

Hihi'o Insight Partners

Vision, dream, a glimpse of what could be.

BASIC DEVELOPMENT STUDY · SAMPLE

DEVELOPMENT STUDY

Residential Development Potential Analysis

420 Kalaheo Ave Apt B, Kailua, HI 96734

TMK: 4-2-009-097

LOT SIZE	10,010 SF (0.23 ac) · 91' × 110'
ZONING	R-10 · Max FAR 0.7 · Max Height 25ft / 2 stories
MAX FLOOR AREA	7,007 SF · FAR 0.7
PREPARED FOR	Property Owner
REPORT DATE	February 2026
REPORT ID	HI0-2026-0420-B

DEVELOPMENT OPTIONS PRESENTED

OPTION A · 1-STORY

One-Story Maximum Footprint

5,005 SF

FAR 0.5 · 50% coverage

OPTION B · 2-STORY

Two-Story, Max Ground Floor

7,007 SF

FAR 0.7 · 50% coverage

OPTION C · 2-STORY

**Two-Story Main House +
Detached Cottage**

7,007 SF

FAR 0.7 · 40% coverage

WHAT THIS PROPERTY CAN BECOME

THE OPPORTUNITY AT A GLANCE

A luxury home built exactly as you imagine it.



Up to 7,007 SF of total living space — enough for a spacious main house across two floors, plus a fully independent guest cottage in the rear.



Your choice of one or two stories. Build a sprawling single-level home with generous rooms and soaring ceilings, or stack two floors for views, separation, and maximum space.



Room for a 16' x 40' resort-style pool in the rear yard, with space remaining for lush landscaping and outdoor living.



An optional cottage in the back — up to 1,000 SF — perfect for extended family, a guest suite, or a home office that truly separates work from life.



No shared walls, no attached neighbors. The entire 10,010 SF lot is yours — private front yard, generous side buffers, and a full rear yard.

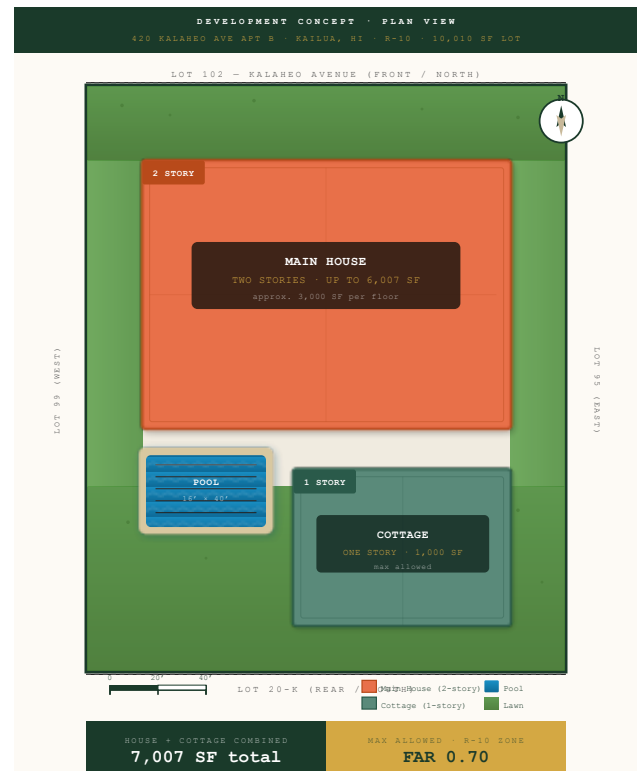
WHAT THE NUMBERS MEAN — IN PLAIN ENGLISH

FAR 0.70 The city allows you to build up to 70% of the lot size as living space — on this lot, that's 7,007 SF.

Setbacks The breathing room required around your home — think of them as your guaranteed private yard on every side.

Coverage How much of the ground the building footprint can occupy — up to 50%, leaving half the lot open.

Note on owner-occupancy: This analysis assumes the property will be owner-occupied, which is the standard scenario for single-family residential development and unlocks the full development envelope described here. If investment or non-owner-occupied use is intended, different regulatory requirements may apply — consult a local land use attorney before proceeding.



