



CITY COUNCIL

CITY AND COUNTY OF HONOLULU
HONOLULU, HAWAII

No. 20-270, CD1

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



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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.



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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.



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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,



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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.



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- 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



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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.

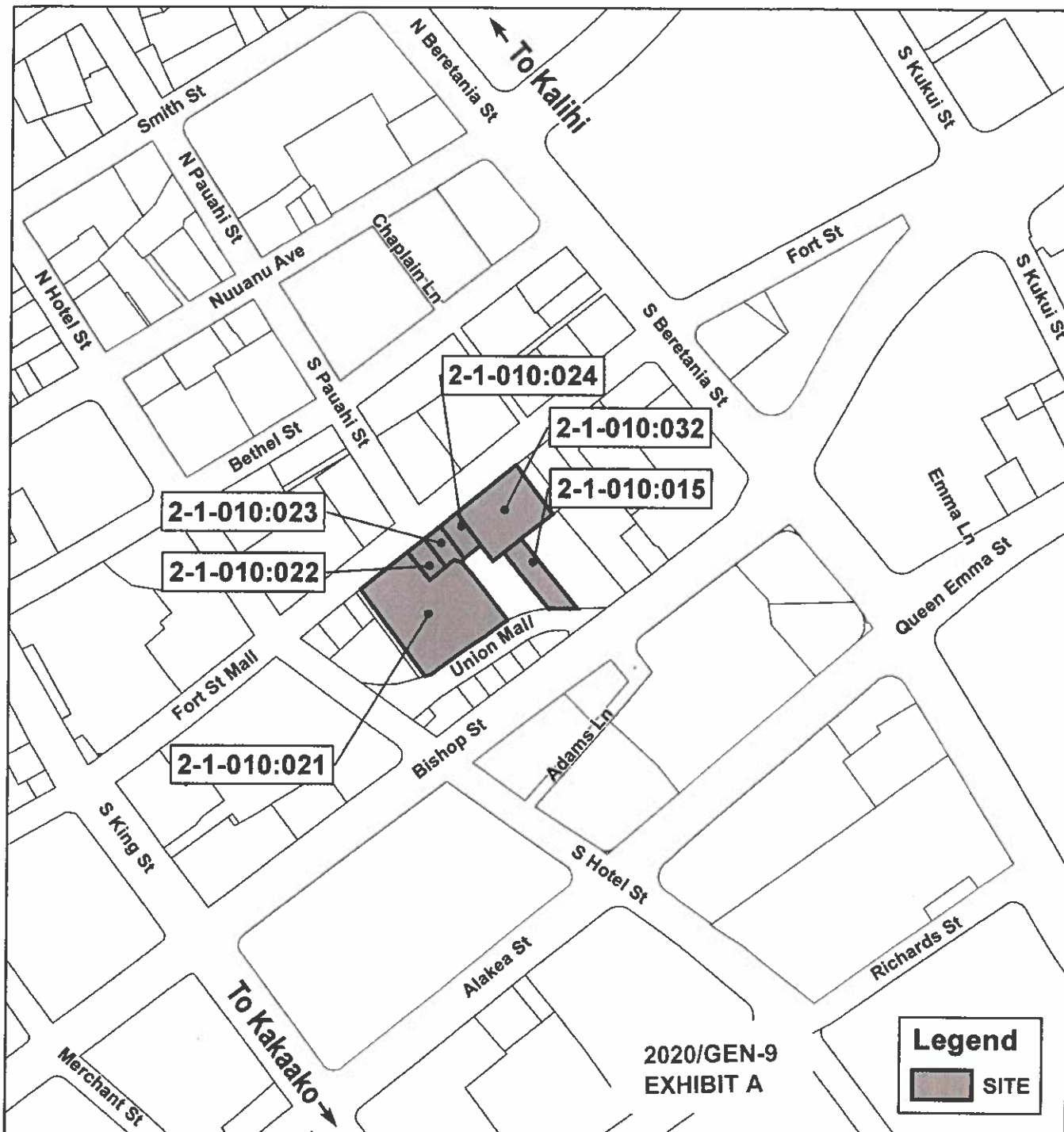
INTRODUCED BY:

Ann Kobayashi (br)

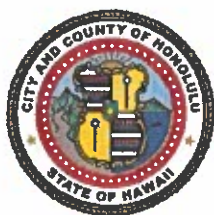
DATE OF INTRODUCTION:

October 19, 2020
Honolulu, Hawaii

Councilmembers



2020/GEN-9
EXHIBIT A



VICINITY MAP

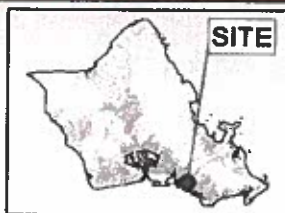
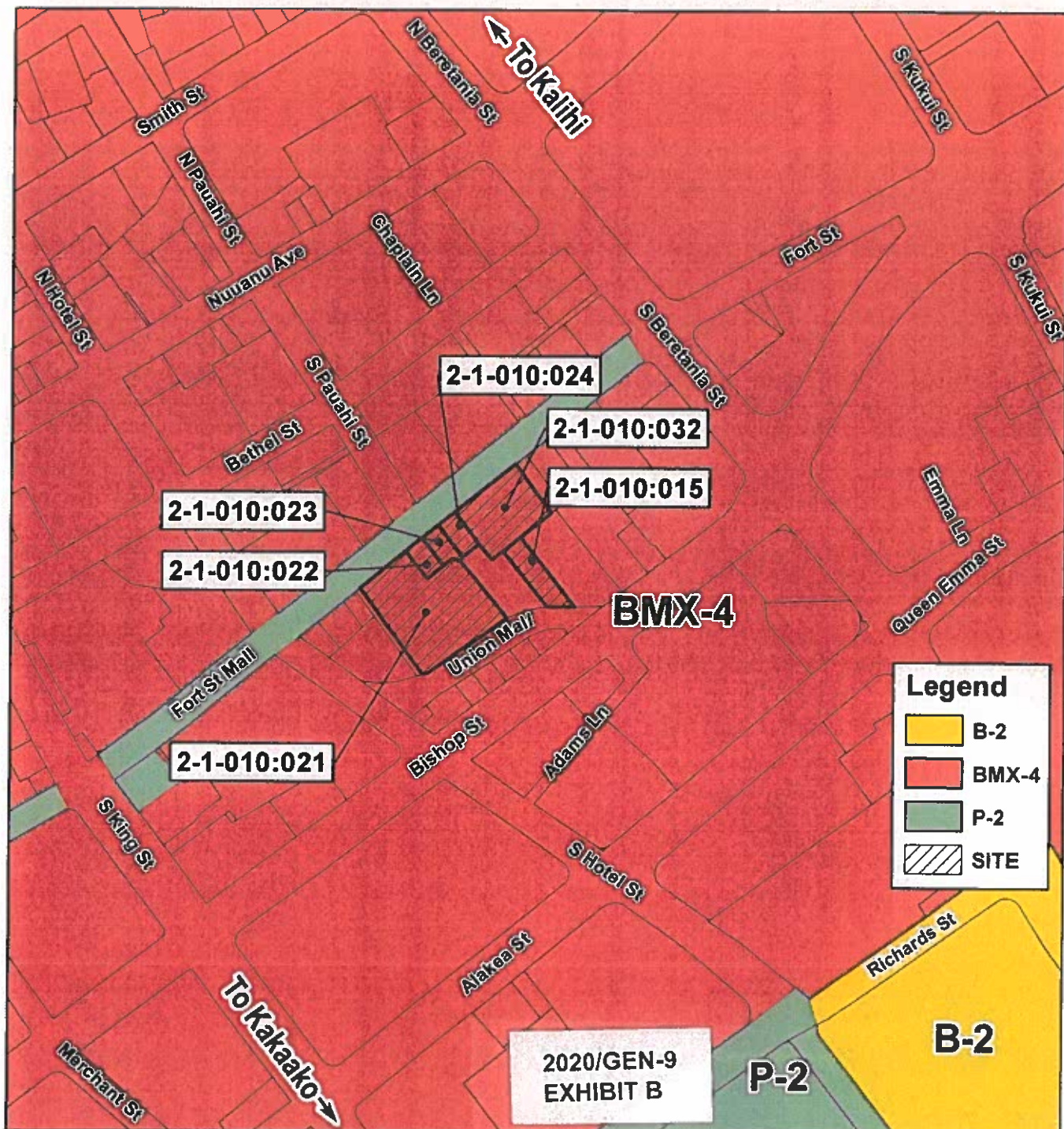
250 125 0 250
1 in = 250 ft



LOCATION MAP HONOLULU - DOWNTOWN

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

FOLDER NO.: 2020/GEN-9



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1 in = 250 ft



ZONING MAP HONOLULU - DOWNTOWN

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

FOLDER NO.: 2020/GEN-9

1. ALL DIMENSIONS ARE IN METERS UNLESS OTHERWISE NOTED.
2. ALL CONCRETE SHALL BE 25 MPa UNLESS OTHERWISE NOTED.
3. ALL STEEL SHALL BE A36 UNLESS OTHERWISE NOTED.
4. ALL WALLS SHALL BE 200mm THICK UNLESS OTHERWISE NOTED.
5. ALL FLOORS SHALL BE 100mm THICK UNLESS OTHERWISE NOTED.
6. ALL ROOFS SHALL BE 150mm THICK UNLESS OTHERWISE NOTED.
7. ALL STAIRS SHALL BE 1000mm WIDE UNLESS OTHERWISE NOTED.
8. ALL ELEVATIONS SHALL BE IN METERS UNLESS OTHERWISE NOTED.
9. ALL FINISHES SHALL BE AS NOTED.
10. ALL MATERIALS SHALL BE AS NOTED.
11. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2015 INTERNATIONAL BUILDING CODE (IBC).
12. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2015 INTERNATIONAL MECHANICAL AND ELECTRICAL CODE (IMC).
13. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2015 INTERNATIONAL PLUMBING AND HEATING CODE (IPHC).
14. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2015 INTERNATIONAL FIRE AND SAFETY CODE (IFSC).
15. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2015 INTERNATIONAL ENERGY CODE (IEC).
16. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2015 INTERNATIONAL SMOKE AND ALARM CODE (ISAC).
17. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2015 INTERNATIONAL ACCESSIBILITY STANDARDS (IAS).
18. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2015 INTERNATIONAL TRANSPORTATION CODE (ITC).
19. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2015 INTERNATIONAL CRIME PREVENTION CODE (ICPC).
20. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2015 INTERNATIONAL SECURITY CODE (ISC).

