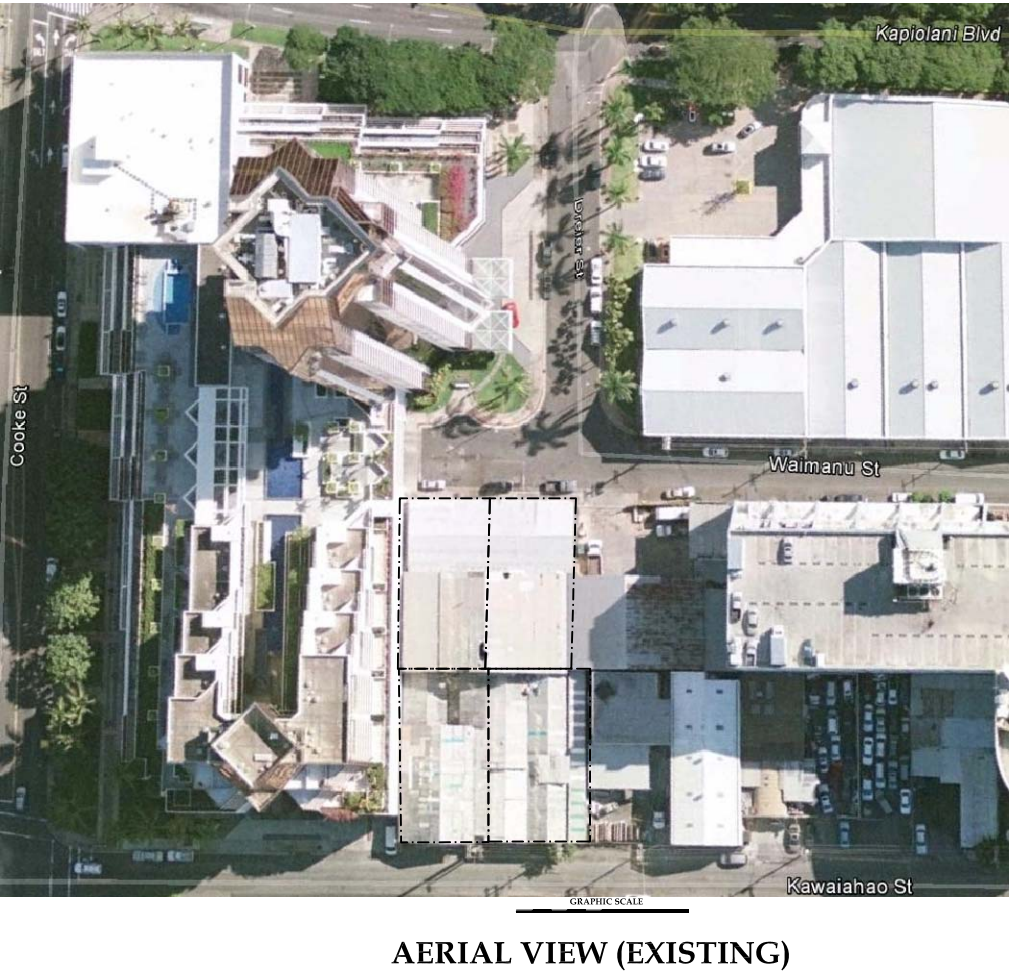
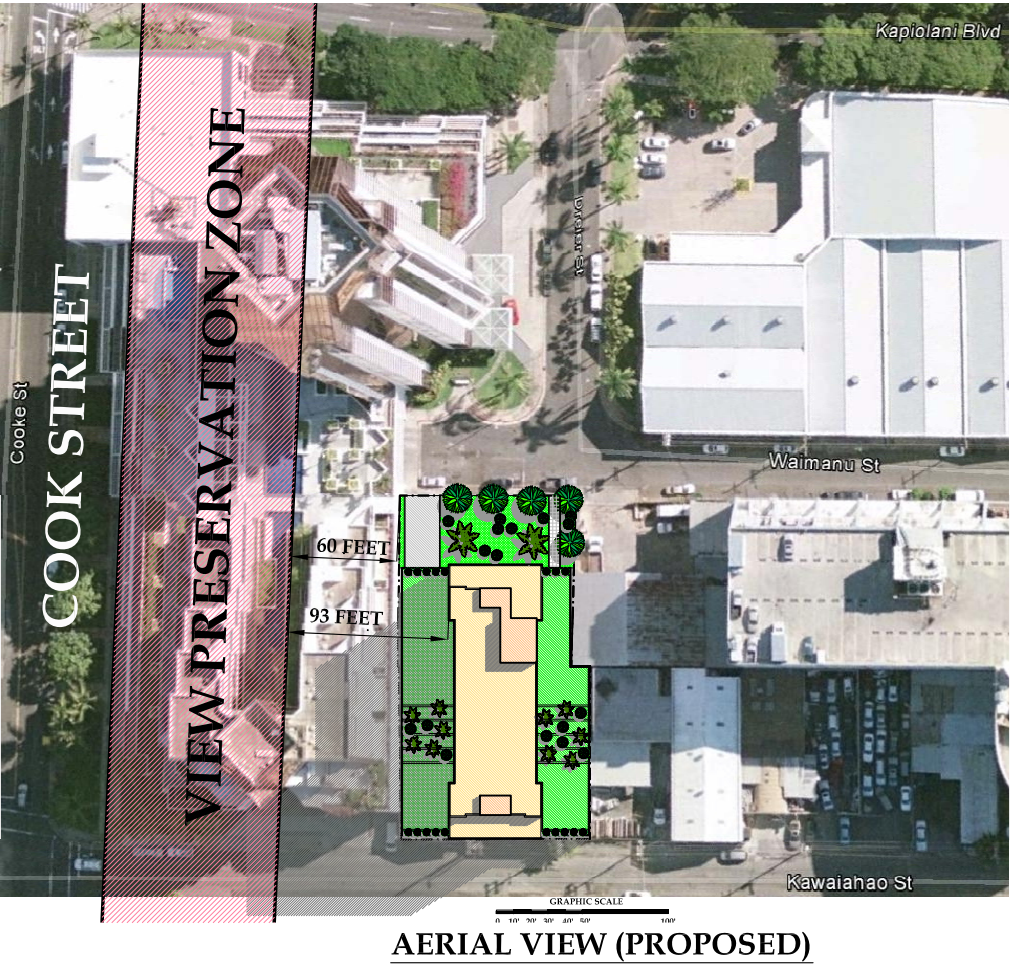
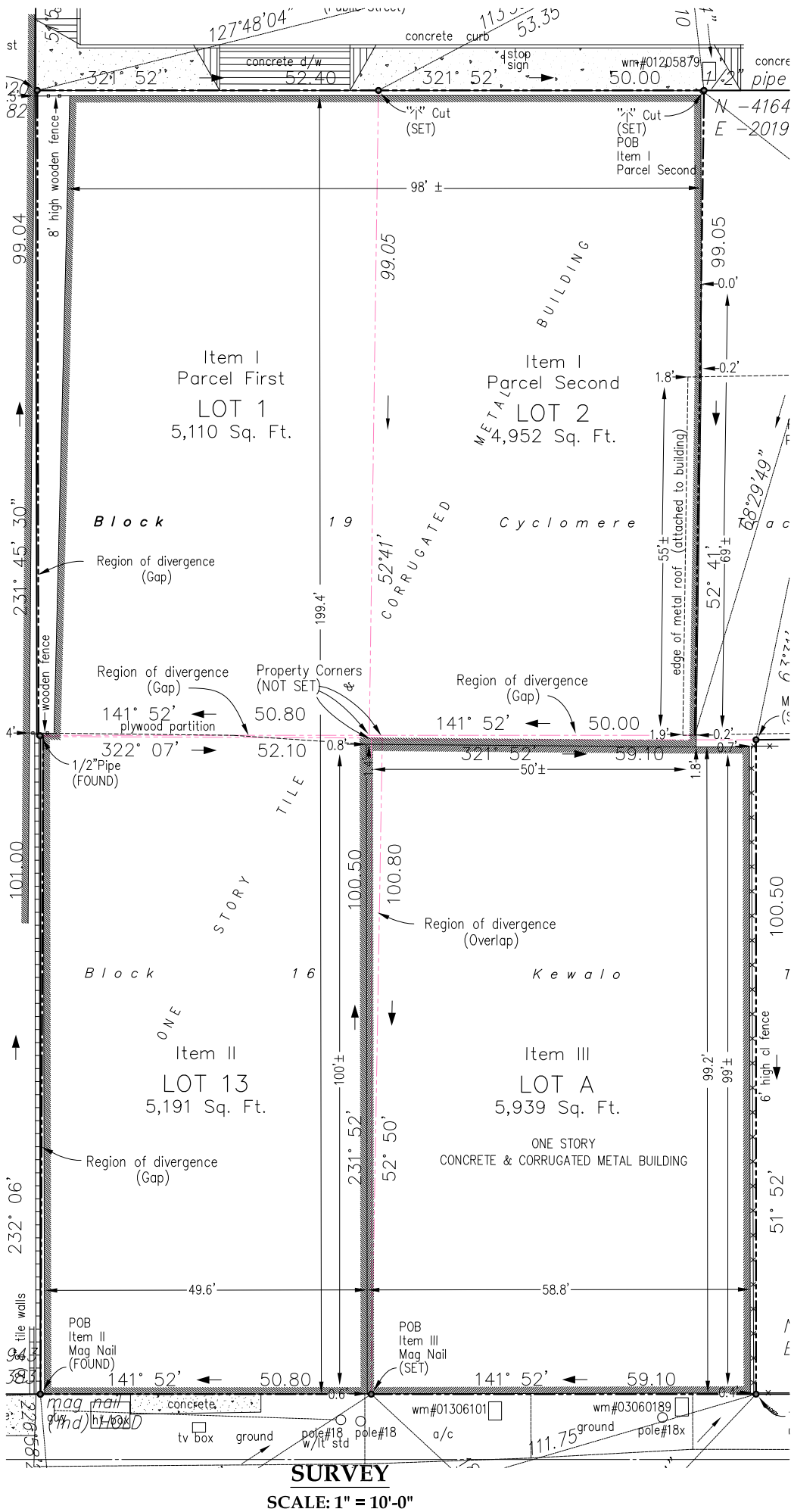




PROJECT DATA

TMK: 2-1-049: 050
LOT 1: AREA: 5,110 SF
LOT 2: AREA: 4,952 SF
TMK: 2-1-049: 070
LOT 13: AREA: 5,191 SF
TMK: 2-1-049: 072
LOT A: AREA: 5,939 SF
TOTAL AREA: 21,192 SF

LIST OF DRAWING:

DWG. # SHEET TITLE

A-1.1: AERIAL VIEWS, LOCATION MAP & SURVEY
A-2.1: PROJECT DATA, DIAGRAMATIC PLANS & SCHEMATIC SECTION
A-2.2: PARKING FLOOR PLANS & CALCULATIONS
A-2.3: PARKING FLOOR PLANS & DIAGRAMS
A-2.4.1: RESIDENTIAL FLOOR PLANS & CALCULATIONS
A-2.4.2: RESIDENTIAL FLOOR PLANS
A-2.5.1: RESIDENTIAL UNITS FLOOR PLANS
A-2.5.2: RESIDENTIAL UNITS FLOOR PLANS

A-3.1: EXTERIOR ELEVATIONS
A-3.2: EXTERIOR ELEVATIONS
A-3.3: BUILDING SECTIONS
A-3.4: BUILDING SECTIONS

A-4.1: 3D VIEWS
A-4.2: 3D VIEWS

L-1.1: LANDSCAPE PLAN

ISSUE: REVISION DATE:

PROJECT:
WAIMANU DEVELOPMENT

OWNER:

PACIFIC ATELIER INTERNATIONAL, LLC

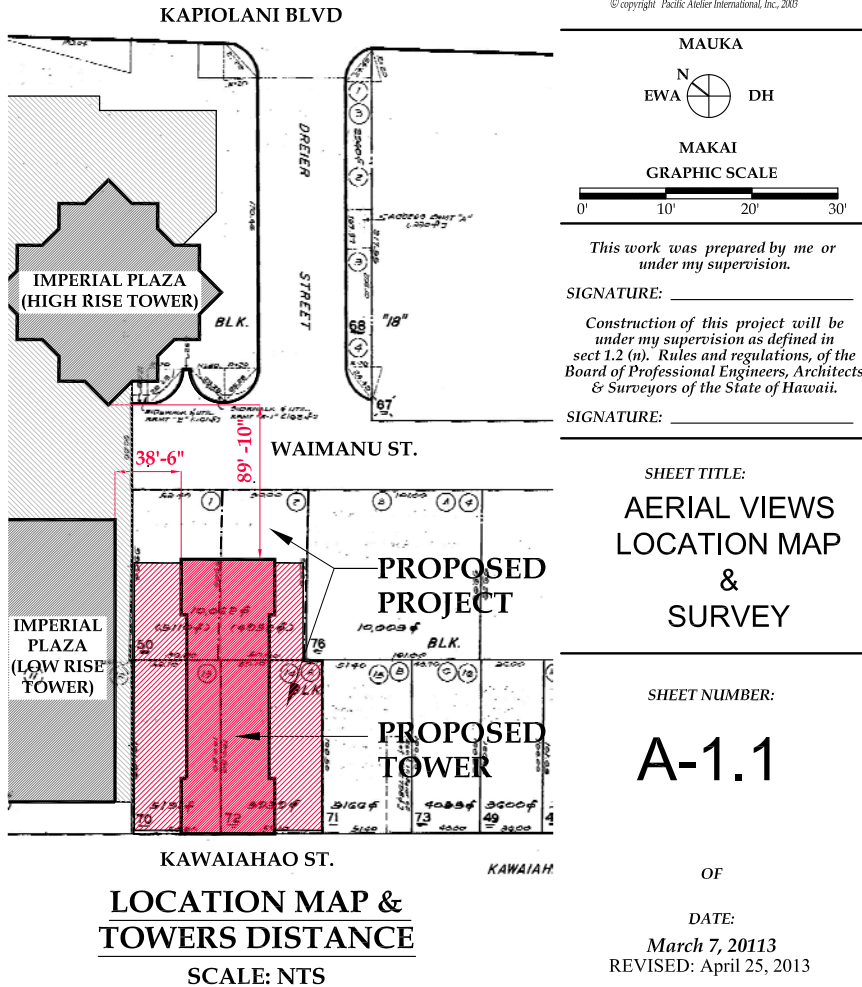
ARCHITECTURE
INTERIORS + PLANNING

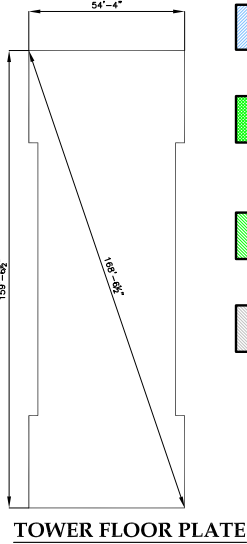
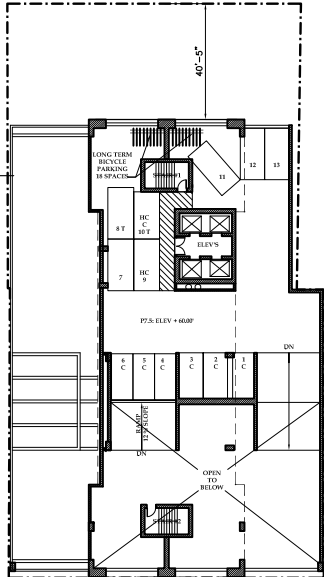
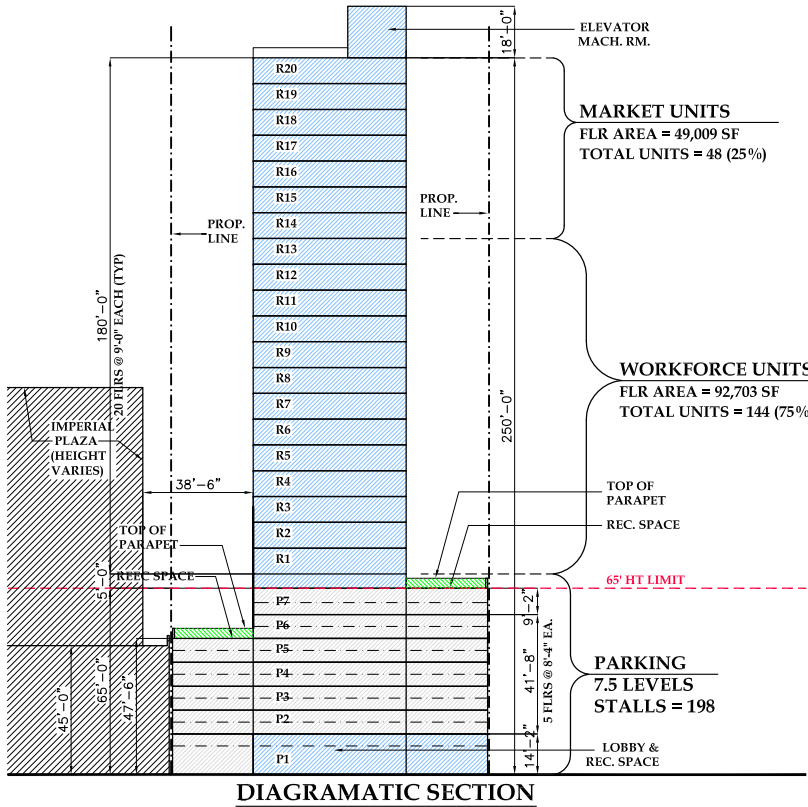
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PROJECT DATA	ALLOWABLE/REQUIRED	PROPOSED	AREA CALCULATIONS
TMK: 2-1-049: 50, 70 & 72 LOT AREA: 21,192 SF FAR: 3.5 FLOOR AREA @ 3.5: 100% BONUS (WORK FORCE HOUSING):	74,172 SF 74,172 SF 925 SF	5,532 SF 141,712 SF 925 SF	LEVEL P1 (1,960+646+415+398+266+250+491+1,106) R1 THRU R19 (7,131 x 19) + R20 (6,223) ROOF (ELEV MACH. RM)
TOTAL FLOOR AREA :	148,344 SF	148,169 SF	
RESIDENTIAL UNITS:		192	144 WORKFORCE + 48 MARKET FOR PLANS & CALCS SEE DWG. A-2.4.1
OPEN SPACE (15% OF LOT - 40' MIN. DIM.):	3,179 SF	3,194 SF	
PUBLIC FACILITIES DEDICATION WORK FORCE UNITS:	EXEMPT		NA
RECREATION SPACE (55 SF x UNIT):	10,560 SF	12,420 SF	P1 (3,276 SF +646 SF) + R1 (4,552 SF + 3,946 SF)
FLOOR PLATE: (R1 THRU R20):	8,000 SF MAX.	7,958 SF	
PARKING (STALLS):	SEE CALCS DWG. A-2.4.1	198	121 STANDARD + 77 COMPACT (10 TANDEM) SEE PLANS & CALCS DWG. A-2.2, A-2.3 & A-2.4
LOADING	12' x 35' 8.5' x 19'	1 2	

PROJECT:
**WAIMANU
DEVELOPMENT**

OWNER:

PACIFIC ATELIER
INTERNATIONAL, LLC

ARCHITECTURE
INTERIORS + PLANNING

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N
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GRAPHIC SCALE

0' 30' 60' 90'

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SHEET TITLE:
**PROJECT DATA
DIGRAMATIC PLANS
&
SCHEMATIC SECTION**

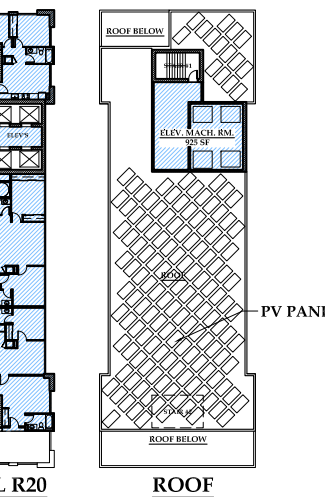
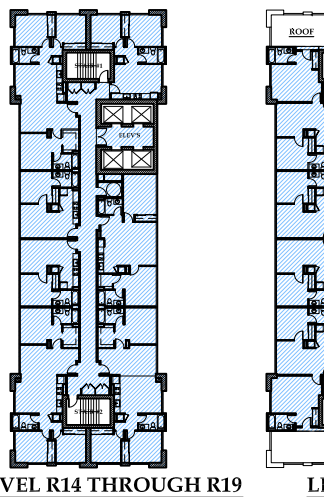
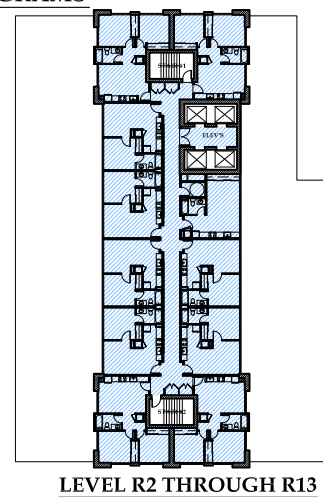
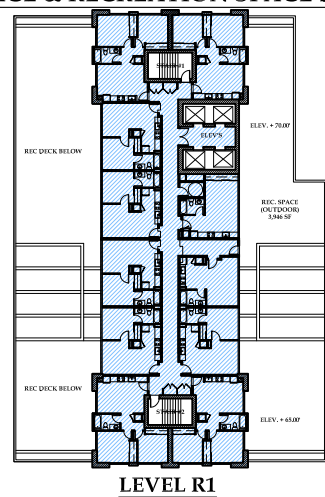
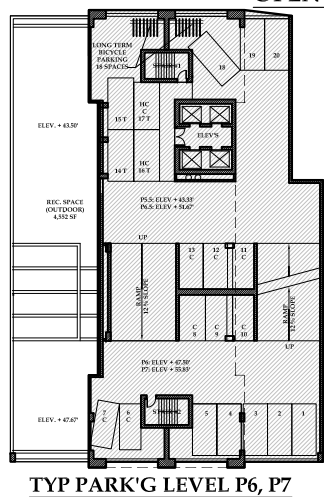
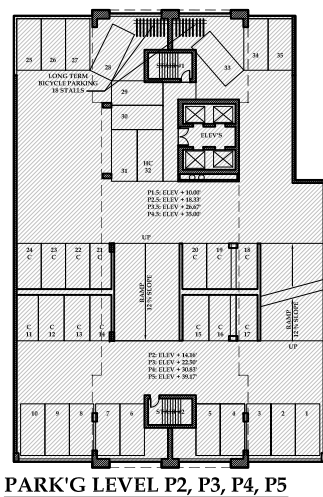
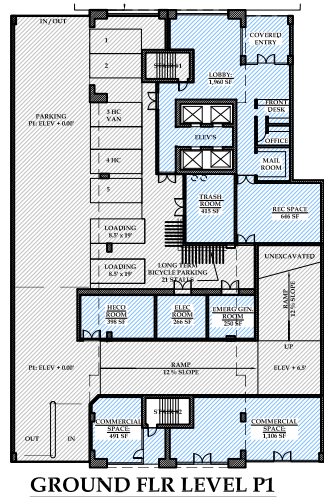
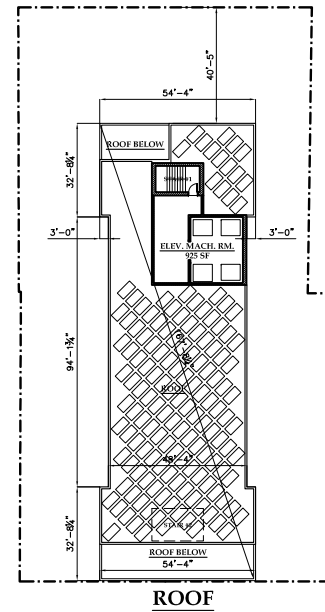
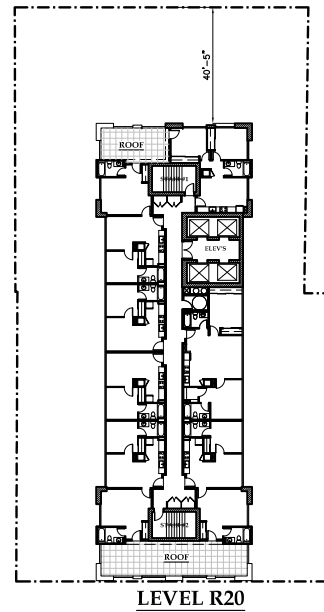
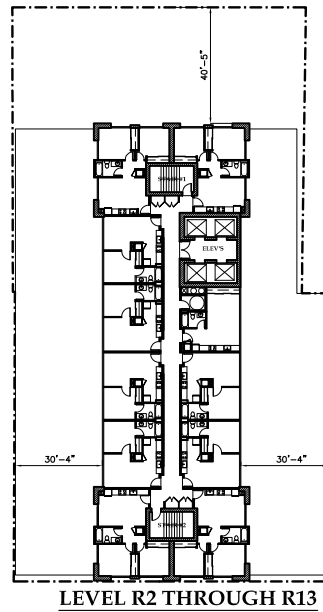
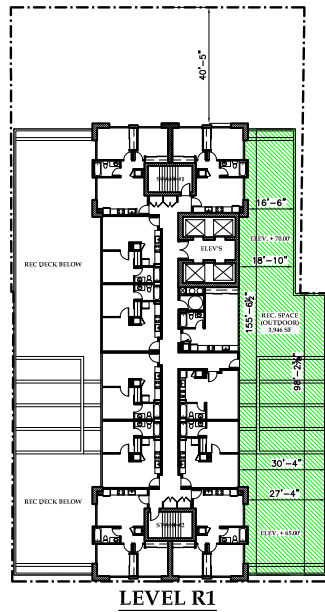
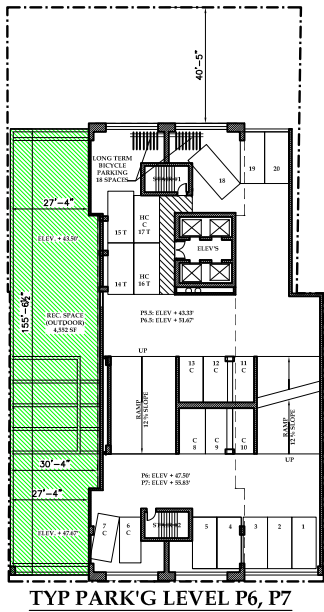
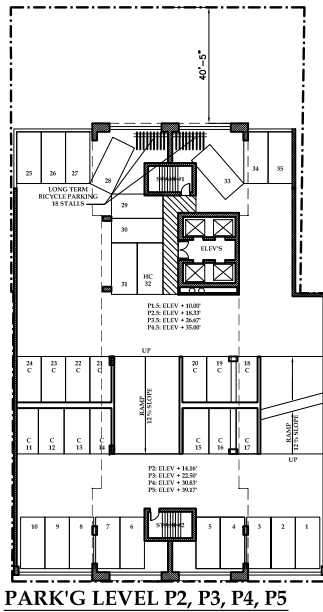
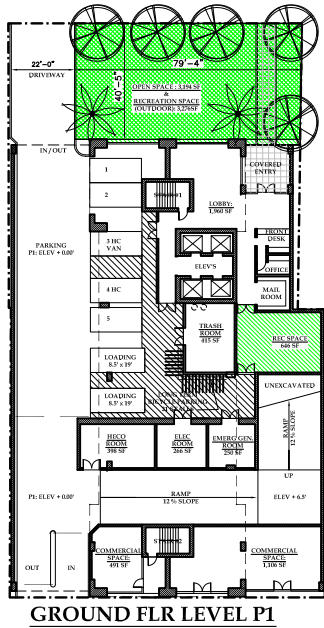
SHEET NUMBER:

A-2.1

OF

DATE:

March 7, 2013
REVISED: April 25, 2013



PV PANELS

FLOOR AREA DIAGRAMS

Written dimensions on these drawings shall have precedence over scale dimensions—Contractor shall verify and be responsible for all dimensions and conditions on the job—Omissions or errors on the drawings shall be immediately reported in writing to the architect, and affected work shall not proceed until certified by the architect—Shop details must be submitted to this office for approval before proceeding with fabrication.

