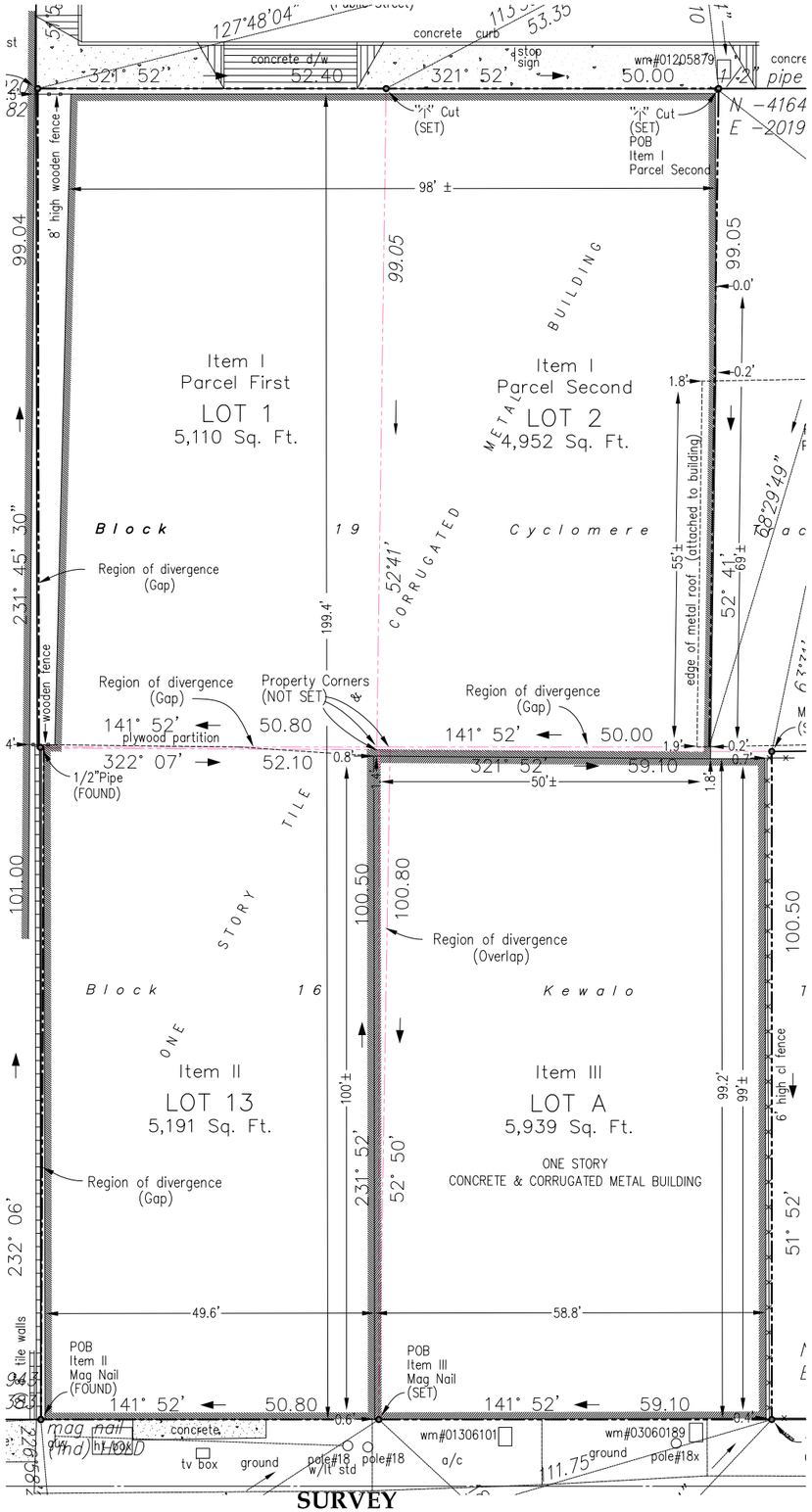
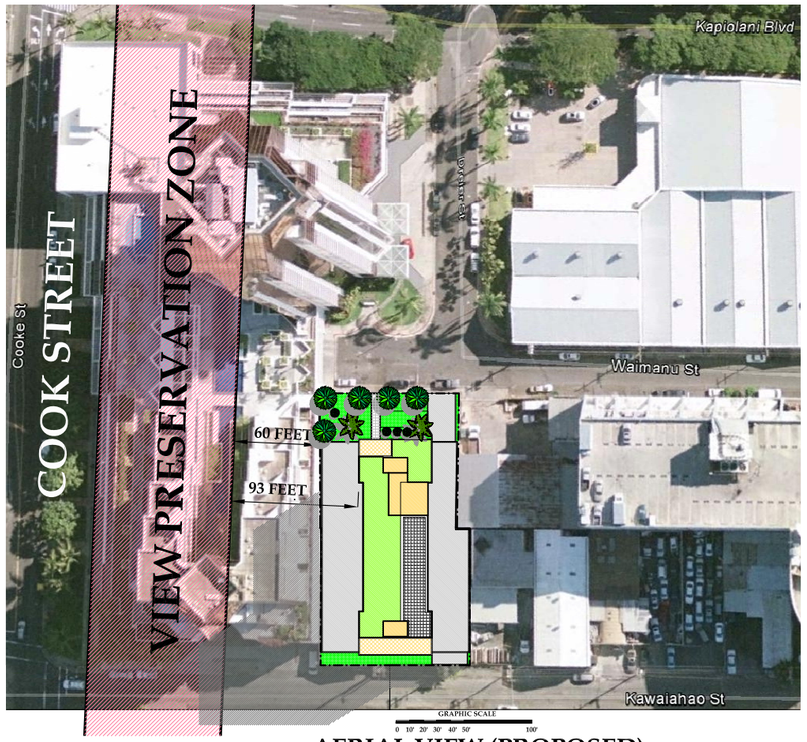
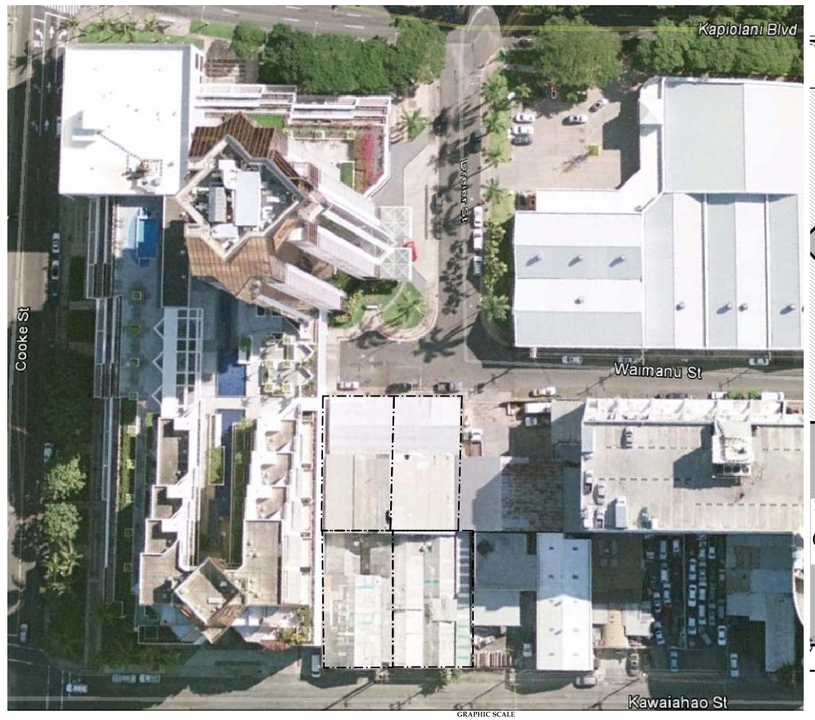


SURVEY

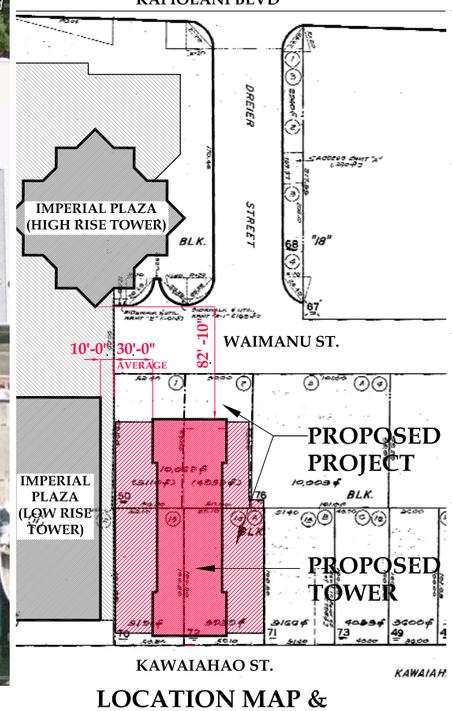
SCALE: 1" = 10'-0"



AERIAL VIEW (PROPOSED)



AERIAL VIEW (EXISTING)



LOCATION MAP & TOWERS DISTANCE

SCALE: NTS

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-1.2: PROJECT DATA, DIAGRAMATIC PLANS & SCHEMATIC SECTION

A-2.1: PARKING P1 & PARKING DIAGRAMS
A-2.2: PARKING P2, THTOUGH P5, PARKING FLOOR PLANS
A-2.3: NOT USED
A-2.4: RESIDENTIAL FLOOR PLANS DIAGRAMS & CALCULATIONS
A-2.5: RESIDENTIAL FLOOR PLANS
A-2.5.1: RESIDENTIAL UNITS FLOOR PLANS

A-3.1: EXTERIOR ELEVATIONS
A-3.2: EXTERIOR ELEVATIONS

A-4.1: BUILDING SECTIONS
A-4.2: BUILDING SECTIONS
A-4.3: BUILDING SECTIONS

A-5-1: 3D VIEWS
A-5.2: 3D VIEWS

L-1.1: LANDSCAPE PLAN

REVISION

ISSUE: *DATE:*

PROJECT:

WAIMANU DEVELOPMENT

OWNER:

PACIFIC ATELIER
INTERNATIONAL, LLC

ARCHITECTURE
INTERIORS + PLANNING

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SHEET TITLE:

AERIAL VIEWS
LOCATION MAP
&
SURVEY

SHEET NUMBER:

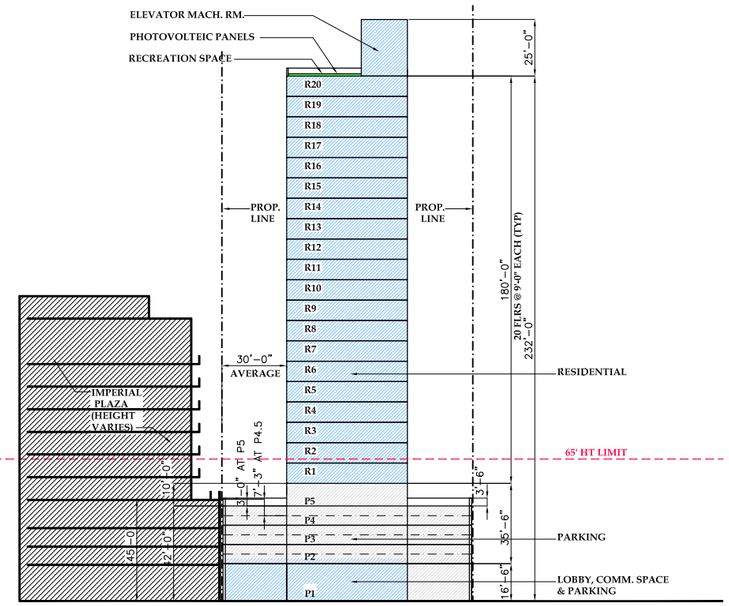
A-1.1

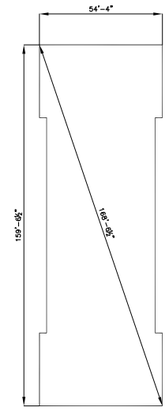
OF

DATE:

