

SUMMARY OF PROPOSED COMMITTEE DRAFT:

**RESOLUTION 20-270
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.**

THE PROPOSED CD1 makes the following amendments:

- A. In the first six WHEREAS clauses, clarifies the Project description.
- B. In the ninth WHEREAS clause, provides that the 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 DPP on October 22, 2020, by D-691 (2020).
- C. In the BE IT RESOLVED clause:
 - 1. Formats the exemptions to conform to the standard format for 201H resolutions.
 - 2. Moves former Exemption 9 (relating to an exemption from payment of wastewater system facility charges) to the "Application Fees and Infrastructure and Public Works Fees and Charges" category, as new Exemption 3. Renumbers subsequent exemptions.
 - 3. In renumbered Exemption 5, allows the Project to provide a minimum of 467 parking spaces (rather than the required 493 parking spaces); provided that the DPP may, upon request of the Applicant, approve further reductions in the number of minimum required parking spaces, but not below a minimum of 124 parking spaces.
 - 4. In renumbered Exemption 6, clarifies that the Project will provide one of the required five loading spaces with dimensions of 8.5 feet by 19 feet with a vertical clearance of 6.83 feet (instead of 8.5 feet by 19 feet with a vertical clearance of 10 feet).
 - 5. Separates renumbered Exemption 7 into two separate exemptions:
 - a. In Exemption 7, allows a Project maximum building height of 387 feet (instead of a maximum building height of 350 feet); and

- b. In new Exemption 8, allows a maximum density of a floor area ratio ("FAR") of 7.66 (instead of a maximum FAR of 7.5 with an open space bonus). Clarifies that the calculation of the FAR is based on a total joint development lot area of 68,975 square feet (73,444 square feet minus easement areas), a floor area of 528,383 square feet for the six Project site zoning lots, and a floor area of 7,653 square feet for structures on the other six zoning lots in the joint development lot.

Renumbers subsequent exemptions.

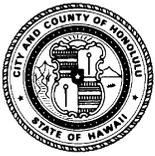
6. In renumbered Exemption 9, provides that the Project's park dedication requirements, which are being waived, total approximately 54,230 square feet of park space, or payment of an equivalent in-lieu fee, estimated at \$17,950,130.
7. In renumbered Exemption 11, provides for a deferral of water system facility fees until installation of a water meter (instead of until issuance of a certificate of occupancy for the Project).

D. In the first BE IT FURTHER RESOLVED clause:

1. Deletes former Condition 1, which required the Applicant to obtain and record an access easement (to Project parking, loading, and refuse areas) on, over, and across TMK 2-1-010:032, in favor of TMK 2-1-010:024.
2. Alphabetizes subsequent conditions (instead of numbering) and reformats subdivisions and paragraphs accordingly (to conform to standard formatting of conditions in 201H resolutions).
3. Clarifies Condition A.4 relating to the Project's traffic impact report recommendations.
4. In Condition B, requires the Applicant to execute a development agreement prior to the issuance of any certificate of occupancy for the Project's affordable rental units (instead of prior to the issuance of any building permits for Project Phases 2 or 3).
5. In Condition C, requires the Applicant to execute an affordable housing agreement, and record a declaration of restrictive covenant prior to the issuance of any certificate of occupancy for the Project's affordable rental units (instead of prior to the issuance of any building permits for Project Phases 2 or 3).

- E. In the fourth BE IT FURTHER RESOLVED clause, provides 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 Council, except to comply with Condition A.4.

- F. Makes miscellaneous technical and nonsubstantive amendments for purposes of formatting, grammar, clarity, and style.



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, 022, 023, 024, AND 032.

WHEREAS, DEG LLC (the "Applicant") proposes to convert an existing 25-story office and commercial building into an affordable and market-rate multifamily rental housing project, referred to as The Residences at Bishop Place, on six adjacent zoning lots totaling approximately 50,680 square feet, zoned BMX-4 Central Business Mixed Use District, located at 1132 Bishop Street in the Central Business District of Downtown Honolulu, and identified as Tax Map Keys 2-1-010: 015, 021, 022, 023, and 024 (owned by the Applicant) and Tax Map Key 2-1-010:032 (owned by Standard Sales Co.), as shown generally on the attached Exhibits A through U (the "Project"); and

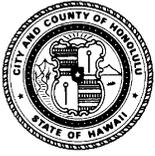
WHEREAS, Conditional Use Permit No. 89/CUP1-19 and a joint development agreement allowed for the joint development of the existing office and commercial building as a part of the development of 12 zoning lots (Tax Map Keys 2-1-010: 011, 013, 015, 017, 021, 022, 023, 024, 032, 039, 041, and 047); and

WHEREAS, Zoning Variance No. 96/VAR-53 allowed the existing office and commercial building to exceed density and height limits under the Land Use Ordinance ("LUO") for the BMX-4 Central Business Mixed Use District, to a maximum floor area ratio of 7.5 (with open space bonus) and a maximum building height of 387 feet; and

WHEREAS, as proposed, the Project includes 252 affordable rental units, 241 market-rate rental units, renovated lobby, existing underground vehicle parking areas, bicycle parking, commercial spaces, and recreational amenities; and

WHEREAS, the Project will be developed in three phases: Phase 1 has already commenced, and consists of the conversion of 98 residential units, and renovation of the lobby and amenities on the first two levels; Phase 2 consists of the conversion of 71 residential units; and Phase 3 consists of the conversion of the remaining 324 residential units, the timing of which will depend on the existing office tenants vacating their spaces as their leases expire; and

WHEREAS, the Project's affordable rental units consist of studio, one-bedroom, and two-bedroom units available to households earning between 80 percent and 120 percent of the area median income ("AMI") for Honolulu; and



CITY COUNCIL

CITY AND COUNTY OF HONOLULU
HONOLULU, HAWAII

No. 20-270, CD1

RESOLUTION

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 any government agency relating to planning, zoning, construction standards for subdivision, development and improvement of land, and the construction of units thereon pursuant to HRS Sections 46-15.1 and 201H-38; 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 October 22, 2020, by Departmental Communication 691 (2020); 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

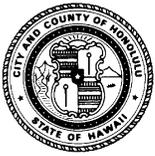
WHEREAS, the Project does not contravene any safety standards, tariffs, or rates and fees approved by the Public Utilities Commission or the Board of Water Supply; and

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, and as generally identified below, as follows:

Application Fees and Infrastructure and Public Works Fees and Charges:

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 Project Phases 2 and 3, estimated at \$37,000.



RESOLUTION

2. Exemption from ROH Section 18-6.2, to allow an exemption from payment of building permit fees for Project Phases 2 and 3, estimated at \$186,000.
3. Exemption from ROH Sections 14-10.1 and 14-10.3, to allow the deferral of payment of wastewater system facility charges until issuance of a certificate of occupancy for the Project, estimated at \$1,191,385.

Land Use Ordinance ("LUO"):

4. Exemption from LUO Section 21-6.30(d), relating to parking space dimensions, to allow the Project to provide a maximum of 85 percent of the total parking spaces as compact parking spaces (instead of a maximum of 50 percent of the total parking spaces as compact parking spaces).
5. Exemption from LUO Section 21-6.30(a) and Table 21-6.2, relating to off-street parking requirements for multifamily dwellings, to allow the Project to provide a minimum of 467 parking spaces (rather than the required 493 parking spaces); provided that the DPP may, upon request of the Applicant, approve further reductions in the number of minimum required parking spaces, but not below a minimum of 124 parking spaces.
6. Exemption from LUO Section 21-6.120(b), relating to loading space dimensions, to allow the Project to provide one of the required five loading spaces with dimensions of 8.5 feet by 19 feet with a vertical clearance of 6.83 feet (instead of 8.5 feet by 19 feet with a vertical clearance of 10 feet).
7. Exemption from LUO Section 21-3.120-2(b) and Table 21-3.4, relating to maximum building height, to allow a Project maximum building height of 387 feet (instead of a maximum building height of 350 feet).
8. Exemption from LUO Section 21-3.120-2(b) and Table 21-3.4, relating to maximum density, to allow a maximum floor area ratio ("FAR") of 7.66 (instead of a maximum FAR of 7.5 with an open space bonus). The calculation of the FAR is based on a total joint development lot area of 68,975 square feet (73,444 square feet minus easement areas), a floor area of 528,383 for the six Project site zoning lots, and a floor area of 7,653 square feet for structures on the other six zoning lots that comprise the joint development lot.



RESOLUTION

Park Dedication:

9. Exemption from ROH Chapter 22, Article 7, to allow an exemption from park dedication requirements, totaling approximately 54,230 square feet of park space, or payment of an equivalent in-lieu fee, estimated at \$17,950,130.

Fire Department Plan Review Fees:

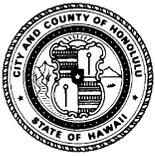
10. Exemption from ROH Sections 20-1.1, Item 3, to allow an exemption from payment of Honolulu Fire Department plan review fees, estimated at \$19,000.

Board of Water Supply ("BWS") Rules and Regulations:

11. Exemption from Sections 1-102, 2-202(2) and 2-202(3) of the Board of Water Supply Rules and Regulations, to allow the deferral of payment of water system facility fees until installation of a water meter, estimated at \$112,380.

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

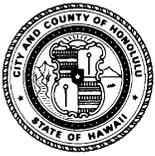
- A. Prior to the issuance of any building permit for Project Phases 2 or 3, the Applicant shall submit the following for review and approval:
 1. To the DPP and the Department of Transportation Services ("DTS"), a timeline or phasing plan of the anticipated dates to obtain development permits for construction work, including the projected date of occupancy, in a format acceptable to the DPP. The timeline must identify when the construction management plan ("CMP") and the traffic management plan ("TMP") will be submitted for review and approval.
 2. To the DPP and the DTS, a CMP that identifies 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 construction-related activities. The CMP must identify and limit construction-related vehicular activity to periods outside of the peak traffic hours using alternative routes for heavy trucks, provisions for either onsite or offsite 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,



RESOLUTION

such as restriping, road resurfacing, or roadway reconstruction if the condition of the roadways deteriorates as a result of the construction-related activities.

3. To the DPP and 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 may include carpooling, ride-hailing, car-sharing, and ride sharing programs; transit, bicycle, and pedestrian incentives; and other similar TDM strategies. The TMP must include a pedestrian circulation plan that provides accessibility and connectivity to the surrounding public sidewalks, including Union Mall, Hotel Street, and Fort Street Mall, and nearby bus stops. A post TMP will be required approximately one year after the issuance of a certificate of occupancy ("CO") for the Project to validate the relative effectiveness of the various TDM strategies identified in the initial TMP.
 4. To the DPP, in accordance with the Project's Traffic Impact Report recommendations, plans that show:
 - a. Adequate sight distance for vehicles to safely enter and exit all Project driveways;
 - b. Adequate onsite loading and unloading service areas; and
 - c. Adequate maneuvering and turnaround areas for service, delivery, and refuse collection vehicles, so vehicles are able to enter and exit the Project site in a forward-facing manner.
- B. Prior to the issuance of any certificate of occupancy for the Project's affordable rental units, the Applicant shall execute a development agreement with the Director of Planning and Permitting 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.
- C. Prior to the issuance of any certificate of occupancy for the Project's affordable rental units, the Applicant shall execute an affordable housing agreement with the Director of Planning and Permitting, to ensure compliance with the City's affordable housing requirements, and execute and record a declaration of restrictive covenant that encumbers the Project site.