6,007 SF
MAX MAIN HOUSE

1,000 SF
MAX COTTAGE

25ft
MAX HEIGHT

3,322 SF
OPEN YARD — OPTION A

PROPERTY OVERVIEW

This Basic Development Study evaluates the residential development potential of the subject parcel at 420 Kalaheo Ave Apt B in Kailua, Oahu. The analysis covers current R-10 zoning entitlements, both setback regimes, maximum buildable area, and three conceptual layout scenarios ranging from a single-story maximum footprint to a fully stacked two-story structure at FAR 0.70.

ADDRESS	420 Kalaheo Ave Apt B, Kailua, HI 96734
TMK	4-2-009-097
LOT SIZE	10,010 SF (0.23 ac) · 91' × 110'
CURRENT USE	Residential
TOPOGRAPHY	Level
FLOOD ZONE	Zone X – minimal flood risk (verify with FEMA FIRM)
UTILITIES	City water, municipal sewer, Hawaiian Electric (HECO)
ADJACENT LOTS	N: Lot 102 – Private Road (Front / North) · S: Lot 20-K (Rear / South) E: Lot 95 (East) · W: Lot 99 (West)

ZONING & DEVELOPMENT STANDARDS

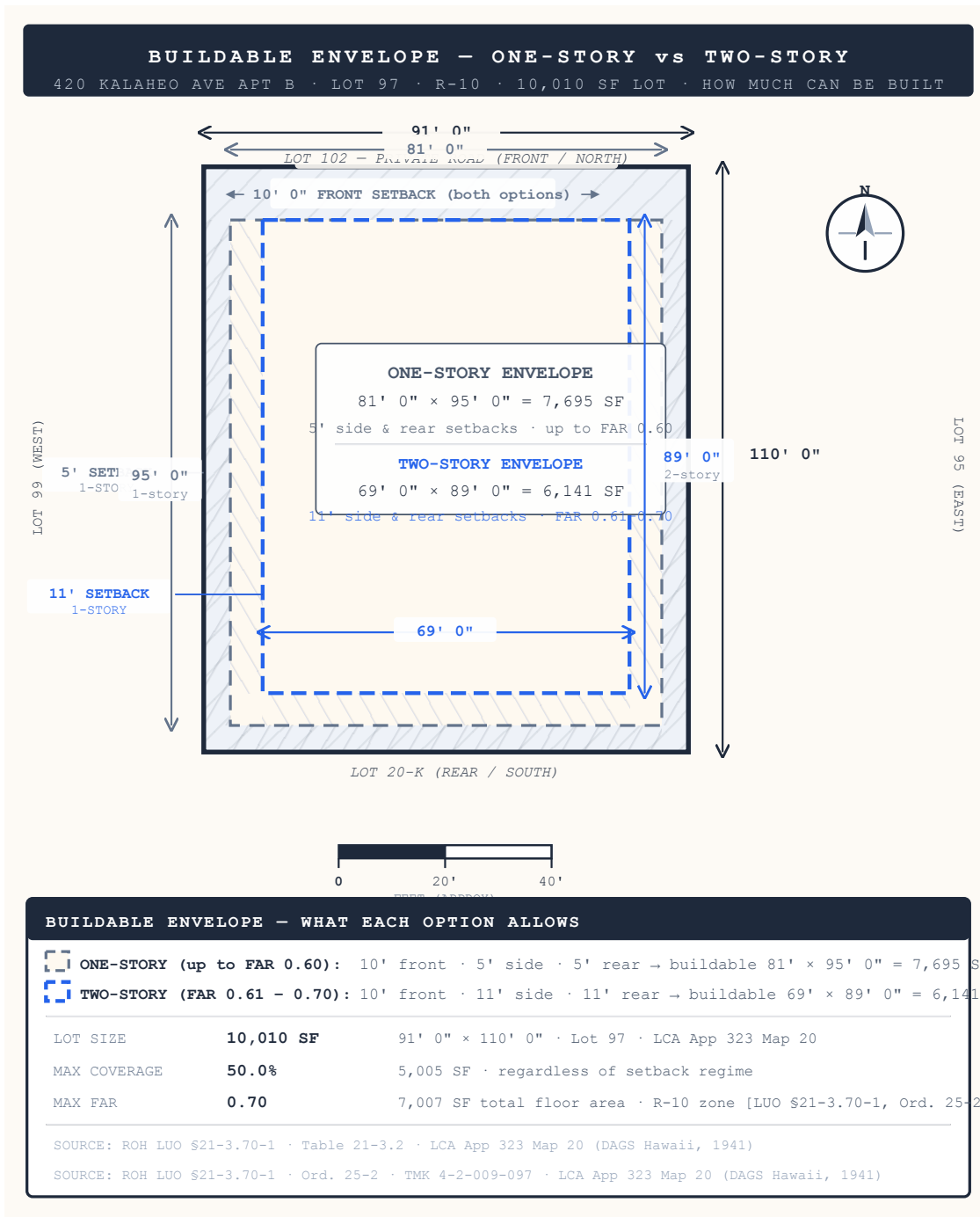
The parcel is zoned **R-10** under the ROH LUO §21-3.70-1 [Ord. 25-2], permitting single-family residential, accessory dwelling units. **Two setback regimes apply** depending on FAR: one-story projects at or below FAR 0.6 use the smaller 5' side and rear setbacks; two-story projects exceeding FAR 0.6 require 11' side and rear setbacks. This analysis assumes owner-occupancy throughout – see p. 2 for details.

