

**SUMMARY OF PROPOSED FLOOR DRAFT:**

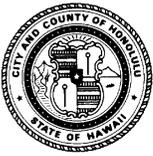
**Resolution 17-305, CD1  
APPROVING A CONCEPTUAL PLAN FOR AN  
INTERIM PLANNED DEVELOPMENT - TRANSIT PROJECT FOR THE  
DEVELOPMENT OF THE HAWAII CITY PLAZA CONDOMINIUM  
DEVELOPMENT PROJECT.**

**THE PROPOSED FD1 makes the following amendments to the proposed CD1 that was reported out of the Committee on Zoning and Housing at its December 5, 2017 meeting:**

A. Revises the last sentence of Condition X to read as follows:

"In addition, any change of the Project developer from Hawaii City Plaza, LP, to another entity or person prior to the issuance of a CO for the Project will be considered a significant change to the Project, and will require a new application and approval by the Council."

B. Makes miscellaneous technical and nonsubstantive amendments.



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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 CITY PLAZA CONDOMINIUM DEVELOPMENT PROJECT.

WHEREAS, on July 5, 2016, the Department of Planning and Permitting (DPP) accepted the application (File No. 2016/SDD-40) of Hawaii City Plaza LP (the "Applicant") for an Interim Planned Development-Transit ("IPD-T") permit to redevelop approximately 39,520 square feet of land with a mixed use residential and commercial project in the Ala Moana neighborhood on land zoned A-2 Medium-Density Apartment and BMX-3 Community Business Mixed Use Districts, located at 710 and 730 Sheridan Street and 733 Cedar Street, and identified as Tax Map Keys: 2-3-014: 002, 004, and 011, as shown on Exhibits A-1 and A-2, B-1 through B-21, C-1, D-1 through D-2, E-1 through E-4, and F-1 through F-4 (the "Project"); and

WHEREAS, the Project includes the demolition of single and two-story warehouse structures; and the development of a 250-foot-high mixed use tower with 164 multi-family dwelling units, roof gardens, community room, ground floor eating and drinking establishments, outdoor dining areas, parking podium, 209 bicycle parking spaces, publicly accessible ground-level improvements, and various right-of-way improvements; and

WHEREAS, on September 1, 2016, the DPP held a public hearing, which was attended by the Applicant and its representatives, the Applicant's agent and its representatives, and approximately seven members of the public; testimony was offered by three members of the public at the hearing; and

WHEREAS, on October 18, 2016, 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 714 (2016); and

WHEREAS, the conceptual plan for the Project is set forth in the exhibits attached hereto as Exhibits B-1 through B-21, C-1, D-1 through D-2, E-1 through E-4, and F-1 through F-4, and is further described in Departmental Communication 714 (2016), all of which are incorporated herein by this reference; and

WHEREAS, the City Council, having received the findings and recommendation of the DPP on October 24, 2016, and having duly considered the matter, desires to



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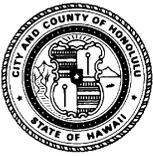
## RESOLUTION

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approve the conceptual plan for the Project, subject to the conditions enumerated below; now, therefore,

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

- A. Within 21 days after City Council approval of the conceptual plan for the Project, the Applicant shall submit to the DPP an application for a major special district permit, including detailed plans and drawings of the Project.
- B. The maximum permitted floor area for the Project is 197,600 square feet (floor area ratio ("FAR") of 5.0).
- C. The maximum height of the Project is 250 feet.
- D. The maximum number of off-street parking spaces for the Project is 351 spaces. The Applicant should consider unbundling parking stalls from the sale of the condominium units.
- E. The Project may encroach into the street centerline height and yard setbacks and exceed the maximum building area as shown on the approved conceptual plans and drawings attached hereto as Exhibits B-1 through B-21, C-1, D-1 through D-2, E-1 through E-4, and F-1 through F-4.
- F. Rooftop structures must conform to Land Use Ordinance (LUO) Section 21-4.60(c). The Applicant shall revise the plans to show that all proposed rooftop elements comply with this section.
- G. The Applicant shall provide 20 percent of the total residential units in the Project, or 33 dwelling units, whichever is greater, as rental units affordable to households with incomes not exceeding 80 percent of the area median income ("AMI") for Honolulu. The units shall remain affordable for a minimum of 30 years after 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.
- H. Landscaping is not required in the five-foot front yard on Sheridan Street, provided site landscaping is installed pursuant to an approved landscape plan.



# CITY COUNCIL

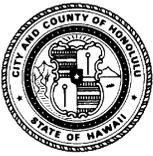
CITY AND COUNTY OF HONOLULU  
HONOLULU, HAWAII

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## RESOLUTION

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- I. The Applicant shall provide a safe, well-lit, paved pedestrian, bicyclist, and vehicular pathway along the private driveway.
- J. Any dewatering and soil removal and disposal must be conducted in accordance with the State Department of Health guidelines.
- K. Prior to issuance of the CO, the Applicant shall provide safety measures around the building and garage, such as security service and a camera surveillance system capable of producing readable images of the vehicle license plates and identifiable facial images to aid in the investigation of criminal activities that may occur on the site. The Applicant shall submit photos of the safety measures to the DPP Land Use Permit Division ("LUPD") as proof of installation.
- L. Prior to the issuance of any demolition or building permit, 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.
- M. In the event that subsurface historic resources, including human skeletal remains, structural remains, cultural deposits, artifacts, sand deposits, or sink holes are identified during the demolition and/or construction activities, all work must cease in the immediate vicinity of the find. The Applicant shall protect the find from additional disturbance and contact the SHPD immediately. Without any limitation to any other condition found herein, if any burials or archaeological or historic sites are discovered during the course of construction of the Project, all construction activity in the vicinity of the discovery must stop until the issuance of an archaeological clearance from the SHPD that mitigation measures have been implemented to its satisfaction.
- N. The Applicant shall submit the following to the DPP Traffic Review Branch ("TRB") for its review and approval:
  - 1. Prior to the issuance of any demolition or building permit, a projected time line on anticipated construction and opening dates of planned buildings and improvements in the Project to determine when traffic and transportation documents will need to be prepared and submitted. The time line must also identify when the Construction Management Plan ("CMP") and the Traffic Management Plan ("TMP"), as required below, updates and/or validation to the findings of the initial Traffic Impact Analysis Report ("TIAR"), dated February 9, 2016, and off-site roadway work will be submitted for review and approval in relation to when



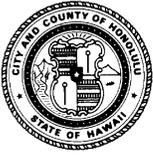
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## RESOLUTION

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approvals for construction plans, and building and occupancy permits will be needed.

2. A CMP must be submitted and approved prior to the issuance of demolition or building permits for major construction work. 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 related construction activities on adjacent streets and neighborhoods. The CMP should identify and limit vehicular activity related to construction 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. Preliminary or conceptual traffic control plans must also be included in the CMP. 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 the related construction activities.
3. A TMP and any subsequent updates must be submitted and approved prior to the issuance of the (temporary) CO. The TMP must include Traffic Demand Management ("TDM") strategies to minimize the amount 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. A pedestrian and bicycle circulation plan must also be included to provide accessibility and connectivity to and along the surrounding public sidewalks and at street intersections, taking into account 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 report.
4. A post TIAR will be required approximately one year after the issuance of the CO to validate the traffic projections, distribution, and assignment contained in the initial TIAR. If additional traffic mitigation measures or modifications are necessary to support related traffic impacts directly attributable to this Project, the Applicant will be required to implement these measures. If the findings of the post TIAR are inconclusive, a



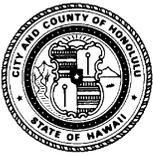
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follow-up study may be required within one year of the post TIAR, as necessary.

- O. Construction plans for all work within or affecting public streets must be submitted to the DPP for review and approval. Traffic control plans during construction must also be submitted to the DPP for review and approval, as required. The plans must show that:
1. Vehicular access points are constructed as standard City dropped driveways. Adequate vehicular sight distance must be provided and maintained at all driveways to 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.
  2. The road cross-section along the frontage of the Project on Sheridan Street remains consistent with the rest of the street.
  3. Entry gates and ticket dispensers are recessed as far into the driveway as necessary to avoid any queuing onto public streets.
  4. All loading and parking areas are designed so that vehicles enter and exit, front first.
  5. Painted bicycle sharrows on Sheridan Street run in both directions from King Street to Kapiolani Boulevard.
- P. Prior to the issuance of a building permit for the superstructure or building shell, the Applicant shall submit all construction plans and drawings to the DPP's Civil Engineering and Wastewater Branch for review and approval for compliance with drainage, grading, and sewer line requirements and recommendations.
- Q. Prior to submitting any building permit application, the Applicant shall:
1. Execute an agreement with Bikeshare Hawaii to implement, fund, construct, and maintain an on-site bike share station. The bike share station must be located on the publicly-accessible private property portion of the Project site, and must not interfere with pedestrian circulation. The Applicant shall provide a flat surface in an acceptable location, 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 bike share station photovoltaic panels).



# CITY COUNCIL

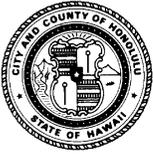
CITY AND COUNTY OF HONOLULU  
HONOLULU, HAWAII

No. 17-305, CD1, FD1

## RESOLUTION

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2. Submit to the DPP revised plans showing:
  - a. The new driveway apron on Sheridan Street closest to Rycroft Street that does not abut the existing catch basin and is relocated at least two feet away from the basin;
  - b. Transparent windows along the community room frontage; and
  - c. Revised podium walls showing architectural features and designs to provide visual relief along the sides of the podium that face the rear and side yards and Cedar Street. No continuous blank walls along the expanse of Levels 1 through 5 are allowed.
3. Submit revised landscape plans for review and approval by the DPP's Land Use Permits Division ("LUPD") to show new street trees along Sheridan Street that provide shade.
4. Submit a revised parking plan to the DPP's LUPD for review and approval that:
  - a. Identifies the new off-street parking count;
  - b. Allows for all vehicles to enter and exit the loading stalls in a front-facing manner; and
  - c. Shows entry gates and ticket dispensers that are recessed into the driveway as far as necessary to avoid any queuing onto public streets.
5. Submit a bicycle parking plan to the DPP's LUPD for review and approval that:
  - a. Identifies the new location of the bicycle stalls on the ground level and Levels 2 through 5, and designates a direct marked walking route between the residential elevators and the residential bicycle parking;
  - b. Identifies the short- and long-term parking spaces, and relocates short-term spaces near entrances to the restaurants and community room; and



# CITY COUNCIL

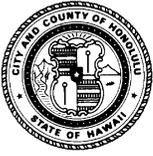
CITY AND COUNTY OF HONOLULU  
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## RESOLUTION

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- c. Identifies the new location of a bikeshare station along Sheridan Street that is easily accessible, safe, and does not impede pedestrians.
- 6. Submit to the DPP Director for review and approval a draft declaration of restrictive covenant ensuring the private driveway will be accessible by the public 24 hours of the day, 7 days of the week for the life of the structure, and requiring the Applicant to maintain the driveway. Upon approval of the draft document, the Applicant shall submit the executed and duly recorded restrictive covenant to the DPP's LUPD.
- 7. Submit civil drawings to the Honolulu Fire Department ("HFD") for review and approval.
- R. The Applicant shall conduct and implement the recommendations of the wind study, including any updates thereto.
- S. The Applicant shall design and submit a wayfinding signage plan to the DPP Director for review and approval prior to the issuance of a building permit. Upon approval of the wayfinding signage plan, the Applicant shall install the approved wayfinding signage prior to the issuance of a CO.
- T. The Applicant shall be responsible for coordinating construction of the Project with applicable public agencies and complying with all applicable regulations.
- U. The Applicant shall be responsible for the maintenance of all constructed improvements not otherwise accepted by the City or State for maintenance.
- V. Approval of this Resolution does not constitute compliance with other LUO or governmental agencies' 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.
- W. The Project must receive a building permit for the proposed development within two years of the effective date of this Resolution. Failure to obtain a development permit within this period will render null and void this Resolution and all approvals issued hereunder, provided that this period deadline may be extended as follows:



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## RESOLUTION

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1. The Director of the DPP may extend this deadline if the Applicant demonstrates good cause, but the deadline 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 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 report 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 Director's report; or (ii) the Applicant's then-existing deadline for obtaining a building permit, the extension will be deemed to be denied.
- X. 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 Director of Planning and Permitting 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. In addition, any change of the Project developer from Hawaii City Plaza, LP, to another entity or person prior to the issuance of a CO for the Project will be considered a significant change to the Project, and will require a new application and approval by the Council.

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), height, street centerline height setbacks, yard setbacks, building area, and landscaping requirements are consistent with the objectives of transit-oriented development and the provisions enumerated in ROH Section 21-9.100-4;



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- C. The requested flexibility with respect to development standards relating to density (floor area), height, street centerline height setbacks, yard setbacks, building area, and landscaping requirements is commensurate with the public amenities and community benefits proposed; and
- 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.

BE IT FINALLY RESOLVED that copies of this Resolution be transmitted to Kathy K. Sokugawa, Acting Director of the Department of Planning and Permitting, 650 South King Street, 7<sup>th</sup> Floor, Honolulu, Hawaii 96813; Hawaii City Plaza LP, 1585 Kapiolani Boulevard, Suite 1215, Honolulu, Hawaii 96814; FSC Architects (to the attention of James G. Freeman), 31 Merchant Street, Suite 208, Honolulu, Hawaii, 96813; and Wes Frysztacki, Director of the Department of Transportation Services, 650 South King Street, 3<sup>rd</sup> Floor, Honolulu, Hawaii 96813.

INTRODUCED BY:

Ann Kobayashi

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DATE OF INTRODUCTION:

October 24, 2017  
 Honolulu, Hawaii

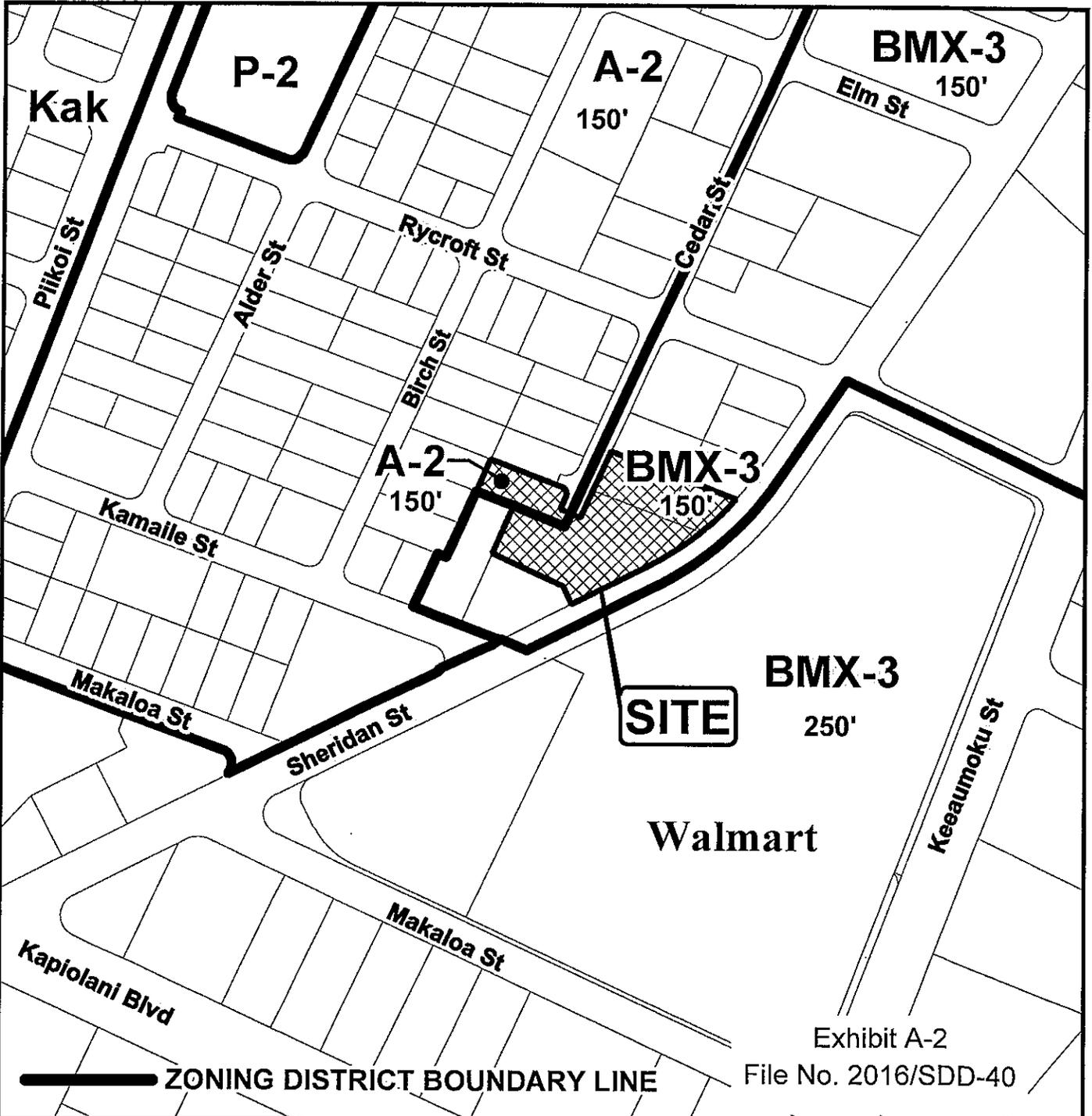
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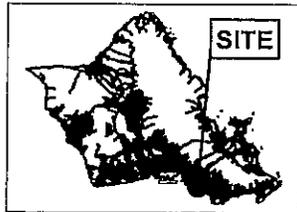
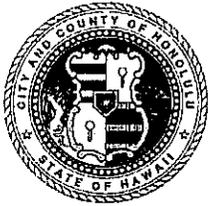
Councilmembers





**ZONING DISTRICT BOUNDARY LINE**

Exhibit A-2  
File No. 2016/SDD-40



VICINITY MAP

200 100 0 200



Scale in Feet



**PORTION OF  
ZONING MAP  
NUUANU - McCULLY**

**TAX MAP KEY(S): 2-3-14: 02, 04 & 11**

**FOLDER NO.: 2016/SDD-40**

# LEGEND

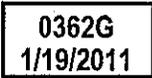
## FLOOD ZONES

1% Annual Chance Flood ( 100 Year Flood):  
 AE = Base Flood Elevation Determined

