

STATE OF HAWAII
HAWAII COMMUNITY DEVELOPMENT AUTHORITY
Kakaako Community Development District
Honolulu, Hawaii

January 3, 2018

Chairperson and Members
Hawaii Community Development Authority
State of Hawaii
Honolulu, Hawaii

HCDA Board Members:

SUBJECT:

Shall the Authority Approve the Request for a Conditional Use Permit (CUP) for the Bakery & Table Restaurant Addition Pursuant to Hawaii Administrative Rules (HAR) § 15-217-91(f), Expansion of Nonconformities?

SUMMARY:

Pursuant to HAR § 15-217-91(f), Expansion of Nonconformities, Advanced Fresh Concepts (“Applicant”), is requesting a CUP for the Bakery & Table restaurant to install a 260-square foot awning over an existing bar area located on the outdoor deck. A CUP is required for the addition of the proposed awning as it increases the floor area of the restaurant by more than twenty-five percent of existing floor area.

AUTHORITY:

Hawaii Revised Statutes § 206E-4 and § 206E-7 HAR, Chapter 217.

BACKGROUND:

The Project site is located in the Kakaako Community Development District Mauka Area and is identified as Tax Map Key (TMK): 2-3-011:003. The Project site is 15,680 square feet in size and its street address is 938 Piikoi Street, Honolulu, Hawaii 96814. The landowner and applicant is Advance Fresh Concepts Corporation and its authorized agent is Roy Yamamoto.

The original legal nonconforming structure was built in 2002, under Development Permit MUZ 98-02, for use as a Sub-Zero Showroom. The Project site was 10,979 square feet and comprised 4,170 square feet of commercial floor area. In 2013, the Applicant purchased the Sub-Zero property along with an adjacent 5,100 square foot property identified as TMK: 2-3-011:019. The two parcels have been consolidated into one TMK parcel identified as TMK: 2-3-011:003.

On July 2, 2014, the Hawaii Community Development Authority (“HCDA”) issued a CUP for the Project. Pursuant to §15-217-26, Land Uses and Figure 1.9, Land Use, HAR, Restaurant and Bars within the Sheridan Tract Zone is permitted as a Conditional Use and requires a CUP.

On August 24, 2014, an Improvement Permit was issued to the Applicant allowing for the renovation and expansion of the legal nonconforming structure pursuant to HAR § 15-217-91(e)(4), Nonconformities. The Applicant proposed an addition of 989 square feet, comprising twenty-five percent of the existing nonconforming floor area. HAR § 15-217-91(e)(4), Nonconformities, allows the enlargement, limited up to twenty-five percent of existing floor area without compliance with all the provisions of Mauka Area Rules, Subchapters 2, 3, and 4 provided that (A) the floor area of the proposed construction does not exceed twenty-five percent of the floor area of the structure as it legally existed on February 27, 1982, excluding proposed demolitions; (B) the proposed construction does not encroach into a frontage area; (C) the proposed construction does not exceed forty-five feet in height; (D) the proposed construction does not affect neighboring properties; (E) the parking requirements of this Chapter are satisfied; and (F) the area created by the proposed construction is a permitted use.

ANALYSIS:

Pursuant to HAR § 15-217-91(f), Expansion of Nonconformities, no nonconforming use or structure shall expand more than twenty-five percent of the floor area of the structure unless a CUP has been granted as set forth in HAR § 15-217-81, CUP.

Pursuant to HAR § 15-217-81(d), CUP, Findings, the following findings of fact are required in approving a CUP.

- (1) The use is allowed within the applicable zone and complies with all other applicable provisions of the rules.
- (2) The use will conform to the Mauka Area Plan.
- (3) The design, location, size and operating characteristics of the proposed use are compatible with the existing and future uses in the vicinity.
- (4) The site is physically suitable for the type, density and intensity of use being proposed, including access, utilities, and the absence of physical constraints.
- (5) Granting the permit would not be detrimental to the public health, safety, or welfare or be materially injurious to persons, lots or improvements in the vicinity and zone in which the lot is located.

Upon review and analysis of the CUP Application submitted by the Applicant, staff finds the following with respect to HAR § 15-217-81(d), CUP, Findings:

- (1) Commercial use (bakery sales) is allowed within the Sheridan zone. On July 2, 2014, the HCDA issued a CUP that allows Restaurant for the subject property.
- (2) The Mauka Area Plan cites active commercial uses fronting King Street within the Sheridan zone. The proposed bakery and restaurant conforms to and is consistent with the Mauka Area Plan.
- (3) The existing restaurant use will not change. The proposed awning will enhance the guest experience as it will allow guests to continue dining through inclement weather.

- (4) The site is suitable for the current restaurant use. The proposed awning is intended to enhance the dining experience for restaurant guests.
- (5) The proposed awning would enhance the exiting restaurant/bar which complements the existing uses in the vicinity and will not be detrimental to public health, safety or welfare or materially injurious to persons, property or improvements in the vicinity. The Project will be constructed in accordance with all applicable national and local codes and therefore will comply with State and County rules and regulations.

