

DEPARTMENT OF LAND UTILIZATION
CITY AND COUNTY OF HONOLULU

650 SOUTH KING STREET
HONOLULU, HAWAII 96813 • (808) 523-4432

FRANK F. FASI
MAYOR



'93 JUN 10 AM 11:37
OFFICE OF ENVIRONMENTAL
QUALITY CONTROL

DONALD A. CLEGG
DIRECTOR

LORETTA K.C. CHEE
DEPUTY DIRECTOR

93/SV-1 (DT)

June 9, 1993

Mr. Brian J. J. Choy, Director
Office of Environmental Quality Control
220 S. King Street, 4th Floor
Honolulu, Hawaii 96813

CHAPTER 343, HRS
Environmental Assessment/Determination
Negative Declaration

Recorded Owner/ Applicant : Peter Abolila and Julie Boyd Gratz
Agent : Francis P. Montillo
Location : 45-209 Mahalani Circle, Kaneohe, Oahu
Tax Map Key : 4-5-58: 20
Proposed Action : Construct a New Dwelling
Approximately 20 Feet From the
Vegetation Line
Determination : A Negative Declaration Is Issued

Attached and incorporated by reference is the environmental assessment prepared by the applicant for the project. Based on the significance criteria outlined in Chapter 200, State Administrative Rules, we have determined that preparation of an Environmental Impact Statement is not required.

Approved

Handwritten signature of Loretta K. C. Chee in cursive script.

LORETTA K. C. CHEE
Acting Director of Land Utilization

LKCC:ak
Enclosures

G:SV1oeqc.dt

1993-06-23-OA-FAA-Abolila/Gratz Residence

JUN 23 1993 93-03663

F.P. MONTILLO ASSOCIATES

ARCHITECTURE & ILLUSTRATION

FPMA

ENVIRONMENTAL ASSESSMENT

93 MAY 19 PM 3 05

DEPT OF LAND UTILIZATION
CITY & COUNTY OF HONOLULU

I. GENERAL INFORMATION

A. Applicant: Peter Abolila & Julie Boyd Gratz
45-209 Mahalani Circle, Kaneohe, HI 96744
Tel. 236-3808

B. Fee Owner: Peter Abolila & Julie Boyd Gratz

C. Agent: Francis P. Montillo, Architect
F.P. Montillo Associates, 430 Kaiolu Street, #804,
Honolulu, HI 96815, Tel. 926-3528

D. Tax Map Key: 4-5-58:20

E. Lot Area: 5050 Square Feet

F. Agencies Consulted: City and County of Honolulu
Department of Land Utilization
Environmental Affairs Branch

II. DESCRIPTION OF THE PROPOSED ACTION

A. General Description:

1. Replace the existing obsolete residence with a new residence. The existing structure has no setback from the seawall and only a four (4) foot setback from the street. The proposed new structure will be more conforming with the new land use regulations by providing a 20 foot setback from the seawall and the required 10 foot setback from the street.
2. The subject parcel has approximately 44% of its total area within the required 40 foot Shoreline Setback, as a result of its irregular shape.
3. Location map attached, with Schematic Design Variance Documents.
4. Approval of Variance from 40 foot setback to 20 foot setback is requested.

B. Technical Characteristics

1. Use is single family residence.
2. Schematic Design Variance Drawings attached.

III. AFFECTED ENVIRONMENT

- A. The Subject Site is a 5050 square foot parcel located on the outer perimeter of a traffic circle, and the Northern property line of which is formed by an existing stone seawall approximately eight feet high. All of the lots on this seawall are 5000 square feet, more or less.
- B. There are no known geologically hazardous land conditions.
- C. Coastal views provided by photographs attached.
- D. The Project Site is located on Kaneohe Bay, on a seawall which has been in existence for the past Fifty (50) years. There are no publicly owned beaches or beach parks near the the project site.
- E. Location and site map attached.

IV. IMPACTS

The proposed project will have no detrimental effect on the environment, since it merely replaces an existing residential structure which has no Shoreline Setback with a new residential structure leaving a 20 foot Shoreline Setback. The residence is connected to an existing sewer line.

V. ALTERNATIVES

Building a new residence within the the limited area defined by the present Shoreline Setback regulation on this small, irregularly shaped lot will not meet the needs of the Owners and their Family. If the requested variance is not obtainable, the only remaining alternative would be to keep the existing house where it is, and repair and/or rebuild it, with a second story addition within the required setbacks, to the maximum extent permitted by the Land Use Ordinance.

