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DEPARTMENT OF PLANNING AND PERMITTING
KA 'OIHANA HO'OLĀLĀ A ME NĀ PALAPALA 'AE
CITY AND COUNTY OF HONOLULU

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September 23, 2026

2026-SMA-34 (JM)

The Honorable Tommy Waters
Chair and Presiding Officer
and Members
Honolulu City Council
530 South King Street, Room 202
Honolulu, Hawai'i 96813

Dear Chair Waters and Councilmembers:

SUBJECT: Special Management Area (SMA) Major Permit
Baum Residence at Ka'apuni Bungalow
60 Ka'apuni Drive – Kailua
Tax Map Key: 4-3-013: 033

Enclosed for your consideration are the Department of Planning and Permitting's (DPP) Report and Recommendation, Draft Resolution, and Exhibits for the SMA Major Permit application to allow the construction of two new single-unit dwellings, an attached garage, and an in-ground pool on a shoreline lot in the R-10 Residential District in Kailua (Project).

The DPP recommends that the Project be approved, subject to compliance with recommended conditions, which primarily consist of standard conditions relating to coastal hazards, archaeological resources, protected and invasive species, and the prohibition of short-term rentals.

Pursuant to the Revised Ordinances of Honolulu Chapter 25, the City Council must act within 60 calendar days after receipt of our Findings and Recommendation; however, the City Council may extend this period of time upon receipt of a request from the Applicant for an extension.

DEPT. COM. 606(26)

Should you have any questions, please contact me at (808) 768-8000.

Very truly yours,

Dawn Takeuchi Apuna
Director

Enclosures: DPP Report and Recommendation
Exhibits A through M and N-1 through N-11
Draft Resolution

APPROVED BY:

Krishna F. Jayaram, Managing Director
Office of the Managing Director

DEPARTMENT OF PLANNING AND PERMITTING
OF THE CITY AND COUNTY OF HONOLULU

STATE OF HAWAI'I

IN THE MATTER OF THE APPLICATION BY NICHOLAS AND KRISTA BAUM FOR A SPECIAL MANAGEMENT AREA (SMA) MAJOR PERMIT	FILE NO. 2026-SMA-34 (JM)

FINDINGS OF FACT, CONCLUSIONS OF LAW, AND RECOMMENDATION

I. APPLICATION

A. Basic Information:

PROJECT NAME:	Baum Residence at Ka'apuni Bungalow
LANDOWNERS/ APPLICANTS:	Nicholas and Krista Baum
AGENT:	Planning Solutions, Inc. (James T. Hayes)
LOCATION:	60 Ka'apuni Drive – Kailua (Exhibit A)
TAX MAP KEY (TMK):	4-3-013: 033
ZONING:	R-10 Residential District (Exhibit B)
STATE LAND USE:	Urban District (Exhibit C)
DEVELOPMENT PLAN:	Ko'olau Poko Sustainable Communities Plan (KPSCP)

B. Proposal: The Applicants are seeking an SMA Major Permit to allow the construction of two new single-unit dwellings, an attached garage, and an in-ground swimming pool, on a 28,392-square-foot (sq.ft.) shoreline lot (Project) in the R-10 Residential District (R-10 District) and SMA in Kailua (see Exhibits A through M and N-1 through N-11). The Project consists of the following components:

- Construction of a new 5,230 sq.ft. slab-on-grade, one-story, single-unit dwelling consisting of three bedrooms, four bathrooms, a kitchen, laundry room, and wet bar;

- Construction of a new 1,765 sq.ft. slab-on-grade, one-story, single-unit dwelling consisting of two bedrooms, two bathrooms, a kitchen, laundry room, and attached three-car garage;

- Construction of a new in-ground swimming pool, deck, and associated equipment; and

- Accessory improvements, including interior walls, gates, fences, walkways, and a new driveway connecting the attached garage to Ka'apuni Drive.

The Project will require the demolition of two existing single-unit dwellings, a detached garage, a driveway, entry gate, and a portion of the perimeter wall along the western side of the property. An existing backflow preventer, electrical box, and perimeter walls will be retained.

All new structures will be set back a minimum of 130 feet (ft.) from the shoreline (see Exhibit N-3). The total building area will be approximately 7,763 sq.ft. (27 percent), and the total floor area will be approximately 6,995 sq.ft. for a floor area ratio (FAR) of 0.25. The impervious surface coverage will be about 14,786 sq.ft. (53 percent).

The Project will require the excavation of a roughly 9,310 sq.ft. area to a depth of approximately 18 inches for the foundations of the proposed dwellings, and approximately 1,463 sq.ft. of disturbance to a depth of 5.2 ft. for the in-ground pool. In total, the Project will require the excavation of approximately 520 cubic yards (cy) of underlying material, 150 cy of which will be backfilled on-site. Approximately 418 cy of structural fill will be imported for the proposed dwellings. No import of other soil materials is required.

All construction staging activities will occur on-site. Temporary and permanent Best Management Practices (BMPs) will be implemented before, during, and after construction to address fugitive dust, on-site stormwater management, construction noise and vibrations, erosion and sediment control, and other issues in compliance with the Department of Planning and Permitting (DPP) *Rules Relating to Water Quality*, *Rules Relating to Storm Drainage Standards*, and other applicable regulations. Other required City approvals include construction and building permits (BP).

The Project is anticipated to cost approximately $3 million and construction will take approximately 18 months from the issuance of all required permits.

II. EXISTING CONDITIONS

The following table summarizes the existing conditions for the site and surrounding area:

Lot Area	28,392 sq.ft.
Lot Shape	Rectangular
Topography	Relatively flat with a ground elevation of approximately 10 ft. above mean sea level (MSL) (see Exhibit D). The makai portion of the lot is consistent with the gentle slope of a coastal dune.
Current Development	The Project site is currently developed with two single-unit dwellings and a detached garage.
Surrounding Uses	To the north – Kailua Bay / Pacific Ocean. To the west – Beach access lane and residential dwellings To the east and south – Residential dwellings.
Vegetation	Ornamental landscaping consisting of palms, trees, bushes, shrubs, and grass.
Soil Classifications (*mauka to makai*)	*Jaucas sand, zero to 15 percent slopes* – Excessively drained, calcareous soils with rapid permeability, and very slow to slow runoff potential. This soil series occupies the southern portion of the Project site. *Beaches* – Excessively drained, with very low runoff potential. This soil series occupies the northern portion of the Project site (United States Department of Agriculture – Natural Resources Conservation Service; see Exhibit E). The subject property is also mapped as coastal dunes on the Hawai'i Sea Level (SLR) Viewer (see Exhibit M).
Nearest Body of Water	*Pacific Ocean / Kailua Bay* - The Pacific Ocean is designated as an Estuarine and Marine Deepwater Wetland environment (National Wetlands Inventory – *Surface Water and Wetlands Mapper;* see Exhibit F).
Flood Zone	Flood Zone X – Areas determined to be outside of the 0.2-percent-annual-chance floodplain or outside the 500-year floodplain (Federal Emergency Management Agency [FEMA] Flood Insurance Rate Map Panel No. 15003C0290J - June 10, 2026; see Exhibit G)

Hurricane Storm Surge	The Project site is projected to be subject to approximately three to six ft. of flooding during a Category 4 hurricane event (National Hurricane Center, *Storm Surge Risk Maps;* see Exhibit H).
Tsunami	The entirety of the subject property and surrounding neighborhood is located within the tsunami evacuation zone (Hawai'i Emergency Management Agency, *Tsunami Aware Mapper;* see Exhibit I).
SLR – Exposure Area	The Hawai'i SLR Viewer shows that the Project site is not projected to be impacted by SLR or coastal erosion as a result of SLR (see Exhibit J).
Shoreline Erosion Rate	Kailua Transect 138 traverses the subject property, with an average annual historic accretion rate of 1.43 ft. per year (O'ahu Historical Shoreline Change Map; see Exhibit L).
Shoreline Survey	The most recent shoreline survey was certified by the State Board of Land and Natural Resources on March 23, 1990. The applicable minimum shoreline setback for the site is 60 ft., or 75 ft. without a current Certified Shoreline Survey (CSS). Development will occur at least 130 ft. mauka of the presumed shoreline, well outside of the shoreline setback area (see Exhibit N-3).

III. ENVIRONMENTAL DISCLOSURE AND PUBLIC PARTICIPATION

The following table summarizes the Project's compliance with the applicable environmental disclosure and public outreach requirements:

Environmental Disclosure Documentation Revised Ordinances of Honolulu (ROH) § 25-5.3(a)	The proposed Project does not involve any action subject to the environmental disclosure requirements of Hawai'i Revised Statutes (HRS) Chapter 343. In addition, the two single-unit dwellings are exempt from HRS Chapter 343 requirements, pursuant to the ROH § 25-5.3(a). Therefore, no environmental assessment or review under HRS Chapter 343 is required. This meets the requirements of ROH § 25-5.3(a).
Agency Comments	During the SMA review processes, the DPP and the Agent routed the proposal to various Federal, State, and City agencies. All letters and comments received have been included in the Project file and incorporated into the Analysis Section, as appropriate.
Neighborhood Board / Community Association Presentation ROH § 25-5.3(b)	The Project was presented to the Kailua Neighborhood Board (KNB) No. 31 on March 5, 2026. No concerns were raised by the KNB or the public at the meeting (see Section G, below). This meets the requirements of ROH § 25-5.3(b).
Public Hearing ROH § 25-5.3(f)-(h)	The DPP conducted a Public Hearing at 10:00 a.m. on August 14, 2026, at the Fasi Municipal Building, 6th Floor Conference Room. Three members of the public attended the hearing for this Project, but no testimony was provided. The public hearing is discussed in Section G, below. This meets the requirements of ROH § 25-5.3(f) through (h).

IV. FINDINGS AND ANALYSIS

The proposed Project was analyzed in accordance with the objectives, policies, and guidelines established in ROH § 25-3.1, as well as HRS § 205A-2 and § 205A-26(1).

A. Recreational Resources - ROH § 25-3.1(a)

"Development within the SMA should provide coastal recreational opportunities to the public. Adequate access, by dedication or other means, to beaches, coastal dunes, recreation areas, and natural reserves must be provided to the extent consistent with sound conservation principles. Adequate and properly located public recreation areas and wildlife preserves must be preserved."
See also HRS § 205A-2(b)(1) and (c)(1), and § 205A-26(1)(A) and (B).

The closest recreational resource to the Project site is Kailua Beach, which is directly adjacent to the makai side of the property. Kalama Beach Park is approximately 1,900 ft. to the northwest of the site, and Kailua Beach Park is located approximately one-half mile to the southeast of the site. The nearest public beach access is located approximately 950 ft. southwest of the property, makai of the intersection of South Kalāheo Avenue and Ku'unui Street. The adjacent parcel to the west of the Project site (TMK 4-3-013: 034) is also a 10-ft.-wide private beach access lane owned by the Ka'apuni Community Association. According to the Agent, the gate to the access lane is kept open and was observed as such during a site visit conducted by DPP staff on August 11, 2026.

The construction of two new single-unit dwellings, an attached garage, in-ground swimming pool, and other elements of the overall proposal will not result in adverse impacts to coastal recreational opportunities for the public, because no change to existing beach access, open spaces, recreational resources, or opportunities for hiking, fishing, and cultural practices will occur. Implementation of the Project will also not result in any change to lateral public access along the shoreline makai of the property. Under both current and proposed conditions, there is no direct public access to the beach through the subject property. No conditions of approval are recommended regarding coastal recreational opportunities.

B. Historic and Cultural Resources – ROH § 25-3.1(b)

"Development within the SMA should protect, preserve, and restore natural or human-made historical and cultural resources."
See also HRS § 205A-2(b)(2) and (c)(2).

1. Archaeological and Historic Resources: On July 26, 2024, a draft archaeological inventory survey plan (AISP) was submitted to the State Historic Preservation Division (SHPD) for review. On October 24, 2024, the SHPD issued a letter indicating that no archaeological inventory survey (AIS) has been conducted within the Project site but that archaeological studies conducted in the vicinity have documented historic properties, including human burials along Makawao Street. Human burials were documented approximately 800 ft. from the Project area. In addition, soils on the site are identified as Jaucas sand and Beaches, both of which are soil types that have been documented to contain cultural deposits and human burials.

Based on the available information and the cultural sensitivity of the area, the SHPD requested an AIS with subsurface testing in order to adequately identify archaeological historic properties, determine potential impacts to them, and ensure that appropriate mitigation is implemented. The SHPD also requested additional test excavations in the open areas and areas of the new house foundation, utilities, pool, hot tub, and overall Project area as part of the AIS fieldwork. Before the AISP can be accepted per the Hawai'i Administrative Rules (HAR) § 13-284-5(c), the SHPD requested additional subsurface testing beyond the proposed 10 backhoe-assisted test excavations and archeological testing under the house structure and parking area. An AIS meeting the requirements of HAR § 13-276-5 must be submitted to the SHPD for review and acceptance before Project initiation. The Applicants should submit to the DPP a copy of the SHPD's written acceptance of the Project's AIS that meets the requirements of HAR § 13-276-5. Given the requested additional subsurface testing under the existing dwellings, the written acceptance may be submitted after the issuance of demolition permits but must be submitted prior to the issuance of any construction permit or BP for new construction. This is recommended as a condition of approval.

Furthermore, if any archaeological, historic, or cultural resources are discovered on the Project site during the AIS, the Applicants should be required to consult with SHPD to implement all mitigation protocols approved by the SHPD under the AIS, or as otherwise required by the SHPD. The Applicants should also be required to hold a coordination meeting among the Project's archaeological consultants, the construction contractor, and applicable subcontractors to ensure that the construction contractor and applicable subcontractors have been informed of all mitigation protocols required by the SHPD. These are recommended as conditions of approval.

Lastly, as is the case during any ground-disturbing activity, there is a possibility that unknown archaeological resources or historic properties could be discovered. Should any cultural or archaeological resources be encountered, the Project should be subject to the standard "stop work" condition of approval. This will ensure that if, during construction, any previously unidentified archaeological sites or remains (such as artifacts, shell, bone, or charcoal deposits, human burials, rock or coral alignments, pavings, or walls) are encountered, the Applicants must stop work and contact the SHPD. This is also recommended as a condition of approval.

Provided the Applicants comply with the SHPD's requirements regarding on-site resources, no adverse impacts to historic or archaeological resources are anticipated.

2. Cultural Resources: The Project does not propose any change to existing established public access for Hawaiian cultural activities, nor would Project implementation preclude the practice of Hawaiian cultural activities. During the site visit conducted on August 11, 2026, DPP staff did not observe any cultural activity or practices on the Project site. No related conditions are recommended.

C. **Scenic and Open Space Resources – ROH § 25-3.1(c)**

"Development within the SMA should protect, preserve, and whenever desirable, restore or improve the quality of coastal scenic and open space resources. Alterations to existing land forms and vegetation, other than for the cultivation of coastal dependent crops, must be limited so they result in minimum adverse impacts on water resources, beaches, coastal dunes, and scenic or recreational amenities. Development that is not dependent on the coast is encouraged to locate mauka of the SMA."
See also HRS § 205A-2(b)(3) and (c)(3) and § 205A-26(1)(D).

No impacts to any scenic and open space resources are anticipated because the Project area is located within an existing residential area that is similarly developed along the shoreline. The City's Coastal View Study does not identify the site as a significant coastal view area. The KPSCP Open Space Map identifies continuous east-west views across Kailua Bay and significant stationary views from the west end of Kailua Beach Park in the general Project vicinity, but the Project will not interfere with these views. Furthermore, the Project will have to meet the ROH Chapter 21 development standards for the R-10 District, which will restrict height and overall building bulk. Given all of this, no adverse impacts to scenic and open space resources are anticipated and no related conditions of approval are recommended.

D. **Coastal Ecosystems – ROH § 25-3.1(d)**

"Development within the SMA should protect valuable coastal ecosystems, including reefs, beaches, and coastal dunes from disruption, and minimize adverse impacts on all coastal ecosystems. Solid and liquid waste treatment and disposition must be managed to minimize adverse impacts on SMA resources."
See also HRS § 205A-2(b)(4) and (c)(4) and § 205A-26(1)(C).

The Project proposes residential uses on a residentially-zoned lot, and will be designed to avoid impacts to coastal ecosystems. Nonetheless, there is potential for temporary impacts to protected fauna species during Project construction, as discussed below.

1. Sensitive Coastal Habitats and Species:

a. Wetlands and Streams: The Project site does not contain any areas designated as wetlands or streams. The Pacific Ocean/Kailua Bay, located directly to the north of the Project site, is identified as Estuarine and Marine Wetland (see Exhibit F). The Project is not anticipated to result in adverse impacts to the Pacific Ocean/Kailua Bay, as it is required to comply with the City's *Rules Relating to Water Quality, Rules Relating to Storm Drainage Standards*, and other applicable regulations. Compliance with the City's Rules will be confirmed during the BP review process. No conditions related to the protection of wetlands and streams are recommended.

b. Flora: Existing vegetation at the site consists of ornamental landscaping, including palms, trees, bushes, shrubs, and grass. No rare, threatened, or endangered flora species are known to be present on the site, and according to the U.S. Fish and Wildlife Service (USFWS) *Information for Planning and Consultation* (IPaC), no critical habitat for flora species overlaps the Project site. No impacts to threatened or endangered flora species are anticipated, and no related conditions of approval are recommended.

c. Fauna: A review of the USFWS IPaC database revealed there are a number of threatened and endangered fauna species that may visit the site for foraging or breeding purposes. Sensitive terrestrial mammal species which may be present include the Hawaiian Hoary Bat. Hawaiian Hoary Bats may roost in trees or tall vegetation in the Project area. To avoid impacting this species, woody plants greater than 15 ft. in height should not be disturbed, removed, or trimmed during the bat birthing and pup rearing season (June 1 through September 15). Further, barbless fencing should be used for all fence construction to avoid entanglement of Hawaiian Hoary Bats. These standard measures should be conditions of approval.

State and federally listed sensitive avian species which may occur in the Project vicinity include Hawaiian seabirds and water birds (Band-rumped Storm-petrel, Hawaiian Common Gallinule, Hawaiian Coot, Hawaiian Duck, Hawaiian Petrel, Hawaiian Stilt, and Newell's Shearwater), and the State-listed White Tern. Wedge-tailed Shearwaters are also known to occur and nest in the area. These species, the protection of which is administered by the Department of Land and Natural Resources (DLNR) Division of Forestry and Wildlife (DOFAW), may be impacted by Project implementation, particularly during construction activities. Standard

conditions relating to the protection of these avian species are recommended. In addition, in order to avoid direct or indirect impacts to protected Wedge-tailed Shearwaters and other protected Hawaiian seabirds, the Applicants should be required to hire a qualified biologist to conduct pre-construction surveys for the presence of the species and nests, and establish procedures to avoid disruption of any nests that may be encountered. This is recommended as a condition of approval.

The IPaC database also identifies the Green Sea Turtle and the Hawksbill Sea Turtle as protected reptile species that may be present in the Project area. Further, according to National Oceanic and Atmospheric Administration Fisheries, marine critical habitat for Hawaiian Monk Seals includes the ocean waters near the Project site. The beach makai of the Project site consists of a partially sandy beach that could serve as an area for seals to haul out and breed, and for turtles to nest. Should these species be present on-site, they may be impacted by Project implementation, especially during construction. Nesting sea turtles and monk seal mother-pup pairs are particularly vulnerable to human disturbance, such as construction noise, which may cause them to avoid or leave the area, thereby negatively affecting their reproductive success. Monk seals and sea turtles could also be harmed if any construction debris poses a threat of entanglement. The Project is proposed to occur more than 130 ft. from the shoreline (see Exhibit N-3). To prevent impacts to monk seals and sea turtles, the Applicants should be required to comply with standard stop work and BMPs if these species are present in or adjacent to the Project site. Standard conditions relating to the protection of marine fauna species are recommended.

Artificial lighting can be disruptive to many avifauna species in their navigation, nesting, and reproductive cycles. All outdoor lighting should be fully shielded, and nighttime work (from sunset to sunrise) must be avoided during the various seabird fledgling seasons. To further mitigate potential lighting impacts, the Applicants should use full cutoff light fixtures for exterior lighting. The International Dark Sky Association has established lighting standards to mitigate ecological impacts. Their Fixture Seal of Approval program requires that lighting have a correlated color temperature of 3,000 degrees Kelvin or lower. These measures are recommended as conditions of approval.

d. Critical Habitat: The Project site does not currently contain any areas designated as a critical habitat. However, the marine waters makai of the site are designated as critical habitat for the Hawaiian

Monk Seal. The Project does not propose any change to the beach or marine environment and is over 130 ft. from the shoreline (see Exhibit N-3). Upon compliance with the above-referenced conditions of approval regarding Hawaiian Monk Seals, no further impacts to critical habitat are anticipated to occur, and no conditions specific to critical habitat are recommended.

e. Invasive Species: According to the O'ahu Invasive Species Committee (OISC) website, there are several invasive flora and fauna species being targeted for eradication on O'ahu. Flora species include cane tibouchina, cape ivy, devil weed, fireweed, glory bush, himalayan blackberry, miconia, pampas grass, and the fungi that cause rapid 'ōhi'a death. Fauna species include coconut rhinoceros beetles, naio thrips, coquí frogs, and little fire ants. The OISC provides protocols for decontamination in the event these species are encountered, as well as protocols to prevent the spread of these species. The Project proposes the importation of a maximum of approximately 418 cy of structural fill, which could result in the spread of invasive species. Therefore, implementation of the OISC protocols is recommended as a condition of approval.

2. Reefs, Beaches, and Coastal Dunes: The Project's potential impacts to reefs, beaches, and coastal dunes are discussed in Section H, below.

3. Solid and Liquid Waste Treatment and Disposition: Potable water, fire suppression water, and wastewater service for the Project will be provided by the existing municipal systems which already serve the Project site. Construction waste will be disposed of by the contractor at an approved facility. Residential solid waste will continue to be picked up by the existing municipal trash removal service. No impacts related to solid and liquid waste treatment and disposition are anticipated to occur and no related conditions of approval are recommended.

Upon implementation of the recommended conditions, along with standard water quality and erosion BMPs, potential impacts to coastal ecosystems will be mitigated.

E. **Economic Uses – ROH § 25-3.1(e)**

"Development within the SMA should consist of facilities and improvements important to the State's economy, and ensure that coastal-dependent development and coastal-related development are located, designed, and constructed to minimize exposure to coastal hazards and adverse social, visual, and environmental impacts within the SMA."
See also HRS § 205A-2(b)(5) and (c)(5).

Implementation of the Project will result in a temporary increase in jobs and economic activity during construction through the rental and purchase of equipment, materials, and supplies. Otherwise, the proposed dwellings are anticipated to result in minimal changes to the State's economy. Therefore, the Project is not anticipated to result in an adverse impact to the State's economy, and no related conditions of approval are recommended.

F. **Coastal Hazards – ROH § 25-3.1(f)**

"Development within the SMA should reduce impacts of coastal hazards on life and property, and must be designed to minimize impacts from landslides, erosion, sea level rise, siltation, or failure in the event of earthquake."
See also HRS § 205A-2(b)(6) and (c)(6) and § 205A-26(1)(D).

1. Flooding: The Project site is located within Zone X, which constitutes areas where flooding is unlikely because they are outside of the 0.2 percent annual chance floodplain or 500-year floodplain (see Exhibit G). Development within Zone X is not subject to compliance with ROH Chapter 21A, the Special Flood Hazard Areas Ordinance. No flood-related impacts are anticipated and no conditions of approval specific to flood zone compliance are recommended.

2. SLR: Based on a review of the University of Hawai'i Pacific Island Ocean Observing System Hawai'i SLR Viewer, the Project site is not anticipated to be impacted by SLR (see Exhibit J). No conditions of approval specific to projected SLR hazards are recommended.

   Nevertheless, as a shoreline lot, the Applicants and successor owners must be aware of the potential for coastal hazards at the subject property and that future shoreline variances for shoreline hardening structures cannot be allowed, as discussed under Section H below. Further, the Applicants and successor owners must be aware that as sea level rises or as land area is lost to coastal erosion or other occurrences, land makai of the shoreline becomes part of the State's Land Use Conservation District. These acknowledgements are recommended as conditions of approval.

3. Storm Surge: The National Storm Surge Hazards Maps indicate that the Project site may be inundated by three to six ft. of storm surge during Category 4 and higher hurricane events (see Exhibit H). However, the closest development activity is proposed to occur more than 130 ft. mauka of the shoreline, and mauka of a natural elevated coastal dune that separates the proposed development from Kailua Beach and the ocean (see Exhibit N-3). Furthermore, construction is required to conform to relevant building codes to mitigate the risk of flood and wind damage and comply with local ordinances in conjunction with FEMA guidance. When a hurricane is approaching a coastal location, early evacuation is usually

standard mitigation to address the possibility of accompanying storm surge with high winds. In the short term, human safety impacts related to hurricane storm surge inundation are not anticipated, but structural damage may still occur. In the long term, the potential for storm-surge-related damage is anticipated to increase as rising sea levels result in more coastal flooding potential. Related conditions are recommended in Section F.1 above. No additional conditions related to hurricane storm surge are recommended.

4. Tsunami: The entirety of the Project site is located within the tsunami evacuation zone (see Exhibit I). During a tsunami warning, evacuation requirements will be enforced based on guidelines issued by the Department of Emergency Management. No conditions of approval specific to tsunami events are recommended.

G. **Managed Development and Public Participation – ROH § 25-3.1(g)**

The development review process should stimulate public awareness, education, and participation in coastal management.
See also HRS § 205A-2(b)(7) and (8) and 205A-2(c)(7) and (8).

The public was made aware of the Project and was given the opportunity to review the proposed Project prior to and during processing of the SMA Major Permit application.

Prior to submitting the SMA Permit application to the DPP, a presentation of the Project by the Agent was made to the KNB No. 31 on March 5, 2026. Preceding that presentation, the Agent sent written notification of the presentation to all adjoining and nearby property owners on February 23, 2026. There were no concerns raised regarding the proposed Project by the KNB or the public at the meeting.

Upon acceptance of the application, the application materials were posted on the DPP website for public review. During the SMA Major Permit application review process, the DPP routed the proposal to various Federal, State, and City agencies. All letters and comments received have been included in the Project File and incorporated into the Analysis Section, as appropriate.

The DPP conducted a Public Hearing on the SMA Major Permit application at 10:00 a.m. on Friday, August 14, 2026, at the Fasi Municipal Building, 6th Floor Conference Room. Notices of the application and public hearing were published in the July 24, 2026, edition of the Honolulu Star-Advertiser and sent to neighbors within 300 ft. of the subject property, various public agencies, elected officials for the area, and other interested parties. There were three items on the agenda, for which the Project was Item No. 1. The hearing was attended by the Applicants' Agent, DPP staff members, and three members of the public. The Hearings Officer asked the members of the public who were present if they were

interested in hearing the Project presented or facts of the Project by DPP staff. No members indicated that they were interested in hearing a presentation of the Project. At the request of DPP staff, the Agent confirmed the status of the AIS and the steps that have been taken thus far towards its completion. A recording of the public hearing is available upon request. Additional opportunities for public input will be available during the City Council meetings. No related conditions of approval are recommended.

H. **Beach and Coastal Dune Protection – ROH § 25-3.1(h)**

Development within the SMA should facilitate beach management and protection by safeguarding beaches and coastal dunes for public use and recreation, the benefit of ecosystems, and use as natural buffers against coastal hazards. New structures should be located mauka of the shoreline setback line to conserve open space, minimize interference with natural shoreline processes, and minimize the loss of improvements due to erosion.
See also HRS § 205A-2(b)(9) and (c)(9).

The Project site is primarily underlain by soils identified as Beaches and Jaucas sand and mapped as Beaches and Dunes and Marine Sands on the Hawai'i SLR Viewer (see Exhibits E and M). Jaucas sands are permeable, well-drained soils with slow runoff rates. There is currently no shoreline hardening structure present at the subject property to disrupt natural shoreline processes. In order to protect the underlying dune sands and minimize the disruption of future shoreline processes, landscaping must not artificially fix the shoreline or be maintained in such a way that it effectively hardens the shoreline. This is required under ROH § 25-6.1(b)(1) and is recommended as a condition of approval.

Further, the Applicants and successor owners should be aware that pursuant to ROH § 26-1.8(b)(3)(E), a determination of hardship as a result of any discretionary land use permit granted after June 16, 1989, is not a basis for requesting a Shoreline Setback Variance (SSV). This means that where a discretionary land use permit is used to authorize development, the Applicants cannot later claim hardship as the basis for an SSV in order to protect that development. This SMA Major Permit is a discretionary land use permit. Therefore, the Applicants are precluded from obtaining an SSV to protect the subject property from erosion or other coastal hazards with new shoreline hardening structures. This is recommended as a condition of approval to ensure that the Applicants and successor owners or interests are fully aware of this regulatory standard.

Lastly, construction of the proposed single-unit dwellings, detached garage, and in-ground swimming pool have the potential to disrupt the existing coastal dune system. However, the Project site has been previously disturbed as a result of construction of the existing dwellings and other residential-related activities. Further, the Applicants are proposing the use of a slab-on-grade foundation

elevated by shallow footings and a minimal amount of above-grade structural fill (see Exhibit N-10). Sand materials excavated for the proposed in-ground pool will be backfilled and used on site for ground leveling to the extent practicable. Additionally, the swimming pool will be relatively shallow, extending a maximum of six ft. below grade (see Exhibit N-11). Lastly, as discussed elsewhere, these features of the Project are significantly set back from the shoreline about 130 ft., helping to preserve the dune system by avoiding its disruption to the extent practicable. These design features will help to minimize impacts to the underlying coastal dune system. No additional conditions relating to beach and coastal dune protection are recommended.

I.

Marine and Coastal Resources – ROH § 25-3.1(i)
Development within the SMA should promote the protection, use, and development of marine and coastal resources to ensure that these resources are ecologically and environmentally sound and economically beneficial. Impacts on water resources, beaches, coastal dunes, and scenic or recreational amenities resulting from the construction of structures must be minimized. Development within wetland areas should be limited to activities that are dependent on or enhance wetlands, or are otherwise approved by appropriate State and federal agencies. *See also HRS § 205A-2(b)(10) and (c)(10).*

The Project is located on a shoreline lot, but does not involve the use or management of marine resources. The closest surface and marine waters to the subject property consist of the Pacific Ocean/Kailua Bay, located directly north of the site. Kailua Bay is identified as Estuarine and Marine Wetland and Estuarine and Marine Deepwater (see Exhibit F). The Project is not anticipated to result in adverse impacts to these marine waters or wetlands, as the site is within Zone X and the closest development activities will occur more than 130 ft. mauka of the shoreline on relatively flat terrain consisting of soils with rapid permeability (see Exhibit N-3). Further, the Project will comply with the DPP's *Rules Relating to Water Quality*, *Rules Relating to Storm Drainage Standards* and other applicable regulations, which will be confirmed during the BP review process. No substantial impacts to marine and coastal resources are anticipated and no related conditions of approval are recommended.

J.

Cumulative Impact or Significant Effect and Compelling Public Interest – ROH § 25-3.1(j)
Development within the SMA should not have any cumulative impact or significant effect, unless minimized to the extent practicable and clearly outweighed by public health, safety, or other compelling public interest. *See also HRS § 205A-26(2)(A).*

Substantial or cumulative negative environmental impacts associated with the implementation of the Project along with other past, present, and reasonably foreseeable projects in the Project vicinity are not anticipated, so long as the recommended conditions of approval are implemented. The Project site and other lots within 500 ft. of the Project site perimeter are zoned for residential uses and are limited based on the associated development standards of ROH Chapter 21. The subject property along with the surrounding properties in all directions are also located within the SMA, which requires any activity meeting the definition of development to undergo review for impacts to the sensitive coastal resources previously described in this report. The Project site is within a previously established residential area to which existing electricity, water, fire suppression water, sewer, and trash pick-up are already available.

Within a 500-ft. radius of the Project site, one project was identified over a five-year span (see Exhibit K). SMA Major Permit No. 2025/SMA-18 was approved by the City Council on August 6, 2025, through Resolution No. 25-184, CD1, to allow the construction of two single-unit dwellings with an attached garage and swimming pool on an approximately 44,356 sq.ft. shoreline lot, split-zoned R-10 District and P-1 Restricted Preservation District, located at 144 Ka'apuni Drive, and identified as TMK 4-3-013: 039. BPs for the project were issued on August 6, 2026.

Potential cumulative effects to SMA resources as a result of implementation of the Project and the project identified above could occur if the projects collectively resulted in damage to the quality of water in the Pacific Ocean, excessive erosion or alteration of landforms, increased base flood elevations, and/or the loss of unknown historic or cultural resources that may be present in the area. However, each of the projects have been evaluated for site-specific or cumulative impacts to SMA resources and where potential impacts were identified, conditions of approval were or will be imposed to mitigate these impacts. Upon implementation of the recommended conditions of approval and compliance with applicable regulatory requirements, it is not anticipated that the Project will contribute to a significant cumulative impact to SMA resources. No conditions of approval specific to cumulative impacts are recommended.

K.	**Consistency with Plans and Regulations – ROH § 25-3.1(k)**
	Development within the SMA must be consistent with the general plan, development plans, sustainable communities plans, and zoning ordinances; provided that a finding of inconsistency does not preclude concurrent processing of amendments to applicable plans or a zone change. See also HRS § 205A-26(2)(C).

The proposal is generally consistent with the applicable plans and regulations, as detailed below.

1. ROH Chapter 21, Land Use Ordinance (LUO): According to the Applicant, the Project has been designed to comply with the development standards of the LUO. The 28,392 sq.ft. site is located within the R-10 District, which allows for the development of up to two single-unit dwellings. The Project plans show that the structures comply with all required yard and height setbacks, as well as height, density, and lot coverage requirements to meet the development standards for the R-10 District (see Exhibits N-1 through N-11). Plans submitted for land use permits, such as an SMA Permit, are generally conceptual in nature. Slight design changes to site plans, interior floor plans, or parking plans are not uncommon prior to the submittal of final BP plans. A thorough review of the plans for compliance with the R-10 District development standards and other LUO regulations will be conducted during the BP review process.

   Pursuant to ROH Table 21-5.30, short-term rentals, including both bed and breakfast establishments and transient vacation units, are not allowed in any Residential District. In order to ensure the Applicants and successor owners are aware of this limitation, a statement to this effect is recommended as a condition of approval. Based on a review of the plans, the Project will be consistent with the LUO and no additional conditions of approval will be required.

2. ROH Chapter 26, Shoreline Setbacks: The Project site is a shoreline lot and is therefore subject to compliance with ROH Chapter 26. As the O'ahu Historical Shoreline Change Map identifies the Project site as accreting an average of 1.43 ft. per year, no additional erosion-rate based setback requirements apply (see Exhibit L). The Applicants did not provide a current CSS, and the current shoreline setback is 60 ft., so a 75-ft. shoreline setback applies (i.e. 60 ft. plus a 15-ft. buffer). The plans show that all development will occur at least 130 ft. mauka of the presumed shoreline (see Exhibit N-3). As such, the Project complies with the requirements of ROH Chapter 26 and no related conditions of approval are recommended.

3. O'ahu General Plan (GP): The Project is generally consistent with the O'ahu GP. The most applicable O'ahu GP policies for Natural Environment and Resource Stewardship (i.e. SMA Resources) area as follows:

   - Objective A, Policy 1 requires the protection of O'ahu's natural environment, especially the shoreline, valleys, ridges, watershed areas, and wetlands from incompatible development;

   - Objective A, Policy 4 requires development projects to give due consideration to natural features and hazards such as slope, inland and coastal erosion, flood hazards, water-recharge areas, and

existing vegetation, as well as to plan for coastal hazards that threaten life and property; and

- Objective A, Policy 5 requires sufficient setbacks from O'ahu's shorelines to protect life and property, preserve natural shoreline areas and sandy beaches, and minimize the future need for protective structures or relocation of structures.

Each of these resource areas is discussed above, and where necessary, conditions of approval are recommended. Given this, the proposed construction of two single-unit dwellings on a residentially-zoned lot is generally consistent with the O'ahu GP. No conditions of approval related to O'ahu GP compliance are recommended.

4. KPSCP: The Project is generally consistent with the KPSCP. The KPSCP Land Use Map identifies the Project site as "low-density residential" within the Community Growth Boundary. The most applicable KPSCP policies for residential use, open space preservation, and historic and cultural resources (i.e. SMA Resources) are as follows:

Residential Use:

- Building heights should be limited to two stories;
- Residential development should be of appropriate scale and privacy with respect to surrounding residential properties;
- The physical character and definition of neighborhoods should be of existing homes and new infill development on surrounding neighborhoods; and
- There should be a range of housing densities as long as density does not exceed six dwellings per acre.

Open Space Preservation:

- Protect endangered species and their habitats;
- Balance the need for public safety, the protection of property, and the desire for architectural embellishments with the need to conserve energy and the protection of wildlife and human health from adverse effects of outdoor night lighting;
- Protect scenic beauty and scenic views and provide recreation;
- Promote access to shoreline and mountain areas; and

- Prevent development in areas susceptible to landslides and similar hazards.

Historic and Cultural Resources:

- Preserve significant historic features from earlier periods;
- Retain significant vistas associated with archaeological features;
- Implement in-situ preservation and appropriate protection measures for sites that have high preservation value because of their good condition or unique features; and
- Determine the appropriate treatment for a historic site based on the particular qualities of the site and its relationship to its physical surroundings.

Based on the plans provided, the proposed development will be limited to one story and is of an appropriate scale for the neighborhood. The Project site is approximately 28,392 sq. ft. and will have a total of two dwellings, which is consistent with the low density residential guidelines of the KPSCP. The Project site is not within any identified sensitive scenic viewshed, open-space, recreational area, wetland, or historic site on KPSCP resource maps, as also discussed above. Project implementation would not result in any change to shoreline or recreational access. Standard mitigation measures for the protection of sensitive species are recommended as conditions of approval. Further, as discussed above, the SHPD has requested that the Applicants prepare an AIS with subsurface testing in order to adequately identify archaeological historic properties, determine potential impacts to them, and ensure that appropriate mitigation is implemented. They are also required to stop work should any historic properties be encountered. Given this, the Project is generally consistent with the KPSCP. No additional conditions of approval related to KPSCP compliance are recommended.

V. CONCLUSIONS OF LAW

The proposed development was reviewed under the provisions of ROH § 25-3.1 and 25-4.1, and HRS § 205A-2 and 205A-26(1), and was found to be consistent with established SMA objectives, policies, and guidelines, provided the appropriate conditions of approval are imposed. Based on the analysis, the proposed Project will not adversely impact SMA resources, provided that appropriate mitigative conditions are implemented as recommended.

VI. RECOMMENDATION

Based on the preceding Analysis and Conclusions of Law, it is recommended that this application for a SMA Major Permit be **APPROVED**, subject to the following conditions:

A. Development must be in general conformity with the Project as described in the DPP's findings and recommendation, referenced above, and as depicted in Exhibits A through M and N-1 through N-11, attached hereto and incorporated by reference herein. Any change in the size or nature of the Project that may have a significant effect on coastal resources, as addressed in ROH Chapter 25 or HRS Chapter 205A, or both, will require a new application and SMA Major Permit. Any change that does not have a significant effect on coastal resources may be considered a minor modification and may be permitted under this resolution, upon review and approval by the DPP Director.

B. To recognize the potential for adverse impacts related to coastal hazards, including but not limited to SLR, coastal erosion, flooding, wave action, and storm surge, by proceeding with the Project, the landowner acknowledges the following declarations, which must be clearly stated under "Landowner Acknowledgements" on all Project BP plans:

1. *"The landowner hereby acknowledges (and any successor owner or interested party is hereby notified) that Tax Map Key 4-3-013: 033 is susceptible to coastal hazards, which may result in harm to or loss of life and property;"* and

2. *"The landowner hereby acknowledges (and any successor owner or interested party is hereby notified) that Tax Map Key 4-3-013: 033 is a shoreline zoning lot and may be adversely impacted by coastal hazards."*

C. To account for the potential shift of land from the State Land Use Urban District to the State Land Use Conservation District due to potential sea level rise, by proceeding with the Project, the landowner acknowledges the following declaration, which must be clearly stated under "Landowner Acknowledgements" on all Project BP plans:

> *"In choosing to implement construction activities at Tax Map Key 4-3-013: 033, the landowner hereby acknowledges (and any successor owner or interested party is hereby notified) that land makai of the regulatory shoreline is State public land, falls within the State Land Use Conservation District, and must remain available for public use and recreational activities. The landowner further acknowledges that should any portion of a structure encroach into State public land, the State Board of Land and Natural Resources may require the removal of the structure or a*

lease for the encroachments extending into the State public land. As a result of this acknowledgement, successor owners and interested parties are hereby notified of this same information and the landowner shall hold harmless and indemnify the City for any responsibility that may result from adverse impacts associated with sea level rise and coastal erosion."

