SUMMARY OF PROPOSED COMMITTEE DRAFT:

RESOLUTION 26-220
GRANTING A SPECIAL MANAGEMENT AREA MAJOR PERMIT TO ALLOW FOR THE CONSTRUCTION OF TWO NEW SINGLE-UNIT DWELLINGS, AN ATTACHED GARAGE, AND AN IN-GROUND SWIMMING POOL IN KAILUA, O‘AHU.

The PROPOSED CD1 makes the following amendments:

A. Amends the title of the resolution to read as follows:

"GRANTING A SPECIAL MANAGEMENT AREA MAJOR PERMIT TO ALLOW FOR THE DEMOLITION OF EXISTING STRUCTURES; AND THE CONSTRUCTION OF TWO NEW SINGLE-UNIT DWELLINGS, ATTACHED GARAGE, IN-GROUND SWIMMING POOL, AND ACCESSORY IMPROVEMENTS IN KAILUA, O‘AHU."

B. Amends the first WHEREAS clause to clarify the description of the Project.

C. Amends the third WHEREAS clause to provide that the Department of Planning and Permitting completed its report and transmitted its findings and recommendation of approval to the City Council on September 23, 2026 (instead of September 28, 2026).

D. Amends Condition B.2, relating to landowner acknowledgements, to add that the landowner agrees to assume all risk and liability for any harm to or loss of life and property due to development on a shoreline zoning lot, and further agrees to accept all responsibility for the cost and physical removal of materials or structures lost or damage as a result of coastal hazards.

E. Amends Condition F.1 to provide that prior to the issuance of any construction permit or building permit for the Project, the Applicant is required to submit to the DPP a copy of the State Historic Preservation Division's ("SHPD") written acceptance of:

1. The Project's Archaeological Inventory Survey that includes subsurface testing conducted by a qualified archaeologist; and

2. Any other mitigation commitments for the Project that may be required by SHPD, such as archaeological monitoring.

F. Makes miscellaneous technical and nonsubstantive amendments.

HONOLULU CITY COUNCIL

KE KANIHELA O KE KALANA O HONOLULU

CITY AND COUNTY OF HONOLULU

No. **26-220, CD1**

PROPOSED

RESOLUTION

GRANTING A SPECIAL MANAGEMENT AREA MAJOR PERMIT TO ALLOW FOR THE DEMOLITION OF EXISTING STRUCTURES; AND THE CONSTRUCTION OF TWO NEW SINGLE-UNIT DWELLINGS, ATTACHED GARAGE, IN-GROUND SWIMMING POOL, AND ACCESSORY IMPROVEMENTS IN KAILUA, O‘AHU.

WHEREAS, on June 16, 2026, the Department of Planning and Permitting ("DPP") accepted the application (File No. 2026-SMA-34) of Nicholas and Krista Baum (the "Applicant") for a Special Management Area ("SMA") Major Permit to allow for the demolition of two existing single-unit dwellings, detached garage, and accessory structures; and the construction of two new single-unit dwellings, three-car garage attached to one of the single-unit dwellings, deck and in-ground swimming pool, and accessory improvements including a driveway, interior walls, gates, fences ,and walkways, on an approximately 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 Applicant's agent, DPP staff members, and three members of the public; and

WHEREAS, on September 23, 2026, within 45 calendar days after the close of the public hearing, the DPP, having duly considered all evidence and the objectives, policies, and guidelines as established in §§ 25-3.1 and 25-4.1, Revised Ordinances of Honolulu 2021 ("ROH"), and §§ 205A-2 and 205A-26, Hawaii Revised Statutes ("HRS"), 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 September 30, 2026, by Departmental Communication 606 (2026), 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 Applicant for the Project subject to the following conditions:

RESOLUTION

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, 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 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 or loss of life and property.*"

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. The landowner agrees to assume all risk and liability for any harm to or loss of life and property due to development on a shoreline zoning lot. The landowner further agrees to accept all responsibility for the cost and physical removal of materials and structures lost or damaged as a result of coastal hazards, including the cleanup and restoration of the Project site.*"

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 coastal erosion, by proceeding with the Project, the landowner acknowledges the following declaration, which must be clearly stated under "Landowner Acknowledgements" on all Project building permit 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, sea level rise, 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 building permit 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 hereby 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 landowner is 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 under "Landowner Acknowledgements" on all Project building permit 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 2021, 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 Applicant shall comply with the following.

1. Prior to the issuance of any construction permit or building permit for the Project, the Applicant shall submit to the DPP a copy of the State Historic Preservation Division's ("SHPD") written acceptance of:

   a. The Project's Archaeological Inventory Survey that meets the requirements of § 13-276-5, Hawai‘i Administrative Rules ("HAR"), and includes subsurface testing conducted by a qualified archaeologist; and

   b. Any other mitigation commitments for the Project that may be required by SHPD, such as archaeological monitoring.

2. The Applicant shall consult with the SHPD to implement all mitigation protocols approved by SHPD, or as otherwise required by 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 SHPD.

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

The requirements enumerated in this condition must be clearly stated under "Environmental Notes" on all Project construction permit plans and building permit 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 Applicant is 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 on the Project site, 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 light fixtures on the Project site 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 feet 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-foot 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 endangered, threatened, 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 surveys for the presence of such bird nests, eggs, fledglings, or downed seabirds.

    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-foot 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 Project construction period, before work may resume, the qualified biologist must conduct subsequent 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 Applicant, 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 building permit 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 building permit plans.

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

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

2. The Applicant 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 Oʻahu 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 "Decontamination Protocols for Prevention of Invasive Species" ("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 is required. See https://www.oahuisc.org/print-materials/. All onsite 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 information provided by the OISC, are discovered on the Project site, the Applicant 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 Applicant 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 www.plantpono.org.

6. To manage host materials and plants that may contain the coconut rhinoceros beetle ("CRB") in any stage of life, the Applicant shall comply with the State Department of Agriculture and Biosecurity's Plant Quarantine Interim Rule, or any successor rule adopted by the State Department of Agriculture and Biosecurity, that restricts the movement of CRB host material. If existing palms on the Project site become damaged or killed by the CRB, the existing palm trees must be replaced with an appropriate species 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 building permit plans.

J. The Applicant shall obtain a construction permit or building permit for the Project within 36 months after the effective date of this SMA Major Permit. Failure to obtain a construction permit or building permit 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 Applicant demonstrates 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 Applicant demonstrates 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. Sixty days after its receipt of the DPP Director's report; or

   b. The Applicant's then-existing deadline for obtaining a construction permit or building permit;

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 Applicant is 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; and

HONOLULU CITY COUNCIL

KE KANIHELA O KE KALANA O HONOLULU

CITY AND COUNTY OF HONOLULU

No. **26-220, CD1**

RESOLUTION

BE IT FINALLY RESOLVED that copies of this resolution be transmitted to Nicholas and Krista Baum, 60 Kaʻapuni Drive, Kailua, Hawaiʻi 96734; James T. Hayes, Planning Solutions, Inc., 711 Kapiolani Boulevard, Suite 910, Honolulu, Hawaiʻi 96813; Dawn Takeuchi Apuna, Director of Planning and Permitting, 650 South King Street, 7th Floor, Honolulu, Hawaiʻi 96813; and Mary Alice Evans, Director of the State of Hawaiʻi Office of Planning and Sustainable Development, Attention: Coastal Zone Management Branch, P.O. Box 2359, Honolulu, Hawaiʻi 96804-2359.

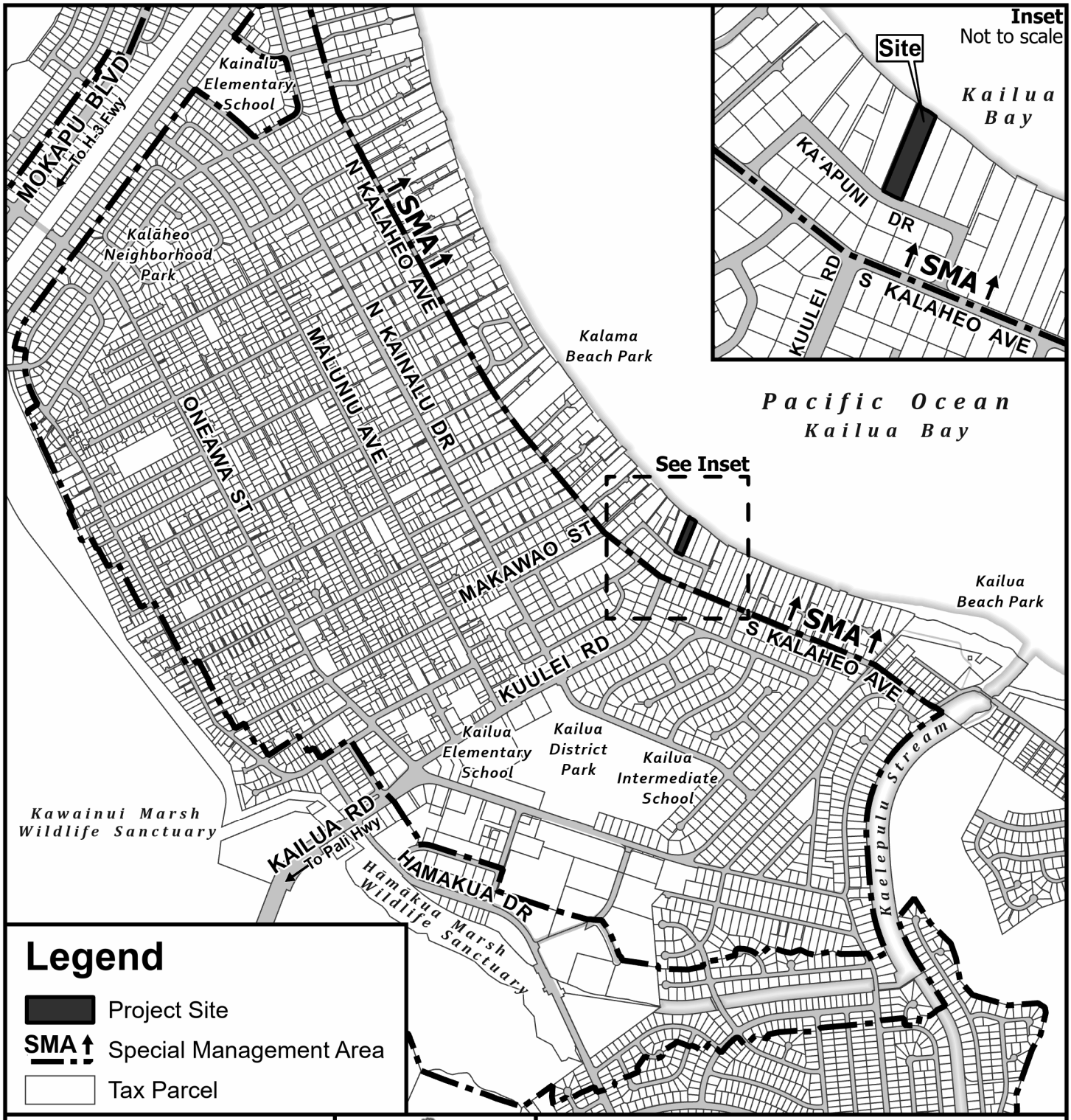
INTRODUCED BY:

Tommy Waters (br)

DATE OF INTRODUCTION:

October 1, 2026
Honolulu, Hawaiʻi

Councilmembers



LOCATION MAP WITH SMA

KAILUA

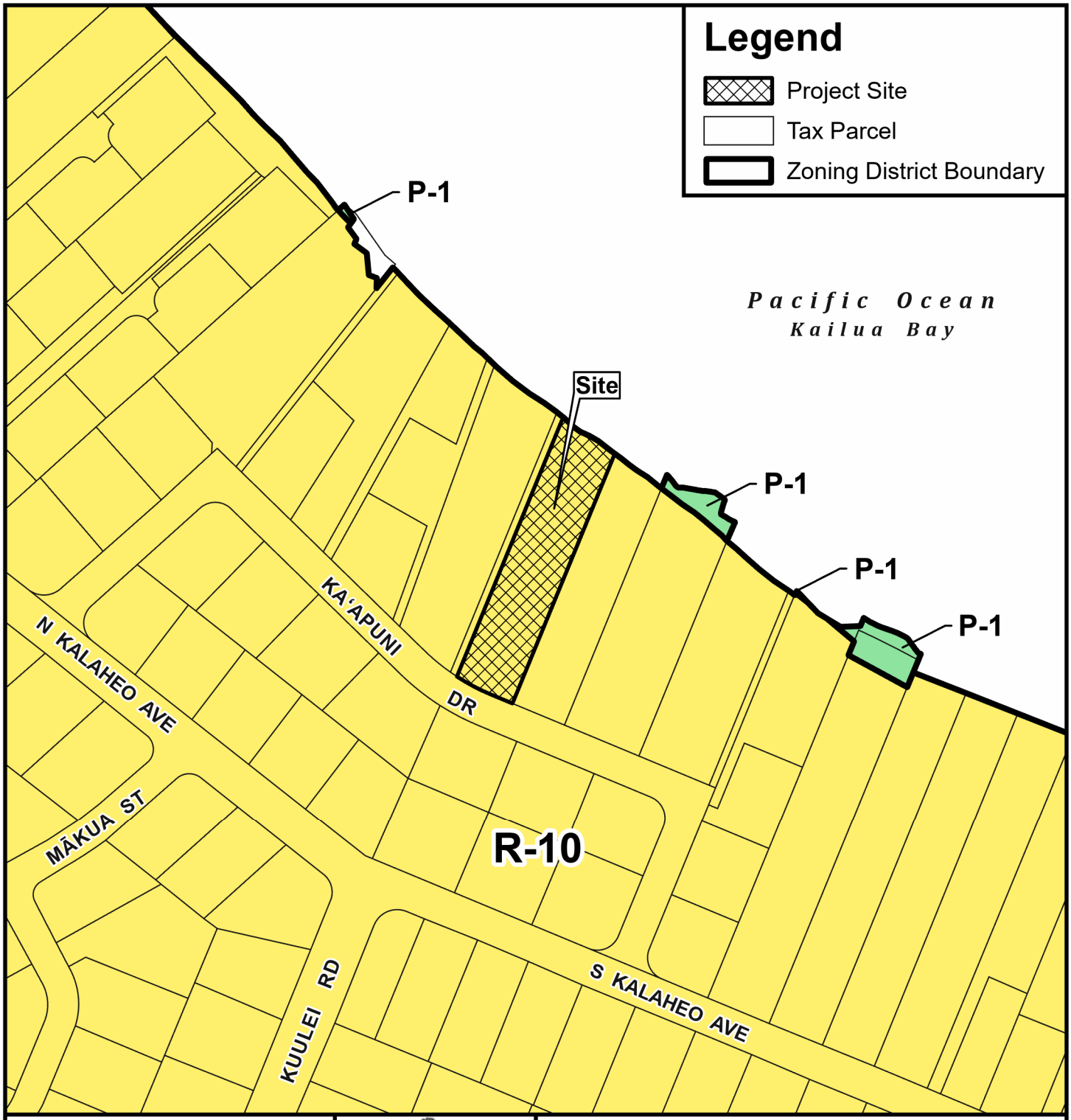
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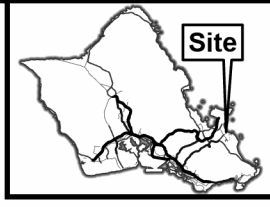
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Department of Planning & Permitting (DPP)
City and County of Honolulu

