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## RESOLUTION

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APPROVING A CONCEPTUAL PLAN FOR AN INTERIM PLANNED DEVELOPMENT-TRANSIT PROJECT FOR THE DEVELOPMENT OF THE HAWAII OCEAN PLAZA MIXED USE DEVELOPMENT PROJECT.

WHEREAS, on February 13, 2017, the Department of Planning and Permitting ("DPP") accepted the application (File No. 2017/SDD-11) of Hawaii Ocean Plaza LP (the "Applicant") for an Interim Planned Development-Transit ("IPD-T") permit to redevelop 45,000 square feet of land with a mixed use residential, hotel, and commercial project in the Ala Moana neighborhood on land zoned BMX-3 Community Business Mixed Use District, located at 1362, 1370, and 1374 Kapiolani Boulevard, and identified as Tax Map Key Nos. 2-3-016: 018, 019, and 020, as shown on Exhibits A-1 through A-2, B-1 through B-33, C-1 through C-11, and D-1 through D-2 (the "Project"); and

WHEREAS, the Project is proposed to include the demolition of single- and two-story commercial and warehouse structures, and the development of a 400-foot-high mixed use tower with 216 multi-family dwelling units; 175 hotel units; a community room; three ground floor commercial spaces for restaurants; outdoor dining areas; a parking podium; indoor and outdoor amenities on the tower roof, podium roof, and level 16; a bicycle sharing station; publically-accessible ground-level improvements; and various right-of-way improvements; and

WHEREAS, on March 24, 2017, the DPP held a public hearing, which was attended by representatives of the Applicant and its agent, and three members of the public; testimony was offered by three members of the public at the hearing; and

WHEREAS, on May 18, 2017, the DPP, having duly considered all evidence and reports of said public hearing and the review guidelines established in Sections 21-2.110-2 and 21-9.100-5 of the Land Use Ordinance ("LUO"), completed its report and transmitted its findings and recommendation of approval to the Council by Departmental Communication 434 (2017) on June 19, 2017; and

WHEREAS, the conceptual plan for the Project is set forth in the exhibits attached hereto as Exhibits B-1 through B-33, C-1 through C-11, and D-1 through D-2, and is further described in Departmental Communication 434 (2017), all of which are incorporated herein by this reference; and

WHEREAS, the City Council, having received the findings and recommendation of the DPP on June 19, 2017, and having duly considered the matter, desires to approve the conceptual plan for the Project, subject to the conditions enumerated below; now, therefore,



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## RESOLUTION

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BE IT RESOLVED by the Council of the City and County of Honolulu that the conceptual plan for the IPD-T Project is approved subject to the following conditions:

- A. Within 10 days of City Council approval of the conceptual plans for the Project, the Applicant shall submit to the DPP Land Use Permitting Division ("LUPD") for review and approval, an application for a major special district permit, including detailed plans and drawings for the Project.

The major special district permit application must include detailed plans relating to front yard design (including but not limited to public sidewalks and landscaping), and community room design (including but not limited to size and amenities).

- B. The maximum permitted floor area for the site is 450,000 square feet (floor area ratio of 10.0).
- C. The maximum height of the Project is 400 feet. Rooftop structures must conform to LUO Section 21-4.60(c).
- D. The Project may encroach into the street centerline and height setbacks as shown on the approved conceptual plans and drawings attached hereto as Exhibits B-2 through B-33, C-1 through C-11, and D-1 through D-2.
- E. The Applicant shall relocate the storefronts along Kapiolani Boulevard and Makaloa Street up to the required build-to lines specified in the Ala Moana Neighborhood Transit-Oriented Development ("TOD") Plan. Ground floor outdoor dining may be provided behind the build-to line fronting Kapiolani Boulevard.
- F. The Applicant shall provide 15 percent of the total residential units in the Project, or 33 dwelling units, whichever is greater, as rental units affordable to households earning 80 percent and below of the area median income ("AMI") for Honolulu. The units must be located on the Project site and remain affordable for a minimum of 30 years from the date a certificate of occupancy ("CO") is issued for the Project. The Applicant shall execute an agreement to participate in an affordable housing plan for the affordable rental units that is acceptable to the DPP, and in accordance with adopted rules.

The Applicant shall procure the services of a third party administrator approved by the DPP to manage the affordable rental dwelling units required herein, in order to ensure compliance with affordability requirements and periods.



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## RESOLUTION

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- G. No more than 414 off-street parking stalls may be provided on the Project site.
- H. The Applicant shall provide a safe, well-lit, paved pedestrian, bicyclist, and vehicular pathway along the central private driveway, which is aligned with Kona Iki Street, and connects Kapiolani Boulevard and Makaloa Street.

The Applicant shall grant the City an easement to allow the central driveway to remain accessible to the public (including but not limited to all motorists, pedestrians, and bicyclists) at all hours for the life of the structure, and to require that the Applicant maintain the driveway for the life of the structure.

The Applicant shall: (1) provide painted sharrows along the center driveway; (2) construct appropriate curb radii at the access points for the center driveway to accommodate the turning radii for transit buses; and (3) design the center driveway to be consistent with City street standards.

- I. The Applicant shall implement water conservation measures, including low flow plumbing fixtures, utilization of non-potable water for irrigation, cooling tower conductivity meters, and water softening recycling systems at the Project site.
- J. The Applicant shall coordinate with the Department of Transportation Services ("DTS") to design, implement, and fund, painted sharrows or other similar striping on Makaloa Street in both directions from Sheridan Street to Keeaumoku Street.
- K. The Applicant shall coordinate with the DTS to design, implement, and fund the realignment of lanes along Kapiolani Boulevard to include bicycle lanes.
- L. Prior to approval of a building permit for the demolition of existing structures, the Applicant shall provide the following:

- 1. An updated Traffic Impact Study ("TIS"), or separate analysis, evaluating a roundabout or other mitigative strategy to address traffic and circulation impacts at the Sheridan Street and Makaloa Street intersection.

The Applicant shall coordinate with the DTS to design, implement, and fund the recommended mitigative strategy.

- 2. A timeline or phasing plan of the anticipated dates to obtain major building permits for demolition/construction work, including the projected date of occupancy, must be prepared by the Applicant in a format acceptable to the DPP. The timeline must identify when the Construction Management



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## RESOLUTION

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Plan ("CMP"), the Traffic Management Plan ("TMP"), updates and/or validation to the findings of the initial TIS dated January 13, 2017, and off-site roadway work, will be submitted to the DPP for review and approval, relative to when approvals for construction plans, and building and occupancy permits will be needed. Typically, the CMP must be submitted to and approved by the DPP prior to the issuance of demolition/building permits for major construction work. The TMP or subsequent updates must be submitted and approved prior to the issuance of the (temporary) CO. The TIS, including supplemental studies or subsequent updates, must be submitted and approved prior to the commencement of each major phase of work, as required. A new TIS may be required if there is a significant change to the scope or timing of the major work items contained in the initial report.

3. The CMP must identify the type, frequency and routing of heavy trucks and construction-related vehicles. Every effort must be made to minimize impacts from these vehicles and construction-related activities on adjacent streets and neighborhoods. The CMP must identify and limit construction-related vehicular activity to periods outside of the peak periods of traffic, utilizing alternate routes for heavy trucks, provisions for either on-site or off-site staging areas for construction-related workers and vehicles to limit the use of on-street parking around the Project site; and include other mitigation measures related to traffic and potential neighborhood impacts. The CMP must also include preliminary or conceptual traffic control plans. The Applicant shall document the condition of roadways prior to the start of construction activities and provide remedial measures, as necessary, such as restriping, road resurfacing and/or reconstruction if the condition of the roadways deteriorates as a result of construction-related activities.
4. The TMP must include Traffic Demand Management ("TDM") strategies to minimize the number of vehicular trips for daily activities by residents and employees. TDM strategies may include carpooling and ride sharing programs; transit, bicycle and pedestrian incentives; and other similar TDM measures. The TMP must also include a pedestrian and bicycle circulation plan to provide accessibility and connectivity to and along the surrounding public sidewalks and at street intersections, as it relates to complete streets initiatives.

A post TMP will be required approximately one year after the issuance of the CO to validate the relative effectiveness of the various TDM strategies identified in the initial TMP.



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## RESOLUTION

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- M. A post TIS will be required approximately one year after the issuance of the CO to validate the traffic projections, distribution and assignment contained in the initial TIS and any updates or validations thereto. The post TIS must assess the use and operation of the port cochere (resident drop off area), to ensure that vehicles are not queuing onto Makaloa Street or Kapiolani Boulevard. If additional traffic mitigation measures or modifications are necessary to support related traffic impacts directly attributable to the Project, the Applicant shall be responsible for implementing these measures or modifications. If the post TIS findings are inconclusive, a follow-up TIS may be required within a year after the post TIS, as necessary.
- N. Prior to approval of a major special district permit for the Project, the Applicant shall:
1. Submit to the DPP, for review and approval, a bicycle parking plan that shows: (i) the relocation of some of the 28 public short-term bicycle parking stalls near the entrances of the commercial spaces along Makaloa Street and destinations along Kapiolani Boulevard; and (ii) the location of the bicycle sharing station.
  2. Submit to the DPP, for review and approval, a signage plan that includes wayfinding signage, and community room signage identifying the location, hours of operation, and public availability of the community room. The Applicant shall install the approved signage prior to the issuance of a CO.
- O. The Applicant shall be responsible for litter removal and cleaning of the existing bus stop shelter adjacent to the Project site on Kapiolani Boulevard at no cost to the City.
- P. Prior to submittal of a building permit application, the Applicant shall:
1. Execute an agreement with Bikeshare Hawaii or current City bicycle sharing partner to implement, fund, construct, and maintain an on-site bicycle sharing station with a minimum of 15 docking stations, or as deemed appropriate by Bikeshare Hawaii (or other City bicycle sharing partner). The bike share station must be relocated onto the publicly-accessible private property portion of the Project site. The Applicant shall provide a flat surface in a location acceptable to Bikeshare Hawaii or current City bicycle sharing partner, approximately 550 square feet in size (50 feet by 11 feet), located in an area that receives at least four hours of sunlight per day (for the station photovoltaic panels).



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## RESOLUTION

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2. Record with the State of Hawaii Bureau of Conveyances, or the State of Hawaii Land Court, or both as appropriate, an easement in favor of the City providing that the central driveway remain accessible to the public (including but not limited to all motorists, pedestrians, and bicyclists) at all hours for the life of the structure, and requiring that the Applicant maintain the driveway for the life of the structure.
- Q. Vehicular access points must be constructed as standard City dropped driveways. Adequate vehicular sight distance must be provided and maintained at all driveways for pedestrians and other vehicles. Driveway grades cannot exceed five percent for a minimum distance of 25 feet from the back of the designated pedestrian walkway. The road cross-section along the frontage of the Project on Sheridan Street must remain consistent with the rest of the street. Entry gates and ticket dispensers must be recessed as far into the driveway as necessary to avoid any queuing onto public streets. All loading and parking areas must be designed so that vehicles enter and exit, front first.
- R. Prior to approval of a building permit for the demolition of existing structures, an archaeological inventory survey must be completed and submitted to the Department of Land and Natural Resources – State Historic Preservation Division ("SHPD") for review and approval.
- In the event that subsurface historic resources, including human skeletal remains, structural remains, cultural deposits, artifacts, sand deposits, or sink holes are encountered during the demolition or construction activities, the Applicant shall stop work and contact the SHPD immediately. Work in the immediate area must be stopped until the SHPD is able to assess the impact, make further recommendations for mitigative activity, and issue an archaeological clearance indicating that mitigation measures have been implemented to its satisfaction.
- S. The Applicant shall conduct a wind tunnel test to qualify the wind conditions and evaluate the effectiveness of the wind mitigation strategies contained in the wind study dated January 17, 2017. The Applicant shall conduct and implement the recommendations of the updated wind study.
- T. Approval of this resolution does not constitute compliance with LUO or other governmental agency requirements, including but not limited to building permit approval. They are subject to separate review and approval. The Applicant shall be responsible for ensuring that the final plans for the Project comply with all applicable LUO and other governmental provisions and requirements.



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## RESOLUTION

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- U. The Project must receive a building permit for the proposed development within two years after the effective date of this Resolution. Failure to obtain a building permit within this period will render null and void this Resolution and all approvals issued hereunder, provided that this deadline may be extended as follows:
1. The DPP Director may extend this period if the Applicant demonstrates good cause, but the period cannot be extended beyond one year from the initial deadline without the approval of the City Council, which may grant or deny the approval in its complete discretion.
  2. If the Applicant requests an extension beyond one year from the initial deadline and the DPP Director finds that the Applicant has demonstrated good cause for the extension, the Director shall prepare and submit to the Council a report on the proposed extension, which must include the Director's findings and recommendations thereon, and a proposed resolution approving the extension. The Council may approve the proposed extension or an extension for a shorter or longer period, or deny the proposed extension, by resolution.
  3. If the Council fails to take final action on the proposed extension within the first to occur of: (i) 60 days after receipt of the DPP Director's report; or (ii) the Applicant's then-existing deadline for obtaining a building permit, the extension will be deemed denied.
- V. The Project must conform to the conceptual plan approved hereby and all conditions established herein. Any changes to the conceptual plan will require a new application and approval by the Council. The DPP Director may approve changes to the Project that do not significantly alter the size or nature of the Project, if the changes remain in conformance with the conceptual plan and the conditions herein. Any increase in height or density of the Project will be considered a significant alteration and a change to the conceptual plan; and

BE IT FURTHER RESOLVED that the Council finds as follows with respect to the conceptual plan for the Project, as conditioned herein:

- A. The Project concept, as a unified plan, is in the general interest of the public;
- B. The requested Project boundaries and requested flexibility with respect to development standards relating to density (floor area), building height limits, street centerline height setbacks, yards, landscaping requirements, and parking requirements, are consistent with the objectives of transit-oriented development and the provisions enumerated in ROH Section 21-9.100-4;



**RESOLUTION**

- C. The requested flexibility with respect to development standards relating to density (floor area), building height limits, street centerline height setbacks, yards, landscaping requirements, and parking requirements, is commensurate with the public amenities and community benefits proposed;
- D. The public amenities proposed will produce timely, demonstrable benefits to the community, support transit ridership, and implement the vision established in ROH Section 21-9.100-4; and

BE IT FINALLY RESOLVED that copies of this resolution be transmitted to Kathy K. Sokugawa, Acting Director of Planning and Permitting, 650 South King Street, 7<sup>th</sup> Floor, Honolulu, Hawaii 96813; Hawaii Ocean Plaza LP, 1585 Kapiolani Boulevard, Suite 1215, Honolulu, Hawaii 96814; and FSC Architects (attention: James G. Freeman), 31 Merchant Street, Suite 208, Honolulu, Hawaii, 96813.

INTRODUCED BY:

Ron Menor (br)

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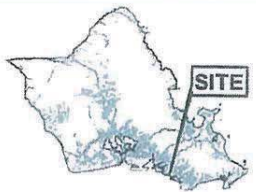
DATE OF INTRODUCTION:

June 22, 2017  
Honolulu, Hawaii

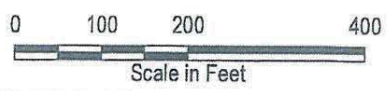
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Councilmembers





VICINITY MAP

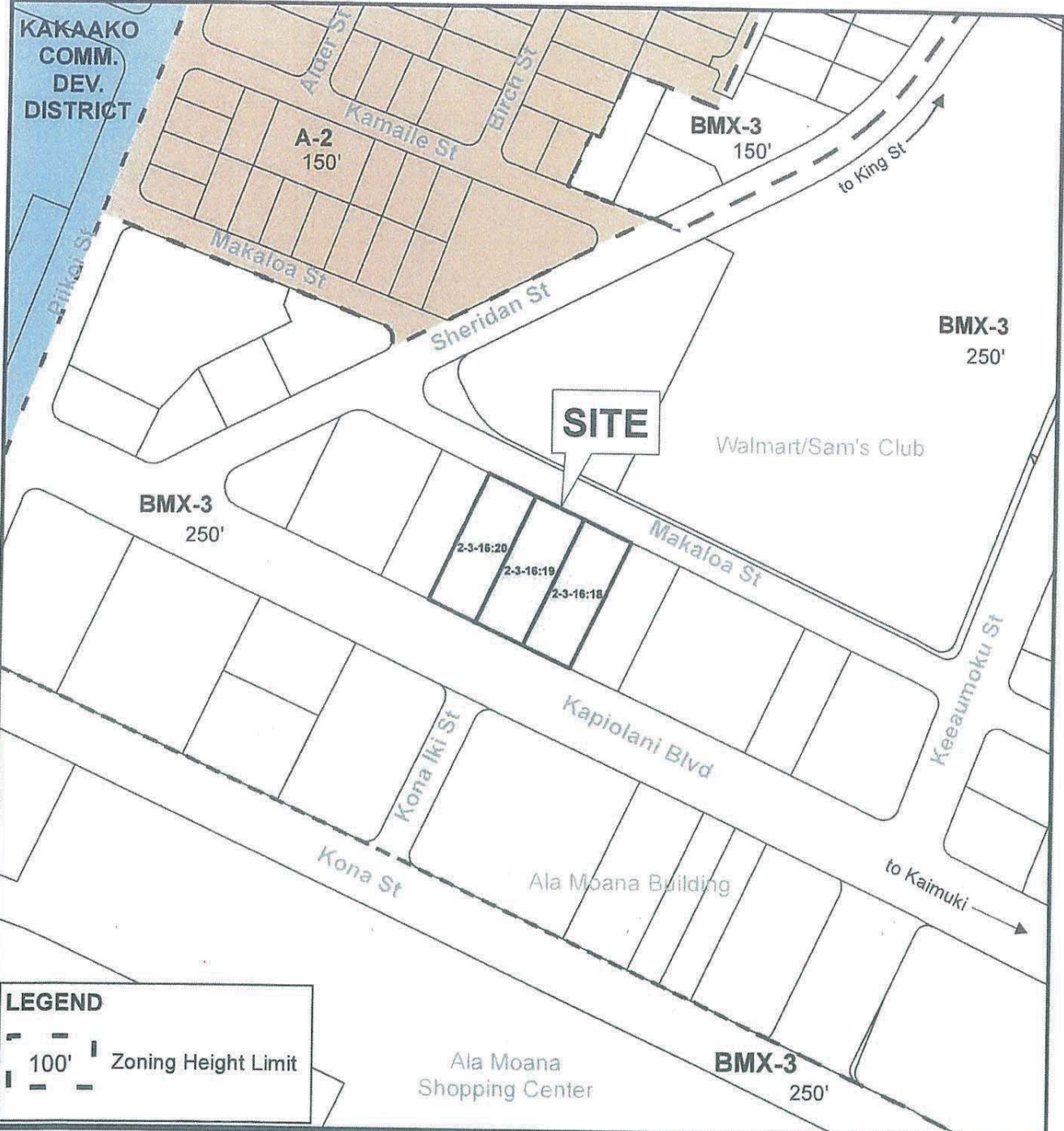


## LOCATION MAP MAKIKI-ALA MOANA

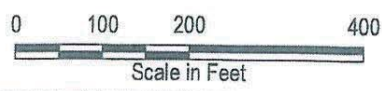
TAX MAP KEY(S): 2-3-16; 18,19,20

FOLDER NO.: 2017/SDD-11

# EXHIBIT A-1



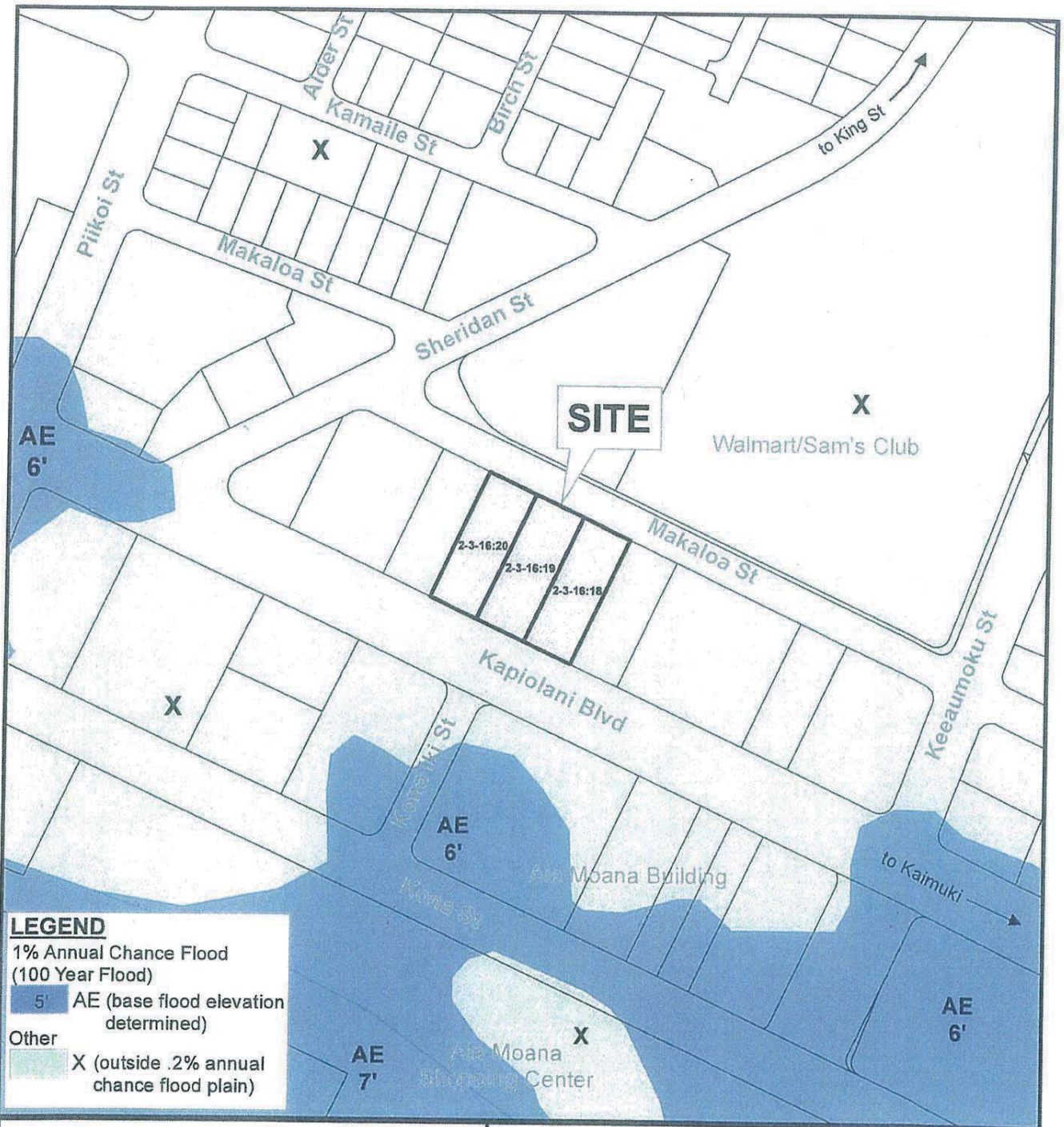
**LEGEND**  
 - - - 100' Zoning Height Limit



