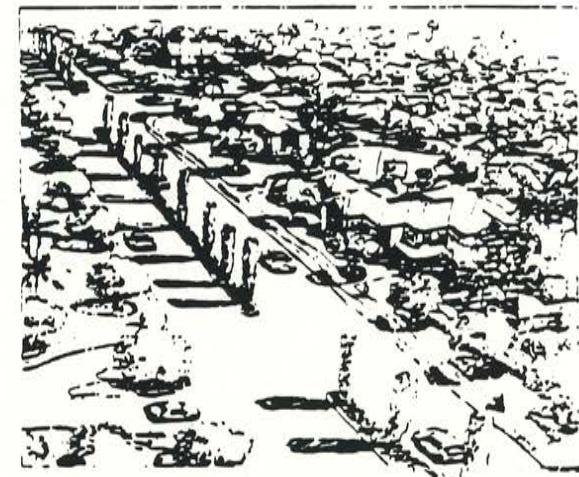


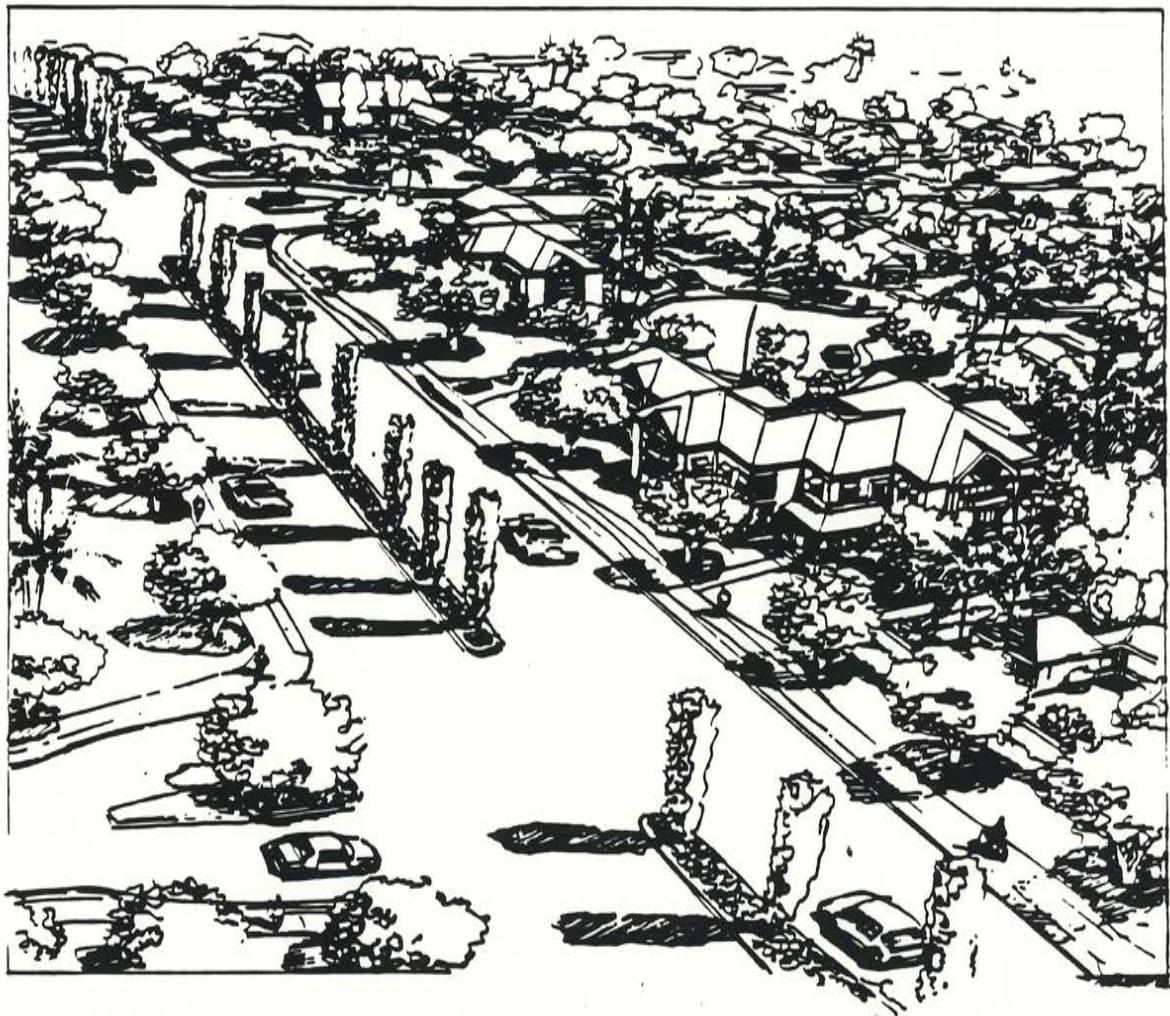
Design Guidelines



Kapolei Village

KAPOLEI VILLAGE DESIGN GUIDELINES

INTRODUCTION



These design guidelines have been prepared by The Housing Finance and Development Corporation (HFDC) to provide the Developer/Builder for each residential village with general design parameters along with some specific requirements. It is the intent of these guidelines to provide the Builder with a great deal of flexibility in designing an interior village while ensuring a certain level of continuity throughout. Where the guidelines say "may," this is permissive, but "shall" and "will" are mandatory unless written approval has been obtained from HFDC to make a change from the guidelines.

All site plans, housing plans and elevations, walls, fences, signs, lighting, entry treatments and landscaping and irrigation plans must be approved by the HFDC Design Review Committee (DRC).

Some of the presentations are suggestions or concepts offered for your consideration. The intent of providing these suggestions and concepts is to increase communication between HFDC and the Builder. The Builder is encouraged to discuss concepts and ideas with the staff. Originality as well as new and innovative concepts will be given careful consideration by the HFDC staff.

The goal of HFDC for Kapolei Village is to "develop a quality residential community at a cost which will provide the majority of the housing for families which are currently unable to purchase homes on the open market." These guidelines have been prepared with these goals in mind. If you, the Builder, have any suggestions for additions or changes, we encourage you to discuss these ideas with our staff.

The guidelines have been divided into three sections:

1. Single-family Residential Standards
2. Multi-family Residential Standards
3. Street and Infrastructure Standards.

All plans must be approved by the Design Review Committee prior to or in conjunction with the public agency processing. Concepts, preliminary plans and elevations should be approved by the Committee before starting final plans.

A Declaration of Covenants, Conditions and Restrictions (CC&R's) has been or will be recorded for Kapolei Village. The Builder is advised that there are design constraints within the CC&R's.

Villages may have different housing mixes. Special effort is expected from the Builder's consultants to achieve a compatible blending of these housing mixes into a well-planned and developed community.

SINGLE FAMILY DETACHED RESIDENTIAL

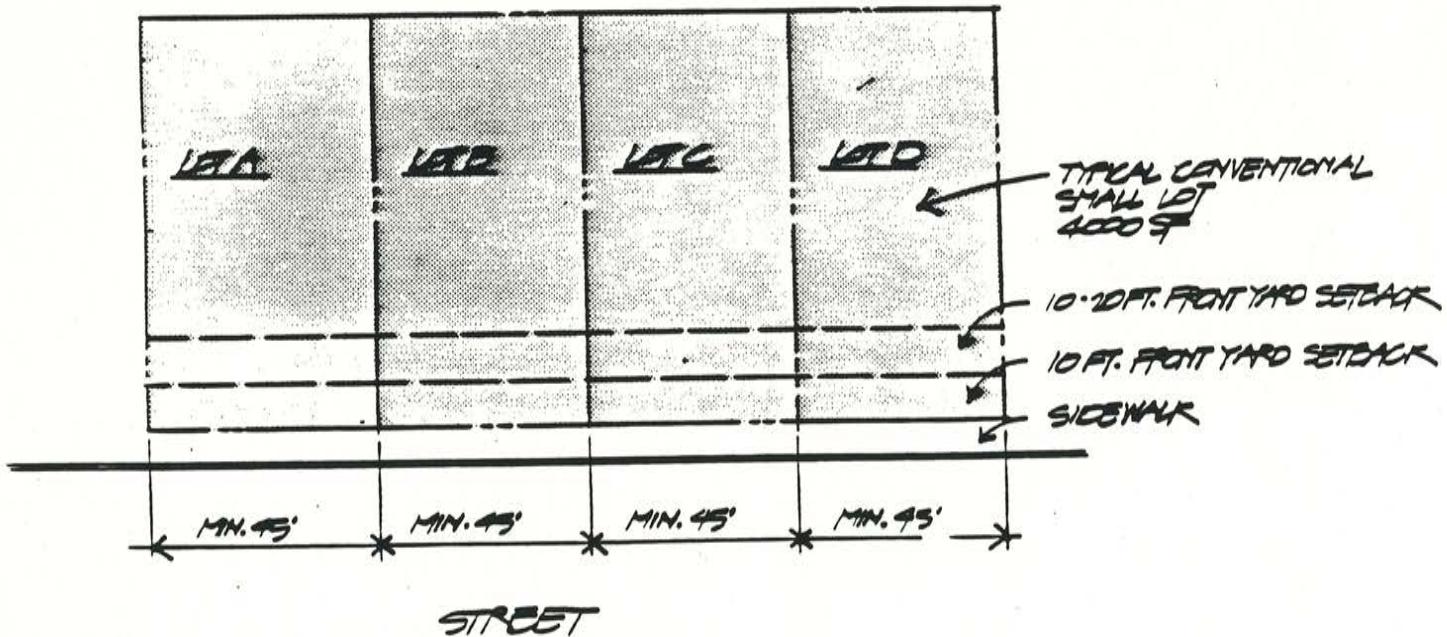
The dream of most prospective home purchasers in Hawaii is to own a single family detached house with a private yard and a two-car garage. This is a reality which HFDC hopes to achieve providing approximately three-quarters of the dwelling units at Kapolei Village to meet this demand.

