'23JUN19 PM 2:26 CITY CLERK

June 21, 2023

KIM RESIDENCE

PRESENTATION TO CITY COUNCIL OUTLINE

I. Introduction
II. Existing Conditions
   a. Site Photos
   b. Existing Site Plan
   c. Flood Hazard
   d. Sea rise Map
   e. Erosion Map
   f. Shoreline Location
   g. Archeology Study

III. Proposed Work
   a. Square Footage Comparison
   b. Demo Plan
   c. Site Plan
   d. Site Comparison Plan
   e. New Residence
      i. Development Plan
      ii. Architectural Plans
      iii. Exterior Renderings
IV. Conclusion

820 W. Hind Drive #240139 Honolulu, Hawaii 96824 Tel: (808) 777-9968
email: kris@eiserlohharchitects.com website: EiserlohArchitects.com

MISC. COM. 336
ZON

Residence at 1001 Kaimoku Place Photos



Photo 1: View from the southwest



Photo 2: View from the south with pool view



Photo 3: View from the south with residential uses in the background



Photo 4: View from the west with Koko Head Crater and the southeast shore in the background

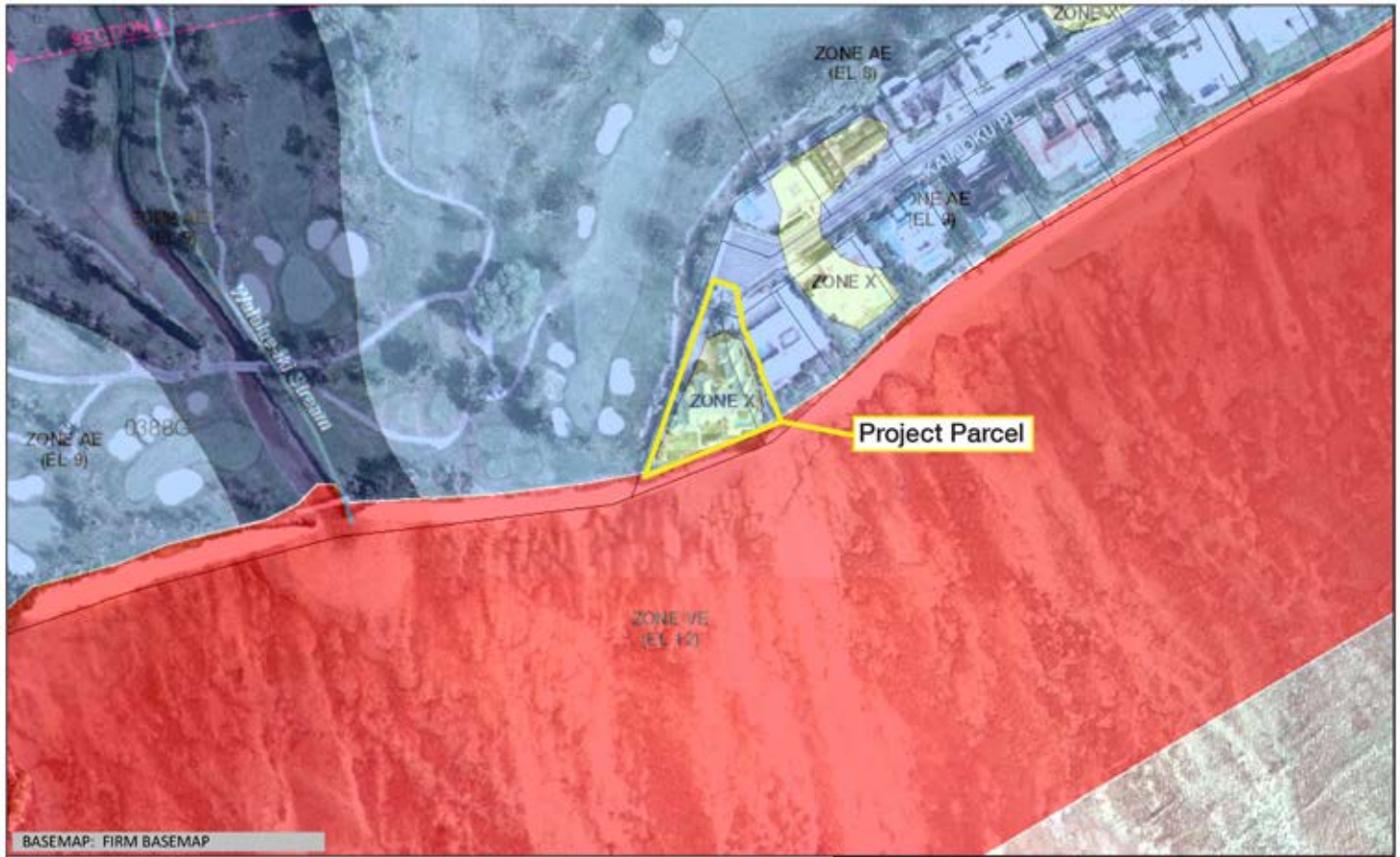


Photo 5: View from the northwest



Photo 6: View from the north


EXISTING SWIMMING POOL
EXISTING FOUNTAIN
EXISTING RETAINING WALLS
EXISTING POOL DECK
EXISTING SECURITY WALL
EXISTING CONCRETE WALKWAY
EXISTING PLANTING
EXISTING DRIVEWAY
EXISTING STAIRS & GATE
EXISTING SEA WALL
EXISTING PLANTING
EXISTING PATIO & BENCHES
EXISTING CONCRETE WALKWAY
EXISTING RETAINING WALL
EXISTING RESIDENCE FOOTPRINT IN YELLOW
EXISTING MOTORCOURT



Flood Hazard Assessment Report

www.hawaiinfip.org

Property Information

COUNTY:	HONOLULU
TMK NO:	(1) 3-5-058:011
WATERSHED:	WAILUPE
PARCEL ADDRESS:	1001 KAIMOKU PLACE HONOLULU, HI 96816

Notes:

Flood Hazard Information

FIRM INDEX DATE:	NOVEMBER 05, 2014
LETTER OF MAP CHANGE(S):	NONE
FEMA FIRM PANEL:	15003C0388G
PANEL EFFECTIVE DATE:	JANUARY 19, 2011

THIS PROPERTY IS WITHIN A TSUNAMI EVACUTION ZONE: YES
FOR MORE INFO, VISIT: http://www.scd.hawaii.gov/

THIS PROPERTY IS WITHIN A DAM EVACUATION ZONE: NO
FOR MORE INFO, VISIT: http://dlnreng.hawaii.gov/dam/

0 200 400 ft

FLOOD HAZARD ASSESSMENT TOOL LAYER LEGEND
(Note: legend does not correspond with NFHL)

SPECIAL FLOOD HAZARD AREAS (SFHAs) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD - The 1% annual chance flood (100-year), also know as the base flood, is the flood that has a 1% chance of being equaled or exceeded in any given year. SFHAs include Zone A, AE, AH, AO, V, and VE. The Base Flood Elevation (BFE) is the water surface elevation of the 1% annual chance flood. Mandatory flood insurance purchase applies in these zones:

	Zone A: No BFE determined.
	Zone AE: BFE determined.
	Zone VE: Coastal flood zone with velocity hazard (wave action); BFE determined.
	Zone AEF: Floodway areas in Zone AE. The floodway is the channel of stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without increasing the BFE.

NON-SPECIAL FLOOD HAZARD AREA - An area in a low-to-moderate risk flood zone. No mandatory flood insurance purchase requirements apply, but coverage is available in participating communities.

	Zone X: Areas determined to be outside the 0.2% annual chance floodplain.

Disclaimer: The Hawaii Department of Land and Natural Resources (DLNR) assumes no responsibility arising from the use, accuracy, completeness, and timeliness of any information contained in this report. Viewers/Users are responsible for verifying the accuracy of the information and agree to indemnify the DLNR, its officers, and employees from any liability which may arise from its use of its data or information.

If this map has been identified as 'PRELIMINARY', please note that it is being provided for informational purposes and is not to be used for flood insurance rating. Contact your county floodplain manager for flood zone determinations to be used for compliance with local floodplain management regulations.

SOURCE: Hawai'i National Flood Insurance Program (HNFIP) 2020

Residence at 1001 Kaimoku Place

Exhibit H

Flood Hazard Map





Residence at 1001 Kaimoku Place

SOURCE: Pacific Islands Ocean Observing System (PacIOOS), 2022

Exhibit K

Sea Level Rise Exposure Area (SLR-XA 3.2) Feet Scenario and Site Plan Overlay



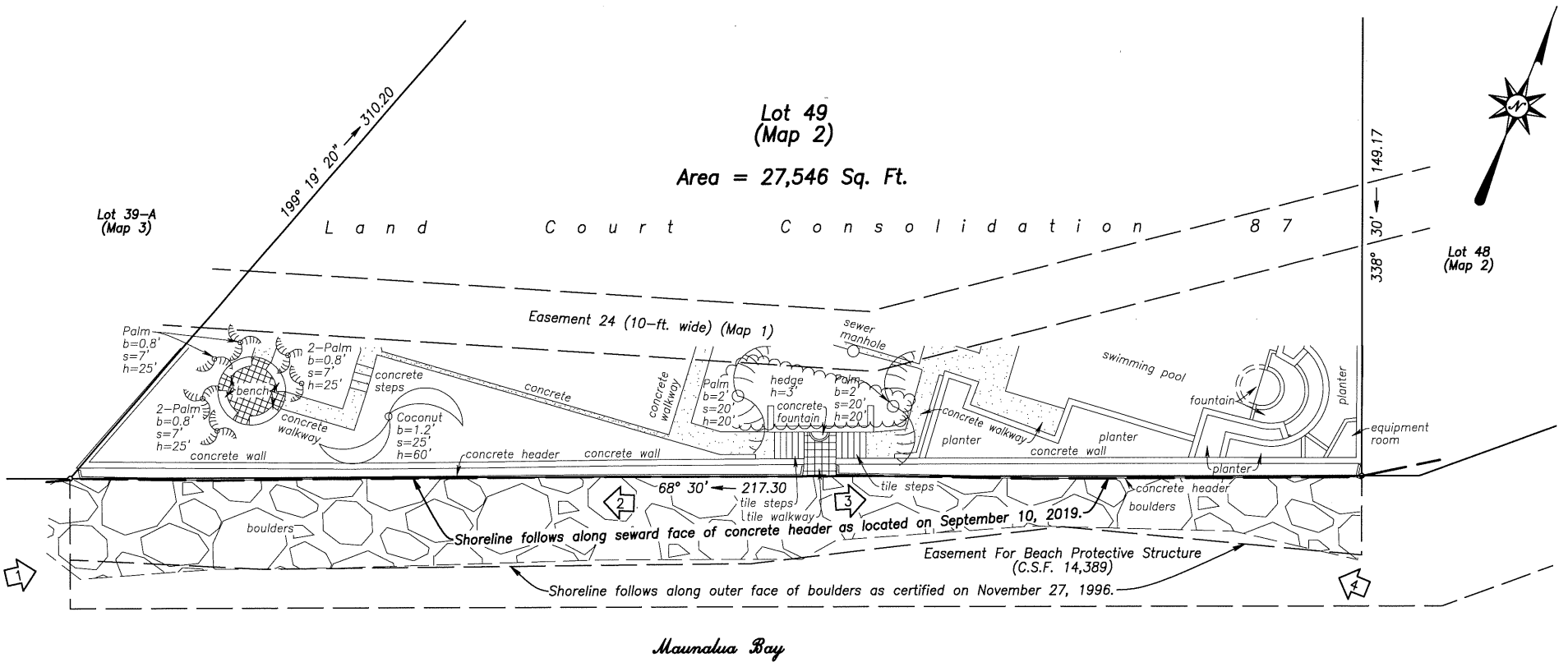


Residence at 1001 Kaimoku Place

SOURCE: Pacific Islands Ocean Observing System (PacIOOS), 2022

Exhibit L

Coastal Erosion Modeling



Note:

1 Denotes photo number and direction

PROPERTY ADDRESS: 1001 KAIMOKU PLACE
Honolulu, HI 96821

OWNER: DAVID D. KIM
4 ROBERT S DRIVE
Menlo Park, CA 94025

SHORELINE SURVEY
AT LOT 49 (MAP 2) OF
LAND COURT CONSOLIDATION 87

WAIALAE-IKI, HONOLULU, OAHU, HAWAII

TAX MAP KEY: 3-5-058: 011

SCALE: 1 IN. = 20 FT.

