



# ROWHOUSE

KAMAKANA VILLAGES AT KEAHUOLU Kailua-Kona, Hawaii

November 9, 2009

Forest City Hawaii Kona, LLC  
Honolulu, Hawaii

Hawaii Housing Finance and Development Corporation  
Honolulu, Hawaii

Group 70 International, Inc.  
Honolulu, Hawaii

Calthorpe Associates  
Berkeley, California

Architects's renderings, conceptual only.  
Dimensions, location and product types  
may vary in actual development.

# Kamakana Villages at Keahuolu

## ROWHOUSES

### DESCRIPTION:

Rowhouses are inline attached 2-story units. Each unit has 2 bedrooms and 2.5 bathrooms, with a front porch along its street front access. Parking is available from the back of the house by means of an alley. Individual enclosed yards provide means of access to each Rowhouse from parking.

### NUMBER OF FLOORS:

2 Floors

### UNIT TYPE:

2 Bed/2.5 Bath (1100sf)

### PARKING:

Alley

# FORESTCITY

**GROUP 70**  
INTERNATIONAL

CALTHORPE ASSOCIATES  
URBAN DESIGNERS, PLANNERS, ARCHITECTS



Site Plan

0' 80' 160'



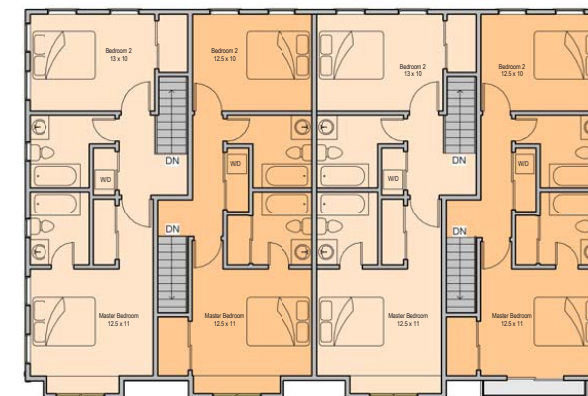
Elevation

0' 8' 16'



Ground Floor Plan

0' 10' 20'



<p>Unit TH Living Area: 1050 -1100 gross sf Lanai Area: 50+50 = 100 gross sf Enclosed Yard: 195 sf</p>	<p>Unit THR Living Area: 1100 gross sf Lanai Area: 60+50 = 110 gross sf Enclosed Yard: 195 sf</p>
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Second Level Plan

• Architect's renderings, conceptual only. Dimensions, location & product types may vary in actual development.

# Kamakana Villages at Keahuolu

## MULTI-FAMILY 3-PLEX

### DESCRIPTION:

This multi-family building is an attached 3-story building with tuck-under parking. A one bedroom flats occupies the ground level with 2 bedrooms, 2.5 bathroom 2-story units on the upper floors. The 3-plex is attached to other 3-plex or 4-plex buildings.

### NUMBER OF FLOORS:

3 Floors

### UNIT TYPE:

One Bedroom (510sf), 2 Bed/2.5 Bath (1050sf)

### AVERAGE DENSITY:

39 Units / Acre (when used with 4-plex units)

### PARKING:

Tuck-Under and Tandem

# FORESTCITY

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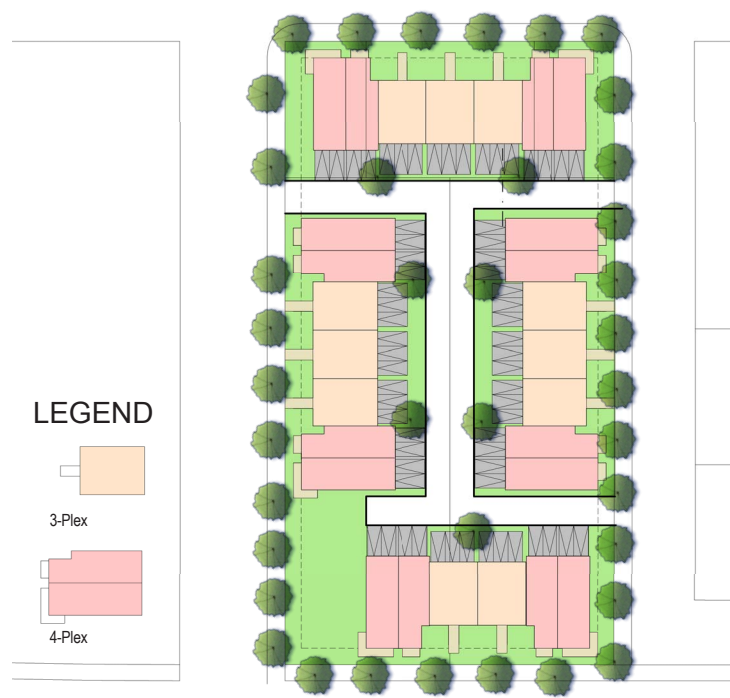
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URBAN DESIGNERS, PLANNERS, ARCHITECTS



