

REPORT OF THE COMMITTEE ON ZONING

Voting Members:

Calvin K.Y. Say, Chair; Tyler Dos Santos-Tam, Vice-Chair;
Radiant Cordero, Esther Kia'aina, Matt Weyer

Committee Meeting Held
September 13, 2023

Honorable Tommy Waters
Chair, City Council
City and County of Honolulu

Mr. Chair:

Your Committee on Zoning, which considered Resolution 23-216 entitled:

"RESOLUTION AUTHORIZING EXEMPTIONS FROM CERTAIN
REQUIREMENTS RELATING TO THE HOCKING HALE AFFORDABLE
RENTAL PROJECT IN CHINATOWN, O'AHU,"

transmitted by Departmental Communication 643 (2023), dated September 1, 2023,
from the Department of Planning and Permitting ("DPP") and introduced on
September 7, 2023, reports as follows:

The purpose of the Resolution is to authorize, pursuant to § 201H-38, Hawaii
Revised Statutes ("HRS"), exemptions from certain City application fees, infrastructure
or public works fees and charges, and development standards for the Hocking Building
affordable rental project (the "Project").

The DPP processed the 201H application, and transmitted to the Council the
Project's requested exemptions and preliminary plans and specifications by
Departmental Communication 643 (2023).

HONOLULU CITY COUNCIL

Ke Kanihela o ke Kalana o Honolulu
CITY AND COUNTY OF HONOLULU

ADOPTED ON

OCT 4 2023

COMMITTEE REPORT NO.

275

REPORT OF THE COMMITTEE ON ZONING

Voting Members:

Calvin K.Y. Say, Chair; Tyler Dos Santos-Tam, Vice-Chair;
Radiant Cordero, Esther Kia'āina, Matt Weyer

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PROJECT DESCRIPTION

Hocking Building, LP (the "Applicant") proposes to develop the Hocking Building affordable rental project on approximately 14,980 square feet of land zoned BMX-4 Central Business Mixed Use District, located at 2 North King Street, within the Historic Core Precinct of the Chinatown Special District in Honolulu (listed as a historic site in the National Register of Historic Places), and identified as Tax Map Key 1-7-003:001.

The Project is an adaptive reuse project that will convert an existing commercial (the joined three-story Hocking Building and two-story Aseu Building, collectively referred to as the "Hocking Building") into a multi-family dwelling that includes 40 dwelling units (studio, one-bedroom, and two-bedroom units), and approximately 2,512 square feet of residential amenities including a community room, laundry room, fitness center, and courtyard located on the first floor of the building, with bicycle parking, 40 storage lockers, and four short-term and 20 long-term bicycle parking spaces located on the basement level of the building.

The Project will consist of 39 affordable dwelling units rented to households earning 50 percent or below of the area median income determined by the U.S. Department of Housing and Urban Development annually for the Honolulu Metropolitan Statistical Area as adjusted for household size ("AMI") (four dwelling units will be affordable to households earning 30 percent or below of the AMI, 35 dwelling units will be affordable to households earning 50 percent or below of the AMI), and one dwelling unit will be a manager's unit. All 39 affordable dwelling units will remain affordable for a minimum period of 65 years.

REQUESTED EXEMPTIONS

The Resolution authorizes exemptions from the payment of plan review fees, building permit fees, and the payment of park dedication in-lieu fees.

HONOLULU CITY COUNCIL

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Committee Meeting Held
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The proposed CD1 version of the Resolution provides that the exemption from the payment of park dedication in-lieu fees for the one manager's dwelling unit will only be authorized if federal or State funding for the Project, such as the use of low income housing tax credits, prohibits the use or sale of the manager's dwelling unit as a revenue-generating or profit-generating dwelling unit for the required affordability period, including any extensions thereof.

The proposed CD1 also authorizes exemptions from Land Use Ordinance ("LUO") development standards and requirements for the BMX-4 District relating to off-street loading spaces.

TESTIMONY

At your Committee's meeting on September 13, 2023, the Applicant's Agent provided a brief presentation of the Project and responded to questions from the Councilmembers.

The DPP Director testified in support of the Resolution.

One individual offered comments on the Resolution.

Your Committee received no written testimony on the Resolution.

DISCUSSION OF EXEMPTIONS

In the discussion of the requested exemptions, representatives of the DPP and your Committee's members agreed that the Project would be an important step towards meeting Honolulu's affordable housing goals.

HONOLULU CITY COUNCIL

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CITY AND COUNTY OF HONOLULU

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COMMITTEE REPORT NO. **275**

REPORT OF THE COMMITTEE ON ZONING

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Calvin K.Y. Say, Chair; Tyler Dos Santos-Tam, Vice-Chair;
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Committee Meeting Held
September 13, 2023
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COMMITTEE AMENDMENTS

Your Committee has prepared a CD1 version of the Resolution, which makes the following amendments:

- A. In the resolution title and throughout the text of the resolution, refers to the "Hocking Building" (instead of the "Hocking Hale").
- B. In the first, second, and third WHEREAS clauses, clarifies the description of the Project.
- C. In the fifth WHEREAS clause, provides that under the City's rules implementing HRS § 201H-38, at least 20 percent (instead of 50 percent) of a project's total unit must be available to households earning 80 percent or below of the AMI, and at least 31 percent of the project's total units must be available to households earning between 81 percent and 120 percent of the AMI, or lower AMI.
- D. In the seventh WHEREAS clause, provides that the Project's preliminary plans and specifications were submitted to the Council on September 7, 2023, by Departmental Communication 643 (2023).
- E. In Exemption 3, relating to park dedication ordinance requirements, provides for an exemption from park dedication requirements for 40 dwelling units, estimated at 4,400 square feet of park space, or payment of an equivalent in-lieu fee, estimated at \$1,255,452 (instead of \$1,240,800); provided that the park dedication requirement attributed to the one manager's dwelling unit is only exempt if federal or State funding for the Project, such as the use of low income housing tax credits, prohibits the use or sale of the manager's dwelling unit as a revenue-generating or profit-generating dwelling unit for the required affordability period, including any extensions thereof.

