

Kamakana Villages at Keahuolu

SMALL LOT FRONT LOADED

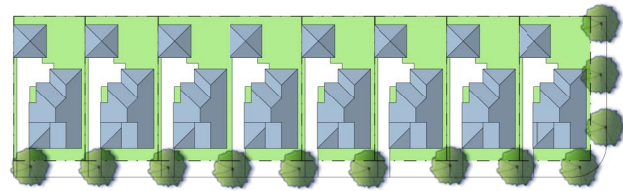
DESCRIPTION:
Small lot detached single-family homes with front-loaded garages.

LOT SIZE: 45' x 90' or 4050sf

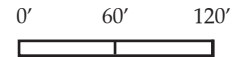
NUMBER OF FLOORS:
2 Floors

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

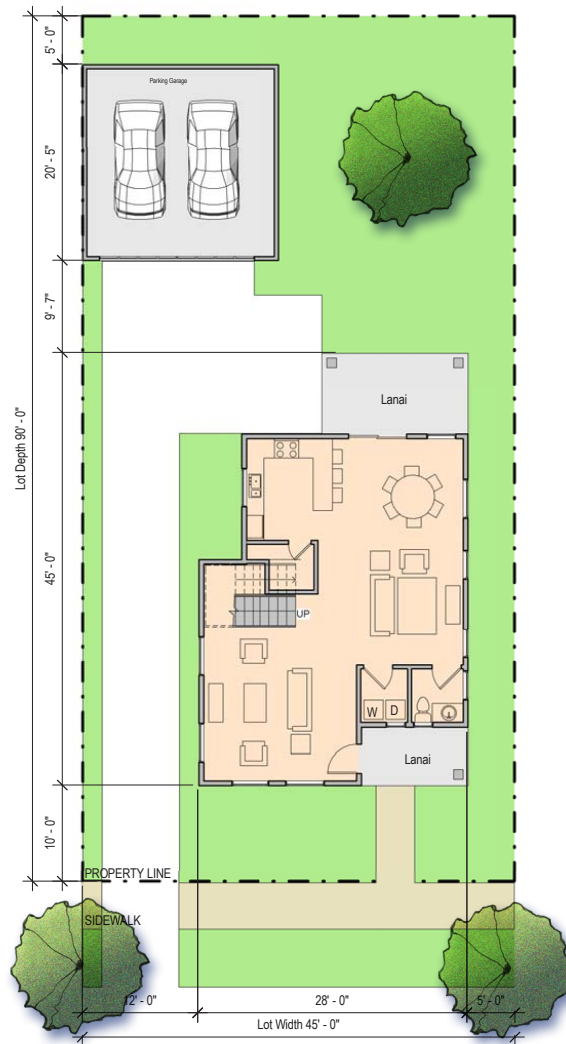
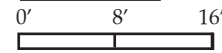
PARKING:
Two-car attached garage accessible from street.



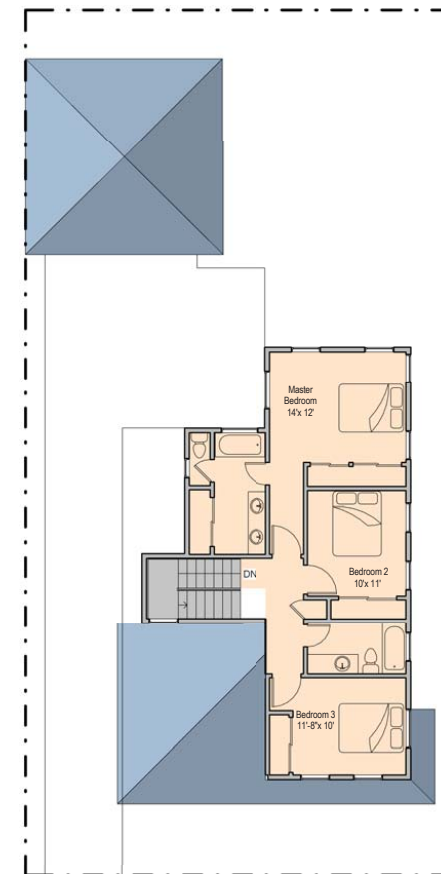
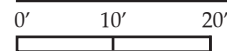
Site Plan



