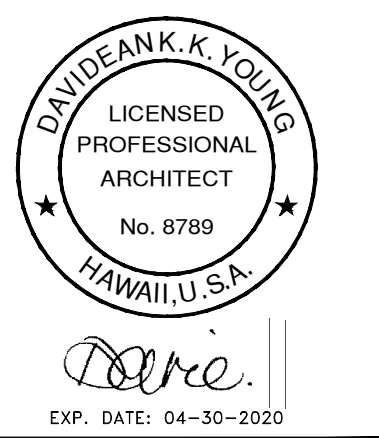


THE RENOVATION/RESTORATION OF
UNIVERSAL BUILDING
535 WARD AVENUE
HONOLULU, HAWAII 96814
TMK: 2-3-003: 067

DKKY
Architecture Studio, Inc.
2895 Kalakaua Avenue #106
Honolulu, Hawaii 96815
Phone: 808.596.8400
Email: dkkydave@gmail.com



This work was prepared
by me or under my
supervision and
construction of this
project will be under
my observation.

THE RENOVATION/RESTORATION OF
UNIVERSAL BUILDING
535 WARD AVENUE
HONOLULU, HAWAII 96814

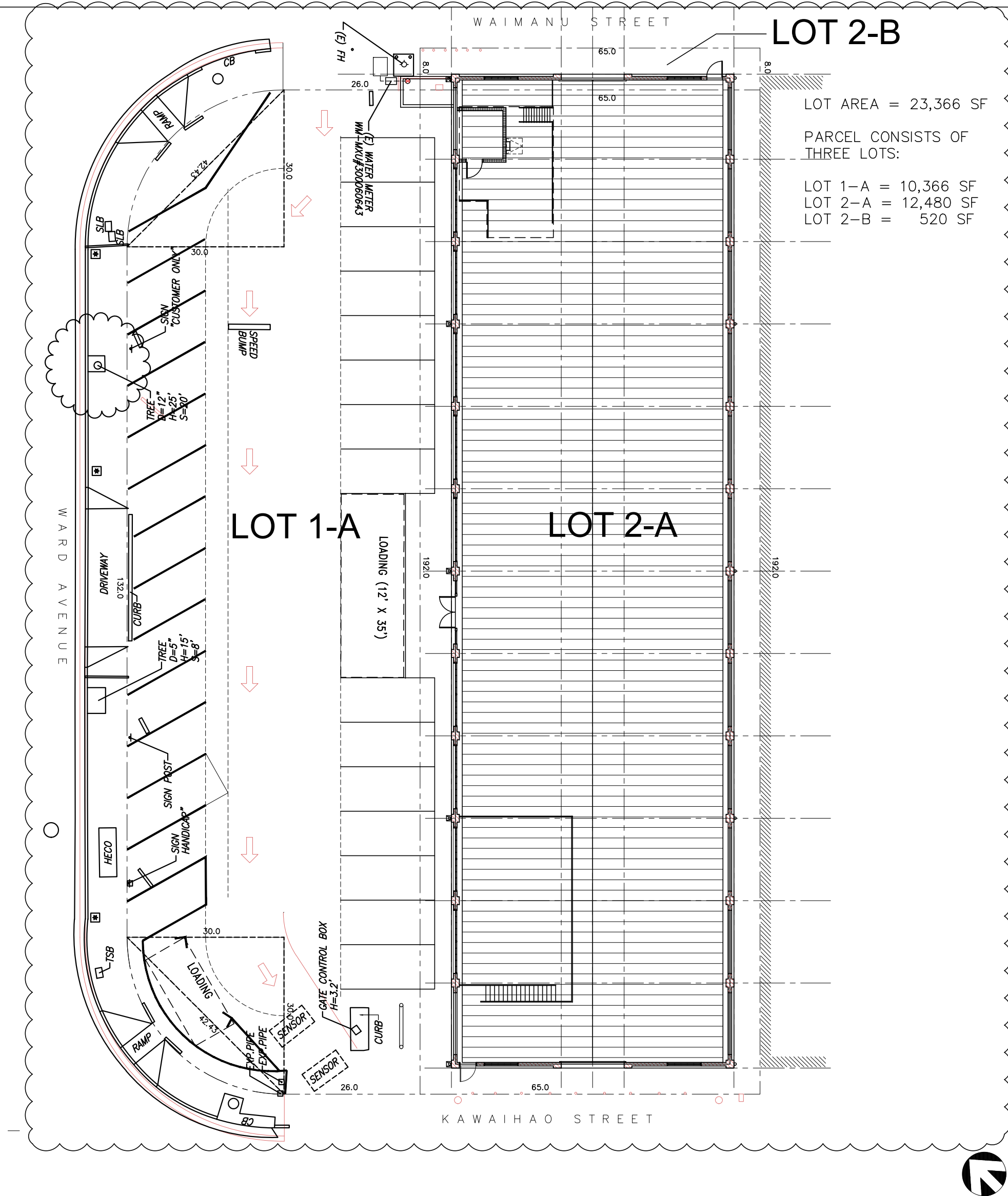
Original sheet size is 24"x36". All indicated
scales shown are in respect to the original
sheet size.

DATE		BY		CHK	
NO.	1	DATE	05-25-2017	BY	DK
DESCRIPTION	ISSUE	DATE	05-25-2017	BY	DK
DESCRIPTION	REVISION	DATE	07-24-17	BY	DK
DESCRIPTION	REVISION	DATE	07-24-17	BY	DK
DESCRIPTION	REVISION	DATE	04-02-2018	BY	DK
DESCRIPTION	REVISION	DATE	05-21-2018	BY	DK
DESCRIPTION	REVISION	DATE	07-03-2018	BY	DK

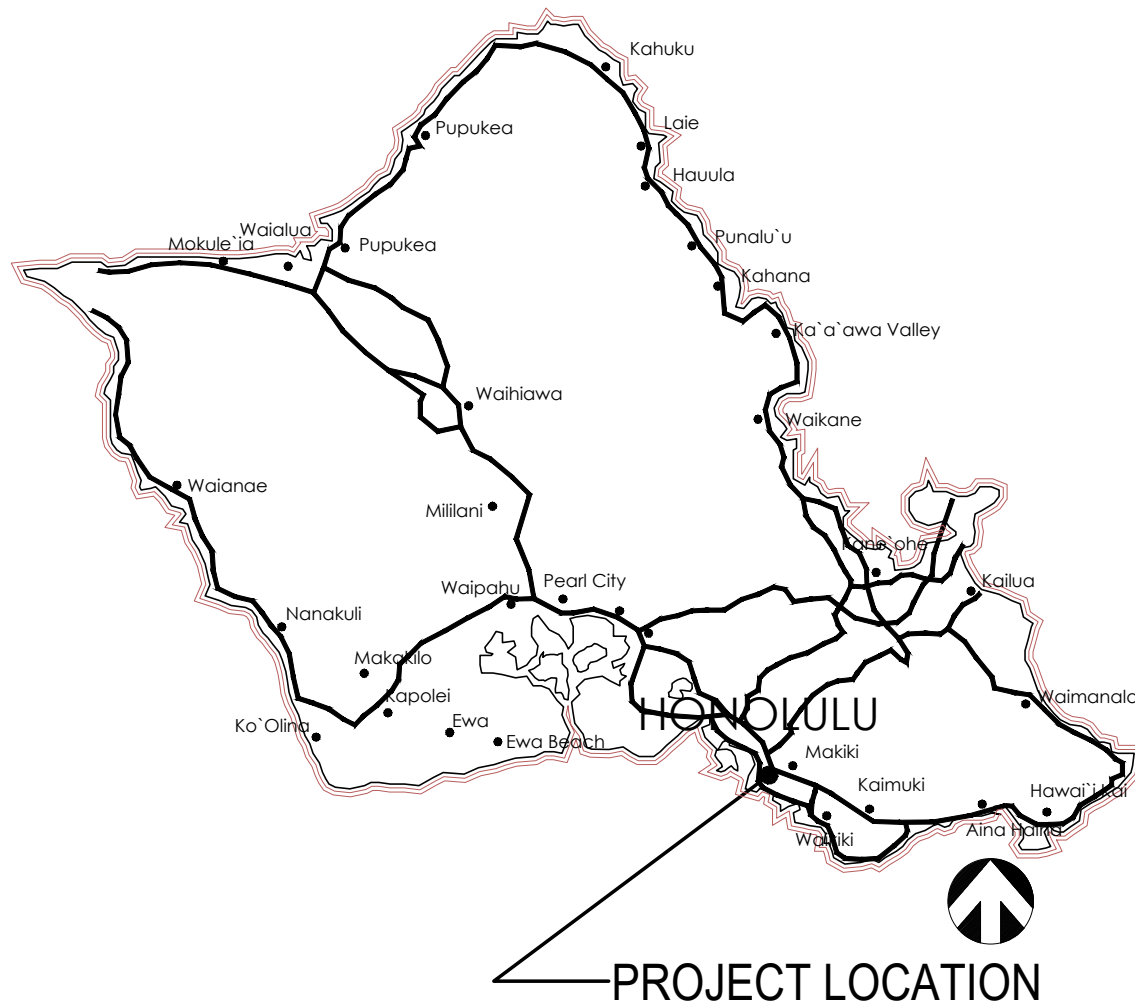
SHEET
TITLE SHEET

T0.1

SITE PLAN



VICINITY MAP



ENERGY COMPLIANCE

CITY AND COUNTY OF HONOLULU
REVISED ORDINANCE CHAPTER 32
HONOLULU COUNTY CODE 1980, AS AMENDED
TO THE BEST OF MY KNOWLEDGE, THIS PROJECT'S DESIGN SUBSTANTIALLY CONFORMS TO THE BUILDING
ENERGY CONSERVATION CODE FOR:
☒ BUILDING COMPONENT SYSTEMS
☐ ELECTRICAL COMPONENT SYSTEMS
☐ MECHANICAL COMPONENT SYSTEMS
SIGNATURE: *David K. K. Young* DATE: 5-25-17
NAME: DAVID K. K. YOUNG
TITLE: ARCHITECT
LICENSE NO.: AR-8789

ACCESSIBILITY STATEMENT

CONFORMANCE WITH THE DESIGN AND CONSTRUCTION REQUIREMENTS
OF THE AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES
ADMINISTERED BY THE DEPARTMENT OF JUSTICE OR THE FAIR HOUSING
ACT ACCESSIBILITY GUIDELINES ADMINISTERED BY THE DEPARTMENT OF
HOUSING AND URBAN DEVELOPMENT SHALL BE EQUIVALENT TO MEETING
THE ACCESSIBILITY OF THIS CODE. CONSTRUCTION OF PUBLIC BUILDINGS
OR FACILITIES IN COMPLIANCE WITH HRS 103-50 SHALL BE EQUIVALENT TO
MEETING THE ACCESSIBILITY OF THIS CODE.

PROJECT DIRECTORY

OWNER: DEARBORN 535, LLC.
259 WEST SANTA CLARA STREET
VENTURA, CA 93001
CONTACT: JENNA WELLS
PH: 805-867-2442

ARCHITECT: DKKY ARCHITECTURE STUDIO, INC.
2895 KALAKAUA AVENUE, #106
HONOLULU, HAWAII 96815
CONTACT: DAVID K. YOUNG
PH: 808-596-8400
EMAIL: DKKYDAVIE@GMAIL.COM

CIVIL
ENGINEER: ENGINEERING DYNAMICS CORP.
126 QUEEN STREET, SUITE 307A
HONOLULU, HI 96813
CONTACT: TY MIYABUCHI
PH: 808-523-6930
EMAIL: EDC.HON@HAWAIIANTEL.NET

STRUCTURAL
ENGINEER: KAI HAWAII
50 S. BERETANIA ST. #C-119C
HONOLULU, HAWAII 96813
CONTACT: BRIAN MURDOCK
PH: 808-791-3990
EMAIL: BMURDOCK@KAIHAWAII.COM

MECH
ENGINEER: INTEGRATED ENGINEERING CORP.
615 PIKIOI, SUITE 1107
CONTACT: ALEX TANG
PH: 808-593-8388
EMAIL: ALEX@IECHAWAII.COM

ELEC
ENGINEER: ELECTECH HAWAII
1100 WARD AVE., SUITE 750
HONOLULU, HAWAII 96814
CONTACT: CLAYTON PANG
PH: 808-522-1863
EMAIL: CPANG245@ETHAWAII.COM

APPLICABLE CODES

- 2006 INTERNATIONAL BUILDING CODE, WITH HONOLULU AMENDMENTS
- 2006 UNIFORM PLUMBING CODE, WITH STATE AMENDMENTS
- NATIONAL ELECTRICAL CODE, 2008 EDITION, WITH HONOLULU AMENDMENTS
- INTERNATIONAL ENERGY CONSERVATION CODE, 2006 EDITION, WITH HONOLULU AMENDMENTS
- UNIFORM FIRE CODE, NFPA 1 2012 WITH HONOLULU AMENDMENTS
- HCDA, MAUKA AREA RULES

SCOPE OF WORK

- RESTORATION OF ORIGINAL 1928 BUILDING IN ACCORDANCE WITH HISTORIC REGISTRATION REQUIREMENTS
- REMOVE FRONT ADDITION AND INTERIOR TENANT IMPROVEMENTS
- CONSOLIDATE ELECTRICAL SERVICES
- REPLACE DETERIORATED SEWER LINES

SPECIAL INSPECTIONS

SEE STRUCTURAL DRAWINGS FOR REQUIREMENTS

FIRE NOTES

FIRE SAFETY NOTES

1.14 PLAN REVIEW

1.14.4 REVIEW AND APPROVAL BY THE AHJ (AUTHORITY HAVING JURISDICTION)
SHALL NOT RELIEVE THE APPLICANT OF THE RESPONSIBILITY OF COMPLIANCE WITH
THIS CODE.

16.1.1 STRUCTURES UNDERGOING CONSTRUCTION, ALTERATION, OR DEMOLITION
OPERATIONS, INCLUDING THOSE IN UNDERGROUND LOCATIONS, SHALL COMPLY
WITH NFPA 241, STANDARD FOR SAFEGUARDING CONSTRUCTION, ALTERATION, AND
DEMOLITION OPERATIONS, AND THIS CHAPTER. 2012 NFPA 1.

ALTERATION OF BUILDINGS

16.4.1 WHERE THE BUILDING IS PROTECTED BY FIRE PROTECTION SYSTEMS, SUCH
SYSTEMS SHALL BE MAINTAINED OPERATIONAL AT ALL TIMES DURING ALTERATION.

16.4.2 WHERE ALTERATION REQUIRES MODIFICATION OF A PORTION OF THE FIRE
PROTECTION SYSTEM, THE REMAINDER OF THE SYSTEM SHALL BE KEPT IN SERVICE
AND THE FIRE DEPARTMENT SHALL BE NOTIFIED.

16.4.3 WHEN IT IS NECESSARY TO SHUT DOWN THE SYSTEM, THE AHJ SHALL HAVE
THE AUTHORITY TO REQUIRE ALTERNATE MEASURES OF PROTECTION UNTIL THE
SYSTEM IS RETURNED TO SERVICE.

16.4.4 THE FIRE DEPARTMENT SHALL BE NOTIFIED WHEN THE SYSTEM IS SHUT
DOWN AND WHEN THE SYSTEM IS RETURNED TO SERVICE.

10.8.1.1 AS NECESSARY DURING EMERGENCIES, MAINTENANCE, DRILLS,
PRESCRIBED TESTING, ALTERATIONS, OR RENOVATIONS, PORTABLE OR FIXED
FIRE-EXTINGUISHING SYSTEMS OR DEVICES OR ANY FIRE-WARNING SYSTEM SHALL
BE PERMITTED TO BE MADE INOPERATIVE OR INACCESSIBLE.

13.1.9 WHEN A FIRE PROTECTION SYSTEM IS OUT OF SERVICE FOR MORE THAN 4
HOURS IN A 24 HOUR PERIOD, THE AHJ SHALL BE PERMITTED TO REQUIRE THE
BUILDING TO BE EVACUATED OR AN APPROVED FIRE WATCH TO BE PROVIDED FOR
ALL PORTIONS LEFT UNPROTECTED BY THE FIRE PROTECTION SYSTEM SHUTDOWN
UNTIL THE FIRE PROTECTION SYSTEM HAS BEEN RETURNED TO SERVICE.

FIRE ALARM NOTES

DETECTION, ALARM AND COMMUNICATIONS SYSTEMS

13.7.1.1 WHERE BUILDING FIRE ALARM SYSTEMS OR AUTOMATIC FIRE DETECTORS
ARE REQUIRED BY OTHER SECTIONS OF THIS CODE, THEY SHALL BE PROVIDED AND
INSTALLED WITH NFPA 70, NFPA 72, NATIONAL FIRE ALARM CODE, AND SECTION 13.7.
72-10.15* PROTECTION OF FIRE ALARM SYSTEM
IN AREAS THAT ARE NOT CONTINUOUSLY OCCUPIED, AUTOMATIC SMOKE
DETECTION SHALL BE PROVIDED AT THE LOCATION OF EACH FIRE ALARM CONTROL
UNIT(S), NOTIFICATION APPLIANCE CIRCUIT POWER EXTENDERS, AND SUPERVISING
STATION TRANSMITTING EQUIPMENT TO PROVIDE NOTIFICATION OF FIRE AT THAT
LOCATION.
EXCEPTION: WHERE AMBIENT CONDITIONS PROHIBIT INSTALLATION OF AUTOMATIC
SMOKE DETECTION, AUTOMATIC HEAT DETECTION SHALL BE PERMITTED.

13.7.1.4.10.5 UNLESS OTHERWISE PROVIDED IN 13.7.1.4.10.5.1 THROUGH

13.7.1.4.10.5.8, NOTIFICATION SIGNALS FOR OCCUPANTS TO EVACUATE SHALL BE
AUDIBLE AND VISIBLE SIGNALS IN ACCORDANCE WITH NFPA 72 AND ICC/ANSI A117.1,
AMERICAN NATIONAL STANDARD FOR ACCESSIBLE AND USABLE BUILDINGS AND
FACILITIES, OR OTHER MEANS OF NOTIFICATION ACCEPTABLE TO THE AHJ SHALL BE
PROVIDED.

13.7.1.4.8.3 A MANUAL FIRE ALARM BOX SHALL BE PROVIDED AS FOLLOWS, UNLESS
MODIFIED BY ANOTHER SECTION OF THIS CODE:

- FOR NEW ALARM SYSTEM INSTALLATIONS, THE MANUAL FIRE ALARM BOX
SHALL BE LOCATED WITHIN 5 FEET OF DOORWAYS.
- FOR EXISTING ALARM SYSTEM INSTALLATIONS, THE MANUAL FIRE ALARM BOX
EITHER SHALL BE PROVIDED IN THE NATURAL EXIT ACCESS PATH NEAR EACH
REQUIRED EXIT OR WITHIN 5 FEET OF EXIT DOORWAYS.

APPROVAL AND ACCEPTANCE

13.7.3.2.1.3 BEFORE REQUESTING FINAL APPROVAL OF THE INSTALLATION, IF
REQUIRED BY THE AHJ, THE INSTALLING CONTRACTOR SHALL FURNISH A WRITTEN
STATEMENT STATING THAT THE SYSTEM HAS BEEN INSTALLED IN ACCORDANCE
WITH APPROVED PLANS AND TESTED IN ACCORDANCE TO THE MANUFACTURER'S
PUBLISHED INSTRUCTIONS AND THE APPROPRIATE NFPA REQUIREMENTS.

13.7.3.2.1.4* THE RECORD OF COMPLETION FORM, FIGURE 10.18.2.1.1 OF NFPA 72,
SHALL BE PERMITTED TO BE PART OF THE WRITTEN STATEMENT REQUIRED IN

13.7.3.2.1.3. WHEN MORE THAN ONE CONTRACTOR HAS BEEN RESPONSIBLE FOR THE
INSTALLATION, EACH CONTRACTOR SHALL COMPLETE THE PORTIONS OF THE
FORM FOR WHICH THAT CONTRACTOR HAD RESPONSIBILITY.

FIRE EXTINGUISHER NOTES

PORTABLE FIRE EXTINGUISHERS

13.6.1.1 THE INSTALLATION, MAINTENANCE, SELECTION, AND DISTRIBUTION OF
PORTABLE FIRE EXTINGUISHERS SHALL BE IN ACCORDANCE WITH NFPA 10,
STANDARD FOR PORTABLE FIRE EXTINGUISHERS, AND SECTION 13.6.

FIRE SPRINKLER NOTES

AUTOMATIC SPRINKLERS

13.3.1.2 INSTALLATIONS SHALL BE IN ACCORDANCE WITH NFPA 13, STANDARD FOR
THE INSTALLATION OF SPRINKLER SYSTEMS; NFPA 13R, STANDARD FOR THE
INSTALLATION OF SPRINKLERS IN RESIDENTIAL OCCUPANCIES UP TO AND
INCLUDING FOUR STORIES IN HEIGHT; OR NFPA 13D, STANDARD FOR THE
INSTALLATION OF SPRINKLER SYSTEMS IN ONE- AND TWO-FAMILY DWELLINGS AND
MANUFACTURED HOMES, AS APPROPRIATE. NFPA 1, 2012.

13.1.4.2 FIRE DEPARTMENT HOSE CONNECTIONS SHALL BE LOCATED WITHIN 20 FEET
OF A FIRE APPARATUS ACCESS ROAD, NOT LESS THAN 18 INCHES AND NOT MORE
THAN 4 FEET ABOVE GRADE, OR AS APPROVED BY THE AHJ.

FIRE NOTES (CONT.)

RETENTION OF PLANS - SEC. 18-5.2 RETENTION OF PLANS ONE SET OF APPROVED
PLANS, SPECIFICATIONS, AND COMPUTATIONS SHALL BE RETAINED BY THE
BUILDING OFFICIAL FOR A PERIOD OF NOT LESS THAN 90 DAYS FROM DATE OF
COMPLETION OF THE WORK COVERED THEREIN, AND ONE SET OF APPROVED PLANS
SHALL BE RETURNED TO THE APPLICANT, AND SAID SET SHALL BE KEPT ON THE
SITE OF THE BUILDING OR WORK AT ALL TIMES DURING WHICH THE WORK
AUTHORIZED THEREBY IS IN PROGRESS. (SEC. 18-5.2 R.O. 1978 (1983 ED.); AM. ORD.
93-59

16.4.3 FIRE PROTECTION DURING CONSTRUCTION

16.4.3.1.1 WATER SUPPLY

16.4.3.1.1 A WATER SUPPLY FOR FIRE PROTECTION, EITHER TEMPORARY OR
PERMANENT SHALL BE MADE AVAILABLE AS SOON AS COMBUSTIBLE MATERIAL
ACCUMULATES AND BE MAINTAINED OPERATIONAL AT ALL TIMES DURING
ALTERATION.

16.4.2 WHERE ALTERATION REQUIRES MODIFICATION OF A PORTION OF THE FIRE
PROTECTION SYSTEM THE REMAINDER OF THE SYSTEM SHALL BE KEPT IN SERVICE
AND THE FIRE DEPARTMENT SHALL BE NOTIFIED.

16.4.3 WHEN IT IS NECESSARY TO SHUT DOWN THE SYSTEM, THE AHJ SHALL HAVE
THE AUTHORITY TO REQUIRE ALTERNATE MEASURES OF PROTECTION UNTIL THE
SYSTEM IS RETURNED TO SERVICE.

16.4.4 THE FIRE DEPARTMENT SHALL BE NOTIFIED WHEN THE SYSTEM IS SHUT
DOWN AND WHEN THE SYSTEM IS RETURNED TO SERVICE.

10.8.1.1 AS NECESSARY DURING EMERGENCIES, MAINTENANCE, DRILLS,
PRESCRIBED TESTING, ALTERATIONS, OR RENOVATIONS, POTABLE OR FIXED FIRE
EXTINGUISHING SYSTEM OR DEVICE OR ANY FIRE-WARNING SYSTEMS SHALL BE
PERMITTED TO BE MADE INOPERATIVE OR INACCESSIBLE. A FIRE WATCH SHALL BE
REQUIRED AS SPECIFIED IN SECTIONS 13.3.4.3.5.2(3), 13.7.1.4.4, 16.5.4, 20.2.3.6,
34.6.3.3, 41.2.2.6, 41.2.4, 41.3.4, 41.4.1, 34.5.4.3, AND 25.1.8 AT NO COST TO THE
AUTHORITY HAVING JURISDICTION.

ZONING PROJECT DATA

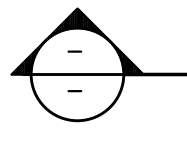
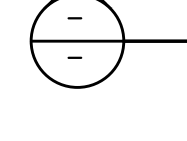
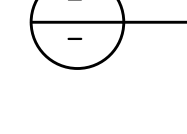
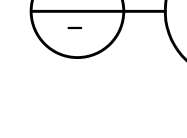
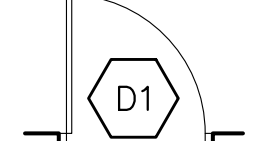
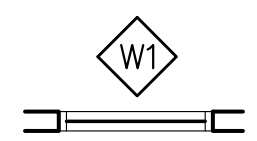

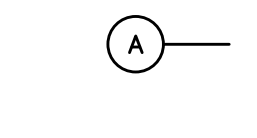
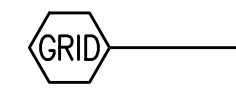
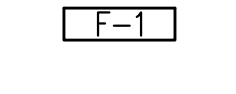
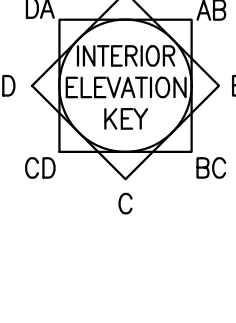
TMK: 2-3-003: 067
ZONING: CENTRAL KAKA'AKO - HAWAII COMMUNITY DEVELOPMENT AUTHORITY (HCDA)
JURISDICTION, LEGAL NON-CONFORMING
LOT AREA: 23,366 SF
EXIST BUILDING AREA: 12,492 SF (EXISTING FIRST FLOOR), 4,612 SF (EXISTING SECOND LEVEL)
PROPOSED AREA: 10,260 SF (FIRST FLOOR/FOOTPRINT), 1,085.75 SF (MEZZANINE)
PROPOSED USE: VACANT SHELL
(TENANT IMPROVEMENT WORK UNDER SEPARATE PERMIT)

BUILDING CODE DATA

TYPE OF CONSTRUCTION: III B (SEE SHEET A0.1)
FIRE SPRINKLERED: NO
FIRE ALARM SYSTEM: YES (PANEL AND PROVISIONS FOR FUTURE TENANT IMPROVEMENT USE)
STORIES: 1 STORY
OCCUPANT LOAD: PENDING FUTURE TENANT IMPROVEMENT
NUMBER OF EXITS PROVIDED: 3

INDEX OF DRAWINGS

COVER
T.01 COVER SHEET
T.02 GENERAL NOTES, ABBREVIATIONS, & SYMBOLS
T.03 SPECIFICATIONS
T.04 SPECIFICATIONS
T.05 SPECIFICATIONS
T.06 SPECIFICATIONS
T.07 SPECIFICATIONS
T.08 SPECIFICATIONS
T.09 SPECIFICATIONS
T.10 SPECIFICATIONS
CIVIL
C100 CIVIL CONSTRUCTION NOTES 1
C101 CIVIL CONSTRUCTION NOTES 2
C200 SITE UTILITY PLAN
C300 CIVIL DETAILS
C400 TRAFFIC CONTROL PLAN 1
C401 TRAFFIC CONTROL PLAN 2
ARCHITECTURAL
A0.1 BLDG CODE INFORMATION
A1.1 DEMOLITION PLAN
A1.2 INTERIOR DEMOLITION PLAN
A1.3 ROOF LEVEL DEMOLITION PLAN
A2.1 GROUND LEVEL FLOOR PLAN
A2.2 2ND-LEVEL FLOOR PLAN, REFLECTED CEILING PLAN
A2.3 ROOF PLAN
A3.1 EXTERIOR ELEVATIONS
A3.2 EXTERIOR ELEVATIONS
A4.1 WALL SECTIONS
A4.2 WALL SECTIONS
A4.3 WALL SECTIONS
A5.1 WINDOW TYPE, DOOR TYPE
STRUCTURAL
S-0.1 GENERAL NOTES
S-0.2 TYPICAL DETAILS
S-0.3 TYPICAL REPAIR DETAILS
S-2.1 FOUNDATION PLAN
S-2.2 MEZZANINE/LOW ROOF FRAMING PLAN
S-2.3 ROOF FRAMING PLAN
S-3.1 BUILDING SECTIONS
S-4.1 SECTIONS AND DETAILS
S-4.2 SECTIONS AND DETAILS
S-4.3 SECTIONS AND DETAILS
S-5.1 TYPICAL CONCRETE AND STEEL DETAILS
S-5.2 TYPICAL CONCRETE AND STEEL DETAILS
ELECTRICAL
E1.1 ELECTRICAL SYMBOLS, DEMO NOTES, BUILDING ENERGY EFFICIENCY CALCUS
ED2.1 ELECTRICAL SITE DEMOLITION PLAN
E3.1 ELECTRICAL SITE PLAN
E5.1 ELECTRIC SERVICE EQUIPMENT DETAILS
MECHANICAL
M0.1 MECHANICAL REMOVAL PLAN - FIRST FLOOR
M0.2 MECHANICAL REMOVAL PLAN - SECOND FLOOR
M1.1 GROUND FLOOR MECHANICAL PLAN
M1.2 LOW ROOF MECHANICAL PLAN AND STORM DRAIN PIPING DIAGRAM
M1.3 HIGH ROOF MECHANICAL PLAN
M2.1 PLUMBING PIPING DIAGRAMS
M3.1 SPECIFICATIONS AND GENERAL NOTES

ABBREVIATIONS:						SYMBOLS:					
<div><div><div>A</div><div>AB</div><div>AC</div><div>ACT</div><div>ACC</div><div>AC PNL</div><div>ADJ</div><div>AFF</div><div>ALT</div><div>APPROX</div><div>ASPH</div><div>AL/ALUMIN</div></div><div><div>ANCHOR BOLT</div><div>ACOUSTICAL</div><div>ACOUSTICAL CEILING TILE</div><div>ACCESSIBLE</div><div>ACOUSTIC PANEL</div><div>ADJUSTABLE</div><div>ABOVE FLOOR FINISH</div><div>ALTERNATE</div><div>APPROXIMATE</div><div>ASPHALT</div><div>ALUMINUM</div></div></div>		<div><div><div>G</div><div>GA</div><div>GALY</div><div>GB</div><div>GEN</div><div>GL</div><div>GLB</div><div>GLU-LAM</div><div>GR</div><div>GSM</div><div>GWB</div><div>GYP</div></div><div><div>GAUGE</div><div>GALVANIZED</div><div>GRAB BAR</div><div>GENERAL</div><div>GLASS</div><div>GLUE LAMINATED BEAM</div><div>GLUE-LAMINATED</div><div>GRADE</div><div>GALVANIZED SHEET</div><div>GYP SUM BOARD</div><div>GYP SUM</div></div></div>		<div><div><div>R</div><div>RAD</div><div>RB</div><div>RD</div><div>REC</div><div>RECOMM</div><div>REF</div><div>REFR</div><div>REINF</div><div>REQD</div><div>REV</div><div>RFG</div><div>RI</div><div>RL</div><div>RM</div><div>RO</div><div>RP</div><div>RWL</div></div><div><div>RADIUS</div><div>RESILIENT BASE</div><div>ROOF DRAIN</div><div>RECEPTACLE</div><div>RECOMMENDATION</div><div>REFERENCE, REFER TO</div><div>REFRIGERATOR</div><div>REINFORCING</div><div>REQUIRED</div><div>REVISION(S), REVISED</div><div>ROOFING</div><div>ROUGH IN</div><div>RAIN LEADER</div><div>ROOM</div><div>ROUGH OPENING</div><div>RADIUS POINT</div><div>RAINWATER LEADER</div></div></div>		<div><div><div></div><div>BUILDING SECTION</div></div><div><div></div><div>WALL SECTION</div></div><div><div></div><div>DETAIL SECTION</div></div><div><div></div><div>DETAIL INDICATOR</div></div></div> <div><div><div></div><div>DOOR MARK (SEE DOOR SCHEDULE & TYPE)</div></div><div><div></div><div>WINDOW MARK (SEE WINDOW TYPE)</div></div><div><div></div><div>REVISION DELTA</div></div><div><div></div><div>PARTITION TYPE</div></div></div> <div><div><div></div><div>GRID LETTER = GRID BUBBLE IDENTIFICATION.</div></div><div><div></div><div>FINISH SELECTION MARK</div></div><div><div></div><div>INTERIOR ELEVATION KEY</div></div></div>					

DKKY

Architecture Studio, Inc.

