

# PIER 2 WAREHOUSE AND OFFICE IMPROVEMENTS

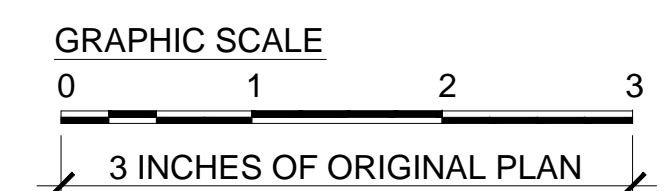
## AT FOREIGN TRADE ZONE NO.9

HONOLULU, OAHU, HAWAII

TAX MAP KEY: 2-1-15, 21, 57

FOR THE  
DEPARTMENT OF BUSINESS, ECONOMIC DEVELOPMENT AND TOURISM  
STATE OF HAWAII

JOB NO.: FTZ001



C:\2003\PIER 2 Warehouse and Office Improvements\BIDD\DWG\Title\Title.dwg OCT 21, 2003 3:06PM

PROJECT TEAM	VICINITY MAP	APPROVALS	REVISION																				
<p><b>ARCHITECT:</b> LOU CHAN &amp; ASSOCIATES, INC. 725 KAPIOLANI BLVD., SUITE C-207 HONOLULU, HAWAII 96813-5800 PHONE: (808)-596-7551 FAX: (808)-596-7553</p> <p><b>MECHANICAL ENGINEER:</b> RANDOLPH H. MURAYAMA &amp; ASSOCIATES, INC 1267 YOUNG STREET HONOLULU, HAWAII 96814 PHONE: (808)-593-9360 FAX: (808)-591-9362</p> <p><b>STRUCTURAL ENGINEER:</b> NTW ASSOCIATES 1542 YOUNG STREET SUITE 300 HONOLULU, HAWAII 96826 PHONE: (808)-942-8880 FAX: (808)-943-7137</p> <p><b>ELECTRICAL ENGINEER:</b> ELECTECH HAWAII, INC. 1100 WARD AVENUE, SUITE 750 HONOLULU, HAWAII 96814 PHONE: (808)-522-1866 FAX: (808)-521-4819</p>		<p>DIRECTOR DEPARTMENT OF BUSINESS, ECONOMIC DEVELOPMENT AND TOURISM STATE OF HAWAII</p> <p>DATE</p>	<table border="1"> <thead> <tr> <th>REVISION NO.</th> <th>SYMBOL</th> <th>DESCRIPTION</th> <th>SHT. OF</th> <th>DATE</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table> <p> </p> <p>           DEPARTMENT OF BUSINESS, ECONOMIC DEVELOPMENT AND TOURISM STATE OF HAWAII PIER 2 WAREHOUSE AND OFFICE IMPROVEMENTS AT FOREIGN TRADE ZONE NO. 9 HONOLULU, OAHU, HAWAII         </p> <p>TITLE, APPROVALS, AND VICINITY MAP</p> <table border="1"> <tr> <td>DESIGNED BY: JW</td> <td>CHECKED BY: LC</td> <td>DATE: OCT 2003</td> <td>PROJECT NO.: FTZ001</td> <td>SHEET <b>T0.01</b></td> </tr> <tr> <td>DRAWN BY: JW</td> <td>APPROVED BY: LC</td> <td></td> <td></td> <td>1 OF 65 SHEETS</td> </tr> </table> <p>LICENSE EXPIRATION DATE: APR 30, 2004</p>	REVISION NO.	SYMBOL	DESCRIPTION	SHT. OF	DATE						DESIGNED BY: JW	CHECKED BY: LC	DATE: OCT 2003	PROJECT NO.: FTZ001	SHEET <b>T0.01</b>	DRAWN BY: JW	APPROVED BY: LC			1 OF 65 SHEETS
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29	A3.05	SIGNAGE SCHEDULE AND DETAILS	64	E1.12	LUMINAIRE DETAILS
		<u>STRUCTURAL SHEET</u>	65	E1.13	FIRE ALARM RISER DIAGRAM
30	S - 1	GENERAL NOTES, TYPICAL DETAILS	<b>WORK SCOPE</b>		
31	S - 2	FOUNDATION AND GROUND FLOOR PLAN, BRACE ELEVATION AND DETAILS	<p>CONTRACTOR'S WORK SCOPE GENERALLY IS TO CONSTRUCT A STEEL FRAME OFFICE AND WAREHOUSE ADDITION, CONSTRUCT AND INSTALL AIR CONDITIONING SYSTEM FOR THE ADDITION, REPLACE FAN COIL UNITS FOR EXISTING OFFICES IN THE FOREIGN-TRADE ZONE (FTZ) NO. 9 AT PIER 2 WAREHOUSE.</p> <p>WORK SHALL INCLUDE BUT NOT LIMITED BE TO:</p> <ol style="list-style-type: none"> <li>DEMOLISH AND REMOVE PORTION OF EXISTING WAREHOUSE OFFICE MEZZANINE COVER, CEILING, WALL, FLOOR DECK AND GROUND PAVEMENT FOR CONNECTION OF NEW ADDITION. CONSTRUCT SAFETY AND DUST BARRICADE, GROUND LEVEL WORK SHOPS AND A COOL STORAGE, MEZZANINE LEVEL OFFICES, STORAGE, TOILETS, CUSTODIAN ROOM, ELECTRICAL ROOM AND EXIT STAIRWAY. CONSTRUCT ELECTRICAL, MECHANICAL AND AUTOMATIC FIRE SPRINKLING SYSTEMS.</li> <li>CONSTRUCT AIR CONDITIONING SYSTEM FOR THE NEW ADDITION. CONSTRUCT OUTDOOR CONCRETE PAD, CHAINLINK FENCE AND GATE WITH PADLOCK FOR THE OUTDOOR CHILLER UNITS, RELOCATE IRRIGATION SYSTEM, CUT, REMOVE AND DISPOSE TREES AND TRUNKS, SHRUBS. CORE CONCRETE WALLS FOR PIPINGS INCLUDING PROBING OF REBAR PRIOR TO WALL PENETRATION, PATCH, INSTALL STEEL HANGERS AND MOUNTING BRACKETS FOR THE AIR CONDITIONING SYSTEM.</li> <li>DISCONNECT AND CAP EXISTING AC AND CONDENSATION PIPINGS, ELECTRICAL POWER AND CONTROL WIRINGS AND DUCTS, REMOVE AND DISPOSE EXISTING FAN COIL UNITS. INSTALL NEW FAN COIL UNITS AND SUPPORT FRAME, RECONNECT, REINSULATE EXISTING PIPINGS, ELECTRICAL POWER AND CONTROL WIRINGS, AIR DUCTS. REPLACE ALL DAMAGED AND UN-REUSABLE PARTS AND COMPONENTS.</li> </ol>		
32	S - 3	MEZZANINE FLOOR FRAMING PLAN, EQUIPMENT PAD AND SECTIONS			
33	S - 4	CEILING FRAMING PLAN AND SECTIONS			
34	S - 5	SECTIONS			
35	S - 6	SECTIONS			
36	S - 7	INFILL WALL ELEVATION AND SECTIONS			
37	S - 8	STAIR PLANS AND SECTIONS			

