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PRIVATE RESIDENCE

144 KAʻAPUNI DRIVE, KAILUA, HAWAIʻI
SMA PUBLIC HEARING PRESENTATION
MAY 09, 2025

Submitted by Peter Vincent Architects for Resolution 25-184
Committee on Zoning & Planning | July 28, 2025

MISC. COM. 384
ZON

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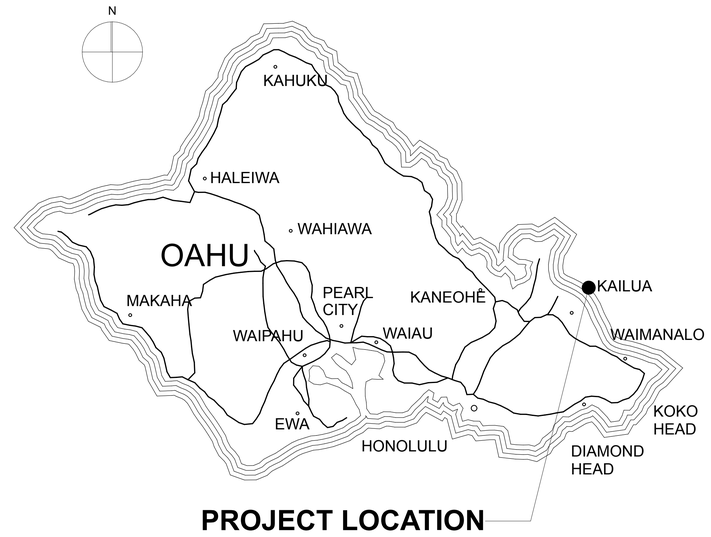





Private Residence
144 Ka'apuni Drive, Kailua, Hawai'i
May 09, 2025

Project Location

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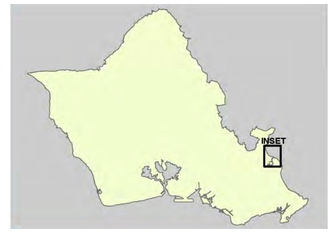
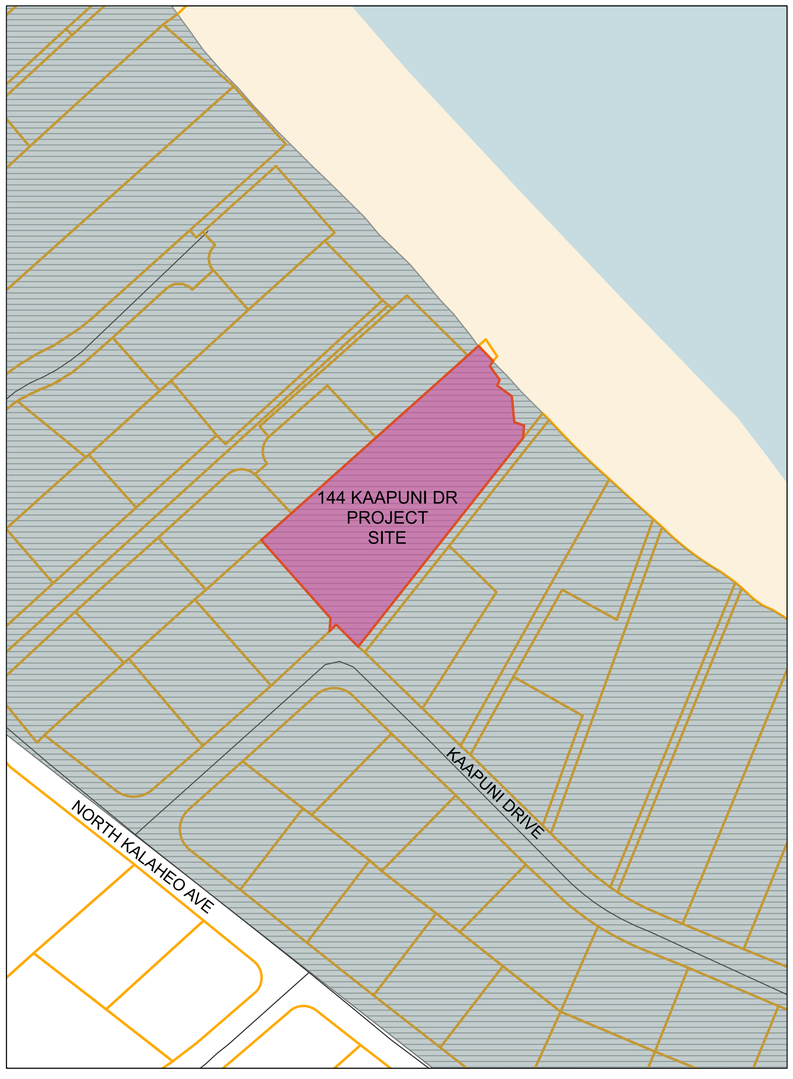




Parcel Info (POI)
Street Centerlines
Zoning Special Management Areas
Within SMA
Outside SMA

