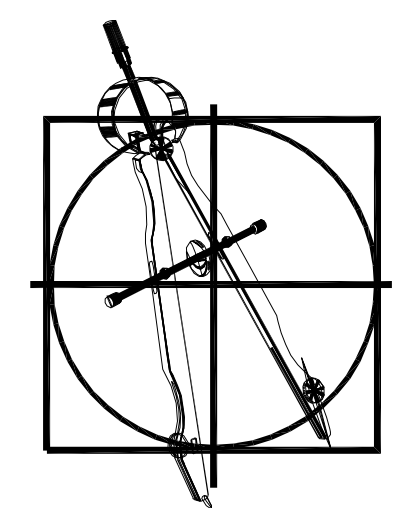


RYCROFT TERRACE CONDOMINIUM MAP



Civil & Structural Engineers
& Land Surveyors

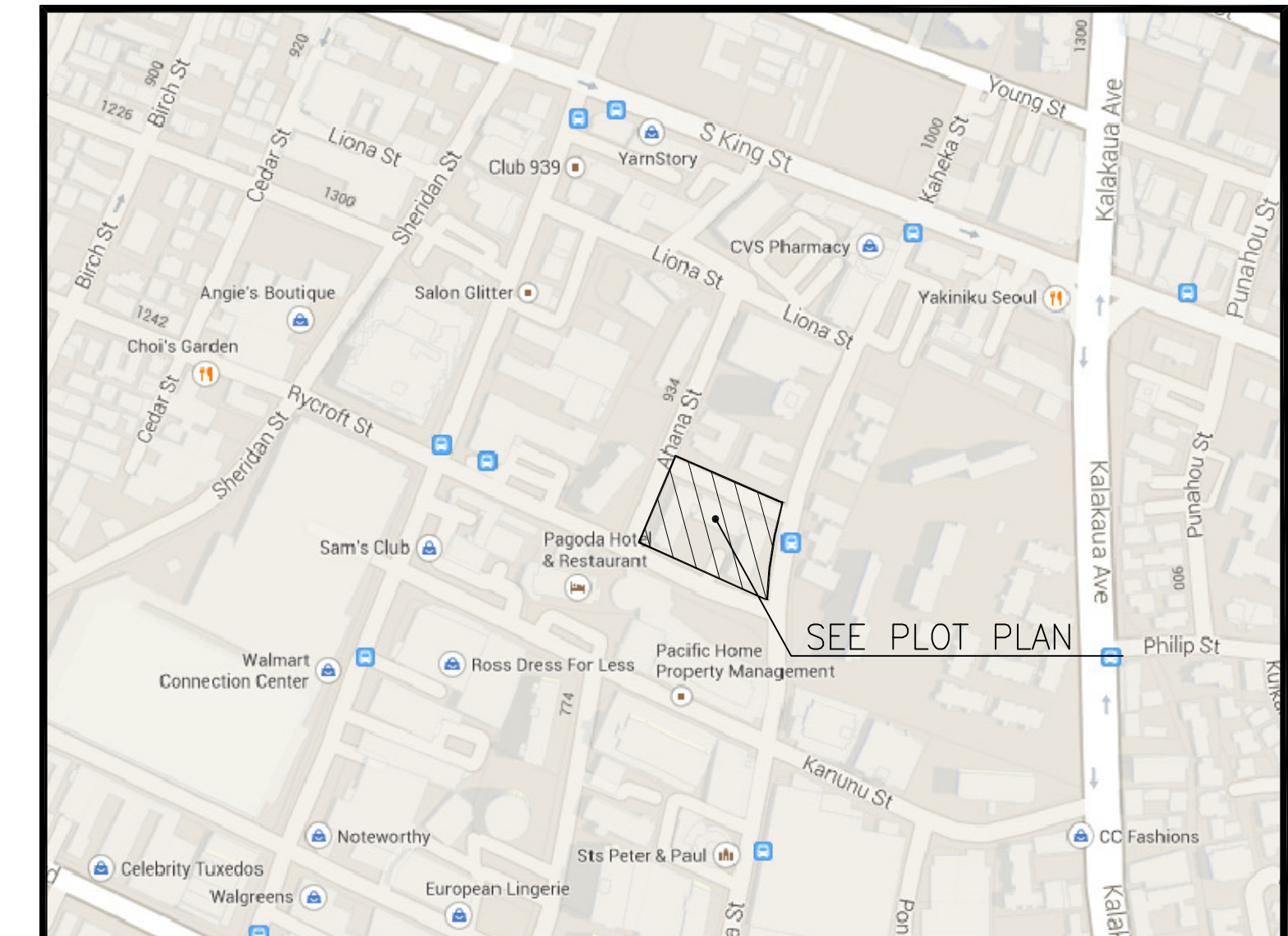
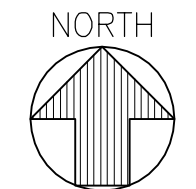
PLANS PREPARED BY:

HAWAII ENGINEERING GROUP, INC.

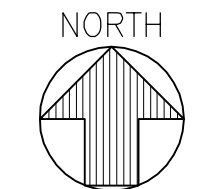
Executive Centre
1088 Bishop Street, Suite #2506
Honolulu, Hawaii 96813
Phone: (808) 533-2092
Fax: (808) 533-2059
email: heg@hawaiiengineering.net



ISLAND MAP



LOCATION MAP



GENERAL NOTES

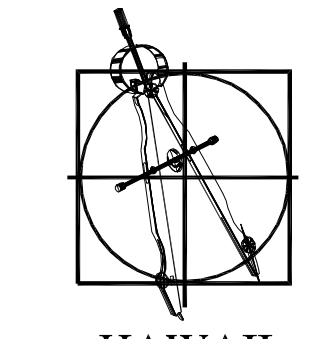
- FOR SITE INFORMATION, SEE SITE PLAN BY LICENSED LAND SURVEYOR.
- EXISTING PARKING STALLS AND DRIVEWAYS MAY DEVIATE FROM COUNTY ZONING STANDARDS AND APPROVED PLANS.
- DRAINAGE AT PROPERTY LINES AND FENCING MAY ALSO DEVIATE FROM COUNTY ZONING STANDARDS AND APPROVED PLANS.
- FLOOR PLANS ARE BASED ON CURSORY OBSERVATION. THERE MAY BE ALTERATIONS OR RENOVATIONS THAT MAY BE DETAILED DIFFERENTLY FROM WHAT IS SHOWN ON THE PLAN. IT IS NOT KNOWN IF THE BUILDING WAS BUILT OR MAINTAINED PER THE APPROVED COUNTY PERMITTED PLANS AND SPECIFICATIONS.
- SCALES, DIMENSIONS AND AREAS ARE APPROXIMATE. SITE VERIFY ALL MEASUREMENTS AND QUANTITATIVE INFORMATION.
- DRAWINGS ARE INTENDED TO SHOW GENERAL LAYOUT, RELATIVE LOCATIONS, UNIT DESIGNATIONS, AND APPROXIMATE DIMENSIONS AND AREAS, AND ARE NOT INTENDED NOR DEEMED TO CONTAIN ANY REPRESENTATION OR WARRANTY WHATSOEVER. THE DRAWINGS SHOW WHAT WAS VISUALLY OBSERVABLE AND ALONG WITH SOME DRAWINGS RECEIVED FROM THE OWNER, CONSTITUTE INFORMATION TO THE BEST OF OUR KNOWLEDGE.
- DRAWINGS ARE SOLELY FOR CPR DESIGNATIONS AND DO NOT REPRESENT COMPLIANCE TO BUILDING CODES, GOVERNMENTAL REGULATION, ADA, FHA, OR OTHER REQUIREMENTS.
- DIMENSIONS SHOWN REFLECT ONE MEASUREMENT TAKEN IN THE FIELD AND DO NOT INCLUDE VARIATIONS POSSIBLE DUE TO CONSTRUCTION AND MOVEMENT. THE AREA SHOWN IS A REASONABLE QUANTITY THAT IS NOT WARRANTED AS THE ACTUAL QUANTITY IN THE UNIT.

ABBREVIATIONS

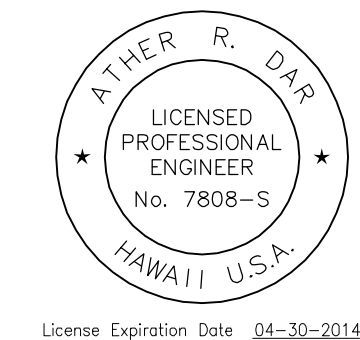
APT	APARTMENT	F.H.C.	FIRE HYDRANT CHASE
ARCH	ARCHITECTURAL	FLR	FLOOR
BATH	BATHROOM	KIT	KITCHEN
BDRM	BEDROOM	L.C.E.	LIMITED COMMON ELEMENT
BLDG	BUILDING	LIV	LIVINGROOM
CA	COMMON AREA	SQ FT	SQUARE FEET
COMM	COMMERCIAL	TYP	TYPICAL
CONC	CONCRETE	UTIL	UTILITY ROOM
D	DRYER	W	WASHER
DN	DOWN		
DIA	DIAMETER		
ELEV	ELEVATOR		
FIN	FINISH		

INDEX TO DRAWINGS

SHEET NO.	DWG. NO.	TITLE
1	T-1	TITLE SHEET
2	A-1	CONDOMINIUM SQ FT AND PARKING INFORMATION
3	A-2	PLOT PLAN
4	A-3	PARKING LAYOUT PLAN
5	A-4	APARTMENT TYPE LAYOUT PLAN
6	A-5	GROUND FLOOR PLAN,
7	A-6	TYPICAL FLOOR PLAN 2ND-5TH FLOORS,
8	A-7	ROOF PLAN
9	A-8	BUILDING A EWA, KOKOHEAD & MAKAI ELEVATION
10	A-9	BUILDING C EWA, KOKOHEAD & MAKAI ELEVATION
11	A-10	BUILDING B MAUKA & MAKAI ELEVATION
12	A-11	PAVILLION ELEVATIONS



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PROJECT SUMMARY

RYCROFT TERRACE
CONDOMINIUM MAPS
1550 RYCROFT STREET
HONOLULU, HI 96814

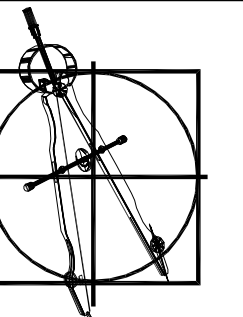
T.M.K: 2-3-018:022

LOT AREA: 61,614 SQ FT

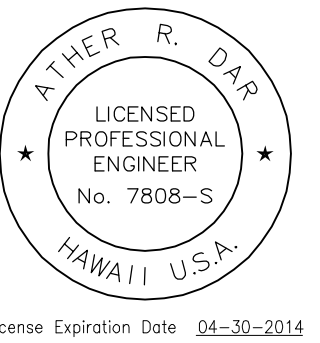
PROPERTY OWNER:
HIH TERRACE OPERATING
COMPANY, LLC.
931 UNIVERSITY AVE., SUITE 105
HONOLULU, HAWAII 96826

ARCHITECT/ENGINEER:
HAWAII ENGINEERING GROUP, INC
1088 BISHOP ST., SUITE 2506
HONOLULU, HAWAII 96813
TEL: (808) 533-2092
FAX: (808) 533-2059

DATE: 10/08/13



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 CONDOMINIUM MAP
 1550 RYCROFT STREET
 HONOLULU, OAHU, HAWAII 96814

T.M.K. : 2-3-018:022

SHEET TITLE
 CONDOMINIUM SQ FT
 AND PARKING
 INFORMATION

ISSUANCE/REVISIONS

Date 10/08/13
 Scale AS NOTED
 Drawn By MW
 Design By AD
 Checked By AD
 Job 13-079

Sheet **A-1**
 2 Of 12 Sheets

RYCROFT TERRACE CONDOMINIUM SQUARE FOOTAGE

TYPE	DESCRIPTION	SQUARE FOOTAGE
1	COMMERCIAL UNIT #1	198 SQ FT
2	COMMERCIAL UNIT #2	441 SQ FT
3	COMMERCIAL UNIT #3	965 SQ FT
4	COMMERCIAL UNIT #4	733 SQ FT
5	COMMERCIAL UNIT #5	579 SQ FT

RYCROFT TERRACE CONDOMINIUM ON-SITE PARKING

DESCRIPTION	STALLS
STREET LEVEL PARKING	22 STALLS
UPPER LEVEL PARKING	48 STALLS
BASEMENT LEVEL PARKING	50 STALLS
	120 STALLS

TOTAL PARKING STALLS: 120 STALLS
 (ALL STALLS ARE STANDARD SIZE PARKING STALLS)

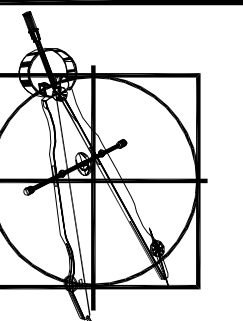
RYCROFT TERRACE CONDOMINIUM SQUARE FOOTAGE

APT. TYPE	DESCRIPTION	STUDIO	BEDROOM	BATH	SQUARE FOOTAGE	LANAI
A	BLDG B (2ND-5TH FLR) - TYP STUDIO APT	1	-	1	304 SQ FT	-
A-R	BLDG B (2ND-5TH FLR) - TYP STUDIO APT	1	-	1	304 SQ FT	-
B	BLDG B (1ST FLR) - TYP STUDIO APT	1	-	1	321 SQ FT	-
B-R	BLDG B (1ST FLR) - TYP STUDIO APT	1	-	1	321 SQ FT	-
C	BLDG B (1ST FLR) - TYP 1 BDRM APT	-	1	1	616 SQ FT	-
C-R	BLDG B (1ST FLR) - TYP 1 BDRM APT	-	1	1	616 SQ FT	-
D	BLDG A AND C (1ST FLR) - TYP 1 BDRM APT W/ LANAI	-	1	1	495 SQ FT	82 SQ FT
D-R	BLDG A AND C (1ST FLR) - TYP 1 BDRM APT W/ LANAI	-	1	1	495 SQ FT	82 SQ FT
E	BLDG A AND C (2ND-5TH FLR) TYP 1 BDRM APT	-	1	1	520 SQ FT	-
E-R	BLDG A AND C (2ND-5TH FLR) TYP 1 BDRM APT	-	1	1	520 SQ FT	-
F	BLDG A AND C (1ST FLR) - TYP 2 BDRM APT W/ LANAI	-	2	1	649 SQ FT	123 SQ FT
F-R	BLDG A AND C (1ST FLR) - TYP 2 BDRM APT W/ LANAI	-	2	1	649 SQ FT	123 SQ FT
G	BLDG A AND C (2ND-5TH FLR) TYP 2 BDRM APT	-	2	1	737 SQ FT	-
G-R	BLDG A AND C (2ND-5TH FLR) TYP 2 BDRM APT	-	2	1	737 SQ FT	-

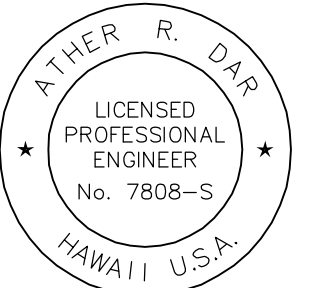
RYCROFT TERRACE CONDOMINIUM NUMBER OF UNITS

