ALA MOANA HOME

1362, 1370 & 1374 KAPIOLANI BOULEVARD
HONOLULU, HAWAII 96814
T.M.K. PARCELS (3) 2-3-016:018, 019 & 020

IPD-T PERMIT APPLICATION

FOR THE ALA MOANA NEIGHBORHOOD TOD PLAN

26 APRIL 2022

DEVELOPER
HAWAII OCEAN PLAZA LP

ARCHITECTS

ARCHITECT:

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HAWAII OCEAN PLAZA LP

Ala Moana Home
Honolulu, Hawaii
T.M.K. 2-3-016:018/019/020

IPD-T PERMIT APPLICATION SET

DATE 2022 Apr 26

PROJECT # 22002

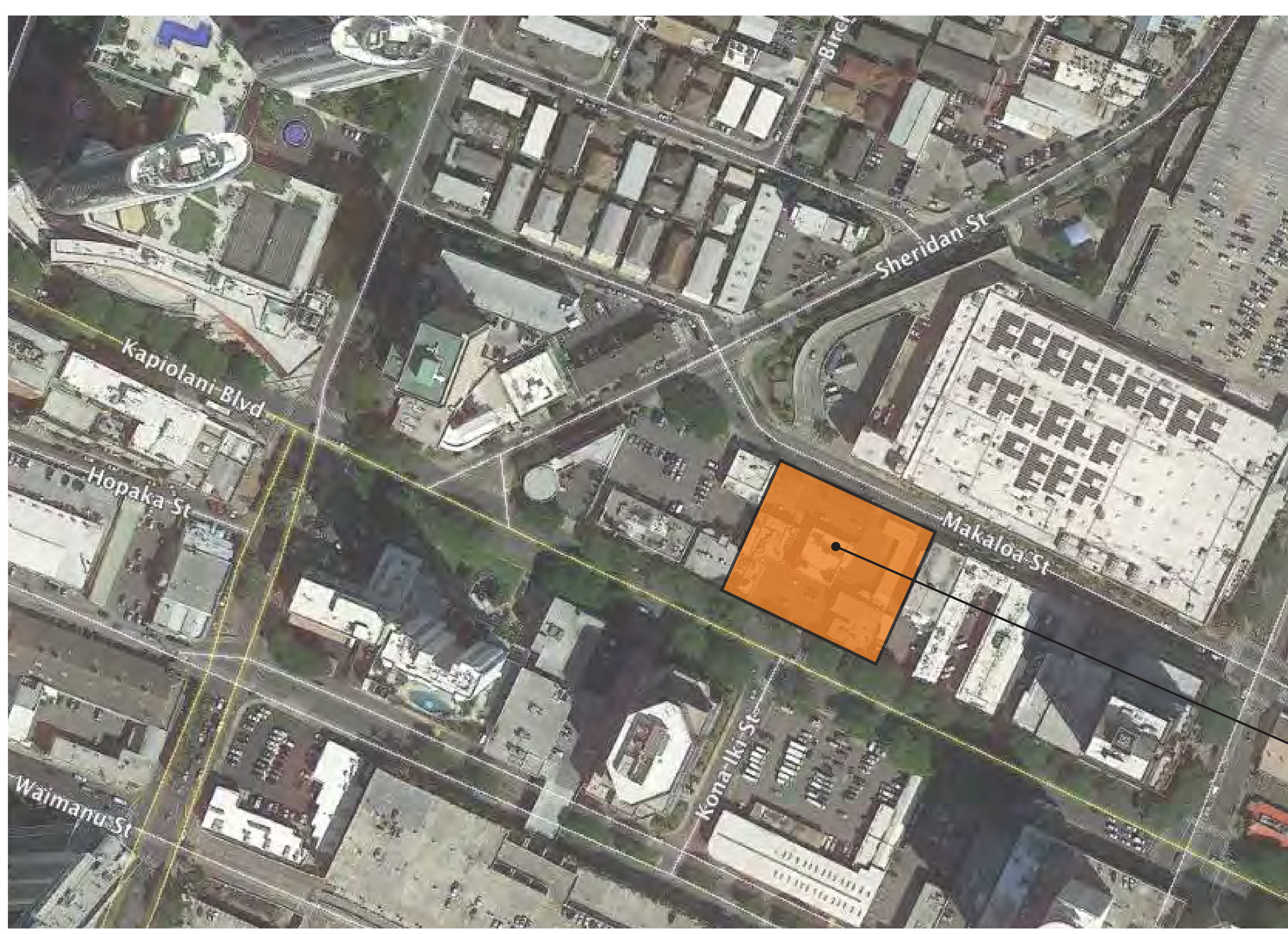
SHEET CONTENT:

COVER SHEET

SHEET NO.

T0

TABLE OF CONTENTS



Project Site
TMK: 1-2-3-016:
Parcels 018, 019, 020

PROPERTY INFORMATION & ZONING CODE CHECK

Property Address	1374 Kapiolani Blvd. 1370 Kapiolani Blvd. 1362 Kapiolani Blvd. Honolulu, Hawaii 96814		
Tax Map Key	1-2-3-016:018 1-2-3-016:019 1-2-3-016:020		
Lot Size	15,000 sf (0.344 acres) 15,000 sf (0.344 acres) 15,000 sf (0.344 acres) **45,000 sf (1.032 acres)**		
State Land Use	Urban District		
Zoning	**Parcel**	**LUO**	**TOD**
	018	BMX-3	BMX-3B
	019	BMX-3	BMX-3B
	020	BMX-3	BMX-3B
Flood Zone	x (Beyond 500 Year Flood Plain)		
Minimum Lot Area	5,000 sf minimum		
Minimum Lot Depth & Width	50 ft		
Historic Register	No		
Special District	Ala Moana Neighborhood Transit-Oriented Development Plan		
SMA District	No		
Future Street Widening	None	TOD Plan Promotes adding two bike lanes and one vehicular lane reduction within existing street curbs	
Lot Restrictions	None		
Height Limit	LUO: 250 ft TOD: 400 ft	The proposed tower exceeds the maximum height limit by 150 feet under current LUO regulations	
Setbacks LUO Table 21-3.4		**LUO**	**TOD**
	Front Yard	10 ft	12 ft on Kapiolani Blvd 5 ft on Makaloa St
	Side Yard	10 ft	None
	Rear Yard	10 ft	10 ft
	Above 40'	1':10'	1':10'

FSC ARCHITECTS

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SHEET CONTENT:
TABLE OF CONTENTS, PROP. INFO., CODE CHECK

SHEET NO.
T0-0.1

PROJECT INFO

		Area (sf)	
Lot Size		45,000	
Difference in LUO allowable and TOD allowable		292,500	
Allowable Density per LUO	Max FAR = 3.5	157,500	with bonuses
Difference in LUO allowable and Propsed Floor area for this project		292,154	
Proposed Actual Density w/ TOD Bonuses	FAR = 10.0	450,000	
Total Proposed Gross Floor Area:	FAR = 9.99	449,654	

TOTAL AREA CALCULATION

	No. of Floors	Gross Affordable Unit Area (Less Circ.) (sf)	Affordable Unit Lanai Area [GFA] (sf)	Gross Market Unit Area (Less Circ.) (sf)	Market Unit Lanai Area [GFA] (sf)	Gross Commercial (F&B/Retail/Com Rm/Ofc.) (Less Int. Circ.) (sf)	Condo Lobby/ Elevator/Mail/ Res. Manager/ Res. Amenities (sf)	Condo Circ/BOH/ Storage/ Trash/ Mech/Elec (sf)	Commercial Int. Circ/ Trash (sf)	Total GFA (sf)	Condo Lanais [Non-GFA] (sf)	Parking/ Loading/ Driveway [Non-GFA] (sf)	Recreation Deck [Non-GFA] (sf)	Total Gross (sf)
1st Floor (Ground Floor) - Commercial (Retail, F&B) and Lobby	1	-	-			11,340	2,952	9,262	344	23,898		16,915	-	40,813
2nd Floor - Parking Garage	1	-	-			-	-	-	-	0		35,316	-	35,316
3rd Floor - Parking Garage	1	-	-	-	-	-	-	-	-	0		35,316	-	35,316
4th Floor - Parking Garage	1	-	-	-	-	-	-	-	-	0		35,316	-	35,316
5th Floor - Parking Garage	1	-	-	-	-	-	-	-	-	0		35,316	-	35,316
6th Floor - Parking Garage	1	-	-	-	-	-	-	-	-	0		35,316	-	35,316
7th Floor - Parking Garage	1	-	-	-	-	-	-	-	-	0		29,435	-	29,435
8th Floor - Podium Roof Garden & Amenities	1	-	-	-	-	1,705	7,481	9,340	-	18,526		-	16,193	34,719
9th-16th Floor Condos (Middle Tower)	8	57,980	2,936	28,284	344	-	-	27,757	-	117,301	5,296	-	-	122,597
17th Floor Condos (Upper Tower - extra Lanai)	1	-	-	9,432	-	-	-	2,648	-	12,080	4,746			16,826
17th-40th Floor Condos (Upper Tower)	23	18,629	-	198,307	-	-	-	60,912	-	277,848	16,077	-	-	293,925
Rooftop Level	-	-	-	-	-	-	-	-	-	0		-	-	0
SubTotal		76,609	2,936	236,023	344	13,045	10,433	109,920	344	449,654	26,119	222,930	16,193	714,896

Unit Mix:

All Units:

		A	AR	B	C	D	E	F	G	H	K	L	M	N	P	Q	S	T	U	V	W	Y	Z
	Type	1BR	1BR	1BR	1BR	2BR	2BR	1BR	2BR	3BR	STU	2BR	2BR	STU	STU	1BR	2BR	2BR	1BR	2BR	3BR	STU	STU
	Area/Unit	975 SF	988 SF	714 SF	635 SF	1,206 SF	1,183 SF	879 SF	1,073 SF	1,779 SF	372 SF	1,048 SF	1,105 SF	354 SF	391 SF	877 SF	1,379 SF	1,168 SF	714 SF	1,155 SF	1,418 SF	354 SF	448 SF
	Area/Lanai	76 SF	75 SF	41 SF	49 SF	93 SF	117 SF	44 SF	111 SF	93 SF	37 SF	120 SF	118 SF	37 SF	37 SF		154 SF	146 SF		188 SF	198 SF	37 SF	
	[incl. Lanai GFA]											*[22 SF]*	*[21 SF]*				*[97 SF]*	*[93 SF]*		*[86 SF]*	*[91 SF]*		
Floors	Total Area	1,051 SF	1,063 SF	755 SF	684 SF	1,299 SF	1,300 SF	923 SF	1,184 SF	1,872 SF	409 SF	1,168 SF	1,223 SF	391 SF	428 SF	877 SF	1,533 SF	1,314 SF	714 SF	1,343 SF	1,616 SF	391 SF	448 SF
17th - 40th	Units/Floor	1	1	1	1	1	1	1	1	1													
24 floors	No. of Units	24	24	24	24	24	24	24	24	24													
9th - 16th	Units/Floor										1	1	1	1	1	1	1	1	1	1	1	1	1
8 floors	No. of Units										8	8	8	8	8	8	8	8	8	8	8	8	8
	Mix (%)	7.50%	7.50%	7.50%	7.50%	7.50%	7.50%	7.50%	7.50%	7.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%

All Units:

	No. of Studios	1BR	2BR	3BR	Grand Total	% of total Units
Total Units Floors 17th - 40th		120	72	24	216	
Total Units Floors 9th - 16th	40	16	40	8	104	
Total Units	**40**	**136**	**112**	**32**	**320**	
Mix (%)	12.50%	42.50%	35.00%	10.00%	100.00%	**100.00%**

Market Units:

		MA	MAR	MB	MC	MD	ME	MF	MG	MH	MK	ML	MM	MN	MP							MY	
	Type	1BR	1BR	1BR	1BR	2BR	2BR	1BR	2BR	3BR	STU	2BR	2BR	STU	STU							STU	
17th - 40th 24 floors	No. of Units	24	24	15	24	24	24	15	20	24													
9th-16th 8 floors	No. of Units										8	8	8	6	8							8	
	Mix (%)	10.00%	10.00%	6.25%	10.00%	10.00%	10.00%	6.25%	8.33%	10.00%	3.33%	3.33%	3.33%	2.50%	3.33%							3.33%	

Market Units:

	No. of Studios	1BR	2BR	3BR	Grand Total	% of total Units
Total Units Floors 17th - 40th		102	68	24	194	
Total Units Floors 9th-16th	30		16		46	
Total Units	**30**	**102**	**84**	**24**	**240**	
Mix (%)	12.50%	42.50%	35.00%	10.00%	100.00%	**75.00%**

Affordable Units:

				AB				AF	AG†					AN††		AQ	AS	AT	AU	AV	AW		AZ
	Type			1BR				1BR	2BR					STU		1BR	2BR	2BR	1BR	2BR	3BR		STU
18th - 26th 9 floors	No. of Units			9				9	4														
9th-16th 8 floors	No. of Units													2		8	8	8	8	8	8		8
	Mix (%)			11.25%				11.25%	5.00%					2.50%		10.00%	10.00%	10.00%	10.00%	10.00%	10.00%		10.00%

†= Affordable unit AG is located on floors 18-21 ††= Affordable unit AN is located on floors 9 & 10

Affordable Units:

	No. of Studios	1BR	2BR	3BR	Grand Total	% of total Units
Total Units Floors 18th - 26th		18	4		22	
Total Units Floors 9th-16th	10	16	24	8	58	
Total Units	**10**	**34**	**28**	**8**	**80**	
Mix (%)	12.50%	42.50%	35.00%	10.00%	100.00%	**25.00%**

- Base Requirement:	[on-site; for 30 years]	**32**	**10.00%**
- Community Benefit:	[on-site; for 30 years]	**48**	**15.00%**
Total Affordable Units		**80**	**25.00%**

Affordable Unit Calculation per AH Rules §2-4: (Rail Transit Area)

			AB				AF	AG†					AN††		AQ	AS	AT	AU	AV	AW		AZ
Bedrooms			1BR				1BR	2BR					0BR		1BR	2BR	2BR	1BR	2BR	3BR		0BR
Baths			1BA				1.5BA	2BA					1BA		1BA	2.5BA	2BA	1BA	2BA	3BA		1BA
No. of Units			9				9	4					2		8	8	8	8	8	8		8
Room Factor			1.00				1.00	1.28					0.92		1.00	1.28	1.28	1.00	1.28	1.44		0.92
AH Unit Equivalent			**9.00**				**9.00**	**5.12**					**1.84**		**8.00**	**10.24**	**10.24**	**8.00**	**10.24**	**11.52**		**7.36**
Total AH Unit Equivalent																						**90.56**
% of AH Unit Equivalent:																						28.30%

AMI Designation of Affordable Units:

	No. of Studios	1BR	2BR	3BR	Grand Total	% of all A-Units
to max. **100% AMI:**	**6**	**19**	**15**	**4**	**44**	
	13.64%	43.18%	34.09%	9.09%	100.00%	**55.00%**
to max. **120% AMI:**	**4**	**15**	**13**	**4**	**36**	
	11.11%	41.67%	36.11%	11.11%	100.00%	**45.00%**

Commercial Area:

	Makaloa Indoor West	Makaloa Indoor East	Kapiolani (GFA) West	Kapiolani (GFA) East	Kapiol. (non-GFA) West	Kapiol. (non-GFA) East	Comm. Room	Owner's Office	Total Area‡	
Retail	811 SF	1,521 SF							**2,332 SF**	
Eat & Drink (GFA)			2,229 SF	6,386 SF					**8,615 SF**	
Eat & Drink (non-GFA)					367 SF	506 SF			**873 SF**	
Office								1,705 SF	**1,705 SF**	
Meeting							393 SF		**393 SF**	(with 15 SF /seat approx. 26 seats)
					Total Commercial Area:				**13,918 SF**	
					Total Commercial Area (GFA only):				13,045 SF	

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SHEET CONTENT:
AREA CALCULATIONS & UNIT MIX

SHEET NO.
T0-0.2

Loading:

LUO:

Residential:

			Total units	Required Stalls	Ttl Loading Stalls	
Multifamily:	1 stall/	20-150 units				
	2 stalls/	151-300 units	320	2		
	1 stall/	ea. addt'l 200 or major fraction thereof		1	3	(min.)

Commercial:

			Total SF‡	Required Stalls	Ttl Loading Stalls	
Retail, Eating & Drinking	1 stall/	2,000 - 10,000 SF				
	2 stalls/	10,001 - 20,000 SF	10,947 SF	2		
Office	1 stall/	20,000 - 50,000 SF	1,705 SF	0		
Assembly	1 stall/	5,000 - 10,000 SF	393 SF	0	2	(min.)

‡ = Total SF for loading is based on GFA and including uncovered f&b outdoor area

Residential Required Loading Stalls:	**3**	(min.)
Commercial Required Loading Stalls:	**2**	(min.)
LUO Grand Total Required Loading Stalls:	**5**	(min.)

TOD:

TOD has no separate requirements for loading stalls

Loading Stalls the Ala Moana Home project provides: 5

Car Parking:

LUO:

Residential:

			Total SF	Total Car Stalls	
Dwellings:	1 stall/	1,000 SF	312,632 SF	312.63	
			Total Required Car Stalls:	**312.63**	(min.)

Commercial:

			Total SF‡	Total Car Stalls	
Commercial 1:	1 stall/	500 SF	13,525 SF	27.05	
Places of Assembly:	1 stall/	125 SF	393 SF	3.14	
			Total Required Car Stalls:	**30.19**	(min.)

‡ = Total SF for parking is based on GFA and including uncovered f&b outdoor area

Residential Required Car Stalls:	**313**	(min.)
Commercial Required Car Stalls:	**30**	(min.)
LUO Grand Total Required Car Stalls:	**343**	(min.)

TOD:

Residential: max. of 1.25 spaces per unit with a total of 320 units = 400 car stalls (max.)

Commercial: max. of LUO requirements = 30 car stalls (max.)

Residential Allowed Car Stalls:	**400**	(max.)
Commercial Allowed Car Stalls:	**30**	(max.)
TOD Grand Total Allowed Car Stalls:	**430**	(max.)

	Resi.	Guest	Comm.	Total
Car Stalls the Ala Moana Home project provides:	**380**	**10**	**20**	**410**

Bicycle Parking:

LUO:

Residential:

			Total Units	Total Bike Stalls
Short Term:	1 stall/	10 units	320	32.00
Long Term:	1 stall/	2 units	320	160.00

Commercial:

			Total SF‡	Total Bike Stalls					Total Car Spaces	Total Stalls
Short Term:	1 stall/	2,000 SF	13,918 SF	6.96	or	Short Term:	1 stall/	10 car spaces	30	3.00
Long Term:	1 stall/	12,000 SF	13,918 SF	1.16	if greater	Long Term:	1 stall/	30 car spaces	30	1.00

	Short Term	Long Term	
Residential Required Bike Stalls:	**32.00**	**160.00**	(min.)
Commercial Required Bike Stalls:	**7.00**	**1.00**	(min.)
LUO Grand Total Required Bike Stalls:	**39**	**161**	(min.)

TOD:

				Total SF‡ or seats	Total Bike Stalls		
Residential:	Multifamily:	1 stall/	1,600 SF	312,632 SF	195.40	Total Bike Stalls Residential:	195.40
Commercial:	Sales (Retail):	1 stall/	3,200 SF	2,332 SF	0.73		
	Eat & Drink Establishments:	1 stall/	2,400 SF	9,488 SF	3.95		
	Business Services:	1 stall/	2,400 SF	1,705 SF	0.71		
	Meeting Facilities:	1 stall/	15 fixed seats	26 seats	1.73	Total Bike Stalls Commercial:	7.13

Residential Required Bike Stalls:	**196.00**	(min.)
Commercial Required Bike Stalls:	**7.00**	(min.)
TOD Grand Total Required Bike Stalls:	**203**	(min.)

‡ = Total SF for parking is based on GFA and including uncovered f&b outdoor area

* = Short-Term bike stalls provided include 15 bikeshare stalls (Biki)

	Short Term*	Long Term	Total
Bike Stalls the Ala Moana Home project provides:	**43**	**184**	**227**

Motorcycle Parking:

LUO and TOD have no number requirements for motorcycle parking stalls

Motorcycle Stalls the Ala Moana Home project provides: 36

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SHEET CONTENT:
LOADING, CAR, BICYCLE & MOTORCYCLE PARKING

SHEET NO.
T0-0.3

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T.M.K. 2-3-016: 018 / 019 / 020

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SHEET CONTENT:
TOWER RENDERING KAPIOLANI BOULEVARD

SHEET NO.
T0-0.4

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DATE	2022 Apr 26
PROJECT #	22002

SHEET CONTENT:
KAPIOLANI BOULEVARD ENTRY RENDERING

SHEET NO.
T0-0.5

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SHEET CONTENT:
MAKALOA STREET ENTRY RENDERING

SHEET NO.
T0-0.6

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PROJECT # 22002

SHEET CONTENT:

REC DECK RENDERING

SHEET NO.

T0-0.7

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DATE	2022 Apr 26
PROJECT #	22002

SHEET CONTENT:

POOL RENDERING

SHEET NO.

T0-0.8

MATERIAL LEGEND

	MATERIAL	LOCATION
M-1	**METAL -** KYNAR 500 COATED ALUMINUM (STONE WHITE)	SQUARE FACADE MASS LEVEL 2-7
M-2	KYNAR 500 COATED ALUMINUM (ZINC)	TRANSFER LEVEL, LANAIS
M-3	KYNAR 500 COATED ALUMINUM (ARCADIA GREEN)	PERFORATED PANELS LEVEL 2-7
M-4	KYNAR 500 COATED ALUMINUM (TEAL)	PERFORATED PANELS LEVEL 2-7
M-5	POWDER COATED ALUMINUM (PALE CHERRY)	GEOMETRICAL FRAME, COLUMNS LEVEL 1
G-1	**GLASS -** PILKINGTON OPTIFLOAT (UNCOATED, CLEAR)	RETAIL PODIUM LEVEL 01, AMENITIES LEVEL 08
	TVIS% 88, SHGC 0.82, U-FACTOR 1.03	LANAI & ROOF DECK RAILING
G-2	PILKINGTON SOLAR-E (COATED, GREY)	APARTMENT LEVELS
	TVIS% 30, SHGC 0.36, U-FACTOR 0.50	
S-1	**STONE -** LIMESTONE (BUSH-HAMMERED, CORTON BEIGE)	ENTRY/ DRIVEWAY LEVEL 1
P-1	**PAINT -** SHERWIN-WILLIAMS SOFTWARE LRV 13% SW 7074	CONCRETE WALLS (MISC. ACCENTS)

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SHEET CONTENT:
MATERIAL
&
COLOR
SELECTION

SHEET NO.
T0-1.1

MATERIAL LEGEND

	MATERIAL	LOCATION
M-1	**METAL** - KYNAR 500 COATED ALUMINUM (STONE WHITE)	SQUARE FACADE MASS LEVEL 2-7
M-2	KYNAR 500 COATED ALUMINUM (ZINC)	TRANSFER LEVEL, LANAIS
M-3	KYNAR 500 COATED ALUMINUM (ARCADIA GREEN)	PERFORATED PANELS LEVEL 2-7
M-4	KYNAR 500 COATED ALUMINUM (TEAL)	PERFORATED PANELS LEVEL 2-7
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PROJECT # 22002

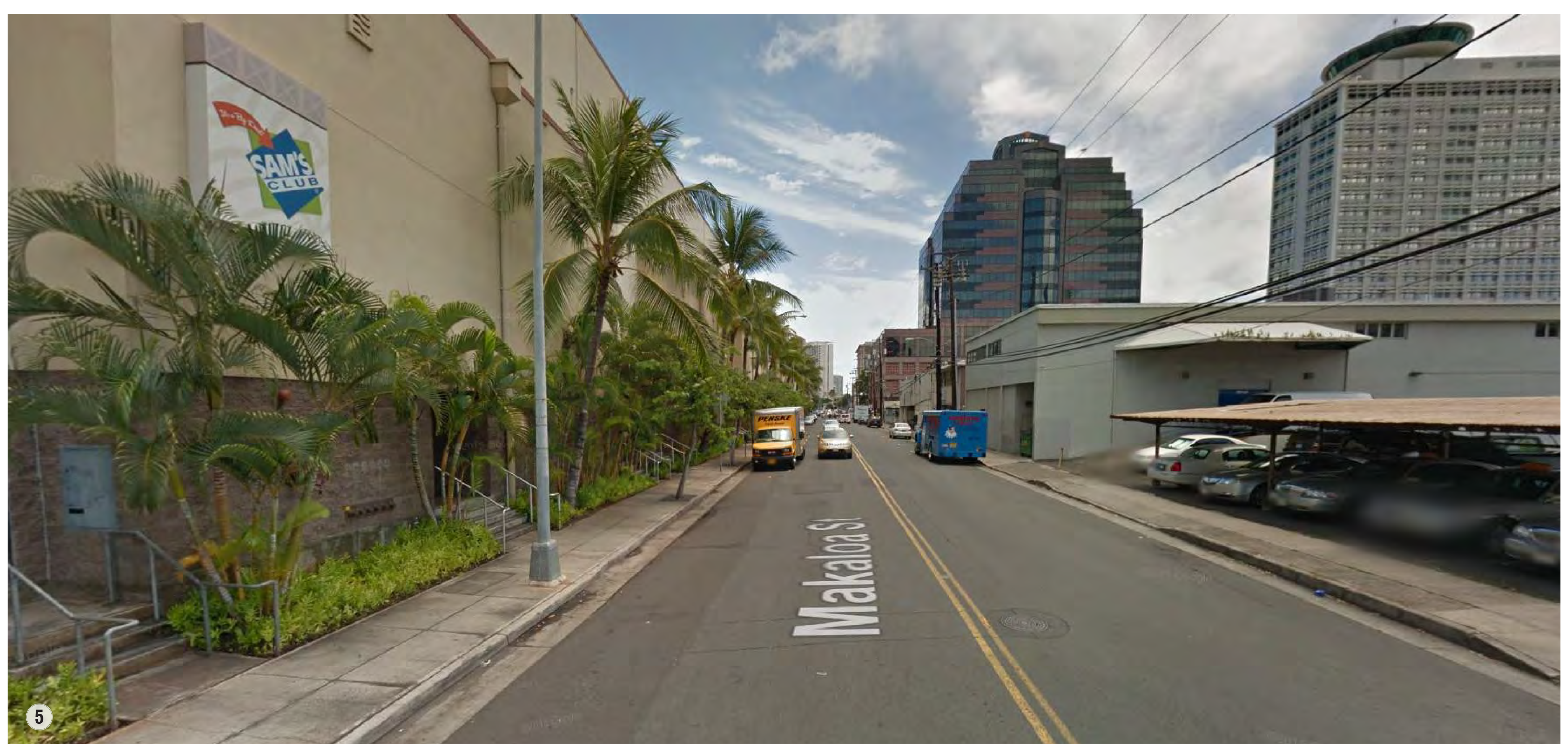
SHEET CONTENT:
MATERIAL & COLOR BOARD

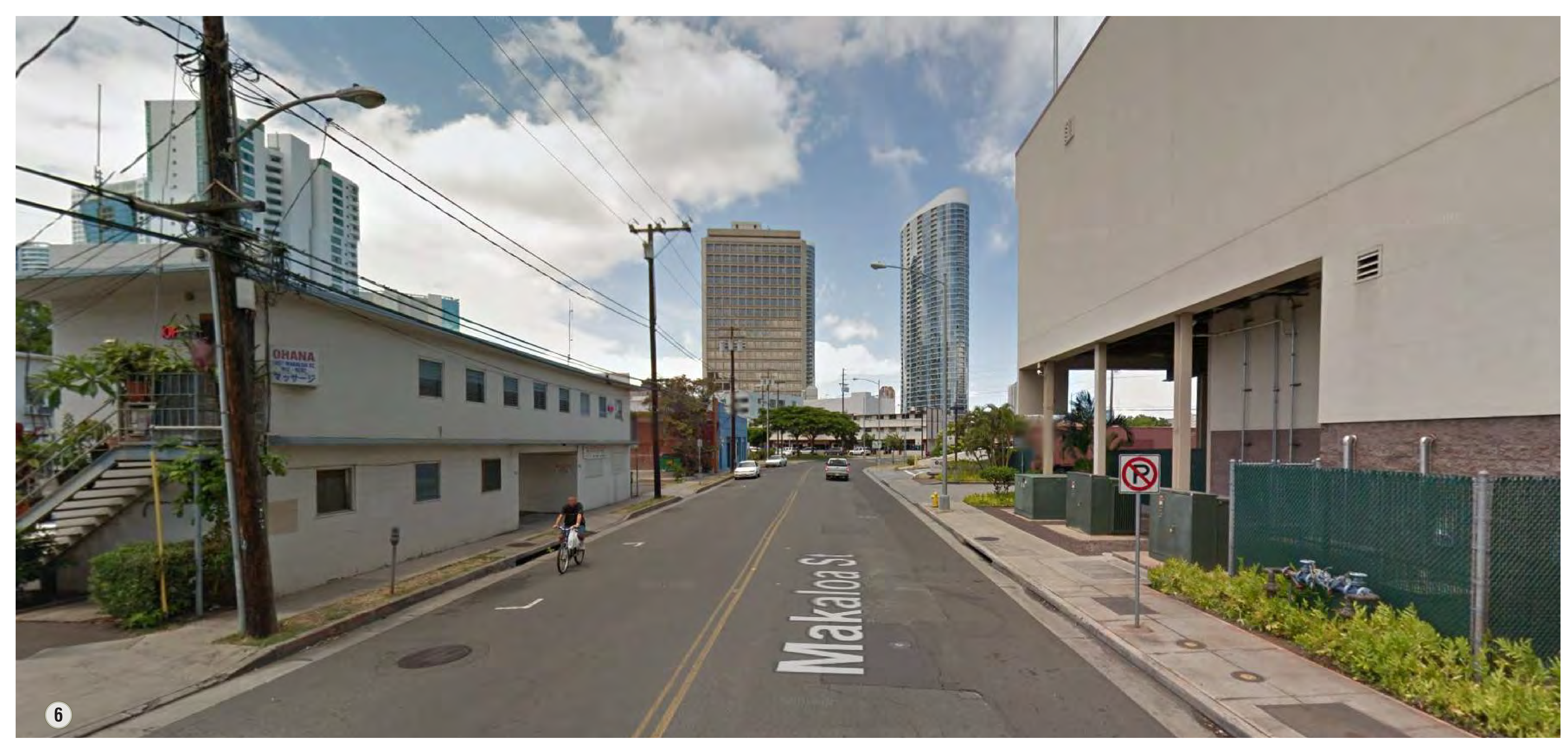
SHEET NO.
T0-1.2



Project Site
TMK: 1-2-3-016:
Parcels 018, 019, 020







ARCHITECTS

ARCHITECT:

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HAWAII OCEAN PLAZA LP

Ala Moana Home
Honolulu, Hawaii
T.M.K. 2-3-016: 018 / 019 / 020

IPD-T PERMIT APPLICATION SET

DATE 2022 Apr 26

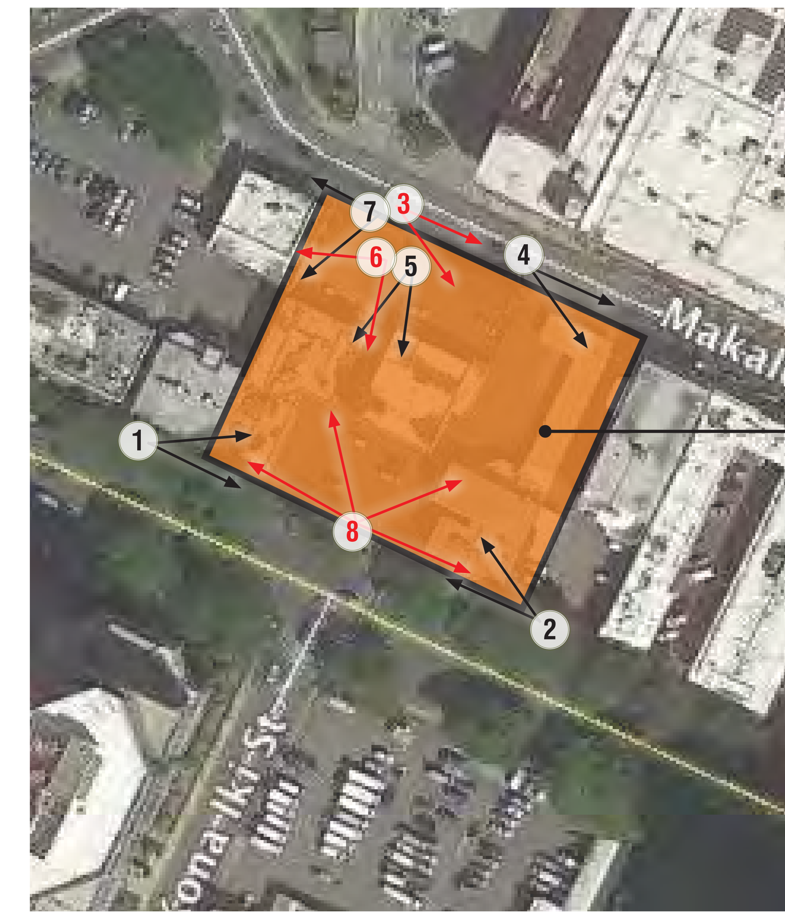
PROJECT # 22002

SHEET CONTENT:

SITE PHOTOS
STREET VIEWS

SHEET NO.

T1-0.1



Project Site
TMK: 1-2-3-016:
Parcels 018, 019, 020

FSC ARCHITECTS

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Honolulu, Hawaii
T.M.K. 2-3-016: 018 / 019 / 020

IPD-T PERMIT APPLICATION SET

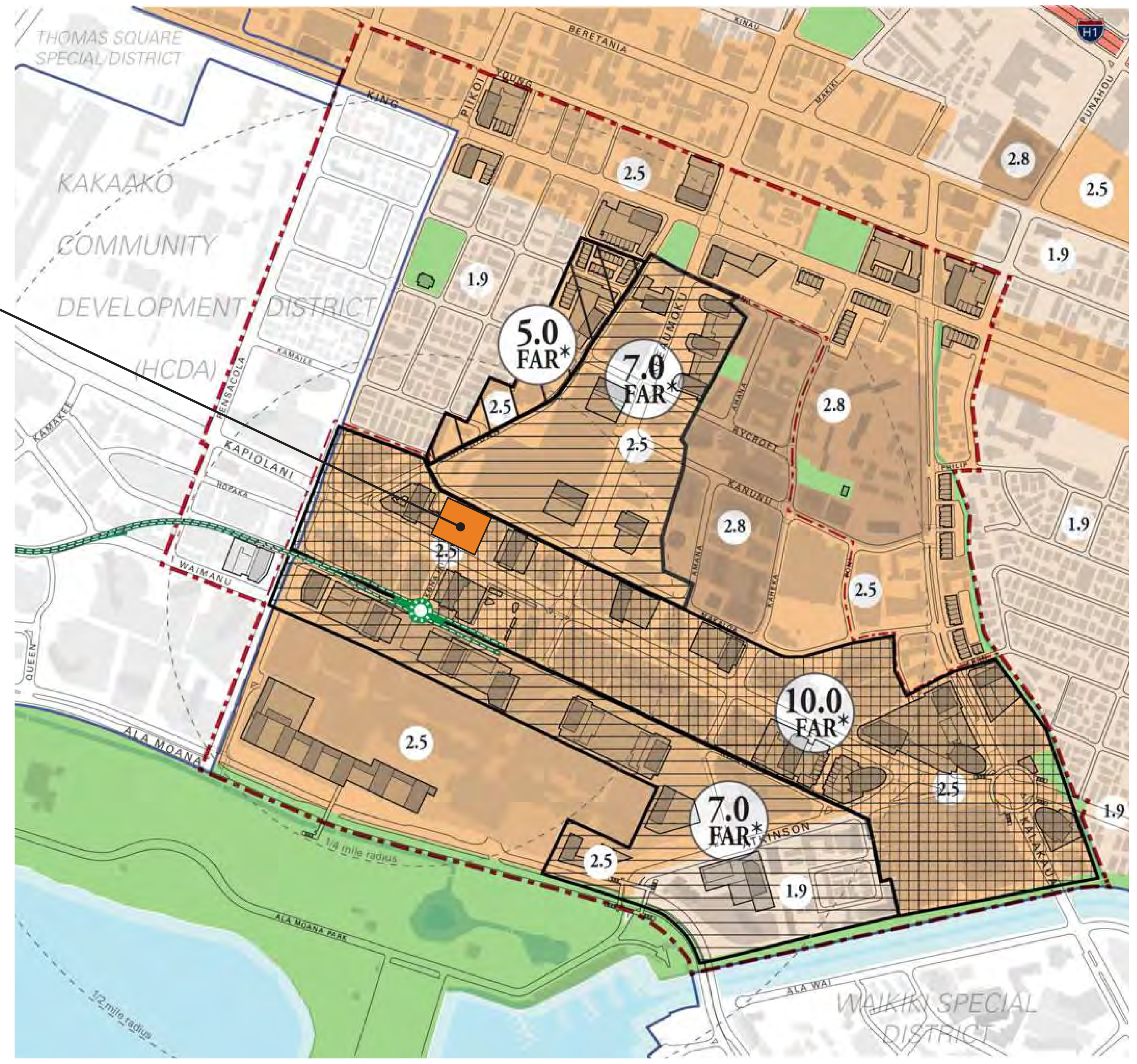
DATE	2022 Apr 26
PROJECT #	22002

SHEET CONTENT:
SITE PHOTOS
SITE VIEWS

SHEET NO.
T1-0.2

FIGURE 5-3: PROPOSED FAR ZONE MAP

Project Site
TMK: 1-2-3-016:
Parcels 018, 019, 020



LEGEND

MAXIMUM FAR WITH COMMUNITY BENEFITS
- 5.0 FAR Area
- 7.0 FAR Area
- 10.0 FAR Area
- Maximum FAR *with community benefits

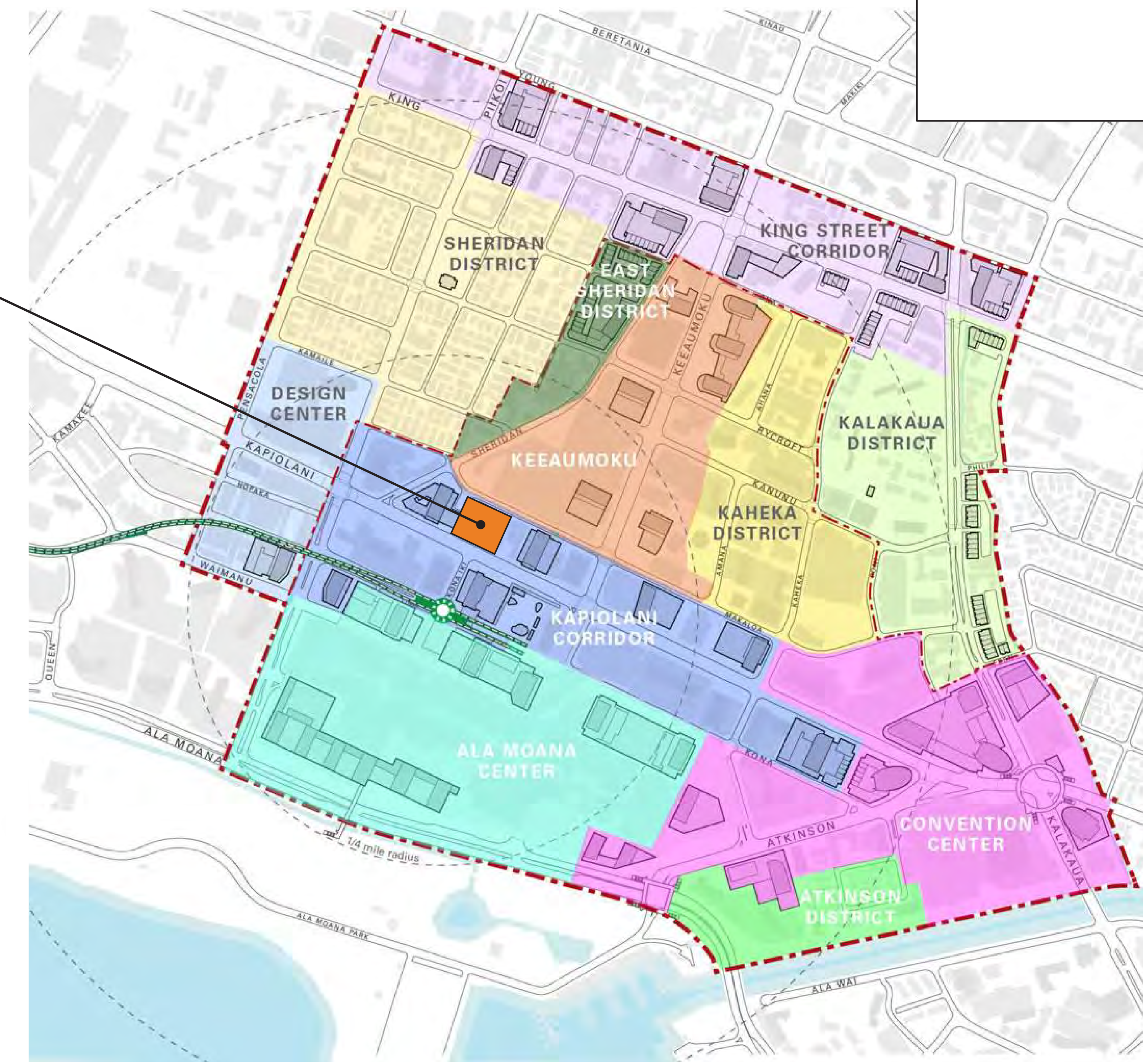
BASE FAR (same as current FAR)
- 0 FAR
- 1.9 FAR
- 2.5 FAR
- 2.8 FAR
- Maximum Allowable FAR
- Other Planning District

- Planning Area
- TOD Precinct/TIZ Precinct Boundary
- Ala Moana Center Rail Station
- Fixed Guideway

0 100 200 400 800 1/4 mi
1"=800' / 1:9600

FIGURE 3-5: SUBDISTRICT DESIGNATIONS

Project Site
TMK: 1-2-3-016:
Parcels 018, 019, 020



LEGEND

TOD PRECINCT
- Ala Moana Center
- Kapiolani Corridor
- Convention Center
- Keeaumoku
- Kaheka District
- Atkinson District