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

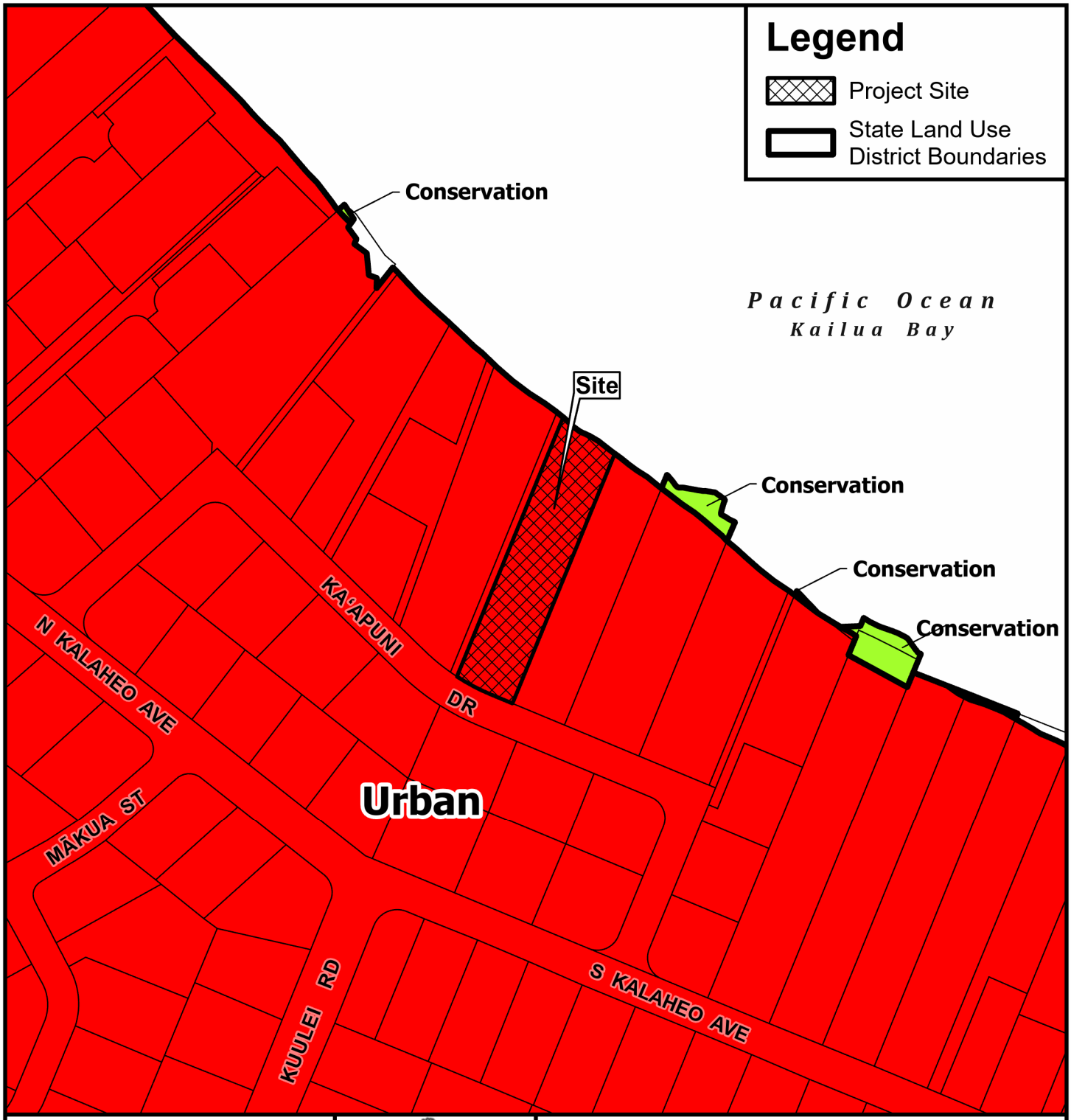
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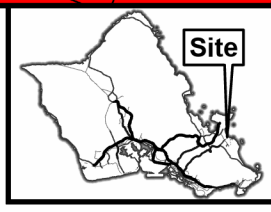
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Date Prepared: 07/2026

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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

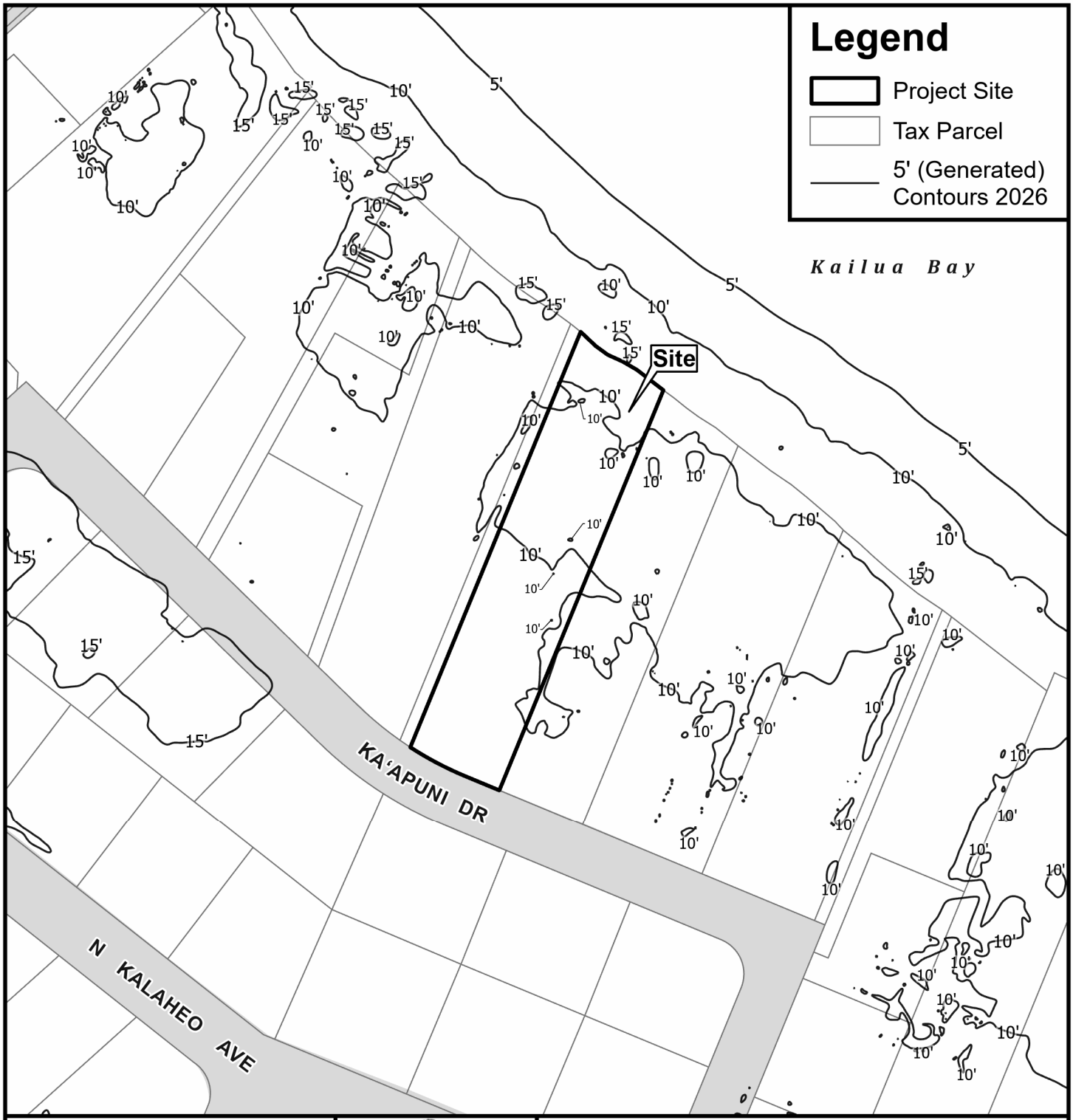
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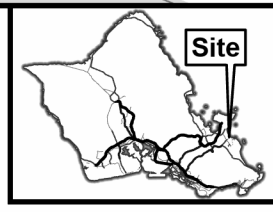
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Exhibit C





VICINITY MAP

0 125 250

Distance in Feet

PORTION OF

TOPOGRAPHIC MAP

KAILUA

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

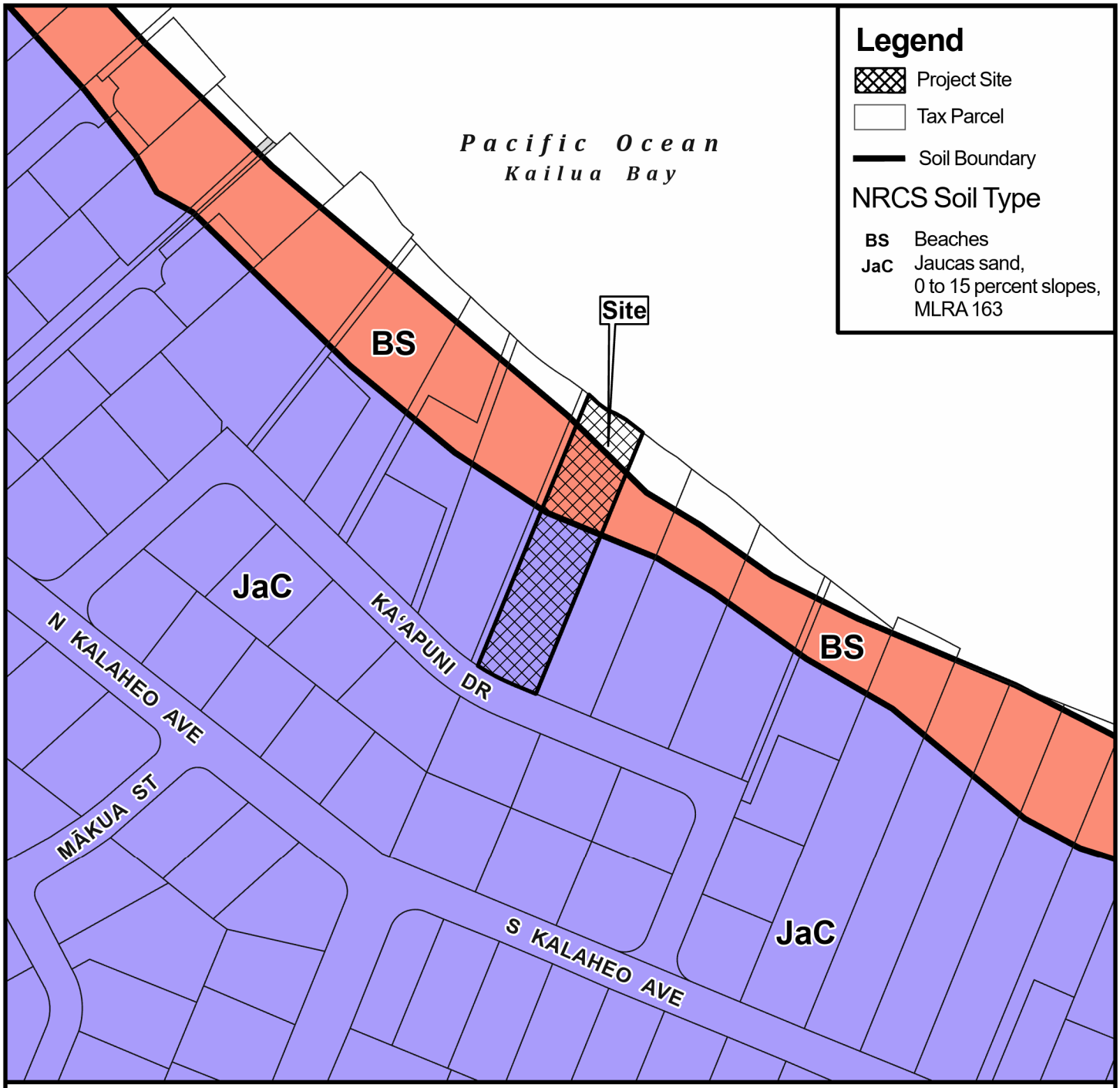
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Date Prepared: 07/2026

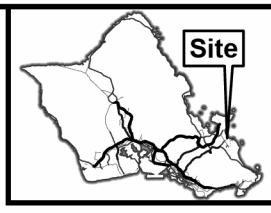
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Exhibit D



