

JOSH GREEN, M.D.  
GOVERNOR



DEAN MINAKAM  
INTERIM EXECUTIVE DIRECTOR

**STATE OF HAWAII**  
**DEPARTMENT OF BUSINESS, ECONOMIC DEVELOPMENT & TOURISM**  
**HAWAII HOUSING FINANCE AND DEVELOPMENT CORPORATION**

677 QUEEN STREET, SUITE 300  
HONOLULU, HAWAII 96813  
FAX: (808) 587-0600

IN REPLY REFER TO:  
**23:DEV/042**

May 1, 2023

The Honorable Tommy Waters  
Chair  
Honolulu City Council  
City and County of Honolulu  
530 S. King Street, Room 202  
Honolulu, Hawaii 96813

Dear Chair Waters:

**Subject: Request for Approval of Exemptions Pursuant to Section 201H-38, Hawaii Revised Statutes, for the Proposed Kakaako Block C Project Located at 404 and 416 Cooke Street, Honolulu, Hawaii 96813, TMK No.: (1) 2-1-054: 001**

The Hawaii Housing Finance and Development Corporation (HHFDC) respectfully requests approval of exemptions from statutes, ordinances, and rules pursuant to Section 201H-38, Hawaii Revised Statutes (HRS), for the above-referenced Kakaako Block C Project (Project). The Project will be an affordable and market rate rental and for-sale mixed-use project.

**PROJECT OVERVIEW**

Kakaako Block C is a proposed affordable and market rate rental and for-sale housing project with commercial space on the ground floor, to be developed in Kakaako at the address and TMK listed above. The Project is under the zoning jurisdiction of the Hawaii Community Development Authority (HCDA). The Project will be developed as a single phase and will consist of a 43-story tower and a 32-story tower (floor count for each including associated areas of the connected parking garage) with 861 residential units and approximately 1,266 parking stalls, totaling approximately 982,107 Floor Area Ratio-allowable gross sq. ft. on an approximately 3.66-acre site. The units will be a mix of studio, 1-bedroom, 2-bedroom, and 3-bedroom units.

MISC. COM. 225

**ZON**

2023 MAY 1 PM 3:31 CITY COUNCIL

The developer is Stanford Carr Development, LLC (Developer), through a special-purpose entity Kakaako Block C LLC. Stanford Carr Development has extensive experience developing affordable housing in the State of Hawaii and has worked with HHFDC on multiple projects.

The unit mix by AMI category will be as shown in the tables below.

<b>Affordability Mix: Overall:</b>	FS	RH	Total	
	0	7	7	70% AMI and below
	0	73	73	80% AMI and below
	0	43	155	100% AMI and below
	155	0	241	130% AMI and below
	<u>241</u>	<u>0</u>	<u>342</u>	140% AMI and below
	396	123	519	Subtotal affordable units
	341	0	341	Market units
	<u>0</u>	<u>1</u>	<u>1</u>	Manager's units
	737	124	861	Total units

FS = For Sale. RH = Rental Housing.

<b>Affordability Mix: Bldg A:</b>	FS	RH	Total	Affordability
	120	0	120	140% AMI and below
	<u>329</u>	<u>0</u>	<u>329</u>	Market units
	449	0	449	Total Bldg A units

<b>Affordability Mix: Bldg B:</b>	FS	RH	Total	Affordability
	0	7	7	70% AMI and below
	0	73	73	80% AMI and below
	0	43	43	100% AMI and below
	155	0	155	130% AMI and below
	<u>121</u>	<u>0</u>	<u>121</u>	140% AMI and below
	276	123	399	Subtotal Bldg B affordable
	12	0	12	Market units (live-work)
	<u>0</u>	<u>1</u>	<u>1</u>	Manager's unit
	288	124	412	Total Bldg B units

The Honorable Tommy Waters, Chair  
Honolulu City Council  
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## PUBLIC REVIEW

The Project was presented to the Ala Moana-Kakaako Neighborhood Board No. 11 on August 23, 2022.

A Final Environmental Assessment and Finding of No Significant Impact (FEA) for the Project was published in the March 23, 2023 edition of The Environmental Notice.

## PROPOSED EXEMPTIONS

On February 9, 2022, the Developer submitted a project application to HHFDC which included requests for exemptions from specific HCDA and City and County of Honolulu (City) ordinances, rules, and regulations pursuant to Section 201H-38, HRS. The HHFDC Board of Directors approved the project proposal with the proposed exemptions on April 13, 2023. See the enclosed For Action, which lists the agencies consulted and details the exemptions requested. As indicated in the HHFDC Board approval, none of the exemptions affect health and safety.

HHFDC respectfully requests approval of the exemptions approved by the HHFDC Board of Directors for the Project pursuant to Section 201H-38, HRS.

## SUMMARY

Enclosed, please find the following for your information and consideration:

1. For Action, approved by the HHFDC Board of Directors on April 13, 2022;
2. Project Summary;
3. Plans and Outline Specifications for the Project; and
4. Draft Resolution.

Thank you for your favorable consideration of this matter. Should there be any questions or comments, please contact Albert Palmer, HHFDC Project Manager, at (808) 587-0500, or Stanford Carr, Developer's representative, at (808) 547-2225.

The Honorable Tommy Waters, Chair  
Honolulu City Council  
May 1, 2023  
Page 4

Sincerely,

A handwritten signature in black ink, appearing to read "Delmond J.H. Won", followed by a long horizontal flourish.

Delmond J.H. Won  
Executive Assistant

Enclosures

CC: Chair, Zoning Committee, w/ enclosures



## **BLOCK C DEVELOPMENT (KAHUINA)**

### **PROJECT PROFILE**

<b>SPONSOR:</b>	Kakaako Block C LLC c/o Stanford Carr Development, LLC 1100 Alakea Street, 27th Floor Honolulu, Hawaii 96813		
	Stanford Carr Development, LLC (Sole member)		
<b>PROJECT LOCATION:</b>	The project is located at Pohukaina, Cooke, Auahi and Coral Streets in Honolulu, Hawaii.		
<b>STREET ADDRESS:</b>	404 and 416 Cooke Street, Honolulu, HI 96813 TMK: (1) 2-1-054:001 State Land Use: Urban		
<b>OWNERSHIP:</b>	Kamehameha Schools (Current Landowner)		
<b>LOT AREA:</b>	Approximately 159,493 SF (3.66 acres)		
<b>ZONING:</b>	Hawaii Community Development Authority (HCDA), Kakaako Community Development District (KCDD) Mauka Area Plan		
<b>SPECIAL DISTRICT:</b>	Kakaako Community Development District, Mauka Area		
<b>EXISTING LAND USE:</b>	Presently, the project area consists of two warehouse buildings. Tenant uses include auto dealer servicing and movie production facilities.		
	Uses at adjacent sites include recreational space at Mother Waldron Playground and commercial retail and warehouse businesses. UFC Gym is located 2 blocks away.		
<b>PROJECT COST:</b>	Approximately \$550 Million		
<b>PROJECT SCHEDULE:</b>	Construction commencement:	Sept 2024	
	Construction completion:	March 2027	

## PROJECT OVERVIEW

Stanford Carr Development LLC has planned a mixed-use, mixed-income residential community to appeal to a broad range of resident demographics. Block C is located within Kamehameha Schools nine block Kaiāulu‘o Kaka’ako Master Plan (KKMP) in the heart of Kakaako. The development plan includes 737 for sale condominiums, 124 mixed income rental apartments (30% AMI to 100% AMI) and 35,000 square feet of ground floor commercial retail space.

There will be two towers developed on this site as follows:

**Building A** consists of a 400’ 43-story (plus penthouse for elevators) market and affordably priced condominium tower with ground floor commercial retail space, positioned on the makai end of the block. Residential unit types include 1, 2 and 3-bedroom units ranging between 600 to 1,900 square feet in living space. The unit mix for Building A is as follows:

<u>Unit Type</u>	<u>Units</u>	<u>Mix</u>
1 bedroom / 1 bath	133	30%
2 bedroom / 2 bath	296	66%
3 bedroom / 2 bath	20	4%
Total	449	100%

**Building B** consists of a 297’ 32-story (plus penthouse for elevators), affordably priced condominium tower targeted for workforce households, on a podium equipped with a recreation deck. Plans for the recreation deck features a pool, spa, fitness center and community room. Additionally, there will be a 9-level parking garage wrapped on two sides with 8 levels of rental apartments, and ground floor commercial retail space. Residential unit types include 1, 2 and 3-bedroom units ranging between 500 to 1,200 square feet in living space. 12 Live-work, market rate two story units are planned on Coral and Pohukaina Street frontages. The unit mix for Building B is as follows:

<u>For Sale Unit Type</u>	<u>Units</u>	<u>Mix</u>
0 bedroom / 1 bath	1	0%
1 bedroom / 1 bath	68	24%
2 bedroom / 1.5 bath	184	64%
3 bedroom / 2 bath	23	8%
Live-work	12	4%
Total	288	100%

<u>For Rent Unit Type</u>	<u>Units</u>	<u>Mix</u>
1 bedroom / 1 bath	31	25%
2 bedroom / 1 bath	78	63%
3 bedroom / 2 bath	15	12%
Total	124	100%

A landscaped plaza is planned for open space and events at the corner of Auahi and Cooke Streets will be constructed and subsequently maintained by Kamehameha Schools for the benefit of its commercial space and other KKMP functions.

#### PARKING AND VEHICULAR ACCESS

Approximately 1,270 resident and commercial parking spaces will be provided within the parking garage. Garage access points will be via Coral and Pohukaina Streets, and controlled by an automated access system for both residential and commercial parking. Of the total parking spaces, 125 will be assigned to commercial unit usage.

#### GROUND LEVEL

Residential components will have elevator lobbies accessible from Auahi Street (Tower A) and Cooke Street (Tower B). Commercial condominium units will border Auahi and Cooke Streets. KS will maintain ownership of all commercial units for subsequent retail/commercial leasing. A management and security office will be provided for KS. Other spaces will be included to handle loading, trash, storage building mechanical and building electrical needs.

#### MILESTONE DATES

8/31/22	HHFDC acceptance of 201H application
4/13/23	HFFDC approval of 201H application
6/7/23	City passes resolution to approve 201 application
1/1/24	Commence Sales
9/12/24	Closing of Financing and Land Acquisition
9/12/24	Construction Commencement
3/31/27	Project Completed.

KAHUINACORAL COORE, POHUKA'UA & ALI'AH SI  
KALA AND OAHU, HAWAII

CHARTER:  
KAWAHOE BLOCK C LLC  
1160 ALAIA STREET, HONOLULU HI 96813

ARCHITECT OF RECORD:



DESIGN ARCHITECT.  
ALAE EA DESIGN GROUP  
1100 ALAE EA STREET SE  
MOSCOW, ID 83803  
800.547.2278



**NOTES**  
729 KANE KA STREET, SUITE 100  
HONOLULU, HI 96813



LANDSCAPE ARCHITECT  
BAL TERS JENKINS PHOTO  
11 00 Thru 12 00 Mid. 11 00



ACoustical Engineering  
CORPORATION



PACIFIC AQUATECH INC.  
24-179 DUNE STREET #A9  
BOE, WA 98005

### SEAL: SECOND TURN

NOT FOR  
CONSTRUCTION

50% DESIGN DEVELOPMENT

DATE 223-05-0

PROJECT NO. 2022-09

REV. NO.	DATE	DESCRIPTION
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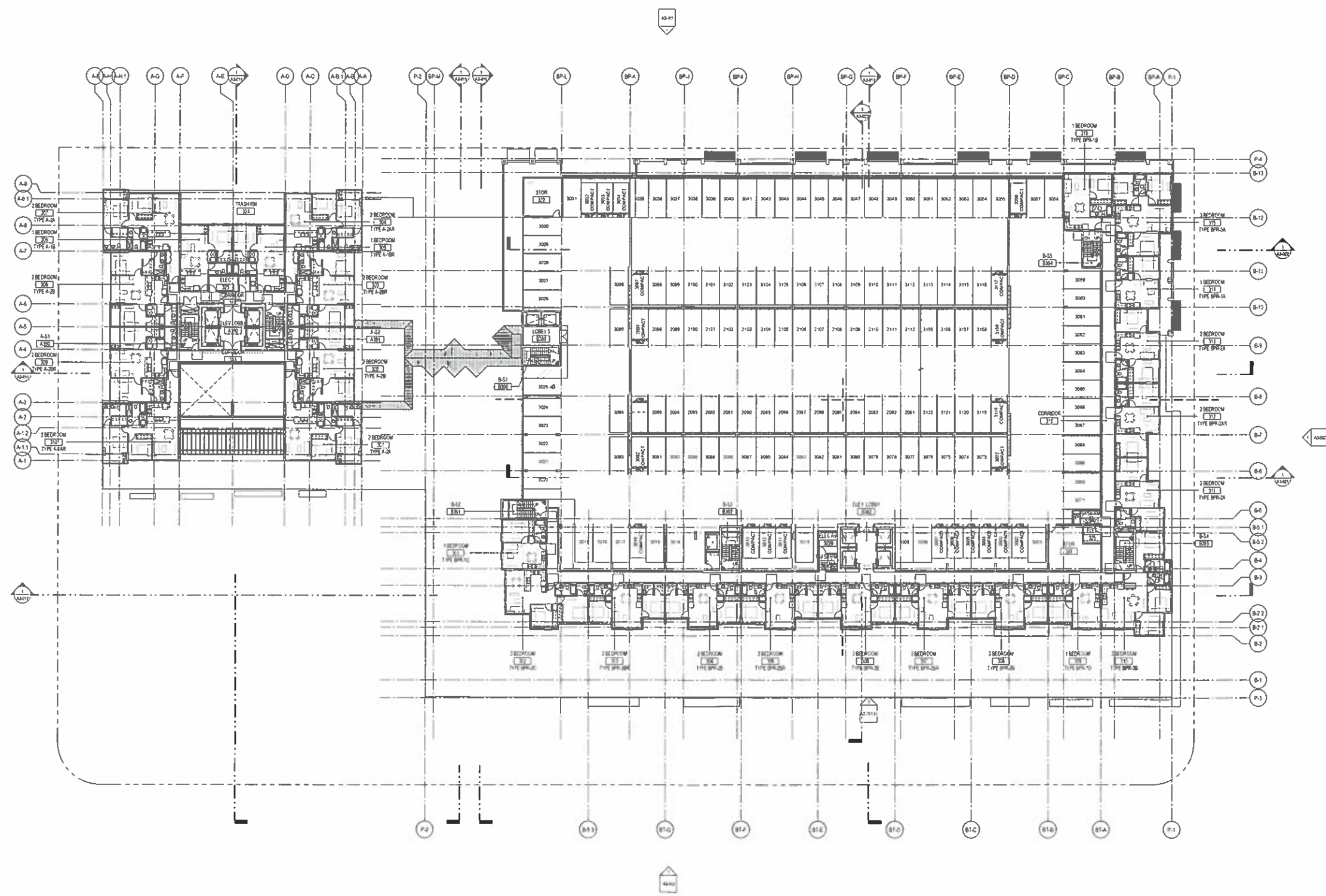
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SHEET TITLE

### LEVEL 1 FLOOR PLAN

A1-001







1. LEVEL 3 FLOOR PLAN  
1/8" = 1'-0"

**KAHUNA**  
CORAL COOKE POHAKAHA & LAHAIST  
KAAHANA DRIVE HAWAII

**OWNER:**  
KAAHANA OCEAN CLUB  
1100 KAAHANA STREET HONOLULU HI 96813

**ARCHITECT OF RECORD:**  
BRUNNENHOFF ARCHITECTS  
800 KAPAHULU BLVD. SUITE 400  
HONOLULU HI 96813

**DESIGN ARCHITECT:**  
KAWAII DESIGN GROUP  
1100 KAAHANA STREET SUITE 1000  
HONOLULU HI 96813

**STRUCTURAL ENGINEER:**  
KALANICK & ASSOCIATES STRUCTURAL  
ENGINEERING  
1100 KAAHANA STREET SUITE 1000  
HONOLULU HI 96813

**M/E/P ENGINEER:**  
KOTON HARRIS  
1100 KAAHANA STREET SUITE 1000 HONOLULU  
HI 96813

**CIVIL ENGINEER:**  
BILLS ENGINEERING  
1100 KAAHANA STREET SUITE 1000  
HONOLULU HI 96813

**LANDSCAPE ARCHITECT:**  
WALTER HARRIS VICTORIA INC.  
1100 KAAHANA STREET SUITE 1000 HONOLULU HI 96813

**BUILDING DEVELOPER ENGINEER:**  
BRIAN ANDERSON ENGINEER  
1100 KAAHANA STREET SUITE 1000 HONOLULU HI 96813

**ACQUISITION ENGINEER:**  
CENUS  
1100 KAAHANA STREET SUITE 1000 HONOLULU HI 96813

**POOL:**  
PACIFIC AQUATICS INC.  
1100 KAAHANA STREET SUITE 1000 HONOLULU HI 96813

SEAL & SIGNATURE

**NOT FOR CONSTRUCTION**

**50% DESIGN DEVELOPMENT**

DATE: 2023-05-01

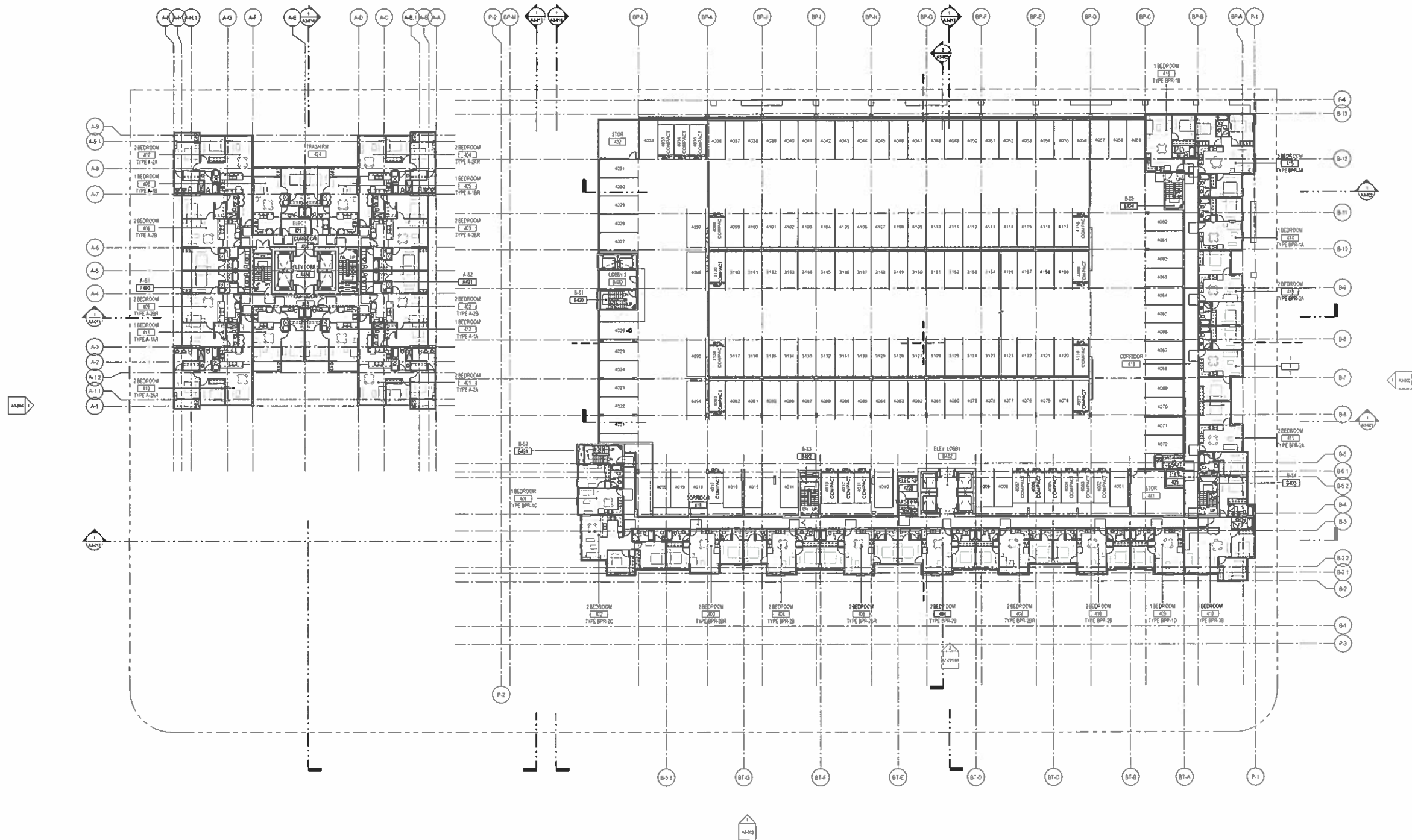
PROJECT NO.: 2022-45

REV. NO. DATE DESCRIPTION


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SHEET TITLE

**LEVEL 3 FLOOR PLAN**

**A1-003**



1 LEVEL 4 FLOOR PLAN  
1/16" = 1'-0"

# KAHUINA

CORAL COON-E, POMALANA & LAUANA ST.  
KAAHANA, OAHU, HAWAII

OWNER:  
KAAHANA 2 BLOCKS E. U.S.  
1000 ALAIA STREET, HONOLULU HI 96813

ARCHITECT OF RECORD:  
BRADSHAW HONOLULU ARCHITECTS  
1000 ALAIA STREET, SUITE 400  
HONOLULU HI 96813

SEASON ARCHITECT:  
ALAN SAISON GROUP  
1000 ALAIA STREET, SUITE 100  
HONOLULU HI 96813

STRUCTURAL ENGINEER:  
BALDWIN & ASSOCIATES STRUCTURAL  
ENGINEERS  
1100 KAPAHULU STREET, SUITE 100  
HONOLULU HI 96813

MER ENGINEER:  
1000 ALAIA STREET, SUITE 101 HONOLULU  
HI 96813

CIVIL ENGINEER:  
BILLS ENGINEERING  
1000 ALAIA STREET, SUITE 4  
HONOLULU HI 96813

LANDSCAPE ARCHITECT:  
JAMES J. JONES & ASSOCIATES  
1000 ALAIA STREET, SUITE 101 HONOLULU HI 96813

BUILDING DEVELOPMENT ENGINEER:  
BILLS ENGINEERING  
1000 ALAIA STREET, SUITE 4  
HONOLULU HI 96813

ACCOUNTING ENGINEER:  
CROSS  
1000 ALAIA STREET, SUITE 101 HONOLULU HI 96813

POOL:  
PACIFIC AQUATICS INC.  
1000 ALAIA STREET, SUITE 101 HONOLULU HI 96813

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

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CONSTRUCTION

50% DESIGN DEVELOPMENT

DATE: 2023-05-01

PROJECT NO.: 2023-05

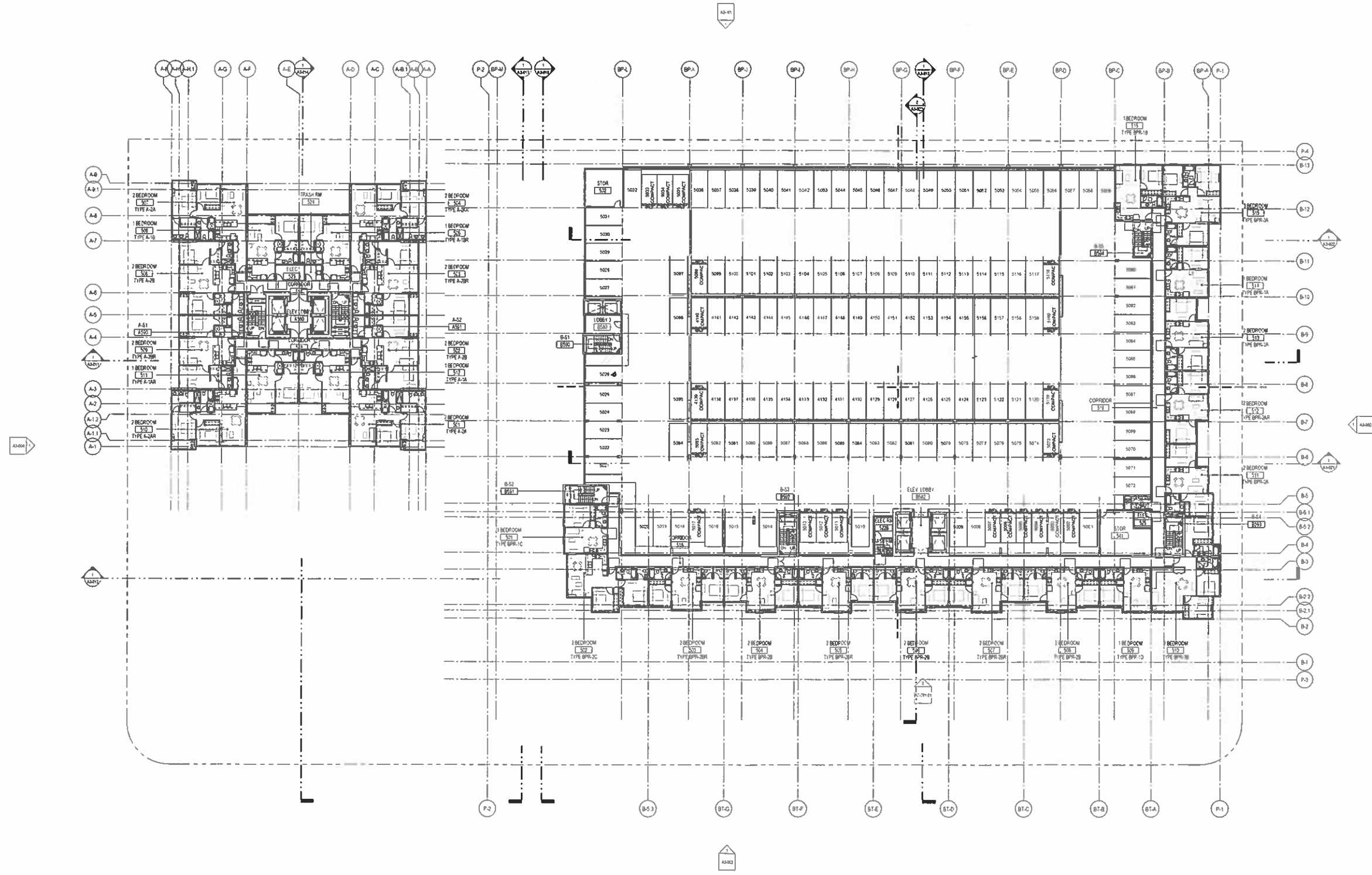
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SHEET TITLE

LEVEL 4 FLOOR PLAN

A1-004



1 LEVEL 5 FLOOR PLAN  
1/16" = 1'-0"

# KAHUNA

CORAL COVE, POHUKAUA & KAHUNA ST  
KAAHUA OAHU, HAWAII

OWNER:  
KAAHUA OAHU LLC  
100 KAAHUA STREET, KAHUNA HI 96741

ARCHITECT OF RECORD:  
KIMLEY-HORN & ASSOCIATES  
300 KAAHUA STREET, SUITE 100  
KAHUNA HI 96741

DESIGN ARCHITECT:  
ALAN DESIGN GROUP  
100 KAAHUA STREET, SUITE 100  
KAHUNA HI 96741

STRUCTURAL ENGINEER:  
BALDWIN & ASSOCIATES STRUCTURAL  
ENGINEERS  
100 KAAHUA STREET, SUITE 100  
KAHUNA HI 96741

MECHANICAL ENGINEER:  
KIMLEY-HORN & ASSOCIATES  
300 KAAHUA STREET, SUITE 100  
KAHUNA HI 96741

CIVIL ENGINEER:  
KIMLEY-HORN & ASSOCIATES  
300 KAAHUA STREET, SUITE 100  
KAHUNA HI 96741

LANDSCAPE ARCHITECT:  
KIMLEY-HORN & ASSOCIATES  
300 KAAHUA STREET, SUITE 100  
KAHUNA HI 96741

BUILDING DEVELOPER ENGINEER:  
KIMLEY-HORN & ASSOCIATES  
300 KAAHUA STREET, SUITE 100  
KAHUNA HI 96741

ACQUISITION ENGINEER:  
KIMLEY-HORN & ASSOCIATES  
300 KAAHUA STREET, SUITE 100  
KAHUNA HI 96741

POOL:  
KIMLEY-HORN & ASSOCIATES  
300 KAAHUA STREET, SUITE 100  
KAHUNA HI 96741

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

NOT FOR  
CONSTRUCTION

50% DESIGN DEVELOPMENT

DATE: 2023-05-01

PROJECT NO: 2022-05

REV. NO. DATE DESCRIPTION

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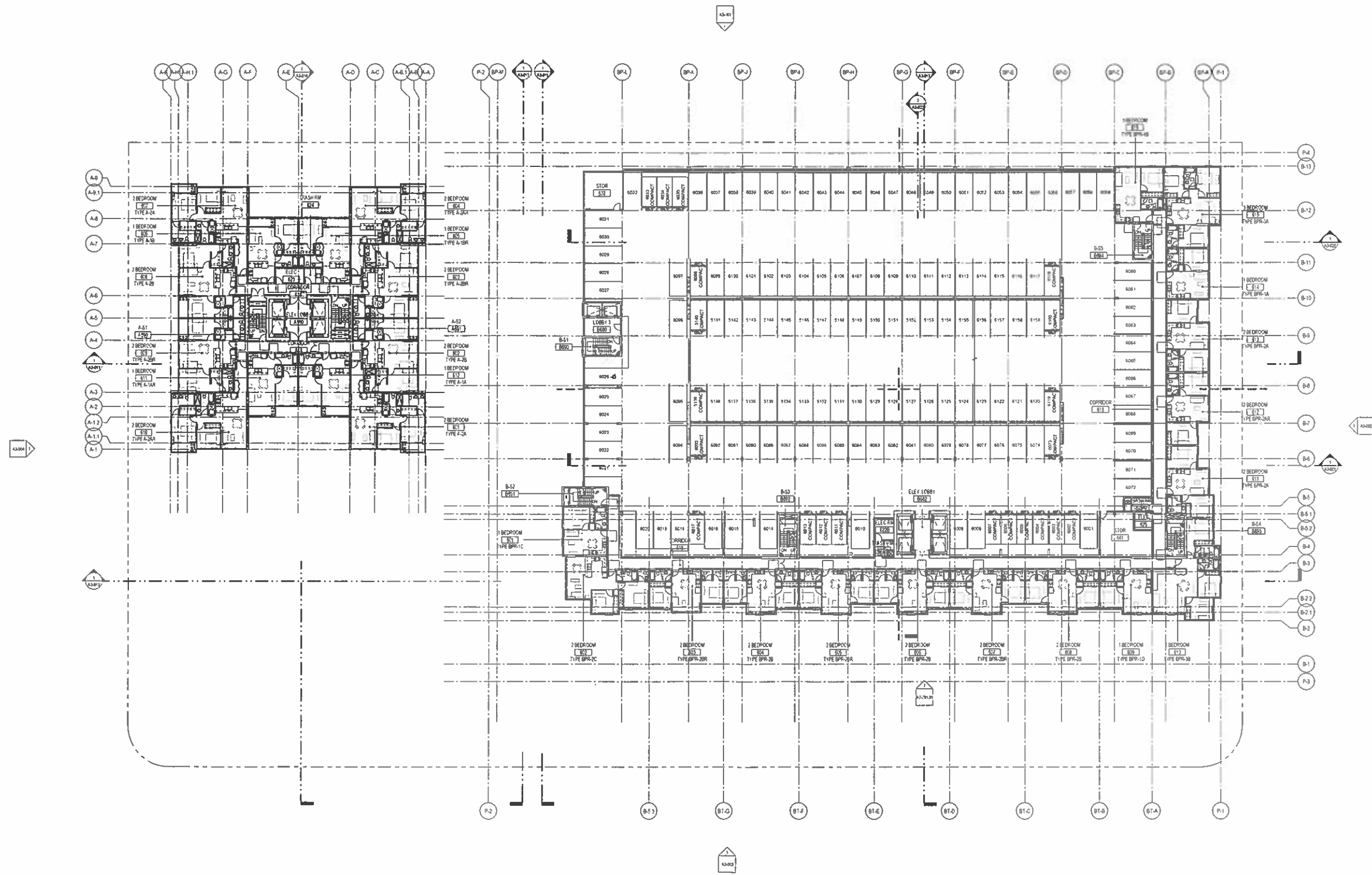
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SHEET TITLE

LEVEL 5 FLOOR PLAN

A1-005





1 LEVEL 6 FLOOR PLAN  
1/16" = 1'-0"

# KAHUNA

CORAL COVE E. POKU, KAHUNA ST  
KAAHUNA OAHU, HAWAII

OWNER:  
LUNA MOBILE E. LLC  
1000 KAHUNA STREET, KAHUNA, HI 96731

ARCHITECT OF RECORD:  
BENJAMIN HARRIS ARCHITECTS  
1000 KAHUNA STREET, SUITE 400  
KAHUNA, HI 96731

DESIGN ARCHITECT:  
BENJAMIN HARRIS ARCHITECTS  
1000 KAHUNA STREET, SUITE 400  
KAHUNA, HI 96731

STRUCTURAL ENGINEER:  
SALVENDY & ASSOCIATES STRUCTURAL  
ENGINEERING  
1000 KAHUNA STREET, SUITE 400  
KAHUNA, HI 96731

MVP ENGINEER:  
MVP ENGINEERING  
1000 KAHUNA STREET, SUITE 400  
KAHUNA, HI 96731

CIVIL ENGINEER:  
CIVIL ENGINEERING  
1000 KAHUNA STREET, SUITE 400  
KAHUNA, HI 96731

LANDSCAPE ARCHITECT:  
LANDSCAPE ARCHITECTS  
1000 KAHUNA STREET, SUITE 400  
KAHUNA, HI 96731

BUILDING ENVELOPE ENGINEER:  
BUILDING ENVELOPE ENGINEERING  
1000 KAHUNA STREET, SUITE 400  
KAHUNA, HI 96731

ACQUISITION ENGINEER:  
ACQUISITION ENGINEERING  
1000 KAHUNA STREET, SUITE 400  
KAHUNA, HI 96731

POOL:  
POOL CONSTRUCTION  
1000 KAHUNA STREET, SUITE 400  
KAHUNA, HI 96731

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

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CONSTRUCTION

50% DESIGN DEVELOPMENT

DATE: 2023-05-01

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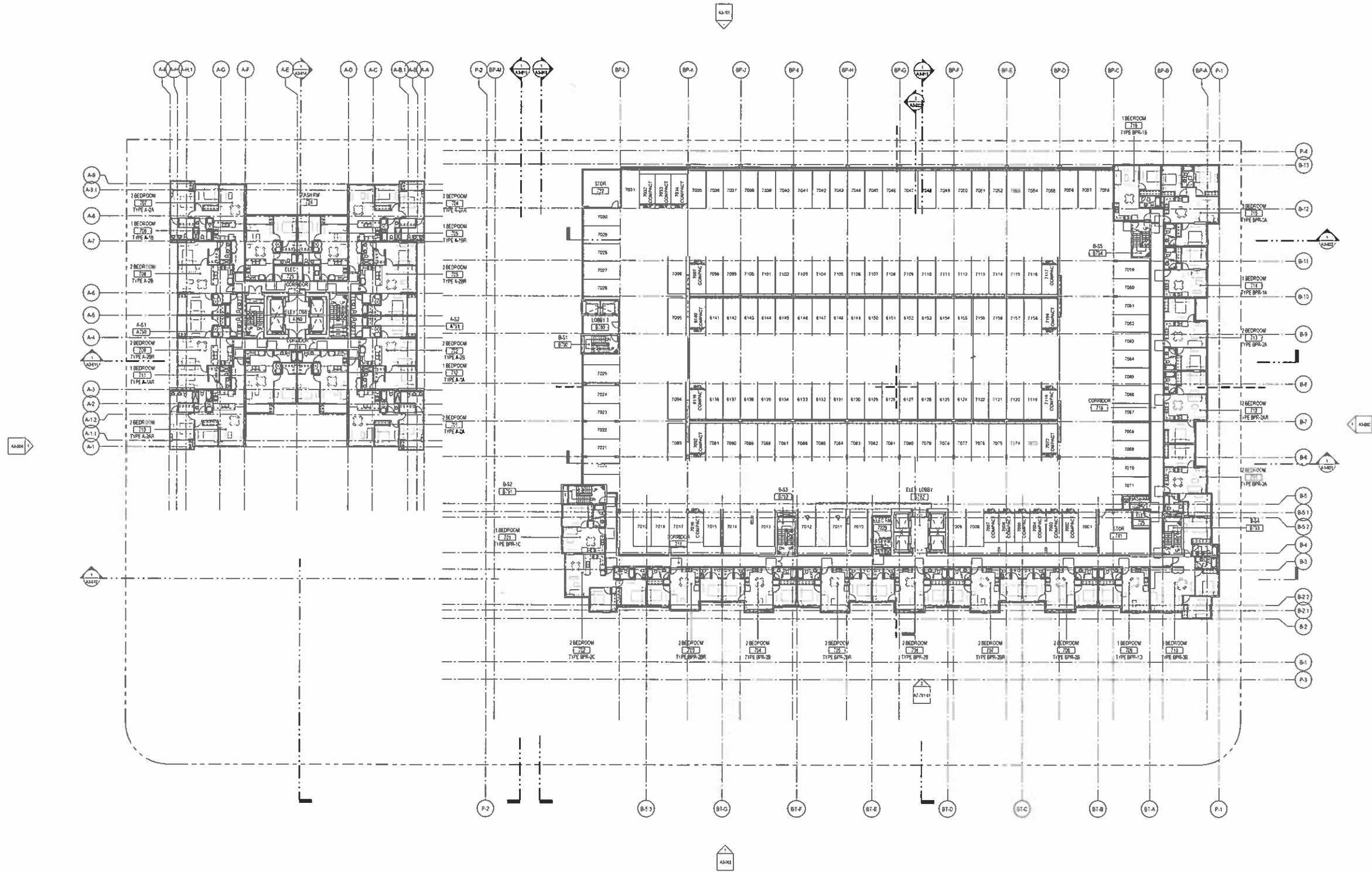
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SHEET TITLE:

LEVEL 6 FLOOR PLAN

A1-006



1. LEVEL 7 FLOOR PLAN  
1/16" = 1'-0"

# KAHUINA

CORAL COOKE, POHAHANA & ALAHI ST  
KAAHUA, OAHU, HAWAII

OWNER:  
KAAHUA OAHU LLC  
1100 KAHUA STREET, HONOLULU HI 96813

ARCHITECT OF RECORD:  
BENJAMIN HODD ARCHITECTS  
800 KAHUA BLVD., SUITE 400  
HONOLULU HI 96813

DESIGN ARCHITECT:  
ALAIHA DESIGN GROUP  
1100 KAHUA STREET, SUITE 1000  
HONOLULU HI 96813

STRUCTURAL ENGINEER:  
BALDWIN & ASSOCIATES STRUCTURAL  
ENGINEERING  
1100 KAHUA STREET, SUITE 1000  
HONOLULU HI 96813

MVP ENGINEER:  
AGTON HARRIS  
700 KAHUA STREET, SUITE 201, HONOLULU  
HI 96813

CIVIL ENGINEER:  
BILLS ENGINEERING  
1100 KAHUA STREET, SUITE 4  
HONOLULU HI 96813

LANDSCAPE ARCHITECT:  
WALTER HARRIS VECCHIA, INC.  
1100 KAHUA STREET, SUITE 1000  
HONOLULU HI 96813

BUILDING PHYSICS ENGINEER:  
BESS SANDY ELUMPH  
1100 KAHUA STREET, SUITE 1000  
HONOLULU HI 96813

ACQUISITION ENGINEER:  
CENSO  
1100 KAHUA STREET, SUITE 1000  
HONOLULU HI 96813

POOL:  
PACIFIC AQUATICS, INC.  
1100 KAHUA STREET, SUITE 1000  
HONOLULU HI 96813

SEAL & SIGNATURE

NOT FOR  
CONSTRUCTION

50% DESIGN DEVELOPMENT

DATE: 2023-05-01

PROJECT NO: 2023-05

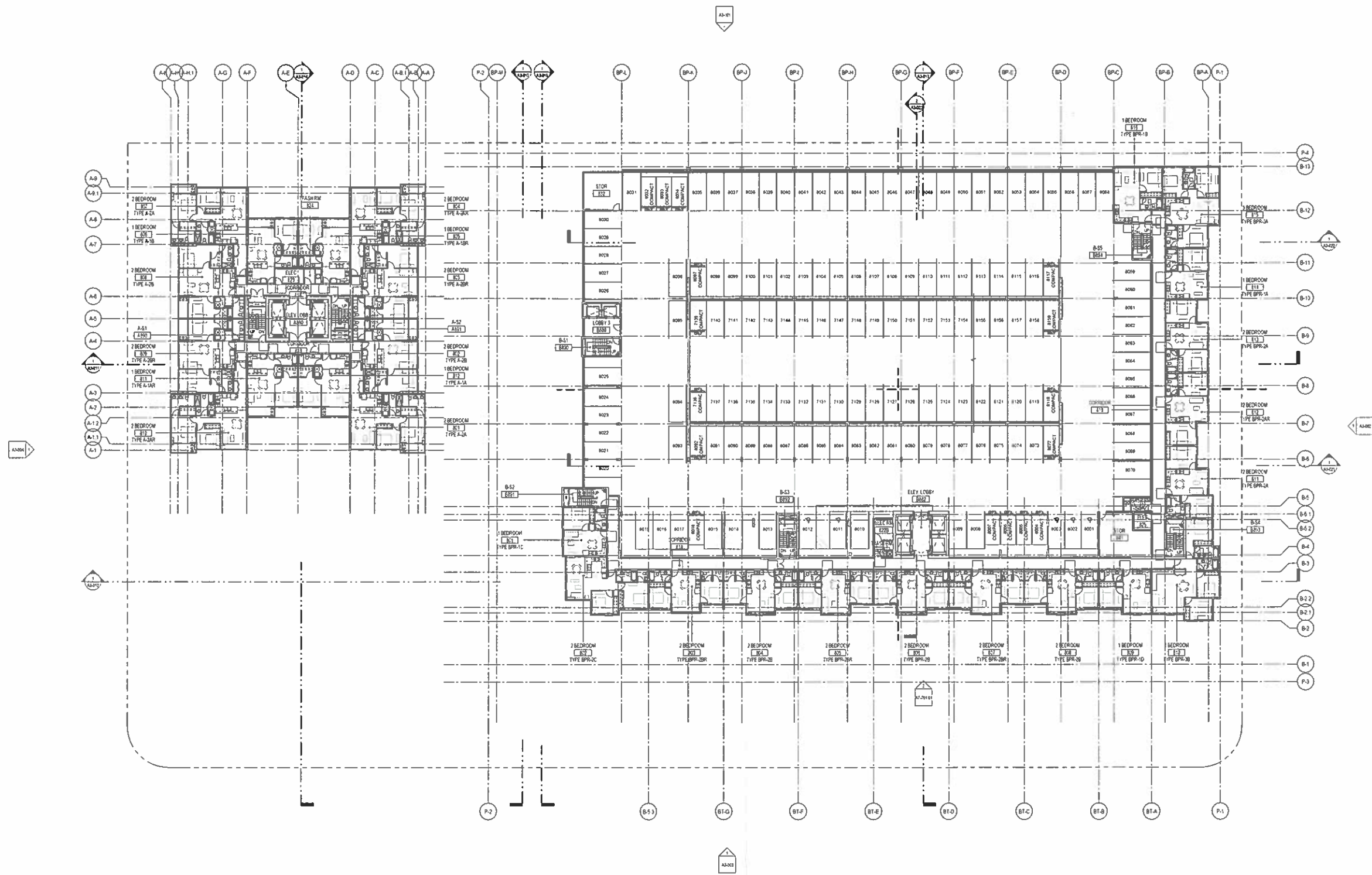
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SHEET TITLE