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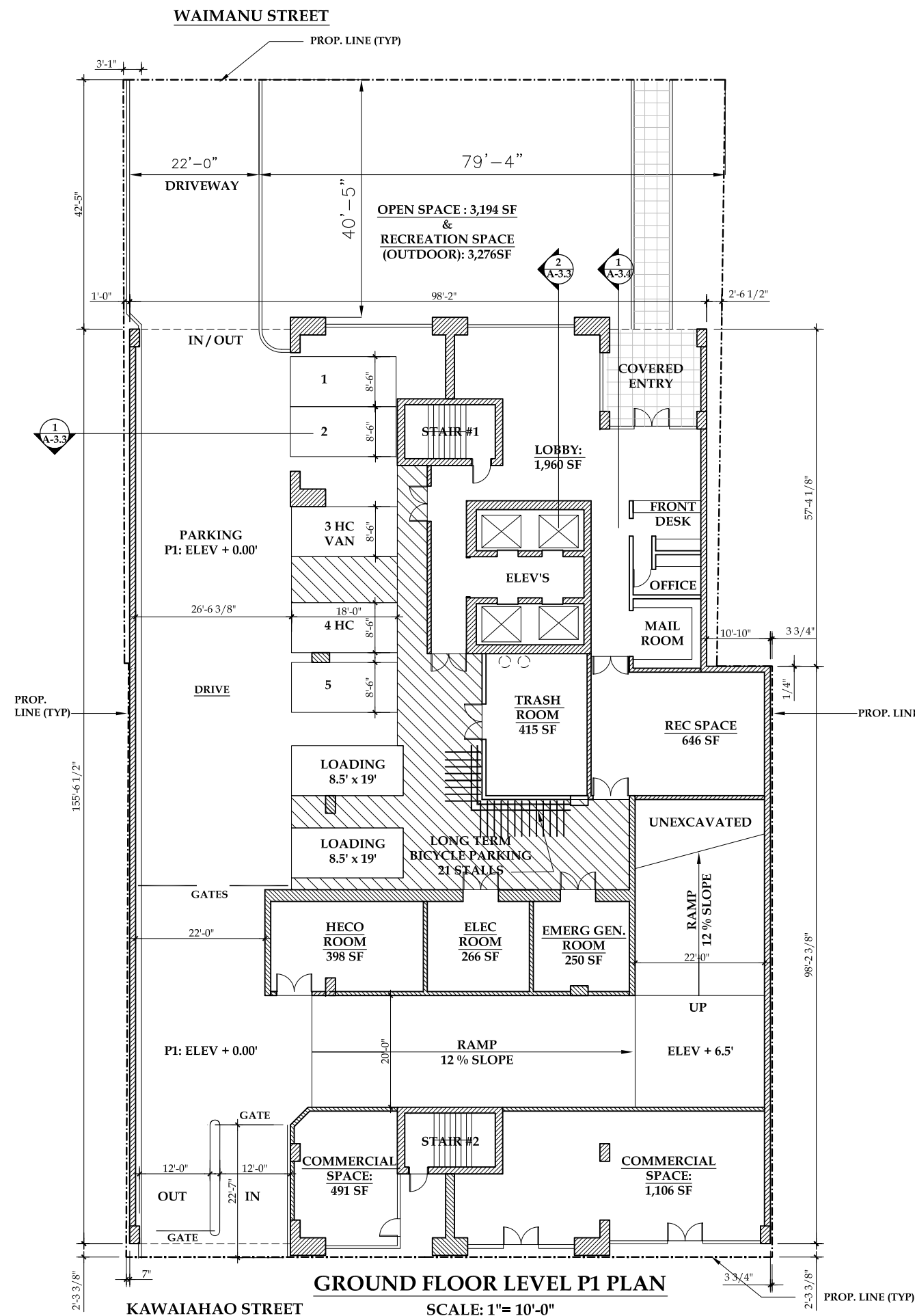
PARKING FLOOR PLANS & CALCULATIONS

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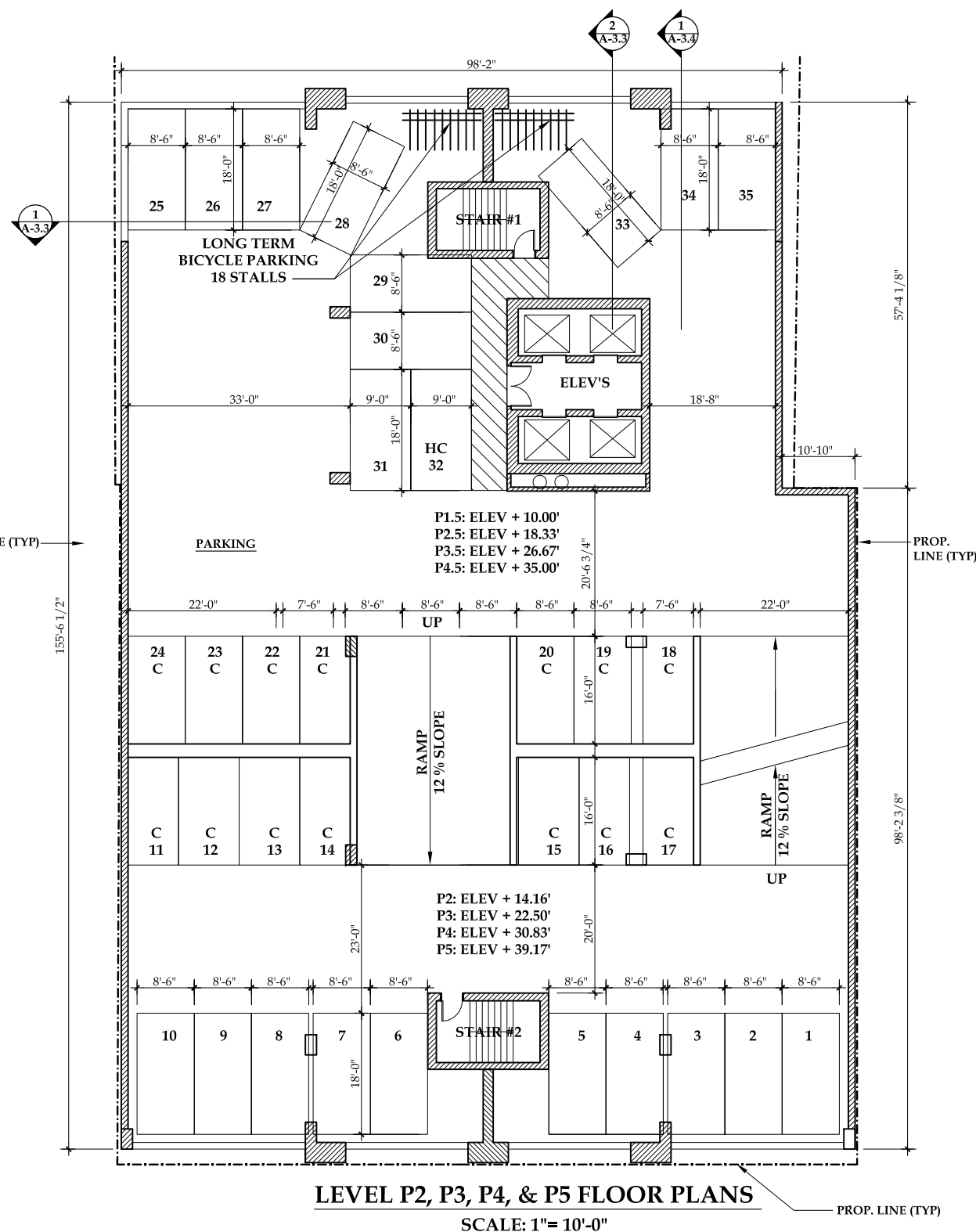
A-2.2

OF

DATE:
March 7, 2011
REVISED: April 25, 2013

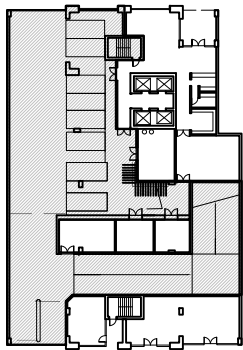


NOTES :
1) FOR BALANCE OF PARKING PLANS REFER TO DWG A-2.3
2) FOR PARKING CALCULATIONS REFER TO TABLE ON DWG A-2.4



NOTES :
1) FOR BALANCE OF PARKING PLANS REFER TO DWG A-2.2
2) FOR PARKING CALCULATIONS REFER TO TABLE ON DWG A-2.4

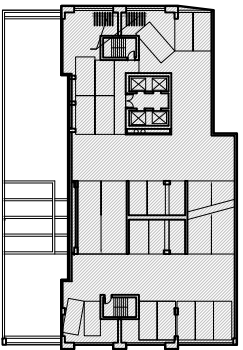
PARKING AREA
DIAGRAMS



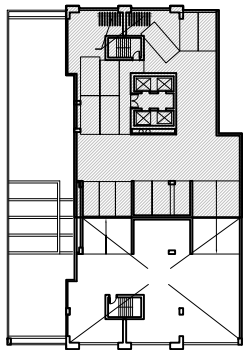
LEVEL P1
5 PARKING STALLS (5 S)
AREA = 9,948 SF



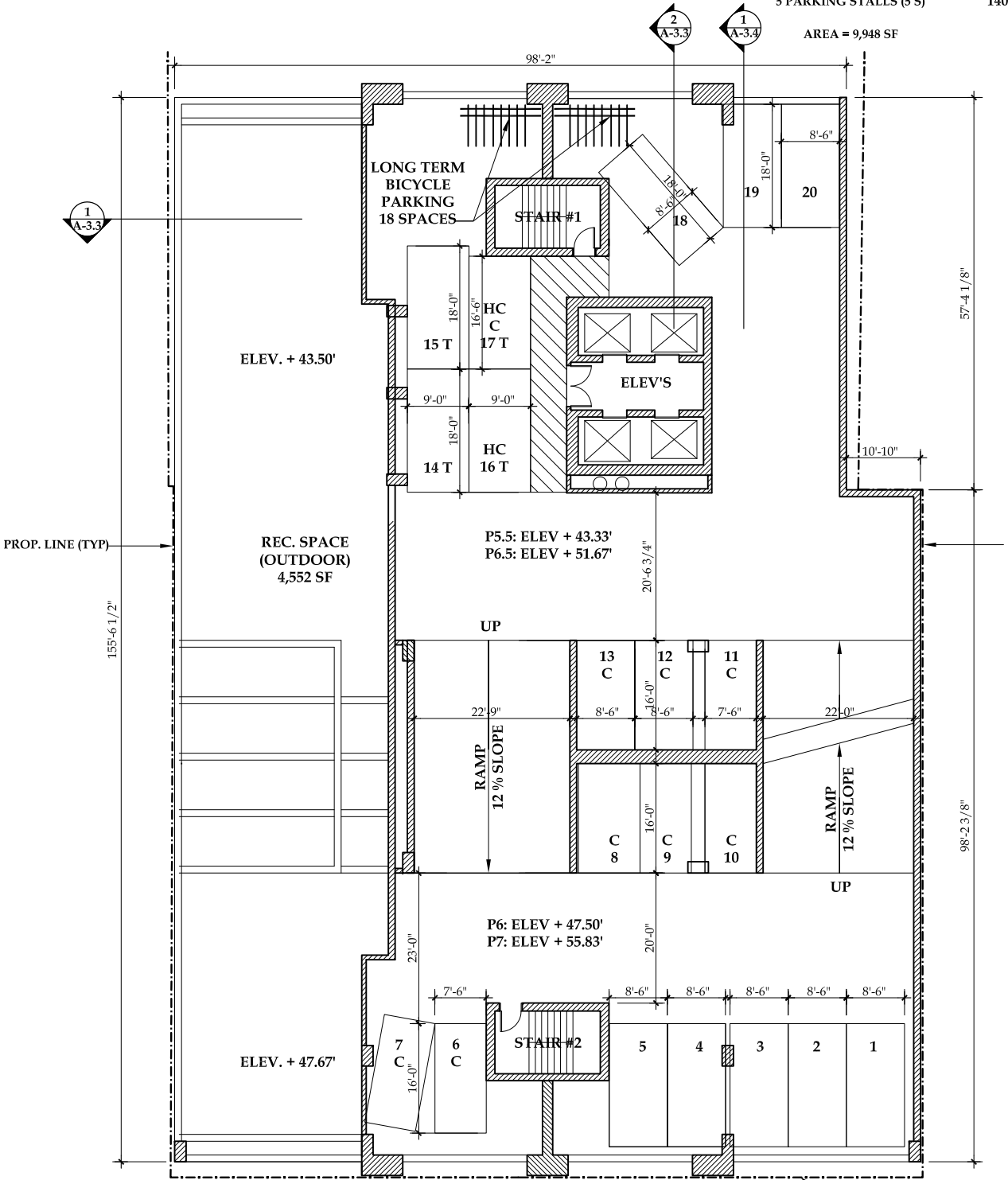
LEVEL P2, P3, P4, P5
140 (35 x 4 STALLS @ 21 S + 14 C)
AREA = 65,740 SF (16,435 x 4)



