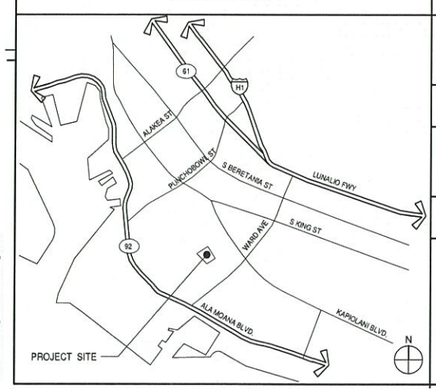
QUEEN STREET STORAGE
BARANOF HOLDINGS

868 QUEEN ST.
HONOLULU, HAWAII 96813

VICINITY MAP



OWNER

BARANOF HOLDINGS
2305 CEDAR SPRINGS ROAD, SUITE 200
DALLAS, TEXAS 75201

NOLAN BORDEN
PH: (949) 279-5296
nborden@baranofholdings.com

GENERAL CONTRACTOR

SWINERTON BUILDERS
1003 BISHOP STREET, SUITE 1340
HONOLULU, HAWAII 96813

WENDY MATSUKAWA
PH: (808) 620-0030
FAX: (808) 521-8438
wmatsukawa@swinerton.com

ARCHITECT

WARE MALCOMB
10 EDELMAN
IRVINE, CALIFORNIA 92618

ERIC NAMISNIAK
PH: (949) 660-9128
FAX: (949) 863-1581
enamisniak@waremalcomb.com

OWNER'S CONSULTANTS

CIVIL ENGINEER
R.M. TOWILL CORPORATION
2024 NORTH KING STREET SUITE 200
HONOLULU, HAWAII 96819

GORDON RING, P.E., LEED AP
PH: (808) 842-1133
FAX: (808) 531-8191
gordonr@rmtowill.com

GEOTECHNICAL ENGINEER
SHINSATO ENGINEERING, INC.
98-747 KUAHAO PLACE, SUITE E
PEARL CITY, HAWAII 96782

LAWRENCE S. SHINSATO, P.E.
PH: (808) 487-7855
FAX: (808) 487-7854

STRUCTURAL ENGINEER
BALDRIDGE & ASSOCIATES STRUCTURAL ENGINEERING
1164 BISHOP STREET, SUITE 1600
HONOLULU, HI 96813

STEVEN M. BALDRIDGE
PH: (808) 534-1300
sb@baseengr.com

Exhibit A

ARCHITECT'S CONSULTANTS

LANDSCAPE ARCHITECT
BROWNLIE & LEE
201 MERCHANT STREET, SUITE 1930
HONOLULU, HAWAII 96813

RICHARD BROWNLIE
PH: (808) 541-5702
FAX: (808) 531-8191
richard@lelihawaii.com

CONTRACTOR'S CONSULTANTS

MECHANICAL ENGINEER
DORVIN D. LEIS CO.,INC.
2265 HOONEE PI #100
HONOLULU, HAWAII 96819

SACHIN SHAH
PH: (808) 792-0486
FAX: (808) 841-2112
sachins@leisinc.com

PLUMBING ENGINEER
DORVIN D. LEIS CO., INC.
2265 HOONEE PI #100
HONOLULU, HAWAII 96819

SACHIN SHAH
PH: (808) 792-0486
FAX: (808) 841-2112
sachins@leisinc.com

ELECTRICAL ENGINEER
D. SUEHIRO ELECTRIC, INC.
1009 KAPIOLANI BOULEVARD, SUITE 2907
HONOLULU, HAWAII 96814

DARREN IMADA
PH: (808) 356-7565
FAX: (808) 591-8865
darren@dsehawaii.com

SCOPE OF WORK

A NEW FIVE STORY SELF STORAGE FACILITY WITH FUTURE RETAIL SHELL SPACE AND SEPARATE LEASING OFFICE BUILDING. STORAGE BUILDING SHALL BE COMPOSED OF METAL STUD FRAMING, CONCRETE SLAB FLOORS ALUMINUM STOREFRONT SYSTEM, EXTERIOR INSULATED FINISH SYSTEM. EXTERIOR ROLL-UP STORAGE DOORS AND SINGLE PLY ROOFING. LEASING OFFICE SHALL BE COMPOSED OF CMU BLOCK, CONCRETE SLAB FLOORS ALUMINUM STOREFRONT SYSTEM, EXTERIOR INSULATED FINISH SYSTEM, AND SINGLE PLY ROOFING. SITE WORK TO INCLUDE NEW PARKING AND PAVING, LANDSCAPING, EXTERIOR LIGHTING AND TRASH ENCLOSURE.

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QUEEN STREET STORAGE
868 QUEEN ST.
HONOLULU, HAWAII 96813

BARANOF HOLDINGS

TITLE SHEET

DATE	REMARKS

PA/PM:	E. NAMISNIAK
DRAWN BY.:	C.B./A.C.
JOB NO.:	IRV18-0041-00

SHEET
AP0.1

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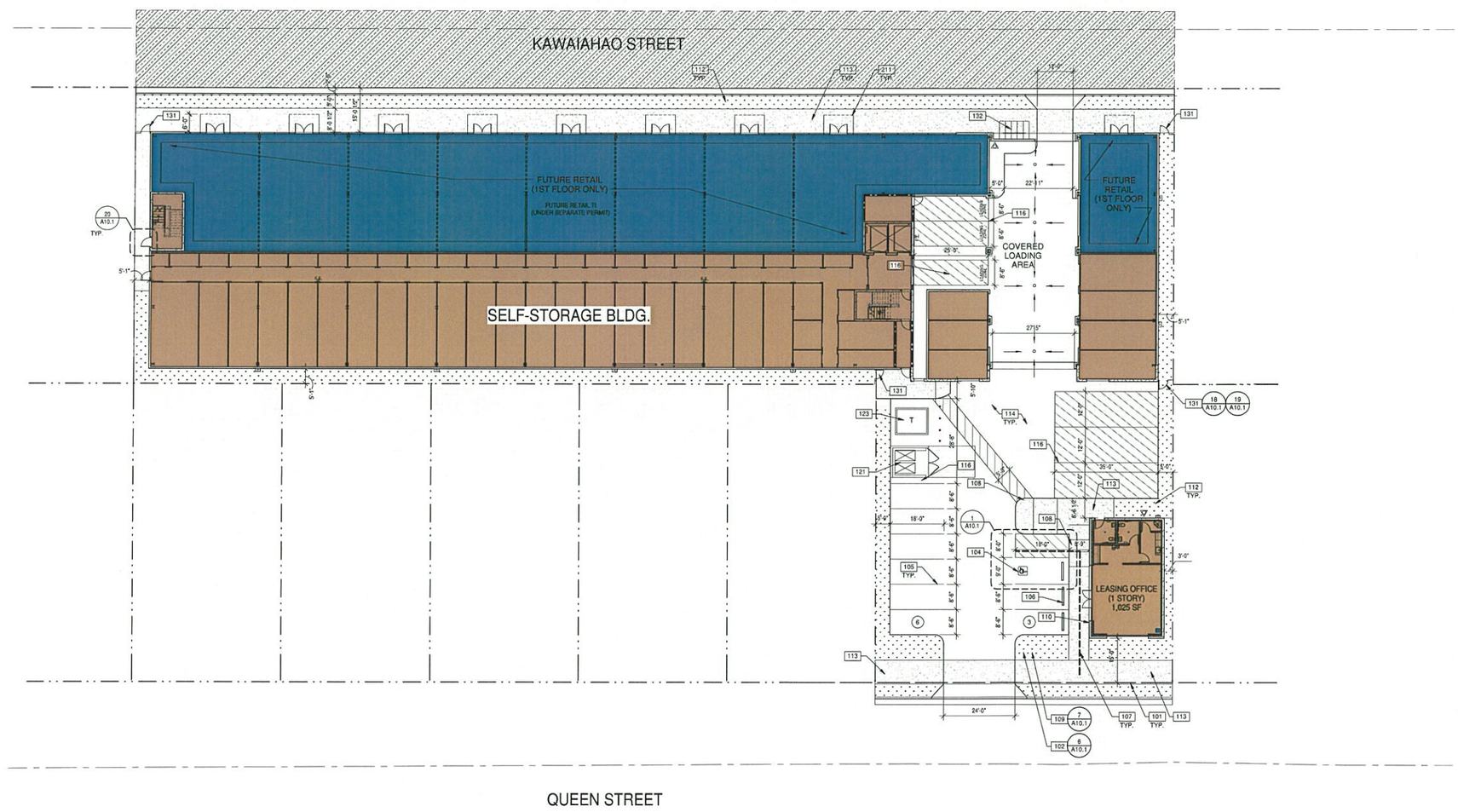

NOTES

101	PROPERTY LINE. SEE CIVIL DRAWINGS.
102	ACCESSIBLE ENTRY SIGNAGE.
104	VAN ACCESSIBLE PARKING STALL WITH SIGNAGE.
105	PAINTED PARKING STRIPING PER CITY STANDARDS.
106	PRECAST CONCRETE WHEELSTOP.
107	ACCESSIBLE PATH OF TRAVEL. 1:20 MAX. SLOPE, 2% MAX. CROSS SLOPE, SEE CIVIL DRAWINGS.
108	ACCESSIBLE CURB RAMP WITH TRUNCATED DOMES.
109	FIRELANE ENTRY SIGNAGE.
110	RECESSED KNOX-BOX, INSTALL AT 5'-0" ABOVE FINISH FLOOR. COORDINATE FINAL LOCATION WITH FIRE INSPECTOR.
112	LANDSCAPE AND IRRIGATION AREA, SEE LANDSCAPE DRAWINGS.
113	CONCRETE SIDEWALK, SEE CIVIL DRAWINGS.
114	ASPHALT PAVING, SEE CIVIL DRAWINGS.
116	PAINTED STRIPING AT LOADING ZONE.
121	CMU BLOCK TRASH ENCLOSURE WITH RECYCLE BIN PER CITY STANDARDS.
123	TRANSFORMER WITH CONCRETE PAD. (PROVIDE PROTECTION BOLLARDS PER LOCAL UTILITY OR PUBLIC WORKS STANDARDS).
131	MANUAL WROUGHT IRON SWINGING GATE. PROVE "KNOX" LOCK PER FIRE DEPARTMENT STANDARDS. ALL GATES TO BE PRIMED AND PAINTED GLOSS BLACK.
132	BICYCLE PARKING.
211	OUTLINE OF CANOPY ABOVE.

SITE DATA

ZONING: B-2
SITE AREA: 1.03 AC (45,009 SF)
BUILDING AREA:

FIVE STORY STORAGE BUILDING	GROSS AREA	DEDUCT AREA	NET AREA
1ST FLOOR:	27,488 SF		
SELF STORAGE			12,833 SF
RETAIL			11,564 SF
COVERED LOADING AREA		3,291 SF	
STAIR & ELEVATOR SHAFTS		628 SF	
1ST FLOOR NET AREA			23,508 SF
2ND FLOOR	27,041 SF		
STAIR & ELEVATOR SHAFTS		628 SF	
2ND FLOOR NET AREA			26,413 SF
3RD FLOOR	27,041 SF		
STAIR & ELEVATOR SHAFTS		628 SF	
3RD FLOOR NET AREA			26,413 SF
4TH FLOOR	27,041 SF		
STAIR & ELEVATOR SHAFTS		628 SF	
4TH FLOOR NET AREA			26,413 SF
5TH FLOOR	27,041 SF		
STAIR & ELEVATOR SHAFTS		628 SF	
OPEN SPACE		6,916 SF	
5TH FLOOR NET AREA			19,497 SF
TOTAL NET AREA			122,905 SF
LEASING OFFICE	1,025 SF		1,025 SF
TOTAL FLOOR AREA			123,930 SF
F.A.R. 123,330 S.F./45,000 S.F.			2.74
LOT COVERAGE			63.4%
PARKING REQUIRED		0	STALLS
PARKING PROVIDED			
STANDARD		8	STALLS
ACCESSIBLE		1	STALLS
LOADING SPACES REQUIRED		6	SPACES
LOADING SPACES PROVIDED			
12'X35' LOADING SPACES		3	SPACES
8.5'X25' LOADING SPACES		3	SPACES

LEGEND

- ACCESSIBLE PATH OF TRAVEL. 1:20 MAX. SLOPE, 2% MAX. CROSS SLOPE.
- PROPERTY LINE.
- POLE MOUNTED LIGHT FIXTURE.
- TRANSFORMER WITH CONCRETE PAD. (PROVIDE PROTECTION BOLLARDS PER LOCAL UTILITY OR PUBLIC WORK STANDARDS)
- LANDSCAPE AND IRRIGATION AREA.
- FIRE LANE (HATCHED)
- PARKING STALL COUNT TOTAL
- FIRE HYDRANT
- P.I.V. WITH TAMPER
- FIRE RISER

1/16"=1'-0"
0 8 16' 32' 64'

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

TRUE NORTH PROJECT NORTH

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PALAKENA PERMITS
THIRD PARTY CERTIFICATION
☐ BUILDING CODE ☐ ELECTRICAL CODE
☐ MECHANICAL CODE ☐ (PRE-)LAND USE ORDINANCE)
☐ STRUCTURAL (NON-SINGLE-FAMILY DWELLINGS)

