



# HAWAII OCEAN PLAZA

1362, 1370 & 1374 KAPIOLANI BOULEVARD  
HONOLULU, HAWAII 96814

## IPD-T PERMIT APPLICATION

FOR THE  
ALA MOANA NEIGHBORHOOD TRANSIT-ORIENTED DEVELOPMENT PLAN  
16 DECEMBER 2016

**DEVELOPER**  
**CALIFORNIA INVESTMENT REGIONAL CENTER LLC**  
1585 KAPIOLANI BLVD., SUITE 1215  
HONOLULU, HAWAII 96814



ARCHITECT:  
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NOTE: CONTRACTOR SHALL CHECK  
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CALIFORNIA  
INVESTMENT  
REGIONAL  
CENTER LLC

Hawaii Ocean Plaza  
Honolulu, Hawaii  
TMK 2-3-016-018/019/020

INTERIM PLANNED  
DEVELOPMENT  
FEASIBILITY STUDY

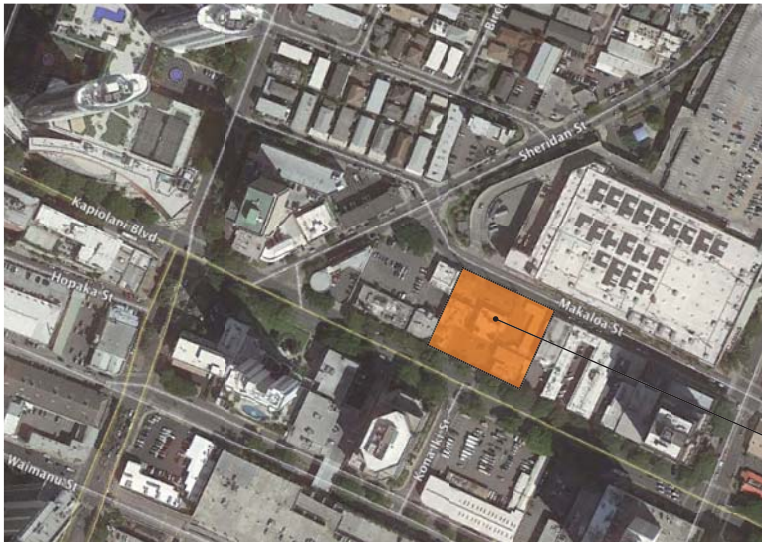
DATE: 16 DEC. 2016  
PROJECT # 16009-5

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COVER

SHEET NO.  
TO

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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) <u>15,000 sf (0.344 acres)</u> <u>15,000 sf (0.344 acres)</u> <b>45,000 sf (1.032 acres)</b>		
State Land Use	Urban District		
Zoning (LUO)	Parcel	Current	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 Final Draft April 2016		
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		
Setbacks		Current	TOD
LUO Table 21-3.4	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 60'	None	20 ft (DPP actually recommending using Bill 75)
	*A 20' setback from the property line above the first story along Kapiolani Blvd is suggested to provide room for the street's Monkeypod trees (TOD 5.9.4)		
	** Street Setbacks - Within the BMX-3 Districts, no portion of a structure shall exceed a height equal to twice the distance from the structure to the vertical projection of the centerline of any street (LUO, Figure 21-3.7)		



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# PROJECT INFO

Lot Size		Area (sf)
Allowable Density per LUO	Max FAR = 3.5	45,000
Proposed Actual Density w/ TOD Bonuses	FAR = 10.0	157,500 with bonuses 450,000

Total Proposed Gross Floor Area:	FAR = 9.97	448,689
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## TOIAL AREA CALCULATION

	No. of Floors	Gross Apt Unit Area (Less Circ.) (sf)	Gross Hotel Unit Area (Less Circ.) (sf)	Gross Commercial (F&B/Retail/Com Rm/Otc.) (Less Circ.) (sf)	Condo Lobby/ Circ/BOH/ Storage/ Mech/Elec & Amenities (sf)	Hotel Lobby/ Amenities/ Circ/BOH/ Storage/ Mech/Elec (sf)	Commercial Circ/BOH/ Storage/ Mech/Elec (sf)	Parking/ Loading/ Driveway (sf)	Recreation Deck (sf)	Total Gross (sf)	Apt Unit Count	Hotel Unit Count	Parking Count
1st Floor (Ground Floor) - Commercial (Hotel Lobby, Retail & F&B)	1	-	-	11,175	2,007	7,909	1,428	16,725	-	39,244	-	-	0
2nd Floor - Pkg and Residential Condo Lobby	1	-	-	-	4,094	1,040	-	30,404	-	35,537	-	-	37
3rd Floor - Parking Garage	1	-	-	-	-	-	-	35,726	-	35,726	-	-	55
4th Floor - Parking Garage	1	-	-	-	-	-	-	35,880	-	35,880	-	-	55
5th Floor - Parking Garage	1	-	-	-	-	-	-	35,861	-	35,861	-	-	58
6th Floor - Parking Garage	1	-	-	-	-	-	-	29,283	-	29,283	-	-	68
7th Floor - Parking Garage	1	-	-	-	-	-	-	29,283	-	29,283	-	-	47
8th Floor - Podium Roof Garden & Amenities	1	-	-	3,539	4,857	4,764	3,528	-	12,046	28,734	-	-	-
9th-16th Floor HOTEL (13,902 sf/ft & 10,228 unit sf/ft & 3674SF circ.)	8	-	81,824	-	-	29,392	-	-	-	111,216	-	200	-
17th Floor - Office/Home Theater/M&E Transfer Floor	1	-	-	2,509	3,186	2,811	2,131	-	4219	14,856	-	-	-
18th-40th Floor APTS (12,253.7 sf/ft & 9,374.1 unit sf/ft)	23	215,604	-	-	66,231	-	-	-	-	281,835	207	-	-
Roof Top Level	-	-	-	-	660	0	-	-	-	660	-	-	-
SubTotal		215,604	81,824	17,223	81,034	45,916	7,088	213,162	16,265	678,116	207	200	320
Basement B1 - Commercial Parking										43,721	-	-	62
Basement B2 - Commercial Parking, Loading Bays & BOH										43,721	-	-	32
Basement B3 (Residential Bicycle Parking)										7,982	-	-	0

Area w/ Basement, Parking and Recreation Deck: 773,540  
Less Basement and Parking Area: 308,586  
Less Recreation Deck: 16,265  
Total Proposed Gross Floor Area: 448,689  
Total Unit Count: 207 200

Total Parking Count: 414

## UNIT CALCULATION

APARTMENT	1-Bedroom	1-Bedroom	1-Bedroom	2-Bedroom	2-Bedroom	1-Bedroom	2-Bedroom	3-Bedroom	Totals
	Unit A	Unit B	Unit C	Unit D	Unit E	Unit F	Unit G	Unit H	
Floors	928.30	767.00	718.40	1056.70	1275.60	841.20	1074.40	1784.20	
18th to 40th (9 units per floor)	2	1	1	1	1	1	1	1	9
Total Units:	46	23	23	23	23	23	23	23	207
Mix (Percentage)	22.22%	11.11%	11.11%	11.11%	11.11%	11.11%	11.11%	11.11%	100.00%
<b>PARKING CALCULATION</b>									
Stalls Required per LUO	92	34.5	35	46	46	46	46	46	391
Stalls Required per TOD <sup>2</sup>	46	17.25	17	23	23	23	23	23	196



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CALIFORNIA  
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REGIONAL  
CENTER LLC

Hawaii Ocean Plaza  
Honolulu, Hawaii  
TMK 2-3-016-018 / 019 / 020

INTERIM PLANNED  
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SHEET CONTENT:  
AREA CALCULATIONS

SHEET NO.  
T0-02



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SHEET CONTENT:

AREA CALCULATIONS

SHEET NO.

T0-03

#### PARKING CALCULATION

	Parking Required		Parking Provided
	by LUO <sup>*</sup>	by TOD <sup>2</sup>	
Residential	391.00	195.50	299.00
Guest	20.70	10.35	21.00
Office and Retail	12.90	6.45	7.00
Eating & Drinking Establishments (including outdoor seating area)	32.74	16.37	13.00
Meeting Facility (only Comm Rm as Multi-Purpose Rm is Accessory)	4.67	2.33	0.00
Convenience Stores (NOT USED)	0.00	0.00	0.00
Employee	-	-	24.00
Hotel	150.00	75.00	50.00
Total Stalls:	612.00	306.0	414
Bike Parking	-	204	218
Loading	9	9	6

\* Required accessible stalls will be provided per ADA Standards.

<sup>2</sup> TOC recommends 50% of LUO.

#### Commerce and Business

	LUO	TOD at 50%
Office and Retail	1 stall / 400sf	1 stall / 800 sf
Eating and drinking establishments	*1 stall / 400sf	1 stall / 600sf
Convenience Stores and Sales	1 stall / 300sf	1 stall / 600sf
Hotels	0.75 per unit	0.375 per unit

\* When area less than 50% of total area

#### Dwellings and Lodgings

Dwellings, Multi-Family	600sf or less	stalls per unit	0.5
	More than 600sf but less than 800sf	1.5	0.75
	800 sf and over	2	1

1 Guest Parking Stall per 10 units

#### LOADING REQUIREMENTS

Use or Use Category	Flr Area in SF	Loading Space Requirements
Retail, eating establishments, business and personal services	20,000-40,000	3
Multifamily dwellings	Number of Units 151-300	2
Hotels	50,000-100,000	3
	Each additional 100,000 or fraction thereof	1
Total Loading Bays Required		9

#### BICYCLE PARKING REQUIREMENT

	LUO	TOD	PROVIDED
Residential at 1/1,600sf	None	176.1469375	183
Retail, Restaurants and Outdoor Dining and Office at 1/2,400sf	None	8	15
Hotel at 1/710 units	None	20	20
Total Bicycle Parking	None	204	218

#### ACCESSIBLE PARKING

Total Parking Spaces Provided	Required Minimum Number of Accessible Spaces
101 to 150	5
151 to 200	6
201 to 300	7
301 to 400	8
401 to 500	9
501 to 1,000	2% of total

#### PARK DEDICATION REQUIREMENT

	*Required (sf)	Provided (sf)	Balance of Required Area
8TH Floor Roof Deck	-	11,718	-
17TH Floor Roof Deck	-	4,219	-
Total PARK DEDICATION FLOOR AREA	22,770	15,937	6,833

\*110sf per unit required





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SHEET CONTENT:  
TOWER RENDERING  
LOOKING MAUKA

SHEET NO.  
T0-04





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SHEET CONTENT:  
TOWER RENDERING  
LOOKING MAKAI

SHEET NO.  
T0-05





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SHEET CONTENT:  
KAPIOLANI BLVD  
RENDERING

SHEET NO.  
T0-06





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DEVELOPMENT  
FEASIBILITY STUDY

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SHEET CONTENT:  
KAPIOLANI BLVD  
ENTRY  
RENDERING

SHEET NO.  
T0-07





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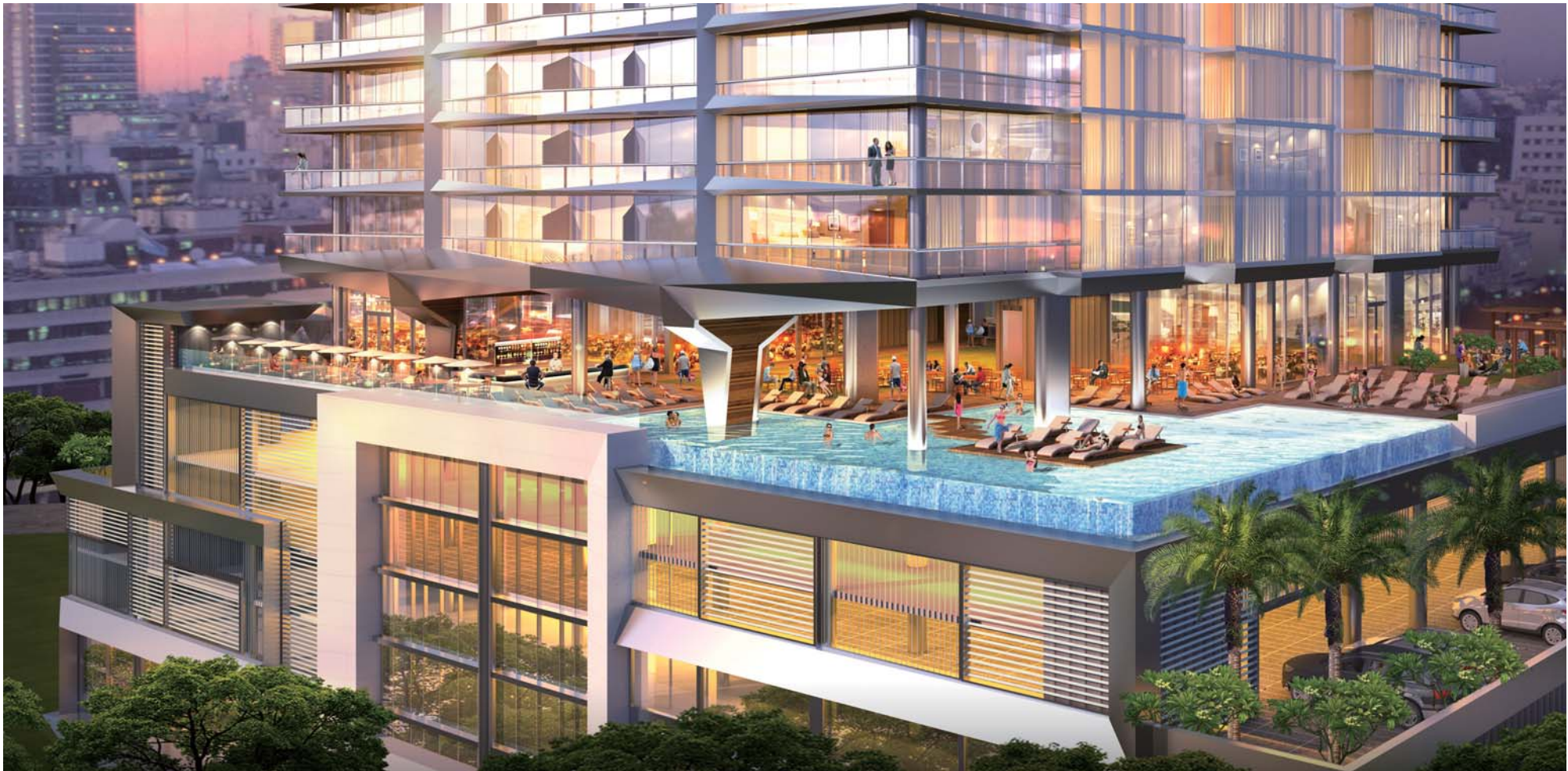
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SHEET CONTENT:  
MAKALOA ST  
RENDERING

SHEET NO.  
T0-08





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SHEET CONTENT:  
POOL DECK  
RENDERING