**PORTION OF ZONING MAP NUUANU-MCCULLY**

TAX MAP KEY(S): 2-3-16; 18,19,20  
 FOLDER NO.: 2017/SDD-11

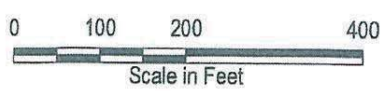
**EXHIBIT A-2**



**LEGEND**  
 1% Annual Chance Flood  
 (100 Year Flood)

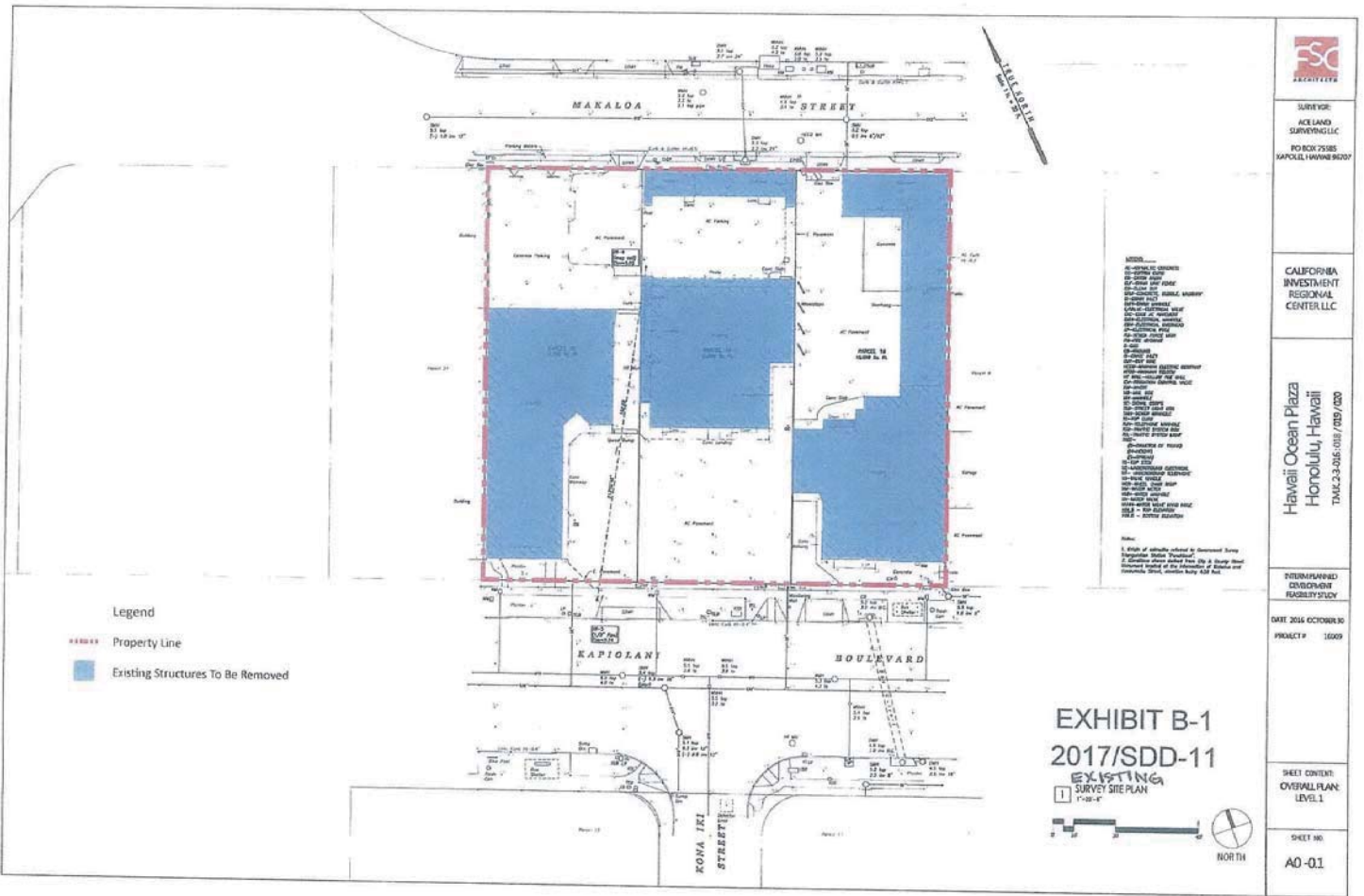
**5'** AE (base flood elevation determined)

**Other**  
 X (outside .2% annual chance flood plain)



**FLOOD ZONE MAP**  
**MAKIKI-ALA MOANA**  
 Portion of Flood Panel: 15003C0362G  
 (1/19/2011)

**TAX MAP KEY(S): 2-3-16; 18,19,20**  
**FOLDER NO.: 2017/SDD-11 EXHIBIT A-3**



**SURVEYOR:**  
**ACELAND SURVEYING LLC**  
 PO BOX 75385  
 KAPOLAHUWA, HAWAII 96761

**CALIFORNIA INVESTMENT REGIONAL CENTER LLC**

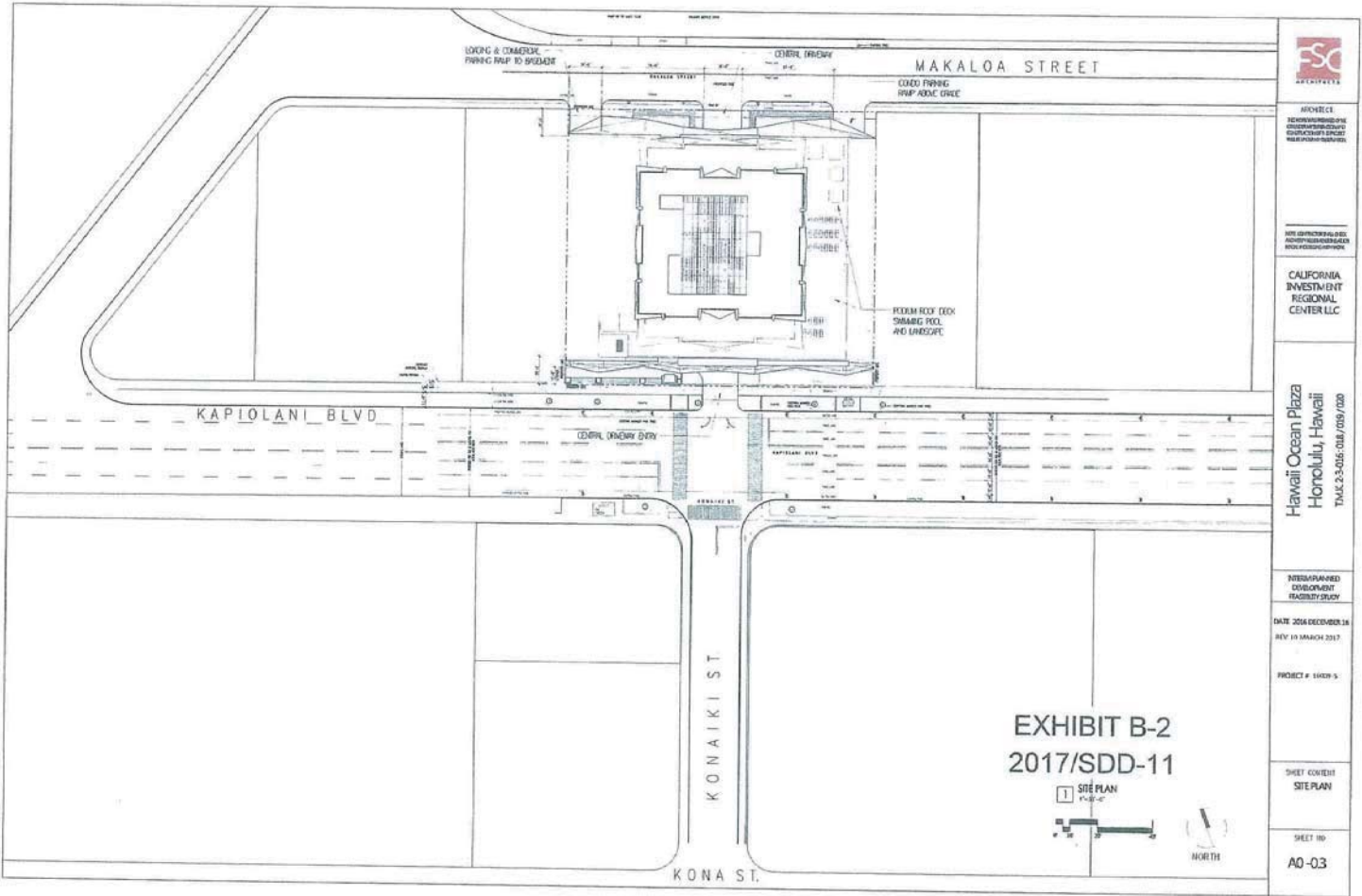
**Hawaii Ocean Plaza Honolulu, Hawaii**  
 T.M.C. 2-3-016-0101/0102/0103

**INTERMEDIATE ENVIRONMENT RECOVERY STUDY**

**DATE 2016 OCTOBER 10**  
**PROJECT # 16009**

**SHEET CONTENT:**  
**OVERALL PLAN LEVEL 1**

**SHEET NO.**  
**A0-01**



ARCHITECT  
 400 KALANIANAʻOHE  
 AVENUE, SUITE 200  
 HONOLULU, HAWAII 96813

AND ENGINEER/PLANNING  
 ARCHITECTS/ENGINEERS  
 REGISTERED PROFESSIONALS

CALIFORNIA  
 INVESTMENT  
 REGIONAL  
 CENTER LLC

Hawaii Ocean Plaza  
 Honolulu, Hawaii  
 TNC 23-035-001/009/008

INTERIM PLANNED  
 DEVELOPMENT  
 FACILITY STUDY

DATE 2016 DECEMBER 16  
 REV 10 MARCH 2017

PROJECT # 10009-3

SHEET CONTENT  
 SITE PLAN

SHEET NO.  
 A0-03

EXHIBIT B-2  
 2017/SDD-11









ARCHITECT  
 1155 KALANIAN'AMALU DRIVE  
 SUITE 200  
 HONOLULU, HAWAII 96813  
 TEL: 808-551-8888  
 WWW.CSFARCHITECTS.COM

ALL DIMENSIONS ARE IN FEET AND INCHES UNLESS OTHERWISE NOTED

CALIFORNIA  
 INVESTMENT  
 REGIONAL  
 CENTER LLC

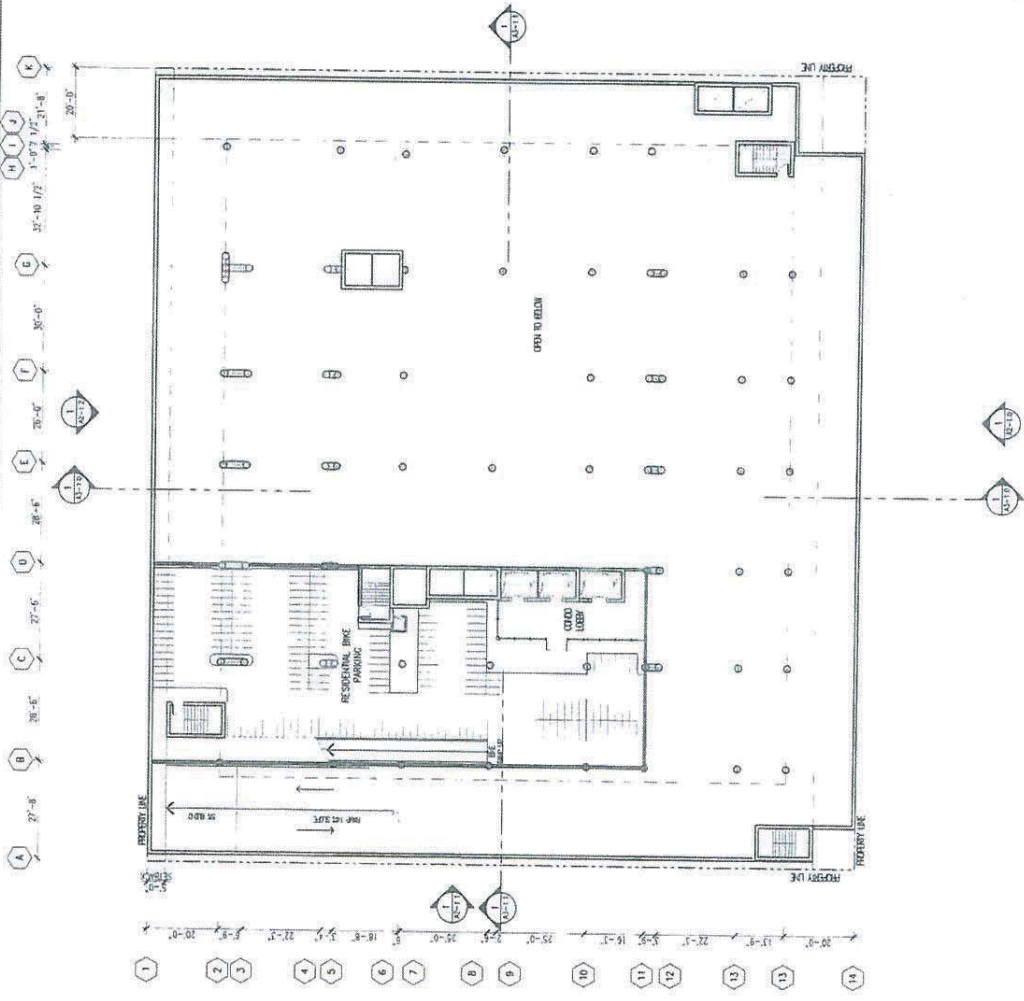
Hawaii Ocean Plaza  
 Honolulu, Hawaii  
 T/M/K-2-016-018/019/020

INTERIOR PLANNED  
 EXHIBIT/STUDY

DATE: 2016 DECEMBER 16  
 PROJECT # 116020

SHEET CONTENT  
 OVERALL PLAN - LEVEL B3

SHEET NO.  
 A1-13



YRL	ORIG BING	4,620.0 SF
	ORIG LIBR	530.0 SF
	ORIG LAB	870.0 SF
	YRL	7,020.0 SF

ORIG PRNG STLS	103 STLS
YRL	103 STLS

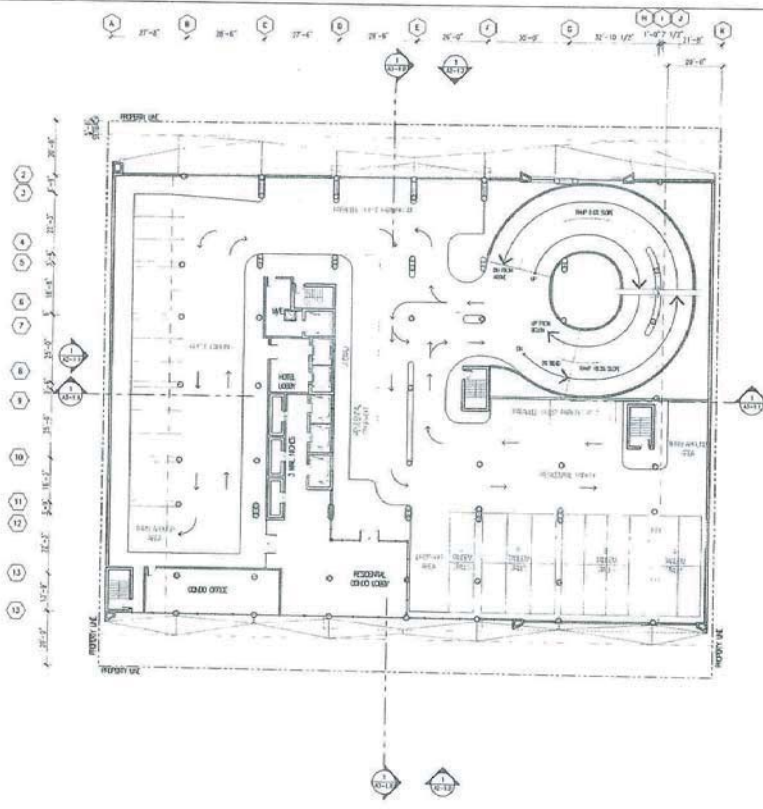
ORIG PRNG AREA  
 43,200.0 SF

EXHIBIT B-5  
 2017/SDD-11









**TOTAL COMPLET AND FINISHED:**

W & F	20,000 SF
CEILING	90,000 SF
MECH. EQUIP.	2,250 SF
MECH. ROOMS	300 SF
EXHAUSTION	1,330 SF
<b>TOTAL</b>	<b>114,880 SF</b>

**OVERALL PARKING AREA**  
 5,500 SF

**PARKING GARAGE**  
 16,000 SF  
 20,000 SF  
 50,000 SF

**EXHIBIT B-7  
 2017/SDD-11**

OVERALL PLAN - LEVEL 2



**ARCHITECT:**  
 FSC ARCHITECTS  
 1000 KALANIAN'IMAMANI DRIVE  
 HONOLULU, HAWAII 96813

NOT TO BE USED FOR CONSTRUCTION WITHOUT THE ARCHITECT'S PERMISSION

**CALIFORNIA  
 INVESTMENT  
 REGIONAL  
 CENTER LLC**

**Hawaii Ocean Plaza  
 Honolulu, Hawaii**  
 T.M.A. 23-016-018 / 019 / 020

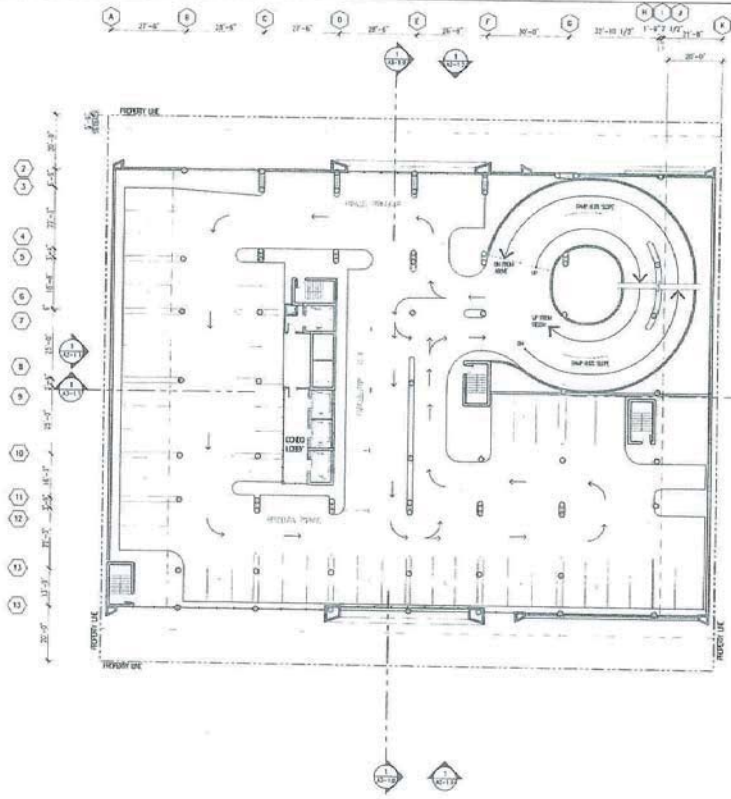
**INTERPLANNER  
 DEVELOPMENT  
 SUSTAINABILITY POLICY**