QUEEN STREET STORAGE
868 QUEEN ST.
HONOLULU, HAWAII 96813

BARANOF HOLDINGS

SITE PLAN		
DATE	REMARKS	
09/10/2019	CITY SUBMITTAL 1	

PA/PM:	E. NAMISNIAK
DRAWN BY.:	C.B./A.C.
JOB NO.:	IRV18-0041-00

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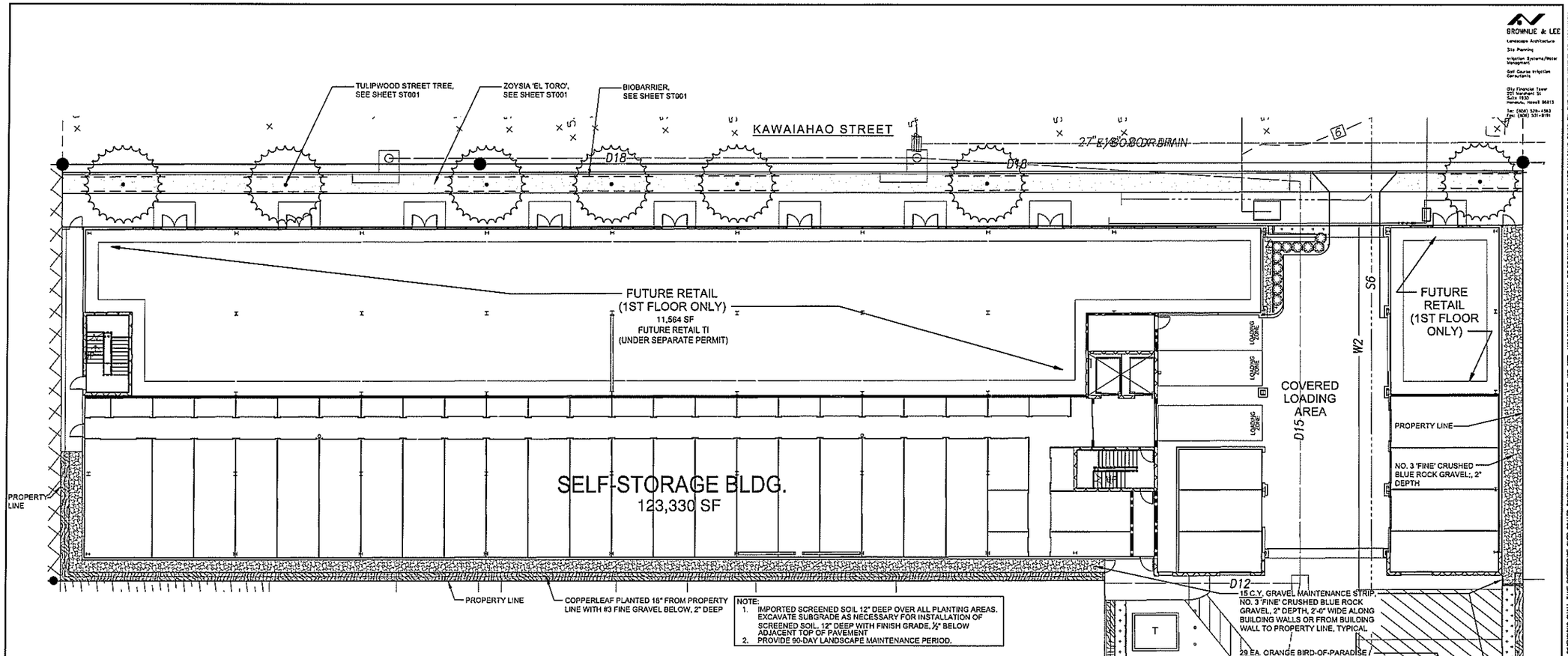
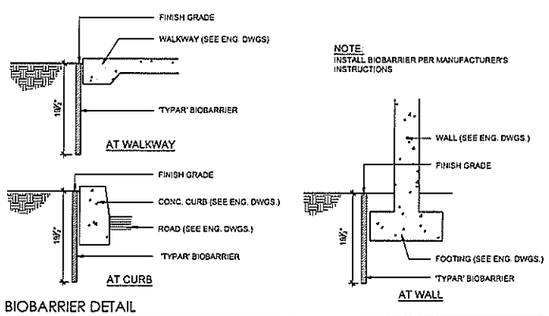


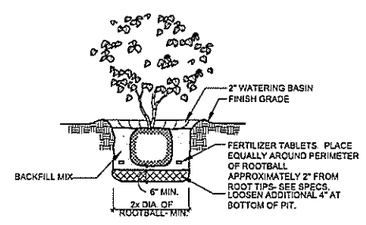
NOTE:
1. IMPORTED SCREENED SOIL 12" DEEP OVER ALL PLANTING AREAS. EXCAVATE SUBGRADE AS NECESSARY FOR INSTALLATION OF SCREENED SOIL. 12" DEEP WITH FINISH GRADE, ½" BELOW ADJACENT TOP OF PAVEMENT
2. PROVIDE 90-DAY LANDSCAPE MAINTENANCE PERIOD.

LANDSCAPE PLAN
SCALE: 1" = 10'-0"

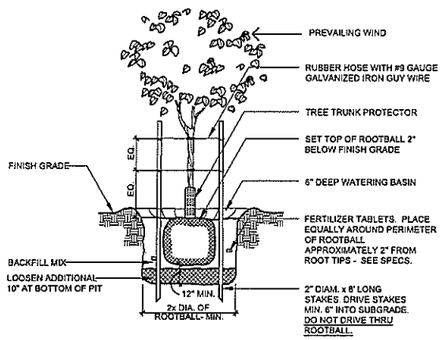
0 5 10 20 30
SCALE: 1" = 10'-0"



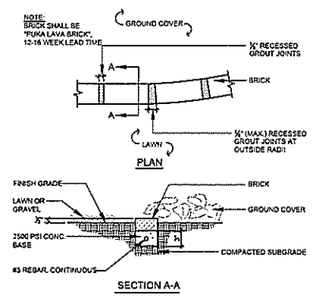
BIOBARRIER DETAIL
NOT TO SCALE
LP-002 12/21/08



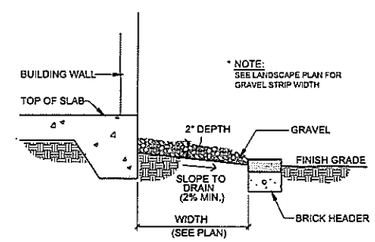
SHRUB PLANTING
NOT TO SCALE
LP-001a 12/21/08



TREE PLANTING DETAIL
NOT TO SCALE
LP-005/4 3/14/12



PUKA LAVA BRICK HEADER - END TO END
NOT TO SCALE
LP-007/8 9-5-18



GRAVEL STRIP WITH BRICK HEADER
NOT TO SCALE
LG-007 10/29/09

BROWNLIE & LEE
Landscape Architecture
Site Planning
Irrigation Systems/Water Management
Golf Course Irrigation Consultants
City Financial Tower
201 Merchant St.
Suite 1830
Honolulu, Hawaii 96813
Tel: (808) 526-4563
Fax: (808) 531-8191

RICHARD C. BROWNLIE
LICENSED PROFESSIONAL LANDSCAPE ARCHITECT
No. 4013
HAWAII, U.S.A.
THIS WORK WAS PREPARED BY ME OR UNDER MY SUPERVISION AND CONSTRUCTION OF THIS PROJECT WILL BE UNDER MY OBSERVATION

PALAKIONA PERMITTS
THIRD PARTY CERTIFICATION
☐ BUILDING CODE ☐ ELECTRICAL CODE
☐ MECHANICAL CODE ☐ ZPRS (LAND USE ORDINANCE)
☐ STRUCTURAL (NON-SINGLE/2 FAMILY DWELLINGS)

QUEEN STREET STORAGE
868 QUEEN ST.
HONOLULU, HAWAII

LANDSCAPE PLAN

DATE	REMARKS	DATE	REMARKS
06-18-2018	CITY SUBMITTAL #1		

PA / PM:	RB
DRAWN BY:	JBH
JOB NO.:	RV18-0041-00

SHEET
L001

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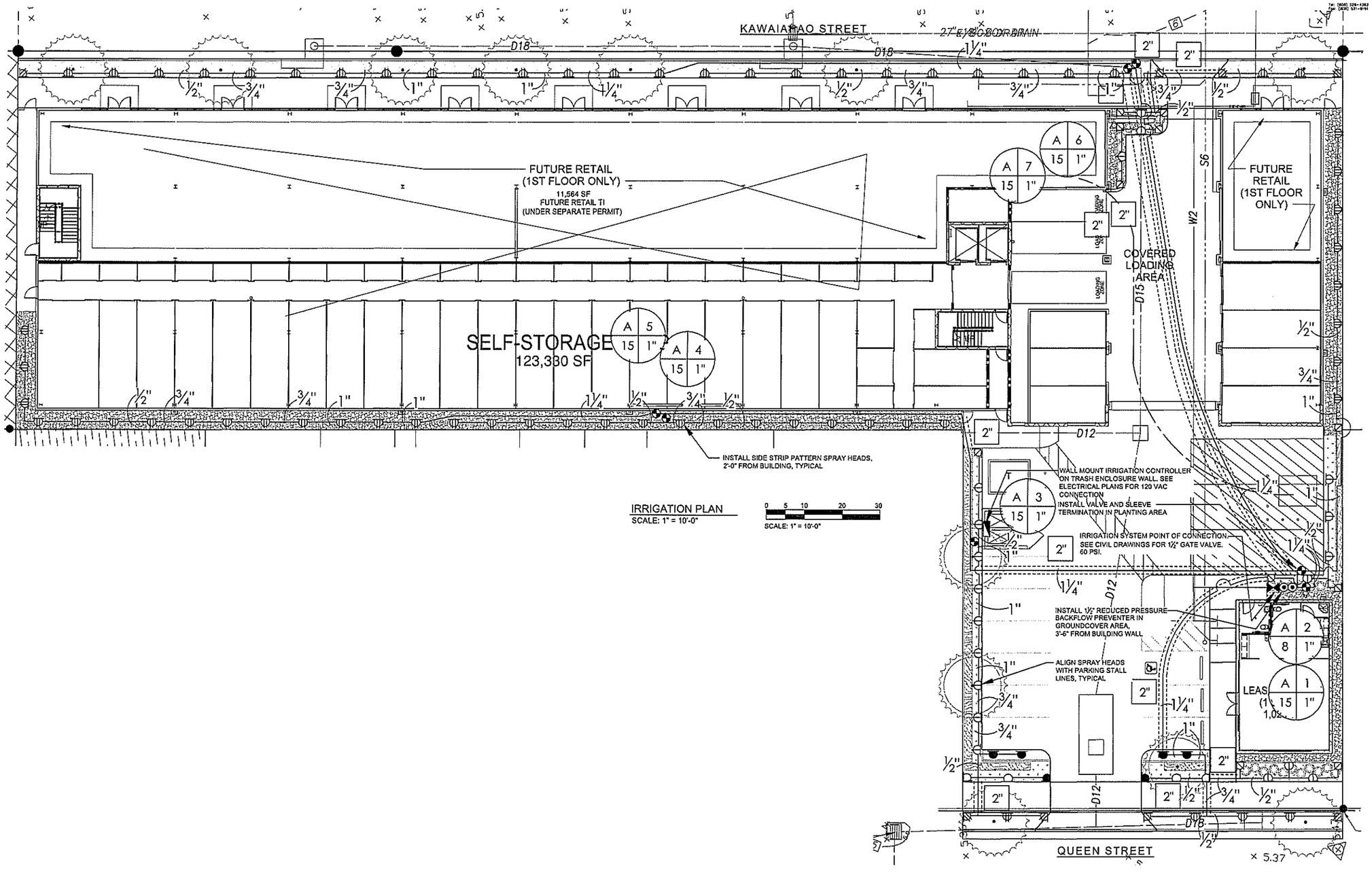

IRRIGATION PLAN
SCALE: 1" = 10'-0"

SCALE: 1" = 10'-0"

BROWNLIE & LEE
Landscape Architecture
Site Planning
Irrigation Systems/Water Management
Golf Course Irrigation Consultants
City Financial Tower
201 Merchant St.
Suite 1930
Honolulu, Hawaii 96813
Tel: (808) 526-4363
Fax: (808) 531-8191

RICHARD C. BROWNLIE
LICENSED PROFESSIONAL LANDSCAPE ARCHITECT
No. 4613
HAWAII, U.S.A.