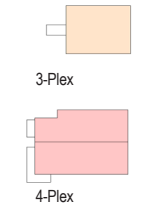
Elevation

0' 10' 20'

Scale 1" = 20'



LEGEND



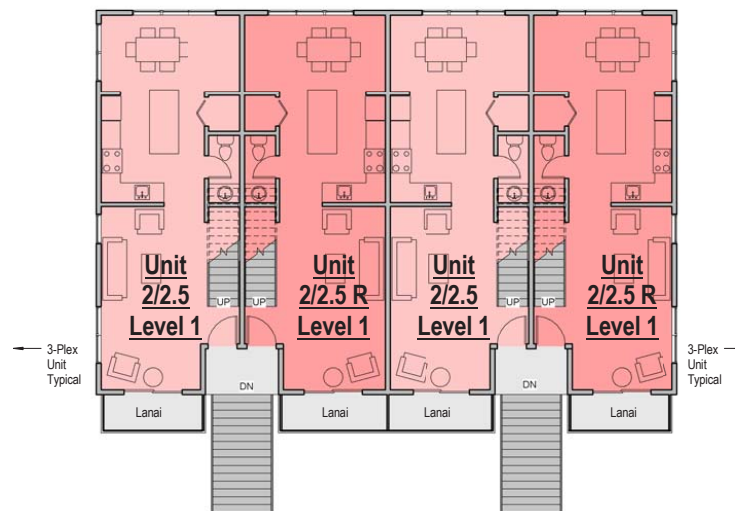
Site Plan

0' 60' 120'



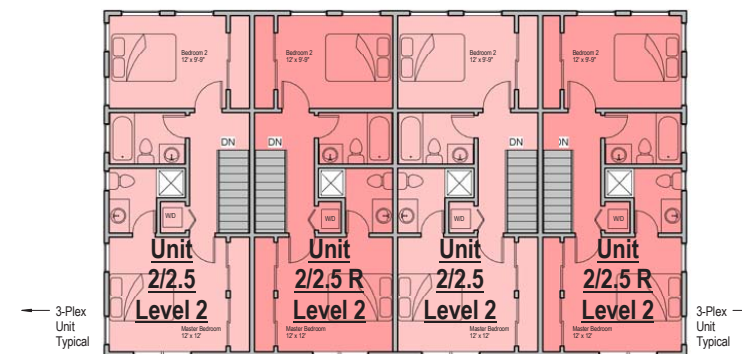
Ground Floor Plan

0' 10' 20'



- Type 1/1  
2 units per bldg (as shown)  
Living Area: 510 gross sf
- Type 2/2.5  
4 units per bldg (as shown)  
Living Area: 1050 gross sf
- Type 2/2.5 R  
4 units per bldg (as shown)  
Living Area: 1050 gross sf

Second Level Plan



Third Level Plan

• Architect's renderings, conceptual only. Dimensions, location & product types may vary in actual development.

# Kamakana Villages at Keahuolu

## MULTI-FAMILY 4-PLEX

### DESCRIPTION:

This multi-family building is an attached 3-story building with tuck-under parking. Two 1-bedroom flats occupy the ground level and two 2-bedroom, 2.5 bathroom flats on the second level. The 4-plex is attached to other 4-plex or 3-plex buildings.