**DATE 2016 DECEMBER 16**

**PROJECT # 1409**

**SHEET CONTENT:  
 OVERALL PLAN  
 LEVEL 2**

**SHEET NO.  
 A1 -15**



TOTAL LEASOR AREA	
LOBBY	2500 SF
RAMP AREA	200 SF
TOTAL	2700 SF
OFFICE AREA	
OFFICE	6400 SF
RESEV	6700 SF
TOTAL	13100 SF
SMALL OFFICE AREA	
	25000 SF
TOTAL OFFICE AREA	
	37500 SF

EXHIBIT B-8  
2017/SDD-11

1 OVERALL PLAN - LEVEL 3



ARCHITECT  
REGISTERED ARCHITECTS  
ARCHITECTS AND ENGINEERS  
LICENSED IN THE STATE OF HAWAII

ICE DIRECTOR GENERAL  
ARCHITECTS AND ENGINEERS  
LICENSED IN THE STATE OF HAWAII

CALIFORNIA  
INVESTMENT  
REGIONAL  
CENTER LLC

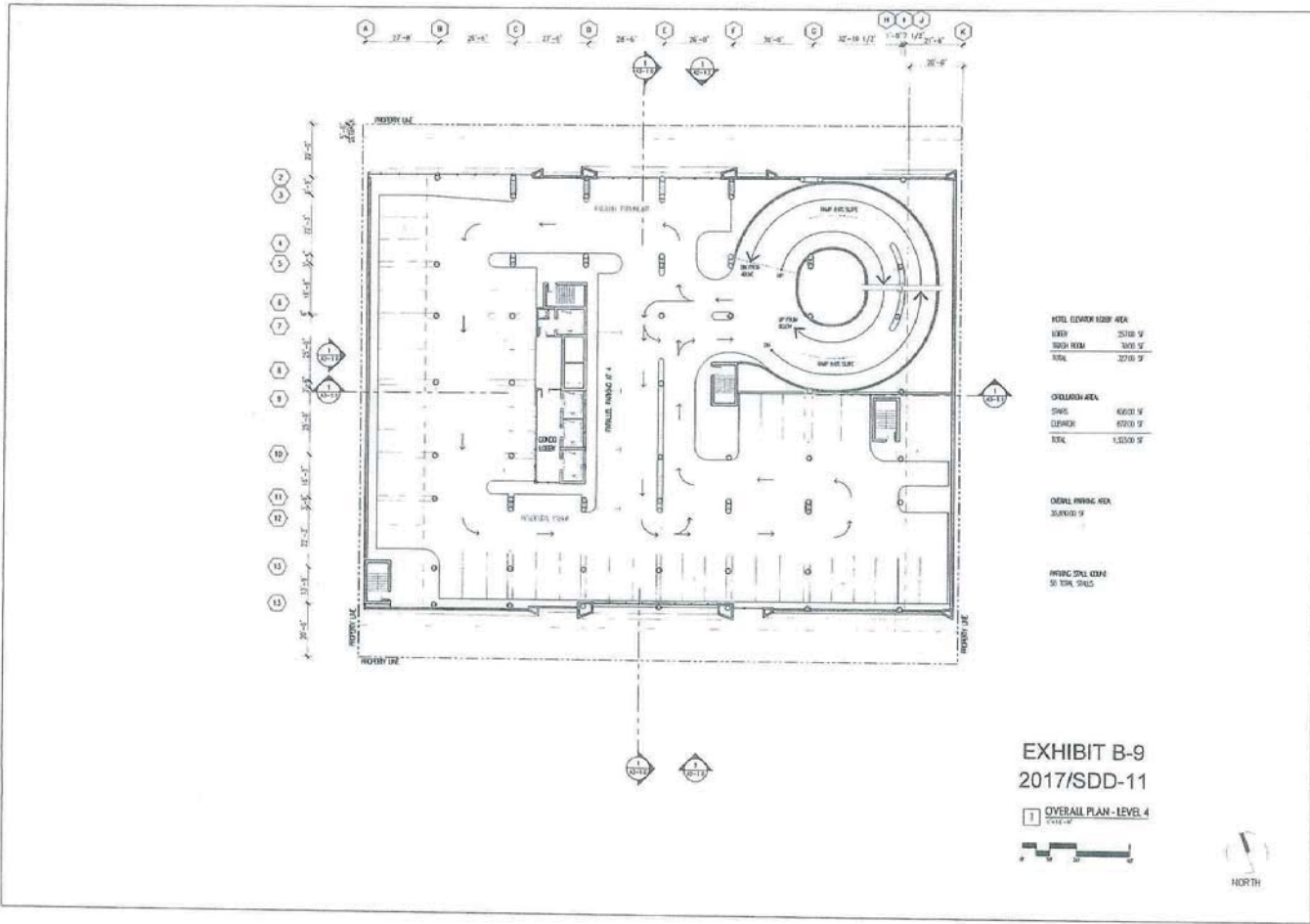
Hawaii Ocean Plaza  
Honolulu, Hawaii  
TASK 23-016-018-019 / 020

INTER-PLANNED  
DEVELOPMENT  
FEASIBILITY STUDY

DATE 2018 DECEMBER 16  
PROJECT # 10003

SHEET CONTENT  
OVERALL PLAN  
LEVEL 3

SHEET 309  
A1-1.6



HOTEL ELEVATOR LOBBY AREA	
AREA	2500 SF
STAIR ROOM	300 SF
TOTAL	3200 SF

CIRCULATION AREA	
STAIR	6000 SF
ELEVATOR	6000 SF
ETC.	1,5000 SF

OVERALL PARKING AREA  
35,000 SF

PARKING STALLS  
50 TOTAL STALLS

**EXHIBIT B-9**  
**2017/SDD-11**

**1 OVERALL PLAN - LEVEL 4**  
DATE: 12/16/16



ARCHITECTS  
BRANDENBURGH  
DUNN & PETERSON  
CORPORATION  
1000 KALANOAUE AVENUE  
HONOLULU, HAWAII

HONOLULU OFFICE  
1000 KALANOAUE AVENUE  
HONOLULU, HAWAII

CALIFORNIA  
INVESTMENT  
REGIONAL  
CENTER LLC

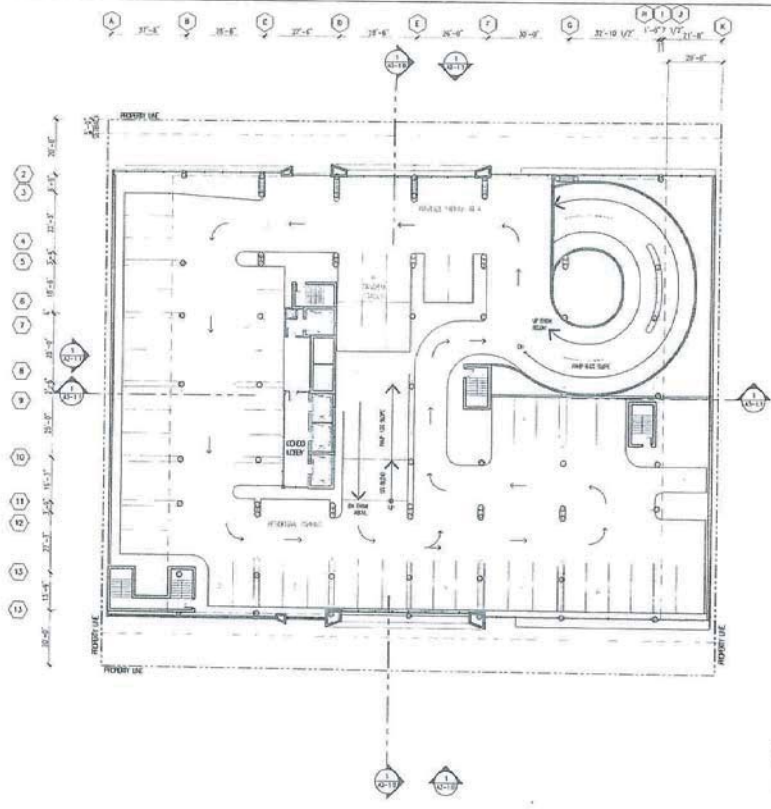
Hawaii Ocean Plaza  
Honolulu, Hawaii  
T.M.C. 20-016-016/019/020

PERMANENT  
DEVELOPMENT  
FACILITY POLICY

DATE 2016 DECEMBER 16  
PROJECT # 16009

SHEET CONTENT  
OVERALL PLAN  
LEVEL 4

SHEET NO.  
**A1-17**



NET GROSS FLOOR AREA:	
GROSS	23,883 SF
PROGRAM	18,883 SF
OTA	10,000 SF
GROSS AREA:	
GROSS	88,000 SF
ELEVATOR	67,000 SF
TOTAL	1,500,000 SF
NET GROSS AREA:	
TOTAL	23,883 SF
NET GROSS CORNER:	
TOTAL	23,883 SF

EXHIBIT B-10  
2017/SDD-11

1 OVERALL PLAN - LEVEL 5  
Part of



PROJECT  
ARCHITECTURE  
ENGINEERING  
INTERIOR DESIGN  
LANDSCAPE ARCHITECTURE

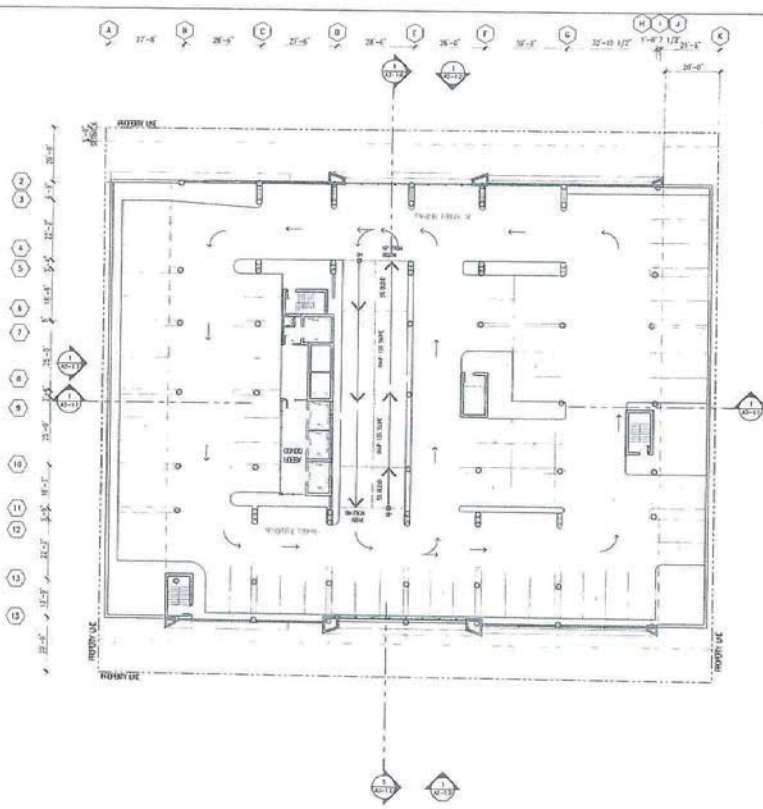
CLIENT  
CALIFORNIA INVESTMENT REGIONAL CENTER LLC

PROJECT  
HAWAII OCEAN PLAZA  
HONOLULU, HAWAII

DATE 2016 OCTOBER 16  
PROJECT # 16009

SHEET CONTENT  
OVERALL PLAN - LEVEL 5

SHEET NO.  
A1-18



HOTEL BOARD ROOM AREA	
AREA	257.00 SF
PER ROOM	300 SF
TOTAL	2058 SF

OFFICE AREA	
SWS	54.88 SF
DESKS	6738 SF
TOTAL	13330 SF

OFFICE PRINC. AREA  
26230 SF

PRINC. OFFICE  
10 BSA, 5445

EXHIBIT B-11  
2017/SDD-11

1 OVERALL PLAN - LEVEL 6



ARCHITECT  
FSC ARCHITECTS  
1000 KALANOAUE AVENUE, SUITE 1000  
HONOLULU, HAWAII 96813

1000 KALANOAUE AVENUE, SUITE 1000  
HONOLULU, HAWAII 96813

CALIFORNIA  
INVESTMENT  
REGIONAL  
CENTER LLC

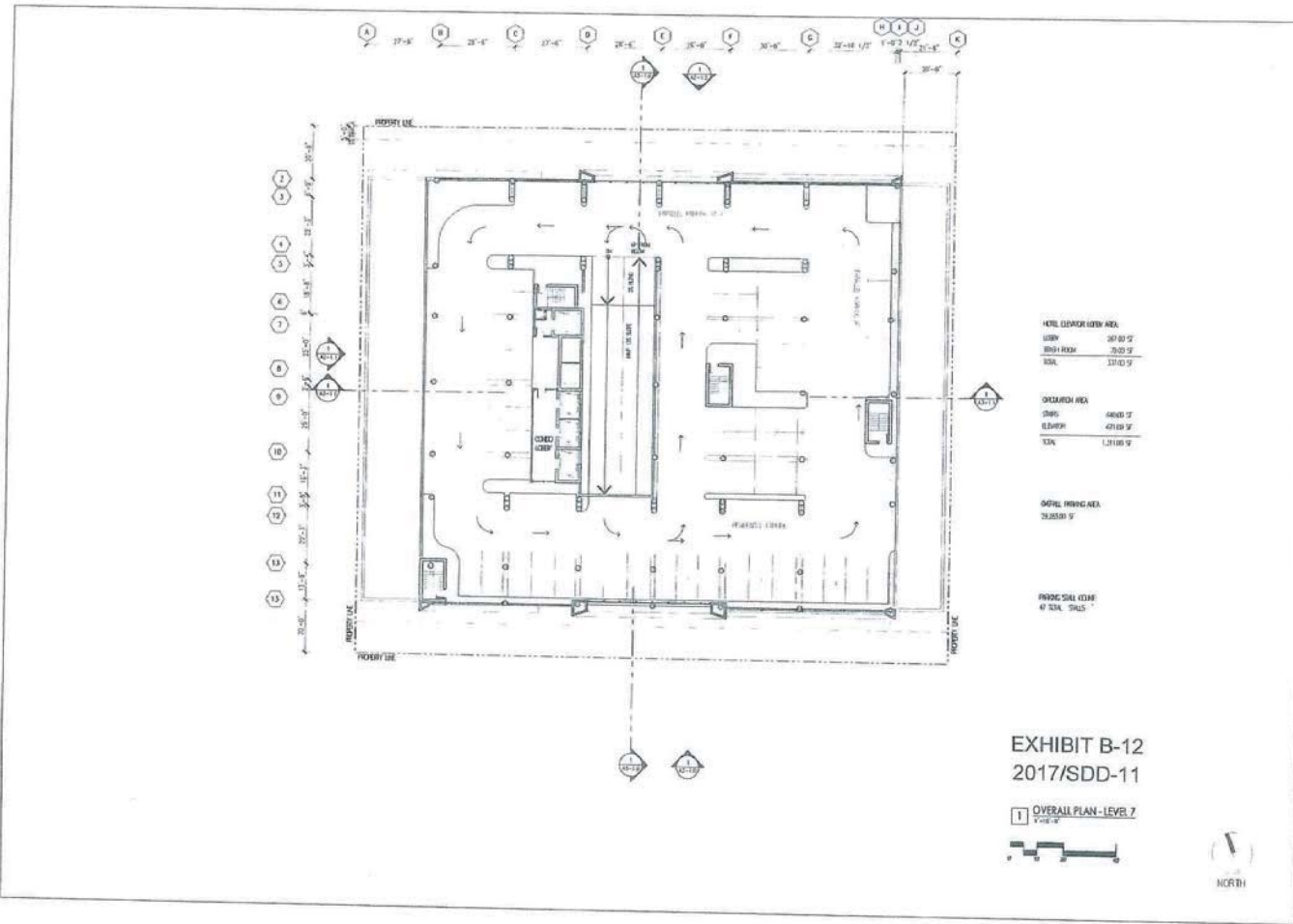
Hawaii Ocean Plaza  
Honolulu, Hawaii  
T.M.C. 2-3-016.018.019/020

INTERPLANNED  
DEVELOPMENT  
FEASIBILITY STUDY

DATE: 29th DECEMBER 16  
PROJECT #: 16021

SHEET CONTENT:  
OVERALL PLAN -  
LEVEL 6

SHEET NO:  
A1-19



HOTEL LOBBY AREA	
USBY	20' 00" 0"
WDR ROOM	20' 00" 0"
TOTL	33' 00" 0"

OUTDOOR AREA	
SWG	48' 00" 0"
CLWDR	47' 00" 0"
TOTL	1' 31' 00" 0"

PARKING AREA  
2,825.00 0"

PARKING DRIVE  
4' 00" 0" SWG

**EXHIBIT B-12**  
**2017/SDD-11**

1 OVERALL PLAN - LEVEL 7  
1/8" = 1' - 0"



PROJECT  
RENDERING OF PROPOSED  
DEVELOPMENT AND  
CONSTRUCTION OF  
HOTEL AND PARKING

ALL DIMENSIONS ARE  
UNLESS OTHERWISE  
SPECIFIED OTHERWISE

CALIFORNIA  
INVESTMENT  
REGIONAL  
CENTER LLC

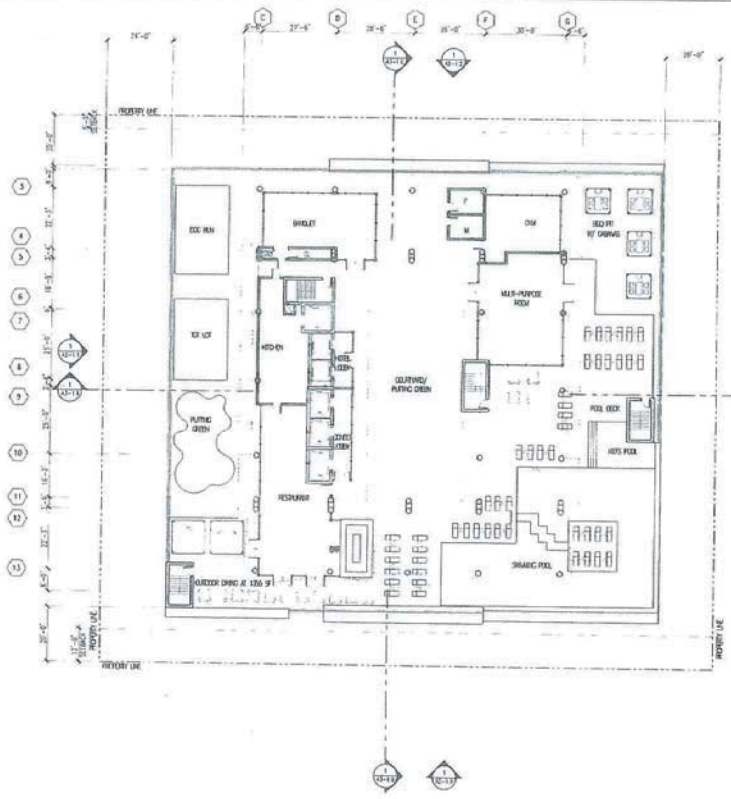
Hawaii Ocean Plaza  
Honolulu, Hawaii  
TRAC 2-2016-018/019/020

PRELIMINARY  
DEVELOPMENT  
FEASIBILITY STUDY

DATE 25 NOVEMBER 14  
PROJECT # 14009

SHEET CONTENT  
OVERALL PLAN  
LEVEL 7

SHEET NO.  
**A1-1.10**



TOTAL FLOOR AREA	
INCL. DECK	14820 SF
EXCL. DECK	28500 SF
COMMON	17800 SF
EXPOSED ROOF	13000 SF
CEILING	3900 SF
MEET-ROOMS ROOM	12500 SF
OFFICE	6300 SF
TRAVEL	3800 SF
EXPOSED STRUCTURE	13000 SF
TOTAL	148200 SF
COMMON OPEN-AREA STRUCTURE	52200 SF
TOTAL FLOOR AREA	148200 SF