1:1,128
0 60 120 240 ft
0 15 30 60 m

Map data © OpenStreetMap contributors, CC-BY-SA

1 Special Management Area Map
SOURCE: CITY AND COUNTY OF HONOLULU GIS

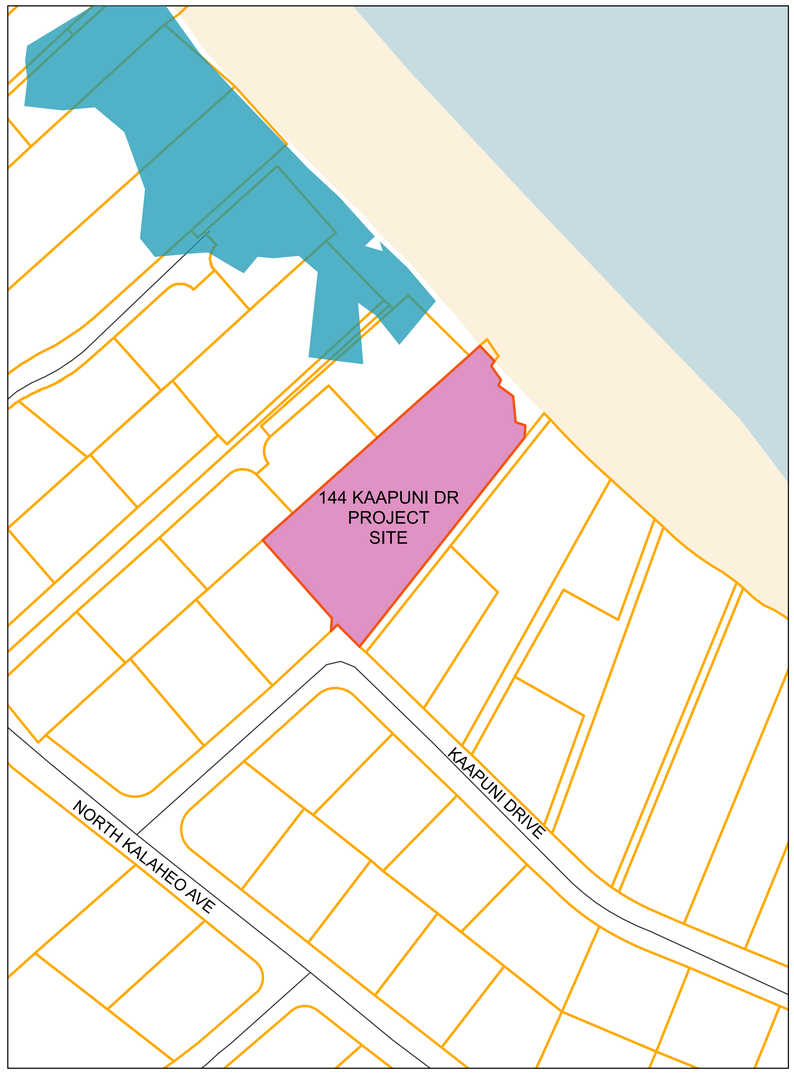


Parcel Info (POI)
Street Centerlines
Flood Zones 2023
X

1:1,128
0 60 120 240 ft
0 15 30 60 m

Map data © OpenStreetMap contributors, CC-BY-SA

2 Flood Zone Map
SOURCE: CITY AND COUNTY OF HONOLULU GIS



Parcel Info (POI)
Street Centerlines
Sea Level Rise
3.2 FT Inundation

1:1,128
0 60 120 240 ft
0 15 30 60 m

Map data © OpenStreetMap contributors, CC-BY-SA

4 3.2 FT Sea Level Rise Map
SOURCE: CITY AND COUNTY OF HONOLULU GIS
PacIOOS: STATE OF HAWAII SLR VIEWER

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May 09, 2025

Special Management Area, Flood Insurance Rate Map & Sea Level Rise

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Site Photos

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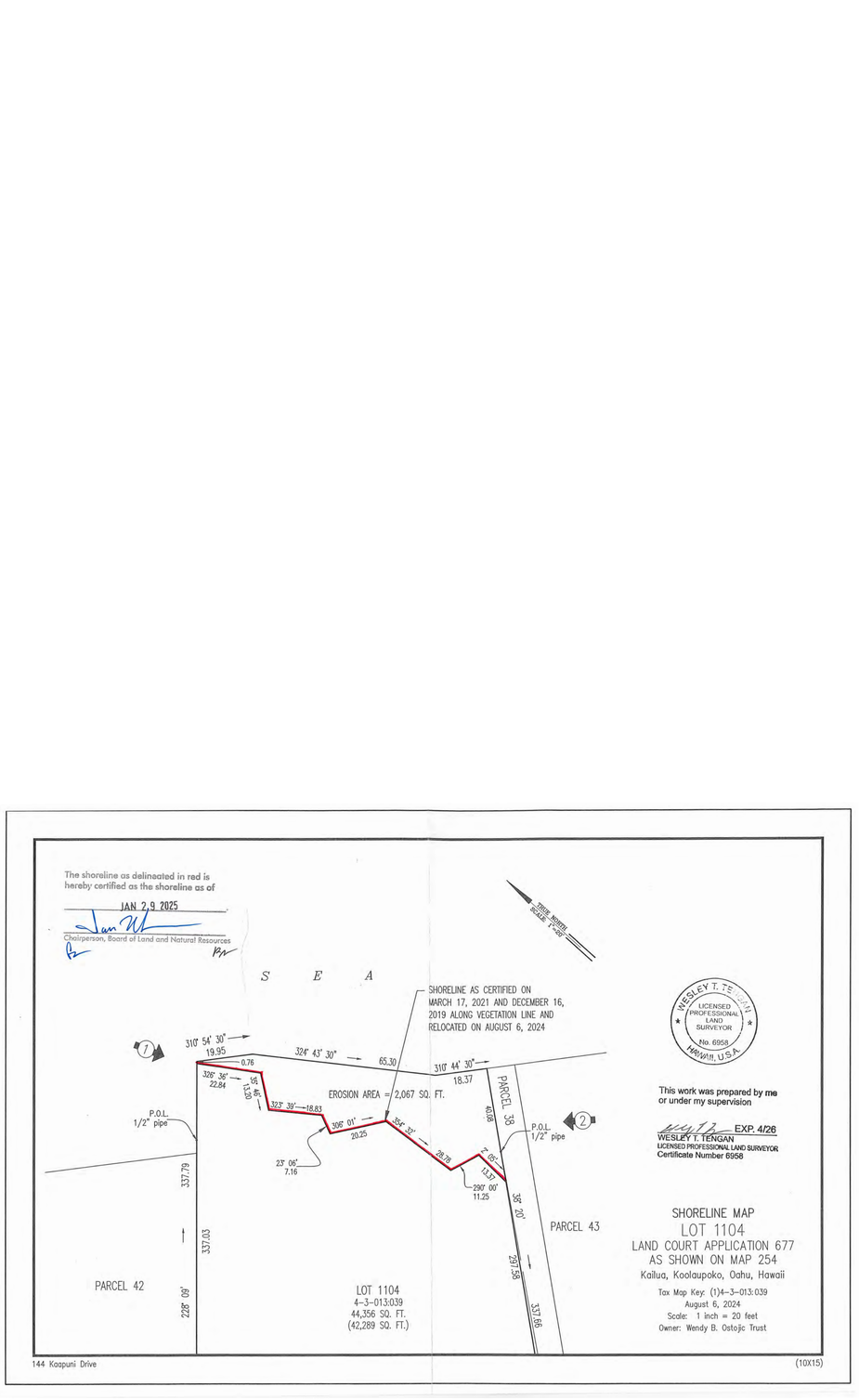
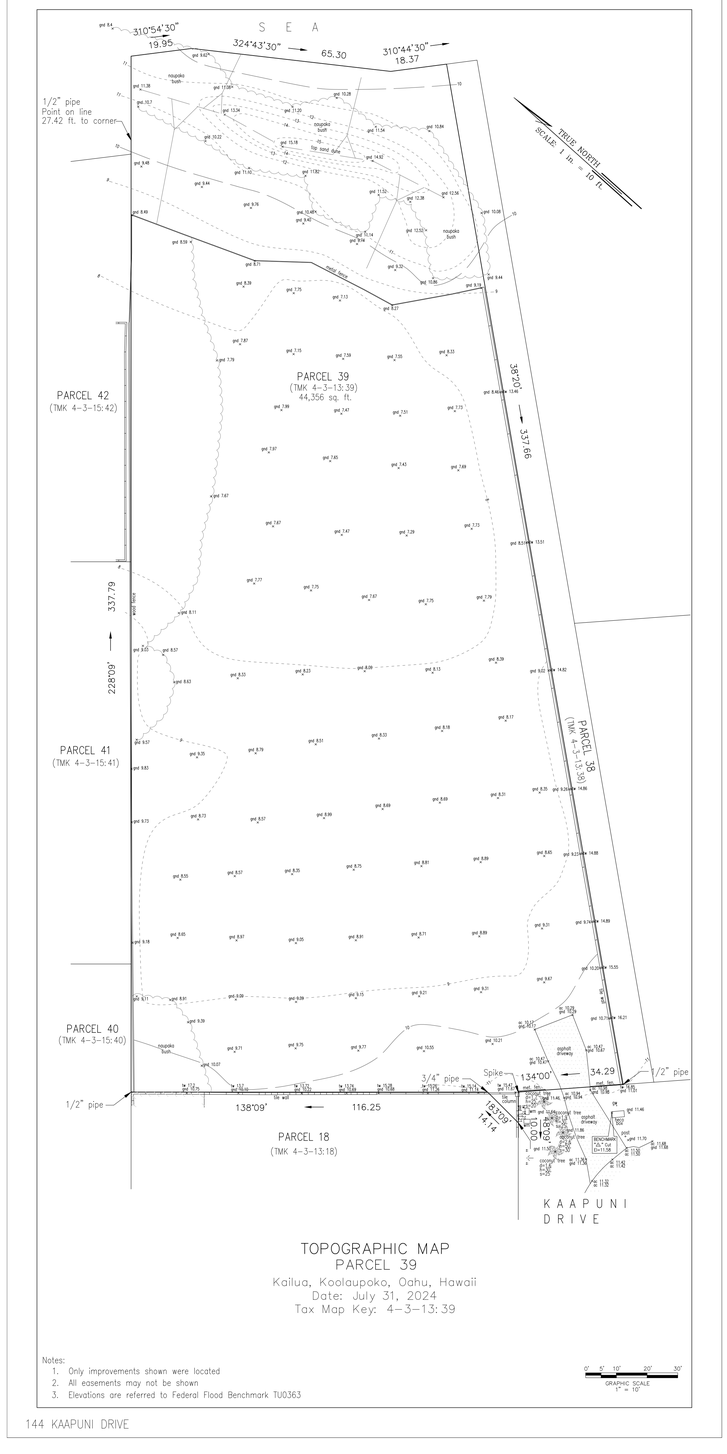


