

**SUMMARY OF PROPOSED FLOOR DRAFT:**

**RESOLUTION 20-270, CD1  
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 FD1** makes the following amendments to the proposed CD1:

- A. In the first WHEREAS clause, clarifies that the proposed Project involves the conversion of an existing 25-story office and commercial building located at 1132 Bishop Street into an affordable and market-rate multifamily rental housing project, which project will continue to make use of existing parking and loading areas located at the commercial building located at 1143 Fort Street Mall.
- B. Makes miscellaneous technical and nonsubstantive amendments.



# CITY COUNCIL

CITY AND COUNTY OF HONOLULU  
HONOLULU, HAWAII

No. 20-270, CD1, FD1

## RESOLUTION

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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 located at 1132 Bishop Street into an affordable and market-rate multifamily rental housing project referred to as The Residences at Bishop Place, which project will continue to make use of existing parking and loading areas located at the commercial building located at 1143 Fort Street Mall, all of which are on six adjacent zoning lots totaling approximately 50,680 square feet, zoned BMX-4 Central Business Mixed Use District, located 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



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## RESOLUTION

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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

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:



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### 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.
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



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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.

### 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



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mitigation measures related to traffic and potential neighborhood impacts. The Applicant shall document the condition of roadways prior to the start of construction activities and provide remedial measures, as necessary, such as restriping, road resurfacing, 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.



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- 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.
- 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,  
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)

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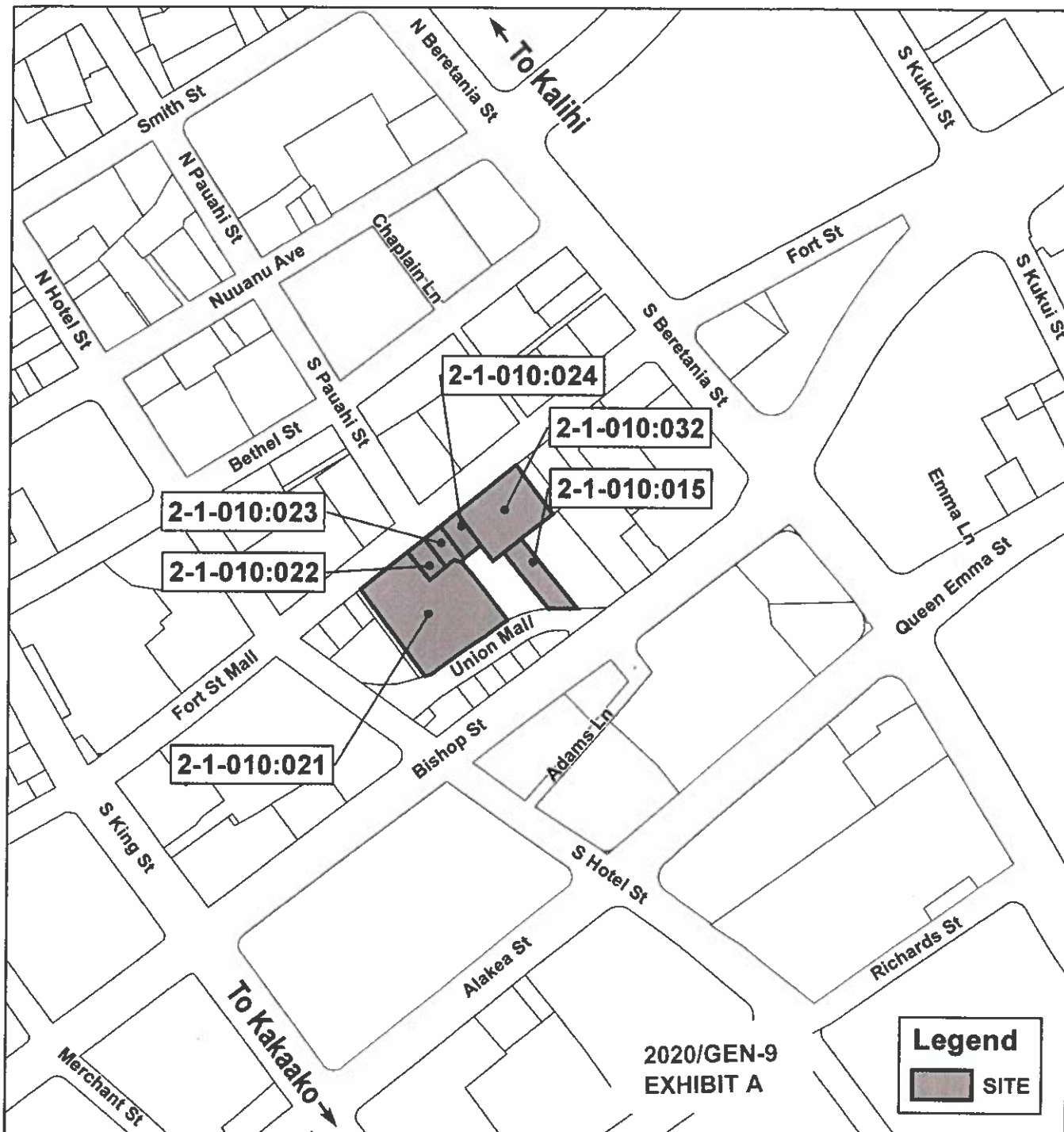
DATE OF INTRODUCTION:

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October 19, 2020  
Honolulu, Hawaii

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Councilmembers

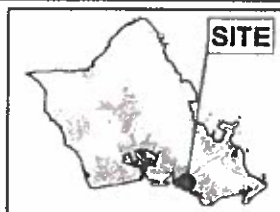
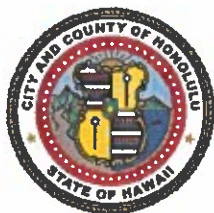




2020/GEN-9  
EXHIBIT A

#### Legend

 SITE



VICINITY MAP

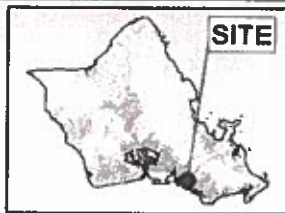
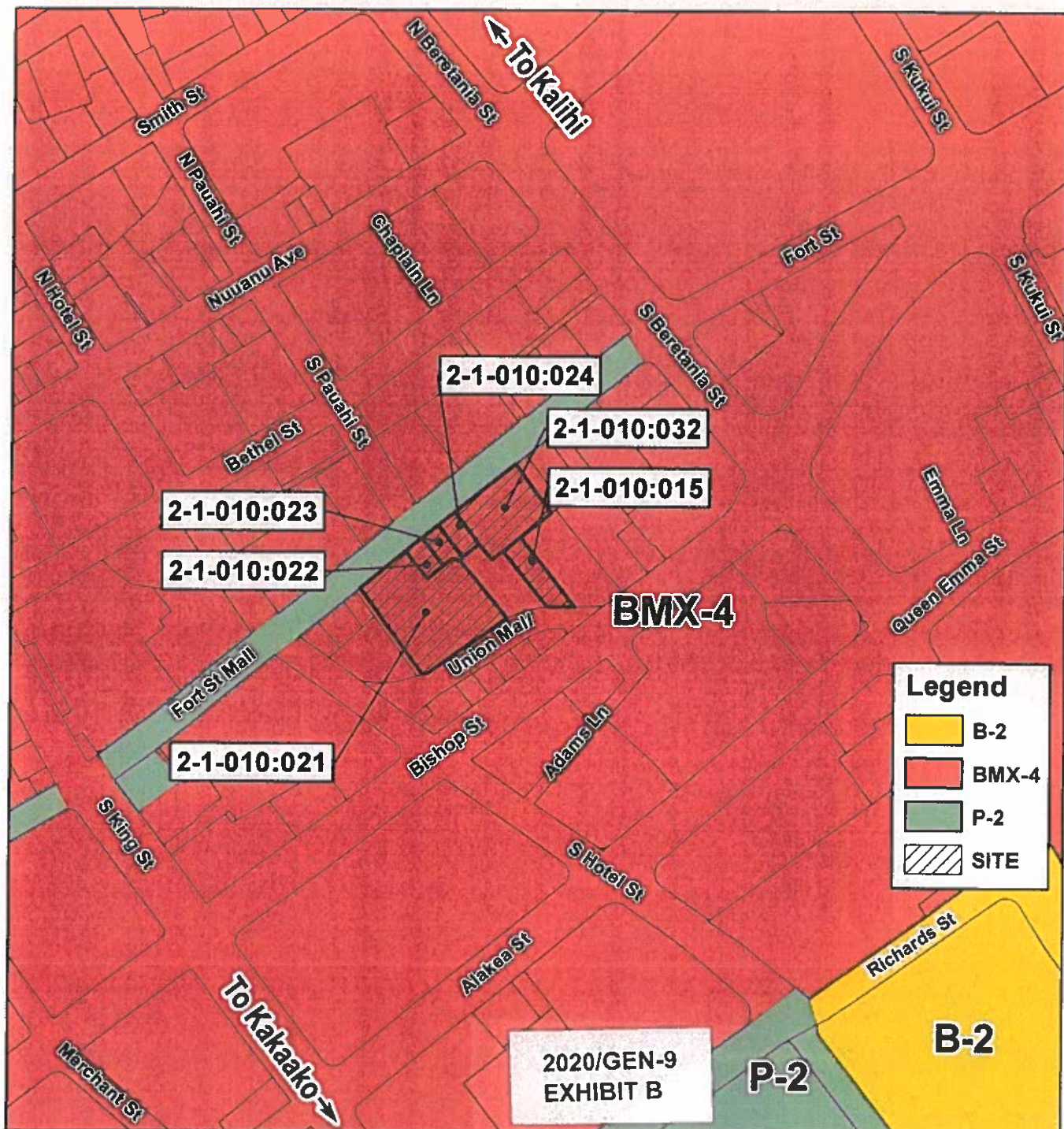
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## LOCATION MAP HONOLULU - DOWNTOWN