However, due to the relatively high densities which are needed to make the overall development feasible, innovative planning and design will be required to provide the quality which is so necessary to create a successful neighborhood and community. In order to meet these density requirements while still providing single-family detached homes, these guidelines offer three different lot planning concepts:

Conventional Small Lots - These lots (which can also take the form of zero-lot-line home sites, Z-lots, angled lots and zipper lots) contain a detached home connected to a garage with direct driveway access to the street in front. Although this is the preferable layout and should be the dominant lot type throughout Kapolei Village, minimum widths for these types of lots have been imposed in order to reduce the visual impact of garage doors on the neighborhood street scene. These minimum widths may impose density constraints which make it difficult to achieve the required unit count for each village.

Conventional Small Lots:

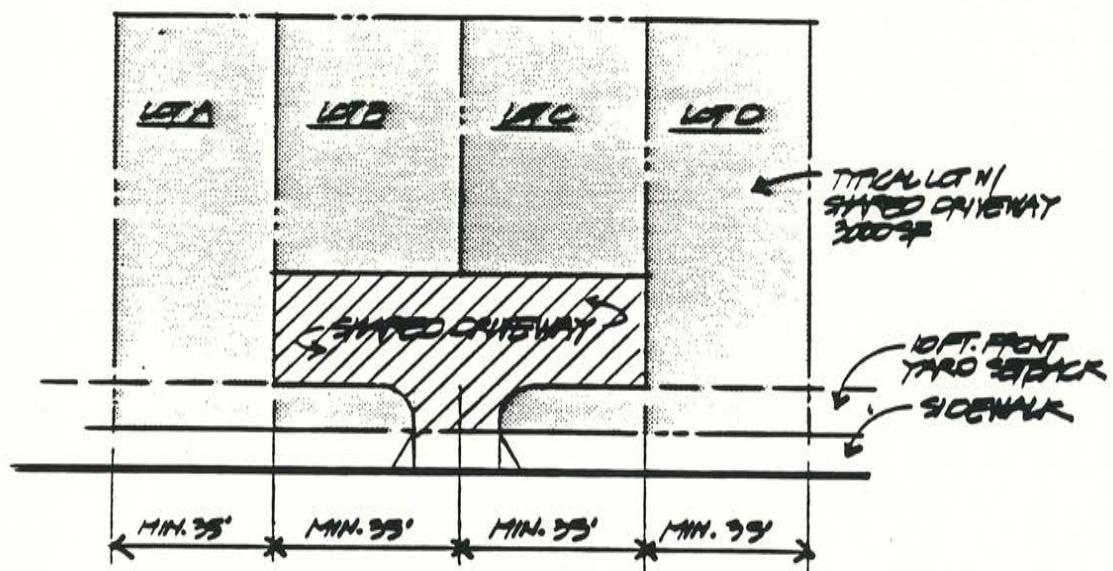
- Minimum lot width at front yard setback: 45 feet
- Desirable minimum lot size: 4,000 square feet



Lots with Shared Driveways - These guidelines permit narrower and smaller lots for detached single family homes that share driveways through the use of central motor courts for two to four units. Since garage doors do not dominate the street scene in this condition, narrower lots and higher densities may be possible if needed to achieve the required unit count. In addition, these types of lots are preferable to conventional small lots along major internal entry and collector roads where the number of residential driveways and backing movements into traffic should be minimized.

Lots with Shared Driveways:

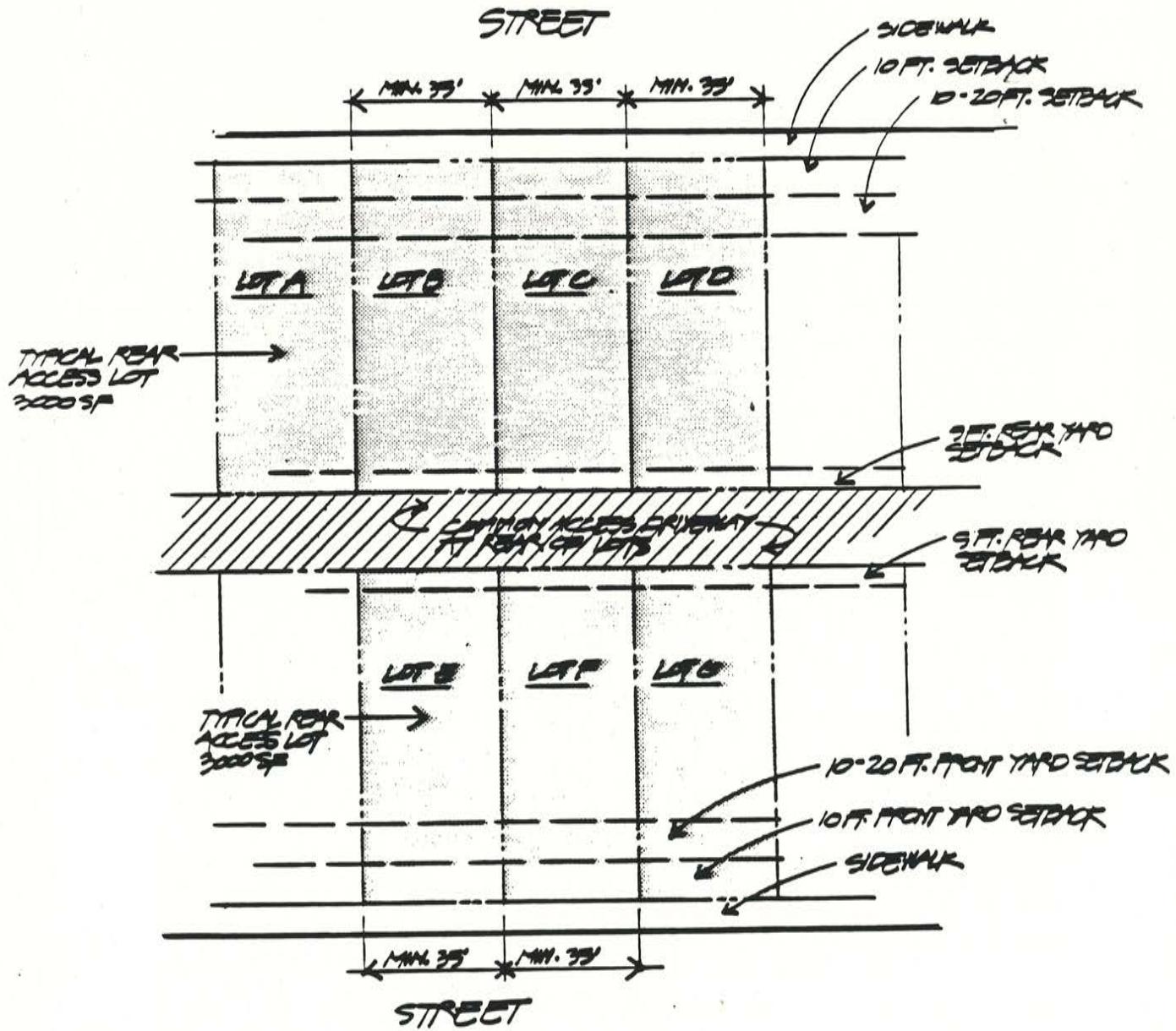
- Minimum lot width at front yard setback: 35 feet
- Desirable minimum lot size: 3,000 square feet



Rear Access Lots - Narrower and smaller lots are also permitted if the garages are placed at the rear of the lot and accessed by an alley. This allows the front of each house to dominate the street scene rather than the garage doors, and it eliminates all driveways, making it even better for entry or collector road frontage. However, care must be taken to design the alleys in such a way that they are not narrow strips of asphalt or concrete lined with garages and garbage cans.