Other:  
 X = Outside 0.2% Annual Chance Flood Plain



Base Flood Elevation in Feet



FIRM Panel

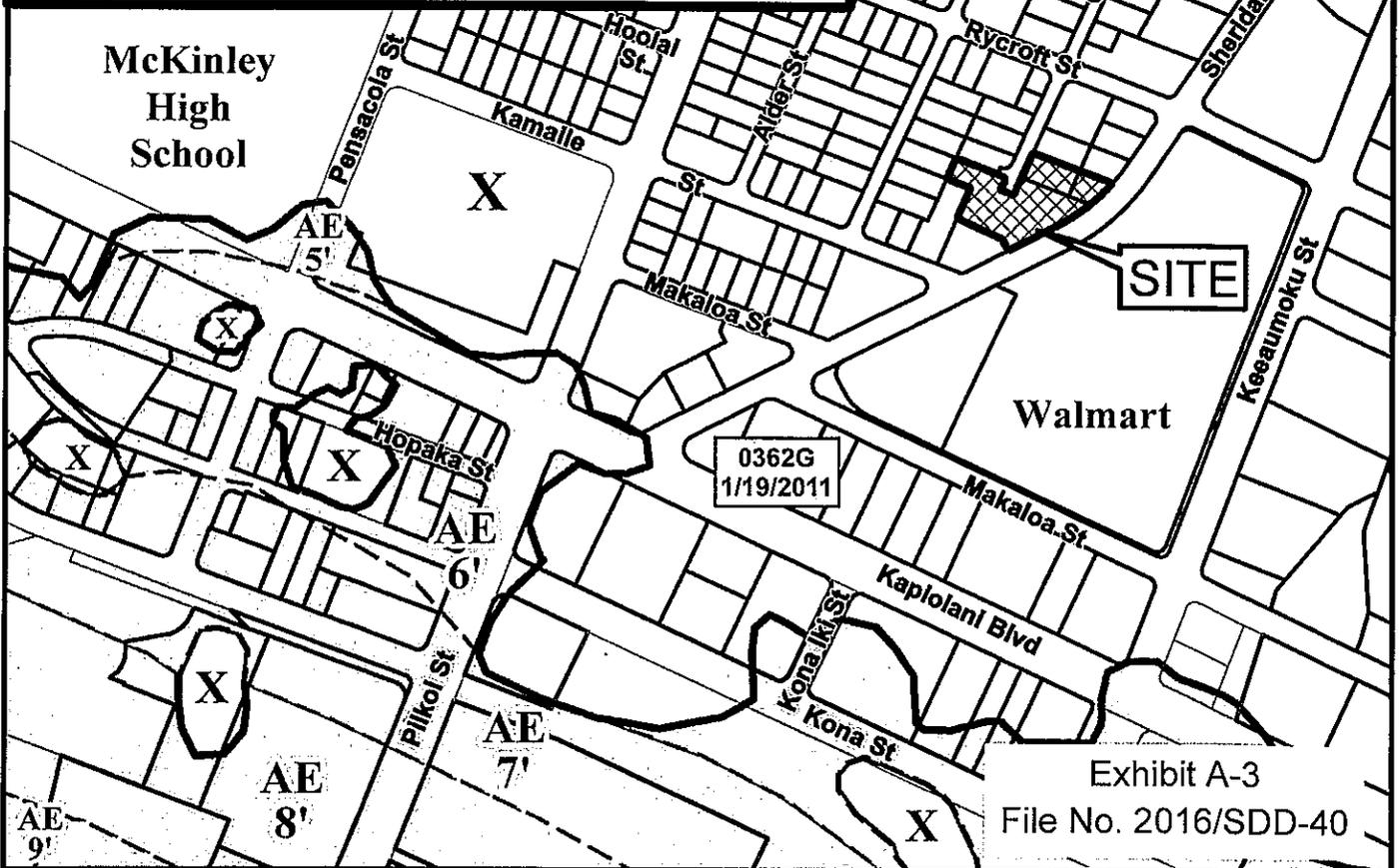
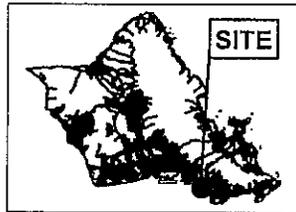


Exhibit A-3  
 File No. 2016/SDD-40



VICINITY MAP

400 200 0 400



Scale in Feet



## PORTION OF FLOOD HAZARD MAP FIRM PANEL 362G

TAX MAP KEY(S): 2-3-14: 02, 04 & 11

FOLDER NO.: 2016/SDD-40

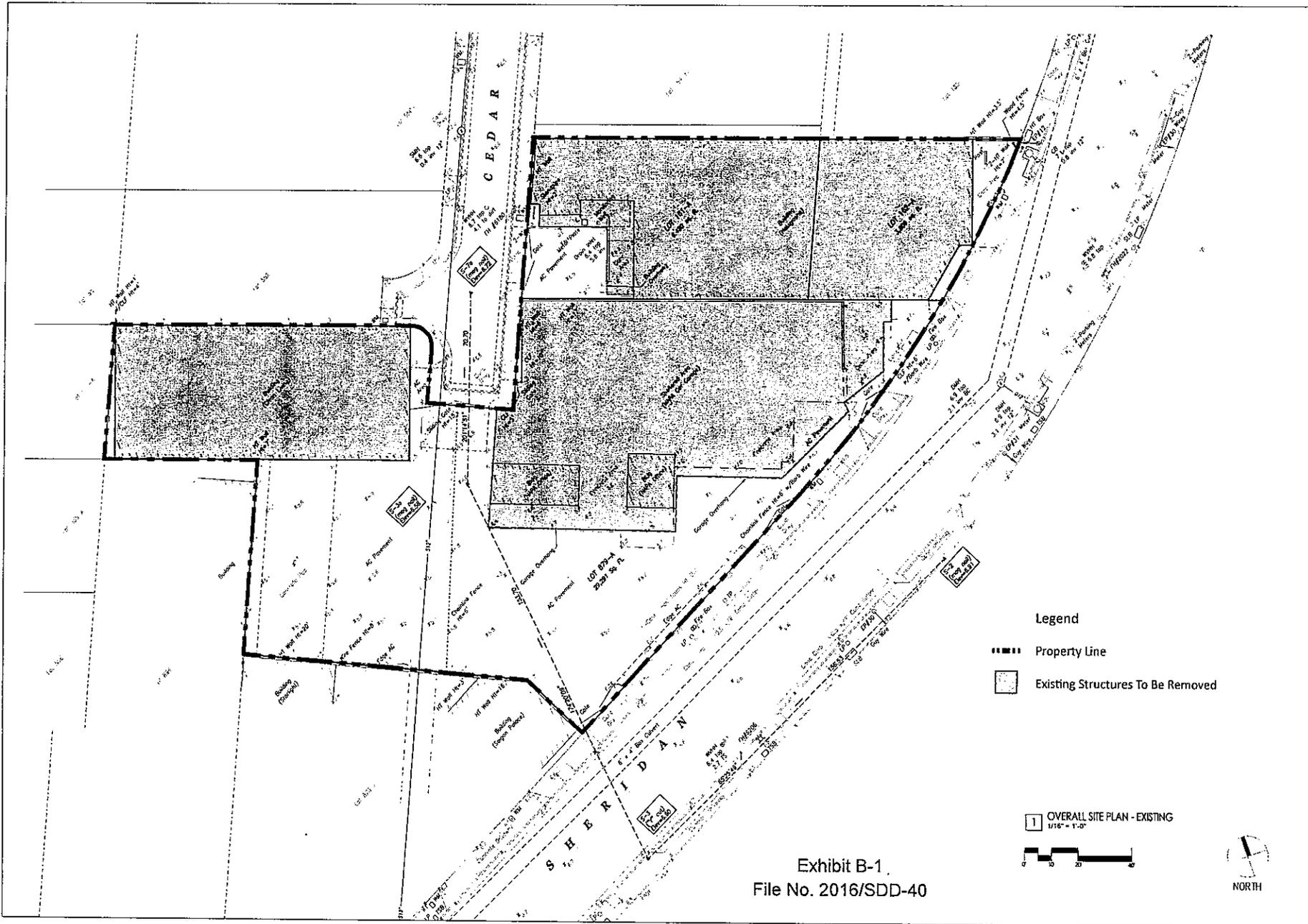


Exhibit B-1  
File No. 2016/SDD-40



ARCHITECT:  
FSC ARCHITECTS  
1110 S. W. 10th Ave.  
Miami, FL 33135  
Tel: 305.375.1111  
www.fscarchitects.com

NOTE CONTRACTOR SHALL OBTAIN  
NECESSARY PERMITS AND  
APPROVALS FROM ALL  
APPLICABLE AGENCIES  
BEFORE BEGINNING WORK.

DEVELOPER:  
CALIFORNIA INVESTMENT  
REGIONAL CENTER, LLC  
PROJECT OWNER:  
HAWAII CITY PLAZA, LP

Hawaii City Plaza  
Honolulu, Hawaii  
710 Sheridan Street  
TMK 2-3-014; Parcels 002, 004, & 011

Interim Planned  
Development Permit  
Application

DATE 2016 MAR 08  
REV. 2016 APRIL 22  
REV. 2016 JULY 27  
PROJECT # 15028

SHEET TITLE

SHEET NO.  
A0-0.1

Legend

- Property Line
- ▣ Existing Structures To Be Removed

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





ARCHITECTS  
THE ARCHITECTS  
OSCAR L. FERNANDEZ  
OSCAR L. FERNANDEZ  
OSCAR L. FERNANDEZ

FOR SERVICES PROVIDED  
BY THE ARCHITECTS

DEVELOPER  
CALIFORNIA INVESTMENT  
REGIONAL CENTER, LLC

PROJECT OWNER  
HAWAII CITY PLAZA, LP

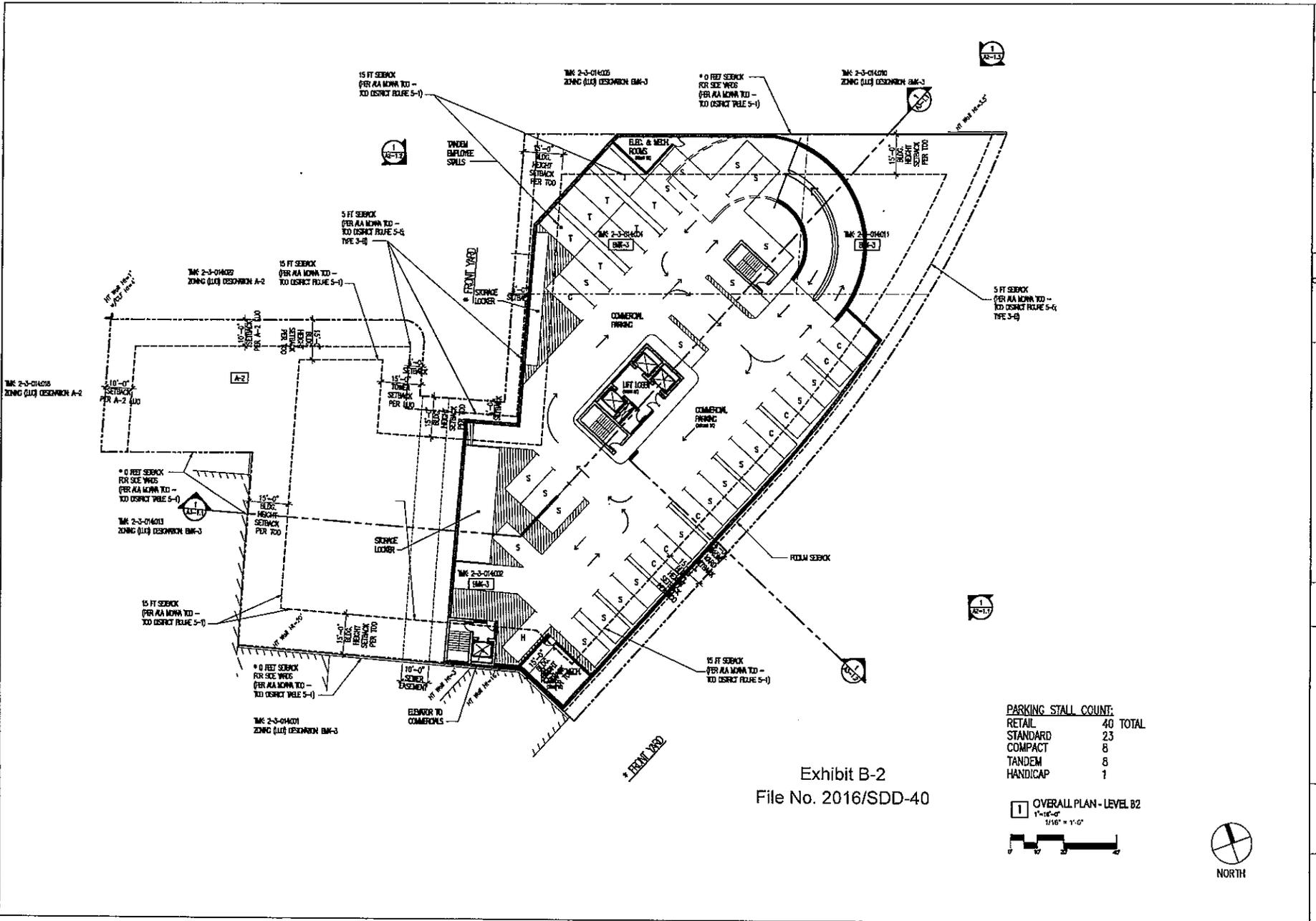
Hawaii City Plaza  
Honolulu, Hawaii  
710 Sheridan Street  
TKA-2-3-0143-Parade.002.004.0.011

Interim Planned  
Development/Transit  
Application

DATE 2016 MAR 08  
REV. 2016 APRIL 22  
REV. 2016 JULY 27  
PROJECT # 15028

SHEET TITLE  
OVERALL PLAN:  
LEVEL B2

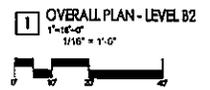
SHEET NO.  
A1-1.1

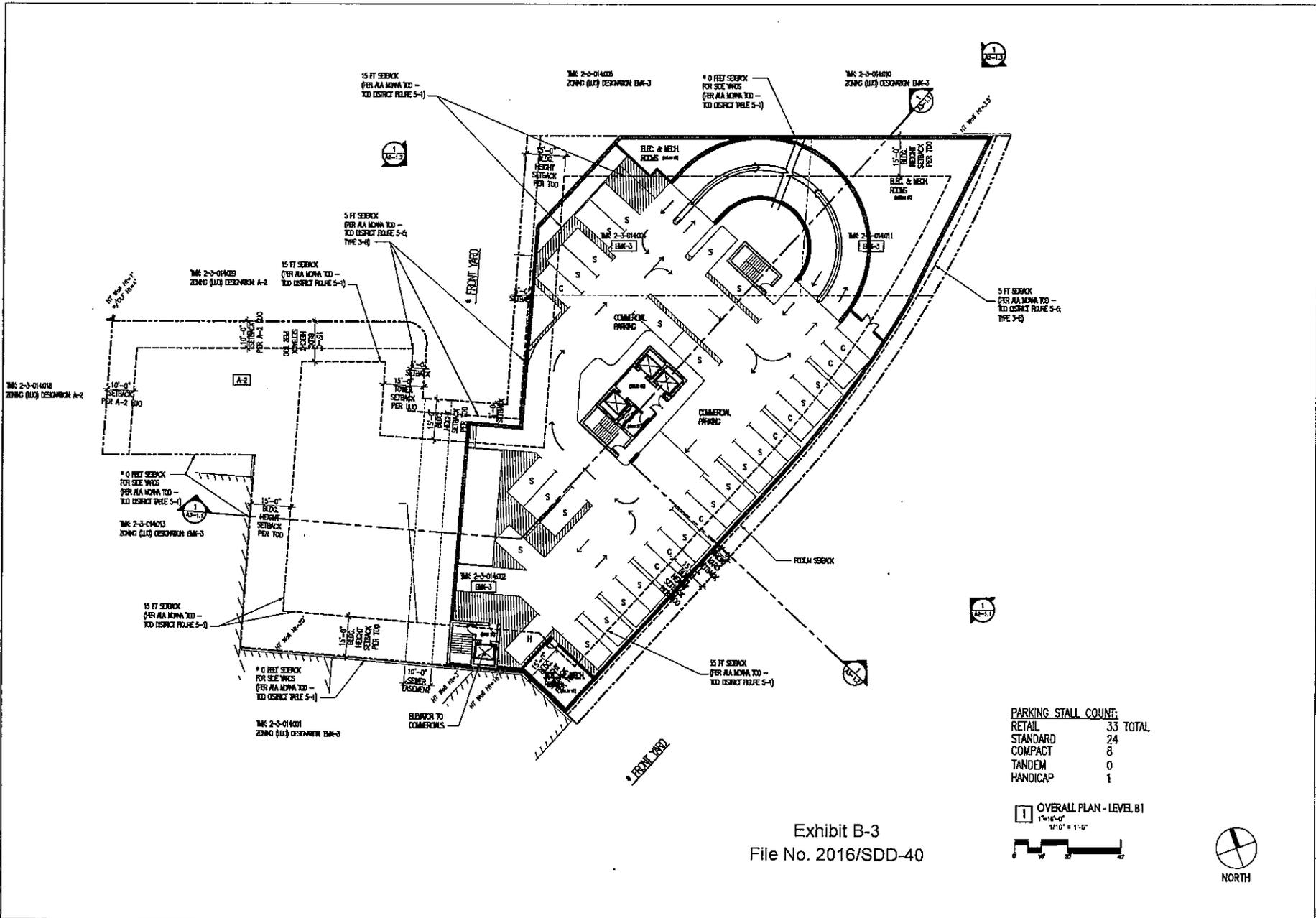


**PARKING STALL COUNT:**

RETAIL	40	TOTAL
STANDARD	23	
COMPACT	8	
TANDEM	8	
HANDICAP	1	

Exhibit B-2  
File No. 2016/SDD-40





**PARKING STALL COUNT:**

RETAIL	33	TOTAL
STANDARD	24	
COMPACT	8	
TANDEM	0	
HANDICAP	1	

**1** OVERALL PLAN - LEVEL B1  
 1/8" = 1'-0"



Exhibit B-3  
 File No. 2016/SDD-40



ARCHITECT  
 THE HONOLULU ARCHITECTURAL CENTER  
 710 SHARDEN STREET  
 HONOLULU, HAWAII

THE DEVELOPER HAS REVIEWED AND APPROVED THIS PLAN FOR THE PROPOSED WORK.