APT. TYPE	DESCRIPTION	STUDIO	BEDROOM	BATH	NUMBER OF UNITS
A	BLDG B (2ND-5TH FLR) - TYP STUDIO APT	1	-	1	32
A-R	BLDG B (2ND-5TH FLR) - TYP STUDIO APT	1	-	1	32
B	BLDG B (1ST FLR) - TYP STUDIO APT	1	-	1	1
B-R	BLDG B (1ST FLR) - TYP STUDIO APT	1	-	1	1
C	BLDG B (1ST FLR) - TYP 1 BDRM APT	-	1	1	3
C-R	BLDG B (1ST FLR) - TYP 1 BDRM APT	-	1	1	3
D	BLDG A AND C (1ST FLR) - TYP 1 BDRM APT W/ LANAI	-	1	1	7
D-R	BLDG A AND C (1ST FLR) - TYP 1 BDRM APT W/ LANAI	-	1	1	7
E	BLDG A AND C (2ND-5TH FLR) TYP 1 BDRM APT	-	1	1	28
E-R	BLDG A AND C (2ND-5TH FLR) TYP 1 BDRM APT	-	1	1	28
F	BLDG A AND C (1ST FLR) - TYP 2 BDRM APT W/ LANAI	-	2	1	2
F-R	BLDG A AND C (1ST FLR) - TYP 2 BDRM APT W/ LANAI	-	2	1	2
G	BLDG A AND C (2ND-5TH FLR) TYP 2 BDRM APT	-	2	1	8
G-R	BLDG A AND C (2ND-5TH FLR) TYP 2 BDRM APT	-	2	1	8

TOTAL RESIDENTIAL APARTMENTS: 162 UNITS
 (66 STUDIOS, 76 ONE-BEDROOMS, 20 TWO-BEDROOMS)



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PROJECT
RYCROFT TERRACE
CONDOMINIUM MAP
1550 RYCROFT STREET
HONOLULU, OAHU, HAWAII 96814

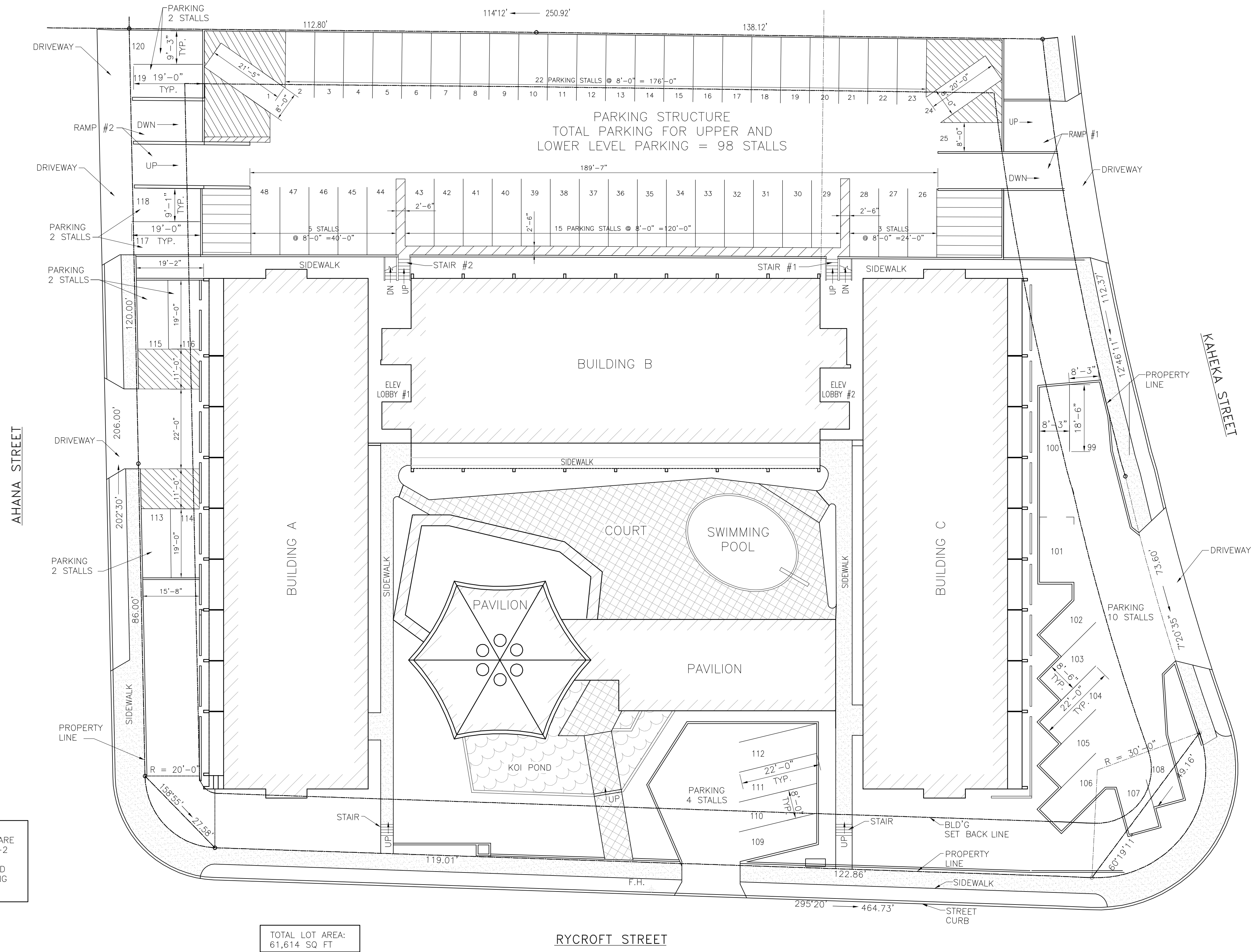
T.M.K. : 2-3-018:022

SHEET TITLE
PLOT PLAN

ISSUANCE/REVISIONS

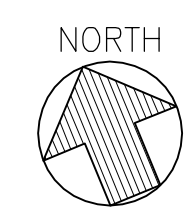
Date 10/08/13
Scale AS NOTED
Drawn By MW
Design By AD
Checked By AD
Job 13-079

Sheet **A-2**
3 Of 12 Sheets



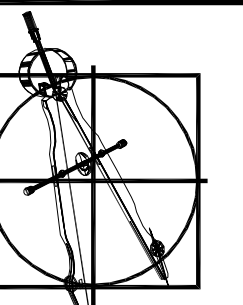
NOTE:
1. PARKING STALLS 1 TO 50 ARE ALSO SHOWN ON SHEET A-2
2. ALL STALLS ARE COMPACT
3. ALL STALLS ARE UNCOVERED EXCEPT FOR LOWER PARKING LEVEL

1 **PLOT PLAN**
SCALE: 1/16" = 1'-0"

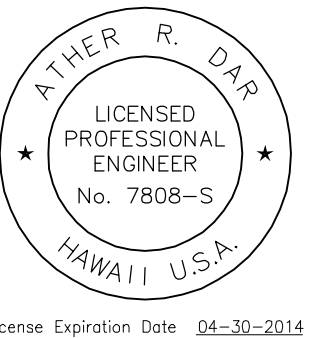


GRAPHIC SCALES:
IF SHEET IS NOT 24"x36" USE GRAPHIC SCALE
0'1'2'4'8' 16' 32'
1/16"=1'-0"

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Thursday, October 03, 2013 2:02:22 PM



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1550 RYCROFT STREET
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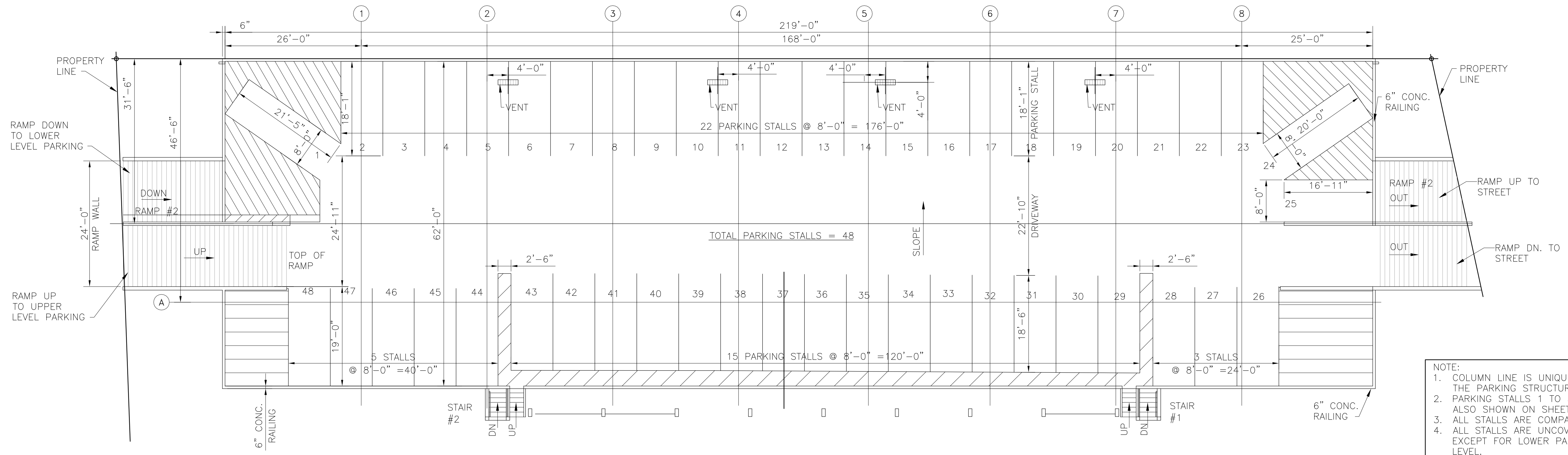
T.M.K.: 2-3-018:022

SHEET TITLE
PARKING LAYOUT PLAN

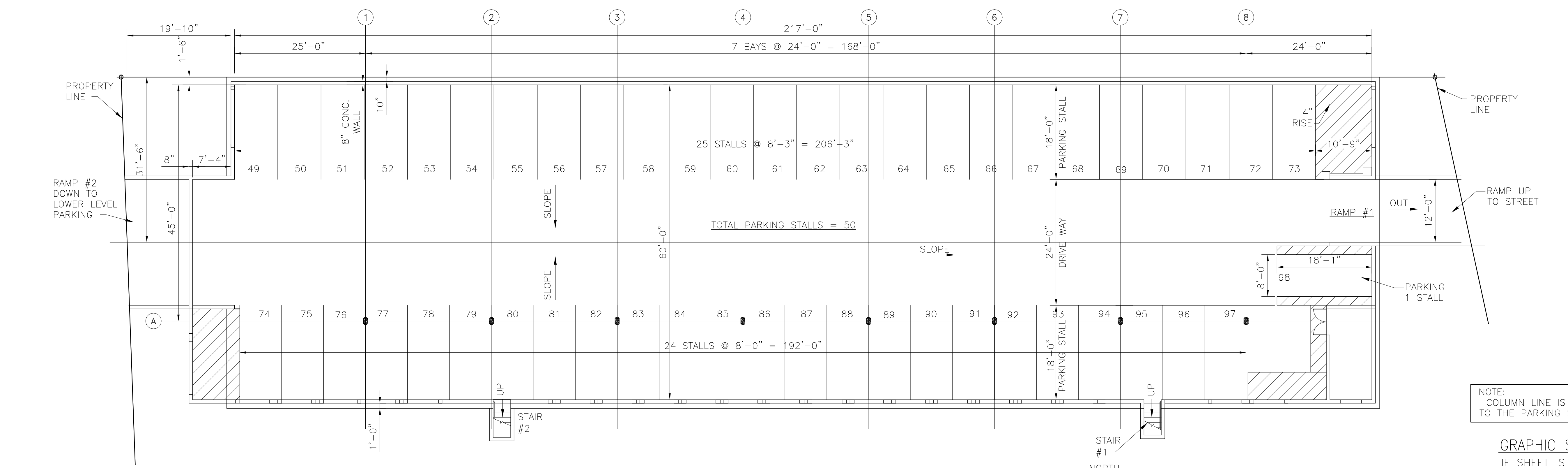
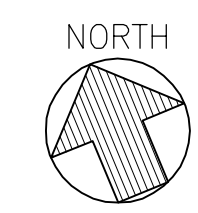
ISSUANCE/REVISIONS

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Scale AS NOTED
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Sheet **A-3**
4 Of 12 Sheets

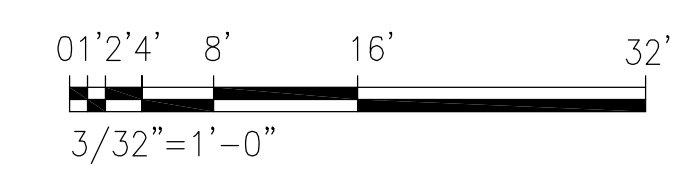


NOTE:
1. COLUMN LINE IS UNIQUE TO THE PARKING STRUCTURE.
2. PARKING STALLS 1 TO 52 ARE ALSO SHOWN ON SHEET A-1
3. ALL STALLS ARE COMPACT
4. ALL STALLS ARE UNCOVERED EXCEPT FOR LOWER PARKING LEVEL.

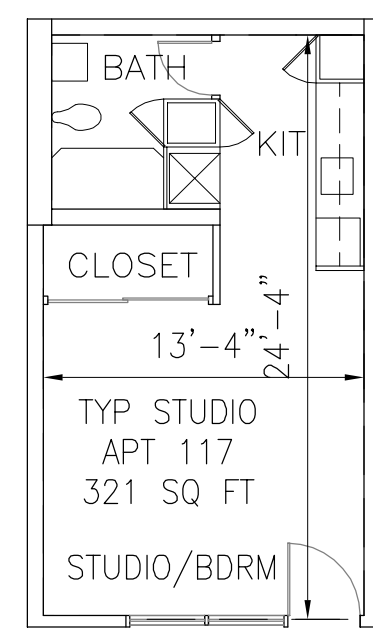
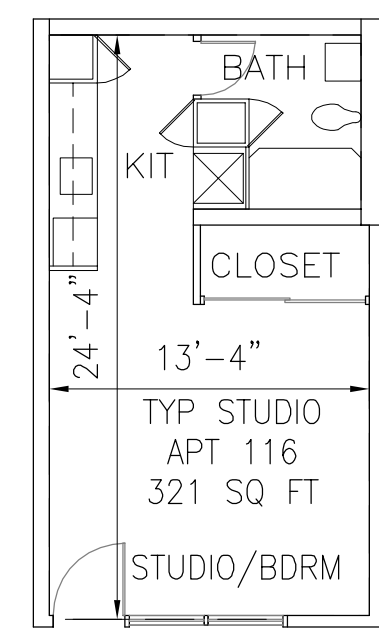
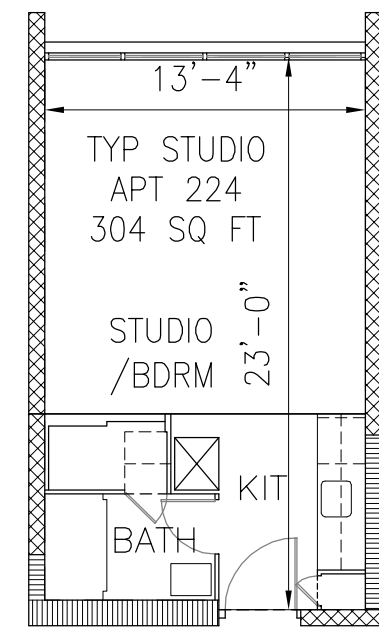
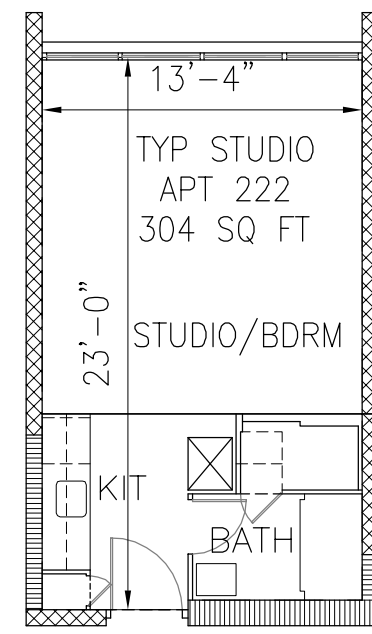


NOTE:
COLUMN LINE IS UNIQUE TO THE PARKING STRUCTURE.