Rear Access Lots:

- Minimum average lot width: 35 feet
- Desirable minimum lot size: 3,000 square feet



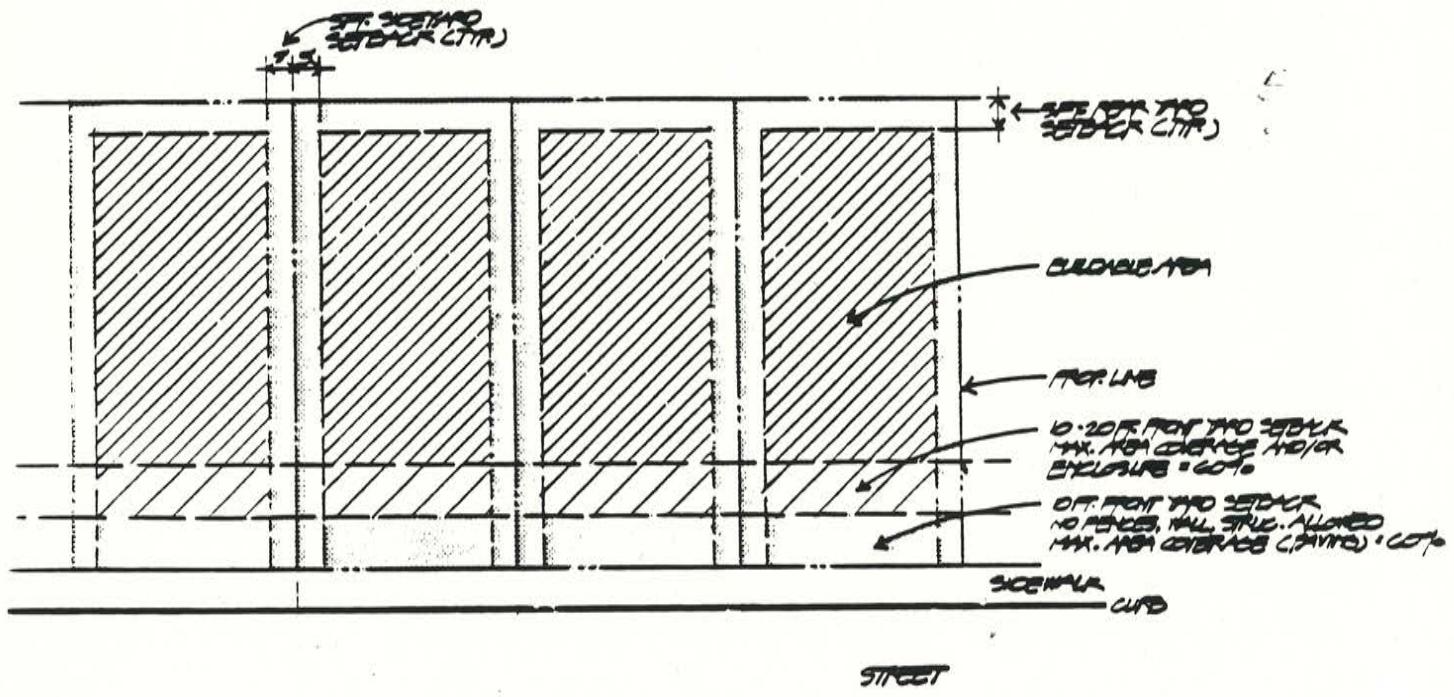
Other lots:

Pie-shaped lots, flag lots and other odd-shaped parcels shall be avoided except where conventional layouts or access cannot be efficiently provided.

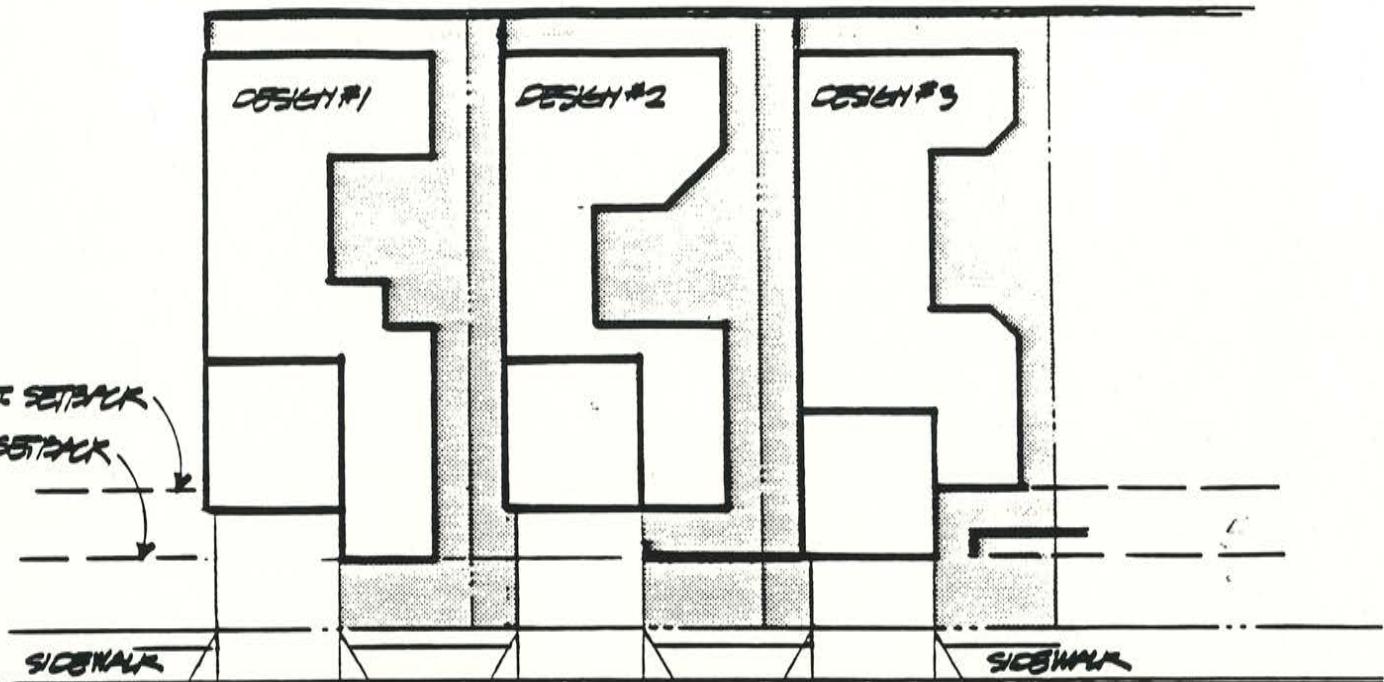
- Minimum average lot width: 45 feet
- Desirable minimum lot size: 5,000 square feet

Setbacks and Coverage

Front, side and rear yard setbacks shall follow City and County standards for zero lot line subdivisions. In addition, the following requirements shall be met:



1. No fences, walls or structures of any kind may be placed within 10 feet of the front property line, and no more than 60% of this area may be covered by driveways, walkways and other impervious surfaces.
2. Between 10 and 20 feet of the front property line, no more than 60% of the area shall be covered by any building or enclosed by any fence or wall.

