

**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.



# CITY COUNCIL

CITY AND COUNTY OF HONOLULU  
HONOLULU, HAWAII

No. 20-270, CD1

PROPOSED

## 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



## **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.



# CITY COUNCIL

CITY AND COUNTY OF HONOLULU  
HONOLULU, HAWAII

No. 20-270, CD1

## 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.



# CITY COUNCIL

CITY AND COUNTY OF HONOLULU  
HONOLULU, HAWAII

No. 20-270, CD1

## 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,



# CITY COUNCIL

CITY AND COUNTY OF HONOLULU  
HONOLULU, HAWAII

No. 20-270, CD1

## 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,  
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; 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:

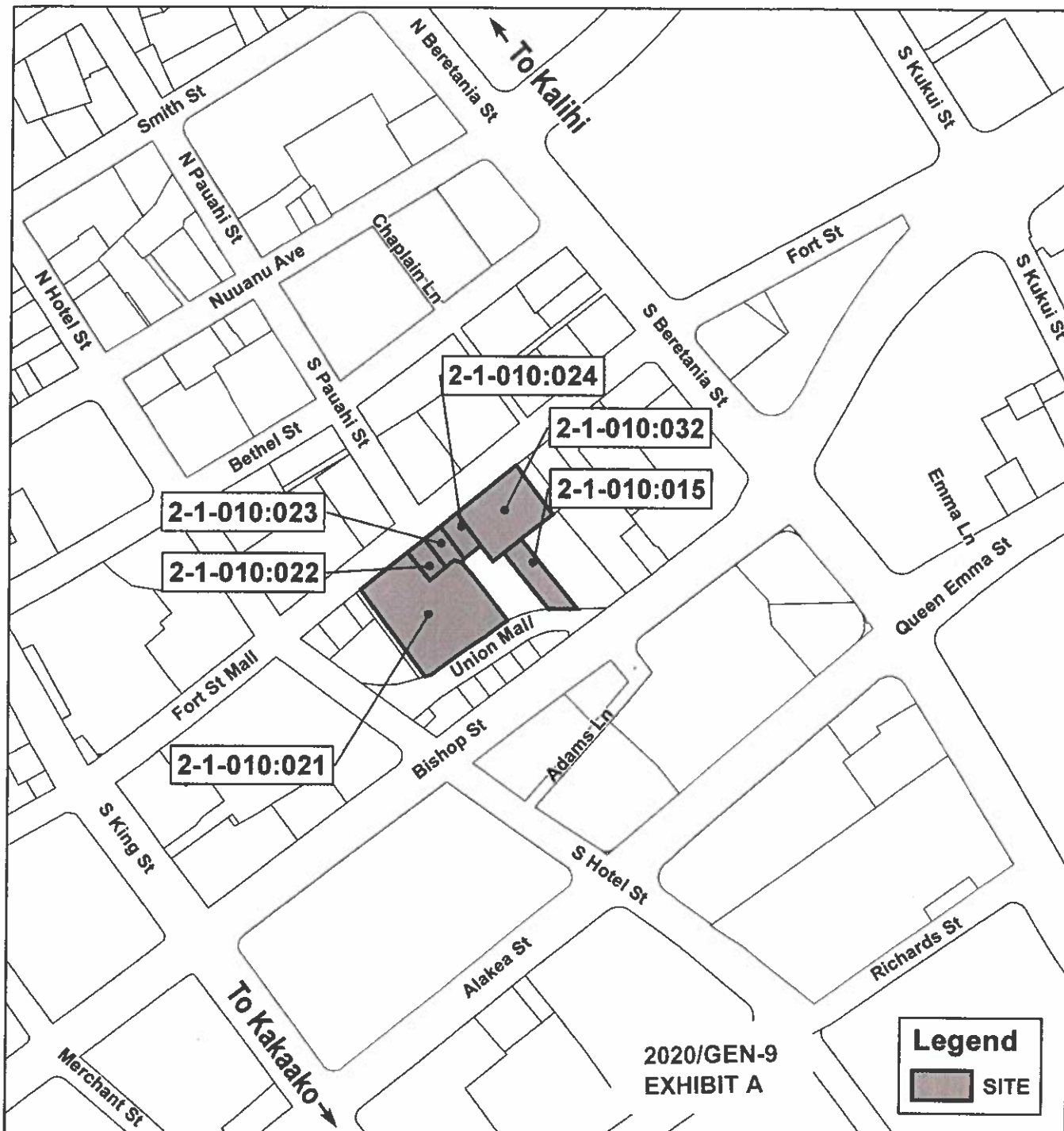
Ann Kobayashi (br)

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

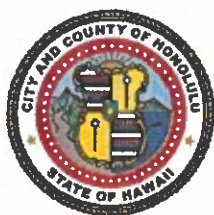
### DATE OF INTRODUCTION:

October 19, 2020  
Honolulu, Hawaii

\_\_\_\_\_  
Councilmembers



2020/GEN-9  
EXHIBIT A



VICINITY MAP

250 125 0 250  
1 in = 250 ft

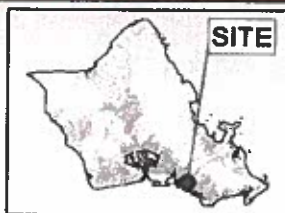
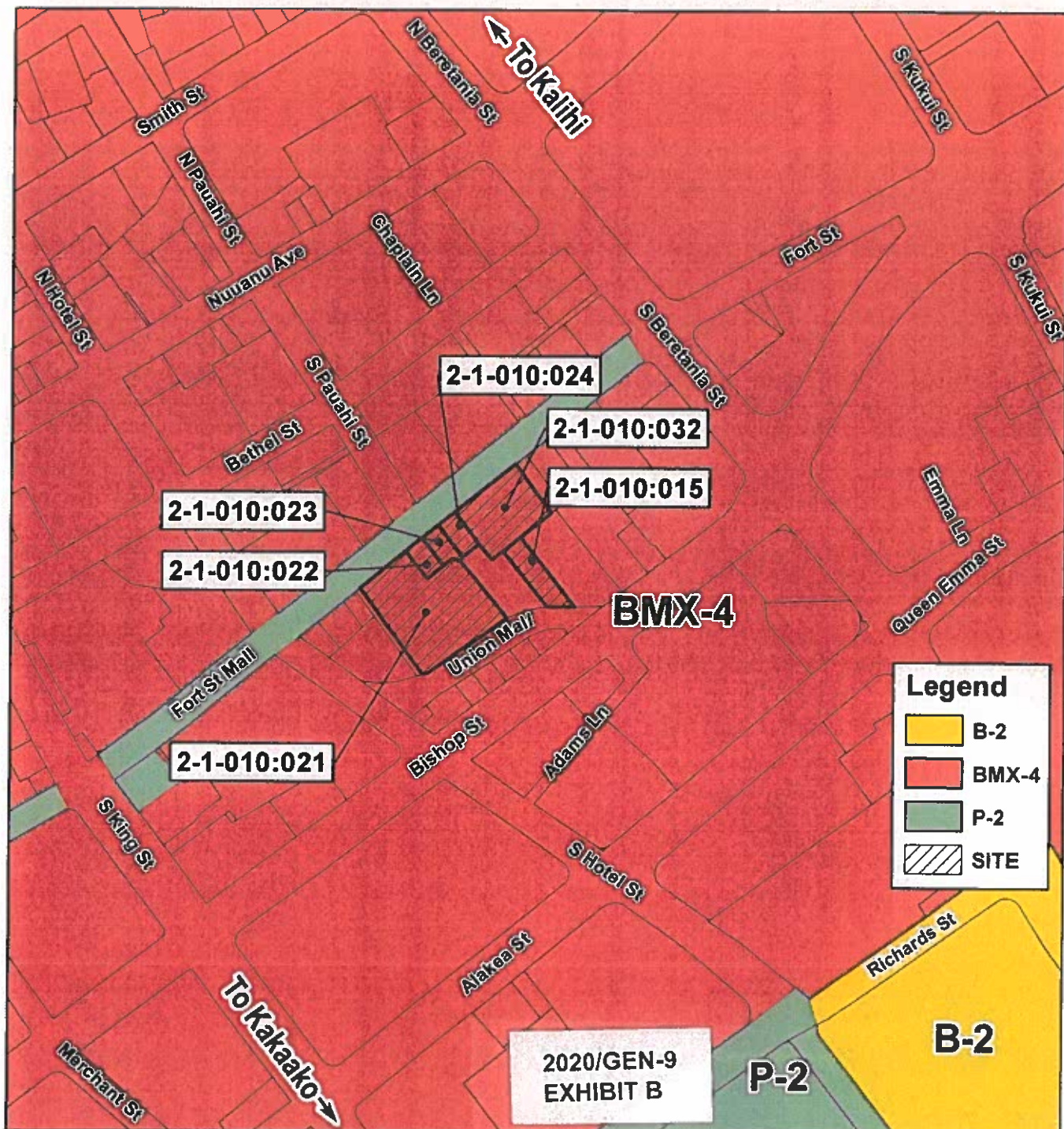