SHEET NO.  
T0-09





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)	COLUMN CLADDING, GEOMETRICAL FORMS, LANAIS
M-3	KYNAR 500 COATED ALUMINUM (ARCADIA GREEN)	LOUVERS LEVEL 2-7
M-4	KYNAR 500 COATED ALUMINUM (TEAL)	LOUVERS LEVEL 2-7
M-5	POWDER COATED ALUMINUM (PALE CHERRY)	GEOMETRICAL FORM INFILL, EXT. CEILINGS, SOFFITS
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)	PODIUM LEVEL 2-5
	TVIS% 30, SHGC 0.36, U-FACTOR 0.50	APARTMENT LEVEL 9-16 AND HOTEL LEVELS 18-40
S-1	STONE - LIMESTONE (BUSH-HAMMERED, CORTON BEIGE)	HOTEL ENTRY/ DRIVEWAY LEVEL 1
P-1	PAINT - SHERWIN-WILLIAMS SOFTWARE LRV 13% SW 7074	CONCRETE WALLS LEVEL 01-07

G-2

M-3

M-4

M-1

M-2

G-1

M-5

P-1



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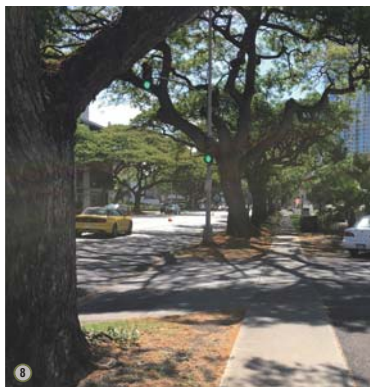
SHEET CONTENT:  
MATERIAL & COLOR  
SELECTION

SHEET NO.  
T0-10





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



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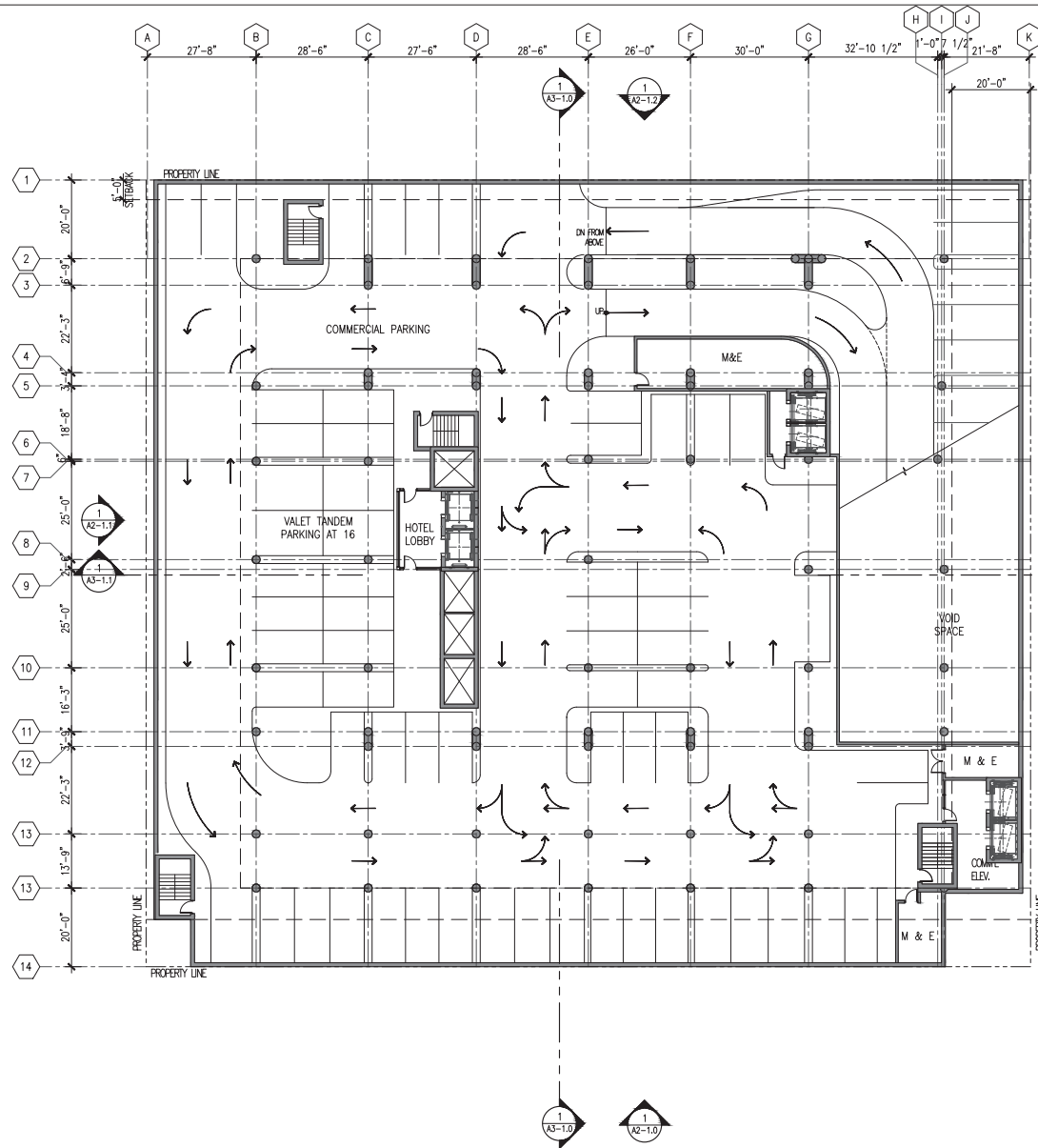
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SHEET CONTENT:  
SITE PHOTOS  
SITE VIEWS

SHEET NO.  
T1-02



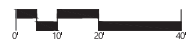
TOTAL FLOOR AREA:

HOTEL LOBBY	233.00 SF
SERV. ELEV. LOBBY	90.00 SF
COMM. ELEV. LOBBY	325.00 SF
M & E	1079.00 SF
CIRCULATION	1,669.00 SF
<b>TOTAL</b>	<b>3,396.00 SF</b>

OVERALL PARKING AREA:  
43,721.00 SF

PARKING STALL COUNT:  
62 TOTAL STALLS

**1** OVERALL PLAN - LEVEL B1  
1"=16'-0"



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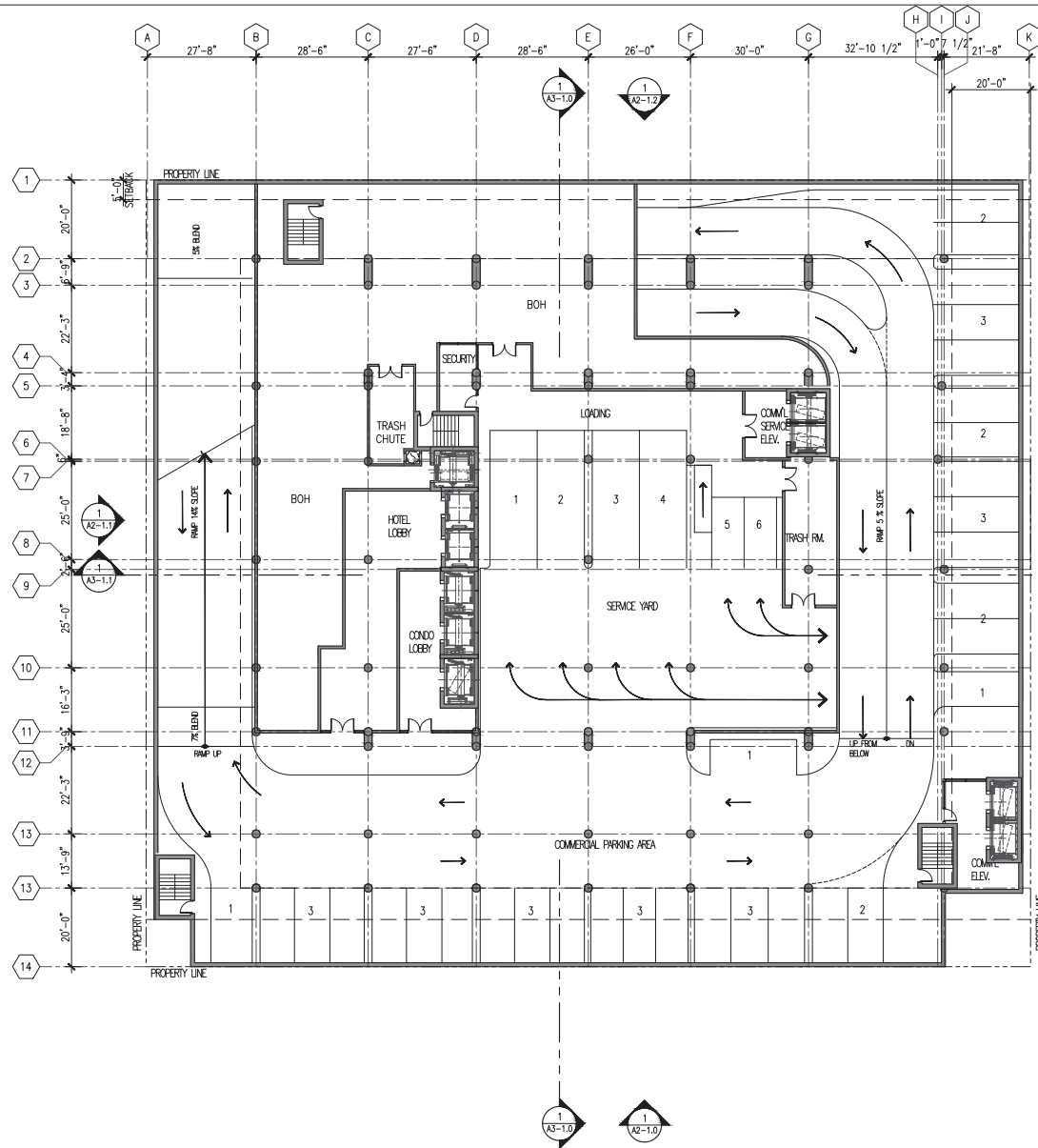
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SHEET CONTENT:  
OVERALL PLAN:  
LEVEL B1

SHEET NO.  
**A1 -1.1**





TOTAL FLOOR AREA:

HOTEL LOBBY	1,075.00 SF
CONDO LOBBY	451.00 SF
BOH	7,813.00 SF
TRASH CHUTE	303.00 SF
SECURITY	184.00 SF
SERV. ELEV LOBBY	224.00 SF
TRASH ROOM	547.00 SF
SERVICE YARD	7,165.00 SF
CIRCULATION	1,718.00 SF
<b>TOTAL</b>	<b>19,480.00 SF</b>

OVERALL PARKING AREA:  
43,720.00 SF

PARKING STALL COUNT:  
32 TOTAL STALLS

1 OVERALL PLAN - LEVEL B2  
1"=16'-0"



ARCHITECT:  
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CALIFORNIA  
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Honolulu, Hawaii  
TMK 2-3-016:018/019/020

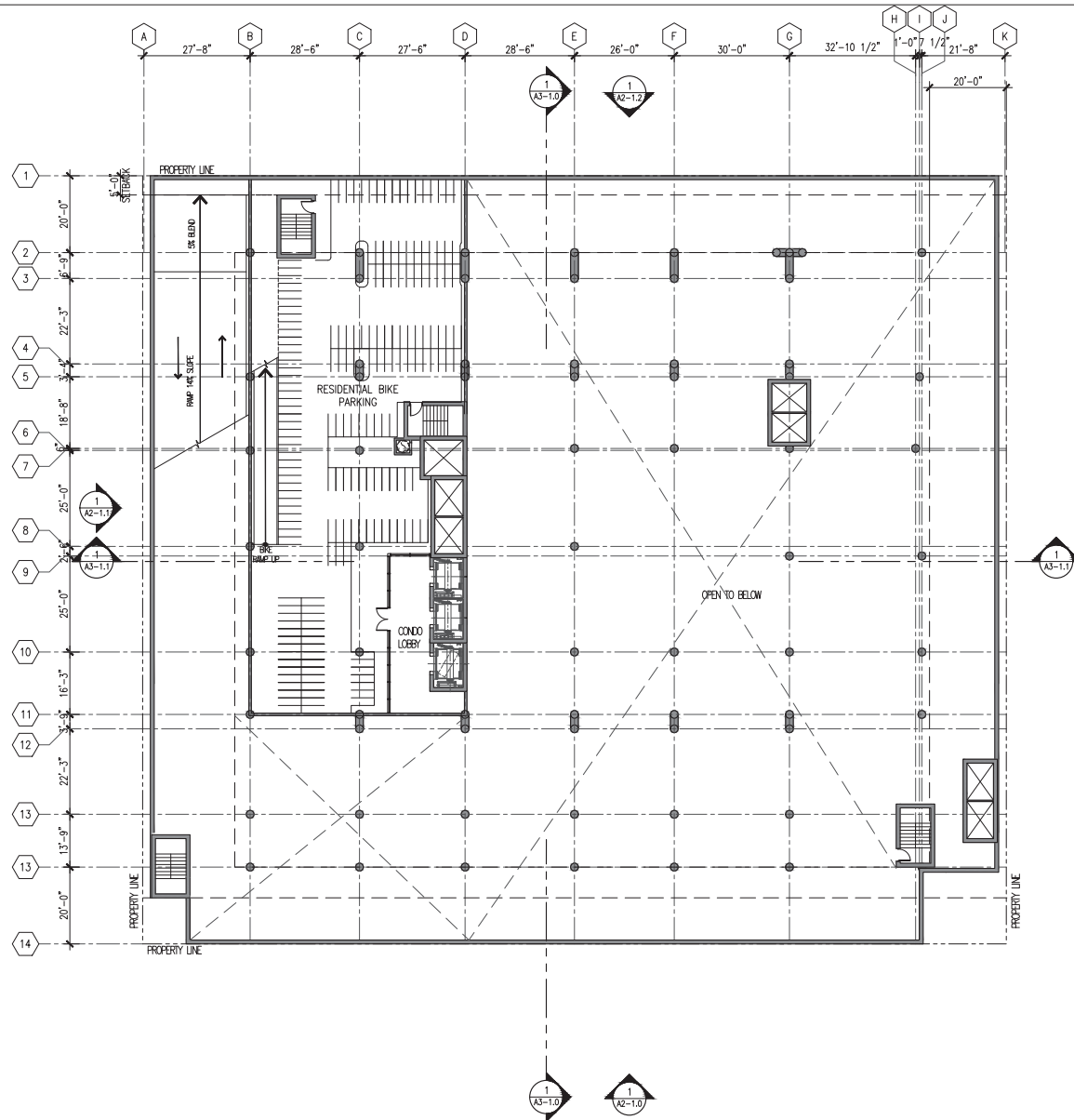
INTERIM PLANNED  
DEVELOPMENT  
FEASIBILITY STUDY