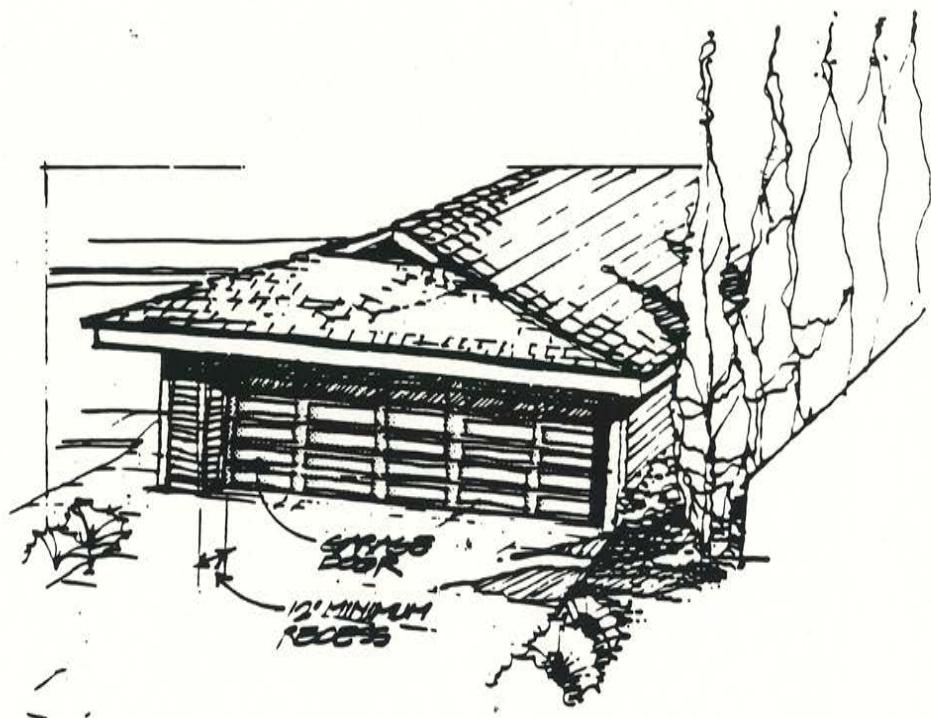


VARY STREET PLATE
 NO MORE THAN 2 ADJACENT HOUSES
 MAY HAVE THE SAME FRONT YARD SETBACK
 NO HOUSES WITH IDENTICAL DESIGN MAY BE
 PLACED NEXT TO EACH OTHER

3. No more than two adjacent houses may have the same front yard setback and no houses with identical designs may be placed next to each other.
4. Maximum lot coverage (including garages) shall not exceed 50% of the total lot area.
5. Every effort should be made to maximize usable yard space for both visual and functional purposes. Narrow side yards should be avoided except where needed for access, ventilation or drainage.

Garages and Parking

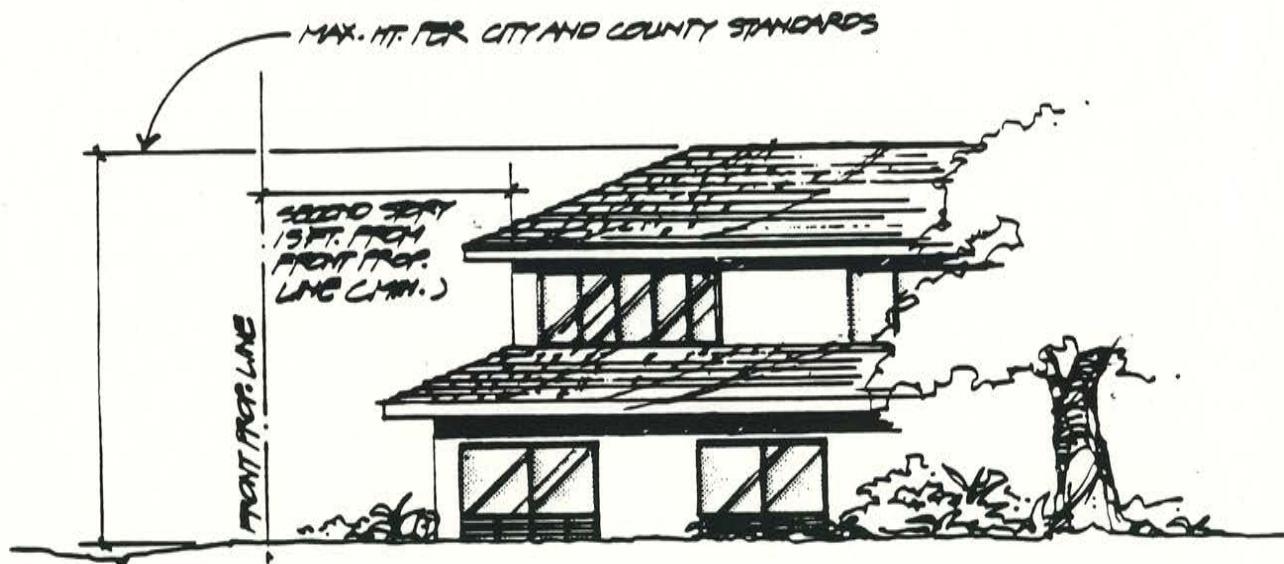
1. A 2-car enclosed garage with a garage door shall be required for all single-family detached homes.
2. Garages which are within 15 feet of the front property line shall have automatic garage door openers.
3. Garage doors should be recessed at least 12 inches from the building face and have a wood exterior which is compatible with the design of the adjoining house.



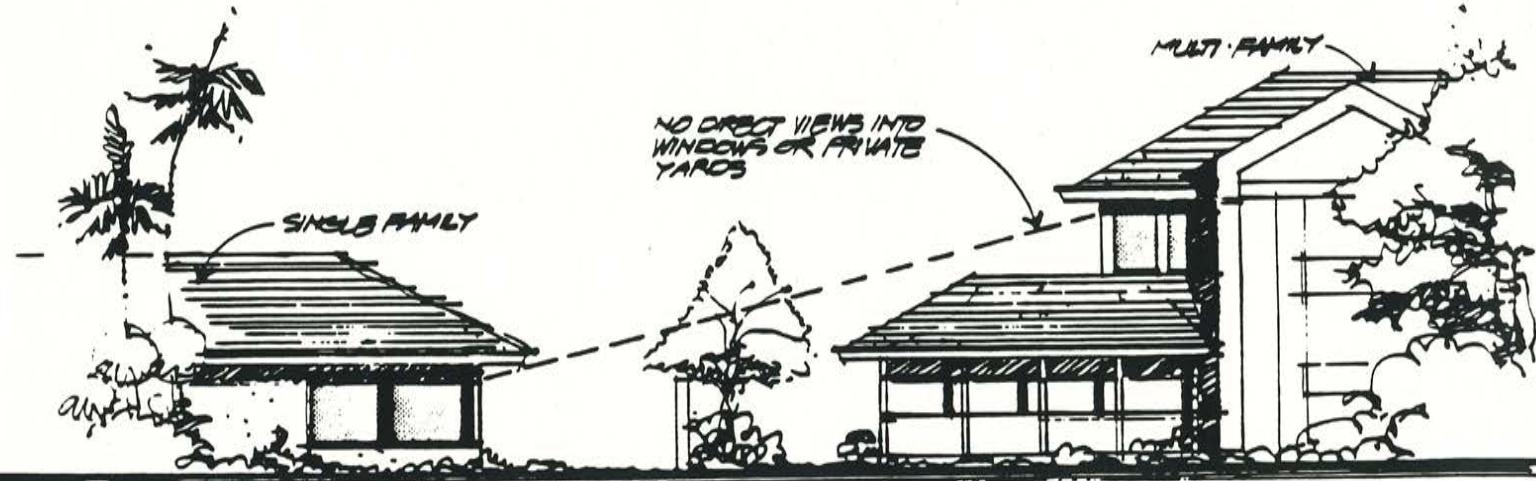
Building Heights and Elevations

Building heights shall not exceed City and County standards. In addition, the following guidelines shall be observed:

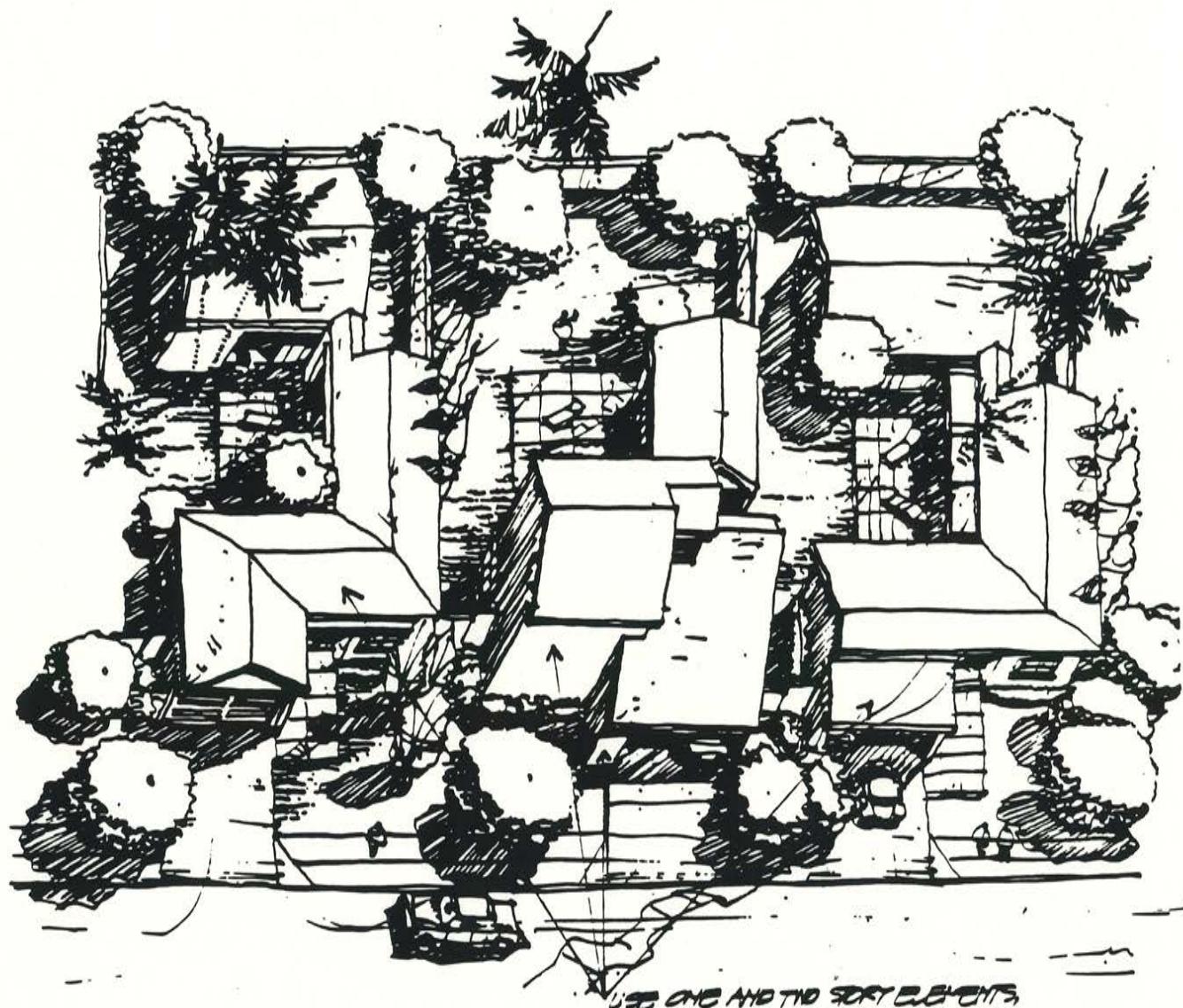
1. Second story portions of any house must be set back at least 15 feet from the front property line.



2. No upstairs windows or decks may view directly into side or rear neighbors' windows or private yard areas.



3. Front elevations should mix one and two story elements and utilize projections and recesses wherever possible to create a varied street frontage.

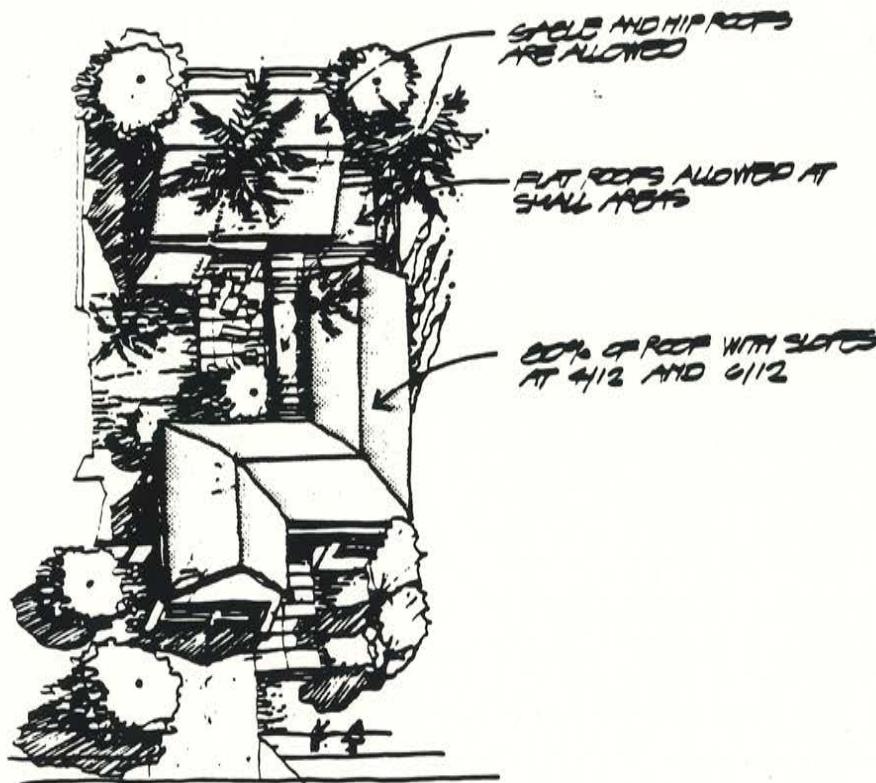


USE ONE AND TWO STORY ELEMENTS,
RECESSSES AND PROJECTIONS AT
STREET FRONTAGE

Exterior Wall Materials and Colors

1. All exterior wall materials shall have non-reflective, textured surfaces (except glass, although no mirrored glass will be permitted).
2. All exterior colors shall contain at least 75% white pigment except for accent colors which can cover no more than 5% of any exterior elevation.

Roof Pitches, Materials and Colors



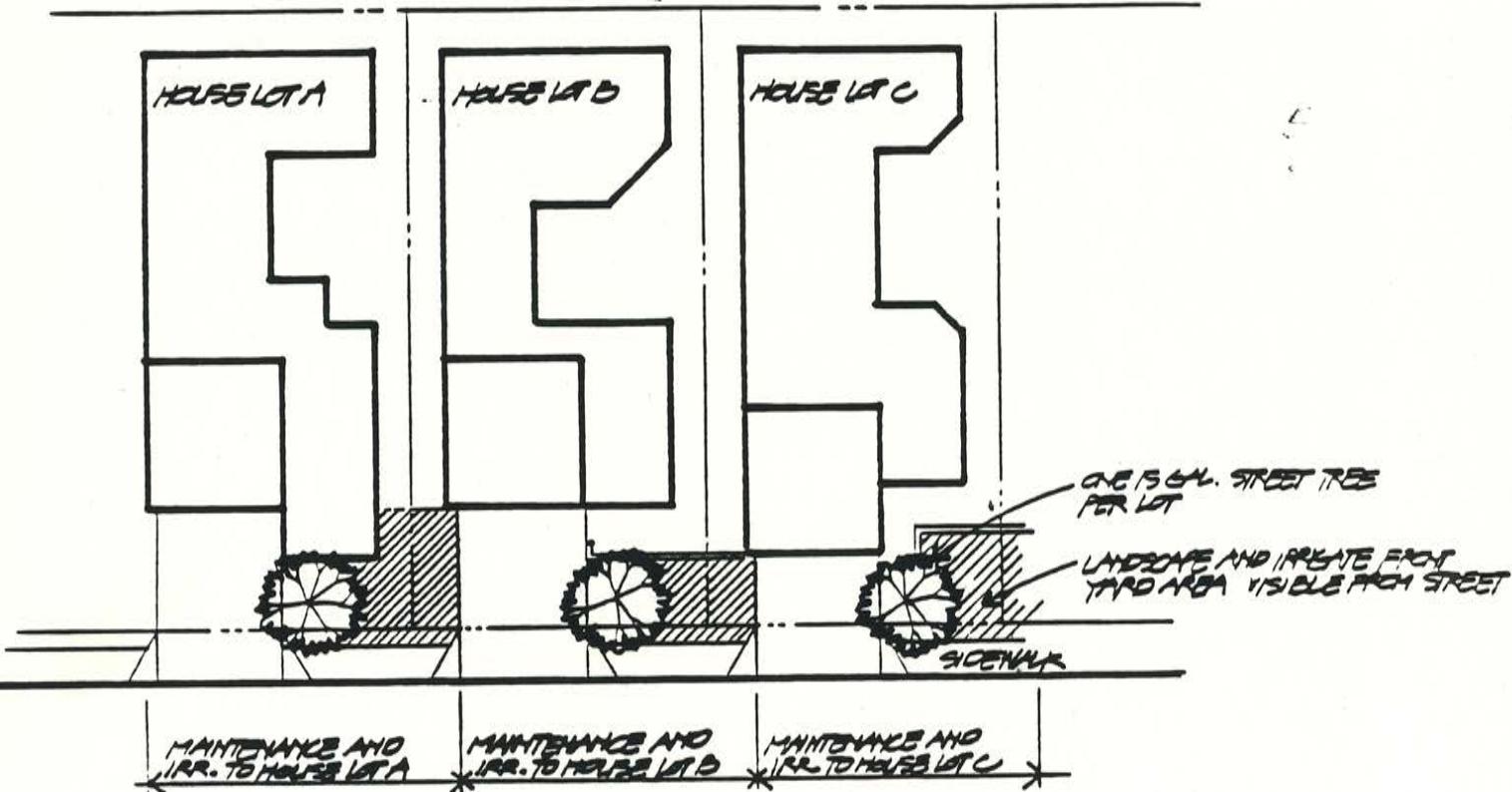
1. At least 80% of each house's roof must have slopes between 4 : 12 and 6 : 12. Both gable and hip roofs may be utilized, but mansard and other extreme roof styles are prohibited. Flat roofs may be used to cover small areas.
2. A minimum of 30-inch eaves are required over all wall openings (excluding vents).
3. Visible roof areas for all units in a village must be of non-reflective compatible colors unless otherwise approved.
4. Roof materials shall be consistent throughout a village area.

