'25MAR31 PM 1:12 CITY CLERK

MASA FUJIOKA & ASSOCIATES
And CONCEPT 2 COMPLETION

Public Hearing

275 Kaelepulu Drive
3 April 2025

Presented by: Karl Mench

MISC. COM 202
ZON

Today's Outline

Presentation Highlights

Proposal and site information

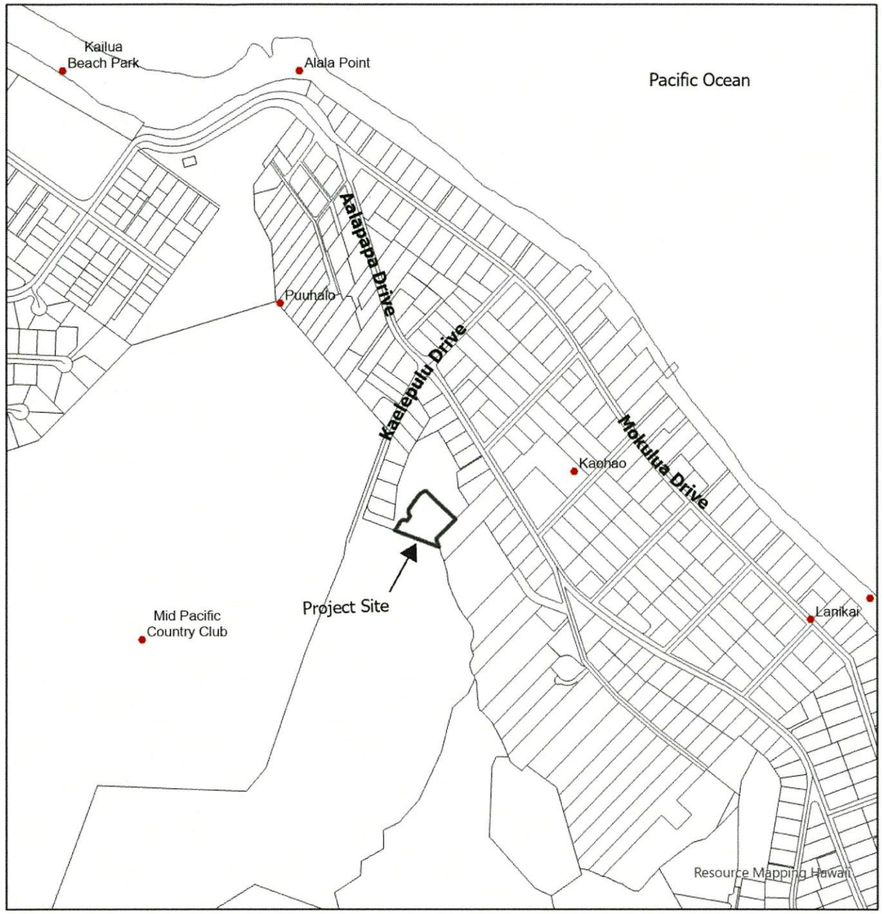
Project History

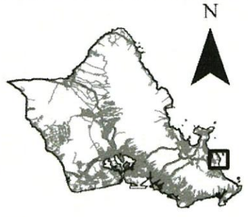
Landowner participation with DLNR

Consistency with HRS 205A and ROH Ch. 25

Proposal and site information

- One-family dwelling with attached garage, swimming pool and pool cabana
- R-10 residential zoning
- .5 miles from shoreline
- 100’ ASL
- Lot size: 39,857 sf
- Used as one-family dwelling since 1970





2024/SMA-117

TMK: 4-3-007: 077
EXHIBIT A -
PROJECT LOCATION MAP

275 Kaelepulu Drive, Lanikai

City and County of Honolulu

November 2024

SMYTHE RESIDENCE

275 KAELEPULU DRIVE
KAILUA, HAWAII 96734
TMK:4-3-007:077

PLOT MAP



GENERAL NOTES:

1. All construction shall be done in accordance with all the latest codes and ordinances applicable to this construciton project.