In addition to the criteria required to be met for a CUP, pursuant to HAR §15-217-91(f)(2), Evaluation Criteria, the following criteria shall apply to the issuance of a CUP for the expansion of a nonconforming use or structure:

- (A) The termination of such nonconformity will result in unnecessary hardship.
- (B) The expansion of the nonconformity will not be contrary to the public interest.
- (C) The expansion of the nonconformity will not substantially or permanently injure the appropriate use of adjacent conforming property.
- (D) The use is consistent with the spirit and purpose of these regulations and the Mauka Area Plan goals, objectives, and policies.
- (E) The plight of the applicant for which the expansion of the nonconformity is sought is due to unique circumstances existing on the property and within the surrounding area.
- (F) The expansion of the nonconformity will not substantially weaken the general purposes of this section or the regulations established in this section for the applicable neighborhood zone.
- (G) The expansion of the nonconformity will not adversely affect the public health, safety, and welfare.

With respect to the Evaluation Criteria, staff finds the following:

- (A) The installation of the awning does not constitute an unnecessary hardship; however, the proposed awning will enhance the guest experience as it will allow guests to continue dining through inclement weather.
- (B) The installation of the awning will not be contrary to the public interest.
- (C) The installation of the awning will not substantially or permanently injure the appropriate use of adjacent conforming property.
- (D) Bakery and restaurant use along Kapiolani Boulevard is consistent with the spirit and purpose of the Mauka Area Plan goals, objectives, and policies.
- (E) Although the plight of the applicant for which the expansion of the nonconformity is sought is not due to unique circumstances existing on the property, installation of the awning will enhance the outdoor restaurant and bar area, which complements the existing uses in the vicinity and the surrounding area.
- (F) The proposed awning will not substantially weaken the general purposes of Mauka Area rules or the regulations established in this section for the Sheridan Tract Zone.

- (G) The installation of the awning will not adversely affect the public health, safety, and welfare.

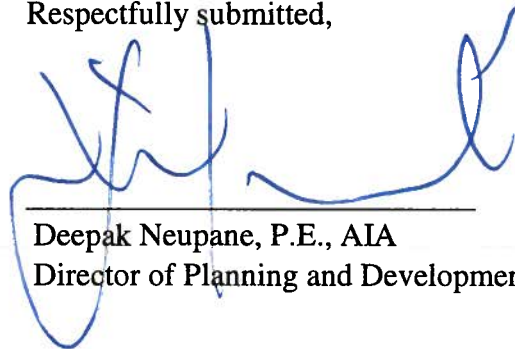
The Project's compliance with the Kakaako Community Development District Mauka Area Rules Chapter 217 is provided as Exhibit A. The CUP application; the Applicant's HAR §15-217-81(d), CUP, Findings; and §15-217-91(f)(2), Expansion of nonconformities is provided as Exhibit B. Staff is proposing the following conditions to be attached to the CUP:

- (1) The Applicant shall comply with all applicable State and County rules and regulations.
- (2) The Applicant shall comply with the rules of the State of Hawaii Department of Health pertaining to Community Noise, Title 11, Chapter 46, HAR and Sanitation, Food Safety Code, Title 11, Chapter 50, HAR.

RECOMMENDATION:


Staff recommends that the Authority approve the request for a CUP, pursuant to HAR § 15-217-81(d) and § 15-217-91(f)(2), for the Addition to the Bakery & Table Project, located at Tax Map Key 2-3-011:003, to allow the applicant to install a 230-square foot awning over an existing outdoor bar area with the conditions proposed by staff.

Respectfully submitted,



Deepak Neupane, P.E., AIA
Director of Planning and Development

APPROVED FOR SUBMITTAL:



Garrett Kamemoto, Interim Executive Director
Hawaii Community Development Authority

Table 1: PROJECT SUMMARY AND ENTITLEMENTS

Category	Mauka Area Rules	Required/Allowable	Proposed	Comments
Land Use	HAR Figure 1.9 Land Use	Commercial	Commercial & Restaurant and Bars	Conditional Use Permit ("CUP") required for Restaurant and Bars use. CUP approved by the Authority on July 2, 2014.
Site Area	N.A.	N.A.	15,680 square feet	Project site is less than 20,000 s.f. and is considered an Improvement Project.
Project Type		Improvement Permit & Existing Non-conforming pursuant to §15-217-91, Nonconformities, Hawaii Administrative Rules ("HAR").	Improvement Permit; HAR §15-217-91(f), Expansion of Nonconformities.	A CUP is required to allow the addition of the 230 s.f. awning, which increases the floor area to 30 percent of existing floor area.
Density		Existing total floor area of the Project site is 5,159 s.f. with a density of .33 FAR.	Proposed total floor area is 5,419 s.f. with a proposed density of .35 FAR.	Project conforms to Mauka Area Rules.