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THIRD PARTY CERTIFICATION
☐ BUILDING CODE ☐ ELECTRICAL CODE
☐ MECHANICAL CODE ☐ ZFRB (LAND USE ORDINANCE)
☐ STRUCTURAL (NON-SINGLE 2-FAMILY DWELLINGS)

QUEEN STREET STORAGE
868 QUEEN ST.
HONOLULU, HAWAII

IRRIGATION PLAN

DATE	REMARKS	DATE	REMARKS
05-16-2019	CITY SUBMITTAL #1		

PA / PM:	RB
DRAWN BY:	JBH
JOB NO.:	IRV18-0041-00

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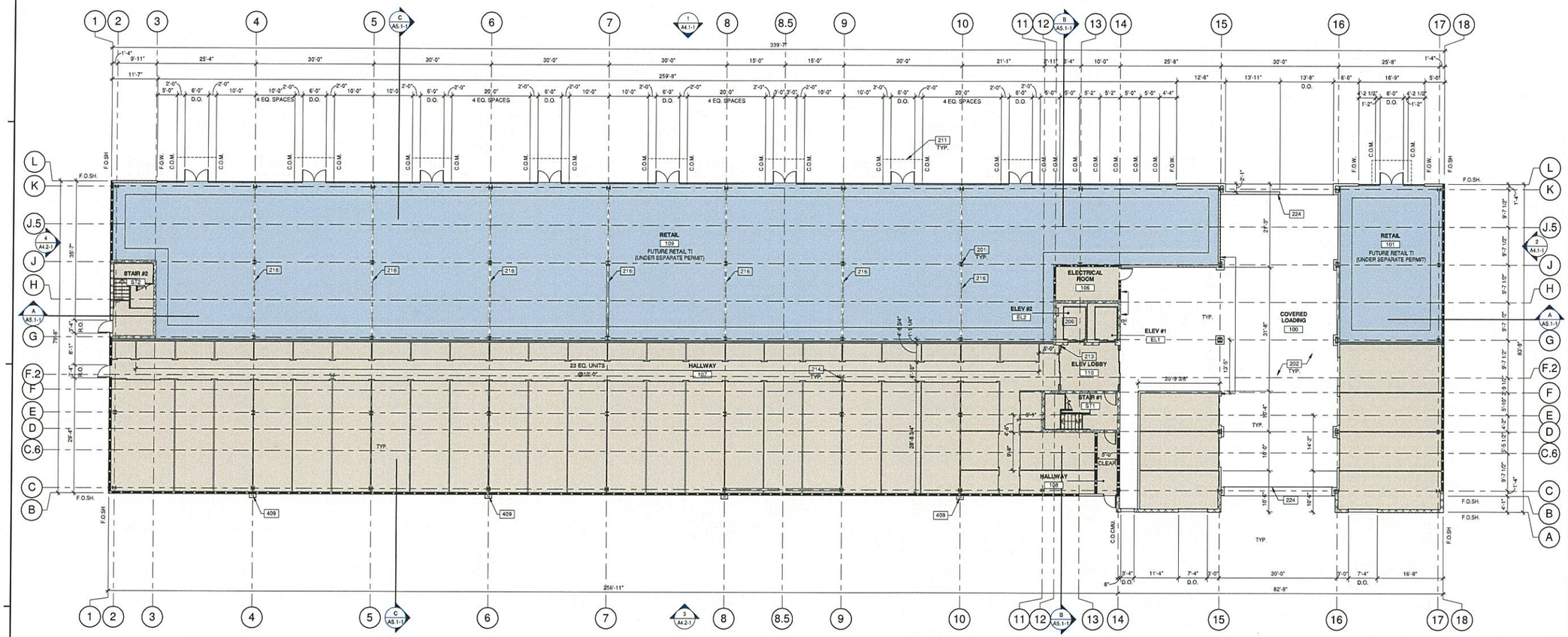

3/32"=1'-0"

0 4' 8' 16' 24' 48'

BUILDING 1 - FIRST FLOOR PLAN

SCALE: 3/32" = 1'-0"

WALL LEGEND

- CONCRETE MASONRY WALL
- EIFS OVER METAL STUD NON-RATED WALL
- EIFS OVER METAL STUD 1-HR RATED WALL
- 1/A10.5 — FULL HEIGHT NON-RATED WALL
- 2/A10.6, 1/A10.6 — UNIT DIVIDING PARTITION ASSEMBLY
- 1/A10.5 — 1HR RATED WALL
- 2/A10.5, 2a/A10.5 — 2HR RATED WALL

NOTES

201	STRUCTURAL STEEL COLUMN WITH SPRAY FIREPROOFING WHERE REQUIRED. COLUMN WRAP PER STORAGE UNIT VENDOR WHERE SPRAY FIREPROOFING IS REQUIRED.
202	CONCRETE SLAB, PROVIDE VAPOR BARRIER OVER SAND PER SOILS REPORT.
206	HYDRAULIC ELEVATOR, 4500 LB. CAPACITY, 125 FPM RATED SPEED.
211	OUTLINE OF CANOPY ABOVE.
213	12" (.060) DIAMOND PLATE CART BUMPER AT 6" ABOVE FINISH FLOOR. PROVIDE WITHIN 25' OF ELEVATOR AND TERMINATE AT FIRST WALL BREAK.
214	WALL-MOUNTED FIRE EXTINGUISHER CABINET AND FIRE EXTINGUISHER #3005 BY POTTER-ROEMER, 2A:10B-C, WITH WALL BRACKET.
216	FUTURE RETAIL DEMISING WALLS.
224	ROLL-UP SECURITY GRILL.
409	EXTERIOR DOWNSPOUT, PAINTED TO MATCH BUILDING.

GENERAL NOTES

FLOOR PLAN

1. SEE SHEET A0.2 FOR ADDITIONAL GENERAL NOTES
2. FOR METAL STUD SIZES AND SPACING SEE LIMITING WALL HEIGHT TABLE L/240.
3. ALL WALL STUDS TO BE 3-5/8", U.O.N.
4. ALL RESTROOM WALL STUDS TO BE 6" AND FULLY INSULATED, U.O.N.
5. SEE KEYNOTE INFORMATION FOR ANY REQUIRED INSULATION.
6. CONTRACTOR SHALL PROVIDE RECORD DOCUMENTS AND PROVIDE SAID DOCUMENTATION TO TENANT CONSTRUCTION COORDINATOR OR ARCHITECT UPON COMPLETION.
7. CONTRACTOR TO FIELD VERIFY EXISTING CONDITIONS (IF ANY) AND NOTIFY ARCHITECT OF ANY DISCREPANCIES.
8. CONTRACTOR TO INCLUDE ALL FLOOR PREPARATIONS IN BASE BID.
9. ALL DRYWALL CORNERS AND COLUMN EDGES TO BE FINISHED WITH CORNER "L" BEAD.
10. DIMENSIONS OF COLUMN FURRING IN A COMMON AREA ARE TO BE EQUAL DIMENSIONS WITH EDGE ALIGNED, U.O.N.
11. INTERIOR GYPSUM BOARD WALL SHALL CONFORM TO ICC REPORT ESR-1338
12 ALL DOORS AT UNITS TO BE CENTERED IN THEM U.O.N.

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THIRD PARTY CERTIFICATION

- ☐ BUILDING CODE
- ☐ ELECTRICAL CODE
- ☐ MECHANICAL CODE
- ☐ ZPRB (LAND USE ORDINANCE)
- ☐ STRUCTURAL (NON-SINGLES FAMILY DWELLINGS)

QUEEN STREET STORAGE

868 QUEEN ST.
HONOLULU, HAWAII 96813

BARANOF HOLDINGS

BUILDING 1 - FIRST FLOOR PLAN

DATE:	REMARKS
08/16/2019	CITY SUBMITTAL 1

PA/PM:	E. NAMISNIAK
DRAWN BY.:	C.B./A.C.
JOB NO.:	IRV18-0041-00

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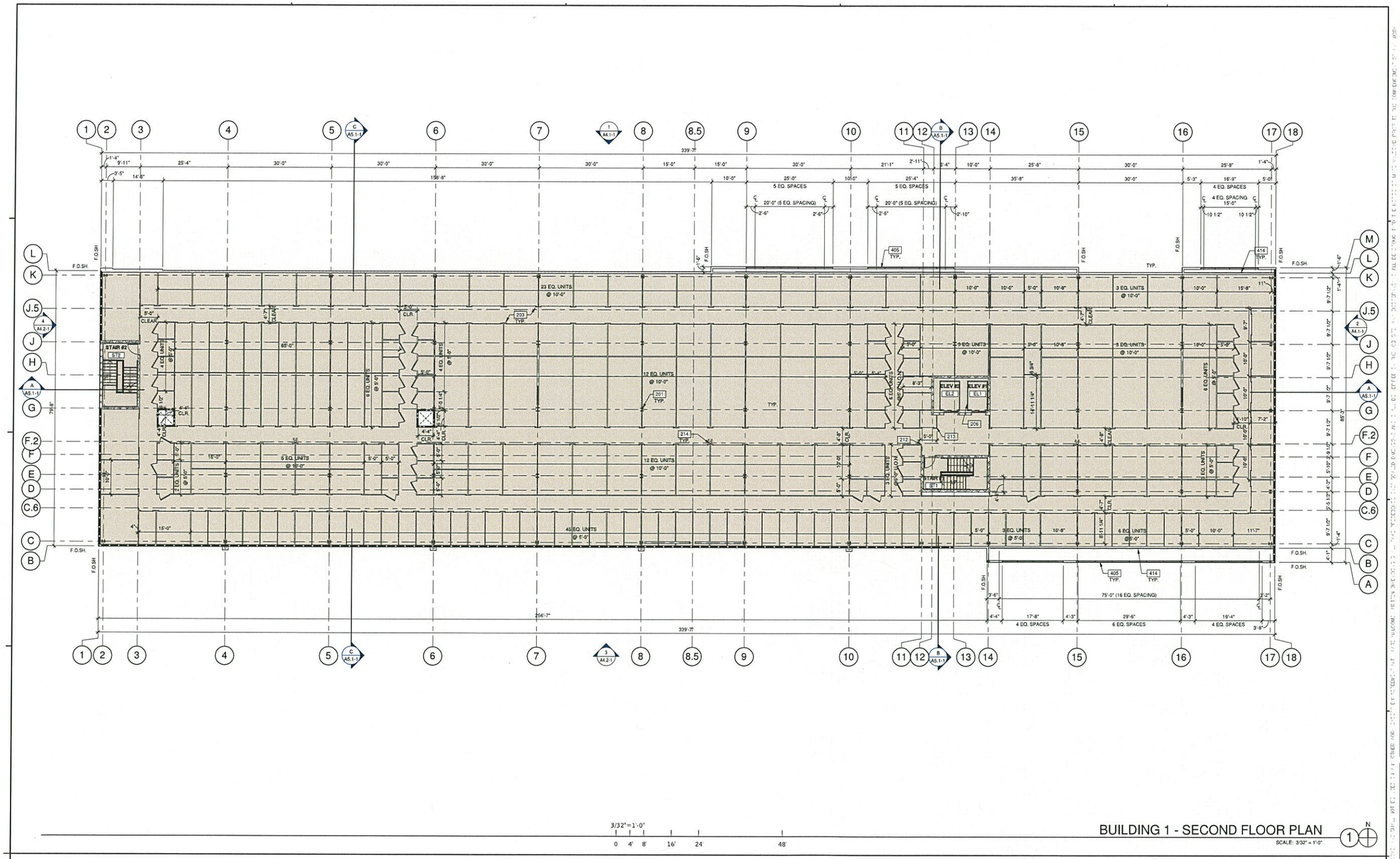

BUILDING 1 - SECOND FLOOR PLAN

SCALE: 3/32" = 1'-0"

WALL LEGEND

- CONCRETE MASONRY WALL
- EIFS OVER METAL STUD NON-RATED WALL
- EIFS OVER METAL STUD 1-HR RATED WALL
- F / A10.5 — FULL HEIGHT NON-RATED WALL
- 2 / A10.6 — 1 / A10.6 — UNIT DIVIDING PARTITION ASSEMBLY
- 1 / A10.5 — 1HR RATED WALL
- 2 / A10.5 — 2s / A10.5 — 2HR RATED WALL

NOTES

201 STRUCTURAL STEEL COLUMN WITH SPRAY FIREPROOFING WHERE REQUIRED. COLUMN WRAP PER STORAGE UNIT VENDOR WHERE SPRAY FIREPROOFING IS REQUIRED.

203 CONCRETE OVER METAL DECK FLOOR.

206 HYDRAULIC ELEVATOR, 4500 LB. CAPACITY, 125 FPM RATED SPEED.

212 4" CHAMFERED CORNERS GALVALUME FULL HEIGHT, TYPICAL ALL CORNERS IN STORAGE AREAS.

213 12" (.080) DIAMOND PLATE CART BUMPER AT 6" ABOVE FINISH FLOOR. PROVIDE WITHIN 25' OF ELEVATOR AND TERMINATE AT FIRST WALL BREAK.

