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KONO ARCHITECTS

MASA FUJIOKA & ASSOCIATES
And KONO ARCHITECTS

Zoning committee Presentation

12 Kailua Road
4 April 2025

Presented by: Karl Mench

MISC. COM. 203
ZON

Presentation Outline

- Proposal
- Zoning information & LUO standard
- Consistency with HRS 205A and ROH Ch. 25

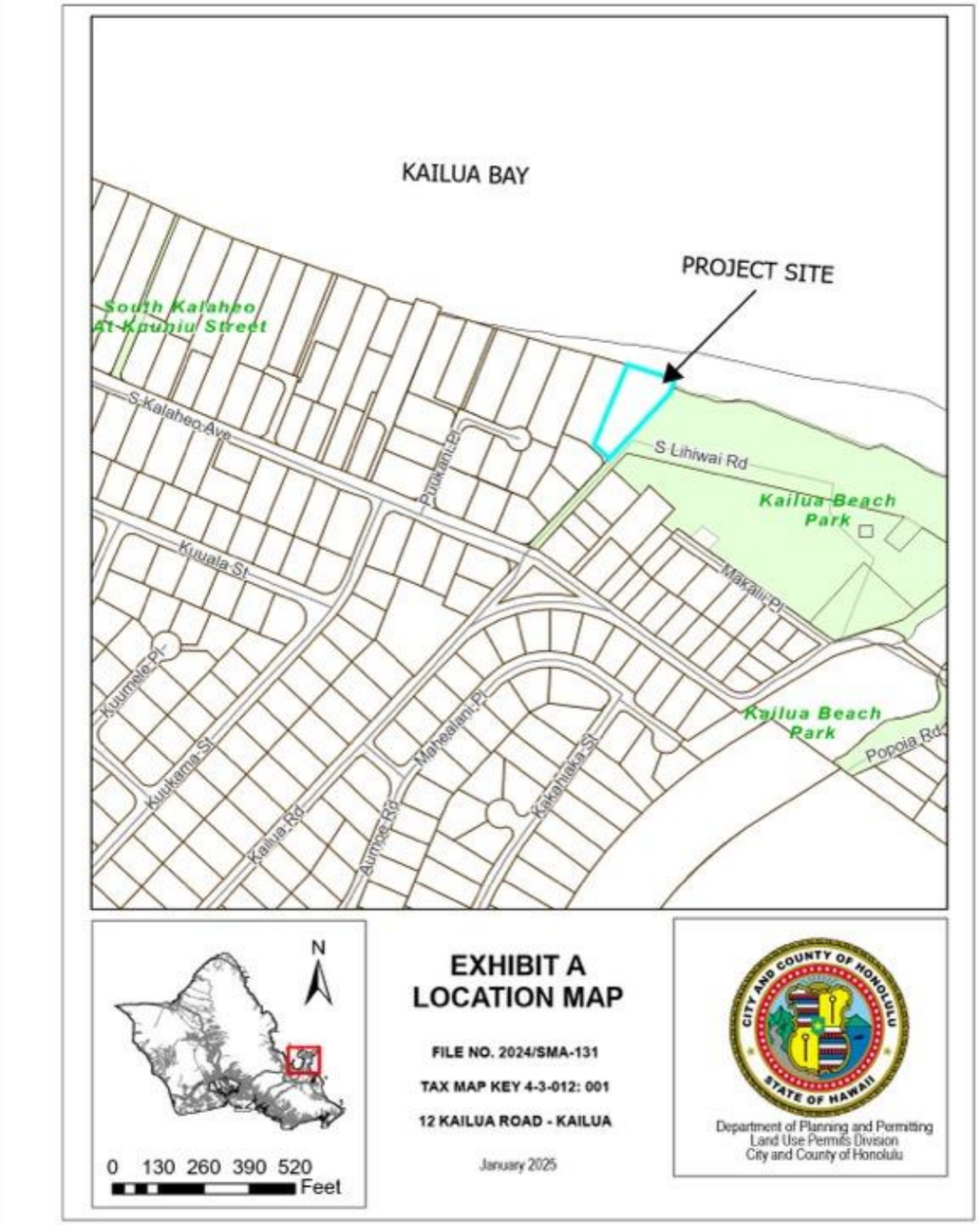
Proposal

SMA Major to allow construction of new two-story, Single-family dwelling to include:

- Detached garage, swimming pool, pool lounge, pool cabana, pool equipment pad, concrete masonry unit wall, and rolling gate.
- Project Includes demolishing existing single-family dwelling and shed
- Slab on grade construction
- No importing of fill soil is proposed
- Project will connect to existing municipal sewer.

Zoning Information & LUO Standards

Table 6-2. 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	27,882 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 (13,941 square feet)	5,754 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	0.21 floor area ratio	Yes
Maximum Number of Laundry Rooms	1 laundry room	1 laundry room	Yes
Maximum Number of Bathrooms	8 bathrooms	7 bathrooms	Yes
Maximum Impervious Surface Area	Must not exceed 75% of total lot area	14,488 square feet (52%)	Yes
Minimum Off-Street Parking Ratio	1 space per 1,000 square feet	5 parking spaces	Yes

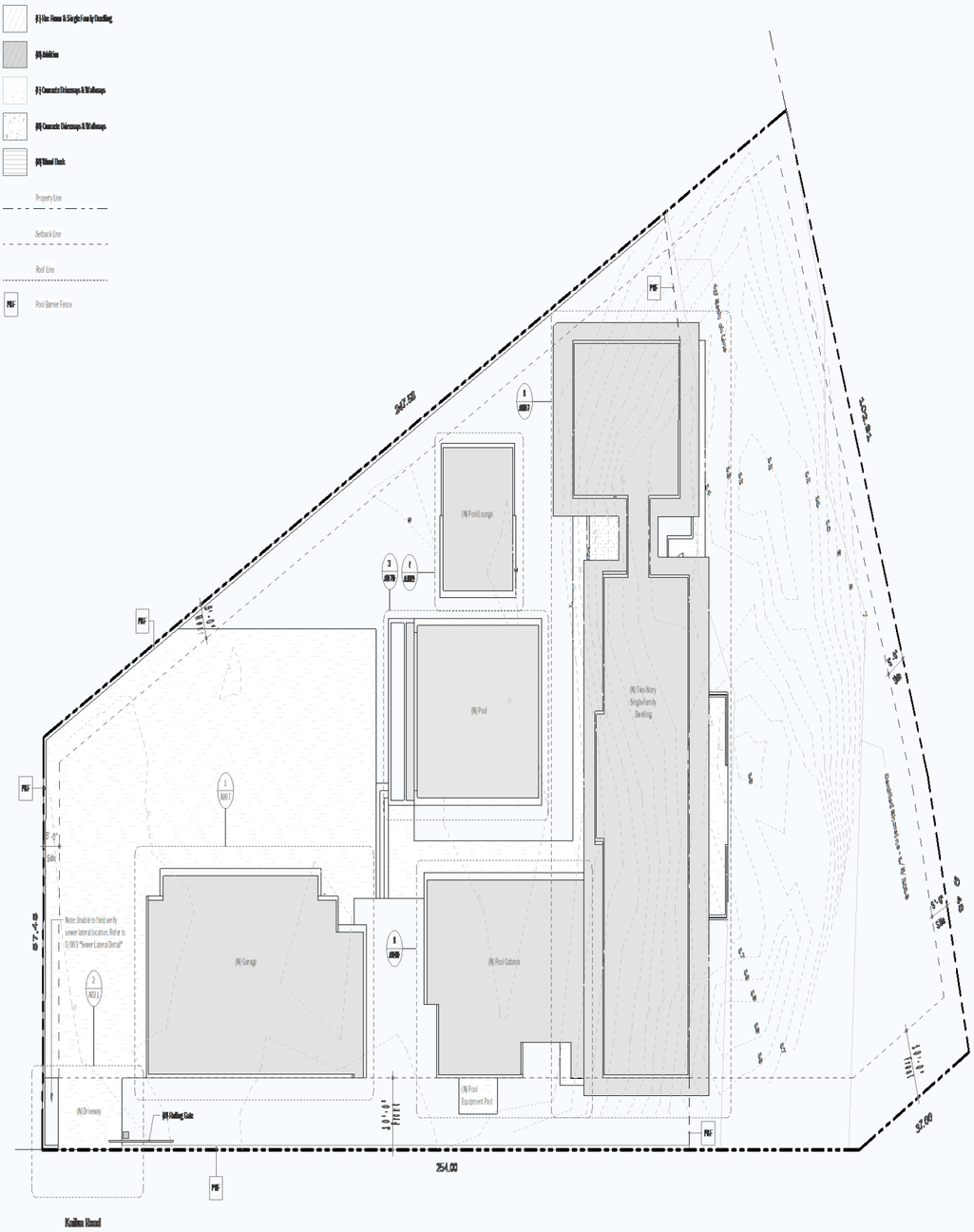


Project Location

Site Plan

Site Plan Legend

- [E] One Home & Attached Accessory Dwelling
- [N] Addition
- [E] Concrete Driveways & Walkways
- [N] Concrete Driveways & Walkways
- [N] Wood Deck
- Property Line
- Setback Line
- Roof Line
- PBF — Pool Barrier Fence



1 Site Plan/Topographic Survey

SCALE: 1" = 10'-0"

1" = 10'-0"

0 10 20 30 40

SUSAN ANDERSON DESIGN

1221 PUNA PLACE
KAILUA, HI 96734
415-28-9107

PROJECT:
12 Kailua

12 Kailua Road
Kailua, HI 96734
TMK: 4-3-010:001

ISSUE:	RESPONSE TO PLANNING DEPT 2020
NO.	REVISION	DATE

ISSUED BY:

CHRISTOPHER J. ANDERSON
LICENSED PROFESSIONAL ARCHITECT
No. 28012
HAWAII, U.S.A.

Date of Issuance: 4.15.2020

Written instructions prepared by me or under my supervision and Construction of this project will be made or supervised by me, [spec. 16-115-3, dept. of commerce and consumer affairs].