SHEET NOTES

LEGEND

- 1. ALL DIMENSIONS ARE IN METERS UNLESS OTHERWISE NOTED.
- 2. ALL CONCRETE SHALL BE 25 MPa UNLESS OTHERWISE NOTED.
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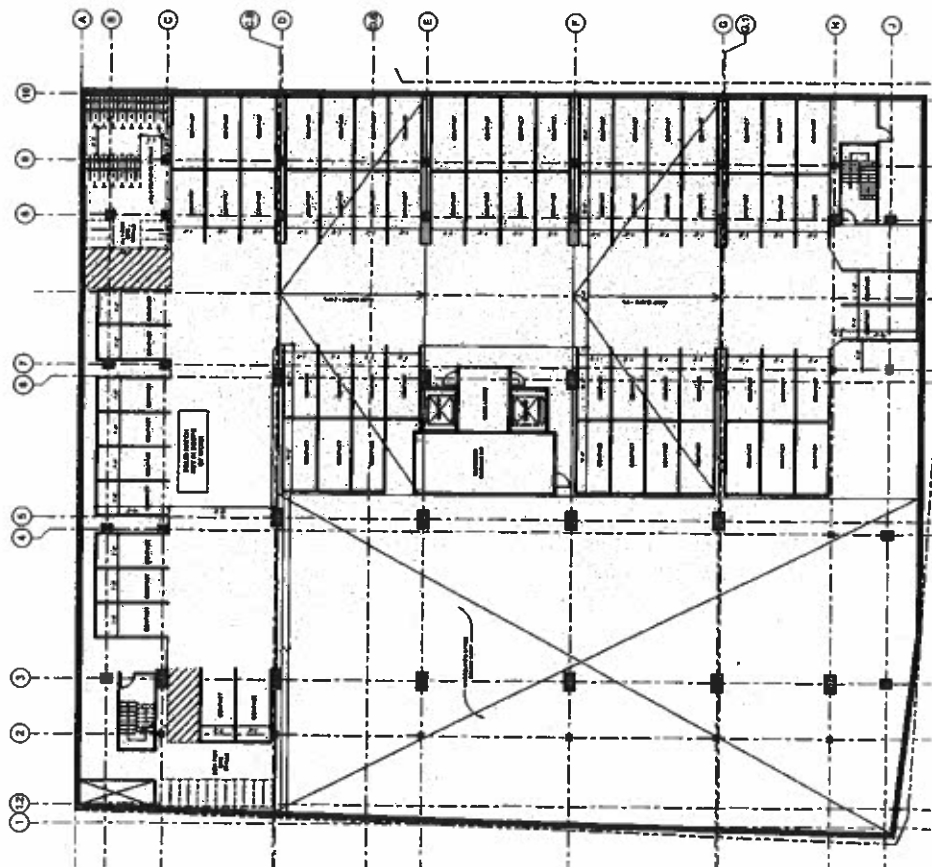
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NO.	DESCRIPTION	DATE
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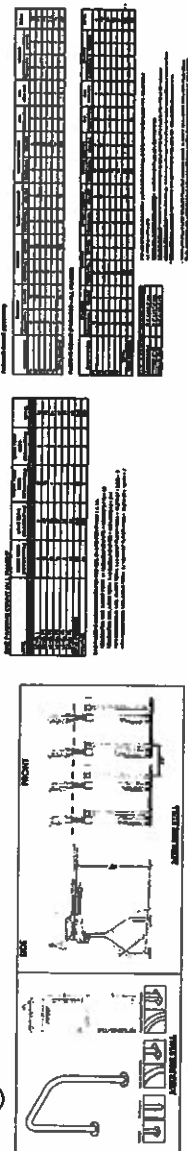
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LEVEL P-5 FLOOR
PLAN (PHASE 2)
FOR REFERENCE
ONLY

A2-P5
2018000

2020/GEN-9
EXHIBIT C



1 LEVEL P-5 FLOOR PLAN (PHASE 2)



1-800-368-3633
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 1-800-368-3633

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1132 Bishop Street

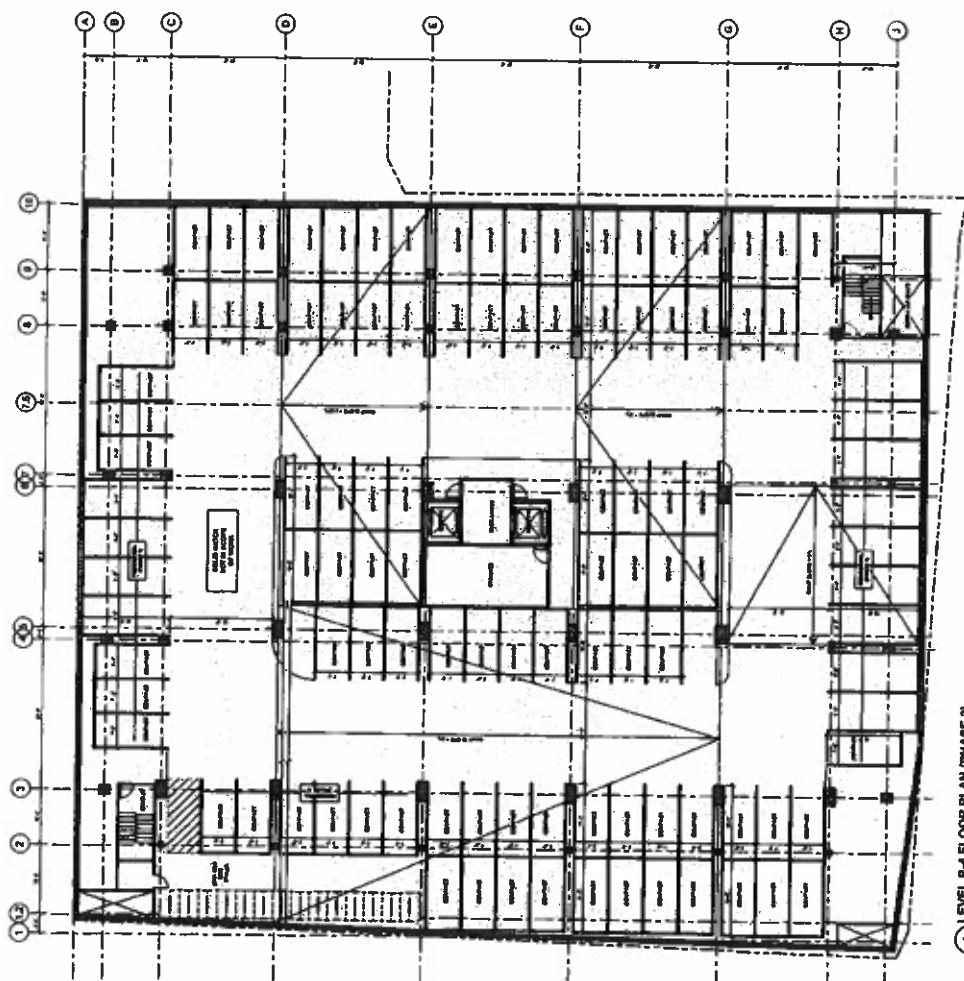
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NEW YORK, N.Y. 10013

Change By
 10/20/05
 Standard By
 10/20/05
 Project Number
 20180330

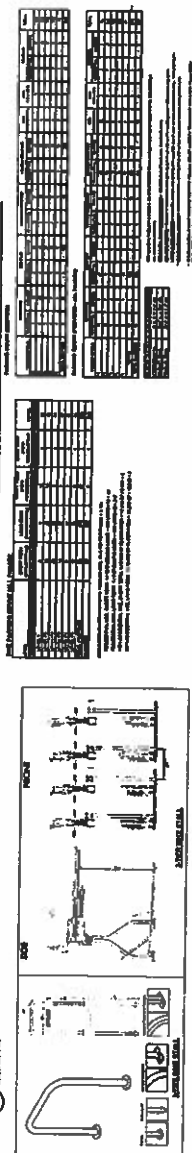
Model Number
 A2-P4

SHEET NOTES

LEGEND

[illegible]2020/GEN-9
EXHIBIT D

1 LEVEL P-4 FLOOR PLAN (PHASE 2)



1. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2015 INTERNATIONAL RESIDENTIAL CODE (IRC) AND THE 2015 INTERNATIONAL BUILDING CODE (IBC) AS ADOPTED BY THE CITY OF TULSA, OKLAHOMA.

2. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2015 OKLAHOMA ELECTRICAL CODE (OEC) AND THE 2015 OKLAHOMA MECHANICAL CODE (OMC) AS ADOPTED BY THE CITY OF TULSA, OKLAHOMA.

3. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2015 OKLAHOMA PLUMBING CODE (OPC) AND THE 2015 OKLAHOMA FIRE CODE (OFC) AS ADOPTED BY THE CITY OF TULSA, OKLAHOMA.

4. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2015 OKLAHOMA GAS CODE (OGC) AND THE 2015 OKLAHOMA SMOKE ALARM CODE (OSAC) AS ADOPTED BY THE CITY OF TULSA, OKLAHOMA.

5. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2015 OKLAHOMA ENERGY CODE (OEC) AND THE 2015 OKLAHOMA INSULATION CODE (OIC) AS ADOPTED BY THE CITY OF TULSA, OKLAHOMA.

6. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2015 OKLAHOMA ROOFING CODE (ORC) AND THE 2015 OKLAHOMA FLOORING CODE (OFC) AS ADOPTED BY THE CITY OF TULSA, OKLAHOMA.

7. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2015 OKLAHOMA PAINTING CODE (OPC) AND THE 2015 OKLAHOMA FINISHING CODE (OFC) AS ADOPTED BY THE CITY OF TULSA, OKLAHOMA.

8. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2015 OKLAHOMA LANDSCAPING CODE (OLC) AND THE 2015 OKLAHOMA UTILITY CODE (OUC) AS ADOPTED BY THE CITY OF TULSA, OKLAHOMA.

9. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2015 OKLAHOMA TRAFFIC CODE (OTC) AND THE 2015 OKLAHOMA PUBLIC WORKS CODE (OPWC) AS ADOPTED BY THE CITY OF TULSA, OKLAHOMA.

10. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2015 OKLAHOMA ZONING CODE (OZC) AND THE 2015 OKLAHOMA SUBDIVISION MAP ACT (OSMA) AS ADOPTED BY THE CITY OF TULSA, OKLAHOMA.

SHEET NOTES

LEGEND

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2015 INTERNATIONAL RESIDENTIAL CODE (IRC) AND THE 2015 INTERNATIONAL BUILDING CODE (IBC) AS ADOPTED BY THE CITY OF TULSA, OKLAHOMA.