GRAPHIC SCALES:
IF SHEET IS NOT 24"x36" USE GRAPHIC SCALE



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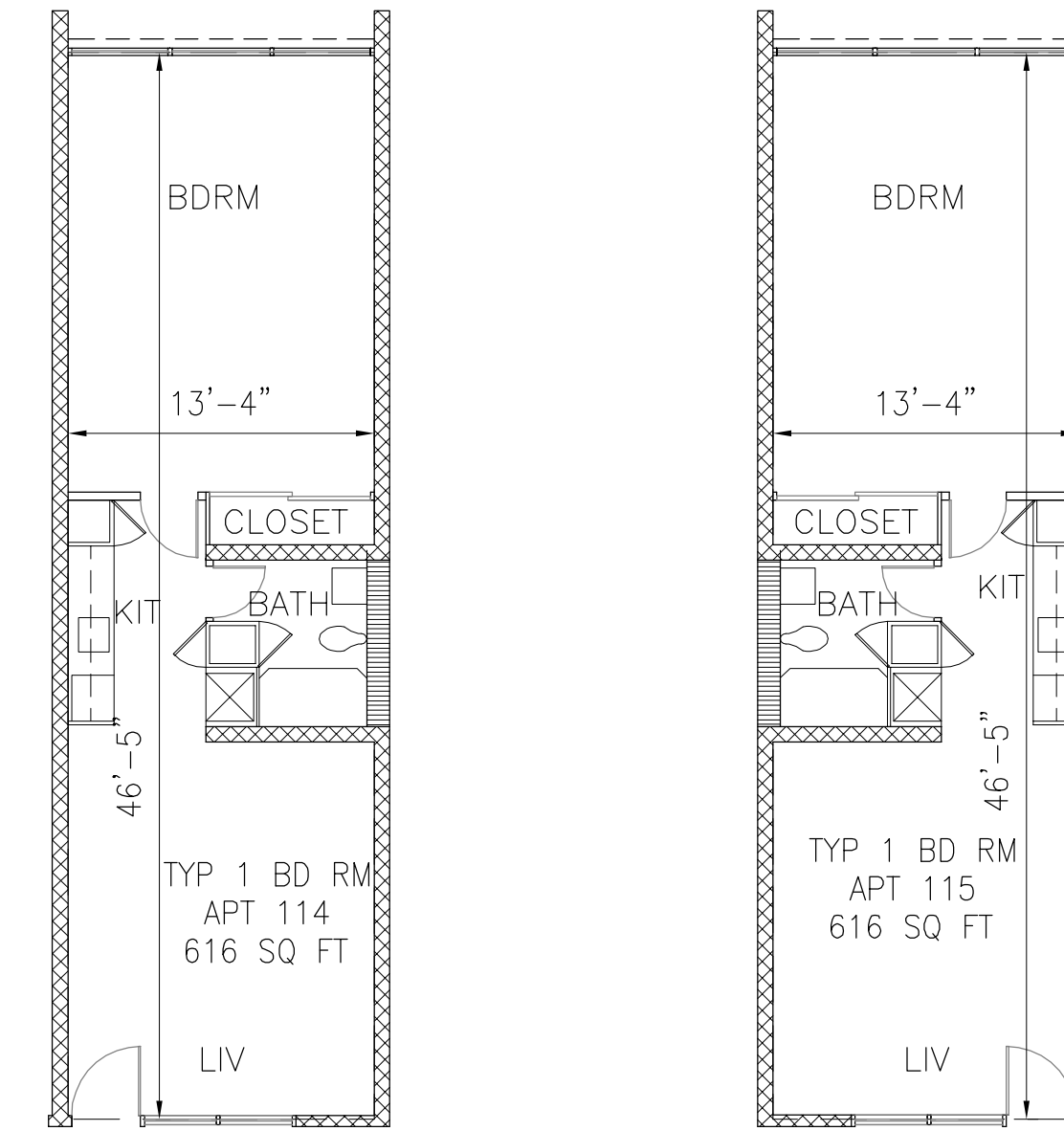


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TYPE "A-R"
(32)

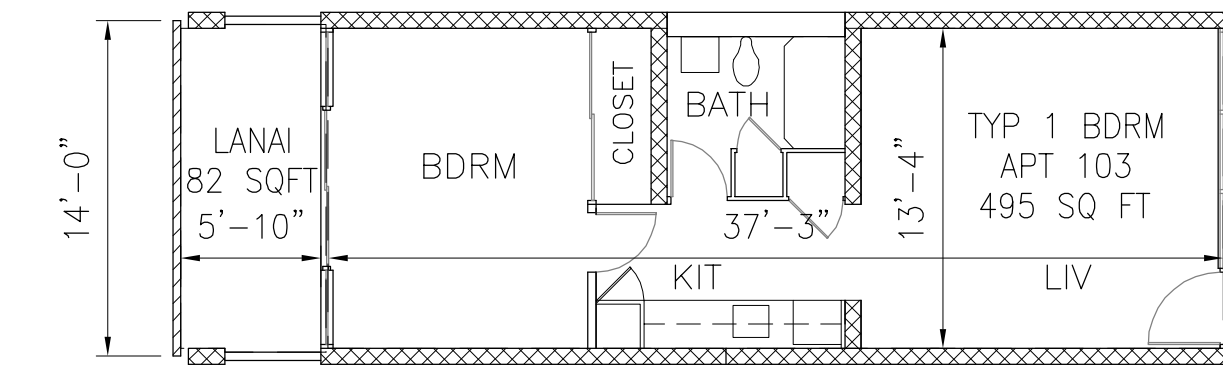
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(1)

TYPE "B-R"
(1)