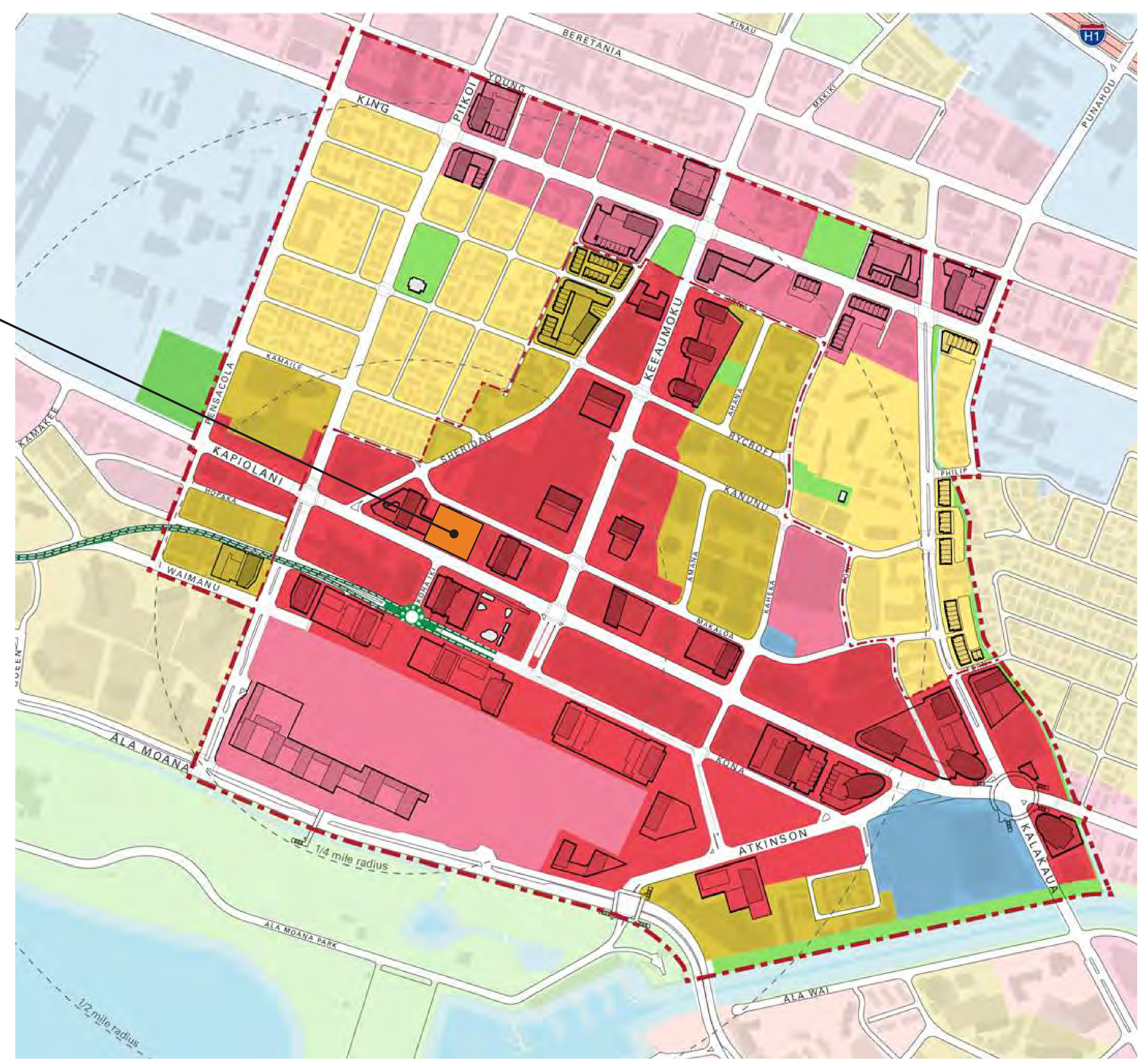
TIZ PRECINCT
- Design Center
- King Street Corridor
- Kalakaua District
- Sheridan District

- Planning Area
- TOD Precinct /TIZ Precinct Boundary
- Ala Moana Center Rail Station
- Fixed Guideway

0 100 200 400 800 1/4 mi
1"=800' / 1:9600

FIGURE 3-6: PROPOSED LAND USE TYPE & INTENSITY

Project Site
TMK: 1-2-3-016:
Parcels 018, 019, 020



LEGEND

PROPOSED DESIGNATIONS
- High Density Commercial Mixed Use
- Moderate Density Commerical Mixed Use
- High Density Residential
- Moderate Density Residential
- Civic / Institutional
- Parks & Open Space

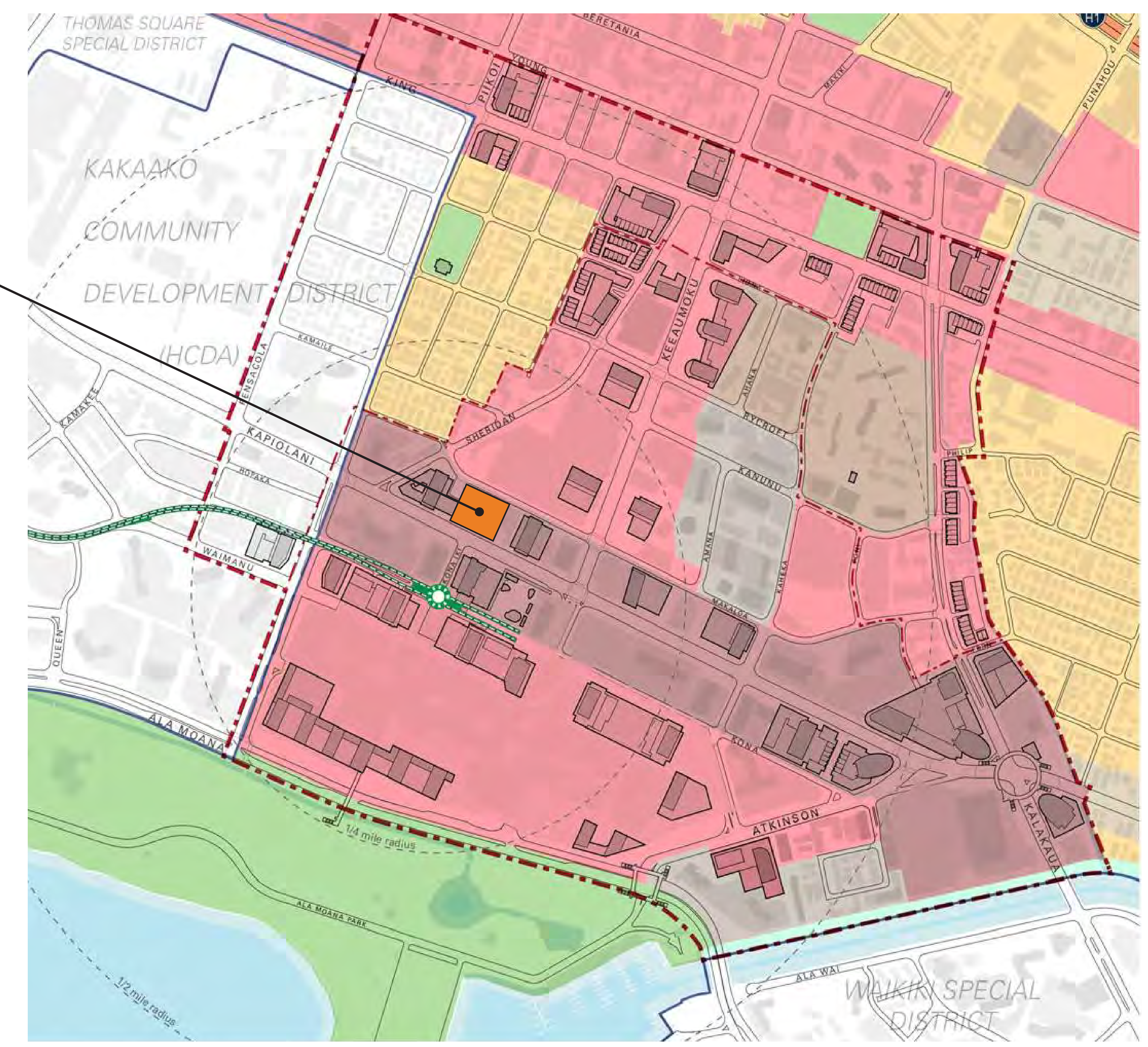
EXISTING DESIGNATIONS (OFFSITE)
- Med. & High-Density Residential/Mixed Use
- District Commercial
- Industrial
- Resort
- Institutional
- Major Parks & Open Space

- Planning Area
- TOD Precinct /TIZ Precinct Boundary
- Ala Moana Center Rail Station
- Fixed Guideway

0 100 200 400 800 1/4 mi
1"=800' / 1:9600

FIGURE 5-2: PROPOSED ZONING MAP

Project Site
TMK: 1-2-3-016:
Parcels 018, 019, 020



LEGEND
- Med-Density Apartment (A-2)
- Med-Density Apartment Mixed Use (AMX-2)
- High-Density Apartment (A-3)
- High-Density Apartment Mixed Use (AMX-3)
- Comm. Business Mixed Use (BMX-3)
- Kapiolani Mixed Use (BMX-3B)
- General Preservation (P-2)
- Public Precinct
- Other Planning District

- Ala Moana Special District Boundary
- TOD Precinct/TIZ Precinct Boundary
- Ala Moana Center Rail Station
- Fixed Guideway

0 100 200 400 800 1/4 mi
1"=800' / 1:9600

Ala Moana Neighborhood Transit Oriented Development Plan - August 2021

FSC ARCHITECTS

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HAWAII OCEAN PLAZA LP

Ala Moana Home
Honolulu, Hawaii
TMK 2-3-016:018/019/020

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DATE	2022 Apr 26
PROJECT #	22002

SHEET CONTENT:
ZONING MAPS

SHEET NO.
T1-0.3

FIGURE 3-10: PROPOSED BICYCLE NETWORK

Project Site
TMK: 1-2-3-016:
Parcels 018, 019, 020

LEGEND

EXPANDED FACILITIES

- Bike Path or Cycle Track
- 2 Way Bike Lane (or Cycle Track)
- 1 Way Bike Lane (or Cycle Track)
- Future Bike Lane Extension
- Neighborhood Bike Route
- Bike Storage Facility

EXISTING FACILITIES

- Existing Path
- Existing Lane
- Existing Route

- Planning Area
- Ala Moana Center Rail Station
- Fixed Guideway

0 100 200 400 800 1/4 mi
1"=800' / 1:9600

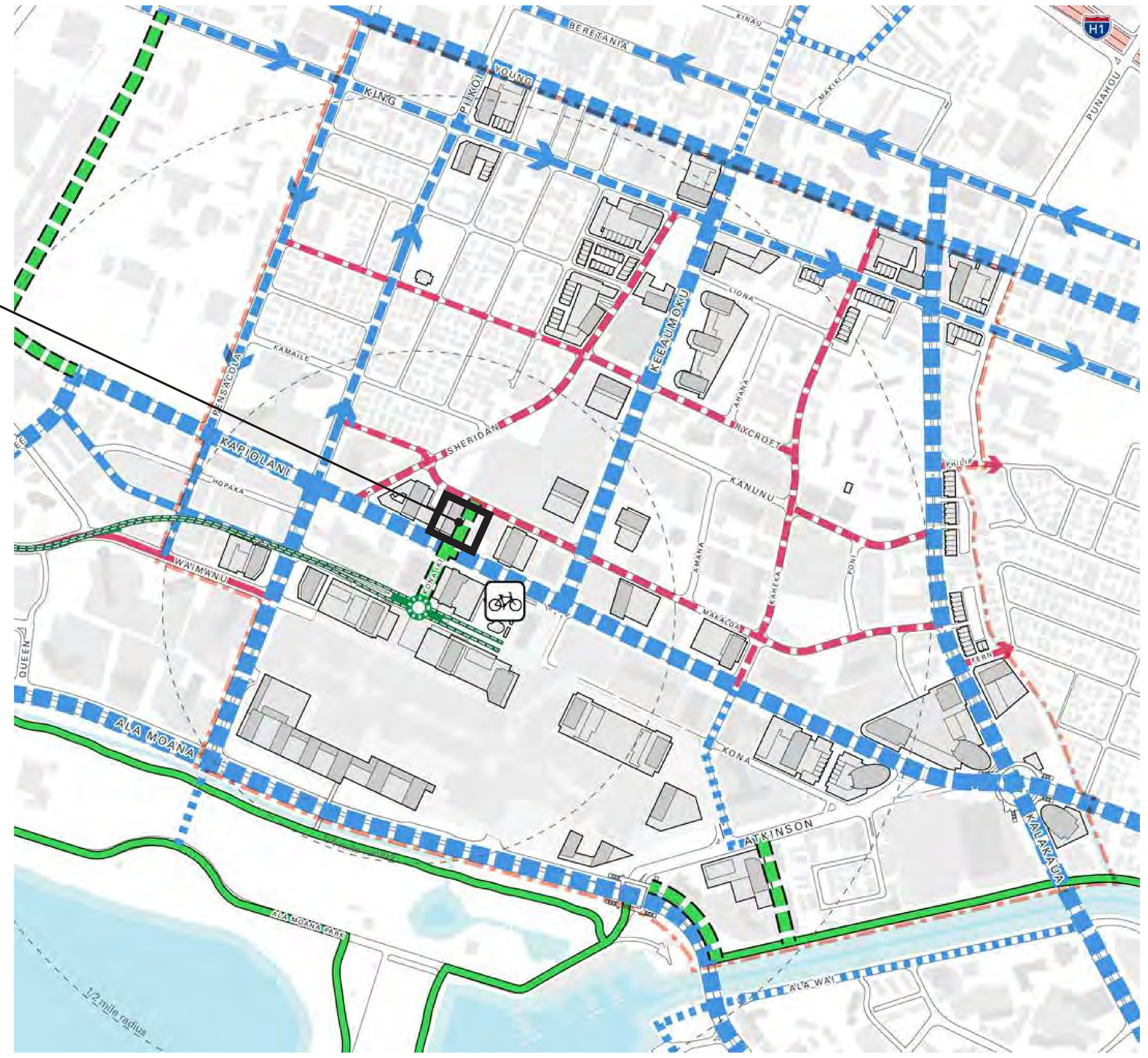

FIGURE 5-4: PROPOSED BUILDING HEIGHT ZONE MAP

Project Site
TMK: 1-2-3-016:
Parcels 018, 019, 020

LEGEND

PROPOSED WITH COMMUNITY BENEFITS

- 200' Area
- 250' Area
- 350' Area
- 400' Area
- Maximum Height *with community benefits

BASE HEIGHT LIMIT (same as height limit)

- 25'
- 45'
- 65'
- 100'
- 150'
- 250'
- 320'
- 350'
- 400'
- 400' (Kakaako Defined Percentage Zone)
- Other Planning District

- Planning Area
- TOD Precinct/TIZ Precinct Boundary
- Ala Moana Center Rail Station
- Fixed Guideway

0 100 200 400 800 1/4 mi
1"=800' / 1:9600

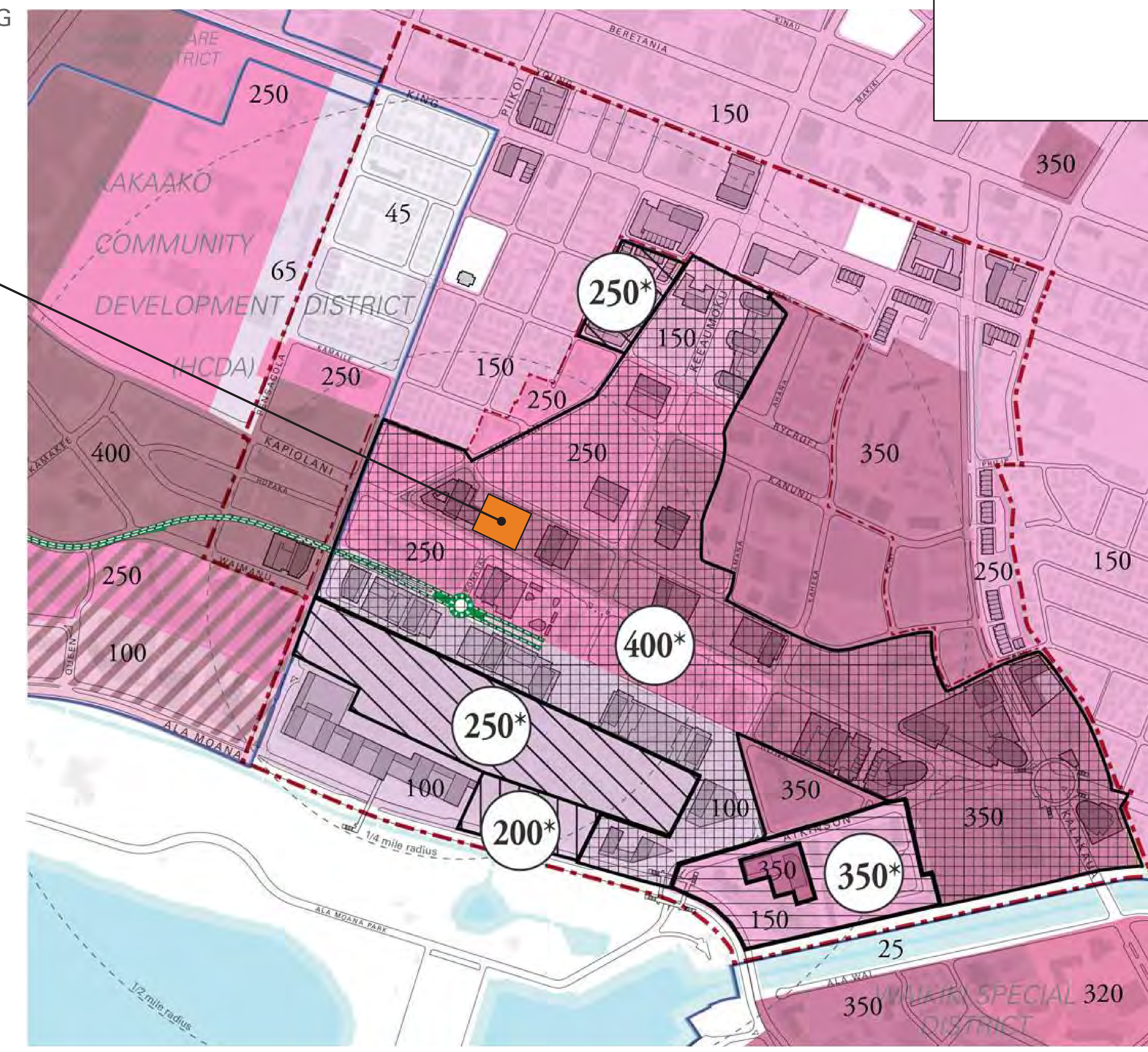

FIGURE 3-11: PROPOSED PEDESTRIAN IMPROVEMENTS

Project Site
TMK: 1-2-3-016:
Parcels 018, 019, 020

LEGEND

- Signalized Crosswalk
- Crosswalk Enhancements
- Scramble Intersection
- Intersection Improvements/Reconfiguration
- Elevated Pedestrian Crossing
- Transit Plaza

- Arterial Sidewalk Improvements
- Neighborhood Sidewalk Improvements
- Station Mauka-Makai Connection
- Center Stage Mauka-Makai Connection
- Other Pedestrian Paths
- Future Paths

- Planning Area
- Existing Parks
- Ala Moana Center Rail Station
- Fixed Guideway

0 100 200 400 800 1/4 mi
1"=800' / 1:9600

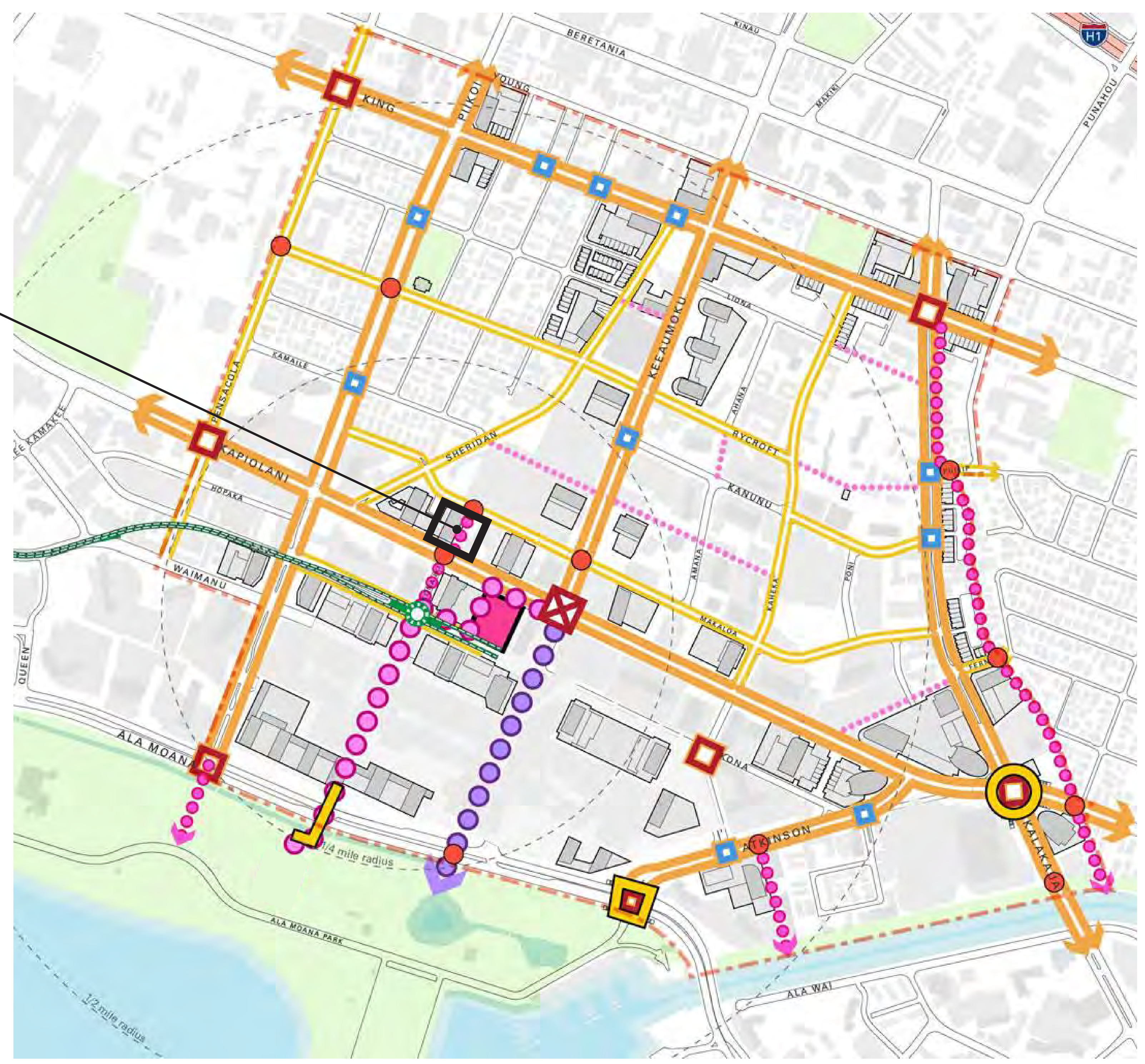

FIGURE 5-5: PROPOSED BUILD-TO LINES

Project Site
TMK: 1-2-3-016:
Parcels 018, 019, 020

LEGEND

	SETBACK	FRONTAGE
Setback Type 1	12'	70%
Setback Type 2	10'	50%
Setback Type 3A	5'	70%
Setback Type 3B	5'	50%

- Planning Area
- Ala Moana Center Rail Station
- Fixed Guideway

0 100 200 400 800 1/4 mi
1"=800' / 1:9600

Ala Moana Neighborhood Transit Oriented Development Plan - August 2021

FSC ARCHITECTS

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HAWAII OCEAN PLAZA LP

Ala Moana Home
Honolulu, Hawaii
TMK 2-3-016: 018 / 019 / 020

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DATE 2022 Apr 26

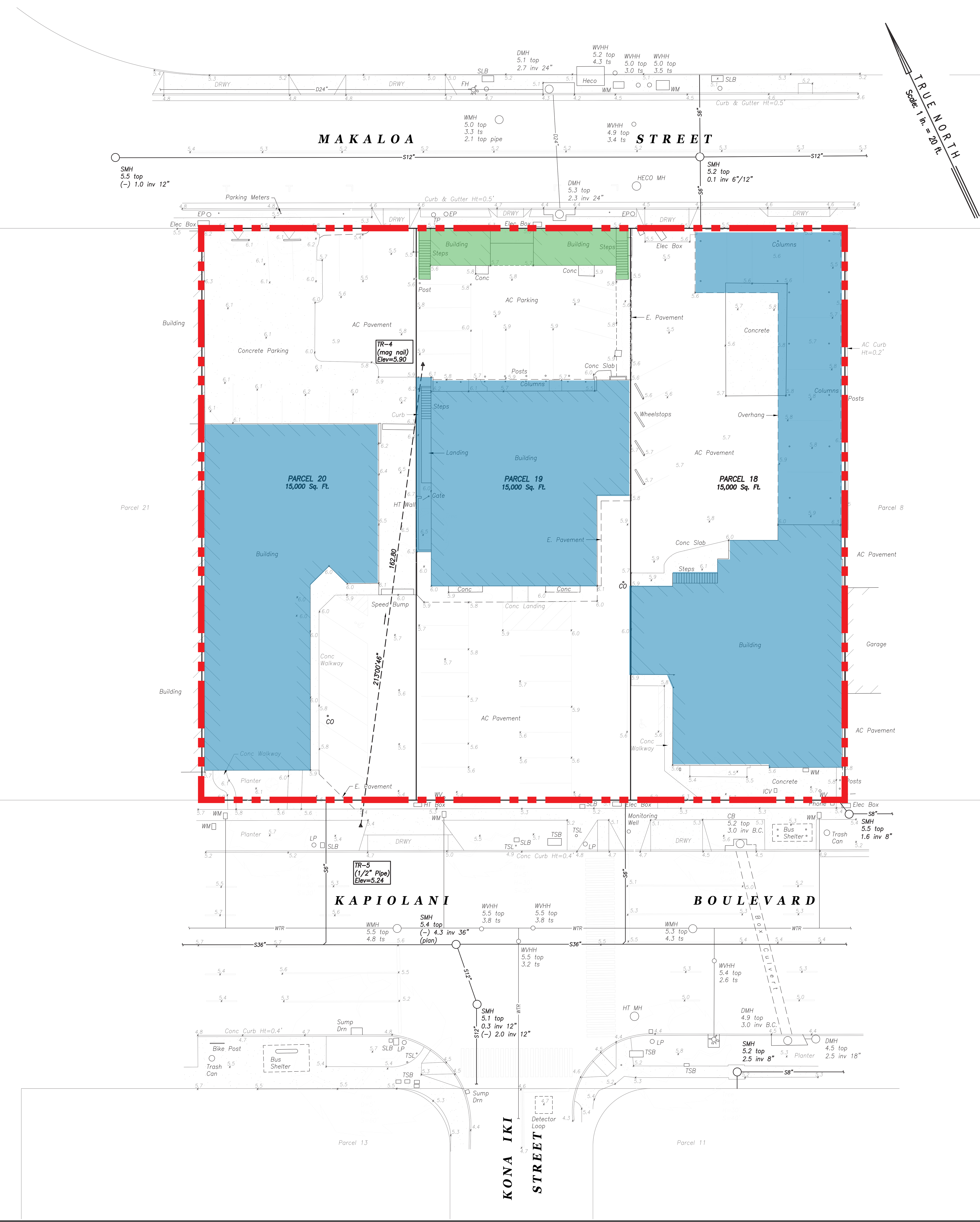
PROJECT # 22002

SHEET CONTENT:

ZONING MAPS

SHEET NO.

T1-0.4



LEGEND:

AC–ASPHALTIC CONCRETE
BC–BOTTOM CURB
CB–CATCH BASIN
CLF–CHAIN LINK FENCE
CO–CLEAN OUT
CRM–CONCRETE, RUBBLE, MASONRY
DI–DRAIN INLET
DMH–DRAIN MANHOLE
E/VALVE–ELECTRICAL VALVE
EAC–EDGE AC PAVEMENT
EMH–ELECTRICAL MANHOLE
EOH–ELECTRICAL OVERHEAD
EP–ELECTRICAL POLE
FM–SEWER FORCE MAIN
FH–FIRE HYDRANT
G–GAS
GD–GROUND
GI–GRATE INLET
GUY–GUY WIRE
HECO–HAWAIIAN ELECTRIC COMPANY
HTCO–HAWAIIAN TELCOM
HT WALL–HOLLOW TILE WALL
ICV–IRRIGATION CONTROL VALVE
INV–INVERT
MB–MAIL BOX
MH–MANHOLE
SC–SIGNAL CORPS
SLB–STREET LIGHT BOX
SMH–SEWER MANHOLE
TC–TOP CURB
TMH–TELEPHONE MANHOLE
TSB–TRAFFIC SYSTEM BOX
TSL–TRAFFIC SYSTEM LIGHT
TREE=
(D=DIAMETER OF TRUNK)
(H=HEIGHT)
(S=SPREAD)
TS–TOP STEM
UE–UNDERGROUND ELECTRICAL
UT– UNDERGROUND TELEPHONE
VH–VALVE HANDLE
WCR–WHEEL CHAIR RAMP
WM–WATER METER
WMH–WATER MANHOLE
WV–WATER VALVE
WVHH–WATER VALVE HAND HOLE
101.5 – TOP ELEVATION
101.0 – BOTTOM ELEVATION

Notes:

1. Origin of azimuths referred to Government Survey Triangulation Station "Punchbowl".
2. Elevations shown derived from City & County Street Monument located at the intersection of Makaloa and Keeaumoku Street, elevation being 4.58 feet.

Legend

Property Line

Previous Structures

Status: Demolished

Status: Empty, ready for demolition

1 SURVEY SITE PLAN
1"=20'-0"

0 10' 20' 40' 60'

NORTH

FSC ARCHITECTS

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Honolulu, Hawaii
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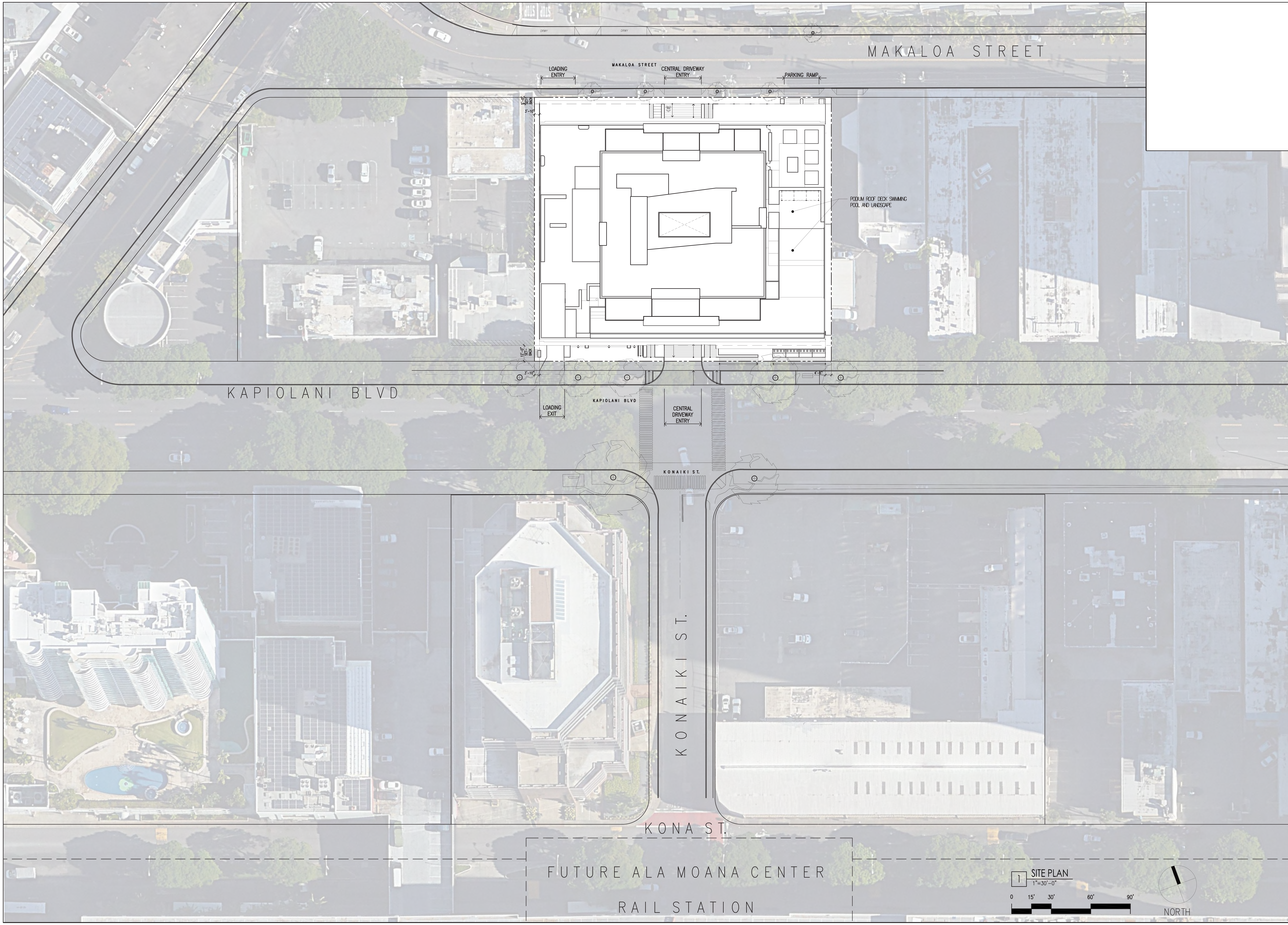
DATE	2022 Apr 26
PROJECT #	22002

SHEET CONTENT:
SURVEY SITE PLAN

SHEET NO.
A0-0.1



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DATE 2022 Apr 26

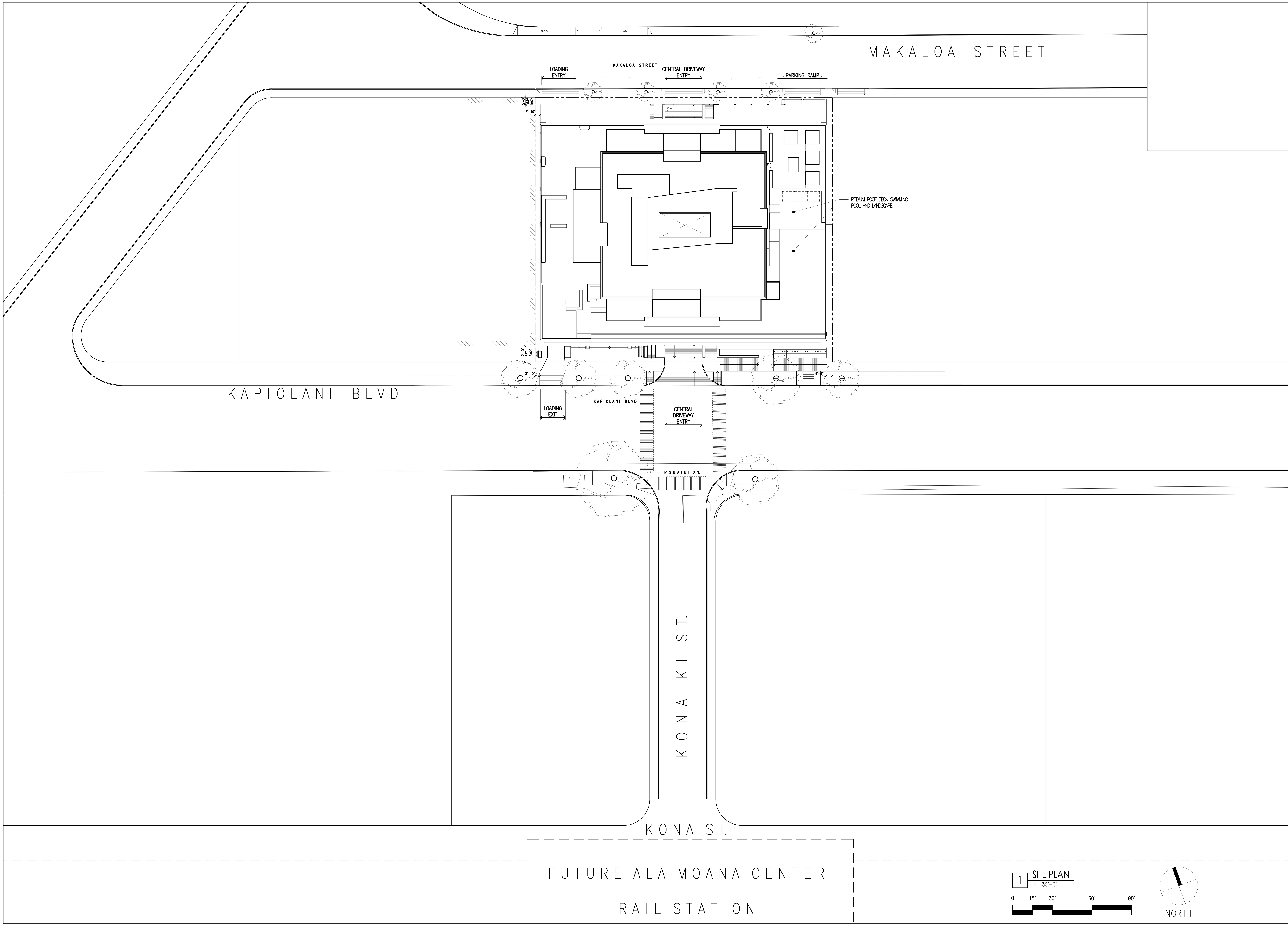
PROJECT # 22002

SHEET CONTENT:

SITE PLAN W/ SATELLITE IMAGE

SHEET NO.

A0-0.2



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DATE 2022 Apr 26

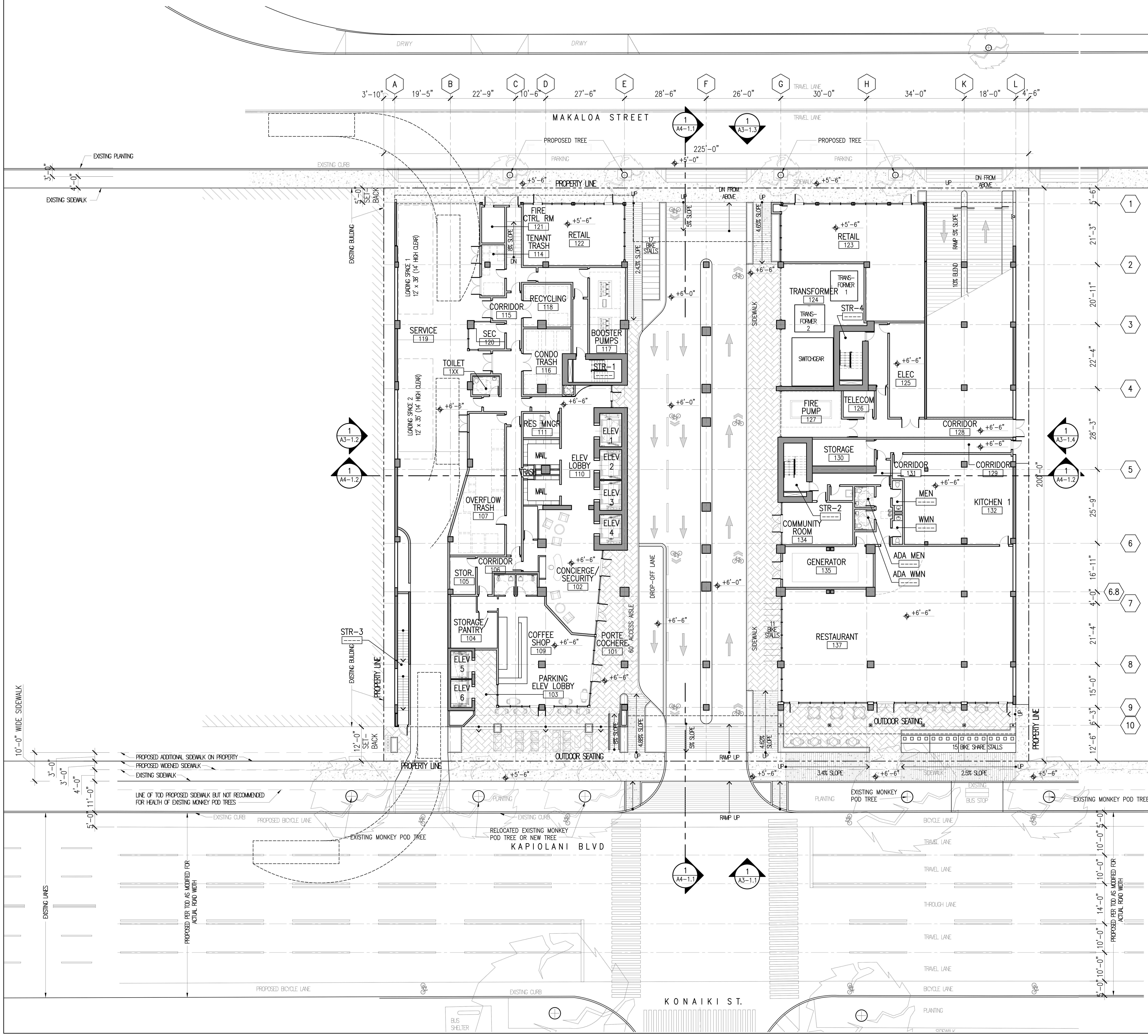
PROJECT # 22002

SHEET CONTENT:

SITE PLAN

SHEET NO.

A0-0.3



PARKING	LEVEL 1	LEVEL 2	LEVEL 3	LEVEL 4	LEVEL 5	LEVEL 6	LEVEL 7	TOTAL
BICYCLES								
SHORT-TERM (ST)	43							43
LONG-TERM (LT)		17	38	38	38	38	15	184
TOTAL =								227
MOTORCYCLES								
NON-GATED			9					9
GATED				9	9	9		27
TOTAL =								36
VEHICLES (NON-GATED)								
ADA CAR STALLS		3						3
ADA VAN STALLS		1						1
STANDARD STALLS		53	13					66
PARALLEL STALLS		8						8
COMPACT STALLS		5	1					6
TOTAL =		70	14					84
VEHICLES (GATED)								
ADA CAR STALLS			4	3				7
ADA VAN STALLS								
STANDARD STALLS			41	55	57	57	40	250
PARALLEL STALLS			8	8	8	8	4	36
COMPACT STALLS			4	5	8	8	8	33
TOTAL =			57	70	72	72	51	326
GRAND TOTAL ALL VEH. PARKING =		70	71	71	73	73	52	410

1 OVERALL PLAN - LEVEL 1

1/16"=1'-0"

0 4' 8' 16' 32' 48'

NORTH

FSC ARCHITECTS

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Honolulu, Hawaii
T.M.K 2-3-016:018/019/020

IPD-T PERMIT APPLICATION SET

DATE 2022 Apr 26

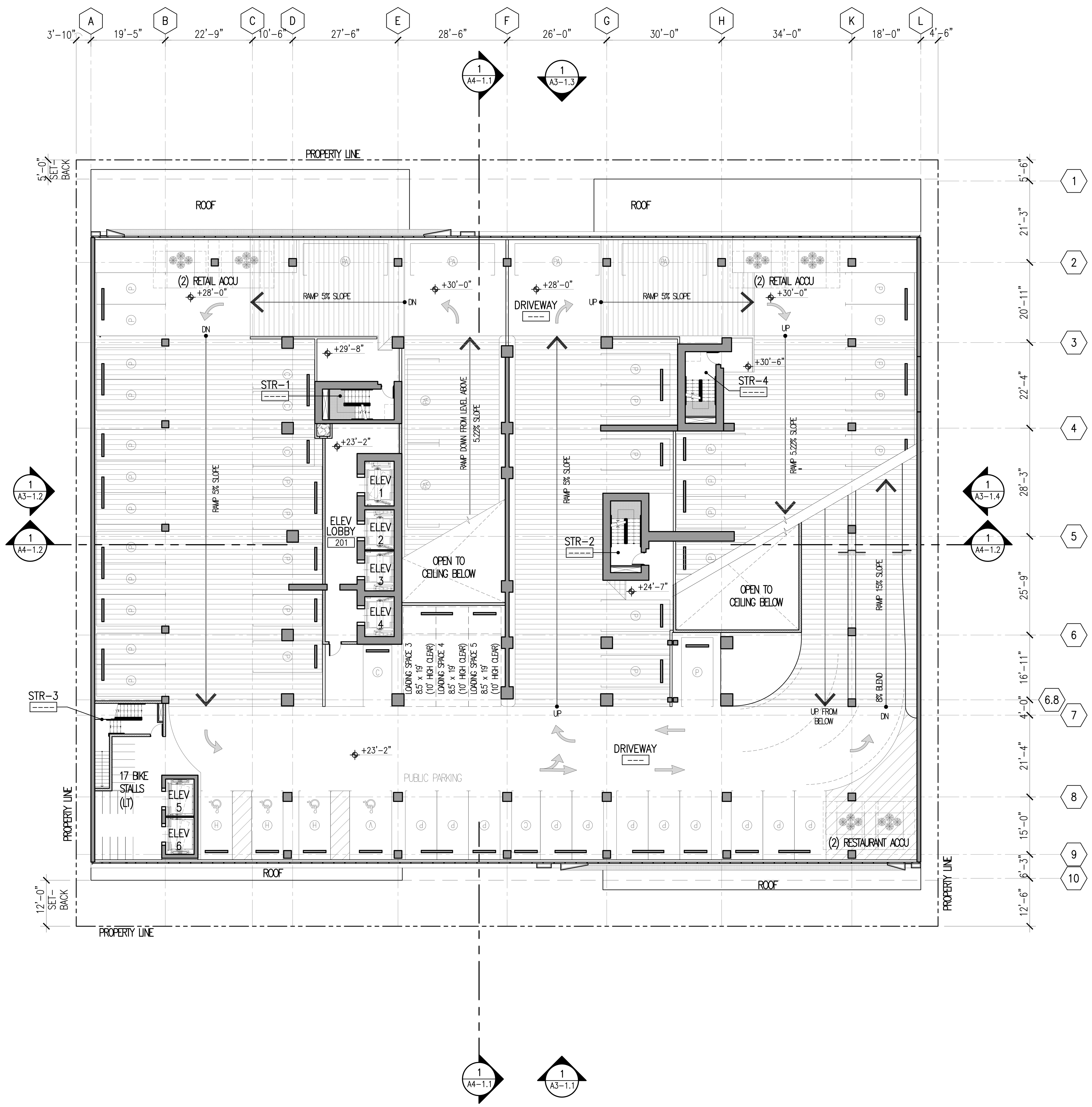
PROJECT # 22002

SHEET CONTENT:

OVERALL PLAN: LEVEL 1

SHEET NO.