DEVELOPER: CALIFORNIA INVESTMENT REGIONAL CENTER, LLC  
 PROJECT OWNER: HAWAII CITY PLAZA, LP

Hawaii City Plaza  
 Honolulu, Hawaii  
 710 Sharden Street  
 TMK 2-3-0142, Parcels 002, 004, & 011

Interim Planned  
 Development/Threat  
 Application

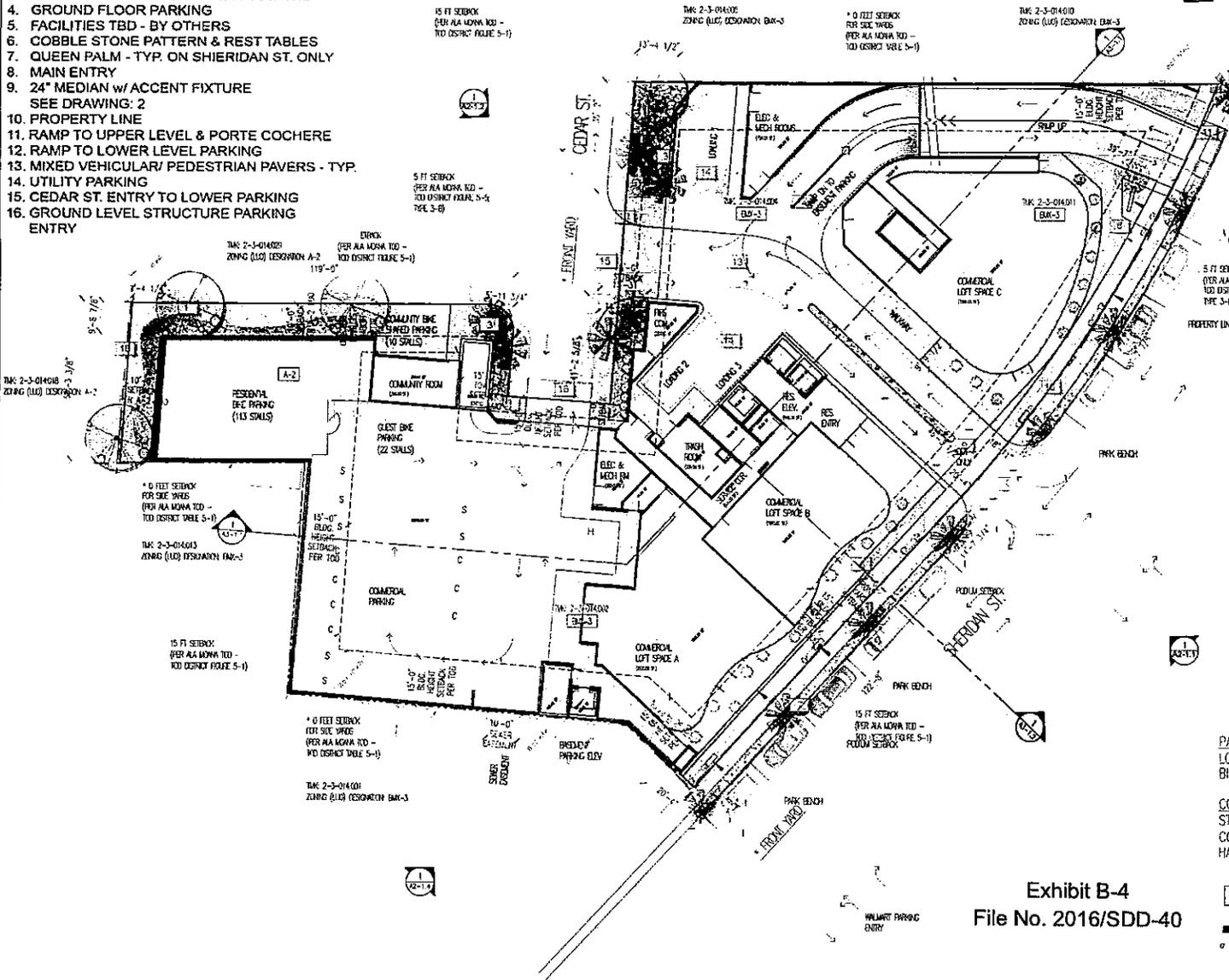
DATE 2016 MAR 08  
 REV. 2016 APRIL 22  
 REV. 2016 JULY 27  
 PROJECT # 15028

SHEET TITLE  
 OVERALL PLAN:  
 LEVEL B1

SHEET NO.  
 A1-1.2

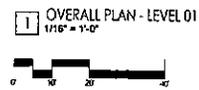
**MAP KEY:**

1. FALSE KAMANI TREE
2. INDOOR/ OUTDOOR BICYCLE RACKS
3. FOX TAIL PALM - TYP. ON CEDAR ST. ONLY
4. GROUND FLOOR PARKING
5. FACILITIES TBD - BY OTHERS
6. COBBLE STONE PATTERN & REST TABLES
7. QUEEN PALM - TYP. ON SHERIDAN ST. ONLY
8. MAIN ENTRY
9. 24" MEDIAN w/ ACCENT FIXTURE  
SEE DRAWING: 2
10. PROPERTY LINE
11. RAMP TO UPPER LEVEL & PORTE COCHERE
12. RAMP TO LOWER LEVEL PARKING
13. MIXED VEHICULAR/ PEDESTRIAN PAVERS - TYP.
14. UTILITY PARKING
15. CEDAR ST. ENTRY TO LOWER PARKING
16. GROUND LEVEL STRUCTURE PARKING ENTRY



**PARKING STALL COUNT:**

LOADING BIKE	3
BIKE	145
<b>COMMERCIAL</b>	<b>15</b>
STANDARD	7
COMPACT	7
HANDICAP	1



**Exhibit B-4**  
**File No. 2016/SDD-40**



ARCHITECT:  
THESE DRAWINGS WERE PREPARED OR SUPERVISED AND COMPLETED BY THE ARCHITECT OR UNDER HIS CLOSE SUPERVISION.

NOTE: EXISTING UTILITIES ARE SHOWN FOR INFORMATION ONLY. VERIFY ALL UTILITIES BEFORE PROCEEDING WITH WORK.

DEVELOPER:  
CALIFORNIA INVESTMENT REGIONAL CENTER, LLC  
PROJECT OWNER:  
HAWAII CITY PLAZA, LP

Hawaii City Plaza  
Honolulu, Hawaii  
710 Sheridan Street  
TKK-2-3-014: Permit 002, 004, & 011

Interim Planned Development-Tier 1 Application

DATE: 2016 MAR 08  
REV: 2016 APRIL 22  
REV: 2016 JULY 27  
PROJECT # 15028

SHEET TITLE:  
OVERALL PLAN:  
LEVEL 01

SHEET NO.  
A1-1.3

NORTH



ARCHITECT:  
TECHNOLOGICAL  
DESIGN & PLANNING  
CONSULTANTS & ARCHITECTS  
WILSON JONES & COMPANY

FOR OFFICIAL USE ONLY  
PROPERTY OF THE ARCHITECT  
NO REPRODUCTION

DEVELOPER:  
CALIFORNIA INVESTMENT  
REGIONAL CENTER, LLC

PROJECT OWNER:  
HAWAII CITY PLAZA, LP

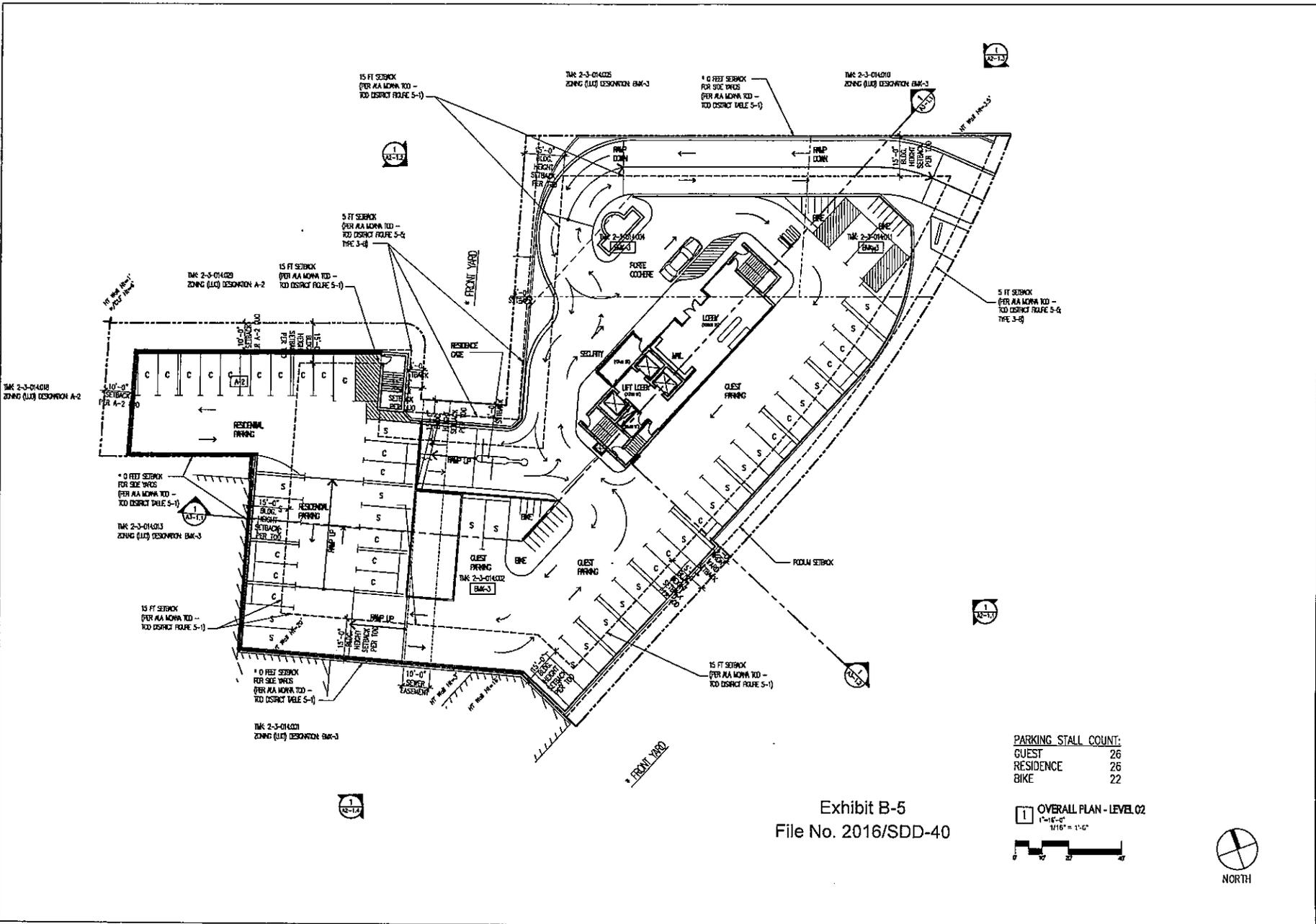
Hawaii City Plaza  
Honolulu, Hawaii  
710 Sheridan Street  
TMK 2-3-014; Parcel 002, 004, & 011

Interim Planned  
Development/Trunk  
Application

DATE: 2016 MAR 08  
REV. 2016 APRIL 22  
REV. 2016 JULY 27  
PROJECT # 15028

SHEET TITLE:  
OVERALL PLAN;  
LEVEL 02

SHEET NO.  
A1-1.4



PARKING STALL COUNT:

GUEST	26
RESIDENCE	26
BIKE	22



Exhibit B-5  
File No. 2016/SDD-40



ARCHITECT:  
FSC ARCHITECTS  
1500 KALANIAN'OLAHUAWA  
DRIVE, SUITE 1000  
HONOLULU, HAWAII 96813

FOR SCHEDULED  
CONSTRUCTION  
WORKING DRAWINGS  
PREPARED BY ARCHITECT

DEVELOPER:  
CALIFORNIA INVESTMENT  
REGIONAL CENTER, LLC

PROJECT OWNER:  
HAWAII CITY PLAZA, LP

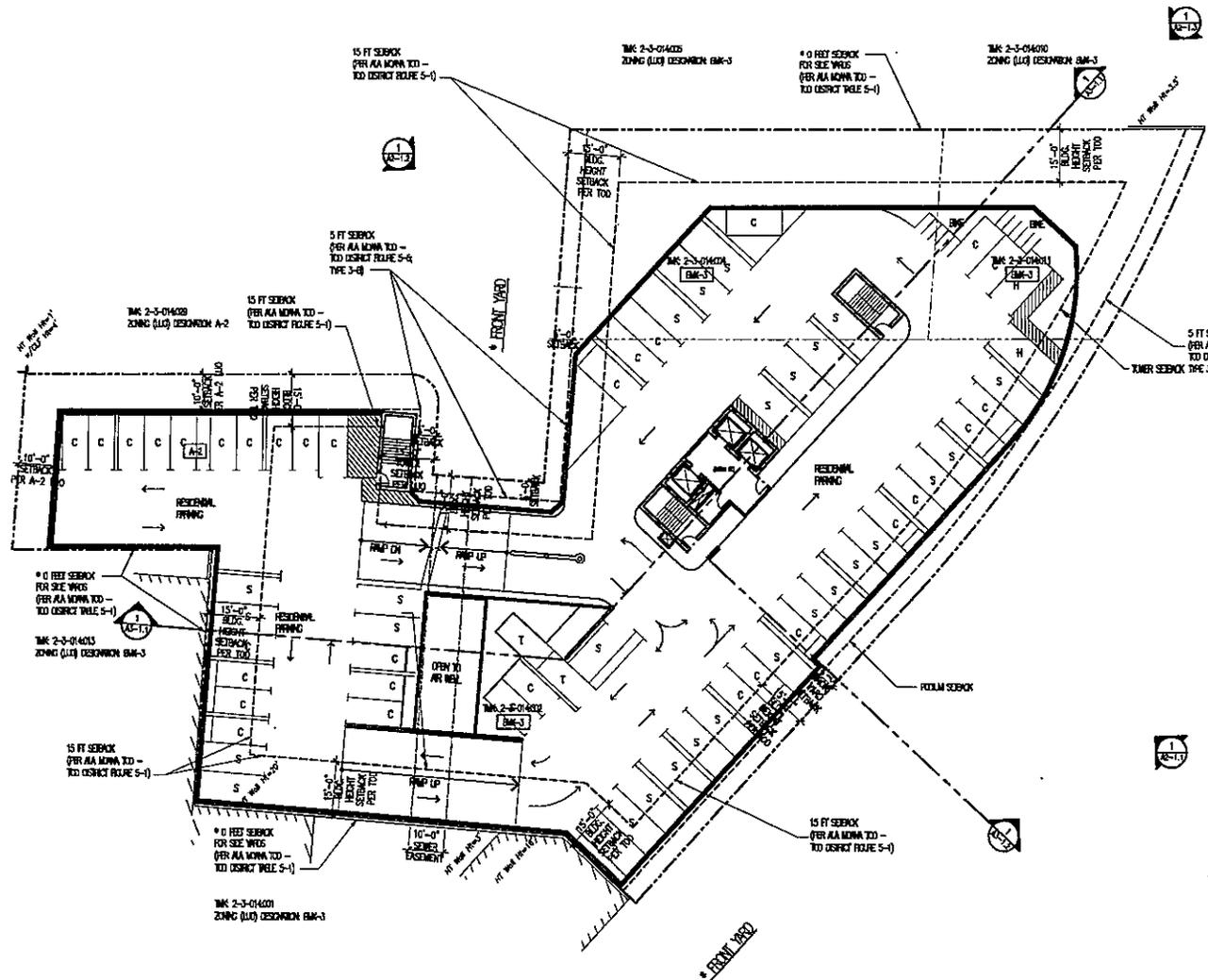
Hawaii City Plaza  
Honolulu, Hawaii  
710 S. Queen Street  
TKA 2-3-014; Parcel 002, 004, & 011

Intervenor  
Development/Threat  
Application

DATE 2016 MAR 08  
REV. 2016 APRIL 22  
REV. 2016 JULY 27  
PROJECT # 15028

SHEET TITLE  
OVERALL PLAN -  
LEVEL 03-05

SHEET NO.  
A1-1.5



**PARKING STALL COUNT:**

RESIDENCE	192 TOTAL
STANDARD	28x3 FLRS = 84
COMPACT	32x3 FLRS = 96
TANDEM COMPACT	2x3 FLRS = 6
HANDICAP	2x3 FLRS = 6
BIKE PARKING	14x3 FLRS = 42

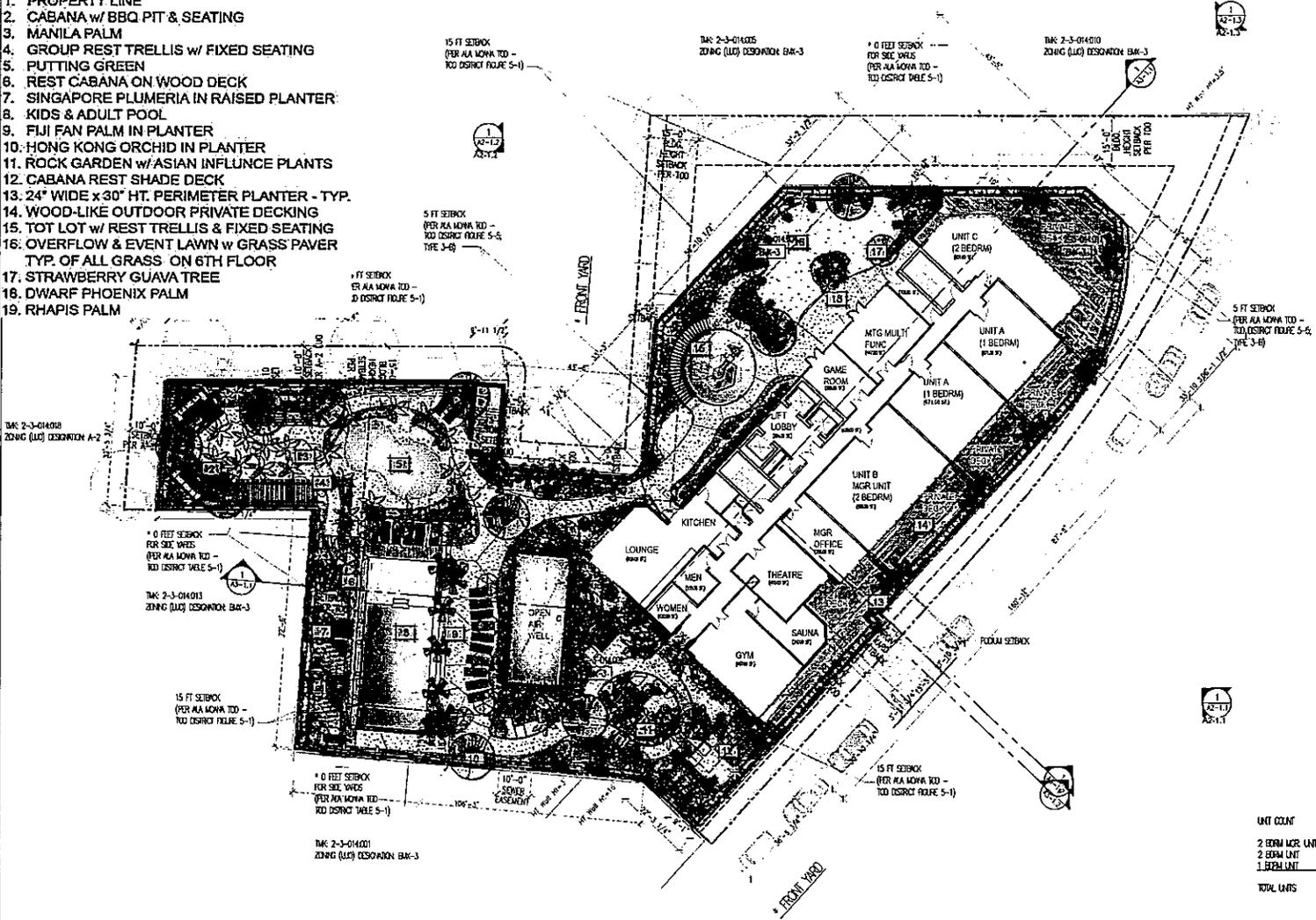
Exhibit B-6  
File No. 2016/SDD-40

1 OVERALL PLAN - LEVEL 03-05  
1/8" = 1'-0"



**MAP KEY**

1. PROPERTY LINE
2. CABANA w/ BBQ PIT & SEATING
3. MANILA PALM
4. GROUP REST TRELLIS w/ FIXED SEATING
5. PUTTING GREEN
6. REST CABANA ON WOOD DECK
7. SINGAPORE PLUMERIA IN RAISED PLANTER
8. KIDS & ADULT POOL
9. FIJI FAN PALM IN PLANTER
10. HONG KONG ORCHID IN PLANTER
11. ROCK GARDEN w/ ASIAN INFLUNCE PLANTS
12. CABANA REST SHADE DECK
13. 24" WIDE x 30" HT. PERIMETER PLANTER - TYP.
14. WOOD-LIKE OUTDOOR PRIVATE DECKING
15. TOT LOT w/ REST TRELLIS & FIXED SEATING
16. OVERFLOW & EVENT LAWN w GRASS PAVER TYP. OF ALL GRASS ON 6TH FLOOR
17. STRAWBERRY GUAVA TREE
18. DWARF PHOENIX PALM
19. RHAPIS PALM

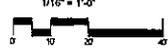


UNIT COUNT

2 BRRM MGR UNIT	1
2 BRRM UNIT	1
1 BRRM UNIT	2
TOTAL UNITS	4

Exhibit B-7  
File No. 2016/SDD-40

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



ARCHITECTS  
85 MONA WAIKANAHA DRIVE  
SUITE 200 HONOLULU, HAWAII 96813  
TEL: 808-941-1111

ARCHITECTS  
85 MONA WAIKANAHA DRIVE  
SUITE 200 HONOLULU, HAWAII 96813  
TEL: 808-941-1111

DEVELOPER:  
CALIFORNIA INVESTMENT  
REGIONAL CENTER, LLC

PROJECT OWNER:  
HAWAII CITY PLAZA LP

Hawaii City Plaza  
Honolulu, Hawaii  
710 Sheridan Street  
TMK 2-3-014-Parcels 002, 004, 8, 011

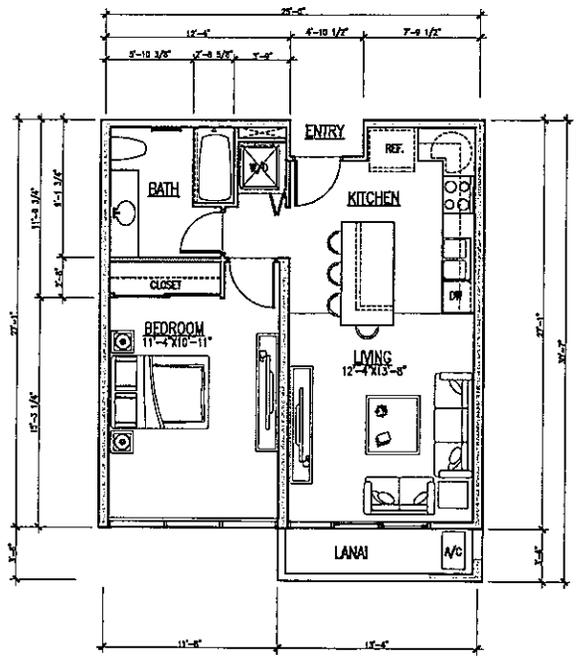
Interim Planned  
Development-Transit  
Application

DATE 2016 MAR 08  
REV. 2016 APRIL 22  
REV. 2016 JULY 27  
PROJECT # 15028

SHEET TITLE:  
OVERALL PLAN  
LEVEL 06

SHEET NO.  
A1-1.6





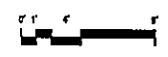
1 UNIT PLAN - TYPE A @ LEVEL 06-26  
1/8" = 1'-0"

LIVING AREA: 659.00 S.F.  
LANAI AREA: 46.00 S.F.  
TOTAL AREA: 705.00 S.F.