## LOCATION MAP HONOLULU - DOWNTOWN

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

## SHIET NOTES

**OVER**

**1999**

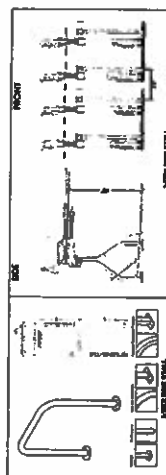
1932 Bishop Street

1159 IMPROV. STREET,  
MADISONVILLE, MISSISS. 38343  
© 1994 by American Architectural Company

A2-P5

2020/GEN-9  
EXHIBIT C

1 LEVEL P-5 FLOOR PLAN (PHASE 2)

[illegible][illegible]

© 2000 Blackwell Science Ltd, *Journal of Internal Medicine* 247: 105–112

Year/Period	Number of cases
1990-1991	10
1992-1993	15
1994-1995	20
1996-1997	25
1998-1999	30
2000-2001	35
2002-2003	40
2004-2005	45
2006-2007	50
2008-2009	55
2010-2011	60
2012-2013	65
2014-2015	70
2016-2017	75
2018-2019	80
2020-2021	85
2022-2023	90
2024-2025	95
2026-2027	100
2028-2029	105
2030-2031	110
2032-2033	115
2034-2035	120
2036-2037	125
2038-2039	130
2040-2041	135
2042-2043	140
2044-2045	145
2046-2047	150
2048-2049	155
2050-2051	160
2052-2053	165
2054-2055	170
2056-2057	175
2058-2059	180
2060-2061	185
2062-2063	190
2064-2065	195
2066-2067	200
2068-2069	205
2070-2071	210
2072-2073	215
2074-2075	220
2076-2077	225
2078-2079	230
2080-2081	235
2082-2083	240
2084-2085	245
2086-2087	250
2088-2089	255
2090-2091	260
2092-2093	265
2094-2095	270
2096-2097	275
2098-2099	280
2100-2101	285
2102-2103	290
2104-2105	295
2106-2107	300
2108-2109	305
2110-2111	310
2112-2113	315
2114-2115	320
2116-2117	325
2118-2119	330
2120-2121	335
2122-2123	340
2124-2125	345
2126-2127	350
2128-2129	355
2130-2131	360
2132-2133	365
2134-2135	370
2136-2137	375
2138-2139	380
2140-2141	385
2142-2143	390
2144-2145	395
2146-2147	400
2148-2149	405
2150-2151	410
2152-2153	415
2154-2155	420
2156-2157	425
2158-2159	430
2160-2161	435
2162-2163	440
2164-2165	445
2166-2167	450
2168-2169	455
2170-2171	460
2172-2173	465
2174-2175	470
2176-2177	475
2178-2179	480
2180-2181	485
2182-2183	490
2184-2185	495
2186-2187	500
2188-2189	505
2190-2191	510
2192-2193	515
2194-2195	520
2196-2197	525
2198-2199	530
2200-2201	535
2202-2203	540
2204-2205	545
2206-2207	550
2208-2209	555
2210-2211	560
2212-2213	565
2214-2215	570
2216-2217	575
2218-2219	580
2220-2221	585
2222-2223	590
2224-2225	595
2226-2227	600
2228-2229	605
2230-2231	610
2232-2233	615
2234-2235	620
2236-2237	625
2238-2239	630
2240-2241	635
2242-2243	640
2244-2245	645
2246-2247	650
2248-2249	655
2250-2251	660
2252-22	

一、

1132 Bishop Street

132 BRIDGE STREET,  
SOMERSET, TAUNTON TA9 1JL

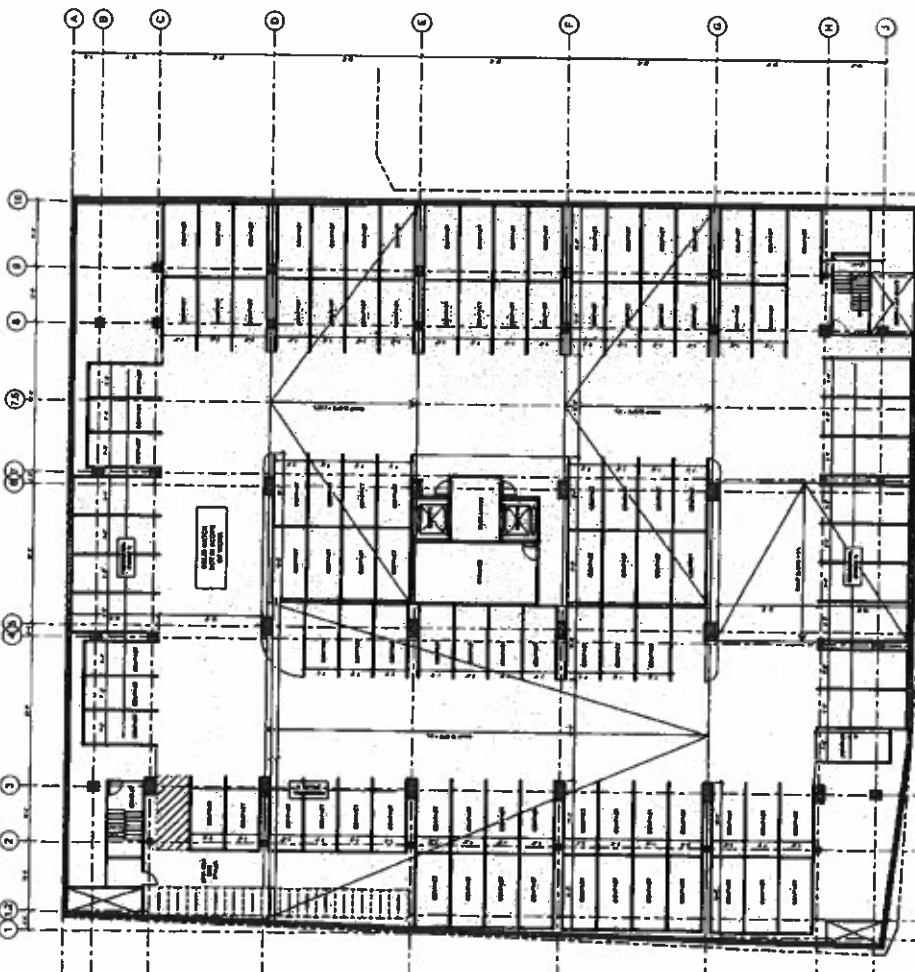
LEVEL P-4 FLOOR

OR REFERENCE  
ONLY

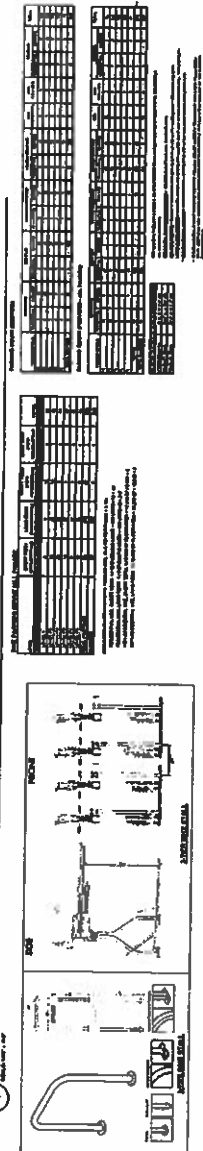
Learning activity	Learning outcome
1. Introduction to the course	1.1. Understand the importance of the course
2. The role of the course	2.1. Understand the role of the course
3. The course structure	3.1. Understand the course structure
4. The course objectives	4.1. Understand the course objectives
5. The course content	5.1. Understand the course content
6. The course assessment	6.1. Understand the course assessment
7. The course resources	7.1. Understand the course resources
8. The course support	8.1. Understand the course support
9. The course conclusion	9.1. Understand the course conclusion

**A2-P4**

DESIGNING



2020/GEN-9  
EXHIBIT D





**REVISIONS:**

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	01/15/2020
2	REVISIONS TO PERMIT COMMENTS	02/10/2020
3	REVISIONS TO PERMIT COMMENTS	02/10/2020
4	REVISIONS TO PERMIT COMMENTS	02/10/2020
5	REVISIONS TO PERMIT COMMENTS	02/10/2020
6	REVISIONS TO PERMIT COMMENTS	02/10/2020
7	REVISIONS TO PERMIT COMMENTS	02/10/2020
8	REVISIONS TO PERMIT COMMENTS	02/10/2020
9	REVISIONS TO PERMIT COMMENTS	02/10/2020
10	REVISIONS TO PERMIT COMMENTS	02/10/2020
11	REVISIONS TO PERMIT COMMENTS	02/10/2020
12	REVISIONS TO PERMIT COMMENTS	02/10/2020
13	REVISIONS TO PERMIT COMMENTS	02/10/2020
14	REVISIONS TO PERMIT COMMENTS	02/10/2020
15	REVISIONS TO PERMIT COMMENTS	02/10/2020
16	REVISIONS TO PERMIT COMMENTS	02/10/2020
17	REVISIONS TO PERMIT COMMENTS	02/10/2020
18	REVISIONS TO PERMIT COMMENTS	02/10/2020
19	REVISIONS TO PERMIT COMMENTS	02/10/2020
20	REVISIONS TO PERMIT COMMENTS	02/10/2020