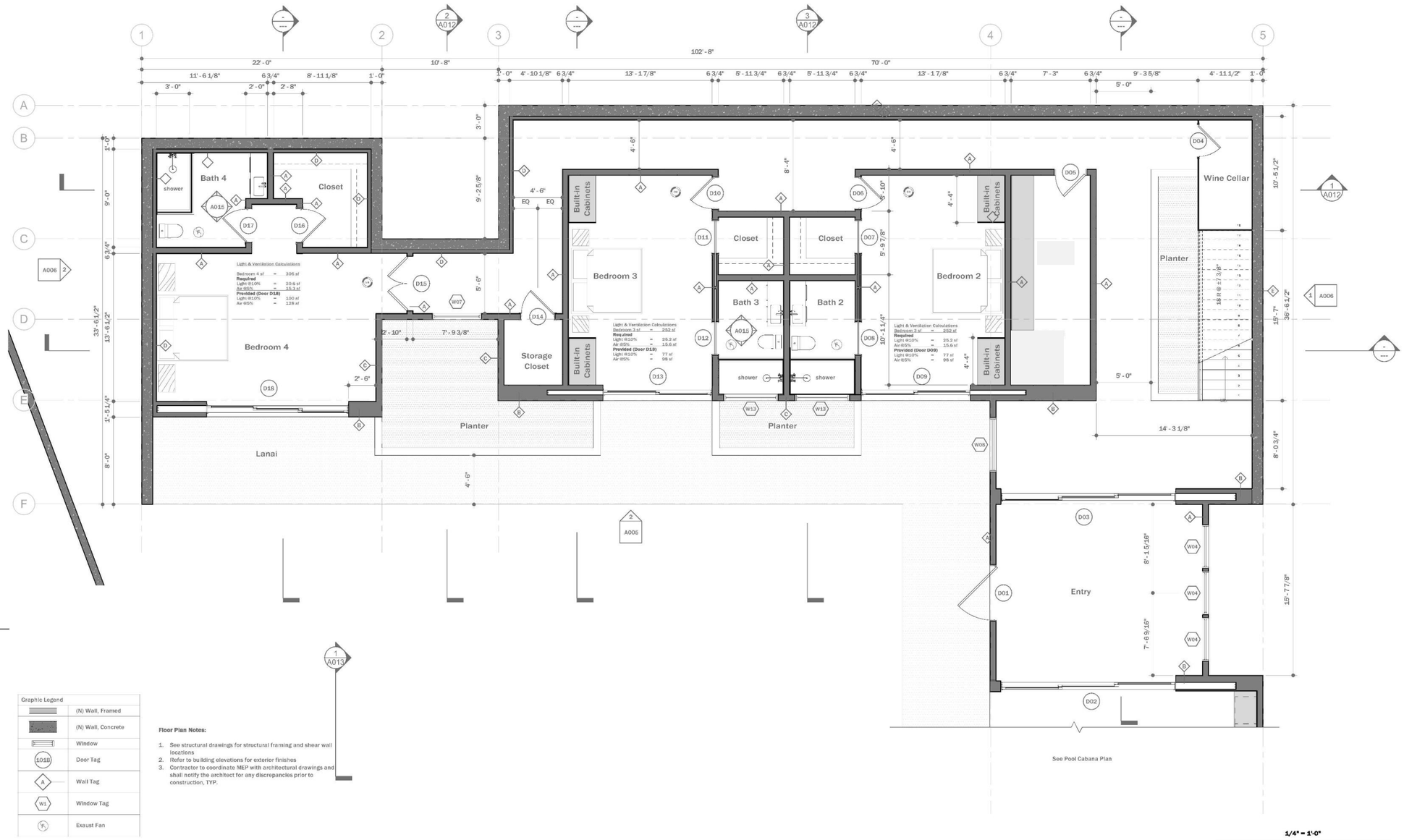
Site Plan

SCALE: As indicated

A001

DRAWING NO.: CK

Floor Plan: First Level



Graphic Legend	
	(N) Wall, Framed
	(N) Wall, Concrete
	Window
101B	Door Tag
A	Wall Tag
W1	Window Tag
	Exaust Fan

Floor Plan Notes:

1. See structural drawings for structural framing and shear wall locations
2. Refer to building elevations for exterior finishes
3. Contractor to coordinate MEP with architectural drawings and shall notify the architect for any discrepancies prior to construction, TYP.