2 UNIT PLAN - TYPE A1 (ADA)  
1/8" = 1'-0"

Exhibit B-9  
File No. 2016/SDD-40

UNIT PLAN - TYPE A & A1 (1BR)



ARCHITECT:  
THE HONOLULU ARCHITECTURAL CENTER  
1001 KALANOAUAVANU STREET  
HONOLULU, HAWAII 96813

FOR CHECKS/REVIEWS  
CONTACT ARCHITECT  
WORKPHONE: 808-533-1111

DEVELOPER:  
CALIFORNIA INVESTMENT  
REGIONAL CENTER, LLC  
PROJECT OWNER:  
HAWAII CITY PLAZA, LP

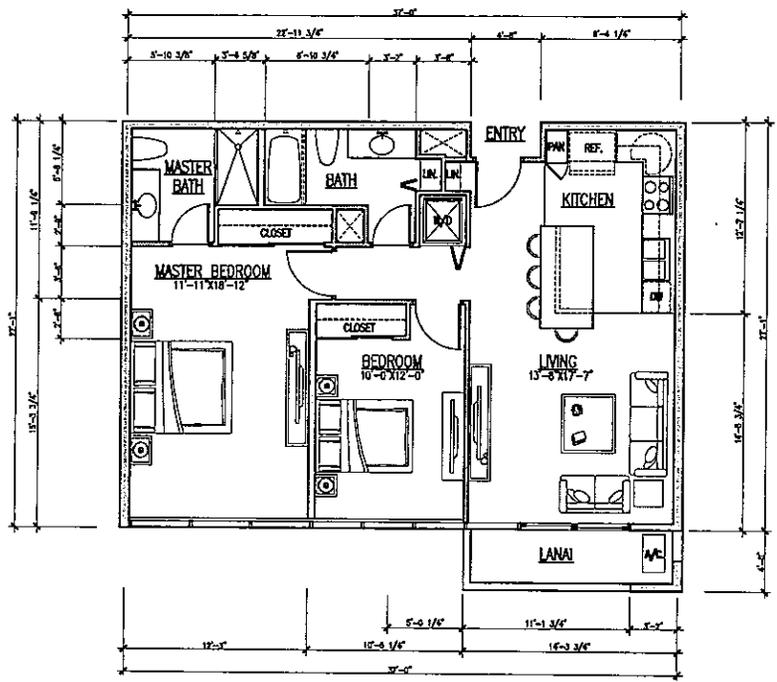
Hawaii City Plaza  
Honolulu, Hawaii  
710 Sheridan Street  
TMK 2-5-014; Parcel 004, 004, 0-011

Iselin Flavel  
Developer's/Owner's  
Application

DATE: 2016 MAR 08  
REV: 2016 APRIL 22  
REV: 2016 JULY 27  
PROJECT # 15028

SHEET TITLE  
UNIT PLAN:  
TYPE A (1 BR)

SHEET NO.  
A1-2.1



1 UNIT PLAN - TYPE B @ LEVEL 06-26  
1/4" = 1'-0"

2 UNIT PLAN - TYPE B1 (ADA)  
1/4" = 1'-0"

LIVING AREA: 982.00 S.F.  
LANAI AREA: 59.00 S.F.  
TOTAL AREA: 1041 S.F.

Exhibit B-10  
File No. 2016/SDD-40

UNIT PLAN - TYPE B & B1 (2BR)



ARCHITECT:  
THE ARCHITECTURAL  
CORPORATION  
1000 KALANIANA'OHU  
DRIVE, SUITE 1000  
HONOLULU, HAWAII 96813

FOR CHANGES, PLEASE  
CONTACT THE ARCHITECT  
AT THE FOLLOWING NUMBER:

DEVELOPER:  
CALIFORNIA INVESTMENT  
REGIONAL CENTER, LLC  
PROJECT OWNER:  
HAWAII CITY PLAZA, LP

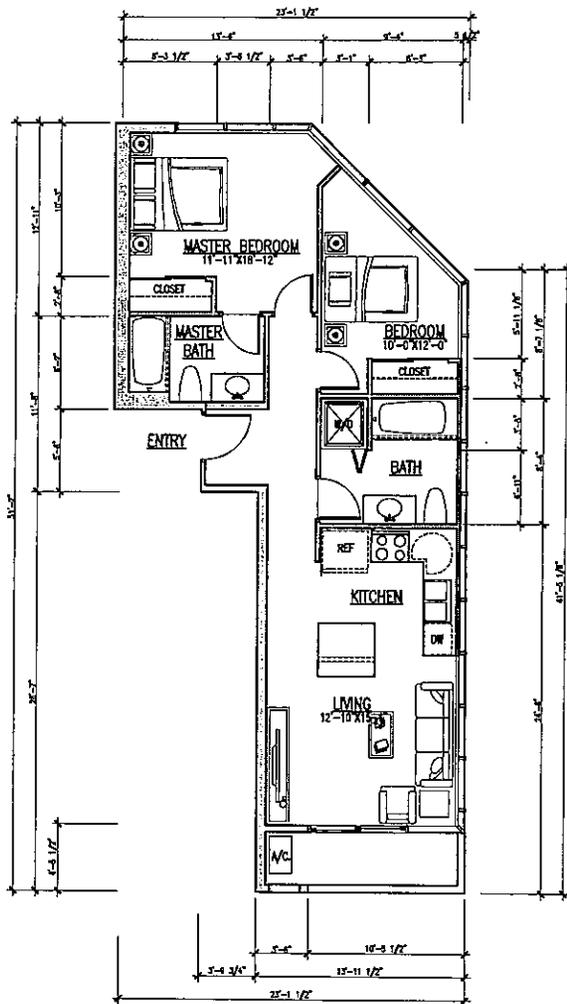
Hawaii City Plaza  
Honolulu, Hawaii  
710 Sheridan Street  
TMK 2-3-014; Parcels 002, 004, & 011

Interim Planned  
Development/Trunk  
Application

DATE 2016 MAR 05  
REV. 2016 APRIL 22  
REV. 2016 JULY 27  
PROJECT # 15028

SHEET TITLE:  
UNIT PLAN:  
TYPE B (2 BR)

SHEET NO.  
A1-2.2



1 UNIT PLAN - TYPE C @ LEVELS 06-26  
1/4" = 1'-0"

LIVING AREA: 788.00 S.F.  
BALCONY AREA: 53.00 S.F.  
TOTAL AREA: 841.00 S.F.

2 UNIT PLAN - TYPE C (ADA)  
1/4" = 1'-0"

Exhibit B-11  
File No. 2016/SDD-40

UNIT PLAN - TYPE C (2BR)



ARCHITECT  
THE HONOLULU BOARD OF ARCHITECTURE AND ENGINEERS REGISTERED WITH THE BOARD OF ARCHITECTS

FOR ENGINEERING AND ARCHITECTURAL SERVICES

DEVELOPER  
CALIFORNIA INVESTMENT REGIONAL CENTER, LLC  
PROJECT OWNER  
HAWAII CITY PLAZA, LP

Hawaii City Plaza  
Honolulu, Hawaii  
710 S. King Street  
TMK 2-3-014; Parcel 002, 004, & 011

Interim Planned  
Development/Tenant  
Application

DATE 2016 MAR 08  
REV. 2016 APRIL 22  
REV. 2016 JULY 27  
PROJECT # 15028

SHEET TITLE  
UNIT PLAN:  
TYPE C (2 BR)

SHEET NO.  
A1-2.3



ARCHITECT:  
ESD ARCHITECTS  
2000 KALANIAN'OLANA  
DRIVE, SUITE 200, HONOLULU,  
HAWAII 96815

FOR CONSTRUCTION  
AND PERMITS ONLY  
REVISIONS TO ORIGINAL

DEVELOPER:  
CALIFORNIA INVESTMENT  
REGIONAL CENTER, LLC  
PROJECT OWNER:  
HAWAII CITY PLAZA, LP

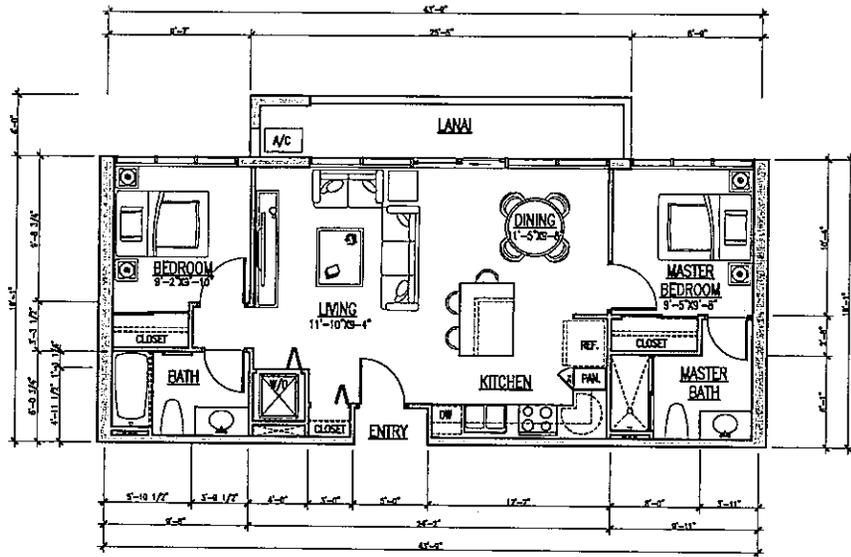
Hawaii City Plaza  
Honolulu, Hawaii  
710 Sheridan Street  
TMK 2-3-014 Parcel 002, 004, & 011

Final Planned  
Development-Tenant  
Application

DATE 2016 MAR 05  
REV. 2016 APRIL 22  
REV. 2016 JULY 27  
PROJECT # 15028

SHEET TITLE  
UNIT PLAN:  
TYPE D (2 BR)

SHEET NO.  
A1-2.4



1 UNIT PLAN - TYPED @ LEVELS 07-26  
1/4" = 1'-0"

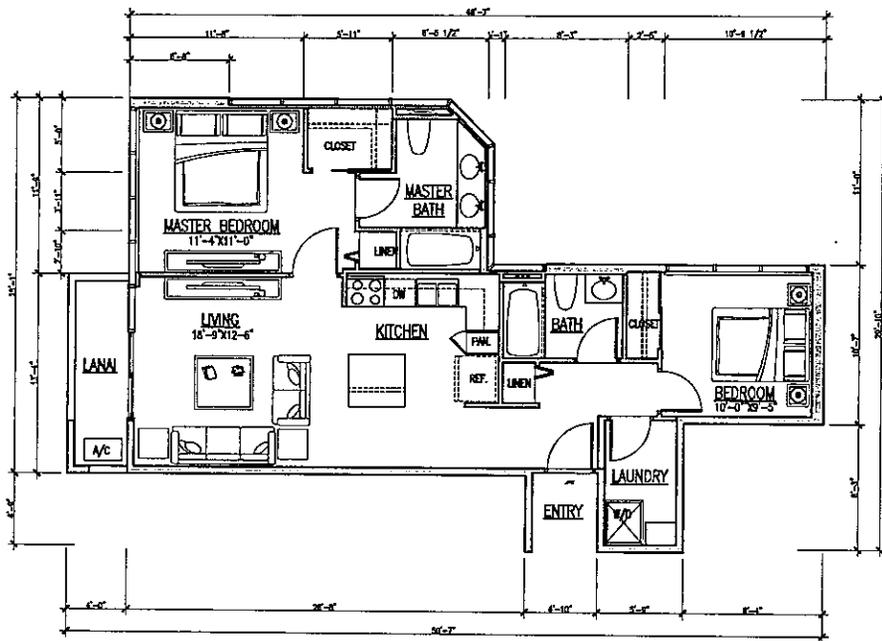
LIVING AREA: 812.00 S.F.  
LANAI AREA: 102.00 S.F.  
TOTAL AREA: 914.00 S.F.

2 UNIT PLAN - TYPE D1 (ADA)  
1/8" = 1'-0"

Exhibit B-12  
File No. 2016/SDD-40

UNIT PLAN - TYPE D (2BR)





1 UNIT PLAN - TYPE E @ LEVELS 07-26  
1/4" = 1'-0"

LIVING AREA: 903.00 S.F.  
LANAI AREA: 53.00 S.F.  
TOTAL AREA: 956.00 S.F.

2 UNIT PLAN - TYPE E1 (ADA)  
1/4" = 1'-0"

Exhibit B-13  
File No. 2016/SDD-40

UNIT PLAN - TYPE E (2BR)



ARCHITECT:  
FSC ARCHITECTS  
1000 KALANIANA'OHU  
DRIVE, SUITE 200  
HONOLULU, HI 96813

FOR DIMENSIONS  
AND DETAILS SEE  
ARCHITECTURAL  
DRAWINGS

DEVELOPER:  
CALIFORNIA INVESTMENT  
REGIONAL CENTER, LLC

PROJECT OWNER:  
HAWAII CITY PLAZA, LP

Hawaii City Plaza  
Honolulu, Hawaii  
710 Sheridan Street  
TMK 2-3-01-4, Parcel 002, 004, & 011

Interim Planned  
Development/Tenant  
Application

DATE 2016 MAR 08  
REV. 2016 APRIL 22  
REV. 2016 JULY 27

PROJECT # 15028

SHEET TITLE  
UNIT PLAN:  
TYPE E (2 BR)

SHEET NO.

A1-2.5



ARCHITECT:

2015 UNIVERSITY DRIVE  
OAKLAND, CALIFORNIA 94612  
CONTRACT NO. 16/0001  
WWW.ESDARCHITECTS.COM

JOB CHECKS/REVISES  
AND REVISIONS SHALL BE  
RECORDED WITH JOB.

DEVELOPER:  
CALIFORNIA INVESTMENT  
REGIONAL CENTER, LLC

PROJECT OWNER:  
HAWAII CITY PLAZA, LP

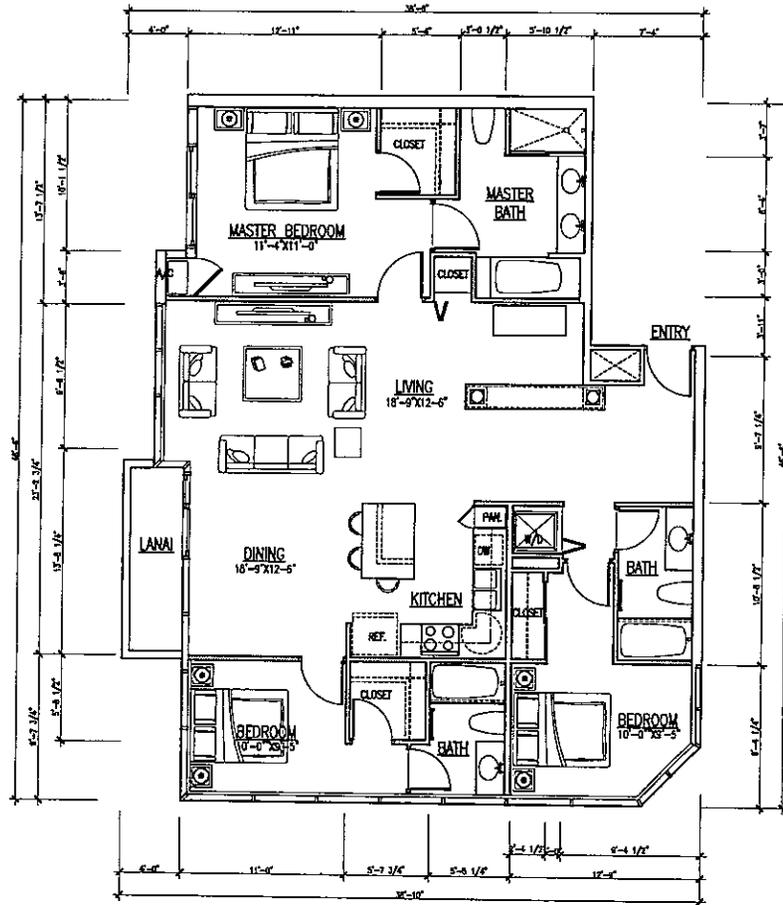
Hawaii City Plaza  
Honolulu, Hawaii  
710 Sheridan Street  
TMK 2-3-014; Parcels 002, 004, & 011

Interim Planned  
Development-Tenant  
Application

DATE 2016 MAR 05  
REV. 2016 APRIL 22  
REV. 2016 JULY 27  
PROJECT # 15028

SHEET TITLE  
UNIT PLAN:  
TYPE F (3 BR)