PARAMETER	CODE REQUIREMENT	THIS LOT
Zoning District	R-10	Confirmed R-10
Min. Lot Area	10,000 SF	10,010 SF ✓ compliant
Min. Lot Width	75 ft	91 ft ✓ compliant
Max Height	25 ft / 2 stories	Achievable on level lot
Max Lot Coverage	50%	5,005 SF maximum
One-Story Setbacks (FAR ≤ 0.6)	10' front · 5' side · 5' rear	Buildable 81' × 95' = 7,695 SF
Two-Story Setbacks (FAR > 0.6)	10' front · 11' side · 11' rear	Buildable 69' × 89' = 6,141 SF
Max FAR	0.7	7,007 SF total floor area
Parking	2 off-street spaces	Garage or carport required

Key Takeaway: This 10,010 SF lot supports up to 7,007 SF of total floor area across two stories. Option A (single-story) uses only FAR 0.50, staying below the 0.60 trigger that activates enhanced setbacks and the owner-occupancy covenant – preserving maximum flexibility and lowest regulatory complexity.

BUILDABLE ENVELOPE

One-story and two-story options overlaid · 91' × 110' lot



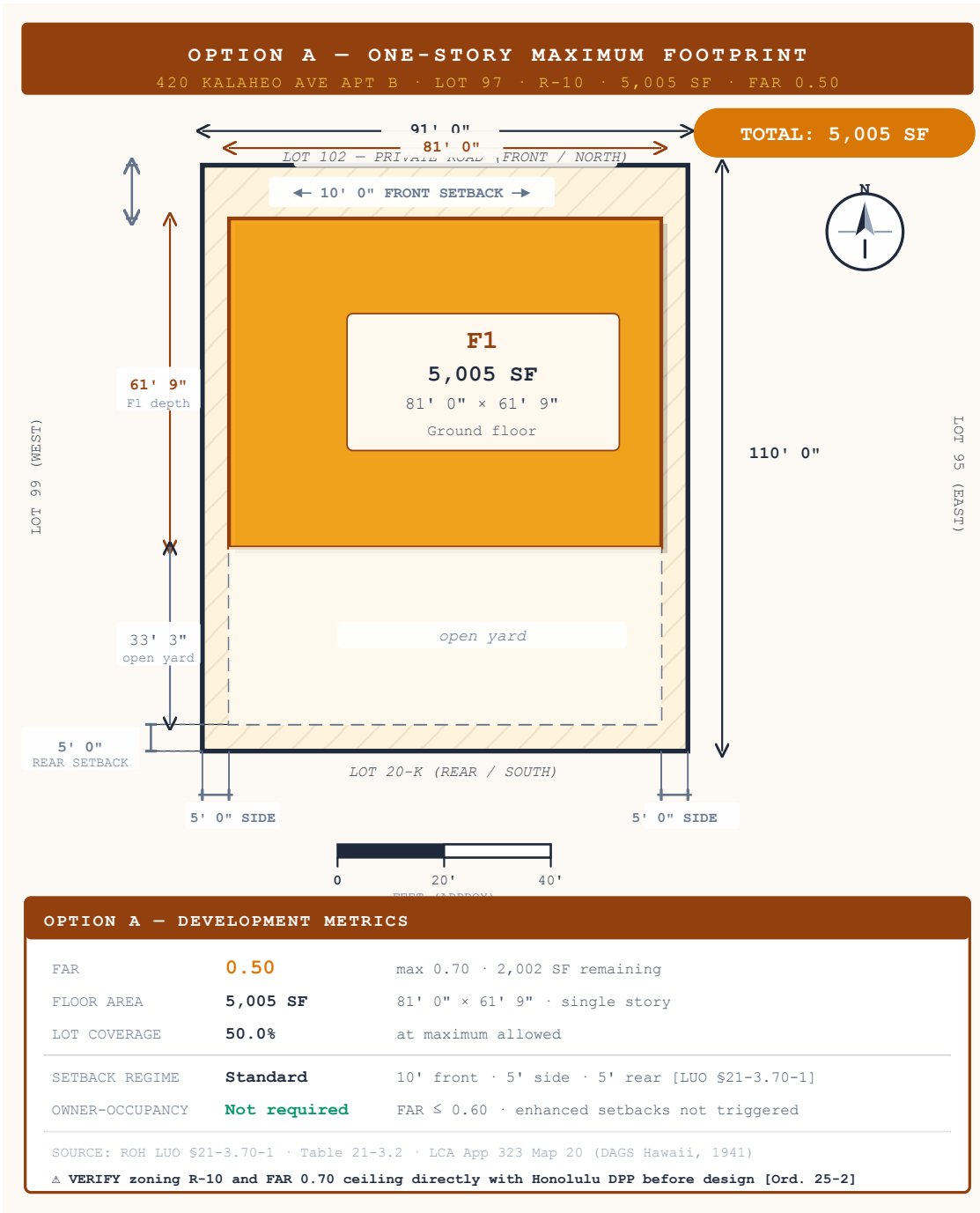
ONE-STORY ENVELOPE (UP TO FAR 0.6)	
Front	10' 0"
Side (each)	5' 0"
Rear	5' 0"
Buildable envelope	81' × 95' = 7,695 SF
Owner-occupancy	Assumed (see p.2)

TWO-STORY ENVELOPE (FAR > 0.6)	
Front	10' 0"
Side (each)	11' 0"
Rear	11' 0"
Buildable envelope	69' × 89' = 6,141 SF
Owner-occupancy	Assumed (see p.2)

* Footprint dimensions rounded to nearest inch; square footage is the governing value. Dimension products may differ from stated SF by up to 5 SF due to rounding.