D. Following approval of this SMA Major Permit, neither the current landowner nor any successor owner or interested party may claim hardship due to erosion, SLR, or any other coastal hazard, in order to obtain approval for an SSV for a new shoreline protection structure. By proceeding with the Project, the landowner acknowledges the following declaration, which must be clearly stated under "Landowner Acknowledgements" on all Project BP plans:

"In choosing to undertake the development at Tax Map Key 4-3-013: 033, the landowner hereby acknowledges (and any successor owner or interested party is notified) that no claim of hardship due to erosion, sea level rise, or any other coastal hazard may be asserted in order to obtain approval for a Shoreline Setback Variance for a new shoreline protection structure."

E. To ensure the Applicants are aware that bed and breakfast homes and transient vacation units are not allowed on the Project site, by proceeding with the Project, the landowner hereby acknowledges the following declaration, which must be clearly stated under "Landowner Acknowledgements" on all Project BP plans:

"The landowner hereby acknowledges (and any successor owner or interested party is hereby notified) that bed and breakfast homes and transient vacation units, as those terms are defined in the Revised Ordinances of Honolulu Chapter 21, the Land Use Ordinance, are not allowed on Tax Map Key 4-3-013: 033."

F. To minimize impacts to archaeological, historic, and cultural resources that may be present on the Project site, the Applicants shall comply with the following:

1. Prior to the issuance of any construction permit or BP for new construction, the Applicants shall submit to the DPP a copy of the SHPD's written acceptance of the Project's AIS that meets the requirements of HAR § 13-276-5, and includes subsurface testing conducted by a qualified archaeologist.

2. If any archaeological, historic, or cultural resources are discovered on the Project site during the AIS, the Applicants shall consult with the SHPD to implement all mitigation protocols approved by the SHPD under the AIS, or as otherwise required by the SHPD. Prior to the commencement of ground-disturbing activity and Project construction, a coordination meeting

must be conducted among the Project's archaeological consultants, the construction contractor, and applicable subcontractors to ensure that the construction contractor and applicable subcontractors have been informed of all mitigation protocols required by the SHPD.

3. If, during construction, any previously unidentified archaeological sites or remains (such as artifacts; shell, bone, or charcoal deposits; human burials; rock or coral alignments; pavings; or walls) are encountered, the Applicants shall stop work, protect the find from further disturbance, and contact the SHPD immediately. Work in the immediate area must be stopped until the SHPD has assessed the impact and has made further recommendations for mitigative activity.

The requirement enumerated in this condition must be clearly stated under "Environmental Notes" on all Project construction permit plans and BP plans.

G. To minimize impacts to endangered, threatened, or protected avian, marine, and terrestrial fauna that may frequent or traverse the vicinity of the Project site, the Applicants are responsible for the following:

1. All new and replacement outdoor light fixtures must not exceed a color temperature of 3,000 degrees Kelvin.

2. Artificial light from exterior light fixtures, including but not limited to floodlights, uplights, or spotlights used for decorative or aesthetic purposes, is prohibited if the light directly illuminates or is directed across property boundaries toward the shoreline and ocean waters, except as may otherwise be permitted pursuant to HRS § 205A-71(b).

3. Exterior lighting fixtures must be fully shielded, using full cutoff fixtures, with the light directed downward so that the light bulb is only visible from below the light fixture.

4. All Project site work and construction activities are limited to daylight hours (sunrise to sunset).

5. Woody plants greater than 15 ft. in height must not be disturbed, removed, or trimmed during the Hawaiian Hoary Bat birthing and pup-rearing season (June 1 through September 15).

6. Barbless fencing must be used for all fence construction to avoid the entanglement of Hawaiian Hoary Bats.

7. All Project-related activities must cease if a Hawaiian Monk Seal, Green Sea Turtle, or Hawksbill Sea Turtle is present on land within 150 ft. of the work area, or as recommended by State or federal regulations. Project

activities may only recommence after the animal voluntarily leaves the area. If a monk seal pup is present on land, a 300-ft. buffer must be observed. Any Project-related debris that may pose an entanglement threat to monk seals or sea turtles must be removed from the work area at the end of each day and at the conclusion of Project-related activities.

8. Preconstruction nesting surveys must be conducted by a qualified biologist familiar with the biology of State and federal threatened, endangered, or otherwise protected avian species, including migratory birds and Hawaiian seabirds and waterbirds, prior to and during Project construction as follows:

   a. A minimum of three days prior to the initiation of any clearing (including tree trimming or removal), grubbing, grading, excavation, or trenching activities, the qualified biologist must conduct preconstruction surveys for the presence of such bird nests, eggs, or fledglings;

   b. If no nests, eggs, fledglings, or downed seabirds are discovered, work may proceed;

   c. If any nests, eggs, fledglings, or downed seabirds are discovered, work may not proceed, and:

      (i) The USFWS and the State of Hawai'i DLNR DOFAW must be contacted immediately, and a 100-ft. buffer must be observed around the active nests or downed seabirds, or both, until the birds voluntarily leave the area;

      (ii) Work may only resume upon implementation of any avoidance and mitigation measures recommended by the USFWS or DLNR DOFAW, or both; and

      (iii) Written evidence of the survey must be submitted to the DPP Land Use Permits Division.

   d. If there is a delay of three or more workdays during the active construction period, the qualified biologist must conduct subsequent preconstruction nest surveys for any new nests that Hawaiian seabirds or protected migratory birds may have attempted to establish.

   e. Prior to the commencement of any ground-disturbing or construction activities, and upon the arrival of any new workers to the Project site, the Applicants, or a designated representative, must provide information to all workers who will be present at the

Project site regarding the required protocols should a protected species nest or downed seabird be encountered on the Project site. All on-site Project workers must be instructed to review information provided online by the DLNR DOFAW at https://dlnr.hawaii.gov/wildlife/seabird-fallout-season/ or any successor website or information provided by the DLNR DOFAW.

9. If any nests, eggs, fledglings, or downed seabirds are discovered during Project construction, the protocols described under Condition G.8.c must be implemented.

The requirements enumerated in this condition must be clearly stated under "Environmental Notes" on all Project construction permit plans and BP plans.

H. To preserve underlying beach sands and coastal dunes, all landscaped areas, landscaping, and irrigation must be contained and maintained within the property boundaries of the shoreline lot of origin.

1. Landscaping may not be planted, watered, or maintained so that it acts as a shoreline hardening barrier, such as by planting and irrigating Naupaka along the shoreline, particularly if the landscaping alters or interferes with the natural beach processes.

2. Landscaping may not extend seaward of the shoreline as depicted in the current CSS for the shoreline lot, or in the event there is no current CSS for the zoning lot, seaward of the shoreline as defined in HRS Chapter 205A.

3. Landscaping may not extend into any adjoining beach access right-of-way, public or private.

4. Landscaping in the dune or shoreline area between the dwellings and shoreline must be limited to vegetation that is naturally hardy or endemic to the dune or shoreline area.

5. Any irrigation system must be designed so that water does not traverse seaward of the shoreline as depicted in the current CSS for the shoreline lot, or in the event there is no current CSS for the lot, seaward of the shoreline as defined in HRS Chapter 205A.

The requirements enumerated in this condition must be clearly stated under "Environmental Notes" on all Project construction permit plans and BP plans.

I. To minimize the spread of invasive pathogens, pests, or plants that may harm native species and ecosystems, the Applicants are responsible for the following:

1. The Applicants shall minimize the importation of fill material to the extent possible. The Applicants propose to import approximately 418 cy of structural fill. No importation of soil fill material is proposed.

2. The Applicants shall minimize the movement of plant or soil material on the Project site, and all Project construction equipment, materials, and personnel must be cleaned of excess soil and debris prior to entering and leaving a Project worksite, in accordance with the current recommendations from the OISC.

3. Prior to the commencement of any ground-disturbing or construction activities, and upon the arrival of any new workers to the Project site, a copy of the most recently updated OISC Protocols must be distributed to all workers who will be present at the Project site, or the Protocols must be posted on the Project site in a visible location accessible to all Project workers (including delivery and haul-out contractors), or both the distribution and posting of the Protocols are required. See https://www.oahuisc.org/print-materials/. All on-site Project workers must be instructed to review the species photos and all Protocols prior to commencing any ground-disturbing or construction activities.

4. If, at any time, species on the OISC invasive species target list website at https://www.oahuisc.org/current-targets/, or any successor website or list provided by OISC, are discovered on the Project site, the Applicants shall immediately contact the OISC to report the discovery. The current email address and phone number for the OISC must be visibly posted at the Project site during pre-construction and construction activities. The Applicants shall implement any measures recommended by the OISC and any responsible federal or State of Hawai'i agency charged with the eradication and management of invasive species.

5. To the extent practicable, native plant species appropriate for the area must be used for new Project landscaping, with no use of invasive species. A recommended reference is the Plant Pono website at https://plantpono.org/.

6. To manage host materials and plants that may contain the coconut rhinoceros beetle (CRB) at any stage of life, the Applicants shall comply with the State Department of Agriculture's Plant Quarantine Interim Rule, or any successor rule adopted by the State Department of Agriculture, that restricts the movement of CRB host material. Should existing palms become damaged or killed by the CRB, any replacement must be of an appropriate species that is not susceptible to damage by the CRB.

The requirements enumerated in this condition must be clearly stated under "Environmental Notes" on all Project construction permit plans and BP plans.

J. Permits.

The Applicants shall obtain a construction permit or BP for the Project within 36 months after the effective date of this SMA Major Permit. Failure to obtain a construction permit or BP within this period will render this SMA Major Permit null and void; provided that this period may be extended as follows:

1. The DPP Director may extend this period if the Applicants demonstrate good cause; provided that the DPP Director may not extend the period beyond one year from the initial deadline set by the Council.

2. If the Applicants demonstrate good cause for an extension exceeding one year, the DPP Director shall prepare and submit to the Council a report on the proposed extension that includes the DPP Director's findings and recommendations thereon. The Council may approve the proposed extension, approve an extension for a shorter or longer period, or deny the proposed extension, by adoption of a committee report or resolution.

3. If the Council fails to take final action on the proposed extension within the first to occur of:

    a. 60 days after receipt of the DPP Director's report; or

    b. The Applicants' then-existing deadline for obtaining a construction permit or BP;

    the extension will be deemed to be denied.

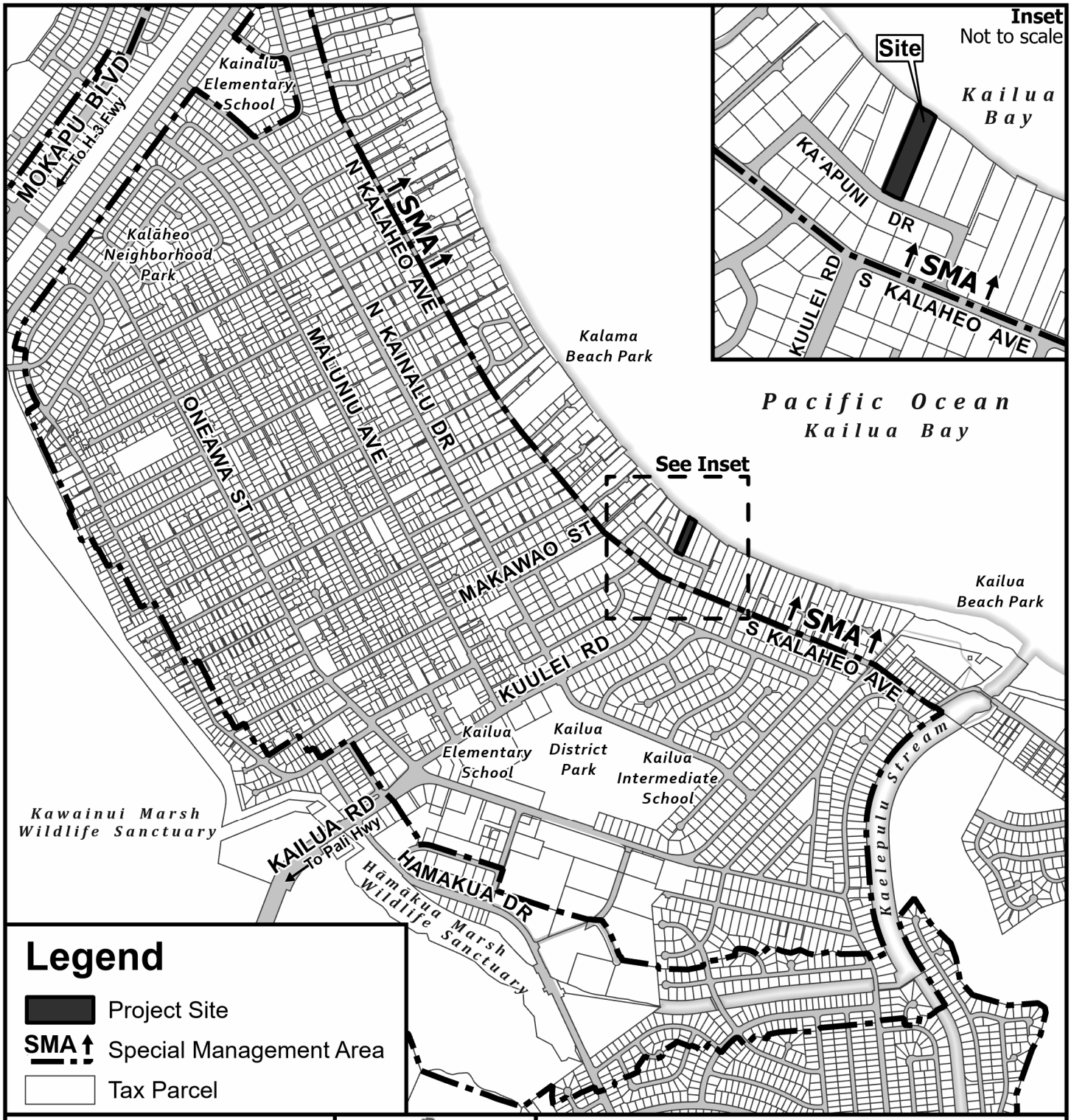
K. Approval of this SMA Major Permit does not constitute compliance with other City ordinances, including but not limited to the LUO and building and construction codes, or other governmental requirements, including but not limited to LUO-related approvals, and building, grading, and grubbing permit approvals, which are subject to separate review and approval. The Applicants are responsible for ensuring that the final plans for the Project approved under this SMA Major Permit comply with all applicable City ordinances and other governmental provisions and requirements.

Dated at Honolulu, Hawai'i, this 23rd day of September 2026.

Department of Planning and Permitting
City and County of Honolulu
State of Hawai'i

By _____
Dawn Takeuchi Apuna
Director

Enclosures: Exhibits A through M and N-1 through N-11



LOCATION MAP WITH SMA

KAILUA

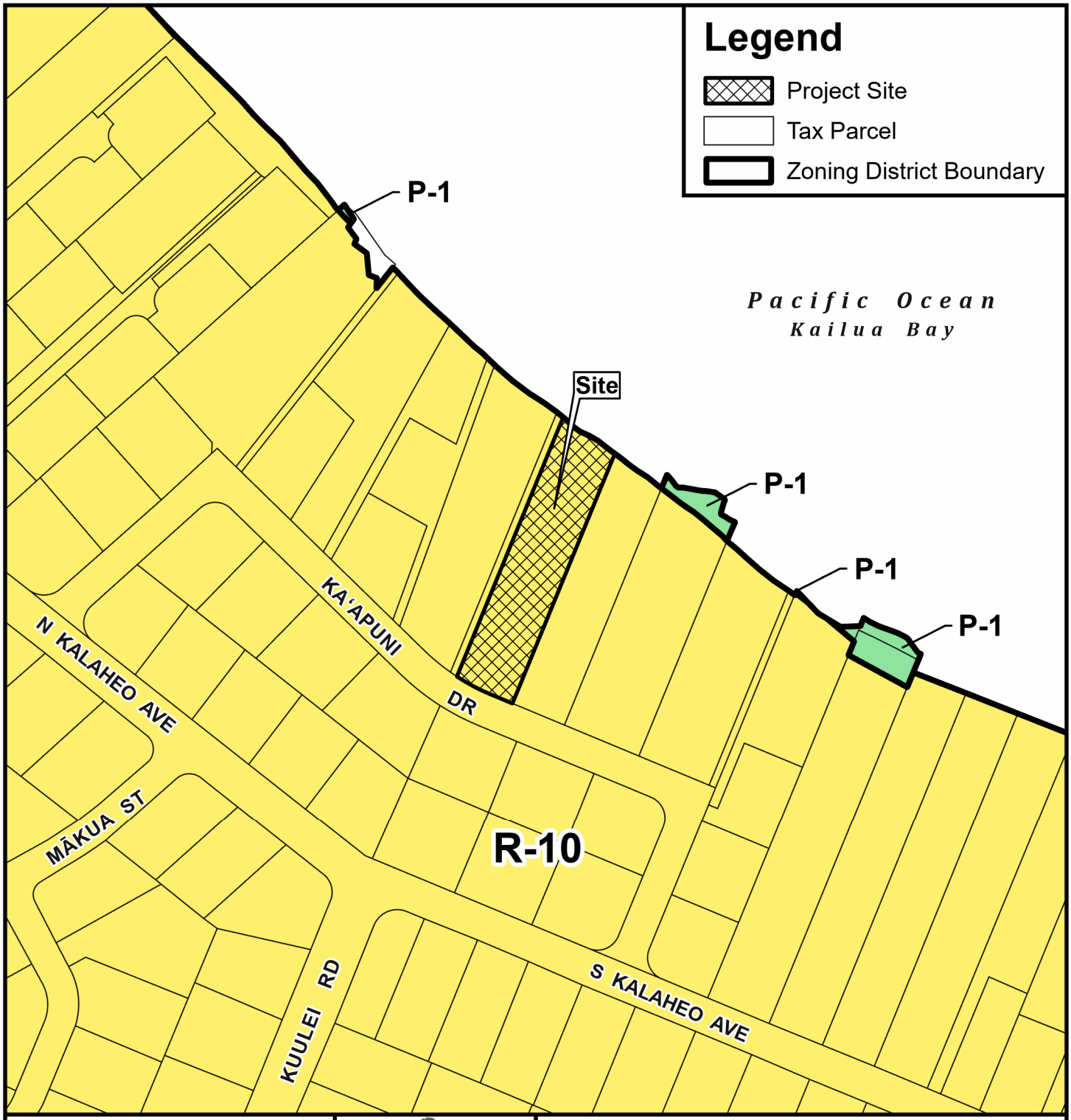
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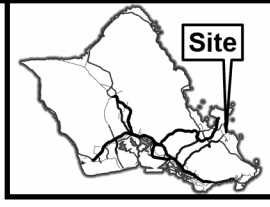
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City and County of Honolulu

Date Prepared: 06/2026

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Exhibit A





VICINITY MAP

0 100 200 400

Distance in Feet

PORTION OF
ZONING MAP
KAILUA - LANIKAI - KEOLU

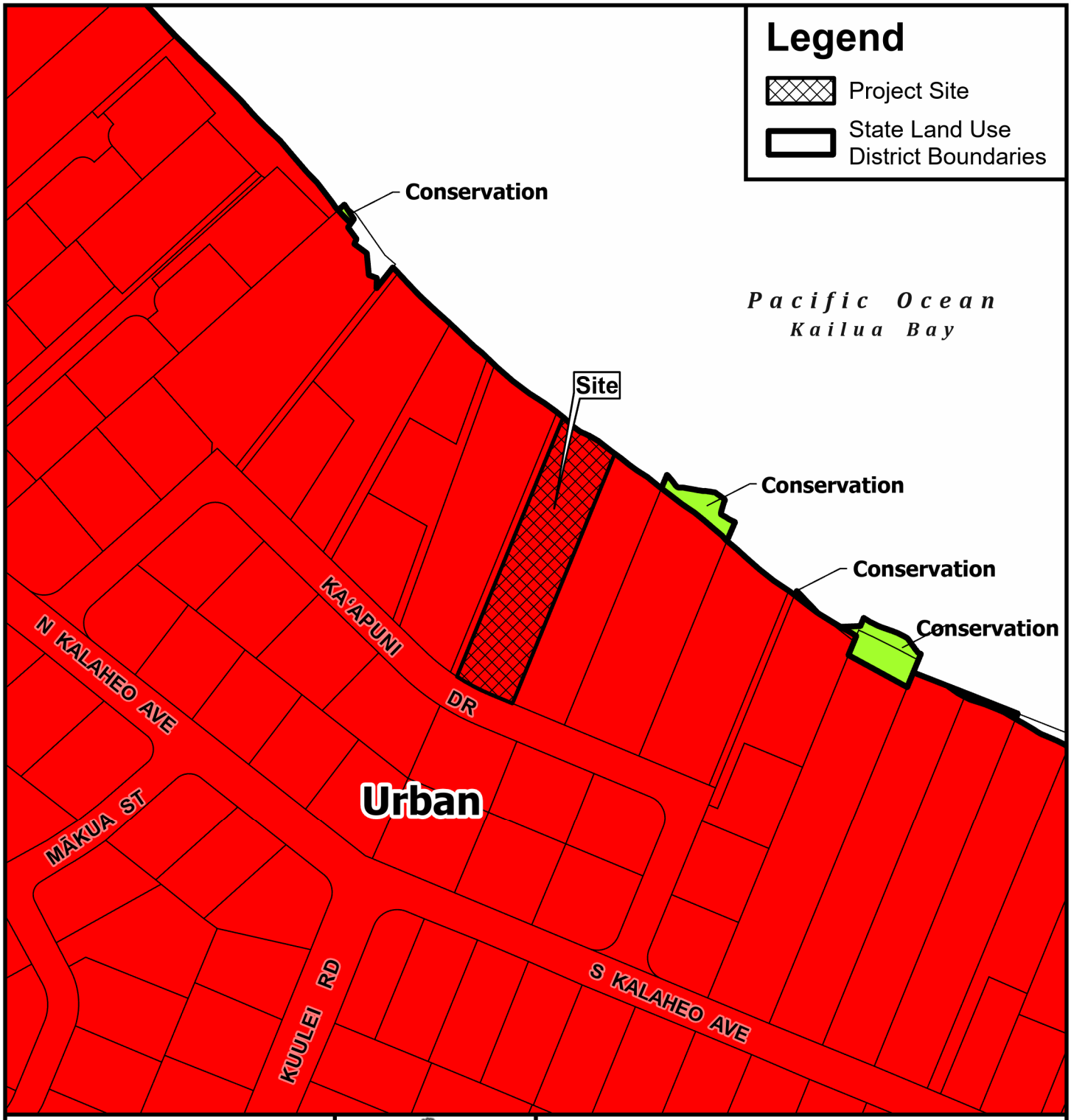
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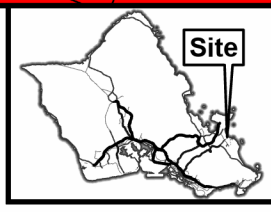
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Date Prepared: 07/2026

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Exhibit B





VICINITY MAP

0 100 200 400

Distance in Feet

PORTION OF

STATE LAND USE MAP

MOKAPU POINT QUADRANGLE

TAX MAP KEY(S): 4-3-013: 033

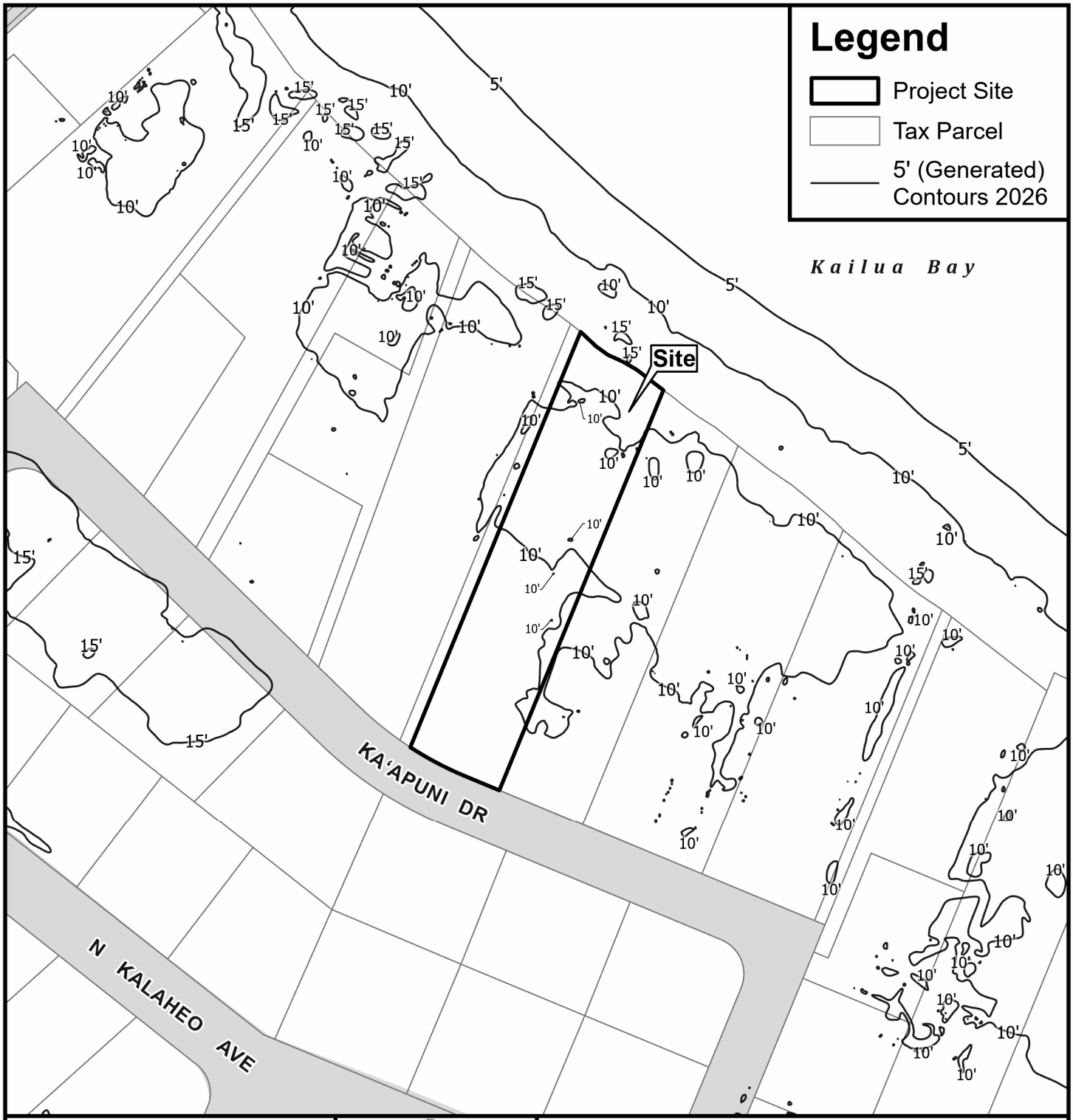
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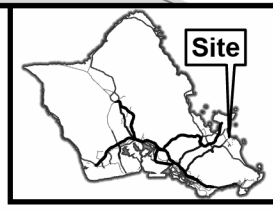
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Exhibit C





VICINITY MAP

0 125 250

Distance in Feet

PORTION OF

TOPOGRAPHIC MAP

KAILUA

TAX MAP KEY(S): 4-3-013: 033

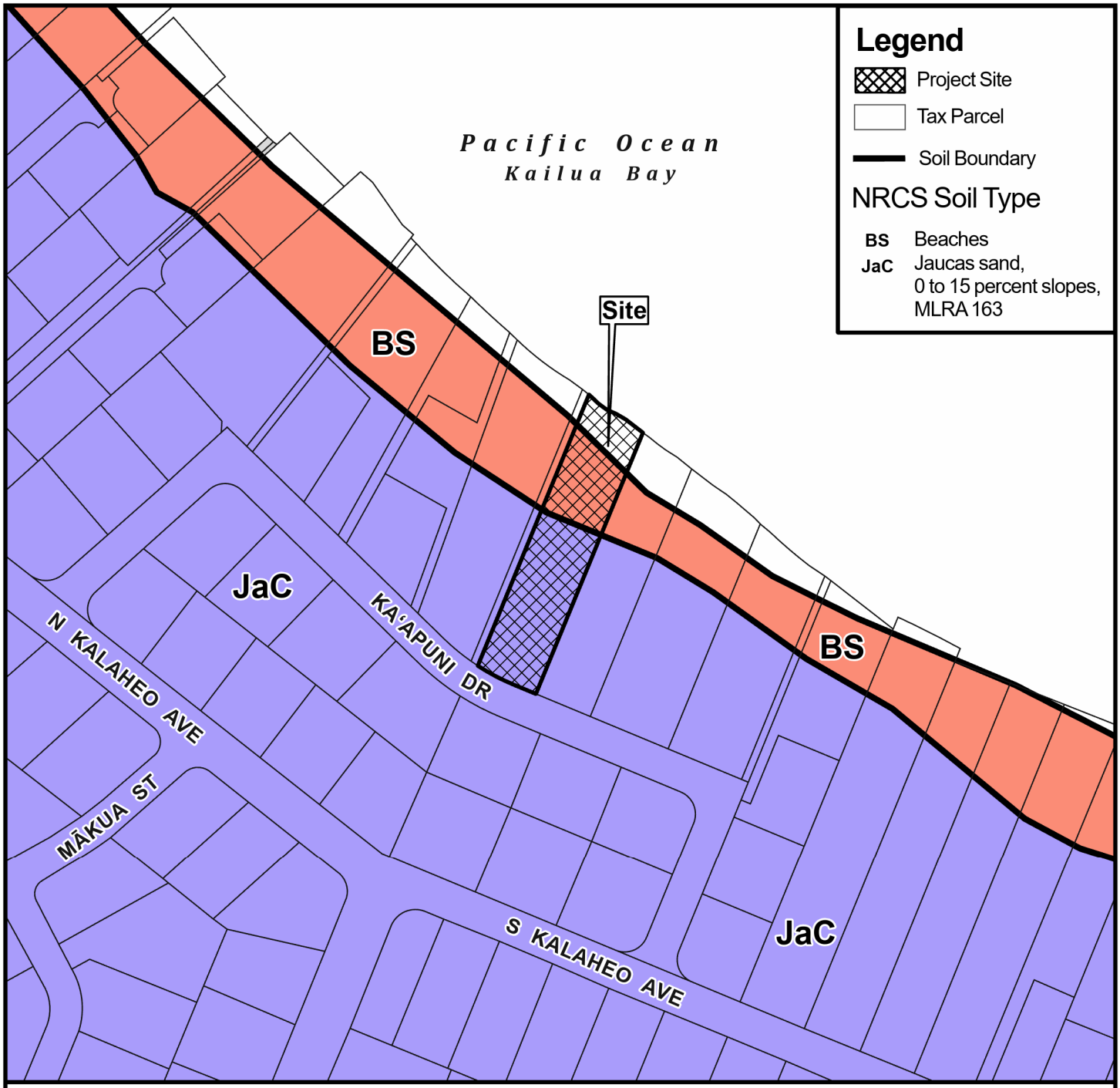
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Date Prepared: 07/2026

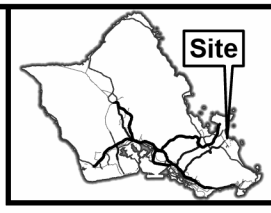
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Exhibit D



Data Source: Gridded Soil Survey Geographic (gSSURGO) Database for Hawaii.
United States Department of Agriculture, Natural Resources Conservation Service.
https://websoilsurvey.nrcs.usda.gov/app/WebSoilSurvey.aspx

0 100 200 400
Distance in Feet



VICINITY MAP

PORTION OF
SOIL MAP
KAILUA

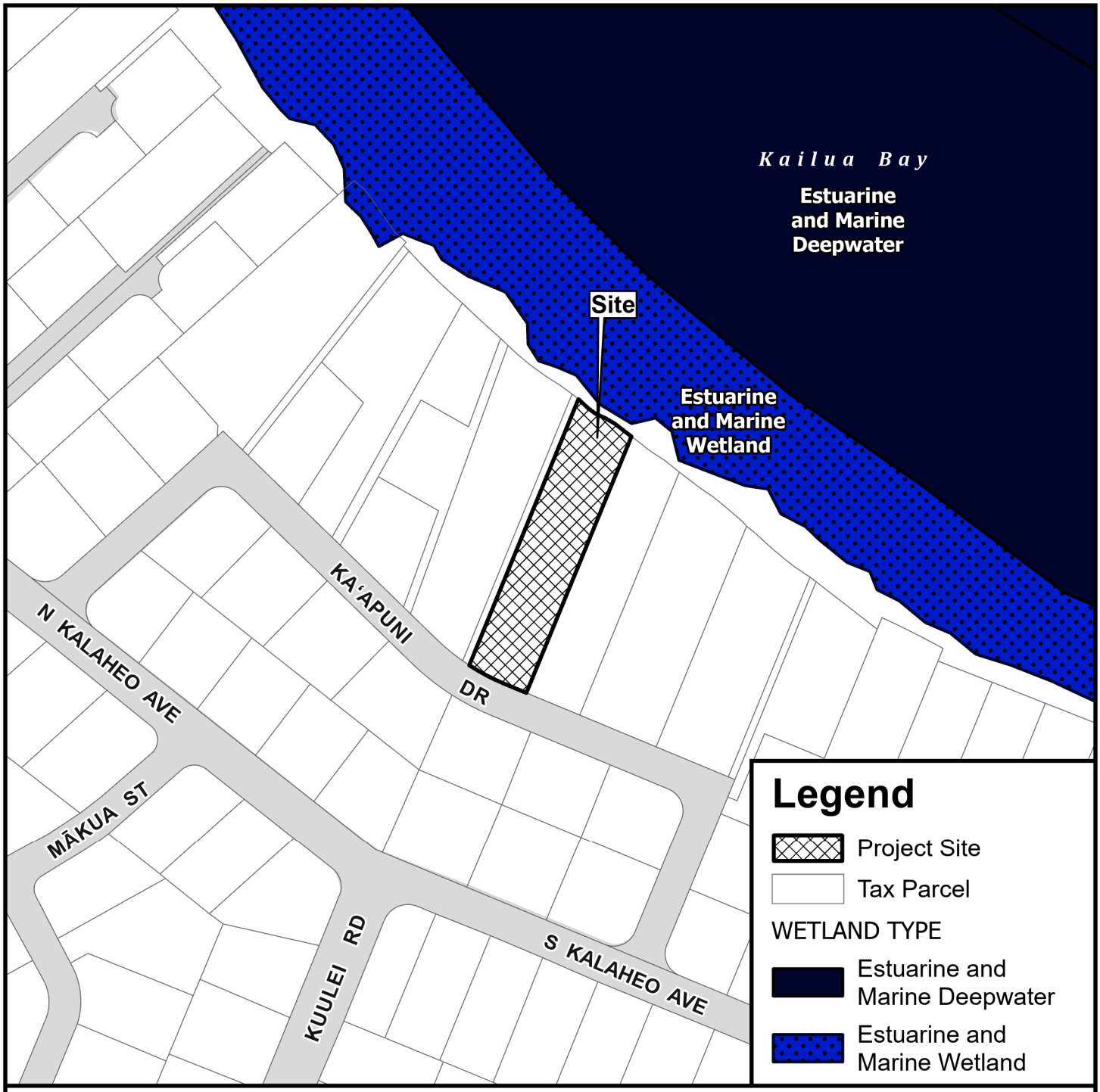
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Date Prepared: 07/2026

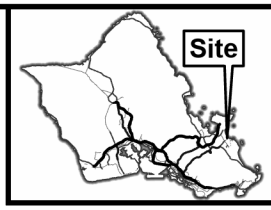
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This map was prepared in color

Exhibit E



Data Source: The National Wetlands Inventory (NWI) by the U.S. Fish and Wildlife Service.
https://fwsprimary.wim.usgs.gov/wetlands/apps/wetlands-mapper/

0 100 200 400
Distance in Feet



VICINITY MAP

PORTION OF
WETLANDS MAP

KAILUA

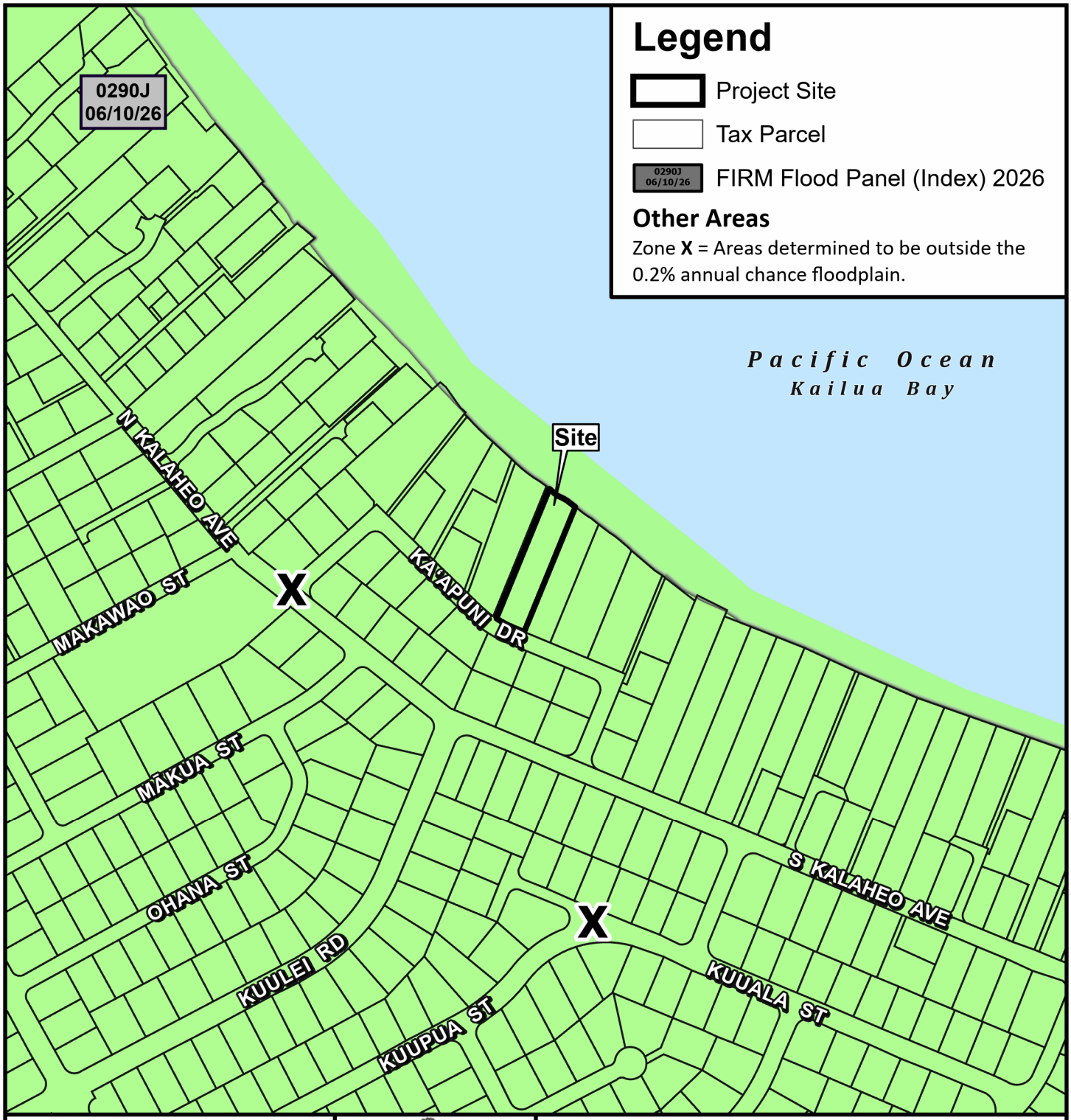
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FOLDER NO.: 2026-SMA-34

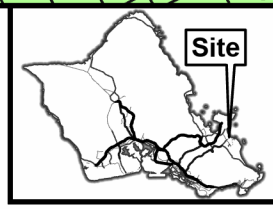
Prepared by: Honolulu Land Information System (HoLIS) - EJD
Department of Planning & Permitting (DPP)
City and County of Honolulu

Date Prepared: 07/2026

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This map was prepared in color

Exhibit F





VICINITY MAP

0 400 800

Distance in Feet

PORTION OF

FLOOD HAZARD MAP

FIRM PANEL 15003C0290J

NOTE: FLOOD ZONES EFFECTIVE AS OF JUNE 10, 2026.