Category	Mauka Area Rules	Required/Allowable	Proposed	Comments
Maximum Height	HAR §15-217-91(4), Nonconformities.	45 feet	28 feet	Project conforms to Mauka Area Rules.
Build to Line	Figure NZ.4	8'-12' Build to line.	8' Build to line.	Project conforms to Mauka Area Rules.
Frontage Occupancy	Figure NZ.4; Minimum length of the principal frontage that must contain a building street front element.	50% minimum frontage occupancy.	56.7% frontage occupancy	Project conforms to Mauka Area Rules.
Off-Street Parking	HAR §15-217-63, Off-Street Parking.	<ul style="list-style-type: none"> 19 parking stalls required. Pursuant to Figure 1.10, Parking, a 40' parking setback is required. 	<ul style="list-style-type: none"> 20 parking stalls provided. A 40' parking setback is provided. 	Project conforms to Mauka Area Rules.
Off-Street Loading	HAR §15-217-63, Loading Spaces.	1 loading stall	1 loading stall	Project conforms to Mauka Area Rules.
Public Facilities Dedication	HAR §15-217-65 (a), Nonconformities.	Public facility dedication fee applies since the improvement project increases floor area more than 25%. The original permit (KAK 14-067) proposed an expansion of 989 s.f. (24%).	This amendment increases floor area by an additional 260 s.f. for a total addition of 989 s.f. or 30% of existing floor area.	Public facilities dedication fee applies since total floor area addition exceeds 25%.



Hawaii Community Development Authority
Planning Office
547 Queen Street
Honolulu, Hawaii 96813
(808) 594-0340 FAX (808) 587-0299



PERMIT APPLICATION
Kakaako Community Development District

APPLICANT INFORMATION

Applicant Michael Yoshino
Mailing Address 19205 S. Laurel Park Rd.
Rancho Dominguez, CA 90220
Telephone No. (310) 628-5252
Project Site Address 938 Pi'ikoi St. Honolulu, HI 96814
Land Owner Advanced Fresh Concepts Corp.
Address 19205 S. Laurel Park Rd. Rancho Dominguez, CA 90220
Description of Work to be Done New awning over bar area at 2nd floor deck.

TYPE OF REQUEST

- Rules Clearance
- Improvement Permit
- Development Permit
- Conditional Use Permit
- Conditional Use of Vacant Land
- Temporary Use
- Development (Makai)
- Other _____

PARCEL INFORMATION

Tax Map Key: 2-3-011:055
Neighborhood Zone: Sheridan

PROJECT INFORMATION

Existing Use and Floor Area (s.f.)
 Commercial 5,159
 Industrial _____
 Residential _____
 Other _____
TOTAL _____

Nature of Work
 New Building * Repair
 Addition * Electrical
 Demolition Plumbing
 Alteration
 Other _____

Proposed Use and Floor Area (s.f.)
 Commercial 5,419
 Industrial _____
 Residential _____
 Other _____
TOTAL _____

Notes: _____

NOTE TO APPLICANT

1. Please refer to Subchapter 5 of the Mauka Area Rules, Chapter 217, Hawaii Administrative Rules for detailed information on procedures, permit requirements and fee schedule.
2. Final approval by HCDA is required prior to issuance of a building permit for any development within the Kakaako District. **For approval of building permits, submit the building permit application form and the following sets of plans:**
 - Building Department copy
 - Job site copy
 - HCDA copy (if applicable)
3. For any project where construction drawings are not available, submit two (2) sets of project information as listed in "Filing Procedures".
4. For any project located within the Special Management Area (SMA) of the Kakaako Makai Area, please consult with the State Office of Planning for SMA use requirements.

I hereby acknowledge that I have read this application and attached information for the above-referenced project site and state that the information is correct. I hereby agree to comply with all City and County of Honolulu ordinances and state laws regulating development and building construction and authorize HCDA to inspect the property or construction upon notification of the undersigned for compliance with the respective Permit.

Signature (applicant or agent): [Signature] Date: 11/8/2017
Print name: Michael Yoshino Telephone No.: (310) 628-5252

FOR HCDA USE ONLY:

Permit Fee: N/A Paid by: _____

Landowner's Consent (if applicable): Provided in KAK 14067

Section 206E-5.6 (if applicable): N/A

Reviewed By HCDA: [Signature] Date: 11/27/17

Date: _____

HCDA Approved

JUSTIFICATION

SECTION 15-217-81(d), Findings

1. **The use is allowed within the applicable zone and complies with all other applicable provisions of the rules.** Commercial use is allowed within the Sheridan zone. The existing restaurant use required a Conditional Use Permit which was approved by the Authority on July 3, 2014.
2. **The use will conform to the Mauka Area Plan.** The Mauka Area Plan cites active commercial uses fronting King Street within the Sheridan zone. The existing bakery and restaurant is in line with the Mauka Area Plan and will continue to contribute to the active commercial street frontage.
3. **The design, location, size and operating characteristics of the proposed use are compatible with the existing and future uses in the vicinity.** The existing restaurant use will not change. The proposed awning will enhance the guest experience as it will allow guests to continue dining through inclement weather.
4. **The site is physically suitable for the type, density and intensity of use being proposed, including access, utilities, and the absence of physical constraints.** The site is appropriate for the current use. The proposed awning is meant to enhance the dining experience for restaurant guests.
5. **Granting the permit would not be detrimental to the public health, safety, or welfare, or materially injurious to persons, property, or improvements in the vicinity and Zone in which the property is located.** The proposed awning would enhance the existing restaurant/bar which complements the existing uses in the vicinity and will not be detrimental to public health, safety or welfare or materially injurious to persons, property or improvements in the vicinity. The project will be constructed in accordance with all applicable national and local codes and, therefore, will comply with State and County rules and regulations.

