

HAWAII OCEAN PLAZA

Honolulu, Hawaii

T.M.K. PARCELS (3) 2-3-016:018, 019 AND 020

Schematic Design

Hawaii Ocean Plaza LLC

1362, 1370, 1374 Kapiolani Boulevard

Honolulu, Hawaii 96815



ARCHITECT:
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CALIFORNIA
INVESTMENT
REGIONAL
CENTER LLC

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

SCHEMATIC
DESIGN

DATE
2018 FEB. 12

PROJECT NUMBER
16009

REVISIONS:

SHEET TITLE
TITLE SHEET

SHEET NUMBER

G0 -000

ABBREVIATIONS

NOTE: NOT ALL ABBREVIATIONS ARE USED.

A.B.	ANCHOR BOLT	DISP.	DISPENSER	G.B.	GRAB BAR	N.R.	NON RATED	SQ.	SQUARE	&	AND
AC	AIR CONDITIONING	DR.	DOOR	GFRP	GLASS FIBER REINFORCED	OBSC.	OBSCURE	S.S.	STAINLESS STEEL	⊙	AT
ACOUS.	ACOUSTICAL TILE	D.O.	DOOR OPENING		PRODUCTS	O.C.	ON CENTER	S/S	SERVICE SINK	#	NUMBER
ADJ.	ADJACENT	DN.	DOWN	G.I.	GALVANIZED IRON	O.D.	OVERFLOW DRAIN	ST.	STONE	∠	ANGLE
A.F.F.	ABOVE FINISH FLOOR	D.S.	DOWNSPOUT	GL.	GLASS, GLAZING	O.F.C.I.	OWNER FURNISH CONTRACTOR	STD.	STANDARD	CL	CENTER LINE
ALUM.	ALUMINUM	DWG.	DRAWING	GWB	GYPSPUM WALL BOARD		INSTALL	STL	STEEL	⊥	PERPENDICULAR
ALU.	ALUMINUM	E.	EAST	GYP.	GYPSPUM	O.F.O.I.	OWNER FURNISH OWNER INSTALL	STR.	STRUCTURAL	∅	DIAMETER OR ROUND
ALT.	ALTERNATE	EA.	EACH NO(S), OR #	H.C.	HOLLOW CORE	OPF.	OPPOSITE	STRUC.	STRUCTURE		
AND.	AND	EFS	EXTERIOR FINISH SYSTEM	HC	HANDICAPPED	PT	PAINT	SUSP.	SUSPENDED		
AP	ACCESS PANEL	EPS	EXTERIOR INSULATED	HDWR.	HARDWARE	P.D.	PLANTER DRAIN	SYM.	SYMMETRICAL		
APPROX.	APPROXIMATE	EQ.	EQUAL	H.W.	HOLLOW METAL	PL.	PLASTER	SYS.	SYSTEM		
ARCH.	ARCHITECTURAL	EQU.	EQUIPMENT	H.M.	HOLLOW METAL	PLAM.	PLASTIC LAMINATE	T.	TREAD		
A.V.	AUDIO VISUAL	ELEV.	ELEVATOR	HR.	HOUR	PLAS.	PLASTER	T.B.	TOWEL BAR		
BD.	BOARD	ELEV.	ELEVATOR	HGT.	HEIGHT	PLYWD.	PLYWOOD	TEL.	TELEPHONE		
B.D.G.	BUILDING	EQ.	EQUAL	H.V.A.C.	HEATING, VENTILATION, & AIR	PNL.	PANEL	TEMP.	TEMPERED		
BLKG.	BLOCKING	EQUIP.	EQUIPMENT	COND.	CONDITIONING	P.T.D.	PAPER TOWEL DISPENSER	T&G	TONGUE AND GROOVE		
B.O.H.	BACK OF HOUSE	E.W.	EACH WAY	HW	HOT WATER	P.T.D./R.	COMBINATION PAPER TOWEL DISPENSER & RECEPTACLE	THK.	THICK		
BOT.	BOTTOM	E.W.C.	ELECTRIC WATER COOLER	I.D.	INSIDE DIAMETER			T.F.F.	TOP OF FINISHED FLOOR		
B.U.R	BUILT UP ROOFING	EXH.	EXHAUST	INCL.	INCLUDING	P.T.R.	PAPER TOWEL RECEPTACLE	T.O.P.	TOP OF PARAPET		
CAB.	CABINET	EXST.(E)	EXISTING	INSUL.	INSULATION	Q.T.	QUARRY TILE	T.S.S.	TOILET PAPER DISPENSER		
C.J.	CONTROL JOINT	EXP.	EXPANSION	INT.	INTERIOR	RAD.	RADIUS	T.P.H.	TOILET PAPER HOLDER		
CLG.	CEILING	EXT.	EXTERIOR	JAN.	JANITOR	R.B.	RESILIENT BASE	T.S.	TOILET PAPER HOLDER		
CLR.	CLEAR	F.D.	FLOOR DRAIN	JT.	JOINT	R.D.	ROOF DRAIN	T.S.	TOILET PAPER HOLDER		
CMU	CONC. MASONRY UNIT	F.E.	FIRE EXTINGUISHER	KIT.	KITCHEN	REF.	REFERENCE	T.V.	TELEVISION		
COL.	COLUMN	F.E.C.	FIRE EXTINGUISHER	LAM.	LAMINATE	REIN.	REINFORCING	TYP.	TYPICAL		
CONC.	CONCRETE	F.F.	FACTORY FINISH	LAV.	LAVATORY	REQ.	REQUIRED	U.O.N.	UNLESS OTHERWISE NOTED		
CONT.	CONTINUOUS	FIN.	FINISH	LGSP.	LIGHT GAUGE STEEL FRAMING	RM.	ROOM	UR.	URINAL		
C.P.	CEMENT PLASTER	F.H.C.	FIRE HOSE CABINET	LT.	LIGHT	S.	SOUTH	V.C.T.	VINYL COMPOSITION TILE		
CPT.	CARPET	FLR.	FLOOR	MACH.	MACHINE	S.C.	SOLID CORE	VERT.	VERTICAL		
C.T.	CERAMIC TILE	F.O.C.	FACE OF CONCRETE	MATL.	MATERIAL	SCHD.	SCHEDULE	VEST.	VESTIBULE		
CW	COLD WATER	F.O.F.	FACE OF FINISH	MECH.	MECHANICAL	S.D.	SOAP DISPENSER	V.T.R.	VENT THRU ROOF		
DBL	DOUBLE	F.O.M.	FACE OF MASONRY	MEMB.	MEMBRANE	SECT.	SECTION	W/	WITH		
DD	DECK DRAIN	F.O.S.	FACE OF STUDS	MET.	METAL	SHT.	SHEET	W.C.	WALL COVERING		
DEPT.	DEPARTMENT	F.S.	FULL SIZE	MIN.	MINIMUM	SHTG.	SHEATHING	WC	WATER CLOSET		
DET.	DETAIL	FT.	FOOT OR FEET	MISC.	MISCELLANEOUS	SL.	SIMILAR	WD.	WOOD		
D.F.	DRINKING FOUNTAIN	FTG.	FOOTING	N.	NORTH	SLDG.	SLIDING	W.D.W.	WINDOW		
DIA.	DIAMETER	GA.	GAUGE	N.C.	NOT IN CONTRACT NUMBER(S)	S.N.D.	SANITARY NAPKIN DISPENSER	W.H.	WATER HEATER		
DIM.	DIMENSION	GALV.	GALVANIZED	N.T.S.	NOT TO SCALE	S.N.R.	SANITARY NAPKIN RECEPTACLE	WMS	WATERPROOF MEMBRANE SYSTEM		
						SPEC.	SPECIFICATION				

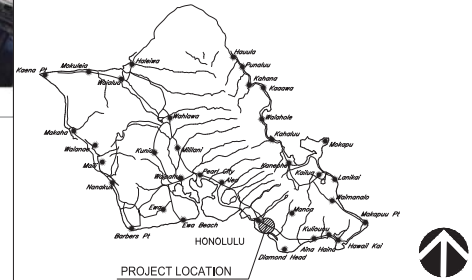
LOCATION MAP



PROJECT SITE

VICINITY MAP

ISLAND OF OAHU



PROJECT LOCATION



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CODE REQUIREMENTS

- CODES & ORDINANCE:**
 - 2006 INTERNATIONAL BUILDING CODE (IBC);
 - NFPA 1 UFC
 - IEEE C2;
 - TITLE 11, DEPT. OF HEALTH CHAPTER 11;
 - COUNTY OF HONOLULU
- SPECIAL DISTRICT:**
 - ALA MOANA NEIGHBORHOOD TRANSIT ORIENTED DEVELOPMENT AREA
- ZONING DATA**
 - TMK: 1-2-3-016-018
1-2-3-016-019
1-2-3-016-0120
 - PROJECT ADDRESS: 710 SHERIDAN ST.
HONOLULU, HAWAII, 96814
 - LOT AREA: 45,000 sf (1.033 ACRES)
 - LOT COVERAGE:
 - USE: MIXED USE RESIDENTIAL AND GROUND FLOOR COMMERCIAL
 - STATE LAND USE DESIGNATION: URBAN DISTRICT
- PARKING:**
- 2006 IBC REQUIREMENTS**
 - OCCUPANCY GROUPS R-2
 - PROPOSED CONSTRUCTION TYPE: C
 - ALLOWABLE AREA PER FLOOR & BUILDING –
 - ALLOWABLE HEIGHT:

A. IN FEET	250'
PROPOSED HEIGHT:	
A. IN FEET	205'
 - FIRE RESISTIVE REQUIREMENTS (TABLE 601)

TYPE I-B CONSTRUCTION BUILDING ELEMENTS:		BLDG. TYPE I-B	
STRUCTURAL FRAME	2 HR	BEARING WALLS – EXT.	2 HR
BEARING WALLS – INT.	2 HR	NONBEARING WALLS – EXT.	0 HR*
NONBEARING WALLS – INT.	0 HR	FLOOR CONSTRUCTION	2 HR
FLOOR CONSTRUCTION	1 HR	ROOF CONSTRUCTION	1 HR

 *1 HR FOR FIRE SEPARATION DISTANCE < 30'
 - FIRE PROTECTION SYSTEMS (SECTION 9)
 - AUTOMATIC SPRINKLER SYSTEM SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH 2006 IBC, SECTION 903.3.3.1.1.
 - FIRE ALARM AND DETECTION SYSTEMS WILL BE PROVIDED.
 - ACCESSIBILITY
 - IBC 2006 CHAPTER 11, SECTION 1107, DWELLING UNITS AND SLEEPING UNITS SHALL BE FOLLOWED.