LEVEL 7 FLOOR PLAN

A1-007



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

KAHUNA

CORAL COOKE, POHAHANA & LAUANE ST  
KAAHUNA OAHU, HAWAII

OWNER:  
KAAHUNA 2 BLOCKS LLC  
1100 KAHUNA STREET, KAHUNA, HI 96731

ARCHITECT OF RECORD:  
BENJAMIN WOOD ARCHITECTS  
800 KAHUNA BLVD, SUITE 400  
KAHUNA, HI 96731

DESIGN ARCHITECT:  
ALAYA DESIGN GROUP  
1100 KAHUNA STREET, SUITE 100  
KAHUNA, HI 96731

STRUCTURAL ENGINEER:  
BALDWIN & ASSOCIATES STRUCTURAL  
ENGINEERING  
1100 KAHUNA STREET, SUITE 100  
KAHUNA, HI 96731

MVP ENGINEER:  
KOTEN HERR  
770 KAHUNA STREET, SUITE 101  
KAHUNA, HI 96731

CIVIL ENGINEER:  
BILLS ENGINEERING  
1100 KAHUNA STREET, SUITE 1  
KAHUNA, HI 96731

LANDSCAPE ARCHITECT:  
WALTER KAHUNA VICTORIA INC.  
1100 KAHUNA STREET, SUITE 101  
KAHUNA, HI 96731

BUILDING ENVELOPE ENGINEER:  
WILL SHAW DESIGN  
1100 KAHUNA STREET, SUITE 101  
KAHUNA, HI 96731

ACoustical ENGINEER:  
EDWARDS  
1100 KAHUNA STREET, SUITE 101  
KAHUNA, HI 96731

POOL:  
PACIFIC AQUATON INC.  
1100 KAHUNA STREET, SUITE 101  
KAHUNA, HI 96731

SEAL & SIGNATURE

NOT FOR  
CONSTRUCTION

50% DESIGN DEVELOPMENT

DATE: 2023-05-01

PROJECT NO: 2023-05

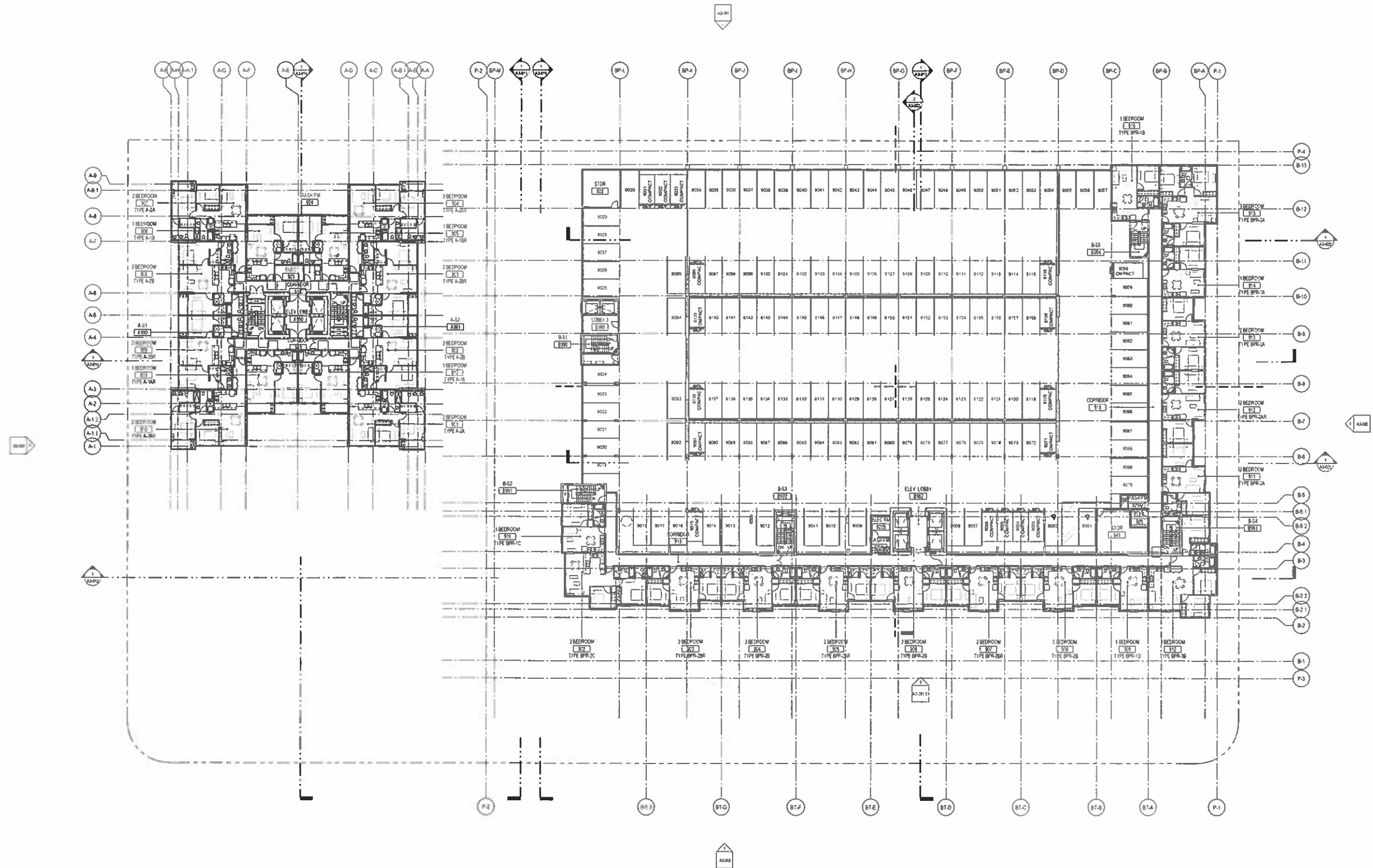
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SHEET TITLE:

LEVEL 8 FLOOR PLAN

A1-008





LEVEL 9 FLOOR PLAN  
1/8" = 1'-0"

# KAHUNA

CORAL COOK, POKU, KAHUNA & ALAHI ST  
KAAHANA, OAHU, HAWAII

OWNER:  
KAAHANA DEVELOPMENT, LLC  
100 KAAHANA STREET, KAAHANA, HI 96731

ARCHITECT OF RECORD:  
BROWN AND ASSOCIATES  
100 KAAHANA STREET, SUITE 100  
KAAHANA, HI 96731

DESIGN ARCHITECT:  
ALAN SA DESIGN GROUP  
100 KAAHANA STREET, SUITE 100  
KAAHANA, HI 96731

STRUCTURAL ENGINEER:  
BALDWIN & ASSOCIATES STRUCTURAL  
ENGINEERING  
100 KAAHANA STREET, SUITE 100  
KAAHANA, HI 96731

MVP ENGINEER:  
MVP ENGINEER  
100 KAAHANA STREET, SUITE 100  
KAAHANA, HI 96731

CIVIL ENGINEER:  
BILL BROWN  
100 KAAHANA STREET, SUITE 100  
KAAHANA, HI 96731

LANDSCAPE ARCHITECT:  
WALTER L. LARSEN, INC.  
100 KAAHANA STREET, SUITE 100  
KAAHANA, HI 96731

BUILDING ENVELOPE ENGINEER:  
WILLIAM L. LARSEN, INC.  
100 KAAHANA STREET, SUITE 100  
KAAHANA, HI 96731

ACoustical ENGINEER:  
CHERRY  
100 KAAHANA STREET, SUITE 100  
KAAHANA, HI 96731

POOL:  
PACIFIC AQUATICS, INC.  
100 KAAHANA STREET, SUITE 100  
KAAHANA, HI 96731

SCALE: 1/8" = 1'-0"

NOT FOR  
CONSTRUCTION

50% DESIGN DEVELOPMENT

DATE: 2023-05-01

PROJECT NO.: 2023-05

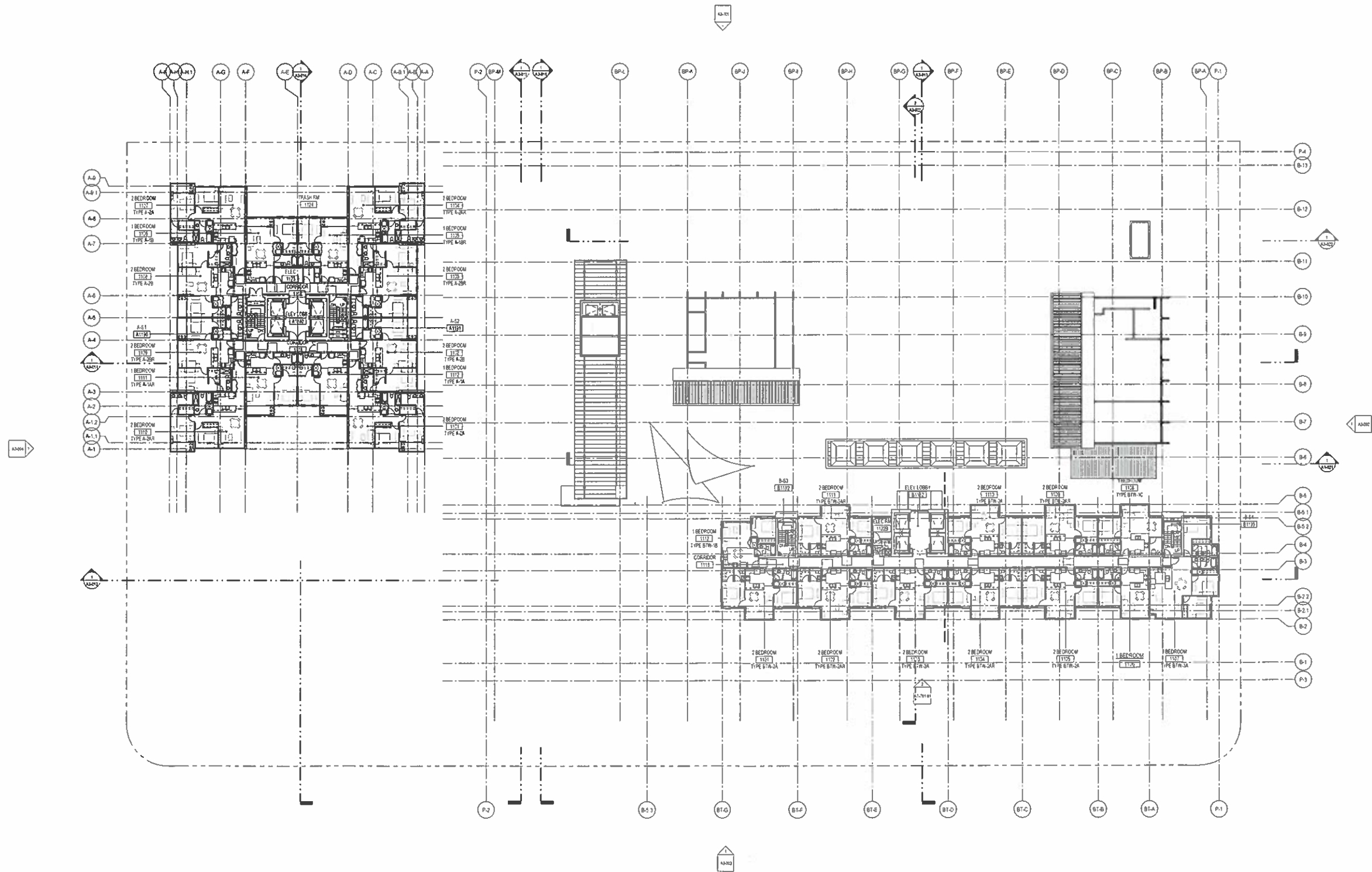
REV. NO.	DATE	DESCRIPTION

FULL SIZE PRINT: 36" x 48"  
SHEET TITLE:

LEVEL 9 FLOOR PLAN

A1-009





1. LEVEL 11 FLOOR PLAN  
1/8" = 1'-0"

## KAHUNA

1100 KAHUNA STREET, SUITE 100  
HONOLULU, HI 96813

OWNER:  
KALANOA BLOCK C, LLC  
1100 KAHUNA STREET, HONOLULU, HI 96813

ARCHITECT OF RECORD:  
BENJAMIN WOOD ARCHITECTS  
1100 KAHUNA STREET, SUITE 100  
HONOLULU, HI 96813

DESIGN ARCHITECT:  
ALAN LA DESIGN GROUP  
1100 KAHUNA STREET, SUITE 100  
HONOLULU, HI 96813

STRUCTURAL ENGINEER:  
DAVIDSON & ASSOCIATES STRUCTURAL  
ENGINEERING  
1100 KAHUNA STREET, SUITE 100  
HONOLULU, HI 96813

MECHANICAL ENGINEER:  
MCTECHNICAL  
700 KAHUNA STREET, SUITE 100  
HONOLULU, HI 96813

ELECTRICAL ENGINEER:  
BILLS D. CHENBERG  
1100 KAHUNA STREET, SUITE 100  
HONOLULU, HI 96813

LANDSCAPE ARCHITECT:  
KALANOA LANDSCAPE ARCHITECTS, INC.  
1100 KAHUNA STREET, SUITE 100  
HONOLULU, HI 96813

BUILDING ENVELOPE ENGINEER:  
ALAN LA DESIGN GROUP  
1100 KAHUNA STREET, SUITE 100  
HONOLULU, HI 96813

ACoustical ENGINEER:  
COWI  
1100 KAHUNA STREET, SUITE 100  
HONOLULU, HI 96813

POOL:  
PACIFIC AQUATICS, INC.  
1100 KAHUNA STREET, SUITE 100  
HONOLULU, HI 96813

SCALE: 1/8" = 1'-0"

NOT FOR  
CONSTRUCTION

50% DESIGN DEVELOPMENT

DATE: 2023-05-01

PROJECT NO: 2022-05

REV. NO. DATE DESCRIPTION

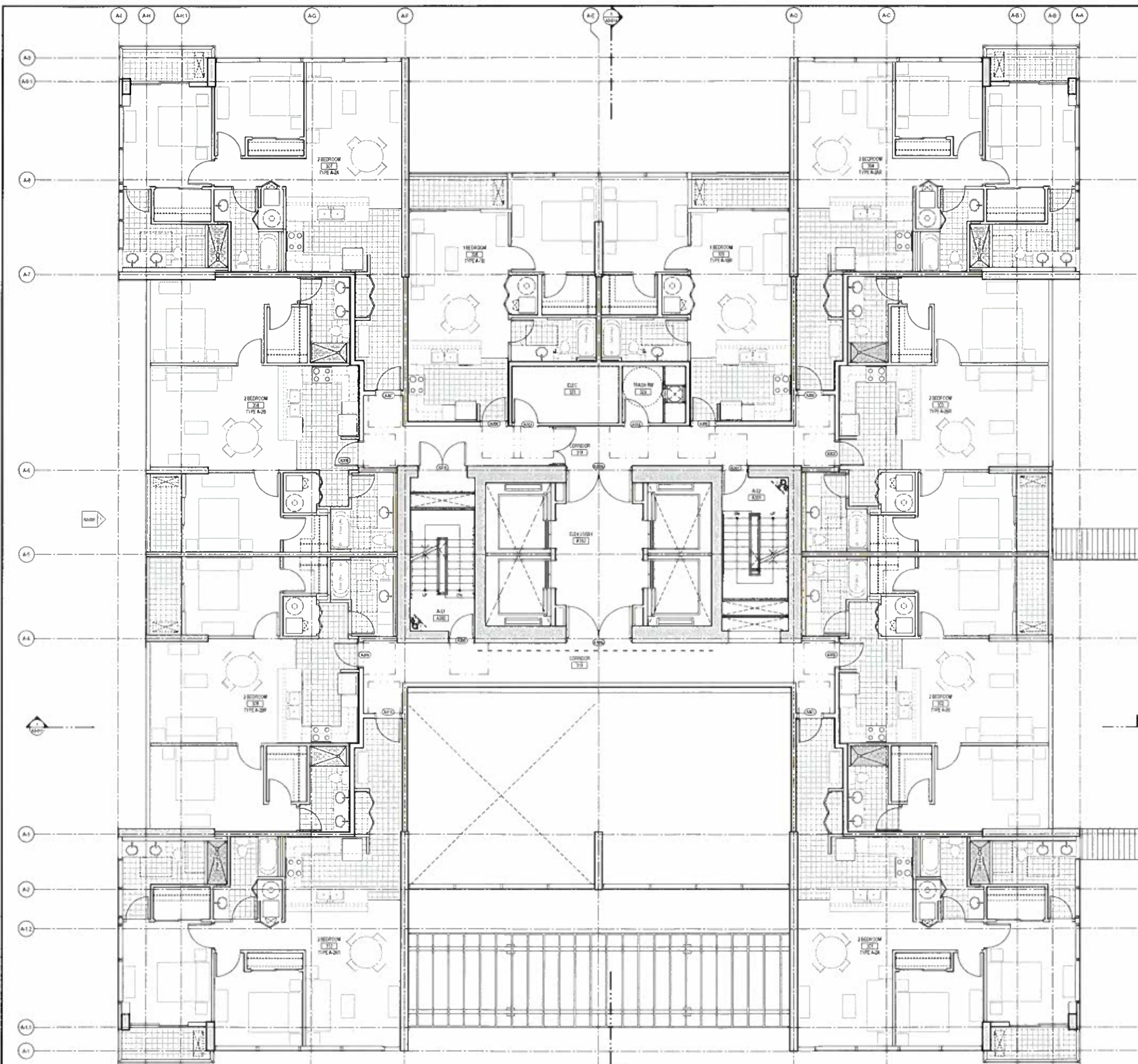
FULL SIZE PRINT 36" x 48"  
SHEET TITLE

LEVEL 11 FLOOR PLAN

A1-011







NO.	TYPE	NO.
1	TYPE A-20	1 BEDROOM
2	TYPE A-20	1 BEDROOM
3	TYPE A-20	1 BEDROOM
4	TYPE A-20	1 BEDROOM
5	TYPE A-20	1 BEDROOM
6	TYPE A-20	1 BEDROOM
7	TYPE A-20	1 BEDROOM
8	TYPE A-20	1 BEDROOM
9	TYPE A-20	1 BEDROOM
10	TYPE A-20	1 BEDROOM
11	TYPE A-20	1 BEDROOM
12	TYPE A-20	1 BEDROOM
13	TYPE A-20	1 BEDROOM
14	TYPE A-20	1 BEDROOM
15	TYPE A-20	1 BEDROOM
16	TYPE A-20	1 BEDROOM
17	TYPE A-20	1 BEDROOM
18	TYPE A-20	1 BEDROOM
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26	TYPE A-20	1 BEDROOM
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64	TYPE A-20	1 BEDROOM
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66	TYPE A-20	1 BEDROOM
67	TYPE A-20	1 BEDROOM
68	TYPE A-20	1 BEDROOM
69	TYPE A-20	1 BEDROOM
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96	TYPE A-20	1 BEDROOM
97	TYPE A-20	1 BEDROOM
98	TYPE A-20	1 BEDROOM
99	TYPE A-20	1 BEDROOM
100	TYPE A-20	1 BEDROOM

ENLARGED FLOOR PLAN  
GENERAL NOTES

**KAHUINA**  
CORAL COOKE POHAKA & BAY ST  
KAWAII, OAHU, HAWAII

OWNER  
KAWAII FISH & CRUSTACEAN  
1111 ALAIA STREET, HONOLULU, HI 96813

ARCHITECT OF RECORD  
BOLANCA ARCHITECTS  
1000 KALANIANA'OLA BLVD., SUITE 400  
HONOLULU, HI 96813

MECHANICAL ENGINEER  
ALAN L. DUNN, INC.  
1000 KALANIANA'OLA BLVD., SUITE 400  
HONOLULU, HI 96813

ELECTRICAL ENGINEER  
BACCHUS & ASSOCIATES, INC.  
1000 KALANIANA'OLA BLVD., SUITE 400  
HONOLULU, HI 96813

STRUCTURAL ENGINEER  
BACCHUS & ASSOCIATES, INC.  
1000 KALANIANA'OLA BLVD., SUITE 400  
HONOLULU, HI 96813

SOIL ENGINEER  
H. L. DUNN, INC.  
1000 KALANIANA'OLA BLVD., SUITE 400  
HONOLULU, HI 96813

LANDSCAPE ARCHITECT  
BOLANCA ARCHITECTS  
1000 KALANIANA'OLA BLVD., SUITE 400  
HONOLULU, HI 96813

BUILDING ENVELOPE ENGINEER  
BOLANCA ARCHITECTS  
1000 KALANIANA'OLA BLVD., SUITE 400  
HONOLULU, HI 96813

ACoustical ENGINEER  
BOLANCA ARCHITECTS  
1000 KALANIANA'OLA BLVD., SUITE 400  
HONOLULU, HI 96813

POOL  
BOLANCA ARCHITECTS  
1000 KALANIANA'OLA BLVD., SUITE 400  
HONOLULU, HI 96813

KEY PLAN

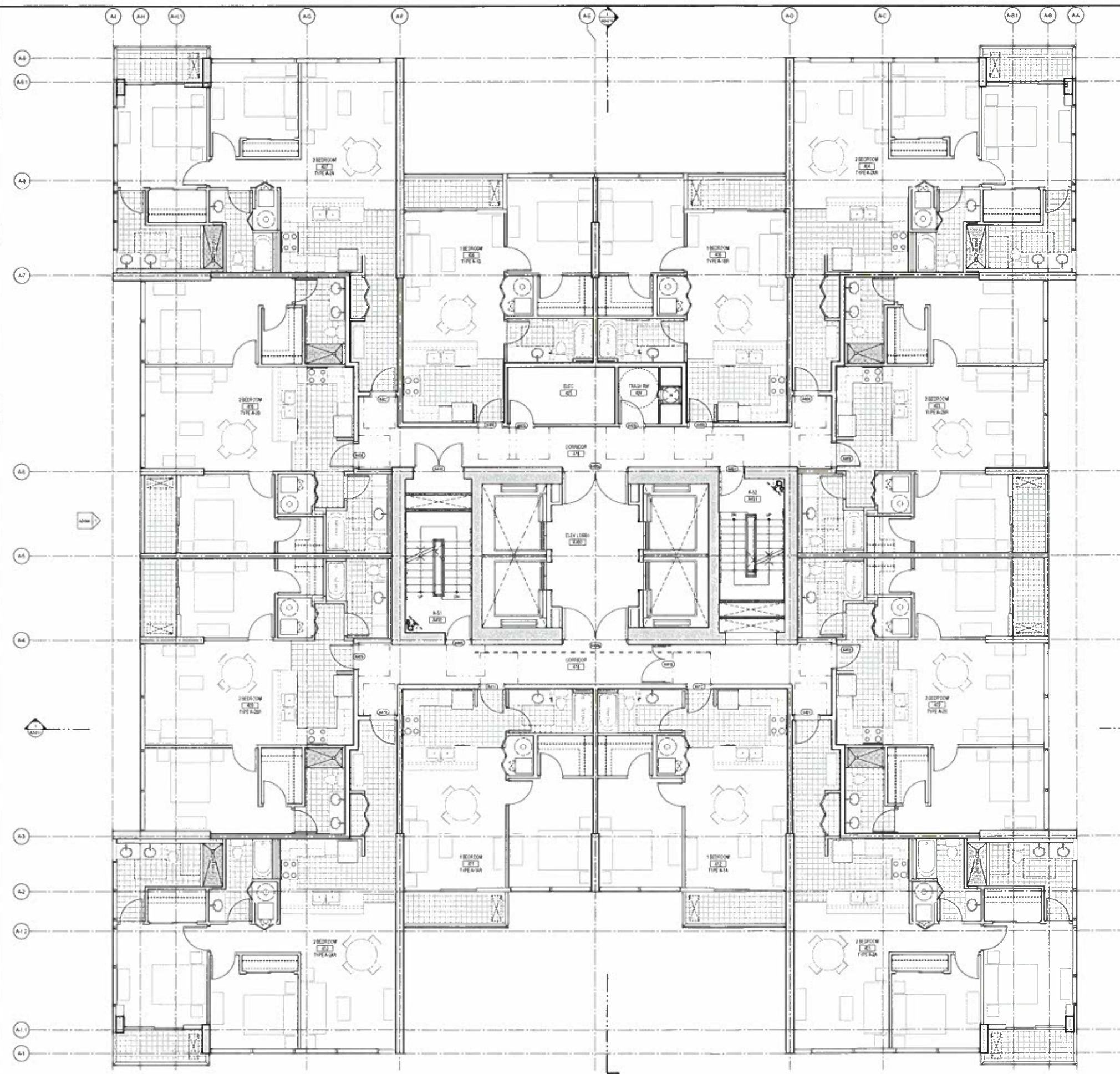
NOT FOR CONSTRUCTION

50% DESIGN DEVELOPMENT  
DATE: 2023-05-01  
PROJECT NO: 2023-05  
SHEET NO: 1  
SHEET TITLE: 1

BLDG A - LEVEL 3  
FLOOR ENLARGED  
PLAN

A1-A03





NO	TYPE	QTY
LEVEL 4A		
01	TYPE A-26	1 RECD
02	TYPE A-20	1 RECD
03	TYPE A-20R	1 RECD
04	TYPE A-20	1 RECD
05	TYPE A-20	1 RECD
06	TYPE A-20	1 RECD
07	TYPE A-26	1 RECD
08	TYPE A-20	1 RECD
09	TYPE A-20R	1 RECD
10	TYPE A-20	1 RECD
11	TYPE A-20	1 RECD
12	TYPE A-26	1 RECD
GRAND TOTAL: 12		

**ENLARGED FLOOR PLAN**  
**GENERAL NOTES**

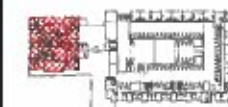
KAHUINA

COOPER, COOPER, POLYMERIZATION OF STYRENE (2) (COOPER, HUBERT)

1728 NUMBER 274277, NOVEMBER 19 1973



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GRADE = GRADE TYPE.

**NOT FOR  
CONSTRUCTION**

50% DESIGN DEVELOPMENT

DATE 2023-09-04

PROJECT NO. 202245

REV. 06/14 DATE: 06/14/14

FULL SIZE PRINT 36" x 48"

SHEET NINE

BLDG A - LEVEL 4A  
FLOOR (THRU LEVEL  
31A TYP) ENLARGED  
PLAN

A1-A04





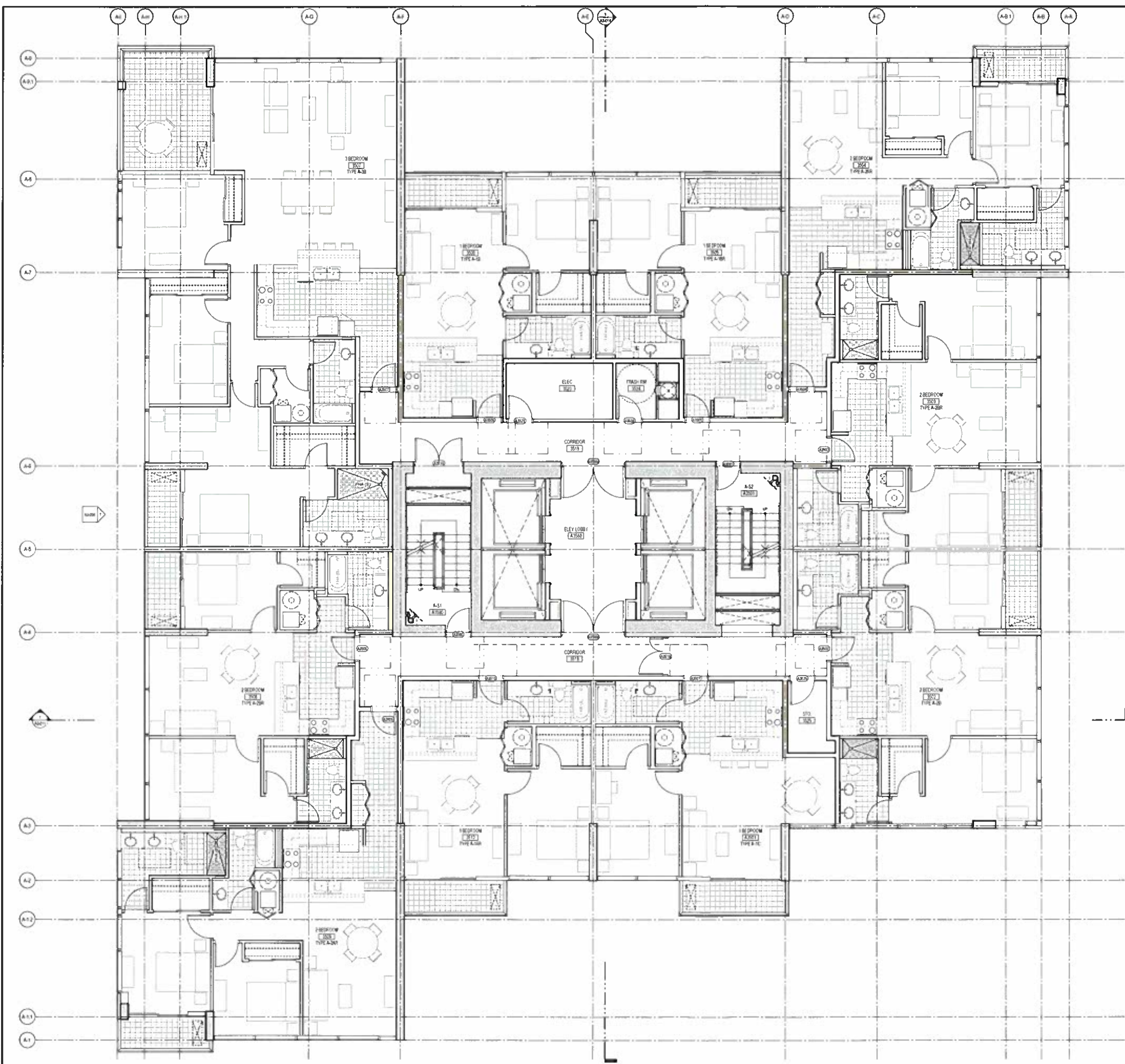












NO.	TYPE	NO.
LEVEL 35A		
3501	TYPE A-1C	1 BEDROOM
3502	TYPE A-2B	1 BEDROOM
3503	TYPE A-2B	1 BEDROOM
3504	TYPE A-2B	1 BEDROOM
3505	TYPE A-1B	1 BEDROOM
3506	TYPE A-1B	1 BEDROOM
3507	TYPE A-1B	1 BEDROOM
3508	TYPE A-2B	1 BEDROOM
3509	TYPE A-2B	1 BEDROOM
3510	TYPE A-2B	1 BEDROOM
3511	TYPE A-2B	1 BEDROOM
3512	TYPE A-2B	1 BEDROOM
3513	TYPE A-2B	1 BEDROOM
3514	TYPE A-2B	1 BEDROOM
3515	TYPE A-2B	1 BEDROOM
3516	TYPE A-2B	1 BEDROOM
3517	TYPE A-2B	1 BEDROOM
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3525	TYPE A-2B	1 BEDROOM
3526	TYPE A-2B	1 BEDROOM
3527	TYPE A-2B	1 BEDROOM
3528	TYPE A-2B	1 BEDROOM
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3596	TYPE A-2B	1 BEDROOM
3597	TYPE A-2B	1 BEDROOM
3598	TYPE A-2B	1 BEDROOM
3599	TYPE A-2B	1 BEDROOM
3600	TYPE A-2B	1 BEDROOM

ENLARGED FLOOR PLAN  
GENERAL NOTES

**KAHUNA**  
CORAL COVE E. POHUKAUA & KAHUNA ST  
KASA RD. (KASA RD. HAWAII)

OWNER  
KASA RD. (KASA RD. HAWAII)  
100 KASA STREET HONOLULU HI 96813

ARCHITECT OF RECORD  
KASA RD. (KASA RD. HAWAII)  
100 KASA STREET HONOLULU HI 96813

ARCHITECT  
KASA RD. (KASA RD. HAWAII)  
100 KASA STREET HONOLULU HI 96813

STRUCTURAL ENGINEER  
KASA RD. (KASA RD. HAWAII)  
100 KASA STREET HONOLULU HI 96813

MECHANICAL ENGINEER  
KASA RD. (KASA RD. HAWAII)  
100 KASA STREET HONOLULU HI 96813

ELECTRICAL ENGINEER  
KASA RD. (KASA RD. HAWAII)  
100 KASA STREET HONOLULU HI 96813

PLUMBING ENGINEER  
KASA RD. (KASA RD. HAWAII)  
100 KASA STREET HONOLULU HI 96813

LANDSCAPE ARCHITECT  
KASA RD. (KASA RD. HAWAII)  
100 KASA STREET HONOLULU HI 96813

INTERIOR DESIGNER  
KASA RD. (KASA RD. HAWAII)  
100 KASA STREET HONOLULU HI 96813

ACoustical ENGINEER  
KASA RD. (KASA RD. HAWAII)  
100 KASA STREET HONOLULU HI 96813

POOL  
KASA RD. (KASA RD. HAWAII)  
100 KASA STREET HONOLULU HI 96813

NOT FOR  
CONSTRUCTION

50% DESIGN DEVELOPMENT  
DATE: 2023-05-01  
PROJECT NO: 2023-05  
REV. NO: 001  
DESCRIPTION:

FULL SIZE PRINT: 36" x 48"  
SHEET TITLE:

BLDG A - LEVEL 35A  
FLOOR ENLARGED  
PLAN

A1-A35









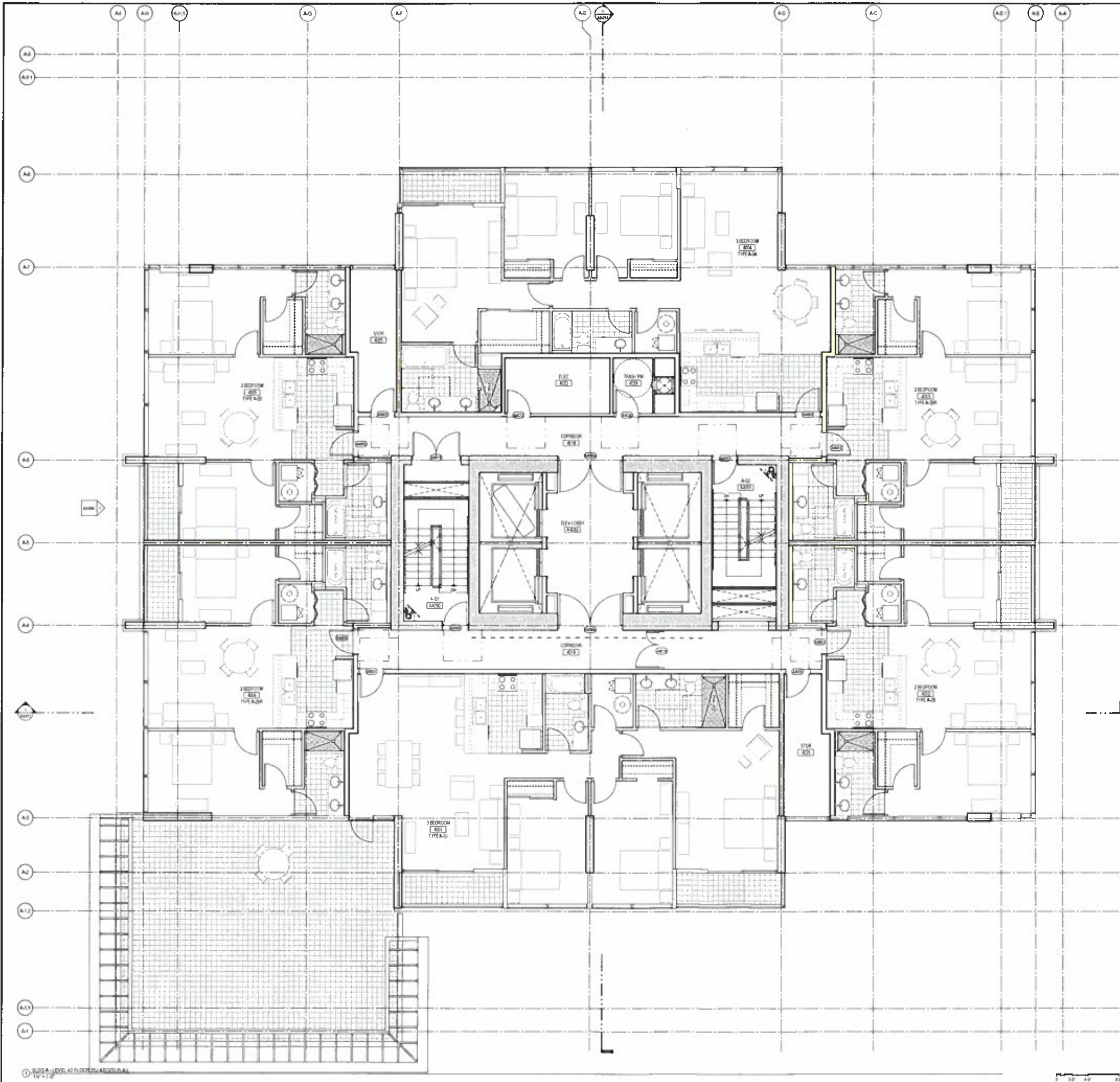






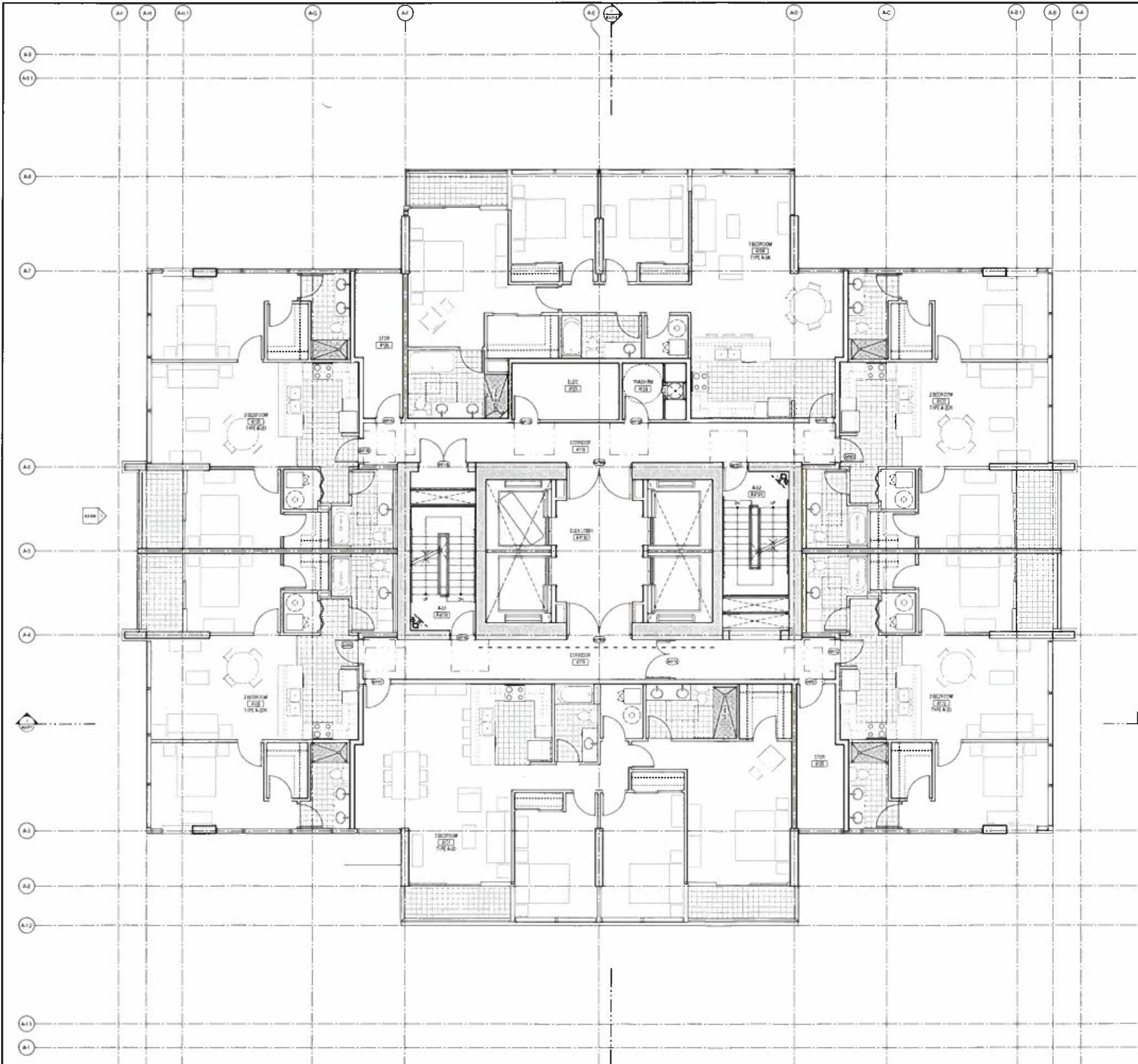






LEVEL	NO.	TYPE	AREA
40A	1	TYPE A-1	1,000 SF
40A	2	TYPE A-2	1,200 SF
40A	3	TYPE A-3	1,400 SF
40A	4	TYPE A-4	1,600 SF
40A	5	TYPE A-5	1,800 SF
40A	6	TYPE A-6	2,000 SF
40A	7	TYPE A-7	2,200 SF
40A	8	TYPE A-8	2,400 SF
40A	9	TYPE A-9	2,600 SF
40A	10	TYPE A-10	2,800 SF
40A	11	TYPE A-11	3,000 SF
40A	12	TYPE A-12	3,200 SF
40A	13	TYPE A-13	3,400 SF
40A	14	TYPE A-14	3,600 SF
40A	15	TYPE A-15	3,800 SF
40A	16	TYPE A-16	4,000 SF
40A	17	TYPE A-17	4,200 SF
40A	18	TYPE A-18	4,400 SF
40A	19	TYPE A-19	4,600 SF
40A	20	TYPE A-20	4,800 SF
40A	21	TYPE A-21	5,000 SF
40A	22	TYPE A-22	5,200 SF
40A	23	TYPE A-23	5,400 SF
40A	24	TYPE A-24	5,600 SF
40A	25	TYPE A-25	5,800 SF
40A	26	TYPE A-26	6,000 SF
40A	27	TYPE A-27	6,200 SF
40A	28	TYPE A-28	6,400 SF
40A	29	TYPE A-29	6,600 SF
40A	30	TYPE A-30	6,800 SF
40A	31	TYPE A-31	7,000 SF
40A	32	TYPE A-32	7,200 SF
40A	33	TYPE A-33	7,400 SF
40A	34	TYPE A-34	7,600 SF
40A	35	TYPE A-35	7,800 SF
40A	36	TYPE A-36	8,000 SF
40A	37	TYPE A-37	8,200 SF
40A	38	TYPE A-38	8,400 SF
40A	39	TYPE A-39	8,600 SF
40A	40	TYPE A-40	8,800 SF
40A	41	TYPE A-41	9,000 SF
40A	42	TYPE A-42	9,200 SF
40A	43	TYPE A-43	9,400 SF
40A	44	TYPE A-44	9,600 SF
40A	45	TYPE A-45	9,800 SF
40A	46	TYPE A-46	10,000 SF
40A	47	TYPE A-47	10,200 SF
40A	48	TYPE A-48	10,400 SF
40A	49	TYPE A-49	10,600 SF
40A	50	TYPE A-50	10,800 SF
40A	51	TYPE A-51	11,000 SF
40A	52	TYPE A-52	11,200 SF
40A	53	TYPE A-53	11,400 SF
40A	54	TYPE A-54	11,600 SF
40A	55	TYPE A-55	11,800 SF
40A	56	TYPE A-56	12,000 SF
40A	57	TYPE A-57	12,200 SF
40A	58	TYPE A-58	12,400 SF
40A	59	TYPE A-59	12,600 SF
40A	60	TYPE A-60	12,800 SF
40A	61	TYPE A-61	13,000 SF
40A	62	TYPE A-62	13,200 SF
40A	63	TYPE A-63	13,400 SF
40A	64	TYPE A-64	13,600 SF
40A	65	TYPE A-65	13,800 SF
40A	66	TYPE A-66	14,000 SF
40A	67	TYPE A-67	14,200 SF
40A	68	TYPE A-68	14,400 SF
40A	69	TYPE A-69	14,600 SF
40A	70	TYPE A-70	14,800 SF
40A	71	TYPE A-71	15,000 SF
40A	72	TYPE A-72	15,200 SF
40A	73	TYPE A-73	15,400 SF
40A	74	TYPE A-74	15,600 SF
40A	75	TYPE A-75	15,800 SF
40A	76	TYPE A-76	16,000 SF
40A	77	TYPE A-77	16,200 SF
40A	78	TYPE A-78	16,400 SF
40A	79	TYPE A-79	16,600 SF
40A	80	TYPE A-80	16,800 SF
40A	81	TYPE A-81	17,000 SF
40A	82	TYPE A-82	17,200 SF
40A	83	TYPE A-83	17,400 SF
40A	84	TYPE A-84	17,600 SF
40A	85	TYPE A-85	17,800 SF
40A	86	TYPE A-86	18,000 SF
40A	87	TYPE A-87	18,200 SF
40A	88	TYPE A-88	18,400 SF
40A	89	TYPE A-89	18,600 SF
40A	90	TYPE A-90	18,800 SF
40A	91	TYPE A-91	19,000 SF
40A	92	TYPE A-92	19,200 SF
40A	93	TYPE A-93	19,400 SF
40A	94	TYPE A-94	19,600 SF
40A	95	TYPE A-95	19,800 SF
40A	96	TYPE A-96	20,000 SF
40A	97	TYPE A-97	20,200 SF
40A	98	TYPE A-98	20,400 SF
40A	99	TYPE A-99	20,600 SF
40A	100	TYPE A-100	20,800 SF
40A	101	TYPE A-101	21,000 SF
40A	102	TYPE A-102	21,200 SF
40A	103	TYPE A-103	21,400 SF
40A	104	TYPE A-104	21,600 SF
40A	105	TYPE A-105	21,800 SF
40A	106	TYPE A-106	22,000 SF
40A	107	TYPE A-107	22,200 SF
40A	108	TYPE A-108	22,400 SF
40A	109	TYPE A-109	22,600 SF
40A	110	TYPE A-110	22,800 SF
40A	111	TYPE A-111	23,000 SF
40A	112	TYPE A-112	23,200 SF
40A	113	TYPE A-113	23,400 SF
40A	114	TYPE A-114	23,600 SF
40A	115	TYPE A-115	23,800 SF
40A	116	TYPE A-116	24,000 SF
40A	117	TYPE A-117	24,200 SF
40A	118	TYPE A-118	24,400 SF
40A	119	TYPE A-119	24,600 SF
40A	120	TYPE A-120	24,800 SF
40A	121	TYPE A-121	25,000 SF
40A	122	TYPE A-122	25,200 SF
40A	123	TYPE A-123	25,400 SF
40A	124	TYPE A-124	25,600 SF
40A	125	TYPE A-125	25,800 SF
40A	126	TYPE A-126	26,000 SF
40A	127	TYPE A-127	26,200 SF
40A	128	TYPE A-128	26,400 SF
40A	129	TYPE A-129	26,600 SF
40A	130	TYPE A-130	26,800 SF
40A	131	TYPE A-131	27,000 SF
40A	132	TYPE A-132	27,200 SF
40A	133	TYPE A-133	27,400 SF
40A	134	TYPE A-134	27,600 SF
40A	135	TYPE A-135	27,800 SF
40A	136	TYPE A-136	28,000 SF
40A	137	TYPE A-137	28,200 SF
40A	138	TYPE A-138	28,400 SF
40A	139	TYPE A-139	28,600 SF
40A	140	TYPE A-140	28,800 SF
40A	141	TYPE A-141	29,000 SF
40A	142	TYPE A-142	29,200 SF
40A	143	TYPE A-143	29,400 SF
40A	144	TYPE A-144	29,600 SF
40A	145	TYPE A-145	29,800 SF
40A	146	TYPE A-146	30,000 SF
40A	147	TYPE A-147	30,200 SF
40A	148	TYPE A-148	30,400 SF
40A	149	TYPE A-149	30,600 SF
40A	150	TYPE A-150	30,800 SF
40A	151	TYPE A-151	31,000 SF
40A	152	TYPE A-152	31,200 SF
40A	153	TYPE A-153	31,400 SF
40A	154	TYPE A-154	31,600 SF
40A	155	TYPE A-155	31,800 SF
40A	156	TYPE A-156	32,000 SF
40A	157	TYPE A-157	32,200 SF
40A	158	TYPE A-158	32,400 SF
40A	159	TYPE A-159	32,600 SF
40A	160	TYPE A-160	32,800 SF
40A	161	TYPE A-161	33,000 SF
40A	162	TYPE A-162	33,200 SF
40A	163	TYPE A-163	33,400 SF
40A	164	TYPE A-164	33,600 SF
40A	165	TYPE A-165	33,800 SF
40A	166	TYPE A-166	34,000 SF
40A	167	TYPE A-167	34,200 SF
40A	168	TYPE A-168	34,400 SF
40A	169	TYPE A-169	34,600 SF
40A	170	TYPE A-170	34,800 SF
40A	171	TYPE A-171	35,000 SF
40A	172	TYPE A-172	35,200 SF
40A	173	TYPE A-173	35,400 SF
40A	174	TYPE A-174	35,600 SF
40A	175	TYPE A-175	35,800 SF
40A	176	TYPE A-176	36,000 SF
40A	177	TYPE A-177	36,200 SF
40A	178	TYPE A-178	36,400 SF
40A	179	TYPE A-179	36,600 SF
40A	180	TYPE A-180	36,800 SF
40A	181	TYPE A-181	37,000 SF
40A	182	TYPE A-182	37,200 SF
40A	183	TYPE A-183	37,400 SF
40A	184	TYPE A-184	37,600 SF
40A	185	TYPE A-185	37,800 SF
40A	186	TYPE A-186	38,000 SF
40A	187	TYPE A-187	38,200 SF
40A	188	TYPE A-188	38,400 SF
40A	189	TYPE A-189	38,600 SF
40A	190	TYPE A-190	38,800 SF
40A	191	TYPE A-191	39,000 SF
40A	192	TYPE A-192	39,200 SF
40A	193	TYPE A-193	39,400 SF
40A	194	TYPE A-194	39,600 SF
40A	195	TYPE A-195	39,800 SF
40A	196	TYPE A-196	40,000 SF
40A	197	TYPE A-197	40,200 SF
40A	198	TYPE A-198	40,400 SF
40A	199	TYPE A-199	40,600 SF
40A	200	TYPE A-200	40,800 SF
40A	201	TYPE A-201	41,000 SF
40A	202	TYPE A-202	41,200 SF
40A	203	TYPE A-203	41,400 SF
40A	204	TYPE A-204	41,600 SF
40A	205	TYPE A-205	41,800 SF
40A	206	TYPE A-206	42,000 SF
40A	207	TYPE A-207	42,200 SF
40A	208	TYPE A-208	42,400 SF
40A	209	TYPE A-209	42,600 SF
40A	210	TYPE A-210	42,800 SF
40A	211	TYPE A-211	43,000 SF
40A	212	TYPE A-212	43,200 SF
40A	213	TYPE A-213	43,400 SF
40A	214	TYPE A-214	43,600 SF
40A	215	TYPE A-215	43,800 SF
40A	216	TYPE A-216	44,000 SF
40A	217	TYPE A-217	44,200 SF
40A	218	TYPE A-218	44,400 SF
40A	219	TYPE A-219	44,600 SF
40A	220	TYPE A-220	44,800 SF
40A	221	TYPE A-221	45,000 SF
40A	222	TYPE A-222	45,200 SF
40A	223	TYPE A-223	45,400 SF
40A	224	TYPE A-224	45,600 SF
40A	225	TYPE A-225	45,800 SF
40A	226	TYPE A-226	46,000 SF
40A	227	TYPE A-227	46,200 SF
40A	228	TYPE A-228	46,400 SF
40A	229	TYPE A-229	46,600 SF
40A	230	TYPE A-230	46,800 SF
40A	231	TYPE A-231	47,000 SF
40A	232	TYPE A-232	47,200 SF
40A	233	TYPE A-233	47,400 SF
40A	234	TYPE A-234	47,600 SF
40A	235	TYPE A-235	47,800 SF
40A	236	TYPE A-236	48,000 SF
40A	237	TYPE A-237	48,200 SF
40A	238	TYPE A-238	48,400 SF
40A	239	TYPE A-239	48,600 SF
40A	240	TYPE A-240	48,800 SF
40A	241	TYPE A-241	49,000 SF
40A	242	TYPE A-242	49,200 SF
40A	243	TYPE A-243	49,400 SF
40A	244	TYPE A-244	49,600 SF
40A	245	TYPE A-245	49,800 SF
40A	246	TYPE A-246	50,000 SF
40A	247	TYPE A-247	50,200 SF
40A	248	TYPE A-248	50,400 SF
40A	249	TYPE A-249	50,600 SF
40A	250	TYPE A-250	50,800 SF
40A	251	TYPE A-251	51,000 SF
40A	252	TYPE A-252	51,200 SF
40A	253	TYPE A-253	51,400 SF
40A	254	TYPE A-254	51,600 SF
40A	255	TYPE A-255	51,800 SF
40A	256	TYPE A-256	52,000 SF
40A	257	TYPE A-257	52,200 SF
40A	258	TYPE A-258	52,400 SF
40A	259	TYPE A-259	52,600 SF
40A	260	TYPE A-260	52,800 SF
40A	261	TYPE A-261	53,000 SF
40A	262	TYPE A-262	53,200 SF
40A	263	TYPE A-263	53,400 SF
40A	264	TYPE A-264	53,600 SF
40A	265	TYPE A-265	53,800 SF
40A	266	TYPE A-266	54,000 SF
40A	267	TYPE A-267	54,200 SF
40A	268	TYPE A-268	54,400 SF
40A	269	TYPE A-269	54,600 SF
40A	270	TYPE A-270	54,800 SF
40A	271	TYPE A-271	55,000 SF
40A	272	TYPE A-272	55,200 SF
40A	273	TYPE A-273	55,400 SF
40A	274	TYPE A-274	55,600 SF
40A	275	TYPE A-275	55,800 SF
40A	276	TYPE A-276	56,000 SF
40A	277	TYPE A-277	56,200 SF
40A	278	TYPE A-278	56,400 SF
40A	279	TYPE A-279	56,600 SF
40A	280	TYPE A-280	56,800 SF
40A	281	TYPE A-281	57,000 SF
40A	282	TYPE A-282	57,200 SF
40A	283	TYPE A-283	57,400 SF
40A	284	TYPE A-284	57,600 SF
40A	285	TYPE A-285	57,800 SF
40A	286	TYPE A-286	58,000 SF
40A	287	TYPE A-287	58,200 SF
40A	288	TYPE A-288	58,400 SF
40A	289	TYPE A-289	58,600 SF
40A	290	TYPE A	

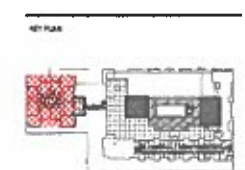




N.O.	TYPE	BEDS
4101	TYPE A-2D	13 BEDROOM
4102	TYPE A-2D	12 BEDROOM
4103	TYPE A-2R	12 BEDROOM
4104	TYPE A-3A	13 BEDROOM
4105	TYPE A-2D	12 BEDROOM
4106	TYPE A-2R	12 BEDROOM
GRAND TOTAL 4		

**ENLARGED FLOOR PLAN  
GENERAL NOTES**

- KAHUINA**  
CORAL COOKE POHUPAHA LAUHA ST  
KAAHIA OAHU HAWAII
- OWNER:  
KAAHIA 2 BLOCK C LLC  
100 KAAHIA STREET HONOLULU HI 96813
- ARCHITECT OF RECORD:  
EDWARD BOY ARCHITECTS  
80 KAPOLAHUA BLVD. SUITE 400  
HONOLULU HI 96813
- DESIGN ARCHITECT:  
ALAN KATZ ARCHITECT  
100 KAAHIA STREET SUITE 100  
HONOLULU HI 96813
- STRUCTURAL ENGINEER:  
BALDWIN & ASSOCIATES STRUCTURAL  
ENGINEERS  
100 KAAHIA STREET SUITE 100  
HONOLULU HI 96813
- MEP ENGINEER:  
KOTANI MECHANICAL  
70 KAAHIA STREET SUITE 301 HONOLULU  
HI 96813
- CIVIL ENGINEER:  
BILLS BROCKMEYER  
100 KAAHIA STREET SUITE 4  
HONOLULU HI 96813
- LANDSCAPE ARCHITECT:  
BALTIMORE LANDSCAPE ARCHITECTS INC.  
1140 KAAHIA BLVD. HONOLULU HI 96814
- BUILDING ENVELOPE ENGINEER:  
BLDG ENVY ELLIOTT  
100 KAAHIA STREET SUITE 100  
HONOLULU HI 96813
- ACOUSTICAL ENGINEER:  
JENSEN  
100 KAAHIA DRIVE LANE 14 HONOLULU  
HI 96813
- POOL:  
PACIFIC AQUATICS INC.  
1010 KAAHIA STREET HONOLULU HI 96813



NOT FOR  
CONSTRUCTION

50% DESIGN DEVELOPMENT

DATE: 2023-05-01

PROJECT NO: 2022-05

REV. NO.	DATE	DESCRIPTION

FULL SIZE PRINT: 36" x 48"

SHEET TITLE:

**BLDG A - LEVEL 41A  
FLOOR ENLARGED  
PLAN**

**A1-A41**

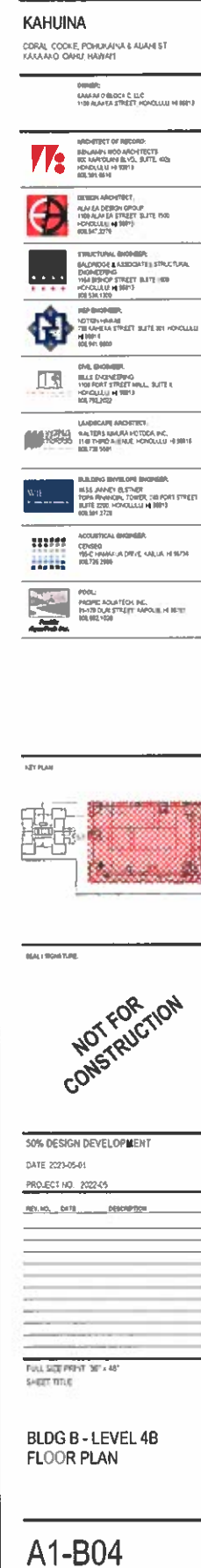








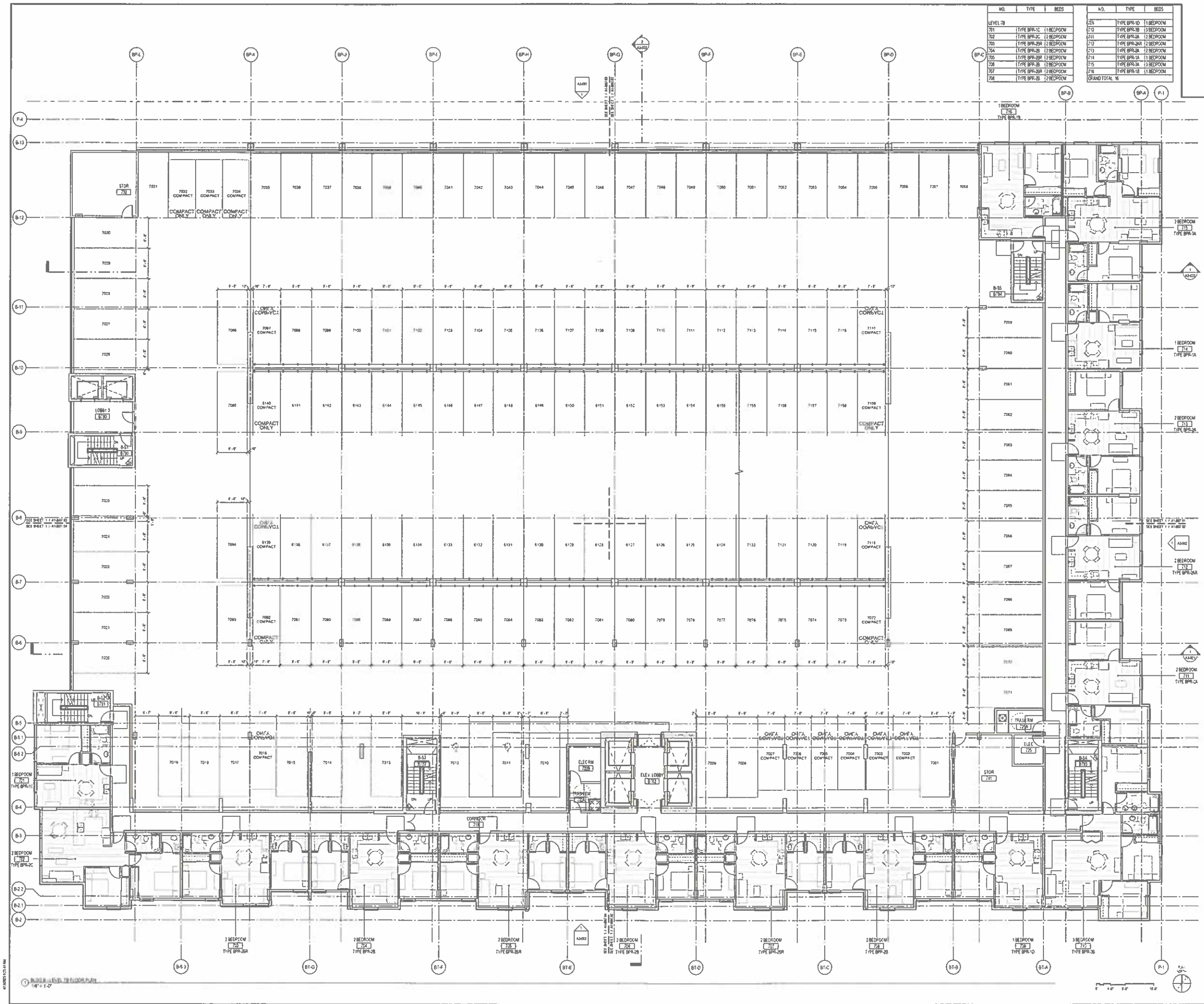












NO.	TYPE	BEDS
7001	TYPE BPR-1C	1 BEDROOM
7002	TYPE BPR-1C	1 BEDROOM
7003	TYPE BPR-1C	1 BEDROOM
7004	TYPE BPR-1C	1 BEDROOM
7005	TYPE BPR-1C	1 BEDROOM
7006	TYPE BPR-1C	1 BEDROOM
7007	TYPE BPR-1C	1 BEDROOM
7008	TYPE BPR-1C	1 BEDROOM
7009	TYPE BPR-1C	1 BEDROOM
7010	TYPE BPR-1C	1 BEDROOM
7011	TYPE BPR-1C	1 BEDROOM
7012	TYPE BPR-1C	1 BEDROOM
7013	TYPE BPR-1C	1 BEDROOM
7014	TYPE BPR-1C	1 BEDROOM
7015	TYPE BPR-1C	1 BEDROOM
7016	TYPE BPR-1C	1 BEDROOM
7017	TYPE BPR-1C	1 BEDROOM
7018	TYPE BPR-1C	1 BEDROOM
7019	TYPE BPR-1C	1 BEDROOM
7020	TYPE BPR-1C	1 BEDROOM
7021	TYPE BPR-1C	1 BEDROOM
7022	TYPE BPR-1C	1 BEDROOM
7023	TYPE BPR-1C	1 BEDROOM
7024	TYPE BPR-1C	1 BEDROOM
7025	TYPE BPR-1C	1 BEDROOM
7026	TYPE BPR-1C	1 BEDROOM
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7028	TYPE BPR-1C	1 BEDROOM
7029	TYPE BPR-1C	1 BEDROOM
7030	TYPE BPR-1C	1 BEDROOM
7031	TYPE BPR-1C	1 BEDROOM
7032	TYPE BPR-1C	1 BEDROOM
7033	TYPE BPR-1C	1 BEDROOM
7034	TYPE BPR-1C	1 BEDROOM
7035	TYPE BPR-1C	1 BEDROOM
7036	TYPE BPR-1C	1 BEDROOM
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7043	TYPE BPR-1C	1 BEDROOM
7044	TYPE BPR-1C	1 BEDROOM
7045	TYPE BPR-1C	1 BEDROOM
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7048	TYPE BPR-1C	1 BEDROOM
7049	TYPE BPR-1C	1 BEDROOM
7050	TYPE BPR-1C	1 BEDROOM
7051	TYPE BPR-1C	1 BEDROOM
7052	TYPE BPR-1C	1 BEDROOM
7053	TYPE BPR-1C	1 BEDROOM
7054	TYPE BPR-1C	1 BEDROOM
7055	TYPE BPR-1C	1 BEDROOM
7056	TYPE BPR-1C	1 BEDROOM
7057	TYPE BPR-1C	1 BEDROOM
7058	TYPE BPR-1C	1 BEDROOM
7059	TYPE BPR-1C	1 BEDROOM
7060	TYPE BPR-1C	1 BEDROOM
7061	TYPE BPR-1C	1 BEDROOM
7062	TYPE BPR-1C	1 BEDROOM
7063	TYPE BPR-1C	1 BEDROOM
7064	TYPE BPR-1C	1 BEDROOM
7065	TYPE BPR-1C	1 BEDROOM
7066	TYPE BPR-1C	1 BEDROOM
7067	TYPE BPR-1C	1 BEDROOM
7068	TYPE BPR-1C	1 BEDROOM
7069	TYPE BPR-1C	1 BEDROOM
7070	TYPE BPR-1C	1 BEDROOM
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7073	TYPE BPR-1C	1 BEDROOM
7074	TYPE BPR-1C	1 BEDROOM
7075	TYPE BPR-1C	1 BEDROOM
7076	TYPE BPR-1C	1 BEDROOM
7077	TYPE BPR-1C	1 BEDROOM
7078	TYPE BPR-1C	1 BEDROOM
7079	TYPE BPR-1C	1 BEDROOM
7080	TYPE BPR-1C	1 BEDROOM
7081	TYPE BPR-1C	1 BEDROOM
7082	TYPE BPR-1C	1 BEDROOM
7083	TYPE BPR-1C	1 BEDROOM
7084	TYPE BPR-1C	1 BEDROOM
7085	TYPE BPR-1C	1 BEDROOM
7086	TYPE BPR-1C	1 BEDROOM
7087	TYPE BPR-1C	1 BEDROOM
7088	TYPE BPR-1C	1 BEDROOM
7089	TYPE BPR-1C	1 BEDROOM
7090	TYPE BPR-1C	1 BEDROOM
7091	TYPE BPR-1C	1 BEDROOM
7092	TYPE BPR-1C	1 BEDROOM
7093	TYPE BPR-1C	1 BEDROOM
7094	TYPE BPR-1C	1 BEDROOM
7095	TYPE BPR-1C	1 BEDROOM
7096	TYPE BPR-1C	1 BEDROOM
7097	TYPE BPR-1C	1 BEDROOM
7098	TYPE BPR-1C	1 BEDROOM
7099	TYPE BPR-1C	1 BEDROOM
7100	TYPE BPR-1C	1 BEDROOM
7101	TYPE BPR-1C	1 BEDROOM
7102	TYPE BPR-1C	1 BEDROOM
7103	TYPE BPR-1C	1 BEDROOM
7104	TYPE BPR-1C	1 BEDROOM
7105	TYPE BPR-1C	1 BEDROOM
7106	TYPE BPR-1C	1 BEDROOM
7107	TYPE BPR-1C	1 BEDROOM
7108	TYPE BPR-1C	1 BEDROOM
7109	TYPE BPR-1C	1 BEDROOM
7110	TYPE BPR-1C	1 BEDROOM
7111	TYPE BPR-1C	1 BEDROOM
7112	TYPE BPR-1C	1 BEDROOM
7113	TYPE BPR-1C	1 BEDROOM
7114	TYPE BPR-1C	1 BEDROOM
7115	TYPE BPR-1C	1 BEDROOM
7116	TYPE BPR-1C	1 BEDROOM
7117	TYPE BPR-1C	1 BEDROOM
7118	TYPE BPR-1C	1 BEDROOM
7119	TYPE BPR-1C	1 BEDROOM
7120	TYPE BPR-1C	1 BEDROOM
7121	TYPE BPR-1C	1 BEDROOM
7122	TYPE BPR-1C	1 BEDROOM
7123	TYPE BPR-1C	1 BEDROOM
7124	TYPE BPR-1C	1 BEDROOM
7125	TYPE BPR-1C	1 BEDROOM
7126	TYPE BPR-1C	1 BEDROOM
7127	TYPE BPR-1C	1 BEDROOM
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7129	TYPE BPR-1C	1 BEDROOM
7130	TYPE BPR-1C	1 BEDROOM
7131	TYPE BPR-1C	1 BEDROOM
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7133	TYPE BPR-1C	1 BEDROOM
7134	TYPE BPR-1C	1 BEDROOM
7135	TYPE BPR-1C	1 BEDROOM
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7138	TYPE BPR-1C	1 BEDROOM
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7140	TYPE BPR-1C	1 BEDROOM
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7160	TYPE BPR-1C	1 BEDROOM
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7163	TYPE BPR-1C	1 BEDROOM
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7168	TYPE BPR-1C	1 BEDROOM
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7199	TYPE BPR-1C	1 BEDROOM
7200	TYPE BPR-1C	1 BEDROOM

**KAHUNA**  
CORAL COOKIE POHUKA-A-A LAHAE ST  
KAAHUNA, OAHU, HAWAII

OWNER:  
KAAHUNA BLOCK C LLC  
100 KAAHUNA STREET, HONOLULU HI 96813

ARCHITECT OF RECORD:  
BROWNWOOD ARCHITECTS  
800 KAHALA DRIVE, SUITE 100  
HONOLULU HI 96815

DESIGN ARCHITECT:  
ALANIS DESIGN GROUP  
100 KAHALA STREET, SUITE 100  
HONOLULU HI 96815

STRUCTURAL ENGINEER:  
BALDRIDGE & ASSOCIATES STRUCTURAL  
ENGINEERING  
1100 BISHOP STREET, SUITE 1800  
HONOLULU HI 96813

MECHANICAL ENGINEER:  
KOTEN MECHANICAL  
700 KAHALA STREET, SUITE 100  
HONOLULU HI 96815

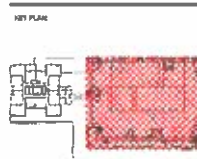
CIVIL ENGINEER:  
BULLS ENGINEERING  
1100 BISHOP STREET, SUITE 1800  
HONOLULU HI 96813

LANDSCAPE ARCHITECT:  
BALDRIDGE & ASSOCIATES LANDSCAPE  
ARCHITECTURE  
1100 BISHOP STREET, SUITE 1800  
HONOLULU HI 96813

BUILDING ENVELOPE ENGINEER:  
KOTEN MECHANICAL  
700 KAHALA STREET, SUITE 100  
HONOLULU HI 96815

ACQUISITION ENGINEER:  
KOTEN MECHANICAL  
700 KAHALA STREET, SUITE 100  
HONOLULU HI 96815

POOL:  
KOTEN MECHANICAL  
700 KAHALA STREET, SUITE 100  
HONOLULU HI 96815



SEAL & SIGNATURE

**NOT FOR CONSTRUCTION**

50% DESIGN DEVELOPMENT

DATE: 2023-05-01

PROJECT NO: 2022-05

REV. NO. DATE DESCRIPTION

1 2023-05-01

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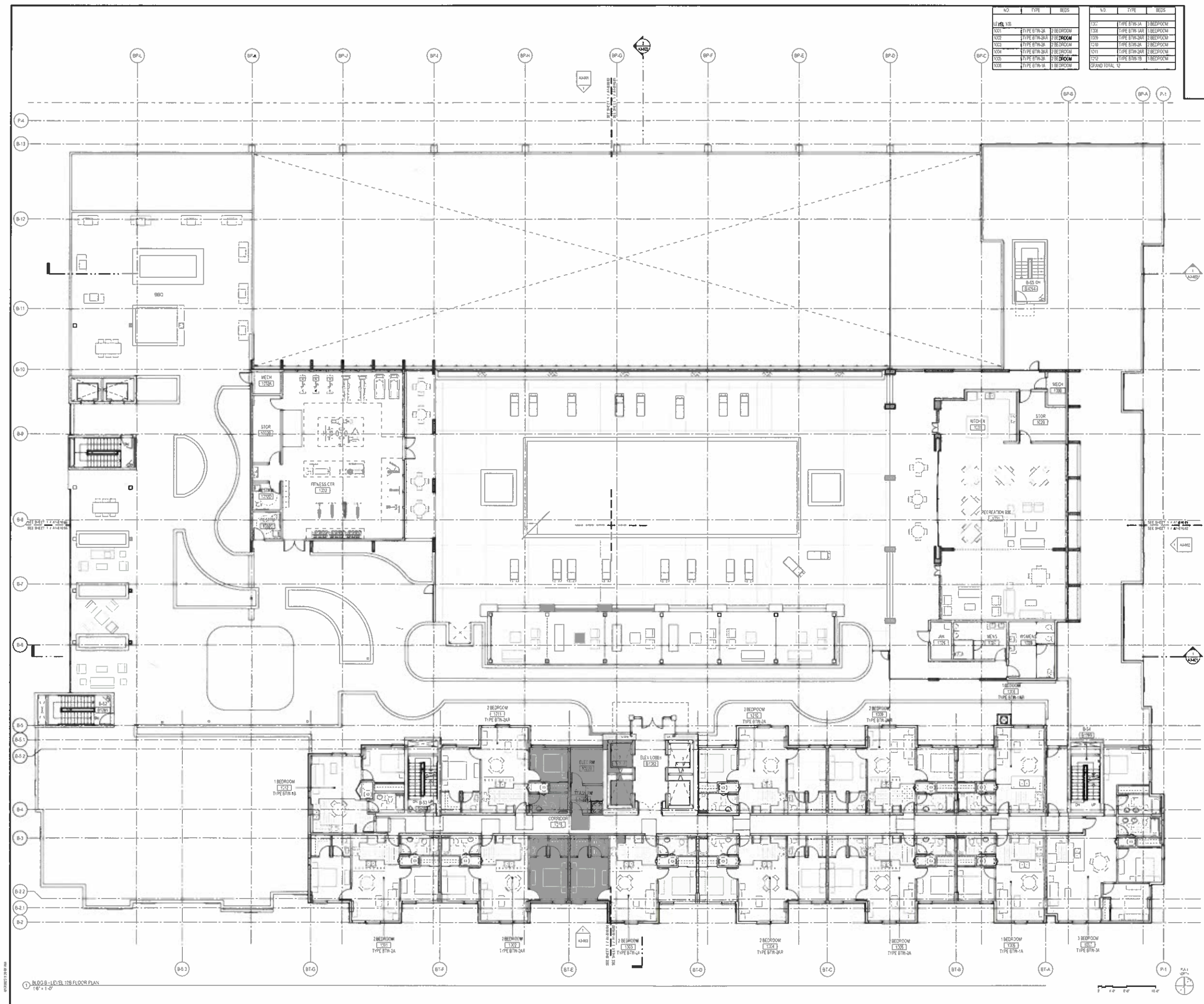
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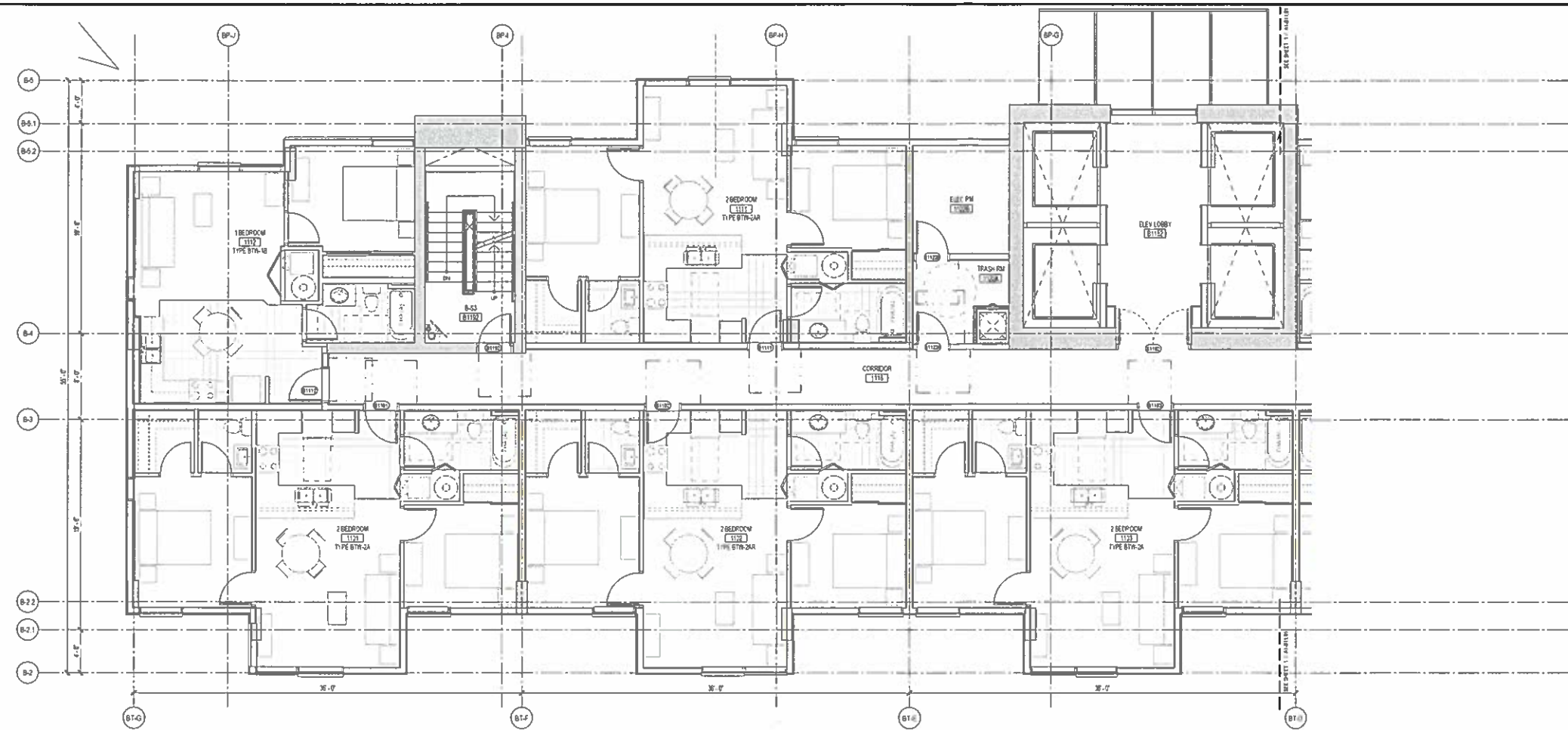


N/O	TYPE	BEDS
1019A	TYPE B7H-1A	2 BEDROOM
1020	TYPE B7H-2AB	2 BED ROOM
1021	TYPE B7H-2AB	2 BED ROOM
1022	TYPE B7H-2AB	2 BED ROOM
1023	TYPE B7H-2AB	2 BED ROOM
1024	TYPE B7H-2AB	2 BED ROOM
1025	TYPE B7H-2AB	2 BED ROOM
1026	TYPE B7H-1A	2 BED ROOM
GRAND TOTAL 12		









A.Q.	TYPE	BEDS
LEVEL 11B		
1121	TYPE B7W-2A	2 BEDROOM
1122	TYPE B7W-2AR	2 BEDROOM
1123	TYPE B7W-2A	2 BEDROOM
1124	TYPE B7W-2AR	2 BEDROOM
1125	TYPE B7W-2A	2 BEDROOM
1126	TYPE B7W-1A	1 BEDROOM
1127	TYPE B7W-1A	1 BEDROOM
1128	TYPE B7W-1C	1 BEDROOM
1129	TYPE B7W-2AR	2 BEDROOM
1130	TYPE B7W-2A	2 BEDROOM
1131	TYPE B7W-2A	2 BEDROOM
1132	TYPE B7W-1B	1 BEDROOM
GRAND TOTAL 12		

**ENLARGED FLOOR PLAN**  
**GENERAL NOTES**

## KAHUINA

CORAL COOKE, POHUAJANA & ALJANI S1  
KASA AND DAHU HAWAII

1500 BLAKE STREET MONTELEONE, TX 75201


**ARCHITECT OF RECORD:**  
BENJAMIN HOO ARCHITECTS  
800 KAPPOULE BLVD., SUITE 402  
HONOLULU HI 96817  
(808) 591-8616



DESIGN ARCHITECT,  
ALANA DESIGN GROUP  
1118 ALANA STREET SUITE 100  
MONROVIA, MD 21111  
(410) 547-2278

**STRUCTURAL ENGINEER:**  
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ENGINEERING  
1184 ESH OF STREET SUITE 1000  
MENDOTA IL 60130

 HAWAII DEPARTMENT OF TRANSPORTATION  
NOTEN HAWAII  
731 KANEKA STREET SUITE 301 HONOLULU  
HI 96813  
808 941 8800




CIVIL ENGINEER  
BILLS ENGINEERING  
7100 PORT STREET MALL, SUITE 4  
MCKINLEY, OH 43001  
BOE 788,3022

**LANDSCAPE ARCHITECT:**  
WALTERS KIMURA VICTORA INC.  
1140 THIRD AVENUE HONOLULU HI 96813  
P.O. BOX 5509

**WILL**  
BUILDING ENVELOPE ENGINEERS  
BLISS ANNE E. BLISSER  
TOPA FINANCIAL TOWER, 715 PORT STREET  
SUITE 2200 HONOLULU, HI 96813  
808.594.3728

ACUSTICAL ENGINEER  
DENSO  
156-C HANBULL DRIVE KALLA H 66754  
800 728 2688



**POOL:-**  
**PACIFIC AQUATECH INC.**  
 85-179 OLIV STREET, SAPOULE H5 M2T7  
 BOULBIE 1200

## KEY PLAN



DOI: 10.1002/for

**NOT FOR  
CONSTRUCTION**

50% DESIGN DEVELOPMENT

DATE 2023-05-01

PROJECT NO. 2022-05

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FULL SIZE PRINT 36" x 48"  
SHEET TITLE

BLDG B - LEVEL 11B  
FLOOR ENLARGED  
PLANS (11B-32B)

A1-B11.01

# **Outline Specifications For**

## **Kakaako Block C**

**CORAL, COOKE, POHUKAINA & AUAHI STREETS  
KAKA'AKO, OAHU, HAWAII**

**Alakea Design Group, LLC  
1100 Alakea Street, Suite 1500  
Honolulu, Hawaii, 96813**

**January 24, 2022**



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END OF DIVISION

## DIVISION 03 – CONCRETE

### SECTION 03 30 00 – CAST-IN-PLACE CONCRETE

General: Cast-in-place concrete for foundations, building frame members, elevated concrete slabs, shear walls

Products:

1. Formwork
  - a. Form Barrier: Contractor's choice of standard products with sufficient strength to withstand hydrostatic head without distortion in excess of permitted tolerances.
  - b. Form Coating: Release agent that will not adversely affect concrete or interfere with application of coatings.
  - c. Form Ties: Cone snap type that will leave no metal within 1-1/2 inches of concrete surface
2. Reinforcement
  - a. Reinforcing Steel: ASTM A 615 Grade 60, Deformed billet-steel bars.
  - b. Steel Welded Wire Reinforcement: ASTM A 185, plain type; Mesh Size and Wire Gage as indicated on drawings.
  - c. Reinforcement Accessories
    - i. Tie Wire: Annealed, minimum 16 gage.
    - ii. Chairs, Bolsters, Bar Supports, Spacers: complying with CRSI Specifications, sized and shaped for adequate support of reinforcement during concrete placement.
    - iii. Provide stainless steel, galvanized, plastic-, or plastic-coated steel components for placement within 1-1/2 inches of weathering surfaces.
3. Concrete Materials
  - a. Cement: ASTM C 150, Type II, Portland Type.
  - b. Fine and Coarse Aggregates: ASTM C 33.
  - c. Water: Chloride free, fresh, clean, potable, and not detrimental to concrete.
  - d. Admixtures (as required): ASTM C260, C494 and C1017.
4. Concrete Accessories
  - a. Vapor Barrier: As indicated in Project Geotechnical Report.
  - b. Non-Shrink Grout: ASTM C 1107; premixed compound consisting of non-metallic aggregate, cement, water reducing and plasticizing agents.
    - i. Minimum Compressive Strength at 48 Hours: 2,400 psi.
    - ii. Minimum Compressive Strength at 28 Days: 7,000 psi.

