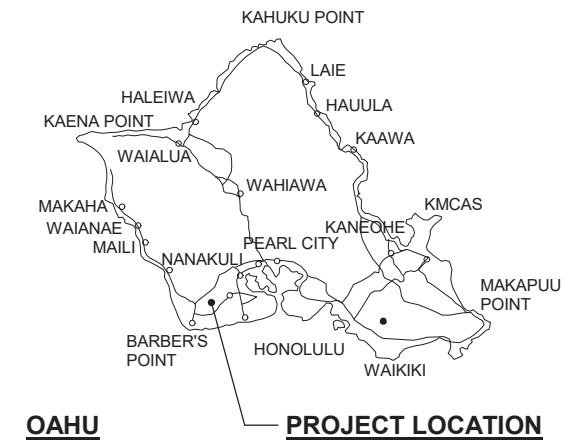
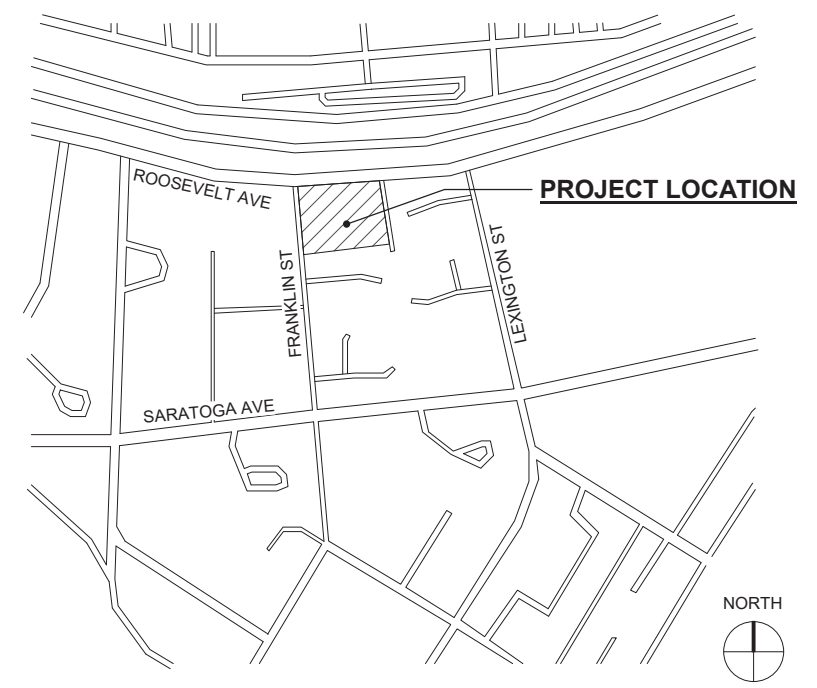