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

FOLDER NO.: 2020/GEN-9



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## ZONING MAP HONOLULU - DOWNTOWN

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

FOLDER NO.: 2020/GEN-9



## SHIET NOTES

**ONCE**

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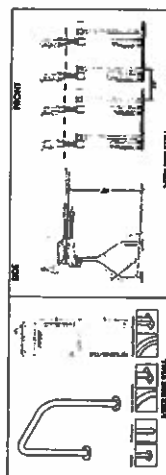
1132 Bishop Street

1159 IMPROV. STREET,  
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© 1994 by American Architectural Company

A2-P5

2020/GEN-9  
EXHIBIT C

1 LEVEL P-3 FLOOR PLAN (PHASE 2)

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Shawmut Design & Construction  
175 State Street  
Boston, MA 02109  
Tel: 617.552.3000  
Fax: 617.552.3001  
www.shawmut.com

UNREVIEWED (N/A) / E23

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7. THE USER OF THIS DOCUMENT AGREES TO MAINTAIN THE PROJECT SITE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MASSACHUSETTS HISTORIC PRESERVATION ACT AND THE MASSACHUSETTS ENVIRONMENTAL MANAGEMENT ACT.
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SHEET NOTES

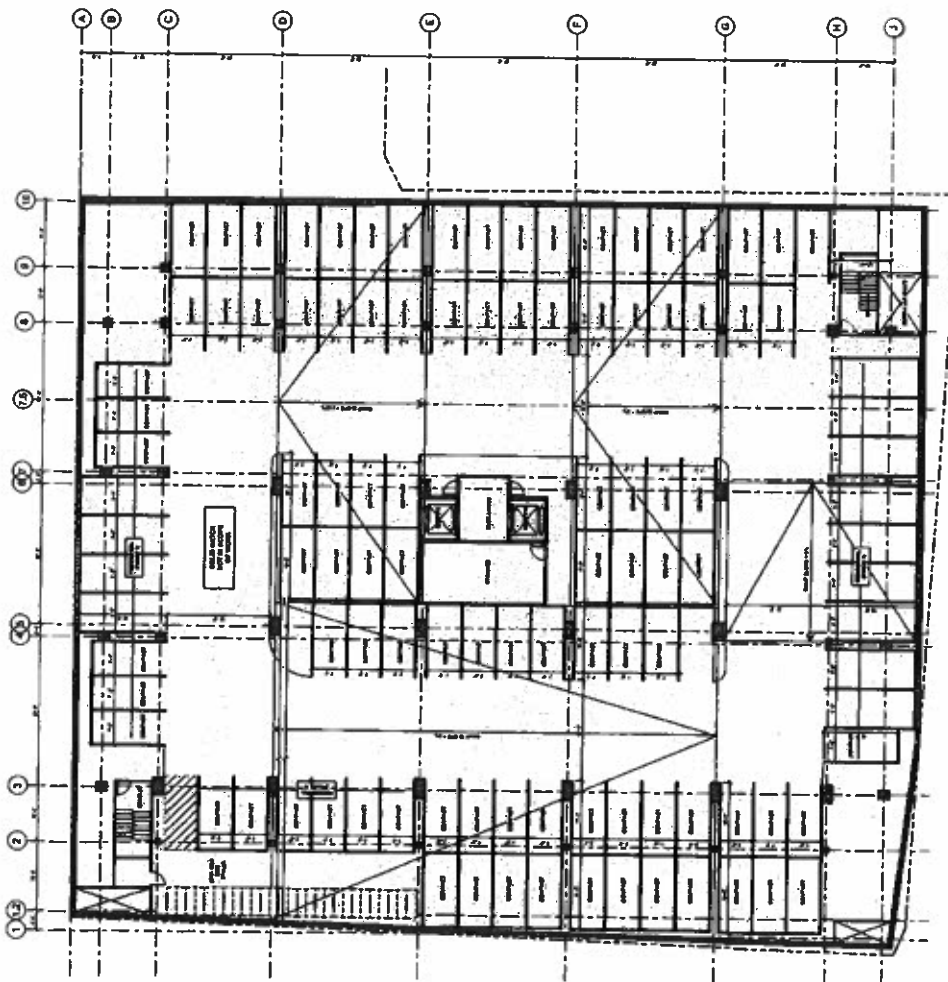
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1112 Bishop Street

1112 BISHOP STREET  
BOSTON, MA 02109  
LEVEL P-4 FLOOR  
PLAN (PHASE 2) -  
FOR REFERENCE  
ONLY  
Scale: 1/8" = 1'-0"  
Sheet No. A2-P4  
2015030

2020/GEN-9  
EXHIBIT D



1 LEVEL P-4 FLOOR PLAN (PHASE 2)

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## SHEET NOTES

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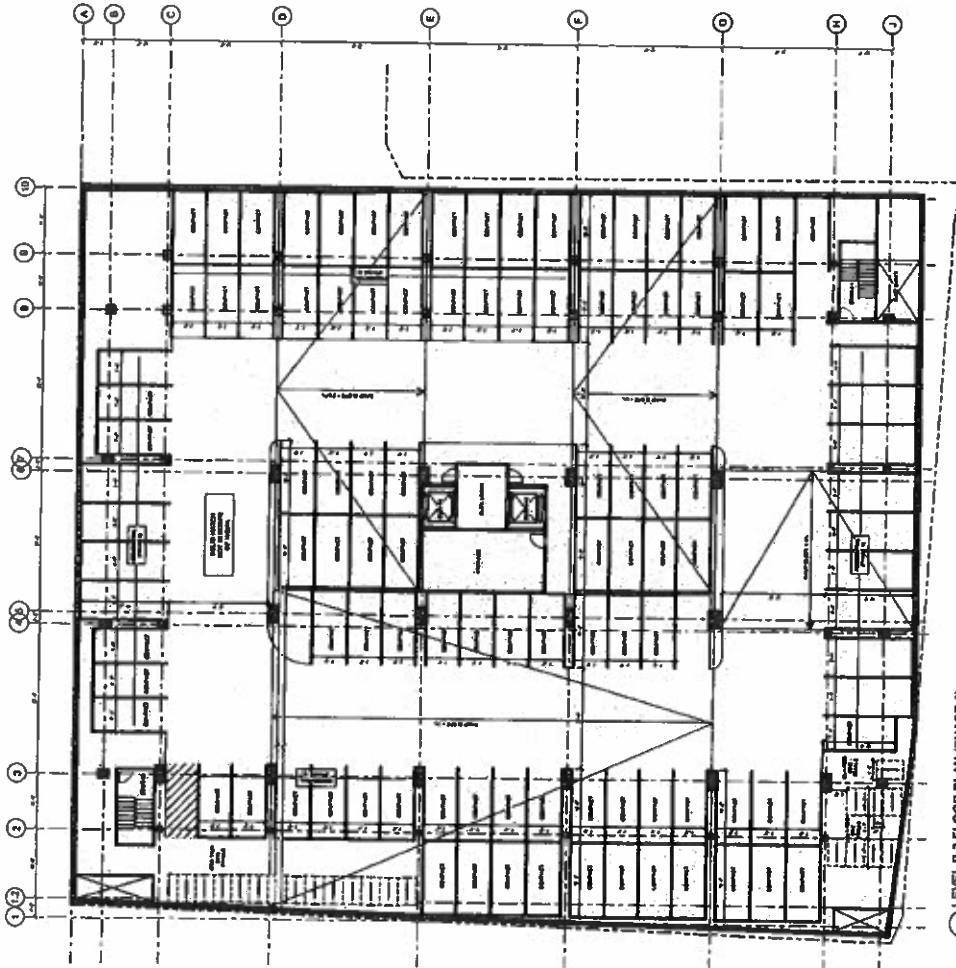
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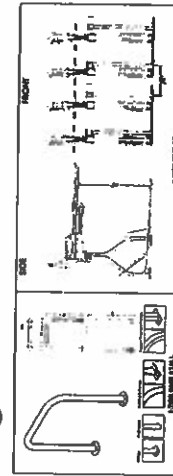
1122 Michigan Street

1122 BISHOP STREET,  
HONOLULU, HAWAII 96813  
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Inventory  
Analysis  
Chart of the  
Country  
Program Number  
**2018030**