VI. RESPONSE TO HAWAII STATE AGENCIES DRAFT EA COMMENTS.

- A. Office of Environmental Quality Control (Letter dated March 10, 1993) requesting "description of the project's social and economic characteristics".
1. The proposed new residence will not affect public access to Kaneohe Bay.
 2. We estimate Construction of this new residence to take approximately six (6) months.
 3. The social and economic effects on the local community will be to positively increase the property values of the adjacent home owners properties, since we are replacing the existing deteriorating residence with a new residence. We estimate the total project costs to be approximately Four Hundred Thousand Dollars (\$400,000.00)
- B. Department of Land and Natural Resources (Letter dated March 12, 1993) requesting that "...a shoreline certification or re-certification should be conducted".
1. A shoreline survey is being prepared, and certification application will be filed, by RM Towill Corporation, Civil Engineers.

Copies of these, and other state agency letters submitted to the department of Land Utilization during the thirty day draft EA period are attached for your review and information.

VII OWNERS' CLOSING STATEMENT

The new house, if built as designed, would lessen the non-conformance of the existing house by leaving the required Ten (10) foot setback from the street where there is now less than 4 feet, and by leaving a Twenty (20) foot setback from the seawall where there is now none. This request would not alter the character of the neighborhood or challenge the reasonableness of the Zoning Code. Virtually, all the adjacent neighbors residences, along the seawall, substantially encroach within the required Forty (40) foot shoreline setback.

3

73-0014

DEPARTMENT OF PUBLIC WORKS
CITY AND COUNTY OF HONOLULU

650 SOUTH KING STREET
HONOLULU, HAWAII 96813

'93 FEB 9 AM 8 39

FRANK F. FASI
MAYOR

DEPARTMENT OF LAND UTILIZATION
CITY AND COUNTY OF HONOLULU



C. MICHAEL STREET
DIRECTOR AND CHIEF ENGINEER

FELIX B. LIMTIACO
DEPUTY DIRECTOR

ENV 93-30

February 5, 1993

MEMORANDUM

TO: MR. DONALD A. CLEGG, DIRECTOR
DEPARTMENT OF LAND UTILIZATION

FROM: C. MICHAEL STREET, DIRECTOR AND CHIEF ENGINEER

SUBJECT: ENVIRONMENTAL ASSESSMENT (EA)
ABOLILA/BOYD GRATZ RESIDENCE
PROJECT WITHIN THE SHORELINE SETBACK
TMK: 4-5-58:20

We have reviewed the subject EA and have the following comments:

1. The EA should address the storm water discharge associated with construction activities on water quality of the receiving waters.
2. The EA should also state what structural or non-structural best management practices (BMP) will be provided to control and reduce the discharge of pollutants as outlined in the National Pollutant Discharge Elimination System (NPDES) regulations (40 CFR Part 122, Subpart B for municipal storm sewer system).

C. Michael Street

C. MICHAEL STREET
Director and Chief Engineer

BOARD OF WATER SUPPLY

CITY AND COUNTY OF HONOLULU

630 SOUTH BERETANIA STREET

HONOLULU, HAWAII 96843



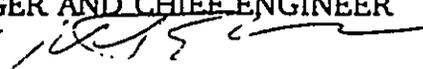
February 22, 1993

FRANK F. FASI, Mayor

WALTER O. WATSON, JR., Chairman
MAURICE H. YAMASATO, Vice Chairman
SISTER M. DAVILYN AH CHICK, O.S.F.
JOHN W. ANDERSON, JR.
REX D. JOHNSON
MELISSA Y. J. LUM
C. MICHAEL STREET
KAZU HAYASHIDA
Manager and Chief Engineer

1993 FEB 23 10 05 AM

TO: DONALD A. CLEGG, DIRECTOR
DEPARTMENT OF LAND UTILIZATION

FROM: FOR KAZU HAYASHIDA, MANAGER AND CHIEF ENGINEER
BOARD OF WATER SUPPLY 

SUBJECT: YOUR MEMORANDUM OF FEBRUARY 3, 1993 REGARDING THE
ENVIRONMENTAL ASSESSMENT, 93/SV-1(DT), FOR A PROPOSED
SHORELINE SETBACK VARIANCE FOR THE ABOLILA/BOYD GRATZ
RESIDENCE, TMK: 4-5-25: 20, MAHALANI CIRCLE

Thank you for the opportunity to comment on the proposed shoreline setback variance for the Abolila/Boyd Gratz residence.

We have no objections to the proposal. The shoreline setback variance will not impact our water facilities in the area.

If you have any questions, please contact Bert Kuioka at 527-5235.

42-00766

DEPARTMENT OF PARKS AND RECREATION
CITY AND COUNTY OF HONOLULU

650 SOUTH KING STREET
HONOLULU HAWAII 96813

FEB 17 9 22

FRANK F. CASI
MAYOR



WALTER M. OZAWA
DIRECTOR
ALVIN K. AD
DEPUTY DIRECTOR

February 16, 1993

TO: DONALD A. CLEGG, DIRECTOR
DEPARTMENT OF LAND UTILIZATION

FROM: WALTER M. OZAWA, DIRECTOR

SUBJECT: ENVIRONMENTAL ASSESSMENT, CHAPTER 343, HRS
PROJECTS WITHIN THE SHORELINE SETBACK
TAX MAP KEY 4-5-58: 20
PROJ. REF. NO. 93/SV-1(DT)

We have reviewed the Environmental Assessment for the Abolila/Boyd Gratz Residence project and find that redevelopment of the single-family residence will not have any impact on recreational resources.