2895 Kalakaua Avenue #106

Honolulu, Hawaii 96815

Phone. 808.596.8400

Email. dkkydovie@gmail.com

This work was prepared
by me or under my
supervision and
construction of this
project will be under
my observation.

THE RENOVATION/RESTORATION OF

UNIVERSAL BUILDING

535 WARD AVENUE

HONOLULU, HAWAII 96814

Original sheet size is 24"x36". All indicated scales shown are in respect to the original sheet size.

DATE	
BY	CHK
HC	DY
HC	HC
DESCRIPTION	
ISSUE DATE	DEMOLITION PERMIT
03-15-2017	05-25-2017
NO.	
1	

SHEET

SYMBOLS & ABBREVIATIONS

T0.2

SPECIFICATIONS

DIVISION 1 – GENERAL REQUIREMENTS
SECTION 01000 – SPECIAL CONDITIONS

- A. GENERAL CONDITIONS OF THE CONTRACT: STANDARD AIA FORM A-201, CURRENT EDITION OF AMERICAN INSTITUTE OF ARCHITECTS, ARE HEREBY MADE A PART OF THIS SPECIFICATION GENERAL REQUIREMENTS HEREIN SPECIFIED, AND SHALL BECOME A PART OF CONTRACT, EXCEPT AS SUPERCEDED BY PROVISIONS OF SIGNED AGREEMENT BETWEEN OWNER AND CONTRACTOR, AND SHALL APPLY TO GENERAL CONTRACTOR AND ALL SUBCONTRACTORS. COPIES OF THE GENERAL CONDITIONS MAY BE OBTAINED THROUGH THE ARCHITECT.
- B. CONTRACTOR SHALL ADHERE TO CODES, RULES AND REGULATIONS GOVERNING CONSTRUCTION, BUILDING ACCESS AND THE USE OF THE FACILITIES AS SET BY THE LOCAL BUILDING DEPARTMENT AGENCY AND THE BUILDING OWNER (LANDLORD). A COPY OF THE MINIMUM CONSTRUCTION STANDARDS SET BY THE LANDLORD ARE AVAILABLE FOR INSPECTION AT THE OFFICES OF THE ARCHITECT OR ITS REPRESENTATIVE.
- C. THE CONTRACTOR SHALL SUBMIT TO THE ARCHITECT A SCHEDULE OF WORK, A LIST OF ALL SUBCONTRACTORS, MATERIAL SUPPLIERS, OTHER RELATED PARTIES, AND A COST BREAKDOWN BY DIVISION OF WORK WITHIN SEVEN (7) DAYS OF AWARD OF CONTRACT.
- D. PERMITS: THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS IN A TIMELY MANNER. THE CONTRACT SUM SHALL INCLUDE THE COSTS OF ALL PERMITS REQUIRED FOR THE CONSTRUCTION OF THE PROJECT.
- E. RECORD DRAWINGS: THE CONTRACTOR SHALL PROVIDE THE OWNER AND THE LANDLORD WITH A COMPLETE REPRODUCIBLE SET OF RECORD DRAWINGS, INDICATING ANY CHANGES FROM THE BID DOCUMENTS.
- F. CONSTRUCTION MANUAL: AS PART OF THE SCOPE OF WORK FOR THIS PROJECT, THE GENERAL CONTRACTOR SHALL PREPARE AN "AS BUILT" CONSTRUCTION MANUAL WHICH LISTS THE FOLLOWING INFORMATION RELATED TO THE MATERIALS AND EQUIPMENT USED TO COMPLETE THE JOB: DESCRIPTION, MANUFACTURER, SUPPLIER, FINISHES,SIZES, SPECIAL NOTES AND CONDITIONS WHERE APPLICABLE. THE GENERAL CONTRACTOR IS TO SUPPLY ONE (1) COPY TO THE ARCHITECT FOR REVIEW AND APPROVAL AFTER WHICH THE CONTRACTOR SHALL SUPPLY THE ARCHITECT WITH FOUR (4) COPIES OF THE FINAL MANUAL.
- G. SITE EXAMINATION: VISIT THE SITE BEFORE STARTING ANY WORK, AND REPORT ANY UNACCEPTABLE CONDITIONS BEFORE SUBMITTING A BID OR COMMENCING WORK. THE COMMENCEMENT OF ANY WORK SHALL BE DEEMED AS ACCEPTANCE OF THE EXISTING CONDITIONS BY THE CONTRACTOR.
- H. MEASUREMENTS & LAYOUT: BEFORE ORDERING ANY MATERIAL, OR DOING ANY WORK, THE CONTRACTOR SHALL VERIFY MEASUREMENTS AND SHALL BE RESPONSIBLE FOR THE CORRECTNESS OF SAME. ANY DIFFERENCE WHICH MAY BE FOUND SHALL BE SUBMITTED TO THE ARCHITECT FOR CONSIDERATION BEFORE PROCEEDING WITH THE WORK.
- I. DISCREPANCIES: IN THE EVENT OF A DISCREPANCY BETWEEN SMALL SCALE DRAWINGS AND LARGE SCALE DETAILS, OR BETWEEN DRAWINGS AND SPECIFICATIONS, OR WHICH IS IN VIOLATION OF ANY REGULATIONS, ORDINANCES, LAWS OR CODES, THE DISCREPANCY SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE ARCHITECT FOR A DECISION BEFORE PROCEEDING WITH THE PARTICULAR WORK INVOLVED. WORK CARRIED OUT DISREGARDING THESE INSTRUCTIONS WILL BE SUBJECT TO REMOVAL AND REPLACEMENT AT THE CONTRACTOR'S EXPENSE.
- J. PROTECTION OF WORK AND PROPERTY: IN RELATION TO THE EXECUTION OF THIS CONTRACT, THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING THE EXISTING WORK AND IMPROVEMENTS AND SHALL PROVIDE ADEQUATE PROTECTION BY BARRICADES, DUST BARRIERS, ETC. IN CONFORMANCE WITH LANDLORD REQUIREMENTS. ANY EXISTING STRUCTURE OR IMPROVEMENTS DAMAGED DURING CONSTRUCTION SHALL BE REPAIRED OR REPLACED TO MATCH EXISTING BY THE CONTRACTOR AT NO COST TO THE OWNER.
- K. SUBSTITUTIONS: CONTRACTOR'S PROPOSAL OR PROPOSALS SHALL BE BASED ON THE USE OF MATERIALS REQUIRED BY DRAWINGS AND SPECIFICATION, INCLUDING REVISIONS AND ADDENDA. NO OTHER MATERIALS WILL BE ACCEPTED, EXCEPT UPON WRITTEN REQUEST ACCOMPANIED BY SAMPLES AND RECORD OF PERFORMANCE OF MANUFACTURER'S DESCRIPTION AS APPROPRIATE BY CONTRACTOR WHICH SHALL BE APPROVED BY THE ARCHITECT. ARCHITECT'S APPROVAL OF SUBSTITUTION SHALL NOT BE HELD TO HAVE RELIEVED THE CONTRACTOR OF RESPONSIBILITY FOR PROPER JOINING OF OTHER PARTS OF WORK, NOR FROM GUARANTEES AND MAINTENANCE PROVISIONS REQUIRED FOR OTHER PARTS OF WORK, AND THE MATERIALS OR APPLICATIONS AFFECTED BY SUBSTITUTIONS. ADDITIONAL COST ON ARCHITECTURE DRAWINGS DUE TO SUBSTITUTIONS TO BE BORNE BY THE CONTRACTOR.

TIMELINESS OF SUBSTITUTIONS: TIME IS CRITICAL AND SCHEDULING ESSENTIAL. MATERIALS, FINISHES AND EQUIPMENT SPECIFIED WHICH WILL NOT MEET THE OWNER'S SCHEDULE AS SET FORTH AT THE TIME OF BID SHALL BE IDENTIFIED DURING THE BID PROCESS OR NO LATER THAN 7 DAYS AFTER NOTICE TO PROCEED. CLAIMS FOR ADDITIONAL COSTS FOR AIR FREIGHT, UP CHARGES, SUBSTITUTIONS, OR OTHER RELATED CHARGES WILL NOT BE APPROVED OR ACCEPTED IF NOTIFICATION IS NOT MADE WITHIN THE TIME SPECIFIED ABOVE.

- L. MATERIAL & EQUIPMENT:
1. AVAILABILITY OF MATERIALS: IT SHALL BE THE DUTY OF THE CONTRACTOR TO VERIFY THE TIMELY DELIVERY OF REQUIRED MATERIALS, WORK, FABRICATIONS AND EQUIPMENT IMMEDIATELY UPON AWARD OF THE CONTRACT FOR CONSTRUCTION, AND KEEP THE ARCHITECT INFORMED AS TO THE AVAILABILITY OF, AND ADVISE THEM PROMPTLY, IN WRITING, OF MATERIALS, WORK, FABRICATION AND EQUIPMENT, WHICH MAY NOT BE AVAILABLE DURING THE COURSE OF THE PROJECT. THE CONTRACTOR SHALL BEAR ANY ADDITIONAL COSTS AS A RESULT OF NOT INFORMING THE ARCHITECT OF AVAILABILITY CONFLICTS.
 2. TEMPORARY PROVISIONS: SHOULD LIGHT FIXTURES AND EQUIPMENT SPECIFIED HEREIN, WHICH IS REQUIRED FOR THE OWNER'S OPERATION, NOT ARRIVE IN TIME TO MAKE THE SCHEDULE, CONTRACTOR SHALL PROVIDE TEMPORARY FIXTURES AND EQUIPMENT, TYPE SUBJECT TO APPROVAL OF THE ARCHITECT, AT NO ADDITIONAL EXPENSE TO THE OWNER.
 3. DELIVERY AND STORAGE: MATERIALS SHALL BE DELIVERED TO THE JOB IN ORIGINAL, UNOPENED CONTAINERS OR BUNDLES AND STORED IN A PLACE PROTECTED FROM EXPOSURE TO DAMAGE. ALL MATERIALS SHALL BE USED IN STRICT COMPLIANCE WITH THE MANUFACTURER'S DIRECTIONS AND RECOMMENDATIONS.
 4. COMPLIANCE: ALL WORK SHALL COMPLY WITH INDUSTRY STANDARDS AND OPERATIONS SPECIFIED BY REFERENCE TO THE PUBLISHED SPECIFICATIONS OF A MANUFACTURER. OTHER PUBLISHED STANDARDS SHALL COMPLY WITH THE REQUIREMENTS OF THE CURRENT SPECIFICATION OR STANDARD LISTED. IN THE CASE OF A CONFLICT BETWEEN THE REFERENCED SPECIFICATIONS AND THE PROJECT SPECIFICATIONS, THE ONE HAVING THE MORE STRINGENT REQUIREMENTS SHALL GOVERN.
 5. OPERATIONS AND STORAGE AREAS: OPERATIONS OF THE CONTRACTOR (INCLUDING STORAGE OF MATERIALS) UPON PREMISES OF THE LANDLORD AND/OR OWNER, SHALL BE CONFINED TO AREA AUTHORIZED OR APPROVED BY THE LANDLORD OR OWNER. THE PREMISES ADJACENT TO THIS CONSTRUCTION MUST BE KEPT CLEAR AT ALL TIMES. THE CONTRACTOR SHALL BE LIABLE FOR ANY AND ALL DAMAGE CAUSED BY THEM TO THE PREMISES. THE CONTRACTOR SHALL HOLD AND SAVE THE LANDLORD AND OWNER AND THEIR AGENTS FREE AND HARMLESS FROM LIABILITY OF ANY NATURE OR KIND ARISING FROM ANY USE, TRESPASS OR DAMAGE OCCASIONED BY HIS OPERATIONS OR PREMISES OF THIRD PERSONS.
 6. LIFTING DEVICES: CONTRACTOR SHALL PROVIDE CRANES, HOISTS, TOWERS AND OTHER LIFTING DEVICES NECESSARY FOR THE PROPER AND EFFICIENT MOVEMENT OF MATERIALS, PROVIDE OPERATING PERSONNEL FOR EQUIPMENT AS REQUIRED. EQUIPMENT SHALL BE PROVIDED WITH PROPER GUYS, BRACING AND OTHER SAFETY DEVICES AS REQUIRED BY LOCAL OR STATE CODES. REMOVE TOWERS AND HOISTING EQUIPMENT WHEN THEY ARE NO LONGER NEEDED, OR AS DIRECTED BY THE ARCHITECT. COSTS ASSOCIATED WITH LIFTING DEVICES NECESSARY FOR THE COMPLETION OF THE JOB SHALL BE INCLUDED IN THE BID PRICE AND NOT AS A CHANGE ORDER.

- M. WORKMANSHIP: WORKMANSHIP SHALL CONFORM TO STANDARDS AND ACCEPTED PRACTICES OF TRADES INVOLVED, AND SHALL INCLUDE ALL ITEMS OF FABRICATIONS, CONSTRUCTION, AND INSTALLATION REGULARLY FURNISHED OR REQUIRED FOR COMPLETION AND FINISH. WORK SHALL BE EXECUTED BY EXPERIENCED MECHANICS AND TRADESMAN SKILLED IN THEIR RESPECTIVE TRADES. ARCHITECT SHALL RESERVE THE RIGHT TO REJECT ANY WORKMANSHIP. NOTIFY THE ARCHITECT OF CONDITIONS WHICH WILL PREVENT SUCH QUALITY PERFORMANCE OR CONDITIONS WHICH WILL REQUIRE ADDITIONAL WORK TO BE PERFORMED BEFORE STARTING WORK.
- N. NEW WALLS, PARTITIONS AND DISPLAYS TO BE PLUMBED LEVEL. SHIM OR BLOCKING TO BE INSTALLED AS NECESSARY.
- O. INSURANCE/BONDS:
1. PUBLIC LIABILITY INSURANCE: THE CONTRACTOR SHALL PURCHASE AND HAVE IN FORCE AND EFFECT FOR THE LIFE OF THE CONTRACT PUBLIC LIABILITY INSURANCE IN AN AMOUNT NOT LESS THAN THAT SET FORTH BY THE CLIENT. THE POLICY EVIDENCING THE SAME OR A CERTIFICATE INDICATING ITS EXISTENCE AND FURTHER NAMING DKKY ARCHITECTURE STUDIO, INC. AND AS REQUIRED BY THE CLIENT AS AN ADDITIONAL INSURED WITH RESPECT TO THE SUBJECT PROJECT SHALL BE DELIVERED TO THE ARCHITECT. THE POLICY SHALL NOT CONTAIN ANY CLAUSE IN THE EFFECT THAT THE INSURER IS NOT LIABLE ON ACCOUNT OF ANY ACCIDENT ARISING OUT OF WORK PERFORMED BY SUBCONTRACTORS AND THEIR EMPLOYEES.
 2. FIRE INSURANCE: CONTRACTOR TO CARRY FIRE INSURANCE TO COVER ANY LOSS BY FIRE DURING THE LIFE OF THE CONTRACT EQUAL TO THE VALUE OF THE CONTRACT.
 3. BONDS: THE CONTRACTOR SHALL CARRY A 100% MATERIALS AND PERFORMANCE BOND EQUAL TO THE VALUE OF THE CONTRACT, FOR THE LIFE OF THE CONTRACT. THE BONDING COMPANY SHALL BE SUBJECT TO APPROVAL BY THE OWNER.
 4. INSURANCE/BOND COVERAGE: ANY INSURANCE/BOND COVERAGE REQUIRED BY ITEM B ABOVE WHICH IS OVER AND ABOVE COVERAGE DESCRIBED HEREIN SHALL BE COMPLIED WITH. HOWEVER, COVERAGE REQUIRED HEREIN SHALL BE CONSTRUED AS MINIMUM.
- P. CLEANING UP:
1. DURING CONSTRUCTION: KEEP PREMISES FREE FROM ACCUMULATION OF WASTE MATERIAL OR RUBBISH.
 2. CONTRACTOR SHALL, AT COMPLETION OF WORK, REMOVE ALL RUBBISH FROM UNDER AND ABOUT THE BUILDING. ALL HIS TOOLS, SCAFFOLDING, AND SURPLUS MATERIALS SHALL BE REMOVED AND SHALL LEAVE THE PREMISES CLEAN AND HABITABLE, HAVING THOROUGHLY VACUUMED AND SWEEP FLOORS, CLEANED WINDWS AND DUSTED FLAT SURFACES SUCH AS CABINET TOPS AND WINDOW SILLS AND POLISH GLOSSY SURFACES TO A CLEAR SHINE.
 3. IN ADDITION TO GENERAL CLEANING NOTED ABOVE, CONTRACTOR SHALL DO THE FOLLOWING SPECIAL CLEANING FOR ALL TRADES AT COMPLETION OF WORK:
 - A. REMOVE STAINS ON GLASS. WASH AND POLISH INSIDE AND OUTSIDE EXERCISING CARE NOT TO SCRATCH GLASS.
 - B. REMOVE MARKS, STAINS, FINGERPRINTS, OTHER SOIL AND DIRT FROM PAINTED, DECORATED AND STAINED WORK.
 - C. CLEAN AND POLISH HARDWARE FOR ALL TRADES. THIS SHALL INCLUDE REMOVAL OF STAINS, DUST, DIRT, PAINT, ETC.
 - D. CLEAN FIXTURES AND EQUIPMENT; AND REMOVE STAINS, PAINT, DIRT AND DUST.
 - E. REMOVE TEMPORARY FLOOR PROTECTION AND CLEAN FLOORS.
 - F. CLEAN EXTERIOR AND INTERIOR METAL SURFACES, INCLUDING DOORS AND WINDOWS, REQUIRED TO HAVE POLISHED FINISHES OF OILS, STAINS, DUST, DIRT, ETC. POLISH SURFACES, LEAVING THEM WITHOUT FINGERPRINTS OR OTHER BLEMISHES.
 - G. IF CONTRACTOR FAILS TO CLEAN UP, OWNER MAY DO SO AND THE COST THEREOF WILL BE CHARGED TO THE CONTRACTOR.
- Q. SUBSTANTIAL COMPLETION: OWNER WILL ARRANGE SUBSTANTIAL COMPLETION INSPECTION WITH THE CONTRACTOR. SUBMISSION OF AN AFFIDAVIT SHALL BE MADE BY THE CONTRACTOR TO THE OWNER, SWORN TO BEFORE A NOTARY PUBLIC, STATING THAT ALL WORKMEN AND PERSONS EMPLOYED, ALL FIRMS SUPPLYING THE MATERIALS, AND ALL SUBCONTRACTORS, UPON COMPLETION OF THE PROJECT, HAVE BEEN PAID IN FULL. IT SHALL FURTHER STATE THAT THERE ARE NO BILLS OUTSTANDING AGAINST THE PROJECT FOR EITHER LABOR OR MATERIALS, EXCEPT FOR CERTAIN ITEMS, IF ANY, TO BE SET FORTH IN AFFIDAVIT COVERING DISPUTED CLAIMS, OR ITEMS IN CONNECTION WITH WHICH NOTICES TO WITHHOLD HAVE BEEN FILED UNDER PROVISIONS OF STATUTES OF THE STATE OF HAWAII.
- R. NOTICE OF COMPLETION: PUBLISH NOTICE OF COMPLETION AND DELIVER AFFIDAVIT TO ARCHITECT BEFORE FINAL PAYMENT IS APPLIED FOR.
- S. GUARANTEE: THE CONTRACTOR SHALL GUARANTEE HIS WORK AGAINST ALL DEFICIENCIES IN CONSTRUCTION FOR A PERIOD OF ONE (1) YEAR OR AS SPECIFIED OTHERWISE, AFTER DATE OF SUBSTANTIAL COMPLETION ACCEPTANCE UNLESS NOTED OTHERWISE. REPAIRS, ALTERATIONS AND/OR CONSTRUCTION NECESSARY TO CORRECT DEFICIENCIES SHALL BE MADE BY THE CONTRACTOR WITHOUT COST TO THE OWNER (OR LANDLORD IF APPLICABLE.) ALL OTHER SPECIFIC GUARANTEES SHALL TAKE EFFECT AFTER DATE OF SUBSTANTIAL COMPLETION ACCEPTANCE.
- T. PROCEDURE OF WORK: THE CONTRACTOR, HIS EMPLOYEES AND REPRESENTATIVES WILL BE ADMITTED BY THE OWNER TO THE PREMISES FOR THE PURPOSE OF EXECUTING THE WORK TO BE PERFORMED UNDER THIS CONTRACT, BUT THEY WILL HAVE NO TENANCY, AND IT IS FURTHER UNDERSTOOD THAT THE OWNER MAY, PRIOR TO THE COMPLETION OF ALL WORK AND THE ACCEPTANCE THEREOF, ENTER UPON AND USE ANY COMPLETED PORTION OF SAID WORK; SAID OCCUPANCY SHALL NOT BE DEEMED AN ACCEPTANCE OF SAID WORK. THE CONTRACTOR SHALL PERFORM THE WORK OF THE CONTRACT SO THAT IT WILL PROPERLY COORDINATE WITH THE WORK PERFORMED BY OTHER CONTRACTORS. HE SHALL GIVE THE OTHER CONTRACTORS EVERY REASONABLE OPPORTUNITY TO PERFORM THEIR WORK, STORE MATERIALS AND PLACE EQUIPMENT THEREFORE AND FIT THEIR WORK TO THE WORK OF OTHER CONTRACTORS. HE SHALL FURNISH TO THE OTHER CONTRACTORS ALL INFORMATION NECESSARY IN AN ORDER THAT THEY MAY HAVE REASONABLE OPPORTUNITY TO PREPARE THEIR WORK. HE SHALL MAKE THE WORK OF THIS CONTRACT READY TO RECEIVE THE WORK OF THE OTHER CONTRACTORS AT THE TIME FIXED THEREFORE, AND SHALL FIT THIS WORK TO THAT OF THE OTHER CONTRACTORS AT THE TIME FIXED THEREFOR.
- U. RESPONSIBILITY FOR LOSS OR DAMAGE: EACH TRADE SHALL BE RESPONSIBLE FOR ANY LOSS OR DAMAGE CAUSED BY HIM OR HIS WORKMEN TO THE PROPERTY OF THE LANDLORD OR OWNER OR TO THE WORK OR MATERIALS OF THE OTHER CONTRACTORS OR TRADES AND SHALL MAKE GOOD ANY LOSS OR DAMAGE, OR INJURY WITHOUT THE COST TO THE LANDLORD OR OWNER. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR THE REPAIR OF ANY DAMAGE TO UTILITIES.
- V. OBSERVATION OF WORK: PERIODIC OBSERVATION OF THE WORK BY THE ARCHITECT SHALL BE AS DESCRIBED IN ARTICLE 2 OF THE GENERAL CONDITIONS. OBSERVATION OF THE WORK BY THE ARCHITECT SHALL BE PERIODIC AND GENERAL IN NATURE. OBSERVATION BY THE ARCHITECT OR HIS REPRESENTATIVE SHALL NOT RELIEVE THE CONTRACTOR OF THIS RESPONSIBILITY AS DESCRIBED IN THE GENERAL CONDITIONS.

SECTION 01330 – SUBMITTAL PROCEDURES

PART 1 – GENERAL

1.01 SUMMARY

- A. PROCEDURES ARE ESTABLISHED FOR THE ADVANCE SUBMITTAL AND REVIEW OF DESIGN DATA FOR ACCEPTANCE OR REJECTION BY THE ARCHITECT TO ENSURE THAT SPECIFIED PRODUCTS ARE FURNISHED AND INSTALLED IN ACCORDANCE WITH THE DESIGN INTENT.
- B. RELATED WORK DESCRIBED ELSEWHERE: INDIVIDUAL REQUIREMENTS FOR SUBMITTALS ARE DESCRIBED IN PERTINENT SECTIONS OF TECHNICAL SPECIFICATIONS.

1.02 QUALITY ASSURANCE

- A. CONTRACTOR SHALL MAKE ALL SUBMITTALS OF SHOP DRAWINGS, SAMPLES, RECORD DOCUMENTS, REQUESTS FOR SUBSTITUTIONS, AND OTHER SIMILAR ITEMS, IN STRICT ACCORDANCE WITH THE PROVISIONS OF THIS SECTION OF THESE SPECIFICATIONS. THE ARCHITECT WILL NOT REVIEW ANY SUBMITTAL THAT HAS NOT BEEN STAMPED AND SIGNED BY THE CONTRACTOR, NOR ANY SUBMITTAL WHICH IS UNREADABLE, OF INSUFFICIENT QUANTITY OR LACKS COMPLETE INFORMATION.
- B. COLORS AND PATTERNS: UNLESS THE PRECISE COLOR AND PATTERN IS SPECIFICALLY DESCRIBED IN THE CONTRACT DOCUMENTS AND WHENEVER A CHOICE OF COLOR OR PATTERN IS AVAILABLE IN A SPECIFIED PRODUCT, SUBMIT ACCURATE COLOR AND PATTERN CHARTS TO THE ARCHITECT FOR REVIEW AND SELECTION.

1.03 SUBSTITUTION OF MATERIALS AND EQUIPMENT ("OR EQUAL" CLAUSE)

- A. CONTRACTOR'S PROPOSAL OR PROPOSALS SHALL BE BASED ON THE USE OF MATERIALS REQUIRED BY DRAWINGS AND SPECIFICATIONS, AND REVISIONS AND ADDENDA. NO OTHER MATERIALS WILL BE ACCEPTED DURING CONSTRUCTION, EXCEPT AS STATED.
- B. THE BASE BID AND ANY ALTERNATE BIDS SHALL BE BASED ON THE BIDDER FURNISHINGS MATERIAL AND EQUIPMENT SPECIFIED OR INDICATED BY PROPRIETARY NAME OF MANUFACTURER.
- C. MATERIALS AND EQUIPMENT SPECIFIED OR INDICATED BY PROPRIETARY NAME OF MANUFACTURER SHALL BE DEEMED TO BE FOLLOWED BY THE WORDS "OR APPROVED EQUAL" AND THE CONTRACTOR MAY, UNLESS OTHERWISE STATED, OFFER ANY MATERIAL, PROCESS, OR ARTICLE WHICH SHALL BE SUBSTANTIALLY EQUAL IN EVERY RESPECT TO THAT INDICATED OR SPECIFIED. IF MATERIAL, PROCESS OR ARTICLE OFFERED BY THE CONTRACTOR IS NOT, IN THE OPINION OF THE ARCHITECT, SUBSTANTIALLY EQUAL OR BETTER IN EVERY RESPECT TO THAT SPECIFIED, THEN THE CONTRACTOR SHALL FURNISH MATERIAL, PROCESS OR ARTICLE SPECIFIED.
- D. BURDEN OF PROOF AS TO EQUALITY OF ANY MATERIAL, PROCESS OR ARTICLE RESTS WITH THE CONTRACTOR. CONTRACTOR SHALL SUBMIT REQUEST TOGETHER WITH SUBSTANTIATING DATA FOR SUBSTITUTION OF AN "OR EQUAL" ITEM WITHIN 10 CALENDAR DAYS AFTER AWARD OF CONTRACT. PROVISION AUTHORIZING SUBMISSION OF "OR EQUAL" JUSTIFICATION DATE SHALL NOT IN ANYWAY AUTHORIZE AN EXTENSION OF TIME FOR PERFORMANCE OF THIS CONTRACT.
- E. IF THE CONTRACTOR DOES NOT REQUEST APPROVAL OF SUBSTITUTIONS WITHIN THE TIME LIMIT, THEN THE CONTRACTOR SHALL FURNISH SPECIFIED OR INDICATED MATERIALS, PROCESS OR ARTICLE.
- F. ACCEPTANCE OF EACH "EQUAL" PRODUCT IS AT THE DISCRETION OF THE ARCHITECT AND OWNER.
- G. PRE-BID APPROVAL OF SUBSTITUTIONS IS REQUIRED.
- H. WHERE SEVERAL MATERIALS FOR ONE USE ARE SPECIFIED BY TRADE NAME. CONTRACTOR MAY SELECT FOR USE ANY OF THOSE SPECIFIED. CONTRACTOR SHALL NOTIFY THE ARCHITECT IN WRITING WITHIN 10 DAYS AFTER THE CONTRACT IS SIGNED, AS TO WHICH ITEM SELECTED WILL BE USED.
- I. WHERE MATERIAL IS SPECIFIED BY CAPACITY OR PERFORMANCE, THEN CONTRACTOR SHALL SUBMIT SATISFACTORY PROOF THAT THE EQUIPMENT, ARTICLES OR MATERIALS THE CONTRACTOR PROPOSES TO USE MEETS THE MINIMUM CAPACITIES AND PERFORMANCE REQUIREMENTS INDICATED OR SPECIFIED.
- J. IF CONTRACTOR OFFERS "OR EQUAL" MATERIAL AND EQUIPMENT FOR APPROVAL, ANY APPROVAL BY THE ARCHITECT OR OWNER SHALL NOT RELIEVE THE CONTRACTOR OF ASSUMING ANY ADDED COST OF CONSEQUENTIAL CHANGES IN CONSTRUCTION, DESIGN OR ENGINEERING WORK CAUSED BY ACCEPTANCE OF "OR EQUAL" ITEM OF MATERIAL OR EQUIPMENT.
- K. THE DECISION OF THE ARCHITECT SHALL BE FINAL.