2020/GEN-9  
EXHIBIT E

1 LEVEL P-3 FLOOR PLAN (PHASE 2)



SEA WINDS, WAVES AND SWELL												
DATE	TIME	LOCATION	WIND DIRECTION	WIND SPEED	WAVE PERIOD	WAVE HEIGHT	WAVE LENGTH	WAVE DIRECTION	WAVE PERIOD	WAVE HEIGHT	WAVE LENGTH	WAVE DIRECTION
1/1/78	0800	10N 105E	090	10	8	1.5	100	090	8	1.5	100	090
1/1/78	0900	10N 105E	090	10	8	1.5	100	090	8	1.5	100	090
1/1/78	1000	10N 105E	090	10	8	1.5	100	090	8	1.5	100	090
1/1/78	1100	10N 105E	090	10	8	1.5	100	090	8	1.5	100	090
1/1/78	1200	10N 105E	090	10	8	1.5	100	090	8	1.5	100	090
1/1/78	1300	10N 105E	090	10	8	1.5	100	090	8	1.5	100	090
1/1/78	1400	10N 105E	090	10	8	1.5	100	090	8	1.5	100	090
1/1/78	1500	10N 105E	090	10	8	1.5	100	090	8	1.5	100	090
1/1/78	1600	10N 105E	090	10	8	1.5	100	090	8	1.5	100	090
1/1/78	1700	10N 105E	090	10	8	1.5	100	090	8	1.5	100	090
1/1/78	1800	10N 105E	090	10	8	1.5	100	090	8	1.5	100	090
1/1/78	1900	10N 105E	090	10	8	1.5	100	090	8	1.5	100	090
1/1/78	2000	10N 105E	090	10	8	1.5	100	090	8	1.5	100	090
1/1/78	2100	10N 105E	090	10	8	1.5	100	090	8	1.5	100	090
1/1/78	2200	10N 105E	090	10	8	1.5	100	090	8	1.5	100	090
1/1/78	2300	10N 105E	090	10	8	1.5	100	090	8	1.5	100	090
1/2/78	0000	10N 105E	090	10	8	1.5	100	090	8	1.5	100	090
1/2/78	0100	10N 105E	090	10	8	1.5	100	090	8	1.5	100	090
1/2/78	0200	10N 105E	090	10	8	1.5	100	090	8	1.5	100	090
1/2/78	0300	10N 105E	090	10	8	1.5	100	090	8	1.5	100	090
1/2/78	0400	10N 105E	090	10	8	1.5	100	090	8	1.5	100	090
1/2/78	0500	10N 105E	090	10	8	1.5	100	090	8	1.5	100	090
1/2/78	0600	10N 105E	090	10	8	1.5	100	090	8	1.5	100	090
1/2/78	0700	10N 105E	090	10	8	1.5	100	090	8	1.5	100	090
1/2/78	0800	10N 105E	090	10	8	1.5	100	090	8	1.5	100	090
1/2/78	0900	10N 105E	090	10	8	1.5	100	090	8	1.5	100	090
1/2/78	1000	10N 105E	090	10	8	1.5	100	090	8	1.5	100	090
1/2/78	1100	10N 105E	090	10	8	1.5	100	090	8	1.5	100	090
1/2/78	1200	10N 105E	090	10	8	1.5	100	090	8	1.5	100	090
1/2/78	1300	10N 105E	090	10	8	1.5	100	090	8	1.5	100	090
1/2/78	1400	10N 105E	090	10	8	1.5	100	090	8	1.5	100	090
1/2/78	1500	10N 105E	090	10	8	1.5	100	090	8	1.5	100	090
1/2/78	1600	10N 105E	090	10	8	1.5	100	090	8	1.5	100	090
1/2/78	1700	10N 105E	090	10	8	1.5	100	090	8	1.5	100	090
1/2/78	1800	10N 105E	090	10	8	1.5	100	090	8	1.5	100	090
1/2/78	1900	10N 105E	090	10	8	1.5	100	090	8	1.5	100	090
1/2/78	2000	10N 105E	090	10	8	1.5	100	090	8	1.5	100	090
1/2/78	2100	10N 105E	090	10	8	1.5	100	090	8	1.5	100	090
1/2/78	2200	10N 105E	090	10	8	1.5	100	090	8	1.5	100	090
1/2/78	2300	10N 105E	090	10	8	1.5	100	090	8	1.5	100	090
1/3/78	0000	10N 105E	090	10	8	1.5	100	090	8	1.5	100	090
1/3/78	0100	10N 105E	090	10	8	1.5	100	090	8	1.5	100	090
1/3/78	0200	10N 105E	090	10	8	1.5	100	090	8	1.5	100	090
1/3/78	0300	10N 105E	090	10	8	1.5	100	090	8	1.5	100	090
1/3/78	0400	10N 105E	090	10	8	1.5	100	090	8	1.5	100	090
1/3/78	0500	10N 105E	090	10	8	1.5	100	090	8	1.5	100	090
1/3/78	0600	10N 105E	090	10	8	1.5	100	090	8	1.5	100	090
1/3/78	0700	10N 105E	090	10	8	1.5	100	090	8	1.5	100	090
1/3/78	0800	10N 105E	090	10	8	1.5	100	090	8	1.5	100	090
1/3/78	0900	10N 105E	090	10	8	1.5	100	090	8	1.5	100	090
1/3/78	1000	10N 105E	090	10	8	1.5	100	090	8	1.5	100	090
1/3/78	1100	10N 105E	090	10	8	1.5	100	090	8	1.5	100	090
1/3/78	1200	10N 105E	090	10	8	1.5	100	090	8	1.5	100	090
1/3/78	1300	10N 105E	090	10	8	1.5	100	090	8	1.5	100	090
1/3/78	1400	10N 105E	090	10	8	1.5	100	090	8	1.5	100	090
1/3/78	1500	10N 105E	090	10	8	1.5	100	090	8	1.5	100	090
1/3/78	1600	10N 105E	090	10	8	1.5	100	090	8	1.5	100	090
1/3/78	1700	10N 105E	090	10	8	1.5	100	090	8	1.5	100	090
1/3/78	1800	10N 105E	090	10	8	1.5	100	090	8	1.5	100	090
1/3/78	1900	10N 105E	090	10	8	1.5	100	090	8	1.5	100	090
1/3/78	2000	10N 105E	090	10	8	1.5	100	090	8	1.5	100	090
1/3/78	2100	10N 105E	090	10	8	1.5	100	090	8	1.5	100	090
1/3/78	2200	10N 105E	090	10	8	1.5	100	090	8	1.5	100	090
1/3/78	2300	10N 105E	090	10	8	1.5	100	090	8	1.5	100	090

[illegible]

1. ALL DIMENSIONS ARE IN FEET AND INCHES. DIMENSIONS TO FACE UNLESS NOTED OTHERWISE.
2. ALL WALLS ARE 12" THICK UNLESS NOTED OTHERWISE.
3. ALL FLOORS ARE 4" THICK CONCRETE ON 12" THICK WALLS UNLESS NOTED OTHERWISE.
4. ALL ROOFS ARE 4" THICK CONCRETE ON 12" THICK WALLS UNLESS NOTED OTHERWISE.
5. ALL CEILING ARE 8" THICK CONCRETE ON 12" THICK WALLS UNLESS NOTED OTHERWISE.
6. ALL STAIRS ARE 12" THICK CONCRETE ON 12" THICK WALLS UNLESS NOTED OTHERWISE.
7. ALL ELEVATIONS ARE TO FACE UNLESS NOTED OTHERWISE.
8. ALL FINISHES ARE TO FACE UNLESS NOTED OTHERWISE.
9. ALL MATERIALS ARE TO BE USED UNLESS NOTED OTHERWISE.
10. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND SPECIFICATIONS.
11. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND SPECIFICATIONS.
12. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND SPECIFICATIONS.
13. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND SPECIFICATIONS.
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18. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND SPECIFICATIONS.
19. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND SPECIFICATIONS.
20. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND SPECIFICATIONS.