ROSS K. TANAKA
LICENSED PROFESSIONAL LAND SURVEYOR
No. 10744
HAWAII, U.S.A.

THIS WORK WAS PREPARED BY ME OR UNDER MY SUPERVISION

LICENSED PROFESSIONAL LAND SURVEYOR No. 10744

SOURCE: KN Surveying, LLC, 2019

April 26, 2023

PROPOSED AND EXISTING SIZE/HEIGHT COMPARISSON

1001 KAIMOKU PLACE

LOT SIZE: 27,546 sq. ft.

EXISTING RESIDENCE:

Sq Ftge Calcs:

Lower Level Int:	6,588
Upper Level Int:	6,838
Sub total	13,426
Lower Supported Balcony	804
Sub-total	**14,230**
Upper Lanai	648
Garage:	960
Total	**15,838**

- Floor Area Ratio 14,230 (Floor area) ÷ 27,546 (lot size) = .52
- Lot Coverage: 7,642 (6,838 + 804) ÷ 27,546 = .28
- Stories: 2 stories
- Height: 24'- 10" high

PROPOSED RESIDENCE:

Sq Ftge Calcs:

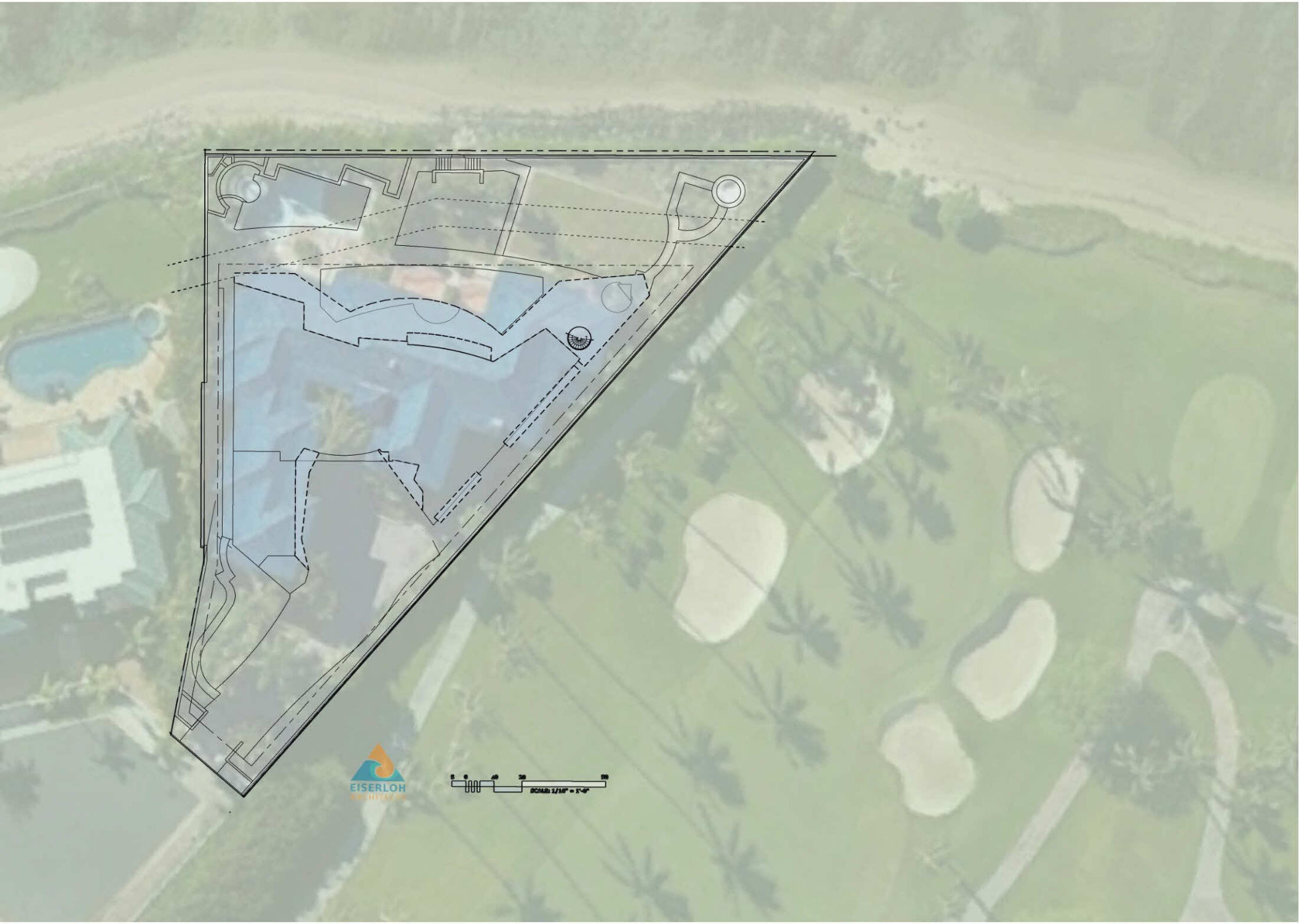
Lower Level Int:	5,922
Upper Level Int:	6,760
Sub total	**12,682**
Lower Level Lanai:	1,588
Upper level Lanai:	1,931
Garage:	837
Total	**17,038**

- Floor Area Ratio 12,682 (Floor area) ÷ 27,546 (lot size) = **46%**
- Lot Coverage: 8,032 (6,760 + 1,931) ÷ 27,546 (lot size) = **32%**
- Stories: 2 Stories
- Height: 25'-0" high
- Parking Requirements: 12,682 sq. ft. = **13 stalls**
- Permeable Area: 17,169 ÷ 27,546 = **62%**

