Howard Hughes

THE HOWARD HUGHES CORPORATION®

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Ward Village - Block 'O' - Reserved Housing Tower		DRAWINGS
Hawaii	Howard Hughes Corporation	Issue Date : 03 08 2013

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Ward Village - Land Block 5 - Project 1

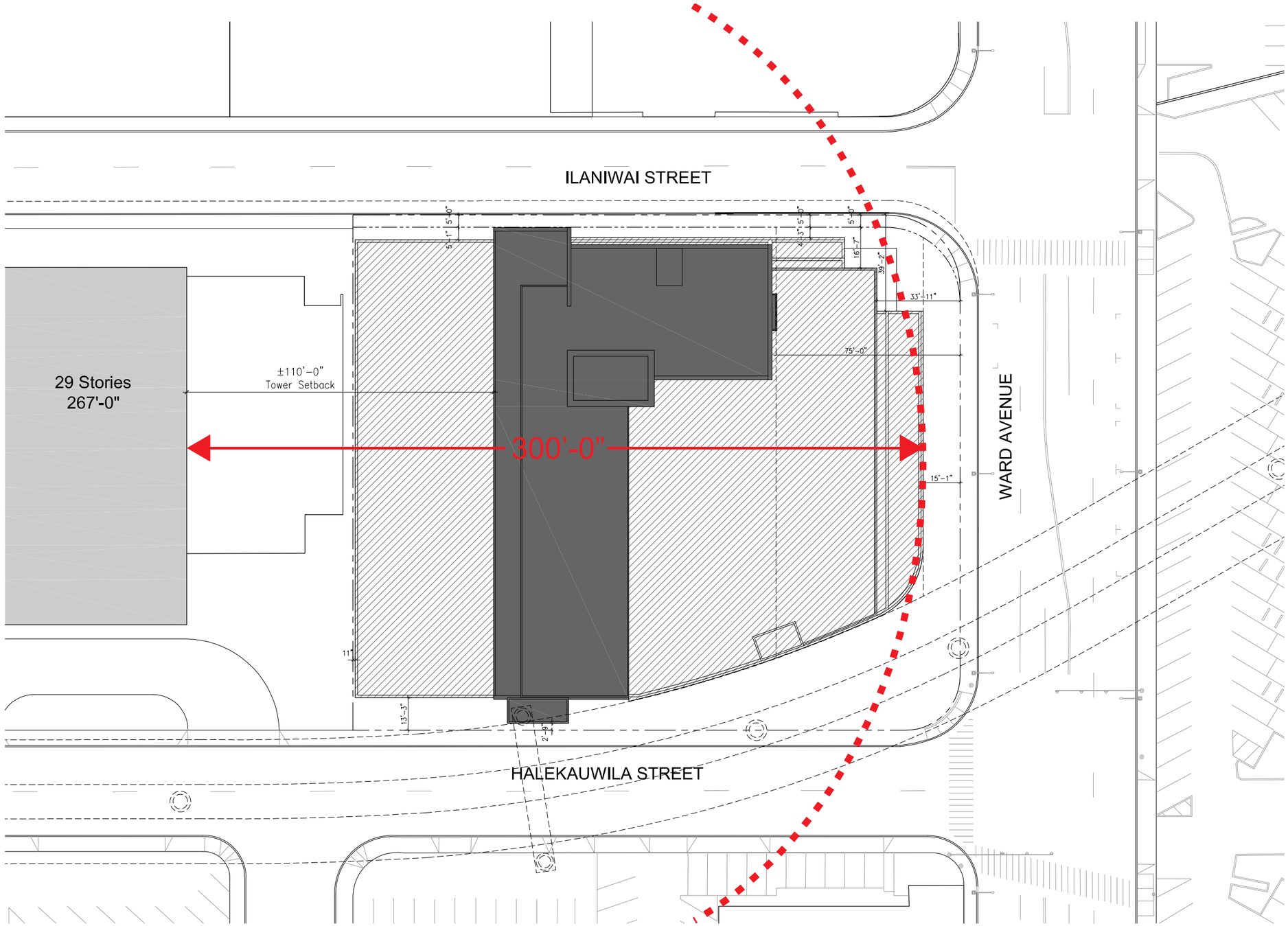
Hawaii

Howard Hughes Corporation

Site Setback Plan

Issue Date : 03 29 2013

C-7



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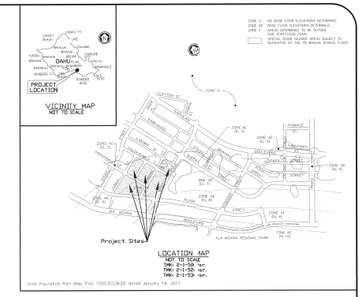
Ward Village - Land Block 5 - Project 1

Hawaii | Howard Hughes Corporation

Plot Plan - Tower Location, Footprint and Spacing

Issue Date : 03 29 2013

D-2



Note:
-Owners information according to C & C of Honolulu Department of Planning & Permitting website.

1 Partial parking crosses into TMK: 2-1-53:16

2 Building crosses into Waiawai Street R/W

VICTORIA WARD MISC LANDS

LOT	TMK	AREA IN SQUARE FEET
13	2-1-50: 01	5,000
14	2-1-50: 01	5,000
15	2-1-50: 01	5,000
16	2-1-50: 62	5,000
18,20,21, 19-A,22-A	2-1-50: 61	27,124
17-A	2-1-50: 62	4,644
23	2-1-52: 45	5,000
24	2-1-52: 45	5,000
25	2-1-52: 46	5,000
26	2-1-52: 46	5,000
27	2-1-52: 43	5,000
28	2-1-52: 43	5,000
29	2-1-52: 43	5,000
30	2-1-52: 43	5,000
31	2-1-52: 42	5,000
32	2-1-52: 42	5,000
33	2-1-52: 42	5,000
34	2-1-52: 42	5,000
37	2-1-52: 17	4,958
38	2-1-52: 17	4,958
42	2-1-52: 36	5,513
43	2-1-52: 36	5,000
44	2-1-52: 34	6,250
45	2-1-52: 36	6,250
46	2-1-52: 51	6,250
47	2-1-52: 38	6,250
48	2-1-52: 52	6,250
49	2-1-52: 39	6,250
50	2-1-52: 33	6,250
51	2-1-52: 40	6,250
52	2-1-52: 11	4,958
53	2-1-52: 11	4,958
54	2-1-52: 32	4,958
55	2-1-52: 32	4,958
56	2-1-52: 31	4,958
59	2-1-52: 28	5,000
60	2-1-52: 28	5,000
61-A	2-1-52: 28	4,858
410	2-1-52: 35	3,500
411	2-1-52: 53	7,500
412	2-1-52: 27	10,000
413	2-1-52: 24	16,115
422-A	2-1-53: 30	41,135
423	2-1-52: 12	19,650
424-A	2-1-52: 20	45,543
425	2-1-53: 01	129,979
426	2-1-52: 22	32,312
427	2-1-52: 22	13,625
428	2-1-52: 22	32,182
429	2-1-52: 22	6,769
448	2-1-52: 22	37,261
K	2-1-52: 22	16,371
TOTAL		637,787

Legend

BFP =	Black Flow Pipe
Bldg =	Building
Bx =	Box
CATV =	Cable Television
CHP =	Chain Post
CIF =	Chain link Fence
Cntl =	Control
Conc =	Concrete
DMH =	Drain Manhole
Elec =	Electric
Encl =	Enclosure
FA =	Fire Alarm
FH =	Fire Hydrant
Fld =	Flood
GP =	Guard Post
GTE =	General Telephone
GW =	Guy Wire
HB =	Hose Bib
HECo =	Hawaiian Electric Company
HTCo-Tel =	Hawaiian Telephone Company
IGV =	Irrigation Control Valve
LP =	Lamp Post
L =	Light
MBx-MB =	Mail Box
MH =	Manhole
Min =	Minute
Mon =	Monument
MW =	Monitoring Well
PM =	Parking Meter
Prkg =	Parking
SCMH =	Signal Corps Manhole
SDMH =	Storm Drain Manhole
SMH =	Sewer Manhole
Sprkl =	Sprinklers
SSL-SL =	Street Light
Stnd =	Stand
Trans =	Transformer
TSL =	Traffic Signal Light
TV =	Television
UP =	Utility Pole
Util-Ut-U =	Utility
WM =	Water Meter
WMH =	Water Manhole
WV =	Water Valve
WVHH =	Water Valve Hand Hole
X-Walk =	Crosswalk

MARKED PARKING STALLS

LOT(S)	REGULAR	HANDICAP	TOTAL
T.M.K. 2-1-50: 61	21	1	22
T.M.K. 2-1-53: 16	25	1	26
13,14,15, 6	31	2	33
32,34	8	0	8
42,43	11	0	11
44	5	0	5
45	18	0	18
46,48	7	0	7
49	7	0	7
51	7	0	7
53,54,55	20	1	21
56	4	0	4
59,60,61-A	26	1	27
410	10	0	10
411	12	0	12
412	9	1	10
413	17	0	17
422-A, 423, 424-A	135	4	139
425	176	0	176
429	61	0	61
K (KOULA STREET)	38	0	38
TOTAL	648	11	559

CERTIFICATION

to: The Howard Hughes Corporation; WELLS FARGO BANK, NATIONAL ASSOCIATION, its successors and assigns; and Title Guaranty of Hawaii, Inc.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 2, 3, 4, 6(b), 7(a), 7(b)(1), 7(C), 8, 9, 11(a), 13, 16, 17, 18, 19 and 21 of Table A thereof. The field work was completed on August 4 2011.

Date: 8/9/11

Miles S. Horie Exp. 4-30-12
Licensed Professional Land Surveyor
Certificate No. 10007

ALTA/ACSM LAND TITLE SURVEY

of T.M.K. 2-1-50: parcels 1, 61 and 62
T.M.K. 2-1-52: parcels 11, 12, 16, 17, 20, 22, 24, 27, 28, 31-36 inclusive, 38-40 inclusive, 42, 43, 45, 46 and 51-53 inclusive;
T.M.K. 2-1-53: parcels 1 and 30
of Block 2, 3, 4 and 5 of Land Court Application 670
at Kukulaeo and Kaakaukukui, Honolulu, Oahu, Hawaii

Client: The Howard Hughes Corporation
Revised: August 4, 2011
September 26, 2006

Job No. 58-47

Field Book : 1537,1539-1541

40 20 0 40 80
Graphic Scale in Feet

MILES S. HORIE
LICENSED PROFESSIONAL LAND SURVEYOR
No. 10007
HAWAII, U.S.A.

This work was prepared by me or under my direct supervision.

Miles S. Horie Exp. 4-30-12
License: Professional Land Surveyor
Certificate Number 10007

Engineers Surveyors Hawaii, Inc.

Civil Engineers ~ Land Surveyors ~ Construction Managers

ALTA Survey

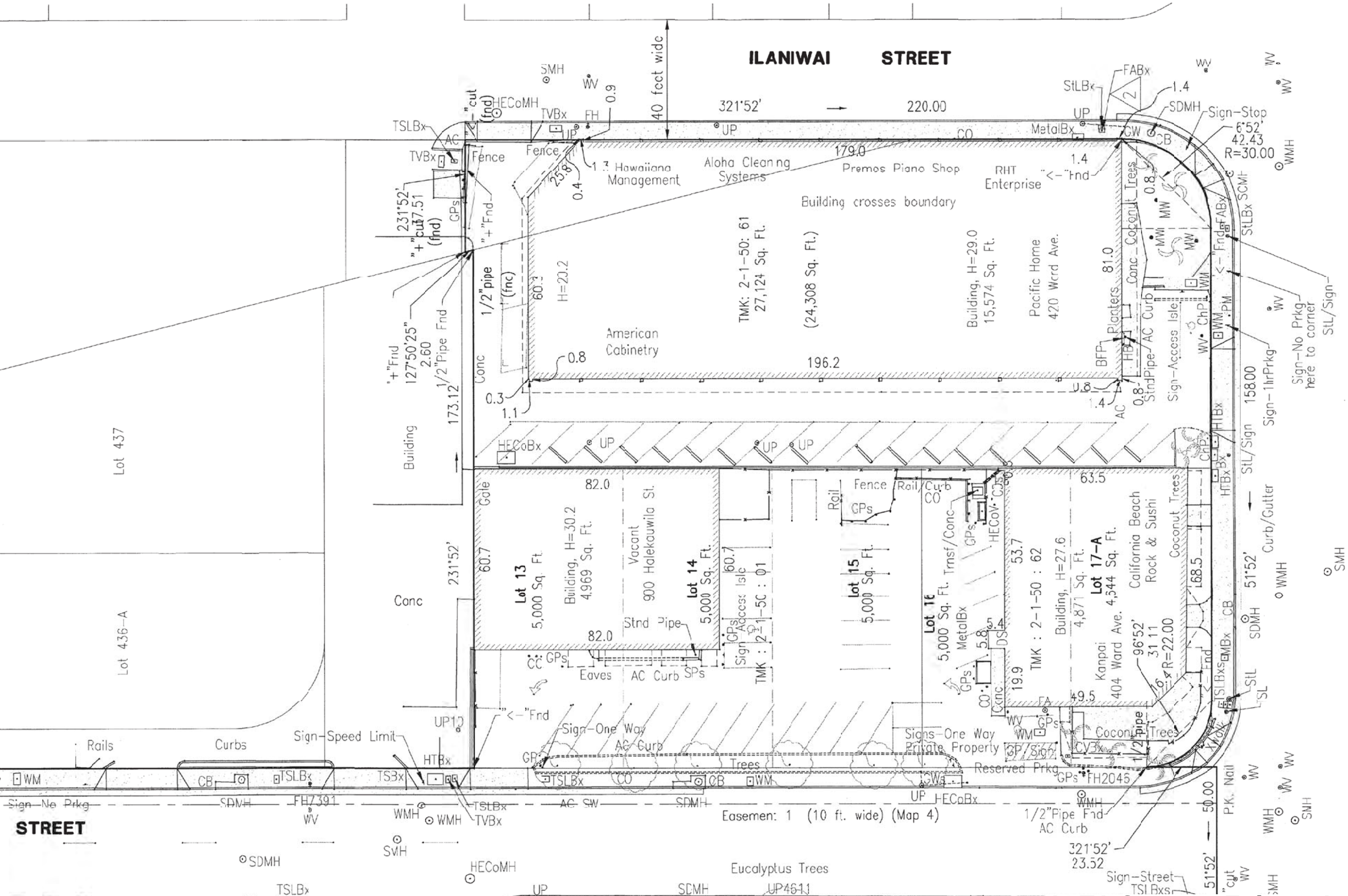
D-3

Sheet 1 of 4 Sheets

Honolulu, Hawaii
58-47

ENGINEERS SUR/EYORS HAWAII, INC.
CIVIL ENGINEERS ~ LAND SURVEYORS ~ CONSTRUCTION MANAGERS

1320 Sixth School Street
Revised: August 4, 2011 September 26, 2006
September 21, 2006



ALTA Survey - Enlarged

D-3

Project Summary

Zone - Mixed Use Zone

Project 1 Area - 51,768 sf (1.2 Acres)

Proposed Density - 415 Units (858 sf average)

1 Bed (599 sf)	- 135 Units (33%)
2 Bed (891 sf)	- 192 Units (46%)
3 Bed (1,183 sf)	- 88 Units (21%)

1/64" = 1'-0"
01 63 2 80
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Ward Village - Land Block 5 - Project 1

Hawaii

Howard Hughes Corporation

Site Plan

Issue Date : 03 29 2013

D-4

Open Space Summary

Open Space (at Grade)
Required = 5,177 sf (10% of Lot Area)
Provided = 7,724 sf *
*Includes area at HART R.O.W. and excludes area of setback at Ward, see Diagram below.