### NUMBER OF FLOORS:

2 Floors

### UNIT TYPE:

One Bedroom (540-610sf), 2 Bed/2.5 Bath (900-1040sf)

### AVERAGE DENSITY:

39 Units / Acre (when used with 4-plex units)

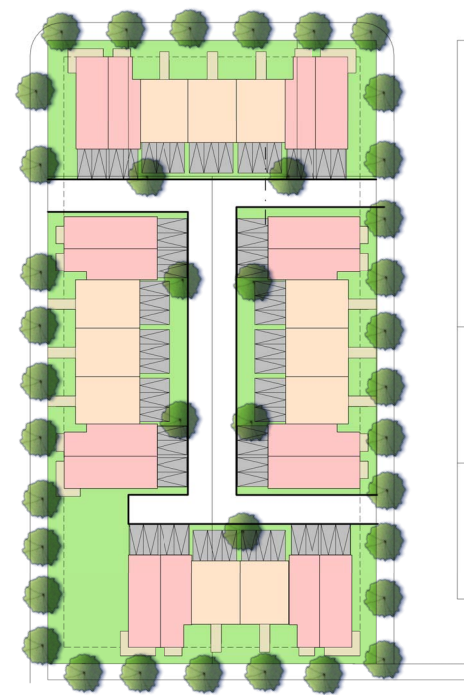
### PARKING:

Tuck-Under and Tandem

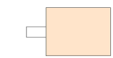
# FORESTCITY

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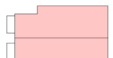
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### LEGEND



3-Plex



4-Plex

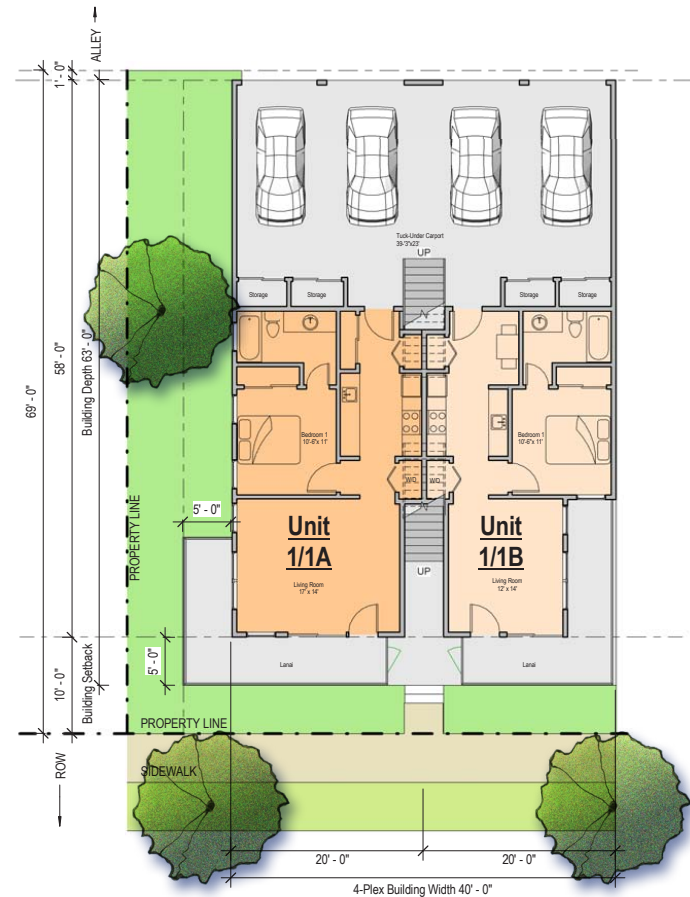
### Site Plan

0' 60' 120'



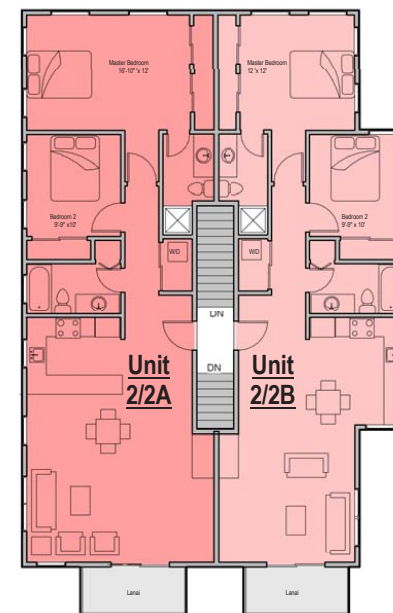
### Elevation

0' 10' 20'



### Ground Floor Plan

0' 10' 20'



### Type 1/1 A

1 unit per bldg (as shown)  
Living Area: 610 gross sf  
Lanai Area: 170 gross sf

### Type 1/1 B

1 unit per bldg (as shown)  
Living Area: 540 gross sf  
Lanai Area: 170 gross sf

