



TENILLE NAKAYAMA

Sma Major

91-173 & 91-173 A EWA BEACH ROAD

Presentation remodel and existing home
and to build a new residential home on
vacant land in Ewa Beach, Hawaii

Submitted by Tenille Nakayama for Resolution 24-225
Committee on Zoning | September 25, 2024

MISC. COM. 441
ZON



PROPOSAL

TMK 9-1-023:010

Encompassing 0.287 acres of residential zoned land, the property is split into 2 CPR lots. The objective of this project is to better utilize the land, provide housing which has been carefully designed to withstand potential flood inundation by the 1% ACF, rising sea levels, and protect the shore line.



4,011 SF

TOTAL BLDG AREA

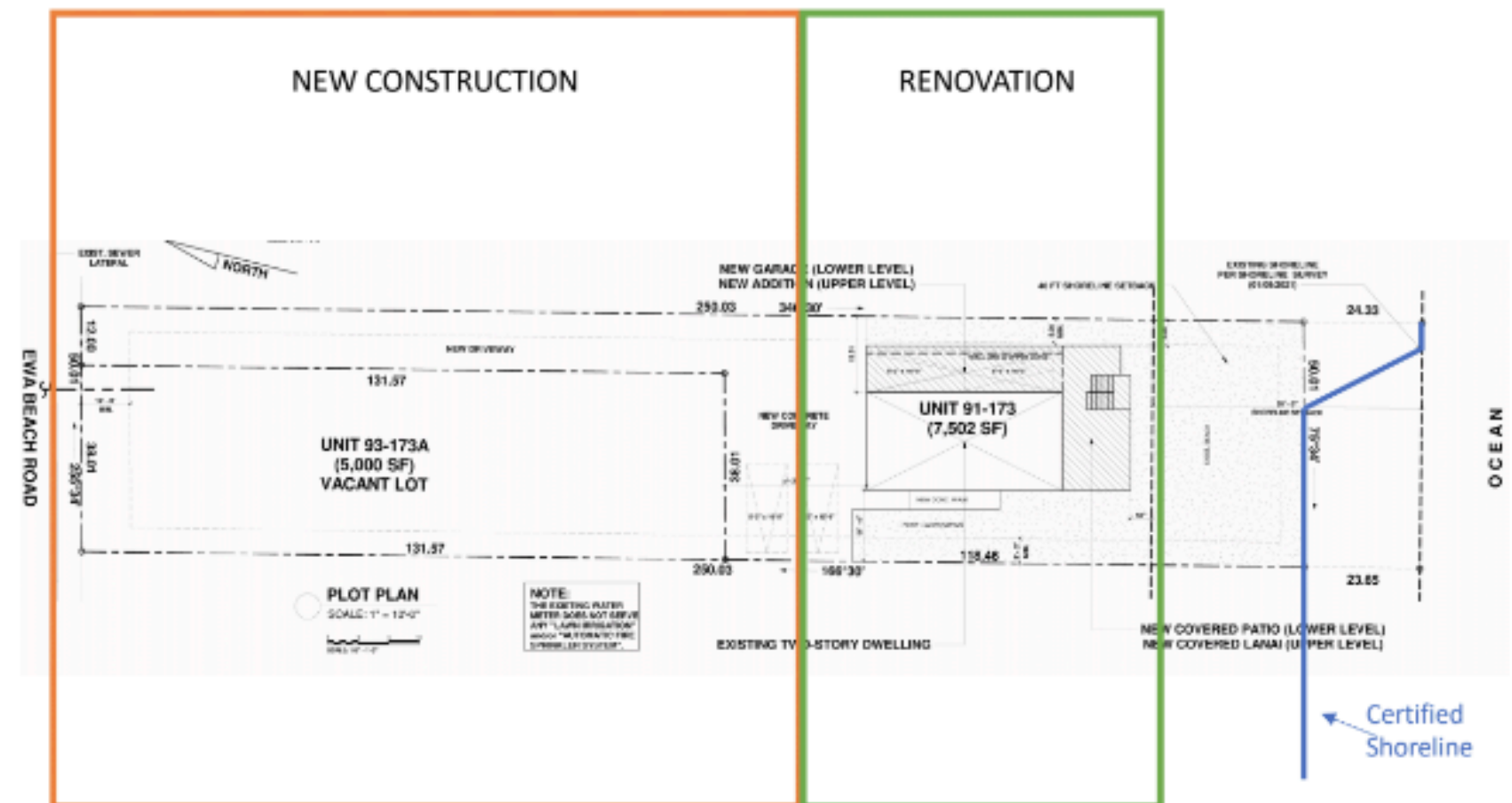


6,262 SF

TOTAL FLOOR AREA



LET'S TALK ABOUT OUR PLANS



SCOPE OF WORK



SCOPE 1



The existing structure is 1,600 sq ft and was built in 1936. It consists of 2 levels. The first portion of the project will be to renovate the existing home by adding a garage, exterior stairs, covered patio, living room, and lanai.