Recreation Area Required
55 sf per Residential Unit
55 sf x 438 = 24,090 sf
Total Required = 24,090 sf

Recreation Area Provided
1,863 sf at 8th Floor Interior
23,787 sf at 8th Floor Exterior
Total Provided = 25,650 sf

Open Space at :

8th : Interior
1,863 sf

8th : Exterior
23,787 sf

Ground Level
7,724 sf

1/64" = 1'-0"
01 63 2 80
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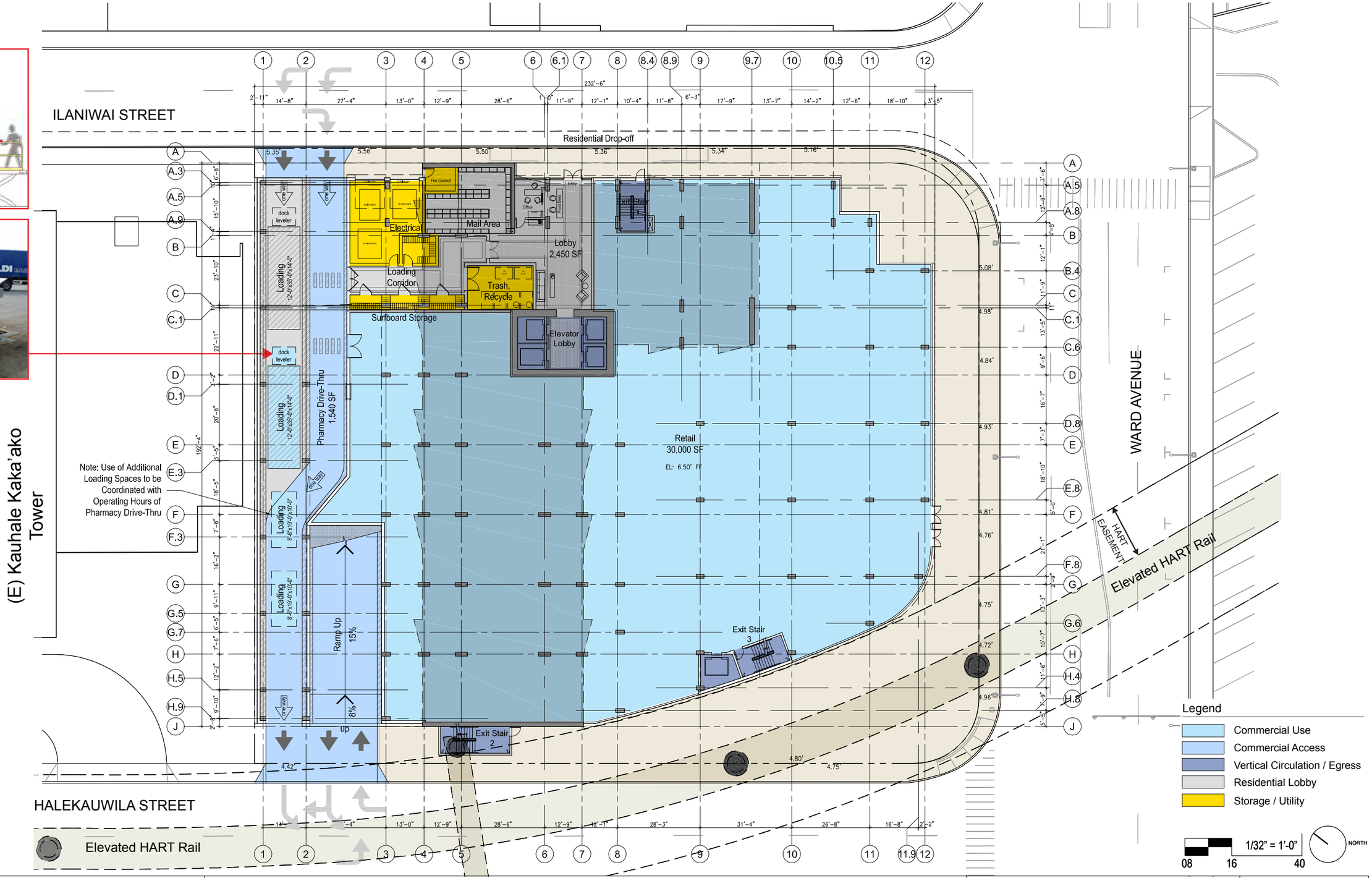
Ward Village - Land Block 5 - Project 1

Hawaii | Howard Hughes Corporation

Open Space Summary

Issue Date : 03 29 2013

D-5



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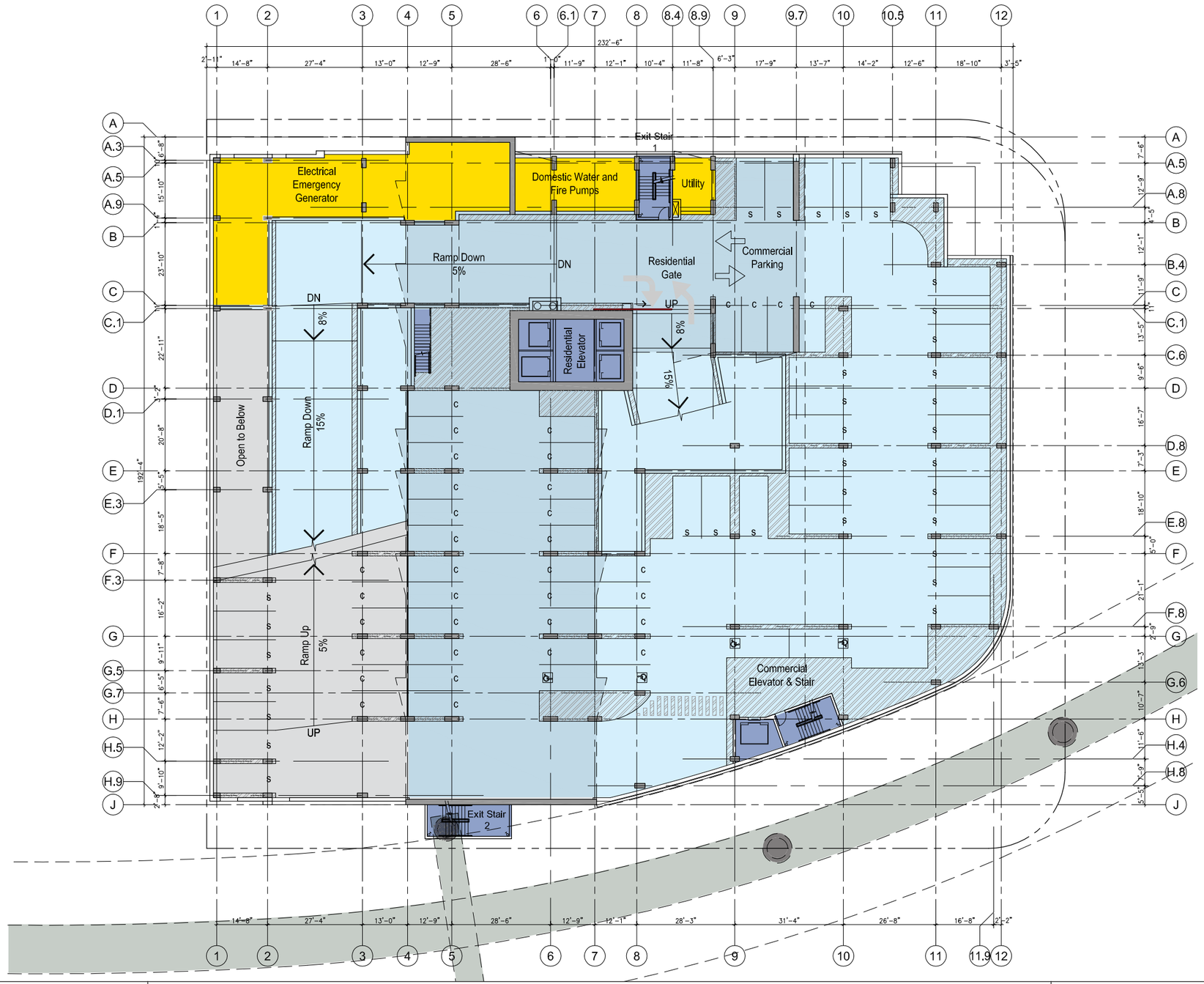
Ward Village - Land Block 5 - Project 1

Hawaii | Howard Hughes Corporation

Ground Level: Commercial, Residential Lobby & Loading

Issue Date : 03 29 2013

D-6



Legend

- Commercial Use
- Vertical Circulation / Egress
- Residential Areas
- Storage / Utility

1/32" = 1'-0"

08 16 40

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Ward Village - Land Block 5 - Project 1

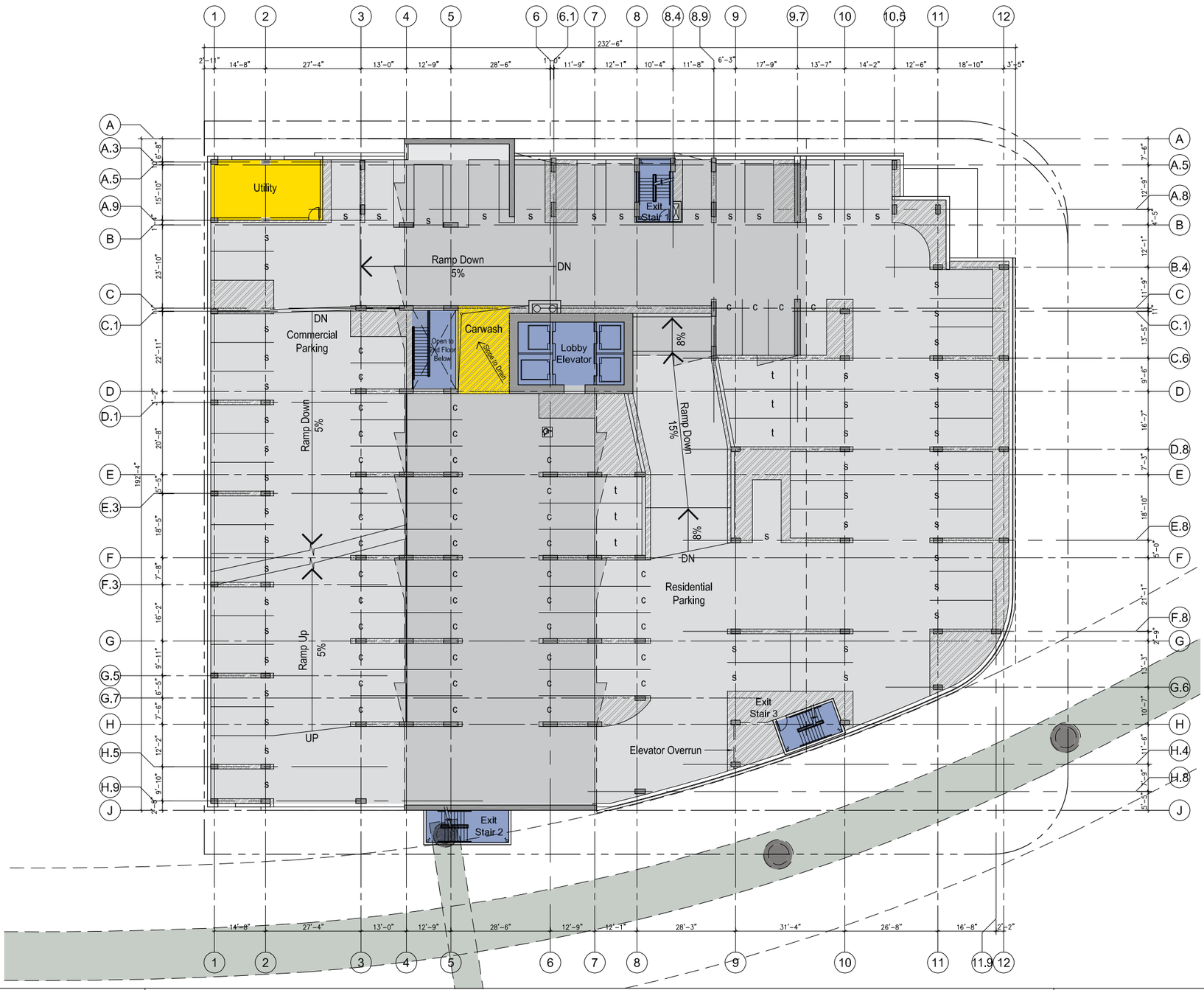
Hawaii

Howard Hughes Corporation

Second Level : Commercial Parking

Issue Date : 03 29 2013

D-7



Legend

- Vertical Circulation / Egress
- Residential Areas
- Storage / Utility

1/32" = 1'-0"

08 16 40

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Ward Village - Land Block 5 - Project 1

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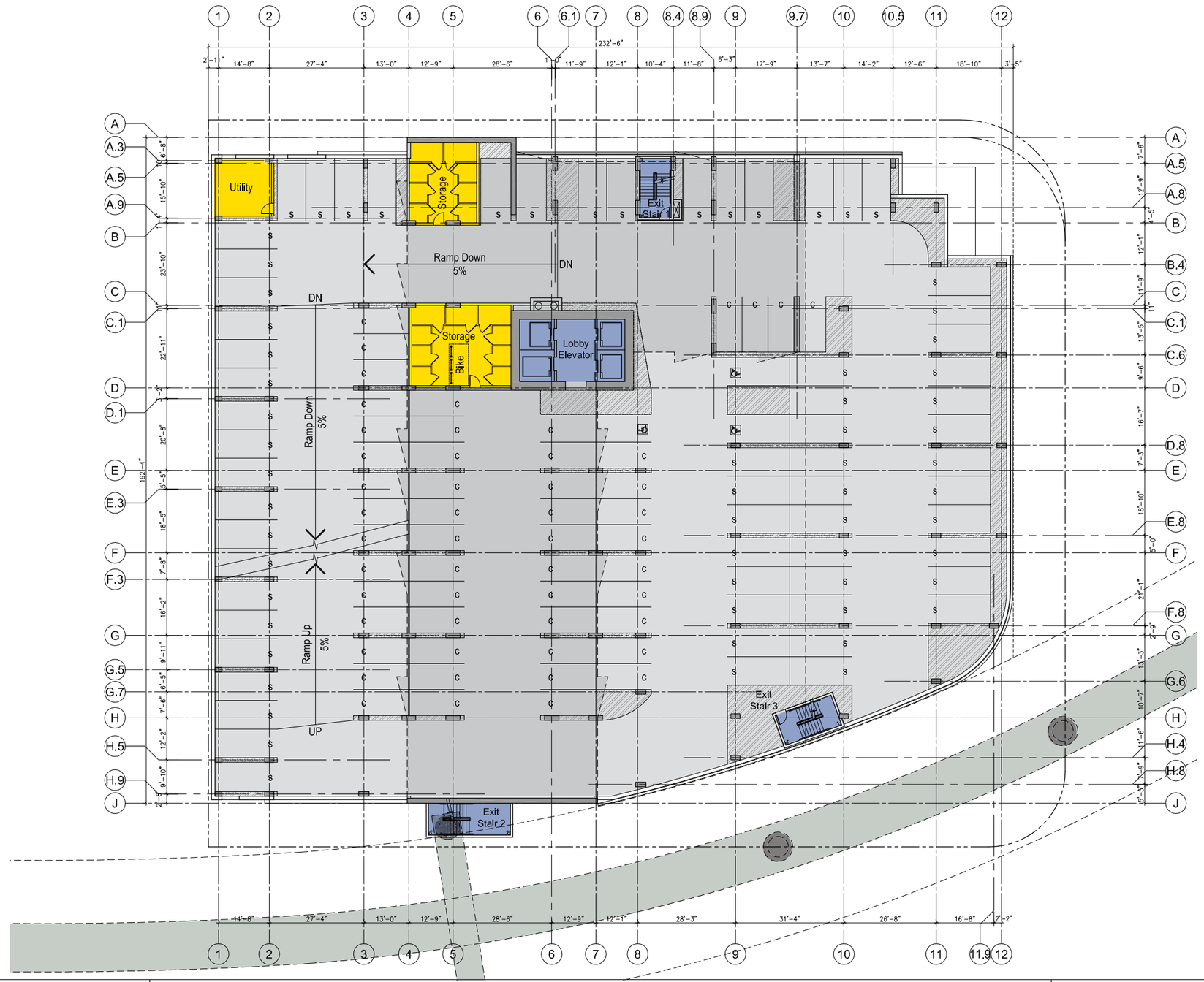
Third Level : Residential Parking

Issue Date : 03 29 2013

D-8



Legend

- Vertical Circulation / Egress
- Residential Areas
- Storage / Utility

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Ward Village - Land Block 5 - Project 1

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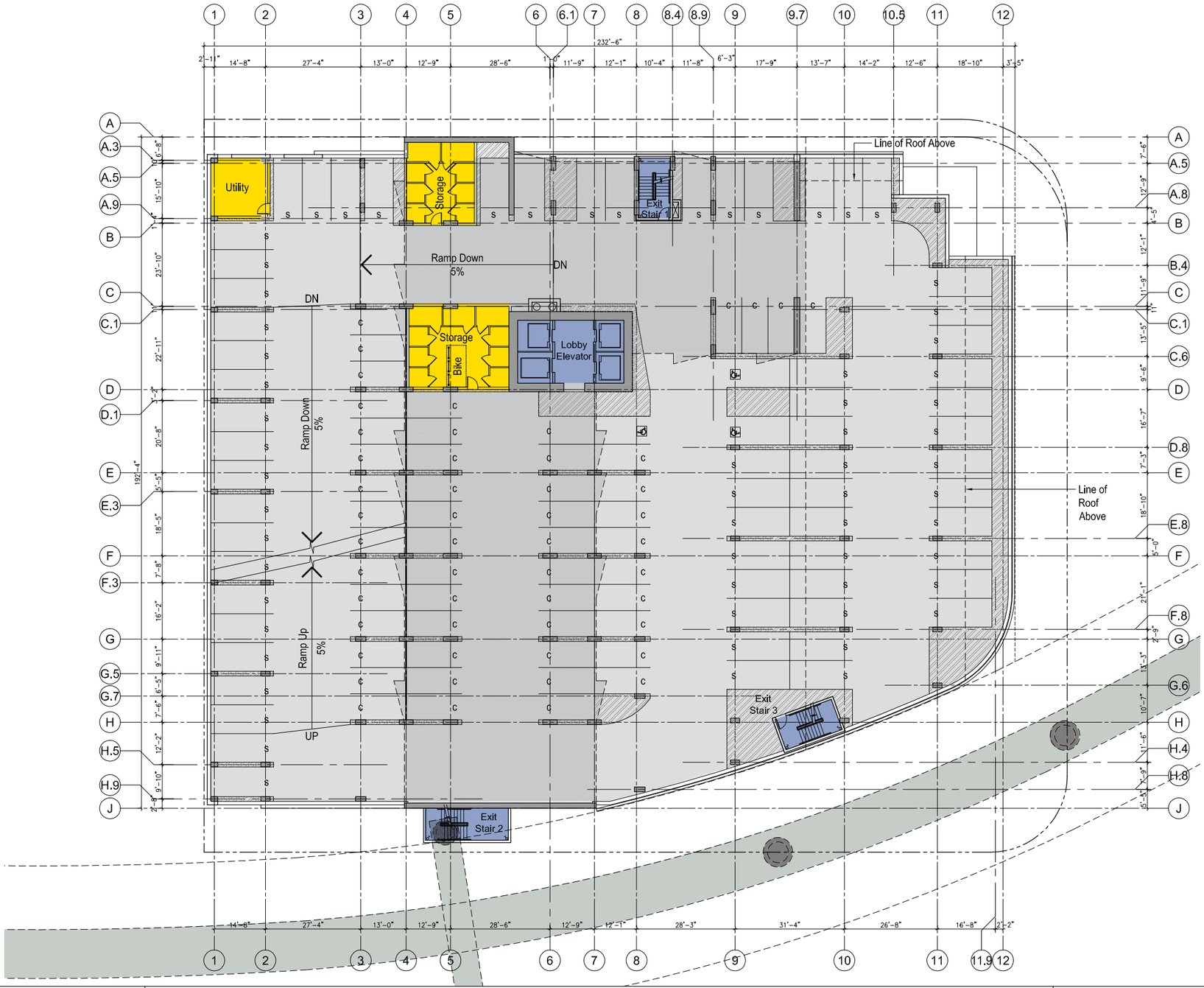
Fourth Level : Residential Parking

Issue Date : 03 29 2013

D-9



Legend

- Vertical Circulation / Egress
- Residential Areas
- Storage / Utility

1/32" = 1'-0"

08 16 40

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Ward Village - Land Block 5 - Project 1