**SHEET NOTES**

**LEGEND**

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

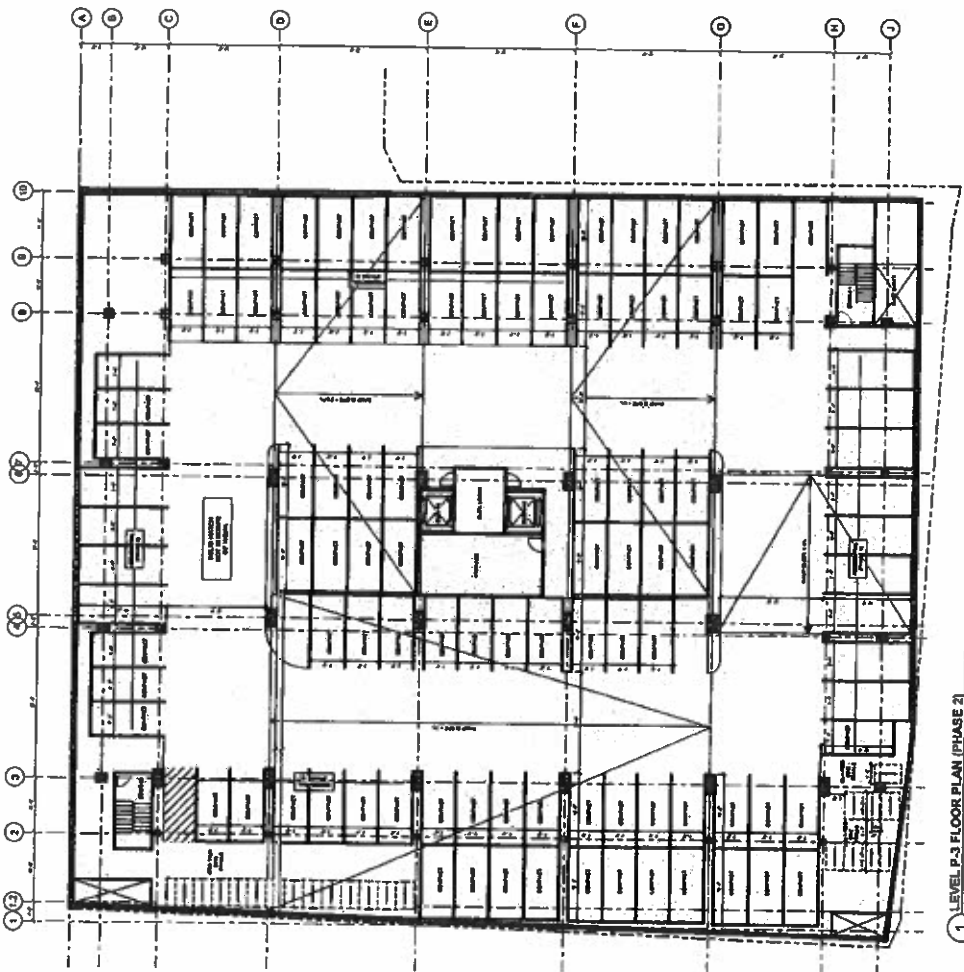
NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	01/15/2020
2	REVISIONS TO PERMIT COMMENTS	02/10/2020
3	REVISIONS TO PERMIT COMMENTS	02/10/2020
4	REVISIONS TO PERMIT COMMENTS	02/10/2020
5	REVISIONS TO PERMIT COMMENTS	02/10/2020
6	REVISIONS TO PERMIT COMMENTS	02/10/2020
7	REVISIONS TO PERMIT COMMENTS	02/10/2020
8	REVISIONS TO PERMIT COMMENTS	02/10/2020
9	REVISIONS TO PERMIT COMMENTS	02/10/2020
10	REVISIONS TO PERMIT COMMENTS	02/10/2020
11	REVISIONS TO PERMIT COMMENTS	02/10/2020
12	REVISIONS TO PERMIT COMMENTS	02/10/2020
13	REVISIONS TO PERMIT COMMENTS	02/10/2020
14	REVISIONS TO PERMIT COMMENTS	02/10/2020
15	REVISIONS TO PERMIT COMMENTS	02/10/2020
16	REVISIONS TO PERMIT COMMENTS	02/10/2020
17	REVISIONS TO PERMIT COMMENTS	02/10/2020
18	REVISIONS TO PERMIT COMMENTS	02/10/2020
19	REVISIONS TO PERMIT COMMENTS	02/10/2020
20	REVISIONS TO PERMIT COMMENTS	02/10/2020

1122 Bishop Street

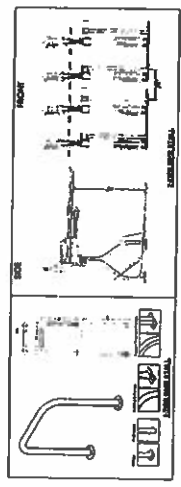
1122 BISHOP STREET  
 HISTORICAL INTERIOR  
 LEVEL P-3 FLOOR  
 PLAN (PHASE 2)

Sheet Number  
 Drawing No.  
 Project Number  
 2018030

2020/GEN-9  
 EXHIBIT E



1 LEVEL P-3 FLOOR PLAN (PHASE 2)  
 Scale: 1/8" = 1'-0"



NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	01/15/2020
2	REVISIONS TO PERMIT COMMENTS	02/10/2020
3	REVISIONS TO PERMIT COMMENTS	02/10/2020
4	REVISIONS TO PERMIT COMMENTS	02/10/2020
5	REVISIONS TO PERMIT COMMENTS	02/10/2020
6	REVISIONS TO PERMIT COMMENTS	02/10/2020
7	REVISIONS TO PERMIT COMMENTS	02/10/2020
8	REVISIONS TO PERMIT COMMENTS	02/10/2020
9	REVISIONS TO PERMIT COMMENTS	02/10/2020
10	REVISIONS TO PERMIT COMMENTS	02/10/2020
11	REVISIONS TO PERMIT COMMENTS	02/10/2020
12	REVISIONS TO PERMIT COMMENTS	02/10/2020
13	REVISIONS TO PERMIT COMMENTS	02/10/2020
14	REVISIONS TO PERMIT COMMENTS	02/10/2020
15	REVISIONS TO PERMIT COMMENTS	02/10/2020
16	REVISIONS TO PERMIT COMMENTS	02/10/2020
17	REVISIONS TO PERMIT COMMENTS	02/10/2020
18	REVISIONS TO PERMIT COMMENTS	02/10/2020
19	REVISIONS TO PERMIT COMMENTS	02/10/2020
20	REVISIONS TO PERMIT COMMENTS	02/10/2020

1. ALL DIMENSIONS ARE IN FEET AND INCHES. DIMENSIONS ARE GIVEN TO THE CENTERLINE OF THE WALL OR TO THE FACE OF THE WALL, 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 STAIRS ARE 4" THICK UNLESS OTHERWISE NOTED.
6. ALL ELEVATIONS ARE TO THE FINISH SURFACE UNLESS OTHERWISE NOTED.
7. ALL FINISHES ARE TO BE DETERMINED BY THE ARCHITECT.
8. ALL MATERIALS ARE TO BE OF THE BEST QUALITY AVAILABLE.
9. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND STANDARDS.
10. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND STANDARDS.
11. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND STANDARDS.
12. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND STANDARDS.
13. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND STANDARDS.
14. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND STANDARDS.
15. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND STANDARDS.
16. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND STANDARDS.
17. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND STANDARDS.
18. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND STANDARDS.
19. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND STANDARDS.
20. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND STANDARDS.

SHEET NOTES

LEGEND

1. ALL DIMENSIONS ARE IN FEET AND INCHES. DIMENSIONS ARE GIVEN TO THE CENTERLINE OF THE WALL OR TO THE FACE OF THE WALL, UNLESS OTHERWISE NOTED.