Elevation



Ground Floor Plan



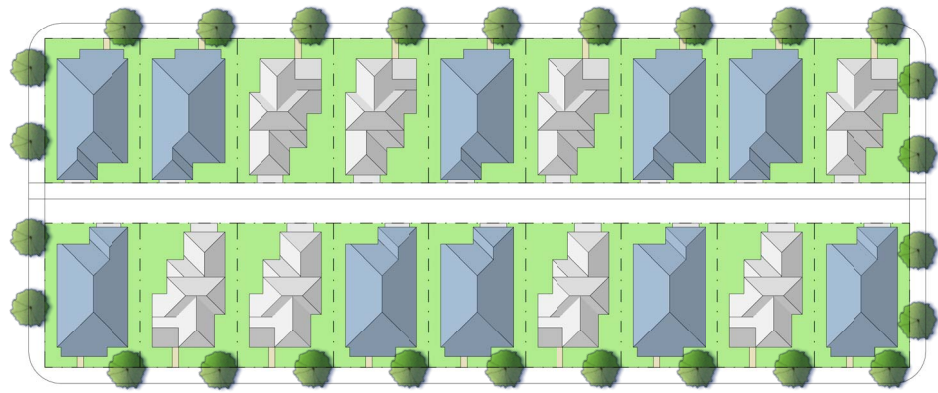
Second Level Plan

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

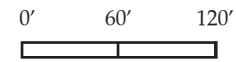
FORESTCITY

GROUP 70
INTERNATIONAL

CALTHORPE ASSOCIATES
URBAN DESIGNERS, PLANNERS, ARCHITECTS

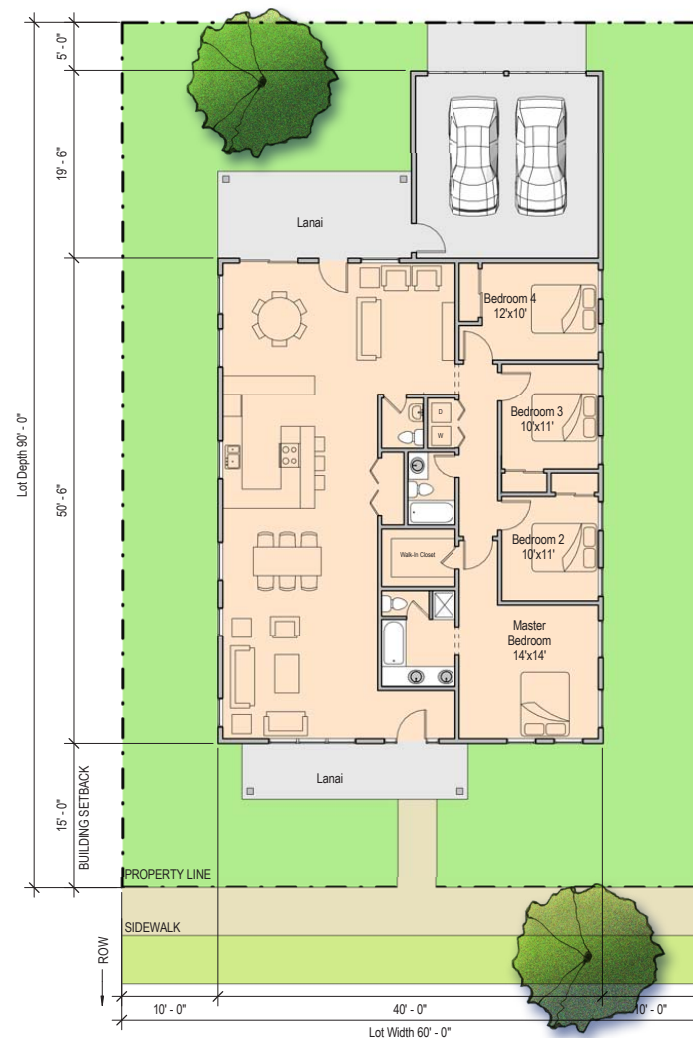
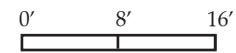


Site Plan

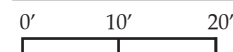


Single-Story

Elevation



Ground Floor Plan



*Kamakana Villages
at Keahuolu*
**LARGE LOT
ALLEY LOADED
SINGLE-STORY**

DESCRIPTION:

Single-family homes on a large lot. The single-story home have a 2-car garage accessed from the alley.