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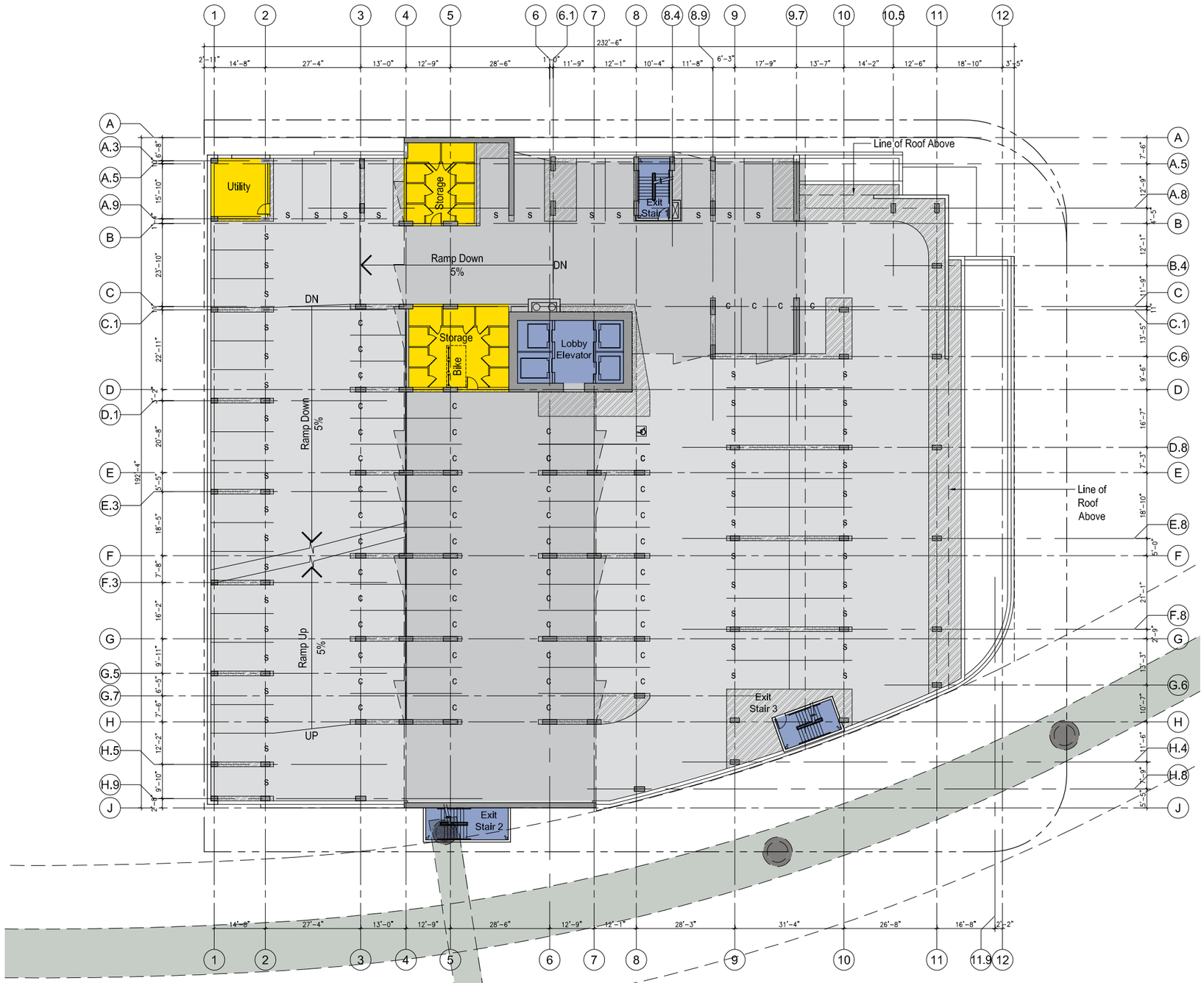
Fifth Level : Residential Parking

Issue Date : 03 29 2013

D-10



Legend

- Vertical Circulation / Egress
- Residential Areas
- Storage / Utility

1/32" = 1'-0"

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Ward Village - Land Block 5 - Project 1

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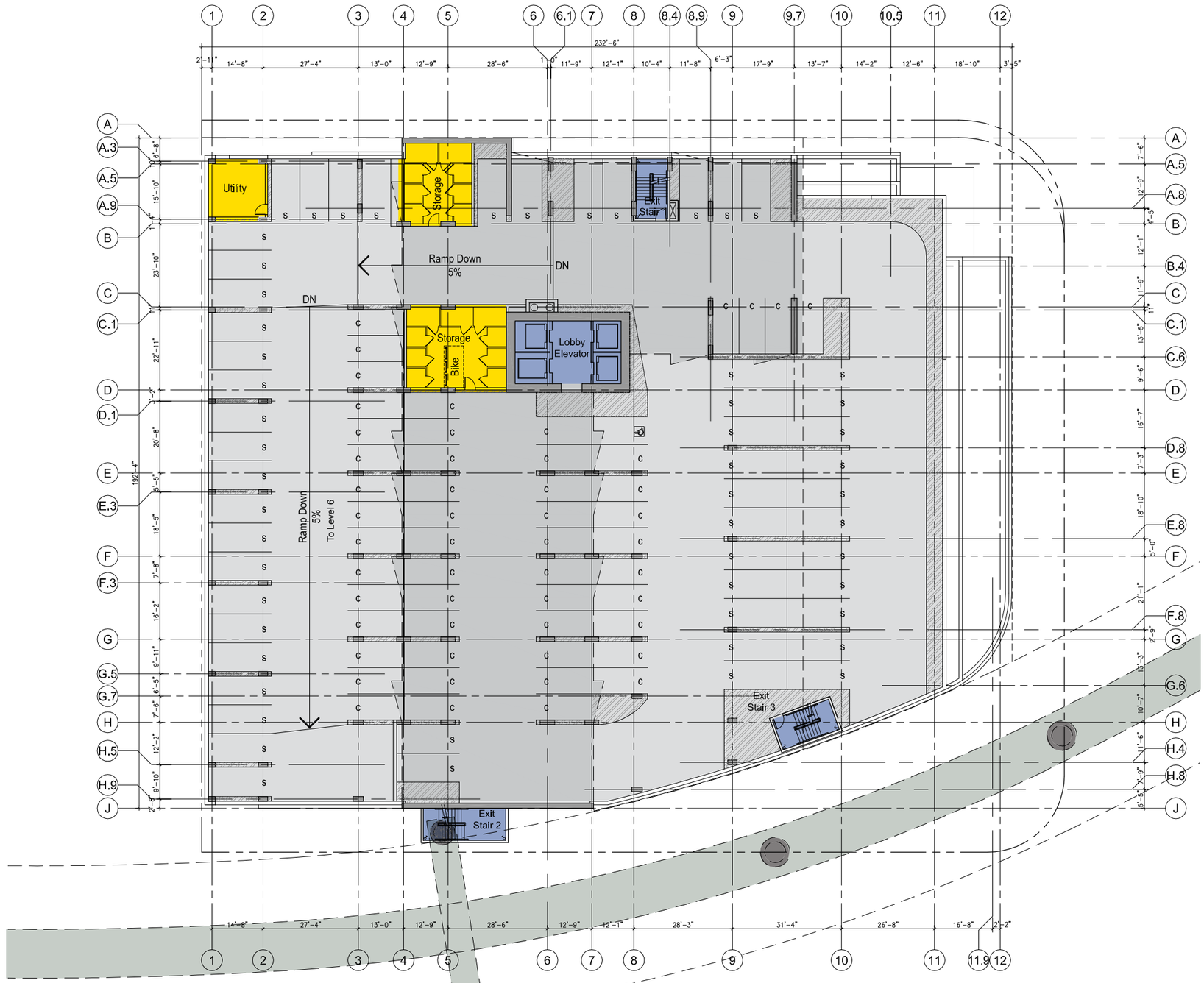
Sixth Level : Residential Parking

Issue Date : 03 29 2013

D-11



Legend

- Vertical Circulation / Egress
- Residential Areas
- Storage

1/32" = 1'-0"

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Ward Village - Land Block 5 - Project 1

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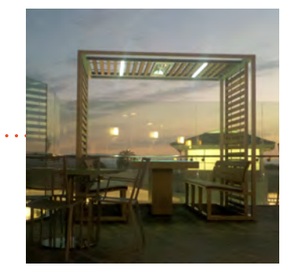
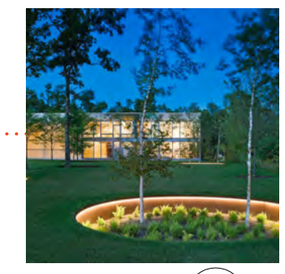
Seventh Level : Residential Parking

Issue Date : 03 29 2013

D-12





1/32" = 1'-0"

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Ward Village - Land Block 5 - Project 1

Hawaii

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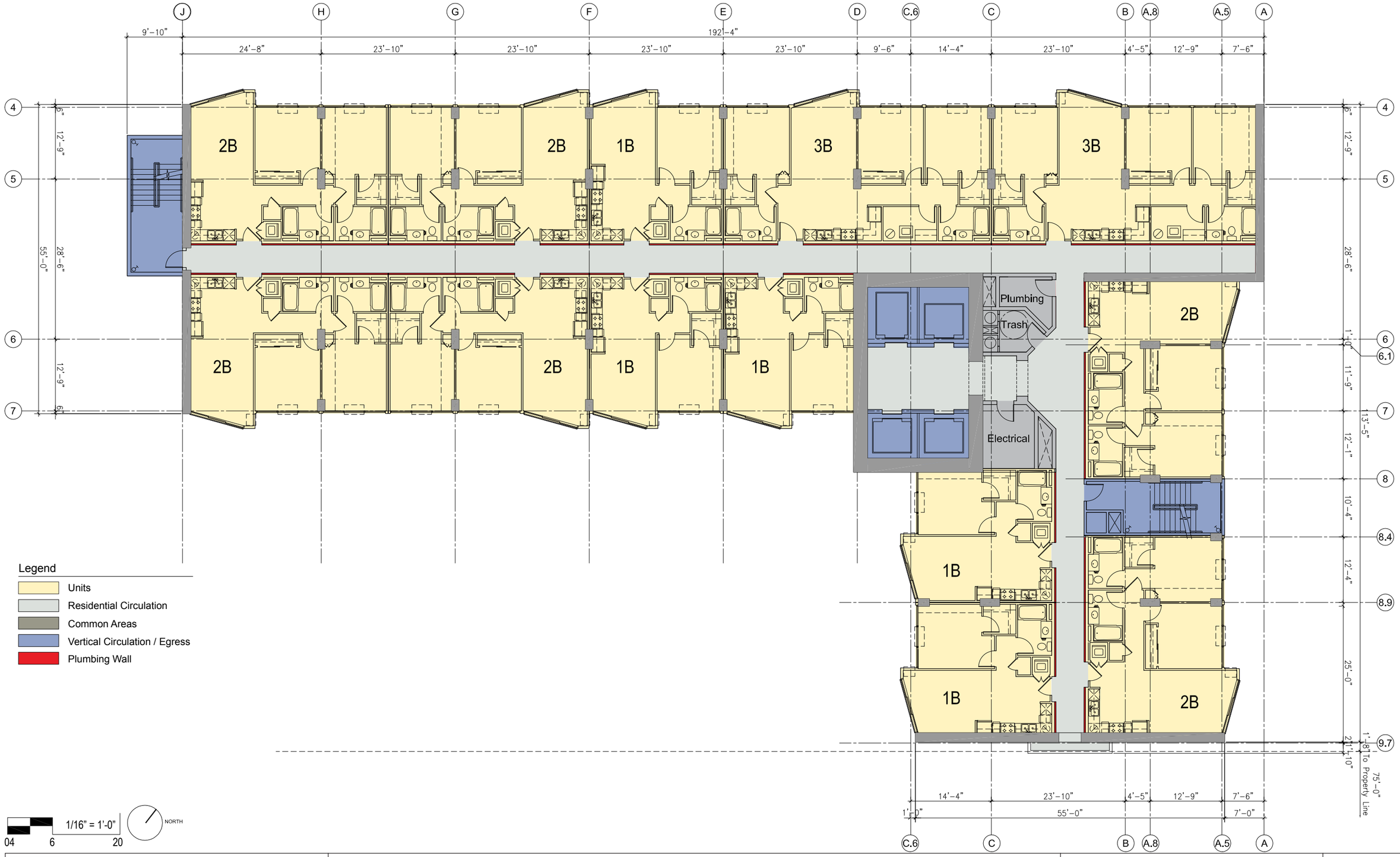
Eigth / Podium Level: Landscape

Issue Date : 03 29 2013

D-13



Legend

- Units
- Residential Circulation
- Common Areas
- Vertical Circulation / Egress
- Plumbing Wall

1/16" = 1'-0"

04 6 20

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Ward Village - Land Block 5 - Project 1

Hawaii

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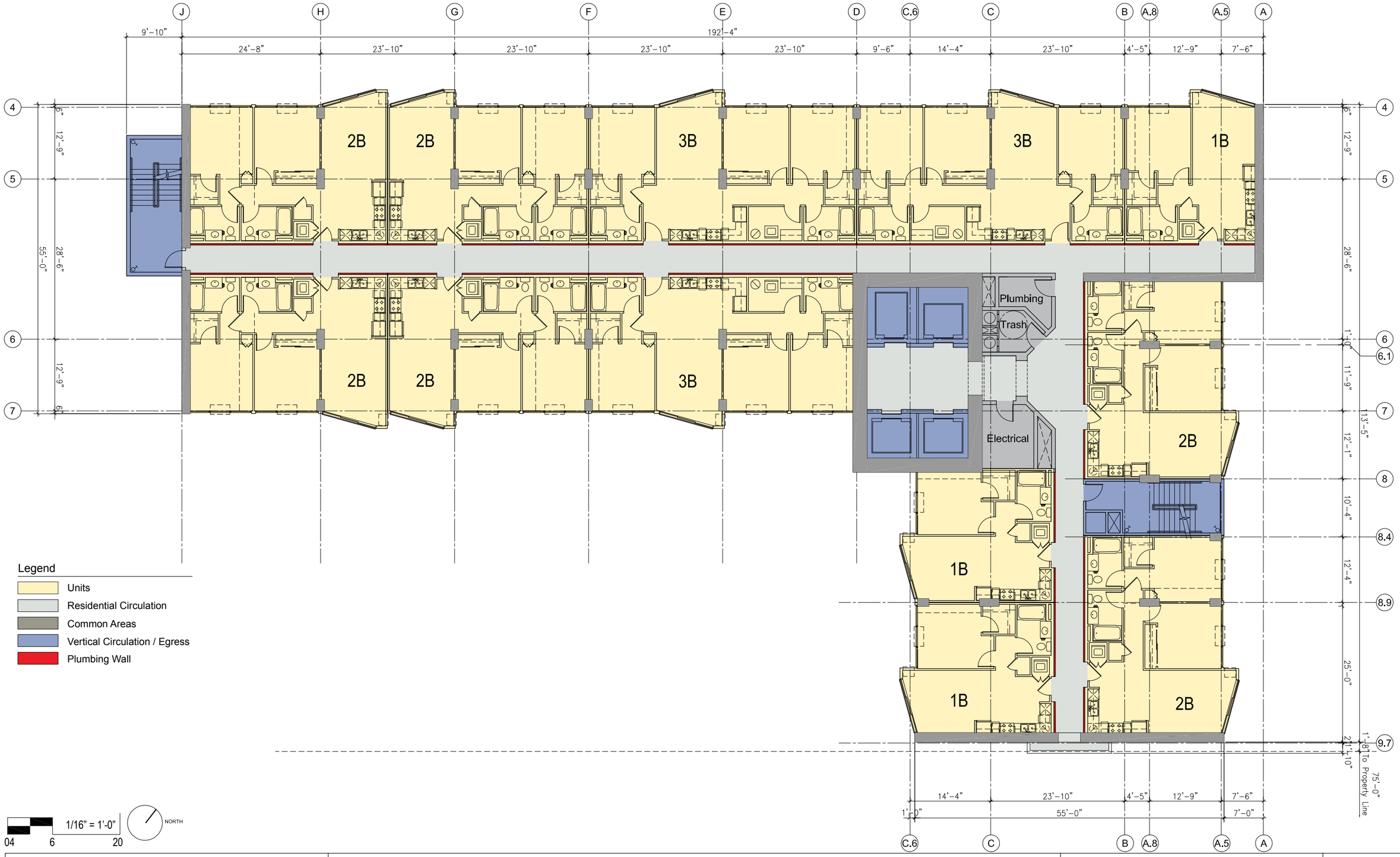
Typical Tower Level - A Residential Units

Issue Date : 03 29 2013

D-14



Legend

- Units
- Residential Circulation
- Common Areas
- Vertical Circulation / Egress
- Plumbing Wall

1/16" = 1'-0"

04 6 20

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Ward Village - Land Block 5 - Project 1