HONOLULU CITY COUNCIL
Ke Kanihela o ke Kalana o Honolulu
CITY AND COUNTY OF HONOLULU

REPORT OF THE COMMITTEE ON ZONING

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Committee Meeting Held
September 13, 2023
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- F. Adds a new Exemption 4, to provide an exemption from ROH § 21-6.100, relating to required off-street loading spaces, to allow for no onsite loading space (instead of one loading space).
- G. In the BE IT FINALLY RESOLVED clause, corrects the address for R.M. Towill Corporation to 2024 (instead of 2021) North King Street.
- H. Makes miscellaneous technical and nonsubstantive amendments.

COMMITTEE FINDINGS AND RECOMMENDATIONS

Your Committee finds that the housing benefits to be provided by the Project justify the exemptions authorized by this Resolution, as amended in the foregoing CD1. Accordingly, your Committee acts favorably on this Resolution, as amended.

Your Committee on Zoning is in accord with the intent and purpose of Resolution 23-216, as amended herein, and recommends its adoption in the form attached hereto as Resolution 23-216, CD1. (Ayes: Cordero, Dos Santos-Tam, Kia'āina, Say, Weyer – 5; Noes: None.)

Respectfully submitted,


Committee Chair

HONOLULU CITY COUNCIL
Ke Kanihela o ke Kalana o Honolulu
CITY AND COUNTY OF HONOLULU

ADOPTED ON OCT 4 2023

COMMITTEE REPORT NO. 275



HONOLULU CITY COUNCIL
KE KANIHELA O KE KALANA O HONOLULU
CITY AND COUNTY OF HONOLULU

No. 23-216, CD1

RESOLUTION

AUTHORIZING EXEMPTIONS FROM CERTAIN REQUIREMENTS RELATING TO THE HOCKING BUILDING AFFORDABLE RENTAL PROJECT IN CHINATOWN, O'AHU.

WHEREAS, Hocking Building, LP (the "Applicant") proposes to develop the Hocking Building affordable rental project on approximately 14,980 square feet of land zoned BMX-4 Central Business Mixed Use District, located at 2 North King Street, within the Chinatown Special District in Honolulu, O'ahu, and identified as Tax Map Key 1-7-003:001, as depicted in Exhibits A, B, and C-1 through C-6, attached hereto and made a part hereof (the "Project"); and

WHEREAS, as proposed, the Project is an adaptive reuse project that will convert an existing commercial building (the joined three-story Hocking Building and two-story Aseu Building, collectively referred to as the "Hocking Building") into a multi-family dwelling that includes 40 dwelling units (studio, one-bedroom, and two-bedroom units), and residential amenities including a community room, laundry room, fitness center, courtyard, storage lockers, and four short-term and 20 long-term bicycle parking spaces; and

WHEREAS, as proposed, the Project will consist of 39 affordable dwelling units rented to households earning 50 percent or below of the area median income determined by the U.S. Department of Housing and Urban Development annually for the Honolulu Metropolitan Statistical Area as adjusted for household size ("AMI") (four dwelling units will be affordable to households earning 30 percent or below of the AMI, 35 dwelling units will be affordable to households earning 50 percent or below of the AMI, and one dwelling unit will be a manager's unit; and

WHEREAS, all affordable dwelling units will remain affordable for a minimum period of 65 years; and

WHEREAS, the Project is eligible to receive consideration under the City's rules implementing § 201H-38, Hawai'i Revised Statutes ("HRS"), which require that at least 20 percent of a project's total units be available to households earning 80 percent or below of the AMI, and at least 31 percent of the project's total units be available to households earning between 81 percent and 120 percent of the AMI, or lower AMI; 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 government agency relating to planning, zoning,



HONOLULU CITY COUNCIL
KE KANIHELA O KE KALANA O HONOLULU
CITY AND COUNTY OF HONOLULU

No. 23-216, CD1

RESOLUTION

construction standards for subdivision, development and improvement of land, and the construction of units thereon pursuant to HRS §§ 46-15.1 and 201H-38; and

WHEREAS, the Council has reviewed the preliminary plans and specifications for the Project, dated June 3, 2022, prepared by CDS International (the "Plans and Specifications"), and submitted to the Council by the Department of Planning and Permitting ("DPP") on September 7, 2023, by Departmental Communication 643 (2023); 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 Project does not contravene any safety standards, tariffs, rates, or fees approved by the Public Utilities Commission or the Board of Water Supply; and

WHEREAS, the exemptions authorized herein meet the intent of HRS Chapter 201H, and minimum requirements of health and safety; now, therefore,

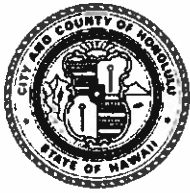
BE IT RESOLVED by the Council of the City and County of Honolulu that it approves the Project, which approval includes exemptions from certain requirements for the Project as set forth in the Plans and Specifications for the Project, as follows:

Application Fees:

1. Exemption from §18-6.1, Revised Ordinances of Honolulu 2021 ("ROH"), to allow an exemption from the payment of plan review fees, estimated at \$14,173.70.
2. Exemption from ROH § 18-6.2, to allow an exemption from the payment of building permit fees, estimated at \$70,868.50.

Park Dedication Ordinance:

3. Exemption from ROH Chapter 22, Article 7, to allow an exemption from park dedication requirements for 40 dwelling units, estimated at 4,400 square feet of park space, or payment of an equivalent in-lieu fee, estimated at \$1,255,452; provided that the park dedication requirement attributed to the one manager's dwelling unit is only exempt if federal or State funding for the Project, such as the



RESOLUTION

use of low income housing tax credits, prohibits the use or sale of the manager's dwelling unit as a revenue-generating or profit-generating dwelling unit for the required affordability period, including any extensions thereof.