MATERIAL INDICATIONS

	SAND, MORTAR AND PLASTER		CONTINUOUS WOOD FRAMING
	CONCRETE, CAST IN PLACE (SMALL)		WOOD BLOCKING
	CONCRETE, CAST IN PLACE (LARGE)		CERAMIC TILE, RESILIENT FLR'G
	CONCRETE, PRECAST		CARPET AND PAD
	METAL LATH		PLYWOOD
	FINISHED WOOD		PARTICLE BOARD
	STONE, MARBLE, CUT STONE		STEEL
	STEEL		ALUMINUM
	ALUMINUM		COMPACTED EARTH, ENGR FILL
	EARTH, UNDISTURBED		EARTH, UNDISTURBED

DRAWING SYMBOLS

	NORTH		LOBBY M101 ROOM NAME ROOM NO. ROOM IDENTIFICATION
	INTERIOR ELEVATION		DENOTES STUD WALL
	DRAWING NUMBER		WALL TYPE
	SHEET WHERE IS LOCATED		DOOR NUMBER
	SECTION		DOOR TYPE
	AREA OF INTEREST		WINDOW NUMBER
	DETAIL NO.		WINDOW TYPE
	SHEET WHERE DETAIL IS LOCATED		LOUVER NUMBER
	DETAIL REFERENCE		LOUVER TYPE
	GRID NUMBER		REVISED AREA
	GRID BUBBLE		REVISION NUMBER
	REVISION		REVISION
	DISCIPLINE PREFIX GROUP NUMBER		WORK POINT CONTROL POINT OR DATUM POINT
	DRAWING NO.		

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SHEET TITLE
CODE INFO.
MATERIALS LEGEND,
DRAWING SYMBOLS,
ABBREVIATIONS
SHEET NUMBER
GO-001

INDEX OF DRAWINGS

[illegible]

GENERAL NOTES

16.1 General Requirements

16.1.1 In buildings under construction, adequate escape facilities shall be maintained at all times for the use of construction workers. Escape facilities shall consist of doors, walkways, ramps, fire escapes, ladders, or other approved means of egress services arranged in accordance with the provisions of Chapter 14 and NFPA 101, Life Safety Code, insofar as they may be applicable to buildings under construction.

10.16.10.2

16.1.2 Fire Department access points provided in accordance with 16.2.2 shall be provided at the start of a project and shall be maintained throughout construction.

16.2.3 The Protection During Construction

16.2.3.1 Water Supply

16.2.3.1.1 A water supply for fire protection, either temporary or permanent, shall be available on site as soon as combustible material accumulates and the fire protection system is installed.

16.2.3.1.2 Where a fire protection modification of a portion of the fire protection system is necessary, the fire protection system shall be maintained so that the remainder of the system shall be kept in service and the fire protection shall be maintained.

16.2.3.1.3 When it is necessary to shut down the system, the AHJ shall have the authority to require alternate measures of protection until the system is returned to service.

16.2.3.1.4 The fire protection system shall be notified when the system is shut down and when the system is returned to service.



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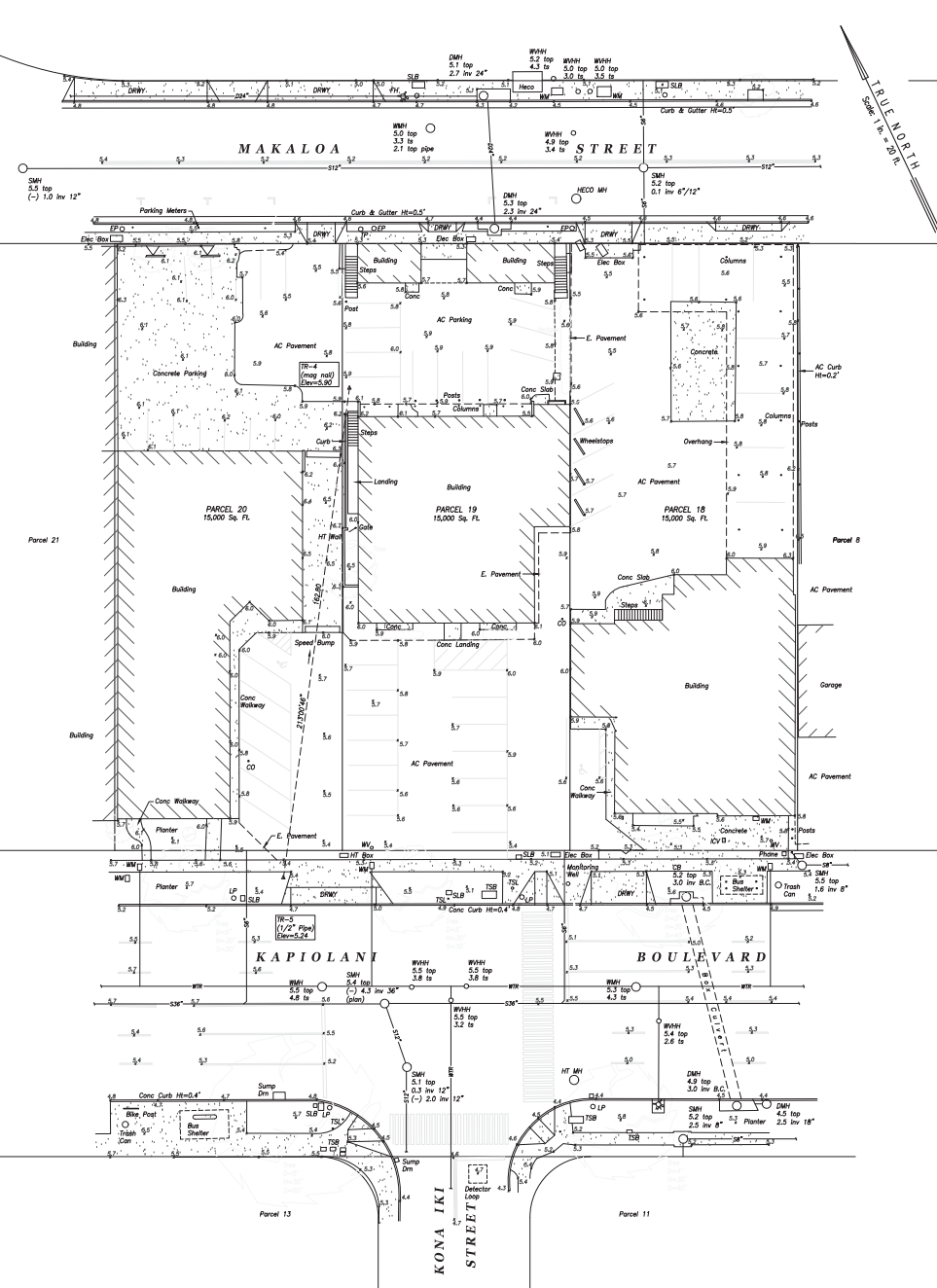
DISCUSSION