Hawaii

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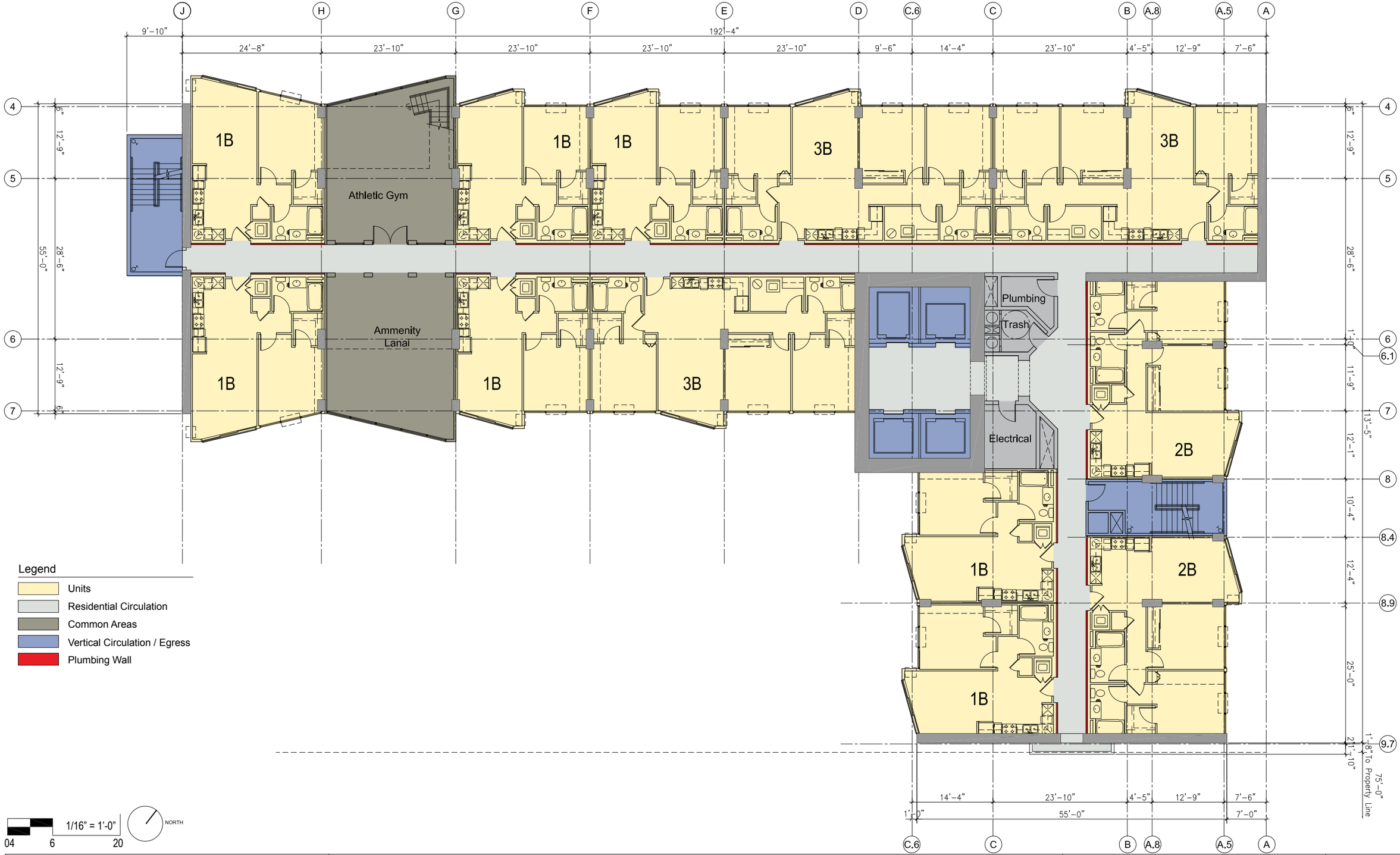
Typical Tower Level - B Residential Units

Issue Date : 03 29 2013

D-15



Legend

- Units
- Residential Circulation
- Common Areas
- Vertical Circulation / Egress
- Plumbing Wall

1/16" = 1'-0"

04 6 20

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Ward Village - Land Block 5 - Project 1

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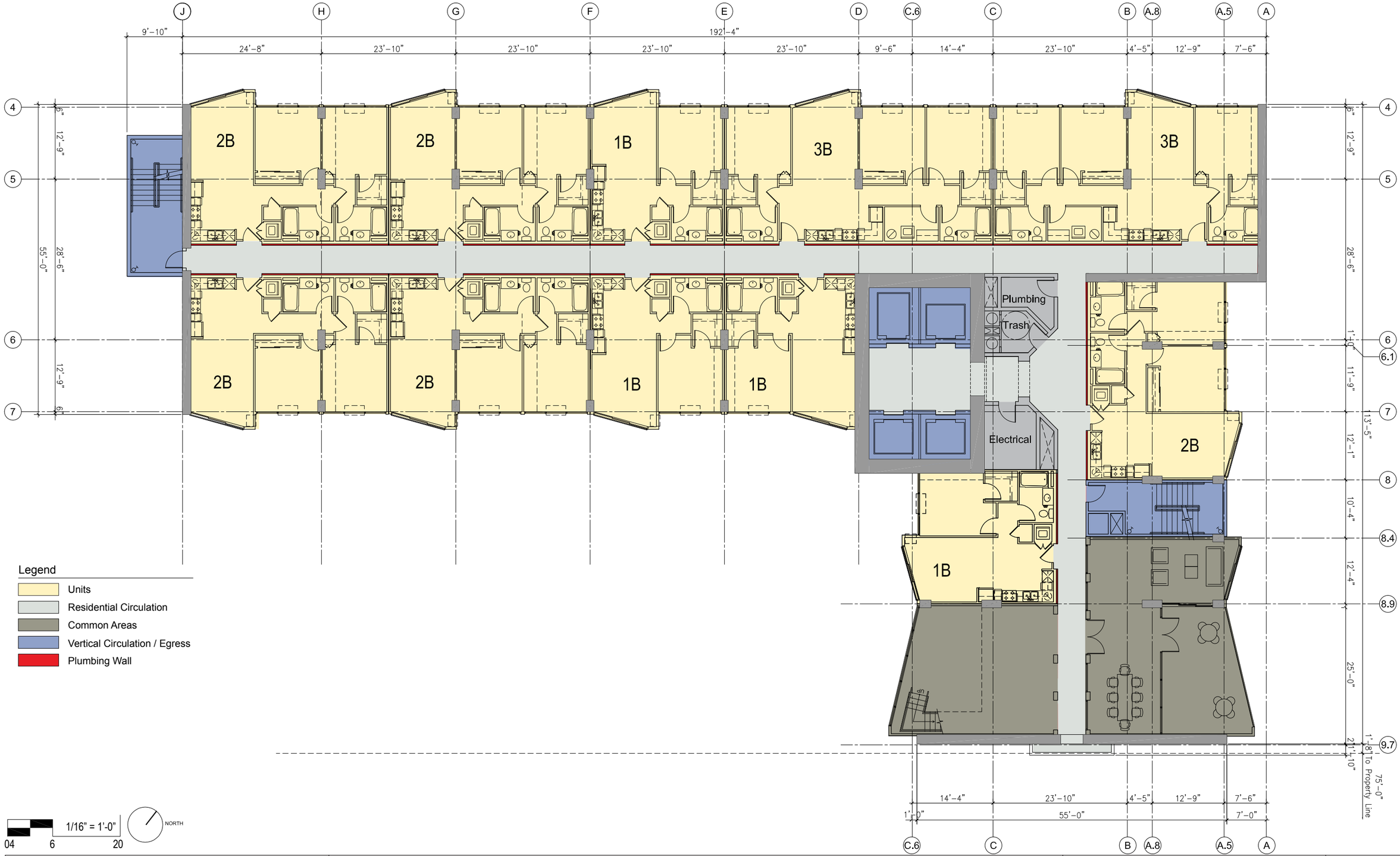
Lanai A

Issue Date : 03 29 2013

D-16



Legend

- Units
- Residential Circulation
- Common Areas
- Vertical Circulation / Egress
- Plumbing Wall

1/16" = 1'-0"

04 6 20

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Ward Village - Land Block 5 - Project 1

Hawaii

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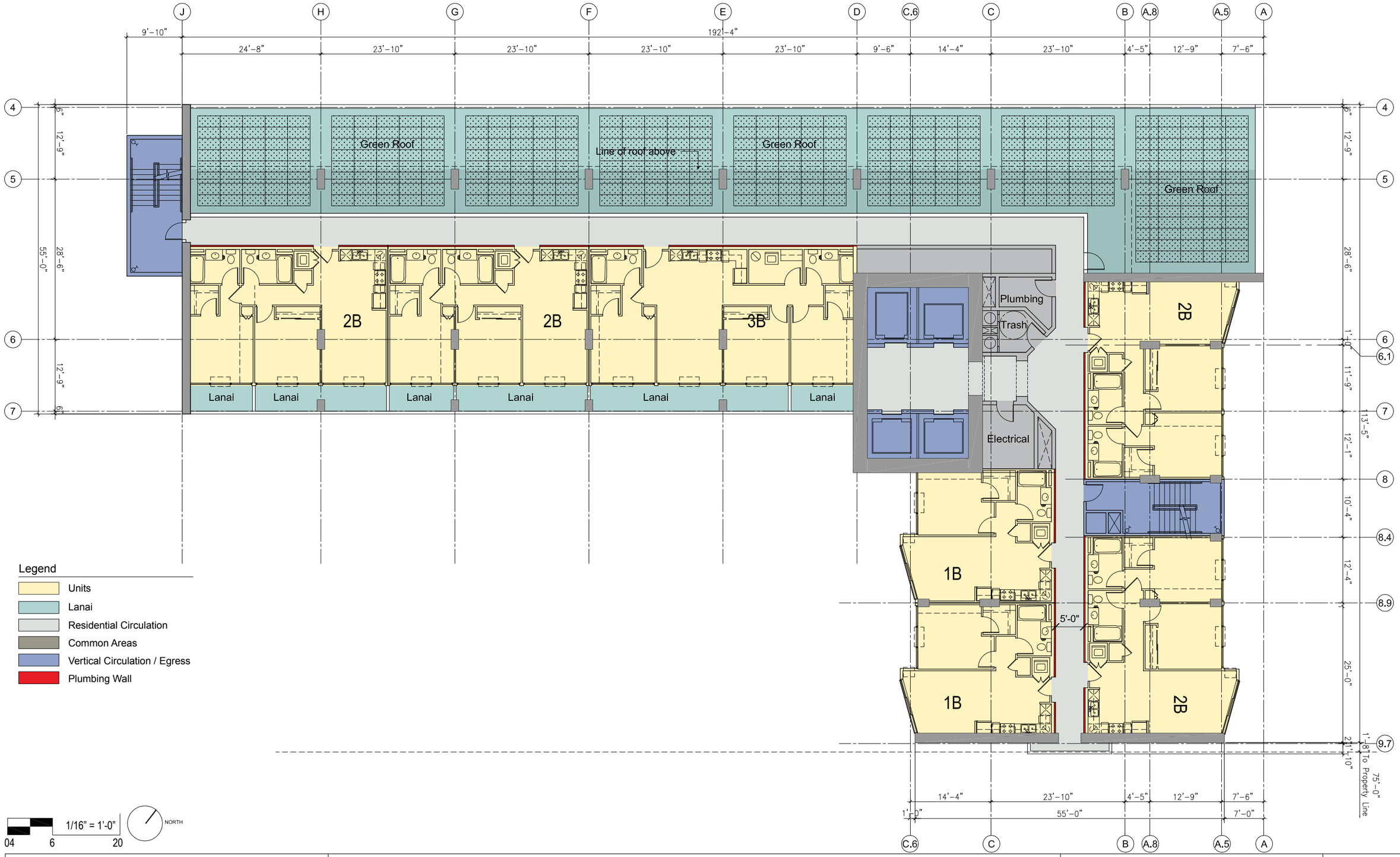
Lanai B

Issue Date : 03 29 2013

D-17



Legend

- Units
- Lanai
- Residential Circulation
- Common Areas
- Vertical Circulation / Egress
- Plumbing Wall

1/16" = 1'-0"

04 6 20

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Ward Village - Land Block 5 - Project 1

Hawaii

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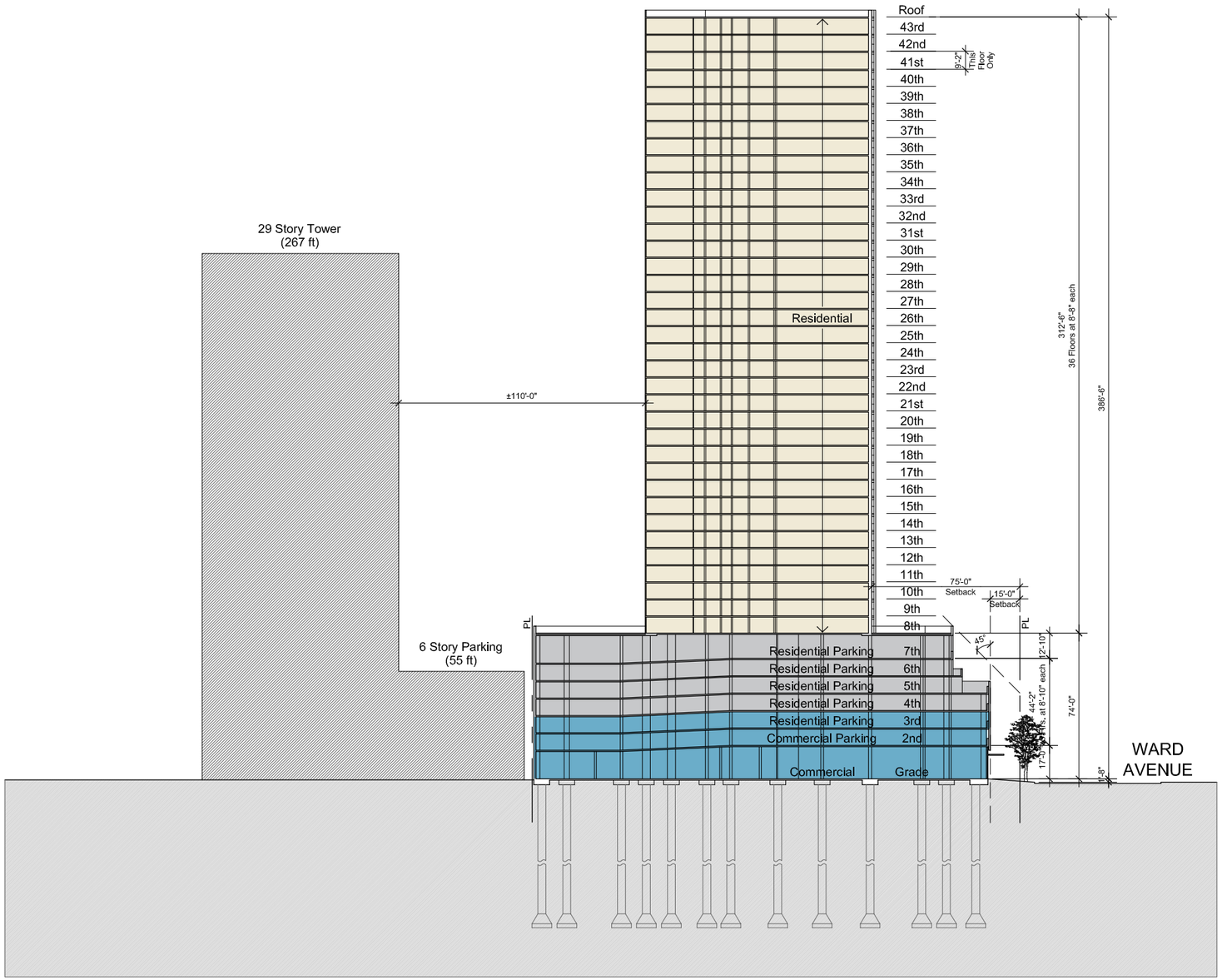
42nd & 43rd Levels: Residential Units

Issue Date : 03 29 2013

D-18



Legend

- Residential Units
- Residential Parking
- Commercial

1/64" = 1'-0"

01 63 2 80

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Ward Village - Land Block 5 - Project 1

Hawaii

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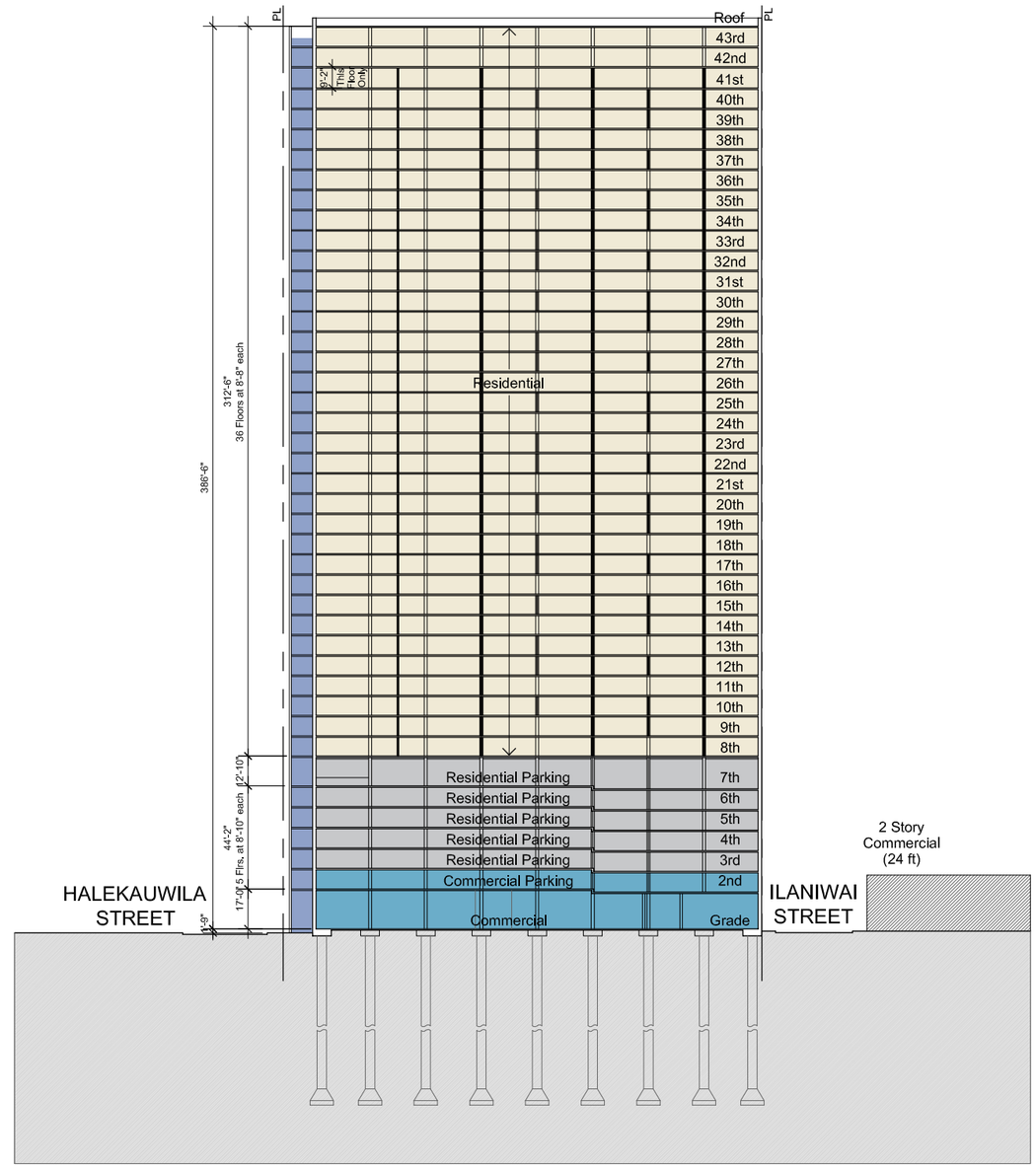
Building Section A