SHEET NOTES

LEGEND

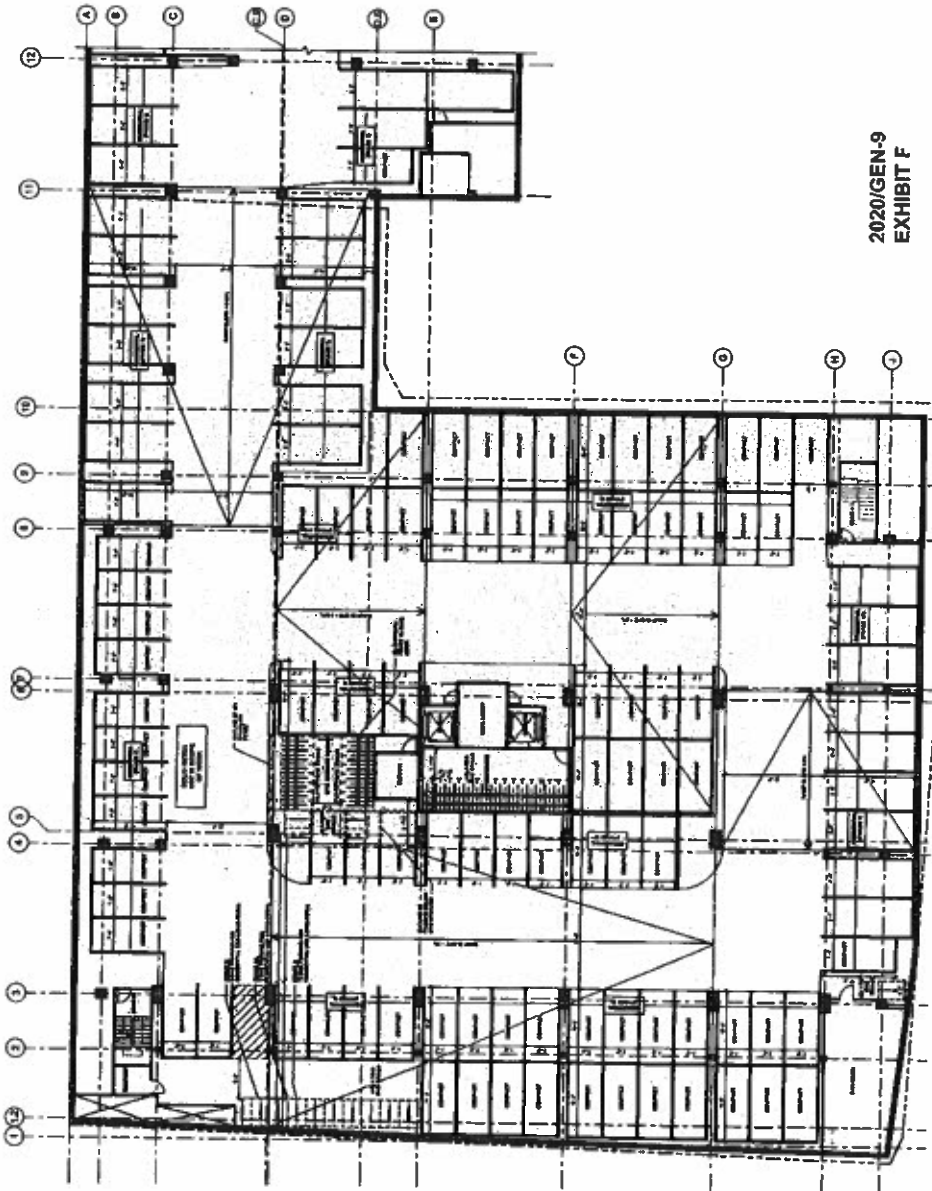
1. ALL DIMENSIONS ARE IN FEET AND INCHES. DIMENSIONS TO FACE UNLESS NOTED OTHERWISE.

1132 Bishop Street

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

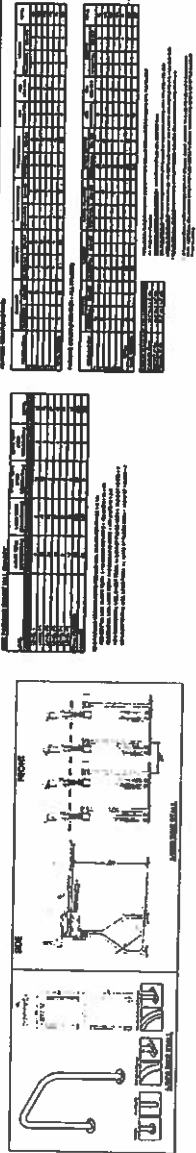
1132 Bishop Street  
LEVEL P-3 FLOOR  
PLAN (PHASE 2)

2018030  
A2-P2



2020/GEN-9  
EXHIBIT F

1 LEVEL P-3 FLOOR PLAN (PHASE 2)



## SHEET NOTES

### LEGEND

1. **Introduction**

一、

1132 Bishop Street

THE BRUCE GYMNASIUM,

**Курсовые проекты**

**LEVEL P-2 FLOOR**

AST AREA  
LAW (PHASE 2).

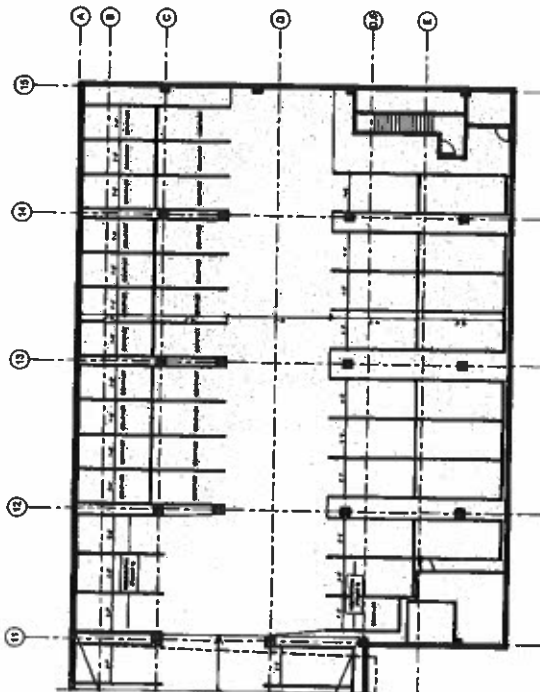
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— 21 —

A2-P:

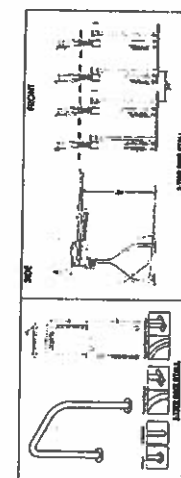
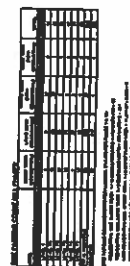
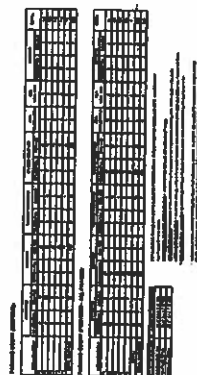
018030

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

**2020/GEN-9  
EXHIBIT G**



GENERAL NOTES

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 6" THICK UNLESS OTHERWISE NOTED.
5. ALL STAIRS ARE 10" 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 DETERMINED BY THE ARCHITECT.
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 MECHANICAL, ELECTRICAL AND PLUMBING CODES AND STANDARDS.
11. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE FIRE AND LIFE SAFETY CODES AND STANDARDS.
12. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE ENVIRONMENTAL AND ENERGY CODES AND STANDARDS.
13. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE TRANSPORTATION AND INFRASTRUCTURE CODES AND STANDARDS.
14. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE LANDSCAPE ARCHITECTURE CODES AND STANDARDS.
15. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE HISTORIC PRESERVATION CODES AND STANDARDS.
16. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE ARCHITECTURAL RECORDING CODES AND STANDARDS.
17. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE ARCHITECTURAL PRACTICE CODES AND STANDARDS.
18. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE ARCHITECTURAL EDUCATION CODES AND STANDARDS.
19. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE ARCHITECTURAL RESEARCH CODES AND STANDARDS.
20. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE ARCHITECTURAL THEORY CODES AND STANDARDS.

SHEET NOTES

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.
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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.
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- 9. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND STANDARDS.
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- 20. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE ARCHITECTURAL THEORY CODES AND STANDARDS.