FTZ #9 FACILITIES ARE DESIGNATED TO BE FULLY FUNCTIONAL AND OPERATIONAL DURING THE CONSTRUCTION PERIOD. THE STATE AND ITS TENANTS WILL USE THE FACILITIES CONTINUOUSLY DURING THE CONSTRUCTION PERIOD. CONTRACTOR'S WORK SHALL NOT INTERFERE WITH FTZ BUSINESS DURING CONSTRUCTION. ANY DISTURBANCE SHALL BE KEPT TO A MINIMUM. CONTRACTOR SHALL PROVIDE A CLEAR AND SECURED TRAVEL PATH TO ALL BUSINESS TENANTS FROM THEIR OFFICES TO THE PARKING AND OTHER WORK AREAS DURING THE CONSTRUCTION PERIOD. DISRUPTION OF UTILITY SERVICES INCLUDING, BUT NOT LIMITED TO, ELECTRICITY, TELECOMMUNICATION, AC SERVICE, WATER AND SANITATION SHALL BE LIMITED TO CERTAIN PRE-APPROVED NON-WORKING PERIODS. WORK PERFORMED DURING NON-BUSINESS PERIODS SHALL BE FINISHED BEFORE THE END OF EACH NON-BUSINESS PERIOD. SERVICES TO FTZ SHALL BE RESTORED BEFORE NEXT BUSINESS PERIOD. CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY LOSS AND DAMAGE DUE TO THEIR FAILURE TO PROVIDE A FULLY FUNCTIONAL WORK PLACE.

**WORK PHASING**

**PHASE I (300 CALENDAR DAYS):** PHASE I SHALL BE COMPLETED WITHIN 300 CALENDAR DAYS. CONTRACTOR SHALL COMPLETE THE CONSTRUCTION OF CONSTRUCTION SAFETY AND DUST BARRIER AND BUILDING ADDITION EXCEPT OUTDOOR CHILLER UNITS AND CERTAIN INTERIOR FINISH WORKS.

**PHASE II (100 CALENDAR DAYS):** CONTRACTOR SHALL COMPLETE ALL PHASE I WORK BEFORE STARTING PHASE II WORK. PHASE II SHALL BE COMPLETED WITHIN 100 CALENDAR DAYS. CONTRACTOR SHALL COMPLETE CONSTRUCTION OF CHILLER UNITS, CHAINLINK FENCES AND GATES AND ALL REMAINING FINISH WORK FOR THE BUILDING ADDITION.

**PHASE III (30 CALENDAR DAYS):** PHASE III WORK SHALL INCLUDE:

- ACM ABATEMENT WORK AND REPLACEMENT OF FAN COIL UNITS IN ZONE 1 AREA.
- ACM ABATEMENT AND REPLACEMENT OF FAN COIL UNITS IN ZONE 2 AREA.
- ACM ABATEMENT, REPLACEMENT OF FAN COIL UNITS, INSTALLATION OF DENS DECK SHEATHING AND WATERPROOF EXISTING ROOF DECK IN ZONE 3 AREA.

TO MINIMIZE DISRUPTION TO THE TENANTS, AIR CONDITIONING WORK SHALL BE COMPLETED WITHIN THREE CONSECUTIVE WEEKENDS.

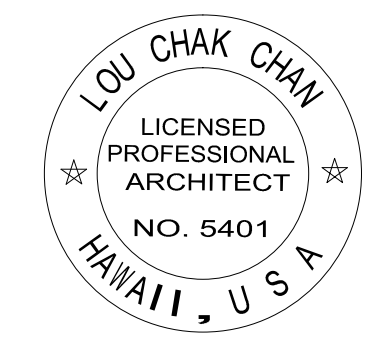
PHASE III WORK SHALL BE STRICTLY PROCEEDED IN SEQUENTIAL ORDER IN ZONES STARTING FROM

- REPLACEMENT OF FAN COIL UNITS IN ZONE 1 SHALL BE COMPLETED IN FIRST WEEKEND INCLUDING ALL REQUIRED ACM ABATEMENT WORK, CLEANUP, RESTORATION OF ELECTRICITY AND AIR CONDITIONING SERVICES PRIOR TO THE BEGINNING OF NEXT BUSINESS DAY.
- REPLACEMENT OF FAN COIL UNITS IN ZONE 2 SHALL BE COMPLETED IN THE SECOND WEEKEND INCLUDING ALL REQUIRED ACM ABATEMENT WORK, CLEAN-UP, RESTORATION OF ELECTRICITY AND AIR CONDITIONING SERVICES PRIOR TO THE BEGINNING OF NEXT BUSINESS DAY.
- REPLACEMENT OF FAN COIL UNITS IN ZONE 3 SHALL BE COMPLETED IN THE THIRD WEEKEND INCLUDING ALL REQUIRED ACM ABATEMENT WORK, CLEAN-UP, RESTORATION OF ELECTRICITY AND AIR CONDITIONING SERVICE PRIOR TO THE NEXT BUSINESS DAY. WATERPROOFING WORK UNDER THE AC EQUIPMENT SHALL BE INSTALLED PRIOR TO THE INSTALLATION OF NEW EQUIPMENT. THE REMAINING AREA MAY BE COMPLETED WITHIN THE FOLLOWING WEEK.