SECTION 15-217-91(f)(2), Evaluation Criteria

- (A) **The termination of such nonconformity will result in unnecessary hardship.** The installation of the awning does not constitute an unnecessary hardship; however, the proposed awning will enhance the guest experience as it will allow guests to continue dining through inclement weather.
- (B) **The expansion of the nonconformity will not be contrary to the public interest.** The installation of the awning will not be contrary to the public interest.
- (C) **The expansion of the nonconformity will not substantially or permanently injure the appropriate use of adjacent conforming property.** The installation of the awning will not substantially or permanently injure the appropriate use of adjacent conforming property.
- (D) **The use is consistent with the spirit and purpose of these regulations and the Mauka Area Plan goals, objectives, and policies.** Bakery and restaurant use

along Kapiolani Boulevard is consistent with the spirit and purpose of the Mauka Area Plan goals, objectives, and policies.

- (E) **The plight of the applicant for which the expansion of the nonconformity is sought is due to unique circumstances existing on the property and within the surrounding area.** Although the plight of the applicant for which the expansion of the nonconformity is sought is not due to unique circumstances existing on the property, installation of the awning will enhance the outdoor restaurant and bar area, which complements the existing uses in the vicinity and the surrounding area.
- (F) **The expansion of the nonconformity will not substantially weaken the general purposes of this section or the regulations established in this section for the applicable neighborhood zone.** The proposed awning will not substantially weaken the general purposes of Mauka Area rules or the regulations established in this section for the Sheridan Tract Zone.
- (G) **The expansion of the nonconformity will not adversely affect the public health, safety, and welfare.** The installation of the awning will not adversely affect the public health, safety, and welfare.

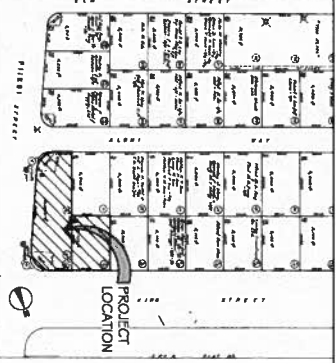
INDEX TO DRAWINGS

SHEET NO.	SHEET DESCRIPTION
A-1	GENERAL NOTES, INDEX TO DRAWINGS, LOCATION MAP, VICINITY MAP, PROJECT DATA, SITE/GROUND FLOOR PLAN (NO CHANGE)
A-2	SECOND FLOOR PLAN
A-3	THIRD FLOOR PLAN
A-4	FOURTH FLOOR PLAN
A-5	FIFTH FLOOR PLAN
A-6	SIXTH FLOOR PLAN
A-7	SEVENTH FLOOR PLAN
A-8	EIGHTH FLOOR PLAN
A-9	NINTH FLOOR PLAN
A-10	TENTH FLOOR PLAN
A-11	ELEVENTH FLOOR PLAN
A-12	TWELFTH FLOOR PLAN
A-13	THIRTEENTH FLOOR PLAN
A-14	FOURTEENTH FLOOR PLAN
A-15	FIFTEENTH FLOOR PLAN
A-16	SIXTEENTH FLOOR PLAN
A-17	SEVENTEENTH FLOOR PLAN
A-18	EIGHTEENTH FLOOR PLAN
A-19	NINETEENTH FLOOR PLAN
A-20	TWENTIETH FLOOR PLAN

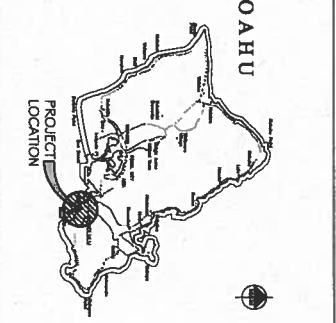
PROJECT DATA

HCDIA INFORMATION		BUILDING CODE INFORMATION (UNCHANGED)	
PROJECT NAME:	NEW RETRACTABLE AWNING TO BAKERY & TABLE HAWAII	OCCUPANCY:	B (RESTAURANT <50 OCCUPANTS)
ADDRESS:	938 PIKAOI STREET, HONOLULU, HI 96814	USE:	U (PRIVATE GARAGE)
TAX MAP KEY:	2-3-011 : 055	FLOOR AREA (UNCHANGED):	5,159 SQ. FT.
ZONING:	SHERIDAN ZONE	TYPE OF CONSTRUCTION:	HI-B
LOT AREA:	10,590 + 5,100 = 15,690 SQ. FT.	AUTO FIRE SPRINKLER:	NO
FLOOR AREA:	5,159 (EXISTING) + 280 (PROPOSED) = 5,439 SQ. FT.	NUMBER OF STORES:	2
PARKING (UNCHANGED):	19 STALLS (1 ACCESSIBLE STALL INCLUDED)		
LOADING (UNCHANGED):	1 SMALL (6.5x18.0x10.0'H) 1 SMALL (8.5x18.0x10.0'H)		