PART 2 – PRODUCTS

2.01 SUBMITTALS (GENERAL)

- A. NUMBER OF COPIES: PROVIDE THE ARCHITECT WITH ALL SUBMITTALS AS SOON AS POSSIBLE AFTER NOTICE TO PROCEED. AS A MINIMUM THE NUMBER OF SUBMITTALS SHALL ALLOW ONE SET TO BE FILED WITH THE ARCHITECT, ONE SET TO BE FILED WITH A CONSULTING ENGINEER (IF THE SUBMITTAL IS FOR THEIR REVIEW), ONE SET TO BE FILED WITH THE OWNER, ONE SET TO BE AVAILABLE AT THE PROJECT SITE, AND ANY ADDITIONAL SETS REQUIRED BY CONTRACTOR.
- B. THE GENERAL CONTRACTOR SHALL REVIEW, MAKE CORRECTIONS AS NECESSARY, AND STAMP EACH SUBMITTAL PRIOR TO ITS SUBMISSION TO THE ARCHITECT. CONTRACTOR REVIEW SHALL BE FOR CONFORMANCE WITH ALL CONTRACT REQUIREMENTS. STAMPS SHALL HAVE BLOCKS DESIGNATING THE CONTRACTORS ACTIONS TAKEN UPON INITIAL REVIEW OF THE SHOP DRAWING, THEIR ACKNOWLEDGMENT THAT IT IS COMPLETE AND IN CONFORMANCE WITH THE CONTRACT DOCUMENTS, AND BY SIGNING THE STAMP THAT THEY APPROVE OF THE SUBMITTAL AS SUBMITTED TO THE ARCHITECT. THE STAMP SHALL HAVE A BLOCK FOR DATING AND NUMBERING THE SUBMITTAL.

2.02 SHOP DRAWINGS

- A. SCALE REQUIRED: UNLESS OTHERWISE SPECIFICALLY DIRECTED BY THE ARCHITECT, CONTRACTOR SHALL MAKE ALL SHOP DRAWINGS ACCURATELY TO A SCALE SUFFICIENTLY LARGE TO SHOW ALL PERTINENT FEATURES OF THE ITEM AND ITS METHOD OF CONNECTION TO THE WORK.
- B. TYPE OF PRINTS REQUIRED: SUBMIT ALL SHOP DRAWINGS IN THE FORM OF BLUE LINE OR BLACK LINE PRINTS.
- 2.03 MANUFACTURERS LITERATURE
SUBMIT WHERE AND AS REQUIRED.

- A. GENERAL: WHERE CONTENTS OF SUBMITTED LITERATURE FROM MANUFACTURERS INCLUDE DATA NOT PERTINENT TO THE SUBMITTAL, CONTRACTOR SHALL CLEARLY INDICATE WHICH PORTION OF THE CONTENTS IS BEING SUBMITTED FOR THE ARCHITECTS REVIEW.
- B. IF DISCREPANCIES OCCUR BETWEEN THESE SPECIFICATIONS AND THE LATEST MANUFACTURERS RECOMMENDATIONS, INSTRUCTIONS AND PROCEDURES, THE LATEST MANUFACTURERS LITERATURE WILL GOVERN. CHANGES TO THE CONTRACT SUM WILL NOT BE CONSIDERED UNLESS CONTRACTOR SUBMITS THE MANUFACTURERS INFORMATION TO ARCHITECT ALONG WITH CONTRACTORS WRITTEN REQUEST EXPLAINING WHY CHANGES TO THE CONTRACT SUM IS REQUIRED.
- C. NUMBER OF COPIES REQUIRED: CONTRACTOR SHALL SUBMIT THE NUMBER OF COPIES WHICH ARE REQUIRED TO BE RETURNED PLUS NUMBER OF COPIES AS INDICATED ABOVE.

2.04 SAMPLES

- A. ACCURACY OF SAMPLE: UNLESS OTHERWISE SPECIFICALLY DIRECTED BY THE ARCHITECT, ALL SAMPLES SHALL BE OF THE PRECISE ARTICLE PROPOSED TO BE FURNISHED.
- B. NUMBER OF SAMPLES REQUIRED: CONTRACTOR SHALL SUBMIT ALL SAMPLES IN THE QUANTITY WHICH IS REQUIRED TO BE RETURNED PLUS 2 WHICH WILL BE RETAINED BY THE ARCHITECT.

DKKY

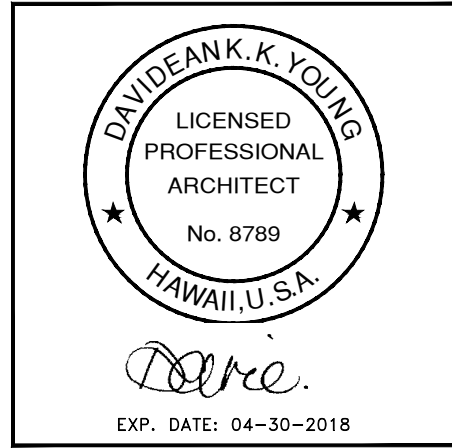
Architecture Studio, Inc.

2895 Kalakaua Avenue #106

Honolulu, Hawaii 96815

Phone. 808.596.8400

Email. dkkydavie@gmail.com



This work was prepared
by me or under my
supervision and
construction of this
project will be under
my observation.

THE RENOVATION/RESTORATION OF
UNIVERSAL BUILDING
535 WARD AVENUE
HONOLULU, HAWAII 96814

Original sheet size is 24"x36". All indicated
scales shown are in respect to the original
sheet size.

DATE	
BY	CHK
DATE	DATE
03-15-2017	06-25-2017
DESCRIPTION	DEMOLITION PERMIT
NO.	1

SHEET
SPECIFICATIONS
T0.3

SECTION 01330 – SUBMITTAL PROCEDURES (CONT.)

- 2.05 COLORS
- A. GENERAL: UNLESS THE PRECISE COLOR AND PATTERN IS SPECIFICALLY DESCRIBED IN THE CONTRACT DOCUMENTS, WHENEVER A CHOICE OF COLOR OR PATTERN IS AVAILABLE IN A SPECIFIED PRODUCT CONTRACTOR SHALL SUBMIT ACCURATE COLOR CHARTS AND PATTERN CHARTS TO THE ARCHITECT FOR REVIEW AND SELECTION.
- B. COMPARATIVE ANALYSES: UNLESS ALL AVAILABLE COLORS AND PATTERNS HAVE IDENTICAL COSTS AND IDENTICAL WEARING CAPABILITIES, AND ARE IDENTICALLY SUITED TO THE INSTALLATION, CONTRACTOR SHALL COMPLETELY DESCRIBE THE RELATIVE COSTS AND CAPABILITIES OF EACH.
- 2.06 MANUALS
- A. GENERAL: MANUALS ARE REQUIRED TO BE SUBMITTED COVERING ITEMS INCLUDED IN THIS WORK. CONTRACTOR SHALL PREPARE ALL SUCH MANUALS IN DURABLE HEAVY DUTY, MINIMUM 20INCH THICK, 3 RING "D SLANT" VINYL COVERED BINDERS WITH POCKET FOLDERS FOR FOLDED SHEET INFORMATION AND WITH AT LEAST THE FOLLOWING:
1. IDENTIFICATION ON, OR READABLE THROUGH, THE FRONT COVER STATING GENERAL NATURE OF THE MANUAL;

2. NEATLY TYPEWRITTEN INDEX NEAR THE FRONT OF THE MANUAL, FURNISHING IMMEDIATE INFORMATION AS TO LOCATION IN THE MANUAL OF AL EMERGENCY DATA REGARDING THE INSTALLATION;

3. ORIGINAL COPIES OF MANUFACTURERS INSTRUCTIONS AND BROCHURES FOR OPERATION AND MAINTENANCE OF ALL APPLIANCES, MECHANICAL AND ELECTRICAL EQUIPMENT.

4. COMPLETE INSTRUCTIONS REGARDING OPERATION AND MAINTENANCE OF ALL EQUIPMENT INVOLVED;

5. COMPLETE NOMENCLATURE OF ALL REPLACEABLE PARTS, THEIR PART NUMBERS, CURRENT COST, AND NAME AND ADDRESS OF NEAREST VENDOR FOR PARTS.

6. COPY OF ALL GUARANTIES AND WARRANTED ISSUED.

7. COPY OF THE APPROVED SHOP DRAWINGS WITH ALL DATA CONCERNING ALL CHANGES MADE DURING CONSTRUCTION.
- B. EXTRANEOUS DATA: WHERE CONTENTS OF MANUALS INCLUDE MANUFACTURERS CATALOG PAGES, CONTRACTOR SHALL CLEARLY INDICATE THE PRECISE ITEMS INCLUDED IN THIS INSTALLATION AND DELETE OR OTHERWISE CLEARLY INDICATE ALL MANUFACTURERS DATA WITH WHICH THIS INSTALLATION IS NOT CONCERNED.
- C. NUMBER OF COPIES REQUIRED: UNLESS OTHERWISE SPECIFICALLY DIRECTED BY THE ARCHITECT PR STIPULATED IN THE PERTINENT SECTION OF THESE SPECIFICATIONS, CONTRACTOR SHALL DELIVER 2 COPIES OF THE MANUAL TO THE OWNER AND ONE COPY TO THE ARCHITECT.
- D. MANUALS MUST BE SUBMITTED AND APPROVED PRIOR TO FINAL PAYMENT.
- 2.07 OTHER SUBMITTALS
- A. CERTIFICATE OF COMPLIANCE: SUBMIT ORIGINAL AND TWO COPIES. PREPRINTED CERTIFICATES AND COPIES OF PREVIOUSLY SUBMITTED DOCUMENTS WILL NOT BE ACCEPTABLE. THE MANUFACTURERS CERTIFICATIONS SHALL NAME THE APPROPRIATE PRODUCTS, EQUIPMENT, OR MATERIALS AND THE PUBLICATION SPECIFIED AS CONTROLLING THE QUALITY OF THAT ITEM. CERTIFICATION SHALL NOT CONTAIN STATEMENTS TO IMPLY THAT THE ITEM DOES NOT MEET REQUIREMENTS SPECIFIED, SUCH AS "AS GOOD AS"; ACHIEVE THE SAME END USE AND RESULTS AS MATERIALS FORMULATED IN ACCORDANCE WITH THE REFERENCED PUBLICATIONS"; OR, "EQUAL OR EXCEED THE SERVICE AND PERFORMANCE OF THE SPECIFIED MATERIAL." CERTIFICATES SHALL SIMPLY STATE THAT THE ITEM CONFORMS TO THE REQUIREMENTS SPECIFIED. CERTIFICATES SHALL BE PRINTED ON THE MANUFACTURERS LETTERHEAD AND SHALL BE SIGNED BY THE MANUFACTURERS OFFICIAL AUTHORIZED TO SIGN CERTIFICATES OF COMPLIANCE.
- B. GUARANTY/WARRANTY: SUBMIT ORIGINAL AND 3 COPIES.
- C. TEST REPORTS: SUBMIT ORIGINAL AND 2 COPIES.
- 2.08 SUBSTITUTIONS
- A. ARCHITECTS APPROVAL REQUIRED.
- B. AVAILABILITY OF SPECIFIED ITEMS:
1. CONTRACTOR SHALL VERIFY PRIOR TO BIDDING THAT ALL SPECIFIED ITEMS WILL BE AVAILABLE IN TIME FOR INSTALLATION INSURING ORDERLY AND TIMELY PROGRESS OF THE WORK.

2. IN THE EVENT SPECIFIED ITEM OR ITEMS ARE NOT OR WILL NOT BE AVAILABLE, CONTRACTOR SHALL NOTIFY THE ARCHITECT AS SOON AS POSSIBLE.

3. COSTS OF DELAYS BECAUSE OF NON-AVAILABILITY OF SPECIFIED ITEMS, WHEN SUCH DELAYS COULD HAVE BEEN AVOIDED BY THE CONTRACTOR, WILL BE BACK-CHARGED AS NECESSARY AND SHALL NOT BE BORNE BY THE OWNER.
- D. REIMBURSEMENT OF ARCHITECTS COSTS:
1. IN THE EVENT SUBSTITUTIONS ARE PROPOSED TO THE ARCHITECT AFTER CONTRACT HAS BEEN AWARDED, THE ARCHITECT WILL RECORD ALL TIME USED BY THE ARCHITECT AND BY THEIR

2. WHETHER OR NOT THE ARCHITECT APPROVED A PROPOSED SUBSTITUTION, THE CONTRACTOR SHALL PROMPTLY UPON RECEIPT OF THE ARCHITECTS BILLING REIMBURSE THE ARCHITECT AND HIS CONSULTANTS FOR ALL TIME SPENT BY THEM IN EVALUATION OF THE PROPOSED SUBSTITUTION.
- 2.09 RECORD DOCUMENTS:
- A. GENERAL: CONTRACTOR SHALL NOT USE RECORD DOCUMENTS FOR CONSTRUCTION PURPOSES; BUT WILL PROTECT FORM DETERIORATION AND LOSS IN A SECURE, FIRE-RESISTIVE LOCATION AND PROVIDE ACCESS TO RECORD DOCUMENTS FOR THE ARCHITECTS REFERENCE DURING NORMAL WORKING HOURS.
- B. RECORD DRAWINGS
1. CONTRACTOR SHALL MAINTAIN A CLEAN, UNDER DAMAGED FULL SIZE SET OF BLUE OR BLACK LINE WHITE-PRINTS OF CONTRACT DRAWINGS AND SHOP DRAWINGS. CONTRACTOR SHALL MARK THE SET TO SHOW THE ACTUAL INSTALLATION WHERE THE INSTALLATION VARIED SUBSTANTIALLY FORM WORK AS ORIGINALLY SHOWN. CONTRACTOR SHALL MARK WHICHEVER DRAWING IS MOST CAPABLE OF SHOWING CONDITIONS FULLY AND ACCURATELY; WHERE SHOP DRAWINGS ARE USED, RECORD A CROSS-REFERENCE AT THE CORRESPONDING LOCATION ON THE CONTRACT DOCUMENTS. CONTRACTOR SHALL GIVE PARTICULAR ATTENTION TO CONCEALED ELEMENTS THAT WOULD BE DIFFICULT TO MEASURE AND RECORD AT A LATER DATE. CONTRACTOR SHALL ALSO:

A. MARK RECORD SETS WITH RED ERASABLE PENCIL; USE OTHER COLORS TO DISTINGUISH BETWEEN VARIATIONS IN SEPARATE CATEGORIES OF THE WORK,

B. MARK NEW INFORMATION THAT IS IMPORTANT TO THE OWNER, BUT WAS NOT SHOWN ON CONTRACT DRAWINGS OR SHOP DRAWING.

SPECIFICATIONS

- C. NOTE RELATED CHANGE ORDER NUMBERS WHERE APPLICABLE; WHERE A CHOICE OF MATERIAL OR METHOD IS PERMITTED HEREIN OR WHERE VARIATIONS IN SCOPE OR CHARACTER OF WORK FROM THAT OF THE ORIGINAL CONTRACT ARE AUTHORIZED, THE DRAWINGS SHALL BE MARKED TO DEFINE THE CONSTRUCTIONS ACTUALLY PROVIDED.
- E. WHERE EQUIPMENT INSTALLATION IS INVOLVED, THE SIZE, MANUFACTURERS NAME, MODEL NUMBER, POWER INPUT OR OUTPUT CHARACTERISTIC APPLICABLE SHALL BE SHOWN; AND:
- F. ORGANIZE RECORD DRAWING SHEETS INTO MANAGEABLE SETS, BIND WITH DURABLE PAPER COVER SHEETS AND PRINT SUITABLE TITLES, DATES AND OTHER IDENTIFICATION ON THE COVER OF EACH SET.
2. PRIOR TO FINAL PAYMENT, THE CONTRACTOR SHALL FURNISH THE ARCHITECT WITH REPRODUCIBLE PRINTS OF "AS BUILT" DRAWINGS FOR EACH INSTALLATION SHOWING THE EXACT LOCATION OF ALL CONCEALED OR UNDERGROUND LINES, CONTROL VALVES, SLEEVES,, TRAPS, ACCESS DOORS, AND OTHER EQUIPMENT WHICH IS DIFFERENT FROM THE ORIGINAL DRAWINGS AND SHALL INCLUDE 2 SETS OF BLUELINE OR BLACK LINE PRINTS MADE FROM THE REPRODUCTIONS, ONE SET EACH FOR THE OWNER AND ARCHITECT. ORGANIZE RECORD DRAWING SHEETS INTO MANAGEABLE SETS, BIND WITH DURABLE PAPER COVER SHEETS, AND PRINT SUITABLE TITLES, DATES AND OTHER IDENTIFICATION ON THE COVER OF EACH SET. THE CONTRACTOR SHALL BEAR ALL COSTS TO PRODUCE THE REQUIRED RECORD DRAWINGS.
3. THE REPRESENTATION OF SUCH CHANGE SHALL CONFORM TO STANDARD DRAFTING PRACTICE AND SHALL INCLUDE SUCH SUPPLEMENTARY NOTES, LEGENDS, AND DETAILS AS NECESSARY TO CLEARLY PORTRAY THE AS-BUILT CONSTRUCTION.
4. THE DRAWINGS SHALL BE MAINTAINED AND UPDATED ON A DAILY BASIS. THE CONTRACTOR SHALL STAMP, SIGN, AND DATE EACH SHEET WITH THE FOLLOWING STAMP:
- AS-BUILT DRAWINGS
- THIS CERTIFIES THAT THE DIMENSIONS AND DETAILS SHOWN ON THIS SHEET REFLECT THE DIMENSIONS AND DETAILS AND SPECIFICATIONS AS CONSTRUCTED IN THE FIELD
- CONTRACTOR'S NAME
- SIGNATUREDATE
5. MONTHLY AND FINAL PAYMENTS TO THE CONTRACTOR SHALL BE SUBJECT TO PRIOR APPROVAL OF THESE DRAWINGS. ON COMPLETION OF THE WORK, THE FIELD SET OF MARKED UP DRAWINGS AND THE FINAL 2 SETS OF RECORD AS-BUILT CONDITIONS SHALL BE SUBJECT TO THE APPROVAL OF THE ARCHITECT BEFORE ACCEPTANCE.
- C. RECORD SPECIFICATIONS: CONTRACTOR SHALL MAINTAIN ONE COMPLETE COPY OF THE PROJECT MANUAL, INCLUDING ADDENDA, AND ONE COPY OF THE OTHER WRITTEN CONSTRUCTION DOCUMENTS SUCH AS CHANGE ORDERS AND MODIFICATIONS ISSUED IN PRINTED FORM DURING CONSTRUCTION, IT SHALL ALSO INCLUDE RECORD PRODUCT DATA, SUBMITTED SAMPLES, MAINTENANCE MANUAL(S), AND OTHER MISCELLANEOUS RECORD SUBMITTALS SUCH AS WARRANTIES AND SHOP DRAWINGS. CONTRACTOR SHALL MARK THESE DOCUMENT TO SHOW SUBSTANTIAL VARIATIONS IN ACTUAL WORK PERFORMED IN COMPARISON WITH THE TEXT OF THE SPECIFICATIONS AND MODIFICATIONS. GIVE PARTICULAR ATTENTION TO SUBSTITUTIONS, SELECTION OF OPTIONS AND SIMILAR INFORMATION ON ELEMENTS THAT ARE CONCEALED OR CANNOT OTHERWISE BE READILY DISCERNED LATER BY DIRECT OBSERVATION. CONTRACTOR SHALL NOTE RELATED RECORD DRAWING INFORMATION AND PRODUCT DATA. UPON COMPLETION OF THE WORK, CONTRACTOR SHALL SUBMIT RECORD SPECIFICATIONS TO THE ARCHITECT FOR THE OWNERS RECORDS.
- D. MAINTENANCE PERSONNEL WALK-THRU AND ORIENTATION: CONTRACTOR SHALL ORGANIZE A WALK THRU WITH OWNERS MAINTENANCE PERSONNEL TO GO OVER OPERATION AND LOCATION OF ALL VALVES AND SWITCHES AND TO NOTE WHERE THE MAINTENANCE MANUALS THEY ARE DESCRIBED AND HOW THEY ARE USED IN AN EMERGENCY SITUATION. KNOWLEDGEABLE SUBCONTRACTORS PERSONNEL OR MATERIALS SUPPLIERS SHALL BE PART OF WALK-THRU.
- PART 3 – EXECUTION
- 3.01 IDENTIFICATION OF SUBMITTALS
- A. GENERAL: THE CONTRACTOR SHALL:
1. CONSECUTIVELY NUMBER ALL SUBMITTALS.

2. ACCOMPANY EACH SUBMITTAL WITH A LETTER OF TRANSMITTAL SHOWING THE TRANSMITTAL\ NUMBER, DATE OF TRANSMITTAL, SPECIFICATIONS SECTION OR DRAWING NUMBER TO WHICH THE SUBMITTAL PERTAINS, BRIEF DESCRIPTION OF THE MATERIAL SUBMITTED, AND THE COMPANY NAME OF THE ORIGINATOR OF THE SUBMITTAL.
- B. INTERNAL IDENTIFICATION: ON AT LEAST THE FIRST PAGE OF EACH SUBMITTAL, CONTRACTOR SHALL INDICATE THE TRANSMITTAL NUMBER CORRESPONDING TO THE LETTER OF TRANSMITTAL BY WHICH THE SUBMITTAL WAS ACCOMPANIED.
- C. RESUBMITTALS: WHEN MATERIAL IS RESUBMITTED FOR ANY REASON, CONTRACTOR SHALL TRANSMIT UNDER A NEW LETTER OF TRANSMITTAL WITH A NEW NUMBER; INDICATE BY REFERENCE TO PREVIOUS SUBMITTAL THAT THIS IS A RESUBMITTAL.
- D. SUBMITTAL LOG: CONTRACTOR SHALL:
1. SUBMIT TO THE ARCHITECT AT THE START OF CONSTRUCTION A SUBMITTAL LOG FORMAT WHICH INDICATES THE ANTICIPATED SUBMITTALS.

2. MAINTAIN AN ACCURATE SUBMITTAL LOG FOR THE DURATION OF THE CONSTRUCTION PERIOD, SHOWING STATUS OF ALL SUBMITTALS OF ALL MATERIALS. MAKE THE LOG AVAILABLE TO THE ARCHITECT FOR REVIEW UPON REQUEST.
- 3.02 COORDINATION OF SUBMITTALS
- A. GENERAL: PRIOR TO SUBMITTAL FOR ARCHITECTS REVIEW, CONTRACTOR SHALL USE ALL MEANS NECESSARY TO FULLY COORDINATE ALL MATERIAL, INCLUDING THE FOLLOWING PROCEDURES:
1. DETERMINE AND VERIFY ALL FIELD DIMENSIONS AND CONDITIONS, CATALOG NUMBERS AND SIMILAR DATA.

2. COORDINATE AS REQUIRED WITH ALL TRADES AND WITH ALL PUBLIC AGENCIES INVOLVED.

3. SECURE ALL NECESSARY APPROVALS FROM PUBLIC AGENCIES AND OTHERS; SIGNIFY BY STAMP OR OTHER MEANS THAT ALL REQUIRED APPROVALS HAVE BEEN OBTAINED.

4. CLEARLY INDICATE ALL DEVIATIONS FROM THE CONTRACT DOCUMENTS.
- B. GROUPING OF SUBMITTALS:
1. UNLESS OTHERWISE SPECIFICALLY PERMITTED BY THE ARCHITECT, CONTRACTOR SHALL MAKE ALL SUBMITTALS IN GROUPS CONTAINING ALL ASSOCIATED ITEMS.

2. THE ARCHITECT MAY REJECT PARTIAL SUBMITTALS AS NOT COMPLYING WITH THE PROVISIONS OF THE CONTRACT DOCUMENTS.
- 3.03 TIMING OF SUBMITTALS
- A. GENERAL: CONTRACTOR SHALL:
1. MAKE ALL SUBMITTALS FAR ENOUGH IN ADVANCE OF SCHEDULE DATES FOR INSTALLATION TO PROVIDE ALL REQUIRED TIME FOR REVIEWS, FOR SECURING NECESSARY APPROVALS, FOR POSSIBLE REVISION AND RESUBMITTALS, AND FOR PLACING ORDERS AND SECURING DELIVERY.

2. IN SCHEDULING, ALLOW AT LEAST 10 FULL WORKING DAYS FOR THE ARCHITECTS REVIEW FOLLOWING HIS RECEIPT OF THE SUBMITTAL.
- B. DELAYS: COSTS OF DELAYS OCCASIONED BY TARDINESS OF SUBMITTALS MAY BE BACK-CHARGED AS NECESSARY AND SHALL NOT BE BORNE BY THE OWNER.

DKKY

Architecture Studio, Inc.

2895 Kalakava Avenue #106
Honolulu, Hawaii 96815
Phone. 808.596.8400
Email. ddkydavie@gmail.com

DAVIDEANK.K.YOUNG

LICENSED
PROFESSIONAL
ARCHITECT

No. 8789

HAWAII, U.S.A.

David

EXP. DATE: 04-30-2018

This work was prepared
by me or under my
supervision and
construction of this
project will be under
my observation.

THE RENOVATION/RESTORATION OF

UNIVERSAL BUILDING

535 WARD AVENUE
HONOLULU, HAWAII 96814

Original sheet size is 24"x36". All indicated
scales shown are in respect to the original
sheet size.

DATE

NO.

ISSUE DATE

DESCRIPTION

BY

CHK

03-15-2017

05-25-2017

DEMOLITION PERMIT

BLOC PERMIT

HC

DY

HC

DY

SHEET

SPECIFICATIONS

T0.4

SPECIFICATIONS

DIVISION 3 – CONCRETE
SECTION 03550 – CONTRETE TOPPINGS
SECTION 03920 – CONCRETE RESURFACING
SECTION 03930 – CONCRETE REHABILITATION

PART 1 – GENERAL

- 1.01 SUMMARY
- A. THIS SPECIFICATION DESCRIBES THE PATHCING OR OVERLAY OF INTERIOR AND/OR EXTERIOR HORIZONTAL SURFACES WITH A RAPID SETTING, PORTLAND CEMENT MORTAR/CONCRETE.
- 1.02 QUALITY ASSURANCE
- A. MANUFACTURING QUALIFICATIONS: THE MANUFACTURER OF THE SPECIFIED PRODUCT SHALL BE ISO 9001 CERTIFIED AND HAVE IN EXISTENCE A RECOGNIZED ONGOING QUALITY ASSURANCE PROGRAM INDEPENDENTLY AUDITED ON A REGULAR BASIS.
- B. CONTRACTOR QUALIFICATIONS: CONTRACTOR SHALL BE QUALIFIED IN THE FIELD OF CONCRETE REPAIR AND PROTECTION WITH A SUCCESSFUL TRACK RECORD OF 5 YEARS OR MORE. CONTRACTOR SHALL MAINTAIN QUALIFIED PERSONNEL WHO HAVE RECEIVED PRODUCT TRAINING BY A MANUFACTURER'S REPRESENTATIVE.
- C. INSTALL MATERIALS IN ACCORDANCE WITH ALL SAFETY AND WEATHER CINDITIONS REQUIRED BY MANUFACTURER OR AS MODIFIED BY APPLICABLE RULES AND REGULATIONS OF LOCAL, STATE AND FEDERAL AUTHORITIES HAVING JURISDICTION. CONSULT MATERIAL SAFETY DATA SHEETS FOR COMPLETE HANDLING RECOMMENDATIONS.
- 1.03 DELIVERY, STORAGE, AND HANDLING
- A. ALL MATERIALS MUST BE DELIVERED IN ORIGINAL, UNOPENED CONTAINERS WITH THE NAME, LABELS, PRODUCT IDENTIFICATION, AND BATCH NUMBERS. DAMAGED MATERIAL MUST BE REMOVED FROM THE SITE IMMEDIATELY.
- B. STORE ALL MATERIALS OFF THE GROUND AND PROTECT FROM RAIN, FREEZING OR EXCESSIVE HEAT UNTIL READY TO USE.
- C. CONDITION THE SPECIED PRODUCT AS RECOMMENDED BY THE MANUFACTURER.
- 1.04 JOB CONDITIONS
- A. ENVIRONMENTAL CONDITIONS: DO NOT APPLY MATERIAL IF IT IS RAINING OR SNOWING OR IF SUCH CONDITIONS APPEAR TO BE IMMINENT. MINIMUM APPLICATION TEMPERATURE 45 DEGREES F (7 DEGREES C) AND RISING.
- B. PROTECTION: PRECAUTIONS SHOULD BE TAKEN TO AVOID DAMAGE TO ANY SURFACE NEAR THE WORK ZONE DUE TO MIXING AND HANDLING OF THE SPECIFIED MATERIAL.
- 1.05 SUMMITALS
- A. SUBMIT TWO COPIES OF MANUFACTURER'S LITERATURE, TO INCLUDE: PRODUCT DATA SHEETS, AND APPROPRIATE MATERIAL SAFETY DATA SHEETS (MSDS).
- 1.06 WARRANTY
- A. PROVIDE A WRITTEN WARRANTY FROM THE MANUFACTURER AGAINST DEFECTS OF MATERIALS FOR A PERIOD OF ONE (1) YEAR, BEGINNING WITH DATE OF SUBSTANTIAL COMPLETION OF THE PROJECT.