1 Shoreline Map
SCALE: 1" = 20'
0 10' 20' 40'



2 Topographic Survey
SCALE: 1" = 20'
0 10' 20' 40'

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Existing Topography & Shoreline Survey

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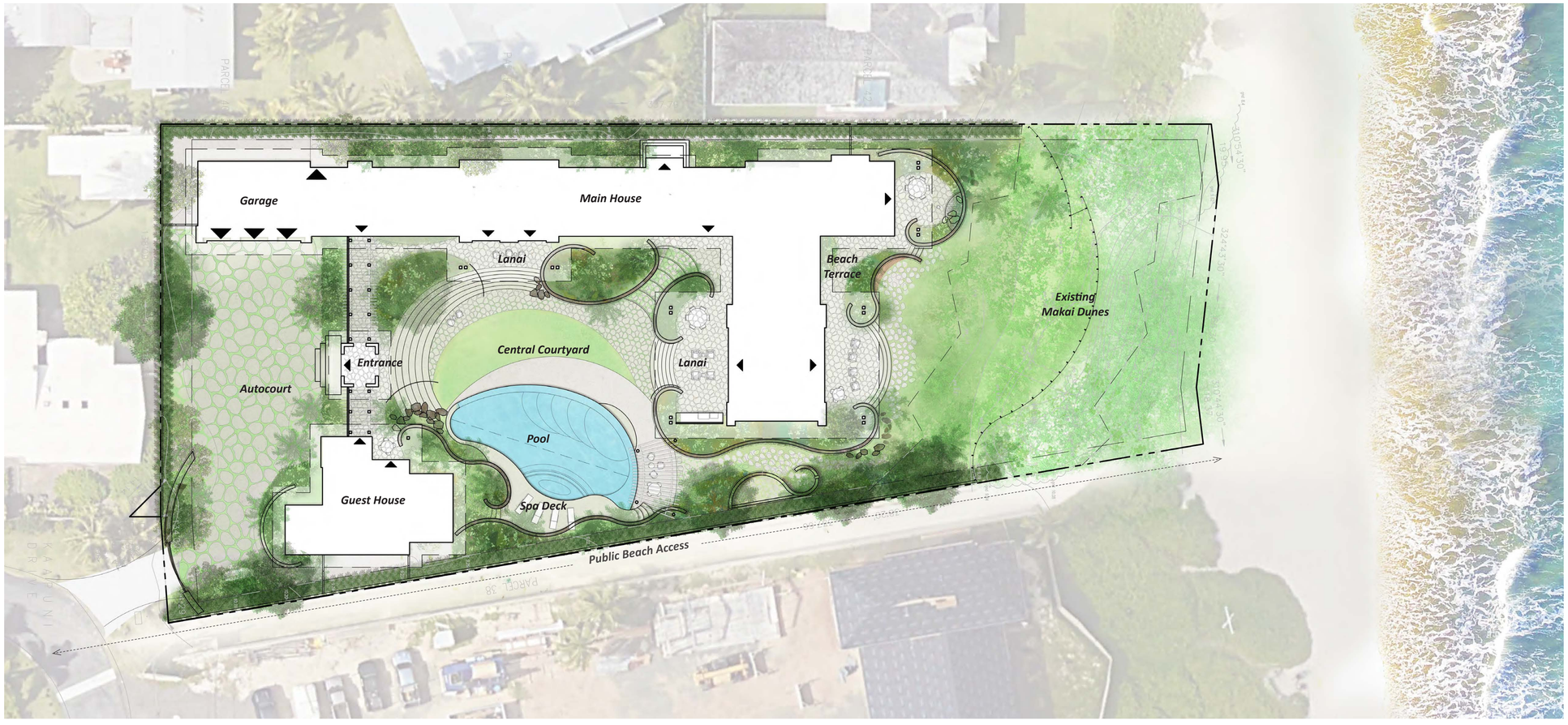

16 0 16 32

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

144 Kaapuni Drive - November 1, 2024

Site Plan L101

SURFACEDESIGN INC

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144 Ka'apuni Drive, Kailua, Hawai'i
May 09, 2025

Landscape Site Plan

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Auto Court & Side Yard



Howea forsteriana
Kentia Palm



Pandanus tectorius
Hala



Calophyllum inophyllum
Kamani Tree



Dypsis lutescens
Areca Palm



Cocos nucifera
Coco Palm

Courtyard



Dianella sandwicensis
Uki uki



Alocasia macrorrhiza
Giant Taro



Alpinia purpurata Pink
Pink Ginger



Lobster Claw Heleconia
Heleconia rostrata



Capparis sandwichiana
Maiapilo



Plumeria obtusa
Singapore Plumeria Tree



Gardenia brighamii
Nanu, Gardenia



Travelers Palm
Ravenala Madagascariensis



Asplenium nidus
Akana, Bird nest fern



Heliconia psittacorum
Parrot Heliconia



Hibiscus arnottianus
Hawaiian White Hibiscus



Foxtail Palm
Wodyetia bifurcata

Makai Dunes



Scaevola taccada
Beach Naupaka



Pandanus tectorius
Hala



Carex wahuensis
Oahu Sedge



Cocos nucifera
Coco Palm



Vitex rotundifolia
Pohinahina



Heliotropium foertherianum
Beach Helioptrope

16 0 16 32
SCALE: 1/16" = 1'-0"

