



# CITY COUNCIL

CITY AND COUNTY OF HONOLULU  
HONOLULU, HAWAII

No. 20-270

## RESOLUTION

AUTHORIZING EXEMPTIONS FROM CERTAIN REQUIREMENTS RELATING TO THE RESIDENCES AT BISHOP PLACE AFFORDABLE HOUSING PROJECT AT HONOLULU, OAHU, HAWAII, TAX MAP KEYS 2-1-010: 015, 021 TO 024, AND 032.

WHEREAS, the DEG LLC (the "Applicant") proposes to convert an existing 25-story office building into an affordable and market-rate multi-family rental housing project referred to as The Residences at Bishop Place, on 50,680 square feet of land zoned BMX-4 Central Business Mixed Use District, located at 1132 Bishop Street in the Central Business District in Honolulu, and identified by Tax Map Keys 2-1-010: 015, 021 to 024, which is owned by DEG LLC (Douglas Emmett Management) and Tax Map Key 2-1-010: 032, which is owned by Standard Sales Co., as shown generally on the enclosed Exhibits A through U (the "Project"); and

WHEREAS, the Project is a portion of a zoning lot comprised of 12 parcels of land including Tax Map Keys 2-1-010: 011, 013, 017, 039, 041, and 047, pursuant to Conditional Use Permit No. 89/CUP1-19 and the joint development agreement; and

WHEREAS, Zoning Variance No. 96/VAR-53 allowed development on the zoning lot to exceed the density and height limit of the BMX-4 Central Business Mixed Use District to a maximum permitted floor area of 520,230 square feet and a maximum height of 387 feet; and

WHEREAS, the Project will consist of 252 affordable rental units (51.1 percent) and 241 market-rate rental units (48.9 percent), recreation amenities, and 321 vehicle parking spaces; and

WHEREAS, Phase 1 consists of 98 units, and Phases 2 and 3 consist of 395 units; and

WHEREAS, the Project's affordable rental units will be available to households earning up to 80 percent and between 80 percent and 120 percent of the area median income ("AMI") for Honolulu, with the majority of apartment rental units available to households earning between 80 and 120 percent AMI; and

WHEREAS, the Project is eligible to receive consideration under the City's rules implementing Section 201H-38 of the Hawaii Revised Statutes (HRS), which require that at least 51 percent of a Project's total units must be available to households earning at or below 120 percent of the AMI; and

WHEREAS, the City Council is empowered and authorized to approve the Project, including exemptions from statutes, ordinances, charter provisions, and rules of

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any government agency relating to planning, zoning, construction standards for subdivision, development and improvement of land, and the construction of units thereon pursuant to Sections 46-15.1 and 201H-38, HRS; and

WHEREAS, the City Council has reviewed the preliminary plans and specifications for the Project, dated August 2019 and June 12, 2020, prepared by Solomon Cordwell Buenz and R. M. Towill Corporation, and submitted to the Council by the Department of Planning and Permitting (DPP) on \_\_\_\_\_, by Departmental Communication \_\_\_\_\_; 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, or rates and 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 the minimum requirements of health and safety; now, therefore,

BE IT RESOLVED by the City 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 preliminary Plans and specifications referenced above, as generally identified below (unless otherwise specified, all monetary estimates are based on 493 units), as follows:

Building Permit (BP) Fees:

1. Exemption from Section 18-6.1 of the Revised Ordinances of Honolulu 1990 ("ROH"), to allow an exemption from payment of plan review fees for Phases 2 and 3, estimated at \$37,000.
2. Exemption from ROH Section 18-6.2, to allow an exemption from payment of BP fees for Phases 2 and 3, estimated at \$186,000.



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#### Land Use Ordinance ("LUO"):

3. Exemption from LUO Section 21-6.30(d), relating to compact parking spaces, to allow an exemption from the maximum 50 percent compact parking space requirement and to allow 85 percent of the parking spaces to be compact size.
4. Exemption from LUO Section 21-6.30(a) and Table 21-6.2, relating to off-street parking requirements in the BMX-4 Central Business Mixed Use District, to allow the Project to provide a minimum of 124 parking spaces rather than the required 493 parking spaces for the multi-family dwellings, which includes tandem spaces which shall count as one parking space.
5. Exemption from LUO Section 21-6.120(b), relating to the dimensions of loading spaces, to allow exemption from the off-street loading vertical clearance requirement of one loading space.
6. Exemption from LUO Section 21-3.120-2(b) and Table 21-3.4, relating to the Resort, Business and Business Mixed Use Districts development standards, to allow exemptions from the density and height limit of the BMX-4 Central Business Mixed Use District and allow a maximum permitted floor area of 520,730 square feet and a maximum height of 387 feet for the Project.

#### Park Dedication:

7. Exemption from ROH Section 22, Article 7, to allow exemption from park dedication requirements of approximately 11,185 square feet of private park area and approximately \$291,577 of improvements and amenities.

#### Fire Department Plan Review Fees:

8. Exemption from ROH Sections 20-1.1(3); and 20-12.8, to allow an exemption from payment of Honolulu Fire Department plan review fees, estimated at \$19,000.

#### Wastewater System Facility Charge (WSFC):

9. Exemption from ROH Sections 14-10.1 and 14-10.3, to allow the deferral of payment of WSFC, estimated at \$1,191,385, until the issuance of a certificate of occupancy (CO) for the Project.



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### Board of Water Supply:

10. Exemption from Sections 1-102, 2-202(2) and 2-202(3) of the Board of Water Supply Rules, to allow the deferral of payment of water system connection charges, estimated at \$112,380 until the issuance of a CO for the Project.

BE IT FURTHER RESOLVED that approval of the foregoing exemptions are subject to the following conditions:

1. Prior to the issuance of a BP for Phase 2 or 3 of the Project, the Applicant must obtain approval of access easements to parking and loading spaces and refuse area over and on Tax Map Key (TMK) 2-1-010: 032 in favor of TMK 2-1-010: 024 from the Department of Planning and Permitting (DPP), and record the access easements at the Bureau of Conveyances.
2. Prior to the issuance of a BP for Phase 2 or 3 of the Project, the Applicant must submit the following for review and approval:
  - A. To the Department of Transportation Services (DTS) and the DPP, a time line or phasing plan of the anticipated dates to obtain development permits for construction work, including the projected date of occupancy, in a format acceptable to the DPP. The time line must identify when the construction management plan (CMP) and the traffic management plan (TMP) will be submitted for review and approval.
  - B. To the DTS and the DPP, a CMP for the Project. The CMP must identify the type, frequency and routing of heavy trucks and construction-related vehicles. The Applicant shall make every effort to minimize impacts from construction vehicles and related construction activities. The CMP should identify and limit construction-related vehicular activity to periods outside of the peak periods of traffic, utilizing alternative routes for heavy trucks, provisions for either on-site or off-site staging areas for construction-related workers and vehicles to limit the use of on-street parking around the Project site, and other mitigation measures related to traffic and potential neighborhood impacts. The Applicant shall document the condition of roadways prior to the start of construction activities and provide remedial measures, as necessary, such as restriping, road resurfacing and/or reconstruction if the condition of the roadways has deteriorated as a result of the related construction activities.



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- C. To the DTS and the DPP, a TMP that includes traffic demand management (TDM) strategies to minimize the amount of vehicular trips for daily activities and large events, if any. TDM strategies could include carpooling and ride sharing programs, transit, bicycle and pedestrian incentives and other TDM measures. A pedestrian circulation plan must also be included to provide accessibility and connectivity to the surrounding public sidewalks, including Union Mall, Hotel Street, and Fort Street Mall. A post TMP will be required approximately one year after the issuance of a CO for the Project to validate the relative effectiveness of the various TDM strategies identified in the initial TMP.
- D. To the DPP, confirmation of the following site conditions identified in the Traffic Impact Report at time of application for BPs:
- Maintain sufficient distance for motorists to safely enter and exit all project driveways.
  - Maintain adequate on-site loading and off-loading service areas and prohibit off-site loading operations.
  - Maintain adequate turn-around area for service, delivery, and refuse collection vehicles to maneuver on the Project site to avoid vehicle-reversing maneuvers onto public roadways.
3. Prior to the issuance of any BPs for Phase 2 or 3, the Applicant must execute a development agreement with the DPP 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 Hawaii Revised Statutes Chapter 201H and the draft Resolution.
4. Prior to the issuance of any BPs for Phase 2 or 3 of the Project, the Applicant must draft and execute an Affordable Housing Agreement with the DPP in accordance with the Affordable Housing Rules, and execute and record a declaration of restrictive covenant that encumbers the site.
5. Subsequent to the adoption of the draft Resolution, the Applicant must request rescission of Zoning Variance File No. 96/VAR-53.

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



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BE IT FURTHER RESOLVED that the exemptions granted for the Project are not transferable to any other real property; 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 preliminary plans and specifications submitted to the City Council; provided that minor modifications to the design character or specifications of the building or landscaping 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 plans and specifications, or in granting the exemptions listed herein; and

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

BE IT FINALLY RESOLVED that copies of this resolution be transmitted to: Kathy K. Sokugawa, Acting Director, Department of Planning and Permitting, 650 South King Street, 7<sup>th</sup> Floor, Honolulu, Hawaii 96813; DEG LLC, c/o Douglas Emmett Management LLC, 1299 Ocean Avenue, Suite 1000, Santa Monica, California 90401-1063; Standard Sales Co., 1254 Center Street, Honolulu, Hawaii 96816; Keith Kurahashi, R. M. Towill Corporation, 2024 North King Street, Suite 200, Honolulu, Hawaii 96819; Bishop Creative, 6264 Seadrift CV, Malibu, California 90265;





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Muriel Damon, 134 Hotel Street, Honolulu, Hawaii 96813; 1111 FSM Partners, 3435 Waialae Avenue, Room 203, Honolulu, Hawaii 96816; Sea Landing LLC, 531 Stanford Avenue, Palo Alto, California 94306; Downtown KT LLC, 1199 Bishop Street, Unit 21B, Honolulu, Hawaii 96813; Michele Nekota, Director, Department of Parks and Recreation, 1000 Uluohia Street, Suite 309, Kapolei, Hawaii 96707.