PART 2 – PRODUCTS

- 2.01 MANUFACTURER
- A. SIKAKUIK 1000, AS MANUFACTURED BY SIKA CORPORATION, IS CONSIDERED TO CONFORM TO THE REQUIREMENTS OF THIS SPECIFICATION.
- 2.02 MATERIALS
- A. GENERAL
- THE MATERIALS SHALL BE ABLEND OF SELECTED PORTLAND CEMENTS, SPECIALLY GRADED AGGREGATES, ADMIXTURES FOR CONTROLLING SETTING TIME, WATER REDUCERS FOR WORKABILITY, AND AN ORGANIC ACCELERATOR.
 - THE MATERIALS SHALL BE NON-CUMBUSTIBLE, BOTH BEFORE AND AFTER CURE.
 - THE MATERIALS SHALL BE SUPPLIED IN A FACTORY-BLENDED BAG.
 - THE RAPID-SETTING CEMENT MORTAR MUST BE PLACEABLE FROM 1/4-IN. TO 1- IN. IN DEPTH PER LIFT FOR HORIZONTAL APPLICATION.
- B. TO PREPARE A RAPID-SETTING PORTLAND CEMENT CONCRETE: AGGREGATE SHALL CONFORM TO ASTM C-33. THE MATERIAL SHALL BE EXTENDED WITH 25-LB. OF A 3/8 IN. (NO. 8 DISTRIBUTION PER ASTM C-33, TABLE II) CLEAN, WELL-GRADED, SATURATED SURFACE DRY AGGREGATE, HAVING LOW ABSOPTION, HIGH DENSITY AND NON-REACTIVE (REFERENCE ASTM C1260, C227, C289). AGGREGATE MUST BE APPROVED FOR USE BY THE ENGINEER.
- 2.03 PERFORMANCE CITERIA
- A. TYPICAL PROPERTIES OF TH MATERIAL:
- WORKING TIME: APPROXIMATELY 30 MINUTES
 - COLOR: CONCRETE GRAY
- B. TYPICAL PROPERTIES OF THE CURED MATERIAL (MORTAR):
- COMPRESSIVE STRENGTH (ASTM C-109)
 - 3 HOURS: 1,250 psi (8.6 MPa)
 - 1 DAY: 4,000 psi min. (27.6 MPa)
 - 7 DAY: 5,000 psi min. (34.5 MPa)
 - 28 DAY: 7,000 psi min. (48.2 MPa)
 - FLEXURAL STRENGTH (ASTM C-78) @ 28 DAYS: 1,000 psi (6.9 MPa)
 - SPLITTING TENSILE STRENGTH (ASTM C-496 MODIFIED) @ 28 DAYS: 500 psi (3.4 MPa)
 - BOND STRENGTH (ASTM C-822 MODIFIED) @ 28 DAYS: 2,500 psi (17.2 MPa)
 - THE PORTLAND CEMENT MORTAR SHALL NOT PRODUCE A VAPOR BARRIER.
 - DENSITY (WET MIX): APPROXIMATELY 136 LBS. / CU. FT. (2.18kg/l)
 - PERMEABILITY (ASTM C-1202) @ 28 DAYS: APPROXIMATELY <1000 COULOMBS
 - DRYING SHRINKAGE, (ASTM C596) @ D8 DAYS: 0.06%
 - FREEZE/THAW RESISTANCE (ASTM C666) @ 28 DAYS: 98%

PART 3 – EXECUTION

- 3.01 SURFACE PREPARATION
- A. AREAS TO BE REPAIRED MUST BE CLEAN, SOUND, AND FREE OF CONTAMINANTS. ALL LOOSE AND DETERIORATED CONCRETE SHALL BE REMOVED BY MECHANICAL MEANS. MECHANICALLY PREPARE TH CONCRETE SUBSTRATE TO OBTAIN A SURFACE PROFILE OF +/- 1/8" (CSP 6 OR GREATER AS PER ICRI GUIDELINES) WITH A NEW EXPOSED AGGREGATE SURFACE. AREA TO BE PATCHED SHALL NOT BE LESS THA 1/4" IN DEPTH.
- B. WHERE REINFORCING STEEL WITH ACTIVE CORROSION IS ENCOUNTERED, SNDBLAST THE STEEL TO A WHITE METAL FINISH TO REMOVE ALL CONTAMINANTS AND RUST. WHERE CORROSION HAS OCCURRED DUE TO THE PRESENCE OF CHLORIDES, THE STEEL SHALL BE HIGH PRESSURE WASHED AFTER MECHANICAL CLEANING. PRIME STEEL WITH 2 COATS OF SIKA ARMATEC 110 EPOCEM AS DIRECTED BY MANUFACTURER. (SEE SPEC COMPONENT SC-201-0699)

- 3.02 MIXING AND APPLICATION
- A. MECHANICALLY MIX IN APPROPRIATE SIZED MORTAR MIXER OR WITH SIKA JIFFY PADDLE AND LOW SPEED (400-600 RPM) DRILL. POUR APPROXIMATELY 5 PINTS OF WATER INTO MIXING CONTAINER. ADD THE POWDER WHILE CONTINUING TO MIX. MIX TO A UNIFORM CONSISTENCY FOR A MAXIMUM OF THREE MINUTES. ADD UP TO ANOTHER 1/2 PINT OF WATER TO MIX IF GREATER FLOW IS DESIRED. SHOULD SMALLER QUANTITIES BE NEEDED, BE SURE THE PROPER WATER/POWDER RATIO IS MAINTAINED AND THE DRY MATERIAL IS UNIFORMLY BLENDED BEFORE MIXING THE COMPONENTS TOGETHER. MIX ONLY THAT AMOUNT OF MATERIAL THAT CAN BE PLACED IN 30 MINUTES. DO NOT RETEMPER MATERIAL.
- B. MIXING OF THE RAPID-SETTING PORTLAND CEMENT ~~CONCRETE~~: POUR 5 TO 5 1/2 PINTS OF WATER INTO THE MIXING CONTAINER. ADD THE POWDER WHILE CONTINUING TO MIX. ADD CORRECT AMOUNT OF PRE-APPROVED COARSE AGGREGATE, AND CONTINUE MIXING TO A UNIFORM CONSISTENCY. MIXING TIME SHOULD BE 3 MINUTES MAXIMUM.
- C. PLACEMENT PROCEDURE: AT THE TIME OF APPLICATION, THE SUBSTRATE SHOULD BE SATURATED SURFACE DRY WITH NO STANDING WATER. MORTAR AND/OR CONCRETE MUST BE SCRUBBED INTO SUBSTRATE FILLING ALL PORES AND VOIDS. WHILE TH SCRUB COAT IS STILL PLASTIC, FORCE MATERIAL AGAINST EDGE OF REPAIR, WORKING TOWARDS CENTER. AFTER FILLING, CONSOLIDATE, THEN SCREED. ALLOW MORTAR OR CONCRETE TO SET TO DESIRED STIFFNESS, THEN FINISH WITH TROWEL FOR A SMOOTH FINISH. BROOM OR BURLAP DRAG FOR ROUGH SURFACE. AREAS WHERE THE DEPTH OF THE REPAIR IS LESS THAN 1-INCH SHALL BE REPAIRED WITH THE NEAT RAPID SETTING PORTLAND CEMENT MORTAR. IN AREAS WHERE THEDPTH OF THE REPAIR IS GREATER THAN 1-INCH, THE REPAIR SHALL BE MADE WITH THE RAPID-SETTING PORTLAND CEMENT ~~CONCRETE~~.
- D. AS PER ACI RECOMMENDATIONS FOR PORTLAND CEMENT CONCRETE, CURING IS REQUIRED. MOIST CURE WITH WET BULAP AND POLYETHYLENE, A FINE MIST OF WATER OR A WATER-BASED* COMPATIBLE CURING COMPOUND. MOIST CURING SHOULD COMMENCE IMMEDIATELY AFTER FINISHING AND CONTINUE FOR 48 HOURS. PROTECT NEWLY APPLIED MATERIAL FROM RAIN, SUN, AND WIND UNTIL COMPRESSIVE STRENGTH IS 70% OF THE 28-DAY COMPRESSIVE STRENGTH. TO PREVENT FROM FREEZING COVER WITH INSULATING MATERIAL. SETTING TIME IS DEPENDENT ON TEMPERATURE AND HUMIDITY.
- *PRETESTING OF CURING COMPOUND IS RECOMMENDED.
- E. ADHERE TO ALL PROCEDURES, LIMITATIONS AND CAUTIONS FOR THIS PRODUCT IN THE MANUFACTURERS CURRENT PRINTED TECHNICAL DATA SHEET AND LITERATURE.

- 3.05 CLEANING
- A. THE UNCURED MATERIAL CAN BE CLEANED FROM TOOLS WITH WATER. THE CURED CEMENT MORTAR CAN ONLY BE REMOVED MECHANICALLY.
- B. LEAVE FINISHED WORK AND WORK AREA IN A NEAT, CLEAN CONDITION WITHOUT EVIDENCE OF SPILLOVERS ONTO ADJACENT AREAS.

DIVISION 6 – WOOD, PLASTICS, AND COMPOSITES
SECTION 06100 – ROUGH CARPENTRY

PART 1- GENERAL

- 1.01 SUMMARY
- PROVIDE ALL ROUGH CARPENTRY, COMPLETE, INCLUDING BUT NOT LIMITED TO BLOCKING, NAILING STRIPS, AND ROUGH HARDWARE.
- 1.02 QUALITY ASSURANCE
- A. GRADING MARKS: FACTORY MARK EACH PIECE OF LUMBER WITH TYPE, GRADE, MILL, AND GRADING AGENCY IDENTIFICATION. CERTIFICATE OF INSPECTION AND GRADING BY A RECOGNIZED AGENCY MAY BE SUBMITTED WITH EACH SHIPMENT IN LIEU OF FACTORY MARKING AT CONTRACTOR'S OPTION.
- B. WOOD PRESERVATIVE TREATMENT: IN ACCORDANCE WITH SECTION 06311 – PRESERVATIVE TREATED LUMBER
- 1.03 SUBMITTALS
- A. SUBMIT IN ACCORDANCE WITH SECTION 01330 – SUBMITTALS AND SUBSTITUTIONS.
- B. CERTIFICATES: PROVIDE A CERTIFICATE OF TREATMENT SHOWING COMPLIANCE WITH THE SPECIFICATIONS, AND A CERTIFICATE OF DRYNESS FOR ALL WOOD SPECIFIED TO BE DRIED AFTER TREATMENT.
- 1.04 PRODUCT HANDLING
- DELIVERY AND STORAGE: KEEP MATERIALS DRY AT ALL TIMES. PROTECT AGAINST EXPOSURE TO WEATHER AND CONTACT WITH DAMP OR WET SURFACES. STACK LUMBER AND PROVIDE AIR CIRCULATION WITHIN STACKS. STORE MATERIALS AWAY FROM THREAT OF TERMITE OR OTHER INSECT INFESTATION.
- 1.05 JOB CONDITIONS
- A. COORDINATION: FIT CARPENTRY WORK TO OTHER WORK, SCRIBE AND COPE AS REQUIRED FOR ACCURATE FIT. CORRELATE LOCATION OF BLOCKING, NAILING STRIPS, AND SIMILAR SUPPORTS TO ALLOW PROPER ATTACHMENT OF OTHER WORK.

PART 2 – PRODUCTS

- 2.01 MATERIALS
- A. LUMBER, GENERAL: NOMINAL SIZES ARE INDICATED, EXCEPT AS SHOWN BY DETAIL DIMENSIONS OR AS REQUIRED BY INSULATION THICKNESS. PROVIDE ACTUAL SIZES AS REQUIRED BY PS 20, WITH MOISTURE CONTENT SPECIFIED FOR EACH USE.
- PROVIDE DRESSED LUMBER, S4S, UNLESS OTHERWISE INDICATED.
 - PROVIDE SEASONED LUMBER WITH 15% MAXIMUM MOISTURE CONTENT AT TIME OF DRESSING.
- B. NAILING STRIPS: 2-INCHES THROUGH 4-INCHES THICK, LESS THAN 6-INCHES WIDE, PROVIDE UTILITY GRADE OR BETTER, DOUGLAS FIR/LARCH OR HEM/FIR
- C. MISCELLANEOUS MATERIALS:
- FASTENERS AND ANCHORAGES: PROVIDE ACTUAL SIZES AS REQUIRED BY PS 20, WITH MOISTURE CONTENT SPECIFIED FOR EACH USE.
 - BOLTS, NUTS, AND STUDS: ANSI B18.2.1, ANSI B18.5.2.1M, ANSI B18.5.2.2M, ANSI B18.2.2, AND ASTM A 687, HOT DIP GALVANIZED.
 - LAG SCREWS AND LAG BOLTS: ANSI B18.2.1, HOT DIP GALVANIZED
 - WOOD SCREWS: ANSI B18.6.1, HOT DIP GALVANIZED.
 - WIRE NAILS: STEEL WIRE SHALL BE GOOD COMMERCIAL QUALITY, ENTIRELY SUITABLE FOR THE PURPOSE AND SUFFICIENTLY DUCTILE TO ENSURE THAT THE FINISH NAIL SHALL WITHSTAND, WITHOUT FRACTURE, COLD BENDING THROUGH 180 DEGREES OVER DIAMETER NOT GREATER THAN THE DIAMETER OF THE WIRE. WIRE NAILS SHALL BE HOT DIP GALVANIZED.
 - MOISTURE BARRIER: ASTM D 226, TYPE I, (NO. 15), ASBESTOS-FREE, ASPHALT SATURATED ROOFING FELT.

- 2.02 WOOD TREATMENT
- TREAT ALL ROUGH LUMBER IN ACCORDANCE WITH SECTION 06311 – PRESERVATIVE TREATED LUMBER.
- PART 3 – EXECUTION
- 3.01 INSTALLATION
- A. GENERAL: DISCARD UNITS OF MATERIAL WITH DEFECTS WHICH MIGHT IMPAIR QUALITY OF WORK, AND UNITS WHICH ARE TOO SMALL TO USE IN FABRICATING WORK WITH MINIMUM JOINTS OR OPTIMUM JOINT ARRANGEMENT.
- SET CARPENTRY WORK ACCURATELY TO REQUIRED LEVELS AND LINES, WITH MEMBERS PLUMB AND TRUE AND ACCURATELY CUT AND FITTED. LUMBER SHALL BE FLUSH AND TIGHT AGAINST EACH OTHER DURING FASTENING.
 - SECURELY ATTACHED CARPENTRY WORK TO SUBSTRATE BY ANCHORING AND FASTENING AS SHOWN AND AS REQUIRED BY RECOGNIZED STANDARDS. OVERDRIVING OF FASTENERS SHALL BE AVOIDED.
 - INSTALL FASTENERS WITHOUT SPLITTING OF WOOD; PREDRILL AS REQUIRED.
 - FASTENERS HAVING CHIPPED COATINGS SHALL NOT BE USED.
 - WHERE MORE THAN 20% OF THE FASTENERS ARE FOUND TO BE OVERDRIVEN UP TO 1/8-INCH DEEP, ADDITIONAL FASTENERS SHALL BE DRIVEN AT A RATE OF 1 ADDITIONAL FASTENER FOR EVERY 2 OVERDRIVEN FASTENERS.
 - WHERE THE CORROSION RESISTANT COATING ON THE HEAD OF THE FASTENER HAS BEEN CHIPPED BY THE DEVICE IN EXCESS OF 25%, THE FASTENER SHALL BE REMOVED AND REPLACED. THE DEVICE SHALL NOT BE USED UNTIL ITS DRIVER HAS BEEN REPAIRED.
- B. WOOD FRAMING, GENERAL:
- PROVIDE FRAMING MEMBERS OF SIZES AND ON SPACINGS SHOWN, AND FRAME OPENINGS AS SHOWN, OR IF NOT SHOWN, COMPLY WITH RECOMMENDATIONS OF "MANUAL FOR HOUSE FRAMING" OF NATIONAL FOREST PRODUCTS ASSOCIATION.
 - ANCHOR AND NAIL AS SHOWN, AND TO COMPLY WITH THE CURRENT ICBO UNIFORM BUILDING CODE.
 - PROVIDE MOISTURE BARRIER BELOW ALL WOOD PLATES RESTING ON CONCRETE.
- C. WOOD BLOCKING AND NAILING STRIPS: PROVIDE WHEREVER SHOWN AND WHERE REQUIRED FOR ATTACHMENT OF OTHER WORK. FORM TO SHAPES AS SHOWN AND CUTS AS REQUIRED FOR TRUE LINE AND LEVEL OF WORK TO BE ATTACHED. COORDINATE LOCATION WITH OTHER WORK INVOLVED. ATTACH TO SUBSTRATES AS REQUIRED TO SUPPORT APPLIED LOADING. COUNTERSINK BOLTS AND NUTS FLUSH WITH SURFACES, UNLESS OTHERWISE SHOWN.
- D. RE-TREAT CUT AND PENETRATED LUMBER IN ACCORDANCE WITH SECTION 06311 – PRESERVATIVE TREATED LUMBER.

SECTION 06200 – FINISH CARPENTRY

PART 1 – GENERAL

- 1.01 SUBMITTALS: SUBMIT SHOP DRAWINGS AND MANUFACTURER'S BROCHURES FOR APPROVAL OF MANUFACTURED ITEMS PRIOR TO ORDERING AND/OR FABRICATION OF ALL MILLWORK ITEMS. SUBMIT SAMPLES FOR THE FOLLOWING ITEMS:
- WOOD FINISH: EACH TYPE (SPECIES) WITH THE DESIGNATED FINISH.
 - BLOCKING STUDS & FURRING: STANDARD OR STUD GRADE.

PART 2 – PRODUCTS

- 2.01 LUMBER: PER WMPA STANDARDS. DOUGLAS FIR OR HEMLOCK UNLESS OTHERWISE NOTED. S4S UNLESS OTHER WISE NOTED.
- TREATMENT: DRICON FIRE-RETARDANT TREATED. TREAT ALL CUT ENDS.
 - BLOCKING STUDS & FURRING: STANDARD OR STUD GRADE.
- 2.02 PLYWOOD: DOUGLAS FIR UNLESS OTHERWISE NOTED. A.P.A. STAMPED. EXTERIOR TYPE UNLESS OTHERWISE NOTED. A-B WHERE ONE FACE EXPOSED.
- 2.03 PARTICLE BOARD: NOT PERMITTED.

DKKY

Architecture Studio, Inc.

2895 Kalakava Avenue #106
Honolulu, Hawaii 96815
Phone. 808.596.8400
Email. dkkydavie@gmail.com

DAVIDEANK.K.YOUNG

LICENSED
PROFESSIONAL
ARCHITECT

No. 8789

HAWAII, U.S.A.

Deve.

EXP. DATE: 04-30-2018

This work was prepared
by me or under my
supervision and
construction of this
project will be under
my observation.

THE RENOVATION/RESTORATION OF
UNIVERSAL BUILDING
535 WARD AVENUE
HONOLULU, HAWAII 96814

Original sheet size is 24"x36". All indicated
scales shown are in respect to the original
sheet size.

DATE

BY: CLK
HC DY
HC DY

DESCRIPTION
03-15-2017 DEMOLITION PERMIT
05-25-2017 BLOC PERMIT

NO. 1

SHEET

SPECIFICATIONS

T0.5

SPECIFICATIONS

DIVISION 7 – THERMAL AND MOISTURE PROTECTION
SECTION 07840 – FIRESTOPPING

PART 1– GENERAL

1.01 SUMMARY

- A. FIRESTOPPING SHALL CONSIST OF FURNISHING AND INSTALLING A MATERIAL OR A COMBINATION OF MATERIALS TO FORM AN EFFECTIVE BARRIER AGAINST THE SPREAD OF FLAME, SMOKE AND GASES, AND MAINTAIN THE INTEGRITY OF FIRE RESISTANCE RATED WALLS, PARTITIONS, FLOORS, AND CEILING–FLOOR ASSEMBLIES, INCLUDING THROUGH–PENETRATIONS AND CONSTRUCTION JOINTS. THROUGH–PENETRATIONS INCLUDE THE ANNULAR SPACE AROUND PIPES, TUBES, CONDUIT, WIRES, CABLES AND VENTS.
- B. RELATED WORK DESCRIBED ELSEWHERE: OCCUPANCY, AIR QUALITY REQUIREMENTS ARE SPECIFIED IN SECTION 01016 – OCCUPANCY, AIR QUALITY REQUIREMENTS.

1.02 SUBMITTALS

- A. SUBMIT IN ACCORDANCE WITH SECTION 01330 – SUBMITTALS AND SUBSTITUTIONS.
- B. MANUFACTURER'S DATA: SUBMIT COPIES OF MANUFACTURER'S PRODUCT DATA AND SPECIFICATIONS FOR TYPE OF SEALANT REQUIRED. DATA SHALL INDICATE PRODUCT CHARACTERISTICS, TYPICAL USES, PERFORMANCE AND LIMITATION CRITERIA, SHELF LIFE, AND TEST DATA.
- C. MATERIAL SAFETY DATA SHEETS (MSDS): SUBMIT MSDA FOR EACH FIRESTOP PRODUCT.
- D. UL TESTED SYSTEMS: SUBMIT DRAWINGS SHOWING TYPICAL INSTALLATION DETAILS FOR THE METHODS OF INSTALLATION. INDICATE WHICH FIRESTOP MATERIALS WILL BE USED AND THICKNESS FOR DIFFERENT HOURLY RATINGS AND STEEL THICKNESS.
- E. ENGINEERING JUDGEMENTS: SUBMIT MANUFACTURER'S DRAWINGS FOR ALL NON–STANDARD APPLICATIONS WHERE NO UL TESTED SYSTEM EXISTS. ALL DRAWINGS MUST INDICATE THE "TESTED" UL SYSTEM UPON WHICH THE JUDGMENT IS BASED SO AS TO ASSES THE RELEVANCE OF THE JUDGMENT TO SOME KNOWN PERFORMANCE.
- F. SUBMIT MANUFACTURER'S INSTALLATION PROCEDURES FOR EACH TYPE OF PRODUCT.
- G. APPROVED APPLICATOR: SUBMIT DOCUMENT FROM MANUFACTURER WHEREIN MANUFACTURER RECOGNIZES THE INSTALLER AS QUALIFIED OR SUBMIT A LIST OF PAST PROJECTS TO DEMONSTRATE CAPABILITY TO PERFORM INTENDED WORK.
- H. COLOR SAMPLES: SUBMIT SETS OF COLOR FINISH SAMPLES OF SEALANTS THAT WILL BE EXPOSED IN FINISH SPACES.
- I. UPON COMPLETION, INSTALLER SHALL PROVIDE WRITTEN CERTIFICATION THAT MATERIALS WERE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS AND DETAILS.

1.03 QUALITY ASSURANCE

A. WORKMANSHIP:

1. INSTALLATION SHALL CONFORM TO REQUIREMENTS OF QUALIFIED DESIGNS OR MANUFACTURER APPROVED MODIFICATION, AS SUPPORT BY MANUFACTURER'S ENGINEERING REPORTS OR AS APPROVED BY THE ARCHITECT AND ACCEPTED BY THE AUTHORITY HAVING JURISDICTION.
2. EXPOSED SURFACES OF THE FIRESTOP SHALL BE FINISHED TO THE STANDARD OF THE ADJACENT FACES OF THE PARTITION BEING PENETRATED.
3. CONSTRUCTION JOINTS INCLUDED THOSE USED TO ACCOMMODATE EXPANSION, CONTRACTION, WIND, OR SEISMIC MOVEMENT; FIRESTOPPING MATERIAL SHALL NOT INTERFERE WITH THE REQUIRED MOVEMENT OF THE JOINT.

PART 1– GENERAL

1.01 GENERAL CONDITIONS

AS SPECIFIED IN SECTION 00700.

1.02 DESCRIPTION OF WORK

- A. COMPLETELY CLOSE WITH SEALANT ALL JOINTS INDICATED OR SPECIFIED TO BE SEALED TO A WATERTIGHT CONDITION.
- B. RELATED WORK DESCRIBED ELSEWHERE:
1. OCCUPANCY, AIR QUALITY REQUIREMENTS ARE SPECIFIED IN SECTION 01016 – OCCUPANCY, AIR QUALITY REQUIREMENTS.
2. FIRESTOPPING JOINT FILLER IS PROVIDED UNDER SECTION 07840 – FIRESTOPPING.

1.03 SUBMITTALS

SUBMIT IN ACCORDANCE WITH SECTION 01300 – SUBMITTALS AND SUBSTITUTIONS.

1. MANUFACTURER'S DATA: SUBMIT COPIES OF MANUFACTURER'S PRODUCT DATA AND SPECIFICATIONS FOR TYPE OF SEALANT REQUIRED, TO THE ARCHITECT FOR APPROVAL.
2. MATERIAL SAFETY DATA SHEETS (MSDS): SUBMIT MSDS FOR EACH SEALANT PRODUCT.
3. COLOR SAMPLES: THREE (3) SETS EACH OF COLOR FINISH SAMPLES OF SEALANTS.

1.04 JOB CONDITIONS

- A. EXAMINE JOINT SURFACES AND BACKING, AND THEIR ANCHORAGE TO THE STRUCTURE, AND CONDITIONS UNDER WHICH JOINT SEALER WORK IS TO BE PERFORMED, AND NOTIFY CONTRACTOR IN WRITING OF CONDITIONS DETRIMENTAL TO PROPER COMPLETION OF THE WORK AND PERFORMANCE OF SEALERS. DO NOT PROCEED WITH JOINT SEALER WORK UNTIL UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED IN A MANNER ACCEPTABLE TO INSTALLER.
- B. WEATHER CONDITIONS: DO NOT PROCEED WITH INSTALLATION OF SEALANTS UNDER ADVERSE WEATHER CONDITIONS. PROCEED WITH THE WORK ONLY WHEN WEATHER CONDITIONS ARE FAVORABLE FOR PROPER CURE AND DEVELOPMENT OF HIGH EARLY BOND STRENGTH.

1.05 PRODUCT HANDLING

- A. DELIVERY: DELIVER SEALANTS TO THE JOBSITE IN SEALED CONTAINERS LABELED TO SHOW THE DESIGNATED NAME, FORMULA, OR SPECIFICATION NUMBER, LOT NUMBER, COLOR, DATE OF MANUFACTURE, SHELF LIFE, CURING TIME, MANUFACTURER'S DIRECTIONS, AND NAME OF MANUFACTURER.
- B. STORAGE: CAREFULLY HANDLE AND STORE ALL MATERIALS TO PREVENT INCLUSION OF FOREIGN MATERIALS. REMOVE FROM PROJECT SITE ALL DAMAGED AND DETERIORATED MATERIALS AND MATERIALS EXCEEDING SHELF LIFE.
- C. ALL SEALANT MATERIALS SHALL BE INSTALLED PRIOR TO EXPIRATION OF SHELF LIFE.

1.06 WARRANTY

THE CONTRACTOR SHALL EXECUTE TO THE OWNER A 2–YEAR WRITTEN WARRANTY AFTER THE PROJECT ACCEPTANCE DATE THAT THE INSTALLATION WILL BE WATERTIGHT AND THAT ANY LEAKS WHICH DEVELOP DURING THAT PERIOD WHICH ARE NOT DUE TO IMPROPER USE OF WILLFUL DAMAGE WILL BE REPAIRED AT NO COST TO THE OWNER. THE GUARANTY SHALL PROVIDE THE FOLLOWING AT NO COST TO THE OWNER.

1. REPAIR OF SEALANTS AS NECESSARY TO SEAL LEAKS WHICH ARE ATTRIBUTABLE TO FAULTY MATERIALS AND/OR WORKMANSHIP.
2. REPAIR OR REPLACEMENT OF DAMAGE TO THE BUILDING AND/OR ITS FINISHES, EQUIPMENT AND/OR FURNITURE WHEN OCCASIONED BY SUCH LEAKS.

PART 2 – PRODUCTS

2.01 MATERIALS

- A. SEALANT BACKER ROD: COMPRESSIBLE ROD STOCK OF POLYETHYLENE FOAM, POLYETHYLENE–JACKETED POLYURETHANE FOAM, BUTYL RUBBER FOAM, NEOPRENE FOAM OR OTHER FLEXIBLE, PERMANENT, DURABLE, NONABSORPTIVE MATERIAL AS RECOMMENDED FOR COMPATIBILITY WITH SEALANT BY SEALANT MANUFACTURER TO CONTROL THE JOINT DEPTH FOR SEALANT PLACEMENT, TO BREAK BOND OF SEALANT AT BOTTOM OF JOINT, TO FORM OPTIMUM SHAPE OF SEALANT BEAD ON BACK SIDE, AND TO PROVIDE A HIGHLY COMPRESSIBLE BACKER WHICH WILL MINIMIZE THE POSSIBILITY OF SEALANT EXTRUSION WHEN JOINT IS COMPRESSED, DO NOT USE OAKUM OR OTHER TYPES OF ABSORPTIVE MATERIALS AS BACKSTOPS.
- B. BOND–BREAKER TAPE: POLYETHYLENE TAPE OR OTHER PLASTIC TAPE AS RECOMMENDED BY SEALANT MANUFACTURER.
- C. MASKING TAPE: NONSTAINING, NONABSORBENT TYPE COMPATIBLE WITH JOINT SEALANTS AND TO SURFACES ADJACENT TO JOINTS.
- D. PRIMER FOR SEALANTS: NONSTAINING, AS RECOMMENDED BY THE SEALANT MANUFACTURER.
- E. SEALANTS:
1. AT EXTERIOR VERTICAL AND OVERHEAD JOINTS: ONE–PART POLYURETHANE–BASED SEALANT, CONFORMING TO ASTM C 920, TYPE S, GRADE NS, CLASS 25, USE NT. PROVIDE ONE OF THE FOLLOWING, OR APPROVED EQUAL.
- A. DYMONIC, TREMCO CORP.
- B. CHEM–CALK 900, BOSTIK CONSTRUCTION PRODUCTS DIV.
- C. SIKAFLEX 1A, SIKA CORP.
- D. DYNATROL I, PECORA CORP.
- E. NP–1, SONNEBORN.
2. AT INTERIOR VERTICAL AND OVERHEAD JOINTS: NON–ELASTOMRIC SEALANT, ACRYLIC EMULSION TYPE, CONFORMING TO ASTM C 834. PROVIDE ONE OF THE FOLLOWING, OR APPROVED EQUAL:
- A. AC–20 ACRYLIC LATEX: PECORA CORP.
- B. TREMCO ACRYLIC LATEX 834, TREMCO CORP.
- C. CHEM–CALK 600, BOSTIK CONSTRUCTION PRODUCTS DIV.
- D. SONOLAC, SONNEBORN.
3. AT HORIZONTAL TRAFFIC–BEARING JOINTS: TWO–PART POLYURETHANE BASED SEALANT, CONFORMING TO ASTM C 920, TYPE M, GRADE P, CLASS 25, USE T. PROVIDE ONE OF THE FOLLOWING, OR AN APPROVED EQUAL:
- A. SIKAFLEX 2C SL, SIKA CORP.
- B. THC–900, TREMCO CORP.
- C. UREXPAN NR–300, TYPE HM, PECORA CORP.
- D. SL–2 SONNEBORN.
4. SILICONE SEALANT: AT PERIMETER OF ALL PLUMBING FIXTURES AND FITTINGS: ONE–PART MILDEW–RESISTANT SILICONE SEALANT CONFORMING TO ASTM C 920, TYPE S, GRADE NS, CLASS 25, USE NT, FORMULATED WITH FUNGICIDE, INTENDED FOR SEALING INTERIOR JOINTS WITH NON–POROUS SUBSTRATES. FOR USE IN KITCHENS AND FOOD PREPARATION AREAS PROVIDE SEALANT COMPLYING WITH FDA REQUIREMENTS. PROVIDE ONE OF THE FOLLOWING OR APPROVED EQUAL:
- A. DOW CORNING 786, DOW CORNING CORP.
- B. SCS 1702 SANITARY, GENERAL ELECTRIC CO.
- C. TREMSIL 600 WHITE, TREMCO CORP.
- D. OMNI PLUS; SONNEBORN.
- E. 898 OR 893, NO. 345, PECORA CORP.
5. BEDDING COMPOUND: FOR INSTALLATION OF THRESHOLDS AND SIMILAR ITEMS INDICATED TO BE BEDDED IN SEALANT, USE A PERFORMED BUTYL–POLYISOBUTYLENE SEALANT TAPE. SIZE OF TAPE AS REQUIRED FOR THE SPECIFIC APPLICATION.
- A. EXTRU–SEAL, PECORA CORP.
- B. 440 TAPE, TREMCO CORP.
- C. CHEM–TAPE 40, BOSTIK CONSTRUCTION PRODUCTS DIV.

