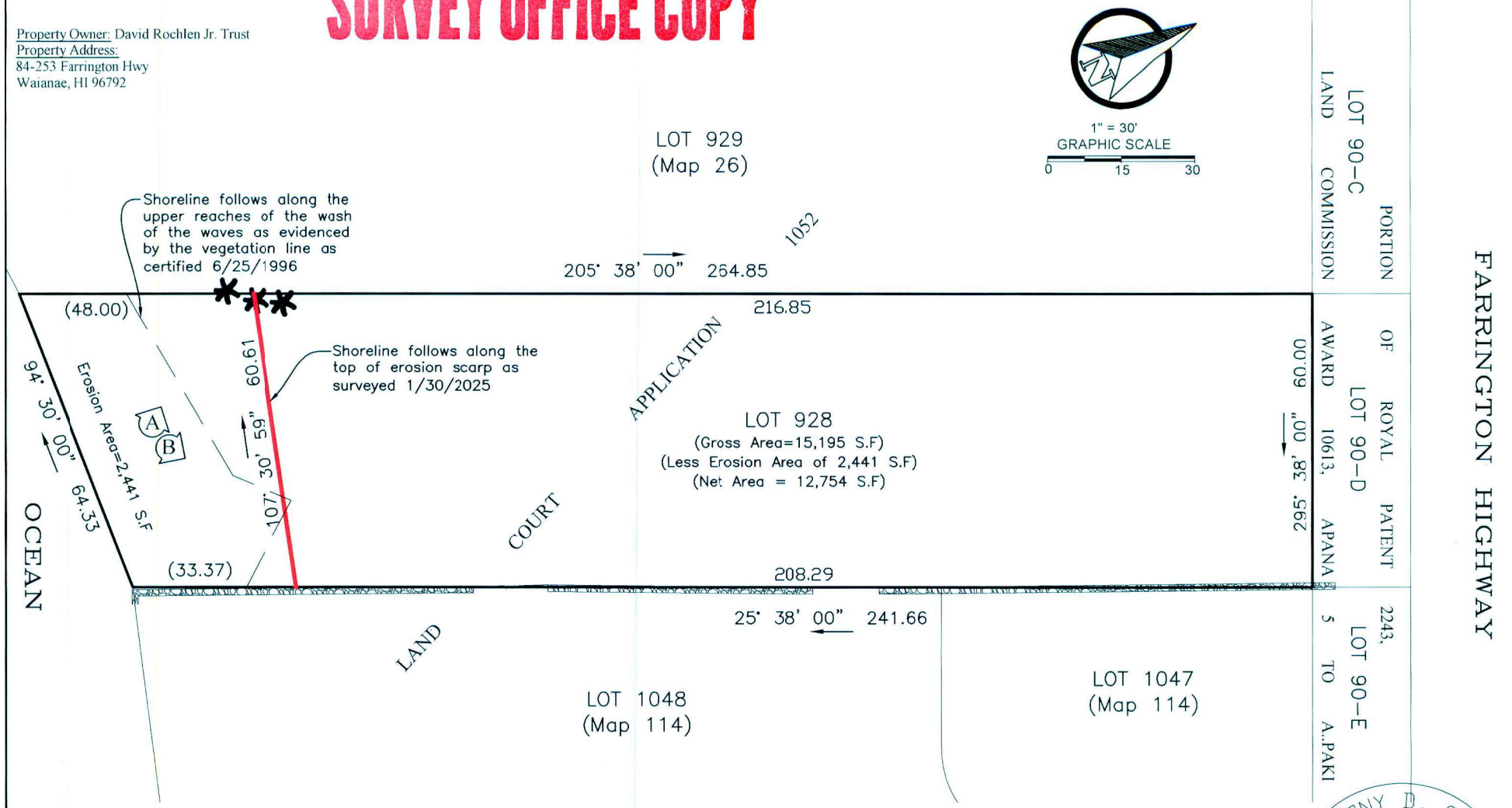
FILE NO. 2026-SMA-37

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

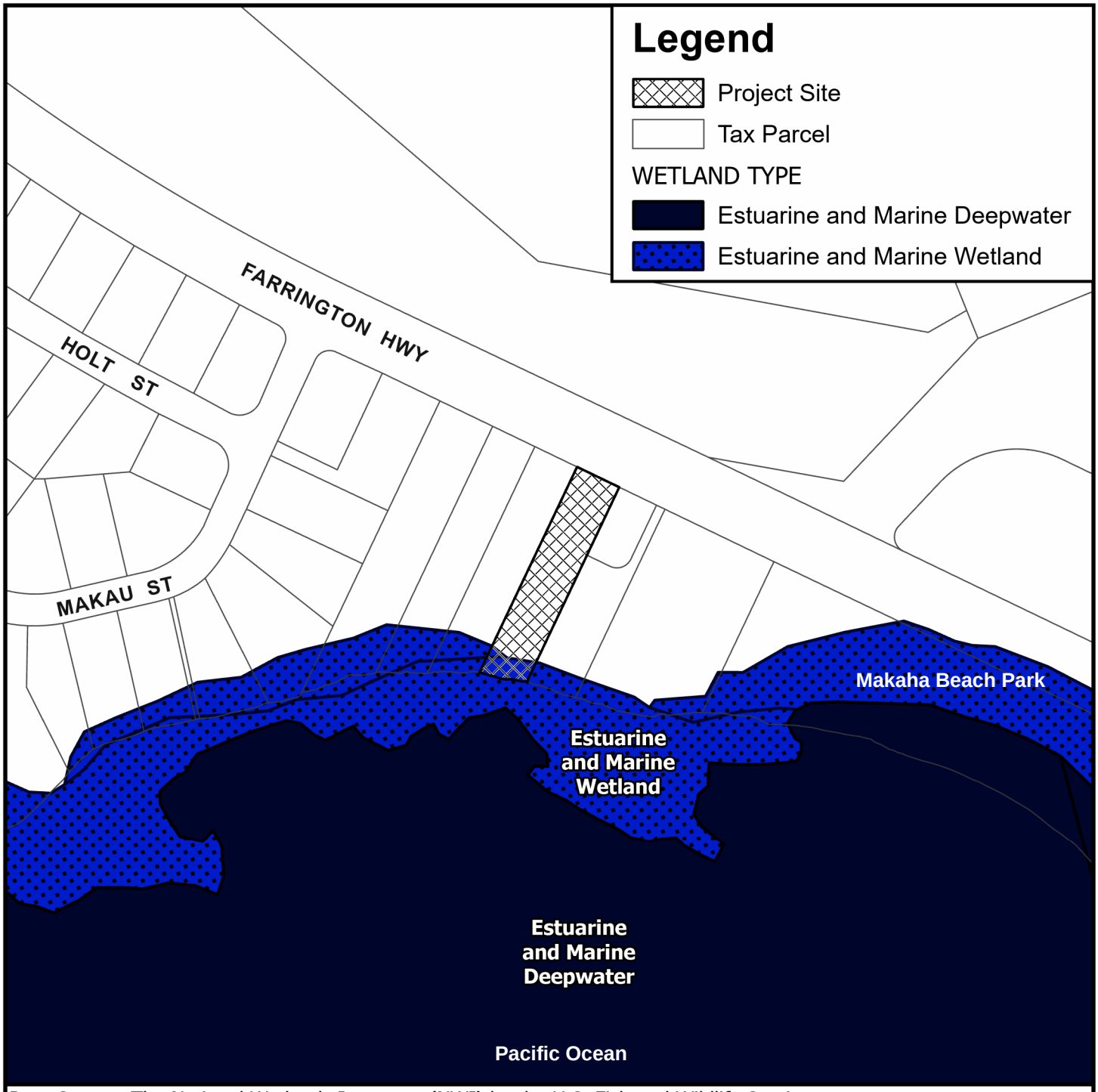
ANTHONY D. CROOK
LICENSED PROFESSIONAL LAND SURVEYOR
CERTIFICATE No. 12094

AILANA SURVEYING & GEOMATICS LLC