WALTER M. OZAWA, Director

WMO:ei

We Add Quality to Life

93-01055



OFFICE OF STATE PLANNING

Office of the Governor

MAILING ADDRESS: P.O. BOX 3540, HONOLULU, HAWAII 96811-3540
STREET ADDRESS: 260 SOUTH HOTEL STREET, 4TH FLOOR
TELEPHONE: (808) 587-2846, 587-2800

1993 FEB 16 AM 10 18

EDM HAMIL, Governor

FAX: Director's Office 587-2848
Planning Division 587-2824

Ref. No. P-4038

LAND UTILIZATION
HONOLULU

February 16, 1993

The Honorable Donald A. Clegg
Director
Department of Land Utilization
City and County of Honolulu
650 South King Street
Honolulu, Hawaii 96813

Dear Mr. Clegg:

Subject: Abolia/Boyd Gratz Residence [93/SV-1(DT)]

The applicant proposes to build a new single-family house within the shoreline setback area. The new house would replace an existing, nonconforming house that is built up to the shoreline.

The applicant states that if all front, side and shoreline setbacks are imposed, the resulting buildable area would be 1,500 square feet. Assuming that a two-story house is constructed, this would result in a 3,000 square-foot residence. Therefore, the 40-foot shoreline setback does not seem unreasonable.

We are sympathetic to the concerns of the applicant. However, to uphold the purposes of the shoreline setback provision of Chapter 205A, HRS, new structures replacing nonconforming structures should be built mauka of the shoreline setback area wherever possible. Further, you may recall that our 1991 report, Recommendations for Improving the Hawaii Coastal Zone Management Program, advocated a minimum shoreline setback of 40 feet from the shoreline in urban areas.

Thank you for the opportunity to comment on this application. If there are any questions, please contact Valerie McMillan at 587-2877.

Sincerely,


Harold S. Masumoto
Director

43-01572

JOHN WAIHEE
GOVERNOR



STATE OF HAWAII
OFFICE OF ENVIRONMENTAL QUALITY CONTROL

220 SOUTH KING STREET
FOURTH FLOOR
HONOLULU, HAWAII 96813
TELEPHONE (808) 586-4185

March 10, 1993

BRIAN J. J. CHOY
Director

MAR 10 1993 8:10 41

586-4185

Mr. Donald Clegg, Director
Department of Land Utilization
City and County of Honolulu
650 South King Street
Honolulu, Hawaii 96813

Attention: Ms. Dana Teramoto

Dear Mr. Clegg:

SUBJECT: DRAFT EA FOR THE ABOLILA/BOYD GRATZ RESIDENCE, KANEOHE,
KOOLAUPOKO, OAHU

We have completed our review of the subject document and have several comments to offer. When submitting the Final EA, please include the following:

- ▶ description of the project's social and economic characteristics;
- ▶ findings and reasons supporting the determination; and
- ▶ copies of any comments received throughout the 30-day Draft EA comment period and your responses to them.

If you have any questions, please call Margaret Wilson at 586-4185. Thank you.

Sincerely,

Brian J. J. Choy

Brian J.J. Choy
Director

c: Francis Montilo
Peter Abolila

JOHN WAIHEE
GOVERNOR OF HAWAII



REF:OCEA:KCK

STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
P O BOX 621
HONOLULU, HAWAII 96809

BOARD OF LAND AND NATURAL RESOURCES

DEPUTIES

JOHN P. APPPELLER II
DONNA L. HANAHE

AQUACULTURE DEVELOPMENT
PROGRAM
AQUATIC RESOURCES
CONSERVATION AND
ENVIRONMENTAL AFFAIRS
CONSERVATION AND RESOURCES
ENFORCEMENT
CONVEYANCES
FORESTRY AND WILDLIFE
HISTORIC PRESERVATION PROGRAM
LAND MANAGEMENT
STATE PARKS
WATER AND LAND DEVELOPMENT

File No.: 93-419
DOC. ID.: 2351

MAR 12 1993

Mr. Donald A. Clegg, Director
Department of Land Utilization
City and County of Honolulu
650 South King Street
Honolulu, Hawaii 96813

Dear Mr. Clegg:

SUBJECT: Environmental Assessment (EA) for a Shoreline Setback Variance
for the Gratz Residence, Kaneohe, Oahu, TMK: 4-5-58: 20

We have reviewed the EA information for the subject Shoreline Setback Variance application transmitted by your letter dated February 3, 1993, and have the following comments:

Brief Description:

The applicants propose to demolish an existing dwelling and construct a new single-family dwelling on an ocean-front parcel in Kaneohe, Oahu. Portions of the new dwelling would intrude approximately 20 feet into the 40-foot shoreline setback area. The existing structure has no setback from a seawall which is the property's makai border.