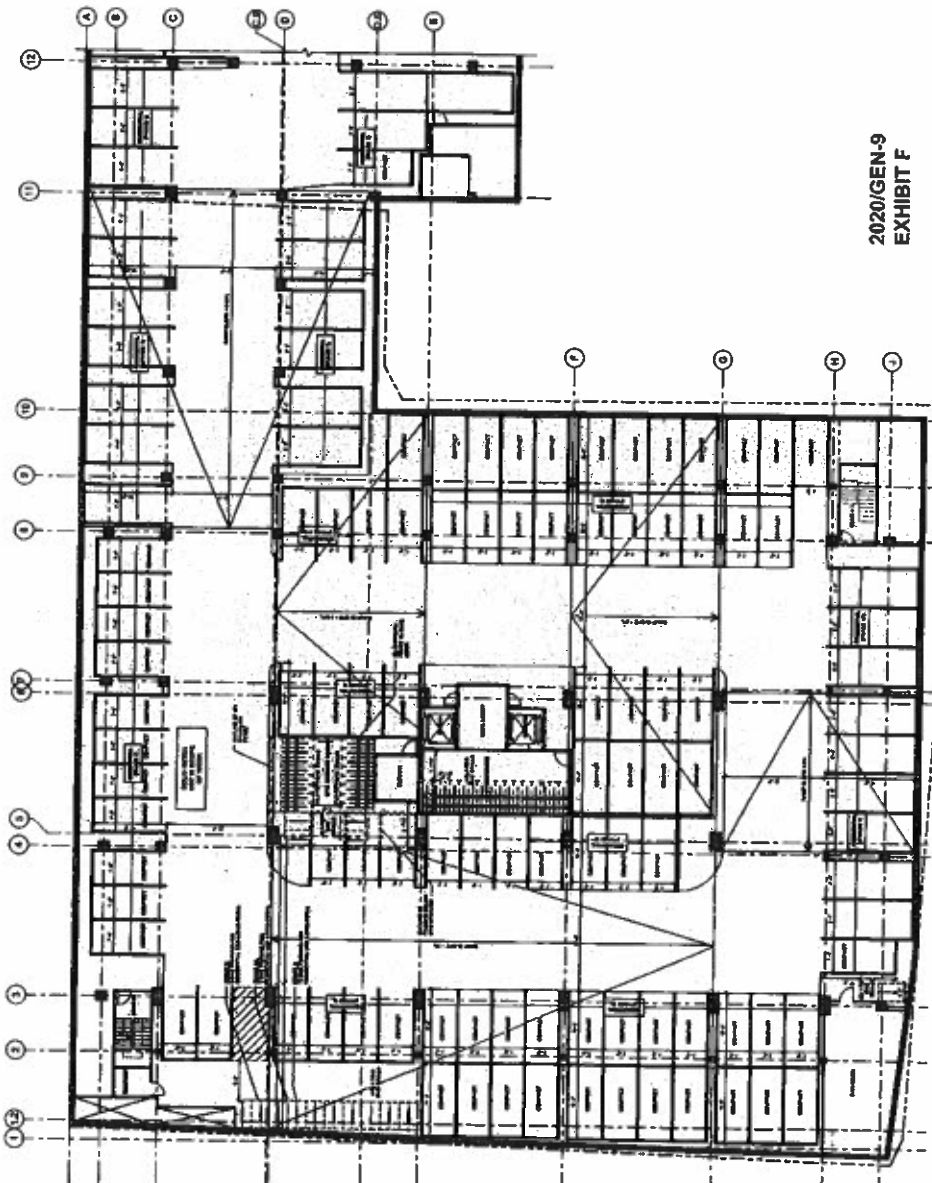
1132 Bishop Street

NO.	DESCRIPTION	DATE
1	REVISION	
2	REVISION	
3	REVISION	
4	REVISION	
5	REVISION	
6	REVISION	
7	REVISION	
8	REVISION	
9	REVISION	
10	REVISION	
11	REVISION	
12	REVISION	
13	REVISION	
14	REVISION	
15	REVISION	
16	REVISION	
17	REVISION	
18	REVISION	
19	REVISION	
20	REVISION	

1132 Bishop Street

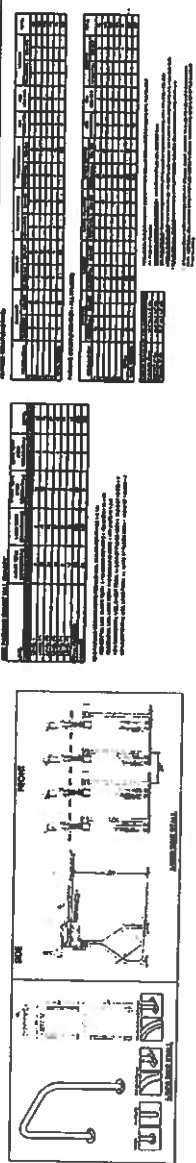
1132 Bishop Street  
LEVEL P-3 FLOOR  
PLAN (PHASE 2)

2018030  
A2-P2



2020/GEN-9  
EXHIBIT F

1 LEVEL P-3 FLOOR PLAN (PHASE 2)







# SCHEDULE REVISED

**SHEET NOTES**

- ©1999 by The McGraw-Hill Companies, Inc.

## RECOMMEND

- |  |  |
|--|--|
| <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:shashwath@ucsd.edu">shashwath@ucsd.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:shashwath@ucsd.edu">shashwath@ucsd.edu</a> </p> |
|--|--|

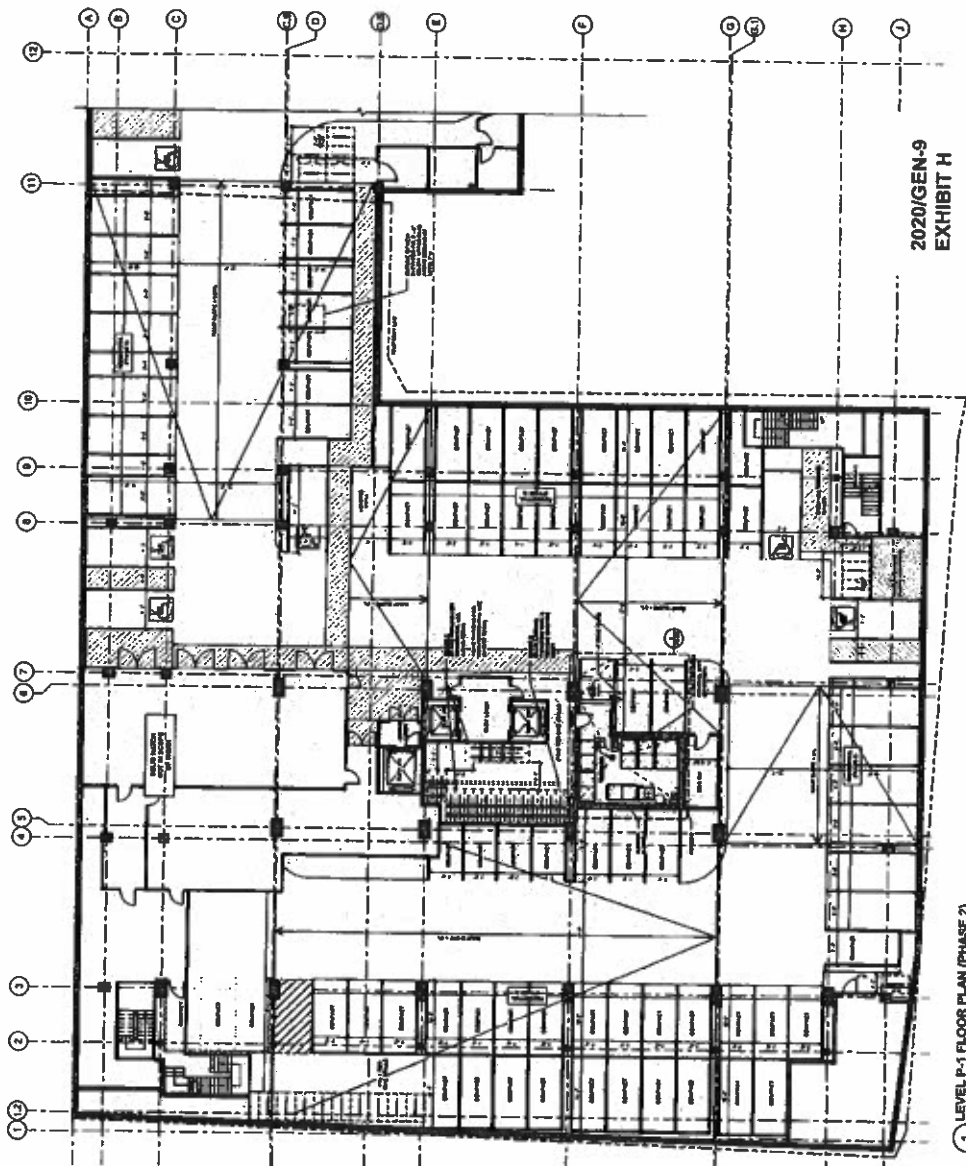
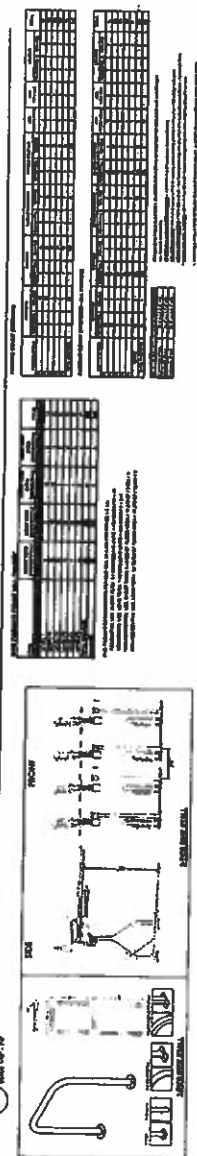
11