MAP DATED: May 28, 2025

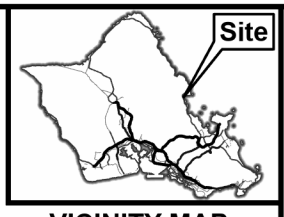
TMK(1)8-4-001-016

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

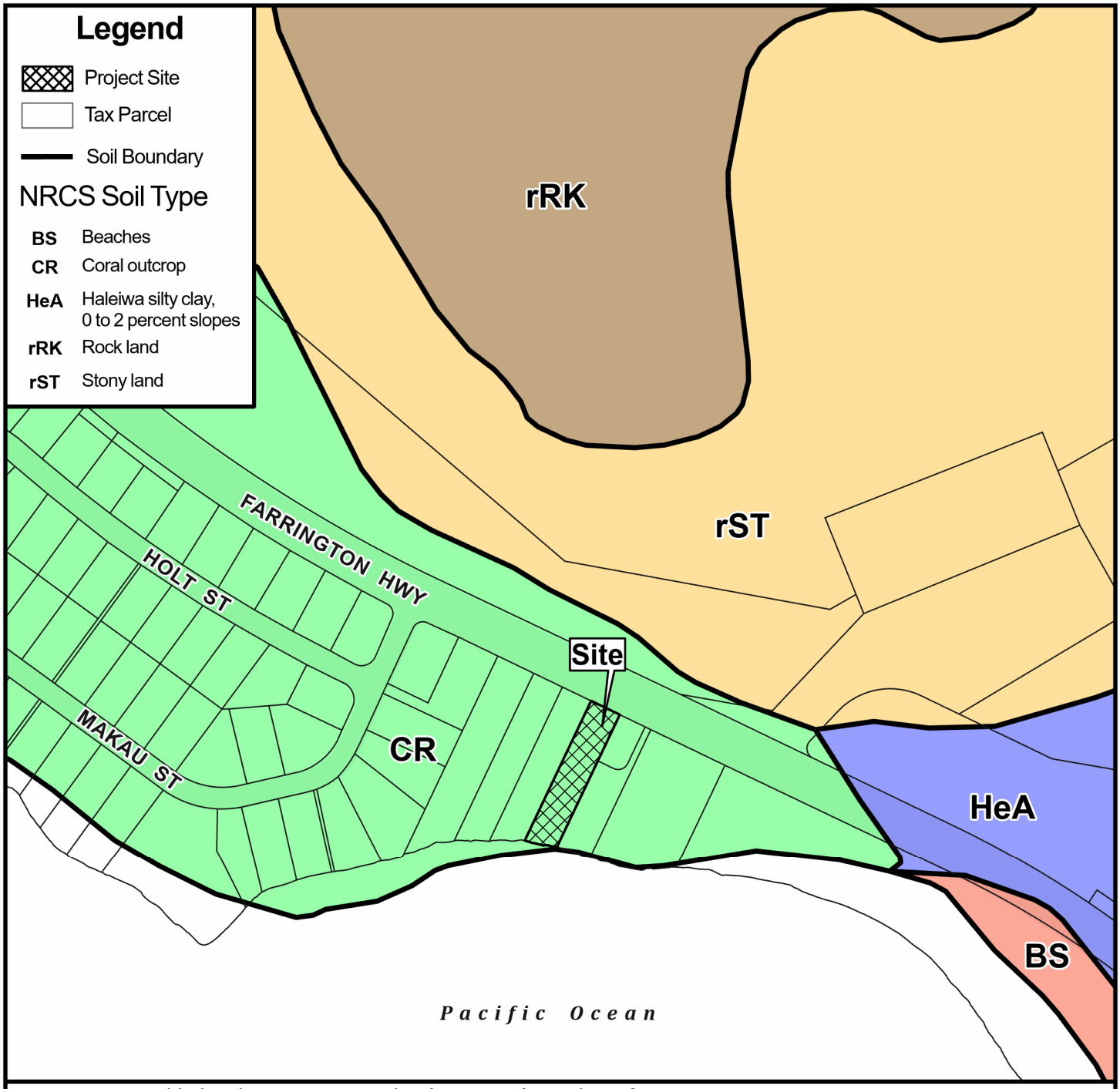
TAX MAP KEY(S): 8-4-001: 016
FOLDER NO.: 2026-SMA-37

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