A1 -1.1



PARKING	LEVEL 1	LEVEL 2	LEVEL 3	LEVEL 4	LEVEL 5	LEVEL 6	LEVEL 7	TOTAL
BICYCLES								
SHORT-TERM (ST)	43							43
LONG-TERM (LT)		17	38	38	38	38	15	184
TOTAL =								227
MOTORCYCLES								
NON-GATED			9					9
GATED				9	9	9		27
TOTAL =								36
VEHICLES (NON-GATED)								
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ADA VAN STALLS		1						1
STANDARD STALLS		53	13					66
PARALLEL STALLS		8						8
COMPACT STALLS		5	1					6
TOTAL =		70	14					84
VEHICLES (GATED)								
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PARALLEL STALLS			8	8	8	8	4	36
COMPACT STALLS			4	5	8	8	8	33
TOTAL =			57	70	72	72	51	326
GRAND TOTAL ALL VEH. PARKING =		70	71	71	73	73	52	410

1 OVERALL PLAN - LEVEL 2
1/16"=1'-0"

0 4' 8' 16' 32' 48'

NORTH

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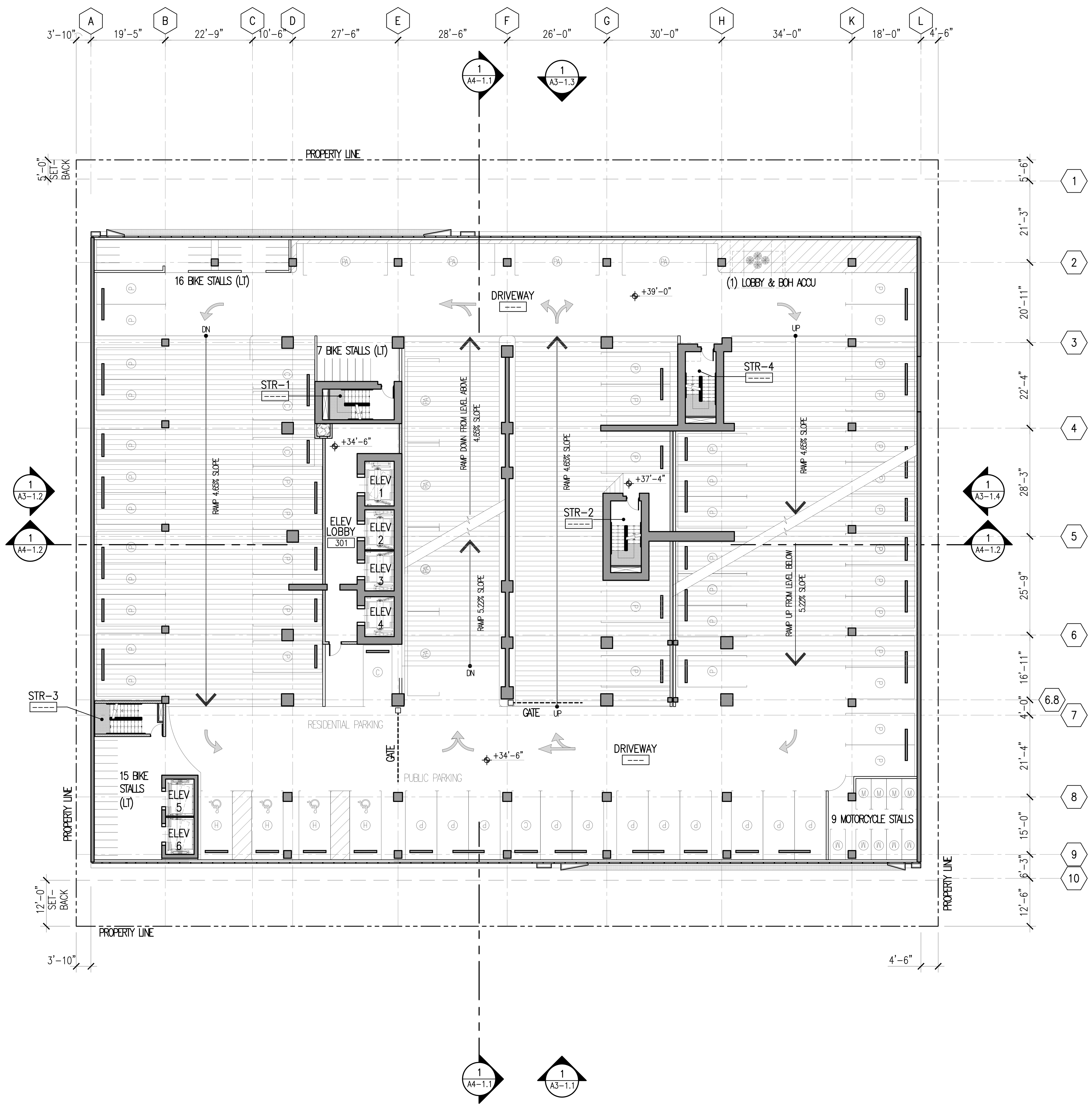
DATE 2022 Apr 26

PROJECT # 22002

SHEET CONTENT:
OVERALL PLAN: LEVEL 2

SHEET NO.
A1-1.2



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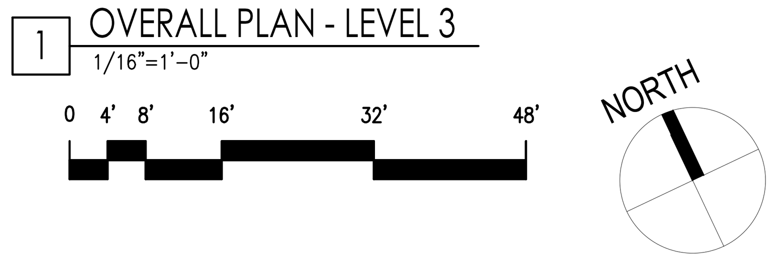
BICYCLES								
SHORT-TERM (ST)	43							43
LONG-TERM (LT)		17	38	38	38	38	15	184
TOTAL =								227
MOTORCYCLES								
NON-GATED			9					9
GATED				9	9	9		27
TOTAL =								36
VEHICLES (NON-GATED)								
ADA CAR STALLS		3						3
ADA VAN STALLS		1						1
STANDARD STALLS		53	13					66
PARALLEL STALLS		8						8
COMPACT STALLS		5	1					6
TOTAL =		70	14					84
VEHICLES (GATED)								
ADA CAR STALLS			4	3				7
ADA VAN STALLS								
STANDARD STALLS			41	55	57	57	40	250
PARALLEL STALLS			8	8	8	8	4	36
COMPACT STALLS			4	5	8	8	8	33
TOTAL =			57	70	72	72	51	326
GRAND TOTAL ALL VEH. PARKING =		70	71	71	73	73	52	410

1 OVERALL PLAN - LEVEL 3

1/16"=1'-0"



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IPD-T PERMIT APPLICATION SET

DATE 2022 Apr 26

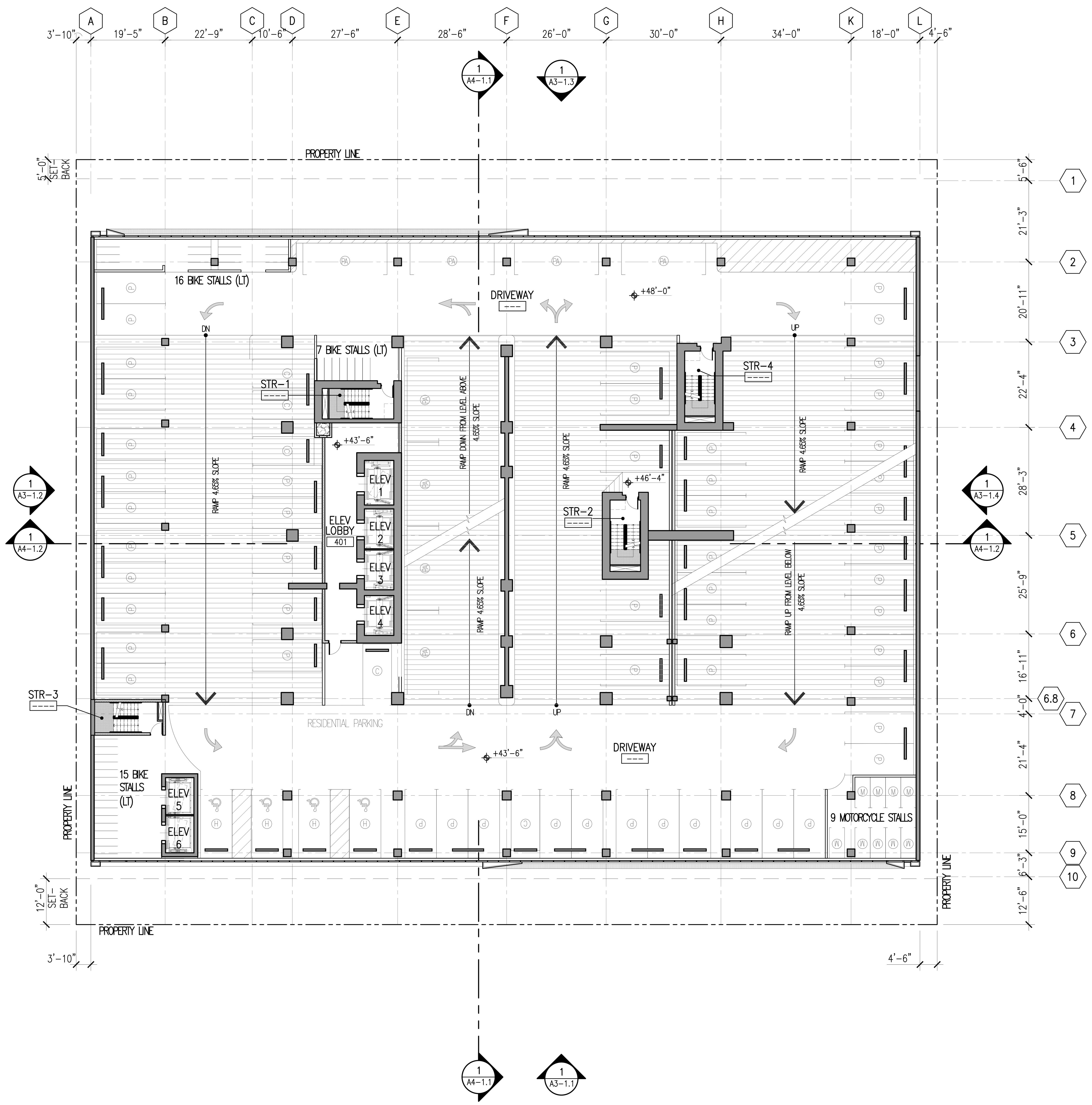
PROJECT # 22002

SHEET CONTENT:

OVERALL PLAN: LEVEL 3

SHEET NO.

A1 -1.3



PARKING	LEVEL 1	LEVEL 2	LEVEL 3	LEVEL 4	LEVEL 5	LEVEL 6	LEVEL 7	TOTAL
BICYCLES								
SHORT-TERM (ST)	43							43
LONG-TERM (LT)		17	38	38	38	38	15	184
TOTAL =								227
MOTORCYCLES								
NON-GATED			9					9
GATED				9	9	9		27
TOTAL =								36
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PARALLEL STALLS			8	8	8	8	4	36
COMPACT STALLS			4	5	8	8	8	33
TOTAL =			57	70	72	72	51	326
GRAND TOTAL ALL VEH. PARKING =		70	71	71	73	73	52	410

1 OVERALL PLAN - LEVEL 4
1/16"=1'-0"

0 4' 8' 16' 32' 48'

NORTH

ARCHITECTS

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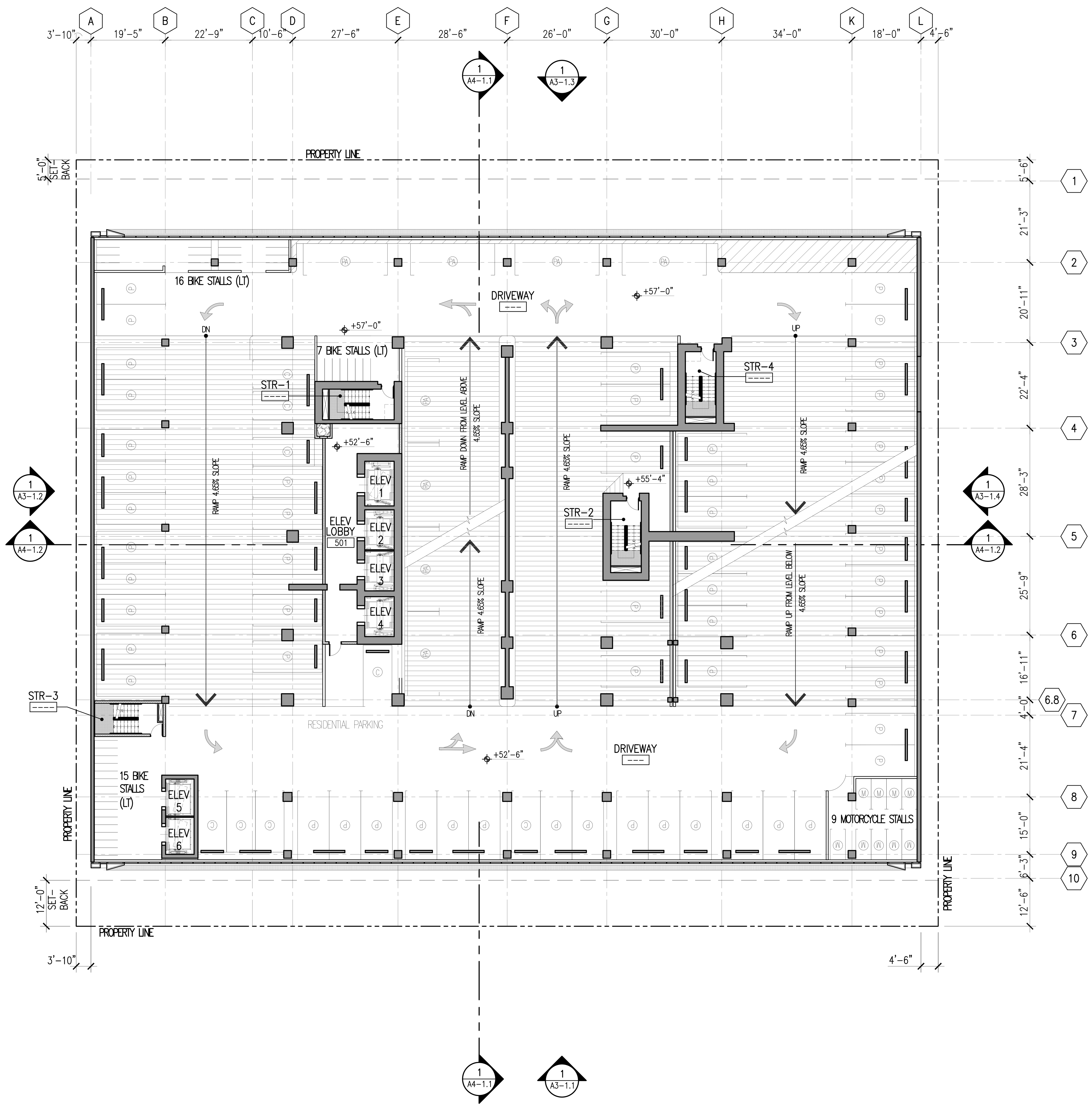
DATE 2022 Apr 26

PROJECT # 22002

SHEET CONTENT:
OVERALL PLAN: LEVEL 4

SHEET NO.
A1-1.4



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PARALLEL STALLS		8						8
COMPACT STALLS		5	1					6
TOTAL =		**70**	**14**					**84**
VEHICLES (GATED)								
ADA CAR STALLS			4	3				7
ADA VAN STALLS								
STANDARD STALLS			41	55	57	57	40	250
PARALLEL STALLS			8	8	8	8	4	36
COMPACT STALLS			4	5	8	8	8	33
TOTAL =			**57**	**70**	**72**	**72**	**51**	**326**
GRAND TOTAL ALL VEH. PARKING =		**70**	**71**	**71**	**73**	**73**	**52**	**410**

1 OVERALL PLAN - LEVEL 5
1/16"=1'-0"

0 4' 8' 16' 32' 48'

NORTH

FSC ARCHITECTS

ARCHITECT:
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HAWAII OCEAN PLAZA LP

Ala Moana Home
Honolulu, Hawaii
T.M.K 2-3-016:018/019/020

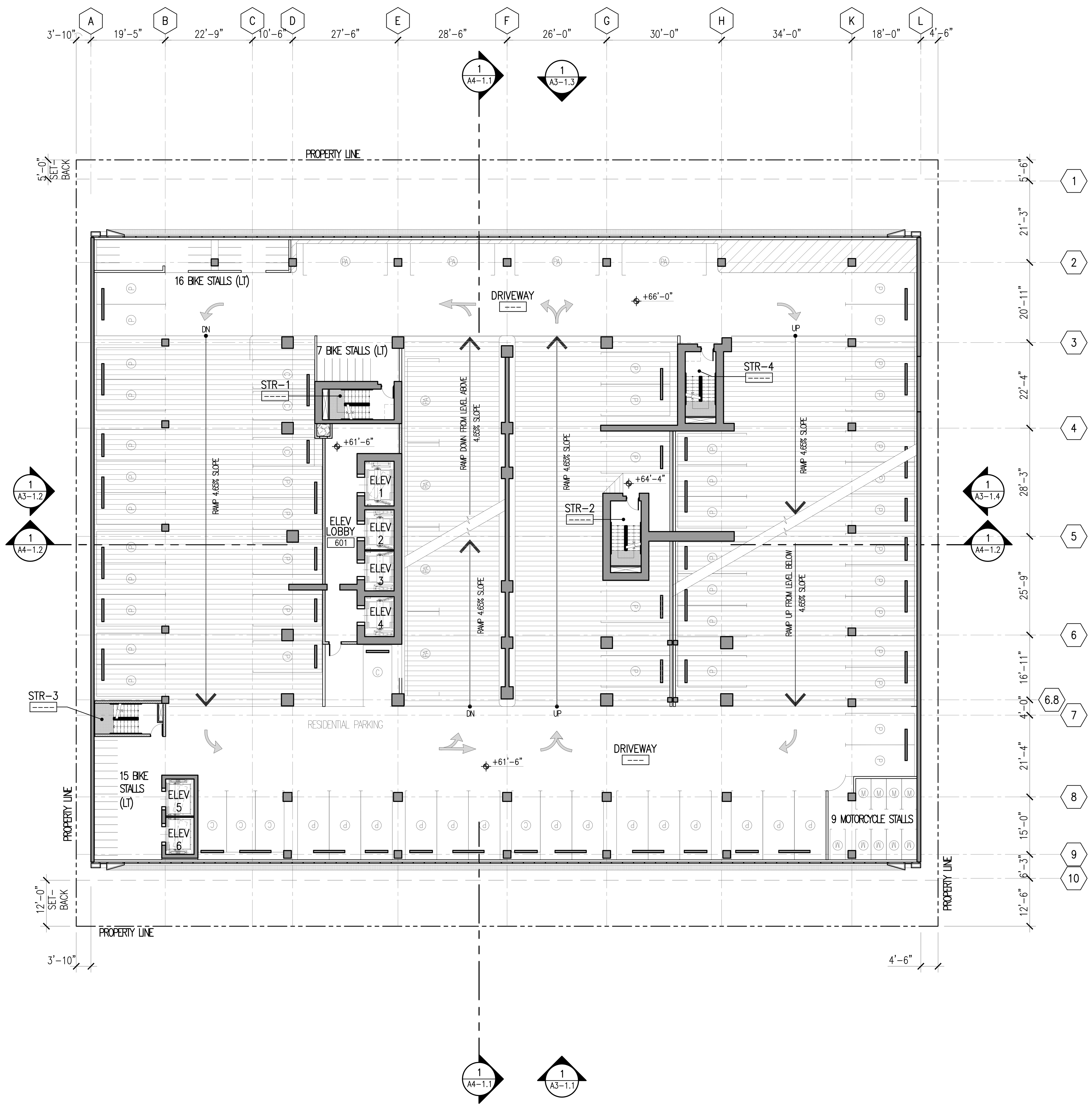
IPD-T PERMIT APPLICATION SET

DATE 2022 Apr 26

PROJECT # 22002

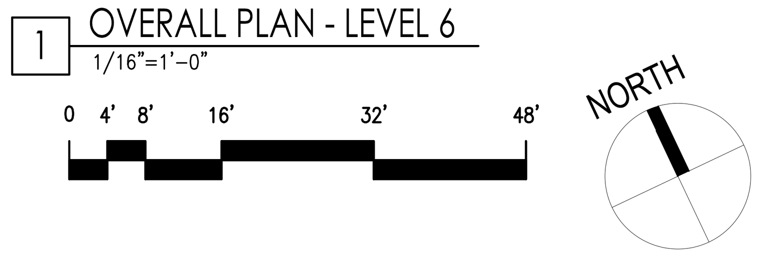
SHEET CONTENT:
OVERALL PLAN: LEVEL 5

SHEET NO.
A1 -1.5



PARKING	LEVEL 1	LEVEL 2	LEVEL 3	LEVEL 4	LEVEL 5	LEVEL 6	LEVEL 7	TOTAL
BICYCLES								
SHORT-TERM (ST)	43							43
LONG-TERM (LT)		17	38	38	38	38	15	184
TOTAL =								227
MOTORCYCLES								
NON-GATED			9					9
GATED				9	9	9		27
TOTAL =								36
VEHICLES (NON-GATED)								
ADA CAR STALLS		3						3
ADA VAN STALLS		1						1
STANDARD STALLS		53	13					66
PARALLEL STALLS		8						8
COMPACT STALLS		5	1					6
TOTAL =		70	14					84
VEHICLES (GATED)								
ADA CAR STALLS			4	3				7
ADA VAN STALLS								
STANDARD STALLS			41	55	57	57	40	250
PARALLEL STALLS			8	8	8	8	4	36
COMPACT STALLS			4	5	8	8	8	33
TOTAL =			57	70	72	72	51	326
GRAND TOTAL ALL VEH. PARKING =		70	71	71	73	73	52	410

1 OVERALL PLAN - LEVEL 6
1/16"=1'-0"



FSC ARCHITECTS

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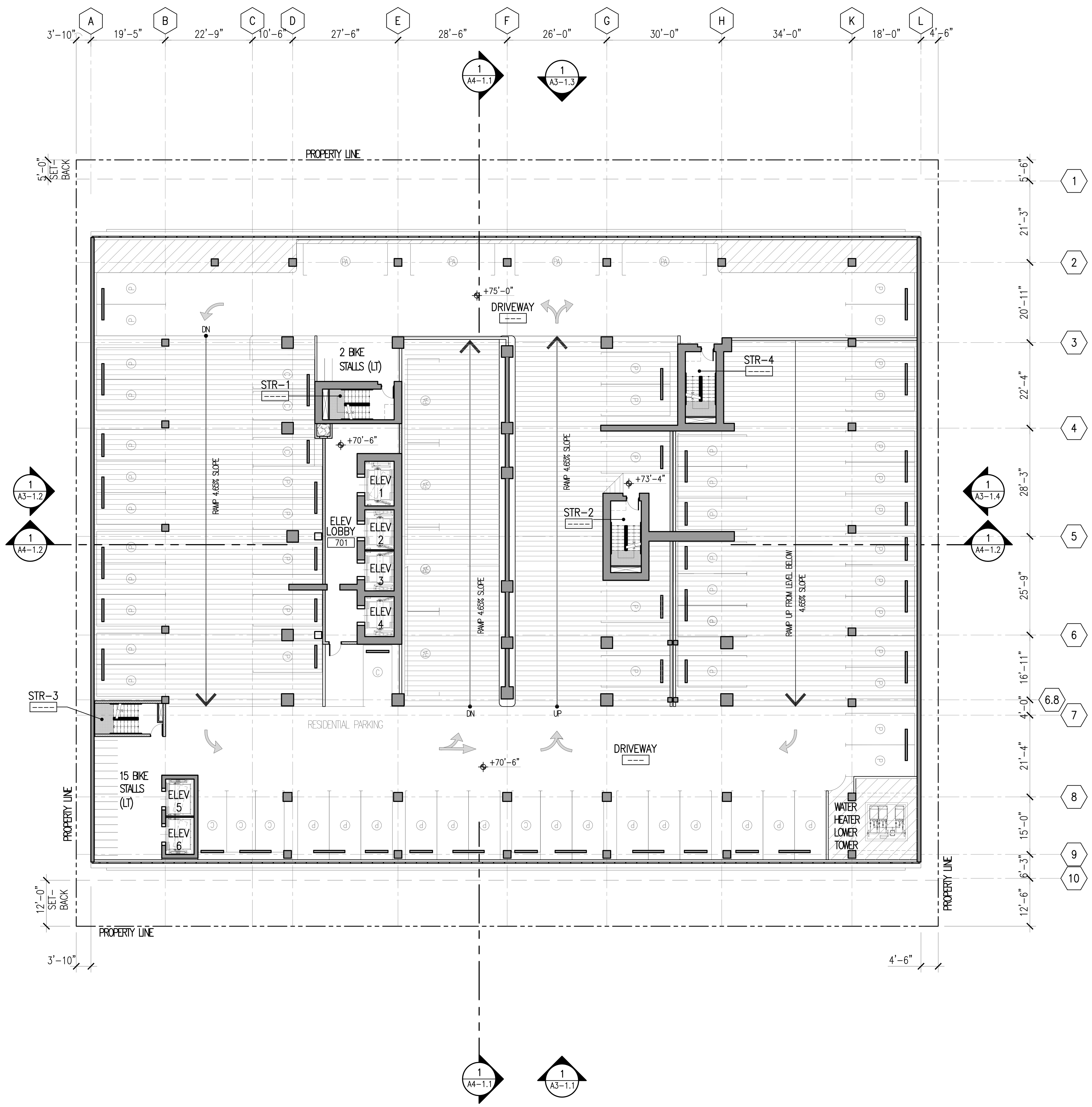
PROJECT # 22002

SHEET CONTENT:
OVERALL PLAN: LEVEL 6

SHEET NO.
A1 -1.6



PARKING	LEVEL 1	LEVEL 2	LEVEL 3	LEVEL 4	LEVEL 5	LEVEL 6	LEVEL 7	TOTAL
BICYCLES								
SHORT-TERM (ST)	43							43
LONG-TERM (LT)		17	38	38	38	38	15	184
TOTAL =								227
MOTORCYCLES								
NON-GATED			9					9
GATED				9	9	9		27
TOTAL =								36
VEHICLES (NON-GATED)								
ADA CAR STALLS		3						3
ADA VAN STALLS		1						1
STANDARD STALLS		53	13					66
PARALLEL STALLS		8						8
COMPACT STALLS		5	1					6
TOTAL =		70	14					84
VEHICLES (GATED)								
ADA CAR STALLS			4	3				7
ADA VAN STALLS								
STANDARD STALLS			41	55	57	57	40	250
PARALLEL STALLS			8	8	8	8	4	36
COMPACT STALLS			4	5	8	8	8	33
TOTAL =			57	70	72	72	51	326
GRAND TOTAL ALL VEH. PARKING =		70	71	71	73	73	52	410

1 OVERALL PLAN - LEVEL 7
1/16"=1'-0"

0 4' 8' 16' 32' 48'

NORTH

FSC ARCHITECTS

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T.M.K 2-3-016: 018/019/020

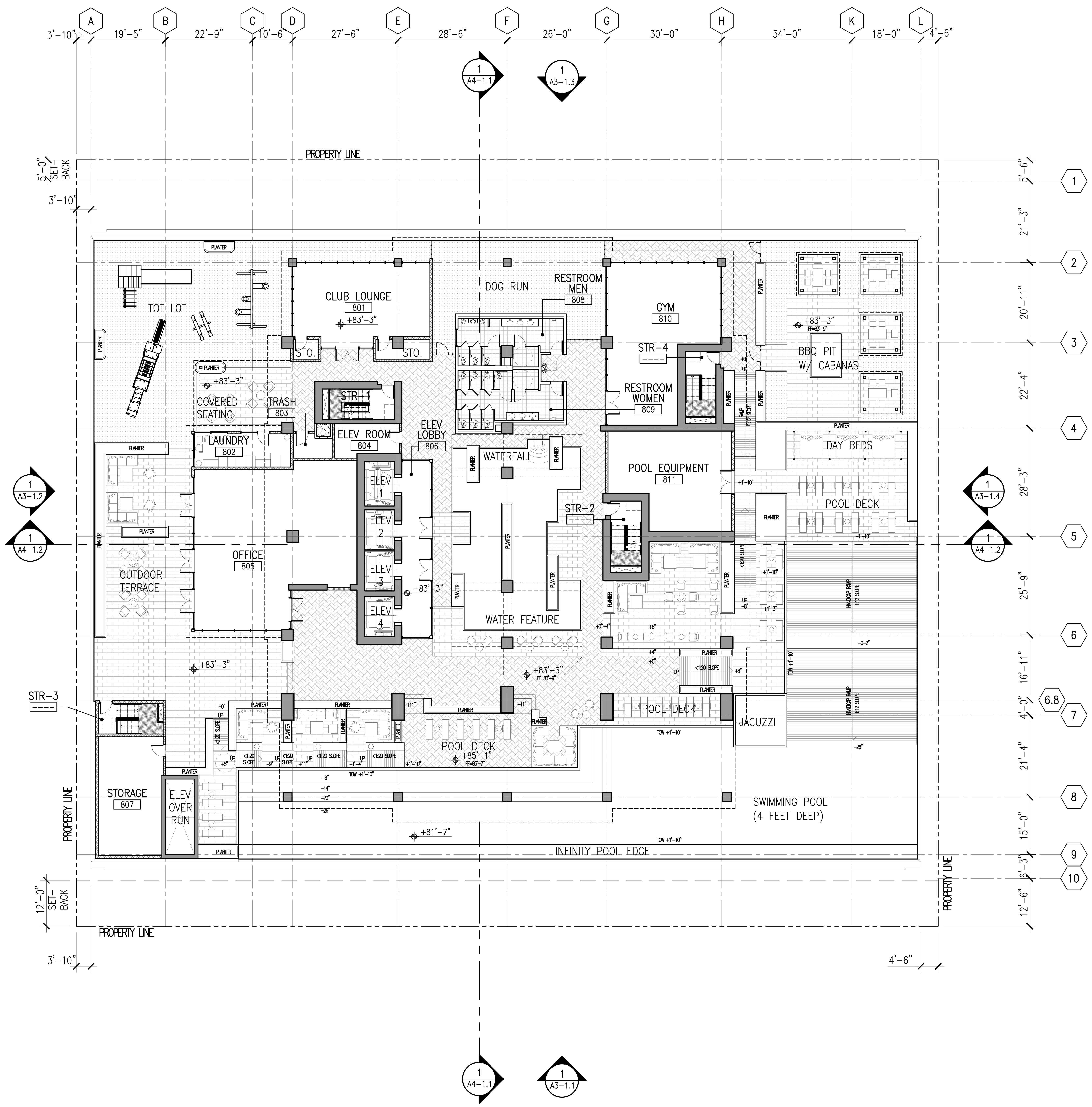
IPD-T PERMIT APPLICATION SET

DATE 2022 Apr 26

PROJECT # 22002

SHEET CONTENT:
OVERALL PLAN: LEVEL 7

SHEET NO.
A1-1.7



1 OVERALL PLAN - LEVEL 8
1/16"=1'-0"

0 4' 8' 16' 32' 48'

NORTH

FSC ARCHITECTS

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IPD-T PERMIT APPLICATION SET

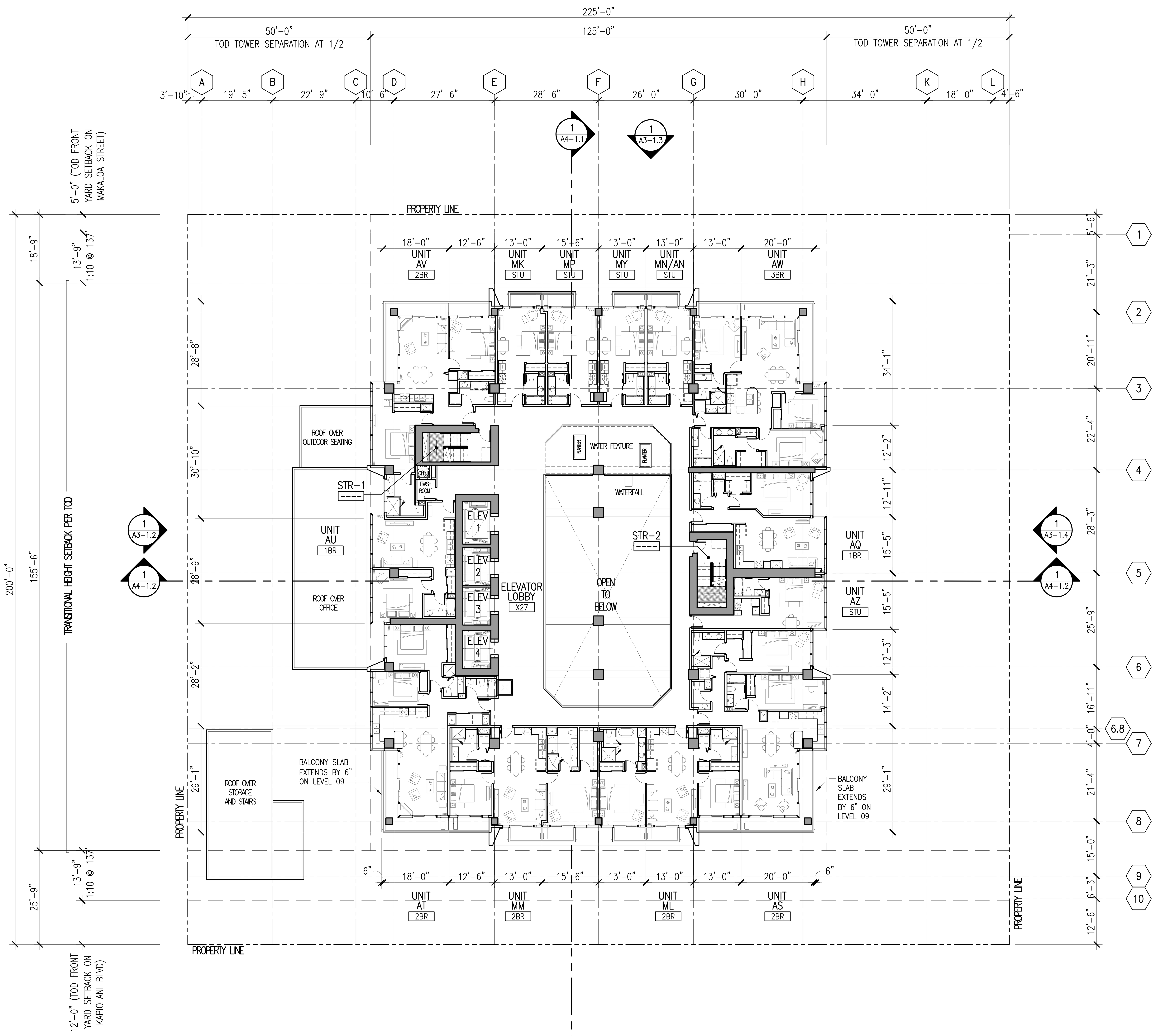
DATE	2022 Apr 26
PROJECT #	22002

SHEET CONTENT:

OVERALL PLAN: LEVEL 8

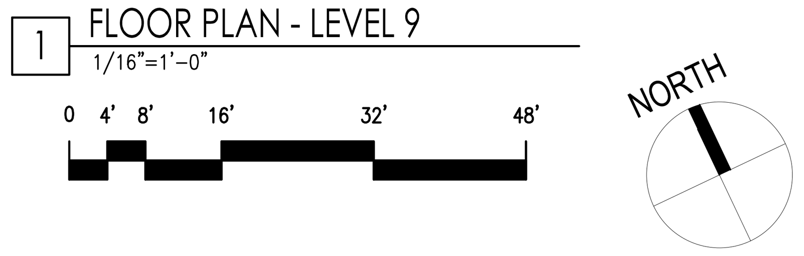
SHEET NO.

A1 -1.8



FLOOR LEVEL	ELEVATION
LEVEL 09	+100'-7"

1 FLOOR PLAN - LEVEL 9
1/16"=1'-0"



ARCHITECTS

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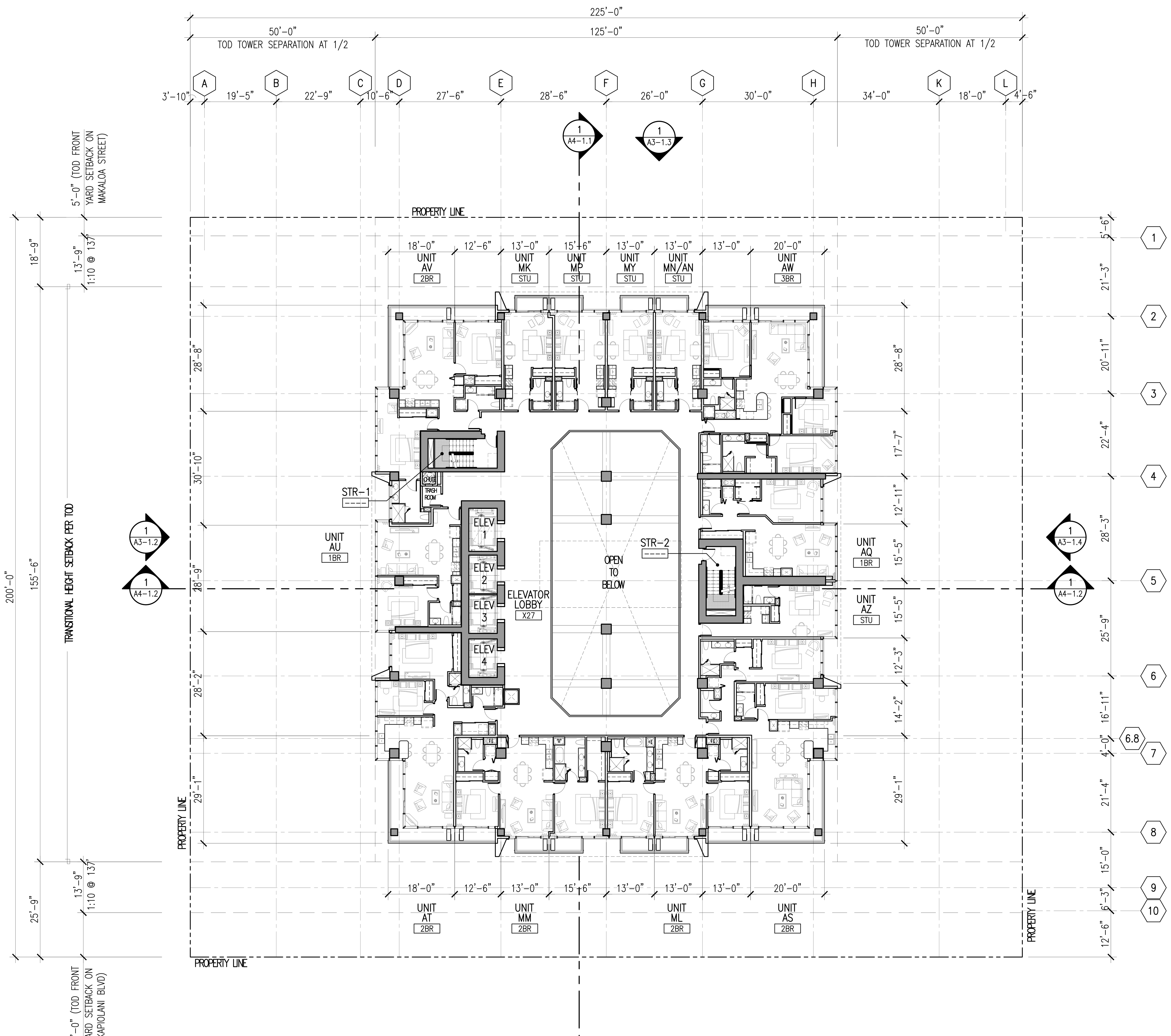
IPD-T PERMIT APPLICATION SET

DATE 2022 Apr 26

PROJECT # 22002

SHEET CONTENT:
FLOOR PLAN: LEVEL 9

SHEET NO.
A1-1.9



FLOOR LEVEL	ELEVATION
LEVEL 16	+165'-4"
LEVEL 15	+155'-7"
LEVEL 14	+146'-5"
LEVEL 13	+137'-3"
LEVEL 12	+128'-1"
LEVEL 11	+118'-11"
LEVEL 10	+109'-9"
LEVEL 09	+100'-7" REF. PREV. SHEET

1 FLOOR PLAN - LEVEL 10-16
1/16"=1'-0"
0 4' 8' 16' 32' 48'
NORTH

FSC ARCHITECTS

ARCHITECT:
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HAWAII OCEAN PLAZA LP

Ala Moana Home
Honolulu, Hawaii
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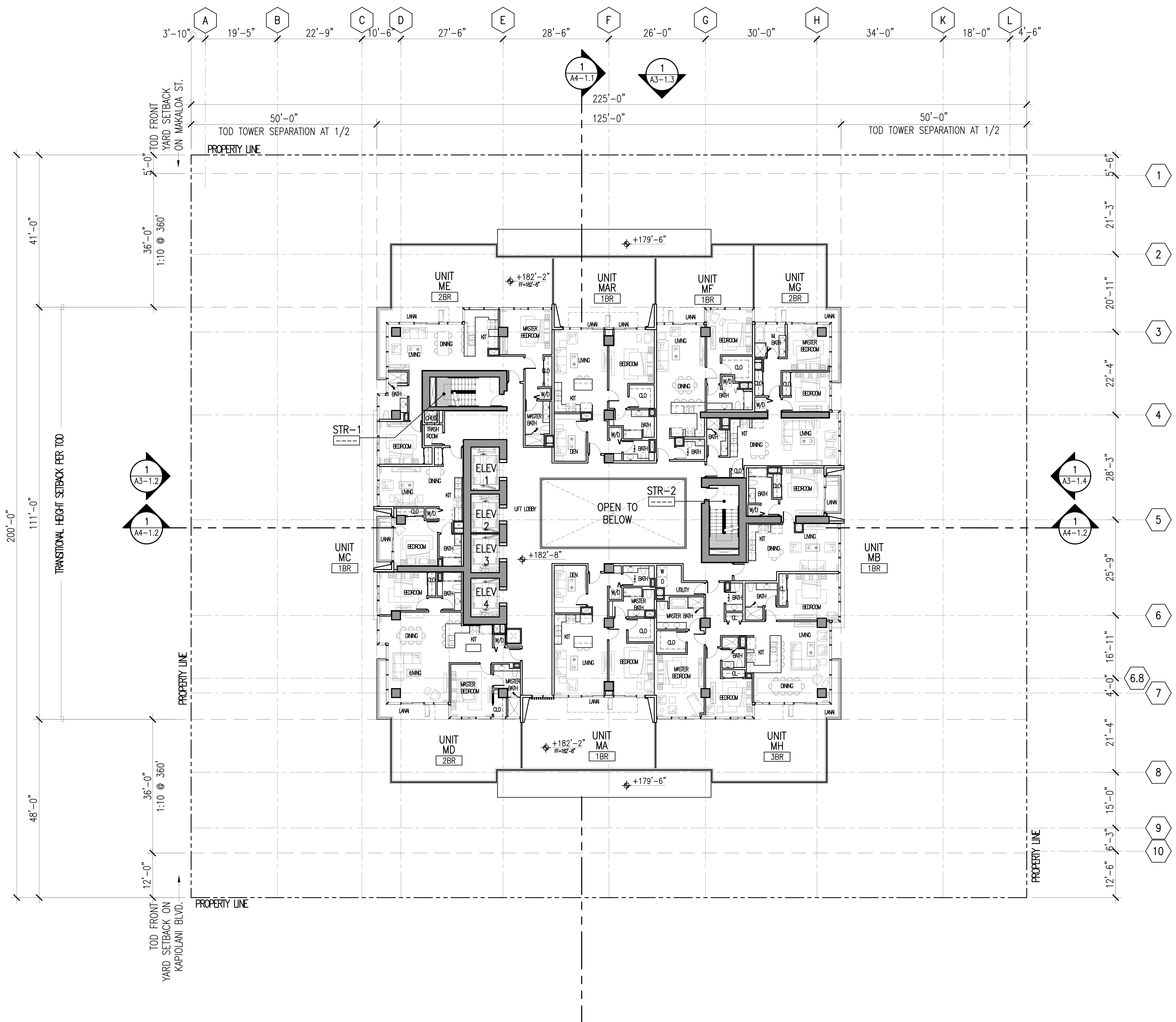
IPD-T PERMIT APPLICATION SET
DATE 2022 Apr 26
PROJECT # 22002