DATE 2016 DECEMBER 16  
PROJECT # 16009

SHEET CONTENT:  
OVERALL PLAN:  
LEVEL B2

SHEET NO.  
**A1-12**





TOTAL:	
CONDO BIKE PKG	6,475.00 SF
CONDO LOBBY	535.00 SF
CIRCULATION	972.00 SF
TOTAL	7,982.00 SF

BIKE PARKING STALLS :	
TOTAL	183 STALLS

OVERALL PARKING AREA:  
43,720.00 SF

1 OVERALL PLAN - LEVEL B3  
1"=16'-0"



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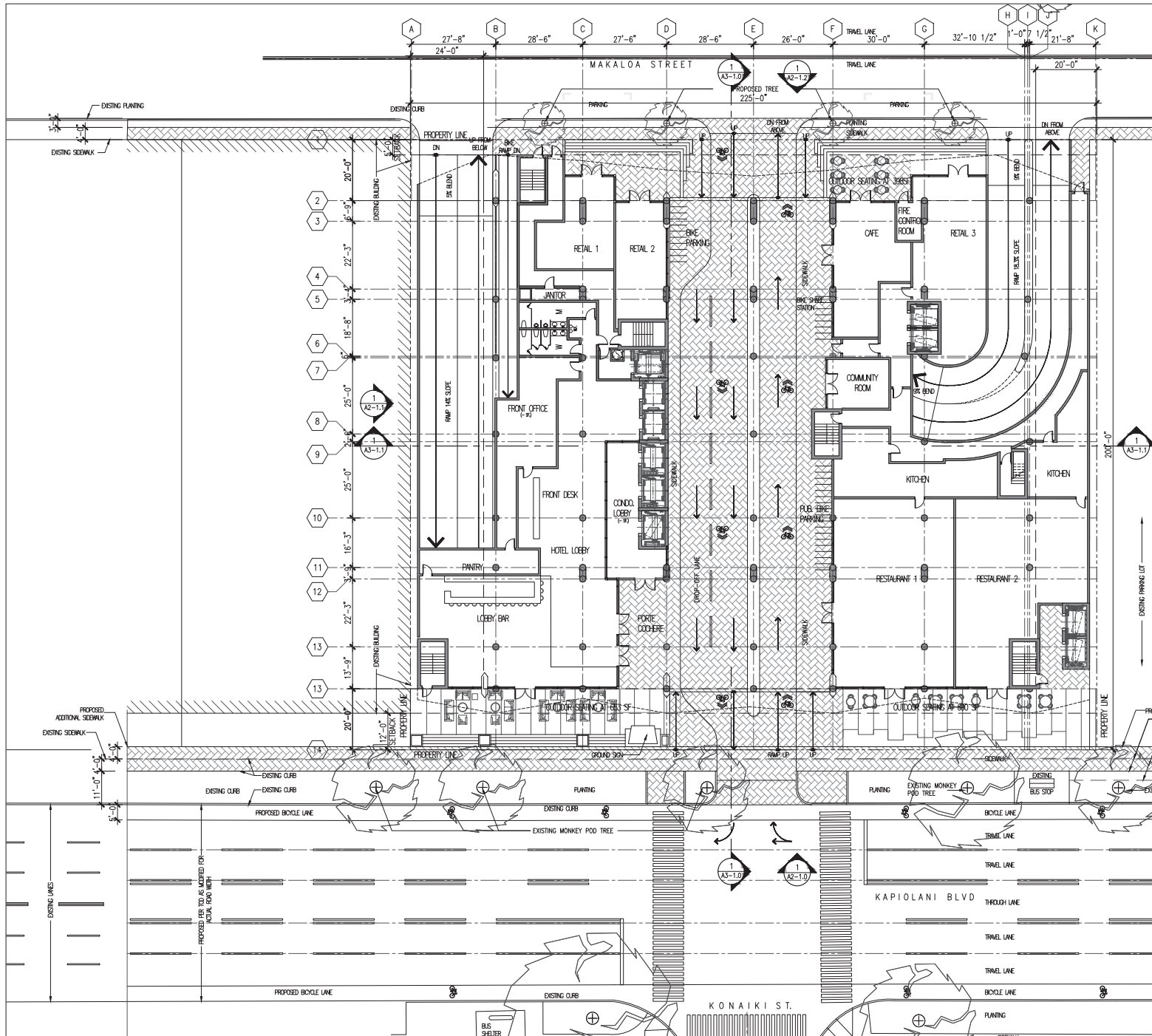
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DEVELOPMENT  
FEASIBILITY STUDY

DATE 2016 DECEMBER 16  
PROJECT # 16009

SHEET CONTENT:  
OVERALL PLAN:  
LEVEL B3

SHEET NO.

A1-13



TOTAL COMMERCE AND BUSINESS :

CAFE	917.00 SF
RETAIL 1	671.00 SF
RETAIL 2	680.00 SF
RETAIL 3	1,300.00 SF
RESTAURANT 1	2,519.00 SF
RESTAURANT 2	2,147.00 SF
KITCHENS	1,403.00 SF
HOTEL LOBBY	2,431.00 SF
LOBBY & BAR	1,626.00 SF
CONDO LOBBY	579.00 SF
FRONT OFFICE	902.00 SF
COMMUNITY ROOM	350.00 SF
PANTRY	348.00 SF
CIRCULATION	4,285.00 SF
FIRE CONTROL RM	114.00 SF
TOILET (W&M)	378.00 SF
JANITOR	103.00 SF
TOTAL	20,754.00 SF

TOTAL COVERED ARCADE AREA:

HOTEL LOBBY	577.00 SF
RESTAURANTS	266.00 SF
CAFE	398.00 SF
RETAILS	524.00 SF
TOTAL	1,765.00 SF

PUBLIC BIKE PARKING:

BIKE SHARE	7
PUBLIC	28
TOTAL	35

RAMP AREAS:

PUBLIC + BIKE	3750
TO CONDO PARKING	2977
TOTAL	6727

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



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DEVELOPMENT  
FEASIBILITY STUDY

DATE 2016 DECEMBER 16  
PROJECT # 16009

SHEET CONTENT:  
OVERALL PLAN:  
LEVEL 1

SHEET NO.  
A1-1.4



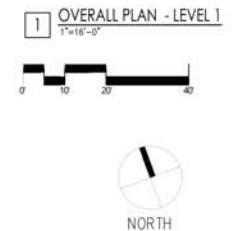


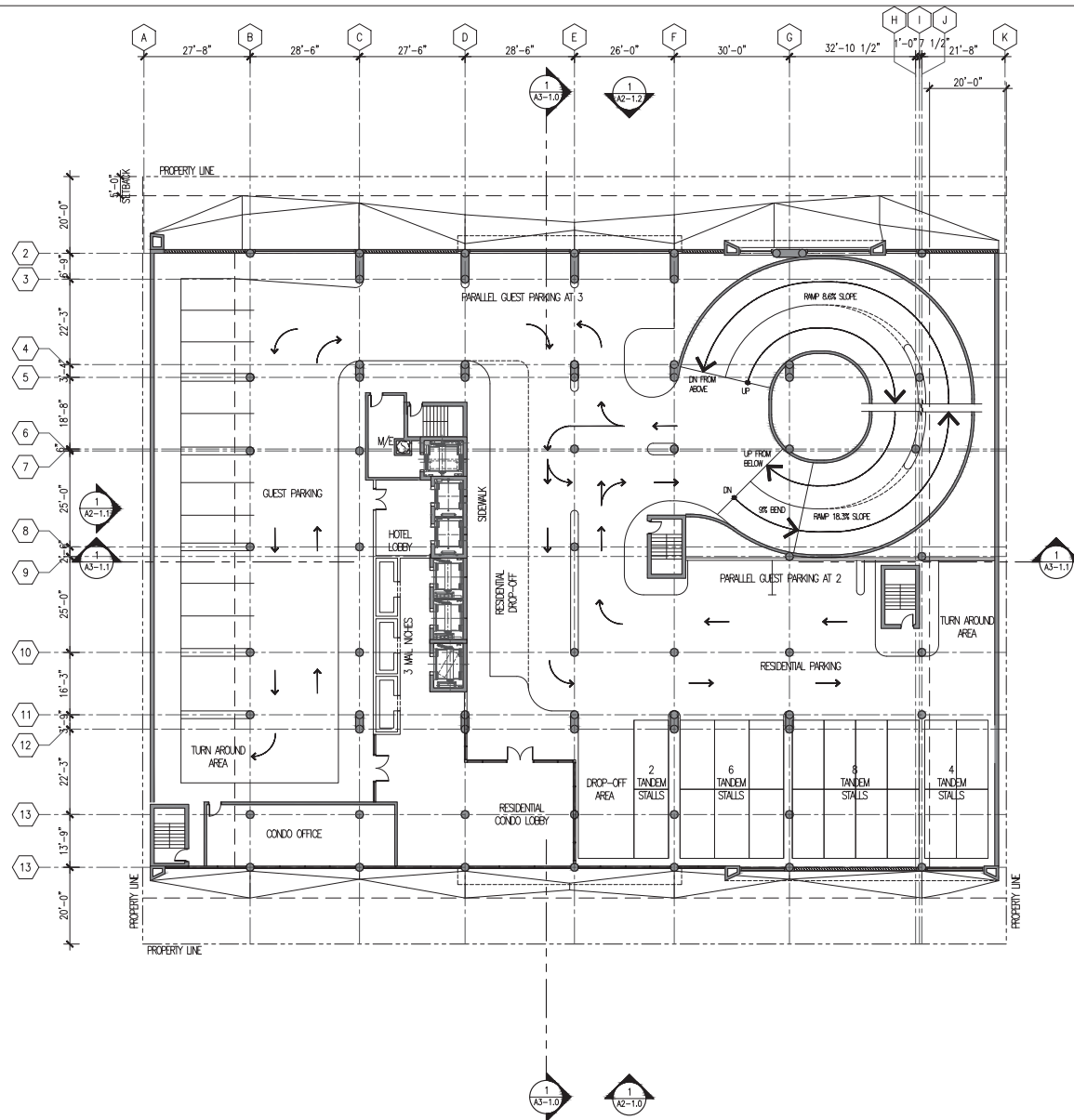
Hawaii Ocean Plaza  
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2016 DECEMBER 16  
JECT # 16009

SHEET NO.

A1-1.4





TOTAL COMMERCE AND BUSINESS :

M & E	272.00 SF
CONDO OFFICE	916.00 SF
CONDO LOBBY	2,239.00 SF
HOTEL LOBBY	373.00 SF
CIRCULATION	1,333.00 SF
<b>TOTAL</b>	<b>5,133.00 SF</b>

OVERALL PARKING AREA:  
35,538.00 SF

PARKING STALL COUNT:  
16 CONDO STALLS  
21 CONDO GUEST PARKING  
37 TOTAL STALLS

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



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FEASIBILITY STUDY

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SHEET CONTENT:  
OVERALL PLAN:  
LEVEL 2

SHEET NO.

A1-1.5





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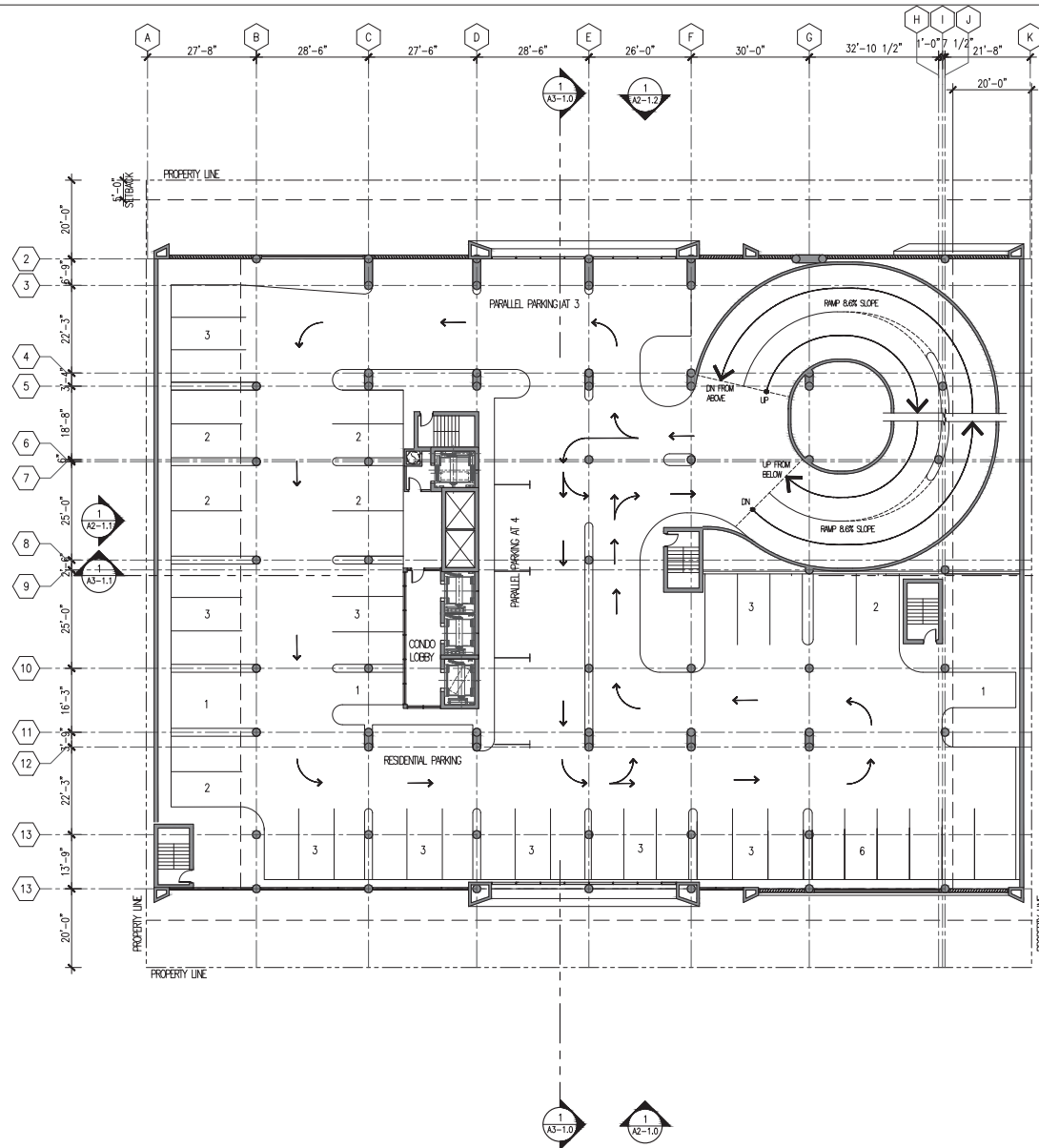
INTERIM PLANNED  
DEVELOPMENT  
FEASIBILITY STUDY

DATE 2016 DECEMBER 16  
PROJECT # 16009

SHEET CONTENT:  
OVERALL PLAN:  
LEVEL 3

SHEET NO.