Date Prepared: 07/2026

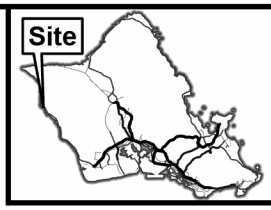
EXHIBIT J

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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

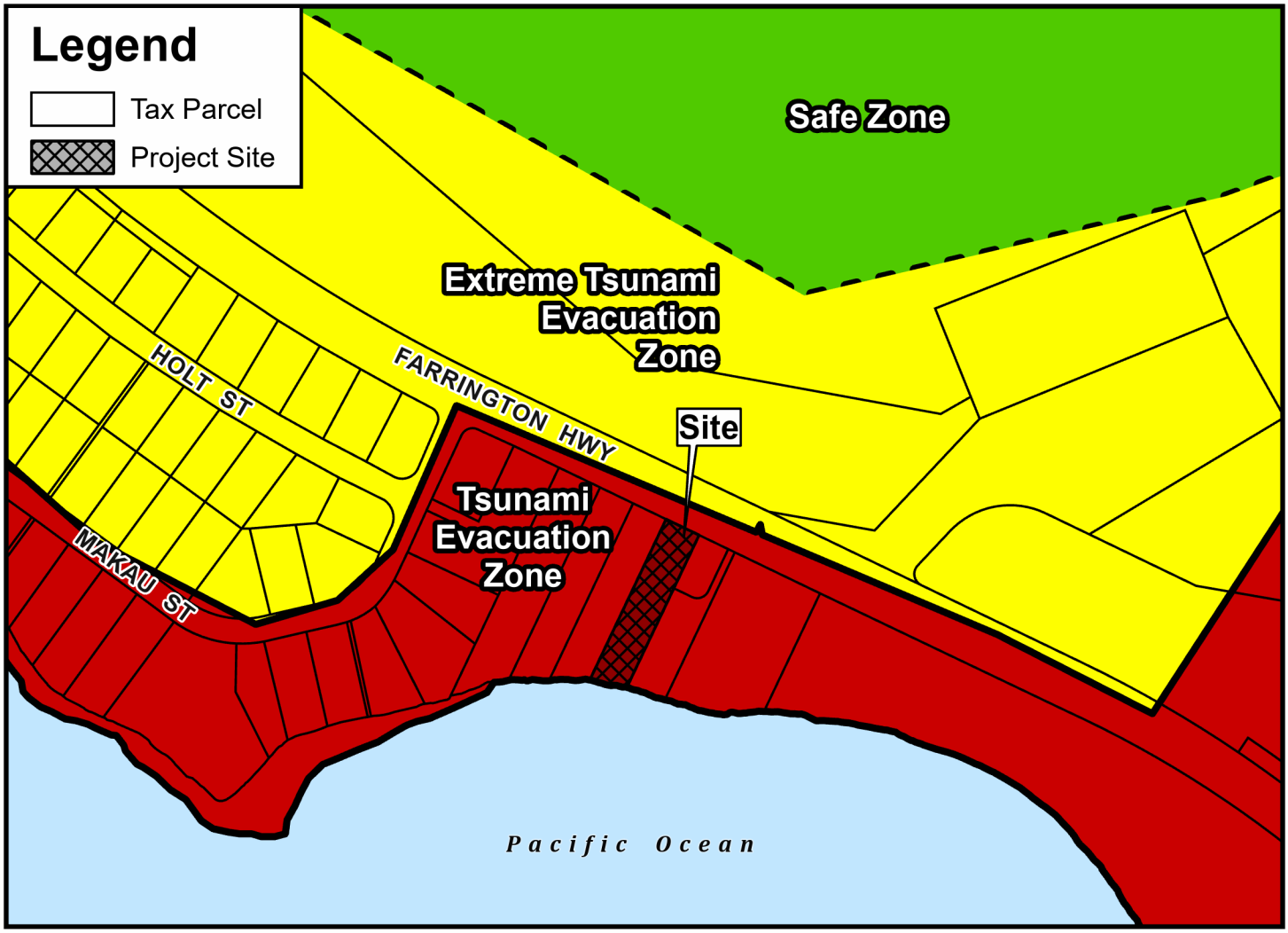
TAX MAP KEY(S): 8-4-001: 016
FOLDER NO.: 2026-SMA-37