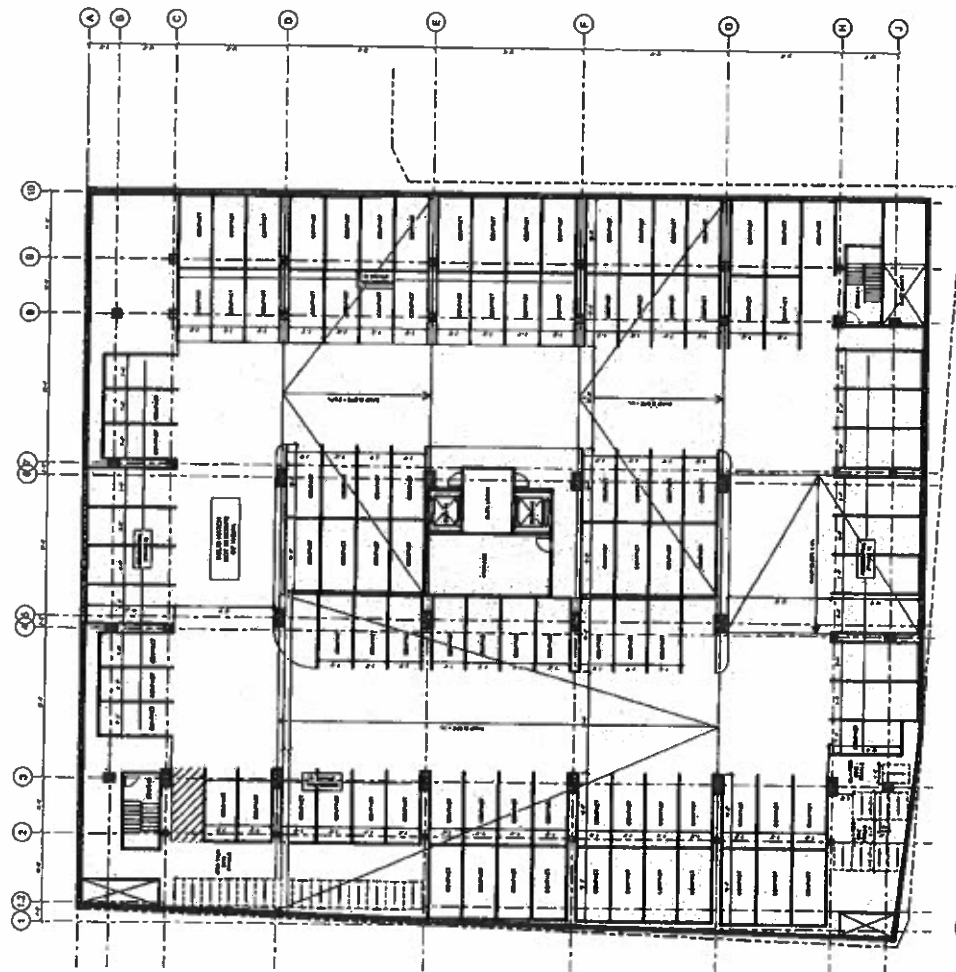
1100 N. 1st St., Suite 100
Tulsa, OK 74103
Phone: (918) 591-1100
Fax: (918) 591-1101
www.scbok.org

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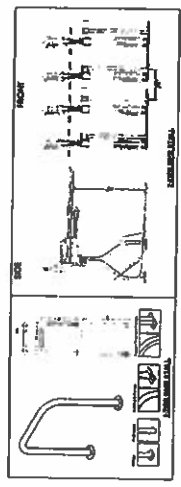
1100 N. 1st St., Suite 100
Tulsa, OK 74103
Phone: (918) 591-1100
Fax: (918) 591-1101
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Fax: (918) 591-1101
www.scbok.org



2020/GEN-9
EXHIBIT E

1 LEVEL P-3 FLOOR PLAN (PHASE 2)
Sheet 100-1-100



1. ALL DIMENSIONS ARE IN FEET AND INCHES. DIMENSIONS ARE GIVEN TO THE CENTER OF THE MEMBER UNLESS OTHERWISE NOTED.
2. ALL WALLS ARE 12" THICK UNLESS OTHERWISE NOTED.
3. ALL FLOORS ARE 12" THICK UNLESS OTHERWISE NOTED.
4. ALL ROOFS ARE 12" THICK UNLESS OTHERWISE NOTED.
5. ALL STAIRS ARE 12" 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.
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SHEET NOTES

LEGEND

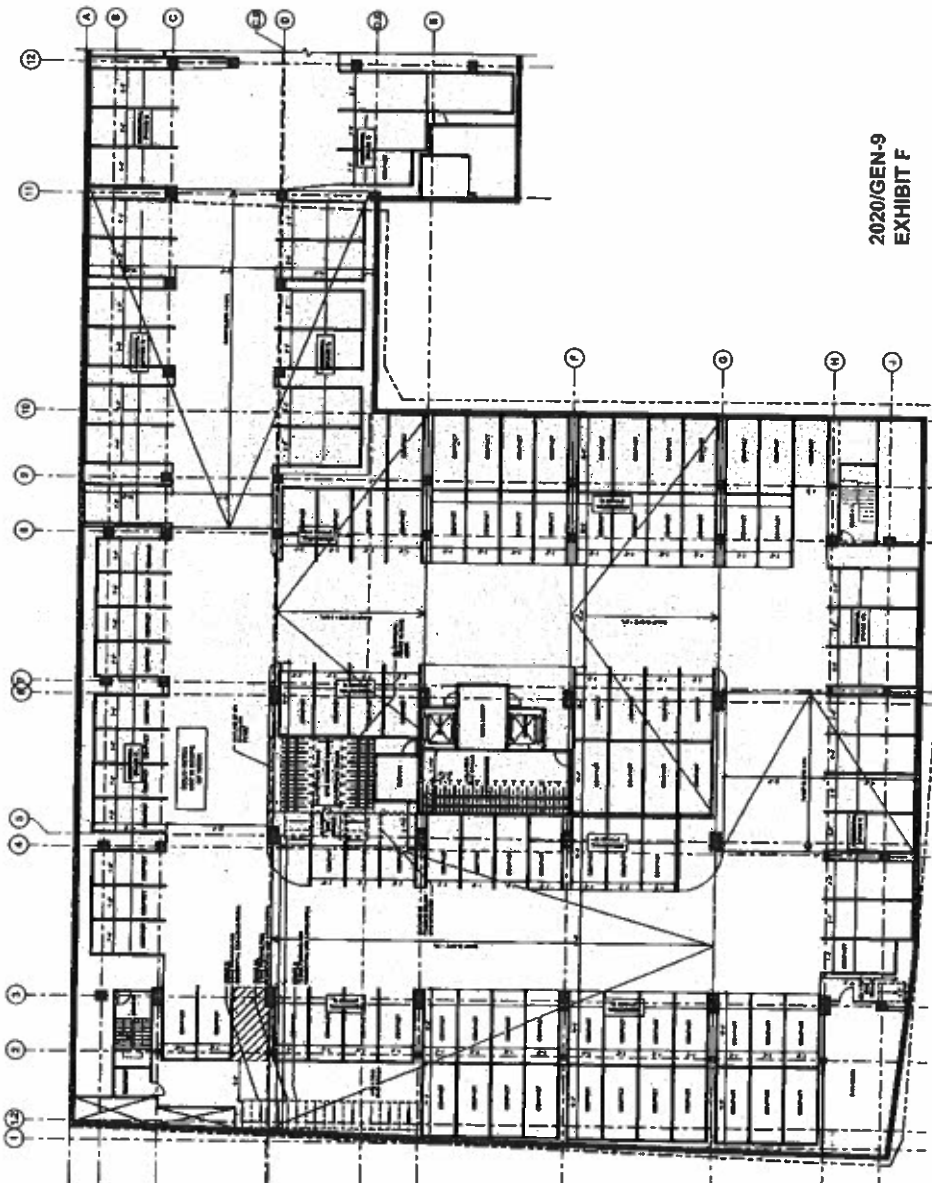
1. ALL DIMENSIONS ARE IN FEET AND INCHES. DIMENSIONS ARE GIVEN TO THE CENTER OF THE MEMBER UNLESS OTHERWISE NOTED.

1132 Bishop Street

NO.	REVISION	DATE	BY	CHKD.
1	ISSUED FOR PERMIT	11/11/2020	SCB	
2	REVISION	11/11/2020	SCB	
3	REVISION	11/11/2020	SCB	
4	REVISION	11/11/2020	SCB	
5	REVISION	11/11/2020	SCB	
6	REVISION	11/11/2020	SCB	
7	REVISION	11/11/2020	SCB	
8	REVISION	11/11/2020	SCB	
9	REVISION	11/11/2020	SCB	
10	REVISION	11/11/2020	SCB	
11	REVISION	11/11/2020	SCB	
12	REVISION	11/11/2020	SCB	
13	REVISION	11/11/2020	SCB	
14	REVISION	11/11/2020	SCB	
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16	REVISION	11/11/2020	SCB	
17	REVISION	11/11/2020	SCB	
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20	REVISION	11/11/2020	SCB	

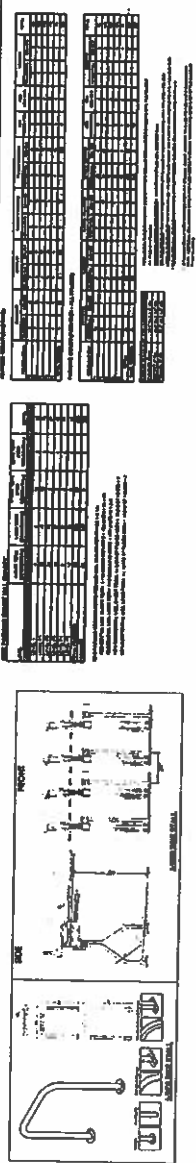
1132 Bishop Street
LEVEL P-3 FLOOR
PLAN (PHASE 2)

2018030
A2-P2



2020/GEN-9
EXHIBIT F

1 LEVEL P-3 FLOOR PLAN (PHASE 2)



MEIRKAL IN/12D

- 1. ALL DIMENSIONS ARE IN FEET AND INCHES. DIMENSIONS ARE GIVEN TO THE CENTERLINE OF THE WALL OR TO THE FACE OF THE WALL, AS NOTED.
- 2. ALL WALLS ARE 12" THICK UNLESS NOTED OTHERWISE.
- 3. ALL FLOORS ARE 4" THICK CONCRETE UNLESS NOTED OTHERWISE.
- 4. ALL ROOFS ARE 6" THICK CONCRETE UNLESS NOTED OTHERWISE.
- 5. ALL CEILING ARE 8" THICK CONCRETE UNLESS NOTED OTHERWISE.
- 6. ALL STAIRS ARE 12" THICK CONCRETE UNLESS NOTED OTHERWISE.
- 7. ALL ELEVATIONS ARE TO THE FINISH SURFACE UNLESS NOTED OTHERWISE.
- 8. ALL FINISHES ARE TO BE DETERMINED BY THE ARCHITECT.
- 9. ALL MATERIALS ARE TO BE OF THE BEST QUALITY AVAILABLE.
- 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 MECHANICAL, ELECTRICAL AND PLUMBING CODES AND STANDARDS.
- 12. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE FIRE AND LIFE SAFETY CODES AND STANDARDS.
- 13. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE ENVIRONMENTAL AND ENERGY CODES AND STANDARDS.
- 14. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE TRANSPORTATION AND INFRASTRUCTURE CODES AND STANDARDS.
- 15. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE LANDSCAPE ARCHITECTURE CODES AND STANDARDS.
- 16. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE HISTORIC PRESERVATION CODES AND STANDARDS.
- 17. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE ARCHITECTURAL RECORDING CODES AND STANDARDS.
- 18. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE ARCHITECTURAL DESIGN CODES AND STANDARDS.
- 19. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE ARCHITECTURAL CONSTRUCTION CODES AND STANDARDS.
- 20. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE ARCHITECTURAL MAINTENANCE CODES AND STANDARDS.