Division of Aquatic Resources

The Division of Aquatic Resources comments that no significant impact to aquatic resource values is expected from the activity proposed provided precautions are taken to prevent debris, construction materials, and other possible contaminants from entering the aquatic environment.

Division of Conservation and Resources Enforcement

The Division of Conservation and Resources Enforcement comments that they are interested in the disposition of the subject request as it relates to their shoreline enforcement efforts in this and other similar shoreline areas.

In addition, we note that contrary to what is stated in the EA, a shoreline certification or re-certification should be conducted. The applicants should consult with our Division of Land Management on this matter.

Mr. Clegg

- 2 -

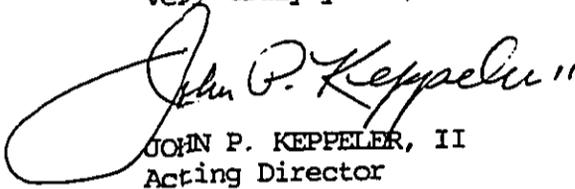
File No.: 93-419

We will forward our Historic Preservation Division comments as they become available.

We have no other comment to offer at this time. Thank you for the opportunity to comment on this matter.

Please feel free to contact Steve Tagawa at our Office of Conservation and Environmental Affairs, at 587-0377, should you have any questions.

Very truly yours,

A handwritten signature in cursive script that reads "John P. Keppeler, II". The signature is written in dark ink and is positioned above the typed name and title.

JOHN P. KEPPELER, II
Acting Director

'92 DEC 17 PM 1 43

MAR 23 1993

DEPT OF LAND UTILIZATION
CITY & COUNTY OF HONOLULU

DRAFT

SHORELINE SETBACK VARIANCE APPLICATION

Address: 45-209 Mahalani Circle, Kaneohe, Hawaii 96744
Tax Map Key: 4-5-58: 20
Owners: Peter Abolila and Julie Boyd Gratz

- A. DLU Master Application Form is submitted herewith.
B. Environmental Assessment is submitted herewith.
C. Supplemental Information.
1. Variance is proposed to Ordinance No. 92-34, Shoreline Setbacks, Chapter _____, Section _____-_____.4.
 2. The property owners would be deprived of reasonable use of the land if required to comply fully with the shoreline setback rule and request that a variance to a 20 foot setback be granted, because of the following circumstances.
 - a. The existing structure is of obsolete design and is inadequate to the needs of the owners and their family.
 - b. Because of the small size and irregular shape of the lot, the buildable area would be reduced to a footprint of 1500 square feet, of which a minimum of 483 square feet would be needed for garage use. It is expected that in the near future there will be a total of at least four, and probably six family members living in this residence. The buildable area available within the 40 foot setback would not be adequate for the needs of the owners and their family.
 - c. Because of the small lot sizes and close proximity of the houses in this neighborhood, and that almost all of the houses are of wood construction, it is very important to erect masonry fire walls on the property lines. However, if this is done and the 40 foot setback is adhered to, the owners would be almost completely cut off not only from any view from the property, but also from ventilation. All of the houses along this seawall are either built directly on top of the seawall or very close to it, and many of them have second floors.
 3. Granting this variance is in the public interest for the following reasons. Because of space requirements of the owners family, building a new house within the limits of a 1500 square foot footprint is not a practical option. The owner therefor is left with remaining options of either keeping the existing house with no setback from the seawall and only four feet setback from the street, or rebuilding with a 20 foot setback from the seawall and the required 10 foot setback from the street.

Also, because the lots are so small, if the 40 foot setback is applied to this neighborhood the eventual effect will be to devalue all of the properties all along the seawall, thereby decreasing the tax base.

4. This variance would not alter the character of the neighborhood in any detrimental way. To the contrary, it would be an improvement. All of the houses along this

Seawall

seawall are either built directly onto the seawall or have less than a 20 foot setback. Very few have the required 10 foot setback from the street.

Nor would this variance challenge the reasonableness of the shoreline setback ordinance. The stated purpose of the ordinance, "to protect and preserve the natural shoreline, especially sandy beaches, ... preserve open space along the shoreline", does not logically apply to the subject property nor to the area where it is located. The shoreline of the property is defined by a vertical stone seawall approximately eight feet high which has been in existence at least since 1952. The property is located on a narrow inlet which is lined on both sides by seawalls and there are no natural shorelines or sandy beaches in or near the area. Public access to the waterfront is provided through three well defined access ways spaced around Mahalani Circle.