INTRODUCED BY:

*Ann H. Kobayashi*

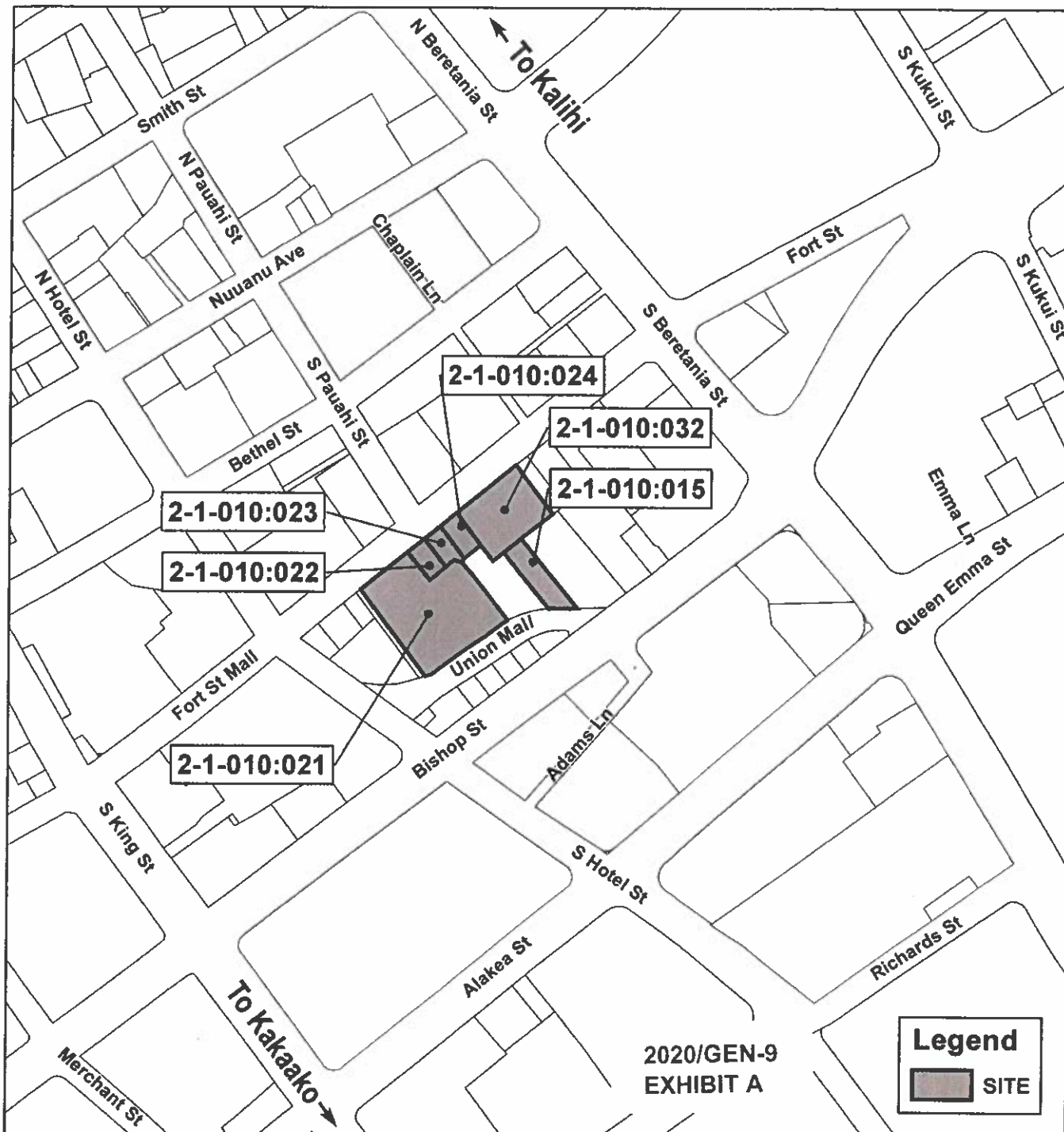
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DATE OF INTRODUCTION:

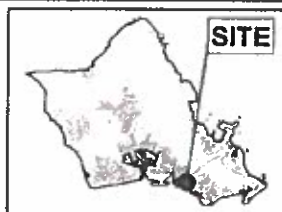
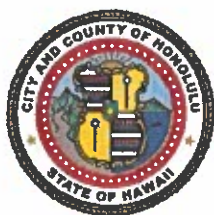
**OCT 19 2020**

Honolulu, Hawaii

Councilmembers



2020/GEN-9  
EXHIBIT A



250 125 0 250  
1 in = 250 ft

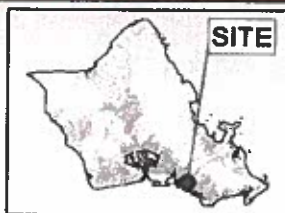
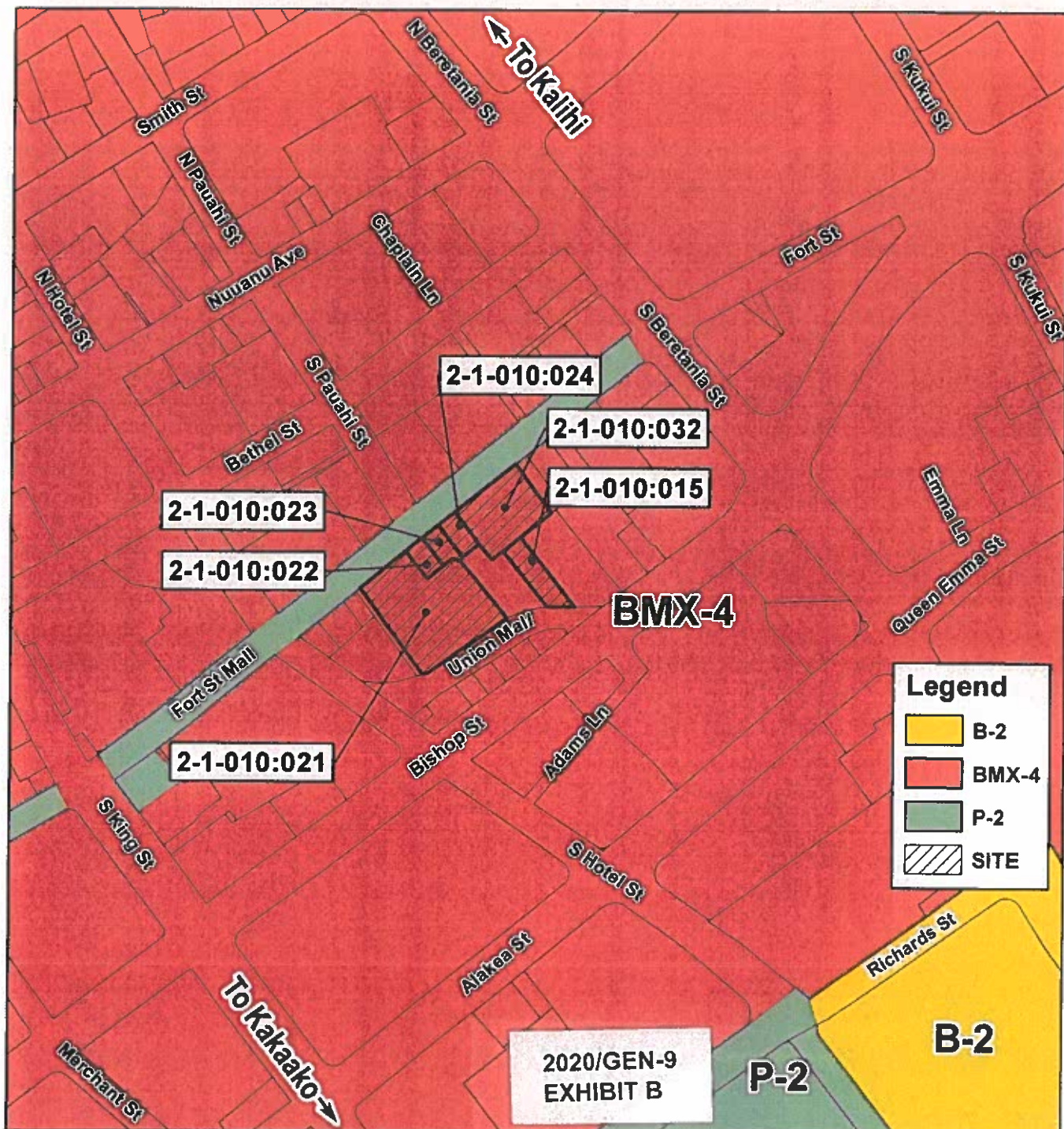


## LOCATION MAP HONOLULU - DOWNTOWN

TAX MAP KEY(S): 2-1-010:015/021/022/023/024/032

FOLDER NO.: 2020/GEN-9





250 125 0 250  
1 in = 250 ft



## ZONING MAP HONOLULU - DOWNTOWN

TAX MAP KEY(S): 2-1-010:015/021/022/023/024/032

FOLDER NO.: 2020/GEN-9

1. ALL DIMENSIONS ARE IN FEET AND INCHES. DIMENSIONS ARE GIVEN TO THE CENTERLINE OF THE ROADWAY UNLESS OTHERWISE NOTED.
2. THE EXISTING GRADE IS SHOWN BY A DASHED LINE. THE PROPOSED GRADE IS SHOWN BY A SOLID LINE.
3. THE EXISTING CURB IS SHOWN BY A DASHED LINE. THE PROPOSED CURB IS SHOWN BY A SOLID LINE.
4. THE EXISTING SIDEWALK IS SHOWN BY A DASHED LINE. THE PROPOSED SIDEWALK IS SHOWN BY A SOLID LINE.
5. THE EXISTING DRIVEWAY IS SHOWN BY A DASHED LINE. THE PROPOSED DRIVEWAY IS SHOWN BY A SOLID LINE.
6. THE EXISTING UTILITY LOCATIONS ARE SHOWN BY A DASHED LINE. THE PROPOSED UTILITY LOCATIONS ARE SHOWN BY A SOLID LINE.
7. THE EXISTING STRUCTURES ARE SHOWN BY A DASHED LINE. THE PROPOSED STRUCTURES ARE SHOWN BY A SOLID LINE.
8. THE EXISTING FENCE IS SHOWN BY A DASHED LINE. THE PROPOSED FENCE IS SHOWN BY A SOLID LINE.
9. THE EXISTING LIGHT FIXTURES ARE SHOWN BY A DASHED LINE. THE PROPOSED LIGHT FIXTURES ARE SHOWN BY A SOLID LINE.
10. THE EXISTING SIGNAGE IS SHOWN BY A DASHED LINE. THE PROPOSED SIGNAGE IS SHOWN BY A SOLID LINE.
11. THE EXISTING LANDSCAPE IS SHOWN BY A DASHED LINE. THE PROPOSED LANDSCAPE IS SHOWN BY A SOLID LINE.
12. THE EXISTING PAVEMENT IS SHOWN BY A DASHED LINE. THE PROPOSED PAVEMENT IS SHOWN BY A SOLID LINE.
13. THE EXISTING DRAINAGE IS SHOWN BY A DASHED LINE. THE PROPOSED DRAINAGE IS SHOWN BY A SOLID LINE.
14. THE EXISTING EROSION CONTROL IS SHOWN BY A DASHED LINE. THE PROPOSED EROSION CONTROL IS SHOWN BY A SOLID LINE.
15. THE EXISTING FLOOD CONTROL IS SHOWN BY A DASHED LINE. THE PROPOSED FLOOD CONTROL IS SHOWN BY A SOLID LINE.
16. THE EXISTING AIR POLLUTION CONTROL IS SHOWN BY A DASHED LINE. THE PROPOSED AIR POLLUTION CONTROL IS SHOWN BY A SOLID LINE.
17. THE EXISTING NOISE CONTROL IS SHOWN BY A DASHED LINE. THE PROPOSED NOISE CONTROL IS SHOWN BY A SOLID LINE.
18. THE EXISTING VIBRATION CONTROL IS SHOWN BY A DASHED LINE. THE PROPOSED VIBRATION CONTROL IS SHOWN BY A SOLID LINE.
19. THE EXISTING CLIMATE CONTROL IS SHOWN BY A DASHED LINE. THE PROPOSED CLIMATE CONTROL IS SHOWN BY A SOLID LINE.
20. THE EXISTING SECURITY CONTROL IS SHOWN BY A DASHED LINE. THE PROPOSED SECURITY CONTROL IS SHOWN BY A SOLID LINE.