144 Kaapuni Drive - November 1, 2024

Planting Plan L102

SURFACEDESIGN INC

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144 Ka'apuni Drive, Kailua, Hawai'i
May 09, 2025

Landscape Planting Plan

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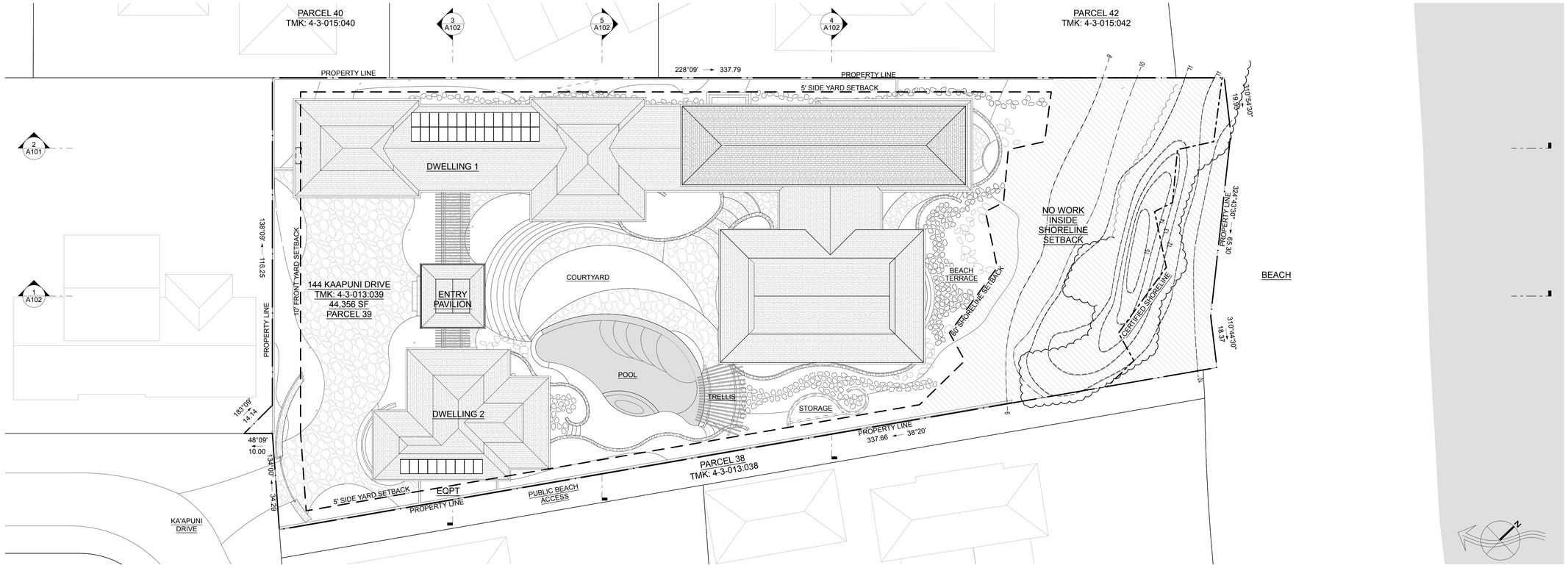
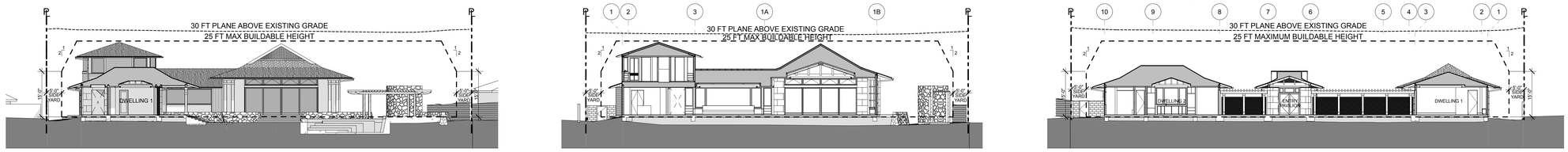


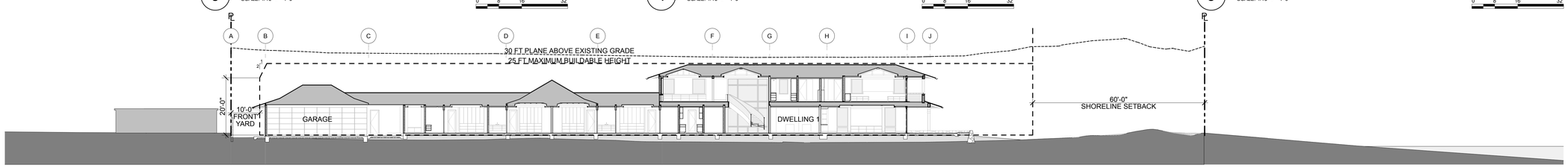
6 SITE PLAN
SCALE: 1/16" = 1'-0"



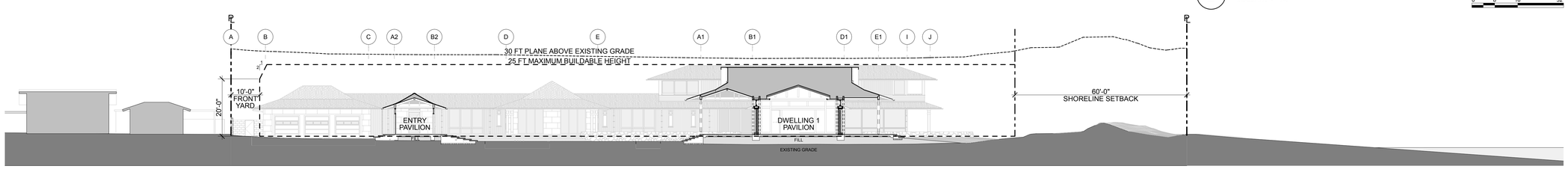
5 SITE SECTION - TRANSVERSE
SCALE: 1/16" = 1'-0"