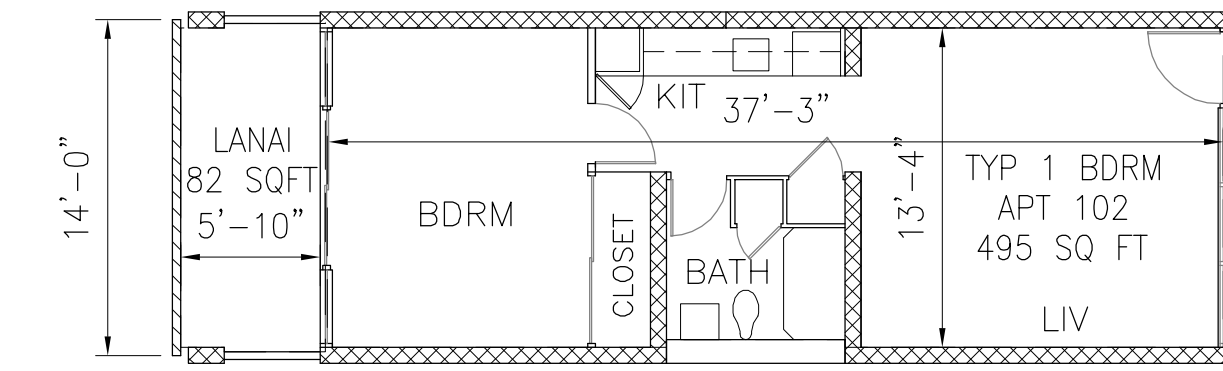


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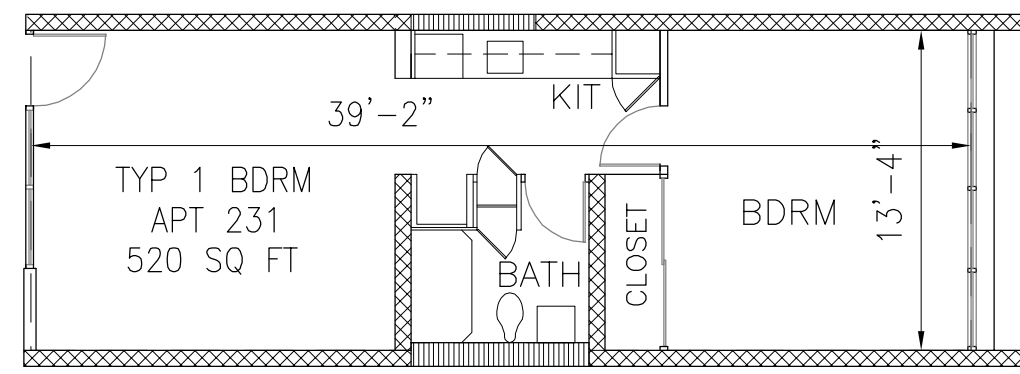
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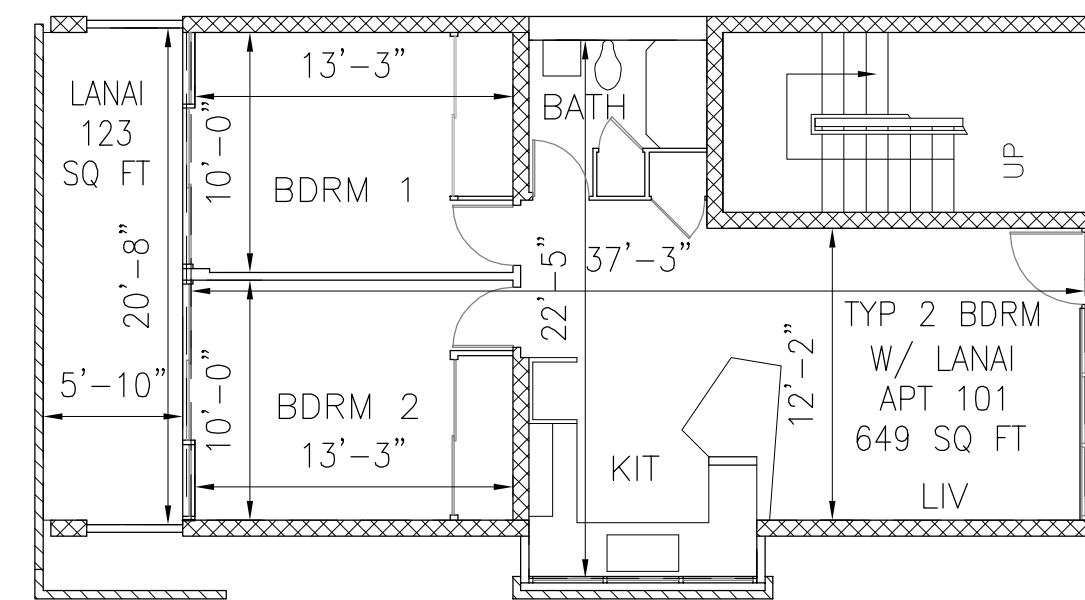
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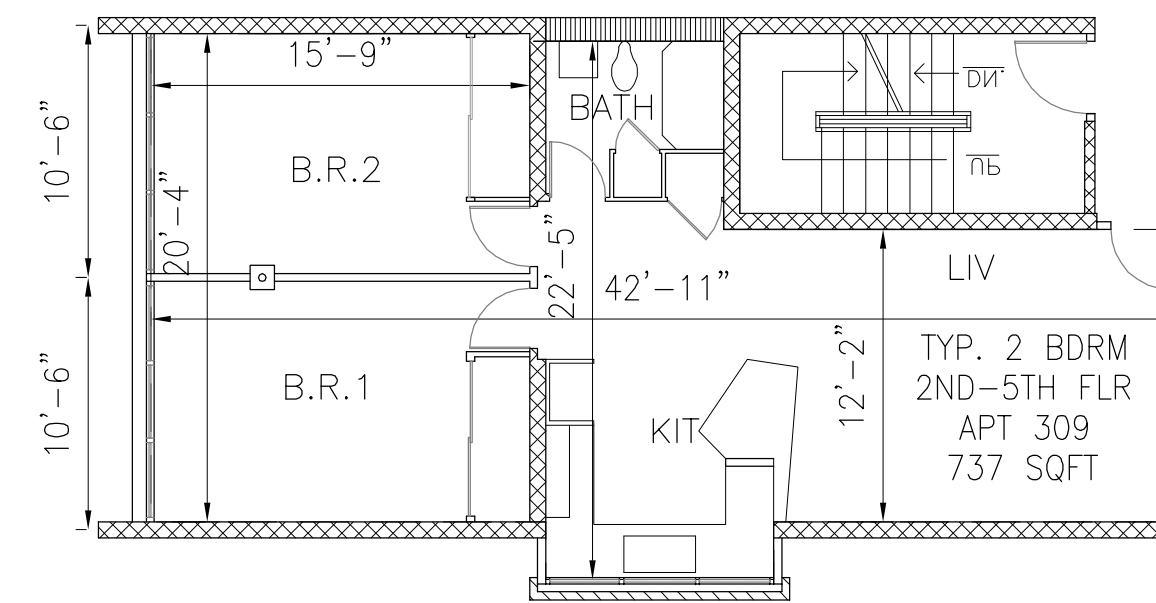
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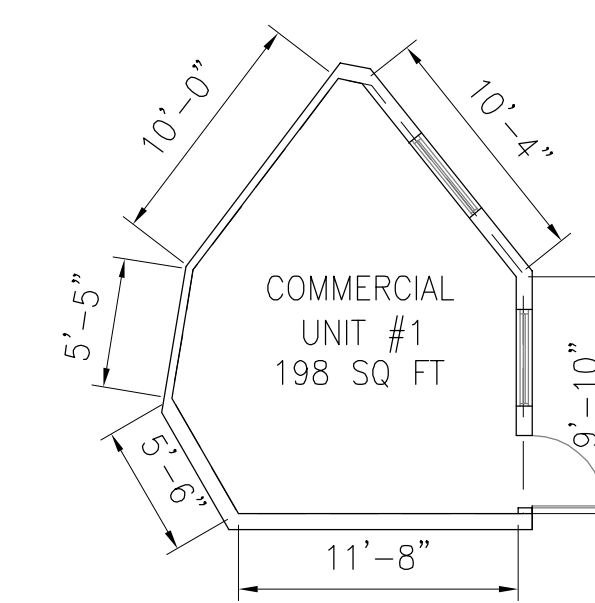
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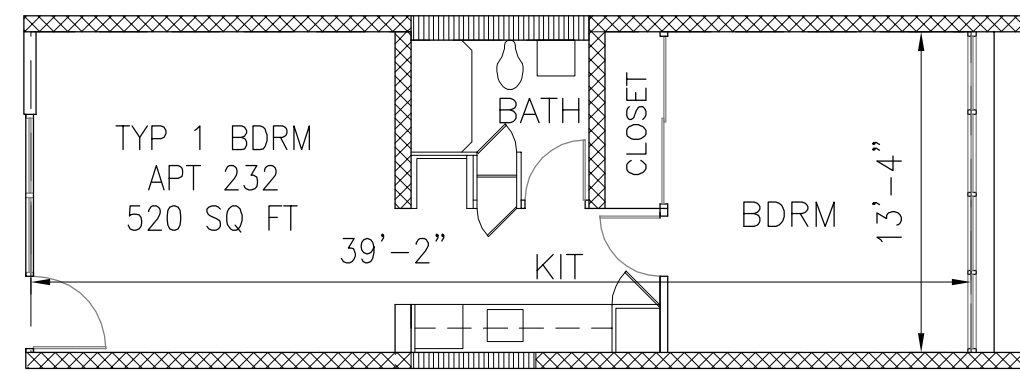
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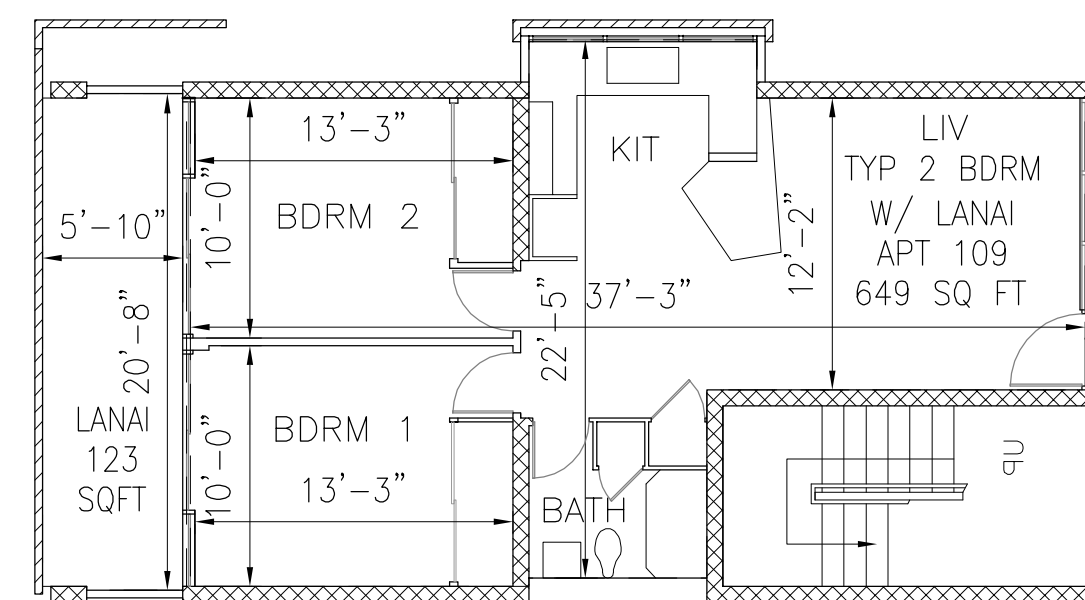
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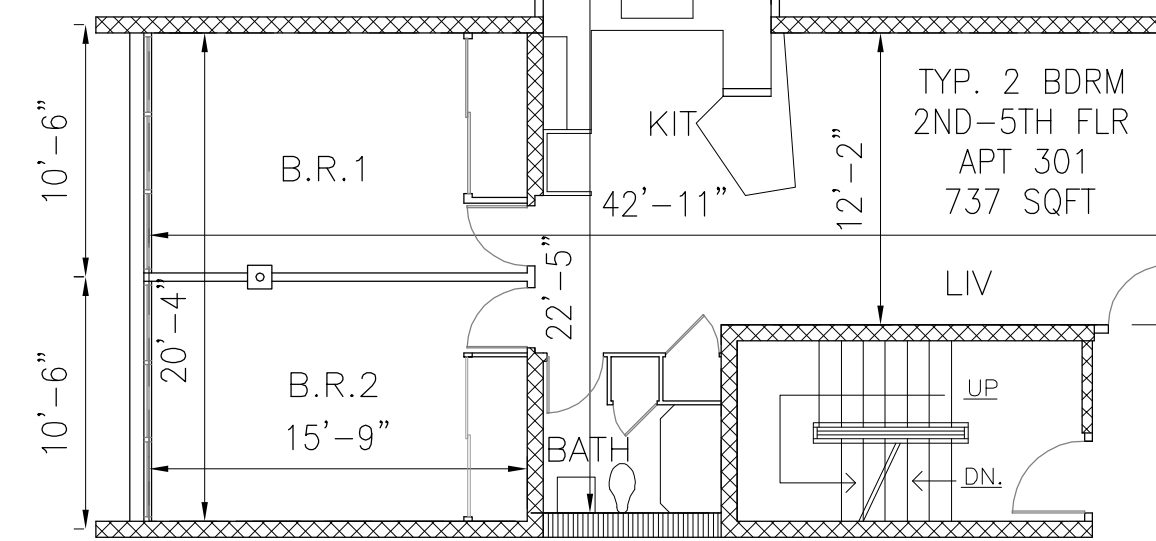
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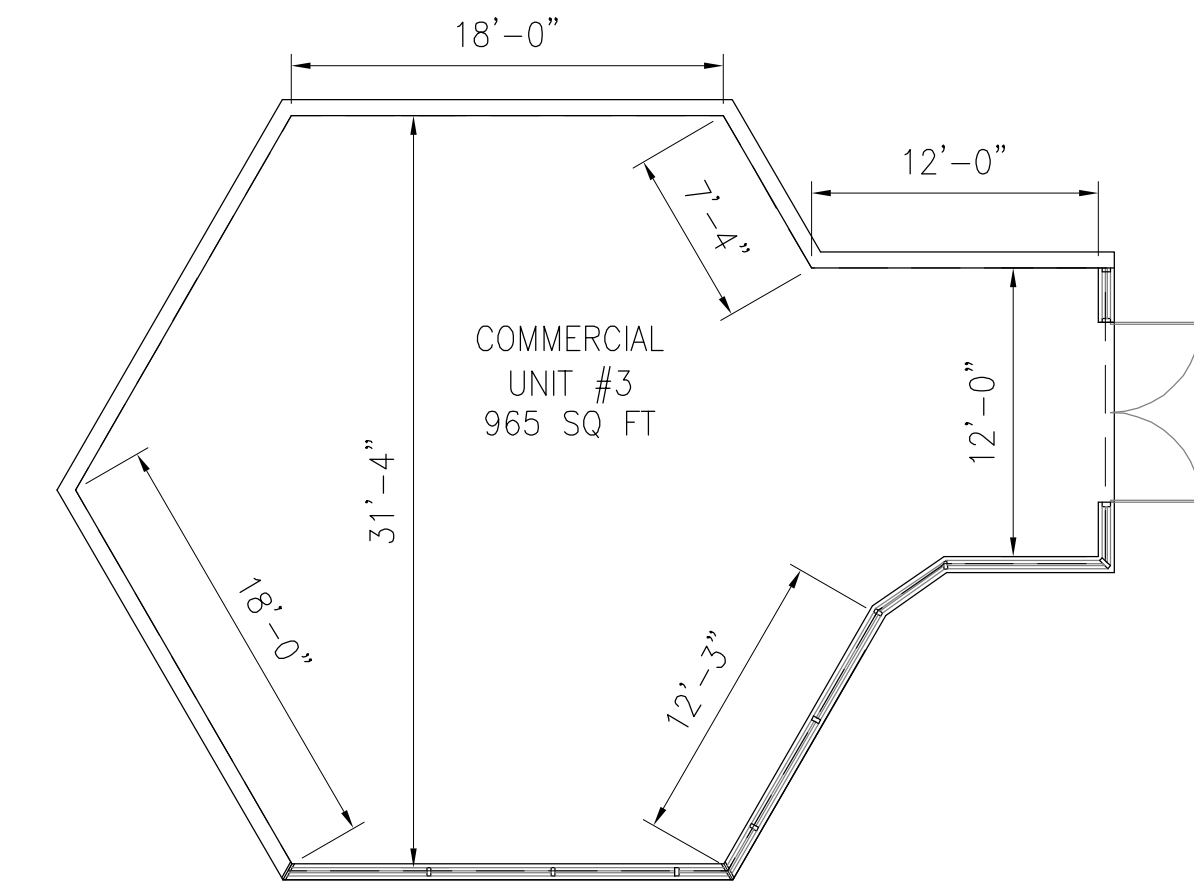
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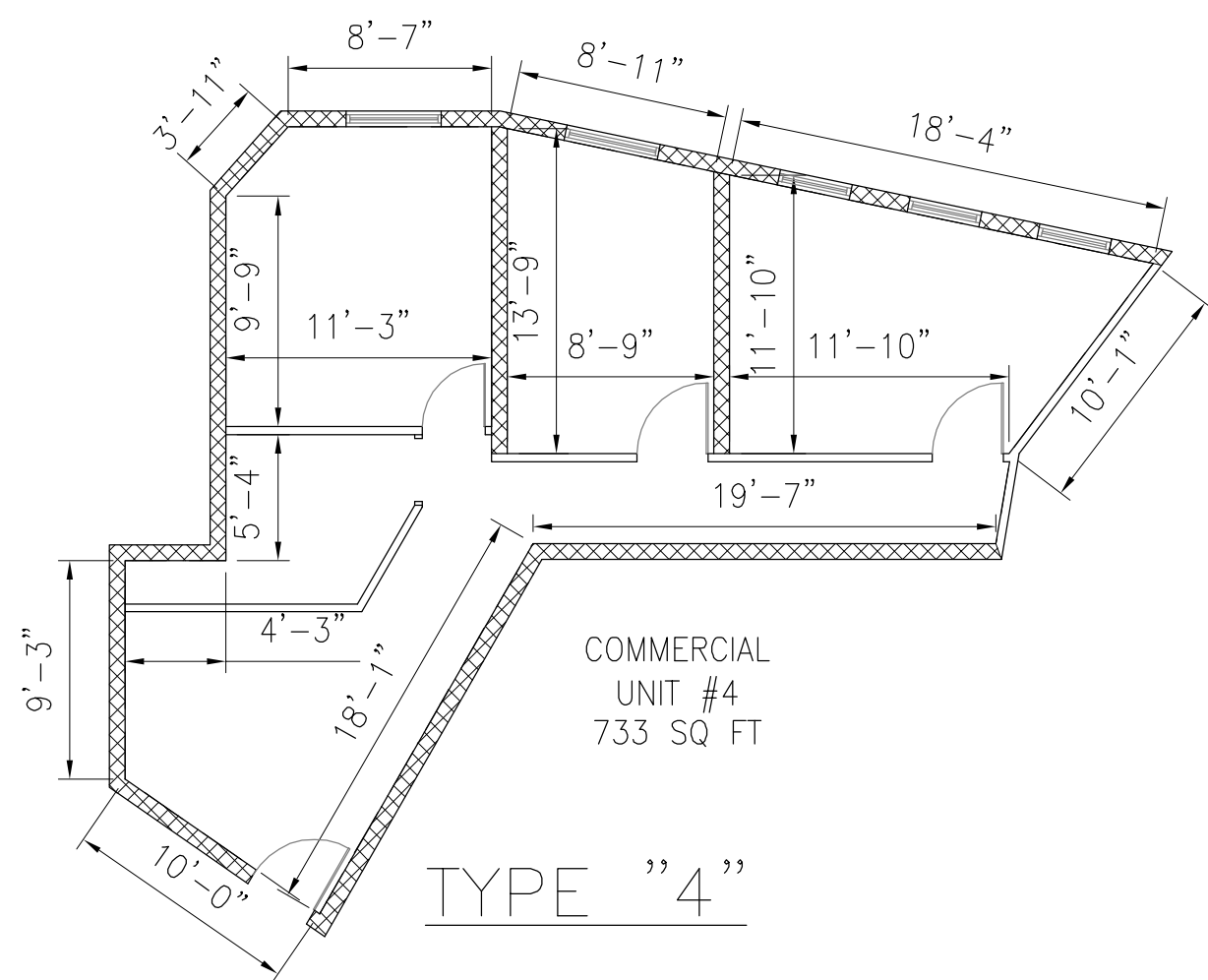
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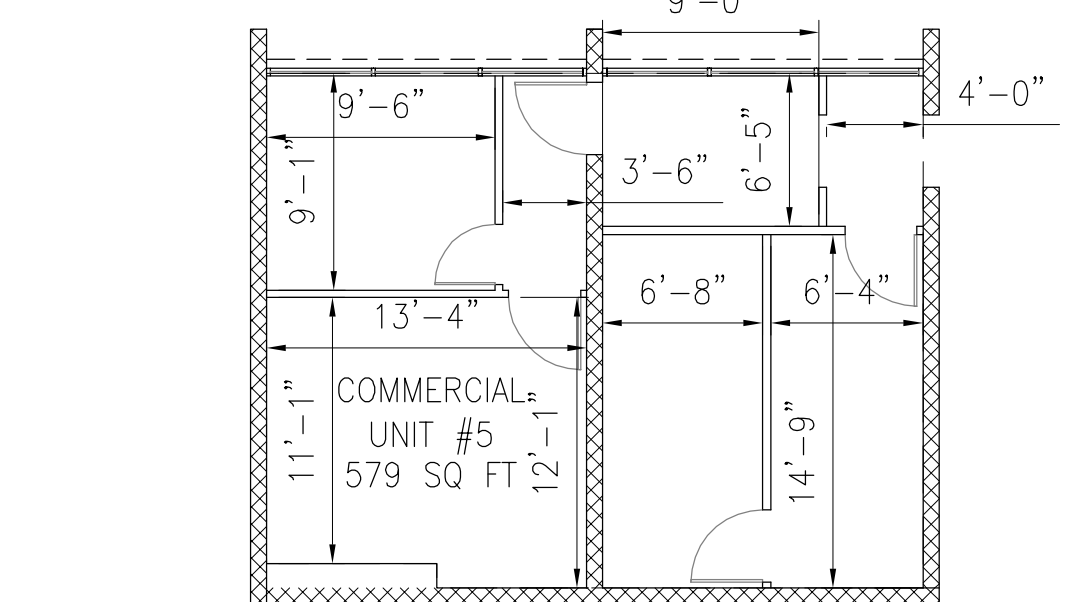
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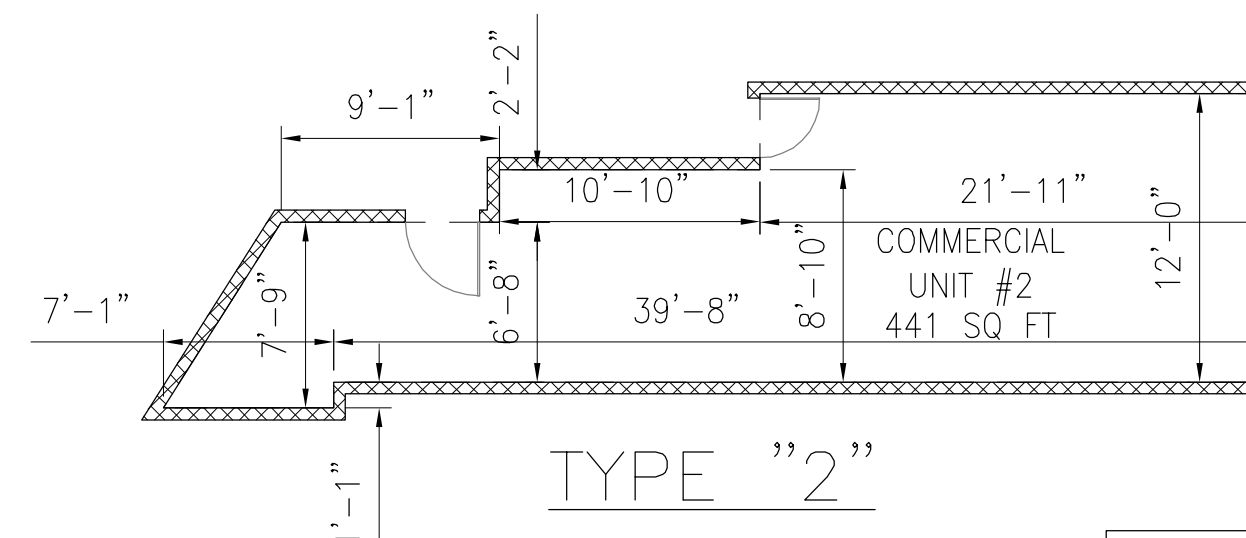
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TYPE "4"

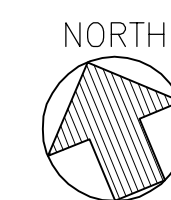


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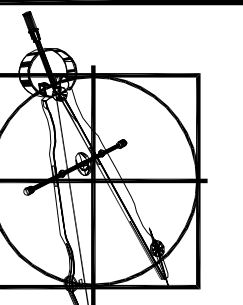
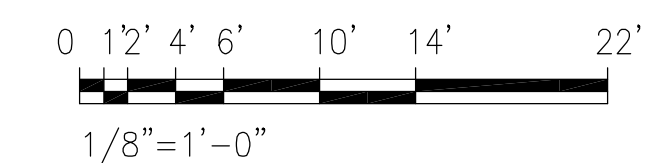
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1
A-4 TYPICAL APARTMENT TYPE LAYOUT PLAN
SCALE: 1/8" = 1'-0"