TAX MAP KEY(S): 4-3-013: 033

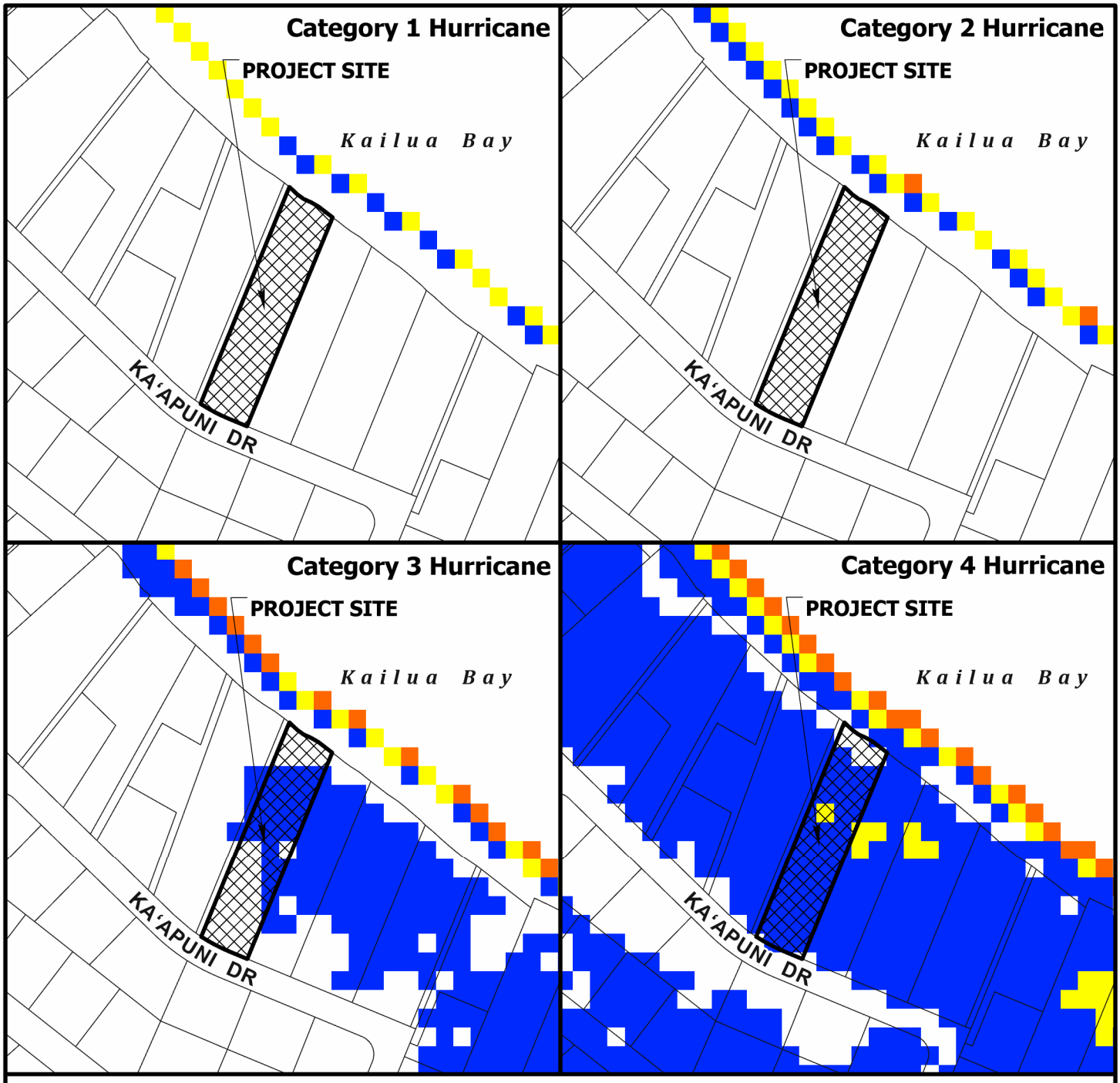
FOLDER NO.: 2026-SMA-34

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Exhibit G

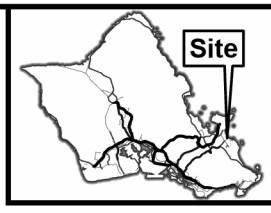


Legend

- Less than 3 feet above ground
- Greater than 3 feet above ground
- Greater than 6 feet above ground
- Greater than 9 feet above ground

0 250 500

Distance in Feet



VICINITY MAP

PORTION OF

STORM SURGE MAP

Data from National Hurricane Center
Storm Surge Risk Maps

Data Source: National Weather Service (NWS) SLOSH model;
Maximum of MEOWs (MOMs) for various category storms at a high tide.

TAX MAP KEY(S): 4-3-013: 033

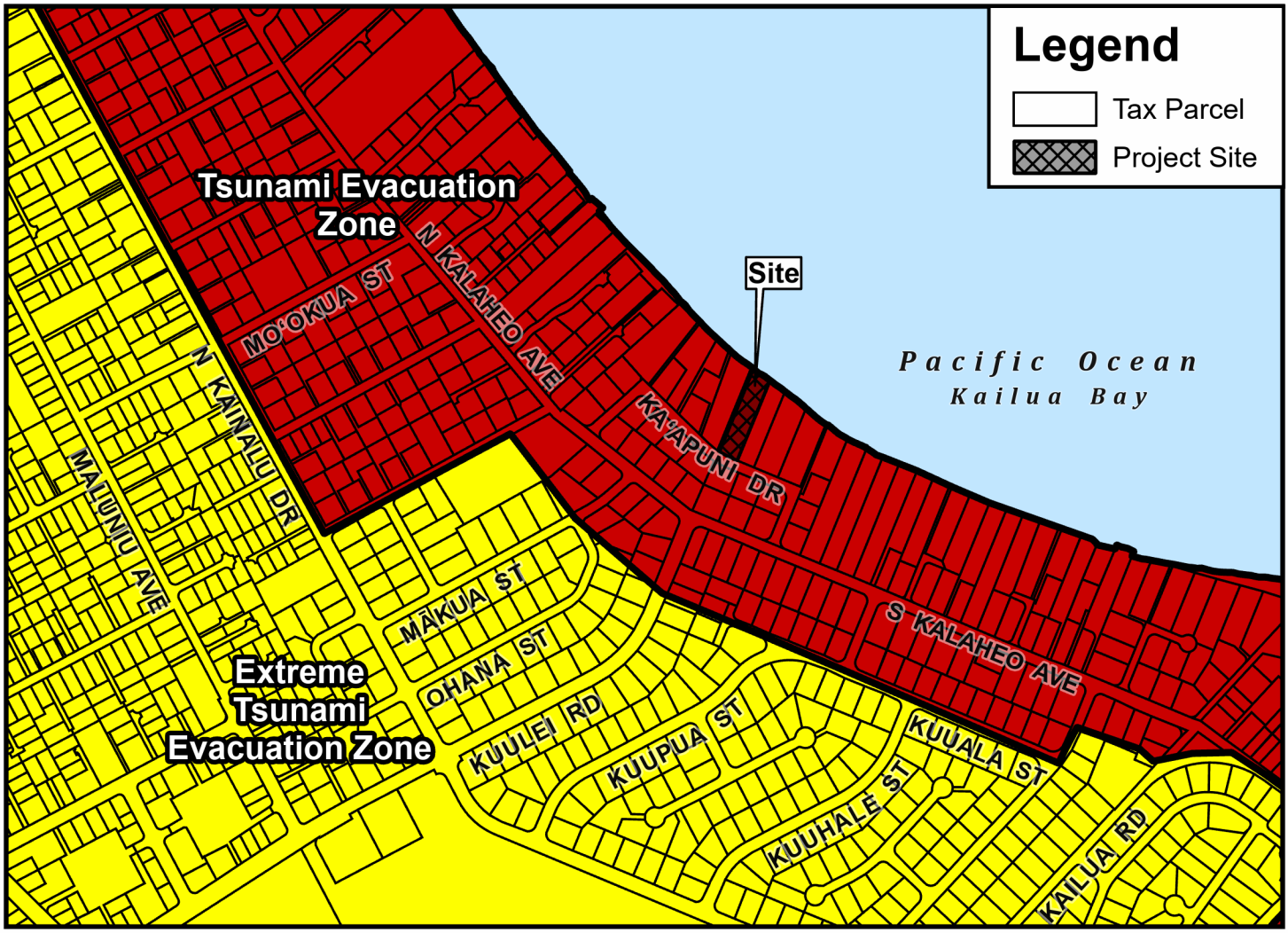
FOLDER NO.: 2026-SMA-34

Prepared by: Honolulu Land Information System (HoLIS) - EJD
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Exhibit H

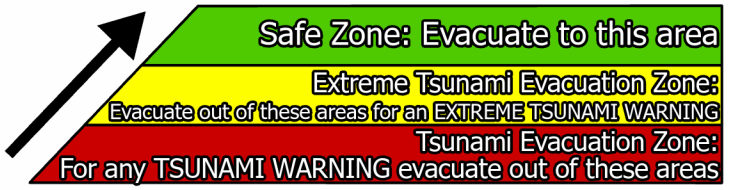


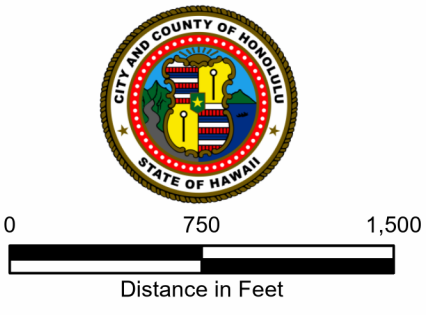
- For most Tsunami Warnings, evacuate out of the Tsunami Evacuation Zone; in the unlikely case of an Extreme Tsunami Warning, evacuate out of the Extreme Tsunami Evacuation Zone
- Remain at least 100 feet away from inland waterways and marinas connected to the ocean due to wave surges and possible flooding
- Boaters should move vessels to at least 50 fathoms (300 ft) deep and 2 miles away from harbor entrances; follow all directions from the Captain of the Port
- Structural steel or reinforced concrete buildings of ten or more stories provide increased protection on or above the fourth floor; if you are caught near the shoreline consider using vertical evacuation
- The evacuation zone is a guideline and should be considered the minimum safe evacuation distance

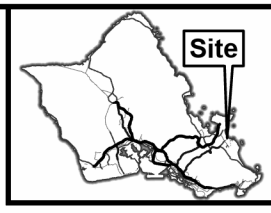
- These maps do not consider the destructive effects of a locally generated tsunami. If you feel shaking, move inland immediately, well inland from the red tsunami evacuation zone

1. TSUNAMI WARNING: Destructive waves from a tsunami may inundate all coastline. Evacuate Tsunami Evacuation Zone

2. EXTREME TSUNAMI WARNING: In the unlikely event of an extreme tsunami waves may move significantly inland; evacuate Tsunami Evacuation Zone and Extreme Tsunami Evacuation Zone







VICINITY MAP

PORTION OF
TSUNAMI EVACUATION MAP
WAIMANALO TO KAILUA
MAP 6 INSET 2

TAX MAP KEY(S): 4-3-013: 033
FOLDER NO.: 2026-SMA-34

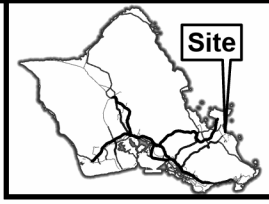
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City and County of Honolulu

Date Prepared: 06/2026

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Exhibit I





VICINITY MAP

0 150 300 600

Distance in Feet

SEA LEVEL RISE EXPOSURE AREA MAP

KAILUA

TAX MAP KEY(S): 4-3-013: 033

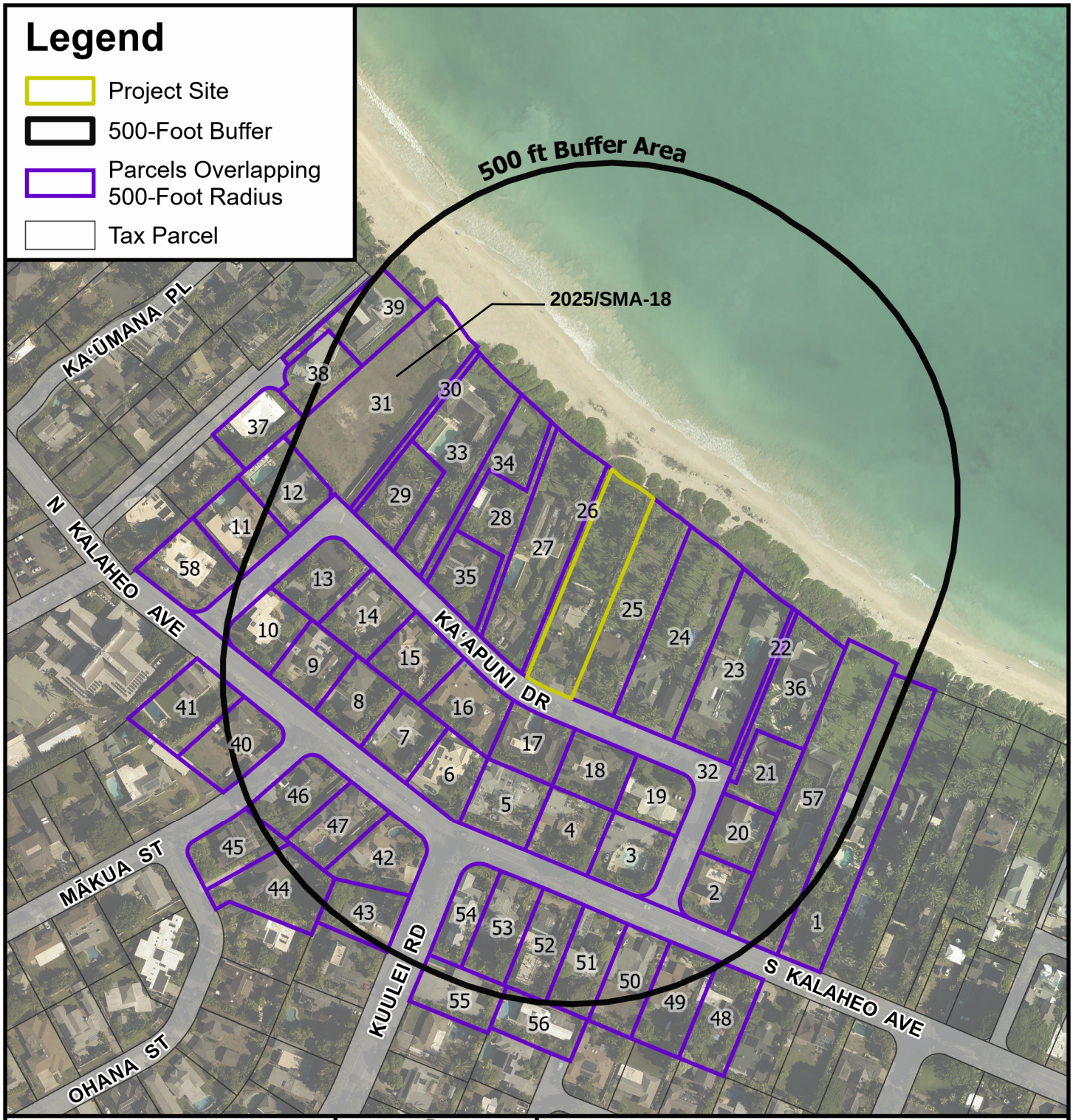
FOLDER NO.: 2026-SMA-34

Prepared by: Honolulu Land Information System (HoLIS) - EJD
Department of Planning & Permitting (DPP)
City and County of Honolulu

Date Prepared: 06/2026

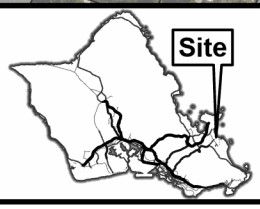
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This map was prepared in color

Exhibit J



0 100 200 400

Distance in Feet



VICINITY MAP

CUMULATIVE IMPACT MAP

KAILUA

TAX MAP KEY(S): 4-3-013: 033
FOLDER NO.: 2026-SMA-34

Sheet 1 of 2

Prepared by: Honolulu Land Information System (HoLIS) - EJD
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City and County of Honolulu

Date Prepared: 07/2026

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Exhibit K

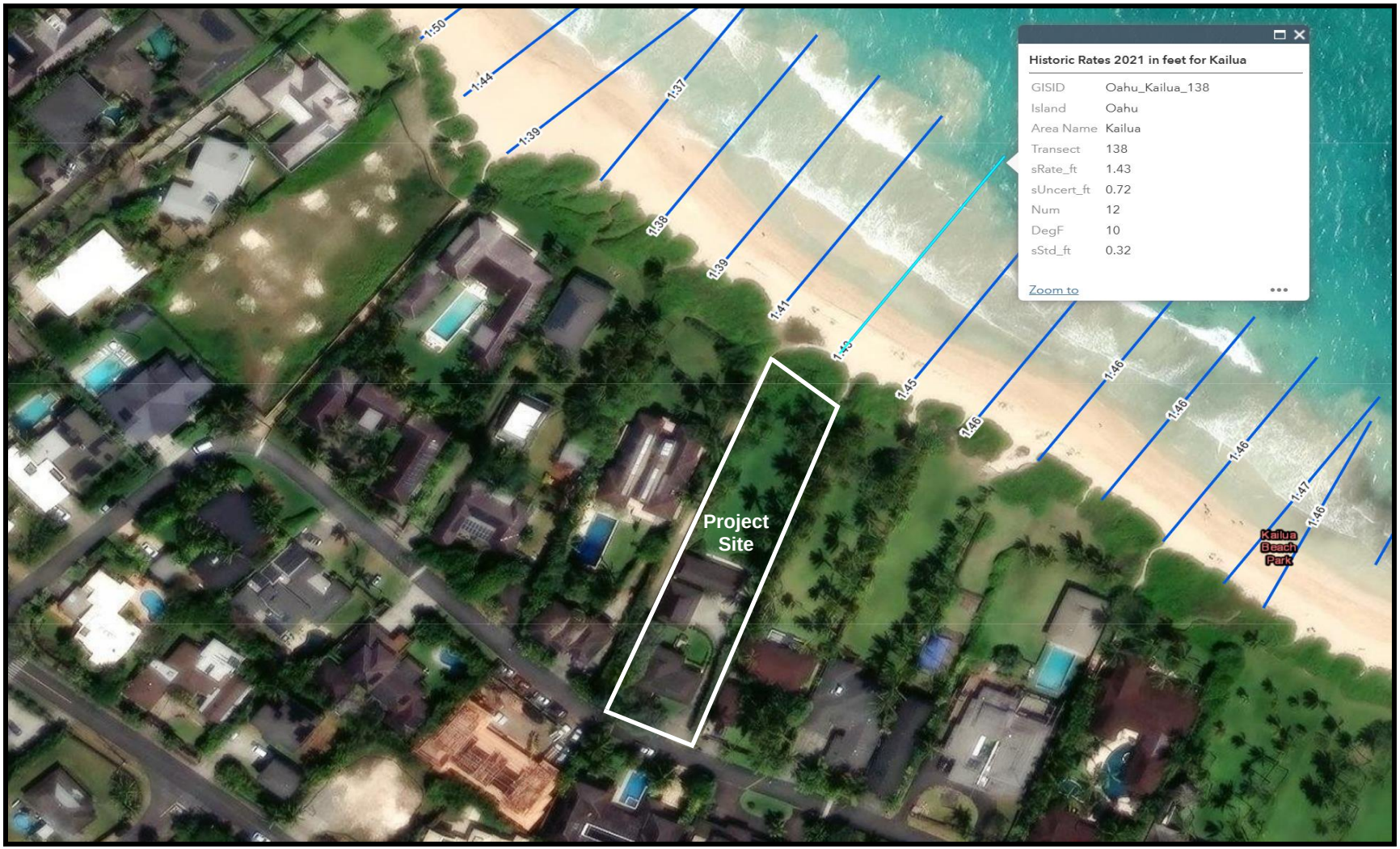


Exhibit L – Historic Shoreline Erosion Map
File No. 2026-SMA-34

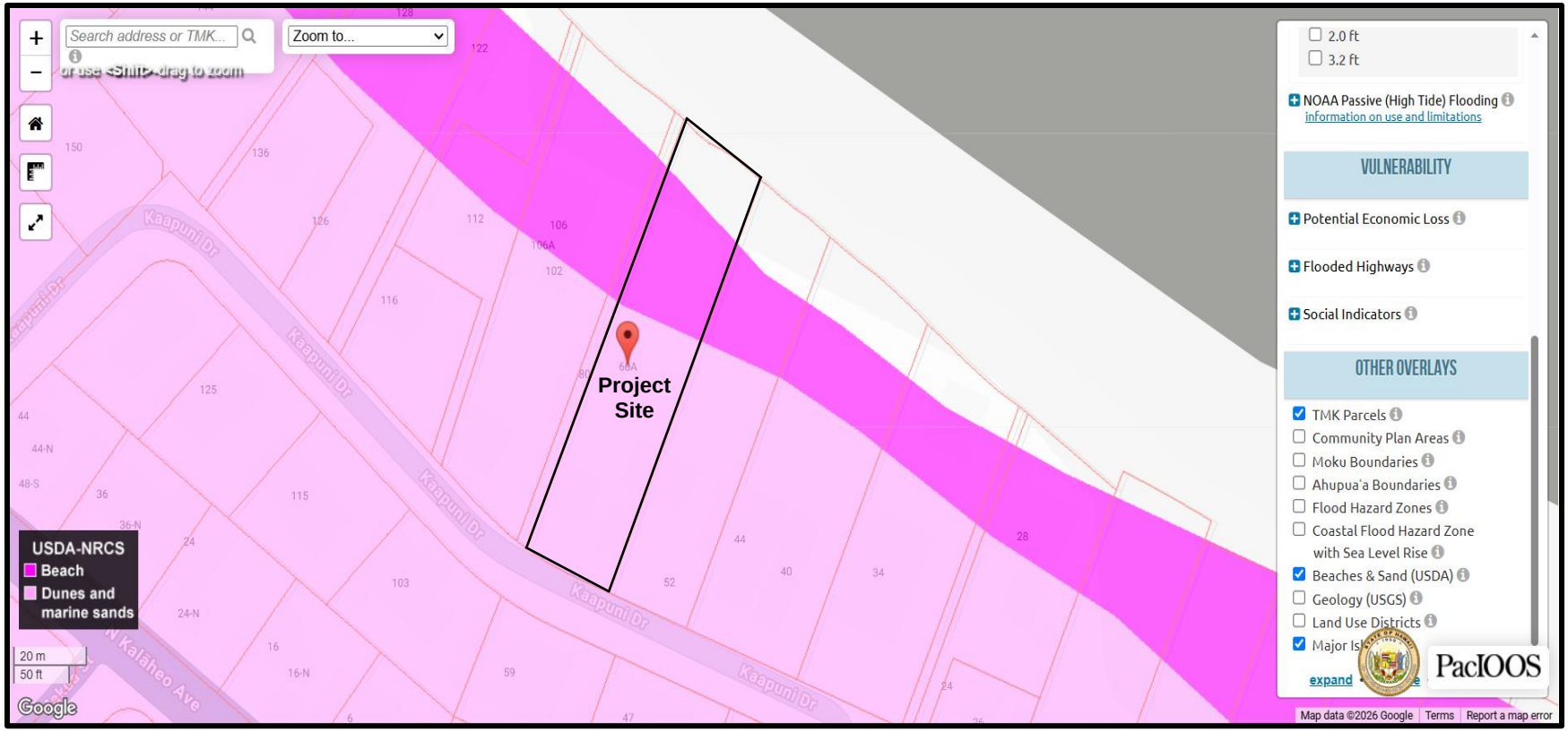


Exhibit M – Coastal Dunes Map
File No. 2026-SMA-34

new residence at
KA'APUNI BUNGALOW

60 & 60A Ka'apuni Drive
Kailua, HI 96734
TMK: 43013033

DRAFT DESIGN DEVELOPMENT
05.15.2026

SHEET LIST

0 - ARCHITECTURE

000	TITLE PAGE
001	GENERAL NOTES
A000	SITE PLAN
A001	AREA PLAN
A002	SITE PLAN - ESCP + ISA
A003	SITE PLAN - FLOOR
A004	SITE PLAN - ROOF
A100	FLOOR PLAN - MAIN HOUSE
A101	RCP - MAIN HOUSE
A110	FLOOR PLAN - GUEST HOUSE
A111	RCP - GUEST HOUSE
A200	ELEVATIONS - MAIN HOUSE
A201	ELEVATIONS - MAIN HOUSE
A211	ELEVATIONS - GUEST HOUSE
A301	SECTIONS - MAIN HOUSE
A311	SECTIONS - GUEST HOUSE
A501	DETAILS - MAIN HOUSE
A502	DETAILS - MAIN HOUSE
A503	DETAILS - MAIN HOUSE
A504	DETAILS - MAIN HOUSE
A505	DETAILS - MAIN HOUSE
A511	DETAILS - GUEST HOUSE
A512	DETAILS - GUEST HOUSE
A513	DETAILS - GUEST HOUSE
A514	DETAILS - GUEST HOUSE

1 - STRUCTURE

S101	FOUNDATION PLAN
S201	FRAMING PLAN AND DETAILS

2 - MECHANICAL

M001	MECHANICAL SYMBOLS AND GENERAL NOTES
M002	MECHANICAL SCHEDULES
M101	MECHANICAL SITE PLAN
M201	MAIN HOUSE - MECHANICAL PLAN
M301	OVERALL PLUMBING PLAN - MAIN HOUSE
M302	OVERALL PLUMBING PLAN - GUEST HOUSE
M401	MAIN HOUSE - PLUMBING PLAN
M402	GUEST HOUSE - PLUMBING PLAN

3 - WATER FEATURE

WF100	SWIMMING POOL SHELL PLAN
WF200	SPECS AND FLOOR PLAN
WF300	SECTIONS

PROJECT TEAM

CLIENT:
NICK + KRISTA BAUM
60 & 60A Ka'apuni Dr
Kailua, HI 96734

ARCHITECT:
KOKOMO STUDIO LLC
Graham Hart, AIA
1571 Alencastre St
Honolulu, HI 96816
808.343.7913
ghart@kokomo.studio

STRUCTURAL:
HAYES STRUCTURAL DESIGN
Clayton Hayes
808.396.6670
hsdaccount@me.com

MECHANICAL:
DHT ENGINEERING, INC.
David Tobita
808.523.7744
dhteng20@gmail.com

WATER FEATURE:
DEBIASI PACIFIC INC.
Steven V. DeBiasi
3620 Waialae Avenue Suite 205
Honolulu, HI 96816
808.732.5161
steve@debiasipacific.com

LIGHTING DESIGN:
DESIGNING WITH LIGHT LLC
Robert Billingsley
920 Ward Ave #17E
Honolulu, Hawaii 96814
808.372.0455

PROJECT DESCRIPTION

The proposed project is for a new single family residence and guest house at 60 Ka'apuni Dr. The scope of work includes:

- demolition of existing structures
- new single family residence
- new guest house and attached garage
- new pool

CODE INFORMATION

BUILDING CODE:	IBC / IRC 2018 w/HONOLULU AMENDMENTS
FIRE CODE:	NFPA 1 2018 w/ HONOLULU AMENDMENTS
PLUMBING CODE:	2021 IPC AND UPC w/ HONOLULU AMENDMENTS
MECHANICAL CODE:	IBC 2018 w/ HONOLULU AMENDMENTS,
ELECTRICAL CODE:	NEC 2018 w/HONOLULU AMENDMENTS
TYPE OF CONSTRUCTION:	TYPE 5
BUILDING CLASSIFICATION:	RESIDENTIAL
OCCUPANCY GROUP:	(GROUP R) RESIDENTIAL
OCCUPANT LOAD:	__
EXIT WIDTH PROVIDED:	36"
RESIDENTIAL SF:	7763.25 SF
NUMBER OF EXITS:	__

ZONING CODE SUMMARY

ADDRESS:	60 & 60A Ka'apuni Dr Kailua, HI 96734
TAX MAP KEY:	43013033
TOTAL LOT AREA:	28,390 SF
ZONING DESIGNATION:	R-10
ALLOWABLE BUILDING HEIGHT:	25'-35'
SPECIAL DISTRICT:	NO
FLOOD ZONE:	NO
SHORELINE MANAGEMENT AREA:	YES
STATE LAND USE:	RESIDENTIAL

Exhibit N-1

kokomo.studio

60 & 60A KA'APUNI DRIVE
KAILUA, OAHU, HI 96734
TMK: 4-3-013:033

Graham Hart: ghart@kokomo.studio
Brandon Large: blarge@kokomo.studio

PROFESSIONAL STAMP AND SIGNATURE

THIS DRAWING IS FOR DESIGN PURPOSES ONLY, NOT FOR CONSTRUCTION

#	Revision	Date
1		
2		
3		

GENERAL NOTES

KA'APUNI BUNGALOW

date issued
05.15.2026

TITLE PAGE

000

GENERAL

THE MOST RECENT EDITION OF THE A.I.A. DOCUMENT A.201, "GENERAL CONDITION OF THE CONTRACT FOR CONSTRUCTION", IS HEREBY MADE A PART OF THIS CONTRACT DOCUMENT.

ALL CONSTRUCTION WORKS SHALL CONFORM WITH THE LATEST LOCAL CODES, ORDINANCE AND REGULATIONS APPLICABLE TO THIS PROJECT.

THE CONTRACTOR SHALL VERIFY ALL ACTUAL DIMENSIONS AND CONDITIONS AT THE PROJECT SITE PRIOR TO STARTING WORK. THE CONTRACTOR SHALL NOTIFY AND DISCREPENCIES TO THE ARCHITECT.

THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE OF ANY CHANGES MADE FROM THE APPROVED BUILDING PERMIT DRAWINGS WITHOUT PRIOR WRITTEN APPROVAL FROM THE ARCHITECT.

DETAILS ARE INTENDED TO SHOW THE METHOD AND MANNER OF ACCOMPLISHING WORKS. MINOR MODIFICATIONS MAY BE REQUIRED TO SUIT THE ACTUAL JOB CONDITIONS.

ALL GYPSUM BOARD SHALL BE 1/2" THICK. USE 5/8" THICK TYPE-"X" GYP BOARD ON BOTH SIDES OF ALL 1-HOUR WALLS.

THE CONTRACTOR SHALL CLEAN-UP AS REQUIRED TO KEEP THE SITE AND PREMISES IN SAFE, CLEAN, NEAT, ORFERLY AND HAZARD FREE CONDITION AT ALL TIMES.

THE CONTRACTOR SHALL MAKE NECESSARY PROVISION TO PREVENT THE SPREADING OF DUST AND DIRT TO THE OTHER AREAS OF THE BUILDING.

THE CONTRACTOR SHALL ALWAYS KEEP THE PREMISE IN LOCKED CONDITION WHEN IT IS NOT BEING SUPERVISED.

OBTAIN PERMISION FROM BUILDING OWNER AND DEACTIVATE ALL UTILITY LINES IN CONTRACT AREA BEFORE STARTING WORK.

ALL NEW PLUMBING FIXTURES SHALL BE ENERGY SAVING FIXTURES.

ALL ROOFING MATERIALS SHALL BE CLASS-A.

PUBLIC HEALTH, SAFETY, AND CONVENIENCE NOTES:

1. THE CONTRACTOR SHALL OBSERVE AND COMPLY WITH ALL FEDERAL, STATE, AND LOCAL LAWS REQUIRED FOR THE PROTECTION OF THE PUBLIC HEALTH AND SAFETY AND ENVIRONMENTAL QUALITY.

2. THE CONTRACTOR, AT HIS OWN EXPENSE SHALL KEEP THE PROJECT AND ITS SURROUNDING AREAS FREE FROM DUST NUISANCE. THE WORK SHALL BE IN CONFORMANCE WITH THE AIR POLLUTION CONTROL STANDARDS AND REGULATIONS OF THE STATE DEPARTMENT OF HEALTH.

3. NO CONTRACTOR SHALL PERFORM ANY CONSTRUCTION ACTIVITY SO AS TO CAUSE FALLING ROCK, SOIL OR DEBRIS IN ANY FORM TO FALL, SLIDE OR FLOW ONTO ADJOINING PROPERTIES, STREETS OR NATURAL WATERCOURSES. SHOULD SUCH VIOLATIONS OCCUR, THE CONTRACTOR SHALL IMMEDIATELY MAKE ALL REMEDIAL ACTIONS NECESSARY.

4. THE CONTRACTOR SHALL PROVIDE, INSTALL AND MAINTAIN ALL NECESSARY SIGNS, LIGHTS, FLARES, BARRICADES, MARKERS, CONES AND OTHER PROTECTIVE FACILITIES AND SHALL TAKE ALL NECESSARY PRECAUTIONS FOR THE PROTECTIONS, CONVENIENCE AND SAFETY OF THE PUBLIC. THE CONTRACTOR SHALL APPLY FOR A CONSTRUCITON PERMIT WITH A NOISE POLLUTION CONTROL PLAN.

PARKING REQUIREMENTS (RESIDENTIAL)

1 PER 1,000 SQUARE FEET OF PRIVATE DWELLING OR LODDING AREA, NOT INCLUDING AREAS IDENTIFIED IN (B)(2)(A)

ENERGY CODE COMPLIANCE BLOCK

CITY AND COUNTY OF HONOLULU
REVISED ORDINANCES OF HONOLULU 2021
CHAPTER 16B

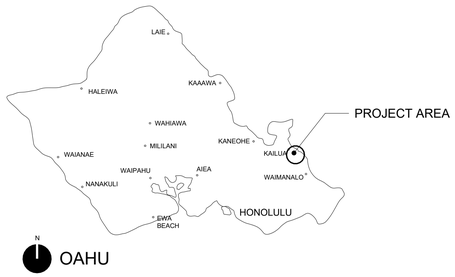
To the best of my knowledge, this project's design substantially conforms to the Building Energy Conservation Code for:

X Building Component Systems
____ Electrical Component Systems
____ Mechanical Component Systems

Signature: Graham Hart Date: XX|XX|2026
Name: GRAHAM HART
Title: ARCHITECT
License No.: AR17935

Include only those items that the signator is responsible for. This block shall be on the first sheet of the pertinent plan, e.g. architectural, electrical, and mechanical. The above may be submitted separately to the Code Official in a letter including the identification of the building.

