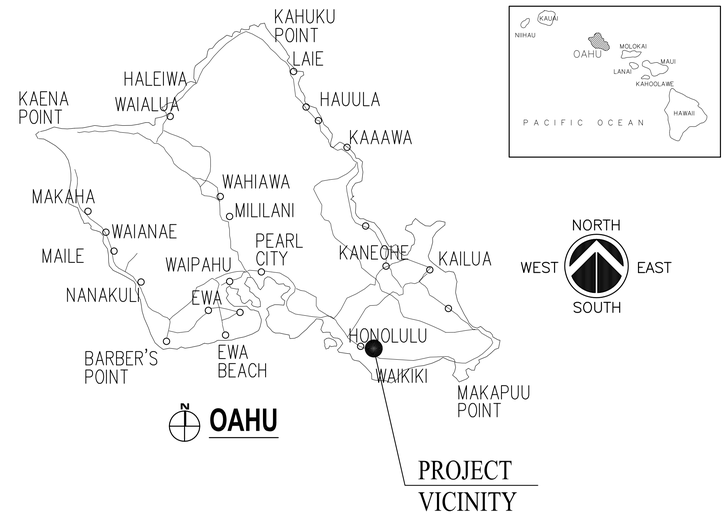
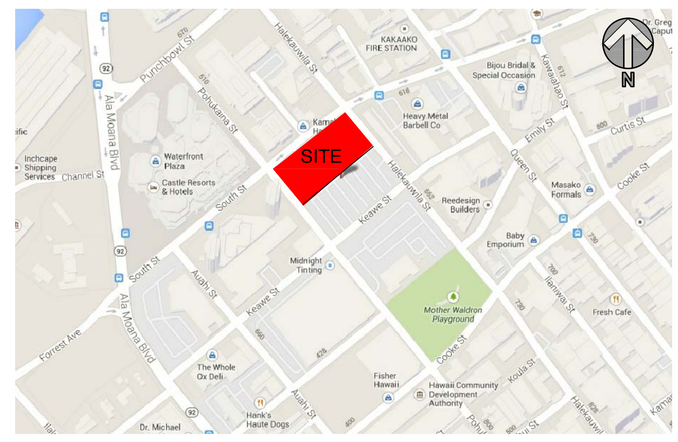
Keauhou Place

VICINITY MAP



LOCATION MAP



HCDA PROJECT PERMIT & DEVELOPMENT CHECK SUBMISSION
JANUARY 8, 2014

ALAKEA DESIGN GROUP, LLC
ARCHITECTURE PLANNING INTERIORS
1100 ALAKEA STREET, SUITE 1500, HONOLULU, HAWAII 96813

Project:
Keauhou Place
HCDA PROJECT PERMIT & DEVELOPMENT CHECK SUBMISSION

Title:
COVER PAGE, VICINITY MAP, LOCATION MAP

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ALAKEA DESIGN GROUP, LLC
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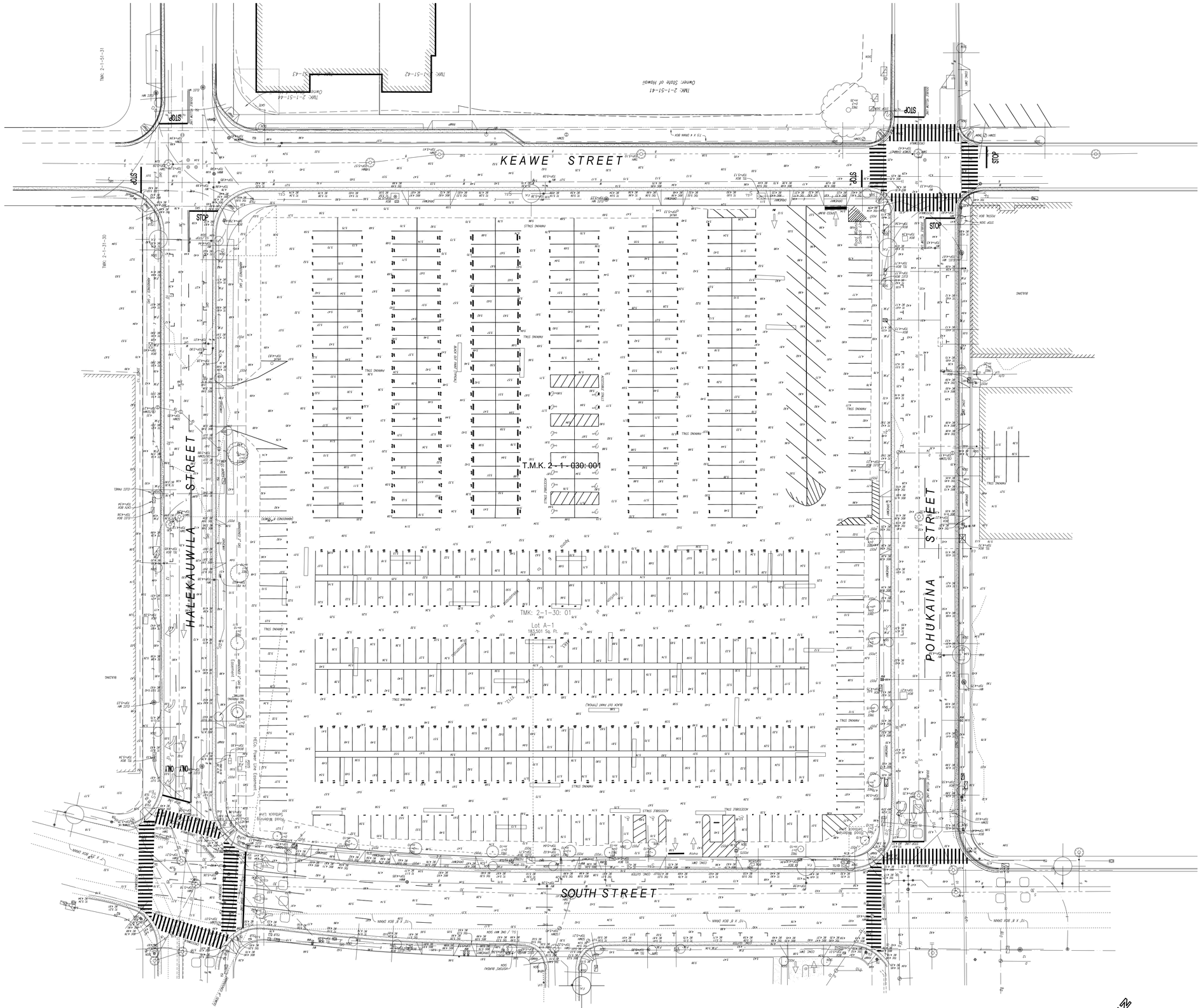

ALAKEA DESIGN GROUP, LLC

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SURVEY WITH EXISTING TMK PARCEL BOUNDARIES

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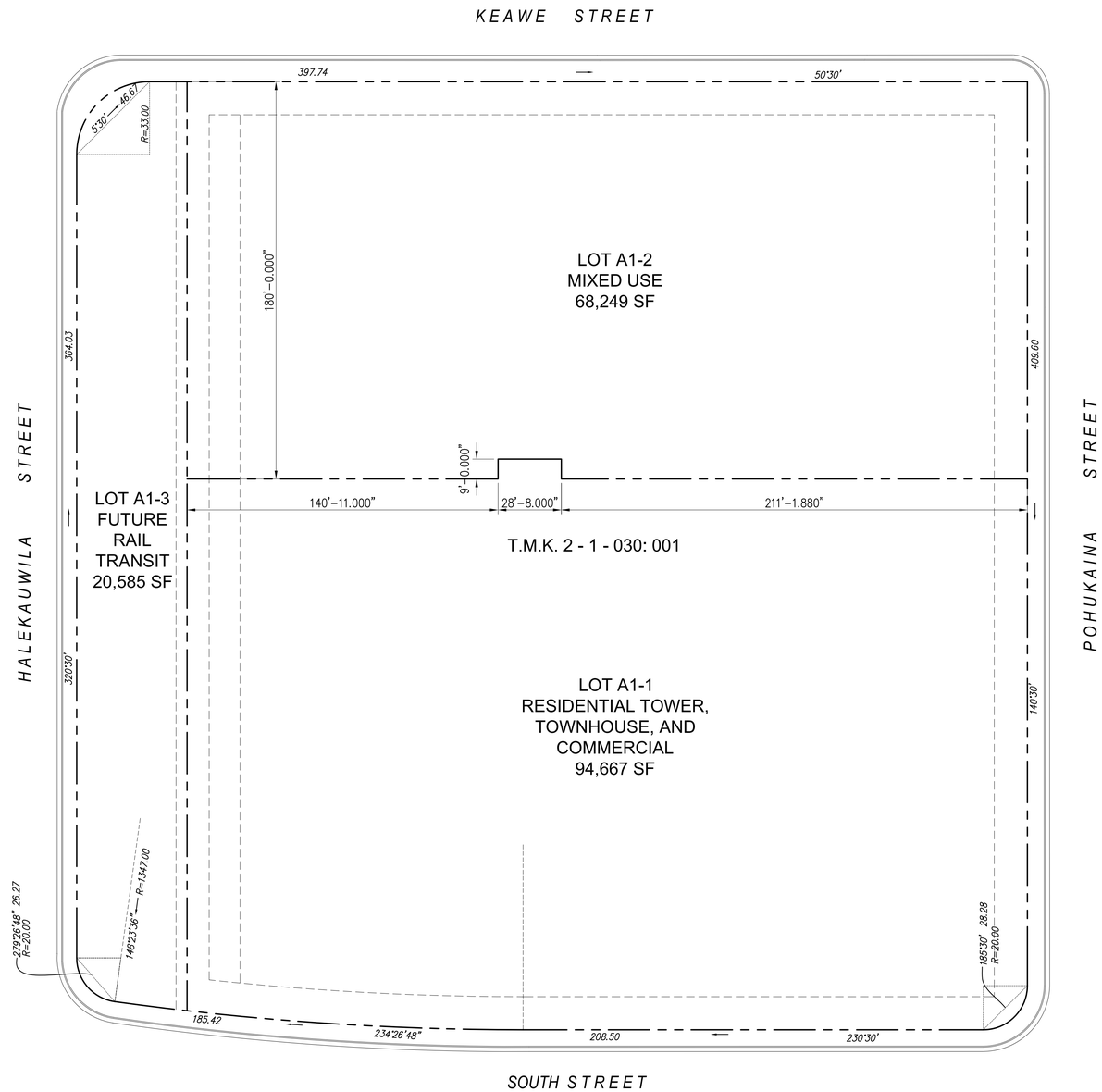
0 15' 30' 60'

SCALE: 1" = 30'-0"



ALAKEA DESIGN GROUP, LLC
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SURVEY WITH
EXISTING TMK PARCEL
BOUNDARIES

Date:

January 8th, 2014

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0 15' 30' 60'

SCALE: 1" = 30'-0"

4 Story Residential Townhouse Unit Count Summary

FLOOR	DESCRIPTION	TH-1 2 BR/2 BA.		TH-2 3 BR/3 BATH (2 STORY)		TH-3 3-BR/ 2-1/2 BATH (2 STORY)			TOWNHOUSE UNIT GROSS AREA (SF)	TOWNHOUSE MISC./CIRCULATION (SF)	PARKING AREA (SF)	BUILDING AREA (F.A.R.) (SF)
		UNITS ON FLOOR	AREA	UNITS ON FLOOR	AREA	UNITS ON FLOOR	AREA	LANAI				
4	RESIDENTIAL	2	948	4	706	7	563	196	10,033	3,643	0	13,676
3	RESIDENTIAL	2	948	4	628	7	1066	55	12,255	2,036	0	14,291
2	RESIDENTIAL	9	948	4	628				11,044	3,663	0	14,707
1	RESIDENTIAL / LOBBY	7	946	4	706				9,446	3,554	0	13,000
	TOTAL DWELLING UNITS	**35**							**42,778**	12,896	0	**55,674**

TOWNHOUSE UNIT BREAKDOWN

TYPE	DESCRIPTION	AREA (SF)	TOTAL UNITS
TH-1	**2 BDRM / 2 BATH**	**948**	**20**
TH-2	**3 BDRM / 3 BATH**	**1334**	**8**
TH-3	**3 BDRM / 2 BATH**	**1880**	**7**
TOTAL TH UNITS			**35**

43 Story Residential Tower Unit Count and Parking Summary

FLOOR	DESCRIPTION	DWELLING UNITS	UNIT A 2-BR	UNIT B 2-BR	UNIT C 2-BR	UNIT D 1-BR	UNIT E 3-BR	UNIT F 2-BR	UNIT G 2-BR	UNIT H 2-BR	UNIT I 1-BR	UNIT J 1-BR	UNIT K 1-BR	UNIT L 3-BR	TOWER UNIT GROSS AREA (SF)	TOWER MISC./CIRCULATION (SF)	BUILDING AREA (F.A.R.) (SF)	REC DECK / TERRACE	PARKING AREA (SF)	TOTAL GROSS AREA (SF)
	MECHANICAL															0	0	0	0	886
43	RESIDENTIAL	10	994	1071	1154	768	1442	1157	1154	1071	769			1354	10,934	2,374	13,308	0	0	13,308
42	RESIDENTIAL	10	994	1071	1154	768	1442	1157	1154	1071	769			1354	10,934	2,374	13,308	0	0	13,308
41	RESIDENTIAL	10	994	1071	1154	768	1442	1157	1154	1071	769			1354	10,934	2,374	13,308	0	0	13,308
40	RESIDENTIAL	10	906	956	1154	768	1442	1131	1154	1071	769			1354	10,705	2,374	13,079	0	0	13,079
39	RESIDENTIAL	10	906	956	1154	768	1442	1104	1154	1071	744			1329	10,628	2,374	13,002	0	0	13,002
38	RESIDENTIAL	11	906	956	1048	701	1399	998	1154	1071	702	674	567		10,176	2,374	12,550	0	0	12,550
37	RESIDENTIAL	11	906	931	1049	701	1399	998	1024	959	702	674	567		9,910	2,374	12,284	0	0	12,284
36	RESIDENTIAL	11	906	931	1024	701	1399	998	1024	959	702	674	567		9,885	2,374	12,259	0	0	12,259
35	RESIDENTIAL	11	906	931	1024	701	1399	998	1024	959	702	674	567		9,885	2,374	12,259	0	0	12,259
34	RESIDENTIAL	11	906	931	1024	701	1399	998	1024	959	702	674	567		9,885	2,374	12,259	0	0	12,259
33	RESIDENTIAL	11	906	931	1024	701	1399	998	1024	959	702	674	567		9,885	2,374	12,259	0	0	12,259
32	RESIDENTIAL	11	906	931	1024	701	1399	998	1024	959	702	674	567		9,885	2,374	12,259	0	0	12,259
31	RESIDENTIAL	11	906	982	1049	701	1399	998	982	1049	702	674	567		10,009	2,374	12,383	0	0	12,383
30	RESIDENTIAL	11	906	982	1049	701	1399	998	982	1049	702	674	567		10,009	2,374	12,383	0	0	12,383
29	RESIDENTIAL	11	906	931	1024	701	1399	998	1024	959	702	674	567		9,885	2,374	12,259	0	0	12,259
28	RESIDENTIAL	11	906	931	1024	701	1399	998	1024	959	702	674	567		9,885	2,374	12,259	0	0	12,259
27	RESIDENTIAL	11	906	931	1024	701	1399	998	1024	959	702	674	567		9,885	2,374	12,259	0	0	12,259
26	RESIDENTIAL	11	906	931	1024	701	1399	998	1024	959	702	674	567		9,885	2,374	12,259	0	0	12,259
25	RESIDENTIAL	11	906	931	1024	701	1399	998	1024	959	702	674	567		9,885	2,374	12,259	0	0	12,259
24	RESIDENTIAL	11	906	931	1024	701	1399	998	1024	959	702	674	567		9,885	2,374	12,259	0	0	12,259
23	RESIDENTIAL	11	906	982	1049	701	1399	998	982	1049	702	674	567		10,009	2,374	12,383	0	0	12,383
22	RESIDENTIAL	11	906	982	1049	701	1399	998	982	1049	702	674	567		10,009	2,374	12,383	0	0	12,383
21	RESIDENTIAL	11	906	931	1024	701	1399	998	1024	959	702	674	567		9,885	2,374	12,259	0	0	12,259
20	RESIDENTIAL	11	906	931	1024	701	1399	998	1024	959	702	674	567		9,885	2,374	12,259	0	0	12,259
19	RESIDENTIAL	11	906	931	1024	701	1399	998	1024	959	702	674	567		9,885	2,374	12,259	0	0	12,259
18	RESIDENTIAL	11	906	931	1024	701	1399	998	1024	959	702	674	567		9,885	2,374	12,259	0	0	12,259
17	RESIDENTIAL	11	906	931	1024	701	1399	998	1024	959	702	674	567		9,885	2,374	12,259	0	0	12,259
16	RESIDENTIAL	11	906	931	1024	701	1399	998	1024	959	702	674	567		9,885	2,374	12,259	0	0	12,259
15	RESIDENTIAL	11	906	982	1049	701	1399	998	982	1049	702	674	567		10,009	2,374	12,383	0	0	12,383
14	RESIDENTIAL	11	906	982	1049	701	1399	998	982	1049	702	674	567		10,009	2,374	12,383	0	0	12,383
13	RESIDENTIAL	11	906	931	1024	701	1399	998	1024	959	702	674	567		9,885	2,374	12,259	0	0	12,259
12	RESIDENTIAL	11	906	931	1024	701	1399	998	1024	959	702	674	567		9,885	2,374	12,259	0	0	12,259
11	RESIDENTIAL	11	906	931	1024	701	1399	998	1024	959	702	674	567		9,885	2,374	12,259	0	0	12,259
10	RESIDENTIAL	11	906	931	1024	701	1399	998	1024	959	702	674	567		9,885	2,374	12,259	0	0	12,259
9	RESIDENTIAL	11	906	931	1024	701	1399	998	1024	959	702	674	567		9,885	2,374	12,259	0	0	12,259
8	RESIDENTIAL/REC DECK	8	906	931	1024				1024	959	702	674	567		6,787	2,508	9,295	23,914	0	33,209
7	PARKING	0													0	0	0	0	28,199	28,199
6	PARKING	0													0	0	0	0	54,260	54,260
5	PARKING	0													0	0	0	0	54,260	54,260
4	PARKING	0													0	0	0	0	53,509	53,509
3	PARKING	0													0	0	0	0	53,509	53,509
2	PARKING	0													0	0	0	0	53,513	53,513
1	LOBBY/ADMIN/BOH/PARKING	0													0	6,807	6,807	0	48,468	55,275
1	FUTURE COMMERCIAL AT GROUND LEVEL PARKING	0													0	2,854	2,854	0	0	2,854
	TOTAL DWELLING UNITS	**388**	32,880	34,317	37,713	24,870	49,180	35,646	37,392	35,736	25,582	20,894	17,577	6,745	**358,532**	95,259	**453,791**	23,914	345,718	**821,455**