214 WALL-MOUNTED FIRE EXTINGUISHER CABINET AND FIRE EXTINGUISHER #3005 BY POTTER-ROEMER, 2A:10B:C, WITH WALL BRACKET.

405 ALUMINUM STOREFRONT CLEAR ANODIZED SYSTEM WITH 1" INSULATED GLASS (1/4" GLASS AT FAUX ROLL-UP DOORS).

414 JANUS FAUX DOOR AND HALLWAY SYSTEM BEHIND GLAZING, FAUX DOORS SHALL BE FACTORY PAINTED EXR WASABI.

GENERAL NOTES

FLOOR PLAN

1. SEE SHEET A0.2 FOR ADDITIONAL GENERAL NOTES
2. FOR METAL STUD SIZES AND SPACING SEE LIMITING WALL HEIGHT TABLE L/240.
3. ALL WALL STUDS TO BE 3-5/8", U.O.N.
4. ALL RESTROOM WALL STUDS TO BE 6" AND FULLY INSULATED, U.O.N.
5. SEE KEYNOTE INFORMATION FOR ANY REQUIRED INSULATION.
6. CONTRACTOR SHALL PROVIDE RECORD DOCUMENTS AND PROVIDE SAID DOCUMENTATION TO TENANT CONSTRUCTION COORDINATOR OR ARCHITECT UPON COMPLETION.
7. CONTRACTOR TO FIELD VERIFY EXISTING CONDITIONS (IF ANY) AND NOTIFY ARCHITECT OF ANY DISCREPANCIES.
8. CONTRACTOR TO INCLUDE ALL FLOOR PREPARATIONS IN BASE BID.
9. ALL DRYWALL CORNERS AND COLUMN EDGES TO BE FINISHED WITH CORNER "L" BEAD.
10. DIMENSIONS OF COLUMN FURRING IN A COMMON AREA ARE TO BE EQUAL DIMENSIONS WITH EDGE ALIGNED, U.O.N.
11. INTERIOR GYPSUM BOARD WALL SHALL CONFORM TO ICC REPORT ESR-1338
12. ALL DOORS AT UNITS TO BE CENTERED IN THEM U.O.N.

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QUEEN STREET STORAGE

868 QUEEN ST.
HONOLULU, HAWAII 96813

BARANOF HOLDINGS

BUILDING 1 - SECOND FLOOR PLAN

DATE	REMARKS
08/16/2019	CITY SUBMITTAL 1

PA/PM:	E. NAMISNIAK
DRAWN BY.:	C.B./A.C.
JOB NO.:	IRV18-0041-00

SHEET
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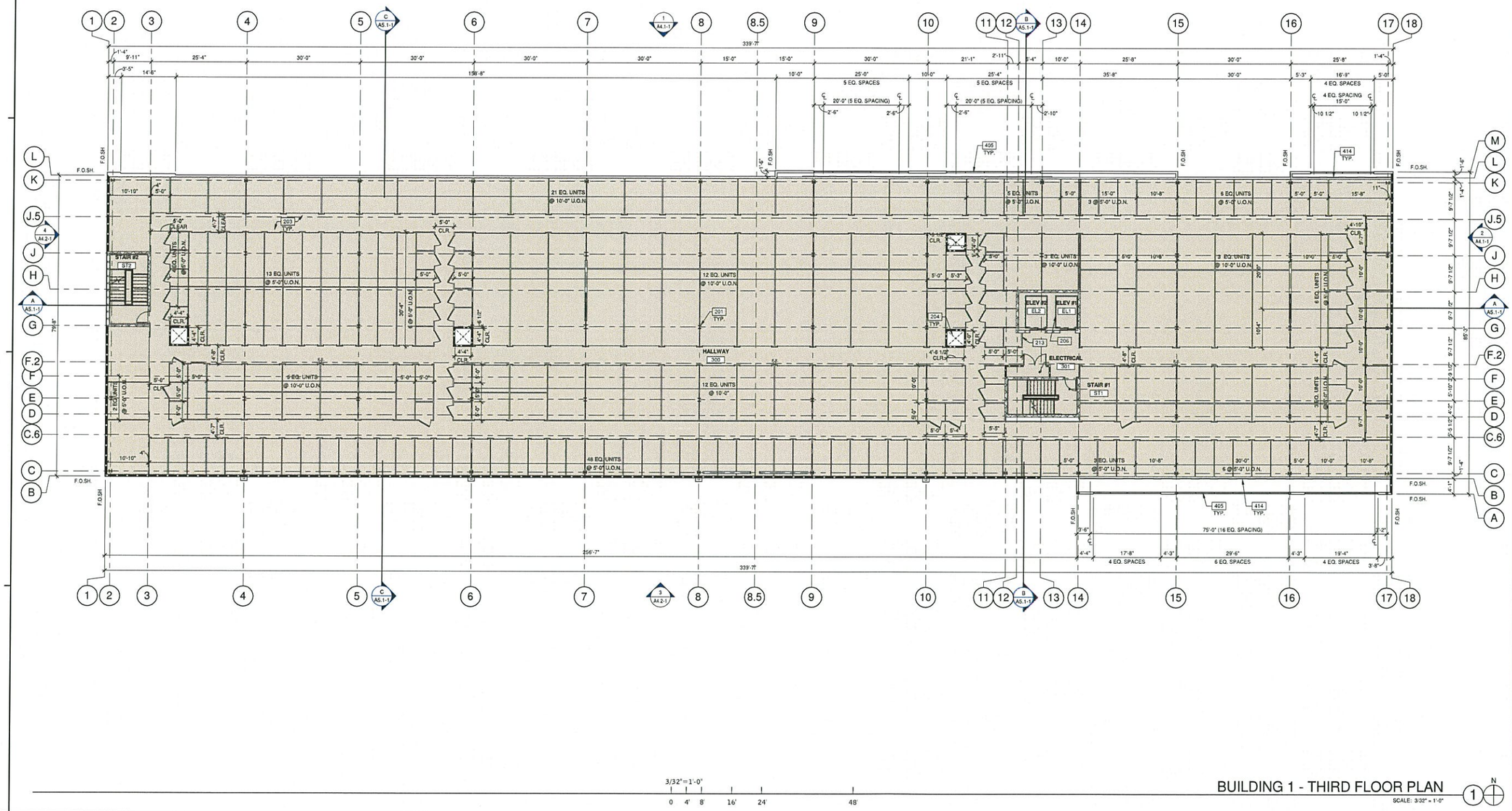

3/32"=1'-0"

0 4' 8' 16' 24' 48'

BUILDING 1 - THIRD FLOOR PLAN

SCALE: 3/32" = 1'-0"

WALL LEGEND

- CONCRETE MASONRY WALL
- EIFS OVER METAL STUD NON-RATED WALL
- EIFS OVER METAL STUD 1-HR RATED WALL
- F / A10.5 — FULL HEIGHT NON-RATED WALL
- 2 / A10.6, 1 / A10.6 — UNIT DIVIDING PARTITION ASSEMBLY
- 1 / A10.5 — 1HR RATED WALL
- 2 / A10.5, 2s / A10.5 — 2HR RATED WALL

NOTES

201 STRUCTURAL STEEL COLUMN WITH SPRAY FIREPROOFING WHERE REQUIRED. COLUMN WRAP PER STORAGE UNIT VENDOR WHERE SPRAY FIREPROOFING IS REQUIRED.

203 CONCRETE OVER METAL DECK FLOOR.

204 MECHANICAL SHAFT.

206 HYDRAULIC ELEVATOR, 4500 LB. CAPACITY, 125 FPM RATED SPEED.

213 12" (.080) DIAMOND PLATE CART BUMPER AT 6" ABOVE FINISH FLOOR. PROVIDE WITHIN 25' OF ELEVATOR AND TERMINATE AT FIRST WALL BREAK.

405 ALUMINUM STOREFRONT CLEAR ANODIZED SYSTEM WITH 1" INSULATED GLASS (1/4" GLASS AT FAUX ROLL-UP DOORS).

414 JANUS FAUX DOOR AND HALLWAY SYSTEM BEHIND GLAZING, FAUX DOORS SHALL BE FACTORY PAINTED EXR WASABI.

GENERAL NOTES

FLOOR PLAN

1. SEE SHEET A0.2 FOR ADDITIONAL GENERAL NOTES
2. FOR METAL STUD SIZES AND SPACING SEE LIMITING WALL HEIGHT TABLE L/240.
3. ALL WALL STUDS TO BE 3-5/8", U.O.N.
4. ALL RESTROOM WALL STUDS TO BE 6" AND FULLY INSULATED, U.O.N.
5. SEE KEYNOTE INFORMATION FOR ANY REQUIRED INSULATION.
6. CONTRACTOR SHALL PROVIDE RECORD DOCUMENTS AND PROVIDE SAID DOCUMENTATION TO TENANT CONSTRUCTION COORDINATOR OR ARCHITECT UPON COMPLETION.
7. CONTRACTOR TO FIELD VERIFY EXISTING CONDITIONS (IF ANY) AND NOTIFY ARCHITECT OF ANY DISCREPANCIES.
8. CONTRACTOR TO INCLUDE ALL FLOOR PREPARATIONS IN BASE BID.
9. ALL DRYWALL CORNERS AND COLUMN EDGES TO BE FINISHED WITH CORNER "L" BEAD.
10. DIMENSIONS OF COLUMN FURRING IN A COMMON AREA ARE TO BE EQUAL DIMENSIONS WITH EDGE ALIGNED, U.O.N.
11. INTERIOR GYPSUM BOARD WALL SHALL CONFORM TO ICC REPORT ESR-1338
12. ALL DOORS AT UNITS TO BE CENTERED IN THEM U.O.N.

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- ☐ ELECTRICAL CODE
- ☐ MECHANICAL CODE
- ☐ ZFRS (LAND USE ORDINANCE)
- ☐ STRUCTURAL (NON-SINGLED-FAMILY DWELLINGS)

QUEEN STREET STORAGE

868 QUEEN ST.
HONOLULU, HAWAII 96813

BARANOF HOLDINGS

BUILDING 1 - THIRD FLOOR PLAN

DATE	REMARKS
08/16/2019	CITY SUBMITTAL 1

PA/PM:	E. NAMISNIAK
DRAWN BY.:	C.B./A.C.
JOB NO.:	IRV18-0041-00

SHEET

A2.3-1

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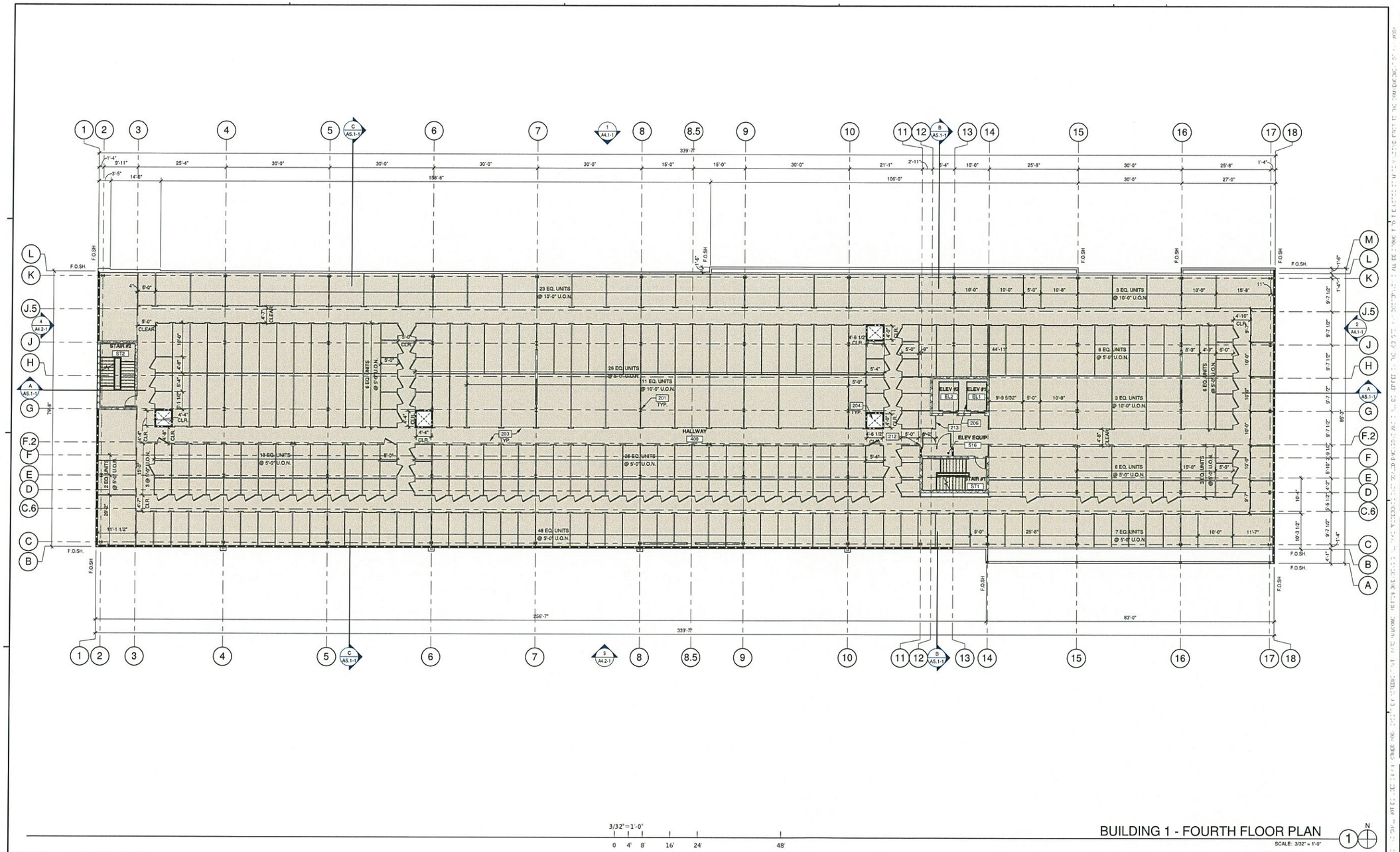

BUILDING 1 - FOURTH FLOOR PLAN

SCALE: 3/32" = 1'-0"

WALL LEGEND

- CONCRETE MASONRY WALL
- EIFS OVER METAL STUD NON-RATED WALL
- EIFS OVER METAL STUD 1-HR RATED WALL
- F / A10.5 — FULL HEIGHT NON-RATED WALL
- 2 / A10.6 — 1 / A10.6 — UNIT DIVIDING PARTITION ASSEMBLY
- 1 / A10.5 — 1HR RATED WALL
- 2 / A10.5 — 2a / A10.5 — 2HR RATED WALL

NOTES

201 STRUCTURAL STEEL COLUMN WITH SPRAY FIREPROOFING WHERE REQUIRED. COLUMN WRAP PER STORAGE UNIT VENDOR WHERE SPRAY FIREPROOFING IS REQUIRED.