14,689.00 SF EXPOSED ROOF AREA ABOVE
-7,485.00 SF INDOOR FLOOR AREA
8,222.00 SF EXPOSED OPEN-AREA DECK

24,734.00 SF EXPOSED ROOF AREA BELOW
-16,888.00 SF EXPOSED ROOF AREA ABOVE
11,048.00 SF ROOF DECK OPEN TO ABOVE

EXHIBIT B-13  
2017/SDD-11

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



ARCHITECT  
FSC ARCHITECTS  
1000 KALANOAHI BLVD  
HONOLULU, HI 96813

FOR CONTRACTOR USE ONLY  
DO NOT SCALE

CALIFORNIA  
INVESTMENT  
REGIONAL  
CENTER LLC

Hawaii Ocean Plaza  
Honolulu, Hawaii  
TASK 2-2016-016/018/019/020

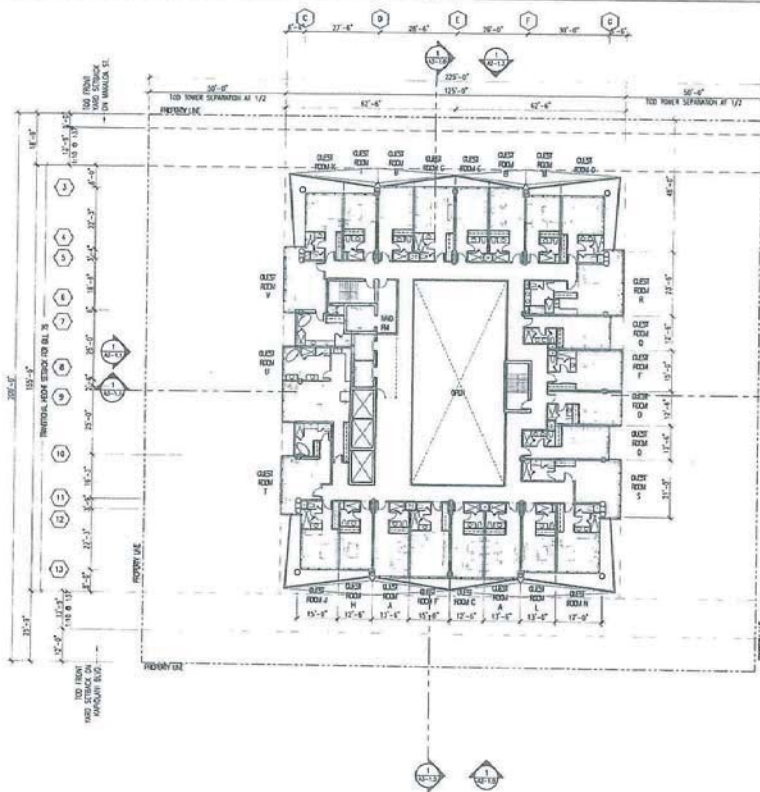
INTERIM PLAN SET  
PRELIMINARY  
FEASIBILITY STUDY

DATE 2016 DECEMBER 16  
PROJECT # 18209

SHEET CONTENT  
OVERALL PLAN  
LEVEL 8

SHEET NO.  
A1-1.11





TOTAL HOTEL ROOM FLOOR AREA  
 402,000 SF x 7 FLOORS = 2,814,000 SF  
 TOTAL FLOOR AREA (NOT INCLUDING GARAGE ELEVATOR SHAFTS)  
 1,300,000 SF x 7 FLOORS = 9,100,000 SF  
 GARAGE ELEVATOR SHAFTS = 20,000 SF (NOT CLASSED)  
 HOTEL CHECK-IN = 35,000 SF  
 HND ROOM = 100,000 SF  
 HOTEL SPA, SPA = 2,000,000 SF

**EXHIBIT B-14**  
**2017/SDD-11**

**1 HOTEL FLOOR PLAN-LEVEL 9-15**  
 1-11-17



ARCHITECTS  
 1000 KALANOAUE AVENUE, SUITE 200  
 HONOLULU, HAWAII 96813

THIS DRAWING IS THE PROPERTY OF  
 ARCHITECTS ES&C

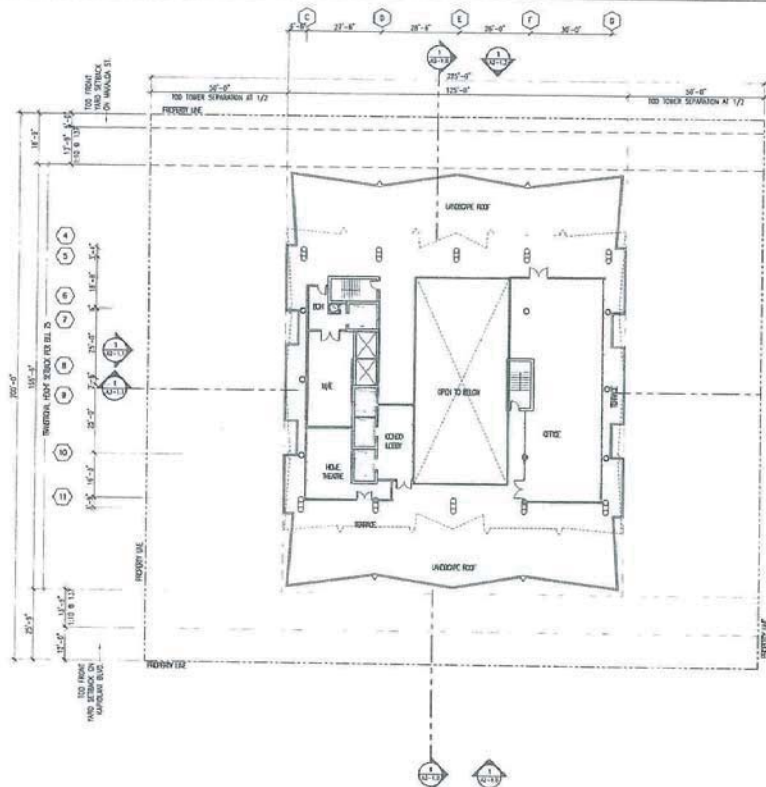
CALIFORNIA  
 INVESTMENT  
 REGIONAL  
 CENTER LLC

Hawaii Ocean Plaza  
 Honolulu, Hawaii  
 TASK 2-3-016-019/019/1000

FEDERAL PLANNED  
 DEVELOPMENT  
 REGULATORY DIVISION  
 DATE: 2016 DECEMBER 16  
 REV: 2016 MARCH 2017  
 REV: 2017 APRIL 2017  
 PROJECT # 16009

SHEET CONTENT:  
 OVERALL PLAN-  
 LEVELS 9-15

SHEET NO.  
 A1-1.12



TOTAL FLOOR AREA:	
EXPOSED ROOF	3500 SF
OTIC	2,000 SF
MECH. ROOM	500 SF
MECH. & ELEC.	360 SF
STAIR	200 SF
ELEVATED CONC.	1,650 SF
TOTAL ROOF AREA	5,260 SF
EXPOSED CONC. OVERLAP	1,200 SF
ROOF FLOOR AREA	10,437 SF

1,170.00 SF TOWER FOOTPRINT ABOVE  
 -5,260.00 SF ROOF FLOOR AREA  
 -2,115.00 SF ATRIUM  
 5,157.00 SF COVERED OPEN-GR. CONC.  
  
 11,268.00 SF TOWER FOOTPRINT BELOW  
 -11,700.00 SF TOWER FOOTPRINT ABOVE  
 -1,719.00 SF ROOF CONC. OPEN TO ABOVE

**EXHIBIT B-15**  
**2017/SDD-11**

**1 OVERALL PLAN-LEVEL 16**  
Footprint



ARCHITECT:  
FSC ARCHITECTS  
1000 KALANOAUE AVENUE, SUITE 100  
HONOLULU, HAWAII 96813

100 KALANOAUE AVENUE, SUITE 100  
HONOLULU, HAWAII 96813

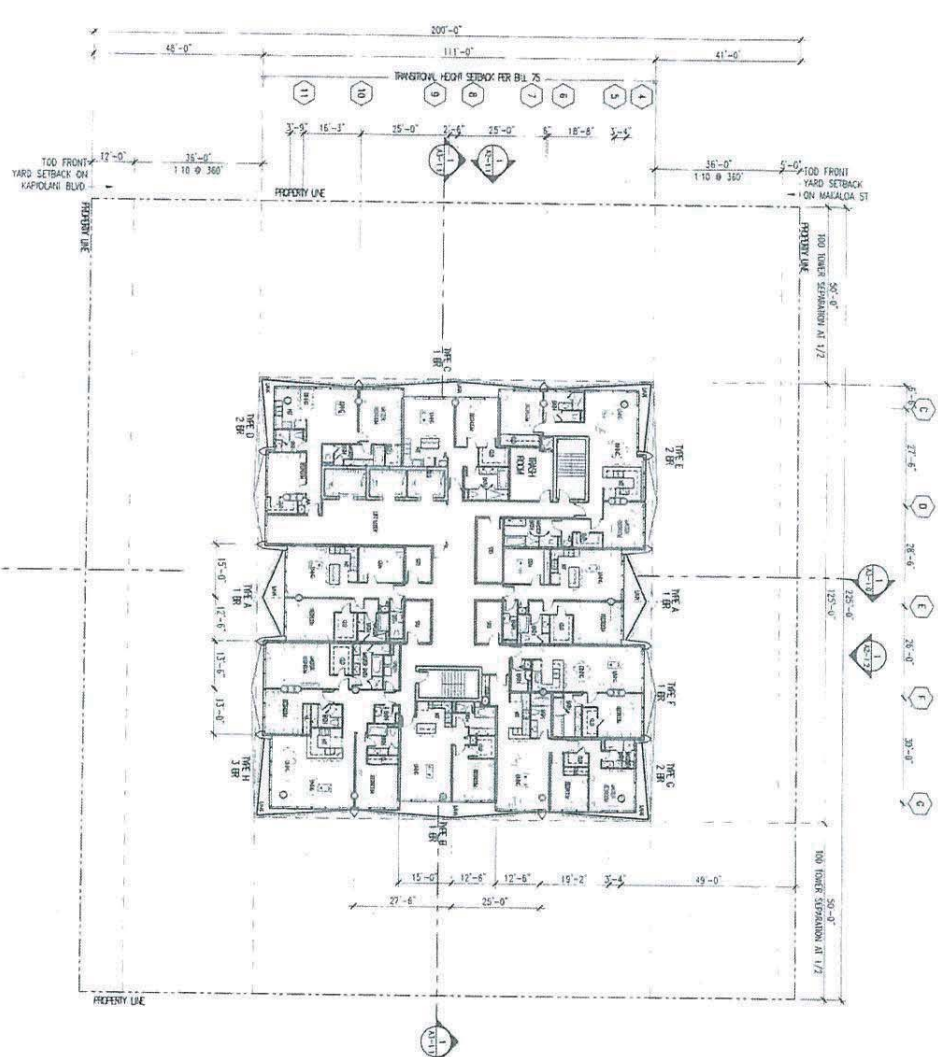
CALIFORNIA  
INVESTMENT  
REGIONAL  
CENTER LLC

Hawaii Ocean Plaza  
Honolulu, Hawaii  
TMAK23-016-016/019/020

PREPARED BY:  
DATE: 2016 OCTOBER 14  
REV: 23 MARCH 2017  
PROJECT # 16299

SHEET CONTAINS  
OVERALL PLAN  
LEVEL 16

SHEET NO.  
A1-1.13



**EXHIBIT B-16**  
**2017/SDD-11**

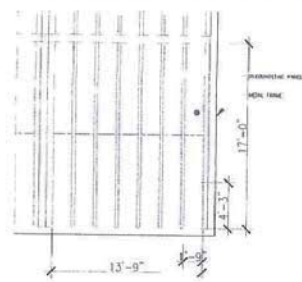
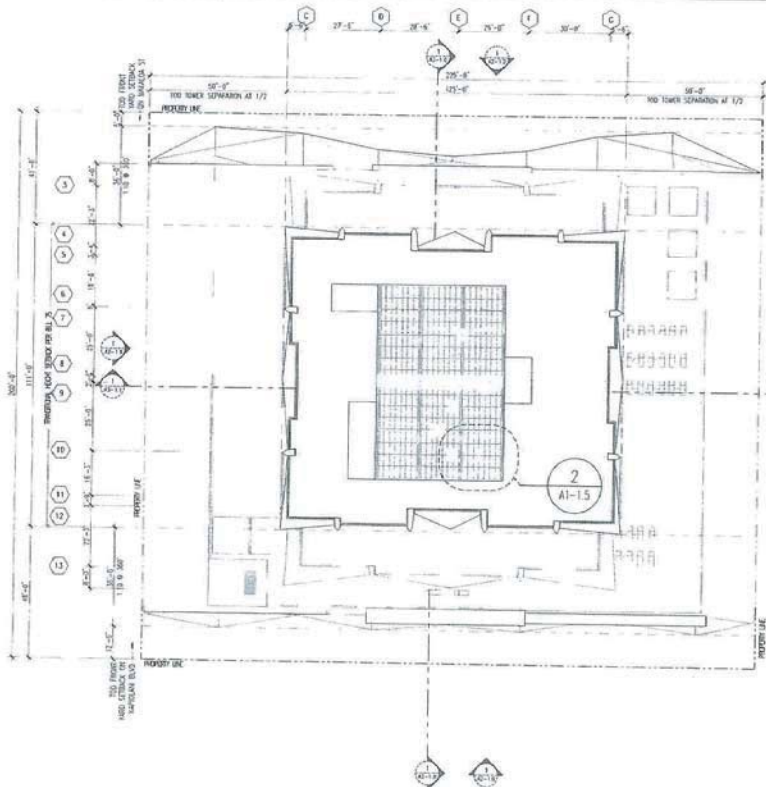
RESIDENTIAL CONDOMINIUM FLOOR PLAN LVL. 17-40



UNIT	TL AREA	LWN FL. AREA
1701A	2820.0 SF	99.43 SF LWN
1701B	2820.0 SF	99.43 SF LWN
1701C	2820.0 SF	147.20 SF LWN
1701D	2820.0 SF	147.20 SF LWN
1701E	2820.0 SF	99.43 SF LWN
1701F	2820.0 SF	99.43 SF LWN
1701G	1094.0 SF	108.60 SF LWN
1701H	1094.0 SF	108.60 SF LWN
1701I	1324.0 SF	132.40 SF

DESCRIPTION	AREA
GRANDIN	2340.0 SF
HOIST ROOM	243.0 SF
STREET ROOM	416.0 SF
FLOOR AREA	12231.0 SF ± 24 FLOORS = 290881.5 SF

	<b>ARCHITECT</b> 1000 KALANOAHI BLVD SUITE 1000 HONOLULU, HI 96813	<b>HAWAII OCEAN PLAZA</b> Honolulu, Hawaii TMK 2-3-016:018/019/020	<b>CLIENT</b> CALIFORNIA INVESTMENT REGIONAL CENTER LLC
<b>SHEET NO.</b> A1-114	<b>DATE</b> 2016 OCTOBER 16 <b>REV.</b> 10 MARCH 2017 <b>REV.</b> 23 APRIL 2017 <b>PROJECT #</b> 16209	<b>INTERVIEWED</b> DANIEL KIMURA HONOLULU, HI HAWAIIAN STUDY	<b>SHEET CONTENT</b> OVERALL PLAN LEVEL 17-40



2 DETAILED PLAN - SOLAR CANOPY  
1/4" = 1'-0"

EXHIBIT B-17  
2017/SDD-11

1 RESIDENTIAL CONDOMINIUM ROOF PLAN  
1/4" = 1'-0"



ARCHITECT  
SUNSHINE ARCHITECTURE  
1000 KALANIAN'OLEKI DRIVE, SUITE 100  
HONOLULU, HAWAII 96813

FOR CONSULTING AND  
ARCHITECTURAL SERVICES  
CONTACT: 808.943.8888

CALIFORNIA  
INVESTMENT  
REGIONAL  
CENTER LLC  
Hawaii Ocean Plaza  
Honolulu, Hawaii  
TMAC 2-3-2016-0181/078/208

UNDESIGNED  
DESIGN/PROJECT  
READY/STUDY  
DATE 2016 DECEMBER 16  
PROJECT # 16209

SHEET COVER:  
OVERALL PLAN  
ROOF PLAN

SHEET NO.  
A1-1.15

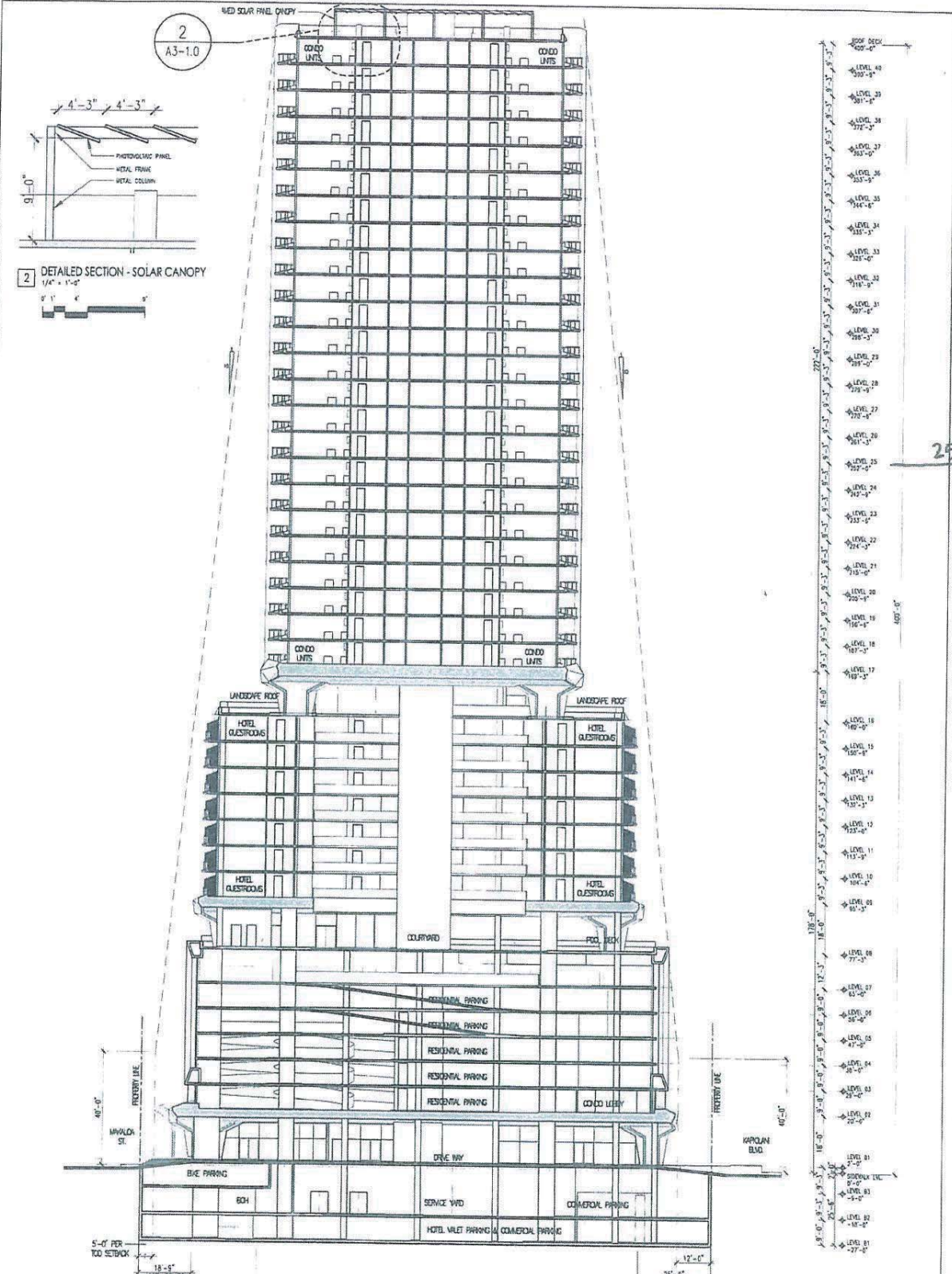
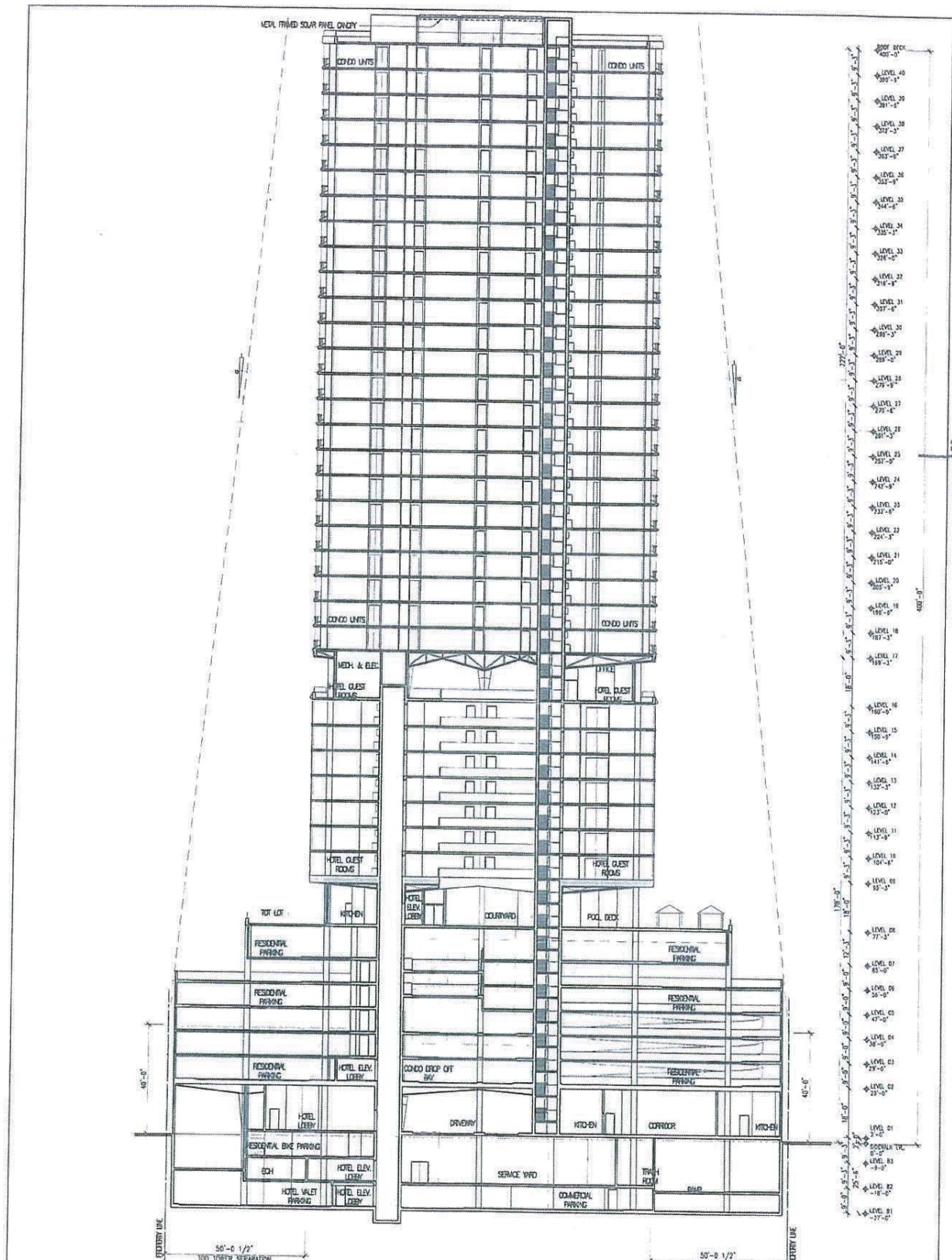