SHEET TITLE

DRAWING
INDEX

SHEET NUMBER

G0-002



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SURVEY SITE PLAN

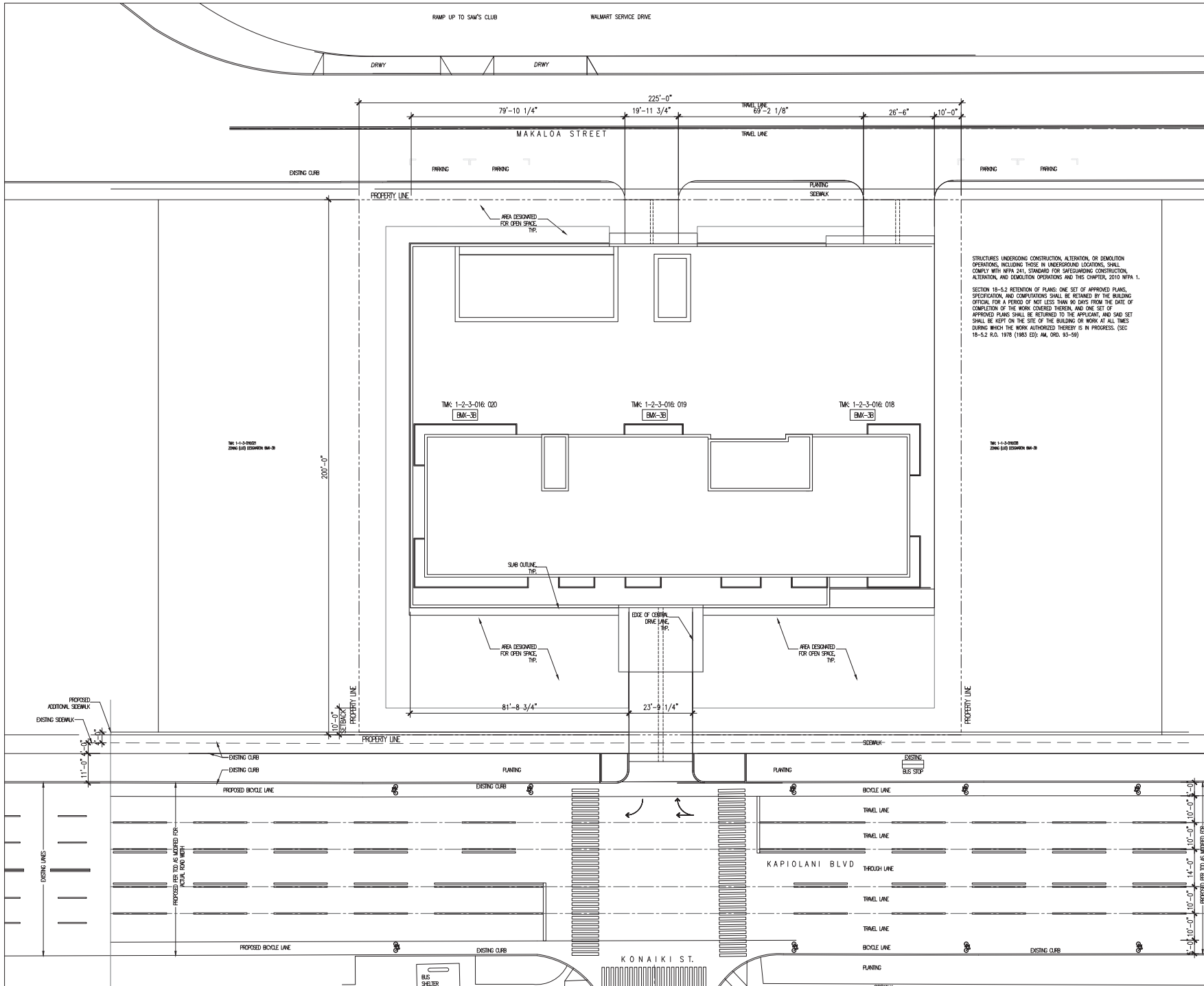
SHEET NUMBER

A0 -001



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





STRUCTURES UNDERGOING CONSTRUCTION, ALTERATION, OR DEMOLITION OPERATIONS, INCLUDING THOSE IN UNDERGROUND LOCATIONS, SHALL COMPLY WITH NFPA 241, STANDARD FOR SAFEGUARDING CONSTRUCTION, ALTERATION, AND DEMOLITION OPERATIONS AND THIS CHAPTER, 2019 NFPA 1.

SECTION 18-5.2 RETENTION OF PLANS: ONE SET OF APPROVED PLANS, SPECIFICATION, AND COMPUTATIONS SHALL BE RETAINED BY THE BUILDING OFFICIAL FOR A PERIOD OF NOT LESS THAN 90 DAYS FROM THE DATE OF COMPLETION OF THE WORK COVERED THEREIN, AND ONE SET OF APPROVED PLANS SHALL BE RETURNED TO THE APPLICANT, AND SAID SET SHALL BE KEPT ON THE SITE OF THE BUILDING OR WORK AT ALL TIMES DURING WHICH THE WORK AUTHORIZED THEREBY IS IN PROGRESS. (SEC 18-5.2 R.O. 1978 (1983 ED); AM. ORD. 93-59)



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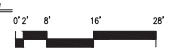
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SITE PLAN

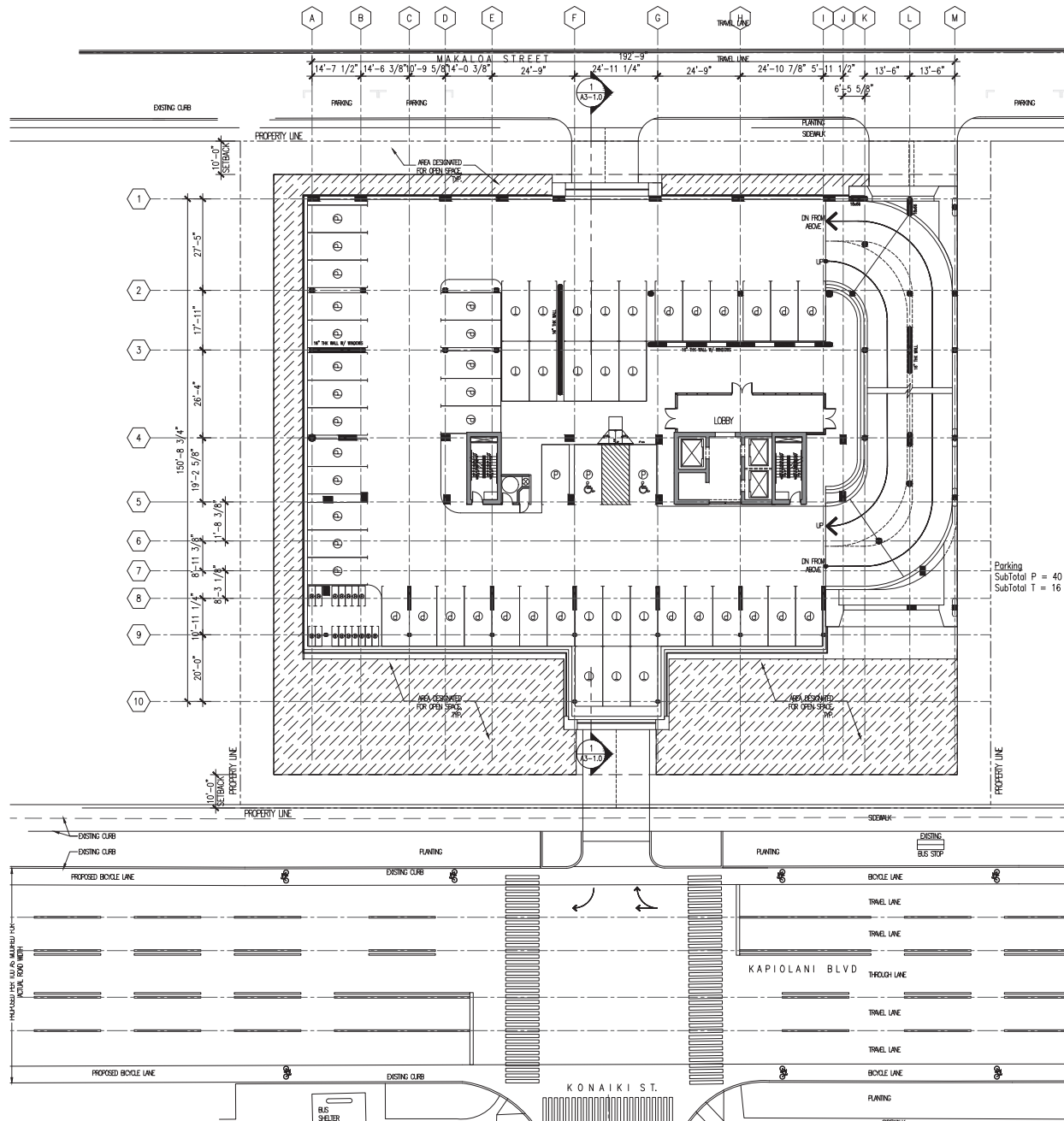
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A0-002



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





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REVISIONS:

SHEET TITLE
OVERALL PLAN:
LEVEL 02 - 06

SHEET NUMBER

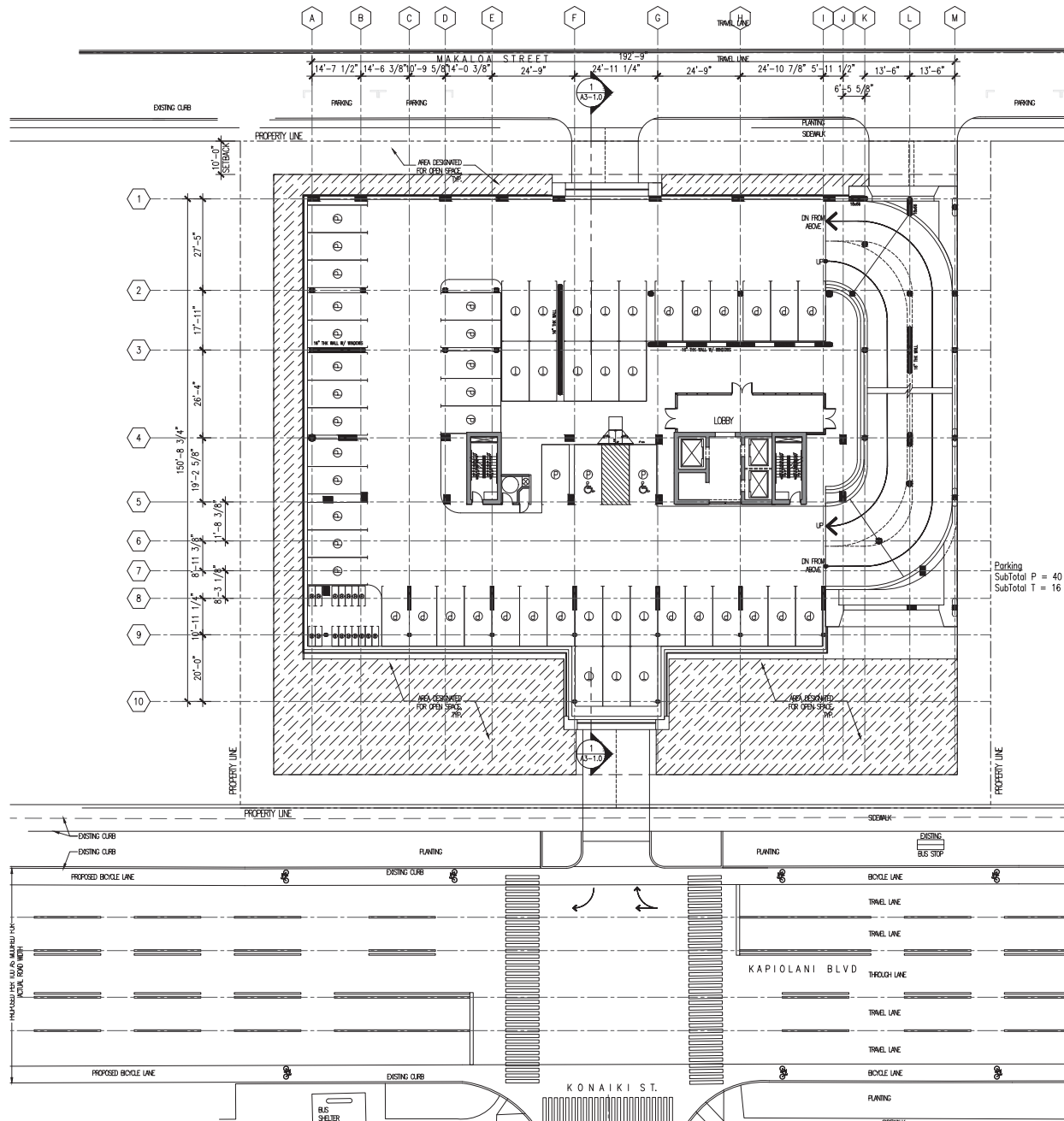
A1-102



NORTH

1 OVERALL PLAN - LEVEL 02 - 06
1"=16'-0"





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SHEET TITLE
OVERALL PLAN:
LEVEL 06

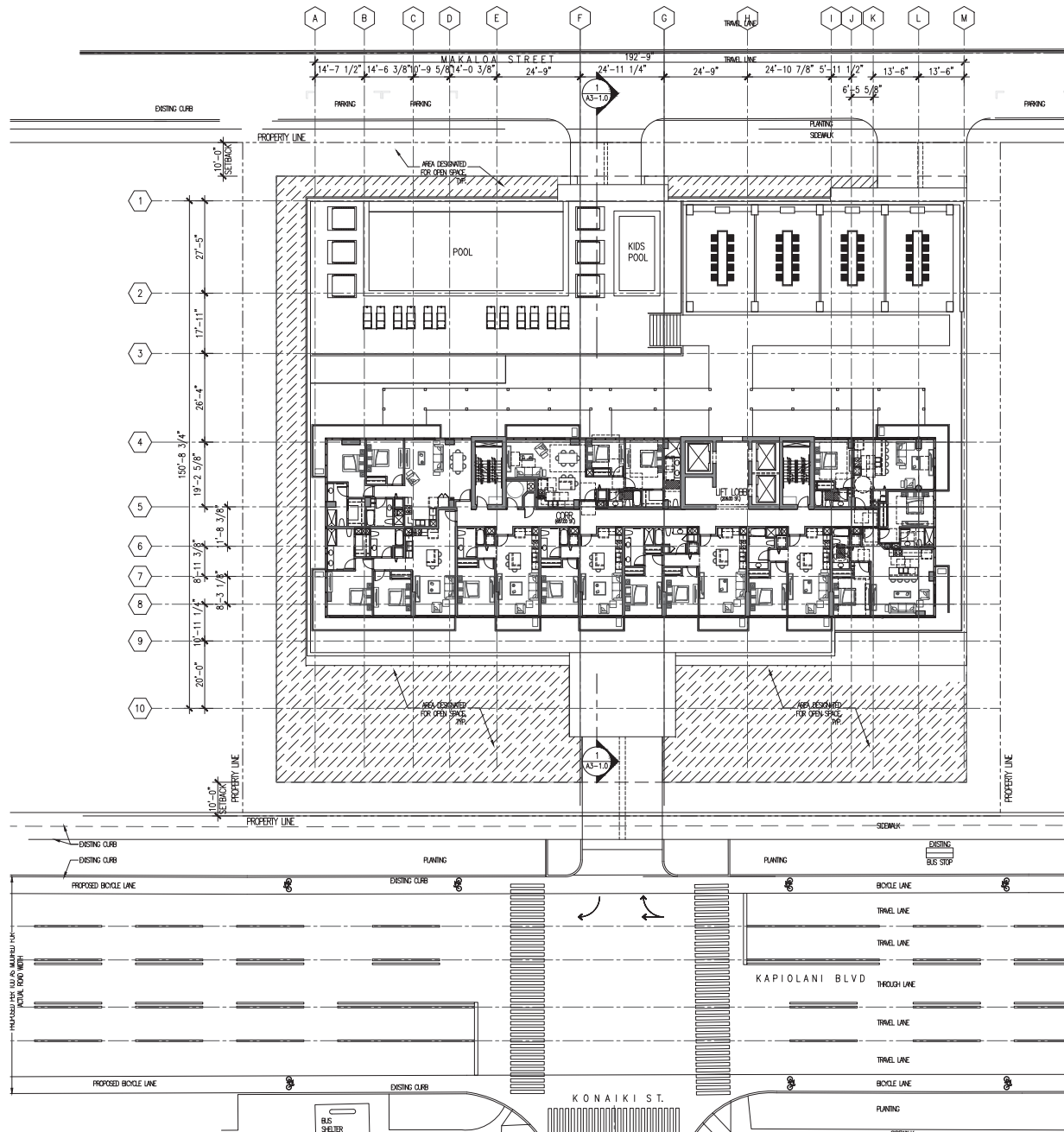
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A1-103



1 OVERALL PLAN - LEVEL 06
1" = 16'-0"

0' 2' 8' 16' 28'



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OVERALL PLAN:
LEVEL 08-21

SHEET NUMBER

A1-105



1 OVERALL PLAN - LEVEL 08-21
1/16"=1'-0"





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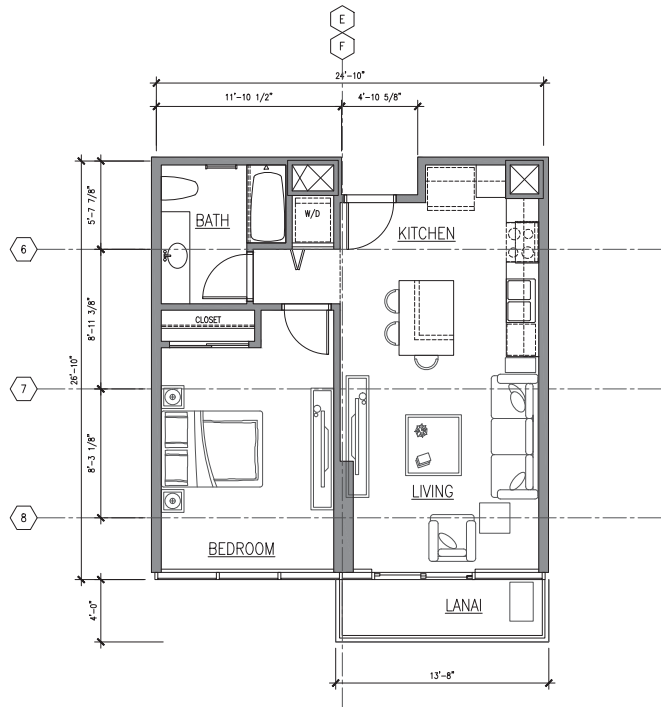
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SHEET TITLE

CONDO UNIT PLAN
A

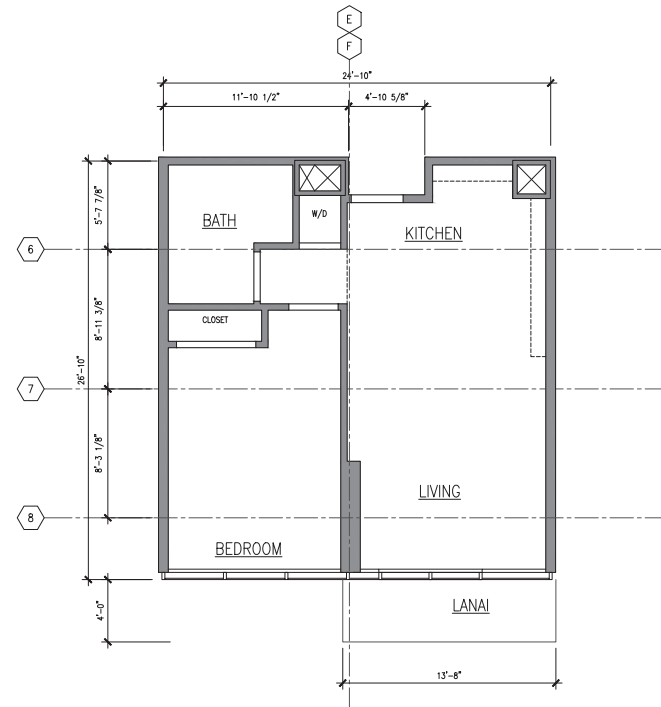
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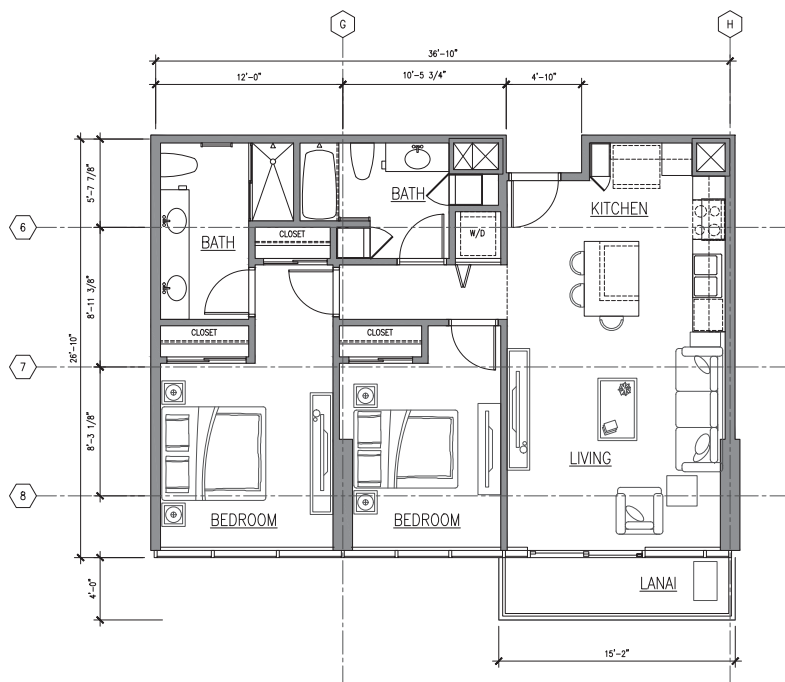