March 7, 20113

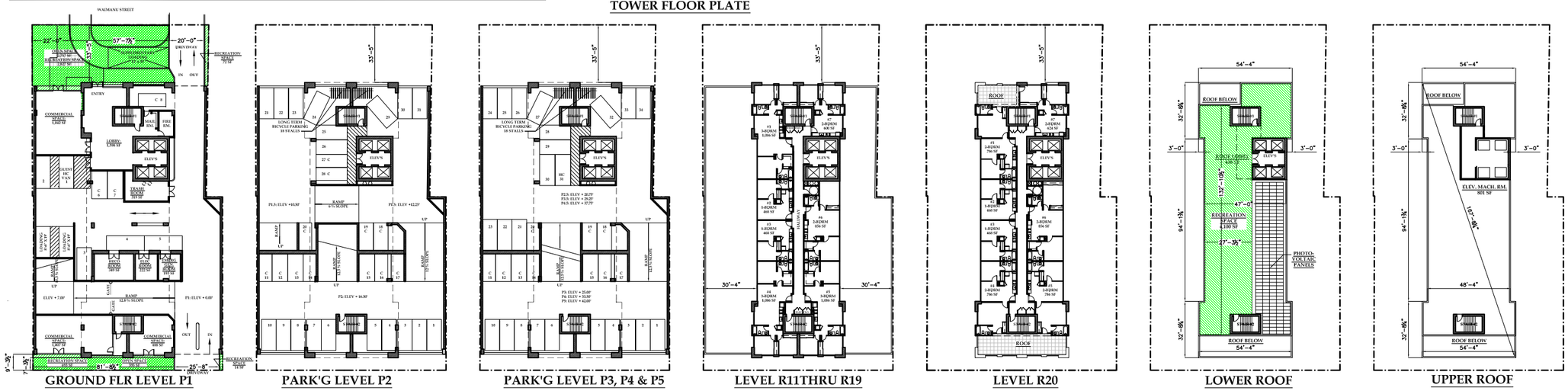
REVISED: May 21, 2013





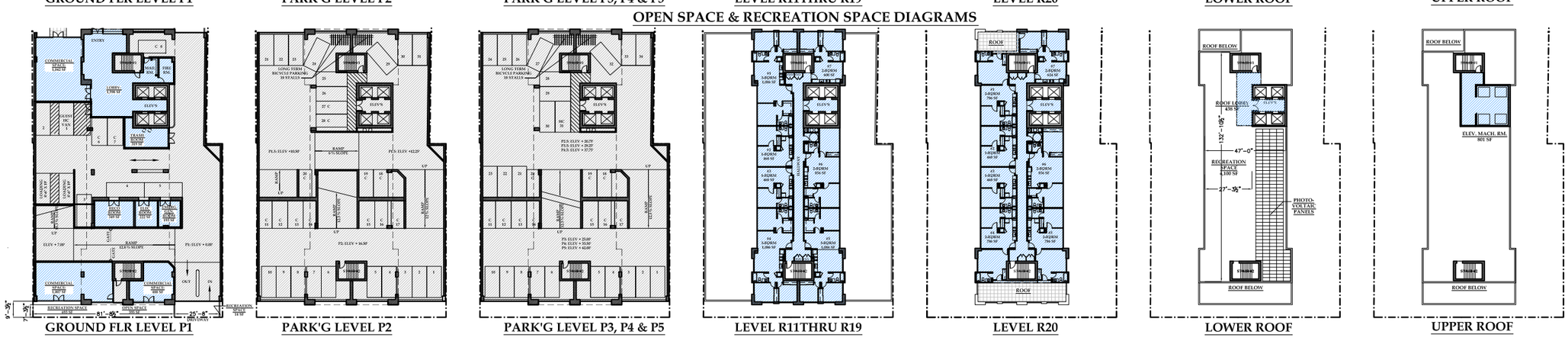
TOWER FLOOR PLATE

PROJECT DATA	ALLOWABLE/ REQUIRED	PROPOSED	AREA CALCULATIONS
TMK: 2-1-049: 50, 70 & 72			LEVEL
LOT AREA: 21,192 SF			
FAR: 3.5		5,218 SF	P1 (1,598+1,042+319+349+222+193+488+1,007)
FLOOR AREA @ 3.5:	74,172 SF	141,712 SF	R1 THRU R19 (7,131 x 19) + R20 (6,223)
100% BONUS (WORK FORCE HOUSING):	74,172 SF	1,239 SF	LOWER ROOF (438) + UPPER (801)
TOTAL FLOOR AREA :	148,344 SF	148,169 SF	
RESIDENTIAL UNITS:		140	105 WORKFORCE + 35 MARKET FOR PLANS & CALCS SEE DWG. A-2.4, A-2.5 & A-2.6
OPEN SPACE (15% OF LOT - 40' MIN. DIM.):	3,179 SF	3,312 SF	P1 (2,717 + 595)
PUBLIC FACILITIES DEDICATION WORK FORCE UNITS:	EXEMPT		NA
RECREATION SPACE (55 SF x 140 UNIT):	7,700 SF	7,776 SF	P1 (2,827 + 72 +693 +14) + ROOF (4,170)
FLOOR PLATE: (R1 THRU R20):	8,000 SF MAX.	7,958 SF	
PARKING (STALLS):	SEE CALCS DWG. A-2.4	141 (140 +1 GUEST)	96 STANDARD + 45 COMPACT. FOR PLANS & CALCULATIONS SEE DWG. A-2.1, A-2.2 & A-2.4
LOADING	12' x 35' 1	1	(FOR SUPPLEMENTARY LOADING ONLY)
	8.5' x 19'	2	SEE P1 PLAN DWG. A-2.1



GROUND FLR LEVEL P1 | PARK'G LEVEL P2 | PARK'G LEVEL P3, P4 & P5 | LEVEL R11THRU R19 | LEVEL R20 | LOWER ROOF | UPPER ROOF

OPEN SPACE & RECREATION SPACE DIAGRAMS



GROUND FLR LEVEL P1 | PARK'G LEVEL P2 | PARK'G LEVEL P3, P4 & P5 | LEVEL R11THRU R19 | LEVEL R20 | LOWER ROOF | UPPER ROOF

FLOOR AREA DIAGRAMS

REVISION

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SHEET TITLE:

PROJECT DATA
DIAGRAMATIC PLANS &
SCHEMATIC SECTION

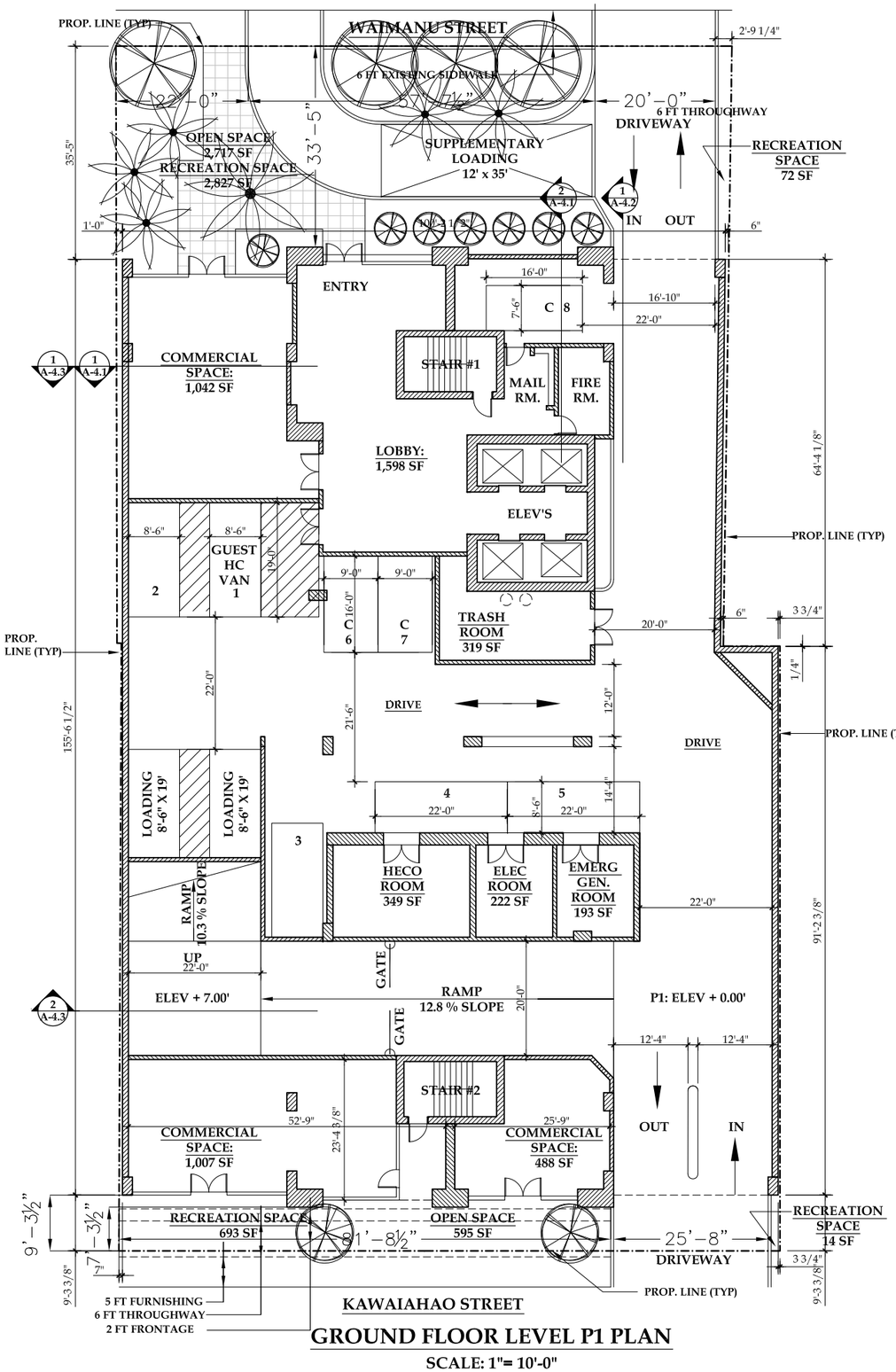
SHEET NUMBER:

A-1.2

OF

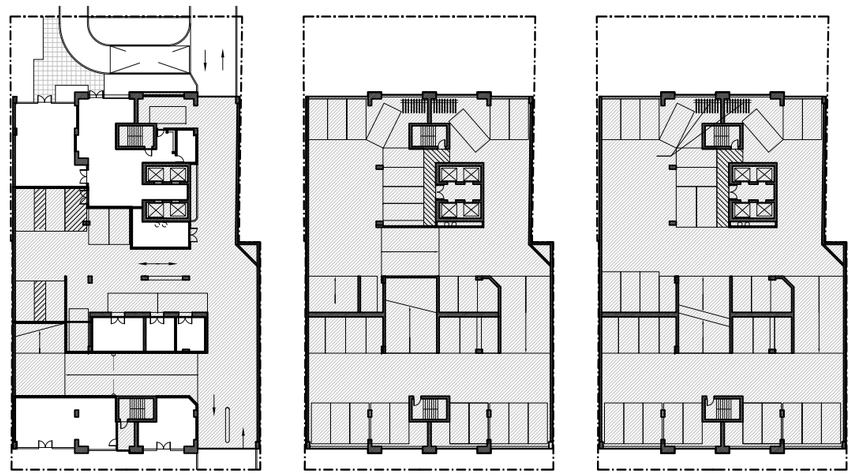
DATE:

March 7, 20113
REVISED: May 21, 2013



GROUND FLOOR LEVEL P1 PLAN

SCALE: 1"= 10'-0"



LEVEL P1

7 PARKING STALLS (4 S + 3 C)
+ 1 GUEST VAN HC STALL

1 12'-0" x 35'-0" LOADING STALL
2 8'-6" x 19'-0" LOADING STALL

AREA = 11,061 SF

LEVEL P2

31(19 S + 12 C)

AREA =16,464 SF

LEVEL P3, P4 & P5

102 STALLS (34 x 3 @ 24 S + 10 C)

AREA = 49,392 SF (16,464 x 3)

LEVEL P7.5

13 STALLS (5 S +8 C)

AREA = 7,500 SF

PARKING AREA DIAGRAMS

REVISION

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SHEET TITLE:

PARKING P1
FLOOR PLAN
& DIAGRAMS

SHEET NUMBER:

A-2.1

OF

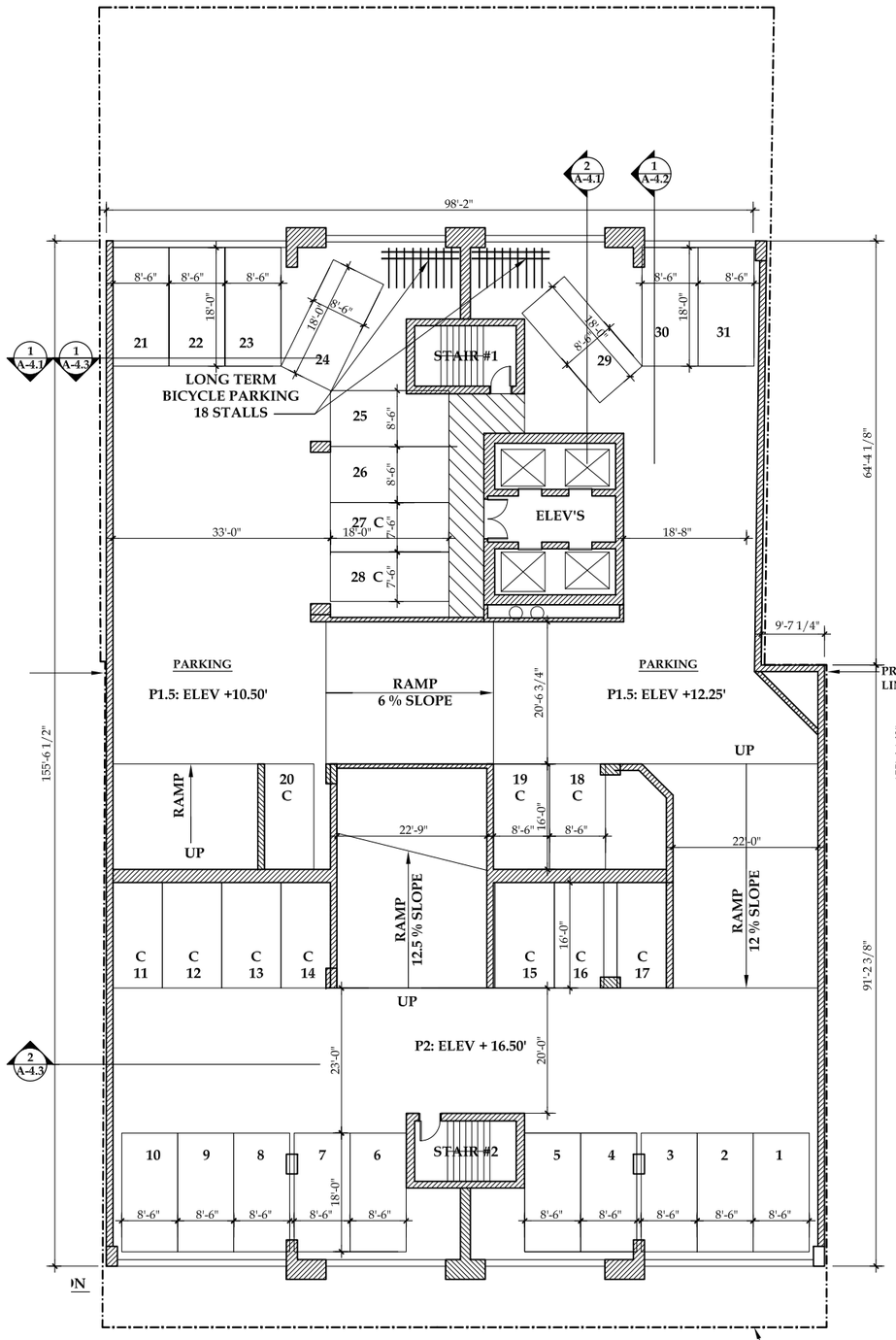
DATE:

March 7, 20113
REVISED: May 21, 2013

REVISION

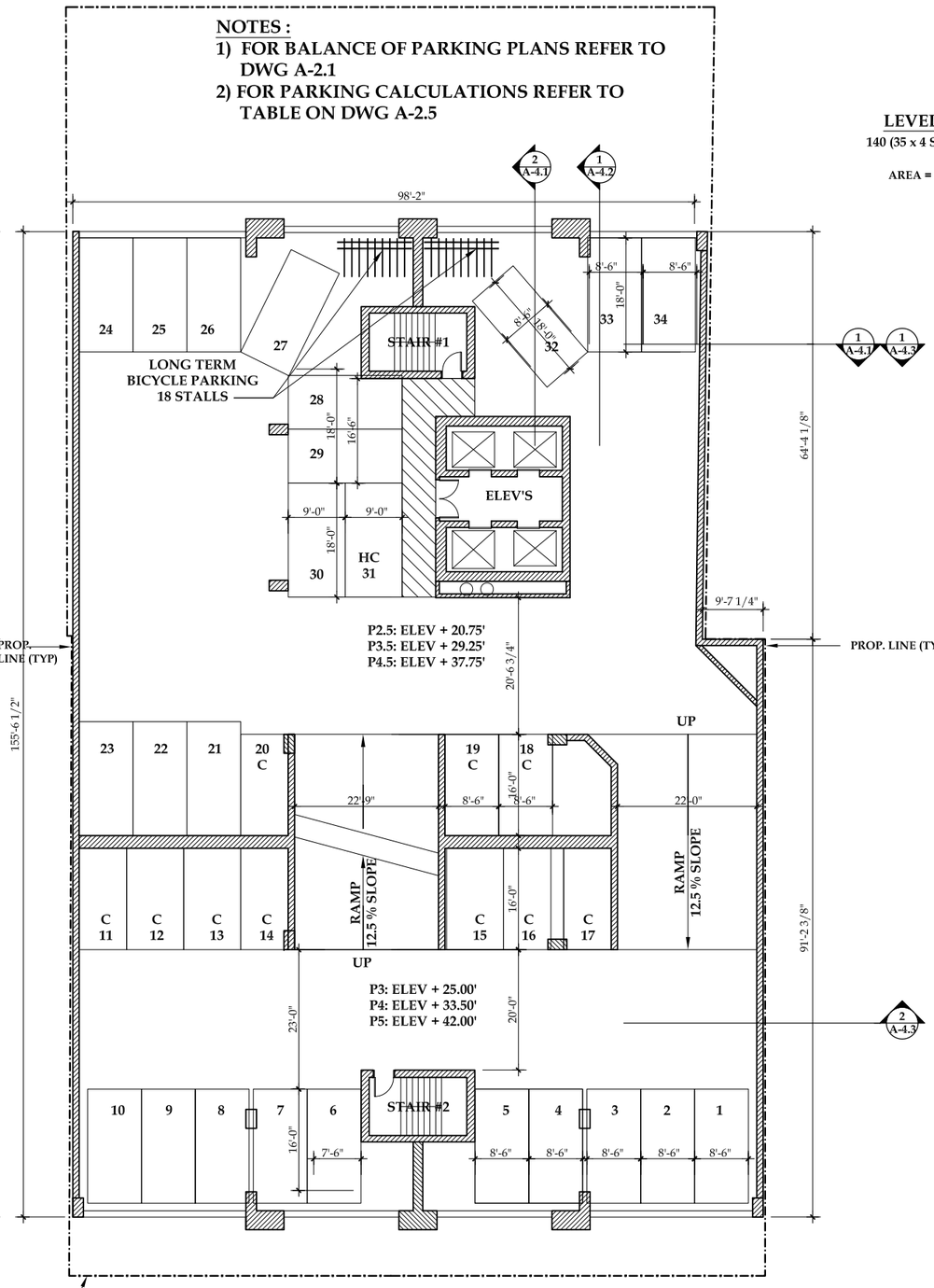
ISSUE: DATE:

NOTES :
1) FOR BALANCE OF PARKING PLANS REFER TO DWG A-2.1
2) FOR PARKING CALCULATIONS REFER TO TABLE ON DWG A-2.5



P2 FLOOR PLANS

SCALE: 1"= 10'-0"



LEVEL P3, P4, & P5 FLOOR PLAN

SCALE: 1"= 10'-0"

PROP. LINE (TYP)

PROJECT:

WAIMANU DEVELOPMENT

LEVEL P2, P3, P4, P5

140 (35 x 4 STALLS @ 23 S + 12 C)

AREA = 66,112 SF (16,528 x 4)

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SHEET TITLE:

PARKING
P3, P4, P5, P6
& P7
FLOOR PLANS

SHEET NUMBER:

A-2.2

OF

DATE:

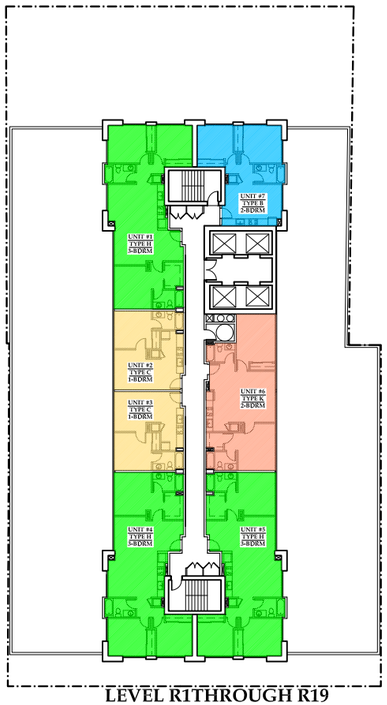
March 7, 20113
REVISED: May 21, 2013

RESIDENTIAL SELLABLE AREA, GROSS AREA UNITS TABULATION FLOOR AREA & PARKING CALCULATIONS

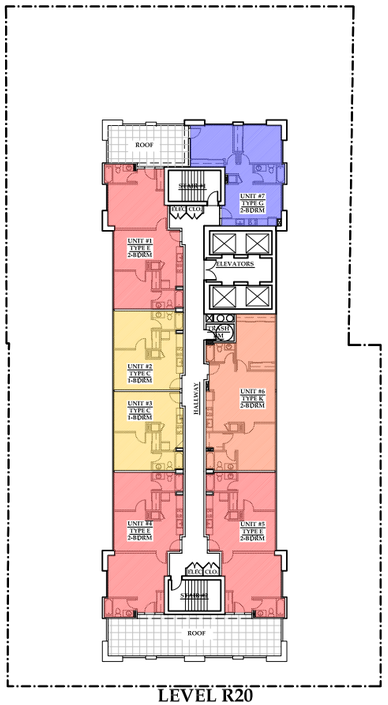
(FOR UNIT PLANS SEE DWG A-2.4)