SHEET CONTENT:
FLOOR PLAN: LEVEL 10-16

SHEET NO.
A1-1.10



FLOOR LEVEL	ELEVATION
LEVEL 17	+182'-8"

1 RESIDENTIAL CONDOMINIUM FLOOR PLAN - LEVEL 17
1/16"=1'-0"

0 4' 8' 16' 32' 48'

NORTH

FSC ARCHITECTS

ARCHITECT:

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HAWAII OCEAN PLAZA LP

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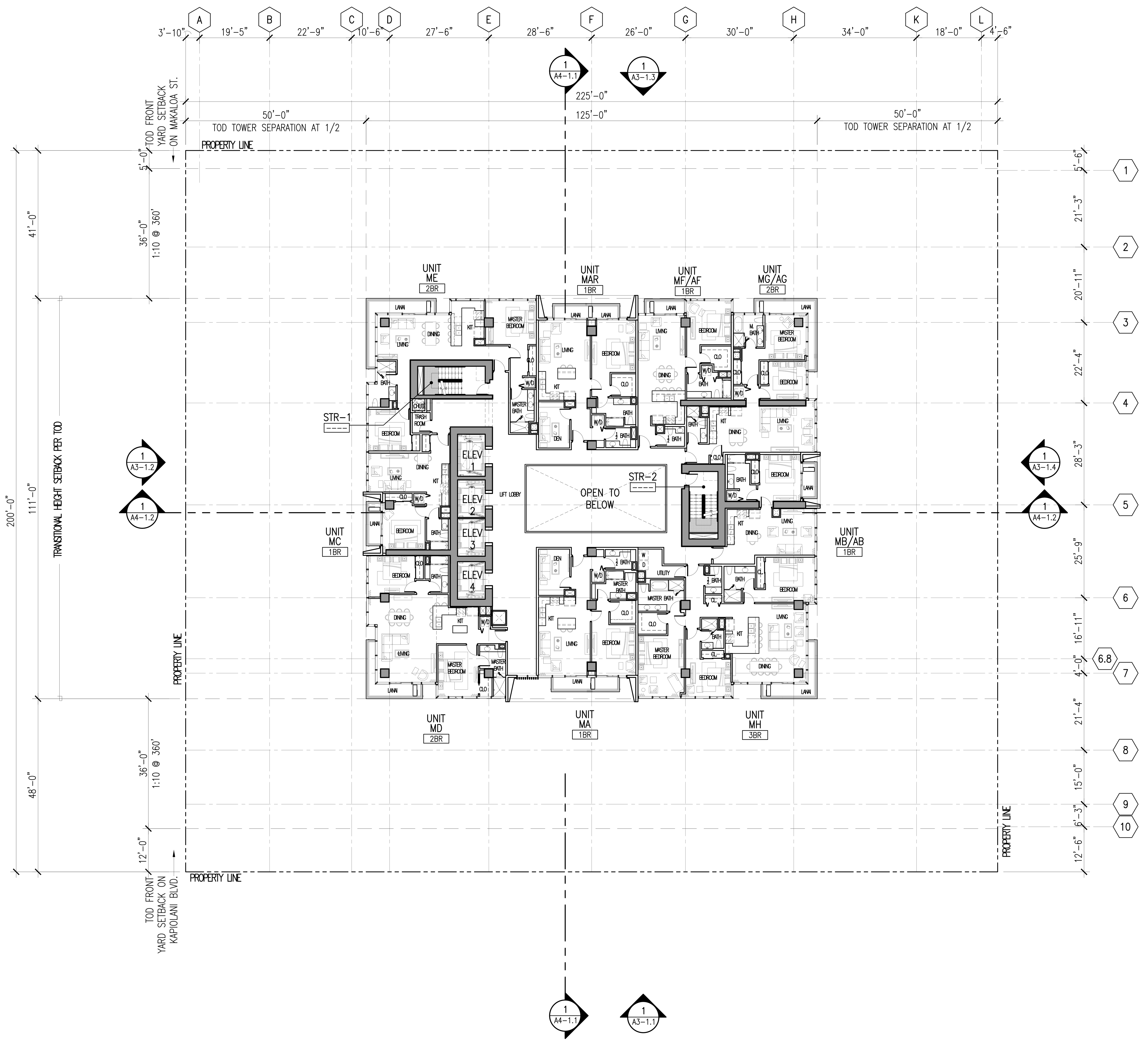
IPD-T PERMIT APPLICATION SET

DATE 2022 Apr 26

PROJECT # 22002

SHEET CONTENT:
OVERALL PLAN: LEVEL 17

SHEET NO.
A1 -1.11



FLOOR LEVEL	ELEVATION
LEVEL 40	+395'-9"
LEVEL 39	+386'-2"
LEVEL 38	+376'-11"
LEVEL 37	+367'-8"
LEVEL 36	+358'-5"
LEVEL 35	+349'-2"
LEVEL 34	+339'-11"
LEVEL 33	+330'-8"
LEVEL 32	+321'-5"
LEVEL 31	+312'-2"
LEVEL 30	+302'-11"
LEVEL 29	+293'-8"
LEVEL 28	+284'-5"
LEVEL 27	+275'-2"
LEVEL 26	+265'-11"
LEVEL 25	+256'-8"
LEVEL 24	+247'-5"
LEVEL 23	+238'-2"
LEVEL 22	+228'-11"
LEVEL 21	+219'-8"
LEVEL 20	+210'-5"
LEVEL 19	+201'-2"
LEVEL 18	+191'-11"
LEVEL 17	+182'-8"

REF. PREV. SHEET

1 RESIDENTIAL CONDOMINIUM FLOOR PLAN - LEVEL 18-40
1/16"=1'-0"

0 4' 8' 16' 32' 48'

NORTH

ARCHITECTS

ARCHITECT:

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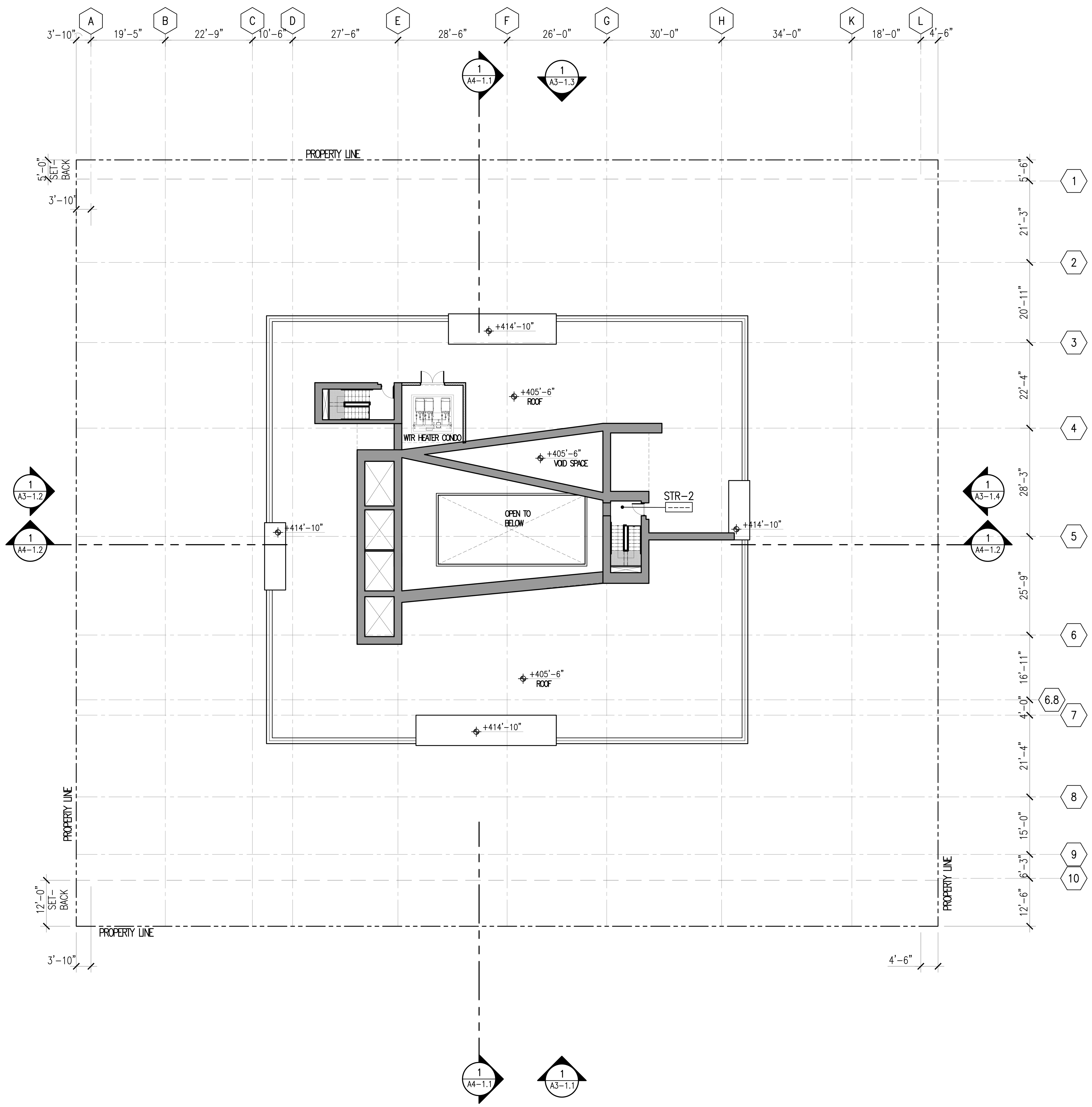
PROJECT # 22002

SHEET CONTENT:
RESIDENTIAL CONDOMINIUM FLOOR PLAN: LEVEL 18-40

SHEET NO.
A1 -1.12



1 RESIDENTIAL CONDOMINIUM FLOOR PLAN - ROOF DECK
1/16"=1'-0"

FSC ARCHITECTS

ARCHITECT:
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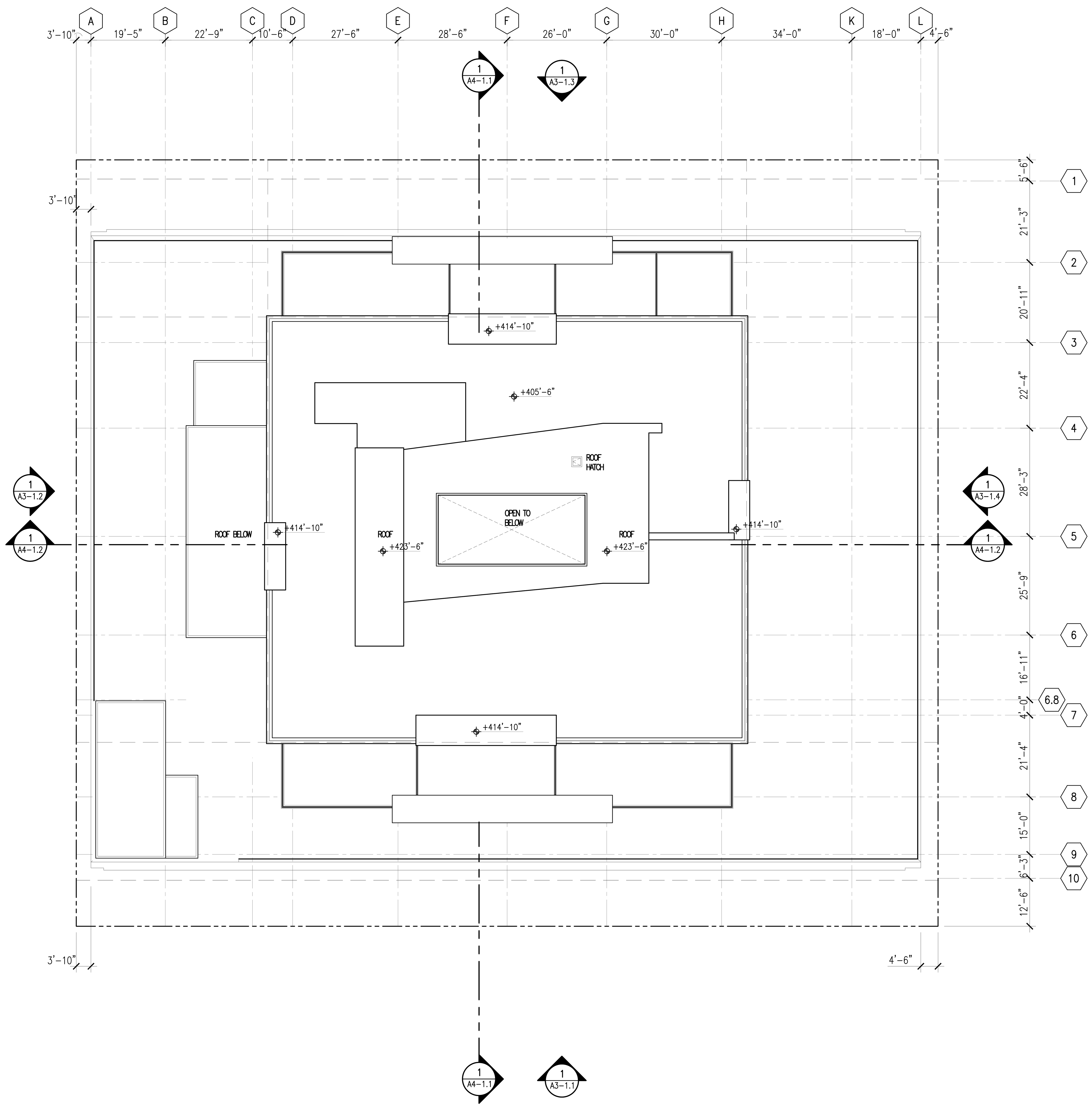
DATE 2022 Apr 26

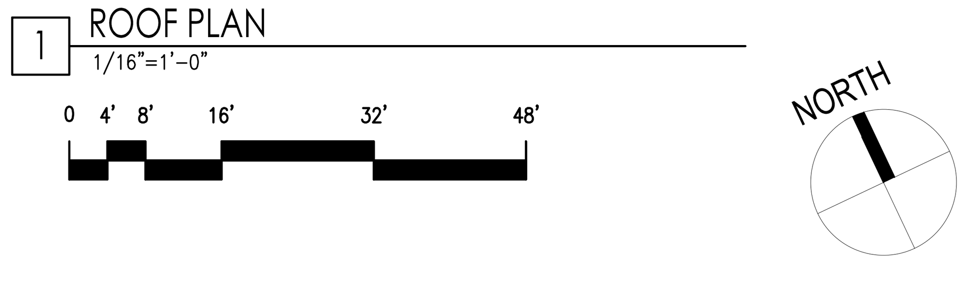
PROJECT # 22002

SHEET CONTENT:
RESIDENTIAL CONDOMINIUM FLOOR PLAN: ROOF DECK

SHEET NO.
A1 -1.13



1 ROOF PLAN
1/16"=1'-0"



FSC ARCHITECTS

ARCHITECT:

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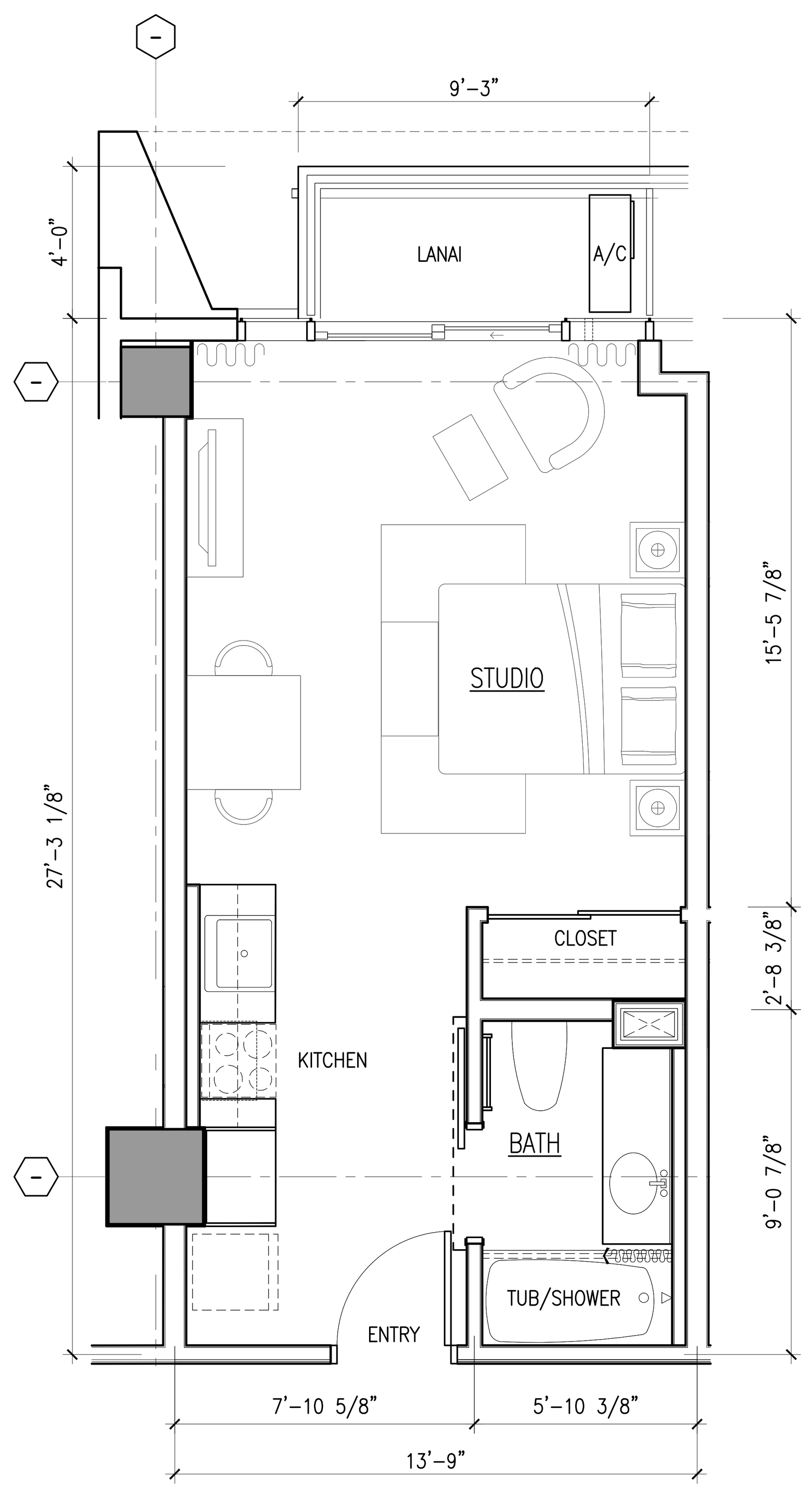
PROJECT # 22002

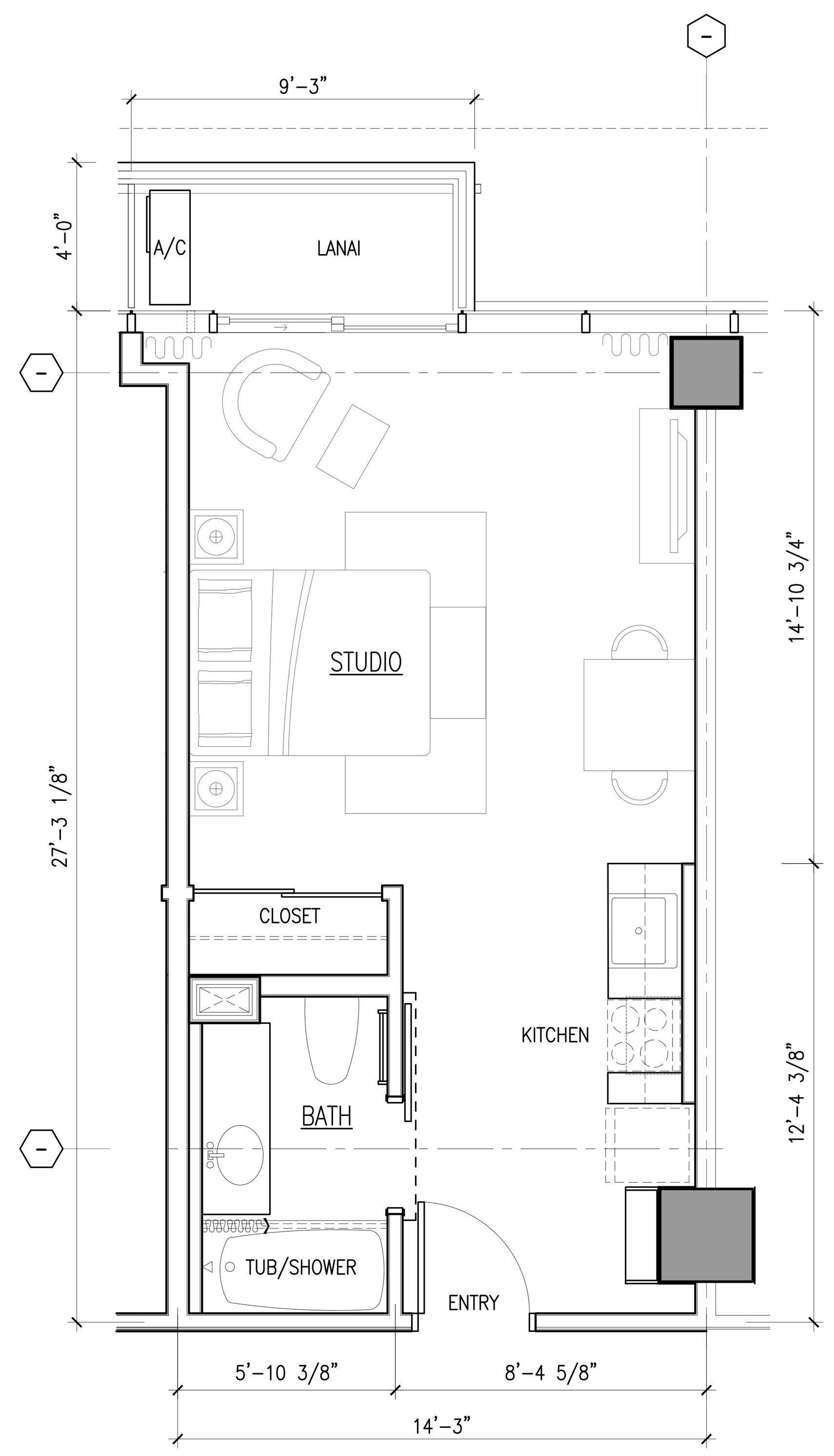
SHEET CONTENT:
ROOF PLAN

SHEET NO.
A1 -1.14



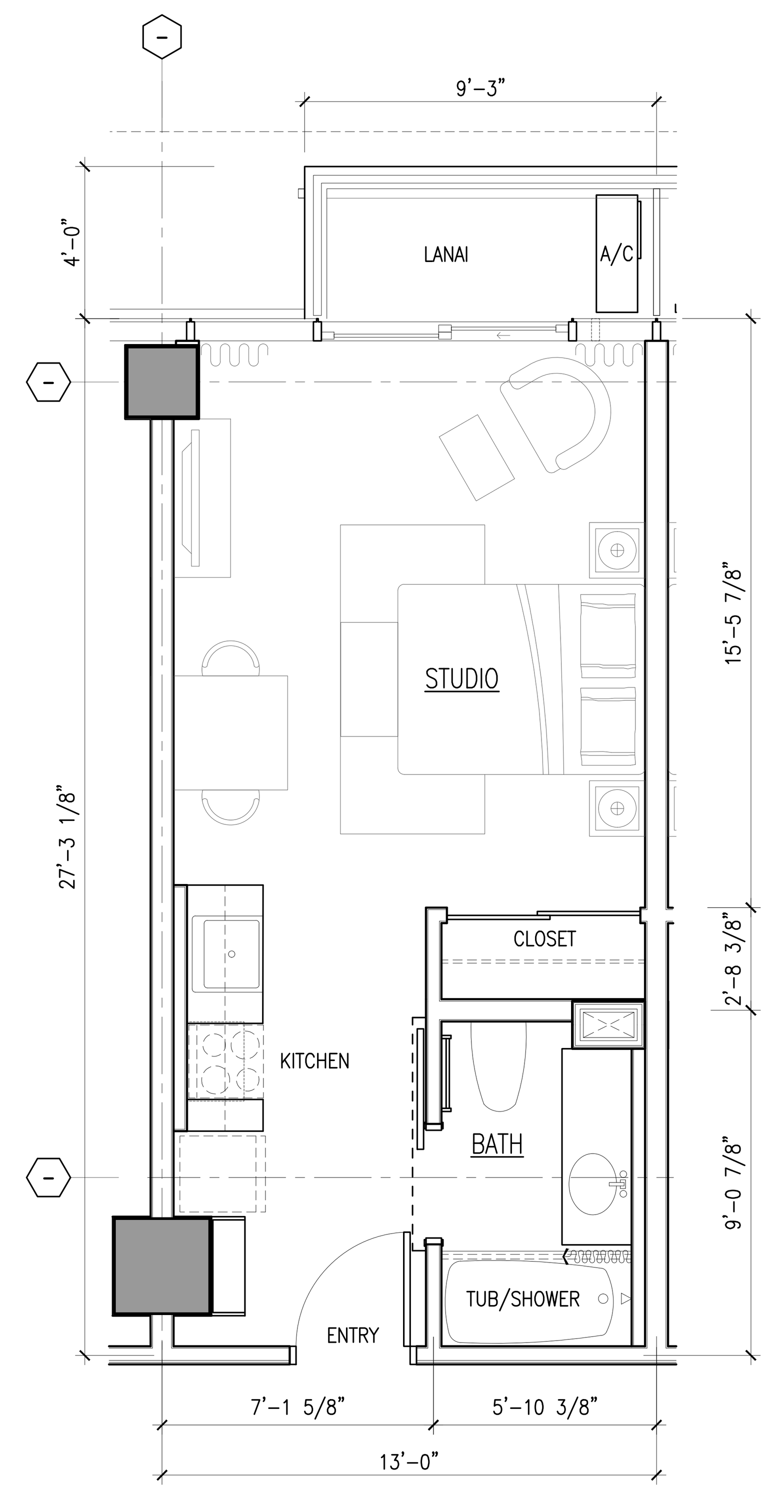
1 AFFORDABLE UNIT PLAN AK (STUDIO)
1/4"=1'-0"

UNIT AK FLOOR AREA: 372.00 S.F.
UNIT AK LANAI AREA: 37.00 S.F.



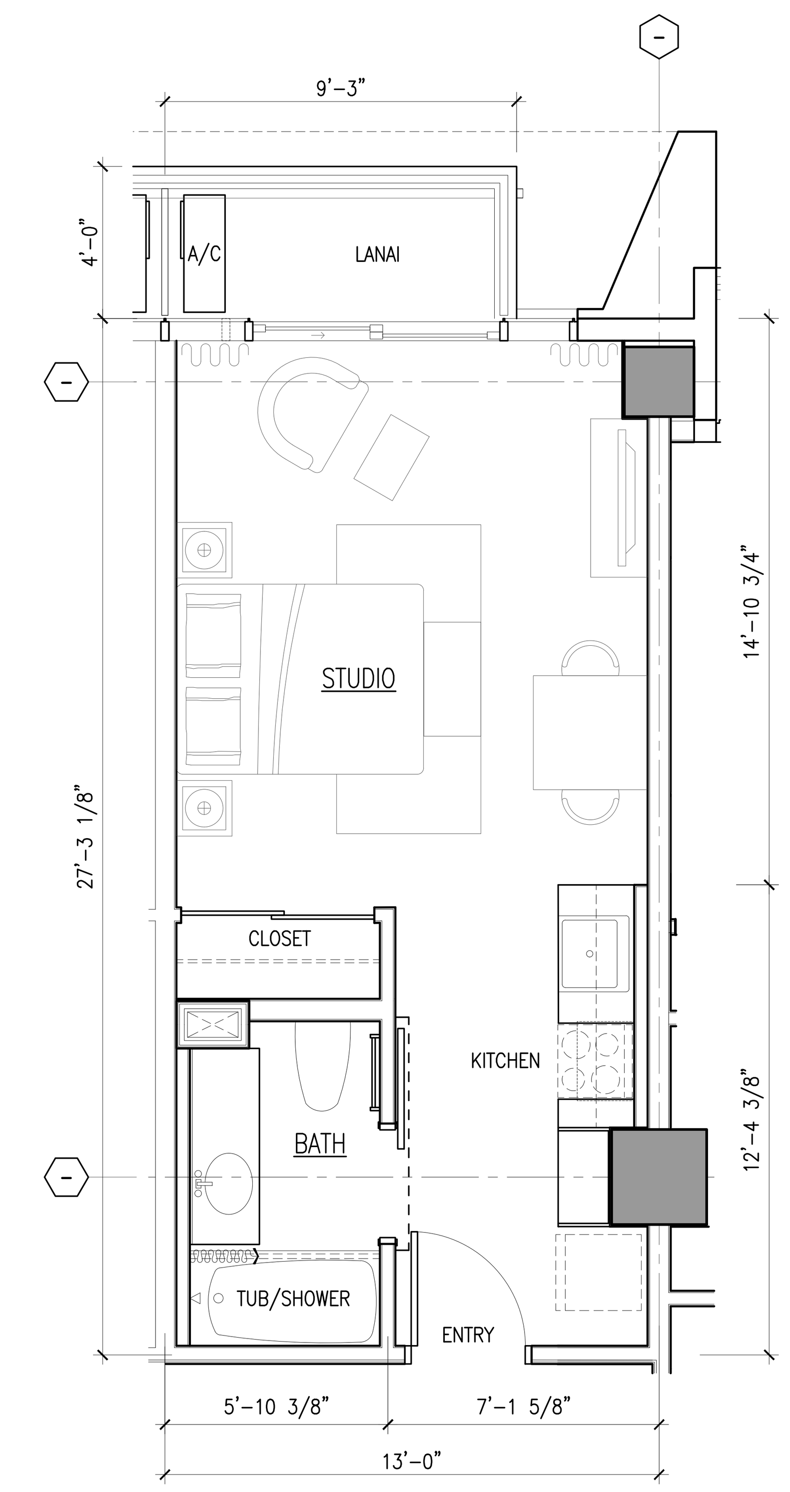
2 AFFORDABLE UNIT PLAN AP (STUDIO)
1/4"=1'-0"

UNIT AP FLOOR AREA: 391.00 S.F.
UNIT AP LANAI AREA: 37.00 S.F.



3 AFFORDABLE UNIT PLAN AY (STUDIO)
1/4"=1'-0"

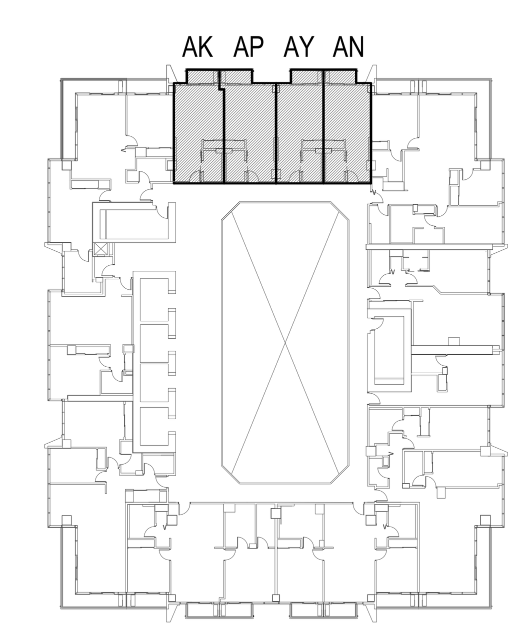
UNIT AY FLOOR AREA: 354.00 S.F.
UNIT AY LANAI AREA: 37.00 S.F.



4 AFFORDABLE UNIT PLAN AN (STUDIO)
1/4"=1'-0"

UNIT AN FLOOR AREA: 354.00 S.F.
UNIT AN LANAI AREA: 37.00 S.F.

0' 1' 4' 9'



KEYPLAN

FSC ARCHITECTS

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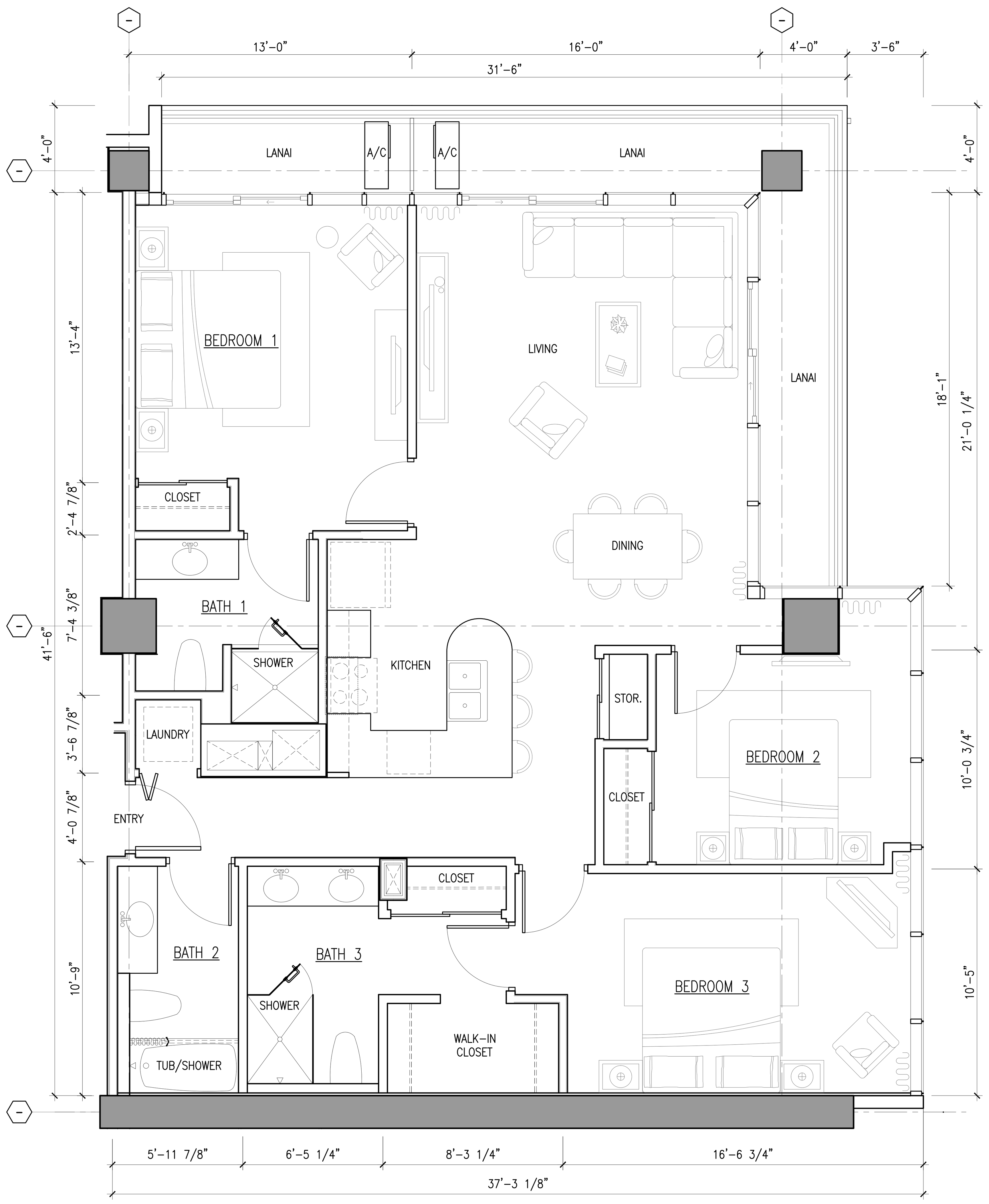
PROJECT # 22002

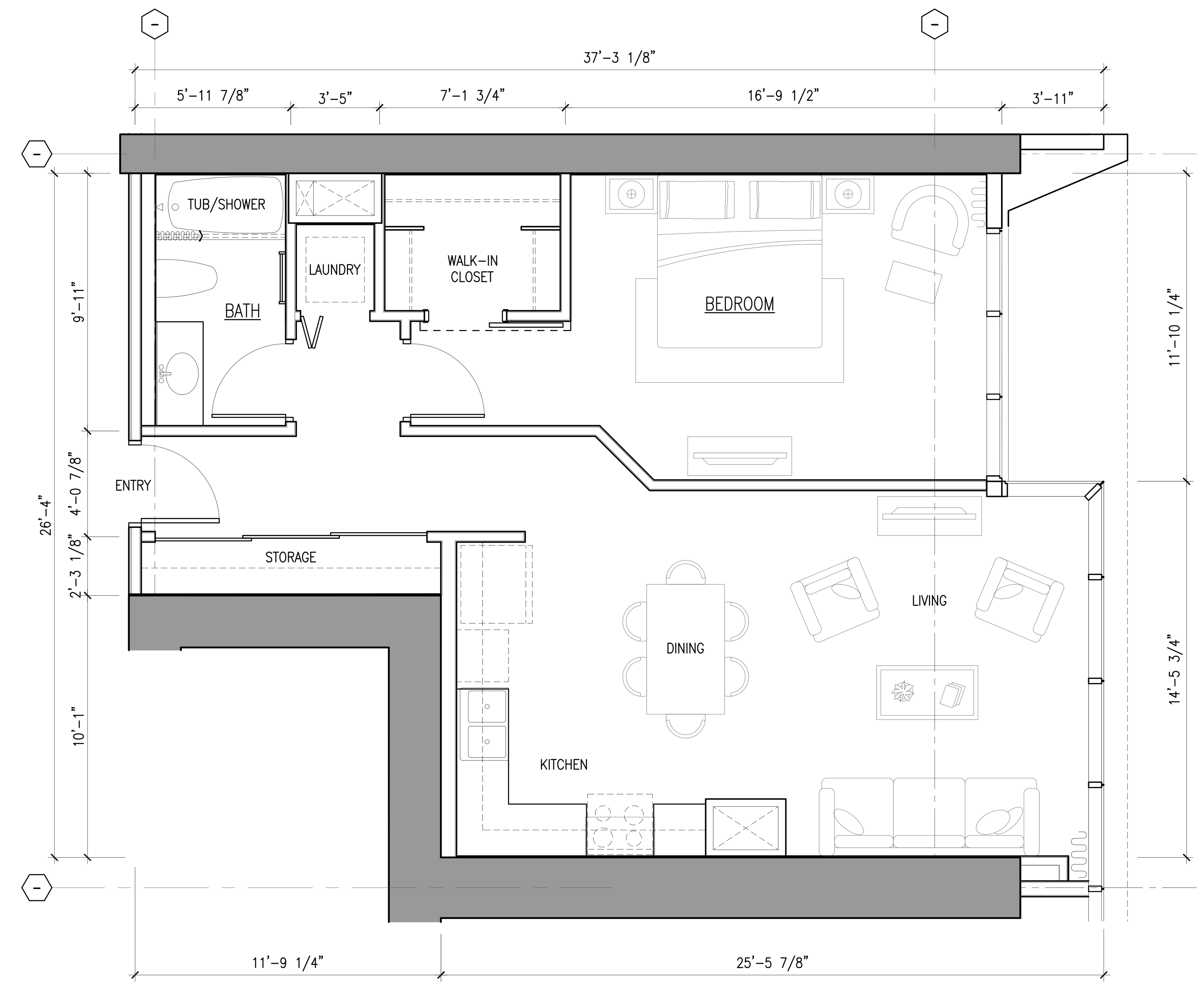
SHEET CONTENT:
AFFORDABLE UNIT PLANS AK, AP, AY & AN

SHEET NO.
A2-1.1



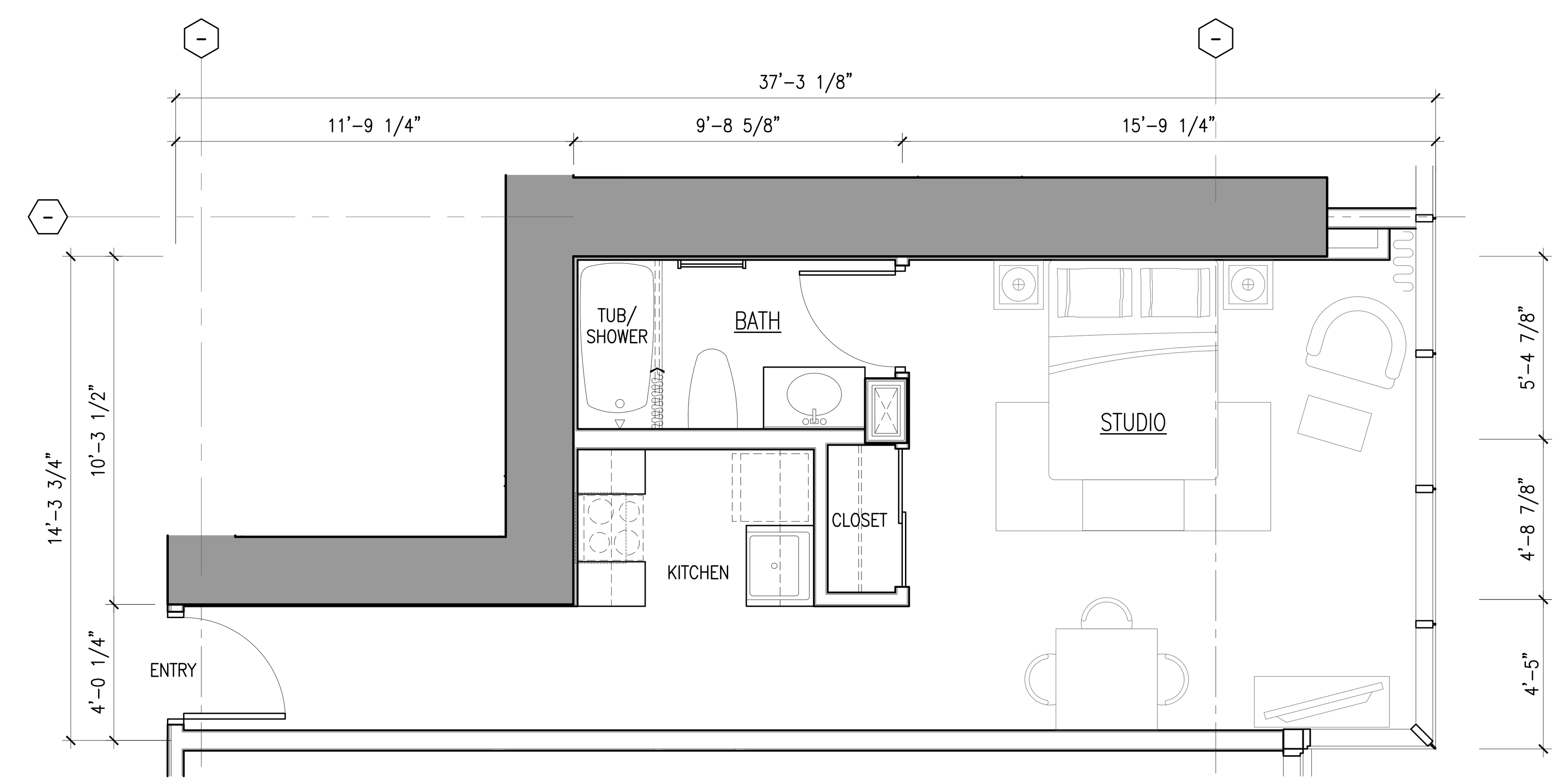
1 AFFORDABLE UNIT PLAN AW (3BR)
1/4"=1'-0"

UNIT AW FLOOR AREA: 1,418.00 S.F.
UNIT AW LANAI AREA: 198.00 S.F.