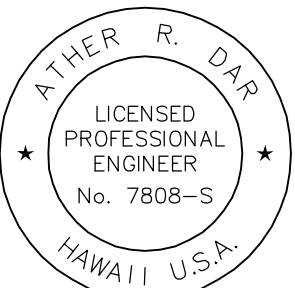


NOTE:
DIMENSIONS ARE TAKEN FROM INTERIOR WALL TO FACE
OF INTERIOR GLASS WINDOW AND INTERIOR WALL TO
INTERIOR WALL

GRAPHIC SCALES:
IF SHEET IS NOT 24"x36"
USE GRAPHIC SCALE



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CONDOMINIUM MAP
1550 RYCROFT STREET
HONOLULU, OAHU, HAWAII 96814

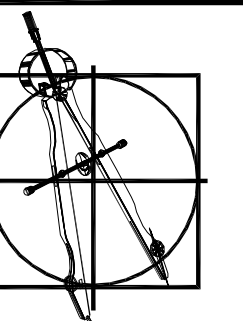
T.M.K. : 2-3-018:022

SHEET TITLE
TYPICAL APARTMENT
TYPE AND
COMMERCIAL SPACE
LAYOUT PLAN

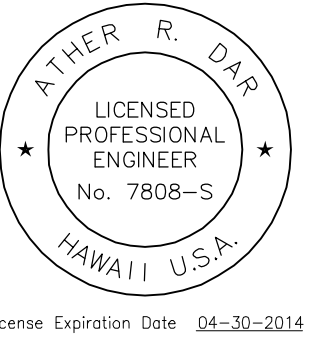
ISSUANCE/REVISIONS

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Checked By AD
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Sheet
A-4
5 Of 12 Sheets



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CONDOMINIUM MAP
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HONOLULU, OAHU, HAWAII 96814

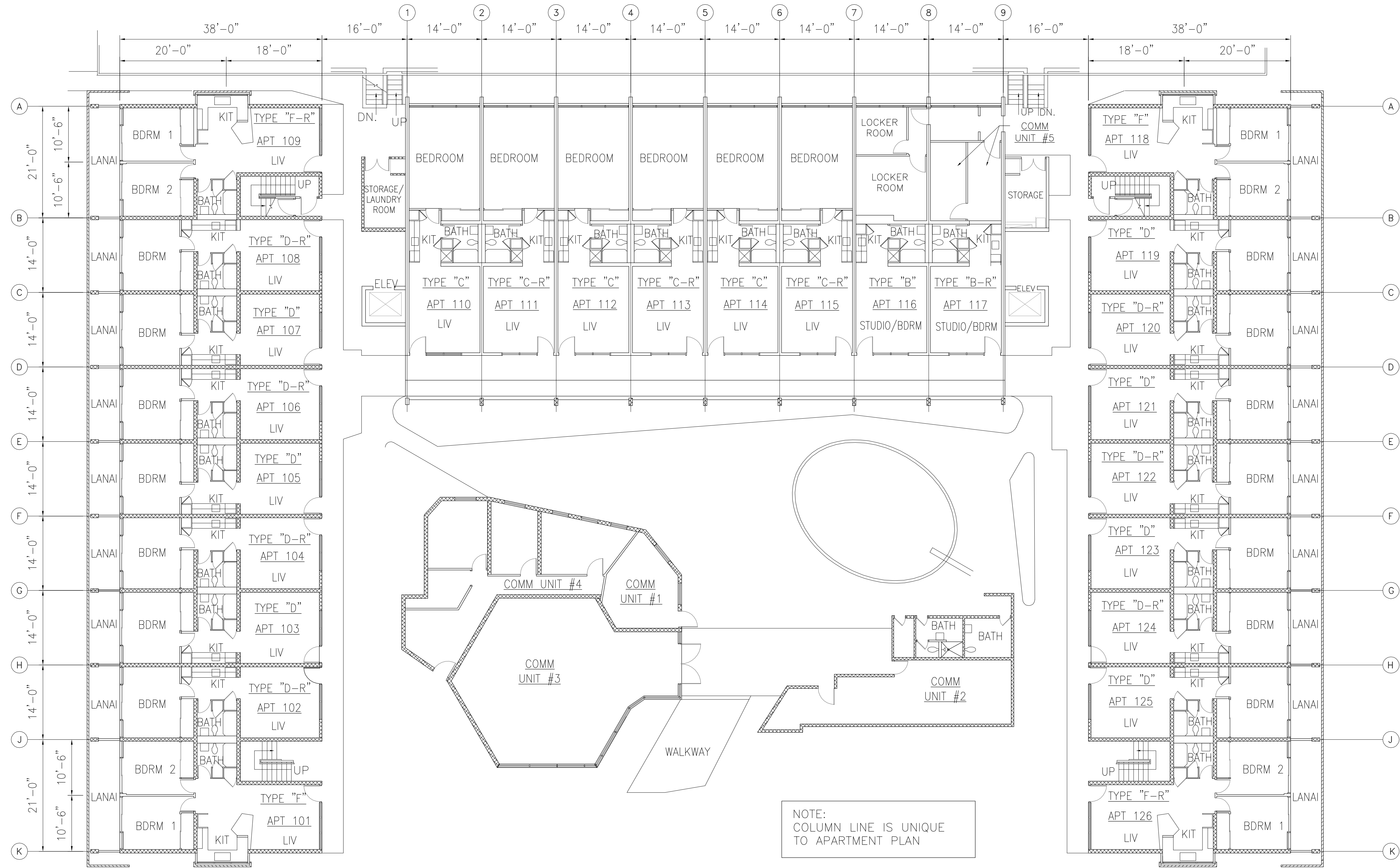
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SHEET TITLE
GROUND FLOOR PLAN

ISSUANCE/REVISIONS

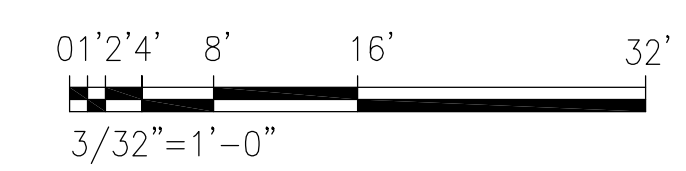
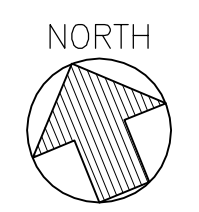
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Drawn By MW
Design By AD
Checked By AD
Job 13-079

Sheet **A-5**
6 Of 12 Sheets

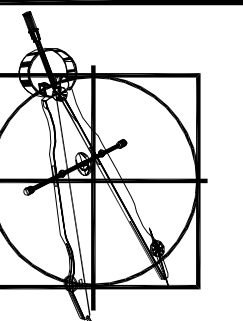


NOTE:
COLUMN LINE IS UNIQUE
TO APARTMENT PLAN

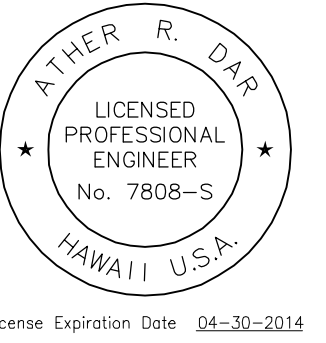
1 GROUND FLOOR PLAN
A-5 SCALE: 1/16" = 1'-0"



C:\job 2013\13-079 Rycroft Terrace Amano Street Parking Lot Redesign\DWG\10-08-13\13-079 Typical Floor Plans.dwg
Released, February 12, 2014 12:00:19 PM



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RYCROFT TERRACE
CONDOMINIUM MAP
1550 RYCROFT STREET
HONOLULU, OAHU, HAWAII 96814

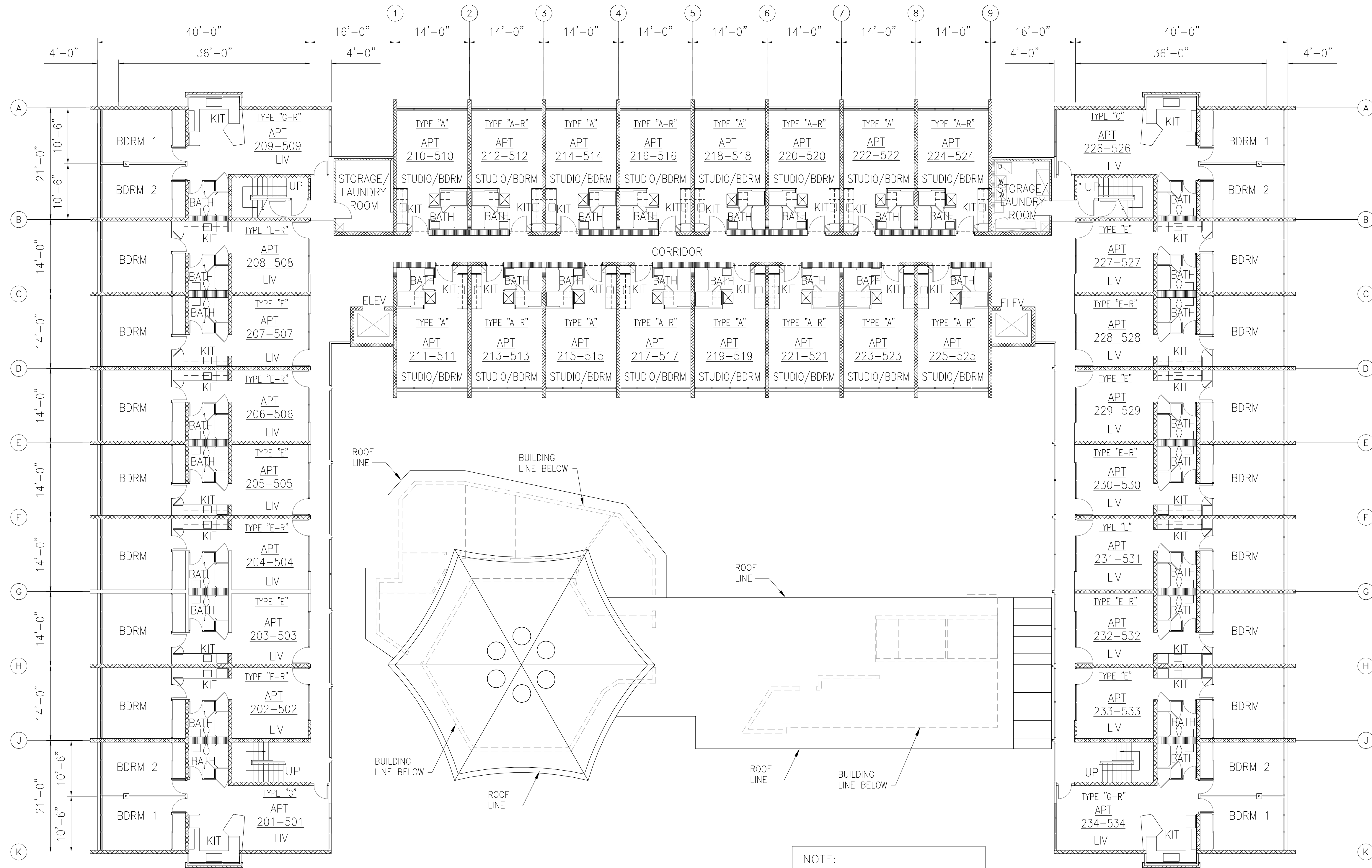
T.M.K. : 2-3-018:022

SHEET TITLE
TYPICAL FLOOR PLAN
2ND-5TH FLOORS

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Date 10/08/13
Scale AS NOTED
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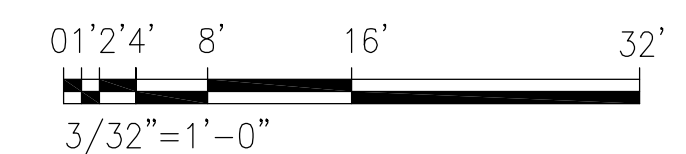
Sheet **A-6**
7 Of 12 Sheets

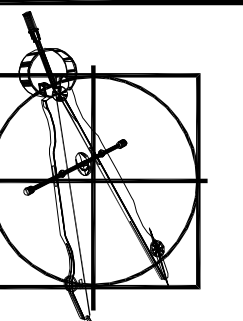


1 TYPICAL FLOOR PLAN 2ND-5TH FLOORS
A-6 SCALE: 3/32" = 1'-0"

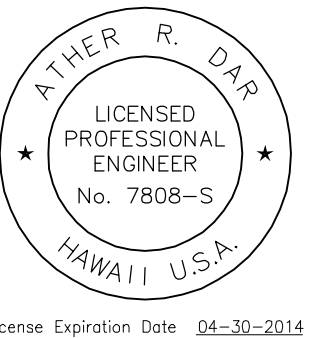


GRAPHIC SCALES:
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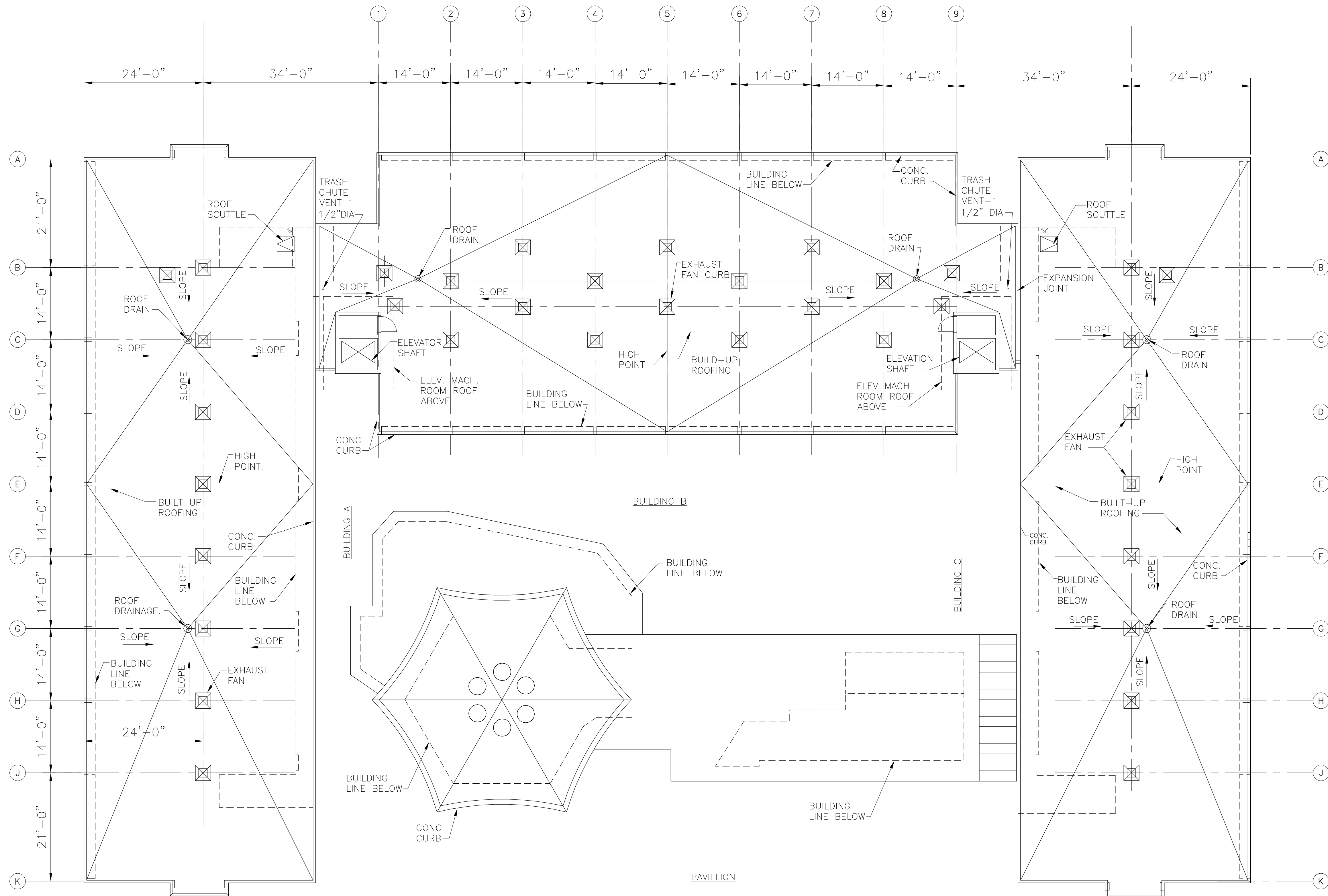
T.M.K. : 2-3-018:022