203 CONCRETE OVER METAL DECK FLOOR.

204 MECHANICAL SHAFT.

206 HYDRAULIC ELEVATOR, 4500 LB. CAPACITY, 125 FPM RATED SPEED.

212 4" CHAMFERED CORNERS GALVALUME FULL HEIGHT, TYPICAL ALL CORNERS IN STORAGE AREAS.

213 12" (.080) DIAMOND PLATE CART BUMPER AT 6" ABOVE FINISH FLOOR. PROVIDE WITHIN 25' OF ELEVATOR AND TERMINATE AT FIRST WALL BREAK.

GENERAL NOTES

FLOOR PLAN

1. SEE SHEET A0.2 FOR ADDITIONAL GENERAL NOTES
2. FOR METAL STUD SIZES AND SPACING SEE LIMITING WALL HEIGHT TABLE L/240.
3. ALL WALL STUDS TO BE 3-5/8", U.O.N.
4. ALL RESTROOM WALL STUDS TO BE 6" AND FULLY INSULATED, U.O.N.
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7. CONTRACTOR TO FIELD VERIFY EXISTING CONDITIONS (IF ANY) AND NOTIFY ARCHITECT OF ANY DISCREPANCIES.
8. CONTRACTOR TO INCLUDE ALL FLOOR PREPARATIONS IN BASE BID.
9. ALL DRYWALL CORNERS AND COLUMN EDGES TO BE FINISHED WITH CORNER "L" BEAD.
10. DIMENSIONS OF COLUMN FURRING IN A COMMON AREA ARE TO BE EQUAL DIMENSIONS WITH EDGE ALIGNED, U.O.N.
11. INTERIOR GYPSUM BOARD WALL SHALL CONFORM TO ICC REPORT ESR-1338
12. ALL DOORS AT UNITS TO BE CENTERED IN THEM U.O.N.

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- ☐ STRUCTURAL (NON-SINGLE/2-FAMILY DWELLINGS)

QUEEN STREET STORAGE

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BARANOF HOLDINGS

BUILDING 1 - FOURTH FLOOR PLAN

DATE	REMARKS
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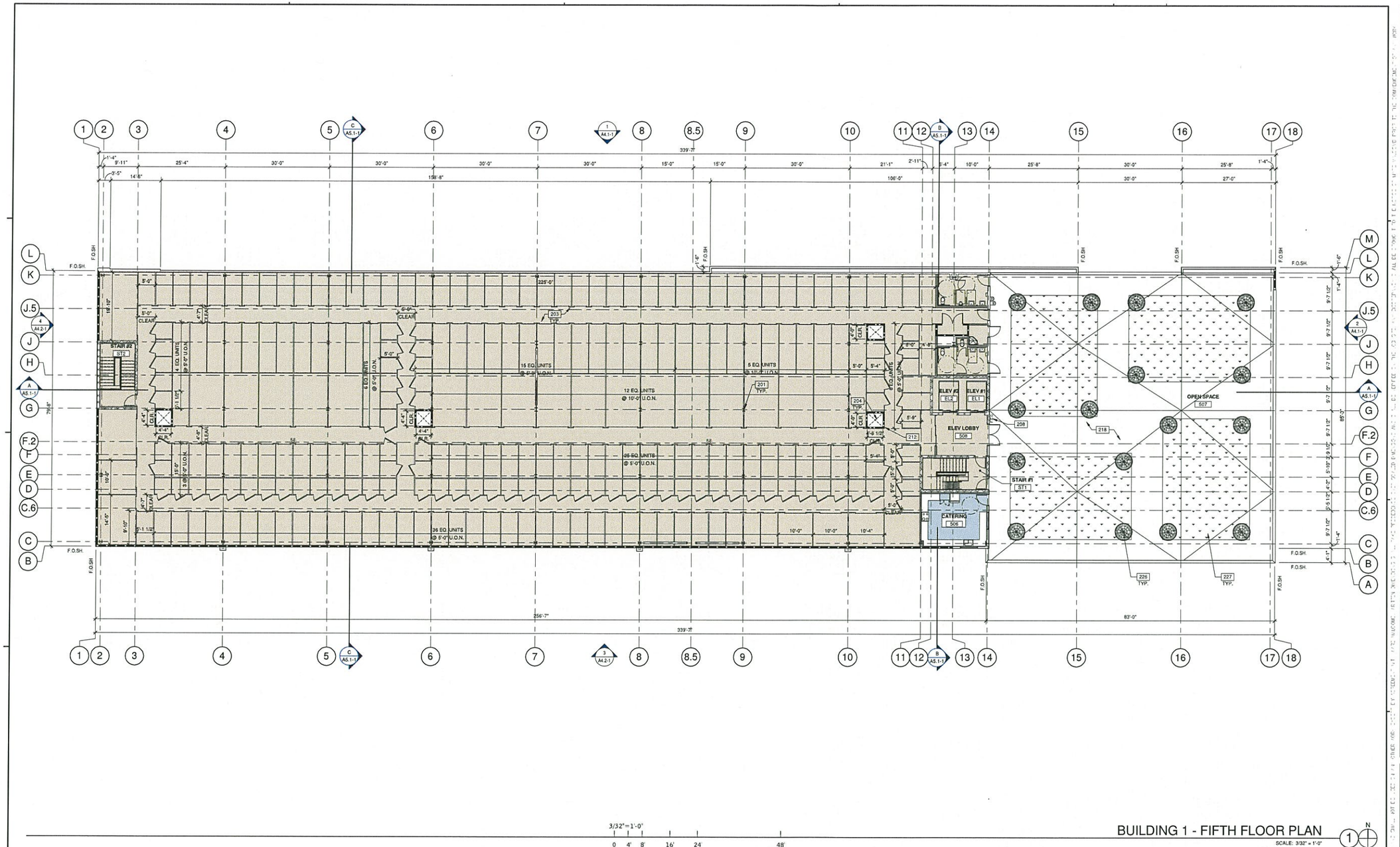

BUILDING 1 - FIFTH FLOOR PLAN

SCALE: 3/32" = 1'-0"

WALL LEGEND

- CONCRETE MASONRY WALL
- EIFS OVER METAL STUD NON-RATED WALL
- EIFS OVER METAL STUD 1-HR RATED WALL
- FULL HEIGHT NON-RATED WALL (F/A10.5)
- UNIT DIVIDING PARTITION ASSEMBLY (2/A10.6, 1/A10.6)
- 1HR RATED WALL (1/A10.5)
- 2HR RATED WALL (2/A10.5, 2a/A10.5)

NOTES

201 STRUCTURAL STEEL COLUMN WITH SPRAY FIREPROOFING WHERE REQUIRED. COLUMN WRAP PER STORAGE UNIT VENDOR WHERE SPRAY FIREPROOFING IS REQUIRED.
203 CONCRETE OVER METAL DECK FLOOR.
204 MECHANICAL SHAFT.
208 SEMI-RECESSED FIRE EXTINGUISHER CABINET AND FIRE EXTINGUISHER BY POTTER-ROEMER. CABINET TO BE ALTA SERIES #7013-DV, STEEL WITH RECOATABLE WHITE FINISH - PAINT (SEMI-GLOSS) TO MATCH ADJACENT WALL. EXTINGUISHER TO BE #3005, 2A:10B:C.
212 4" CHAMFERED CORNERS GALVALUME FULL HEIGHT, TYPICAL ALL CORNERS IN STORAGE AREAS.
218 CONCRETE OVER METAL DECK FLOOR WITH WATERPROOF TRAFFIC COATING.
226 POTTED PLANT, BY OTHERS.
227 ARTIFICIAL TURF, BY OTHERS.

GENERAL NOTES

FLOOR PLAN

1. SEE SHEET A0.2 FOR ADDITIONAL GENERAL NOTES
2. FOR METAL STUD SIZES AND SPACING SEE LIMITING WALL HEIGHT TABLE L/240.
3. ALL WALL STUDS TO BE 3-5/8", U.O.N.
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5. SEE KEYNOTE INFORMATION FOR ANY REQUIRED INSULATION.
6. CONTRACTOR SHALL PROVIDE RECORD DOCUMENTS AND PROVIDE SAID DOCUMENTATION TO TENANT CONSTRUCTION COORDINATOR OR ARCHITECT UPON COMPLETION.
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8. CONTRACTOR TO INCLUDE ALL FLOOR PREPARATIONS IN BASE BID.
9. ALL DRYWALL CORNERS AND COLUMN EDGES TO BE FINISHED WITH CORNER "L" BEAD.
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11. INTERIOR GYPSUM BOARD WALL SHALL CONFORM TO ICC REPORT ESR-1338
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- ☐ MECHANICAL CODE
- ☐ ZPRS (LAND USE ORDINANCE)
- ☐ STRUCTURAL (NON-SINGLE/2-FAMILY DWELLINGS)

QUEEN STREET STORAGE
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BUILDING 1 - FIFTH FLOOR PLAN

DATE	REMARKS
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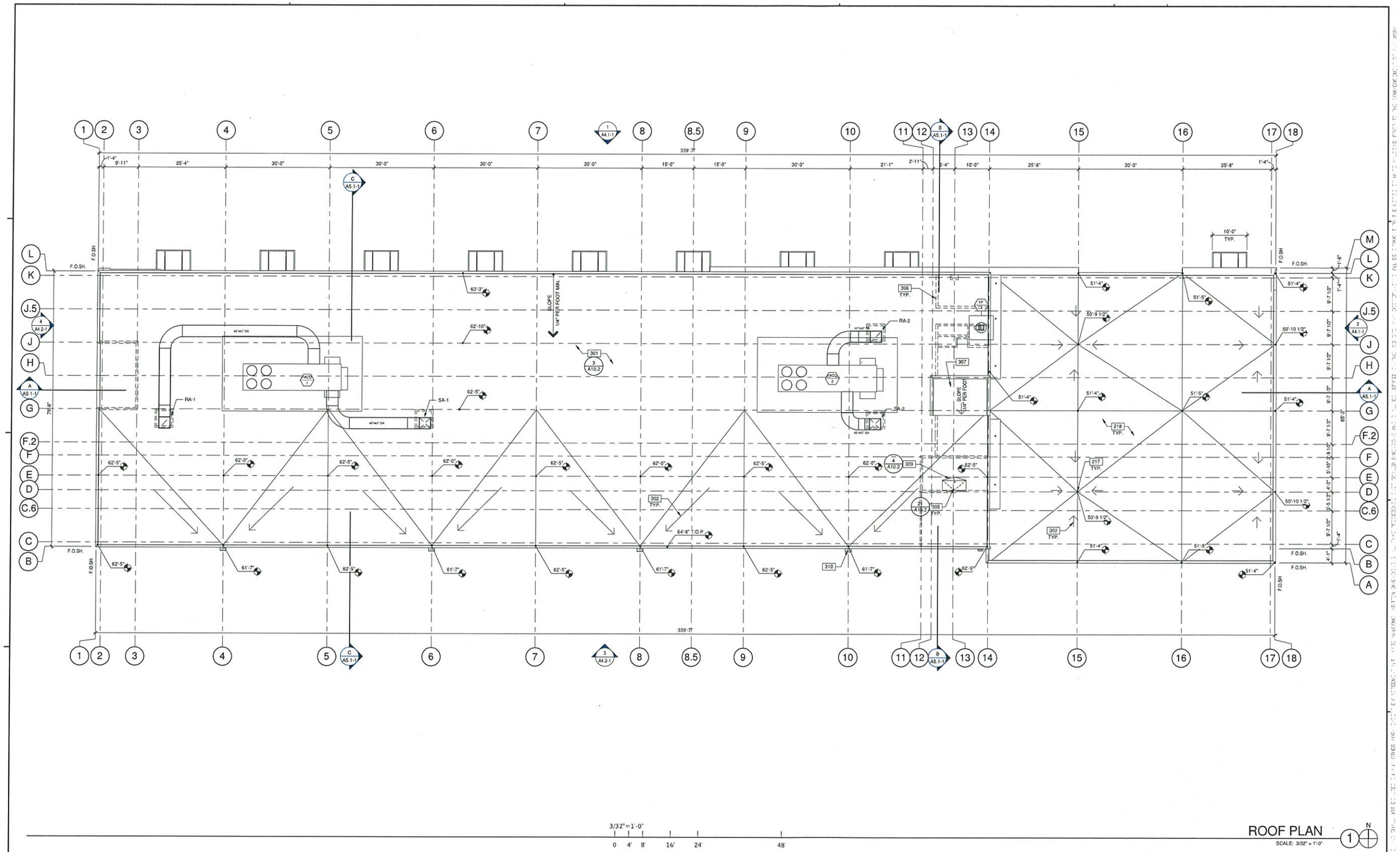

ROOF PLAN

SCALE: 3/32" = 1'-0"

ABBREVIATIONS

T.O.P. = TOP OF PARAPET
H.P. = TOP OF ROOFING - HIGH POINT
M.P. = TOP OF ROOFING - MID POINT
L.P. = TOP OF ROOFING - LOW POINT
B.M.D. = BOTTOM OF METAL DECK

NOTES

217 FLOOR DRAIN.
218 CONCRETE OVER METAL DECK FLOOR WITH WATERPROOF TRAFFIC COATING.
301 CLASS A SINGLE-PLY ROOFING OVER R-15 RIGID INSULATION OVER METAL DECK.
302 FLOW LINE TO DRAIN.
305 30" X 60" ROOF HATCH. VERIFY JOIST LOCATIONS WITH STRUCTURAL DRAWINGS.
306 LINE OF WALL BELOW.
307 ELEVATOR PENTHOUSE.
309 CRICKET.
310 SCUPPER AND DOWNSPOUT.