2 AFFORDABLE UNIT PLAN AQ (1BR)
1/4"=1'-0"

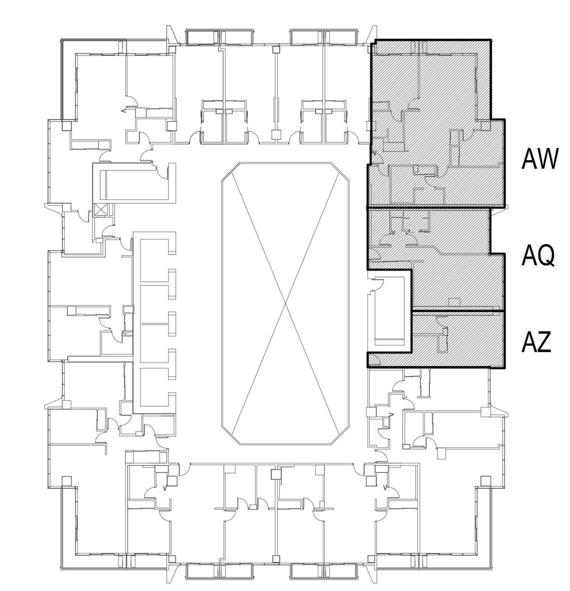
UNIT AQ FLOOR AREA: 877.00 S.F.
UNIT AQ LANAI AREA: 0.00 S.F.



3 AFFORDABLE UNIT PLAN AZ (STUDIO)
1/4"=1'-0"

UNIT AZ FLOOR AREA: 448.00 S.F.
UNIT AZ LANAI AREA: 0.00 S.F.

0' 1' 4' 9'



KEYPLAN

ARCHITECTS

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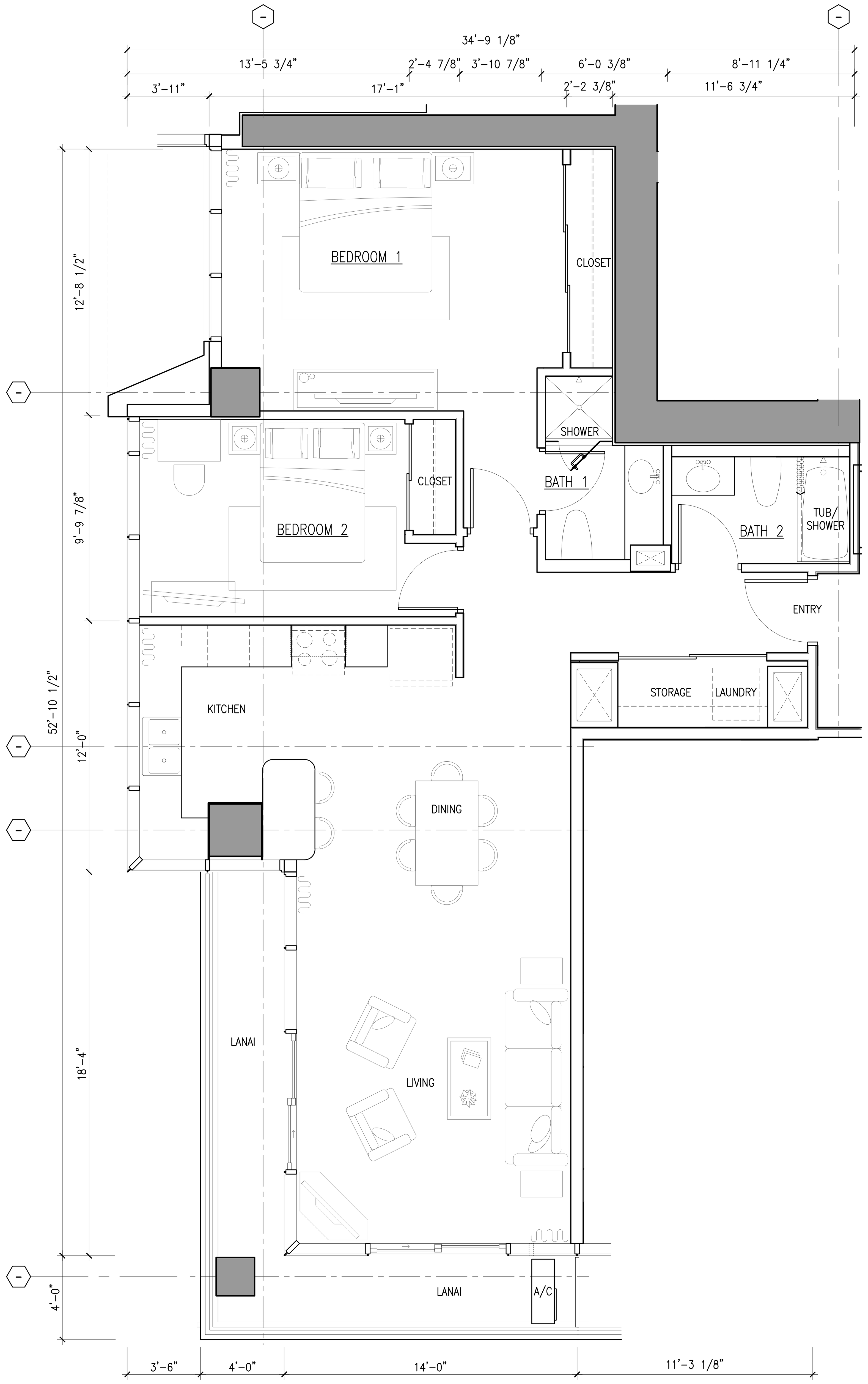
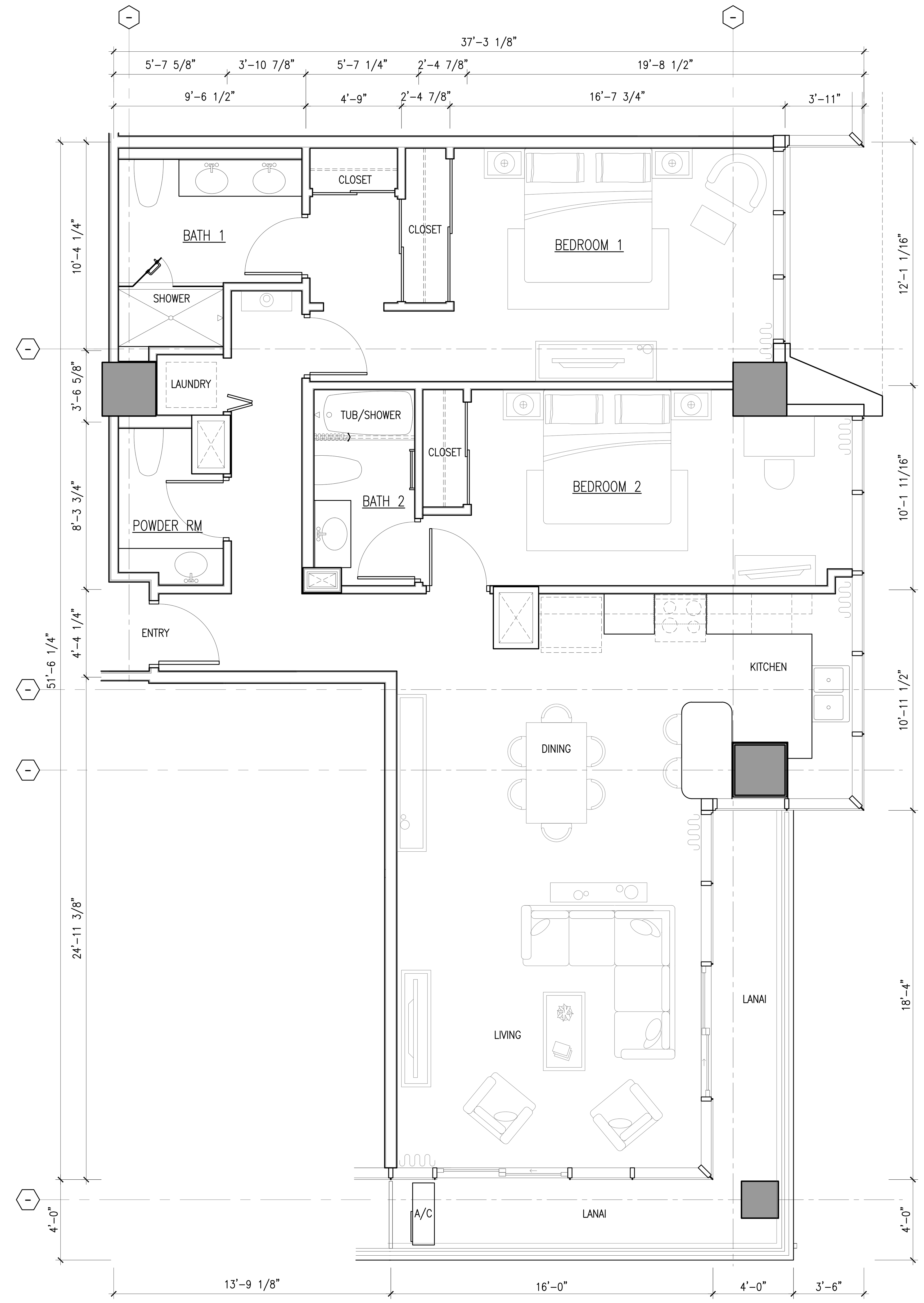
SHEET CONTENT:
AFFORDABLE UNIT PLANS AW, AQ & AZ

SHEET NO.
A2-1.2



1 AFFORDABLE UNIT PLAN AT (2BR)
1/4"=1'-0"

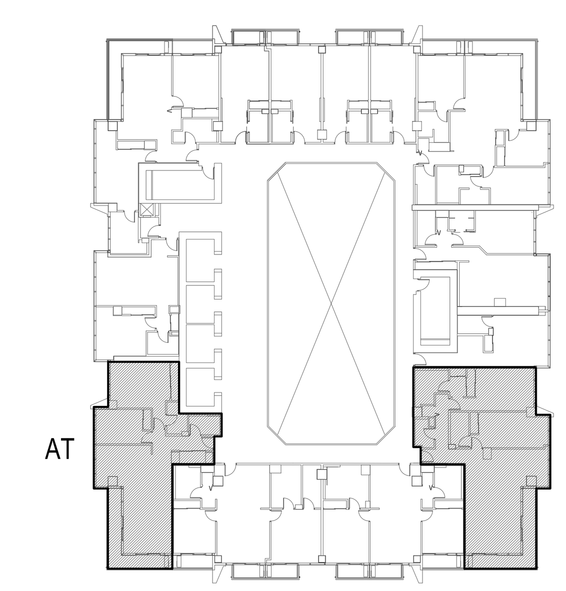
UNIT AT FLOOR AREA: 1,168.00 S.F.
UNIT AT LANAI AREA: 145.00 S.F.



2 MARKET UNIT PLAN MS (2BR)
1/4"=1'-0"

UNIT MS FLOOR AREA: 1,378.00 S.F.
UNIT MS LANAI AREA: 153.00 S.F.

0' 1' 4' 9'



KEYPLAN

FSC ARCHITECTS

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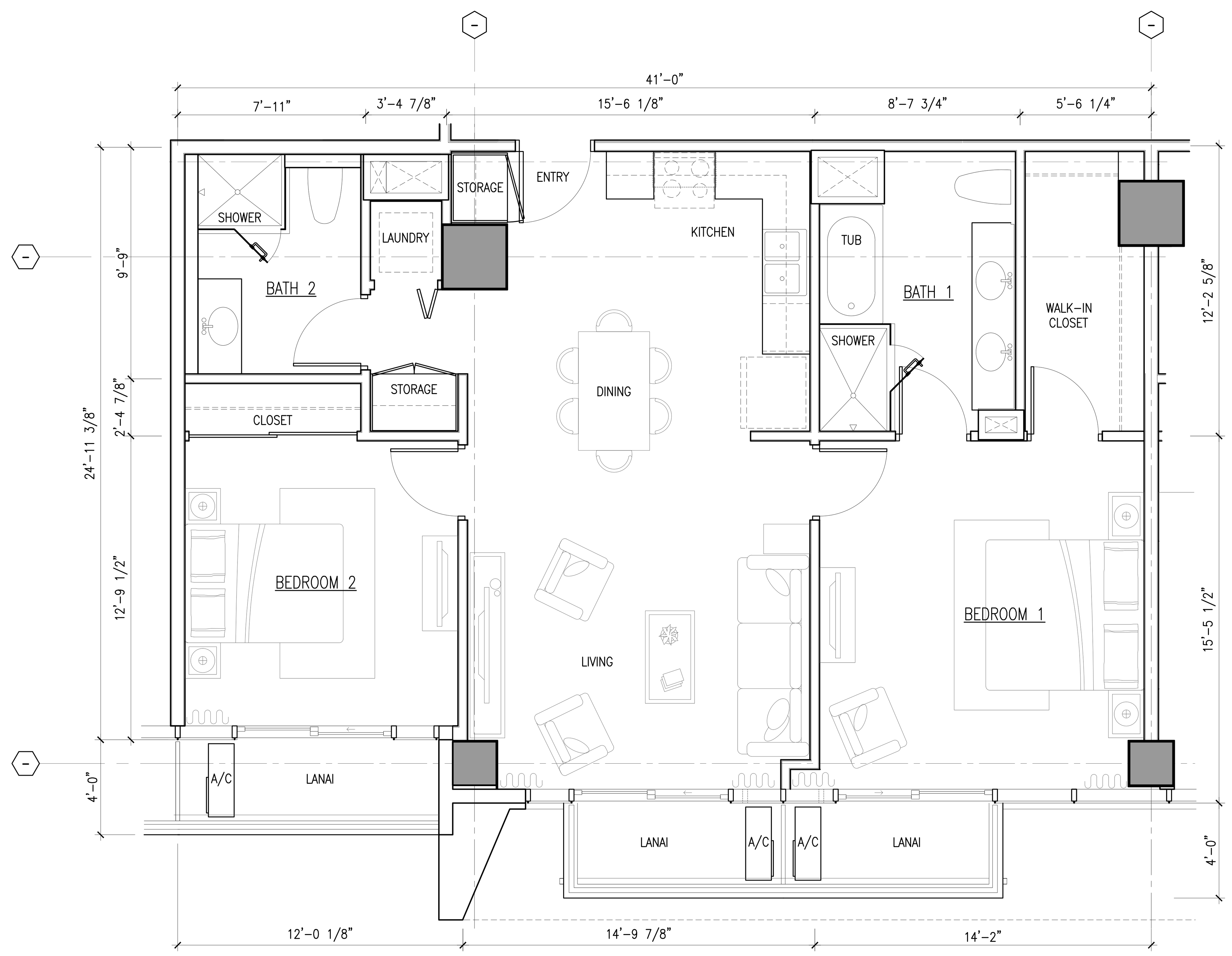
DATE	2022 Apr 26
PROJECT #	22002

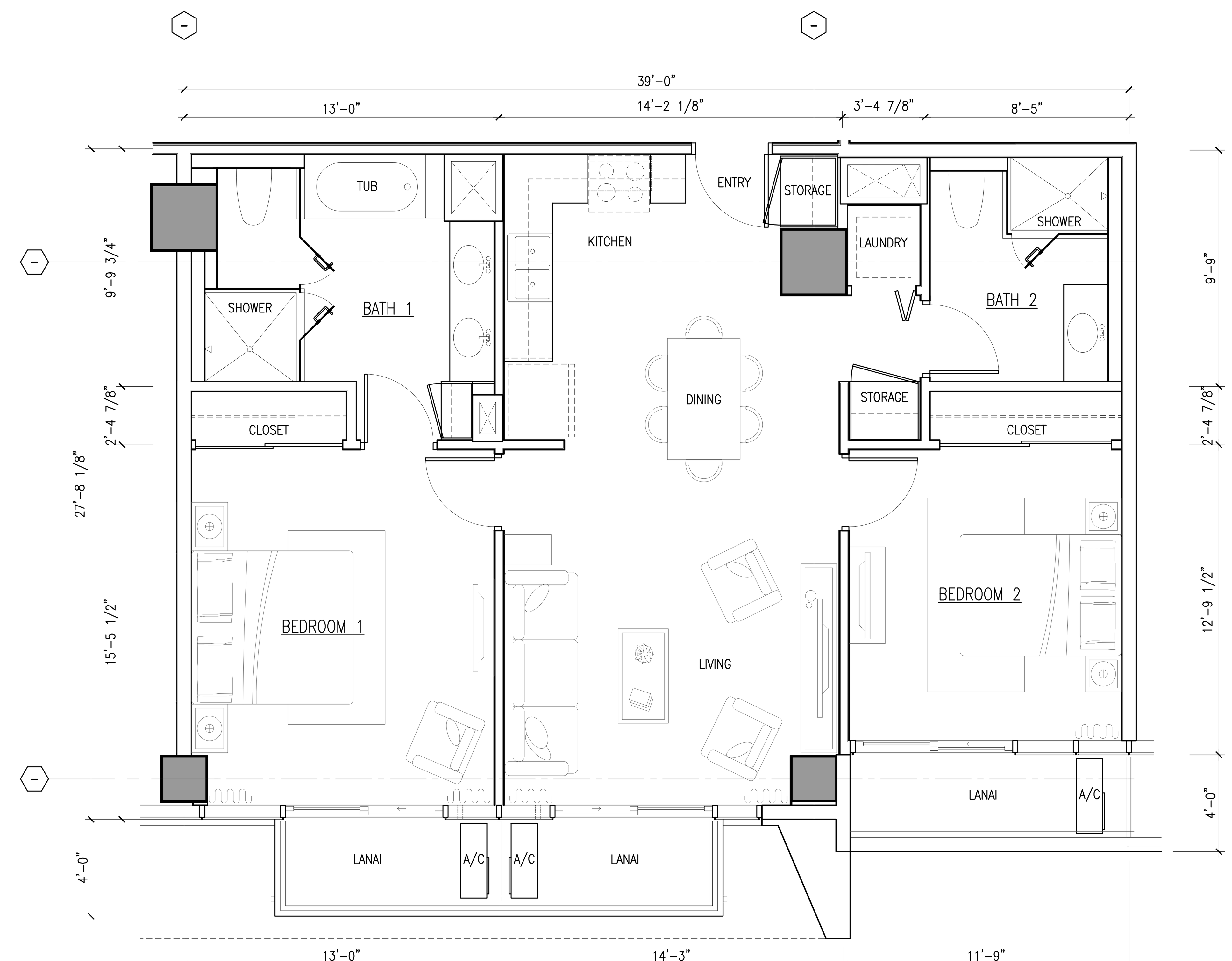
SHEET CONTENT:
AFFORDABLE UNIT PLAN AT & MARKET UNIT PLAN MS

SHEET NO.
A2-1.3



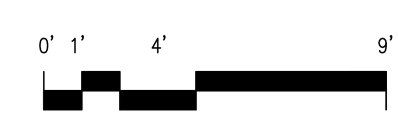
1 MARKET UNIT PLAN MM (2BR)
1/4"=1'-0"

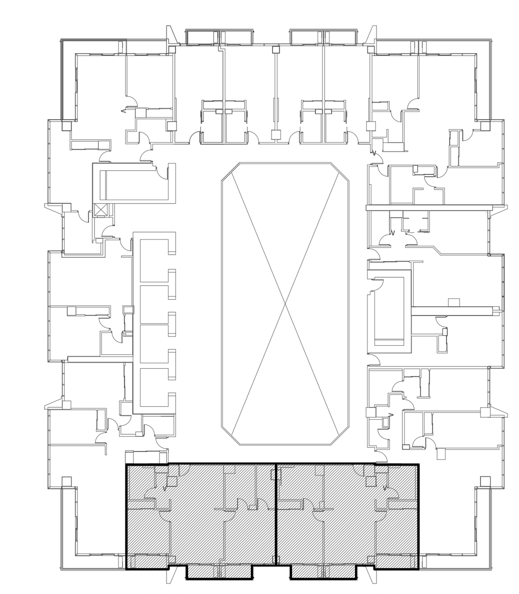
UNIT MM FLOOR AREA: 1,105.00 S.F.
UNIT MM LANAI AREA: 118.00 S.F.



2 MARKET UNIT PLAN ML (2BR)
1/4"=1'-0"

UNIT ML FLOOR AREA: 1,048.00 S.F.
UNIT ML LANAI AREA: 120.00 S.F.





KEYPLAN

FSC ARCHITECTS

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Honolulu, Hawaii
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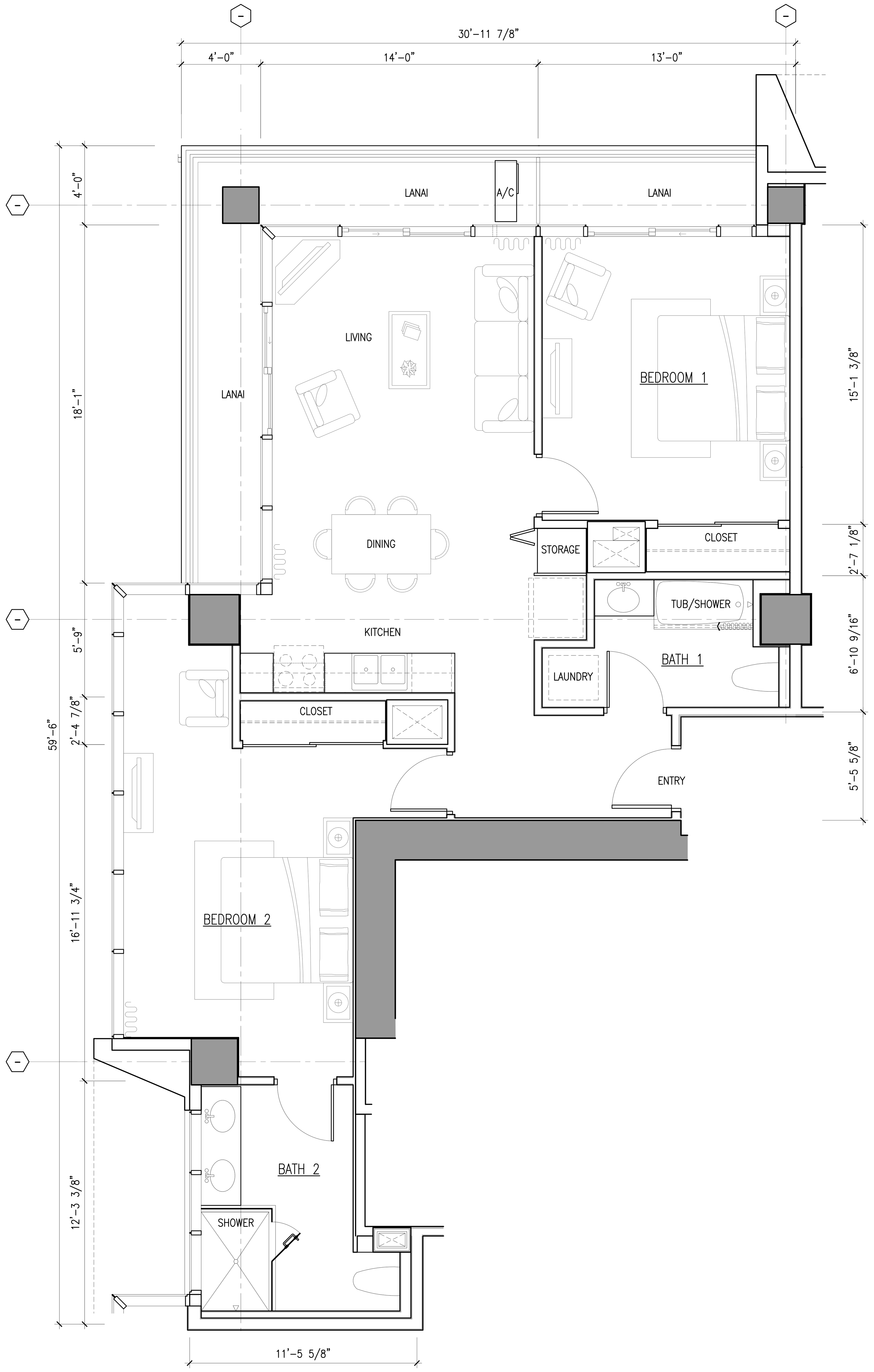
IPD-T PERMIT APPLICATION SET

DATE	2022 Apr 26
PROJECT #	22002

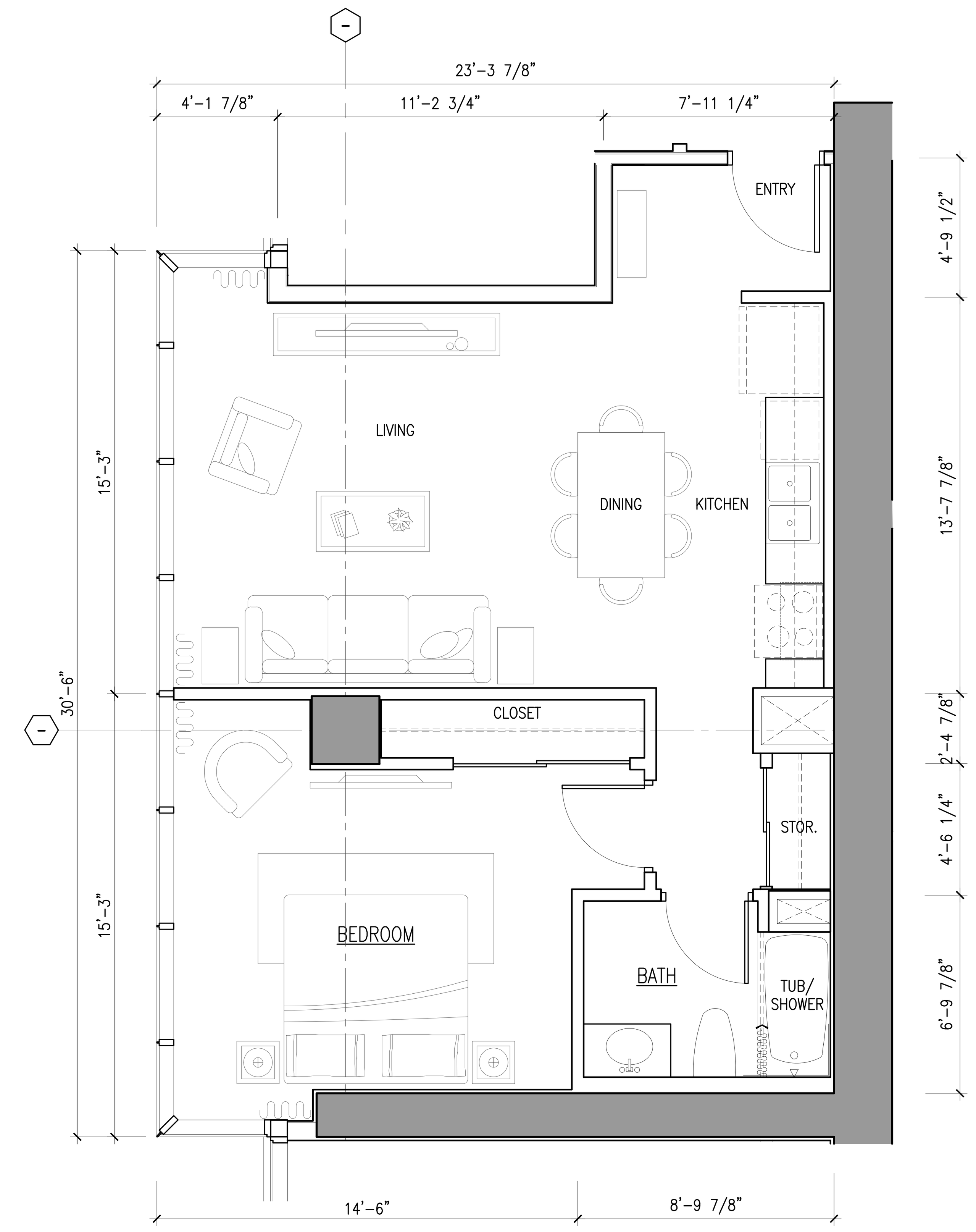
SHEET CONTENT:
MARKET UNIT PLANS MM & ML

SHEET NO.
A2-1.4



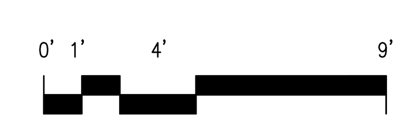
1 AFFORDABLE UNIT PLAN AV (2BR)
1/4"=1'-0"

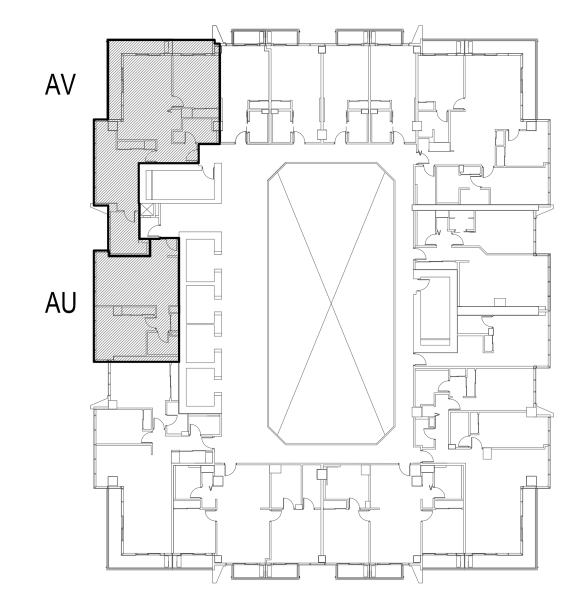
UNIT AV FLOOR AREA: 1,155.00 S.F.
UNIT AV LANAI AREA: 144.00 S.F.



2 AFFORDABLE UNIT PLAN AU (1BR)
1/4"=1'-0"

UNIT AU FLOOR AREA: 714.00 S.F.
UNIT AU LANAI AREA: 0.00 S.F.





KEYPLAN

FSC ARCHITECTS

ARCHITECT:
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HAWAII OCEAN PLAZA LP

Ala Moana Home
Honolulu, Hawaii
T.M.K 2-3-016:018/019/020

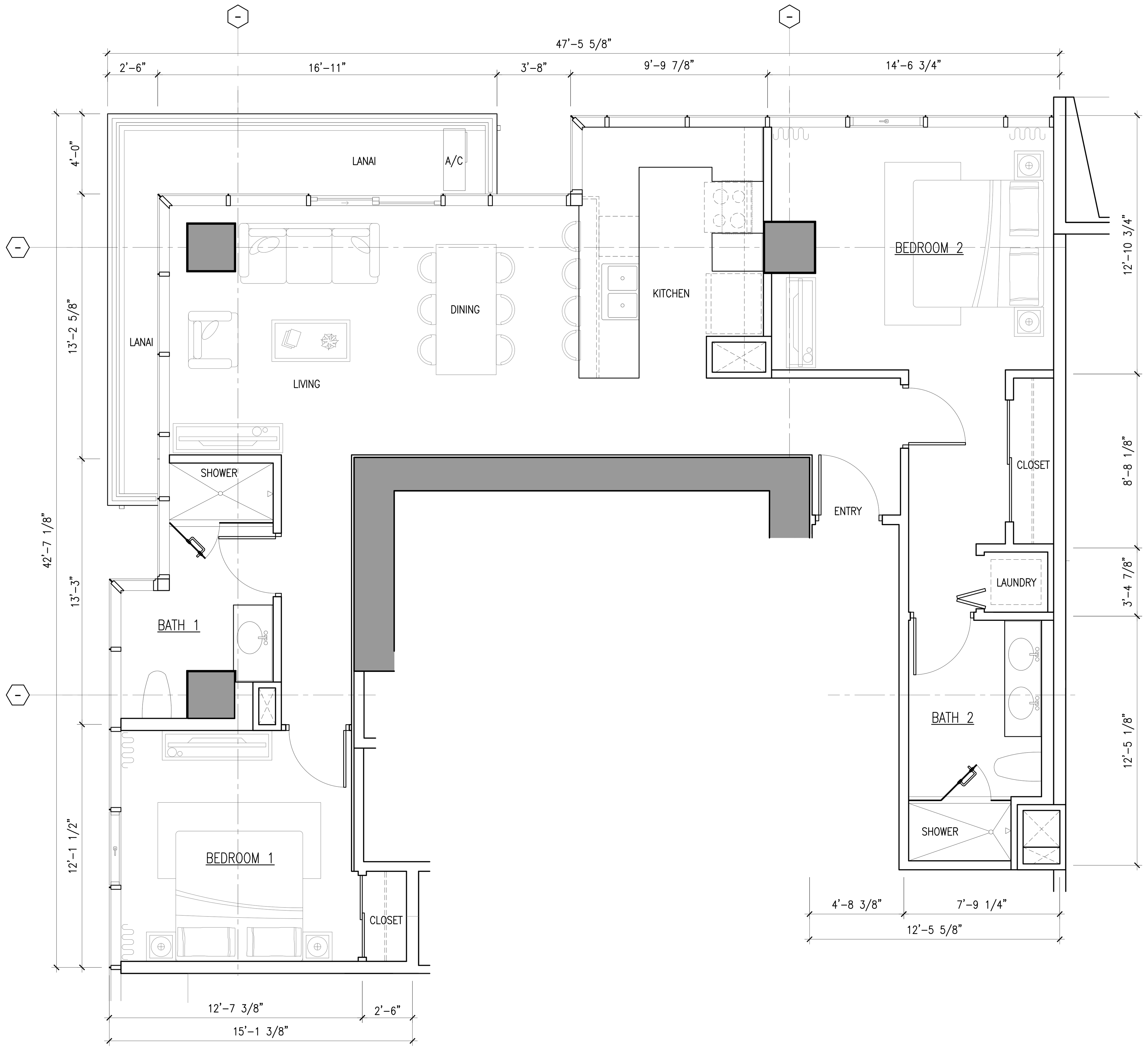
IPD-T PERMIT APPLICATION SET

DATE 2022 Apr 26

PROJECT # 22002

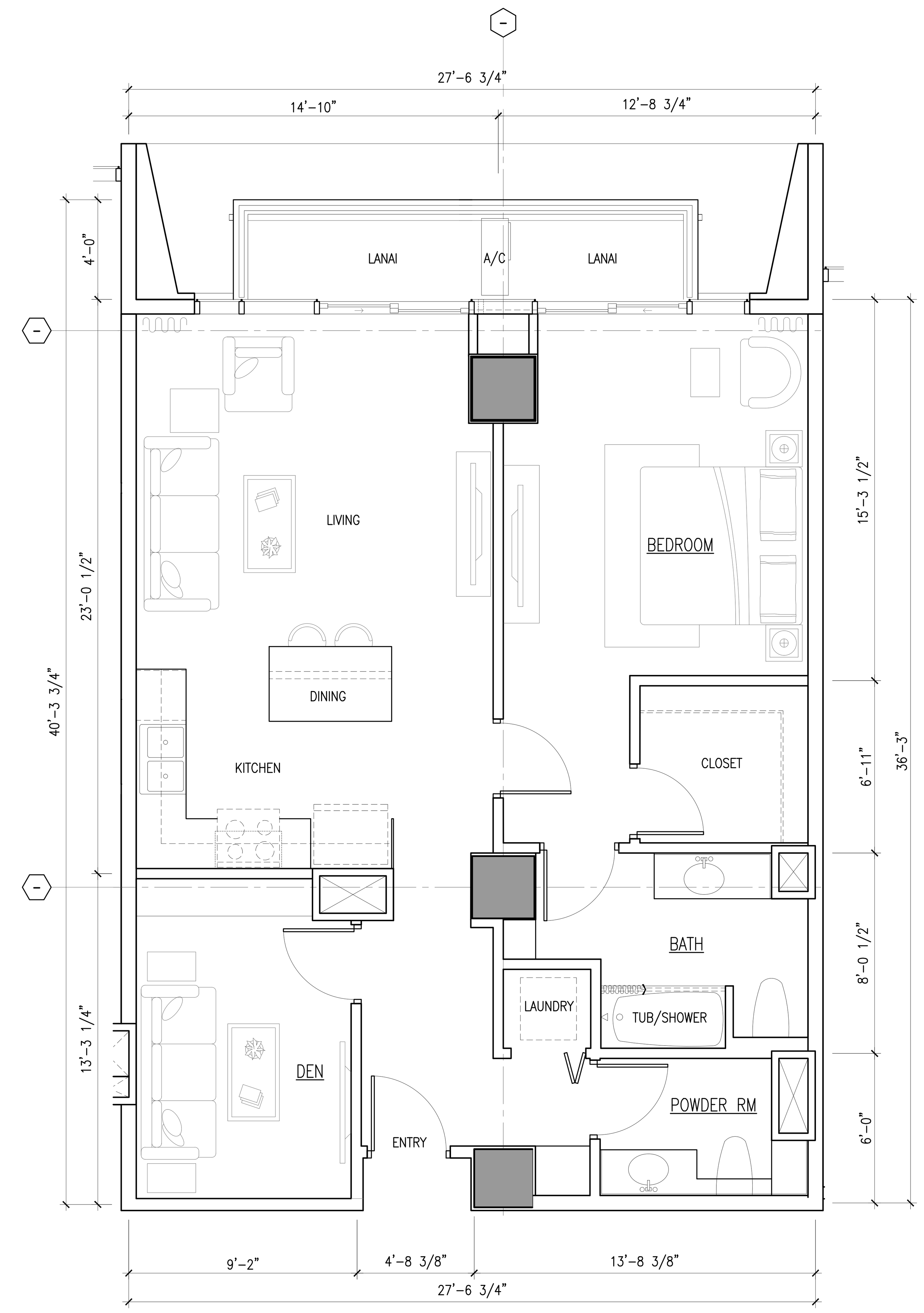
SHEET CONTENT:
AFFORDABLE UNIT PLANS AV & AU

SHEET NO.
A2-1.5



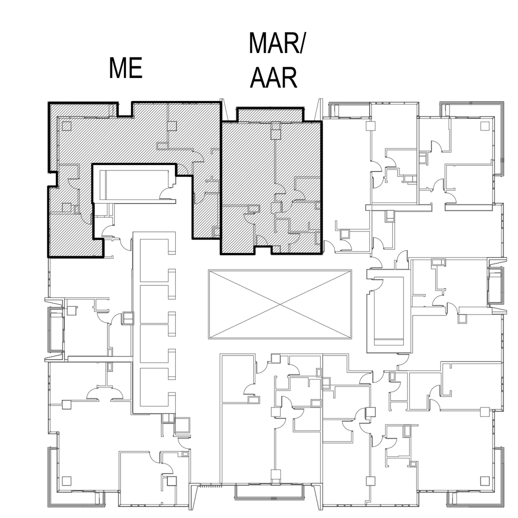
1 MARKET UNIT PLAN ME (2BR)
1/4"=1'-0"

UNIT ME FLOOR AREA: 1,183.00 S.F.
UNIT ME LANAI AREA: 117.00 S.F.



2 MARKET/AFFORDABLE UNIT PLAN MAR/AAR (1BR)
1/4"=1'-0"

UNIT MAR/AAR FLOOR AREA: 988.00 S.F.
UNIT MAR/AAR LANAI AREA: 75.00 S.F.