LOCATION MAP



VICINITY MAP



Exhibit N-2

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60 & 60A KA'APUNI DRIVE
KAILUA, OAHU, HI 96734
TMK: 4-3-013:033

Graham Hart: ghart@kokomo.studio
Brandon Large: blarge@kokomo.studio

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#	Revision	Date

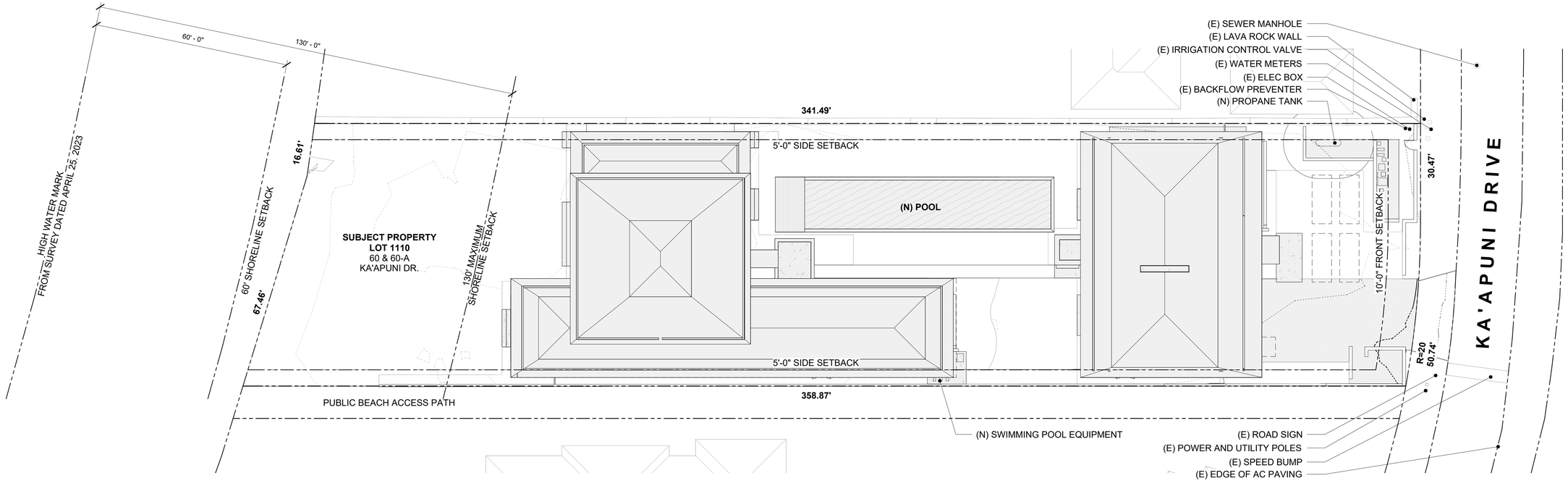
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GENERAL NOTES

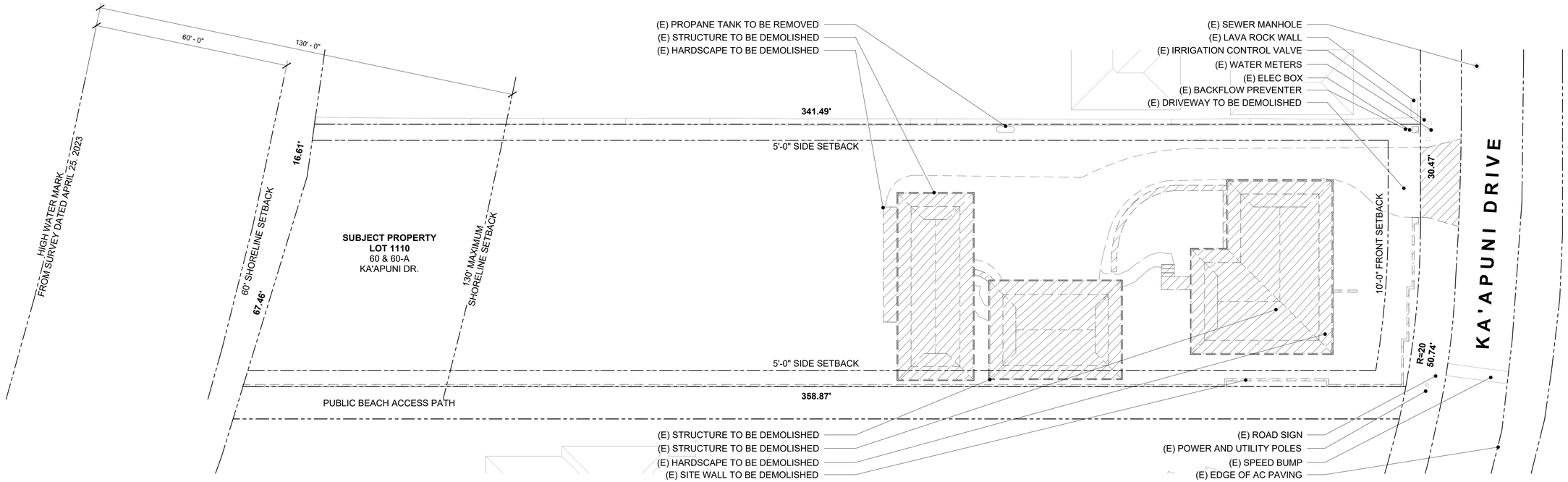
KA'APUNI BUNGALOW
date issued
05.15.2026

GENERAL NOTES

001



1 SITE PLAN - NEW
1/16" = 1'-0"



2 SITE PLAN - DEMO
1/16" = 1'-0"

Exhibit N-3

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60 & 60A KA'APUNI DRIVE
KAILUA, OAHU, HI 96734
TMK: 4-3-013:033

Graham Hart: ghart@kokomo.studio
Brandon Large: blarge@kokomo.studio

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#	Revision	Date

EXISTING
DEMOLISHED
DEMOLISHED CUT
NEW
NEW CUT

SCALE: 1/16" = 1'-0"
0 4 8 16 20 32 40 56ft

GENERAL NOTES

KA'APUNI BUNGALOW

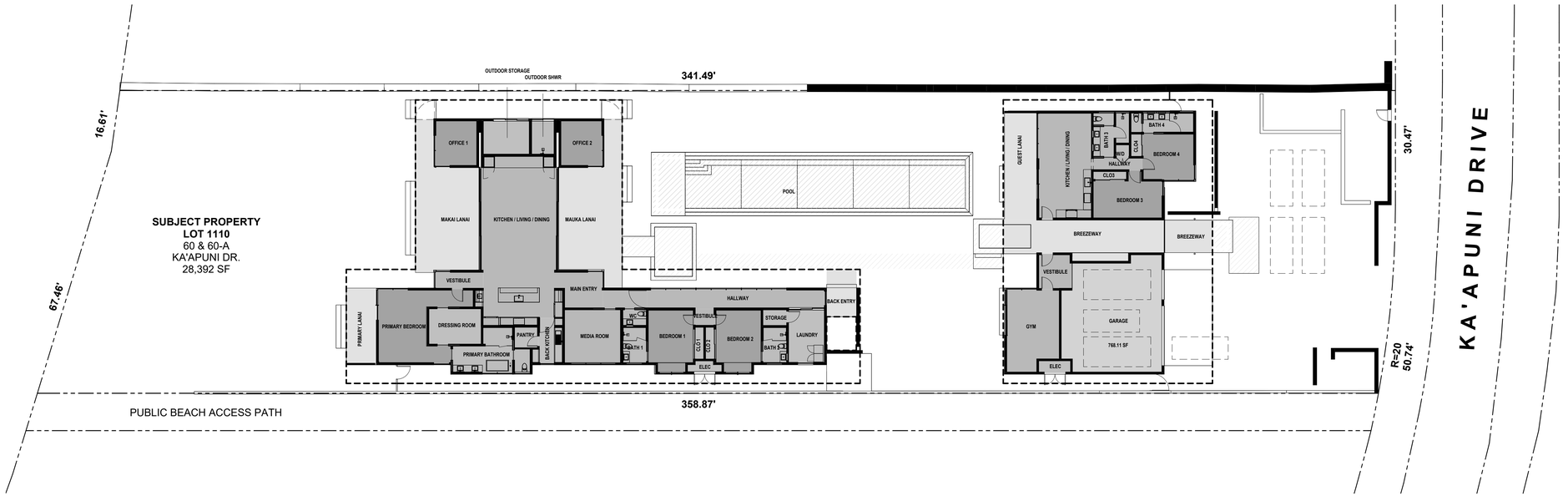
date issued
05.15.2026

SITE PLAN

A000

NEW AREA CALCULATIONS

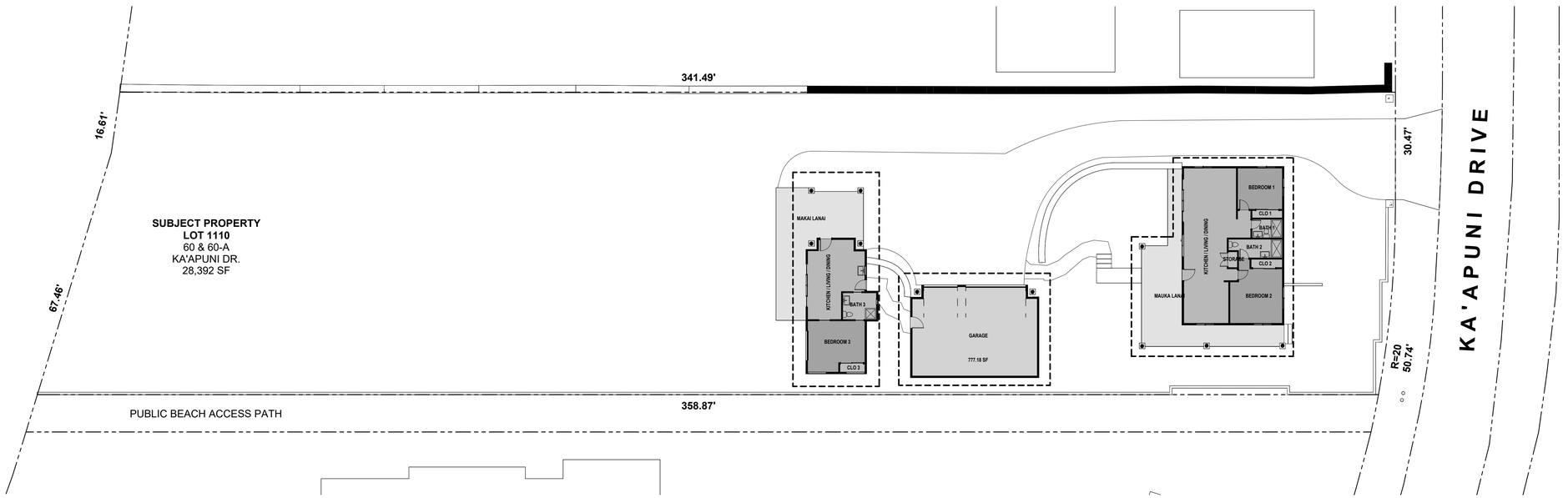
BATH 1	57.36 SF
BATH 2	57.59 SF
BATH 3	94.76 SF
BATH 4	83.40 SF
OUTDOOR SHWR	52.62 SF
PRIMARY BATHROOM	177.06 SF
WC	25.61 SF
BATH	**548.40 SF**
BACK ENTRY	102.75 SF
BREEZEWAY	409.60 SF
BREEZEWAY	112.89 SF
GUEST LANAI	246.35 SF
MAKAI LANAI	529.50 SF
MAUKA LANAI	549.72 SF
PRIMARY LANAI	162.58 SF
COVERED LANAI	**2113.39 SF**
GYM	284.37 SF
HALLWAY	38.50 SF
HALLWAY	230.30 SF
HALLWAY	54.47 SF
KITCHEN / LIVING / DINING	908.84 SF
KITCHEN / LIVING / DINING	389.77 SF
MAIN ENTRY	104.08 SF
MEDIA ROOM	210.62 SF
VESTIBULE	78.31 SF
VESTIBULE	21.93 SF
VESTIBULE	53.59 SF
LIVING	**2374.78 SF**
BEDROOM 1	188.20 SF
BEDROOM 2	188.01 SF
BEDROOM 3	187.85 SF
BEDROOM 4	163.07 SF
OFFICE 1	128.21 SF
OFFICE 2	128.21 SF
PRIMARY BEDROOM	335.41 SF
PRIVATE	**1318.96 SF**
BACK KITCHEN	78.56 SF
CLO3	17.65 SF
CLO4	15.91 SF
CLO 1	18.62 SF
CLO 2	18.62 SF
DRESSING ROOM	130.81 SF
ELEC	24.95 SF
ELEC	22.70 SF
LAUNDRY	134.27 SF
OUTDOOR STORAGE	108.22 SF
PANTRY	32.91 SF
STORAGE	25.92 SF
W/D	10.50 SF
STORAGE	**639.62 SF**
TOTAL FLOOR AREA	**6995.15 SF**
GARAGE	768.11 SF
TOTAL BUILDING AREA	**7763.26 SF**
LOT SIZE (50% = 14196.00 SF)	28392.00 SF
OFF-STREET PARKING REQUIRED	8



1 AREA PLAN - NEW
1/16" = 1'-0"

EXISTING AREA CALCULATIONS

BATH	BATH 1	46.67 SF
BATH	BATH 2	75.57 SF
BATH	BATH 3	71.41 SF
BATH		**193.65 SF**
COVERED LANAI	MAKAI LANAI	495.55 SF
COVERED LANAI	MAUKA LANAI	527.00 SF
COVERED LANAI		**1022.55 SF**
LIVING	KITCHEN / LIVING / DINING	612.36 SF
LIVING	KITCHEN / LIVING / DINING	278.65 SF
LIVING		**891.01 SF**
PRIVATE	BEDROOM 1	147.29 SF
PRIVATE	BEDROOM 2	223.50 SF
PRIVATE	BEDROOM 3	203.85 SF
PRIVATE		**574.64 SF**
STORAGE	CLO 1	20.42 SF
STORAGE	CLO 2	23.25 SF
STORAGE	CLO 3	18.30 SF
STORAGE	STORAGE	12.60 SF
STORAGE		**74.57 SF**
TOTAL FLOOR AREA		**2756.42 SF**
GARAGE		777.18 SF
TOTAL BUILDING AREA		**3533.60 SF**
LOT SIZE (50% = 14196.00 SF)		28392.00 SF
OFF-STREET PARKING REQUIRED		4



2 AREA PLAN - EXISTING
1/16" = 1'-0"

Exhibit N-4

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60 & 60A KA'APUNI DRIVE
KAILUA, OAHU, HI 96734
TMK: 4-3-013:033

Graham Hart: ghart@kokomo.studio
Brandon Large: blarge@kokomo.studio

PROFESSIONAL STAMP AND SIGNATURE

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#	Revision	Date

EXISTING
DEMOLISHED
DEMOLISHED CUT
NEW
NEW CUT

SCALE: 1/16" = 1'-0"
0 4 8 16 20 32 40 56ft

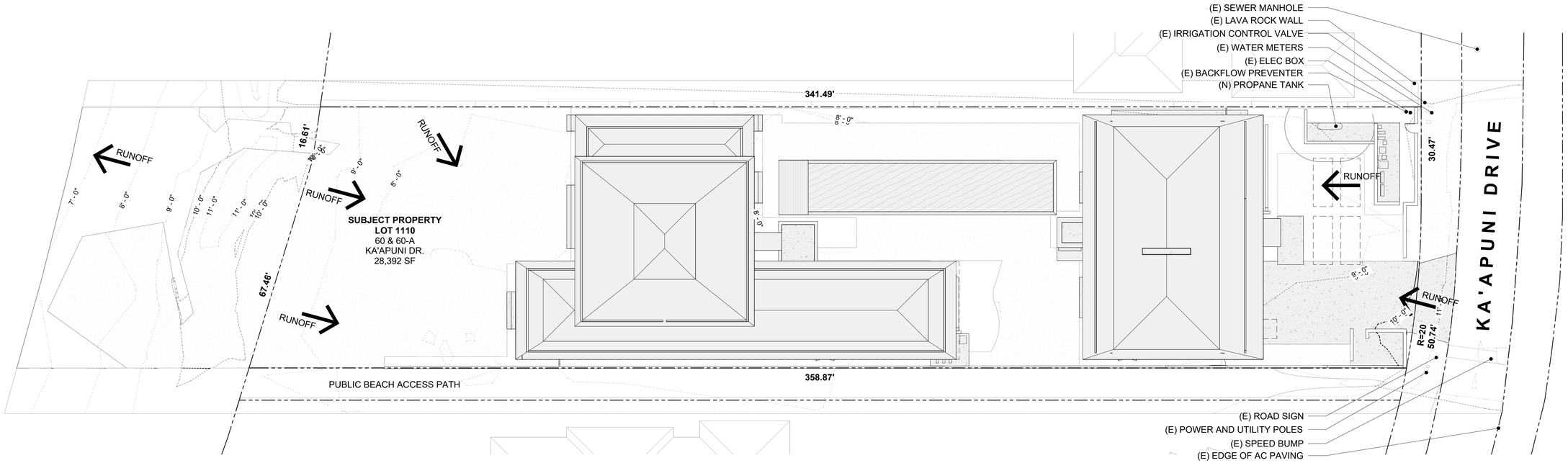
GENERAL NOTES

KA'APUNI BUNGALOW

date issued
05.15.2026

AREA PLAN

A001



1 SITE PLAN - ESCP
1/16" = 1'-0"

ESCP INSPECTION NOTES:

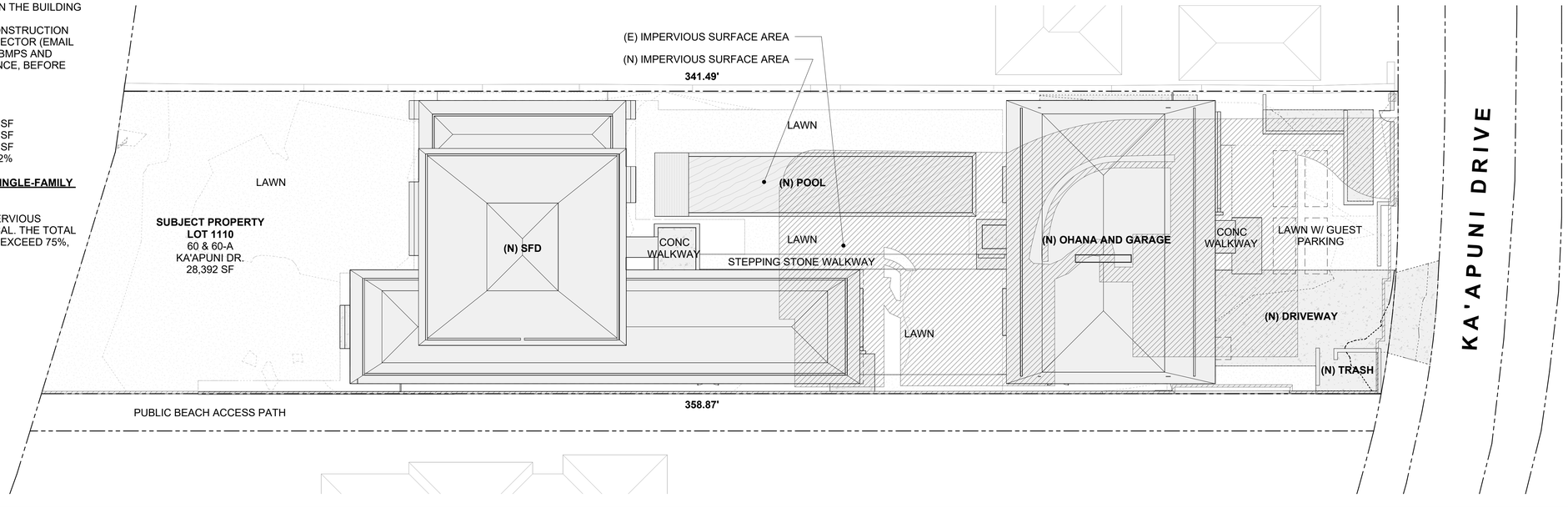
1. AT LEAST TWO WEEKS BEFORE THE BEGINNING CONSTRUCTION, THE CONTRACTOR OR THE PERSON IN CHARGE OF CONSTRUCTION SHALL NOTIFY THE STORM WATER INSPECTOR LISTED ON THE BUILDING PERMIT.
2. AFTER INSTALLING THE CONSTRUCTION BMPS AND MOBILIZING ANY CONSTRUCTION APPARATUS IN ACCORDANCE WITH THE APPROVED ESCP (OR APPENDIX B ESCP FOR SMALL PROJECT TEMPLATE), THE CONTRACTOR OR THE PERSON IN CHARGE OF CONSTRUCTION SHALL CONTACT THE ESCP COORDINATOR LISTED ON THE BUILDING PERMIT, FOR A PRECONSTRUCTION INSPECTION.
3. THE ESCP COORDINATOR SHALL SUBMIT THE PRECONSTRUCTION INSPECTION CHECKLIST TO THE STORM WATER INSPECTOR (EMAIL TO DPP.NPDES@HONOLULU.GOV) CONFIRMING THE BMPS AND GOOD HOUSE KEEPING MEASURES ARE IN COMPLIANCE, BEFORE THE START OF CONSTRUCTION.

ISA NOTES:

LOT SIZE	28,392 SF
EXISTING IMPERVIOUS SURFACE AREA	8,096 SF
PROPOSED IMPERVIOUS SURFACE AREA	14,786 SF
PERCENTAGE	52%

RESIDENTIAL STORM WATER MANAGEMENT NOTES FOR SINGLE-FAMILY AND TWO-FAMILY DWELLING PROJECTS:

1. USE SITE DESIGN STRATEGIES TO REDUCE THE IMPERVIOUS SURFACE AREAS TO THE MAXIMUM EXTENT PRACTICAL. THE TOTAL IMPERVIOUS SURFACE AREA FOR THE LOT MAY NOT EXCEED 75%, PER LUO SECTION 21-3.70.1(G).
2. TOTAL IMPERVIOUS SURFACE AREA = 52%



2 SITE PLAN - ISA
1/16" = 1'-0"

Exhibit N-5

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60 & 60A KA'APUNI DRIVE
KAILUA, OAHU, HI 96734
TMK: 4-3-013:033

Graham Hart: ghart@kokomo.studio
Brandon Large: blarge@kokomo.studio

PROFESSIONAL STAMP AND SIGNATURE

THIS DRAWING IS FOR DESIGN PURPOSES ONLY, NOT FOR CONSTRUCTION

#	Revision	Date

EXISTING
DEMOLISHED
DEMOLISHED CUT
NEW
NEW CUT

SCALE: 1/16" = 1'-0"
0 4 8 16 20 32 40 56ft

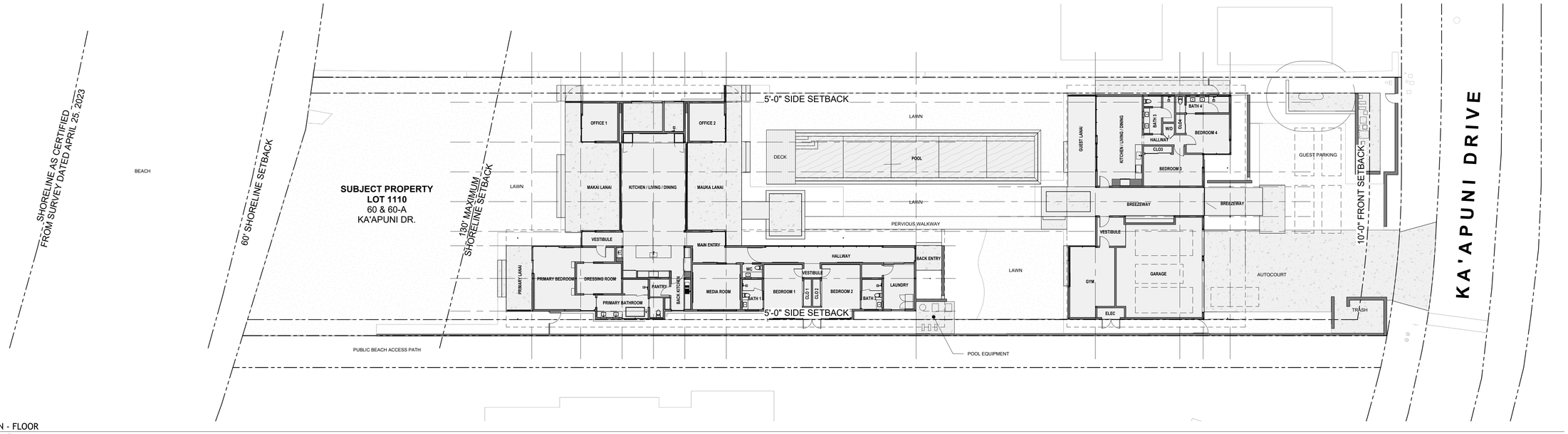
GENERAL NOTES

KA'APUNI BUNGALOW

date issued
05.15.2026

SITE PLAN - ESCP + ISA

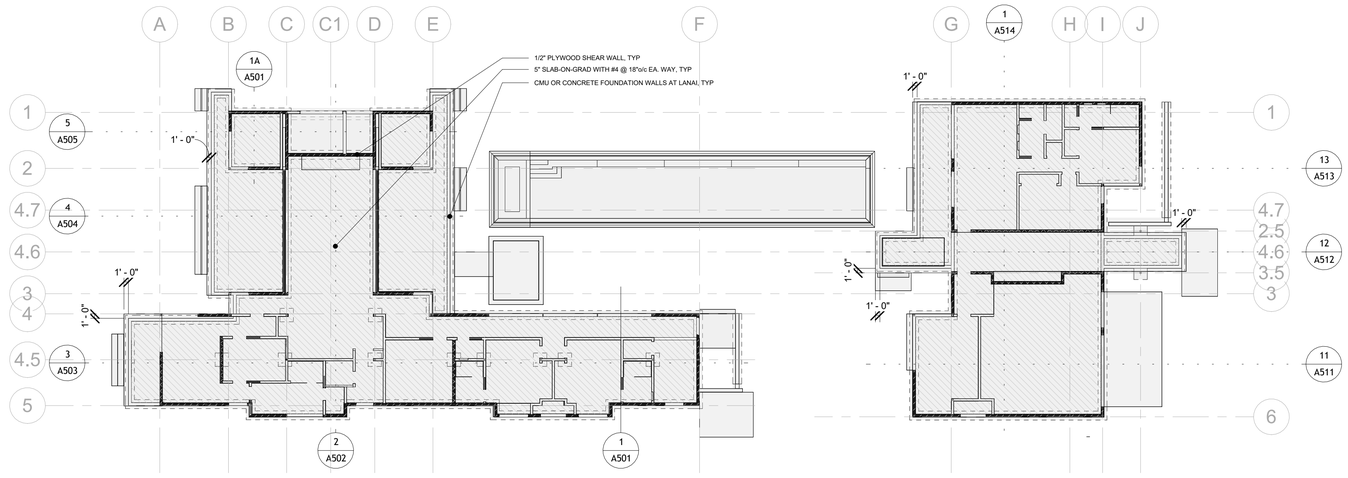
A002



1 SITE PLAN - FLOOR
1/16" = 1'-0"

GROUND DISTURBANCE CALCULATIONS:

AREA TO BE EXCAVATED	10773 SF
BUILDING AREA	9310 SF
POOL AREA	1463 SF
MAX DEPTH OF EXCAVATION	
BUILDING DEPTH	18" MAX
POOL DEPTH	62" MAX
ESTIMATED CUBIC YARDS OF SOIL THAT WILL BE EXCAVATED	520 CY
ESTIMATED CUBIC YARDS OF SOIL REMOVED FROM SITE	0 CY
ESTIMATE CUBIC YARDS OF OF STRUCTURAL FILL THAT WILL BE IMPORTED	
BUILDING	418 CY
POOL	0 CY
ESTIMATED CUBIC YARDS OF SOIL IMPORTED TO SITE	0 CY



2 FOUNDATION PLAN
1/16" = 1'-0"

Exhibit N-6

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60 & 60A KA'APUNI DRIVE
KAILUA, OAHU, HI 96734
TMK: 4-3-013:033

Graham Hart: ghart@kokomo.studio
Brandon Large: blarge@kokomo.studio

PROFESSIONAL STAMP AND SIGNATURE

#	Revision	Date

EXISTING
DEMOLISHED
DEMOLISHED CUT
NEW
NEW CUT

SCALE: 1/16" = 1'-0"
0 4 8 16 20 32 40 56ft

GENERAL NOTES

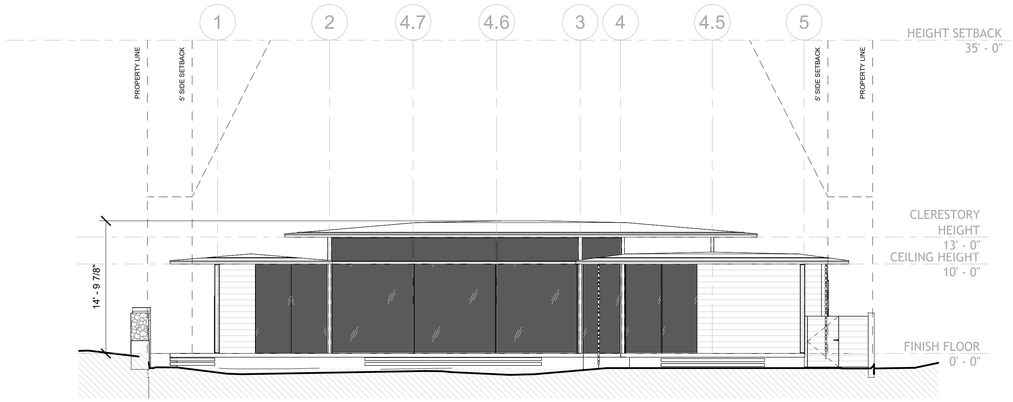
THIS DRAWING IS FOR DESIGN PURPOSES ONLY, NOT FOR CONSTRUCTION

KA'APUNI BUNGALOW

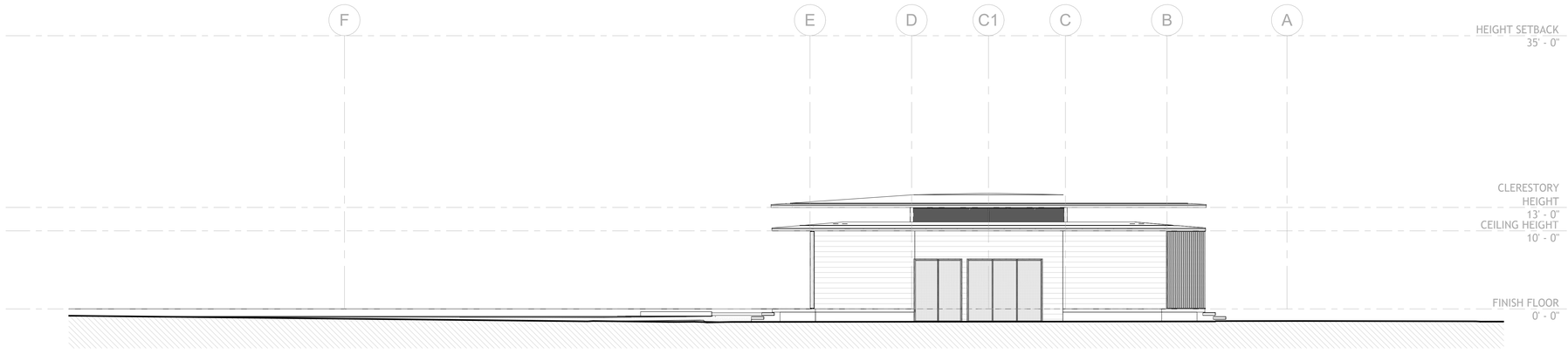
date issued
05.15.2026

SITE PLAN - FLOOR

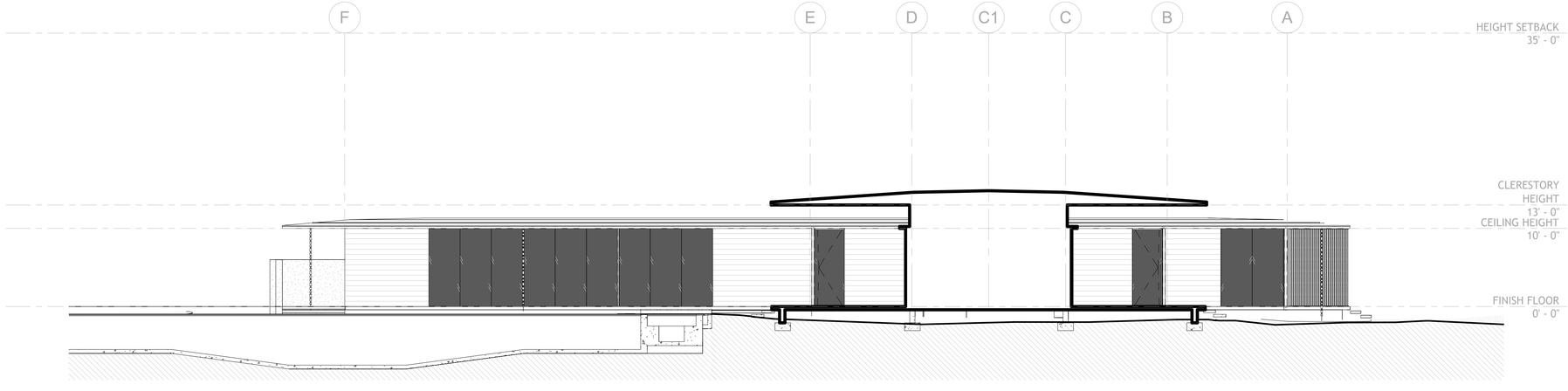
A003



N MAIN HOUSE - NORTH ELEVATION
1/8" = 1'-0"



E1 MAIN HOUSE - EAST ELEVATION - PARTIAL
1/8" = 1'-0"



E2 MAIN HOUSE - EAST ELEVATION
1/8" = 1'-0"

Exhibit N-7

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60 & 60A KA'APUNI DRIVE
KAILUA, OAHU, HI 96734
TMK: 4-3-013:033

Graham Hart: ghart@kokomo.studio
Brandon Large: blarge@kokomo.studio

PROFESSIONAL STAMP AND SIGNATURE

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#	Revision	Date

EXISTING
DEMOLISHED
DEMOLISHED CUT
NEW
NEW CUT

SCALE: 1/8" = 1'-0"
0 2 4 8 10 16 20 28ft

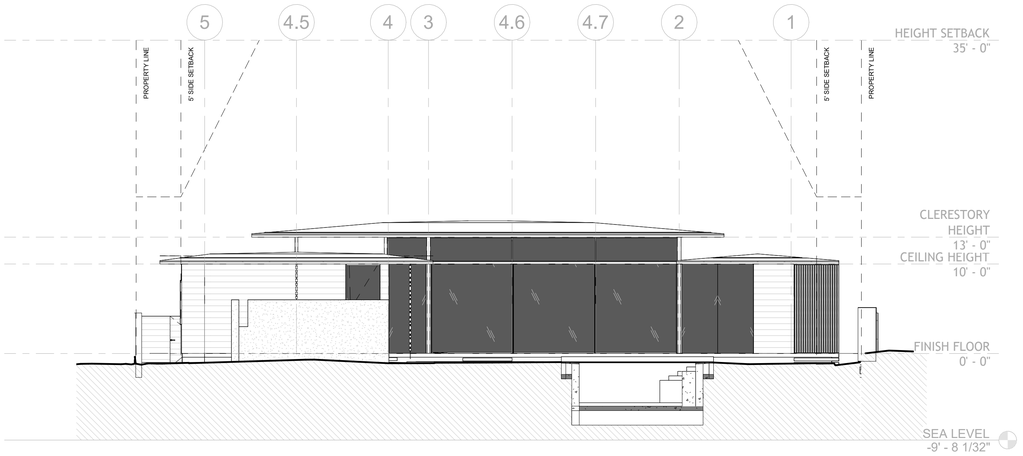
GENERAL NOTES

KA'APUNI BUNGALOW

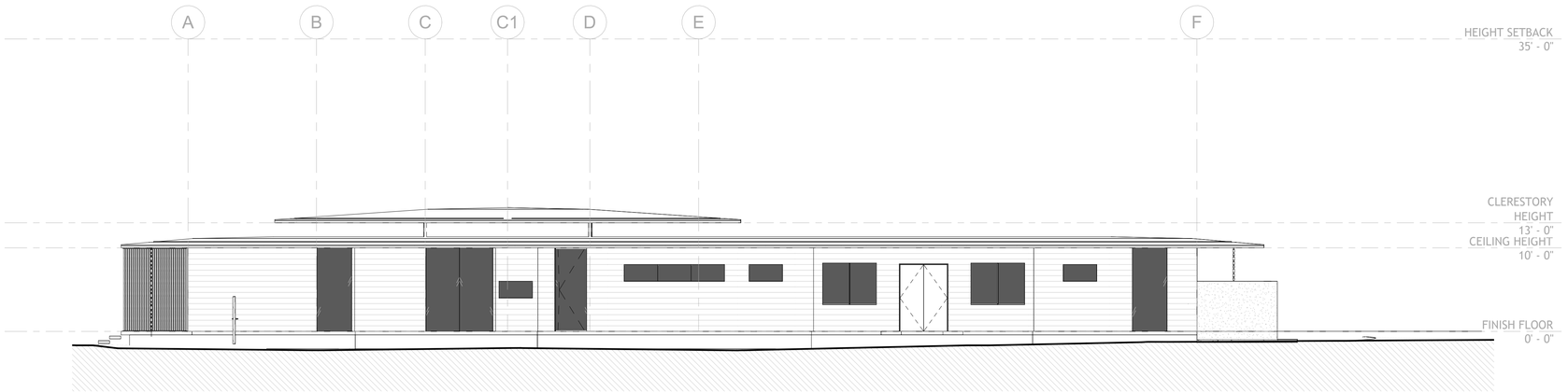
date issued
05.15.2026

ELEVATIONS - MAIN HOUSE

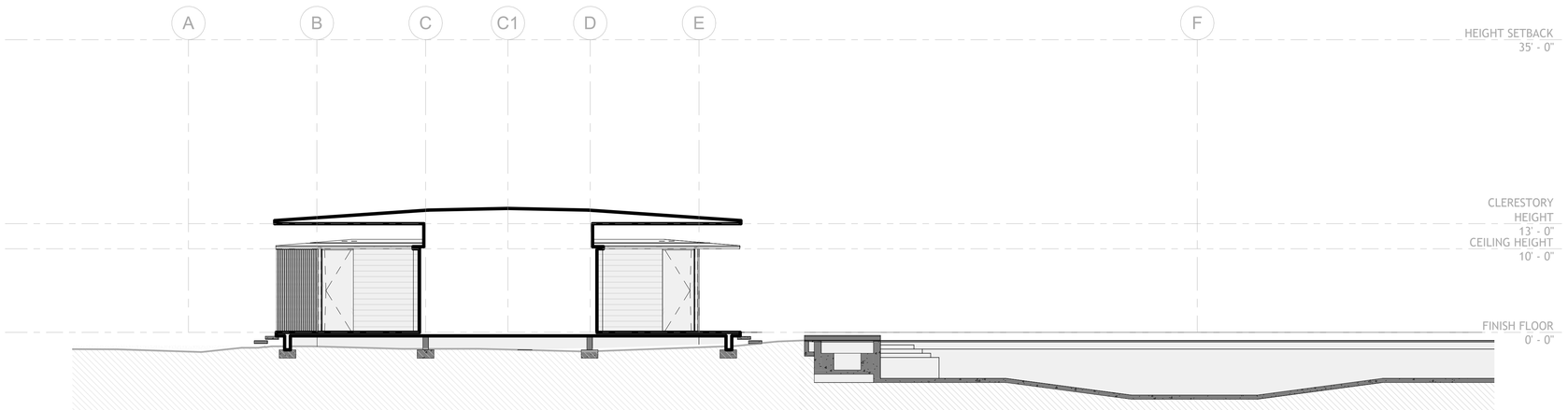
A200



S MAIN HOUSE - SOUTH ELEVATION
1/8" = 1'-0"



W1 MAIN HOUSE - WEST ELEVATION
1/8" = 1'-0"



W2 MAIN HOUSE - WEST ELEVATION - PARTIAL
1/8" = 1'-0"

Exhibit N-8

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60 & 60A KA'APUNI DRIVE
KAILUA, OAHU, HI 96734
TMK: 4-3-013:033

Graham Hart: ghart@kokomo.studio
Brandon Large: blarge@kokomo.studio

PROFESSIONAL STAMP AND SIGNATURE

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#	Revision	Date

EXISTING
DEMOLISHED
DEMOLISHED CUT
NEW
NEW CUT

SCALE: 1/8" = 1'-0"
0 2 4 8 10 16 20 28ft

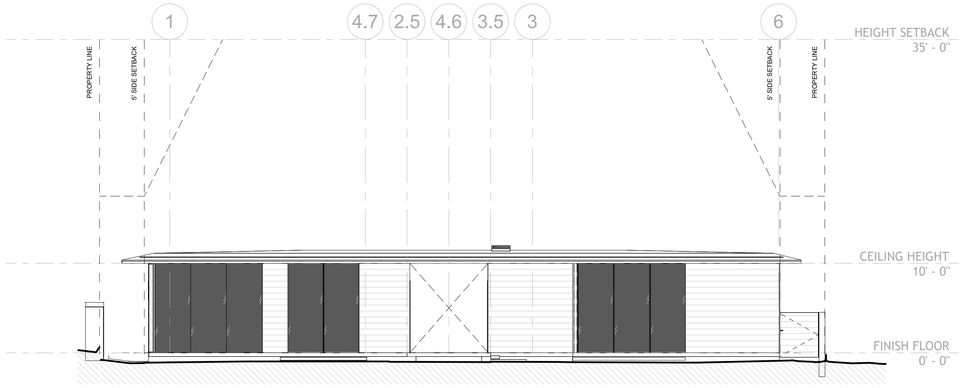
GENERAL NOTES

KA'APUNI BUNGALOW

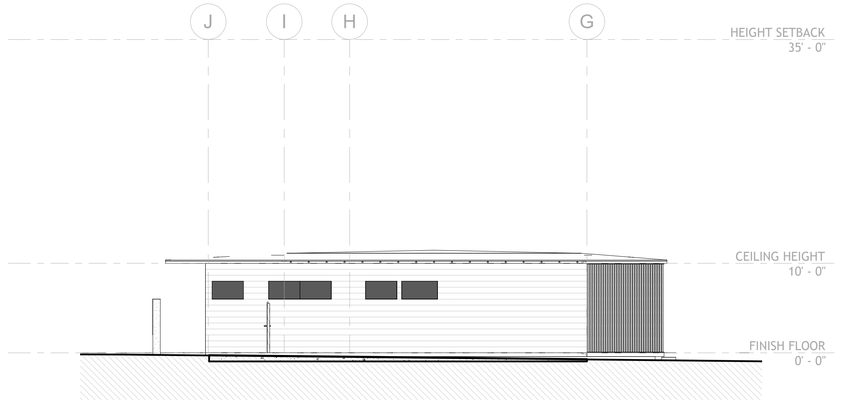
date issued
05.15.2026

ELEVATIONS - MAIN HOUSE

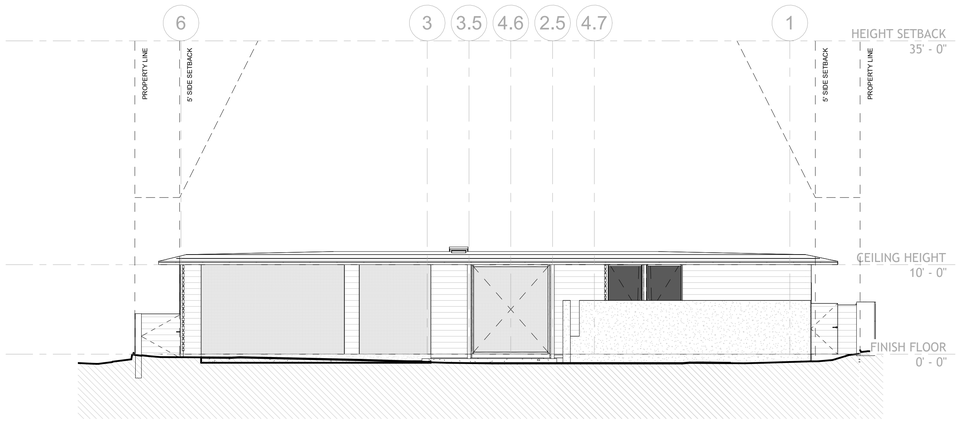
A201



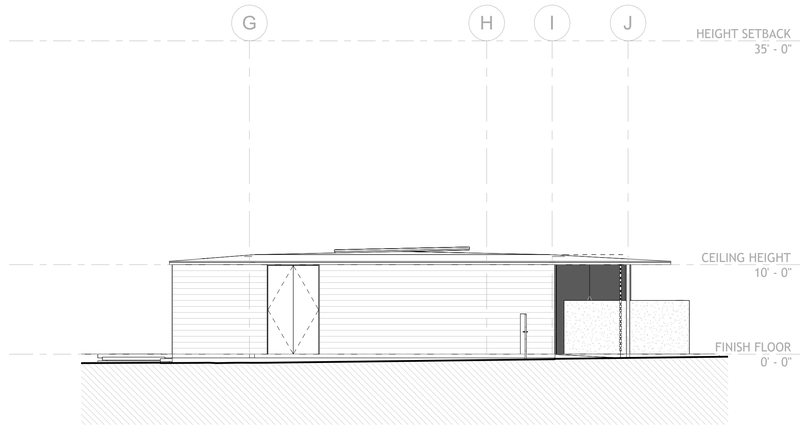
N GUEST HOUSE - NORTH ELEVATION
1/8" = 1'-0"