THE MEZZANINE ROOF DECK WAS DESIGNED FOR SUPPORTING LIGHT LIVE LOAD; FOR THIS PHASE OF WORK, CONTRACTOR SHALL NOT USE THE DECK TO STORE HEAVY CONSTRUCTION MATERIAL AND EQUIPMENT.

PRIOR TO THE PHASE III WORK, CONTRACTOR SHALL SUBMIT WORK SCHEDULE TO THE ENGINEER FOR REVIEW AND COMMENT. CONTRACTOR SHALL NOTIFY THE ENGINEER AND OBTAIN APPROVAL AT LEAST ONE WEEK BEFORE THE WORK. COST FOR MOBILIZATION AND DEMOBILIZATION, MOVING AND COVERING UP FURNITURE AND EQUIPMENT, CLEAN-UP, PAYMENTS FOR OVERTIME, HOLIDAYS, NIGHT AND WEEKEND WORK, SECURITY COST SHALL BE INCLUDED IN CONTRACTOR'S BASIC COST. ADDITIONAL PAYMENT SHALL NOT BE ALLOWED.

REVISION NO.	SYMBOL	DESCRIPTION	SHT. OF	DATE



LOU CHAK CHAN  
LICENSED PROFESSIONAL ARCHITECT  
NO. 5401  
HAWAII, U.S.A.

DEPARTMENT OF BUSINESS,  
ECONOMIC DEVELOPMENT AND TOURISM  
STATE OF HAWAII

PIER 2 WAREHOUSE AND OFFICE IMPROVEMENTS  
AT FOREIGN TRADE ZONE NO. 9  
HONOLULU, OAHU, HAWAII

WORK PHASING, WORK SCOPE,  
AND INDEX TO DRAWINGS

DESIGNED BY: JW	CHECKED BY: LC	DATE: OCT 2003	SHEET <b>T0.02</b>
DRAWN BY: JW	APPROVED BY: LC		2 OF 65 SHEETS

LICENSE EXPIRATION DATE: APR 30, 2004

# I. GENERAL NOTES & REQUIREMENTS

## 1. COMPLIANCE WITH CODES, RULES, REGULATIONS AND ADA ACCESSIBILITY GUIDELINES

WORK PERFORMED BY THE CONTRACTOR SHALL FULLY COMPLY WITH ALL APPLICABLE LAWS, CODES, RULES AND REGULATIONS AS SET FORTH IN, AND BY THE, UNIFORM BUILDING CODE, UNIFORM PLUMBING CODE, UNIFORM FIRE CODE, NATIONAL ELECTRICAL CODE, BOARD OF WATER SUPPLY, DEPARTMENT OF ENVIRONMENTAL SERVICES AS CURRENTLY ADOPTED BY THE CITY AND COUNTY OF HONOLULU, ASHRAE-AIR CONDITIONING SYSTEM, NFPA 13 AUTOMATIC FIRE SPRINKLING SYSTEM, AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES FOR BUILDINGS AND FACILITIES, THE STATE OF HAWAII DISABILITY AND COMMUNICATION ACCESS BOARD INTERPRETIVE OPINIONS, HAWAII COMMUNITY DEVELOPMENT AUTHORITY, STATE DEPARTMENT OF HEALTH AND ALL OTHER APPLICABLE GOVERNMENTAL RULES AND REGULATIONS. ALL CONSTRUCTION WORK SHALL MEET OR EXCEED AFOREMENTIONED CODES, RULES, REGULATIONS AND DESIGN REQUIREMENTS SET FORTH IN THE CONSTRUCTION DOCUMENTS, INCLUDING DESIGN REQUIREMENTS THAT EXCEED THE MINIMUM REQUIREMENTS OF CODES, RULES, REGULATIONS AND ACCESSIBILITY GUIDELINES.

## 2. CONFLICTS, OVERLAPPING DETAILS AND WORK DESCRIPTIONS

WORK DETAILS AND DESCRIPTIONS SHOWN AND/OR CALLED OUT IN DIFFERENT AREAS OF THE CONSTRUCTION DOCUMENTS AND IN DIFFERENT ARCHITECTURAL AND ENGINEERING DISCIPLINES SHALL BE SUPPLEMENTAL TO EACH OTHER. CONTRACTOR SHALL REPORT IN WRITING ANY CONFLICTS, OVERLAPPING DETAILS AND WORK DESCRIPTIONS TO THE STATE FOR CLARIFICATION DURING THE BIDDING. DURING THE CONSTRUCTION, IN THE EVENT THAT CONFLICTS AND OVERLAPPING OF DETAILS AND WORK DESCRIPTIONS ARE DISCOVERED, THE MOST STRINGENT REQUIREMENTS FROM EACH DETAIL OR WORK DESCRIPTION, EVALUATED INDIVIDUALLY, SHALL APPLY. DETERMINATION OF THE STRINGENCY SHALL BE MADE BY THE STATE ENGINEER.