DIVISION 7 – THERMAL AND MOISTURE PROTECTION

SECTION 072400 – DIRECT APPLIED EXTERIOR FINISH SYSTEM (DEFS)

PART 1 GENERAL

1.01 SECTION INCLUDES

- A. Composite soffit cladding of gypsum board and reinforced finish coating ("Class PB").
- B. Continuous soffit vent.

1.02 RELATED REQUIREMENTS

- A. Section 079200 – Joint Sealants: Sealing joints between EIFS and adjacent construction and penetrations through EIFS.

- B. Section 092116 – Gypsum Board Assemblies: Glass mat gypsum substrate and metal framing

1.03 REFERENCE STANDARDS

- A. ASTM B117 – Standard Practice for Operating Salt Spray (Fog) Apparatus; 2011.
- B. ASTM B221 – Standard Specification for Aluminum and Aluminum–Alloy Extruded Bars, Rods, Wire, Profiles, and Tubes; 2014.
- C. ASTM B221M – Standard Specification for Aluminum and Aluminum–Alloy Extruded Bars, Rods, Wire, Profiles, and Tubes [Metric]; 2013.
- D. ASTM C 1177 Specification for Glass Mat Gypsum Substrate for Use as Sheathing.
- E. ASTM C1397 – Standard Practice for Application of Class PB Exterior Insulation and Finish Systems (EIFS) and EIFS with Drainage; 2013.
- F. ASTM D968 – Standard Test Methods for Abrasion Resistance of Organic Coatings by Falling Abrasive; 2005 (Reapproved 2010).
- G. ASTM D2247 – Standard Practice for Testing Water Resistance of Coatings in 100% Relative Humidity; 2011.
- H. ASTM D3273 – Standard Test Method for Resistance to Growth of Mold on the Surface of Interior Coatings in an Environmental Chamber; 2012.
- I. ASTM E331 – Standard Test Method for Water Penetration of Exterior Windows, Skylights, Doors, and Curtain Walls by Uniform Static Air Pressure Difference; 2000 (Reapproved 2009).
- J. ASTM E2273 – Standard Test Method for Determining the Drainage Efficiency of Exterior Insulation and Finish Systems (EIFS) Clad Wall Assemblies; 2003 (Reapproved 2011).
- K. ASTM G153 – Standard Practice for Operating Enclosed Carbon Arc Light Apparatus for Exposure of Nonmetallic Materials; 2013.
- L. ASTM G155 – Standard Practice for Operating Xenon Arc Light Apparatus for Exposure of Nonmetallic Materials; 2013.
- M. ICC–ES AC219 – Acceptance Criteria for Exterior Insulation and Finish Systems; 2009.
- N. NFPA 268 – Standard Test Method for Determining Ignitibility of Exterior Wall Assemblies Using a Radiant Heat Energy Source; 2012.
- O. NFPA 285 – Standard Fire Test Method for Evaluation of Fire Propagation Characteristics of Exterior Non–Load–Bearing Wall Assemblies Containing Combustible Components; 2012.

1.04 SUBMITTALS

- A. See Section 013000 – Administrative Requirements, for submittal procedures.
- B. Product Data: Provide data on system materials, product characteristics, performance criteria, and system limitations.
- C. Selection Samples: Submit manufacturer's standard range of samples illustrating available coating colors and textures.
- D. Manufacturer's Installation Instructions: Indicate preparation required, installation techniques, and jointing requirements.

1.05 QUALITY ASSURANCE

- A. Maintain copy of specified installation standard and manufacturer's installation instructions at project site at all times during installation.

1.06 DELIVERY, STORAGE, AND HANDLING

- A. Delivery: Deliver materials to project site in manufacturer's original, unopened containers with labels intact. Inspect materials and notify manufacturer of any discrepancies.
- B. Storage: Store materials as directed by manufacturer's written instructions.
1. Protect adhesives and finish materials from freezing, temperatures below 40 degrees F and temperatures in excess of 90 degrees F.
2. Protect Portland cement based materials from moisture and humidity. Store under cover off the ground in a dry location.

1.07 FIELD CONDITIONS

- A. Do not prepare materials or apply DEFS under conditions other than those described in the manufacturer's written instructions.
- B. Do not prepare materials or apply DEFS during inclement weather unless areas of installation are protected. Protect installed DEFS areas from inclement weather until dry.
- C. Do not install coatings or sealants when ambient temperature is below 40 degrees F.
- D. Do not leave installed insulation board exposed to sunlight for extended periods of time.

1.08 WARRANTY

- A. See Section 017800 – Closeout Submittals, for additional warranty requirements.
- B. Provide manufacturer's standard material warranty, covering a period of not less than 5 years.
- C. Provide separate warranty from installer covering labor for repairs or replacement for a period of not less than 5 years.

PART 2 PRODUCTS

2.01 MANUFACTURERS

- A. Basis of Design: Dryvit Systems, Inc; Dryvit Cement Board MD Finish System, with Moisture Drainage: www.dryvit.com.
- B. Other Acceptable Manufacturers:
1. BASF Wall Systems (Senergy, Finestone, Acrocrete, SonoWall): www.wallsystems.basf.com.
2. Sto Corp: www.stocorp.com.
3. Substitutions: See Section 016000 – Product Requirements.

2.02 EXTERIOR FINISH SYSTEM

- A. Fire Characteristics:
1. Flammability: Pass, when tested in accordance with NFPA 285.
2. Ignitibility: No sustained flaming when tested in accordance with NFPA 268.
- B. Water Penetration Resistance: No water penetration beyond the plane of the base coat/insulation board interface after 15 minutes, when tested in accordance with ASTM E331 at 6.24 psf differential pressure with tracer dye in the water spray; include in tested sample at least two vertical joints and one horizontal joint of same type to be used in construction; disassemble sample if necessary to determine extent of water penetration.
- C. Drainage Efficiency: Average minimum efficiency of 90 percent, when tested in accordance with ASTM E2273 for 75 minutes.
- D. Salt Spray Resistance: No cracking, checking, crazing, erosion, blistering, peeling, delamination, or corrosion of finish coating after 300 hours exposure in accordance with ASTM B117, using at least three samples matching intended assembly, at least 4 by 6 inches in size. PROJECT No. 2161037 072400–3
- E. Freeze–Thaw Resistance: No cracking, checking, crazing, erosion, blistering, peeling, delamination, or corrosion of finish coating when viewed under 5x magnification after 10 cycles, when tested in accordance with ICC–ES AC219 or AC235.
- F. Weathering Resistance: No cracking, checking, crazing, erosion, blistering, peeling, delamination, or corrosion of finish coating when viewed under 5x magnification after 2000 hours of accelerated weathering conducted in accordance with ASTM G153 Cycle 1 or ASTM G155 Cycle 1, 5, or 9.
- G. Water Degradation Resistance: No cracking, checking, crazing, erosion, blistering, peeling, delamination, or corrosion of finish coating after 14 days exposure, when tested in accordance with ASTM D2247.
- H. Mildew Resistance: No growth supported on finish coating during 28 day exposure period, when tested in accordance with ASTM D3273.
- I. Abrasion Resistance Of Finish: No cracking, checking or loss of film integrity when tested in accordance with ASTM D968 with 500 liters of sand.

2.03 MATERIALS

- A. Finish Coating Top Coat: Water–based, air curing, acrylic or polymer–based finish with integral color and texture.

1. Texture: Dryvit "Sandblast" or other manufacturers equal..
2. Color: As selected by Architect from manufacturer's standard range.
- B. Reinforcing Mesh: Balanced, open weave glass fiber fabric, treated for compatibility and improved bond with coating, weight, strength, and number of layers as required to meet required system impact rating.

2.04 ACCESSORY MATERIALS

- A. Trim: DEFS manufacturer's standard PVC or galvanized steel trim accessories, as required for a complete project and including starter track and drainage accessories.
- B. Sealant Materials: Compatible with EIFS materials and as recommended by EIFS manufacturer.
- C. Exterior Soffit Vents: One piece, perforated, ASTM B221 (ASTM B221M), 6063 alloy, T5 temper, aluminum, with edge suitable for direct application to gypsum board and manufactured especially for soffit application. Provide continuous vent.

PART 3 EXECUTION

3.01 GENERAL

- A. Install in accordance with DEFS manufacturer's instructions and ASTM C1397.
- B. Where different requirements appear in either document, comply with the most stringent.
- C. Neither of these documents supercedes the provisions of the Contract Documents that define the contractual relationships between the parties or the scope of work.

3.02 EXAMINATION

- A. Verify that substrate is sound and free of oil, dirt, other surface contaminants, efflorescence, loose materials, or protrusions that could interfere with DEFS installation and is of a type and construction that is acceptable to DEFS manufacturer. Do not begin work until substrate and adjacent materials are complete and thoroughly dry.
- B. Verify that substrate surface is flat, with no deviation greater than 1/4 in when tested with a 10 ft straightedge.

3.03 INSTALLATION – FINISH

- A. Joints: Install control and expansion joints at spacings indicated on the drawings. Do not exceed 150 sq ft for areas defined by the placement of control joints.
- B. Reinforcing Mesh: Install in strict accordance with manufacturer's instructions, using mechanical fasteners at spacing recommended.
- PROJECT No. 2161037 072400–4

1. Lap reinforcing mesh edges and ends 2 inches minimum.
- C. Base Coat: Install to minimum thickness specified, following manufacturer's instructions. Leave base coat in condition suitable to receive finish coat.
- D. Finish Coat: Apply finish coat after base coat has dried not less than 24 hours and finish to a uniform texture and color.

1. Thickness: 1/16 inch.

- E. Seal control and expansion joints within the field of exterior finish and insulation system, using procedures recommended by sealant and finish system manufacturers.

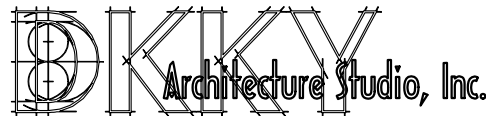
3.04 CLEANING

- A. Clean DEFS surfaces and work areas of foreign materials resulting from DEFS operations.

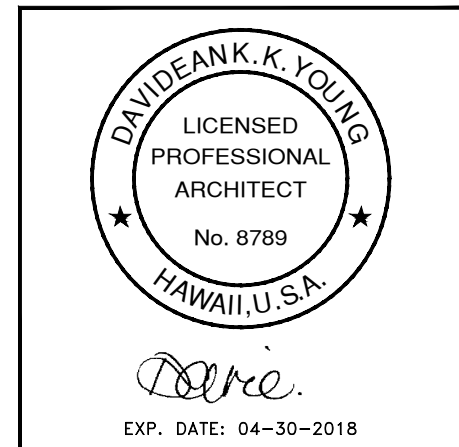
3.05 PROTECTION

- A. Protect completed work from damage and soiling by subsequent work.

END OF SECTION



2895 Kalakaua Avenue #106
Honolulu, Hawaii 96815
Phone. 808.596.8400
Email. ddkydavie@gmail.com



This work was prepared
by me or under my
supervision and
construction of this
project will be under
my observation.

THE RENOVATION/RESTORATION OF
UNIVERSAL BUILDING
535 WARD AVENUE
HONOLULU, HAWAII 96814

Original sheet size is 24"x36". All indicated
scales shown are in respect to the original
sheet size.

DATE	
CHK BY	DATE
HC DY	DATE
HC	DATE
DESCRIPTION	
03-15-2017	DEMOLITION PERMIT
05-25-2017	BLOC PERMIT
NO.	ISSUE DATE
1	03-15-2017

SHEET

SPECIFICATIONS

T0.6

SPECIFICATIONS

DIVISION 8 – DOORS
SECTION 08110 – STEEL DOORS & FRAMES

PART 1 – GENERAL
1.01 SUMMARY

- A. PROVIDE STANDARD STEEL DOOR FRAMES AS INDICATED AND SCHEDULED ON DRAWINGS.
- B. RELATED WORK DESCRIBED ELSEWHERE:
1. BUILDING IN OF ANCHORS AND GROUTING OF FRAMES IN MASONRY CONSTRUCTION IS SPECIFIED IN SECTION 04220 – CONCRETE MASONRY UNITS.
 2. FINISH HARDWARE IS SPECIFIED IN SECTION 08710 – FINISH HARDWARE.
 3. FIELD APPLIED PAINTING IS SPECIFIED IN SECTION 09900 – PAINTING
- 1.02 QUALITY ASSURANCE

- A. PROVIDE DOOR FRAMES COMPLYING WITH ANSI A250.8 "RECOMMENDED SPECIFICATIONS FOR STANDARD STEEL DOORS AND FRAMES" AND AS HEREIN SPECIFIED.
- B. FIRE-RATED ASSEMBLIES: WHERE FIRE-RATED ASSEMBLIES ARE INDICATED OR REQUIRED, PROVIDE FIRE-RATED DOOR AND FRAME ASSEMBLIES THAT COMPLY WITH ICBO UBC STANDARD 7-2. NFPA 80 "STANDARD FOR FIRE DOORS AND FIRE WINDOWS", AND HAVE BEEN TESTED, LISTED, AND LABELED IN ACCORDANCE WITH UL 10B "FIRE TESTS OF DOOR ASSEMBLIES" AND NFPA 252 "FIRE TESTS OF DOOR ASSEMBLIES" BY A NATIONALLY RECOGNIZED INDEPENDENT TESTING AND INSPECTION AGENCY ACCEPTABLE TO AUTHORITIES HAVING JURISDICTION.
- C. DOOR HARDWARE MOUNTING HEIGHTS: THE CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE ALL MOUNTING HEIGHTS OF VARIOUS FINISH HARDWARE WITH ALL PROJECT REQUIREMENTS. ACCESSIBLE HARDWARE SHALL BE MOUNTED PER ADAAG 4.13.9.

- 1.03 SUBMITTALS
- A. SUBMIT IN ACCORDANCE WITH SECTION – 01330 – SUBMITTAL PROCEDURES.
- B. MANUFACTURERS DATA: SUBMIT MANUFACTURERS TECHNICAL PRODUCT DATA SUBSTANTIATING THAT PRODUCTS COMPLY WITH REQUIREMENTS.
- C. SHOP DRAWING: SUBMIT FOR FABRICATION AND INSTALLATION OF STEEL DOOR FRAMES. INCLUDE DETAILS OF EACH FRAME TYPE, CONDITIONS AT OPENINGS, DETAILS OF CONSTRUCTION, LOCATION AND INSTALLATION REQUIREMENTS OF FINISH HARDWARE AND REINFORCEMENTS, AND DETAILS OF JOINTS AND CONNECTIONS, GAUGES, AND FINISHES. SHOW ANCHORAGE AND ACCESSORY ITEMS.
- D. LABEL CONSTRUCTION CERTIFICATION: FOR ASSEMBLIES REQUIRED TO BE FIRE-RATED AND EXCEEDING SIZES OF TESTED ASSEMBLIES, SUBMIT MANUFACTURES CERTIFICATION FOR THAT EACH DOOR AND FRAME ASSEMBLY HAS BEEN CONSTRUCTED TO CONFORM TO DESIGN, MATERIALS AND CONSTRUCTION EQUIVALENT TO REQUIREMENTS FOR LABELED CONSTRUCTION.

- 1.04 DELIVERY, STORAGE AND HANDLING
- A. DELIVER HOLLOW METAL CARTONED OR CRATED TO PROVIDE PROTECTION DURING TRANSIT AND JOB STORAGE. STRAP KNOCK-DOWN FRAMES IN BUNDLES. PROVIDE TEMPORARY STEEL SPREADERS SECURELY FASTENED TO THE BOTTOM OF EACH WELDED FRAME.
- B. INSPECT HOLLOW METAL WORK UPON DELIVERY FOR DAMAGE. MINOR DAMAGES MAY BE REPAIRED PROVIDED REFINISHED ITEMS ARE EQUAL IN ALL RESPECTS TO NEW WORK AND ACCEPTABLE TO THE ARCHITECT; OTHERWISE. REMOVE AND REPLACE DAMAGED ITEMS AS DIRECTED.
- C. STORE DOOR FRAMES AT BUILDING SITE UNDER COVER IN A DRY, SECURE PLACE. PLACE UNITS ON MINIMUM 4-INCH HIGH WOOD BLOCKING. AVOID USE OF NON-VENTED PLASTIC OR CANVAS SHELTERS WHICH COULD CREATE HUMIDITY CHAMBERS. IF CARDBOARD WRAPPER ON DOOR BECOMES WET, REMOVE CARTON IMMEDIATELY, PROVIDE 1/4-INCH SPACES BETWEEN STACKED DOORS TO PROMOTE AIR CIRCULATION.

PART 2 – PRODUCTS
2.01 MATERIALS

- A. GALVANIZED STEEL SHEETS: ALL DOORS AND FRAMES SHALL BE MANUFACTURED OF COMMERCIAL QUALITY, STRETCHER LEVELED FLATNESS, COLD ROLLED STEEL PER ASTM A 1008/A 1008M "SPECIFICATION FOR STEEL, SHEET, COLD-ROLLED, CARBON, STRUCTURAL, HIGH STRENGTH LOW ALLOY, HIGH STRENGTH LOW-ALLOY WITH IMPROVED FORMABILITY, SOLUTION HARDENED, AND BAKED HARDENABLE" AND ASTM A 568/A 568M "SPECIFICATION FOR STEEL, SHEET, CARBON, STRUCTURAL, AND HIGH STRENGTH, LOW-ALLOY, HOT-ROLLED AND COLD-ROLLED, GENERAL REQUIREMENTS FOR". SHEET SHALL BE GALVANNEALED A 'A-60' MINIMUM COATING WEIGHT FOR INTERIOR APPLICATIONS AND GALVANIZED TO 'G-90' MINIMUM COATING WEIGHT FOR EXTERIOR APPLICATIONS PER ASTM A 924/A 924 M "SPECIFICATION FOR GENERAL REQUIREMENTS FOR STEEL SHEET, METALLIC-COATED BY THE HOT-DIP PROCESS" INTERNAL REINFORCING SHALL BE MANUFACTURED OF HOT ROLLED PICKLED AND OILED STEEL PER ASTM A 1011/A 1011M "SPECIFICATION FOR STEEL , SHEET AND STRIP, HOT-ROLLED, CARBON, STRUCTURAL, HIGH STRENGTH LOW-ALLOY, HIGH-STRENGTH LOW-ALLOY WITH IMPROVED FORMABILITY AND ULTRA-HIGH STRENGTH".
- B. SUPPORTS AND ANCHORS: FABRICATE OF NOT LESS THEN 18 GAUGE GALVANIZED SHEET STEEL.
- C. FRAME ANCHORS:
1. WALL ANCHORS FOR FRAME ATTACHMENT TO MASONRY CONSTRUCTION: MASONRY ANCHORS, ADJUSTABLE, FLAT, CORRUGATED OR PERFORATED 'T' SHAPED ANCHORS WITH LEG NOT LESS THEN 2-INCHES WIDE BY 10-INCHES LONG OR MASONRY "WIRE" TYPE NOT LESS THEN 3/16 INCH DIAMETER.
 2. WALL ANCHORS FOR ATTACHMENT TO DRYWALL PARTITIONS:

A. USE MANUFACTURERS ADJUSTABLE TYPE COMPRESSION ANCHORS WITH KNOCKED DOWN DIE MITERED FRAMES AT DRYWALL LOCATIONS.

B. USE STUD ANCHORS SIZED TO ACCOMMODATE FRAME JAMB DEPTH AND FACE DIMENSION ON ALL WELDED FRAMES.
 3. ALL FRAME JAMB ANCHORS TO BE PROVIDED; ONE EACH JAMB PER 30-INCHES OF FRAME HEIGHT OR FRACTION THEREOF, (3 MINIMUM).
 4. FLOOR ANCHORS: ANGLE CLIP TYPE:

A. 16 GAUGE MINIMUM.

B. TO RECEIVE 2 FASTENERS PER JAMB.

C. WELDED TO THE BOTTOM OF EACH JAMB.

5. IN-PLACE MASONRY OR CONCRETE: 3/8-INCH COUNTERSUNK FLAT HEAD STOVE BOLT AND EXPANSION SHIELDS.
- D. INSERTS. BOLTS AND FASTENERS: MANUFACTURERS STANDARD UNITS, EXCEPT HOT-DIP GALVANIZE, COMPLYING WITH ASTM A 152/A 153 M "SPECIFICATION FOR ZINC COATING (HOT-DIP) ON IRON AND STEEL HARDWARE", CLASS C OR D AS APPLICABLE.
- E. FACTORY APPLIED PRIMER PAINT: RUST-INHIBITIVE ENAMEL PAINT, EITHER AIR-DRYING OR BAKING, SUITABLE AS A BASE FOR SPECIFIED FINISH PAINTS CONFORMING TO ANSI A250.10 "TEST PROCEDURE AND ACCEPTANCE CRITERIA FOR PRIME PAINTED STEEL SURFACES FOR STEEL DOORS AND FRAMES". PRIMERS SHALL BE FREE FROM ASBESTOS, LEAD MERCURY, CHROMATE, AND CADMIUM.
- 2.02 FABRICATION, GENERAL
- A. FABRICATE STEEL DOOR FRAME UNITS TO BE RIGID, NEAT IN APPEARANCE AND FREE FROM DEFECTS, WARP OR BUCKLE. WHEREVER PRACTICABLE, FIT AND ASSEMBLE UNITS IN MANUFACTURERS PLANT. CLEARLY IDENTIFY WORK THAT CANNOT BE PERMANENTLY FACTORY ASSEMBLED BEFORE SHIPMENT, TO ASSURE PROPER ASSEMBLY AT PROJECT SITE. COMPLY WITH ANSI A250.8 REQUIREMENTS AS SCHEDULED AND AS FOLLOWS:

1. DOORS SHALL CONFORM TO ANSI A250.4, "TEST PROCEDURE AND ACCEPTANCE CRITERIA FOR PHYSICAL ENDURANCE FOR STEEL DOORS AND HARDWARE REINFORCING", MINIMUM LEVEL A PERFORMANCE FOR DOORS AS APPLICABLE.
- B. FABRICATE FRAMES, CONCEALED STIFFENERS, REINFORCEMENT, EDGE CHANNELS, AND MOLDINGS FROM EITHER COLD-ROLLED OR HOT-ROLLED STEEL (AT FABRICATORS OPTION).
- D. FABRICATE ALL DOOR FRAMES FROM GALVANIZED SHEET STEEL. CLOSE TOP AND BOTTOM EDGES OF EXTERIOR DOORS AS INTEGRAL PART OF DOOR CONSTRUCTION OR BY ADDITION OF MINIMUM 16 GAUGE INVERTED STEEL CHANNELS, FLUSH END CAP COVER PLATE, AND SEALED TO PREVENT WATER INTRUSION. DOOR HINGE EDGE SHALL BE ONE-PIECE FULL HEIGHT, 14 GAUGE CHANNEL, FORMED AND TAPPED FOR HINGES. DOORS SHALL HAVE A BEVELED (1/8-INCH IN 2 INCHES) LOCK EDGE AND SQUARE HINGE EDGE.
- E. EXPOSED FASTENERS: UNLESS OTHERWISE INDICATED, PROVIDE COUNTERSUNK FLAT PHILLIPS HEADS FOR EXPOSED SCREWS AND BOLTS.
- F. FACTORY PAINTING:
1. CLEAN, PHOSPHATIZE, AND PRIME PAINT EXPOSED SURFACES OF STEEL DOOR AND FRAME UNITS, INCLUDING GALVANIZED SURFACES.
 2. CLEAN STEEL SURFACES OF MILL SCALE, RUST, OIL, GREASE, DIRT, AND OTHER FOREIGN MATERIALS BEFORE APPLICATION OF PAINT.
 3. APPLY FACTORY COAT OF PRIME PAINT TO AN EVEN CONSISTENCY TO PROVIDE A UNIFORMLY FINISHED SURFACE READY TO RECEIVE FINISH PAINT.

DIVISION 8 – DOORS
SECTION 08200 – WOOD AND PLASTIC DOORS

PART 1 – GENERAL

- 1.01 SUBMITTALS: DOOR SHOP DRAWINGS, HARDWARE SPECIFICATIONS

PART 2 – PRODUCTS

- 2.01 PROVIDE NEW DOORS AS PER PLANS. DOORS SHALL BE CONSTRUCTED OF DOUGLAS FIR OR APPROVED EQUAL MATERIAL, FREE OF KNOTS AND BLEMISHES. FILL AND SAND MINOR BLEMISHES UNLESS OTHERWISE NOTED. STAINED DOORS AND FRAMES ARE TO BE CONSTRUCTED OF AFRICAN MAHOGONY OR APPROVED SPECIES BY ARCHITECT.
- 2.02 HARDWARE:
- A. ALL FINISH HARDWARE FOR COMPLETE WORK SHALL BE FURNISHED AND INSTALLED IN ACCORDANCE WITH DRAWINGS AND SPECIFICATIONS. QUANTITIES LISTED IN ANY INSTANCE ARE FOR THE CONTRACTOR'S CONVENIENCE ONLY AND ARE NOT GUARANTEED. FURNISH ITEMS NOT SPECIFICALLY MENTIONED BUT NECESSARY TO COMPLETE THE WORK, MATCHING THE QUALITY AND FINISH OF THE ITEMS SPECIFIED.

- B. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROPER OPERATION AND FITTING OF HARDWARE IN LOCATIONS SPECIFIED. THE CONTRACTOR MUST SUPPLY A ROOM UNDER LOCK AND KEY TO STORE ALL FINISH HARDWARE UNTIL INSTALLATION IS MADE. THE HARDWARE SUPPLIER MUST MARK EACH ITEM OF HARDWARE AS TO THE DESCRIPTION AND LOCATION OF INSTALLATION IN ACCORDANCE WITH APPROVED HARDWARE SCHEDULE. EXPOSED SURFACES OF HARDWARE SHALL BE COVERED AND WELL PROTECTED DURING INSTALLATION, SO AS TO AVOID DAMAGE TO FINISHES.
- C. PROVIDE HARDWARE FOR FIRE-RATED OPENINGS IN COMPLIANCE WITH REQUIREMENTS OF NFPA 80. THIS REQUIREMENT TAKES PRECEDENCE OVER OTHER REQUIREMENTS FOR SUCH HARDWARE.
- D. HARDWARE FINISH SHALL MATCH EXISTING.
- E. HARDWARE SUPPLIER WILL PROVIDE APPROVED SCHEDULES AND PAPER TEMPLATES TO VARIOUS OTHER SUPPLIERS FOR DOOR AND FRAME PREPARATION FOR HARDWARE.
- F. FURNISH AND FINISH HARDWARE, CYLINDER AND KEYS; AS REQUIRED BY THE HOTEL MANAGEMENT.

- G. EACH ITEM OF HARDWARE SHALL BE PACKAGED SEPARATELY WITH ALL NECESSARY SCREWS, BOLTS, TAMPINS, KEYS AND INSTALLATION TEMPLATES. DELIVER PACKAGES, CLEARLY IDENTIFIED, WITH HEADING NUMBER AS APPROVED ON HARDWARE SCHEDULE.
- H. INSTALL EACH HARDWARE ITEM IN ACCORDANCE WITH THE MANUFACTURER'S WRITTEN INSTRUCTIONS AND RECOMMENDATIONS AND LOCATE IN ACCORDANCE WITH THE RECOMMENDED LOCATIONS. SET ITEMS LEVEL, PLUMB, AND TRUE TO LINE AND LOCATION. ADJUST AND REINFORCE THE ATTACHMENT SUBSTRATE AS NECESSARY FOR A SECURE INSTALLATION. SPACE FASTENERS AND ANCHORAGE AS INDICATED IN ACCORDANCE WITH INDUSTRY STANDARDS.
- I. MAKE FINAL ADJUSTMENT AND CHECK OF HARDWARE DURING THE WEEK IMMEDIATELY PRIOR TO ACCEPTANCE. CLEAN AND RE-LUBRICATE OPERATING ITEMS AS NECESSARY TO RESTORE PROPER FUNCTIONING AND FINISH OF HARDWARE AND DOORS. MAKE FINAL ADJUSTMENT OF LOCKSETS AND THE CLOSURES TO COMPENSATE FOR OPERATION OF HEATING AND VENTILATION SYSTEMS UNDER THE SUPERVISION OF MANUFACTURER'S REPRESENTATIVE.

- J. LUBRICATE ALL MOVING PARTS WITH GRAPHITE-TYPE LUBRICANT, UNLESS OTHERWISE RECOMMENDED BY MANUFACTURER. REPLACE ALL HARDWARE WHICH CANNOT BE LUBRICATED AND ADJUSTED TO OPERATE FREELY AND SMOOTHLY.
- PART 3 – EXECUTION
- 3.01 DOORS:
- A. INSTALL WOOD DOORS, FRAMES AND TRIM – SIZES AND THICKNESS AS SCHEDULED ON THE DRAWINGS PER AWI ARCHITECTURAL WOODWORK, QUALITY STANDARDS AND NWMA- NATIONAL WOODWORK MANUFACTURER'S ASSOCIATION, INDUSTRY STANDARD I.S.I.