E GUEST HOUSE - EAST ELEVATION
1/8" = 1'-0"



S GUEST HOUSE - SOUTH ELEVATION
1/8" = 1'-0"



W GUEST HOUSE - WEST ELEVATION
1/8" = 1'-0"

Exhibit N-9

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60 & 60A KA'APUNI DRIVE
KAILUA, OAHU, HI 96734
TMK: 4-3-013:033

Graham Hart: ghart@kokomo.studio
Brandon Large: blarge@kokomo.studio

PROFESSIONAL STAMP AND SIGNATURE

#	Revision	Date

EXISTING
DEMOLISHED
DEMOLISHED CUT
NEW
NEW CUT

SCALE: 1/8" = 1'-0"

0 2 4 8 10 16 20 28ft

GENERAL NOTES

KA'APUNI BUNGALOW

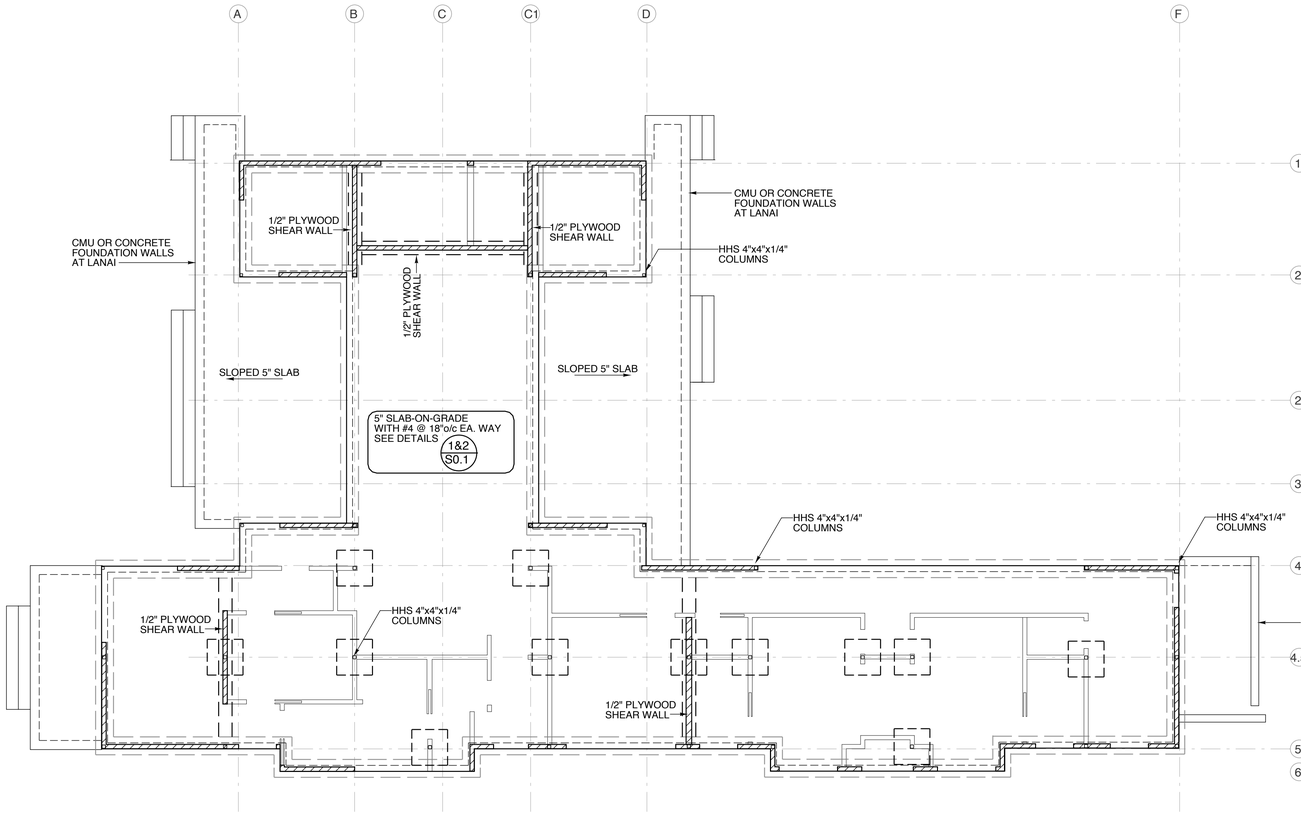
date issued
05.15.2026

ELEVATIONS -
GUEST HOUSE

A211

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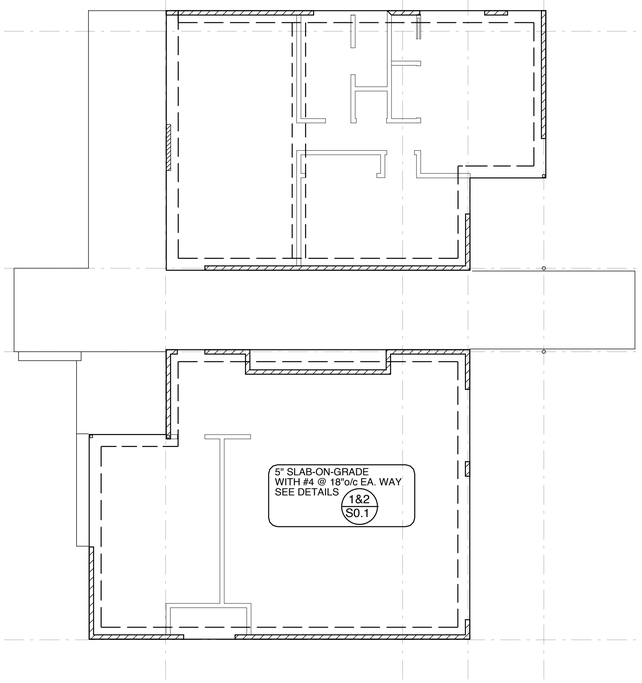
Exhibit N-10



FOUNDATION PLAN

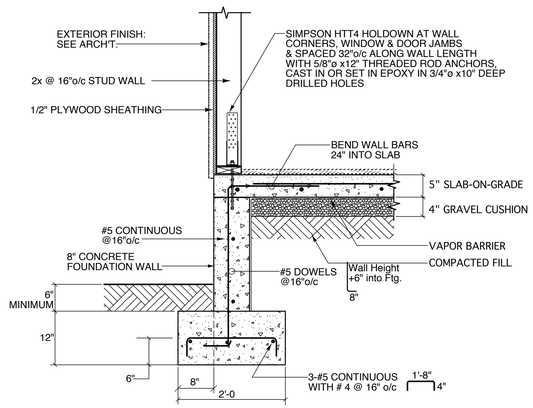
SCALE: 1/8"=1'-0

0' 4' 8' 12' 16' 20'

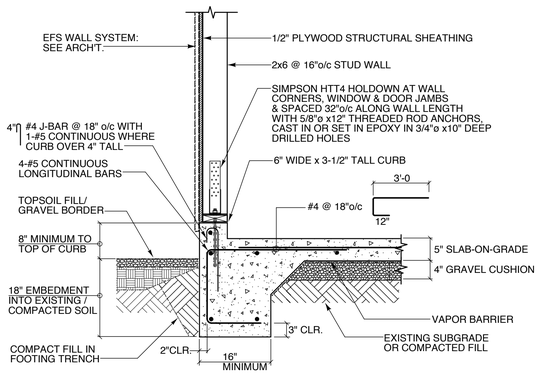


LEGEND:

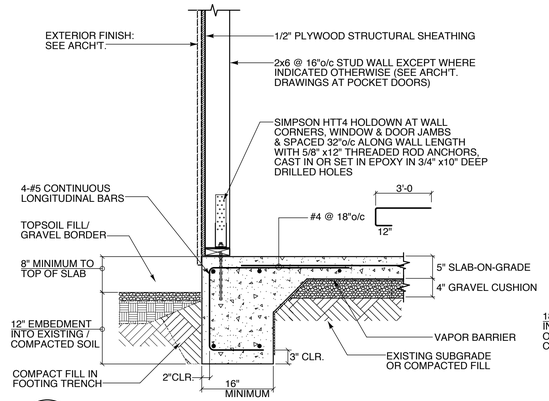
- COLUMN
- COLUMN BELOW
- WOOD STUD STRUCTURAL WALL
- STRUCTURAL WALL BELOW
- HEADER BEAM SEE DETAIL 1B/S00.2
- NON-STRUCTURAL WALL
- NON-STRUCTURAL WALL BELOW
- DEPRESSION IN CONCRETE SLAB



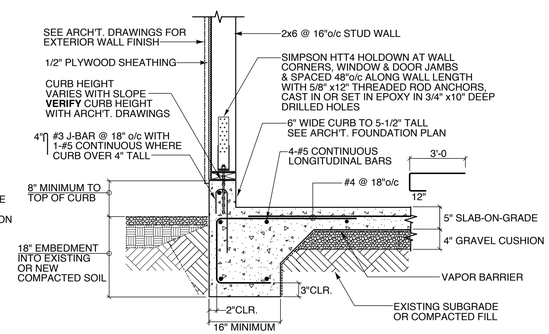
4 S101 **EDGE FOOTING AT RAISED SLABS** 3/4"=1'-0



3 S102 **EDGE FOOTING WITH CURB AT STUD WALL** 3/4"=1'-0



2 S101 **EDGE FOOTING AT STUD WALL** 3/4"=1'-0



1 S101 **EDGE FOOTING WITH CURB AT GARAGE** 3/4"=1'-0

HSD HAYES STRUCTURAL DESIGN
HONOLULU, HAWAII
(808)-396-6670
hsdaccount@me.com
CONSULTING STRUCTURAL ENGINEERING

CLAYTON J. HAYES LICENSED PROFESSIONAL ENGINEER No. 6016-S HAWAII, U.S.A.
P.E. License Expires 4/30/2026

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

Signature

REVISIONS

PROJECT: KA'APUNI BUNGALOW
60 & 61A KA'APUNI DRIVE
KAILUA, HAWAII 96734 TMK: 4-3-013:033

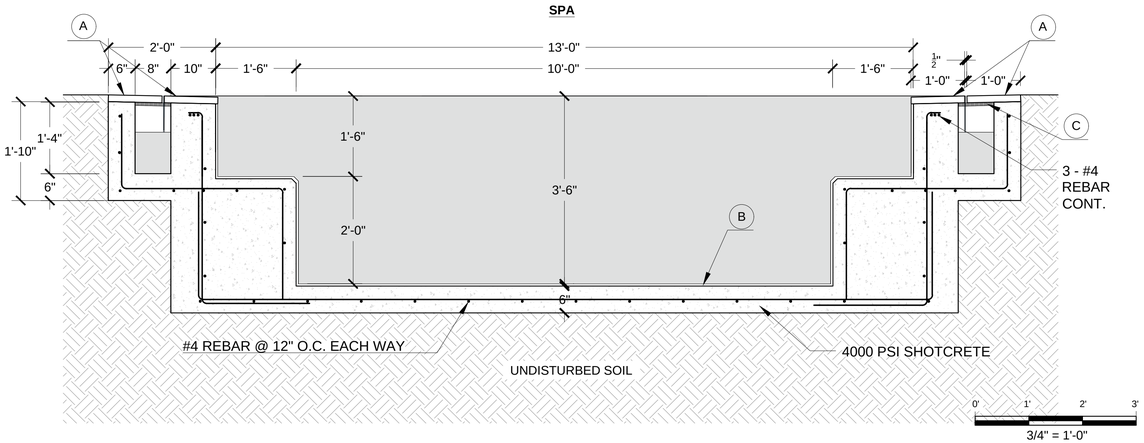
PHASE	DATE
Foundation Layouts and Details	4.24.2024

SHEET TITLE: FOUNDATION PLAN

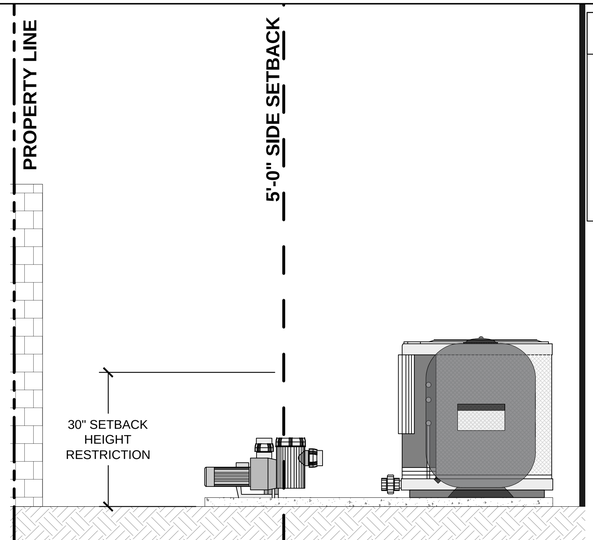
SHEET NUMBER: S101

SHEET OF

THESE STRUCTURAL DRAWINGS, DETAILS AND ANY INCLUDED DOCUMENTS, AS INTRUMENTS OF SERVICE, ARE THE EXCLUSIVE PROPERTY OF THE PROJECT STRUCTURAL ENGINEER AND THEIR USE AND PUBLICATION SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED. REUSE OR PUBLICATION, BY ANY METHOD, IN WHOLE OR IN PART, IS PROHIBITED EXCEPT BY WRITTEN PERMISION FROM THE STRUCTURAL ENGINEER. VISUAL CONTACT WITH THESE PLANS SHALL CONSTITUTE PRIMA FACTE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.



1 SPA SECTION DETAIL — SCALE: 3/4" = 1'-0"

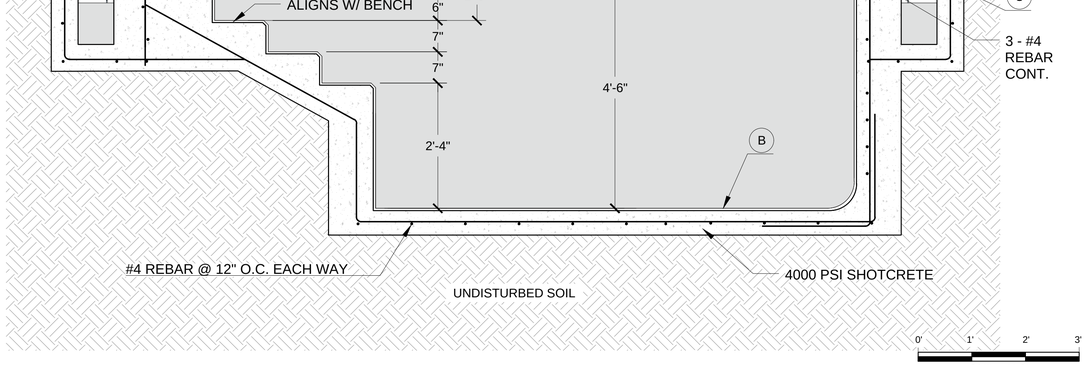


5 SWIMMING POOL EQUIPMENT ELEVATION — SCALE: 3/4" = 1'-0"

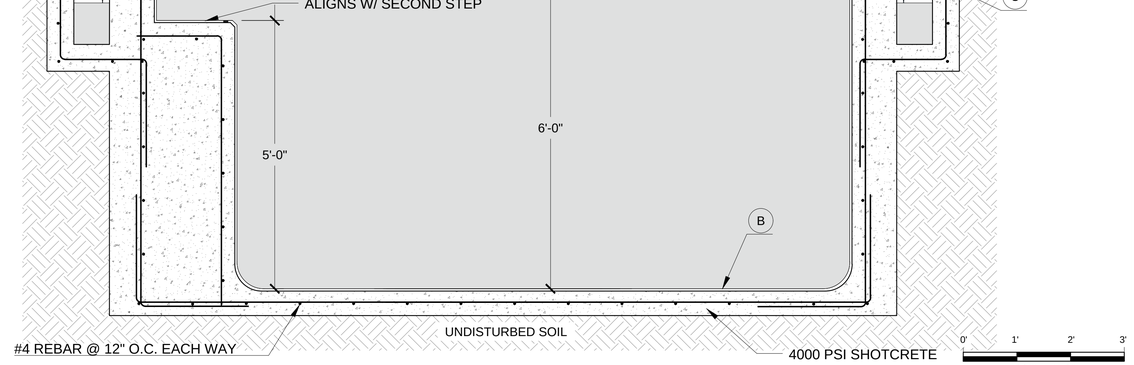
FINISH SCHEDULE

- (A) +/- 1½"THK STONE COPING(TBD)
- (B) PLASTER FINISH (TBD)
- (C) GRATE

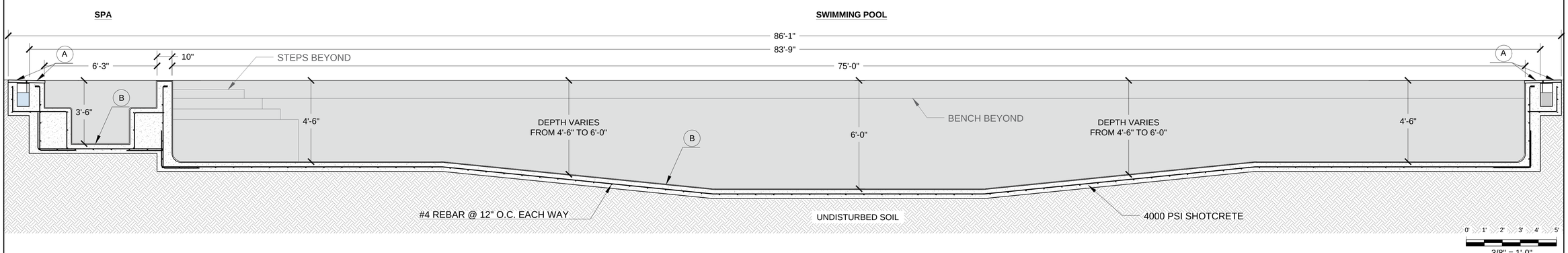
Exhibit N-11



2 STAIRS SECTION DETAIL — SCALE: 3/4" = 1'-0"



3 BENCH SECTION DETAIL — SCALE: 3/4" = 1'-0"



4 OVERALL SWIMMING POOL SECTION DETAIL — SCALE: 3/8" = 1'-0"

DEBIASI PACIFIC
STEP INTO THE POOL OF YOUR DREAMS
3620 WAIALAE AVE. SUITE 205
HONOLULU, HI 96816
PHONE: (808)732-5161

PERMIT SET

DATE:	REVISIONS

BAUM RESIDENCE
SWIMMING POOL AND SPA
60 KA'APUNI DRIVE
KAILUA, HI 96734
T.M.K.: 4-3-013:033

SECTIONS

DRAWN BY: RL
DATE: 03/25/2026
DRAWING No.: 3 OF 3
SHEET No.: WF300

HONOLULU CITY COUNCIL

KE KANIHELA O KE KALANA O HONOLULU

CITY AND COUNTY OF HONOLULU

No._____

RESOLUTION

GRANTING A SPECIAL MANAGEMENT AREA MAJOR PERMIT TO ALLOW THE CONSTRUCTION OF TWO NEW SINGLE-UNIT DWELLINGS, AN ATTACHED GARAGE, AND AN IN-GROUND SWIMMING POOL IN KAILUA, O'AHU.

WHEREAS, on June 16, 2026, the Department of Planning and Permitting ("DPP") accepted the application (DPP File No. 2026-SMA-34) from Nicholas and Krista Baum (the "Applicants") for a Special Management Area ("SMA") Major Permit to allow the construction of two new single-unit dwellings, an attached garage, and an in-ground swimming pool, on a 28,392 square foot shoreline lot zoned R-10 Residential District, located at 60 Ka'apuni Drive in Kailua, and identified as Tax Map Key 4-3-013: 033 (the "Project"); and

WHEREAS, on August 14, 2026, the DPP held a public hearing on the application at the Frank F. Fasi Municipal Building, Sixth Floor Conference Room, which was attended by the Applicants' agent, DPP staff members, and three members of the public; and

WHEREAS, on September 28th, 2026, within 45 days after the close of the public hearing, the DPP, having duly considered all evidence and the objectives, policies, and guidelines, as established in the Revised Ordinances of Honolulu 2021 ("ROH") §§ 25-3.1 and 25-4.1 and the Hawai'i Revised Statutes ("HRS") §§ 205A-2 and 205A-26 completed its report and transmitted its findings and recommendation of approval to the City Council ("Council"); and

WHEREAS, the Council, having received the findings and recommendation of the DPP on _____, by Departmental Communication No. _____ and having duly considered all of the findings and reports on the matter, desires to approve the subject application for an SMA Major Permit subject to the conditions enumerated below; now, therefore,

BE IT RESOLVED by the Council of the City and County of Honolulu that an SMA Major Permit be issued to the Applicants for the Project, subject to the following conditions:

A. Development must be in general conformity with the Project as described in the DPP's findings and recommendation, referenced above, and as depicted in Exhibits A through M and N-1 through N-11, attached hereto and incorporated by reference herein. Any change in the size or nature of the Project that may have a significant effect on coastal resources, as addressed in ROH Chapter 25 or HRS Chapter 205A, or both, will require a new application and SMA Major Permit. Any change that does not have a significant effect on coastal resources

may be considered a minor modification and may be permitted under this resolution, upon review and approval by the DPP Director.

B. To recognize the potential for adverse impacts related to coastal hazards, including but not limited to sea level rise ("SLR"), coastal erosion, flooding, wave action, and storm surge, by proceeding with the Project, the landowner acknowledges the following declarations, which must be clearly stated under "Landowner Acknowledgements" on all Project building permit ("BP") plans:

1. *"The landowner hereby acknowledges (and any successor owner or interested party is hereby notified) that Tax Map Key 4-3-013: 033 is susceptible to coastal hazards, which may result in harm to or loss of life and property;"* and

2. *"The landowner hereby acknowledges (and any successor owner or interested party is hereby notified) that Tax Map Key 4-3-013: 033 is a shoreline zoning lot and may be adversely impacted by coastal hazards."*

C. To account for the potential shift of land from the State Land Use Urban District to the State Land Use Conservation District due to potential sea level rise, by proceeding with the Project, the landowner acknowledges the following declaration, which must be clearly stated under "Landowner Acknowledgements" on all Project BP plans:

> "*In choosing to implement construction activities at Tax Map Key 4-3-013: 033, the landowner hereby acknowledges (and any successor owner or interested party is hereby notified) that land makai of the regulatory shoreline is State public land, falls within the State Land Use Conservation District, and must remain available for public use and recreational activities. The landowner further acknowledges that should any portion of a structure encroach into State public land, the State Board of Land and Natural Resources may require the removal of the structure or a lease for the encroachments extending into the State public land. As a result of this acknowledgement, successor owners and interested parties are hereby notified of this same information and the landowner shall hold harmless and indemnify the City for any responsibility that may result from adverse impacts associated with sea level rise and coastal erosion."*

D. Following approval of this SMA Major Permit, neither the current landowner nor any future successor owner or interested party may claim hardship due to erosion, SLR, or any other coastal hazard, in order to obtain approval for a Shoreline Setback Variance for a new shoreline protection structure. By proceeding with the Project, the landowner acknowledges the following declaration, which must be clearly stated under "Landowner Acknowledgements" on all Project BP plans:

> *"In choosing to undertake the development at Tax Map Key 4-3-013: 033, the landowner hereby acknowledges (and any successor owner or interested party is notified) that no claim of hardship due to erosion, sea level rise, or any other coastal hazard may be asserted in order to obtain approval for a Shoreline Setback Variance for a new shoreline protection structure."*

E. To ensure the Applicants are aware that bed and breakfast homes and transient vacation units are not allowed on the Project site, by proceeding with the Project, the landowner acknowledges the following declaration, which must be clearly stated on all Project BP plans:

> *"The landowner hereby acknowledges (and any successor owner or interested party is hereby notified) that bed and breakfast homes and transient vacation units, as those terms are defined in Revised Ordinances of Honolulu Chapter 21, the Land Use Ordinance, are not allowed on Tax Map Key 4-3-013: 033."*

F. To minimize impacts to archaeological, historic, and cultural resources that may be present on the Project site, the Applicants shall comply with the following:

1. Prior to the issuance of any construction permit or BP for new construction, the Applicants shall submit to the DPP a copy of the State Historic Preservation Division's ("SHPD") written acceptance of the Project's Archaeological Inventory Survey ("AIS") that meets the requirements of Hawai'i Administrative Rules § 13-276-5, and includes subsurface testing conducted by a qualified archaeologist.

2. If any archaeological, historic, or cultural resources are discovered on the Project site during the AIS, the Applicants shall consult with the SHPD to implement all mitigation protocols approved by the SHPD under the AIS, or as otherwise required by the SHPD. Prior to the commencement of ground-disturbing activity and Project construction, a coordination meeting

must be conducted among the Project's archaeological consultants, the construction contractor, and applicable subcontractors to ensure that the construction contractor and applicable subcontractors have been informed of all mitigation protocols required by the SHPD.

3. If, during construction, any previously unidentified archaeological sites or remains (such as artifacts; shell, bone, or charcoal deposits; human burials; rock or coral alignments; pavings; or walls) are encountered, the Applicants shall stop work, protect the find from further disturbance, and contact the SHPD immediately. Work in the immediate area must be stopped until the SHPD has assessed the impact and has made further recommendations for mitigative activity.

The requirement enumerated in this condition must be clearly stated under "Environmental Notes" on all Project construction permit plans and BP plans.

G. To minimize impacts to endangered, threatened, or protected avian, marine, and terrestrial fauna that may frequent or traverse the vicinity of the Project site, the Applicants are responsible for the following:

1. All new and replacement outdoor light fixtures must not exceed a color temperature of 3,000 degrees Kelvin.

2. Artificial light from exterior light fixtures, including but not limited to floodlights, uplights, or spotlights used for decorative or aesthetic purposes, is prohibited if the light directly illuminates or is directed across property boundaries toward the shoreline and ocean waters, except as may otherwise be permitted pursuant to HRS § 205A-71(b).

3. Exterior lighting fixtures must be fully shielded, using full cutoff fixtures, with the light directed downward so that the light bulb is only visible from below the light fixture.

4. All Project site work and construction activities are limited to daylight hours (sunrise to sunset).

5. Woody plants greater than 15 feet in height must not be disturbed, removed, or trimmed during the Hawaiian Hoary Bat birthing and pup-rearing season (June 1 through September 15).

6. Barbless fencing must be used for all fence construction to avoid the entanglement of Hawaiian Hoary Bats.

7. All Project-related activities must cease if a Hawaiian Monk Seal, Green Sea Turtle, or Hawksbill Sea Turtle is present on land within 150 ft. of the work area, or as recommended by State or federal regulations. Project activities may only recommence after the animal voluntarily leaves the area. If a monk seal pup is present on land, a 300 ft. buffer must be observed. Any Project-related debris that may pose an entanglement threat to monk seals or sea turtles must be removed from the work area at the end of each day and at the conclusion of Project-related activities.

8. Preconstruction nesting surveys must be conducted by a qualified biologist familiar with the biology of State and federal threatened, endangered, or otherwise protected avian species, including migratory birds and Hawaiian seabirds and waterbirds, prior to and during Project construction as follows:

    a. A minimum of three days prior to the initiation of any clearing (including tree trimming or removal), grubbing, grading, excavation, or trenching activities, the qualified biologist must conduct preconstruction surveys for the presence of such bird nests, eggs, or fledglings;

    b. If no nests, eggs, fledglings, or downed seabirds are discovered, work may proceed;

    c. If any nests, eggs, fledglings, or downed seabirds are discovered, work may not proceed, and:

        (i) The United States Fish and Wildlife Service ("USFWS") and the State of Hawai'i Department of Land and Natural Resources ("DLNR") Division of Forestry and Wildlife ("DOFAW") must be contacted immediately, and a 100 ft. buffer must be observed around the active nests or downed seabirds, or both, until the birds voluntarily leave the area;

        (ii) Work may only resume upon implementation of any avoidance and mitigation measures recommended by the USFWS or DLNR DOFAW, or both; and

(iii) Written evidence of the survey must be submitted to the DPP Land Use Permits Division.

d. If there is a delay of three or more workdays during the active construction period, the qualified biologist must conduct subsequent preconstruction nest surveys for any new nests that Hawaiian seabirds or protected migratory birds may have attempted to establish.

e. Prior to the commencement of any ground-disturbing or construction activities, and upon the arrival of any new workers to the Project site, the Applicants, or a designated representative, must provide information to all workers who will be present at the Project site regarding the required protocols should a protected species nest or downed seabird be encountered on the Project site. All on-site Project workers must be instructed to review information provided online by the DLNR DOFAW at https://dlnr.hawaii.gov/wildlife/seabird-fallout-season/ or any successor website or information provided by the DLNR DOFAW.

9. If any nests, eggs, fledglings, or downed seabirds are discovered during Project construction, the protocols described under Condition G.8.c must be implemented.

The requirements enumerated in this condition must be clearly stated under "Environmental Notes" on all Project construction permit plans and BP plans.

H. To preserve underlying beach sands and coastal dunes, all landscaped areas, landscaping, and irrigation must be contained and maintained within the property boundaries of the shoreline lot of origin.

1. Landscaping may not be planted, watered, or maintained so that it acts as a shoreline hardening barrier, such as by planting and irrigating Naupaka along the shoreline, particularly if the landscaping alters or interferes with the natural beach processes.

2. Landscaping may not extend seaward of the shoreline as depicted in the current certified shoreline survey for the shoreline lot, or in the event there is no current certified shoreline survey for the zoning lot, seaward of the shoreline as defined in HRS Chapter 205A.

3. Landscaping may not extend into any adjoining beach access right-of-way, public or private.

4. Landscaping in the dune or shoreline area between the dwellings and shoreline must be limited to vegetation that is naturally hardy or endemic to the dune or shoreline area.

5. Any irrigation system must be designed so that water does not traverse seaward of the shoreline as depicted in the current certified shoreline survey for the shoreline lot, or in the event there is no current certified shoreline survey for the lot, seaward of the shoreline as defined in HRS Chapter 205A.

The requirements enumerated in this condition must be clearly stated under "Environmental Notes" on all Project construction permit plans and BP plans.

I. To minimize the spread of invasive pathogens, pests, or plants that may harm native species and ecosystems, the Applicants are responsible for the following:

1. The Applicants shall minimize the importation of fill material to the extent possible. The Applicants propose to import approximately 418 cubic yards of structural fill. No importation of soil fill material is proposed.

2. The Applicants shall minimize the movement of plant or soil material on the Project site, and all Project construction equipment, materials, and personnel must be cleaned of excess soil and debris prior to entering and leaving a Project worksite, in accordance with the current recommendations from the O'ahu Invasive Species Committee ("OISC").

3. Prior to the commencement of any ground-disturbing or construction activities, and upon the arrival of any new workers to the Project site, a copy of the most recently updated OISC Protocols must be distributed to all workers who will be present at the Project site, or the Protocols must be posted on the Project site in a visible location accessible to all Project workers (including delivery and haul-out contractors), or both the distribution and posting of the Protocols are required. See https://www.oahuisc.org/print-materials/. All on-site Project workers must be instructed to review the species photos and all Protocols prior to commencing any ground-disturbing or construction activities.

4. If, at any time, species on the OISC invasive species target list website at https://www.oahuisc.org/current-targets/, or any successor website or list provided by OISC, are discovered on the Project site, the Applicants shall immediately contact the OISC to report the discovery. The current email address and phone number for the OISC must be visibly posted at the Project site during pre-construction and construction activities. The Applicants shall implement any measures recommended by the OISC and any responsible federal or State of Hawai'i agency charged with the eradication and management of invasive species.

5. To the extent practicable, native plant species appropriate for the area must be used for new Project landscaping, with no use of invasive species. A recommended reference is the Plant Pono website at https://plantpono.org/.

6. To manage host materials and plants that may contain the coconut rhinoceros beetle at any stage of life, the Applicants shall comply with the State Department of Agriculture's Plant Quarantine Interim Rule, or any successor rule adopted by the State Department of Agriculture, that restricts the movement of coconut rhinoceros beetle ("CRB") host material. Should existing palms become damaged or killed by the CRB, any replacement must be of an appropriate species that is not susceptible to damage by the CRB.

The requirements enumerated in this condition must be clearly stated under "Environmental Notes" on all Project construction permit plans and BP plans.

J. Permits

The Applicants shall obtain a construction permit or BP for the Project within 36 months after the effective date of this SMA Major Permit. Failure to obtain a construction permit or BP within this period will render this SMA Major Permit null and void; provided that this period may be extended as follows:

1. The DPP Director may extend this period if the Applicants demonstrate good cause; provided that the DPP Director may not extend the period beyond one year from the initial deadline set by the Council.

2. If the Applicants demonstrate good cause for an extension exceeding one year, the DPP Director shall prepare and submit to the Council a report on the proposed extension that includes the DPP Director's findings and

recommendations thereon. The Council may approve the proposed extension, approve an extension for a shorter or longer period, or deny the proposed extension, by adoption of a committee report or resolution.

3. If the Council fails to take final action on the proposed extension within the first to occur of:

   a. 60 days after receipt of the DPP Director's report; or

   b. The Applicants' then-existing deadline for obtaining a construction permit or BP;

the extension will be deemed to be denied.

K. Approval of this SMA Major Permit does not constitute compliance with other City ordinances, including but not limited to the Land Use Ordinance ("LUO") and building and construction codes, or other governmental requirements, including but not limited to LUO-related approvals, and building, grading, and grubbing permit approvals, which are subject to separate review and approval. The Applicants are responsible for ensuring that the final plans for the Project approved under this SMA Major Permit comply with all applicable City ordinances and other governmental provisions and requirements.

HONOLULU CITY COUNCIL

KE KANIHELA O KE KALANA O HONOLULU

CITY AND COUNTY OF HONOLULU

No._____

RESOLUTION

BE IT FINALLY RESOLVED by the Council of the City and County of Honolulu that copies of this Resolution be transmitted to Nicholas and Krista Baum, 60 Ka'apuni Drive, Kailua, Hawai'i 96734; James T. Hayes, Planning Solutions, Inc., 711 Kapiolani Boulevard, #950, Honolulu, Hawai'i 96813; Dawn Takeuchi Apuna, Director of Planning and Permitting, 650 South King Street, 7th Floor, Honolulu, Hawai'i 96813; and Mary Alice Evans, Director of the Office of Planning and Sustainable Development, Attention: Coastal Zone Management Branch, P.O. Box 2359, Honolulu, Hawai'i 96804-2359.