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

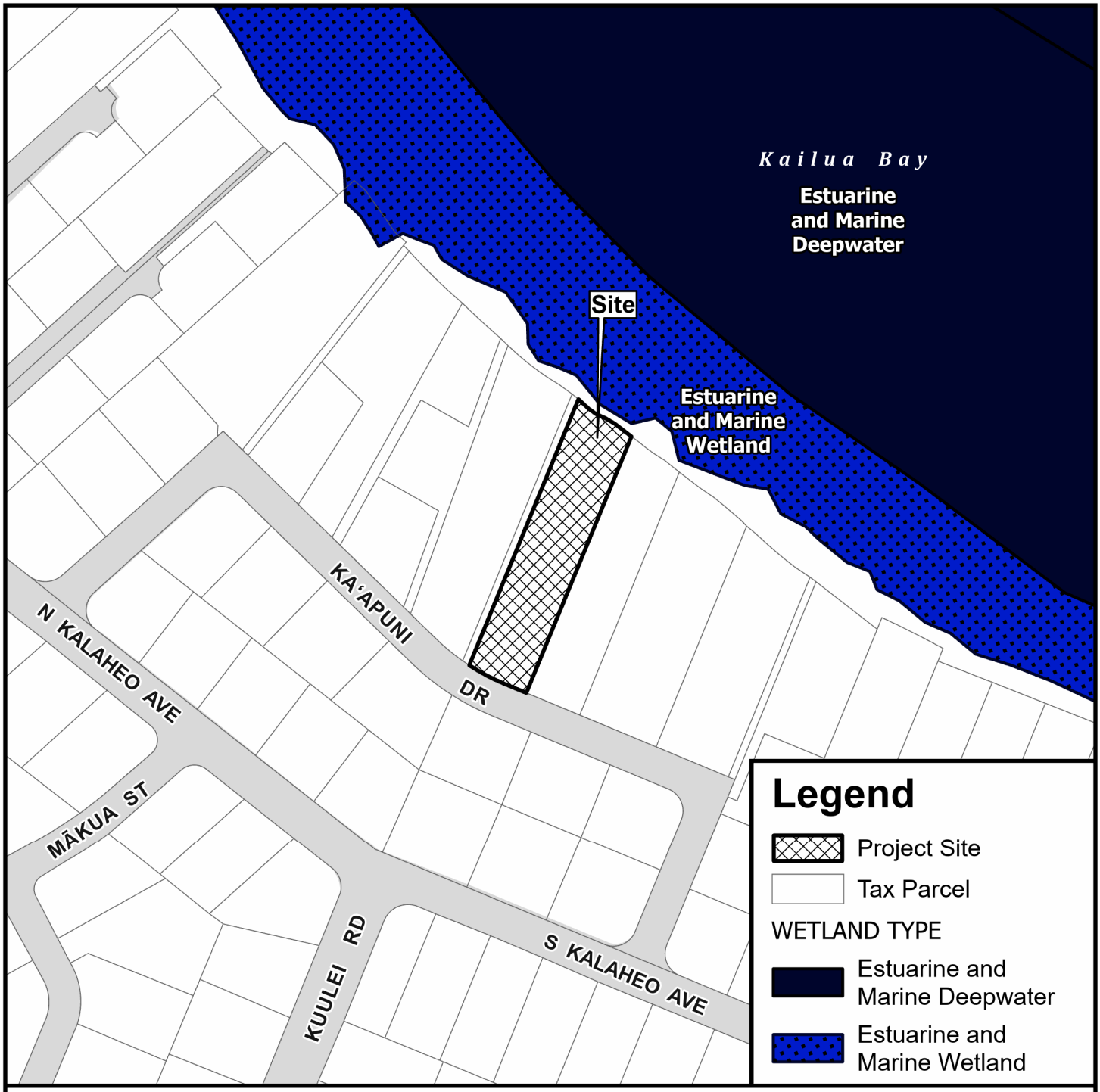
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Department of Planning & Permitting (DPP)
City and County of Honolulu

Date Prepared: 07/2026

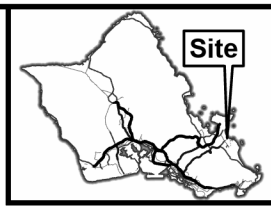
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Exhibit E



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

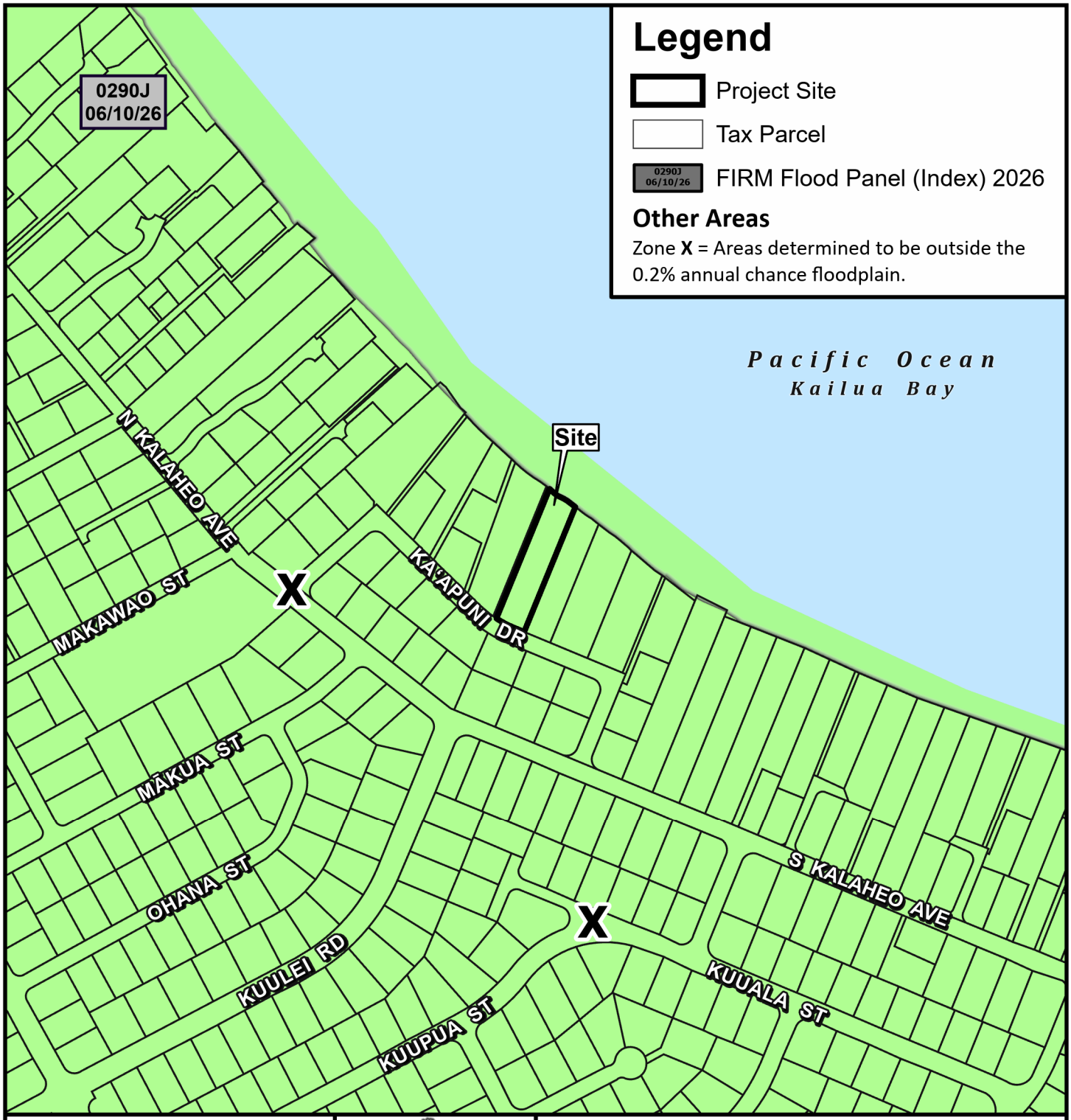
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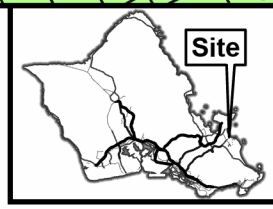
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Exhibit F





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.

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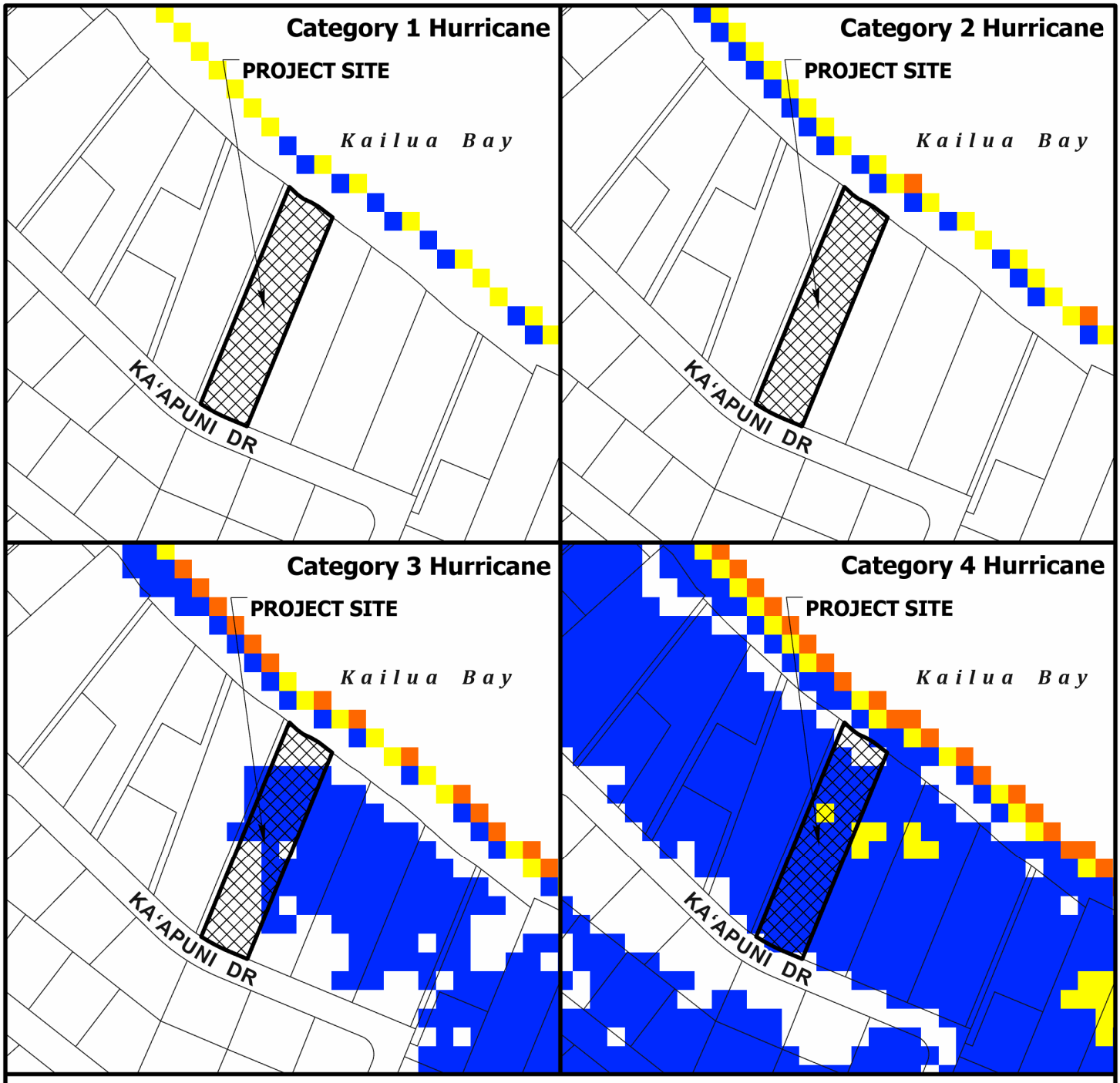
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Exhibit G