i

132 Bishop Street

1132 BISHOP STREET,  
HONOLULU, HAWAII 96813

**A2-P1**

2020/GEN-9  
EXHIBIT H

Steven Rpt  
 Author  
 Checked Rpt  
 Checker  
 Project Number  
 2018030

## GENERAL NOTES

## LEGEND

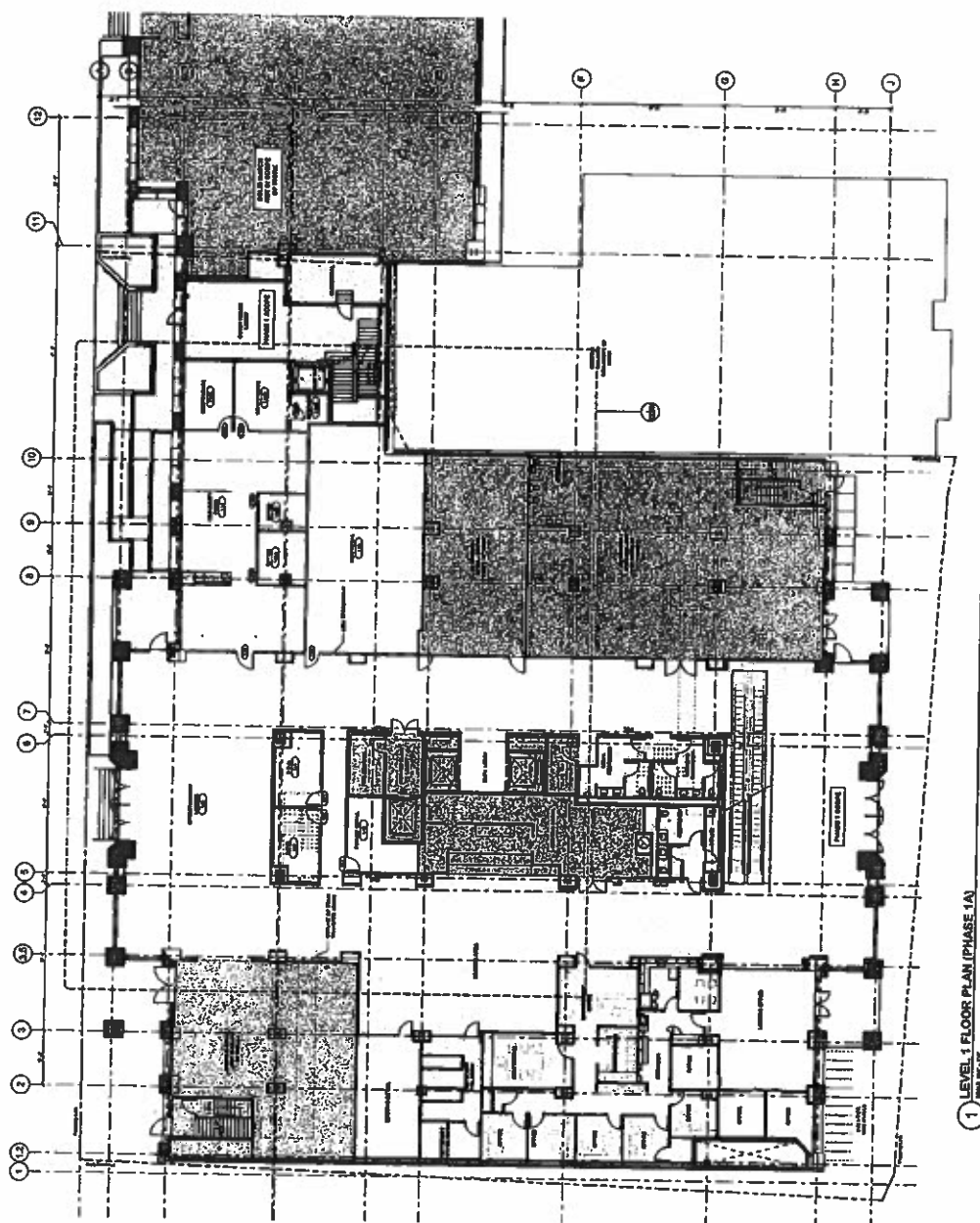
Psychological Inquiry

1

1132 Bishop Street

1133 BIRCHWOOD STREET,  
HAWAIIAN ISLANDS, HAWAII 96713

2018030  
 Project Number  
 Checked By  
 Entered By  
 Sheet Number  
 A2-01



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 prepared for the use of the client and is not to be used for any other purpose without the prior written permission of SCD.

3. This drawing is prepared for the use of the client and is not to be used for any other purpose without the prior written permission of SCD.

4. This drawing is prepared for the use of the client and is not to be used for any other purpose without the prior written permission of SCD.

5. This drawing is prepared for the use of the client and is not to be used for any other purpose without the prior written permission of SCD.

6. This drawing is prepared for the use of the client and is not to be used for any other purpose without the prior written permission of SCD.

7. This drawing is prepared for the use of the client and is not to be used for any other purpose without the prior written permission of SCD.

8. This drawing is prepared for the use of the client and is not to be used for any other purpose without the prior written permission of SCD.

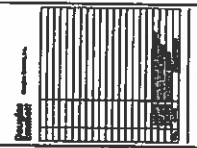
9. This drawing is prepared for the use of the client and is not to be used for any other purpose without the prior written permission of SCD.

10. This drawing is prepared for the use of the client and is not to be used for any other purpose without the prior written permission of SCD.