CITY COUNCIL

CITY AND COUNTY OF HONOLULU
HONOLULU, HAWAII

No. 20-270, CD1

RESOLUTION

D. Subsequent to Council adoption of this resolution, the Applicant shall request rescission of Zoning Variance No. 96/VAR-53; and

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

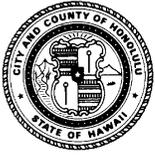
BE IT FURTHER RESOLVED that the exemptions granted for the Project are not transferable to any other real property; and

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, except to comply with Condition A.4; 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 Planning and Permitting 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 Planning and Permitting 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



CITY COUNCIL

CITY AND COUNTY OF HONOLULU
HONOLULU, HAWAII

No. 20-270, CD1

RESOLUTION

BE IT FINALLY RESOLVED that copies of this resolution be transmitted to:
Kathy K. Sokugawa, Acting Director of Planning and Permitting, 650 South King Street, 7th 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; 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 of Parks and Recreation, 1000 Uluohia Street, Suite 309, Kapolei, Hawaii 96707.

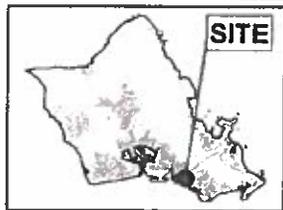
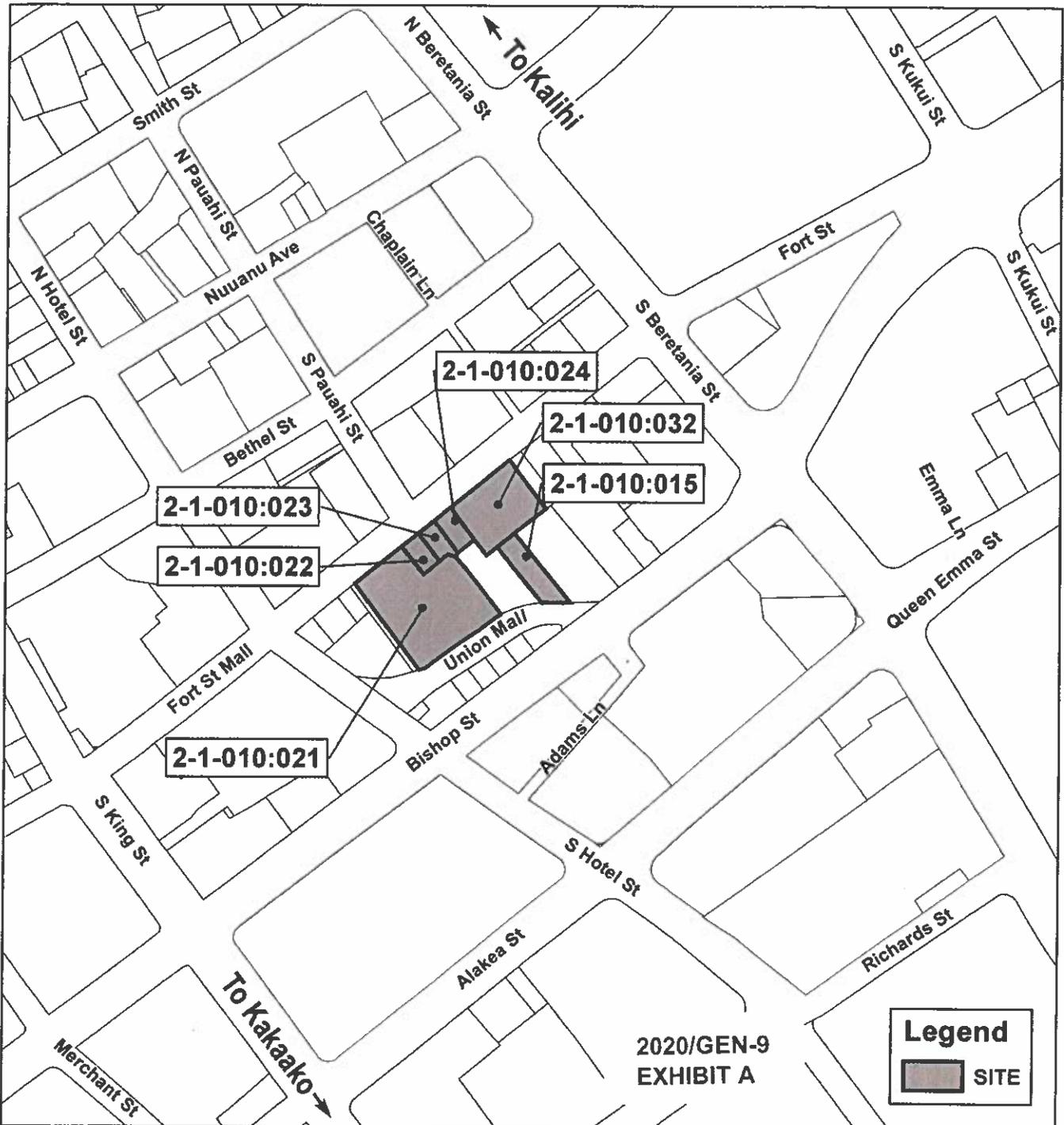
INTRODUCED BY:

Ann Kobayashi (br)

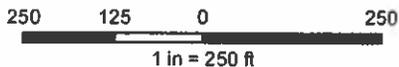
DATE OF INTRODUCTION:

October 19, 2020
Honolulu, Hawaii

Councilmembers



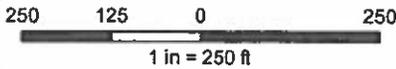
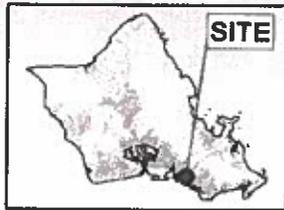
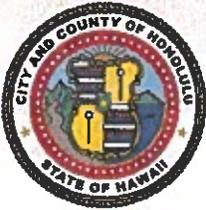
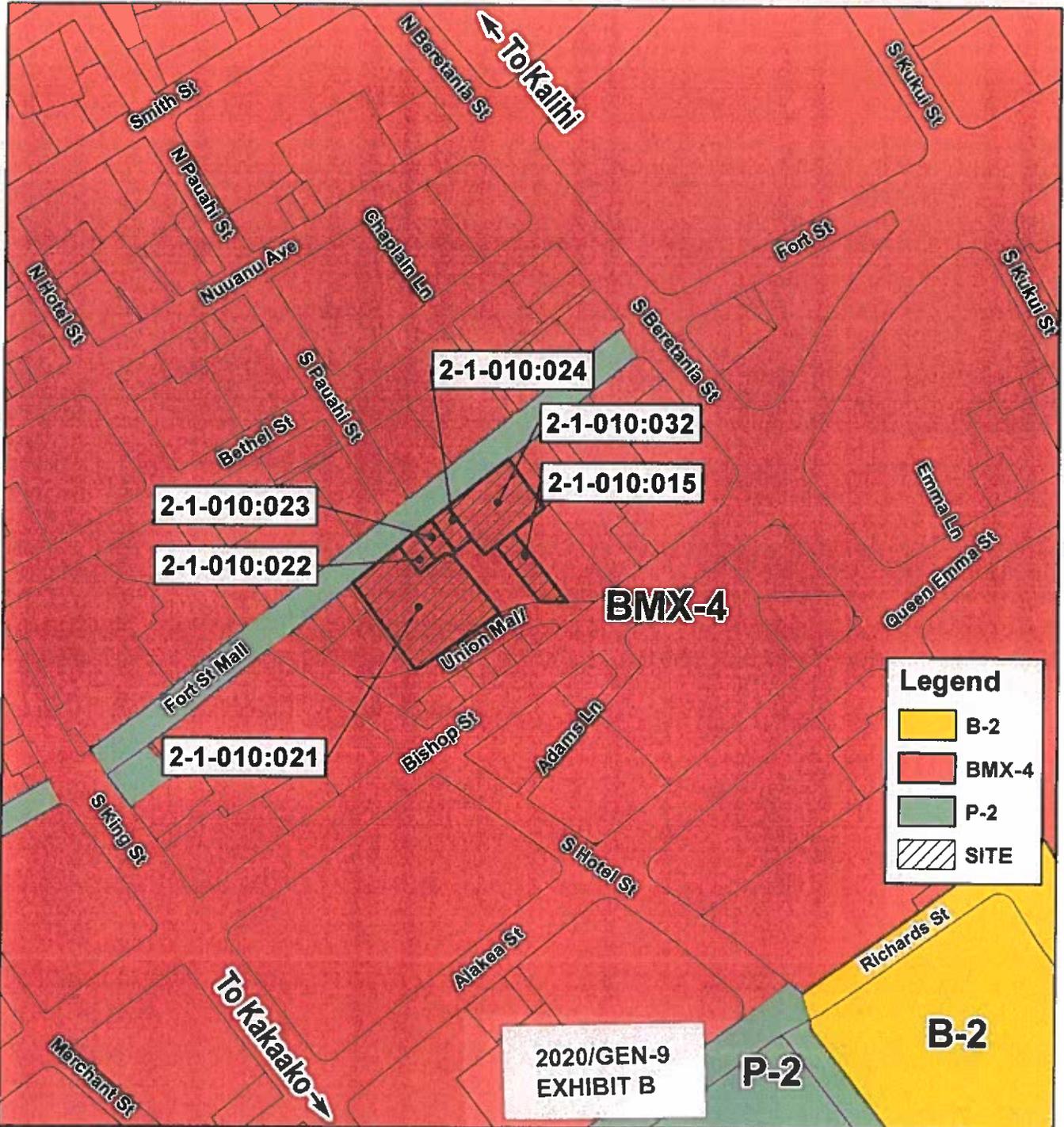
VICINITY MAP



LOCATION MAP HONOLULU - DOWNTOWN

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

FOLDER NO.: 2020/GEN-9



ZONING MAP HONOLULU - DOWNTOWN

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

FOLDER NO.: 2020/GEN-9

GENERAL NOTES

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE IBC AND ALL APPLICABLE CODES AND REGULATIONS.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.
3. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE LOCAL AUTHORITIES.
4. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AND UTILITIES AT ALL TIMES.
5. ALL UTILITIES SHALL BE PROTECTED AND MARKED PRIOR TO ANY CONSTRUCTION.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND REPAIR OF ALL EXISTING UTILITIES AND STRUCTURES.
7. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
8. THE CONTRACTOR SHALL MAINTAIN A SAFE WORKING ENVIRONMENT AT ALL TIMES.
9. ALL MATERIALS SHALL BE STORED PROPERLY AND PROTECTED FROM THE ELEMENTS.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND REPAIR OF ALL EXISTING CURBS AND SIDEWALKS.
11. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE IBC AND ALL APPLICABLE CODES AND REGULATIONS.
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.
13. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE LOCAL AUTHORITIES.
14. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AND UTILITIES AT ALL TIMES.
15. ALL UTILITIES SHALL BE PROTECTED AND MARKED PRIOR TO ANY CONSTRUCTION.
16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND REPAIR OF ALL EXISTING UTILITIES AND STRUCTURES.
17. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
18. THE CONTRACTOR SHALL MAINTAIN A SAFE WORKING ENVIRONMENT AT ALL TIMES.
19. ALL MATERIALS SHALL BE STORED PROPERLY AND PROTECTED FROM THE ELEMENTS.
20. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND REPAIR OF ALL EXISTING CURBS AND SIDEWALKS.