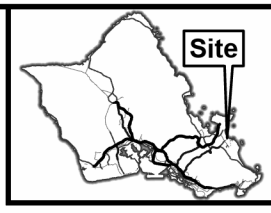


Legend

- 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

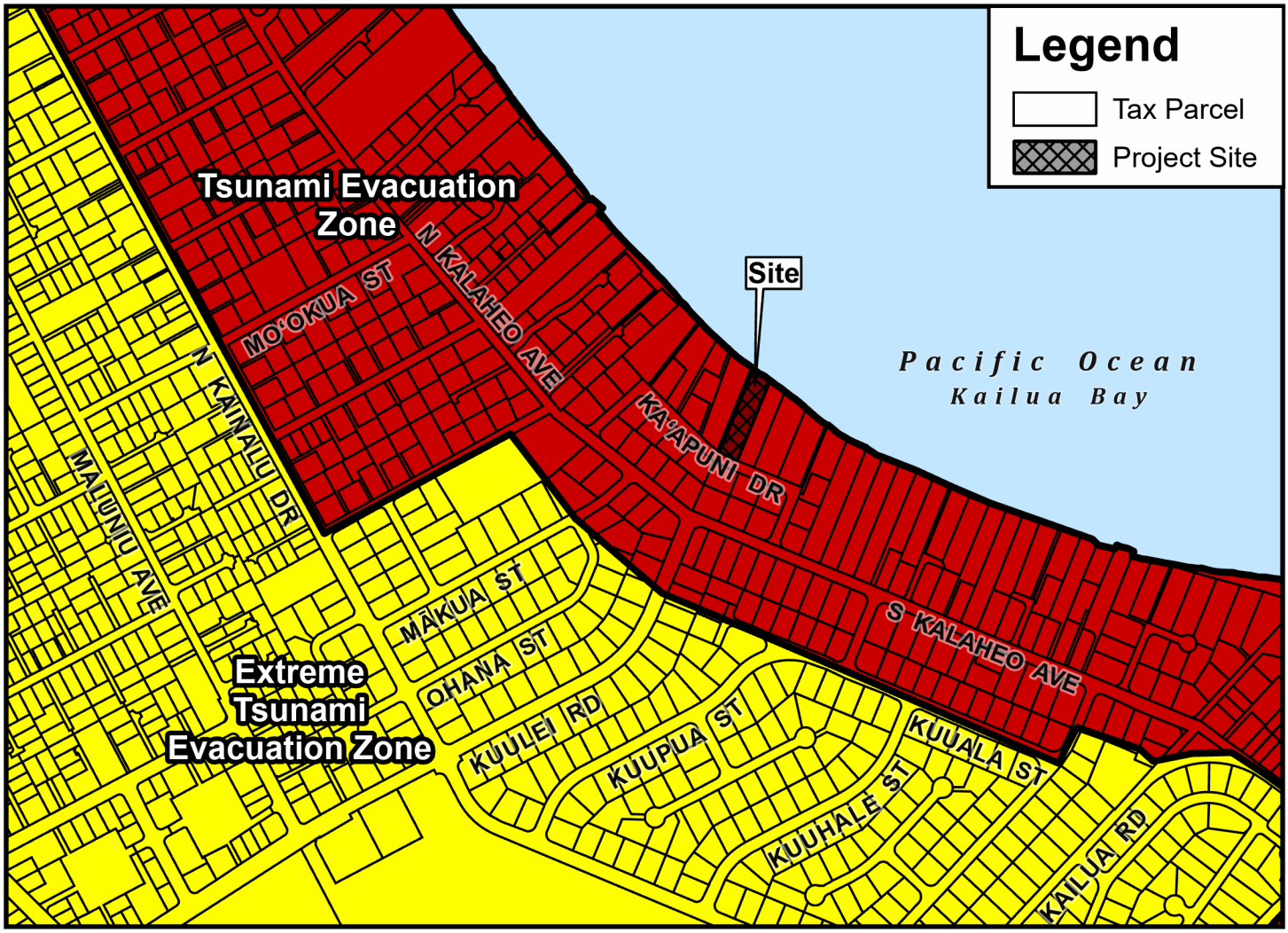
FOLDER NO.: 2026-SMA-34

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

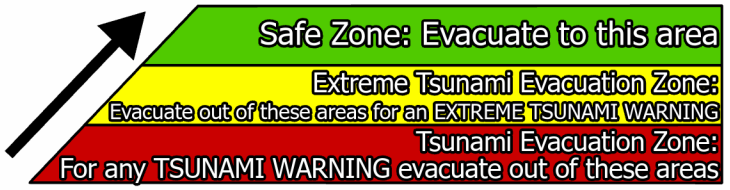


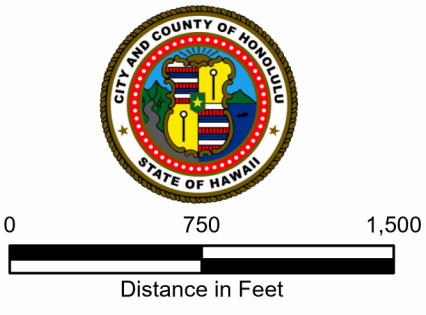
- For most Tsunami Warnings, evacuate out of the Tsunami Evacuation Zone; in the unlikely case of an Extreme Tsunami Warning, evacuate out of the Extreme Tsunami Evacuation Zone
- Remain at least 100 feet away from inland waterways and marinas connected to the ocean due to wave surges and possible flooding
- 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

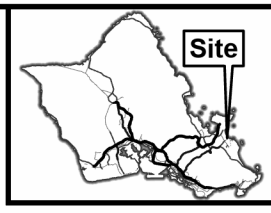
- These maps do not consider the destructive effects of a locally generated tsunami. If you feel shaking, move inland immediately, well inland from the red tsunami evacuation zone

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

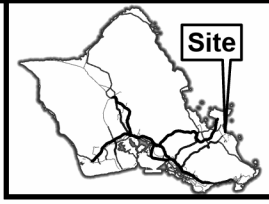
Prepared by: Honolulu Land Information System (HoLIS) - EJD
Department of Planning & Permitting (DPP)
City and County of Honolulu

Date Prepared: 06/2026

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This map was prepared in color

Exhibit 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

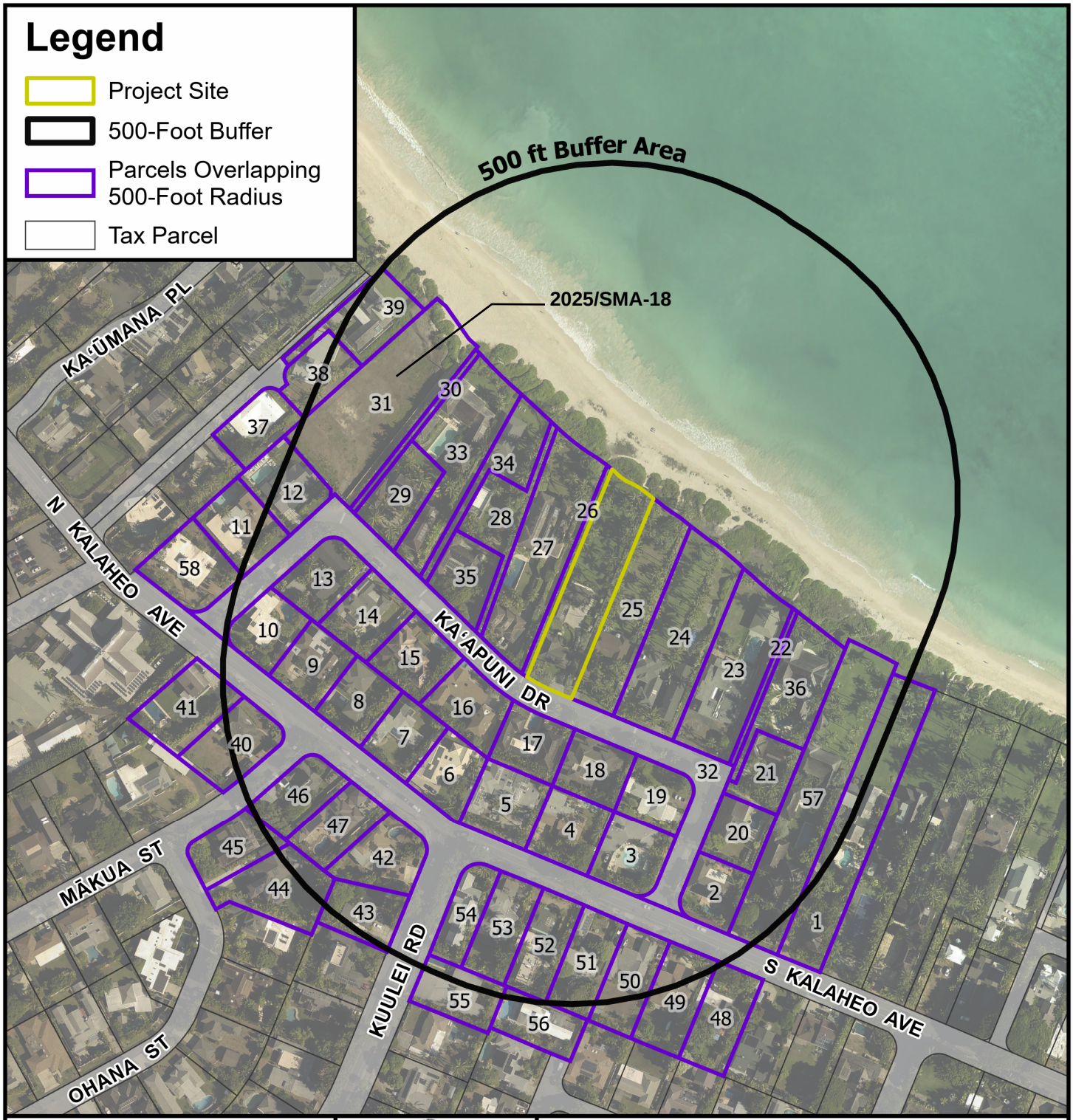
FOLDER NO.: 2026-SMA-34

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

Date Prepared: 06/2026

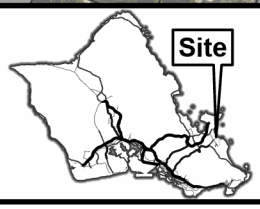
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This map was prepared in color

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
Department of Planning & Permitting (DPP)
City and County of Honolulu