LOCATION MAP



VICINITY MAP

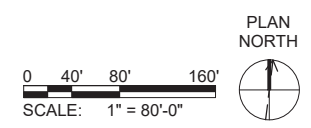


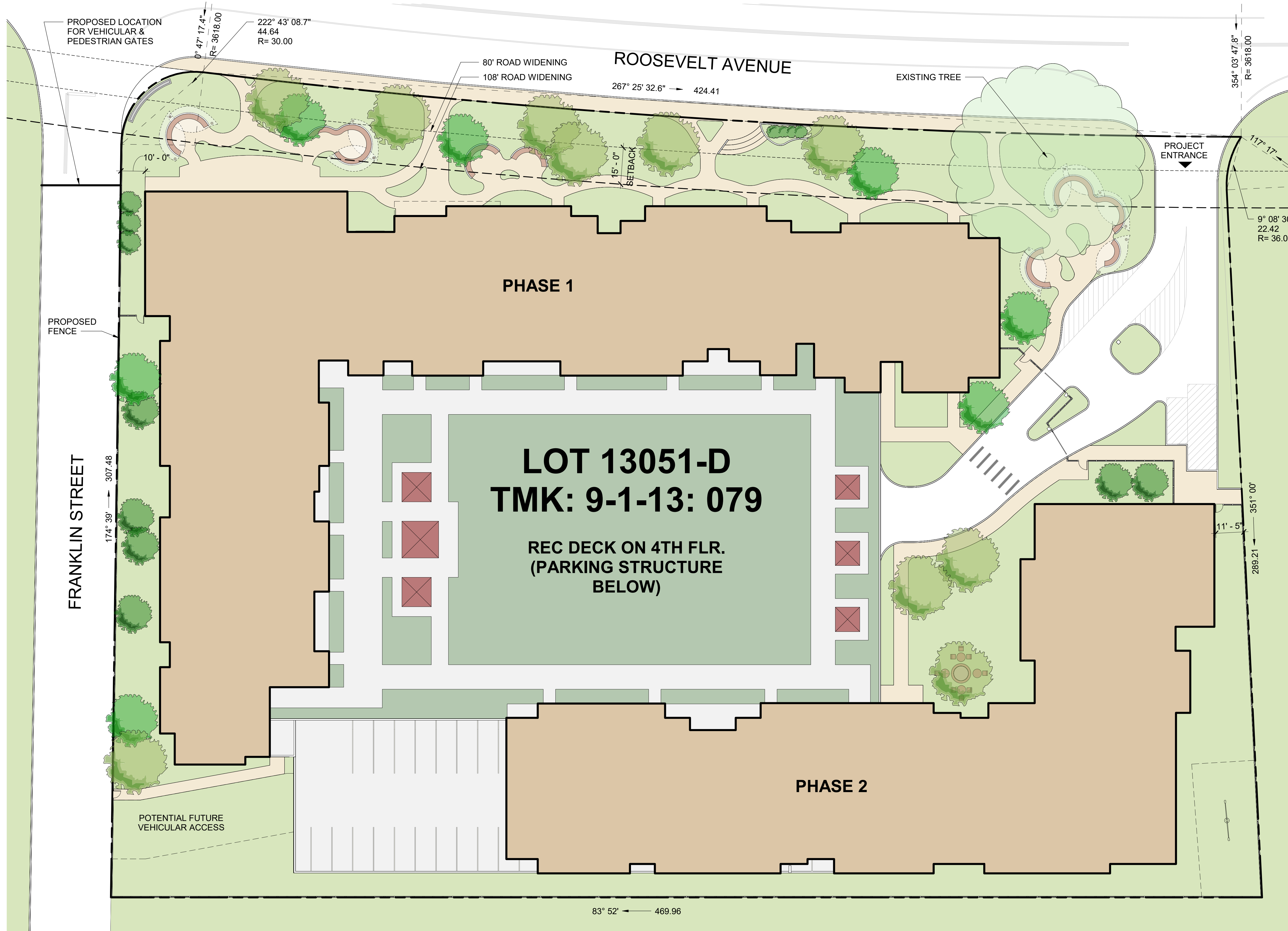
OVERALL SITE PLAN

KIAIAULU O KALAELOA I & II IKAIKA OHANA

EXHIBIT A

5/31/2024 **DESIGN PARTNERS** INCORPORATED





PROJECT INFORMATION

PARCEL 4
TMK: 9-1-13:079
LOT AREA: 147,668 SF (3.39 ACRES)

ZONING DESIGNATION

KALAELOA COMMUNITY DEVELOPMENT DISTRICT
 T-4 URBAN CENTER

PROPOSED CONSTRUCTION TYPE IB

MAXIMUM DENSITY	ALLOWED	PROVIDED
	40 UNITS/ACRE MAX 135 UNITS	80 UNITS/ACRE MAX 260 UNITS
SETBACK	REQUIRED/ALLOWED	PROVIDED
FRONT YARD:	5'-0" TO 15'-0"	15'-0" MINIMUM
SIDE YARD:	0'-0"	10'-0" MINIMUM
REAR YARD:	0'-0"	10'-0" MINIMUM
MAXIMUM HEIGHT	REQUIRED/ALLOWED	PROVIDED
	75'-0" MAXIMUM	95'-0" MAXIMUM