Land Use Ordinance:

4. Exemption from ROH § 21-6.100, relating to required off-street loading spaces, to allow for no onsite loading space (instead of one loading space), as generally shown in the attached Exhibits; and

BE IT FURTHER RESOLVED that the Project is approved subject to the following conditions:

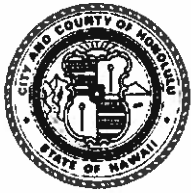
- A. Except as modified herein, development must be in general conformance with the approved Project, as described herein and shown on plans and drawings labeled as Exhibits C-1 through C-6, attached hereto and made a part hereof. Minor changes may be approved by the DPP Director. Major modifications to the Project will require approval by the City Council.
- B. Prior to the issuance of any building permit for the Project, the Applicant shall execute a 201H Agreement with the DPP Director that includes terms, conditions, and provisions to facilitate the efficient development and monitoring of the Project, and to ensure the Project's compliance with the requirements of HRS Chapter 201H and this resolution; and

BE IT FURTHER RESOLVED that references to specific statutes, ordinances, or regulations include respective successor statutes, ordinances, or regulations; and

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

BE IT FURTHER RESOLVED that this resolution is null and void unless construction of the Project commences no later than 60 months after the adoption of this resolution; and

BE IT FURTHER RESOLVED that the final plans and specifications for the Project constitute the zoning, building, and construction standards for the Project and are approved if those plans and specifications do not substantially deviate from the Plans and Specifications submitted to the City Council; provided that minor modifications to the design character or specifications of the building or landscaping



HONOLULU CITY COUNCIL
KE KANIHELA O KE KALANA O HONOLULU
CITY AND COUNTY OF HONOLULU

No. 23-216, CD1

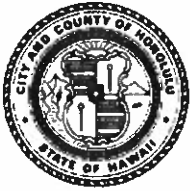
RESOLUTION

may be approved by the DPP, 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 employees, on account of actions taken by them in reviewing or approving the preliminary plans and specifications or in granting these exemptions listed herein; and

BE IT FURTHER RESOLVED that the DPP Director is authorized to execute and record the 201H Agreement referenced in Condition B, pursuant to the terms, conditions, and provisions approved as to form and legality by the Corporation Counsel as being necessary, advisable, or desirable for the purpose of carrying out this resolution; and

BE IT FURTHER RESOLVED that the DPP Director is hereby authorized to execute any incidental or related documents to carry out the transactions above described, so long as said documents do not increase either directly or indirectly the financial obligations of the City; and



HONOLULU CITY COUNCIL
KE KANIHELA O KE KALANA O HONOLULU
CITY AND COUNTY OF HONOLULU

No. 23-216, CD1

RESOLUTION

BE IT FINALLY RESOLVED that copies of this resolution be transmitted to Dawn Takeuchi Apuna, Director of Planning and Permitting, 650 South King Street, 7th Floor, Honolulu, Hawai'i 96813; Kevin Unemori, Hocking Building, LP, 1600 Ala Moana Boulevard, Suite 103, Honolulu, Hawai'i 96815; and Isaiah Sato, R.M. Towill Corporation, 2024 North King Street, Suite 200, Honolulu, Hawai'i 96819.

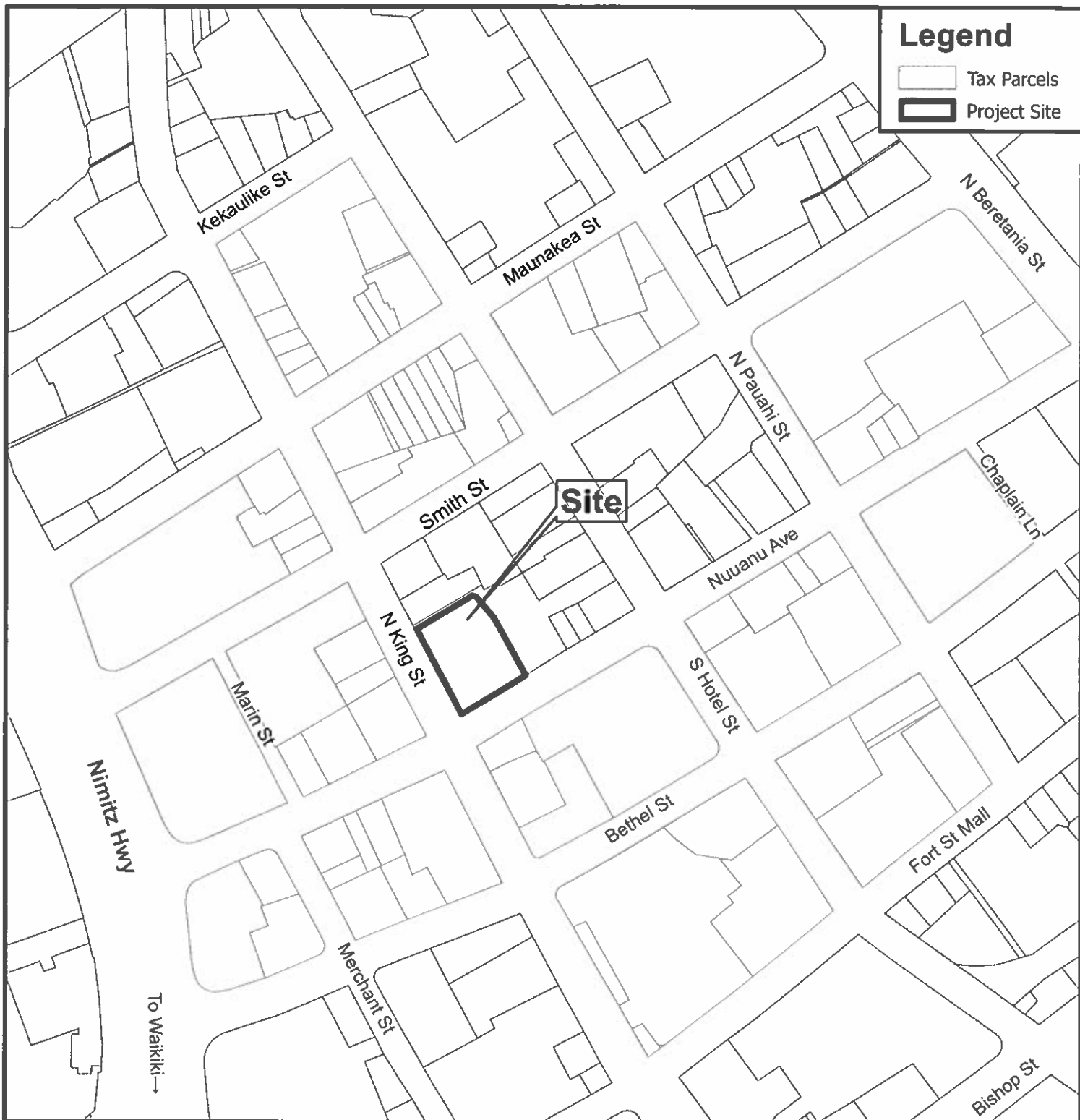
INTRODUCED BY:

Tommy Waters (br)

DATE OF INTRODUCTION:

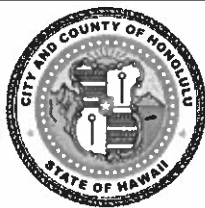
September 7, 2023
Honolulu, Hawai'i

Councilmembers

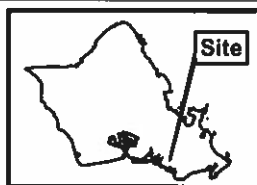


Legend

-  Tax Parcels
-  Project Site



100 50 0 100
Distance in Feet



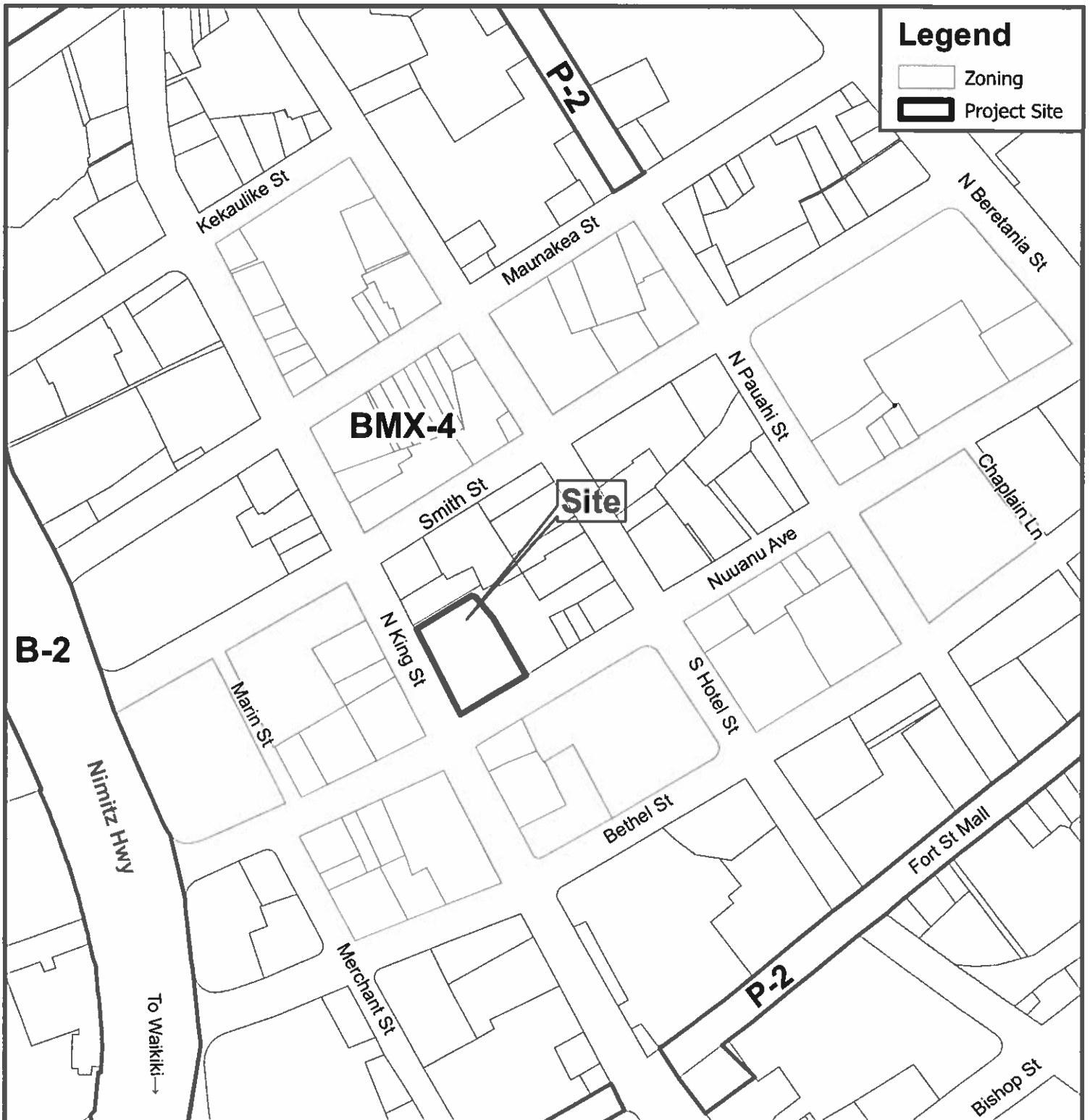
VICINITY MAP



LOCATION MAP

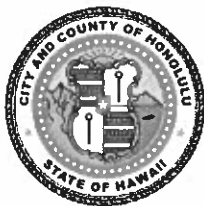
**HOCKING HALE
AFFORDABLE HOUSING PROJECT
CHINATOWN, HONOLULU**

TAX MAP KEY(S): 1-7-003:001
FOLDER NO.: 2023/GEN-4

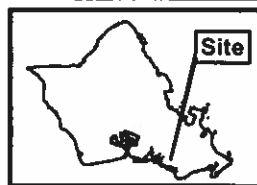


Legend

- Zoning
- Project Site



100 50 0 100
Distance in Feet



VICINITY MAP

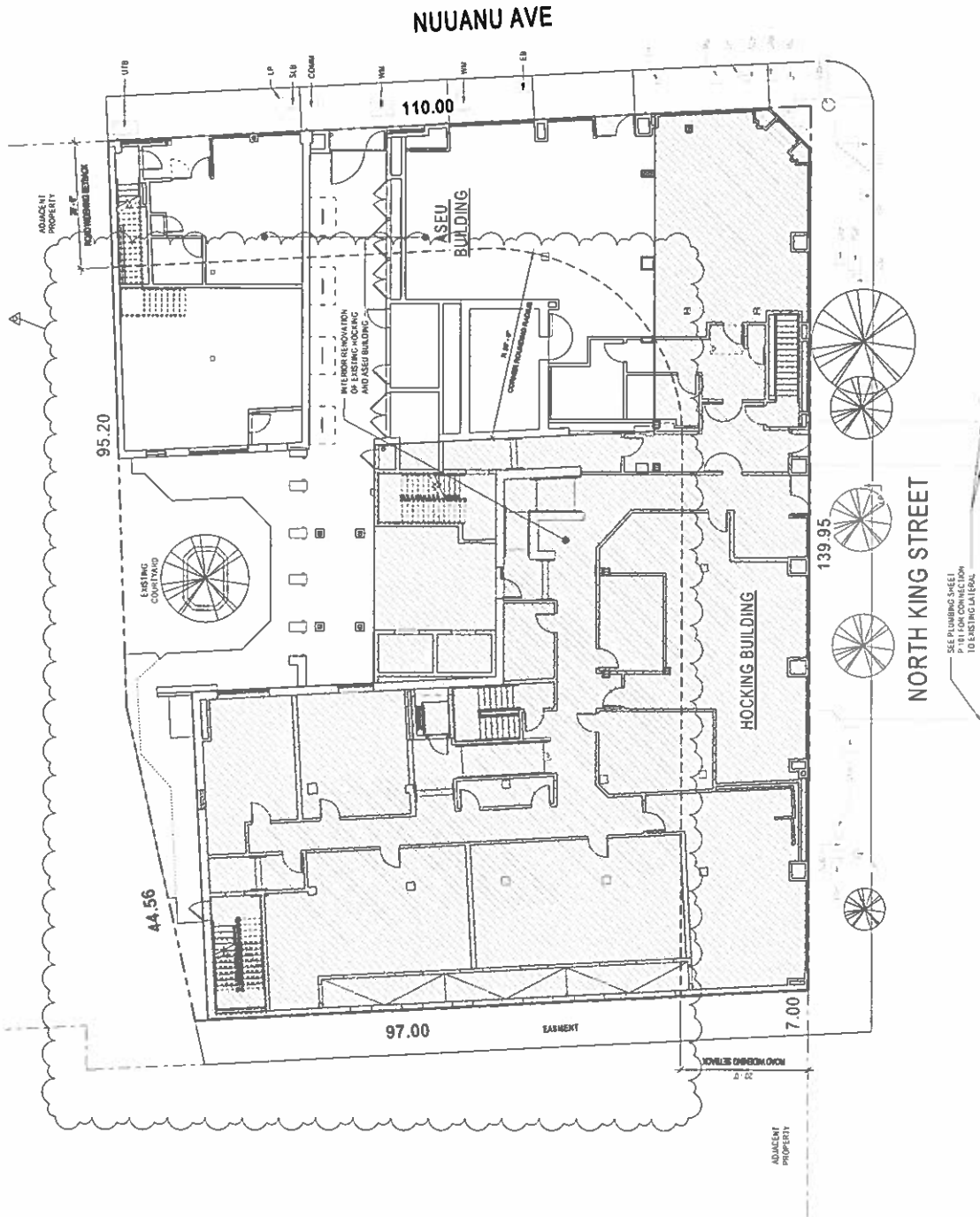


ZONING MAP

HOCKING HALE
AFFORDABLE HOUSING PROJECT
CHINATOWN, HONOLULU