1,581 SF

TOTAL BLDG AREA



2,722 SF

TOTAL FLOOR AREA



SCOPE 2



The vacant lot is 5,000 sq ft and zoned as residential. This scope is to build a new 2-story home that consists of a kitchen living and dining room, 5 beds and baths, laundry room, and a 3 car garage.



2,430 SF

TOTAL BLDG AREA



3,540 SF

TOTAL FLOOR AREA

DESIGN - SCOPE 1

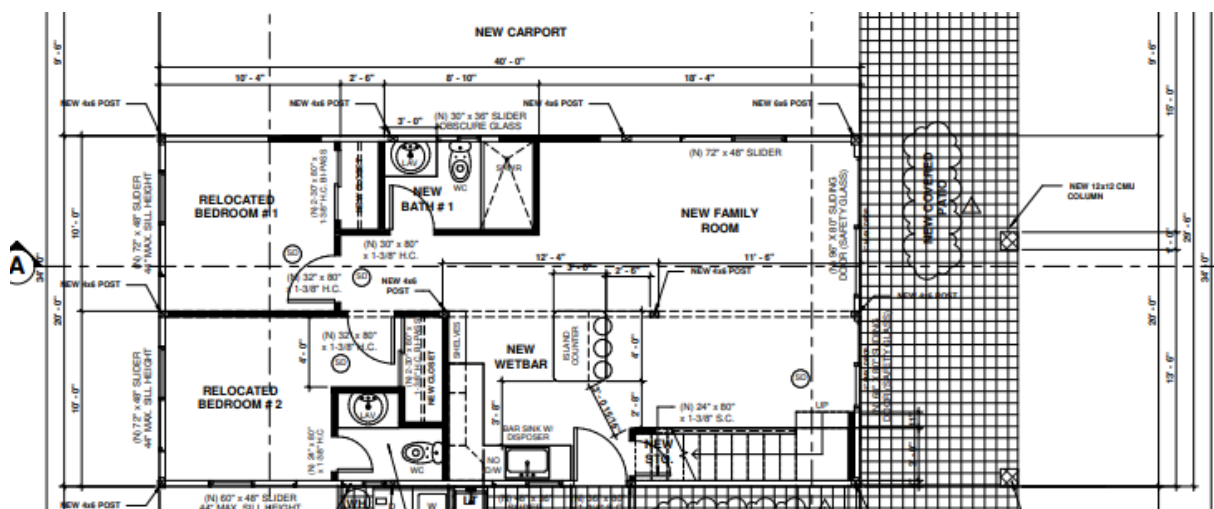
Area Calculation