LOT SIZE: 60'x 90' or 5400sf

NUMBER OF FLOORS: 1 Floor

UNIT TYPE:

4 Bed/2.5 Bath (2000sf)

PARKING:

Two-car attached garage accessible from alley.

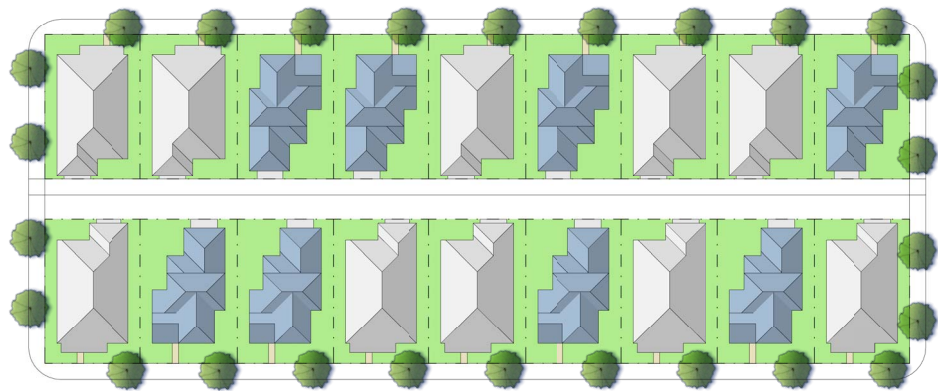
FORESTCITY

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*Kamakana Villages
at Keahuolu*
**LARGE LOT
ALLEY LOADED
TWO-STORY**



Site Plan

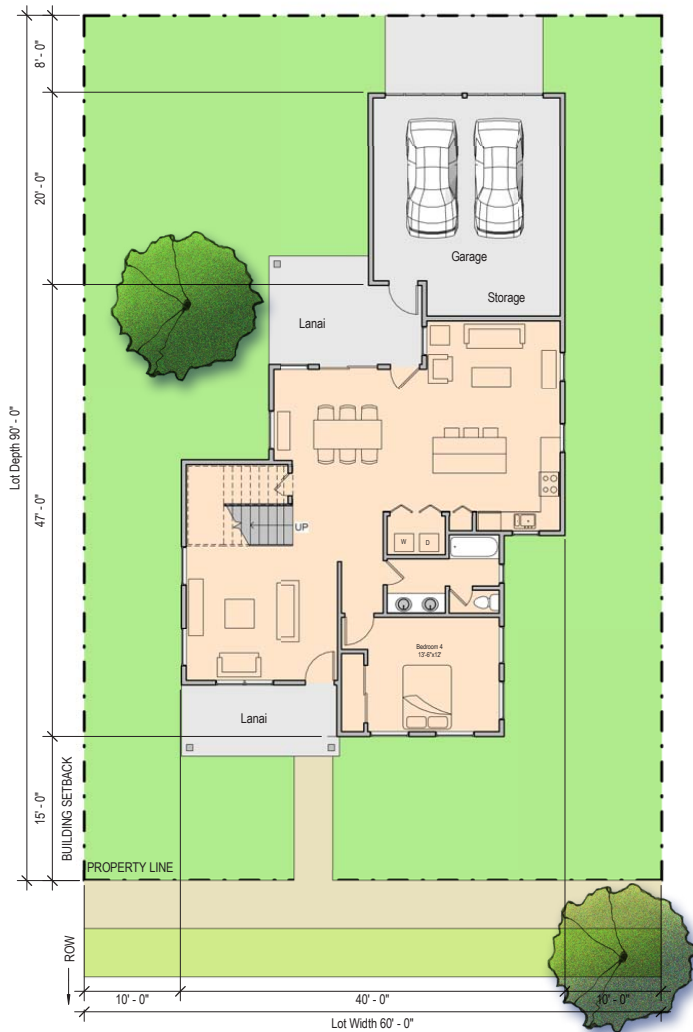
0' 60' 120'