TAX MAP KEY(S): 1-7-003:001
FOLDER NO.: 2023/GEN-4

EXHIBIT C-1



ARCHITECTURAL SITE PLAN

GRAPHIC SCALE
1" = 10'
0' 2' 4' 6' 8' 10' 12' 14' 16' 18' 20' 22' 24' 26' 28' 30' 32'

PERMITS AND NOTES:

REC 1842 RETENTION OF PLANS:
THE ARCHITECT SHALL MAINTAIN A SET OF THE ORIGINAL PLANS FOR A PERIOD OF NOT LESS THAN 90 DAYS AFTER THE DATE OF THE PERMIT. THE ORIGINAL PLANS SHALL BE KEPT ON THE SITE OF THE BUILDING OR WORK THEREON UNTIL THE PROJECT IS COMPLETED AND THE PERMIT IS CLOSED. (SEC. 18.5.2 R.C. 1701.108)

REPAIRS, REMEDIATION, ALTERATIONS, RECONSTRUCTION, CHANGE OF OCCUPANCY, AND DEMOLITION:
ANY REPAIR, REMEDIATION, ALTERATION, RECONSTRUCTION, CHANGE OF OCCUPANCY, OR DEMOLITION OF THE BUILDING SHALL COMPLY WITH THE BUILDING CODE.