1 CONDO UNIT PLAN - TYPE A - 1BR
1/4" = 1'-0"

FLOOR AREA: 653.45 S.F.
LANAI AREA: VARIES

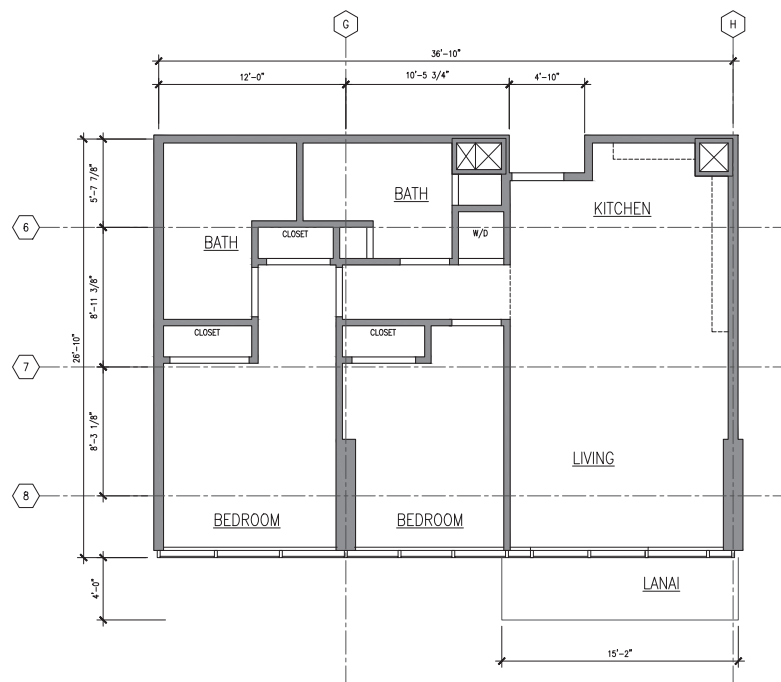


2 CONDO UNIT CEILING PLAN - TYPE A - 1BR
1/4" = 1'-0"



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

FLOOR AREA: 988.89 S.F.
LANAI AREA: VARIES



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



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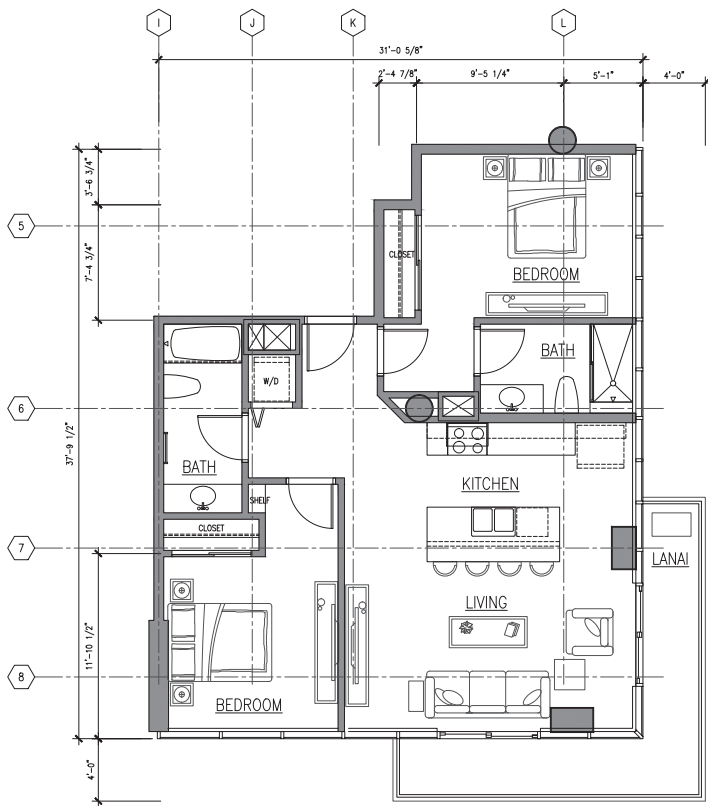
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SHEET TITLE

CONDO UNIT PLAN
B

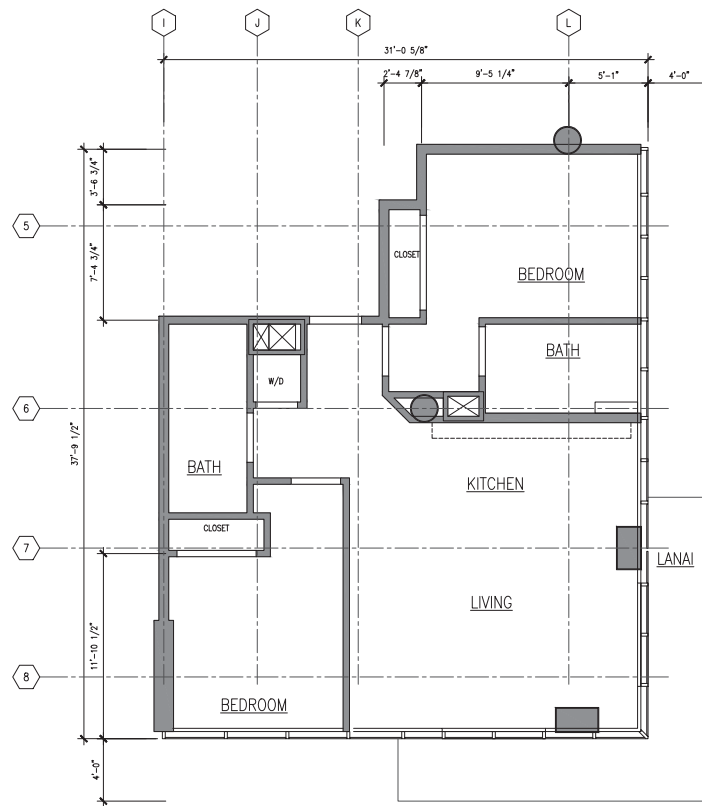
SHEET NUMBER

A2-102



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

FLOOR AREA: 974.73 S.F.
LANAI AREA: VARIES



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



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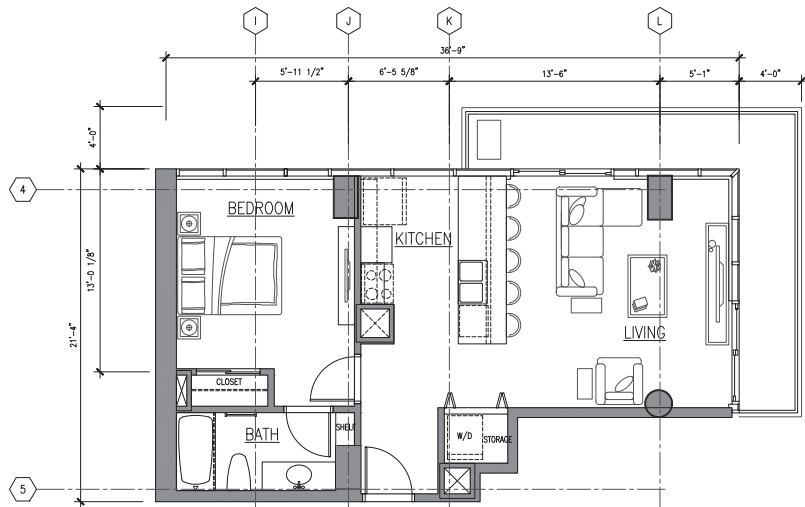
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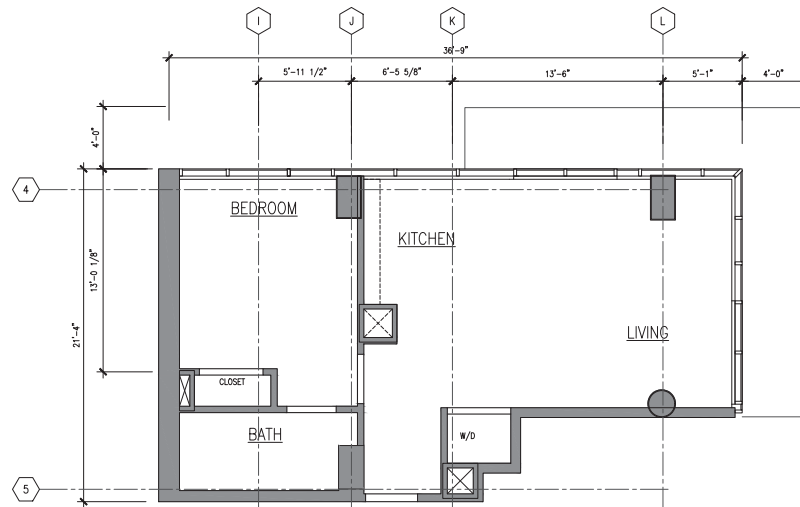
CONDO UNIT PLAN
C