VICINITY MAP



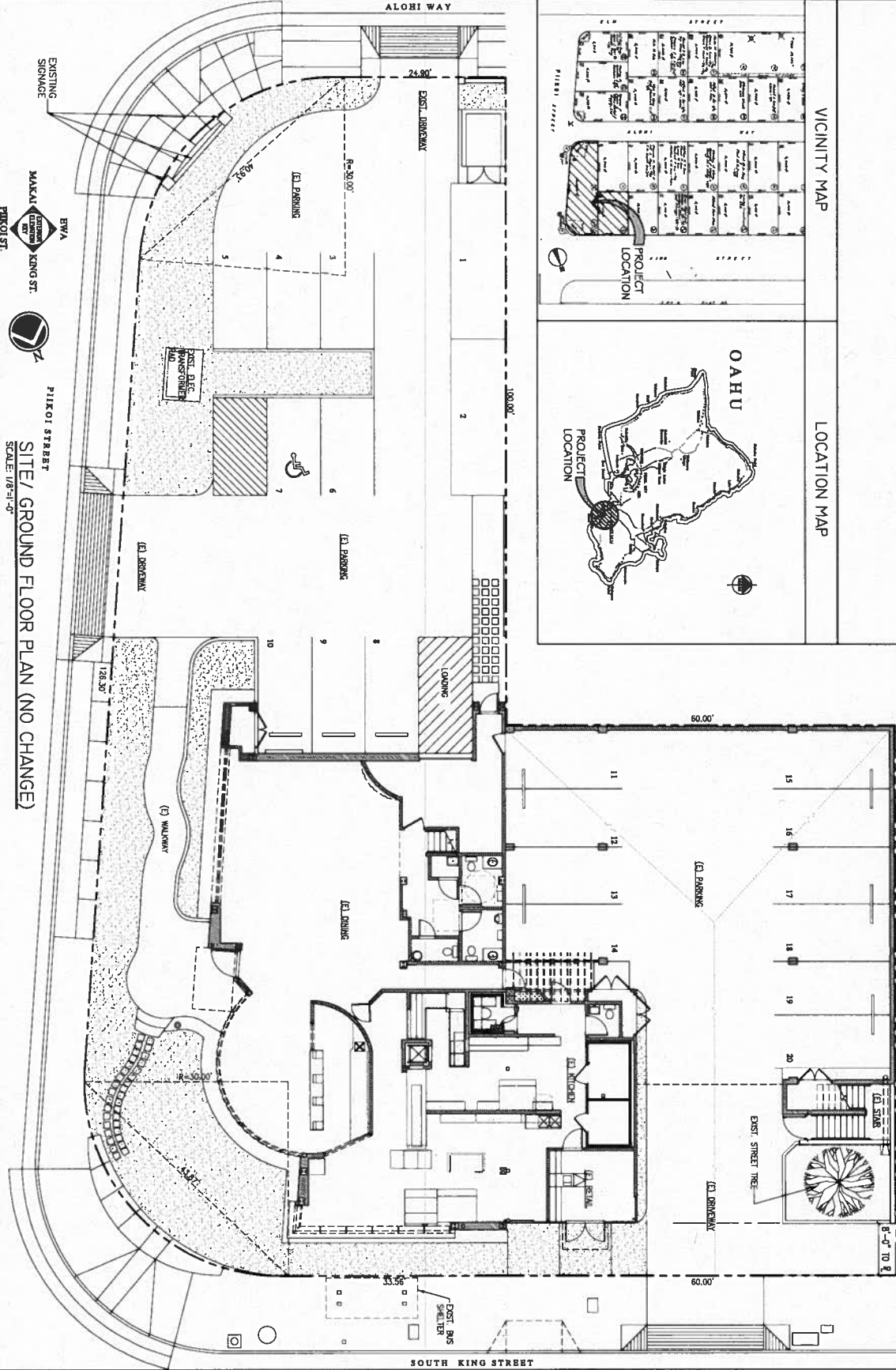
LOCATION MAP



GENERAL NOTES

- THE CONTRACTOR SHALL OBTAIN THE NECESSARY PERMITS FROM THE CITY AND COUNTY OF HONOLULU AND THE STATE OF HAWAII. ALL CONSTRUCTION SHALL COMPLY WITH THE 2008 INTERNATIONAL BUILDING CODE (IBC 2008 EDITION), THE LATEST CITY AND COUNTY OF HONOLULU ORDINANCES AND ORDINANCES.
- THE CONTRACTOR SHALL EXAMINE THE PROJECT SITE AND VERIFY EXISTING CONDITIONS PRIOR TO COMMENCING WITH THE WORK.
- THE CONTRACTOR SHALL NOT ALLOW PERSONS AND ROBBERIES TO OCCUR ON THE JOB SITE. BEFORE, DURING, AND AFTER THE WORK, THE CONTRACTOR SHALL MAINTAIN A CLEAN AND SAFE WORK AREA. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES.
- THE CONTRACTOR SHALL PROTECT ROOM WEAR & DAMAGE ALL EXISTING UTILITIES, PROPERTY AND DISTINGUISHED WORK THAT ARE NOTED TO REMAIN.
- THE CONTRACTOR SHALL UTILIZE LIGHTS AND PROPER METHODS FOR BEST CONTROL ASSOCIATED WITH THE WORK.
- THE CONTRACTOR SHALL COMMANDEE AND EXECUTE ALL WORK IN AN ORDERLY AND CAREFUL MANNER AND SHALL REPAIR ANY DAMAGE TO EXISTING ITEMS TO REMAIN.
- THE CONTRACTOR IS RESPONSIBLE TO THE OWNER FOR ALL WORK AND OMISSIONS OF THE CONTRACTOR'S EMPLOYEES, SUBCONTRACTORS AND THEIR AGENTS AND EMPLOYEES, AND OTHER PERSONS PERFORMING PORTIONS OF WORK UNDER CONTRACT WITH THE CONTRACTOR.
- ALL WORK AND MEASUREMENTS SHALL BE MADE IN ACCORDANCE WITH THE EXISTING ADVISORY SERVICES IN EXISTING PATENT, AND OVERALL APPEARANCE SO TO THE SATISFACTION OF THE OWNER AND ARCHITECT.
- WORK RELATED TO THE SCHEDULED REMOVAL OR DEMOLITION OF EXISTING STRUCTURES AND OTHER WORKS SHALL BE PERFORMED IN A MANNER COMPLIANT WITH THE PLAN SET FORTH BY THE ARCHITECT. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AND CONTROL TO ALL FEDERAL, STATE AND CITY CODES AND REGULATIONS.