### Type 2/2 A

1 unit per bldg (as shown)  
Living Area: 1040 gross sf  
Lanai Area: 55 gross sf

### Type 2/2 B

1 unit per bldg (as shown)  
Living Area: 900 gross sf  
Lanai Area: 55 gross sf

### Second Level Plan

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*Kamakana Villages  
at Keahuolu*  
**GREENCOURT  
DUPLEX**



**Site Plan**

0' 60' 120'



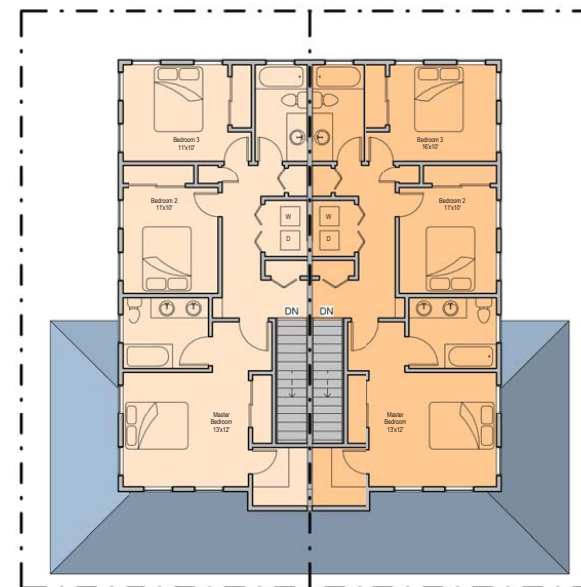
**Elevation**

0' 8' 16'



**Ground Floor Plan**

0' 10' 20'



**Second Level Plan**

**DESCRIPTION:**

Duplex homes are 2 single family units attached with a shared wall, the Duplex units are alley loaded. The Greenway Duplex which are Duplex units used in combination with the Greenway homes sits at the street corners at each end of a line of the Greenway homes. Like the Greenway units views from each lot are optimized in the mauka-makai direction with the angling and terracing of lots to accommodate the slope.

**LOT SIZE:** 50'x 60' or 3000sf  
(25'x60' Per Unit or 1500sf)

**NUMBER OF FLOORS:** 2 Floors

**UNIT TYPE:**  
3 Bed/2.5 Bath (1200sf)

**PARKING:**  
Two-car attached garage or carport accessible from alley.

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# Kamakana Villages at Keahuolu

## DUPLEX (GREENWAY DUPLEX)

### DESCRIPTION:

Duplex homes are 2 single family units attached with a shared wall, the Duplex units are alley loaded. The Greenway Duplex which are Duplex units used in combination with the Greenway homes sits at the street corners at each end of a line of the Greenway homes. Like the Greenway units views from each lot are optimized in the mauka-makai direction with the angling and terracing of lots to accommodate the slope.