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☐ MECHANICAL CODE ☐ ZFRS (LAND USE ORDINANCE)
☐ STRUCTURAL (NON-SINGLE/2 FAMILY DWELLINGS)

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BUILDING 1 - ROOF PLAN

DATE	REMARKS
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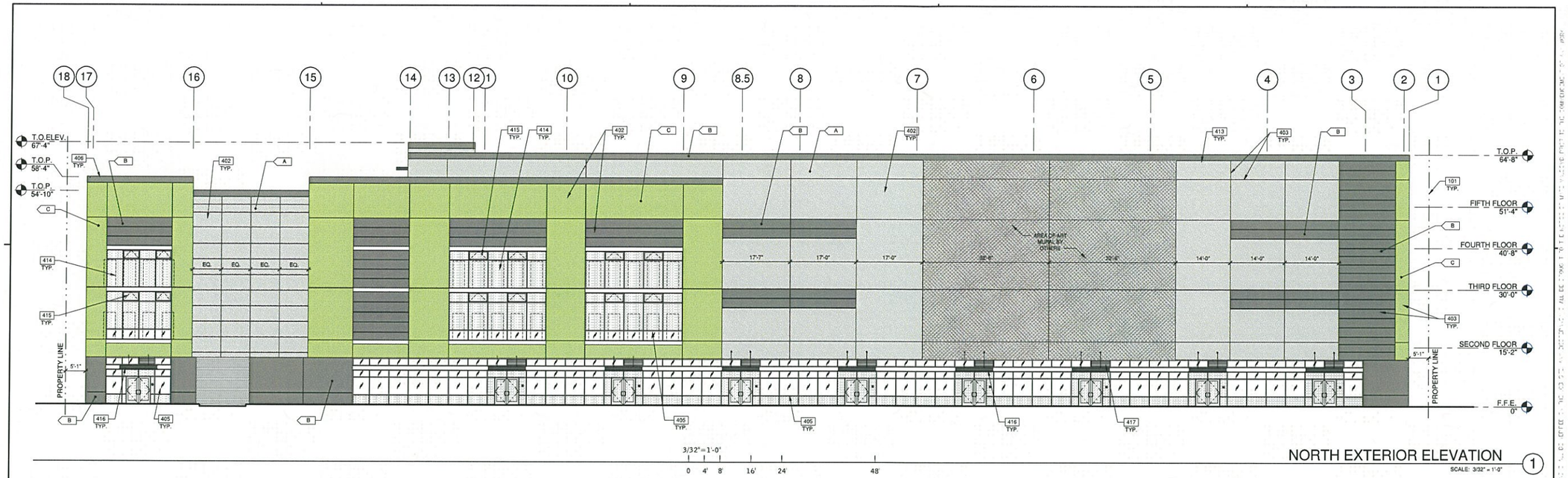
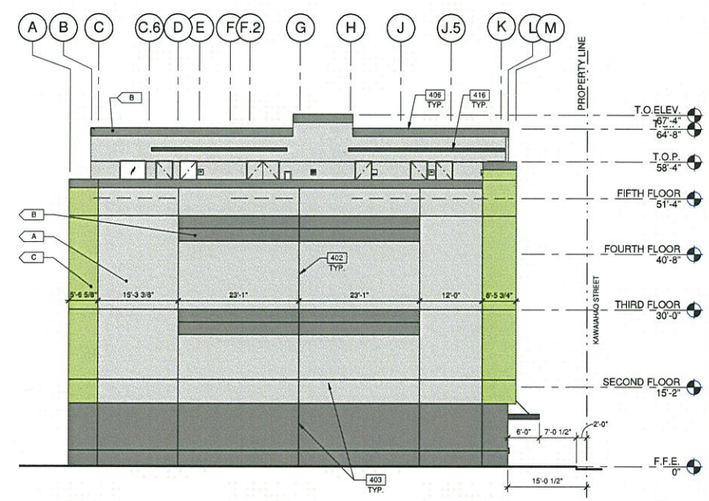


NORTH EXTERIOR ELEVATION (1)

SCALE: 3/32" = 1'-0"



EAST EXTERIOR ELEVATION (2)

SCALE: 3/32" = 1'-0"

LEGEND

GLASS:

VISION GLASS

TEMPERED GLASS

ALL INSULATED GLASS USED ON THE ENVELOPE OF THE BUILDING TO BE:
SOLARBAN R100 (2) CLEAR
U FACTOR = 0.29 AND SHGC = 0.23
EXTERIOR REFLECTIVITY = 32% AND INTERIOR REFLECTIVITY = 14%
GLASS WIND LOAD RESISTANCE CALCULATIONS ARE UNDER SEPARATE PERMIT

MATERIALS:

PROVIDE 6'-0" WIDE PAINT COLOR MOCK-UP FULL HEIGHT OF BUILDING FOR OWNER/ARCHITECT REVIEW.

- A — BASE COLOR: SHERWIN WILLIAMS NEBULOUS WHITE - SW 7063
- B — ACCENT COLOR: SHERWIN WILLIAMS IRON ORE - SW 7069
- C — ACCENT COLOR: PAINT TO MATCH JANUS EXR WASABI GREEN
- D — ACCENT COLOR: SHERWIN WILLIAMS CITYSCAPE - SW 7067

CMU BLOCK
PRECISION - CHARCOAL

NOTES

101	PROPERTY LINE, SEE CIVIL DRAWINGS.
402	EXTERIOR INSULATED FINISH SYSTEM OVER METAL STUD FRAMING.
403	EIFS REVEAL.
405	ALUMINUM STOREFRONT CLEAR ANODIZED SYSTEM WITH 1" INSULATED GLASS (1/4" GLASS AT FAUX ROLL-UP DOORS).
406	CONTINUOUS PRE-FINISHED METAL CAP, PAINTED.
413	LINE OF ROOF BEYOND.
414	JANUS FAUX DOOR AND HALLWAY SYSTEM BEHIND GLAZING, FAUX DOORS SHALL BE FACTORY PAINTED EXR WASABI.
415	OPERABLE WINDOW WITHIN STOREFRONT SYSTEM.
416	PREFABRICATED METAL CANOPY, PAINTED.
417	METAL LOUVER, FINISH TO MATCH ALUMINUM STOREFRONT SYSTEM. SEE MECHANICAL DRAWINGS.

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- ☐ MECHANICAL CODE
- ☐ ZPRB (LAND USE ORDINANCE)
- ☐ STRUCTURAL (NON-SINGLE/2-FAMILY DWELLINGS)

QUEEN STREET STORAGE

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BARANOF HOLDINGS

BUILDING 1 - EXTERIOR ELEVATIONS

DATE:	REMARKS:
08/16/2019	CITY SUBMITTAL 1

PA/PM:	E. NAMISNIAK
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A4.1-1

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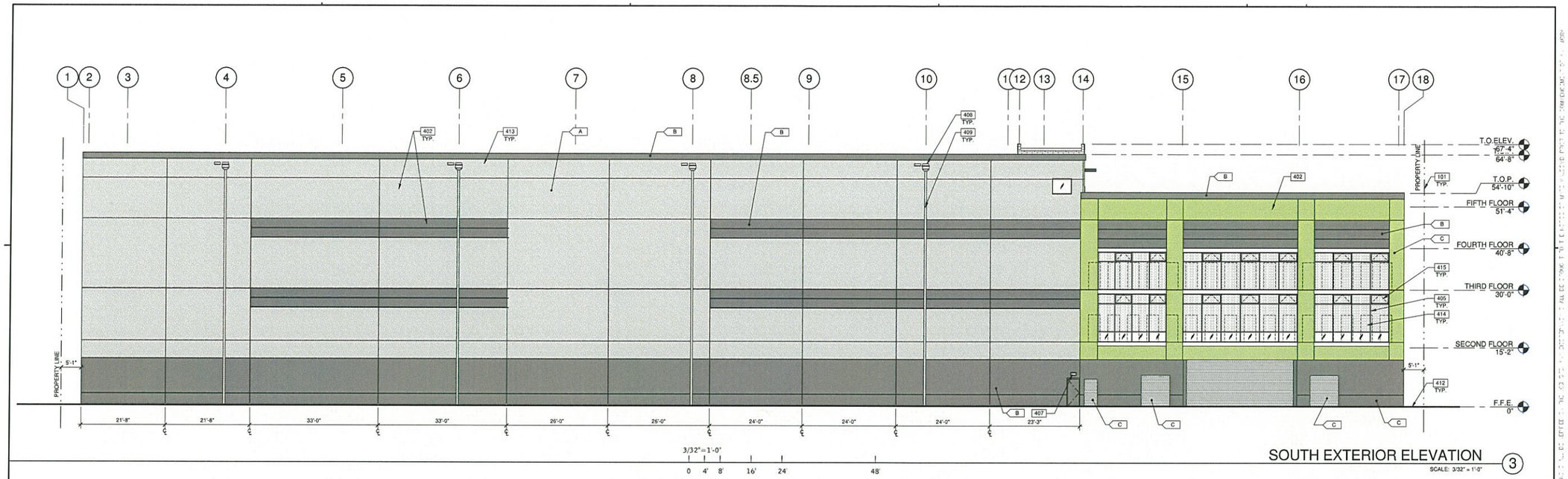
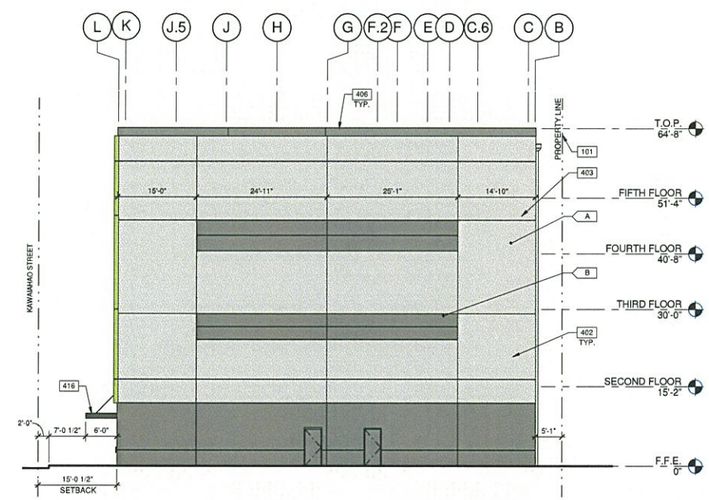


SOUTH EXTERIOR ELEVATION (3)

SCALE: 3/32" = 1'-0"



WEST EXTERIOR ELEVATION (4)

SCALE: 3/32" = 1'-0"

LEGEND

GLASS:

VISION GLASS

TEMPERED GLASS

ALL INSULATED GLASS USED ON THE ENVELOPE OF THE BUILDING TO BE:
SOLARBAN R100 (2) CLEAR
U FACTOR = 0.29 AND SHGC = 0.23
EXTERIOR REFLECTIVITY = 32% AND INTERIOR REFLECTIVITY = 14%
GLASS WIND LOAD RESISTANCE CALCULATIONS ARE UNDER SEPARATE PERMIT

MATERIALS:

PROVIDE 6'-0" WIDE PAINT COLOR MOCK-UP FULL HEIGHT OF BUILDING FOR OWNER/ARCHITECT REVIEW.