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

Date Prepared: 07/2026

EXHIBIT K

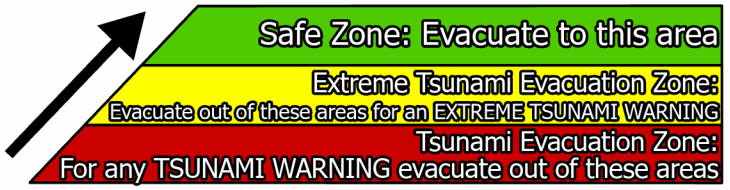
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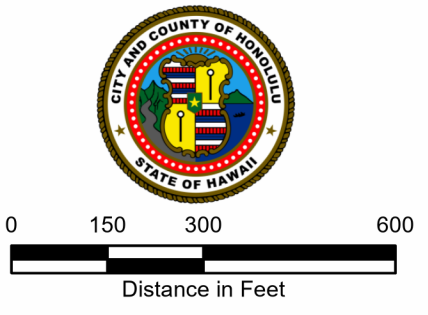


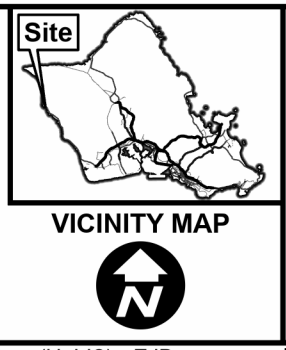
- For most Tsunami Warnings, evacuate out of the Tsunami Evacuation Zone; in the unlikely case of an Extreme Tsunami Warning, evacuate out of the Extreme Tsunami Evacuation Zone
- Remain at least 100 feet away from inland waterways and marinas connected to the ocean due to wave surges and possible flooding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