TOWER UNIT BREAKDOWN

TYPE	DESCRIPTION	TOTAL
UNIT D UNIT I UNIT J UNIT K	1 BDRM / 1 BATH	133
UNIT A UNIT B UNIT C UNIT F UNIT G UNIT H	2 BDRM / 2 BATH	215
UNIT E UNIT L	3 BDRM / 2 BATH	40
TOTAL		388

PROJECT SUMMARY

Site A1-1 Area: 94,667 SF.

Building Type	Dwelling Units	Residential Area FAR	Commercial Unit FAR	Total FAR
43 Story Residential Tower	388	453,791	0	453,791
4 Story Townhouse	35	55,674	0	55,674
Future Commercial	0	0	2,854	2,854
Total	**423**	509,465	2,854	**512,319**

RESERVED HOUSING CHART

UNITS		A	B	C	D	E	F	G	H	I	J	K	L	TH-1	TH-2	TH-3	TOTAL
TOTAL UNITS	NO. OF UNITS	36	36	36	35	35	35	36	36	36	31	31	5	20	8	7	**423**
	FLOOR AREA	32,880	34,317	37,713	24,870	49180	35,646	37,392	35,736	25,582	20,894	17,577	6,745	18,946	10,672	13,160	**401,310**
RESERVED HOUSING UNITS	NO. OF UNITS	11	11	2	10	0	6	2	9	11	11	11	0	1	0	0	**85**
	FLOOR AREA	9,966	10,343	2,048	7,010	0	5,988	2,048	8,361	7,722	7,414	6,237	0	948	0	0	**68,085**

Keauhou Place - Parking Count Summary

Floor	Standard	ADA	Total
1st	67	10	77
2nd*	151	4	155
3rd*	152	4	156
4th*	152	4	156
5th	164		164
6th	165		165
7th	165		165
Total	**1016**	**22**	**1038**

* Crossover Levels

ALAKEA DESIGN GROUP, LLC
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Project:
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PROJECT DATA

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January 8th, 2014

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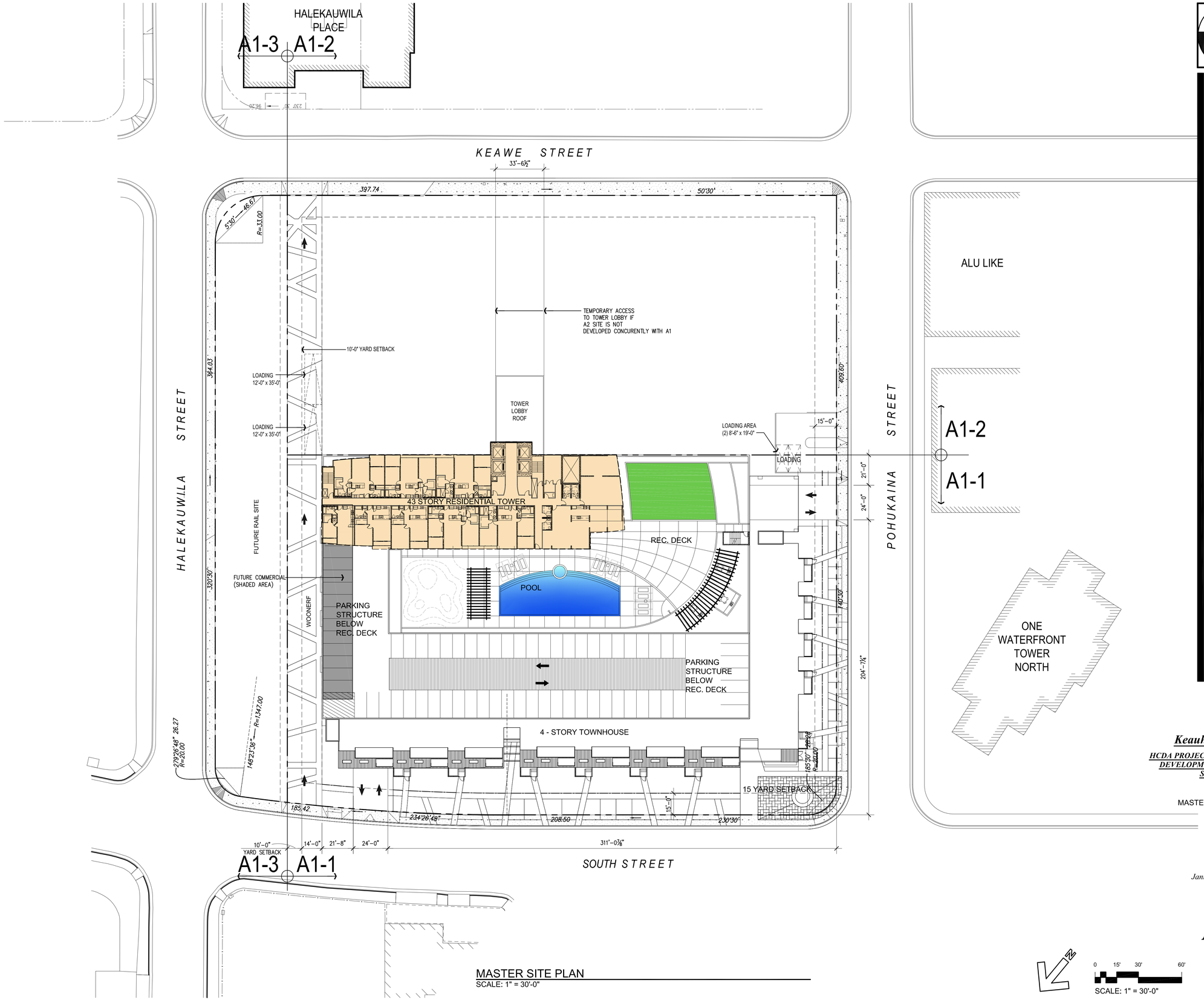

MASTER SITE PLAN
SCALE: 1" = 30'-0"

0 15' 30' 60'
SCALE: 1" = 30'-0"

ALAKEA DESIGN GROUP, LLC
ARCHITECTURE PLANNING INTERIORS
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MASTER SITE PLAN

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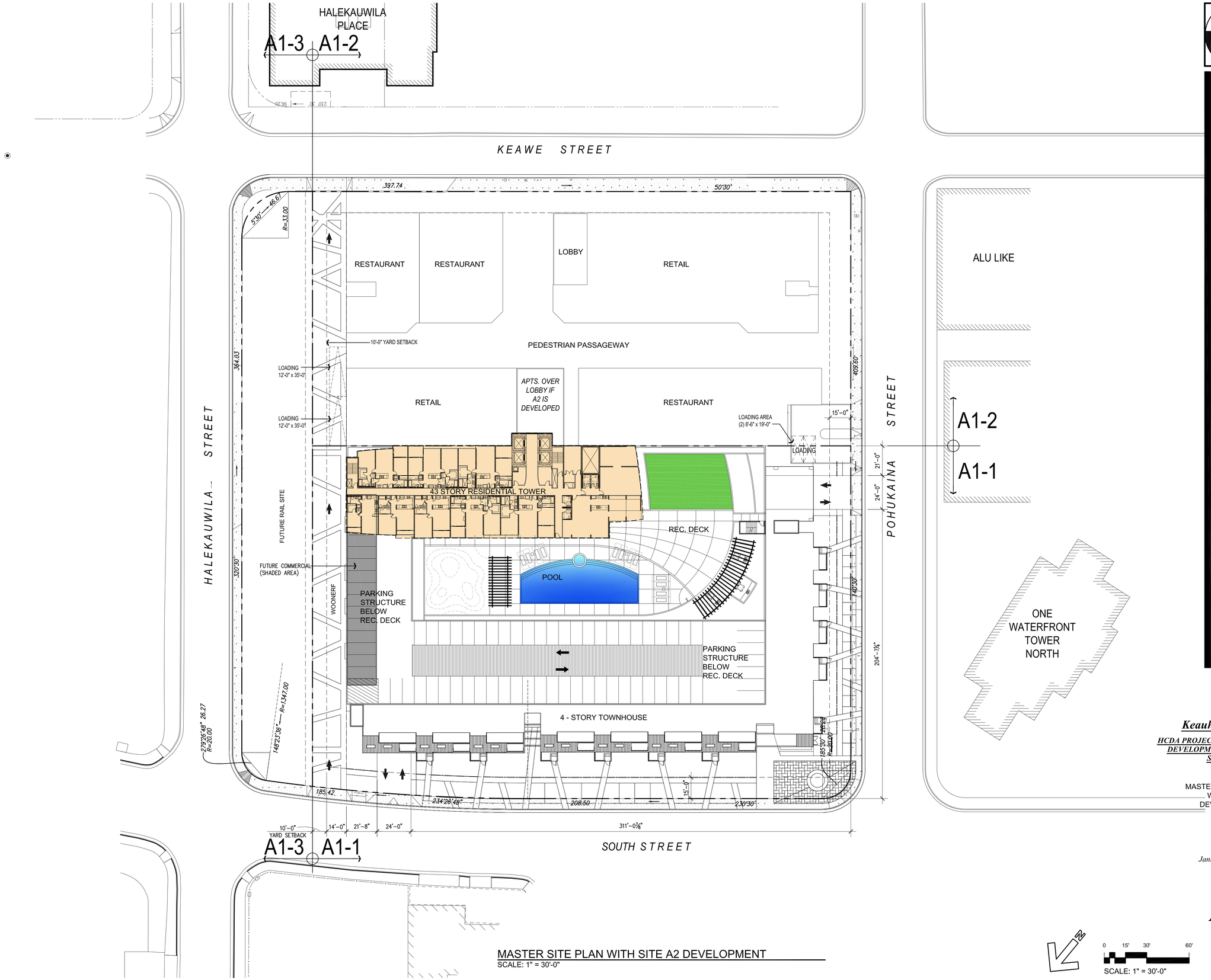

MASTER SITE PLAN WITH SITE A2 DEVELOPMENT
SCALE: 1" = 30'-0"

0 15' 30' 60'
SCALE: 1" = 30'-0"

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Keauhou Place
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MASTER SITE PLAN WITH SITE A2 DEVELOPMENT

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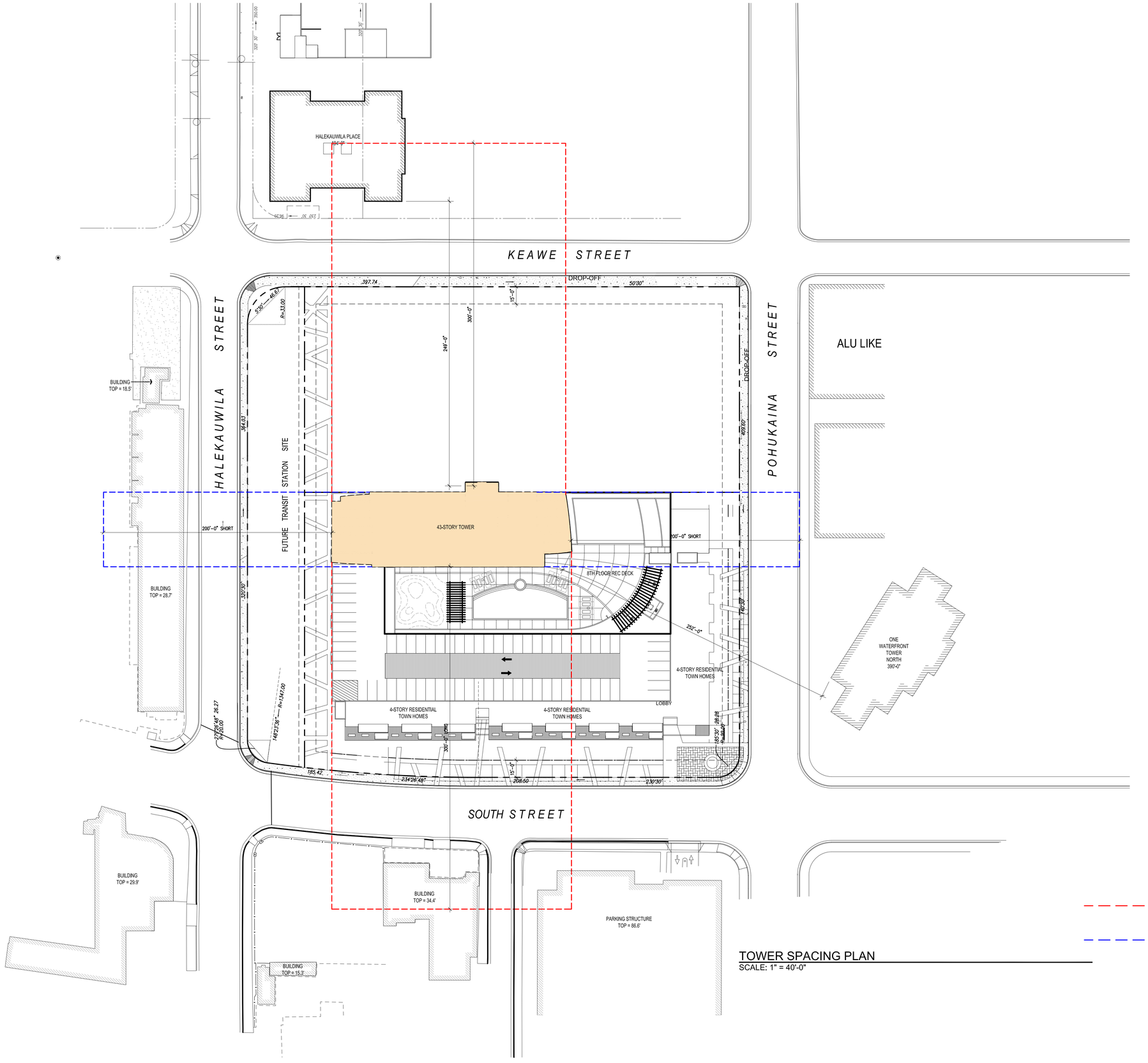