5. At the time the present owners took title, there was a provision in the ordinance for a 20 foot setback which clearly applied to this property. During the last two weeks of February, 1992, the owners consulted with the Department of Land Utilization on three separate occasions to be sure that the plans were proceeding in accord with the existing regulation. Although the new regulation had been introduced three months prior to our consultations, we were not advised of the pending changes. Had we been so informed, we could have applied under the previous rules since the changes were not approved until April 27, 1992.

Plans of the proposed construction based on a 20 foot setback are submitted herewith. It has been previously determined that a certified shoreline survey will not be required.

ENVIRONMENTAL ASSESSMENT

I General Information

- A. APPLICANT: Peter Abolila & Julie Boyd Gratz
45-209 Mahalani Circle, Kaneohe, HI 96744
Tel. 236-3808
- B. FEE OWNER: Peter Abolila & Julie Boyd Gratz
- C. AGENT: Francis F. Montillo, Architect
430 Kaiolu St., Apt. 804, Honolulu, HI 96815
- D. TAX MAP KEY: 4-5-58: 20
- E. LOT AREA: 5050 square feet
- F. AGENCIES CONSULTED: Department of Land Utilization
Environmental Affairs Branch

II DESCRIPTION OF THE PROPOSED ACTION

- A. General Description:
 - 1. Replace existing obsolete residence with new residence. Existing structure has no setback from the seawall and only 4 feet setback from the street. Proposed new structure would have 20 feet setback from the seawall and the required 10 foot setback from the street.
 - 2. Subject parcel has approximately 44% of its total area within the specified 40 foot Shoreline Setback.
 - 3. Location map attached.
 - 4. Approval of variance from 40 foot setback to 20 foot setback required.
- B. Technical Characteristics:
 - 1. Use is single family residence.
 - 2. Layout drawing attached.
 - 3. Construction drawing attached.

III AFFECTED ENVIRONMENT

- A. Subject site is a 5050 square foot parcel located on the outer perimeter of a traffic circle, and the Northern property line of which is formed by an existing stone seawall approximately eight feet high. All of the lots on this seawall are 5000 square feet, more or less.
- B. There are no known geologically hazardous land conditions.
- C. Coastal views provided by photographs attached.
- D. Project site is located on Kaneohe Bay, on a seawall which has been in existence for more than 50 years. There are no publicly owned beaches or beach parks near the project site.
- E. Location and site map attached.

IV IMPACTS

The proposed project will have no detrimental effect on the environment, since it merely replaces an existing residential structure which has no shoreline setback with a new residential

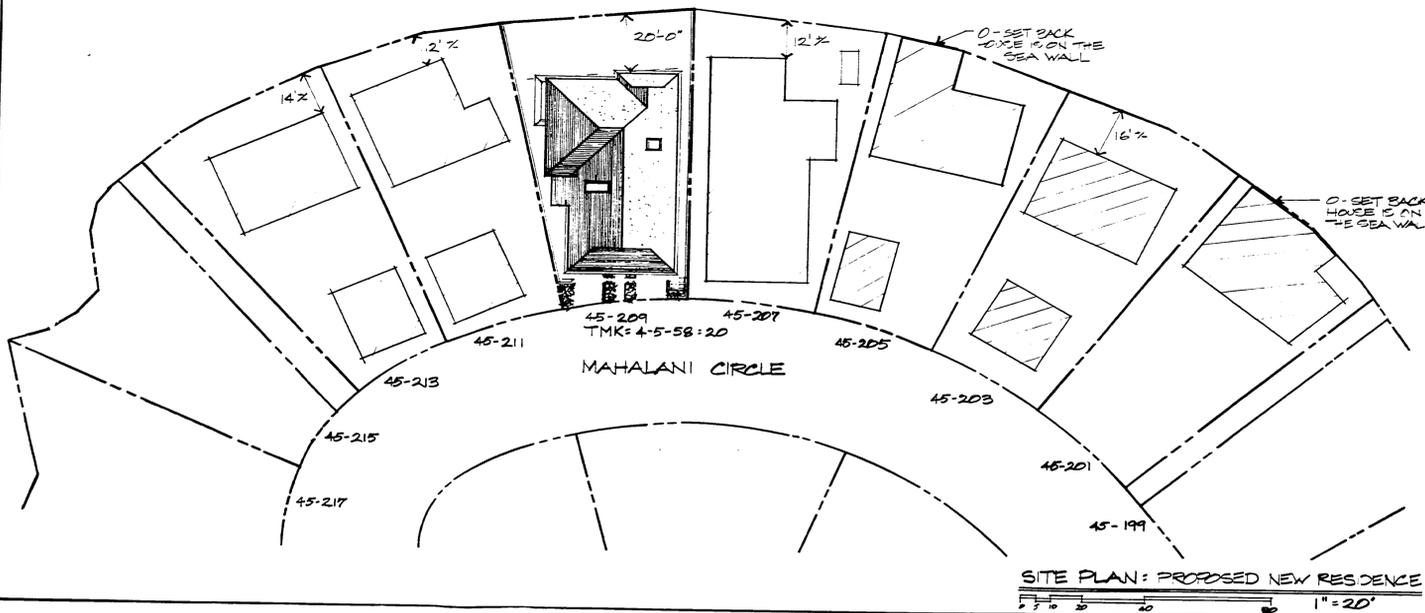
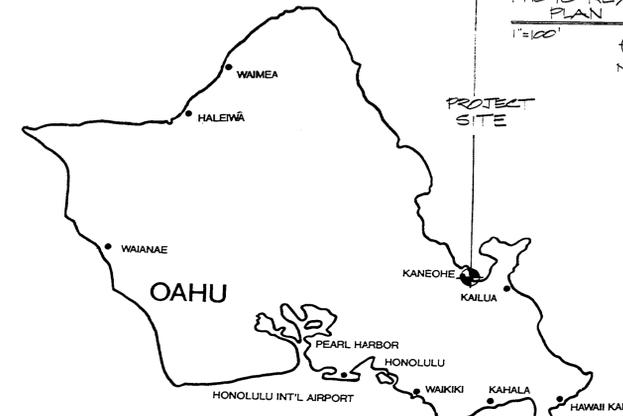
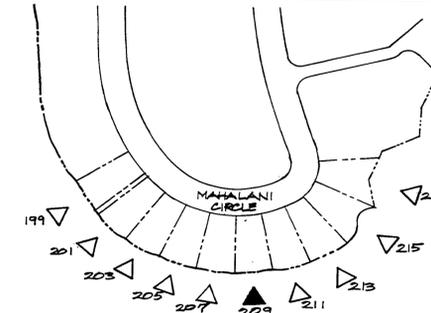
structure leaving a 20 foot shoreline setback. The residence is connected to an existing sewer line.

