

# OLOWALU MAUKA DESIGN REVIEW CHECKLIST

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Date Plans Received: \_\_\_\_\_

Reviewer: \_\_\_\_\_

Owner Name: \_\_\_\_\_

Architect's Name: \_\_\_\_\_

Review Date: \_\_\_\_\_

Lot No.: \_\_\_\_\_ Plans Dated: \_\_\_\_\_

Architect's License No.: \_\_\_\_\_

*Note: Plans must be stamped by a licensed Hawaii Architect*

## **BUILDING LOCATION & SITE WORK**

Ok    No

- |                          |                          |  |
|--------------------------|--------------------------|--|
| <input type="checkbox"/> | <input type="checkbox"/> | Front setback 50' min.   |
| <input type="checkbox"/> | <input type="checkbox"/> | Side setbacks 40' min.   |
| <input type="checkbox"/> | <input type="checkbox"/> | Rear setback 40' min.  |
| <input type="checkbox"/> | <input type="checkbox"/> | Other: setback 60' min. on subdivision roadway<br>(not to include minor cul-de-sac roadways) |
| <input type="checkbox"/> | <input type="checkbox"/> | No improvements, roof overhangs, or major trees in easements                                 |
| <input type="checkbox"/> | <input type="checkbox"/> | No obstruction to existing storm water flows   |
| <input type="checkbox"/> | <input type="checkbox"/> | Retainage of newly generated storm water flows in sumps                                      |
| <input type="checkbox"/> | <input type="checkbox"/> | No concentrated storm water flows onto other lots  |
| <input type="checkbox"/> | <input type="checkbox"/> | Finish grades no steeper than 3:1  |
| <input type="checkbox"/> | <input type="checkbox"/> | Cut and fill less than 2,000 CY (if over requires special DRC approval)                      |
| <input type="checkbox"/> | <input type="checkbox"/> | Height of retaining walls no more than 6'-0"   |
| <input type="checkbox"/> | <input type="checkbox"/> | Space between retaining walls 3'-0" min  |
| <input type="checkbox"/> | <input type="checkbox"/> | Design of retaining walls done by a licensed Architect or Civil Engineer                     |
| <input type="checkbox"/> | <input type="checkbox"/> | Driveways not in drainage way, not interfering with utilities                                |
| <input type="checkbox"/> | <input type="checkbox"/> | Driveways located 40' min. from adjoining property   |
| <input type="checkbox"/> | <input type="checkbox"/> | No more than two driveways   |
| <input type="checkbox"/> | <input type="checkbox"/> | Utilities are underground  |

## **BUILDINGS**

Ok    No

- |                          |                          |   |
|--------------------------|--------------------------|---|
| <input type="checkbox"/> | <input type="checkbox"/> | Contemporary Hawaiian or Plantation Manager Style   |
| <input type="checkbox"/> | <input type="checkbox"/> | Building articulation (lanais, trellises, & generous overhangs)   |
| <input type="checkbox"/> | <input type="checkbox"/> | Building height at the highest point on the exterior roof does not exceed 30'   |
| <input type="checkbox"/> | <input type="checkbox"/> | Single story or second story does not appear excessive in height  |
| <input type="checkbox"/> | <input type="checkbox"/> | Min. 400 sq. ft. enclosed 2-car garages with doors  |
| <input type="checkbox"/> | <input type="checkbox"/> | Every garage must have a 100' additional covered enclosed storage facility  |
| <input type="checkbox"/> | <input type="checkbox"/> | Garage entries not facing roadways  |
| <input type="checkbox"/> | <input type="checkbox"/> | Design of porte-cochere acceptable in lieu of a garage. Must have enclosed 100 sq. ft. storage area incorporated into porte-cochere or attached to dwelling |
| <input type="checkbox"/> | <input type="checkbox"/> | Foundations are either concrete slab or continuous stem wall construction   |

# LOWALU MAUKA DESIGN REVIEW CHECKLIST

## **Roofs:**

- Roof overhangs not to extend more than 4'-0" into building setback area
- Non-glare materials: no corrugated steel or aluminum, rolled roofing, fiberglass, plastic or rubber membrane
- Flat roofs no more than 15% of roof area
- Min. pitch 4:12, or double pitch at min. 3:12 for lower portion, min. 5:12 for upper portion
- 85% of the roofed area has pitches between 4:12 and 12:12
- Skylights non-reflective, integrated into roof form
- Solar water heating panels integrated into roof slope
- No roof mounted composite solar collector, water storage tanks, or mechanical equipment
- Roof color limited to earth tones; browns, grays, blues, and greens. Clay tiles integral color; wood shakes and shingles are natural, stained with penetrating stain or oiled

## **Walls:**

- Earth tone colors; browns, grays, blues, and greens only. Allowable exterior color for walls range from Ameritone 1M45E to 1H60G and 1U45B to 1M60D for trim colors based on color key 1 program
- No pre-finished metal, plain surfaced or grooved plywood permitted
- No un-finished foundation wall showing
- No anodized or clear anodized window frames permitted
- No mirrored or reflective glass permitted
- Walls finished within 6" of finish grade

## **LANDSCAPING & FENCING**

- | Ok                       | No                       |   |
|--------------------------|--------------------------|---|
| <input type="checkbox"/> | <input type="checkbox"/> | Fences not to exceed 6' in height from original grade   |
| <input type="checkbox"/> | <input type="checkbox"/> | Walls at street frontage have irrigated landscaping between wall and property line                |
| <input type="checkbox"/> | <input type="checkbox"/> | Walls, fences, garden structures, and gates are designed to be attractive from all viewable sides |
| <input type="checkbox"/> | <input type="checkbox"/> | Exposed cement mortar for rock walls is a standard gray color                                     |

## **MISCELLANEOUS**

- | Ok                       | No                       |  |
|--------------------------|--------------------------|--|
| <input type="checkbox"/> | <input type="checkbox"/> | Exterior lighting fully shielded, no colored lights, etc. allowed  |
| <input type="checkbox"/> | <input type="checkbox"/> | Refuse storage screened and located in buildable area  |
| <input type="checkbox"/> | <input type="checkbox"/> | Mail box design submitted and approved   |
| <input type="checkbox"/> | <input type="checkbox"/> | Antennae 1-meter max. size, located in buildable area  |
| <input type="checkbox"/> | <input type="checkbox"/> | Laundry facilities screened from view  |
| <input type="checkbox"/> | <input type="checkbox"/> | Propane or other storage tanks shielded from view  |
| <input type="checkbox"/> | <input type="checkbox"/> | Air conditioning equipment, swimming pool filter pump, or other mechanical equipment in acceptable location, with noise mitigation, and screened from view (if applicable) |

# LOWALU MAUKA DESIGN REVIEW CHECKLIST

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## **DESIGN REVIEW COMMENTS**

- Recommend approval as submittal
- Recommend approval with following changes:

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\*Note: Revised plans must be submitted to Design Review Committee

- Recommend re-submittal/re-review with changes and comments:

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## **ADDITIONAL COMMENTS**

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