PROJECT SUMMARY:

UNIT MIX

UNIT TYPE	PHASE 1 (7-STORY BLDG.)	PHASE 2 (9-STORY BLDG.)	TOTAL
1BR UNITS:	30 UNITS	31 UNITS	61 UNITS
2BR UNITS:	51 UNITS	46 UNITS	97 UNITS
3BR UNITS:	53 UNITS	49 UNITS	102 UNITS
TOTAL UNITS:	134 UNITS	126 UNITS	260 UNITS

PARKING SUMMARY

REQUIRED PARKING	PHASE 1	PHASE 2	TOTAL
RESIDENTIAL UNITS (1.25/UNIT)	168	158	326
OFFICE (1/450SF)	9	1	10
COMMUNITY ROOM (0.9/300 SF)	13	16	29
TOTAL REQUIRED	190	175	365

TOTAL STALLS PROVIDED 190 175 365
* NUMBER OF PROVIDED STALLS MAY BE SUBJECT TO CHANGE BUT WILL MEET OR EXCEED PROJECT MINIMUM PARKING REQUIREMENTS.

LOADING STALLS REQUIRED/PROVIDED 2

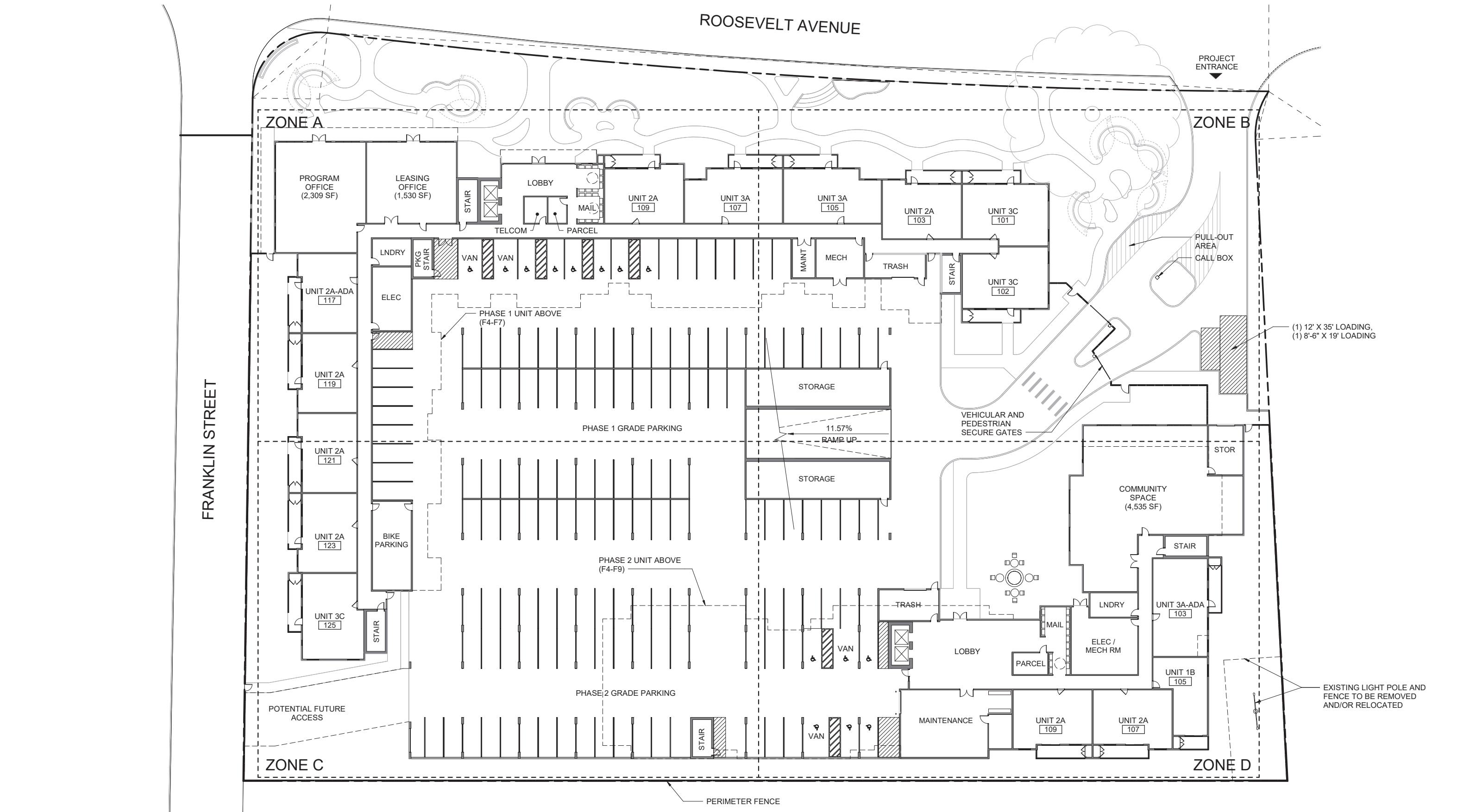
ACCESSIBILITY SUMMARY

REQUIRED UNITS	PHASE 1	PHASE 2	TOTAL
ADA MOBILITY ACCESSIBLE (5%)	7	7	14
ADA COMMUNICATION ACCESSIBLE (2%)	3	3	6

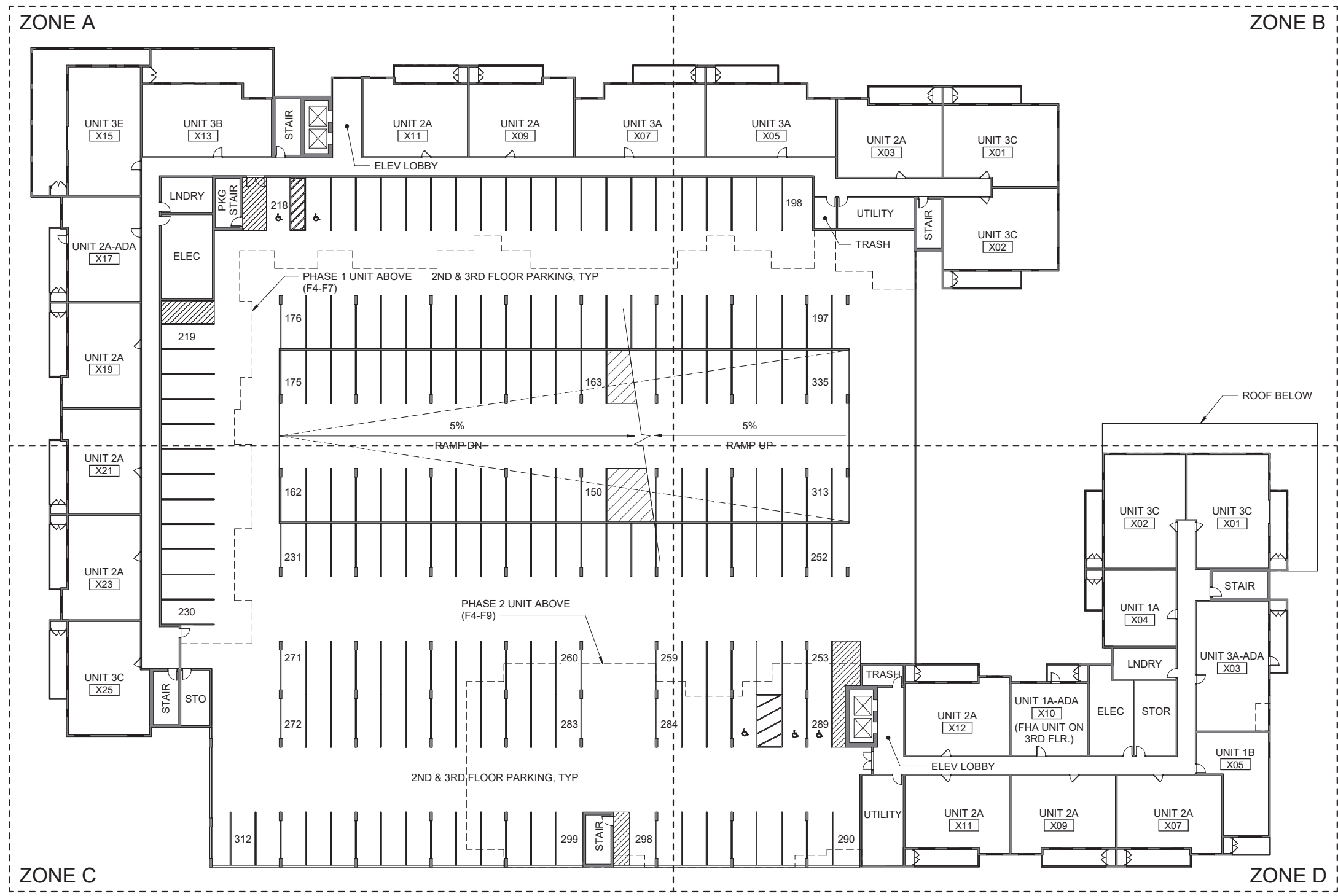
ACCESSIBLE PARKING	PHASE 1	PHASE 2	TOTAL
RESIDENTIAL UNITS	7	7	14
ADAPTABLE STALLS (2%)	3	3	6
GUEST	2	1	3
TOTAL REQUIRED	12	11	23