KEYPLAN

0' 1' 4' 9'

FSC ARCHITECTS

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HAWAII OCEAN PLAZA LP

Ala Moana Home
Honolulu, Hawaii
T.M.K 2-3-016:018/019/020

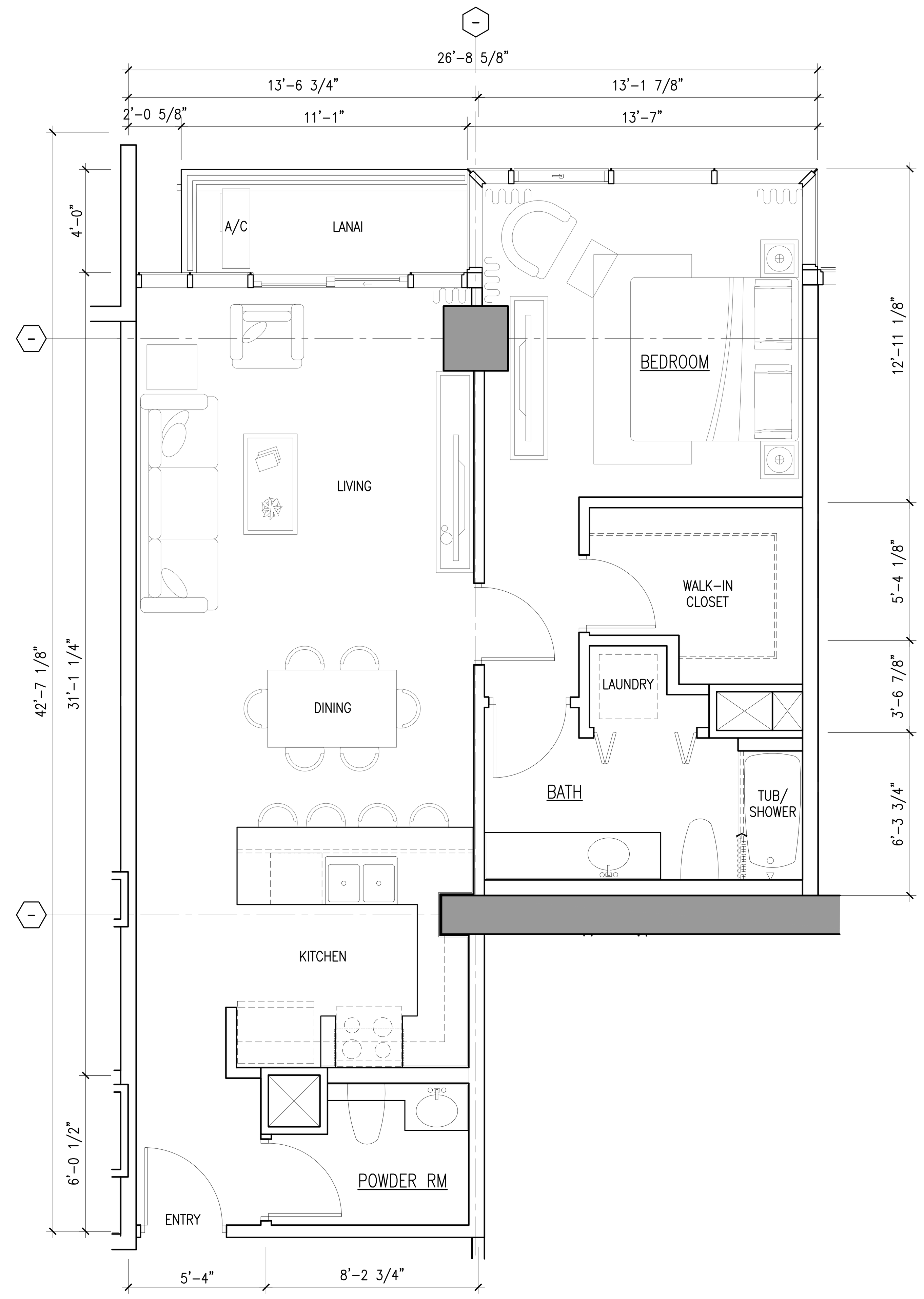
IPD-T PERMIT APPLICATION SET

DATE 2022 Apr 26

PROJECT # 22002

SHEET CONTENT:
MARKET/ AFFORDABLE UNIT PLANS ME & MAR/AAR

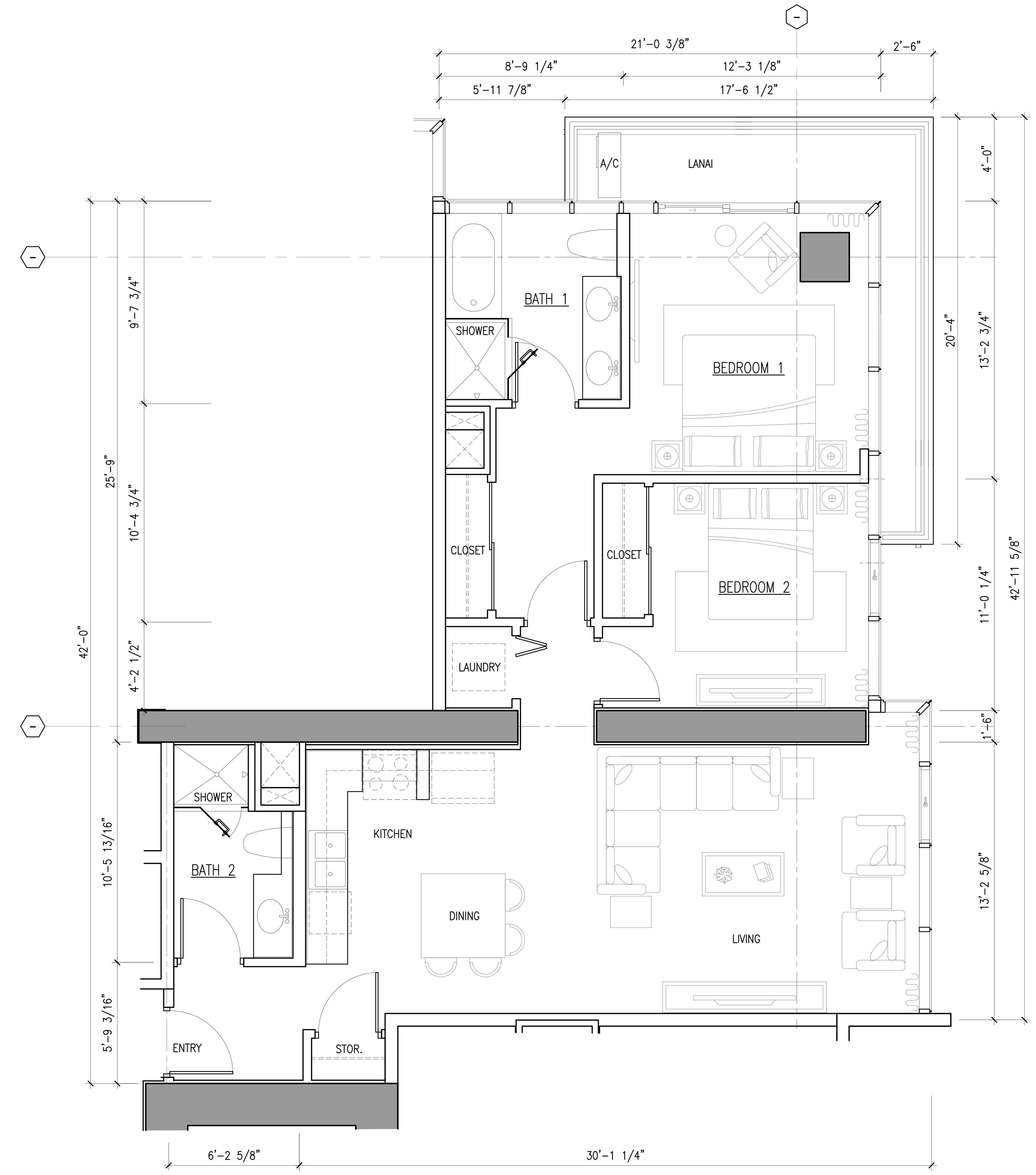
SHEET NO.
A2-1.6



1 MARKET/AFFORDABLE UNIT PLAN MF/AF (1BR)

1/4"=1'-0"

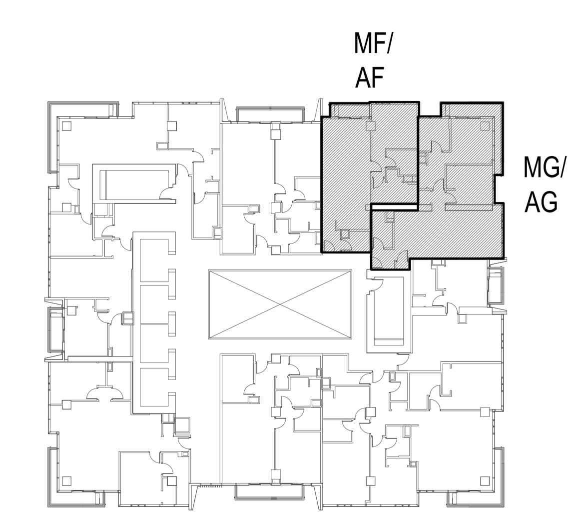
UNIT MF/AF FLOOR AREA: 879.00 S.F.
UNIT MF/AF LANAI AREA: 44.00 S.F.



2 MARKET/AFFORDABLE UNIT PLAN MG/AG (2BR)

1/4"=1'-0"

UNIT MG/AG FLOOR AREA: 1,073.00 S.F.
UNIT MG/AG LANAI AREA: 111.00 S.F.



KEYPLAN

0' 1' 4' 9'

FSC ARCHITECTS

ARCHITECT:

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HAWAII OCEAN PLAZA LP

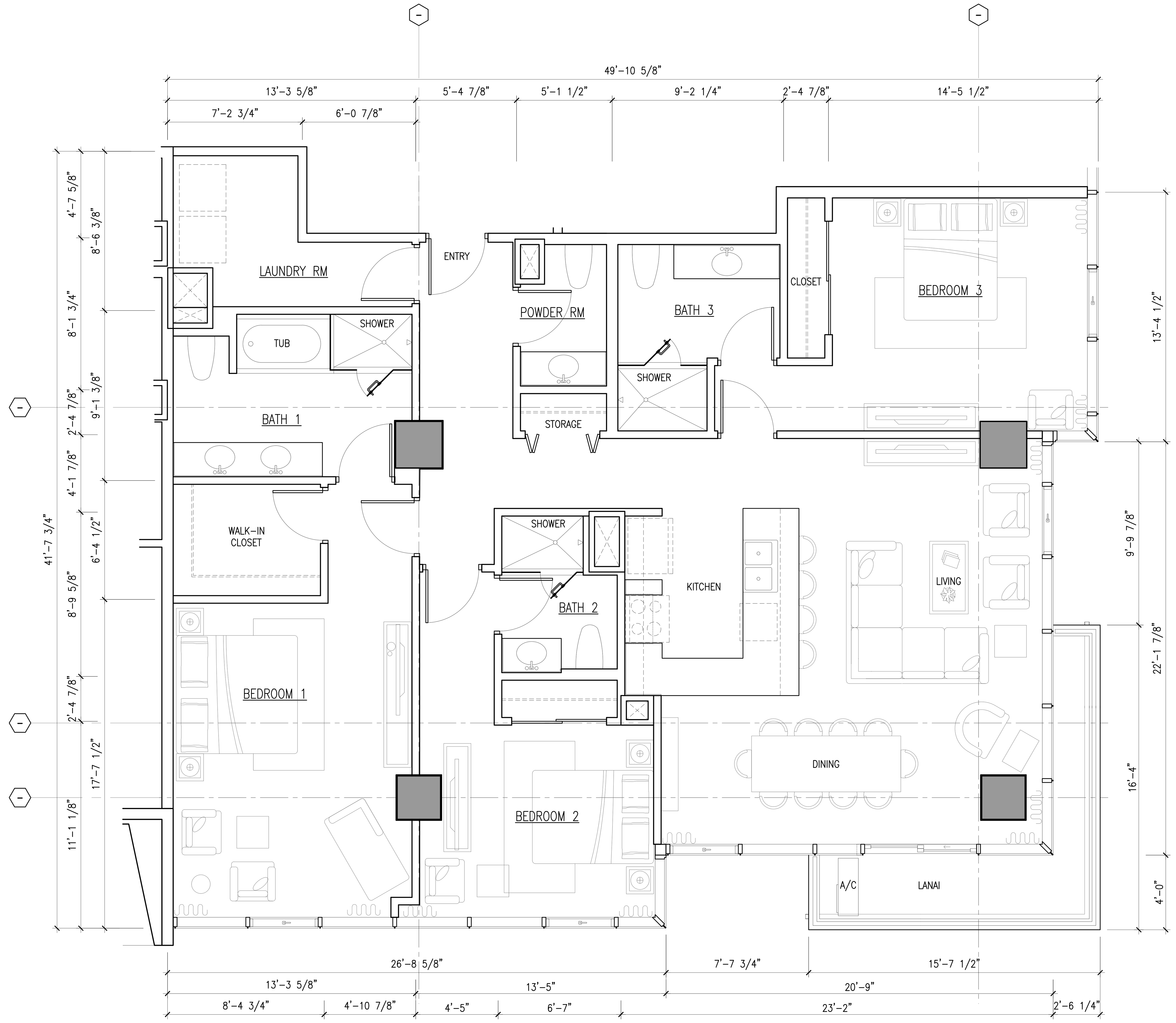
Ala Moana Home
Honolulu, Hawaii
T.M.K 2-3-016:018/019/020

IPD-T PERMIT APPLICATION SET

DATE	2022 Apr 26
PROJECT #	22002

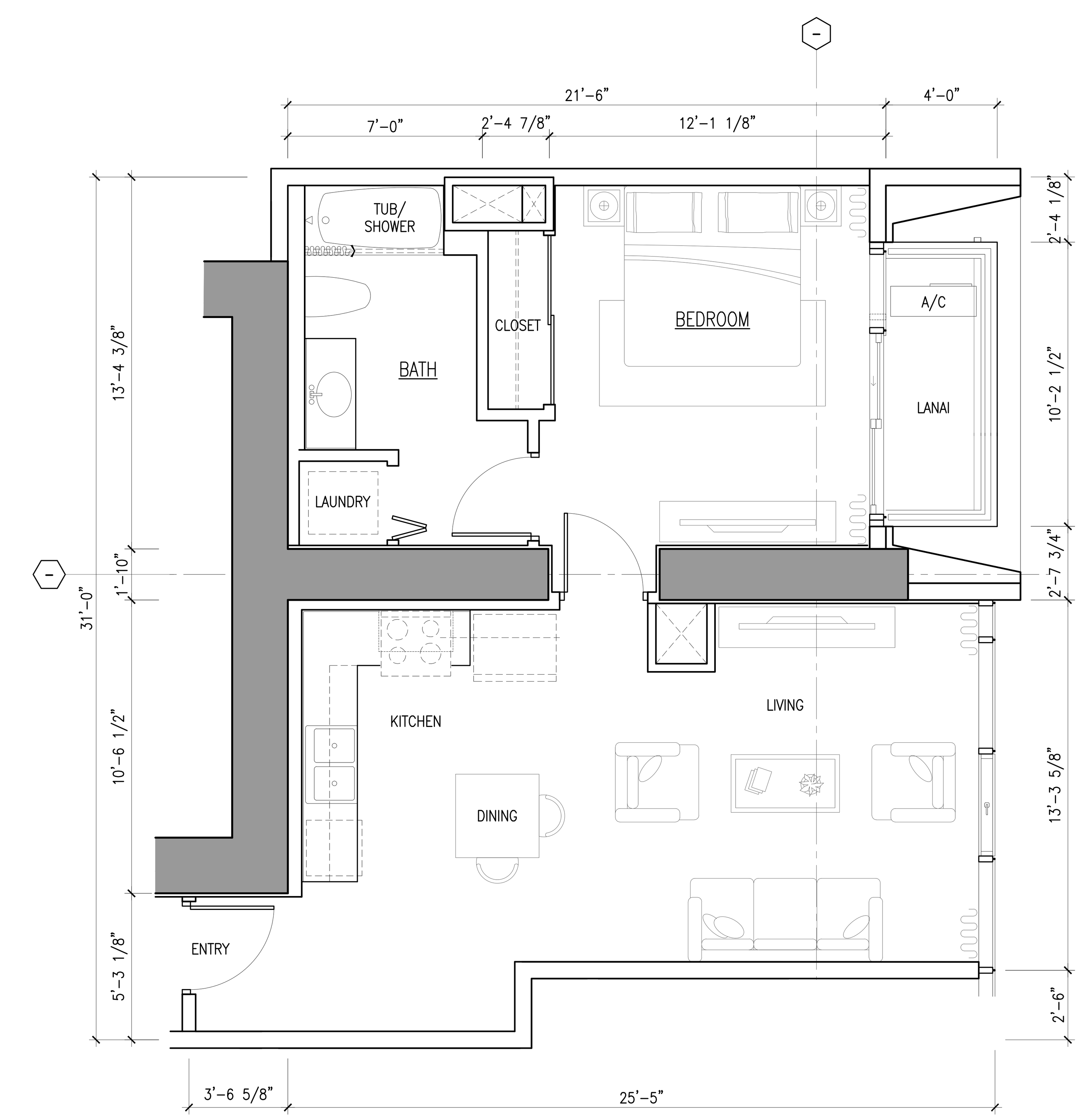
SHEET CONTENT:
MARKET / AFFORDABLE UNIT PLANS MF/AF & MG/AG

SHEET NO.
A2-1.7



1 MARKET UNIT PLAN MH (3BR)
1/4"=1'-0"

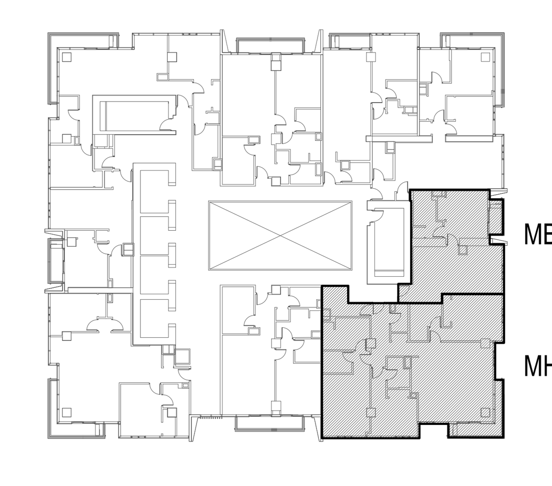
UNIT MH FLOOR AREA: 1,779.00 S.F.
UNIT MH LANAI AREA: 93.00 S.F.



2 MARKET UNIT PLAN MB (1BR)
1/4"=1'-0"

UNIT MB FLOOR AREA: 714.00 S.F.
UNIT MB LANAI AREA: 41.00 S.F.

0' 1' 4' 9'



KEYPLAN

FSC ARCHITECTS

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HAWAII OCEAN PLAZA LP

Ala Moana Home
Honolulu, Hawaii
T.M.K. 2-3-016: 018/019/020

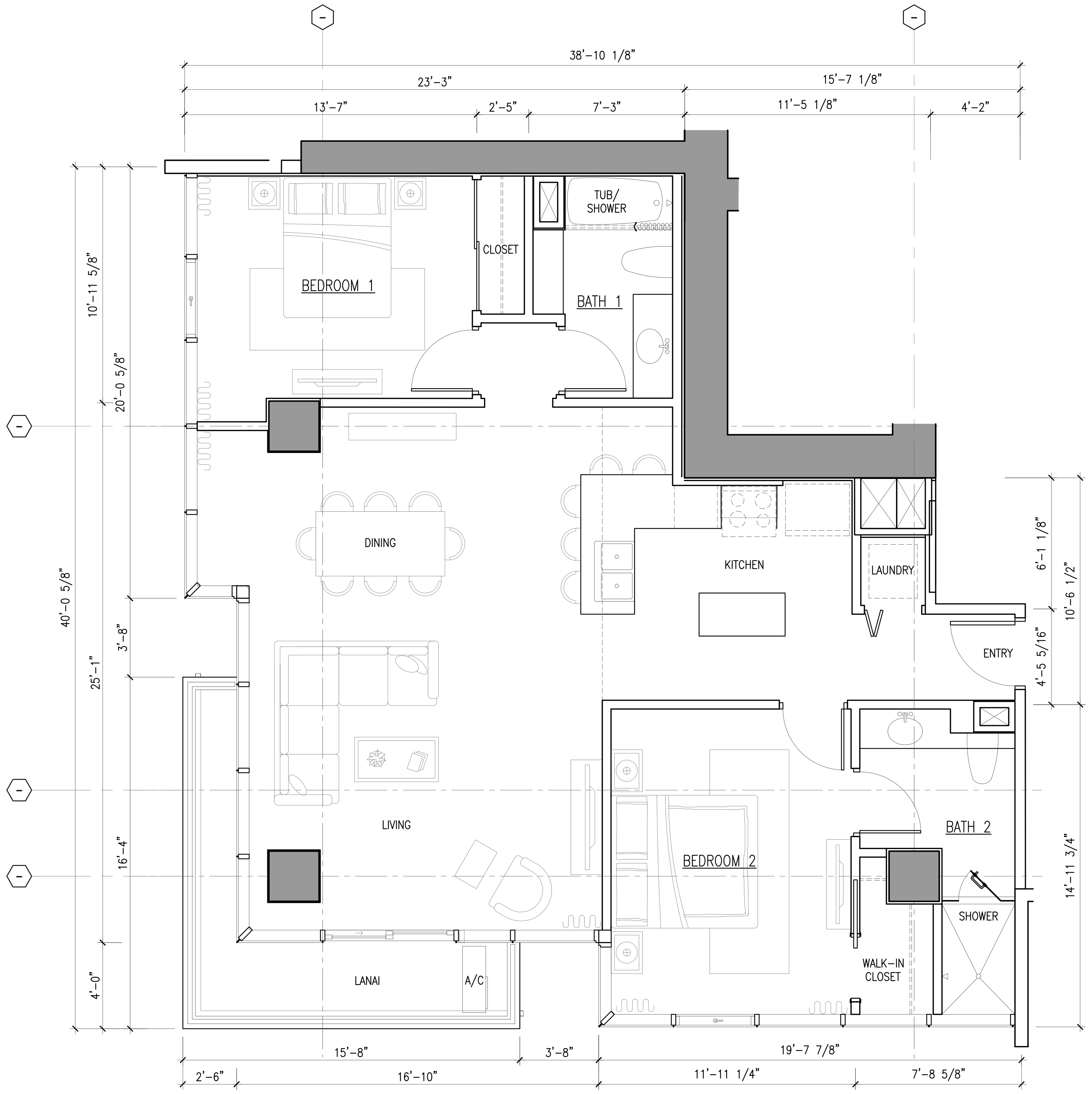
IPD-T PERMIT APPLICATION SET

DATE 2022 Apr 26

PROJECT # 22002

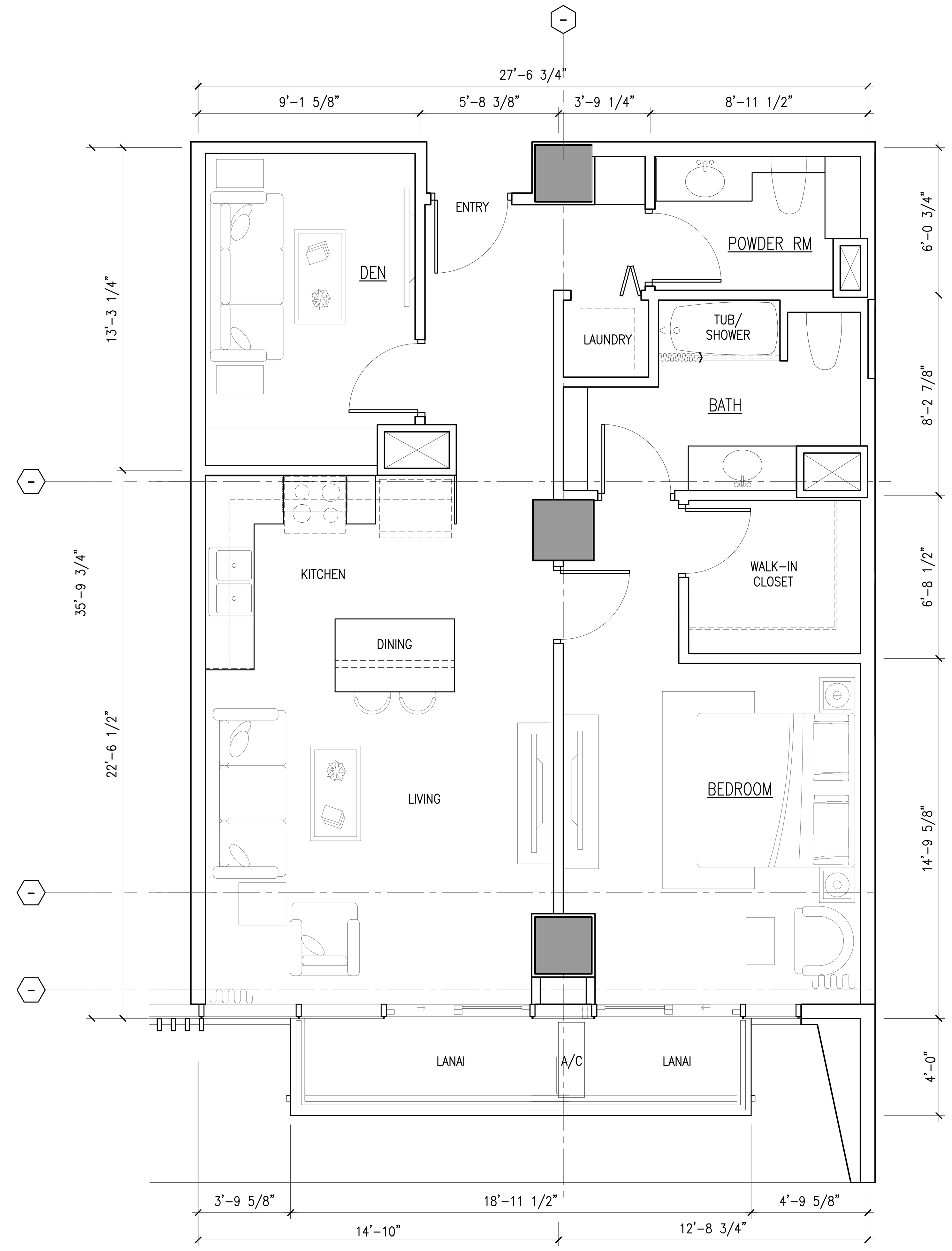
SHEET CONTENT:
MARKET / UNIT PLANS MB & MH

SHEET NO.
A2-1.8



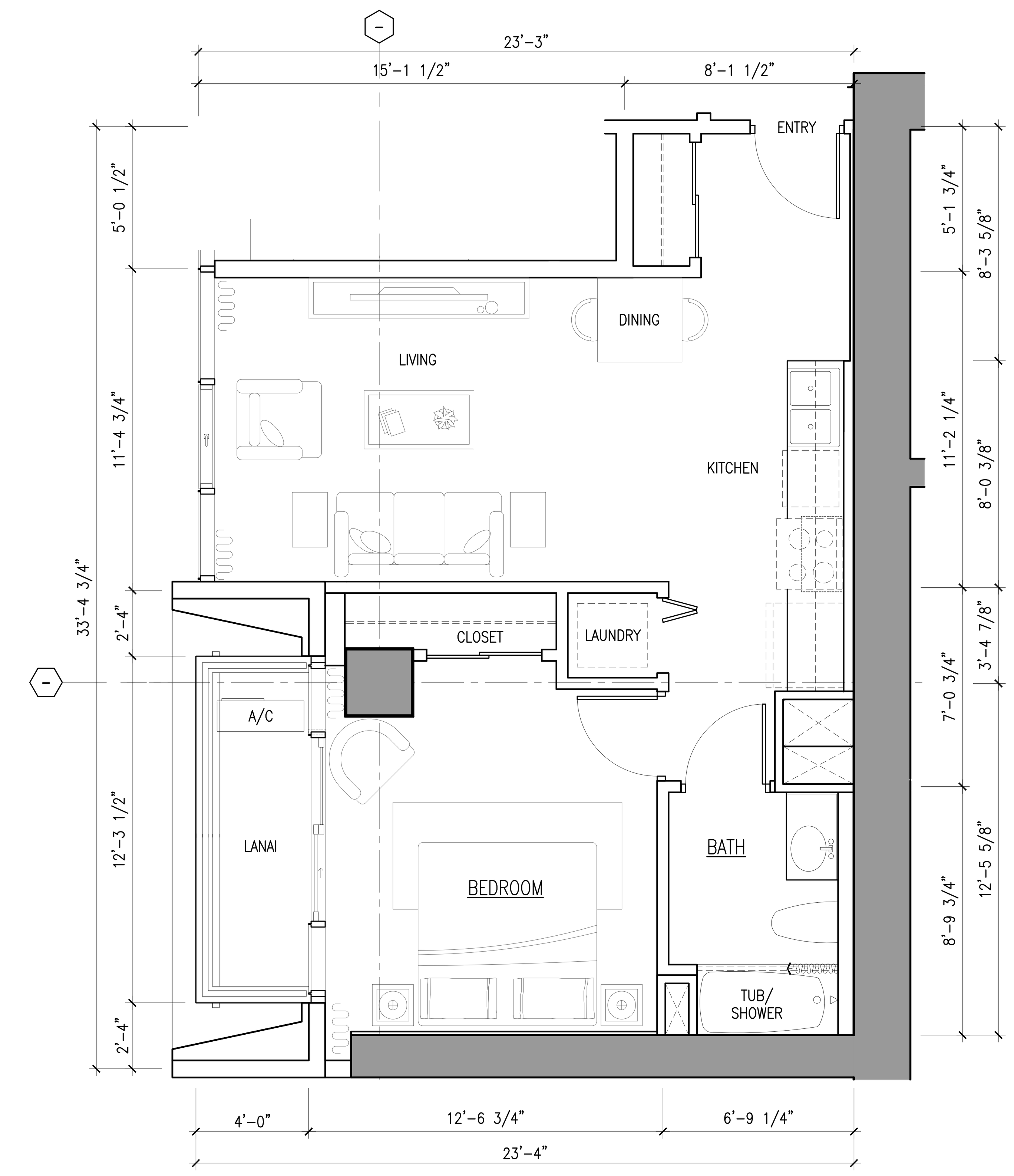
1 MARKET UNIT PLAN MD (2BR)
1/4"=1'-0"

UNIT MD FLOOR AREA: 1,206.00 S.F.
UNIT MD LANAI AREA: 93.00 S.F.



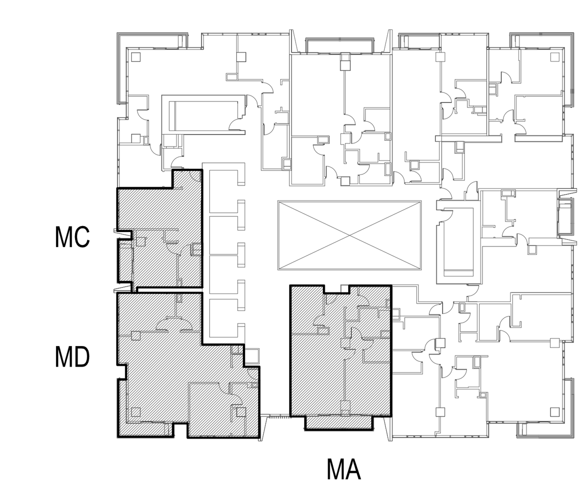
2 MARKET UNIT PLAN MA (1BR)
1/4"=1'-0"

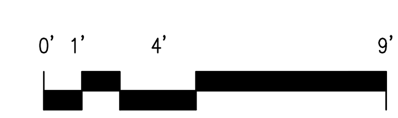
UNIT MA FLOOR AREA: 975.00 S.F.
UNIT MA LANAI AREA: 76.00 S.F.



3 MARKET UNIT PLAN MC (1BR)
1/4"=1'-0"

UNIT MC FLOOR AREA: 635.00 S.F.
UNIT MC LANAI AREA: 49.00 S.F.





KEYPLAN

FSC ARCHITECTS

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HAWAII OCEAN PLAZA LP

Ala Moana Home
Honolulu, Hawaii
T.M.K. 2-3-016:018/019/020

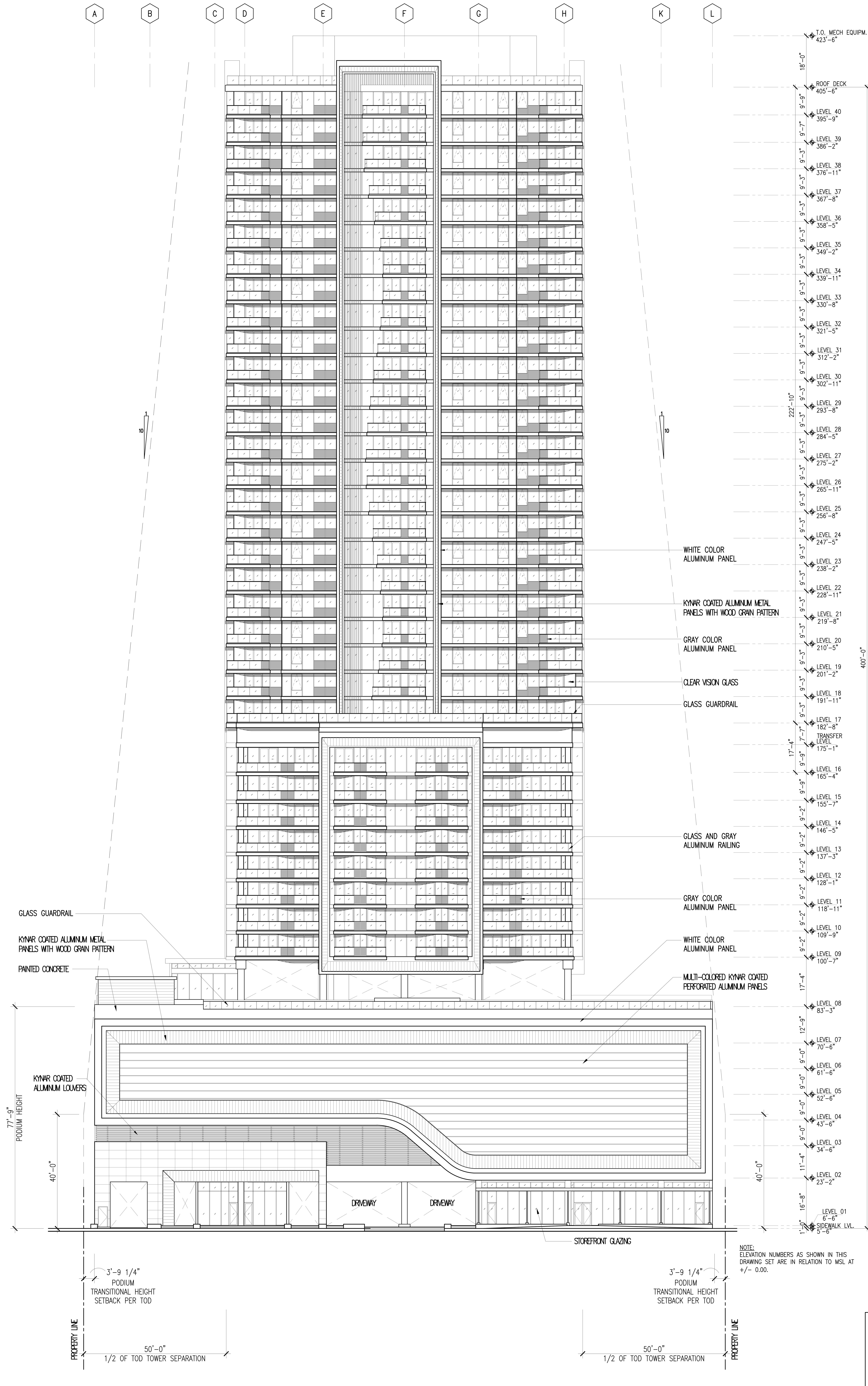
IPD-T PERMIT APPLICATION SET

DATE 2022 Apr 26

PROJECT # 22002

SHEET CONTENT:
MARKET / UNIT PLANS MD & MA

SHEET NO.
A2-1.9



1 KAPIOLANI ELEVATION
1/16"=1'-0"

0' 10' 20' 40'

SHEET NO. A3-1.1

SHEET CONTENT: SOUTH ELEVATION

PROJECT # 22002

DATE 2022 Apr 26

IPD-T PERMIT APPLICATION SET

Ala Moana Home
Honolulu, Hawaii
T.M.K. 2-3-016 : 018 / 019 / 020

HAWAII OCEAN PLAZA LP

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ARCHITECT: THIS WORK WAS PREPARED BY ME OR UNDER MY SUPERVISION AND CONSTRUCTION OF THIS PROJECT WILL BE UNDER MY OBSERVATION.

FSC ARCHITECTS

1 KAPIOLANI ELEVATION
1/16"=1'-0"

0' 10' 20' 40'

SHEET NO. A3-1.1c

SHEET CONTENT: SOUTH ELEVATION

PROJECT # 22002

DATE 2022 Apr 26

IPD-T PERMIT APPLICATION SET

Ala Moana Home
Honolulu, Hawaii

T.M.K. 2-3-016 : 018 / 019 / 020

HAWAII OCEAN PLAZA LP

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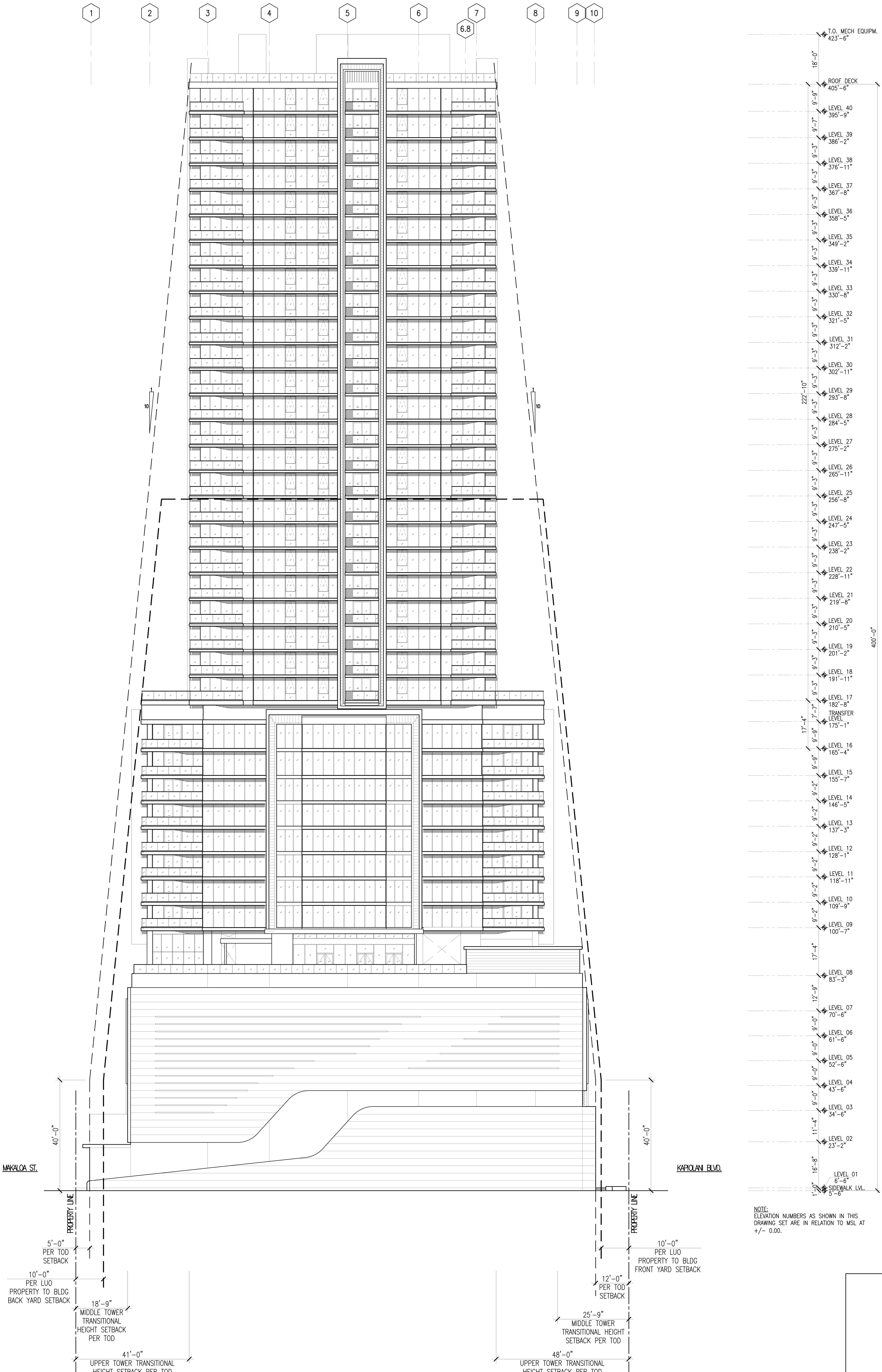
FSC ARCHITECTS



NOTE:
ELEVATION NUMBERS AS SHOWN IN THIS DRAWING SET ARE IN RELATION TO MSL AT +/- 0.00.

1 WEST ELEVATION
1/16"=1'-0"

0' 10' 20' 40'

SHEET NO.
A3-1.2

SHEET CONTENT:
WEST ELEVATION

PROJECT # 22002
DATE 2022 Apr 26

IPD-T PERMIT
APPLICATION SET

Ala Moana Home
Honolulu, Hawaii
T.M.K. 2-3-016 : 018 / 019 / 020

HAWAII OCEAN PLAZA LP

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ARCHITECT:
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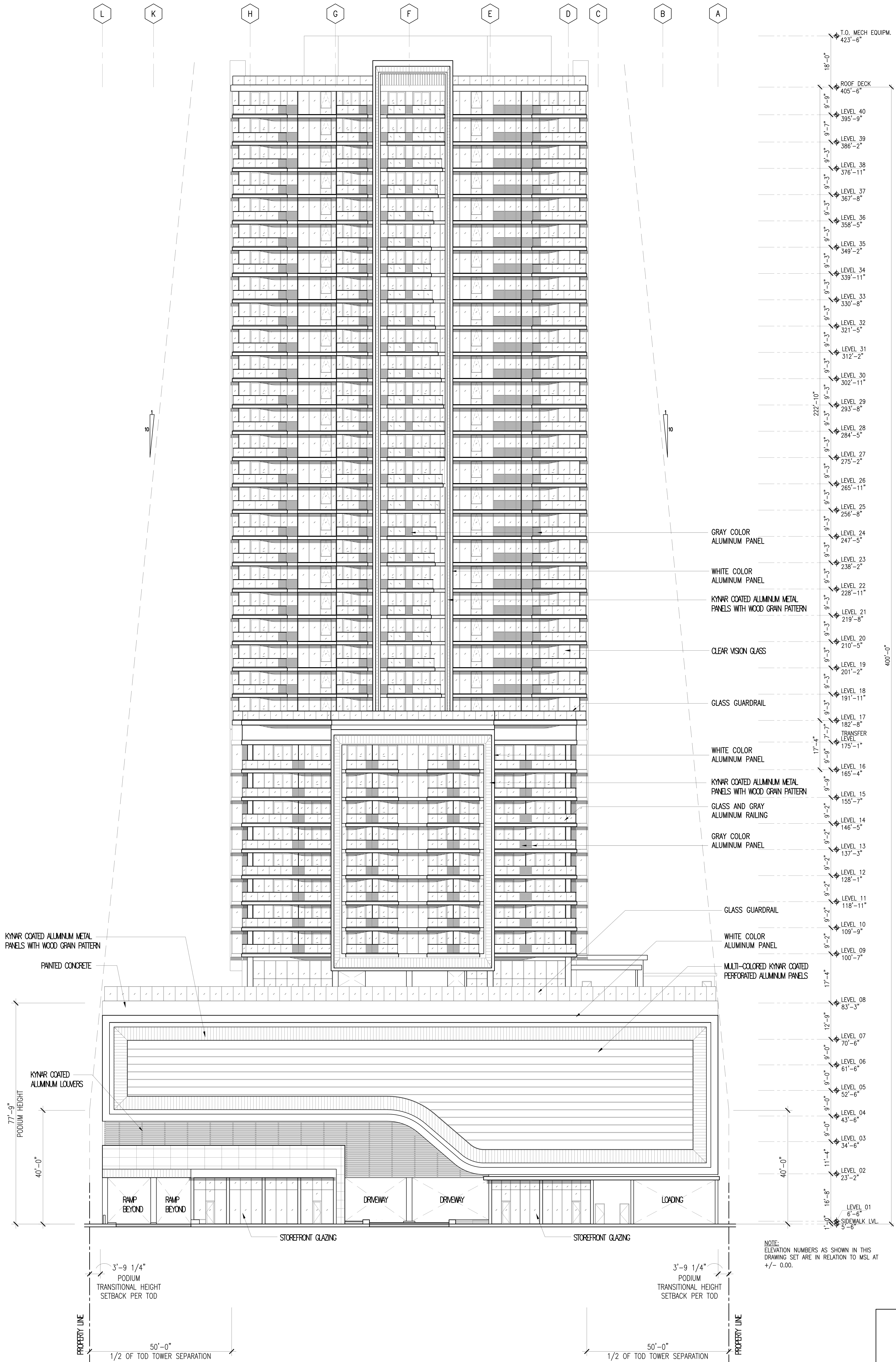
ARCHITECTS



NOTE:
ELEVATION NUMBERS AS SHOWN IN THIS DRAWING SET ARE IN RELATION TO MSL AT +/- 0.00.