Issue Date : 03 29 2013

D-19



Legend

- Residential Units
- Residential Parking
- Commercial
- Exit Stair

1/64" = 1'-0"

01 63 2 80

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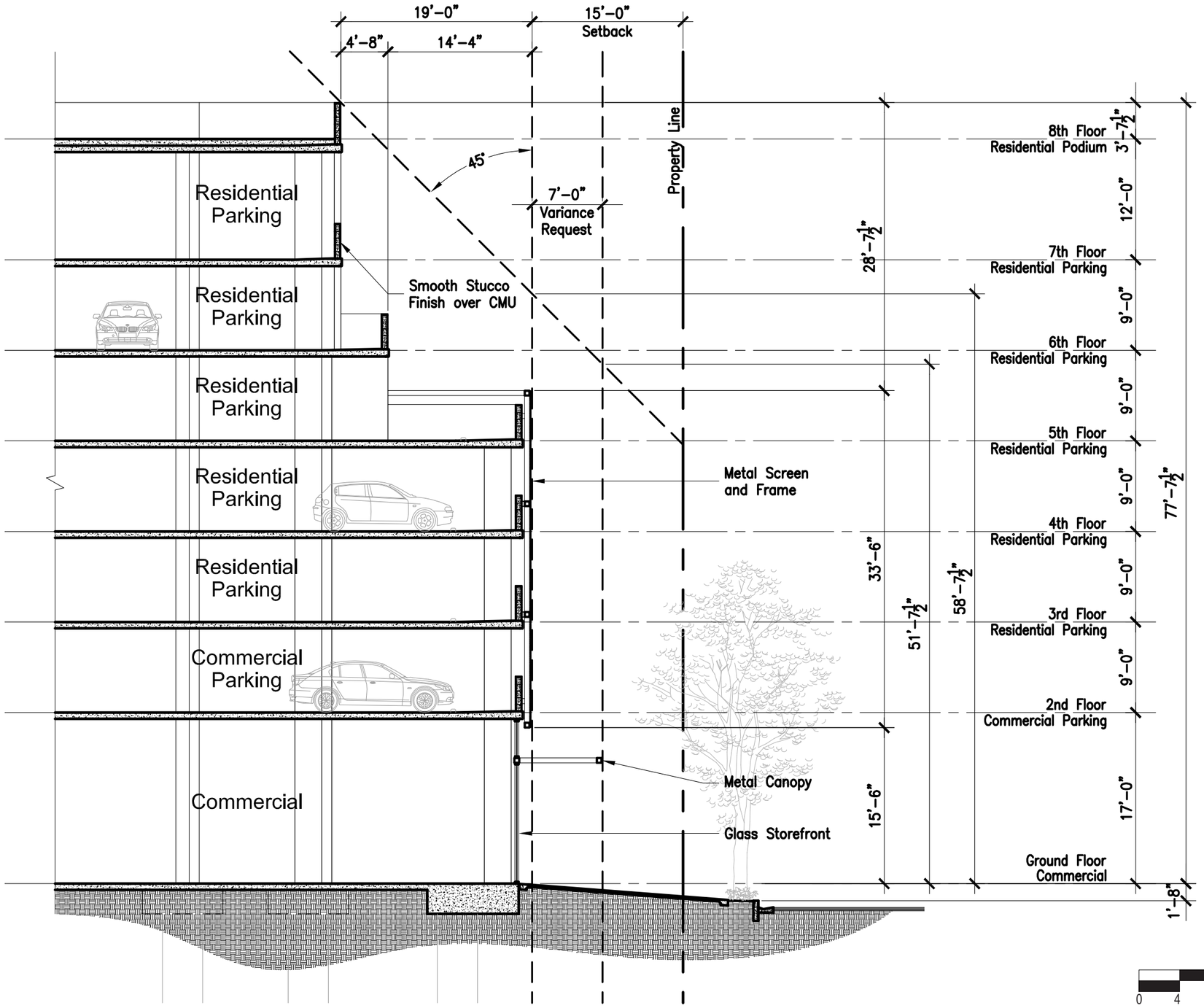
Building Section B

Issue Date : 03 29 2013

D-20



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Ward Village - Land Block 5 - Project 1

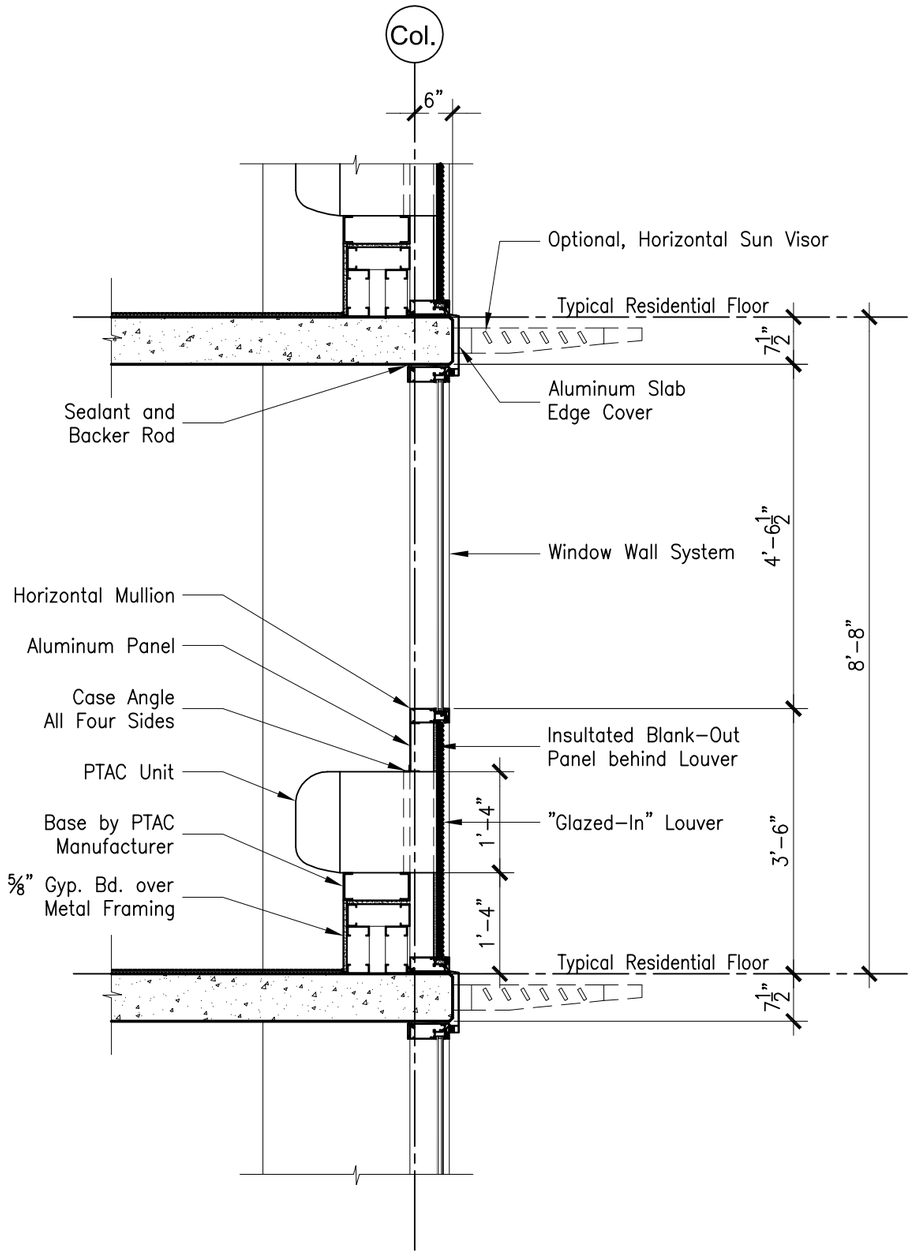
Hawaii

Howard Hughes Corporation

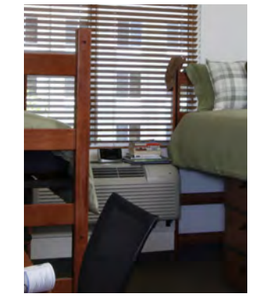
Streetscape Wall Section

Issue Date : 03 29 2013

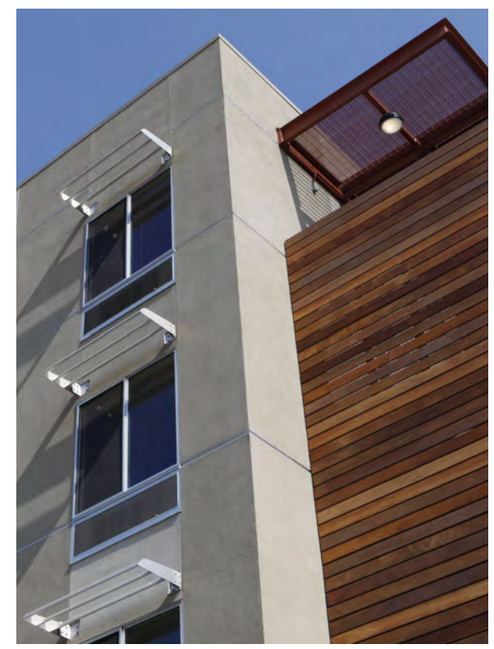
D-21



PTAC -
Packaged Terminal
Air Conditioning
Unit



PTAC in bedroom



Basic Window Assembly

Sun Visor

Window System with
Integrated Louver

1/2" = 1'-0"
0 1 2 5

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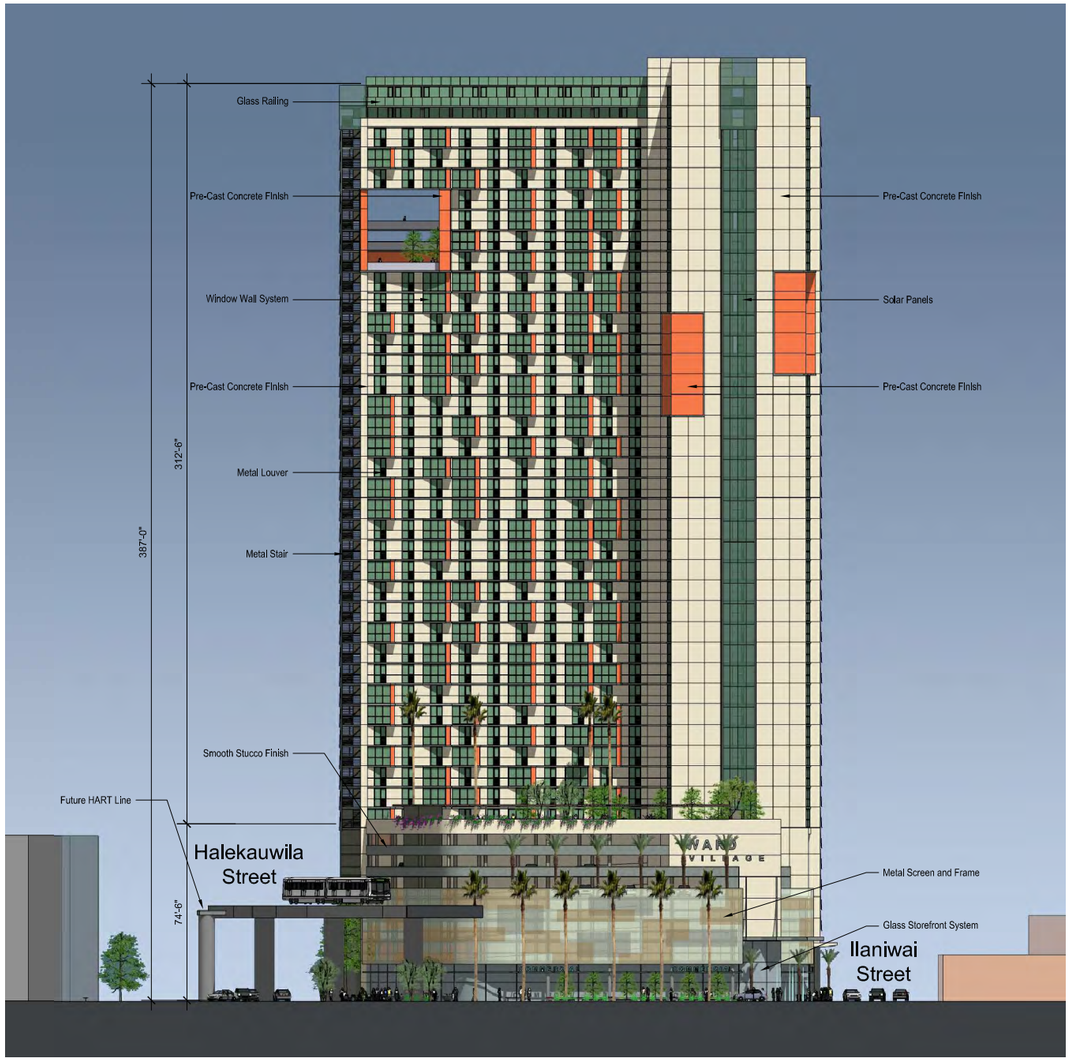
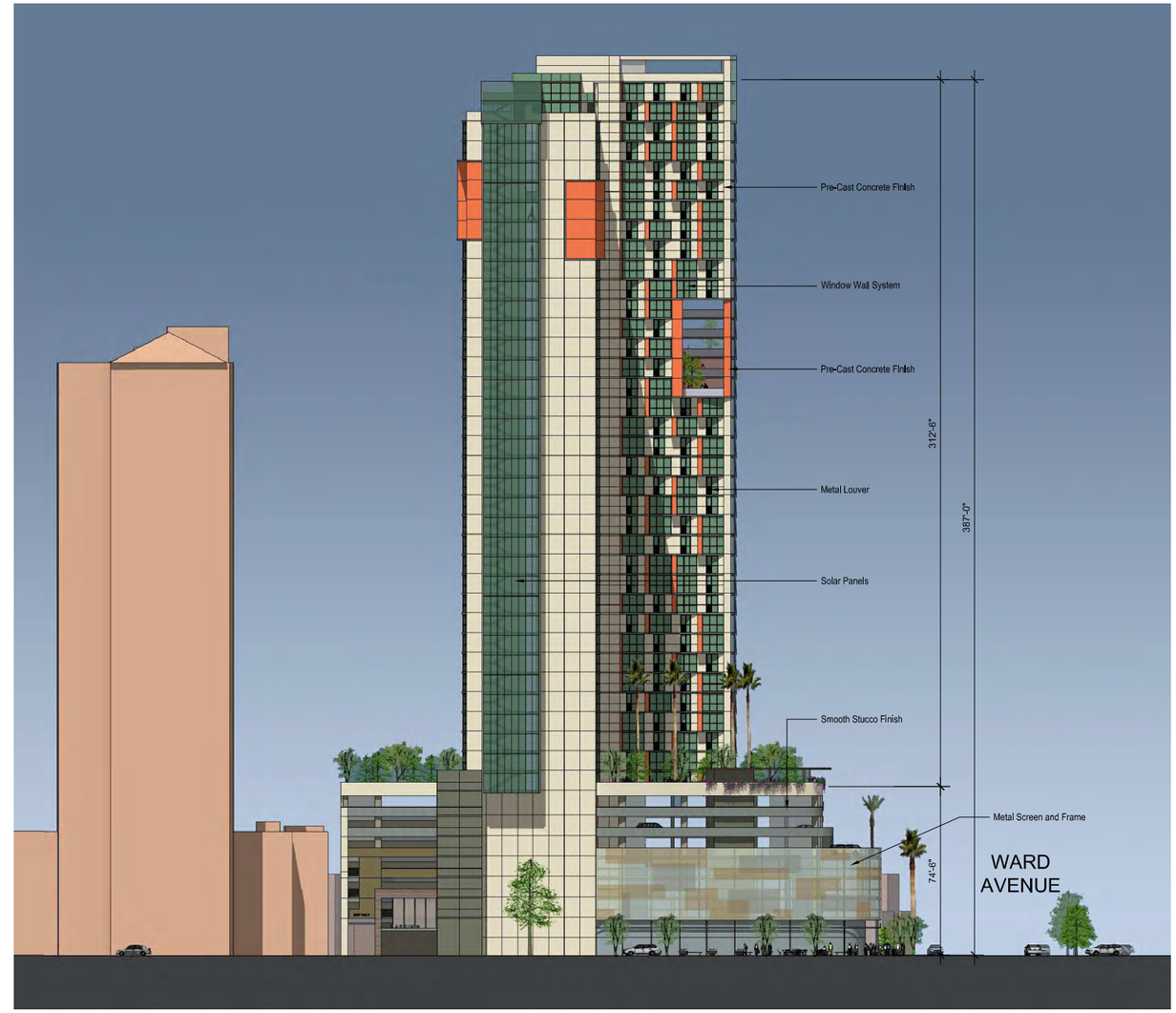
Ward Village - Land Block 5 - Project 1	**Residential Tower Typical Window Wall**	**D-22**
Hawaii / Howard Hughes Corporation	Issue Date : 03 29 2013	



Ward Avenue Diamond Head Elevation



Halekauwila Street Makai Elevation

1/64" = 1'-0"
01 63 2 80

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Ward Village - Land Block 5 - Project 1