- c. Moisture-Retaining Cover: ASTM C 171; regular curing paper, white curing paper, clear polyethylene, white polyethylene, or white burlap-polyethylene sheet.
  - d. Liquid Curing Compound: ASTM C 309, Type 1, clear or translucent. Contractor shall verify the compatibility with floor finishes indicated in Architectural Drawings.
5. Joint Devices and Materials
- a. Waterstops: Rubber type, COE CRD-C 513.
  - b. Joint Filler: Nonextruding, resilient asphalt impregnated fiberboard or felt, complying with ASTM D 1751, tongue and groove profile.
  - c. Construction Joint Devices: Integral galvanized steel; formed to tongue and groove profile, with removable top strip exposing sealant trough, knockout holes spaced at 6 inches, ribbed steel spikes with tongue to fit top screed edge.
  - d. Construction joints: Make construction joints not shown on the drawings so as to least impair the strength of the structure. These joints must be approved by the Architect.
  - e. Make reinforcing steel continuous across construction joints. Provide keys or inclined dowels as required. Provide longitudinal keys at least 1-1/2 inches deep in all joints in walls and between walls and slabs or footings.
  - f. Expansion joints: Reinforcement or other embedded metal items bonded to the concrete (except dowels in floors and wall bonded on only one side of the joint) will not be permitted to extend continuously through any expansion joints.
  - g. Control joints: When saw-cut joints are permitted, sawing must occur as soon as concrete surface is firm enough so concrete will not be damaged, but no later than 12 hours after concrete placement.
6. Concrete Mix Design
- a. Proportioning Normal Weight Concrete: Comply with ACI 211.1 recommendations.
  - b. Normal Weight Concrete: Compressive Strength, when tested in accordance with ASTM C 39/C 39M at 28 days: As indicated on drawings.
  - c. Slump: The required slump for proper placement shall be determined by the Contractor and Supplier and included in the mix design Submittal. Acceptance of the proposed slump shall be obtained from the Engineer prior to construction. Slump shall conform to ASTM C94 and meet the following tolerances based on design slump:
    - i. 2" slump and less: +/- 1/2"
    - ii. More than 2" thru 4": +/- 1"
    - iii. More than 4": +/- 1 1/2"

7. Void Form Fill



- a. Basis- of- Design Product: EPS Geofoam manufactured by AFM Corporation produced by Pacific Allied Products, Ltd., 91-110 Kaomi Loop, Kapolei, HI 96707.
- b. Foam Materials: ASTM D6817 - Standard Specification for Rigid, Cellular Polystyrene Geofoam.
  - i. Type EPS39. (Compressive strength=15psi min.)

END OF SECTION

### SECTION 03 38 00 – POST-TENSIONED CONCRETE

General: Cast-in-place post-tensioned concrete framing members and slabs. Sheathing-covered tensioning tendons for unbonded system.

Products:

1. Formwork: As specified in SECTION 03 30 00 - CAST-IN-PLACE CONCRETE.
2. Prestressing Steel
  - a. Wire: Wire conforming to ASTM A 421. Do not use oil tempered wires.
  - b. Strand: Strand conforming to ASTM A 416, Grade 270 seven-wire stranded steel cable; low-relaxation type.
  - c. Strand or wire not specifically itemized in ASTM A 416 or ASTM A 421, including low-relaxation strand or wire, may be used provided they conform to minimum requirements of these Specifications and have no properties which make them less satisfactory than those listed in ASTM A 416 or ASTM A 421.
3. Unbonded Tendons: Factory assembled, complying with PTI Tendon Specification, ASTM A 416, Grade 270 seven-wire stranded steel cable; low-relaxation type; full length without splices; weldless; greased and covered with sheathing providing free movement of tendon within sheathing; complete with end anchorages.
  - a. ANCHORAGES: Anchorages for unbonded tendons shall conform to the following minimum requirements:
    - i. Anchorages shall develop at least 95% of minimum specified ultimate strength of prestressing steel without exceeding anticipated set. Total elongation under ultimate load of tendon shall not be less than 2% measured in a minimum gauge length of 10 feet.
    - ii. Anchorages shall be adequately protected against corrosion by one of the following methods:
      - 1) Where concrete or grout cannot provide minimum concrete cover to anchorage or cut end of tendon, as specified for prestressing steel elsewhere in structure, anchorages shall be:
        - Epoxy-coated in conformance with ASTM A775.
        - Galvanized in conformance with ASTM B622 (Type LS or NS).

- Painted with a corrosion-resistant paint, Tnemec 66-1211 primer and Tnemec Series 66 Hi-Build Epoxoline top coat, or equivalent.
- 2) Where concrete or grout provides minimum concrete cover to anchorage or cut end of tendon, as specified for prestressing steel elsewhere in structure:
- Anchorages shall be protected against corrosion as specified in Section 2.03.A.2.a or encapsulated in a coating material conforming to the requirements of Section 2.03.B.
  - Stressing anchorage located in recessed pockets not conforming to 2.03.A.2.b.1 (above), shall be coated with material conforming to 2.03.B and covered with a suitable enclosure as to completely encapsulate tendon and anchorage grips and prevent damage or displacement of coating material.
- b. COATING: Coating material used to provide corrosion protection of tendon, coupling and in some instances, anchorages, shall conform to the following minimum requirements:
- i. Coating shall be an organic material with appropriate polar, moisture displacing and corrosion preventative additives, such as grease, wax, bitumastic, asphaltic mastic or other equivalent material.
  - ii. Coating material shall remain ductile and free from cracks and shall not become fluid over anticipated range of temperatures encountered during fabrication, transportation, storage, installation, concreting, tensioning, and while in service.
  - iii. Coating shall be chemically stable, and non-reactive to prestressing steel, sheathing material and concrete.
  - iv. Coating material shall adhere to and be a continuous non-brittle film at the lowest anticipated temperature of exposure over entire tendon length, providing lubrication between prestressing steel and sheathing.
  - v. Minimum weight of coating material on prestressing steel shall not be less than 2.5 pounds of coating material per 100 feet of 0.5 inch diameter prestressing steel and 3.0 pounds of coating material per 100 feet of 0.6 inch diameter prestressing steel.
  - vi. Alternate coating weight shall be submitted to the Architect for comment, prior to fabrication, with supporting data, such as pull-out tests, which indicate the coefficient of friction of the tendon. Amount of coating material used shall be sufficient to ensure essentially complete filling of the annular space between prestressing steel and sheathing.
- c. SHEATHING: Sheathing for unbonded tendons shall conform to the following minimum requirements:
- i. Sheathing shall be a plastic-like material, high density polyethylene, polypropylene or equivalent, having sufficient tensile strength to withstand unrepairable damage during fabrication, transport, storage and installation.
  - ii. Sheathing shall be non-reactive with concrete, prestressing steel and coating material.
  - iii. Sheathing shall be waterproof and continuous over entire length of the tendon. Sheathing may be continuous tube or spirally wrapped.

- iv. Minimum thickness of sheathing shall not be less than 0.04 inches for medium or high-density polyethylene or polypropylene. Sheathing shall have an inside diameter at least 0.01 inches greater than maximum diameter of prestressing steel.
  - v. Sheathing shall be chemically stable, without embrittlement or softening over anticipated exposure temperature range and service life of structure.
  - vi. After installation of tendons, tape rips in sheathing in conformance with Specifications
  - vii. Alternate types of sheathing and sheathing dimensions shall be submitted to the Architect for comment, prior to fabrication, with supporting data, such as pull-out tests, which indicate the coefficient of friction of the tendon.
  - a. COUPLINGS: Couplings of unbonded tendons shall be used only at locations specifically indicated on Drawings or accepted by the Architect and shall conform to the following minimum requirements:
    - i. Couplings shall develop at least 95% of minimum specified ultimate strength of prestressing steel without exceeding anticipated set.
    - ii. Enclose couplings and/or coupling components in housings long enough to permit necessary movements.
    - iii. Protect coupling components with a coating material conforming to Section 2.03.B prior to encasement in concrete.
    - iv. Do not use couplings at a point of sharp tendon curvature.
  - b. SELF-ADHESIVE TAPE: High density polyethylene, or equivalent, of suitable thickness with adhesive backing. Tape shall be non-reactive with sheathing, coating material, prestressing steel and concrete.
4. Supplementary Reinforcing: As specified in SECTION 033000 - CAST-IN-PLACE CONCRETE
5. Accessories
- a. Tie Wire:
    - i. Minimum 16 gage (1.5 mm) annealed type.
    - ii. An acceptable patented system.
  - b. Chairs, Bolsters, Bar Supports, Spacers: Size and shape for strength and support of reinforcement during tendon location, installation, and placement of concrete.
  - c. Touch-up Primer: Corrosion resistive paint.
6. Concrete Materials and Mix Design: As specified in SECTION 033000 - CAST-IN-PLACE CONCRETE

END OF SECTION

END OF DIVISION



## DIVISION 04 – MASONRY

### SECTION 04 22 00 – CONCRETE MASONRY UNIT

General: Unit Masonry – Concrete masonry bearing walls, non-bearing partitions, freestanding masonry walls, including without limitations, mortar and grout, reinforcement, and accessories.

Products:

1. Concrete Masonry Units
  - a. Concrete Block:
    - i. Size: Standard units with nominal face dimensions of 16 x 8 inches and nominal depth of 8 inches.
    - ii. Load-Bearing and Non Load-Bearing Units: ASTM C 90, normal weight, Location as indicated on drawings.
2. Mortar and Grout Materials
  - a. Portland Cement: ASTM C 150, Type I, II.
    - i. Hydrated Lime: ASTM C 207, Type S.
    - ii. Mortar Aggregate: ASTM C 207, Type S
    - iii. Grout Aggregate: ASTM C 404.
  - b. Water: Clean and Potable
3. Reinforcement and Anchorage
  - a. Reinforcing Steel: ASTM A 615/A 615M Grade as shown on drawings.
    - i. Deformed billet-steel bars, unfinished.
4. Accessories
  - a. Non-metallic Shrinkage-Resistant Grout: Pre-mixed, non-metallic, non-corrosive, non-staining product containing selected silica sand, Portland cement, shrinkage compensating agents, plasticizing, and water reducing agents.
  - b. Control Joint Resilient Keys: Polyvinyl chloride section with a minimum durometer hardness of 80 and shear section of 5/8 inch thick with 5/16-inch thick flanges. Total width, not less than 2-3/8 inches.
  - c. Backer Rods and Sealants: As specified in SECTION 079000 – JOINT PROTECTION.
  - d. Reglets: Compatible plastic or metal
  - e. Cleaning Agents: As recommended by the manufacturer.
5. Mortar and Grout Mix Design
  - a. Mortar: Conform to ASTM C 270, 2,000-psi 28-day compressive strength unless otherwise indicated. Admixture mixed in accordance with the manufacturer's recommendations

- b. Grout Mix: ASTM C 476; 3000 psi, 28-day compressive strength, unless otherwise indicated on the drawings.

END OF SECTION

END OF DIVISION

## DIVISION 05 – METALS

### SECTION 05 09 00 – FASTENERS & ANCHORS

General: Metal Fasteners and anchors, including without limitations, brass, bronze, aluminum, stainless steel, and galvanized.

Products:

1. Materials
  - a. Cast:
    - i. Steel: ASTM B 633 or ASTM A 153 hot dipped galvanized
    - ii. Stainless Steel: AISI Type 300
    - iii. Aluminum, Brass or Bronze: Match base metal
  - b. Sheet: ASTM C 150, Type I, II.
    - i. Galvanized: ASTM A 653, G60
    - ii. Stainless steel: ASTM A 666, Type 300 or 400
  - c. Painted
    - i. Match pre-finished substrate finish and color
2. Types
  - a. Powder driven: CABO NER-272
  - b. Nails brads and Staples: ASTM 1667
  - c. Screws: Wood ASME B18.6.1, Metal Framing ASTM C 954, Machine screw ASME B18.6.3
  - d. Bolts: Through Bolts ASTM A 307, Grade A minimum, Lag Bolts ASME B18.2.1, Toggle Bolt FS FF-B-588
  - e. Expansion Anchors: Carbon ASTM B 633, Class Fe/Zn 5, Stainless ASTM F 593 or ASTM F 594 Alloy Group 1 or 2
  - f. Framing Anchors: Compatible with required grades and base metal

END OF SECTION



## SECTION 05 12 00 – STRUCTURAL STEEL FRAMING

**General:** Structural steel for building construction including sub-framing units which are part of the general framing system. Include anchors, bases, bearing plates, bracing, grouting, lintels when part of structural framing, and detail fittings.

**Products:**

1. Materials
  - a. Steel Angles and Plates: ASTM A 36/A 36M.
  - b. Rolled Steel Structural Shapes: ASTM A 992/A 992M.
  - c. Hot-Formed Structural Tubing: ASTM A 501, seamless or welded.
  - d. Steel Plate: ASTM A 514/A 514M.
  - e. Pipe: ASTM A 53/A 53M, Grade B, Finish black.
  - f. Carbon Steel Bolts and Nuts: ASTM A 307, Grade A galvanized to ASTM A 153/A 153M, Class C.
  - g. High-Strength Bolts, Nuts, and Washers: ASTM A 325 (ASTM A 325M), Type 1, medium carbon, galvanized.
  - h. High-Strength Structural Bolts: ASTM A 490 (ASTM A 490M), with matching ASTM A 563 (ASTM A 563M) nuts and ASTM F 436 washers; Type 1 alloy steel.
  - i. Welding Materials: AWS D1.1; type required for materials being welded.
  - j. Grout: Non-shrink, non-metallic aggregate type, complying with ASTM C 1107 and capable of developing a minimum compressive strength of 7,000 psi at 28 days.
  - k. Shop and Touch-Up Primer: Fabricator's standard, complying with VOC limitations of authorities having jurisdiction.
  - l. Touch-Up Primer for Galvanized Surfaces: Fabricator's standard, complying with VOC limitations of authorities having jurisdiction.

END OF SECTION

## SECTION 05 40 00 – COLD-FORMED METAL FRAMING

General: Load-bearing and non-load-bearing framing for exterior and interior partitions, soffits and ceilings.

### Products:

1. Materials
  - a. Steel Sheet: ASTM A 1003/A 1003M, Structural Grade, Type H, metallic coated; grade of ST33H or ST50H as required by structural performance, Coating of G60 or greater.
  - b. Clips: ASTM A 653/A 653M, structural steel, zinc coated, grade as required for structural performance, coating of G60 or greater.
2. Shapes
  - a. Manufacturer's standard C-shaped steel studs, punched with stiffened flanges.
  - b. Manufacturer's standard U-shaped steel track, unpunched, with unstiffened flanges.
  - c. Manufacturer's single, deep-leg, U-shaped steel track, unpunched, with unstiffened flanges.
  - d. Miscellaneous: Manufacturer's standard supplementary framing, bracing, bridging, blocking, stiffeners, anchor clips, gusset plates, reinforcements, lintels.

END OF SECTION

## SECTION 05 50 10 – METAL FABRICATIONS – STEEL

General: Miscellaneous metal items fabricated from heavy gage ferrous metals and not provided with structural steel system, including without limitations, handrails and railings, ladders, gratings, floor plates and covers, counter and equipment supports, expansion joint covers, miscellaneous framing and supports.

### Products:

1. Materials
  - a. Steel plates, shapes, and bars: ASTM A 36.
  - b. Steel bar grating: ASTM A 569.
  - c. Steel pipe: ASTM A 53, schedule 40.
  - d. Bolts: ASTM A 307, Grade A.
  - e. Fasteners: Zinc coated fasteners designed for loading and use.
  - f. Grout: Non-shrink non-metallic grout.
  - g. Concrete inserts: Galvanized ferrous castings

2. Galvanized ferrous metal items at exterior wall and where exposed to weather: 1-coat shop-applied primer.
  - a. Galvanizing: ASTM A 123 for Steel plates, shapes and bars, ASTM A 153 for iron and steel hardware.
  - b. Primer: Fast-curing, abrasion resistant, rust inhibitive primer selected for compatibility with substrates and with types of finish paint systems indicated.
  - c. Touch-up Materials: Field applicable paint coatings for repair of minor abraded areas. Product shall be same materials and performance as original coatings and shall be applied per painting schedule.

END OF SECTION

#### SECTION 05 51 10 – METAL STAIRS

General: Design and engineering of steel stairs with concreted filled treads and landings including steel tube railings and handrails.

Products:

1. Materials
  - a. Steel stairs with concrete-filled treads and landings.
2. Metals
  - a. Provide materials with smooth, flat surfaces unless otherwise indicated.
  - b. Steel Plates, Shapes, and Bars: ASTM A 36/A 36M.
  - c. Steel Tubing: ASTM A 500 (cold formed) or ASTM A 513.
  - d. Rolled-Steel Floor Plate: ASTM A 786/A 786M, rolled from plate complying with ASTM A 36/A 36M or ASTM A 283/A 283M, Grade C or D.
3. Miscellaneous
  - a. Low-Emitting Materials: Paints and coatings shall comply with the testing and product requirements of the California Department of Health Services' "Standard Practice for the Testing of Volatile Organic Emissions from Various Sources Using Small-Scale Environmental Chambers."
  - b. Shop Primers: Provide primers that comply with Division 9 painting Sections.
  - c. Universal Shop Primer: Fast-curing, lead- and chromate-free, universal modified-alkyd primer complying with MPI#79 and compatible with topcoat.

END OF SECTION



## SECTION 05 52 10 – PIPE AND TUBE RAILINGS

General: Steel tube railings attached to metal stairs. Steel tube handrails attached to walls adjacent to metal stairs

### Products:

1. Materials
  - a. Steel Tube Railings: Fabricate railings to comply with requirements indicated for design, dimensions, details, finish, and member sizes, including wall thickness of tube, post spacings, and anchorage, but not less than that needed to withstand indicated loads.
  - b. Rails and Posts: 1-5/8-inch- (41-mm-) diameter top and bottom rails and 1-1/2-inch- (38-mm-) square posts.
  - c. Picket Infill: 1/2-inch- (13-mm-) square pickets spaced less than 4 inches (100 mm) clear.
2. Fasteners
  - a. Ungalvanized Steel Railings: Plated steel fasteners complying with ASTM B 633 or ASTM F 1941 (ASTM F 1941M), Class Fe/Zn 5 for zinc coating.
  - b. Hot-Dip Galvanized Railings: Type 304 stainless-steel or hot-dip zinc-coated steel fasteners complying with ASTM A 153/A 153M or ASTM F 2329 for zinc coating.
3. Finishes
  - a. Galvanized Railings:
    - i. Hot-dip galvanize exterior steel and iron railings, including hardware, after fabrication.
    - ii. Comply with ASTM A 123/A 123M for hot-dip galvanized railings.
    - iii. Comply with ASTM A 153/A 153M for hot-dip galvanized hardware.
  - b. Preparation for Shop Priming: Prepare uncoated ferrous-metal surfaces to comply with SSPC- SP 6/NACE No. 3, "Commercial Blast Cleaning." SSPC-SP 3, "Power Tool Cleaning."
  - c. Primer Application: Apply shop primer to prepared surfaces of railings unless otherwise indicated.
  - d. Do not apply primer to galvanized surfaces.
  - e. High-Performance Coating: Apply epoxy intermediate and polyurethane topcoats to prime-coated surfaces.

END OF SECTION

## SECTION 05 55 16 – METAL STAIR NOSING

General: Slip resistant, extruded aluminum safety nosing in compliance with ADA, OSHA, and local building codes.

### Products:

1. Materials
  - a. 2" wide extruded aluminum stair nosing with contrasting color abrasive finish, full-width of stair less required clearance.
  - b. Manufacturer's anchorage devices for the condition of use and compatible with the aluminum assembly and substrate.

END OF SECTION

END OF DIVISION

## DIVISION 06 – WOODS, PLASTICS, AND COMPOSITES

### SECTION 06 05 73 – WOOD TREATMENT

**General:** Preservative treatment of wood products. All wood treated with oil-borne preservatives shall be kiln-dried before treatment to an average moisture content of 12% to 15% per AWP standards. All wood treated with water-borne preservatives (with the exception of Hi-Bor (SBX) treated wood) shall be air dried or kiln-dried before treatment to an average moisture content of 28% or less per AWP standards. Wood having a moisture content higher than 28% is acceptable when treating with Hi-Bor (SBX).

**Products:**

1. Water-Borne Preservatives shall be Wolman CCA or Osmose CCA, Supatimber CCA, Chemonite ACZA or Hi-Bor SBX in accordance with American Wood Preservers Association (AWPA) Standard P5 - Standards for Waterborne Preservatives. Preservatives shall be EPA registered.
2. Water-Borne Preservatives used to coat end cuts and penetrations within CCA or ACZA treated wood shall be Wolman (R) Treat 00, Wolman (R) Clear or Osmose Special K-33 Preservative. Preservatives shall be EPA registered.
3. Water-Borne Preservatives used to coat end cuts and penetrations in HI-BOR (SBX) treated wood shall be Clear-Bor FT. or an equivalent solution of 10% inorganic boron. The end coating solution must be approved and labeled by the Environmental Protection Agency and must be accepted by the State of Hawaii, Department of Agricultural Pesticide Division for this purpose. The treatment solution shall have a colorant added which will tint the wood surface to indicate treatment.
4. Oil-Borne Preservatives shall be TRIB II (0.50% by weight chlorpyrifos, 0.75% by weight 3-iodo-2-propynyl butyl carbamate (IPBC), or DAP Inc. "Premium Woodlife" (for dip treatment only), manufactured to the manufacturer's quality control and EPA registered. The solvent used in formulating the preservative solution shall meet the requirements of AWP hydrocarbon solvent Type C, Standard P9, Paragraph 3.1.

END OF SECTION

### SECTION 06 10 00– ROUGH CARPENTRY

**General:** Rough carpentry to include without limitation, wood framing, floor, wall and roof sheathing, gypsum sheathing, underlayment, nailers, blocking, furring, and sleepers.

**Products:**

1. Lumber: Surfaced 4 sides, SSS, 15% maximum moisture content.
  - a. Light framing: Construction grade douglas fir or southern pine, appearance grade where exposed.



- b. Structural framing and timbers: No. 1 grade Douglas fir or southern pine, appearance grade where exposed.
  - c. Boards: Construction grade.
  - d. Grading and Treatment Marks: Conceal in material exposed to view. Type of treatment not to show in final finished work.
- 2. Wood for nailers, blocking, furring and sleepers: Construction grade, finished 4 sides, 15% maximum moisture content. Pressure preservative treat items in contact with roofing, flashing, waterproofing, masonry, concrete or the ground.
- 3. Building paper: Asphalt saturated felt, non perforated, ASTM D 226, Type 1 (No. 15).
- 4. Air infiltration barrier: 6 mil polyethylene fabric which permits passage of water vapor, DuPont Tyvek.
- 5. Wood treatment as specified in SECTION 060573 – WOOD TREATMENT

END OF SECTION

#### SECTION 06 20 23 – INTERIOR FINISH CARPENTRY

General: Finish carpentry for woodwork items exposed to view, to include without limitation, exterior running and standing trim, interior running and standing trim, door and window casing, board type hardwood paneling, plywood panels, plastic coated shelving and closet accessories.

Products:

- 1. Quality standard for fabrication and products: Architectural Woodwork Institute Quality Standards, Premium grade unless noted otherwise.
- 2. Exterior finish carpentry
  - a. Trim and boards for transparent finish: Softwood, Grade B and Better, 1 and 2 clear, rough sawn texture one face.
  - b. Trim and boards for painted finish: Softwood suitable for exposure and loading.
- 3. Interior Finish Carpentry
  - a. Trim, boards, and plywood for transparent finish: Hardwood, book matched veneers for plywood, hardwood solids for standing and running trim.
  - b. Trim, boards, and plywood for painted finish: Closed grain hardwood or MDF, suitable for exposure and use.
  - c. Prefinished hardwood paneling, board type.
  - d. Softwood paneling, board type with clip mounting:
- 4. Wood treatment as specified in SECTION 060573 – WOOD TREATMENT

## END OF SECTION

### SECTION 06 41 16 – PLASTIC-LAMINATE-FACED ARCHITECTURAL CABINETS

General: High pressure laminate-faced architectural cabinets. Wood furring, blocking, shims, and hanging strips for the installation of plastic-laminate-faced architectural cabinets unless concealed within other construction before cabinet installation.

Products:

1. Quality standard for fabrication and products:
  - a. Unless otherwise indicated, comply with the "Architectural Woodwork Standards" for grades of architectural laminate cabinets indicated for construction, finishes, installation, and other requirements.
  - b. Plastic sheet laminate conforming to NEMA LD-3
2. Grade: Custom
3. Type of Construction: Frameless
4. Cabinet, Door, and Drawer front interface style: Flush overlay
5. Edge Banding: 1mm PVC with integral color to match high-pressure laminate.
6. Hardware: Heavy duty commercial grade steel or brass with satin chromium plate finish; ball bearing side mount drawer slides specified to support minimum of 100 lbs weight on extension.
7. Glass doors, shelves: Tempered safety glass

## END OF SECTION

### SECTION 06 65 10 – SOLID SURFACE FABRICATION

General: Lavatory tops with cut outs for fixtures. Table tops with cut outs for fixtures.

Products:

1. Cast, nonporous, filled polymer, not coated, laminated or of composite construction with through-body colors meeting ANSI Z124.3 or ANSI Z124.6, having minimum physical and performance properties specified.
2. Edge treatment and inlays per manufacturer's recommendations.
3. Accessories

- a. Joint adhesive: Manufacturer's standard one- or two-part adhesive kit to create inconspicuous, nonporous joints.
- b. Sealant: Manufacturer's standard mildew-resistant, FDA-compliant, NSF 51-compliant (food zone – any type), UL-listed silicone sealant in colors matching components.

END OF SECTION

END OF DIVISION



## DIVISION 07 – THERMAL AND MOISTURE PROTECTION

### SECTION 07 14 00 – FLUID-APPLIED WATERPROOFING

General: Lanai waterproofing under tile surface. Waterproofing membrane under tile floors in bathrooms. Planter, and pool waterproofing.

Products:

1. Under tile waterproofing: Polyurethane elastomeric liquid membrane; Pacific Polymers, Elasto-Deck 5500.
2. Planter waterproofing: Polyurethane elastomeric liquid membrane; Pacific Polymers, Elasto-Deck B.T.

END OF SECTION

### SECTION 07 17 00 – BENTONITE WATERPROOFING

General: Below grade composite sheet/panel membrane, molded sheet drainage panels waterproofing system at perimeters and elevator pits.

Products:

1. Composite HDPE/Bentonite Membrane.
  - a. Dual-waterproofing, resealable, composite sheet membrane system composed of high-density polyethylene with a sodium-bentonite face designed for buried concrete or masonry construction
  - b. Sheet waterproofing membrane specially designed for waterproofing applications where saline, alkaline, acid, etc conditions exist.
  - c. Saltwater Paraseal or approved equal.
  - d. Obtain primary waterproofing materials of each type required from a single manufacturer to greatest extent possible. If obtaining from a single manufacturer is not possible, ensure mixing of products complies with all affected warranties. Provide accessory materials that are approved by membrane manufacturer.
2. Accessory Materials
  - a. Types recommended by bentonite product manufacturer

END OF SECTION

## SECTION 07 18 00 – TRAFFIC COATINGS

General: Polyurethane traffic coatings for vehicular traffic applications. Pavement markings.

### Products:

1. Vehicular Traffic Coating: Manufacturer's standard low-odor, low-VOC, exterior exposure, traffic-bearing, seamless, high-solids-content, cold liquid-applied, elastomeric, waterproofing membrane system with integral wearing surface for vehicular traffic; meeting ASTM C 957, and SWRI validated and below 100 g/L maximum per 40 CFR 59, Subpart D (EPA Method 24) and complying with requirements of authorities having jurisdiction
2. Accessory Materials
  - a. As described in manufacturer's written installation instructions, recommended to produce complete traffic coating system meeting performance requirements, and compatible with traffic coating material and adjacent materials
  - b. Single-Component, Non-Sagging Urethane Joint Sealant: ASTM C 920, Type NS, Class 50.
    - i. Load-Bearing and Non Load-Bearing Units: ASTM C 90, normal weight, Location as indicated on drawings.

END OF SECTION

## SECTION 07 21 00 – BUILDING INSULATION

General: Building insulation including without limitations, Foam-plastic board insulation, Glass-fiber blanket insulation, Mineral-wool blanket insulation, Fiberglass board insulation (Acoustical), Vapor retarders.

### Products:

1. Rigid Board Insulation
  - a. Polyisocyanurate Board Insulation: ASTM standards (ASTM C1289 for polyisocyanurate insulation) set forth by ASTM for its particular type. Insulation shall be mechanically attached (where feasible) or for non-nailable substrates installed in hot asphalt in accordance with the insulation manufacturer's specifications and NRCA requirements.
  - b. Extruded Polystyrene Board, Type IV: ASTM C 578, Type IV, 25- psi (173-kPa) minimum compressive strength; unfaced; maximum flame-spread and smoke-developed indexes of 25 and 450, respectively, per ASTM E 84.
2. Glass-Fiber Blanket Insulation
  - a. Unfaced, Glass-Fiber Blanket Insulation: ASTM C 665, Type I; with maximum flame-spread and smoke-developed indexes of 25 and 50, respectively,

per ASTM E 84; passing ASTM E 136 for combustion characteristics.  
Hydrated Lime: ASTM C 207, Type S.

3. Mineral-Wool Blanket Insulation
  - a. Unfaced, Mineral-Wool Blanket Insulation: ASTM C 665, Type I (blankets without membrane facing); consisting of fibers; with maximum flame-spread and smoke-developed indexes of 25 and 50, respectively, per ASTM E 84; passing ASTM E 136 for combustion characteristics.
4. Fiberglass Board Insulation (Acoustical)
  - a. Glass-Fiber Board, Faced: ASTM C 612, Type IA; faced on one side with foil-scrim-kraft or foil-scrim-polyethylene vapor retarder, with maximum flame-spread and smoke-developed indexes of 25 and 50, respectively, per ASTM E 84. Nominal density of 3 lb/cu. ft.
5. Recovery Board
  - a. ½" Fiberglass-mat faced gypsum roof boards to achieve Class A roofing assembly
6. Vapor Retarders
  - a. Polyethylene Vapor Retarders: ASTM D 4397, 6 mils (0.15 mm) thick, with maximum permeance rating of 0.13 perm (7.5 ng/Pa x s x sq. m).
  - b. Vapor-Retarder Tape: Pressure-sensitive tape of type recommended by vapor-retarder manufacturer for sealing joints and penetrations in vapor retarder.
7. Accessories
  - a. Provide stick pins, anchors, adhesives, and tape as recommended by insulation manufacturer to prevent displacement of insulation.

END OF SECTION

#### SECTION 07 21 13 – FAÇADE INSULATION AND SAFING

General: Perform and provide all work to complete, and all supplementary items necessary for the proper installation of the facade insulation.

Products:

1. Mineral Wool Insulation
  - a. Curtain wall Insulation shall be spun mineral wool fibers faced with reinforced aluminum foil vapor barrier, UL rated flame spread less than 25 and smoke developed less than 5, with density of 8pcf, 3" thick, k-value of 0.23 and a "U" value of 0.076.
2. Insulation – Fire Safing
  - a. Fire safing at slab edge shall be "Safing Insulation" by Thermafiber® or approved equal and installed between the face of the floor slab and the spandrel condition. Provide a minimum of 4" vertical thickness or greater as

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required, compressed a minimum 25% and held in place by impaling "Z" clips at a maximum of 24" on center or other approved means per the UL rated assembly.

3. Insulation – Sound, Fiberglass Batt
  - a. ASTM C665, Type 1, preformed glass fiber, formaldehyde-free, "Sound Control Batts", acoustical fiber glass insulation

END OF SECTION

#### SECTION 07 24 00 – EXTERIOR INSULATION AND FINISH SYSTEM (EIFS)

General: Perform and provide all work to complete, and all supplementary items necessary for the proper installation of the Exterior Insulation and Finish System (EIFS), including anchorage and embedments.

Products:

1. System: Provide StoTherm NEXt® by Sto as the basis of design..
2. Provide adhesive, board insulation, reinforcing fabrics/mesh, tape, backstop air/moisture barrier, flashing materials, base coat materials, finish coat materials, and accessories that are compatible with one another and approved for use by system manufacturer.
3. Miscellaneous Materials
  - a. Brackets, Clips, Shims and Reinforcements: Provide aluminum or steel.
  - b. Spacers and Shims: Provide stainless steel sleeve spacers or suitable bearing pads to insure free movement between surfaces where expansion and deflection movements are intended. Provide high impact polystyrene shim pads for static shims.
  - c. Flashing: Provide stainless steel designed in accordance with the drawings unless directed otherwise by the Architect. Exposed flashing to include colored finish

END OF SECTION

## SECTION 07 26 00 – VAPOR BARRIER

General: For installation under concrete slab, including vapor barrier, seam tape, and mastic.

### Products:

1. Primary Underslab Vapor Barrier
  - a. Permeance of less than 0.01 Perms [grains/(ft<sup>2</sup> · hr · inHg)] as tested in accordance with ASTM E 1745 Section 7.
  - b. Strength: ASTM E 1745 Class A.
  - c. Thickness: 15 mils minimum.
  - d. Seaming Tap and Mastic: Manufacturer's recommended product for compatibility with vapor barrier system.

END OF SECTION

## SECTION 07 27 50 – WEATHER & AIR BARRIERS

General: Fluid-applied air and moisture barrier membrane to be applied over vertical above grade concrete walls and masonry walls.

### Products:

1. Fluid-applied: ICC ES AC 212, ICC Acceptance Criteria for Water-Resistive Coatings Used as Water-Resistive Barriers over Exterior Sheathing.
2. Basis of Design – Air & Water Resistive Barrier:
  - a. Ready-mixed flexible spray or roller applied air and moisture barrier material
  - b. Joint Treatment: Flexible air and moisture barrier membrane material for embedding non-woven integrally reinforced cloth reinforcement.
  - c. Rough Opening Treatment: Ready mixed coating applied by trowel or knife with nominal 4.2 oz/yd<sup>2</sup> (142 g/m<sup>2</sup>) self-adhesive, flexible, symmetrical, interlaced glass fiber mesh. Also used as a detail component for shingle lap transition at flashing
  - d. Transition Membranes:
    - i. Flexible air barrier membrane for continuity at transitions: sheathing to foundation, dissimilar materials (CMU to frame wall), wall to balcony floor slab or ceiling, flashing shingle lap transitions, floor line deflection joints, masonry control joints, and through wall joints in masonry or frame construction.
    - ii. One component gun-applied air and moisture barrier membrane material for continuity at static transitions such as: flashing shingle laps, wall to balcony floor slab or ceiling, and through wall penetrations such as pipes, electrical boxes, and scupper penetrations.

- e. Sealant: One component rapid drying air and moisture barrier membrane material for sealing fish mouths, wrinkles, seams, gaps, holes, or other voids air barrier materials.
- f. Primer: Rubber resin emulsion primer to be used with tape to enhance adhesion.
- g. Miscellaneous Materials: Flexible Flashing: Self-adhesive butyl rubber or rubberized-asphalt compound, bonded to a high-density polyethylene film, aluminum foil, or spunbonded polyolefin to produce an overall thickness of not less than 0.025 inch (0.6 mm).

## END OF SECTION

### SECTION 07 54 23 – THERMOPLASTIC POLYOLEFIN (TPO) ROOFING

**General:** Adhered TPO membrane roofing system. Solar Reflectance Index of not less than 78 when calculated according to ASTM E 1980, based on testing identical products by a qualified testing agency

**Products:**

1. TPO Membrane Roofing
  - a. Fabric-Reinforced Thermoplastic Polyolefin Sheet: ASTM D 6878, internally fabric or scrim reinforced, uniform, flexible fabric backed TPO sheet, 60 mils (1.5mm), nominal thickness.
2. Auxiliary Membrane Roofing Materials
  - a. Liquid-type auxiliary materials shall comply with VOC limits of authorities having jurisdiction, compatible with membrane roofing.
  - b. Sheet Flashing: Manufacturer's standard unreinforced thermoplastic polyolefin sheet flashing, 55 mils (1.4 mm) thick, minimum, of same color as sheet membrane.
  - c. Bonding Adhesive: Manufacturer's standard.
  - d. Metal Termination Bars: Manufacturer's standard, predrilled stainless-steel or aluminum bars, approximately 1 by 1/8 inch (25 by 3 mm) thick; with anchors.
  - e. Metal Battens: Manufacturer's standard, aluminum-zinc-alloy-coated or zinc-coated steel sheet, approximately 1-inch-wide by 0.05-inch-thick (25 mm wide by 1.3 mm thick), pre-punched.
  - f. Fasteners: Factory-coated steel fasteners and metal or plastic plates complying with corrosion- resistance provisions in FM Approvals 4470, designed for fastening membrane to substrate, and acceptable to membrane roofing system manufacturer



- g. Miscellaneous Accessories: Provide pourable sealers, preformed cone and vent sheet flashings, preformed inside and outside corner sheet flashings, T-joint covers, lap sealants, termination reglets, and other accessories.
- 3. Substrate Boards
  - a. Type X gypsum board, 5/8 inch (16 mm) thick.
  - b. Glass-mat, water-resistant gypsum substrate, Type X, 5/8 inch (16 mm) thick.
  - c. Cellulosic-fiber-reinforced, water-resistant gypsum substrate, 5/8 inch (16 mm) thick.
  - d. Fasteners: Factory-coated steel fasteners and metal or plastic plates complying with corrosion- resistance provisions in FM Approvals 4470, designed for fastening substrate board to roof deck.
- 4. Roof Insulation
  - a. Insulation shall meet a minimum of R-15 and is compatible with wind uplift rating of the roofing system
- 5. Insulation Accessories
  - a. Insulation Adhesive: Insulation manufacturer's recommended cold-applied adhesive formulated to attach roof insulation to substrate or to another insulation layer.
  - b. Cover Board: ASTM C 1177/C 1177M, glass-mat, water-resistant gypsum substrate, 1/2 inch (13 mm) thick, factory primed.
  - c. Protection Mat: Woven or nonwoven polypropylene, polyolefin, or polyester fabric, water permeable and resistant to UV degradation, type and weight as recommended by roofing system manufacturer for application.

END OF SECTION

## SECTION 07 62 00 – SHEET METAL FLASHING AND TRIM

**General:** Flashing and sheet metal work to conform to highest quality standards as applicable to each type of work, and application.

**Products:**

- 1. Sheet Metal Materials
  - a. Galvalume ASTM A 792 with AZ55 Coating 24 gauge minimum finished with fluoropolymer coating to match Section 07610 Sheet Metal Roofing.
  - b. Aluminum Type 3003 .032" minimum thickness Class 1 anodized.
  - c. AISI Type 316 Stainless Steel alloy, no less than 26 gauge.
- 2. Related Materials
  - a. Provide compatible solder, epoxy seam sealer, fasteners, elastomeric sealant, bituminous coating, and roofing cement as required for watertight installation,

- b. Provide accessories as required, including but not limited to cleats, reglets, straps, spacers, hangers, brackets and similar items. Materials to be same as that of sheet metal work for which accessory is scheduled for

END OF SECTION

#### SECTION 07 84 13 – FIRESTOPPING

General: Firestopping assembly shall meet required code fire rating based on fire rating of assembly penetrated and applicable "F" and "T" rating for condition of use, including without limitation, Elastomeric and mastic type firestopping, Intumescent firestopping, Acoustical rated firestopping, and Accessories.