Two-Story

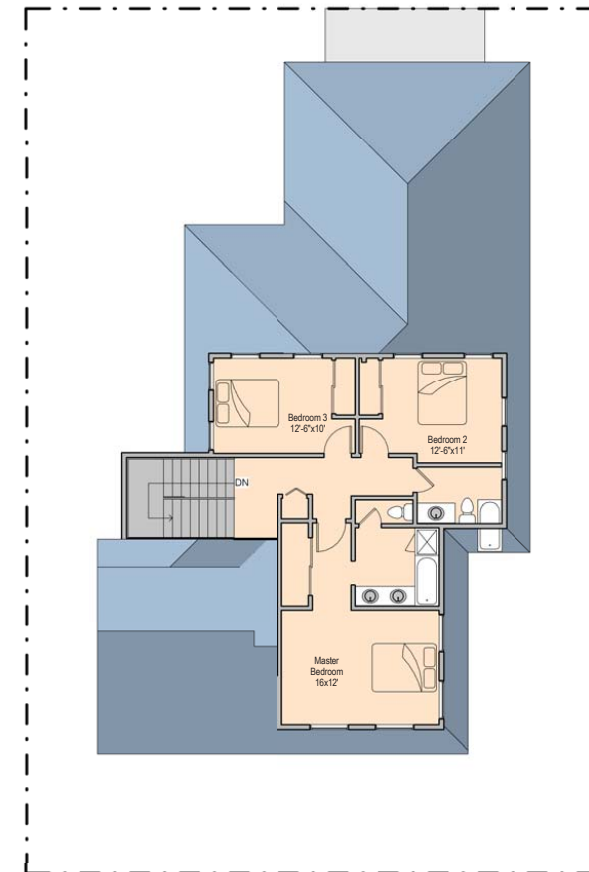
Elevation

0' 8' 16'



Ground Floor Plan

0' 10' 20'



Second Floor Plan

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

DESCRIPTION:

Single-family homes on a large lot. These two-story homes have a 2-car garage accessed from the alley.

LOT SIZE: 60'x 90' or 5400sf

NUMBER OF FLOORS: 2 Floors

UNIT TYPE:

4 Bed/3 Bath (2000sf)

PARKING:

Two-car attached garage accessible from alley.

FORESTCITY

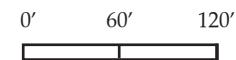
GROUP 70
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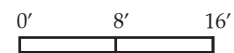
*Kamakana Villages
at Keahuolu*
**LARGE LOT
FRONT LOADED**



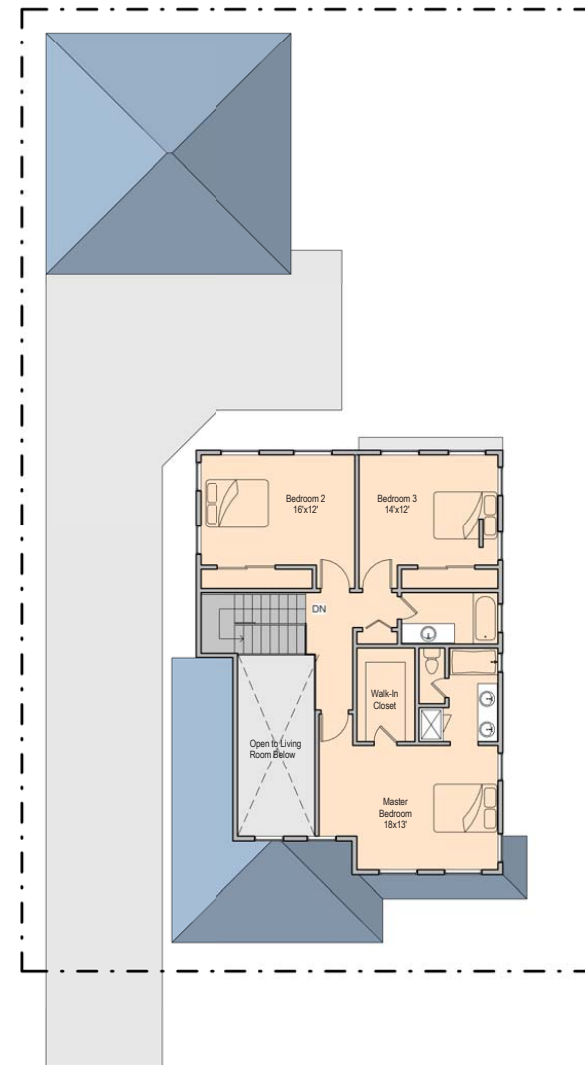
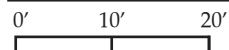
Site Plan



Elevation



Ground Floor Plan



Second Level Plan

DESCRIPTION:

Single-family homes on a large lot. These two-story homes have a 2-car garage accessed from the street.