SHEET NOTES

LEGEND

- 1. EXISTING GRADE
- 2. PROPOSED GRADE
- 3. EXISTING CURB
- 4. PROPOSED CURB
- 5. EXISTING SIDEWALK
- 6. PROPOSED SIDEWALK
- 7. EXISTING DRIVEWAY
- 8. PROPOSED DRIVEWAY
- 9. EXISTING UTILITY
- 10. PROPOSED UTILITY
- 11. EXISTING STRUCTURE
- 12. PROPOSED STRUCTURE
- 13. EXISTING FENCE
- 14. PROPOSED FENCE
- 15. EXISTING LIGHT FIXTURE
- 16. PROPOSED LIGHT FIXTURE
- 17. EXISTING SIGNAGE
- 18. PROPOSED SIGNAGE
- 19. EXISTING LANDSCAPE
- 20. PROPOSED LANDSCAPE
- 21. EXISTING PAVEMENT
- 22. PROPOSED PAVEMENT
- 23. EXISTING DRAINAGE
- 24. PROPOSED DRAINAGE
- 25. EXISTING EROSION CONTROL
- 26. PROPOSED EROSION CONTROL
- 27. EXISTING FLOOD CONTROL
- 28. PROPOSED FLOOD CONTROL
- 29. EXISTING AIR POLLUTION CONTROL
- 30. PROPOSED AIR POLLUTION CONTROL
- 31. EXISTING NOISE CONTROL
- 32. PROPOSED NOISE CONTROL
- 33. EXISTING VIBRATION CONTROL
- 34. PROPOSED VIBRATION CONTROL
- 35. EXISTING CLIMATE CONTROL
- 36. PROPOSED CLIMATE CONTROL
- 37. EXISTING SECURITY CONTROL
- 38. PROPOSED SECURITY CONTROL

1132 Blarney Street

NO.	DESCRIPTION	DATE	BY	CHECKED
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2	1132 Blarney Street	11/11/2020	J. Smith	J. Smith
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4	1132 Blarney Street	11/11/2020	J. Smith	J. Smith
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7	1132 Blarney Street	11/11/2020	J. Smith	J. Smith
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9	1132 Blarney Street	11/11/2020	J. Smith	J. Smith
10	1132 Blarney Street	11/11/2020	J. Smith	J. Smith
11	1132 Blarney Street	11/11/2020	J. Smith	J. Smith
12	1132 Blarney Street	11/11/2020	J. Smith	J. Smith
13	1132 Blarney Street	11/11/2020	J. Smith	J. Smith
14	1132 Blarney Street	11/11/2020	J. Smith	J. Smith
15	1132 Blarney Street	11/11/2020	J. Smith	J. Smith
16	1132 Blarney Street	11/11/2020	J. Smith	J. Smith
17	1132 Blarney Street	11/11/2020	J. Smith	J. Smith
18	1132 Blarney Street	11/11/2020	J. Smith	J. Smith
19	1132 Blarney Street	11/11/2020	J. Smith	J. Smith
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21	1132 Blarney Street	11/11/2020	J. Smith	J. Smith
22	1132 Blarney Street	11/11/2020	J. Smith	J. Smith
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24	1132 Blarney Street	11/11/2020	J. Smith	J. Smith
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33	1132 Blarney Street	11/11/2020	J. Smith	J. Smith
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37	1132 Blarney Street	11/11/2020	J. Smith	J. Smith
38	1132 Blarney Street	11/11/2020	J. Smith	J. Smith

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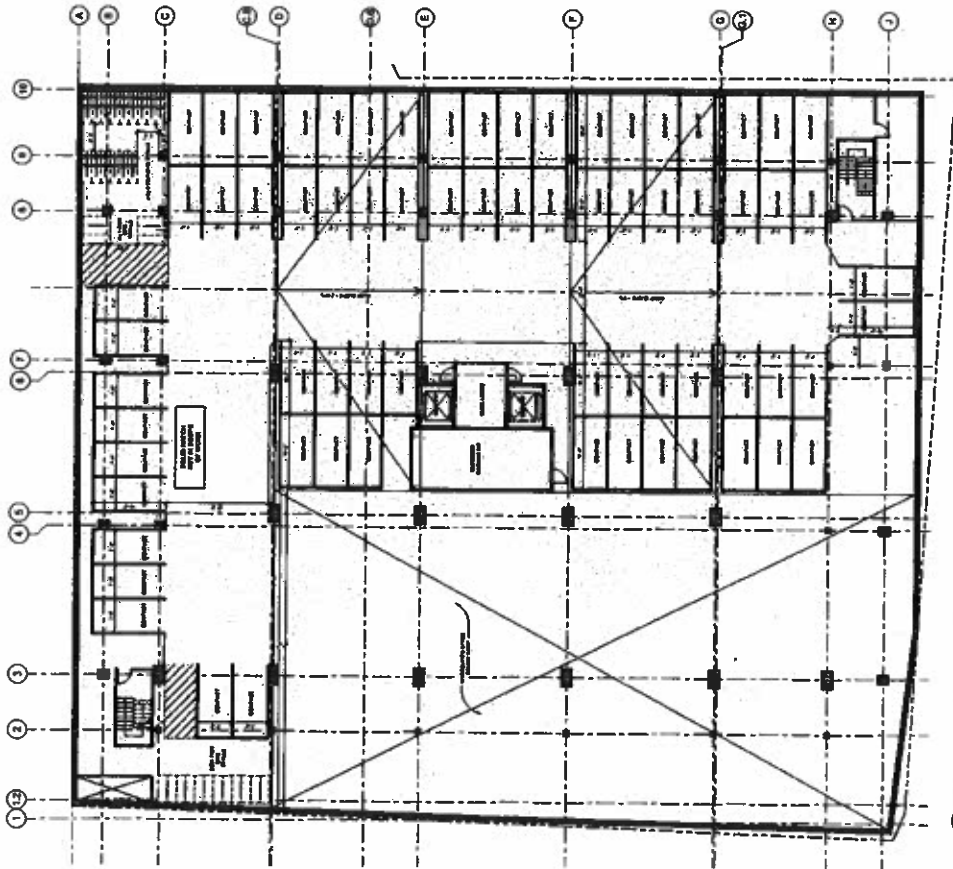
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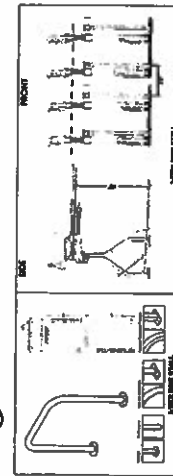
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A2-P5

2020/GEN-9  
EXHIBIT C



1 LEVEL P-5 FLOOR PLAN (PHASE 2)



NO.	DESCRIPTION	DATE	BY	CHECKED
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6	1132 Blarney Street	11/11/2020	J. Smith	J. Smith
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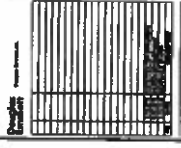
SCB  
 Structural Consulting Bureau  
 1100 Bishop Street  
 Suite 1000  
 Honolulu, HI 96813  
 Phone: (808) 521-1100  
 Fax: (808) 521-1101  
 Email: info@scb.com

1. THIS FLOOR PLAN IS A PRELIMINARY DESIGN AND IS NOT TO BE USED FOR CONSTRUCTION. IT IS THE RESPONSIBILITY OF THE USER TO VERIFY THE ACCURACY OF THE INFORMATION PROVIDED HEREIN. THE DESIGNER ASSUMES NO LIABILITY FOR ANY ERRORS OR OMISSIONS IN THIS DOCUMENT. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE DESIGNER'S LIABILITY IS LIMITED TO THE DESIGN SERVICES PROVIDED HEREIN. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE DESIGNER'S LIABILITY IS LIMITED TO THE DESIGN SERVICES PROVIDED HEREIN.

SHEET NOTES

LEGEND

1. FLOOR FINISH  
 2. CEILING FINISH  
 3. WALL FINISH  
 4. DOOR FINISH  
 5. WINDOW FINISH  
 6. STAIR FINISH  
 7. ELEVATOR FINISH  
 8. MECHANICAL FINISH  
 9. ELECTRICAL FINISH  
 10. PLUMBING FINISH  
 11. HVAC FINISH  
 12. FIRE PROTECTION FINISH  
 13. SECURITY FINISH  
 14. ACCESSIBILITY FINISH  
 15. OTHER FINISH



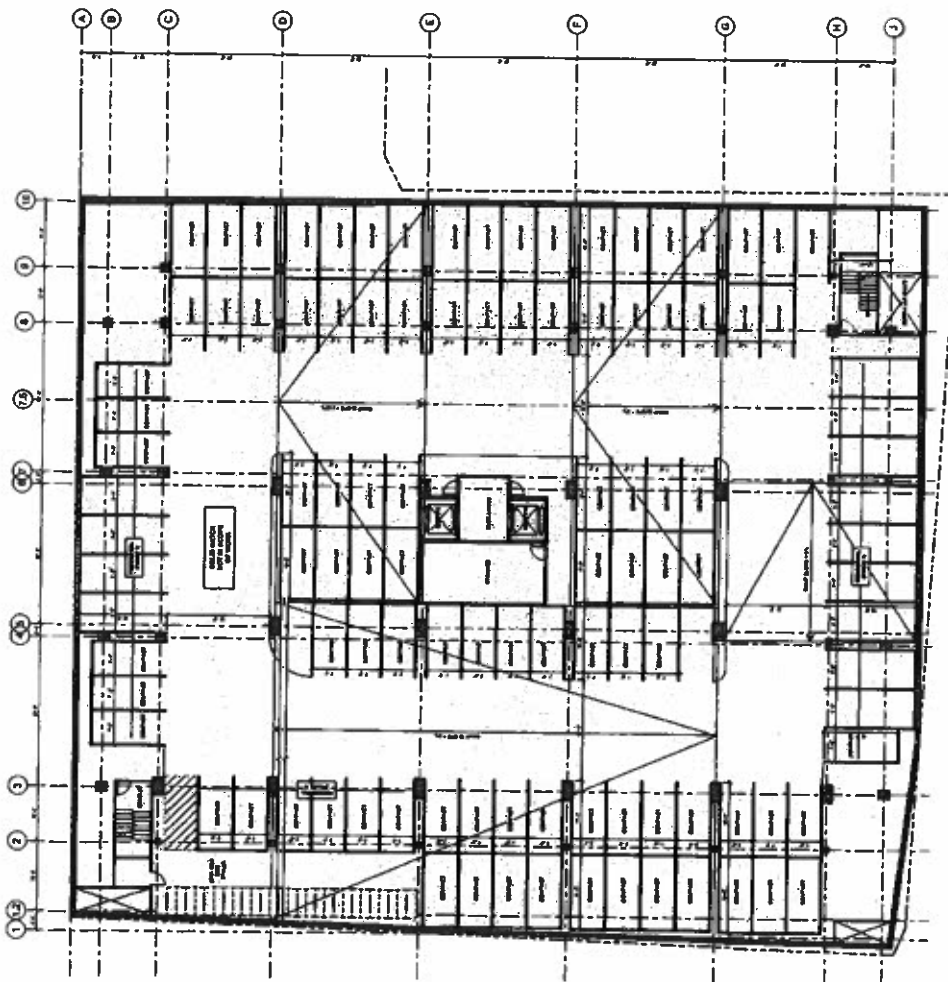
1112 Bishop Street

1112 BISHOP STREET  
 HONOLULU, HAWAII 96813  
 LEVEL P-4 FLOOR  
 PLAN (PHASE 2) -  
 FOR REFERENCE  
 ONLY

Scale: 1/8" = 1'-0"  
 Date: 10/1/2020  
 Drawn By: [Name]  
 Checked By: [Name]  
 Project No.: 20118030