Fences and Walls

1. All side and rear yards must be enclosed with six foot high walls or fences except where house or garage walls serve as lot dividers.
2. All walls and fences must be constructed of opaque materials (no chain-link fences) which are compatible in design and color with the adjacent homes.

Landscaping Standards/Guidelines

1. All front yards (portions which are visible to the street) must be planted in grass and provided with irrigation systems including automatic controllers.

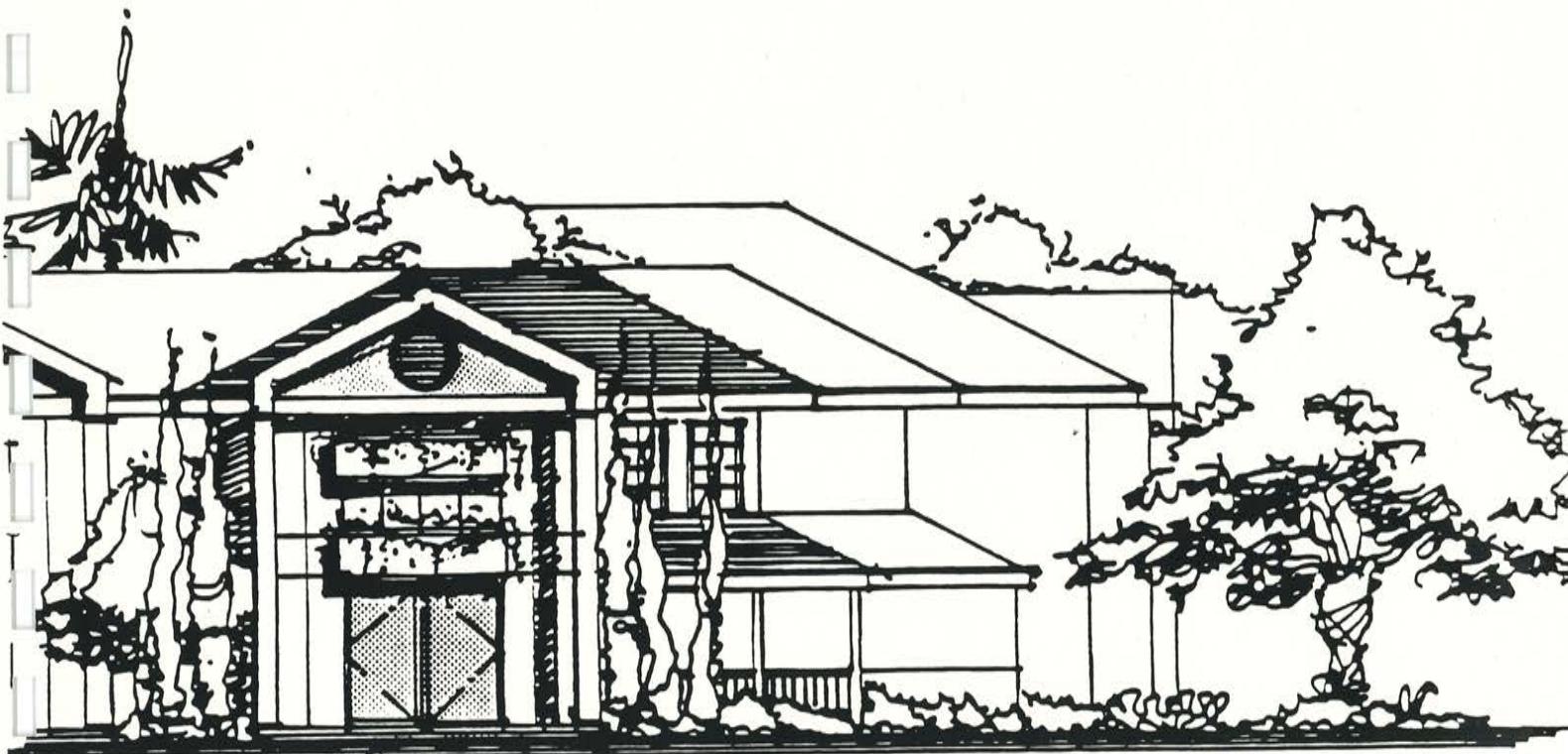


(The controllers and irrigation systems should be designed so that future homeowners can expand them to cover side and rear yard areas.)

2. At least one 15 gallon tree (minimum size 1.5" caliper, 8' high) must be provided within 5 feet of the front property line for each lot. (A master tree planting plan must be submitted by the Builder to the DRC).
3. Shrubs, ground cover and additional trees may be provided within five feet of any structure to soften the exterior elevations and break up the wall effect along the street.

MULTI-FAMILY RESIDENTIAL

In order to reach the lower end of the affordable housing market and provide dwelling units with costs commensurate with their lower sales prices, multi-family units are being prescribed for most villages at Kapolei. Although the units may be smaller and attached in either a horizontal or vertical format, they are intended to be totally integrated into the adjacent single-family neighborhoods. It is intended that each of these buildings consist of 4 to 8 units, and that they look like large homes with similar colors, materials and design features as the single-family homes in the same village. Generally, they should be located in clusters along major entry or collector roads so that they are easily accessible.