SHEET TITLE
ROOF PLAN

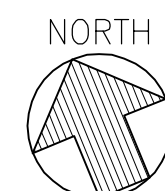
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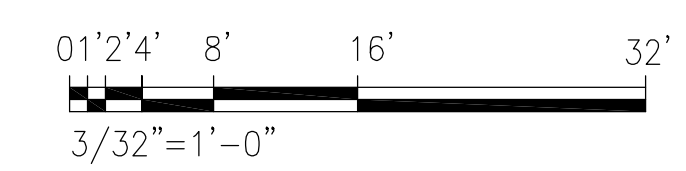
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8 Of 12 Sheets



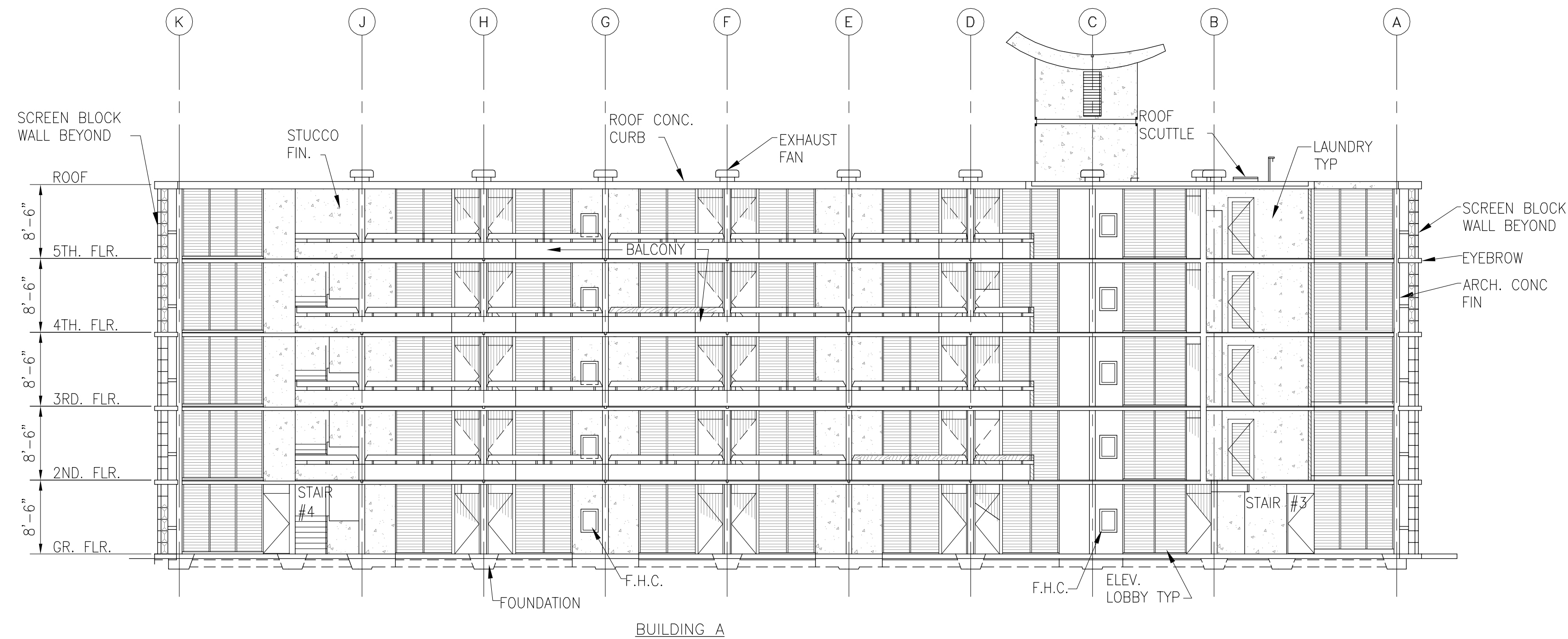
1 ROOF PLAN
A-7 SCALE: 3/32" = 1'-0"



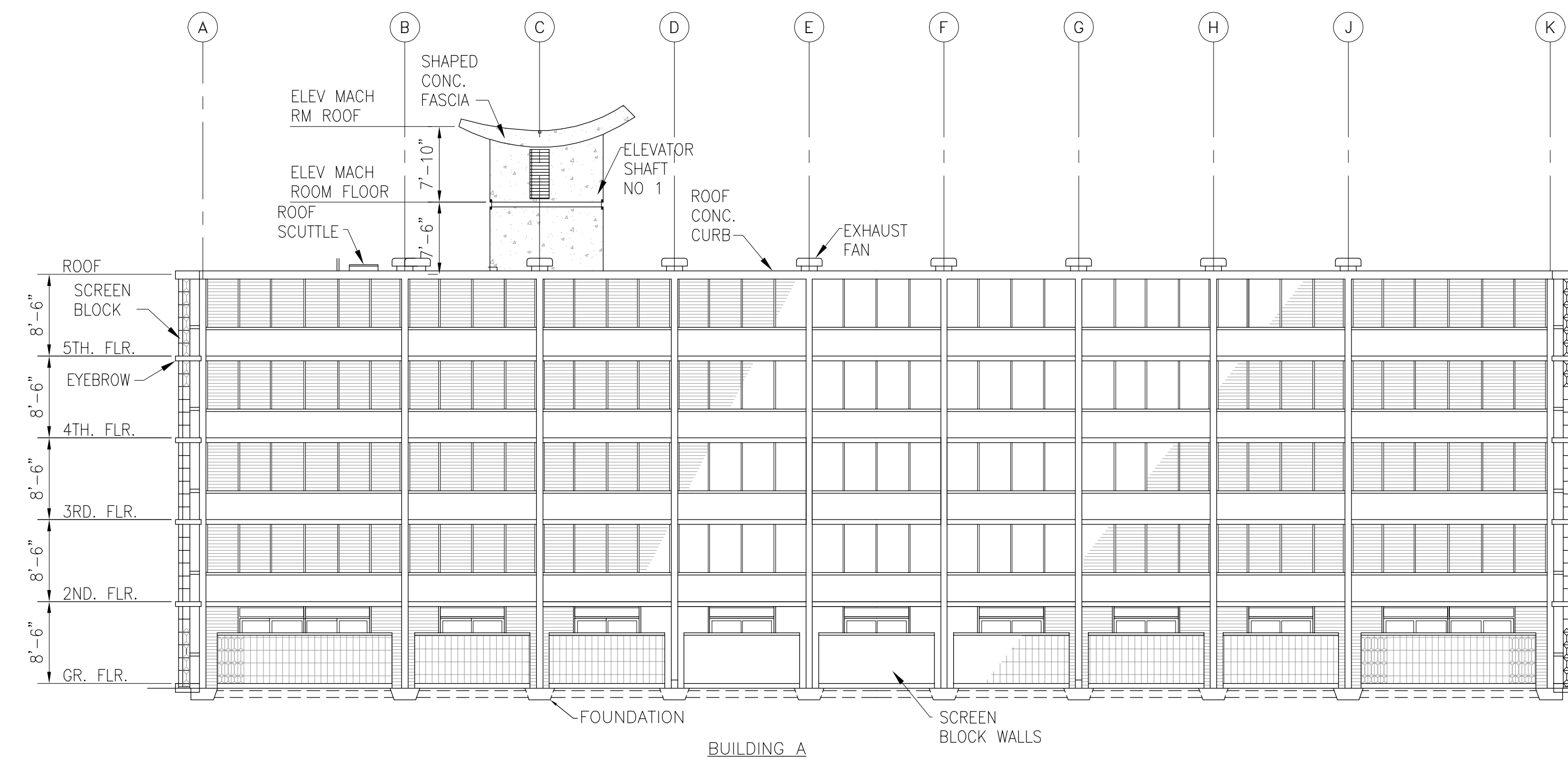
GRAPHIC SCALES:
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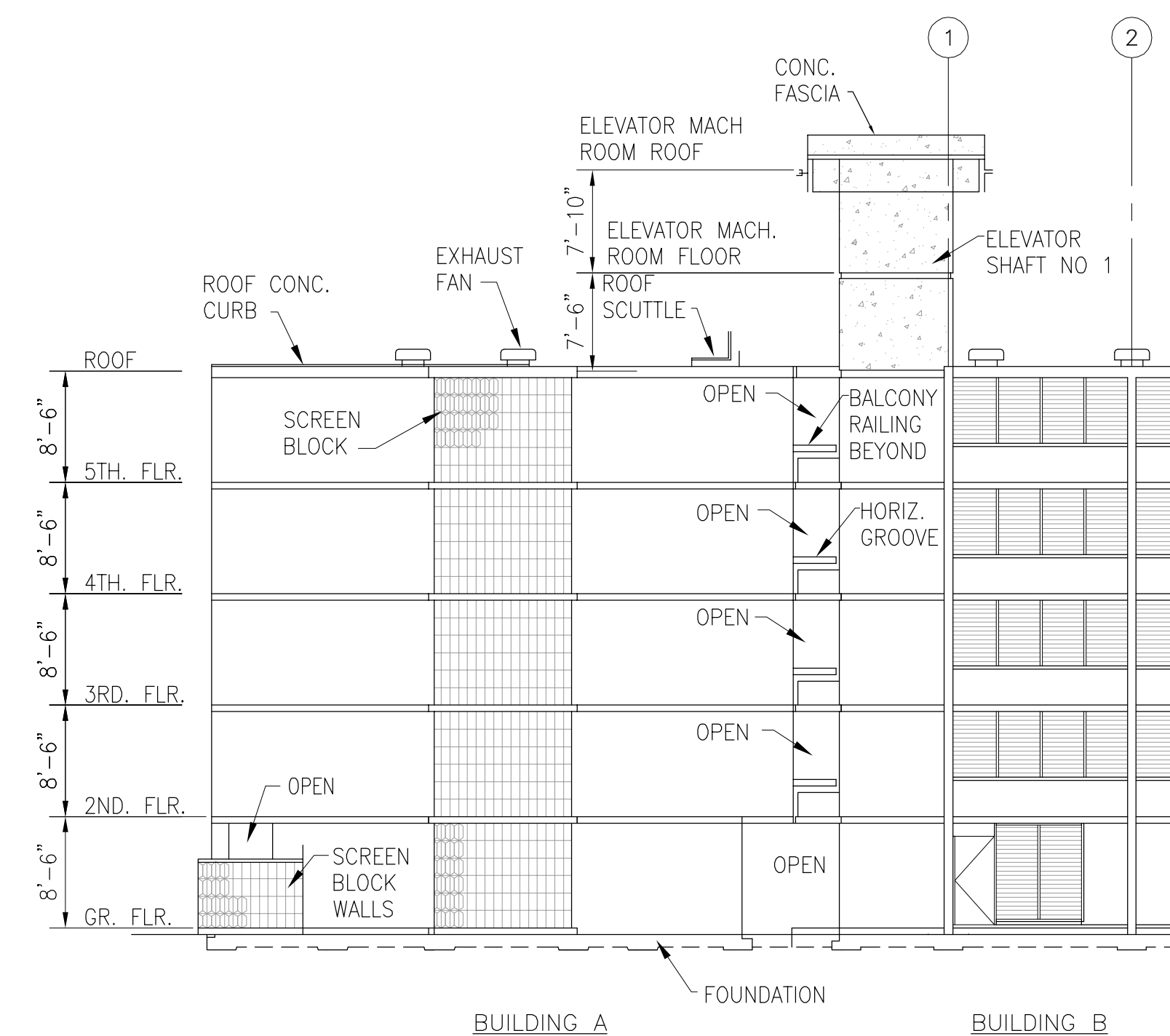
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Tuesday, October 29, 2013 10:28:02 AM



1 KOKOHEAD ELEVATION
A-8 SCALE: 3/32" = 1'-0"

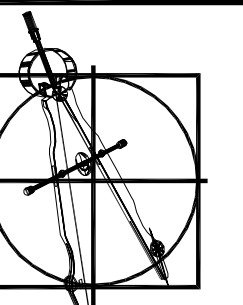


2 EWA ELEVATION
A-8 SCALE: 3/32" = 1'-0"

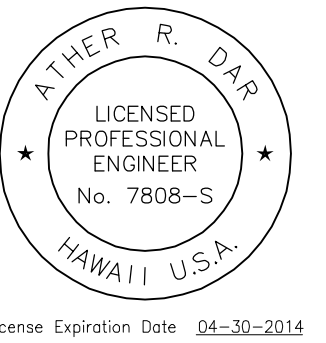


3 MAKAI ELEVATION
A-8 SCALE: 3/32" = 1'-0"

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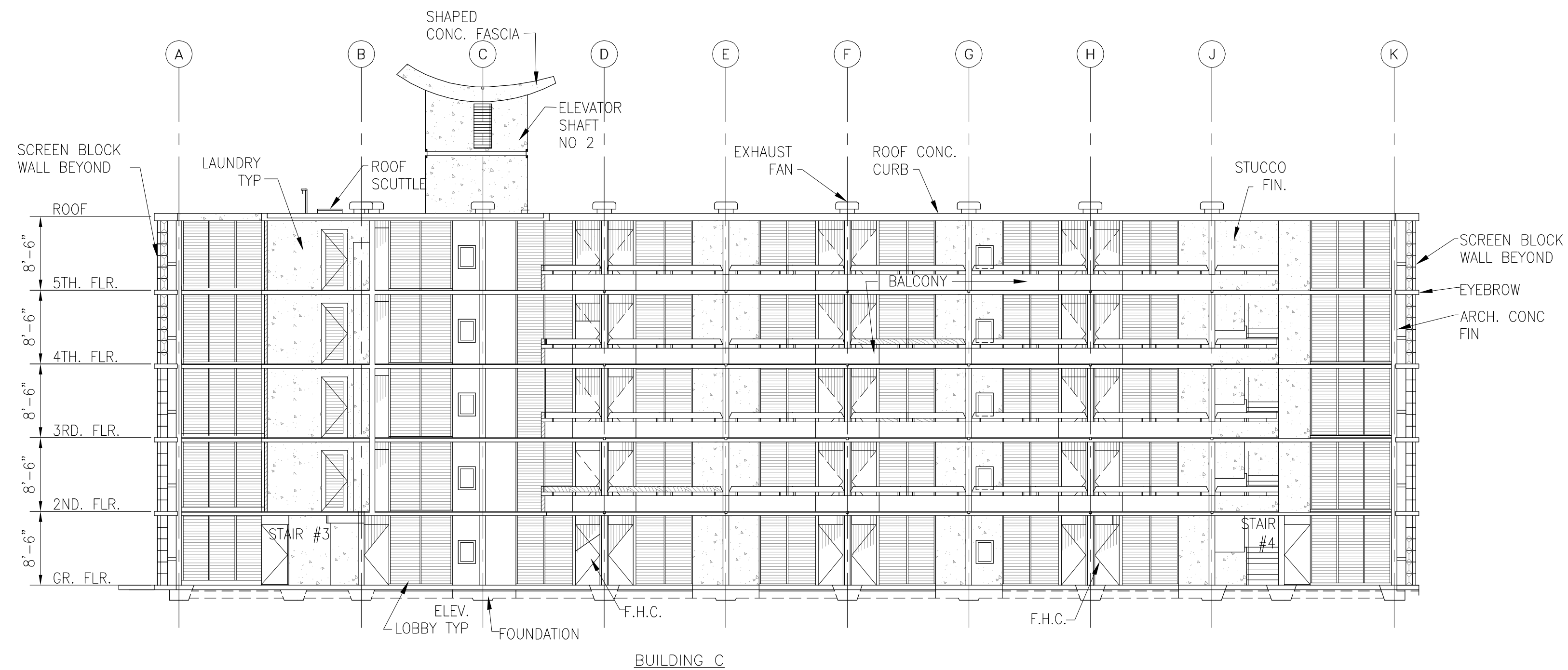
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SHEET TITLE
BUILDING A
ELEVATIONS