Products:

1. Through Penetration Firestopping (Acoustically Rated). 3M – Fire Barrier Sealant CP 25 WB+ or equal.
2. Through Penetration Elastomeric (Acoustically Rated). 3M – Fire Barrier Silicone Sealant 2000+ or equal.
3. Sealant (Acoustically Rated). 3M – Fire Barrier Sealant FD 150+ or equal.
4. Watertight Sealant (Acoustically Rated). 3M – Fire Barrier Watertight Sealants 1000NS and 1003SL or equal
5. Through Penetration Mortar Firestopping. 3M – Fire Barrier Mortar or equal.
6. Packing Material
7. Cast-in Devices. 3M – Fire Barrier Cast-in Devices or equal
8. Pillows. 3M – Fire Barrier Self-Locking Pillows or equal
9. Putty. 3M – Fire Barrier Moldable Putty MP+ Stix and Pads or equal

END OF SECTION

#### SECTION 07 92 13 – EXTERIOR FAÇADE SEALANTS

General Perform all work required to complete the joint preparation, joint packing, priming, caulking and sealing, and furnish all supplementary items necessary to completely seal the joints in the facade using approved sealant technique, with weeps or vents as required.

Products:

1. Sealants

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- a. Medium and Low Modulus (Weatherseal) Silicone Sealant: One-part, non-acidic, neutral curing, Type S, Grade NS, Class 25, Use NT, capable of withstanding movements from +50 to -50 percent for medium modulus and +100 to -50 percent for low modulus based on original joint design.
  - b. High Modulus (Structural) Silicone Sealant: Two-component, non-acidic, neutral curing silicone which meets or exceeds ASTM C920, Type M, NS, Class 12.5.
  - c. Weather Barrier Silicone Sealant: One-part, non-acidic, neutral curing, Type S, Grade NS, Class 25, Use G,
  - d. A, O (polyethylene), capable of withstanding movements from +25 to -25 percent.
2. Preformed Joint Sealants
- a. Preformed silicone Sealant System: Manufacturer's standard system consisting of procured low-modulus silicone extrusion, in sizes to fit joint widths (or spans) indicated, combined with a neutral curing silicone sealant for bonding extrusions to substrates.
  - b. Preformed Joint Seal: UV stable, pre-compressed, self-expanding, flexible, flame-resistant joint seal impregnated with a nondrying, water repellent agent.

END OF SECTION

END OF DIVISION

## DIVISION 08 – OPENINGS

### SECTION 08 11 13 – HOLLOW METAL DOORS AND FRAMES

General: Steel doors and frames, acoustical assemblies

Products:

1. Standard Hollow Metal Doors: Comply with ANSI/SDI A250.8.
  - a. Design: Flush Panel, 1 ¾"
    - i. Exterior Grade III Extra Heavy Duty, Model 2 or 3.
    - ii. Interior Grade II Heavy Duty, Model 2.
  - b. Core Construction: Manufacturer's standard kraft-paper honeycomb, polystyrene, polyurethane, polyisocyanurate, mineral-board, or vertical steel-stiffener core.
    - i. Thermal-Rated (Insulated) Doors: R-value of not less than 6.0 deg F x h x sq. ft./Btu when tested according to ASTM C 1363.
  - c. Vertical Edges for Single-Acting Doors: Manufacturer's standard.
  - d. Top and Bottom Edges: Closed with flush or inverted 0.042-inch- thick, end closures or channels of same material as face sheets.
  - e. Fire-rated: UL labeled, fire rated assembly where required.
  - f. Finish: ASTM G90 with Prime Finish: Provide ASTM G90 hot-dipped galvanized treatment and apply manufacturer's standard primer immediately after cleaning and pretreating.
2. Standard Hollow Metal Frames: Comply with ANSI/SDI A250.8.
  - a. Typical Frames: Fabricated from metallic-coated steel sheet.
    - i. Fabricate frames with mitered or coped corners.
    - ii. Fabricate frames as fully welded except at concrete and masonry walls where Contractor shall have option to use Knock-down frames to facilitate construction.
    - iii. Frames for Steel Doors: 16 ga at doors up to 4' wide, 14 ga. At doors over 4' wide.
3. Finish: ASTM G90 with Prime Finish: Provide ASTM G90 hot-dipped galvanized treatment and apply manufacturer's standard primer immediately after cleaning and pretreating.

END OF SECTION



## SECTION 08 14 16 – FLUSH WOOD DOORS

General: Solid-core doors and matching wood-veneer faces. Shop priming Factory finishing flush wood doors. Factory fitting flush wood doors to frames and factory machining for hardware.

Products:

1. Construction: WDMA I.S.1-A Performance Grade: Heavy Duty, 1 ¾"
  - a. Particleboard-Core Doors: ANSI A208.1, Grade LD-2, made with binder containing no urea- formaldehyde resin.
  - b. Structural-Composite-Lumber-Core Doors: WDMA I.S.10
  - c. Mineral-Core Doors: Noncombustible mineral product complying with requirements of referenced quality standard and testing and inspecting agency for fire-protection rating indicated.
  - d. Fire-Rated Wood Doors: Doors complying with NFPA 80 that are listed and labeled by a qualified testing agency, for fire-protection ratings indicated, based on testing at positive pressure according to [NFPA 252 or UL 10C.
  - e. Smoke- and Draft-Control Door Assemblies: Listed and labeled for smoke and draft control, based on testing according to UL 1784.
  - f. Interior Solid-Core Doors: Premium, with Grade A faces. Seven plies, either bonded or non-bonded construction

END OF SECTION

## SECTION 08 17 00 – INTEGRATED DOOR SYSTEMS

General: Integrated door system including doors, frames, operating hardware and installation, for a complete opening-fire labeled assembly where indicated.

Products:

1. Complete door assembly: "Total Door Systems" complete with door hinge, and suspension system, locking channel mechanism, and 20-gauge stretcher leveled, electro-galvanized and bonderized steel faces, OR wood veneer
2. Frames: Conform to ANSI/SDI Standard 100 for steel door frames. ASTM A366 cold rolled steel, 16 gauge. Fire labeled frames shall comply with NFPA 80 and the latest revisions of ASTM E152. Welded type frames shall have mitered corners continuously welded and ground smooth on frame faces
3. Finishes:
  - a. Frames: Factory prime painted for field-applied finish.
  - b. Hinge & Locking Channel: Choose from manufacturers full range of standard colors.
  - c. Door Faces: Prime steel or wood veneer as called out in door schedule.

END OF SECTION

### SECTION 08 31 13 – ACCESS DOORS AND FRAMES

General: Wall, Fire-rated wall, Ceiling access doors for access to valves, controls, and concealed items requiring maintenance.

Products:

1. Door: Minimum 0.060-inch thick sheet metal.
2. Frame: Minimum 0.060-inch- thick sheet metal with 1-1/4-inch- wide, surface-mounted trim.
3. Hinges: Spring-loaded, concealed-pin type.
4. Latch: Cam latch with interior release.
5. Lock: Mortise cylinder.
6. Flush Access Doors and Trim-less Frames: Fabricated from metallic-coated steel sheet.

END OF SECTION

### SECTION 08 33 23 – OVERHEAD COILING DOORS

General: Manually operated overhead coiling or rolling service doors with chain hoist operator, endless steel chain.

Products:

1. Weather-Rated overhead coiling service door.
2. Galvanized steel slats: 24/24 gauge, Grade 40, ASTM A 653 galvanized steel zinc coating.
3. Slat Finish:
  - a. ASTM A 653 galvanized base coating treated with dual process rinsing agents in preparation for chemical bonding, gray baked-on base coat and gray baked-on polyester finish coat.
  - b. Phosphate treatment followed by baked-on polyester powder coat with color as selected by Architect from standard manufacturer's colors. Minimum 2.5 mils (0.065mm) cured film thickness; ASTM D-3363 pencil hardness; H or better

END OF SECTION

## SECTION 08 41 13 - ALUMINUM STOREFRONTS AND ENTRANCES

General: Storefront system for commercial and residential entry areas only.

Products:

1. Manufacturers: Arcadia Products, Kawneer Company, United States Aluminum, Vistawall Architectural Products, Custom made storefront systems.
2. Aluminum: Shapes, thickness, and sizes as required to fulfill performance requirements. Aluminum extrusions for unitized or semi-unitized designs shall be manufactured to a minimum of one-half industry tolerances for bow, warp, twist or angularity. Any recycled aluminum used in the extrusion process must be from the same manufacturer and certified to be the exact alloy in every way to the alloy being extruded. Maximum amount of recycled aluminum in any billet shall be 15%. Die marks in finished materials are not acceptable.
3. Finish: Exterior High Performance Organic Finish: AA-C12C42R1x (Chemical Finish: cleaned with inhibited chemicals; Chemical Finish: acid-chromate-fluoride-phosphate conversion coating; Organic Coating: as specified below). Prepare, pretreat and apply coating to exposed metal surfaces to comply with coating and resin manufacturer's written instructions.

END OF SECTION

## SECTION 08 44 13 - GLAZED ALUMINUM SYSTEMS

General: Glazed Aluminum Window Wall systems and associated components within or attached, aluminum louvers, operable ventilators, exterior glass and glazing.

Products:

1. Aluminum: Shapes, thickness, and sizes as required to fulfill performance requirements. Comply with ASTM B221 for extrusions and ASTM B209 for sheet and plate. Aluminum extrusions for unitized or semi-unitized designs shall be manufactured to a minimum of one-half industry tolerances for bow, warp, twist or angularity. Any recycled aluminum used in the extrusion process must be from the same manufacturer and certified to be the exact alloy in every way to the alloy being extruded. Maximum amount of recycled aluminum in any billet shall be 15%. Die marks in finished materials are not acceptable.
2. Finish: Exterior High Performance Organic Finish: AA-C12C42R1x (Chemical Finish: cleaned with inhibited chemicals; Chemical Finish: acid-chromate-fluoride-phosphate conversion coating; Organic Coating: as specified below). Prepare, pretreat and apply coating to exposed metal surfaces to comply with coating and resin manufacturer's written instructions.
3. Aluminum Louvers:
  - a. Provide extruded louver system in accordance with the requirements of the PTAC manufacturer.
  - b. Material: Aluminum extrusions: ASTM B221, 6063-T5 alloy and temper

- c. Sheet: ASTM B209, 5005 alloy to match extrusions and 3003 alloy, with mill finish where shown or specified to factory paint.
  - d. Blade thickness: Minimum of 0.10" (for extrusion) or 0.125" (for formed) unless Contractor successfully demonstrates that the following criteria can be met with a lesser thickness:
  - e. Mid span deflection of louver can be limited to L/175.
  - f. Aerodynamic shudder or displacement occurs at design wind load plus design throughput of louver.
  - g. Finish: Frames and blades shall be in accordance with "2.3 Aluminum Finishes" previously specified.
4. Glass and Glazing
- a. Shall be in conformance with Section 088000, Exterior Glass and Glazing.
  - b. All glass shall be heat strengthened, tempered, or laminated as required to meet wind loads, thermal stresses, safety or building codes, and STC requirements specified in 018316, Exterior Cladding Design Criteria. Tempered glass is only acceptable for use for Code compliance.
5. Glazed operable ventilators
- a. Provide zero sight-line, top hinged, project out (awning style) operable ventilators to be designed as an integral component of the Glazed Aluminum System.

END OF SECTION

## SECTION 08 7 100 – FINISH HARDWARE

General: Finishing hardware required for all doors and cabinet work, complete as specified.

Products:

1. Hinges:
  - a. Hinges shall conform to ANSI/BHMA A156.1, Grade 1 as a certified product by BHMA and the requirements of this specification.

<u>Door Thickness/Width</u>	<u>Hinge Height</u>	<u>Hinge Width</u>
1 ¾" to 36"	4 ½"	4 ½" extra heavy ball bearing
1 ¾" to over 36"	5"	4 ½" extra heavy ball bearing
1 ¾" to over 48"	5"	4 ½" extra heavy ball bearing

2. Lock Cylinders and keying: Interchangeable-core pin tumbler lock cylinders and nickel silver keys.
3. Locks, Latches, and Bolts: Locks latches and Bolts shall be provided on a design/build basis. Devices shall conform to IBC and ADA requirements for operation and shall be listed for use in fire rated door assemblies.



4. Closers and Door Control Devices: Closers shall conform to ANSI/BHMA A156.4, Series C02000, Grade 1, with features necessary for the particular application, UL10C listed for fire rated doors, ADAAG.
5. Flat Goods: Flat goods shall conform to ANSI/BHMA A156.6
6. Stops and Holders: Stops and holders shall conform to ANSI/BHMA A156.16
7. Thresholds: Thresholds shall conform to ANSI/BHMA A156.21 and ADAAG
8. Weather Stripping and Gaskets: Weather stripping and smoke gasketing shall conform to ANSI A156.22.
9. Cabinet Hardware: Cabinet hardware and finish shall be provided on a design/build basis by the General Contractor.
10. Key Cabinet: 250 key capacity, pin tumbler lock with two keys, standard accessories, and finish.
11. Finishes: Designations used are those listed in ANSI/BHMA A156.18 "Materials and Finishes", including coordination with traditional U.S. finishes shown by certain manufacturers for their products. If no BHMA finish is established, match specified product.

END OF SECTION

#### SECTION 08 80 00 - EXTERIOR GLASS AND GLAZING

**General:** Glass and glazing including all labor, materials, equipment, and services necessary to complete the installation, including glass and glazing for visual mock-up, glass and glazing for performance mock up, glazing of the aluminum entrances and storefronts, glazing of the window walls, glazing of the punched window system, glazing of the operable vent windows.

**Products:**

1. Float Glass:
  - a. All raw glass materials used in the fabrication of finished products must comply with ASTM C1036, Type 1, Class 1 (clear) or Class 2 (Tinted, Heat-Absorbing and Light Reducing), Quality q3. q3 shall apply regardless of thickness of glass substrate.
  - b. Ceramic Coated Spandrel Glass: Float glass with ceramic enamel applied by silk screening or other method and complying with ASTM C1048, Condition B, Type 1, Quality Q3 and complying with other requirements specified.
  - c. Coated Spandrel Glass: Float glass complying with other requirements specified with manufacturer's standard opacifier to coated second surface of lite with resulting product complying with Specification No. 89-1-6 in GANA Tempering Division "Engineering Standards Manual".
    - d. Shall comply with ASTM C 1048 Standard Specification for Heat-Treated Flat Glass – Kind HS, Kind FT Coated and Uncoated, Condition B.
2. Insulating Glass:

- a. Shall comply with the standards prescribed by the Insulating Certification Council (IGCC) using specification defined in ASTM standard E2190. Insulating glass must meet and IGCC Level CBA for its products using Low E and reflective coatings as well as uncoated glass compositions.
  - b. Shall be annealed, heat strengthened, or fully tempered, double glazed, dual sealed units with hermetically sealed air space.
3. Laminated Glass: Comply with, as a minimum, ASTM C1172, ANSI Z97.1 and CPSC 16 CFR 1201 for kinds of laminated glass indicated and other requirements specified.

END OF SECTION

#### SECTION 08 83 00 – MIRRORS

General: Annealed monolithic mirrors, film-backed glass mirrors qualifying as safety glazing.

Products:

1. Glass Mirrors: Glass shall be Type I, Class 1, Quality q2, minimum 3/16" thick (10 sf or less) and 1/4" thick (10 sf and more), silvering, copper coating, protective organic coating.

END OF SECTION

#### SECTION 08 88 13 – FIRE RESISTENT GLAZING, DOORS & FRAME

General: Interior fire rated door and framing systems for installation as full vision fire rated doors, sidelights, transoms. Fire rated window and framing systems.

Products:

1. Glass:
  - a. Fire Rated Glazing: ASTM C 1036 and ASTM C 1048; composed of polished ceramic with surface applied 3M™ Scotchshield™ film glazing material.
  - b. Thickness of Glazing Material: Min. 3/16" Premium Grade FireLite® NT, thickness as required for fire rating and application noted in construction documents.
2. Steel Frame and Doors
  - a. Steel Framing System including 20 to 90-minute rated doors, 20 to 90-minute rated windows.
  - b. Steel: Profiled steel tubing formed using cold drawn and profiled steel tubing.
  - c. Glazing Accessories: calcium silicate setting blocks.

- d. Glazing Compounds: FireLite® NT: Approved closed cell PVC tape, Fibrefrax, or pure silicone sealant. Glaze glass panels that exceed 1,393 sq. inches for 90-minute ratings with "Kerafix® 2000" glazing tape supplied by manufacturer.
- e. Fire-rated Hollow Metal Door Systems by others

END OF SECTION

#### SECTION 08 91 00 – LOUVERS & VENTS

General: Pre-engineered, weather-rated aluminum wall louvers and acoustical louvers to meet mechanical performance criteria.

Products:

1. Weather-rated Aluminum Louver: CSI RS-4300 – 4" Storm Resistant Fixed Blade – Exposed to weather. Kynar 500® finish.
2. Acoustical Louver: Subject to compliance with the Work. 16-gauge stainless steel frame, 18-gauge stainless steel blades. Glass fiber, bacteria and fungus-resistant acoustic fill, encapsulated with non-woven, fire-retardant fabric treated with fungal inhibitor and water repellent finish.
3. Accessories: Mill finish birdscreen, fire-rated accessories where needed to meet UL requirements.

END OF SECTION

END OF DIVISION

## DIVISION 09 – FINISHES

### SECTION 09 22 16 – NON-STRUCTURAL METAL FRAMING

General: Non-loadbearing steel framing (8 psf max. loading). Suspended metal ceiling support systems.

Products:

1. Non-Load-Bearing Steel Framing
  - a. Recycled Content of Steel Products: Provide products with average recycled content of steel products such that post-consumer recycled content plus one-half of pre-consumer recycled content is not less than 25 percent.
  - b. Framing Members, General: Comply with ASTM C 754 for conditions indicated.
    - i. Steel Sheet Components: Comply with ASTM C 645 requirements for metal, unless otherwise indicated.
    - ii. Protective Coating: ASTM A 653/A 653M, G60, hot-dip galvanized zinc coating, unless otherwise indicated..
2. Suspension System Components
  - a. Tie Wire: ASTM A 641/A 641M, Class 1 zinc coating, soft temper, 0.0625-inch-diameter wire, or double strand of 0.0475-inch- diameter wire.
  - b. Wire Hangers: ASTM A 641/A 641M, Class 1 zinc coating, soft temper, 0.162-inch diameter.
  - c. Carrying Channels: Cold-rolled, commercial-steel sheet with a base-metal thickness of 0.0538 inch and minimum 1/2-inch- wide flanges..
  - d. Furring Channels (Furring Members):
    - i. Cold-Rolled Channels: 0.0538-inch bare-steel thickness, with minimum 1/2-inch- wide flanges, 3/4 inch deep.
    - ii. Steel Studs: ASTM C 645. Minimum Base-Metal Thickness: 0.0179 inch.
    - iii. Hat-Shaped, Rigid Furring Channels: ASTM C 645, 7/8 inch deep. Minimum Base Metal Thickness: 0.0179 inch.
  - e. Grid Suspension System for Ceilings: ASTM C 645, direct-hung system composed of main beams and cross-furring members that interlock. Water: Clean and Potable
3. Steel Framing for Framed Assemblies
  - a. Steel Studs and Runners: ASTM C 645. Minimum Base-Metal Thickness: 0.0179 inch, except 0.0312 inch for framing supporting ceramic tile substrates.
  - b. Flat Strap and Backing Plate: Steel sheet for blocking and bracing in length and width indicated.
  - c. Cold-Rolled Channel Bridging: 0.0538-inch bare-steel thickness, with minimum 1/2-inch- wide flanges.

END OF SECTION



## SECTION 09 23 00 – GYPSUM PLASTERING

General: Acoustical Plaster Finish (For ceilings). Leveling compound prior to finish.

### Products:

1. Fire-Resistance Ratings: Provide gypsum plaster assemblies tested for fire resistance according to ASTM E 119 by a qualified testing agency. Class A flame spread, smoke development <25; ASTM E84.
2. Sound-Transmission Characteristics: Where indicated, provide gypsum plaster assemblies identical to those of assemblies tested for STC ratings according to ASTM E 90 and classified according to ASTM E 413 by a qualified testing agency.

END OF SECTION

## SECTION 09 25 13 – ACRYLIC PLASTERING (DEFS)

General: Acrylic Plastering (DEFS) for concrete and masonry walls.

### Products:

1. Textured Finish: High performance decorative and protective acrylic-based textured wall finish with integral color, complies with SCAQMD Rule 1113 for architectural finishes.
2. Primer: Acrylic-based sanded primer, complies with SCAQMD Rule 1113 for primers.
3. Base Coat: One component polymer modified portland cement high build lightweight base coat.
4. Waterproof Base Coat: One component acrylic-based additive combined with Portland cement, complies with SCAQMD Rule 1113 for waterproofing sealers.
5. Surface Reinforcement: Nominal 4.5 oz/yd<sup>2</sup> (153 g/m<sup>2</sup>) glass fiber reinforcing mesh.
6. Surface Conditioner: Water-based acrylic surface conditioner for reducing absorption of highly absorbent surfaces.

END OF SECTION

## SECTION 09 29 00 – GYPSUM BOARD

General: Gypsum board assemblies

### Products:

1. Gypsum Board: 5/8" thick, Type X: ASTM C 1396/C 1396M. Tapered long edges.
2. Water-Resistant Gypsum Board: 5/8" thick, ASTM C 1396/C 1396M. With moisture and mold-resistant core and paper surfaces. Tapered long edges.
3. Ceiling Type: Manufactured to have more sag resistance than regular-type gypsum board. 5/8" thick. Tapered long edges.
4. Tile Backing Panels: 5/8" thick, fiberglass mat gypsum board, ASTM C1178.
5. Accessories: Plastic
6. Joint Treatment
  - a. Joint Tape: Paper, as recommended by manufacturer.
  - b. Joint Compound: Standard for interior wallboard, water-resistant for tile backing boards.
7. Texture:
  - a. Aggregate Finish: Light spatter.
  - b. Aggregate Ceiling Finish: Fine texture.
8. Exterior Gypsum Board: 5/8" thick, Glass-Mat Gypsum Sheathing Board: ASTM C 1177/C 1177M. Tapered long edges.

END OF SECTION

## SECTION 09 30 00 – HARD TILE

General: Ceramic Tile and stone tile work.

### Products:

1. Unglazed porcelain ceramic mosaic tile: Factory mounted, plain face, square edges except cushion edge at corner.
2. Glazed wall tile: Plain with modified square edges, factory mounted.
3. Quarry tile: Unglazed slip-resistant square edged tile.
4. Trims: Provide all required shapes for complete and professional installation, including but not limited to: bull nose, cove, and outside corners.
5. Thresholds: Marble threshold, fabricated to sizes and profiles indicated or required to provide transition between adjacent floor finishes. Bevel edges at 1:2 slope, with lower edge of bevel aligned with or up to 1/16 inch above adjacent floor surface.

Finish bevel to match top surface of threshold. Limit height of threshold to 1/2 inch or less above adjacent floor surface.

6. Waterproof Membrane: Manufacturer's standard product that complies with ANSI A118.10. System consisting of liquid-latex rubber or elastomeric polymer and continuous fabric reinforcement.
7. Setting Material:
  - a. Portland Cement Mortar (Thickset) Installation Materials: ANSI A108.02.
  - b. Improved Modified Dry-Set Mortar (Thinset): ANSI A118.15.
  - c. Exterior Glue Plywood Latex-Portland Cement Mortar (Thinset): ANSI A118.11.
8. Grout Material: Standard Cement Grout: ANSI A118.6. High-Performance Tile Grout: ANSI A118.7.
9. Grout Sealer: Manufacturer's standard silicone product for sealing grout joints and that does not change color or appearance of grout.

END OF SECTION

#### SECTION 09 51 23 – ACOUSTICAL TILE CEILING

General: Acoustical ceilings and metal suspension system. Acoustical tile ceilings, concealed suspension, complete with moldings and trim.

Products:

1. Acoustic Panels:
  - a. 1/2" thick, 24" by 24", square edge, .060 NRC, Class A, flush mount with grid. Align pattern in same direction.
  - b. 5/8" thick, 24" by 48", square edge, .060 NRC, Class A, flush mount with grid. Align pattern in same direction.
2. Metal Suspension System: 1 1/2" by 1 3/8", Heavy Duty Double Web, direct hung, seismic resistant design, including accessories.
- 3.

END OF SECTION

#### SECTION 09 65 13 – RESILIENT BASE AND ACCESSORIES

General: Resilient Base

Products:

1. Thermoplastic-Rubber Cove Base: ASTM F 1861, Type TP (rubber, thermoplastic).
2. Thermoplastic-Rubber Toeless Base: ASTM F 1861, Type TP (rubber, thermoplastic).

END OF SECTION

## SECTION 09 65 16 – RESILIENT SHEET FLOORING

General: Vinyl Sheet Flooring

Products:

1. Provide direct glue-down application where installed over concrete subfloor. Provide floating floor installation over access flooring.
2. Sheet Vinyl with Backing: ASTM F 1303, Backing Class A, Wear layer Grade 1, seamless installation.
3. Adhesives: Water-resistant type recommended by flooring and adhesive manufacturers to suit resilient sheet flooring and substrate conditions indicated.
4. Floor Polish: Provide protective, liquid floor-polish products recommended by resilient sheet flooring manufacturer.

END OF SECTION

## SECTION 09 65 19 – RESILIENT TILE FLOORING

General: Vinyl Composition Floor Tile (VCT)

Products:

1. Vinyl Plank: 6" x 48", 1/8" thick, 20 mil wear layer, embossed surface, Commercial grade backing, low-emitting material.
2. Vinyl Composition Tile: 12" x 12", 1/8" thick, Biobased Non-PVC, 3.2mm wear layer.
3. Accessories: Rubber edge trims and transition strips as recommended per manufacturer
4. Adhesives: Water-resistant type recommended by flooring and adhesive manufacturers.

END OF SECTION



## SECTION 09 68 13 – TILE CARPETING

General: Modular Carpet installations

Products:

1. Tile Carpeting: 9" x 36", Multi-level pattern loop, tufted weight 16oz/yd<sup>2</sup>, 100% solution dyed, anti-soil protections, synthetic backing.
2. Tile Carpeting: 18" x 36", Multi-level pattern loop, tufted weight 16oz/yd<sup>2</sup>, 100% solution dyed, anti-soil protections, synthetic backing.
3. Adhesives: Premium, acrylic based bio-renewable pressure sensitive adhesive.

END OF SECTION

## SECTION 09 68 16 – SHEET CARPETING

General: Tufted Carpet installations

Products:

1. Tufted Carpet: 12-feet, 1/11 gauge, 11 stitches per inch, 0.252 inch pile thickness, 51 oz/yd<sup>2</sup>, 100% solution dyed, premium recycled synthetic fiber cushion.
2. Miscellaneous Materials: Rubber edge trims and transition strips as recommended per manufacturer, concrete Patching Material/Concrete sealer compatible with bonding adhesives and substrate.

END OF SECTION

## SECTION 09 72 00 – WALL COVERINGS

General: Vinyl wall covering. Custom wall covering.

Products:

1. Vinyl Wall Covering: Shall meet Federal Specification CCC-W408A and the CFFA-W 101-D, Quality Standard for Vinyl Coated Fabric Wallcovering, Type I.
  - a. Protective Film: 0.37 thick protective film factory-applied to the wallcovering surface.
  - b. All products shall be UL labeled assuring complete compliance with all specifications and requirements through continuous inspection by UL inspectors.
2. Digital Wall Covering: 10% Polyester, 40% Latex, 50% Cellulose, Weight 15 ounces/linear yard, Width 50 inches (127 cm), Repeat V 50 inches x H 50 inches.

- a. Cleaning Water-based. Straight Hang, Straight Across Match
  - b. Flammability ASTM E 84 Adhered Class A
  - c. Lightfastness 200 hours
  - d. Wallcovering Classification Type II Characteristics
3. Accessories:
- a. Adhesive: Mildew-resistant, non-staining adhesive, for use with specific wall covering and substrate application indicated.
  - b. Primer/Sealer: Mildew resistant, recommended for intended substrate.
  - c. Metal Primer: Interior ferrous metal primer recommended for intended substrate.

END OF SECTION

### SECTION 09 91 23 – PAINTS & COATINGS

General: Interior and exterior painting. Safety paint for concrete surfaces.

Products:

1. EPA Regulated and Hazard Materials: Do not use paint or paint products containing asbestos, lead, mercury, zinc chromates, strontium-chromate, (cadmium, crystalline silica, or the EPA regulated or hazard materials. Select paint from the Master Painter's Institute's Approved Product List.
2. Interior Paint:
  - a. Drywall: Latex primer; acrylic latex (flat or satin), 2 coats
  - b. Wood for opaque finish: Alkyd enamel undercoater; alkyd enamel, 2 coats.
  - c. Wood for transparent finish: Oil stain; sanding sealer; alkyd varnish, 2 coats.
  - d. Ferrous metal: Alkyd metal primer; alkyd enamel, 2 coats.
  - e. Ferrous metal (high performance): Epoxy primer; catalyzed urethane, 2 coats.
3. Exterior Paint:
  - a. Concrete, stucco and masonry: Acrylic latex, 2 coats.
  - b. Concrete masonry units: Block filler; acrylic latex, 2 coats.
  - c. Wood for opaque finish: Alkyd primer; alkyd enamel, 2 coats.
  - d. Wood for semi-transparent finish: Semi-transparent stain, 2 coats.
  - e. Ferrous metal: Zinc chromate primer; alkyd enamel, 2 coats.
  - f. Ferrous metal (high performance): Zinc rich primer, epoxy, 1 coat; catalyzed urethane, 1 coat.
  - g. Galvanized metal: Galvanized metal primer; alkyd enamel, 2 coats.
  - h. Galvanized metal (high performance): Epoxy primer; catalyzed urethane, 1 coat.
4. Striping Paint: Professional Striping Spray, to mark stall sizes and parking space number, ADA path of travel to door entries, any pictorial information/direction, any stop bars.
5. Safety Paint: Paint will be applied where to edges where elevation changes can cause a tripping hazard. Also will be applied to edges where a change in elevation occur directly near man doors, corridors, accessways. Anti-Slip High Performance Epoxy, "Safety Yellow".

- a. Parking structure – curb edges, raised concrete decks, etc.
- b. Stairs with no handrails or guardrails.

END OF SECTION

#### SECTION 09 97 20 – CONCRETE SEALERS

General: Sealers for horizontal cast-in-place concrete surfaces

Products:

- 1. Concrete Sealer: Basis of design, CCI SuperSeal™ 2000-M, with 600 g/L VOC.
  - a. Moisture Retention, Test ASTM C 309: 0.21 kg/m<sup>2</sup> at 200 ft<sup>2</sup> per gallon and 0.32 kg/m<sup>2</sup> at 300 ft<sup>2</sup> per gallon.
  - b. Gasoline Resistance: Slight dulling after 15-minute exposure (ponding).
  - c. Tg: 50°C.
  - d. Tukon Hardness: 30 minutes at 180°F, 9.3; 30 minutes at 300°F, 13.7.
  - e. Pencil Hardness: 30 minutes at 180°F, F; 30 minutes at 300°F, H.
  - f. Spray Conditions, Viscosity: 19 seconds, No. 2 Zahn cup.
  - g. Abrasion Resistance: 160 mg lost, CS-17 wheel, 1000 g load, 1000 cycles

END OF SECTION

END OF DIVISION

## DIVISION 10 – SPECIALTIES

### SECTION 10 26 00 – WALL AND DOOR PROTECTION

General: Corner Guards.

Products:

1. Surface Burning Characteristics: Comply with ASTM E 84 or UL 723; testing by a qualified testing agency. Identify products with appropriate markings of applicable testing agency.
  - a. Flame-Spread Index: 25 or less.
  - b. Smoke-Developed Index: 450 or less.
2. Materials
  - a. Stainless Steel: Stainless Steel Corner Guards: Screw-mounted 90° type 304 stainless steel corner guards, 16 gauge thick with #4 Satin finish. Corner radius 1/4 inch (6 mm). 3-inch width.

END OF SECTION

### SECTION 10 28 00 – TOILET, BATH, AND LAUNDRY ACCESSORIES

General: Public-use washroom accessories, Under-lavatory guards, Custodial accessories.

Products:

1. Public Use Washroom Accessories
  - a. Toilet Tissue (Roll) Dispenser: Surface mounted, non-controlled delivery with standard spindle, holds 4 1/2" or 5" diameter tissue rolls, Stainless steel, No. 4 finish (satin).
  - b. Automatic Paper Towel (Roll) Dispenser: Surface mounted, Universal 8" rolls, High-impact Resin, Electronic no-touch, battery-powered.
  - c. Waste Receptacle: Semi-recessed, 12 gallon, Stainless steel, No. 4 finish (satin), Disposable Liner, Tumbler type lockset for waste receptacle.
  - d. Automatic Liquid-Soap Dispenser: Lavatory-mount, 27 fl.-oz, Polished Chrome. Electronic no-touch, battery-powered.
  - e. Grab Bar: Flanges with snap flange covers, Length per drawings, Stainless steel, 0.05 inch (1.3 mm) thick, Smooth, No. 4 finish (satin), 1 1/2 inches (38 mm) outside diameter.
  - f. Seat-Cover Dispenser: Surface mounted, 250 seat cover capacity, Stainless steel, No. 4 finish (satin).
  - g. Mirror Unit: Stainless-steel channel, Manufacturer's standard corners, rigid, tamper- and theft-resistant installation, 24"x36".



2. Under-lavatory Guards
  - a. Insulating pipe covering for supply and drain piping assemblies that prevents direct contact with and burns from piping; allow service access without removing coverings. Antimicrobial, molded plastic, white.
3. Custodial Accessories
  - a. Mop and Broom Holder: 36 inches (914 mm), four hooks, three spring-loaded, rubber hat, cam type, Stainless steel, No. 4 finish (satin).

END OF SECTION

#### SECTION 10 44 00 – FIRE-PROTECTION SPECIALTIES

General: Portable Fire Extinguishers. Recessed and Semi-recessed Cabinets.

Products:

1. Fire Extinguishers: Larsen's Model MP5 (2A 10BC), locate as shown on drawings. Fire Extinguisher Cabinet: Larsen's "Architectural Series" ADA compliant cabinet with cam lock door and breakable panel. Bronze anodized finish. Provide three keys per cabinet. Locate extinguisher cabinets as shown on building plan. Mount as required to meet ADA accessibility criteria and as directed by Fire Marshall.
  - a. Recessed cabinet model: AL 2409-R1
  - b. Semi-recessed cabinet model: AL 2409-R3

END OF SECTION

#### SECTION 10 55 00 – POSTAL SPECIALTIES

General: USPS-approved horizontal mail receptacles, Vertical mail receptacles, USPS-approved cluster box units (CBUs), USPS-approved parcel lockers, USPS-approved collection boxes, and accessories.

Products:

1. Front-Loading, USPS-Approved Horizontal Mail Receptacles: Multiple compartments with fixed, solid compartment backs, enclosed within recessed wall box. Provide access to compartments for distributing incoming mail from front of unit by unlocking master lock and swinging side- hinged master door to provide accessibility to entire group of compartments. Provide access to each compartment for removing mail by swinging compartment door. Comply with USPS-STD- 4C

2. Front-Loading Master Door: Fabricated from extruded aluminum and braced and framed to hold compartment doors; prepared to receive master-door lock provided by local postmaster.
3. Compartment Doors: Fabricated from extruded aluminum. Equip each with lock and tenant identification as required by cited standard.
  - a. Compartment-Door Locks: Comply with USPS-L-1172C, PSIN O910, for locks and keys, or equivalent as approved by USPS; with three keys for each compartment door. Key each compartment differently.
4. Frames: Fabricated from extruded aluminum or aluminum sheet; ganged and nested units, with cardholder and blank cards for tenant's identification within each compartment.
5. Snap-on Trim: Fabricated from same material and finish as compartment doors. Concealed Components and Mounting Frames: Aluminum or steel sheet with manufacturer's standard finish.
6. Exposed Aluminum Finish: Finish surfaces exposed to view as follows:
  - a. Baked-Enamel or Powder-Coated Finish: Color as selected by Architect from manufacturer's standard colors

END OF SECTION

#### SECTION 10 57 82 – CLOSET DOORS

General:        Sliding Mirror Doors

Products:

1. Framed mirror doors with built-in finger pulls. For ADA units, pulls shall be ADA compliant.
2. Finishes
  - a. Factory Applied (Shop) Finishes: Mirrored sliding doors frames shall be pre-finished as selected from manufacturer's standard line. Bi-fold doors shall be factory primed in preparation for field painting
3. Hardware
  - a. Provide frames, pulls, hinges, latches, etc. as required for complete installation, factory install hardware items where practical

END OF DIVISION

#### SECTION 10 70 00 – EXTERIOR SUN CONTROL DEVICES

General:        Pre-engineered, pre-finished horizontal, fixed, extruded aluminum exterior sun controls.

Products:

1. Horizontal, fixed, extruded aluminum exterior sun controls: Airfoil type sunshades, 24" deep max, width to match windows, not to exceed slab thickness.
2. Fastener Materials: Unless otherwise indicated, provide the following:
  - a. Aluminum Items: Stainless-steel fasteners.
  - b. Dissimilar Metals: Stainless-steel fasteners.
3. High Performance Organic Coating:
  - a. Three Coat Polyvinylidene Fluoride (PVDF) Finish Coating:
  - b. Manufacturer's standard thermocured system, complying with AAMA 2605, composed of specially formulated inhibitive primer and fluoropolymer color topcoat containing not less than 70 percent PVDF resin by weight, 1.2 mil (0.030mm) dry film thickness.

END OF SECTION

SECTION 10 82 13 – EXTERIOR GRILLES AND SCREENS

General: Exterior welded wire grid panels and trims.

Products:

1. Panels shall be rigid, three dimensional welded wire grid fabricated of 14 gage galvanized steel wire.
2. Metallic-Coated Steel Wire: Welded-wire, galvanized in accordance with ASTM A641.
3. Face Grid: Wires shall be welded at each intersection to form a 2 x 2 inch face grid on the front and back of panels,
4. Trusses: Face grids shall be separated by bent wire trusses spaced at 2-inch centers and welded to front and back face grids at each truss apex.
5. Thickness: 3 inches.
6. Trim: Fabricate from 20-gage ASTM A879 galvanized steel.
7. Clips and Straps: Provide manufacturer's standard types of clips and straps suitable for mounting conditions. Fabricate from ASTM A879 galvanized steel.
8. Finish: Metal components (except fasteners) shall receive commercial grade finish system after fabrication.

END OF SECTION

END OF DIVISION

## DIVISION 11 – EQUIPMENT

### SECTION 11 11 36 – VEHICLE CHARGING EQUIPMENT

General: Electric Vehicle charging station and pedestal.

Products:

1. Provide a third party recognized AC, Level 2 charging station, quantities and current ratings as shown on the contract documents.
2. Enclosure
  - a. Enclosure shall be manufactured from aluminum or other corrosion resistant material
  - b. Enclosure finish shall consist of a coat of thermosetting, polyester powder paint applied electrostatically.
3. Environmental
  - a. Operating Temperature shall be -22° F (-30° C) to 122° F (50° C), 6kV at 3000A surge withstand, 90% relative humidity, non-condensing, corrosion resistance of 600 hours to 5% salt spray..
4. User Interface
  - a. The station's display shall be simple, with universal symbols to allow easy understanding and use of the EVSE and shall include power, charging, charging complete, remotely controlled, temporary fault, and service indicators. The EVSE shall include override pushbutton, and reset pushbutton.
5. Protection
  - a. The EVSE shall provide integral overcurrent protection at 5% over the nameplate rating, integral ground fault interruption of 20mA per UL 2231, shall incorporate an automatic ground fault detection feature at the beginning of each plug session, a manual ground fault test feature, a DIP switch enabled Automatic Reset feature to allow the station to reset after a temporary fault without user interaction, a DIP switch enabled Soft Start feature to allow for the ramp up of current to the Available Line Current or Nameplate Current Rating of EVSE, a Cold-Load Pickup feature to allow for randomized restart on power failure and/or delay before charging resumes after a power failure.
6. Input / Output
  - a. The EVSE shall include a normally closed (NC) dry contact permissive run input.
7. Communications and Data Collection
  - a. The EVSE shall be open architecture with native Modbus RTU and RS-232 Serial communications and shall allow for curtailment of the maximum current output through Modbus communications, and be capable of Master / End Device configurations through a Modbus RTU daisy chain topology.
8. Optional Equipment
  - a. Systems Integration Enabled



- i. Communications: Modbus TCP/IP over Wi-Fi
    - ii. Authentication and Payment Authorization: RFID Reader and Swipe Credit Card Reader
    - iii. Synchronous Pin Code Keypad Metering:
  - b. Charge Point Network™ Enabled
    - i. Communications: Cellular (GSM/GPRS – USA Only)
    - ii. Authentication and Payment Authorization: Charge Point Network™ RFID Reader
- 9. Network Software
  - a. Charge Point Network™ Service Plan

END OF SECTION

## SECTION 11 24 00 – WINDOW CLEANING EQUIPMENT

**General:** Design, supply and installation of window cleaning systems and suspended maintenance equipment.

**Products:**

- 1. Performance Requirements
  - a. Design window cleaning and suspended maintenance system to suit project requirements to AISC S342L and as indicated.
  - b. Locate anchorages to suit suspension equipment specified.
  - c. Design anchor components for cleaning and suspended maintenance equipment to ASME A120.1.
    - i. Ensure compatibility with industry standard equipment.
    - ii. Anchorage and anchor components: Designed by Engineer qualified in design of window cleaning and suspended maintenance equipment and licensed in State of Oregon.
  - d. Design system fall arrest safety anchors and equipment supports to AISC S342L (including supplement No.1) and ANSI/IWCA I-14.1, and as follows:
    - i. Comply with OSHA 1910, Subpart F, Appendix C.
    - ii. Supports for Suspended Platforms including davits, rigging sleeves:
      - Safety factor against fracture or detachment: 4 to 1.
      - Vertical service load: 1000 lbs (4.45 kN) minimum.
      - Rated load against fracture: 5000 lbs minimum.
    - iii. Fall Arrest Safety Anchors: Fall arresting force safety factor of 2 to 1 without permanent deformation: 1800 lbs (8.0 kN) minimum.