- ALL WORK AND MEASUREMENTS SHALL BE MADE IN ACCORDANCE WITH THE EXISTING ADVISORY SERVICES IN EXISTING PATENT, AND OVERALL APPEARANCE SO TO THE SATISFACTION OF THE OWNER AND ARCHITECT.
- THE CONTRACTOR SHALL REMOVE FROM SITE AND DEPOSE OF ALL EXISTING MATERIALS AND NOT DELETED SALVAGEABLE BY THE OWNER.
- CONTRACTOR SHALL VERIFY EXISTING CONDITIONS PRIOR TO THE START OF WORK AND REPORT TO THE ARCHITECT AND OWNER. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AND CONTROL TO ALL FEDERAL, STATE AND CITY CODES AND REGULATIONS.
- THE CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCY IN DRAWINGS AND SPECIFICATIONS OR ANY CONFLICTS IN PERMITS BEFORE PROCEEDING WITH THE WORK. DO NOT SCALE DRAWINGS.
- TERRAIN TREATMENT SHALL BE PROVIDED FOR THE AREAS DISTURBED FOR ANY WORK DONE BELOW THE SURFACE AND AFTER THE INSTALLATION OF UNDERGROUND UTILITIES. SUCH SHALL BE WITH THE NECESSARY REPAIRS AND WORK DONE TO WHICH WITH EXISTING.
- UPON COMPLETION OF THE PROJECT, CONTRACTOR WILL BE RESPONSIBLE FOR THE REPAIR OF ANY DAMAGE TO EXISTING UTILITIES, ELECTRICAL, FIRE AND HEALTH DEPARTMENT.
- FIRE SAFETY NOTE: STRUCTURES UNDERGOING CONSTRUCTION, ALTERATION, OR DEMOLITION OPERATIONS, INCLUDING THOSE IN UNDERGROUND LOCATIONS, SHALL COMPLY WITH THE 2008 INTERNATIONAL BUILDING CODE (IBC 2008 EDITION), THE LATEST CITY AND COUNTY OF HONOLULU ORDINANCES AND ORDINANCES.

SEE SHEET A-2 FOR THE DEMOLITION NOTES.



SITE/ GROUND FLOOR PLAN (NO CHANGE)
SCALE: 1/8"=1'-0"



Project Number: 1323
 Drawn By: G/LY
 Date: 11/09/2017
 Drawing Number: A-1
 Sheet 1 of 3

Roy K. Yamamoto
 Architect, AIA, Inc.
 Architecture & Planning
 1500 Kalia Road, Suite 700
 Honolulu, HI 96814
 Tel: 808-922-2344
 Fax: 808-922-2345
 www.royk.com