SHEET NUMBER

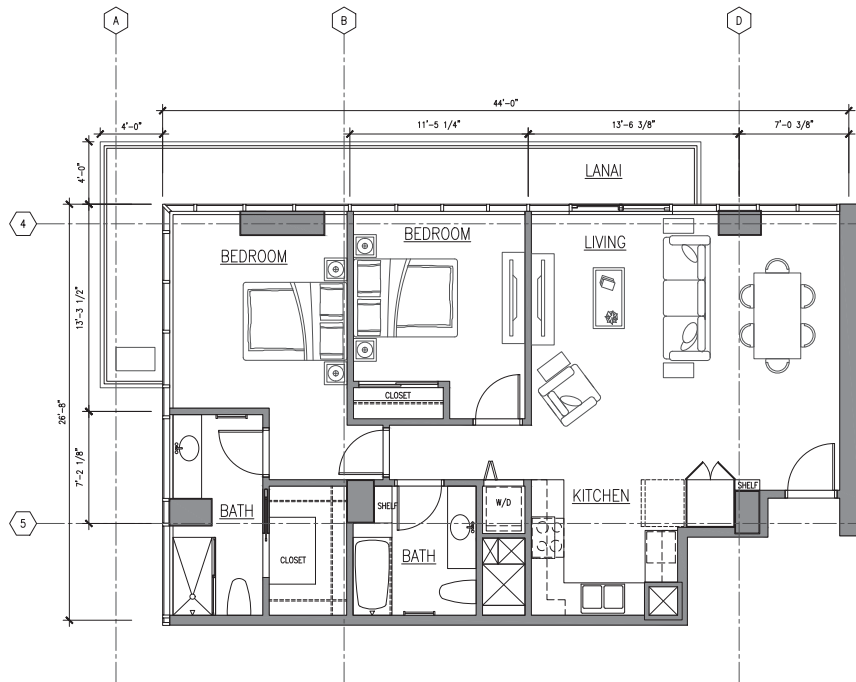
A2-103



1 CONDO UNIT PLAN - TYPE D - 1BR
 1/4" = 1'-0"
 FLOOR AREA: 691.22 S.F.
 LANAI AREA: VARIES

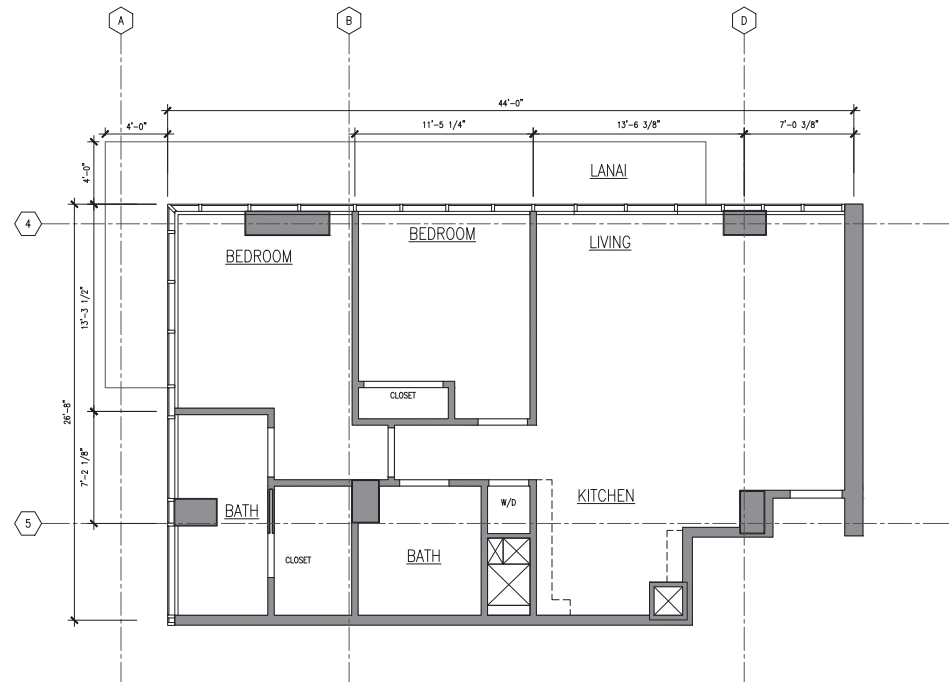


2 CONDO UNIT CEILING PLAN - TYPE D - 1BR
 1/4" = 1'-0"

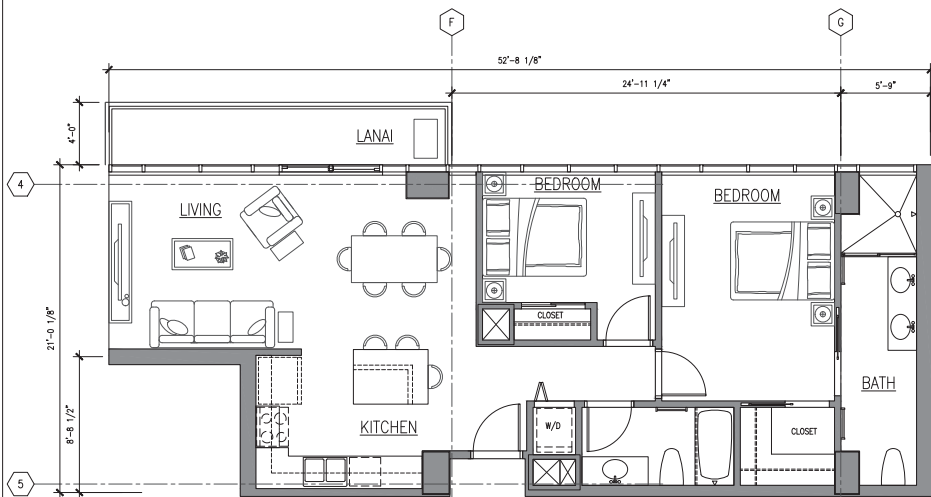


1 CONDO UNIT PLAN - TYPE F - 2BR
1/4" = 1'-0"

FLOOR AREA: 1048.21 S.F.
LANAI AREA: VARIES

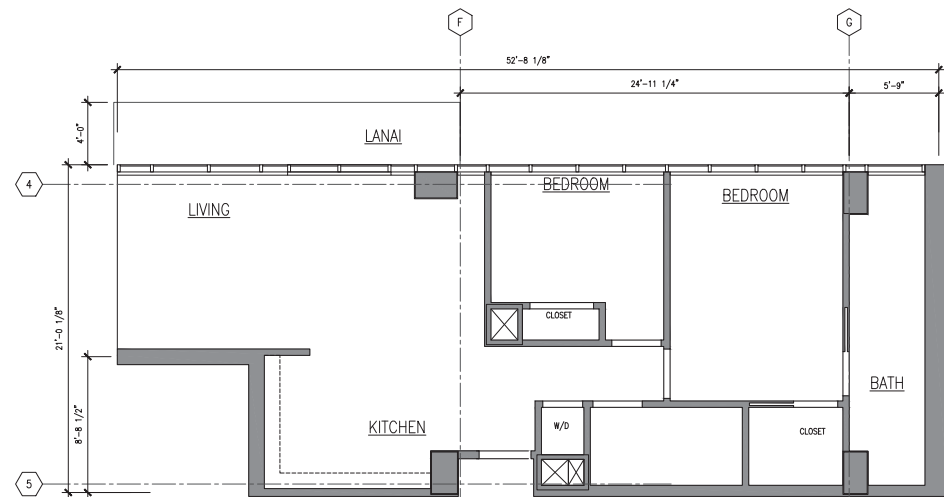


2 CONDO UNIT CEILING PLAN - TYPE F - 2BR
1/4" = 1'-0"



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

FLOOR AREA: 1016.21 S.F.
LANAI AREA: VARIES



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



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

CALIFORNIA
INVESTMENT
REGIONAL
CENTER LLC

Hawai'i Ocean Plaza
Honolulu, Hawai'i
TMK 2-3-016-018/019/020

SCHEMATIC
DESIGN

DATE:
2018 FEB. 12

PROJECT NUMBER:
16009

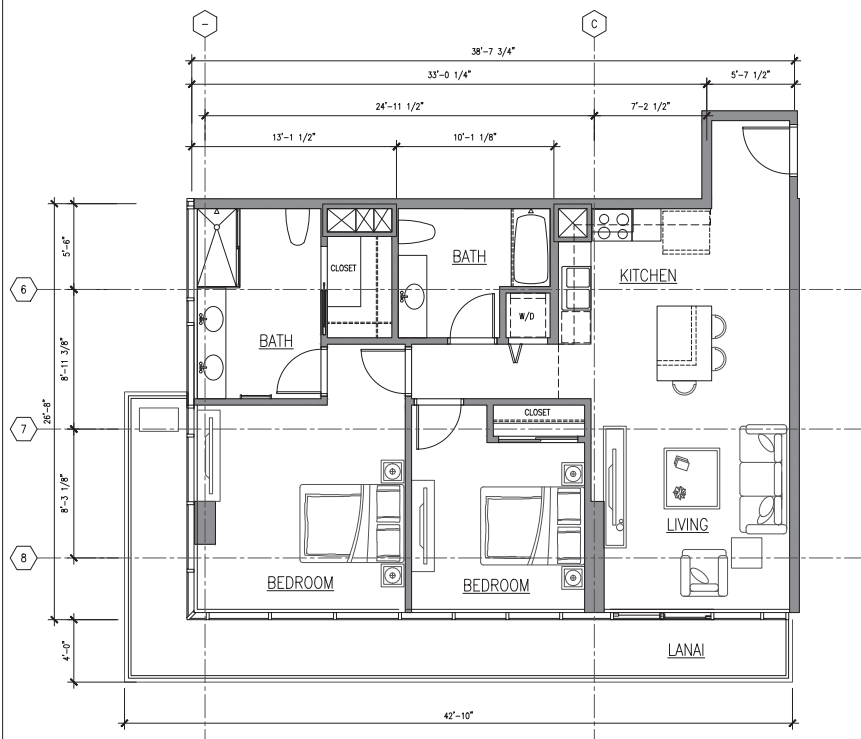
REVISIONS:

SHEET TITLE

CONDO UNIT PLAN
E

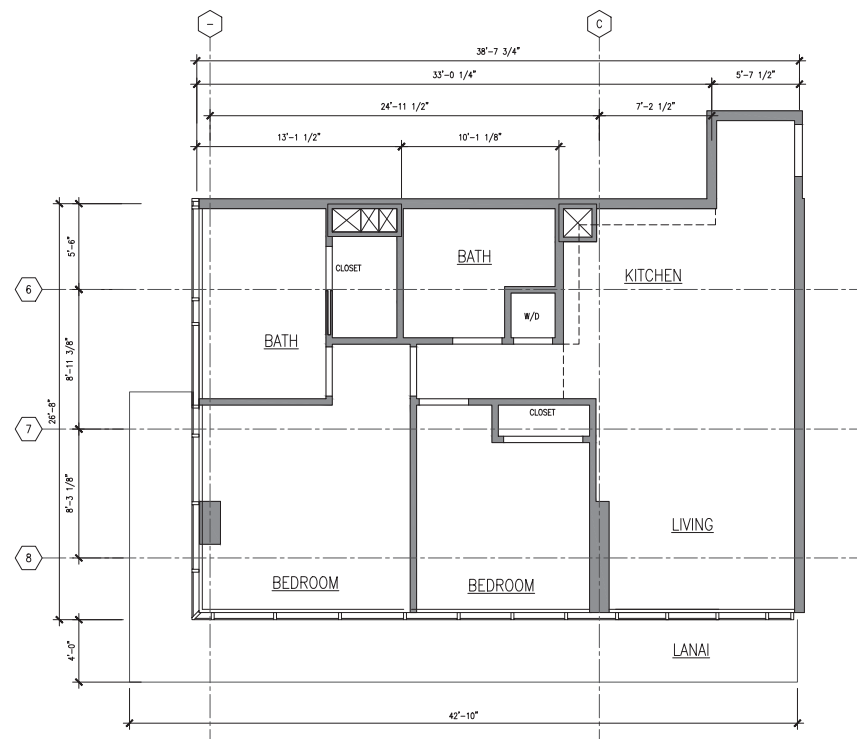
SHEET NUMBER

A2-105



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

FLOOR AREA: 1010.17 S.F.
LANAI AREA: VARIES



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



ARCHITECT:
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DESIGN

DATE:
2018 FEB. 12

PROJECT NUMBER:
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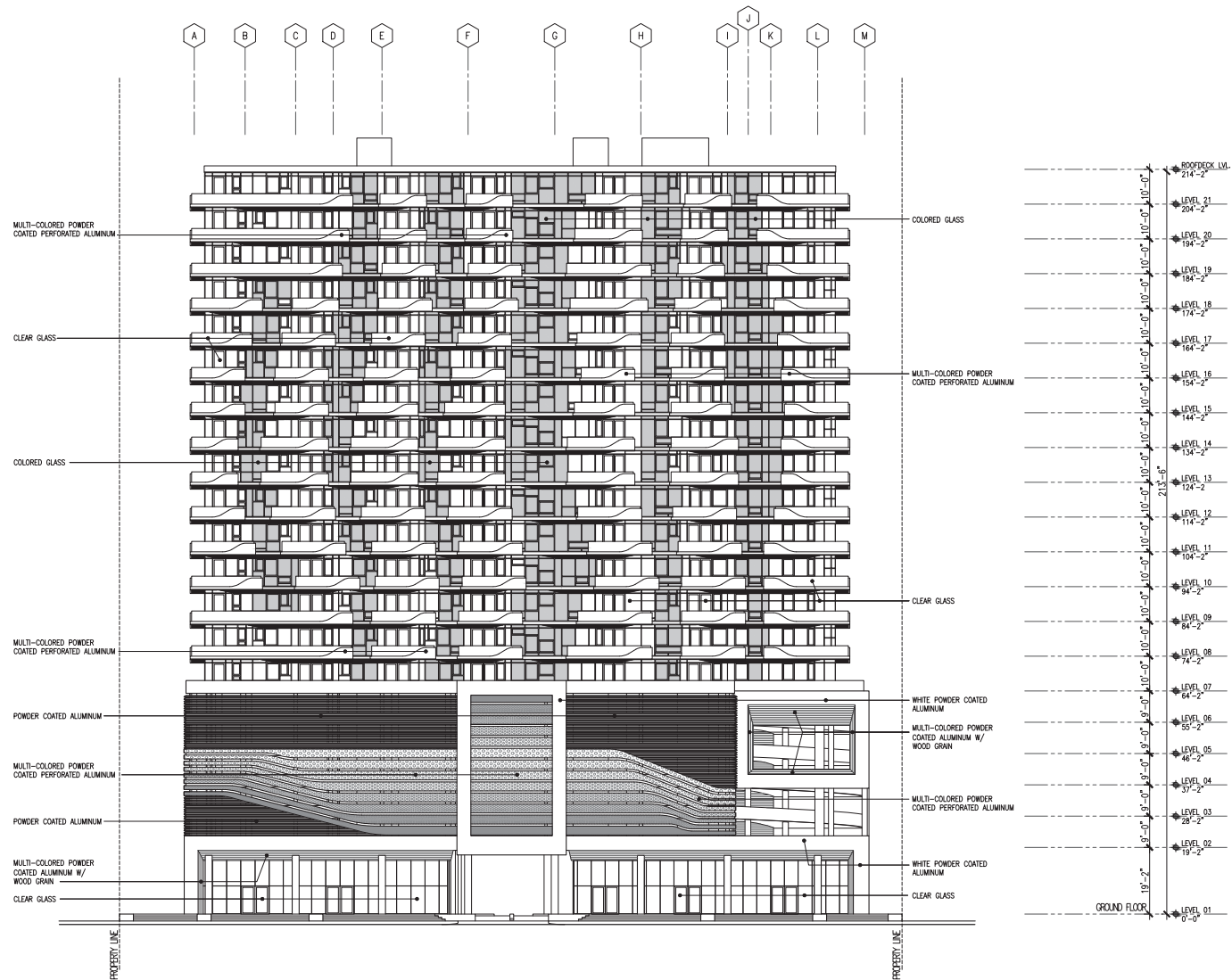
REVISIONS:

SHEET TITLE

CONDO UNIT PLAN
G

SHEET NUMBER

A2-107



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



ARCHITECT:
THE WORK WAS PREPARED BY ME
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Hawai'i Ocean Plaza
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T.M.C. 2-3-016-018/019/020

SCHEMATIC
DESIGN

DATE:
2018 FEB. 12

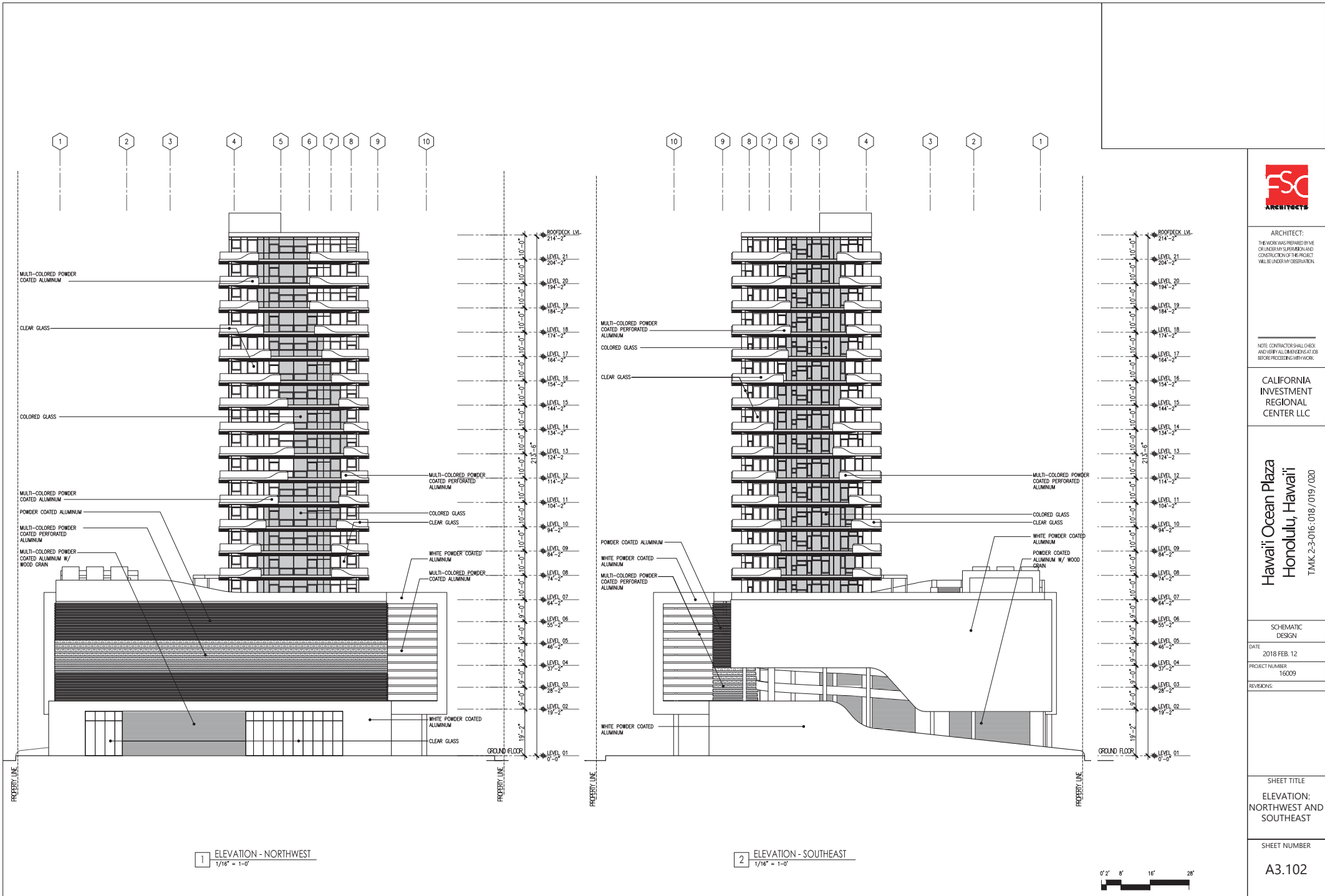
PROJECT NUMBER:
16009

REVISIONS:

SHEET TITLE
ELEVATION:
SOUTHWEST

SHEET NUMBER

A3.101



ARCHITECT:
THE WORK WAS PREPARED BY ME
ON BEHALF OF THE CLIENT AND
CONSTRUCTION OF THE PROJECT
WILL BE UNDER MY OBSERVATION

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AND VERIFY ALL DIMENSIONS AT JOB
BEFORE PROCEEDING WITH WORK.