4 SITE SECTION - TRANSVERSE
SCALE: 1/16" = 1'-0"

3 SITE SECTION - TRANSVERSE
SCALE: 1/16" = 1'-0"



2 SITE SECTION - LONGITUDINAL
SCALE: 1/16" = 1'-0"



1 SITE SECTION - LONGITUDINAL
SCALE: 1/16" = 1'-0"

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Site Section

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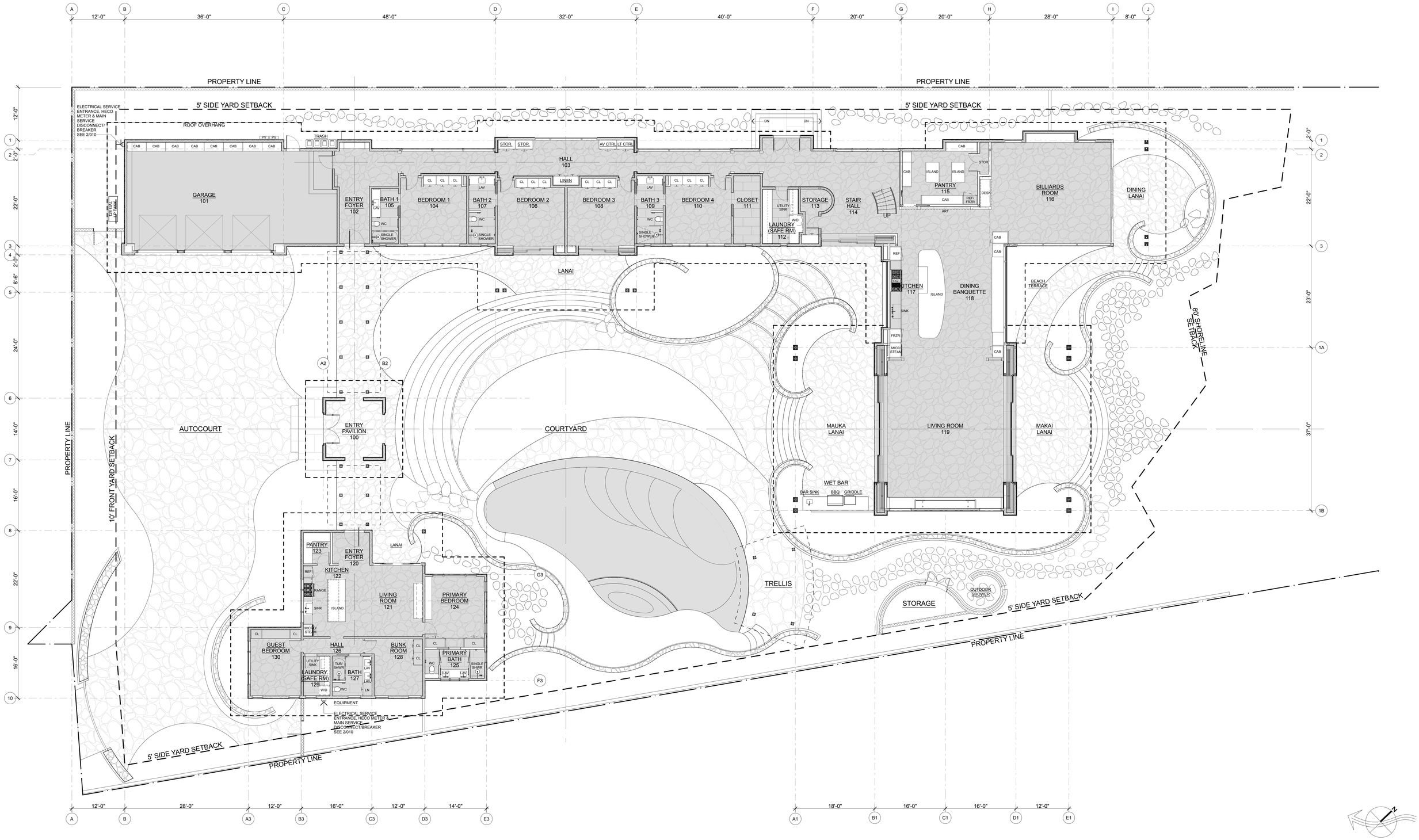

1 Ground Level Plan
SCALE: 1/8" = 1'-0"

Private Residence
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May 09, 2025

Ground Level Plan

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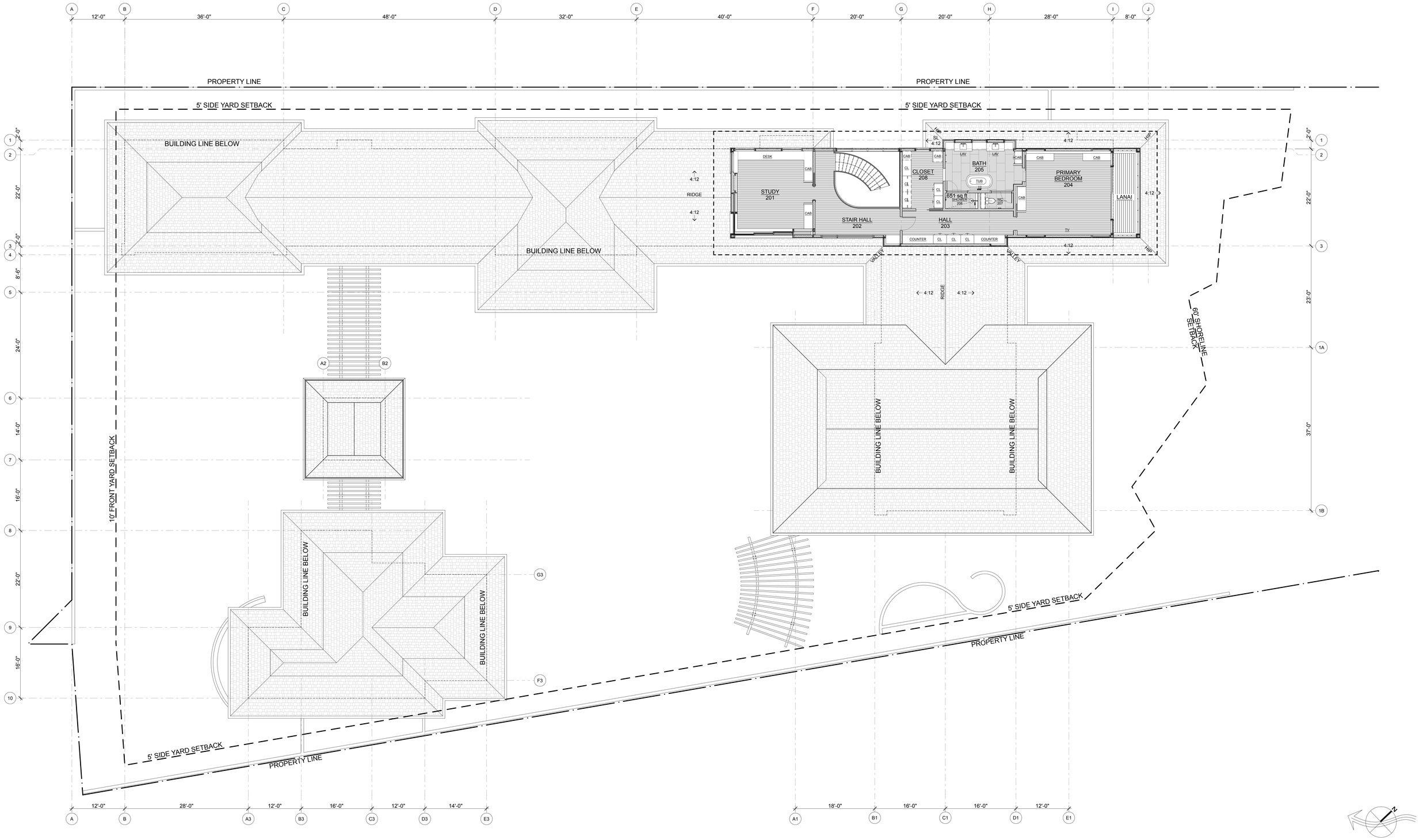

1 SECOND LEVEL PLAN
SCALE: 1/8" = 1'-0"
0 4' 8' 16'

Private Residence
144 Ka'apuni Drive, Kailua, Hawai'i
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Second Level Plan