LEVEL P6, P7
40 STALLS (20 x 2 @ 11 S + 9 C)
8 TANDEM (4 x 3)
AREA = 22,280 SF (11,140 x 2)

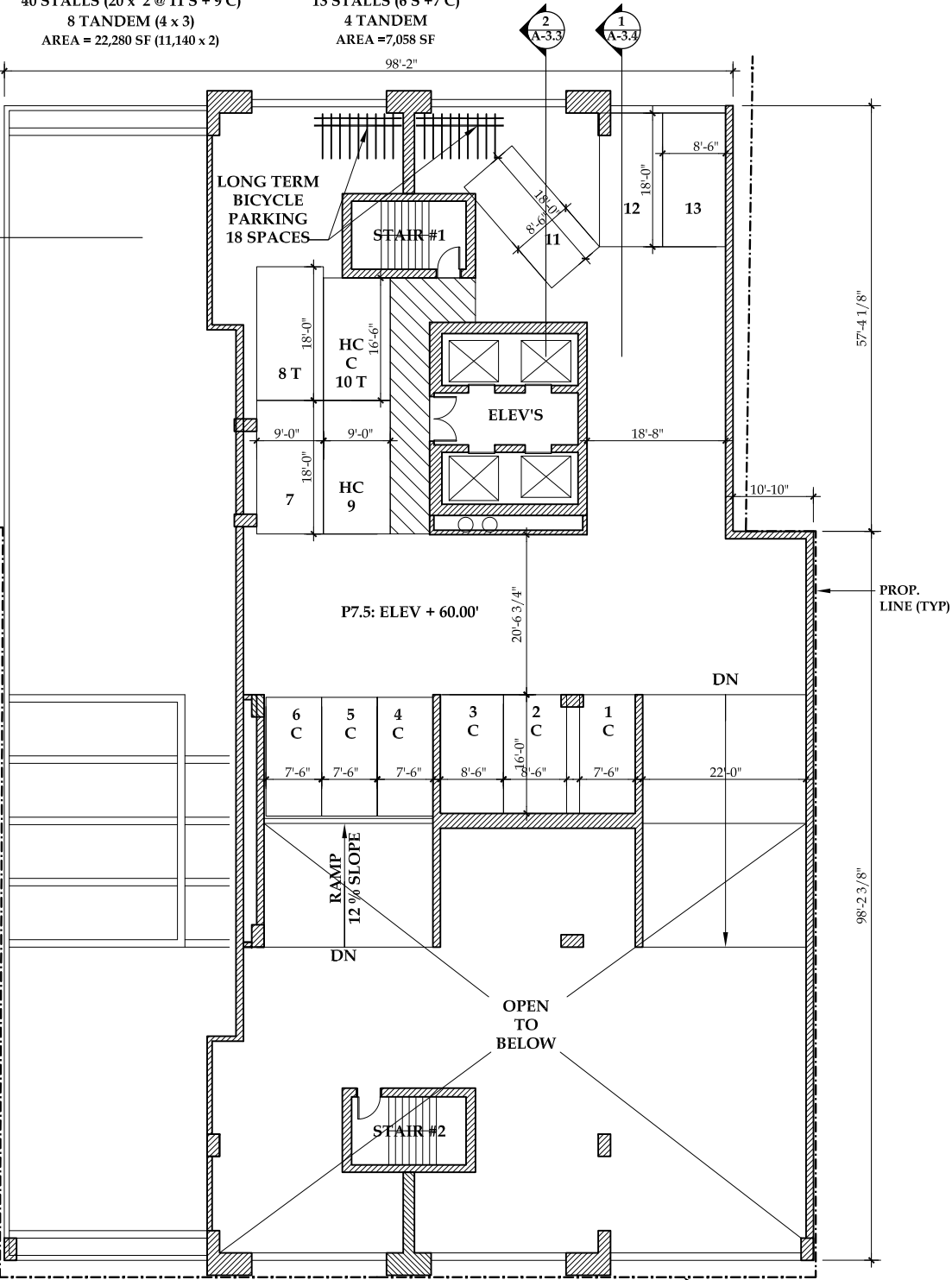


LEVEL P7.5
13 STALLS (6 S + 7 C)
4 TANDEM
AREA = 7,058 SF



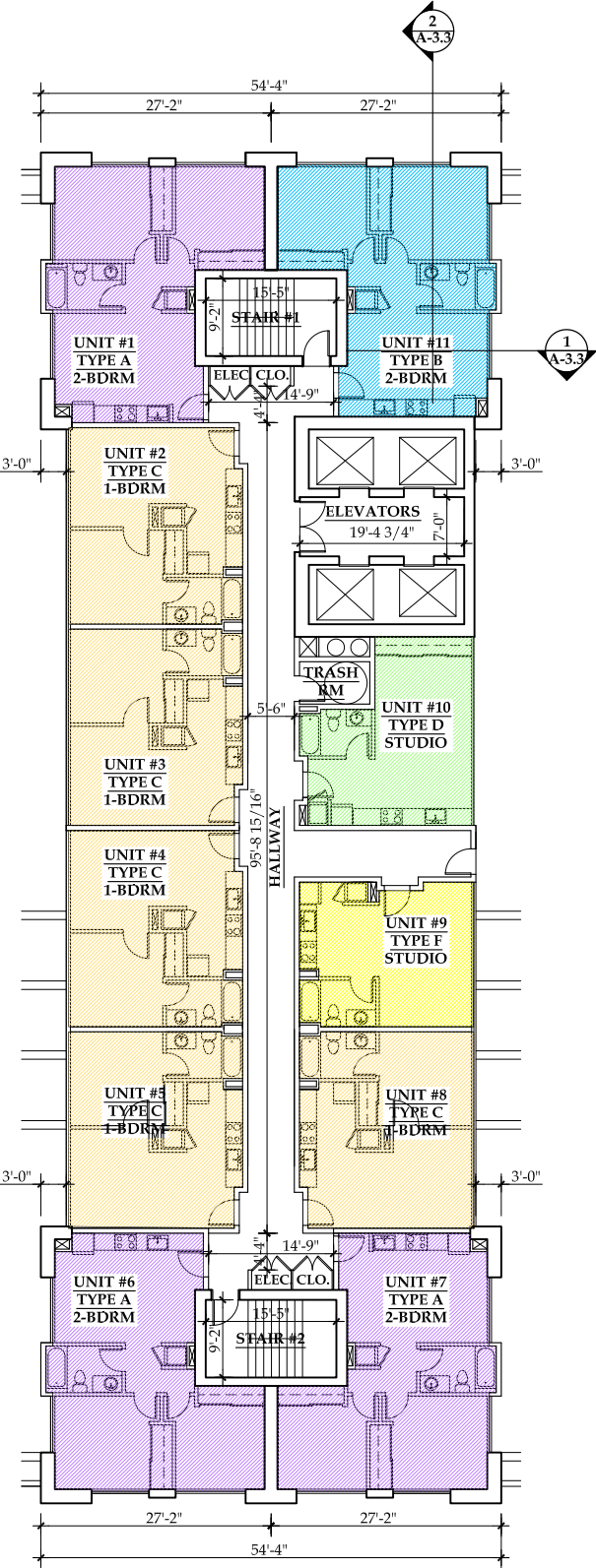
LEVEL P6 & P7 FLOOR PLAN
SCALE: 1"= 10'-0"

PROP. LINE (TYP)



LEVEL P7.5 FLOOR PLAN
SCALE: 1"= 10'-0"

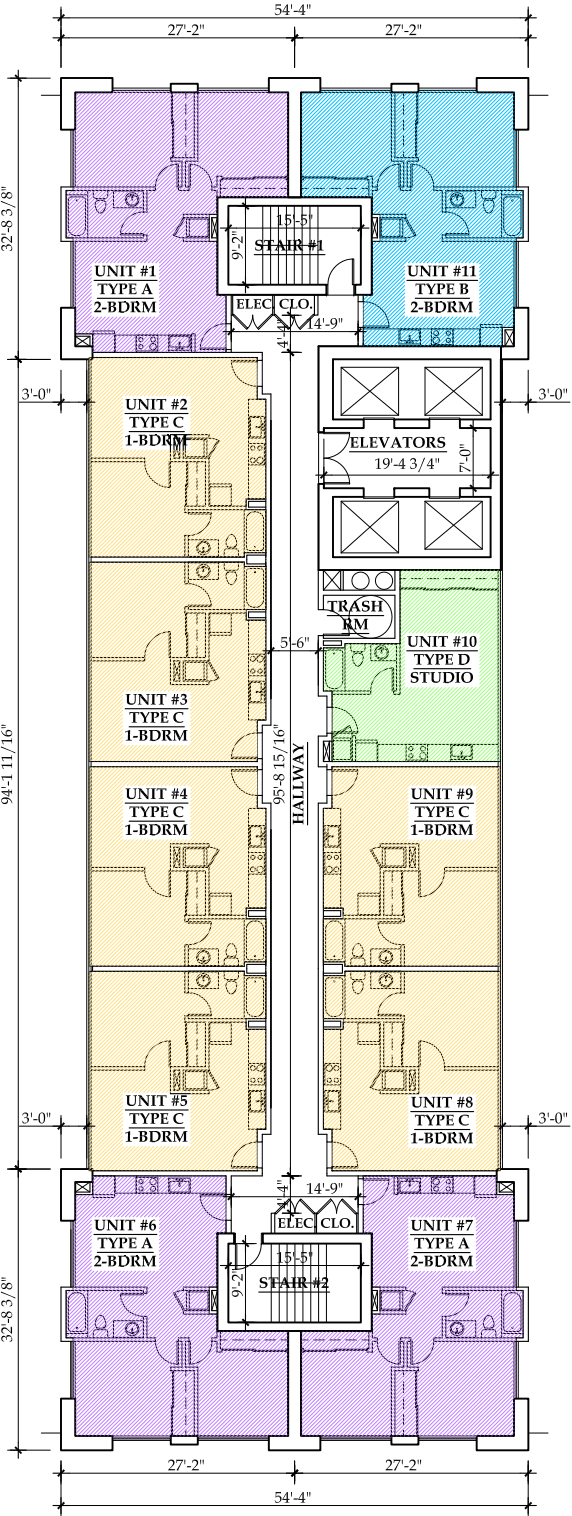
PROP. LINE (TYP)



FLOOR AREA : 7,131 SF
RENTABLE AREA: 5,356 SF
EFFICIENCY: 75%

**LEVEL R1
FLOOR PLAN**

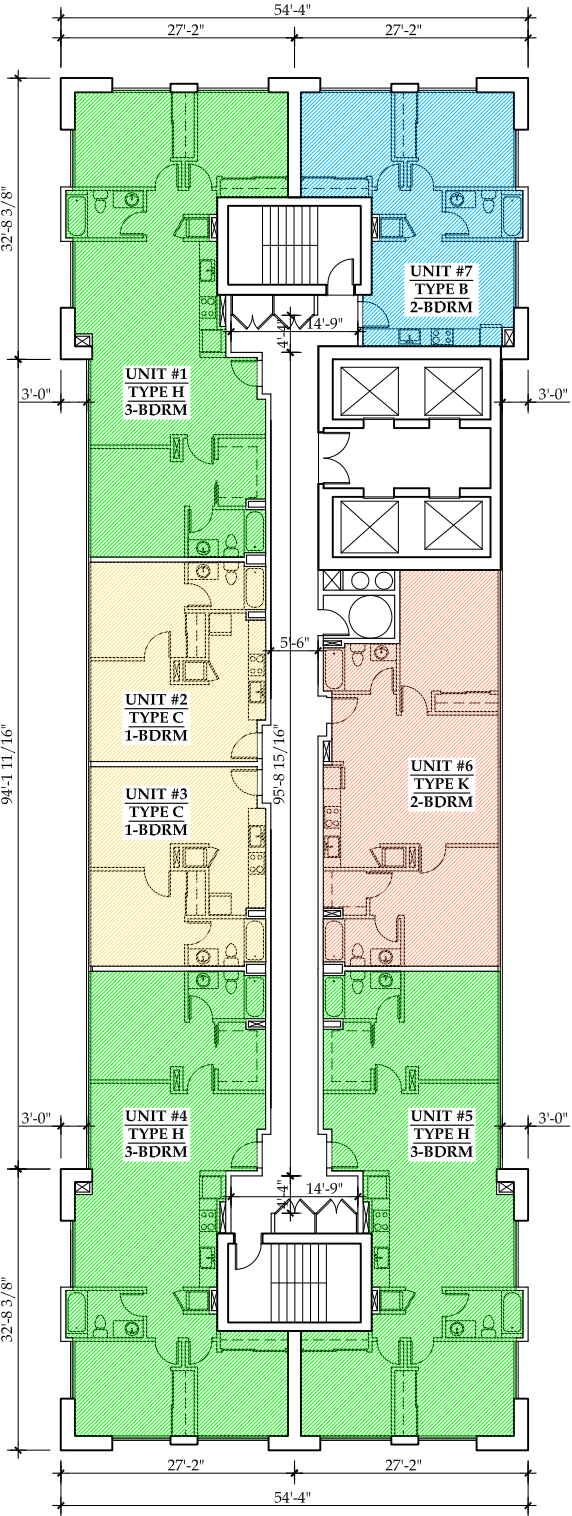
SCALE: 1" = 10'-0"