LOT SIZE: 60'x 100' or 6000sf

NUMBER OF FLOORS: 2 Floors

UNIT TYPE:

4 Bed/3 Bath (2000sf)

PARKING:

Two-car attached garage accessible from street.

FORESTCITY

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3. PARKS AND LANDSCAPING



PARKS and OPEN SPACE PLAN

KAMAKANA VILLAGES AT KEAHUOLU Kailua-Kona, Hawaii

November 9, 2009

Forest City Hawaii Kona, LLC
Honolulu, Hawaii

Group 70 International, Inc.
Honolulu, Hawaii

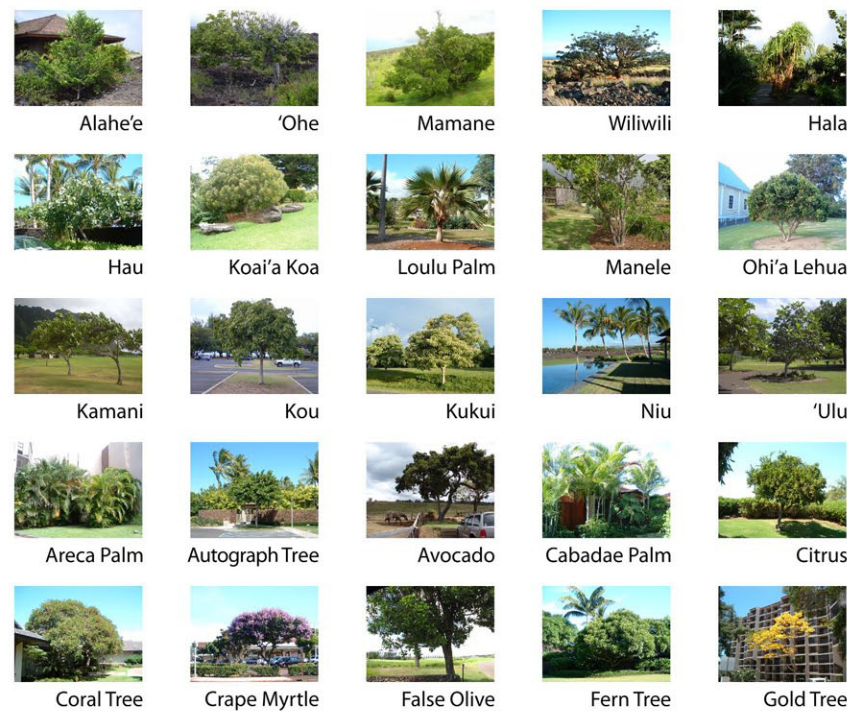
Hawaii Housing Finance and Development Corporation
Honolulu, Hawaii