2. All dimensions taken from/to finish face of stud unless otherwise noted or shown.

3. The contractor shall furnish all labor, materials, equipment, etc. required to complete all work indicated on the drawings or specified herein.

4. The contractor shall examine the site together with the drawings and other contract documents, and shall verify all conditions and dimensions prior to the start of work. Should the contractor or subcontractor find any discrepancies, interferances or omissions from the drawings and/or specifications, he shall notify the engineer for clarification.

5. All information shown on the drawings relative to existing conditions is given at the best present knowledge but without any guarantee of accuracy. Where actual conditions conflict with the drawings, they shall be reported to the engineer so that the proper revisions can be made. Modifications to details of construction shall not be made without written approval of the engineer.

6. The contractor and subcontractor shall guarantee his material and workmanship for a period of one year from final payment date and upon written notice, he shall remedy and repair any defects in materials or workmanship, and shall pay all expenses for such work, including damage to other work resulting therefrom.

7. It will be the contractor's responsibility to maintain the site in a safe condition and to maintain security during construction.

8. All trades, at all times, keep the premisses free from accumulation of waste material or rubbish caused by their work. At the completion of the work, remove all rubbish, tools, and surplus material and shall leave the job in a broom clean condition.

PROJECT INFORMATION:

OWNER: TIM SMYTHE

PROJECT ADRESS: 275 KAELEPULU DRIVE, KAILUA, HAWAII 96734

TAX MAP KEY: 4-3-007:077

ZONING: R-10

LOT AREA: 0.915 AC

LOT SETBACKS: 10'-0" FRONT YARD, 5'-0" SIDE & REAR YARD

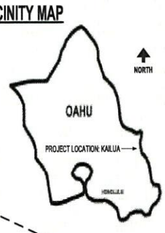
HEIGHT LIMIT: 25'-0"

PARKING: 6 SPACES (1 FOR EVERY 1000 SF OF FLOOR AREA)

FLOOD ZONE: ZONE "X"

PROPOSED WORK: NEW RESIDENCE

VICINITY MAP



SHEET INDEX	
ID	NAME
001	TITLE SHEET
A001	BASEMENT PLAN
A002	1ST FLOOR PLAN
A003	2ND FLOOR PLAN
A004	ROOF PLAN
A005	ELEVATIONS
A006	INTERIOR ELEVATIONS
A007	DOOR AND WDW SCHED
A008	POOL NOTES AND SITE PLAN
A009	POOL DETAILS
C001	ESCP AND DETAILS
S001	GENERAL NOTES
S002	TYPICAL DETAILS
S003	FOUNDATION PLAN
S004	2ND FLR FRAMING PLAN
S005	ROOF FRAMING PLAN
S006	FOUNDATION DETAILS
S007	FRAMING DETAILS
S008	SECTIONS
S009	SECTIONS
S010	SECTIONS

CHAPTER 32:

CITY AND COUNTY OF HONOLULU
REVISED ORDINANCE CHAPTER 32,
HONOLULU COUNTY CODE 1990, AS AMENDED

To the best of my knowledge, this project's design substantially conforms to the Building Energy Conservation Code for:

___X___ Building Component Systems
_____ Electrical Component Systems
_____ Mechanical Component Systems

Signature:
Date: 10-17-2023 Name: BAHMAN KHERADPEY
Title: ENGINEER
License No.: 7384-S