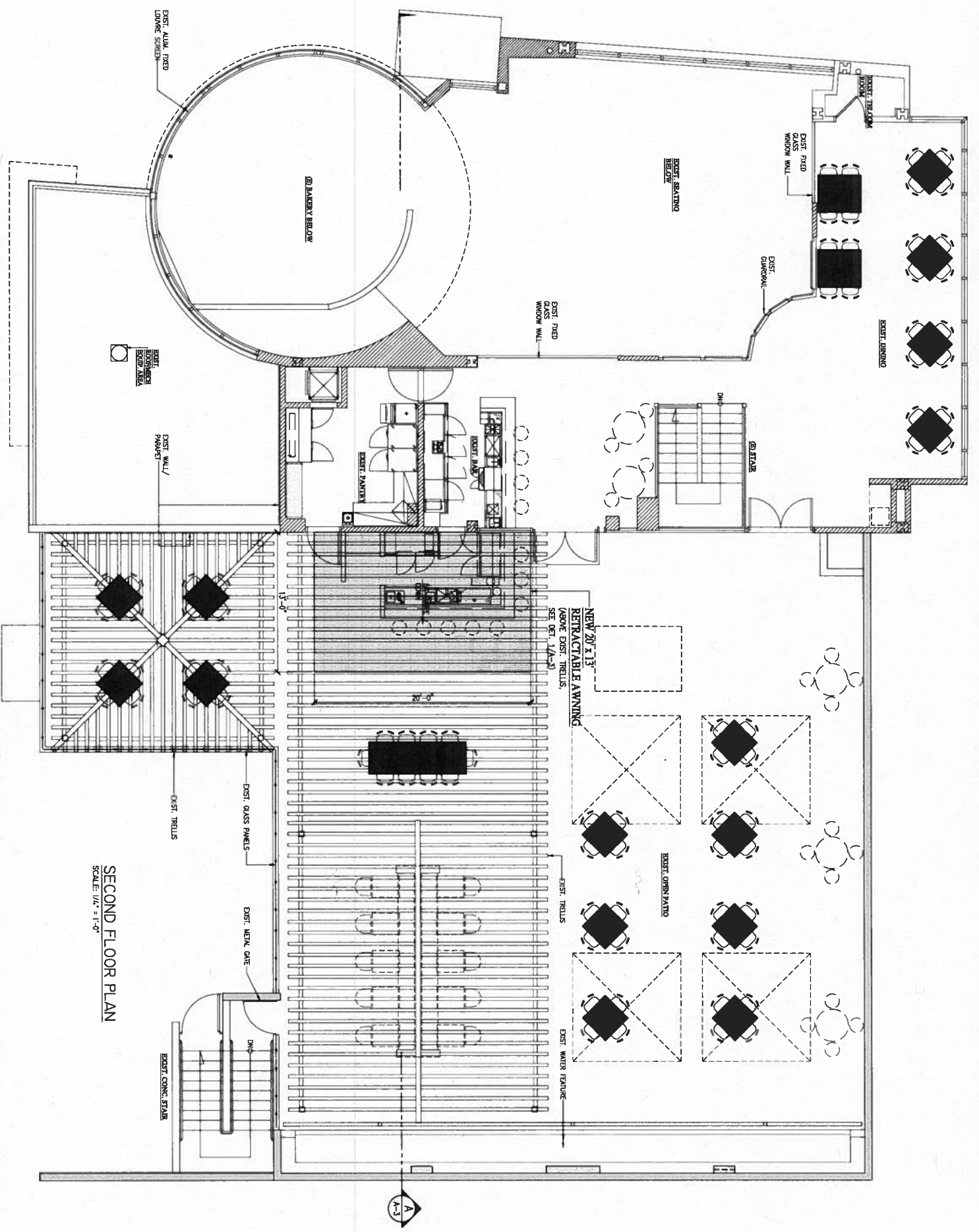


This work was prepared by me or under my direct supervision and I am a duly licensed professional architect in the State of Hawaii. Date: 11/09/17

NEW AWNING
 at

Bakery & Table
 HAWAII
 938 PIKAOI STREET
 Honolulu, HI 96814
 T/M/K: 2-3-011-055

GENERAL NOTES,
 INDEX TO DRAWINGS,
 LOCATION MAP,
 VICINITY MAP,
 PROJECT DATA,
 SITE PLAN



SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

Roy K. Yamamoto
 Architect, AIA, Inc.
 Architecture & Planning
 180 Madison Street, Suite 702
 Honolulu, HI 96814
 Tel: 808-524-8444
 Fax: 808-524-2440
 www.rkyamamoto.com



Roy K. Yamamoto
 This work was prepared by me or under my direct supervision and I am a duly Licensed Professional Engineer in the State of Hawaii. Expiration Date: 4/30/18
 Project Name:

**NEW
 AWNING**
 at

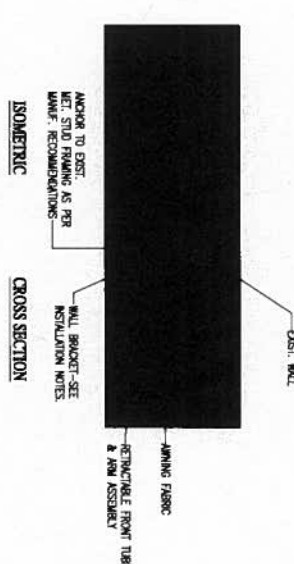
Bakery & Table
 HAWAII
 938 PIKOOI STREET
 Honolulu, HI 96814
 T/M/K: 2-3-011-055