	Unit Type		A 2-Bdrm	B 2-Bdrm	C 1-Bdrm	D Studio	E 2-Bdrm	G 2-Bdrm	H 3-Bdrm	K 2-Bdrm	TOTAL SELLABLE AREA (SF)	FLOOR AREA (SF)
	Sellable Area (SF)		612	600	468	372	778	624	1,086	856		
	Parking stalls per Unit (u.o.n.)		1	1	1	1	1	1	1	1		
		ROOF									0 0	1,239
25% Market Units	35	R20	0 0 0	0 0 0	2 936 2	0 0 0	3 2,334 3	1 624 1	0 0 0	1 856 1	7 4,750 7	6,223
		R19	0 0 0	1 600 1	2 936 2	0 0 0	0 0 0	0 0 0	3 3,258 3	1 856 1	7 5,650 7	7,131
Parking provided	35	R18	0 0 0	1 600 1	2 936 2	0 0 0	0 0 0	0 0 0	3 3,258 3	1 856 1	7 5,650 7	7,131
		R17	0 0 0	1 600 1	2 936 2	0 0 0	0 0 0	0 0 0	3 3,258 3	1 856 1	7 5,650 7	7,131
		R16	0 0 0	1 600 1	2 936 2	0 0 0	0 0 0	0 0 0	3 3,258 3	1 856 1	7 5,650 7	7,131
		R15	0 0 0	1 600 1	2 936 2	0 0 0	0 0 0	0 0 0	3 3,258 3	1 856 1	7 5,650 7	7,131
		R14	0 0 0	1 600 1	2 936 2	0 0 0	0 0 0	0 0 0	3 3,258 3	1 856 1	7 5,650 7	7,131
		R13	0 0 0	1 600 1	2 936 2	0 0 0	0 0 0	0 0 0	3 3,258 3	1 856 1	7 5,650 7	7,131
		R12	0 0 0	1 600 1	2 936 2	0 0 0	0 0 0	0 0 0	3 3,258 3	1 856 1	7 5,650 7	7,131
		R11	0 0 0	1 600 1	2 936 2	0 0 0	0 0 0	0 0 0	3 3,258 3	1 856 1	7 5,650 7	7,131
		R10	0 0 0	1 600 1	2 936 2	0 0 0	0 0 0	0 0 0	3 3,258 3	1 856 1	7 5,650 7	7,131
		R9	0 0 0	1 600 1	2 936 2	0 0 0	0 0 0	0 0 0	3 3,258 3	1 856 1	7 5,650 7	7,131
75% Worforce Housing Units	105	R8	0 0 0	1 600 1	2 936 2	0 0 0	0 0 0	0 0 0	3 3,258 3	1 856 1	7 5,650 7	7,131
Parking Provided	105	R7	0 0 0	1 600 1	2 936 2	0 0 0	0 0 0	0 0 0	3 3,258 3	1 856 1	7 5,650 7	7,131
		R6	0 0 0	1 600 1	2 936 2	0 0 0	0 0 0	0 0 0	3 3,258 3	1 856 1	7 5,650 7	7,131
		R5	0 0 0	1 600 1	2 936 2	0 0 0	0 0 0	0 0 0	3 3,258 3	1 856 1	7 5,650 7	7,131
		R4	0 0 0	1 600 1	2 936 2	0 0 0	0 0 0	0 0 0	3 3,258 3	1 856 1	7 5,650 7	7,131
		R3	0 0 0	1 600 1	2 936 2	0 0 0	0 0 0	0 0 0	3 3,258 3	1 856 1	7 5,650 7	7,131
		R2	0 0 0	1 600 1	2 936 2	0 0 0	0 0 0	0 0 0	3 3,258 3	1 856 1	7 5,650 7	7,131
		R1	0 0 0	1 600 1	2 936 2	0 0 0	0 0 0	0 0 0	3 3,258 3	1 856 1	7 5,650 7	7,131
			STAND.	COMP.	TOTAL			Parking Gross Area				
			0	0	0							
			0	0	0							
			0	0	0							
Parking Provided	141	P4.5-P5	24	10	34						16,464	
		P3.5-P4	24	10	34						16,464	
		P2.5-P3	24	10	34						16,464	
		P1.5-P2	19	12	31						16,464	
		P1	5	3	8						11,061	5,218
		Total Parking	96	45	141	(includes 1 guest)		Total			76,917	
Units Tabulation	Total Market Units		0	4	10	0	3	1	12	5	35	
	Total Work force Units		0	15	30	0	0	0	45	15	105	
	Total Units		0	19	40	0	3	1	57	20	140	
Area Calcs	Total Sellable Area		0	11,400	18,720	0	2,334	624	61,902	17,120	112,100	
Parking Calcs	Parking per Unit		0	19	40	0	3	1	57	20	140	148,169
Workforce Parking Required	Unit Type		A 2-Bdrm	B 2-Bdrm	C 1-Bdrm	D Studio	E 2-Bdrm	G 2-Bdrm	H 3-Bdrm	K 2-Bdrm		
	Unit Area (SF)		612	600	468	372	778	624	1,086	856		
	Parking Multiplier		1	1	1	1	1	1	1	1		
	Total Parking Stalls		0	15	30	0	0	0	45	15		105

PROJECT SUMMARY



LEVEL R1THROUGH R19
TYPICAL FLOOR PLANS



LEVEL R20
FLR PLAN

RESIDENTIAL FLOOR PLANS DIAGRAMS

SCALE: 1"= 20'-0"

REVISION

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SHEET TITLE:

RESIDENTIAL FLOOR PLANS DIAGRAMS & CALCULATIONS

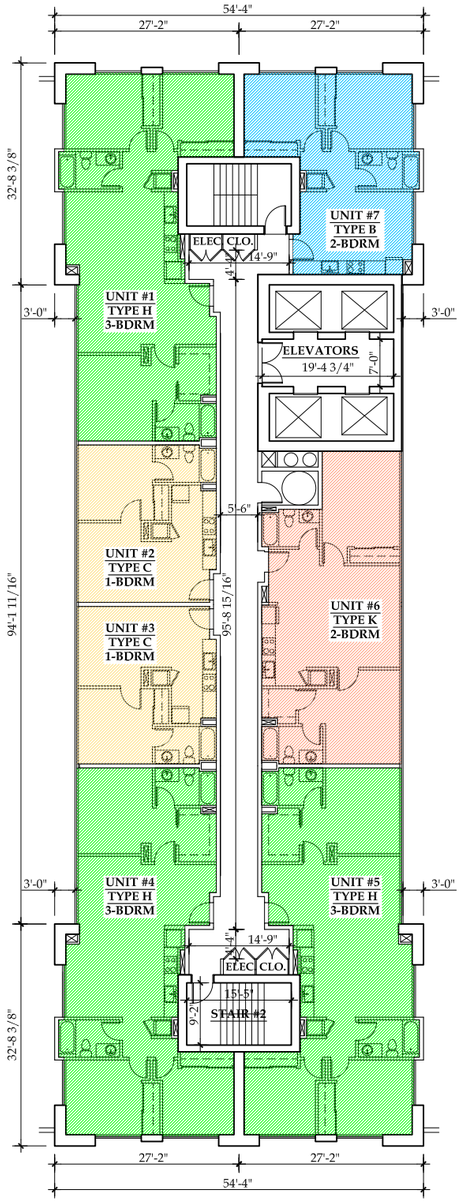
SHEET NUMBER:

A-2.4

OF

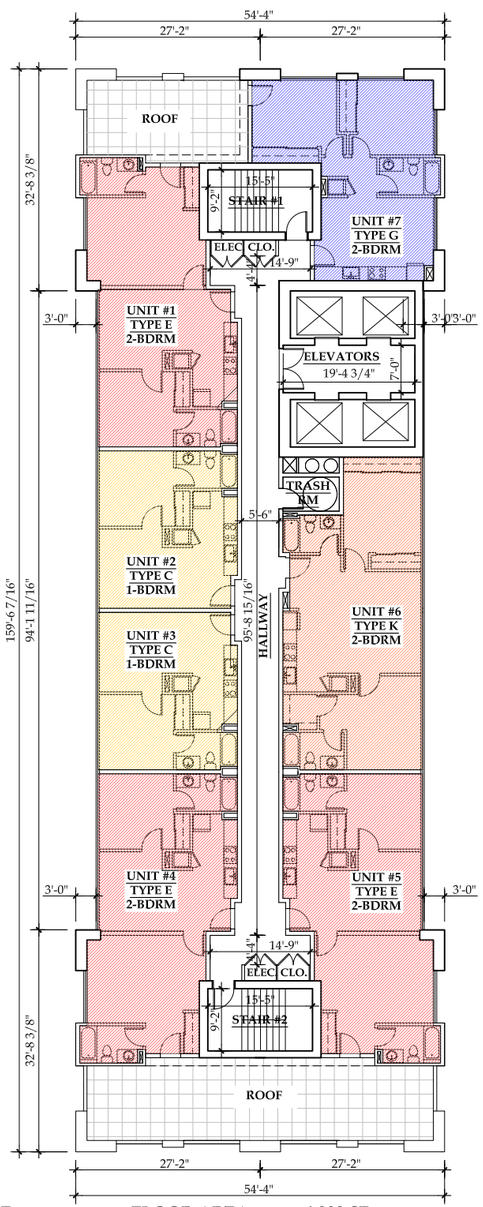
DATE:

March 7, 20113
REVISED: May 21, 2013



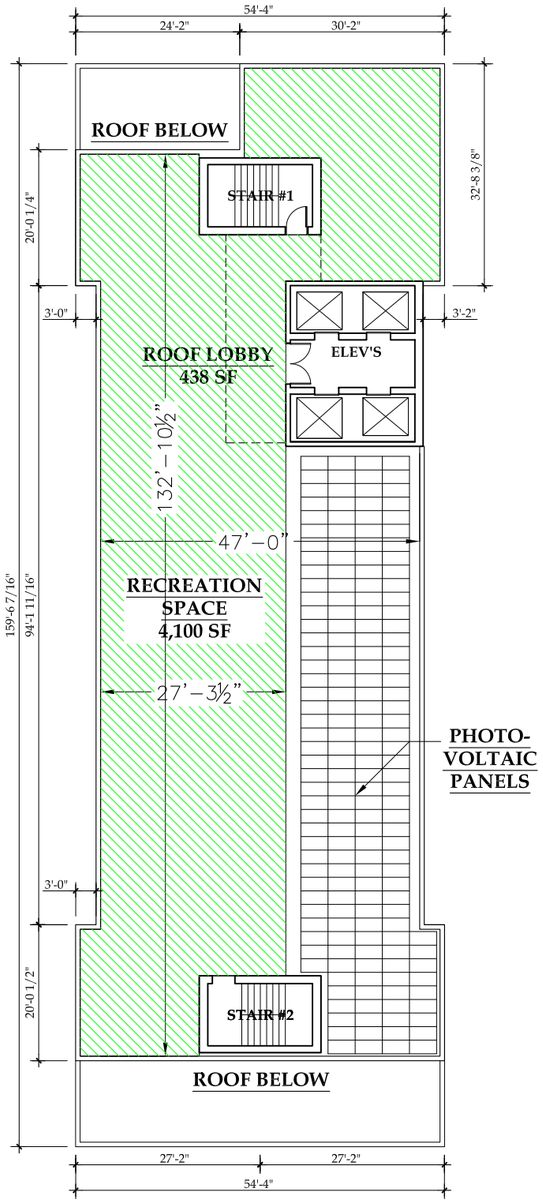
FLOOR AREA : 7,131 SF x 19 FLOORS = 135,489 SF
RENTABLE AREA: 5,418 SF x 19 FLOORS = 102,942 SF
EFFICIENCY: 79%
TOTAL UNITS: 7 X 19 = 133

LEVEL R1 THROUGH R19
TYPICAL FLOOR PLANS
SCALE: 1" = 10'-0"

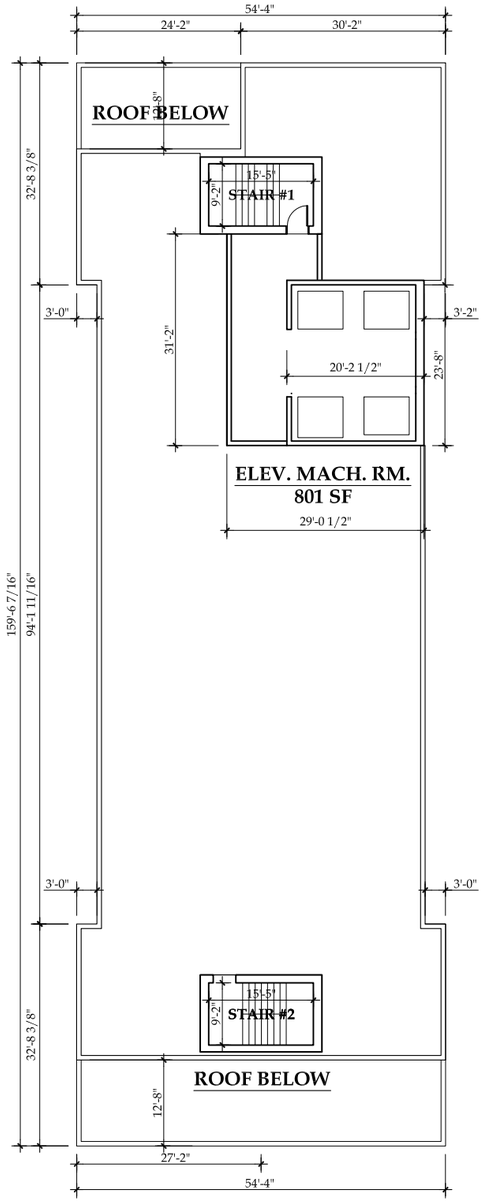


FLOOR AREA : 6,223 SF
RENTABLE AREA: 4,750 SF
EFFICIENCY: 78%
TOTAL UNITS: 7

LEVEL R20
FLR PLAN
SCALE: 1" = 10'-0"



LOWER ROOF
PLAN
SCALE: 1" = 10'-0"



UPPER ROOF
PLAN
SCALE: 1" = 10'-0"

RESIDENTIAL FLOOR PLANS
SCALE: 1"= 10'-0"

NOTES:
1) FOR UNITS AND AREAS CALCULATIONS REFER TO DWG. A2.4
2) FOR DETAILED UNIT PLANS REFER TO DWG. A-2.6

REVISION
ISSUE: DATE:

PROJECT:
WAIMANU DEVELOPMENT

OWNER:

PACIFIC ATELIER
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Honolulu, Hawaii 96813
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MAUKA
N
EWA DH
MAKAI

GRAPHIC SCALE
0' 10' 20' 30'

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SIGNATURE: _____

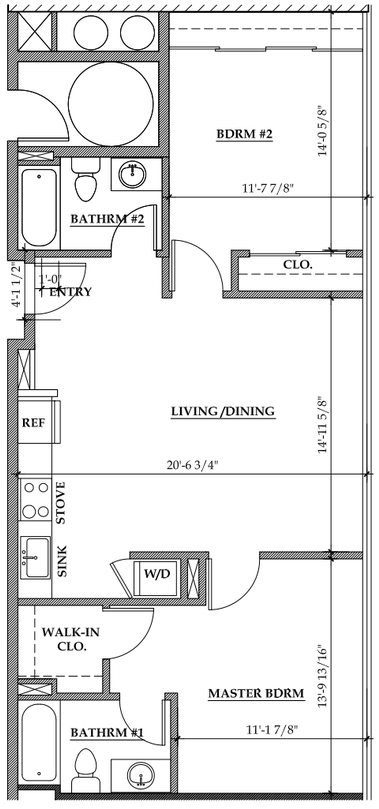
SHEET TITLE:
RESIDENTIAL
FLOOR PLANS
&
ROOF PLAN

SHEET NUMBER:
A-2.5

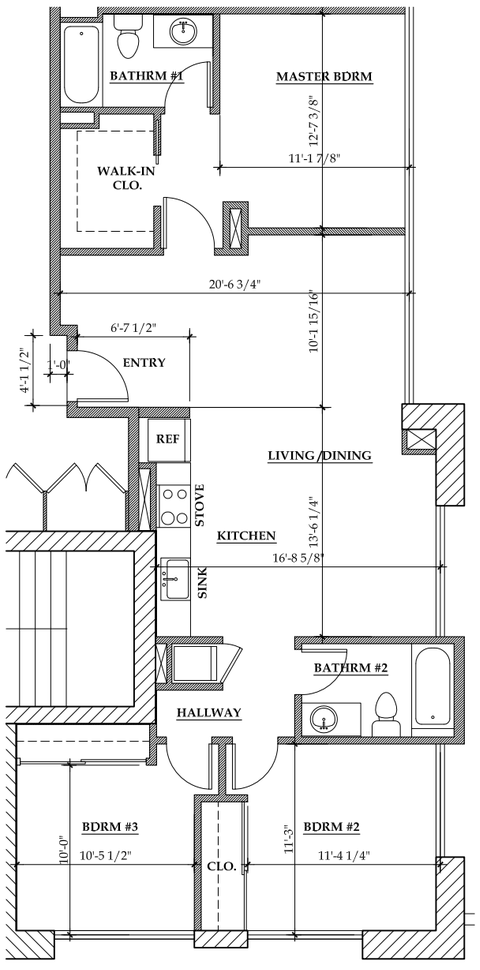
OF

DATE:
March 7, 20113
REVISED: May 21, 2013

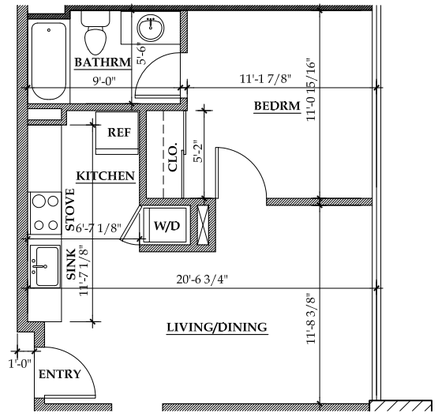
TYPICAL NOTE: ALL WINDOWS AT LIVING/DINING RMS AND BEDROOMS TO BE OPENABLE PER HONOLULU HOUSING CODE SEC. 27-4.4



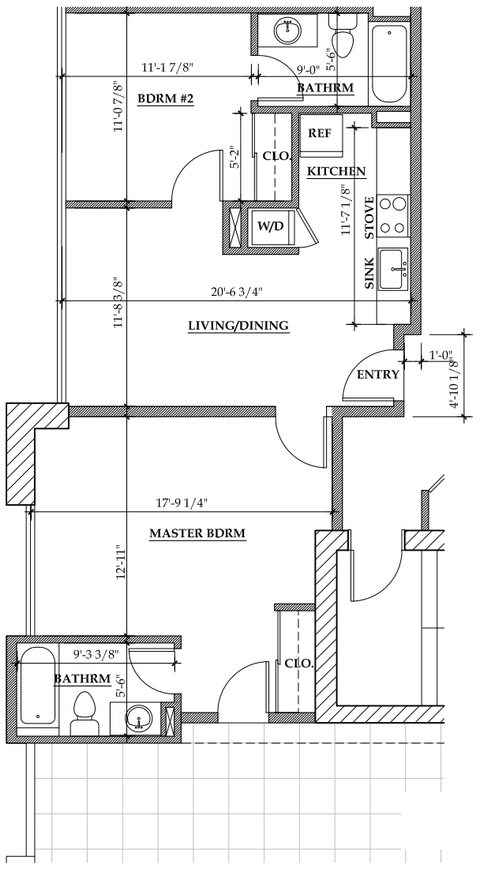
TYPE K 2-BDRM / AREA: 856 SF



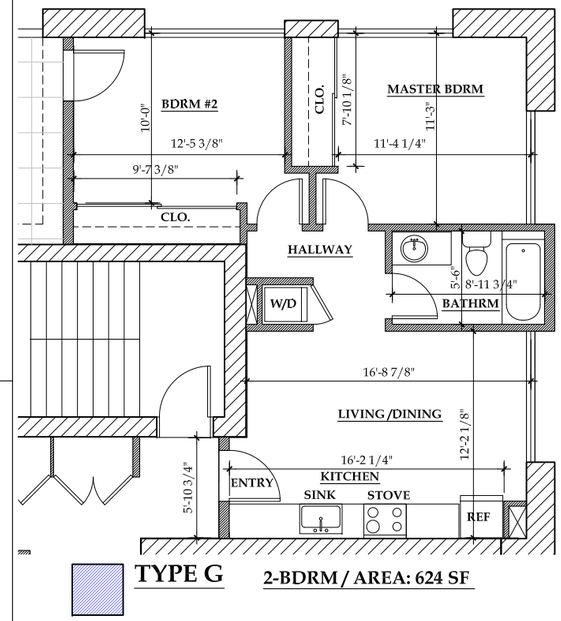
TYPE H 3-BDRM / AREA: 1,086 SF



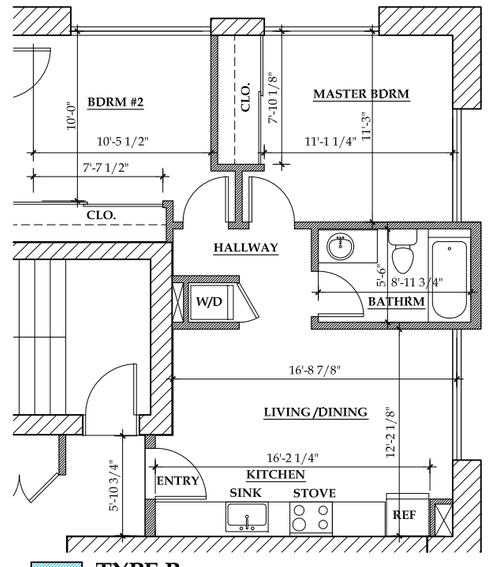
TYPE C 1-BDRM / AREA: 468 SF



TYPE E 2-BDRM / AREA: 778 SF



TYPE G 2-BDRM / AREA: 624 SF



TYPE B 2-BDRM / AREA: 600 SF

RESIDENTIAL UNIT PLANS

SCALE: ¼" = 1'-0"

REVISION

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PROJECT:

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MAUKA

N

EWA DH

MAKAI

GRAPHIC SCALE

0' 1' 2' 3' 4' 8' 12'

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SIGNATURE: _____

Construction of this project will be under my supervision as defined in sect 1.2 (n). Rules and regulations, of the Board of Professional Engineers, Architects & Surveyors of the State of Hawaii.