**LOT SIZE:** 70'x 75' or 5250sf  
(35'x75' Per Unit or 2625sf)

**NUMBER OF FLOORS:** 2 Floors

**UNIT TYPE:**  
3 Bed/2.5 Bath (1500sf)

**PARKING:**  
Two-car attached garage or carport accessible from alley.

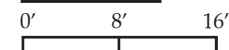
# FORESTCITY

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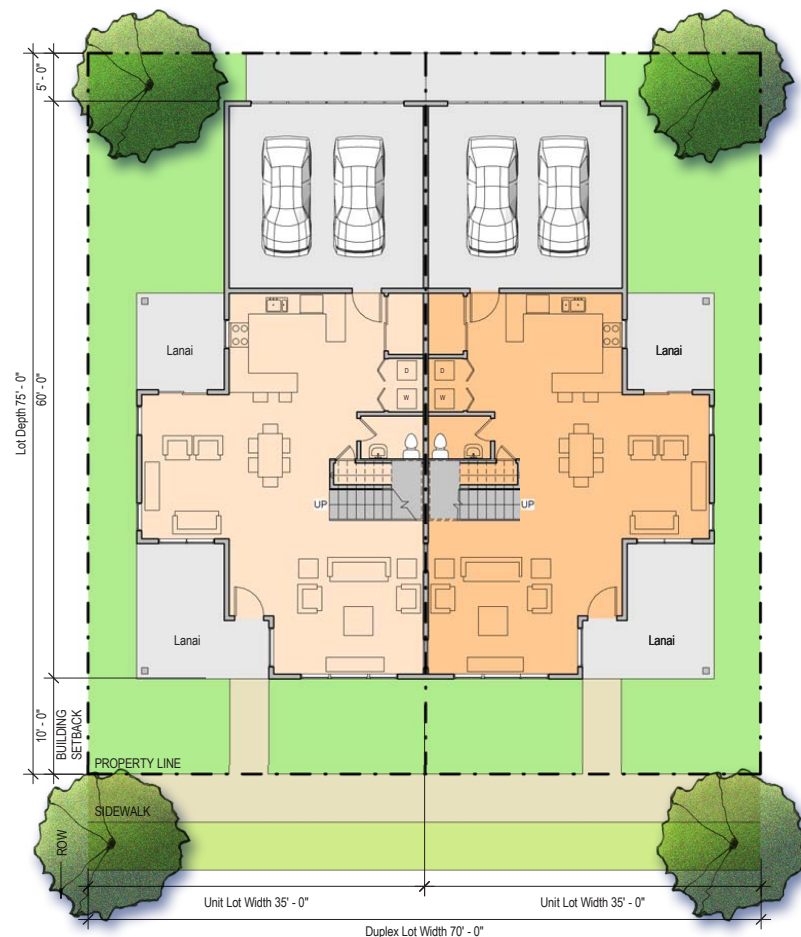
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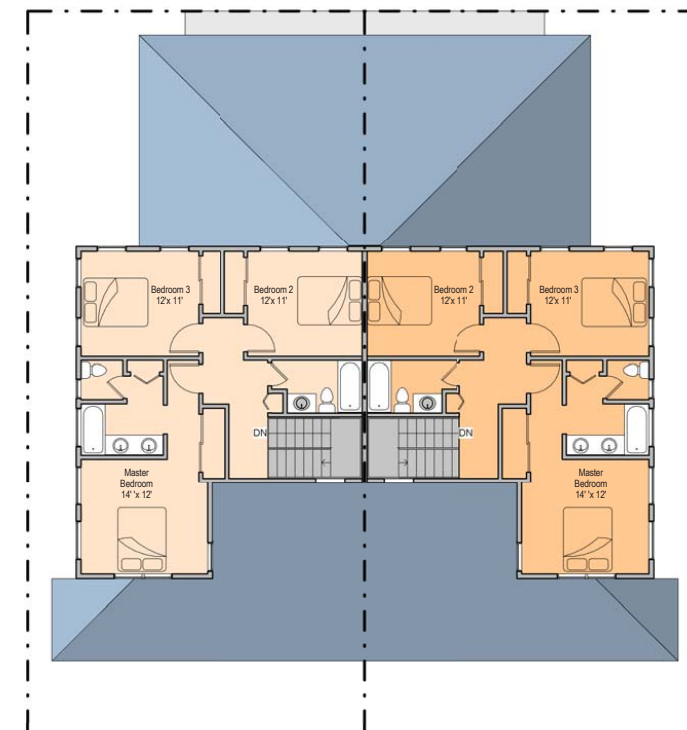
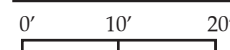
**Elevation**



**Site Plan**



**Ground Floor Plan**



**Second Level Plan**

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*Kamakana Villages  
at Keahuolu*  
**GREEN COURT  
HOMES**



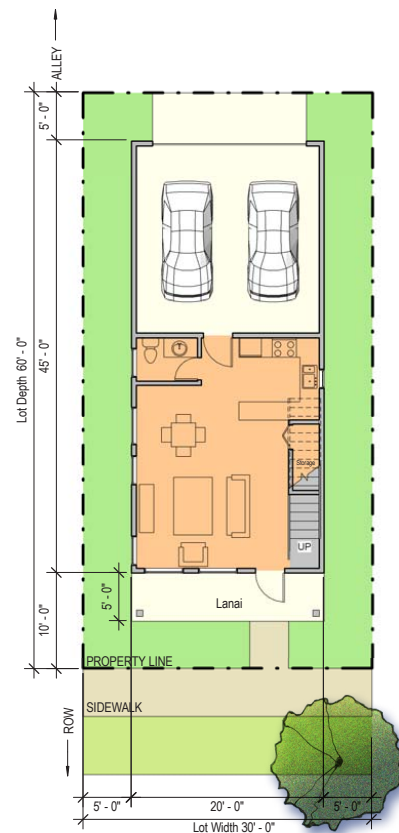
**Site Plan**

0' 60' 120'