SHEET NOTES

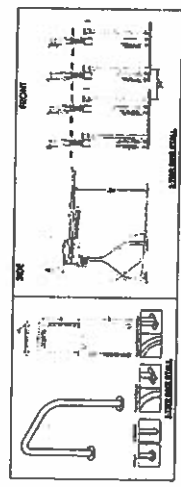
LEGEND

- 1. ALL DIMENSIONS ARE IN FEET AND INCHES. DIMENSIONS ARE GIVEN TO THE CENTERLINE OF THE WALL OR TO THE FACE OF THE WALL, AS NOTED.
- 2. ALL WALLS ARE 12" THICK UNLESS NOTED OTHERWISE.
- 3. ALL FLOORS ARE 4" THICK CONCRETE UNLESS NOTED OTHERWISE.
- 4. ALL ROOFS ARE 6" THICK CONCRETE UNLESS NOTED OTHERWISE.
- 5. ALL CEILING ARE 8" THICK CONCRETE UNLESS NOTED OTHERWISE.
- 6. ALL STAIRS ARE 12" THICK CONCRETE UNLESS NOTED OTHERWISE.
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- 20. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE ARCHITECTURAL MAINTENANCE CODES AND STANDARDS.

1132 Bishop Street

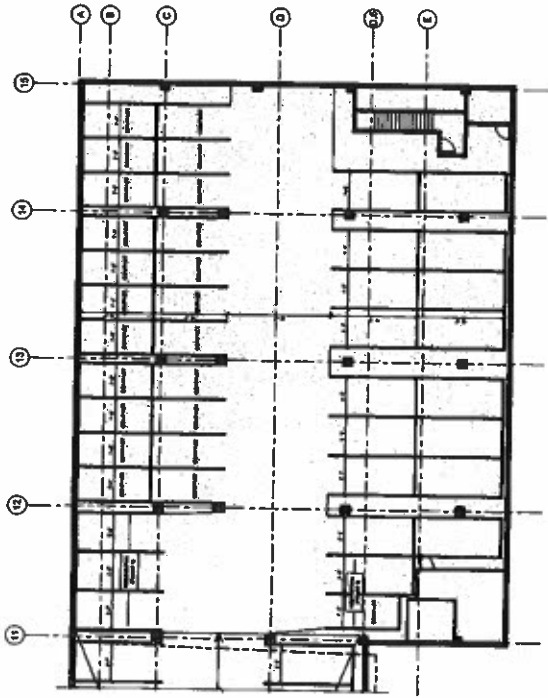
NO.	DESCRIPTION	QTY	UNIT	PRICE	TOTAL
1	CONCRETE FLOOR	100	SQ. YD.	10.00	1000.00
2	CONCRETE WALL	100	SQ. YD.	10.00	1000.00
3	CONCRETE ROOF	100	SQ. YD.	10.00	1000.00
4	CONCRETE CEILING	100	SQ. YD.	10.00	1000.00
5	CONCRETE STAIR	100	SQ. YD.	10.00	1000.00
6	CONCRETE ELEVATOR	100	SQ. YD.	10.00	1000.00
7	CONCRETE FINISH	100	SQ. YD.	10.00	1000.00
8	CONCRETE MAINTENANCE	100	SQ. YD.	10.00	1000.00
9	CONCRETE CONSTRUCTION	100	SQ. YD.	10.00	1000.00
10	CONCRETE DESIGN	100	SQ. YD.	10.00	1000.00

NO.	DESCRIPTION	QTY	UNIT	PRICE	TOTAL
1	CONCRETE FLOOR	100	SQ. YD.	10.00	1000.00
2	CONCRETE WALL	100	SQ. YD.	10.00	1000.00
3	CONCRETE ROOF	100	SQ. YD.	10.00	1000.00
4	CONCRETE CEILING	100	SQ. YD.	10.00	1000.00
5	CONCRETE STAIR	100	SQ. YD.	10.00	1000.00
6	CONCRETE ELEVATOR	100	SQ. YD.	10.00	1000.00
7	CONCRETE FINISH	100	SQ. YD.	10.00	1000.00
8	CONCRETE MAINTENANCE	100	SQ. YD.	10.00	1000.00
9	CONCRETE CONSTRUCTION	100	SQ. YD.	10.00	1000.00
10	CONCRETE DESIGN	100	SQ. YD.	10.00	1000.00



2020/GEN-9
EXHIBIT G

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



SCP
Structural Concrete
7 201 100
7 201 100
7 201 100
7 201 100

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

GENERAL NOTES

1. ALL DIMENSIONS ARE IN FEET AND INCHES. DIMENSIONS ARE GIVEN TO THE CENTERLINE UNLESS OTHERWISE NOTED.
2. ALL WALLS ARE 12" THICK UNLESS OTHERWISE NOTED.
3. ALL FLOORS ARE 4" THICK UNLESS OTHERWISE NOTED.
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19. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE ARCHITECTURAL EDUCATION CODES AND STANDARDS.
20. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE ARCHITECTURAL RESEARCH CODES AND STANDARDS.

SHEET NOTES

1. ALL DIMENSIONS ARE IN FEET AND INCHES. DIMENSIONS ARE GIVEN TO THE CENTERLINE UNLESS OTHERWISE NOTED.
2. ALL WALLS ARE 12" THICK UNLESS OTHERWISE NOTED.
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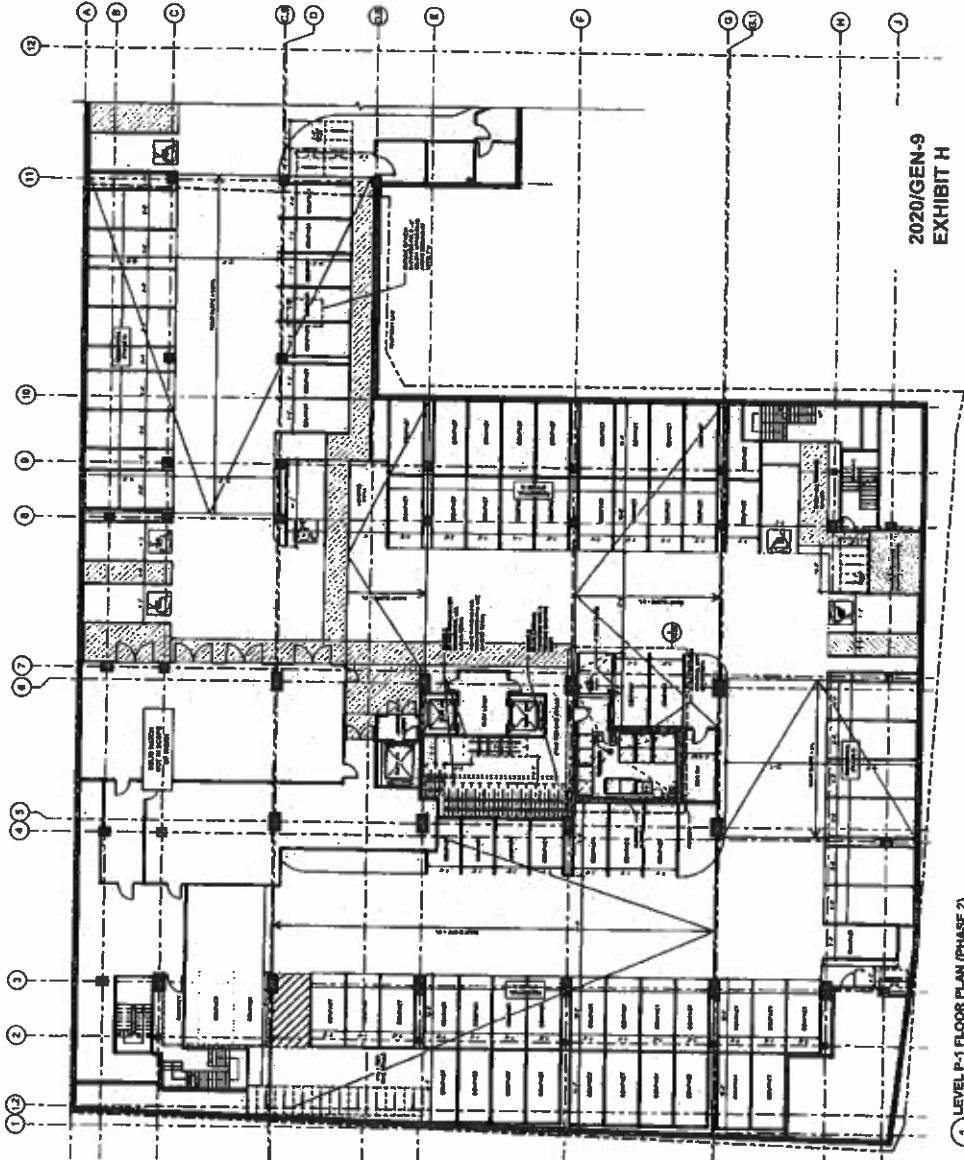
132 Bishop Street