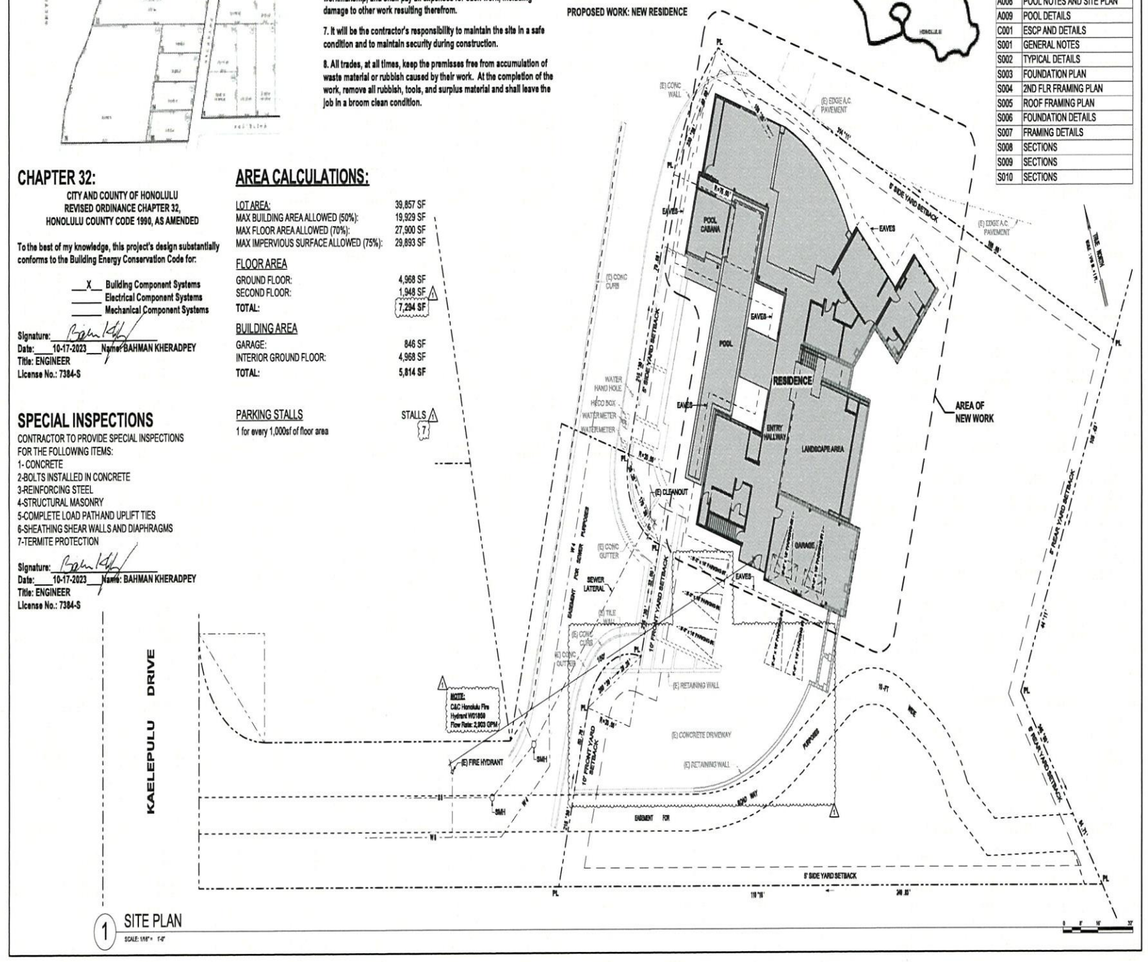
AREA CALCULATIONS:

LOT AREA:	39,857 SF
MAX BUILDING AREA ALLOWED (50%):	19,929 SF
MAX FLOOR AREA ALLOWED (70%):	27,900 SF
MAX IMPERVIOUS SURFACE ALLOWED (75%):	29,893 SF
FLOOR AREA	
GROUND FLOOR:	4,968 SF
SECOND FLOOR:	1,948 SF
TOTAL:	7,294 SF
BUILDING AREA	
GARAGE:	846 SF
INTERIOR GROUND FLOOR:	4,968 SF
TOTAL:	5,814 SF
PARKING STALLS	STALLS
1 for every 1,000sf of floor area	7