Option A – One-Story Maximum Footprint

ONE STORY · FAR 0.5



5,005 SF
TOTAL FLOOR AREA

0.5
FAR

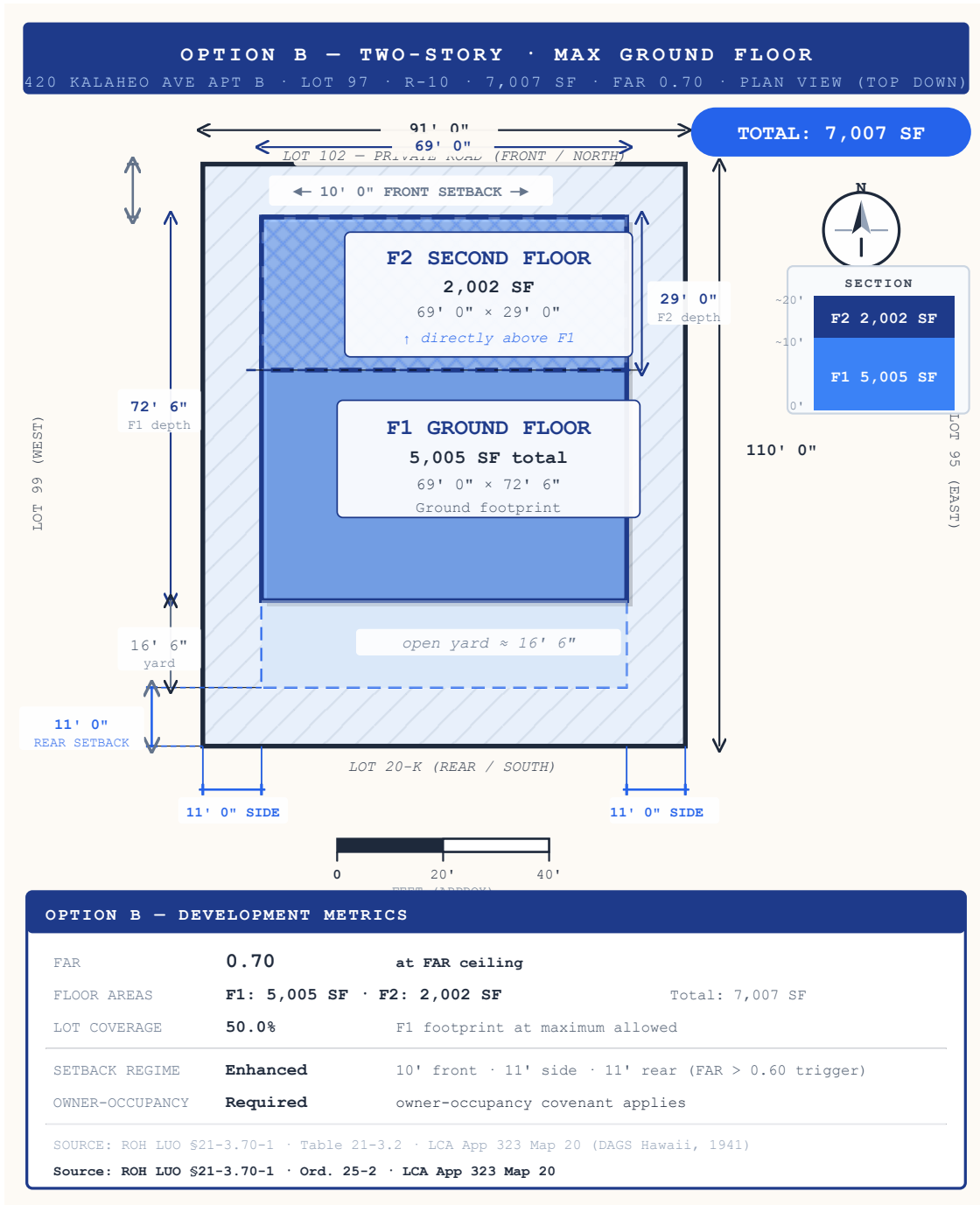
50%
LOT COVERAGE

3,322 SF
OPEN YARD

2,002 SF
UNUSED FAR

Option B – Two-Story, Max Ground Floor

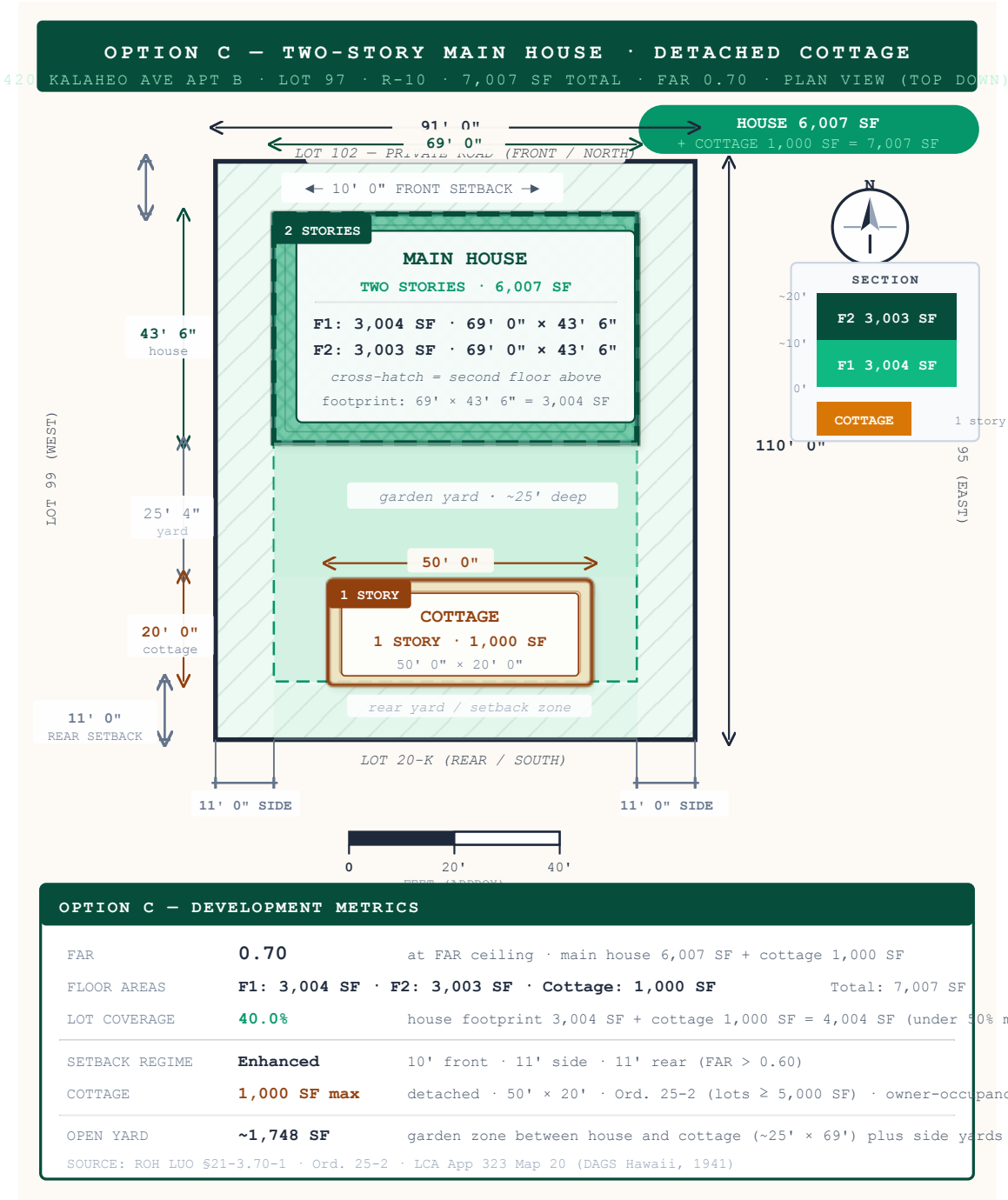
TWO STORIES · FAR 0.7



7,007 SF TOTAL FLOOR AREA	0.7 FAR	50% LOT COVERAGE	1,651 SF OPEN YARD	None FAR REMAINING
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Option C – Two-Story Main House + Detached Cottage

TWO STORIES · FAR 0.7



7,007 SF
TOTAL FLOOR AREA

0.7
FAR

40%
LOT COVERAGE

1,748 SF
OPEN YARD

None
FAR REMAINING

SIDE-BY-SIDE COMPARISON

	OPTION A	OPTION B	OPTION C
Strategy	One-Story Maximum Footprint	Two-Story, Max Ground Floor	Two-Story Main House + Detached Cottage
Stories	1	2	2
F1 Floor Area	5,005 SF	5,005 SF	3,004 SF
F2 Floor Area	none	2,002 SF	3,003 SF
Total Floor Area	5,005 SF	7,007 SF	7,007 SF
FAR	0.5	0.7 (max)	0.7 (max)
Lot Coverage	50% (max)	50% (max)	40%
Footprint	81' 0" × 61' 9"	69' 0" × 72' 6"	69' 0" × 43' 6"
Open Yard	3,322 SF	1,651 SF	1,748 SF ✓
Setback Regime	Standard	Enhanced	Enhanced
Owner-Occupancy	Not required	Required	Required
Unused FAR Capacity	2,002 SF remaining	None — at ceiling	None — at ceiling