Date Prepared: 07/2026

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Exhibit K

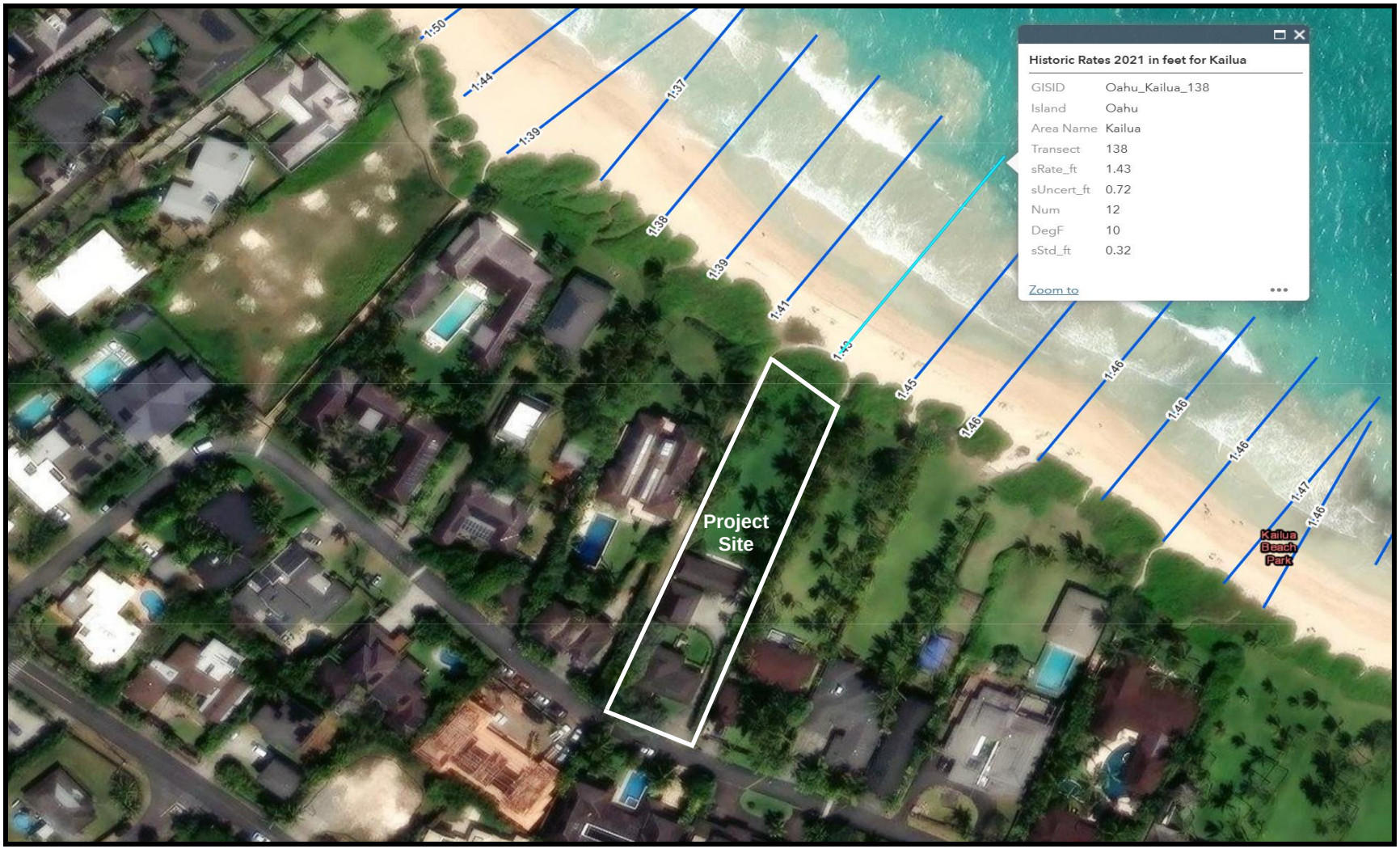


Exhibit L – Historic Shoreline Erosion Map
File No. 2026-SMA-34

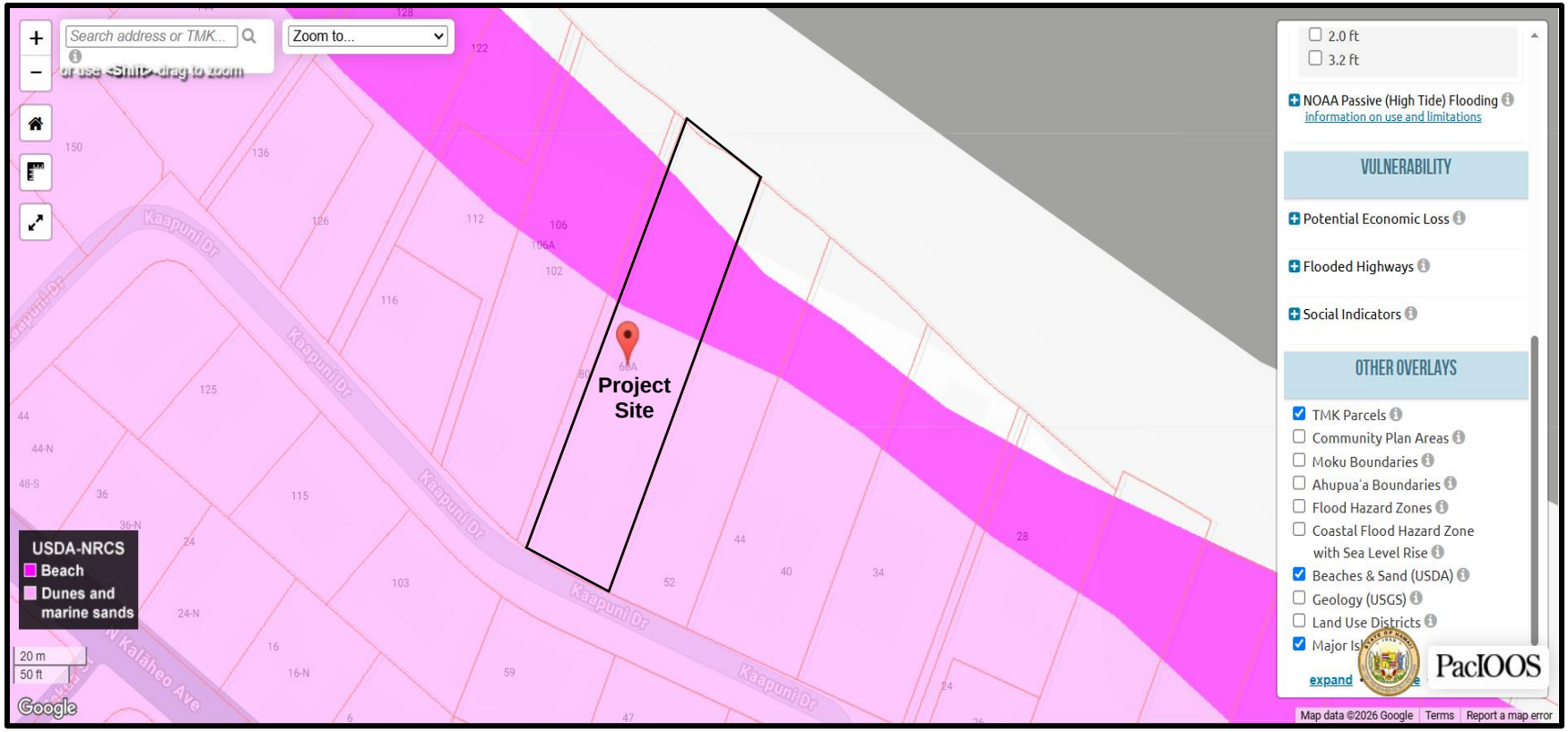


Exhibit M – Coastal Dunes Map
File No. 2026-SMA-34

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

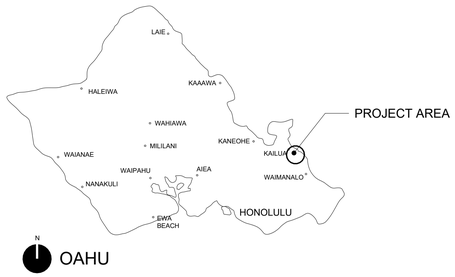
To the best of my knowledge, this project's design substantially conforms to the Building Energy Conservation Code for:

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

PROFESSIONAL STAMP AND SIGNATURE

THIS DRAWING IS FOR DESIGN PURPOSES ONLY, NOT FOR CONSTRUCTION

#	Revision	Date

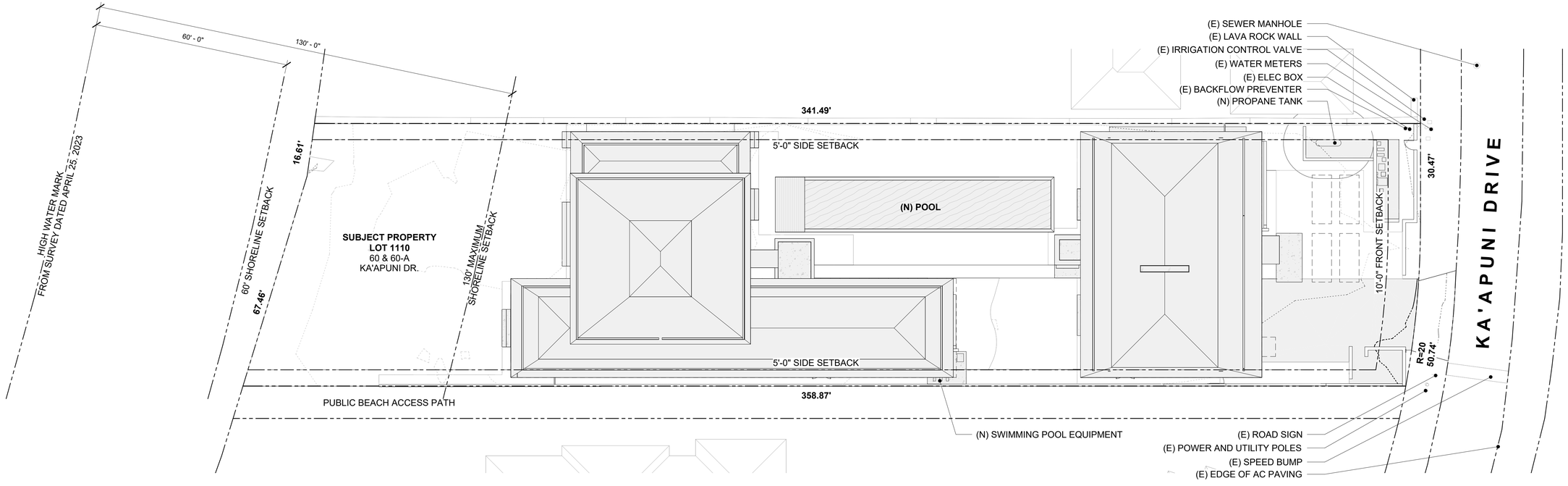
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GENERAL NOTES

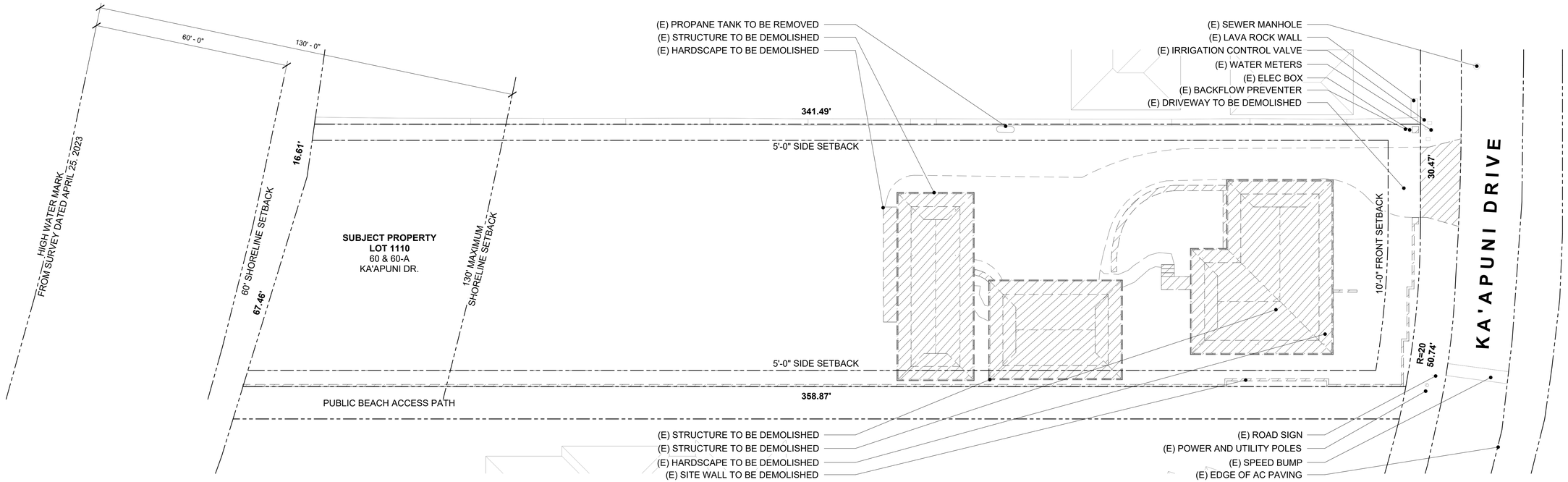
KA'APUNI BUNGALOW
date issued
05.15.2026

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

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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

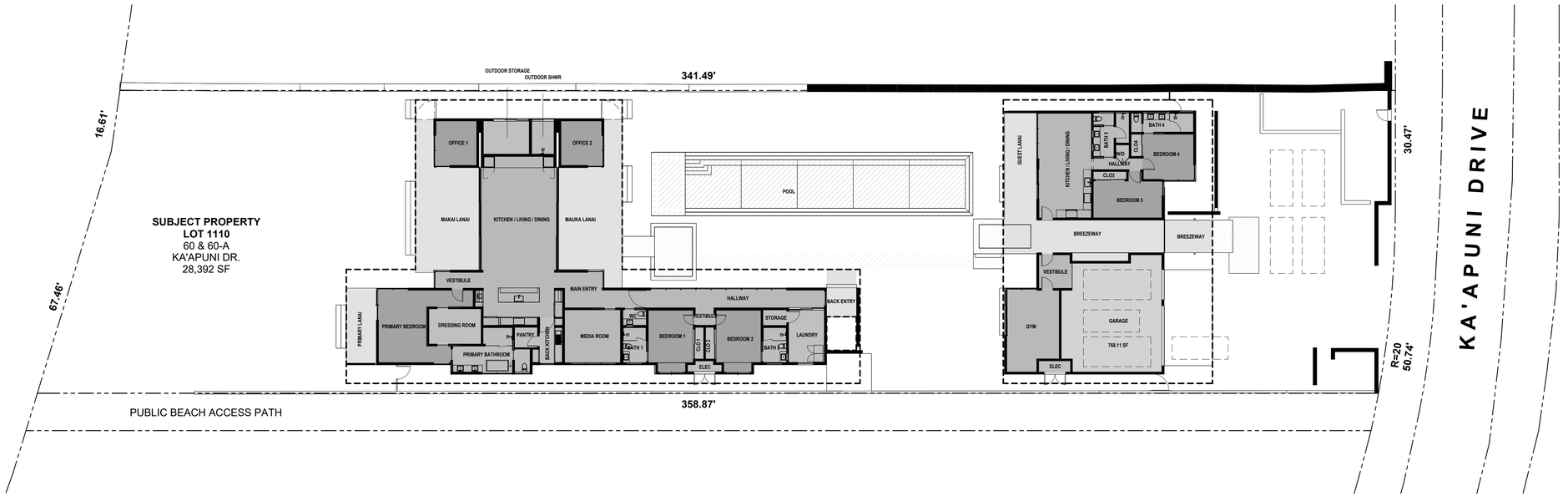
date issued
05.15.2026

SITE PLAN

A000

NEW AREA CALCULATIONS

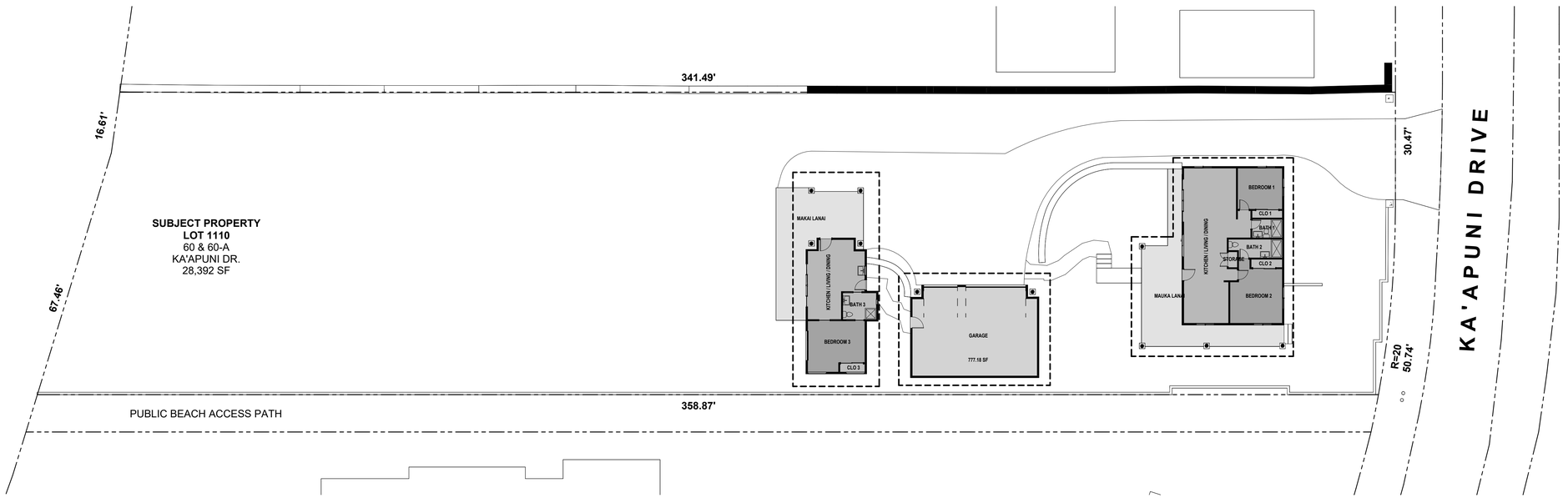
BATH 1	57.36 SF
BATH 2	57.59 SF
BATH 3	94.76 SF
BATH 4	83.40 SF
OUTDOOR SHWR	52.62 SF
PRIMARY BATHROOM	177.06 SF
WC	25.61 SF
BATH	**548.40 SF**
BACK ENTRY	102.75 SF
BREEZEWAY	409.60 SF
BREEZEWAY	112.89 SF
GUEST LANAI	246.35 SF
MAKAI LANAI	529.50 SF
MAUKA LANAI	549.72 SF
PRIMARY LANAI	162.58 SF
COVERED 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

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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