TOWER SPACING PLAN
SCALE: 1" = 40'-0"

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TOWER SPACING PLAN

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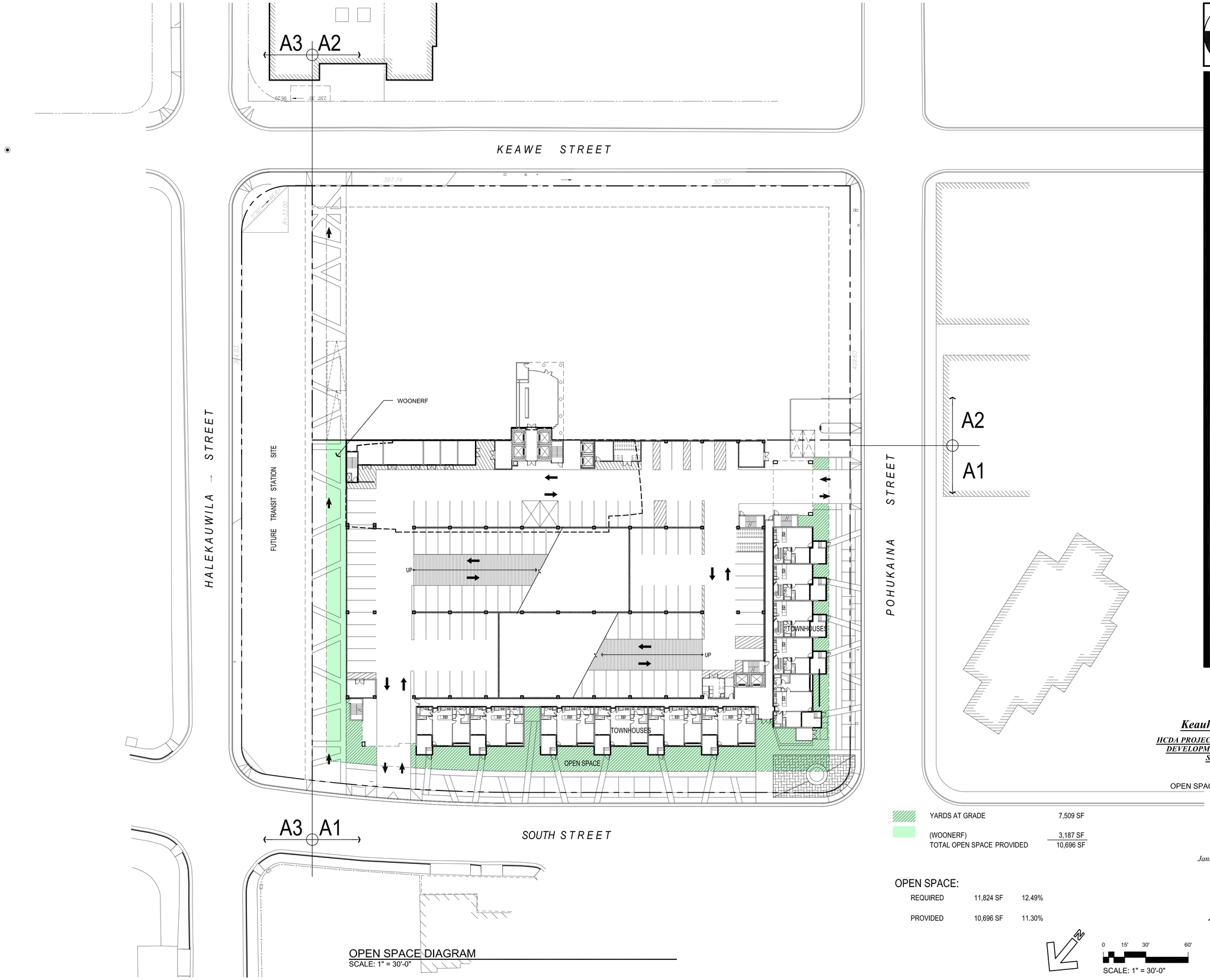

OPEN SPACE DIAGRAM
SCALE: 1" = 30'-0"

YARDS AT GRADE	7,509 SF	
(WOONERF)	3,187 SF	
TOTAL OPEN SPACE PROVIDED	10,696 SF	

OPEN SPACE:

REQUIRED	11,824 SF	12.49%
PROVIDED	10,696 SF	11.30%

0 15' 30' 60'
SCALE: 1" = 30'-0"

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Title:
OPEN SPACE DIAGRAM

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January 8th, 2014

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NOVEMBER, 2013 8 AM

NOVEMBER, 2013 11 AM

NOVEMBER, 2013 2 PM

NOVEMBER, 2013 4 PM

SHADOW STUDIES
NOT TO SCALE

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SHADOW STUDIES

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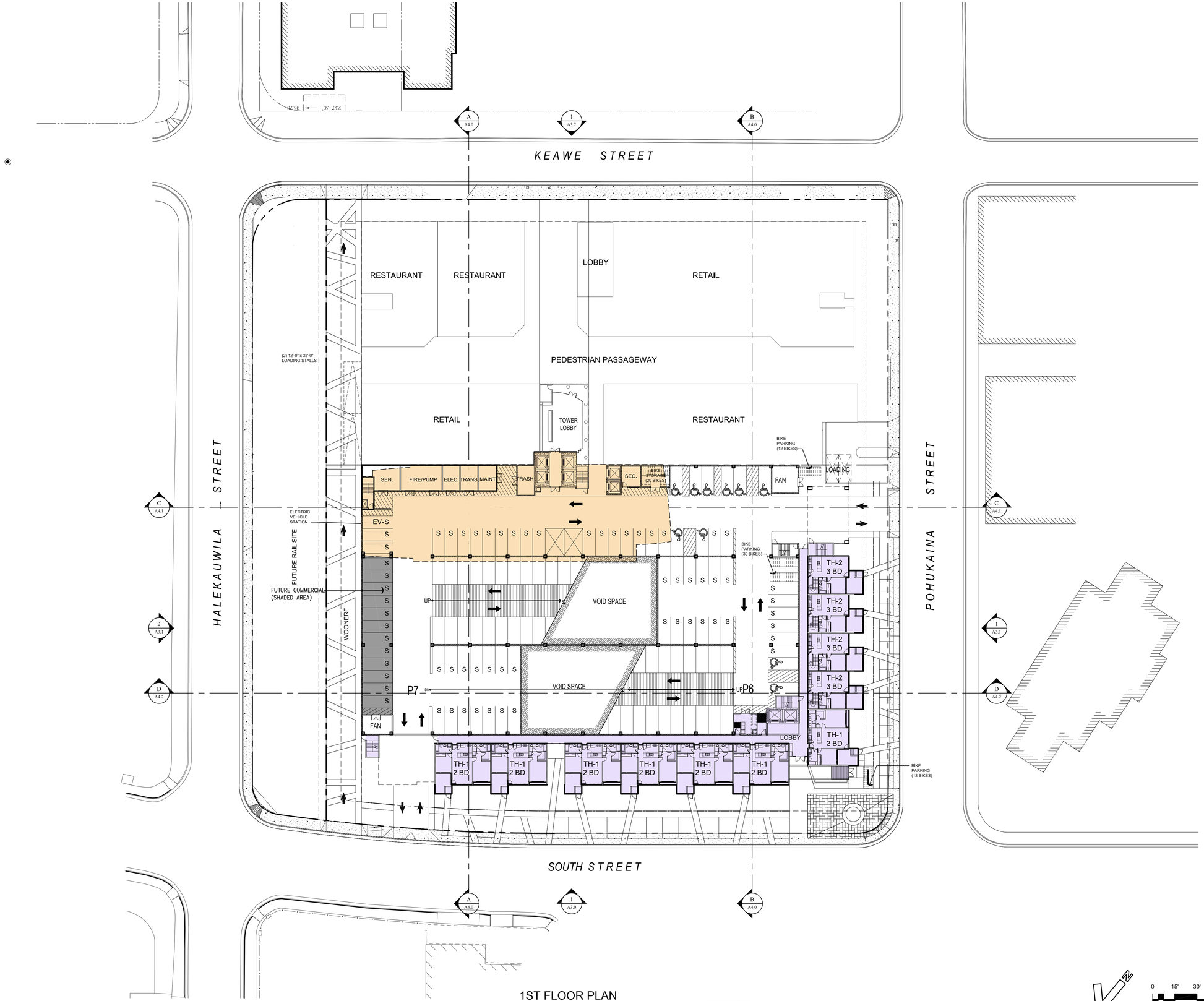

1ST FLOOR PLAN
SCALE: 1" = 30'-0"

0 15' 30' 60'
SCALE: 1" = 30'-0"

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1ST FLOOR PLAN

Date:
January 8th, 2014

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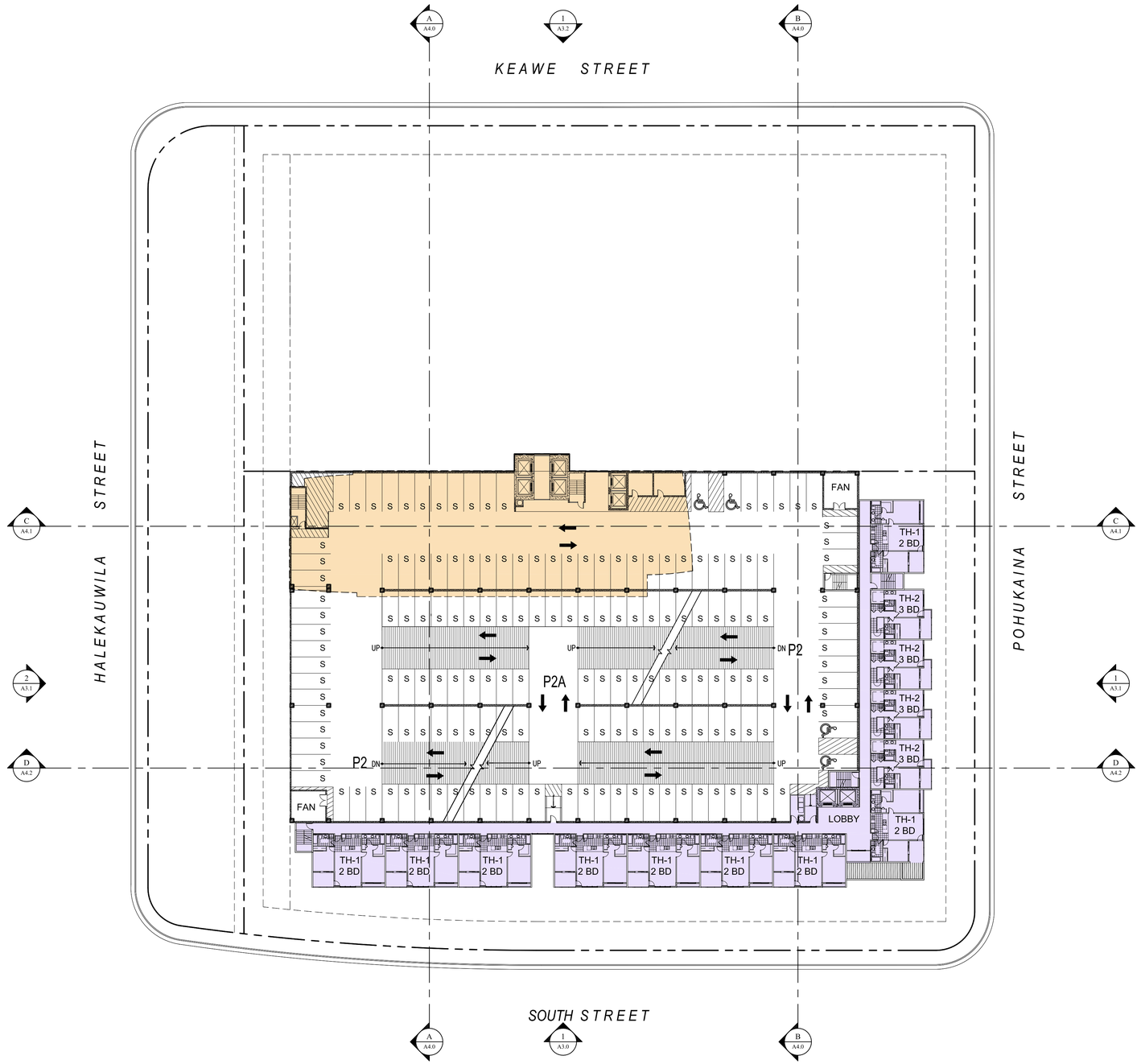

2ND FLOOR PLAN
SCALE: 1" = 30'-0"

ALAKEA DESIGN GROUP, LLC
ARCHITECTURE PLANNING INTERIORS
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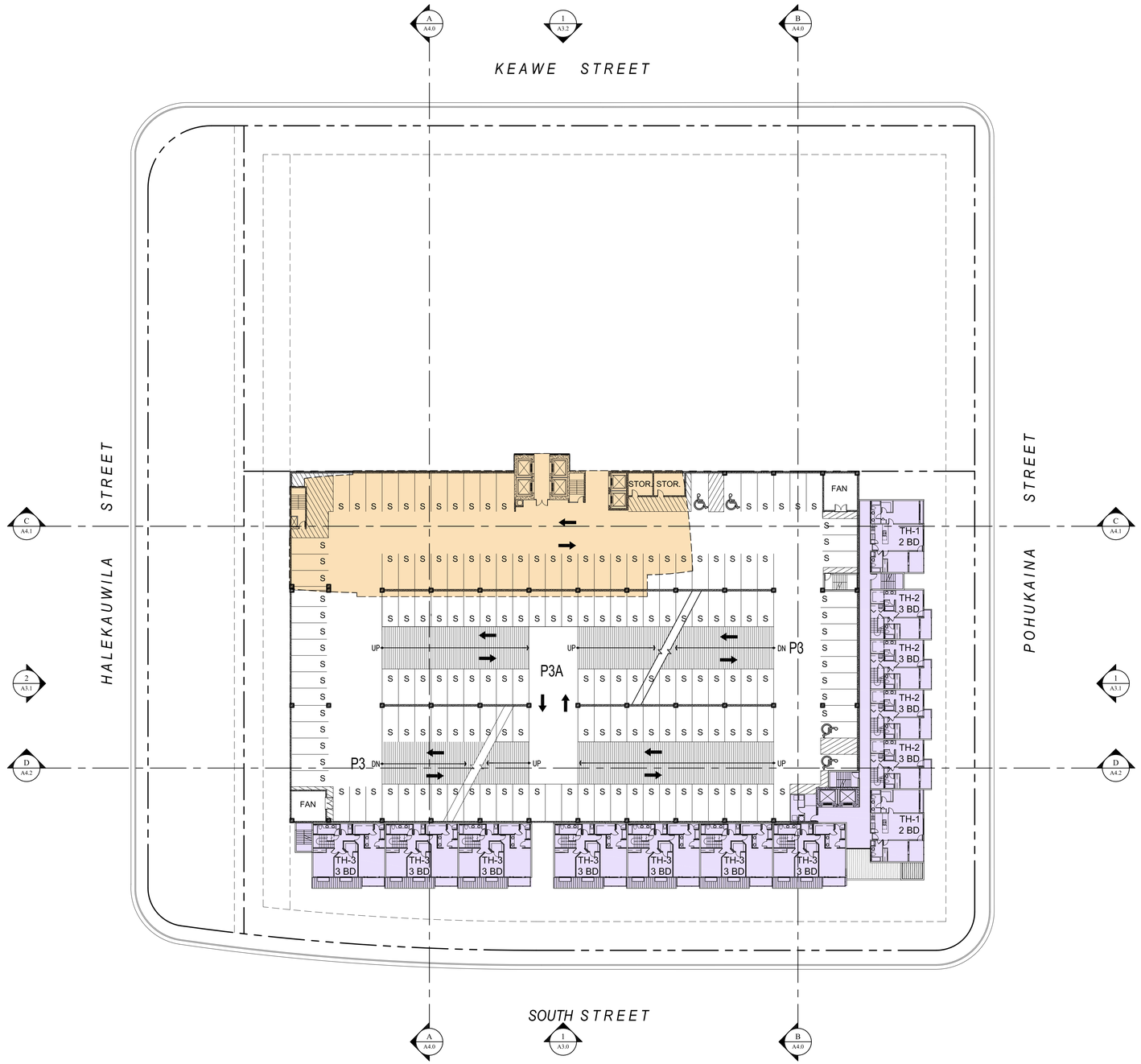
Title:
2ND FLOOR PLAN