EXHIBIT B-18  
 2017/SDD-11

SHEET NO. <b>A3-10</b>	SHEET COMMENT: SECTION A	INTERNAL FRAMED DEVELOPMENT FEASIBILITY STUDY DATE: 2016/01/28 REV. 25 APRIL 2017 PROJECT # 16099	Hawaii Ocean Plaza Honolulu, Hawaii T.M.K. 2-3-016-016/019/020	CALIFORNIA INVESTMENT CENTER LLC	ARCHITECT: 
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250' MAX. HEIGHT LIMIT

EXHIBIT B-19  
2017/SDD-11

OVERALL PLAN - SECTION B  
1/8" = 1'-0"



SHEET NO. A3-11	SHEET CONTENT: SECTION B	DRAWING NO. 2017/SDD-11 REV. 25 APRIL 2017 PROJECT # 16009	ARCHITECT: 	ENGINEER: 	HAWAII OCEAN PLAZA HONOLULU, HAWAII TMK 2-3-016:018/019/020	CALIFORNIA INVESTMENT CENTRAL LLC
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250' MAX  
HEIGHT  
LIMIT

EXHIBIT B-20  
2017/SDD-11

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

ELEVATION - SOUTHWEST



SCALE: AS SHOWN  
DATE: 10/18/17



CALIFORNIA  
INVESTMENT  
REGIONAL  
CENTER, LLC

DATE: 10/18/17  
DRAWING NO.: 1009-5

PERMIT ELEVATION

A3-20



250' MAX  
HEIGHT  
LIMIT

- LEVEL 40 150'-0"
- LEVEL 39 147'-0"
- LEVEL 38 144'-0"
- LEVEL 37 141'-0"
- LEVEL 36 138'-0"
- LEVEL 35 135'-0"
- LEVEL 34 132'-0"
- LEVEL 33 129'-0"
- LEVEL 32 126'-0"
- LEVEL 31 123'-0"
- LEVEL 30 120'-0"
- LEVEL 29 117'-0"
- LEVEL 28 114'-0"
- LEVEL 27 111'-0"
- LEVEL 26 108'-0"
- LEVEL 25 105'-0"
- LEVEL 24 102'-0"
- LEVEL 23 99'-0"
- LEVEL 22 96'-0"
- LEVEL 21 93'-0"
- LEVEL 20 90'-0"
- LEVEL 19 87'-0"
- LEVEL 18 84'-0"
- LEVEL 17 81'-0"
- LEVEL 16 78'-0"
- LEVEL 15 75'-0"
- LEVEL 14 72'-0"
- LEVEL 13 69'-0"
- LEVEL 12 66'-0"
- LEVEL 11 63'-0"
- LEVEL 10 60'-0"
- LEVEL 09 57'-0"
- LEVEL 08 54'-0"
- LEVEL 07 51'-0"
- LEVEL 06 48'-0"
- LEVEL 05 45'-0"
- LEVEL 04 42'-0"
- LEVEL 03 39'-0"
- LEVEL 02 36'-0"
- LEVEL 01 33'-0"
- LEVEL 00 30'-0"

**EXHIBIT B-21**  
**2017/SDD-11**

ELEVATION - NORTHWEST

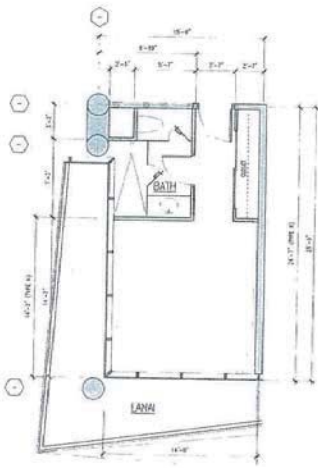


SHEET NO. <b>A3-21</b>	SHEET CONTENTS SIDE ELEVATION	PROJECT # 10095	DATE 2016 DECEMBER 26 REV 10 MARCH 2017	DESIGNER DEVELOPER ARCHITECT	HAWAII OCEAN PLAZA HONOLULU, HAWAII TMK 2-3-016 018 / 019 / 020	CALIFORNIA INVESTMENT REGIONAL CENTER LLC	ARCHITECT 
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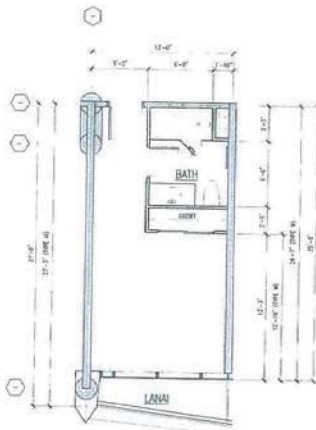






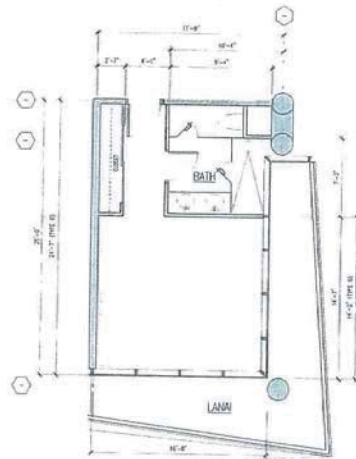
1 HOTEL UNIT PLAN - TYPE J & K

TYPE J FLOOR AREA: 355.00 S.F.  
 TYPE K FLOOR AREA: 349.00 S.F.



2 HOTEL UNIT PLAN - TYPE L & M

TYPE L FLOOR AREA: 328.00 S.F.  
 TYPE M FLOOR AREA: 323.00 S.F.



3 HOTEL UNIT PLAN - TYPE N & O

TYPE N FLOOR AREA: 405.00 S.F.  
 TYPE O FLOOR AREA: 398.00 S.F.

EXHIBIT B-24  
 2017/SDD-11

GUEST ROOM - TYPE J - O



ARCHITECT  
 REGISTERED ARCHITECTS  
 1000 KALANIANAʻOHEA BLVD, SUITE 1000  
 HONOLULU, HAWAII 96813

ICE CONSULTANTS  
 1000 KALANIANAʻOHEA BLVD, SUITE 1000  
 HONOLULU, HAWAII 96813

CALIFORNIA  
 INVESTMENT  
 REGIONAL  
 CENTER LLC

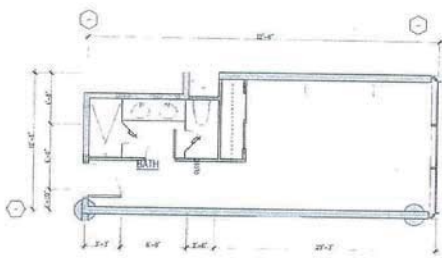
Hawaii Ocean Plaza  
 Honolulu, Hawaii  
 TMAC 23-016 (018/019/200)

INTERPLANNED  
 DEVELOPMENT  
 FACILITY PLAN

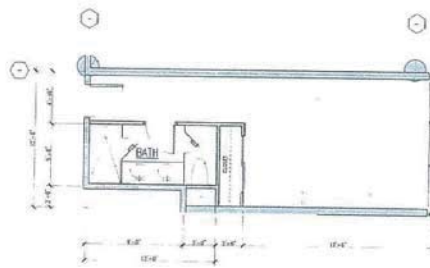
DATE 2016 DECEMBER 16  
 PROJECT # 16009

SHEET CONTENT  
 HOTEL GUEST ROOM  
 UNIT PLAN  
 J-O

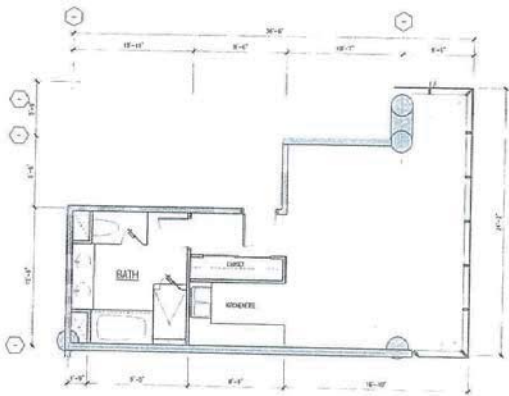
SHEET NO.  
 A2-22



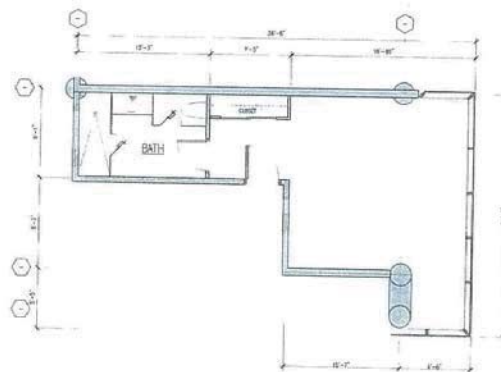
**1 HOTEL UNIT PLAN - TYPE P**  
 10' - 0" x 18' - 0"  
 FLOOR AREA: 382.00 S.F.



**2 HOTEL UNIT PLAN - TYPE Q**  
 10' - 0" x 18' - 0"  
 FLOOR AREA: 382.00 S.F.



**3 HOTEL UNIT PLAN - TYPE R**  
 10' - 0" x 20' - 0"  
 TOTAL AREA: 607.00 S.F.



**4 HOTEL UNIT PLAN - TYPE S**  
 10' - 0" x 18' - 0"  
 TOTAL AREA: 472.00 S.F.

**EXHIBIT B-25**  
**2017/SDD-11**  
 GUEST ROOM - TYPE P-S



PROJECT  
 REDEVELOPMENT PLAN  
 OF THE HAWAIIAN PLAZA  
 HONOLULU, HAWAII

HOTEL DEVELOPER  
 HONOLULU HAWAIIAN PLAZA  
 ARCHITECTURE INC.

CALIFORNIA  
 INVESTMENT  
 REGIONAL  
 CENTER LLC

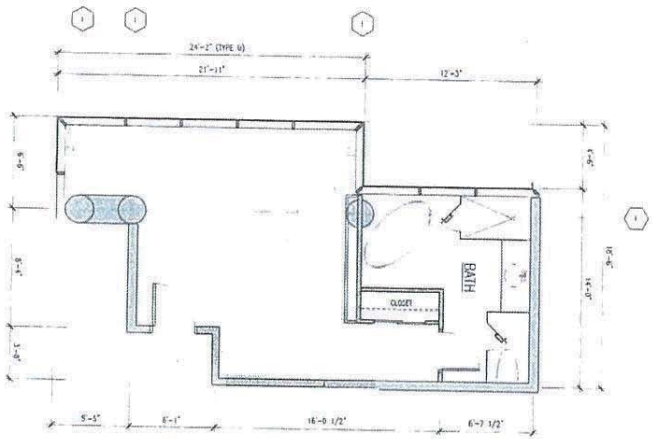
Hawaii Ocean Plaza  
 Honolulu, Hawaii  
 TWC 23-016-018 / 019 / 020

INTERIM PLANNED  
 DEVELOPMENT  
 REGULATORY STUDY

DATE: 2016 DECEMBER 16  
 PROJECT # 16029

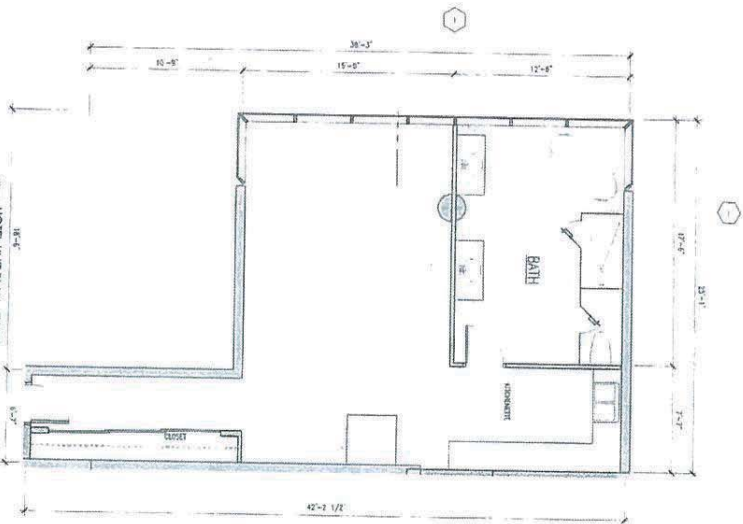
SHEET COVERED  
 HOTEL GUEST ROOM  
 UNIT PLAN  
 P-S

SHEET NO.  
 A2-23



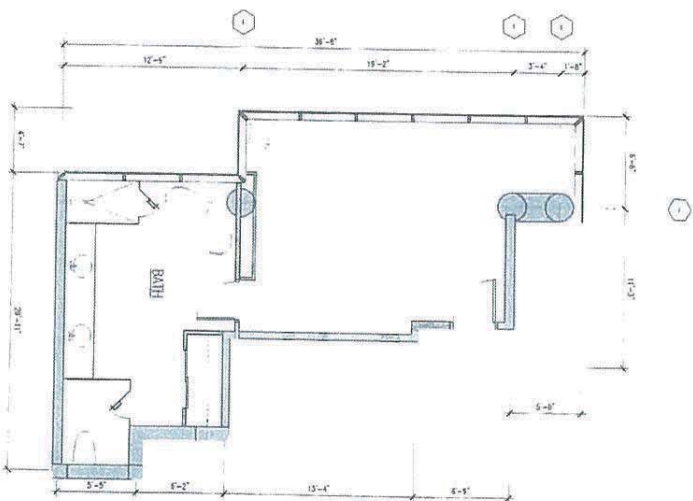
1 HOTEL UNIT PLAN - TYPE I  
1/4" = 1'-0"

TOTAL AREA 489.00 S.F.



2 HOTEL UNIT PLAN - TYPE U  
1/4" = 1'-0"

TOTAL AREA 790.00 S.F.



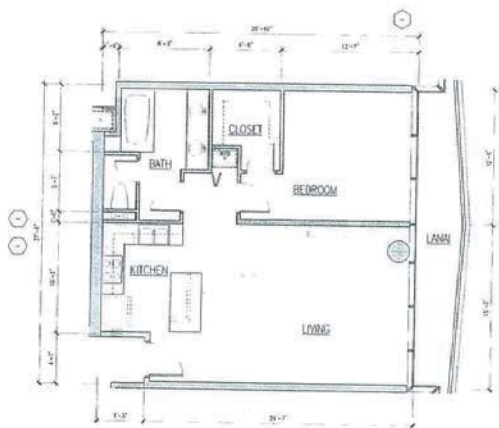
3 HOTEL UNIT PLAN - TYPE V  
1/4" = 1'-0"

TOTAL AREA 566.00 S.F.