SCB
 Structural Concrete
 17750 E. 1st Avenue
 Aurora, CO 80012
 Phone: (303) 751-1100
 Fax: (303) 751-1101
 Website: www.scb.com

1132 Blaring Street

1132 Blaring Street
 Aurora, CO 80012
 Phone: (303) 751-1100
 Fax: (303) 751-1101
 Website: www.scb.com

LEVEL P-5 FLOOR PLAN (PHASE 2)

1132 Blaring Street
 Aurora, CO 80012
 Phone: (303) 751-1100
 Fax: (303) 751-1101
 Website: www.scb.com

2020/GEN-9 EXHIBIT C

LEGEND

1. 1132 Blaring Street
 Aurora, CO 80012
 Phone: (303) 751-1100
 Fax: (303) 751-1101
 Website: www.scb.com

1132 Blaring Street

1132 Blaring Street
 Aurora, CO 80012
 Phone: (303) 751-1100
 Fax: (303) 751-1101
 Website: www.scb.com

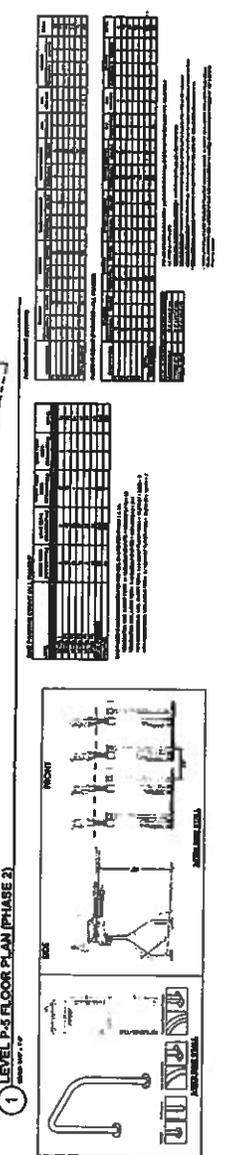
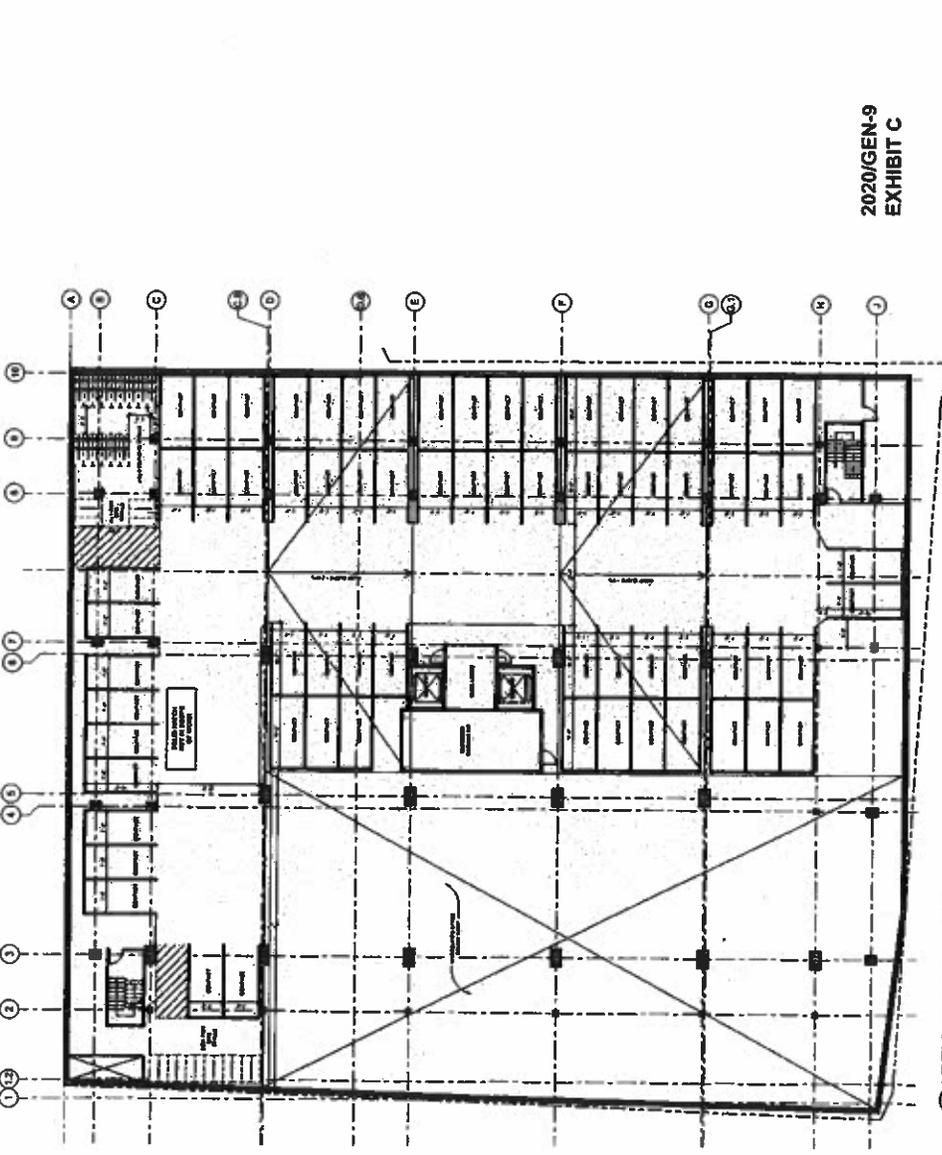
LEVEL P-5 FLOOR PLAN (PHASE 2)

1132 Blaring Street
 Aurora, CO 80012
 Phone: (303) 751-1100
 Fax: (303) 751-1101
 Website: www.scb.com

2020/GEN-9 EXHIBIT C

A2-P5

1132 Blaring Street
 Aurora, CO 80012
 Phone: (303) 751-1100
 Fax: (303) 751-1101
 Website: www.scb.com



UNIVERSAL (U) / ISD

SCB
 Structural Consulting Bureau
 1101 Bishop Street
 Suite 1000
 Honolulu, HI 96813
 Phone: (808) 531-1101
 Fax: (808) 531-1102
 Email: info@scb.com

SHEET NOTES

1. ALL DIMENSIONS ARE IN FEET AND INCHES UNLESS OTHERWISE NOTED.
2. ALL WORK SHALL BE IN ACCORDANCE WITH THE HAWAIIAN BUILDING CODES AND ALL APPLICABLE REGULATIONS.
3. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE AIA A330, A305, AND A308 SERIES OF SPECIFICATIONS FOR STRUCTURAL STEEL.
4. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE AIA A305, A308, AND A309 SERIES OF SPECIFICATIONS FOR STRUCTURAL ALUMINUM.
5. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE AIA A305, A308, AND A310 SERIES OF SPECIFICATIONS FOR STRUCTURAL COPPER.
6. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE AIA A305, A308, AND A311 SERIES OF SPECIFICATIONS FOR STRUCTURAL BRASS.
7. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE AIA A305, A308, AND A312 SERIES OF SPECIFICATIONS FOR STRUCTURAL INCONEL.
8. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE AIA A305, A308, AND A313 SERIES OF SPECIFICATIONS FOR STRUCTURAL TITANIUM.
9. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE AIA A305, A308, AND A314 SERIES OF SPECIFICATIONS FOR STRUCTURAL COMPOSITE MATERIALS.
10. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE AIA A305, A308, AND A315 SERIES OF SPECIFICATIONS FOR STRUCTURAL FIBERGLASS REINFORCED PLASTIC (FRP).
11. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE AIA A305, A308, AND A316 SERIES OF SPECIFICATIONS FOR STRUCTURAL CARBON FIBER.
12. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE AIA A305, A308, AND A317 SERIES OF SPECIFICATIONS FOR STRUCTURAL Kevlar.
13. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE AIA A305, A308, AND A318 SERIES OF SPECIFICATIONS FOR STRUCTURAL FIBERGLASS REINFORCED CONCRETE (FRP).
14. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE AIA A305, A308, AND A319 SERIES OF SPECIFICATIONS FOR STRUCTURAL POLYMER CONCRETE.
15. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE AIA A305, A308, AND A320 SERIES OF SPECIFICATIONS FOR STRUCTURAL POLYMER MODIFIED CONCRETE.
16. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE AIA A305, A308, AND A321 SERIES OF SPECIFICATIONS FOR STRUCTURAL POLYMER MODIFIED ASPHALT.
17. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE AIA A305, A308, AND A322 SERIES OF SPECIFICATIONS FOR STRUCTURAL POLYMER MODIFIED BITUMEN.
18. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE AIA A305, A308, AND A323 SERIES OF SPECIFICATIONS FOR STRUCTURAL POLYMER MODIFIED GROUT.
19. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE AIA A305, A308, AND A324 SERIES OF SPECIFICATIONS FOR STRUCTURAL POLYMER MODIFIED MORTAR.
20. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE AIA A305, A308, AND A325 SERIES OF SPECIFICATIONS FOR STRUCTURAL POLYMER MODIFIED PLASTER.

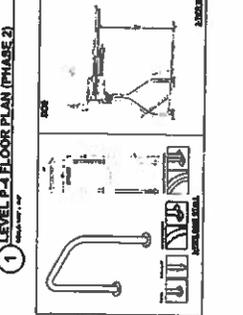
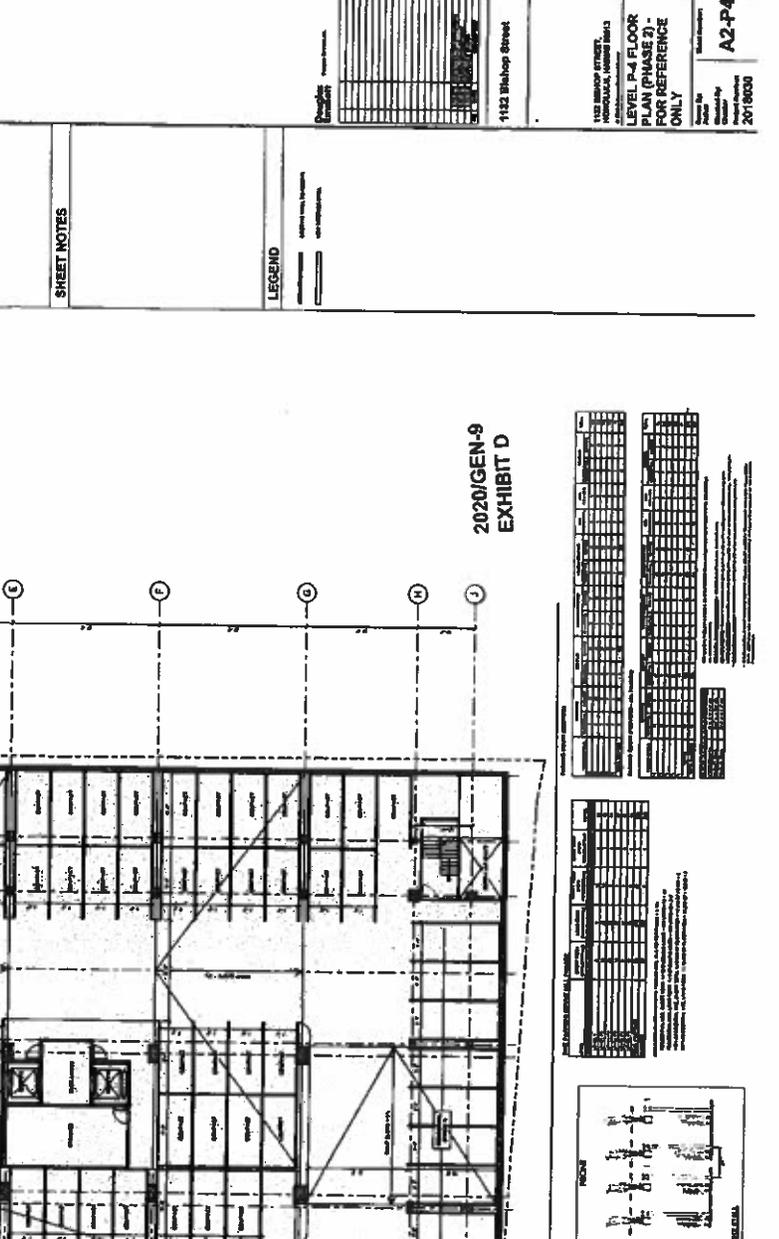
LEGEND