Date:
January 8th, 2014

Sheet:
A2.1

0 15' 30' 60'
SCALE: 1" = 30'-0"



3RD FLOOR PLAN
SCALE: 1" = 30'-0"

0 15' 30' 60'
SCALE: 1" = 30'-0"

ALAKEA DESIGN GROUP, LLC
ARCHITECTURE PLANNING INTERIORS
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3RD FLOOR PLAN

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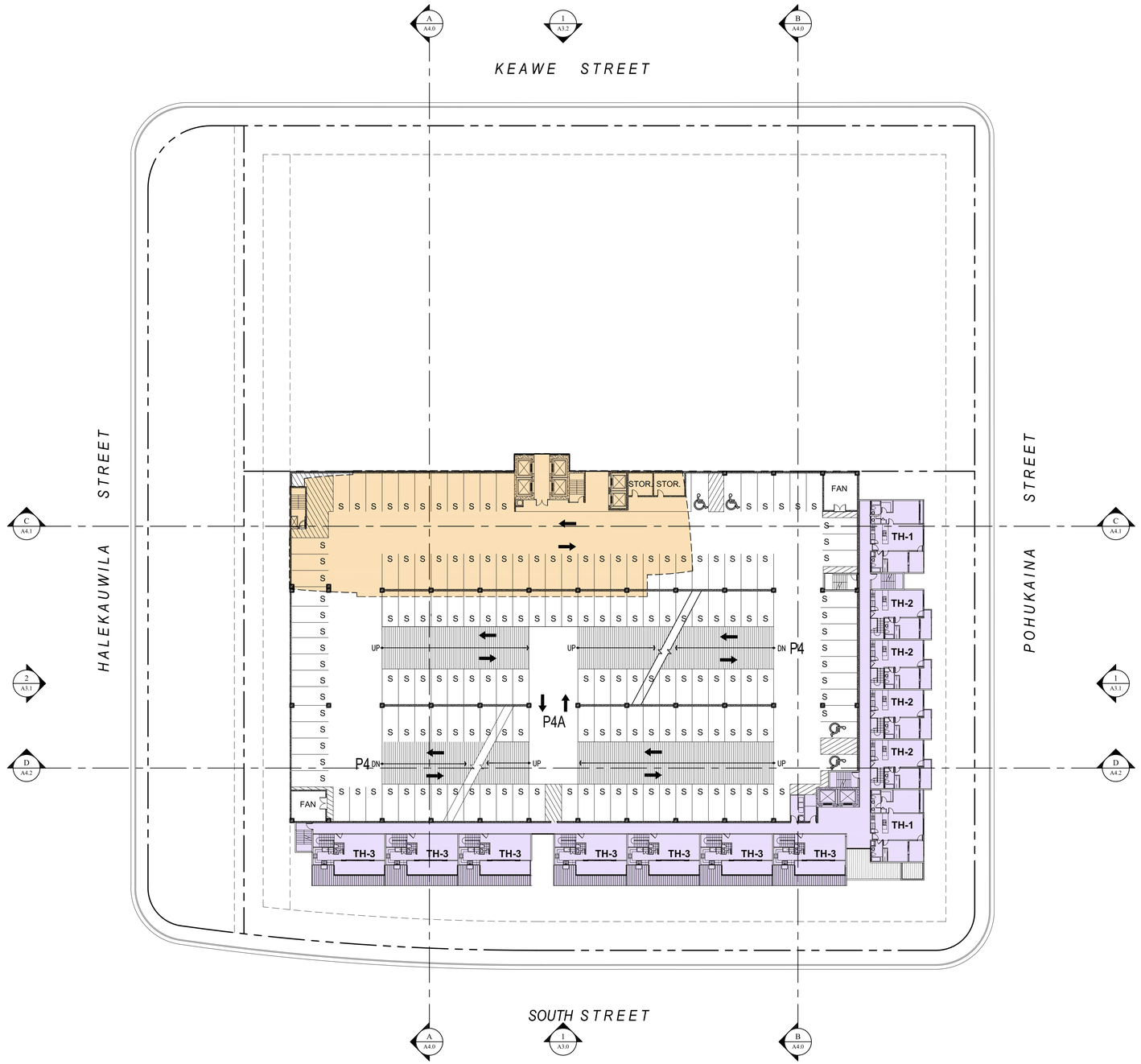

4TH FLOOR PLAN
SCALE: 1" = 30'-0"

0 15' 30' 60'
SCALE: 1" = 30'-0"

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4TH FLOOR PLAN

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January 8th, 2014

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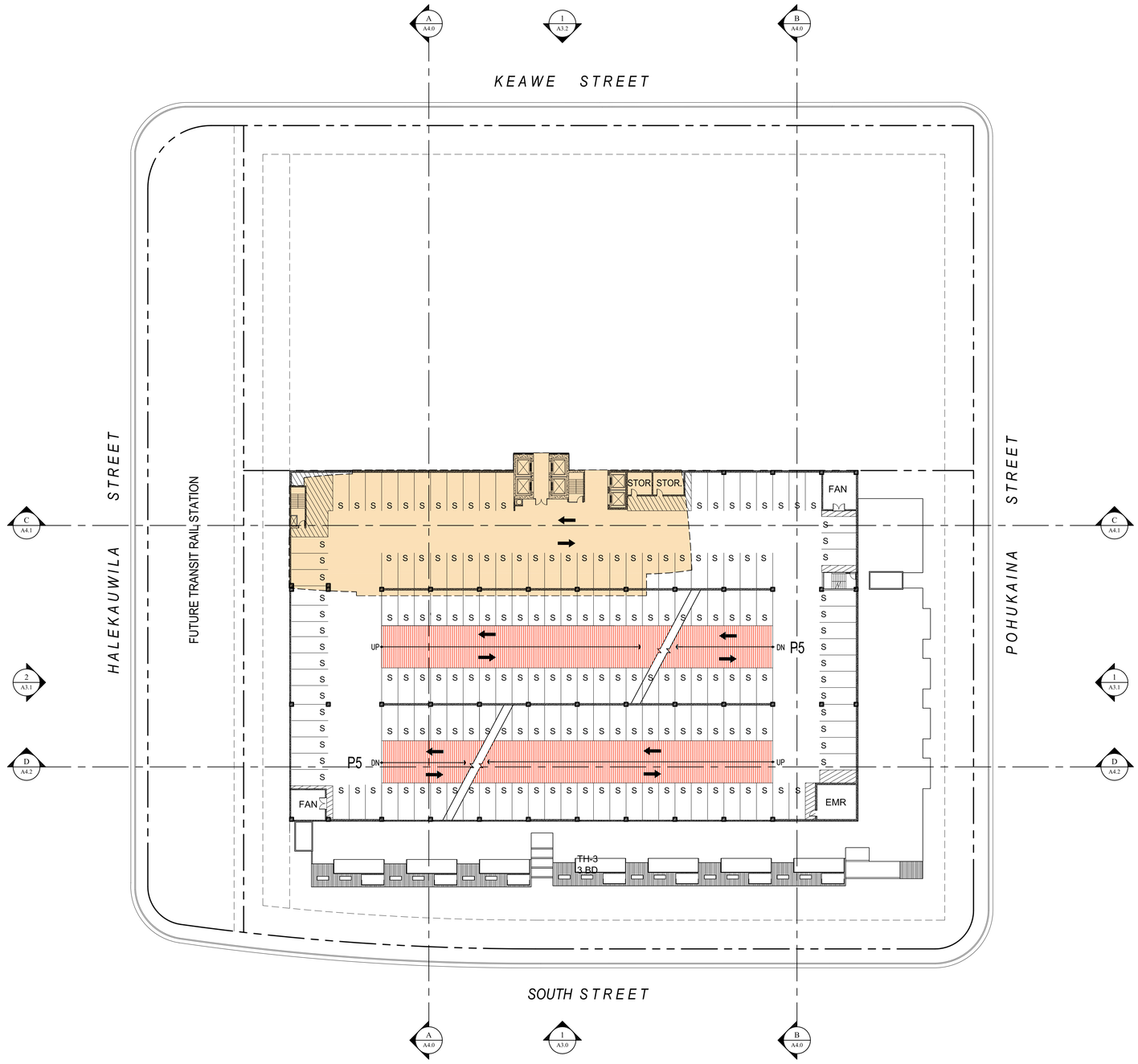

5TH FLOOR PLAN
SCALE: 1" = 30'-0"

0 15' 30' 60'
SCALE: 1" = 30'-0"

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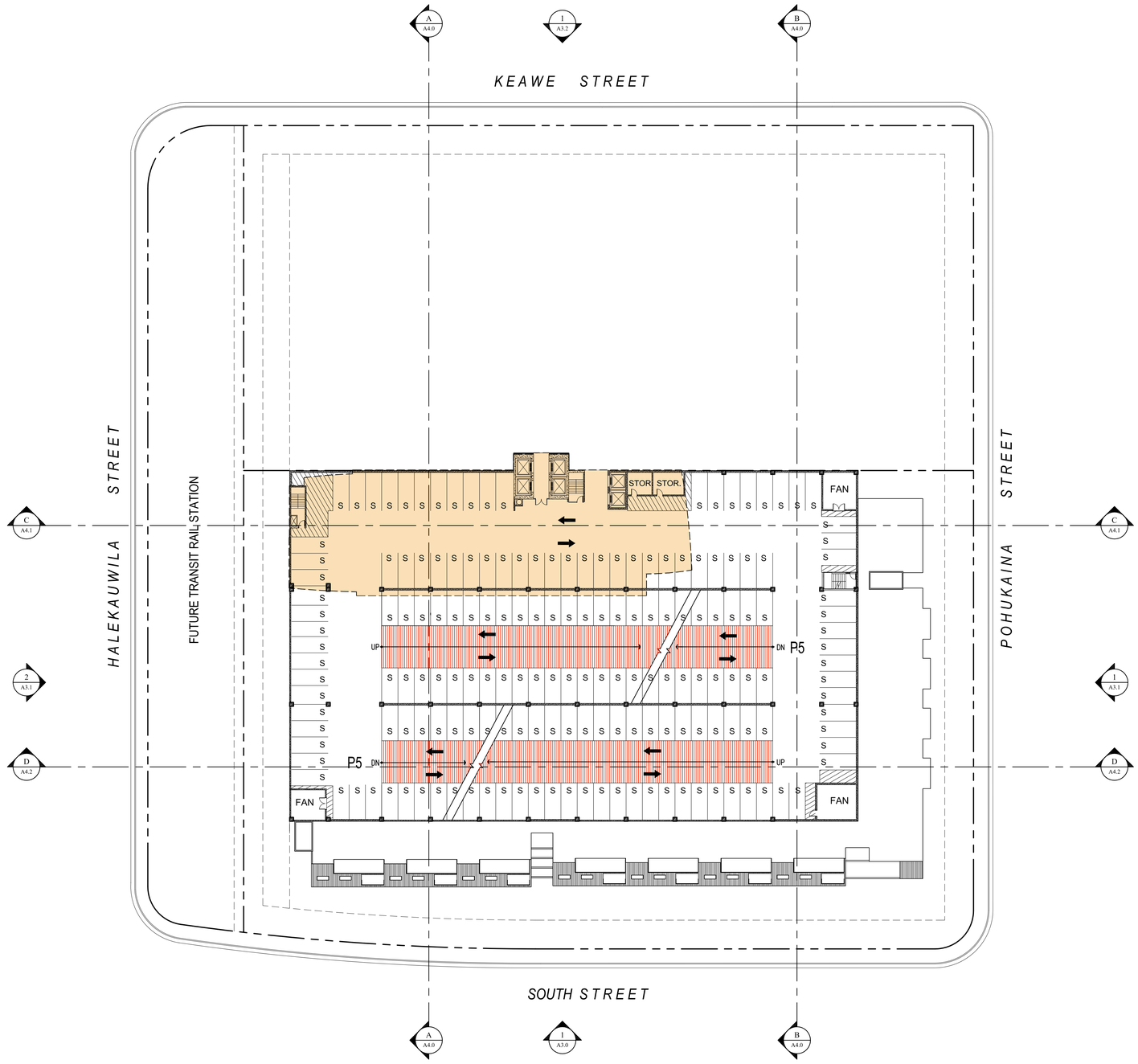
Title:
5TH FLOOR PLAN

Date:
January 8th, 2014

Sheet:
A2.4



6TH FLOOR PLAN
SCALE: 1" = 30'-0"

0 15' 30' 60'
SCALE: 1" = 30'-0"

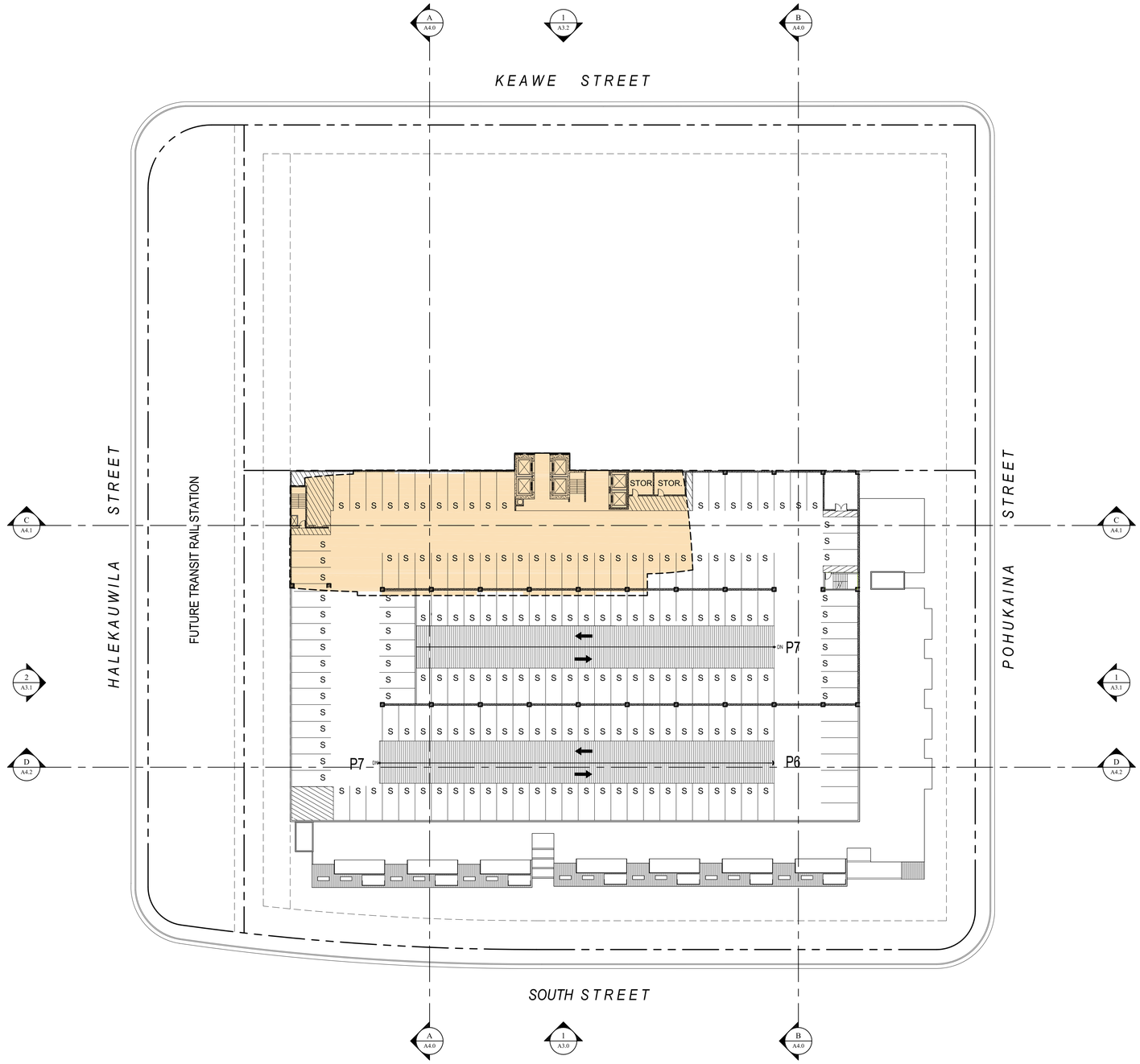
ALAKEA DESIGN GROUP, LLC
ARCHITECTURE PLANNING INTERIORS
1100 ALAKEA STREET, SUITE 1500, HONOLULU, HAWAII 96813