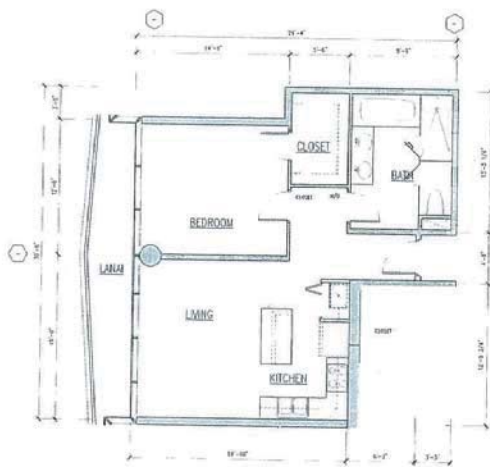
EXHIBIT B-26  
2017/SDD-11  
GUEST ROOM - TYPE TV



	<p>ARCHITECT THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF ES&amp;C ARCHITECTS AND ARE NOT TO BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF ES&amp;C ARCHITECTS.</p>	<p>NO GUARANTEE IS MADE FOR THE ACCURACY OF THE INFORMATION PROVIDED HEREON. FOR INFORMATION ONLY. NOT FOR CONSTRUCTION.</p>	<p>CALIFORNIA INVESTMENT REGIONAL CENTER LLC</p>	<p>Hawaii Ocean Plaza Honolulu, Hawaii T.M.K. 2-3-016 / 018 / 019 / 020</p>	<p>ENTIRE ISLAND DEVELOPMENT FEASIBILITY STUDY DATE 2016/06/06/08/16 PROJECT # 1009</p>	<p>SHEET NO. A2-24</p>	<p>SHEET CONT'D: HOTEL GUEST ROOM UNIT PLAN TV</p>
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**2** CONDO UNIT PLAN - TYPE B - 1BR  
 FLOOR AREA 764.00 SF



**3** CONDO UNIT PLAN - TYPE C - 1BR  
 FLOOR AREA 719.00 SF

**EXHIBIT B-27**  
**2017/SDD-11**



ARCHITECT  
 1000 KALANIAN'OLANA BLVD, SUITE 1000  
 HONOLULU, HAWAII 96813

NOT TO BE CONSIDERED AS A CONTRACT DOCUMENT

CALIFORNIA  
 INVESTMENT  
 REGIONAL  
 CENTER LLC

Hawaii Ocean Plaza  
 Honolulu, Hawaii  
 TMK 2-3-016-019, 017, 020

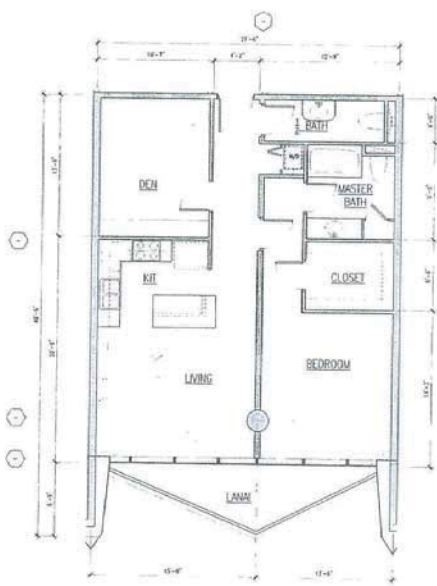
INTERIM PLANNED  
 DEVELOPMENT  
 REGULATORY STUDY

DATE 2016 DECEMBER 16  
 PROJECT # 16009

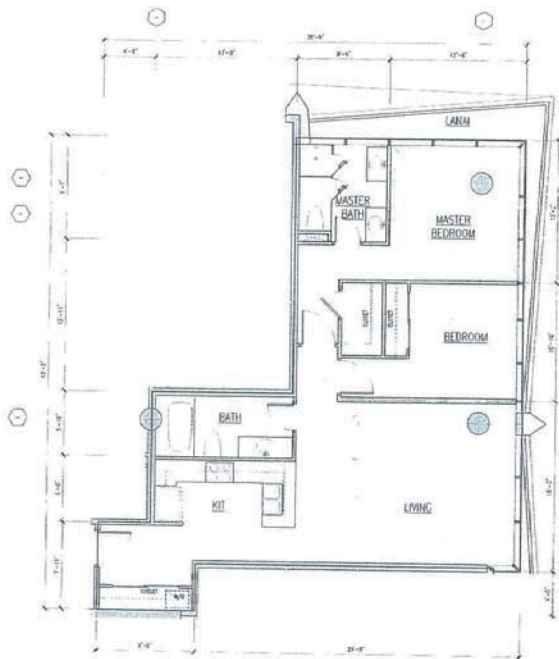
SHEET CONTENT  
 CONDO UNIT PLAN  
 A, B, & C

SHEET NO  
 A2-31





**1 CONDO UNIT PLAN - TYPE A - 1BR**  
 FLOOR AREA: 928.00 S.F.  
 LANAI AREA: 99.00 S.F.



**2 CONDO UNIT PLAN - TYPE G - 2BR**  
 FLOOR AREA: 1068.00 S.F.  
 LANAI AREA: 98.00 S.F.

**EXHIBIT B-29**  
**2017/SDD-11**



ARCHITECT  
 1000 KALANIAN'OLANA BLVD, SUITE 1000  
 HONOLULU, HAWAII 96813

NOT TO SCALE UNLESS SPECIFICALLY NOTED

CALIFORNIA INVESTMENT REGIONAL CENTER LLC

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

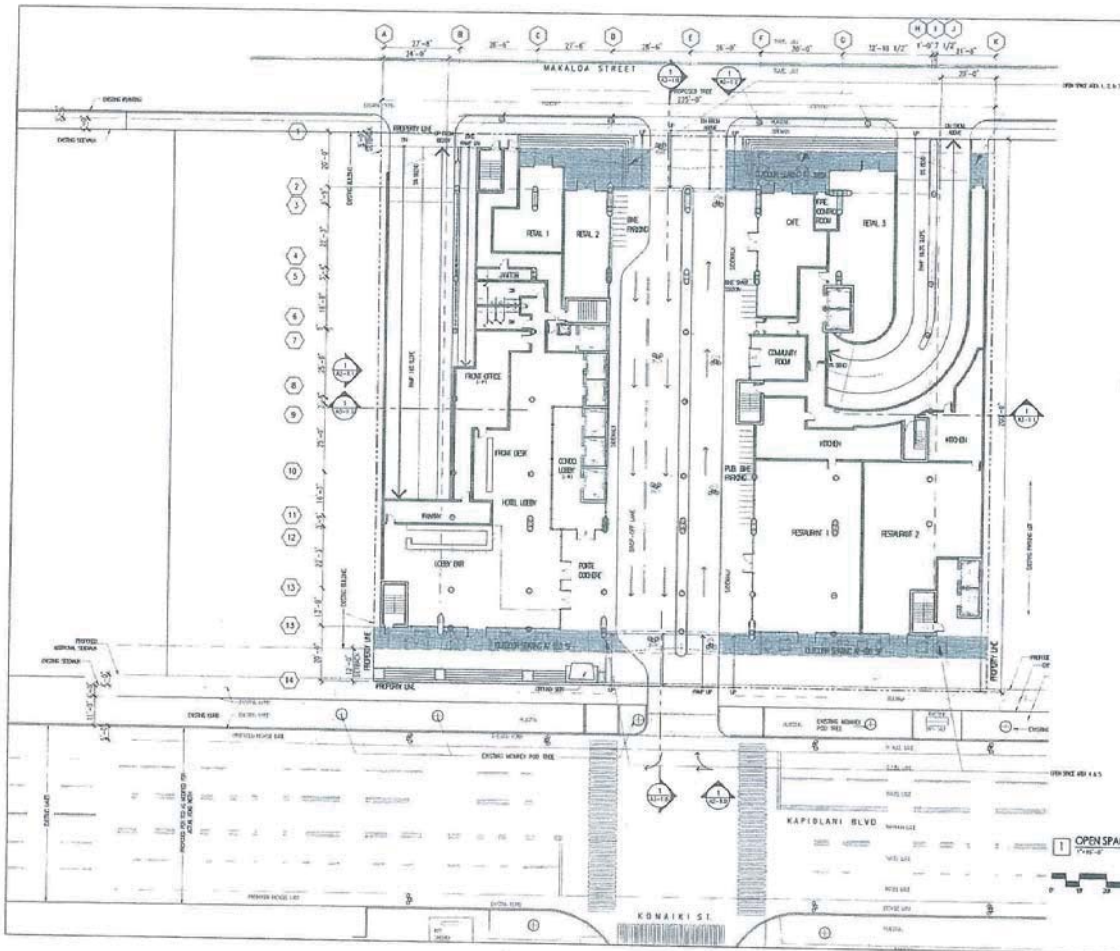
INTERPLANNED DEVELOPMENT  
 RESIDENCY STUDY  
 DATE 2018 DECEMBER 16  
 PROJECT # 16009

SHEET CONTENT  
 CONDO UNIT PLAN  
 F&H

SHEET NO  
 A2-33







**OPEN SPACE AREA**

511.00 SF OPEN SPACE AREA 1
223.00 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

**EXHIBIT B-31**  
**2017/SDD-11**

1 OPEN SPACE CALCULATION - LEVEL 1



ARCHITECT  
HONOLULU OFFICE  
1001 KALANOAU AVE  
HONOLULU, HI 96813

WITH CONSTRUCTION BY  
HONOLULU DEVELOPMENT CORP.

CALIFORNIA  
INVESTMENT  
REGIONAL  
CENTER LLC

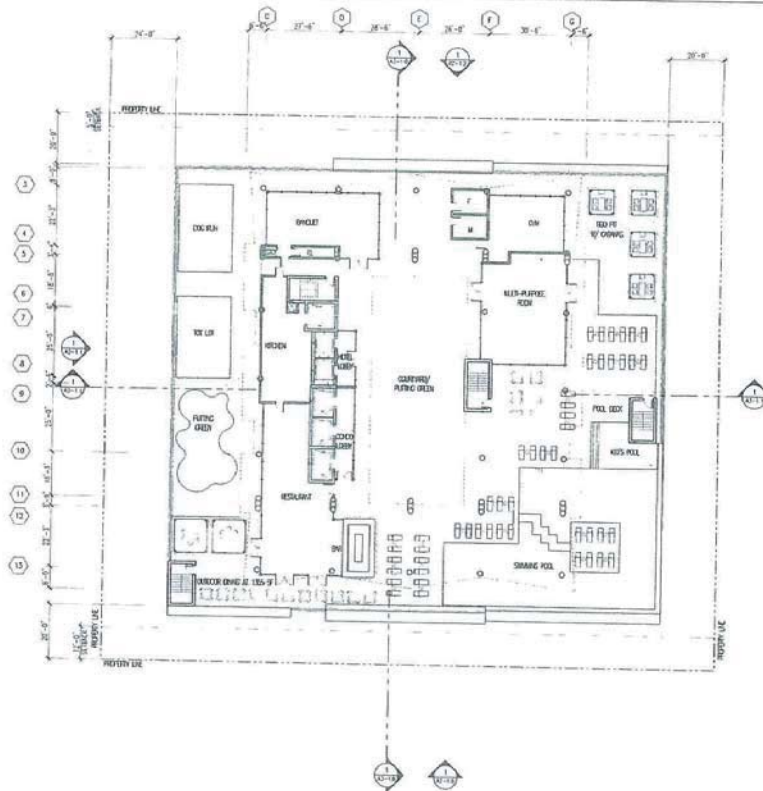
Hawaii Ocean Plaza  
Honolulu, Hawaii  
TM:K-2-3-2016-0181/0719/2020

SYSTEM PLANNED  
CONSTRUCTION  
FEASIBILITY STUDY

DATE: 2016 DECEMBER 15  
PROJECT # 10009

SHEET CONTENT  
OPEN SPACE  
CALCULATIONS/  
DIAGRAM

SHEET NO.  
A4-10



PARK DEDICATION AREA  
 26,734.00 SF UNDER FOOTPRINT BELOW  
 -16,640.00 SF COVERED AREA  
 -3,360.00 SF FIRE STAIRS  
 11,734.00 SF PARK DEDICATION AREA



**EXHIBIT B-32**  
**2017/SDD-11**

1 PARK DEDICATION AREA - LEVEL B



ARCHITECT  
 1000 WILSON AVENUE  
 SUITE 1000  
 OAKLAND, CA 94612

1000 WILSON AVENUE  
 SUITE 1000  
 OAKLAND, CA 94612

CALIFORNIA  
 INVESTMENT  
 REGIONAL  
 CENTER LLC

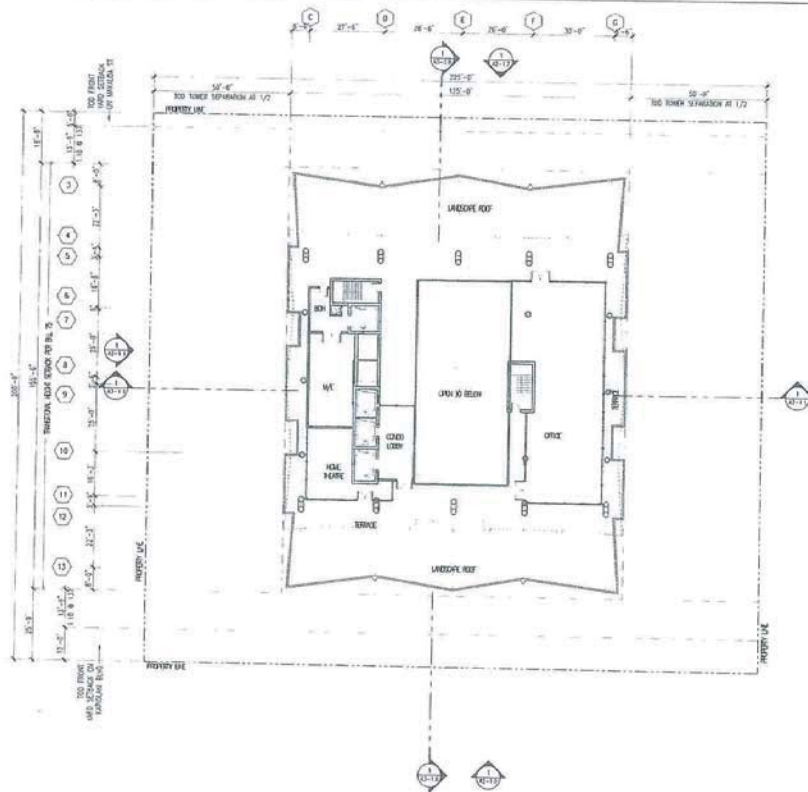
Hawaii Ocean Plaza  
 Honolulu, Hawaii  
 TMA# 2-016-018/019/020

REVENUE PLANNED  
 DEVELOPMENT  
 READJUSTMENT

DATE: 2016 DECEMBER 16  
 PROJECT #: 10209

SHEET CONTENT:  
 PARK DEDICATION  
 LEVEL B

SHEET NO:  
 AS-10



**PARK DEDICATION AREA**  
 17,309.60 SF TOWER FOOTPRINT BEYOND  
 -13,648.00 SF COVERED AREA  
 -3,661.60 SF PARK DEDICATION AREA

**PARK DEDICATION TOTAL AREA**  
 11,714.00 SF LEVEL 06  
 4,219.00 SF LEVEL 17  
 15,933.00 SF PARK DEDICATION TOTAL AREA



**EXHIBIT B-33**  
**2017/SDD-11**

**PARK DEDICATION AREA - LEVEL 17**



ARCHITECT  
 1000 KALANIAN'OLANA BLVD, SUITE 200  
 HONOLULU, HAWAII 96813

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 HONOLULU, HAWAII 96813

CALIFORNIA  
 INVESTMENT  
 REGIONAL  
 CENTER LLC

Hawaii Ocean Plaza  
 Honolulu, Hawaii  
 TMAC23-016.019.019/020

PERMANENT  
 DEVELOPMENT  
 REGULATORY STUDY

DATE 2016 DECEMBER 16  
 PROJECT # 10009

SHEET CONTENT  
 PARK DEDICATION  
 LEVEL 17

SHEET NO.  
 AS-1.1

**GROUND FLOOR TREE & PALM PLANT LIST**

NO.	COMMON NAME	SCIENTIFIC NAME	AMT.	SIZE	NOTES
1	Monkeypod (Existing)		5		refer to landscape notes
2	Autograph Tree	<i>Clusia major</i>	16	45 g.c.	Min. 6' trk. ht. 4" Cal.

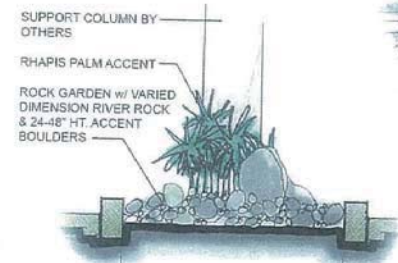


**MAP KEY:**

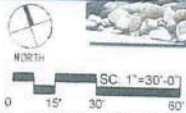
- RAMP ENTRY TO UPPER AND LOWER PARKING
- STREET PARKING PAVED ACCESS
- AUTOGRAPH TREE w/ FLOWERING TIARE GARDENIA HEDGE BENEATH
- NATURAL TONE QUARTZITE STONE
- OUTDOOR SEATING w/ SHADE UMBRELLA
- LINEAR STONE GARDEN w/ 1/2"-8" DIAMETER RIVER ROCK w/ ACCENT BOULDERS & RHAPIS PALMS @ COLUMNS, SEE: L-1, SEC 'A'
- DESIGNED PAVING FOR PRIVATE ROAD - TYP.
- COBBLE STONE DROP-OFF ZONE
- SIGN TO BE DETERMINED BY OTHERS
- OUTDOOR LEISURE/ BAR SEATING
- AUTOGRAPH TREE IN ACCENT PLANTER & STEP UP TO SEATING AREA SEE: L-3, SEC 'A'
- EXISTING SIDEWALK & GREENSCAPE BUFFER TO ROAD
- EXISTING MONKEYPOD TREES TO REMAIN - TYP (SEE LANDSCAPE NOTES)
- EXISTING BUS STOP w/ TYP QUARTZITE PAVING
- RESTAURANT OVERFLOW SEATING
- ACCENT LOGO TBD BY OTHERS
- HOTEL & RESTAURANT TOWERS
- ACCENT TRELLIS & PROPERTY GREEN BUFFER SEE: L-2, SEC 'A'

**LANDSCAPE NOTES:**

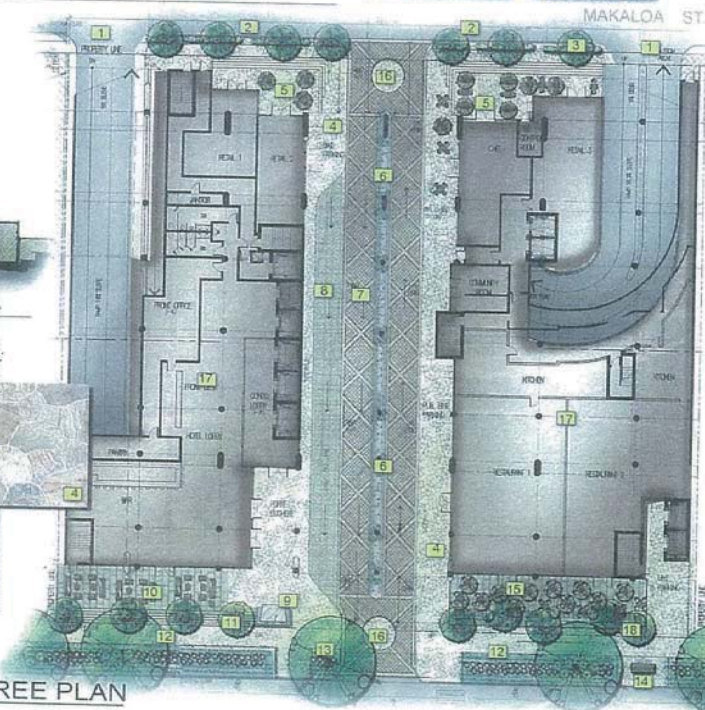
- PROJECT TOTAL LANDSCAPE SQUARE FT  
 GROUND LEVEL 2100 S.F.  
 LEVEL 8 4980 S.F.  
 LEVEL 17 2200 S.F.  
**TOTAL: 9280 S.F.**
- HEALTH OF EXISTING MONKEYPOD TREES TO BE VERIFIED BY CERTIFIED ARBORIST PRIOR TO USE OF MONKEYPODS AS DESIGNED.