132 Bishop Street

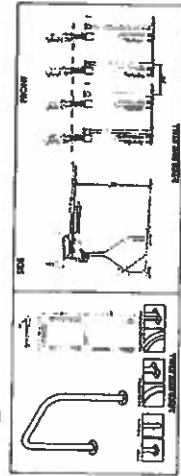
THE BISHOP STREET
ARCHITECTURAL FIRM
LEVEL P-4 FLOOR
PLAN (PHASE 2)

Sheet No. A2-P1
Project No. 2016030



Room No.	Room Name	Area (sq. ft.)	Notes
101	Office	120	
102	Office	120	
103	Office	120	
104	Office	120	
105	Office	120	
106	Office	120	
107	Office	120	
108	Office	120	
109	Office	120	
110	Office	120	
111	Office	120	
112	Office	120	
113	Office	120	
114	Office	120	
115	Office	120	
116	Office	120	
117	Office	120	
118	Office	120	
119	Office	120	
120	Office	120	

Room No.	Room Name	Area (sq. ft.)	Notes
101	Office	120	
102	Office	120	
103	Office	120	
104	Office	120	
105	Office	120	
106	Office	120	
107	Office	120	
108	Office	120	
109	Office	120	
110	Office	120	
111	Office	120	
112	Office	120	
113	Office	120	
114	Office	120	
115	Office	120	
116	Office	120	
117	Office	120	
118	Office	120	
119	Office	120	
120	Office	120	



Steven Rpt
 Author
 Checked Rpt
 Checker
 Project Number
 2018030

GENERAL NOTES

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

SHEET NOTES

LEGEND

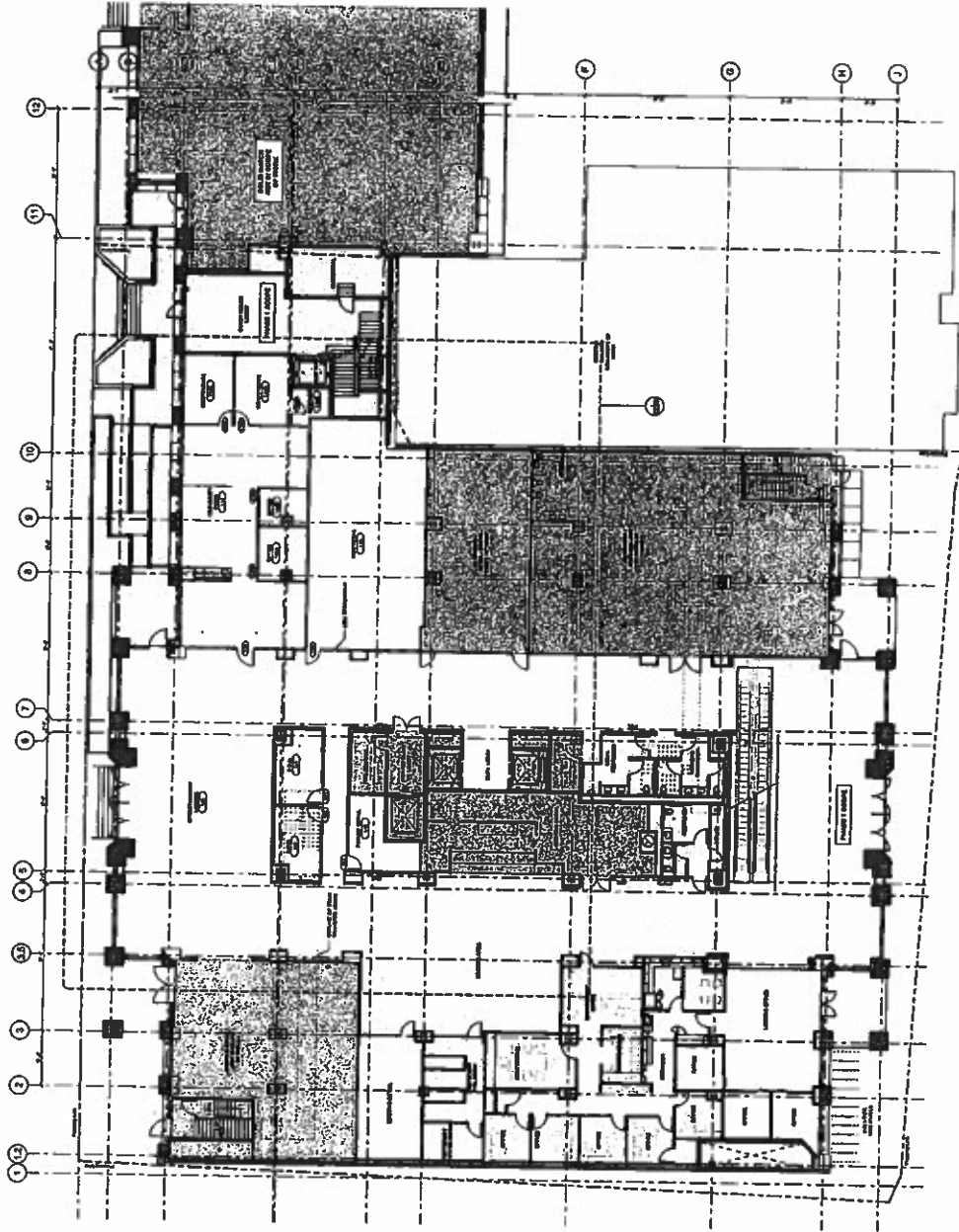
- 1. EXISTING WALLS
- 2. EXISTING DOORS
- 3. EXISTING WINDOWS
- 4. EXISTING STAIRS
- 5. EXISTING ELEVATORS
- 6. EXISTING ROOF
- 7. EXISTING FLOOR
- 8. EXISTING CEILING
- 9. EXISTING MECHANICAL
- 10. EXISTING ELECTRICAL
- 11. EXISTING PIPING
- 12. EXISTING STRUCTURE
- 13. EXISTING LANDSCAPE
- 14. EXISTING UTILITIES
- 15. EXISTING SITEWORK
- 16. EXISTING SITE FURNITURE
- 17. EXISTING SITE LIGHTING
- 18. EXISTING SITE PAVING
- 19. EXISTING SITE GRASS
- 20. EXISTING SITE TREES



1132 Bishop Street

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

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



1 LEVEL 1 FLOOR PLAN (PHASE 1A)

2020/GEN-9
EXHIBIT J

QUEST

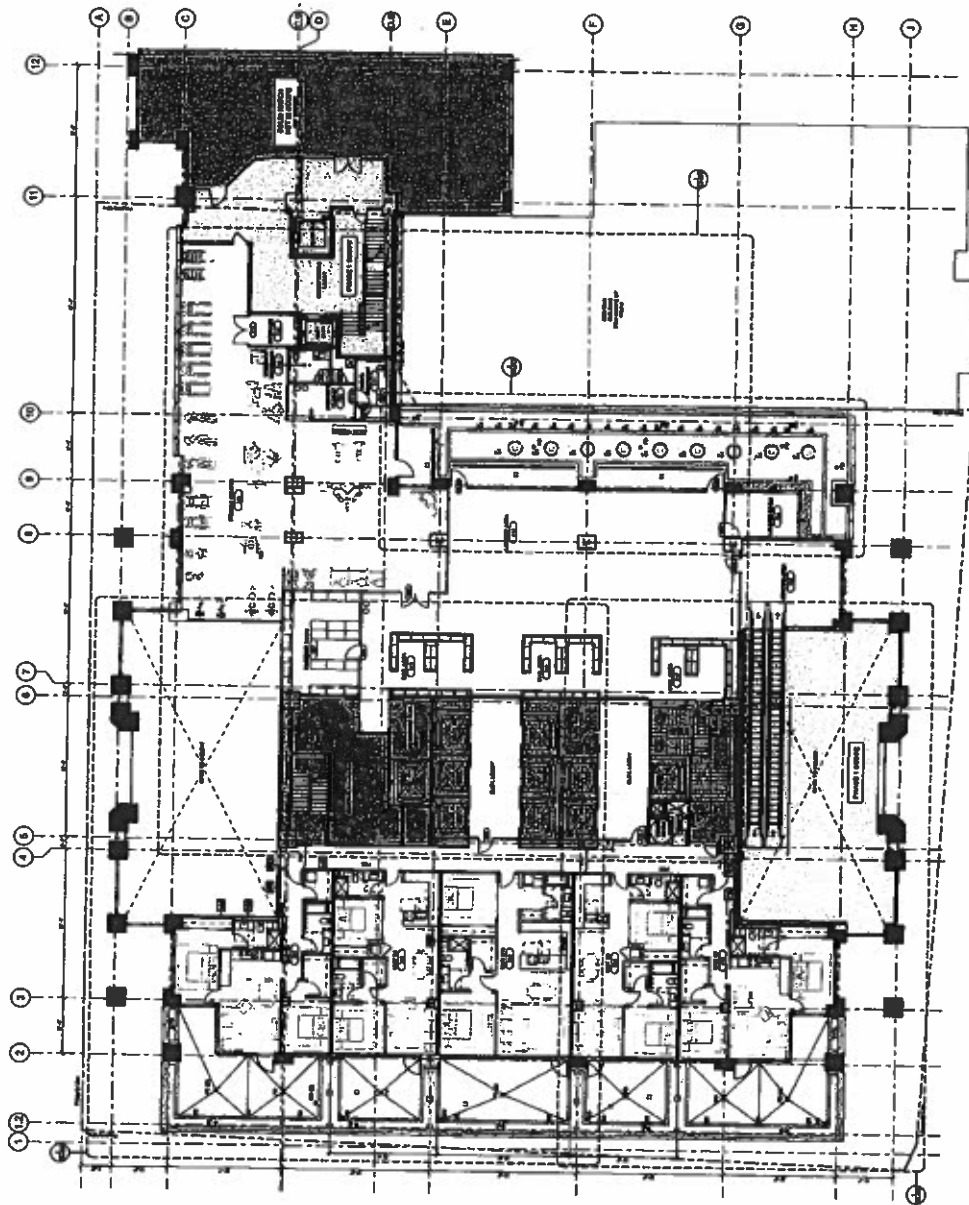
15 JANUARY 2005

11

1132 Bishop Street

1128 BRIMCO STREET,
MONTICELLO, MARIANA ISLANDS
© 1994-1995 by *Architectural Record*

Search-Only Number: A2-02
 Standard for Number: 2018038
 Project Number:



1 LEVEL 2 FLOOR PLAN (PHASE 1A)

2020/GEN-9
EXHIBIT K

1. All dimensions are in feet and inches.
2. All dimensions are to the centerline of the wall or column unless otherwise noted.
3. All dimensions are to the finished floor unless otherwise noted.
4. All dimensions are to the centerline of the wall or column unless otherwise noted.
5. All dimensions are to the finished floor unless otherwise noted.
6. All dimensions are to the centerline of the wall or column unless otherwise noted.
7. All dimensions are to the finished floor unless otherwise noted.
8. All dimensions are to the centerline of the wall or column unless otherwise noted.
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17. All dimensions are to the finished floor unless otherwise noted.
18. All dimensions are to the centerline of the wall or column unless otherwise noted.
19. All dimensions are to the finished floor unless otherwise noted.
20. All dimensions are to the centerline of the wall or column unless otherwise noted.