Total Lot Area: 12,502 Sq Ft

Proposed BLDG Area: 4,011 Sq Ft

Total Lot Floor Area: 6,262 Sq ft

FAR: 50.08%

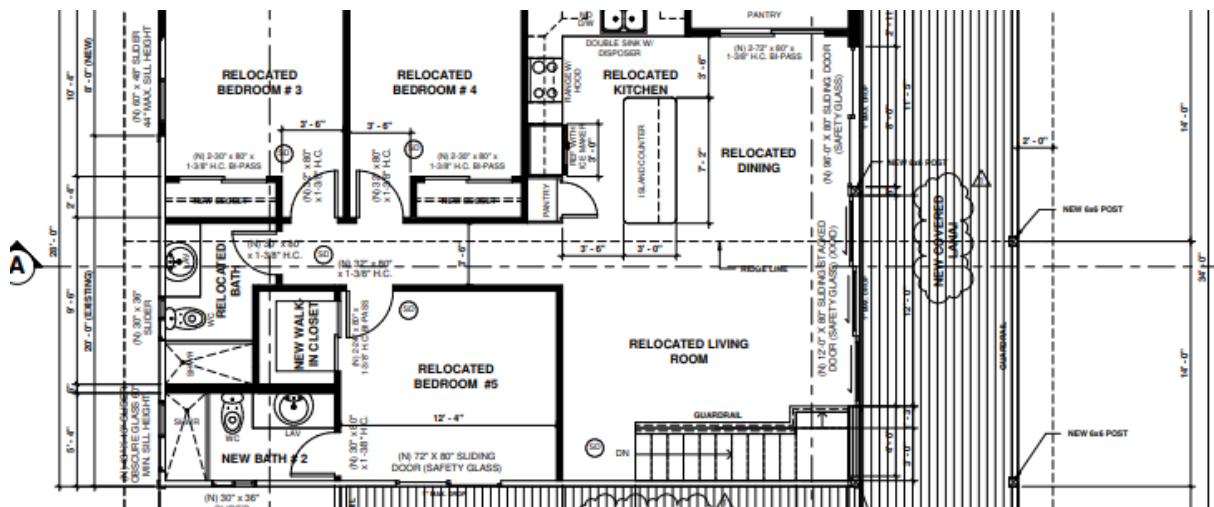


LOWER

BLDG AREA

Ground Floor
Garage
Covered Lanai
Ext. Stairs

1,581 SQ FT



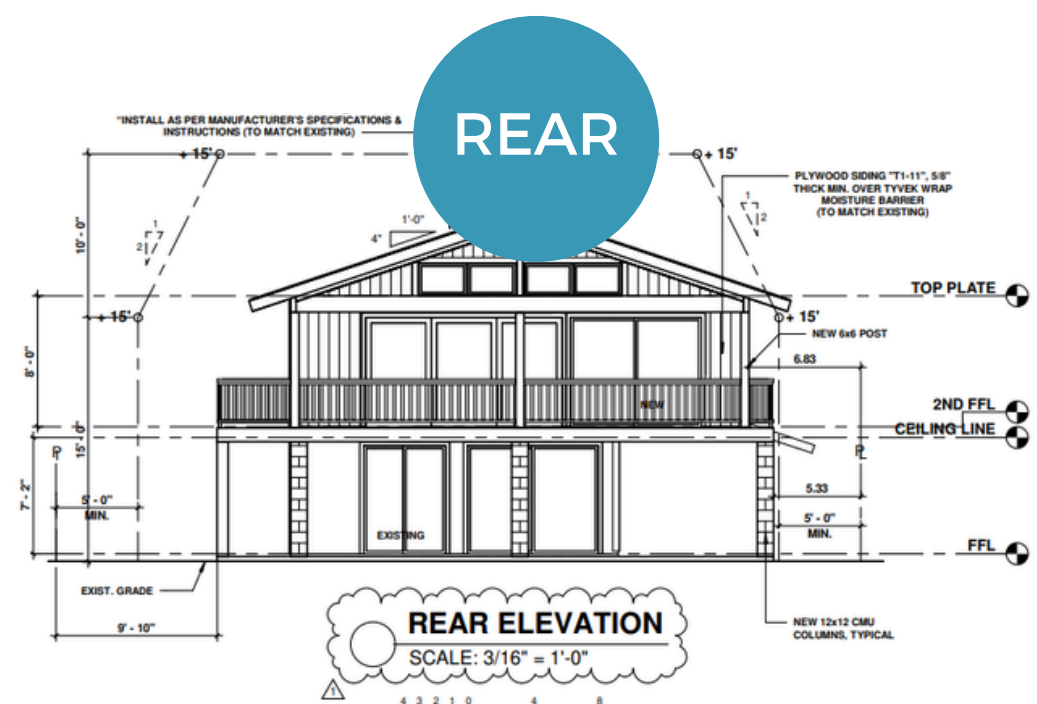
UPPER

TOTAL FLOOR AREA

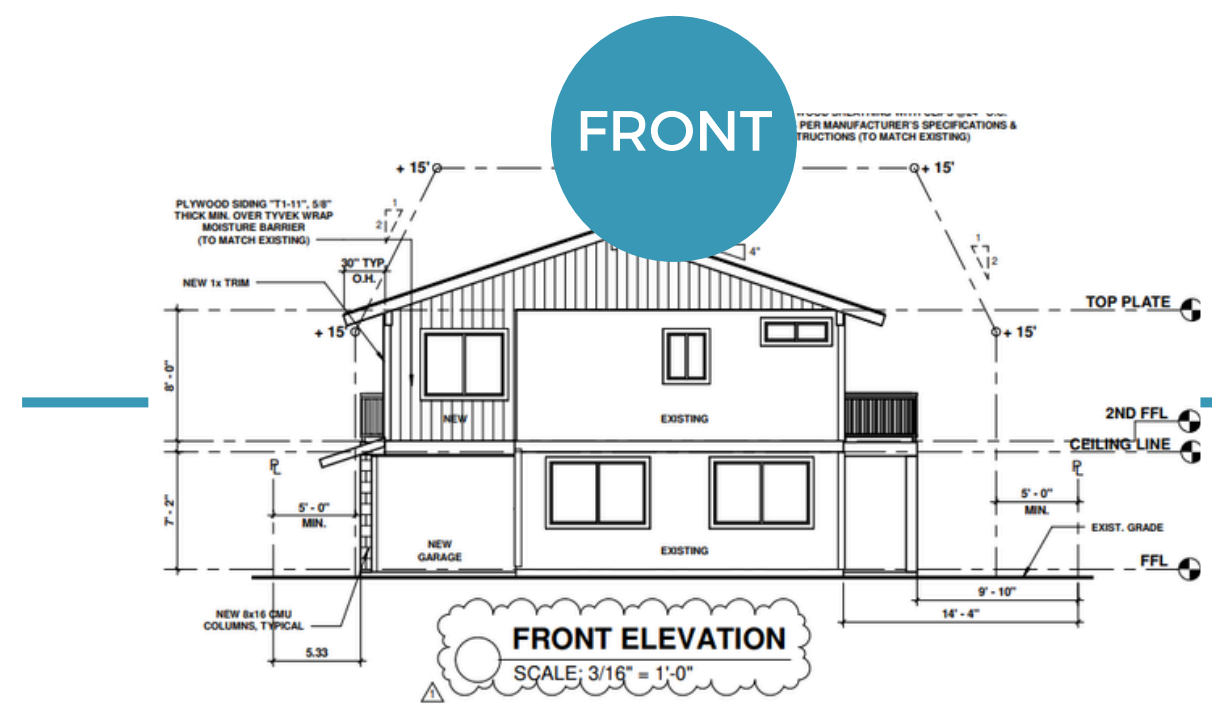
Ground Floor
Covered Lanai
Ext. Stairs
Upper Floor
Covered Lanai