A1 -1.6



HOTEL ELEVATOR LOBBY AREA:  
LOBBY 257.00 SF  
TRASH ROOM 70.00 SF  
TOTAL 327.00 SF

CIRCULATION AREA:  
STAIRS 656.00 SF  
ELEVATOR 677.00 SF  
TOTAL 1,333.00 SF

OVERALL PARKING AREA:  
35,726.00 SF

PARKING STALL COUNT:  
55 TOTAL STALLS

1 OVERALL PLAN - LEVEL 3  
1"=16'-0"





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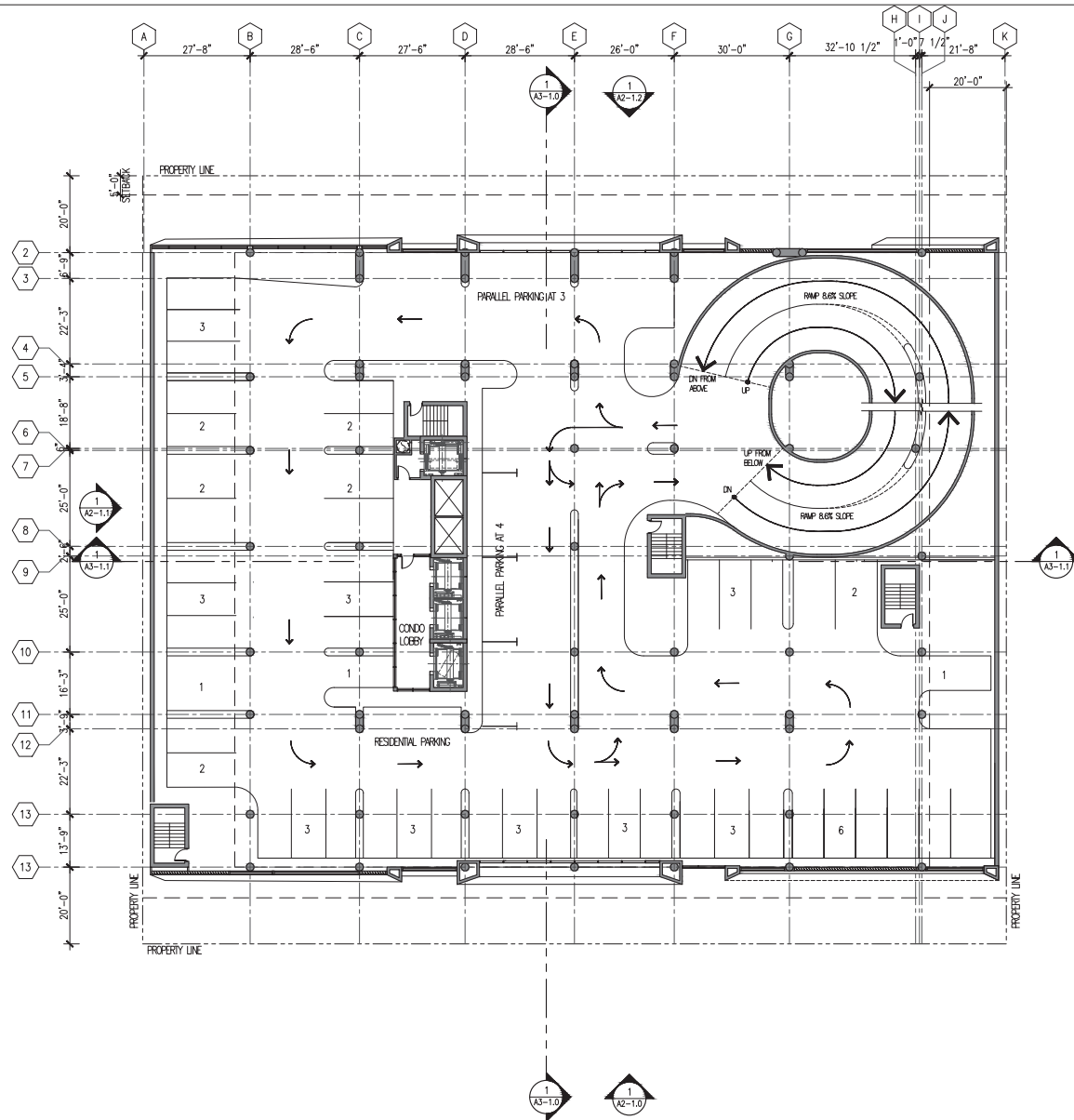
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DEVELOPMENT  
FEASIBILITY STUDY

DATE 2016 DECEMBER 16  
PROJECT # 16009

SHEET CONTENT:  
OVERALL PLAN:  
LEVEL 4

SHEET NO.

A1 -1.7



HOTEL ELEVATOR LOBBY AREA:  
LOBBY 257.00 SF  
TRASH ROOM 70.00 SF  
TOTAL 327.00 SF

CIRCULATION AREA:  
STAIRS 656.00 SF  
ELEVATOR 677.00 SF  
TOTAL 1,333.00 SF

OVERALL PARKING AREA:  
35,880.00 SF

PARKING STALL COUNT:  
55 TOTAL STALLS

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







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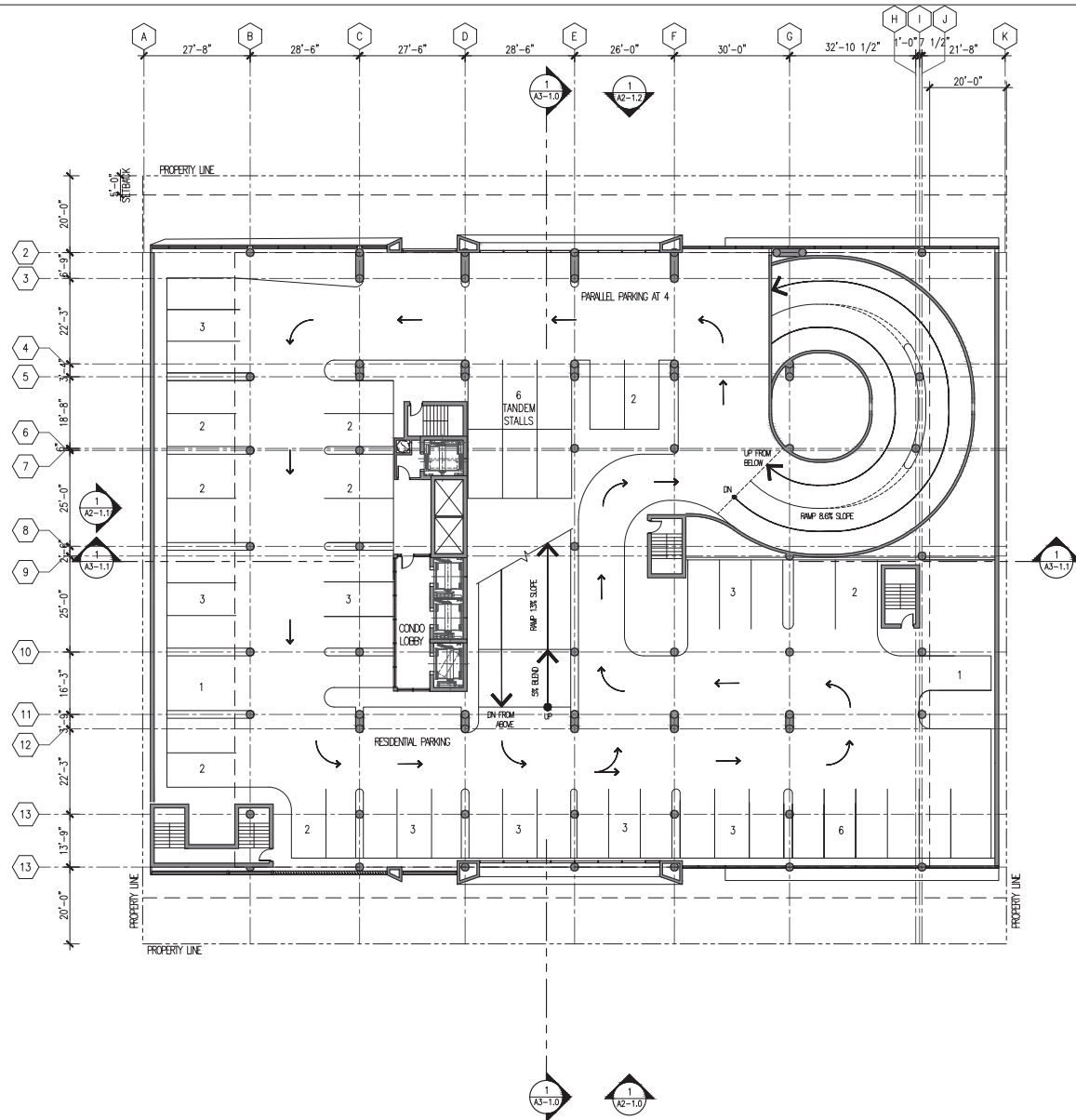
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DEVELOPMENT  
FEASIBILITY STUDY

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PROJECT # 16009

SHEET CONTENT:  
OVERALL PLAN:  
LEVEL 5

SHEET NO.  
A1-1.8



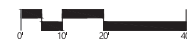
HOTEL ELEVATOR LOBBY AREA:  
LOBBY 257.00 SF  
TRASH ROOM 70.00 SF  
TOTAL 327.00 SF

CIRCULATION AREA:  
STAIRS 890.00 SF  
ELEVATOR 677.00 SF  
TOTAL 1,567.00 SF

OVERALL PARKING AREA:  
35,861.00 SF

PARKING STALL COUNT:  
58 TOTAL STALLS

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





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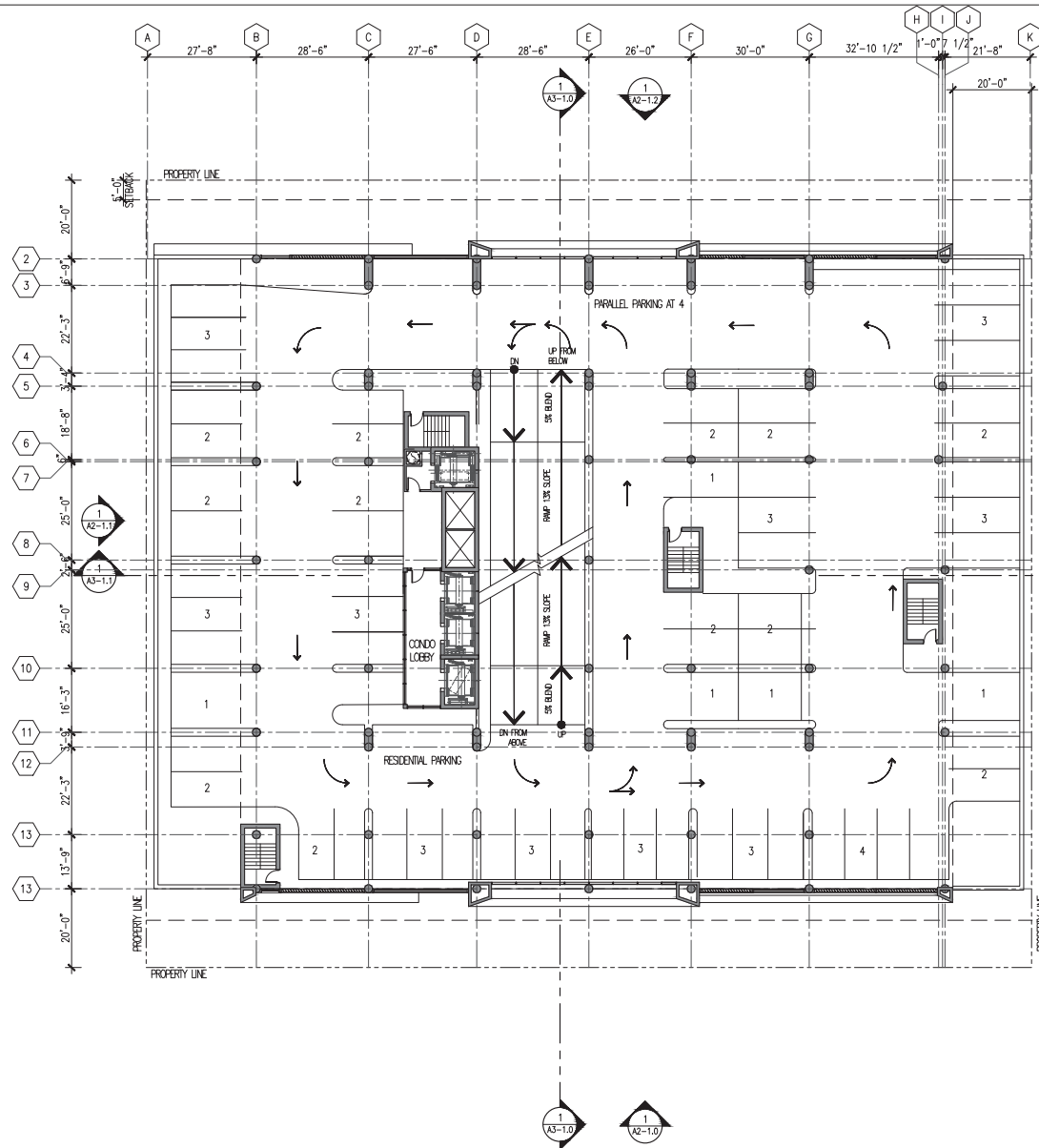
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DEVELOPMENT  
FEASIBILITY STUDY

DATE 2016 DECEMBER 16  
PROJECT # 16009

SHEET CONTENT:  
OVERALL PLAN:  
LEVEL 6

SHEET NO.

A1 -1.9



HOTEL ELEVATOR LOBBY AREA:  
LOBBY 257.00 SF  
TRASH ROOM 70.00 SF  
TOTAL 327.00 SF

CIRCULATION AREA:  
STAIRS 656.00 SF  
ELEVATOR 677.00 SF  
TOTAL 1333.00 SF

OVERALL PARKING AREA:  
29,283.00 SF

PARKING STALL COUNT:  
68 TOTAL STALLS

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







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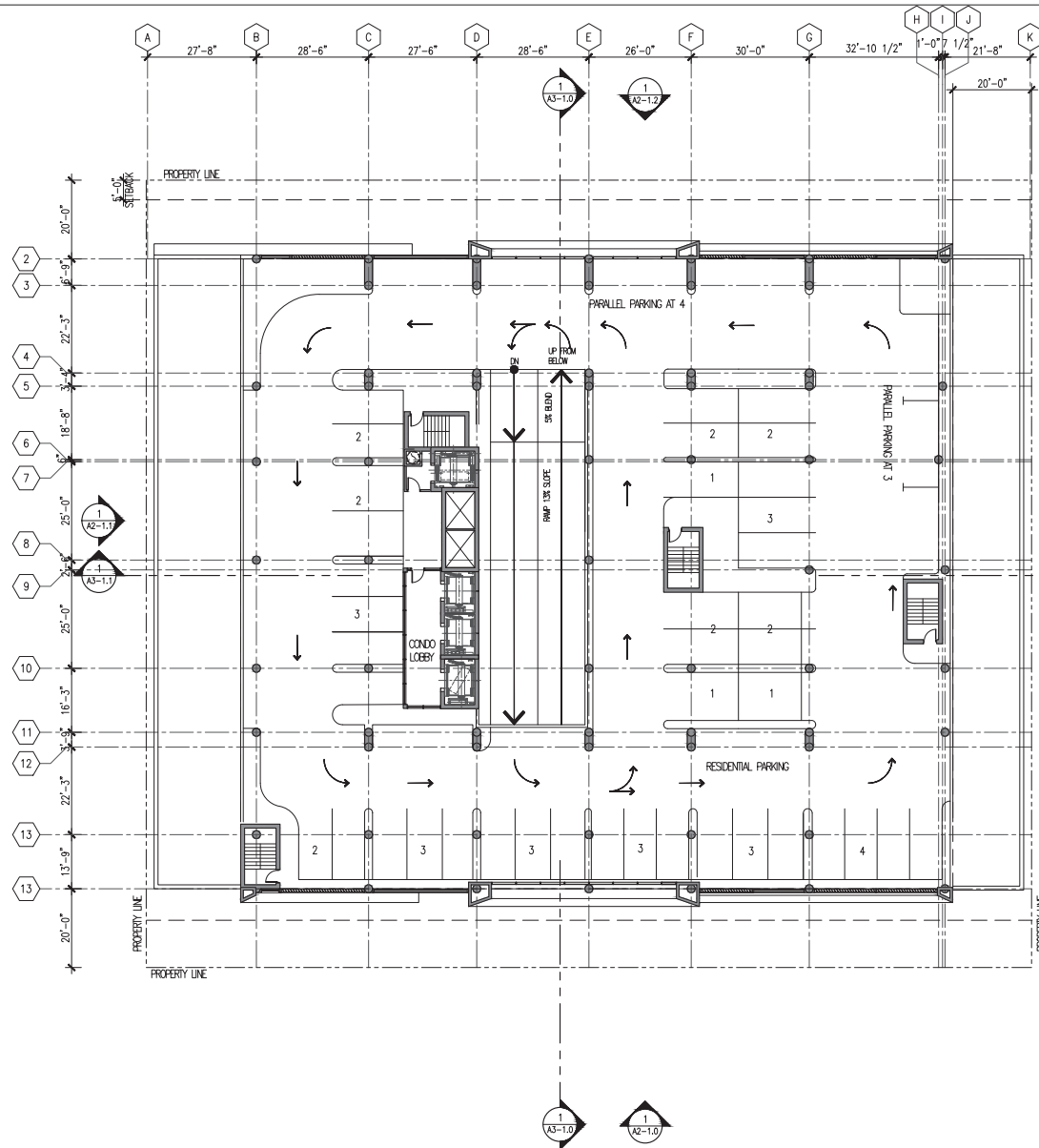
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DEVELOPMENT  
FEASIBILITY STUDY

DATE 2016 DECEMBER 16  
PROJECT # 16009

SHEET CONTENT:  
OVERALL PLAN:  
LEVEL 7

SHEET NO.