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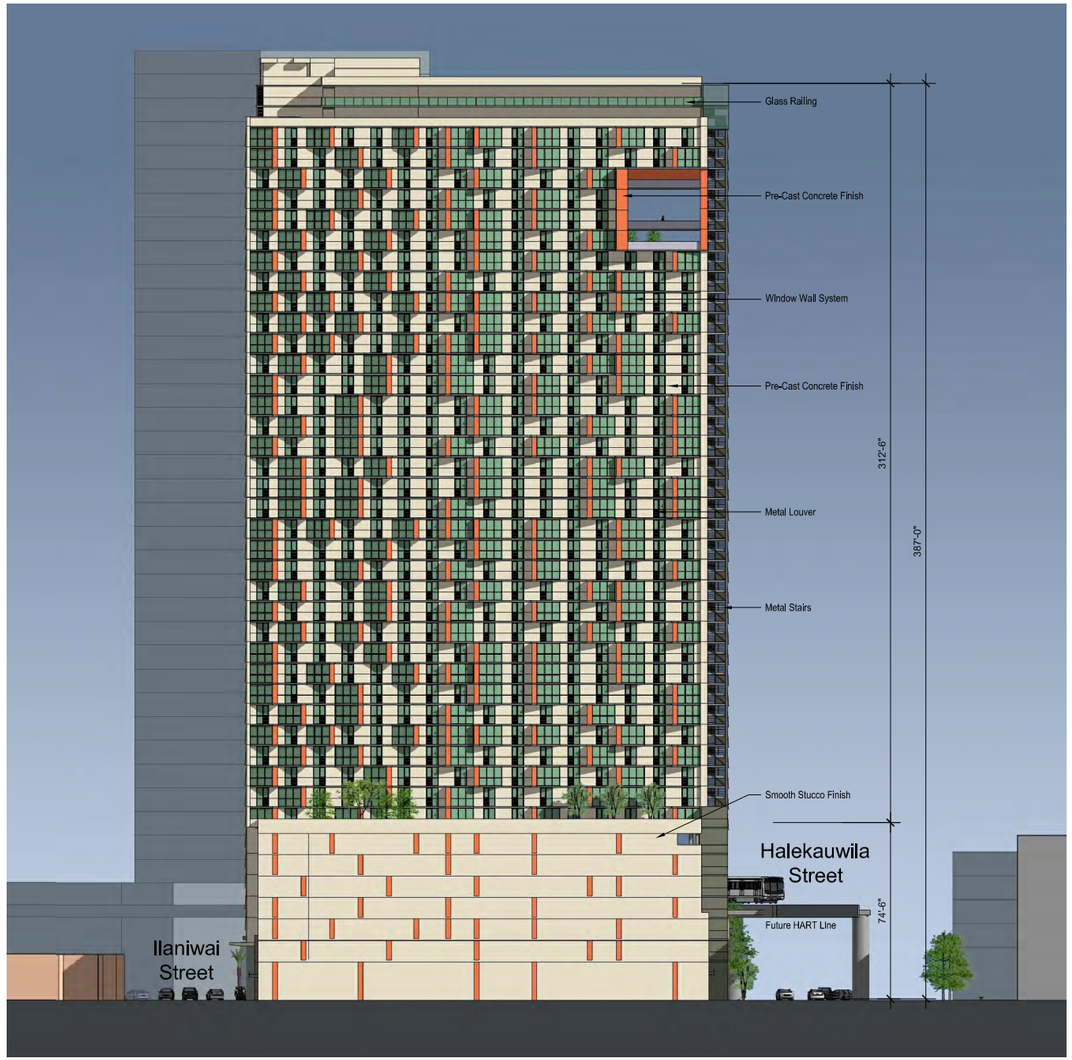
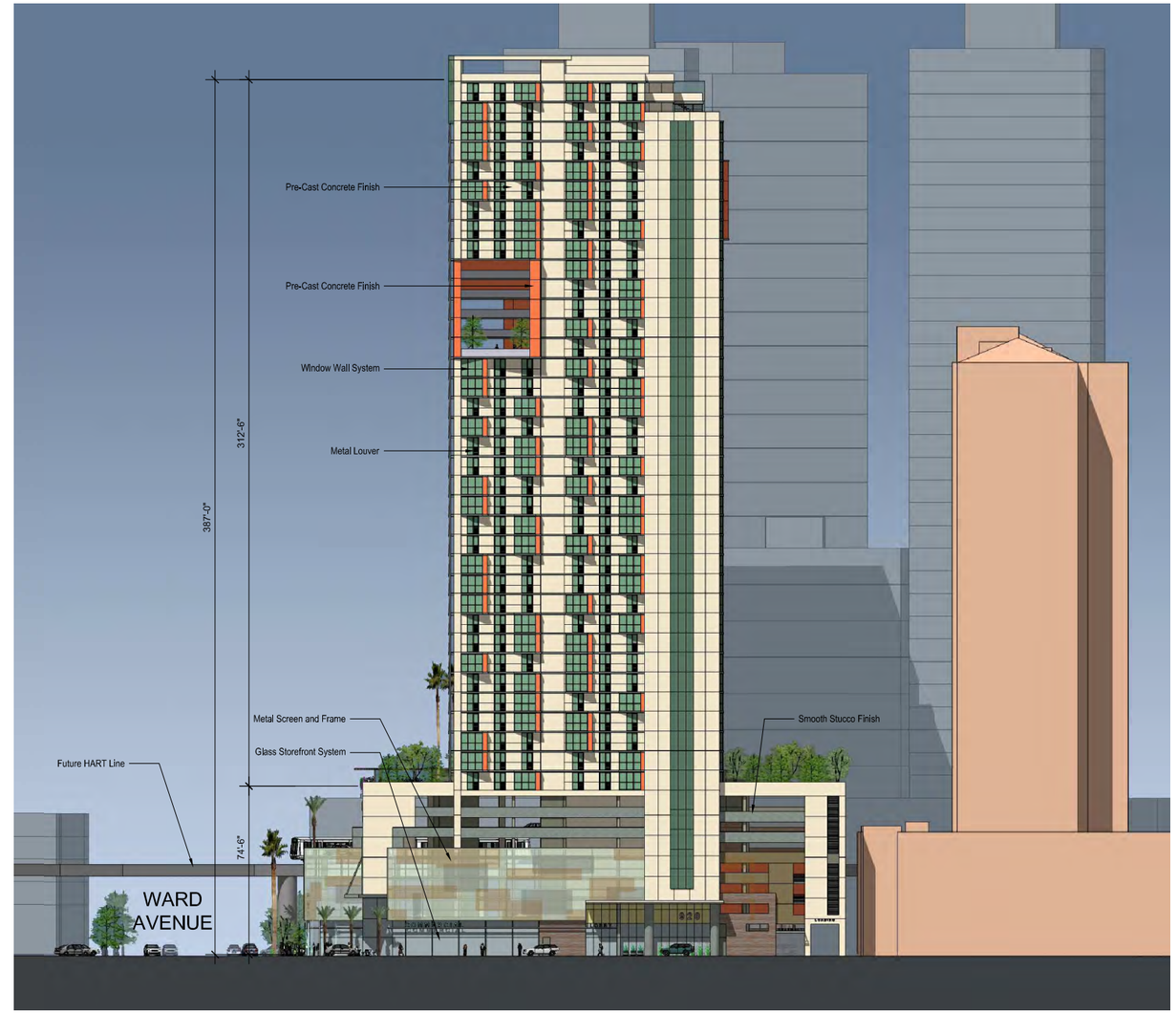
Building Elevations : Ward Avenue (South) & Halekauwila (West)

Issue Date : 03 29 2013

D-23



North Ewa East Elevation



Ilaniwai Street Mauka Elevation

1/64" = 1'-0"
01 63 2 80

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Ward Village - Land Block 5 - Project 1

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Building Elevations : North & Ilaniwai Street (East)

Issue Date : 03 29 2013

D-24

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Ward Village - Land Block 5 - Project 1

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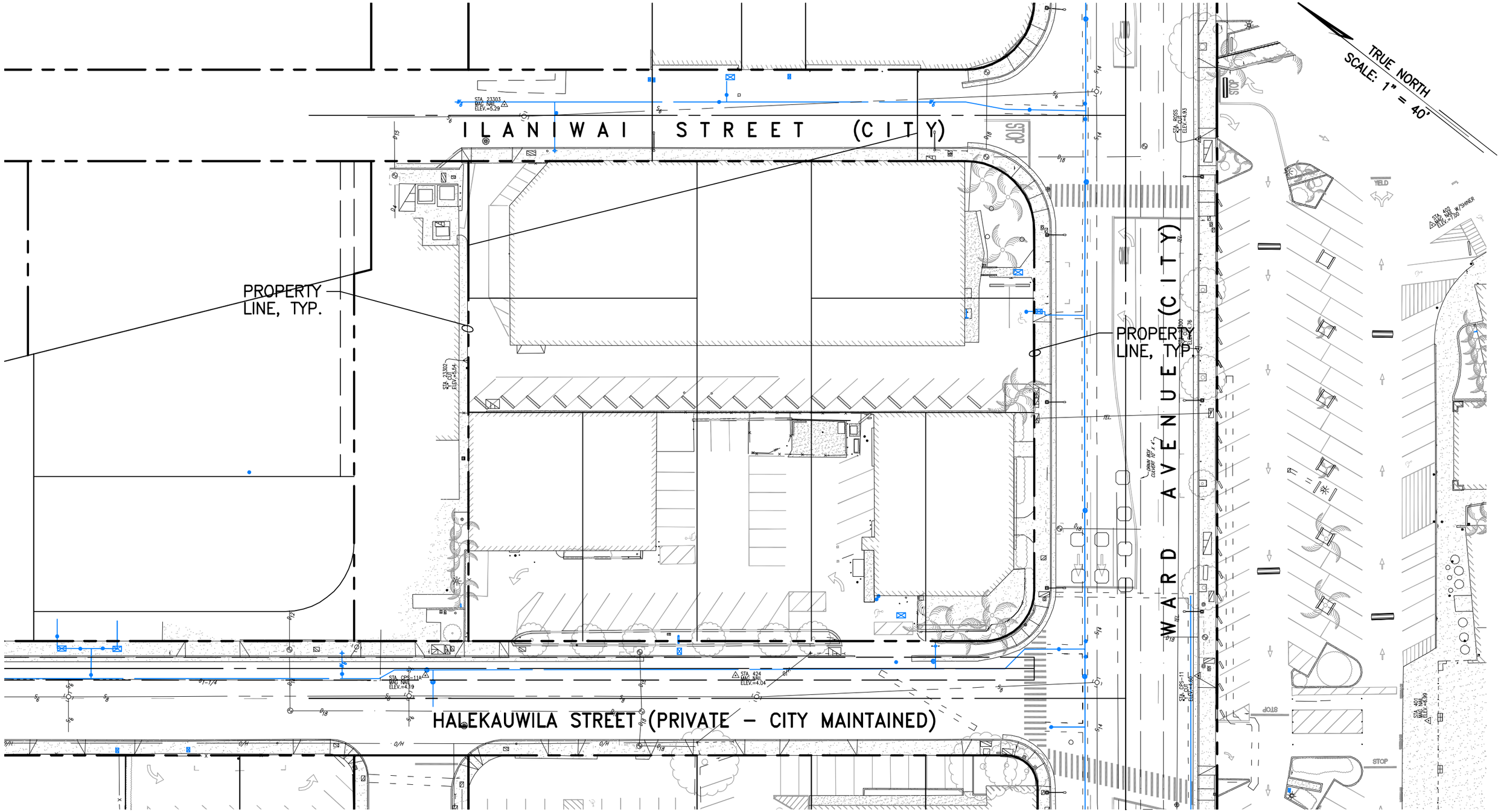
Perspective Image

Issue Date : 03 29 2013

D-25



AREA CITY WATER SYSTEM MAP

SCALE : 1"=40'

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Ward Village, Land Block 5, Project 1

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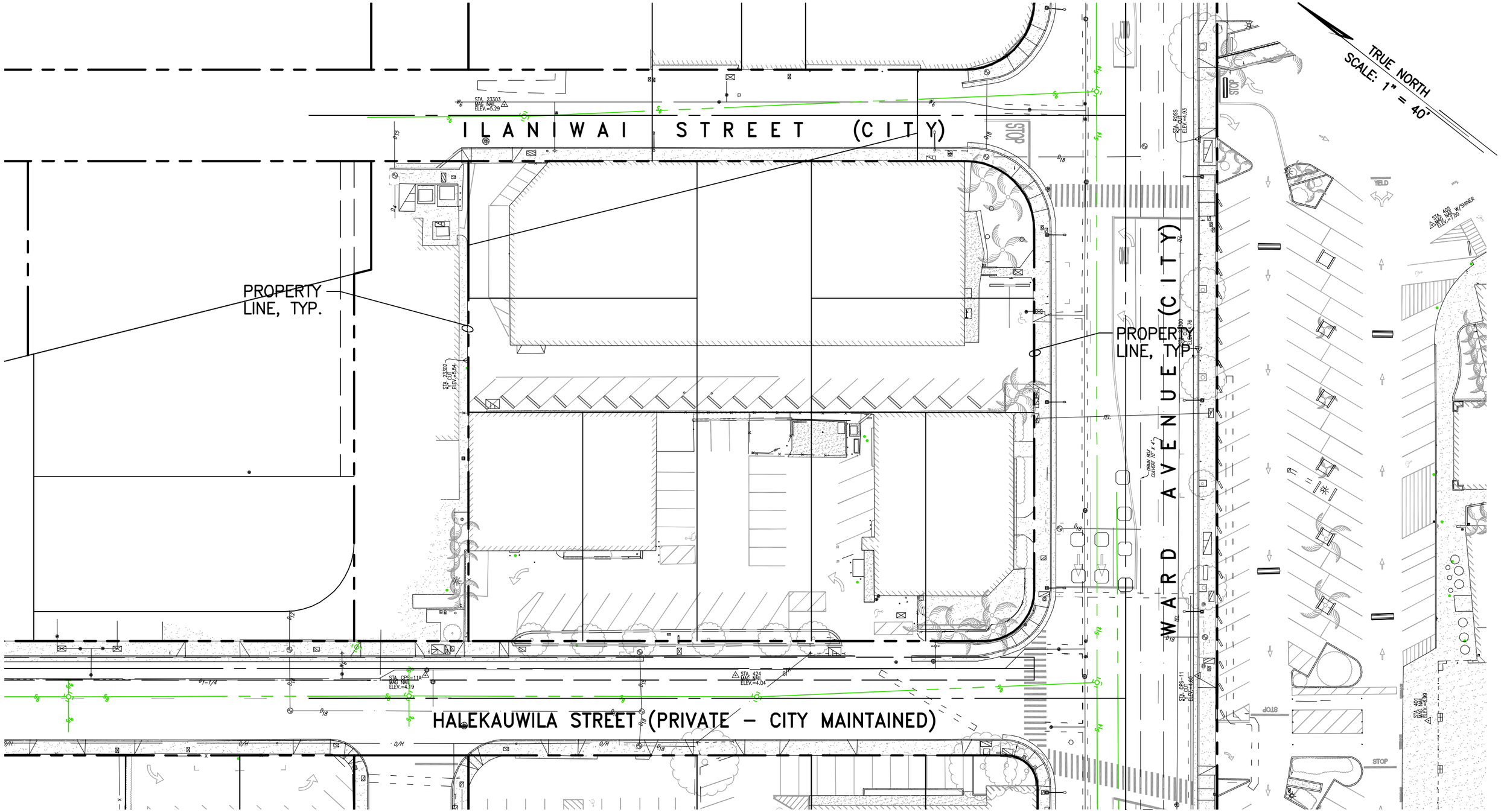
Area City Water System Map

issue date: 02 22 2013

E-1



AREA CITY SEWER SYSTEM MAP

SCALE : 1"=40'

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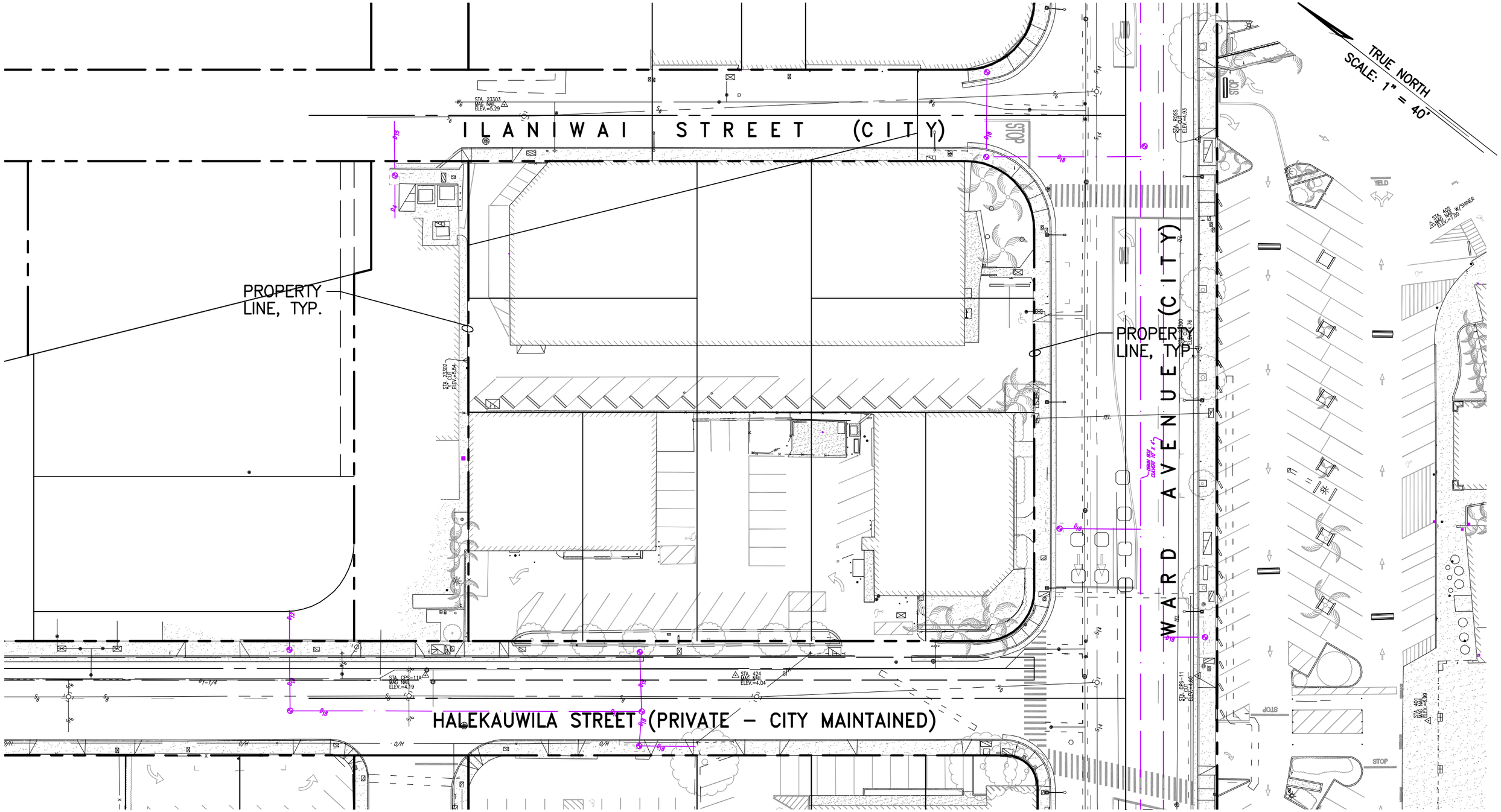
Area City Sewer System Map

issue date: 02 22 2013

E-2



AREA CITY DRAINAGE SYSTEM MAP

SCALE : 1"=40'