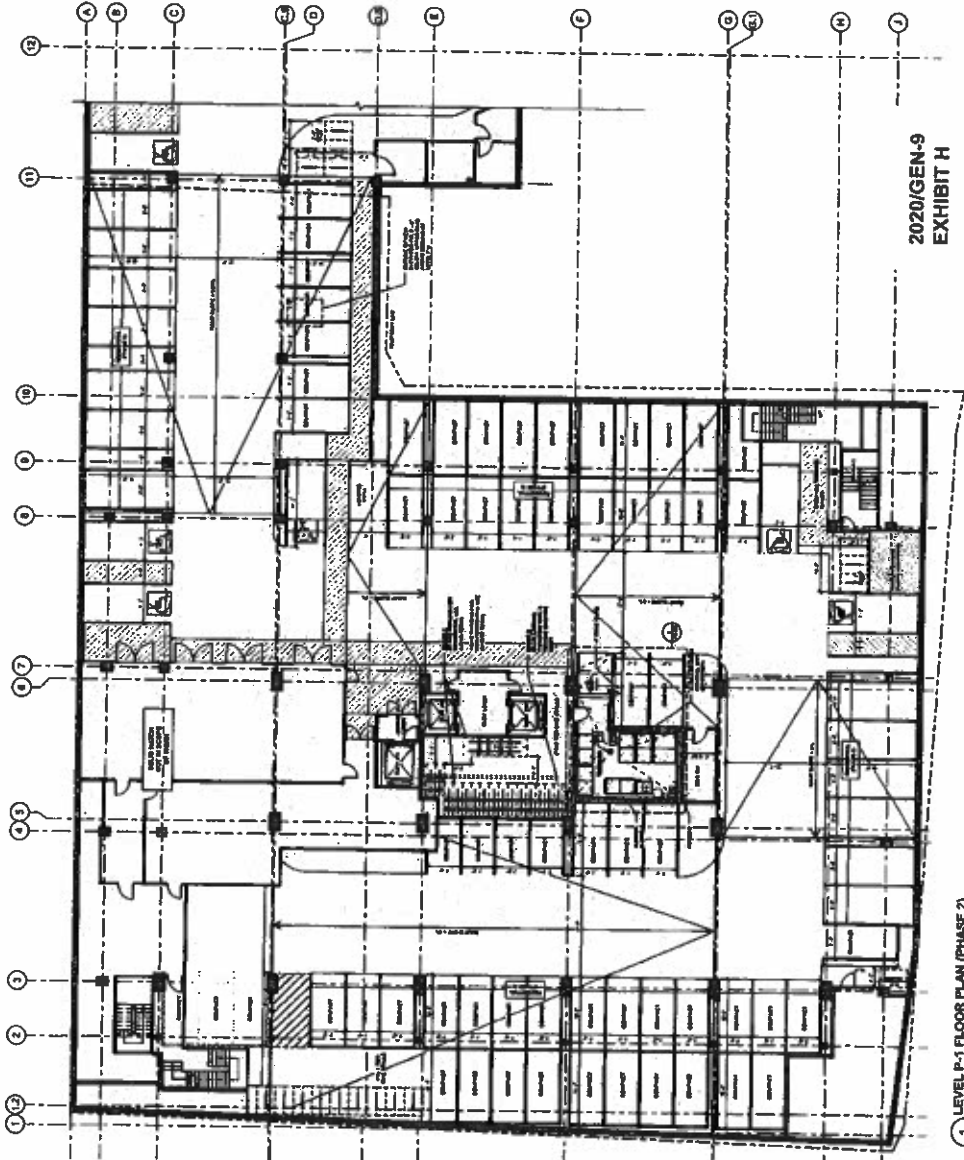
132 Bishop Street



132 Bishop Street

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

2016030  
A2-P1

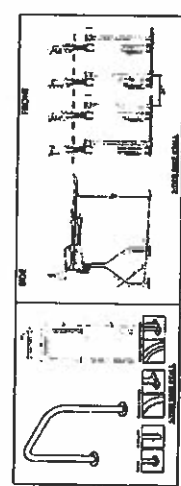


2020/GEN-9  
EXHIBIT H

1 LEVEL P-1 FLOOR PLAN (PHASE 2)







**GENERAL NOTES**

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

**LEGEND**

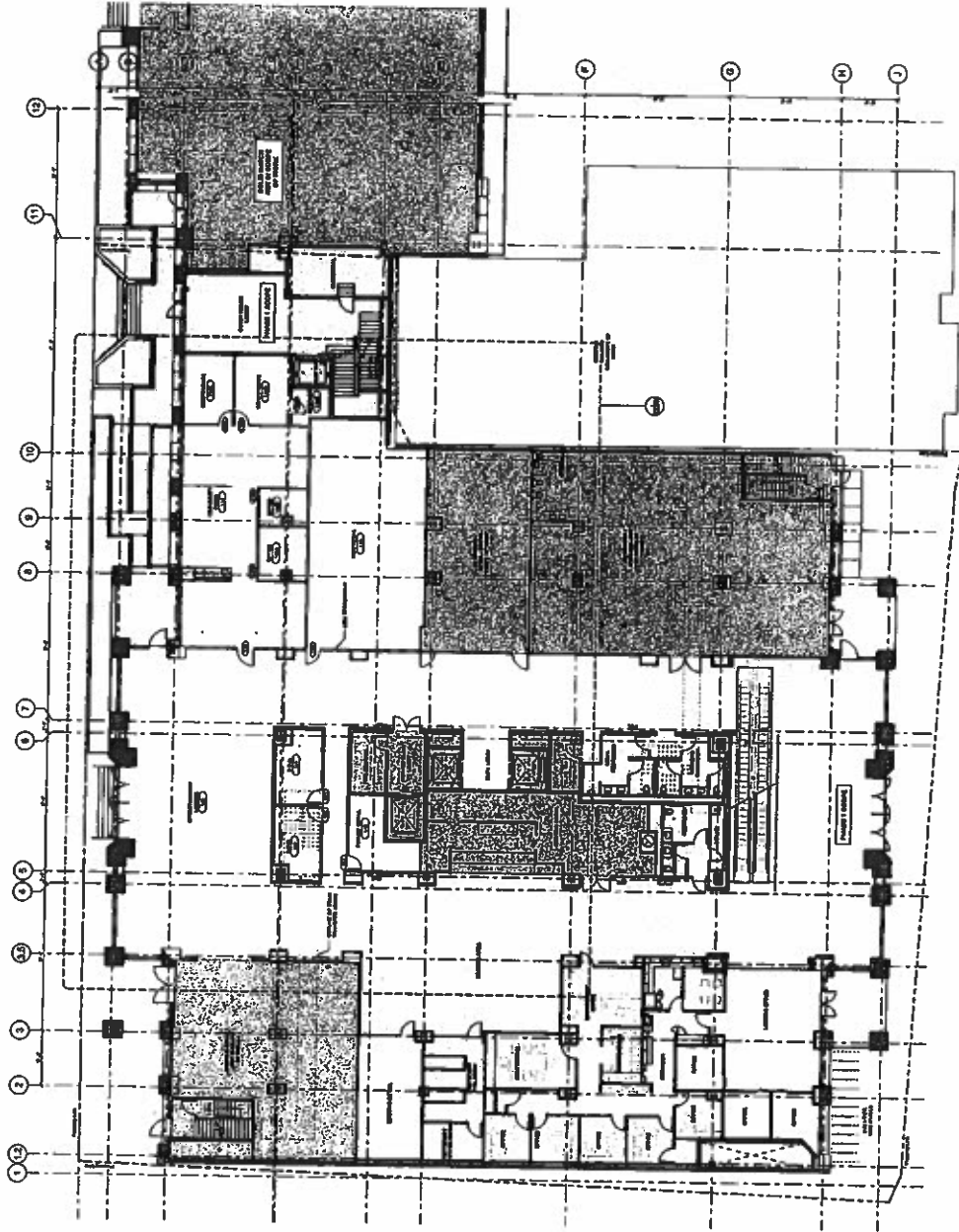
- 1. EXISTING WALLS
- 2. EXISTING DOORS
- 3. EXISTING WINDOWS
- 4. EXISTING STAIRS
- 5. EXISTING ELEVATORS
- 6. EXISTING ROOFS
- 7. EXISTING FLOORS
- 8. EXISTING CEILING
- 9. EXISTING LIGHTING
- 10. EXISTING MECHANICAL
- 11. EXISTING ELECTRICAL
- 12. EXISTING PIPING
- 13. EXISTING PLUMBING
- 14. EXISTING HVAC
- 15. EXISTING FIRE PROTECTION
- 16. EXISTING SECURITY
- 17. EXISTING ACCESSIBILITY
- 18. EXISTING SLOPE
- 19. EXISTING GRADE
- 20. EXISTING ELEVATION



1132 Bishop Street

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

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



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

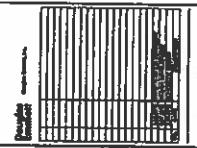
2020/GEN-9  
EXHIBIT J

1. This drawing is a reproduction of the original drawing. It is not to be used for construction without the original drawing. The original drawing is the only valid drawing for construction. This drawing is a reproduction of the original drawing. It is not to be used for construction without the original drawing. The original drawing is the only valid drawing for construction. This drawing is a reproduction of the original drawing. It is not to be used for construction without the original drawing. The original drawing is the only valid drawing for construction.