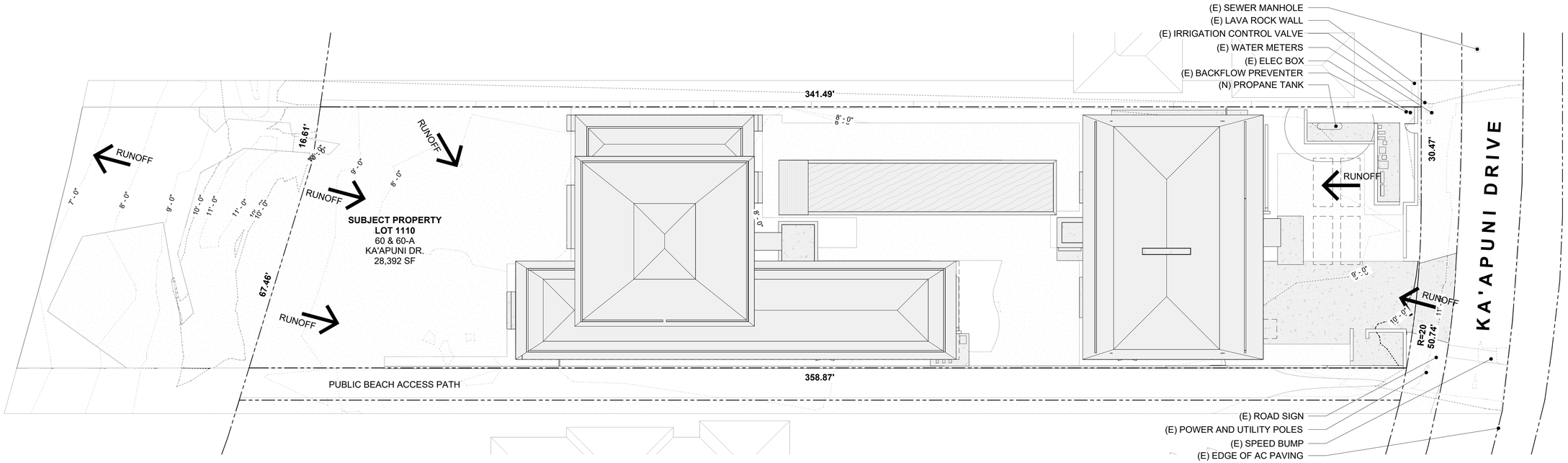
GENERAL NOTES

KA'APUNI BUNGALOW

date issued
05.15.2026

AREA PLAN

A001



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

ESCP INSPECTION NOTES:

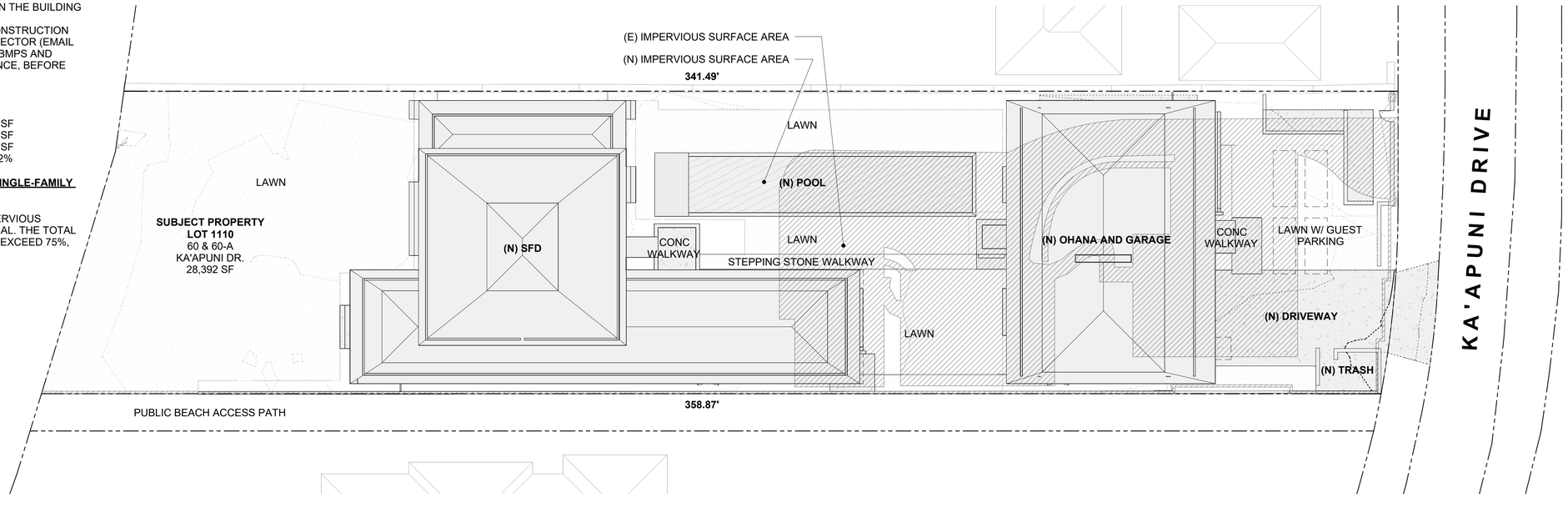
1. AT LEAST TWO WEEKS BEFORE THE BEGINNING CONSTRUCTION, THE CONTRACTOR OR THE PERSON IN CHARGE OF CONSTRUCTION SHALL NOTIFY THE STORM WATER INSPECTOR LISTED ON THE BUILDING PERMIT.
2. AFTER INSTALLING THE CONSTRUCTION BMPS AND MOBILIZING ANY CONSTRUCTION APPARATUS IN ACCORDANCE WITH THE APPROVED ESCP (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

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

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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