Calthorpe Associates
Berkeley, California



Project Trees

Common Name	Botanical Name	Common Name	Botanical Name
Native to Keahuolu			
Alahe'e	<i>Psydrax odoratum</i> *	Formosan Koa	<i>Acacia confusa</i>
'Ohe	<i>Reynoldsia sandwicensis</i> *	Foxtail Palm	<i>Wodyetia bifurcata</i>
Mamane	<i>Sophora chrysophylla</i> *	Geiger Tree	<i>Cordia sebestena</i>
Wiliwili	<i>Erythrina sandwicensis</i> *	Gold Tree	<i>Tabebuia donnell-smithii</i> *
Native to Hawaii			
Hala	<i>Pandanus tectorius</i>	Hong Kong Orchid Tree	<i>Bauhinia x blakeana</i>
Hau	<i>Hibiscus tiliaceus</i>	Jacaranda	<i>Jacaranda acutifolia</i> *
Koai'a Koa	<i>Acacia koaia</i> *	Kiawe Tree 'Thornless'	<i>Prosopis pallida</i> *
Loulu Palm	<i>Pritchardia affinis</i>	Lignum Vitae	<i>Guaiaacum officinale</i> *
Manele	<i>Sapindus saponaria</i>	Lucuba Palm	<i>Chrysalidocarpus lucubensis</i>
Ohi'a Lehua	<i>Metrosideros polymorpha</i> *	Macadamia Nut	<i>Macadamia integrifolia</i>
Polynesian Introduction Plants			
Kamani	<i>Calophyllum inophyllum</i> *	MacArthur Palm	<i>Ptychosperma macarthurii</i>
Kou	<i>Cordia subcordata</i>	Mango	<i>Mangifera indica</i>
Kukui	<i>Aleurites moluccana</i> *	Manila Palm	<i>Veitchia merrillii</i>
Niu	<i>Cocos nucifera</i>	Monkeypod	<i>Samanea Saman</i> *
'Ulu	<i>Artocarpus altilis</i>	Needle Flower Tree	<i>Posoqueria latifolia</i>
Introduced Plants			
Areca Palm	<i>Chrysalidocarpus lutescens</i>	Pink Tecoma	<i>Tabebuia heterophylla</i>
Autograph Tree	<i>Clusia rosea</i> *	Pomegranate	<i>Punica granatum</i> *
Avocado	<i>Persea americana</i>	Princess Palm	<i>Dictyosperma album</i>
Cabadae Palm	<i>Chrysalidocarpus cabadae</i>	Rainbow Shower	<i>Cassia javanica x Cassia fistula</i> *
Coral Tree	<i>Erythrina crista-galli</i>	Red Bottlebrush	<i>Callistemon citrinus</i> *
Crape Myrtle	<i>Lagerstroemia indica</i>	Royal Poinciana	<i>Delonix regia</i> *
False Olive	<i>Elaeodendron orientale</i>	Samoan Coconut	<i>Cocos spp.</i>
Fern Tree	<i>Felicium decipiens</i>	Sea Grape	<i>Coccoloba uvifera</i>
		Silver Buttonwood	<i>Conocarpus erectus</i>
		Silver Trumpet Tree	<i>Tabebuia aurea</i> *
		Solitaire Palm	<i>Ptychosperma elegans</i>
		Veitchia Palm	<i>Veitchia joannis</i>
		White Tecoma	<i>Tabebuia berteroi</i>



Shrubs

Common Name	Botanical Name	Common Name	Botanical Name
Native to Keahuolu			
A'ali'i	<i>Dodonaea viscosa</i> *	Bird of Paradise	<i>Strelitzia reginae</i>
Ko'oko'olau	<i>Bidens micrantha</i> Gaud.*	Bougainvillea	<i>Bougainvillea spp.*</i>
'Ilie'e	<i>Plumbago zeylanica</i> *	Canna	<i>Canna indica</i>
'Ilima	<i>Sida fallax</i> *	Chenille Plant	<i>Acalypha hispida</i>
Popolo	<i>Solanum americanum</i> *	Coffee	<i>Coffea arabica</i>
Pua Pilo	<i>Capparis sandwichiana</i> *	Crape Jasmine	<i>Ervatamia divaricata</i>
'Uhaloa	<i>Waltheria indica</i> *	Dracaena	<i>Dracaena spp.</i>
Native to Hawaii			
'Akiohala	<i>Hibiscus furcellatus</i>	Dwarf Scheffler	<i>Schefflera arboricola</i>
Ho'awa	<i>Pittosporum hosmeri</i>	Eldorado	<i>Pseuderanthemum reticulatum</i>
Naio	<i>Myoporum sandwicense</i> *	Heliconia	<i>Heliconia spp.</i>
Naupaka	<i>Scaevola sericea</i> *	Hibiscus	<i>Hibiscus spp.</i>
Pia	<i>Tacca leontopetaloides</i>	Hymenocallis L	<i>Hymenocallis littoralis</i>
Pua kala	<i>Argemone glauca</i> *	Ixora	<i>Ixora spp.</i>
Polynesian Introduction Plants			
Ape	<i>Alocasia macrorrhiza</i>	Lehua Haole	<i>Calliandra haematocephala</i>
'Awapuhi	<i>Zingiber zerumbet</i>	Mock Orange	<i>Murraya paniculata</i>
Kalo	<i>Colocasia esculenta</i>	Monstera	<i>Monstera deliciosa</i>
Ki	<i>Cordyline fruticosa</i>	Moraea Iris	<i>Moraea iridioides</i>
Noni	<i>Morinda citrifolia</i> *	Philodendron	<i>Philodendron selloum</i>
'Olena	<i>Curcuma longa</i>	Pikake	<i>Jasminum sambac</i>
Pia	<i>Tacca leontopetaloides</i>	Pittosporum	<i>Pittosporum tobira</i>
		Plumbago	<i>Plumbago auriculata</i> *
		Privet	<i>Ligustrum spp.</i>
		Red Bauhinia	<i>Bauhinia galpinii</i>
		Rhapis Palm	<i>Rhapis excelsa</i>
		Red Ginger	<i>Alpinia purpurata</i>
		Spider Lily	<i>Crinum asiaticum</i>
		Tiare Gardenia	<i>Gardenia taitensis</i>