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SHEET TITLE:

RESIDENTIAL UNITS FLOOR PLAN

SHEET NUMBER:

A-2.6

OF

DATE:

March 7, 20113
REVISED: May 21, 2013

EWA ELEVATION

MAUKA 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

GRAPHIC SCALE

0 16' 32' 48' 64' 80'

REVISION

ISSUE: DATE:

PROJECT:

WAIMANU DEVELOPMENT

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

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SIGNATURE: _____

SHEET TITLE:

EXTERIOR ELEVATIONS

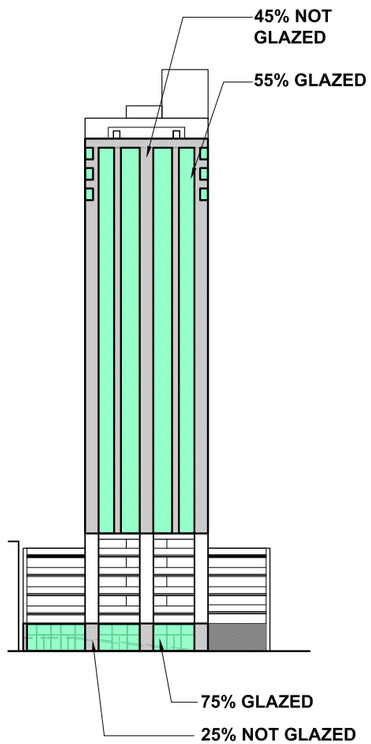
SHEET NUMBER:

A-3.1

OF

DATE:

March 7, 20113
REVISED: May 21, 2013



GLAZING CALCULATIONS AT FACE OF BUILDING ALONG KAWAIAHAO ST.

GLAZING LEGEND

NOT GLAZED

GLAZING

MAKAI ELEVATION

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

GRAPHIC SCALE

0 16' 32' 48' 64' 80'

DH ELEVATION

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

REVISION

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

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SHEET TITLE:

EXTERIOR ELEVATIONS

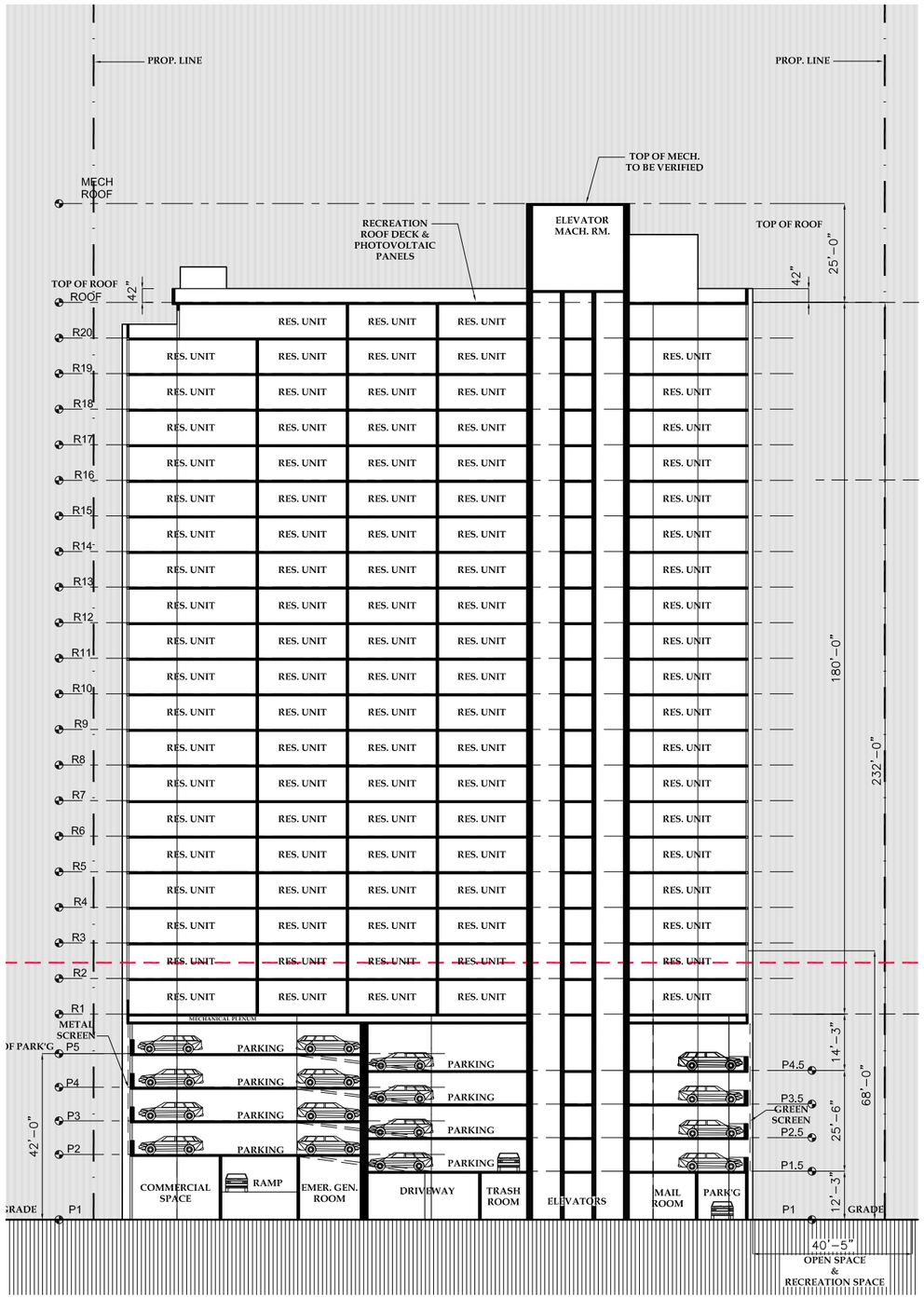
SHEET NUMBER:

A-3.2

OF

DATE:

March 7, 20113
REVISED: May 21, 2013



2 LONGITUDINAL SECTION

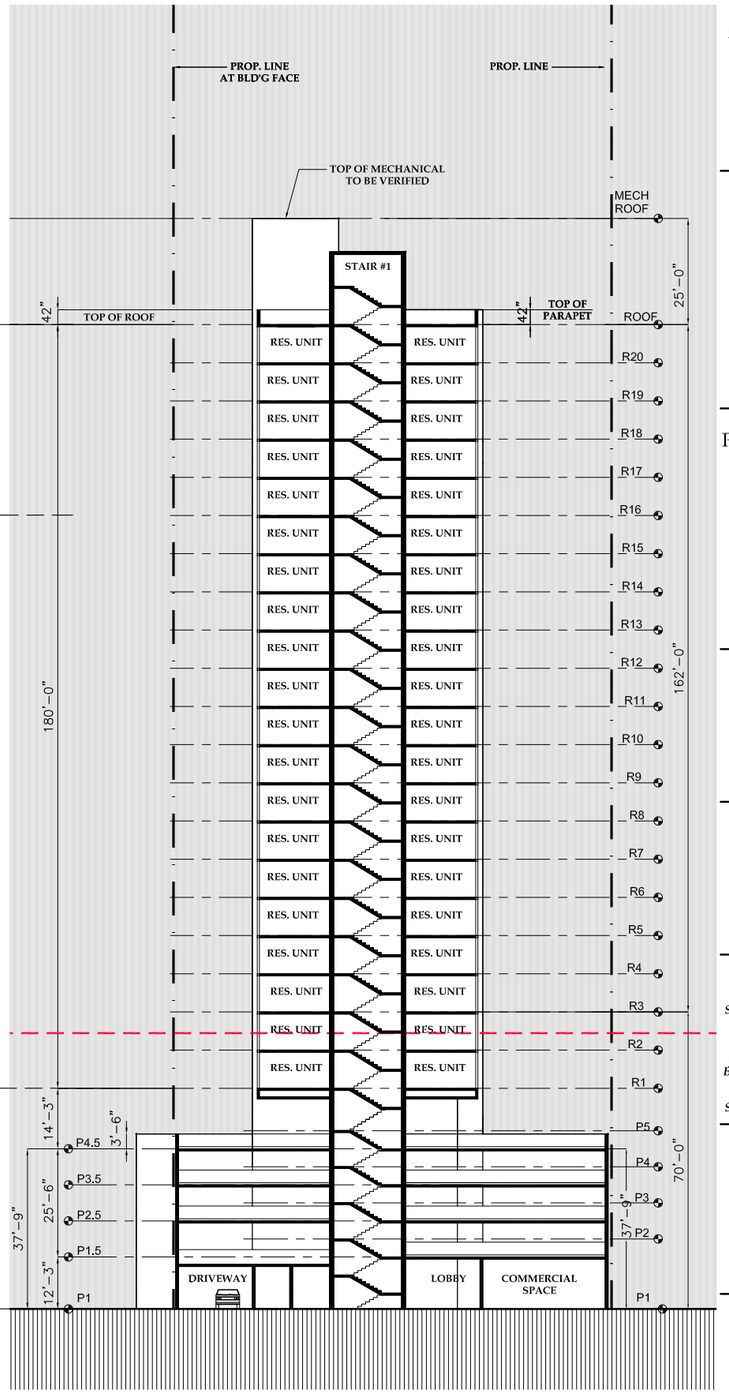
GRAPHIC SCALE

0 16' 32' 48' 64' 80'

MARKET UNITS
TOTAL UNITS = 35
25%

WORKFORCE UNITS
TOTAL UNITS = 105
75%

PARKING
5 LEVELS
TOTAL
STALLS = 140
+ 1 GUEST



1 CROSS SECTION

GRAPHIC SCALE

0 16' 32' 48' 64' 80'

REVISION

ISSUE: *DATE:*

PROJECT:

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

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SHEET TITLE:

BUILDING SECTIONS

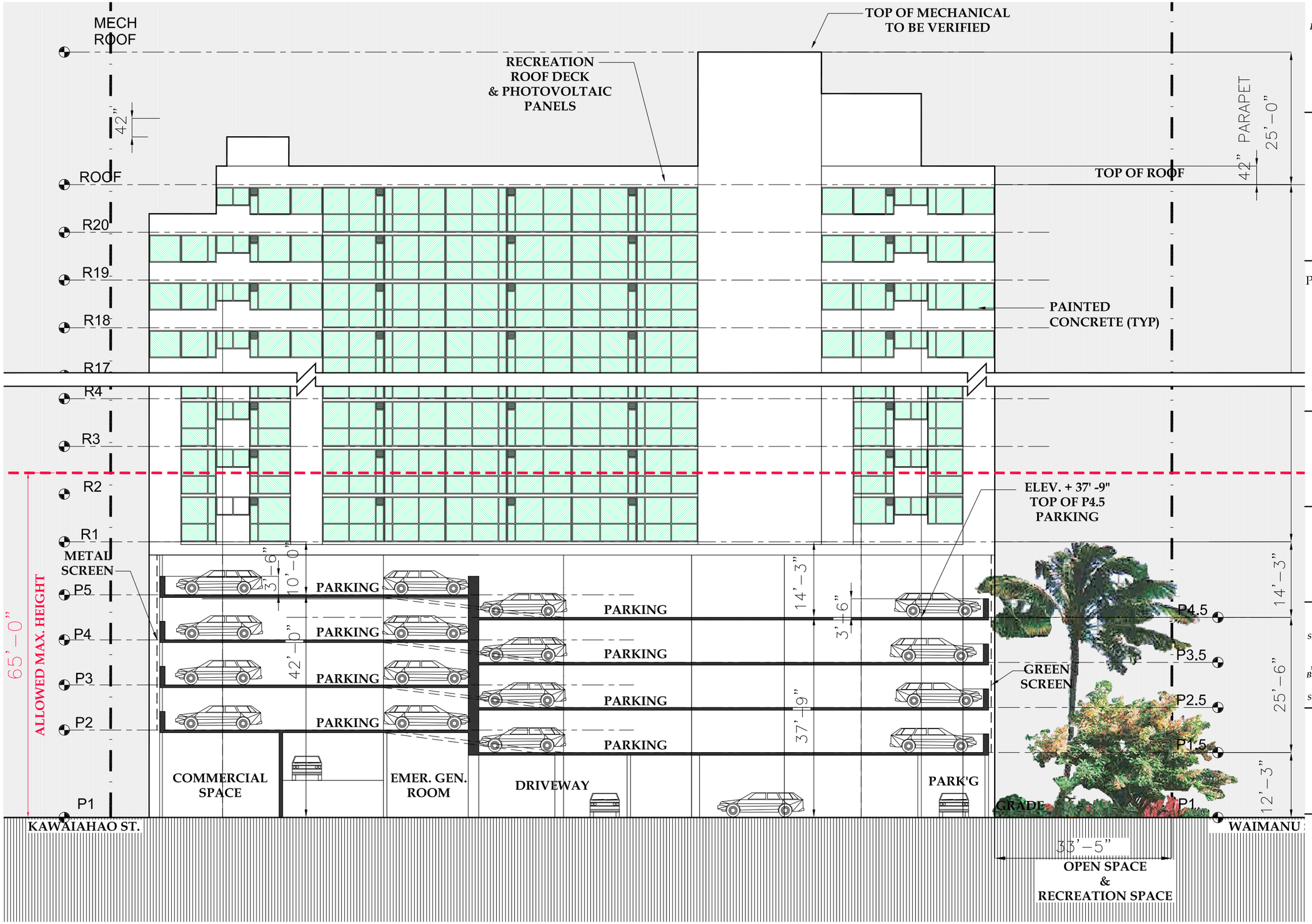
SHEET NUMBER:

A-4.1

OF

DATE:

March 7, 20113
REVISED: May 21, 2013



1 LONGITUDINAL SECTION AT PARKING

GRAPHIC SCALE

0 8' 16' 24' 32' 48'

REVISION

ISSUE: DATE:

PROJECT:

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

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SHEET TITLE:

BUILDING SECTIONS

SHEET NUMBER:

A-4.2

OF

DATE:

March 7, 20113
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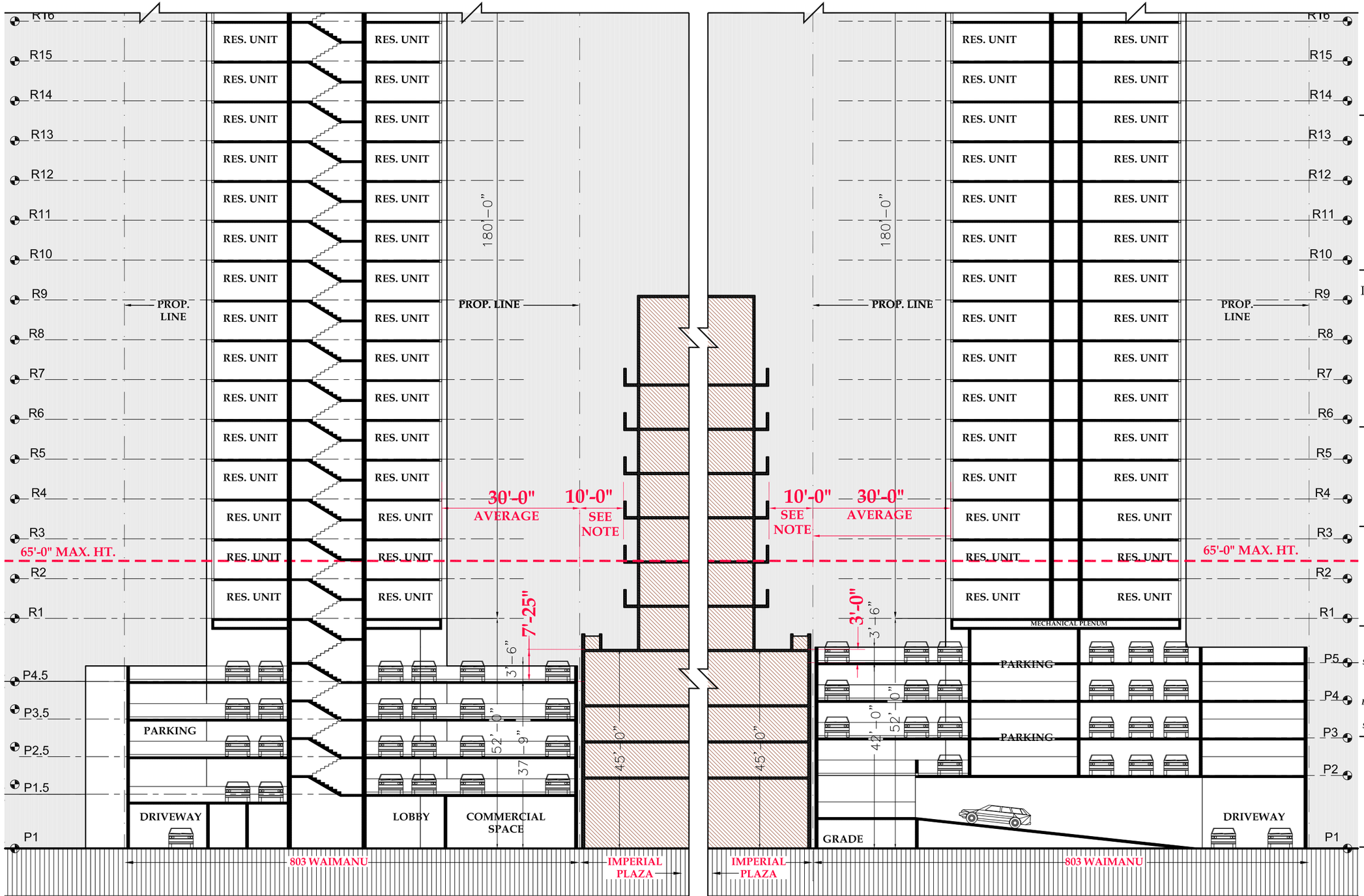

1 CROSS SECTION THRU P4.5

GRAPHIC SCALE

0 10' 20' 30' 40' 50'

NOTE: DATA FROM DPP RECORD SET OF IMPERIAL PLAZA BUILDING PERMIT DWG'S # BP 283262

2 CROSS SECTION THRU P5

GRAPHIC SCALE

0 10' 20' 30' 40' 50'

REVISION

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PROJECT:

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SCALE: 1" = 10'-0"

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SHEET TITLE:

BUILDING SECTIONS

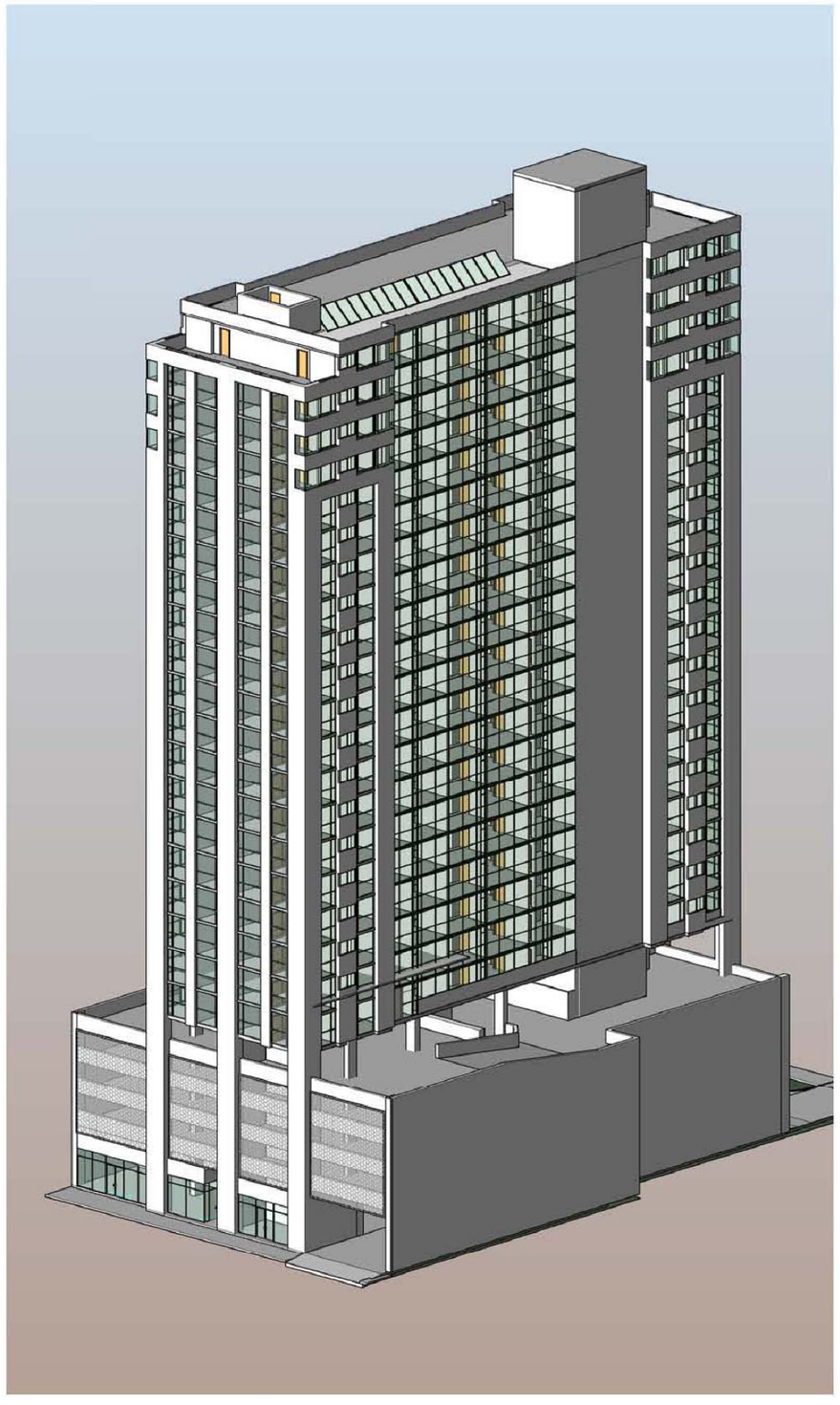
SHEET NUMBER:

A-4.3

OF

DATE:

March 7, 20113
REVISED: May 21, 2013



3D VIEWS LOOKING MAUKA

SCALE: NTS

REVISION

ISSUE: *DATE:*

PROJECT:

WAIMANU DEVELOPMENT

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MAUKA

N
EWA DH

MAKAI

GRAPHIC SCALE

0' 10' 20' 30'

This work was prepared by me or under my supervision.