INTRODUCED BY:

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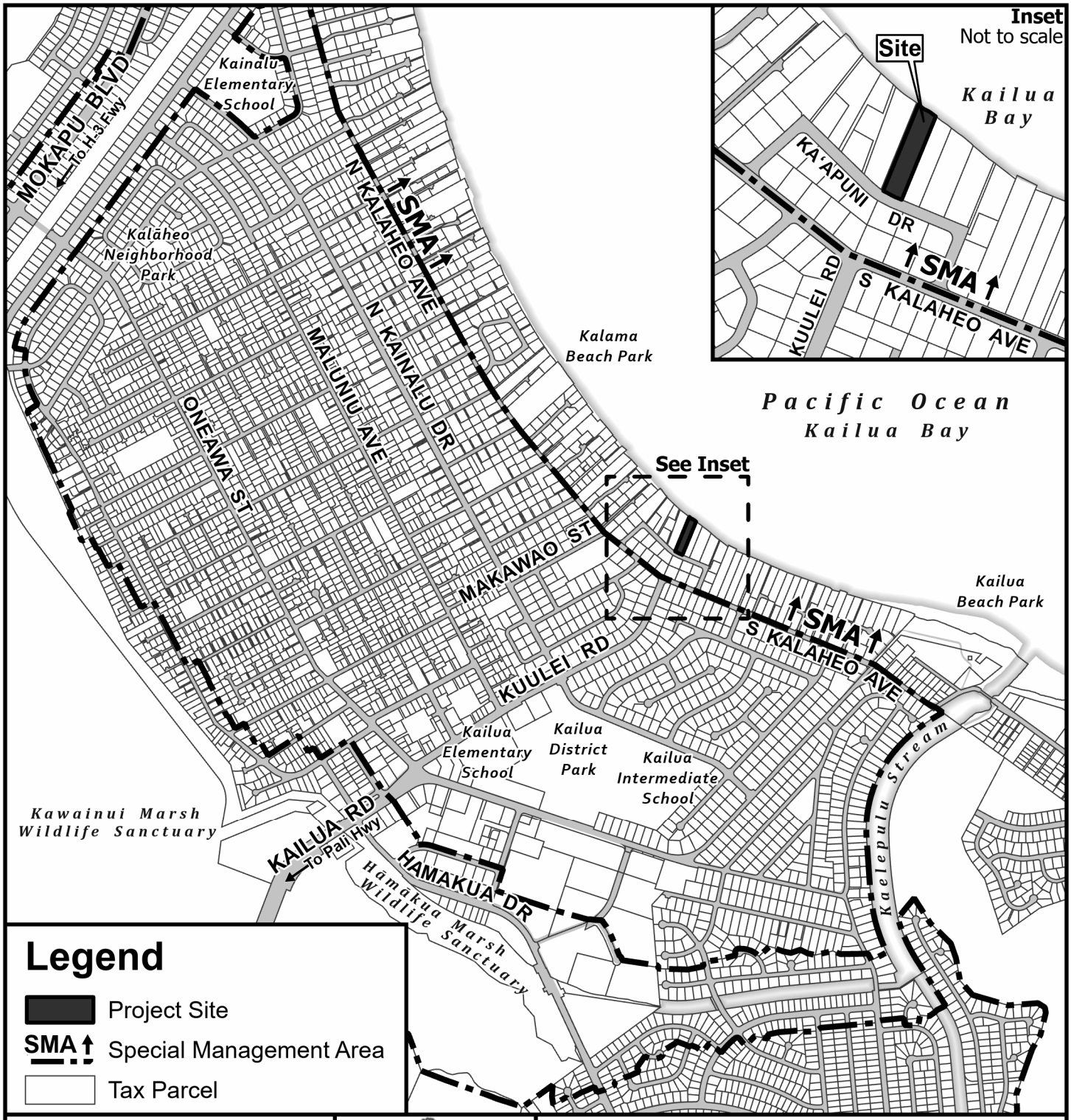
DATE OF INTRODUCTION: _____

_____

_____

_____ _____

Honolulu, Hawai'i Councilmembers



LOCATION MAP WITH SMA

KAILUA

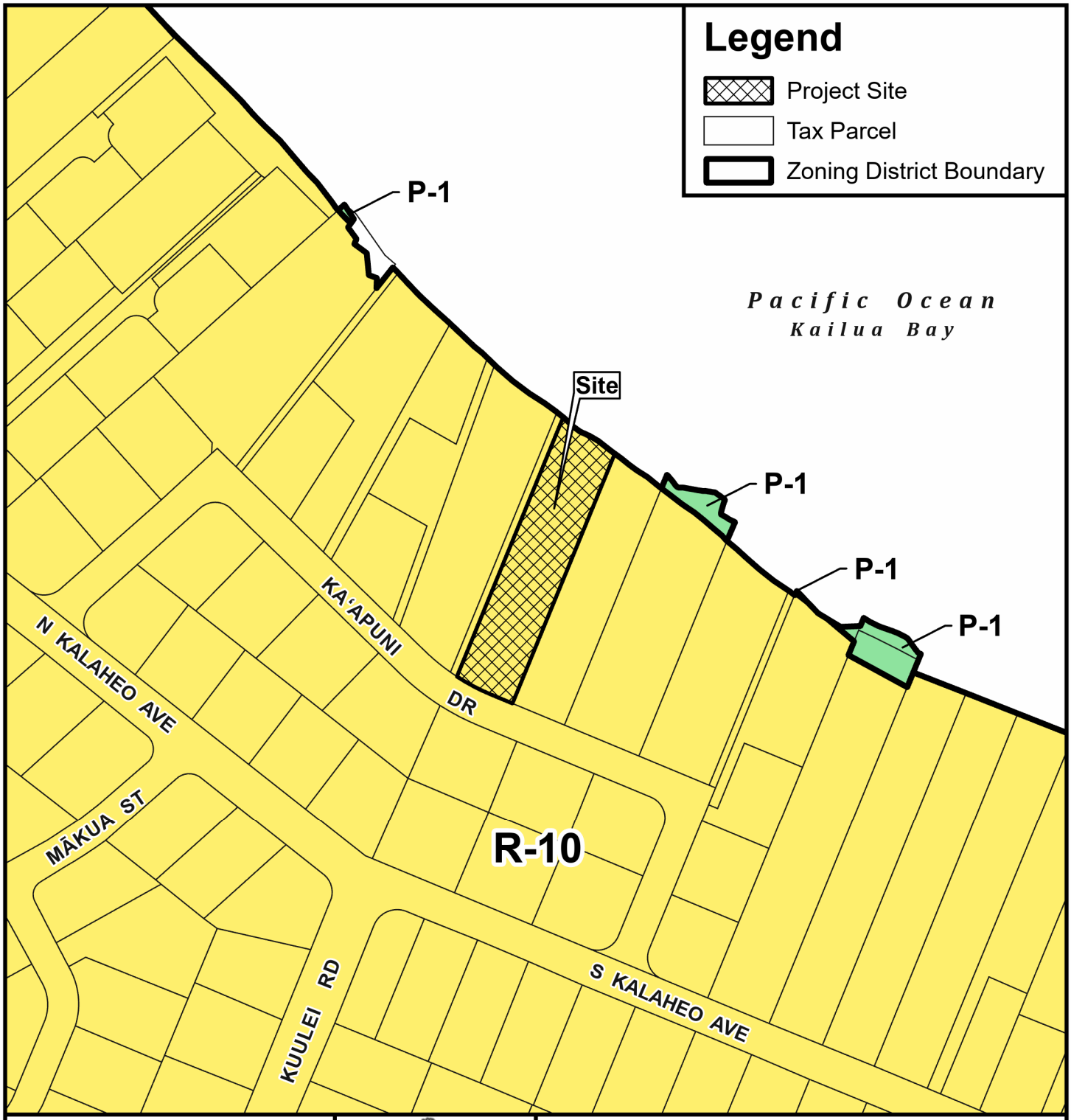
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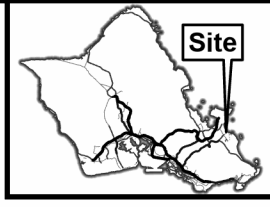
Prepared by: Honolulu Land Information System (HoLIS) - EJD
Department of Planning & Permitting (DPP)
City and County of Honolulu

Date Prepared: 06/2026

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Exhibit A





VICINITY MAP

0 100 200 400

Distance in Feet

PORTION OF
ZONING MAP
KAILUA - LANIKAI - KEOLU

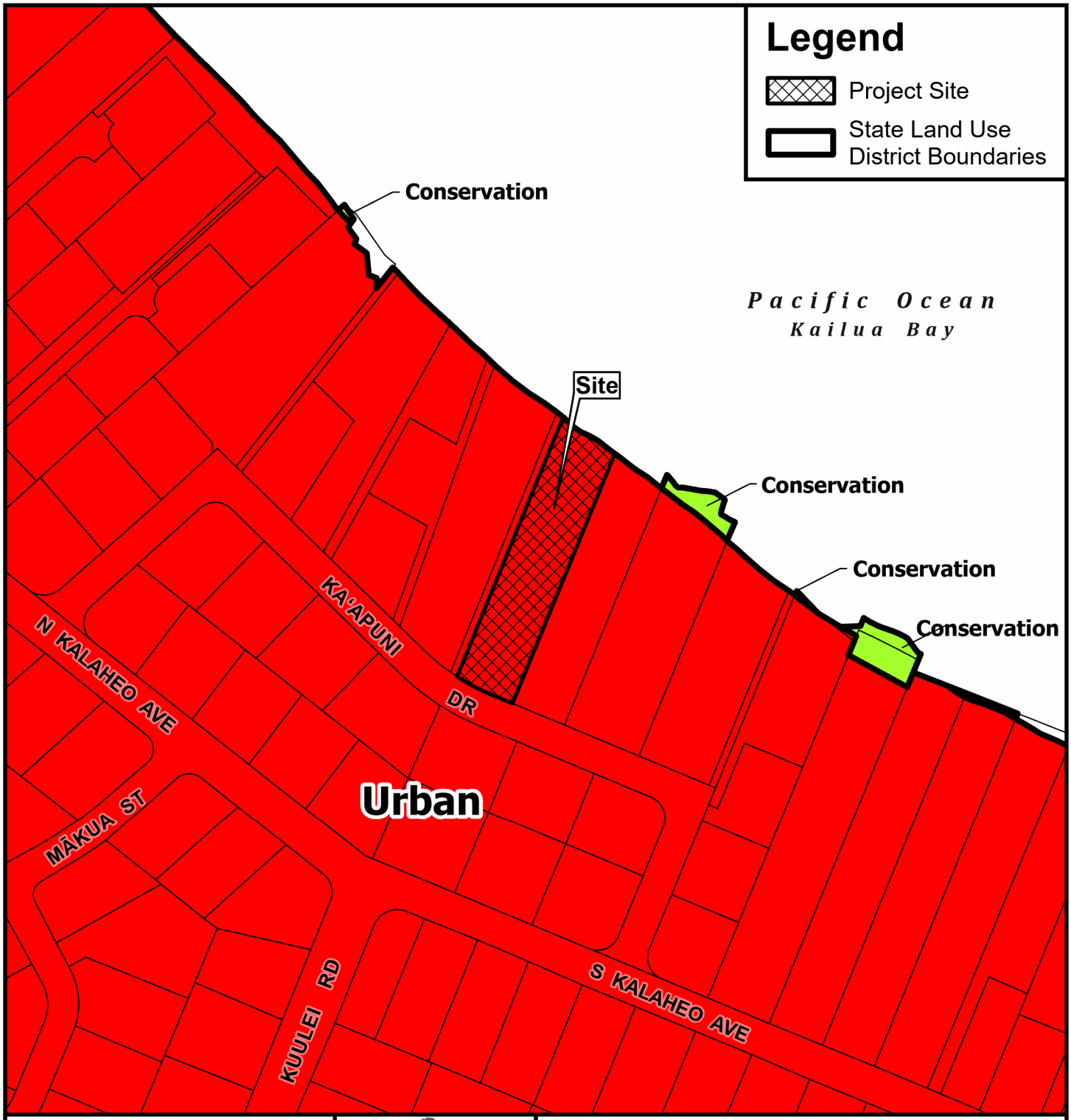
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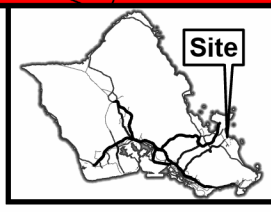
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City and County of Honolulu

Date Prepared: 07/2026

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Exhibit B





VICINITY MAP

0 100 200 400

Distance in Feet

PORTION OF

STATE LAND USE MAP

MOKAPU POINT QUADRANGLE

TAX MAP KEY(S): 4-3-013: 033

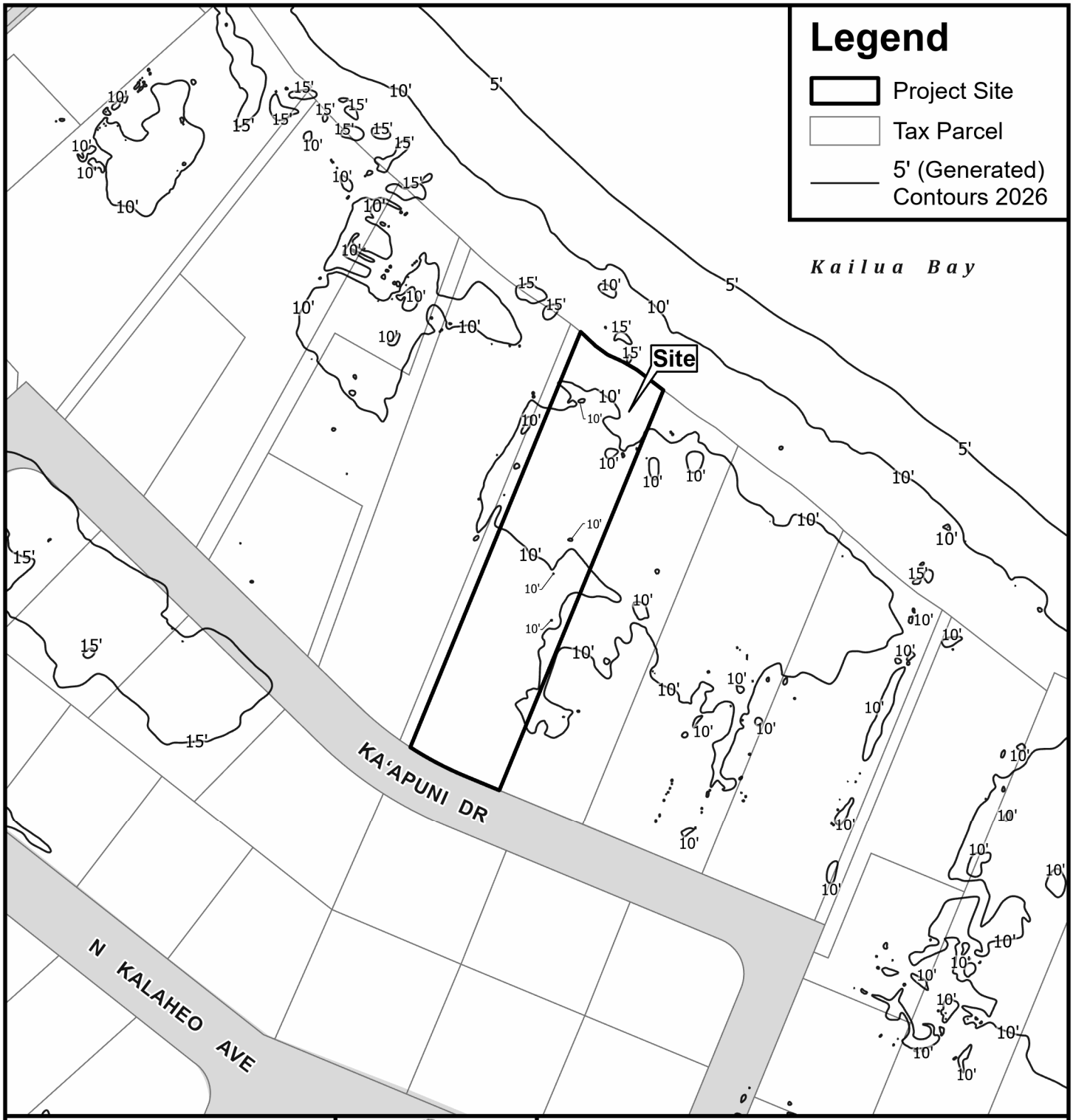
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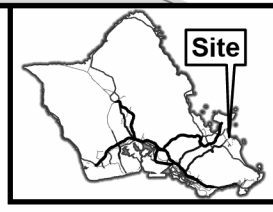
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Exhibit C





VICINITY MAP

0 125 250

Distance in Feet

PORTION OF

TOPOGRAPHIC MAP

KAILUA

TAX MAP KEY(S): 4-3-013: 033

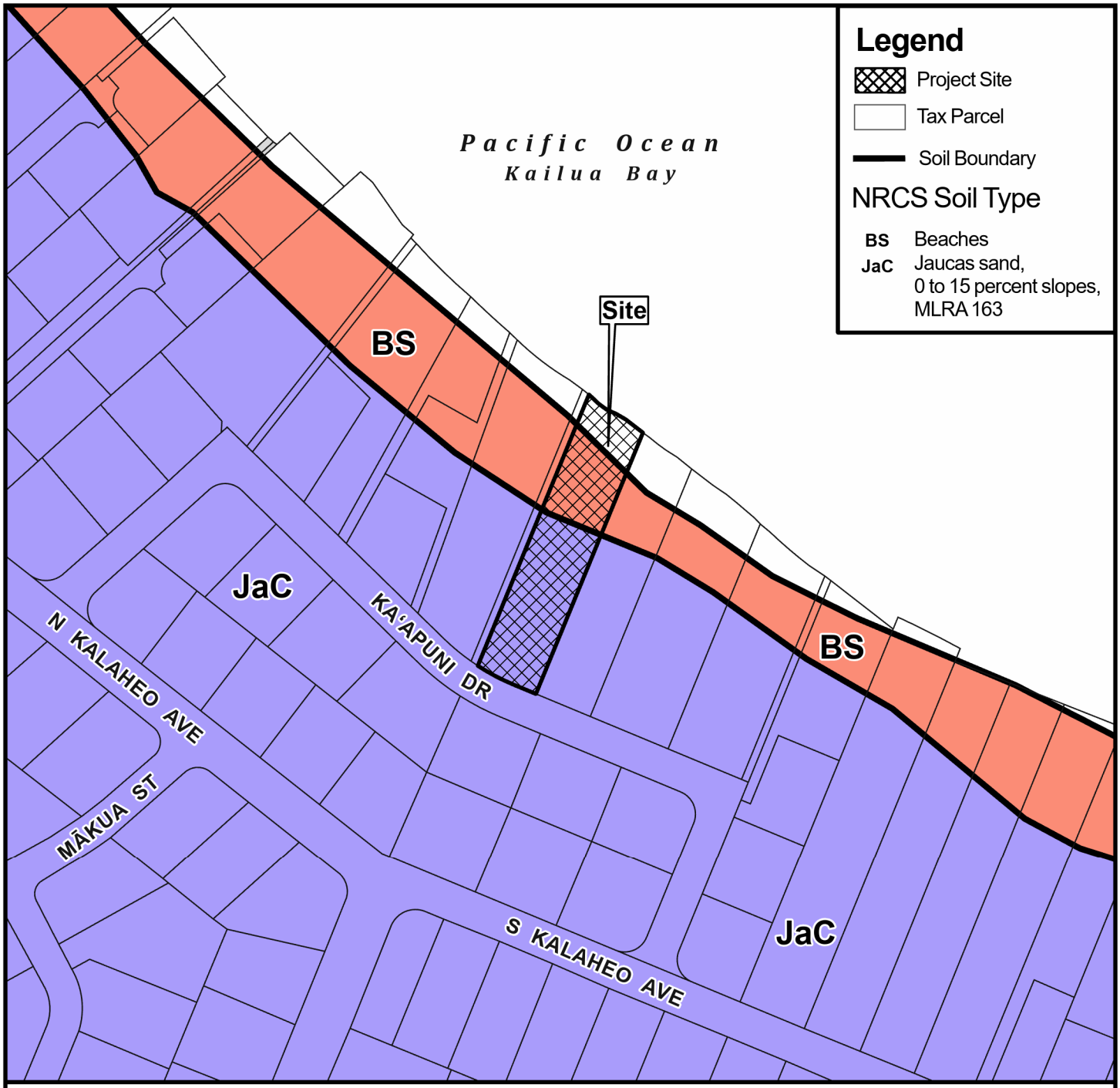
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Date Prepared: 07/2026

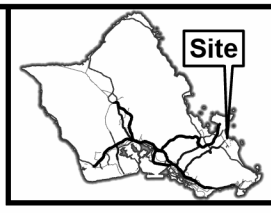
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Exhibit D



Data Source: Gridded Soil Survey Geographic (gSSURGO) Database for Hawaii.
United States Department of Agriculture, Natural Resources Conservation Service.
https://websoilsurvey.nrcs.usda.gov/app/WebSoilSurvey.aspx

0 100 200 400
Distance in Feet



VICINITY MAP

PORTION OF
SOIL MAP
KAILUA

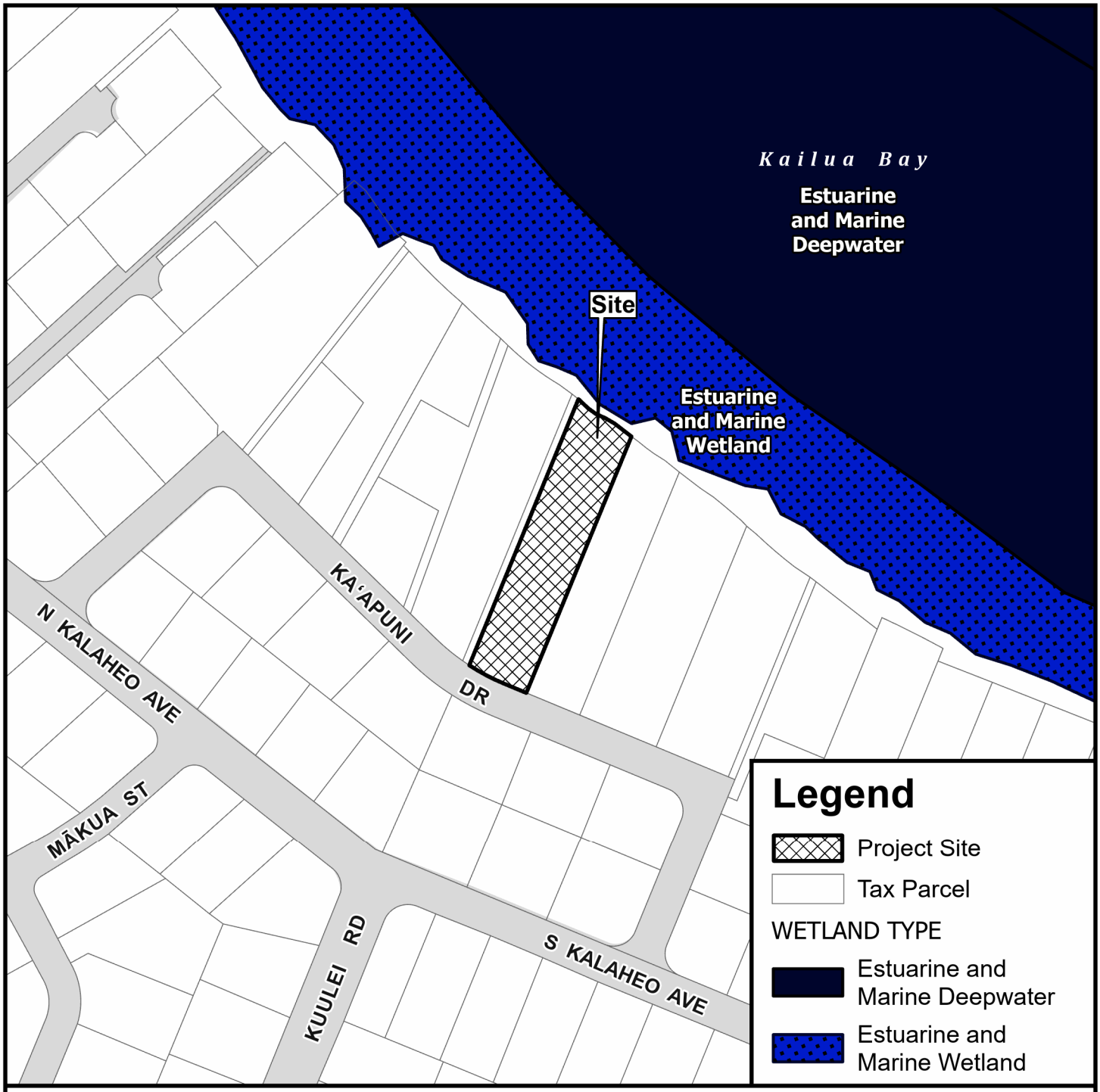
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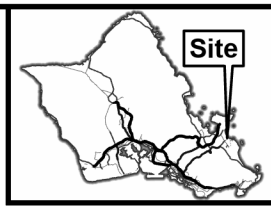
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Exhibit E



Data Source: The National Wetlands Inventory (NWI) by the U.S. Fish and Wildlife Service.
https://fwsprimary.wim.usgs.gov/wetlands/apps/wetlands-mapper/

0 100 200 400
Distance in Feet



VICINITY MAP

PORTION OF
WETLANDS MAP

KAILUA

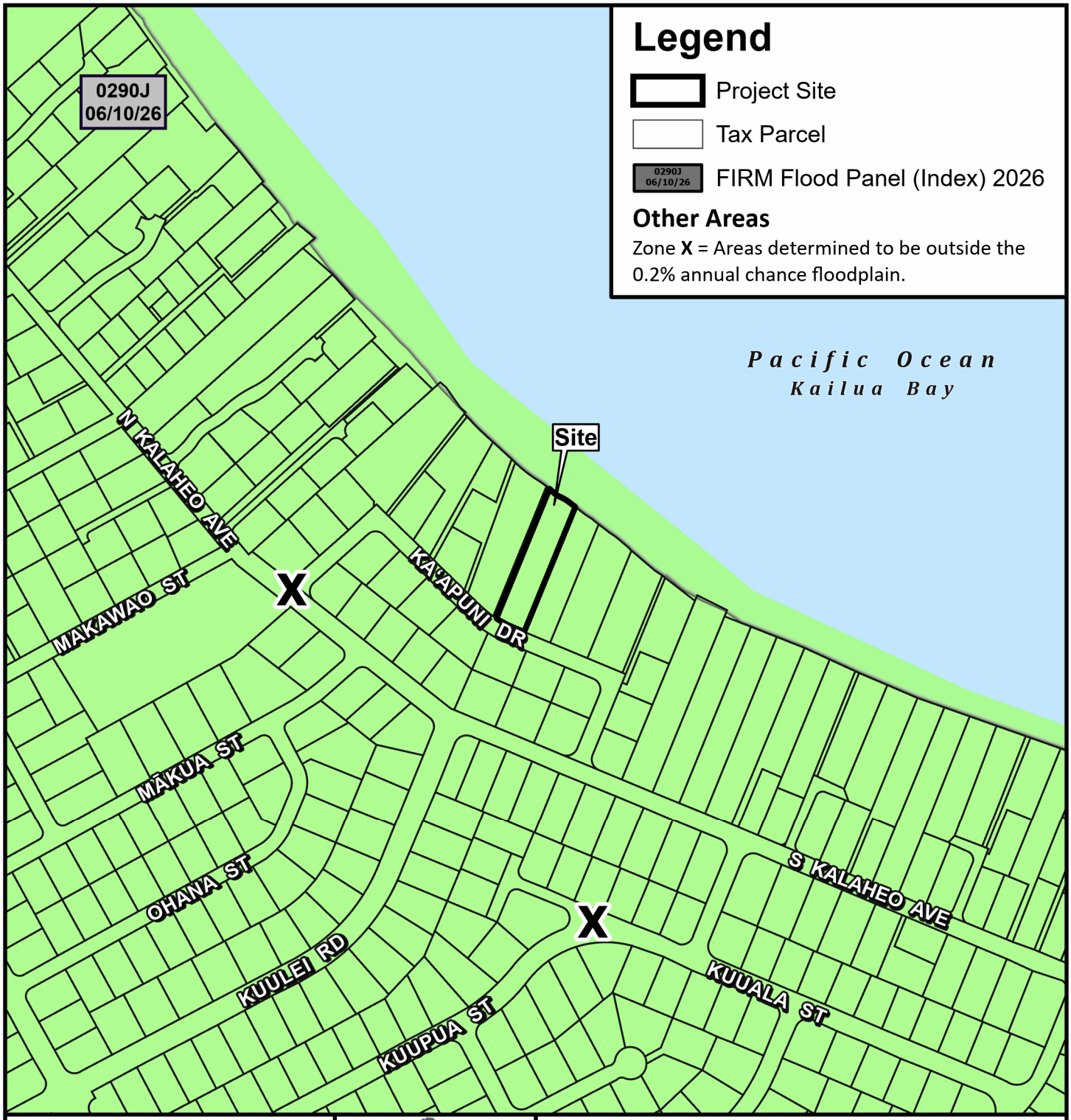
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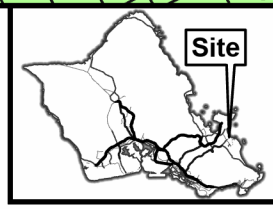
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City and County of Honolulu

Date Prepared: 07/2026

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Exhibit F





VICINITY MAP

0 400 800

Distance in Feet

PORTION OF

FLOOD HAZARD MAP

FIRM PANEL 15003C0290J

NOTE: FLOOD ZONES EFFECTIVE AS OF JUNE 10, 2026.

TAX MAP KEY(S): 4-3-013: 033

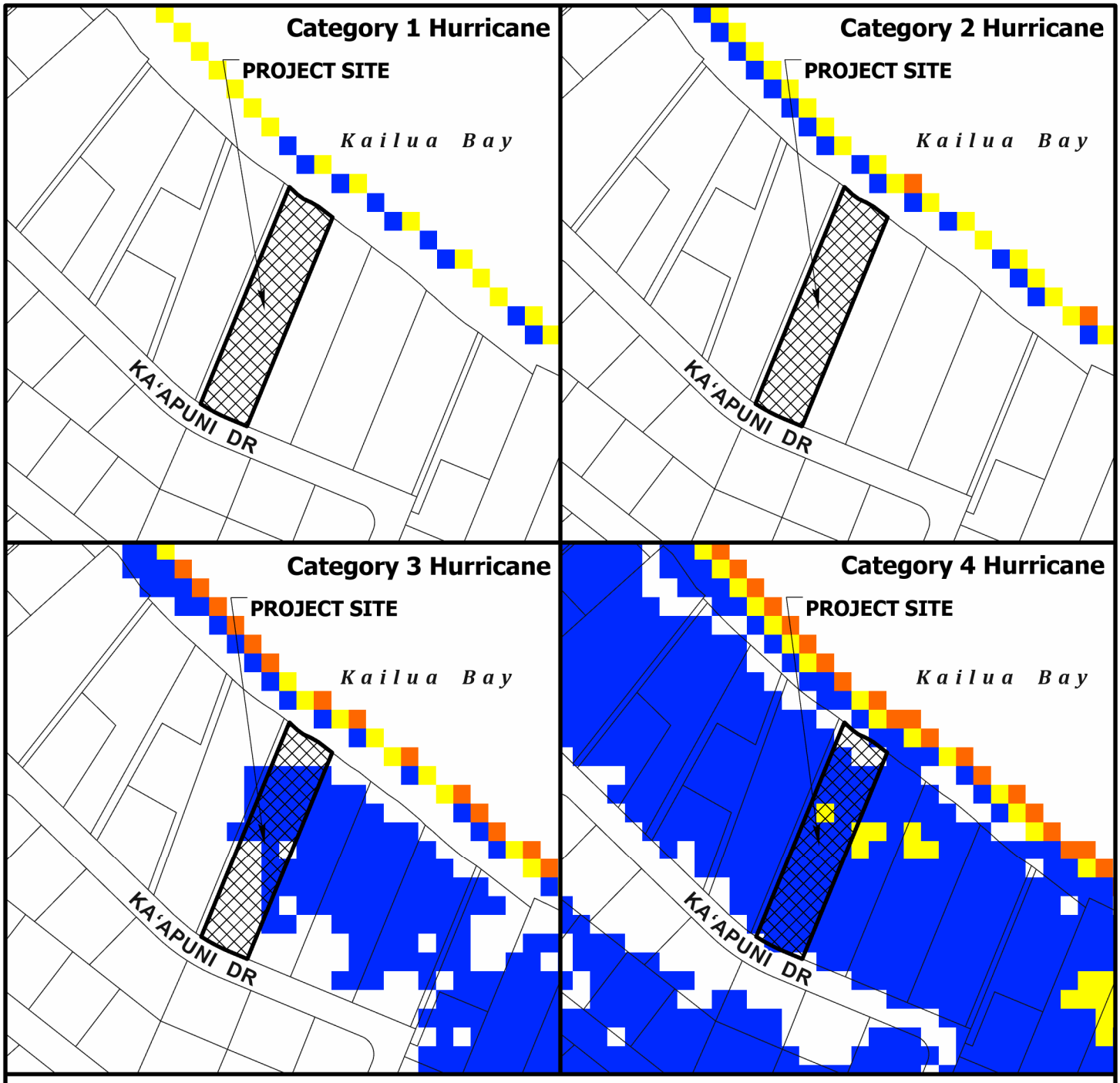
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Exhibit G

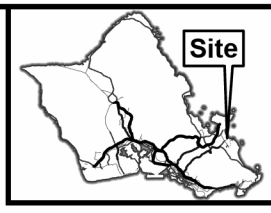


Legend

- Less than 3 feet above ground
- Greater than 3 feet above ground
- Greater than 6 feet above ground
- Greater than 9 feet above ground

0 250 500

Distance in Feet



VICINITY MAP

PORTION OF

STORM SURGE MAP

Data from National Hurricane Center
Storm Surge Risk Maps

Data Source: National Weather Service (NWS) SLOSH model;
Maximum of MEOWs (MOMs) for various category storms at a high tide.

TAX MAP KEY(S): 4-3-013: 033

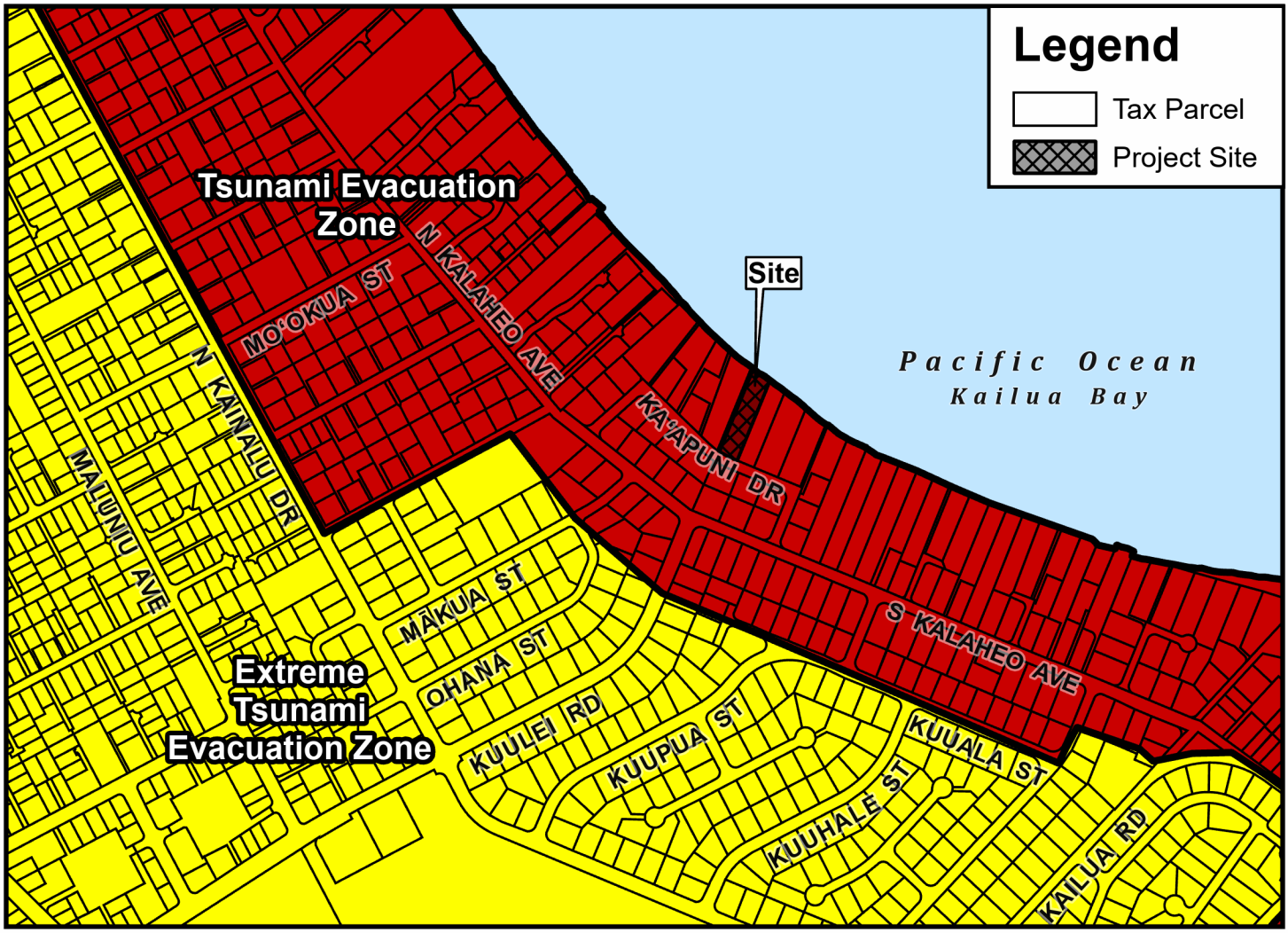
FOLDER NO.: 2026-SMA-34

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City and County of Honolulu

Date Prepared: 06/2026

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Exhibit H

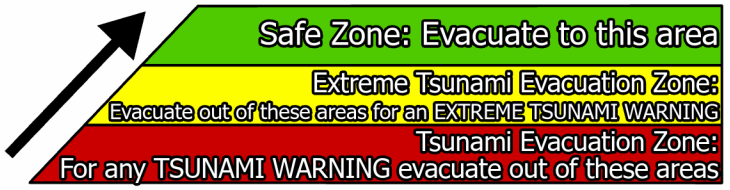


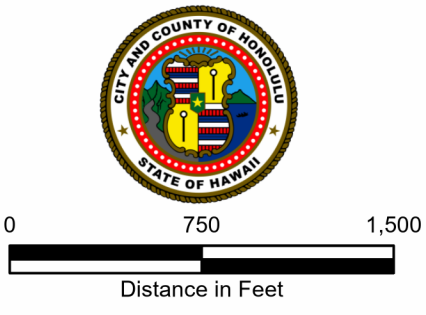
- For most Tsunami Warnings, evacuate out of the Tsunami Evacuation Zone; in the unlikely case of an Extreme Tsunami Warning, evacuate out of the Extreme Tsunami Evacuation Zone
- Remain at least 100 feet away from inland waterways and marinas connected to the ocean due to wave surges and possible flooding
- Boaters should move vessels to at least 50 fathoms (300 ft) deep and 2 miles away from harbor entrances; follow all directions from the Captain of the Port
- Structural steel or reinforced concrete buildings of ten or more stories provide increased protection on or above the fourth floor; if you are caught near the shoreline consider using vertical evacuation
- The evacuation zone is a guideline and should be considered the minimum safe evacuation distance

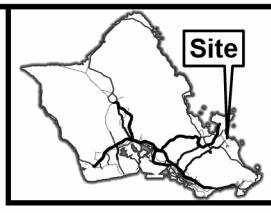
- These maps do not consider the destructive effects of a locally generated tsunami. If you feel shaking, move inland immediately, well inland from the red tsunami evacuation zone

1. TSUNAMI WARNING: Destructive waves from a tsunami may inundate all coastline. Evacuate Tsunami Evacuation Zone

2. EXTREME TSUNAMI WARNING: In the unlikely event of an extreme tsunami waves may move significantly inland; evacuate Tsunami Evacuation Zone and Extreme Tsunami Evacuation Zone







VICINITY MAP

PORTION OF
TSUNAMI EVACUATION MAP
WAIMANALO TO KAILUA
MAP 6 INSET 2

TAX MAP KEY(S): 4-3-013: 033
FOLDER NO.: 2026-SMA-34

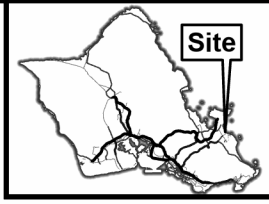
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Exhibit I





VICINITY MAP

0 150 300 600

Distance in Feet

SEA LEVEL RISE EXPOSURE AREA MAP

KAILUA

TAX MAP KEY(S): 4-3-013: 033

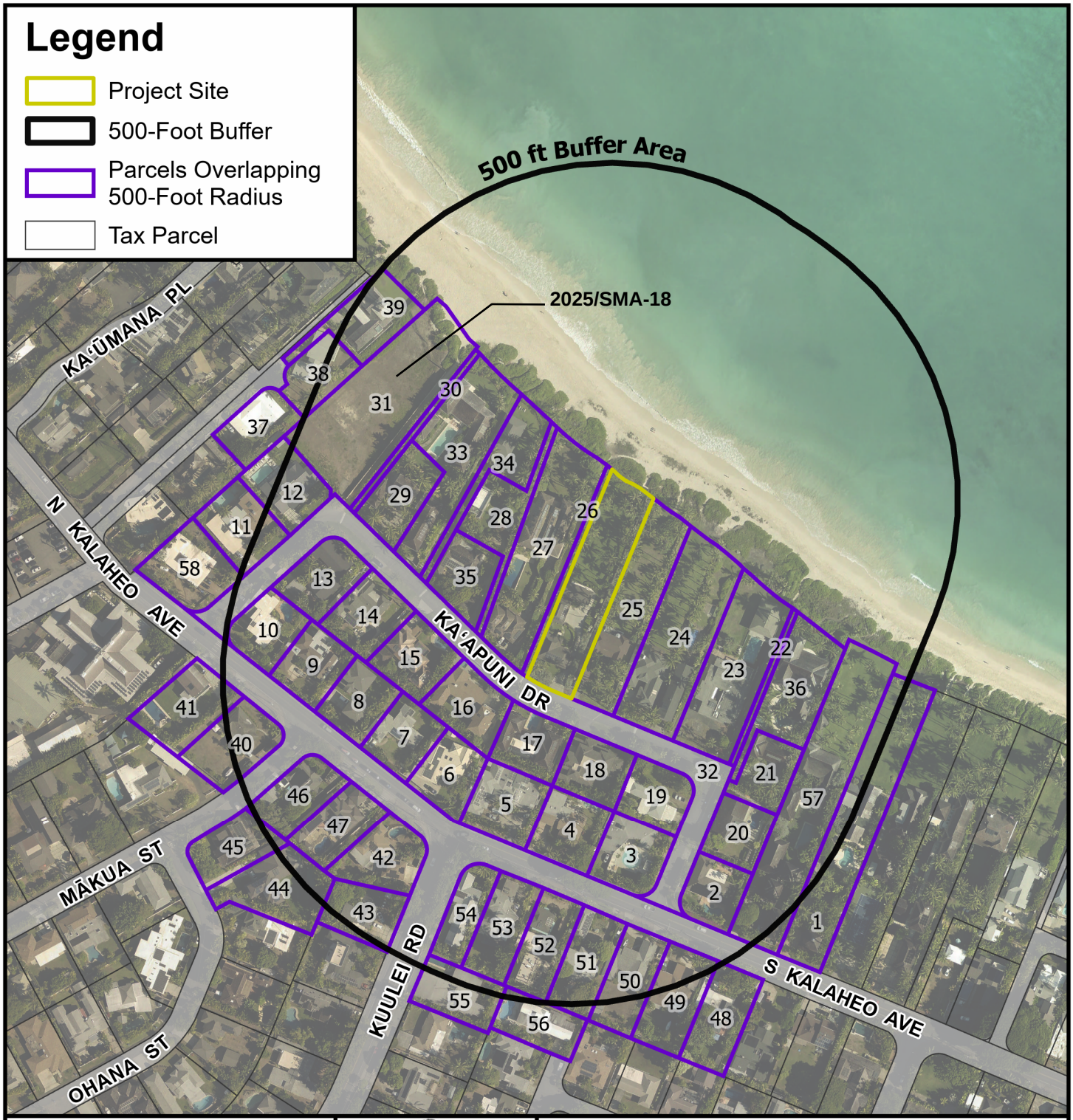
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Prepared by: Honolulu Land Information System (HoLIS) - EJD
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City and County of Honolulu

Date Prepared: 06/2026

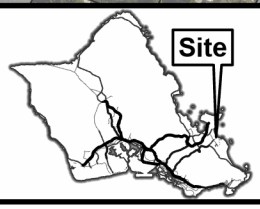
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Exhibit J



