

**ARCHITECT'S CHECKLIST FOR  
PRELIMINARY PLAN REVIEW  
WAIALAE IKI 5**

**DATE:** \_\_\_\_\_

**1. GENERAL INFORMATION:**

1.1 Lot No./TMK No.: \_\_\_\_\_

1.2 Owner: \_\_\_\_\_

1.3 Architect: \_\_\_\_\_

**2. SUBMITTAL (Ref: Section 4.02)**

2.1 Architect Letter of transmittal requesting approval

2.2 Two (2) sets of Preliminary Design Documents (see Section 3)

2.3 Estimated construction cost

2.4 Color Board (Optional but may be requested)

2.5 Topographical Survey stamped by a registered surveyor showing the existing topography contours of the site at minimum 2' contours, lines of streets, pavements, boundaries, dimensions, easements, including view channel easement and other improvements.

**3. DOCUMENTATION**

3.1 Site Plan @ 1/16" = 1'-0" or 1" = 20' indicating:

3.1.1 2'-0" contours, including existing and proposed grading and drainage

- 3.1.2 Setback lines
- 3.1.3 View channels
- 3.1.4 Roof line and outline of the proposed structure(s) and paved areas
- 3.2 Floor Plans @ 1/8" = 1'-0" or 1/4" = 1'-0" indicating:
  - 3.2.1 Floor elevations to be indicated shall refer to the City & County Datum based on mean seal level
- 3.3 Exterior Elevations @ 1/8" = 1'-0" or 1/4" = 1'-0" indicating:
  - 3.3.1 Proposed materials
  - 3.3.2 Building heights
- 3.4 Longitudinal Section @ 1/16" = 1'-0" or 1/8" = 1'-0" through the structure and property, commencing at the street and extending to the opposite end of the property

#### **4. DESIGN (Ref. Section 4.02)**

- 4.1 Setback yards
  - 4.1.1 10'-0" minimum front yard setback
  - 4.1.2 20'-0" minimum front yard setback for a garage with vehicular entrance facing the street
  - 4.1.3 5'-0" minimum side yard
- 4.2 Floor Area/Lot Coverage
  - 4.2.1 Minimum 1500 sq. ft. enclosed floor area excluding garage and open lanais
  - 4.2.2 Maximum lot coverage = 1/3 of lot (includes garage, trellises & balconies measured to outside of support members)

Lot Size: \_\_\_\_\_ sq.ft. Foot print: \_\_\_\_\_ sq.ft.

#### 4.3 Height

4.3.1 Height of building. No portion of any building or structure shall be more than 18 feet above the highest finish grade of the building or structure, except for wood burning fireplace chimneys approved by the AAB

4.3.2 Height of the Under-House. Vertical support members of the lowest floor shall not be longer than 9 feet measured from the finish floor level to the finish ground grade or to the top of a continuous garden wall serving as a foundation. Knee bracing shall be either avoided or concealed. Solutions will be subject to review and approval on an individual basis.

#### 4.4 Garden Walls and Fences:

4.4.1 Materials: walls and fences shall be moss rock, stucco, plaster or finished CMU (all joints must be concealed), or materials similar to exterior materials of the building.

4.4.2 Height at street property line:

4'-0" max. height 0' to 3'-0" from property line. Requires "adequate landscaping," minimum planting space dimension shall be 3'-0" clear

6'-0" max. height 3'-0" to 20'-0" from property line

9'-0" max height for all other retaining walls

#### 4.5 Roof

4.5.1 Maximum 40% flat roof area (low slope). The surface of all flat roof areas shall be dark gravel. All roofs shall be constructed such that the roof will positively drain to roof

drains or downspouts removing all water from flat areas of the roof, if any.

Total proposed roof area: \_\_\_\_\_sq.ft.

Proposed low slope roof area: \_\_\_\_\_sq.ft.

4.5.2 Minimum slope for shake or shingles shall be 4 to 12 for eaves and roofs.

4.5.3 Clay or cement tile roof – AAB will consider approval of these materials in dark earth tone shades

4.5.4 Prohibited materials: Corrugated metal, white or bright rock, asphalt or asbestos shingles, mastic-coated pattern stamped sheet metal, spray urethane foam, glassy or reflective materials and capsheets.

4.5.5 Roof overhangs shall be substantial

#### 4.6 Garage

4.6.1 Attached to residence (exception may be granted when not feasible)

4.6.2 Minimum 400 sq. ft. of parking area, with an additional 60 sq. ft. of covered floor area for service and storage (must be screened from the street)

4.6.3 Minimum 18'-0" clear width

#### 4.7 Refuse Can Enclosures

4.7.1 Screened area provided within the house, garage or carport.

4.7.2 Refuse can enclosure constructed in the front yard within 20 feet of the roadway curb shall conceal refuse cans from view

4.7.3 4'-0" maximum height 0'-3'-0" from property line, requires minimum 3'-0" clear landscaping strip; 6'-0" maximum height 3'-0" to 20'-0" from property line