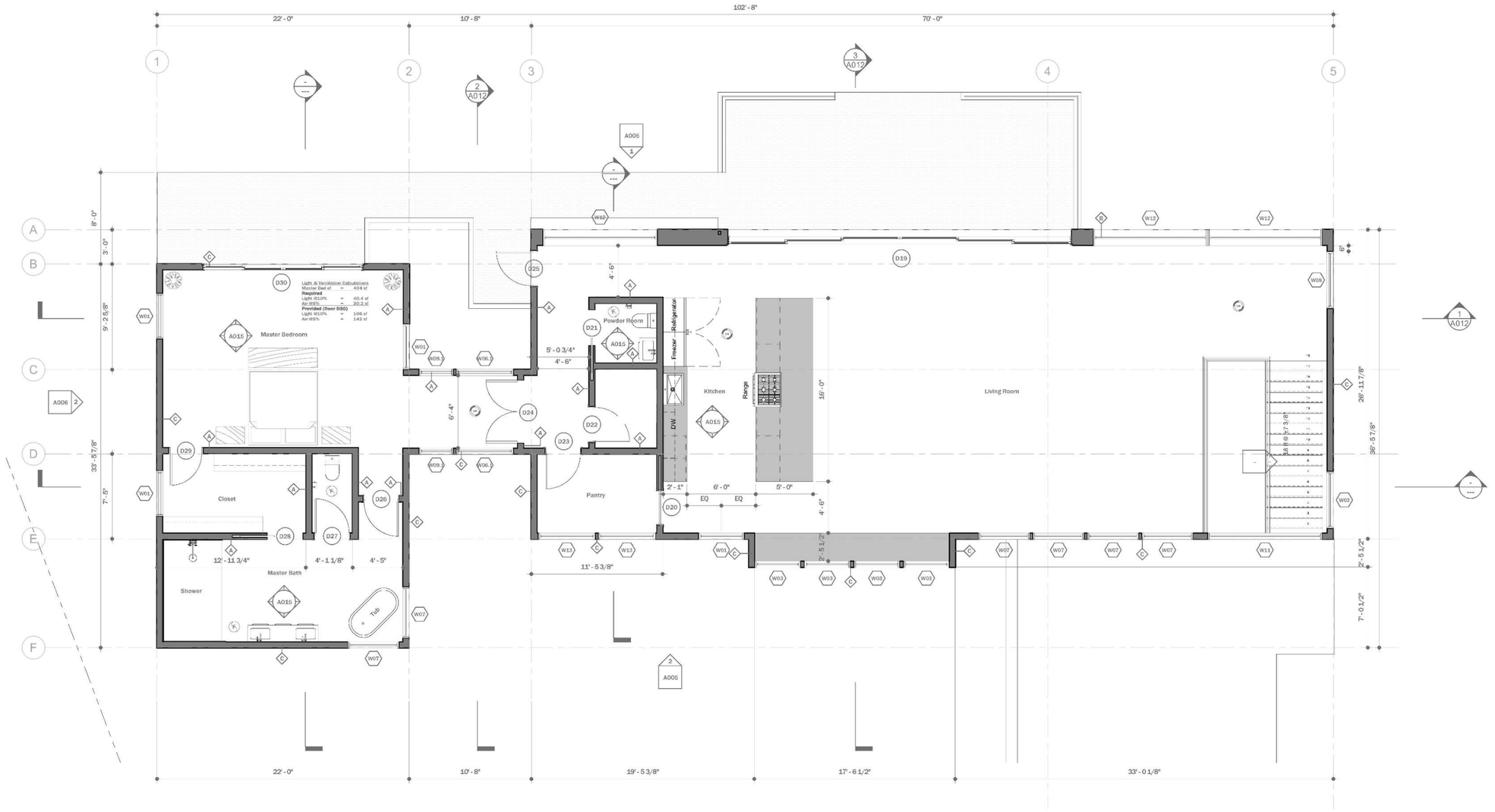
1/4" = 1'-0"

0 4 8 12 16

1 First Floor Plan

SCALE: 1/4" = 1'-0"

Floor Plan: Second Level



Graphic Legend	
	(N) Wall, Framed
	(N) Wall, Concrete
	Window
1018	Door Tag
A	Wall Tag
W1	Window Tag
EF	Exaust Fan

Floor Plan Notes:

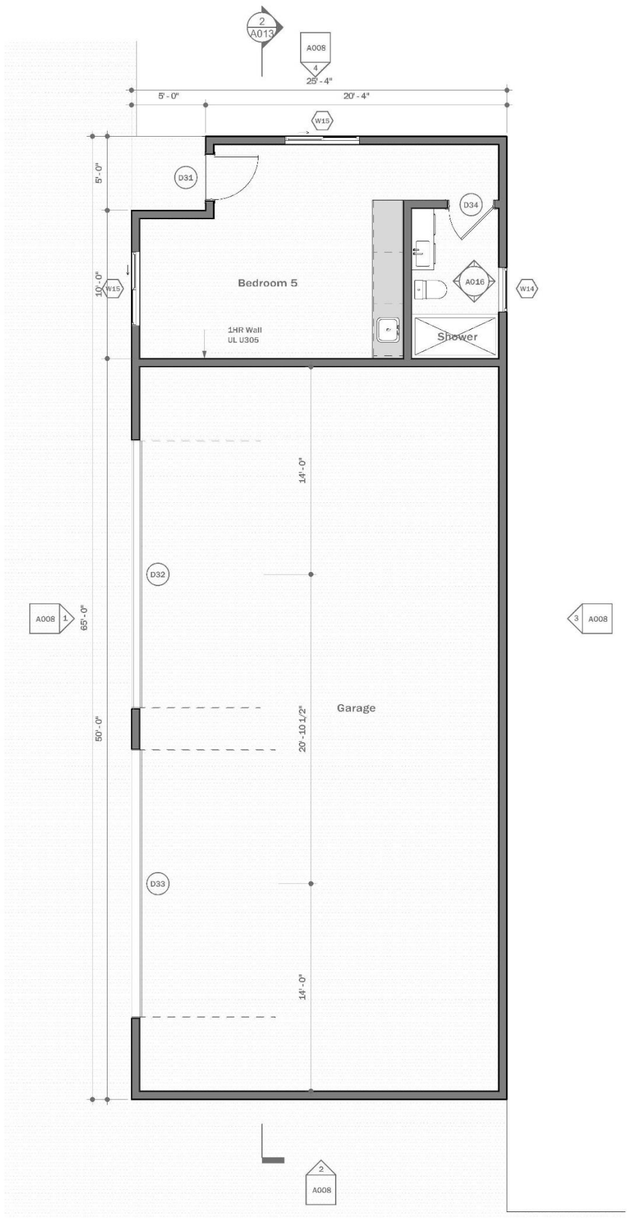
1. See structural drawings for structural framing and shear wall locations
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1/4" = 1'-0"

0 4 8 12 16

1 Second Floor Plan

SCALE: 1/4" = 1'-0"

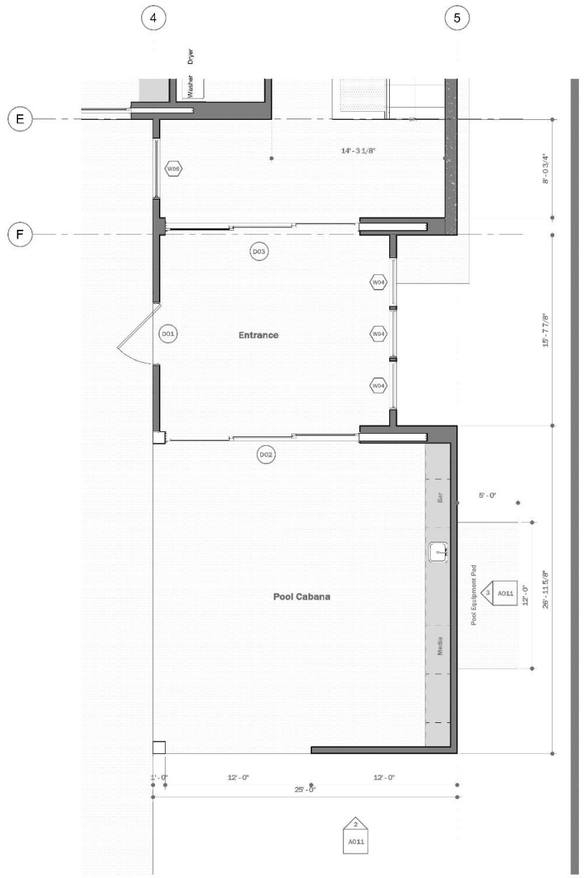


1 Garage Floor Plan

SCALE: 1/4" = 1'-0"