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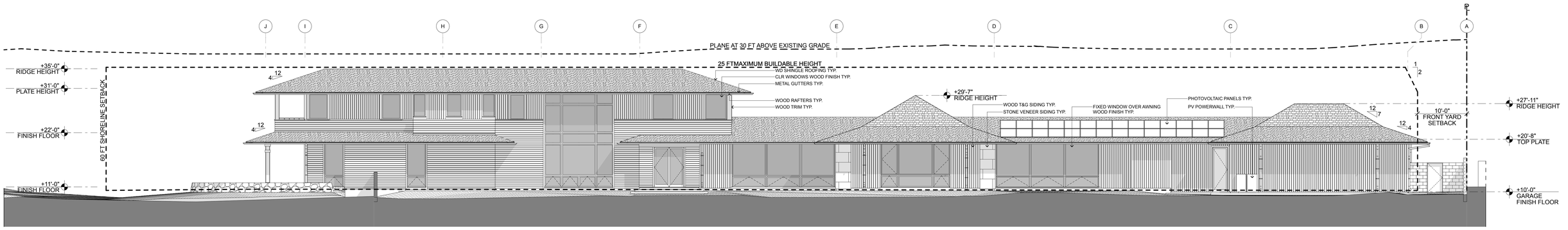
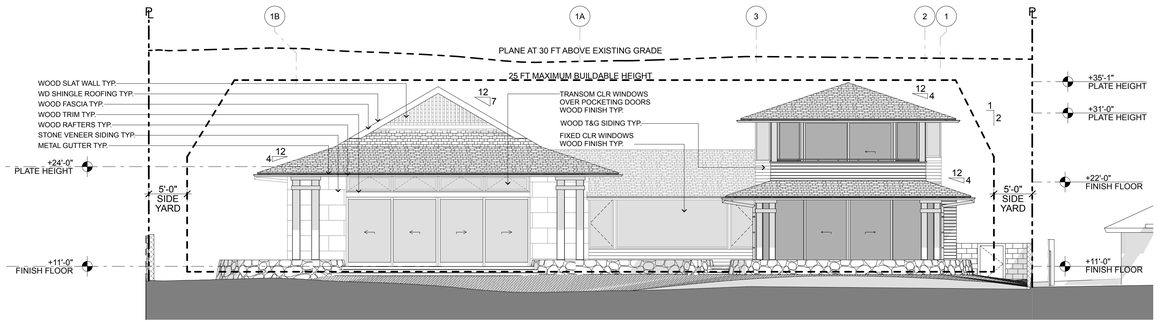
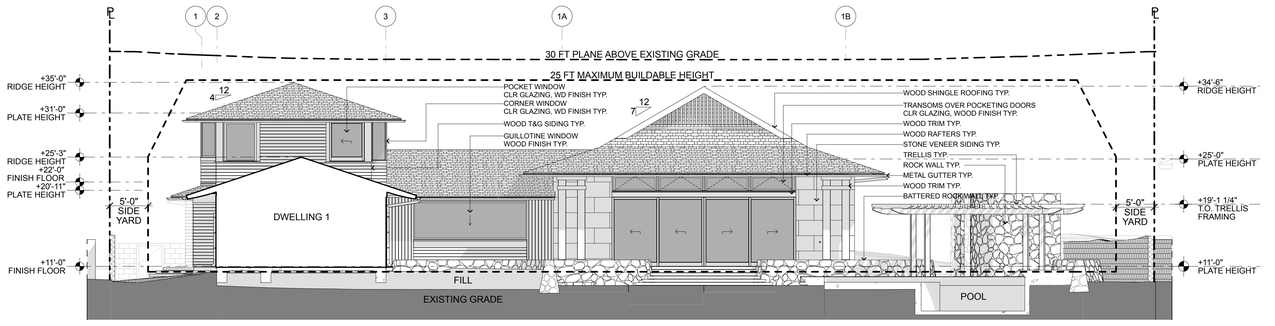


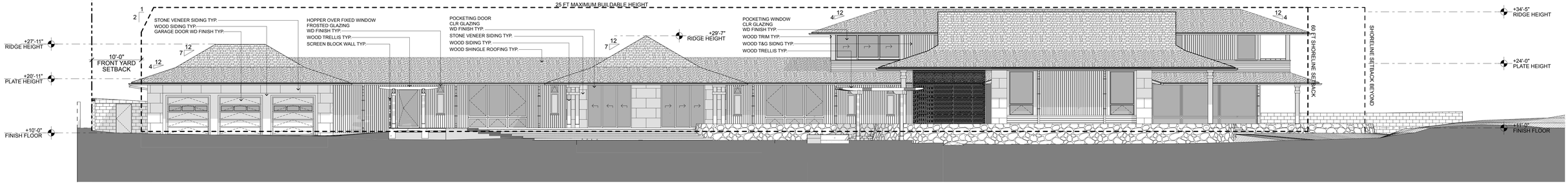
A DWELLING 1: KANEOHE ELEVATION (WEST)
SCALE: 1/8" = 1'-0"



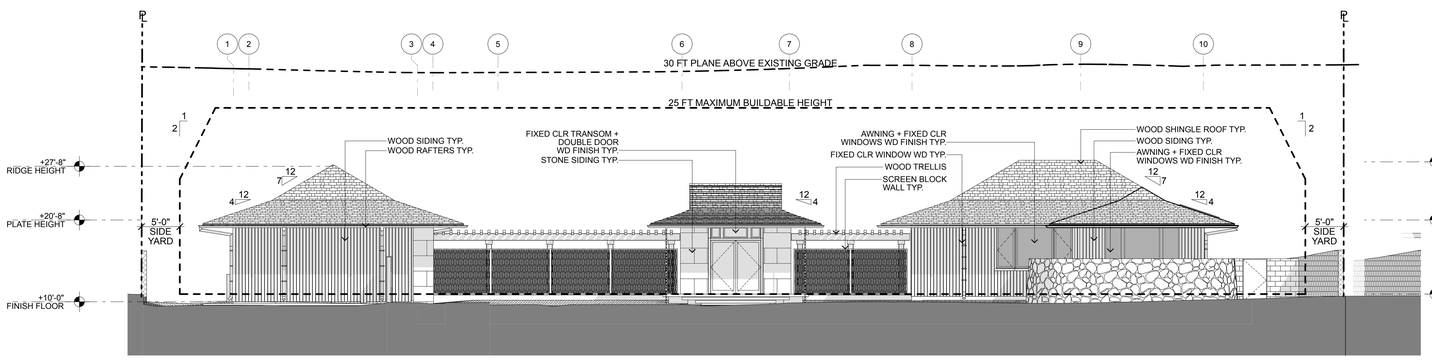
B DWELLING 1: MAKAI ELEVATION (NORTH)
SCALE: 1/8" = 1'-0"