## 3. PRESENCE OF ACM AND OTHER HAZARDOUS MATERIALS

THE FOREIGN TRADE ZONE #9 AREA CONTAINS ASBESTOS CONTAINING MATERIALS (ACM) AND MAY CONTAIN OTHER HAZARDOUS MATERIAL. THE ACM SURVEY CONDUCTED BY MURANAKA ENVIRONMENTAL CONSULTANT INC. FOR THE STATE "INDICATES EXISTING BLACK MASTIC BENEATH 12" X 12" TAN/BROWN FLOOR TILES IN FIRST AND SECOND FLOOR HALLWAYS, 12" X 12" GRAY/BROWN FLOOR TILES IN ROOM 227, RESIDUAL ACOUSTICAL SPRAY-ON ABOVE CEILING TILES IN ROOMS 237 & 201, WHITE PAPER, FOIL, YELLOW INSULATION, BLACK/WHITE BACKING/MASTIC IN PIPE INSULATION SYSTEM ABOVE MEZZANINE ROOF, BLACK VIBRATION CLOTH IN CHILLER UNITS FOR ROOM 212, BLACK ASPHALT IN THE WAREHOUSE GROUND FLOOR FLOORING AND OTHER MATERIALS IN THE FOREIGN TRADE ZONE CONTAIN ASBESTOS". CONTRACTOR IS REQUIRED TO THOROUGHLY REVIEW THE ACM SURVEY IN ITS ENTIRETY AND NOTIFY HIS EMPLOYEES, SUBCONTRACTORS AND ALL OTHER PERSONS ENGAGED ON THE PROJECT OF THE PRESENCE OF ACM IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 110, ARTICLES 12-110-2(F) (1) (B) OF THE OCCUPATIONAL SAFETY AND HEALTH STANDARDS, STATE OF HAWAII. COPY OF THE SURVEY REPORT MAY BE REVIEWED IN THE FOREIGN TRADE ZONE #9 OFFICE. ANY ACM AND OTHER HAZARDOUS MATERIALS THAT MAY BE DISTURBED BY THE CONSTRUCTION SHALL BE REMOVED. ANY SUSPECTED ACM AND OTHER ENVIRONMENTAL HAZARDOUS MATERIALS NOT SURVEYED BY THE SURVEY AND MAY BE DISTURBED BY THEIR WORK SHALL BE TESTED BY CERTIFIED LABORATORY(IES) HIRED AND PAID FOR BY THE CONTRACTOR. ABATE IF CONFIRMED.

## 4. TESTINGS

CONTRACTOR SHALL PROVIDE ALL REQUIRED TESTINGS AS DETERMINED BY THE STATE FOR THE CONSTRUCTION OF FOREIGN TRADE ZONE #9 ADDITION. REQUIRED TESTINGS SHALL INCLUDE, BUT NOT BE LIMITED TO, TESTINGS OF ADDITIONAL SUSPECTED ACM NOT COVERED IN THE SURVEY REPORT, SUSPECTED LEAD PAINT, CHLORDANE, MERCURY, PCB AND OTHER HAZARDOUS MATERIAL THAT MAY BE ENCOUNTERED DURING THE CONSTRUCTION. CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR SOIL COMPACTION TEST, CONCRETE STRENGTH AND SLUMP TESTS, WATER LEAKAGE TEST FOR TOILETS AND CUSTODIAN ROOM. CONCRETE VAPOR AND MOISTURE TEST, PLUMBING AND AIR CONDITIONING SYSTEM LEAK AND AIR BALANCE TEST, TEST AND CERTIFY AUTOMATIC FIRE SPRINKLING SYSTEM, FIRE ALARM AND ELECTRICAL SYSTEM. ALL TESTINGS SHALL BE PERFORMED BY LICENSED AND CERTIFIED PERSONNEL AND LABORATORIES. COPIES OF TESTING RECORDS AND REPORTS SHALL BE SUBMITTED TO THE STATE. COST FOR ALL TESTINGS SHALL BE ENTIRELY BORNE BY THE CONTRACTOR.

## 5. WORK ENVIRONMENT AND OFF-HOUR WORK

THE STATE WILL USE THE FACILITIES CONTINUOUSLY DURING CONSTRUCTION, CONTRACTOR SHALL BE RESPONSIBLE FOR SECURING AND ENCLOSING WORK AREAS SUCH AS ENTRANCES, TOILET ROOMS AND INDIVIDUAL SPACES WITH PLYWOOD SHEATHING AND MINIMUM 10 MIL PLASTIC SHEET, TAPE AND SEAL ALL OPENINGS, JOINTS AND AIR CONDITIONING RETURN AIR INTAKE TO MINIMIZE DUST AND ODOR FROM SPREADING TO OTHER AREAS AND DISRUPTION OF AC CIRCULATION. FOR WORK AFFECTING THE TENANT SPACES AND PUBLIC AREA, SAFETY RAILINGS, SECURITY BARRICADE, DIRECTIONAL AND WARNING SIGNS MUST BE PROVIDED. FOR ANY WORK PERFORMED DURING OFF-HOURS AND HOLIDAYS (TO BE INITIATED BY THE CONTRACTOR AND APPROVED BY THE FOREIGN TRADE ZONE NO.9 ADMINISTRATOR) AND/OR WORK THAT WILL DISRUPT UTILITY SERVICE TO PRESENT OCCUPANTS SUCH AS AIR CONDITIONING SYSTEM, TOILET, COMMUNICATION AND ELECTRICITY AND WORK REQUIRED TO BE PERFORMED INSIDE TENANTS' SPACES, CONTRACTOR SHALL NOTIFY FOREIGN TRADE ZONE NO 9 ADMINISTRATOR AND OBTAIN THEIR WRITTEN APPROVAL AT LEAST ONE WEEK PRIOR TO THE WORK, COST FOR OVERTIME AND OFF-HOUR WORK, PAYING SECURITY SERVICE AND OTHER EXPENSES SHALL BE BORNE SOLELY BY THE CONTRACTOR.

WORK AFFECTS THE TENANT'S OPERATIONS SHALL BE CONDUCTED DURING NON-BUSINESS HOURS AND ON WEEKENDS. WORKS PERFORMED DURING NON-BUSINESS HOURS SHALL BE LIMITED FROM 4:30 PM TO 6:00 AM. WORK CANNOT BE COMPLETED IN ONE SINGLE NON-BUSINESS HOUR DAY SHALL BE PERFORMED ON WEEKENDS FROM 4:30 PM FRIDAY AFTERNOON TO 6:00 AM MONDAY MORNING. CONTRACTOR SHALL WORK CONTINUOUSLY WITHIN THE PERIOD TO COMPLETE THE WORK. ALL COSTS FOR OVERTIME AND NIGHT WORK SHALL BE BORNE SOLELY BY THE CONTRACTOR.