V ALTERNATIVES

Since building a new residence within the limited area defined by the present Shoreline Setback regulation on this small, irregularly shaped lot will not meet the needs of the owners and their family, if the requested variance is not obtainable the only remaining alternative would be to keep the existing house where it is, and repair and/or rebuild it to the extent permitted by the law.

The new house, if built as designed, would lessen the non-conformance of the existing house by leaving the required 10 foot setback from the street where there is now less than 4, and by leaving a 20 foot setback from the seawall where there is now none.

RECEIVED AS
FOLLOWS



1. DESCRIPTION OF THE PROPOSED ACTION
 A. General Description:
 1. Replace existing obsolete residence with new residence. Existing structure has no setback from the seawall and only 4 feet setback from the street. Proposed new structure would have 20 feet setback from the seawall and the required 10 foot setback from the street.

LAND USE ORDINANCE SUMMARY

STANDARDS	REQUIRED	EXISTING OR PROPOSED
Minimum Lot Area	5000 S.F.	5050 S.F.
Minimum Lot Width	50 Feet	40 to 41 Feet
Front Yard Set Back	10 Feet	10 Feet
Side Yard Set Back	5 Feet	5.5 Feet min.
Rear (Shoreline) Set Back	40 Feet	20 Feet VARIANCE REQUEST
Maximum Building Area (Maximum Lot Coverage)	5050 x 50% = 2525 S.F.	2348 S.F.
Building Area		First Floor 2216 S.F. P.E. Terrace 154 S.F. Second Floor 1782 S.F. S.E. Lanai 226 S.F. Total 4380 S.F.
Maximum Height	25 Feet	25 Feet
Front Height Set Back	1/2 above 20 Feet	1/2 above 20 Feet
Side & Rear Height Set Back	1/2 above 15 Feet	1/2 above 15 Feet
Parking Calculations	2 spaces, plus 1 per 1000 S.F. over 2500 S.F. = (Garages) 4380 - (6000) = 3748 S.F. = 4 Spaces	4 Spaces

F P M A
F.P. MONTILLO ASSOCIATES
 Architecture and Illustration
 430 Kalia St. #804
 Honolulu, HI 96815
 808.926.3528