### 2. Anchors

- a. Safety U-bars: Stainless steel to ASTM A276, Type 304 with 35 Ksi (240 MPa) minimum yield strength.
  - b. U-bar: 0.75 inches (19 mm) minimum diameter material with 1.5 inches (38 mm) eye opening.
3. Davits
- a. Davit Booms: Roof rigged, aluminum sections of engineered length and size to suit application, equipped with: carrying handles; stainless steel rolling trolley, designed to carry 1250 lbs vertical service load, minimum.
    - i. Ensure non-corrosive UV resistant data plate stating Maximum Service Capacity of boom, Manufacturer's Name, Serial No., Manufacturing Date, rated load and other pertinent information is prominently displayed.
  - b. Davit Masts: Round tubular aluminum section capable of rotating through 360° with carrying handles and connecting pins.
  - c. Davit Arms: Davits to be demountable, portable, capable of being easily and quickly broken down into pieces weighing 80 lbs (36.3 kg) maximum.
    - i. Ensure davit arm booms equipped with rolling trolleys or friction trolleys have stops to prevent detachment from boom.
    - ii. Provide hoisting winches and dolly wheels.
  - d. Davit Bases: Round, mild steel, hollow section piers, Type 350W with 50 Ksi (350 MPa) minimum yield strength, hot dipped galvanized to ASTM A123/A123M with 0.75 inches (19 mm) diameter U-bar safety anchor, and securement to suit application.
4. Powered Platform Stabilization (Tie-In Guides)
- a. Continuous Stabilization: Provide guide roller/sliding shoe assembly at each end of bottom of platform designed to provide continuous engagement between platform and internal tracks.
    - i. Co-ordinate design with aluminum window manufacturer to ensure smooth operation.
    - ii. Locate buttons every third floor in line with davit base suspension points.
  - b. Detent Pins: Stainless steel, 0.3125 inches (8 mm) diameter tie handles with spring loaded ball lock to suit building facade. Include sufficient quantity of stainless steel stabilizer ties.
    - i. Working load: To AISC S342L, 300 lbs (1.33 kN) minimum.
    - ii. Load against fracture or detachment: To AISC S342L, 600 lbs (2.67 kN) minimum.
    - iii. Locate detent pins every third floor in line with davit base suspension points.

END OF DIVISION

## SECTION 11 82 26 – WASTE COMPACTORS

General: Waste compactors

Products:

1. Waste Compactor: Manufacturer's standard stationary-horizontal-type compactor, complying with requirements, liquid-tight, and with components, options, and accessories needed to provide a complete, functional system.
  - a. WASTEC-Rated Size (Volume): Minimum 2.00 cu. yd. (1.53 cu. m).
  - b. Clear Top Opening (Length by Width): Minimum 20 by 28 inches (508 by 711 mm).
  - c. Scale Weight: Maximum 6000 lb (2722 kg).
  - d. Motor Size: 5 hp, 208 V, 3 phase, 60 Hz.
  - e. Finish: Manufacturer's standard.
  - f. Number of Extra Storage Containers: Two per unit.

END OF SECTION

END OF DIVISION

## DIVISION 12 – FURNISHINGS

### SECTION 12 21 16 – VERTICAL LOUVER BLINDS

General: Fabrication and installation of vertical louver blinds with PVC vanes.

Products:

1. Vertical Louver Blinds
  - a. Vanes:
    - i. Basis of Design: Graber, G-71 Supervue Vertical Blind. Lead-free, UV-stabilized, integrally colored, opaque, permanently flexible, extruded PVC that will not crack or yellow; with not less than 3/8-inch overlap when vanes are rotated fully closed.
    - ii. Flame-Resistance Rating: Comply with NFPA 701: Testing by a qualified testing agency. Identify products with appropriate markings of applicable testing agency.
    - iii. Comply with WCMA A 100.1 including requirements for corded, flexible, looped devices; lead content of components; and warning labels.

END OF SECTION

### SECTION 12 36 61.19 – QUARTZ AGGLOMERATE COUNTERTOPS

General: Quartz agglomerate countertop, setting material and accessories.

Products:

1. Quartz Agglomerate:
  - a. Solid sheets consisting of quartz aggregates bound together with a matrix of filled plastic resin and complying with ICPA SS-1, except for composition.
    - i. Basis of Design – Silestone, Seleno.
    - ii. Breaking strength: 480 lbf, tested to ASTM C648.
    - iii. Water absorption: 0.03 percent, tested to ASTM C97.
    - iv. Stain resistance: Not affected by 10 percent hydrochloric acid or 10 percent KOH, tested to ASTM C650.
    - v. Impact strength: Minus 352 feet, tested to ASTM C256.
    - vi. Flame spread rating: Class 1, tested to ASTM E84.
2. Adhesive: Product recommended by quartz agglomerate manufacturer.
3. Sealant for Countertops: Product recommended by quartz agglomerate manufacturer.

END OF SECTION



## SECTION 12 48 13 – ENTRANCE FLOOR MATS AND FRAMES

General: Shop fabricated, single unit, roll-up rail mats and surface-mounted frame.

### Products:

1. Basis Of Design – Roll-Up Mat, thickness of the total assembly shall not exceed 1/4" thick.
  - a. Application:
    - i. At all entrances into building.
    - ii. Coordinate thickness of carpet with door threshold/door leaf to prevent conflicts.
    - iii. Carpet shall provide a surface mounted frame with tapered edges sloping no more than 1:2.
    - iv. Frame shall be secured to floor per manufacturer recommendation in compliance with ADA.
    - v. Frame shall prevent uplift of carpet edges.
    - vi. Color: Standard colors.

END OF SECTION

END OF DIVISION

## DIVISION 13 – SPECIAL CONSTRUCTION

### SECTION 13 48 13 – SOUND AND VIBRATION CONTROL

General: Isolation brackets/braces for walls (to support acoustical walls and furred walls), and acoustical joint sealers.

Products:

1. Isolation Brackets/Braces for Walls
  - a. Basis of design
    - i. Kinetics, UniBrace-L, Shear: 35-lbs Total, Tensile: 50-lbs Total
    - ii. Kinetics, UniBrace Double L, Shear: 50-lbs Total, Tensile: 100-lbs Total
2. Acoustical joint sealers
  - a. Basis of design – acoustical joint sealants in non-rated partitions
    - i. Tremco, TREMSTOP Smoke and Sound Sealant for through penetrations and joints in smoke or sound rated partitions.
    - ii. Manufacturer's standard non-sag, paintable, non-staining latex sealant complying with ASTM C 834. Product effectively reduces airborne sound transmission through perimeter joints and openings in building construction as demonstrated by testing representative assemblies according to ASTM E 90.
  - b. Basis of design – acoustical joint sealants in rated partitions
    - iii. USG Sheetrock, Acoustical Sealant for fire-rated assemblies 9UL Classified).
    - iv. Manufacturer's standard non-sag, paintable, non-staining latex sealant complying with ASTM C 834. Product effectively reduces airborne sound transmission through perimeter joints and openings in building construction as demonstrated by testing representative assemblies according to ASTM E 90.

END OF SECTION

END OF DIVISION

## DIVISION 14 – CONVEYING EQUIPMENT

### SECTION 14 21 00 – ELECTRIC TRACTION ELEVATORS

General: Machine room electric traction passenger elevators as shown and specified.

Elevator work includes: Geared/gearless electric traction passenger elevators, elevator car enclosures, hoistway entrances and signal equipment, operation and control systems, accessibility provisions for physically disabled persons, equipment, machines, controls, systems and devices as required for safely operating the specified elevators at their rated speed and capacity, materials and accessories as required to complete the elevator installation.

Products:

1. Basis of design – Elevator System: Electric Traction Passenger Elevators: Otis - Gen2
2. Basis of design – Machine and governor
  - a. Machine: AC gearless machine, with a synchronous permanent-magnet motor, dual solenoid service and emergency disc brakes, mounted at the top of the hoistway.
  - b. Governor: The governor shall be a tension type car-mounted governor.
  - c. Buffers, Car and Counterweight: Polyurethane type buffers shall be used.
  - d. Hoistway Operating Devices: Emergency stop switch in the pit. Terminal stopping switches.
  - e. Positioning System: Consists of an encoder, reader box, and door zone vanes.
  - f. Guide Rails and Attachments: Guide rails shall be Tee-section steel rails with brackets and fasteners. Side counterweight arrangements shall have a dual-purpose bracket that combines both counterweight guide rails, and one of the car guiderails to building fastening.
  - g. Coated-Steel Belts: Polyurethane coated belts with high-tensile-grade, zinc-plated steel cords and a flat profile on the running surface and the backside of the belt. All driving sheaves and deflector sheaves should have a crowned profile to ensure center tracking of the belts. A continuous 24/7 monitoring system using resistance-based technology has to be installed to continuously monitor the integrity of the coated steel belts and provide advanced notice of belt wear.
  - h. Governor Rope: Governor rope shall be steel and shall consist of at least eight strands wound about a sisal core center.
  - i. Fascia: Galvanized sheet steel shall be provided at the front of the hoistway.
  - j. Hoistway Entrances:
    - i. Frames: Entrance frames shall be of bolted construction for complete one-piece unit assembly. All frames shall be securely fastened to fixing angles mounted in the hoistway and shall be of UL fire rated steel.
    - ii. Sills: From manufacturer's catalog of standard finishes.

- iii. Doors: Entrance doors shall be of metal construction with vertical channel reinforcements.
  - iv. Fire Rating: Entrance and doors shall be UL fire rated for 1-1/2 hour
  - v. Entrance Finish: Stainless Steel
  - vi. Entrance marking plates: Entrance jambs shall be marked with 4" x 4" plates having raised floor markings with Braille located adjacent to the floor marking. Marking plates shall be provided on both sides of the entrance.
  - vii. Sight Guards: Sight guards will be furnished with all doors painted to match with painted doors, painted black for stainless steel and gold satin doors.
3. Basis of design – Elevator Equipment
- a. Application: Machine-room less elevator.
  - b. Equipment Control: Per manufacturer's recommendation.
  - c. Drive: Per manufacturer's recommendation. Regenerative.
  - d. Service: General Purpose Passenger, Service (for IBC Ambulatory/Gurney Compliance)
  - e. Capacity: Passenger - 3500 lbs., Combo – 3500 lbs. and service 4500 lbs.
  - f. Speed: 350 fpm

END OF SECTION

## SECTION 14 91 82 – TRASH CHUTES

General: Vertical waste chute.

Products:

- 1. Chutes
  - a. Chute Metal: Aluminum-coated, cold-rolled, commercial steel sheet; ASTM A 463/A 463M, Type 1 with not less than T1-40 (T1M-120) coating. 16 gauge.
  - b. Size: 24" diameter minimum.
- 2. Doors
  - a. Intake Door Assemblies: ASTM A 240/A 240M, Type 304 stainless-steel, self-closing units with positive latch and latch handle; as required to provide fire-protection ratings indicated; and with frame suitable for enclosing chase construction.
    - i. Door Type: Hopper with ADA-compliant hardware.
    - ii. Size: Manufacturer's standard size for door type, chute type, and diameter indicated.
    - iii. Finish: Manufacturer's standard satin or No. 3 directional polish.
    - iv. Baffles: Rubber-back draft baffles at each intake.



- b. Discharge-Door Assemblies: Aluminum-coated-steel doors as required to provide fire- protection ratings indicated; equipped with fusible links that cause doors to close in the event of fire.
  - i. Direct Vertical Discharge: Provide inclined, horizontally rolling, shutter-type unit.
  - ii. Horizontal Discharge: Provide top-hinged, self-closing, hopper door with self-latching hardware; floor-mounted leg brace designed to absorb impact of material dropping against chute; and minimum NPS 2 (DN 50) drain pipe connection.
- c. Access Door Assemblies: Manufacturer's standard ASTM A 240/A 240M, Type 302/304 stainless-steel doors; as required to provide fire-protection ratings indicated; with frame suitable for enclosing chase construction; and in satin or No. 3 directional polish finish.

### 3. Accessories

- a. Fire Sprinklers: Manufacturer's standard NPS 1/2 (DN 13) fire sprinklers ready for piping connections. Provide additional sprinkler heads for alternate floors per NFPA 82 and coordinate with sprinkler contractor for installation.
- b. Flushing Spray Unit: NPS 3/4 (DN 19) spray head unit located in chute above highest intake door, ready for hot-water piping connection, and with access for head and piping maintenance.
- c. Sanitizing Unit: NPS 3/4 (DN 19) disinfecting and sanitizing spray head unit located in chute above highest intake door, including 1-gal. (3.8-L) tank and adjustable proportioning valve with bypass for manual control of sanitizing and flushing operation, ready for hot-water piping connection, and with access for head and piping maintenance.
- d. Intake Door Baffles: Rubber baffles, 1/8 inch (3 mm) thick.
- e. Sound Dampening: Manufacturer's standard sound deadening coating on exterior of chute and sound and vibration isolator pads at floor supporting frames

END OF SECTION

END OF DIVISION

## DIVISION 21 – FIRE SUPPRESSION

### SECTION 210000 – FIRE SUPPRESSION

General: Provide complete wet pipe automatic fire sprinkler, standpipe and fire extinguisher/cabinet for designated areas as shown on plans, as required by code and authority having jurisdiction, and NFPA Codes and Regulations.

Products:

1. Basis of Design: Sprinkler and alarm equipment shall be products of Central, Grinnell Co., Reliable, Viking, Automatic Sprinkler, or Gem Sprinkler Co.
2. Sprinkler System:
  - a. Complete system shall include, without limitation, sprinkler heads, pipes and fittings, water flow alarm, supports, sleeves and brackets, gauges, valves, connections, pumps, and switches.
3. Extinguisher with cabinets:
  - a. Manufacturer: UL listed and FM approved models by Potter-Roemer, Crocker, JL Industries, or approved equal.
  - b. Cabinet: Semi-recessed, 20 gauge white baked enamel steel box, unless specified otherwise herein.
  - c. Door: 18-gauge stainless steel frame and break-glass door with cylinder lock, unless specified otherwise herein.
  - d. Fire Extinguisher: 10 lb. multi-purpose dry chemical fire extinguisher with minimum UL rating of 4A:60B:C.
4. Wet Standpipe Basis of design:
  - a. Fire Department Siamese Connection shall be Potter-Roemer 5547
  - b. Hose end valve shall be provided in stairwells and at interior risers. Potter-Roemer No. 4315
  - c. Hose outlets on roof shall be Potter-Roemer No. 587
  - d. Hose cabinet with extinguisher shall be provided in parking area, Potter Roemer No. 1352-6

END OF SECTION

END OF DIVISION

## DIVISION 22 – PLUMBING

### SECTION 22 00 00 – PLUMBING

**General:** This section covers the furnishing, fabrication, delivery, and installation of the plumbing system complete within 5 feet of the building line. Furnish all labor, materials, and equipment for complete installation of Plumbing System.

**Products:**

1. Plumbing System: Include the following, without limitation, and all hangers, supports, valves, sleeves, fixtures, and equipment.
  - a. Complete system of drain, waste, vent piping, and roof drainage.
  - b. Complete hot and cold water systems.
  - c. Domestic water booster pump system.
  - d. Water heaters, solar, tankless gas water heater
  - e. Plumbing fixtures.
  - f. Access panels to plumbing valves.
  - g. Oil separator.
  - h. Associated electrical work.

END OF SECTION

END OF DIVISION

## DIVISION 23 – HEATING, VENTILATING, AND AIR CONDITIONING (HVAC)

### SECTION 23 00 00 – HVAC

**General:** This section covers the furnishing, fabrication, delivery and installation of the air conditioning and ventilation system complete. Installation of all work in this Section shall be made in accordance with State Department of Health Regulations, National Fire Protection Association, and the Uniform Building Code and ASHRAE Guide. All applicable codes, regulations and ordinances of public bodies having jurisdiction are included in the work.

**Products:**

1. HVAC Systems: Include the following, without limitation, and all hangers, supports, to complete the work.
  - a. Ductless-split system.
  - b. Package Terminal AC units.
  - c. Exhaust fans.
  - d. Supply fans.
  - e. Sheetmetal duct.
  - f. Air terminals, diffusers, registers, and grilles.
  - g. Fire dampers.
  - h. Controls, control equipment, and low voltage wiring.
  - i. Starters, relays, timers, and pilot lights.
  - j. Flashing and counterflashing.
  - k. Hangers, supports, brackets for equipment, ductwork and piping.
  - l. Start-up service including written and oral instructions.
  - m. Full maintenance contract for all equipment for period of one (1) year.
  - n. Operation and maintenance instructions and manuals.
  - o. Manufacturer's literature, shop drawings and record drawings.
  - p. Inspection, test, and guarantee.
2. Vibration Isolation: All mechanical equipment shall be mounted on vibration isolators to prevent transmission of vibration and mechanically transmitted sound to building structure. Vibration isolator shall be selected in accordance with weight distribution to produce reasonably uniform deflection.

END OF SECTION

## SECTION 23 05 48 – VIBRATION ISOLATION

**General:** The work in this section includes, but is not limited to the following: Vibration isolation for mechanical piping, ductwork and equipment, Vibration isolation for plumbing piping and equipment, Equipment isolation bases, Flexible connections.

**Products:**

1. Vibration Isolators
  - a. Neoprene Pads Basis of Design: Mason Industries Super WH (standard), Mason Industries BR (Seismic)
  - b. Neoprene Mounts Basis of Design: Mason Industries ND (mounts), DNR (rails).
  - c. Spring Isolator Basis of Design: Mason Industries SLF or equal.
  - d. Restrained Spring Isolator Basis of Design: Mason Industries SLR.
  - e. Spring Hanger (except for ductwork) Basis of Design: Mason Industries 30N
  - f. Spring Hangers (for Ductwork only) Basis of Design: Mason Industries W30 (for straps), or 30 (for rods).
  - g. Pre-Compressed Spring Hanger Basis of Design: Mason Industries PC30N.
  - h. Air Springs Basis of Design: Mason Industries MT and leveling valves type LV.
  - i. Restrained Air Springs Basis of Design: Mason Industries SLR-MT and leveling valves type LV
2. Equipment Bases
  - a. Steel Base Basis of Design: Mason Industries WF
  - b. Inertia Base Basis of Design: Mason Industries BMK, or K
  - c. Curb (Small, non-critical equipment only) Basis of Design: Mason Industries CMAB
  - d. Rooftop Curb Basis of Design: Mason Industries RSC
3. Thrust Restraints
  - a. Horizontal thrust restraints Basis of Design: Mason Industries WB
4. Flexible Connections:
  - a. Elastomeric flexible connections Basis of Design: Mason Industries SAFEFLEX SFDEJ, SFEJ, SFDCR or SFU and Control Rods CR.
  - b. Metallic flexible connections Basis of Design: Mason Industries FFL, MN
5. Plumbing Pipe Isolators
  - a. Copper Supply Piping Isolators:
    - i. Pre-Engineered Isolators Basis of Design: Holdrite Acoustical Series, Trisolator by Elmdor Stoneman.
    - ii. Closed Cell Foam Insulation Basis of Design: Armaflex AP
  - b. Waste and Drain Piping Isolators:
    - i. Pre-Engineered Isolators Basis of Design: Holdrite Acoustical Series
    - ii. Closed Cell Foam Insulation Basis of Design: Armaflex AP

END OF SECTION



## SECTION 23 07 16 – HVAC EQUIPMENT INSULATION

General: The work in this section includes acoustical fiberglass insulation and its accessories.

Products:

1. Acoustical Fiberglass Insulation
  - a. Industrial Blankets and Boards: Rigid, resin bonded fibrous glass with no facing or with a damage-resistant, flame retardant, reinforced aluminum foil (FRK) or poly encapsulated all-service jacket ASJ Max facing.
  - b. Basis of Design: Owens Corning® 700 Series FIBERGLAS™ Insulation – Type 705, 4" thick, stick pinned.
2. Accessories
  - a. Closure Materials: Butt strips, bands, wires, staples, mastics, adhesives; pressure-sensitive tapes.
  - b. Field-Applied Jacketing Materials: Sheet metal, plastic, canvas, fiberglass cloth, insulating cement, PVC fitting covers.
  - c. Support Materials: Hanger straps, hanger rods, saddles, support rings.

END OF SECTION

END OF DIVISION

## DIVISION 26 – ELECTRICAL

### SECTION 26 00 00 – ELECTRICAL

General: Furnish all articles, materials, equipment, operations and services necessary to construct and install all electrical work specified and listed herein including but not limited to:

1. Underground site services and service equipment.
2. Feeder distribution and branch circuit wiring systems.
3. Distribution and branch circuit panelboards.
4. Apartment unit loadcenters and branch circuit wiring systems.
5. Feeder submetering system.
6. Luminaires and lighting control systems.
7. Empty raceway, outlets and backboards for telecommunications and cable television systems.
8. Standby emergency generator and automatic transfer switch.
9. Voice-type Fire alarm system.
10. Trenching, backfilling, and concrete work incidental to the underground system.
11. All equipment requiring electrical power for operation shall be connected and tested electrically by the Contractor, unless otherwise specified.

Products:

1. Materials: New and UL labeled: Material and equipment new and free of defects and suited to the intended use; and be listed by the Underwriters' Laboratories, Inc., meet their requirements and bear their label whenever standards have been established and label service is regularly furnished by that agency.
2. The entire installation shall be made in strict accordance with the Ordinances of the City and County of Honolulu, applicable provisions of the latest edition of the National Electrical Code and the rules of Hawaiian Electric Company and Hawaiian Telcom, and governing manufacturing and testing standards.
3. The work includes, but may not be limited to:
  - a. Metering and distribution switchboard
  - b. Panelboards
  - c. Loadcenters
  - d. Raceways
  - e. Wire and cable
  - f. Wiring devices
  - g. Outlet boxes
  - h. Terminal cabinet and pullboxes
  - i. Luminaires
  - j. Lighting relay control system
  - k. Submetering system
  - l. Fire alarm system
  - m. Electric vehicle (ev) chargers

END OF SECTION

## SECTION 26 32 13 – STANDBY GENERATOR

General: This section includes requirements for the standby emergency generator system and automatic transfer switch.

Products:

1. Requirements:
  - a. Genset Requirements: The generator set shall be standby rated at 200 ekW, 250 kVA, 1800 RPM, 0.8 power factor, 277/480 VAC, 3-phase, 4-wire, 60 hertz, including radiator fan and all parasitic loads. Operating requirements shall be based on a site altitude of 500 feet and site temperature of 77 degrees F.
2. Diesel Engine
  - a. The engine shall be water-cooled inline or vee-type six (6) cylinders, four-cycle compression ignition diesel with a minimum 425 cubic inch displacement.
  - b. The engine governor shall control engine speed and transient load response within commercial and ISO 8528 tolerances.
3. Fuel Storage
  - a. Fuel Filter: Fuel filter and serviceable fuel system components shall be located to prevent fuel from spilling onto gen set batteries.
  - b. Fuel Piping: All fuel piping shall be black iron or flexible fuel hose rated for this service. No galvanized piping will be permitted.
  - c. Fuel Line Rating: Flexible fuel lines rated 300 degrees F and 100 PSI.
  - d. Diesel Fuel Subbase Tank: A UL 142 Listed, painted steel tank with 240 gallons capacity, to supply fuel to the engine for a minimum of 8 hours operation at 75 percent of rated load, shall be furnished
  - e. Remote Fuel Fill Panel: Provide a remote fuel fill panel with pump for use with the subbase tank. The panel shall have a five (5) gallon spill containment with 2" camlock fuel connection.
4. Mounted Radiator
  - a. The generator set shall be equipped with a rail-mounted, engine-driven radiator with blower fan and all accessories.
5. Generator
  - a. Synchronous three phase generator shall be a single bearing, self-ventilated, drip-proof design in accordance with NEMA MG 1 and directly connected to the engine flywheel housing with either a nose pilot or a flex coupling.
  - b. Windings: Thermal Class 200 magnet wire as described by NEMA Magnet Wire Standard MW 1000, Section MW 35-C, shall be used for rotor and stator windings.
  - c. Insulation: The insulation material shall meet NEMA MG 1 standards for Class H insulation and be vacuum impregnated with epoxy varnish to be fungus resistant. Temperature rise of the rotor and stator shall not exceed 150°C rise by resistance over 40°C ambient.
6. Generator Excitation - Permanent Magnet

- d. Digital Voltage Regulator: The digital voltage regulator shall be microprocessor based with fully programmable operating and protection characteristics.
  - e. Space Heater: Alternator shall be equipped with 120 VAC, single phase, space heater to minimize condensation while the alternator set is idle.
  - f. Starting: Provide motor starting capability of 500 SkVA at <30 percent instantaneous voltage dip as defined per NEMA MG 1.
7. Circuit Breaker
- a. Provide generator-mounted circuit breakers, molded case, ratings as shown on drawings, 3-pole, 208-Volt, NEMA 1P22. Basis of Design Merlin Gerin.
8. Control Panel
- a. Generator Mounted Control Panel: Provide a generator-mounted control panel on the rear of the set for complete control and monitoring of the engine and generator set functions.
  - b. Alarm NFPA 110: Provide the following indications for protection and diagnostics according to NFPA 110 level 1:
  - c. Programmable Control Panel: Provide programmable protective relay functions inside the control panel.
  - d. Customer Communication Module: The communications module (CCM) shall provide bi-directional communication between a personal computer (PC) or other RS-232 type device, and up to 8 EMCP II Control Panels.
9. Exhaust System
- a. Silencer: A critical rated silencer, companion flanges, and flexible stainless steel exhaust fitting properly sized shall be furnished.
  - b. Exhaust System: The muffler and all indoor exhaust piping shall be "lagged" by the contractor to maintain a surface temperature not to exceed 150 degrees F. The insulation shall be installed so that it does not interfere with the functioning of the flexible exhaust fitting or operation of the condensate drain valve.
10. Starting System
- a. Electric Starting System: A 24 VDC electric starting system with positive engagement shall be furnished.
  - b. Batteries: A lead-acid storage battery set of the heavy-duty diesel starting type shall be provided.
  - c. Battery Trays: A battery tray shall be provided for the batteries and shall conform to NEC 480-7(b).
  - d. Battery Charger: A current limiting battery charger shall be furnished to automatically recharge batteries. Charger shall float at 2.17 volts per cell and equalize at 2.33 volts per cell.
11. Automatic Transfer Switch
- a. Automatic transfer switches shall be furnished.
  - b. The transfer switch shall be rated for the voltage and ampacity as shown on the plans and shall have 600-volt insulation on all parts in accordance with NEMA standards.

END OF SECTION

END OF DIVISION

## DIVISION 31 – EARTHWORK

### SECTION 31 00 00 – EARTHWORK

General: Earthwork, excavation, filling and backfilling, Compaction, Erosion control.

Preparation:

1. Provide barricades, construct fences or other means to fully protect public and adjacent properties from injury.
  - a. Protect and maintain existing underground utilities.
  - b. Crib and shore to retain excavations.
  - c. Underpin adjacent structures and improvements which may be damaged by excavation work, including utilities and pipe chases.
  - d. Prior to construction, perform a photograph and video pre-construction survey of existing buildings, structures, slopes and pavement in vicinity of the new work.
  - e. Verify locations of underground utilities and other obstructions that may affect work.
  - f. Identify known underground, above ground and aerial utilities. Stake and flag locations.
  - g. Identify required lines, levels, contours and datum.
2. Erosion and Sediment Control
  - a. Implement an erosion and sedimentation control plan that prevents the following:
  - b. Loss of soil during construction by stormwater runoff and/or wind erosion, including protecting topsoil by stockpiling for reuse.
  - c. Sedimentation of storm sewers or receiving streams.
  - d. Pollution of the air with dust and particulate matter.
3. Dewatering
  - a. Provide dewatering which includes collection and disposal of all forms of surface and subsurface water that are encountered in course of construction. Accomplish water disposal in accordance with Federal, State and County laws, regulations, and ordinances

END OF SECTION



#### SECTION 31 05 19 – GEOTEXTILE

General: Geotextile filter fabric.

Product:

1. Pervious sheet of polyester, nylon, or polypropylene, ultraviolet resistant filaments woven, spun bonded, fused or otherwise manufactured into a non-raveling fabric with uniform thickness and strength.
2. Basis of Design
  - a. TenCate; "Mirafi 600X".
  - b. Propex Geosynthetics; "Geotex 315ST".
  - c. Skaps Industries; "Skaps W300".

END OF SECTION

#### SECTION 31 26 16 – TRENCHING

General: Trench excavation materials.

Product:

1. Crushed Rock: Crushed rock for trench and manhole foundation shall be No. 67 crushed rock as specified in the City Standard Specifications, Section 15 - Crushed Rock.
2. Pipe Cushion: Pipe cushion shall be crusher screenings (S4C) with a maximum size of 3/8 inch with a minimal amount of fines. Pipe cushion for Site Water Distribution shall comply with Water System Standard, Paragraph 209.02 – Pipe Cushion.

END OF SECTION

#### SECTION 31 31 16 – TRENCHING

General: Soil Treatment with termite control.

Product:

1. Termiticide: Provide an EPA-Registered termiticide, complying with requirements of authorities having jurisdiction, in an aqueous solution formulated to prevent termite infestation. Provide quantity required for application at the label volume and rate for the maximum termiticide concentration allowed for each specific use, according to product's EPA-Registered Label.

2. Service Life of Treatment: Soil treatment termiticide that is effective for not less than five years against infestation of subterranean termites.
3. Basis of Design
  - a. Product: Subject to compliance with requirements, provide "IMPASSE" Termite Blocker by Syngenta Professional Products.
  - b. Pipe/Conduit Application: Integral 2 ½ inch long polymer sleeve and one-inch-wide circular flange with lambda-cyhalothrin termiticide sealed between two outer polymer layers.

END OF SECTION

#### SECTION 31 63 16 – AUGER-PLACE PILES

General: The excavation and concrete required for construction of auger-placed piles.

Product:

1. Materials
  - a. Portland Cement: ASTM C150, Type I, Test piles Type III.
  - b. Water: Fresh, clean, and potable.
  - c. Reinforcing Steel: ASTM A615, Grade 60.
  - d. High Strength Reinforcing Steel: ASTM A722, Type II, Thread Bar Type
2. Mixes
  - a. Concrete: The grout used shall consist of a mixture of portland cement, and water so proportioned and mixed to be pumped and to fill voids in the foundation material. Mixture shall be proportioned to provide a minimum compressive strength as indicated on the structural drawings. at 28 days.
  - b. Mix Design: Contractor shall submit to Contracting Officer a mix design to produce concrete as specified. Certified test reports (duplicate) shall be submitted. Reports shall include proportions of design mix.

END OF SECTION

END OF DIVISION

## DIVISION 32 – EXTERIOR IMPROVEMENTS

### SECTION 32 12 16 - ASPHALT CONCRETE PAVEMENT

General: Asphalt concrete pavement and quality control.  
Standard Specifications for Public Works Construction, September 1986, as applicable to City and County of Honolulu, with exception of paragraph "Measurement and Payment"; referred to as "City Standard Specifications".  
Comply with the Standard Details for Public Works Construction, September 1984, as applicable to City and County of Honolulu; referred to as "City Standard Details".

Products:

1. Materials: Comply with following Sections of "City Standard Specifications":
  - a. Asphalt Surface Treatment Section 33
  - b. Asphalt Concrete Pavement Section 34

END OF SECTION

### SECTION 32 13 13 - CEMENT CONCRETE PAVING

General: Portland Cement concrete paving.  
Standard Specifications for Public Works Construction, September 1986, as applicable to City and County of Honolulu, with exception of paragraph "Measurement and Payment"; referred to as "City Standard Specifications".  
Comply with the Standard Details for Public Works Construction, September 1984, as applicable to City and County of Honolulu; referred to as "City Standard Details".

Products:

1. Materials: Comply with following Sections of "City Standard Specifications":
  - a. Portland Cement Concrete Pavement Section 37
  - b. Reinforcing Steel Section 48

END OF SECTION

## SECTION 32 16 00 - CEMENT CONCRETE SIDEWALK

General: Portland Cement concrete sidewalks.

Standard Specifications for Public Works Construction, September 1986, as applicable to City and County of Honolulu, with exception of paragraph "Measurement and Payment"; referred to as "City Standard Specifications".

Comply with the Standard Details for Public Works Construction, September 1984, as applicable to City and County of Honolulu; referred to as "City Standard Details".

Products:

1. Materials: Comply with following Sections of "City Standard Specifications":
  - a. Concrete Sidewalks Section 42

END OF SECTION

## SECTION 32 16 13 - CEMENT CONCRETE CURB AND GUTTER

General: Portland Cement concrete sidewalks.

Standard Specifications for Public Works Construction, September 1986, as applicable to City and County of Honolulu, with exception of paragraph "Measurement and Payment"; referred to as "City Standard Specifications".

Comply with the Standard Details for Public Works Construction, September 1984, as applicable to City and County of Honolulu; referred to as "City Standard Details".

Products:

1. Materials: Comply with following Sections of "City Standard Specifications":
  - a. Concrete Curb and Gutters Section 41

END OF SECTION

## SECTION 32 17 23 - PAINTED PAVEMENT MARKINGS

General: Pavement paint markings.

Hawaii Standard Specifications for Road, Bridge and Public Works Construction, 2005, as amended with exception of paragraphs "Method of Measurement" and "Basis of Payment"; referred to as "Hawaii Standard Specifications".

Products:

1. Paint: Pre mixed reflectorized conforming to Section 755.01 White and Yellow Traffic Paint, of "Hawaii Standard Specifications", color as indicated on drawings or as selected by Director. Provide other colors such as blue or red where indicated.

2. Equipment: Section 629 of "Hawaii Standard Specifications" for applicator machine.

END OF SECTION

## SECTION 32 31 13 – CHAINLINK FENCES AND GATES

General: Chain link Fences and Gates

Hawaii Standard Specifications for Road, Bridge and Public Works Construction, 2005, as amended with exception of paragraphs "Method of Measurement" and "Basis of Payment"; referred to as "Hawaii Standard Specifications".

Products:

1. Chain-link fence fabric: One-piece heights measured between top and bottom of outer edge of selvage knuckle or twist according to "CLFMI Product Manual" and requirements indicated below:
  - a. Steel Wire for Fabric: Wire diameter of 9ga.
    - i. Mesh Size: 2 inches (50 mm).
    - ii. Zinc-Coated Fabric: ASTM A 392, Type II, Class 1, 1.2 oz./sq. ft. (366 g/sq. m) with zinc coating applied before weaving.
2. Post and Rails: Posts and Rails: ASTM F 1043 for framework, including rails, braces, and line; terminal; and corner posts. Provide members with minimum dimensions and wall thickness according to ASTM F 1043 or ASTM F 1083 based on the following:
  - a. Light-Industrial-Strength Material: Group IC-L, round steel pipe, electric-resistance- welded pipe.
    - i. Line Post: 2.375 inches (60 mm) in diameter.
    - ii. End, Corner, and Pull Posts: 2.875 inches (73 mm).
  - b. Horizontal Framework Members: Intermediate top and bottom rails according to ASTM F 1043.
  - c. Brace Rails: ASTM F 1043.
  - d. Metallic Coating for Steel Framework:
    - i. Type A zinc coating.
3. Metallic-Coated Steel Wire: 7ga., marcelled tension wire according to ASTM A 817 or ASTM A 824, with the following metallic coating:
  - a. Type II: Zinc coated (galvanized) with minimum coating weight matching chain-link fabric coating weight.
4. Fittings: Metallic Coating for Pressed Steel or Cast Iron: Not less than 1.2 oz./sq. ft. (366 g/sq. m) of zinc.
5. Grout and Anchoring Cement



- a. Nonshrink, Nonmetallic Grout: Factory-packaged, nonstaining, noncorrosive, nongaseous grout complying with ASTM C 1107/C 1107M.
- b. Anchoring Cement: Factory-packaged, nonshrink, nonstaining, hydraulic-controlled expansion cement formulation for mixing with water at Project site to create pourable anchoring, patching, and grouting compound. Provide formulation that is resistant to erosion from water exposure without needing protection by a sealer or waterproof coating, and that is recommended in writing by manufacturer for exterior applications.

END OF SECTION

### SECTION 32 31 19 – DECORATIVE METAL FENCES AND GATES

General: Aluminum fences and gates

Products:

- 1. Material
  - a. Aluminum material for fence framework shall conform to the requirements of ASTM B221. The aluminum extrusions for posts and rails shall be Alloy and Temper Designation 6005-T52. The aluminum extrusions for pickets shall be Alloy and Temper Designation 6063-T52.
  - b. Pickets shall be 3/4" square x .045" thick.
  - c. Horizontal rails shall be 1-1/4" x 1-7/16" channel with .060" thick top & internal web wall, and .090" thick side walls and shall be punched to allow picket to pass through the top of the rail. The rail shall be constructed with an internal web insert providing a raceway for the pickets to be retained with a 1/8" retaining rod. The number of rails shall vary with the style, height and strength as determined by manufacturer.
  - d. Accessories: Aluminum castings shall be used for all post caps, scrolls, finials, and other miscellaneous hardware. Hinges and latches shall be fabricated from aluminum, stainless steel or composite materials.
  - e. Swing gates shall be fabricated using 1-1/4" x 1-7/16" rail, 1.75" sq. x .125" gate ends, and 3/4" sq. x .080 pickets. All rail and upright intersections shall be joined by welding. All picket and rail intersections shall also be joined by welding.

END OF SECTION

## SECTION 32 84 00 - PLANTING IRRIGATION

General: Irrigation system, fittings, valves, valve boxes, and appurtenances. Automatic control system.

Products:

1. Cross Connection: Reduced pressure principle type backflow prevention device with test cocks, as specified and approved by the Board of Water Supply, City and County of Honolulu.
2. Pipe and appurtenances
  - a. Copper Tubing: Hard drawn type K seamless copper pipe, ASTM B-88, with wrought copper and bronze soldered fittings, 95-5 solder.
  - b. PVC Pressure Mains: Schedule 40 PVC 1120, ASTM D-1785.
  - c. Non-Pressure Laterals in Planting Areas: Class 200 PVC 1120, SDR 21, ASTM D-2241.
  - d. Non-Pressure Lateral Under Pavement: High-density Polyethylene (HDPE). PE 3408/3608 resin listed with the Plastic Pipe Institute (PPI) as TR-4. ASTM D3350-05 with cell classification PE 345464C. Pipe shall meet dimensions and requirements of ASTM F714. Pipe shall be DR 9 (200 psi).
3. Automatic Control System
  - e. Controller: As specified on the Drawings, or an approved substitute. Provide surge protection and grounding rods as recommended by the manufacturer.
  - f. Wire: Specifically designed for direct burial use, Type UF with copper conductor. Size of conductors shall meet the requirements of the installation instructions of the manufacturer of the controllers and valves. No. 12, white, for common wire. No. 14 minimum size, other than white, for others.
  - g. Wire Connectors: UL approved direct burial splice connector with silicone grease sealant and caps: 3M DBR/Y-6 Direct Burial Splice Connector, or an approved substitute.
  - a. Surge Protection: Designed to protect irrigation controller from electrical surges. Rainbird MSP-1 and MGP-1, or an approved substitute.

END OF SECTION

## DIVISION 33 – UTILITIES

### SECTION 33 11 00 - SITE WATER DISTRIBUTION

General: Site water distribution system with connection to existing water system including water meter.

Products:

1. Provide materials in accordance with following sections of "Water System Standards":
  - a. Division 200 – Materials
    - i. Ductile Iron Pipe, Fittings and Appurtenances (D.I. Pipe Class 52) Section 202
    - ii. Valves and Appurtenances Section 205
    - iii. Service laterals and appurtenances, waterlines for 3-inch diameter and smaller shall be copper conforming to ASTM B88, type K. Section 208
    - iv. Premolded filler, crushed rock, pipe cushion, backfill material Section 209
    - v. Valve markers Section 210
  - b. Division 500 – Water System External Corrosion Control Standards.
2. Solder:
  - a. 95-5 Solder: ASTM B32; alloy grade 95 TA with a 95% tin and 5% antimony content. Solder shall not contain more than 0.2% lead.
  - b. Silver Solder: AWS A5.8; with a composition of silver, copper and phosphorus alloy.
  - c. 50-50 Solder: Is not permitted.
3. Electronic Markers: Electronic markers shall be "Omni Marker," manufactured by Tempo, or approved equal.

Application	Color	Frequency	Model Number	UPC Number
Potable Water Main	Blue	145.7 kHz	Model 161	60766
Non-Potable Water Main	Purple	66.35 kHz	Model 168	11050

END OF SECTION

### SECTION 33 33 00 - SANITARY SEWERAGE

General: Site sewage system with connection to existing system.

Products:

1. Provide materials in accordance with "City Standard Specifications":
  - a. PVC Sewer Pipe and Appurtenances: Section 21
  - b. Sewer pipe shall conform "City Standard Specifications".
  - c. Manhole shall be concentric, precast concrete with Type "SA" cast iron frame and cover, and Type "B" stainless steel rungs.

END OF SECTION

### SECTION 33 40 00 - STORM DRAINAGE

General: Site storm drainage system and appurtenances.

Products:

1. Provide materials in accordance with "City Standard Specifications":
  - a. PVC Sewer Pipe and Appurtenances Section 21
  - b. Drain Pipes Section 24
  - c. Drain Manholes Section 25
  - d. Catch Basins and Storm Water Inlets Section 26
  - e. Subsurface Drainage Section 28

END OF SECTION

END OF DIVISION

## DIVISION 34 – TRANSPORTATION

### SECTION 34 41 00 – ROADWAY SIGNALING AND CONTROL EQUIPMENT

General: Traffic signal system and control equipment

Products:

1. Traffic Signal Materials
  - a. Material conforming to Section 623 – Traffic Signal System, of "Hawaii Standard Specifications".
  - b. Material conforming to Section 672 – Fiber Optic Cable, of "Hawaii Standard Specifications".