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

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







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

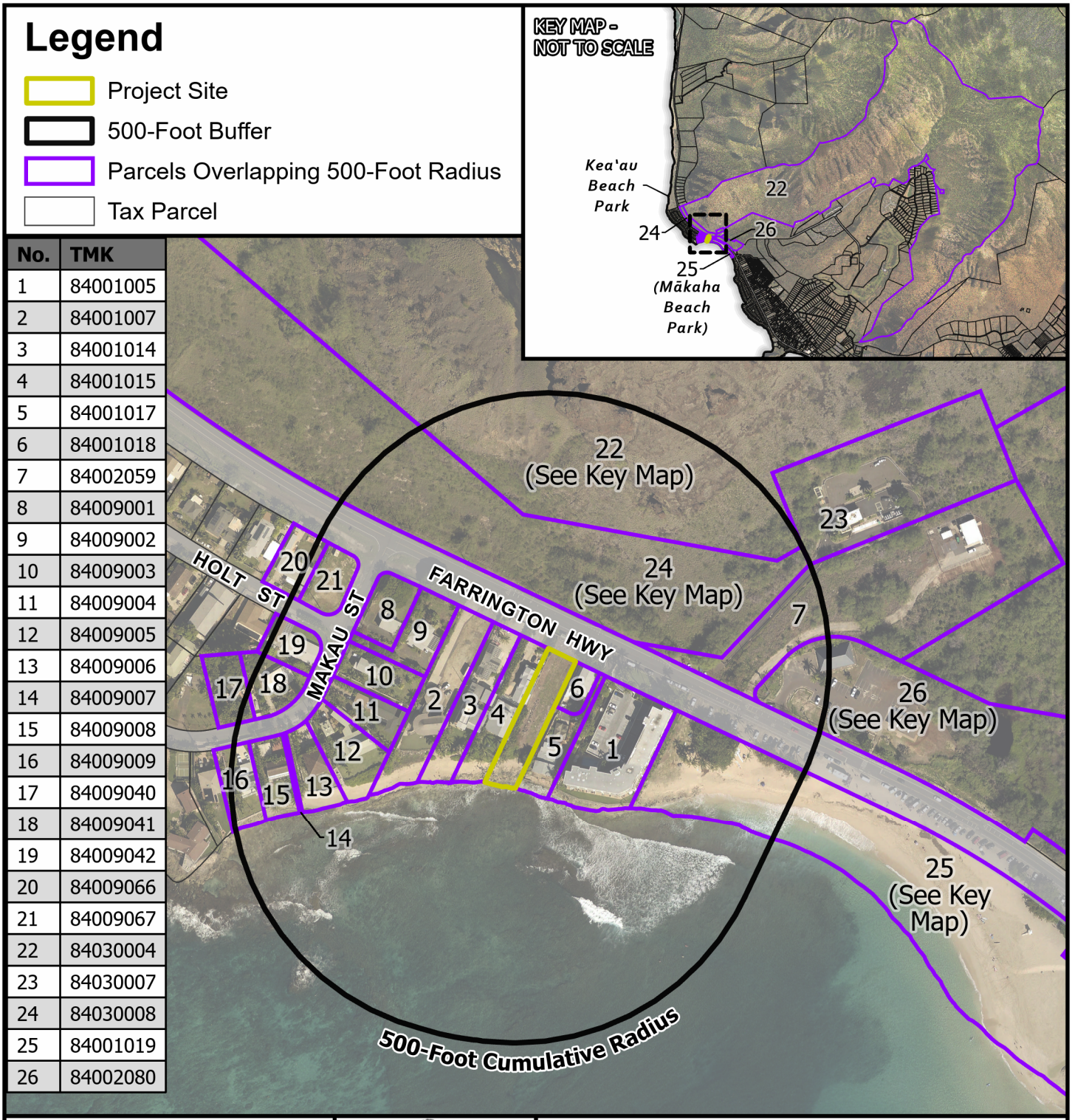
EXHIBIT L

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Legend

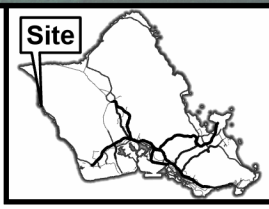
- Project Site
- 500-Foot Buffer
- Parcels Overlapping 500-Foot Radius
- Tax Parcel

No.	TMK
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2	84001007
3	84001014
4	84001015
5	84001017
6	84001018
7	84002059
8	84009001
9	84009002
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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

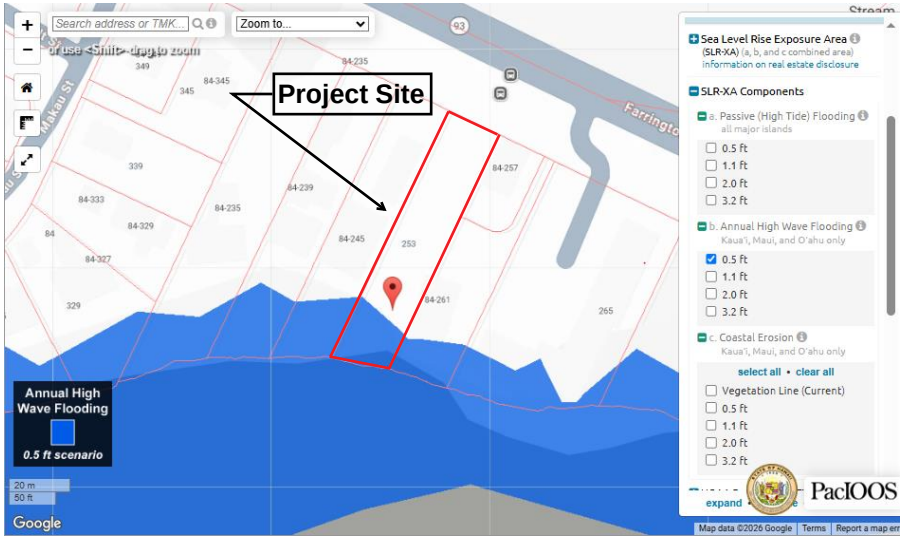
Prepared by: Honolulu Land Information System (HoLIS) - EJD
Department of Planning & Permitting (DPP)
City and County of Honolulu

Date Prepared: 07/2026

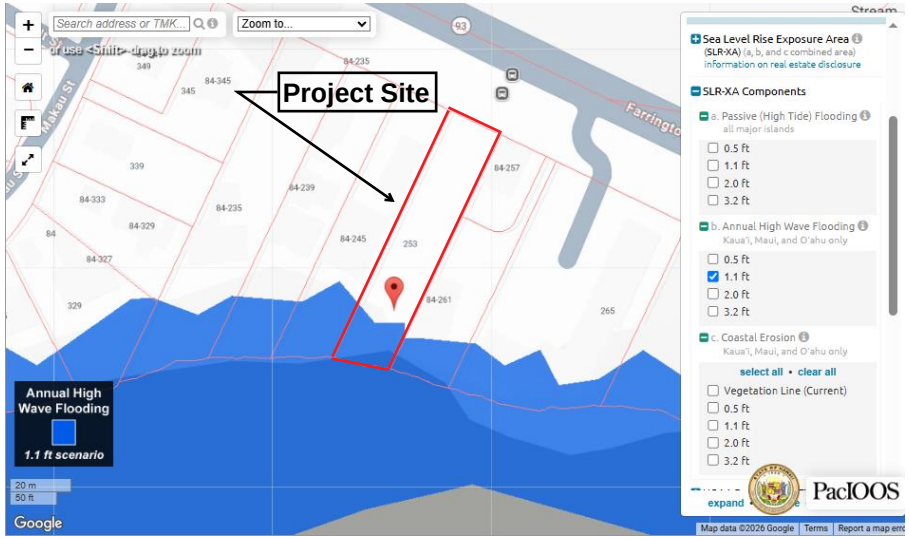
EXHIBIT M

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This map was prepared in color