0 100 200 400

Distance in Feet



VICINITY MAP

CUMULATIVE IMPACT MAP

KAILUA

TAX MAP KEY(S): 4-3-013: 033
FOLDER NO.: 2026-SMA-34

Sheet 1 of 2

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City and County of Honolulu

Date Prepared: 07/2026

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Exhibit K

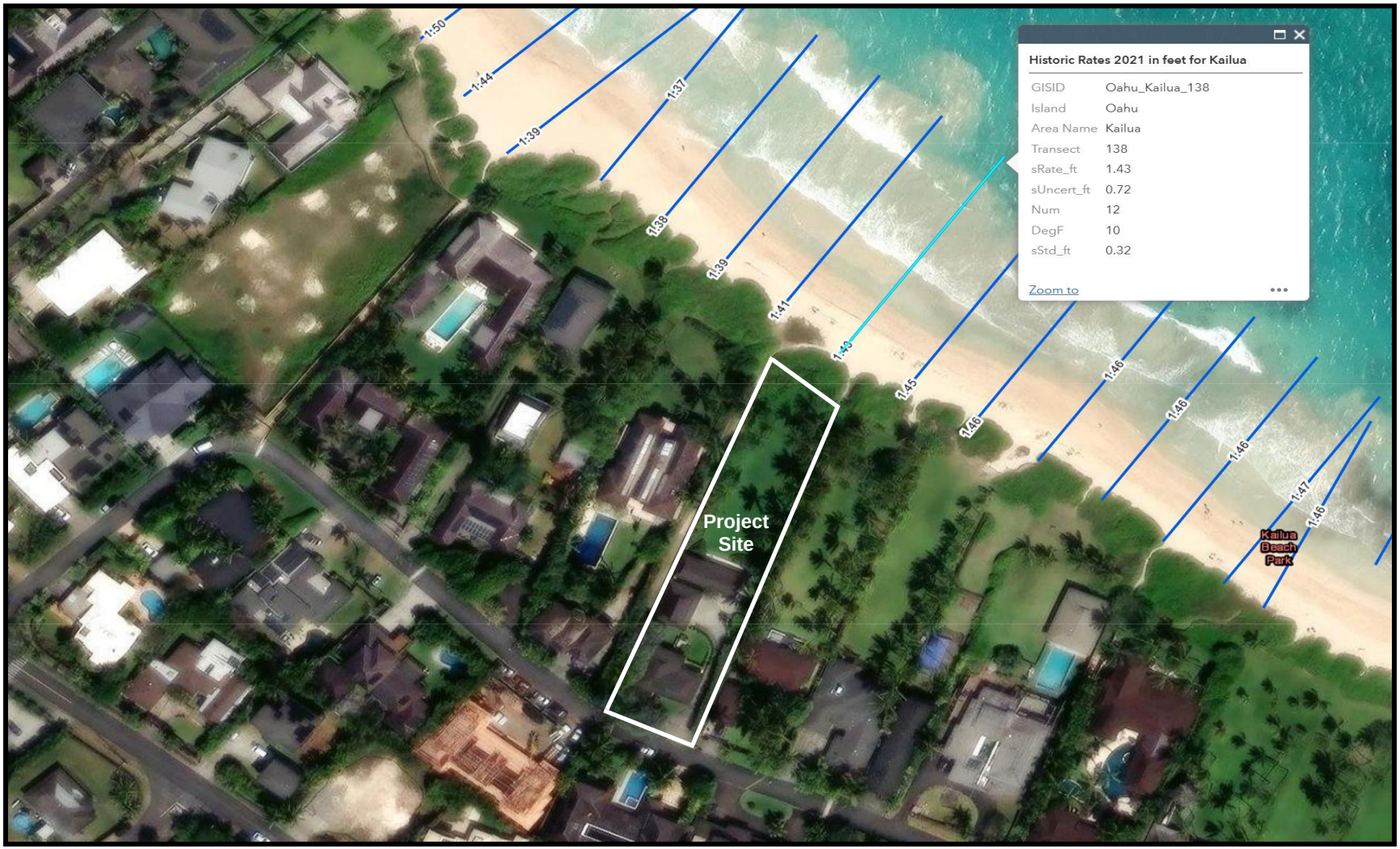


Exhibit L – Historic Shoreline Erosion Map
File No. 2026-SMA-34

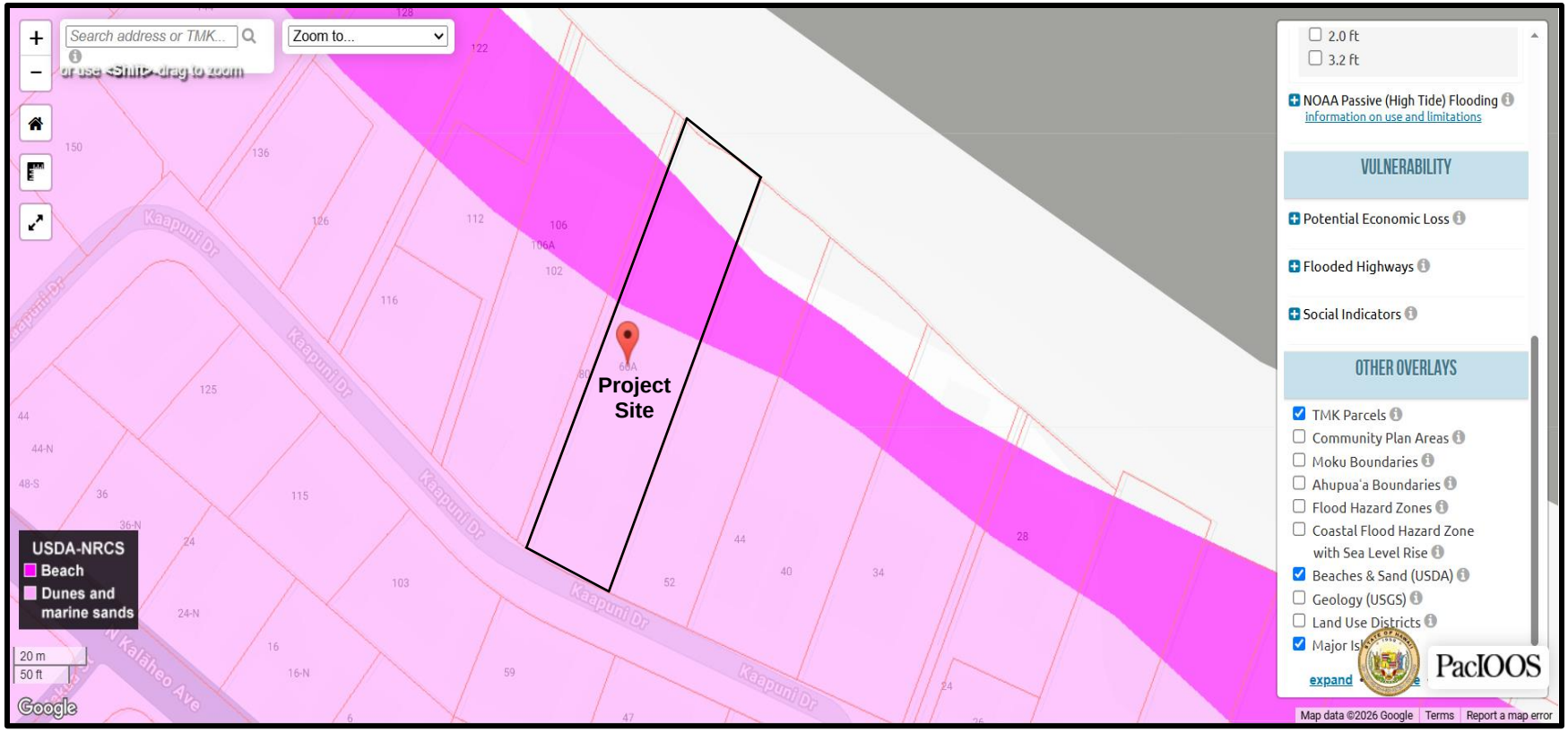


Exhibit M – Coastal Dunes Map
File No. 2026-SMA-34

new residence at
KA'APUNI BUNGALOW

60 & 60A Ka'apuni Drive
Kailua, HI 96734
TMK: 43013033

DRAFT DESIGN DEVELOPMENT
05.15.2026

SHEET LIST

0 - ARCHITECTURE

000	TITLE PAGE
001	GENERAL NOTES
A000	SITE PLAN
A001	AREA PLAN
A002	SITE PLAN - ESCP + ISA
A003	SITE PLAN - FLOOR
A004	SITE PLAN - ROOF
A100	FLOOR PLAN - MAIN HOUSE
A101	RCP - MAIN HOUSE
A110	FLOOR PLAN - GUEST HOUSE
A111	RCP - GUEST HOUSE
A200	ELEVATIONS - MAIN HOUSE
A201	ELEVATIONS - MAIN HOUSE
A211	ELEVATIONS - GUEST HOUSE
A301	SECTIONS - MAIN HOUSE
A311	SECTIONS - GUEST HOUSE
A501	DETAILS - MAIN HOUSE
A502	DETAILS - MAIN HOUSE
A503	DETAILS - MAIN HOUSE
A504	DETAILS - MAIN HOUSE
A505	DETAILS - MAIN HOUSE
A511	DETAILS - GUEST HOUSE
A512	DETAILS - GUEST HOUSE
A513	DETAILS - GUEST HOUSE
A514	DETAILS - GUEST HOUSE

1 - STRUCTURE

S101	FOUNDATION PLAN
S201	FRAMING PLAN AND DETAILS

2 - MECHANICAL

M001	MECHANICAL SYMBOLS AND GENERAL NOTES
M002	MECHANICAL SCHEDULES
M101	MECHANICAL SITE PLAN
M201	MAIN HOUSE - MECHANICAL PLAN
M301	OVERALL PLUMBING PLAN - MAIN HOUSE
M302	OVERALL PLUMBING PLAN - GUEST HOUSE
M401	MAIN HOUSE - PLUMBING PLAN
M402	GUEST HOUSE - PLUMBING PLAN

3 - WATER FEATURE

WF100	SWIMMING POOL SHELL PLAN
WF200	SPECS AND FLOOR PLAN
WF300	SECTIONS

PROJECT TEAM

CLIENT:
NICK + KRISTA BAUM
60 & 60A Ka'apuni Dr
Kailua, HI 96734

ARCHITECT:
KOKOMO STUDIO LLC
Graham Hart, AIA
1571 Alencastre St
Honolulu, HI 96816
808.343.7913
ghart@kokomo.studio

STRUCTURAL:
HAYES STRUCTURAL DESIGN
Clayton Hayes
808.396.6670
hsdaccount@me.com

MECHANICAL:
DHT ENGINEERING, INC.
David Tobita
808.523.7744
dhteng20@gmail.com

WATER FEATURE:
DEBIASI PACIFIC INC.
Steven V. DeBiasi
3620 Waialae Avenue Suite 205
Honolulu, HI 96816
808.732.5161
steve@debiasipacific.com

LIGHTING DESIGN:
DESIGNING WITH LIGHT LLC
Robert Billingsley
920 Ward Ave #17E
Honolulu, Hawaii 96814
808.372.0455

PROJECT DESCRIPTION

The proposed project is for a new single family residence and guest house at 60 Ka'apuni Dr. The scope of work includes:

- demolition of existing structures
- new single family residence
- new guest house and attached garage
- new pool

CODE INFORMATION

BUILDING CODE:	IBC / IRC 2018 w/HONOLULU AMENDMENTS
FIRE CODE:	NFPA 1 2018 w/ HONOLULU AMENDMENTS
PLUMBING CODE:	2021 IPC AND UPC w/ HONOLULU AMENDMENTS
MECHANICAL CODE:	IBC 2018 w/ HONOLULU AMENDMENTS,
ELECTRICAL CODE:	NEC 2018 w/HONOLULU AMENDMENTS
TYPE OF CONSTRUCTION:	TYPE 5
BUILDING CLASSIFICATION:	RESIDENTIAL
OCCUPANCY GROUP:	(GROUP R) RESIDENTIAL
OCCUPANT LOAD:	__
EXIT WIDTH PROVIDED:	36"
RESIDENTIAL SF:	7763.25 SF
NUMBER OF EXITS:	__

ZONING CODE SUMMARY

ADDRESS:	60 & 60A Ka'apuni Dr Kailua, HI 96734
TAX MAP KEY:	43013033
TOTAL LOT AREA:	28,390 SF
ZONING DESIGNATION:	R-10
ALLOWABLE BUILDING HEIGHT:	25'-35'
SPECIAL DISTRICT:	NO
FLOOD ZONE:	NO
SHORELINE MANAGEMENT AREA:	YES
STATE LAND USE:	RESIDENTIAL

Exhibit N-1

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60 & 60A KA'APUNI DRIVE
KAILUA, OAHU, HI 96734
TMK: 4-3-013:033

Graham Hart: ghart@kokomo.studio
Brandon Large: blarge@kokomo.studio

PROFESSIONAL STAMP AND SIGNATURE

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#	Revision	Date
1		
2		
3		

GENERAL NOTES

KA'APUNI BUNGALOW

date issued
05.15.2026

TITLE PAGE

000

GENERAL

THE MOST RECENT EDITION OF THE A.I.A. DOCUMENT A.201, "GENERAL CONDITION OF THE CONTRACT FOR CONSTRUCTION", IS HEREBY MADE A PART OF THIS CONTRACT DOCUMENT.

ALL CONSTRUCTION WORKS SHALL CONFORM WITH THE LATEST LOCAL CODES, ORDINANCE AND REGULATIONS APPLICABLE TO THIS PROJECT.

THE CONTRACTOR SHALL VERIFY ALL ACTUAL DIMENSIONS AND CONDITIONS AT THE PROJECT SITE PRIOR TO STARTING WORK. THE CONTRACTOR SHALL NOTIFY AND DISCREPENCIES TO THE ARCHITECT.

THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE OF ANY CHANGES MADE FROM THE APPROVED BUILDING PERMIT DRAWINGS WITHOUT PRIOR WRITTEN APPROVAL FROM THE ARCHITECT.

DETAILS ARE INTENDED TO SHOW THE METHOD AND MANNER OF ACCOMPLISHING WORKS. MINOR MODIFICATIONS MAY BE REQUIRED TO SUIT THE ACTUAL JOB CONDITIONS.

ALL GYPSUM BOARD SHALL BE 1/2" THICK. USE 5/8" THICK TYPE-"X" GYP BOARD ON BOTH SIDES OF ALL 1-HOUR WALLS.

THE CONTRACTOR SHALL CLEAN-UP AS REQUIRED TO KEEP THE SITE AND PREMISES IN SAFE, CLEAN, NEAT, ORFERLY AND HAZARD FREE CONDITION AT ALL TIMES.

THE CONTRACTOR SHALL MAKE NECESSARY PROVISION TO PREVENT THE SPREADING OF DUST AND DIRT TO THE OTHER AREAS OF THE BUILDING.

THE CONTRACTOR SHALL ALWAYS KEEP THE PREMISE IN LOCKED CONDITION WHEN IT IS NOT BEING SUPERVISED.

OBTAIN PERMISION FROM BUILDING OWNER AND DEACTIVATE ALL UTILITY LINES IN CONTRACT AREA BEFORE STARTING WORK.

ALL NEW PLUMBING FIXTURES SHALL BE ENERGY SAVING FIXTURES.

ALL ROOFING MATERIALS SHALL BE CLASS-A.

PUBLIC HEALTH, SAFETY, AND CONVENIENCE NOTES:

1. THE CONTRACTOR SHALL OBSERVE AND COMPLY WITH ALL FEDERAL, STATE, AND LOCAL LAWS REQUIRED FOR THE PROTECTION OF THE PUBLIC HEALTH AND SAFETY AND ENVIRONMENTAL QUALITY.

2. THE CONTRACTOR, AT HIS OWN EXPENSE SHALL KEEP THE PROJECT AND ITS SURROUNDING AREAS FREE FROM DUST NUISANCE. THE WORK SHALL BE IN CONFORMANCE WITH THE AIR POLLUTION CONTROL STANDARDS AND REGULATIONS OF THE STATE DEPARTMENT OF HEALTH.

3. NO CONTRACTOR SHALL PERFORM ANY CONSTRUCTION ACTIVITY SO AS TO CAUSE FALLING ROCK, SOIL OR DEBRIS IN ANY FORM TO FALL, SLIDE OR FLOW ONTO ADJOINING PROPERTIES, STREETS OR NATURAL WATERCOURSES. SHOULD SUCH VIOLATIONS OCCUR, THE CONTRACTOR SHALL IMMEDIATELY MAKE ALL REMEDIAL ACTIONS NECESSARY.

4. THE CONTRACTOR SHALL PROVIDE, INSTALL AND MAINTAIN ALL NECESSARY SIGNS, LIGHTS, FLARES, BARRICADES, MARKERS, CONES AND OTHER PROTECTIVE FACILITIES AND SHALL TAKE ALL NECESSARY PRECAUTIONS FOR THE PROTECTIONS, CONVENIENCE AND SAFETY OF THE PUBLIC. THE CONTRACTOR SHALL APPLY FOR A CONSTRUCITON PERMIT WITH A NOISE POLLUTION CONTROL PLAN.

PARKING REQUIREMENTS (RESIDENTIAL)

1 PER 1,000 SQUARE FEET OF PRIVATE DWELLING OR LODDING AREA, NOT INCLUDING AREAS IDENTIFIED IN (B)(2)(A)

ENERGY CODE COMPLIANCE BLOCK

CITY AND COUNTY OF HONOLULU
REVISED ORDINANCES OF HONOLULU 2021
CHAPTER 16B

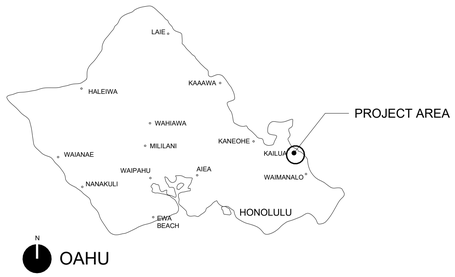
To the best of my knowledge, this project's design substantially conforms to the Building Energy Conservation Code for:

X Building Component Systems
____ Electrical Component Systems
____ Mechanical Component Systems

Signature: Graham Hart Date: XX|XX|2026
Name: GRAHAM HART
Title: ARCHITECT
License No.: AR17935

Include only those items that the signator is responsible for. This block shall be on the first sheet of the pertinent plan, e.g. architectural, electrical, and mechanical. The above may be submitted separately to the Code Official in a letter including the identification of the building.

LOCATION MAP



VICINITY MAP



Exhibit N-2

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60 & 60A KA'APUNI DRIVE
KAILUA, OAHU, HI 96734
TMK: 4-3-013:033

Graham Hart: ghart@kokomo.studio
Brandon Large: blarge@kokomo.studio

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#	Revision	Date

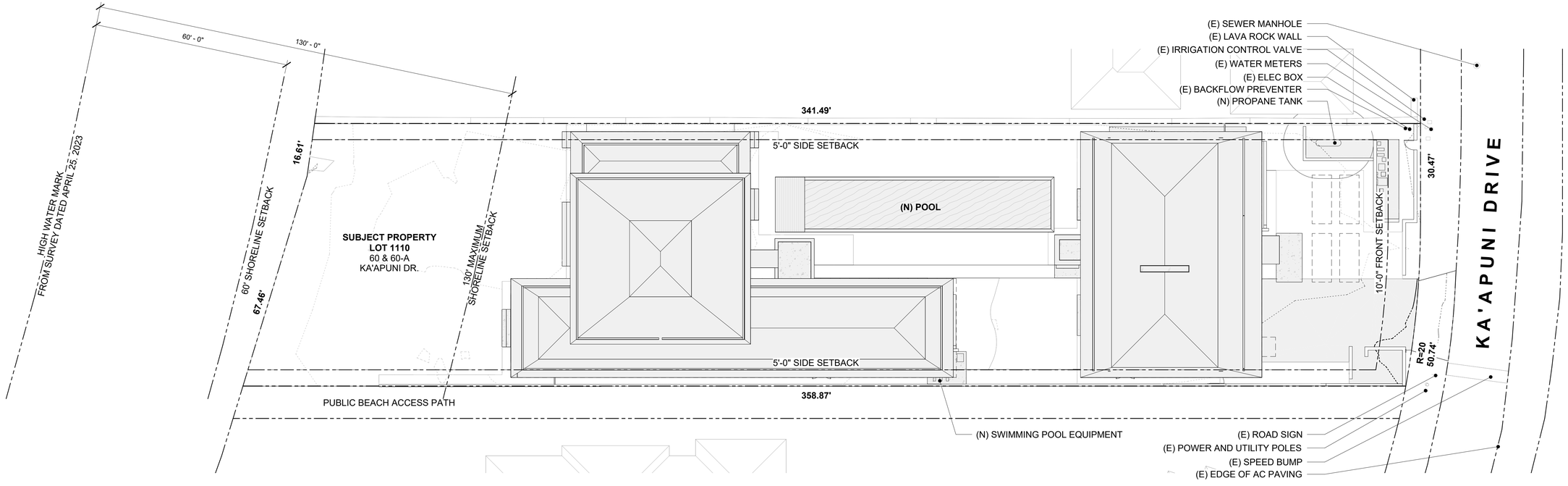
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GENERAL NOTES

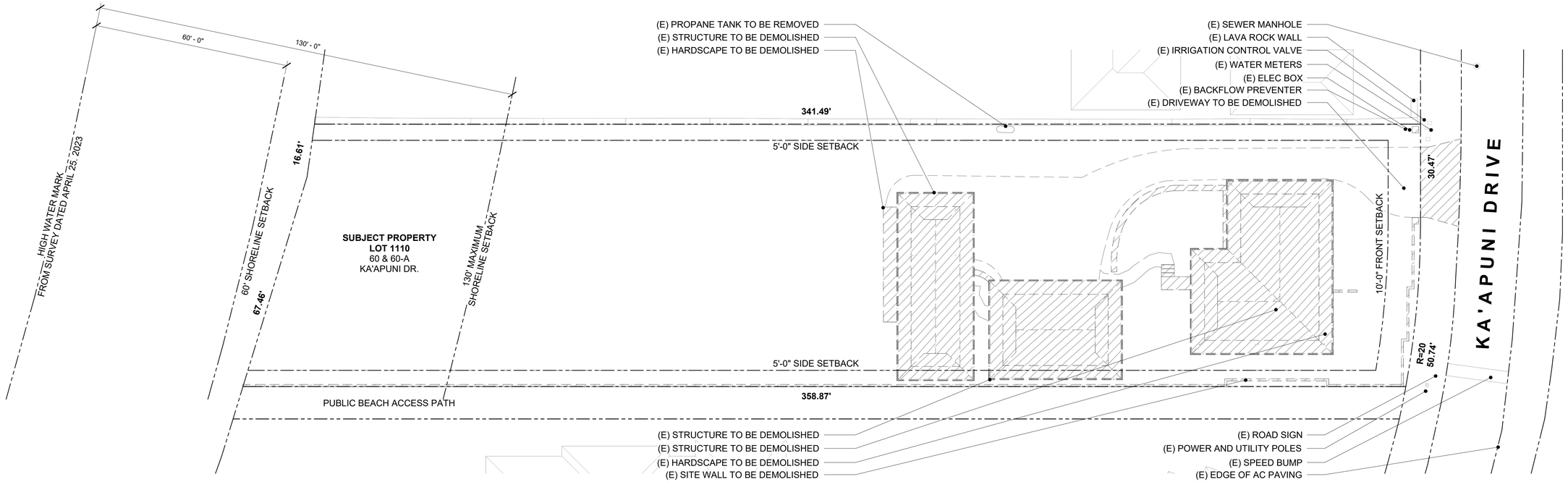
KA'APUNI BUNGALOW
date issued
05.15.2026

GENERAL NOTES

001



1 SITE PLAN - NEW
1/16" = 1'-0"



2 SITE PLAN - DEMO
1/16" = 1'-0"

Exhibit N-3

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#	Revision	Date

EXISTING
DEMOLISHED
DEMOLISHED CUT
NEW
NEW CUT

SCALE: 1/16" = 1'-0"
0 4 8 16 20 32 40 56ft

GENERAL NOTES

KA'APUNI BUNGALOW

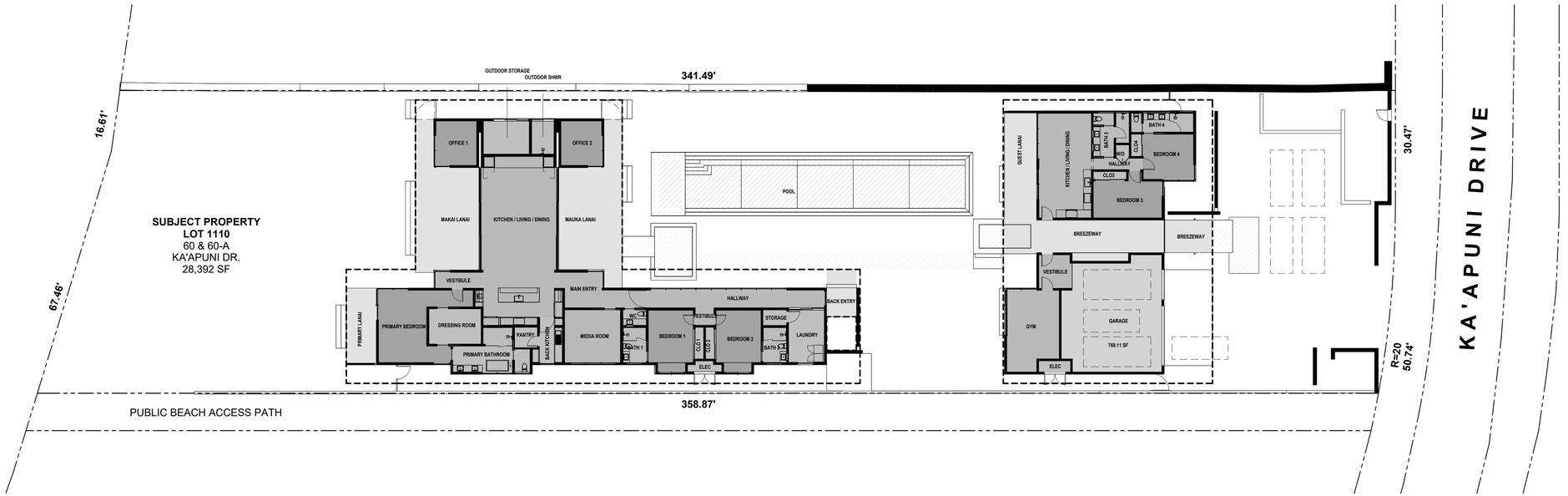
date issued
05.15.2026

SITE PLAN

A000

NEW AREA CALCULATIONS

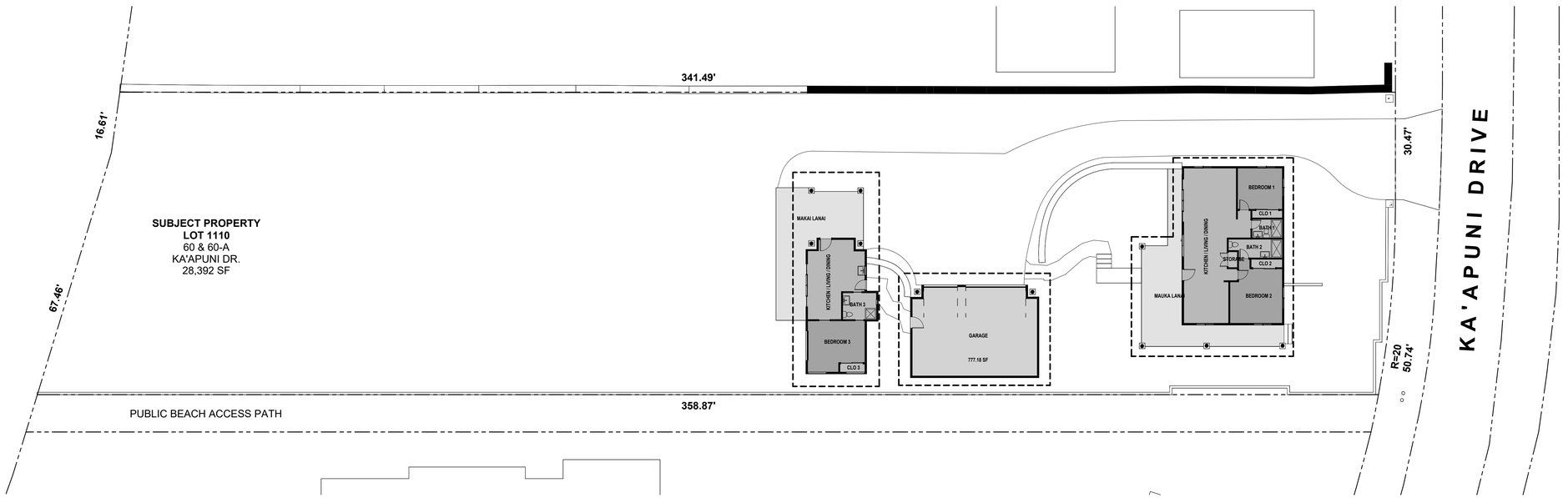
BATH 1	57.36 SF
BATH 2	57.59 SF
BATH 3	94.76 SF
BATH 4	83.40 SF
OUTDOOR SHWR	52.62 SF
PRIMARY BATHROOM	177.06 SF
WC	25.61 SF
BATH	**548.40 SF**
BACK ENTRY	102.75 SF
BREEZEWAY	409.60 SF
BREEZEWAY	112.89 SF
GUEST LANAI	246.35 SF
MAKAI LANAI	529.50 SF
MAUKA LANAI	549.72 SF
PRIMARY LANAI	162.58 SF
COVERED LANAI	**2113.39 SF**
GYM	284.37 SF
HALLWAY	38.50 SF
HALLWAY	230.30 SF
HALLWAY	54.47 SF
KITCHEN / LIVING / DINING	908.84 SF
KITCHEN / LIVING / DINING	389.77 SF
MAIN ENTRY	104.08 SF
MEDIA ROOM	210.62 SF
VESTIBULE	78.31 SF
VESTIBULE	21.93 SF
VESTIBULE	53.59 SF
LIVING	**2374.78 SF**
BEDROOM 1	188.20 SF
BEDROOM 2	188.01 SF
BEDROOM 3	187.85 SF
BEDROOM 4	163.07 SF
OFFICE 1	128.21 SF
OFFICE 2	128.21 SF
PRIMARY BEDROOM	335.41 SF
PRIVATE	**1318.96 SF**
BACK KITCHEN	78.56 SF
CLO3	17.65 SF
CLO4	15.91 SF
CLO 1	18.62 SF
CLO 2	18.62 SF
DRESSING ROOM	130.81 SF
ELEC	24.95 SF
ELEC	22.70 SF
LAUNDRY	134.27 SF
OUTDOOR STORAGE	108.22 SF
PANTRY	32.91 SF
STORAGE	25.92 SF
W/D	10.50 SF
STORAGE	**639.62 SF**
TOTAL FLOOR AREA	**6995.15 SF**
GARAGE	768.11 SF
TOTAL BUILDING AREA	**7763.26 SF**
LOT SIZE (50% = 14196.00 SF)	28392.00 SF
OFF-STREET PARKING REQUIRED	8



1 AREA PLAN - NEW
1/16" = 1'-0"

EXISTING AREA CALCULATIONS

BATH	BATH 1	46.67 SF
BATH	BATH 2	75.57 SF
BATH	BATH 3	71.41 SF
BATH		**193.65 SF**
COVERED LANAI	MAKAI LANAI	495.55 SF
COVERED LANAI	MAUKA LANAI	527.00 SF
COVERED LANAI		**1022.55 SF**
LIVING	KITCHEN / LIVING / DINING	612.36 SF
LIVING	KITCHEN / LIVING / DINING	278.65 SF
LIVING		**891.01 SF**
PRIVATE	BEDROOM 1	147.29 SF
PRIVATE	BEDROOM 2	223.50 SF
PRIVATE	BEDROOM 3	203.85 SF
PRIVATE		**574.64 SF**
STORAGE	CLO 1	20.42 SF
STORAGE	CLO 2	23.25 SF
STORAGE	CLO 3	18.30 SF
STORAGE	STORAGE	12.60 SF
STORAGE		**74.57 SF**
TOTAL FLOOR AREA		**2756.42 SF**
GARAGE		777.18 SF
TOTAL BUILDING AREA		**3533.60 SF**
LOT SIZE (50% = 14196.00 SF)		28392.00 SF
OFF-STREET PARKING REQUIRED		4



2 AREA PLAN - EXISTING
1/16" = 1'-0"

Exhibit N-4

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60 & 60A KA'APUNI DRIVE
KAILUA, OAHU, HI 96734
TMK: 4-3-013:033

Graham Hart: ghart@kokomo.studio
Brandon Large: blarge@kokomo.studio

PROFESSIONAL STAMP AND SIGNATURE

THIS DRAWING IS FOR DESIGN PURPOSES ONLY, NOT FOR CONSTRUCTION

#	Revision	Date

EXISTING
DEMOLISHED
DEMOLISHED CUT
NEW
NEW CUT

SCALE: 1/16" = 1'-0"
0 4 8 16 20 32 40 56ft

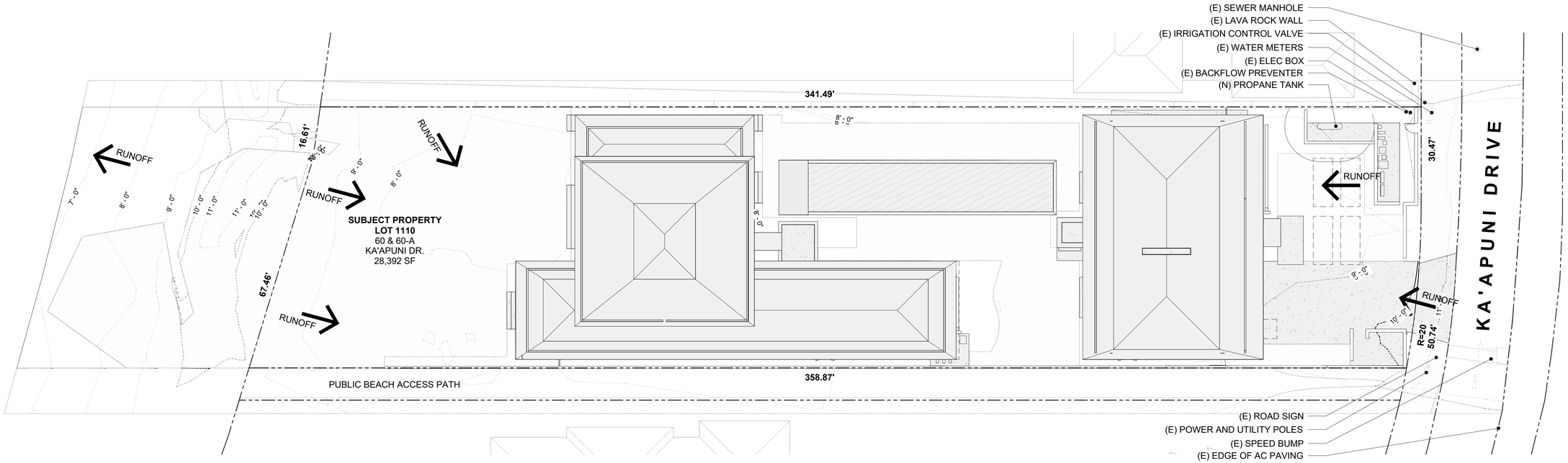
GENERAL NOTES

KA'APUNI BUNGALOW

date issued
05.15.2026

AREA PLAN

A001



1 SITE PLAN - ESCP
1/16" = 1'-0"

ESCP INSPECTION NOTES:

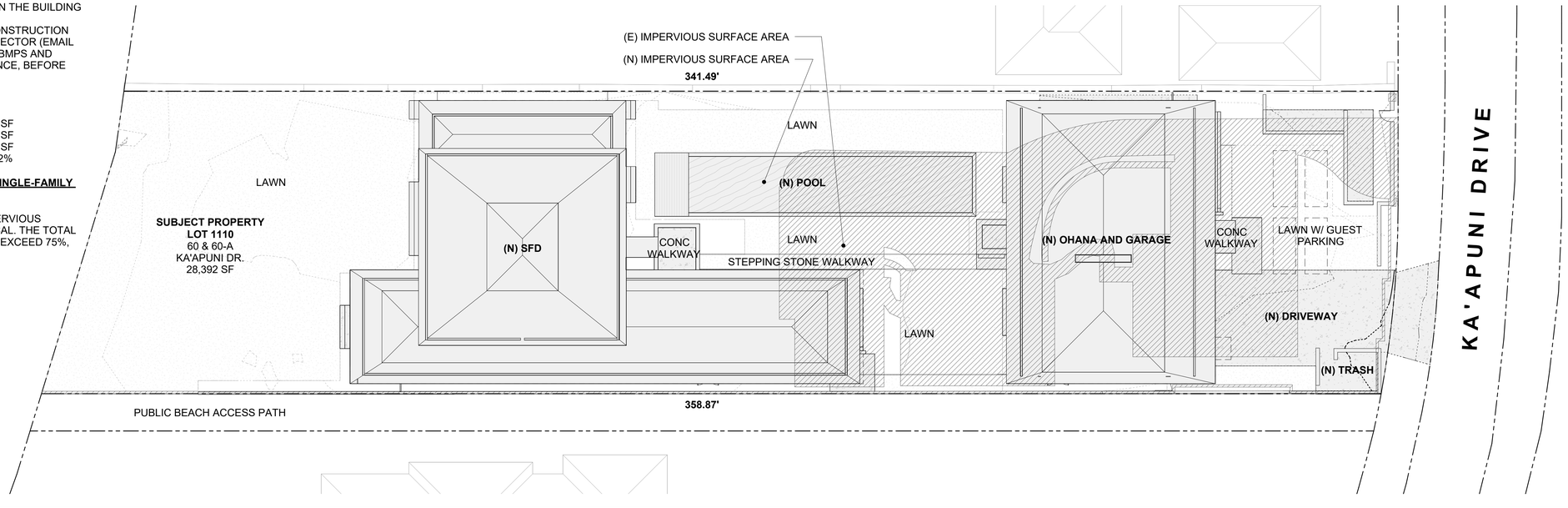
1. AT LEAST TWO WEEKS BEFORE THE BEGINNING CONSTRUCTION, THE CONTRACTOR OR THE PERSON IN CHARGE OF CONSTRUCTION SHALL NOTIFY THE STORM WATER INSPECTOR LISTED ON THE BUILDING PERMIT.
2. AFTER INSTALLING THE CONSTRUCTION BMPS AND MOBILIZING ANY CONSTRUCTION APPARATUS IN ACCORDANCE WITH THE APPROVED ESCP (OR APPENDIX B ESCP FOR SMALL PROJECT TEMPLATE), THE CONTRACTOR OR THE PERSON IN CHARGE OF CONSTRUCTION SHALL CONTACT THE ESCP COORDINATOR LISTED ON THE BUILDING PERMIT, FOR A PRECONSTRUCTION INSPECTION.
3. THE ESCP COORDINATOR SHALL SUBMIT THE PRECONSTRUCTION INSPECTION CHECKLIST TO THE STORM WATER INSPECTOR (EMAIL TO DPP.NPDES@HONOLULU.GOV) CONFIRMING THE BMPS AND GOOD HOUSE KEEPING MEASURES ARE IN COMPLIANCE, BEFORE THE START OF CONSTRUCTION.