2,722 SQ FT

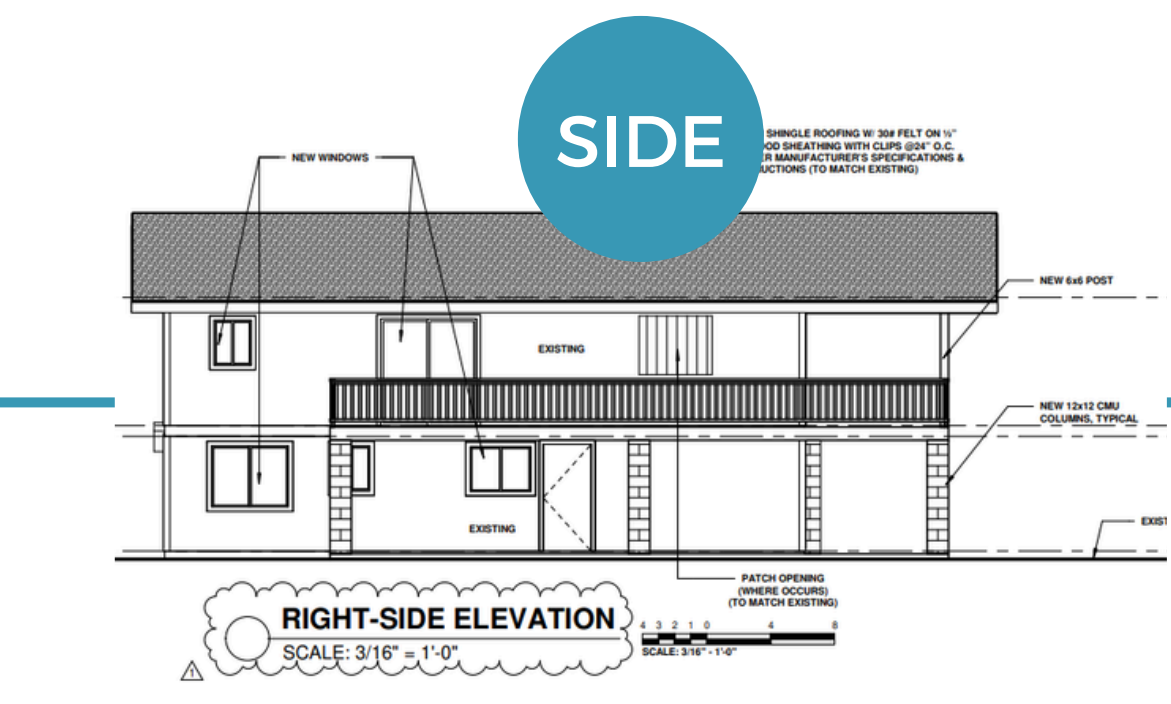
SCOPE 1 ELEVATIONS



OCEANSIDE



STREET VIEW

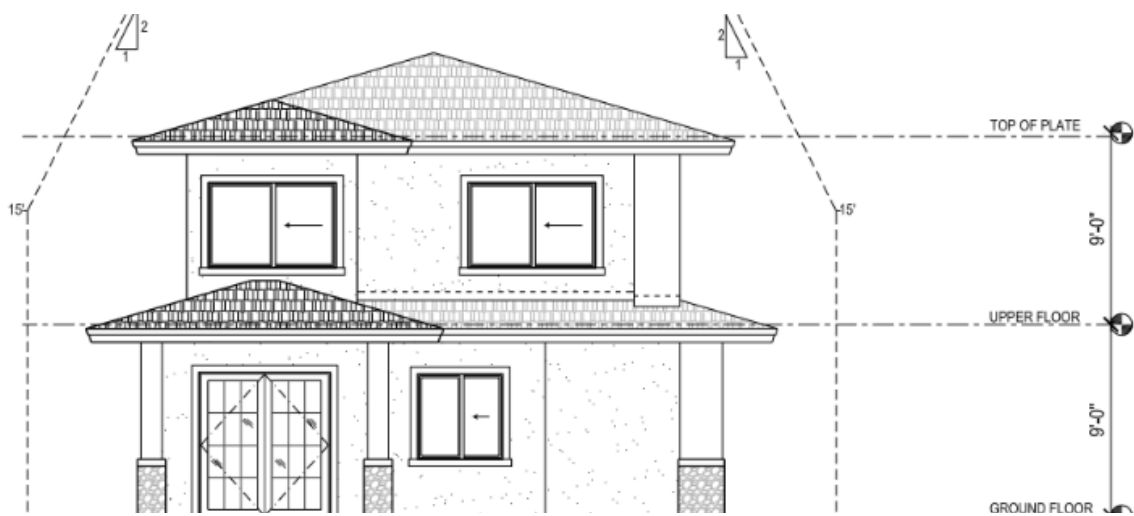


SIDE VIEW

DESIGN - SCOPE 2

Area Calculation

Total Lot Area: 12,502 Sq Ft
Proposed BLDG Area: 4,011 Sq Ft
Total Lot Floor Area: 6,262 Sq ft
FAR: 50.08%