A1 -1.10



HOTEL ELEVATOR LOBBY AREA:  
LOBBY 267.00 SF  
TRASH ROOM 70.00 SF  
TOTAL 337.00 SF

CIRCULATION AREA:  
STAIRS 640.00 SF  
ELEVATOR 671.00 SF  
TOTAL 1,311.00 SF

OVERALL PARKING AREA:  
29,283.00 SF

PARKING STALL COUNT:  
47 TOTAL STALLS

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





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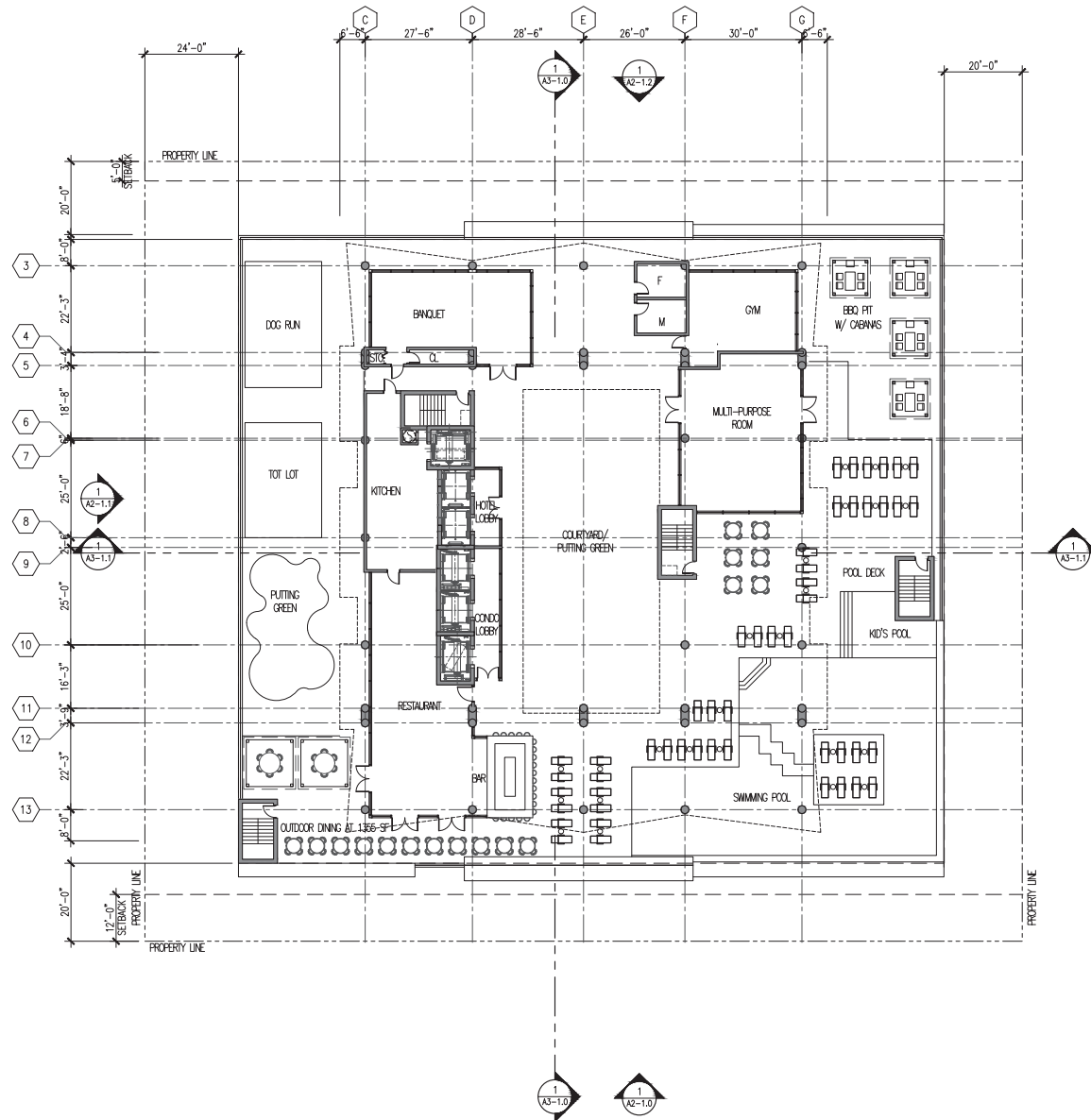
INTERIM PLANNED  
DEVELOPMENT  
FEASIBILITY STUDY

DATE 2016 DECEMBER 16  
PROJECT # 16009

SHEET CONTENT:  
OVERALL PLAN:  
LEVEL 8

SHEET NO.

A1 -1.11



TOTAL INDOOR FLOOR AREA:	
HOTEL LOBBY	148.00 SF
CONDO LOBBY	240.00 SF
RESTAURANT	1,736.00 SF
BANQUET ROOM	1,053.00 SF
KITCHEN	750.00 SF
MULTI-PURPOSE ROOM	1,276.00 SF
GYM	634.00 SF
TOILETS	266.00 SF
ENCLOSED CIRCULATION	1,363.00 SF
TOTAL	7,466.00 SF

COVERED OPEN-AIR CIRCULATION	9,222.00 SF
TOTAL FLOOR AREA	16,688.00 SF

16,688.00 SF TOWER FOOTPRINT ABOVE  
-7,466.00 SF INDOOR FLOOR AREA  
9,222.00 SF COVERED OPEN-AIR CIRC.

28,734.00 SF TOWER FOOTPRINT BELOW  
-16,688.00 SF TOWER FOOTPRINT ABOVE  
12,046.00 SF ROOF DECK OPEN TO ABOVE

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







ARCHITECT:  
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INTERIM PLANNED  
DEVELOPMENT  
FEASIBILITY STUDY

DATE 2016 DECEMBER 16

PROJECT # 16009

SHEET CONTENT:  
OVERALL PLAN:  
LEVEL 8

SHEET NO.

A1 -1.11



TOTAL INDOOR FLOOR AREA:	
HOTEL LOBBY	148.00 SF
CONDO LOBBY	240.00 SF
RESTAURANT	1,736.00 SF
SNACKLET ROOM	1,053.00 SF
KITCHEN	750.00 SF
MULTI-PURPOSE ROOM	1,276.00 SF
OM	634.00 SF
TOILETS	266.00 SF
ENCLOSED CIRCULATION	1,363.00 SF
TOTAL	7,466.00 SF

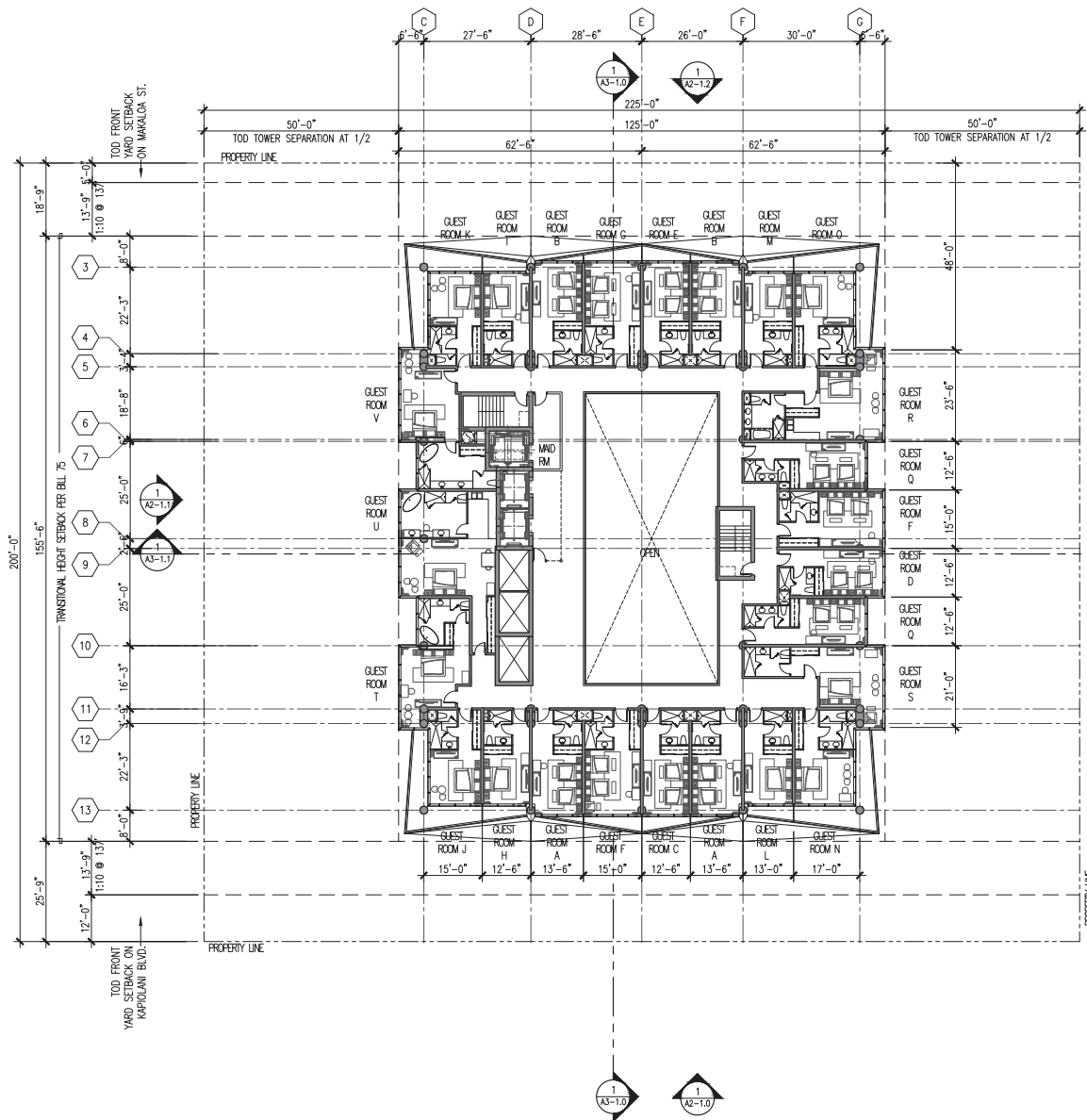
COVERED OPEN-AIR CIRCULATION	9,222.00 SF
TOTAL FLOOR AREA	16,688.00 SF

16,688.00 SF TOWER FOOTPRINT ABOVE  
-7,466.00 SF INDOOR FLOOR AREA  
9,222.00 SF COVERED OPEN-AIR CIRC.

28,734.00 SF TOWER FOOTPRINT BELOW  
-16,688.00 SF TOWER FOOTPRINT ABOVE  
12,046.00 SF ROOF DECK OPEN TO ABOVE

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





TOTAL HOTEL ROOM FLOOR AREA:  
10,228.00 SF X 8 FLOORS = 81,824.00 SF

TOTAL FLOOR AREA (NOT INCLUDING CONDO ELEV SHIFTS):  
13,902.00 SF X 8 FLOORS = 111,216.00 SF

CONDO ELEV SHIFTS = 261.00 SF (NOT COUNTED)

HOTEL CIRCULATION = 3,519.00 SF  
HALL ROOM = 155.00 SF  
HOTEL TOTAL CIRC. = 3,674.00 SF

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



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DATE 2016 DECEMBER 16  
PROJECT # 16009

SHEET CONTENT:  
OVERALL PLAN:  
LEVEL 9-16

SHEET NO.

A1-1.12





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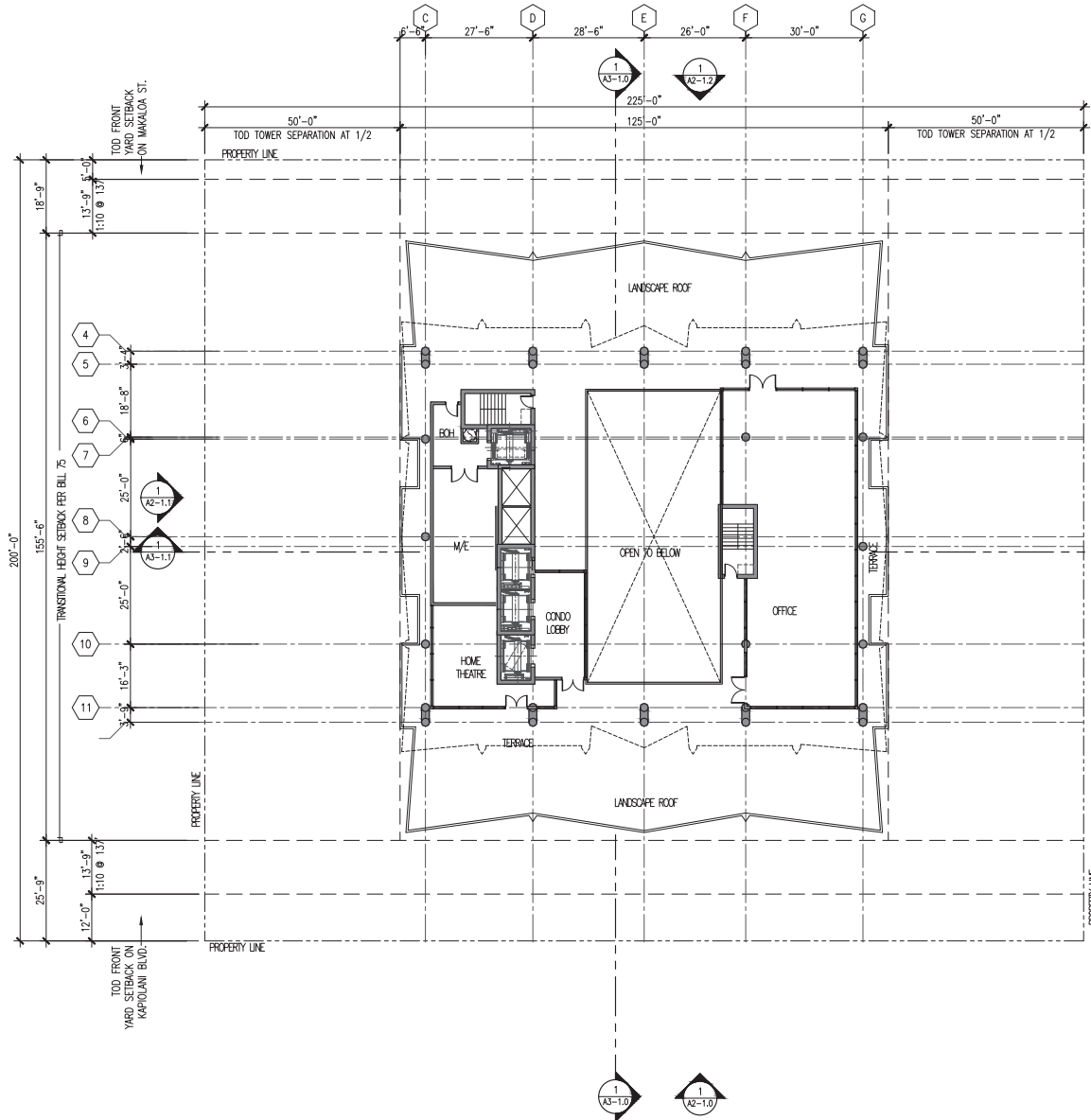
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DEVELOPMENT  
FEASIBILITY STUDY

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SHEET CONTENT:  
OVERALL PLAN:  
LEVEL 17

SHEET NO.