## 6. WORK AREA SECURITIES AND RESTRICTION

SECTIONS OF WORK AREA ARE DESIGNATED AS SECURED ZONES. SECURITY CLEARANCES AND BADGES ARE REQUIRED FOR ALL PERSONNEL WHO PERFORM WORK IN THE FOREIGN-TRADE ZONE LIMITS. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING NAMES, IDENTIFICATIONS AND OTHER REQUIRED INFORMATION TO US CUSTOMS TO OBTAIN SECURITY CLEARANCES, BADGES, ETC. FOR HIS CREW AND PERSONNEL. CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING TOOLS AND MATERIAL IN THE CONSTRUCTION AREA SECURED.

ALL WORK TASKS TO BE PERFORMED AND BARRICADE PLANS SHALL BE SUBMITTED TO THE STATE FOR APPROVAL PRIOR TO THE WORK. ALL DELIVERY, VEHICLES, CONSTRUCTION MATERIAL, EQUIPMENT AND TOOLS USED IN THE SECURED AREA MAY BE SUBJECT TO CHECK AND CLEARANCE BY THE FOREIGN TRADE ZONE SECURITY. LOADING AND UNLOADING AREAS MAY BE ALTERED AND RESTRICTED DURING THE COURSE OF CONSTRUCTION. COST FOR DELAYS, WAITING, EXTRA TIME DUE TO DIFFICULTY OF LOADING AND UNLOADING AND TO FOREIGN TRADE ZONE SECURITY PROCEDURE SHALL BE PART OF THE BASE COST AND SHALL BE SOLELY BORNE BY THE CONTRACTOR.

## 7. DUST, NOISE AND ODOR

CONTRACTOR SHALL, AT HIS SOLE EXPENSE, KEEP THE PROJECT AND SURROUNDING AREAS CLEAN AND FREE FROM DUST, NOISE AND ODOR NUISANCES DURING CONSTRUCTION. THE STATE AND /OR THE ENGINEER MAY ORDER STOP WORK AT ANY TIME SHOULD THE NUISANCE BECOME EXCESSIVE AS DEEMED BY THE STATE. COST INCURRED AS A RESULT OF WORK STOPPAGE DUE TO CONTRACTOR'S ACTION SHALL BE BORNE SOLELY BY THE CONTRACTOR.

## 8. REPLACEMENT OF EXISTING FAN COIL UNITS

CONTRACTOR SHALL CAREFULLY DISCONNECT AND REMOVE ALL FAN COIL UNITS, DUCTING, INSULATION THAT CALLED OUT TO BE REPLACED FROM EXISTING LOCATIONS. ALL DISCARDED UNITS AND COMPONENTS SHALL BE DISPOSED TO A LEGITIMATE AND CERTIFIED DUMPING FACILITY AT CONTRACTOR'S OWN EXPENSE INCLUDING TESTING AND CERTIFICATE FOR DISPOSAL OF HAZARDOUS MATERIAL. ALL EXISTING CHILLED WATER PIPE SYSTEM, AC CONTROL SYSTEM, CONDENSATION DRAIN AND ELECTRICAL SYSTEM, DUCTING AND INSULATION NOT INDICATED TO BE REMOVED SHALL BE DISCONNECTED, CAPPED, RECONNECTED AND REINSULATED AFTER INSTALLATION OF NEW FAN COIL UNITS. CONTRACTOR SHALL PROVIDE NEW VALVE PACKAGE AND PIPING CONNECTIONS, MOUNTING BRACKETS AND ALL OTHER NECESSARY PARTS AND COMPONENTS TO INSURE FULL OPERATION OF NEW FAN COIL UNIT SYSTEM. IN ADDITION, CONTRACTOR SHALL REPLACE EXISTING LOOSE AND DAMAGED DUCT INSULATION, REPLACE ALL LEAKY CONDENSATION DRAIN SYSTEMS, UNCLOG CONDENSING DRAIN PIPES, PROVIDE AIR FLOW, TEMPERATURE AND AIR BALANCE TESTS AND REPORTS. REINSULATE EXISTING DUCTING, REPLACE AND REPAIR DAMAGED CEILING TILES AND AIR DIFFUSERS.

## 9. INSTALLATION OF AUTOMATIC FIRE SPRINKLING SYSTEM

CONTRACTOR SHALL PROVIDE A COMPLETE AUTOMATIC FIRE SPRINKLING SYSTEM TO COVER ALL THE AREAS INCLUDING EXISTING RENOVATED AND ADDITION AREAS AS INDICATED IN THE CONSTRUCTION DOCUMENTS. ALL WORK SHALL STRICTLY CONFORM TO NFPA 13, MEET AND EXCEED CURRENT UNIFORM BUILDING CODE, UNIFORM FIRE CODE, THE BOARD OF WATER SUPPLY REQUIREMENTS AND ALL APPLICABLE RULES, CODES AND REGULATIONS. CONTRACTOR SHALL PROVIDE ALL NECESSARY CONCRETE CORING, CUTTING, DRILLING OF STEEL FRAME, SUSPENSION BRACKETS, CONNECTION TO FIRE ALARM SYSTEM, TRIMS AND COVER PLATES. CONTRACTOR SHALL FIELD VERIFY EXISTING CONDITION, PREPARE AND SUBMIT DESIGN AND LAYOUT, SHOP DRAWINGS AND CONNECTION DIAGRAM TO FIRE DEPARTMENT AND ENGINEER FOR REVIEW AND APPROVALS, OBTAIN ALL REQUIRED PERMIT(S) AND APPROVAL FROM FIRE DEPARTMENT AND OTHER AGENCIES PRIOR TO THE WORK. SUBMIT AS-BUILT DRAWINGS BOTH IN REPRODUCIBLE COPY AND ELECTRONIC CADD FILE TO THE STATE UPON SATISFACTORY COMPLETION OF THE WORK.