A2-P4

2020/GEN-9  
 EXHIBIT D



1 LEVEL P-4 FLOOR PLAN (PHASE 2)

1. FLOOR FINISH  
 2. CEILING FINISH  
 3. WALL FINISH  
 4. DOOR FINISH  
 5. WINDOW FINISH  
 6. STAIR FINISH  
 7. ELEVATOR FINISH  
 8. MECHANICAL FINISH  
 9. ELECTRICAL FINISH  
 10. PLUMBING FINISH  
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## SHEET NOTES

### LEGEND

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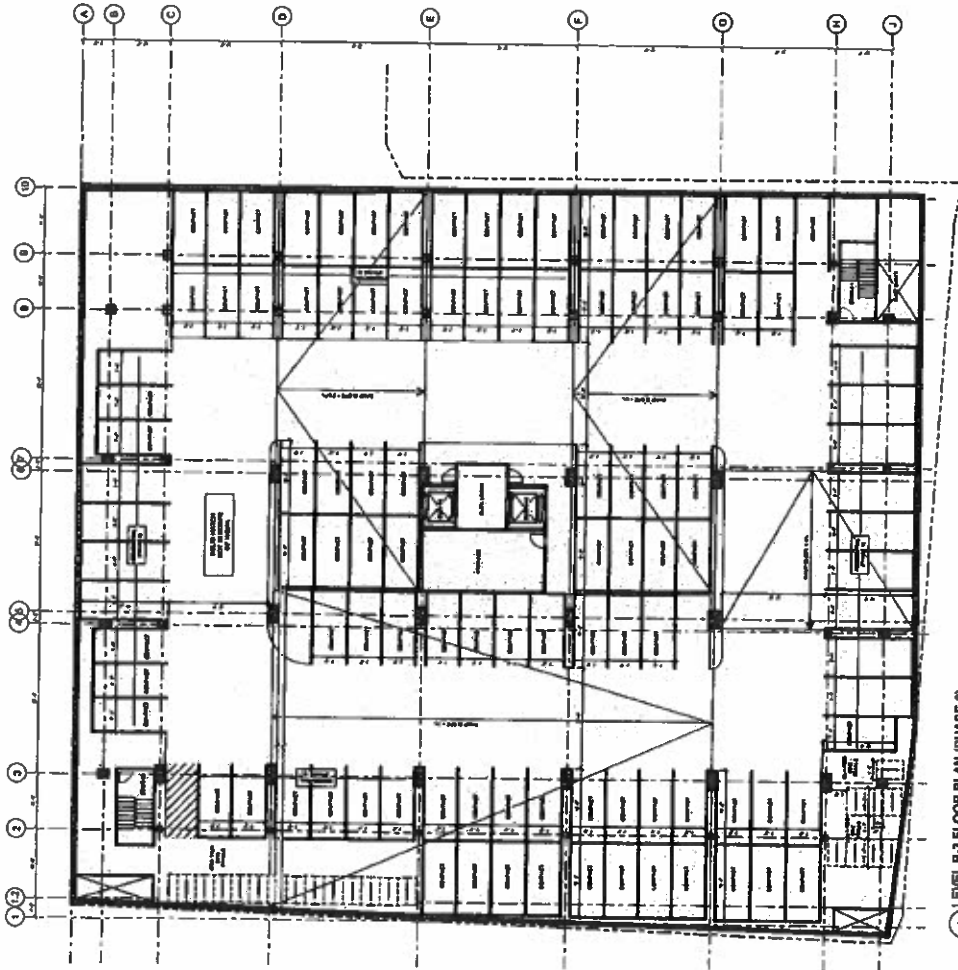
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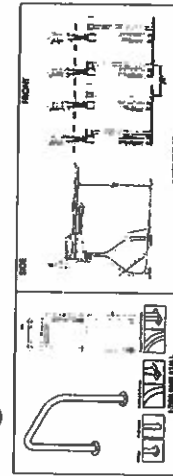
1122 Madison Street

1122 BISHOP STREET,  
HONOLULU, HAWAII 96813  
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Chapter No.  
 Chapter  
 Program Number  
 2018030

2020/GEN-9  
EXHIBIT E

1 LEVEL P-3 FLOOR PLAN (PHASE 2)



SEA, WIND AND SWELL DATA												
DATE	TIME	LOCATION	WIND DIRECTION	WIND SPEED	WAVE PERIOD	WAVE HEIGHT	WAVE LENGTH	WAVE DIRECTION	WAVE PERIOD	WAVE HEIGHT	WAVE LENGTH	WAVE DIRECTION
1/1/80	0800	10N 105E	090	10	10	1.5	100	090	10	10	1.5	090
1/1/80	0900	10N 105E	090	10	10	1.5	100	090	10	10	1.5	090
1/1/80	1000	10N 105E	090	10	10	1.5	100	090	10	10	1.5	090
1/1/80	1100	10N 105E	090	10	10	1.5	100	090	10	10	1.5	090
1/1/80	1200	10N 105E	090	10	10	1.5	100	090	10	10	1.5	090
1/1/80	1300	10N 105E	090	10	10	1.5	100	090	10	10	1.5	090
1/1/80	1400	10N 105E	090	10	10	1.5	100	090	10	10	1.5	090
1/1/80	1500	10N 105E	090	10	10	1.5	100	090	10	10	1.5	090
1/1/80	1600	10N 105E	090	10	10	1.5	100	090	10	10	1.5	090
1/1/80	1700	10N 105E	090	10	10	1.5	100	090	10	10	1.5	090
1/1/80	1800	10N 105E	090	10	10	1.5	100	090	10	10	1.5	090
1/1/80	1900	10N 105E	090	10	10	1.5	100	090	10	10	1.5	090
1/1/80	2000	10N 105E	090	10	10	1.5	100	090	10	10	1.5	090
1/1/80	2100	10N 105E	090	10	10	1.5	100	090	10	10	1.5	090
1/1/80	2200	10N 105E	090	10	10	1.5	100	090	10	10	1.5	090
1/1/80	2300	10N 105E	090	10	10	1.5	100	090	10	10	1.5	090
1/2/80	0000	10N 105E	090	10	10	1.5	100	090	10	10	1.5	090
1/2/80	0100	10N 105E	090	10	10	1.5	100	090	10	10	1.5	090
1/2/80	0200	10N 105E	090	10	10	1.5	100	090	10	10	1.5	090
1/2/80	0300	10N 105E	090	10	10	1.5	100	090	10	10	1.5	090
1/2/80	0400	10N 105E	090	10	10	1.5	100	090	10	10	1.5	090
1/2/80	0500	10N 105E	090	10	10	1.5	100	090	10	10	1.5	090
1/2/80	0600	10N 105E	090	10	10	1.5	100	090	10	10	1.5	090
1/2/80	0700	10N 105E	090	10	10	1.5	100	090	10	10	1.5	090
1/2/80	0800	10N 105E	090	10	10	1.5	100	090	10	10	1.5	090
1/2/80	0900	10N 105E	090	10	10	1.5	100	090	10	10	1.5	090
1/2/80	1000	10N 105E	090	10	10	1.5	100	090	10	10	1.5	090
1/2/80	1100	10N 105E	090	10	10	1.5	100	090	10	10	1.5	090
1/2/80	1200	10N 105E	090	10	10	1.5	100	090	10	10	1.5	090
1/2/80	1300	10N 105E	090	10	10	1.5	100	090	10	10	1.5	090
1/2/80	1400	10N 105E	090	10	10	1.5	100	090	10	10	1.5	090
1/2/80	1500	10N 105E	090	10	10	1.5	100	090	10	10	1.5	090
1/2/80	1600	10N 105E	090	10	10	1.5	100	090	10	10	1.5	090
1/2/80	1700	10N 105E	090	10	10	1.5	100	090	10	10	1.5	090
1/2/80	1800	10N 105E	090	10	10	1.5	100	090	10	10	1.5	090
1/2/80	1900	10N 105E	090	10	10	1.5	100	090	10	10	1.5	090
1/2/80	2000	10N 105E	090	10	10	1.5	100	090	10	10	1.5	090
1/2/80	2100	10N 105E	090	10	10	1.5	100	090	10	10	1.5	090
1/2/80	2200	10N 105E	090	10	10	1.5	100	090	10	10	1.5	090
1/2/80	2300	10N 105E	090	10	10	1.5	100	090	10	10	1.5	090

Figure 1: A detailed schematic diagram of a 10-story building. The building is divided into two main vertical sections. The left section contains a staircase and a lift shaft. The right section contains a large hall and a lift shaft. The building is surrounded by a wall and a fence. The diagram is labeled 'Figure 1' and 'Figure 2'.

[illegible]



MEIRKAL IN/12D

- 1. ALL DIMENSIONS ARE IN FEET AND INCHES. DIMENSIONS ARE GIVEN TO THE CENTER OF THE MEMBER UNLESS OTHERWISE NOTED.
- 2. ALL WALLS ARE 12" THICK UNLESS OTHERWISE NOTED.
- 3. ALL FLOORS ARE 4" THICK UNLESS OTHERWISE NOTED.
- 4. ALL ROOFS ARE 4" THICK UNLESS OTHERWISE NOTED.
- 5. ALL CEILING ARE 4" THICK UNLESS OTHERWISE NOTED.
- 6. ALL STAIRS ARE 4" THICK UNLESS OTHERWISE NOTED.
- 7. ALL ELEVATIONS ARE TO THE FINISH SURFACE UNLESS OTHERWISE NOTED.
- 8. ALL ELEVATIONS ARE TO THE FINISH SURFACE UNLESS OTHERWISE NOTED.
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SHEET NOTES

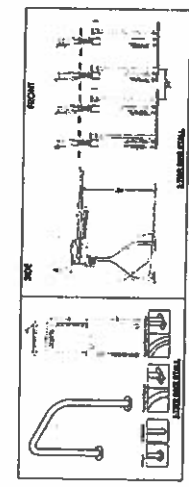
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1132 Bishop Street

1132 Bishop Street

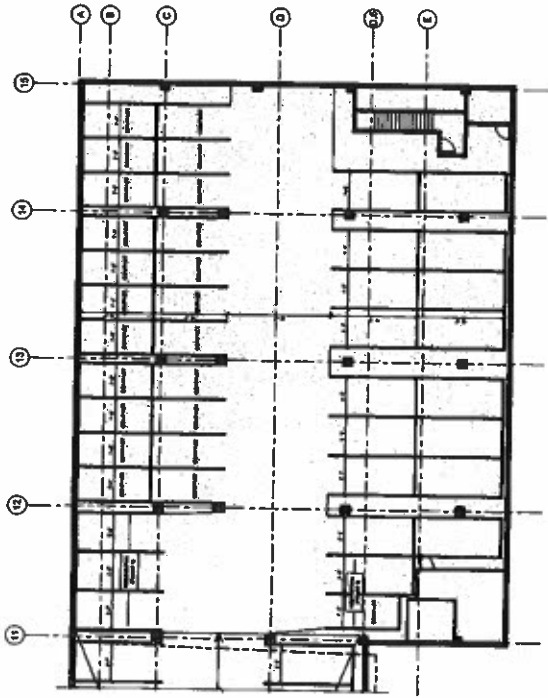
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18	1132 Bishop Street	11/12/10	MEIRKAL	MEIRKAL
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18	1132 Bishop Street	11/12/10	MEIRKAL	MEIRKAL
19	1132 Bishop Street	11/12/10	MEIRKAL	MEIRKAL
20	1132 Bishop Street	11/12/10	MEIRKAL	MEIRKAL