SHEET NO.  
A1-2.6



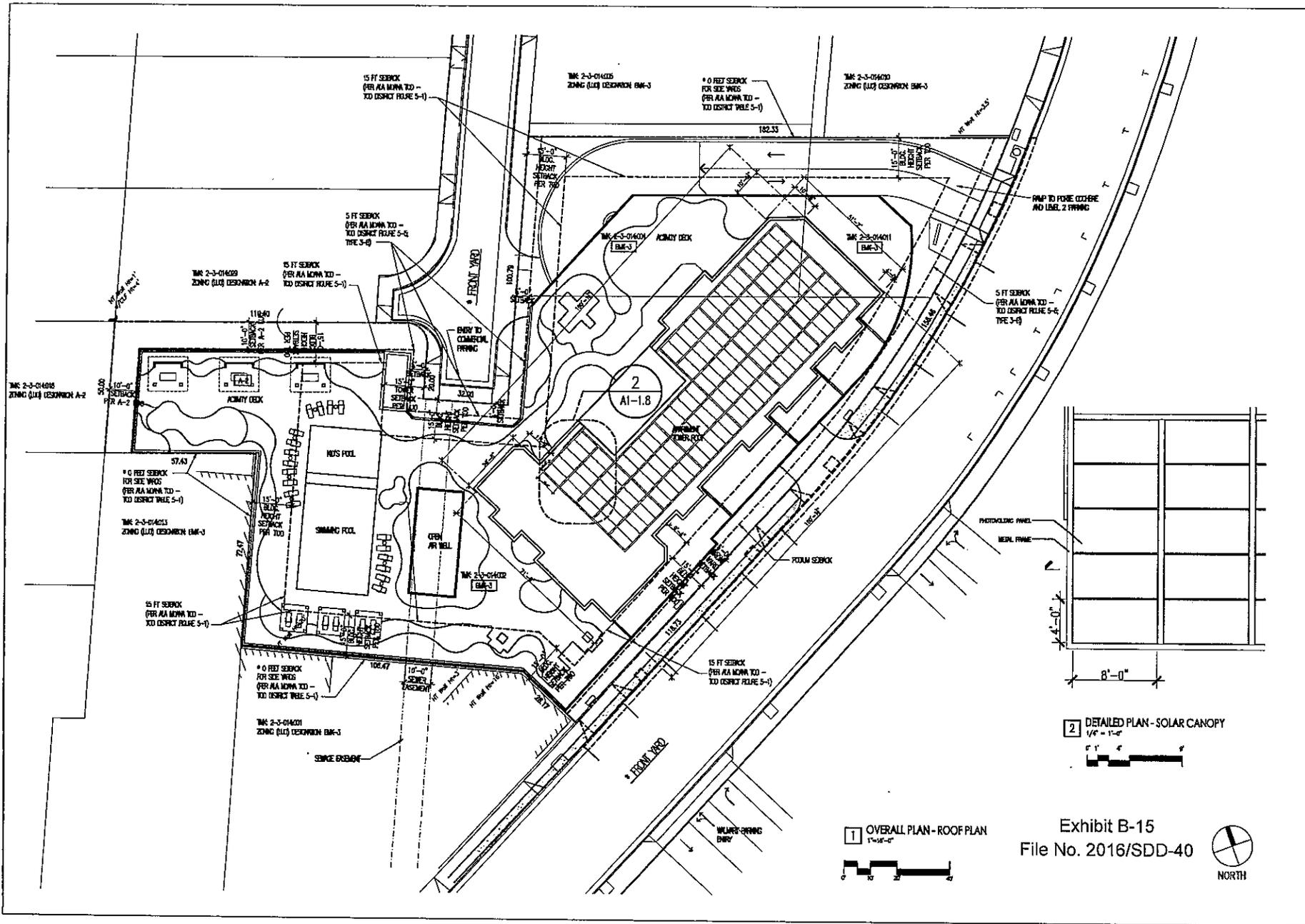
1 UNIT PLAN - TYPE F @ LEVELS 07-26  
1/8" = 1'-0"

LIVING AREA:	1528.00 S.F.
LANAI AREA:	58.00 S.F.
TOTAL AREA:	1584.00 S.F.

Exhibit B-14  
File No. 2016/SDD-40

UNIT PLAN - TYPE F (3BR)





ARCHITECT:  
 THE ARCHITECTS  
 1001 KALANANĀʻŪHILANI  
 SUITE 1000 HONOLULU, HI 96813

DEVELOPER:  
 CALIFORNIA INVESTMENT  
 REGIONAL CENTER, LLC  
 PROJECT OWNER:  
 HAWAII CITY PLAZA, LP

Hawaii City Plaza  
 Honolulu, Hawaii  
 710 Sheridan Street  
 TMC 2-3-014 Parcels 002, 004, & 011

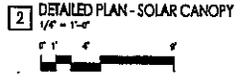
Interim Planned  
 Development Final  
 Application

DATE: 2016 MAR 08  
 REV. 2016 APRIL 22  
 REV. 2016 JULY 27  
 PROJECT # 15028

SHEET TITLE

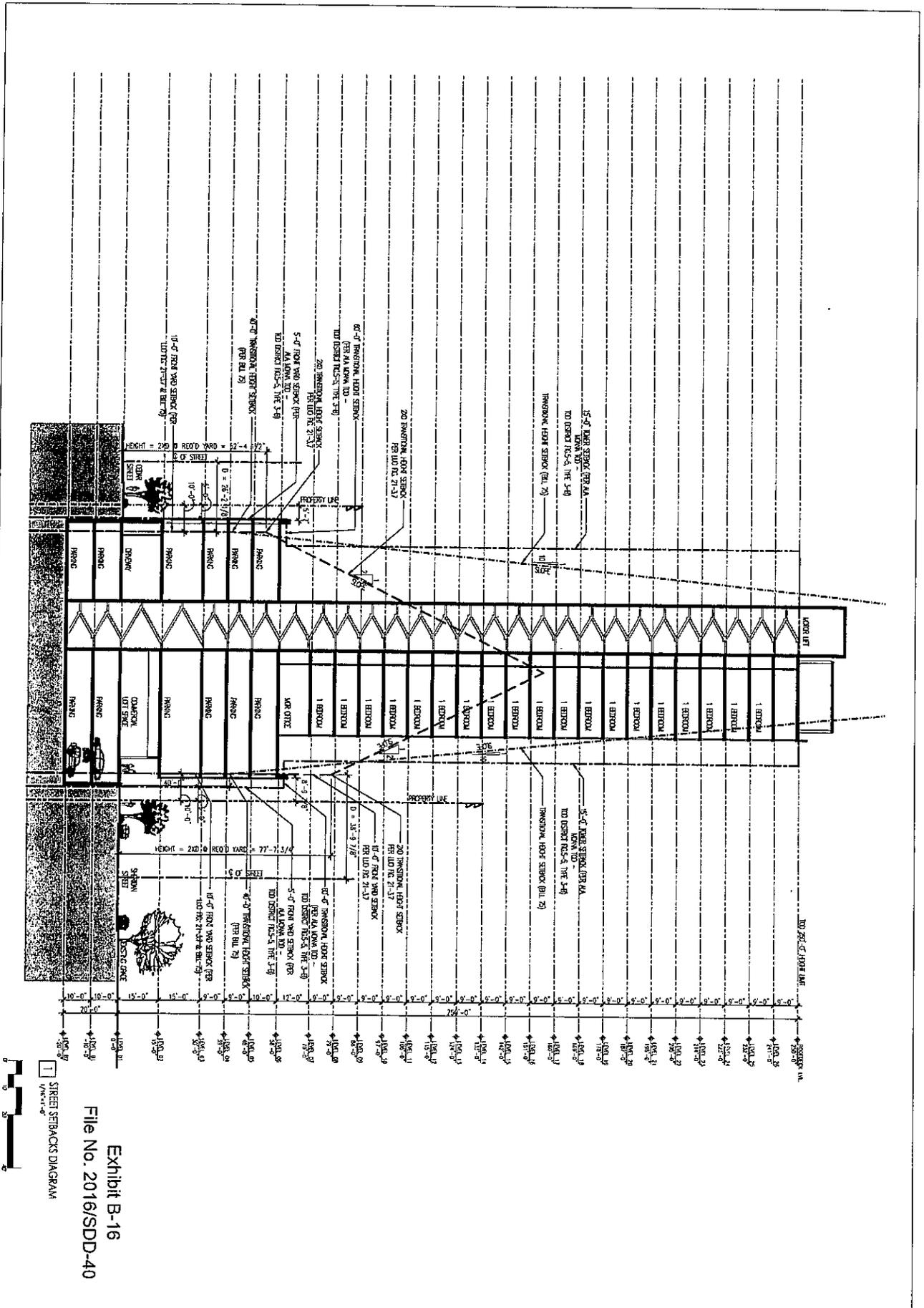
SHEET NO.  
 A1-1.8

Exhibit B-15  
 File No. 2016/SDD-40



1 OVERALL PLAN - ROOF PLAN  
 1" = 10'-0"

2 DETAILED PLAN - SOLAR CANOPY  
 1/8" = 1'-0"



1 STREET SETBACKS DIAGRAM  
 0' 5' 10' 15' 20'

Exhibit B-16  
 File No. 2016/SDD-40

SHEET NO.  
 A3-12

SHEET TITLE  
 OVERALL SECTION 2

DATE 2016 MAR 02  
 REV. 2016 APR 12  
 REV. 2016 SEP 15  
 PROJECT # 15025

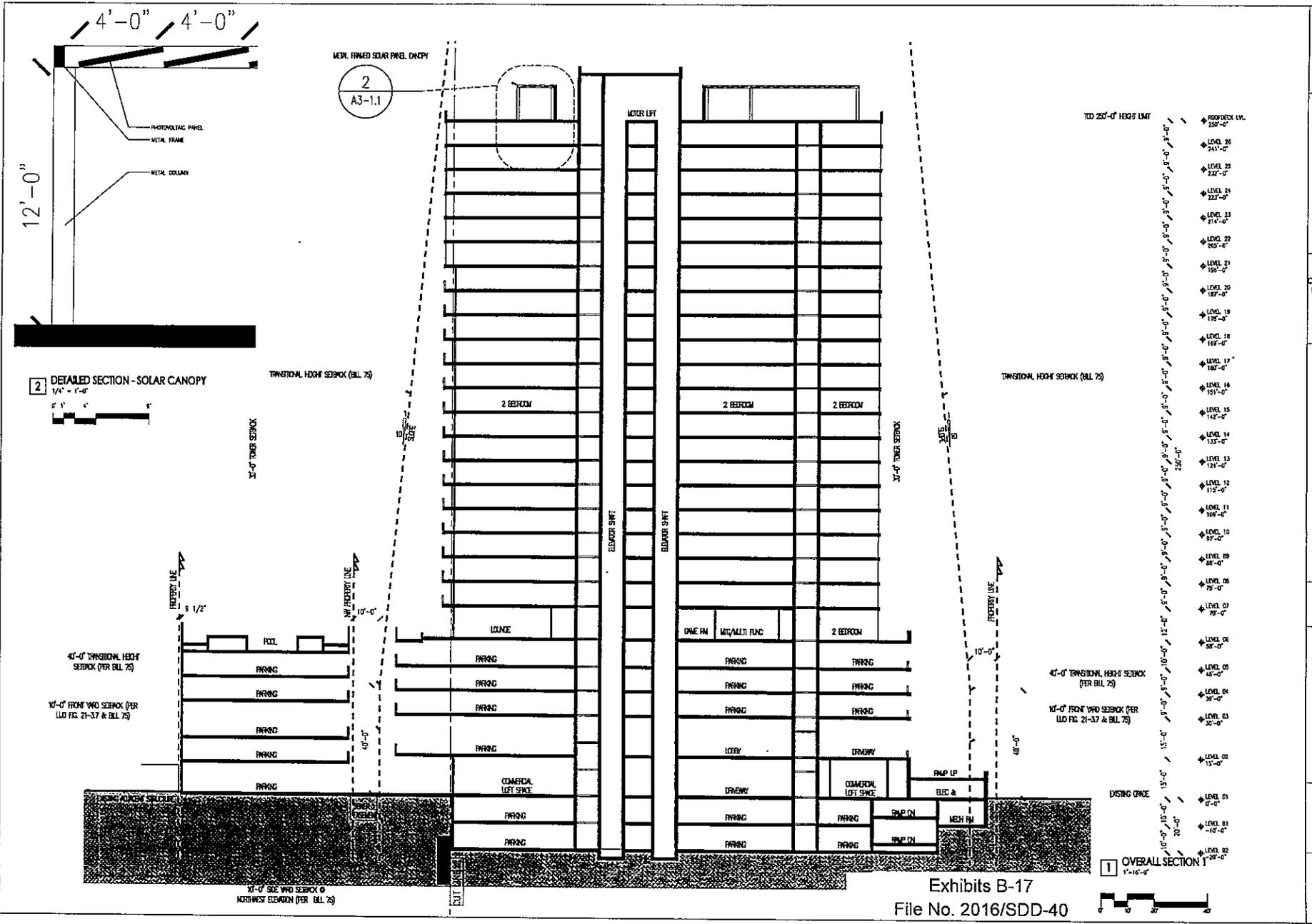
Hatchi Servant  
 Development  
 Applicant

Hawaii City Plaza  
 Honolulu, Hawaii  
 710 Sheridan Street  
 TMK 2-3-014; Parcels 002, 004, & 011

DEVELOPER  
 CULTURAL PIONEERS  
 REGIONAL CENTER, LLC  
 PROJECT OWNER  
 HAWAII CITY PLAZA LP

NOT CONTRACTOR'S USE  
 THIS DRAWING IS THE PROPERTY OF  
 ARCHITECTS FSC INC. AND IS TO BE  
 KEPT IN CONFIDENCE

ARCHITECT:  
 FSC  
 INCORPORATED



ARCHITECTS  
 1610 KALANIAN'OLANA BLVD  
 SUITE 200  
 HONOLULU, HI 96813

FOR CHANGES TO THIS DRAWING, CONTACT THE ARCHITECTS AT THE ABOVE ADDRESS.

DEVELOPER:  
 CALIFORNIA INVESTMENT  
 REGIONAL CENTER, LLC

PROJECT OWNER:  
 HAWAII CITY PLAZA LP

Hawaii City Plaza  
 Honolulu, Hawaii  
 710 Sheridan Street  
 TNRK-23-014; Parcel 002, 004, & 011

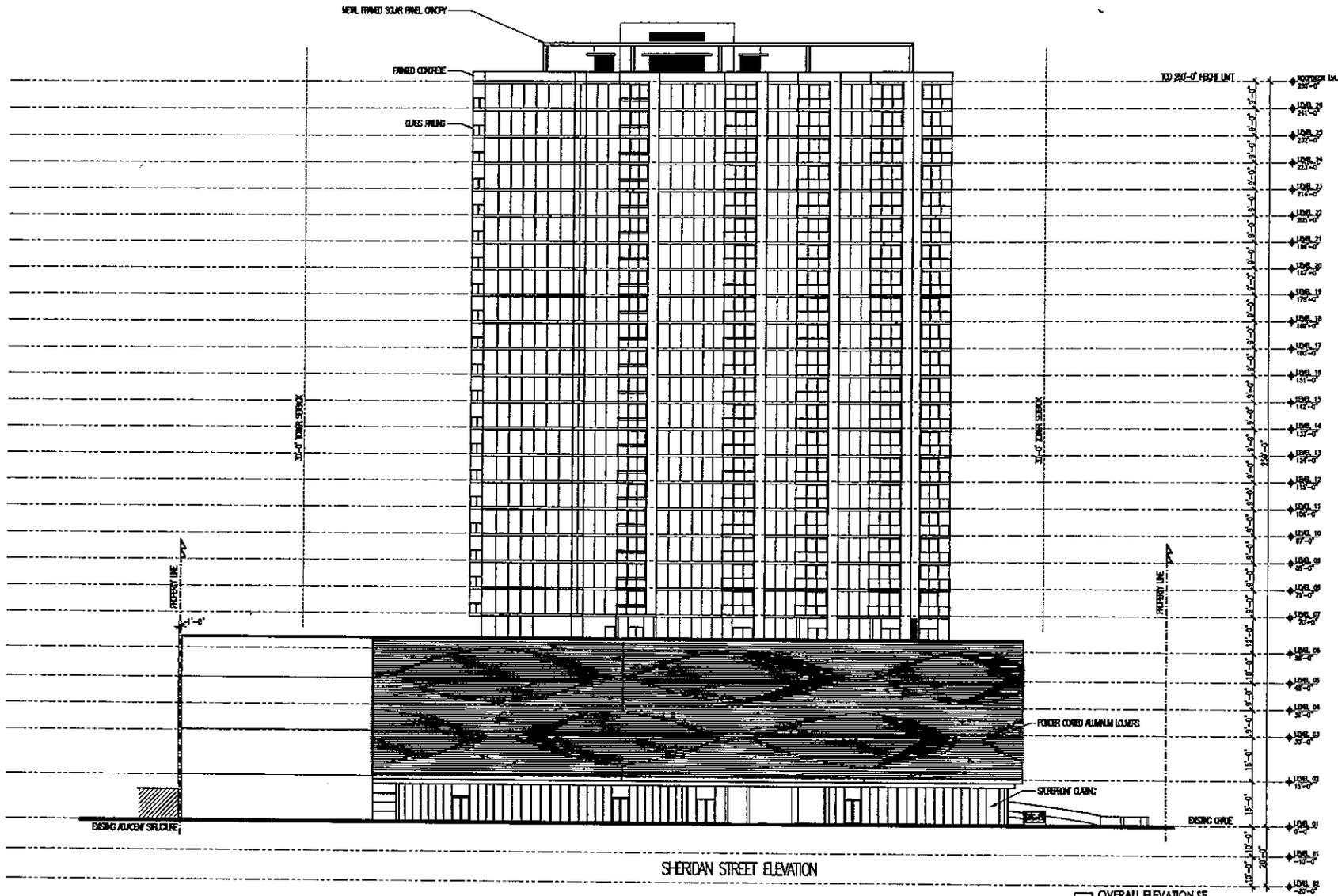
Interim Planned  
 Development-Track  
 Application

DATE 2016 MAR 08  
 REV. 2016 APR 22  
 REV. 2016 JULY 27  
 REV. 2016 SEP 16  
 PROJECT # 15028

SHEET TITLE  
 OVERALL  
 SECTION 1

SHEET NO.  
 A3-1.1

Exhibits B-17  
 File No. 2016/SDD-40



ARCHITECT  
 THE HONOLULU ARCHITECTURAL CENTER  
 1001 KALANOAU AVENUE  
 HONOLULU, HAWAII 96813

FOR CHANGES PLEASE  
 REFER TO THE PROJECT'S  
 RECORD SET DRAWINGS

DEVELOPER:  
 CALIFORNIA INVESTMENT  
 REGIONAL CENTER, LLC  
 PROJECT OWNER:  
 HAWAII CITY PLAZA, LP

Hawaii City Plaza  
 Honolulu, Hawaii  
 710 Sheridan Street  
 TMK2-3-014; Permit# 022, 004, & 011

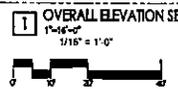
Initial Permit  
 Development Permit  
 Application