## 10. INCIDENTAL WORK

WORK INCIDENTAL TO, BUT NOT LIMITED TO, CONSTRUCTION SHALL BE PART OF CONTRACTOR'S BASE WORK. INCIDENTAL WORK SHALL INCLUDE MINOR FIELD ADJUSTMENT TO ACCOMMODATE NEW CONSTRUCTION DUE TO HIDDEN OBSTACLES AND CONCEALED ELEMENTS. OBVIOUS WORK REQUIRED FOR CONSTRUCTION BUT NOT SPECIFICALLY CALLED OUT IN THE CONSTRUCTION DOCUMENTS SUCH AS REQUIREMENTS FOR DEMOLITION AND RECONSTRUCTION OF A SMALL PORTION OF ADJOINING CEILING, WALL AND FLOORING, RELOCATION AND/OR REINSTALLATION OF PLUMBING WORK, FIRE SPRINKLING PIPE STUB-OUT, LANDSCAPE IRRIGATION SYSTEM, AIR CONDITIONING PIPINGS AND DUCTINGS, ELECTRICAL SWITCHES, OUTLETS, CONDUITS, LIGHT FIXTURES, CABLES, FIRE ALARM AND PULL STATIONS, REINSTALLATION OF WALL AND FLOOR FINISH, BLOCKING AND SHIMS FOR MOUNTING OF FIXTURES, ETC. DUE TO DISTURBANCE OF SURFACE FINISH AND/OR SUBSTRATUM SHALL BE PART OF THE CONTRACTOR'S BASE WORK.

## 11. EXISTING CONDITIONS AND DIMENSIONS

CONDITIONS AND DIMENSIONS SHOWN IN THE DRAWINGS ARE APPROXIMATE AND NOT GUARANTEED AS TO THE ACCURACY OR EXISTENCE OF HIDDEN OBSTACLES AND CONCEALED ELEMENTS THAT MAY AFFECT THE WORK. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING EXISTING CONDITIONS, OBTAINING ACTUAL DIMENSIONS AND SLOPES, AND ADJUSTING WORK AS REQUIRED.

## 12. SHOP DRAWINGS AND SUBMITTALS

SHOP DRAWINGS AND SUBMITTALS SHALL BE BASED ON ACTUAL CONDITIONS AND FIELD MEASUREMENTS OBTAINED BY THE CONTRACTOR. CONDITIONS AND MEASUREMENTS SHOWN IN DRAWINGS AND SPECIFICATIONS ARE SHOWING THE GENERAL INTENT OF DESIGN. CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACCURACY, COMPATIBILITY, PROVIDING REQUIRED CLEARANCE AND MOUNTING COMPONENTS FOR WORK TO BE INSTALLED. FOR WORK CALLED OUT TO MATCH EXISTING, CONTRACTOR SHALL OBTAIN AND SUBMIT CUTOUT SAMPLE(S) FROM ACTUAL AREA TO BE DEMOLISHED ADJOINING THE MATCHING AREA, ACCOMPANY WITH SAMPLE(S) OF NEW WORK TO THE ENGINEER FOR REVIEW AND APPROVAL. TO PROTECT THE CUTOUT(S) AND PROVIDE GOOD APPEARANCE, CONTRACTOR SHALL PATCH AND INSTALL COVER(S) WITH SIMILAR MATERIAL OVER THE CUTOUT(S).

## 13. TOILET ROOM FLOOR SLOPE AND WATERPROOFING

SETTING OR MORTAR BED SHALL BE PROVIDED WITH SLOPE NOT TO EXCEED 2% TOWARD THE DRAIN FROM THE CLOSEST WALL AT ALL ACCESSIBLE CROSSINGS. ALL TOILET ROOM TILED SUBFLOOR SHALL BE PROVIDED WITH WATERPROOFING MEMBRANE WITH EDGES EXTENDING MINIMUM 12" VERTICALLY UP THE WALL.

## 14. ACCESSIBLE WATER CLOSETS AND URINALS

ALL WATER CLOSETS AND URINALS SHALL BE INSTALLED PER DRAWINGS, CONFORM TO BUILDING AND PLUMBING CODES. FOR ACCESSIBLE STALLS, CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING ALL WATER CLOSETS DESIGNATED AS ACCESSIBLE BE INSTALLED AT EXACTLY 18" FROM THE FINISH SURFACE OF THE NARROW SIDE (BOTH SIDES FOR ALTERNATE STALL) OF WALL TO THE CENTER LINE OF WATER CLOSETS. THE TOP OF TOILET SEAT SHALL BE INSTALLED AT NO HIGHER THAN 19" AND NO LOWER THAN 17" ABOVE FINISH FLOOR MEASURED DIRECTLY FROM THE TOP OF SEAT TO THE TOP OF THE LOWEST SIDE OF FINISHED FLOOR SURFACE BELOW. IF FLUSH VALVE HANDLE IS PROVIDED, HANDLE MUST BE INSTALLED AT THE WIDE SIDE, THE OPEN END SIDE. ACCESSIBLE URINAL SHALL BE INSTALLED AT ACCESSIBLE HEIGHT, THE FRONT RIM EDGE OF THE ACCESSIBLE URINAL MUST BE 16-1/2" ABOVE FINISH FLOOR MEASURED DIRECTLY BELOW THE RIM EDGE. ANY DEVIATION SHALL NOT BE ACCEPTABLE AND SHALL BE SUBJECT TO RECONSTRUCTION AT NO ADDITIONAL COST TO THE STATE.

## 15. ROOFING SYSTEM

THE MEZZANINE ROOF DECK SHALL BE THOROUGHLY WATERPROOFED WITH FLUID APPLIED ROOF COATING ON TOP OF 1/2" DENS DECK SHEATHING. SEALANT SHALL BE PROVIDED AROUND ALL PENETRATIONS. FILL ALL JOINTS AND GAPS WITH SEALANT AND CAULKING. FLASHINGS, FASTENERS, SEALANT AND OTHER ACCESSORIES SHALL BE COMPATIBLE. PROVIDE METAL SEPARATOR BETWEEN DISSIMILAR METALS. SHEET METAL FLASHING SHALL BE 20 GAGE GALVANIZED SHEET METAL WITH PAINT FINISH ON ALL SURFACES.