1. 1/2" x 1/4" x 1/4" ANGLE
 2. 1/2" x 1/4" x 1/4" ANGLE
 3. 1/2" x 1/4" x 1/4" ANGLE
 4. 1/2" x 1/4" x 1/4" ANGLE
 5. 1/2" x 1/4" x 1/4" ANGLE
 6. 1/2" x 1/4" x 1/4" ANGLE
 7. 1/2" x 1/4" x 1/4" ANGLE
 8. 1/2" x 1/4" x 1/4" ANGLE
 9. 1/2" x 1/4" x 1/4" ANGLE
 10. 1/2" x 1/4" x 1/4" ANGLE
 11. 1/2" x 1/4" x 1/4" ANGLE
 12. 1/2" x 1/4" x 1/4" ANGLE
 13. 1/2" x 1/4" x 1/4" ANGLE
 14. 1/2" x 1/4" x 1/4" ANGLE
 15. 1/2" x 1/4" x 1/4" ANGLE
 16. 1/2" x 1/4" x 1/4" ANGLE
 17. 1/2" x 1/4" x 1/4" ANGLE
 18. 1/2" x 1/4" x 1/4" ANGLE
 19. 1/2" x 1/4" x 1/4" ANGLE
 20. 1/2" x 1/4" x 1/4" ANGLE

1112 Bishop Street

1112 BISHOP STREET
 HONOLULU, HAWAII 96813
LEVEL P-4 FLOOR PLAN (PHASE 2) - FOR REFERENCE ONLY
 Date: 08/11/2020
 Drawn By: [Name]
 Checked By: [Name]
 20118030

2020/GEN-9
 EXHIBIT D



NO.	DESCRIPTION	QTY	UNIT	REMARKS
1	1/2" x 1/4" x 1/4" ANGLE	100	EA	
2	1/2" x 1/4" x 1/4" ANGLE	100	EA	
3	1/2" x 1/4" x 1/4" ANGLE	100	EA	
4	1/2" x 1/4" x 1/4" ANGLE	100	EA	
5	1/2" x 1/4" x 1/4" ANGLE	100	EA	
6	1/2" x 1/4" x 1/4" ANGLE	100	EA	
7	1/2" x 1/4" x 1/4" ANGLE	100	EA	
8	1/2" x 1/4" x 1/4" ANGLE	100	EA	
9	1/2" x 1/4" x 1/4" ANGLE	100	EA	
10	1/2" x 1/4" x 1/4" ANGLE	100	EA	
11	1/2" x 1/4" x 1/4" ANGLE	100	EA	
12	1/2" x 1/4" x 1/4" ANGLE	100	EA	
13	1/2" x 1/4" x 1/4" ANGLE	100	EA	
14	1/2" x 1/4" x 1/4" ANGLE	100	EA	
15	1/2" x 1/4" x 1/4" ANGLE	100	EA	
16	1/2" x 1/4" x 1/4" ANGLE	100	EA	
17	1/2" x 1/4" x 1/4" ANGLE	100	EA	
18	1/2" x 1/4" x 1/4" ANGLE	100	EA	
19	1/2" x 1/4" x 1/4" ANGLE	100	EA	
20	1/2" x 1/4" x 1/4" ANGLE	100	EA	

SCE
 Southern California Edison
 17350 Vanowen Street
 Van Nuys, CA 91411
 (818) 241-2000

- GENERAL NOTES**
1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC) AND THE CALIFORNIA BUILDING CODE (CBC).
 2. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL MECHANICAL CODE (IMC) AND THE CALIFORNIA MECHANICAL CODE (CMC).
 3. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL PLUMBING AND MECHANICAL CODE (IPMC) AND THE CALIFORNIA PLUMBING AND MECHANICAL CODE (CPMC).
 4. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL ELECTRICAL CODE (IEC) AND THE CALIFORNIA ELECTRICAL CODE (CEC).
 5. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL FIRE AND SAFETY CODE (IFSC) AND THE CALIFORNIA FIRE AND SAFETY CODE (CFSC).
 6. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL ENERGY CONSERVATION CODE (IECC) AND THE CALIFORNIA ENERGY CONSERVATION CODE (CECC).
 7. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL SMOKE AND SMOKE-CONTROL CODE (ISCC) AND THE CALIFORNIA SMOKE AND SMOKE-CONTROL CODE (CSMCC).
 8. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL MECHANICAL AND ELECTRICAL PLUMBING CODE (IMEP) AND THE CALIFORNIA MECHANICAL AND ELECTRICAL PLUMBING CODE (CMEP).
 9. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL MECHANICAL AND ELECTRICAL PLUMBING CODE (IMEP) AND THE CALIFORNIA MECHANICAL AND ELECTRICAL PLUMBING CODE (CMEP).
 10. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL MECHANICAL AND ELECTRICAL PLUMBING CODE (IMEP) AND THE CALIFORNIA MECHANICAL AND ELECTRICAL PLUMBING CODE (CMEP).
 11. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL MECHANICAL AND ELECTRICAL PLUMBING CODE (IMEP) AND THE CALIFORNIA MECHANICAL AND ELECTRICAL PLUMBING CODE (CMEP).
 12. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL MECHANICAL AND ELECTRICAL PLUMBING CODE (IMEP) AND THE CALIFORNIA MECHANICAL AND ELECTRICAL PLUMBING CODE (CMEP).
 13. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL MECHANICAL AND ELECTRICAL PLUMBING CODE (IMEP) AND THE CALIFORNIA MECHANICAL AND ELECTRICAL PLUMBING CODE (CMEP).
 14. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL MECHANICAL AND ELECTRICAL PLUMBING CODE (IMEP) AND THE CALIFORNIA MECHANICAL AND ELECTRICAL PLUMBING CODE (CMEP).
 15. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL MECHANICAL AND ELECTRICAL PLUMBING CODE (IMEP) AND THE CALIFORNIA MECHANICAL AND ELECTRICAL PLUMBING CODE (CMEP).

SHEET NOTES

LEGEND

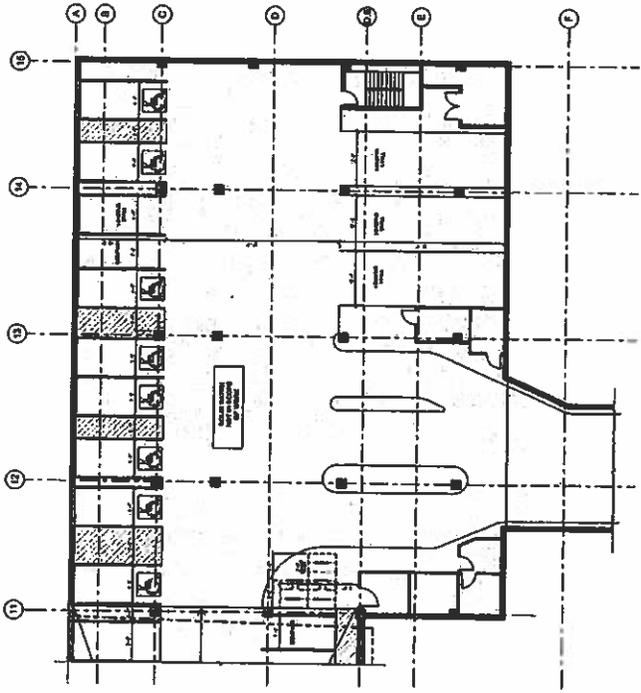
- 1. Existing Work
- 2. Proposed Work

NO.	DESCRIPTION
1	EXISTING WORK
2	PROPOSED WORK

1132 Bishop Street

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

A2-P1A
 2018030

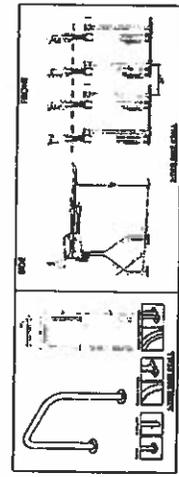


1 LEVEL P-1 FLOOR PLAN (PHASE 2) - EAST AREA

2020/GEN-9
 EXHIBIT I

NO.	DESCRIPTION	DATE	BY	CHECKED BY
1	ISSUED FOR PERMIT	03/15/20	J. SMITH	M. JONES
2	ISSUED FOR PERMIT	03/15/20	J. SMITH	M. JONES
3	ISSUED FOR PERMIT	03/15/20	J. SMITH	M. JONES
4	ISSUED FOR PERMIT	03/15/20	J. SMITH	M. JONES
5	ISSUED FOR PERMIT	03/15/20	J. SMITH	M. JONES
6	ISSUED FOR PERMIT	03/15/20	J. SMITH	M. JONES
7	ISSUED FOR PERMIT	03/15/20	J. SMITH	M. JONES
8	ISSUED FOR PERMIT	03/15/20	J. SMITH	M. JONES
9	ISSUED FOR PERMIT	03/15/20	J. SMITH	M. JONES
10	ISSUED FOR PERMIT	03/15/20	J. SMITH	M. JONES
11	ISSUED FOR PERMIT	03/15/20	J. SMITH	M. JONES
12	ISSUED FOR PERMIT	03/15/20	J. SMITH	M. JONES
13	ISSUED FOR PERMIT	03/15/20	J. SMITH	M. JONES
14	ISSUED FOR PERMIT	03/15/20	J. SMITH	M. JONES
15	ISSUED FOR PERMIT	03/15/20	J. SMITH	M. JONES
16	ISSUED FOR PERMIT	03/15/20	J. SMITH	M. JONES
17	ISSUED FOR PERMIT	03/15/20	J. SMITH	M. JONES
18	ISSUED FOR PERMIT	03/15/20	J. SMITH	M. JONES
19	ISSUED FOR PERMIT	03/15/20	J. SMITH	M. JONES
20	ISSUED FOR PERMIT	03/15/20	J. SMITH	M. JONES

NO.	DESCRIPTION	DATE	BY	CHECKED BY
1	ISSUED FOR PERMIT	03/15/20	J. SMITH	M. JONES
2	ISSUED FOR PERMIT	03/15/20	J. SMITH	M. JONES
3	ISSUED FOR PERMIT	03/15/20	J. SMITH	M. JONES
4	ISSUED FOR PERMIT	03/15/20	J. SMITH	M. JONES
5	ISSUED FOR PERMIT	03/15/20	J. SMITH	M. JONES
6	ISSUED FOR PERMIT	03/15/20	J. SMITH	M. JONES
7	ISSUED FOR PERMIT	03/15/20	J. SMITH	M. JONES
8	ISSUED FOR PERMIT	03/15/20	J. SMITH	M. JONES
9	ISSUED FOR PERMIT	03/15/20	J. SMITH	M. JONES
10	ISSUED FOR PERMIT	03/15/20	J. SMITH	M. JONES
11	ISSUED FOR PERMIT	03/15/20	J. SMITH	M. JONES
12	ISSUED FOR PERMIT	03/15/20	J. SMITH	M. JONES
13	ISSUED FOR PERMIT	03/15/20	J. SMITH	M. JONES
14	ISSUED FOR PERMIT	03/15/20	J. SMITH	M. JONES
15	ISSUED FOR PERMIT	03/15/20	J. SMITH	M. JONES
16	ISSUED FOR PERMIT	03/15/20	J. SMITH	M. JONES
17	ISSUED FOR PERMIT	03/15/20	J. SMITH	M. JONES
18	ISSUED FOR PERMIT	03/15/20	J. SMITH	M. JONES
19	ISSUED FOR PERMIT	03/15/20	J. SMITH	M. JONES
20	ISSUED FOR PERMIT	03/15/20	J. SMITH	M. JONES