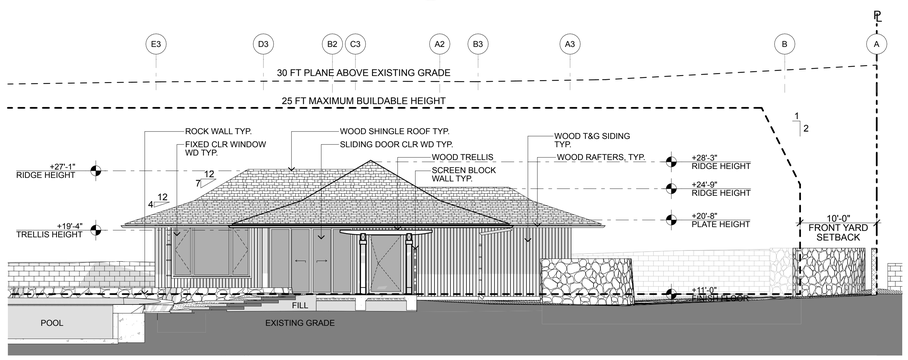
D DWELLING 1: MAUKA ELEVATION (SOUTH)
SCALE: 1/8" = 1'-0"



C DWELLING 1: LANIKAI ELEVATION (EAST)
SCALE: 1/8" = 1'-0"



E DWELLING 2: MAUKA ELEVATION (SOUTH)
SCALE: 1/8" = 1'-0"



F DWELLING 2: LANIKAI ELEVATION (EAST)
SCALE: 1/8" = 1'-0"

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May 09, 2025

Exterior Elevations

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Private Residence
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Aerial Views - Front Yard

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Private Residence
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View from Kaapuni Drive

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Aerial Views - Makai Yard

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Beach Perspective - Kaneohe Bound

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Beach Perspective - Lanikai Bound

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Makai Elevation

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LUO MATRIX:

TMK:	4-3-013:039
LOT AREA:	44,356 SF
R-10 LOT SIZE:	42,289 SF
P-1 LOT SIZE:	2,067 SF
ZONING DESIGNATION:	R-10 / P-1
DEVELOPMENT PLAN AREAS:	KO'OLAUPOKO
FLOOD ZONES:	X
SPECIAL MANAGEMENT AREA (SMA):	IN SMA
NEIGHBORHOOD BOARD:	31 - KAILUA
STATE LAND USE:	URBAN DISTRICT, LOW DENSITY RESIDENTIAL
SETBACKS:	FRONT: 10 FT SIDE & REAR YARD: 5 FT SHORELINE: 60 FT
MAXIMUM BUILDING AREA:	50% OF THE ZONING LOT = 22,178 SF
PROPOSED BUILDING AREA:	**13,792 SF (62.2%)**
MAXIMUM HEIGHT:	25-30 FT
MAXIMUM LOT COVERAGE:	75% OF ZONING LOT (IMPERVIOUS SURFACES)
PROPOSED LOT COVERAGE:	**21,823.6 SF (62.6%)**

FLOOR AREA CALCULATIONS:

ZONING LOT AREA: 44,356 SF
MAX FAR: 31,049.20 SF
(0.7 OF ZONING LOT)

	PROPOSED
ENTRY PAVILION:	
FLOOR AREA:	**198 SF**
DWELLING 1:	
GROUND LEVEL:	
FLOOR	6,036 SF
COVERED LANAI	1,626 SF
SECOND LEVEL:	
FLOOR	1,651 SF
COVERED LANAI	121 SF
FLOOR AREA	**9,434 SF**
DWELLING 2:	
FLOOR	1,511 SF
COVERED LANAI	92 SF
FLOOR AREA	**1,603 SF**
STORAGE:	
FLOOR	**189 SF**
TOTAL FLOOR AREA:	**11,424 SF**
(36.8% OF ALLOWABLE FLOOR AREA)	
GARAGE	1,205 SF
TOTAL UNDER ROOF	12,629 SF

BUILDING AREA CALCULATIONS:

MAXIMUM BUILDING AREA: 22,178 SF
(50% OF ZONING LOT)

	PROPOSED
ENTRY PAVILION:	
FLOOR AREA:	198 SF
(LANAI INCLUDED)	
EAVES EXCEED 36"	60 SF
DWELLING 1:	
FLOOR AREA:	9,434 SF
(LANAIS INCLUDED)	
EAVE EXCEED 36"	947 SF
GARAGE	1,205 SF
DWELLING 2:	
FLOOR	1,603 SF
(LANAIS INCLUDED)	
EAVE EXCEED 36"	177 SF
STORAGE:	
FLOOR	168 SF
TOTAL BUILDING AREA:	**13,792 SF**
(62.2% OF ALLOWABLE BUILDING AREA)	

IMPERVIOUS COVER:

MAX ALLOWED COVERAGE: 33,367 SF
(75% OF ZONING LOT)

	PROPOSED
TOTAL COVERAGE:	20,823.6 SF
(62.6% OF ALLOWABLE LOT COVERAGE)	

PARKING CALCULATIONS:

TOTAL PROPOSED FLOOR AREA:
11,424 SF

REQUIRED OFF-STREET PARKING:
1 STALL PER 1,000 SF (LUO SEC 21-6.20)

PROPOSED OFF-STREET PARKING:
11 STALLS

LEGEND:

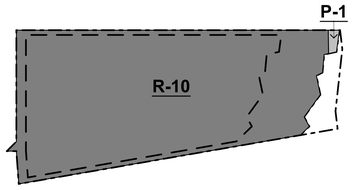
ENCLOSED:

COVERED LANAI:

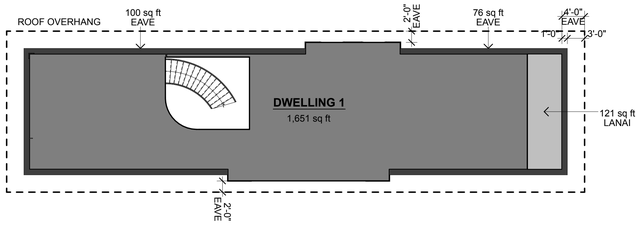
GARAGE:

EAVES (>36"):