- B. PREPARE DOORS FOR FINISH HARDWARE. OBTAIN TEMPLATES FROM HARDWARE MANUFACTURER AND CONFIRM TYPE, LOCATION, AND SPECIAL REQUIREMENTS OF HARDWARE FOR EACH DOOR PRIOR TO CUTTING.
- C. HANG DOORS AS SCHEDULED ON DRAWINGS, IN ACCURATE LOCATIONS WITH 1/8" clearance at tops and 3/8" CLEARANCE AT BOTTOM, UNLESS SPECIFICALLY NOTED FOR "UNDERCUTS" OR OTHER DEVIATIONS IN FIT. VERIFY CLEARANCES REQUIRED FOR CARPETING AND MAKE NO JOBSITE FIT IN CUTS UNLESS APPROVED. HANG PAIRS OF DOORS AS SPECIFIED WITH $\frac{3}{8}$ " CLEARANCE AT MEETING EDGES. DEMONSTRATE THAT DOORS OPEN FREELY WITHOUT BINDING AND WHEN CLOSED WILL LATCH PROPERLY.

DIVISION 8 – DOORS
SECTION 08305 – ACCESS DOORS

1.01 RELATED DOCUMENTS

- THE GENERAL PROVISIONS OF THE CONTRACT, INCLUDING GENERAL AND SPECIAL PROVISIONS AND PART 1 GENERAL REQUIREMENTS OF THE SPECIFICATIONS, APPLY TO THE WORK SPECIFIED IN THIS SECTION.

1.02 DESCRIPTION OF WORK

- PROVIDE ACCESS DOORS AS SHOWN OR REQUIRED BY DRAWINGS AS SPECIFIED HEREIN. SIZES OF EACH TYPE OF ACCESS DOOR REQUIRED ARE AS SPECIFIED HEREIN. MECHANICAL AND ELECTRICAL CONTRACTORS SHALL FURNISH LOCATIONS AND NUMBERS OR REQUIRED ACCESS DOORS TO GENERAL CONTRACTOR.

1.03 SUBMITTALS

- A. SUBMIT IN ACCORDANCE WITH SECTION 01300 – SUBMITTALS.
- B. MANUFACTURERS DATA: SUBMIT MANUFACTURERS TECHNICAL DATA AND INSTALLATION INSTRUCTIONS FOR EACH TYPE OF ACCESS DOOR ASSEMBLY, INCLUDING SETTING DRAWINGS, TEMPLATES, INSTRUCTIONS, AND DIRECTIONS FOR INSTALLATION OF ANCHORAGE DEVICES. INCLUDE COMPLETE SCHEDULE, INCLUDING TYPES, GENERAL LOCATIONS, SIZES, WALL AND CEILING CONSTRUCTION DETAILS, FINISHES, LATCHING OR LOCKING PROVISIONS, AND OTHER DATA PERTINENT TO INSTALLATION.
- C. VERIFICATION: OBTAIN SPECIFIC LOCATIONS AND SIZES FOR REQUIRED ACCESS DOOR FROM TRADES REQUIRING ACCESS TO CONCEALED EQUIPMENT, AND INDICATE ON SUBMITTAL SCHEDULE.

1.04 QUALITY ASSURANCE

- A. SIZE VARIATIONS: OBTAIN THE ENGINEERS ACCEPTANCE OF MANUFACTURERS STANDARD SIZE UNITS WHICH MAY VARY SLIGHTLY FORM SIZES INDICATED.
- B. COORDINATION: FURNISH INSERTS AND ANCHORING DEVICES WHICH MUST BE BUILT INTO OTHER WORK FOR INSTALLATION OF ACCESS DOORS. COORDINATE DELIVERY WITH OTHER WORK TO AVOID DELAY.

PART 2 – PRODUCTS

2.01 STEEL FLUSH PANEL DOORS

- A. FOR GYPSUM BOARD NON-RATED INSTALLATION:
1. LARSONS MODEL L-MPG (EXTERIOR ACCESS PANEL), 24 x 24
 2. LARSONS MODEL L-DWC (TRIMLESS WITH DRYWALL FLANGES FOR INTERIOR ACCESS PANELS) 24 x 24
- B. FINISH: BAKED ON PRIME FINISH ON STEEL DOORS AND FRAMES. PRIMERS SHALL BE FREE OF ASBESTOS, LEAD, MERCURY, CHROMATE, AND CADMIUM.

2.03 UNLESS OTHERWISE SHOWN, PROVIDE ACCESS DOORS IN SIZES INDICATED.

- LOCKS SHALL BE FLUSH WITH DOOR SURFACE AND SHALL BE KEY LOCKED WITH COMMON KEY. WHERE MOTE THEN ONE LOCK IS REQUIRED FOR A PANEL, THE OTHER LOCK MAY BE SCREWDRIVER OPERATED. PROVIDE ALL UNITS KEYED ALIKE 2 KEYS PER UNIT.

PART 3 – EXECUTION

- 3.01 INSTALLATION
- A. COMPLY WITH MANUFACTURERS INSTRUCTIONS FOR INSTALLATION OF ACCESS DOORS.
- B. COORDINATE INSTALLATION WITH WORK OF OTHER TRADES.
- C. SET FRAMES ACCURATELY IN POSITION AND SECURELY ATTACH TO SUPPORTS WITH FACE PANELS PLUMB OR LEVEL IN RELATION TO ADJACENT FINISH SURFACES.
- 3.02 ADJUST AND CLEAN
- A. ADJUST HARDWARE AND PANELS AFTER INSTALLATION FOR PROPER OPERATION.
- B. REMOVE AND REPLACE PANELS OR FRAMES WHICH ARE WARPED, BOWED OR OTHERWISE DAMAGED.

DKKY

Architecture Studio, Inc.

2895 Kalakaua Avenue #106

Honolulu, Hawaii 96815

Phone. 808.596.8400

Email. dkkydovie@gmail.com

This work was prepared
by me or under my
supervision and
construction of this
project will be under
my observation.

THE RENOVATION/RESTORATION OF

UNIVERSAL BUILDING

535 WARD AVENUE

HONOLULU, HAWAII 96814

Original sheet size is 24"x36". All indicated
scales shown are in respect to the original
sheet size.

DATE

BY: CLK
HC DY
HC DY

DESCRIPTION
DEMOLITION PERMIT
BLOC PERMIT

ISSUE DATE
03-15-2017
05-25-2017

NO. 1

SHEET

SPECIFICATIONS

T0.7

SPECIFICATIONS

DIVISION 9 – FINISHES
SECTION 09250 – GYPSUM WALLBOARD

PART 1– GENERAL

1.01 SUMMARY

- A. COMPLETE ALL GYPSUM WALLBOARD WORK AS INDICATED OR REQUIRED BY THE DRAWINGS AND AS SPECIFIED HEREIN. WORK SHALL INCLUDE, BUT NOT LIMITED TO, THE FOLLOWING:
1. GYPSUM WALLBOARD ON METAL FRAMING AND FURRING.
 2. METAL STUD FRAMING FOR WALLBOARD.
 3. METAL CEILING SUSPENSION SYSTEM.
 4. SHAFT PARTITIONING, WHERE INDICATED.
- B. RELATED WORK DESCRIBED ELSEWHERE:
1. THERMAL AND ACOUSTICAL INSULATION ARE PROVIDED UNDER SECTION 07210 – BUILDING INSULATION.
 2. DEFS SHEATHING BOARD IS PROVIDED UNDER SECTION 07240 – EXTERIOR INSULATION AND FINISH SYSTEM.

1.02 QUALITY ASSURANCE

- A. FIRE RESISTIVE DESIGN: THE CONSTRUCTION SHALL COMPLY WITH THE APPLICABLE PROVISIONS OF THE UNIFORM BUILDING CODE, INCLUDING ALL LOCAL AMENDMENTS THERETO AND SHALL HAVE BEEN TESTED ACCORDING TO ASTM E 119 BY AN INDEPENDENT TESTING AND INSPECTING AGENCY ACCEPTABLE TO THE AUTHORITIES HAVING JURISDICTION. INSTALLATION AND MATERIALS SHALL BE IN STRICT ACCORDANCE WITH THE ABOVE MENTIONED CODE.
- THE FIRE RESISTANT DESIGN SHALL BE AS INDICATED FROM UL’S “FIRE RESISTANCE DIRECTORY”, FM’S “APPROVAL GUIDE, BUILDING PRODUCTS”, GA–600 “FIRE RESISTANCE DESIGN MANUAL”, OR AS LISTED OTHERWISE.
- B. INDUSTRY STANDARD: COMPLY WITH APPLICABLE REQUIREMENTS OF GA 216 “APPLICATION AND FINISHING OF GYPSUM BOARD” AND GA214, “RECOMMENDED SPECIFICATION: LEVEL OF GYPSUM BOARD FINISH” BY THE GYPSUM ASSOCIATION, EXCEPT WHERE MORE DETAILED OR MORE STRINGENT REQUIREMENTS ARE INDICATED INCLUDING THE RECOMMENDATIONS OF THE MANUFACTURER.
- C. TRANSVERSE LOADING: THE NON–LOAD BEARING METAL FRAMING SHALL BE CAPABLE OF CARRYING A TRANSVERSE LOAD OF 5 PSF WITHOUT EXCEEDING THE ALLOWABLE STRESS OR A DEFLECTION OF L/360. INCREASE STUD GAUGE, DECREASE STUD SPACING, OR PROVIDE HIDDEN FROM VIEW LATERAL BRACING TO COMPLY WITH THESE REQUIREMENTS AT NO ADDITIONAL COST TO THE OWNER.
- D. INSTALLER SHALL PROVIDE AND MAINTAIN A COPY OF GA–216, GA–214, ASTM C 754, AND ASTM C 840 AT THE JOBSITE.
- E. GYPSUM BOARD TERMINOLOGY: REFER TO ASTM C 11, “TERMINOLOGY RELATING TO GYPSUM AND RELATED BUILDING MATERIALS AND SYSTEMS”, FOR DEFINITION OF TERMS FOR GYPSUM BOARD ASSEMBLIES NOT DEFINED IN THIS SECTION OR IN REFERENCED STANDARDS.

1.03 SUBMITTALS

- A. SUBMIT IN ACCORDANCE WITH SECTION 01330 – SUBMITTALS AND SUBSTITUTIONS.
- B. MANUFACTURER’S DATA: MATERIAL DESCRIPTION AND MANUFACTURER’S RECOMMEND INSTALLATION PROCEDURES FOR EACH MATERIAL.
- C. SHOP DRAWINGS: SUBMIT SHOP DRAWINGS INDICATING FABRICATIONS AND LOCATION OF CONTROL AND EXPANSION JOINTS INCLUDING PLANS, ELEVATIONS, SECTIONS, DETAILS AND ATTACHMENT TO ADJOINING WORK. SUBMIT SETTING DRAWINGS FOR BACKING PLATES AND ANCHORS.
- D. MATERIAL SAFETY DATA SHEETS (MSDS): SUBMIT SHOP DRAWINGS INDICATING FABRICATIONS AND LOCATION OF CONTROL AND EXPANSION JOINTS INCLUDING PLANS, ELEVATIONS, SECTIONS, DETAILS AND ATTACHMENT TO ADJOINING WORK. SUBMIT SETTING DRAWINGS FOR BACKING PLATES AND ANCHORS.

2.03 STANDARD STEEL FRAMES

- A. PROVIDE METAL FRAMES FOR DOORS OF TYPE AND STYLE AS SHOWN ON DRAWINGS AND SCHEDULES. CONCEAL FASTENINGS, UNLESS OTHERWISE INDICATED. FABRICATE FRAMES OF COLD–ROLLED FURNITURE STEEL MINIMUM 14 GAUGE FOR EXTERIOR AND 16 GAUGE FOR INTERIOR.
1. FABRICATE FRAMES WITH MITERED CORNERS, WELDED CONSTRUCTION FOR EXTERIOR APPLICATIONS AND EITHER KNOCK–DOWN (MECHANICAL INTERLOCK JOINT) WITH HAIRLINE SEAM OR WELDED CONSTRUCTION FOR INTERIOR FRAMES.
 2. FORM ALL FRAMES OF HOT DIP GALVANIZED STEEL.
 3. FRAMES SHALL COMPLY WITH ANSI A250.4 ” PERFORMANCE TEST PROCEDURES FOR STEEL DOOR FRAMES AND FRAME ANCHORS”, LEVEL A, ONE MILLION CYCLE SWING TEST PERFORMANCE FOR A 4070 DOOR FRAME.
- B. DOOR SILENCERS: EXCEPT ON WEATHER–STRIPPED FRAMES, DRILL STOPS TO RECEIVE 3 SILENCERS ON STRIKE JAMBS OF SINGLE–SWING FRAMES AND 2 SILENCERS ON HEADS OF DOUBLE–SWING FRAMES.
- C. PLASTER GUARDS: PROVIDE 26 GAUGE STEEL PLASTER GUARDS OR MORTAR BOXES, WELDED TO FRAME, AT BACK OF FINISH HARDWARE CUTOUTS WHERE MORTAR OR OTHER MATERIALS MIGHT OBSTRUCT HARDWARE OPERATION AND TO CLOSE OFF INTERIOR OF OPENINGS.
- D. TEMPLATE HARDWARE: FACTORY CUT DOORS AND FRAMES FOR ALL TEMPLATE HARDWARE, INCLUDING HINGES, BOLTS, ETC.

2.05 FIRE–RATED ASSEMBLIES

ASSEMBLIES SHALL BEAR THE LISTING IDENTIFICATION LABEL OF THE UNDERWRITERS LABORATORIES, INC. (UL), FACTORY MUTUAL ENGINEERING CORP. (FM), WARNOCK HERSEY INTERNATIONAL (WHI), OR A NATIONALLY RECOGNIZED TESTING LABORATORY QUALIFIED TO PERFORM TESTS OF FIRE ASSEMBLIES IN ACCORDANCE WITH ANSI/UL 10B AND NFPA 252 AND HAVING A LISTING FOR THE TESTED ASSEMBLIES. DOORS EXCEEDING THE SIZES FOR WHICH LISTING LABEL SERVICE IS OFFERED SHALL BE INSPECTED IN ACCORDANCE WITH NFPA 80 AND NFPA 80A. LISTING IDENTIFICATION LABELS SHALL BE CONSTRUCTED AND PERMANENTLY APPLIED BY A METHOD WHICH RESULTS IN THEIR DESTRUCTION SHOULD THEY BE REMOVED. LABELS SHALL BE METAL WITH RAISED LETTERS AND SHALL BEAR THE RATING FOLLOWED BY THE LETTER “s”, AND NAME AND FILE NUMBER OF THE DOOR AND FRAME MANUFACTURER AND SERVICE CONDUCTING THE INSPECTION. LABELS SHALL NOT BE PAINTED.

2.03 METAL FINISHES

- A. STEEL: GALVANIZED AND TREATED FOR PAINTING UNDER SECTION 09900 – PAINTING UNLESS INDICATED OR SPECIFIED OTHERWISE.
- B. ALUMINUM: ALL EXPOSED ALUMINUM SURFACES SHALL BE FREE OF SCRATCHES AND OTHER BLEMISHES. PROVIDE CLEAR FINISH CONFORMING TO ALUMINUM ASSOCIATION STANDARD AA DAF–45, “DESIGNATION SYSTEM FOR ALUMINUM FINISHES” AA–M12–C22–A41, ARCHITECTURAL CLASS I, (0.7 MIL OR GREATER) FOR ALL EXPOSED SURFACES, INCLUDING FASTENERS AND HARDWARE.

2.04 ANCHORAGE, FASTENINGS, AND CONNECTIONS

- A. ANCHORAGE: PROVIDE ANCHORAGE FOR FASTENING WORK SECURELY IN PLACE. SET ANCHORS IN CONCRETE AS WORK PROGRESSES AND SPACE MAXIMUM 2 FEET ON CENTERS, UNLESS INDICATED OTHERWISE. SIZES, KINDS, AND SPACINGS OF ANCHORS NOT INDICATED OR SPECIFIED SHALL BE AS NECESSARY FOR THE PURPOSE, AS APPROVED. ANCHORAGE NOT OTHERWISE SPECIFIED OR INDICATED INCLUDES SLOTTED INSERTS, EXPANSION SHIELDS, AND POWDER–DRIVEN FASTENERS, WHEN APPROVED FOR CONCRETE; TOGGLE BOLTS AND THROUGH BOLTS FOR MASONRY; MACHINE AND CARRIAGE BOLTS FOR STEEL; THROUGH BOLTS, LAG BOLTS, AND SCREWS FOR WOOD. PROVIDE INSERTS OF SUITABLE AND APPROVED TYPES WHERE REQUIRED FOR SUPPORT OR ANCHORAGE OF EQUIPMENT AND FINISH CONSTRUCTION. INSERTS SHALL BE GRAY OR MALLEABLE IRON CASTINGS OR GALVANIZED STEEL UNLESS INDICATED OR SPECIFIED OTHERWISE. SLOTTED INSERTS SHALL BE OF TYPES REQUIRED TO ENGAGE WITH ANCHORS, EXCEPT WHERE SPECIFIED OTHERWISE.
- B. DO NOT USE WOOD PLUGS IN ANY MATERIAL. USE NON–FERROUS ATTACHMENTS FOR NON–FERROUS METAL. MAKE EXPOSED FASTENINGS OF COMPATIBLE MATERIALS, GENERALLY MATCHING IN COLOR AND FINISH, AND HARMONIZING WITH THE MATERIAL TO WHICH FASTENINGS ARE APPLIED. CONCEAL FASTENINGS WHERE PRACTICABLE. DRILL AND PUNCH TO PRODUCE CLEAN TRUE LINES AND SURFACES. COUNTERSINK METAL WORK TO RECEIVE HARDWARE.
- C. THREADED CONNECTIONS: MAKE THREADED CONNECTIONS UP TIGHT SO THAT THREADS ARE ENTIRELY CONCEALED. MAKE BOLTED WORK UP TIGHT AND NICK THE THREADS OR BUSH THE STEM TO PREVENT LOOSENING. ABUTTING BARS SHALL BE SHOULDERED AND HEADED, DOWELED AND PINNED. PASS SMALL BARS THOUGH LARGER BARS AND PIN. RIVET, BOLT, AND SCREW HEADS SHALL BE FLAT AND COUNTERSUNK IN EXPOSED WORK AND ELSEWHERE AS REQUIRED. MACHINE REMOVABLE MEMBERS AND FIT AND SECURE BY MEANS OF SCREWS OR BOLTS OF PROPER SIZE AND APPROVED SPACING.

PART 3 – EXECUTION

3.01 PREPARATION

- A. FIELD MEASUREMENTS: TAKE FIELD MEASUREMENTS PRIOR TO PREPARATION OF SHOP DRAWINGS AND FABRICATION, WHERE POSSIBLE, DO NOT DELAY JOB PROGRESS; ALLOW FOR TRIMMING AND FITTING WHERE TAKING FIELD MEASUREMENTS BEFORE FABRICATION MIGHT DELAY WORK.
- 3.02 CLEANUP
- A. AFTER INSTALLATION, ALL SURFACES SHALL BE CLEANED AND READY TO RECEIVE FINAL TREATMENT. ALL UNUSED MATERIALS, TOOLS AND EQUIPMENT SHALL BE REMOVED FROM PROJECT SITE.
- B. FROM TIME TO TIME, AND AS DIRECTED BY THE ARCHITECT AND AT THE COMPLETION OF THE WORK, ALL RUBBISH, DEBRIS, FINES, ETC., ACCUMULATED FROM THE WORK OF THIS SECTION SHALL BE REMOVED FROM THE PROJECT SITE AND THE AREA LEFT NEAT AND CLEAN TO THE SATISFACTION OF THE ARCHITECT.

3.03 TOUCH UP

- A. TOUCH–UP PAINTING: IMMEDIATELY AFTER ERECTION, CLEAN BOLTED CONNECTION AND ABRADED AREAS OF SHOP PAINT, AND PAINT EXPOSED AREAS WITH SAME MATERIAL AS USED FOR SHOP PAINTING. APPLY BY BRUSH OR SPRAY TO PROVIDE A MINIMUM DRY FILM THICKNESS OF 2.0 MILS.

1.04 PRODUCT HANDLING

- A. DELIVER GYPSUM WALLBOARD MATERIALS IN SEALED CONTAINERS AND BUNDLES, FULLY IDENTIFIED WITH MANUFACTURER’S NAME, BRAND, TYPE AND GRADE, STORE IN A DRY WELL VENTILATED SPACE, PROTECTED FROM THE WEATHER, UNDER COVER AND OFF THE GROUND. STACK GYPSUM PANELS FLAT TO PREVENT SAGGING. JOINT MATERIALS SHALL BE STORED IN ACCORDANCE WITH MANUFACTURER’S PRINTED INSTRUCTIONS. DAMAGED OR DETERIORATED MATERIALS SHALL BE REMOVED FROM JOBSITE.
- B. ENVIRONMENTAL LIMITATIONS: COMPLY WITH ASTM C 840 REQUIREMENTS OR GYPSUM BOARD MANUFACTURER’S WRITTEN RECOMMENDATIONS, WHICHEVER ARE MORE STRINGENT.

1.05 SAFETY PRECAUTIONS

- A. RESPIRATORS AND OTHER CONCERNS: COMPLY WITH OSHA 29 CFR 1910.134, “RESPIRATORY PROTECTION”, ASTM C 930, “POTENTIAL HEALTH AND SAFETY CONCERNS ASSOCIATED WITH THERMAL INSULATION MATERIALS AND ACCESSORIES”, AND OTHER FEDERAL, STATE AND LOCAL REGULATIONS GOVERNING SAFETY. PROVIDE WORKERS WITH DUST/MIST RESPIRATORS, TRAINING IN THEIR USE, AND PROTECTIVE CLOTHING AS APPROVED BY THE NATIONAL INSTITUTE FOR OCCUPATIONAL SAFETY AND HEALTH (NIOSH) MINE SAFETY AND HEALTH ADMINISTRATION (MSHA) WHEN INSTALLING INSULATION.
- B. SMOKING: DO NOT SMOKE DURING INSTALLATION OF BLANKET INSULATION.

PART 2 – PRODUCTS

2.01 MATERIALS

- A. GENERAL: PROVIDE PANELS IN MAXIMUM LENGTHS AND WIDTHS AVAILABLE THAT WILL MINIMIZE JOINTS AND CORRESPOND WITH THE APPLICABLE SUPPORT SYSTEM.
- B. GYPSUM WALLBOARD: ASTM C 1396/C1396M “GYPSUM WALLBOARD”, 5/8–INCH THICK, TAPERED EDGE TYPE, 48–INCHES WIDE, TYPE “R” REGULAR FOR ALL NON–RATED WALLS AND TYPE “X” (SPECIAL FIRE RETARDANT) FOR FIRE RATED PARTITIONS.
- C. WATER RESISTANT BOARD: ASTM C 1396/C 1396 M, TYPE “WR” WATER–RESISTANT BACKING BOARD, 5/8–INCH THICK UNLESS INDICATED OTHERWISE, WITH TAPERED EDGES, 48–INCHES WIDE, UNLESS INDICATED OTHERWISE (FOR WALLS ONLY). PROVIDE TYPE “WR–X” (SPECIAL FIRE RETARDANT) FOR FIRE RATED PARTITIONS.
- D. COREBOARD: ASTM C 442/C 442M “GYPSUM BACKING BOARD AND COREBOARD”, 1–INCH THICK GYPSUM COREBOARD, “V” BEVELED EDGE PANELS, 24–INCHES WIDE, USED AS BASE LAYER FOR SHAFT PARTITIONING, WHERE NOTED.
- E. WALLBOARD FASTENERS: ASTM C 1002 “STEEL DRILL SCREWS FOR THE APPLICATION OF GYPSUM OR METAL PLASTER BASES”, STANDARD BUGLE HEAD SELF–DRILLING, SELF–TAPPING CORROSIVE–RESISTANT DRYWALL SCREWS. SCREWS USED IN FIRE–RESISTIVE RATED CONSTRUCTION SHALL BE OF TYPE APPROVED FOR USE BY GOVERNING BUILDING CODE. SCREWS FOR STRUCTURAL STUDS SHALL CONFORM TO ASTM C 954 “STEEL DRILL SCREWS FOR THE APPLICATION OF GYPSUM BOARD OR METAL PLASTER BASES TO STEEL STUDS FROM 0.033–INCH (0.84 MM) TO 0.112–INCH (2.84MM) IN THICKNESS.”
- F. REINFORCED TAPE AND CEMENT: ASTM C 475 “JOINT COMPOUND AND JOINT TAPE FOR FINISHING GYPSUM BOARD”, MATERIALS FOR TREATING JOINTS AND FASTENER HEADS SHALL BE AS MANUFACTURED OR RECOMMEND BY THE MANUFACTURER OF THE WALLBOARD USED. PROVIDE “SETTING” TYPE JOINT COMPOUND THAT IS UNAFFECTED BY HUMIDITY FOR WATER RESISTANT BOARD.

- G. NON–LOAD BEARING STUDS: COMPLY WITH ASTM C 754 FOR CONDITIONS INDICATED ASTM C 645 “NON–LOAD (AXIAL) BEARING STUDS, RUNNERS (TRACK), AND RIGID FURRING CHANNELS FOR SCREW APPLICATION OF GYPSUM BOARD”, STUDS SHALL BE 1–5/8, 2–1/2, 3–5/8. AND 6–INCH UNLESS INDICATED OTHERWISE ON THE DRAWINGS. STUDS SHALL BE ROLLED FORMED CHANNEL OF 25, 22, AND 20 GAUGE GALVANIZED STEEL, ASTM A 653 FORMED CHANNEL OF 25, 22, AND 20 GAUGE GALVANIZED STEEL, ASTM A 653 “SPECIFICATION FOR STEEL SHEET, ZINC–COATED (GALVANIZED) OR ZINC–IRON ALLOY–COATED (GALVANNEALED) BY THE HOT–DIP PROCESS”, G60 COATING. PROVIDE HOLES AND NOTCHES FOR CONDUIT OR ELECTRICAL WIRING.
- H. C–H STUDS: STUDS SHALL BE MINIMUM 25 GAUGE, 2–1/2 INCH UNLESS INDICATED OTHERWISE ON THE DRAWINGS. STUDS SHALL BE ROLLED FORMED ELECTRO–ZINC PLATED STEEL. PROVIDE HOLES AND NOTCHES FOR CONDUIT OR ELECTRICAL WIRING.
- I. TRACKS: METAL FLOOR AND CEILING TRACKS SHALL BE ROLLED FORMED CHANNEL OF GAUGE ELECTRO–ZINC PLATED STEEL OF SAME GAUGE AS STUD WITH WIDTH DIMENSIONS SUITABLE TO CORRESPONDING STUD SIZES INDICATED ON THE DRAWINGS.
- J. FURRING CHANNELS: ASTM C 645, HAT–SHAPED, 7/8–INCH DEEP, HOT–DIPPED GALVANIZED, 25 GAUGE.
- K. CEILING SUPPORT MATERIALS AND SYSTEMS:
1. GENERAL: SIZE CEILING SUPPORT COMPONENTS TO COMPLY WITH ASTM C 754 “INSTALLATION OF STEEL FRAMING MEMBERS TO RECEIVE SCREW–ATTACHED GYPSUM” UNLESS INDICATED OTHERWISE.
 2. DIRECT SUSPENSION SYSTEMS: MANUFACTURER’S STANDARD ZINC–COATED OR PAINTED STEEL SYSTEM OF FURRING RUNNERS, FURRING TEES, AND ACCESSORIES DESIGNED FOR CONCEALED SUPPORT OF GYPSUM DRYWALL CEILINGS, OF PROPER TYPE FOR USE INTENDED.

SYSTEM MANUFACTURER: EQUAL TO ONE OF THE FOLLOWING:
ARMSTRONG WORLD INDUSTRIES, INC.
CHICAGO METALLIC CORP.
USG INTERIORS, INC.

3. WIRE FOR HANGERS AND TIES: ASTM A 641/A 641 M “ZINC–COATED (GALVANIZED) CARBON STEEL WIRE”, CLASS 1 ZINC COATING, SOFT TEMPER, 8 GAUGE WHERE SUPPORTING UP TO 16 SQUARE FEET AND 18 GAUGE FOR TIES.
- L. WALLBOARD ACCESSORIES: ASTM C 1047 “ACCESSORIES FOR GYPSUM WALLBOARD AND GYPSUM VENEER BASE”, VINYL CORP., PLASTIC COMPONENTS INC., VINYL TECH OR APPROVED EQUAL.
 1. STANDARD CORNER BEAD: VINYL CORP. CORNER BEAD CB 125 AT ALL OUTSIDE CORNERS OF WALL, CEILING, AND SOFFIT AS INDICATED.
 2. CASING TRIM: VINYL CORP. “L” BEAD SB 58, “J” BEAD MJB58, OR APPROVED EQUAL AS INDICATED.
 3. CONTROL JOINT: VINYL CORP. CJV 16 OR APPROVED EQUAL.
 4. OTHER ACCESSORIES: AS INDICATED OR NECESSARY FOR COMPLETE INSTALLATION.
 5. ALL ACCESSORIES SHALL BE VINYL, PVC, OR APPROVED EQUAL
- M. JOINT TREATMENT MATERIALS: ASTM C 475, TYPE RECOMMENDED BY MANUFACTURER FOR THE APPLICATION INDICATED, EXCEPT AS OTHERWISE NOTED. PERFORATED TAPE, AND JOINT AND TOPPING COMPOUND, OR “ALL–PURPOSE” COMPOUND.
- N. LAMINATING ADHESIVE: SPECIAL ADHESIVE OR JOINT COMPOUND SPECIFICALLY RECOMMENDED FOR LAMINATING GYPSUM BOARDS.

PART 3 – EXECUTION

3.01 EXAMINATION
EXAMINE SUBSTRATES TO WHICH DRYWALL CONSTRUCTION ATTACHES OR ABUTS, PRESENT HOLLOW METAL FRAMES, AND STRUCTURAL FRAMING, WITH INSTALLER PRESENT, FOR COMPLIANCE WITH REQUIREMENTS FOR INSTALLATION TOLERANCES AND OTHER CONDITIONS AFFECTING PERFORMANCE OF DRYWALL CONSTRUCTION. DO NOT PROCEED WITH INSTALLATION UNTIL UNSATISFACTORY CONDITIONS HAS BEEN CORRECTED.