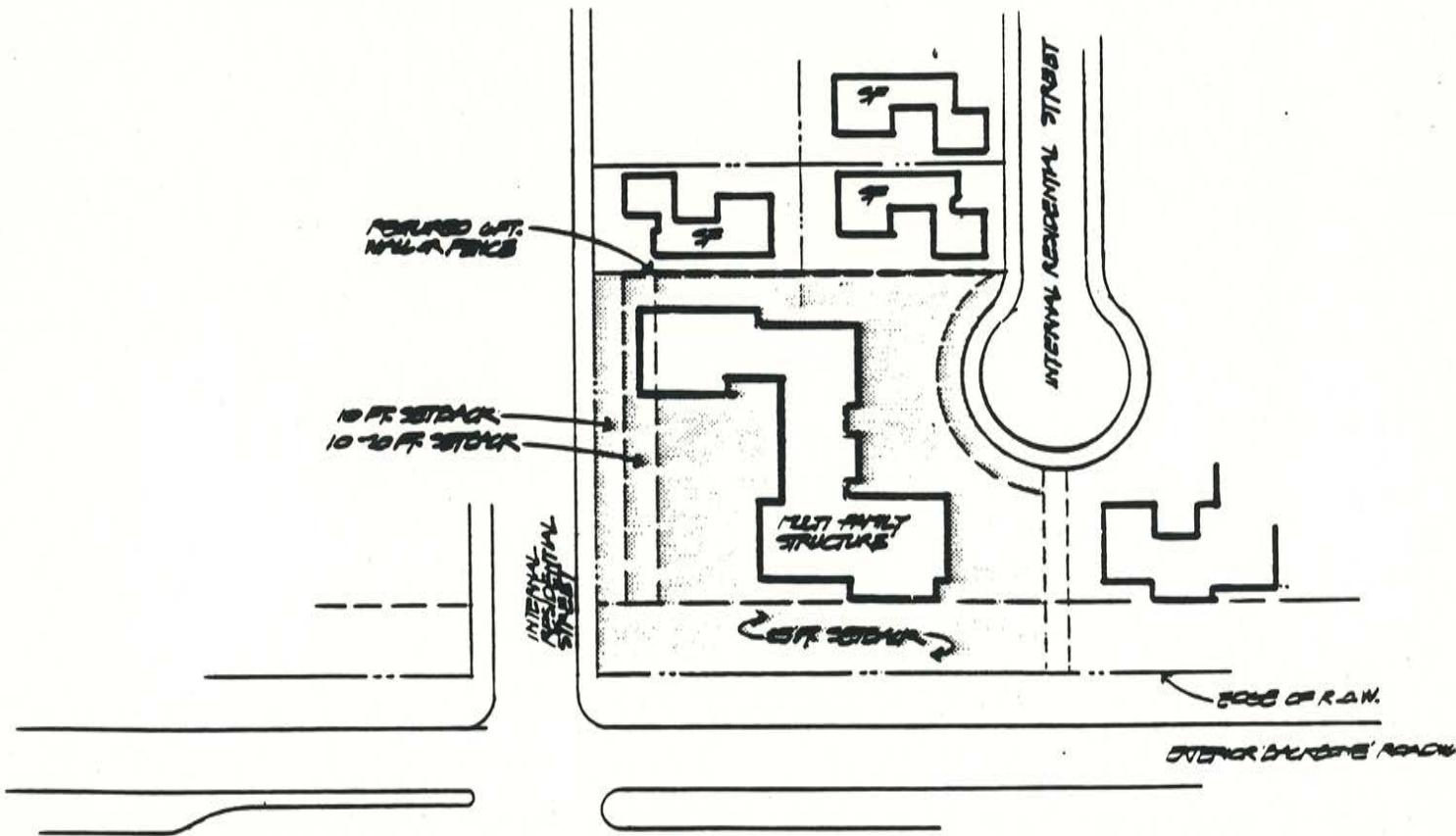
Lot Sizes and Dimensions

Minimum lot sizes and dimensions should follow City and County standards for low density multi-family housing (A-1 District). However, maximum lot sizes should not exceed approximately 2 acres since 30 to 40 units is the maximum number which is desirable in any one area.

Setbacks and Coverage

Setbacks shall conform to City and County standards for low density multi-family housing. In addition, the following requirements shall be met:

1. No fences, walls or structures of any kind may be placed within 10 feet of a property line fronting an internal residential roadway although berms will be permissible to screen open parking areas.
2. Between 10 and 20 feet of a property line fronting an internal residential roadway, no more than 60% of the area shall be covered by any building or enclosed by any fence or wall.
3. A minimum 25-foot setback shall be provided where multi-family structures front on an exterior "backbone" roadway. This entire setback area shall be unobstructed with walls, fences or other structures.



Parking

1. Open parking will be permitted for multi-family units. The parking ratio shall be 1.75 stalls per unit.
2. No parking will be permitted in the 25-foot setback area fronting on exterior "backbone" roadways.

Building Heights and Elevations

Building heights shall not exceed City and County standards for low density multi-family housing. In addition, the following guidelines should be observed:

1. Where multi-family parcels abut single-family home sites, single story elements are recommended, and in no case should upstairs windows or decks view directly into adjacent single-family windows or private yard areas.
2. Front elevations should utilize projections and recesses wherever possible to create a varied street frontage.
3. Structures with elevations facing exterior "backbone" roadways should be designed to look like large "manor" homes.

Exterior Wall Materials and Colors

1. All exterior wall materials shall have non-reflective, textured surfaces (except glass, although no mirrored glass will be permitted) and be compatible with the materials used in the single-family homes in the same village.
2. All exterior colors shall contain at least 75% white pigment except for accent colors which can cover no more than 5% of any exterior elevation. Colors should be compatible with the single-family homes in the same village.

Roof Pitches, Materials and Colors

1. At least 80% of each building's roof which is visible from the street or adjoining properties must have slopes between 4 : 12 and 6 : 12 to match the slopes of adjacent single-family detached units. Both gable and hip roofs may be utilized, but mansard and other extreme roof styles are prohibited.
2. A minimum of 30-inch eaves are required over all wall openings (excluding vents).
3. Visible roof areas must be of non-reflective colors which are compatible with adjacent single-family units unless otherwise approved.
4. Roof materials shall be consistent throughout a village area.

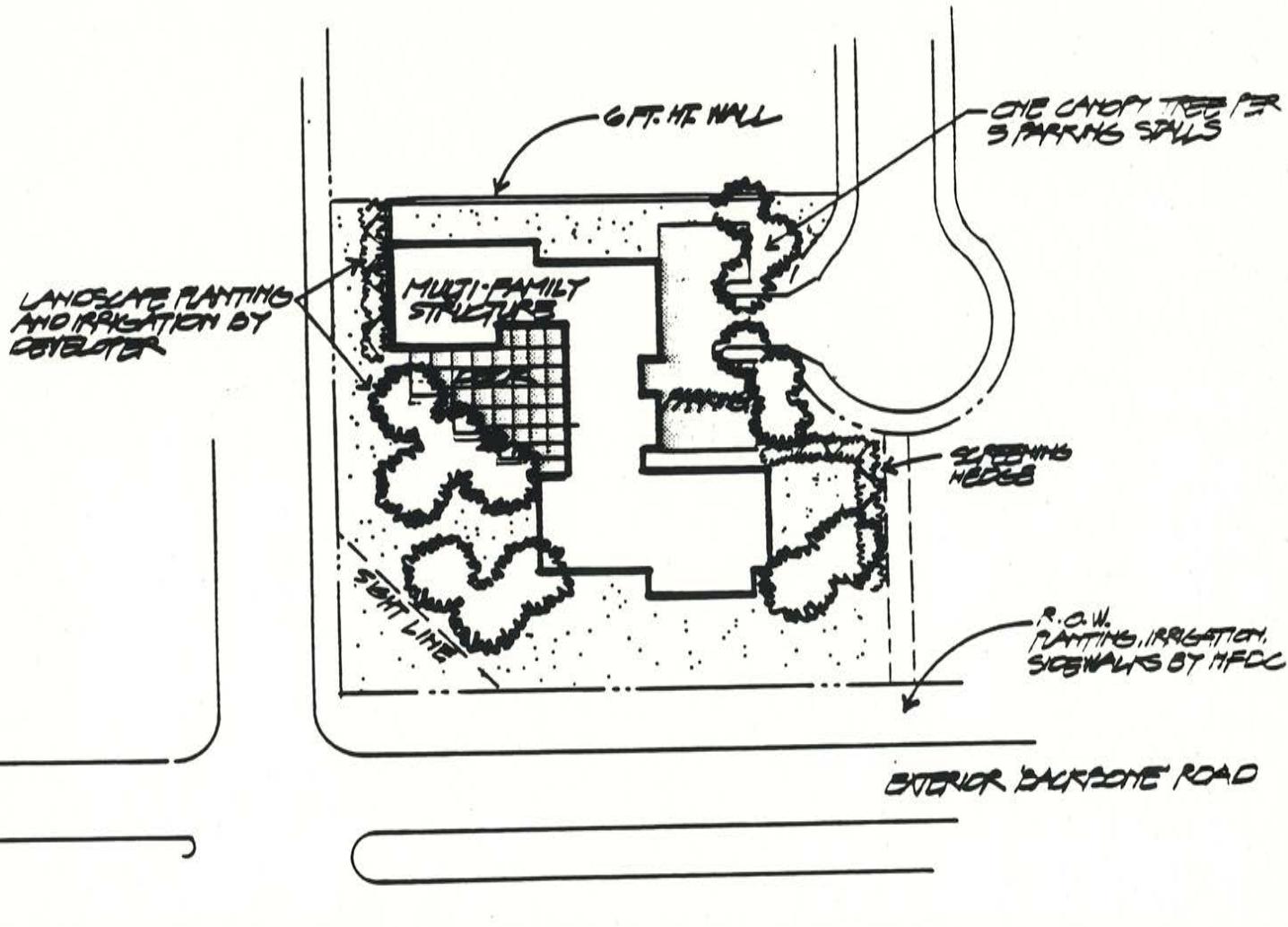


Fences and Walls

1. All side and rear yards abutting single-family residential units must be enclosed with six foot high walls or fences.
2. All walls and fences must be constructed of opaque materials (no chain-link fences) which are compatible in design and color with the multi-family and adjacent single-family structures.