Project:
Keauhou Place
HCDA PROJECT PERMIT & DEVELOPMENT CHECK SUBMISSION

Title:
6TH FLOOR PLAN

Date:
January 8th, 2014

Sheet:
A2.5



7TH FLOOR PLAN
SCALE: 1" = 30'-0"

0 15' 30' 60'
SCALE: 1" = 30'-0"

ALAKEA DESIGN GROUP, LLC
ARCHITECTURE PLANNING INTERIORS
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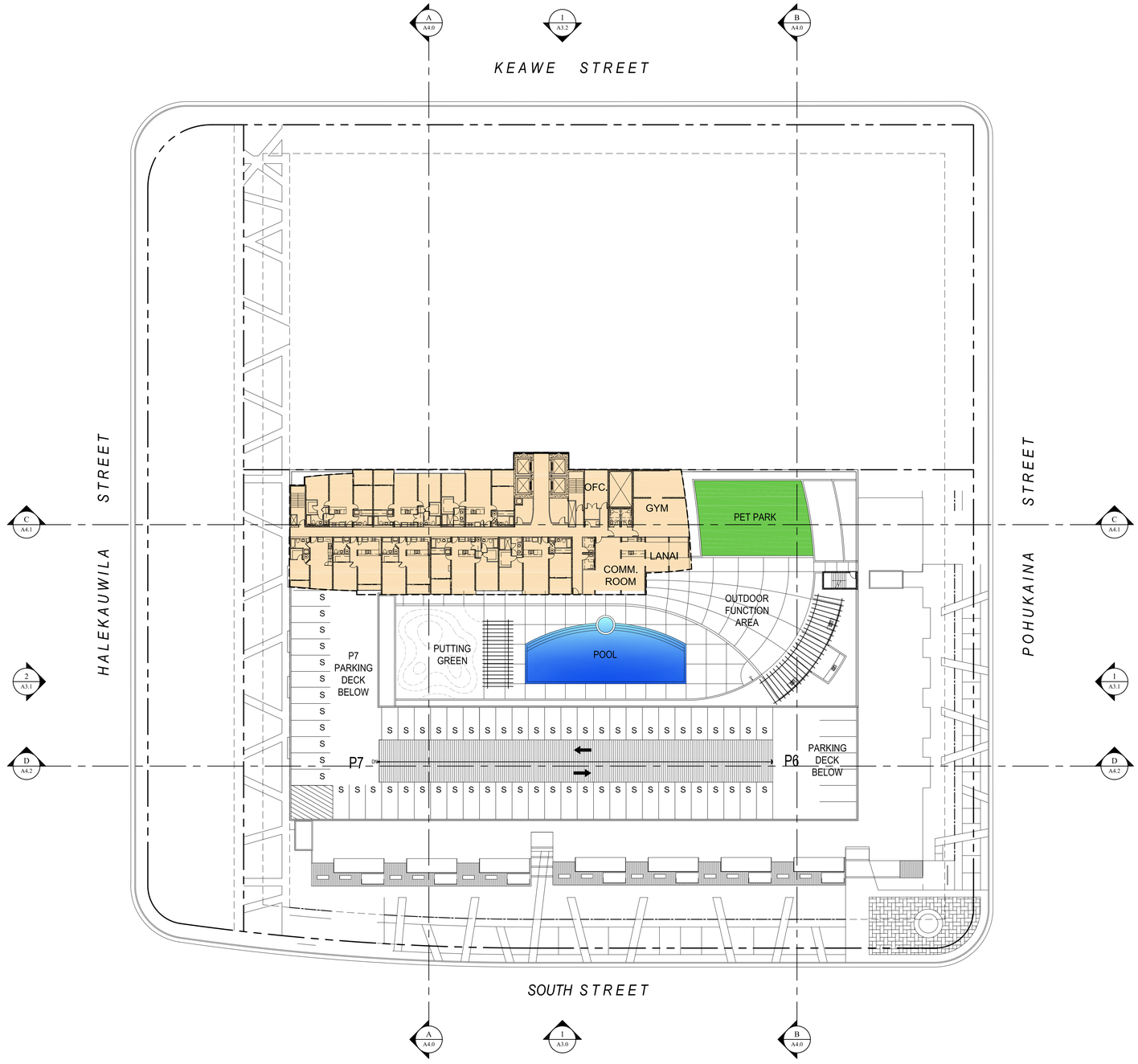
Project:
Keauhou Place
HCDA PROJECT PERMIT & DEVELOPMENT CHECK SUBMISSION

Title:
7TH FLOOR PLAN

Date:
January 8th, 2014

Sheet:
A2.6



8TH FLOOR PLAN - REC DECK
SCALE: 1" = 30'-0"

ALAKEA DESIGN GROUP, LLC
ARCHITECTURE PLANNING INTERIORS
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Keauhou Place
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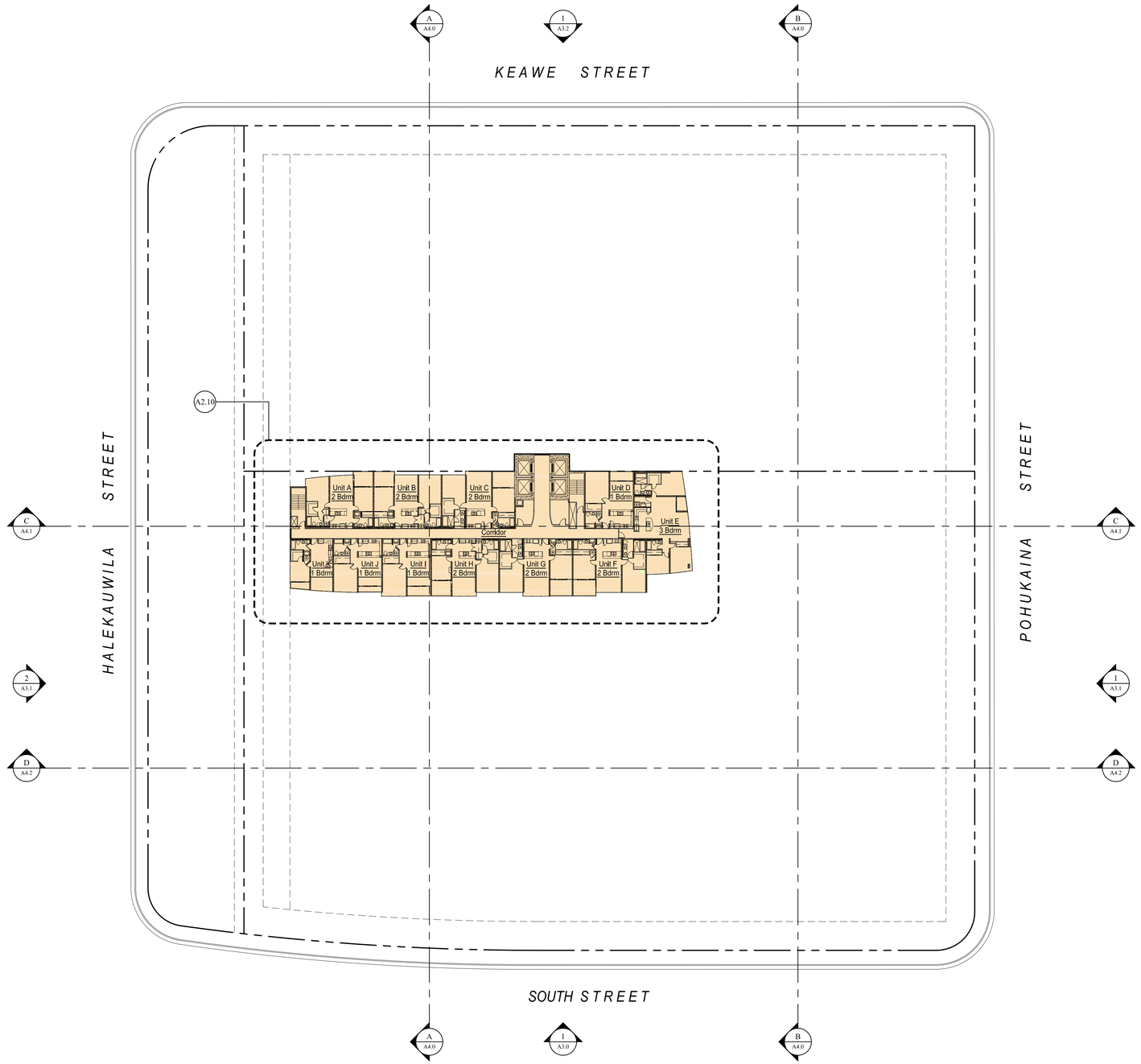
Title:
8TH FLOOR - REC DECK

Date:
January 8th, 2014

Sheet:
A2.7

0 15' 30' 60'
SCALE: 1" = 30'-0"



TYPICAL FLOOR PLANS 9TH THRU 38TH FLOOR
SCALE: 1" = 30'-0"

ALAKEA DESIGN GROUP, LLC
ARCHITECTURE PLANNING INTERIORS
1100 ALAKEA STREET, SUITE 1500, HONOLULU, HAWAII 96813

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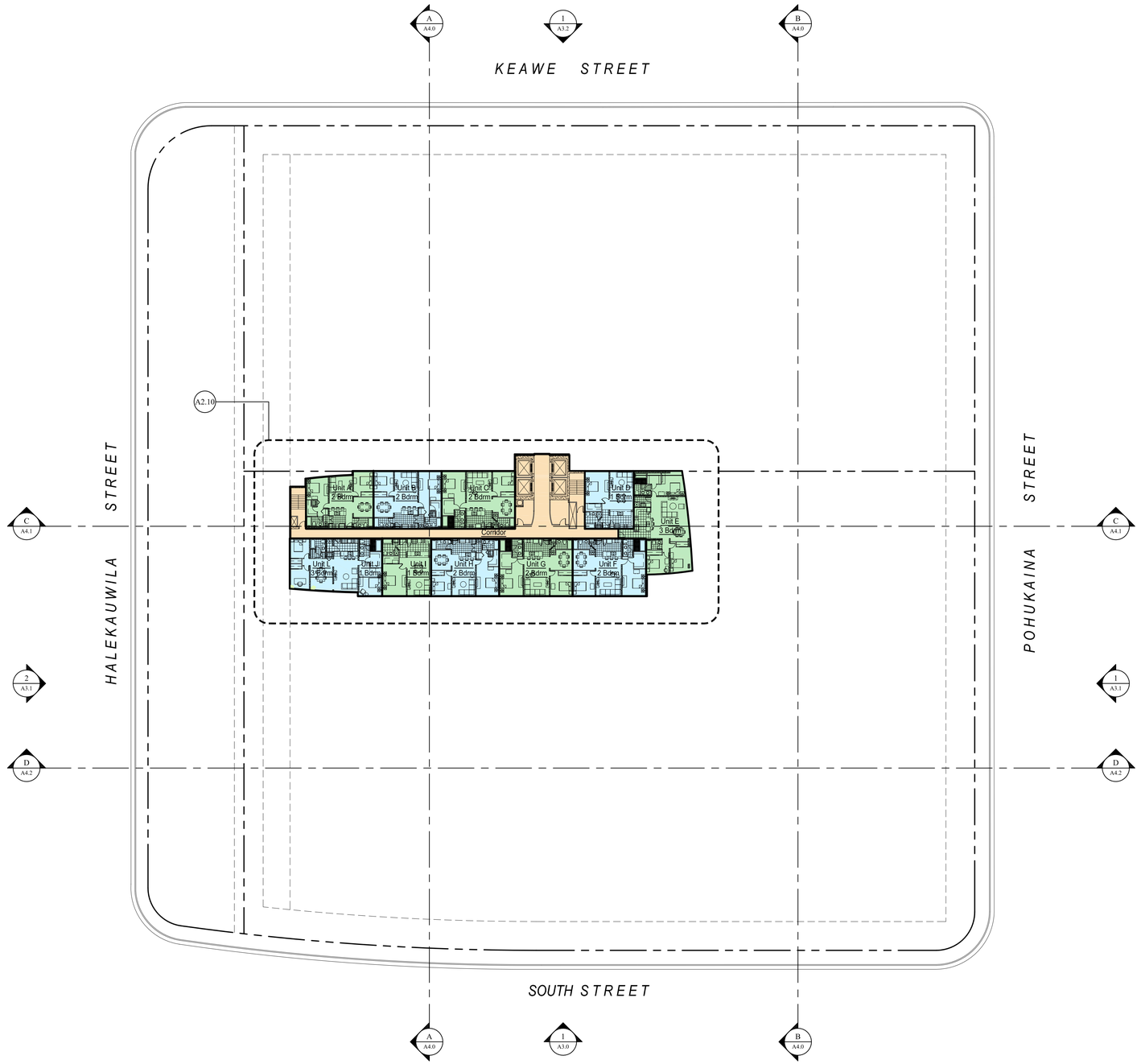
Title:
TYPICAL FLOOR PLANS
9TH THRU 38TH FLOOR

Date:
January 8th, 2014

Sheet:
A2.8

0 15' 30' 60'
SCALE: 1" = 30'-0"



TYPICAL PENTHOUSE FLOOR PLANS 39TH THRU 43RD
SCALE: 1" = 30'-0"

0 15' 30' 60'
SCALE: 1" = 30'-0"

ALAKEA DESIGN GROUP, LLC
ARCHITECTURE PLANNING INTERIORS
1100 ALAKEA STREET, SUITE 1500, HONOLULU, HAWAII 96813

Project:
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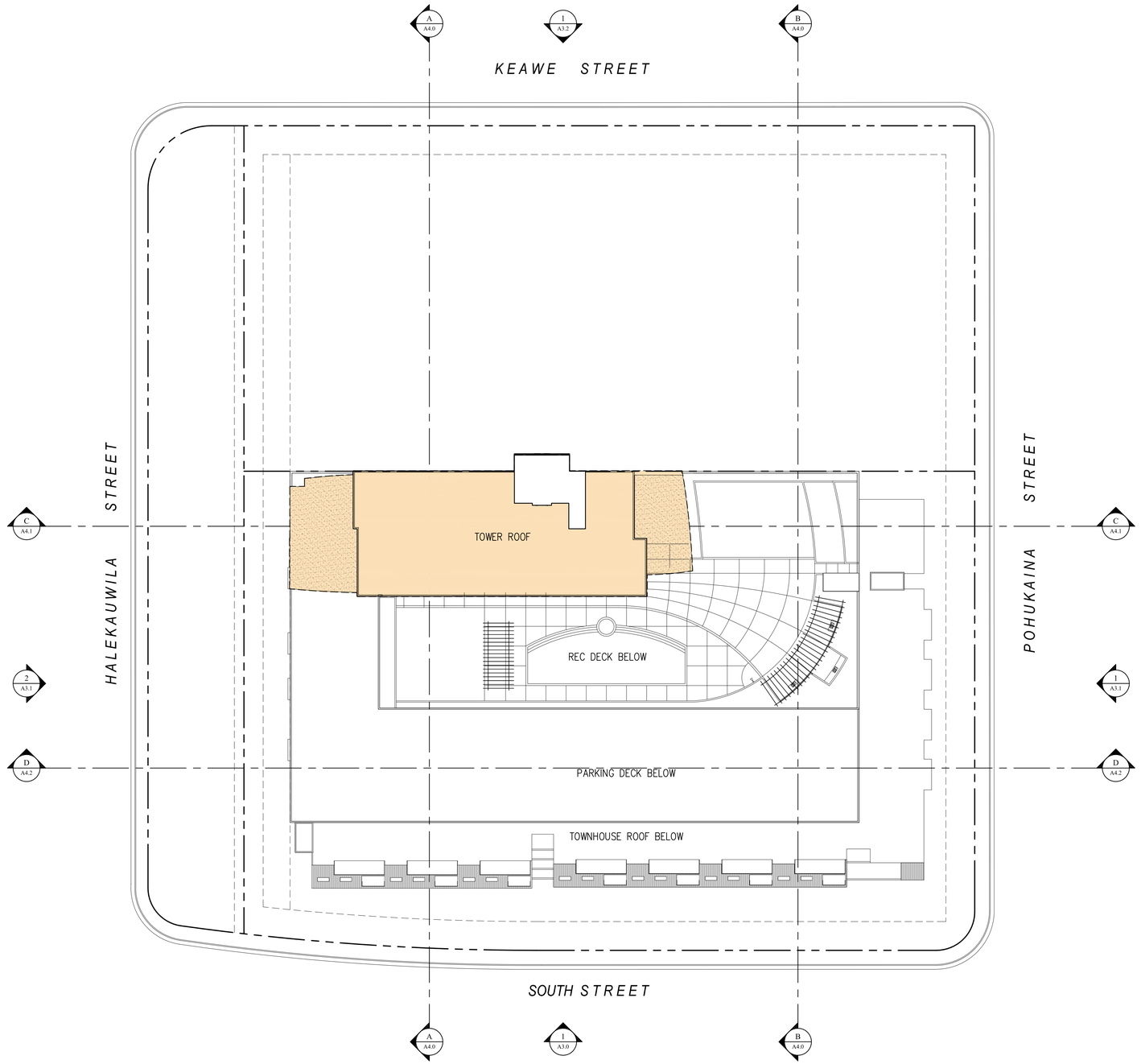
Title:
TYPICAL PENTHOUSE
FLOOR PLANS
39TH THRU 43RD