Groundcovers / Vines

Common Name	Botanical Name	Common Name	Botanical Name
Native to Keahuolu			
Ala'ala-wai-nui	<i>Peperomia leptostachya</i>	Cat's-Claw Creeper	<i>Macfadyena unguis-cati</i>
Ala'ala-wai-nui wahine	<i>Plectranthus parviflorus</i> *	Daylily	<i>Hemerocallis spp.</i>
Huehue	<i>Cocculus trilobus</i>	Dwarf Natal Plum	<i>Carissa spp.</i>
Kauna'oa	<i>Cuscuta sandwichiana</i> *	Honeysuckle	<i>Lonicera spp.</i>
Koali-awa	<i>Ipomoea indica</i> *	Jade Vine	<i>Strongylocodon macrobotrys</i>
Kupukupu	<i>Nephrolepis exaltata</i>	Joyweed	<i>Alternanthera tenella</i>
Moa	<i>Psilotum nudum</i> *	Kuhio Vine	<i>Ipomoea horsfalliae</i>
Pili Grass	<i>Heteropogon contortus</i> *	Lauae Fern	<i>Phymatosorus grossus</i>
Native to Hawaii			
'Ae'ae	<i>Bacopa monnieri</i>	Lippia Grass	<i>Lippia spp.*</i>
Akia	<i>Wikstroemia uva-ursi</i> *	Mexican Creeper	<i>Antigonon leptopus</i> *
'Akuikuli	<i>Sesuvium portulacastrum</i> *	Pothos	<i>Epipremnum pinnatum</i>
Beach Morning Glory	<i>Ipomoea pes-caprae</i> subsp. <i>Brasiliensis</i> *	Sandpaper Vine	<i>Petrea volubilis</i>
Beach Vitex	<i>Vitex rotundifolia</i> *	Spider Plant	<i>Chlorophytum comosum</i>
Hinahina	<i>Heliotropium anomalum</i> var. <i>argenteum</i> *	Stephanotis	<i>Marsdenia floribunda</i>
Pa'u-o-Hi'iaka	<i>Jacquemontia ovalifolia</i> subsp. <i>Sandwicensis</i> *	Sweet Potato	<i>Ipomoea batatas</i>
Uki'uki	<i>Dianella sandwicensis</i>	Trailing Gardenia	<i>Gardenia augusta</i> 'Radicans'
Polynesian Introduction Plants			
Auhuhu	<i>Tephrosia purpurea</i> *	Carpet Grass	<i>Axonopus affinis</i>
		Seashore Paspalum	<i>Paspalum vaginatum</i>
		St. Augustine Grass	<i>Stentaphrum secundatum</i>
		Zoysia Grass	<i>Zoysia japonica</i> 'El Toro'



Photos Courtesy of Forest and Kim Starr and the University of Hawaii Botany Department