SCP

Professional Seal
1122 Bishop Street
Honolulu, HI 96813
Phone: (808) 531-1111
Fax: (808) 531-1112
www.scp.com

- 1. ALL WORK SHALL BE IN ACCORDANCE WITH THE HAWAIIAN ARCHITECTURAL AND ENGINEERING ACT AND THE HAWAIIAN LAND AND NATURAL RESOURCES ACT.
- 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
- 3. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AND PUBLIC UTILITIES AT ALL TIMES.
- 4. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE ARCHITECT AND THE CITY ENGINEER.
- 5. THE CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES AND STRUCTURES TO REMAIN.
- 6. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
- 7. THE CONTRACTOR SHALL MAINTAIN A NEAT AND ORDERLY WORK SITE AT ALL TIMES.
- 8. ALL WASTE MATERIALS SHALL BE PROPERLY DISPOSED OF AT THE END OF EACH WORK DAY.
- 9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INSURANCE COVERAGE.
- 10. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE HAWAIIAN ARCHITECTURAL AND ENGINEERING ACT AND THE HAWAIIAN LAND AND NATURAL RESOURCES ACT.
- 11. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AND PUBLIC UTILITIES AT ALL TIMES.
- 12. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE ARCHITECT AND THE CITY ENGINEER.
- 13. THE CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES AND STRUCTURES TO REMAIN.
- 14. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
- 15. THE CONTRACTOR SHALL MAINTAIN A NEAT AND ORDERLY WORK SITE AT ALL TIMES.
- 16. ALL WASTE MATERIALS SHALL BE PROPERLY DISPOSED OF AT THE END OF EACH WORK DAY.
- 17. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INSURANCE COVERAGE.
- 18. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE HAWAIIAN ARCHITECTURAL AND ENGINEERING ACT AND THE HAWAIIAN LAND AND NATURAL RESOURCES ACT.
- 19. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AND PUBLIC UTILITIES AT ALL TIMES.
- 20. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE ARCHITECT AND THE CITY ENGINEER.
- 21. THE CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES AND STRUCTURES TO REMAIN.
- 22. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
- 23. THE CONTRACTOR SHALL MAINTAIN A NEAT AND ORDERLY WORK SITE AT ALL TIMES.
- 24. ALL WASTE MATERIALS SHALL BE PROPERLY DISPOSED OF AT THE END OF EACH WORK DAY.
- 25. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INSURANCE COVERAGE.

SHEET NOTES

LEGEND

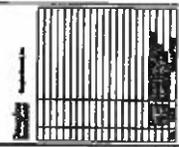
- Existing Structure
- Proposed Structure
- Proposed Addition

1	1/4" = 1'-0"
2	1/8" = 1'-0"
3	1/16" = 1'-0"
4	1/32" = 1'-0"
5	1/64" = 1'-0"
6	1/128" = 1'-0"
7	1/256" = 1'-0"
8	1/512" = 1'-0"
9	1/1024" = 1'-0"
10	1/2048" = 1'-0"
11	1/4096" = 1'-0"
12	1/8192" = 1'-0"
13	1/16384" = 1'-0"
14	1/32768" = 1'-0"
15	1/65536" = 1'-0"
16	1/131072" = 1'-0"
17	1/262144" = 1'-0"
18	1/524288" = 1'-0"
19	1/1048576" = 1'-0"
20	1/2097152" = 1'-0"
21	1/4194304" = 1'-0"
22	1/8388608" = 1'-0"
23	1/16777216" = 1'-0"
24	1/33554432" = 1'-0"
25	1/67108864" = 1'-0"
26	1/134217728" = 1'-0"
27	1/268435456" = 1'-0"
28	1/536870912" = 1'-0"
29	1/1073741824" = 1'-0"
30	1/2147483648" = 1'-0"
31	1/4294967296" = 1'-0"
32	1/8589934592" = 1'-0"
33	1/17179869184" = 1'-0"
34	1/34359738368" = 1'-0"
35	1/68719476736" = 1'-0"
36	1/137438953472" = 1'-0"
37	1/274877906944" = 1'-0"
38	1/549755813888" = 1'-0"
39	1/1099511627776" = 1'-0"
40	1/2199023255552" = 1'-0"
41	1/4398046511104" = 1'-0"
42	1/8796093022208" = 1'-0"
43	1/17592186044416" = 1'-0"
44	1/35184372088832" = 1'-0"
45	1/70368744177664" = 1'-0"
46	1/140737488355328" = 1'-0"
47	1/281474976710656" = 1'-0"
48	1/562949953421312" = 1'-0"
49	1/1125899906842624" = 1'-0"
50	1/2251799813685248" = 1'-0"
51	1/4503599627370496" = 1'-0"
52	1/9007199254740992" = 1'-0"
53	1/18014398509481984" = 1'-0"
54	1/36028797018963968" = 1'-0"
55	1/72057594037927936" = 1'-0"
56	1/144115188075855872" = 1'-0"
57	1/288230376151711744" = 1'-0"
58	1/576460752303423488" = 1'-0"
59	1/1152921504606846976" = 1'-0"
60	1/2305843009213693952" = 1'-0"
61	1/4611686018427387904" = 1'-0"
62	1/9223372036854775808" = 1'-0"
63	1/18446744073709551616" = 1'-0"
64	1/36893488147419103232" = 1'-0"
65	1/73786976294838206464" = 1'-0"
66	1/147573952589676412928" = 1'-0"
67	1/295147905179352825856" = 1'-0"
68	1/590295810358705651712" = 1'-0"
69	1/1180591620717411303424" = 1'-0"
70	1/2361183241434822606848" = 1'-0"
71	1/4722366482869645213696" = 1'-0"
72	1/9444732965739290427392" = 1'-0"
73	1/18889465931478580854784" = 1'-0"
74	1/37778931862957161709568" = 1'-0"
75	1/75557863725914323419136" = 1'-0"
76	1/151115727451828646838272" = 1'-0"
77	1/302231454903657293676544" = 1'-0"
78	1/604462909807314587353088" = 1'-0"
79	1/1208925819614629174706176" = 1'-0"
80	1/2417851639229258349412352" = 1'-0"
81	1/4835703278458516698824704" = 1'-0"
82	1/9671406556917033397649408" = 1'-0"
83	1/19342813113834066795298816" = 1'-0"
84	1/38685626227668133590597632" = 1'-0"
85	1/77371252455336267181195264" = 1'-0"
86	1/154742504910672534362390528" = 1'-0"
87	1/309485009821345068724781056" = 1'-0"
88	1/618970019642690137449562112" = 1'-0"
89	1/1237940039285380274899124224" = 1'-0"
90	1/2475880078570760549798248448" = 1'-0"
91	1/4951760157141521099596496896" = 1'-0"
92	1/9903520314283042199192993792" = 1'-0"
93	1/19807040628566084398385987584" = 1'-0"
94	1/39614081257132168796771975168" = 1'-0"
95	1/79228162514264337593543950336" = 1'-0"
96	1/158456325028528675187087900672" = 1'-0"
97	1/316912650057057350374175801344" = 1'-0"
98	1/633825300114114700748351602688" = 1'-0"
99	1/1267650600228229401496703205376" = 1'-0"
100	1/2535301200456458802993406410752" = 1'-0"
101	1/5070602400912917605986812821504" = 1'-0"
102	1/10141204801825835211973625643008" = 1'-0"
103	1/20282409603651670423947251286016" = 1'-0"
104	1/40564819207303340847894502572032" = 1'-0"
105	1/81129638414606681695789005144064" = 1'-0"
106	1/162259276832213363391578010288128" = 1'-0"
107	1/324518553664426726783156020576256" = 1'-0"
108	1/649037107328853453566312041152512" = 1'-0"
109	1/1298074214657706907132624082305024" = 1'-0"
110	1/2596148429315413814265248164610048" = 1'-0"
111	1/5192296858630827628530496329220096" = 1'-0"
112	1/10384593717261655257060992584440192" = 1'-0"
113	1/20769187434523310514121985168880384" = 1'-0"
114	1/41538374869046621028243970337760768" = 1'-0"
115	1/83076749738093242056487940675521536" = 1'-0"
116	1/16615349947618648411297588135043072" = 1'-0"
117	1/33230699895237296822595176270086144" = 1'-0"
118	1/66461399790474593645190352540172288" = 1'-0"
119	1/132922799580949187290380705080344576" = 1'-0"
120	1/265845599161898374580761410160689152" = 1'-0"
121	1/531691198323796749161522820321378304" = 1'-0"
122	1/1063382396647593498323045640642756608" = 1'-0"
123	1/2126764793295186996646091281285513216" = 1'-0"
124	1/4253529586590373993292182562571026432" = 1'-0"
125	1/8507059173180747986584365125142052864" = 1'-0"
126	1/17014118346361495973168730250284105728" = 1'-0"
127	1/34028236692722991946337460500568211456" = 1'-0"
128	1/68056473385445983892674921001136422912" = 1'-0"
129	1/136112946770891967785349842002272851824" = 1'-0"
130	1/27222589354178393557069968400454703648" = 1'-0"
131	1/54445178708356787114139936800909407296" = 1'-0"
132	1/108890357416713574228279873601818814592" = 1'-0"
133	1/217780714833427148456559747203637629184" = 1'-0"
134	1/435561429666854296913119494407275258368" = 1'-0"
135	1/871122859333708593826238988814550516736" = 1'-0"
136	1/174224571866741718765247797762900103472" = 1'-0"
137	1/348449143733483437530495595525800206944" = 1'-0"
138	1/696898287466966875060991191051600413888" = 1'-0"
139	1/1393796574933933750121982382103200827776" = 1'-0"
140	1/2787593149867867500243964764206401655552" = 1'-0"
141	1/5575186299735735000487929528412803311104" = 1'-0"
142	1/11150372599471470000975859056825606622208" = 1'-0"
143	1/22300745198942940001951718113651213244416" = 1'-0"
144	1/44601490397885880003903436227302426488832" = 1'-0"
145	1/89202980795771760007806872454604852977664" = 1'-0"
146	1/178405961591543520015613744909209705955328" = 1'-0"
147	1/356811923183087040031227489818419411910656" = 1'-0"
148	1/713623846366174080062454979636838823821312" = 1'-0"
149	1/142724769273234816012490995927367764764264" = 1'-0"
150	1/285449538546469632024981991854735529528528" = 1'-0"
151	1/570899077092939264049963983709471059057056" = 1'-0"
152	1/1141798154185878528099927967418942118114112" = 1'-0"
153	1/2283596308371757056199855934837884236228224" = 1'-0"
154	1/4567192616743514112399711869675768472456448" = 1'-0"
155	1/9134385233487028224799423739351536944912896" = 1'-0"
156	1/18268770466974056449598847478703073889825792" = 1'-0"
157	1/36537540933948112899197694957406147797651584" = 1'-0"
158	1/73075081867896225798395389914812295595303168" = 1'-0"
159	1/146150163735792451596790779829624591190606336" = 1'-0"
160	1/292300327471584903193581559659249182381216672" = 1'-0"
161	1/584600654943169806387163119318498364762433344" = 1'-0"
162	1/1169201309886339612774326238636996729524866688" = 1'-0"
163	1/2338402619772679225548652477273993459049733376" = 1'-0"
164	1/4676805239545358451097304954547986918099466752" = 1'-0"
165	1/9353610479090716902194609909095973836198933504" = 1'-0"
166	1/18707220958181433804389219818191947672397867008" = 1'-0"
167	1/37414441916362867608778439636383895344795734016" = 1'-0"
168	1/74828883832725735217556879272767790689591468032" = 1'-0"
169	1/149657767665451470435113758545535581379183360064" = 1'-0"
170	1/299315535330902940870227517091071167598366720128" = 1'-0"
171	1/598631070661805881740455034182142335196733440256" = 1'-0"
172	1/1197262141323611763480910068364284670393466880512" = 1'-0"
173	1/2394524282647223526961820136728569340786933761024" = 1'-0"
174	1/4789048565294447053923640273457138681573867522048" = 1'-0"
175	1/9578097130588894107847280546914277363147735044096" = 1'-0"
176	1/19156194261177788215694561093828554726295470088192" = 1'-0"
177	1/38312388522355576431389122187657109452590940176384" = 1'-0"
178	1/76624777044711152862778244375314218905181880352768" = 1'-0"
179	1/153249554089422305725556488750628437810363760705536" = 1'-0"
180	1/306499108178844611451112977501256875620727521411072" = 1'-0"
181	1/612998216357689222902225955002513728241450428822144" = 1'-0"
182	1/1225996432715378445804451910005027566428290857644288" = 1'-0"
183	1/2451992865430756891608903820010055132856581715288576" = 1'-0"
184	1/4903985730861513783217807640020110257113163430577152" = 1'-0"
185	1/9807971461723027566435615280040220514226266861154304" = 1'-0"
186	1/1961594292344605513287123056008044022844525372230848" = 1'-0"
187	1/3923188584689211026574246112016088045689050744461696" = 1'-0"
188	1/7846377169378422053148492224032176091781811488923392" = 1'-0"
189	1/1569275433875684410629698444806432138356362297784784" = 1'-0"
190	1/3138550867751368821259396889612864276712724595569568" = 1'-0"
191	1/6277101735502737642518793779225728553425449191139136" = 1'-0"
192	1/12554203471005475285037587558451457066850883822278272" = 1'-0"
193	1/25108406942010950570075175116902914133701767644556544" = 1'-0"
194	1/50216813884021901140