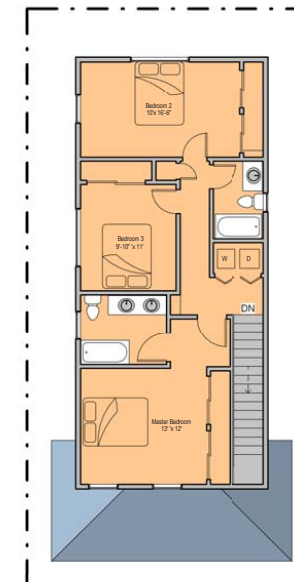
**Elevation**

0' 8' 16'



**Ground Floor Plan**

0' 10' 20'



**Second Level Plan**

**DESCRIPTION:**

Small lot detached single-family homes that create a U-shaped wrap around an open space. Each home with a large front porch looks into the shared open space. Typically a 3-bedroom, 2.5 bathroom, 2-car garage or carport, the Green Court units are alley loaded.

**LOT SIZE:** 30'x 60' or 1800sf

**NUMBER OF FLOORS:** 2 Floors

**UNIT TYPE:**  
3 Bed/2.5 Bath (1200sf)

**PARKING:**  
Two-car attached garage or carport accessible from alley.

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# GREENWAY

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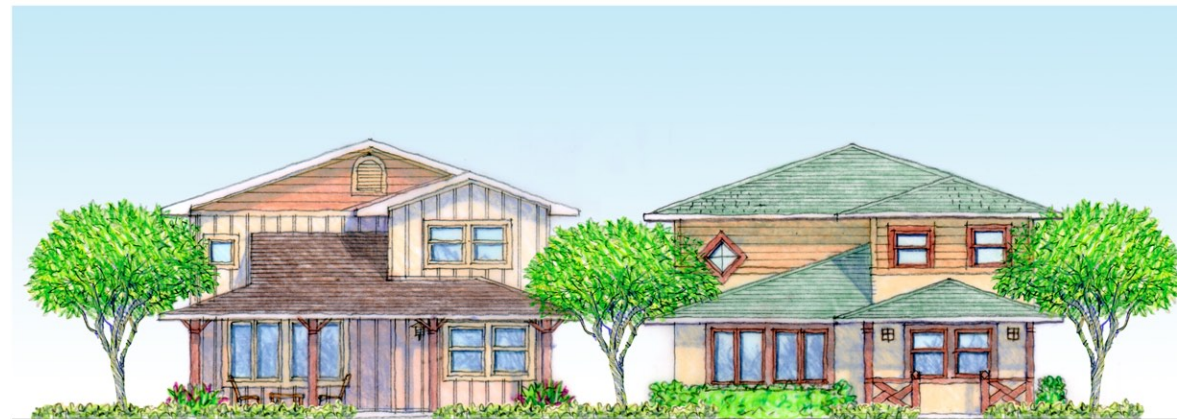
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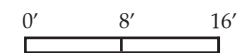


# Kamakana Villages at Keahuolu

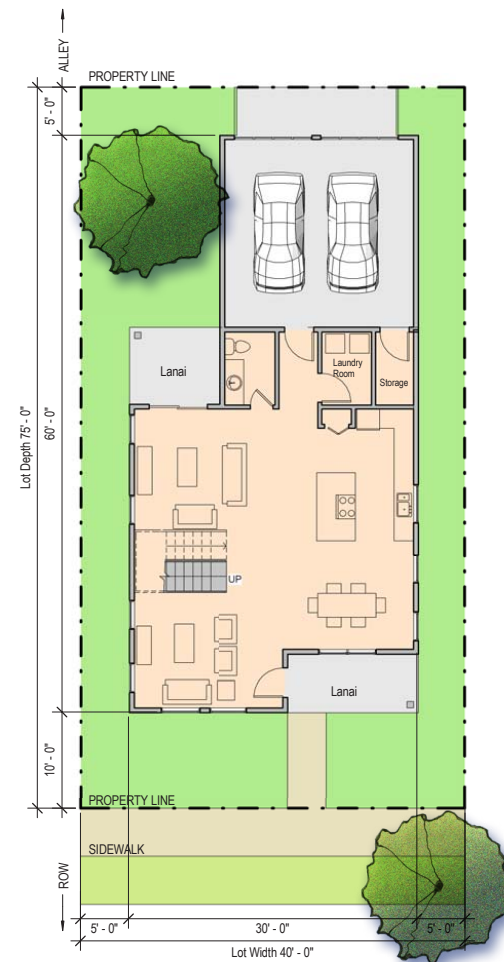
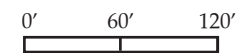
## GREENWAY HOMES