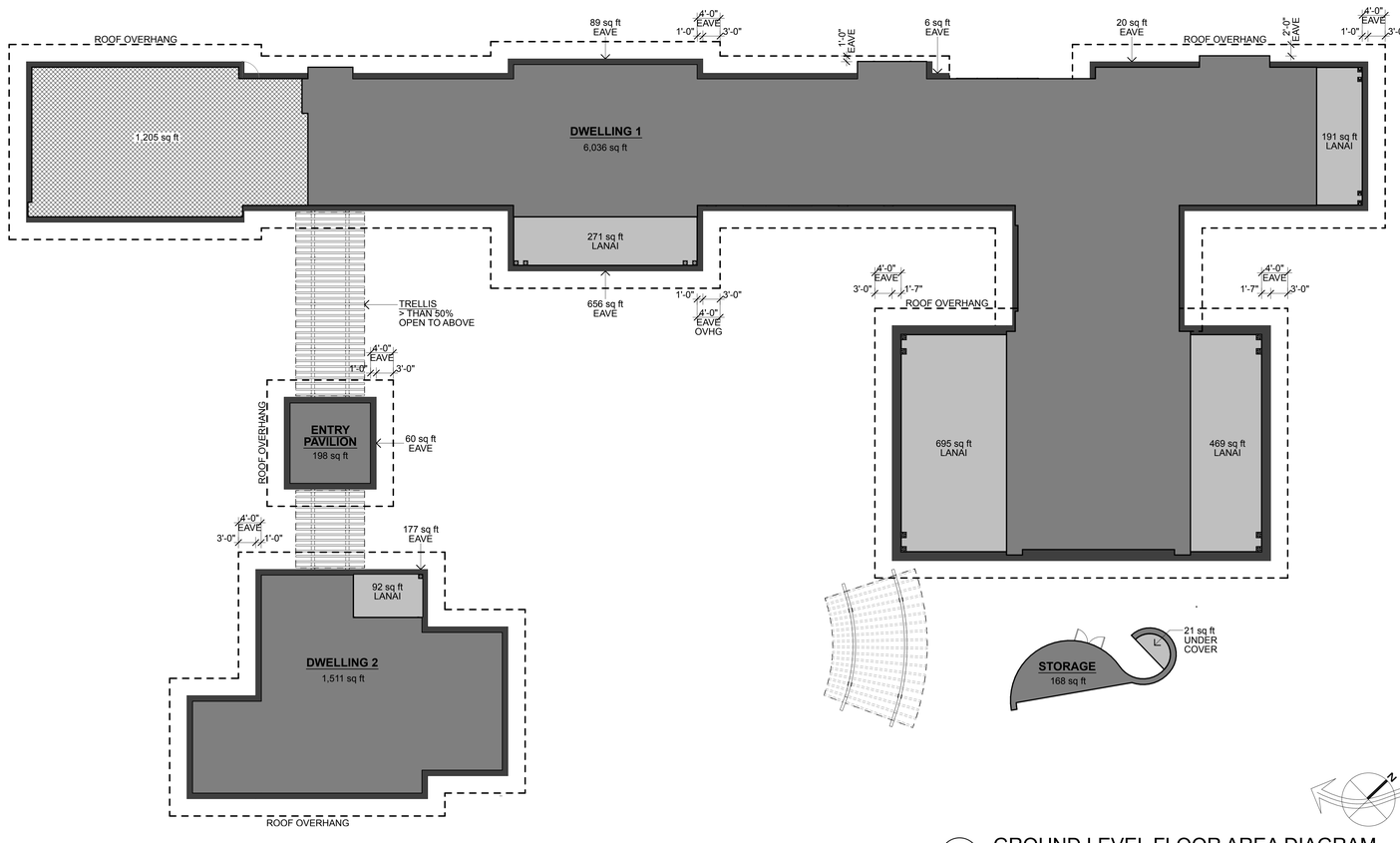
LOT ZONING:



1 ZONING DIAGRAM
SCALE: 1/64" = 1'-0"



3 SECOND LEVEL FLOOR AREA DIAGRAM
SCALE: 3/32" = 1'-0"
0 8' 16' 24'



2 GROUND LEVEL FLOOR AREA DIAGRAM
SCALE: 3/32" = 1'-0"
0 8' 16' 24'

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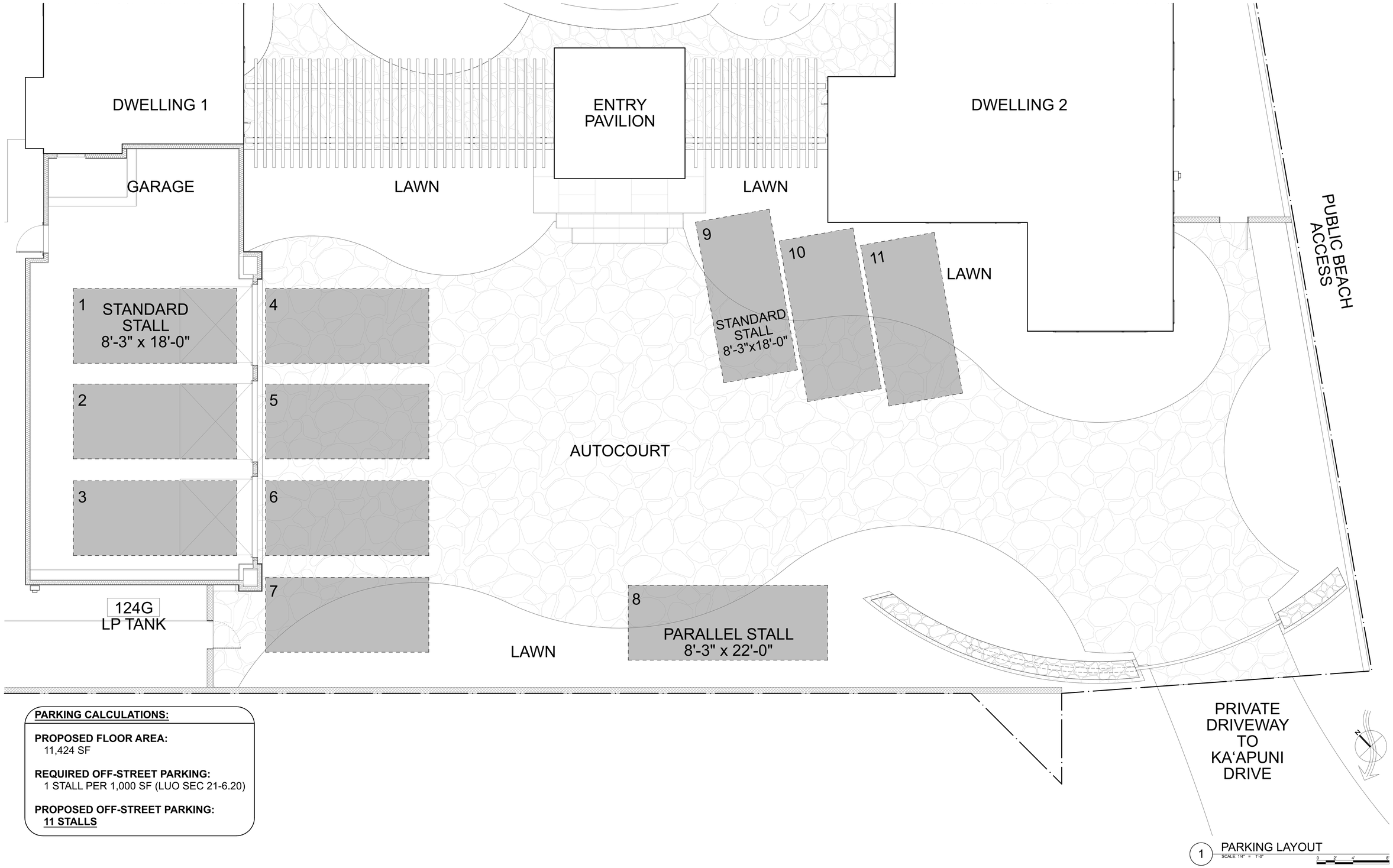

PARKING CALCULATIONS:

PROPOSED FLOOR AREA:
11,424 SF

REQUIRED OFF-STREET PARKING:
1 STALL PER 1,000 SF (LUO SEC 21-6.20)

PROPOSED OFF-STREET PARKING:
11 STALLS

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

Private Residence
144 Ka'apuni Drive, Kailua, Hawai'i
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Parking Requirements

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