2020/GEN-9  
EXHIBIT G

1 LEVEL P-2 FLOOR PLAN (PHASE 2) - EAST AREA



SCP  
Structural Control Panel  
1132 Bishop Street  
11/12/10  
MEIRKAL

1132 Bishop Street  
LEVEL P-2 FLOOR  
PLAN (PHASE 2) -  
EAST AREA  
2018030



**SCHEDULE REVISED**

**SHEET NOTES**

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## RECOMMEND

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| <p><b>Author's Address:</b><br/>         Department of Psychology<br/>         University of California, San Diego<br/>         3541 La Jolla Village Drive<br/>         San Diego, CA 92093<br/>         U.S.A.<br/>         E-mail: <a href="mailto:erickson@uclink4.berkeley.edu">erickson@uclink4.berkeley.edu</a></p> | <p><b>Author's Address:</b><br/>         Department of Psychology<br/>         University of California, San Diego<br/>         3541 La Jolla Village Drive<br/>         San Diego, CA 92093<br/>         U.S.A.<br/>         E-mail: <a href="mailto:erickson@uclink4.berkeley.edu">erickson@uclink4.berkeley.edu</a></p> |
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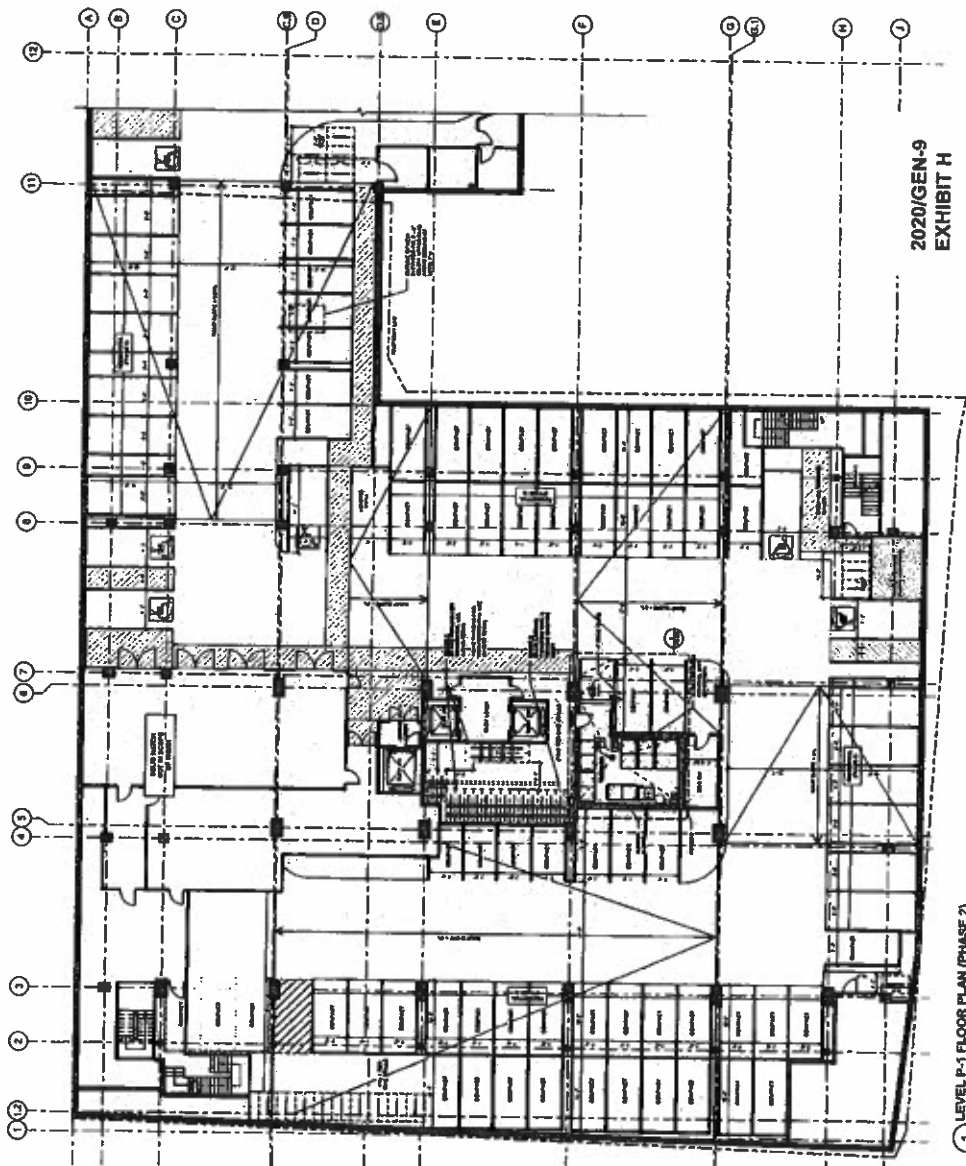
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132 Bishop Street

1135 BISHOP STREET,  
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**A2-P1**

2020/GEN-9  
EXHIBIT H

1 LEVEL P-1 FLOOR PLAN (PHASE 2)

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 12. **STATE** \_\_\_\_\_  
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**GENERAL NOTES**

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE AISC STEEL CONSTRUCTION MANUAL AND THE AISC DESIGN GUIDE.
2. ALL WELDS SHALL BE WELDED IN ACCORDANCE WITH THE AISC WELDED CONNECTIONS MANUAL.
3. ALL BOLTS SHALL BE WELDED IN ACCORDANCE WITH THE AISC BOLTED CONNECTIONS MANUAL.
4. ALL DIMENSIONS SHALL BE IN FEET AND INCHES.
5. ALL DIMENSIONS SHALL BE TO THE CENTER OF GRAVITY UNLESS OTHERWISE NOTED.
6. ALL DIMENSIONS SHALL BE TO THE FACE OF THE MEMBER UNLESS OTHERWISE NOTED.
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**SHEET NOTES**

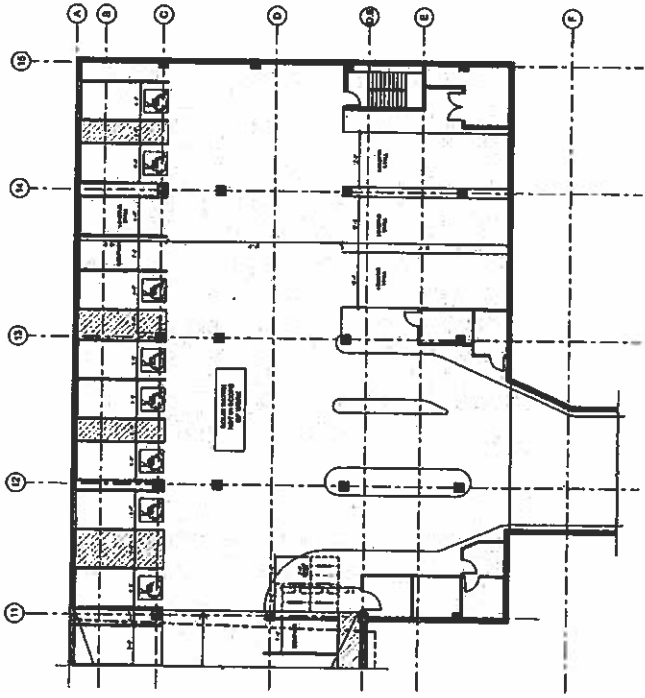
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1132 Bishop Street

THE UNIVERSITY OF COLORADO  
 1132 BISHOP STREET  
 DENVER, CO 80202  
**LEVEL P-1 FLOOR PLAN (PHASE 2) - EAST AREA**

Drawn By: **A2-P1A**  
 Checked By: **2018030**  
 Project Number: **2018030**

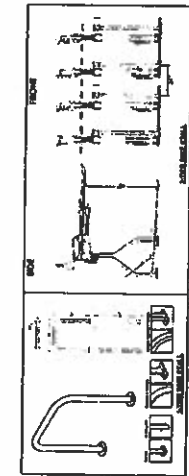


**1 LEVEL P-1 FLOOR PLAN (PHASE 2) - EAST AREA**  
 SCALE: 1/8" = 1'-0"

2020/GEN-9  
 EXHIBIT I

NO.	DESCRIPTION	QTY	UNIT	AMOUNT
1	1/2" PL	100	LB	100
2	3/4" PL	50	LB	50
3	1" PL	20	LB	20
4	1 1/2" PL	10	LB	10
5	2" PL	5	LB	5
6	3" PL	2	LB	2
7	4" PL	1	LB	1
8	6" PL	1	LB	1
9	8" PL	1	LB	1
10	10" PL	1	LB	1
11	12" PL	1	LB	1
12	14" PL	1	LB	1
13	16" PL	1	LB	1
14	18" PL	1	LB	1
15	20" PL	1	LB	1
16	22" PL	1	LB	1
17	24" PL	1	LB	1
18	26" PL	1	LB	1
19	28" PL	1	LB	1
20	30" PL	1	LB	1
21	32" PL	1	LB	1
22	34" PL	1	LB	1
23	36" PL	1	LB	1
24	38" PL	1	LB	1
25	40" PL	1	LB	1
26	42" PL	1	LB	1
27	44" PL	1	LB	1
28	46" PL	1	LB	1
29	48" PL	1	LB	1
30	50" PL	1	LB	1
31	52" PL	1	LB	1
32	54" PL	1	LB	1
33	56" PL	1	LB	1
34	58" PL	1	LB	1
35	60" PL	1	LB	1
36	62" PL	1	LB	1
37	64" PL	1	LB	1
38	66" PL	1	LB	1
39	68" PL	1	LB	1
40	70" PL	1	LB	1
41	72" PL	1	LB	1
42	74" PL	1	LB	1
43	76" PL	1	LB	1
44	78" PL	1	LB	1
45	80" PL	1	LB	1
46	82" PL	1	LB	1
47	84" PL	1	LB	1
48	86" PL	1	LB	1
49	88" PL	1	LB	1
50	90" PL	1	LB	1
51	92" PL	1	LB	1
52	94" PL	1	LB	1
53	96" PL	1	LB	1
54	98" PL	1	LB	1
55	100" PL	1	LB	1

NO.	DESCRIPTION	QTY	UNIT	AMOUNT
1	1/2" PL	100	LB	100
2	3/4" PL	50	LB	50
3	1" PL	20	LB	20
4	1 1/2" PL	10	LB	10
5	2" PL	5	LB	5
6	3" PL	2	LB	2
7	4" PL	1	LB	1
8	6" PL	1	LB	1
9	8" PL	1	LB	1
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52	94" PL	1	LB	1
53	96" PL	1	LB	1
54	98" PL	1	LB	1
55	100" PL	1	LB	1



**GENERAL NOTES**

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC) AND THE NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) CODES.
2. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE LOCAL BUILDING DEPARTMENT.
3. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL BUILDING DEPARTMENT.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL BUILDING DEPARTMENT.
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**SHEET NOTES**