- A — BASE COLOR: SHERWIN WILLIAMS NEBULOUS WHITE - SW 7063
- B — ACCENT COLOR: SHERWIN WILLIAMS IRON ORE - SW 7069
- C — ACCENT COLOR: PAINT TO MATCH JANUS EXR WASABI GREEN
- D — ACCENT COLOR: SHERWIN WILLIAMS CITYSCAPE - SW 7067

CMU BLOCK
PRECISION - CHARCOAL

NOTES

101 PROPERTY LINE, SEE CIVIL DRAWINGS.
402 EXTERIOR INSULATED FINISH SYSTEM OVER METAL STUD FRAMING.
403 EIFS REVEAL.
405 ALUMINUM STOREFRONT CLEAR ANODIZED SYSTEM WITH 1" INSULATED GLASS (1/4" GLASS AT FAUX ROLL-UP DOORS).
406 CONTINUOUS PRE-FINISHED METAL CAP, PAINTED.
407 LIGHT FIXTURE, SEE ELECTRICAL DRAWINGS.
408 PRIMARY AND SECONDARY SCUPPERS.
409 EXTERIOR DOWNSPOUT, PAINTED TO MATCH BUILDING.
412 FINISH GRADE VARIES.
413 LINE OF ROOF BEYOND.
414 JANUS FAUX DOOR AND HALLWAY SYSTEM BEHIND GLAZING, FAUX DOORS SHALL BE FACTORY PAINTED EXR WASABI.
415 OPERABLE WINDOW WITHIN STOREFRONT SYSTEM.
416 PREFABRICATED METAL CANOPY, PAINTED.

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- ☐ STRUCTURAL (NON-SINGLE/2-FAMILY DWELLINGS)

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BARANOF HOLDINGS

BUILDING 1 - EXTERIOR ELEVATIONS

DATE	REMARKS
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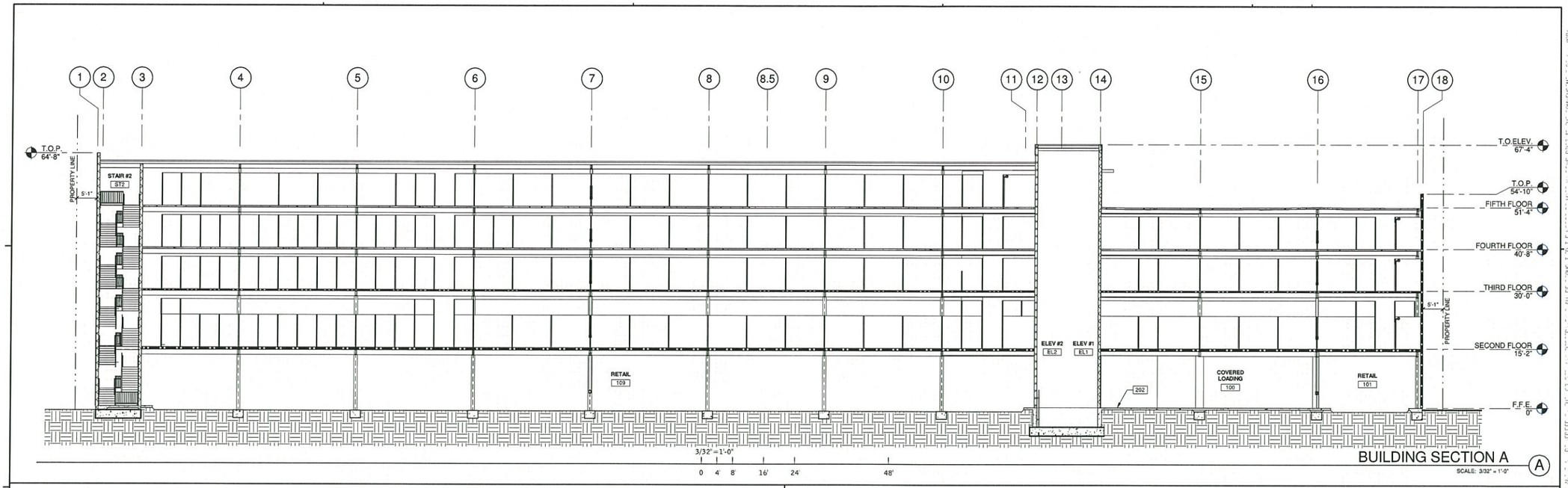
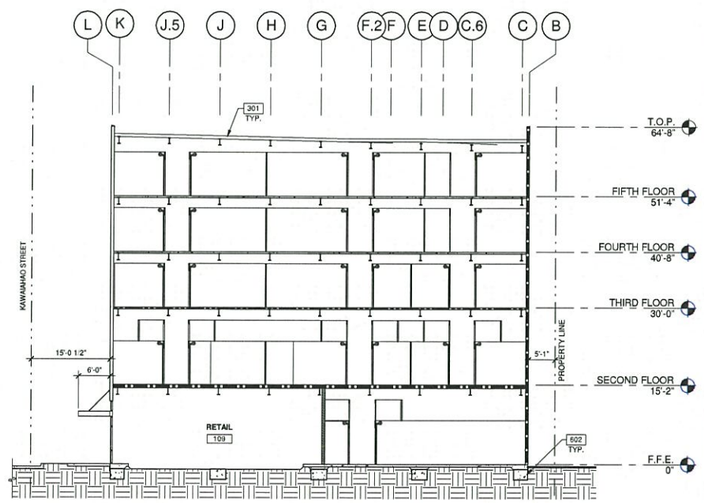


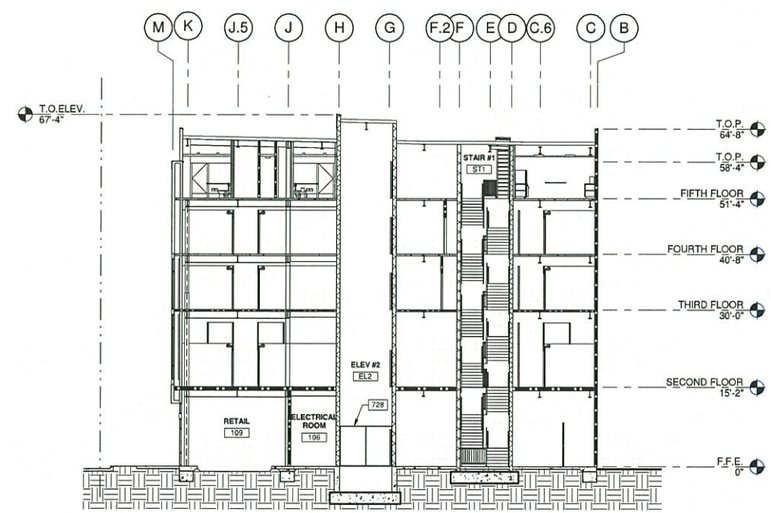
BUILDING SECTION A

SCALE: 3/32" = 1'-0"



BUILDING SECTION C

SCALE: 3/32" = 1'-0"



BUILDING SECTION B

SCALE: 3/32" = 1'-0"

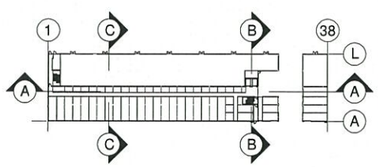
WALL LEGEND

- CONCRETE MASONRY WALL
- EIFS OVER METAL STUD NON-RATED WALL
- EIFS OVER METAL STUD 1-HR RATED WALL
- FULL HEIGHT NON-RATED WALL
- UNIT DIVIDING PARTITION ASSEMBLY
- 1HR RATED WALL
- 2HR RATED WALL

NOTES

202	CONCRETE SLAB, PROVIDE VAPOR BARRIER OVER SAND PER SOILS REPORT.
301	CLASS A SINGLE-PLY ROOFING OVER R-15 RIGID INSULATION OVER METAL DECK.
602	CONCRETE FOOTING. SEE STRUCTURAL DRAWINGS.
728	ELEVATOR PIT DEMISING FENCE.

KEY PLAN



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- ☐ STRUCTURAL (NON-SINGLE/2-FAMILY DWELLINGS)

QUEEN STREET STORAGE

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BARANOF HOLDINGS

BUILDING 1 - BUILDING SECTIONS

DATE	REMARKS
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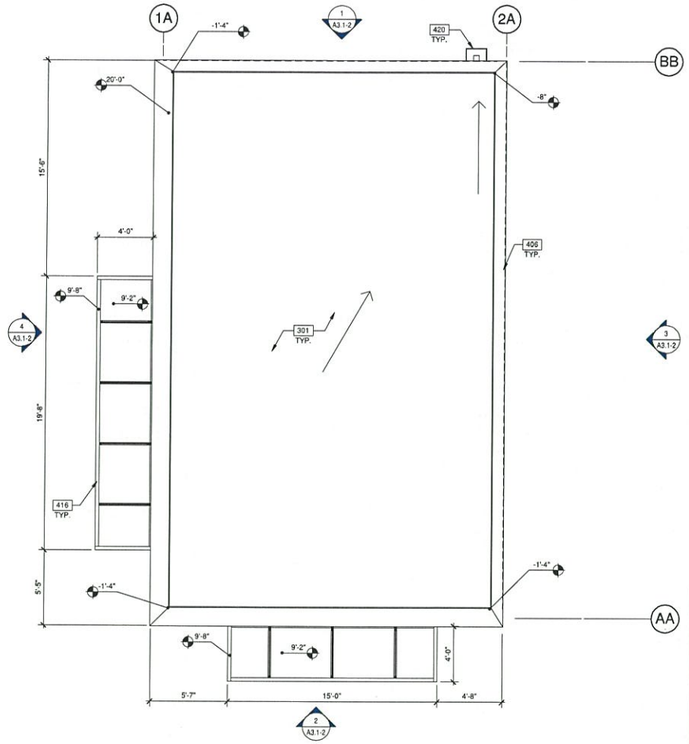
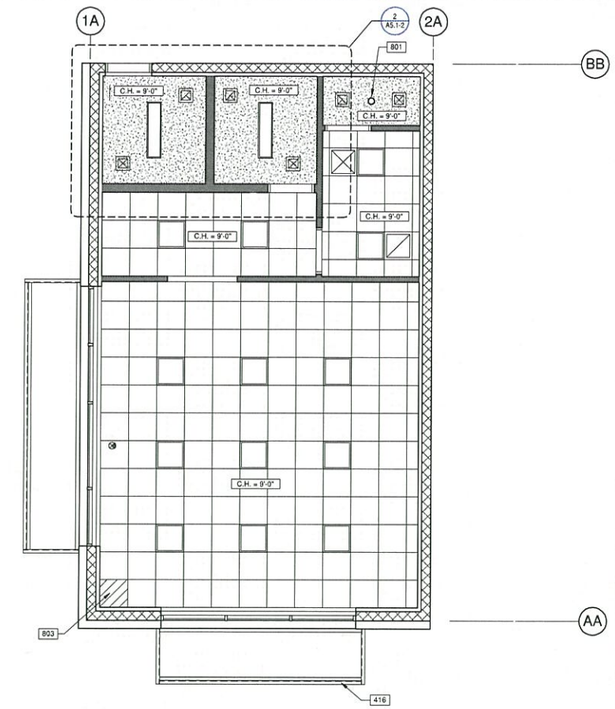


BUILDING 2 - ROOF PLAN (1)

SCALE: 1/4" = 1'-0"

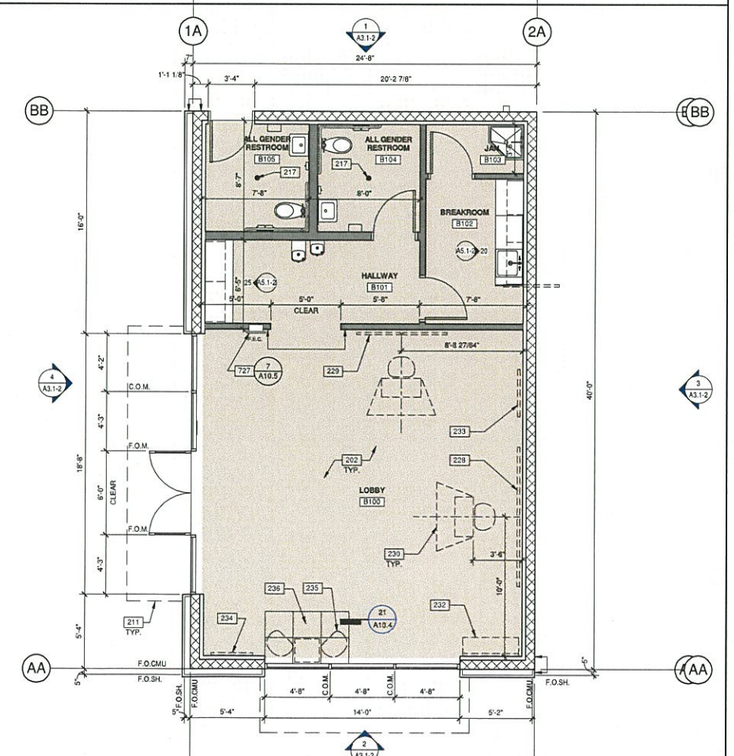


1/4"=1'-0"

0 2' 4' 8' 16'

BUILDING 2 - REFLECTED CEILING PLAN (2)

SCALE: 1/4" = 1'-0"



BUILDING 2 - FLOOR PLAN (3)

SCALE: 1/4" = 1'-0"

GENERAL NOTES

FLOOR PLAN

1. SEE SHEET A0.2 FOR ADDITIONAL GENERAL NOTES
2. FOR METAL STUD SIZES AND SPACING SEE LIMITING WALL HEIGHT TABLE L/240.
3. ALL WALL STUDS TO BE 3-5/8", U.O.N.
4. ALL RESTROOM WALL STUDS TO BE 6" AND FULLY INSULATED, U.O.N.
5. SEE KEYNOTE INFORMATION FOR ANY REQUIRED INSULATION.
6. CONTRACTOR SHALL PROVIDE RECORD DOCUMENTS AND PROVIDE SAID DOCUMENTATION TO TENANT CONSTRUCTION COORDINATOR OR ARCHITECT UPON COMPLETION.
7. CONTRACTOR TO FIELD VERIFY EXISTING CONDITIONS (IF ANY) AND NOTIFY ARCHITECT OF ANY DISCREPANCIES.
8. CONTRACTOR TO INCLUDE ALL FLOOR PREPARATIONS IN BASE BID.
9. ALL DRYWALL CORNERS AND COLUMN EDGES TO BE FINISHED WITH CORNER "L" BEAD.
10. DIMENSIONS OF COLUMN FURRING IN A COMMON AREA ARE TO BE EQUAL DIMENSIONS WITH EDGE ALIGNED, U.O.N.
11. INTERIOR GYPSUM BOARD WALL SHALL CONFORM TO ICC REPORT ESR-1338
12 ALL DOORS AT UNITS TO BE CENTERED IN THEM U.O.N.