**SHEET NOTES**

**LEGEND**

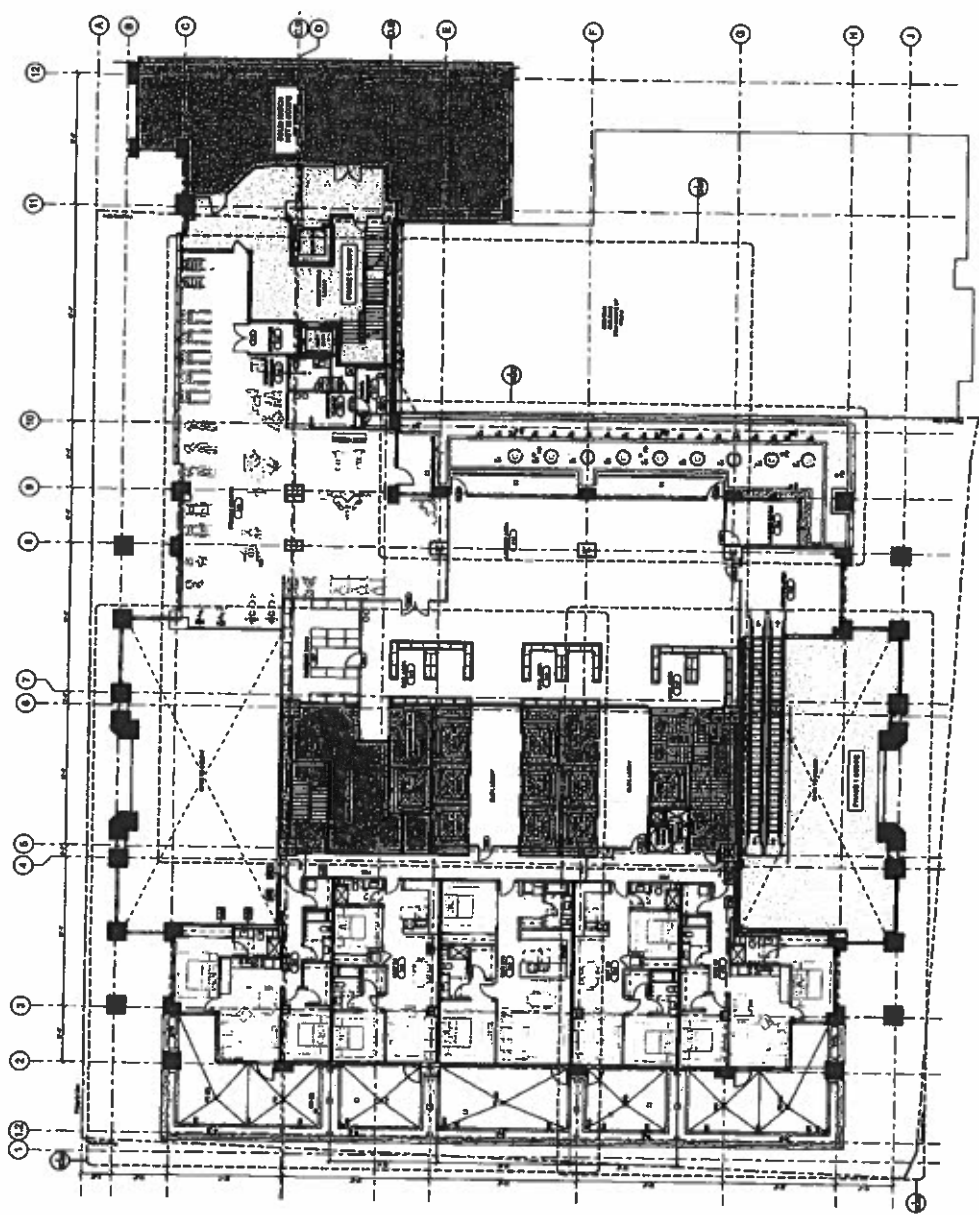
[Symbol] Existing  
 [Symbol] Proposed



1122 Bishop Street

1122 BISHOP STREET  
 2ND FLOOR  
 LEVEL 2 FLOOR  
 PLAN

Project No.  
 Drawing No.  
 Revision  
 20180318  
**A2-02**



**1** LEVEL 2 FLOOR PLAN (PHASE 1A)  
 DATE: 03/15/18

2020/GEN-9  
 EXHIBIT K

1132 Bishop Street

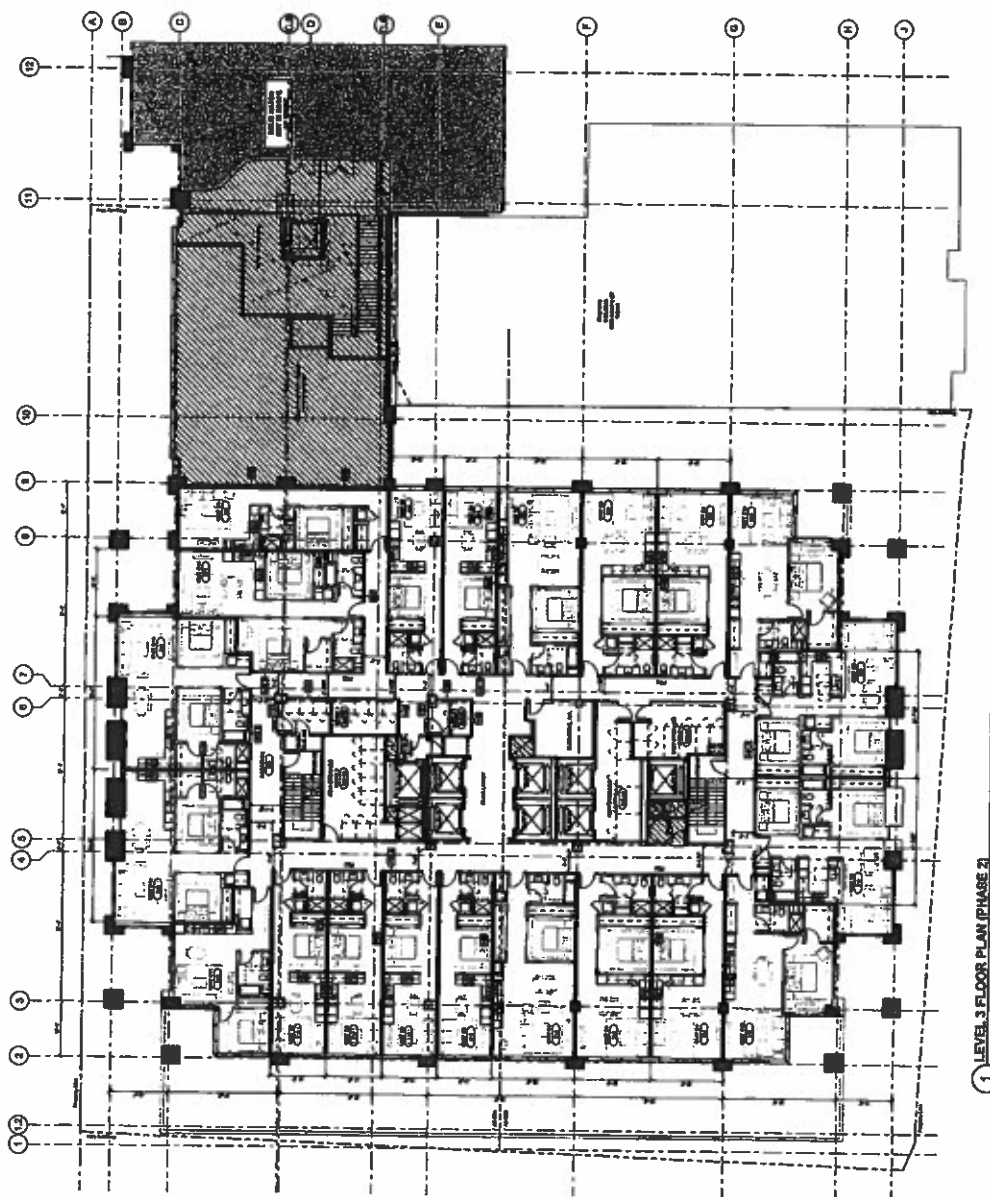
1730 GARDEN STREET,  
HOUSTON, TEXAS 77019  
601-261-1111

**A2-03**

Checked by  
 Approved by  
 2010030

2020/GEN-9  
EXHIBIT L

1 LEVEL 3 FLOOR PLAN (PHASE 2)



**LEGEND:**

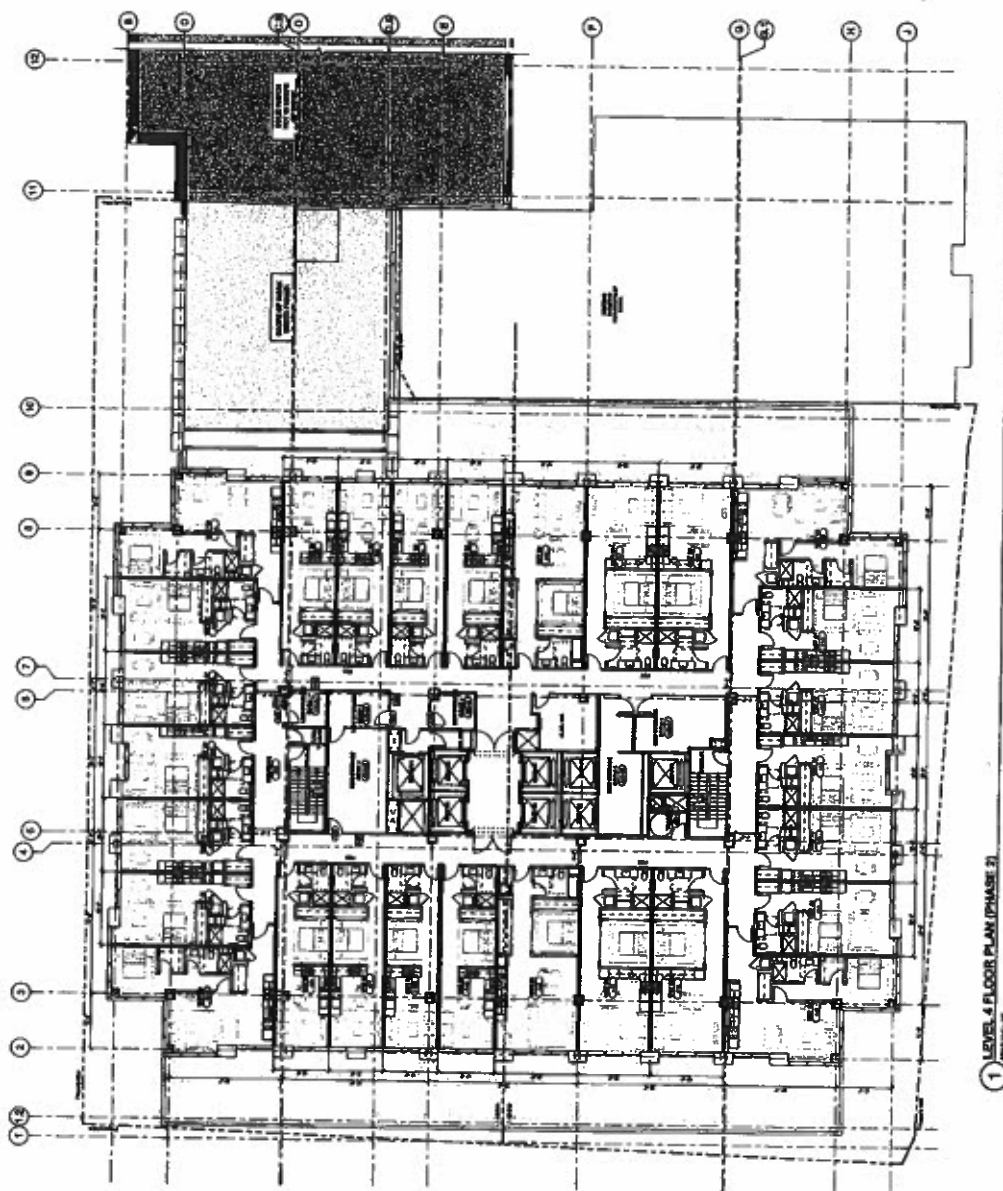
[illegible]

13

1132 Stephen Ward

**LEVEL 4 FLOOR  
PLAN (PHASE 2)**

Order No. Order No. Order No. Order No.	Date Received <b>A2-04</b>
--	-------------------------------

2020/GEN-9  
EXHIBIT M

**LEGEND:**

1

1

一、

1322 Stephen Stroud

120 BRIDGE STREET,  
STONEMAN, N.J. 08068 (609) 398-1111

BUILDING  
ELEVATIONS -  
NORTH

A3-01

01/20/20

2020/GEN-9  
EXHIBIT N

1 BUILDING ELEVATION - NORTH (PHASE 1)



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.  
 3. All elevations are in feet.  
 4. All areas are in square feet.  
 5. All volumes are in cubic feet.  
 6. All weights are in pounds.  
 7. All pressures are in pounds per square foot.  
 8. All temperatures are in degrees Fahrenheit.  
 9. All times are in hours and minutes.  
 10. All dates are in month, day, and year.

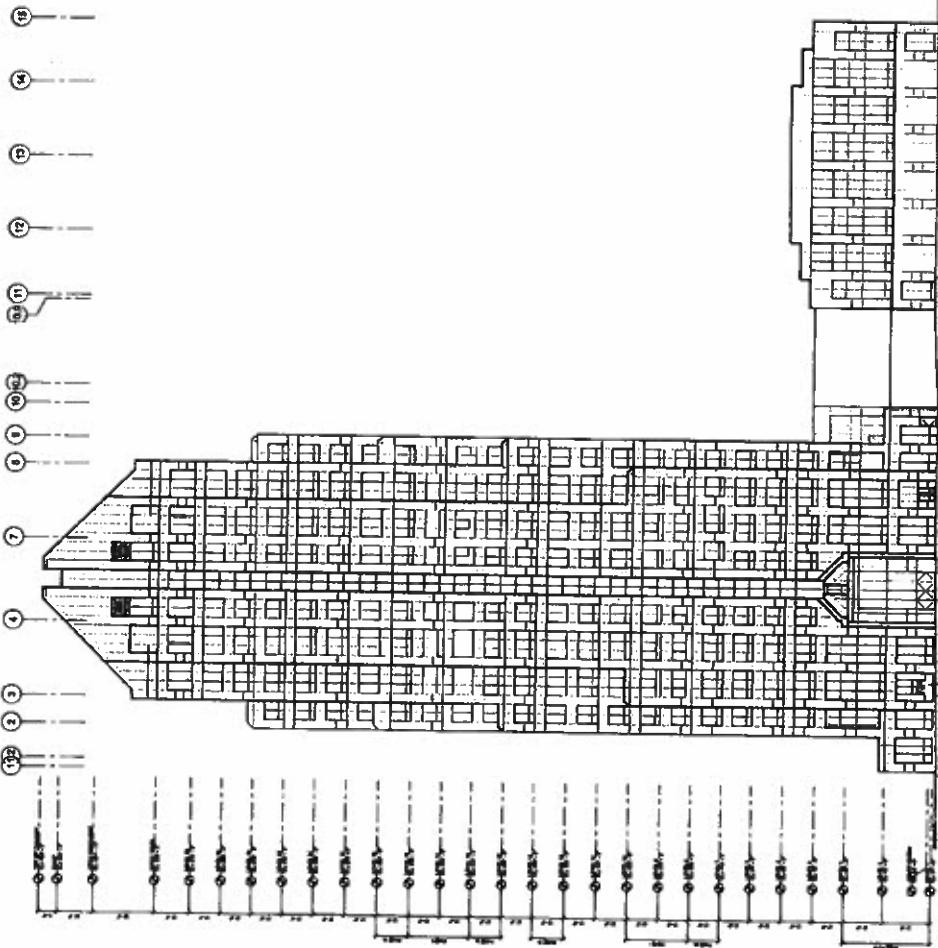
LEGEND:



112 Bishop Street

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

2020/GEN-9  
 EXHIBIT O



1 BUILDING ELEVATION - SOUTH (PHASE 1)

2020/GEN-9  
 EXHIBIT O

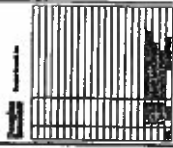
A3-02

2020/GEN-9

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

1. [illegible]  
 2. [illegible]  
 3. [illegible]  
 4. [illegible]  
 5. [illegible]  
 6. [illegible]  
 7. [illegible]  
 8. [illegible]  
 9. [illegible]  
 10. [illegible]  
 11. [illegible]  
 12. [illegible]  
 13. [illegible]  
 14. [illegible]  
 15. [illegible]  
 16. [illegible]  
 17. [illegible]  
 18. [illegible]  
 19. [illegible]  
 20. [illegible]  
 21. [illegible]  
 22. [illegible]  
 23. [illegible]  
 24. [illegible]  
 25. [illegible]  
 26. [illegible]  
 27. [illegible]  
 28. [illegible]  
 29. [illegible]  
 30. [illegible]  
 31. [illegible]  
 32. [illegible]  
 33. [illegible]  
 34. [illegible]  
 35. [illegible]  
 36. [illegible]  
 37. [illegible]  
 38. [illegible]  
 39. [illegible]  
 40. [illegible]  
 41. [illegible]  
 42. [illegible]  
 43. [illegible]  
 44. [illegible]  
 45. [illegible]  
 46. [illegible]  
 47. [illegible]  
 48. [illegible]  
 49. [illegible]  
 50. [illegible]  
 51. [illegible]  
 52. [illegible]  
 53. [illegible]  
 54. [illegible]  
 55. [illegible]  
 56. [illegible]  
 57. [illegible]  
 58. [illegible]  
 59. [illegible]  
 60. [illegible]  
 61. [illegible]  
 62. [illegible]  
 63. [illegible]  
 64. [illegible]  
 65. [illegible]  
 66. [illegible]  
 67. [illegible]  
 68. [illegible]  
 69. [illegible]  
 70. [illegible]  
 71. [illegible]  
 72. [illegible]  
 73. [illegible]  
 74. [illegible]  
 75. [illegible]  
 76. [illegible]  
 77. [illegible]  
 78. [illegible]  
 79. [illegible]  
 80. [illegible]  
 81. [illegible]  
 82. [illegible]  
 83. [illegible]  
 84. [illegible]  
 85. [illegible]  
 86. [illegible]  
 87. [illegible]  
 88. [illegible]  
 89. [illegible]  
 90. [illegible]  
 91. [illegible]  
 92. [illegible]  
 93. [illegible]  
 94. [illegible]  
 95. [illegible]  
 96. [illegible]  
 97. [illegible]  
 98. [illegible]  
 99. [illegible]  
 100. [illegible]

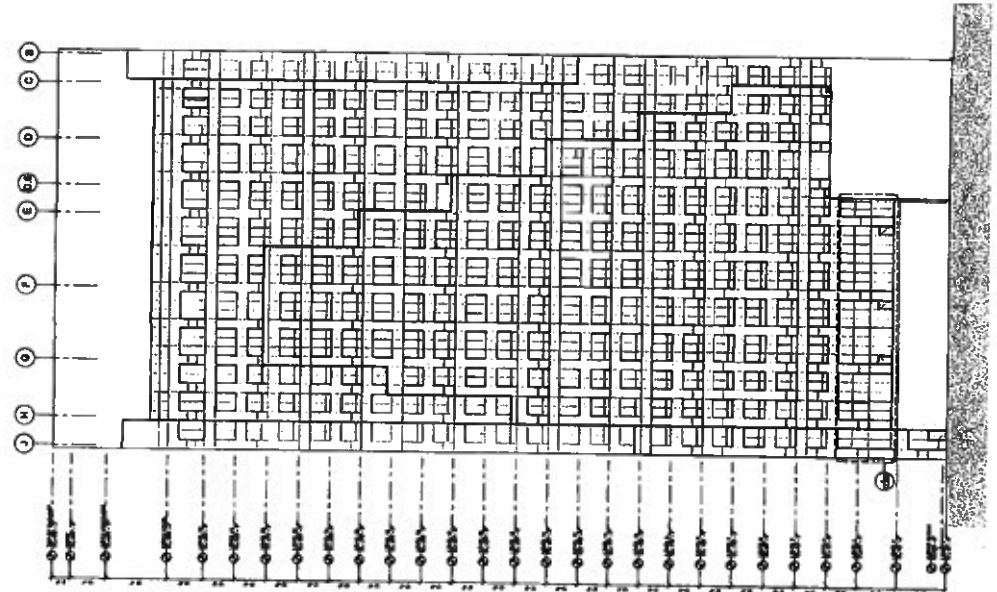
LEGEND:  
 [Symbol] [illegible]  
 [Symbol] [illegible]