SPECIAL INSPECTIONS

CONTRACTOR TO PROVIDE SPECIAL INSPECTIONS FOR THE FOLLOWING ITEMS:
1- CONCRETE
2-BOLTS INSTALLED IN CONCRETE
3-REINFORCING STEEL
4-STRUCTURAL MASONRY
5-COMPLETE LOAD PATH AND UPLIFT TIES
6-SHEATHING SHEAR WALLS AND DIAPHRAGMS
7-TERMITE PROTECTION

Signature:
Date: 10-17-2023 Name: BAHMAN KHERADPEY
Title: ENGINEER
License No.: 7384-S



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

Concept 2 Completion
328-C Kenilei Street
Kihei, HI 96753
(808) 419-8824
tim@3c-builders.com
www.3c-builders.com

SMYTHE RESIDENCE
275 Kaelepulu Dr, Lanikai HI, 96734
TMK: 4-3-007:077

TITLE SHEET

Date: 16 JAN 2024
Checked by:
Drawn: YY
Job:
Sheet Number: 001

EXHIBIT C-1 - TITLE PAGE AND SITE PLAN
2024/SMA-117



Source: City and County of Honolulu and PBR Hawai'i

Legend

Kaiwa Ridge Trail Action Location Boundary

500' Cumulative Radius

Project Site

EXHIBIT J - CUMULATIVE PROJECTS MAP
2024/SMA-117

Project History

- Building permit #821117 issued in 2018 for alteration and addition to include retaining walls
- Construction of retaining walls and related earth work began in 2019
- Selective demolition of dwelling began in 2021
- Additional work was added and submitted for permit in December 2021 under Application A2021-12-0963
- NOV was issued in November 2021
- The application sat in prescreening for 2 years before it was accepted into review
- All comments were addressed in review and plans were approved by June 2024.
- After approval we were informed that we needed an SMA Major
- Definition of floor area was changed from ROH Ch. 21 to a new definition in ROH Ch. 25 in 2023

Landowner participation with DLNR

- Landowner has been engaged with DNLR since 2018 to address realignment of WW2 easement
- Existing easement has not been used since WW2
- Realignment and gift of easement would allow for Ka’iwa Ridge Trail improvements
- Trail improvements needed to address major erosion and sediment run off into Lanikai bay
- Continued participation with DLNR to gift additional land to allow for the Preferred Action in the trail improvement.
- DLNR’s Preferred Action is the only solution that eliminates sediment run off.

Consistency with HRS 205A and ROH Ch. 25

- Non-shoreline lot
- No impact on objectives, polices, and guidelines established in HRS 205A and ROH Ch. 25
- Complies with all zoning and land use policies
- Does not seek any variances

LUO Standards

Table 1. Comparison of LUO Standards to Proposed Actions			
LUO Standard	R-10 Residential Zone	Proposed Action	Conforms to LUO Standard
Minimum Lot Area	10,000 square feet	39,857 square feet	Yes
Front Yard Setback	10 feet	10 feet	Yes
Side Yard Setback	5 feet	5 feet	Yes
Maximum Building Area	50% of the zoning lot (19,928 square feet)	5,814 square feet	Yes
Multiple Homes on Lot	Max of 8 dwellings	1 dwelling proposed	Yes
Maximum Density Floor Area Ratio	0.7 floor area ratio	0.18 floor area ratio	Yes
Maximum Number of Laundry Rooms	1 laundry room	1 laundry room	Yes
Maximum Number of Bathrooms	8 bathrooms	6 bathrooms	Yes
Maximum Impervious Surface Area	Must not exceed 75% of total lot area	5,814 square feet (15%)	Yes
Minimum Off-Street Parking Ratio	1 space per 1,000 square feet	7 parking spaces	Yes

THANK YOU!

ANY QUESTIONS?



CONCEPT 2 COMPLETION