KEY DEVELOPMENT METRICS

<p>7,007 SF</p> <p>MAX FLOOR AREA FAR 0.7 on 10,010 SF lot</p>	<p>25 ft</p> <p>MAX HEIGHT 2 stories permitted · R-10</p>	<p>6,141 SF</p> <p>ENHANCED ENVELOPE 69' × 89' after 11' setbacks</p>
<p>5,005 SF</p> <p>MAX FOOTPRINT 50% lot coverage limit</p>	<p>7,695 SF</p> <p>STANDARD ENVELOPE 81' × 95' after 5' setbacks</p>	<p>2,002 SF</p> <p>OPTION A HEADROOM Available for future addition / ADU</p>

SUMMARY & RECOMMENDATION

The subject parcel at 420 Kalaheo Ave Apt B is a well-proportioned 10,010 SF lot in R-10 zoning with favorable dimensions (91' × 110') for residential development. All three options comply with R-10 height, FAR, and coverage requirements under the Revised Ordinances of Honolulu.

Option A presents the lowest regulatory risk and maximum flexibility: standard setbacks apply, no owner-occupancy covenant is triggered, and 2,002 SF of floor-area capacity remains available for a future second story or ADU addition. Options B and C both reach the FAR ceiling of 0.70 and trigger enhanced setbacks (11' side/rear) plus mandatory owner-occupancy — factors that significantly affect project cost, financing conditions, and future resale.

Recommended Next Steps: 1) Verify flood zone designation against current FEMA FIRM. 2) Engage a licensed architect for schematic design and pre-application conference with DPP. 3) Consult a local real estate attorney regarding owner-occupancy covenant mechanics (Options B/C) prior to permit application.

OPTION GUIDANCE AT A GLANCE

Option A: One-Story Maximum Footprint

A single-story structure occupying the maximum ground-floor area within standard 5' side and rear setbacks. At FAR 0.50 this option remains below the 0.60 enhanced-setback trigger, avoiding the owner-occupancy covenant and preserving 2,002 SF of unused floor-area capacity for a future addition or ADU.

Best for: Owner-occupant seeking single-level living, lowest regulatory complexity, maximum future flexibility

Option B: Two-Story, Max Ground Floor

Two stories with a dominant ground-floor footprint. F1 occupies the full enhanced-setback buildable area (69' × 72'6") and F2 sits above the front 29' of F1. Reaches FAR 0.70 maximum. Enhanced setbacks (11' side/rear) and owner-occupancy are required because FAR exceeds 0.60.

Best for: Maximizing total floor area; owner-occupant wanting large ground floor with secondary upper level

Option C: Two-Story Main House + Detached Cottage

A two-story main house occupying the full enhanced-setback buildable width, with a detached one-story cottage in the rear yard. The cottage adds 1,000 SF of independent living space — ideal as a guest suite, family retreat, or long-term rental. Combined floor area reaches the FAR 0.70 ceiling. Enhanced setbacks and owner-occupancy covenant apply.

Best for: Owner-occupant wanting maximum total floor area with a separate cottage for family, guests, or rental income

LEGAL REFERENCES

- ROH LU0 §21-3.70-1 – R-10 Residential District Development Standards
- ROH LU0 Table 21-3.2 – Development Standards by Zoning District
- City & County of Honolulu Ordinance 25-2 – FAR / Enhanced Setback Amendment
- LCA App 323 Map 20 – DAGS Hawaii (1941) – Lot boundary reference

DISCLAIMER: This Basic Development Study is prepared for informational purposes only and does not constitute architectural, engineering, legal, or financial advice. All calculations are based on publicly available zoning ordinances and lot dimensions as recorded. No site survey, title search, or DPP pre-application conference has been conducted. All figures are approximate and subject to revision following professional survey and consultation with the City and County of Honolulu Department of Planning and Permitting. Hihi'o Insight Partners makes no warranties regarding the accuracy of zoning interpretations herein. Verify all information independently before making development decisions. © 2026 Hihi'o Insight Partners. All rights reserved.