A1-1.13



TOTAL INDOOR FLOOR AREA:

CONDO LOBBY	375.00 SF
OFFICE	2,509.00 SF
HOME THEATER	562.00 SF
MECH. & ELEC.	595.00 SF
BOH	202.00 SF
ENCLOSED CIRC.	1,037.00 SF
TOTAL INDOOR FL AREA	5,280.00 SF

COVERED OPEN-AIR CIRCULATION	5,357.00 SF
TOTAL FLOOR AREA	10,637.00 SF

13,170.00 SF TOWER FOOTPRINT ABOVE
-5,280.00 SF INDOOR FLOOR AREA
-2,533.00 SF ATRIUM
5,357.00 SF COVERED OPEN-AIR CIRC.

17,389.00 SF TOWER FOOTPRINT BELOW
-13,170.00 SF TOWER FOOTPRINT ABOVE
4,219.00 SF ROOF DECK OPEN TO ABOVE

1 OVERALL PLAN - LEVEL 17  
1"=16'-0"





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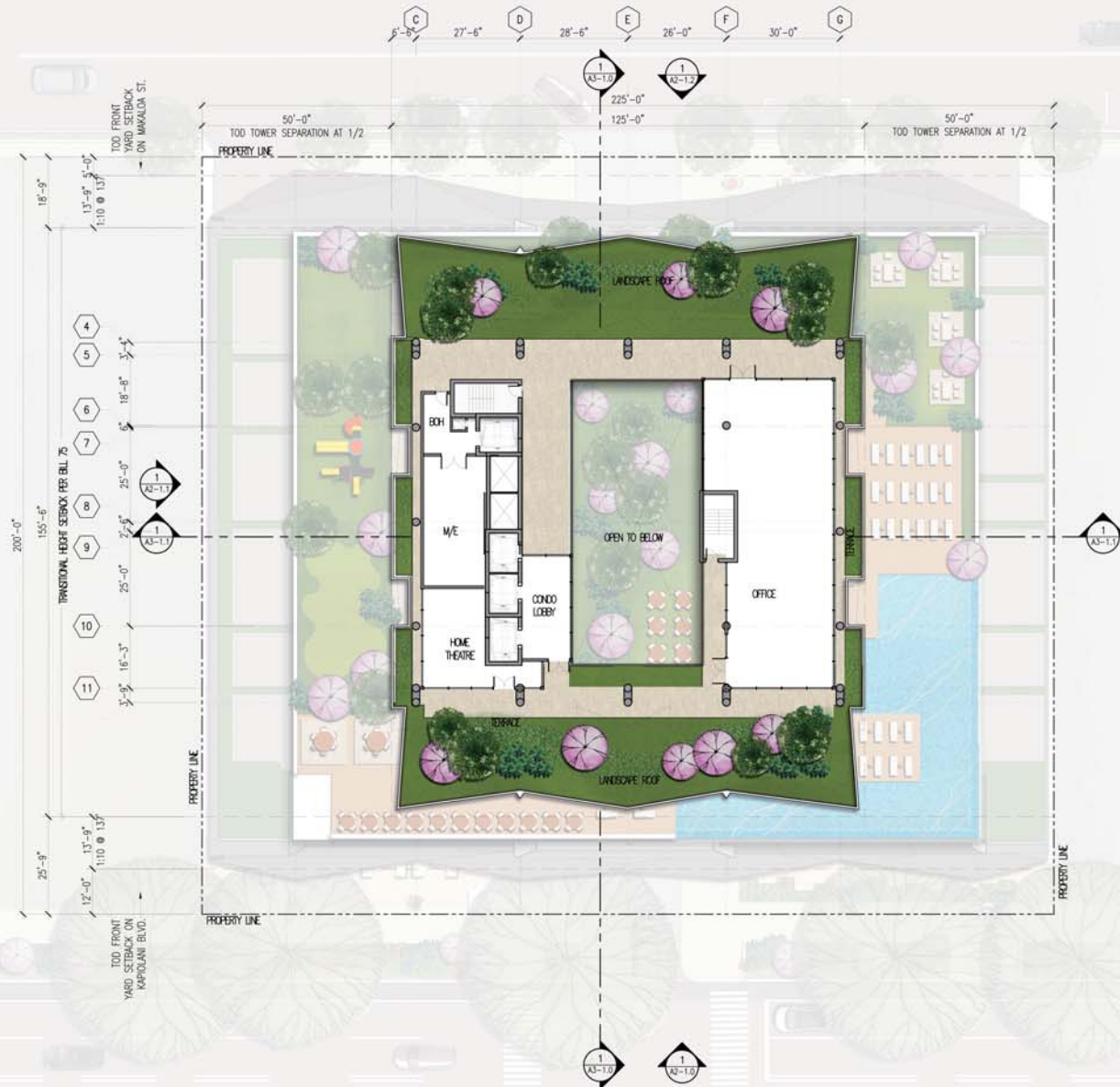
INTERIM PLANNED  
DEVELOPMENT  
FEASIBILITY STUDY

DATE 2016 DECEMBER 16  
PROJECT # 16009

SHEET CONTENT:  
OVERALL PLAN:  
LEVEL 17

SHEET NO.

A1-1.13



TOTAL INDOOR FLOOR AREA

CONDO LOBBY	375.00 SF
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HOME THEATER	562.00 SF
MECH. & ELEC.	595.00 SF
BOH	202.00 SF
ENCLOSED CIRC.	1,037.00 SF
TOTAL INDOOR FL AREA	5,280.00 SF

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TOTAL FLOOR AREA	10,637.00 SF

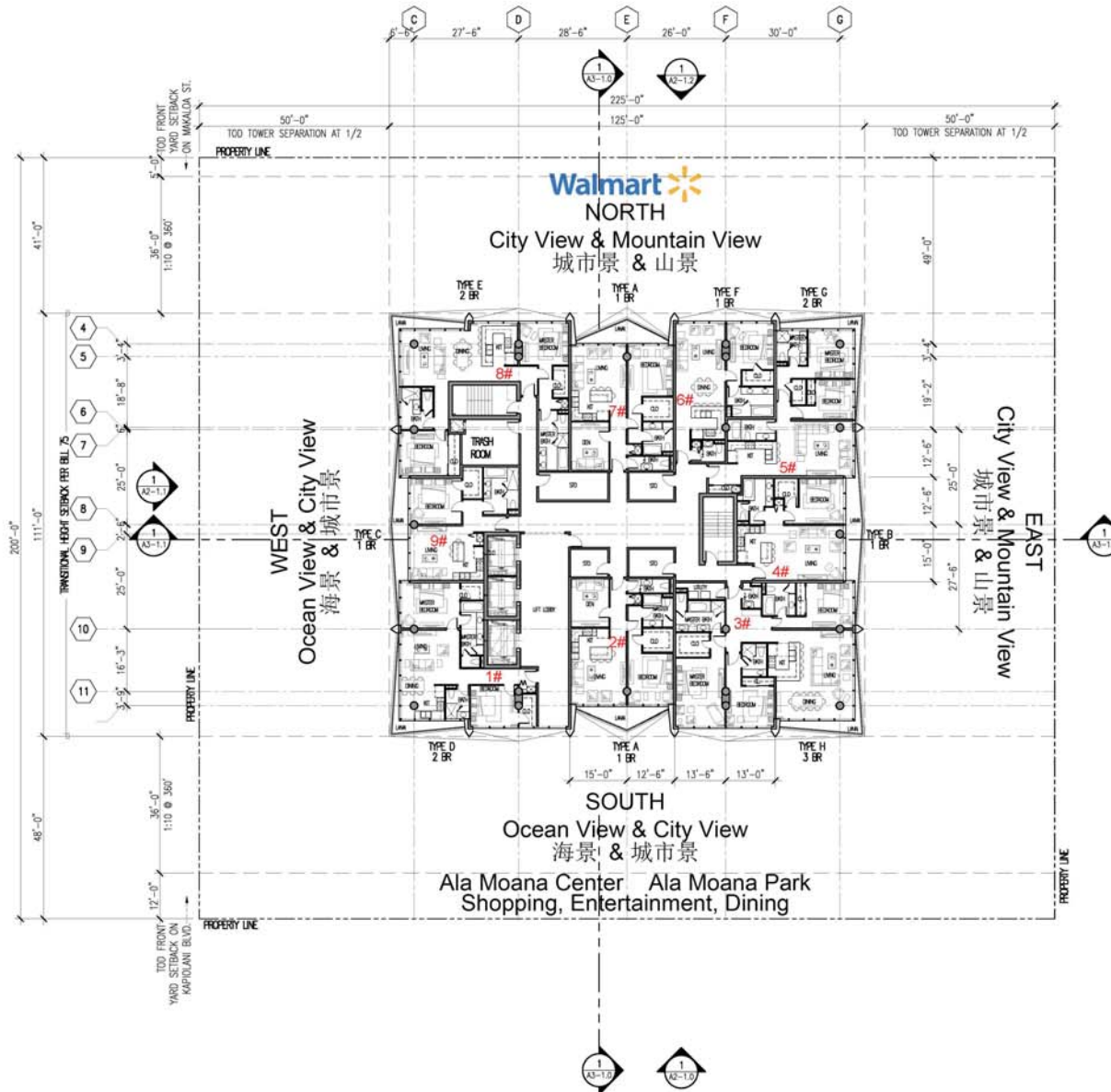
13,170.00 SF TOWER FOOTPRINT ABOVE
-5,280.00 SF INDOOR FLOOR AREA
-2,533.00 SF ATRIUM
5,357.00 SF COVERED OPEN-AIR CIRC.

17,389.00 SF TOWER FOOTPRINT BELOW
-13,170.00 SF TOWER FOOTPRINT ABOVE
4,219.00 SF ROOF DECK OPEN TO ABOVE

1 OVERALL PLAN - LEVEL 17  
1"=16'-0"







UNIT TYPE	FL. AREA	LAWN FL. AREA
TYPE A	928.30 SF	99.40 SF LAWN
TYPE AR	928.30 SF	99.40 SF LAWN
TYPE B	767.00 SF	147.20 SF LAWN
TYPE C	718.40 SF	147.20 SF LAWN
TYPE D	1,056.70 SF	95.70 SF LAWN
TYPE E	1,275.60 SF	99.70 SF LAWN
TYPE F	841.20 SF	00.00 SF LAWN
TYPE G	1,074.40 SF	106.40 SF LAWN
TYPE H	1,784.20 SF	103.20 SF LAWN
AREA TOTAL	9,574.10 SF	

CIRCULATION	2,260.00 SF
TRASH ROOM	203.30 SF
STORAGE ROOMS	416.30 SF

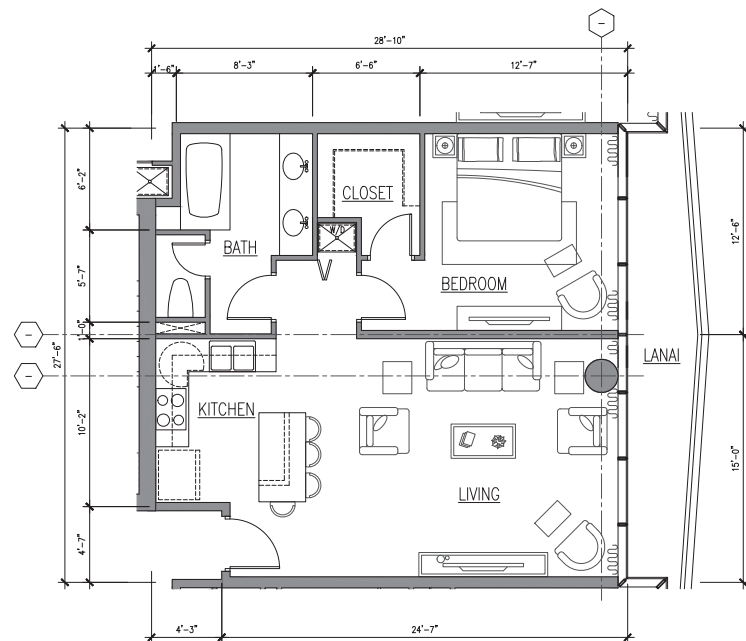
FLOOR AREA:  
12,253.70 SF X 23 FLOORS = 281,835.1 SF