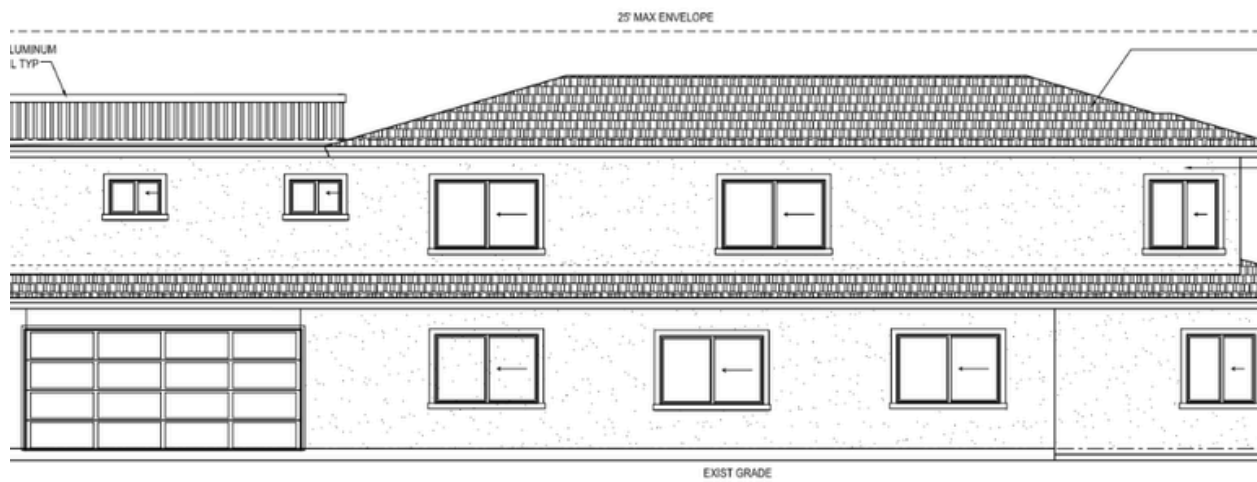


FRONT

BLDG AREA

Ground Floor
Garage
Covered Entry
Covered Lanai
Stairs

2,430 SQ FT



SIDE

TOTAL FLOOR AREA

Ground Floor
Covered Entry
Covered Lanai
Upper Floor
Stairs

3,540 SQ FT

01. Environmental Review

Not required for one and two-family detached dwellings on a single zoning lot.