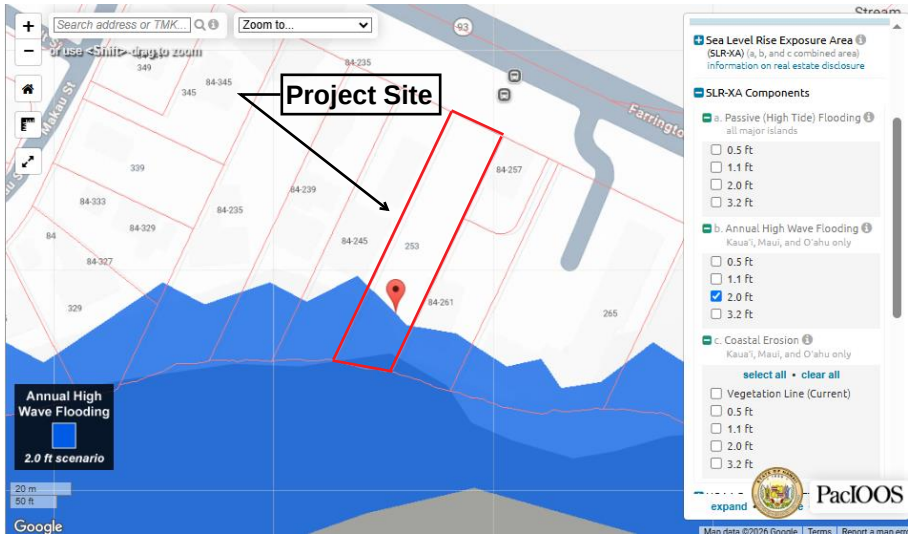
0.5-ft. Annual High Wave Flooding



1.1-ft. Annual High Wave Flooding



2.0-ft. Annual High Wave Flooding



3.2-ft. Annual High Wave Flooding

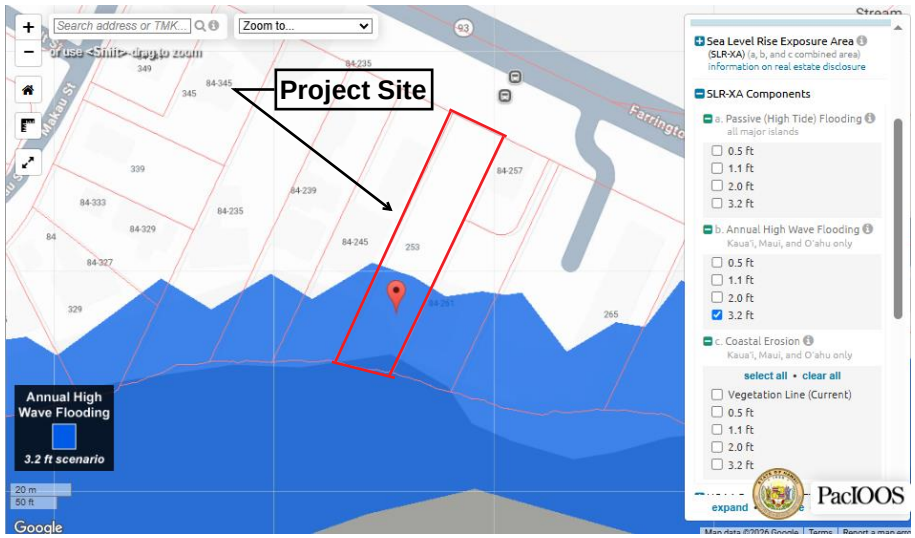
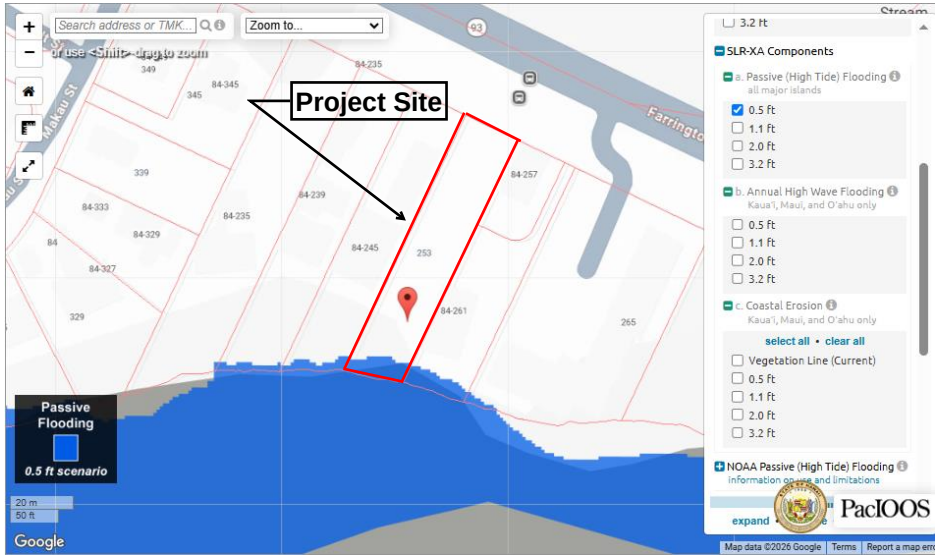