Garage Floor Plan

Pool Cabana Floor Plan



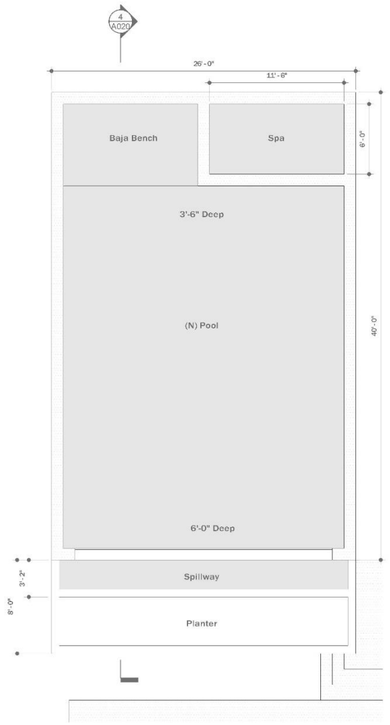
1/4" = 1'-0"

0 4 8 12 16

2 Pool Cabana/Entrace Floor Plan

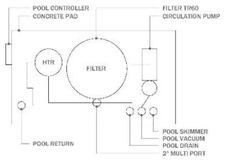
SCALE: 1/4" = 1'-0"

Pool Plans



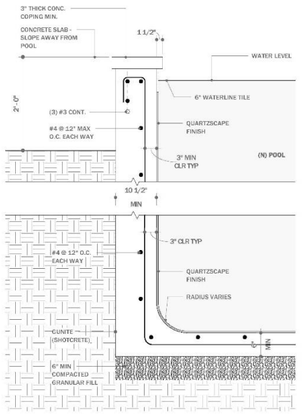
3 Pool plan

SCALE: 1/4" = 1'-0"



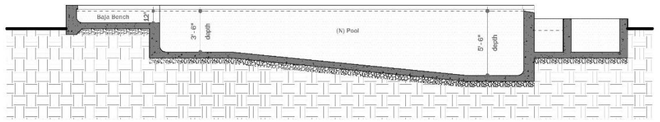
Pool Equipment Layout

NTS



2 Pool Section Detail

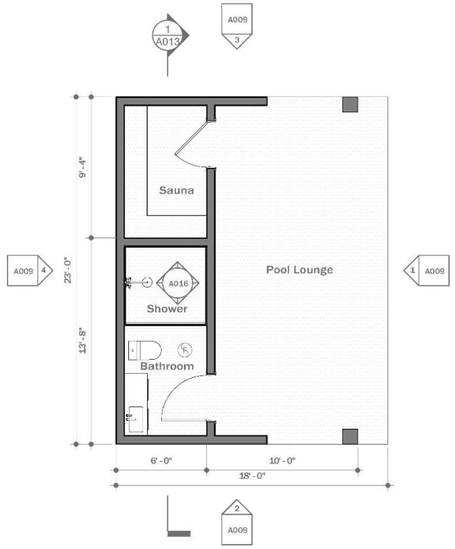
SCALE: 1" = 1'-0"



4 Pool Section

SCALE: 1/4" = 1'-0"

Pool Lounge Floor Plan



7 Pool Lounge Floor Plan

SCALE: 1/4" = 1'-0"

Consistence with HRS 205A and ROH CH. 25

- Recreational resource
- Historic and Cultural Resources
- Scenic and Open Space Resources
- Coastal Ecosystems
- Economic Uses
- Coastal Hazards
- Managed Development and Public Participation
- Beach and Coastal Dune Protection
- Marine and Coastal Resources
- Cumulative Impact or Significant Effect and Compelling Public Interest
- Consistency with Plans and Regulations

THANK YOU!

ANY QUESTIONS?