1 MAKALOA ELEVATION
1/16"=1'-0"

0' 10' 20' 40'

SHEET NO.
A3-1.3

SHEET CONTENT:
NORTH ELEVATION

IPD-T PERMIT APPLICATION SET
DATE 2022 Apr 26
PROJECT # 22002

Ala Moana Home
Honolulu, Hawaii
T.M.K. 2-3-016 : 018 / 019 / 020

HAWAII OCEAN PLAZA LP

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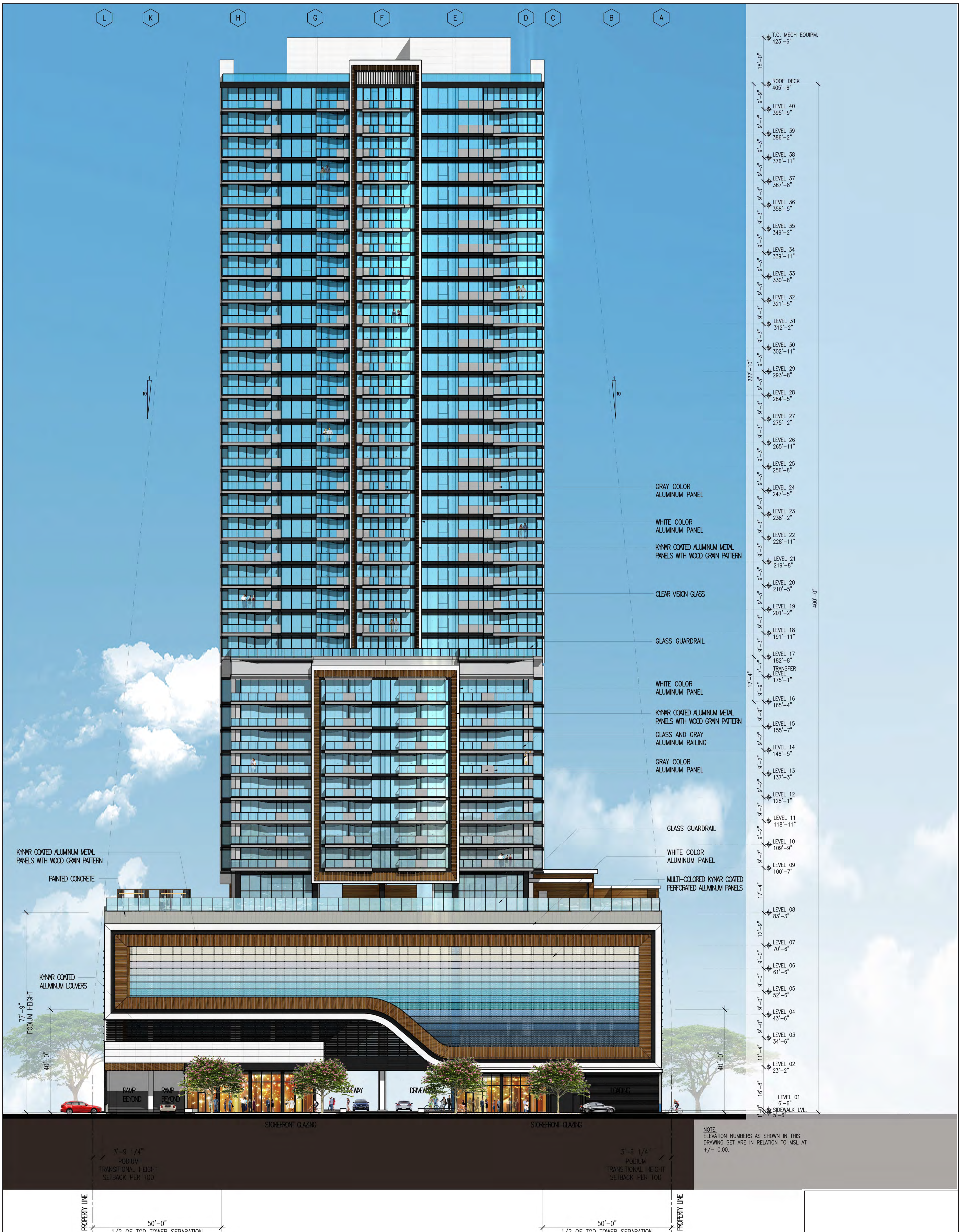
FSC ARCHITECTS



1 MAKALOA ELEVATION
1/16"=1'-0"

0' 10' 20' 40'

SHEET NO.
A3-1.3c

SHEET CONTENT:
NORTH ELEVATION

PROJECT # 22002
DATE 2022 Apr 26
IPD-T PERMIT APPLICATION SET

Ala Moana Home
Honolulu, Hawaii
T.M.K. 2-3-016 : 018 / 019 / 020

HAWAII OCEAN PLAZA LP

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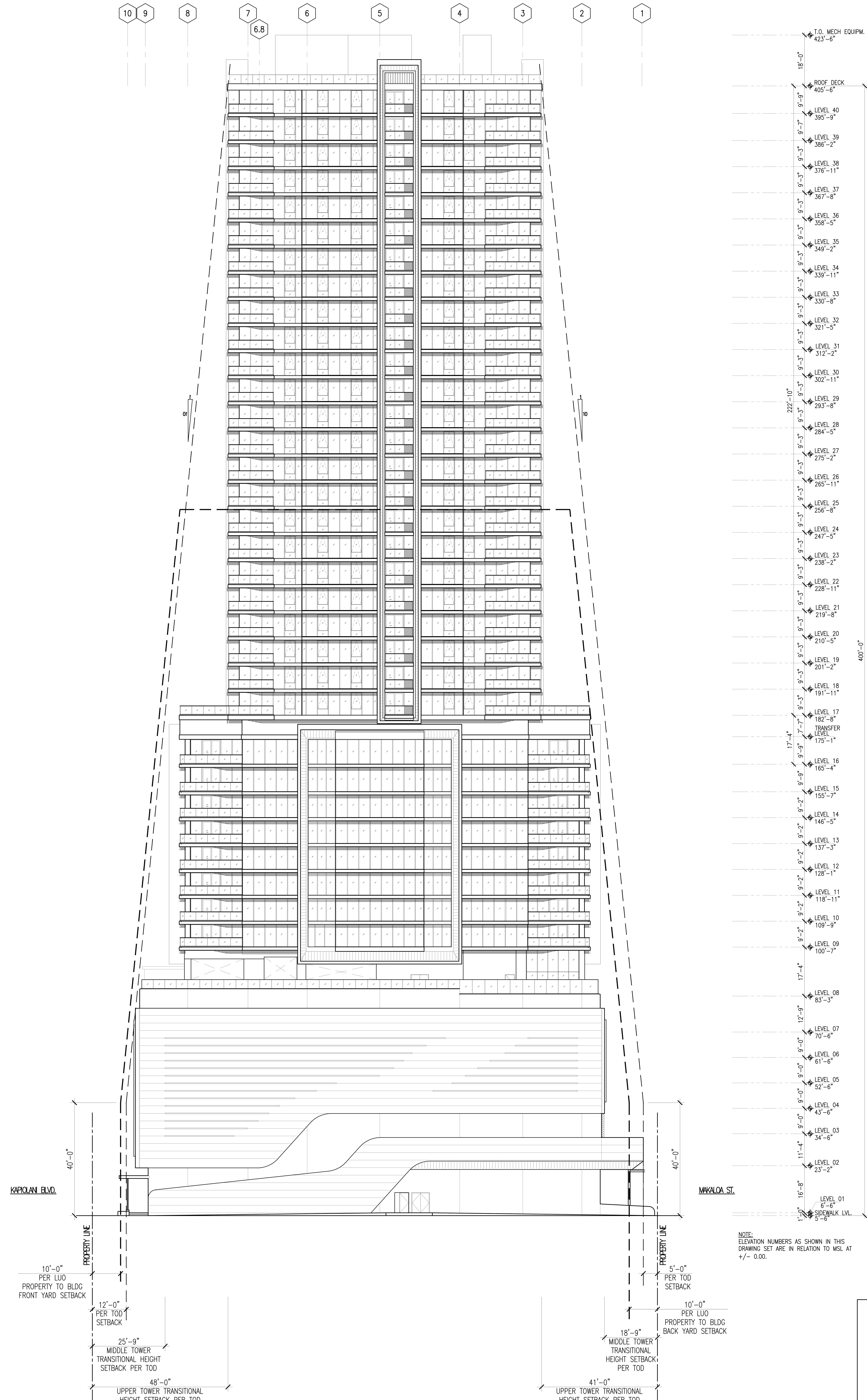
FSC ARCHITECTS



NOTE:
ELEVATION NUMBERS AS SHOWN IN THIS DRAWING SET ARE IN RELATION TO MSL AT +/- 0.00.

1 EAST ELEVATION
1/16"=1'-0"

0' 10' 20' 40'

SHEET NO. A3-14

SHEET CONTENT: EAST ELEVATION

PROJECT # 22002

DATE 2022 Apr 26

IPD-T PERMIT APPLICATION SET

Ala Moana Home
Honolulu, Hawaii
T.M.K. 2-3-016 : 018 / 019 / 020

HAWAII OCEAN PLAZA LP

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ARCHITECT:
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FSC ARCHITECTS

1 EAST ELEVATION
1/16"=1'-0"

0' 10' 20' 40'

SHEET NO.
A3-1.4c

SHEET CONTENT:
EAST ELEVATION

PROJECT # 22002

DATE 2022 Apr 26

IPD-T PERMIT APPLICATION SET

Ala Moana Home
Honolulu, Hawaii

T.M.K. 2-3-016 : 018 / 019 / 020

HAWAII OCEAN PLAZA LP

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ARCHITECT:
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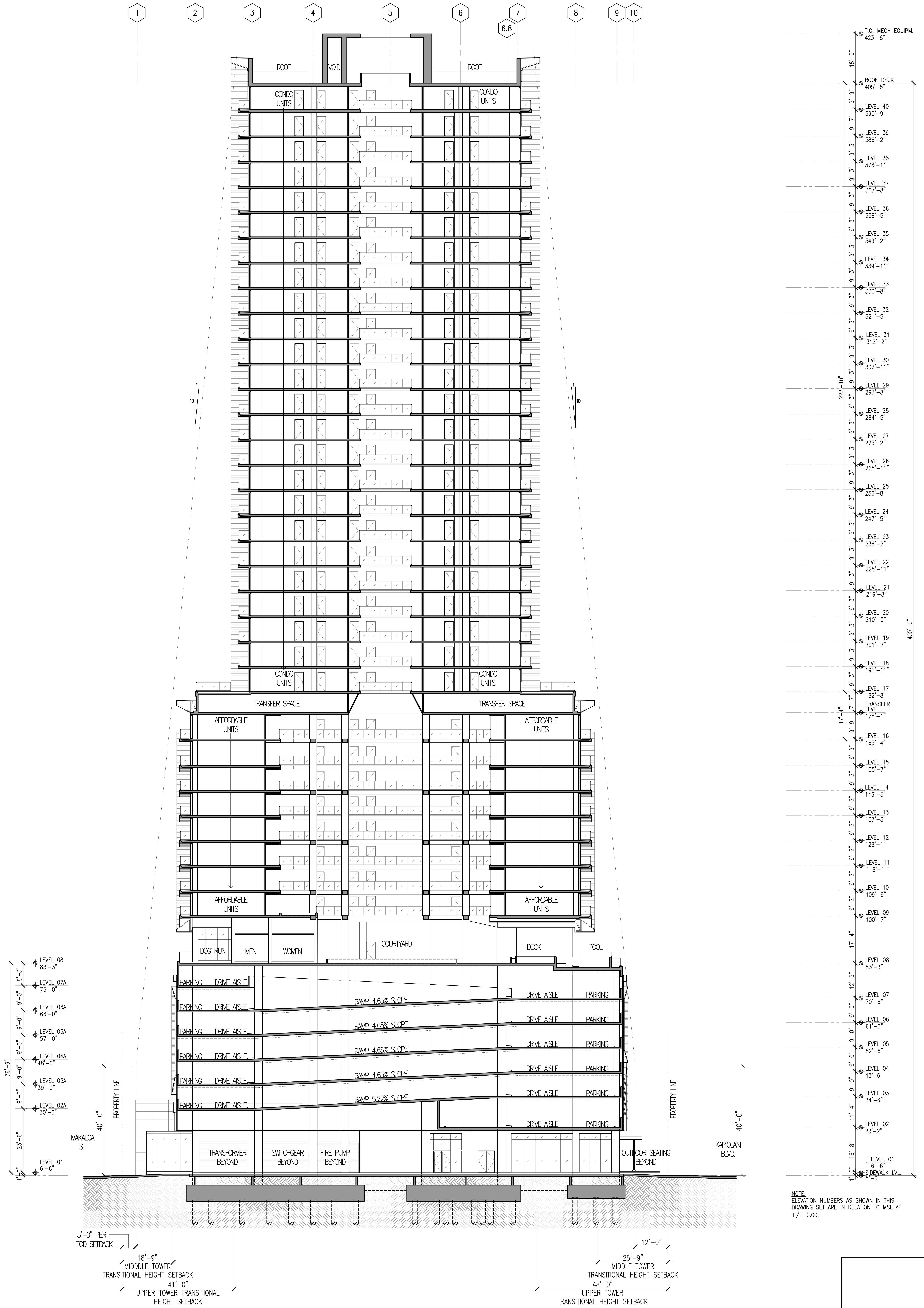
FSC ARCHITECTS



NOTE:
ELEVATION NUMBERS AS SHOWN IN THIS DRAWING SET ARE IN RELATION TO MSL AT +/- 0.00.

1 SECTION A
1"=16'-0"

0' 10' 20' 40'

SHEET NO.
A4-1.1

SHEET CONTENT:
SECTION A

PROJECT # 22002
DATE 2022 Apr 26

IPD-T PERMIT APPLICATION SET

Ala Moana Home Honolulu, Hawaii

T.M.K. 2-3-016 : 018 / 019 / 020

HAWAII OCEAN PLAZA LP

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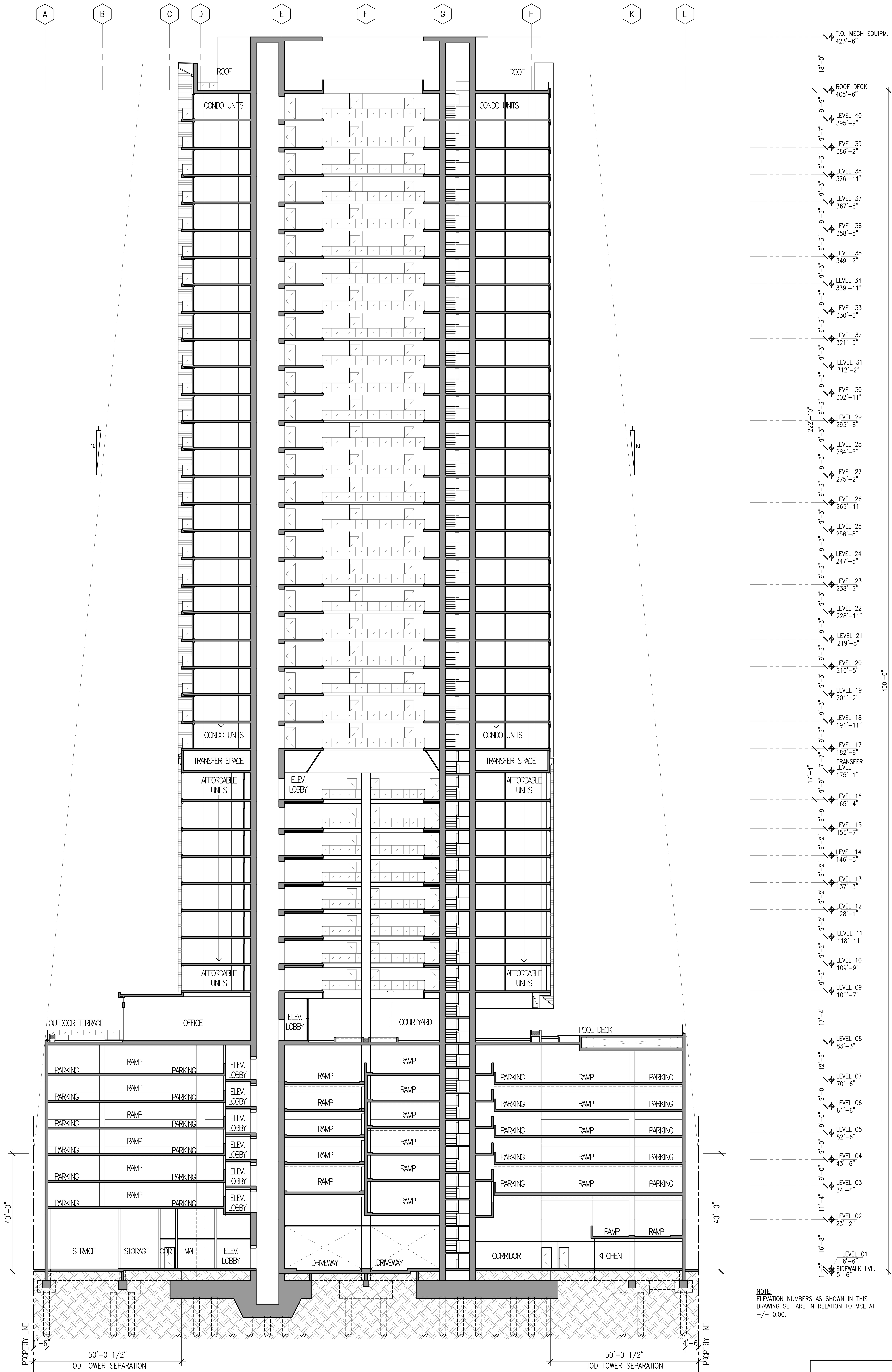
FSC ARCHITECTS



NOTE:
ELEVATION NUMBERS AS SHOWN IN THIS DRAWING SET ARE IN RELATION TO MSL AT +/- 0.00.

1 SECTION B
1"=16'-0"

0' 10' 20' 40'

SHEET NO. A4-12

SHEET CONTENT: SECTION B

IPD-T PERMIT APPLICATION SET

DATE 2022 Apr 26

PROJECT # 22002

Ala Moana Home
Honolulu, Hawaii

T.M.K. 2-3-016 : 018 / 019 / 020

HAWAII OCEAN PLAZA LP

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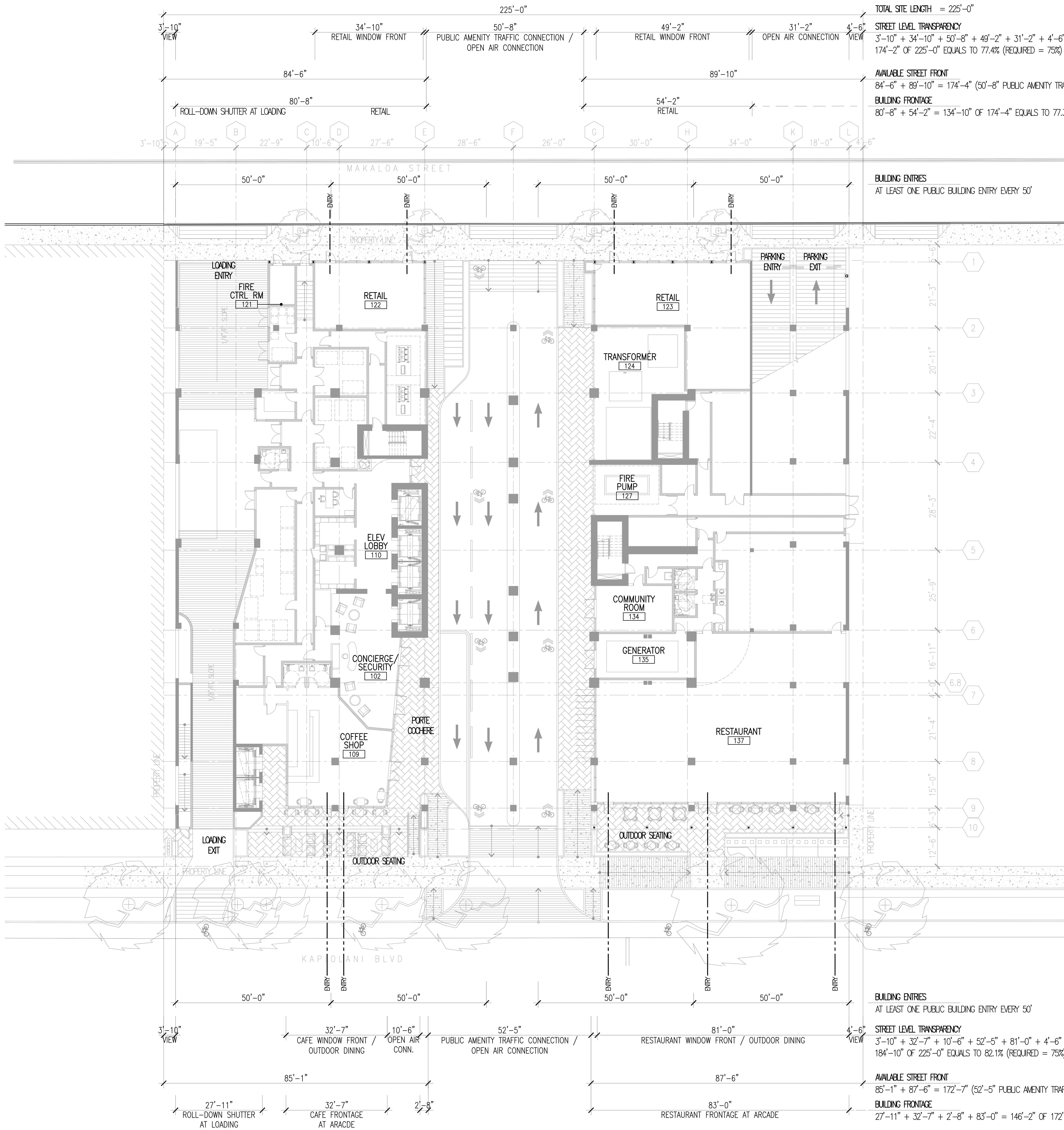
FSC ARCHITECTS



TOTAL SITE LENGTH = 225'-0"

STREET LEVEL TRANSPARENCY
3'-10" + 34'-10" + 50'-8" + 49'-2" + 31'-2" + 4'-6" = 174'-2"
174'-2" OF 225'-0" EQUALS TO 77.4% (REQUIRED = 75%)

AVAILABLE STREET FRONT
84'-6" + 89'-10" = 174'-4" (50'-8" PUBLIC AMENITY TRAFFIC CONNECTION NOT INCLUDED)

BUILDING FRONTAGE
80'-8" + 54'-2" = 134'-10" OF 174'-4" EQUALS TO 77.3% (REQUIRED = 70%)

BUILDING ENTRIES
AT LEAST ONE PUBLIC BUILDING ENTRY EVERY 50'

1 GROUND FLOOR ENVELOPE DIAGRAM
1/16"=1'-0"

0 4' 8' 16' 32' 48'

NORTH

BUILDING ENTRIES
AT LEAST ONE PUBLIC BUILDING ENTRY EVERY 50'

STREET LEVEL TRANSPARENCY
3'-10" + 32'-7" + 10'-6" + 52'-5" + 81'-0" + 4'-6" = 184'-10"
184'-10" OF 225'-0" EQUALS TO 82.1% (REQUIRED = 75%)

AVAILABLE STREET FRONT
85'-1" + 87'-6" = 172'-7" (52'-5" PUBLIC AMENITY TRAFFIC CONNECTION NOT INCLUDED)

BUILDING FRONTAGE
27'-11" + 32'-7" + 2'-8" + 83'-0" = 146'-2" OF 172'-7" EQUALS TO 84.7% (REQUIRED = 70%)

FSC ARCHITECTS

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HAWAII OCEAN PLAZA LP

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T.M.K 2-3-016:018/019/020

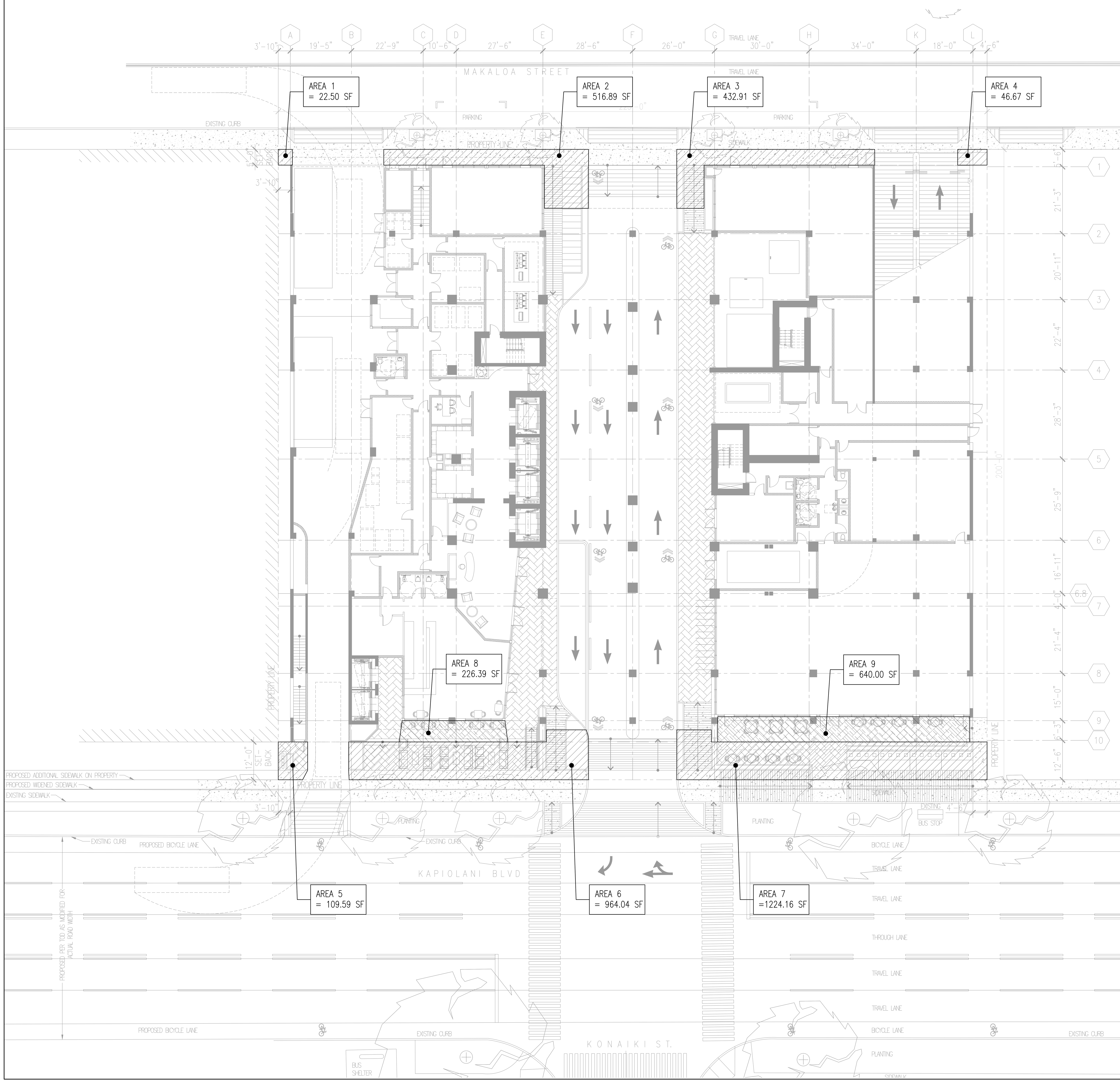
IPD-T PERMIT APPLICATION SET

DATE 2022 Apr 26

PROJECT # 22002

SHEET CONTENT:
FRONTAGE, TRANSPARENCY, ENTRIES

SHEET NO.
A5-1.1



OPEN SPACE: (PUBLIC & SEMI-PUBLIC)

22.50 SF	AREA 1 (PUBLIC)
516.89 SF	AREA 2 (PUBLIC)
432.91 SF	AREA 3 (PUBLIC)
46.67 SF	AREA 4 (PUBLIC)
109.59 SF	AREA 5 (PUBLIC)
964.04 SF	AREA 6 (PUBLIC & SEMI-PUBLIC)
1,224.16 SF	AREA 7 (PUBLIC & SEMI-PUBLIC)
3,316.76 SF	OPEN SPACE

ARCADE OUTDOOR DINING: (SEMI-PUBLIC)

226.39 SF	AREA 8
640.00 SF	AREA 9
866.39 SF	ARCADE OUTDOOR DINING

LEGEND

OPEN SPACE :

ARCADE OUTDOOR DINING :

LOT COVERAGE

LOT COVERAGE : 38,755 SF (=86%)

1 OPEN SPACE - LEVEL 01
1"=16'-0"

0' 10' 20' 40'

NORTH

FSC ARCHITECTS

ARCHITECT:

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HAWAII OCEAN PLAZA LP

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T.M.K 2-3-016:018/019/020

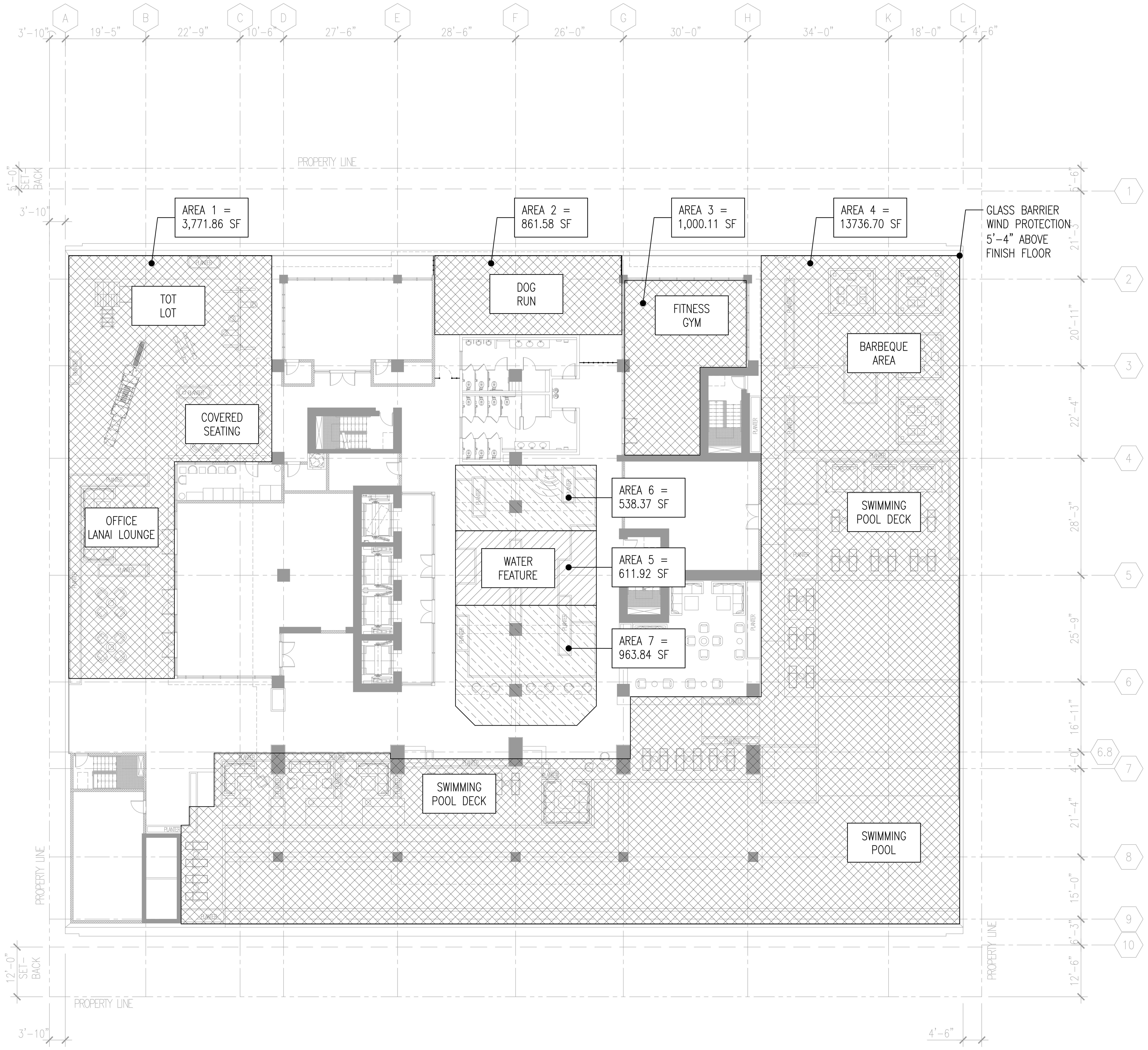
IPD-T PERMIT APPLICATION SET

DATE 2022 Apr 26

PROJECT # 22002

SHEET CONTENT:
OPEN SPACE AREA LEVEL 1

SHEET NO.
A5-2.1



PARK DEDICATION CREDIT AREA:

3,771.86 SF AREA 1
861.58 SF AREA 2
1,000.11 SF AREA 3
13,736.70 SF AREA 4
19,370.25 SF PARK DEDICATION CREDIT AREA

PARK DEDICATION REQUIREMENT

REQUIRED	PROVIDED	BALANCE OF REQ. AREA
320 UNITS * 110 SF = 35,200 SF	19,370.25 SF	15,829.75 SF

COMMUNAL OPEN SPACE: (PRIVATE OPEN SPACE)

611.92 SF AREA 5
538.37 SF AREA 6 (OUTDOOR BUT COVERED*)
963.84 SF AREA 7 (OUTDOOR BUT COVERED*)
2,114.13 SF COMMUNAL OPEN SPACE

LEGEND

PARK DEDICATION CREDIT AREA :

COMMUNAL OPEN SPACE :

COMMUNAL OPEN SPACE : (OUTDOOR BUT COVERED*)

* = COVER IS MORE THAN 90 FT ABOVE THIS SPACE

1 PARK DEDICATION CREDIT AREA - LEVEL 8
1"=16'-0"

0' 10' 20' 40'

NORTH

FSC ARCHITECTS

ARCHITECT:
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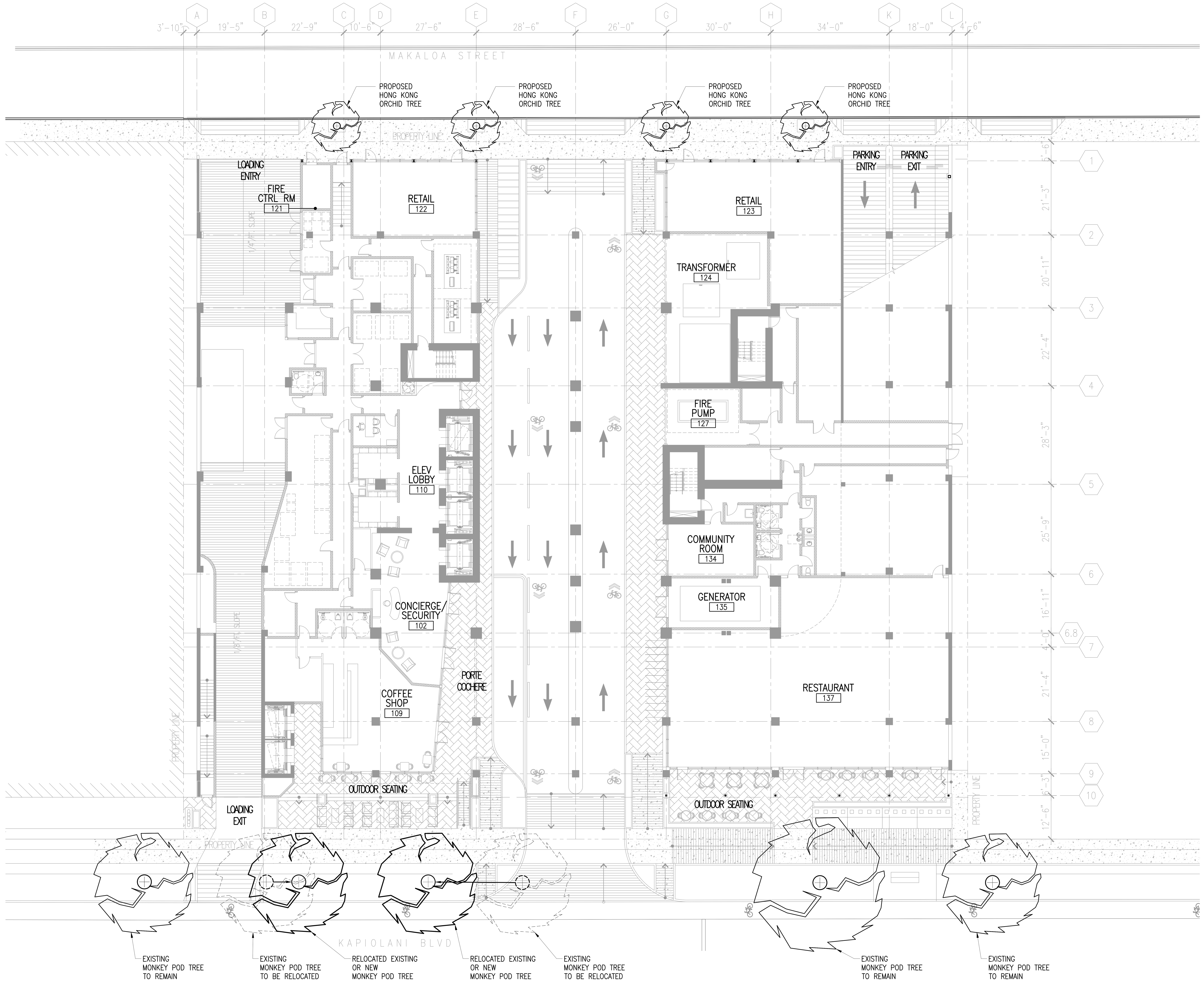
IPD-T PERMIT APPLICATION SET

DATE 2022 Apr 26

PROJECT # 22002

SHEET CONTENT:
PARK DEDICATION AREA & COMMUNAL OPEN SPACE LEVEL 8

SHEET NO.
A5-3.1



1 TREE DISPOSITION PLAN
1/16"=1'-0"

0 4' 8' 16' 32' 48'

NORTH

FSC ARCHITECTS

ARCHITECT:
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HAWAII OCEAN PLAZA LP

Ala Moana Home
Honolulu, Hawaii
T.M.K 2-3-016:018/019/020

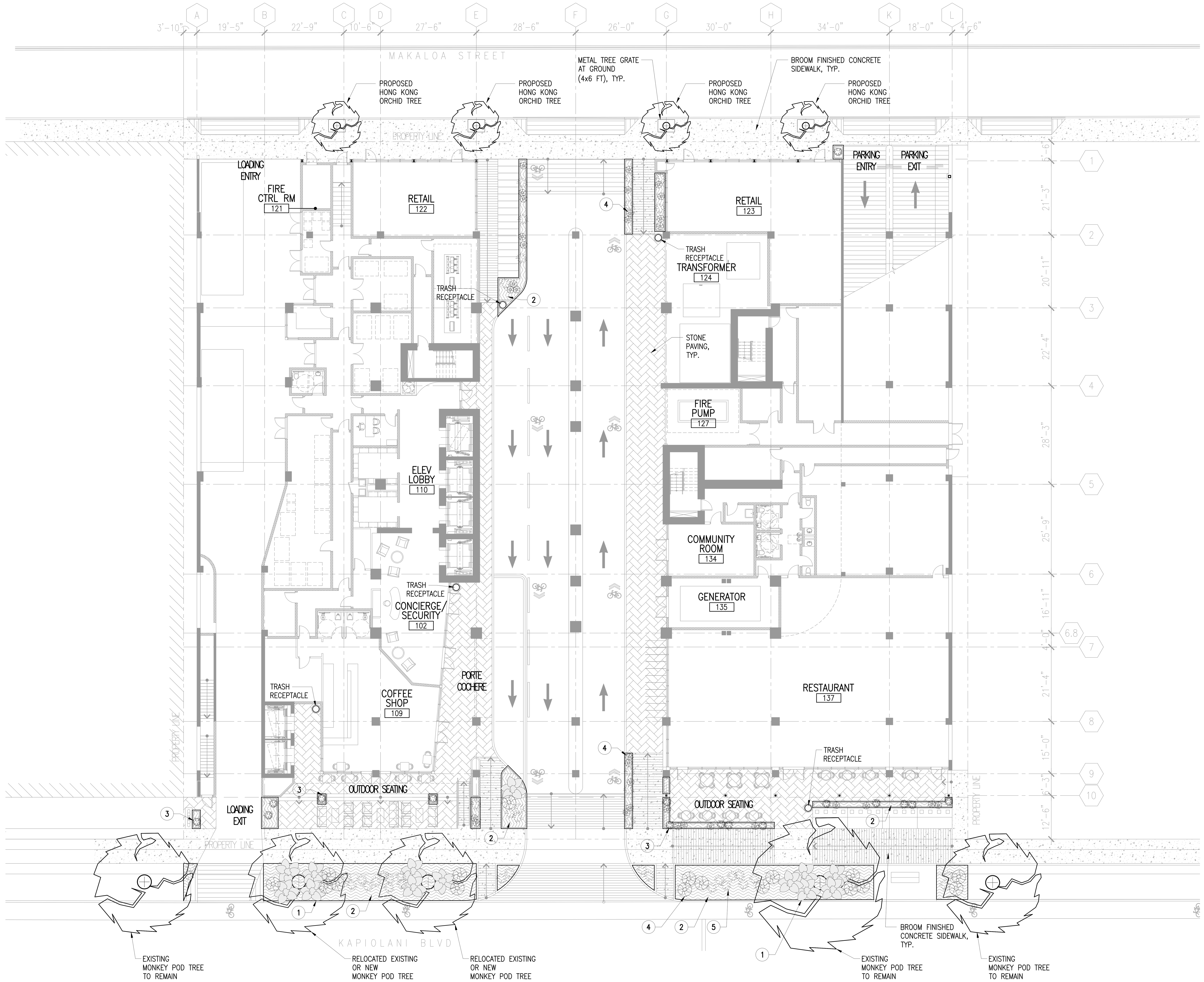
IPD-T PERMIT APPLICATION SET

DATE 2022 Apr 26

PROJECT # 22002

SHEET CONTENT:
TREE DISPOSITION PLAN

SHEET NO.
L0-0.1



1 LANDSCAPE PLAN LEVEL 01
1/16"=1'-0"

0 4' 8' 16' 32' 48'

NORTH

PLANT LEGEND:

NO.	COMMON NAME	SCIENTIFIC NAME	AMT.	SIZE	NOTES
1	MONSTERA	MONSTERA DELICIOSA	18	5 G.C.	EA., CLUSTERED
2	DWARF LAUAE FERN	PHYMATOSORUS GROSSUS	860	4" POTS	S.F., @ 16" O.C., STAGGERED
3	DWARF PITTOSPORUM	PITTOS PORUM TOBIRA 'NANA'	20	3 G.C.	EA., @ 12" O.C., CLUSTERED
4	RED 'LILINOE' TI	CORDYLINE FRUTICOSA	65	3 G.C.	EA., @ 12" O.C., CLUSTERED
5	QUEEN EMMA SPIDER LILY	CRINUM AUGUSTUM	85	3 G.C.	EA., @ 24" O.C., STAGGERED
6	TIARE GARDENIA HEDGE	GARDENIA TAITENSIS	120	3 G.C.	EA., @ 30" O.C.
7	BUDDHA'S BELLY BAMBOO	BAMBUSA VENTRICOSA	8	25 G.C.	MIN. 6' HT., CLUSTERED
8	MANILA PALM	ADONIDIA MERRILLII	8	F.S.	MIN. 6' TRK. HT. 6" CAL.
9	SINGAPORE PLUMERIA	PLUMERIA OBTUSA	4	F.S.	MIN. 6' TRK. HT. 6" CAL.
10	DWARF JAPANESE JUNIPER	JUNIPERUS PROCUMBENS 'NANA'	16	5 G.C.	EA., @ 24" O.C., CLUSTERED

FSC ARCHITECTS

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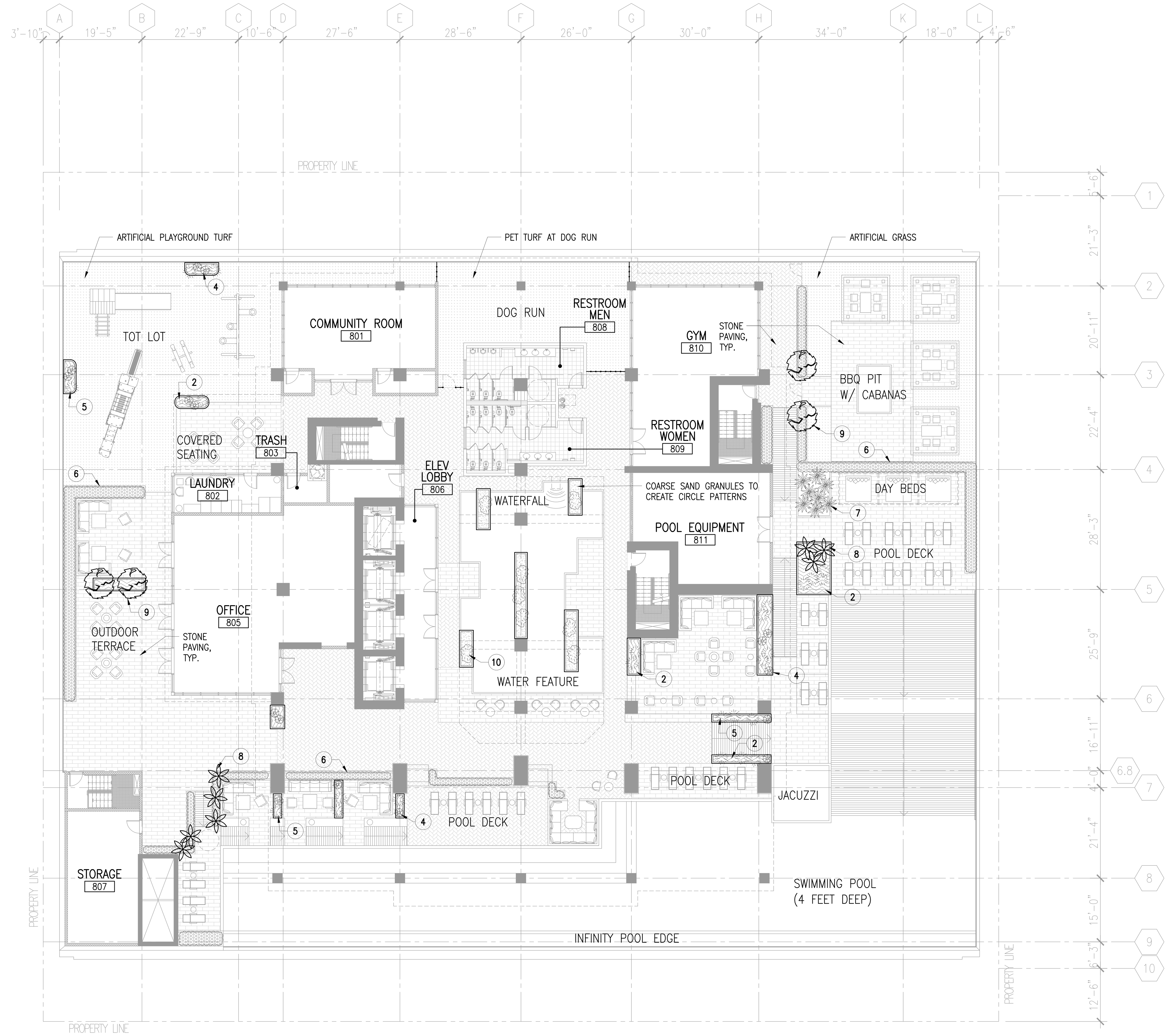
IPD-T PERMIT APPLICATION SET