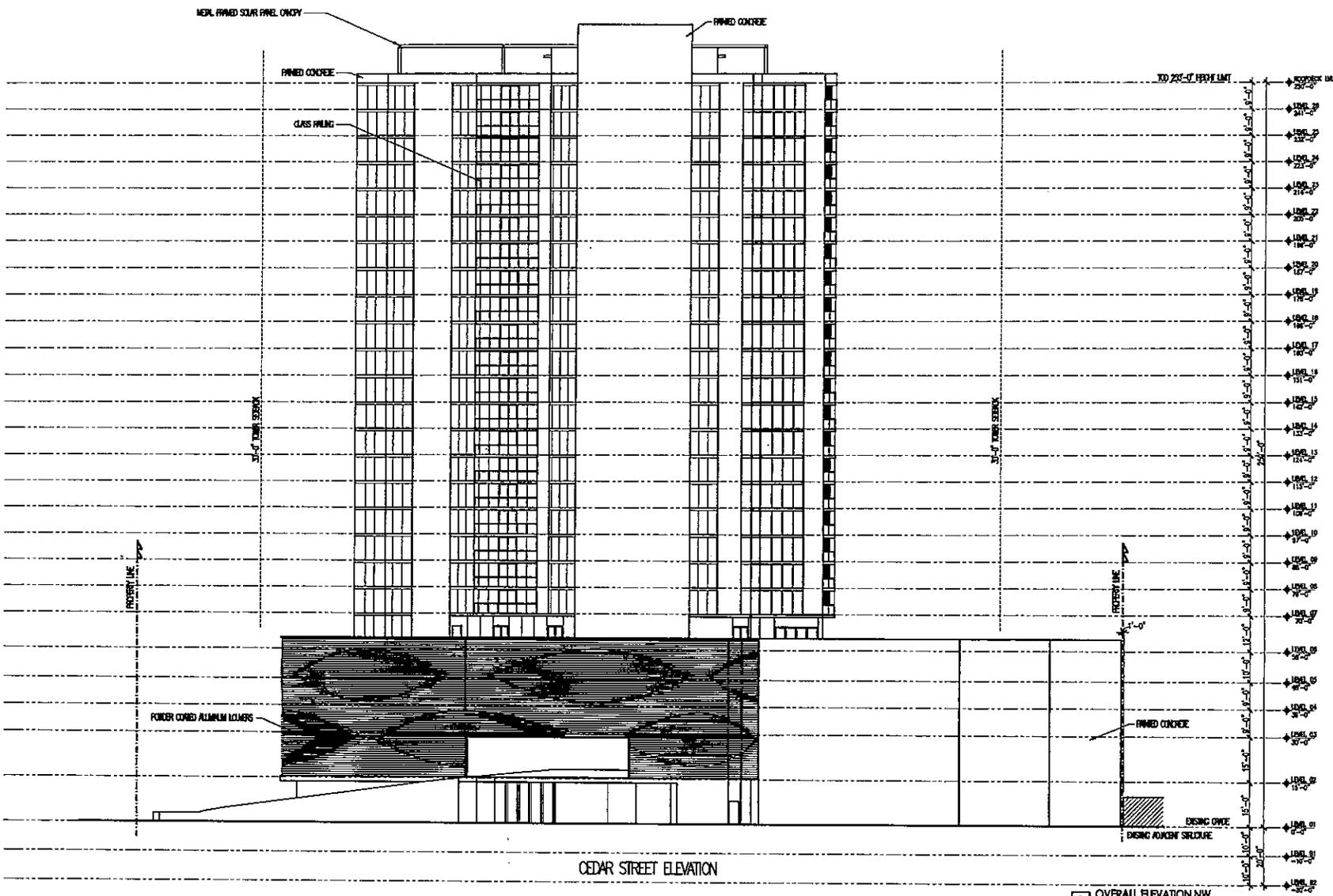
DATE 2016 MAR 08  
 REV. 2016 APRIL 22  
 REV. 2016 JULY 27  
 PROJECT # 15028

SHEET TITLE  
 OVERALL  
 ELEVATION SE

SHEET NO.  
 A2-1.1

Exhibits B-18  
 File No. 2016/SDD-40





ARCHITECT:  
 ES&C ARCHITECTS  
 1000 KALANOAULANI DRIVE  
 HONOLULU, HAWAII 96813

FOR CONSTRUCTION OF  
 HAWAII CITY PLAZA  
 HONOLULU, HAWAII

DEVELOPER:  
 CALIFORNIA INVESTMENT  
 REGIONAL CENTER, LLC  
 PROJECT OWNER:  
 HAWAII CITY PLAZA, LP

Hawaii City Plaza  
 Honolulu, Hawaii  
 710 Sheridan Street  
 TMK 2-3-014:Parakee 020, 004, & 011

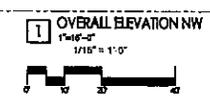
Interim Planned  
 Development Permit  
 Application

DATE 2016 MAR 08  
 REV. 2016 APRIL 22  
 REV. 2016 JULY 27  
 PROJECT # 15928

SHEET TITLE  
 OVERALL  
 ELEVATION NW

SHEET NO.  
 A2-1.2

Exhibits B-19  
 File No. 2016/SDD-40



MEPL FINISH SCUM PANEL ONLY

FINISH CONCRETE

GLASS FINISH

TO 291'-0" HIGH LIMIT

15'-0" TYPICAL SPACING

15'-0" TYPICAL SPACING

PRESERVE LINE  
5'-0" FROM WALL STRUCTURE

15'-0" SPACING

PRESERVE LINE

FOUR CORNER ALUMINUM EDGERS

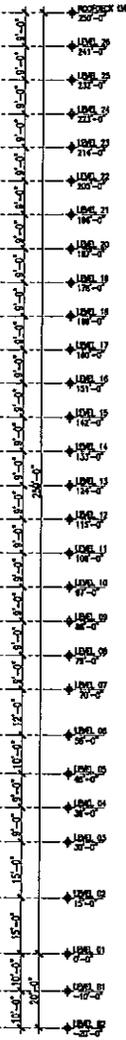
SPHERICAL GLAZING

SHERIDAN STREET

FINISH CONCRETE

CEILING SHEET

EXISTING CURVE



1 OVERALL ELEVATION NE  
1/16" = 1'-0"



Exhibits B-20  
File No. 2016/SDD-40



ARCHITECT:  
VICKI HONAN  
UNIVERSITY MICROFILMS  
UNIVERSITY MICROFILMS  
UNIVERSITY MICROFILMS

FOR CHANGES PLEASE  
REFER TO DRAWING SET  
OR PROJECT NETWORK

DEVELOPER:  
CALIFORNIA INVESTMENT  
REGIONAL CENTER, LLC

PROJECT OWNER:  
HAWAII CITY PLAZA, LP

Hawaii City Plaza  
Honolulu, Hawaii  
710 Sheridan Street  
T/MK 2-3-014; Parcels 002, 004, & 011

Urban Planned  
Development/Threat  
Application

DATE 2016 MAR 08  
REV. 2016 APRIL 22  
REV. 2016 JULY 27  
PROJECT # 15026

SHEET TITLE  
OVERALL  
ELEVATION NE

SHEET NO.  
A2-1.3



ARCHITECT:

THE HONOLULU ARCHITECTURAL CENTER  
1001 KALANOAUE AVENUE  
HONOLULU, HAWAII 96813

FOR CONSULTING ENGINEERS  
AND ARCHITECTS ONLY  
NO OTHER USES PERMITTED

DEVELOPER:  
CALIFORNIA INVESTMENT  
REGIONAL CENTER, LLC

PROJECT OWNER:  
HAWAII CITY PLAZA, LP

Hawaii City Plaza  
Honolulu, Hawaii  
710 Sheridan Street  
TKC23-014 Parcel 02, CDA, & 011

Initial Planned  
Development Permit  
Application

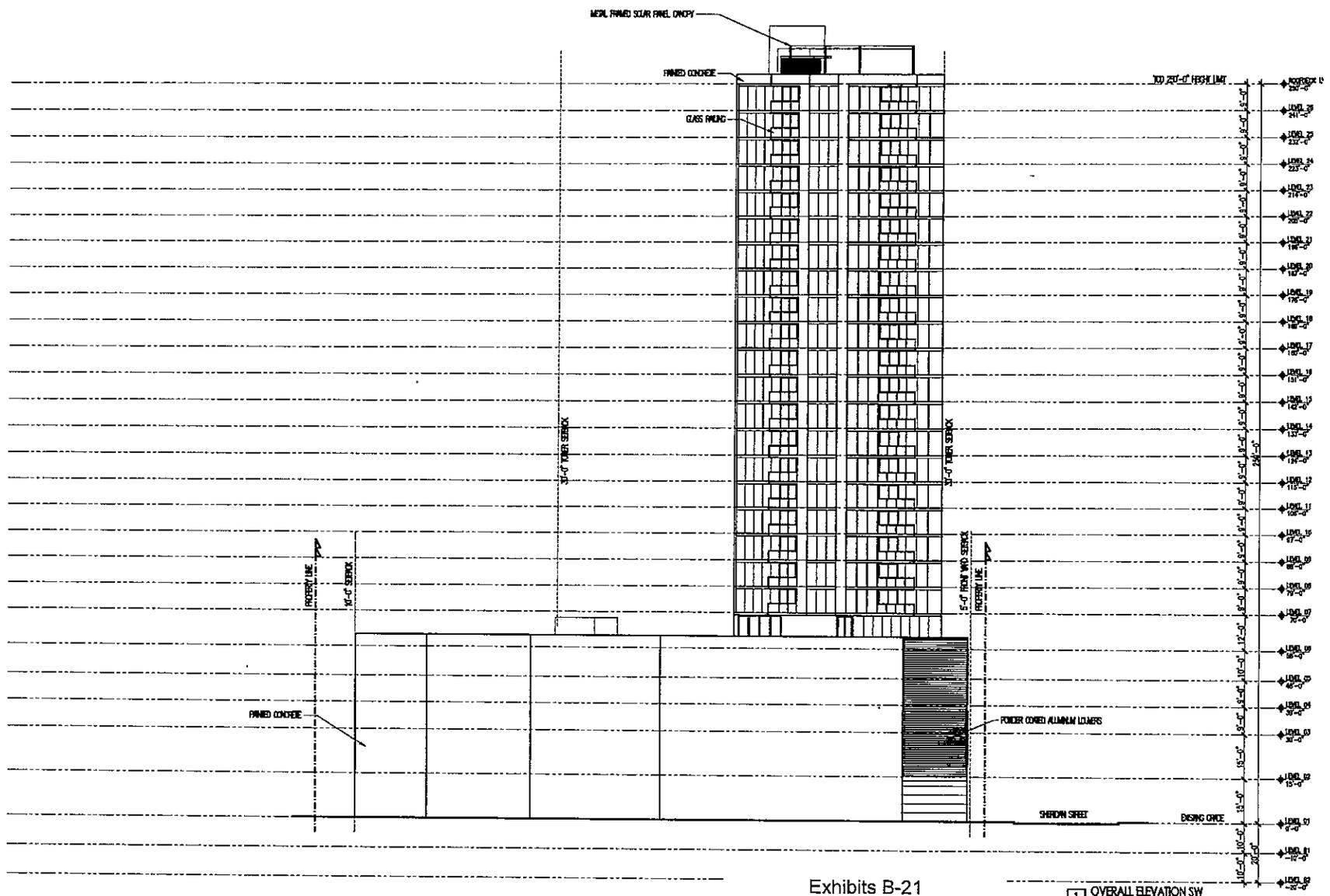
DATE 2016 MAR 08  
REV. 2016 APRIL 22  
REV. 2016 JULY 27

PROJECT # 15028

SHEET TITLE  
OVERALL ELEVATION SE

SHEET NO.

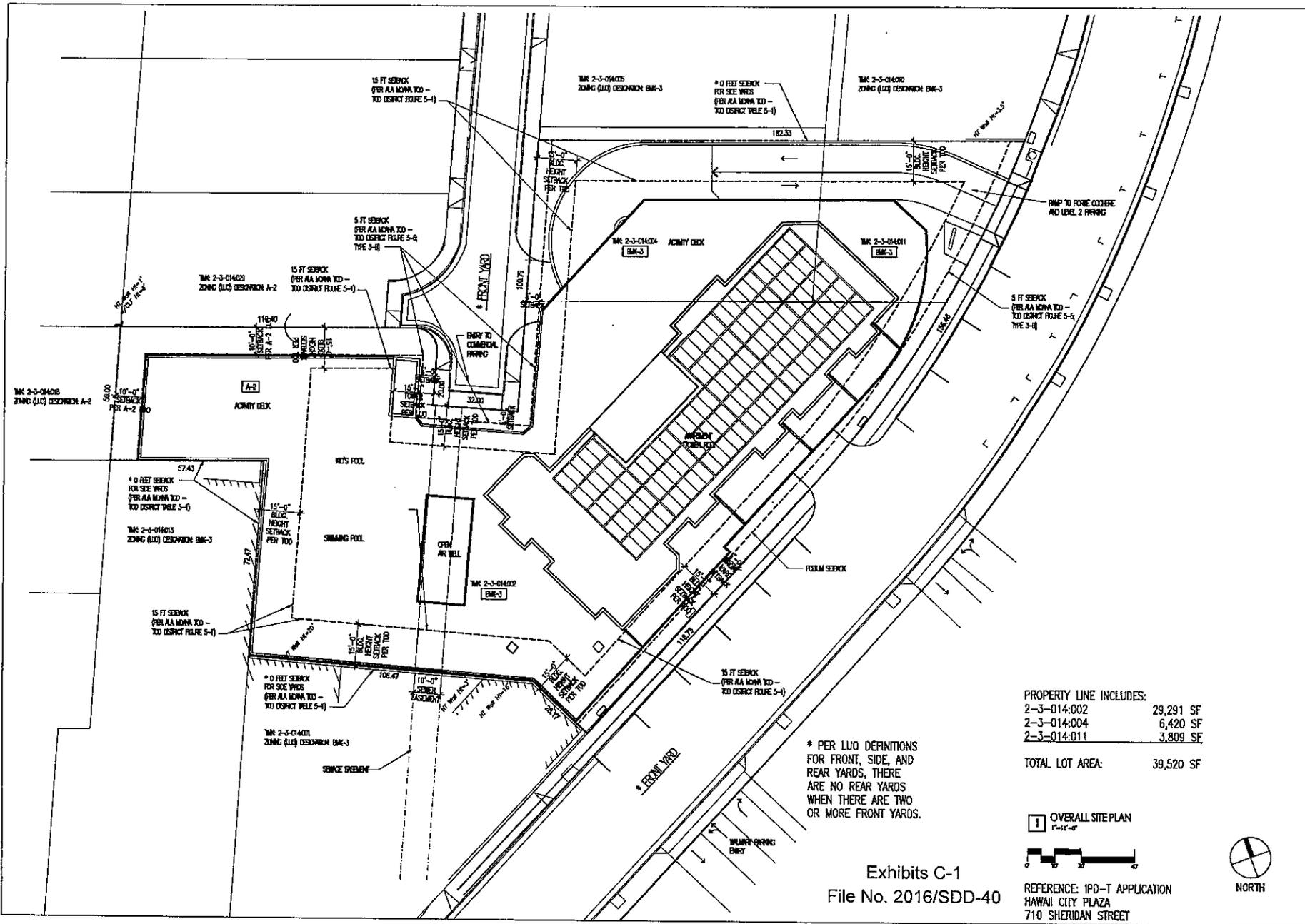
A2-1.4



Exhibits B-21  
File No. 2016/SDD-40

1 OVERALL ELEVATION SW  
1/16" = 1'-0"





PROPERTY LINE INCLUDES:

2-3-014:002	29,291 SF
2-3-014:004	6,420 SF
2-3-014:011	3,809 SF
<b>TOTAL LOT AREA:</b>	<b>39,520 SF</b>

\* PER L.U.O. DEFINITIONS FOR FRONT, SIDE, AND REAR YARDS, THERE ARE NO REAR YARDS WHEN THERE ARE TWO OR MORE FRONT YARDS.

1 OVERALL SITE PLAN  
1"=10'-0"



Exhibits C-1  
File No. 2016/SDD-40

REFERENCE: IPD-T APPLICATION  
HAWAII CITY PLAZA  
710 SHERIDAN STREET



ARCHITECT:  
THE HONOLULU DESIGN CENTER  
1000 KALANOAU AVENUE  
HONOLULU, HAWAII 96813

---

DEVELOPER:  
CALIFORNIA INVESTMENT  
REGIONAL CENTER, LLC

PROJECT OWNER:  
HAWAII CITY PLAZA, LP

---

Hawaii City Plaza  
Honolulu, Hawaii  
710 Sheridan Street  
TMK 2-3-014:004, 004, & 011

---

Interim Planned  
Development-Terrace  
Application

DATE: 2016 MAR 05  
REV: 2016 APRIL 22  
REV: 2016 JULY 27  
PROJECT # 15028

---

SHEET TITLE  
SITE SETBACK  
DIAGRAM

---

SHEET NO.  
A0-0.3



ARCHITECT:  
THE ARCHITECTS OF RECORD FOR THE DESIGN AND CONSTRUCTION OF THE PROJECT AND THE ARCHITECT OF RECORD.

THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND BE RESPONSIBLE FOR THE DESIGN OF THE PROJECT.

DEVELOPER:  
CALIFORNIA INVESTMENT REGIONAL CENTER, LLC

PROJECT OWNER:  
HAWAII CITY PLAZA, LP

Hawaii City Plaza  
Honolulu, Hawaii  
710 Sheridan Street  
TMK23-014; Partials 002, 004, & 011

Interim Planned  
Development-Transit  
Application

DATE 2016 MAR 08  
REV. 2016 APRIL 22  
REV. 2016 JULY 27  
PROJECT # 15028

SHEET TITLE

SHEET NO.

T0-0.5

Exhibits D-1  
File No. 2016/SDD-40  
  
South-East Perspective  
Sheridan Street



Exhibits D-2  
 File No. 2016/SDD-40  
 North-East Perspective  
 Sheridan Street



ARCHITECT:  
 THE WORKS SHOWN IN THIS  
 PLAN OR SECTION ARE THE PROPERTY OF  
 FSC ARCHITECT AND SHALL REMAIN THE  
 PROPERTY OF FSC ARCHITECT.

NOTE: CONTRACTOR SHALL OBTAIN  
 ALL NECESSARY PERMITS AND  
 APPROVALS FROM THE CITY OF  
 HONOLULU BEFORE PROCEEDING WITH WORK.

DEVELOPER:  
 CALIFORNIA INVESTMENT  
 REGIONAL CENTER, LLC  
 PROJECT OWNER:  
 HAWAII CITY PLAZA, LP

Hawaii City Plaza  
 Honolulu, Hawaii  
 710 Sheridan Street  
 T/M/K: 2-3-014; Parcels 002, 004, & 011

Interim Planned  
 Development-Tenant  
 Application

DATE 2016 MAR 08  
 REV. 2016 APRIL 22  
 REV. 2016 JULY 27  
 PROJECT # 15028

SHEET TITLE

SHEET NO.