A.TYP SEC: PRIVATE ROAD MEDIAN  
SC: NTS



**1. LANDSCAPE SITE & TREE PLAN**



**HAWAII OCEAN PLAZA, PROPOSED LANDSCAPE CONCEPT**  
 1362 KAPIOLANI BLVD. HONOLULU, HI 96814

EXHIBIT C-1  
 2017/SDD-11

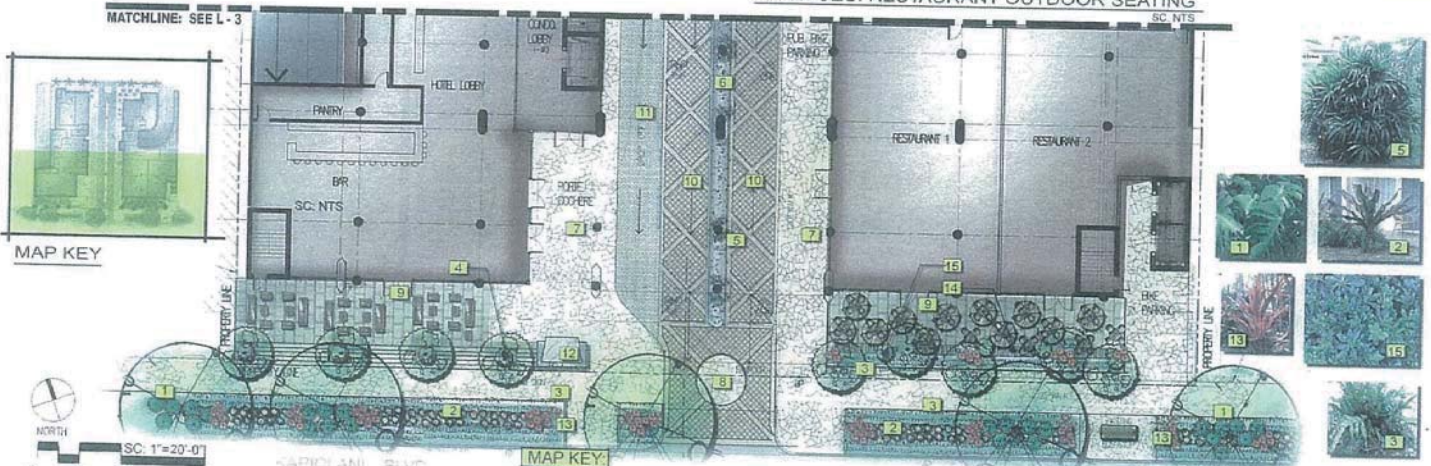
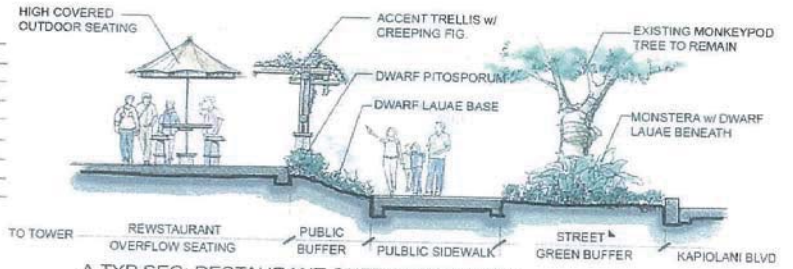


**GROUND FLOOR GROUNDCOVER & SHRUB LIST**

NO.	COMMON NAME	SCIENTIFIC NAME	AMT.	SIZE	NOTES
1	Monstera	<i>Monstera deliciosa</i>	30	5 g.c.	ea., clustered
2	Dwarf Lauae Fern	<i>Phymatosorus grossus</i>	650	4" pots	s.f., @ 16" o.c. staggered
3	Dwarf Pittosporum	<i>Pittosporum tobira 'Nana'</i>	20	3 g.c.	ea. @ 12" o.c., clustered
4	Red 'Lilinoe' Ti	<i>Cordyline fruticosa</i>	55	3 g.c.	ea. @ 12" o.c., clustered
5	Queen Emma Spider Lily	<i>Croton angustum</i>	115	3 g.c.	ea. @ 24" o.c., staggered
6	Rhapis	<i>Rhapis excelsa</i>	32	5 g.c.	ea. 4 @ ea. column
7	Creeping Fig	<i>Ficus pumila</i>	22	5 g.c.	ea. trained up trellis

**LANDSCAPE NOTES:**

1. PLANT MATERIALS ARE COUNTED AND LISTED ONCE ONLY FOR THIS LEVEL. SEE L-3, FOR FULL QUANTITY COUNT OF PLANTS NOT LISTED IN ABOVE LIST



**1. STREET LEVEL GROUNDCOVER & SHRUB PLAN**

- MAP KEY:**
1. MONSTERA ACCENTS @ BASE
  2. QUEEN EMMA SPIDER LILY
  3. DWARF LAUAE
  4. PLANTER SEE: L-3, SEC 'A'
  5. ACCENT RHAPIS PALM & COLUMNS
  6. STONE GARDEN w/ 1/2"-8" DIAMETER RIVER ROCK SEE: L-1, SEC 'A'
  7. QUARTZITE STONE PAVING - TYP. FOR PROPERTY SIDEWALK
  8. ACCENT ENTRY COMPANY DESIGN
  9. LARGE RECTANGULAR CUT PAVERS
  10. PRIVATE ROAD w/ ACCENT DESIGN
  11. COBBLE STONE DROP-OFF ZONE
  12. SIGN TBD BY OTHERS.
  13. ACCENT RED TI.
  14. TRELLIS ACCENT. SEE: SEC 'A'
  15. DWARF PITOSPORUM SHRUB



**HAWAII OCEAN PLAZA, PROPOSED LANDSCAPE CONCEPT**  
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EXHIBIT C-2  
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MAP KEY

GROUND FLOOR GROUNDCOVER & SHRUB LIST

NO.	COMMON NAME	SCIENTIFIC NAME	AMT.	SIZE	NOTES
1	Tiaie Gardenia Hedge	<i>Gardenia latifolia</i>	60	3 g.c.	ea. @ 30' o.c.

LANDSCAPE NOTES:

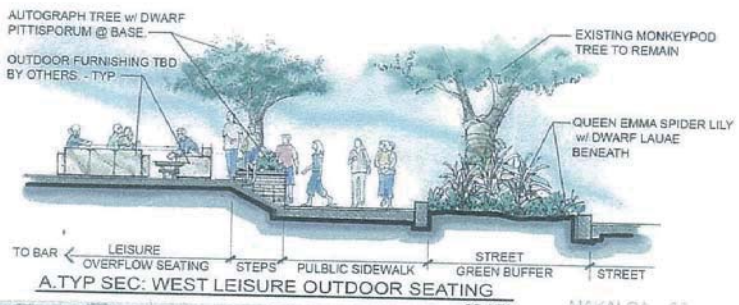
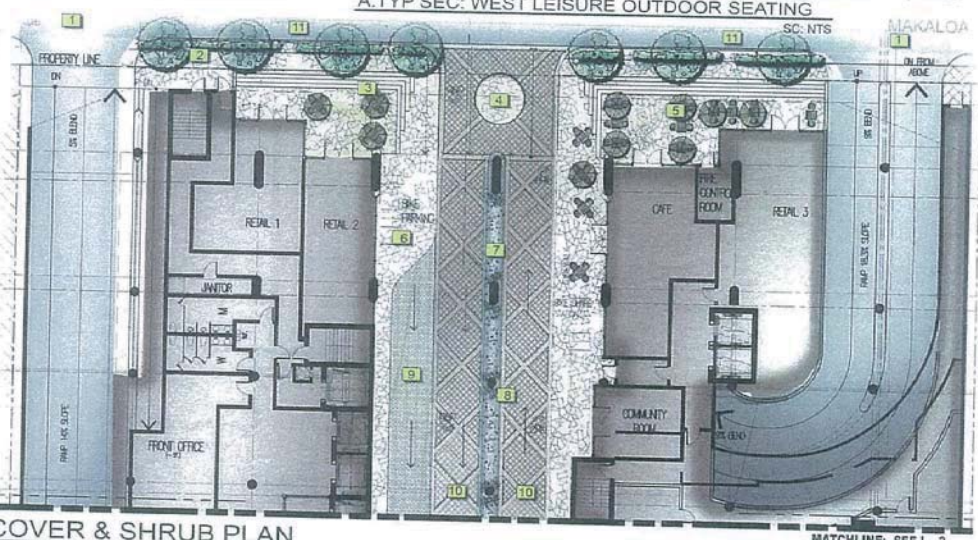
1. PLANT MATERIALS ARE COUNTED AND LISTED ONCE ONLY FOR THIS LEVEL. SEE L-2, FOR FULL QUANTITY COUNT OF PLANTS NOT LISTED IN ABOVE LIST.

MAP KEY

1. RAMP ENTRY TO UPPER AND LOWER PARKING
2. TIAIE GARDENIA HEDGE TO BUFFER STREET FROM PROPERTY SIDEWALK
3. OUTDOOR SEATING
4. ACCENT LOGO TBD BY OTHERS - TYP
5. OUTDOOR CAFE w SHADE UMBRELLA
6. QUARTZITE PAVING - TYP. OF COMMON SIDEWALK FOR PROPERTY
7. STONE GARDEN w/ 1/2"-8" DIAMETER RIVER ROCK SEE: L-1, SEC 'A'
8. RHAPIS PALM TO SOFTEN COLUMNS
9. COBBLE STONE DROP-OFF ZONE
10. DESIGNED PAVING FOR PRIVATE ROAD - TYP
11. TYP. QUARTZITE PAVED ACCESS FOR STREET PARKING



1. STREET LEVEL GROUNDCOVER & SHRUB PLAN



A.TYP SEC: WEST LEISURE OUTDOOR SEATING

**IRRIGATION LEGEND:**

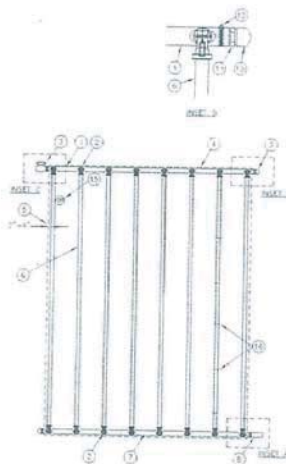
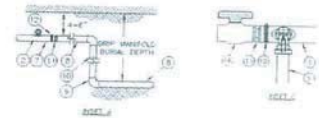
1. ALL IRRIGATION TO USE RAINBIRD xfs DRIP SYSTEM WITH TYP. LAYOUT.

- TURF AREAS: 12" x 12" 0.6 GPH
- SHRUB/ GROUND COVER: 12" x 18" 0.6 GPH

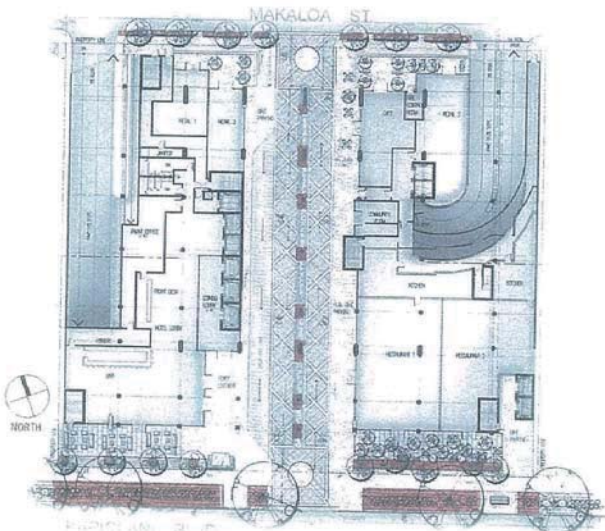
**GROUND LEVEL - FLOW REQUIREMENTS**

\* Assume 100% Irrigation Usage Only - NO CHANGE IN DOMESTIC USE

	PICTURE UNITS	GALLONS PER MINUTE (GPM)	GALLONS PER DAY (GPD)
A. PROPOSED IRRIGATION	20	12	43K
B. TO BE REMOVED (RESOLUTION)	1	3	8K
C. TOTAL NET (A-B)	19	9	35K
D. EXISTING TO REMAIN	0	0	0
E. GROUND TOTAL (C+D)	19	9	35K



- 1) TOP - FLUSH HEADER
- 2) PIPES - INSTALLED RAINBIRD SYSTEM
- 3) FLUSH VALVE WITH PVC CAP OR ORIGINAL 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 SUPPLY HEADER (TYPICAL)
- 7) TOP - SUPPLY HEADER
- 8) PVC 3/4" MANIFOLD FROM RAIN BIRD CONTROL STOP VALVE, NOT EXCEED THE NEXT LATERAL FLOW DEMAND
- 9) PVC 3/4" x 1/2" BALL VALVE (TYPICAL)
- 10) PIPE - 1/2" x 40 BRASS PIPE
- 11) FEMALE ADAPTER FITTING
- 12) COARSEST STEEL SCHEDULE OR MURRAY LAMP
- 13) PVC 3/4" x 1/2" CAP
- 14) PVC 3/4" x 1/2" BALL VALVE
- 15) OPERATION INDICATOR FROM RAIN BIRD MODEL OPERATED REFER TO RAIN BIRD OPERATE DESIGN GUIDE FOR PROPER SEALING



**NOTES:**

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

**XFS SUB-SURFACE DRIPLINE  
END FEED LAYOUT OF HEADER**

68-81-2001  
- 4 15

Mid Pressure psi	12" Spacing		18" Spacing		24" Spacing	
	Nominal Flow (gph)	Horizontal Flow (gph)	Nominal Flow (gph)	Horizontal Flow (gph)	Nominal Flow (gph)	Horizontal Flow (gph)
15	273	150	314	200	424	322
20	318	165	352	224	508	368
25	365	180	410	260	598	444
30	425	200	480	300	708	524
35	495	225	560	340	838	614
40	575	250	650	390	988	714
45	665	280	750	440	1158	824
50	765	310	860	500	1348	944

**1. GROUND LEVEL DRIP IRRIGATION LAYOUT** SC. 1"=40'-0"



**HAWAII OCEAN PLAZA, PROPOSED LANDSCAPE CONCEPT**  
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EXHIBIT C-4  
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**GROUND FLOOR TREE & PALM PLANT LIST**

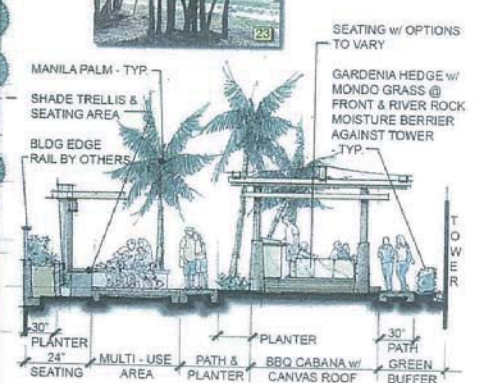
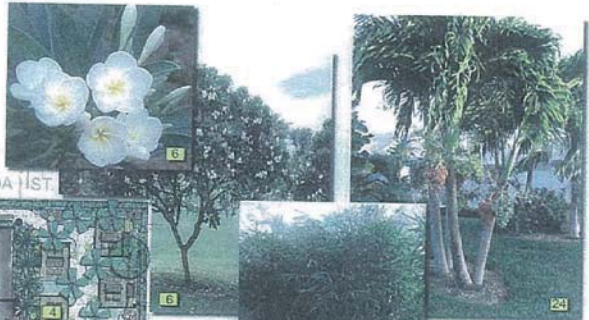
NO.	COMMON NAME	SCIENTIFIC NAME	AMT.	SIZE	NOTES
1	Manila Palm	<i>Adonidia merrillii</i>	44	f.s.	Min. 6' trk. ht. 6" Cal.
2	Singapore Plumeria	<i>Plumeria obtusa</i>	9	f.s.	Min. 6' trk. ht. 6" Cal.
3	Buddha's Belly Bamboo	<i>Bambusa ventricosa</i>	36	25 g.c.	Min. 6' ht. clustered

**LANDSCAPE NOTES:**

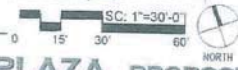
- ARTIFICIAL TURF TO BE USED FOR GRASS APPLICATION WITHIN FOOTPRINT OF TOWER ONLY. ALL ELSE TO BE NATURAL - SEE L-6

**MAP KEY:**

- SHADE TRELLIS & DEDICATED DOG RUN.
- 24" RAISED PLANTER BED w/ TIARE GARDENIA HEDGE - TYP. @ BLDG EDGE SEE: SEC. 'A'
- NATURAL COLOR QUARTZITE PAVING
- BBO CABANA w/ STRETCHED CANVAS ROOF
- GRASS LAWN - TYP. ONLY OUTSIDE OF TOWER FOOTPRINT
- SINGAPORE PLUMERIA FLOWERING TREE
- RESTAURANT OVERFLOW SEATING
- POOL BAR
- HARDWOOD DECKING - TYP.
- WET CHAISE LOUNGE w/ SOUTH VIEW
- RAISED PLANTER BED. SEE: L-6, SEC. 'A'
- HARDWOOD ISLAND w/ CHAISE LOUNGE & BRIDGE CONNECTION SEE: L-6, SEC. 'A'
- CIRCULAR RAKED DECORATIVE SAND TRAP.
- KIDS POOL w/ SPLASH SHOWER
- FAMILY SAND LOT
- CHILDRENS TOT LOT
- ARTIFICIAL TURF PUTTING GREEN - TYP.
- ACCENT ROCK GARDEN w/ VARYING DIA. PEBBLE AND LARGE ACCENT BOULDER. SEE: L-7, SEC. 'A'
- WOOD PATHWAY BRIDGE. SEE: L-7, SEC. 'A'
- REST BENCH
- STAINED & STONE TEXTURED CONCRETE STEPPING STONE
- DESIGNATED NORTH REST AREA
- BUDDHA'S BELLY BAMBOO
- MANILA PALM
- SIGNATURE LIGHT FIXTURE SEE: L-7, SEC. 'A'



**1. LEVEL 8 HARDSCAPE & TREE PLAN**



**A. TYP SEC: CABANAS & TRELLIS**

SC. NTS



**HAWAII OCEAN PLAZA, PROPOSED LANDSCAPE CONCEPT**

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**LEVEL 8: GROUNDCOVER & SHRUB LIST**

NO.	COMMON NAME	SCIENTIFIC NAME	AMT.	SIZE	NOTES
1	Red 'Kimi' Ginger	<i>Alpinia purpurata</i>	110	3 g.c.	ea. @ 30" o.c., staggered
2	Red 'Lilinoe' TI	<i>Conyline fruticosa</i>	36	3 g.c.	ea. @ 12" o.c., clustered
3	Queen Emma Spider Lily	<i>Conium augustum</i>	64	3 g.c.	ea. @ 24" o.c., staggered
4	Yellow Daylily	<i>Hemerocallis 'Hyperion'</i>	40	1 g.c.	ea. @ 8" o.c., clustered
5	Tiare Gardenia Hedge	<i>Gardenia taitensis</i>	240	3 g.c.	ea. @ 30" o.c.
6	St. Augustine grass	<i>Stenotaphrum secundatum</i>	1730		s.f., sod
7	Dwarf Lauae Fern	<i>Rhymatosorus grossus</i>	580	4" pots	ea. @ 16" o.c., staggered
8	Dwarf Japanese Juniper	<i>Juniperus procumbens 'Nana'</i>	46	5 g.c.	ea. @ 24" o.c., clustered
9	Mondo Grass	<i>Ophiopogon Japonicus</i>	120	Sprigs	s.f., 3" o.c., staggered

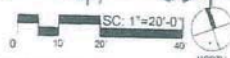
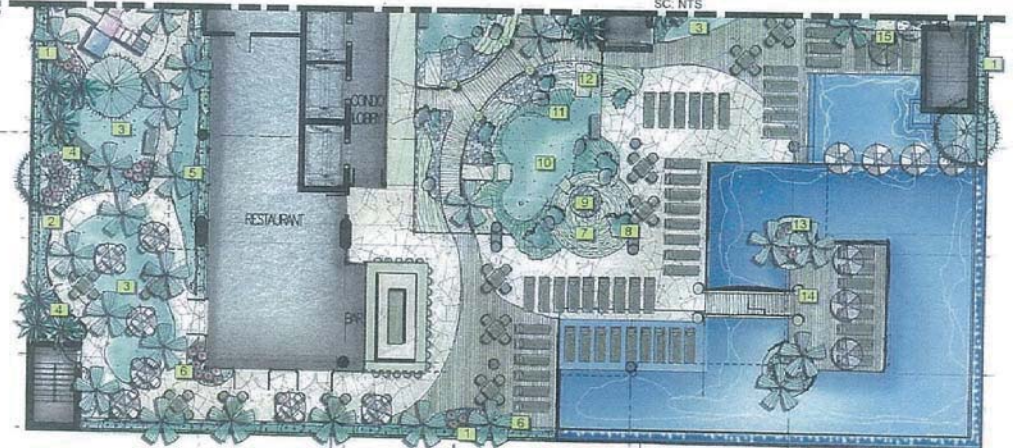


**MAP KEY:**

1. TIARE GARDENIA HEDGE - TYP. @ RAISED PERIMETER PLANTER & BLDG. EDGE TO SOFTEN RAILING
2. DWARF LAUAE FERN
3. ST. AUGUSTINE GRASS
4. 24" HT. PERIMETER PLANTER w/ MIN. 30" WIDTH BUT TO MEANDER TO HELP DEFINE SPACE & FUNCTION
5. TIARE GARDENIA HEDGE - TYP. @ BASE OF TOWER w/ MONDO GRASS AT BASE & MOISTURE RIVER ROCK BASE FACING TOWER. SEE: L-5, SEC 'A'
6. RED GINGER & QUEEN EMMA SPIDER LILY - TYP
7. COARSE SAND GRANUALS TO CREATE CIRCLE PATTERN
8. DWARF JAPANESE JUNIPER 'NANA' - TYP.
9. 1/2" 8" VARYING RIVER ROCK BED w/ LARGE ACCENT LAVA BOULDERS - TYP
10. ARTIFICIAL TURF PUTTING GREEN - TBD BY OTHERS
11. COARSE ARTIFICIAL TURF FOR 'RUFF'
12. STAINED, STONE TEXTURED CONCRETE STEPPING STONE w/ 30" TYP. WIDTH BY VARYING LENGTHS.
13. ASSORTED RED GINGERS TO FEATURE AGAINST LARGE COLUMNS w/ DWARF LAUAE @ BASE
14. YELLOW DAY LILY ACCENTS IN PLANTER BASE TO SOFTEN POSTS FOR FEATURED LIGHTS SEE: SEC 'A'
15. KIDS POOL DECK

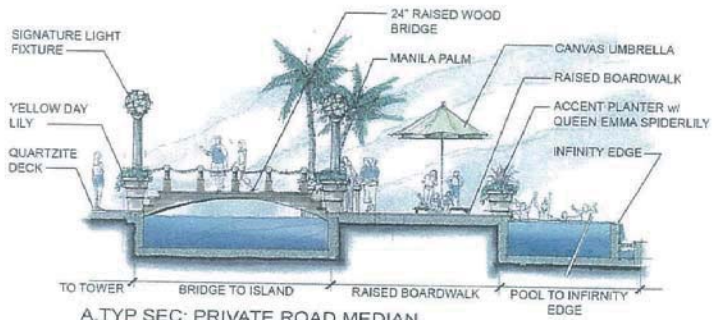
**1. LEVEL 8 GROUNDCOVER & SHRUB PLAN**

MATCHLINE: SEE L-7



**HAWAII OCEAN PLAZA, PROPOSED LANDSCAPE CONCEPT**  
 1362 KAPIOLANI BLVD. HONOLULU, HI 96814

EXHIBIT C-6  
 2017/SDD-11



**A.TYP SEC: PRIVATE ROAD MEDIAN.**

SC. NTS

KAPIOLANI BLVD

**MAP KEY:**

1. TIARE GARDENIA HEDGE - TYP @ RAISED PERIMETER PLANTER & BLDG. EDGE TO SOFTEN RAILING
2. TIARE GARDENIA HEDGE - TYP @ BASE OF TOWER w/ MONDO GRASS AT BASE & MOISTURE RIVER ROCK BASE FACING TOWER. SEE: L-5, SEC 'A'
3. RED GINGER & QUEEN EMMA SPIDER LILY - TYP.
4. DWARF LAJAE FERN
5. ARTIFICIAL TURF PUTTING GREEN - TBD B
6. 1/2"-8" VARYING RIVER ROCK BED w/ LARGE ACCENT LAVA BOULDERS
7. STAINED, STONE TEXTURED CONCRETE STEPPING STONE w 30" TYP. WIDTH BY VARYING LENGTHS.
8. COARSE SAND GRANULES TO CREATE CIRCLE PATTERN
9. DWARF JAPANESE JUNIPER 'NANA' - TYP.
10. ST. AUGUSTINE GRASS
11. FAMILY SAND PIT & REST AREA
12. RESTING BENCH
13. TOT LOT
14. NATURAL COLOR QUARTZITE
15. DOG RUN w/ POROUS STONE DECK
16. SHADE TRELLIS SEATING AREA/ MULTI-USE AREA
17. KIDS POOL DECK
18. KIDS POOL DECK
19. HARDWOOD FAMILY DECK

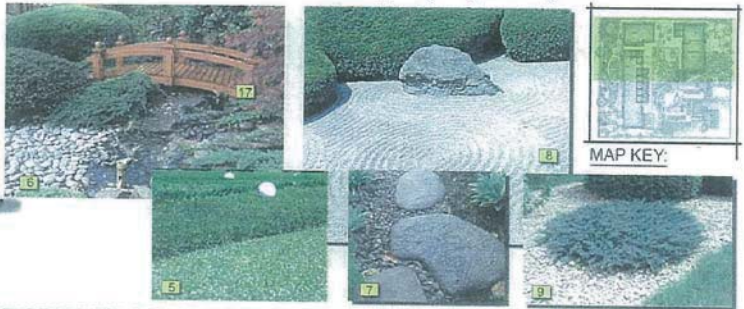
MANILA PALM  
SIGNATURE LIGHT  
GLOBE FIXTURE  
LOW BRIDGE NOT TO EXCEED 24" @ ARCH.