Floor Plan  
户型平面图

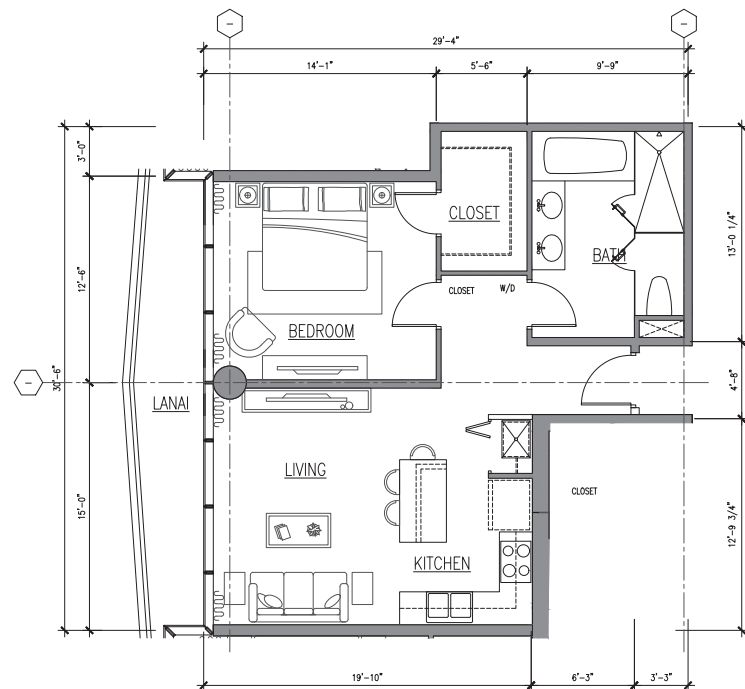
18 Floor - 40 Floor  
18层 - 40层

1 RESIDENTIAL CONDOMINIUM FLOOR PLAN LVL. 18-40  
1"=16'-0"





2 CONDO UNIT PLAN - TYPE B - 1BR  
 1/4" = 1'-0"  
 FLOOR AREA: 764.00 S.F.



3 CONDO UNIT PLAN - TYPE C - 1BR  
 1/4" = 1'-0"  
 FLOOR AREA: 719.00 S.F.



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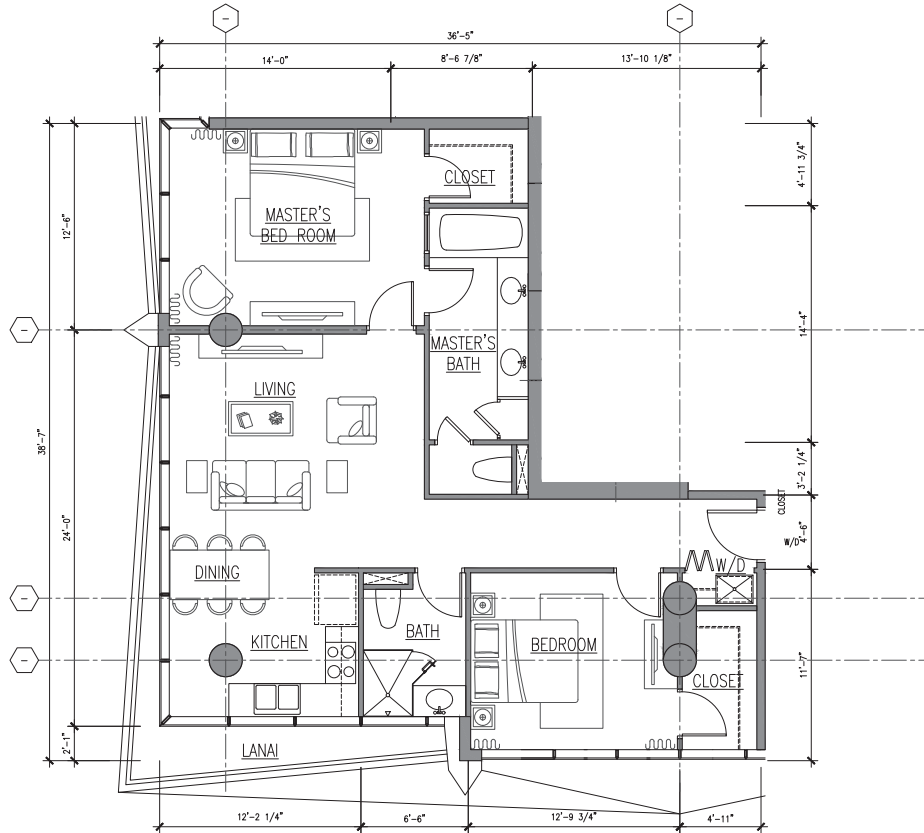
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 PROJECT # 16009

SHEET CONTENT:  
 CONDO UNIT PLAN  
 A, B, & C

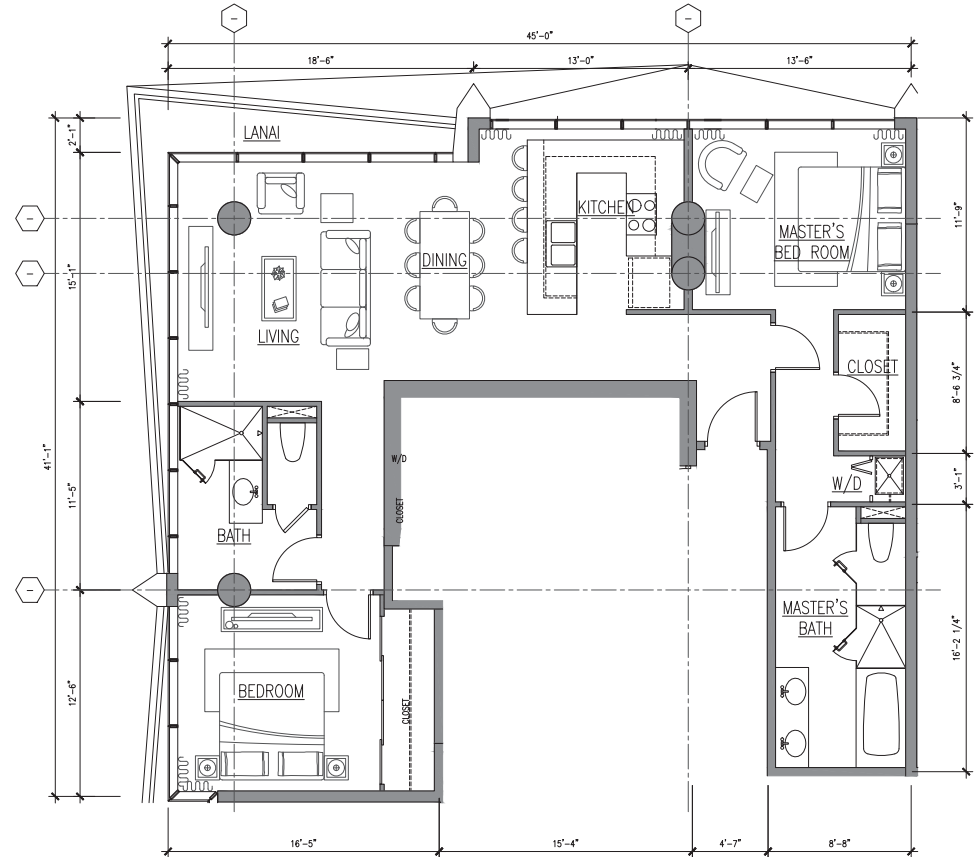
SHEET NO.  
 A2-3.1





1 CONDO UNIT PLAN - TYPE D - 2BR  
1/4" = 1'-0"

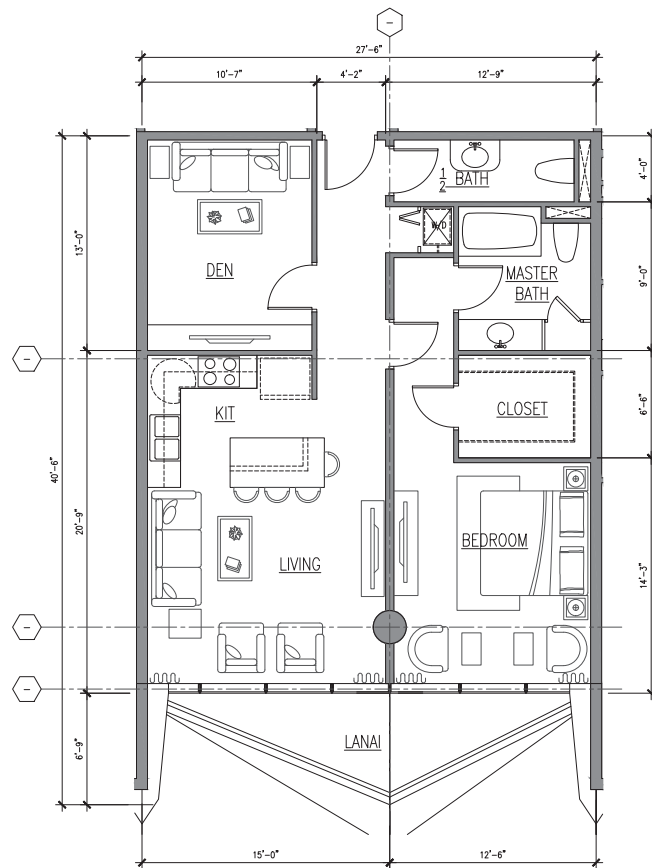
FLOOR AREA: 1056.00 S.F.  
LANAI AREA: 87.00 S.F.



2 CONDO UNIT PLAN - TYPE E - 2BR  
1/4" = 1'-0"

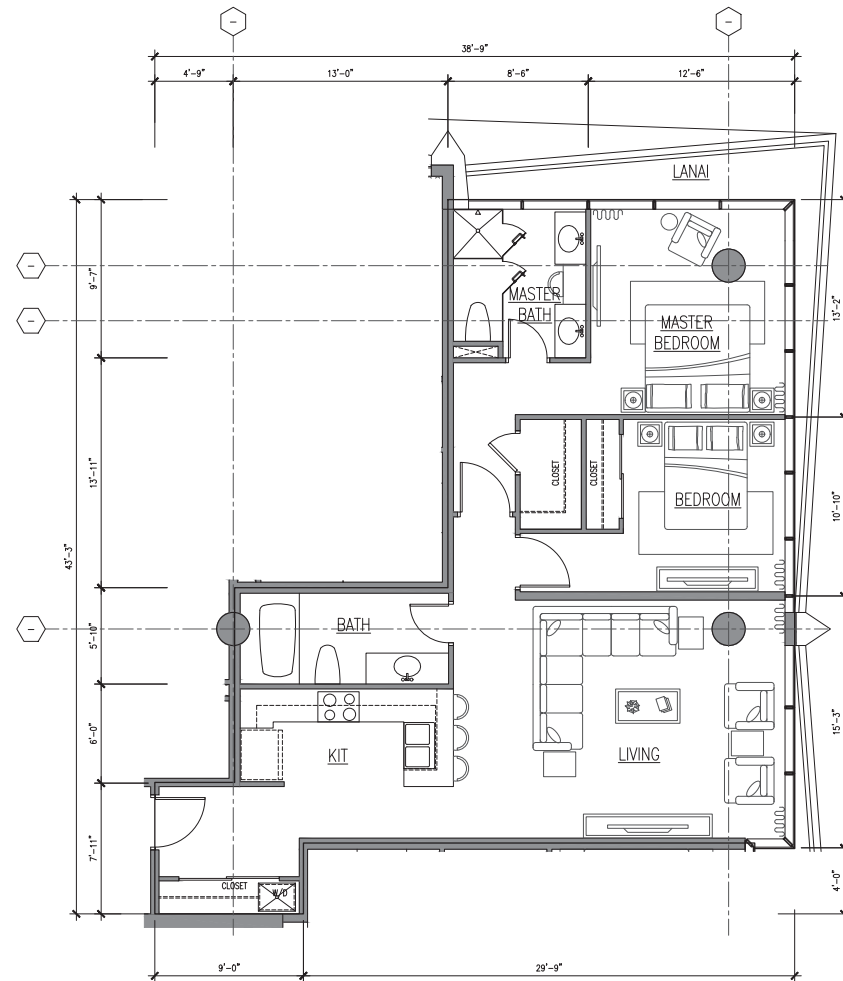
FLOOR AREA: 1275.00 S.F.  
LANAI AREA: 90.00 S.F.





1 CONDO UNIT PLAN - TYPE A - 1BR  
1/4" = 1'-0"

FLOOR AREA: 928.00 S.F.  
LANAI AREA: 99.00 S.F.



2 CONDO UNIT PLAN - TYPE G - 2BR  
1/4" = 1'-0"

FLOOR AREA: 1068.00 S.F.  
LANAI AREA: 98.00 S.F.



ARCHITECT:  
THE WORK WAS PREPARED BY ME  
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CONSTRUCTION OF THE PROJECT  
WILL BE UNDER MY OBSERVATION.

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

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Hawaii Ocean Plaza  
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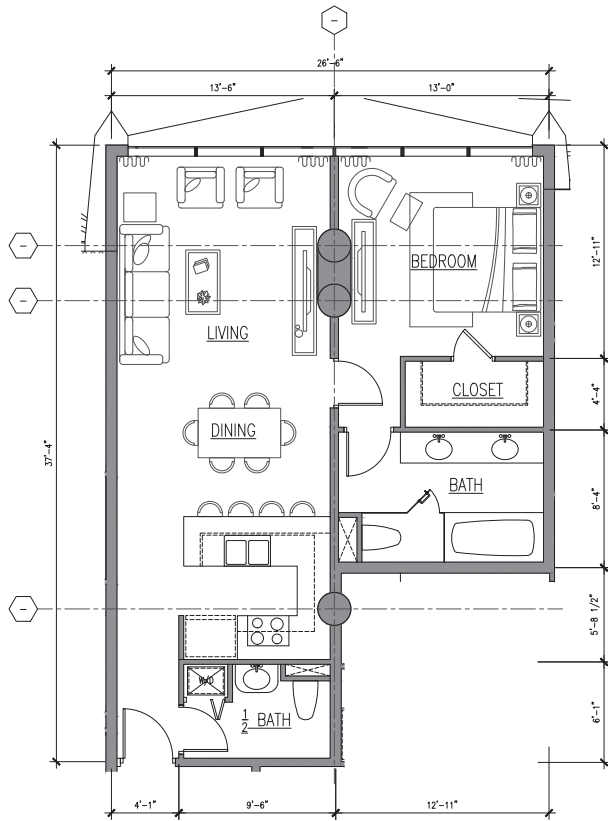
INTERIM PLANNED  
DEVELOPMENT  
FEASIBILITY STUDY

DATE 2016 DECEMBER 16  
PROJECT # 16009

SHEET CONTENT:  
CONDO UNIT PLAN  
F&H

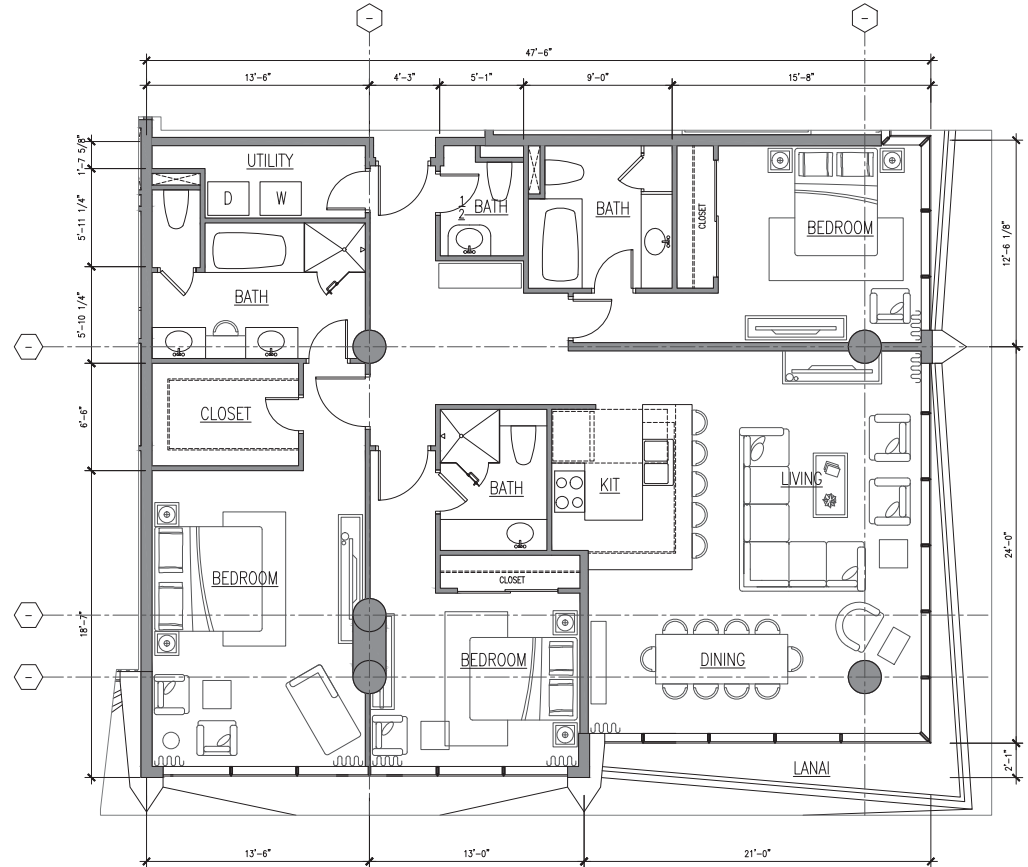
SHEET NO.