EXHIBIT N – ANNUAL HIGH WAVE ACTION FLOODING

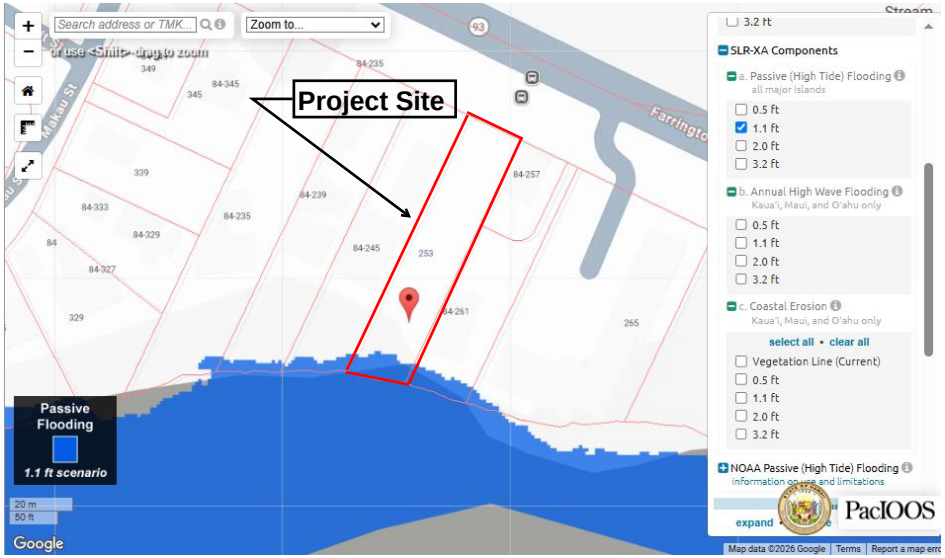
FILE NO. 2026-SMA-37

TMK: 8-4-001: 016

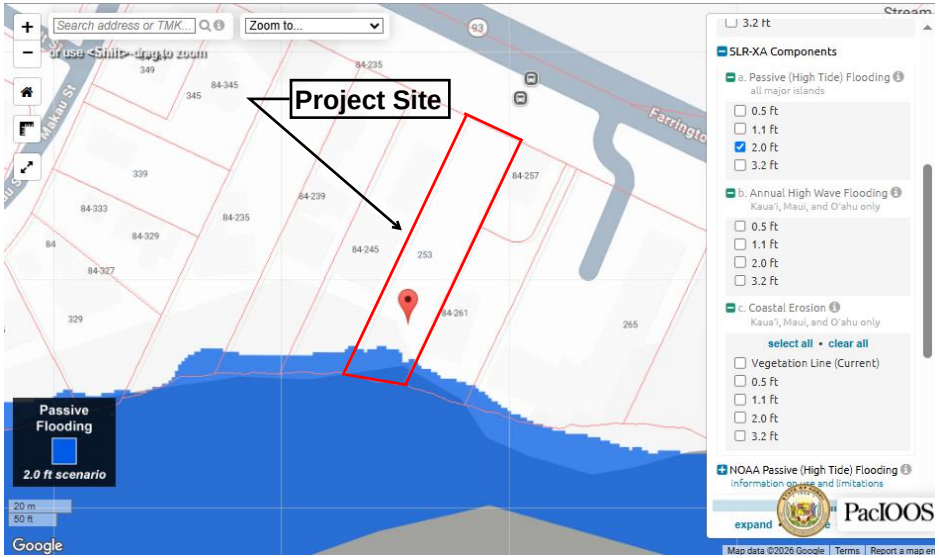
0.5-ft. Passive High Tide Flooding



1.1-ft. Passive High Tide Flooding