02. Notify and Present

Notification was provided to all adjoining neighbors and a presentation was completed in front of the Ewa Beach Neighborhood Board #23 in July of 2022

03. Application

Master Application Submitted with all requirements in April 2024

04. Valuation

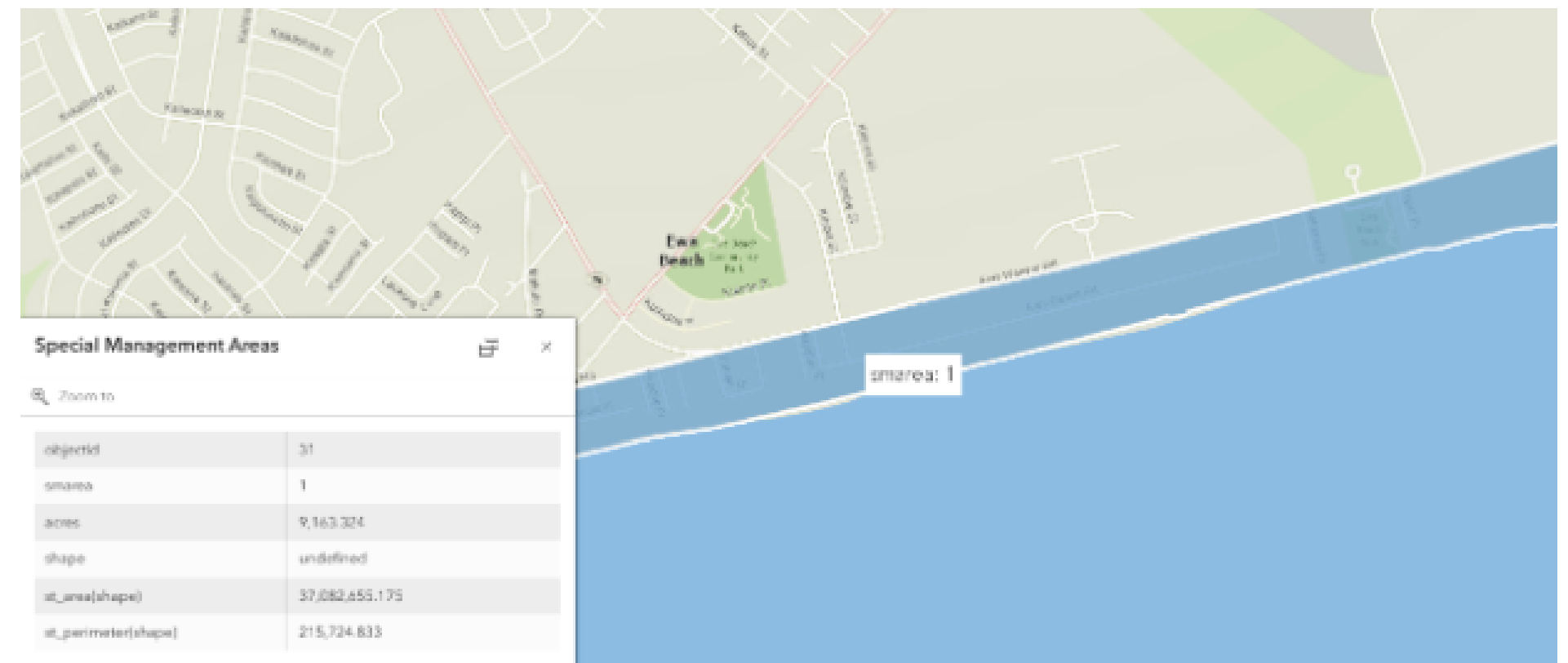
Development valuation is more than \$500,000

05. Project Information

In addition to the scope, consideration to the shoreline, soils, and flood zones were accounted for

06. Evaluation

Additional considerations: Historical/Cultural, Coastal, Economic, Marine, and etc.