**SHEET NOTES**

**LEGEND**

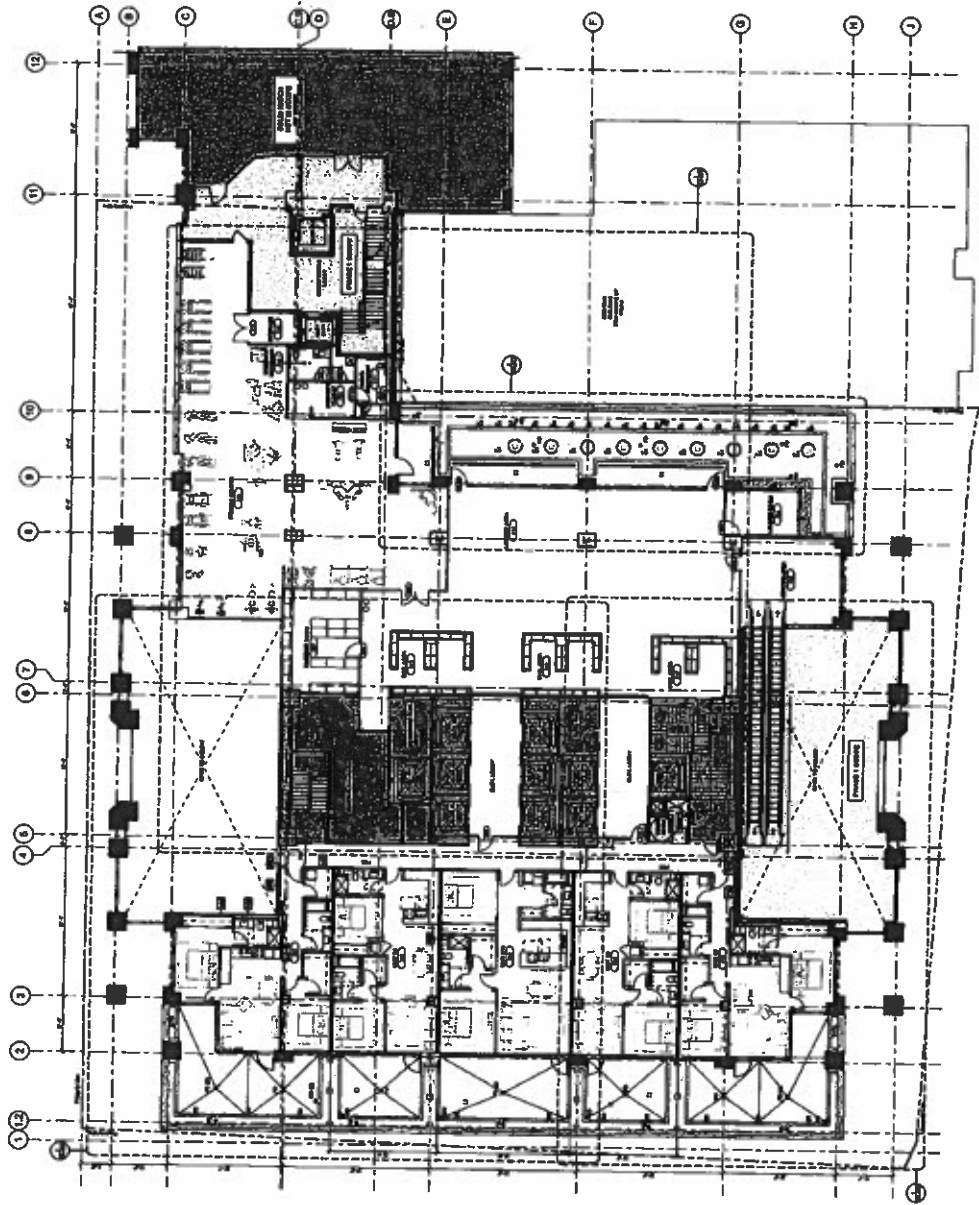
1. 1122 Bishop Street  
 2. Level 2 Floor Plan  
 3. Phase 1A



1122 Bishop Street

1122 Bishop Street  
 Level 2 Floor Plan  
 Phase 1A

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



1 LEVEL 2 FLOOR PLAN (PHASE 1A)

2020/GEN-9  
 EXHIBIT K

SCB

1122 Blinn Street  
Houston, Texas 77002  
Tel: 713.261.1100  
Fax: 713.261.1101  
www.scb.com

1. All dimensions are in feet and inches.
2. All dimensions are to the centerline of the wall or column.
3. All dimensions are to the finished floor or ceiling.
4. All dimensions are to the centerline of the door or window.
5. All dimensions are to the centerline of the stair.
6. All dimensions are to the centerline of the ramp.
7. All dimensions are to the centerline of the elevator.
8. All dimensions are to the centerline of the shaft.
9. All dimensions are to the centerline of the core.
10. All dimensions are to the centerline of the column.
11. All dimensions are to the centerline of the wall.
12. All dimensions are to the centerline of the floor.
13. All dimensions are to the centerline of the ceiling.
14. All dimensions are to the centerline of the roof.
15. All dimensions are to the centerline of the foundation.
16. All dimensions are to the centerline of the basement.
17. All dimensions are to the centerline of the parking garage.
18. All dimensions are to the centerline of the driveway.
19. All dimensions are to the centerline of the sidewalk.
20. All dimensions are to the centerline of the street.

LEGEND:

- 1. All dimensions are in feet and inches.
- 2. All dimensions are to the centerline of the wall or column.
- 3. All dimensions are to the finished floor or ceiling.
- 4. All dimensions are to the centerline of the door or window.
- 5. All dimensions are to the centerline of the stair.
- 6. All dimensions are to the centerline of the ramp.
- 7. All dimensions are to the centerline of the elevator.
- 8. All dimensions are to the centerline of the shaft.
- 9. All dimensions are to the centerline of the core.
- 10. All dimensions are to the centerline of the column.
- 11. All dimensions are to the centerline of the wall.
- 12. All dimensions are to the centerline of the floor.
- 13. All dimensions are to the centerline of the ceiling.
- 14. All dimensions are to the centerline of the roof.
- 15. All dimensions are to the centerline of the foundation.
- 16. All dimensions are to the centerline of the basement.
- 17. All dimensions are to the centerline of the parking garage.
- 18. All dimensions are to the centerline of the driveway.
- 19. All dimensions are to the centerline of the sidewalk.
- 20. All dimensions are to the centerline of the street.

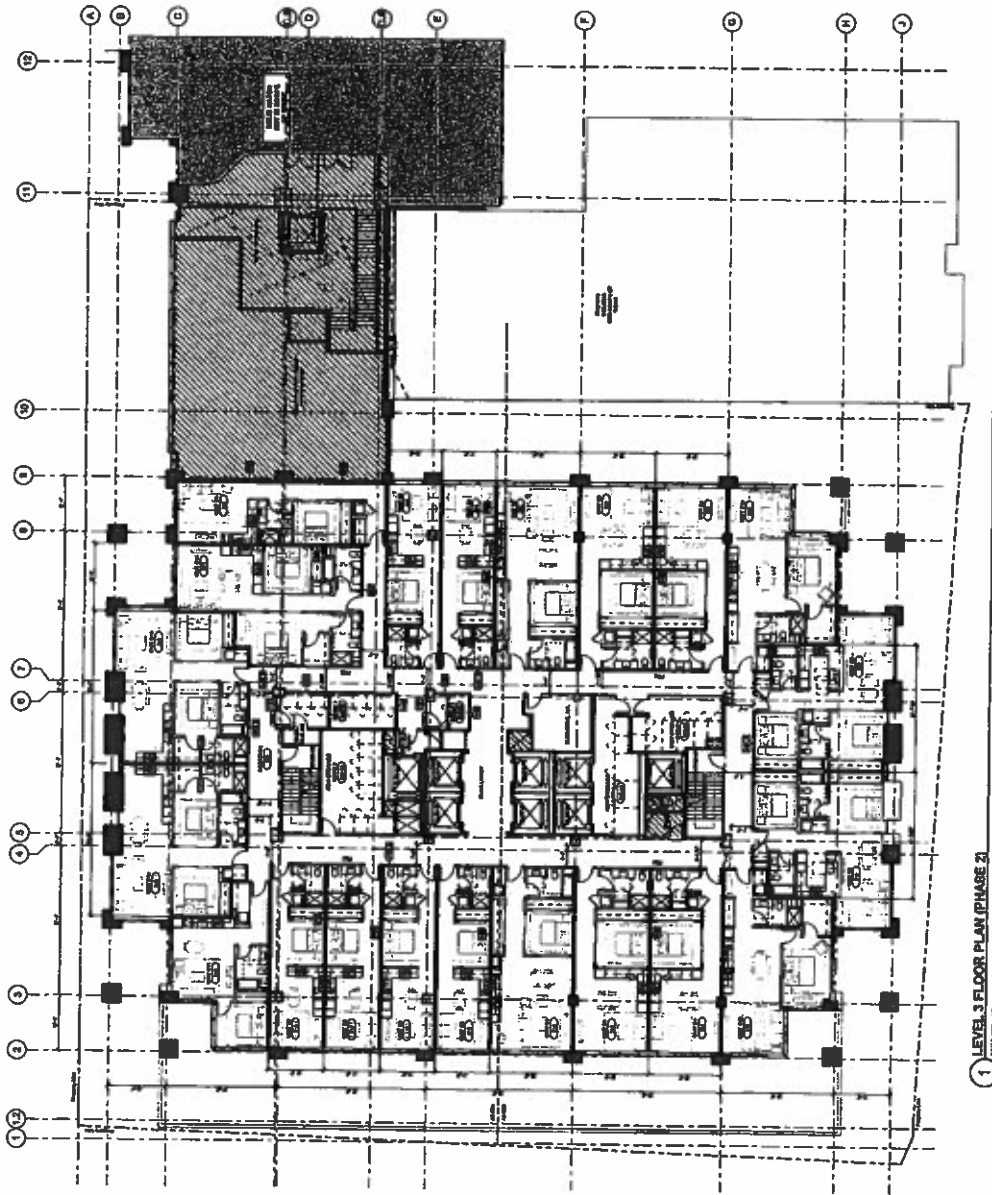
1122 Blinn Street



1122 Blinn Street

1122 BLINN STREET  
HOUSTON, TEXAS 77002  
LEVEL 3 FLOOR  
PLAN (PHASE 2)

2018050  
A2-03



2020/GEN-9  
EXHIBIT L

[illegible]