USE OF THE CODE:
1.1.4. THE CODE SHALL NOT BE CONSIDERED TO RELIEVE FROM OR LESSEN THE RESPONSIBILITY OF ANY PERSON OPERATING OR CONTROLLING ANY BUILDING OR STRUCTURE. THE CODE SHALL NOT BE CONSIDERED TO RELIEVE FROM OR LESSEN THE RESPONSIBILITY OF ANY PERSON OPERATING OR CONTROLLING ANY BUILDING OR STRUCTURE. THE CODE SHALL NOT BE CONSIDERED TO RELIEVE FROM OR LESSEN THE RESPONSIBILITY OF ANY PERSON OPERATING OR CONTROLLING ANY BUILDING OR STRUCTURE.

PERMIT REVIEW AND APPROVAL BY THE AEC SHALL NOT RELIEVE THE APPLICANT OF THE RESPONSIBILITY OF COMPLIANCE WITH THIS CODE.
1.1.4.1. ANY PERSON WHO FAILS TO COMPLY WITH THE PERMIT REVIEW AND APPROVAL BY THE AEC SHALL NOT RELIEVE THE APPLICANT OF THE RESPONSIBILITY OF COMPLIANCE WITH THIS CODE. ANY CONDITION ATTACHED TO A PERMIT APPROVAL OR ORDER MADE PURSUANT TO THIS CODE, OR VIOLATES ANY CONDITION ATTACHED TO A PERMIT APPROVAL OR ORDER MADE PURSUANT TO THIS CODE, SHALL BE SUBJECT TO THE PENALTIES ESTABLISHED BY THE AEC.

FIRE SAFETY NOTE:
UNDERGOING CONSTRUCTION, ALTERATION, OR DEMOLITION OPERATIONS, INCLUDING THOSE IN UNDERGROUND LOCATIONS, SHALL COMPLY WITH THE REQUIREMENTS OF THE BUILDING CODE, THE CONSTRUCTION ALPHABET, AND THE CONSTRUCTION ALPHABET, AND THIS CHAPTER.

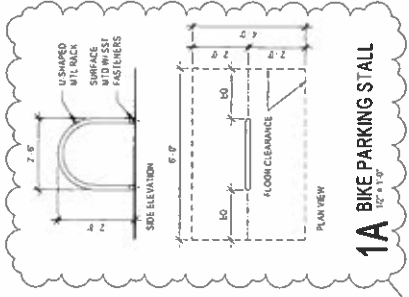
DETECTION, ALARM, AND COMMUNICATIONS SYSTEMS:
1.2.1.1. WHERE BUILDING FIRE ALARM SYSTEMS OR AUTOMATIC FIRE DETECTIONS ARE REQUIRED BY OTHER CODES, THE SYSTEMS SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH NFPA 72, PART 7, AND SECTION 13.7.