T0-0.6



ARCHITECT:

THE HONOLULU COMMUNITY BENEFIT CORPORATION  
COMMUNITY BENEFIT CORPORATION  
710 SHERIDAN STREET  
HONOLULU, HAWAII

DEVELOPER:

CALIFORNIA INVESTMENT  
REGIONAL CENTER, LLC

PROJECT OWNER:

HAWAII CITY PLAZA, LP

Hawaii City Plaza  
Honolulu, Hawaii  
710 Sheridan Street  
TMK 2-3-014; Parcels 002, 004, & 011

Interim Planned  
Development/Stand  
Application

DATE: 2016 MAR 08

REV: 2016 APRIL 22

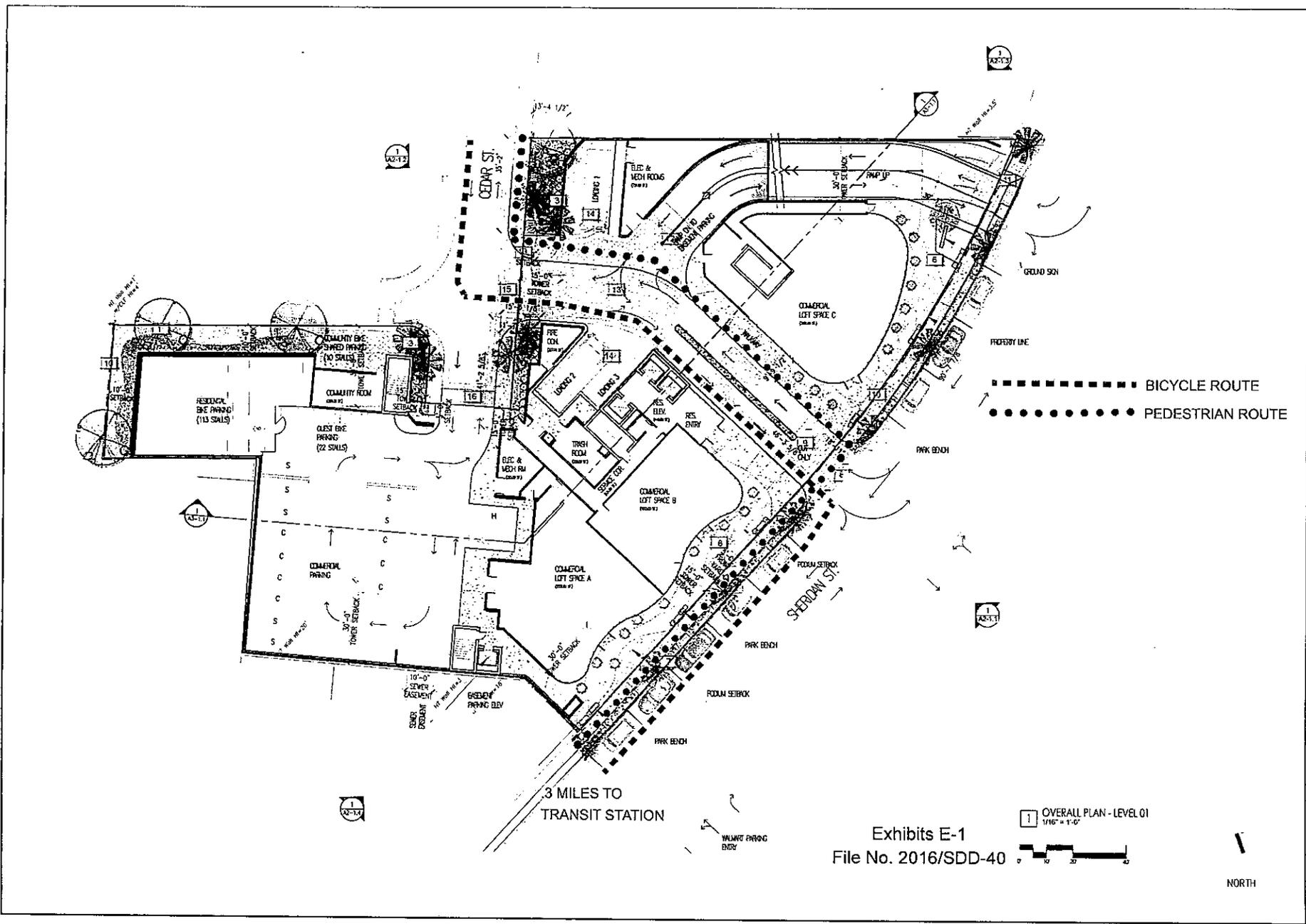
REV: 2016 JULY 27

PROJECT #: 15626

SHEET TITLE:  
COMMUNITY  
BENEFIT #2

SHEET NO.

A4-1.4



3 MILES TO  
TRANSIT STATION

Exhibits E-1  
File No. 2016/SDD-40

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

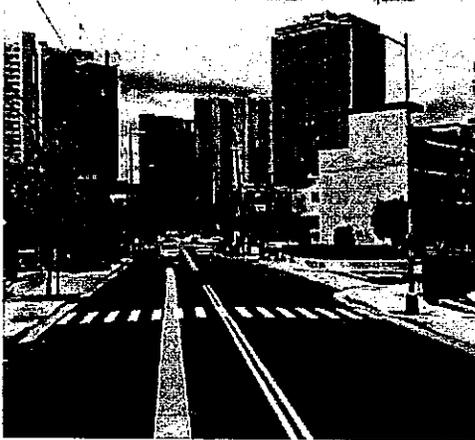
NORTH

## SHERIDAN STREET

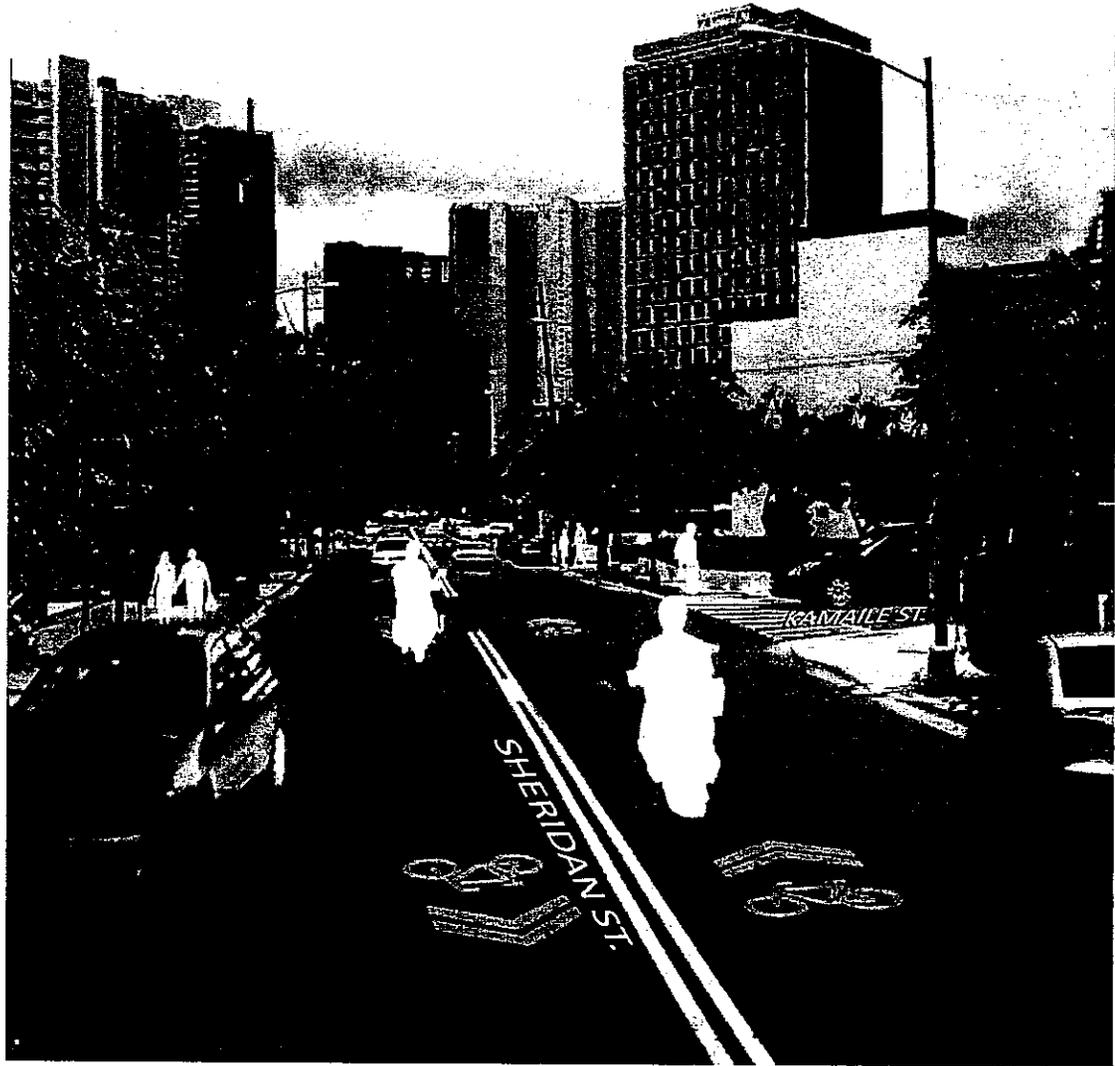
Sheridan Street runs parallel to Keeaumoku Street, and offers a convenient mauka-makai connection for pedestrians and bicyclists. It mainly serves the Sheridan neighborhood, and connects King Street with Kapiolani Boulevard. Various auto shops and small businesses are located along this street.

### RECOMMENDED MODIFICATIONS INCLUDE:

- Sharrow striping for better motorist awareness of bicycle traffic
- Sidewalk enhancements
- Street trees for shade



Sheridan Street - Existing



Sheridan Street - TOD Plan

Exhibits E-2  
File No. 2016/SDD-40



ARCHITECT:  
ESD ARCHITECTS  
1111 KALANOAUE AVENUE, SUITE 1000  
HONOLULU, HAWAII 96813

FOR CONSULTING ENGINEER:  
HONOLULU ENGINEERING CONSULTANTS  
1111 KALANOAUE AVENUE, SUITE 1000  
HONOLULU, HAWAII 96813

DEVELOPER:  
CALIFORNIA INVESTMENT REGIONAL CENTER, LLC  
PROJECT OWNER:  
HAWAII CITY PLAZA, LP

Hawaii City Plaza  
Honolulu, Hawaii  
710 Sheridan Street  
TMK 2-2-014 Parcel 002, 004, & 011

Interim Planned  
Development Threat  
Application

DATE 2016 MAR 08  
REV. 2016 APRIL 22  
REV. 2016 JULY 27  
PROJECT # 15028

SHEET TITLE  
COMMUNITY  
BENEFIT #2

SHEET NO.  
A4-1.5



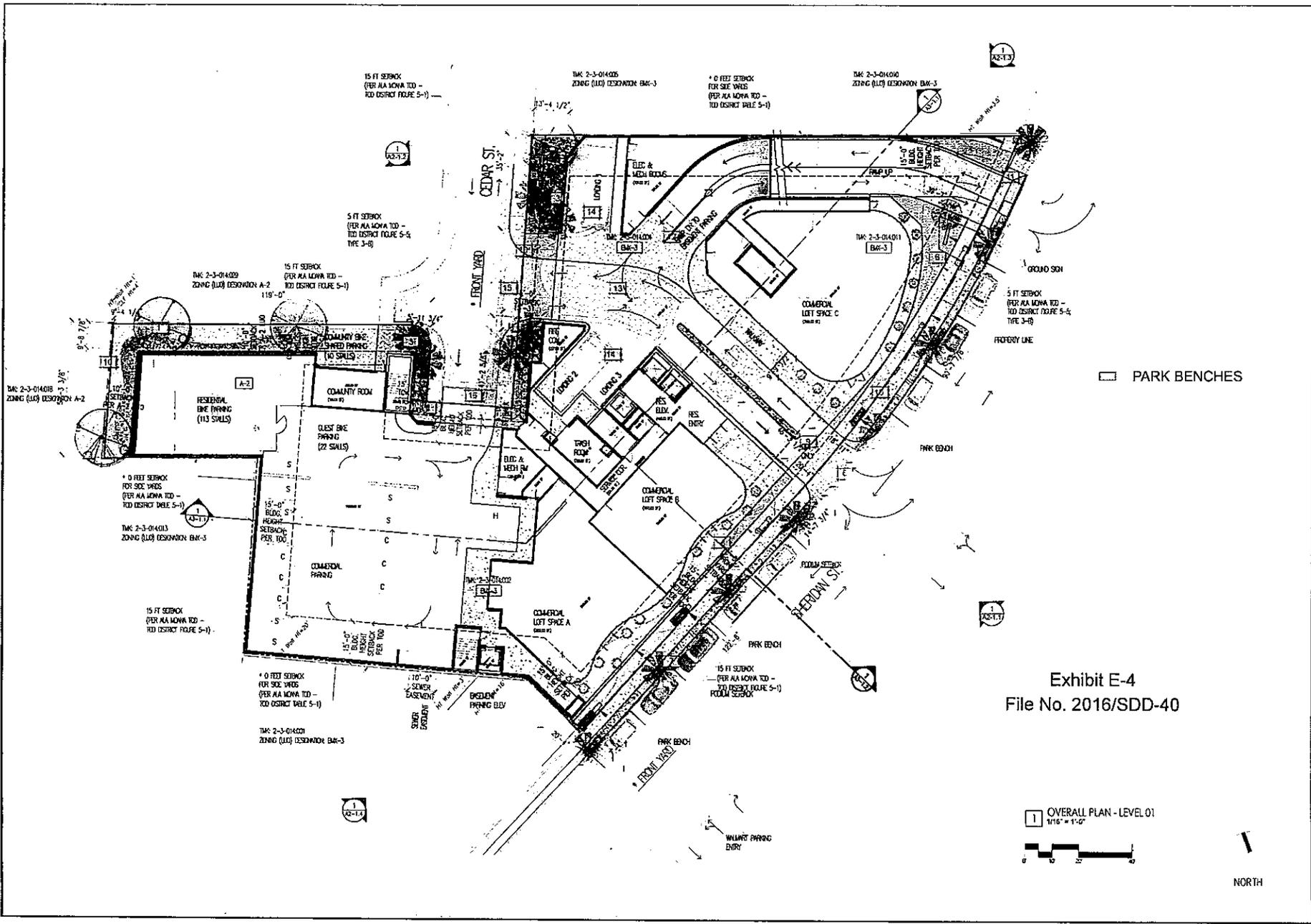


Exhibit E-4  
File No. 2016/SDD-40

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

NORTH



ARCHITECT  
HONOLULU COMMUNITY DEVELOPMENT CENTER  
COMMUNITY BENEFIT #5 PROJECT

FOR CONSTRUCTION  
HONOLULU COMMUNITY BENEFIT #5 PROJECT

DEVELOPER:  
CALIFORNIA INVESTMENT  
REGIONAL CENTER, LLC  
PROJECT OWNER:  
HAWAII CITY PLAZA, LP

Hawaii City Plaza  
Honolulu, Hawaii  
710 Sheridan Street  
T.M.C. 2-3-014; Permit 002, 004, & 011

Interim Planned  
Development/Tenant  
Application

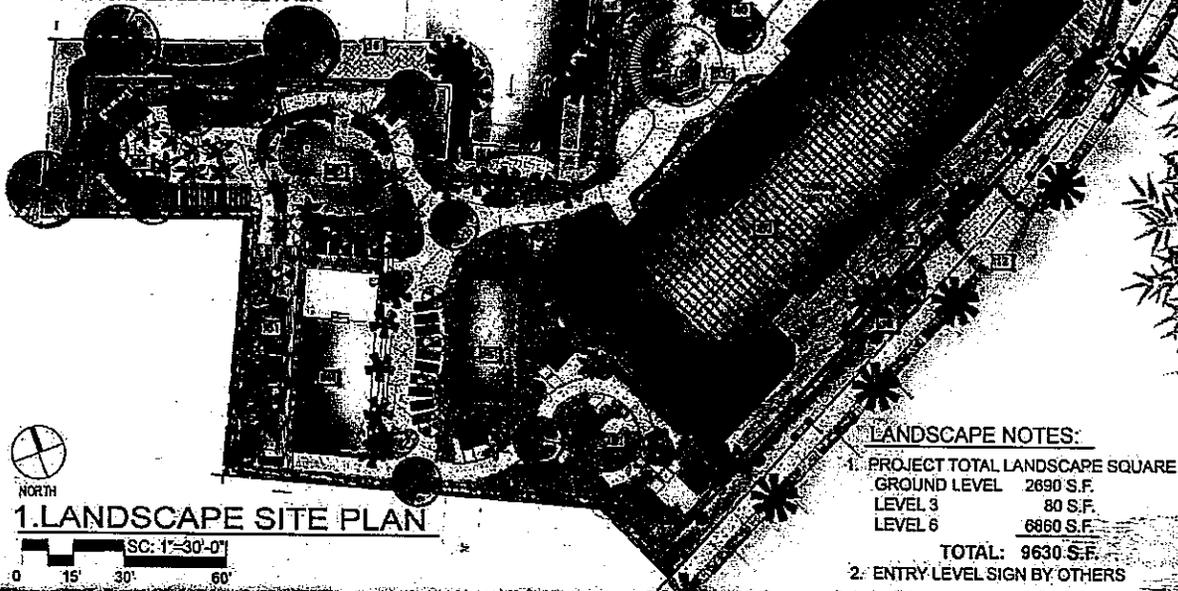
DATE 2016 MAR 08  
REV. 2016 APRIL 22  
REV. 2016 JULY 27  
REV. 2016 SEP. 16  
PROJECT # 15028

SHEET TITLE  
COMMUNITY  
BENEFIT #5

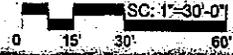
SHEET NO.  
A4-1.10

**MAP KEY:**

1. BBQ & OUTDOOR FAMILY AREA
2. PUTTING GREEN
3. CABANA ON RAISED WOOD DECK
4. ADULT & KIDS SWIMMING POOL
5. OPEN AIR WELL TO BE SCREENED W/ BAMBOO HEDGE.
6. QUIET ZONE & ROCK GARDEN
7. TOWER
8. PRIVATE DECK
9. OVERFLOW & EVENT LAWN
10. MOUNDED LANDSCAPE SCREEN
11. TOT LOT w/ TRELLIS SHADE STRUCTURE
12. MAIN GROUND LEVEL ENTRY
13. GROUND LEVEL - SIGN WALL LOCATION
14. RAMP TO UPPER LEVEL
15. PROPERTY LINE - TYP.
16. GROUND LEVEL UTILITY ENTRY.
17. GROUND LEVEL STRUCTURE PARKING ENTRY
18. GROUND LEVEL BICYCLE RACK



**1. LANDSCAPE SITE PLAN**



**LANDSCAPE NOTES:**

1. PROJECT TOTAL LANDSCAPE SQUARE
  - GROUND LEVEL 2690 S.F.
  - LEVEL 3 80 S.F.
  - LEVEL 6 6860 S.F.
  - TOTAL: 9630 S.F.
2. ENTRY LEVEL SIGN BY OTHERS

**HAWAII CITY PLAZA - PHASE 2 LANDSCAPE CONCEPT**

710 SHERIDAN ST. HONOLULU, HI 96814



Exhibit F-1  
File No. 2016/SDD-40



ARCHITECT:  
THE ARCHITECTURE CENTER OF HONOLULU  
CORPORATION  
1000 KALANOA'OLE DRIVE  
HONOLULU, HAWAII 96813

FOR CONSTRUCTION:  
ARCHITECTURAL DETAILS  
AND SPECIFICATIONS

DEVELOPER:  
CALIFORNIA INVESTMENT  
REGIONAL CENTER, LLC

PROJECT OWNER:  
HAWAII CITY PLAZA, LP

Hawaii City Plaza  
Honolulu, Hawaii  
710 Sheridan Street  
TMK: 2-3-014, Parcels 002, 004, & 011

Interim Planned  
Development Permit  
Application

DATE 2016 MAR 08  
REV. 2016 APRIL 22  
REV. 2016 JULY 27  
PROJECT # 15028

SHEET TITLE  
LANDSCAPE  
SITE PLAN

SHEET NO.  
L-1



ARCHITECT:  
FSC ARCHITECT

NOT CHECKED FOR  
ACCURACY OR COMPLETENESS  
BY FSC ARCHITECT

DEVELOPER:  
CALIFORNIA INVESTMENT  
REGIONAL CENTER, LLC  
PROJECT OWNER:  
HAWAII CITY PLAZA, LP

Hawaii City Plaza  
Honolulu, Hawaii  
710 Sheridan Street  
TMK 2-3-014 Paralel 004, 004 & 011