820 W. Hind Drive #240139 Honolulu, Hawaii 96824 Tel: (808) 777-9968
email: kris@eiserlohharchitects.com website: EiserlohArchitects.com


KEEP EXIST CONC POOLDECK
KEEP EXIST PLANTER AND RETAING WALLS
FILL IN EXIST SWIMMING POOL FOR NEW LANDSCAPING
KEEP EXIST FOUNTAIN & RETAINING WALLS
KEEP EXIST STAIRS & WALKWAY
KEEP EXIST GATE
KEEP EXIST SEA WALL
REMOVE EXIST CONC PATH
KEEP EXISTCONC RETAING WALL
KEEP EXIST PATIO & BENCH(S)
KEEP EXIST LANSCAPING AND PALM TREES
KEEP EXIST CONC SLAB
REMOVE EXIST MINOR STRUCTURES
40' SHORELINE SETBACK
45' CC&R SETBACK
REMOVE 2 EXISTING STORY RESIDENCE
REMOVE EXIST CONC SLAB
REMOVE EXIST CONC WALKWAY
REMOVE EXIST PLANTER & FOUNTAIN
REOVE CONC WALKWAY
KEEP LANDSCAPING AND ALL TREES
REMOVE EXIST CONCRETE MOTOR COURT
ROMOVE EXIST CONC DRIVEWAY
REMOVE EXIST CONCRETE DRIVEWAY
EISERLOH
ARCHITECTS
DEMO PLAN
KIM RESIDENCE


EXISTING WALKWAY TO REMAIN AS IS
EXISTING WALL AND GATE TO REMAIN AS IS
EXIST RETAINING WALL TO REMAIN AS IS
PLANTING
EXIST PATIO & WALKWAY TO REMAIN AS IS
EXISTING WALL AND STRUCTURE TO REMAIN
BLUE AREA SHOWS POOL INSIDE 45' SETBACK
EXISTING POOL DECK TO REMAIN AS IS
40' SHORELINE SETBACK
45' CC&R SETBACK
LOWER LEVEL FOOTPRINT IN LIGHT YELLOW SHADING
FLOOR ABOVE SHOWN IN DARKER YELLOW SHADING
SETBACK LINE
PROPERTY LINE
PROPOSED RESIDENCE
10'
10'
PLANTING
EXISTING WALL
EXISTING WALL
SETBACK LINE
PROPERTY LINE
BUILDING ENVELOPE SHOWN IN YELLOW SHADING
PLANTING
65'
SITE PLAN
EISERLOH ARCHITECTS
KIM RESIDENCE
1001 KAIMOKU PLACE
SCALE
APRIL 11, 2020


EISERLOH



SITE PLAN

ISSUE DATE: AUG 20, 2020

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820 W HIND DRIVE #240139 HINOLULU, HAWAII 96821
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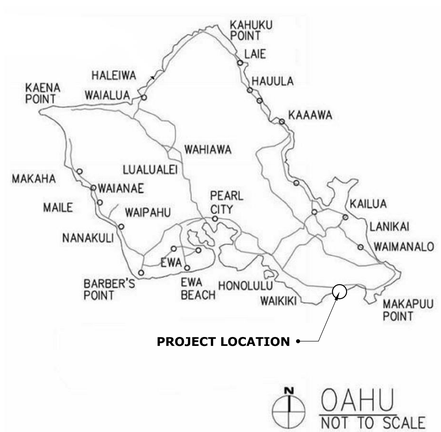
KIM RESIDENCE
1001 KAIMOKU PLACE
HONOLULU HAWAII 968 21 T.M.K. # 3-5-58:11

PROPOSED DEVELOPMENT PLAN **C 1**

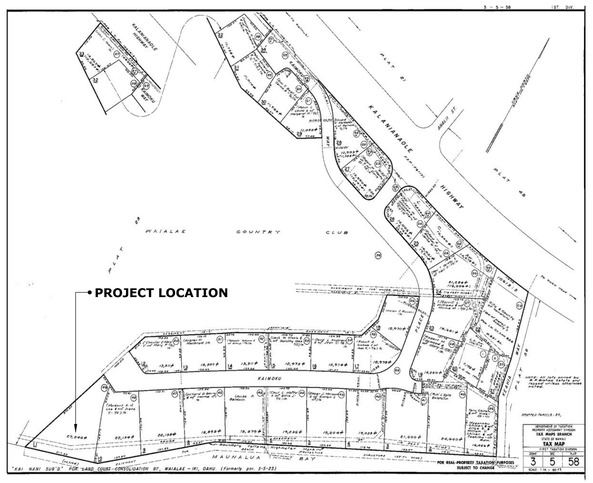
Exhibit D-1



VICINITY MAP



LOCATION MAP



PROJECT DATA

OWNER:	KAIMOKU RESIDENCE
ADDRESS:	1001 KAIMOKU PLACE HON HI 96821
T.M.K. #:	3-5-058:011
LOT SIZE:	27,546 SQ. FT.
ZONING DISTRICT:	R-7.5 RESIDENTIAL DISTRICT
OCCUPANCY:	RESIDENTIAL
FLOOD ZONE: SMA:	X, AE, VE IN SMA

SQ FTGE CALCS:

INTERIOR LOWER LEVEL:		5,922 sq. ft.
INTERIOR UPPER LEVEL:		6,760
	SUB-TOTAL	12,682
LANAI LOWER LEVEL:		1,588
LANAI UPPER LEVEL:		1,931
GARAGE:		837
	TOTAL	17,038

FLOOR AREA RATIO: 46%
LOT COVERAGE: 32%
PERMEABLE AREA: 62%
PARKING REQUIREMENTS: 13 STALLS

SHEET INDEX

T-1	TITLE SHEET
C-1	SITE PLAN
A-1	LOWER LEVEL FLOOR PLAN
A-2	UPPER LEVEL FLOOR PLAN
A-3	ROOF PLAN
A-4	EXTERIOR ELEVATIONS
A-5	BUILDING SECTIONS