Sheet Title:
 SECOND
 FLOOR PLAN

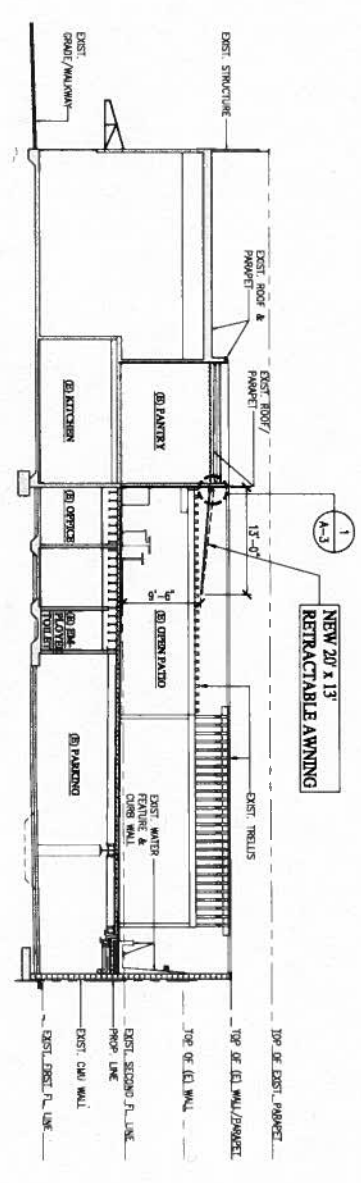
Revisions:

Project Number: 1323
 Drawn By: G/LV
 Date: 11/8/2017
 Drawing Number:
A-2
 Sheet 2 of 3

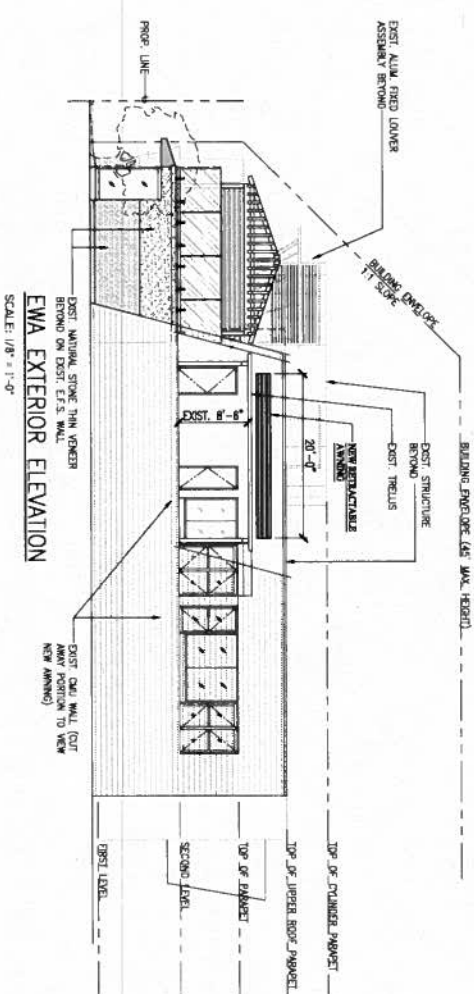
INSTALLATION NOTES:
 1. USE TWO WALL BRACKETS PER ANCHOR ON EACH SIDE IF POSSIBLE. ATTACH TO STUDS 16" APART. BRACKETS MOUNT TO WALL FRAMING WITH 1/4" LAG/TOOLE BOLTS.
 2. FOLLOW MANUFACTURERS RECOMMENDATIONS.



1 NEW RETRACTABLE AWNING DETAIL
 A-3 NOT TO SCALE



A BUILDING SECTION THRU NEW RETRACTABLE AWNING
 A-3 SCALE: 1/8" = 1'-0"



EWA EXTERIOR ELEVATION
 SCALE: 1/8" = 1'-0"

Roy K. Yamamoto
 Architect, AIA, Inc.
 Architecture & Planning
 3000 Kalia Road, Suite 200
 Honolulu, Hawaii 96814
 Tel: 808-533-2444
 Fax: 808-533-1434
 www.roykoyamamoto.com



This work was prepared by me or under my direct supervision and I am a duly Licensed Professional Architect in the State of Hawaii. My Commission Expires 12/31/2017.
 Project Name: _____

NEW AWNING
 at
Bakery & Table
 HAWAII

938 PIKOI STREET
 Honolulu, HI 96814
 TMSK: 2-3-011-055

Sheet Title:
 BUILDING SECTION,
 EXT. ELEVATION,
 DETAIL

Revisions:

Project Number: 1323
 Drawn By: G/LY
 Date: 11/8/2017

Drawing Number:
A-3
 Sheet 3 of 3