Date:
January 8th, 2014

Sheet:
A2.9



OVERALL ROOF PLAN
SCALE: 1" = 30'-0"

0 15' 30' 60'
SCALE: 1" = 30'-0"

ALAKEA DESIGN GROUP, LLC
ARCHITECTURE PLANNING INTERIORS
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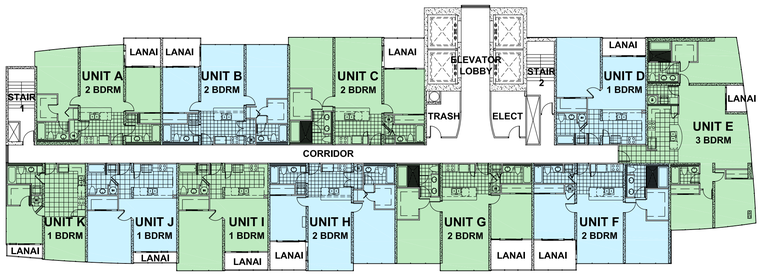
Project:
Keauhou Place
HCDA PROJECT PERMIT & DEVELOPMENT CHECK SUBMISSION

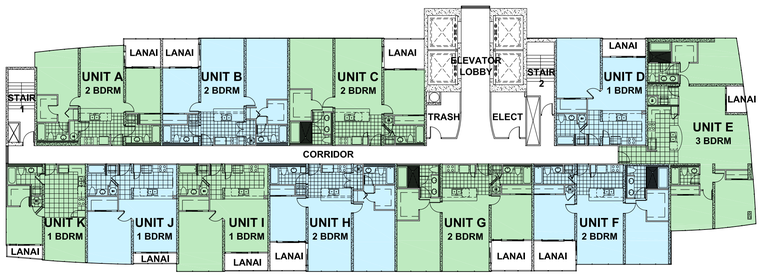
Title:
OVERALL ROOF PLAN

Date:
January 8th, 2014

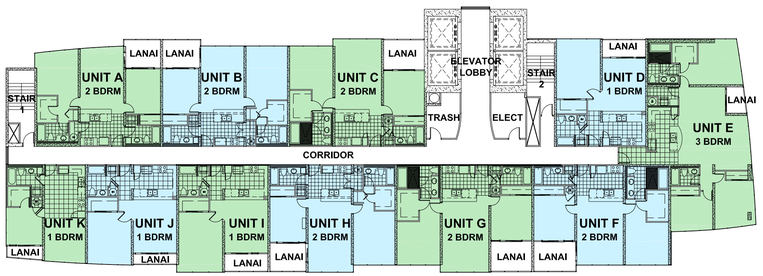
Sheet:
A2.10



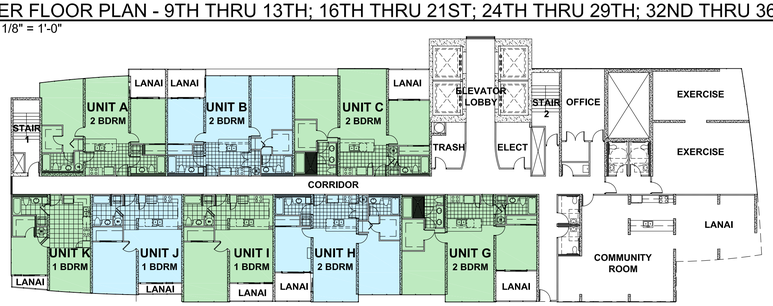
TOWER FLOOR PLAN - 37TH FLOOR
SCALE: 1/8" = 1'-0"



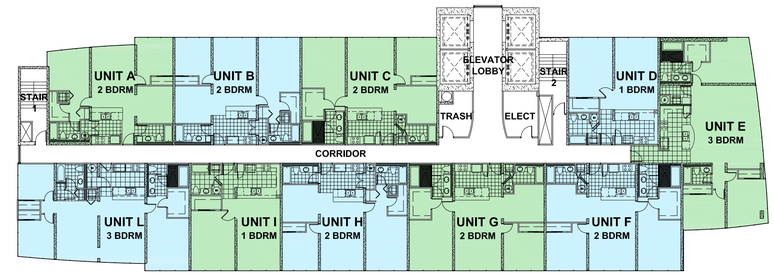
TOWER FLOOR PLAN - 14TH & 15TH; 22ND & 23RD; 30TH & 31ST
SCALE: 1/8" = 1'-0"



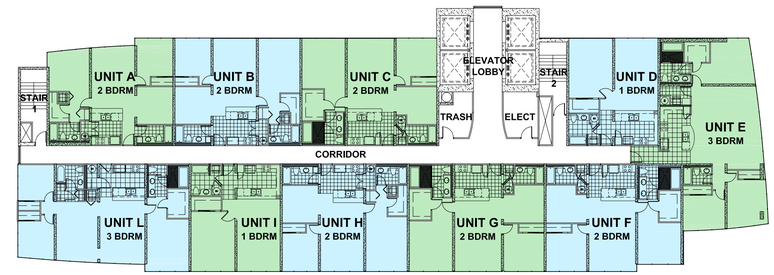
TOWER FLOOR PLAN - 9TH THRU 13TH; 16TH THRU 21ST; 24TH THRU 29TH; 32ND THRU 36TH
SCALE: 1/8" = 1'-0"



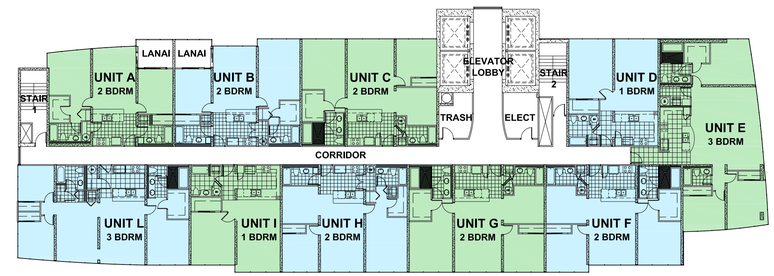
TOWER FLOOR PLAN - 8TH AND REC CENTER
SCALE: 1/8" = 1'-0"



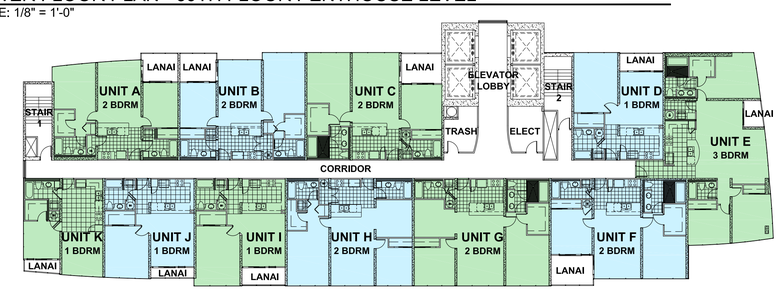
TOWER FLOOR PLAN - 41ST THRU 43RD PENTHOUSE LEVELS
SCALE: 1/8" = 1'-0"



TOWER FLOOR PLAN - 40TH FLOOR PENTHOUSE LEVEL
SCALE: 1/8" = 1'-0"



TOWER FLOOR PLAN - 39TH FLOOR PENTHOUSE LEVEL
SCALE: 1/8" = 1'-0"



TOWER FLOOR PLAN - 38TH FLOOR
SCALE: 1/8" = 1'-0"

ALAKEA DESIGN GROUP, LLC
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Project:
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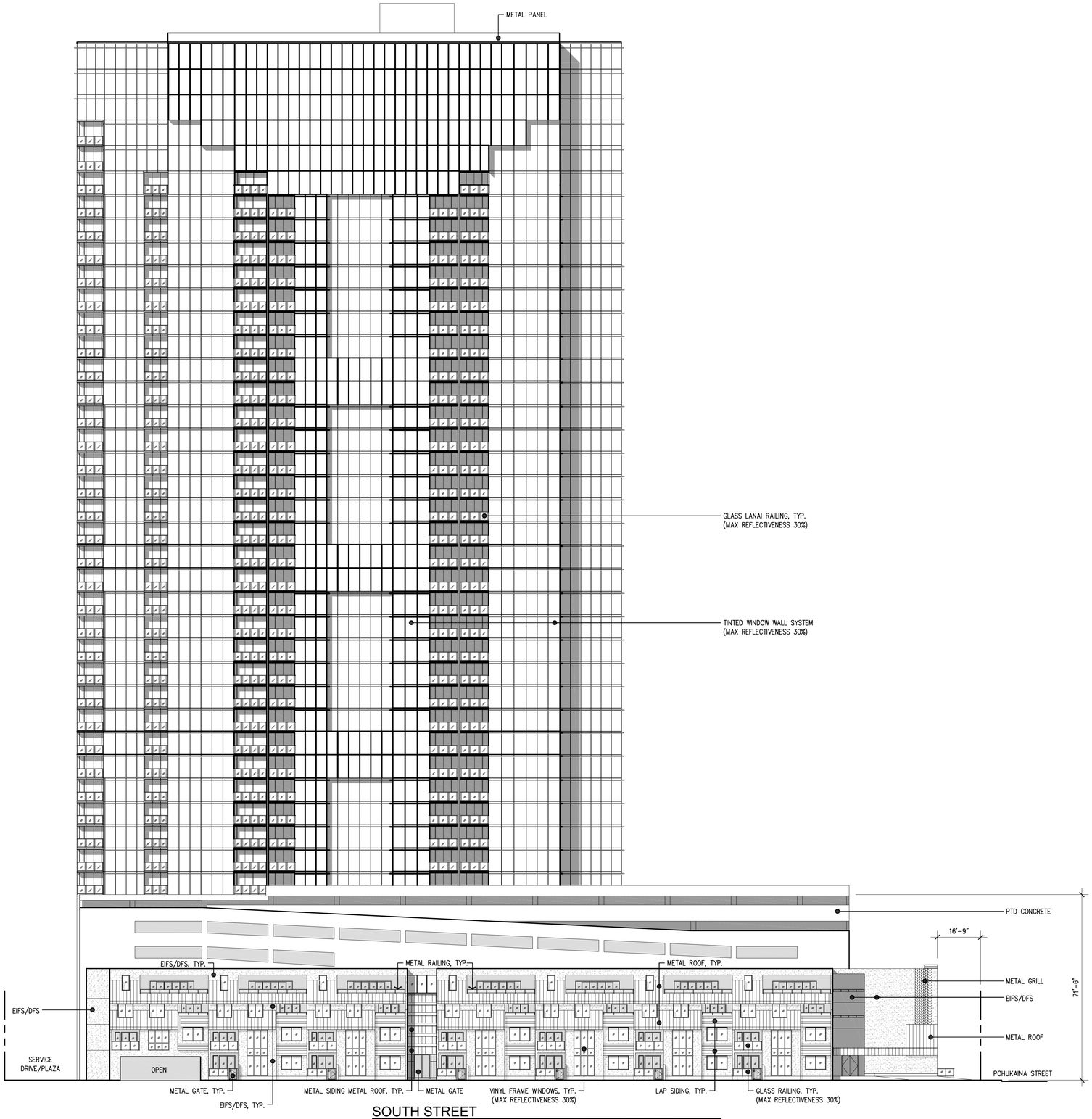
Title:
ENLARGED
TYPICAL RESIDENTIAL
TOWER FLOOR PLANS

Date:
January 8th, 2014

Sheet:
A2.11

0 10' 20' 40'
SCALE: 1" = 20'



SOUTH STREET
SCALE: 1" = 20'-0"

ALAKEA DESIGN GROUP, LLC
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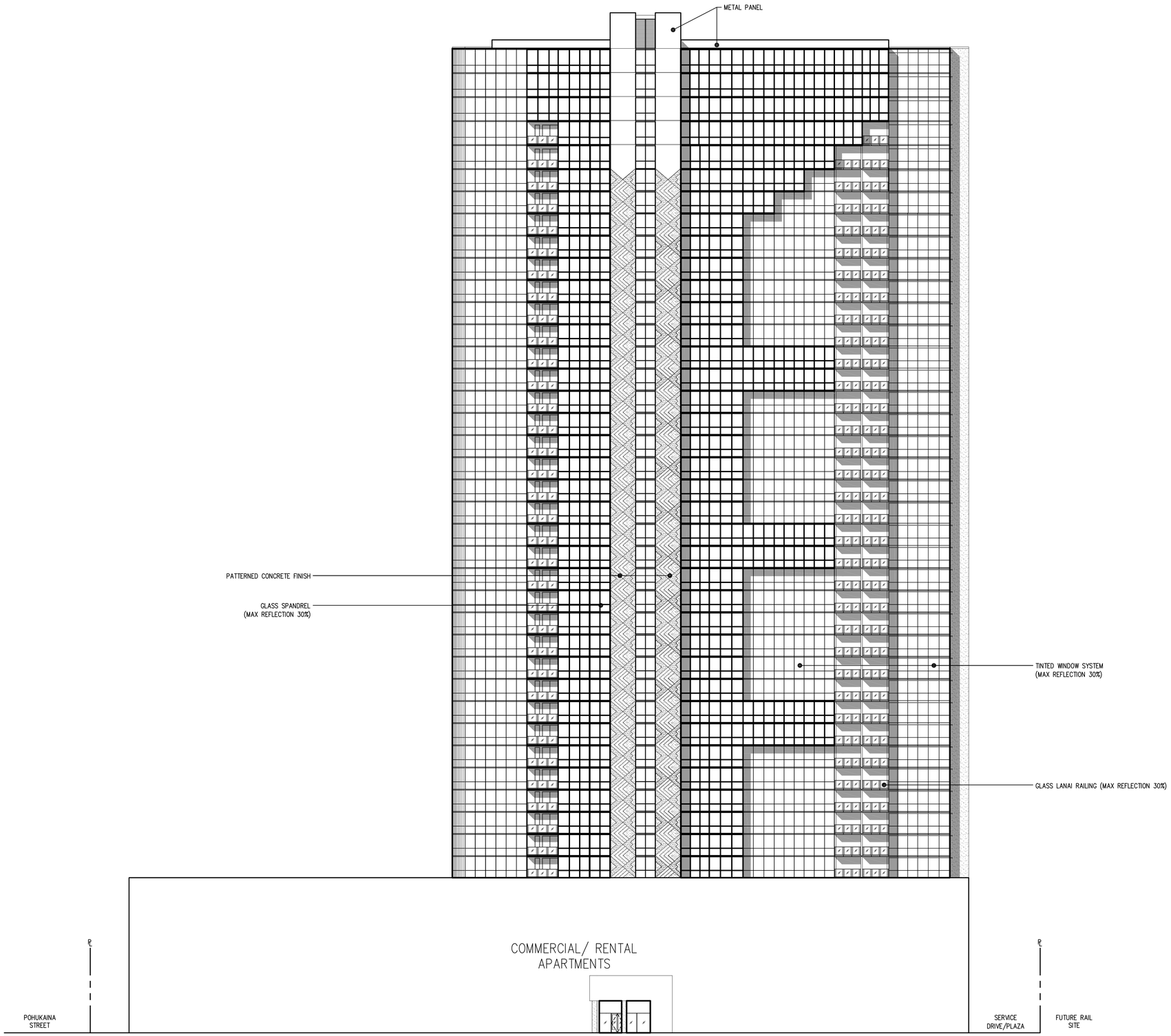
1100 ALAKEA STREET, SUITE 1500, HONOLULU, HAWAII 96813

Project:
Keauhou Place
HCDA PROJECT PERMIT & DEVELOPMENT CHECK SUBMISSION

Title:
SOUTH STREET

Date:
January 8th, 2014

Sheet:
A3.0



KEAWE STREET
SCALE: 1" = 20'-0"