ISSUE DATE: DEC 8, 2022

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KIM RESIDENCE
1001 KAIMOKU PLACE
HONOLULU HAWAII 968 21 T.M.K. # 3-5-58:11

PROPOSED DEVELOPMENT PLAN

T 1

Exhibit D-2



SITE PLAN

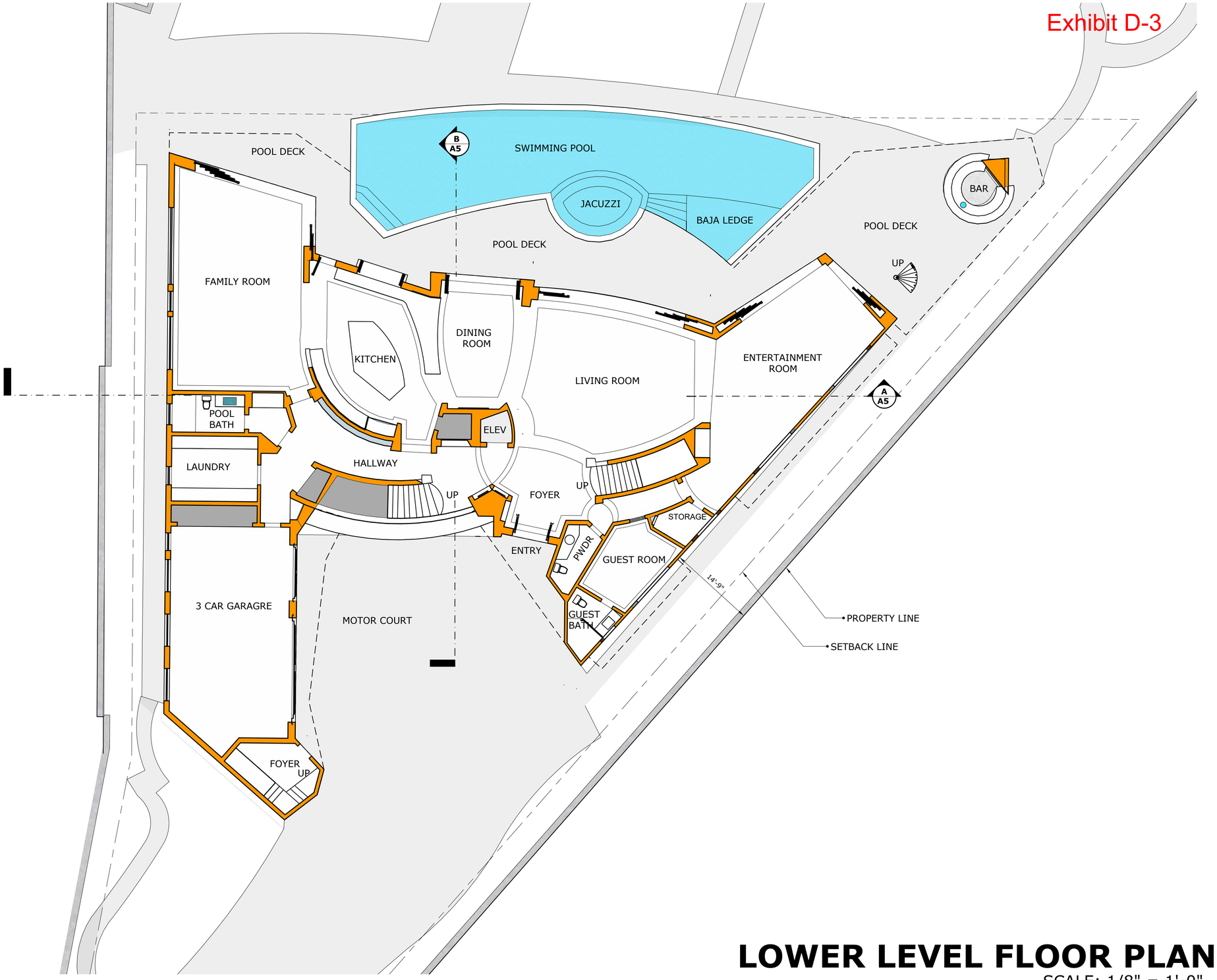
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PROPOSED DEVELOPMENT PLAN **C 1**