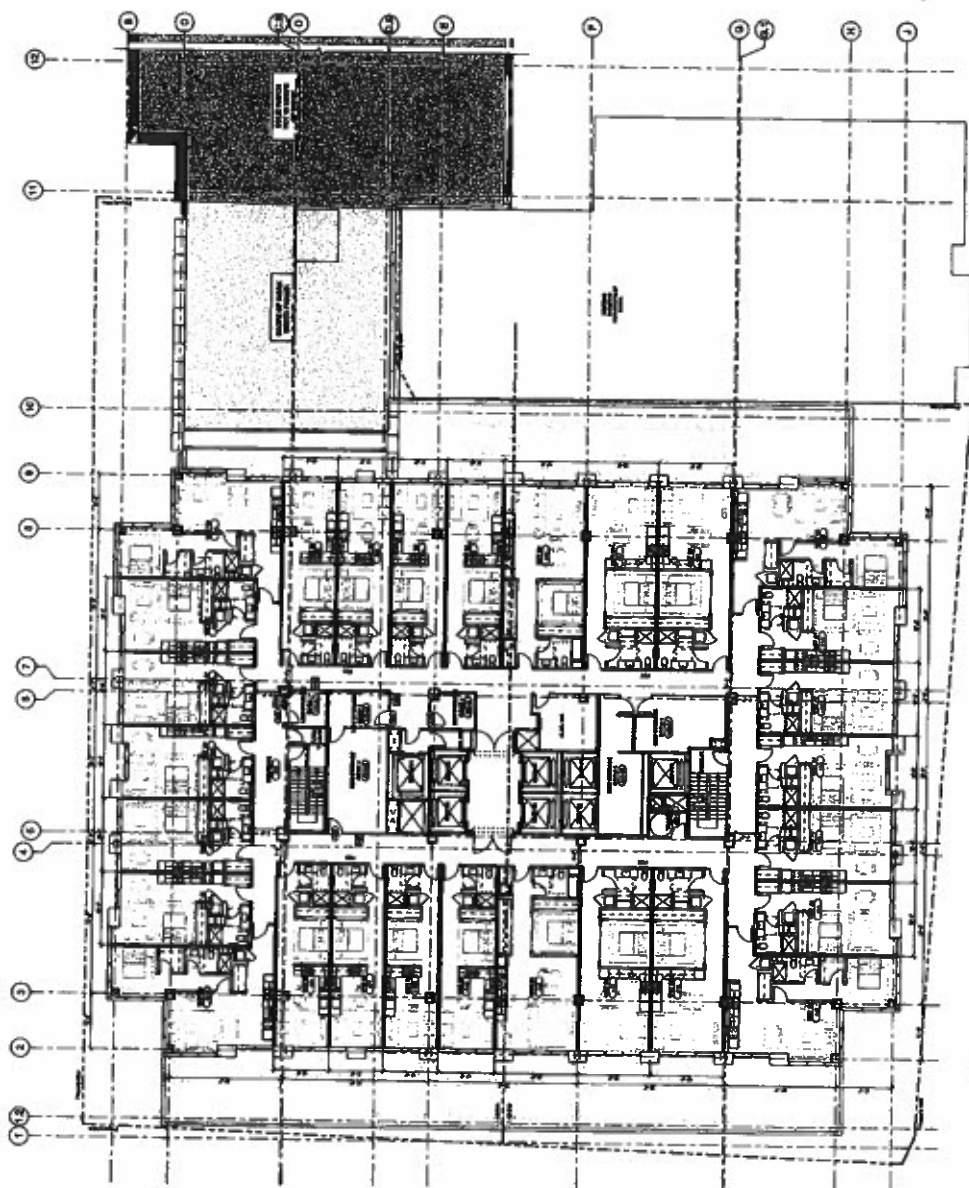
100

1132 Stephen Ward

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

A2-04

20130330  
Page 10 of 10



1 LEVEL 4 FLOOR PLAN (PHASE 2)

2020/GEN-9  
EXHIBIT M

**LEGEND:**

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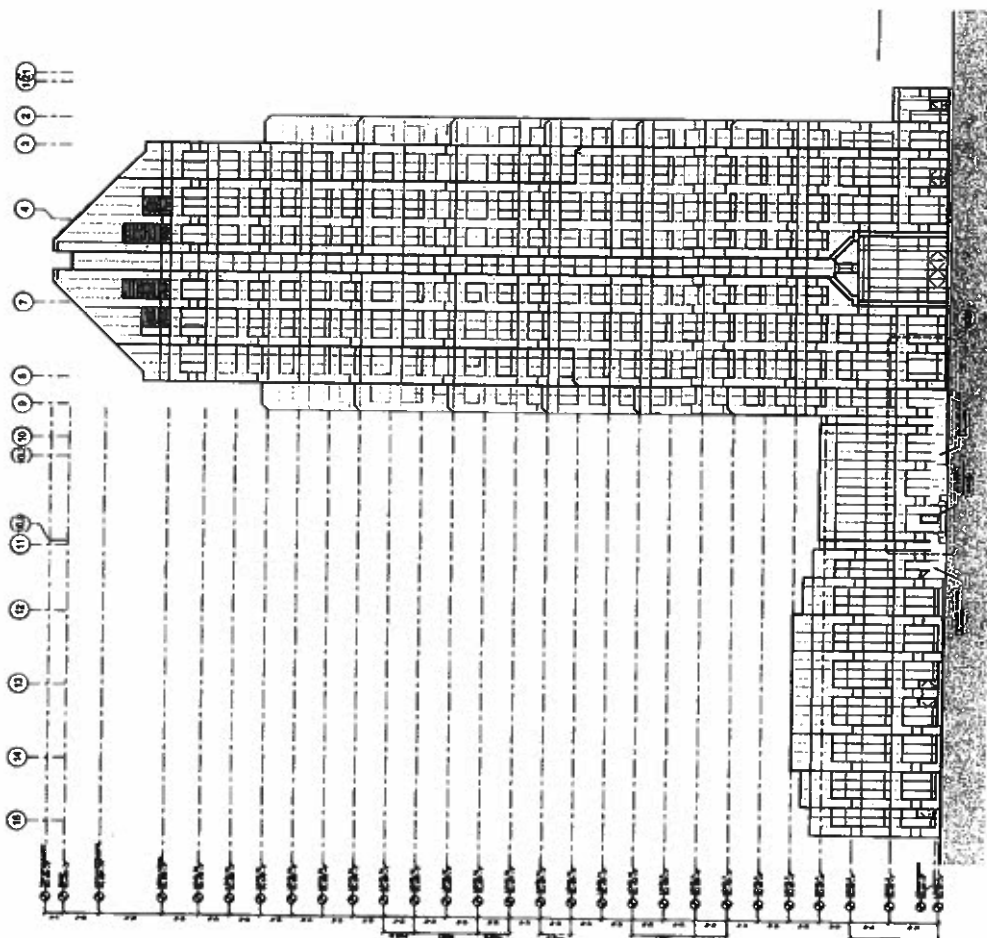
1322 Stephen Stroud

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

BUILDING  
ELEVATIONS -  
NORTH

A3-01

01/01/2010



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 without the approval of the architect.  
 2. The architect is not responsible for the accuracy of the information provided by the client or other sources.  
 3. The architect is not responsible for the accuracy of the information provided by the client or other sources.  
 4. The architect is not responsible for the accuracy of the information provided by the client or other sources.  
 5. The architect is not responsible for the accuracy of the information provided by the client or other sources.  
 6. The architect is not responsible for the accuracy of the information provided by the client or other sources.

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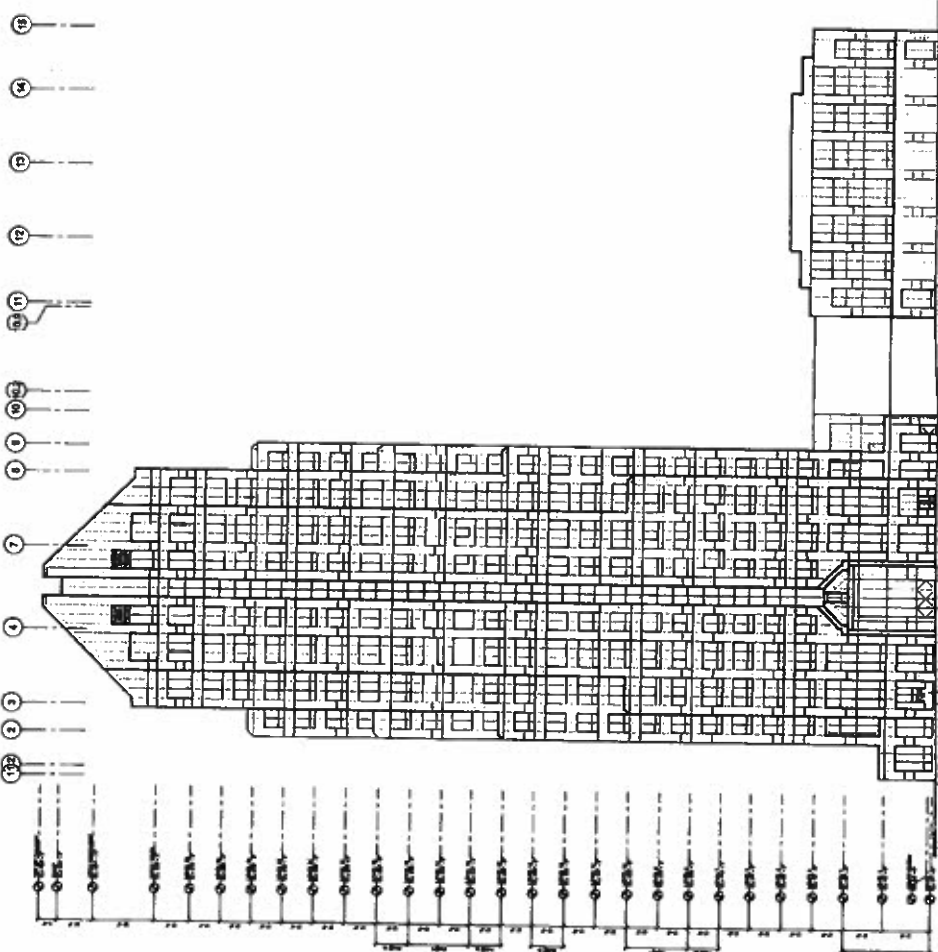
○ Window  
 ■ Door