**LEGEND**

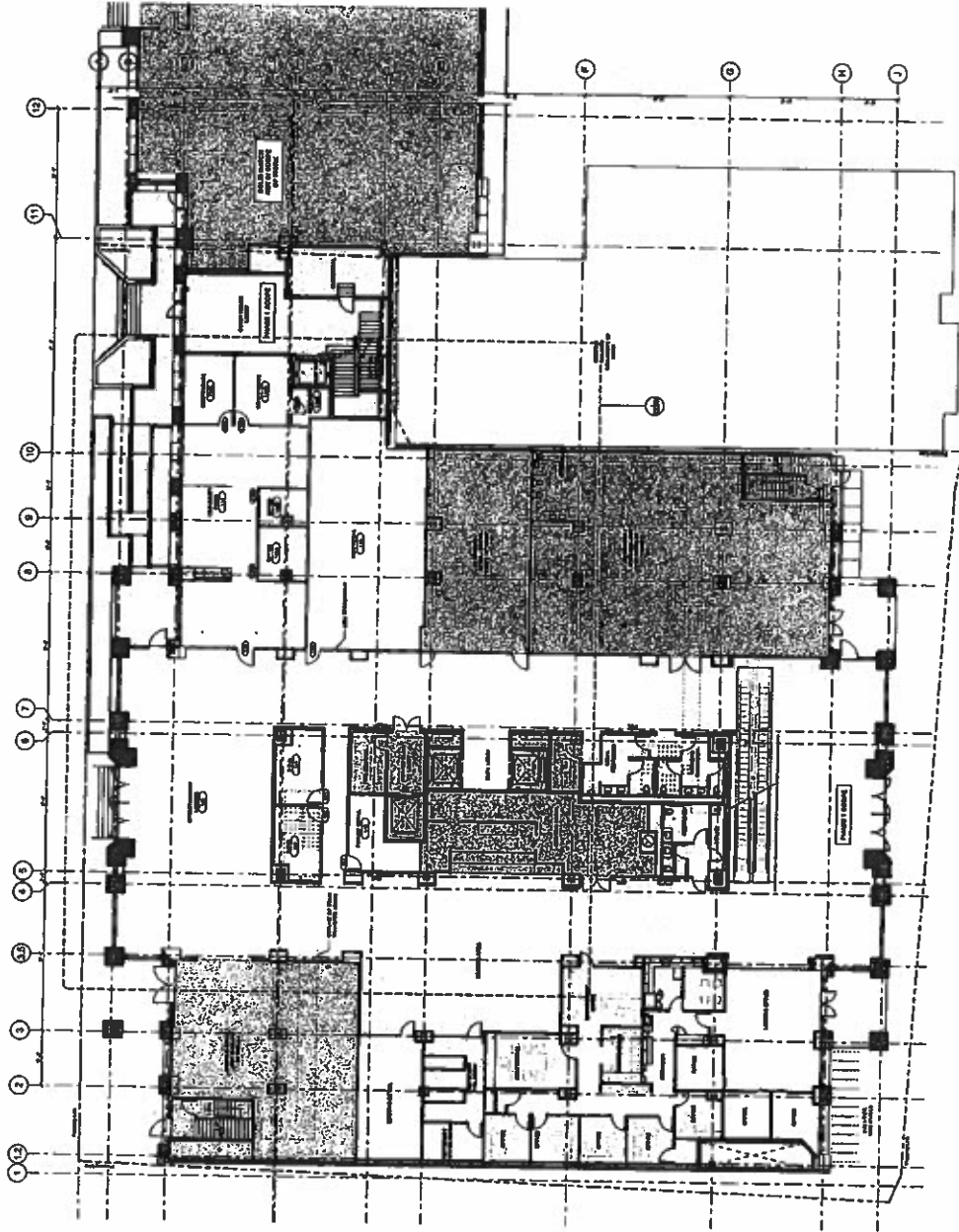
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- 3. EXISTING WINDOWS
- 4. EXISTING STAIRS
- 5. EXISTING ELEVATORS
- 6. EXISTING ROOFS
- 7. EXISTING FLOORS
- 8. EXISTING CEILING
- 9. EXISTING LIGHTING
- 10. EXISTING MECHANICAL
- 11. EXISTING ELECTRICAL
- 12. EXISTING PIPING
- 13. EXISTING PLUMBING
- 14. EXISTING HVAC
- 15. EXISTING FIRE PROTECTION
- 16. EXISTING SECURITY
- 17. EXISTING ACCESSIBILITY
- 18. EXISTING SIGNAGE
- 19. EXISTING LANDSCAPE
- 20. EXISTING UTILITIES



1132 Bishop Street

1132 BISHOP STREET,  
HONOLULU, HAWAII 96813  
LEVEL 1 FLOOR  
PLAN

Sheet No. **A2-01**  
Project No. **2078030**



**1 LEVEL 1 FLOOR PLAN (PHASE 1A)**

2020/GEN-9  
EXHIBIT J

1. This drawing is the property of Structural Consulting & Design, Inc. (SCD) and is not to be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of SCD.

2. This drawing is the property of SCD and is not to be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of SCD.

3. This drawing is the property of SCD and is not to be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of SCD.

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5. This drawing is the property of SCD and is not to be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of SCD.

6. This drawing is the property of SCD and is not to be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of SCD.

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9. This drawing is the property of SCD and is not to be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of SCD.

10. This drawing is the property of SCD and is not to be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of SCD.

**SHEET NOTES**

**LEGEND**

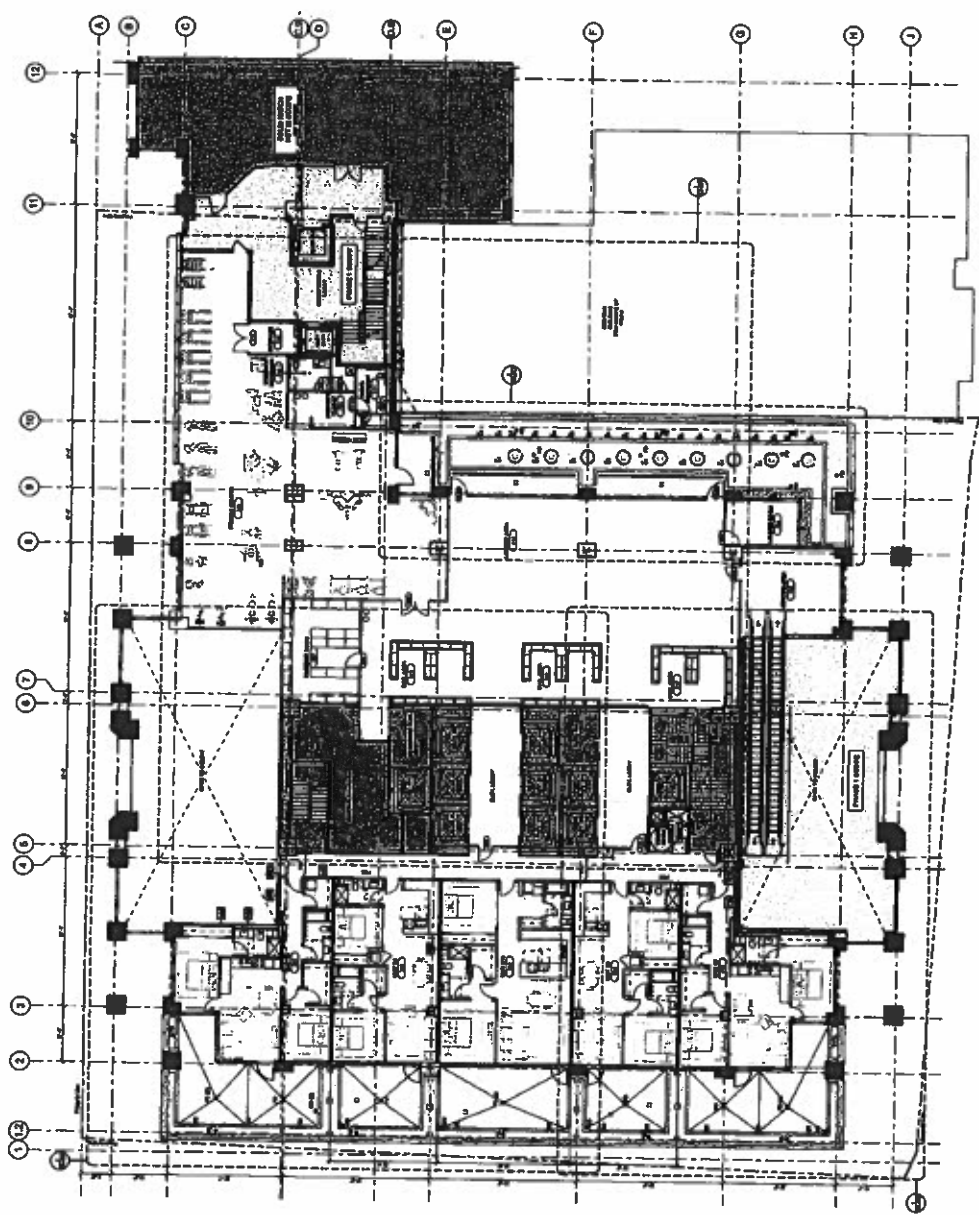
- 1. Existing Structure
- 2. New Structure
- 3. Demolition
- 4. Foundation
- 5. Foundation
- 6. Foundation
- 7. Foundation
- 8. Foundation
- 9. Foundation
- 10. Foundation



1122 Bishop Street

1122 Bishop Street  
 Level 2 Floor Plan  
 PLAN

Project No.  
 Drawing No.  
 Revision  
 Date  
 20180308  
**A2-02**



1 LEVEL 2 FLOOR PLAN (PHASE 1A)

2020/GEN-9  
 EXHIBIT K

SCB

1122 Blinn Street  
Houston, Texas 77002  
Tel: 713.251.1100  
Fax: 713.251.1101  
www.scb.com

1. All dimensions are in feet and inches.
2. All dimensions are to the centerline of the wall or column.
3. All dimensions are to the centerline of the wall or column.
4. All dimensions are to the centerline of the wall or column.
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LEGEND:

- 1. All dimensions are in feet and inches.
- 2. All dimensions are to the centerline of the wall or column.
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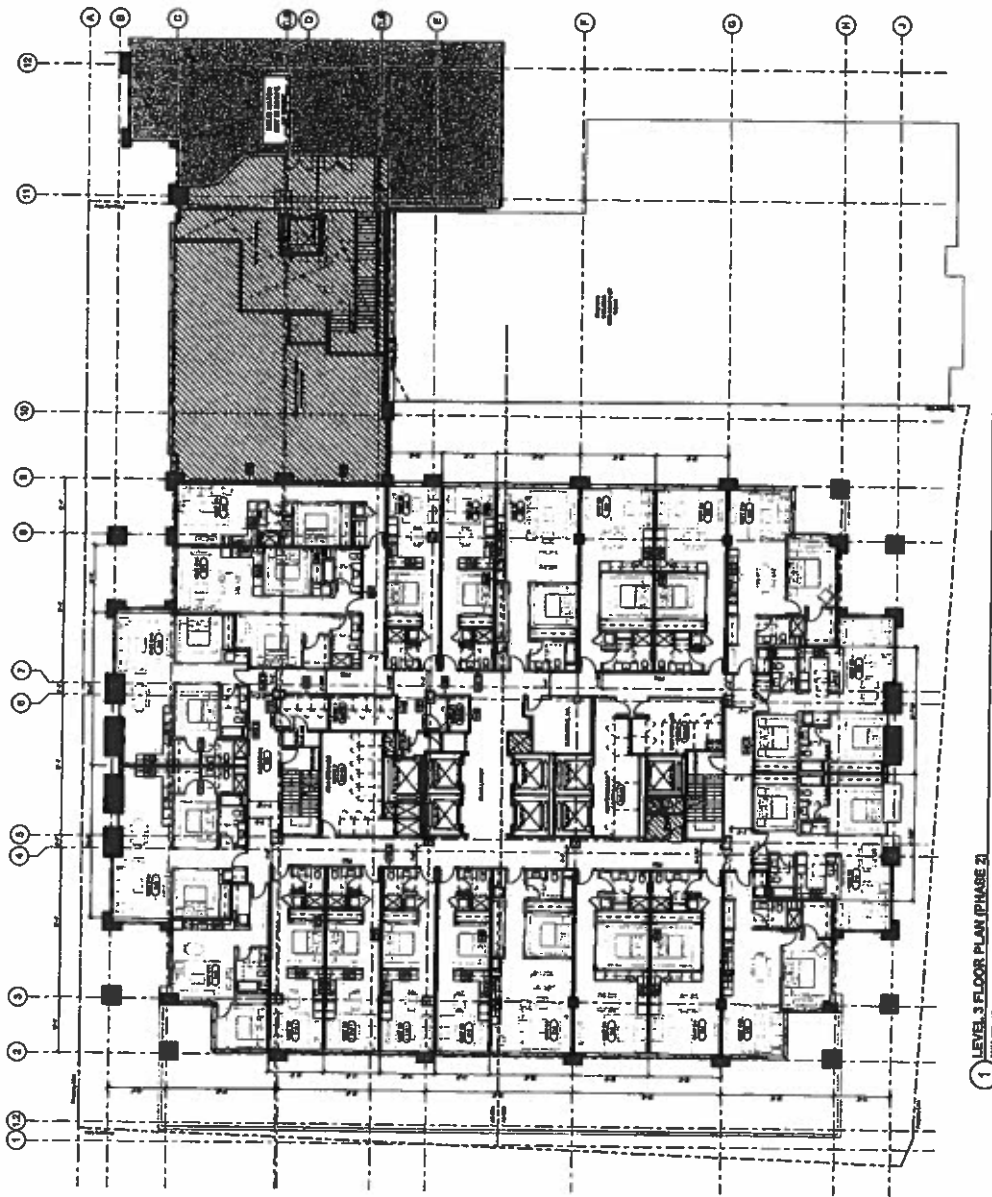
1122 Blinn Street