3.02 INSTALLATION

- A. GENERAL: COMPLY WITH ASTM C 840 “APPLICATION AND FINISHING OF GYPSUM BOARD”, GYPSUM ASSOCIATION GA 216 AND ASTM C 754 AS APPLICABLE TO THE TYPE OF SUBSTRATE AND DRYWALL SUPPORT SYSTEM INDICATED.
- B. TOLERANCES:
1. MAXIMUM VARIATION OF FINISH SURFACE FROM TRUE FLATNESS SHALL BE 1/8–INCH IN 10–FEET IN ANY DIRECTION UNLESS SPECIFIED OTHERWISE.
 2. MAXIMUM VARIATION OF PLUMBNESS OF WALL SHALL BE 1/8–INCH IN 10–FEET OF HEIGHT.
 3. MAXIMUM VARIATION FROM TRUE POSITION SHALL BE 1/8–INCH.
- C. CEILING SUPPORT SUSPENSION SYSTEMS:
1. SECURE HANGERS TO STRUCTURAL SUPPORT BY CONNECTING DIRECTLY TO STRUCTURAL WHERE POSSIBLE, OTHERWISE CONNECT TO INSERTS, CLIPS OR OTHER ANCHORAGE DEVICES OR FASTENERS AS INDICATED. ENSURE THAT STRUCTURAL ANCHORAGE PROVISIONS HAVE BEEN INSTALLED TO RECEIVE CEILING ANCHORS IN A MANNER THAT WILL DEVELOP THEIR FULL STRENGTH AND AT SPACING REQUIRED TO SUPPORT CEILING.
 2. COORDINATE INSTALLATION OF CEILING SUSPENSION SYSTEMS WITH INSTALLATION OF OVERHEAD STRUCTURE TO ENSURE THAT INSERTS AND OTHER PROVISIONS FOR ANCHORAGES TO BUILDING STRUCTURE HAVE BEEN INSTALLED TO RECEIVE CEILING HANGERS AT SPACING REQUIRED TO SUPPORT CEILINGS AND THAT HANGERS WILL DEVELOP THEIR FULL STRENGTH.
 3. INSTALL HANGERS PLUMB AND FREE FROM CONTACT WITH INSULATION OR OTHER OBJECTS WITHIN CEILING PLENUM THAT ARE NOT PART OF SUPPORTING STRUCTURAL OR CEILING SUSPENSION SYSTEM. SPLAY HANGERS ONLY WHERE REQUIRED TO MISS OBSTRUCTIONS AND OFFSET RESULTING HORIZONTAL FORCES BY BRACING, COUNTERSPLAYING, OR OTHER EQUALLY EFFECTIVE MEANS.
 4. WHERE WIDTHS OR DUCTS AND OTHER CONSTRUCTION WITHIN CEILING PLENUM PRODUCES HANGER SPACINGS THAT INTERFERE WITH THE LOCATION OF HANGERS REQUIRED TO SUPPORT STANDARD SUSPENSION SYSTEM MEMBERS, INSTALL SUPPLEMENTAL SUSPENSION MEMBERS AND HANGERS IN FORM OF TRAPEZES OR EQUIVALENT DEVICES. SIZE SUPPLEMENTAL SUSPENSION MEMBERS AND HANGERS TO SUPPORT CEILING LOAD WITHIN PERFORMANCE LIMITS ESTABLISHED BY REFERENCED STANDARDS.
 5. SECURE HANGERS TO STRUCTURE, INCLUDING INTERMEDIATE FRAMING MEMBERS, BY ATTACHING TO INSERTS, EYESCROWS, OR OTHER DEVICES AND FASTENERS THAT ARE SECURE AND APPROPRIATE FOR STRUCTURE AND HANGER, AND IN A MANNER THAT WILL NOT CAUSE HANGERS TO DETERIORATE OR OTHERWISE FAIL.
 6. SECURE WIRE HANGERS BY LOOPING AND WIRE–TYING, EITHER DIRECTLY TO STRUCTURES OR TO INSERTS, EYESCROWS, OR OTHER DEVICES AND FASTENERS THAT ARE SECURE AND APPROPRIATE FOR SUBSTRATE, AND IN A MANNER THAT WILL NOT CAUSE THEM TO DETERIORATE OR OTHERWISE FAIL.

DKKY

Architecture Studio, Inc.

2895 Kalakaua Avenue #106

Honolulu, Hawaii 96815

Phone. 808.596.8400

Email. dkkydavis@gmail.com

This work was prepared
by me or under my
supervision and
construction of this
project will be under
my observation.

THE RENOVATION/RESTORATION OF

UNIVERSAL BUILDING

535 WARD AVENUE

HONOLULU, HAWAII 96814

Original sheet size is 24"x36". All indicated
scales shown are in respect to the original
sheet size.

DATE

CHK BY

NO. ISSUE DATE DESCRIPTION

03-15-2017 DEMOLITION PERMIT

05-25-2017 BLOC PERMIT

SHEET

SPECIFICATIONS

T0.8

SPECIFICATIONS

7.

SWAY BRACE CEILING TO CONFORM TO THE APPLICABLE SEISMIC ZONE AND UPLIFT, APPLICABLE REQUIREMENTS OF ASTM E 580, "APPLICATION OF CEILING SUSPENSION SYSTEMS FOR ACOUSTICAL TILE AND LAY-IN PANELS IN AREAS REQUIRING SEISMIC RESTRAINT", AND THE MANUFACTURER'S RECOMMENDATIONS.
8.

SPACE MAIN RUNNERS 4-FEET ON CENTER AND SPACE HANGERS 4-FEET ON CENTER ALONG RUNNERS, EXCEPT AS OTHERWISE SHOWN.
9.

LEVEL MAIN RUNNERS TO A TOLERANCE OF 1/8-INCH IN 12-FEET, MEASURED BOTH LENGTHWISE ON EACH RUNNER AND TRANSVERSELY BETWEEN PARALLEL RUNNERS.
10.

WIRE-TIE OR CLIP FURRING MEMBERS TO MAIN RUNNERS AND TO OTHER STRUCTURAL SUPPORTS AS INDICATED OR AS RECOMMENDED BY THE MANUFACTURER.
11.

DIRECT-HUNG METAL SUPPORT SYSTEM: ATTACH PERIMETER WALL TRACK OR ANGLE WHEREVER SUPPORTS AS INDICATED OR AS RECOMMENDED BY THE MANUFACTURER.
12.

SPACE FURRING MEMBER 16-INCHES ON CENTER, EXCEPT AS OTHERWISE INDICATED.
13.

INSTALL AUXILIARY FRAMING AT TERMINATION OF DRYWALL WORK, AND AT OPENINGS FOR LIGHT FIXTURES AND SIMILAR WORK, AS REQUIRED FOR SUPPORT OF BOTH THE DRYWALL CONSTRUCTION AND OTHER WORK INDICATED FOR SUPPORT THEREON.
14.

DO NOT CONNECT OR SUSPEND STEEL FRAMING FROM DUCTS, PIPES OR CONDUIT.
15.

DO NOT ATTACH HANGERS TO STEEL DECK TABS.
16.

DO NOT ATTACH HANGERS TO STEEL ROOF DECK. ATTACH HANGERS TO STRUCTURAL MEMBERS.
17.

KEEP HANGERS AND BRACE 2-INCHES CLEAR OF DUCTS, PIPES AND CONDUITS.
- D.

METAL WALL AND SOFFIT FRAMING:

1.

INSTALL SUPPLEMENTARY FRAMING, BLOCKING AND BRACING TO SUPPORT FIXTURES, EQUIPMENT SERVICES, HEAVY TRIM, GRAB BARS, TOILET ACCESSORIES, FURNISHINGS AND SIMILAR WORK WHICH CANNOT BE ADEQUATELY SUPPORTED ON GYPSUM BOARD ALONE TO COMPLY WITH DETAILS INDICATED AND WITH RECOMMENDATIONS OF GYPSUM BOARD MANUFACTURER, OR IF NONE AVAILABLE, WITH "GYPSUM CONSTRUCTION HANDBOOK" PUBLISHED BY UNITED STATES GYPSUM CO.

2.

ISOLATE STUD SYSTEM FROM TRANSFER OF STRUCTURAL LOADING TO SYSTEM, BOTH HORIZONTALLY AND VERTICALLY. PROVIDE SLIP OR CUSHIONED TYPE JOINTS TO ATTAIN LATERAL SUPPORT AND AVOID AXIAL LOADING.

3.

INSTALL RUNNER TRACKS AT FLOORS, CEILINGS AND STRUCTURAL WALLS AND COLUMNS WHERE GYPSUM DRYWALL STUD SYSTEM ABUTS OTHER WORK, EXCEPT AS OTHERWISE INDICATED.

4.

EXTEND PARTITION STUD SYSTEM THROUGH CEILINGS AND ELSEWHERE AS INDICATED TO THE STRUCTURAL SUPPORT OF SUBSTRATE ABOVE THE CEILING EXCEPT WHERE INDICATED TO TERMINATE AT THE CEILING LINE.

5.

SPACE STUDS AND FURRING 16-INCHES ON CENTER, EXCEPT AS OTHERWISE INDICATED.

6.

INSTALL STEEL STUDS SO FLANGES POINT IN THE SAME DIRECTION AND LEADING EDGE OR END OF EACH PANEL CAN BE ATTACHED TO OPEN (UNSUPPORTED) EDGES OF STUD FLANGES FIRST.

7.

DO NOT BRIDGE BUILDING CONTROL AND EXPANSION JOINTS WITH STEEL FRAMING OR FURRING. FRAME BOTH SIDES OF JOINTS INDEPENDENTLY.

8.

FRAME DOOR OPENINGS WITH VERTICAL STUDS SECURELY ATTACHED BY SCREWS AT EACH JAMB EITHER DIRECTLY TO FRAMES OR TO JAMB ANCHOR CLIPS ON DOOR FRAME IN ACCORDANCE WITH DOOR MANUFACTURER'S RECOMMENDATIONS, INSTALL RUNNER TRACK SECTIONS (FOR JACK STUDS) AT HEAD AND SECURE TO JAMB STUDS. PROVIDE RUNNER TRACKS OF SAME GAUGE AS JAMB STUDS. SPACE JACK STUDS SAME AS PARTITION STUDS.

9.

INSTALL 20 GAUGE STUDS AT EACH JAMB FOR ALL DOORS 2'-8" WIDE TO 4-FEET WIDE WEIGHING NOT MORE THAN 200 POUNDS, AND FOR ALL DOORS LESS THAN 2'-8" WIDE WEIGHING MORE THAN 100 POUNDS BUT NO MORE THAN 200 POUNDS.

10.

INSTALL DOUBLE 20 GAUGE STUDS FOR SINGLE DOORS UP TO 4-FEET WIDE, WEIGHING MORE THAN 200 POUNDS BUT NOT MORE THAN 300 POUNDS, SCREW ATTACH WEB OF BACK TO BACK STUDS DIRECT TO JAMB ANCHOR CLIPS NESTED BETWEEN FLANGE OF STUD.

11.

FRAME OPENINGS OTHER THAN DOOR OPENINGS IN SAME MANNER AS REQUIRED FOR DOOR OPENINGS, AND INSTALL FRAMING BELOW SILLS OF OPENINGS TO MATCH FRAMING REQUIRED ABOVE DOOR HEADS.

12.

INSTALL EACH STEEL FRAMING AND FURRING MEMBER SO THAT FASTENING SURFACE DOES NOT VARY MORE THAN 1/8-INCH FROM PLANE OF FACES OF ADJACENT FRAMING.

13.

SEAL TRACKS FOR SOUND RATED PARTITIONS WITH CONTINUOUS BEADS OF ACOUSTICAL SEALANT ALONG EACH FACE PRIOR TO INSTALLATION OF GYPSUM BOARD.

E.

GYPSUM WALLBOARD, GENERAL:

1.

LOCATE EXPOSED END-BUTT JOINTS AS FAR FROM CENTER OF WALLS AND CEILINGS AS POSSIBLE.

2.

INSTALL EXPOSED GYPSUM BOARD WITH FACE SIDE OUT. DO NOT INSTALL IMPERFECT, DAMAGED OR DAMP BOARDS. BUTT BOARDS TOGETHER FOR A LIGHT CONTACT AT EDGES AND ENDS WITH NOT MORE THAN 1/16-INCH OPEN SPACE BETWEEN BOARDS. DO NOT FORCE INTO PLACE.

3.

LOCATE EITHER EDGE OR END JOINTS OVER SUPPORTS, EXCEPT IN HORIZONTAL APPLICATIONS OR WHERE INTERMEDIATE SUPPORTS OR GYPSUM BOARD BACK-BLOCKING IS PROVIDED BEHIND END JOINTS. POSITION BOARDS SO THAT BOTH TAPERED EDGE JOINTS ABUT, AND MIL-CUT OR FIELD-CUT END JOINTS ABUT. DO NOT PLACE TAPERED EDGES AGAINST CUT EDGES OR ENDS. STAGGER VERTICAL JOINTS OVER JOINTED STUDS ON OPPOSITE SIDES OF PARTITIONS. DO NOT MAKE JOINTS OTHER THAN CONTROL JOINTS AT CORNERS OF FRAME OPENINGS.

4.

ATTACH GYPSUM PANELS TO STEEL STUDS SO LEADING EDGE OR END OF EACH PANEL IS ATTACHED TO OPEN (UNSUPPORTED) EDGES OF STUD FLANGES FIRST.

5.

ATTACH GYPSUM BOARD TO FRAMING AND BLOCKING AS REQUIRED FOR ADDITIONAL SUPPORT AT OPENINGS AND CUTOUTS.

6.

COVER BOTH FACES OF STUD PARTITION FRAMING WITH GYPSUM BOARD IN CONCEALED SPACES (ABOVE CEILINGS, ETC.), EXCEPT IN CHASE WALLS WHICH ARE PROPERLY BRACED INTERNALLY. EXCEPT WHERE CONCEALED APPLICATION IS REQUIRED FOR SOUND, FIRE, AIR OR SMOKE RATINGS, COVERAGE MAY BE ACCOMPLISHED WITH SCRAPS OF NOT LESS THAN 8 SQUARE FOOT AREA, AND MAY BE LIMITED TO NOT LESS THAN 75 PERCENT OF FULL COVERAGE.

7.

ISOLATE PERIMETER OF NON-LOAD-BEARING DRYWALL PARTITIONS AT STRUCTURAL ABUTMENTS. PROVIDE 1/4-INCH TO 3/8-INCH SPACE AND TRIM EDGE WITH J-TYPE SEMI-FINISHING EDGE TRIM. SEAL JOINTS WITH ACOUSTICAL SEALANT. DO NOT FASTEN DRYWALL DIRECTLY TO STUD SYSTEM RUNNER TRACKS.
8.

INSTALL INSULATION AT FRAMING AS INDICATED AFTER COVER MATERIAL HAS BEEN INSTALLED ON ONE SIDE OF CAVITY. SIZE INSULATION TO WIDTH OF MEMBERS SPACING. PRESS FRICTION FIT INSULATION BETWEEN MEMBERS AS RECOMMENDED BY THE INSULATION MANUFACTURER. WHEN UNFACED INSULATION IS USED AND THE STUD DEPTH IS LARGER THAN THE INSULATION THICKNESS, INSTALL WIRE OR METAL STRAPS TO HOLD INSULATION IN PLACE. INSULATION IS PROVIDED UNDER SECTION 07210-BUILDING INSULATION.

F.

METHODS OF GYPSUM WALLBOARD APPLICATION:

1.

ON CEILINGS, APPLY GYPSUM BOARD TO WALL/PARTITION BOARD APPLICATION, TO GREATEST EXTENT POSSIBLE AND AT RIGHT ANGLE TO FRAMING, UNLESS OTHERWISE INDICATED.

2.

INSTALL CEILING BOARD PANELS ACROSS FRAMING TO MINIMIZE THE NUMBER OF ABUTTING END JOINTS AND TO AVOID ABUTTING END JOINTS IN THE CENTRAL AREA OF EACH CEILING. STAGGER ABUTTING END JOINTS OF ADJACENT PANELS NOT LESS THAN ONE FRAMING MEMBER.

3.

SINGLE-LAYER APPLICATION:

A.

ON PARTITIONS/WALLS HIGHER THAN 8'-1", APPLY GYPSUM BOARD VERTICALLY (PARALLEL), UNLESS OTHERWISE INDICATED, AND PROVIDE SHEET LENGTHS WHICH WILL MINIMIZE END JOINTS.

B.

ON PARTITIONS/WALLS 8'-1" OR LESS IN HEIGHT APPLY GYPSUM BOARD HORIZONTALLY (PERPENDICULAR), USE MAXIMUM LENGTH SHEETS POSSIBLE TO MINIMIZE END JOINTS.

4.

SINGLE-LAYER FASTENING METHOD: APPLY GYPSUM BOARDS TO SUPPORTS BY FASTENING WITH SCREWS, SPACED NOT TO EXCEED 16-INCH CENTERS FOR WALLS AND 12-INCH CENTERS FOR CEILINGS.

5.

GYPSUM WALLBOARD CONSTRUCTION FOR FIRE RATED ASSEMBLIES SHALL BE IN ACCORDANCE WITH THE DESIGN NUMBER INDICATED OR IF NOT INDICATED IN ACCORDANCE WITH THE UNIFORM BUILDING CODE.

6.

SHAFT WALLBOARD APPLICATION: INSTALL "C-H" STUDS, 1-INCH COREBOARD AND TYPE X WALLBOARD IN STRICT ACCORDANCE WITH MANUFACTURER'S PRINTED INSTRUCTIONS FOR RATED SHAFT CONSTRUCTION, USING TYPE S SCREW FASTENERS AND ADHESIVE LAMINATION METHODS.

G.

INSTALLATION OF TRIM ACCESSORIES:

1.

GENERAL: WHERE FEASIBLE, USE THE SAME FASTENERS TO ANCHOR TRIM ACCESSORY FLANGES AS REQUIRED TO FASTEN GYPSUM BOARD TO THE SUPPORTS. OTHERWISE, ATTACH TRIM IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS AND RECOMMENDATIONS.

2.

INSTALL CORNER BEADS AT EXTERNAL CORNERS.

3.

INSTALL EDGE TRIM WHENEVER EDGE OF GYPSUM BOARD WOULD OTHERWISE BE EXPOSED OR SEMI-EXPOSED. PROVIDE TYPE WITH FACE FLANGE TO RECEIVE JOINT COMPOUND EXCEPT WHERE SEMI-FINISHING TYPE IS INDICATED. INSTALL L-TYPE TRIM WHERE WORK IS TIGHTLY ABUTTED TO OTHER WORK, AND INSTALL SPECIAL KERF-TYPE WHERE OTHER WORK IS KERFED TO RECEIVE LONG LEG OF L-TYPE TRIM. INSTALL U-TYPE TRIM WHERE EDGE IS EXPOSED, REVEALED, GASKETED, OR SEALANT-FILLED (INCLUDING EXPANSION JOINTS).

4.

INSTALL J OR LC-TYPE SEMI-FINISHING TRIM WHERE INDICATED.

5.

INSTALL CONTROL JOINTS WHERE INDICATED OR NECESSARY IN LARGE CEILING AND WALL EXPANSES. USE DOOR HEADER TO CEILING OR FLOOR TO CEILING IN LONG PARTITIONS AND WALL FURRING RUNS AND FROM WALL TO WALL IN LARGE CEILING AREAS. WHERE JOINT WILL BE CONSPICUOUS, OBTAIN APPROVAL PRIOR TO INSTALLATION.

3.03

DRYWALL FINISHING

A.

GENERAL: APPLY TREATMENT AT GYPSUM BOARD JOINTS (BOTH DIRECTIONS), FLANGES OF TRIM ACCESSORIES, PENETRATIONS, FASTENERS HEADS, SURFACE DEFECTS AND ELSEWHERE IN ACCORDANCE WITH ASTM C 840 AND GYPSUM ASSOCIATION GA 216 AND GA 214 AS REQUIRED TO PREPARE WORK FOR DECORATION. PREFILL OPEN JOINTS, ROUNDED OR BEVELED EDGES, AND DAMAGED SURFACES USING TYPE OF COMPOUND RECOMMENDED BY MANUFACTURER.

1.

APPLY JOINT TAPE AT JOINTS BETWEEN GYPSUM BOARDS, EXCEPT WHERE A TRIM ACCESSORY IS INDICATED THAT DOES NOT REQUIRE TAPE.

2.

APPLY JOINT COMPOUND IN 3 COATS (NOT INCLUDING PREFILL OF OPENINGS IN BASE), AND SAND BETWEEN LAST 2 COATS AND AFTER LAST COAT. FASTENER HEADS, DENTS, GOUGES, AND CUT-OUTS SHALL BE FILLED WITH JOINT COMPOUND AND SANDED.

3.

ACCESSORIES AT EXPOSED JOINTS, EDGES, CORNERS, OPENINGS, AND SIMILAR LOCATIONS SHALL BE TAPED, FLOATED WITH JOINT COMPOUND, AND SANDED TO PRODUCE SURFACES READY FOR GYPSUM BOARD FINISHES.

4.

TREATMENT FOR WATER-RESISTANT GYPSUM WALLBOARD SHALL BE AS RECOMMENDED BY THE GYPSUM BOARD FINISHES.

B.

FINISH INTERIOR GYPSUM WALLBOARD BY APPLYING THE LEVELS OF GYPSUM BOARD FINISH IN ACCORDANCE WITH GA-214.

3.04

BACKING PLATES AND ANCHORS

BACKING PLATES AND ANCHORS OR BLOCKING WHICH ARE TO BE ATTACHED TO STUDS OR FURRING FOR ANCHORING ITEMS AND WORK INDICATED ON THE DRAWINGS OR SPECIFIED IN OTHER SECTION SHALL BE INSTALLED AND SECURED. PLATES AND ANCHOR SHALL BE WELDED OR FASTENED IN PLACE IN ACCORDANCE WITH APPROVED SETTING DRAWINGS.

3.05

CLEANING AND REPAIRING

AFTER INSTALLATION AND BEFORE PAINTING, CORRECT SURFACE DAMAGE AND DEFECTS. LEAVE SURFACE CLEAN AND SMOOTH, SATISFACTORY TO THE PAINTER. NO PAINTING SHALL BE DONE OVER GYPSUM BOARD WORK UNTIL THE JOINTS ARE THOROUGHLY DRY. JOINTS AND FASTENINGS ARE TO BE INVISIBLE AFTER PAINTING.

SECTION 09900 – PAINTING

PART 1– GENERAL

1.01

SUMMARY

A.

THE WORK INCLUDES PAINTING AND FINISHING OF ALL EXTERIOR UNFINISHED STEEL AND INTERIOR STEEL DOORS AND FRAMES, WHETHER SCHEDULED OR NOT, EXCEPT AS OTHERWISE INDICATED. SURFACE PREPARATION, PRIMING AND COATS OF PAINT SPECIFIED ARE IN ADDITION TO SHOP-PRIMING AND SURFACE TREATMENT SPECIFIED UNDER OTHER SECTIONS OF THE WORK AND IS INCLUDED IN THIS SECTION.

B.

THE WORK INCLUDES FIELD PAINTING OF EXPOSED BARE AND COVERED PIPES AND CONDUITS (INCLUDING COLOR CODING), AND OF HANGERS, EXPOSED STEEL AND IRON WORK, SUCH AS JUNCTION BOXES, RACEWAYS AND CABINETS, EXCEPT AS OTHERWISE INDICATED.

C.

"PAINT" AS USED HEREIN MEANS ALL COATING SYSTEMS MATERIALS, INCLUDING PRIMERS, ENAMELS, SEALERS, STAIN, VARNISH, AND FILLERS, AND OTHER APPLIED MATERIALS WHETHER USED AS PRIME, INTERMEDIATE OR FINISH COATS, EXCEPT AS SPECIFICALLY NOTED HEREIN.

D.

PAINT ALL EXPOSED SURFACES WHETHER OR NOT COLORS ARE DESIGNATED IN "SCHEDULES". WHERE ITEMS OR SURFACES ARE NOT SPECIFICALLY MENTIONED, PAINT THESE THE SAME AS ADJACENT SIMILAR MATERIALS OR AREAS. IF COLOR OR FINISH IS NOT DESIGNATED, THE ARCHITECT WILL SELECT THESE FROM STANDARD COLORS AVAILABLE FOR THE MATERIALS SYSTEMS SPECIFIED.

E.

RELATED WORK SPECIFIED ELSEWHERE: OCCUPANCY, AIR QUALITY REQUIREMENTS ARE SPECIFIED IN SECTION 01016 – OCCUPANCY, AIR QUALITY REQUIREMENTS.

1.02

PAINTING NOT INCLUDED

THE FOLLOWING CATEGORIES OF WORK ARE NOT INCLUDED AS PART OF THE FIELD-APPLIED FINISH WORK, OR ARE INCLUDED IN OTHER SECTIONS OF THESE SPECIFICATIONS.

1.

SHOP PRIMING: UNLESS OTHERWISE SPECIFIED, SHOP PRIMING OF FERROUS METAL ITEMS IS INCLUDED UNDER THE VARIOUS SECTIONS FOR MISCELLANEOUS METAL, HOLLOW METAL WORK, AND SIMILAR ITEMS.

ALSO, FOR FABRICATED COMPONENTS SUCH AS SHOP-FABRICATED OR FACTORY-BUILT MECHANICAL AND ELECTRICAL EQUIPMENT OR ACCESSORIES.

2.

MECHANICAL AND ELECTRICAL WORK: THE PRIME COAT FOR MECHANICAL AND ELECTRICAL WORK IS SPECIFIED IN DIVISIONS 15 AND 16, RESPECTIVELY. FINISH COATS ARE AS SPECIFIED HEREIN.

3.

PRE-FINISHED ITEMS: UNLESS OTHERWISE INDICATED, DO NOT INCLUDE PAINTING WHEN FACTORY-FINISHING OR INSTALLER FINISHING IS SPECIFIED FOR SUCH ITEMS AS (BUT NOT LIMITED TO) HIGH PERFORMANCE ORGANIC COATED METAL, EXTERIOR FINISH SYSTEM, FINISHED MECHANICAL AND ELECTRICAL EQUIPMENT INCLUDING LIGHT FIXTURES, SWITCHGEAR AND DISTRIBUTION CABINETS.

4.

CONCEALED SURFACES (PRESENT AND FUTURE): UNLESS OTHERWISE INDICATED, PAINTING IS NOT REQUIRED ON SURFACES SUCH AS WALLS OR CEILINGS IN CONCEALED AREAS AND GENERALLY INACCESSIBLE AREAS, FURRED AREAS, AND PIPE SPACES.

5.

FINISHED METAL SURFACES: METAL SURFACES OF ANODIZED ALUMINUM, STAINLESS STEEL, CHROMIUM PLATE, AND SIMILAR FINISHED MATERIALS WILL NOT REQUIRE FINISH PAINTING, UNLESS OTHERWISE INDICATED.

6.

LABELS: DO NOT PAINT OVER ANY CODE-REQUIRED LABELS, SUCH AS UNDERWRITERS' LABORATORIES, OR ANY EQUIPMENT IDENTIFICATION, PERFORMANCE RATING, NAME, OR NOMENCLATURE PLATES.

1.03

SUBMITTALS

A.

SUBMIT IN ACCORDANCE WITH SECTION 01330 – SUBMITTALS AND SUBSTITUTIONS.

B.

SCHEDULE OF FINISHES: SUBMIT SETS OF THE PROPOSED PAINTING FINISH SCHEDULE TO THE ARCHITECT FOR APPROVAL. THE SCHEDULE SHALL INDICATE THE WET FILM THICKNESS (MILS) AT WHICH THE PROPOSED PAINTS/COATINGS WILL BE APPLIED THAT ARE NECESSARY TO ACHIEVE THE FINAL DRY FILM THICKNESS INDICATED ON THE SCHEDULE OF FINISHES UNDER PARAGRAPH ENTITLED "SCHEDULE OF FINISHES".

C.

COLOR SAMPLES: SUBMIT THE FOLLOWING TO THE ARCHITECT FOR APPROVAL.

1.

SETS OF EACH COLOR FINISH SAMPLE.

2.

AFTER THE COLOR FINISH SAMPLE HAS BEEN APPROVED, ONE SET OF COLOR FINISH SAMPLES PAINTED ONTO 8-1/2 INCH X 11-INCH CARDBOARD SHALL BE SUBMITTED. THE CARDBOARD SHALL BE DIVIDED INTO THREE HORIZONTAL STRIPS AND PAINTED AS FOLLOWS:

A.

PRIME 3 STRIPS.

B.

FIRST COAT BOTTOM 2 STRIPS.

C.

SECOND COAT BOTTOM STRIP.

D.

SCHEDULE OF OPERATIONS: BEFORE WORK ON THE PROJECT IS COMMENCED, COMPLETE SETS OF A WORK SCHEDULE SHOWING CONTRACTOR'S SEQUENCE OF OPERATIONS AND DATES SHALL BE SUBMITTED TO THE ARCHITECT.

E.

GUARANTEE: COPIES OF A WRITTEN GUARANTEE SHALL BE SUBMITTED TO THE ARCHITECT.

F.

CERTIFICATIONS: COPIES OF ASBESTOS-FREE, LEAD-FREE, ZINC-CHROMATE-FREE, STRONTIUM-CHROMATE-FREE, CADMIUM-FREE, AND MERCURY FREE PAINT CERTIFICATES SHALL BE SUBMITTED TO THE ARCHITECT.

G.

MANUFACTURER'S PRODUCT DATA SHEETS: COPIES OF THE MANUFACTURER'S PRODUCT DATA SHEETS FOR THE PRIMERS, PAINTS, COATINGS, SOLVENTS, SEALING AND PATCHING MATERIALS, SEALANTS AND CAULKING, AND OTHER MATERIALS BEING USED SHALL BE SUBMITTED TO THE ARCHITECT. DATA SHEETS SHALL INDICATE THINNING AND MIXING INSTRUCTIONS, REQUIRED FILM THICKNESS (MIL) AND APPLICATION INSTRUCTIONS.

H.

MANUFACTURER'S MATERIAL SAFETY DATA SHEETS: COPIES OF THE MANUFACTURER'S MATERIAL SAFETY DATA SHEETS FOR COATINGS, SOLVENTS, AND OTHER HAZARDOUS MATERIALS SHALL BE SUBMITTED TO THE ARCHITECT.

1.04

ANALYZING AND TESTING

A.