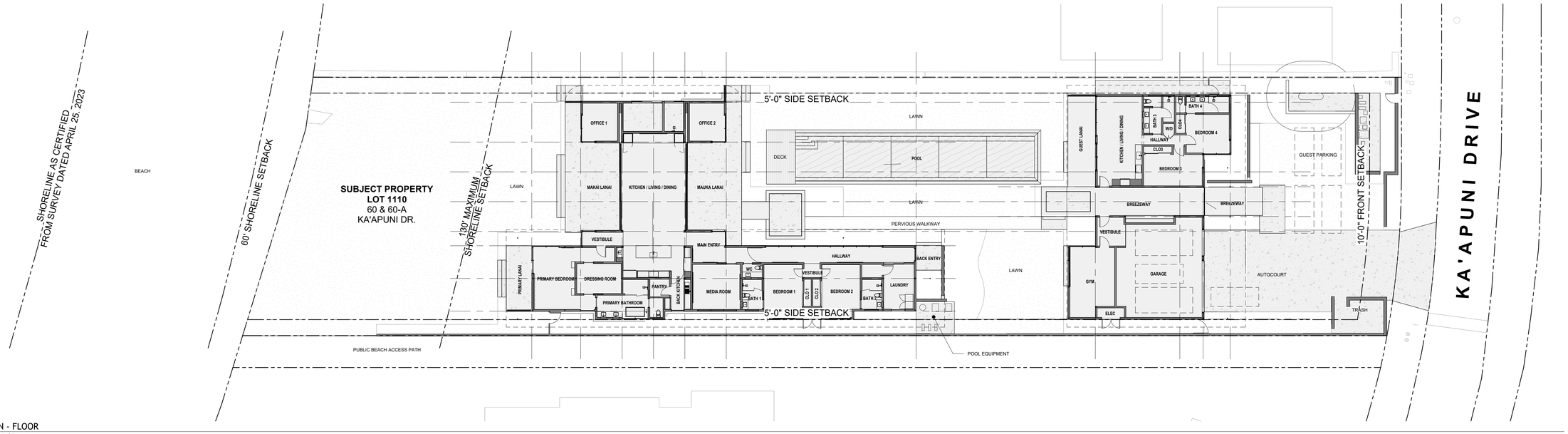
GENERAL NOTES

KA'APUNI BUNGALOW

date issued
05.15.2026

SITE PLAN - ESCP + ISA

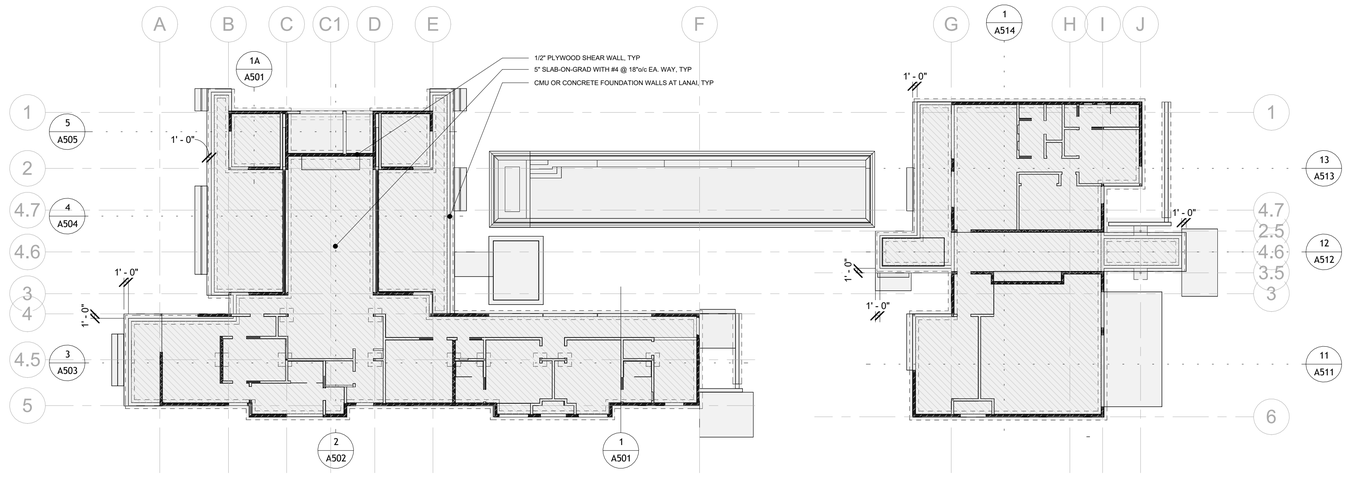
A002



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

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

GENERAL NOTES

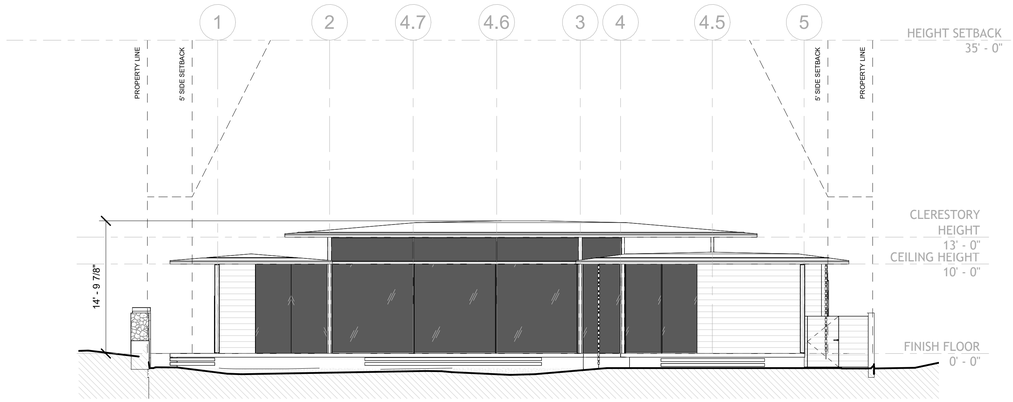
THIS DRAWING IS FOR DESIGN PURPOSES ONLY, NOT FOR CONSTRUCTION

KA'APUNI BUNGALOW

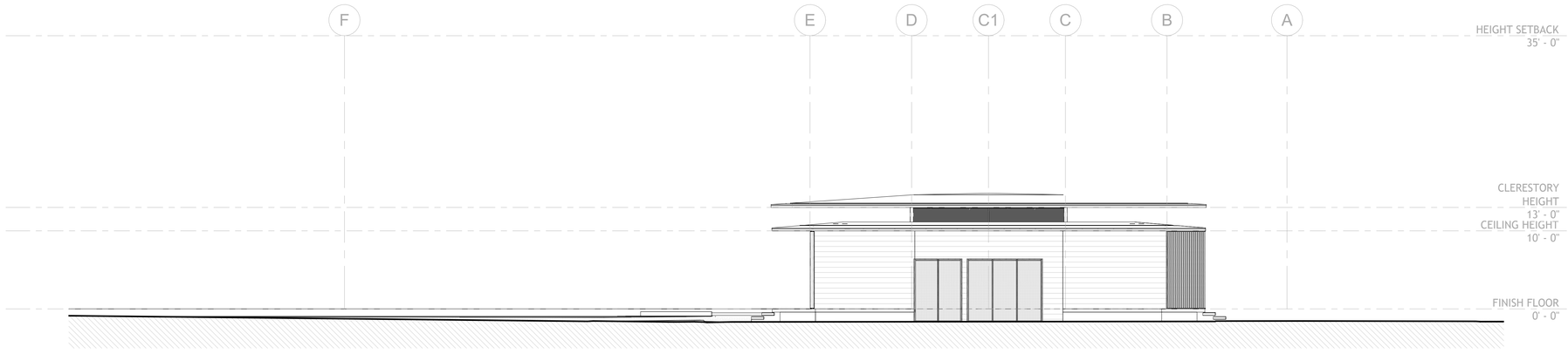
date issued
05.15.2026

SITE PLAN - FLOOR

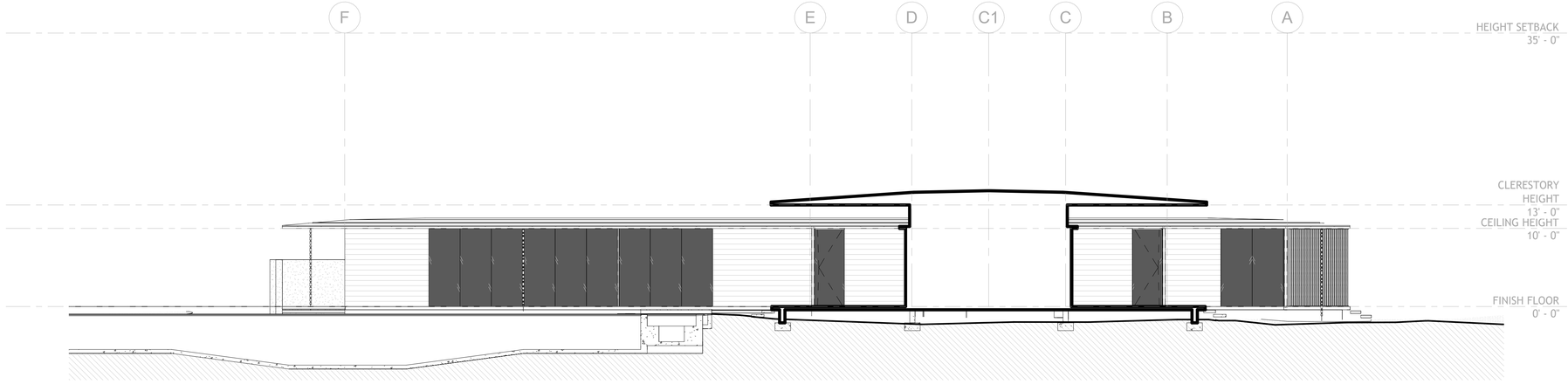
A003



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

THIS DRAWING IS FOR DESIGN PURPOSES ONLY, NOT FOR CONSTRUCTION

#	Revision	Date

EXISTING
DEMOLISHED
DEMOLISHED CUT
NEW
NEW CUT

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

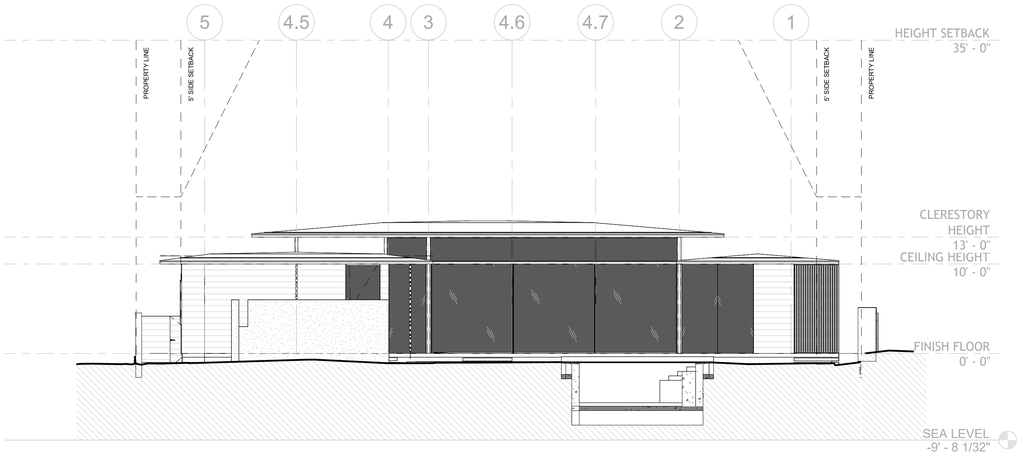
GENERAL NOTES

KA'APUNI BUNGALOW

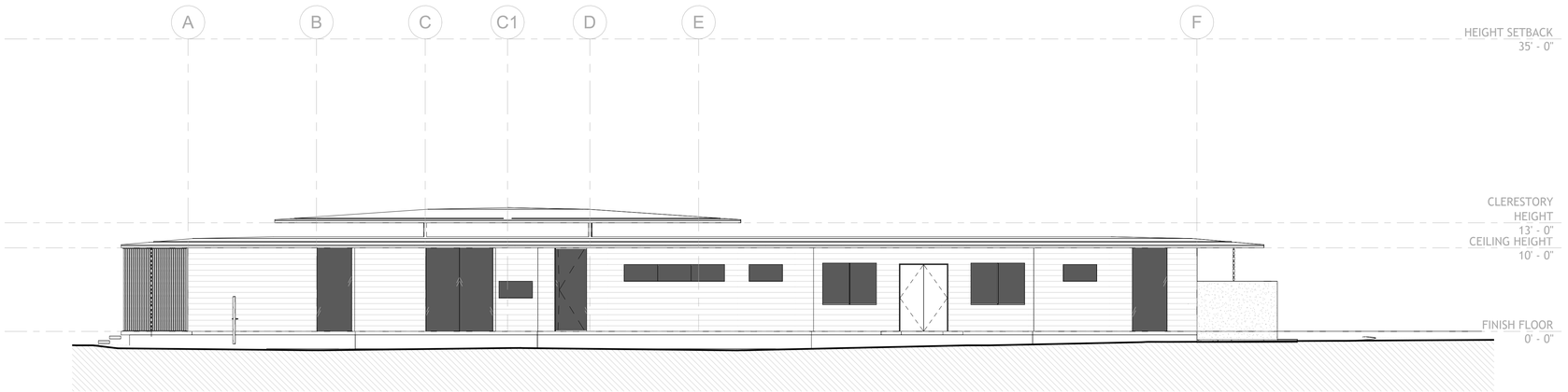
date issued
05.15.2026

ELEVATIONS - MAIN HOUSE

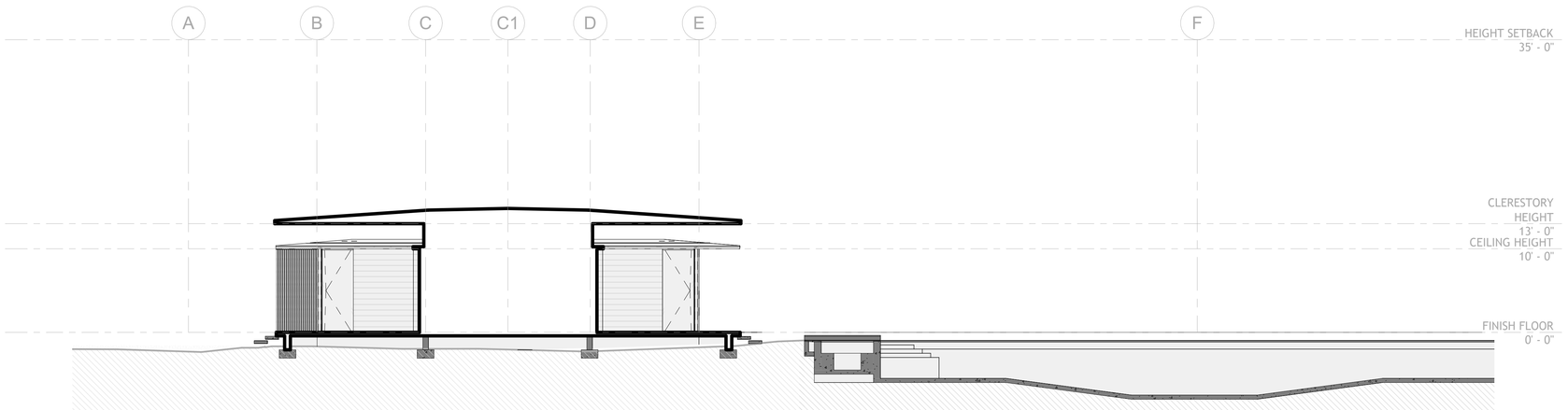
A200



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

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

EXISTING
DEMOLISHED
DEMOLISHED CUT
NEW
NEW CUT

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

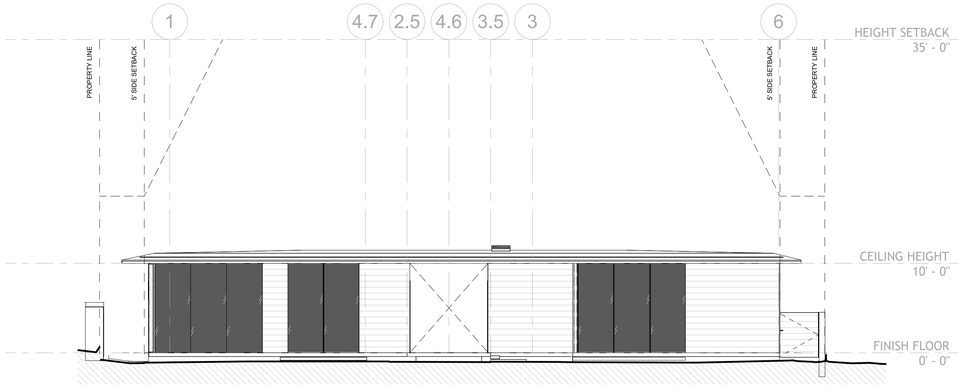
GENERAL NOTES

KA'APUNI BUNGALOW

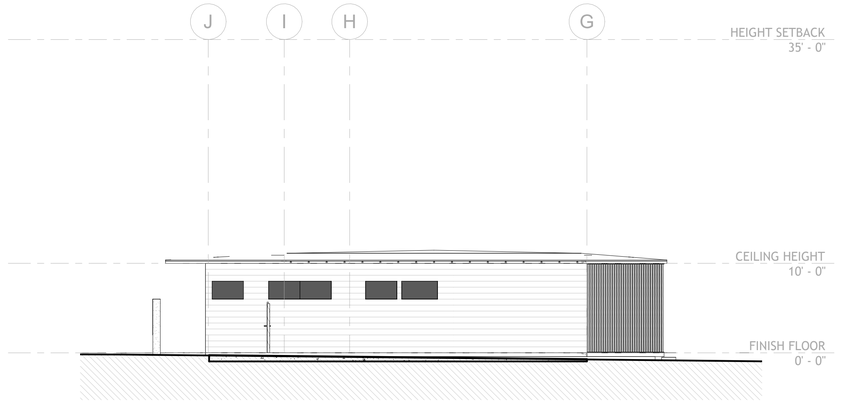
date issued
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ELEVATIONS - MAIN HOUSE

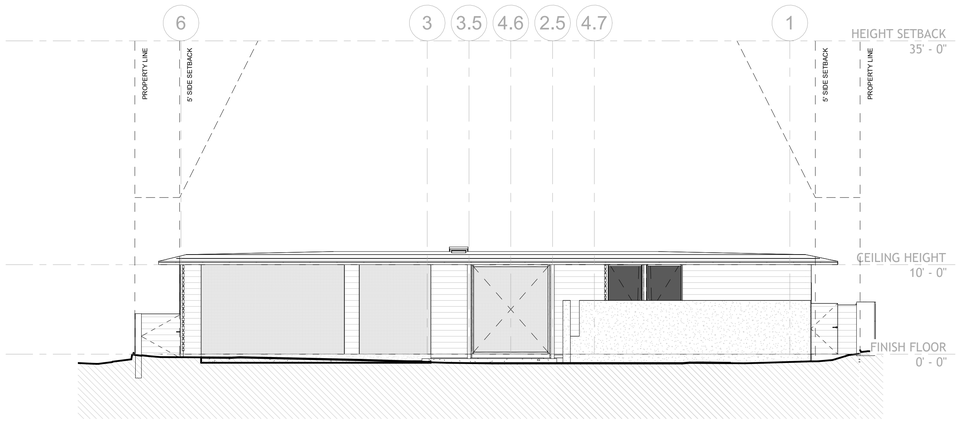
A201



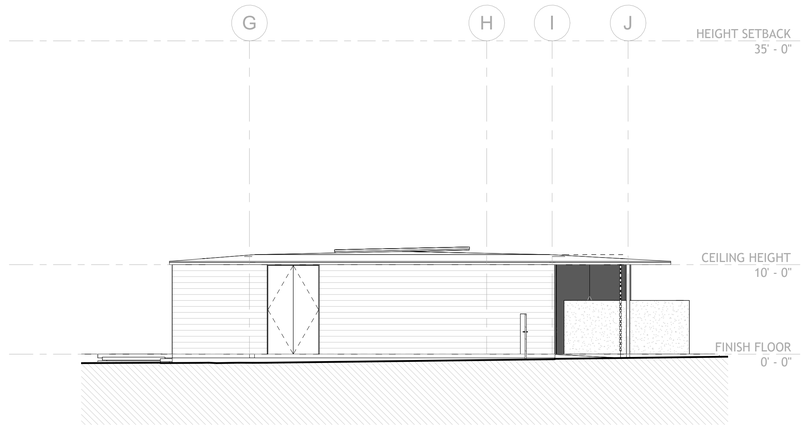
N GUEST HOUSE - NORTH ELEVATION
1/8" = 1'-0"