REFLECTED CEILING PLAN

1. SEE KEYNOTE INFORMATION FOR ANY REQUIRED INSULATION.
2. PROVIDE SOUND BOOTS AT ALL R/A DIFFUSERS AT ALL OFFICES, TRAINING ROOMS AND CONFERENCE ROOMS.

NOTES

202	CONCRETE SLAB, PROVIDE VAPOR BARRIER OVER SAND PER SOILS REPORT.
211	OUTLINE OF CANOPY ABOVE.
217	FLOOR DRAIN.
228	FEATURE WALL WITH ACCENT PANEL AND SIGNAGE, BY OTHERS.
229	SECONDARY WALL PANEL WITH MONITORS, BY OTHERS.
230	PODIUM DESK, BY OTHERS.
232	4'-0" GRID WALL, BY OTHERS.
233	TIPS POSTER, BY OTHERS.
234	BOX POSTER, BY OTHERS.
235	SEATING, BY OTHERS.
236	ACCENT CARPET, SEE FINISH SCHEDULE.
301	CLASS A SINGLE-PLY ROOFING OVER R-15 RIGID INSULATION OVER METAL DECK.
406	CONTINUOUS PRE-FINISHED METAL CAP, PAINTED.
416	PREFABRICATED METAL CANOPY, PAINTED.
420	
727	SEMI-RECESSED FIRE EXTINGUISHER CABINET AND FIRE EXTINGUISHER BY POTTER-ROEMER. CABINET TO BE ALTA SERIES #7013-DV, STEEL WITH RECOATABLE WHITE FINISH - PAINT (SEMI-GLOSS) TO MATCH ADJACENT WALL. EXTINGUISHER TO BE #3005, 2A:10B:C.
801	LIGHT FIXTURE TO BE CENTERED IN THIS ROOM.
803	START CEILING GRID WITH A WHOLE TILE AT THIS LOCATION.

LEGENDS

WALLS

- CONCRETE MASONRY WALL WITH FURRING AND EXTERIOR EIFS
- Um A10.5 — CONCRETE MASONRY WALL WITH FURRING
- F A10.5 — FULL HEIGHT NON-RATED WALL

CEILINGS

- SUSPENDED CEILING SYSTEM THROUGHOUT TO BE ARMSTRONG/USG 2'x2' "ULTIMA TEGULAR" WHITE TILE WITH BEVELED EDGE — 10 A10.5
- 5/8" GYPSUM BOARD CEILING OR SOFFIT - USE RATED MATERIAL & CONSTRUCTION WHERE REQUIRED. — - —
- 2'x2' FLUORESCENT LIGHT FIXTURE WITH PRISMATIC LENS & ELECTRIC BALLAST.
- 1'x4' SURFACE-MOUNTED FLUORESCENT LIGHT FIXTURE W/ PRISMATIC LENS & ELECTRIC BALLAST.
- RECESSED 6" OR 8" DOWNLIGHT.
- EXHAUST FAN.
- EXHAUST AIR GRILL.
- SUPPLY AIR GRILL.
- RETURN AIR GRILL.
- CEILING-MOUNTED EXIT SIGN WITH BATTERY BACKUP. SHADED QUADRANT INDICATES FACE OF LETTERING, SIGN TO INCLUDE DIRECTIONAL ARROW AS INDICATED.
- WALL-MOUNTED EXIT SIGN WITH BATTERY BACKUP. SHADED QUADRANT INDICATES FACE OF LETTERING, SIGN TO INCLUDE DIRECTIONAL ARROW AS INDICATED.

NOTE: ADDITIONAL DIRECTIONAL EXIT SIGNS MAY BE REQUIRED PRIOR TO FINAL INSPECTION AND SUBJECT TO BUILDING INSPECTOR.

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civil engineering

10 Edelman
Irvine, CA 92618
P 949.660.9728
F 949.863.1561

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THIRD PARTY CERTIFICATION

- ☐ BUILDING CODE
- ☐ ELECTRICAL CODE
- ☐ MECHANICAL CODE
- ☐ ZPRB (LAND USE ORDINANCE)
- ☐ STRUCTURAL (NON-SINGLES-FAMILY DWELLINGS)

QUEEN STREET STORAGE

868 QUEEN ST.
HONOLULU, HAWAII 96813

BARANOF HOLDINGS

BUILDING 2 - FLOOR, REFLECTED CEILING AND ROOF PLANS

DATE	REMARKS
08/16/2019	CITY SUBMITTAL 1

PA/PM:	E. NAMISNIAK
DRAWN BY.:	C.B./A.C.
JOB NO.:	IRV18-0041-00

SHEET

A2.1-2

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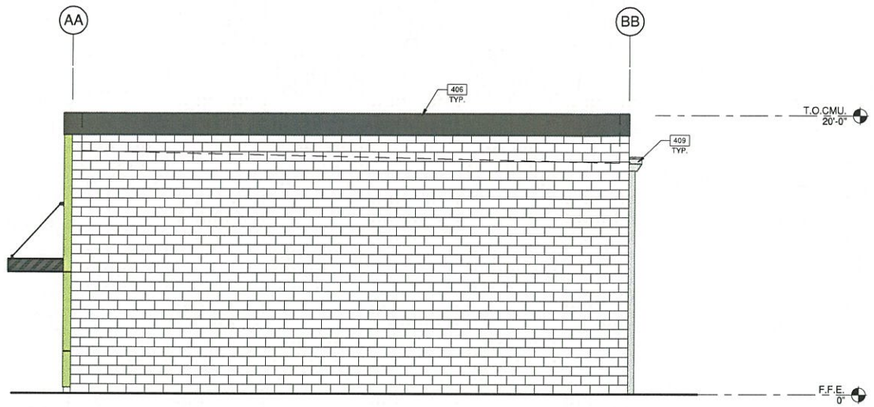
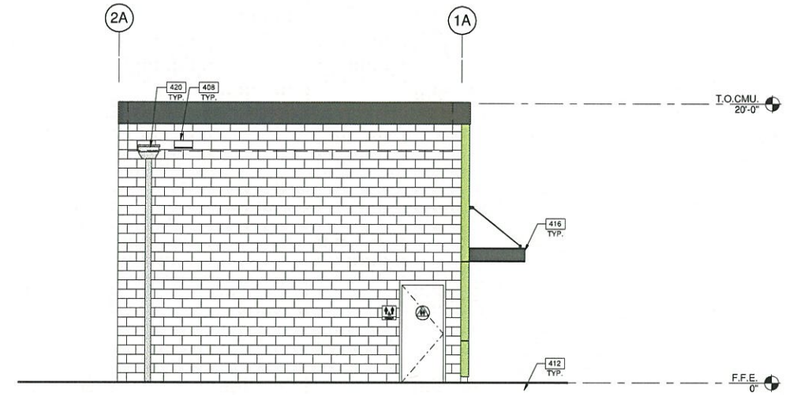
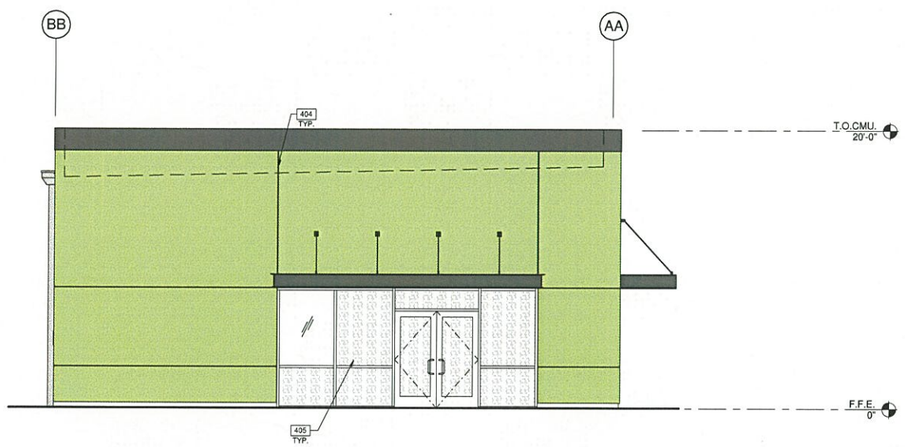


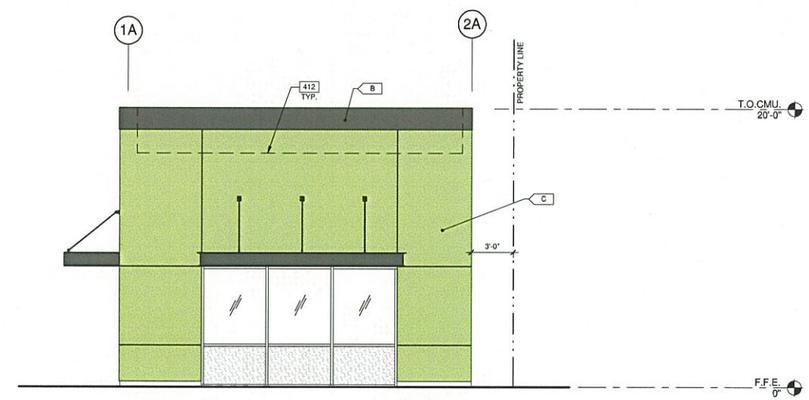
BUILDING 2 - EAST EXTERIOR ELEVATION (3)
SCALE: 1/4" = 1'-0"



BUILDING 2 - NORTH EXTERIOR ELEVATION (1)
SCALE: 1/4" = 1'-0"



BUILDING 2 - WEST EXTERIOR ELEVATION (4)
SCALE: 1/4" = 1'-0"



BUILDING 2 - SOUTH EXTERIOR ELEVATION (2)
SCALE: 1/4" = 1'-0"

1/4"=1'-0"
0 2' 4' 8' 16'

LEGEND

GLASS:

VISION GLASS

TEMPERED GLASS

ALL INSULATED GLASS USED ON THE ENVELOPE OF THE BUILDING TO BE:
SOLARBAN R100 (2) CLEAR
U FACTOR = 0.29 AND SHGC = 0.23
EXTERIOR REFLECTIVITY = 32% AND INTERIOR REFLECTIVITY = 14%
GLASS WIND LOAD RESISTANCE CALCULATIONS ARE UNDER SEPARATE PERMIT

MATERIALS:

PROVIDE 6'-0" WIDE PAINT COLOR MOCK-UP FULL HEIGHT OF BUILDING FOR OWNER/ARCHITECT REVIEW.

A — BASE COLOR: SHERWIN WILLIAMS NEBULOUS WHITE - SW 7063

B — ACCENT COLOR: SHERWIN WILLIAMS IRON ORE - SW 7069

C — ACCENT COLOR: PAINT TO MATCH JANUS EXR WASABI GREEN

D — ACCENT COLOR: SHERWIN WILLIAMS CITYSCAPE - SW 7067

CMU BLOCK
PRECISION - CHARCOAL

NOTES

404 NOT USED.
405 ALUMINUM STOREFRONT CLEAR ANODIZED SYSTEM WITH 1" INSULATED GLASS (1/4" GLASS AT FAUX ROLL-UP DOORS).
406 CONTINUOUS PRE-FINISHED METAL CAP, PAINTED.
408 PRIMARY AND SECONDARY SCUPPERS.
409 EXTERIOR DOWNSPOUT, PAINTED TO MATCH BUILDING.
412 FINISH GRADE VARIES.
416 PREFABRICATED METAL CANOPY, PAINTED.
420

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HONOLULU, HAWAII 96813

BARANOF HOLDINGS

BUILDING 2 - EXTERIOR ELEVATIONS

DATE	REMARKS
08/15/2019	CITY SUBMITTAL 1

PA/PM:	E. NAMISNIAK
DRAWN BY.:	C.B./A.C.
JOB NO.:	IRV18-0041-00

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