Landscaping Standards/Guidelines

1. All yards must be landscaped and provided with irrigation systems including automatic controllers. (A landscape plan for the entire parcel must be submitted by the Builder to the DRC.)
2. All parking lots shall be landscaped with one canopy tree per 5 parking stalls. Parking lots fronting internal residential roadways or adjacent properties shall be screened with berms and/or hedges.

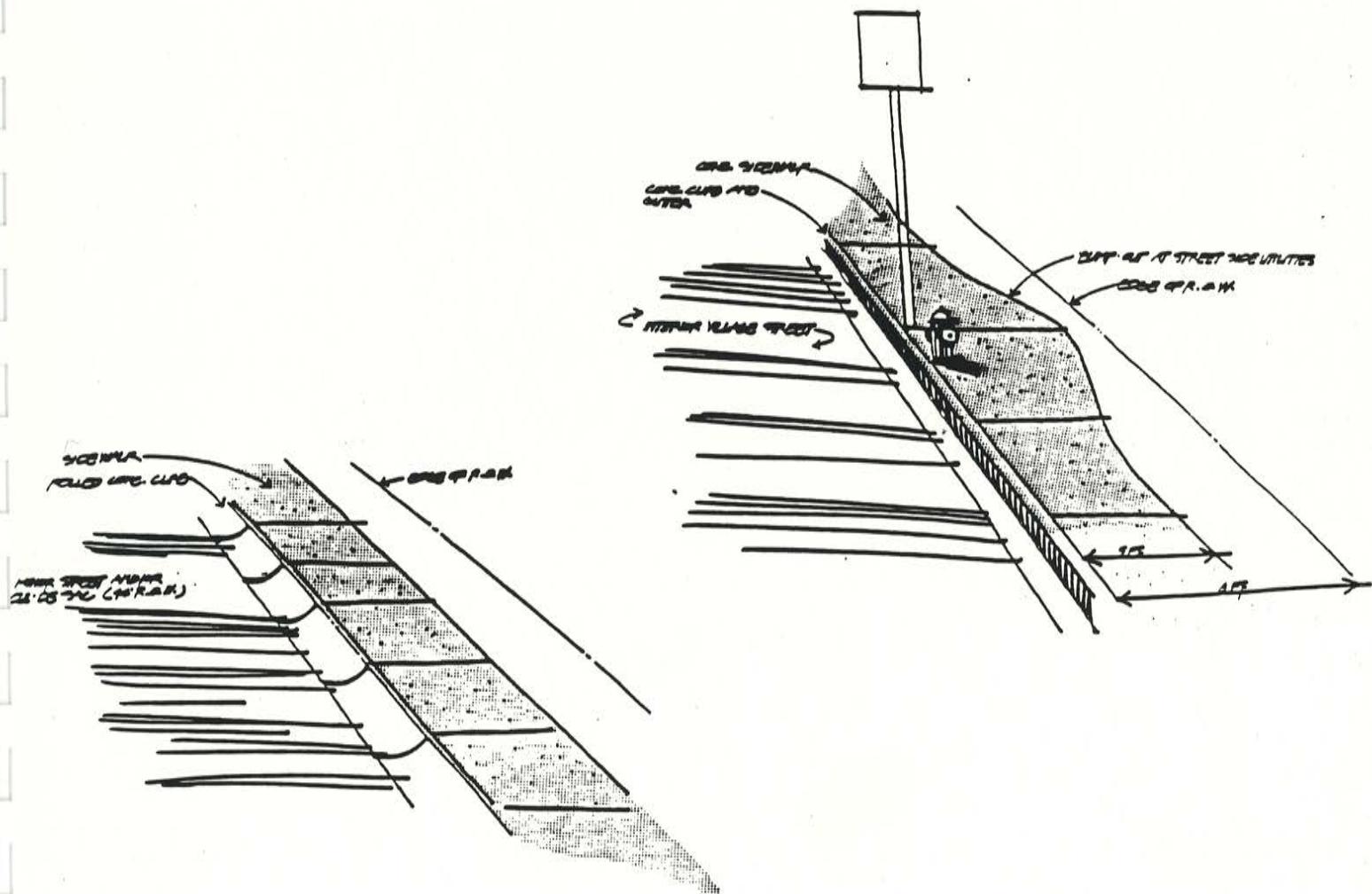


STREET AND INFRASTRUCTURE STANDARDS

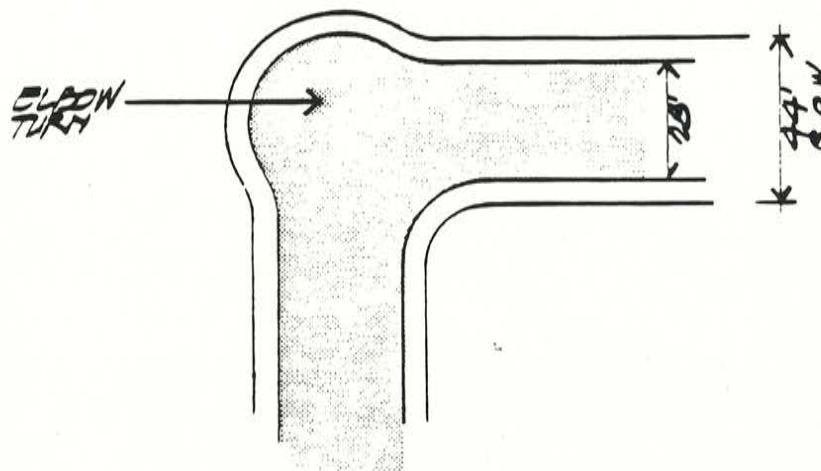
A. Streets

Streets in interior villages within Kapolei Village should be generally curvilinear as HFDC wants to minimize the wall effect created by long straight streets. Cul-de-sacs (not exceeding 500 feet in length) shall be used as extensively as possible. All roads are to be dedicated to the City and County and must meet City standards except:

1. Rolled curbs may be utilized on minor streets and cul-de-sacs (44-foot rights-of-way and less).
2. Four-foot wide sidewalks may be placed adjacent to the curbs on these same streets. Where street signs, fire hydrants, ganged mailboxes and other curbside elements are required, sidewalks may be widened to maintain a constant unobstructed width.



3. "Elbow turns" will be permitted on minor streets and cul-de-sacs.



B. Drainage

Each interior village shall drain to the infrastructure storm drain provided by HFDC. Lots shall be graded to drain to the street unless the Builder can demonstrate an alternative that is acceptable to HFDC and the City and County.

C. Grading

Grading shall be performed in accordance with the requirements of the soils report and those of the City and County. Where possible, grading should be balanced within the village area. Erosion control plans and dust abatement and control plans must accompany the grading plans.

D. Water

The water system shall be designed to provide domestic and fire flows in accordance with Board of Water Supply standards. Dual water systems for irrigation shall be provided as required by the Bor. d.

E. Sewer

The sewer system shall be designed to provide adequate collection of sewerage flows from each parcel and the interior village to a point of discharge constructed by HFDC. Design standards shall be in accordance with those of the City and County.

F. Electrical

All power systems will be constructed underground in accordance with the requirements and standards of Hawaiian Electric Company and the City and County.

G. Gas

Gas, if extended to the project boundaries, shall be installed in accordance with the requirements and standards of The Gas Company and the City and County.

H. Telephone

All telephone lines will be constructed underground in accordance with the requirements and standards of Hawaiian Telephone Company and the City and County.

I. Television

All TV cable lines will be constructed underground in accordance with applicable requirements and standards.

J. Street Lighting

Street lighting shall comply with the requirements and standards of the City and County. Theme lighting fixtures may be used if the City accepts them for dedication.