MOUNDED ARTIFICIAL TURF PUTTING AREA WHERE AVAILABLE  
COARSE SAND GRANULES TO CREATE CIRCLE PATTERN.  
LOW WOOD GARDEN BRIDGE  
ZEN GARDEN/ PUTTING GREEN  
A. TYP SEC: ZEN GARDEN/ PUTTING GREEN  
SC: NTS



**1. LEVEL 8, GROUNDCOVER & SHRUB PLAN**

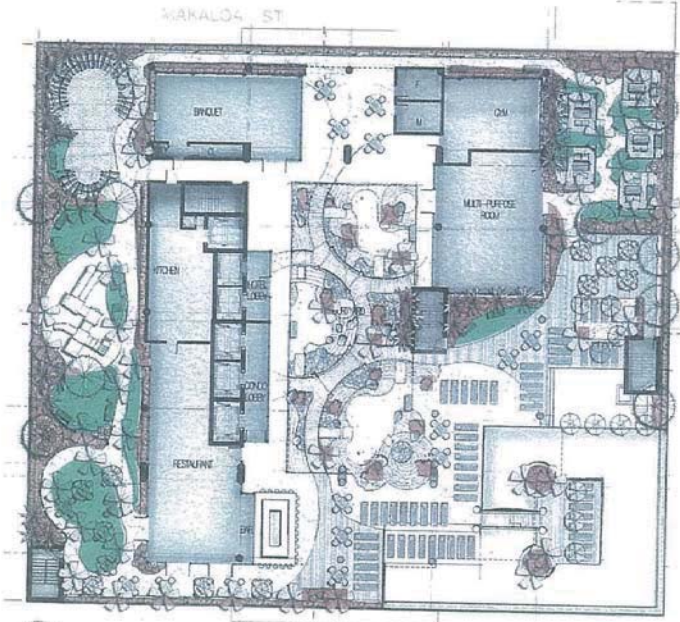
MATCHLINE: SEE L-6



**HAWAII OCEAN PLAZA, PROPOSED LANDSCAPE CONCEPT**  
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EXHIBIT C-7  
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**IRRIGATION LEGEND:**

1. ALL IRRIGATION NEEDS TO USE RAINBIRD xfs DRIP SYSTEM WITH TYP LAYOUT:

- TURF AREAS: 12" x 12" 0.6 GPH
- SHRUB/ GROUNDCOVER: 12" x 18" 0.6 GPH

2. REFER TO L-4 FOR TYP DRIP DETAILS
3. PUTTING GREEN WITHIN FOOTPRINT OF TOWER TO USE ARTIFICIAL TURF w/ NO IRRIGATION NEED.

**8th FLOOR LEVEL : FLOW REQUIREMENTS**

	Irrigation Use Only - No Change in Domestic Use		
	Fixture Units	Gallons per Minute (GPM)	Gallons per Day (GPD)
A. PROPOSED IRRIGATION	22	18	1850
B. TO BE REMOVED (DEDUCTION)	0	0	0
C. TOTAL NET (A - B)	22	18	1850
D. REMAINS TO REMAIN	0	0	0
F. GRAND TOTAL (C + D)	22	18	1850

1. LEVEL 8 DRIP IRRIGATION LAYOUT SC: 1"=30'-0"

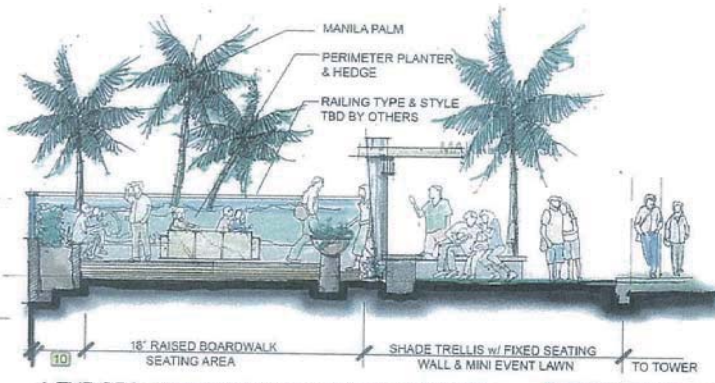


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EXHIBIT C-8  
 2017/SDD-11

**LANDSCAPE NOTES:**

- 1 SPACE TO BE OVER PLANTED w/ SIZE & QUANTITY TO GIVE 'GREEN' APPEAL TO A SMALL SPACE
- 2 WHERE PLANTS ARE ADJACENT TO BUILDING, 24" MIN. PEBBLE ROCK MOISTURE BARRIER IN THE FORM OF A ROCK GARDEN IS TO BE INTRODUCED



**A.TYP SEC: SHADE TRELLIS & RAISED SEATING**

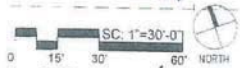
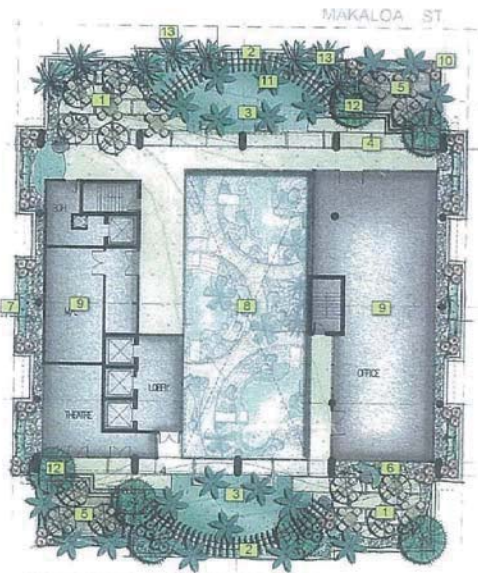
**MAP KEY:**

1. OVERFLOW w/ TABLE & SEATING OPTIONS TO VARY
2. SHADE TRELLIS & FIXED LOW SEATING WALL. SEE SEC 'A'
3. MINI EVENT LAWN & 'GREEN' OVERFLOW
4. LARGE 36" WIDTH SLABS w/ LENGTH TO VARY & 4" GRASS OR GRAVEL INLAYS
5. RAISED BOARD SEATING AREA
6. ROCK GARDEN w/ ACCENT PLANT MATERIALS SIMILAR TO ZEN GARDEN BENEATH @ 8TH FLOOR
7. LANDSCAPE TO BUFFER OR ACCENT VIEW BEYOND
8. OPEN ATRIUM TO PUTTING GREEN/ ZEN GARDEN BELOW
9. TYP. TOWER FOOT PRINT
10. RAISED PERIMETER PLANTER - TYP. @ BLDG. EDGE w/ RAIL STYLE TBD BY OTHERS
11. LARGE MANILA PALM
12. SINGAPORE PLUMERIA
13. BUDDHA'S BELLY BAMBOO



**17TH LEVEL HARDSCAPE & PALM PLANT LIST**

NO.	COMMON NAME	SCIENTIFIC NAME	AMT.	SIZE	NOTES
1	Manila Palm	<i>Adonisia manilla</i>	20	f.s.	Min. 6' trk. ht. 6" Cal
2	Singapore Plumeria	<i>Plumeria obtusa</i>	7	f.s.	Min. 6' trk. ht. 6" Cal
3	Buddha's Belly Bamboo	<i>Bambusa ventricosa</i>	16	25 g.c.	Min. 6' ht. clustered



**1. LEVEL 16 HARDSCAPE & TREE PLAN**



**HAWAII OCEAN PLAZA, PROPOSED LANDSCAPE CONCEPT**  
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EXHIBIT C-9  
 2017/SDD-11



17TH LEVEL SHRUB & GROUND COVER PLANT LIST

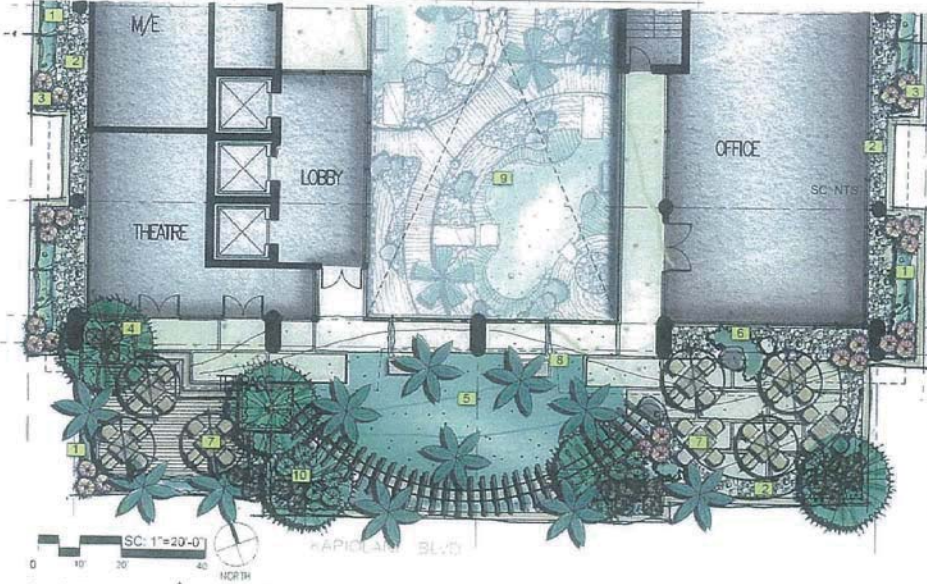
NO	COMMON NAME	SCIENTIFIC NAME	AMT.	SIZE	NOTES
1	Red 'Kimi' Ginger	<i>Alpinia purpurata</i>	30	3 g.c.	ea. @ 18" o.c., staggered
2	Red 'Lilinoe' Ti	<i>Cordyline fruticosa</i>	30	3 g.c.	ea. @ 12" o.c., clustered
3	Tiare Gardenia Hedge	<i>Gardenia tatarica</i>	50	3 g.c.	ea. @ 30" o.c.
4	St. Augustine grass	<i>Stenotaphrum secundatum</i>	750		s.f. sod
5	Dwarf Lauae Fern	<i>Phymatosorus grossus</i>	80	4" pots	ea. @ 10" o.c. staggered
6	Dwarf Japanese Juniper	<i>Juniperus procumbens 'Nana'</i>	18	5 g.c.	ea. @ 24" o.c. clustered

LANDSCAPE NOTES:

- SPACE TO BE OVER PLANTED w/ SIZE & QUANTITY TO GIVE 'GREEN' APPEAL TO A SMALL SPACE
- WHERE PLANTS ARE ADJACENT TO BUILDING, 24" MIN. PEBBLE ROCK MOISTURE BARRIER IN THE FORM OF A ROCK GARDEN IS TO BE INTRODUCED.
- RED GINGER TO BE USED IN CORNERS BEHIND TRELLIS & BENEATH TREE/ BAMBOO

MAP KEY:

- TIARE GARDENIA HEDGE - TYP. @ PERIMETER
- MOISTURE BARRIER/ DECORATIVE ROCK GARDEN
- QUEEN EMMA SPIDER LILY
- DWARF LAUAE FERN - TYP. GROUND COVER AT BASE OF SHRUBS AND FOR PLANTERS
- ST. AUGUSTINE GRASS OVERFLOW w/ ENGINEERED PAVERS TO MAINTAIN GREEN APPEAL w/ FOOT TRAFFIC
- DWARF JAPANESE JUNIPER - TYP. IN ROCK GARDEN
- BENCHES/ OUTDOOR FURNISHING TBD BY OTHERS
- REST BENCH
- ATRIUM w/ PUTTING GREEN/ ZEN GARDEN BENEATH @ 6TH FLOOR
- RED GINGER



1. LEVEL 16 TYP. SHRUB & GROUND COVER PLAN



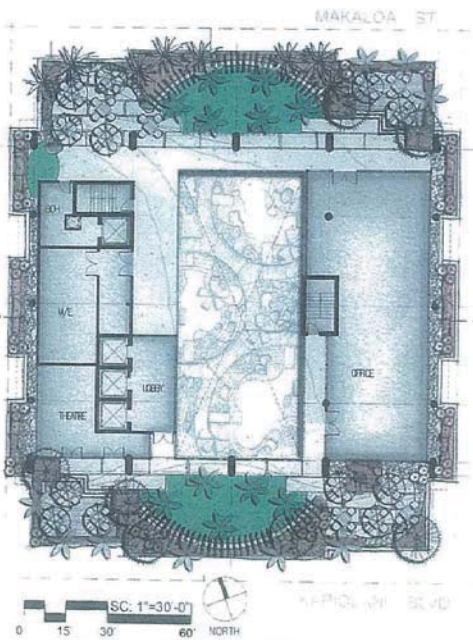
HAWAII OCEAN PLAZA, PROPOSED LANDSCAPE CONCEPT

1362 KAPIOLANI BLVD. HONOLULU, HI 96314

EXHIBIT C-10

2017/SDD-11





**IRRIGATION LEGEND:**

- ALL IRRIGATION NEEDS TO USE RAINBIRD xfs DRIP SYSTEM WITH TYP. LAYOUT:
- TURF AREAS: 12" x 12" 0.6 GPH
  - SHRUB/ GROUNDCOVER: 12" x 18" 0.6 GPH
- REFER TO L-4 FOR TYP. DRIP DETAILS
  - PUTTING GREEN WITHIN FOOTPRINT OF TOWER TO USE ARTIFICIAL TURF w/ NO IRRIGATION NEED.

**17th FLOOR LEVEL FLOW REQUIREMENTS**

	Proposed No.		GALLONS PER DAY (GPD)
	PIPS	GALLONS PER MINUTE (GPM)	
A. PROPOSED IRRIGATION	22	14	1120
B. TO REMAIN/NO SOLUTION	0	0	0
C. TOTAL NET (A + B)	22	14	1120
D. EXISTING TO REMAIN	0	0	0
E. GRAND TOTAL (C + D)	22	14	1120

1. LEVEL 17 DRIP IRRIGATION PLAN



**HAWAII OCEAN PLAZA, PROPOSED LANDSCAPE CONCEPT**  
 1362 KAPIOLANI BLVD. HONOLULU, HI 96814

EXHIBIT C-11  
 2017/SDD-11





ARCHITECT:  
 FSC ARCHITECTS  
 1000 KALANOA'OLE DRIVE  
 HONOLULU, HAWAII 96813

NOT DRAWN TO SCALE  
 ARCHITECTURAL RENDERING  
 FOR INFORMATION ONLY

CALIFORNIA  
 INVESTMENT  
 REGIONAL  
 CENTER LLC

Hawaii Ocean Plaza  
 Honolulu, Hawaii  
 TMC 2-3-06-013 / 03 / 03

PRELIMINARY  
 DEVELOPMENT  
 RENDERING STUDY

DATE: 18 DEC. 2016  
 REV. 18 MARCH 2017  
 REV. 25 APRIL 2017  
 PROJECT # 16005

SCALE: 1/8"=1'-0"  
 EXPOSURE REVISED  
 RENDERING

DRAWING NO.  
 TO-06

EXHIBIT D-1  
 2017/SDD-11





EXHIBIT D-2  
2017/SDD-11



ARCHITECT  
SUNSHINE PARTNERS  
1000 KALANIAN'OLEKI AVE  
SUITE 1000 HONOLULU HI 96813

NOT A CONTRACT DOCUMENT  
REPRESENTS AN APPROXIMATE  
SOME PROVISIONS ONLY

CALIFORNIA  
INVESTMENT  
REGIONAL  
CENTER LLC

Hawaii Ocean Plaza  
Honolulu, Hawaii  
TASK 2-3-005-008/009/010

ARCHITECTURAL  
DEVELOPMENT  
REQUIREMENT STUDY

DATE: 18 DEC 2016  
REV: 30 MARCH 2017  
REV: 25 APRIL 2017  
PROJECT #: 16009-5

SHEET CONTAINS

CADREAR REVISED  
DATE: 10/10/16  
REVISIONS

SHEET NO.  
T0-07

CITY COUNCIL  
CITY AND COUNTY OF HONOLULU  
HONOLULU, HAWAII  
C E R T I F I C A T E

RESOLUTION 17-175, CD1

Introduced: 06/22/17 By: RON MENOR – BY REQUEST Committee: ZONING AND HOUSING

Title: RESOLUTION APPROVING A CONCEPTUAL PLAN FOR AN INTERIM PLANNED DEVELOPMENT-TRANSIT PROJECT FOR THE DEVELOPMENT OF THE HAWAII OCEAN PLAZA MIXED USE DEVELOPMENT PROJECT.

Voting Legend: \* = Aye w/Reservations

08/09/17	COUNCIL	<u>M-3747</u> – APPROVED 120-DAY EXTENSION OF TIME. 7 AYES: ANDERSON*, ELEFANTE*, FUKUNAGA, KOBAYASHI, MARTIN, MENOR, PINE. 1 NO: MANAHAN. 1 ABSENT: OZAWA.
11/16/17	ZONING AND HOUSING	CR-447 REPORTED OUT OF COMMITTEE FOR ADOPTION (120-DAY EXTENSION OF TIME).
12/06/17	COUNCIL	CR-447 ADOPTED. 8 AYES: ANDERSON, ELEFANTE, FUKUNAGA, KOBAYASHI, MANAHAN, MARTIN, MENOR, PINE. 1 ABSENT: OZAWA.
03/22/18	ZONING AND HOUSING	CR-108(18) – RESOLUTION REPORTED OUT OF COMMITTEE FOR ADOPTION AS AMENDED IN CD1 FORM.
03/28/18	COUNCIL	CR-108(18) AND RESOLUTION 17-175, CD1 AS AMENDED WERE ADOPTED. 5 AYES: FUKUNAGA, KOBAYASHI, MARTIN, OZAWA, PINE. 3 NOES: ELEFANTE, MANAHAN, MENOR. 1 ABSENT: ANDERSON.

I hereby certify that the above is a true record of action by the Council of the City and County of Honolulu on this RESOLUTION.

  
\_\_\_\_\_  
GLEN I. TAKAHASHI, CITY CLERK

  
\_\_\_\_\_  
ERNEST Y. MARTIN, CHAIR AND PRESIDING OFFICER