2.0-ft. Passive High Tide Flooding



3.2-ft. Passive High Tide Flooding

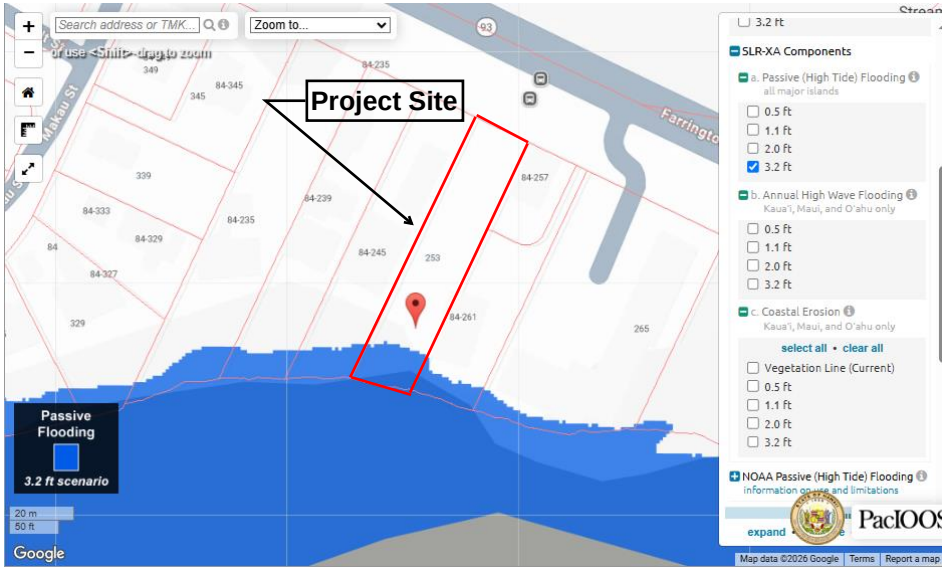
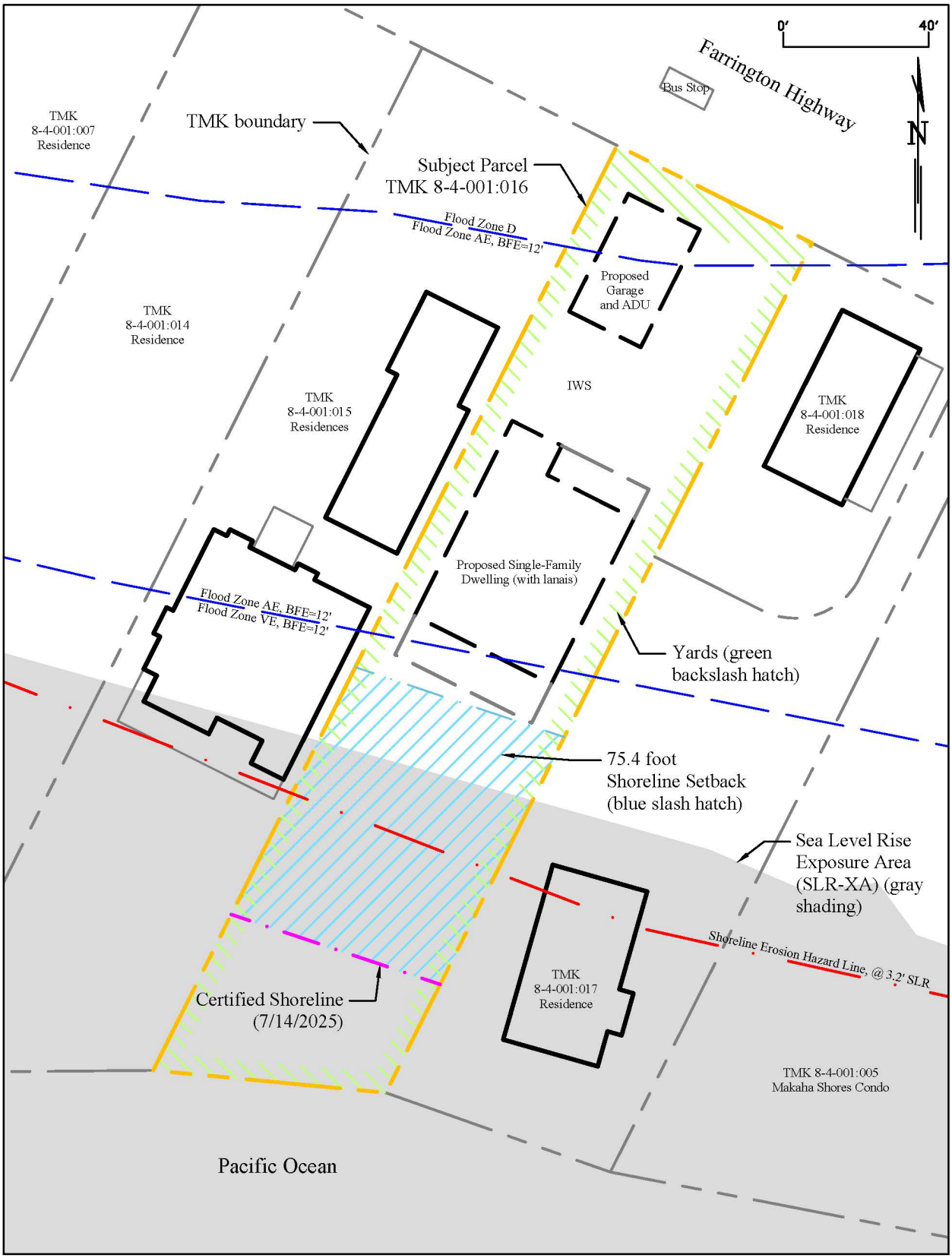


EXHIBIT O – PASSIVE HIGH TIDE FLOODING

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