TOTAL ACCESSIBLE STALLS PROVIDED 12 12 24

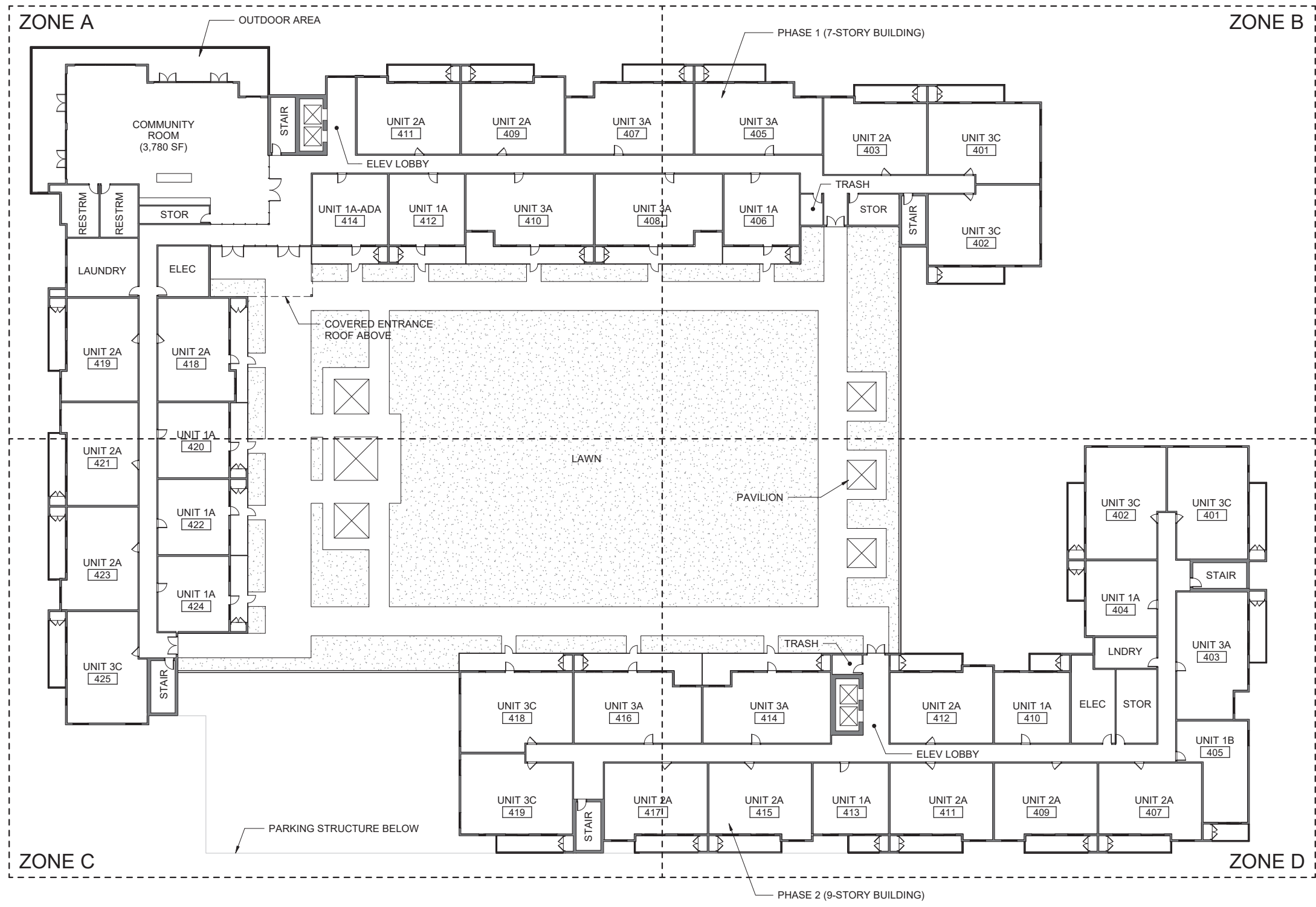
SITE PLAN



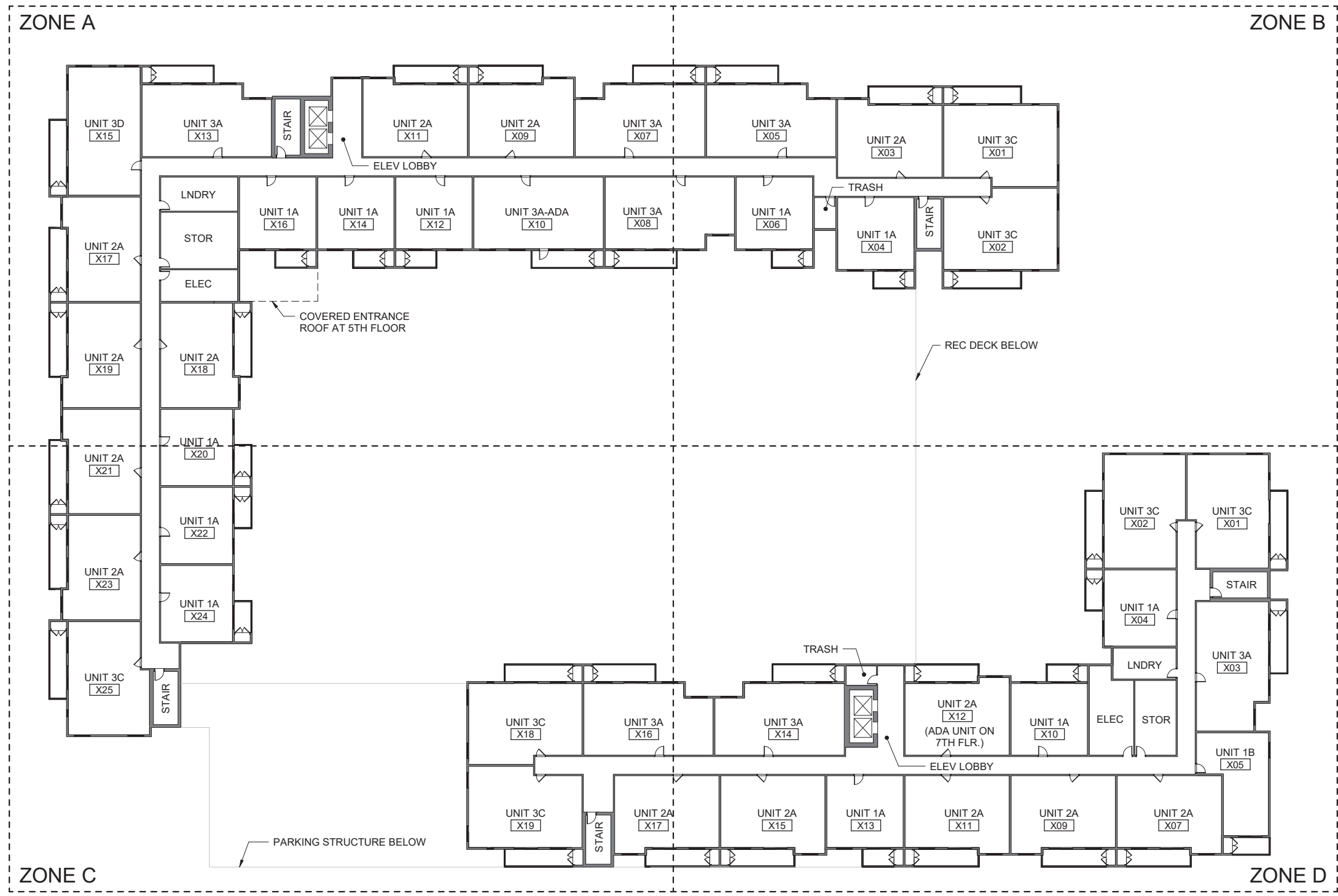
FIRST FLOOR PLAN



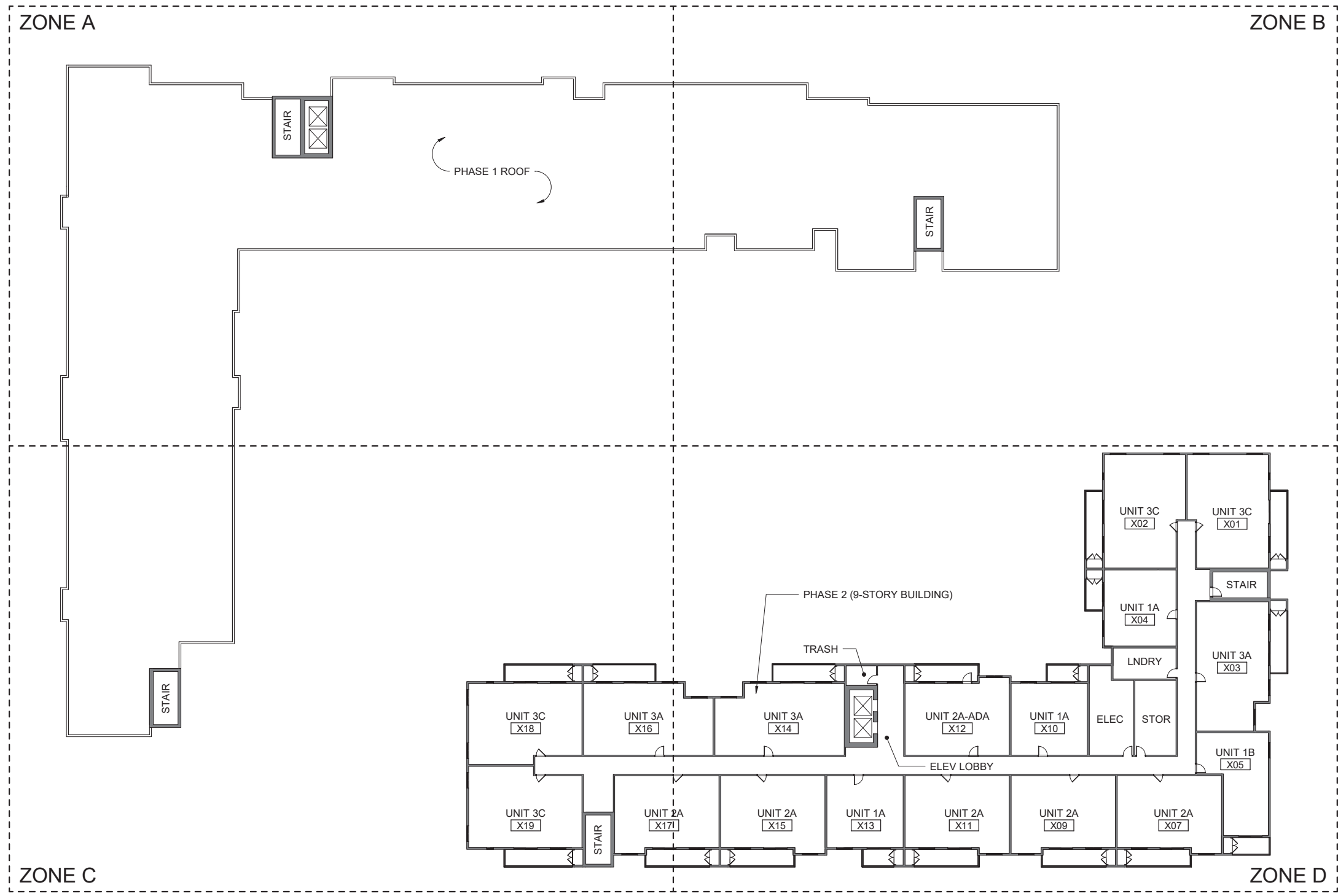
SECOND AND THIRD FLOOR PLAN



FOURTH FLOOR PLAN