SCE
 Structural Consulting Engineers
 1700 West 17th Avenue
 Suite 1000
 Denver, CO 80202
 Phone: 303.733.1100
 Fax: 303.733.1101
 www.sce-engineers.com

PROJECT INFORMATION
 Project Name: 1100 Shiloh Street
 Project No.: 2019-003
 Drawing No.: A3-01
 Date: 08/14/2020
 Scale: As Shown
 Designer: [Signature]
 Checker: [Signature]
 Engineer: [Signature]

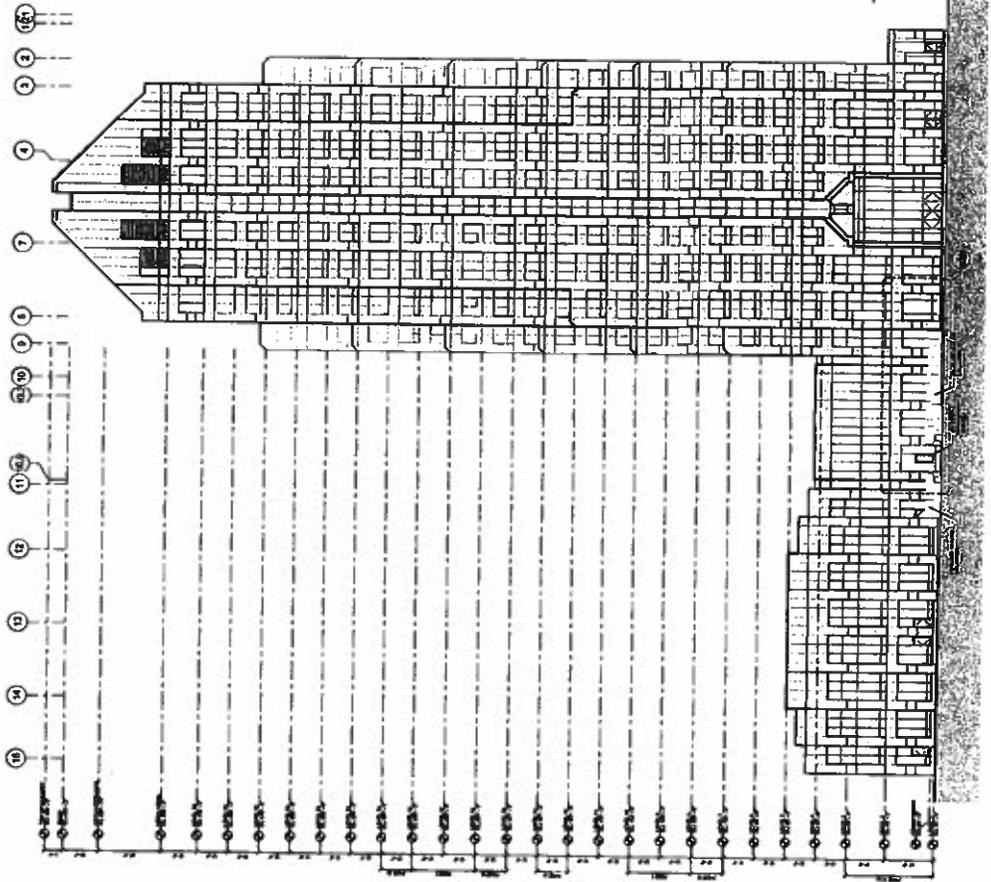
LEGEND:



1100 Shiloh Street

BUILDING ELEVATIONS - NORTH

A3-01



1 BUILDING ELEVATION - NORTH (PHASE 1)

2020/GEN-9
 EXHIBIT N

SCP

1100 Bishop Street
San Francisco, CA 94109
Tel: 415.774.1100
Fax: 415.774.1101
www.scp.com

- 1. ALL DIMENSIONS ARE IN FEET AND INCHES.
- 2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
- 3. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
- 4. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
- 5. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
- 6. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
- 7. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
- 8. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
- 9. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
- 10. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.

LEGEND:

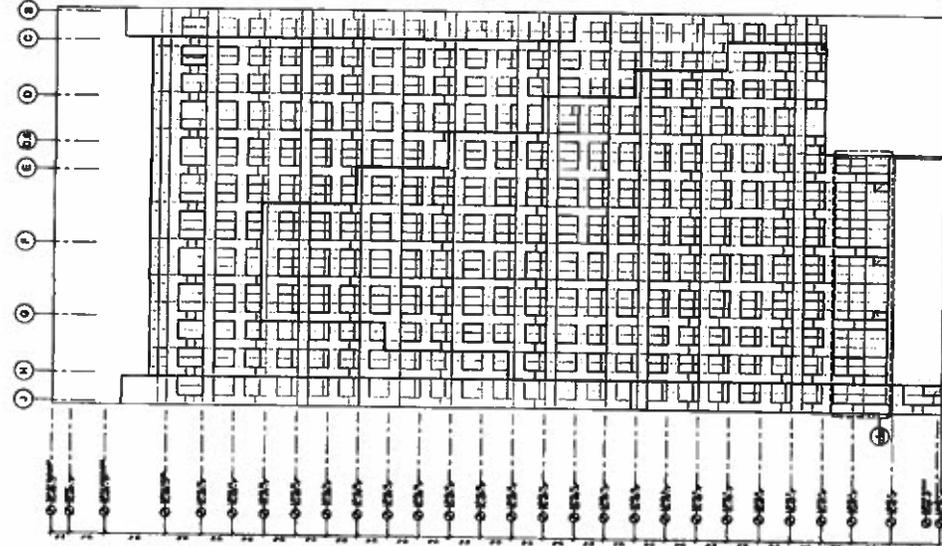


1100 Bishop Street

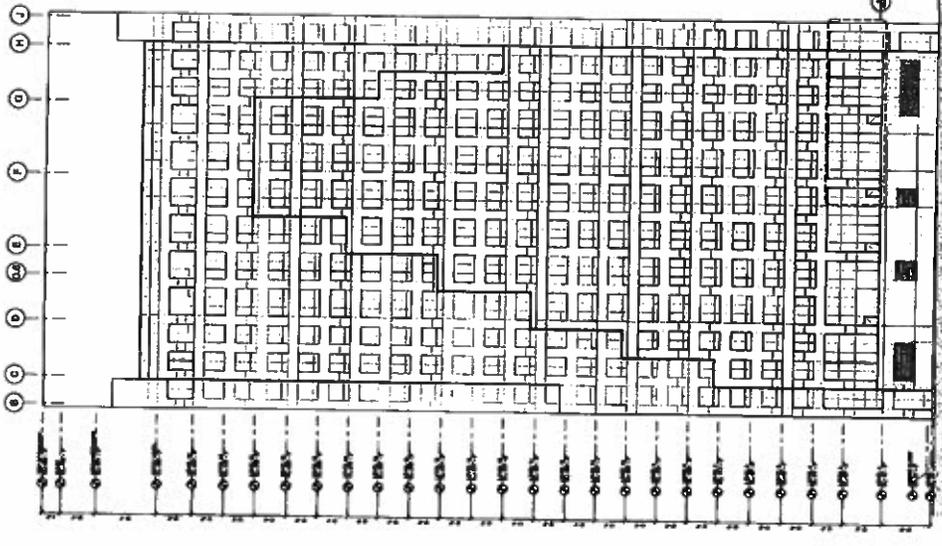
1100 BISHOP STREET
SAN FRANCISCO, CA 94109
TEL: 415.774.1100
FAX: 415.774.1101
WWW.SCP.COM

A3-03

20180303

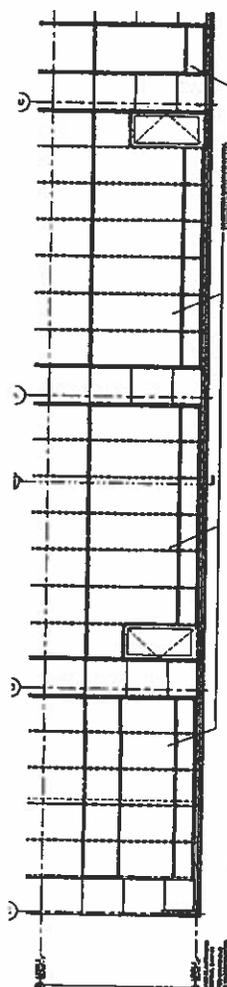


1 BUILDING ELEVATION - EAST (PHASE 1A)

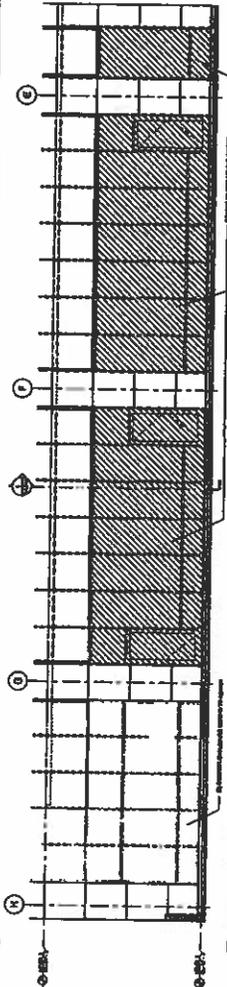


2 BUILDING ELEVATION - WEST (PHASE 1A)

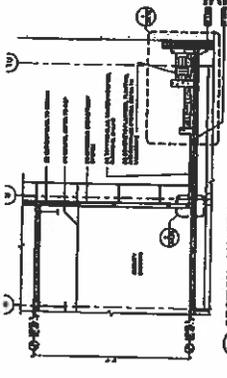
2020/GEN-9
EXHIBIT P



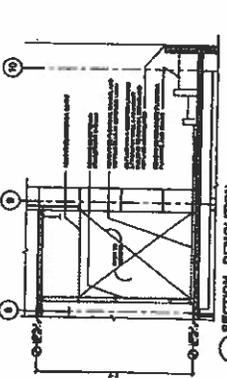
4 LEVEL 2 VIEWING GARDEN ELEVATION - PHASE 1A