Project
Abolila Boyd-Gratz Residence
 45-209 Mahalani Circle
 Kaneohe, HI

Project North

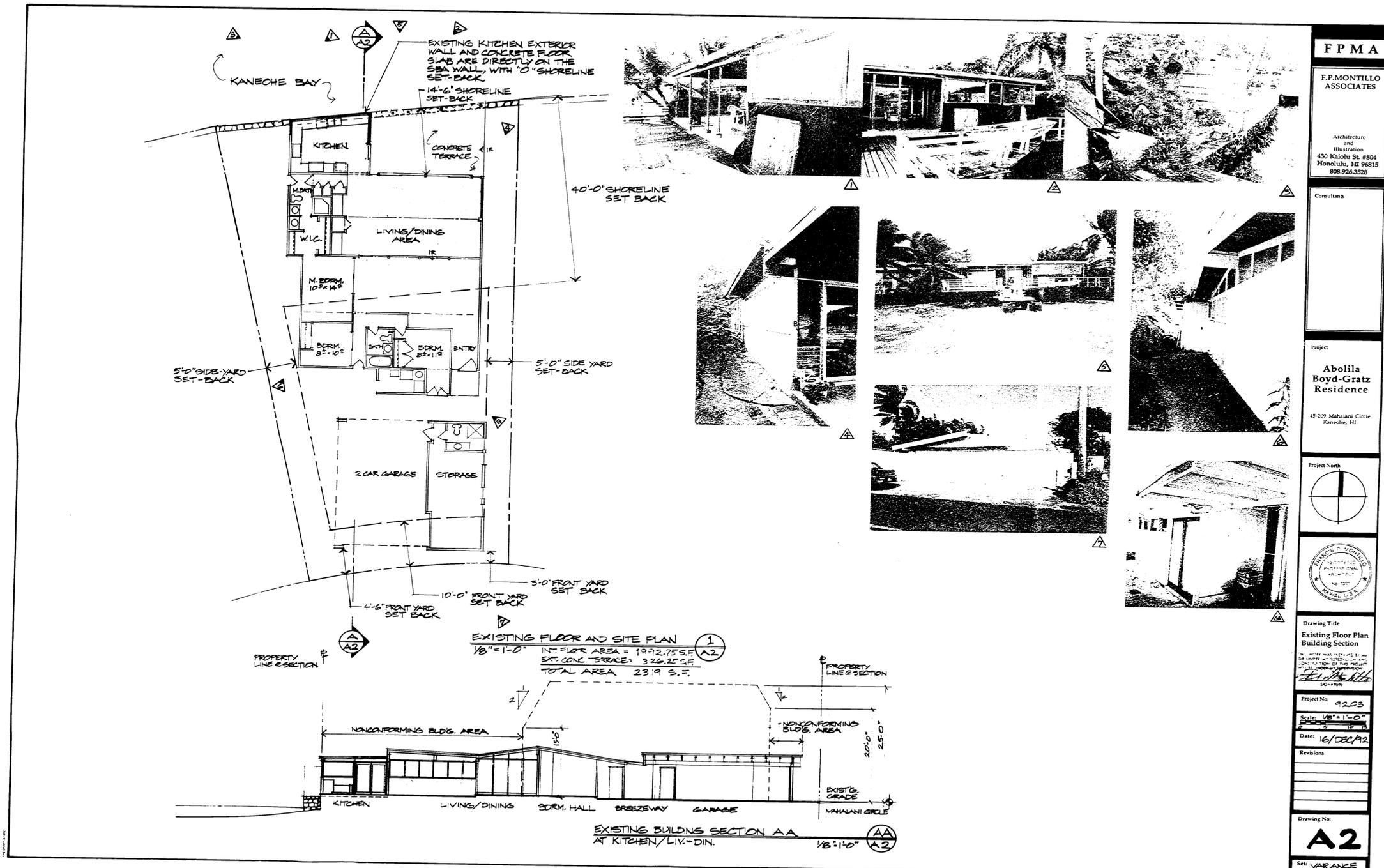
Drawing Title
**Site Plan
 Site Photos**