1122 Blinn Street

1122 Blinn Street  
HOUSTON, TEXAS 77002  
LEVEL 3 FLOOR  
PLAN (PHASE 2)

2018030  
A2-03



1 LEVEL 3 FLOOR PLAN (PHASE 2)

2020/GEN-9  
EXHIBIT L

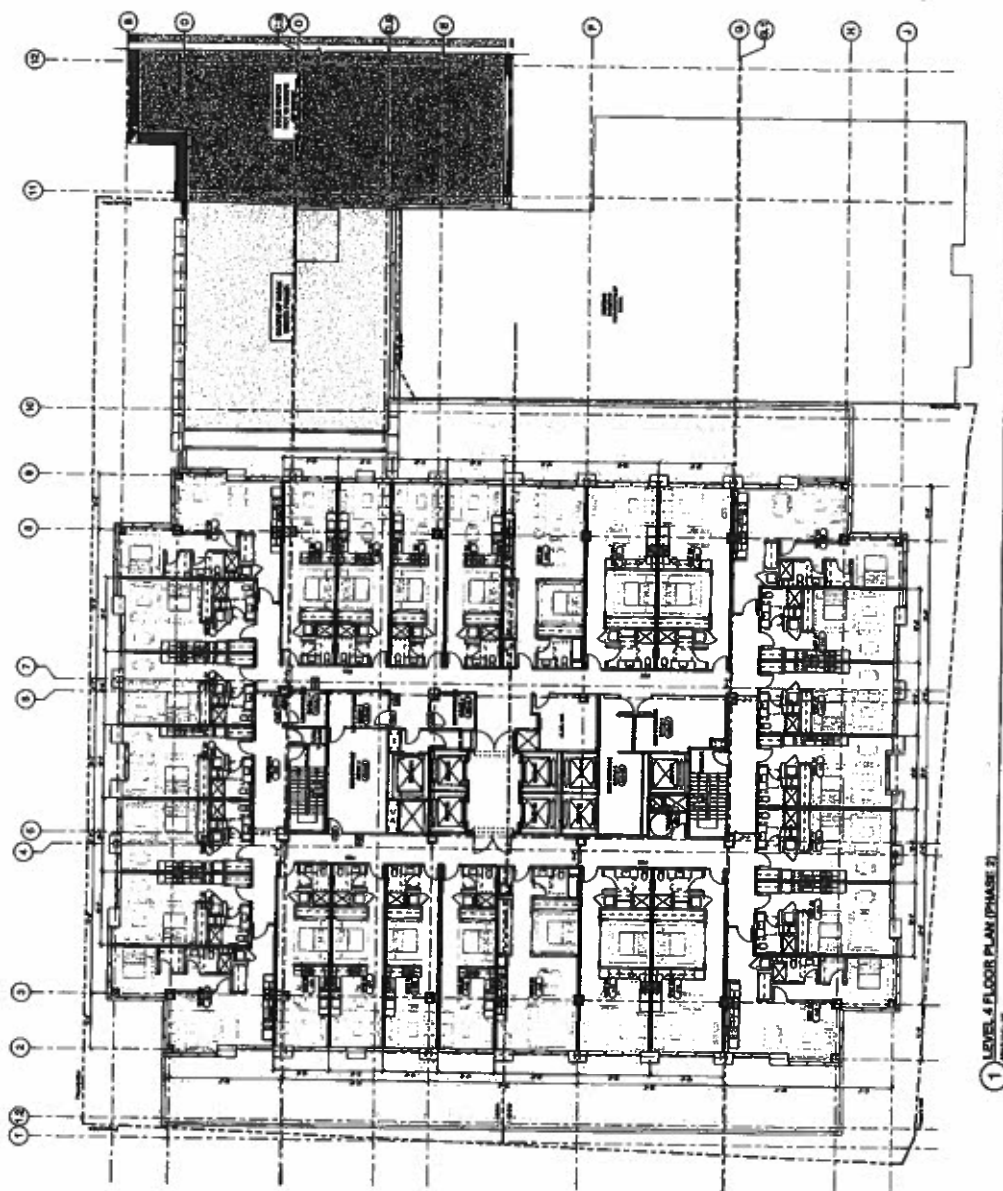
[illegible]

13

1432 Bishop Street

1102 JOURNAL OF BRIDGE ENGINEERING / NOVEMBER/DECEMBER 1998

**Order No.**  
Project Number  
20130330

2020/GEN-9  
EXHIBIT M



SCS

Owner  
17000-100  
17000-100  
17000-100  
17000-100

LEGEND:



1100 Shiloh Street

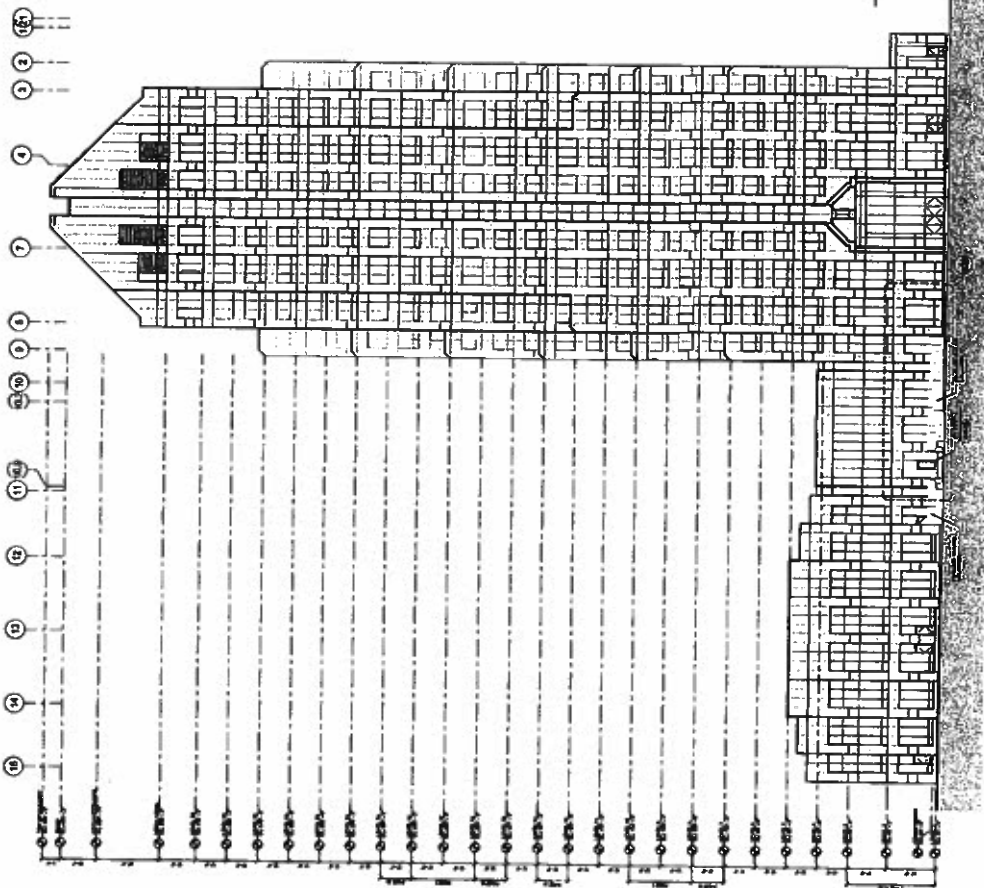


1100 Shiloh Street

BUILDING  
ELEVATIONS -  
NORTH

A3-01

20140308



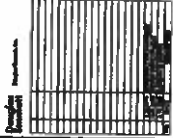
1 BUILDING ELEVATION - NORTH (PHASE 1)

2020/GEN-9  
EXHIBIT N

SCB  
 112 Bishop Street  
 Honolulu, HI 96813  
 Tel: 808.521.1121  
 Fax: 808.521.1122

1. This drawing is a preliminary drawing and is not to be used for construction purposes.  
 2. All dimensions are in feet and inches, unless otherwise noted.  
 3. All elevations are in feet, unless otherwise noted.  
 4. All elevations are to the finished floor, unless otherwise noted.  
 5. All elevations are to the finished floor, unless otherwise noted.  
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 10. All elevations are to the finished floor, unless otherwise noted.