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1100 ALAKEA STREET, SUITE 1500, HONOLULU, HAWAII 96813

Project:
Keauhou Place
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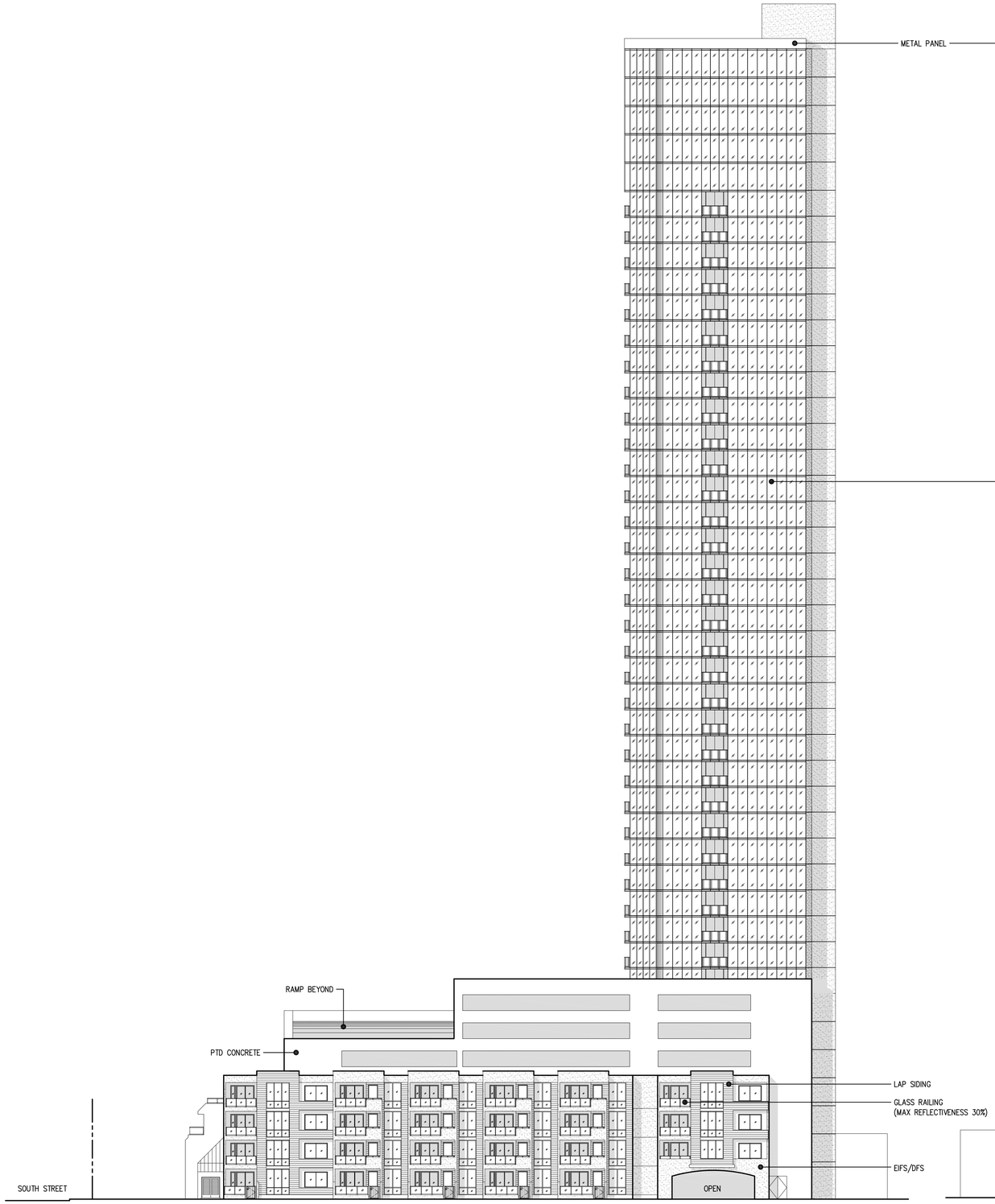
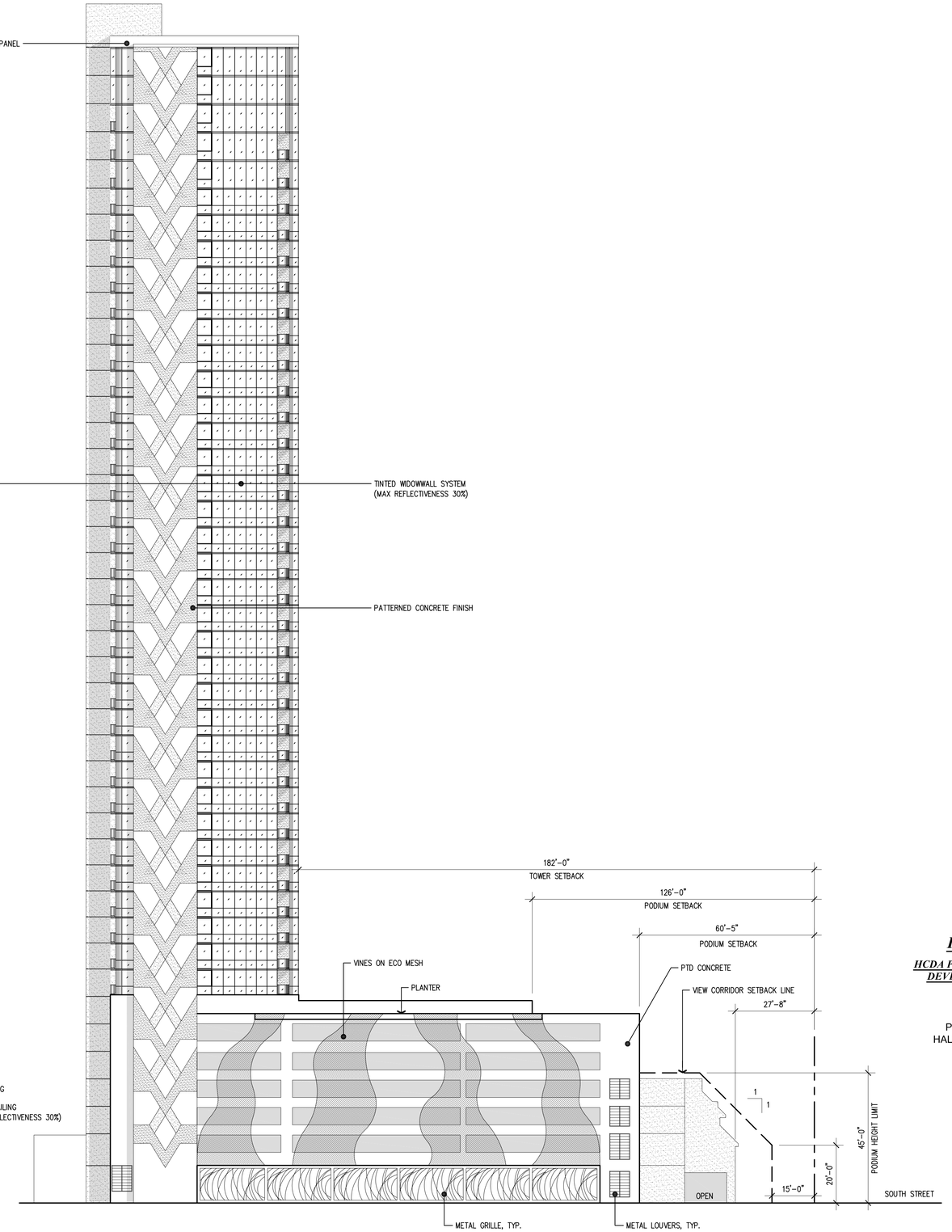
Title:
KEAWE STREET

Date:
January 8th, 2014

Sheet:
A3.1



POHUKAINA STREET
SCALE: 1" = 20'-0"



HALEKAUWILA STREET
SCALE: 1" = 20'-0"

ALAKEA DESIGN GROUP, LLC
ARCHITECTURE PLANNING INTERIORS
1100 ALAKEA STREET, SUITE 1500, HONOLULU, HAWAII 96813

Project:
Keauhou Place
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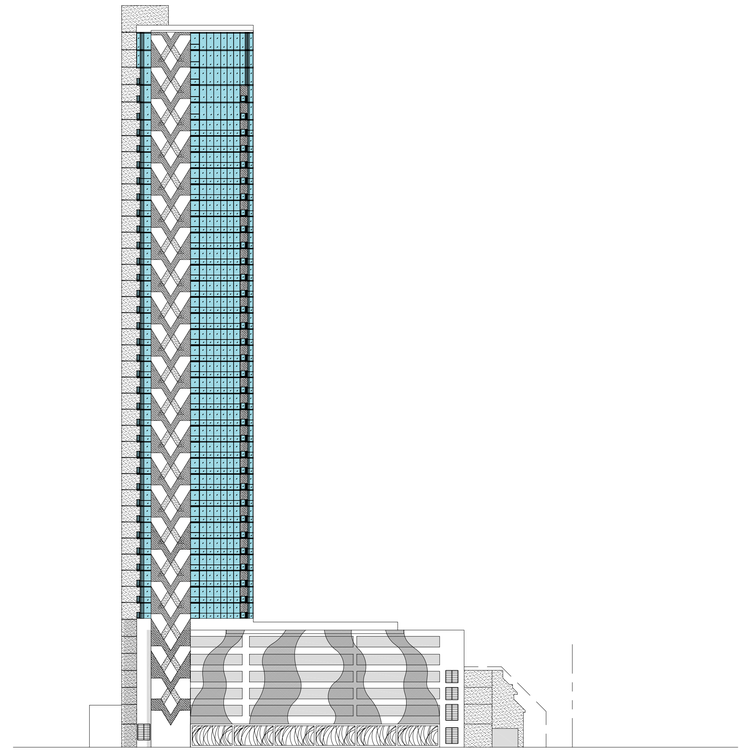
Title:
POHUKAINA STREET
HALEKAUWILA STREET

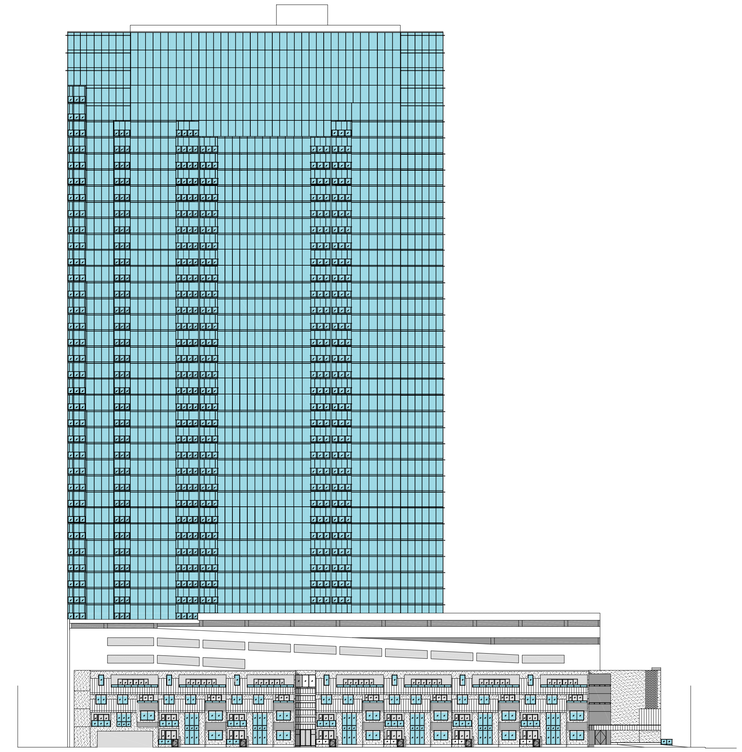
Date:
January 8th, 2014

Sheet:
A3.2



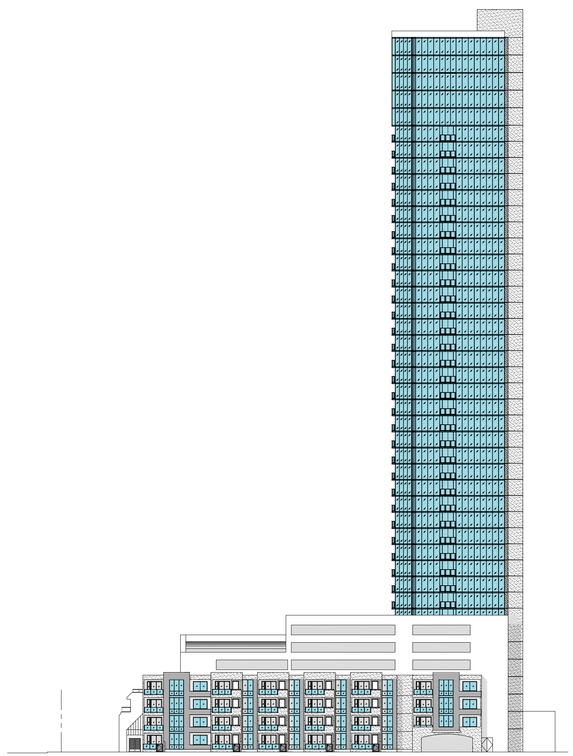
HALEKAUWILA STREET

33% Glazed / 67% Not Glazed



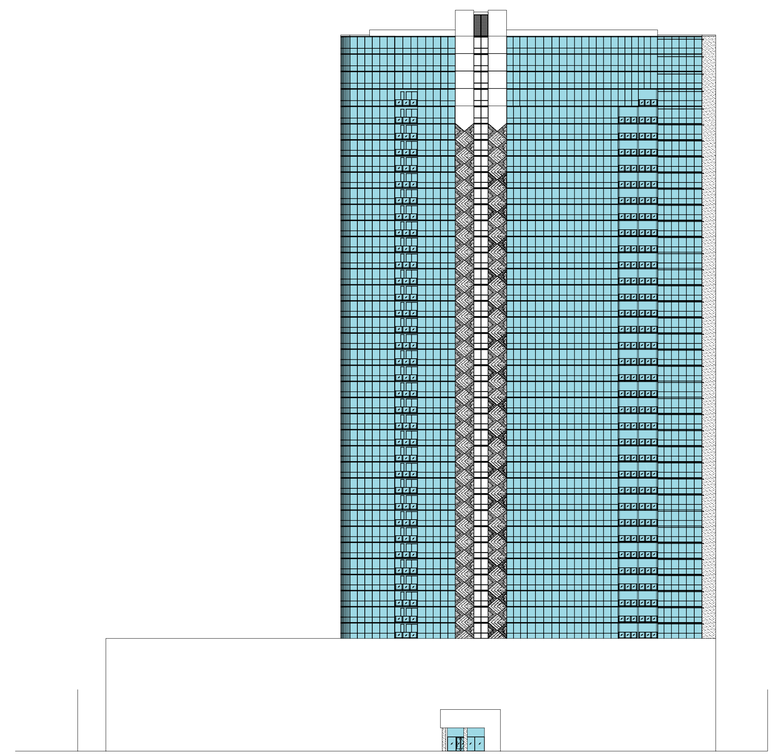
SOUTH STREET

78% Glazed / 22% Not Glazed



POHUKAINA STREET

59% Glazed / 41% Not Glazed



KEAWE STREET

63% Glazed / 37% Not Glazed

ALAKEA DESIGN GROUP, LLC

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1100 ALAKEA STREET, SUITE 1500, HONOLULU, HAWAII 96813

Project:

Keauhou Place

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Title:

REFLECTIVE SURFACE AREA DIAGRAM

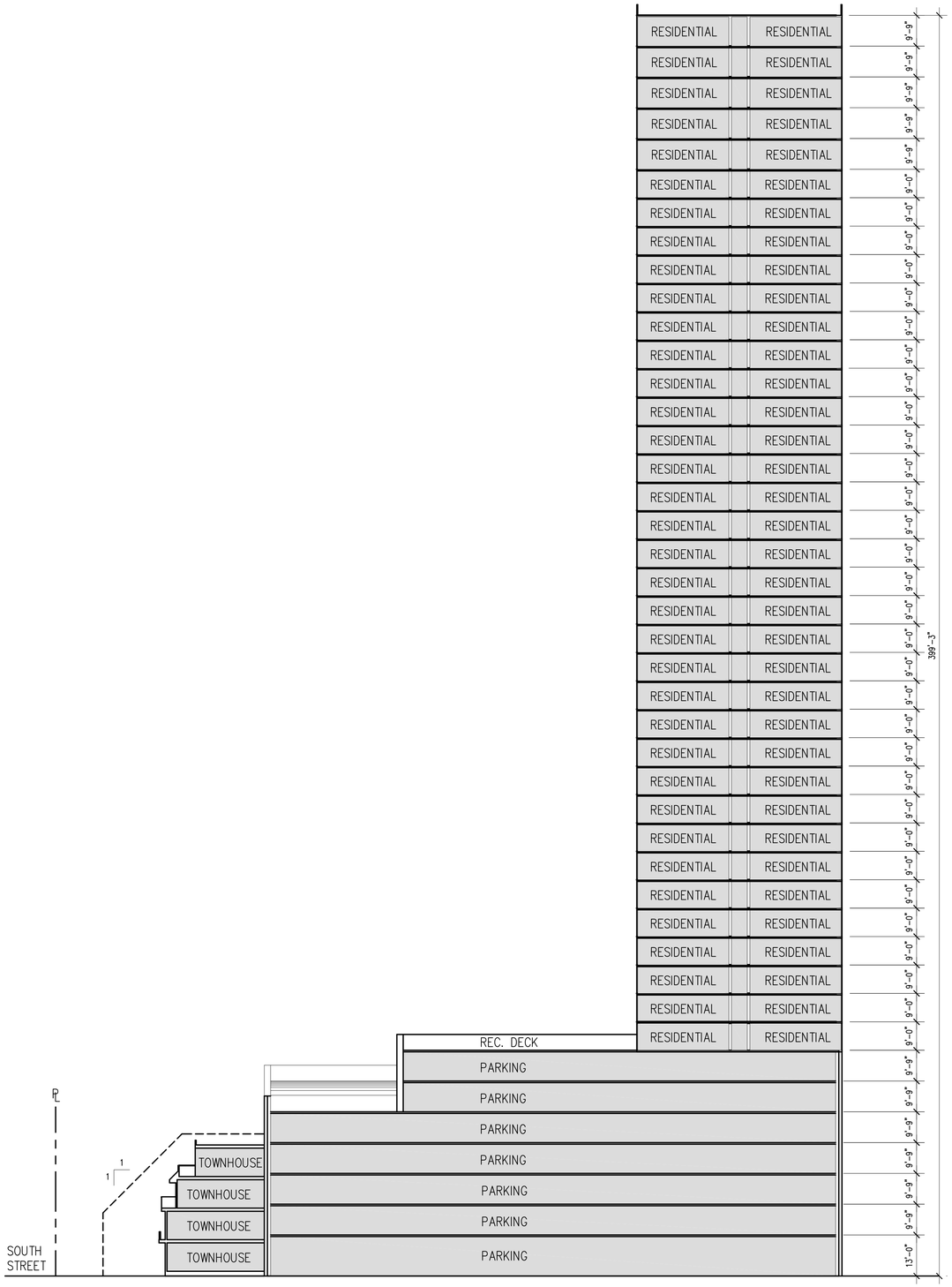
Date:

January 8th, 2014

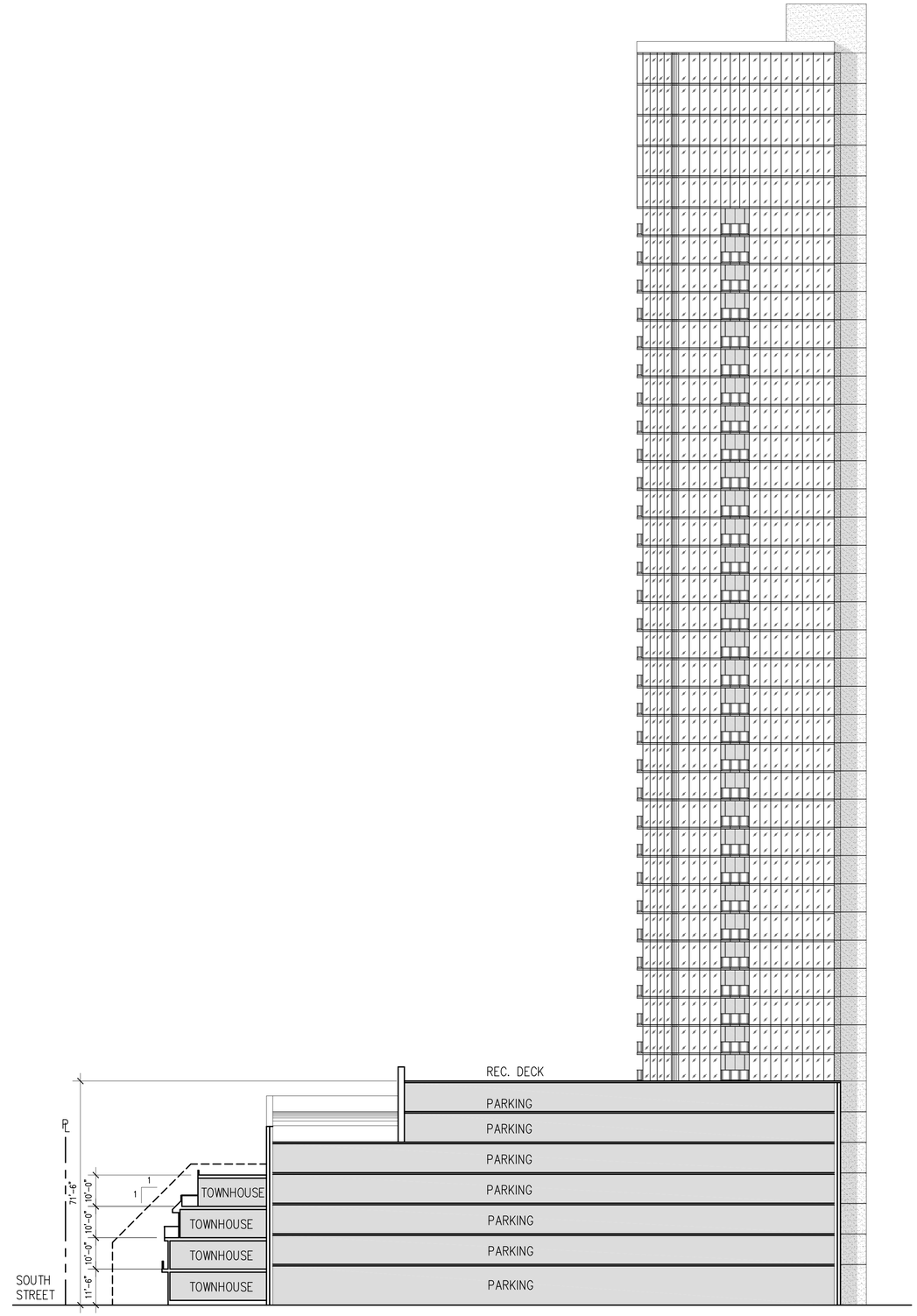
NOTE: ALL GLASS MAXIMUM REFLECTANCE OF 30%

Sheet:

A3.3



A BUILDING SECTION
SCALE: 1" = 20'-0



B BUILDING SECTION
SCALE: 1" = 20'-0

ALAKEA DESIGN GROUP, LLC
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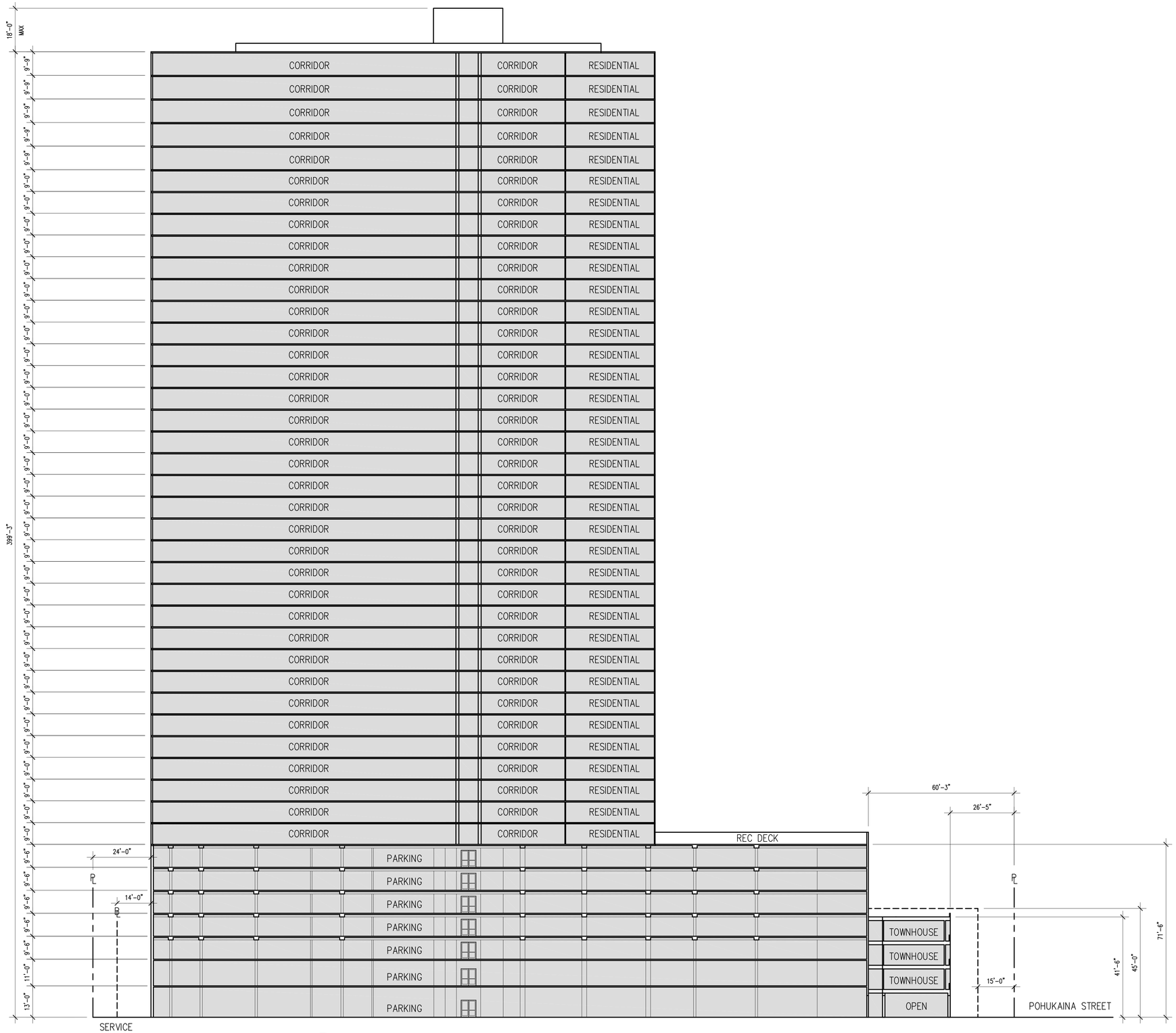
Project:
Keauhou Place
HCDA PROJECT PERMIT & DEVELOPMENT CHECK SUBMISSION

Title:
BUILDING SECTIONS

Date:
January 8th, 2014

Sheet:
A4.0



C BUILDING SECTION
SCALE: 1" = 20'-0

ALAKEA DESIGN GROUP, LLC
ARCHITECTURE PLANNING INTERIORS
1100 ALAKEA STREET, SUITE 1500, HONOLULU, HAWAII 96813

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Keauhou Place
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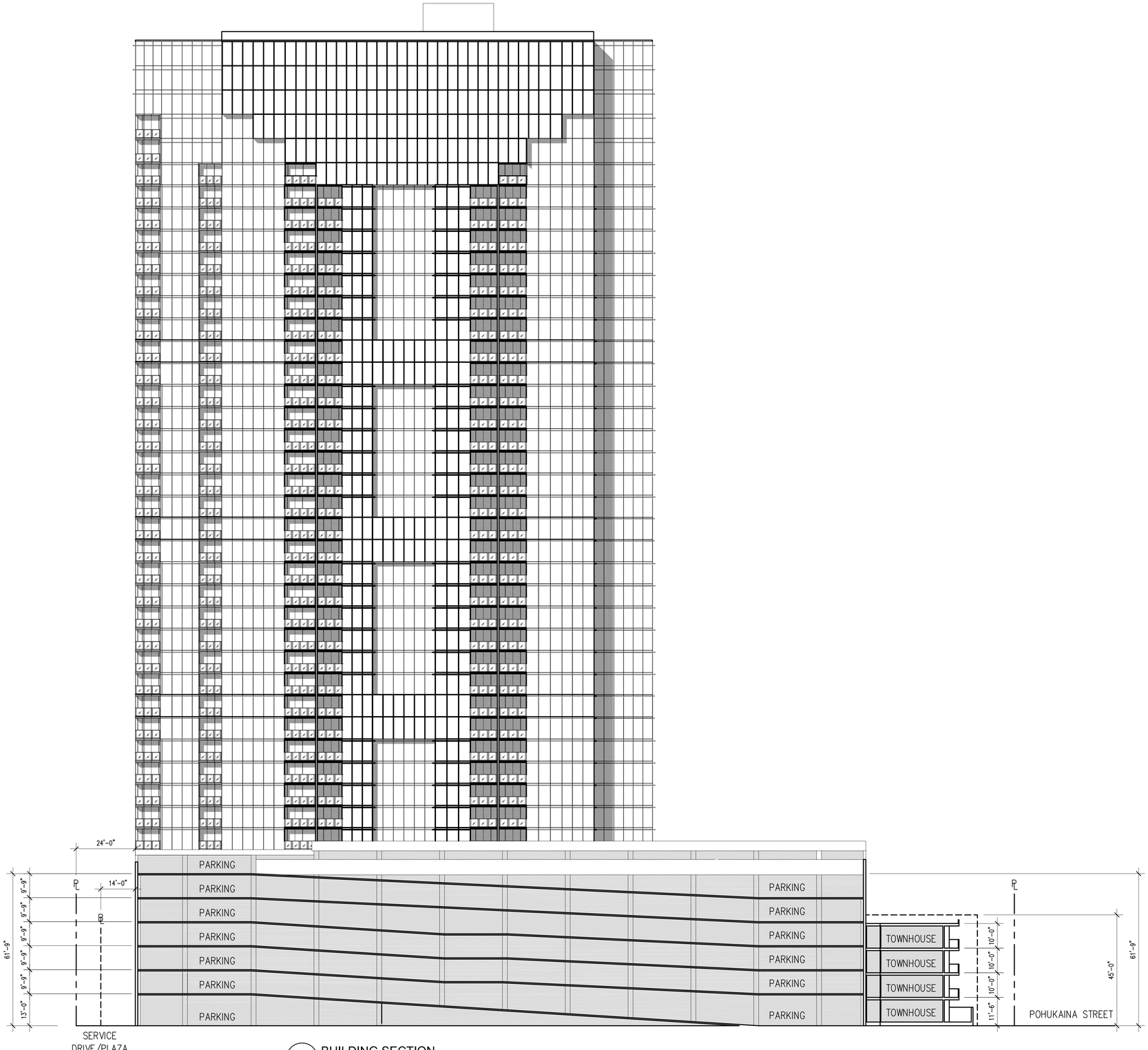
Title:
BUILDING SECTION

Date:
January 8th, 2014

Sheet:
A4.1



D BUILDING SECTION
SCALE: 1" = 20'-0

ALAKEA DESIGN GROUP, LLC
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Title:
BUILDING SECTION

Date:
January 8th, 2014

Sheet:
A4.2

View from South and Pohukaina
NOT TO SCALE

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Title:
RENDERING

Date:
January 8th, 2014

Sheet:
A5.0

View from Halekauwila
NOT TO SCALE

View from Pohukaina
NOT TO SCALE

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Title:
RENDERING

Date:
January 8th, 2014

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A5.1

View from Pohukaina and Keawe
NOT TO SCALE

ALAKEA DESIGN GROUP, LLC
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Title:
RENDERING

Date:
January 8th, 2014

Sheet:
A5.2

SCHEMATIC LANDSCAPE PLAN

SCALE: 1"=20'

ALAKEA DESIGN GROUP, LLC
ARCHITECTURE PLANNING INTERIORS
1100 ALAKEA STREET, SUITE 1500, HONOLULU, HAWAII 96813

Project:

Keauhou Place

HCDA PROJECT ELIGIBILITY PERMIT & DEVELOPMENT CHECK SUBMISSION

Title:

SCHEMATIC LANDSCAPE PLAN

Date:

November 27, 2013

Sheet:

L-1

0 10' 20' 40'

SCALE: 1" = 20'