Exhibit D-3



LOWER LEVEL FLOOR PLAN

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

0 5 10 20

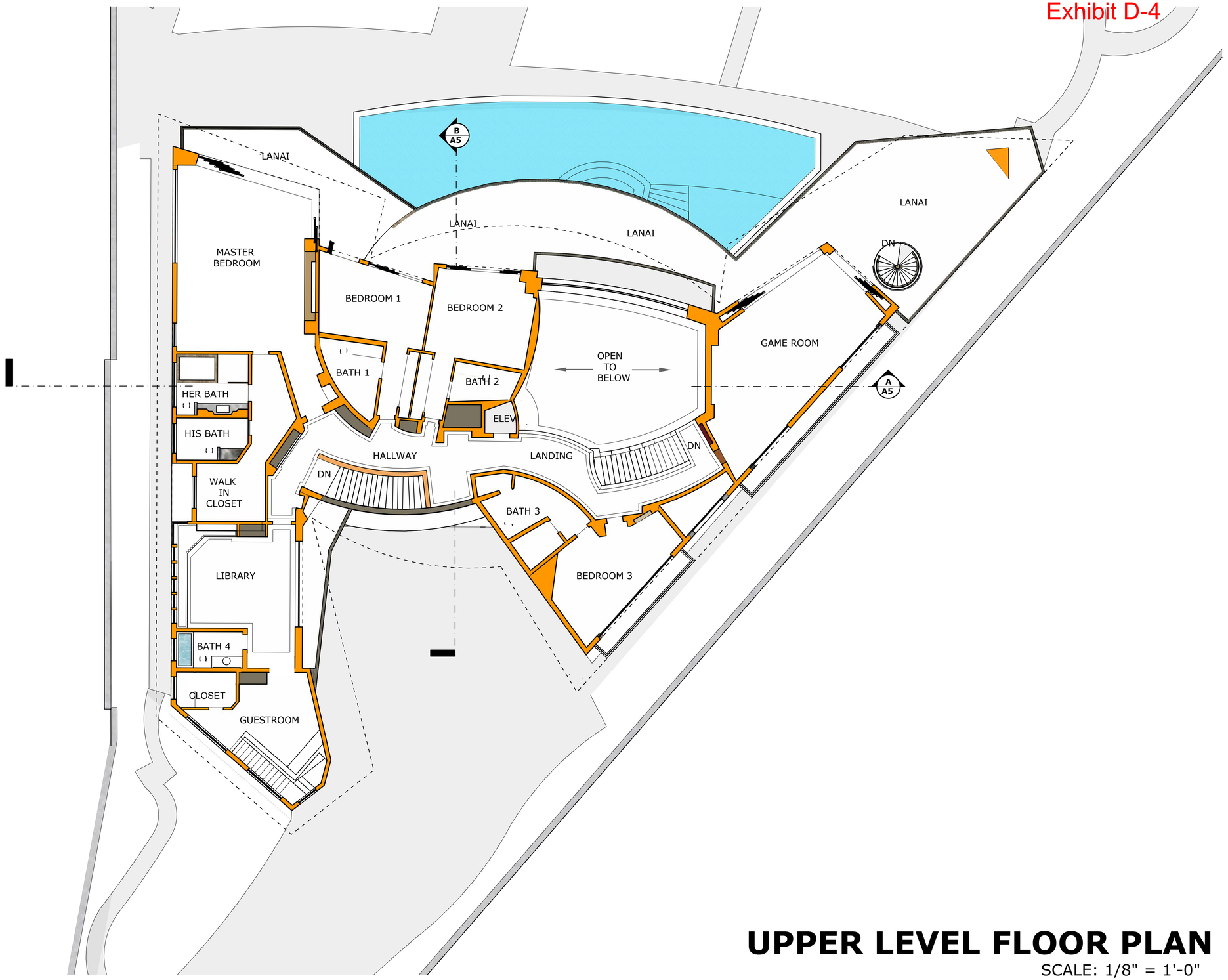
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PROPOSED DEVELOPMENT PLAN **A 1**

Exhibit D-4



UPPER LEVEL FLOOR PLAN

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

0 5 10 20

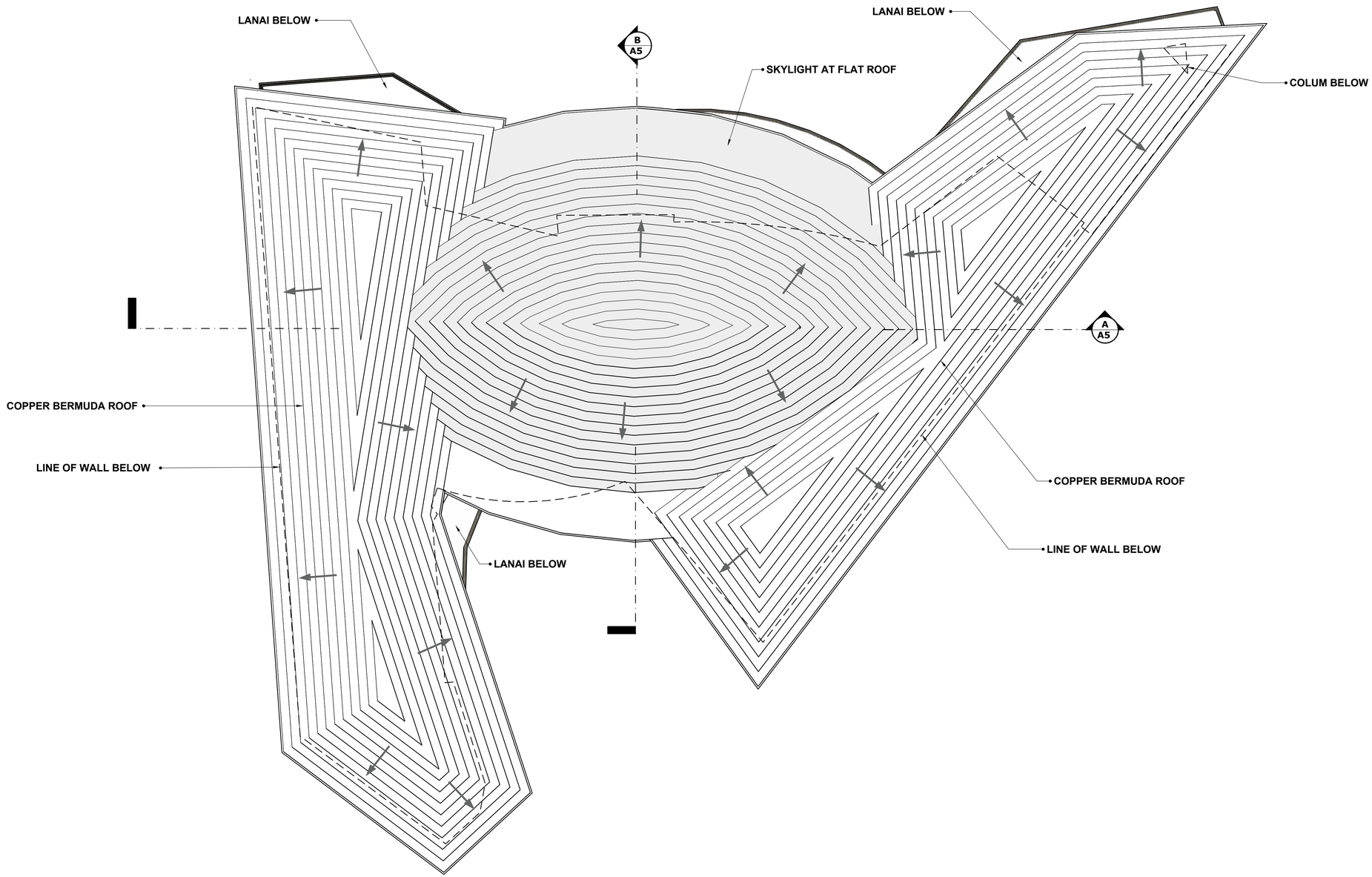
ISSUE DATE: DEC 8, 2022

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KIM RESIDENCE
1001 KAIMOKU PLACE
HONOLULU HAWAII 968 21 T.M.K. # 3-5-58:11