# II. DEMOLITION AND SALVAGE NOTES

## 1. DEMOLITION AND SALVAGE

ITEMS CALLED OUT TO BE DEMOLISHED (GENERALLY INDICATED AS HATCHED AREAS IN DRAWINGS) AND ITEMS REQUIRED TO BE DEMOLISHED INCLUDING ITEMS NOT SPECIFICALLY CALLED OUT IN THE DRAWINGS TO BE REMOVED SHALL BE DEMOLISHED, REMOVED AND DISPOSED OUT OF THE PROPERTY. ITEMS CALLED OUT TO BE SALVAGED INCLUDING THE ROLL-UP COILING DOOR, AND THOSE DESIGNATED BY THE STATE DURING CONSTRUCTION, SHALL BE DISMANTLED, CLEANED, PLACED IN PROTECTIVE WRAPPING OR BOXES AND STORED IN AREA(S) DESIGNATED BY THE STATE.

## 2. REUSE AND REINSTALLATION WORK

ITEMS CALLED OUT TO BE REUSED/REINSTALLED SHALL BE SAVED FOR REINSTALLATION. PRIOR TO THE DISMANTLING, CONTRACTOR SHALL FIELD VERIFY EXISTING CONDITION, CAREFULLY DISMANTLE, REMOVE AND STORE ITEMS TO A SAFE AND PROTECTED AREA UNTIL REINSTALLATION.

FOR WORK THAT REQUIRES PLUMBING, ELECTRICAL, ELECTRONIC AND COMPUTER REWIRING CONNECTIONS AND OTHER SPECIALTY WORK, CONTRACTOR SHALL COORDINATE WITH HIS SUBCONTRACTORS FOR THEIR WORKS. FOR PARTS AND COMPONENTS THAT CANNOT BE REUSED AND/OR DAMAGED BY THE CONTRACTOR'S WORK, CONTRACTOR SHALL PROVIDE ALL NEW REPLACEMENTS THAT SHALL INCLUDE ALL COMPONENTS, ACCESSORIES, MOUNTING BRACKETS, FASTENERS AND CONNECTORS REQUIRED FOR THE REINSTALLATION AND TO PROVIDE A COMPLETE AND OPERABLE SYSTEM. COST FOR REINSTALLATION AND REPLACEMENT SHALL BE PART OF CONTRACTOR'S BASE WORK.

## 3. DEMOLITION OF EXISTING STRUCTURE

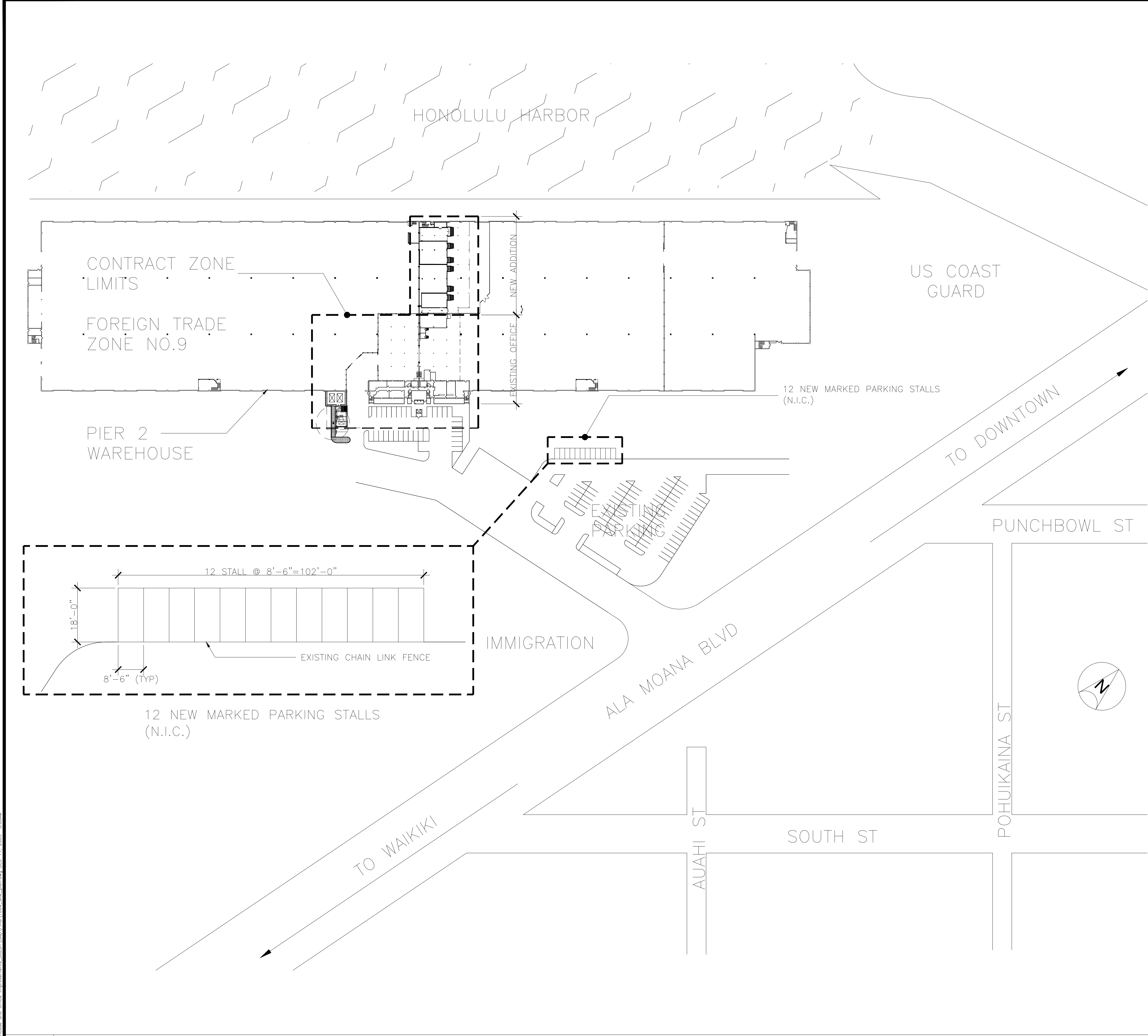
CONTRACTOR SHALL BE RESPONSIBLE TO DEMOLISH AND REMOVE PORTION OF EXISTING CEILING AND MEZZANINE DECK, WALL AND FLOOR FOR CONNECTION TO NEW ADDITION. ACTUAL EXTENT OF DEMOLITION AND RECONSTRUCTION WORK SHALL BE DETERMINED BY ACTUAL FIELD CONDITION. ADDITIONAL CEILING AND MEZZANINE COVER RECONSTRUCTION IS REQUIRED DUE TO DAMAGES, ELECTRICAL, MECHANICAL AND OTHER WORKS. RECONSTRUCTION OF CEILINGS CONNECTING TO AN EXISTING CEILING SHALL MATCH TO EXISTING TYPE, FINISHING, COLOR AND TEXTURE IF NOT SPECIFICALLY CALLED OUT IN THE DRAWINGS.