HOCKING BUILDING LLC
HOCKING HALE
2 NORTH KING STREET, HONOLULU HI 96817
T.M. 1-7-003.001
ARCHITECTURAL SITE PLAN

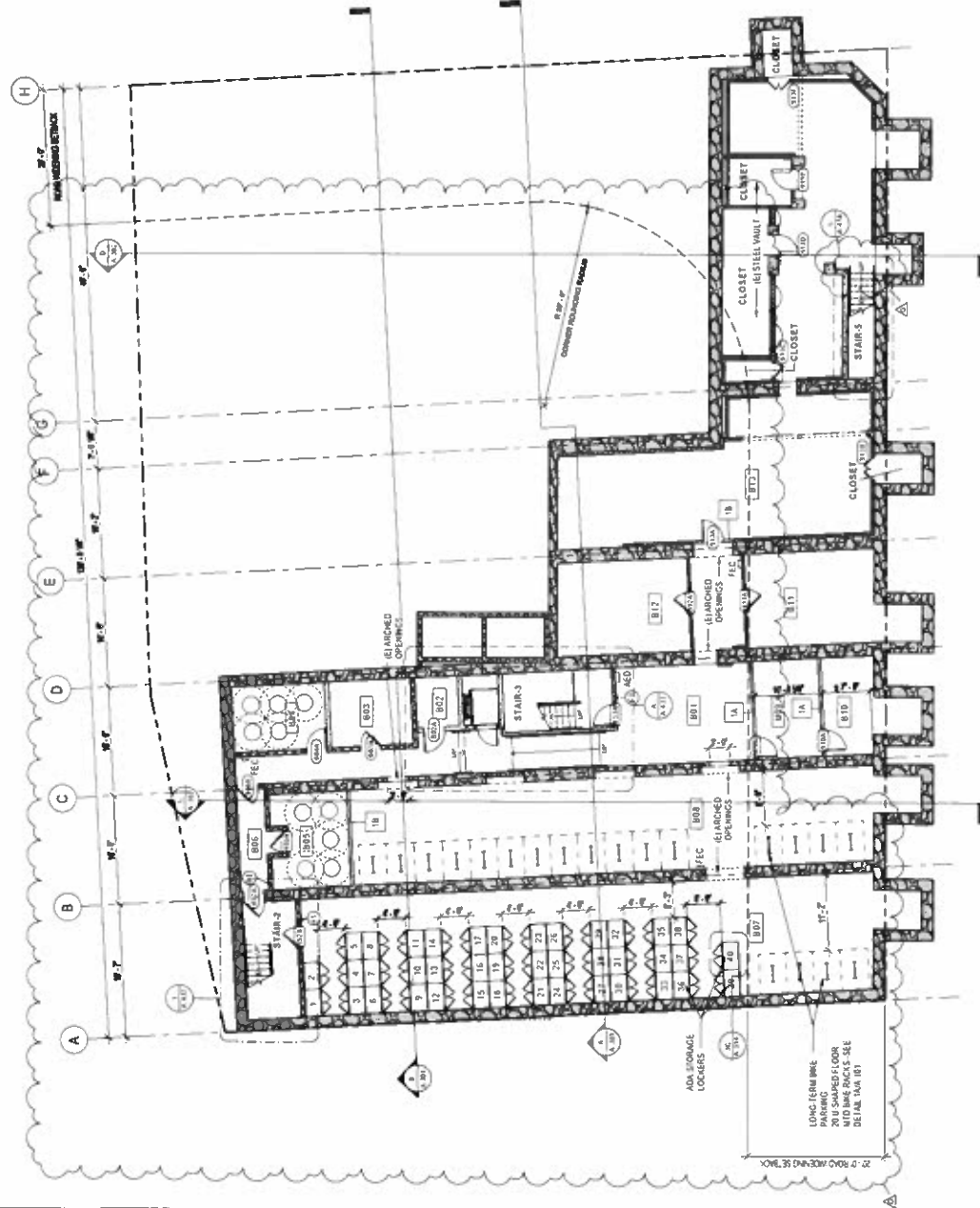
AS101
1/10/2022
1/10/2022

BUILDING PERMIT SET

EXHIBIT C-2

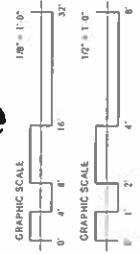


1A BIKE PARKING STALL
10' x 11' 0"



ROOM NO.	ROOM NAME
B01	CORRIDOR
B02	LOBBY
B03	MECH
B04	MECH
B05	CORRIDOR
B06	STORAGE LOCKERS
B07	STORAGE LOCKERS
B08	STORAGE LOCKERS
B09	STORAGE LOCKERS
B10	STORAGE LOCKERS
B11	STORAGE LOCKERS
B12	STORAGE LOCKERS
B13	STORAGE LOCKERS
B14	STORAGE LOCKERS
B15	STORAGE LOCKERS
B16	STORAGE LOCKERS
B17	STORAGE LOCKERS
B18	STORAGE LOCKERS
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B38	STORAGE LOCKERS
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B40	STORAGE LOCKERS
B41	STORAGE LOCKERS
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B94	STORAGE LOCKERS
B95	STORAGE LOCKERS
B96	STORAGE LOCKERS
B97	STORAGE LOCKERS
B98	STORAGE LOCKERS
B99	STORAGE LOCKERS
B00	STORAGE LOCKERS

- FLOOR PLAN NOTES
1. PARTITION TYPES SEE A-700 SERIES SHIS
 2. ROOM FINISH SCHEDULE, COLOR INDEX AND RELATED INFORMATION SEE A-700 SERIES SHIS
 3. DOOR SCHEDULE AND RELATED INFORMATION SEE SHS
 4. A-802 THRU A-805
 5. BATH & KITCHEN PARTITION ELEVATIONS SEE SHS
 6. A-421 THRU A-427
 7. SEE SPAC SECTION NAME FOR DESCRIPTIONS OF ABC
 8. TOILET ACCESSORIES
 9. CONTRACTOR TO VERIFY ALL DIMENSIONS AND LOCATIONS OF ALL PARTITIONS, WALLS, COLUMNS AND OTHER VERTICAL ITEMS
 10. REPAIR/REPLACE DAMAGED SUBFLOOR AS REQUIRED



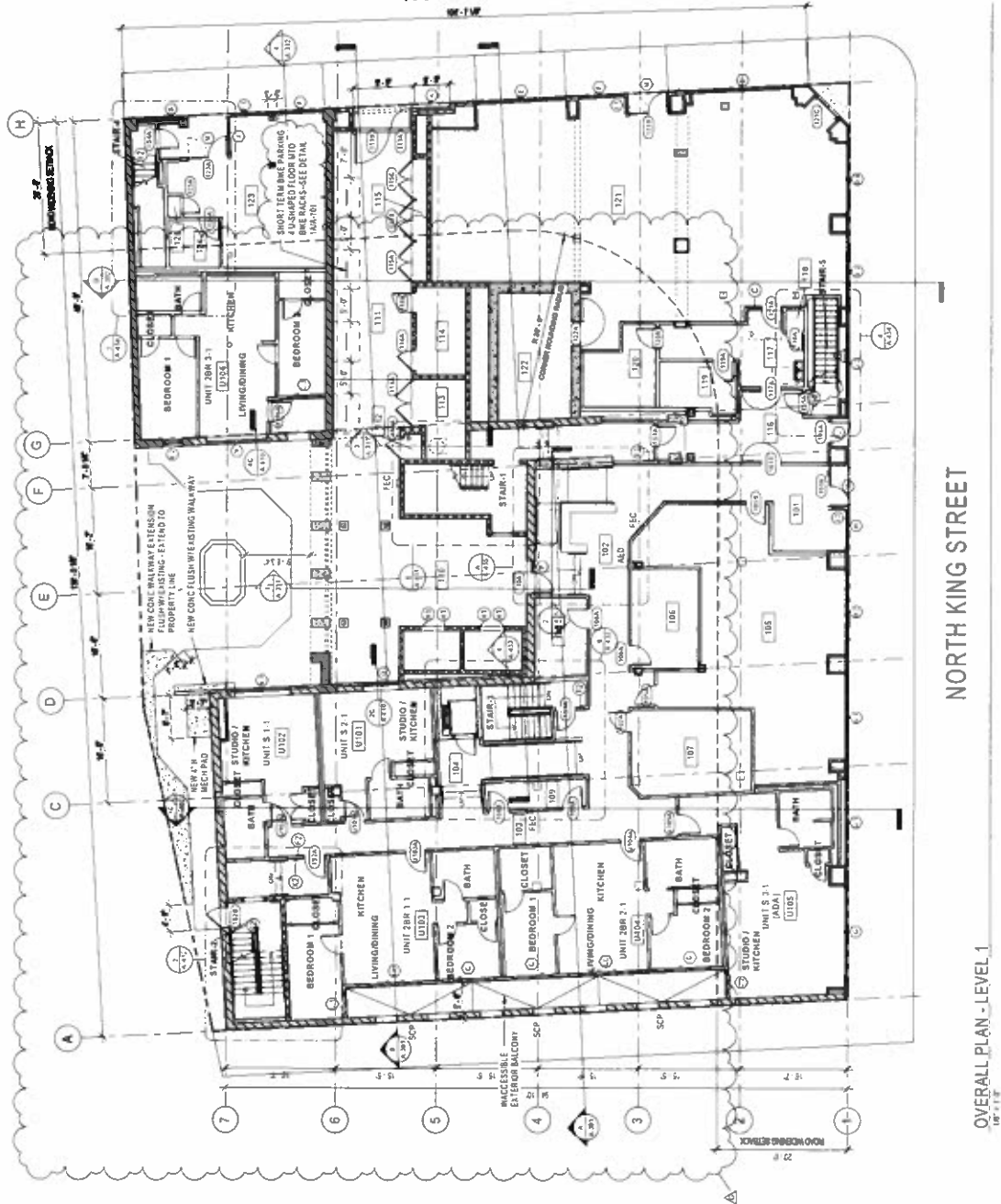
OVERALL PLAN - BASEMENT
18' x 17' 0"