Project No: **9203**
 Scale: **1"=20'**
 Date: **16/Dec/92**

Revisions

Drawing No:
A1
 Set: **VARIANCE**

RECEIVED AS
FOLLOWS



FPMA

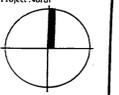
F.P. MONTILLO
ASSOCIATES

Architecture
and
Illustration
430 Kalia St. #804
Honolulu, HI 96815
808-926-3528

Consultants

Project
**Abolila
Boyd-Gratz
Residence**
45-209 Mahalani Circle
Kaneohe, HI

Project North



Drawing Title
**Existing Floor Plan
Building Section**

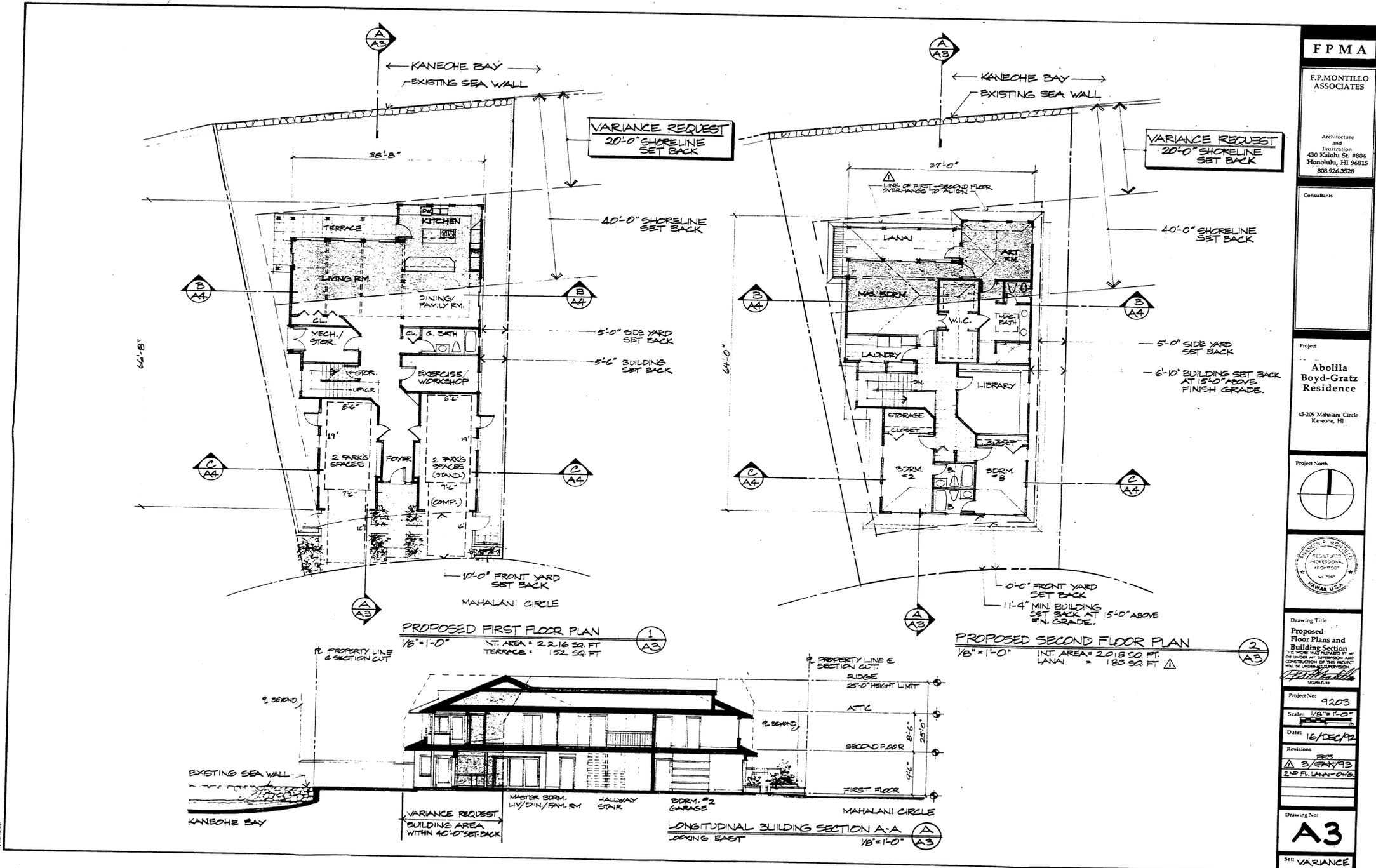
Project No: 0203
Scale: 1/8" = 1'-0"
Date: 16/DEC/12

Revisions

Drawing No:
A2

Set: VARIANCE

RECEIVED AS
FOLLOWS



00074

RECEIVED AS
FOLLOWS

WEST ELEVATION
1/8" = 1'-0" (1) A4

NORTH (KANEHE BAY) ELEVATION
1/8" = 1'-0" (2) A4

EAST ELEVATION
1/8" = 1'-0" (3) A4

SOUTH (MAHALANI CIRCLE) ELEVATION
1/8" = 1'-0" (4) A4

BUILDING SECTION E-B
LIV 3M + M. 2DRM LOOKING NORTH 1/8" = 1'-0" (B) A4

BUILDING SECTION CC
GARAGES + 2DRMS 2-2 LOOKING NORTH 1/8" = 1'-0" (C) A4

Material Callouts:
 - RIDGE & MAX ALLOWABLE BUILDING HEIGHT TYP.
 - ATTIC
 - SECOND FLOOR
 - FIRST FLOOR
 - ROOF SHINGLES OVER FT. WD. FRAMING
 - CEM. PLASTER OVER FT. WD. FRAMING
 - ROOF SHINGLES
 - CEM. PLASTER OVER CONC. OR MASONRY WALL

F P M A

F.P. MONTILLO
ASSOCIATES

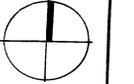
Architecture
and
Illustration
430 Kalia St. #804
Honolulu, HI 96815
808.926.3528

Consultants

Project
**Abolila
Boyd-Gratz
Residence**

45-209 Mahalani Circle
Kaneohe, HI

Project North



Drawing Title
**Proposed
Elevations
Building Sections**

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

Project No: **9203**

Scale: **1/8" = 1'-0"**

Date: **16/DEC/22**

Revisions

Drawing No: **A4**

Set: **VARIANCE**

00075