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Ward Village, Land Block 5, Project 1

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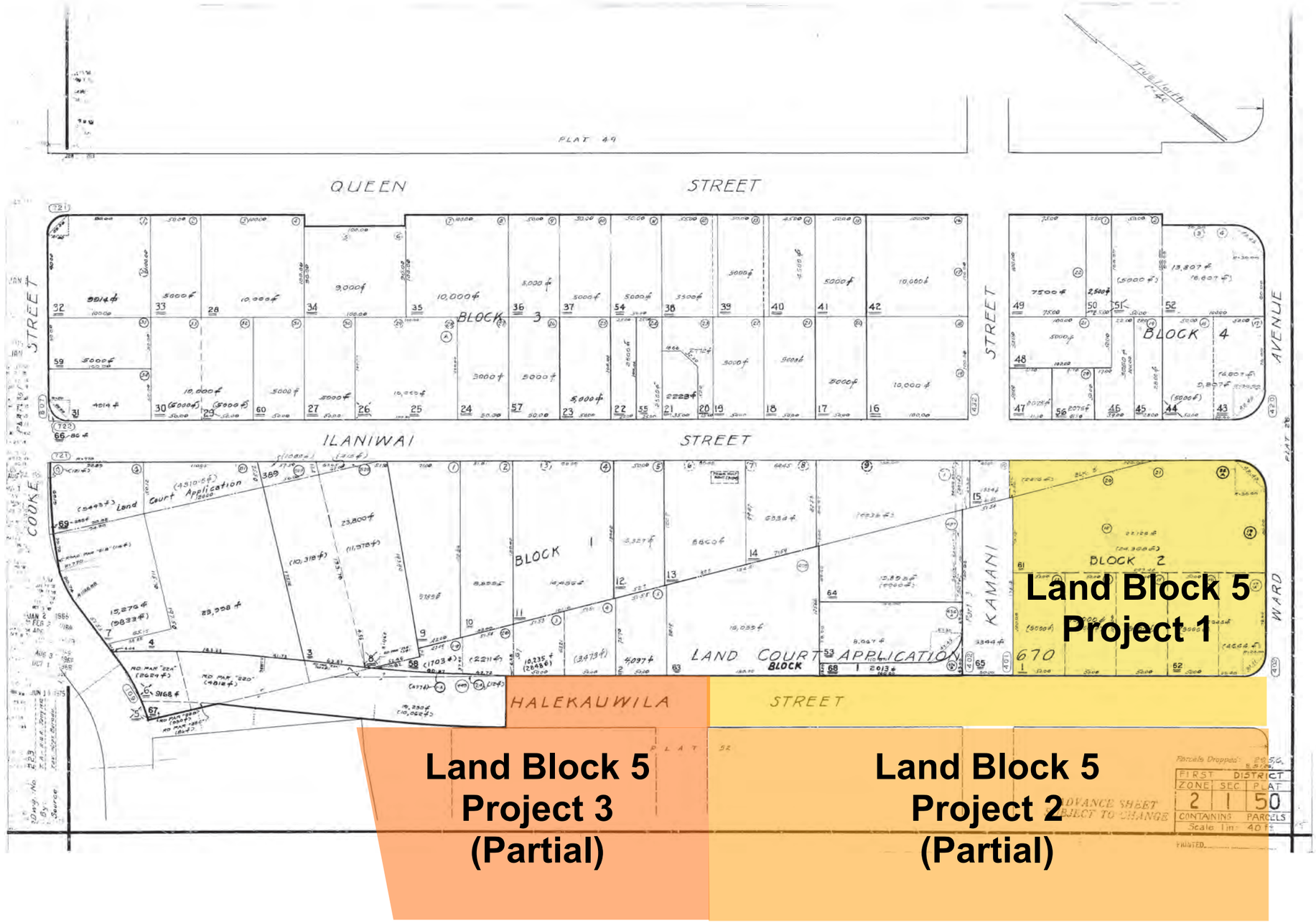
Area City Drainage System Map

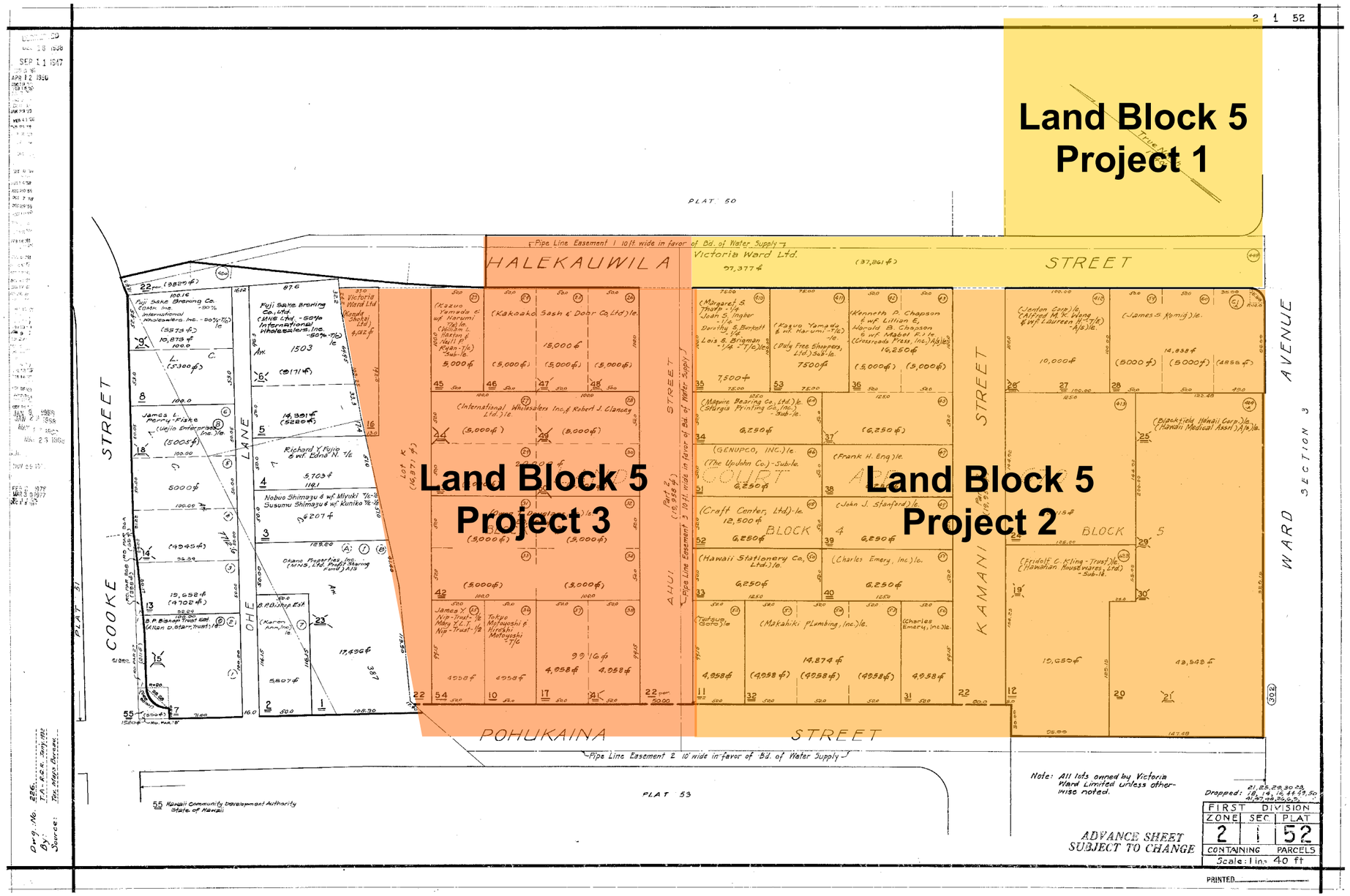
issue date: 02 22 2013

E-3



NORTH

CDS INTERNATIONAL 1003 Bishop Street, Suite 1400 Honolulu, Hawaii 96813 808 524 4200 ac martin international 444 South Flower Street, Suite 1200 Los Angeles, CA 90071 213 683 1900213 683 1900	**Ward Village - Land Block 5 - Project 1**	**Property Line Tax Map**	**E-4.1**
	Hawaii / Howard Hughes Corporation	Issue Date : 03 29 2013	



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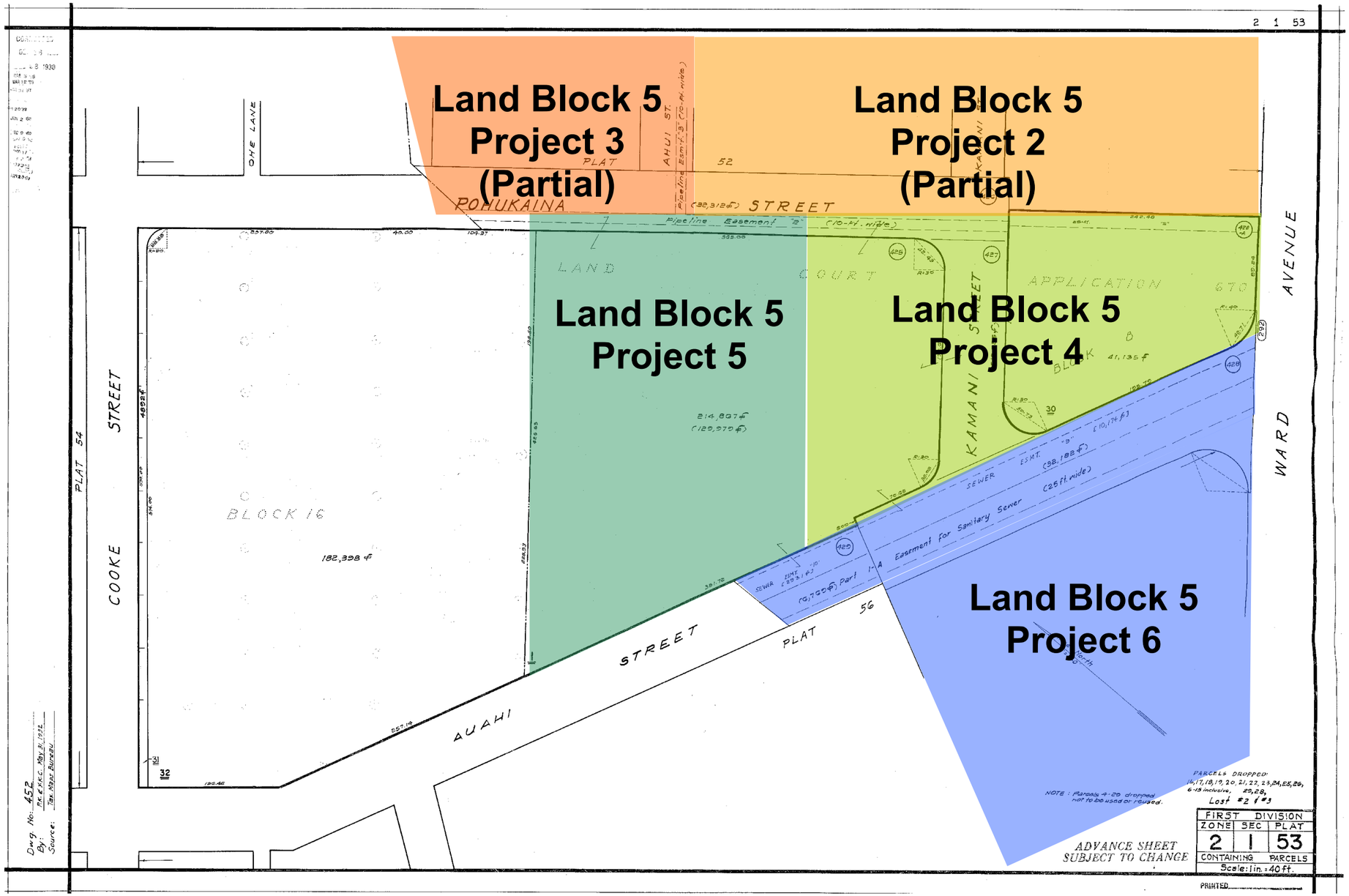
Ward Village - Land Block 5 - Project 1	**Property Line Tax Map**	**E-4.2**
Hawaii / Howard Hughes Corporation	Issue Date : 03 29 2013	



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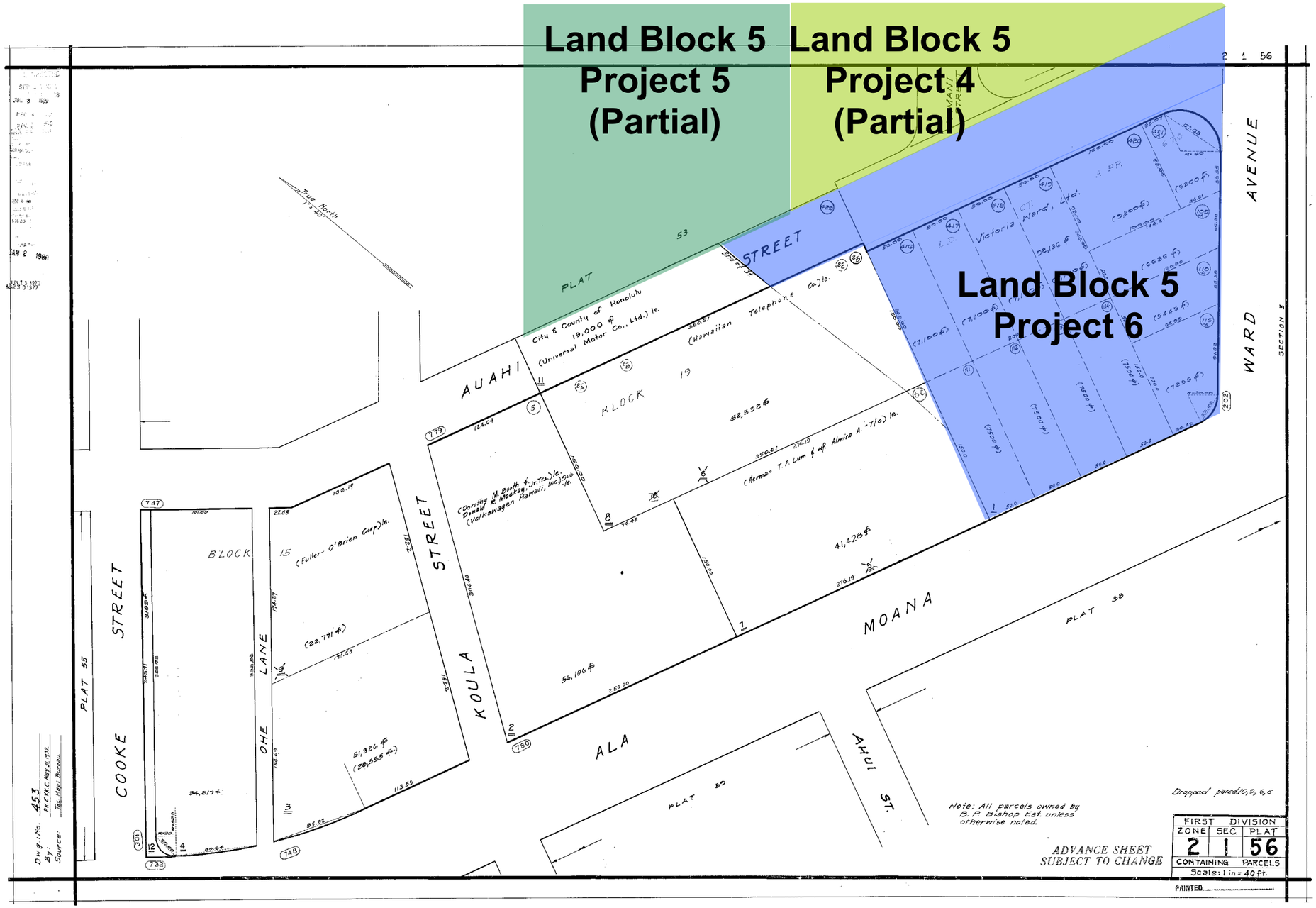
Ward Village - Land Block 5 - Project 1

Hawaii | Howard Hughes Corporation

Property Line Tax Map

Issue Date : 03 29 2013

E-4.3



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Ward Village - Land Block 5 - Project 1