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

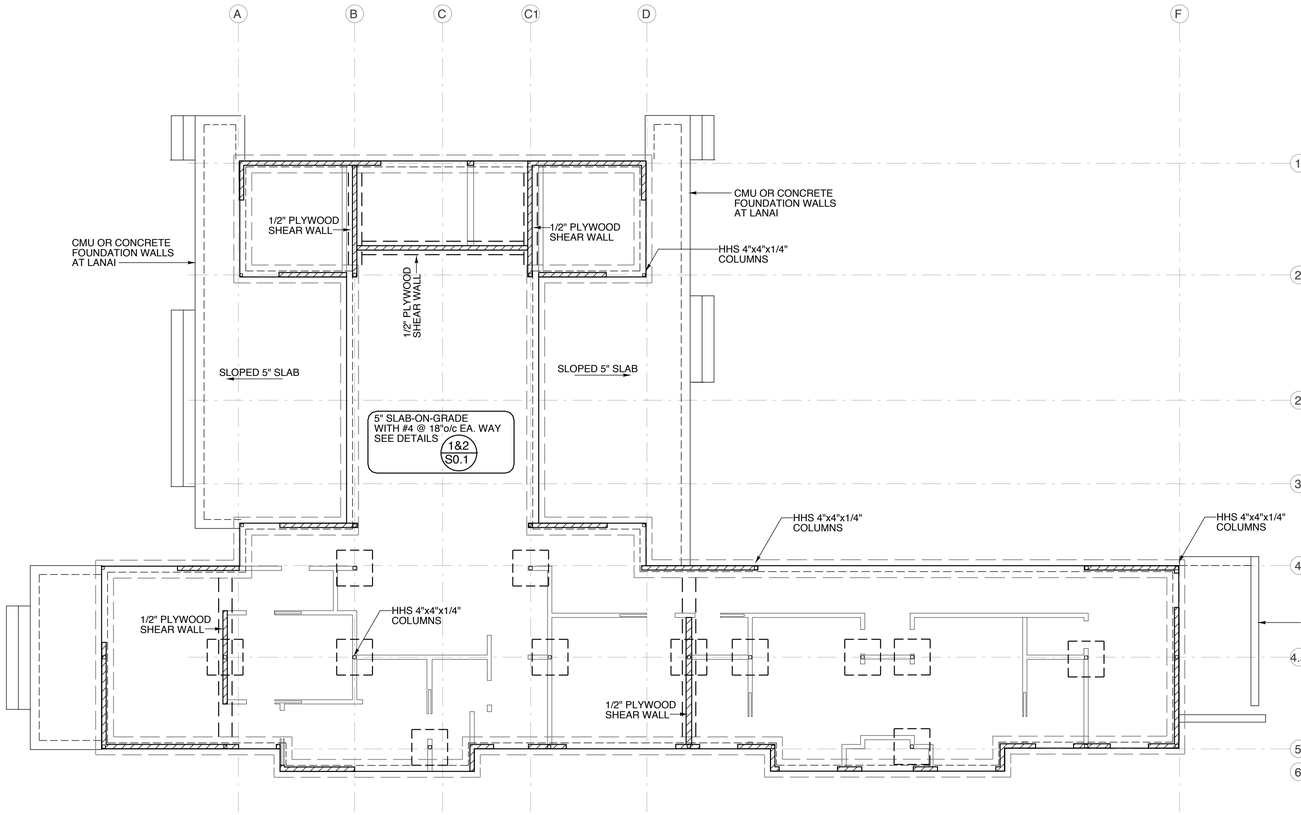
date issued
05.15.2026

ELEVATIONS -
GUEST HOUSE

A211

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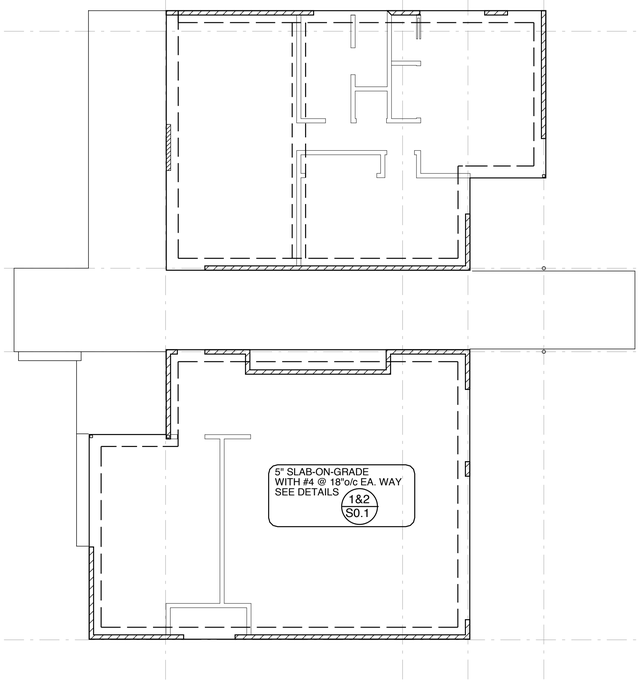
Exhibit N-10



FOUNDATION PLAN

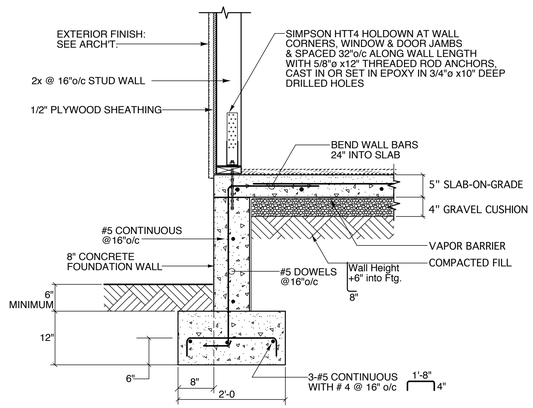
SCALE: 1/8"=1'-0

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

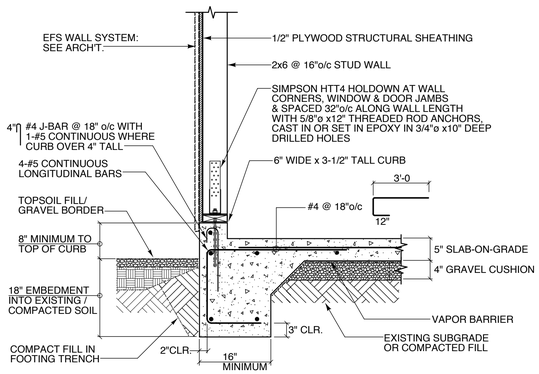


LEGEND:

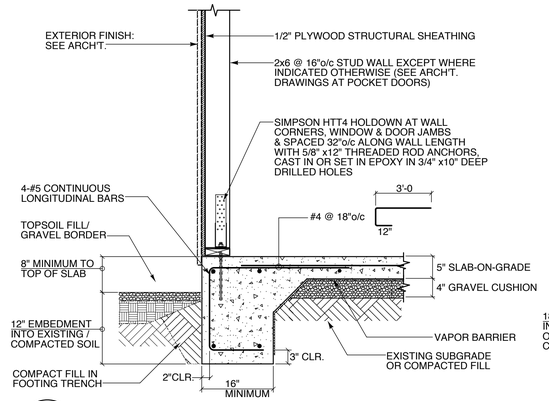
- COLUMN
- COLUMN BELOW
- WOOD STUD STRUCTURAL WALL
- STRUCTURAL WALL BELOW
- HEADER BEAM SEE DETAIL 1B/S00.2
- NON-STRUCTURAL WALL
- NON-STRUCTURAL WALL BELOW
- DEPRESSION IN CONCRETE SLAB



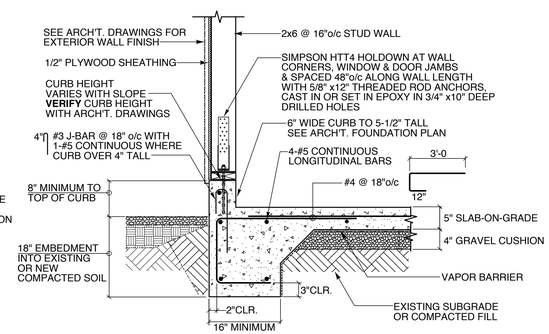
4 S101 **EDGE FOOTING AT RAISED SLABS** 3/4"=1'-0



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.
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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

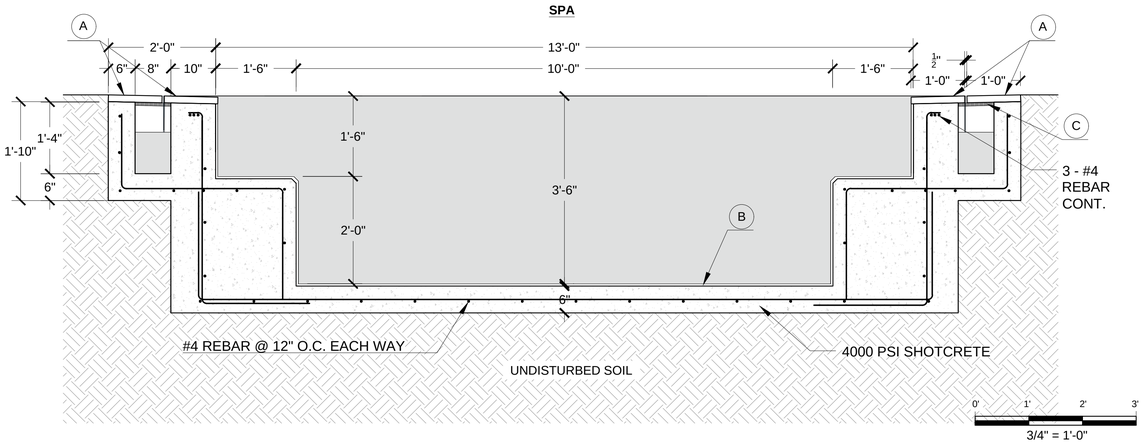
PHASE	DATE
Foundation Layouts and Details	4.24.2024

SHEET TITLE: FOUNDATION PLAN

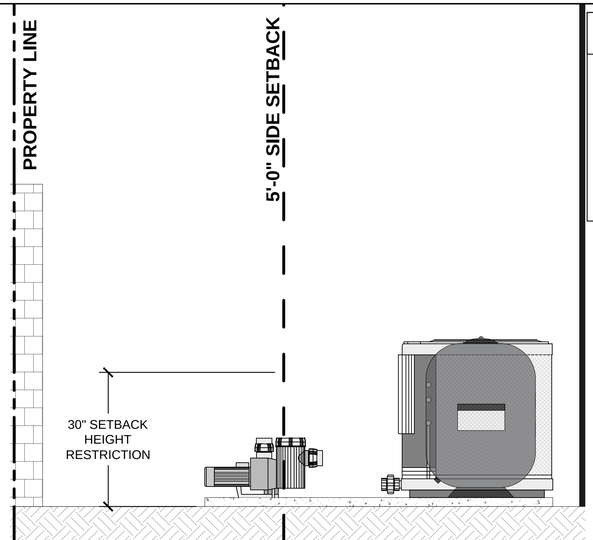
SHEET NUMBER: S101

SHEET OF

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

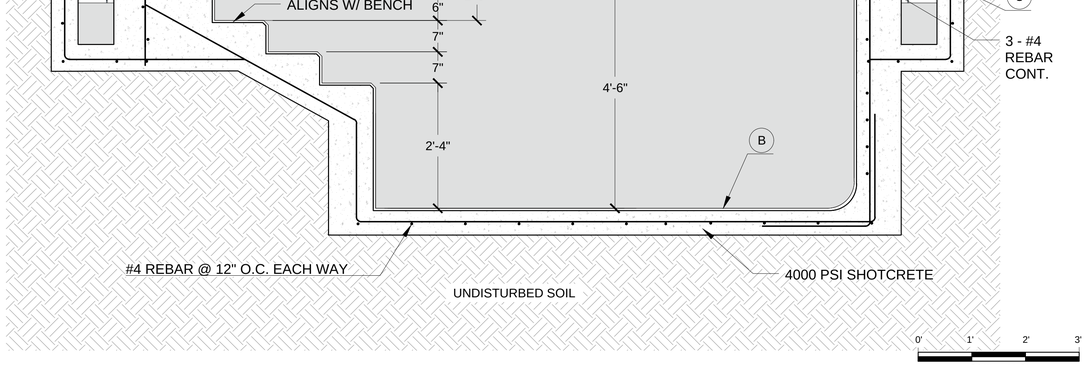


5 SWIMMING POOL EQUIPMENT ELEVATION — SCALE: 3/4" = 1'-0"

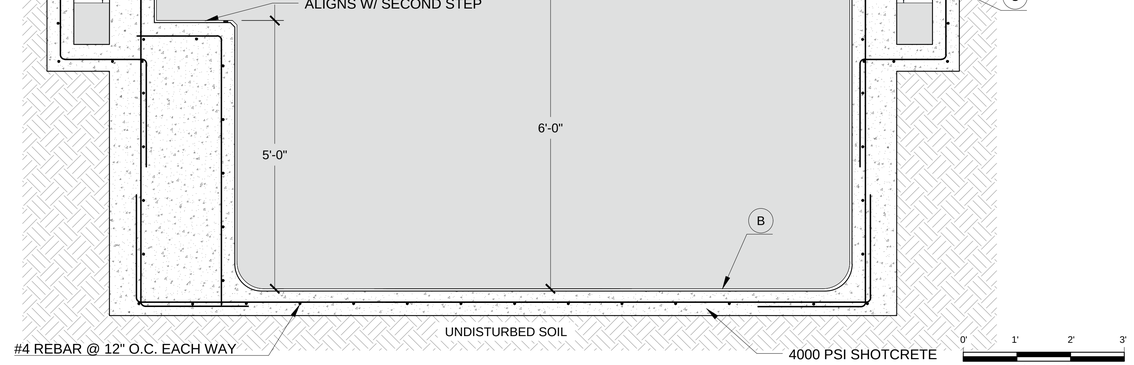
FINISH SCHEDULE

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

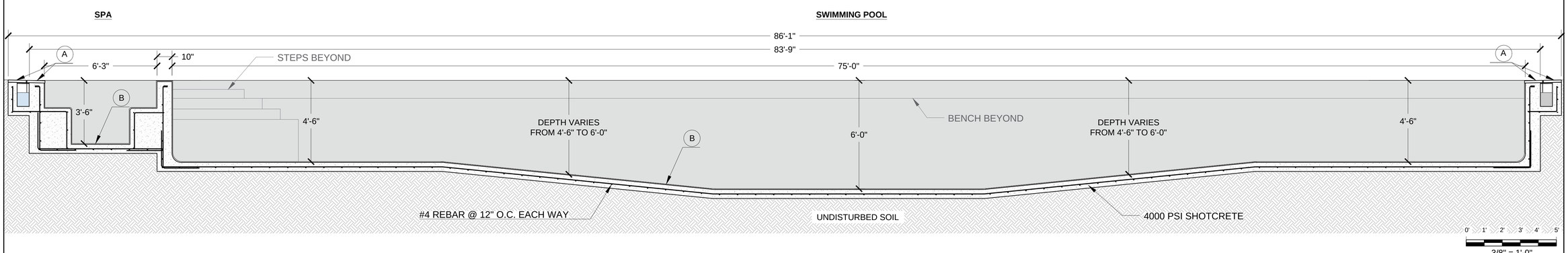
Exhibit N-11



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