HOCKING BUILDING LLC
HOCKING HALL
2 NORTH KING STREET, MONROVIA, MI 48157
OVERALL PLAN - BASEMENT
1-7-003 001

A-101

BUILDING PERMIT SET

EXHIBIT C-3



OVERALL PLAN - LEVEL 1

NORTH KING STREET

NUUANU AVE

ROOM NO.	ROOM NAME
101	STAIR-1
102	STAIR-2
103	STAIR-3
104	STAIR-4
105	STAIR-5
106	ENTRY
107	CORRIDOR
108	CORRIDOR
109	CORRIDOR
110	COMPUTER
111	LAUNDRY
112	ELEC
113	HALLWAY
114	ELEV LBBY
115	MECH
116	MECH
117	TRASH
118	MAIN ELEC
119	ELEC PANELS
120	START EXIT PASSAGEWAY
121	VESTIBULE
122	STAIR-1
123	STAIR-2
124	STAIR-3
125	STAIR-4
126	STAIR-5
127	STAIR-6
128	STAIR-7
129	STAIR-8
130	STAIR-9
131	STAIR-10
132	STAIR-11
133	STAIR-12
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ROOF M.J.M. WATER

ROOM NAME	LEVEL 3	ROOM NAME
LEVEL 3 LOW RF		
153	STAR-1	
154	STAR-2	
201	ELEVATOR LOBBY	
301	CORRIDOR	
302	CORRIDOR	
303	CORRIDOR	
304	CORRIDOR	
305	CORRIDOR	
306	STORAGE	
307	STORAGE	
308	TRANS ACCESS	
309	ELEC	
310	MECHANICAL	
311	LOW RF ACCESS	
0301	UNIT 5-0 1.3	
0302	UNIT 5-0 1.3	
0303	UNIT 5-0 1.3	
0304	UNIT 5-0 1.3	
0305	UNIT 5-1 3	
0306	UNIT 5-2 3	
0307	UNIT 5-3 3	
0308	UNIT 5-4 3	
0309	UNIT 5-5 3	
0310	UNIT 5-6 3	
0311	UNIT 5-7 3	
0312	UNIT 5-8 3	
0313	UNIT 5-9 3	

- [illegible]

FLOOR PLAN BUDGETARY PLAN NOTES:

- PARTITION TYPES.** SEE A-700 SERIES SPITS
ROOM FILING SCHEDULE. C.D.O. INDEX, AND RELATED INFORMATION. SEE SH-1 & SH-1A-800
DOOR SCHEDULES. AND RELATED INFORMATION. SEE SH-1
A-601 THROUGH A-625
DOOR, WINDOW AND GLASS TYPE ELEVATIONS. SEE SH-1 & SH-1A-600 & SH-1A-619
MATH KITCHEN MEASUREMENT ELEVATIONS. SEE SPITS
A-421 THROUGH A-427
TYPICAL PLUMBING HEIGHT LEGEND. SEE SH-1A-441
SEE SPEC SECTION 1000 FOR DESCRIPTIONS OF WISC TOOL ELEVATIONS
CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS AND CONDITION OF EXISTING STRUCTURE, FLOORS, WALLS, COLUMNS AND OTHER VERTICAL ITEMS
REPAIR/REPLACE DAMAGED SURFACES AS REQUIRED

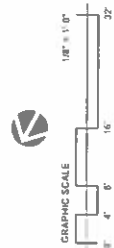


EXHIBIT C-6



HOCKING BUILDING LLC HOCKING HALL 2 NORTH KING STREET, MONMOUTH NJ 08051 TMR 1-7-003-001 EXTENSION ELEVATORS - 400 STREET & 4TH AVENUE	Date: 2/10/00 By: A-201
	FIVE INTERNATIONAL 10000 WILSON AVENUE, SUITE 100 WILSON, NJ 07090 TEL: 908-751-1000 FAX: 908-751-1001 WWW.FIVE-INTL.COM