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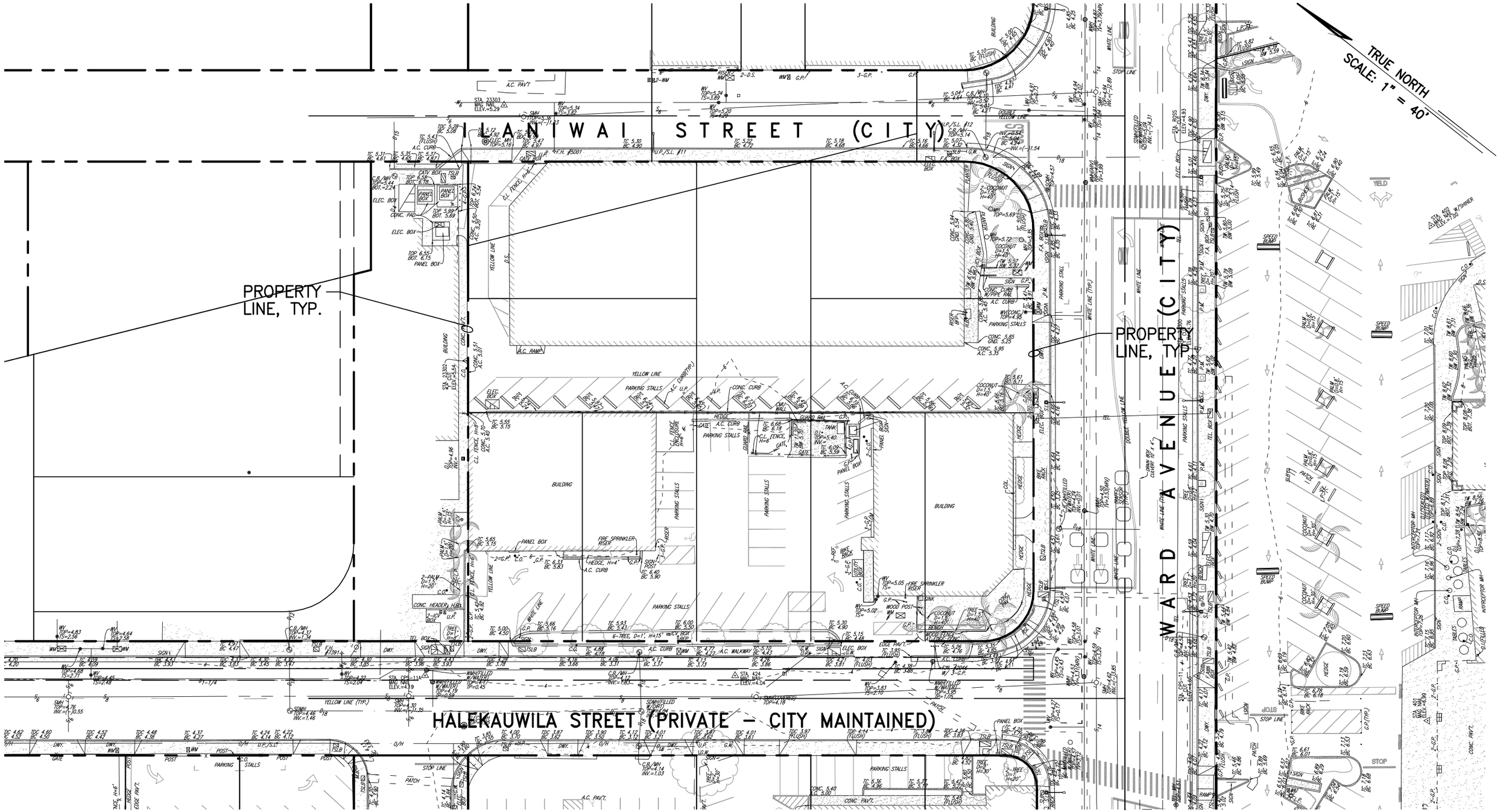
Property Line Tax Map

Issue Date : 03 29 2013

E-4.4



TOPOGRAPHIC MAP

SCALE : 1"=40'

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Ward Village, Land Block 5, Project 1

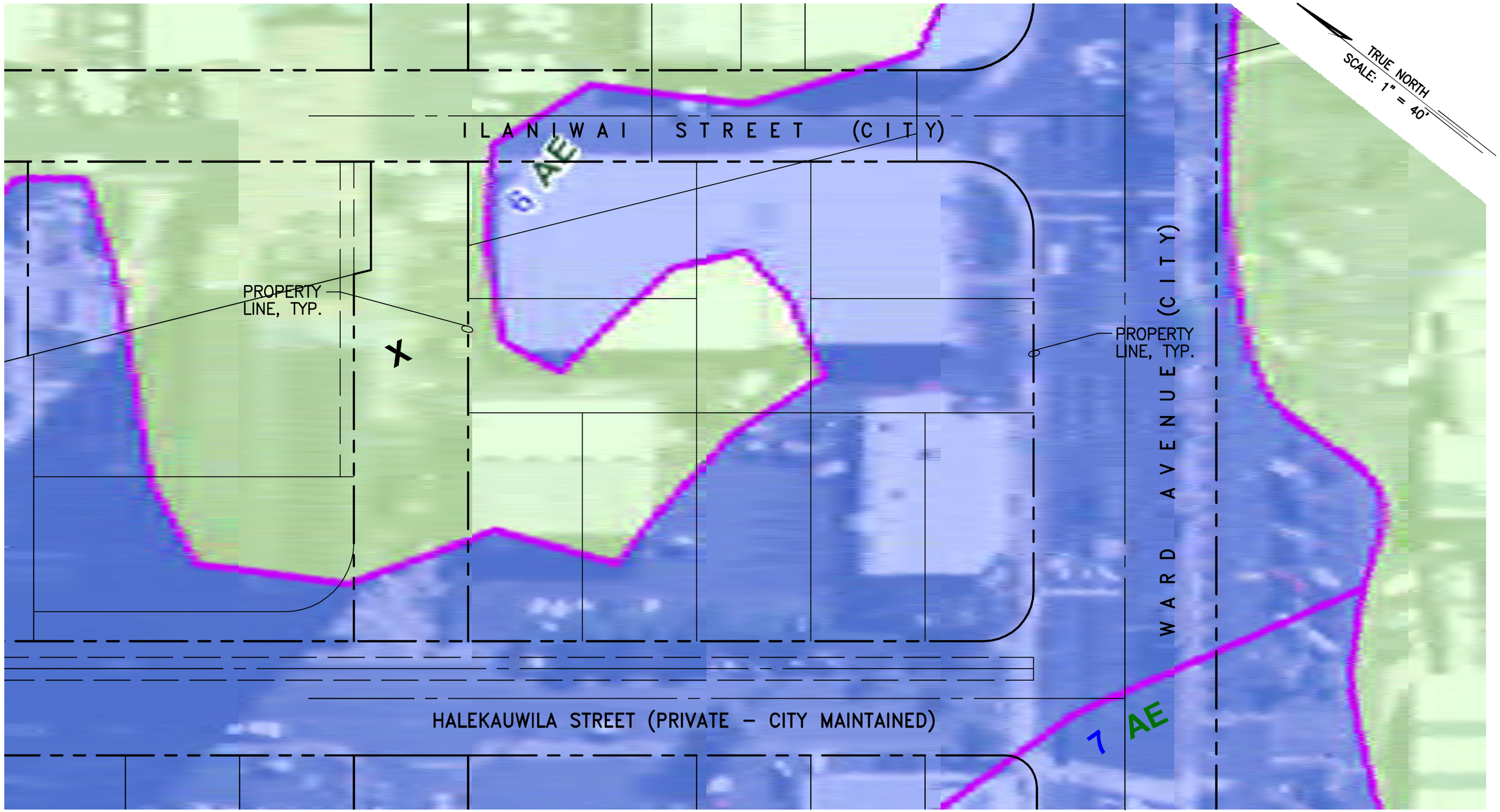
Topographic Map

E-5

hawaii

Howard Hughes Corporation

issue date: 02 22 2013



FLOOD HAZARD EVALUATION MAP

SCALE : 1"=40'

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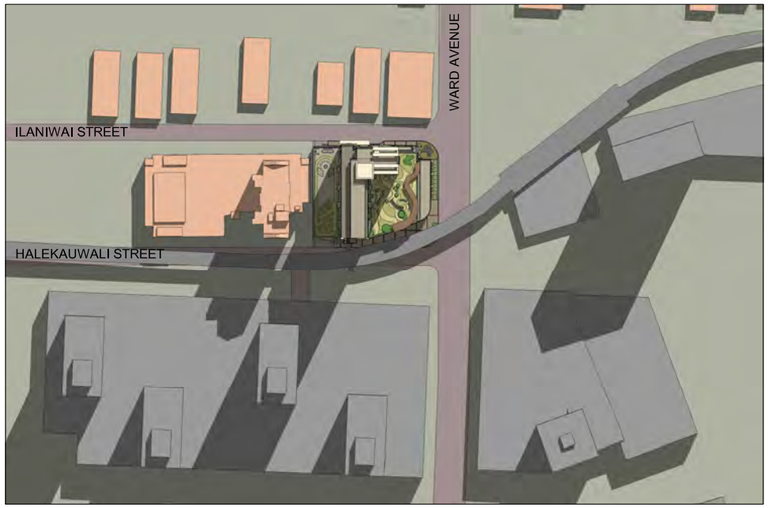
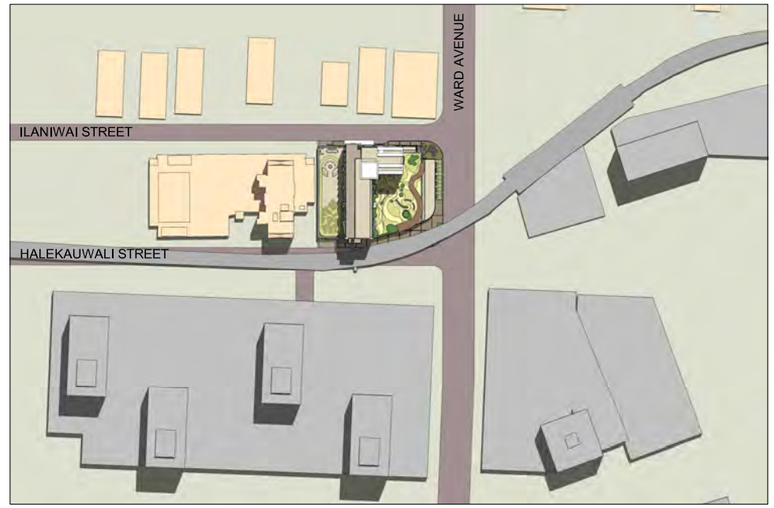
Flood Hazard Evaluation Map

issue date: 02 22 2013

E-6



9 AM - June 21



12 PM - June 21

1 PM - June 21

3 PM - June 21

5 PM - June 21

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Ward Village - Land Block 5 - Project 1

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Shade & Shadow Study (June)

Issue Date : 03 29 2013

E-9.1

9 AM - December 21

12 PM - December 21

1 PM - December 21

3 PM - December 21

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Ward Village - Land Block 5 - Project 1

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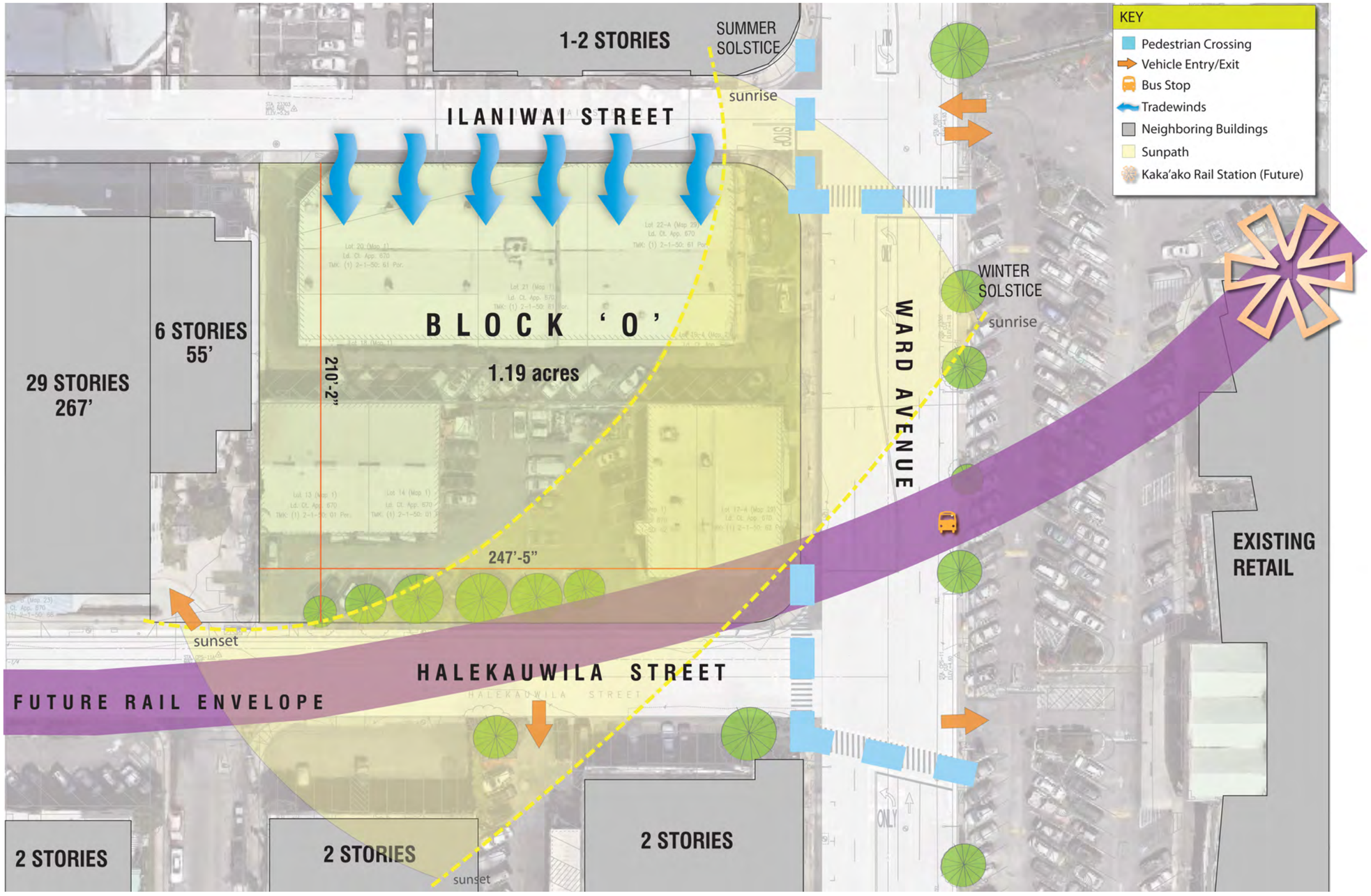
Shade & Shadow Study (December)

Issue Date : 03 29 2013

E-9.2



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Ward Village - Land Block 5 - Project 1

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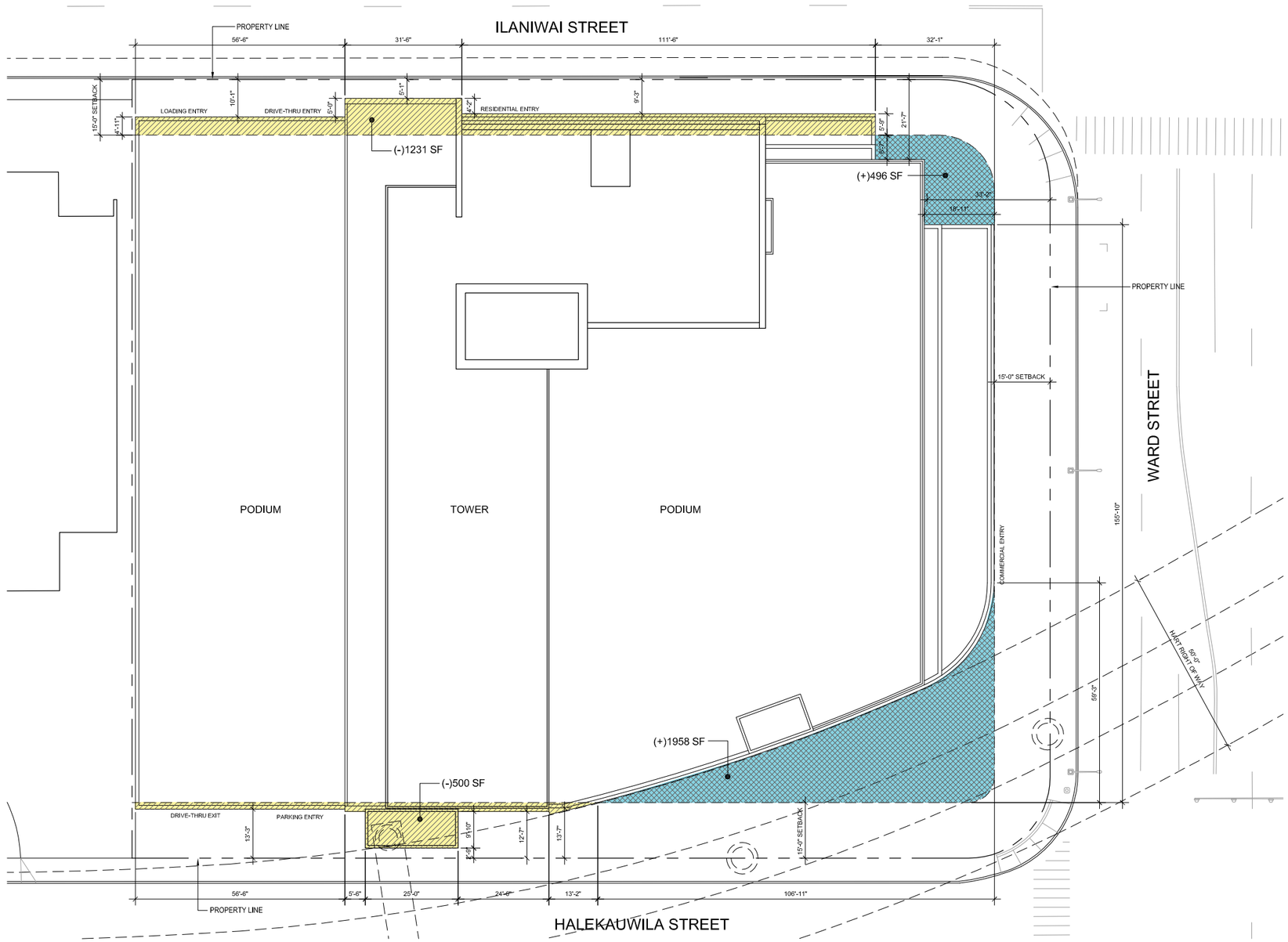
Wind Pattern

Issue Date : 03 29 2013

E-11



NOTE : ALL IDENTIFIED ENTRIES & EXITS AT GROUND LEVEL

OCCUPIED WITHIN SETBACK (-)1731 SF

UNOCCUPIED WITHIN SETBACK : (+)2454 SF

SUM OF OCCUPIED VS. UNOCCUPIED AREAS: (+) 723 SF

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Front Yard Averaging Calculations

Issue Date : 03 29 2013

E-12