LEGEND:

- 1. All dimensions are in feet and inches.
- 2. All dimensions are to the centerline of the wall or column unless otherwise noted.
- 3. All dimensions are to the finished floor unless otherwise noted.
- 4. All dimensions are to the centerline of the wall or column unless otherwise noted.
- 5. All dimensions are to the finished floor unless otherwise noted.
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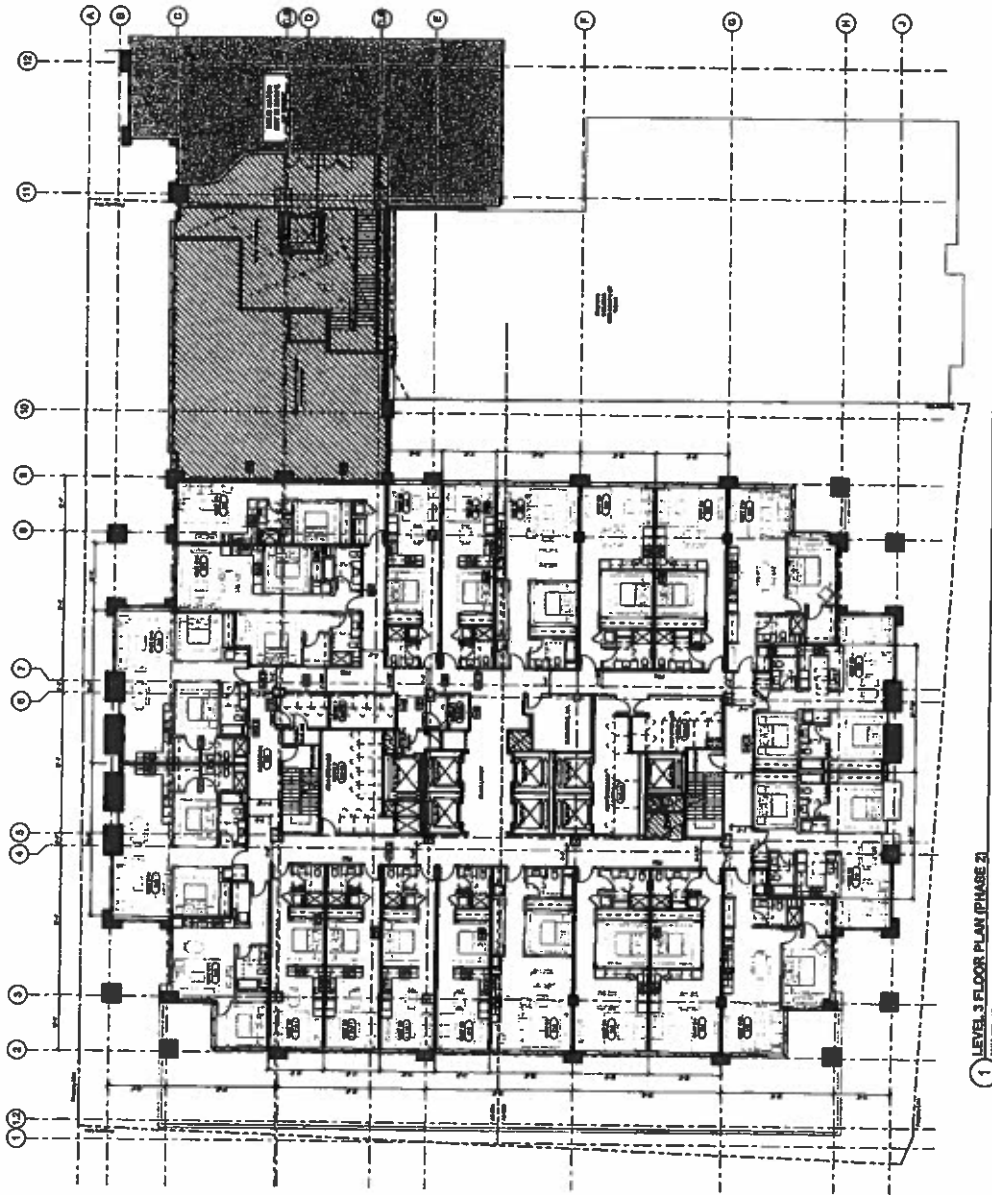
1122 Blinn Street



1122 Blinn Street

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

2018030
A2-03



1 LEVEL 3 FLOOR PLAN (PHASE 2)

2020/GEN-9
EXHIBIT L

LEGEND:

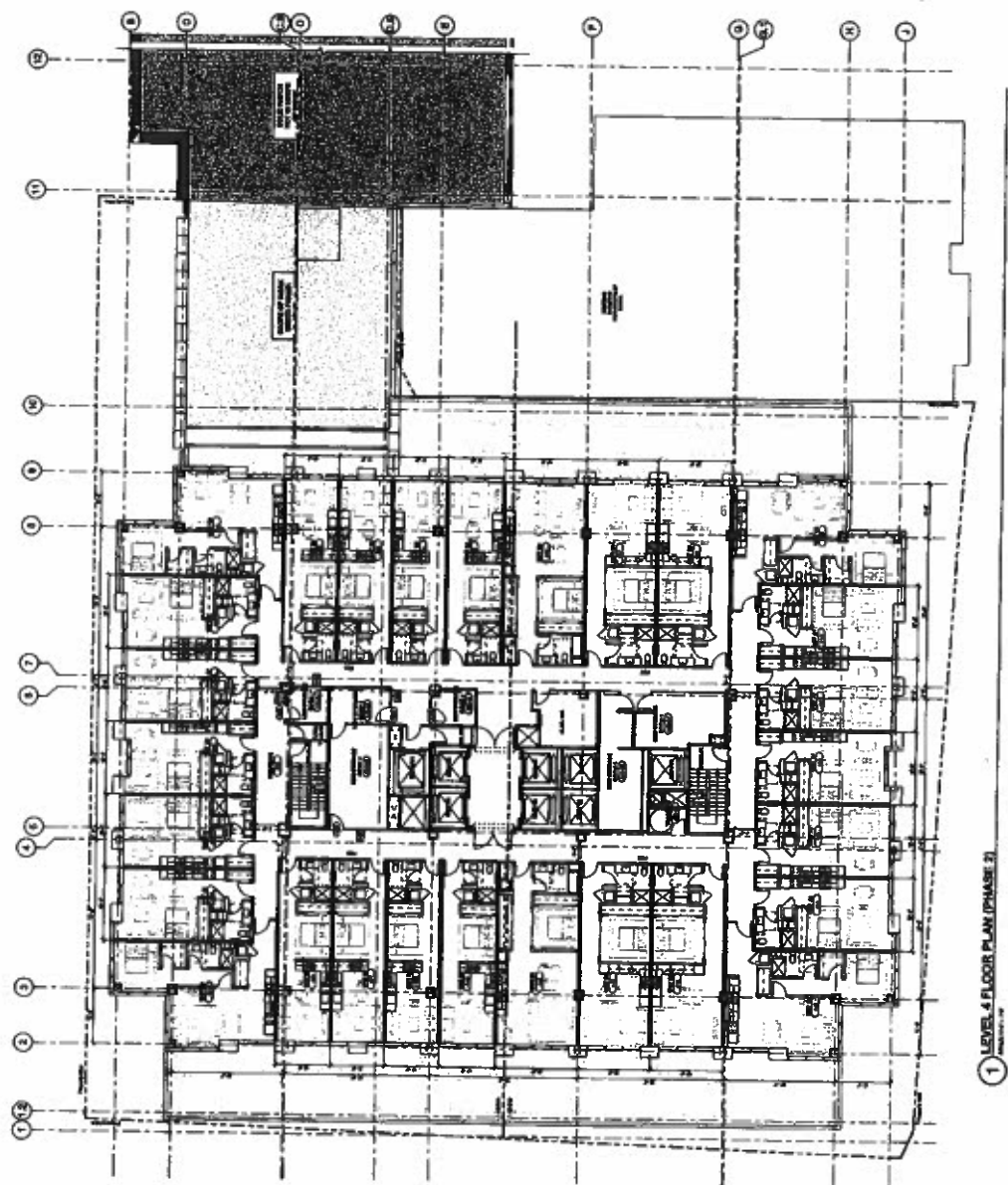
[illegible]

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1432 Shutech Street

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

Date Recd Date Recd Date Recd Date Recd	Date Recd Date Recd Date Recd Date Recd
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2020/GEN-9
EXHIBIT M

LEGEND:

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1

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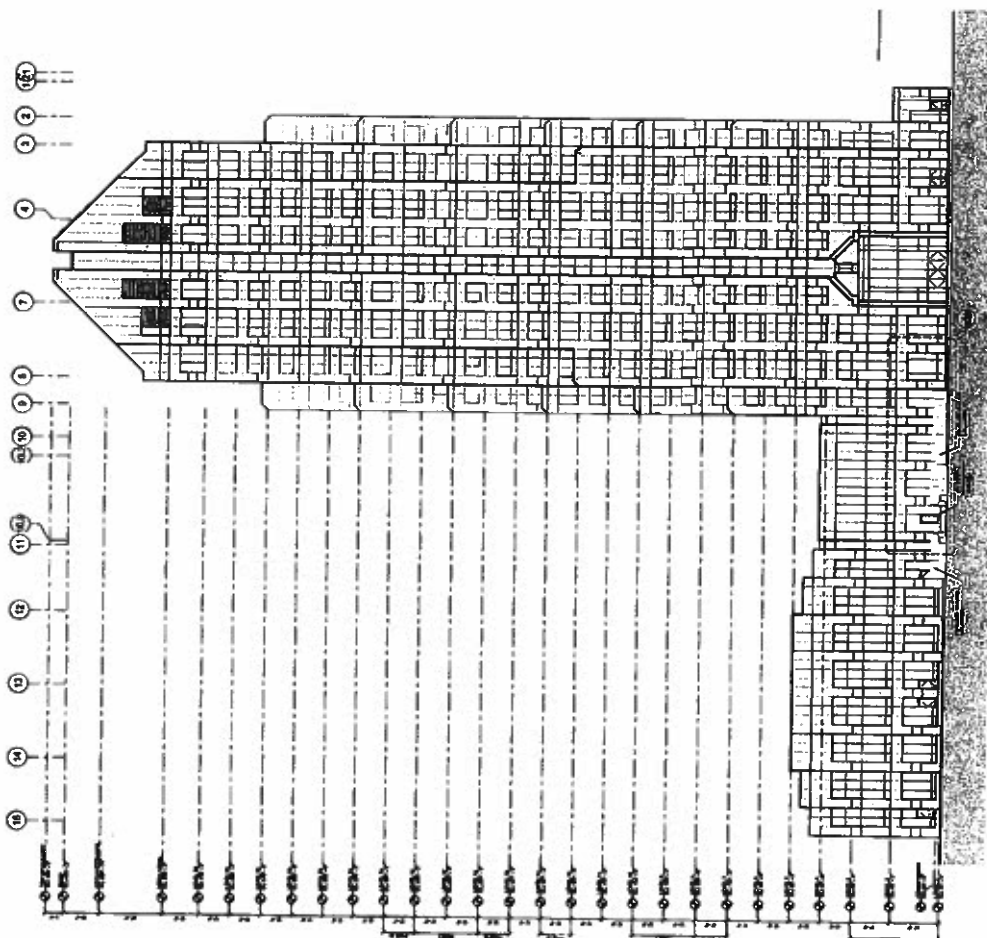
1322 Stephen Stroud