LANDSCAPE PLANTS

KAMAKANA VILLAGES AT KEAHUOLU Kailua-Kona, Hawaii

November 9, 2009

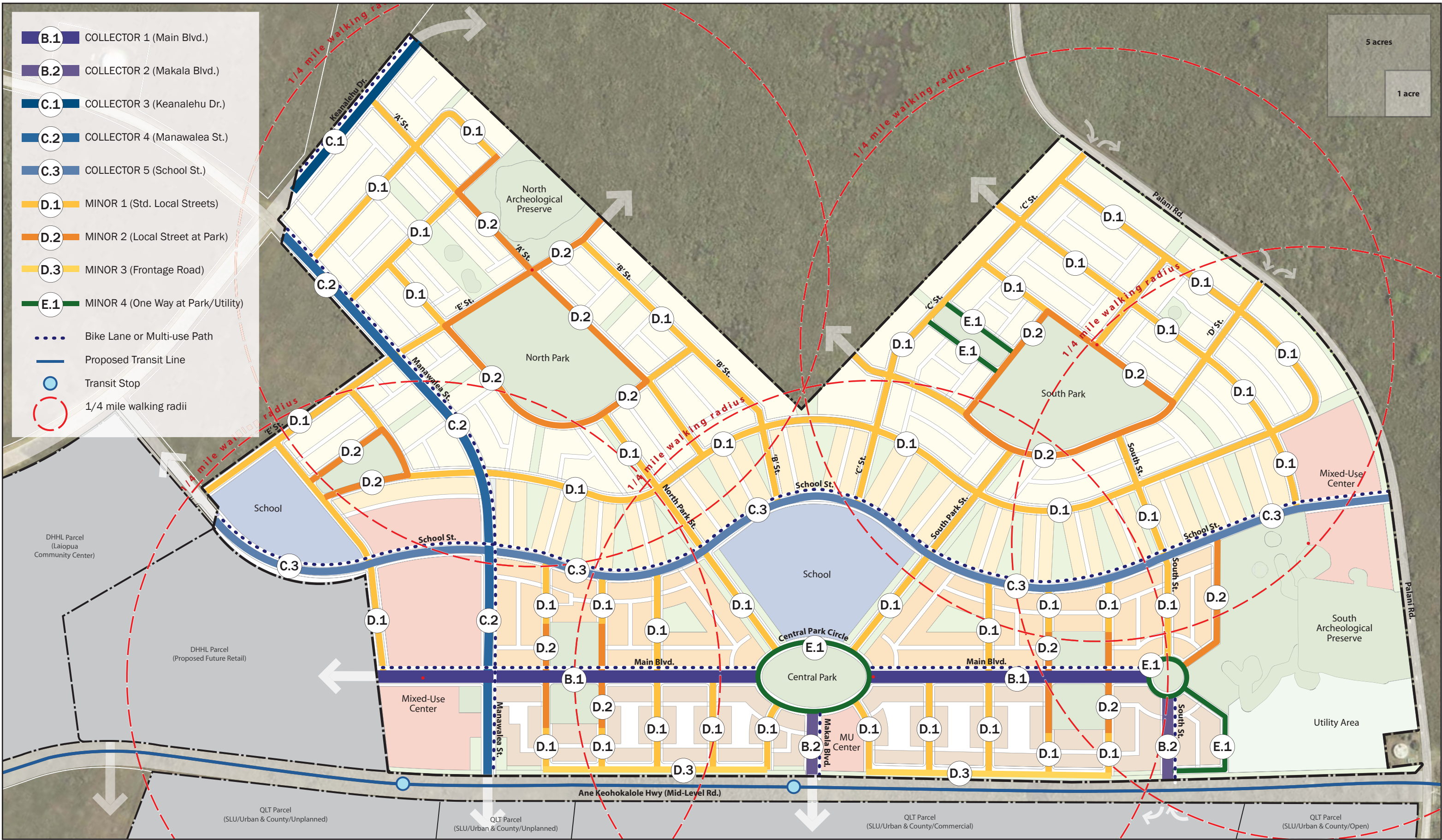
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Honolulu, Hawaii

Group 70 International, Inc.
Honolulu, Hawaii

Hawaii Housing Finance and Development Corporation
Honolulu, Hawaii

Calthorpe Associates
Berkeley, California

4. STREETS



STREET SECTION KEY PLAN

KAMAKANA VILLAGES AT KEAHUOLU Kailua-Kona, Hawaii

November 9, 2009

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Berkeley, California



Mauka
↑
Makai

Compliance with Thoroughfare Termination and Cul-de-sac Limitations as set forth in 3.6.1f.

Three streets terminates with a cul-de-sac as a future connection.

Compliance with Required % of Lots Enfronting Thoroughfare as set forth in Section 3.6.1g.

T5: More than 80% of lots in a T5 zone front on thoroughfares.

T4: Request for variance, 75% of lots in a T4 zone front on thoroughfares.

T3: n/a.

T2: n/a.

T1: n/a.

Compliance with Transportation Corridor standards as set forth in Tables 3B and 11d.

Request for variance to allow Planter widths to range from 6-12 feet in T4 zones.

Thoroughfare Assignment

- Black line: Vehicular Thoroughfare
- Blue line: Rear Lane
- Green line: Pedestrian Passage
- Red line: Bike Lane
- Red dashed line: Multi-Use Path



SMARTCODE: THOROUGHFARE STANDARDS

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Berkeley, California



Mauka
↑
Makai