PROJECT INFORMATION

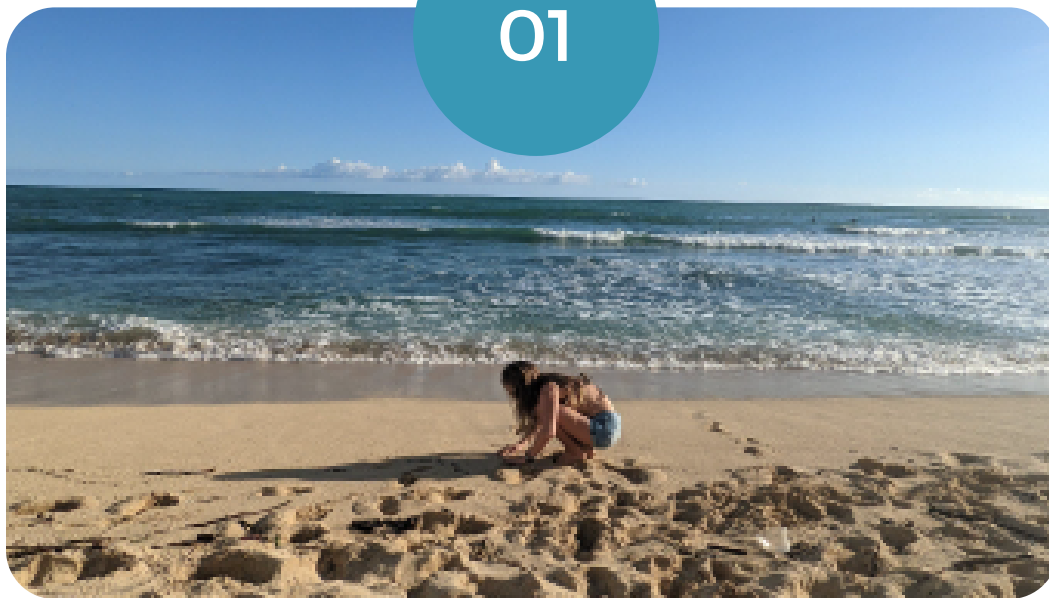
Lot Details

Lot Shape - Rectangular

Topography - Approx. 4 ft above mean sea level

Surrounding Uses - Residential

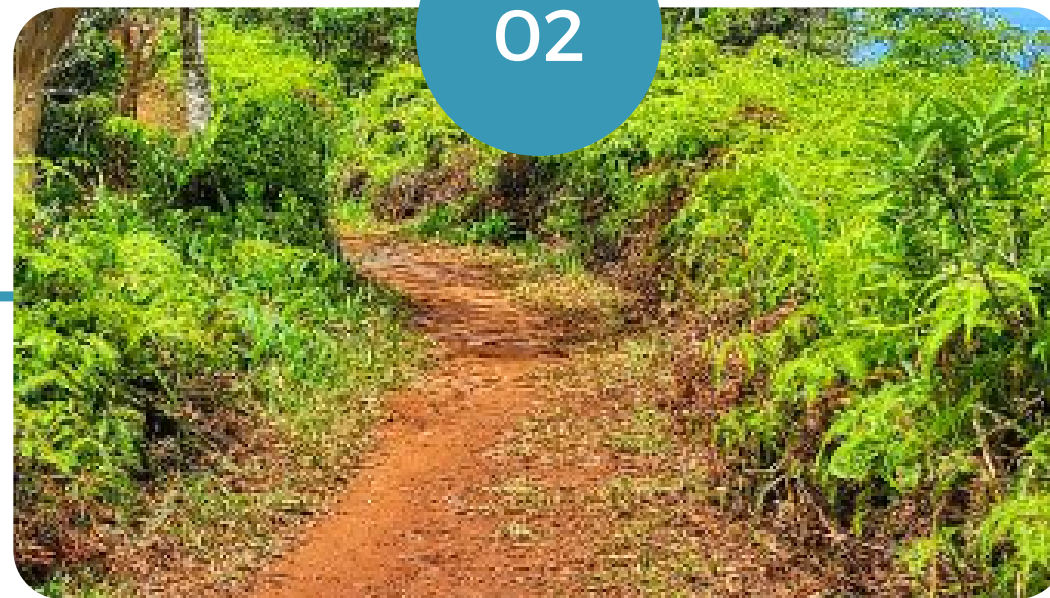
01



SHORELINE

Certified Shoreline Survey 2023 - proposed structure will NOT be built within the 40 ft setback