Interim Planned  
Development Transit  
Application

DATE 2016 MAR 08  
REV. 2016 APRIL 22  
REV. 2016 JULY 27  
PROJECT # 15028

SHEET TITLE  
GROUND FLOOR  
TREE PLAN

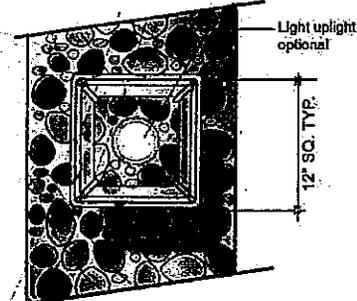
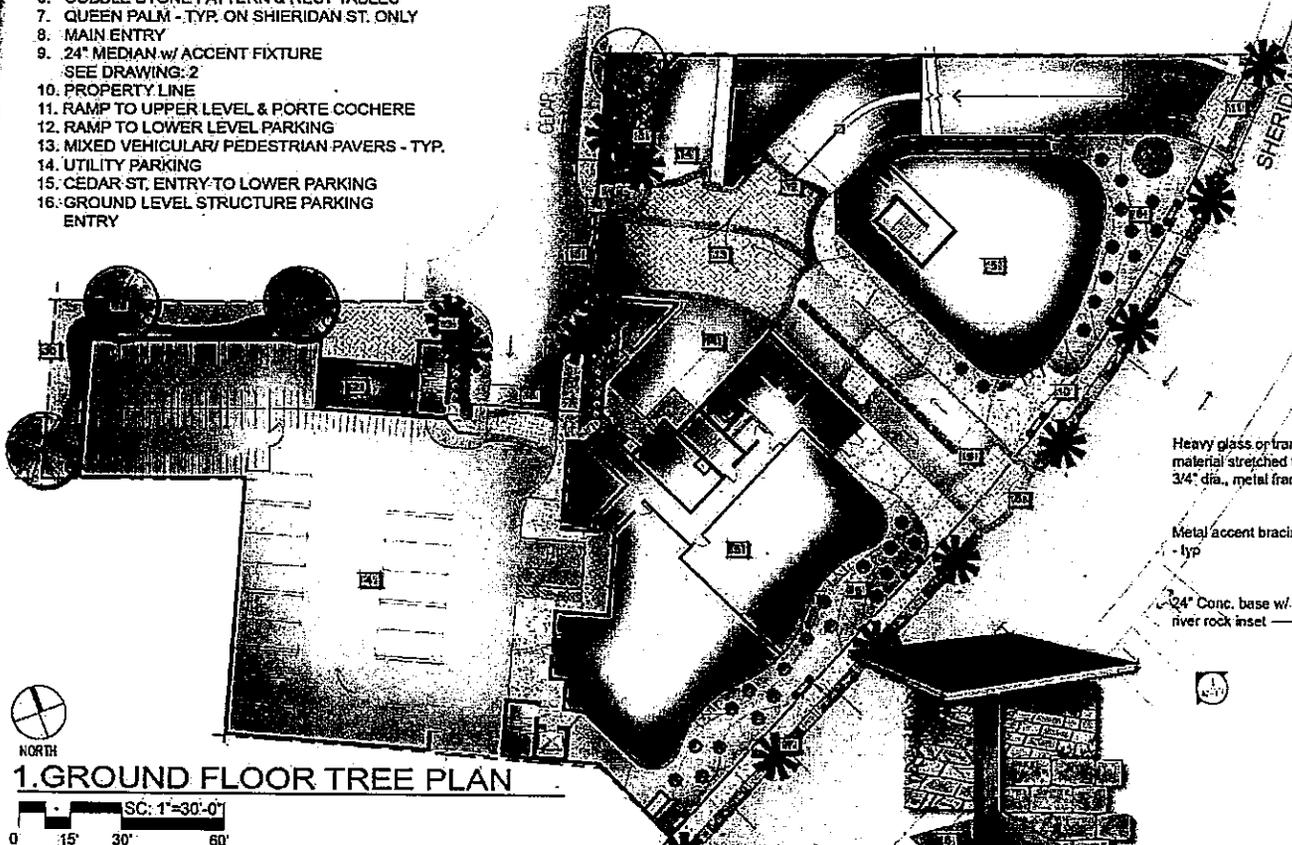
SHEET NO.  
L-2

### GROUND FLOOR TREE & PALM PLANT LIST

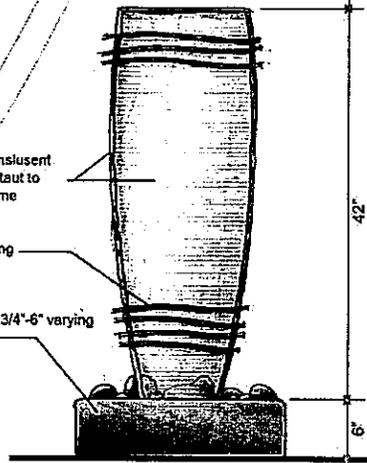
NO.	COMMON NAME	SCIENTIFIC NAME	AMT.	SIZE	NOTES
1	False Kamani	<i>Terminalia catappa L</i>	4	45 g.c.	Min. 6' trk. ht. 5' Cal.
2	Foxtail Palm	<i>Wodyetia bifurcata</i>	6	25 g.c.	Min. 5' trk. ht. 4' Cal.
3	Queen Palm	<i>Syagrus romanzoffian</i>	8	f.s.	Min. 6' trk. ht. 8' Cal.

### MAP KEY

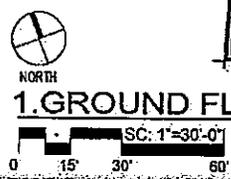
- FALSE KAMANI TREE
- INDOOR/ OUTDOOR BICYCLE RACKS
- FOX TAIL PALM - TYP. ON CEDAR ST. ONLY
- GROUND FLOOR PARKING
- FACILITIES TBD - BY OTHERS
- COBBLE STONE PATTERN & REST TABLES
- QUEEN PALM - TYP. ON SHERIDAN ST. ONLY
- MAIN ENTRY
- 24" MEDIAN w/ ACCENT FIXTURE  
SEE DRAWING: 2
- PROPERTY LINE
- RAMP TO UPPER LEVEL & PORTE COCHERE
- RAMP TO LOWER LEVEL PARKING
- MIXED VEHICULAR/ PEDESTRIAN PAVERS - TYP.
- UTILITY PARKING
- CEDAR ST. ENTRY TO LOWER PARKING
- GROUND LEVEL STRUCTURE PARKING ENTRY



PLAN



2. ELEVATION: MEDIAN ACCENT FIXTURE  
SC: NTS.



1. GROUND FLOOR TREE PLAN

HAWAII CITY PLAZA PROJECT LANDSCAPE CONCEPT

710 SHERIDAN STREET, HONOLULU, HI 96814



Exhibit F-2  
File No. 2016/SDD-40

JAN 12 2016

**GROUND FLOOR SHRUB PLANT LIST**

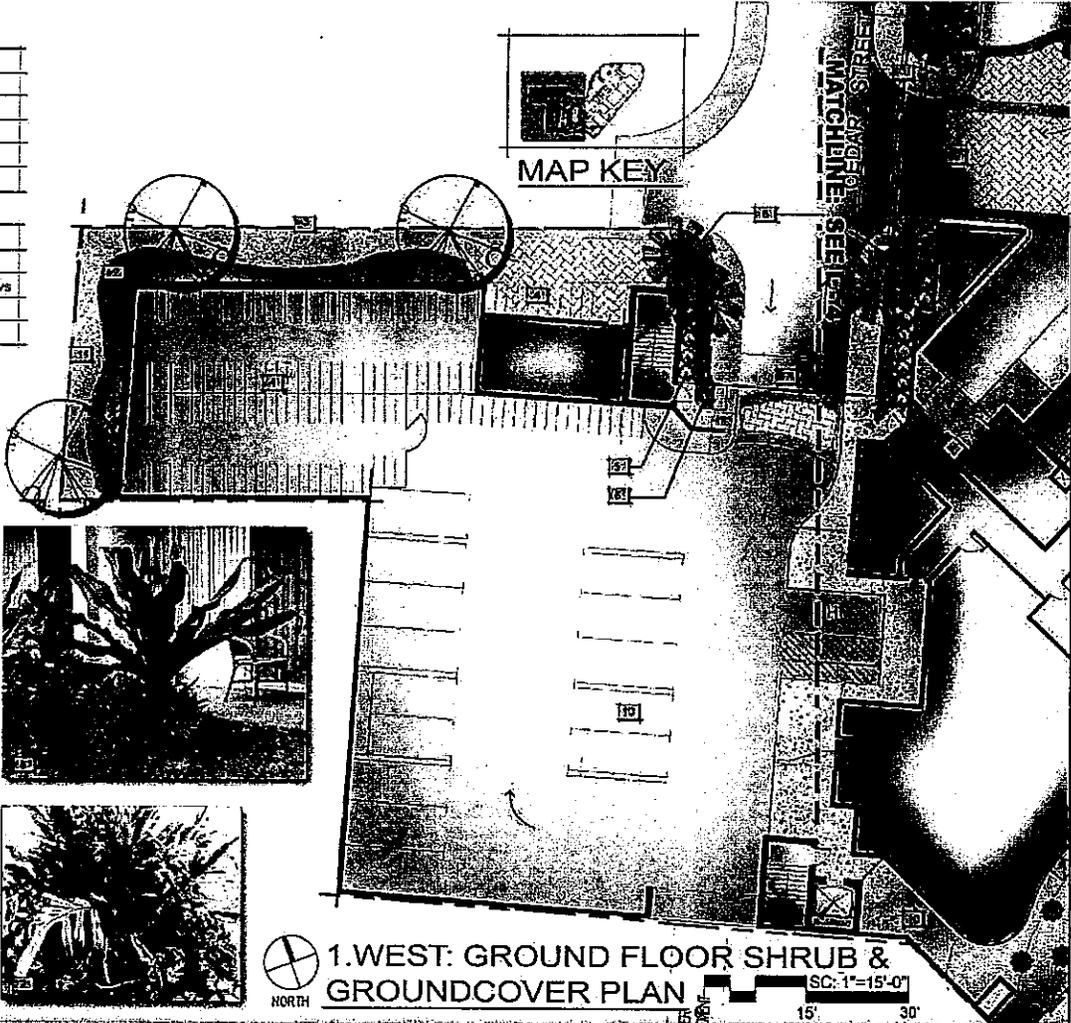
NO.	COMMON NAME	SCIENTIFIC NAME	AMT./ SIZE/ DESCRIPTION
1	Red 'Kim' Ginger	<i>Alpinia purpurata</i>	110 ea., 3 g.c. @ 30" o.c., staggered rows
2	Red 'Lilinoe' Ti	<i>Cordyline fruticosa</i>	36 ea., 3 g.c. @ 12" o.c., clustered
3	Queen Emma Spider Lily	<i>Crinum augustum</i>	64 ea., 3 g.c. @ 24" o.c., staggered rows
4	Yellow Daylily	<i>Henrocallis 'hypanth'</i>	40 ea., 1 g.c. @ 8" o.c., clustered
5	Tiara Gardenia Hedge	<i>Gardenia taitensis</i>	60 ea., 3 g.c. @ 30" o.c.,

**GROUND FLOOR GROUND COVER PLANT LIST**

NO.	COMMON NAME	SCIENTIFIC NAME	AMT./ SIZE/ DESCRIPTION
1	St. Augustine grass	<i>Stenotaphrum Secundatum</i>	720 s.f., Hydro Spray
2	Dwarf Lauae Fern	<i>Phymatosorus grossus</i>	280 ea., 4" pots @ 16" o.c. staggered rows
3	Dwarf Pittosporum	<i>Pittosporum tobira 'Nana'</i>	180 ea., 3 g.c. @ 24" o.c., clustered
4	Mondo Grass	<i>Ophiopogon Japonicus</i>	120 s.f. Sprigs & 3" o.c., staggered rows

**MAP KEY**

1. ST. AUGUSTINE GRASS
2. DWARF LAUAIE FERN
3. PROPERTY LINE
4. INDOOR/ OUTDOOR BICYCLE RACKS
5. ASSORTED GINGERS, TYP.
6. DWARF PITTISPORUM
7. GROUND LEVEL STRUCTURE PARKING ENTRY
8. QUEEN EMMA SPIDER LILY & ACCENT RED TI
9. CEDAR ST. ENTRY TO LOWER PARKING
10. TO SHERIDAN ST. SEATING



**1.WEST: GROUND FLOOR SHRUB & GROUND COVER PLAN**  
 SC: 1"=15'-0"  
 NORTH



ARCHITECT:  
 INTERNATIONAL ARCHITECTURAL CONSULTANTS  
 710 SHERIDAN STREET  
 HONOLULU, HAWAII

FOR CONSTRUCTION OF THE  
 HAWAII CITY PLAZA  
 SEE PLAN 2016/004 & 011

DEVELOPER:  
 CALIFORNIA INVESTMENT  
 REGIONAL CENTER, LLC

PROJECT OWNER:  
 HAWAII CITY PLAZA, LP

Hawaii City Plaza  
 Honolulu, Hawaii  
 710 Sheridan Street  
 TMAC 2-3-014 Panels 004, 004, & 011

Interim Planned  
 Development Permit  
 Application

DATE 2016 MAR 08  
 REV. 2016 APRIL 22  
 REV. 2016 JULY 27  
 PROJECT # 15028

SHEET TITLE  
 WEST: GROUND  
 FLOOR SHRUB &  
 GROUND COVER  
 PLAN

SHEET NO.  
 L-3

**HAWAII CITY PLAZA PROPOSED LANDSCAPE CONCEPT** JAN 12, 2016

710 SHERIDAN ST. HONOLULU, HI 96814

Exhibit F-3  
 File No. 2016/SDD-40





ARCHITECT:  
THE ARCHITECTURAL FIRM OF  
ESD ARCHITECTS

FOR COMMERCIAL USE,  
PROPERTY ALL RIGHTS RESERVED

DEVELOPER:  
CALIFORNIA INVESTMENT  
REGIONAL CENTER, LLC  
PROJECT OWNER:  
HAWAII CITY PLAZA, LP

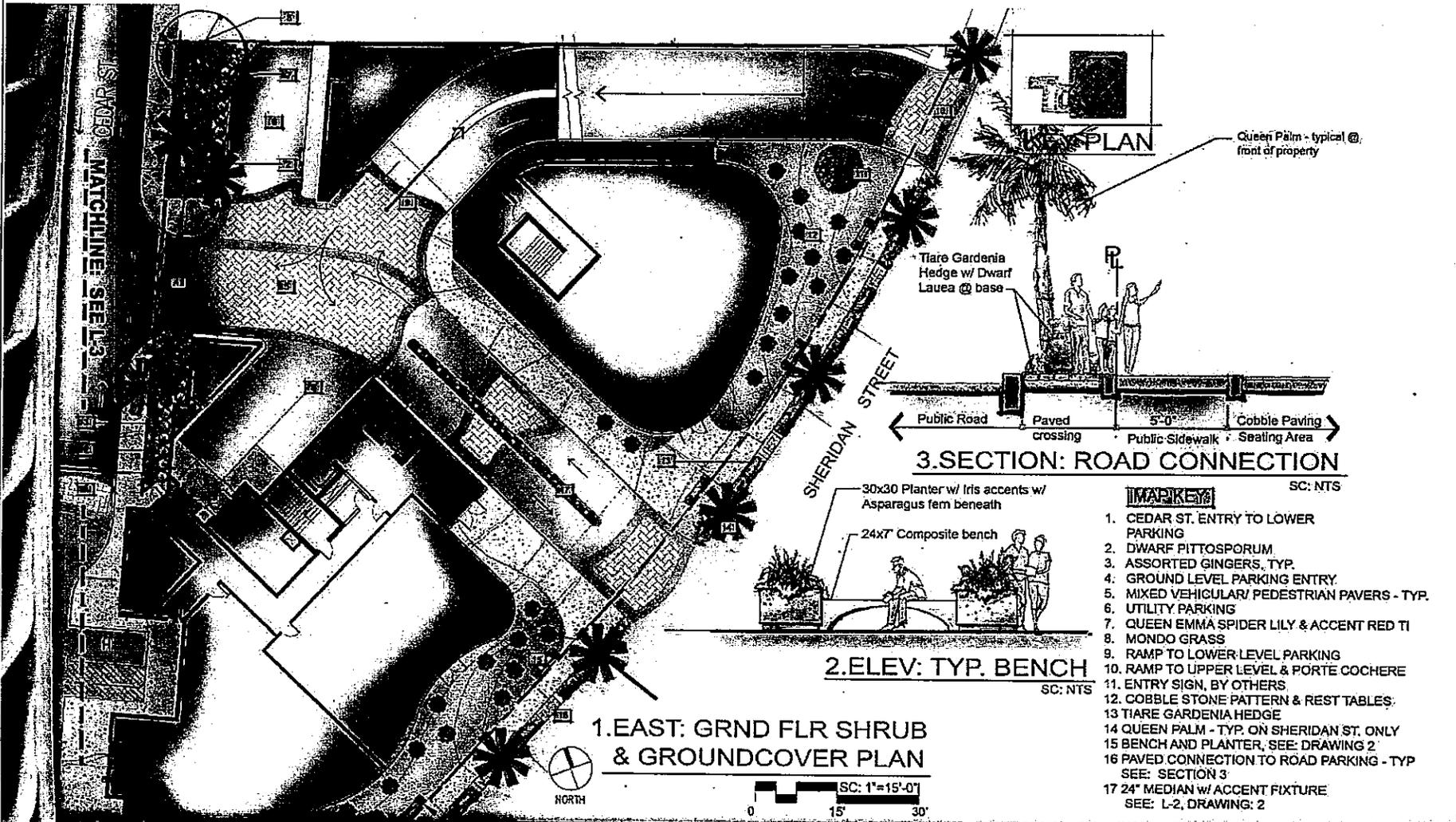
Hawaii City Plaza  
Honolulu, Hawaii  
710 Sheridan Street  
TM2-3-014 Parcels 004, 004 & 011

Interim Planned  
Development Transit  
Application

DATE 2016 MAR 08  
REV. 2016 APRIL 22  
REV. 2016 JULY 27  
PROJECT # 15028

SHEET TITLE  
EAST: GROUND  
FLOOR SHRUB &  
GROUND COVER  
PLAN

SHEET NO.  
L-4



Queen Palm - typical @ front of property

Tiara Gardenia Hedge w/ Dwarf Lauea @ base

Public Road Paved crossing 5'-0" Public Sidewalk Cobble Paving Sealing Area

### 3. SECTION: ROAD CONNECTION

SC: NTS

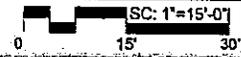
### MAP KEY

1. CEDAR ST. ENTRY TO LOWER PARKING
2. DWARF PITTOSPORUM
3. ASSORTED GINGERS, TYP.
4. GROUND LEVEL PARKING ENTRY
5. MIXED VEHICULAR/ PEDESTRIAN PAVERS - TYP.
6. UTILITY PARKING
7. QUEEN EMMA SPIDER LILY & ACCENT RED TI
8. MONDO GRASS
9. RAMP TO LOWER LEVEL PARKING
10. RAMP TO UPPER LEVEL & PORTE COCHERE
11. ENTRY SIGN, BY OTHERS
12. COBBLE STONE PATTERN & REST TABLES
13. TIARA GARDENIA HEDGE
14. QUEEN PALM - TYP. ON SHERIDAN ST. ONLY
15. BENCH AND PLANTER, SEE: DRAWING 2
16. PAVED CONNECTION TO ROAD PARKING - TYP SEE: SECTION 3
17. 24" MEDIAN w/ ACCENT FIXTURE SEE: L-2, DRAWING: 2

### 2. ELEV: TYP. BENCH

SC: NTS

### 1. EAST: GRND FLR SHRUB & GROUND COVER PLAN



HAWAII CITY PLAZA PROPOSED LANDSCAPE CONCEPT

710 SHERIDAN ST. HONOLULU, HI 96814

Exhibit F-4  
File No. 2016/SDD-40

JAN 12 2016

