LOT FEATURES

LOT AREA: 17,697 SQFT. (0.41 ACRES)
MAX RIDGE HEIGHT: 138'-0"

TOPOGRAPHY: Gradually sloped site with a slightly lower slope at top corner

VIEWS: Kukui'ula Harbor, Winter sunsets, Famous Poipu surf destinations

ACCESS: Vehicular access via Kalahiki Street

ORIENTATION: Pie shaped corner lot square lot with long axis running NW/SE Tradewinds approach from E/NE, Sun sets over Kalahiki Street, Sun rises over lots 54 and 55
LEVEL PAD APPROACH

- Situate the home on an elevated pad using retaining walls to level site
- Use landscaping to reduce visual impact of taller retaining walls
- Use rock walls/rock cladding for retaining walls
- Locate driveway entry at high point of site

DESIGN FEATURES

- Oriented to filter tradewinds and capture panoramic ocean and mountain views
- Pool and hot tub with ocean view
- Two car garage
- Guest Cottage
BUILDING PROGRAM

OVERVIEW: 3 Bedrooms, 3-1/2 Bathrooms, Large Living and Dining Rooms, Covered Lanais, Pool, 2 Car Garage, Guest Cottage

LIVABLE AREA: 4,822 SQFT.

TOTAL INTERIOR AREA: 3,600 SQFT.
COVERED LANAI: 750 SQFT.
GARAGE: 528 SQFT.
GUEST COTTAGE: 472 SQFT.
WALKWAYS/DRIVEWAY: 1,560 SQFT.
POOLS: 195 SQFT.

TOTAL LOT COVERAGE: 7,105 SQFT.
MAXIMUM RIDGE HEIGHT: -137’