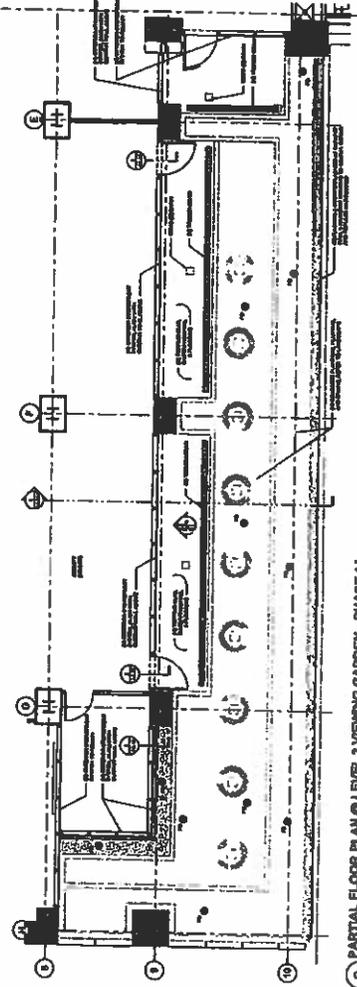
3 LEVEL 2 VIEWING GARDEN ELEVATION - DEMOLITION



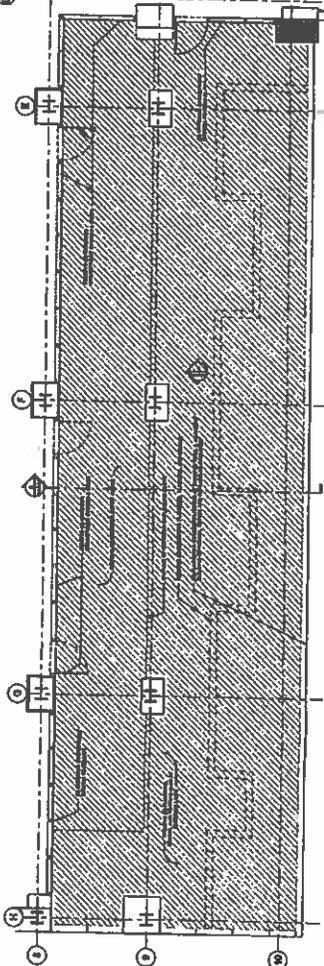
6 SECTION - PHASE 1A



5 SECTION - DEMOLITION



2 PARTIAL FLOOR PLAN @ LEVEL 2 VIEWING GARDEN - PHASE 1A



1 PARTIAL FLOOR PLAN @ LEVEL 2 VIEWING GARDEN - DEMOLITION

2020/GEN-9
 EXHIBIT Q

REVISIONS

1. 11/15/11

2. 11/15/11

3. 11/15/11

4. 11/15/11

5. 11/15/11

6. 11/15/11

7. 11/15/11

8. 11/15/11

9. 11/15/11

10. 11/15/11

11. 11/15/11

12. 11/15/11

13. 11/15/11

14. 11/15/11

15. 11/15/11

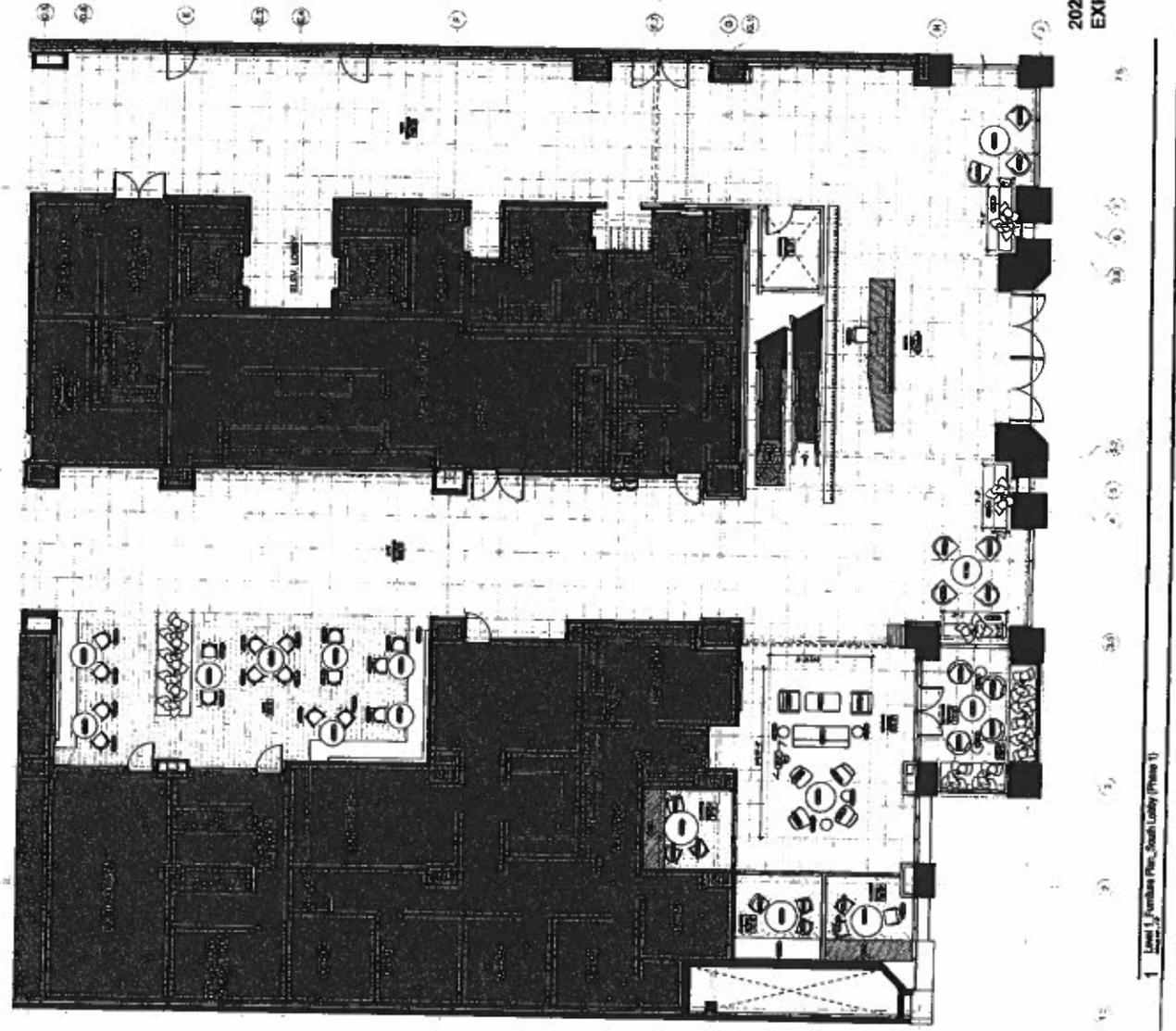
16. 11/15/11

17. 11/15/11

18. 11/15/11

19. 11/15/11

20. 11/15/11



2020/GEN-9
 EXHIBIT R

Level 1 Assembly Furniture Plan - South Lobby (Phase 1)

1100 15th Street
 Furniture Plan - South
 Lobby (Phase 1)

1100 15th Street
 Furniture Plan - South
 Lobby (Phase 1)

1100 15th Street
 Furniture Plan - South
 Lobby (Phase 1)

1100 15th Street
 Furniture Plan - South
 Lobby (Phase 1)

1100 15th Street
 Furniture Plan - South
 Lobby (Phase 1)

1100 15th Street
 Furniture Plan - South
 Lobby (Phase 1)

1100 15th Street
 Furniture Plan - South
 Lobby (Phase 1)

1100 15th Street
 Furniture Plan - South
 Lobby (Phase 1)

1100 15th Street
 Furniture Plan - South
 Lobby (Phase 1)

1100 15th Street
 Furniture Plan - South
 Lobby (Phase 1)

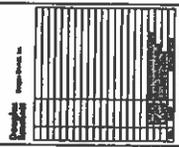
1100 15th Street
 Furniture Plan - South
 Lobby (Phase 1)

1100 15th Street
 Furniture Plan - South
 Lobby (Phase 1)

1100 15th Street
 Furniture Plan - South
 Lobby (Phase 1)

1100 15th Street
 Furniture Plan - South
 Lobby (Phase 1)

1100 15th Street
 Furniture Plan - South
 Lobby (Phase 1)