END OF SECTION

### SECTION 34 41 13 - POST MOUNTED SIGNS

General: Traffic signal system and control equipment complying with Standard Details for Public Works Construction, September 1984, as applicable to City and County of Honolulu.

Products:

1. Signs
  - a. Make signs of high intensity reflective aluminum sheets, .063 inch thick for signs maximum 3 square feet; .080 inches thick for signs 3 to 6.25 square feet; and .100 inch thick for signs over 6.25 square feet. ASTM B209 aluminum sheet 6061 T6 alloy and temper.
2. Posts
  - a. Posts: 2 inches square galvanized steel tubing with 7/16 inches diameter holes spaced at 1 inch on center.
  - b. Anchor Posts: 2 1/4-inch square galvanized steel tubing with 7/16-inch diameter holes spaced at 1 inch on centers
3. Fasteners
  - a. Provide bolts and nuts hot dipped galvanized or cadmium plated steel, with stainless steel washers and neoprene gaskets where required.

END OF SECTION

END OF DIVISION



FOR ACTION

I. REQUEST

Authorize an Application for Exemptions from Statutes, Ordinances, and Rules Pursuant to Section 201H-38, Hawaii Revised Statutes, and Approve: (1) the Certification of Kakaako Block C LLC, or Other Successor Entity Approved by the Executive Director, as an Eligible Developer Pursuant to Section 15-307-24, Hawaii Administrative Rules; (2) the Project Proposal; and (3) Execution of Development Documents for Approved Exemptions for the Kakaako Block C Rental and For-Sale Project Located in Honolulu, Oahu, TMK No.: (1) 2-1-054: 001

II. FACTS

Project Name:	Kakaako Block C
Applicant Name:	Kakaako Block C LLC
Tax Map Key and Location:	(1) 2-1-054: 001 404 and 416 Cooke Street, Honolulu, Hawaii 96813
HHFDC Involvement:	201H Exemptions
Landownership:	Trustees of the Estate of Bernice Pauahi Bishop <sup>1</sup> . Option Agreement for Stanford Carr Development LLC to purchase the residential components in fee simple and develop the commercial components on a cost-plus-fee basis.
Project Type:	New construction; mixed-use with commercial space; affordable rental and affordable and market for-sale
Target Population:	Family
Length of Affordability:	Rentals: 61 years For-Sale: 10 years
No. of Units:	123 Rental units 1 Rental Manager's unit 737 For-Sale units 861 Total units
Unit Type Mix:	12 Studio live-work 1 Studio 232 1-Bed/1-Bath 23 2-Bed/1-Bath 239 2-Bed/1.5-Bath 296 2-Bed/2-Bath 58 3-Bed/2-Bath 861 Total units

<sup>1</sup> This entity is affiliated with Kamehameha Schools.

<b>Affordability Mix:</b>	7    70% AMI and below 73   80% AMI and below 43   100% AMI and below 155   130% AMI and below 241   140% AMI and below 519   Subtotal Affordable units (60%) 341   Market units <u>1</u> Manager's unit 861   Total units
<b>Development Concept:</b>	Mixed-use, mixed-income redevelopment of Block C of Kamehameha Schools' (KS) Kaiaulu o Kakaako Master Plan (KKMP), with a mixture of for-sale and rental units. Two residential towers connected at the ground floor with commercial spaces to be developed but retained by KS.
<b>Parking:</b>	1,266 parking stalls (1,141 residential and 125 commercial)
<b>Est. Completion:</b>	Q2 2026
<b>Amenities and Services:</b>	For Sale Residential Condominiums will own and maintain the recreation deck, to include pool, spa, lounge, and fitness center.
<b>Developer:</b>	Stanford Carr Development, LLC
<b>Developer Contact:</b>	Stanford S. Carr 1100 Alakea Street, 27 <sup>th</sup> Floor Honolulu, Hawaii 96813 (808) 537-5220

A. The Kakaako Block C project (Project) is a proposed mixed-use, mixed-income residential community to be constructed on a 3.66-acre site on the block bounded by Coral, Cooke, Pohukaina, and Auahi Streets in Kakaako (**Exhibits A & B**). The proposed Project will consist of two buildings connected at the ground floor with a total of 861 dwelling units, including one manager's unit. The Project will contain a total of approximately 1,405,379 Gross Square Feet (GSF) of floor area (**Exhibits C & D**).

B. Building A is a proposed 400-foot tower with 43 floors that will contain a total of 449 affordable and market priced for-sale residential units. The residential units will include 1, 2, and 3-bedroom units ranging from 635 to 1,955 GSF of living space. Building A will contain a total of approximately 560,911 GSF, including 481,417 GSF of residential space, 39,625 GSF of ground floor commercial space, and 39,869 GSF of common/circulation space.

C. Building B is a proposed 301-foot tower with 32 floors (23 floors of Tower atop 9 floors of Podium) that will contain a total of 412 affordable and market rental and for-sale housing units.

1. The Building B Tower will consist of residential units that will include 276 affordable for-sale units, which will be studio, 1, 2, and 3-bedroom units ranging from 473 to 1,181 GSF of living space. The Building B Tower will contain a total of about 269,443 GSF, including 247,386 GSF of residential space, a 6,986 GSF recreation deck, and 15,071 GSF of common/circulation space.
2. The Building B Podium will contain 12 market for-sale live-work units<sup>2</sup> and 124 rental units including 123 affordable units and 1 manager's unit. The residential units will include studio, 1, 2, and 3-bedroom units ranging from 493 to 1,576 GSF of living space. The Building B Podium will

<sup>2</sup> The live-work units are loft-style 2-story studio units, located on the ground floor with street frontage.

contain a total of about 575,025 GSF, including 133,883 GSF of living space, 423,574 GSF of structured parking, and 17,568 GSF of common/circulation space.

D. The unit breakdown by building follows:

**BUILDING A - FOR-SALE UNITS**

Affordability	Units	Type	Avg. Proposed Sale Price	Avg. GSF
140% AMI	120	1-Bd/1-Ba	\$ 623,637	647
<b>Subtotal Affordable Units</b>	<b>120</b>			
Market	13	1-Bd/1-Ba	799,600	681
Market	296	2-Bd/2-Ba	924,725	985
Market	20	3-Bd/2-Ba	1,625,661	1,531
<b>Subtotal Market Units</b>	<b>329</b>			
<b>Total Building A Units</b>	<b>449</b>			

**BUILDING B - FOR-SALE UNITS**

Affordability	Units	Type	Avg. Proposed Sale Price	Avg. GSF
130% AMI	1	Studio	\$ 378,400	473
130% AMI	50	1-Bd/1-Ba	548,184	597
140% AMI	18	1-Bd/1-Ba	596,444	597
130% AMI	104	2-Bd/1.5-Ba	618,039	764
140% AMI	80	2-Bd/1.5-Ba	687,500	764
140% AMI	23	3-Bd/2-Ba	779,500	1,181
<b>Subtotal Affordable Units</b>	<b>276</b>			
Market	12	Studio L/W	1,184,050	1,393
<b>Subtotal Market Units</b>	<b>12</b>			
<b>Subtotal Bldg. B For-Sale</b>	<b>288</b>			

**BUILDING B - RENTAL UNITS**

Affordability	Units	Type	Avg. Proposed Mo. Rent	Avg. GSF
70% AMI	3	1-Bd/1-Ba	\$ 1,715	597
80% AMI	17	1-Bd/1-Ba	1,960	597
100% AMI	11	1-Bd/1-Ba	2,450	597
70% AMI	4	2-Bd/1-Ba	2,058	764
80% AMI	19	2-Bd/1-Ba	2,352	764
80% AMI	28	2-Bd/1.5-Ba	2,352	764
100% AMI	26	2-Bd/1.5-Ba	2,940	764
80% AMI	9	3-Bd/2-Ba	2,717	1,881
100% AMI	6	3-Bd/2-Ba	3,396	1,181
<b>Subtotal Affordable Units</b>	<b>123</b>			
Manager's Unit	1	2-Bd/1.5-Ba		764
<b>Subtotal Bldg. B Rental</b>	<b>124</b>			

<b>Total Building B Units</b>	<b>412</b>			
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*Sales prices are subject to approval & change by HHFDC.*

- E. Approximately 1,266 parking stalls (1,141 residential and 125 commercial) will be provided in the parking garage. Ingress and egress for the parking structure will be located at two (2) access points located mid-block on Coral and Pohukaina streets.

III. DISCUSSION

- A. On February 9, 2022, Applicant submitted an application to Hawaii Housing Finance and Development Corporation (HHFDC) for approvals for certain exemptions from statutes, ordinances, and rules for the Project pursuant to Section 201H-38, Hawaii Revised Statutes (HRS) (Application).
- B. The Applicant is a single asset real estate holding company specifically established to develop, own, and operate the Project. The Applicant is owned by SCD Kakaako LLC, which is owned by Stanford Carr Development, LLC.
- C. Stanford Carr Development, LLC, founded in 1990, is an experienced Hawaii based developer focused on developing residential for sale and for rent housing. A more detailed description of the Developer’s experience is attached as **Exhibit E**.
- D. The land for the Project is owned by the Trustees of the Estate of Bernice Pauahi Bishop and managed by KS. The Project will be submitted to a Condominium Property Regime (CPR). Separate CPR Units will be created for: (1) the commercial spaces; (2) the rental housing units; and (3) each of the for-sale housing units. KS will retain the Commercial CPR Unit and will sell the remaining CPR Units to the Developer pursuant to an executed option agreement which will be assigned to the Applicant or approved successors or assigns. Due to the structure of the Project and in accordance with financing requirements, all of the rental housing units will be (roughly) contiguous in the Building B Podium. Residential condominium unit owners and their guests will have access to the recreational deck amenities. Maintenance cost will be borne by these owners.
- E. The proposed Budget (Use of Funds) is as follows:

Budget Item	Amount	Per GSF	Per Unit	Total Cost %
Acquisition	\$ 33,738,892	23.30	39,186	5.6%
Construction – Sitework	13,047,394	9.01	15,154	2.2%
Construction – Vertical	358,251,087	247.37	416,087	59.7%
Construction – OH, P, & GR <sup>3</sup>	58,319,944	40.27	67,735	9.7%
Interim & Soft Costs	81,620,335	56.36	94,797	13.6%
Financing & Syndication	20,239,068	13.97	23,506	3.4%
Developer Fee & Overhead	14,504,802	10.02	16,846	2.4%
Project Reserves	747,670	0.52	868	0.1%
Contingency	19,255,276	13.30	22,364	3.2%
<b>Total Budget</b>	<b>\$ 599,724,468</b>	<b>414.12</b>	<b>696,543</b>	<b>100.0%</b>

*Actual GSF = 1,405,379 sq. ft. including structured parking.*

<sup>3</sup> Contractor overhead, profit, & general requirements

F. The proposed Financing Structure (Source of Funds) is as follows:

Source	Interim	Permanent
Sponsor Equity	\$ 20,000,000	\$ 5,500,000
Mezzanine Loan	64,000,000	-
Buyer Deposit	63,000,000	-
Construction Loan	395,000,000	-
RHRF Loan	24,000,000	24,000,000
Senior Loan	-	32,500,000
Deferred Costs (at closing of unit sales)	33,724,468	0
Gross Sales Revenue	-	600,200,000
<b>Total</b>	<b>\$ 599,724,468</b>	<b>\$ 662,200,000</b>

G. The estimated schedule for the Project is as follows:

Board Approval of 201H Exemptions	Apr 2023
Building Permit (superstructure)	Sep 2024
Construction Financing Closing	Sep 2024
Occupancy Permit Date (Cert. of Occ. For Bldg. A)	Nov 2026
Placed in Service Date (Bldg. B rentals)	Mar 2027
100% Occupancy	Jun 2027
95% Stabilized Occupancy	Sep 2027

The primary contingencies to timely completion of the Project are the processing time required to obtain construction permits and the closing of the construction financing.

H. Priority guidelines and principles to promote sustainability include:

1. Encouraging balanced economic, social, community, and environmental priorities.

The Project is envisioned to be an inclusive neighborhood. The Project will provide affordable housing for a broad range of household income levels, including rentals, which will provide households who may not be ready to make the commitment of home ownership the opportunity to live in the community. Having such housing in urban Honolulu provides residents with the opportunity to live closer to employment.

2. Encouraging planning that respects and promotes living within the natural resources and limits of the State.

With a limited amount of developable land on Oahu, high density development utilizes the limited and scarce resource for the creation of additional housing supply. The Project units designed to balance comfort with need for living space, resulting in optimal living environments that allocate limited resources toward the efficient production and consumption of homes

3. Promoting a diversified and dynamic economy.

An increased supply of new affordable housing is a key component in retaining a skilled workforce to lead Hawaii’s future economic growth.



The Project is geared for today's workforce as well as for the future, bringing quality, higher density housing close to major job centers.

4. Encouraging respect for the host culture.

The Project (named Kahuina) embraces the history of Kakaako, which has its roots as a once thriving local residential community, once again being redeveloped to support an expanding residential population. Additionally, the master plan for the area has set cultural themes for the development, which includes the names Kahuina, coming together at the crossroads, Lamaku for Tower A, a large torch, and Mamalu for Tower B, honoring Princess Victoria Kamamalu. Native plants will also be incorporated into the site landscaping.

I. Proposed members of the Developer's team include:

1. Applicant – Kakaako Block C LLC
2. Developer – Stanford Carr Development, LLC
3. Architect – Alakea Design Group, LLC
4. General Contractor – Hawaiian Dredging Construction Company
5. Property Manager – TBD

J. The Property is currently occupied with two warehouse buildings which will be demolished in their entirety.

1. A Phase 1 Environmental Site Assessment (ESA) was completed for the Property dated June 24, 2015. The Phase 1 ESA identified potential Recognized Environmental Conditions including potential presence of hazardous materials or petroleum products in the soil.
2. A Draft Pre-Construction Soil Assessment report was completed for the Property dated September 27, 2021, which included the results of soil testing. The report found that additional investigation should be conducted to delineate contaminated soil and groundwater and that certain contaminated soils would require disposal off-site unless otherwise approved by the Department of Health (DOH).
3. An Environmental Hazard Management Plan for the Property was completed dated September 27, 2021, describing the remediation and management of the contamination and is under review by the DOH. The Environmental Hazard Management Plan shall be completed prior to the issuance of a Notice To Proceed under a Development Agreement with the Developer.

K. A Final Environmental Assessment (FEA) for the Project was published in the March 23, 2023 edition of The Environmental Notice. The FEA contained a section 3.9 titled “Unresolved Issues”. The unresolved issues are noted as follows:

1. The Hawaii Department of Transportation, Airports Division (HDOT) initially had expressed concern about the encroachment of the planned building height of the Building A tower into the flight approach area in its comments on the Draft Environmental Assessment for the proposed Project in a letter dated December 13, 2022. A subsequent letter dated February 16, 2023 amended HDOT’s letter stating that they no longer had a concern about the tower’s encroachment into this airspace. Developer submitted Federal Aviation Administration (FAA) Form 7460, on

February 16, 2023. The response from the FAA has not yet been received as of the date of writing of this For Action. The Developer will work with the FAA and HDOT until the concerns are resolved.

Approval of this For Action shall be subject to the Project's compliance with all requirements of the FAA and HDOT relating to development near airports, including but not limited to any limitations on building height.

- L. By letter dated October 5, 2021, the City and County of Honolulu's (City's) Department of Planning and Permitting confirmed that the Application was ineligible for processing by the City.
- M. By letter dated August 22, 2022, HHFDC accepted the Application for processing pursuant to Section 201H-38, HRS, and requested that the Applicant forward its exemption request to the agencies listed on the attached **Exhibit F** for review and comment. On September 23, 2022, the Developer sent the Project materials to the review agencies which were given 30 days to provide comments.
- N. On August 23, 2022, the Developer presented the Project to the Ala Moana-Kakaako Neighborhood Board No. 11.
- O. This For Action seeks HHFDC Board of Directors approval of the exemptions from statutes, ordinances, and rules pursuant to Section 201H-38, HRS, for the Project. The exemptions requested are listed in **Exhibit G**. A summary of the agency comments received is listed in **Exhibit H**. Some of the agency comments are discussed below:
  - 1. The Hawaii Community Development Authority (HCDA) provided a comment letter dated October 20, 2022, requesting that the Applicant make changes to the proposed plan to ensure that the Project area is pedestrian friendly. Following submission of HCDA's original comment letter, the Applicant has worked with HCDA and revised the ground floor plan to improve the pedestrian experience. The uses along Pohukaina street were changed to remove back-of-house uses and better activate the street frontage. Additionally, Building B had its original two separate lobbies combined into a single lobby (this also addressed comments from the Fire Department). HCDA provided an additional letter dated March 31, 2023, acknowledging that their major concerns regarding Pohukaina Street have been addressed, referencing their outstanding comments, and stating their support for the Project.
  - 2. The Hawaii Department of Education (DOE) notes that the schools that would serve the Project's residents currently have excess capacity. The Project is subject to DOE impact fees, and the developer must execute an agreement with DOE prior to the issuance of any building permit.
  - 3. The Hawaii Department of Transportation (HDOT) initially had expressed concern about the encroachment of the planned building height of the Building A tower into the flight approach area in its comments on the Draft Environmental Assessment for the proposed Project in a letter dated December 13, 2022. A subsequent letter dated February 16, 2023 amended HDOT's letter stating that they no longer had a concern about the tower's encroachment into this airspace. Developer submitted Federal Aviation Administration (FAA) Form 7460, on February 16, 2023. The response from the FAA has not yet been received as of the date of writing of this For Action. The Developer will work with the FAA and HDOT until the concerns are resolved. Because the development is about 1.56

miles from the boundary of HNL, further review and permits may be needed. HDOT recommends that noise reduction measures be incorporated into the development, and the Developer and future residents should be aware of potential noise, fumes, smoke, vibrations, and odors that might result from aircraft operations. The Developer's landscape must not create a wildlife attractant, which can potentially become a hazard to aircraft operations. The developer is also required to implement the recommendations in the *March 2022, Traffic Impact Report for Kaiaulu o Kakaako Master Plan Increment 2*.

- a. Approval of this For Action shall be subject to the Project's compliance with all requirements of the FAA and HDOT relating to development near airports, including but not limited to any limitations on building height.
4. The State Disability and Communication Access Board (DCAB) notified the Applicant that the Project does not appear to be covered by 103-50, HRS, but DCAB has an agreement with HHFDC to review projects that receive certain financial incentives through HHFDC. The Applicant received confirmation from HHFDC's Development Branch and Finance Branch that HHFDC requires formal DCAB approval on all projects financed by HHFDC programs.
5. The Honolulu Authority for Rapid Transportation (HART) had no comments regarding the development. HART requested that the Applicant coordinate its construction activities and schedules with HART.
6. The Honolulu Board of Water Supply (BWS) noted that the existing water system is currently adequate to accommodate the proposed development; however, BWS informed the Applicant that the existing Honolulu water system's capacity has been reduced due to the shut-down of the Halawa Shaft pumping station as a proactive measure to prevent fuel contamination from the Navy's Red Hill Bulk Storage Tank fuel releases. The final decision on the availability of water will be confirmed when the building permit application is submitted. When water is made available, the Applicant will be required to pay Water System Facilities Charges (WSFC). However, BWS may waive the WSFC and new meter cost for qualified on-site affordable and homeless dwelling units, up to BWS's annual cap of 500 units per year. The waivers will be evaluated when the building permits are submitted for approval. (Note: Unless extended by the BWS, the fee waiver program will expire on June 30, 2023.) High-rise buildings with booster pumps will be required to install water hammer arrestors or expansion tanks, and separate domestic water meters and laterals serving the residential and non-residential spaces are required. Construction drawings are to be submitted to BWS for approval, and the Applicant must coordinate fire protection requirements with the Honolulu Fire Department.
7. The Honolulu Department of Environmental Services (ENV) believes, based on the information provided by the Applicant, that 124 affordable rental dwelling units in Building B may qualify for a Waste Water Facilities Charge (WWFC) waiver under ROH Section 14-10.8 (3). The affordable dwelling units among the 449 market and affordably priced for-sale units in Building A along with the 288 "affordably priced" for-sale

units in “Building B” may also qualify for a WWFC waiver, but ENV will need more information before making a final determination.

8. The Honolulu Fire Department (HFD) approved the applicant’s request for an exemption from the fire plan review fees set forth in Section 20-1.1 of the Fire Code of the City and County of Honolulu for the proposed Project.
  9. The Honolulu Police Department (HPD) recommends that necessary signs, lights, barricades, and other safety equipment be installed and maintained by the contractor during the construction phase of the project and adequate notification should be made to area businesses and residents prior to possible road closures. HPD also recommends that the developer and contractor work with the neighborhood board to help facilitate any issues regarding timelines, security, or anything else that may come up regarding the Project. The Developer should also consider installing security cameras and the using private security guards.
- P. The Project is in the Kakaako Community Development District (KCDD) and is under the zoning jurisdiction of HCDA. The Project is within the Pauahi Neighborhood Zone of the Mauka Area Plan. Certain development requirements applicable to projects within the KCDD are also under the jurisdiction of the City, such as subdivision approval and building permits. The Project is also located within KS’ KKMP which is vested under the 2005 version of the Mauka Area Rules. An amendment to the KKMP was approved by HCDA on June 2, 2021, which specifically accounted for this Project. The Project has been designed to embrace the vision and spirit of the amended KKMP. The summary table of the exemptions requested in Exhibit G also details the extent, if any, to which the requested exemptions deviate from the amended KKMP.
- Q. The for-sale affordable units shall be subject to HHFDC’s Shared Appreciation Equity Program, 10-year Buyback Restrictions and applicable sections of Chapter 201-H, Hawaii Revised Statutes (HRS) and Hawaii Administrative Rules (HAR) Chapter 15-308. Affordable rental units shall be subject to HHFDC restrictions for affordability, including the requirement that such rental units shall remain affordable for at least 30 years from the certificate of occupancy of the final affordable rental unit in the Project. Land use restrictions as required by HHFDC shall be placed on the fee simple interest in the Project to ensure that the units remain affordable for the required affordability period (Restrictions). The Developer has indicated that they intend to submit for General Excise Tax (GET) exemption for the eligible portions of the Project. Should the Restrictions be prematurely terminated for any reason prior to the end of the affordability period and should HHFDC approve any General Excise Tax (GET) exemptions for development of the Project, HHFDC reserves the right to recapture from the Developer and/or the Project a prorated portion of any exemptions from GET approved by HHFDC for the development of the Project.
- R. The Developer has provided a letter from Aon Risk Services, Inc. dated May 6, 2022 indicating that it is authorized to issue surety bonds in the State of Hawaii and has provided surety credit in the past to the proposed general contractor, Hawaiian Dredging Construction Company, for single projects in excess of \$2 billion and that said sureties would provide a performance and/or payment bond for construction of the Project upon satisfaction of their underwriting criteria prior to construction.
- S. An independent market study was not provided for the Project. The Department of Business, Economic Development, and Tourism’s publication Hawaii Housing

Demand: 2020-2030 estimates the need for between 10,402 and 21,392 new housing units in Honolulu County. The 2021 KKMP Amendment anticipates 859 dwelling units at Block C. The Project has a residential parking ratio of 1.32. All residential condominium and apartment units will have at least 1 assigned parking stall. Some 2-bedroom units and all 3-bedroom units in Tower A will have 2 parking stalls. Staff's experience with other nearby for-sale projects indicates that the 2-bedroom units with 1 parking stall may be more difficult to sell than if they included 2 parking stalls.

- T. Under Section 201H-38 HRS, Housing development; exemption from statutes, ordinances, charter provisions, and rules, HHFDC may develop on behalf of the State or with an eligible developer, or may assist under a government assistance program in the development of, housing projects that shall be exempt from all statutes, ordinances, charter provisions, and rules of any government agency relating to planning, zoning, construction standards for subdivisions, development and improvement of land, and the construction of dwelling units thereon; provided that:
1. The corporation finds the housing project is consistent with the purpose and intent of this chapter, and meets minimum requirements of health and safety;
  2. The development of the proposed housing project does not contravene any safety standards, tariffs, or rates and fees approved by the public utilities commission for public utilities or of the various boards of water supply authorized under chapter 54;
  3. The legislative body of the county in which the housing project is to be situated shall have approved the project with or without modifications:
    - a. The legislative body shall approve, approve with modification, or disapprove the project by resolution within forty-five days after the corporation has submitted the preliminary plans and specifications for the project to the legislative body. If on the forty-sixth day a project is not disapproved, it shall be deemed approved by the legislative body;
    - b. No action shall be prosecuted or maintained against any county, its officials, or employees on account of actions taken by them in reviewing, approving, modifying, or disapproving the plans and specifications;
    - c. The final plans and specifications for the project shall be deemed approved by the legislative body if the final plans and specifications do not substantially deviate from the preliminary plans and specifications. The final plans and specifications for the project shall constitute the zoning, building, construction, and subdivision standards for that project; and
  4. The land use commission shall approve, approve with modification, or disapprove a boundary change within forty-five days after the corporation has submitted a petition to the commission as provided in section 205-4, HRS. If, on the forty-sixth day, the petition is not disapproved, it shall be deemed approved by the commission.

For the purposes of this section, "government assistance program" means a housing program qualified by the corporation and administered or operated by the



corporation or the United States or any of their political subdivisions, agencies, or instrumentalities, corporate or otherwise.

U. Section 15-307-24(b), HAR, provides that the HHFDC Board may certify that the applicant is an eligible developer for the purposes of development of housing projects approved by the corporation under Chapter 201H, HRS, if the Board finds that the applicant:

1. Has demonstrated compliance with all laws, ordinances, rules, and other governmental requirements that the applicant is required to meet;
2. Has the necessary experience;
3. Has adequate and sufficient financial resources and support and has secured or has demonstrated the ability to secure a performance or payment bond, or other surety to develop housing projects of the size and type which the applicant proposes to develop; and
4. Has met all other requirements that the corporation determines to be appropriate and reasonable.

V. HHFDC finds the following:

1. That the Project primarily includes housing units affordable to households with incomes at or below 140% of the area median family income;
2. That the Applicant, or other newly formed, sole purpose entity or affiliate of Applicant, is an Eligible Developer pursuant to Section 15-307-24, HAR; and
3. That the proposal and Application for exemptions from statutes, ordinances, and rules meets minimum proposal requirements pursuant to Section 15-307-26, HAR;
4. That the Project and proposed exemptions are consistent with the purpose and intent of Chapter 201H, HRS, and meets minimum requirements of health and safety; and
5. That the exemptions recommended for approval do not contravene any safety standards, tariffs, or rates and fees approved by the public utilities commission for public utilities or the various boards of water supply authorized under Chapter 54, HRS.

#### IV. RECOMMENDATION

That the HHFDC Board of Directors approve the following:

- A. Applicant, or other successor entity approved by the Executive Director, as an Eligible Developer pursuant to Section 15-307-24, HAR;
- B. Development of the Project with the proposed exemptions from statutes, ordinances, and rules as recommended for approval herein, pursuant to Section 201H-38, HRS;
- C. Execution of any Development Agreement and Restrictions for such exemptions as required by the Executive Director;

- D. Authorize the Executive Director to take all actions necessary to effectuate the purposes of this For Action;

Subject to the following:

- E. Approval with or without modification by the Honolulu City Council pursuant to Section 201H-38, HRS.
- F. Exemptions from BWS' Rules and Regulations are subject to the approval of BWS.
- G. All hazardous and regulated materials from the applicable buildings, soil, and groundwater shall be managed and/or removed and disposed of in accordance with applicable local, state, and federal regulations, prior to demolition activities that may disturb these materials.
- H. Execution of a Development Agreement and Restrictions within six (6) months from the date of this approval, unless otherwise extended at the sole discretion of the Executive Director. The Development Agreement will include deadlines for commencement and completion of construction.
- I. Approval as to form of the applicable development documents and Restrictions by the Department of the Attorney General and execution by the Executive Director.
- J. The Project shall not be sold, transferred, or otherwise used to satisfy the reserved housing or affordable housing requirement for any other project at any other location.
- K. The Project's compliance with all requirements of the FAA and HDOT relating to development near airports, including but not limited to any limitations on building height.
- L. Compliance with all applicable laws, rules, regulations, and such other terms and conditions as may be required by the Executive Director.

Attachments: Exhibit A – Location Map  
Exhibit B – TMK Map  
Exhibit C – 3-D Renderings  
Exhibit D – Selected Preliminary Drawings  
Exhibit E – Developer's Experience  
Exhibit F – List of Review Agencies  
Exhibit G – List of Requested Exemptions  
Exhibit H – Summary of Agency Comments

Prepared by: Albert Palmer, Housing Development Specialist

Reviewed by: Randy Chu, Interim Development Branch Chief

Approved by The Board of Directors at its meeting  
on April 13, 2023

Development Branch

Please take necessary action.

LOCATION MAP

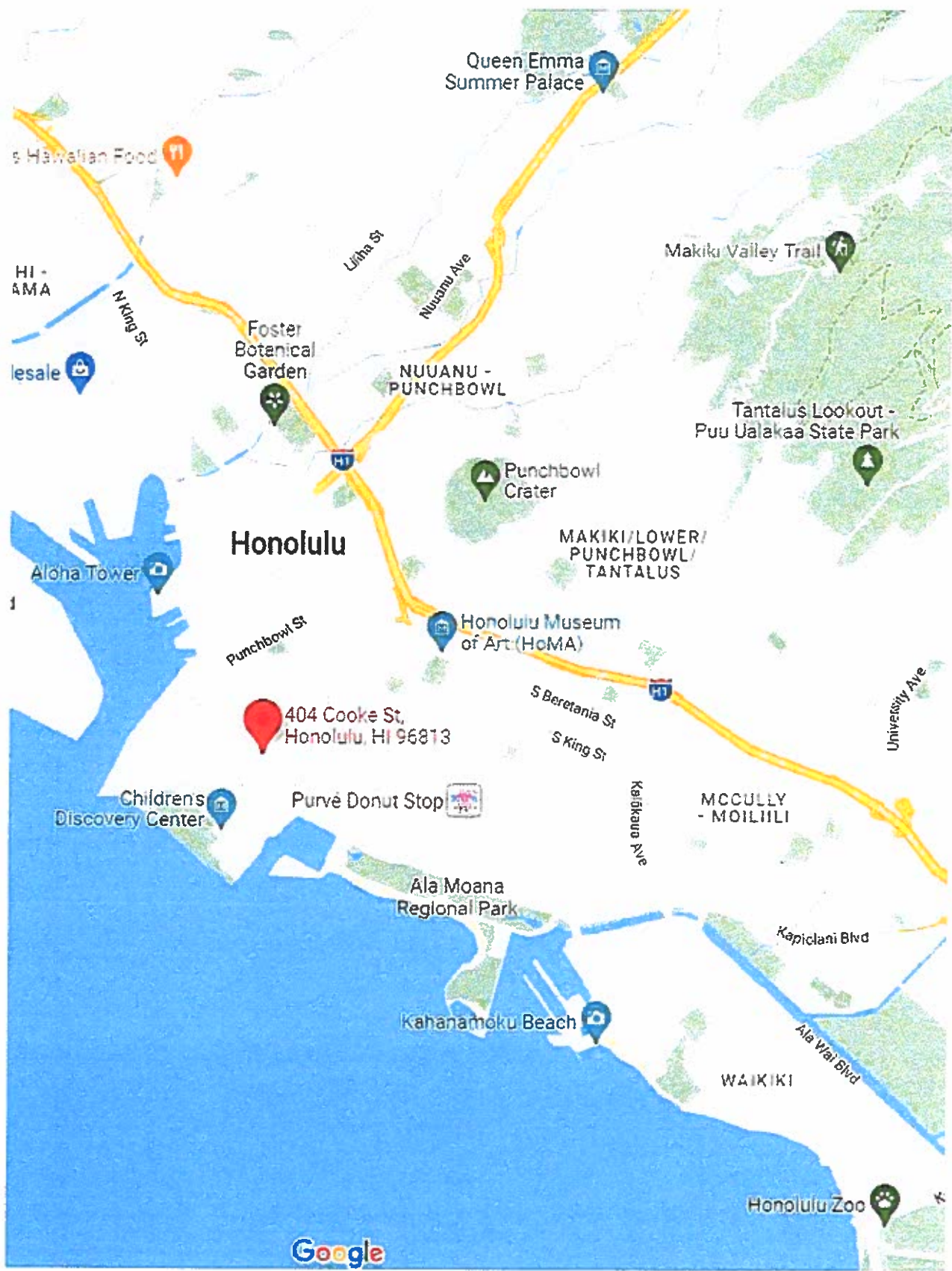


EXHIBIT A

**EXHIBIT B**



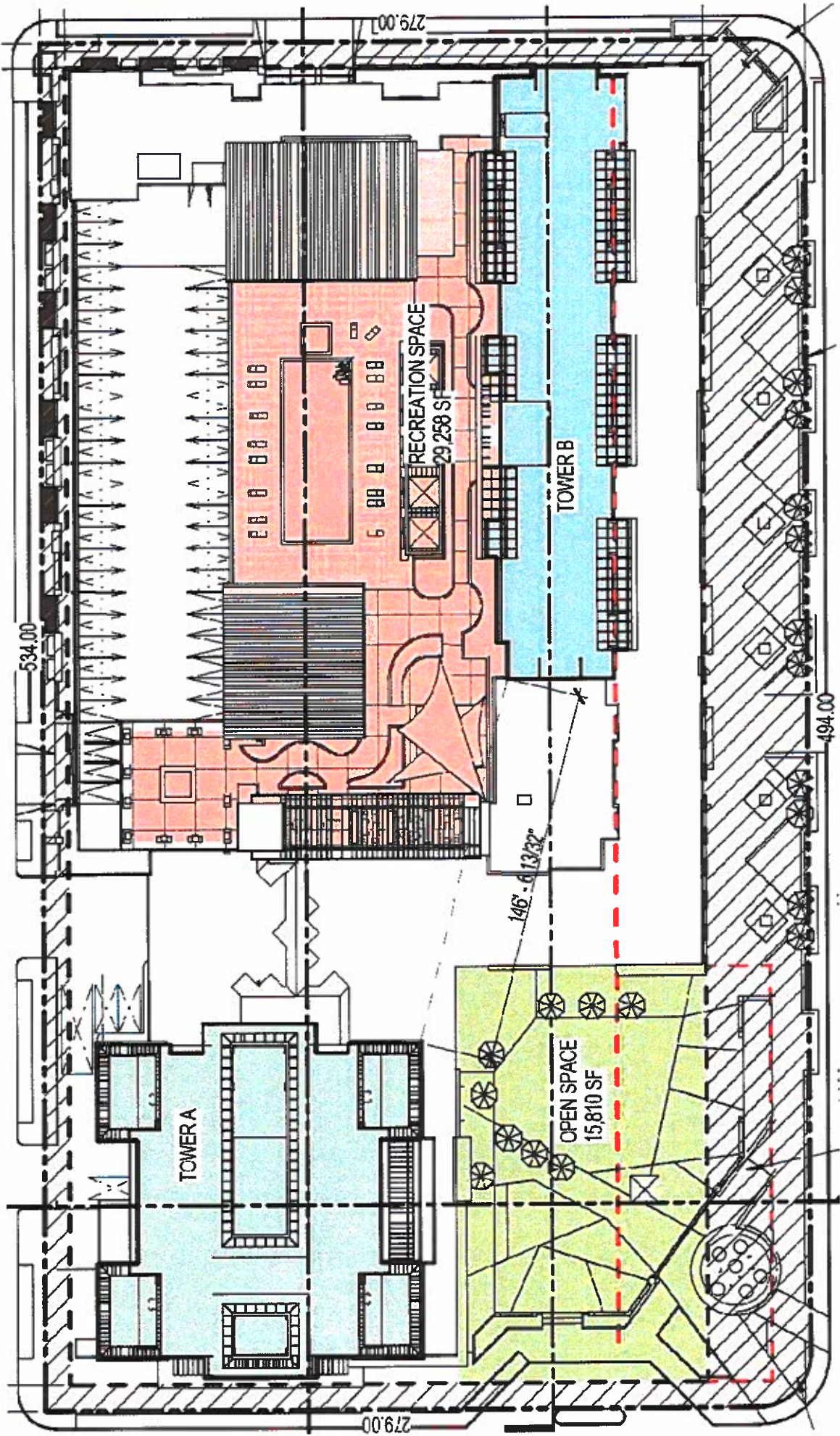
### 3-D RENDERINGS



### EXHIBIT C



SELECTED PRELIMINARY DRAWINGS  
COCNEPTUAL SITE PLAN





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Page 2

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Page 3



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Architectural floor plan of a residential building. The plan shows a central courtyard with a swimming pool, surrounded by various amenities including a fitness center, barbeque area, and multiple decks. The building layout includes a long central corridor with rooms on either side, and a large rooftop area. Rooms are color-coded: yellow for common areas, red for bedrooms, and blue for bathrooms. The plan is labeled with various room names and numbers, such as 'FITNESS CTR 1002', 'POOL DECK', 'MULTI-FUNCTION DECK', and 'ROOF'.

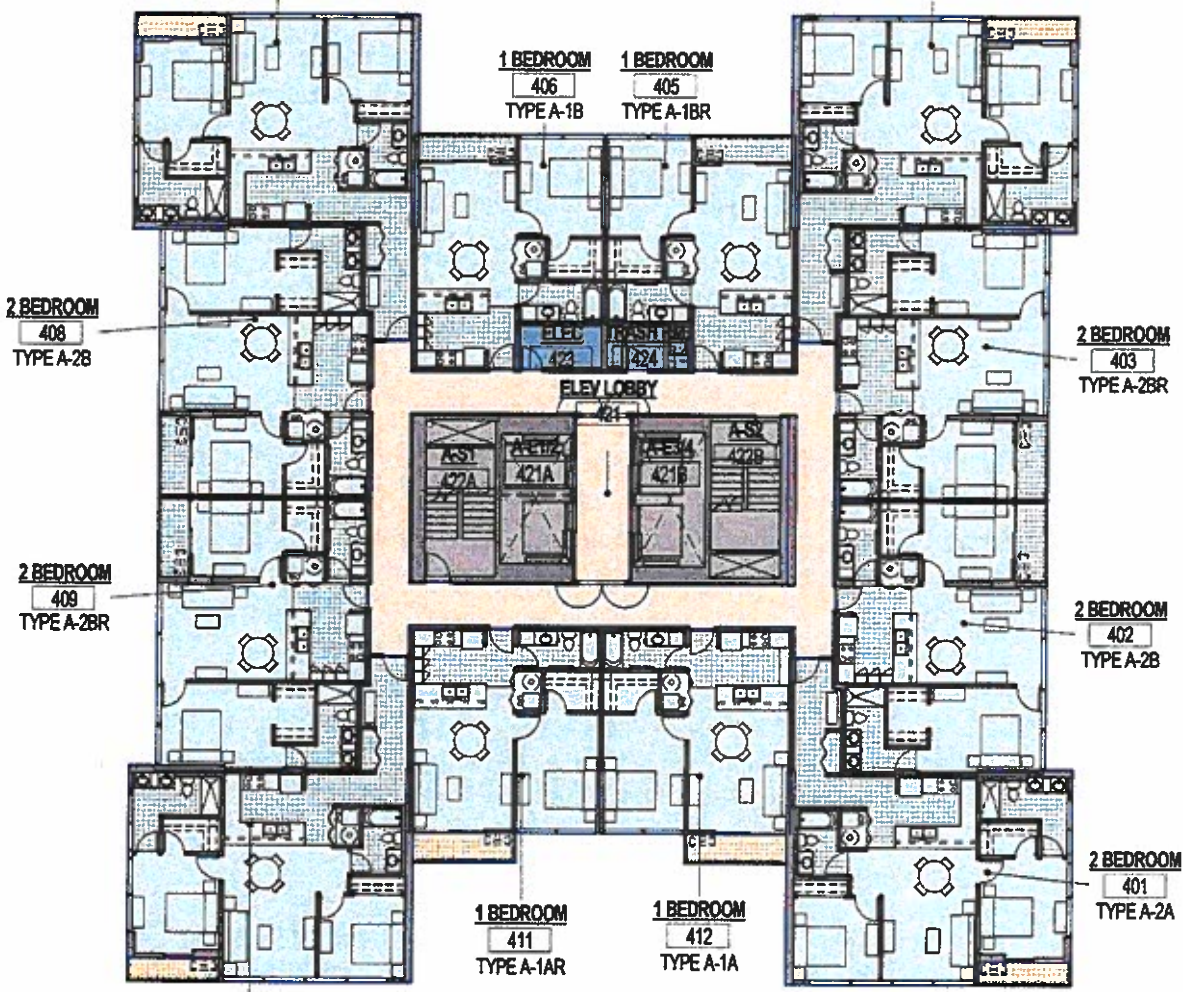


SELECTED PRELIMINARY DRAWINGS

TYPICAL BUILDING B TOWER PLAN



TYPICAL BUILDING A PLAN



## DEVELOPER'S EXPERIENCE

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As one of the most dynamic real estate development firms in Hawaii today, Stanford Carr Development (SCD) has consistently pursued the ideal of creating quality developments for our island communities. Founded in 1990, SCD has developed and built over 5,000 homes and achieved in excess of \$2.0 billion in sales over its 32-year history.

SCD is responsible for some of the most recognizable and award winning residential communities in Hawaii including Keauhou Place, The Hawaii Kai Peninsula, Kekuiani and Iwalani (Villages of Kapolei) on Oahu, Fairways and Kulalani at Mauna Lani, Waikoloa Colony Villas and Kahakai Estates on the Big Island, and the master planned community of Kehalani and Wailea Fairway Villas on Maui. Housing product types include single-family homes, low-rise condominiums and townhomes as well as high-rise condominiums and rental apartments. SCD projects have earned numerous accolades including, 3x Grand Champion of Building Industry Association of Hawaii, 17 awards across various categories from the Western Pacific Coast Builder Conference, from the U.S. Department of Housing and Urban Development, the American Institute of Architecture, NAIOP Hawaii and the Governor of Hawaii, among others.