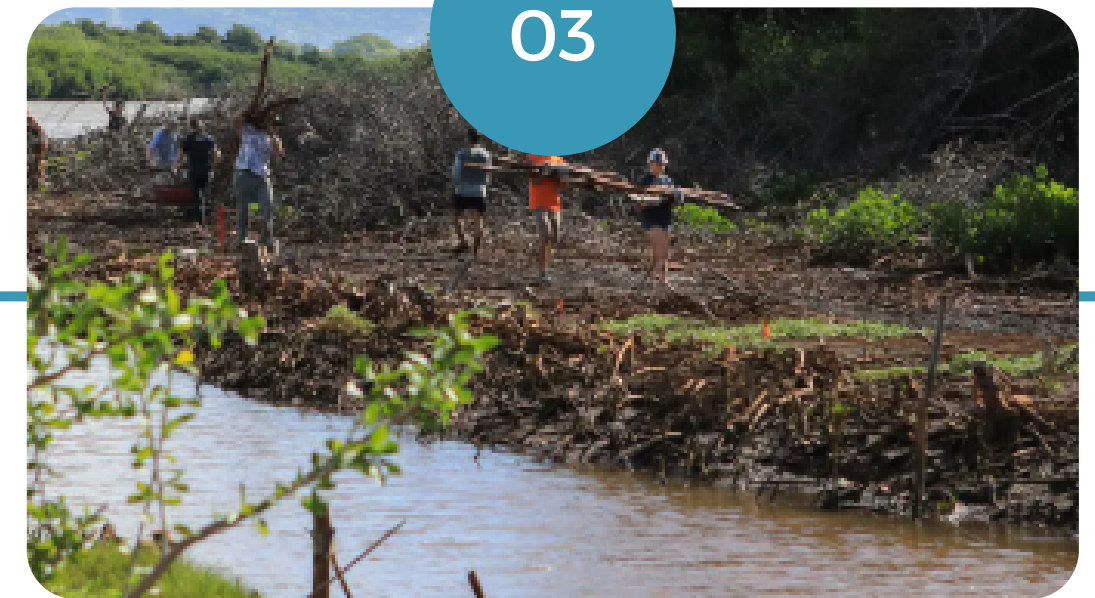
02



SOIL/VEGETATION

Soil classification is coral outcrop. Vegetation will NOT be impacted due to project

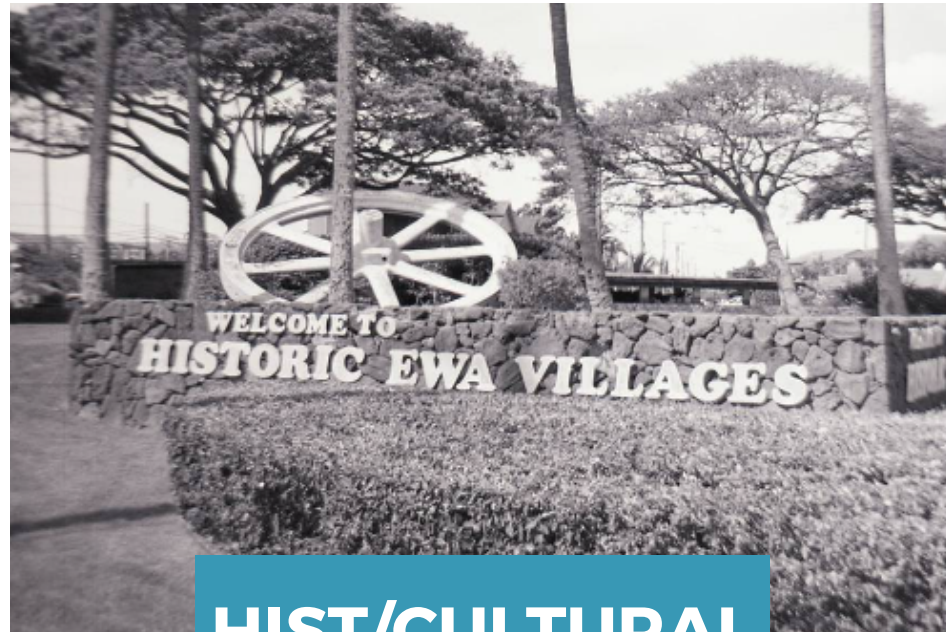
03



FLOODZONE

XS: Area outside the 1% - annual - chance flood

EVALUATION



HIST/CULTURAL



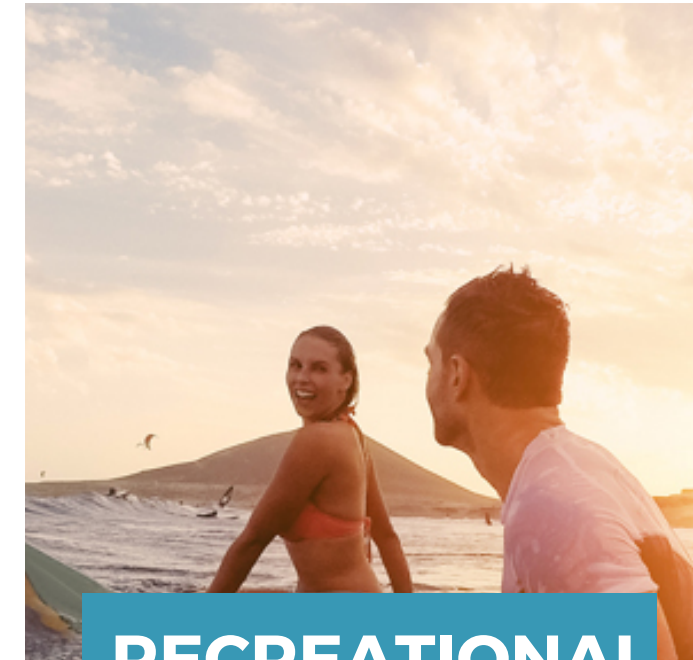
MARINE



COASTAL



ECONOMIC



RECREATIONAL



PLANS/REGS



OUR VISION

01

FAMILY

Owner - occupant

02

PARKING

3 Car Garage
Additional On-site Parking

03

BEACH ACCESS

To remain open and accessible
during construction and beyond



THANK YOU

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