LEGEND:  
 ○ Window  
 ■ Door

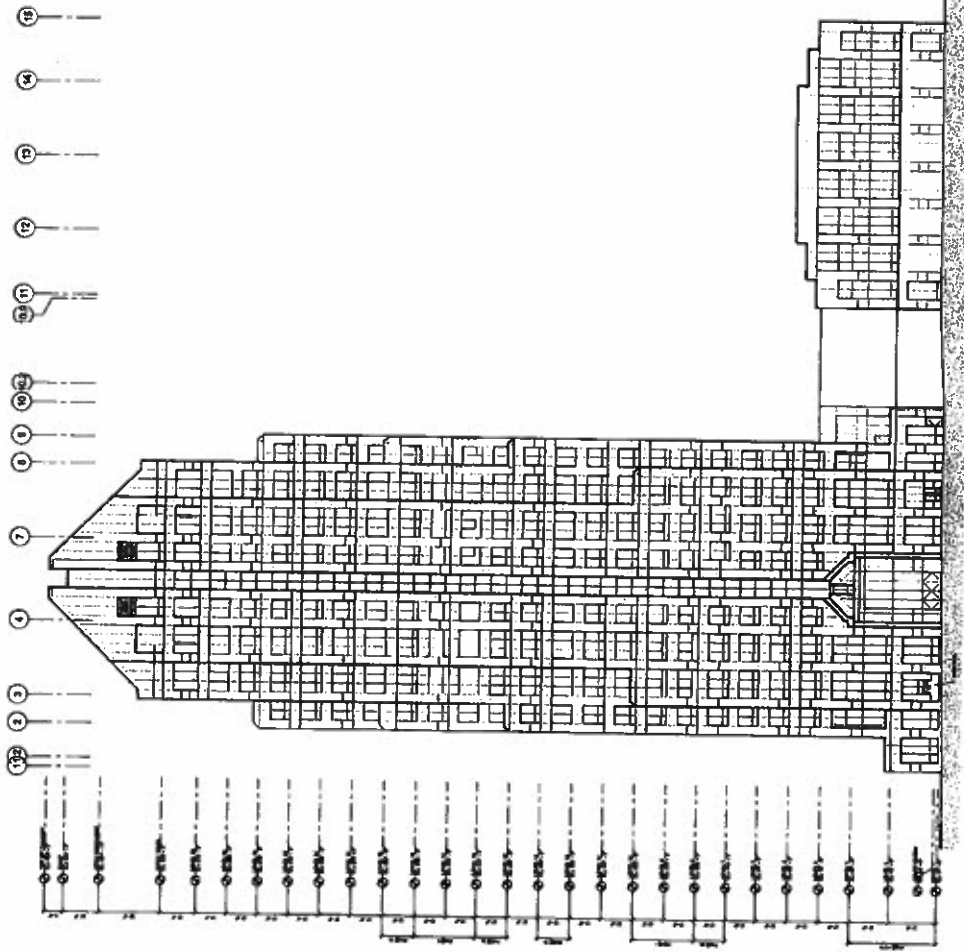


112 Bishop Street

112 Bishop Street  
 Honolulu, HI 96813  
 Tel: 808.521.1121  
 Fax: 808.521.1122

2020/GEN-9  
 EXHIBIT O

A3-02



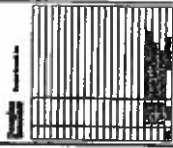
1 BUILDING ELEVATION - SOUTH (PHASE 1)

2020/GEN-9  
 EXHIBIT O

SCP  
 Design: [illegible]  
 1100 Bishop Street  
 1100 Bishop Street  
 1100 Bishop Street

1. The building is a multi-story structure with a grid system. The grid lines are labeled with letters A through J and numbers 1 through 24. The building is located at 1100 Bishop Street. The building is a multi-story structure with a grid system. The grid lines are labeled with letters A through J and numbers 1 through 24. The building is located at 1100 Bishop Street.

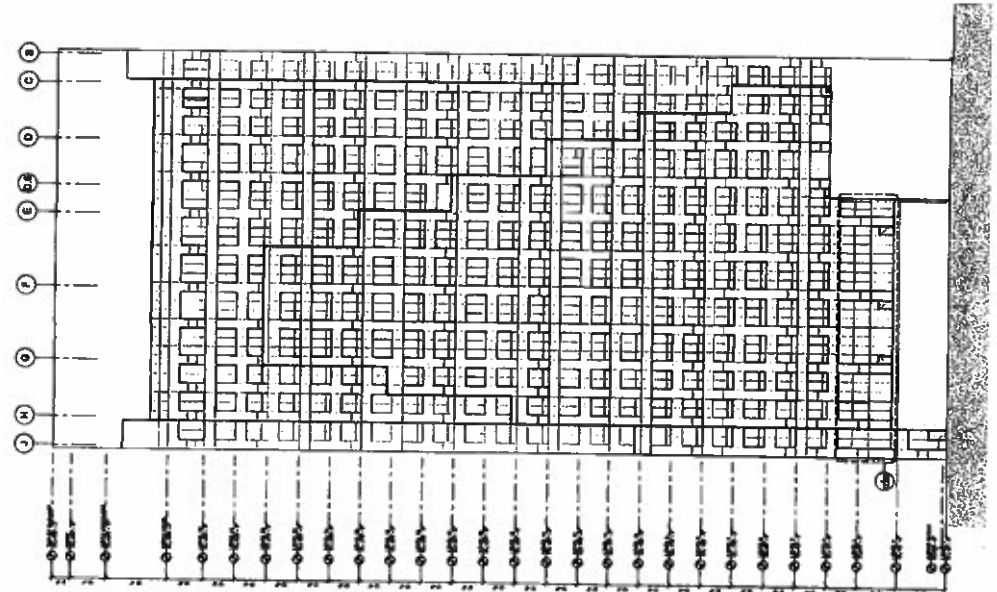
LEGEND:  
 ○ Window  
 — Wall



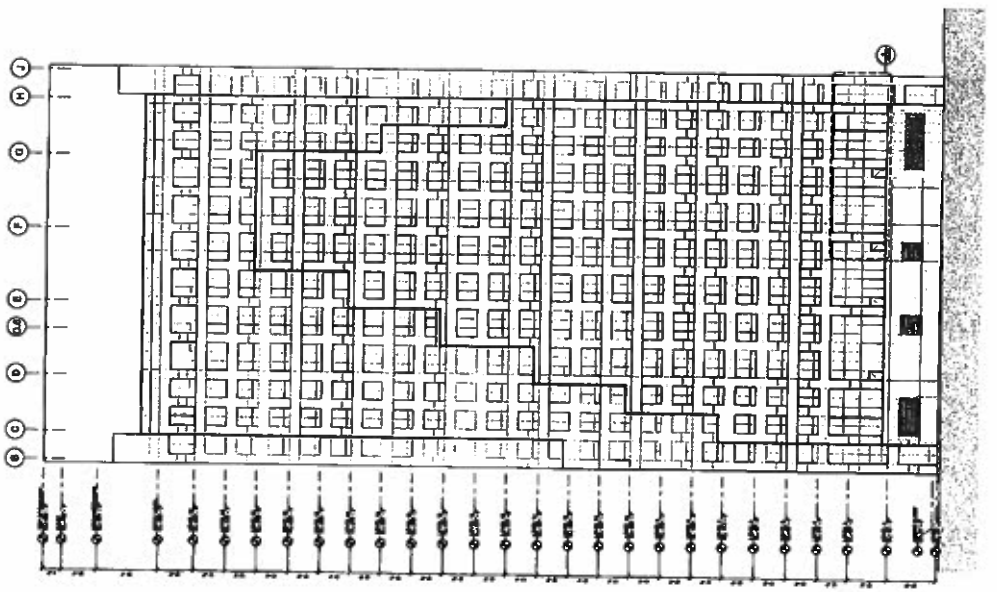
1100 Bishop Street

BUILDING ELEVATIONS - EAST & WEST

A3-03  
 201803



1 BUILDING ELEVATION - EAST (PHASE 1A)

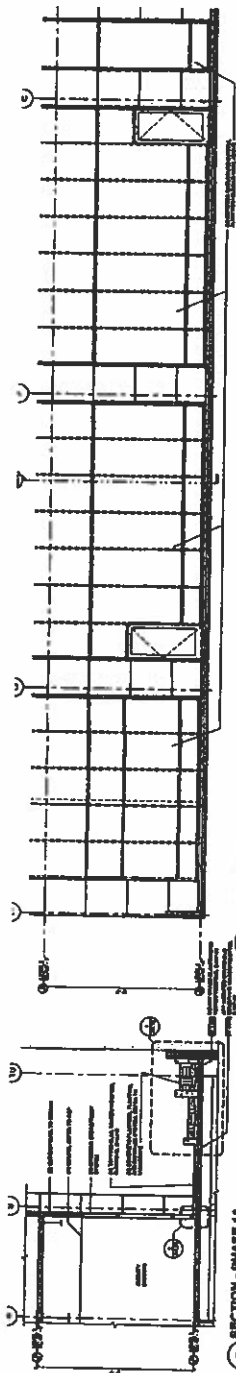


2 BUILDING ELEVATION - WEST (PHASE 1A)

2020/GEN-9  
 EXHIBIT P

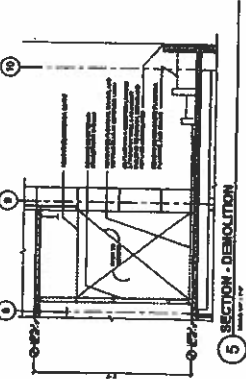


Shaw Construction  
1100 West 10th Street  
Vancouver, BC V6H 1A6  
Tel: 604.681.1100  
Fax: 604.681.1101



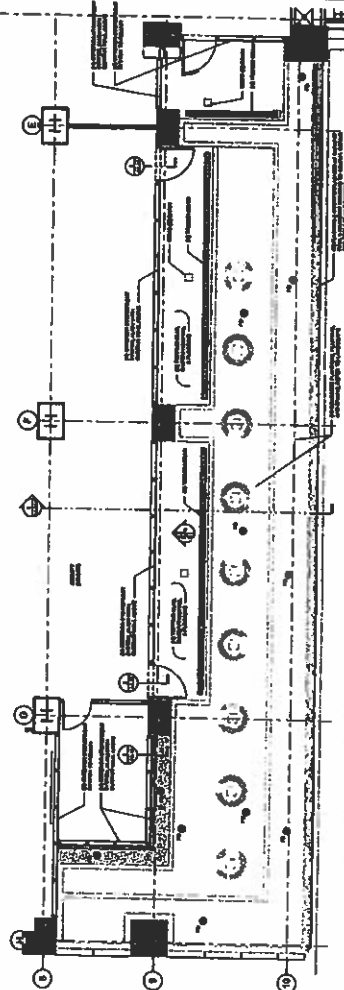
SECTION - PHASE 1A

LEVEL 2 VIEWING GARDEN ELEVATION - PHASE 1A

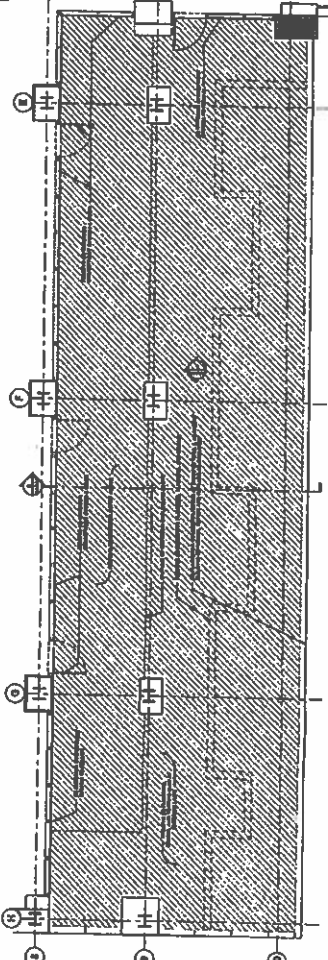


SECTION - DEMOLITION

LEVEL 2 VIEWING GARDEN ELEVATION - DEMOLITION



LEVEL 2 VIEWING GARDEN ELEVATION - PHASE 1A



LEVEL 2 VIEWING GARDEN ELEVATION - DEMOLITION

2020/GEN-9  
EXHIBIT Q



1122 Blakely Street

1122 Blakely Street  
Vancouver, BC V6H 1A6  
Tel: 604.681.1100  
Fax: 604.681.1101

Project No.  
Drawing No.  
Scale  
Date  
20180320

A4.04A



Room	Area
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SCB

SCB  
Schematic Construction  
11111 1st Ave  
11111 1st Ave  
11111 1st Ave

Gender

11111 1st Ave  
11111 1st Ave  
11111 1st Ave

11111 1st Ave



11111 1st Ave

11111 1st Ave

Level 1 Assembly -  
Furniture Plan - North  
Lobby (Phase 1A)

11111 1st Ave  
11111 1st Ave  
11111 1st Ave  
A6.13  
84.2502.000

2020/GEN-9  
EXHIBIT T

1 Level 1 Furniture Plan North Lobby (Phase 1A)