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16009

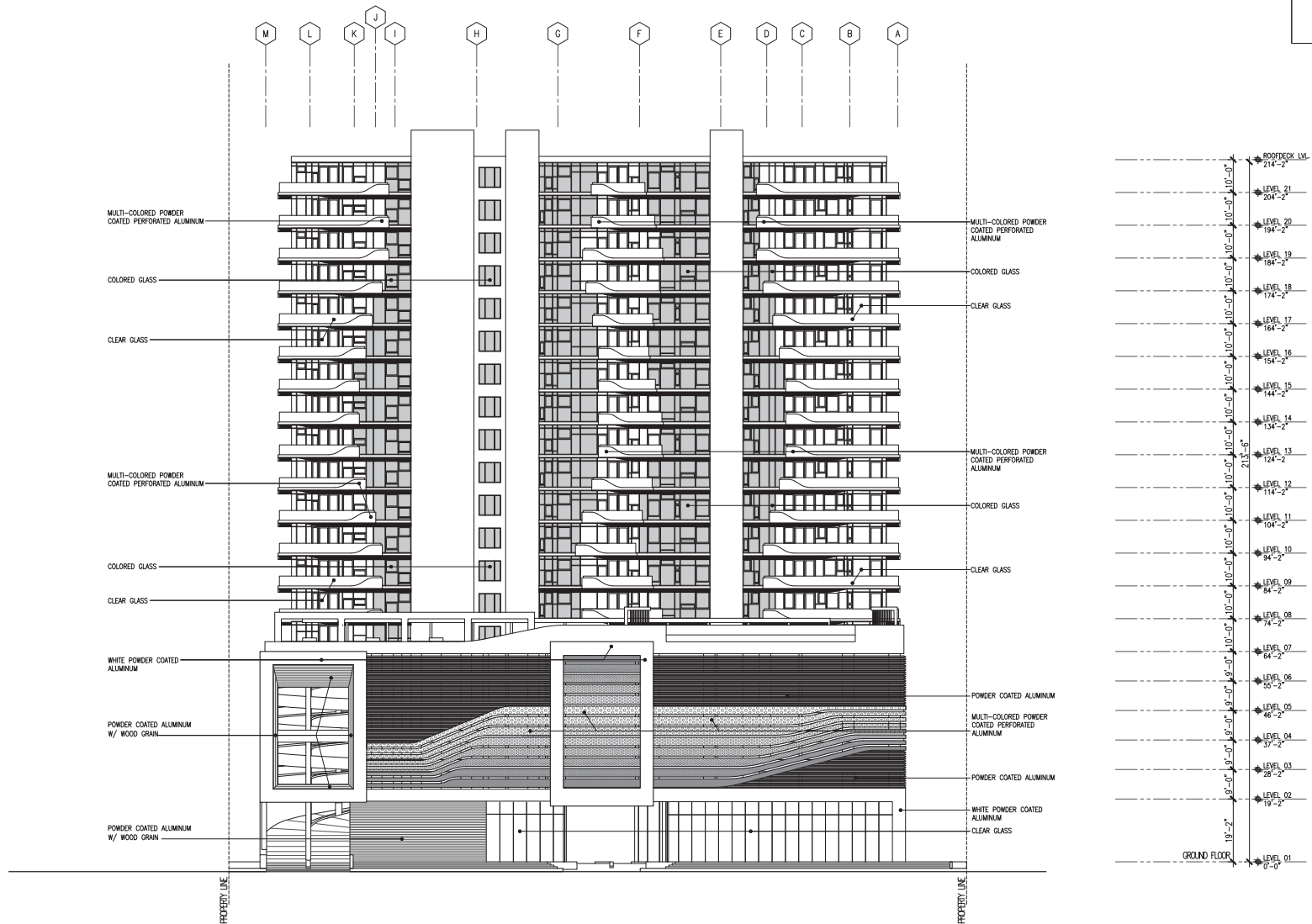
REVISIONS:

SHEET TITLE

ELEVATION:
NORTHWEST AND
SOUTHEAST

SHEET NUMBER

A3.102



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



ARCHITECT:
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SCHEMATIC
DESIGN

DATE:
2018 FEB. 12

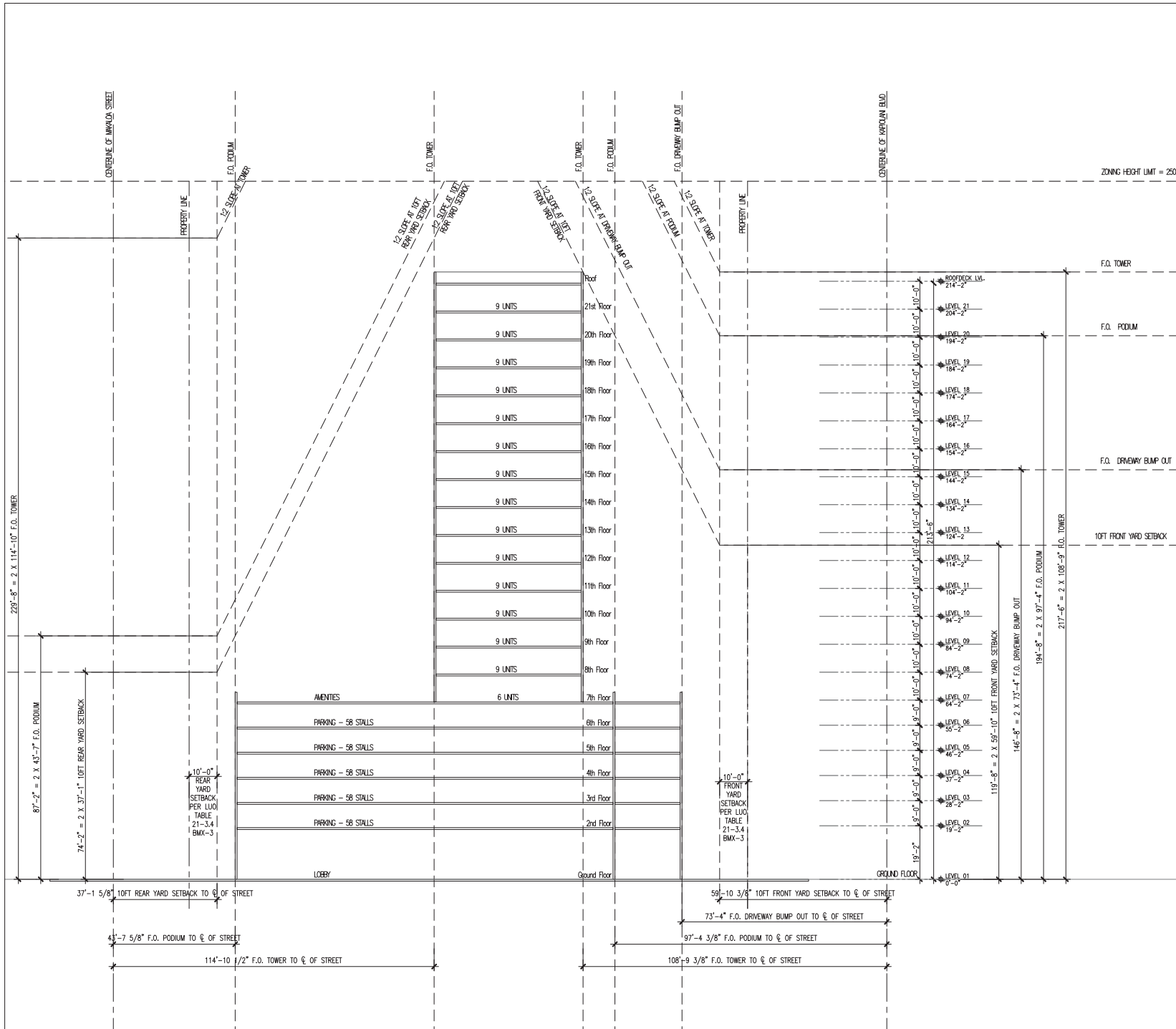
PROJECT NUMBER:
16009

REVISIONS:

SHEET TITLE
ELEVATION:
NORTHEAST

SHEET NUMBER

A3.103



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

0' 2' 8' 16' 28'



ARCHITECT:
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SCHEMATIC
DESIGN

DATE:
2018 FEB. 12

PROJECT NUMBER:
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REVISIONS:

SHEET TITLE
SECTION A

SHEET NUMBER

A4-101