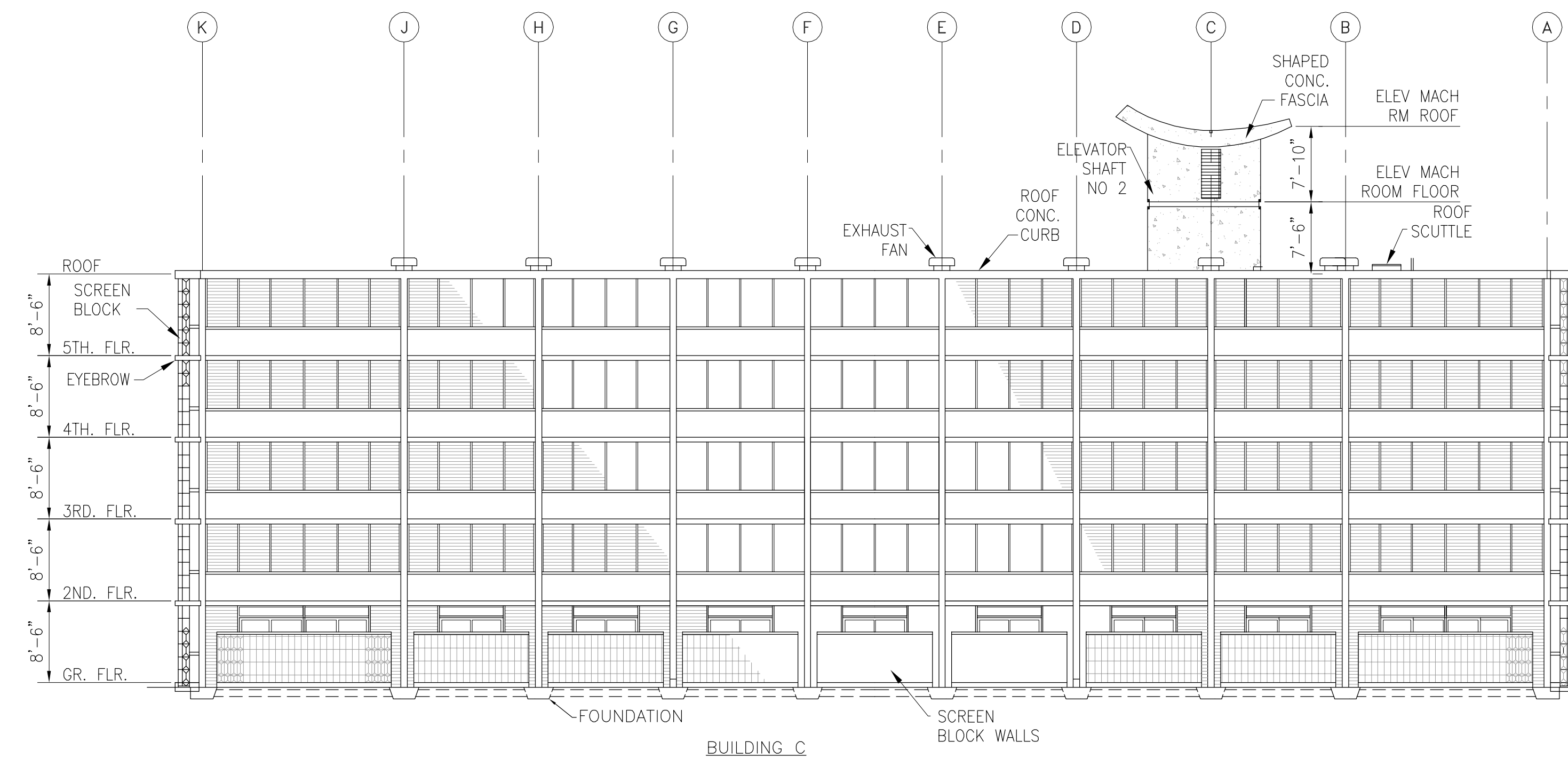
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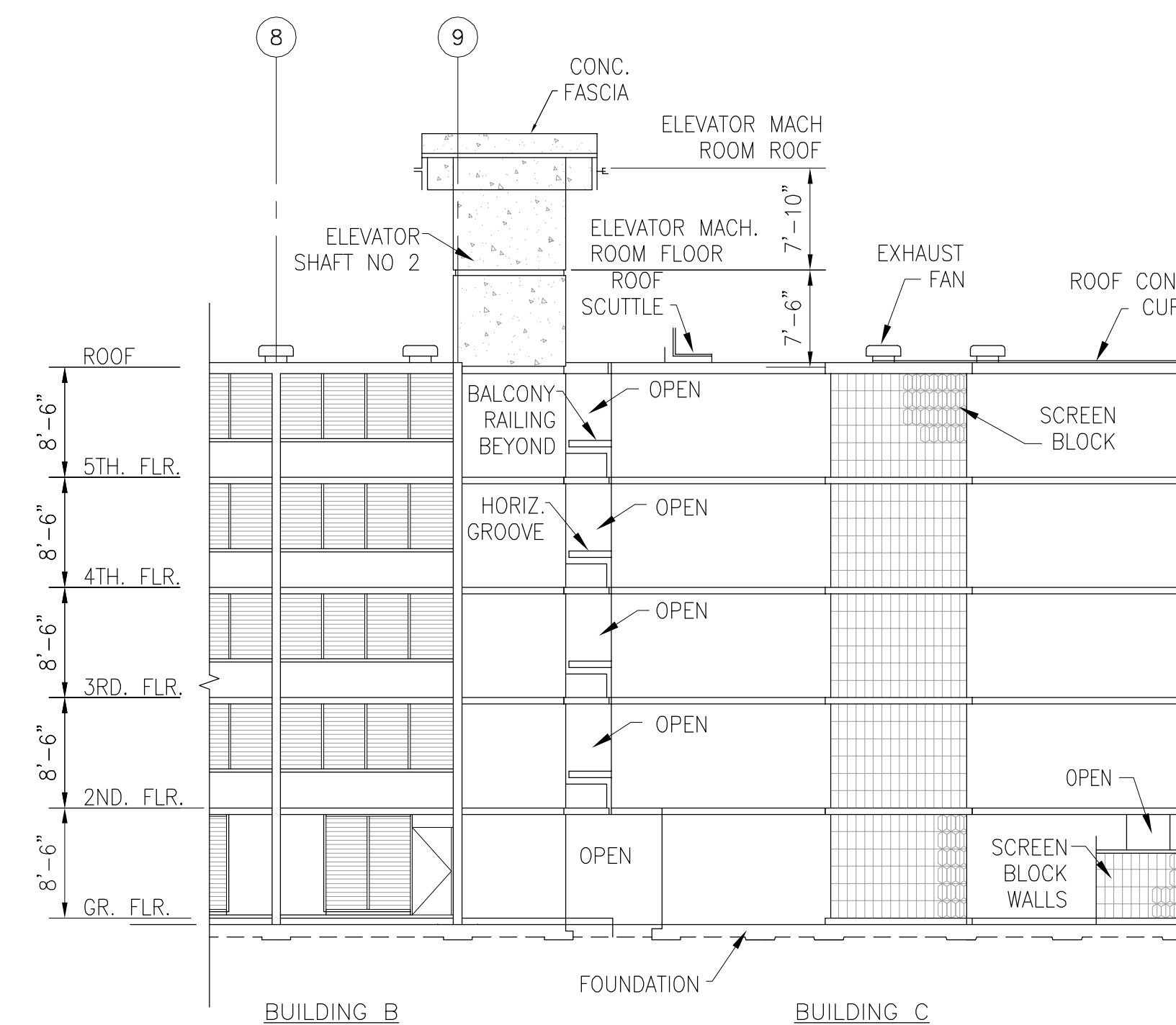
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A-8
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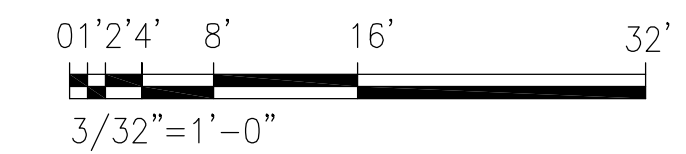
1 EWA ELEVATION
A-9 SCALE: 3/32" = 1'-0"



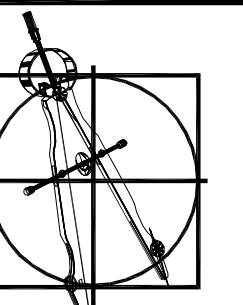
2 KOKOHEAD ELEVATION
A-9 SCALE: 3/32" = 1'-0"



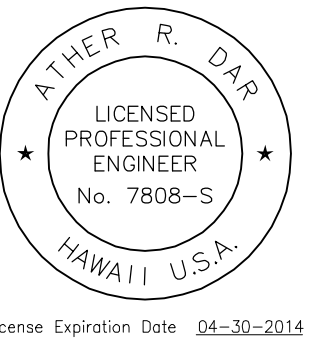
3 MAKAI ELEVATION
A-9 SCALE: 3/32" = 1'-0"



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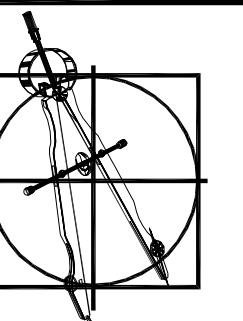
SHEET TITLE
BUILDING C
ELEVATIONS

ISSUANCE/REVISIONS

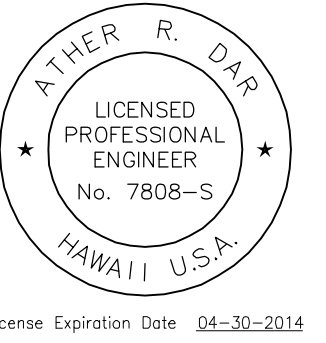
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Sheet A-9

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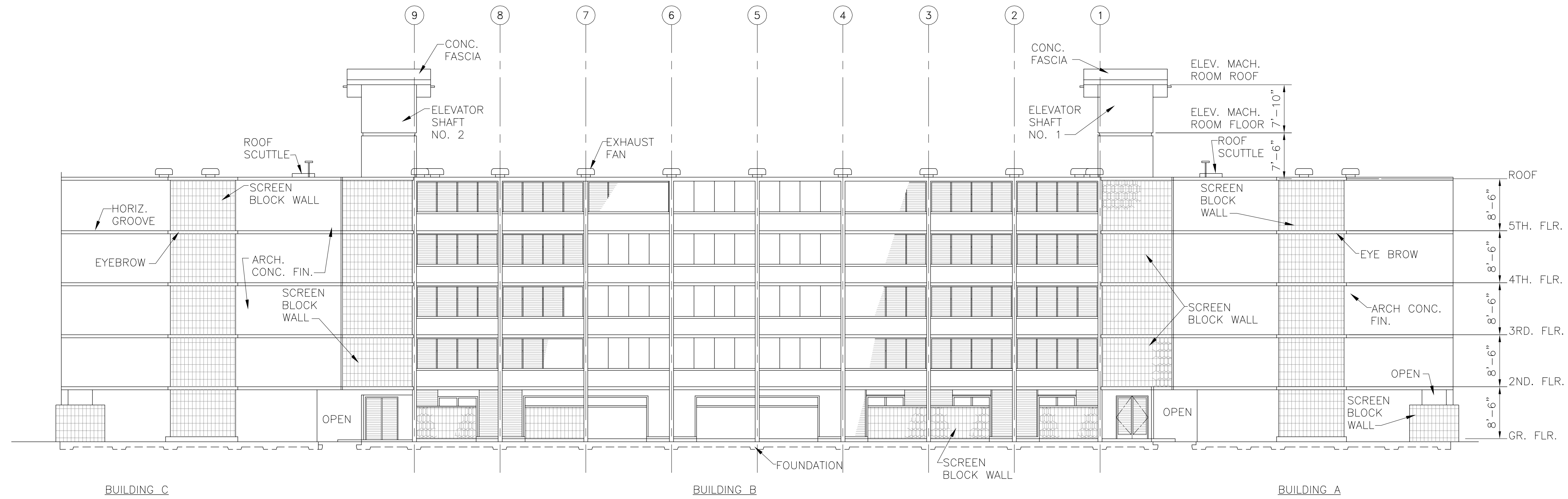
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SHEET TITLE
BUILDINGS A, B,
C MAUKA &
MAKAI ELEVATIONS

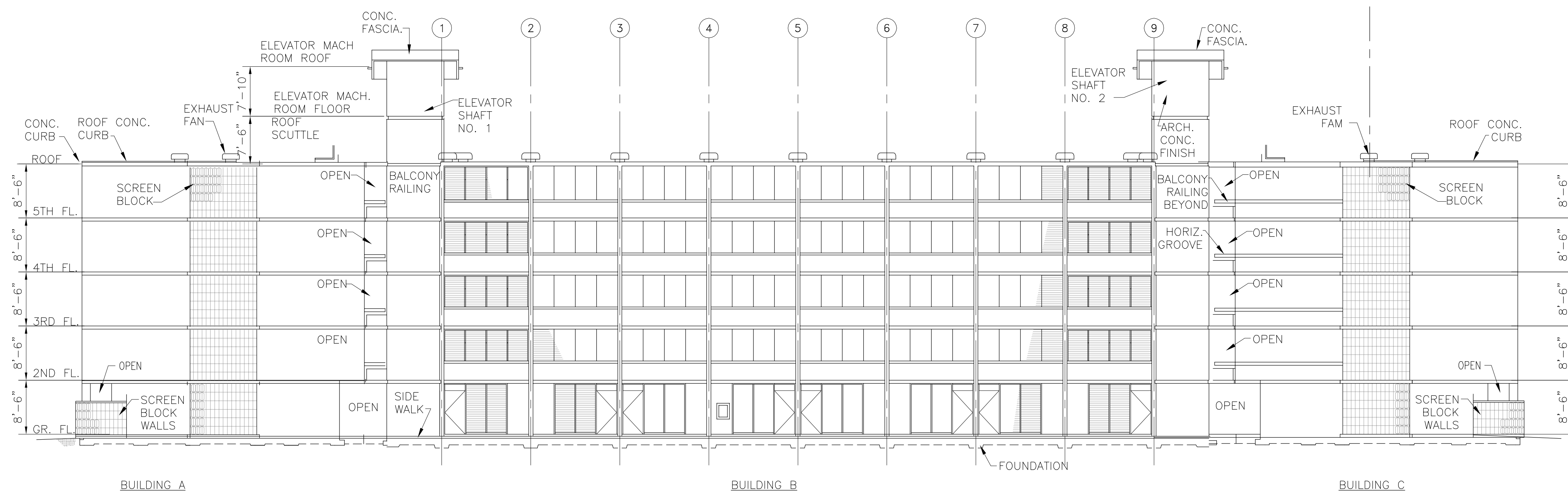
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Sheet **A-10**
11 Of 12 Sheets