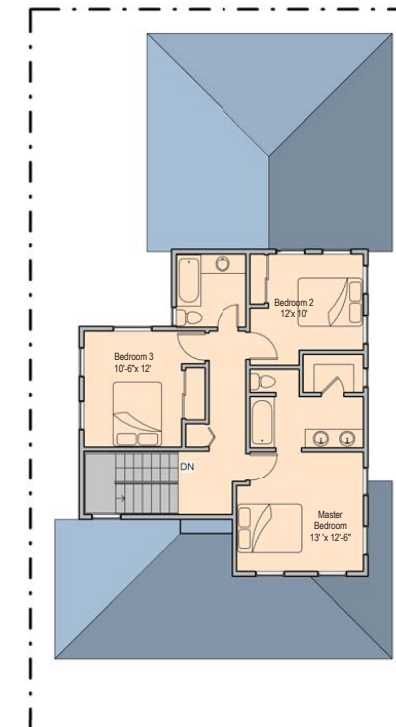
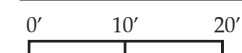
**Elevation**



**Site Plan**



**Ground Floor Plan**



**Second Level Plan**

**DESCRIPTION:**

Small lot detached single-family homes that are aligned in a mauka-makai orientation. Views from each lot are optimized in the mauka-makai direction with the angling and terracing of lots to accommodate the slope. Typically a 3-bedroom, 2.5 bathroom, 2-car garage or carport, the Greenway Homes are alley loaded.

**LOT SIZE:** 40'x 75' or 3000sf

**NUMBER OF FLOORS:** 2 Floors

**UNIT TYPE:**

3 Bed/2.5 Bath (1500sf)

**AVERAGE DENSITY:**

13 units/acre (current configuration not including open space court)

**PARKING:**

Two-car attached garage or carport accessible from alley.

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# Kamakana Villages at Keahuolu