With a passion for excellence in architectural design and quality, SCD continues to vigorously pursue its mission to develop high quality communities that achieve strong market acceptance and enhance values over the long term. As an acknowledged industry leader, SCD has become known for creating distinctive and successful communities through:

- Innovative site planning
- Diversity in architectural design and product types
- Environmental sensitivity
- Cutting-edge technology and building materials

SCD strives to diversify its real estate development focus in mixed-use, Transit Oriented Development, commercial and retail projects, while also seeking out new concepts in design, construction, and financing to properly address the changing needs of Hawaii's communities.

As an advocate for affordable, quality housing, SCD has dedicated significant time and resources to address Hawaii's increasing housing crisis. SCD is an active participant in governmental roundtables at both the City and State levels to come up with innovative solutions to alleviate Hawaii's affordable housing shortage. Notable affordable projects developed include Halekauwila Place completed in 2014, adding 204 affordable rental apartments to the urban core, and continuing with the completion of Hale Kewalo in 2019 comprising 128 affordable rental apartments conveniently located adjacent to the Ala Moana Shopping Center, where affordability is most critical and construction is most cost prohibitive.

In 2019 and 2020, SCD together with its joint venture partner acquired HHFDC's 1,221-unit, 6 property affordable rental portfolio, to own, rehabilitate and preserve these units over the 75-year ground lease terms, investing \$85 million in capital improvements.

Currently, SCD has three active affordable rental communities in development, including Hale Moiliili, a 278-unit high-rise community in urban Honolulu, Kaleima'o Village a 127-unit garden community in Ewa Beach, and Ho'omalua at Waikoloa, a 239-unit garden community in the Waikoloa Resort, pursuant to development agreements with the Department of Hawaiian Home Lands, City and County of Honolulu, and Waikoloa Land Company, respectively. Projects are being processed under Chapter 201H to fully utilize the tools made available by this critical affordable housing program.

# NEW CONSTRUCTION

	Name of Property	Capacity of Applicant / Developer	Type of Project		City	State	Total	Afford	Market	Financing/Subsidy Program Utilized	Status of Project
1	Pukalani Fairway Estates	Developer	For sale	SF	Pukalani	HI	24		24	Private financing	Completed 1993
2	Kekuitani Village 4	Developer	For sale/Rental	SF/MF	Kapolei	HI	645	397	258	DURF	Completed 1994
3	Trovare	Developer	For sale	SF	Ewa	HI	84		84	Private financing	Completed 1994
4	Wailea Pualani Estates	Developer	For sale	SF	Wailuku	HI	4		4	Private financing	Completed 1998
5	Wailea Fairway Villa	Developer	For sale	MF	Wailuku	HI	118		118	Private financing	Completed 1999
6	Wailuku Parkside	Developer	For sale	SF	Wailuku	HI	119	12	107	Private financing	Completed 2000
7	Iwalani Village 5	Developer	For sale	SF/MF	Kapolei	HI	448		448	Private financing/DURF	Completed 2000
8	Peninsula Executive Residences	Developer	For sale	SF	Honolulu	HI	27		27	Private financing	Completed 2001
9	Peninsula Carriageways A	Developer	For sale	SF	Honolulu	HI	69		69	Private financing	Completed 2001
10	Peninsula Cottages A	Developer	For sale	MF	Honolulu	HI	65		65	Private financing	Completed 2001
11	Peninsula Cottages B	Developer	For sale	MF	Honolulu	HI	58		58	Private financing	Completed 2003
12	Peninsula Villas A	Developer	For sale	MF	Honolulu	HI	57		57	Private financing	Completed 2002
13	Peninsula Villas B	Developer	For sale	MF	Honolulu	HI	35		35	Private financing	Completed 2004
14	Peninsula Colony C	Developer	For sale	MF	Honolulu	HI	208		208	Private financing	Completed 2003
15	Peninsula Colony D	Developer	For sale	MF	Honolulu	HI	111		111	Private financing	Completed 2004
16	Olena I	Developer	For sale	SF	Wailuku	HI	31		31	Private financing	Completed 2002
17	Olena II	Developer	For sale	SF	Wailuku	HI	32		32	Private financing	Completed 2003
18	Kahakai Estates	Developer	For sale	SF	Kailua-Kona	HI	98		98	Private financing	Completed 2004
19	Waikoloa Colony Villas	Developer	For sale	MF	Waikoloa Resort	HI	168		168	Private financing	Completed 2004
20	Kahalani Gardens	Developer	For sale	MF	Wailuku	HI	132	125	7	Private financing	Completed 2005
21	Maunaleo	Developer	For sale	SF	Wailuku	HI	83		83	Private financing	Completed 2005
22	Fairways at Mauna Lani	Developer	For sale	MF	Mauna Lani Resort	HI	126		126	Private financing	Completed 2006
23	Kulalani at Mauna Lani	Developer	For sale	MF	Mauna Lani Resort	HI	126		126	Private financing	86% Complete
24	Kahalani - Module 5 (Villas)	Developer	For sale	MF	Wailuku	HI	103		103	Private financing	Completed 2016
25	Kahalani - Module 11 (Cottages)	Developer	For sale	SF	Wailuku	HI	114		114	Private financing	Completed 2010
26	Kahalani - Module 17 (Ho'ole'a Terrace)	Developer	For sale (87@<120%AMI)	MF	Wailuku	HI	174	87	87	Private financing	Completed 2014

	Name of Property	Capacity of Applicant / Developer	Type of Project		City	State	Total	Afford	Market	Financing/Subsidy Program Utilized	Status of Project
27	Ma'ili Emergency Housing	Developer	Rental (all @<50%AMI)	MF	Ma'ili	HI	80	80		State financing	Completed 2009
28	Kahalani Planned Community (Backbone)	Developer	For sale	SF/MF	Wailuku	HI	776		776	Private financing	Planning
29	Kahalani Commercial Center	Developer	Retail/Rental	MF, Mixed	Wailuku	HI	115		115	Private financing	Planning
30	Franciscan Vista Estates	Consultant	Rental (all @<60%AMI)	MF	Honolulu (Ewa Village)	HI	150	150		Hula Mae Bonds, LIHTC	Completed 2011
31	Halekauwila Place	Developer	Rental (all @<60%AMI)	MF	Honolulu (Kakaako)	HI	204	204		Hula Mae Bonds, LIHTC	Completed 2014
32	Keauhou Place	Developer	For Sale	MF	Honolulu (Kakaako)	HI	423	84	339	Private financing	Completed 2017
33	Hale Kewalo	Developer	Rental (all @<60%AMI)	MF	Honolulu (Kakaako)	HI	128	128		Hula Mae Bonds, LIHTC	Completed 2019
34	Kahoma Village	Developer	For Sale	SF/MF	Lahaina	HI	203	102	101	Private financing	Completed 2021
35	Cottages at Mauna'olu	Developer	For Sale	SF	Makaha	HI	120	0	120	Private financing	Under Construction
TOTAL							5458	1359	4099		

**DEVELOPER'S EXPERIENCE  
ACQUISITION / REHAB**

	Name of Property	Capacity of Applicant / Developer	Type of Project		City	State	Total	Affordable	Market	Financing, Subsidy Program Utilized	Status of Project
1	Kauhale Kakaako	Developer	Rental (80% and 100%)	MF	Honolulu	HI	268	268	0	DURF, Private financing	Acquired in 2019. Rehab
2	Kamakee Vista	Developer	Rental (80% and 100%)	MF	Honolulu	HI	226	226	0	DURF, Private financing	Acquired 2020. Under rehab.
3	Pohulani Elderly	Developer	Rental (80% AMI)	MF	Honolulu	HI	263	263	0	DURF, Private financing	Acquired in 2019. Under rehab.
4	Kekuilani Courts	Developer	Rental (80% AMI)	MF	Kapolei	HI	80	80	0	DURF, Private financing	Acquired in 2019. Under rehab.
5	Honokowai Kauhale	Developer	Rental (80% and 100%)	MF	Lahaina	HI	184	184	0	DURF, Private financing	Acquired in 2019. Under rehab.
6	Lailani Apartments	Developer	Rental (80% and 100%)	MF	Kailua-Kona	HI	200	200	0	DURF, Private financing	Acquired in 2019. Under rehab.
<b>TOTAL</b>							<b>1221</b>	<b>1221</b>	<b>0</b>		

## **LIST OF REVIEW AGENCIES**

### Federal Government

- United States Postal Services

### State of Hawaii

- Hawaii Community Development Authority \*
- Hawaii Department of Business, Economic Development and Tourism
- Hawaii Department of Education \*
- Hawaii Department of Health
- Hawaii Department of Transportation \*
- State Disability and Communication Access Board\*
- State Office of Planning and Sustainable Development
- Statewide Transportation Planning Office
- Superintendent, Department of Education

### City & County of Honolulu

- Honolulu Authority for Rapid Transportation \*
- Honolulu Board of Water Supply \*
- Honolulu Department of Environmental Services \*
- Honolulu Department of Facility Maintenance
- Honolulu Department of Land Management
- Honolulu Department of Planning and Permitting \*
- Honolulu Department of Transportation Services
- Honolulu Fire Department \*
- Honolulu Office of Climate Change, Sustainability and Resiliency
- Honolulu Office of Housing
- Honolulu Police Department \*

\* = Received Comments



LIST OF REQUESTED EXEMPTIONS

BLOCK C SUMMARY OF EXEMPTIONS		
SECTION 201H-38, HRS		
HAWAII COMMUNITY DEVELOPMENT AUTHORITY		
2005 MAR / KS KKMP	PROPOSED PROJECT STANDARD	REQUESTED EXEMPTION / RATIONALE
METHODS OF DEVELOPMENT §15-22-9  HCDA - Base Zone Development or Planned Development.  KKMP - 2005 Vested Rules as applied to the KKMP as amended.	Block C based upon HCDA's planned development requirements as modified by the amended KKMP and utilizing provisions of 201H-38, HRS, as administered by HHFDC.	<b>Requested Exemption #1:</b> Exemption from HCDA planned development permit and Subchapter 4 requirements.
PLANNED DEVELOPMENT PERMIT §15-22-11  HCDA - Building permit shall not be issued until developer has obtain a planned development permit.	Block C will obtain approval from HHFDC utilizing provisions of 201H-38, HRS in lieu of obtaining a planned development permit.	
DENSITY §15-22-61  HCDA - Maximum floor area ratio (FAR) 1.5; additional FAR permitted pursuant to planned development provisions of subchapter 4 (Planned Development).  KKMP - The revised KKMP provides for the removal of Block C from the KKMP and its completion as a 201H project. As a 201H project, the permitted FAR of the Project may be increased to 6.109.	The planned building contains approx. 982,107 FAR-allowable gsf. The FAR is $982,107/159,493 = 6.16$ .	<b>Requested Exemption #2:</b> Exemption from maximum density rules to allow the project to be developed with an FAR of approximately 6.16. The FAR for Block C will exceed the FAR anticipated by the revised KKMP by 6,572 sf. In exchange for the increased density, the Project will comply with all applicable HHFDC 201H requirements pertaining to the development and sale of affordable housing units and the Project will consists of no less than 60% affordable dwelling units.
MAXIMUM DENSITY §15-22-116  HCDA - 3.5 FAR for lots over 80,000 sf.  KKMP – Same as above.		

EXHIBIT G

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<p><b>HEIGHTS §15-22-62</b></p> <p>HCD - No portion of any building or other structure located within any land use zone shall exceed 45' in height; provided that additional height is permitted pursuant to the planned development provisions of subchapter 4 (Planned Development).</p>	<p>The project contains (2) towers of 301'-3" &amp; 400'-0" and a (9) story parking podium with approx. 1,266 stalls. The 9th floor of the parking structure will be approx. 82'-6" above finish floor (AFF). A 10th floor recreation deck (approx. 94'-3" AFF) will be over part of the parking structure and contains enclosed gym &amp; rec room facilities. The roofs of these structures will be approx. 114' AFF. The combined podium structure will exceed the MAR by approx. 69'-7".</p>	<p><b>Requested Exemption #3:</b> Exemption from 45' height limit for parking structure. A larger parking podium is necessary to support Developer's goal of increasing affordable housing opportunities within the urban core. No less than one (1) stall per unit will be provided. The structure fronts primarily upon Coral Street. The faces of the garage parallel to Cooke and Pohukaina Streets are lined with dwelling units and are not visible from the street.</p>
<p><b>YARDS, GENERAL §15-22-63 (d)(9)</b></p> <p>HCD - Structures within front yards shall be not more than 30" in height.</p>	<p>To help define the open space plaza area, a free-standing series of 12' tall by approx. 3' square architectural elements extend out of the plaza area into the Cooke St. setback area fronting the plaza.</p>	<p><b>Requested Exemption #4:</b> Exemption from front yard structures requirement: A free-standing series of 12' tall by approx. 3' square architectural elements are located within the Cooke St. setback area fronting the open space plaza area. These elements are placed to further define the plaza by providing a focused entry gateway from the Auahi and Cooke St. intersection.</p>
<p><b>YARDS, GENERAL §15-22-63 (g)</b></p> <p>HCD - Roof overhangs, eaves, sunshades, sills, frames, beam ends, projecting courses, planters, awnings and other architectural embellishments or appendages with less than a 30" vertical thickness may project no more than 4' in the required distance of a yard or setback.</p> <p>KKMP - The KKMP as amended promotes a diverse urban-island village utilizing pedestrian-oriented place-making and creative open space design as a backdrop for social connections, community gatherings, and artistic murals and exhibits.</p>	<p>A range of temporary urban placemaking improvements such as awnings and planters will be placed within the front yard areas along Cooke and Auahi Streets and that these features will be able to utilize 50% of the required distance of a yard or setback.</p>	<p><b>Requested Exemption #5:</b> Exemption from 4' maximum extension of architectural embellishments: Permit temporary architectural embellishments such as awnings and sunshades to project up to 40' into the front yard setback along Cooke Street and 15' into the front yard setback along Auahi Street.</p>

## EXHIBIT G

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<p><b>FRONT YARDS §15-22-63.1</b></p> <p>HCDA - The minimum front yard for each development lot shall be 15'.</p>	<p>It has been determined that all (4) sides of Block C shall be considered as front yards. Therefore, 15' front yards are required on Auahi, Coral, &amp; Pohukaina Streets, and 40' on Cooke Street. The face of the building is set back from the property line: (i) 20' on Auahi Street in order to increase the depth of the commercial front yard areas; (ii) 40' on Cooke Street; and (iii) 10' on Pohukaina Street. The face of the live/work portion of the building on Coral Street is set back 5' from the property line and the face of the garage above the live/work units is set back 11'-4" from the property line.</p>	<p><b>Requested Exemption #6:</b> Exemption from front yard setback requirement: Auahi Street – No building encroachment. A 6'-8" ground floor roof trellis encroachment into the required front yard setback. Pohukaina Street - A 5' building encroachment into required front yard setback. Coral Street - A 10' building encroachment into the required front yard setback for the 2-story live/work units and a 3'-8" building encroachment into the required front yard setback for the remainder of the parking podium.</p>
<p><b>RECREATION SPACE §15-22-65</b></p> <p>HCDA - Development lots within any land use zone with 20,000 sf or more of land area shall provide 55 sf of recreation space per dwelling unit. The required on-site recreation space, if provided outdoors, may be used to satisfy a portion of the open space requirements.</p> <p>KKMP - Provides for the removal of Block C from the KKMP and its completion as a 201H project. As a 201H project, the anticipated Recreation Space is 32,065 sf (37.328 sf per dwelling unit).</p>	<p>The HCDA recreation space requirement is 861 DUs x 55 sf = 47,355 sf. Block C provides approx. 30,088.6 sf of recreation space including 6,985.7 sf of enclosed space (Gym 2,475.3 sf, Rec Rm 2,928.0 sf, Cabanas 720.0 sf, and Tot Lot 862.4 sf) and 23,102.9 of open space. The rec deck will be shared by both Tower A and Tower B Workforce residents.</p>	<p><b>Requested Exemption #7:</b> Exemption from recreation space requirement: Block C recreation area is 17,566 sf less than the HCDA requirement and is less than the KKMP 201H proposed requirement by 2,276 sf.</p>
<p><b>VIEW CORRIDORS §15-22-66</b></p> <p>HCDA - Per 2005 Mauka Area Rules exhibit titled "View Corridor Streets," a view corridor is established along Cooke Street.</p> <p><b>OTHER RULES FOR APPLICANTS OF PLANNED DEVELOPMENTS §15-22-117(a)</b></p> <p>HCDA - Building setbacks along view corridor streets shall be required as provided in the Mauka Area Plan and as shown on the exhibit titled "View Corridor Setbacks", dated June 1994, and view corridor streets are shown in the exhibit entitled "View Corridor Streets", dated April 1999.</p>	<p>Cooke Street is a designated view corridor street. The minimum required tower setback (i.e., @ +45' elev. and above) along the view corridor is 75' from the property line. The façade and rooftop trellis of Tower B is modulated with various elements located at 66'-0", 69'-9" and 73'-6" from the Cooke Street property line.</p>	<p><b>Requested Exemption #8:</b> Exemption from view corridor setback requirement: Request is to allow portions of the Tower B façade and/or rooftop trellis to encroach between 9'-0", 5'-3" and 1'-6" into the required view corridor setback along Cooke Street. The facade is modulated to break-up building mass, provide juxtaposition of light and shadow and provide strong visual interest when viewed from street level and from distance.</p>

## EXHIBIT G

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<p><b>CIRCULATION §15-22-71(b)</b></p> <p>HCDA - Public or private mid-block pedestrian or bicycle circulation paths may be required where appropriate in conjunction with development projects.</p>	<p>In conjunction with the development of Block D (across Cooke Street from Block C), the project anticipates installing a raised mid-block crossing to facilitate and enhance pedestrian connectivity and safety. The raised crossing will promote safe transit between the large 40'-wide pedestrian promenades to be constructed on both sides of Cooke Street and from there to adjacent dining, retail, recreation, entertainment, and community venues.</p>	<p><b>Requested Exemption #9:</b> Exemption from mid-block crossing through Block C: Due to the 75' view corridor setback from Cooke Street, the need to develop a large and efficient parking structure and the desire to provide increased affordable housing opportunities in Kakaako, Block C found it impractical to bifurcate the site to provide a mid-block crossing between Cooke and Coral Streets. A raised mid-block crossing in Cooke Street has been proposed.</p>
<p><b>BUILDING ORIENTATION §15-22-143 (d)</b></p> <p>HCDA - Public or private mid-block pedestrian or bicycle circulation paths, or both, may be required to be created and maintained in conjunction with planned developments.</p>		
<p><b>DEDICATION OF PUBLIC FACILITIES §15-22-73(d)</b></p> <p>HCDA - (d)(1) - 3% of commercial floor area (d)(2) - 4% of residential floor area, exclusive of the floor area devoted to reserve housing units.</p> <p>KKMP - The revised KKMP provides for the removal of Block C from the KKMP and its completion as a 201H project. As a 201H project, the public facilities dedication requirement has been eliminated.</p>	<p>Per HCDA rules, the public facilities dedication requirement is:</p> <p>Commercial: 39,624.9 sf x 3% = 1,189 sf</p> <p>Multi-family: 941,222 sf less 470,533 sf affordable = 470,689 sf x 4% = 18,828 sf</p> <p>Total required: 18,828 sf</p>	<p><b>Requested Exemption #10:</b> Exemption from public facilities dedication: Request exemption from public facilities land dedication and/or fee to permit significant increase in number of affordable units being developed.</p>
<p><b>PROHIBITION OF STRUCTURES WITHIN MAPPED STREETS §15-22-74(b)</b></p> <p>HCDA - No building or structure shall be erected within the area of any mapped street or its required setback area, as designated in the mauka area plan.</p>	<p>Block C will not construct any structure within the R.O.W. of surrounding streets. However, there are various requested encroachments into the front yard setback areas of Cooke, Pohukaina, and Coral Streets.</p>	<p><b>Requested Exemption #11:</b> Exemption from prohibition from encroachment into setback areas: See §15-22-63.1 above.</p>

## EXHIBIT G

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<p><b>RESERVED HOUSING §15-22-115</b></p> <p>HCDA - At least 20% of total number of dwelling units.</p> <p>KKMP - The revised KKMP provides for the removal of Block C from the KKMP and its completion as a 201H project. As a 201H project, the permitted density of the project may be increased in exchange for providing a minimum of 50.1% of total dwelling units as affordable.</p>	<p>The Block C project will be comprised in excess of 60% affordable dwelling units. <math>519/861 = 60.28\%</math>.</p>	<p><b>Requested Exemption #12:</b> Exemption from reserved housing rules: The project will comply with all applicable HHFDC 201H requirements pertaining the development and sale of affordable housing units.</p>
<p><b>SALE AND RENTAL OF RESERVED HOUSING UNITS §15-22-180 - §15-22-192</b></p> <p>HCDA - The rules set forth in this subchapter are designed to govern the sale, rental, or transfer of reserved housing units under the planned development provisions of subchapter 4.</p>	<p>Block C will obtain HHFDC 201H approval.</p>	

<b>CITY AND COUNTY OF HONOLULU</b>	
<b>ROH REF. / REQUIREMENT</b>	<b>REQUESTED EXEMPTION</b>
BUILDING PLAN REVIEW FEES §18-6.1	<b>Requested Exemption #13:</b> Exemption from payment of Building Plan review fees for the entire 201H project. Est. Value: \$25,000.
BUILDING PERMIT FEES §18-6.2	<b>Requested Exemption #14:</b> Exemption from payment of Building Permit fees for the entire 201H project. Est. value: \$1,925,000.
FIRE DEPARTMENT REVIEW FEES §20-1	<b>Requested Exemption #15:</b> Exemption from payment of Fire Department review fees for the entire 201H project. Est. value: \$192,500.
WASTEWATER SYSTEM FACILITIES CHARGES §43-10.1, §43-10.2, §43-10.3 (previously §14-10.1, §14-10.2, §14-10.3)	<p><b>Requested Exemption #16:</b> Exemption from payment of Wastewater System facility charges for development of 519 affordable dwelling units (60% of 201H project). Est. value: \$2,399,000.</p> <p><b>Requested Exemption #17:</b> Deferral of payment of Wastewater System facility charges for development of 342 market dwelling units (40% of 201H project).</p>
BOARD OF WATER SUPPLY WATER SYSTEM FACILITY FEES §1-102, §2-202(2), §2-202(3)	<p><b>Requested Exemption #18:</b> Exemption from payment of BWS Water System facility fees for the development of 519 affordable dwelling units. Est. value: \$25,000.</p> <p><b>Requested Exemption #19:</b> Deferral from payment of BWS Water System facility fees for development of 342 market dwelling units (40% of 201H project).</p>
CITY AFFORDABILITY REQUIREMENTS ROH Ch. 29 (previously Ch. 38)	<b>Requested Exemption #20:</b> Exemption from ROH Chapter 29 (previously Chapter 38), to allow an exemption from affordable housing requirements. The Project will follow the affordable housing requirements of HHFDC for Section 201H-38 projects.

### EXHIBIT G

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## SUMMARY OF AGENCY COMMENTS

### HAWAII COMMUNITY DEVELOPMENT AUTHORITY (HCDA)

1<sup>st</sup> Response letter dated October 20, 2022

- The Project should remove the Makai end curb-cut along Coral Street. The Makai curb-cut is mostly to accommodate trash pick-up and has minimal use. The proposed middle curb-cut along Coral Street will suffice in serving the needed trash pick-up.
- Revise the proposed curb-cut along Pohukaina Street to only be one lane for ingress and one lane for egress, instead of the proposed two ingress lanes and one egress lane. The removal of one of these lanes would make it more pedestrian friendly and help in advancing one of HCDA's goals of making Pohukaina Street a promenade street.
- The Project should increase the setback along Coral Street to at least 6 feet. The proposed 5-foot setback is too narrow to allow for passing and walking side-by-side. However, if the Developer will be providing additional sidewalk along Coral Street, within the City's Right-of-Way and seamlessly integrates with the Project's proposed 5-foot setback, it could potentially be acceptable, depending on what the total width of the sidewalk for the Project will be along Coral Street.
- Pohukaina Street is planned as a tree-lined promenade street, envisioned to accommodate pedestrian and bicycle routes through the Mauka Area. The pedestrian friendliness of Pohukaina Street is especially important along the Project as it faces Mother Waldron Park. As proposed, with the utilitarian rooms such as the generator room, electrical room, pump room, etc. being located along Pohukaina Street, it creates a pedestrian intolerant environment. The Project should reprogram the uses along Pohukaina Street to place the utilitarian uses to the back and the active uses, such as the lobby and the live/work units, right along the edge of the sidewalk facing Pohukaina Street. The Project, along Pohukaina Street, should promote land uses that attract active uses and invite people to stroll and linger.
- The Project should provide trees with wide canopies along Auahi Street, Cooke Street and Pohukaina Street to create a pedestrian friendly environment
- The Project's proposed lobby off of Cooke Street, for the affordable units, should be accessed directly off Cooke Street rather than through a corridor that leads to the lobby.
- The Developer had noted to the HCDA staff that some of the details of the Project will evolve as the design progresses. The Developer shall update the HCDA as the Project progresses and request for review and comments. If the Developer does not provide updates to the HCDA, the HCDA will not sign off on any building permits for the Project if it has substantially changed from the Proposal.

2<sup>nd</sup> Response letter dated March 31, 2023

- HCDA thanks the Developer for addressing their major concerns regarding the enhancement of the Mauka edge of the Project, including removing the service areas along Pohukaina Street and replacing them with retail spaces that will help activate Pohukaina as a promenade street. HCDA would still like for the Developer to address the other comments detailed in their letter dated October 20, 2022.
- HCDA supports this Project, as it will provide needed affordable housing within the Kakaako Community Development District. They still stand on their prior comments, however, and request their consideration as the Project design evolves. The Developer shall update HCDA as the Project progresses and allow time for HCDA review and comment on substantial design changes.

## EXHIBIT H

## **HAWAII DEPARTMENT OF EDUCATION (DOE)**

Response letter dated October 24, 2022

- Schools currently servicing the Project area are Royal Elementary, Keelikolani Middle (formerly Central Middle), and McKinley High. All three schools are currently operating with excess capacity and will change as additional residential projects serviced by these schools are completed.
- The Project is located within the Kalihi to Ala Moana School Impact Fee District with a fee amount of \$3,864. Chapter 302A-1606, Hawaii Revised Statutes, requires that residential developments with 50 or more units, execute an agreement with the Department prior to the issuance of any building permit. This agreement sets forth how and when payment will occur. The developer is encouraged to meet with the Department as soon as possible to execute this agreement.

## **HAWAII DEPARTMENT OF TRANSPORTATION (HDOT)**

Response letter dated October 20, 2022

### Airports Division (HDOT-A)

- [Amended by response letter dated February 16, 2023:] HDOT does not object to any development height that follows the requirements and height restrictions as set by HCDA for the Kakaako Mauka Area. HDOT understands that the developer shall follow and ensure compliance with HCDA's requirements as well as the Federal Aviation Administration (FAA) Part 77 and the Airport Zoning Act, HRS, Chapter 262, and HAR, Chapter 19-12.
- The proposed development is approximately 1.56 miles from the airport boundary of HNL. All projects within 5 miles from Hawaii State airports are advised to read the Technical Assistance Memorandum (TAM) for guidance with development and activities that may require further review and permits.
- The proposed development is approximately 16,771 feet from the end of Runway 8R at HNL. Federal Aviation Administration (FAA) regulation requires the submittal of *FAA Form 7460-1 Notice of Proposed Construction or Alteration* pursuant to the Code of Federal Regulations, Title 14, Part 77.9, if the construction or alteration is within 20,000 feet of a public use or military airport which exceeds a 100:1 surface from any point on the runway of each airport with its longest runway more than 3,200 feet. Construction equipment and staging area heights, including heights of temporary construction cranes, shall be included in the submittal.
- The proposed development is located within the 60-65 DNL (Day Night Level) noise contours on the HNL 2008 Noise Exposure Map. The HDOT-A recommends that noise reduction measures be incorporated to achieve interior noise levels of 45 DNL or less.
- Due to the proximity to HNL, the developer and future residents and/or tenants should be aware of potential single event noise from aircraft operations. There is also a potential for fumes, smoke, vibrations, odors, etc., resulting from occasional aircraft flight operations over or near the project location. These impacts may increase or decrease over time and depending on airport operations.
- The development's landscape shall not create a wildlife attractant, which can potentially become a hazard to aircraft operations. Please review the *FAA Advisory Circular 150/5200-33C, Hazardous Wildlife Attractants On Or Near Airports* for guidance. If the

## **EXHIBIT H**

development's landscaping creates a wildlife attractant, the developer shall immediately mitigate the hazard upon notification by the HDOT-A and/or FAA.

#### Highways Division (HDOT-HWY)

- HDOT-HWY has reviewed and accepted the March 2022 Traffic Impact Report (TIR) for Kaiaulu o Kakaako Master Plan Increment 2, which covers this project. The applicant and/or Kamehameha Schools shall implement the recommendations (pages 69-71) of the March 2022 TIR.

#### **STATE DISABILITY AND COMMUNICATION ACCESS BOARD (DCAB)**

Response letter dated September 30, 2022

- The information submitted appears to indicate that the project is privately funded and is located on private land. The only connection to a State agency appears to be potential financial incentives involving tax exemptions and loans. The project does not appear to be covered by HRS 103-50.
- DCAB has an agreement with HHFDC to review projects that receive certain financial incentives through their agency. The determination of which projects are covered by the HHFDC/DACB agreement is under the purview of HHFDC.

Note: The applicant requested confirmation from HHFDC that the project will not be subject to the DCAB review process pursuant to the DCAB/HHFDC agreement for certain projects. The applicant indicated that the project intends to seek GET exemption and participate in the Rental Housing Revolving Fund (RHRF) Tier 2 loan program. The applicant requested that HHFDC provide the project an exemption from the DCAB review process if the project was subject to DCAB review to expedite permit approval for the project.

HHFDC Development Branch responded to the applicant that HHFDC does not provide exemption from DCAB review, and DCAB and HHFDC have a long-standing agreement for DCAB to review projects that receive certain HHFDC financial incentives. HHFDC Finance Branch confirmed to the applicant that HHFDC requires formal DCAB approval on all projects financed by HHFDC programs, including RHRF Tier 2. The requirement is a standard requirement as a threshold to financial closing and HHFDC does not evaluate on this on a per project basis.

#### **HONOLULU AUTHORITY FOR RAPID TRANSPORTATION (HART)**

Response letter dated October 24, 2022

- HART does not have any comments regarding the above- referenced development. Please coordinate construction activities and schedules with HART, as appropriate.
- HART has conducted extensive technical research on the historic resources and themes in the area as well as Native Hawaiian Pre- and Post-Contact history of the ahupua'a. While these resources are readily available to the public, HART is willing to identify appropriate materials to support the development of educational and interpretive signage and media in conjunction with your project that will help facilitate a greater awareness of the community history.

#### **EXHIBIT H**

## **HONOLULU BOARD OF WATER SUPPLY (BWS)**

Response letter dated October 21, 2022

- The existing water system is currently adequate to accommodate the proposed development.
- The existing Honolulu water system capacity has been reduced due to the shut-down of the Halawa Shaft pumping station as a proactive measure to prevent fuel contamination from the Navy's Red Hill Bulk Storage Tank fuel releases.
- The final decision on the availability of water will be confirmed when the building permit application is submitted for approval pending evaluation of the water system conditions at that time on a first-come first-served basis.
- Presently, there is no moratorium on the issuance of new and additional water services.
- When water is made available, the applicant will be required to pay Water System Facilities Charges (WSFC) for resource development , transmission, and daily storage.
- Water conservation measures are required for all proposed developments.
- High-rise buildings with booster pumps will be required to install water hammer arrestors or expansion tanks.
- Proposed mixed use developments are required to install separate domestic water meters and laterals serving the residential and non-residential spaces.
- The construction drawings should be submitted for BWS approval, and the construction schedule should be coordinated to minimize impact to the water system.
- On-site fire protection requirements should be coordinated with the Fire Prevention Bureau of the Honolulu Fire Department.
- For the request for deferral of WSFC until the Certificate of Occupancy is obtained pursuant to Section 201-H, HRS, please coordinate with the Engineering Branch of our Customer Care Division.
- BWS may waive the WSFC and new meter cost for qualified on-site affordable and homeless dwelling units, up to 500 units per year. The waivers will be evaluated when the building permit is submitted for approval.

## **HONOLULU DEPARTMENT OF ENVIRONMENTAL SERVICES (ENV)**

Response letter dated October 14, 2022

- ENV can authorize a waiver of the wastewater system facility charge (WSFC) for affordable dwelling units according to Section 14-10.8 of the Revised Ordinances of Honolulu ("ROH").
- Based on information provided, 124 affordable rental dwelling units in "Building B" may qualify for a WSFC waiver under ROH Section 14-10.8 (3).
- The affordable dwelling units among the 449 "market and affordably priced" for sale units in "Building A" along with the 288 "affordably priced" for sale units in "Building B" may also qualify for a WSFC waiver under ROH Section 14-10.8, but ENV would need more information regarding the level(s) of affordability of those units in order to

**EXHIBIT H**

determine under what subsection of ROH Section 14-10.8 the units may qualify for a waiver.

- In accordance with ROH Section 14-10.1, liability for payment of WSFC, payment of a deferred WSFC shall not be required until such time as connection is actually made either directly or indirectly to the City's wastewater system. Following payment of the WSFC, connection to the City's wastewater system may occur and the certificate of occupancy will then be issued.

#### **HONOLULU DEPARTMENT OF PLANNING AND PERMITTING (DPP)**

Response letter dated October 12, 2022

- DPP has no objection on the requested fee exemptions. A request to waive the Wastewater System Facility Charge for affordable housing may be submitted to the Department of Environmental Services for approval.

#### **HONOLULU FIRE DEPARTMENT (HFD)**

Response letter dated October 11, 2022

- HFD approves the applicant's request for an exemption from the fire plan review fees set forth in Section 20-1.1 of the Fire Code of the City and County of Honolulu for the proposed project.

#### **HONOLULU POLICE DEPARTMENT (HPD)**

Response letter dated October 13, 2022

- HPD recommends that all necessary signs, lights, barricades, and other safety equipment be installed and maintained by the contractor during the construction phase of the project. Adequate notification should be made to area businesses and residents prior to possible road closures.
- HPD recommends that the developer and contractor work with the area neighborhood board to help facilitate any issues regarding timelines, security, or anything else that may come up regarding the project.
- HPD recommends the installation of security cameras and the utilization of private security guards as the area is becoming popular with local residents as well as tourists.



## **RESOLUTION**

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**AUTHORIZING EXEMPTIONS FROM CERTAIN REQUIREMENTS RELATING TO THE KAKAAKO BLOCK C AFFORDABLE RENTAL AND MIXED-USE PROJECT LOCATED AT 404 AND 416 COOKE STREET, HONOLULU, HAWAII 96813, TAX MAP KEY: (1) 2-1-054: 001**

WHEREAS, Kakaako Block C LLC (the "Applicant"), under the control of Stanford Carr Development, LLC, with the approval of the Hawaii Housing Finance and Development Corporation ("HHFDC"), proposes to develop Kakaako Block C, a high-rise project on a 3.66-acre site located at 404 and 416 Cooke Street in Kakaako, Honolulu, Oahu, identified as Tax Map Key (1) 2-1-054: 001 (the "Project"); and

WHEREAS, as proposed, the Project will contain 861 dwelling units (consisting of 12 studio live-work units, 1 traditional studio unit, 232 one-bedroom units, 558 two-bedroom units, and 58 three-bedroom units), of which 124 units (including one manager's unit) will be for rent and 737 units will be for sale; and

WHEREAS, as proposed, 60 percent of dwelling units (519 units) will be rented or sold to households earning 140 percent or below of the area median income for Honolulu, as determined by the U.S. Department of Housing and Urban Development (the "AMI") (7 units at 70 percent or below the AMI, 73 units at 80 percent or below the AMI, 43 units at 100 percent or below the AMI, 155 units at 130 percent or below the AMI, and 241 units at 140 percent or below the AMI), 40 percent of dwelling units (341 units) will be market units, and one unit will be a manager's unit; and

WHEREAS, all rental dwelling units (except for one manager's unit) will remain affordable for a minimum of 61 years, and all affordable for-sale dwelling units will be subject to HHFDC's Shared Appreciation Equity Program and 10-Year Buyback Restrictions; and

WHEREAS, the Project will also provide a parking structure accommodating approximately 1,266 parking spaces, short-term and long-term bicycle parking spaces, recreational amenities for residents, commercial spaces on the ground floor, and common areas and circulation space; and

WHEREAS, the Project will help address the critical need for affordably priced housing within urban Honolulu in convenient proximity to a range of educational facilities, employment centers, and multiple shopping, dining, and family services opportunities; and

WHEREAS, on April 13, 2023, the HHFDC Board of Directors approved the Project with its proposed exemptions, including those certain exemptions from the

## **RESOLUTION**

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Hawaii Community Development Authority's ("HCDA") Mauka Area Rules (Hawaii Administrative Rules 15-217) and the Kakaako Reserved Housing Rules (Hawaii Administrative Rules 15-218) (collectively, the "HCDA Rules") as listed therein; and

WHEREAS, the City Council ("Council") is empowered and authorized to approve the Project, which may include exemptions from statutes, ordinances, charter provisions, and rules of any governmental agency relating to planning, zoning, construction standards for subdivision, development and improvement of land, and the construction of dwelling units thereon pursuant to Section 201H-38, Hawaii Revised Statutes ("HRS"); and

WHEREAS, the Council has reviewed the preliminary plans and specifications for the Project dated May 1, 2023, prepared by Alakea Design Group, and submitted to the Council by HHFDC on \_\_\_\_\_; and

WHEREAS, the Project is consistent with the housing and community development goals and objectives of the City; and

WHEREAS, the granting of the exemptions is necessary for the timely and successful implementation of the Project; and

WHEREAS, the requested exemptions meet minimum requirements of health and safety; and

WHEREAS, the Project does not contravene any safety standards, tariffs, or rates and fees approved by the Public Utilities Commission or the Board of Water Supply; now, therefore,

BE IT RESOLVED by the Council of the City and County of Honolulu that it approves the Project, which approval includes exemptions from certain requirements for the Project, as follows:

### Application Fees

1. Exemption from Revised Ordinances of Honolulu 2021 ("ROH") § 18-6.1, to allow an exemption from the payment of plan review fees, estimated at \$25,000;
2. Exemption from ROH § 18-6.2, to allow an exemption from the payment of building permit fees, estimated at \$1,925,000;

### Infrastructure and Public Works Fees and Charges

## RESOLUTION

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3. Exemption from ROH § 43-10.1, § 43-10.2, and § 43-10.3, to allow an exemption from the payment of wastewater system facility charges for the 519 affordable units, estimated at \$2,399,000, and an exemption from the definitions of "low-income" and "low-income housing project" under ROH § 43-10.6(d), as well as Resolution 20-262, to allow all Project affordable units at 140 percent AMI and below to qualify for said exemption from the payment of charges;
4. Exemption from ROH § 43-10.1, § 43-10.2, and § 43-10.3, to allow a deferral of the payment of wastewater system facility charges until issuance of a Certificate of Occupancy for the market units;

### Fire Department Plan Review Fees

5. Exemption from ROH § 20-1.1, to allow an exemption from the payment of Honolulu Fire Department Plan Review Fees, estimated at \$192,500;

### Board of Water Supply Rules and Regulations

6. Exemption from § 1-102, § 2-202(2), and § 2-202(3) of the Board of Water Supply Rules and Regulations, to allow an exemption from the payment of BWS installation and water facilities charges for the 519 affordable units, estimated at \$25,000;
7. Exemption from § 1-102, § 2-202(2), and § 2-202(3) of the Board of Water Supply Rules and Regulations, to allow a deferral of the payment of water system facility and installation of water service fees until the installation of the water meter for the market units;

### City and County of Honolulu's Affordable Housing Requirements

8. Exemption from ROH Chapter 29 and ROH Chapter 32, to allow an exemption from the City's affordable housing requirements. The Project will follow the affordable housing requirements of HHFDC for § 201H-38, HRS projects; and

BE IT FURTHER RESOLVED that as approved, the Project contains the exemptions from the HCDA Rules as listed in the For Action approved by HHFDC's Board of Directors on April 13, 2023; and

BE IT FURTHER RESOLVED that as used in this Resolution:

## **RESOLUTION**

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- A. References to HHFDC include any successor agency; and
- B. References to specific statutes, ordinances, or regulations include any respective successor statutes, ordinances, or regulations; and

BE IT FURTHER RESOLVED that this resolution is void unless construction of the Project commences no later than 48 months after the effective date of this resolution; and

BE IT FURTHER RESOLVED that the exemptions granted for this Project are not transferrable to any other real property; and

BE IT FURTHER RESOLVED that the final plans and specifications for the Project constitute the zoning, building, construction, and subdivision standards for the Project, and are approved if those plans and specifications do not substantially deviate from the preliminary plans and specifications submitted to the Council; provided that minor modifications to the design character of the building or landscaping may be approved by HHFDC if such modifications are consistent with the prevailing neighborhood character; and

BE IT FURTHER RESOLVED that no action may be prosecuted or maintained against the City and County of Honolulu, its officials, or its employees, on account of the actions taken by them in reviewing or approving the plans and specifications, or in granting the exemptions listed herein; and

BE IT FINALLY RESOLVED that copies of this resolution be transmitted to the Hawaii Housing Finance and Development Corporation, 677 Queen Street, Suite 300,

**CITY COUNCIL**  
CITY AND COUNTY OF HONOLULU  
HONOLULU, HAWAII

No. \_\_\_\_\_

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**RESOLUTION**

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Honolulu, Hawaii 96813, and Stanford Carr Development, LLC, 1100 Alakea Street, 27<sup>th</sup> Floor, Honolulu, Hawaii 96813.

INTRODUCED BY:

Tommy Waters

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DATE OF INTRODUCTION:

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Honolulu, Hawaii

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Councilmembers