PROPOSED DEVELOPMENT PLAN **A 2**

Exhibit D-5



ROOF PLAN

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

0 5 10 20

ISSUE DATE: DEC 8, 2022

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KIM RESIDENCE
1001 KAIMOKU PLACE
HONOLULU HAWAII 968 21 T.M.K. # 3-5-58:11

PROPOSED DEVELOPMENT PLAN

Exhibit D-6



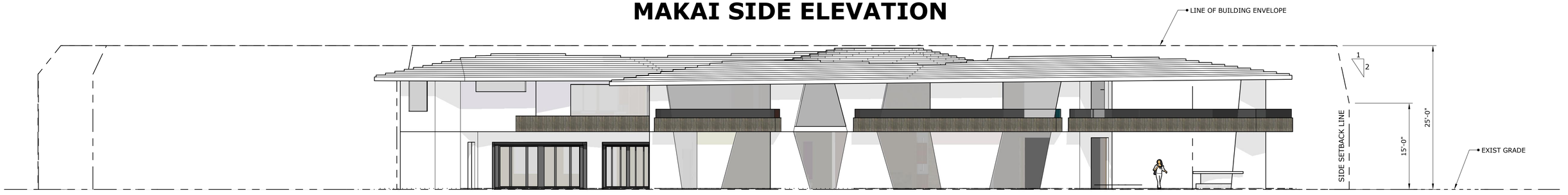
FRONT ELEVATION



KOKO HEAD SIDE ELEVATION



MAKAI SIDE ELEVATION



DIAMOND HEAD SIDE ELEVATION

EXTERIOR ELEVATIONS

0 5 10 SCALE: 1/8" = 1'-0"

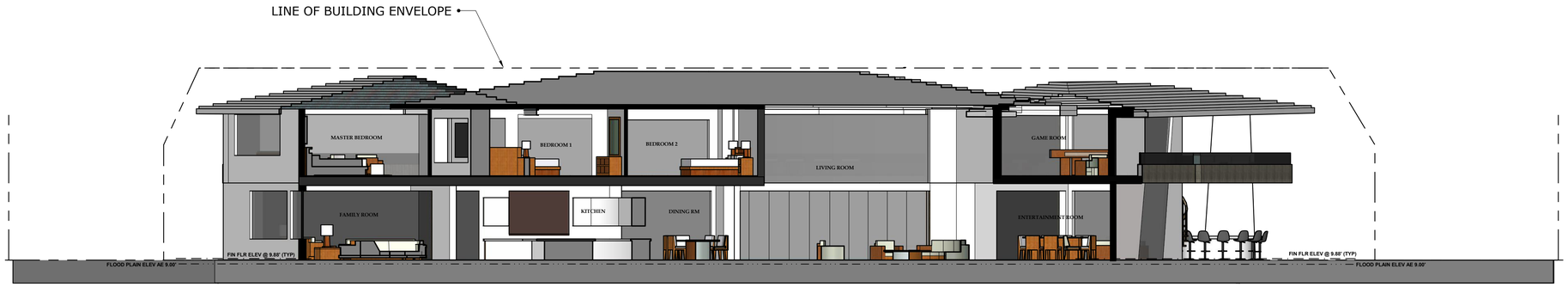
ISSUE DATE: DEC 8, 2022

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KIM RESIDENCE
1001 KAIMOKU PLACE
HONOLULU HAWAII 968 21 T.M.K. # 3-5-58:11