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

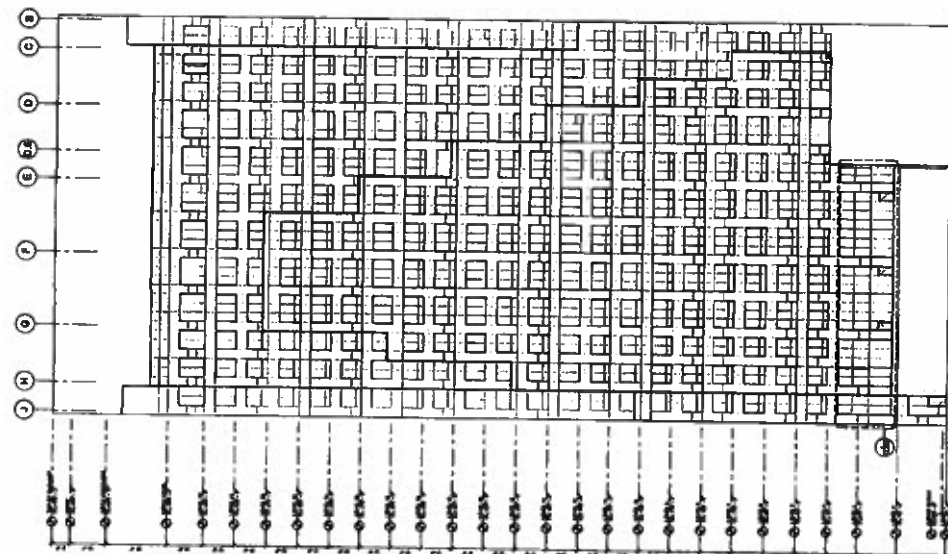
2020/GEN-9  
 EXHIBIT O

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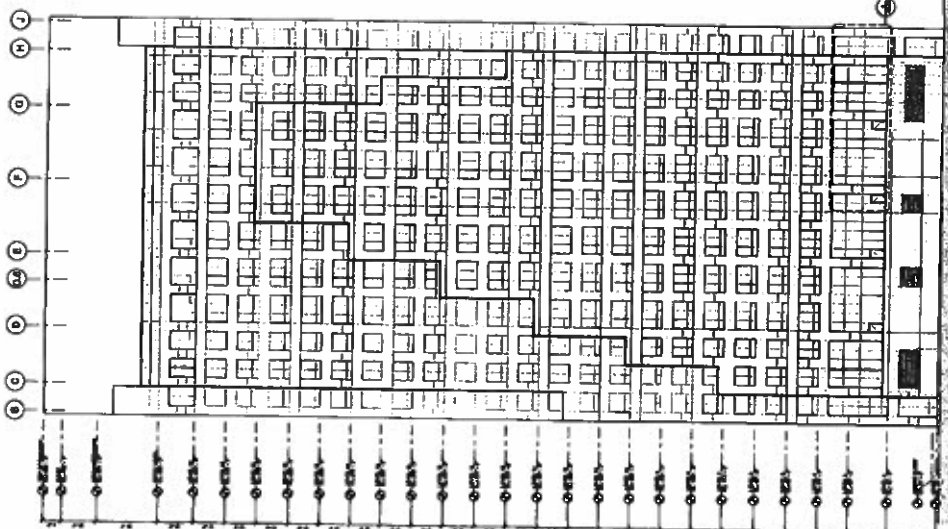
1132 Bishop Street

1430 BELLEVUE AVENUE,  
MERCERSBURG, PENNSYLVANIA  
717/338-1111

A3-03



1 BUILDING ELEVATION - EAST (PHASE 1A)



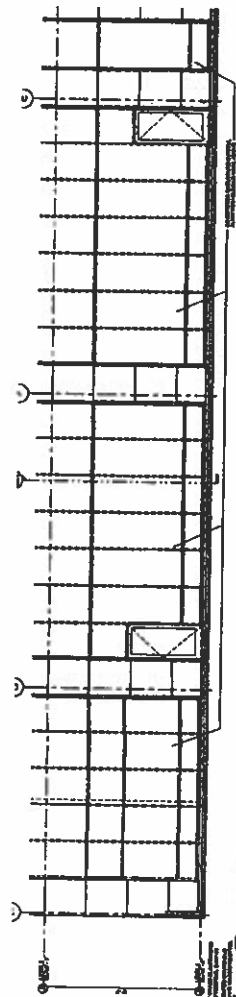
**2 BUILDING ELEVATION - WEST (PHASE 1A)**

2020/GEN-9  
EXHIBIT P

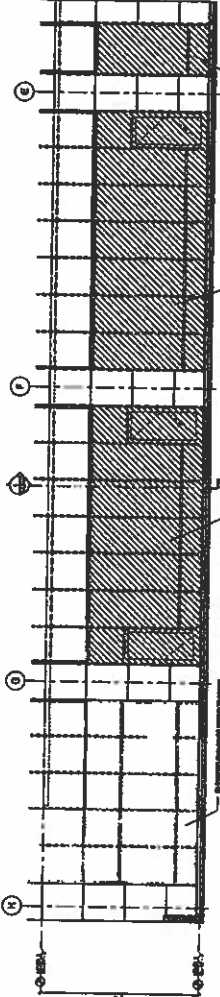




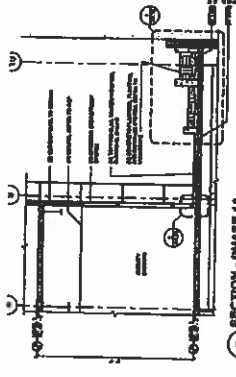
Shaw Construction  
1122 Blakely Street  
1122 Blakely Street  
1122 Blakely Street



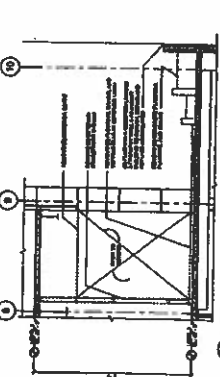
LEVEL 2 VIEWING GARDEN ELEVATION - PHASE 1A



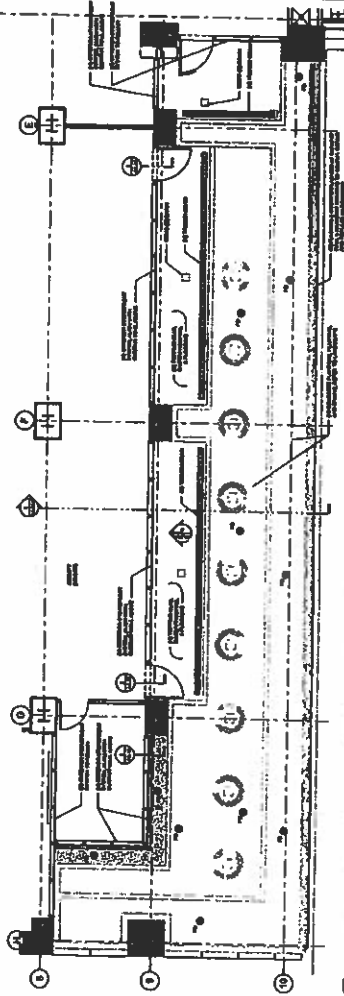
LEVEL 2 VIEWING GARDEN ELEVATION - DEMOLITION



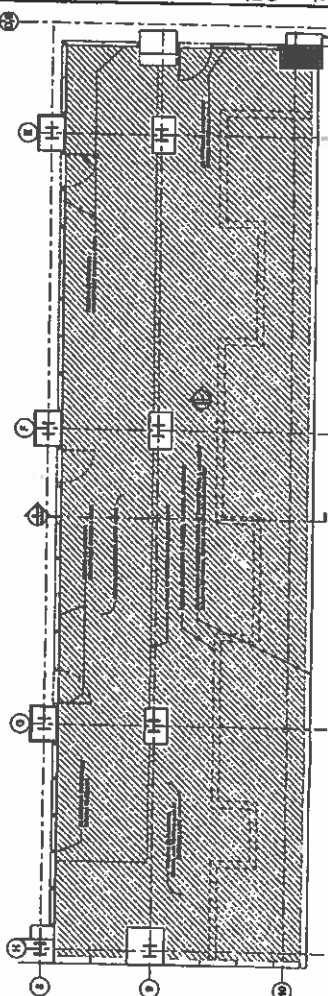
SECTION - PHASE 1A



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



Room	Area
101	101
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Level 1 Assembly -  
Furniture Plan - North  
Lobby (Phase 1A)

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

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10/20/2020

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1152 Bishop Street

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

Sheet No. A6.17  
Project No. 05.2902.009

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

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