FIFTH THRU SEVENTH FLOOR PLAN



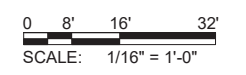
EIGHTH AND NINTH FLOOR PLAN



FRANKLIN STREET ELEVATION



ROOSEVELT AVENUE ELEVATION



KAIAULU O KALAELOA

DESIGN DIRECTION:

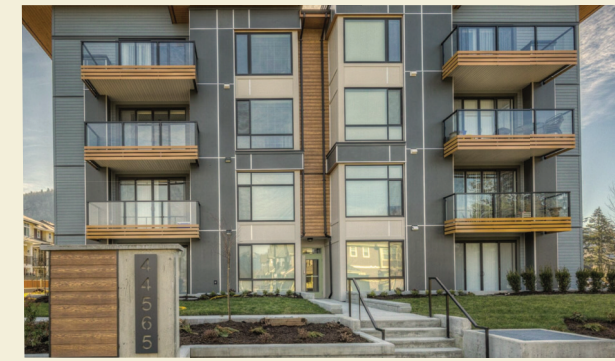
STREAMLINE MODERNE



ROUND CORNER

STEP BACK ELEVATION AT CENTER OF APARTMENT RUN ON ROOSEVELT

DIVIDE BUILDING VISUALLY:
1ST FLOOR STORE FRONT AT CORNER
1ST FLOOR APARTMENTS - RECESSED PORCHES
2-3 SAME PLANE AS 1ST (NO DECKS?)
4-7 ADD BALCONIES & CHANGE MATERIAL & COLOR



SUSTAINABLE NATURAL
LOOK MATERIALS

GARAGE:

BIOLPHILIC DESIGN -
HORIZONTAL DECKS,
GREEN SCREEN OR
PLANTERS



GARAGE TOP GREEN ROOF



STREAMLINE DECK RAIL



STREAMLINE
DECO LIGHT



HORIZONTAL
WINDOWS /
MULLIONS