PROPOSED DEVELOPMENT PLAN

Exhibit D-7



BUILDING SECTION A



BUILDING SECTION B

BUILDING SECTIONS

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

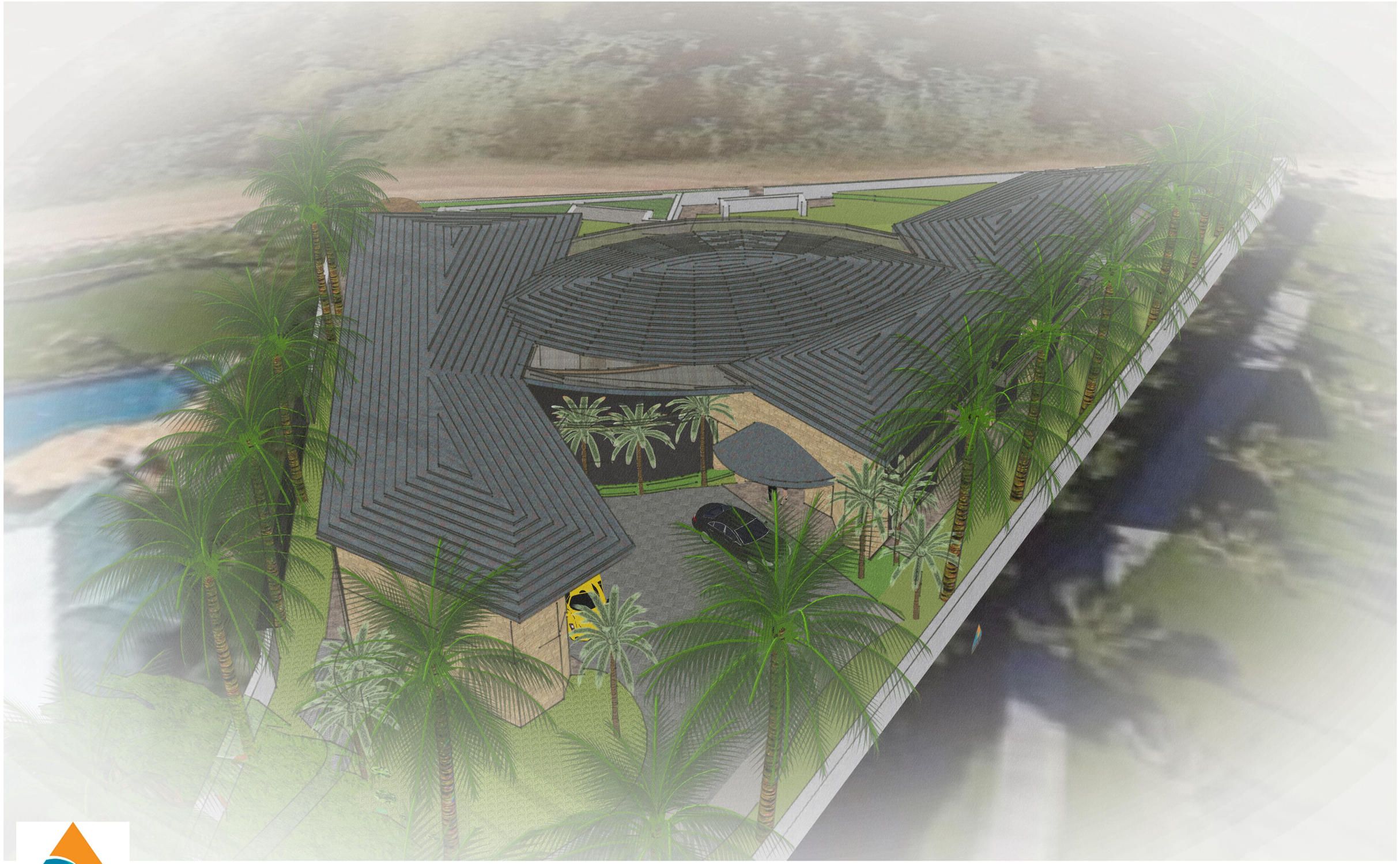
0 5 10 20

ISSUE DATE: DEC 8, 2022

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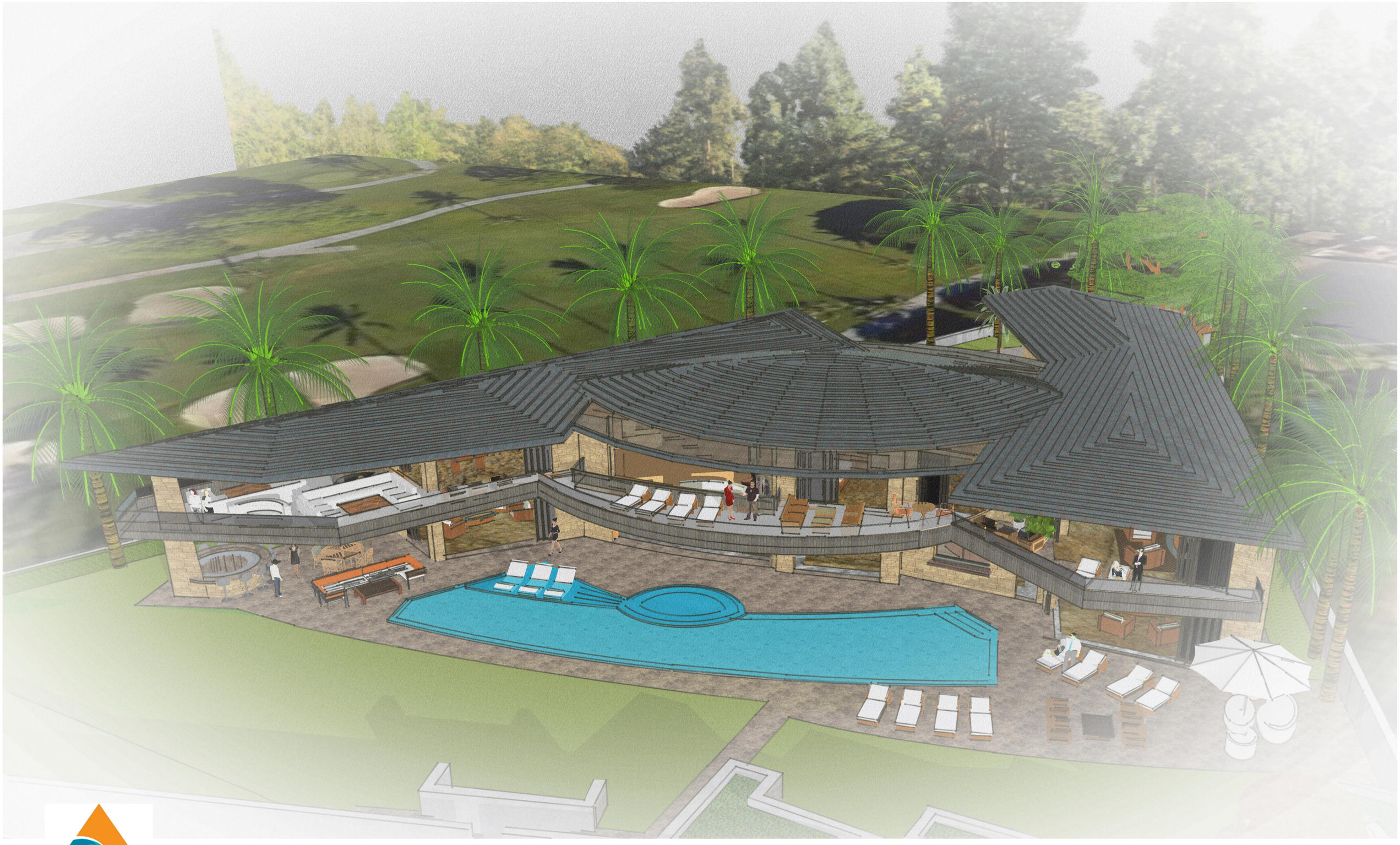
PROPOSED DEVELOPMENT PLAN **A 5**



EISERLOH ARCHITECTS

KIM RESIDENCE

FRONT PERSPECTIVE



EISERLOH ARCHITECTS

KIM RESIDENCE

MAKAI SIDE PERSPECTIVE