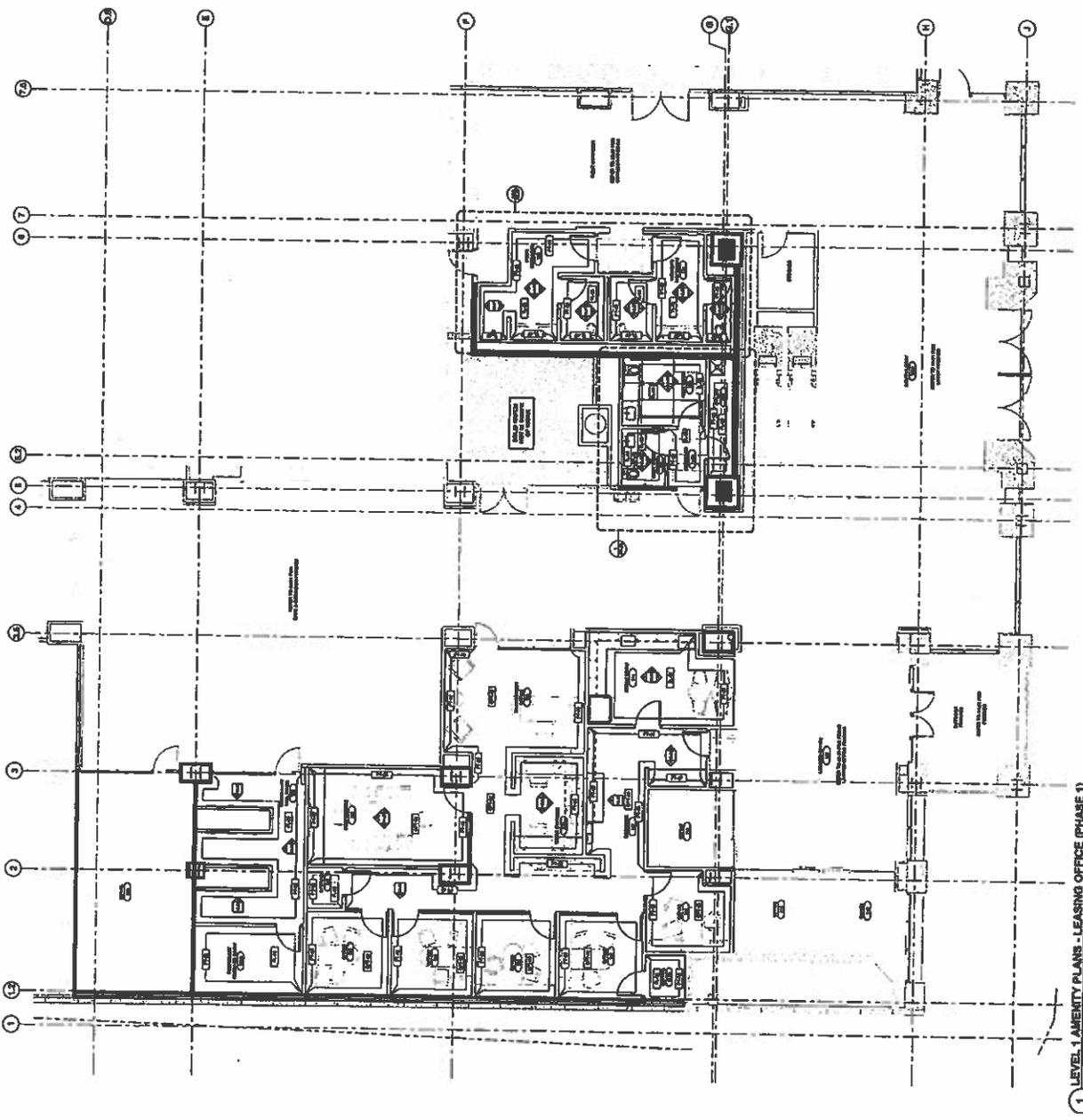


1182 Bishop Street

VICE PRESIDENT
 ARCHITECTURAL SERVICES
**LEVEL 1 AMENITY
 FINISH PLAN -
 LEASING OFFICE
 (PHASE 1)**

SHEET NO. **A6.04**
 PROJECT NO. 2018030

**2020/GEN-9
 EXHIBIT S**



1 LEVEL 1 AMENITY PLANS - LEASING OFFICE (PHASE 1)
 10/18/17

SHEET NOTES



SCB
Schematic Case Studies
1700 West 10th
Suite 100
Portland, OR 97204
503.255.1100

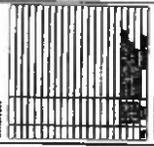
Genster
Furniture
1700 West 10th
Suite 100
Portland, OR 97204
503.255.1100

1700 West 10th
Suite 100
Portland, OR 97204
503.255.1100

GENERAL NOTES

LEGEND

Genster

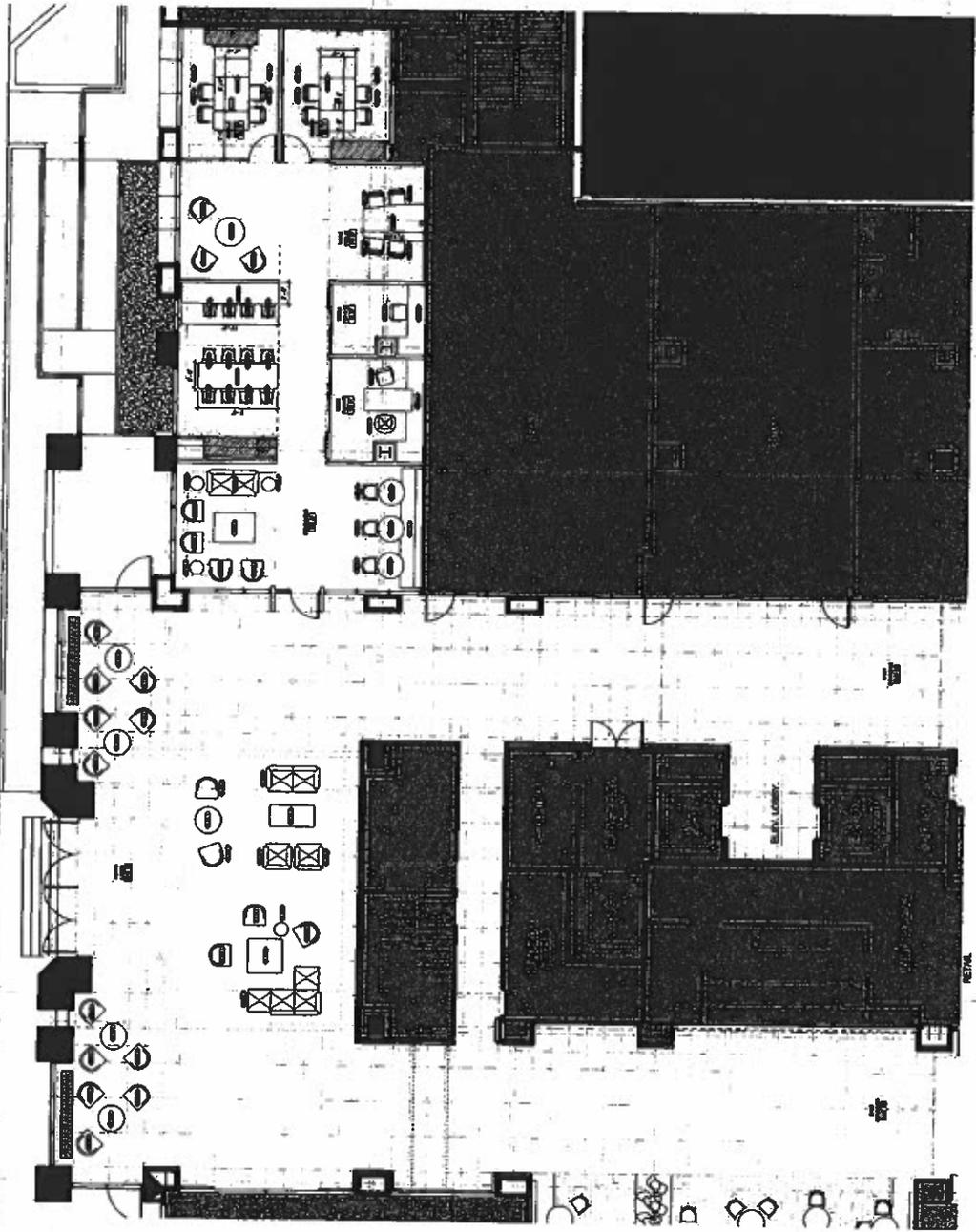


1182 Bishop Street

1700 West 10th
Suite 100
Portland, OR 97204
503.255.1100

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

Sheet No. A6.13
Date: 06/25/2020
Project No. 04.2302.000



102

100

98

96

94

92

90

88

86

84

82

80

78

76

74

72

2020/GEN-9
EXHIBIT T

1 Level 1 Furniture Plan_North Lobby (Phase 1A)



Shaw Construction
 7200 Ave
 Suite 100
 10000

Gensler
 1000
 1000

11/20/2020

SHEET NOTES

GENERAL NOTES

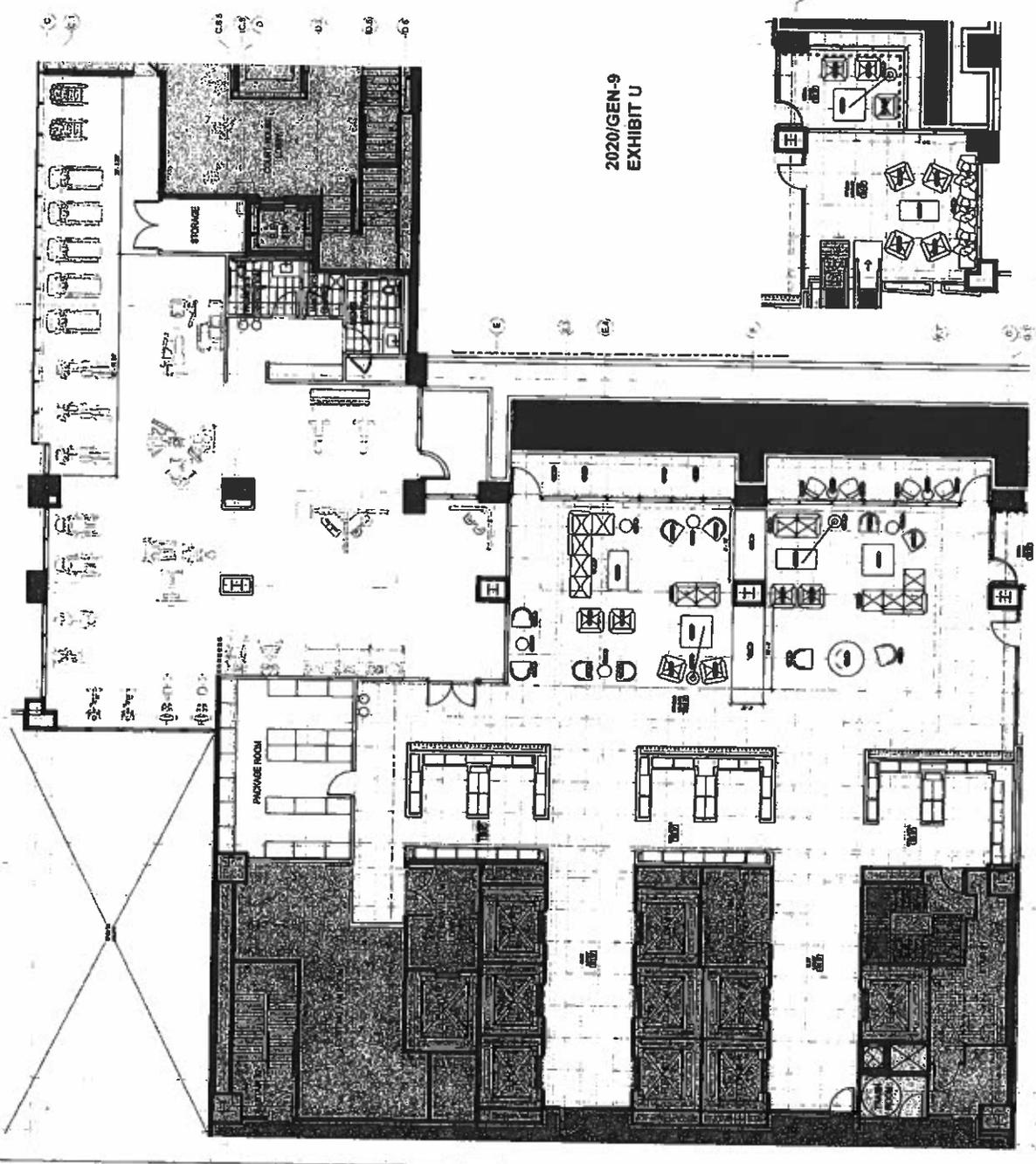
LEGEND



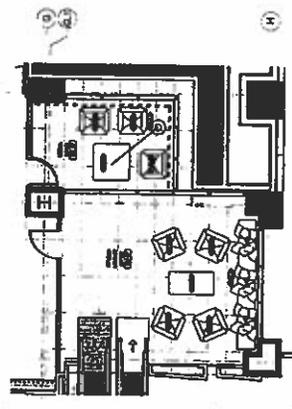
1152 Bishop Street

Level 2 Amenity -
 Furniture Plan -
 Fitness & Lounge
 (Phase 1A)

Project No. **A6.17**
 Sheet No. **05.2002.000**



2020/GEN-9
 EXHIBIT U



2 Level 2 Furniture Plan - Lounge South (Phase 1A) DD

1 Level 2 Furniture Plan - Fitness & Lounge (Phase 1A) DD