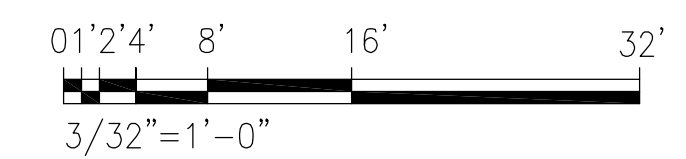


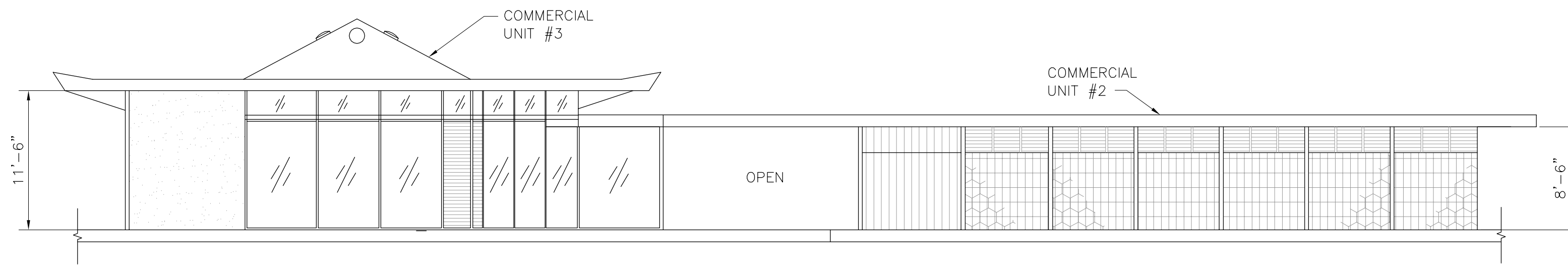
1 MAUKA ELEVATION
A-10 SCALE: 3/32" = 1'-0"



2 MAKAI ELEVATION
A-10 SCALE: 3/32" = 1'-0"

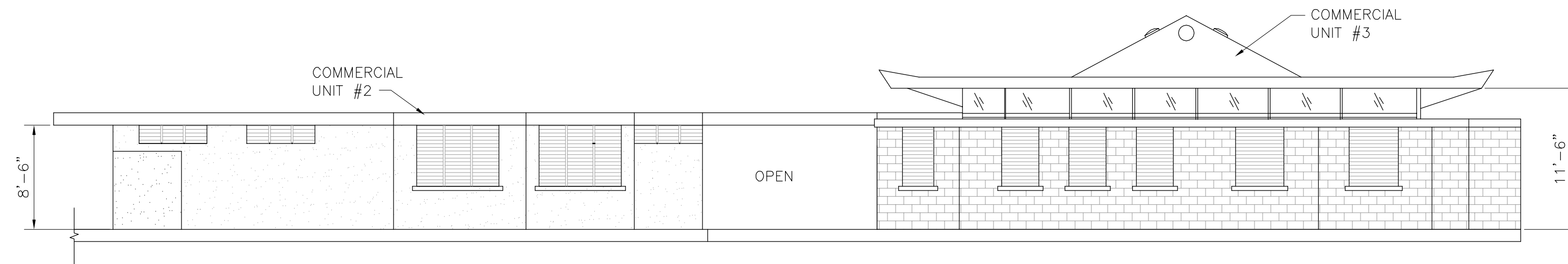
GRAPHIC SCALES:
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SCALE





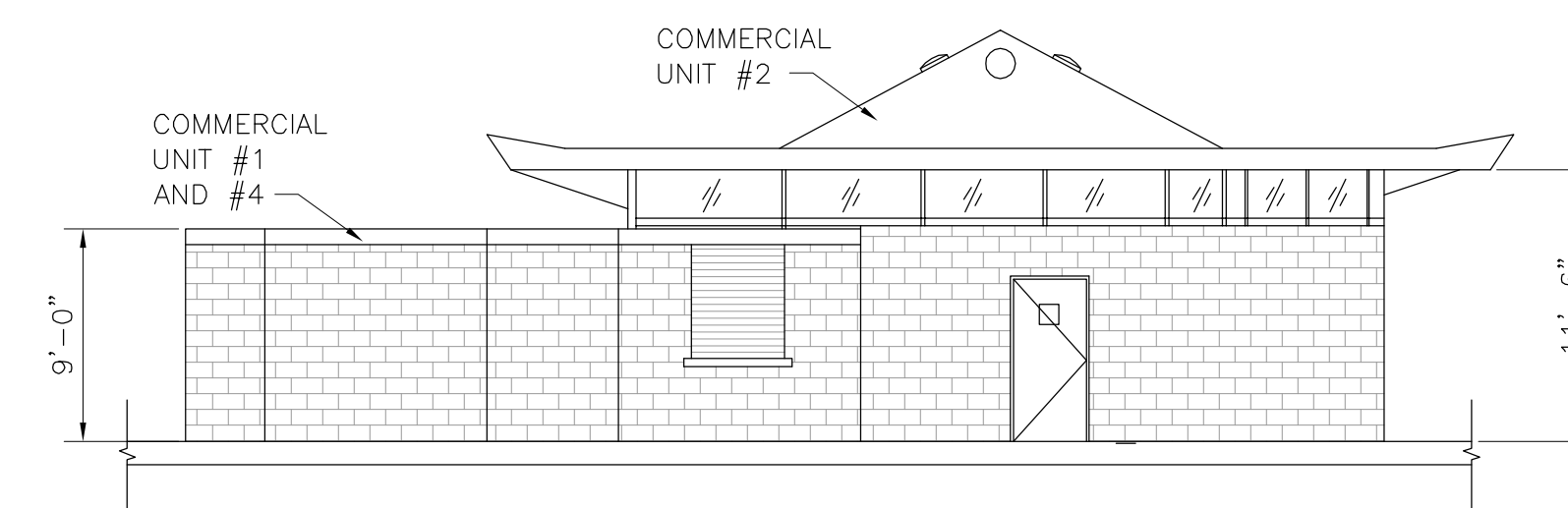
PAVILLION

1 MAKAI ELEVATION
A-11 SCALE: 1/8" = 1'-0"



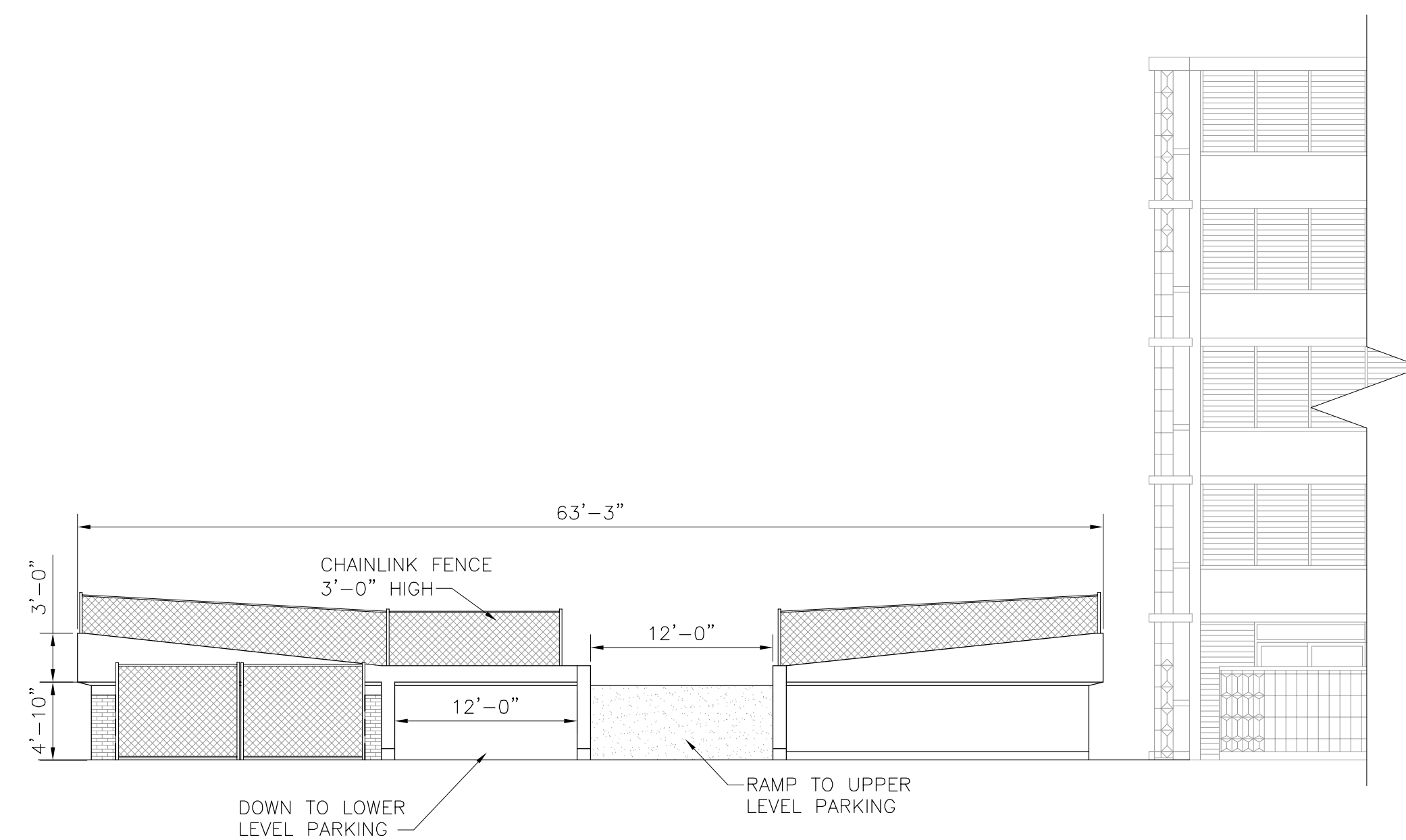
PAVILLION

2 MAUKA ELEVATION
A-11 SCALE: 1/8" = 1'-0"



PAVILLION

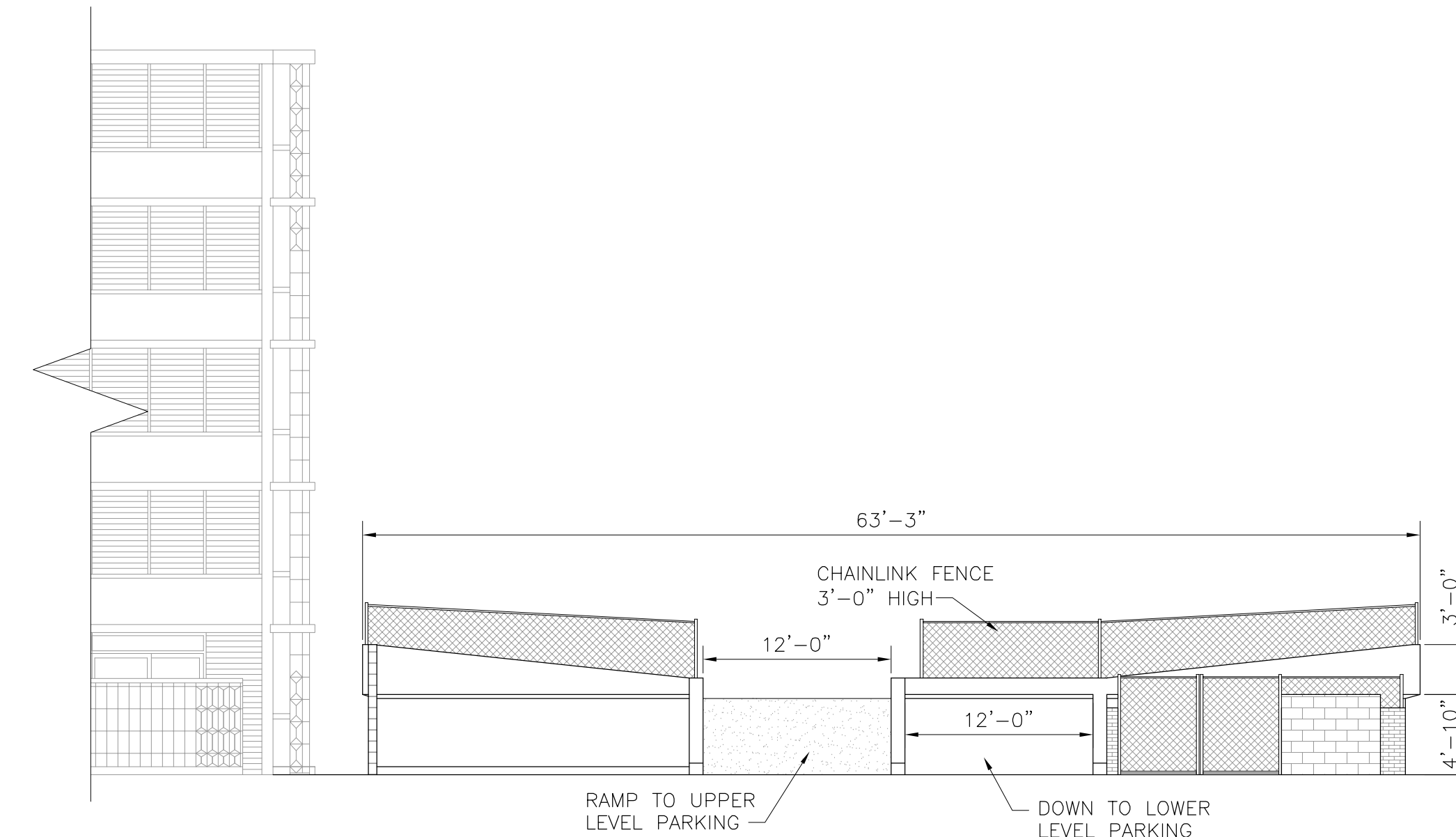
3 EWA ELEVATION
A-11 SCALE: 1/8" = 1'-0"



PARKING STRUCTURE

BUILDING A

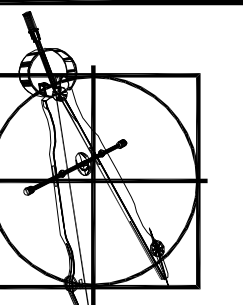
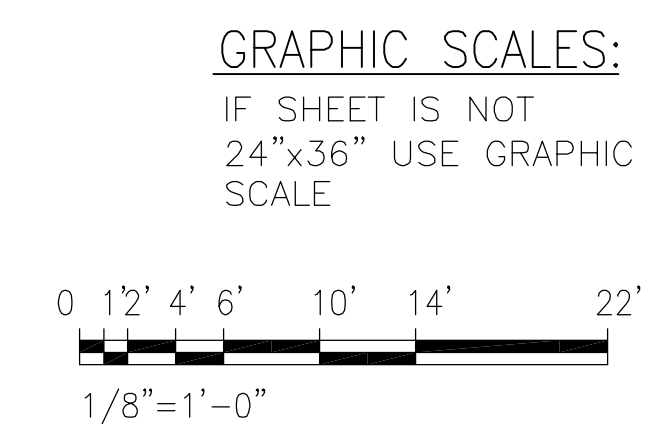
4 EWA ELEVATION
A-11 SCALE: 1/8" = 1'-0"



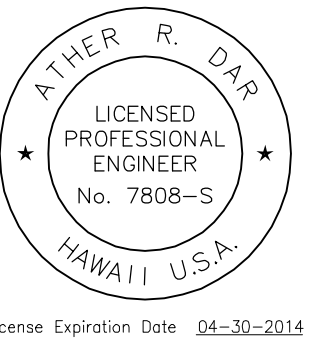
BUILDING C

PARKING STRUCTURE

5 KOKOHEAD ELEVATION
A-11 SCALE: 1/8" = 1'-0"



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SHEET TITLE
PAVILLION
ELEVATIONS,
PARKING
STRUCTURE
ELEVATIONS

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