# III. FOUNDATION NOTES

1. FOUNDATION DESIGN GENERALLY WAS BASED ON RECOMMENDATIONS FROM THE "SOILS AND FOUNDATION INVESTIGATION FOR FOREIGN TRADE ZONE NO. 9 ADDITION RENOVATION AND ALTERATION OF PIER 2" BY GEOLABS-HAWAII, DATED FEBRUARY 14, 1979. SOIL BORINGS WITHIN THE PIER 2 WAREHOUSE WERE ALSO CONDUCTED BY N. WHITON FOR THE BOARD OF HARBOR COMMISSIONERS, TERRITORY OF HAWAII DATED DECEMBER 1949 - JANUARY 1950. COPY OF THE SOILS AND FOUNDATION INVESTIGATION AND SOIL BORINGS MAY BE REVIEWED IN THE FOREIGN TRADE ZONE OFFICE LOCATED IN PIER 2.

2. DURING THE EXCAVATION, CONTRACTOR SHALL AT HIS OWN EXPENSE RETAIN THE SERVICES OF A GEOTECHNICAL ENGINEER LICENSED IN THE STATE OF HAWAII TO RE-INVESTIGATE AND OBSERVE THE SOIL CONDITION, AND CONFIRM THE ALLOWABLE BEARING CAPACITY OF THE SOIL BENEATH THE FOOTINGS AND REVIEW THE RESULT OF COMPACTION TESTS. CONTRACTOR SHALL CONDUCT AND SUBMIT COMPACTION TEST. FOR COMPACTIONS NOT MEETING THE REQUIREMENT OF AT LEAST 95% OF ITS MAXIMUM DRY DENSITY ESTABLISHED BY ASTM TEST METHOD D-1557, CONTRACTOR SHALL RE-COMPACT THE FOOTING FOUNDATION UNTIL RE-COMPACTION SATISFIED THE REQUIREMENTS. SHOULD THE SUBSURFACE CONDITIONS BE INCONSISTENT WITH THE FINDINGS OF THE SUBSURFACE INVESTIGATION, AND/OR LOAD CAPACITY OF SOIL BENEATH THE FOOTINGS IS FOUND TO BE LESS THAN THE DESIGN LOAD BEARING CAPACITY OF 2,000 POUNDS PER SQUARE FOOT, CONTRACTOR SHALL NOTIFY THE ENGINEER IN WRITING FOR ANY INCONSISTENCY AND LOCATION AND DESCRIPTION OF UNDER CAPACITY OF SOIL BEARING BEFORE PROCEEDING ANY FURTHER WITH THE WORK.

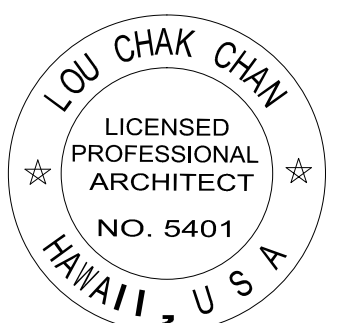
REVISION NO.	SYMBOL	DESCRIPTION	SHT. OF _____	DATE
DEPARTMENT OF BUSINESS, ECONOMIC DEVELOPMENT AND TOURISM STATE OF HAWAII PIER 2 WAREHOUSE AND OFFICE IMPROVEMENTS AT FOREIGN TRADE ZONE NO. 9 HONOLULU, OAHU, HAWAII				
GENERAL NOTES AND REQUIREMENTS				
LOU CHAN & ASSOCIATES, INC.		PROJECT NO.:	SHEET	<b>T0.03</b>
DESIGNED BY: JW		CHECKED BY: LC	DATE:	
DRAWN BY: JW		APPROVED BY: LC	OCT 2003	
LICENSE EXPIRATION DATE: APR 30, 2004 THIS WORK WAS PREPARED BY ME OR UNDER MY SUPERVISION.				
			3	OF 65 SHEETS



C:\2003\PIER 2 Warehouse and Office Improvements\BDDT\CAD\T004\Site Plan.dwg DEC 11, 2003 8:50AM

**A1 SITE PLAN**

SCALE  
1/16" = 1'-0"

REVISION NO.	SYMBOL	DESCRIPTION	SHT. OF	DATE
DEPARTMENT OF BUSINESS, ECONOMIC DEVELOPMENT AND TOURISM STATE OF HAWAII <b>PIER 2 WAREHOUSE AND OFFICE IMPROVEMENTS            AT FOREIGN TRADE ZONE NO. 9            HONOLULU, OAHU, HAWAII</b>				
				
SITE PLAN				
LOU CHAN & ASSOCIATES, INC.		PROJECT NO.: FTZ001	SHEET <b>T004</b>	
DESIGNED BY: JW	CHECKED BY: LC	DATE: OCT 2003		
DRAWN BY: JW	APPROVED BY: LC	OF 65 SHEETS		
<small>THIS WORK WAS PREPARED BY ME OR UNDER MY SUPERVISION.            LICENSE EXPIRATION DATE: APR 30, 2004</small>				