A2-33



1 CONDO UNIT PLAN - TYPE F - 1BR  
1/4" = 1'-0"

FLOOR AREA: 840.00 S.F.

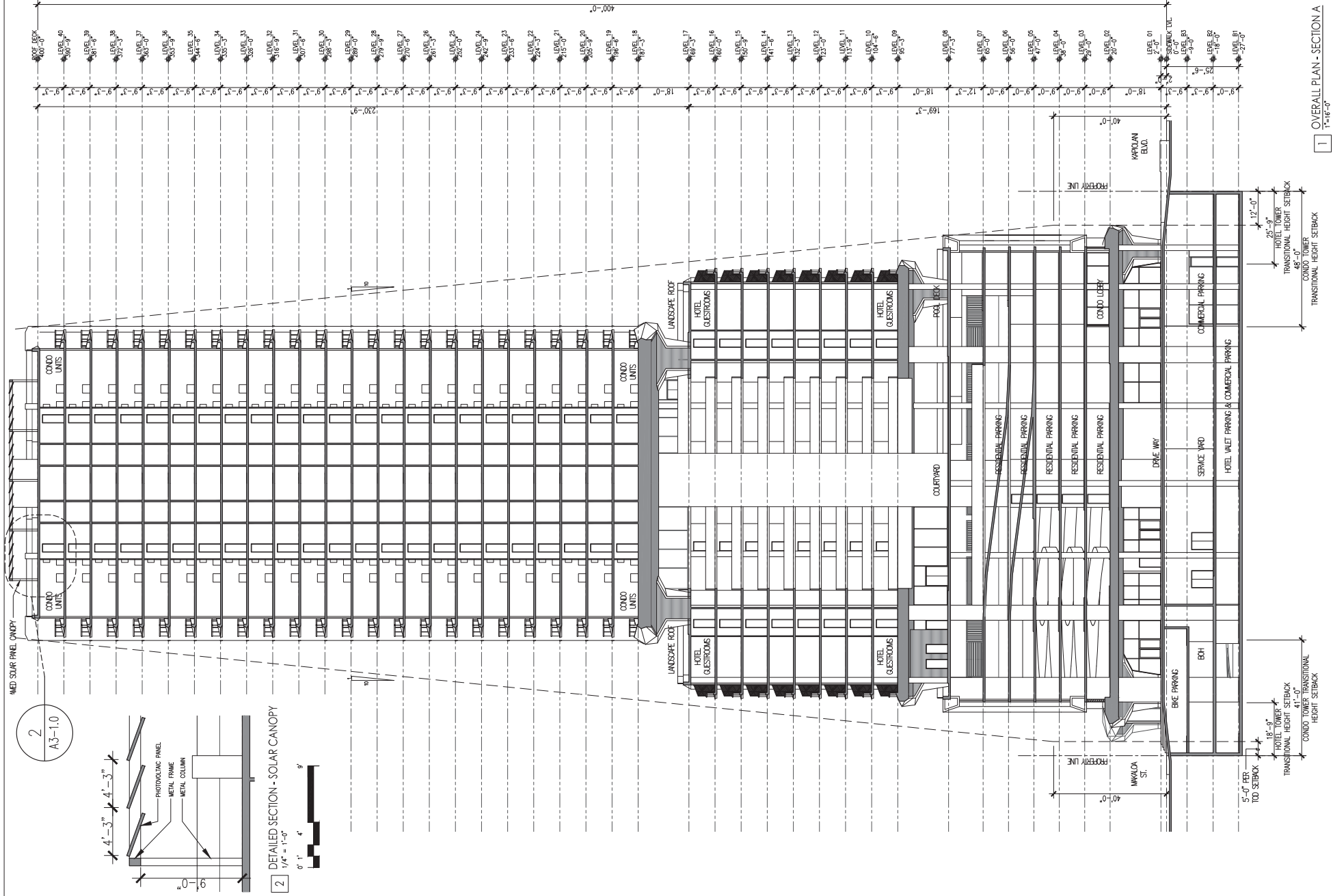


1 CONDO UNIT PLAN - TYPE H - 3BR  
1/4" = 1'-0"

FLOOR AREA: 1784.00 S.F.  
LANAI AREA: 95.00 S.F.







1 OVERALL PLAN - SECTION A  
1"=16'-0"



ARCHITECT:  
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INTERIM PLANNED  
DEVELOPMENT  
FEASIBILITY STUDY


DATE: 2016 DECEMBER 16  
PROJECT # 16009

SHEET CONTENT:  
SECTION A

SHEET NO.  
A3-1.0






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INTERIM PLANNED DEVELOPMENT FEASIBILITY STUDY
DATE 216 DEC. 2016 16 PROJECT # 16009-5
SHEET CONTENT: FRONT ELEVATION
SHEET NO. A3-20









1 ELEVATION - NORTHEAST



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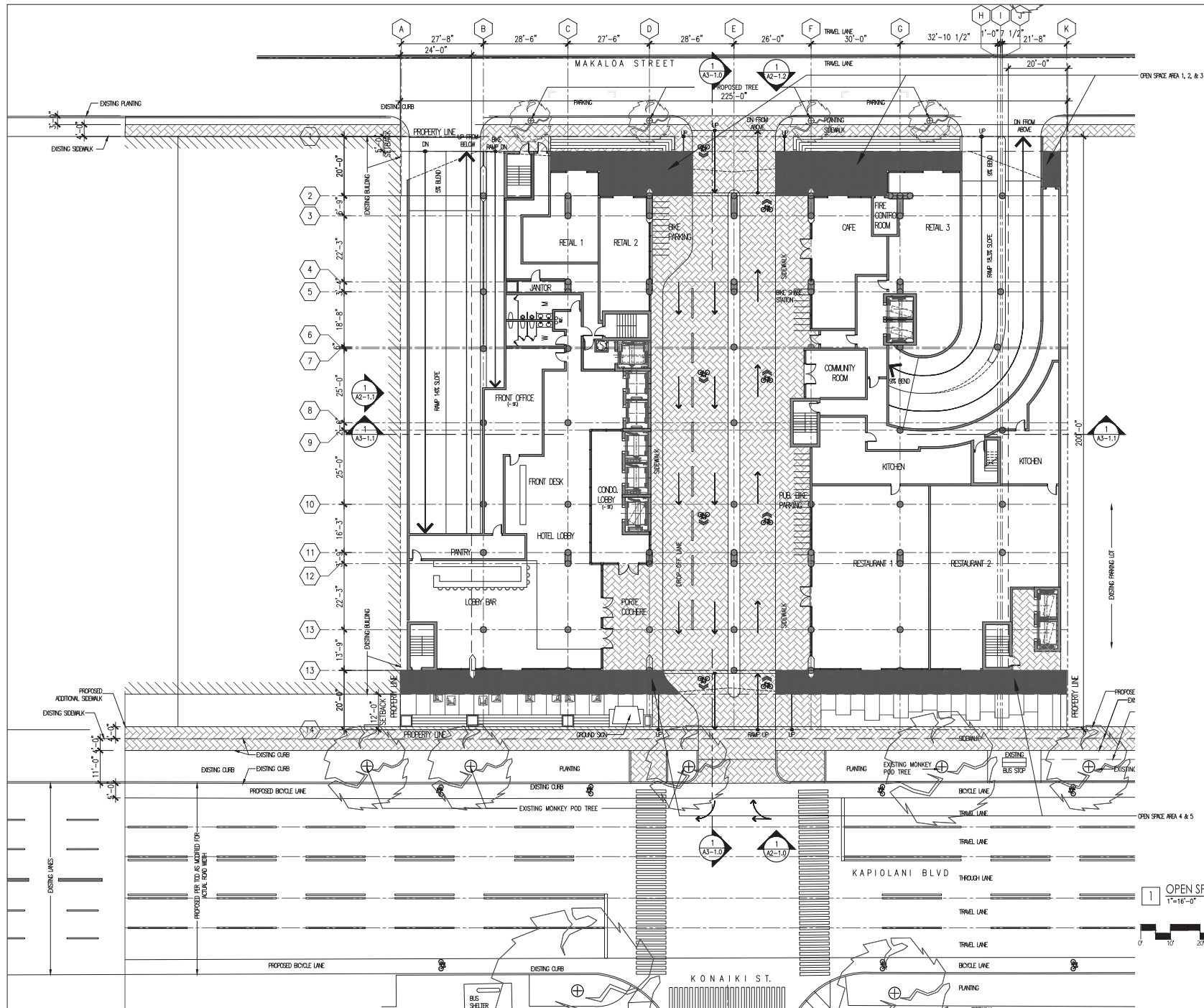
Hawaii Ocean Plaza  
Honolulu, Hawaii  
TMK 2-3-016:018/019/020

INTERIM PLANNED  
DEVELOPMENT  
FEASIBILITY STUDY

DATE 2016 DECEMBER 16  
PROJECT # 16009

SHEET CONTENT:  
BACK ELEVATION

SHEET NO.  
A3-22



OPEN SPACE AREA:  
 571.00 SF OPEN SPACE AREA 1  
 723.00 SF OPEN SPACE AREA 2  
 72.00 SF OPEN SPACE AREA 3  
 723.00 SF OPEN SPACE AREA 4  
 781.00 SF OPEN SPACE AREA 5  
 2,870.00 SF OPEN SPACE AREA

LEGEND

OPEN SPACE AREA :



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



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Hawaii Ocean Plaza  
 Honolulu, Hawaii  
 TMK 2-3-016-018/019/020

INTERIM PLANNED  
 DEVELOPMENT  
 FEASIBILITY STUDY

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SHEET CONTENT:  
 OPEN SPACE  
 CALCULATIONS/  
 DIAGRAM

SHEET NO.

A4-1.0





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Hawai'i Ocean Plaza  
Honolulu, Hawaii  
T.M.K. 2-3-016: 018 / 019 / 020

INTERIM PLANNED  
DEVELOPMENT  
FEASIBILITY STUDY

DATE 2016 DECEMBER 16  
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SHEET CONTENT:  
ARK DEDICATION:  
LEVEL 8

SHEET NO.

A5-1.0





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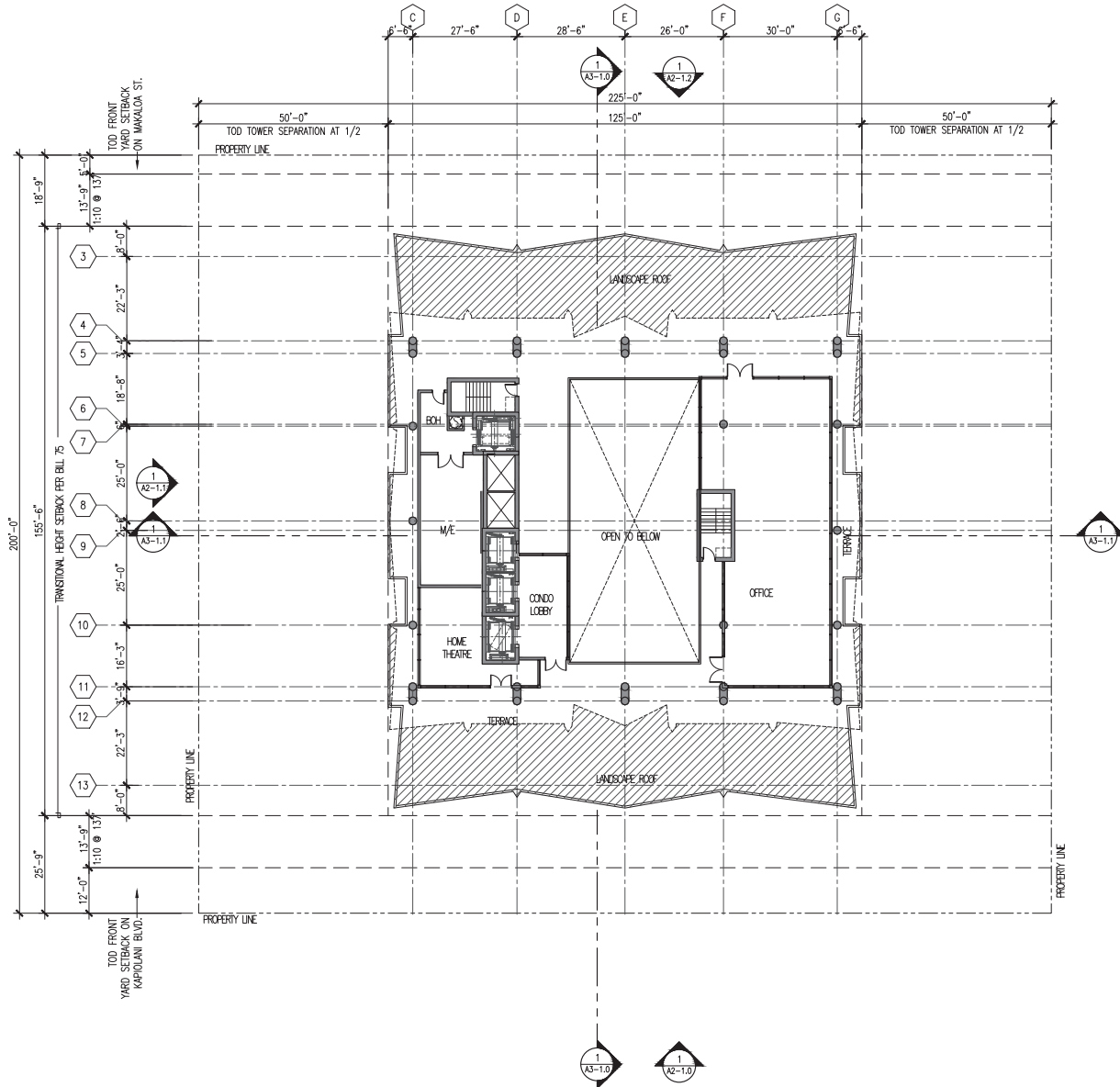
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DEVELOPMENT  
FEASIBILITY STUDY

DATE 2016 DECEMBER 16  
PROJECT # 16009

SHEET CONTENT:  
PARK DEDICATION:  
LEVEL 17

SHEET NO.  
A5-1.1



PARK DEDICATION AREA:  
17,399.00 SF TOWER FOOTPRINT BELOW  
-13,170.00 SF COVERED AREA  
4,219.00 SF PARK DEDICATION AREA

PARK DEDICATION TOTAL AREA:  
11,718.00 SF LEVEL 08  
4,219.00 SF LEVEL 17  
15,937.00 SF PARK DEDICATION TOTAL AREA

LEGEND

PARK DEDICATION AREA :

1 PARK DEDICATION AREA - LEVEL 17  
1"=16'-0"