ISA NOTES:

LOT SIZE	28,392 SF
EXISTING IMPERVIOUS SURFACE AREA	8,096 SF
PROPOSED IMPERVIOUS SURFACE AREA	14,786 SF
PERCENTAGE	52%

RESIDENTIAL STORM WATER MANAGEMENT NOTES FOR SINGLE-FAMILY AND TWO-FAMILY DWELLING PROJECTS:

1. USE SITE DESIGN STRATEGIES TO REDUCE THE IMPERVIOUS SURFACE AREAS TO THE MAXIMUM EXTENT PRACTICAL. THE TOTAL IMPERVIOUS SURFACE AREA FOR THE LOT MAY NOT EXCEED 75%, PER LUO SECTION 21-3.70.1(G).
2. TOTAL IMPERVIOUS SURFACE AREA = 52%



2 SITE PLAN - ISA
1/16" = 1'-0"

Exhibit N-5

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KAILUA, OAHU, HI 96734
TMK: 4-3-013:033

Graham Hart: ghart@kokomo.studio
Brandon Large: blarge@kokomo.studio

PROFESSIONAL STAMP AND SIGNATURE

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#	Revision	Date

EXISTING
DEMOLISHED
DEMOLISHED CUT
NEW
NEW CUT

SCALE: 1/16" = 1'-0"
0 4 8 16 20 32 40 56ft

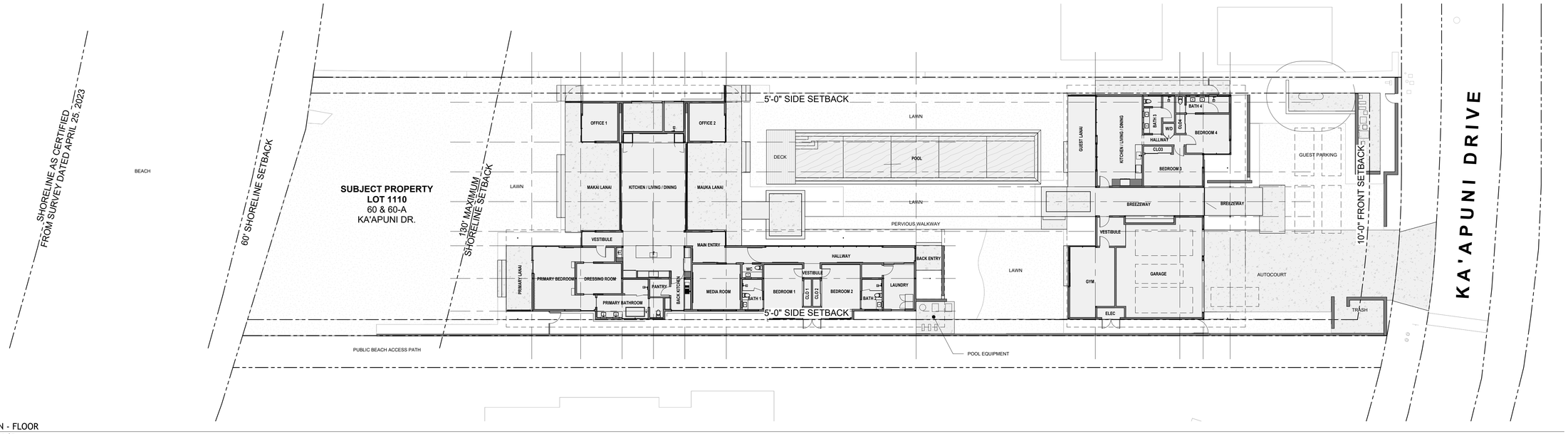
GENERAL NOTES

KA'APUNI BUNGALOW

date issued
05.15.2026

SITE PLAN - ESCP + ISA

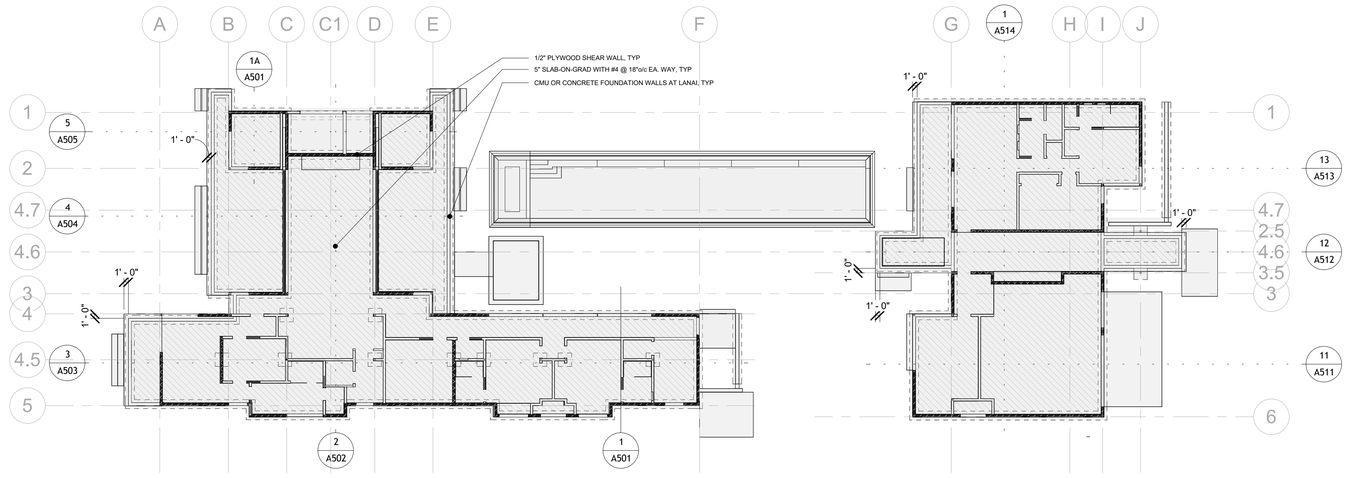
A002



1 SITE PLAN - FLOOR
1/16" = 1'-0"

GROUND DISTURBANCE CALCULATIONS:

AREA TO BE EXCAVATED	10773 SF
BUILDING AREA	9310 SF
POOL AREA	1463 SF
MAX DEPTH OF EXCAVATION	
BUILDING DEPTH	18" MAX
POOL DEPTH	62" MAX
ESTIMATED CUBIC YARDS OF SOIL THAT WILL BE EXCAVATED	520 CY
ESTIMATED CUBIC YARDS OF SOIL REMOVED FROM SITE	0 CY
ESTIMATE CUBIC YARDS OF OF STRUCTURAL FILL THAT WILL BE IMPORTED	
BUILDING	418 CY
POOL	0 CY
ESTIMATED CUBIC YARDS OF SOIL IMPORTED TO SITE	0 CY



2 FOUNDATION PLAN
1/16" = 1'-0"

Exhibit N-6

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60 & 60A KA'APUNI DRIVE
KAILUA, OAHU, HI 96734
TMK: 4-3-013:033

Graham Hart: ghart@kokomo.studio
Brandon Large: blarge@kokomo.studio

PROFESSIONAL STAMP AND SIGNATURE

#	Revision	Date

EXISTING
DEMOLISHED
DEMOLISHED CUT
NEW
NEW CUT

SCALE: 1/16" = 1'-0"
0 4 8 16 20 32 40 56ft

GENERAL NOTES

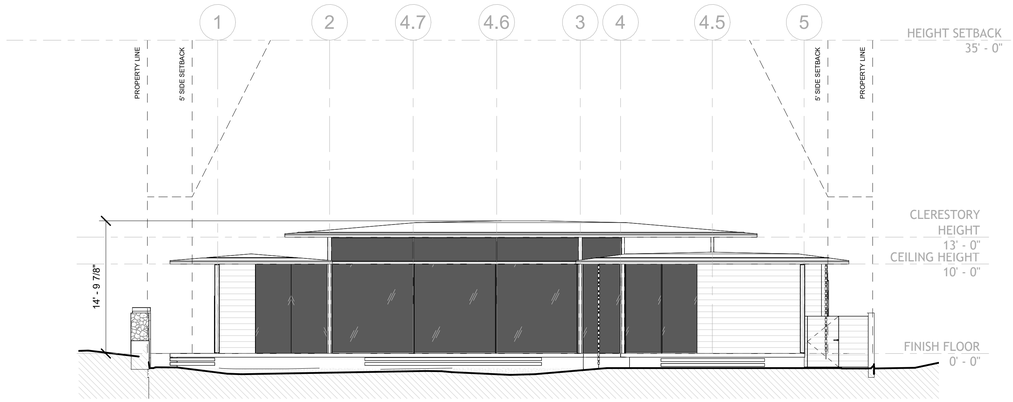
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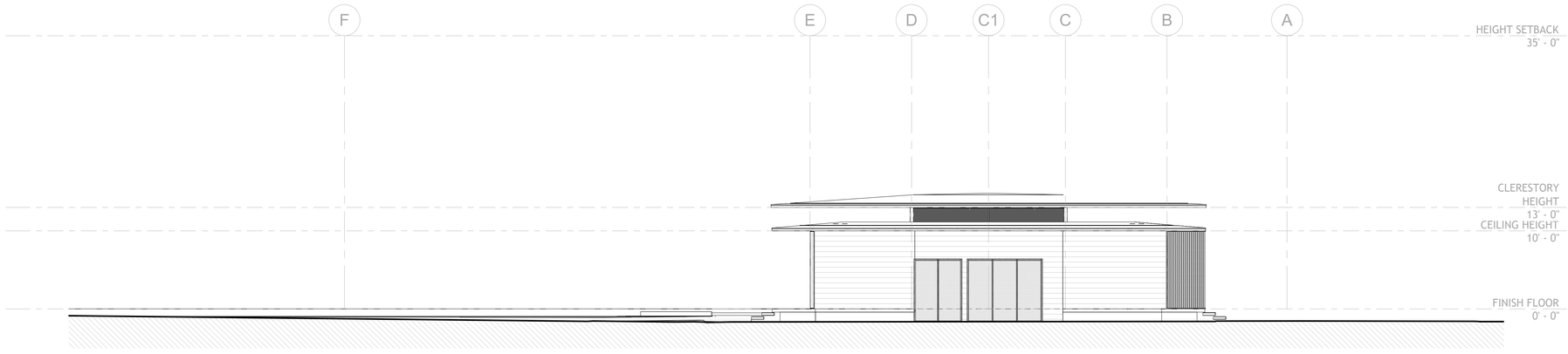
date issued
05.15.2026

SITE PLAN - FLOOR

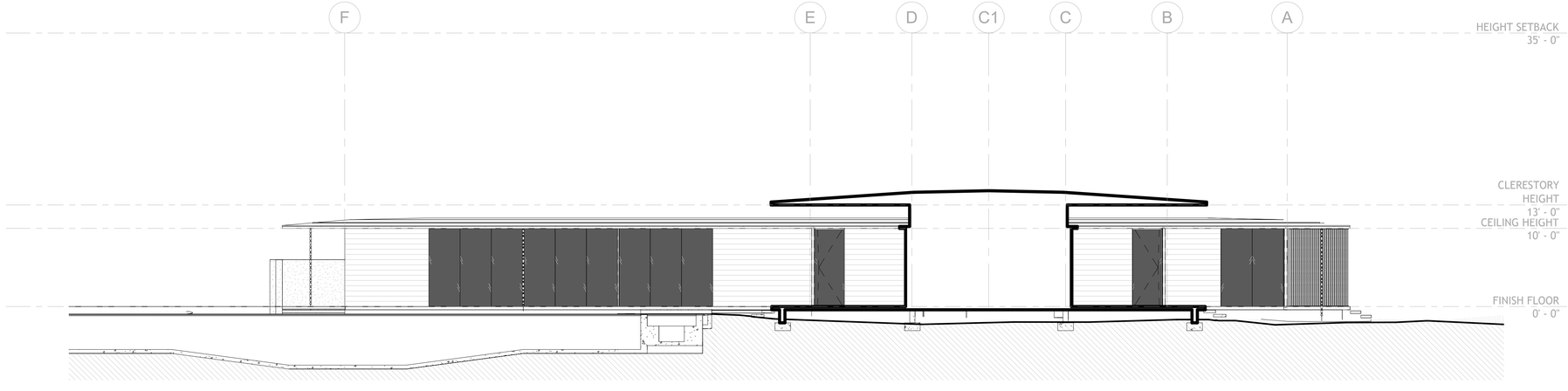
A003



N MAIN HOUSE - NORTH ELEVATION
1/8" = 1'-0"



E1 MAIN HOUSE - EAST ELEVATION - PARTIAL
1/8" = 1'-0"



E2 MAIN HOUSE - EAST ELEVATION
1/8" = 1'-0"

Exhibit N-7

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60 & 60A KA'APUNI DRIVE
KAILUA, OAHU, HI 96734
TMK: 4-3-013:033

Graham Hart: ghart@kokomo.studio
Brandon Large: blarge@kokomo.studio

PROFESSIONAL STAMP AND SIGNATURE

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#	Revision	Date

EXISTING
DEMOLISHED
DEMOLISHED CUT
NEW
NEW CUT

SCALE: 1/8" = 1'-0"
0 2 4 8 10 16 20 28ft

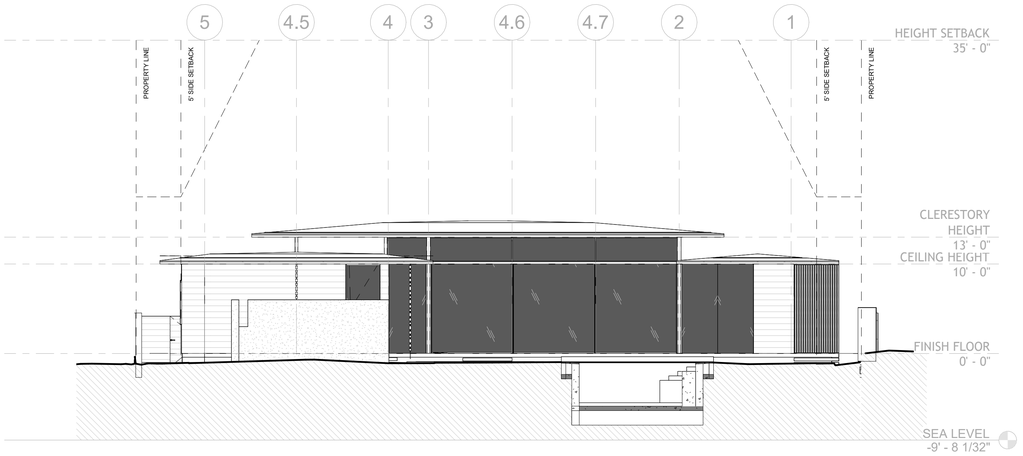
GENERAL NOTES

KA'APUNI BUNGALOW

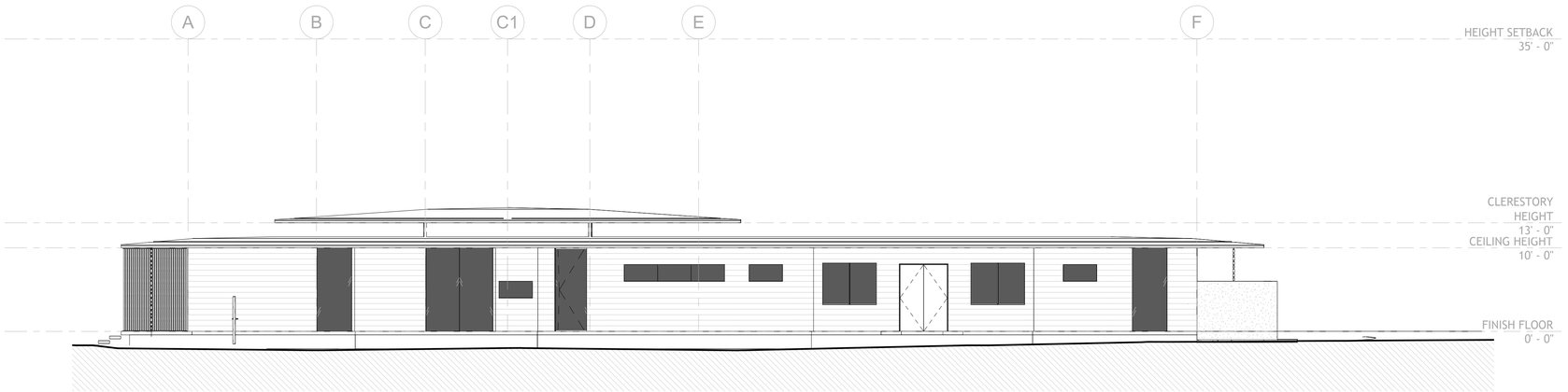
date issued
05.15.2026

ELEVATIONS - MAIN HOUSE

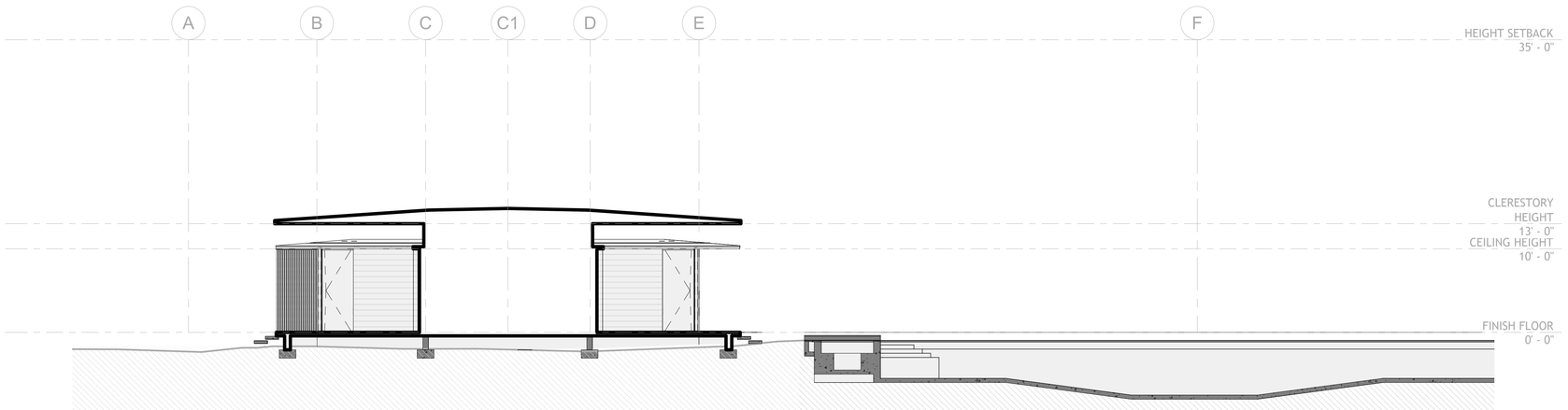
A200



S MAIN HOUSE - SOUTH ELEVATION
1/8" = 1'-0"



W1 MAIN HOUSE - WEST ELEVATION
1/8" = 1'-0"



W2 MAIN HOUSE - WEST ELEVATION - PARTIAL
1/8" = 1'-0"

Exhibit N-8

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60 & 60A KA'APUNI DRIVE
KAILUA, OAHU, HI 96734
TMK: 4-3-013:033

Graham Hart: ghart@kokomo.studio
Brandon Large: blarge@kokomo.studio

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#	Revision	Date

EXISTING
DEMOLISHED
DEMOLISHED CUT
NEW
NEW CUT

SCALE: 1/8" = 1'-0"
0 2 4 8 10 16 20 28ft

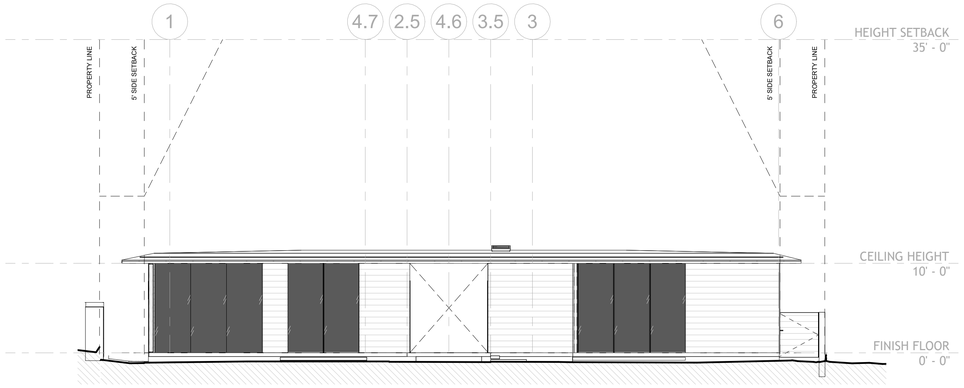
GENERAL NOTES

KA'APUNI BUNGALOW

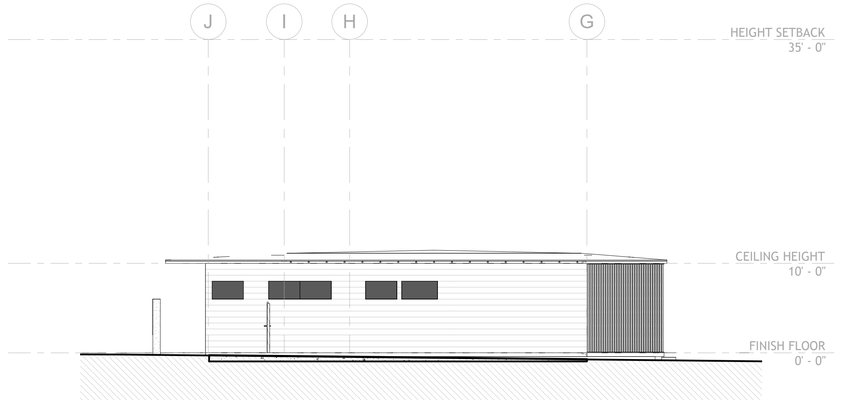
date issued
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ELEVATIONS - MAIN HOUSE

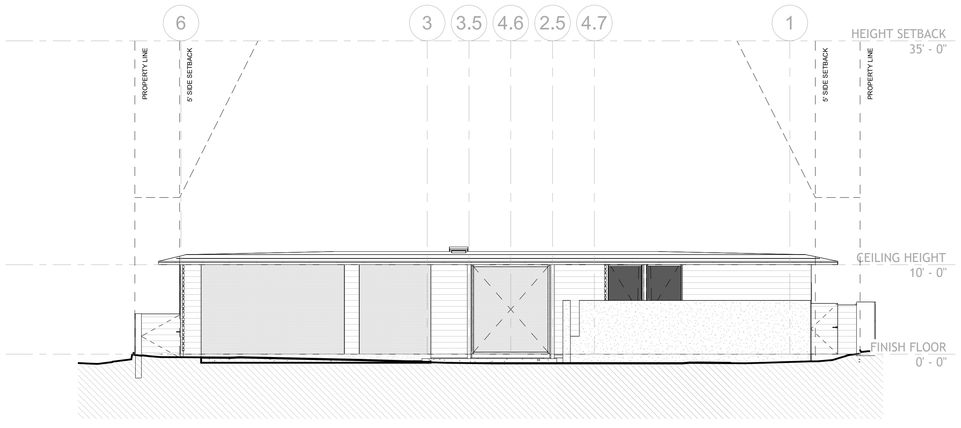
A201



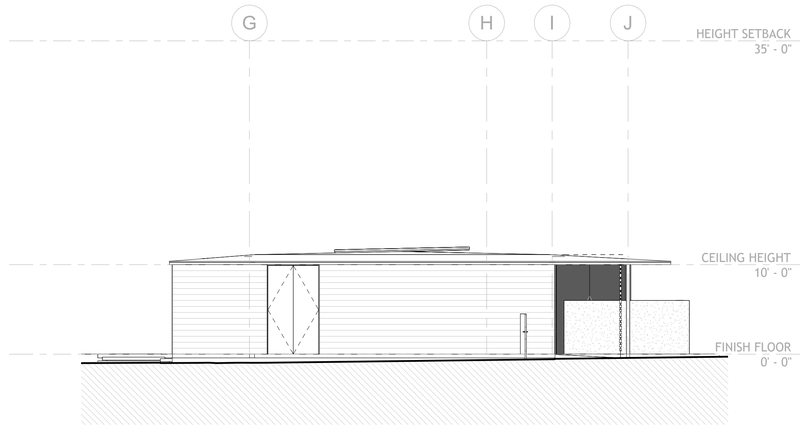
N GUEST HOUSE - NORTH ELEVATION
1/8" = 1'-0"



E GUEST HOUSE - EAST ELEVATION
1/8" = 1'-0"



S GUEST HOUSE - SOUTH ELEVATION
1/8" = 1'-0"



W GUEST HOUSE - WEST ELEVATION
1/8" = 1'-0"

Exhibit N-9

kokomo.studio

60 & 60A KA'APUNI DRIVE
KAILUA, OAHU, HI 96734
TMK: 4-3-013:033

Graham Hart: ghart@kokomo.studio
Brandon Large: blarge@kokomo.studio

PROFESSIONAL STAMP AND SIGNATURE

#	Revision	Date

EXISTING
DEMOLISHED
DEMOLISHED CUT
NEW
NEW CUT

SCALE: 1/8" = 1'-0"

0 2 4 8 10 16 20 28ft

GENERAL NOTES

KA'APUNI BUNGALOW

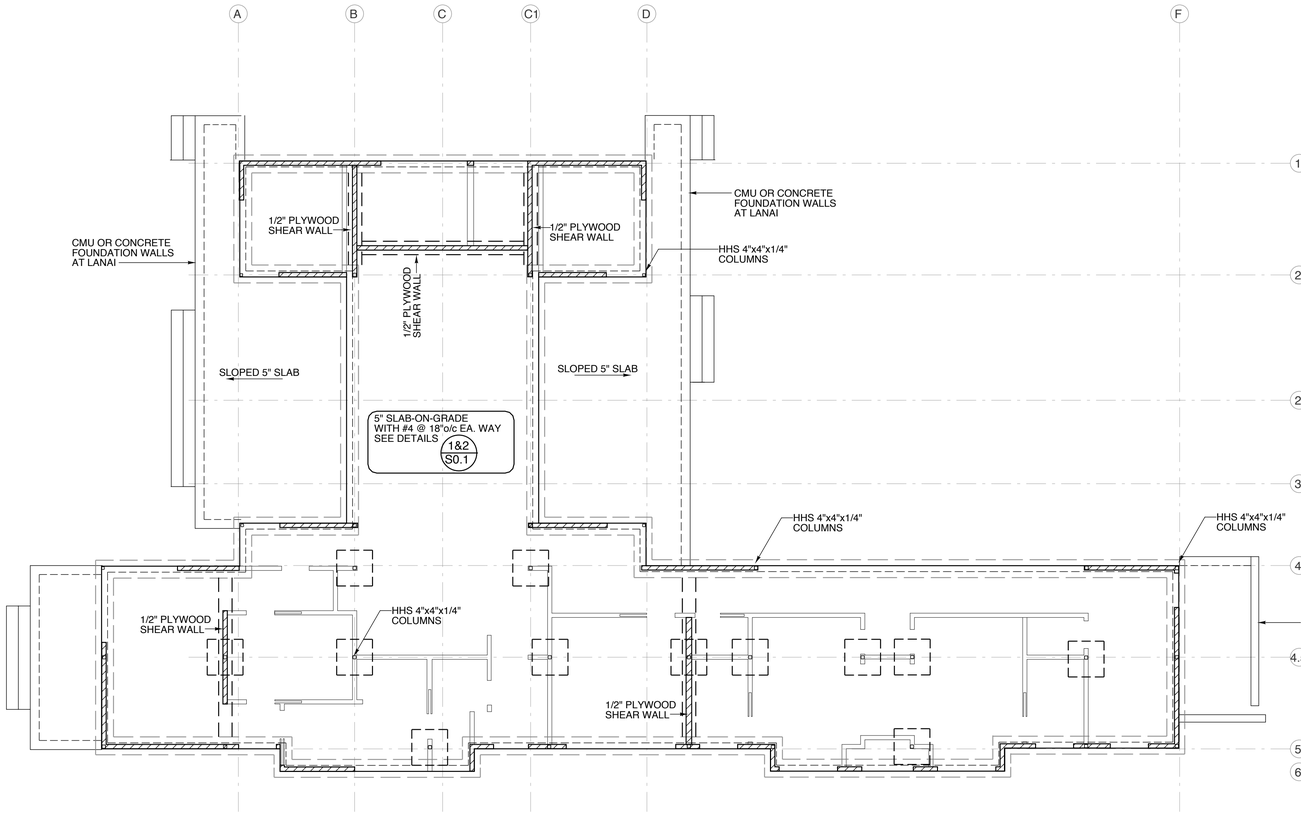
date issued
05.15.2026

ELEVATIONS -
GUEST HOUSE

A211

THIS DRAWING IS FOR DESIGN PURPOSES ONLY, NOT FOR CONSTRUCTION

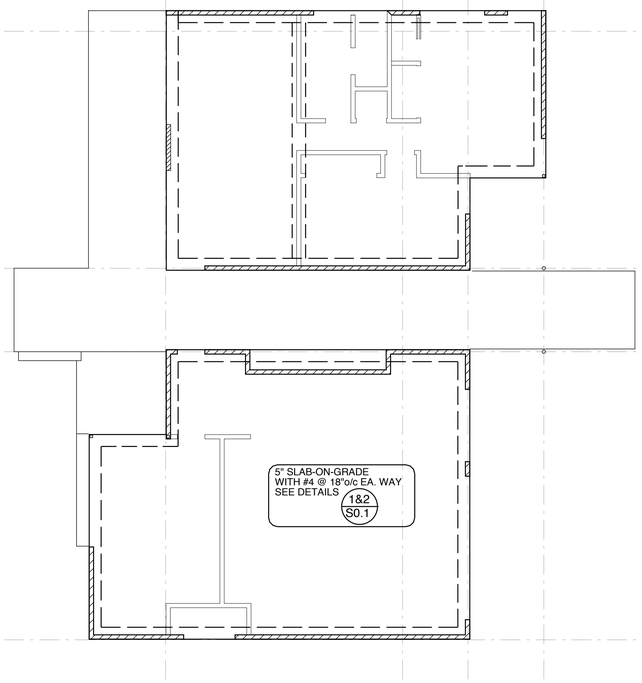
Exhibit N-10



FOUNDATION PLAN

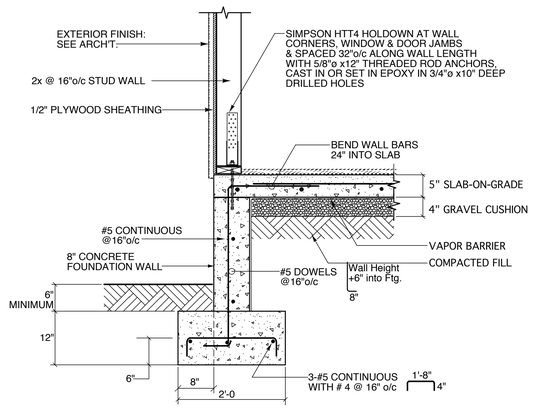
SCALE: 1/8"=1'-0

0' 4' 8' 12' 16' 20'

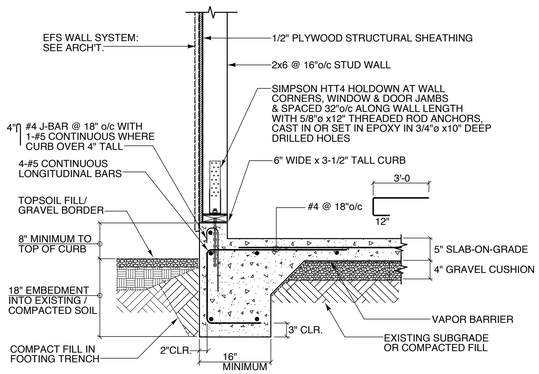


LEGEND:

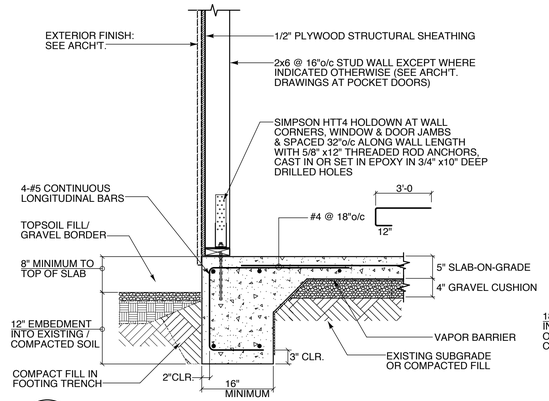
- COLUMN
- COLUMN BELOW
- WOOD STUD STRUCTURAL WALL
- STRUCTURAL WALL BELOW
- HEADER BEAM SEE DETAIL 1B/S00.2
- NON-STRUCTURAL WALL
- NON-STRUCTURAL WALL BELOW
- DEPRESSION IN CONCRETE SLAB



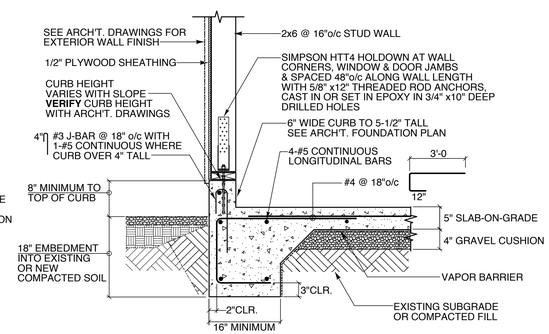
4 S101 **EDGE FOOTING AT RAISED SLABS** 3/4"=1'-0



3 S102 **EDGE FOOTING WITH CURB AT STUD WALL** 3/4"=1'-0



2 S101 **EDGE FOOTING AT STUD WALL** 3/4"=1'-0



1 S101 **EDGE FOOTING WITH CURB AT GARAGE** 3/4"=1'-0

HSD HAYES STRUCTURAL DESIGN
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CONSULTING STRUCTURAL ENGINEERING

CLAYTON J. HAYES LICENSED PROFESSIONAL ENGINEER No. 6016-S HAWAII, U.S.A.
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THIS WORK WAS PREPARED BY ME OR UNDER MY SUPERVISION. CONSTRUCTION OF THIS PROJECT WILL BE UNDER MY OSERVATION.

Signature

REVISIONS

PROJECT: KA'APUNI BUNGALOW
60 & 61A KA'APUNI DRIVE
KAILUA, HAWAII 96734 TMK: 4-3-013:033

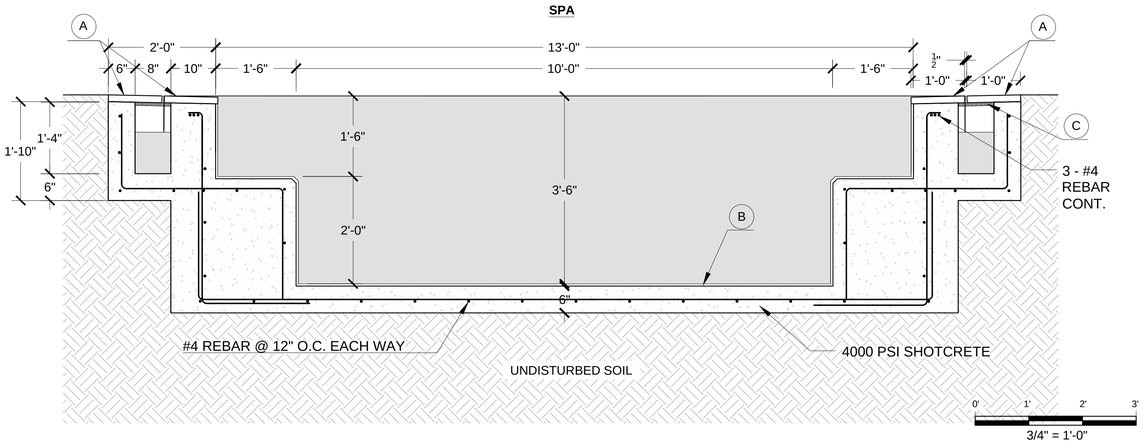
PHASE	DATE
Foundation Layouts and Details	4.24.2024

SHEET TITLE: FOUNDATION PLAN

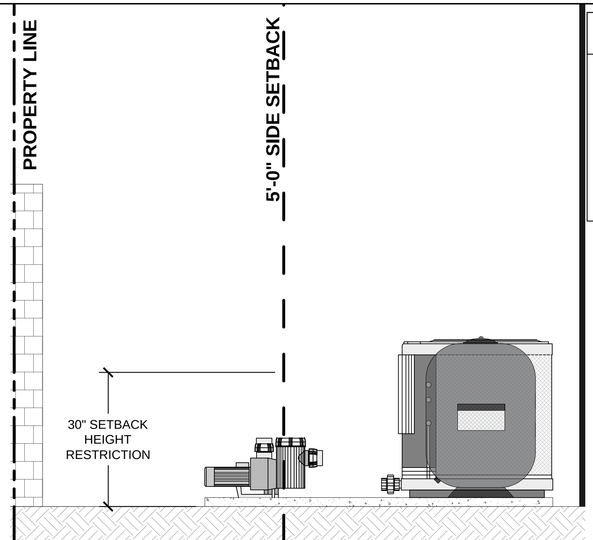
SHEET NUMBER: S101

SHEET OF

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1 SPA SECTION DETAIL — SCALE: 3/4" = 1'-0"

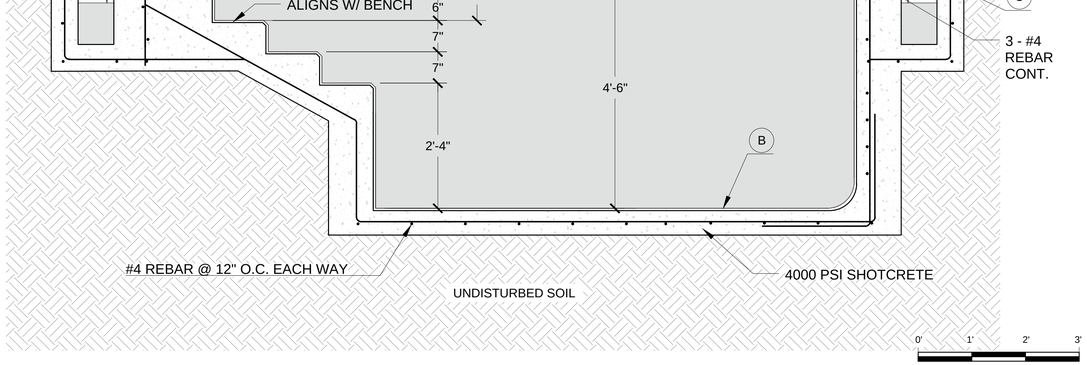


5 SWIMMING POOL EQUIPMENT ELEVATION — SCALE: 3/4" = 1'-0"

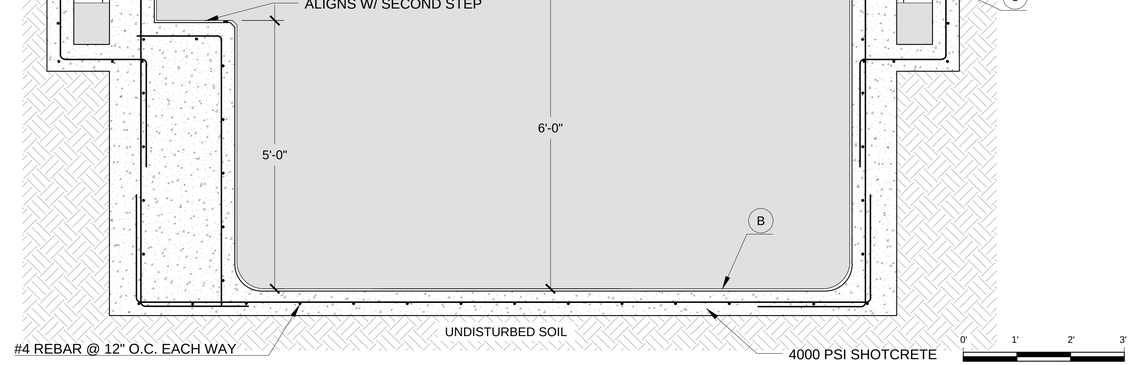
FINISH SCHEDULE

- (A) +/- 1½"THK STONE COPING(TBD)
- (B) PLASTER FINISH (TBD)
- (C) GRATE

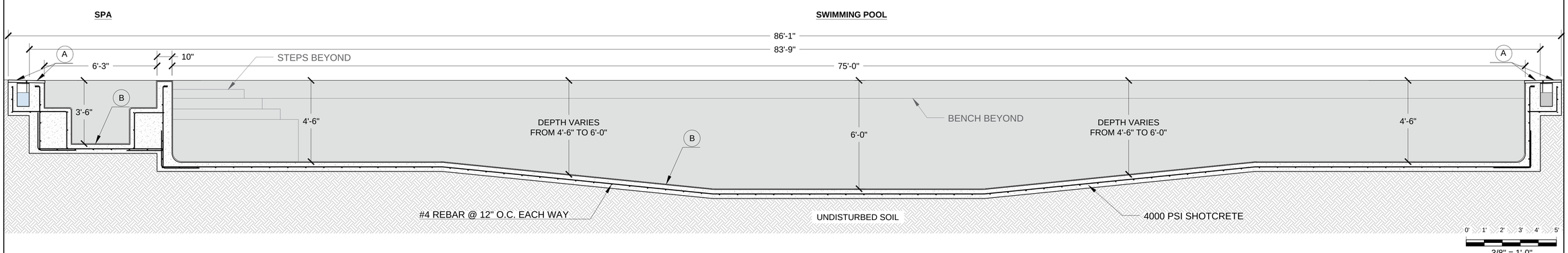
Exhibit N-11



2 STAIRS SECTION DETAIL — SCALE: 3/4" = 1'-0"



3 BENCH SECTION DETAIL — SCALE: 3/4" = 1'-0"



4 OVERALL SWIMMING POOL SECTION DETAIL — SCALE: 3/8" = 1'-0"

DEBIASI PACIFIC
STEP INTO THE POOL OF YOUR DREAMS
3620 WAIALAE AVE. SUITE 205
HONOLULU, HI 96816
PHONE: (808)732-5161

PERMIT SET

DATE:	REVISIONS

BAUM RESIDENCE
SWIMMING POOL AND SPA
60 KA'APUNI DRIVE
KAILUA, HI 96734
T.M.K.: 4-3-013:033

SECTIONS

DRAWN BY: RL
DATE: 03/25/2026
DRAWING No.: 3 OF 3
SHEET No.: WF300