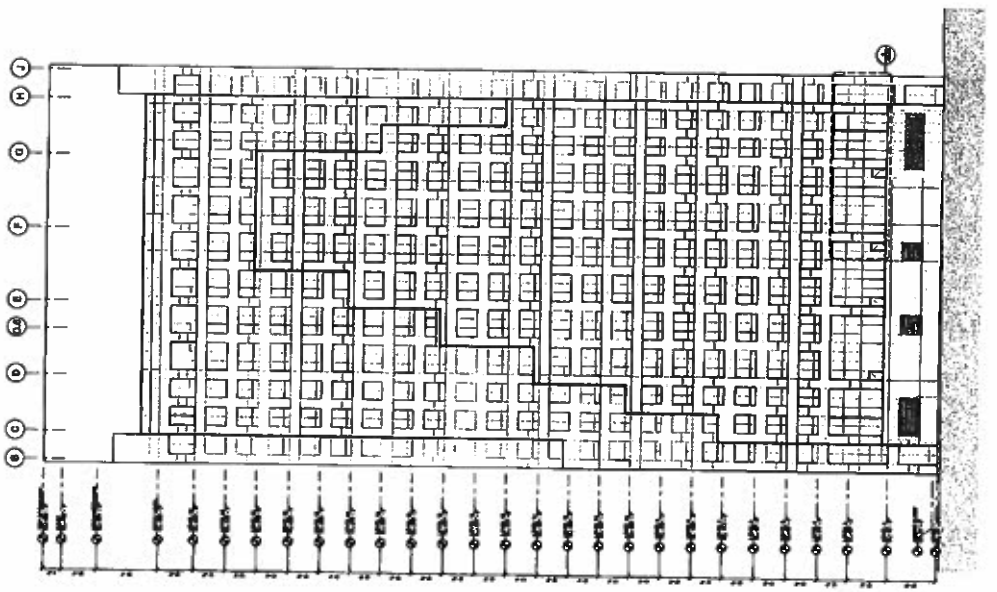
1100 Bishop Street

1100 Bishop Street  
 BUILDING  
 ELEVATIONS - EAST  
 & WEST

Sheet Number  
 A3-03  
 201803



1 BUILDING ELEVATION - EAST (PHASE 1A)

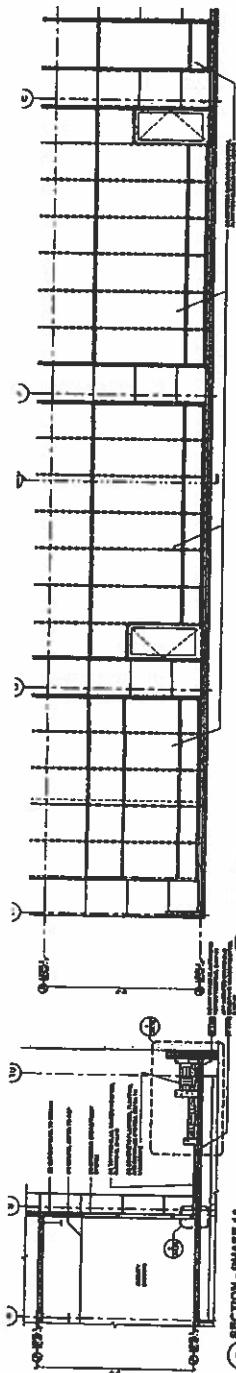


2 BUILDING ELEVATION - WEST (PHASE 1A)

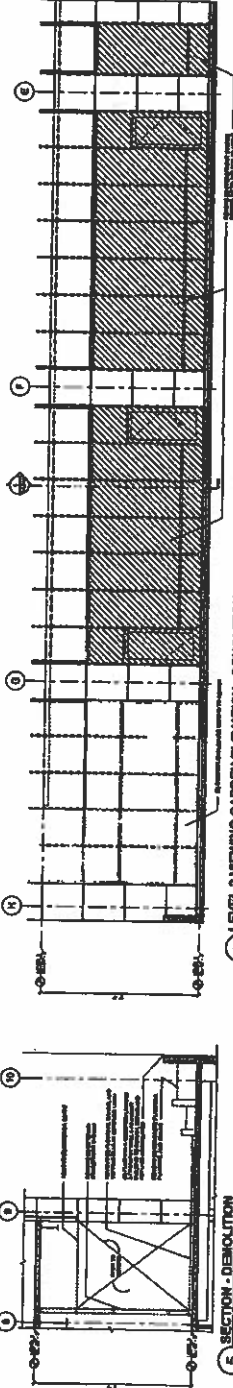
2020/GEN-9  
 EXHIBIT P



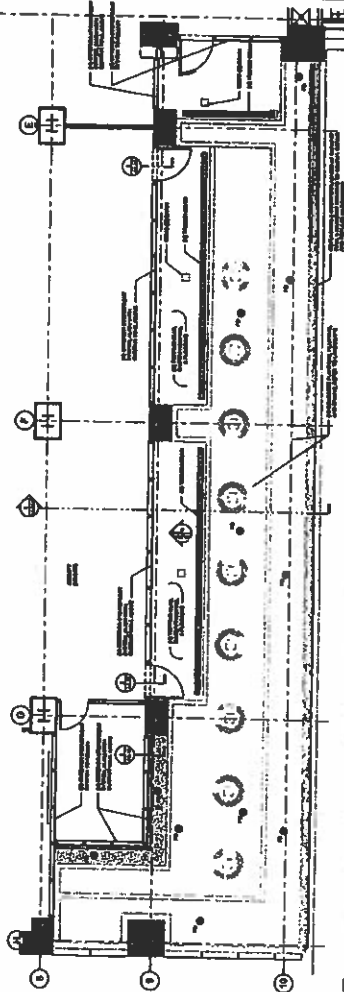
Shaw Construction  
1100 West 10th Street  
Vancouver, BC V6H 1G6  
Tel: 604.681.1100  
Fax: 604.681.1101



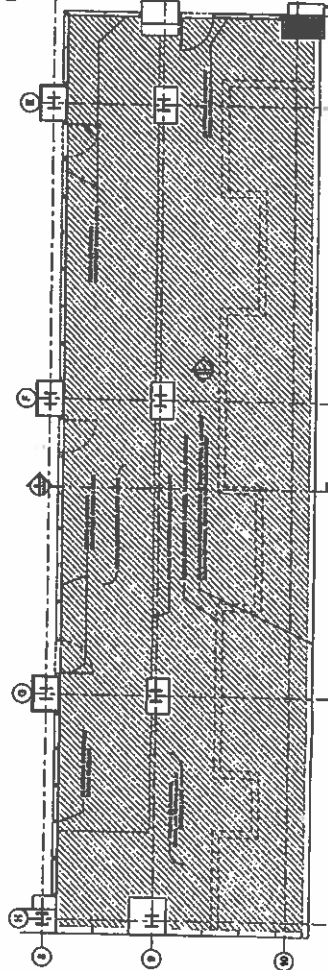
4 LEVEL 2 VIEWING GARDEN ELEVATION - PHASE 1A



3 LEVEL 2 VIEWING GARDEN ELEVATION - 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



1122 Blakely Street

1122 Blakely Street  
Vancouver, BC V6H 1G6  
Tel: 604.681.1100  
Fax: 604.681.1101

Project No.  
Drawing No.  
201-0030

A4.04A



2020/GEN-9  
EXHIBIT S

1 LEVEL 1 AMENITY PLANS - LEASING OFFICE (PHASE 1)

SCB

SCB  
1152 Bishop Street  
Level 1 Assembly -  
Furniture Plan - North  
Lobby (Phase 1A)

Gender

1152 Bishop Street  
Level 1 Assembly -  
Furniture Plan - North  
Lobby (Phase 1A)

1152 Bishop Street

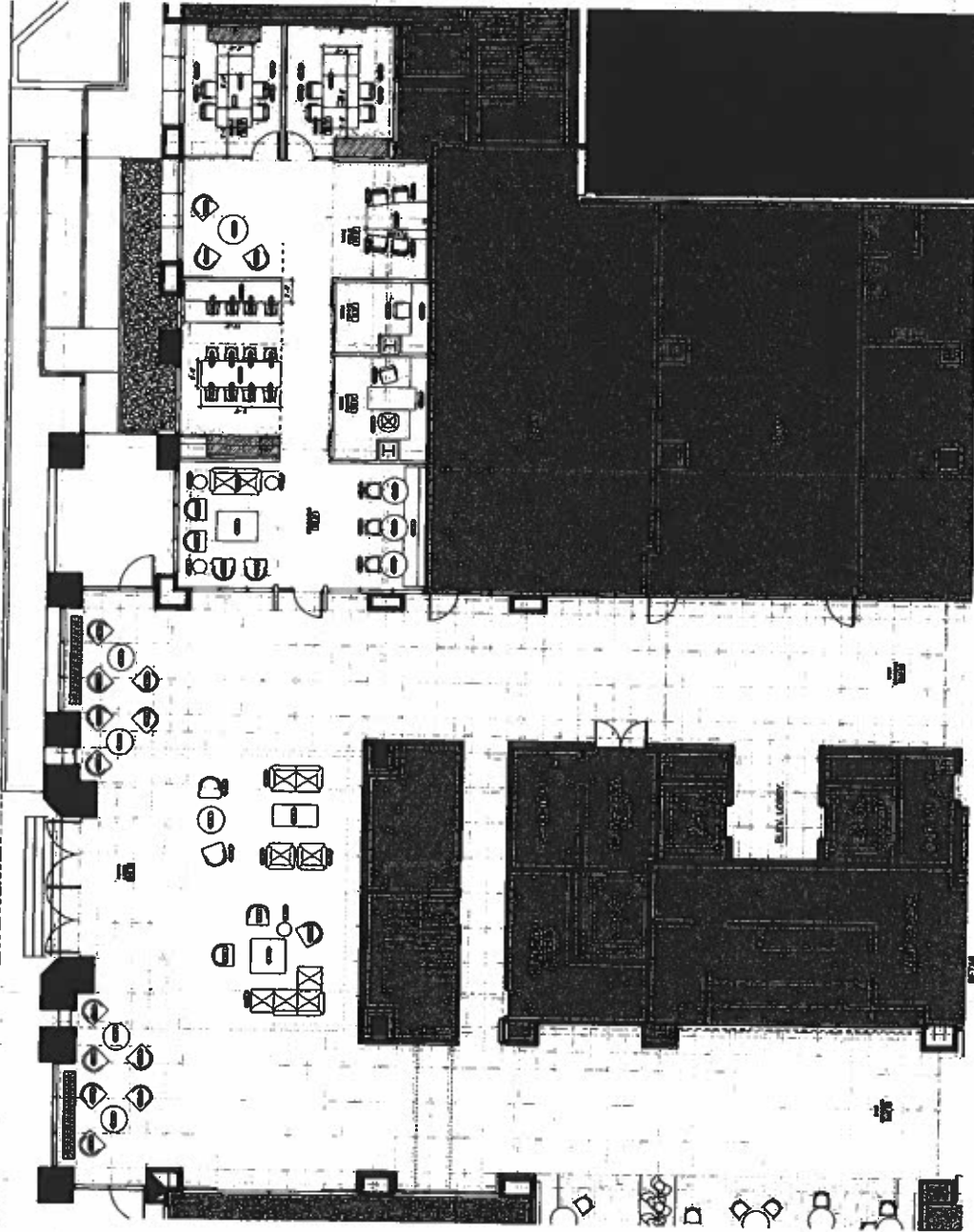


1152 Bishop Street  
Level 1 Assembly -  
Furniture Plan - North  
Lobby (Phase 1A)

1152 Bishop Street  
Level 1 Assembly -  
Furniture Plan - North  
Lobby (Phase 1A)

2020/GEN-9  
EXHIBIT T

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



SHEET NOTES



SCB  
Schematic Construction  
7200 Ave. 100  
San Francisco, CA 94103  
Tel: 415.774.1000  
Fax: 415.774.1001

Gensler

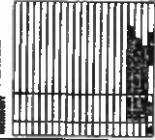
1000 Market Street  
San Francisco, CA 94102  
Tel: 415.774.1000  
Fax: 415.774.1001

GENERAL NOTES

100000

2020/GEN-9  
EXHIBIT U

100000



100000

100000

100000

100000

100000

100000

100000

100000

2 Level 2 Furniture Plan Lounge South (Phase 1A) (D)

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

100000

100000

100000

100000

100000

100000

100000

100000

100000

100000

100000

100000

100000

100000

100000