DATE 2022 Apr 26

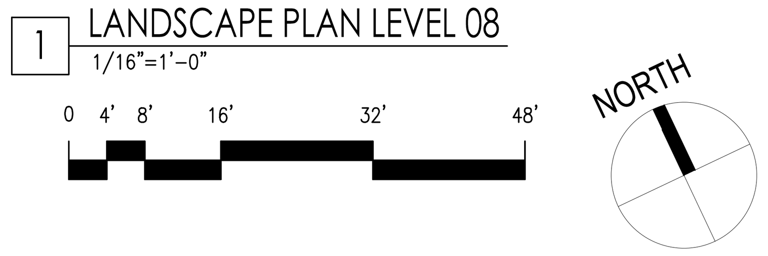
PROJECT # 22002

SHEET CONTENT:
LANDSCAPE PLAN LEVEL 01

SHEET NO.
L1-1.1



1 LANDSCAPE PLAN LEVEL 08
1/16"=1'-0"



PLANT LEGEND:

NO.	COMMON NAME	SCIENTIFIC NAME	AMT.	SIZE	NOTES
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T.M.K 2-3-016:018/019/020

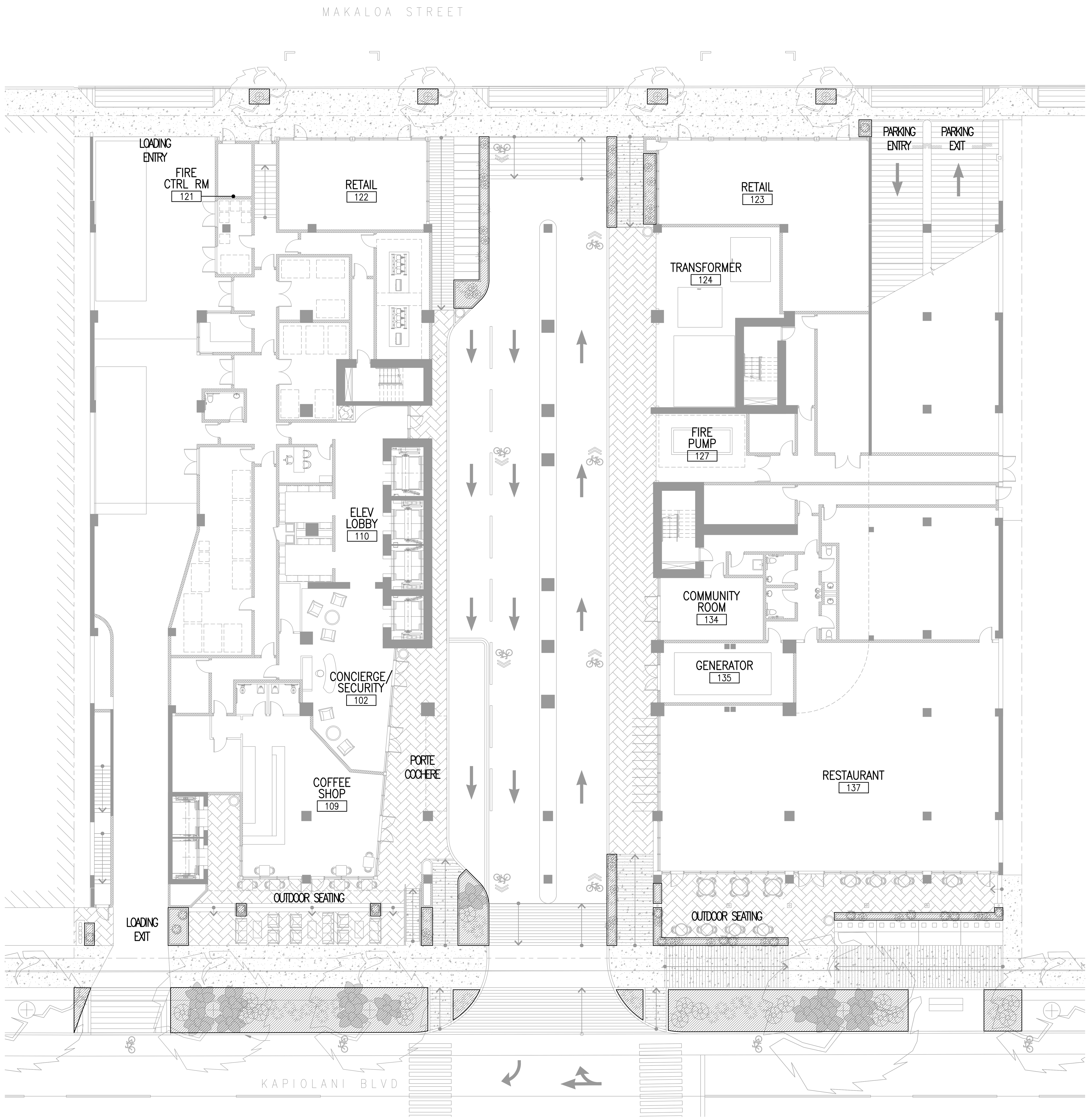
IPD-T PERMIT APPLICATION SET

DATE 2022 Apr 26

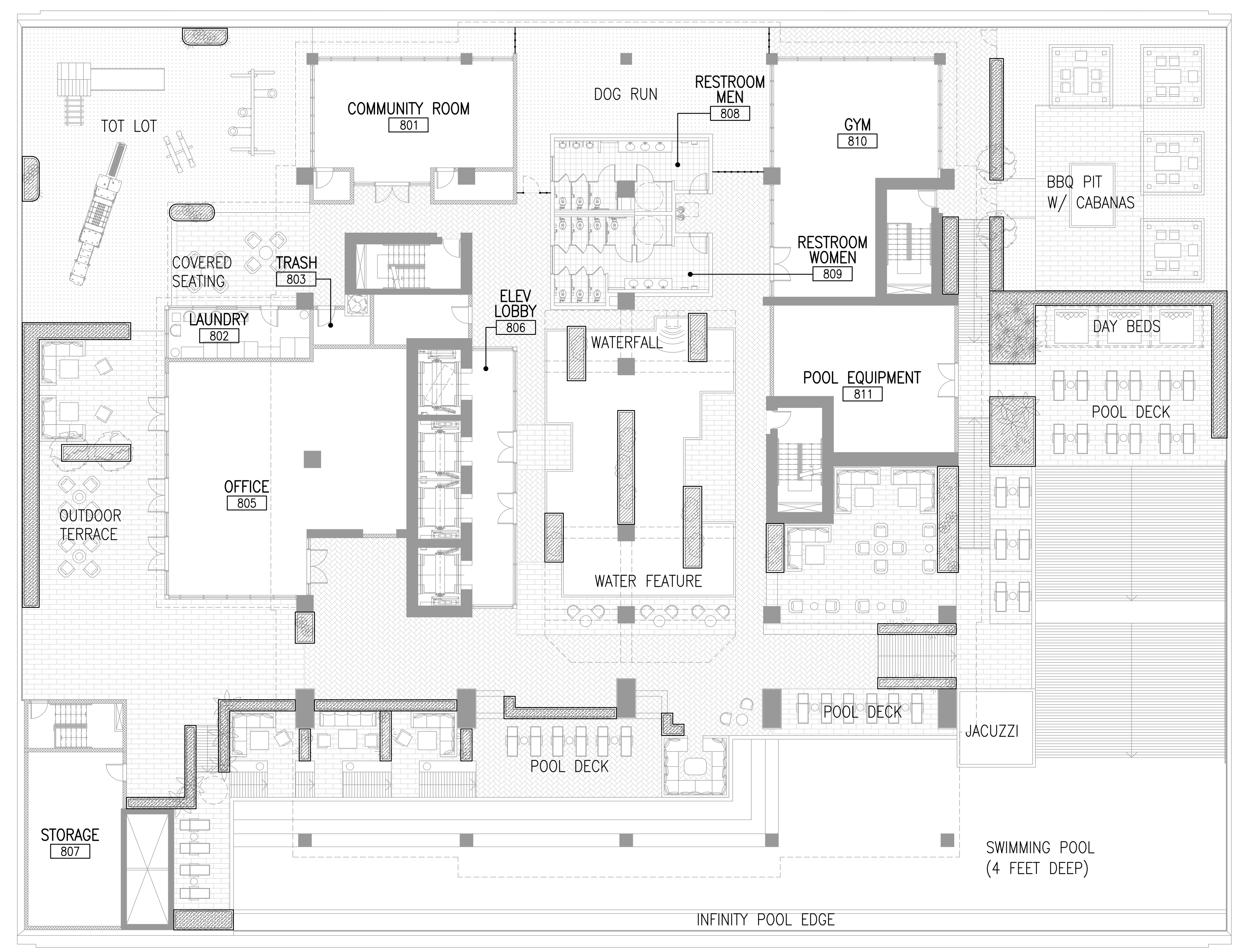
PROJECT # 22002

SHEET CONTENT:
LANDSCAPE PLAN LEVEL 08

SHEET NO.
L1-1.2



1 IRRIGATION PLAN LEVEL 01
1/16"=1'-0"



2 IRRIGATION PLAN LEVEL 08
1/16"=1'-0"

IRRIGATION LEGEND:

1. ALL IRRIGATION TO USE RAINBIRD xfs DRIP SYSTEM WITH TYP. LAYOUT:
   12" x 18" 0.6 GPH
2. REFER TO L2-1.2 FOR TYP. IRRIGATION DETAILS
3. TOT LOT, DOG RUN AND BARBEQUE PIT AREA TO USE ARTIFICIAL TURF W/ NO IRRIGATION NEED
4. FLOW REQUIREMENTS PER TABLE BELOW:

PROPOSED IRRIGATION	FIXTURE UNITS (FU)	GALLONS PER MINUTE (GPM)	GALLONS PER DAY (GPD)
LEVEL 01	20	12	450
LEVEL 08	22	14	1120

0 4' 8' 16' 32' 48'
NORTH

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HAWAII OCEAN PLAZA LP

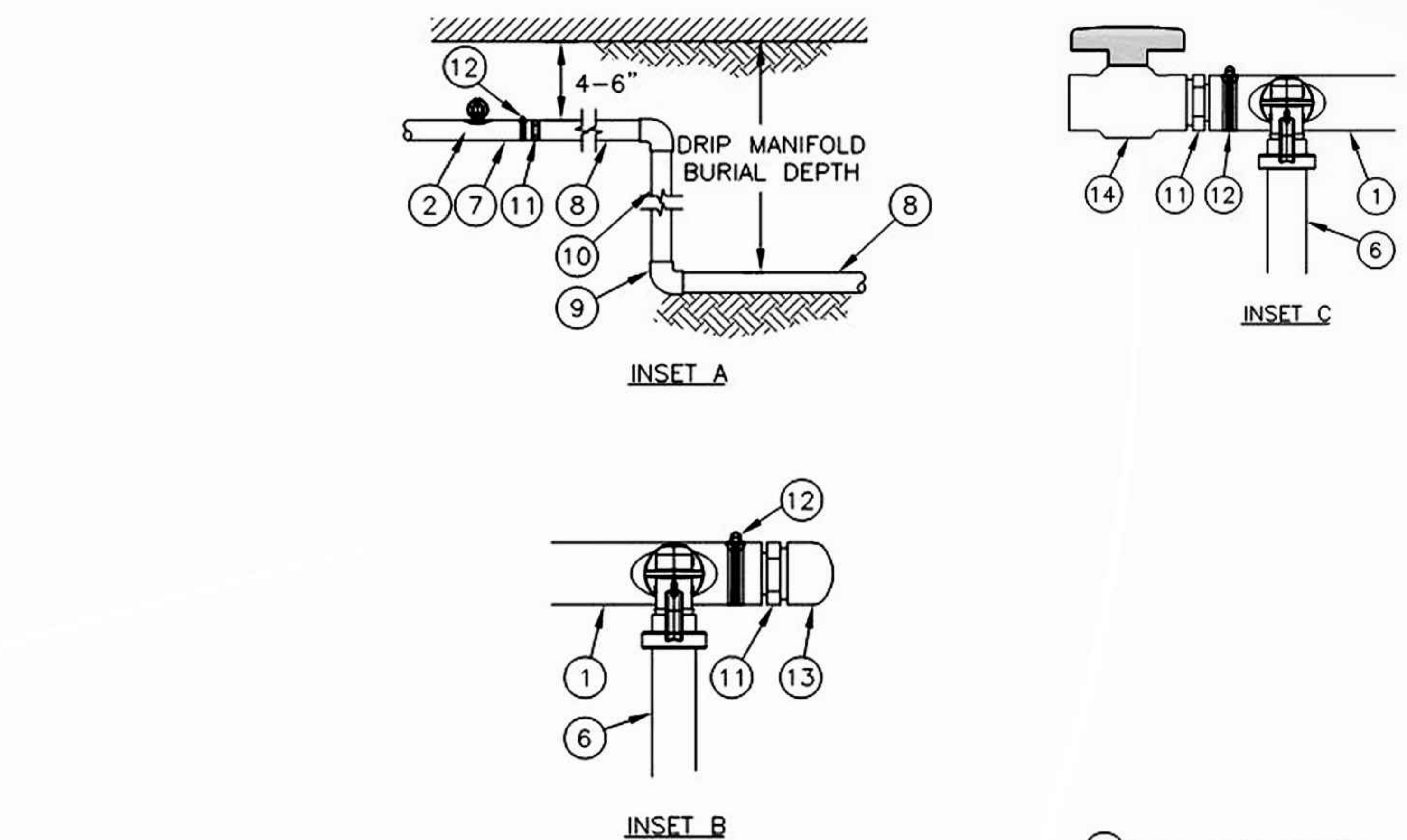
Ala Moana Home
Honolulu, Hawaii
T.M.K 2-3-016: 018/019/020

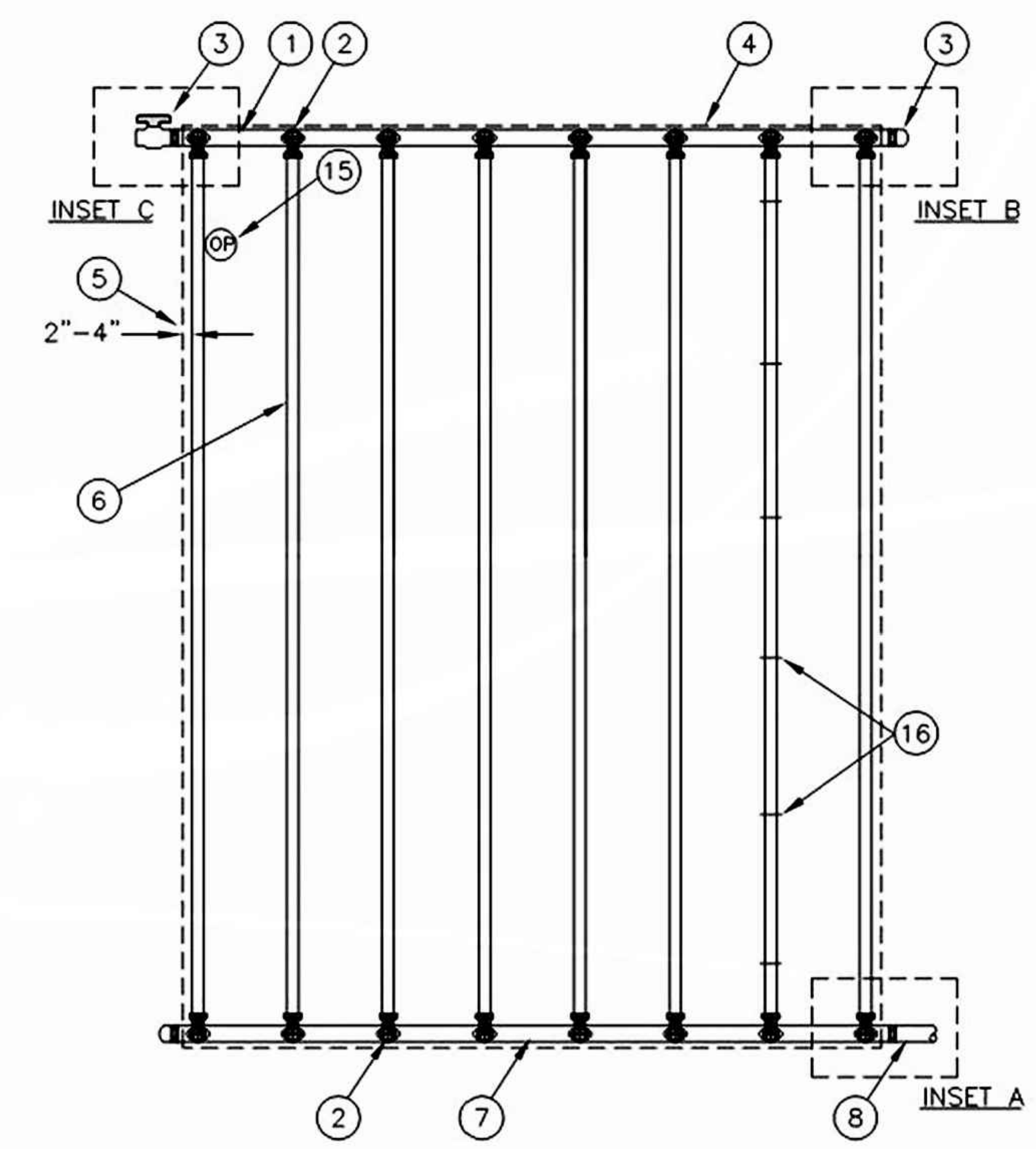
IPD-T PERMIT APPLICATION SET

DATE 2022 Apr 26
PROJECT # 22002

SHEET CONTENT:
IRRIGATION PLANS

SHEET NO.
L2-1.1





1. QF-FLUSH HEADER
2. PRE-INSTALLED BARB FITTING
3. FLUSH POINT WITH PVC CAP OR OPTIONAL PVC BALL VALVE
4. PERIMETER OF AREA
5. PERIMETER DRIPLINE PIPE TO BE INSTALLED 2"-4" FROM PERIMETER OF AREA
6. RAIN BIRD XFS SERIES DRIPLINE (TYPICAL)
7. QF-SUPPLY HEADER
8. PVC DRIP MANIFOLD FROM RAIN BIRD CONTROL ZONE VALVE KIT (SIZED TO MEET LATERAL FLOW DEMAND)
9. PVC SCH 40 ELL (TYPICAL)
10. PVC SCH 40 RISER PIPE
11. MALE ADAPTER INSERT
12. STAINLESS STEEL, OETIKER OR MURRAY CLAMP
13. PVC SCH 40 CAP
14. PVC SCH 40 BALL VALVE
15. OPERATION INDICATOR RAIN BIRD MODEL: OPERIND
16. XF SERIES TIE-DOWN STAKES (TDS-050) REFER TO RAIN BIRD DRIPLINE DESIGN GUIDE FOR PROPER SPACING

NOTES:

1. DUSTANCE BETWEEN LATERAL ROWS AND EMITTER SPACING TO BE BASED ON SOIL TYPE, PLANT MATERIALS AND CHANGES IN ELEVATION. SEE INSTALLATION SPECIFICATIONS ON RAINBIRD WEBSITE (RAINBIRD.COM) FOR SUGGESTED SPACING.
2. LENGTH OF LONGEST DRIPLINE LATERAL SHOULD NOT EXCEED THE MAXIMUM SPACING SHOWN IN THE ACCOMPANYING TABLE.

XFS Dripline Maximum Lateral Lengths (Feet)

Inlet Pressure psi	12" Spacing Nominal Flow (gph)		18" Spacing Nominal Flow (gph)		24" Spacing Nominal Flow (gph)	
	0.6	0.9	0.6	0.9	0.6	0.9
15	273	155	314	250	424	322
20	318	169	353	294	508	368
30	360	230	413	350	586	414
40	395	255	465	402	652	474
50	417	285	528	420	720	488
60	460	290	596	455	780	514

1 XFS SUB-SURFACE DRIPLINE - END FEED LAYOUT QF HEADER
NOT TO SCALE

FSC ARCHITECTS

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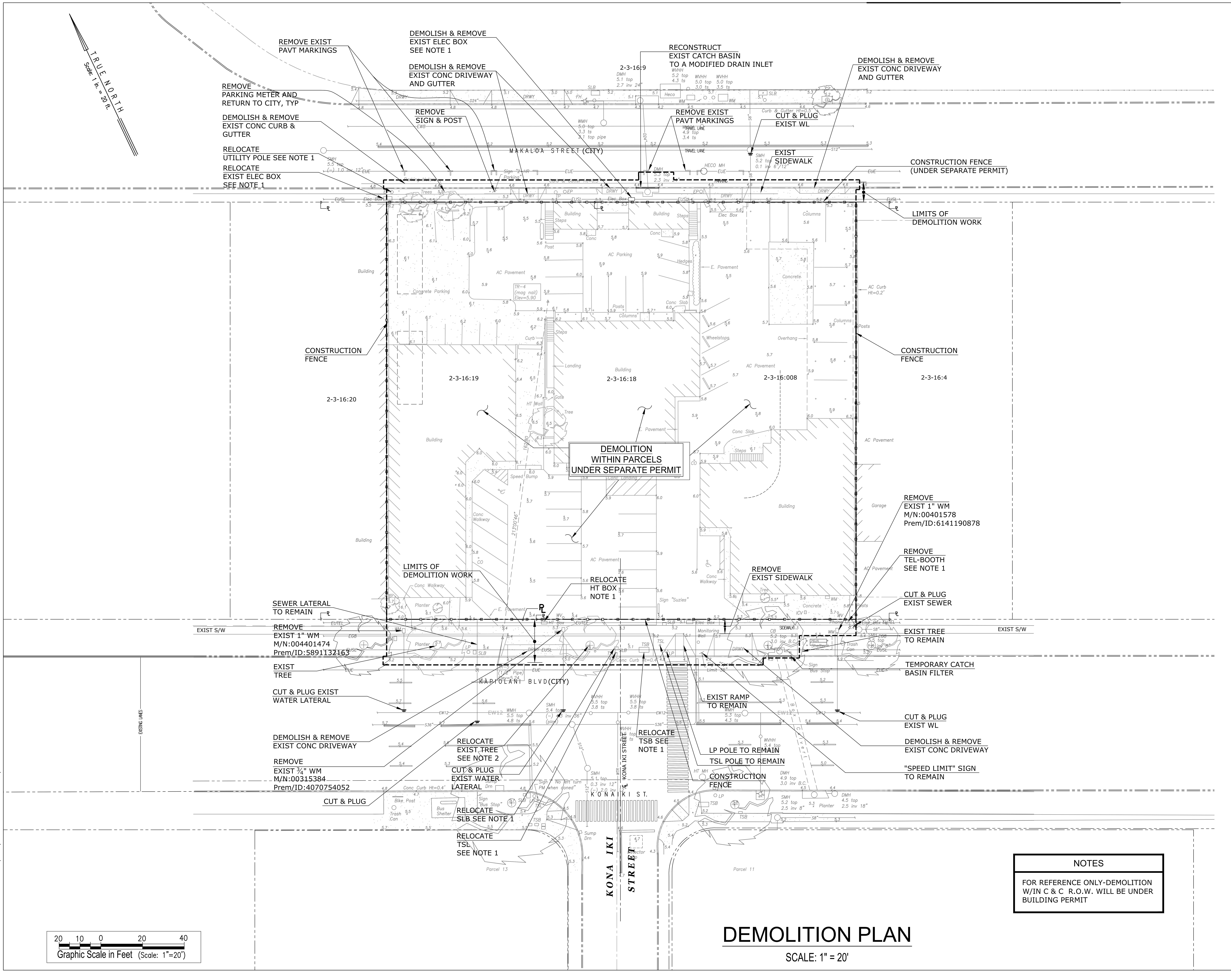
HAWAII OCEAN PLAZA LP

Ala Moana Home
Honolulu, Hawaii
T.M.K 2-3-016: 018/019/020

IPD-T PERMIT APPLICATION SET
DATE 2022 Apr 26
PROJECT # 22002

SHEET CONTENT:
IRRIGATION DETAILS

SHEET NO.
L2-1.2



NOTES
FOR REFERENCE ONLY-DEMOLITION W/IN C & C R.O.W. WILL BE UNDER BUILDING PERMIT

DEMOLITION PLAN

SCALE: 1" = 20'

FSC ARCHITECTS

ARCHITECT:

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ALAN T. OKAMOTO LICENSED PROFESSIONAL ENGINEER No. 5483-C HAWAII, U.S.A.

License Expiration Date: 4/30/2020

NOTE: CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AT JOB BEFORE PROCEEDING WITH WORK.

DEVELOPER:
CALIFORNIA INVESTMENT REGIONAL CENTER, LLC

PROJECT OWNER:
HAWAII OCEAN PLAZA, LP

Hawaii Ocean Plaza
Honolulu, Hawaii
T.M.K. 2-3-16: 018/ 019/ 020

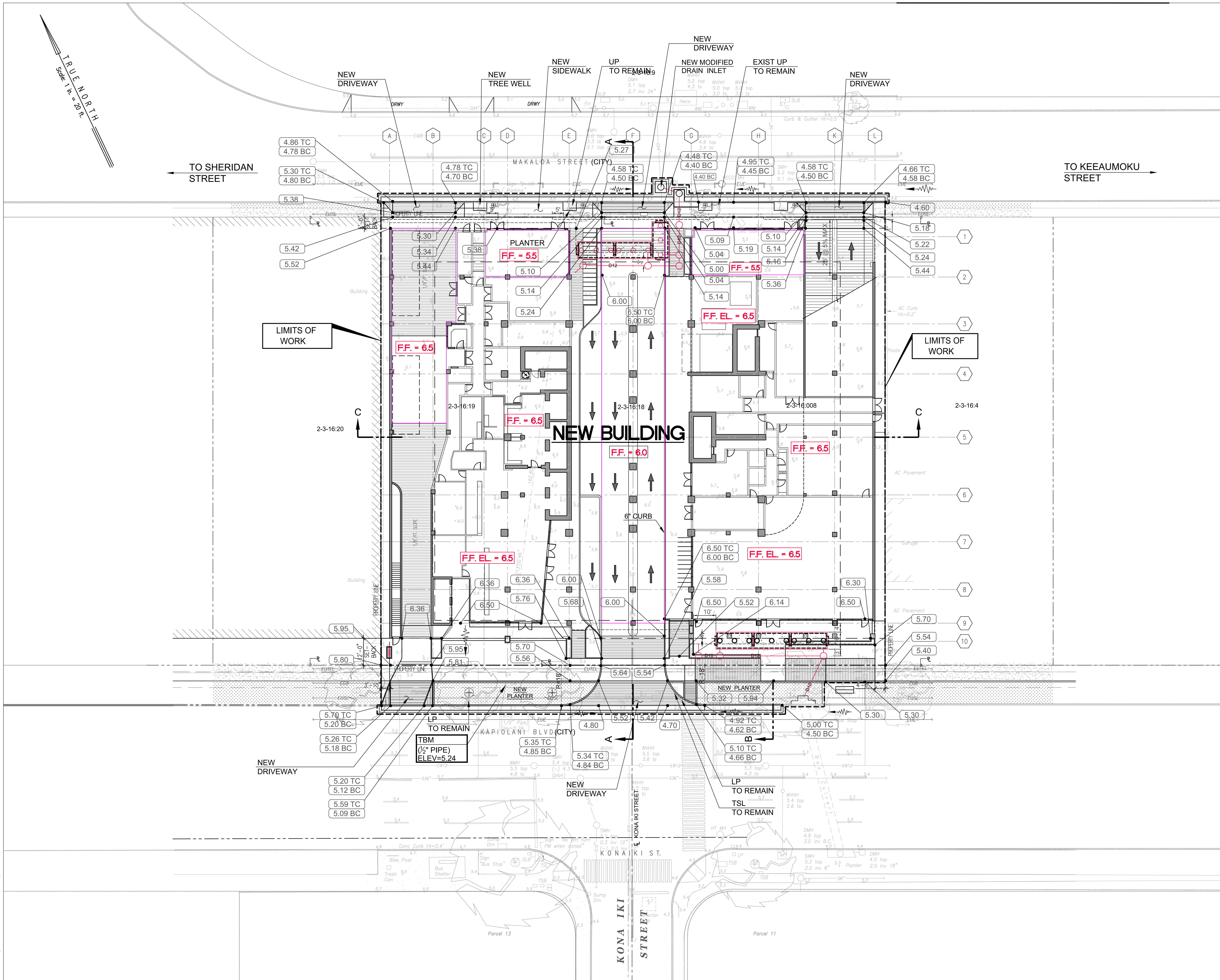
33% PROGRESS CONSTRUCTION DRAWINGS

DATE: 2020 FEB

PROJECT # 16009
REVISIONS

SHEET TITLE
DEMOLITION PLAN

SHEET NO.
CF-101



20 10 0 20 40
Graphic Scale in Feet (Scale: 1"=20')

GRADING & DRAINAGE PLAN

SCALE: 1" = 20'

LEGEND

EXISTING	DESCRIPTION	NEW
	EXISTING GRADE (EG)	
6.70	NEW FINISH GRADE (FG)	6.90 FG
	DRAINAGE FLOW	
	WATERLINE	
	SEWER LINE	
	DRAIN LINE	

FSC ARCHITECTS

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HAWAII OCEAN PLAZA, LP

Hawaii Ocean Plaza
Honolulu, Hawaii
T.M.K. 2-3-16: 018/ 019/ 020

33% PROGRESS CONSTRUCTION DRAWINGS

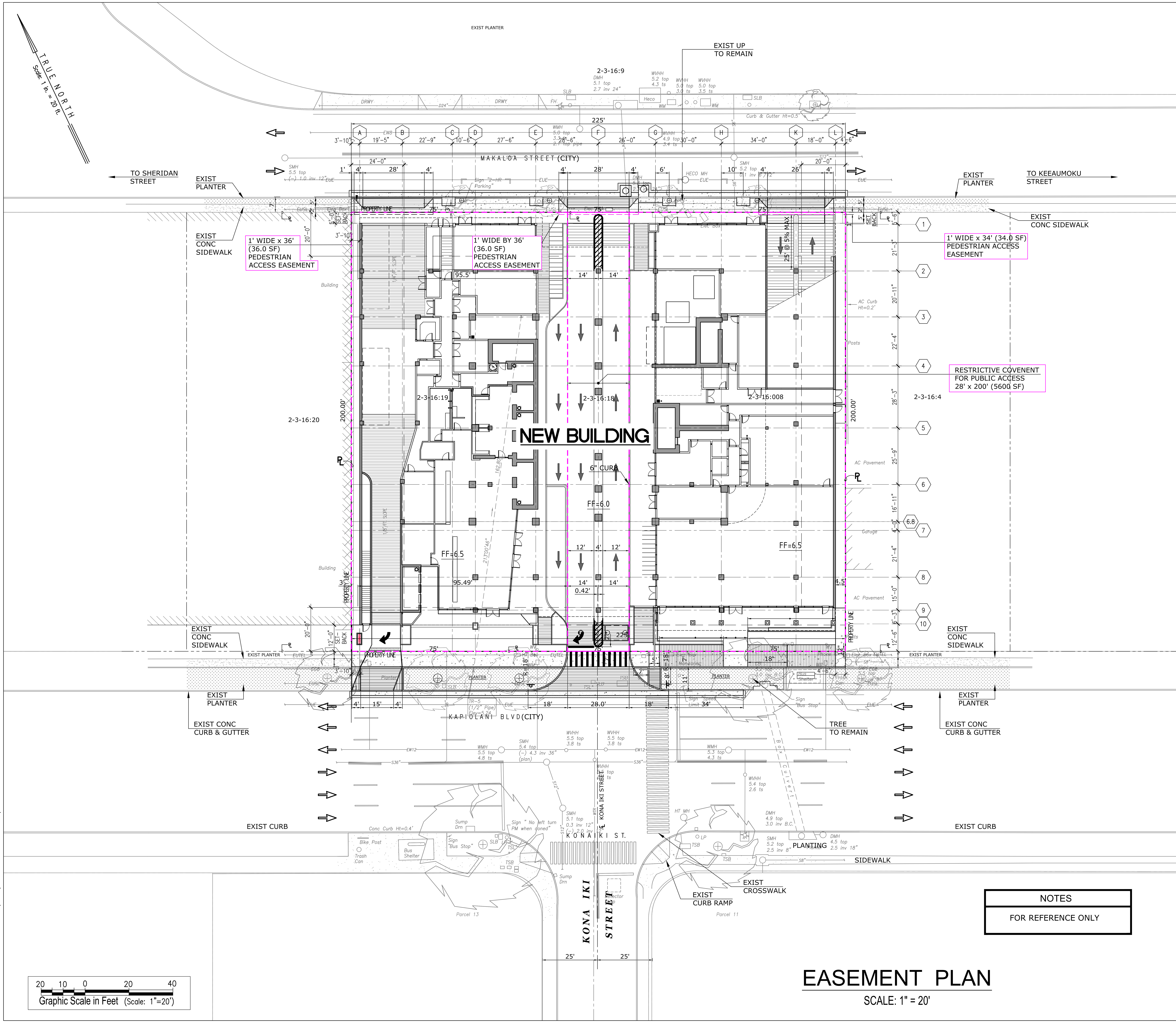
DATE: 2020 FEB

PROJECT # 16009
REVISIONS

SHEET TITLE
GRADING & DRAINAGE PLAN

SHEET NO.
C-102

2953 Hawaii Ocean Plaza/HIDA, OKAMOTO & ASSOCIATES, INC.



NOTES
FOR REFERENCE ONLY

EASEMENT PLAN

SCALE: 1" = 20'

2953 Hawaii Ocean Plaza-CFoundation/HIDA, OKAMOTO & ASSOCIATES, INC.

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No. 5483-C
HAWAII, U.S.A.

License Expiration Date: 4/30/2022

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DEVELOPER:
CALIFORNIA INVESTMENT REGIONAL CENTER, LLC

PROJECT OWNER:
HAWAII OCEAN PLAZA, LP

Hawaii Ocean Plaza
Honolulu, Hawaii
T.M.K. 2-3-16: 018/ 019/ 020

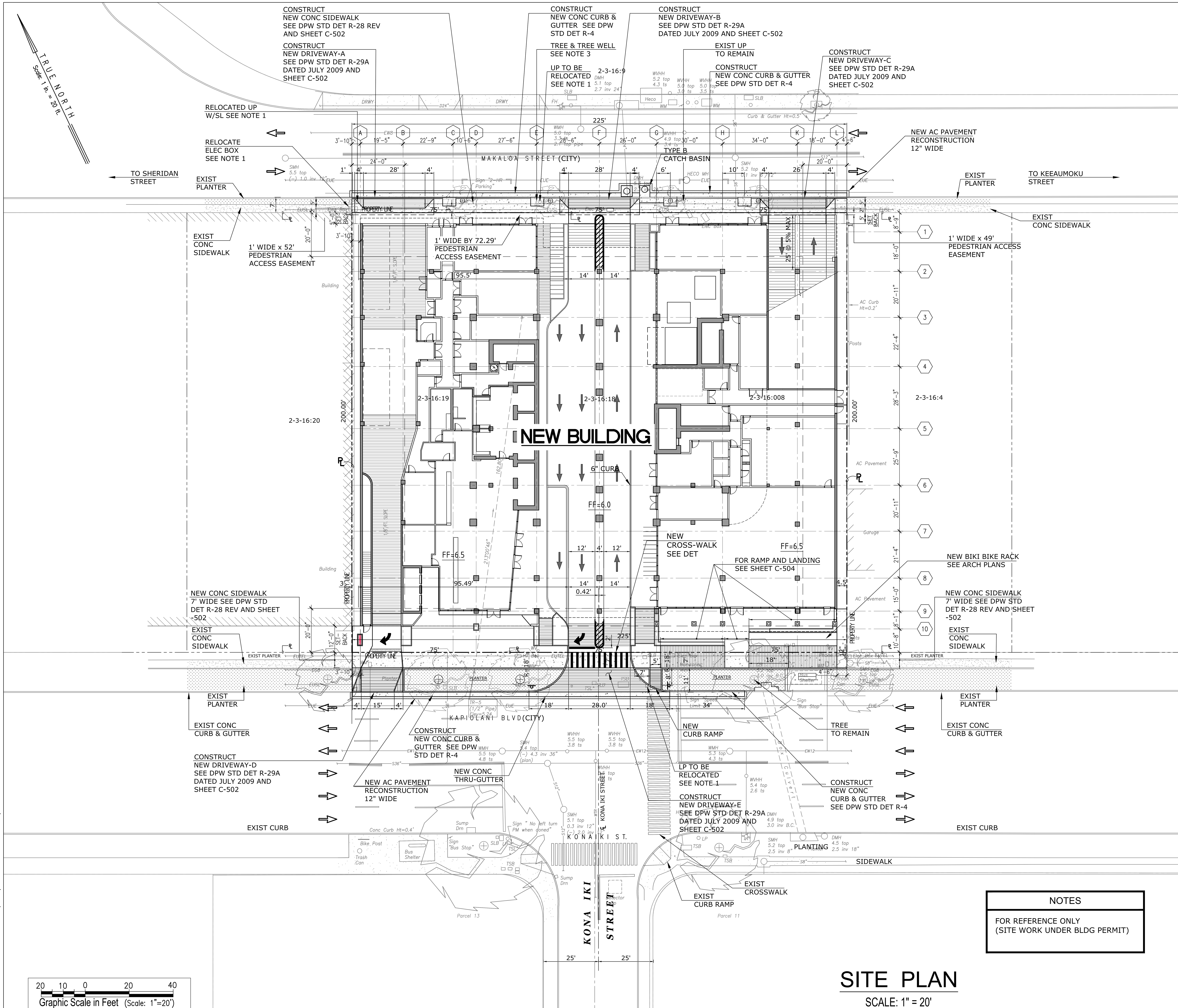
FOUNDATION PERMIT DRAWINGS

DATE: 2020 JUNE

PROJECT # 16009
REVISIONS

SHEET TITLE
EASEMENT PLAN

SHEET NO.
CF-102



NOTES

FOR REFERENCE ONLY
(SITE WORK UNDER BLDG PERMIT)

SITE PLAN

SCALE: 1" = 20'

2953 Hawaii Ocean Plaza-CFoundation/HIDA, OKAMOTO & ASSOCIATES, INC.

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License Expiration Date: 4/30/2022

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DEVELOPER:
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PROJECT OWNER:
HAWAII OCEAN PLAZA, LP

Hawaii Ocean Plaza
Honolulu, Hawaii
T.M.K. 2-3-16: 018/ 019/ 020

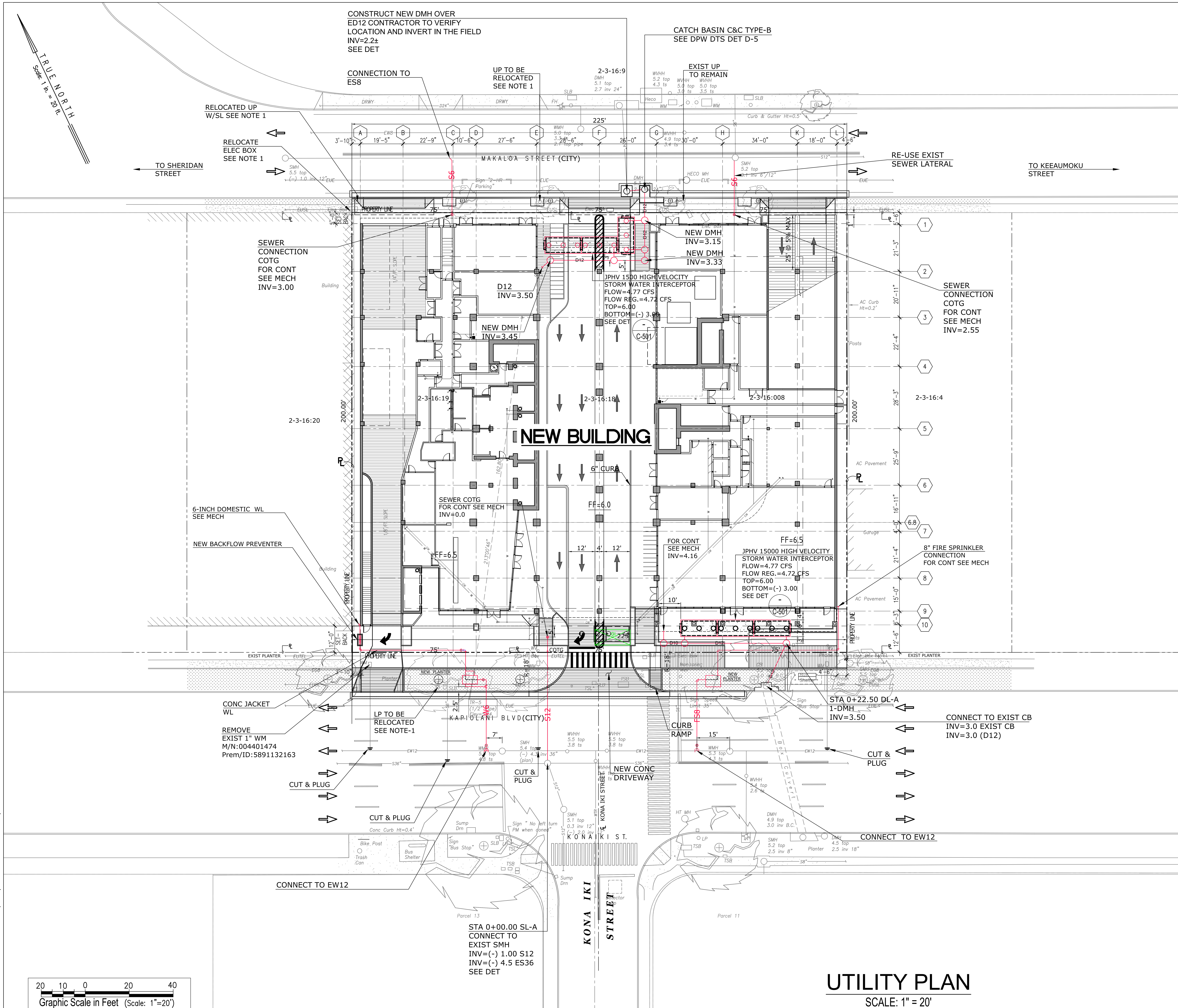
FOUNDATION PERMIT DRAWINGS

DATE: 2020 JUNE

PROJECT # 16009
REVISIONS

SHEET TITLE
SITE PLAN

SHEET NO.
CF-103



UTILITY PLAN

SCALE: 1" = 20'

NOTES
FOR REFERENCE ONLY (UTILITIES UNDER BUILDING PERMIT

2953 Hawaii Ocean Plaza-CFoundation/HIDA, OKAMOTO & ASSOCIATES, INC.

FSC ARCHITECTS

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License Expiration Date: 4/30/2022

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DEVELOPER: CALIFORNIA INVESTMENT REGIONAL CENTER, LLC

PROJECT OWNER: HAWAII OCEAN PLAZA, LP

Hawaii Ocean Plaza
Honolulu, Hawaii

T.M.K. 2-3-16: 018/ 019/ 020

FOUNDATION PERMIT DRAWINGS

DATE: 2020 JUNE

PROJECT # 16009

REVISIONS

SHEET TITLE: UTILITY PLAN

SHEET NO. CF-104