1130 BRIDGE STREET,
STAMFORD, N.J. 06404 (201) 329-1111

BUILDING
ELEVATIONS -
NORTH

A3-01

01/03/20



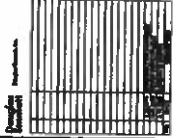
1 BUILDING ELEVATION - NORTH (PHASE 1)

2020/GEN-9
EXHIBIT N

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

1. This drawing is a preliminary drawing and is not to be used for construction purposes.
 2. This drawing is a preliminary drawing and is not to be used for construction purposes.
 3. This drawing is a preliminary drawing and is not to be used for construction purposes.
 4. This drawing is a preliminary drawing and is not to be used for construction purposes.
 5. This drawing is a preliminary drawing and is not to be used for construction purposes.
 6. This drawing is a preliminary drawing and is not to be used for construction purposes.
 7. This drawing is a preliminary drawing and is not to be used for construction purposes.
 8. This drawing is a preliminary drawing and is not to be used for construction purposes.
 9. This drawing is a preliminary drawing and is not to be used for construction purposes.
 10. This drawing is a preliminary drawing and is not to be used for construction purposes.

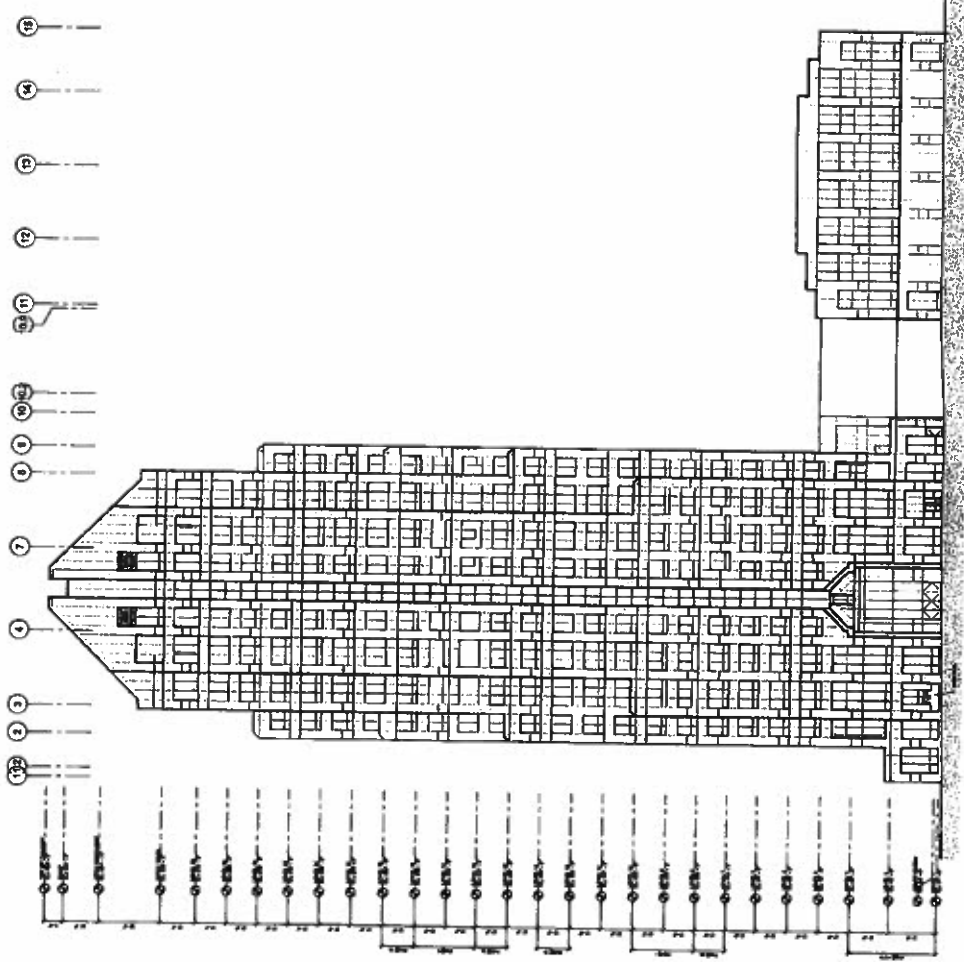
LEGEND:
 ○ Window
 ■ Door



112 Bishop Street

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

Project No.
 Drawing No.
 Project Name
 2018008
 A3-02



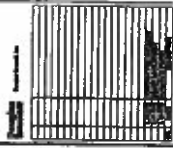
1 BUILDING ELEVATION - SOUTH (PHASE 1)

2020/GEN-9
 EXHIBIT O

SCP
 Structural Consulting
 1100 Bishop Street
 Suite 1000
 San Francisco, CA 94109
 Tel: 415.774.1100
 Fax: 415.774.1101
 Email: info@scp.com

1. All dimensions are in feet and inches.
 2. All elevations are shown in feet and inches.
 3. All elevations are shown in feet and inches.
 4. All elevations are shown in feet and inches.
 5. All elevations are shown in feet and inches.
 6. All elevations are shown in feet and inches.
 7. All elevations are shown in feet and inches.
 8. All elevations are shown in feet and inches.
 9. All elevations are shown in feet and inches.
 10. All elevations are shown in feet and inches.

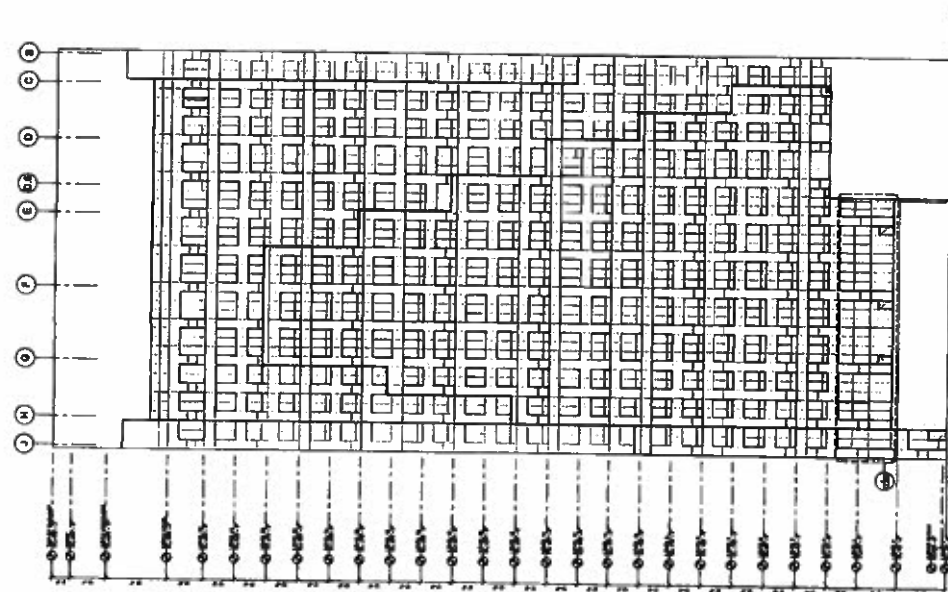
LEGEND:



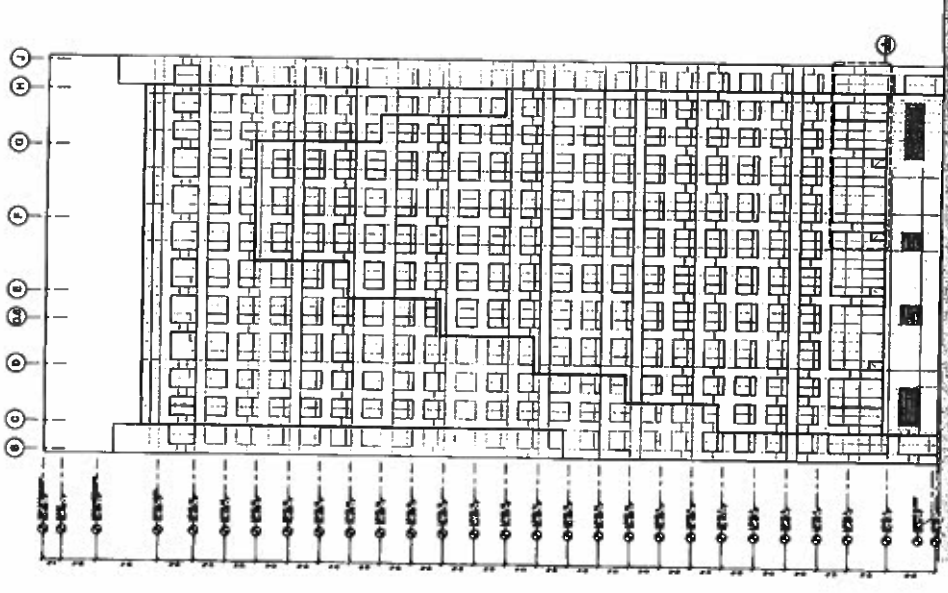
1100 Bishop Street

BUILDING
 ELEVATIONS - EAST
 & WEST

A3-03
 201803



1 BUILDING ELEVATION - EAST (PHASE 1A)

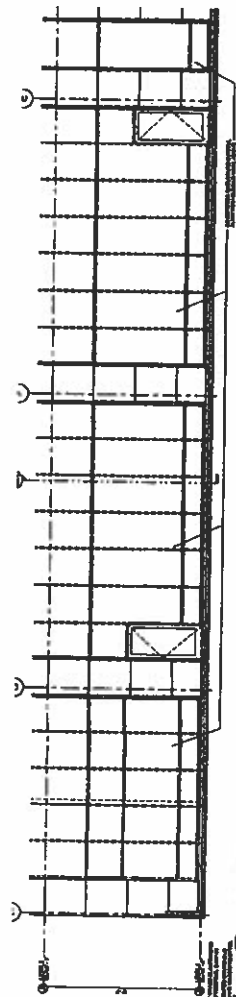


2 BUILDING ELEVATION - WEST (PHASE 1A)

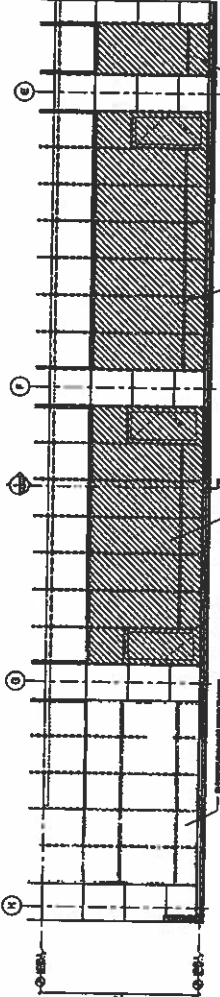
2020/GEN-9
 EXHIBIT P



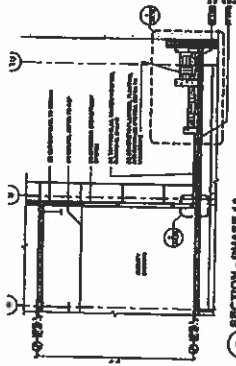
Shaw Construction
1122 Blakely Street
1122 Blakely Street
1122 Blakely Street



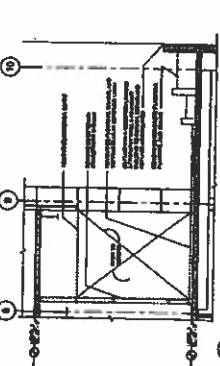
LEVEL 2 VIEWING GARDEN ELEVATION - PHASE 1A



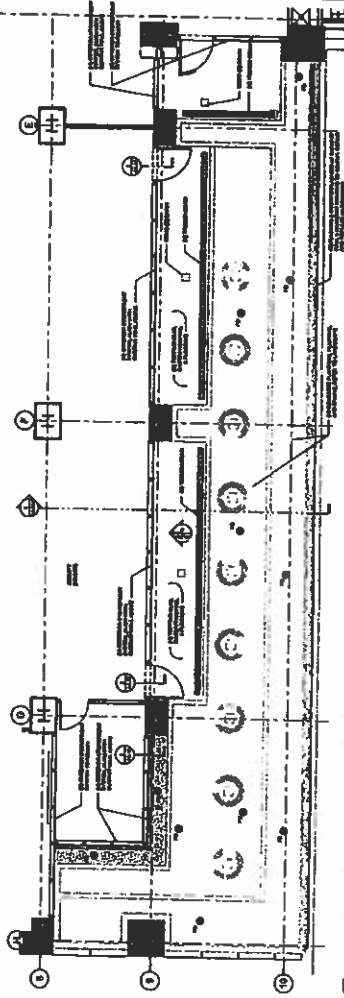
LEVEL 2 VIEWING GARDEN ELEVATION - DEMOLITION



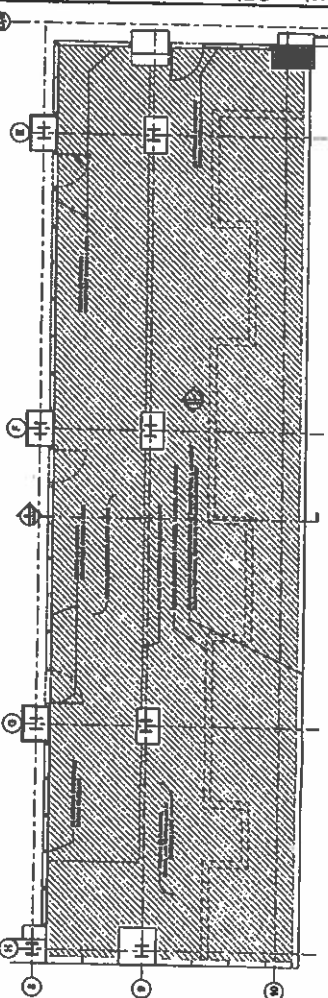
SECTION - PHASE 1A



SECTION - DEMOLITION



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



PARTIAL FLOOR PLAN & LEVEL 2 VIEWING GARDEN - DEMOLITION

2020/GEN-9
EXHIBIT Q



1122 Blakely Street

1122 Blakely Street
1122 Blakely Street
1122 Blakely Street

1122 Blakely Street
1122 Blakely Street
1122 Blakely Street

A4.04A

2020/GEN-9
EXHIBIT Q

ASSET NOTES



Shaw Construction
1000
1000
1000

Gensler
1000
1000
1000

1000
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1000

GENERAL NOTES

1000
1000
1000



1000
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1000

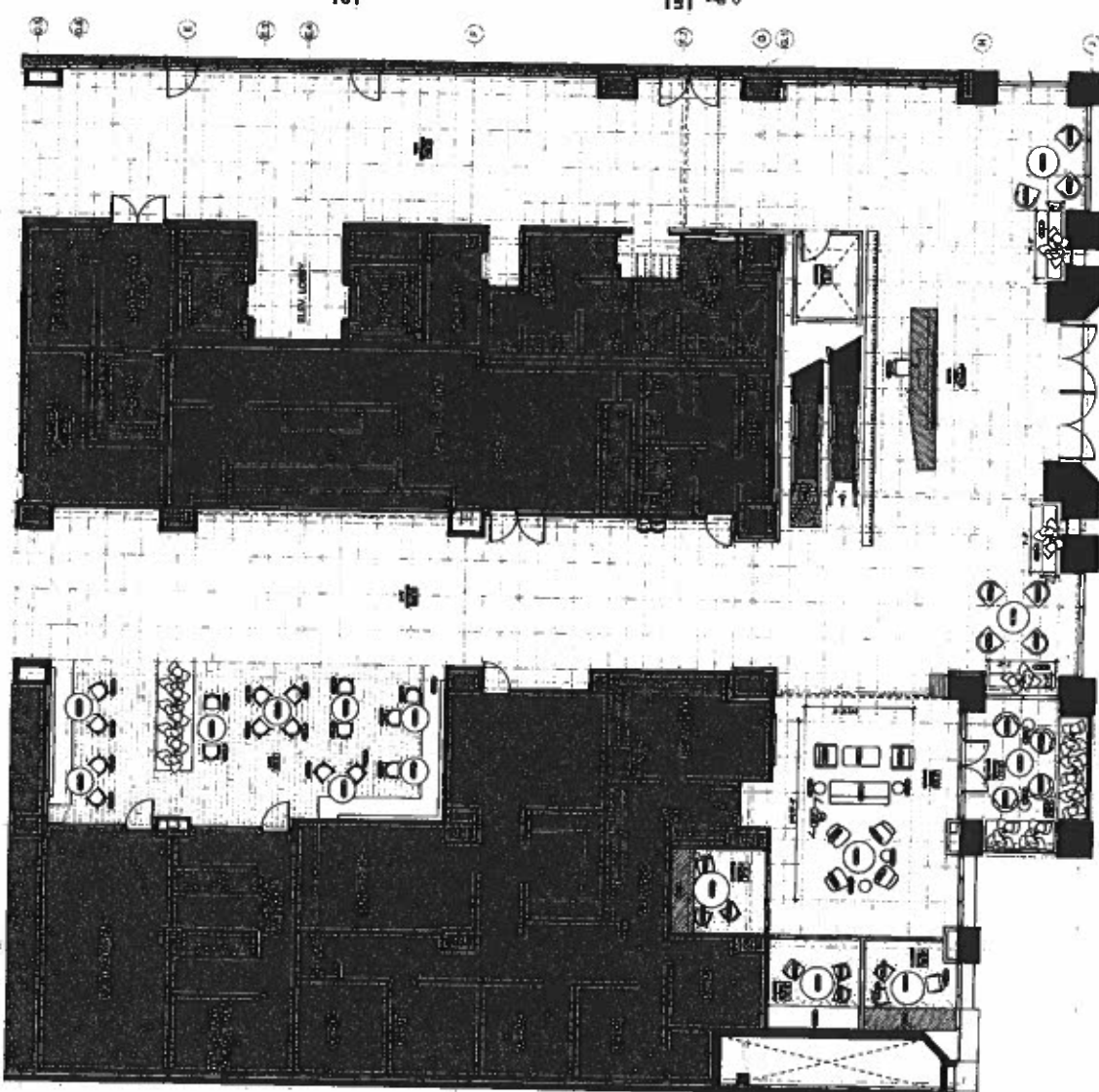
Level 1 Assembly
Furniture Plan - South
Lobby (Phase 1)

1000
1000
1000

2020/GEN-9
EXHIBIT R

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

1000
1000
1000



1000
1000
1000

2020/GEN-9
EXHIBIT S

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

SHEET NOTES

SCB
Schematic Concept
7/2/2018
10/1/2018
10/1/2018
10/1/2018

Gender
10/1/2018
10/1/2018
10/1/2018
10/1/2018

1152 Bishop Street



1152 Bishop Street

1152 Bishop Street
1152 Bishop Street
1152 Bishop Street
1152 Bishop Street

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

1152 Bishop Street
1152 Bishop Street
1152 Bishop Street
1152 Bishop Street

2020/GEN-9
EXHIBIT T

1 Level 1 Furniture Plan_North Lobby (Phase 1A)

SHEET NOTES



SCB
Schematic Construction
7200 Ave. 100
Suite 100
Tomball, TX 77375
281.351.1000
www.scb.com

Gensler
11000 West Loop West
Suite 1000
Dallas, TX 75241
214.760.1000
www.gensler.com

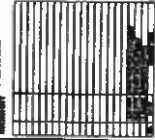
11/20/2020

GENERAL NOTES

11/20/2020

2020/GEN-9
EXHIBIT U

11/20/2020



11/20/2020

11/20/2020

11/20/2020

11/20/2020

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11/20/2020

11/20/2020

11/20/2020

11/20/2020

11/20/2020

11/20/2020

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

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

A6.17

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