SIGNATURE: _____

Construction of this project will be under my supervision as defined in sect 1.2 (n). Rules and regulations, of the Board of Professional Engineers, Architects & Surveyors of the State of Hawaii.

SIGNATURE: _____

SHEET TITLE:

3D VIEWS

SHEET NUMBER:

A-5.1

OF

DATE:

March 7, 20113
REVISED: May 21, 2013

3D VIEWS LOOKING MAKAI

SCALE: NTS

REVISION

ISSUE: *DATE:*

PROJECT:

WAIMANU DEVELOPMENT

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MAUKA

N

EWA DH

MAKAI

GRAPHIC SCALE

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SIGNATURE: _____

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SIGNATURE: _____

SHEET TITLE:

3D VIEWS

SHEET NUMBER:

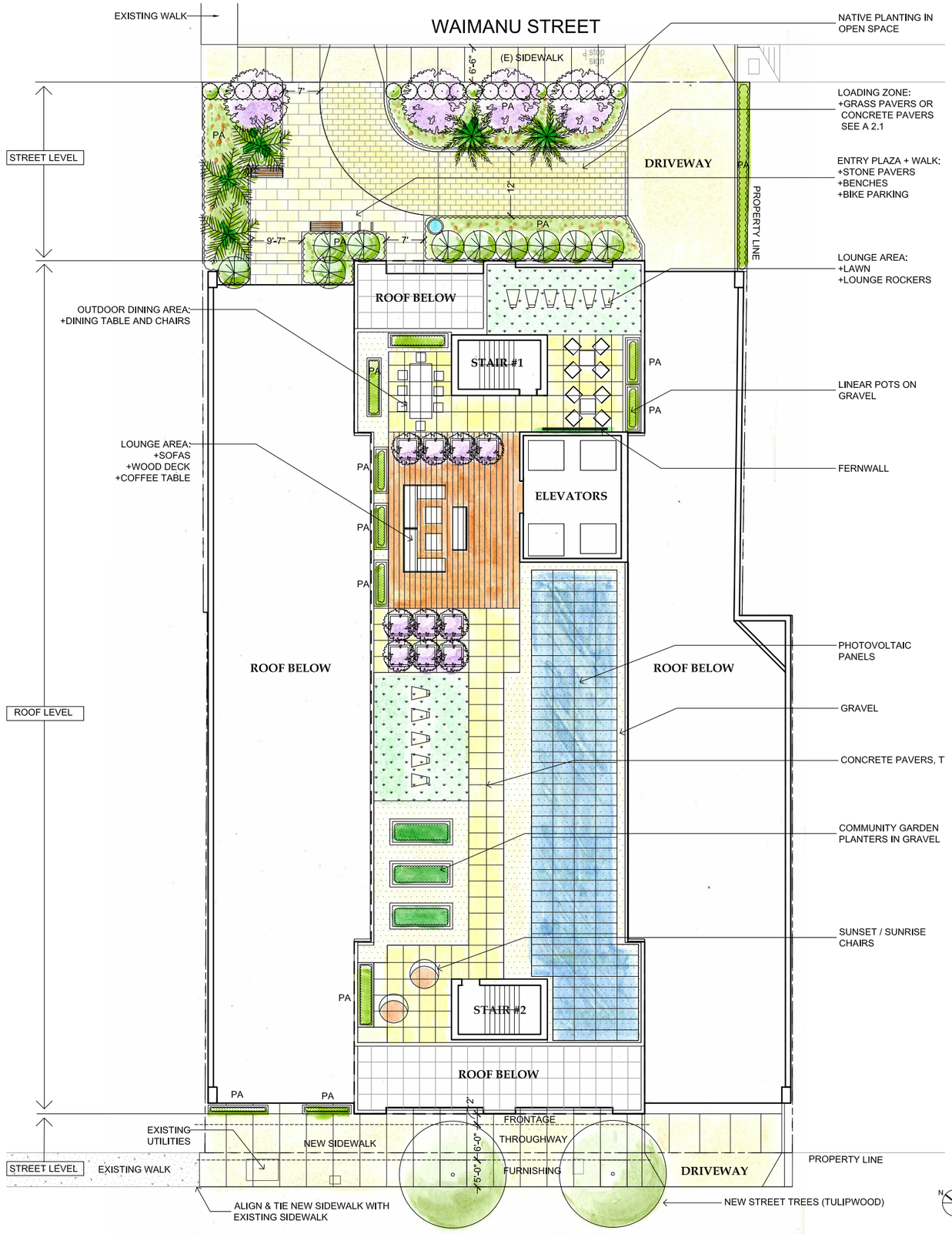
A-5.2

OF

DATE:

March 7, 20113

REVISED: May 21, 2013



PLANTS LEGEND

STREETSCAPE & ENTRY PLANTING

TREES & PALMS

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY.	NOTES / SPACING
	BAUHINIA BLAKEANA	HONG KONG ORCHID TREE	36" BOX	4	
	COCOS PLUMOSA	COCONUT PALM	16-24' TALL	3	NATIVE, 24' - (2); 22' - (1); 18' - (2); 16' - (1)
	PRITCHARDIA HILLEBRANDII	LOULU PALM	12'-16'	2	NATIVE
	HARPULLIA PENDULA	TULIPWOOD	24" BOX	2	AS SHOWN WITH 5'X5' TREE GRATES

SCREENING & ACCENT SHRUBS

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY.	NOTES / SPACING
	PITTOSPORUM SP.	HOAWA	15 GAL	11	NATIVE
	HELECONIA PSITTACORUM	PARROT'S BEAK HELECONIA	1 GAL	20	NATIVE
PA	AECHMEA BLANCHETIANA	ORANGE AECHMEA OR LEMON AECHMEA	5 GAL		NATIVE
	CORDYLINE FRUTICOSA 'PETER BUCK'	TI	5 GAL		NATIVE
	GARDENIA BRIGHAMII	NANU	5 GAL		NATIVE
	HIBISCUS ARNOTTIANUS	KOKIO KE'O KE'O	5 GAL		NATIVE

GROUNDCOVERS

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY.	NOTES / SPACING
PA	WIKSTROEMIA UVAOURSI	AKIA	1 GAL		NATIVE
	VITEX ROTUNDIFOLIA	POHINAHINA	1 GAL		NATIVE
	NEPHROLEPSIS CORDIFOLIA	KUPUKUPU FERN	1 GAL		NATIVE

ROOF DECK PLANTING

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY.	NOTES / SPACING
	COMMUNITY GARDEN				EDIBLE PLANTS IN 4" POTS OR FLATS, TBD
	LAWN				NATIVE GRASSES
	ZAMIA FURFURACEA	CARDBOARD PALM	15 GAL	10	PLANT IN POTS

SCREENING & ACCENT SHRUBS

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY.	NOTES / SPACING
PA	AECHMEA BLANCHETIANA	ORANGE OR LEMON AECHMEA	5 GAL		ORANGE & LEMON
	BOUGAINVILLEA 'RASPBERRY ICE' & 'SAN DIEGO RED' OR 'PURPLE'	BOUGAINVILLEA	5 GAL		PLANT 4' OC IN PLANTERS
	CARISSA MACROCARPA PROSTRATA	PROSTRATE NATAL PLUM	1 GAL		PLANT 4' OC
	DIANELLA SP. VARIEGATED	DIANELLA	1 GAL		PLANT 3' OC
	NEPHROLEPIS CORDIFOLIA	KUPUKUPU FERN	1 GAL		NATIVE
	RHOEO SPATHACEA	OYSTER PLANT	1 GAL		PLANT 2' OC

LANDSCAPE NARRATIVE:

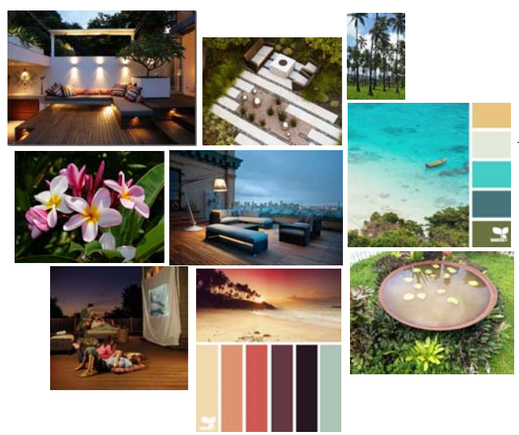
The landscape for the Waimanu Development presents a refined pacific modern style to the neighborhood. The street level pedestrian improvements provide a sidewalk connection to meet the surrounding context and an open space garden and entry plaza at the front entrance lobby of the building on Waimanu Street. The gathering area is surrounded by the garden with a sugar kettle fountain and includes benches and bicycle parking. The Kawaiahao Street improvements align with the existing sidewalk to the west. The plantings are primarily natives and climate responsive ornamentals suitable to the locale. The podium roof deck provides recreation and relaxation. A sunrise and sunset terrace, lounge areas, and dining area are located for small and large gatherings for the residents and their guests. Planters for community gardens are also located on the roof deck. Sustainable materials will meet Green Building standards. The color palette is based on the hues of the Hawaiian culture and tropical landscape. The landscape will be irrigated by a drip system with an automatic controller to reduce water use and maintenance. The plantings in general include sustainable practices such as organic compost and soil health nutrients that are treated on an annual and monthly basis, no toxic pesticides and recycling opportunities to reduce green waste for sustainable best management practices. The project is in compliance with HCDA guidelines for the Mauka Area.

N

1" = 10'-0"

0 5 10 20

CONCEPTUAL IMAGES:



REVISION

ISSUE: *DATE:*

PROJECT:

WAIMANU DEVELOPMENT

OWNER:

PACIFIC ATELIER

INTERNATIONAL, LLC

ARCHITECTURE

INTERIORS + PLANNING

810 Richards Street, Suite 350
Honolulu, Hawaii 96813
tel. 808.533.3688

www.pacificatelier.com

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MAUKA

N

EWA DH

MAKAI

GRAPHIC SCALE

0' 10' 20' 30'

This work was prepared by me or under my supervision.

SIGNATURE: _____

Construction of this project will be under my supervision as defined in sect 1.2 (n). Rules and regulations, of the Board of Professional Engineers, Architects & Surveyors of the State of Hawaii.

SIGNATURE: _____

SHEET TITLE:

LANDSCAPE PLAN

SHEET NUMBER:

L-1.1

OF

DATE:

March 7, 2013

REVISED: May 21, 2013