FLOOR AREA : 7,131 SF x 12 FLOORS = 85,572 SF
RENTABLE AREA: 5,616 SF x 12 FLOORS = 67,392 SF
EFFICIENCY: 79%

**LEVEL R2 THROUGH R13
TYPICAL FLOOR PLANS**

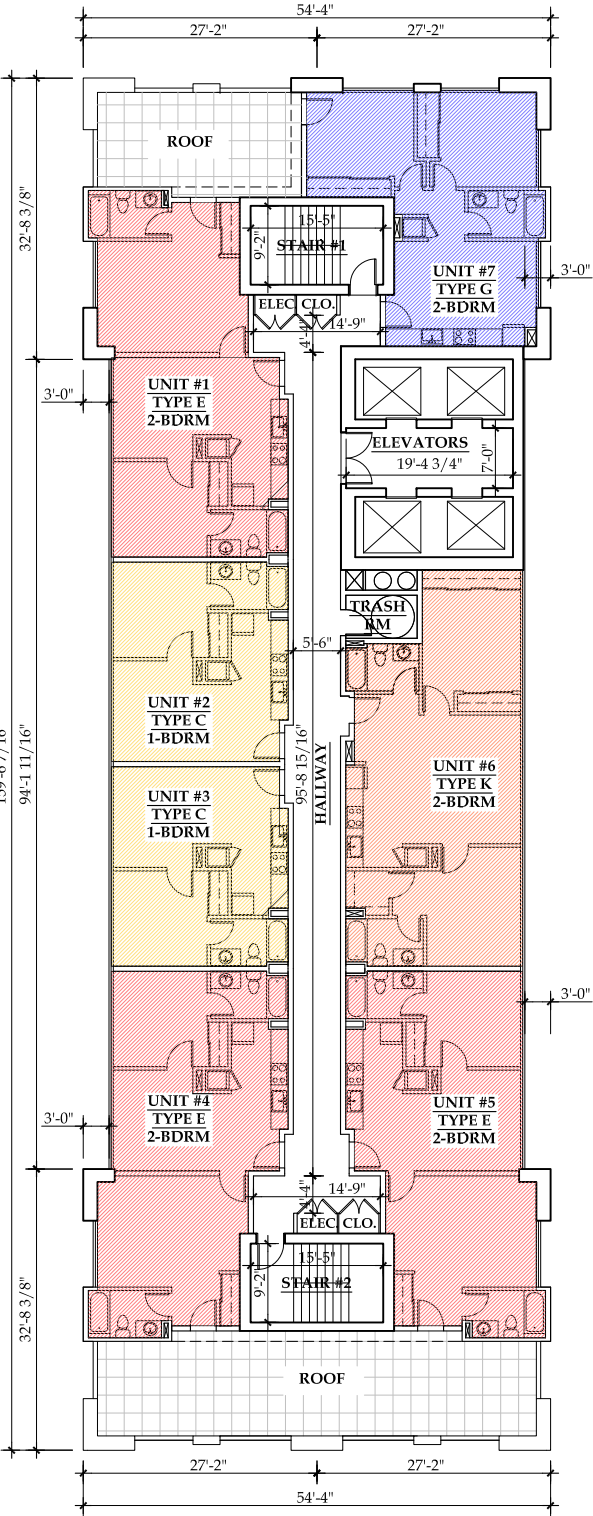
SCALE: 1" = 10'-0"



FLOOR AREA : 7,131 SF x 6 FLOORS = 42,786 SF
RENTABLE AREA: 5,616 SF x 6 FLOORS = 67,392 SF
EFFICIENCY: 79%

**LEVEL R14 THROUGH R19
TYPICAL FLOOR PLANS**

SCALE: 1" = 10'-0"



FLOOR AREA : 6,223 SF
RENTABLE AREA: 4,774 SF
EFFICIENCY: 78%

**LEVEL R20
FLR PLAN**

SCALE: 1" = 10'-0"

**PROJECT:
WAIMANU
DEVELOPMENT**

OWNER:

**PACIFIC ATELIER
INTERNATIONAL, LLC**

**ARCHITECTURE
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SHEET TITLE:

**RESIDENTIAL
FLOOR PLANS
&
CALCULATIONS**

SHEET NUMBER:

A-2.4.1

OF

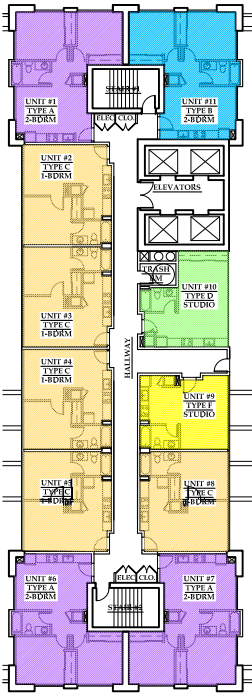
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March 7, 20113
REVISED: April 25, 2013

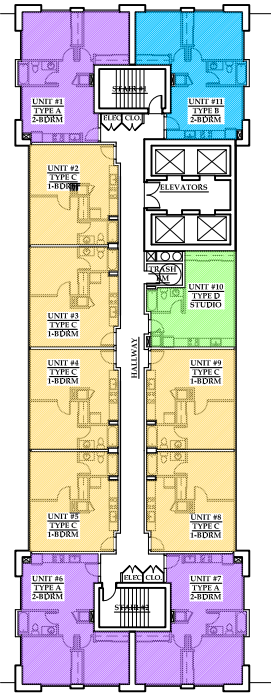
RESIDENTIAL FLOOR PLANS

SCALE: 1"= 10'-0"

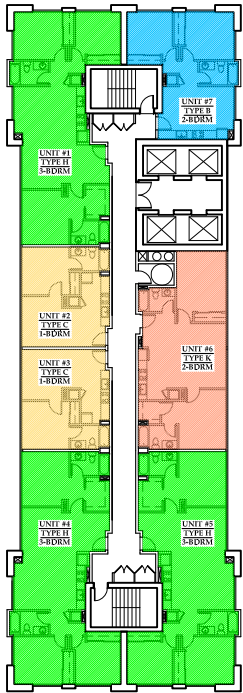
		RESIDENTIAL SELLABLE AREA, GROSS AREA UNITS TABULATION FLOOR AREA & PARKING CALCULATIONS (FOR UNIT PLANS SEE DWG A-2.4)															
	Unit Type	A 2-Bdrm	B 2-Bdrm	C 1-Bdrm	D Studio	E 2-Bdrm	F Studio	G 2-Bdrm	H 3-Bdrm	K 2-Bdrm	TOTAL SELLABLE AREA (SF)	FLOOR AREA (SF)					
	Sellable Area (SF)	612	600	468	372	778	338	624	1,086	856							
	Parking stalls per Unit (u.o.n.)	1	1	1	1	1	1	1	1	1							
	ROOF										0 0	925					
25% Market Units 48 Parking provided	R20	0 0 0	0 0 0	2 936 2	0 0 0	3 2,334 3	0 0 0	1 624 1	0 0 0	1 856 1	4,750 7	6,223					
		0 0 0	1 600 1	2 936 2	0 0 0	0 0 0	0 0 0	0 3,258 6	3 856 1	1 5,650 10	7,131						
		0 0 0	1 600 1	2 936 2	0 0 0	0 0 0	0 624 1	3 3,258 6	0 0 0	7 5,418 10			7,131				
		0 0 0	1 600 1	2 936 2	0 0 0	0 0 0	0 624 1	3 3,258 6	0 0 0	7 5,418 10				7,131			
		0 0 0	1 600 1	2 936 2	0 0 0	0 0 0	0 624 1	3 3,258 6	0 0 0	7 5,418 10					7,131		
		0 0 0	1 600 1	2 936 2	0 0 0	0 0 0	0 624 1	3 3,258 6	0 0 0	7 5,418 10						7,131	
		0 0 0	1 600 1	2 936 2	0 0 0	0 0 0	0 624 1	3 3,258 6	0 0 0	7 5,418 10							7,131
		0 0 0	1 600 1	2 936 2	0 0 0	0 0 0	0 624 1	3 3,258 6	0 0 0	7 5,418 10							
	0 0 0	1 600 1	2 936 2	0 0 0	0 0 0	0 624 1	3 3,258 6	0 0 0	7 5,418 10	7,131							
	0 0 0	1 600 1	2 936 2	0 0 0	0 0 0	0 624 1	3 3,258 6	0 0 0	7 5,418 10		7,131						
0 0 0	1 600 1	2 936 2	0 0 0	0 0 0	0 624 1	3 3,258 6	0 0 0	7 5,418 10	7,131								
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0 0 0	1 600 1	2 936 2	0 0 0	0 0 0	0 624 1	3 3,258 6	0 0 0	7 5,418 10			7,131						
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0 0 0	1 600 1	2 936 2	0 0 0	0 0 0	0 624 1	3 3,258 6	0 0 0	7 5,418 10				7,131					
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0 0 0	1 600 1	2 936 2	0 0 0	0 0 0	0 624 1	3 3,258 6	0 0 0	7 5,418 10						7,131			
0 0 0	1 600 1	2 936 2	0 0 0	0 0 0	0 624 1	3 3,258 6	0 0 0	7 5,418 10							7,131		
0 0 0	1 600 1	2 936 2	0 0 0	0 0 0	0 624 1	3 3,258 6	0 0 0	7 5,418 10								7,131	
0 0 0	1 600 1	2 936 2	0 0 0	0 0 0	0 624 1	3 3,258 6	0 0 0	7 5,418 10		7,131							
0 0 0	1 600 1	2 936 2	0 0 0	0 0 0	0 624 1	3 3,258 6	0 0 0	7 5,418 10			7,131						
0 0 0	1 600 1	2 936 2	0 0 0	0 0 0	0 624 1	3 3,258 6	0 0 0	7 5,418 10	7,131								
0 0 0	1 600 1	2 936 2	0 0 0	0 0 0	0 624 1	3 3,258 6	0 0 0	7 5,418 10				7,131					
0 																	



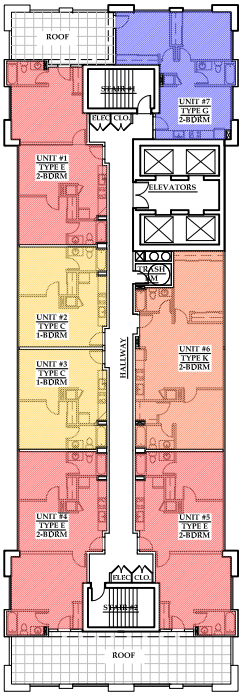
LEVEL R1
FLOOR PLAN



LEVEL R2 THROUGH R13
TYPICAL FLOOR PLANS



LEVEL R14 THROUGH R19
TYPICAL FLOOR PLANS



LEVEL R20
FLR PLAN

RESIDENTIAL FLOOR PLANS

SCALE: 1"= 20'-0"

REVISION
ISSUE: DATE:

PROJECT:
WAIMANU
DEVELOPMENT

OWNER:

PACIFIC ATELIER
INTERNATIONAL, LLC

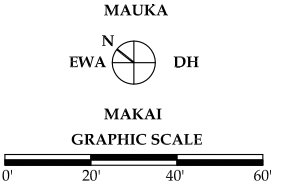
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SHEET TITLE:

RESIDENTIAL
FLOOR PLANS
&
CALCULATIONS

SHEET NUMBER:

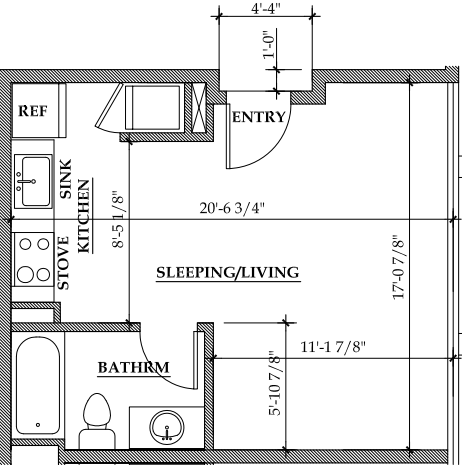
A-2.4.2

OF

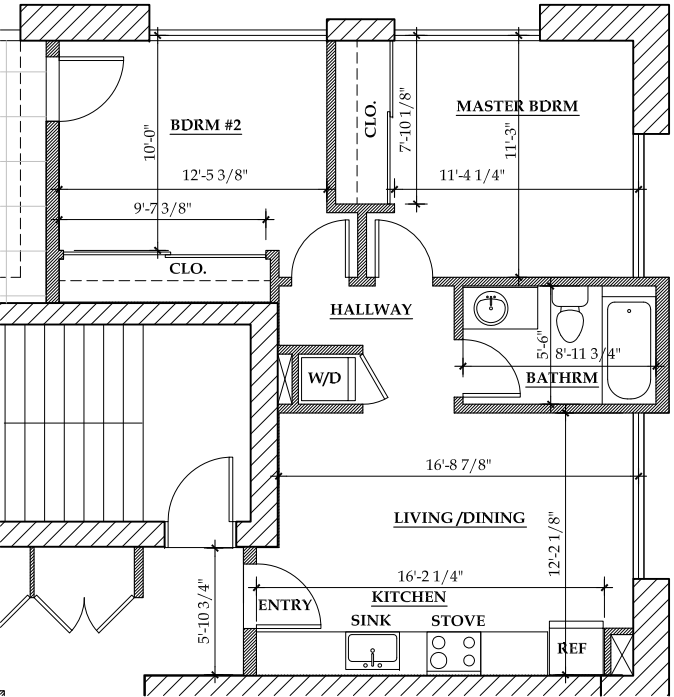
DATE:

March 7, 20113
REVISED: April 25, 2013

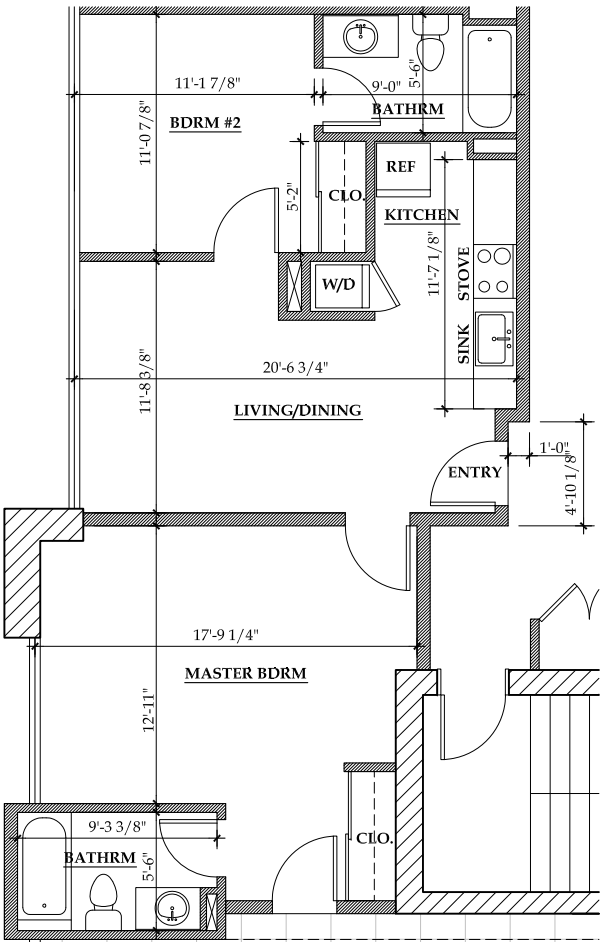
TYPICAL NOTE: ALL WINDOWS AT LIVING/DINING RMS AND BEDROOMS TO BE OPENABLE PER HONOLULU HOUSING CODE SEC. 27-4.4



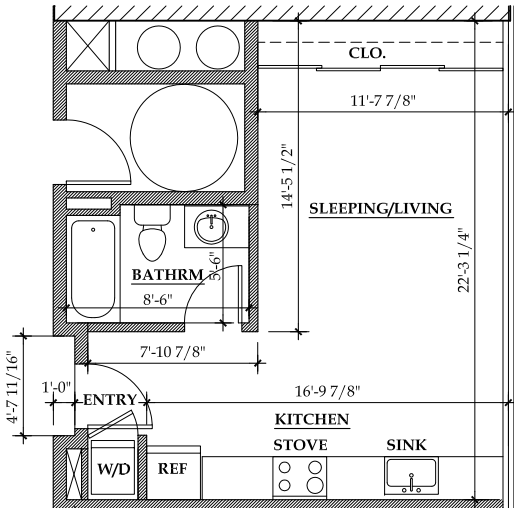
TYPE F STUDIO/AREA: 338 SF



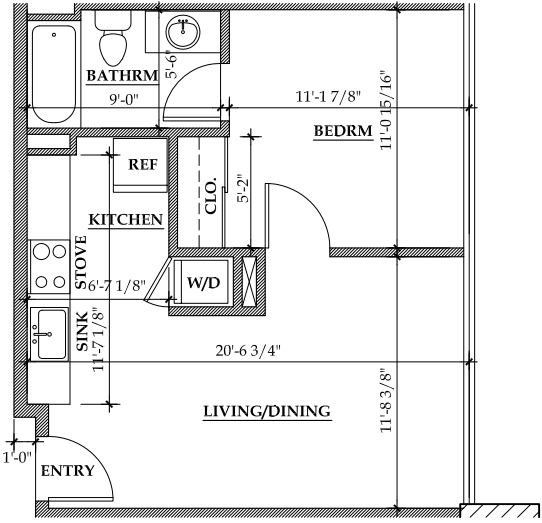
TYPE G 2-BDRM/AREA: 624 SF



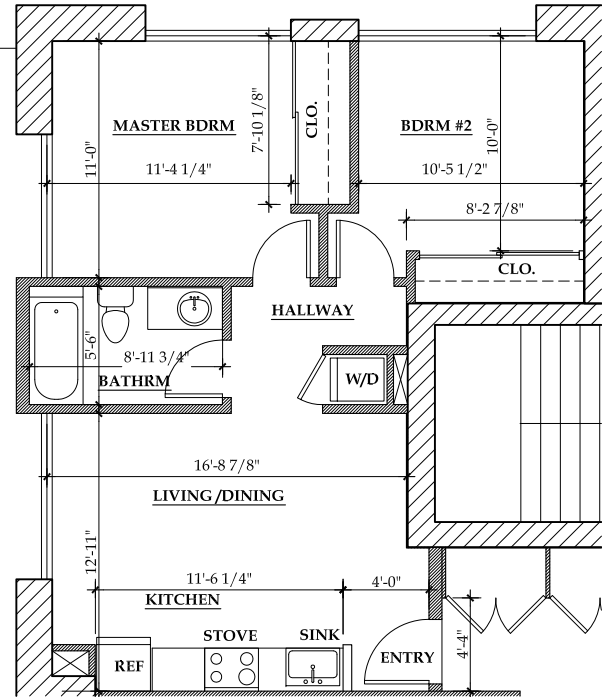
TYPE E 2-BDRM/AREA: 778 SF



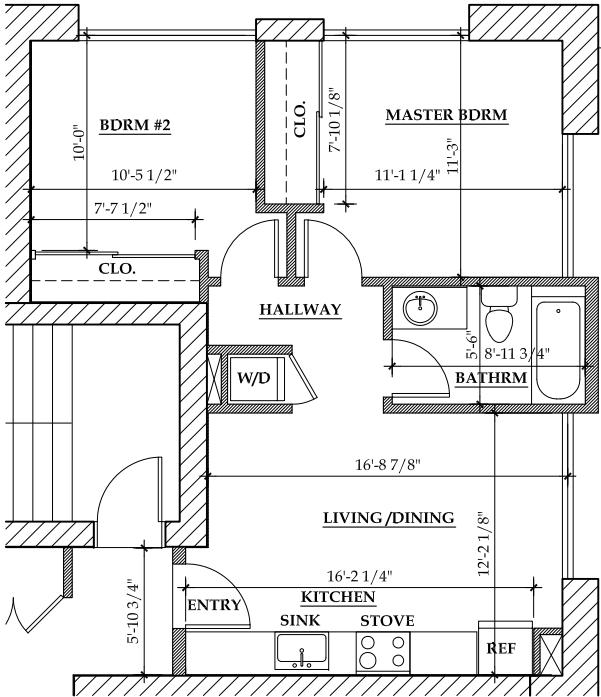
TYPE D STUDIO/AREA: 372 SF



TYPE C 1-BDRM/AREA: 468 SF



TYPE A 2-BDRM/AREA: 612 SF



TYPE B 2-BDRM/AREA: 600 SF

RESIDENTIAL UNIT PLANS
SCALE: 1/4" = 1'-0"

REVISION
ISSUE: DATE:

PROJECT:
WAIMANU
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OWNER:

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MAUKA



MAKAI
GRAPHIC SCALE



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SHEET TITLE:

RESIDENTIAL
UNITS
FLOOR PLAN

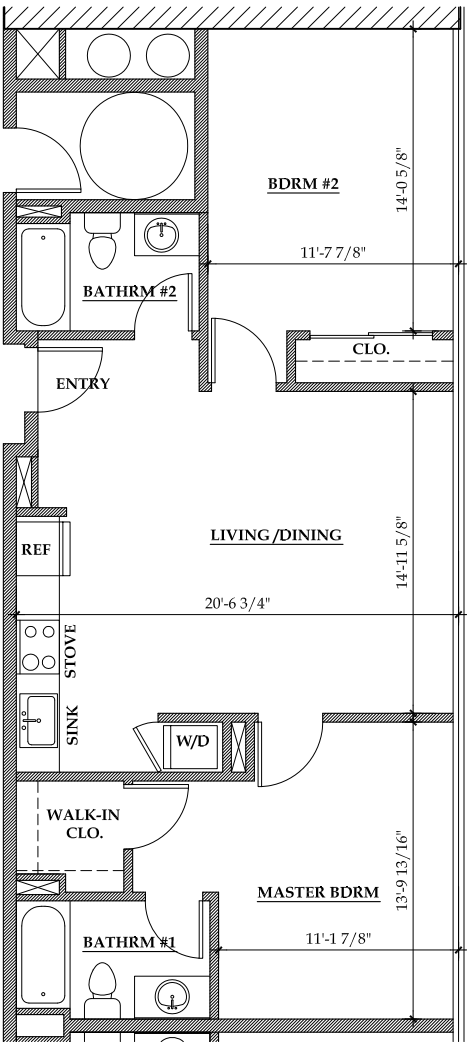
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A-2.5.1

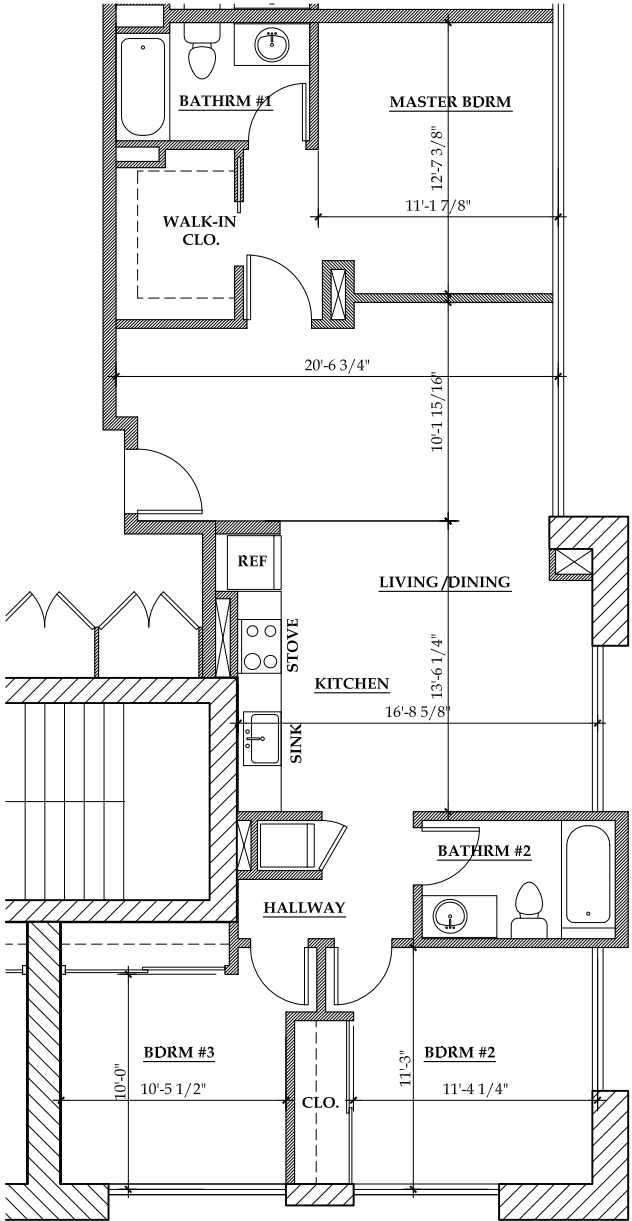
OF

DATE:
March 7, 20113
REVISED: April 25, 2013

TYPICAL NOTE: ALL WINDOWS AT LIVING/DINING RMS AND BEDROOMS TO BE OPENABLE PER HONOLULU HOUSING CODE SEC. 27-4.4



TYPE K 2-BDRM / AREA: 856 SF



TYPE H 3-BDRM / AREA: 1,086 SF

RESIDENTIAL UNIT PLANS
SCALE: 1/4" = 1'-0"

REVISION
ISSUE: DATE:

PROJECT:
**WAIMANU
DEVELOPMENT**

OWNER:

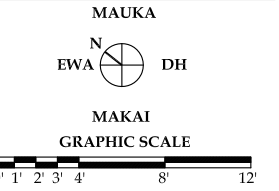
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SHEET TITLE:

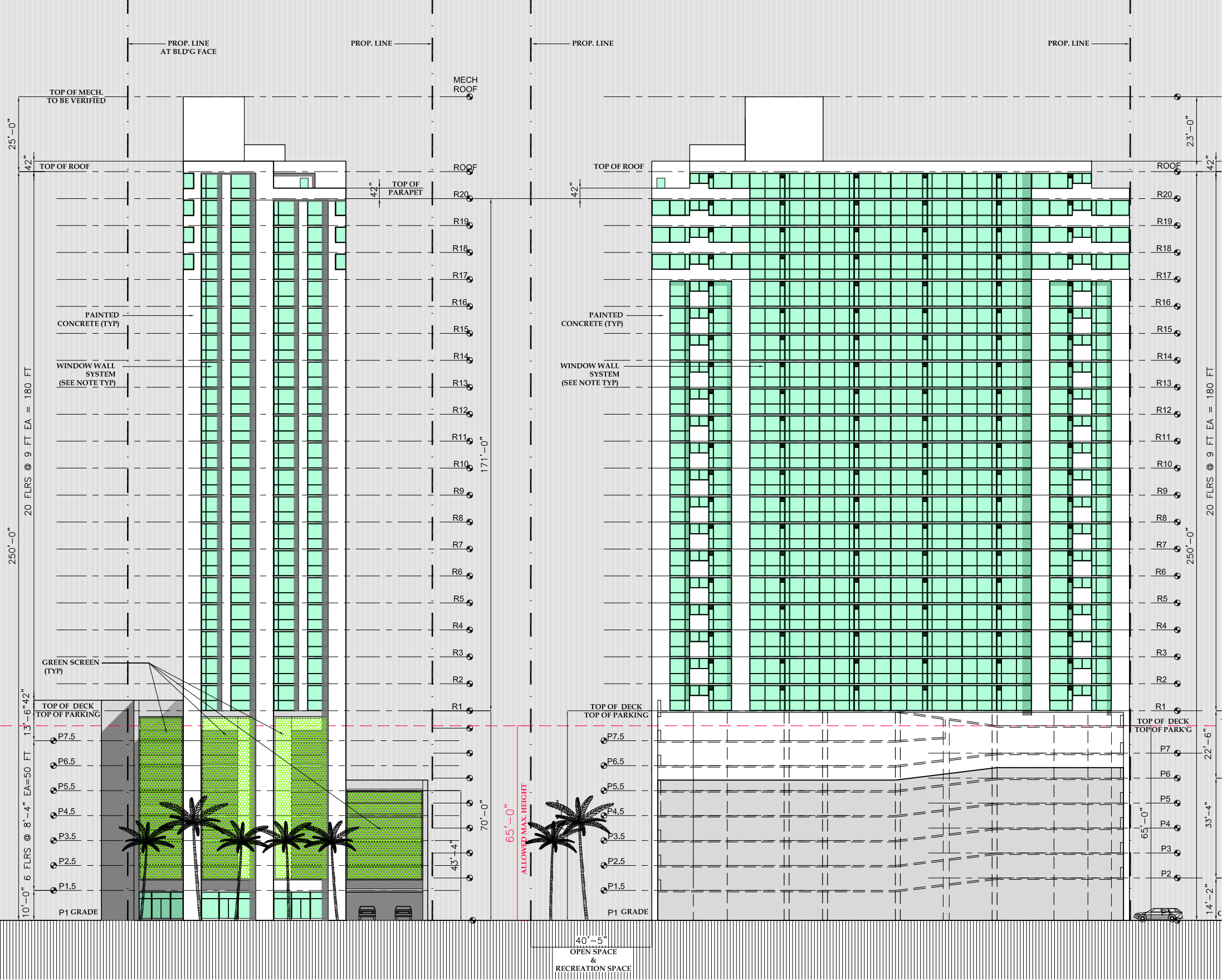
**RESIDENTIAL
UNITS
FLOOR PLAN**

SHEET NUMBER:

A-2.5.2

OF

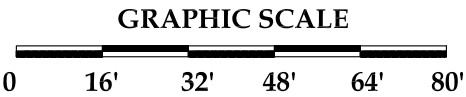
DATE:
March 7, 2013
REVISED: April 25, 2013



MAUKA ELEVATION

EWA ELEVATION

NOTE: ALL GLAZING SHALL BE
TRANSPARENT OR WITH LIMITED
UV TINT



TYPICAL NOTE: ALL WINDOWS AT
LIVING/DINING RMS AND BEDROOMS
TO BE OPENABLE PER HONOLULU
HOUSING CODE SEC. 27-4.4

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SCALE: 1/16" = 1'-0"

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SHEET TITLE:

**EXTERIOR
ELEVATIONS**

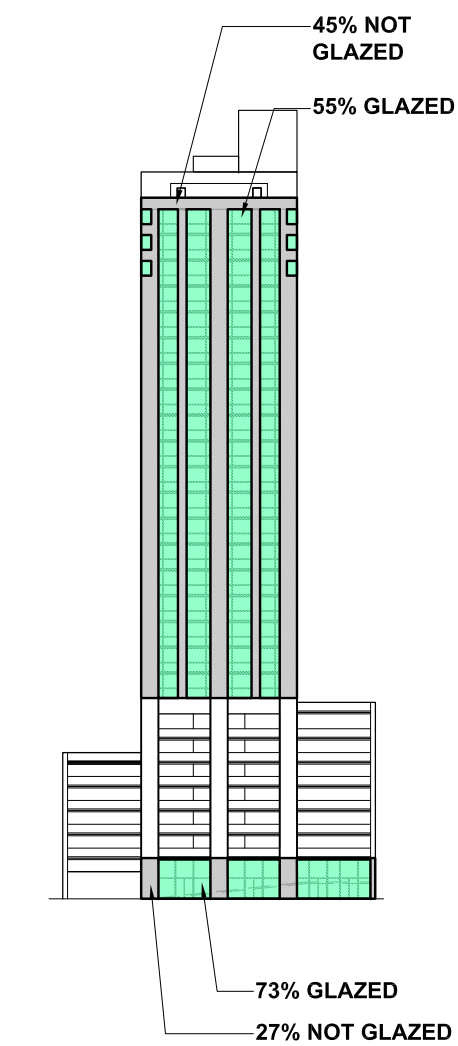
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A-3.1

OF

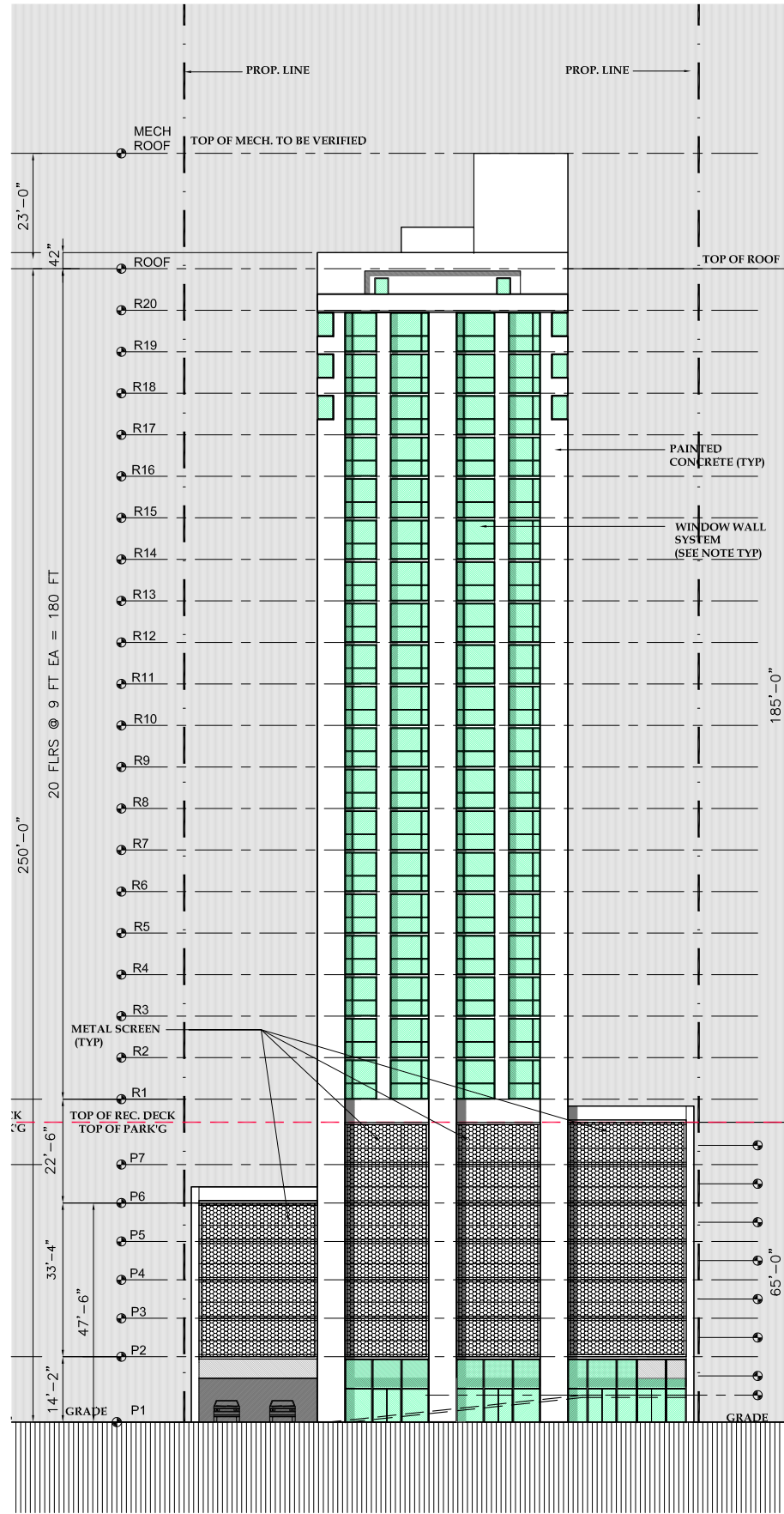
DATE:

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REVISED: April 25, 2013



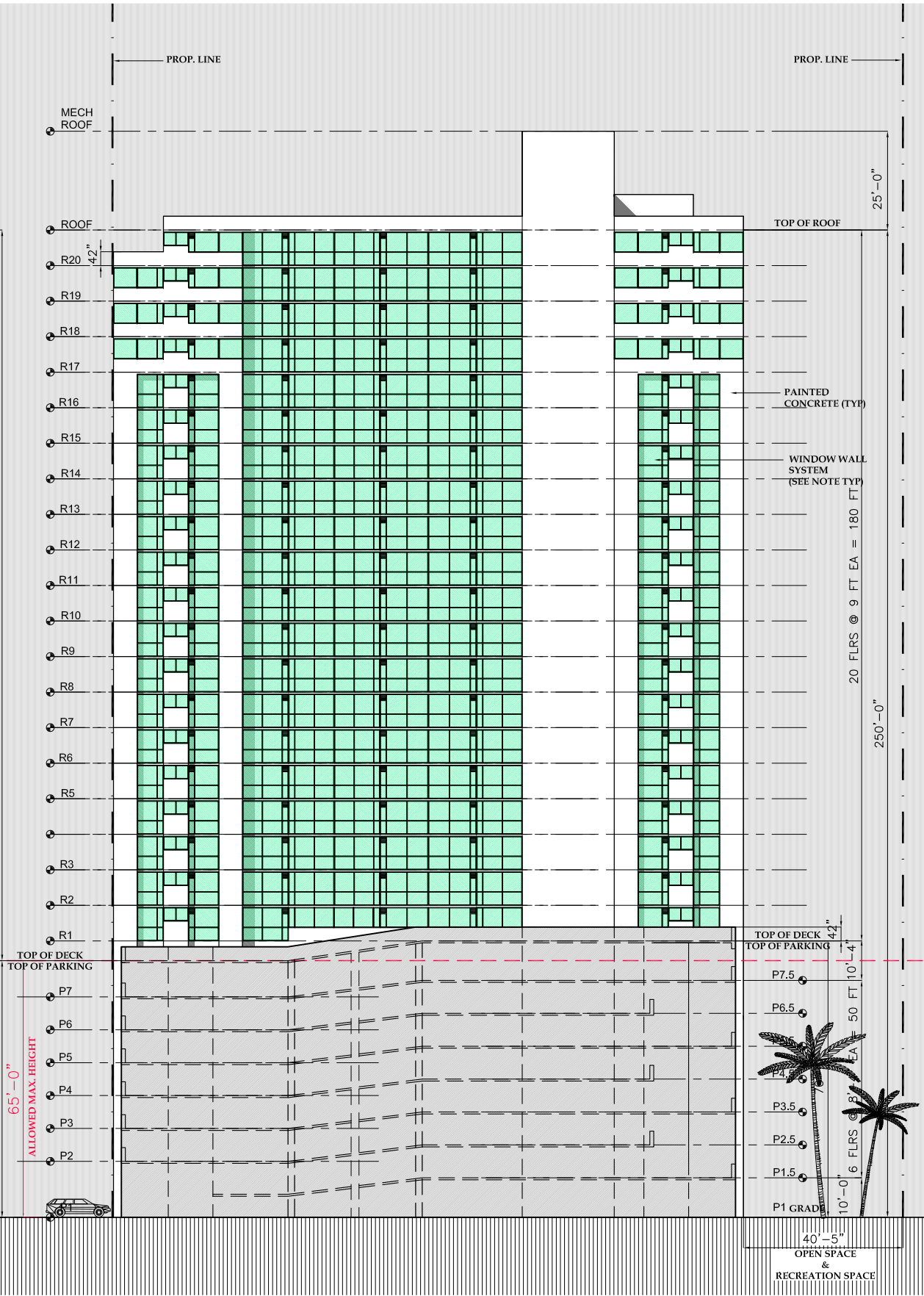
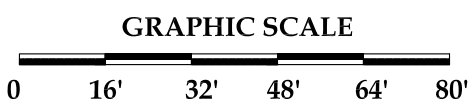
**GLAZING CALCULATIONS
AT FACE OF BUILDING
ALONG KAWAIAHAO ST.**