## SMALL LOT ALLEY LOADED

**DESCRIPTION:**  
Small lot detached single-family homes with alley loaded garages.

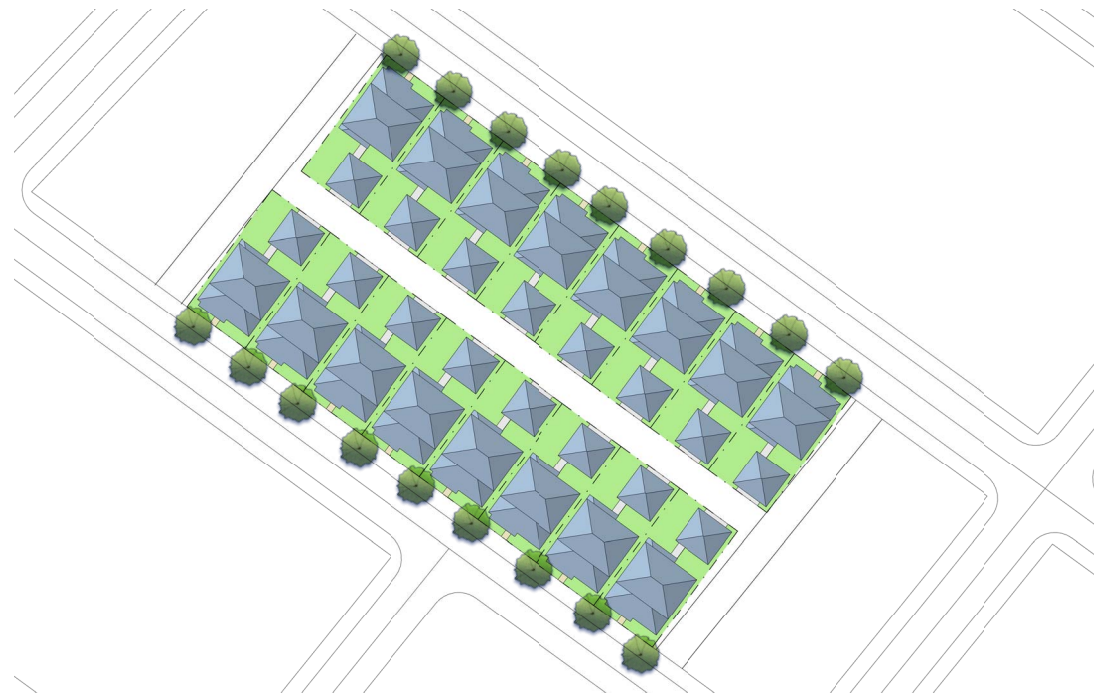
**LOT SIZE:** 45'x 90' or 4050sf

**NUMBER OF FLOORS:** 2 Floors

**UNIT TYPE:**  
3 Bed/2.5 Bath (1700sf)

**AVERAGE DENSITY:**

**PARKING:**  
Two-car attached garage accessible from alley.



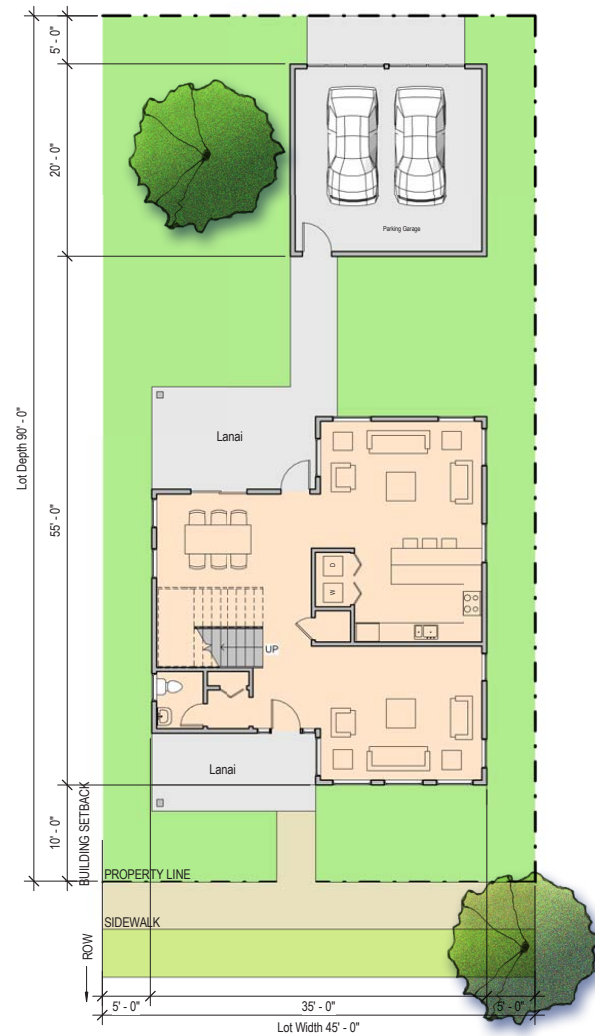
**Site Plan**

0' 60' 120'



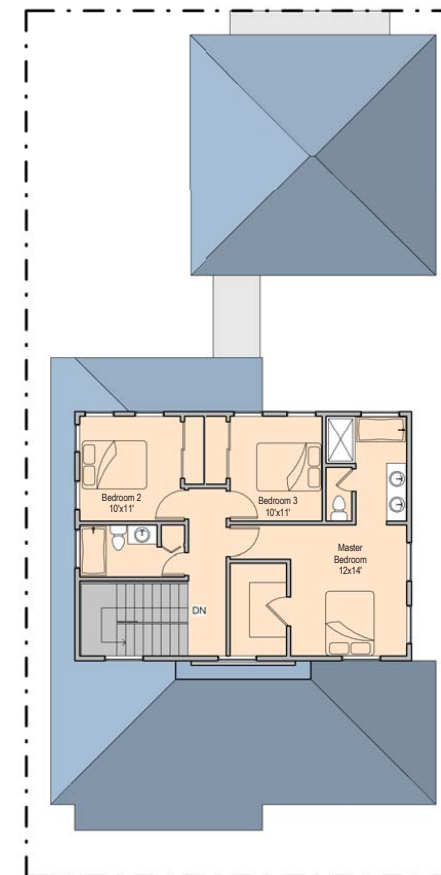
**Elevation**

0' 8' 16'



**Ground Floor Plan**

0' 10' 20'



**Second Level Plan**

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