GLAZING LEGEND



MAKAI ELEVATION

**NOTE: ALL GLAZING SHALL BE
TRANSPARENT OR WITH LIMITED
UV TINT**



DH ELEVATION

**TYPICAL NOTE: ALL WINDOWS AT
LIVING/DINING RMS AND BEDROOMS
TO BE OPENABLE PER HONOLULU
HOUSING CODE SEC. 27-4.4**

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SCALE: 1/16" = 1'-0"

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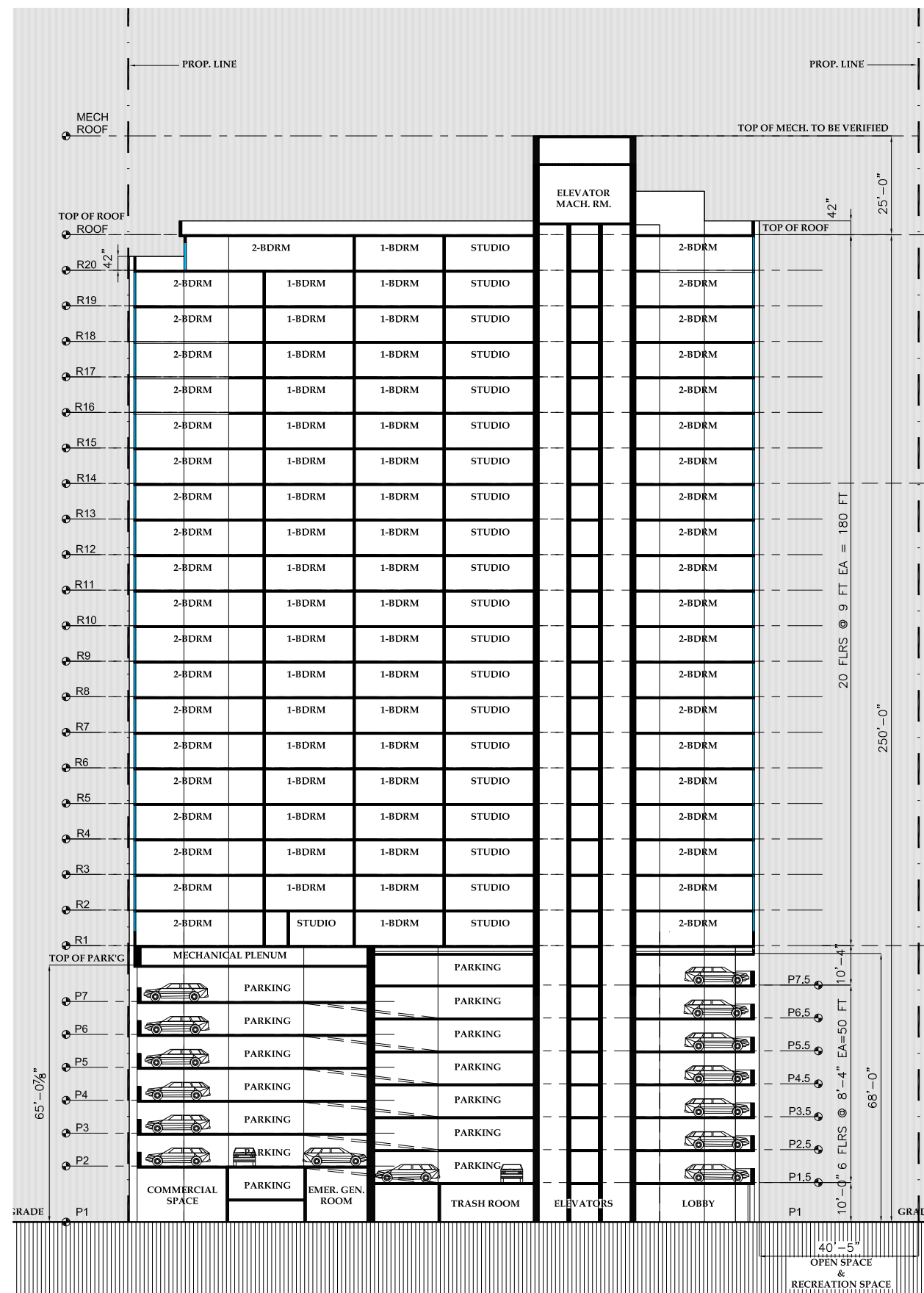
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SHEET TITLE:
**EXTERIOR
ELEVATIONS**

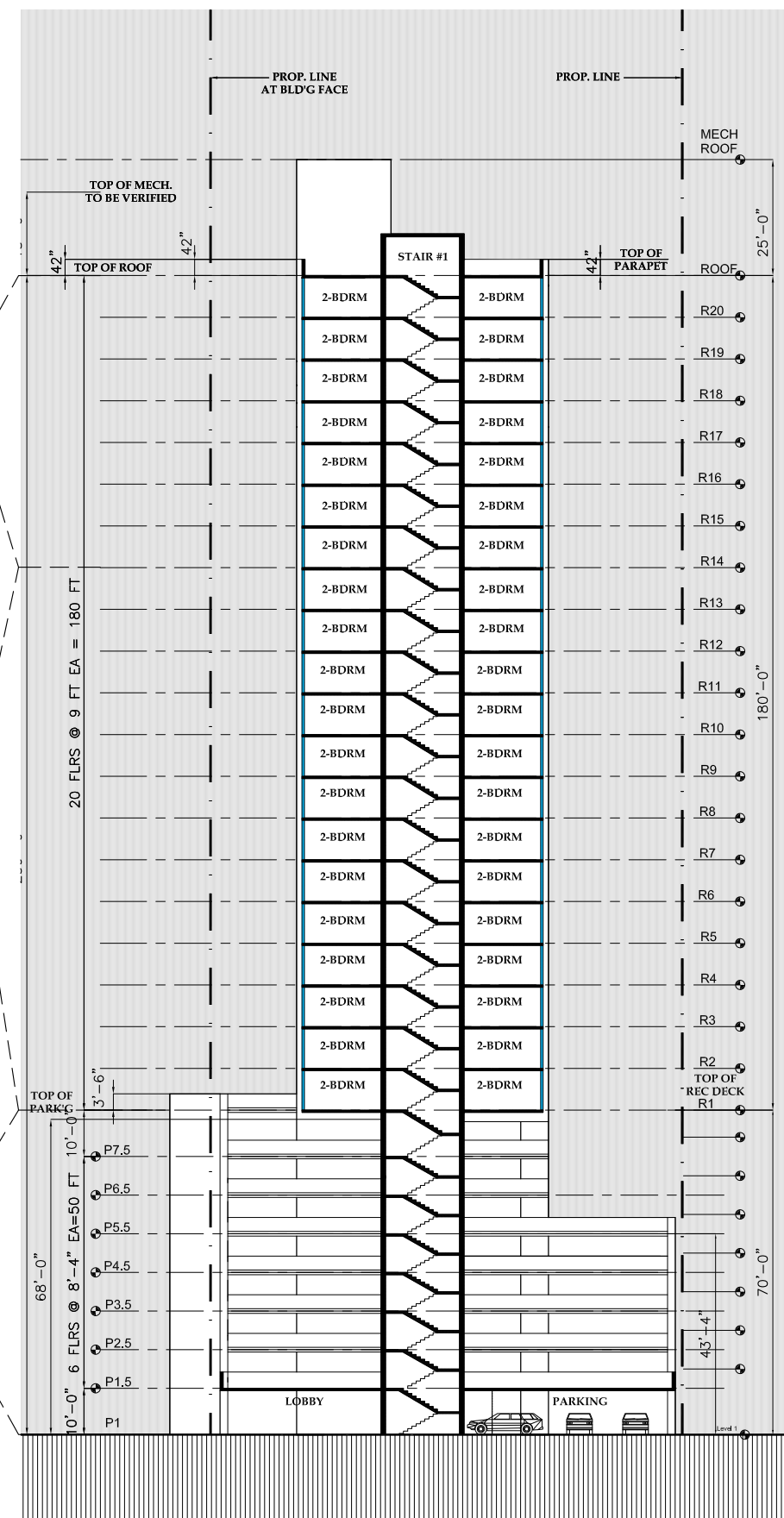
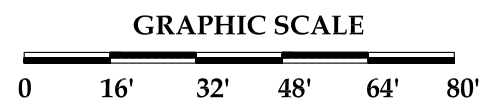
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A-3.2

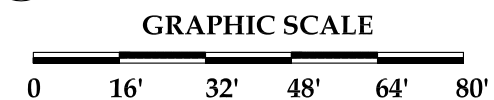
OF
DATE:
March 7, 2013
REVISED: April 25, 2013



2 LONGITUDINAL SECTION



① CROSS SECTION



REVISION

ISSUE: DATE:

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SHEET TITLE:

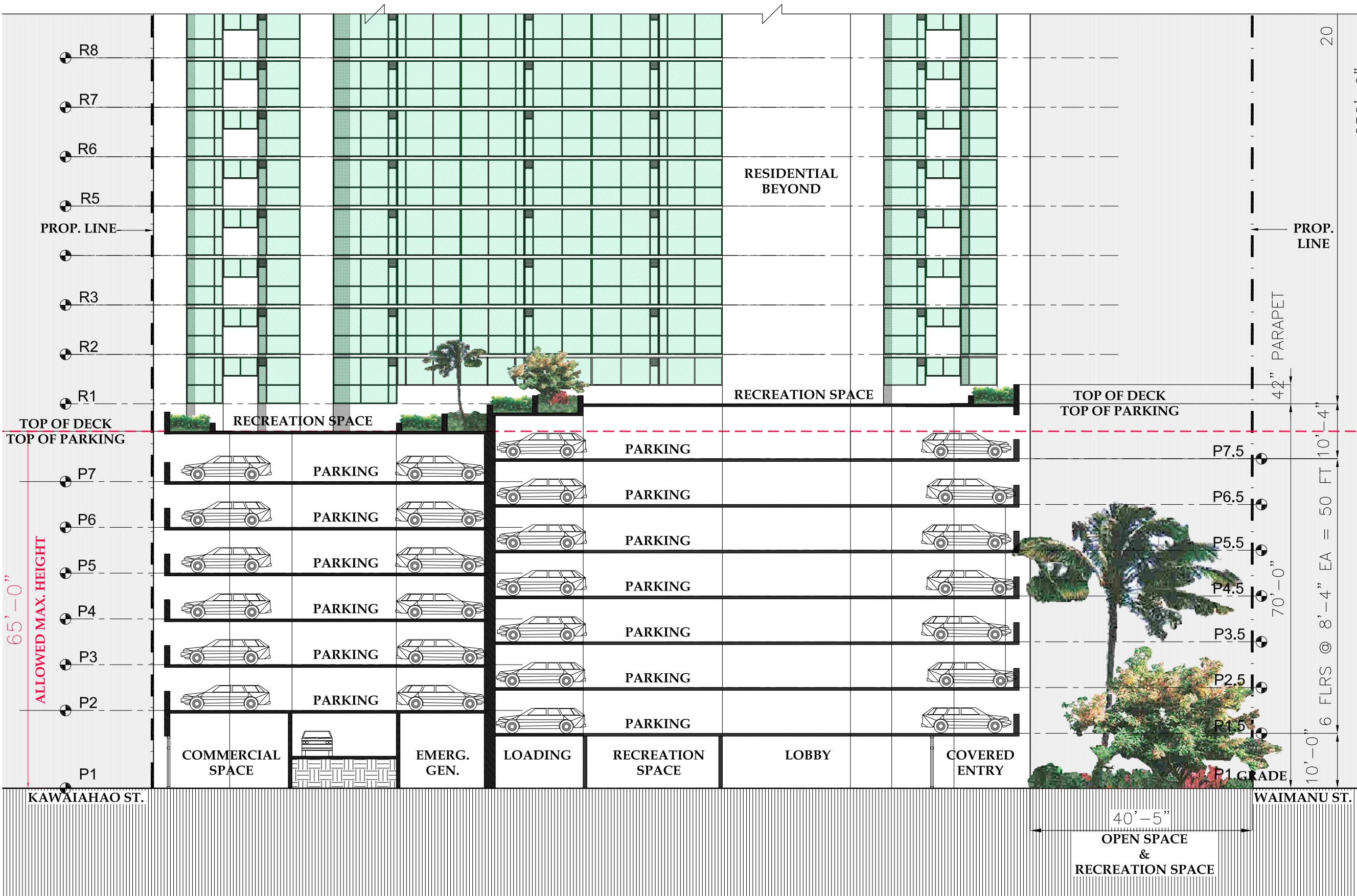
BUILDING SECTIONS

SHEET NUMBER:

A-3.3

OF

DATE:
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REVISED: April 25, 2013



REVISION

ISSUE:

DATE:

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BUILDING SECTIONS

SHEET NUMBER:

A-3.4

1 LONGITUDINAL SECTION AT PARKING & RECREATION SPACE