ALL PAINTS AND THEIR APPLIED THICKNESS SHALL BE SUBJECT TO TESTING WHENEVER THE ARCHITECT DEEMS NECESSARY TO DETERMINE CONFORMANCE TO THE REQUIRED, THE LABORATORY SHALL BE SELECTED BY THE ARCHITECT AND THE COST OF TESTING SHALL BE BORNE BY THE CONTRACTOR. HOWEVER, SHOULD TEST RESULTS SHOW THAT THE PAINT IS IN COMPLIANCE WITH THIS SPECIFICATIONS, THE COST WILL BE BORNE BY THE OWNER.

DKKY

Architecture Studio, Inc.

2895 Kalakaua Avenue #106

Honolulu, Hawaii 96815

Phone. 808.596.8400

Email. ddkydavie@gmail.com

This work was prepared
by me or under my
supervision and
construction of this
project will be under
my observation.

THE RENOVATION/RESTORATION OF
UNIVERSAL BUILDING
535 WARD AVENUE
HONOLULU, HAWAII 96814

Original sheet size is 24"x36". All indicated
scales shown are in respect to the original
sheet size.

DATE			
NO.	ISSUE	DATE	BY
			CHK
1	DESCRIPTION	03-15-2017	HC
			BY
2	DESCRIPTION	05-25-2017	HC
			BY

SHEET

SPECIFICATIONS

T0.9

SPECIFICATIONS

- B. ALL REJECTED MATERIAL SHALL BE REMOVED FROM THE JOB SITE IMMEDIATELY. SURFACES PAINTED WITH REJECTED MATERIAL SHALL BE REDONE AT NO ADDITIONAL COST TO THE OWNER.
- C. WHERE THE REQUIRED PAINT THICKNESS IS DEFICIENT, THE AFFECTED SURFACE(S) SHALL BE RECOATED AS NECESSARY TO PROVIDE THE REQUIRED PAINT THICKNESS AT NO ADDITIONAL COST TO THE OWNER.
- 1.05 GUARANTEE
- A. THE CONTRACTOR SHALL GUARANTEE THAT THE WORK PERFORMED UNDER THIS SECTION CONFORMS TO THE CONTRACT REQUIREMENTS AND IS FREE OF ANY DEFECT IN THE MATERIALS USED AND WORKMANSHIP PERFORMED BY THE CONTRACTOR. SUCH GUARANTEE SHALL CONTINUE FOR A PERIOD OF TWO YEARS FROM THE PROJECT ACCEPTANCE DATE AND THE CONTRACTOR SHALL REMEDY ANY SUCH DEFECT WHICH IS DISCOVERED DURING THAT PERIOD AT NO COST TO THE OWNER.
- B. THE OWNER WILL NOTIFY THE CONTRACTOR IN WRITING WITHIN A REASONABLE TIME AFTER DISCOVERY OF ANY FAILURE OR DEFECT.
- C. SHOULD THE CONTRACTOR FAIL TO REMEDY ANY FAILURE OR DEFECT DESCRIBED IN PARAGRAPH A ABOVE WITHIN 10 WORKING DAYS AFTER RECEIPT OF NOTICE THEREOF, THE OWNER SHALL HAVE THE RIGHT TO REPAIR OR OTHERWISE REMEDY SUCH FAILURE OR DEFECT AND CHARGE THE CONTRACTOR FOR THE COST OF SAME.
- 1.06 SPECIAL REQUIREMENTS
- A. CODES: THE CONTRACTOR SHALL COMPLY WITH THE STATE OSHL (OCCUPATIONAL SAFETY AND HEALTH LAW) AND ALL POLLUTION CONTROL REGULATIONS OF THE STATE DEPARTMENT OF HEALTH.
- B. SAFETY METHODS USED DURING COATING APPLICATION SHALL COMPLY WITH SSPC-PA GUIDE 3.
- C. PROTECTION:
1. PERSONS:
- A. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PROTECT PUBLIC PEDESTRIANS INCLUDING TENANTS FROM INJURY.
- B. THE CONTRACTOR SHALL PROVIDE, ERECT AND MAINTAIN SAFETY BARRICADES AROUND SCAFFOLDS, HOISTS, AND WHEREVER CONTRACTOR'S OPERATION CREATE HAZARDOUS CONDITIONS IN ORDER TO PROPERLY PROTECT THE PUBLIC AND WORKMEN.
2. COMPLETED WORK: THE CONTRACTOR SHALL PROVIDE ALL NECESSARY PROTECTION FOR WET PAINT SURFACES.
3. PROTECTIVE COVERING: THE CONTRACTOR SHALL PROVIDE AND INSTALL PROTECTIVE COVERING OVER EQUIPMENT, FLOOR AND OTHER AREAS THAT ARE NOT SCHEDULED FOR TREATMENT. PROTECTIVE COVERING SHALL BE CLEAN, SANITARY DROP CLOTH OR PLASTIC SHEETS. PAINT APPLIED TO THE SURFACES NOT SCHEDULED FOR TREATMENT SHALL BE COMPLETELY REMOVED AND SURFACES SHALL BE RETURNED TO THE ORIGINAL CONDITION.
4. SAFEGUARDING OF PROPERTY: THE CONTRACTOR SHALL TAKE WHATEVER STEPS MAY BE NECESSARY TO SAFEGUARD HIS WORK AND ALSO THE PROPERTY OF THE OWNER AND OTHER INDIVIDUALS IN THE VICINITY OF THE WORK AREA DURING THE EXECUTION OF THIS CONTRACT. CONTRACTOR SHALL BE RESPONSIBLE FOR AND MAKE GOOD ON ANY AND ALL DAMAGES AND FOR LOSSES TO WORK OR PROPERTY CAUSED BY HIS OR HIS EMPLOYEE'S NEGLIGENCE. WHERE THE DAMAGED PROPERTY CANNOT BE CLEANED AND RESTORED TO ITS ORIGINAL CONDITION (I.E. PRIOR TO BEING DAMAGED) IT SHALL BE REPLACED WITH A NEW PRODUCT OF EQUAL QUALITY. NO PRORATION OF USE OF "USED" PRODUCTS WILL BE PERMITTED.
5. FIRE SAFETY: THE CONTRACTOR SHALL DIRECT HIS EMPLOYEES NOT TO SMOKE IN THE VICINITY AND TO EXERCISE PRECAUTIONS AGAINST FIRE AT ALL TIMES. WASTE RAGS, PLASTIC (POLYESTER SHEETS), EMPTY CANS, ETC., SHALL BE REMOVED FROM THE SITE AT THE END OF EACH DAY.
6. RIGHT OF REJECTION: THE ARCHITECT WILL HAVE THE RIGHT TO REJECT ALL WORK WHICH IS NOT IN COMPLIANCE WITH THE PLANS AND SPECIFICATIONS. REJECTED WORK WILL BE REDONE AT NO ADDITIONAL COST TO THE OWNER. IN ADDITION, THE ARCHITECT WILL HAVE THE RIGHT TO REQUIRE THE IMMEDIATE REMOVAL OF ANY PAINT APPLICATOR WHO DEMONSTRATES NEGLIGENCE, LACK OF COMPETENCE OR REPEATED NON-COMPLIANCE WITH THE CONTRACT REQUIREMENTS.
- 1.07 DELIVERY, STORAGE AND HANDLING
- A. DELIVER PAINT MATERIALS TO THE JOB SITE IN ORIGINAL UNOPENED CONTAINERS WITH ORIGINAL LABELS INTACT.
- B. NO PAINT MATERIAL, EMPTY CANS AND PAINT BRUSHES AND ROLLERS, DROP CLOTHS AND RAGS, MAY BE STORED IN BUILDINGS, BUT SHALL BE STORED IN SEPARATE STORAGE FACILITIES AWAY FROM THE BUILDINGS. RECEIVING, OPENING, AND MIXING OF PAINTING MATERIALS SHALL BE DONE IN THIS AREA.
- C. THE CONTRACTOR MAY FURNISH A JOB SITE STORAGE FACILITY. SUCH FACILITY SHALL COMPLY WITH REQUIREMENTS OF THE LOCAL FIRE DEPARTMENT. THE STORAGE AREA SHALL BE KEPT CLEAN AND FACILITY SHALL BE LOCKED WHEN NOT IN USE OR WHEN NO VISUAL SUPERVISION IS POSSIBLE.
- D. ENSURE THE SAFE STORAGE AND USE OF PAINT MATERIALS AND THE SAFE STORAGE OR DISPOSAL OF WASTE, AT THE END OF EACH WORK DAY.
- PART 2 – PRODUCTS
- 2.01 MATERIALS
- A. ASBESTOS PROHIBITION: ALL PAINT SHALL BE ASBESTOS-FREE.
- B. LEAD PROHIBITION: ALL PAINT SHALL BE LEAD-FREE.
- C. MERCURY PROHIBITION: ALL PAINT SHALL BE MERCURY-FREE.
- D. CHROMATE PROHIBITION: ALL PAINT SHALL BE FREE OF ZINC-CHROMATE AND/OR STRONTIUM-CHROMATE.
- E. CADMIUM PROHIBITION: ALL PAINT SHALL BE CADMIUM-FREE.
- F. MATERIAL SHALL BE EQUAL IN QUALITY TO THAT SPECIFIED UNDER THE SCHEDULE OF FINISHES AND ANY GIVEN FINISH SHALL BE LABELED BY ONE MANUFACTURER.
- G. ALL MATERIALS SHALL BE DELIVERED TO THE JOB SITE IN UNDAMAGED ORIGINAL CONTAINERS BEARING THE MANUFACTURER'S LABEL AND SHALL BE STORED IN SUCH A MANNER AS TO PREVENT DAMAGE. ALL REJECTED MATERIALS SHALL BE REMOVED FROM THE JOB SITE IMMEDIATELY.
- H. PAINTS SHALL BE AS MANUFACTURED BY AMERON PROTECTIVE COATING DIVISION, BENJAMIN MOORE, CABOT'S, CARBOLINE, DUPONT, DUTCH BOY, ICI AMERITONE, ICI DECRATREND, ICI DEOVE, ICI DULUX, ICI FULLER-O'BRIEN, ICI GLIDDEN, ICI SINCLAIR, OLYMPIC STAIN, PARKER & AMCHEM, PERVO, PITTSBURG, PRATT & LAMBERT, SHERWIN-WILLIAMS, SPECTRA-TONE, THORO SYSTEMS, TNAMEC, OR APPROVED EQUAL.
- I. THINNING OF PAINT SHALL BE DONE USING MATERIAL RECOMMENDED BY THE MANUFACTURER. MIX PROPRIETARY PRODUCTS ACCORDING TO MANUFACTURER'S PRINTED SPECIFICATIONS. COMPOUND THINNER, MINERAL OIL, KEROSENE, REFINED LINSEED OIL, OR GASOLINE SHALL BE USED FOR THINNING.

- J. EXCEPT FOR METAL PRIMERS, ALL PAINT SHALL CONTAIN MAXIMUM AMOUNT OF MILDEWICIDE PER GALLON OF PAINT PERMITTED BY THE MILDEWICIDE MANUFACTURER WITHOUT ADVERSELY AFFECTING THE QUALITY OF THE PAINT.
- K. THE SUPPLIER SHALL SUBMIT A SIGNED CERTIFICATE INDICATING THE AMOUNTS OF MILDEWICIDE ADDED BY BOTH THE PAINT MANUFACTURER AND THE PAINT SUPPLIER. MERCURIAL FUNGICIDE SHALL NOT BE USED.
- 2.02 SCHEDULE OF FINISHES
- A. THE SCHEDULE OF FINISHES IS MADE FOR THE CONVENIENCE OF THE CONTRACTOR AND INDICATES THE TYPES AND QUALITY OF FINISHES TO BE APPLIED TO THE SURFACES. REFER TO FINISH SCHEDULE FOR SYMBOLS INDICATING LOCATION FOR VARIOUS FINISHES. PROVIDE ADDITIONAL SYSTEMS FOR SURFACES TO BE PAINTED NOT LISTED HEREINAFTER.
- B. ALL PAINTS UNLESS OTHERWISE NOTED, ARE THE PRODUCTS OF SHERWIN WILLIAMS AND ARE SO NAMED TO ESTABLISH DESIRED QUALITY AND STANDARD OF MATERIALS. PAINTING MATERIALS, EQUAL TO THOSE MENTIONED BY TRADE NAME UNDER THE VARIOUS TREATMENTS MAY BE USED, PROVIDED THEY MEET WITH THE APPROVAL OF THE ARCHITECT.
- C. TREATMENTS SHALL BE APPLIED ON EXPOSED SURFACES OF DESIGNATED MATERIALS, IN CONFORMITY WITH INSTRUCTIONS OF THE PAINT PRODUCT USED.
- D. EXTERIOR PAINTING:
1. TYPICAL COATING SYSTEM FOR STEEL:
- | PRODUCER | COAT | PRODUCTS | DFT | MINIMUM TIME TO RECOAT | MAXIMUM TIME TO RECOAT |
|---|------|-----------------------------|-----|------------------------|------------------------|
| PARKER & AMCHEM | 1ST | GALVA PREP SB | --- | ---- | ---- |
| AMERON PROTECTIVE | 2ND | AMERLOCK 400 EPOXY | 5.0 | 12 HOURS | 30 DAYS |
| COATING DIVISION
*FOR GALVANIZED SURFACE | 3RD | AMERSHIELD POLYURETHANE 5.0 | | 12 HOURS | 30 DAYS |
- PART 3 – EXECUTION-3.01 SURFACE PREPARATION
- A. GENERAL:
1. SURFACE PREPARATION SHALL BE IN ACCORDANCE WITH THE PAINTING AND DECORATING CONTRACTORS OF AMERICA, "ARCHITECTURAL SPECIFICATION MANUAL", METHODS ARE APPLICABLE TO ALL SUBSTRATES.
2. SCRUB SURFACES WITH STIFF NYLON BRISTLE BRUSH AND T.S.P. SOLUTION AT RATE OF 3/4 CUP T.S.P. PER GALLON OF WARM WATER TO REMOVE ACCUMULATED FILM OF WAX, OIL, GREASE, SMOKE, DUST, DIRT, CHALKY, OR OTHER FOREIGN MATTER WHICH WOULD IMPAIR BOND OR BLEEDING THROUGH NEW FINISH. THOROUGHLY SPONGE WIPE SURFACES WITH CLEAN WATER. ALLOW SURFACES TO THOROUGHLY DRY BEFORE PRIMING, PAINTING, CAULKING, OR SEALING.
- FOLLOWING SPONGE WIPING, THE SURFACES SHALL BE ALLOWED TO DRY FOR A MINIMUM OF 24 HOURS.
3. CRACKS AND OPENINGS FOUND AT JOINTS AND WHERE DIFFERENT MATERIALS ABOUT EACH OTHER (E.G. CMU/CONCRETE, CMU OR CONCRETE/WOOD, ETC.) SHALL BE SEALED WITH A CAULKING COMPOUND COMPATIBLE WITH THE SUBSTRATE AND PRIMER/PAINT. THE CAULKING SHALL BE APPLIED AND ALLOWED TO SET IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS AND INSTRUCTIONS.
- B. THE PAINTING CONTRACTOR SHALL BE WHOLLY RESPONSIBLE FOR THE FINISH OF HIS WORK AND SHALL NOT COMMENCE ANY PART OF IT UNTIL SURFACES ARE IN PROPER CONDITION. IF PAINTING CONTRACTOR CONSIDERS ANY SURFACES UNSUITABLE FOR PROPER FINISH OF HIS WORK, HE SHALL NOTIFY THE ARCHITECT OF THIS FACT IN WRITING AND HE SHALL NOT APPLY ANY MATERIAL UNTIL UNSUITABLE SURFACES HAVE BEEN MADE SATISFACTORY, OR UNTIL THE ARCHITECT HAS INSTRUCTED HIM TO PROCEED. MAJOR DEFECTS SHALL BE RESTORED BY THE PROPER TRADES. IN GENERAL, FOLLOW PAINT MANUFACTURE'S DIRECTIONS FOR SURFACE PREPARATION FOR THE PAINT TO BE APPLIED.
- C. REMOVE ALL HARDWARE, HARDWARE ACCESSORIES, MACHINED SURFACES, PLATES, LIGHTING FIXTURES, AND SIMILAR ITEMS IN PLACE AND NOT TO BE FINISH-PAINTED, OR PROVIDE SURFACE-APPLIED PROTECTION PRIOR TO SURFACE PREPARATION AND PAINTING OPERATIONS. REMOVE, IF NECESSARY, FOR THE COMPLETE PAINTING OF THE ITEMS AND ADJACENT SURFACES. FOLLOWING COMPLETION OF PAINTING OF EACH SPACE OR AREA, REINSTALL THE REMOVED ITEMS BY WORKMEN SKILLED IN THE TRADES INVOLVED.
- D. ALL NECESSARY PUTTYING OF NAIL HOLES, CRACKS AND BLEMISHES SHALL BE DONE AFTER PRIMING COAT HAS BECOME HARD AND DRY AND BEFORE SECOND COAT IS APPLIED.
- E. TOP, BOTTOM, AND SIDE EDGES OF DOORS TO BE FINISHED THE SAME AS FACE OF DOORS.
- F. ALL SURFACES ADJACENT TO AREAS BEING FINISHED SHALL BE PROTECTED AND LEFT CLEAN OF PAINTS, STAINS, ETC. CLEAN DROP CLOTHS SHALL BE USED UNTIL COMPLETION OF JOB.
- G. UNPRIMED GALVANIZED METAL SHALL BE WASHED WITH A SOLUTION OF CHEMICAL PHOSPHORIC METAL ETCH AND ALLOWED TO DRY.
- H. ALL METAL SURFACES SHALL BE MADE CLEAN AND FREE OF ANY DEFECTS OR CONDITION THAT MAY PRODUCE UNSATISFACTORY FINISH. TOUCH-UP ANY CHIPPED OR ABRADED PLACES ON SURFACES THAT HAVE BEEN SHOP COATED WITH THE PROPER PRIMER.
- 3.02 PAINT APPLICATION
- A. GENERAL:
1. APPLY COATING MATERIALS IN ACCORDANCE WITH SSPC-PA 1. SSPC-PA 1 METHODS ARE APPLICABLE TO ALL SUBSTRATES, EXCEPT AS MODIFIED HEREIN. THOROUGHLY WORK COATING MATERIALS INTO JOINTS, CREVICES, AND OPEN SPACES. TOUCH-UP DAMAGED COATINGS BEFORE APPLYING SUBSEQUENT COATS.
2. ALL WORK SHALL BE DONE IN A WORKMANLIKE MANNER BY SKILLED AND EXPERIENCED MECHANICS AND SHALL CONFORM TO THE BEST PAINTING PRACTICES.
3. ALL MATERIALS SHALL BE APPLIED IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS AND THE FINISHED SURFACES SHALL BE FREE FROM RUNS, SAGS, DRIPS, RIDGES, WAVES, LAPS, STREAKS, BRUSH MARKS AND VARIATIONS IN COLOR, TEXTURE AND FINISH (GLOSSY OR DULL). THE COVERAGE SHALL BE COMPLETE AND EACH COAT SHALL BE SO APPLIED AS TO PRODUCE A FILM OF UNIFORM THICKNESS. NO PAINT, VARNISH OR ENAMEL SHALL BE APPLIED UNTIL PRECEDING COAT IS THOROUGHLY DRY AND APPROVED.
4. NO EXTERIOR PAINTING OF UNPROTECTED SURFACES SHALL BE DONE IN RAINY, DAMP WEATHER. COATS SHALL BE APPLIED ONLY TO SURFACES THAT ARE THOROUGHLY DRY.
5. INTERIOR AREAS SHALL BE BROOM CLEAN AND DUST FREE BEFORE AND DURING THE APPLICATION OF COATING MATERIAL.

6. ANY MIXING SHALL BE DONE OUTSIDE THE BUILDING.
- A. APPLICATION:
1. PAINT APPLICATION SHALL BE BY BRUSH OR ROLLER PAINTING OR COMBINATION THEREOF OR AS REQUIRED BY MANUFACTURER. AIRLESS SPRAYING MAY BE PERMITTED ONLY WITH THE APPROVAL OF THE ARCHITECT FOR OTHERWISE INACCESSIBLE AREAS.
2. DRYING TIME: ALLOW TIME BETWEEN COATS, AS RECOMMENDED BY THE COATING MANUFACTURER, TO PERMIT THOROUGH DRYING. PROVIDE EACH COAT IN SPECIFIED CONDITION TO RECEIVE THE NEXT COAT.
3. PRIMERS AND INTERMEDIATE COATS: DO NOT ALLOW PRIMERS OR INTERMEDIATE COATS TO DRY MORE THAN 30 DAYS, OR LONGER THAN RECOMMENDED BY THE MANUFACTURER, BEFORE APPLYING SUBSEQUENT COATS. FOLLOW MANUFACTURER'S RECOMMENDATIONS FOR SURFACE PREPARATION IF PRIMERS OR INTERMEDIATE COATS ARE ALLOWED TO DRY LONGER THAN RECOMMENDED BY MANUFACTURERS OF SUBSEQUENT COATINGS. EACH COAT SHALL COVER THE SURFACE OF THE PRECEDING COAT OR SURFACE COMPLETELY, AND THERE SHALL BE A VISUALLY PERCEPTIBLE DIFFERENCE IN SHADES OF SUCCESSIVE COATS.
4. FINISHED SURFACES: PROVIDE FINISHED SURFACES FREE FROM RUNS, DROPS, RIDGES, WAVES, LAPS, BRUSH MARKS, AND VARIATIONS IN SELECTED COLORS.
- C. COLORS: EACH COAT SHALL BE TINTED A DIFFERENT SHADE FROM THE PRECEDING COAT. COLORS SHALL BE IN ACCORDANCE WITH THE COLOR SCHEDULE ON THE DRAWINGS OR AS SELECTED BY THE ARCHITECT.
- D. FINISH FILM THICKNESS: APPLY PRIMER, INTERMEDIATE, AND FINISH COATS TO NOT LESS THAN 1.5 MILS DRY FILM THICKNESS, 4 MILS WET UNLESS RECOMMENDED OTHERWISE IN WRITING BY THE MANUFACTURER, FOR EACH COAT AND IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. VERIFY MIL THICKNESS BY USE OF A SUITABLE WET FILM GAUGE. USE A TOOKE OR OTHER DRY FILM GAUGE TO TEST FOR TOTAL DRY FILM THICKNESS.
- 3.03 MISCELLANEOUS
- A. INSTALLATION OF REMOVED ITEMS: AFTER COMPLETION OF FINAL PAINT COAT, REMOVED ITEMS SHALL BE REINSTALLED.
- B. AT THE COMPLETION OF OTHER TRADES, TOUCH UP DAMAGED SURFACES.
- 3.05 CLEAN UP
- A. DURING THE PROGRESS OF THE WORK, ALL DEBRIS, EMPTY CRATES, WASTE, DRIPPINGS, ETC., SHALL BE REMOVED BY THE CONTRACTOR AND THE GROUNDS ABOUT THE AREAS TO BE PAINTED SHALL BE LEFT CLEAN AND ORDERLY AT THE END OF EACH WORK DAY.
- B. UPON COMPLETION OF THE WORK, STAGING, SCAFFOLDING, CONTAINERS AND ALL OTHER DEBRIS SHALL BE REMOVED FROM THE SITE. ALL PAINT, SHELLAC, OIL OR STAINS SPLASHED OR SPILLED UPON ADJACENT SURFACES NOT REQUIRING TREATMENT (HARDWARE, FIXTURE, FLOOR) SHALL BE REMOVED AND THE ENTIRE JOB LEFT CLEAN AND ACCEPTABLE.

DKKY

Architecture Studio, Inc.

2895 Kalakaua Avenue #106

Honolulu, Hawaii 96815

Phone. 808.596.8400

Email. dkkydavie@gmail.com

DAVIDEANK.K.YOUNG

LICENSED PROFESSIONAL ARCHITECT

No. 8789

HAWAII, U.S.A.

Deve.

EXP. DATE: 04-30-2018

This work was prepared by me or under my supervision and construction of this project will be under my observation.

THE RENOVATION/RESTORATION OF

UNIVERSAL BUILDING

535 WARD AVENUE

HONOLULU, HAWAII 96814

Original sheet size is 24"x36". All indicated scales shown are in respect to the original sheet size.

DATE

BY

CHK

HC

DY

HC

DY

DESCRIPTION

DEMOLITION PERMIT

BLOC PERMIT

ISSUE DATE

03-15-2017

05-25-2017

NO.

1

1

SHEET

SPECIFICATIONS

T0.10

CONSTRUCTION NOTES:

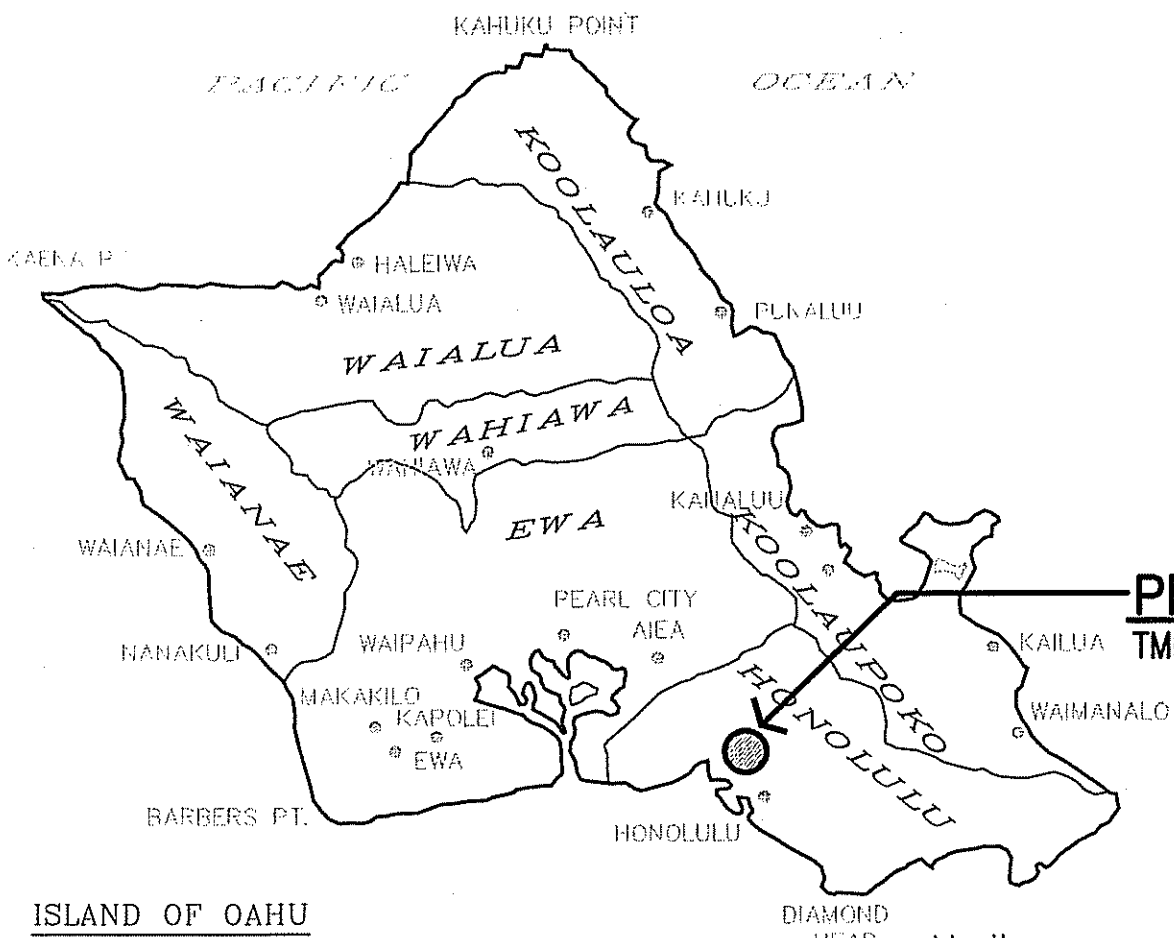
1. ALL APPLICABLE CONSTRUCTION WORK SHALL BE DONE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, SEPTEMBER 1986 AND STANDARD DETAILS FOR PUBLIC WORKS CONSTRUCTION, SEPTEMBER 1984, AS AMENDED, OF THE DEPARTMENT OF PUBLIC WORKS, CITY AND COUNTY OF HONOLULU AND THE COUNTIES OF KAUAI, MAUI AND HAWAII.
2. THE UNDERGROUND PIPES, CABLES OR DUCTLINES KNOWN TO EXIST BY THE ENGINEER FROM HIS SEARCH OF RECORDS ARE INDICATED ON THE PLANS. THE CONTRACTOR SHALL VERIFY THE LOCATIONS AND DEPTHS OF THE FACILITIES AND EXERCISE PROPER CARE IN EXCAVATING IN THE AREA. WHENEVER CONNECTIONS OF NEW UTILITIES TO EXISTING UTILITIES ARE SHOWN ON THE PLANS, THE CONTRACTOR SHALL EXPOSE THE EXISTING LINES AT THE PROPOSED CONNECTION TO VERIFY THEIR LOCATIONS AND DEPTHS PRIOR TO EXCAVATION FOR THE NEW LINES.
3. NO CONTRACTOR SHALL PERFORM ANY CONSTRUCTION OPERATION SO AS TO CAUSE FALLING ROCKS, SOIL OR DEBRIS IN ANY FORM TO FALL, SLIDE OR FLOW INTO EXISTING CITY DRAINAGE SYSTEMS, OR ADJOINING PROPERTIES, STREETS, OR NATURAL WATERCOURSE. SHOULD SUCH VIOLATIONS OCCUR, THE CONTRACTOR MAY BE CITED AND THE CONTRACTOR SHALL IMMEDIATELY MAKE ALL REMEDIAL ACTIONS NECESSARY.
4. THE GENERAL CONTRACTOR/DEVELOPER/OWNER OF THE PROJECT SHALL BE RESPONSIBLE FOR CONFORMANCE WITH APPLICABLE PROVISIONS OF THE HAWAII ADMINISTRATIVE RULES, TITLE 11, CHAPTER 54, "WATER QUALITY STANDARDS," AND TITLE 11, CHAPTER 55, "WATER POLLUTION CONTROL," AS WELL AS CHAPTER 14 OF THE REVISED ORDINANCES OF HONOLULU, AS AMENDED. BEST MANAGEMENT PRACTICES SHALL BE EMPLOYED AT ALL TIMES DURING CONSTRUCTION.

THE GENERAL CONTRACTOR/DEVELOPER/OWNER OF THE PROJECT SHALL OBTAIN NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT COVERAGE(S) FOR THE FOLLOWING:

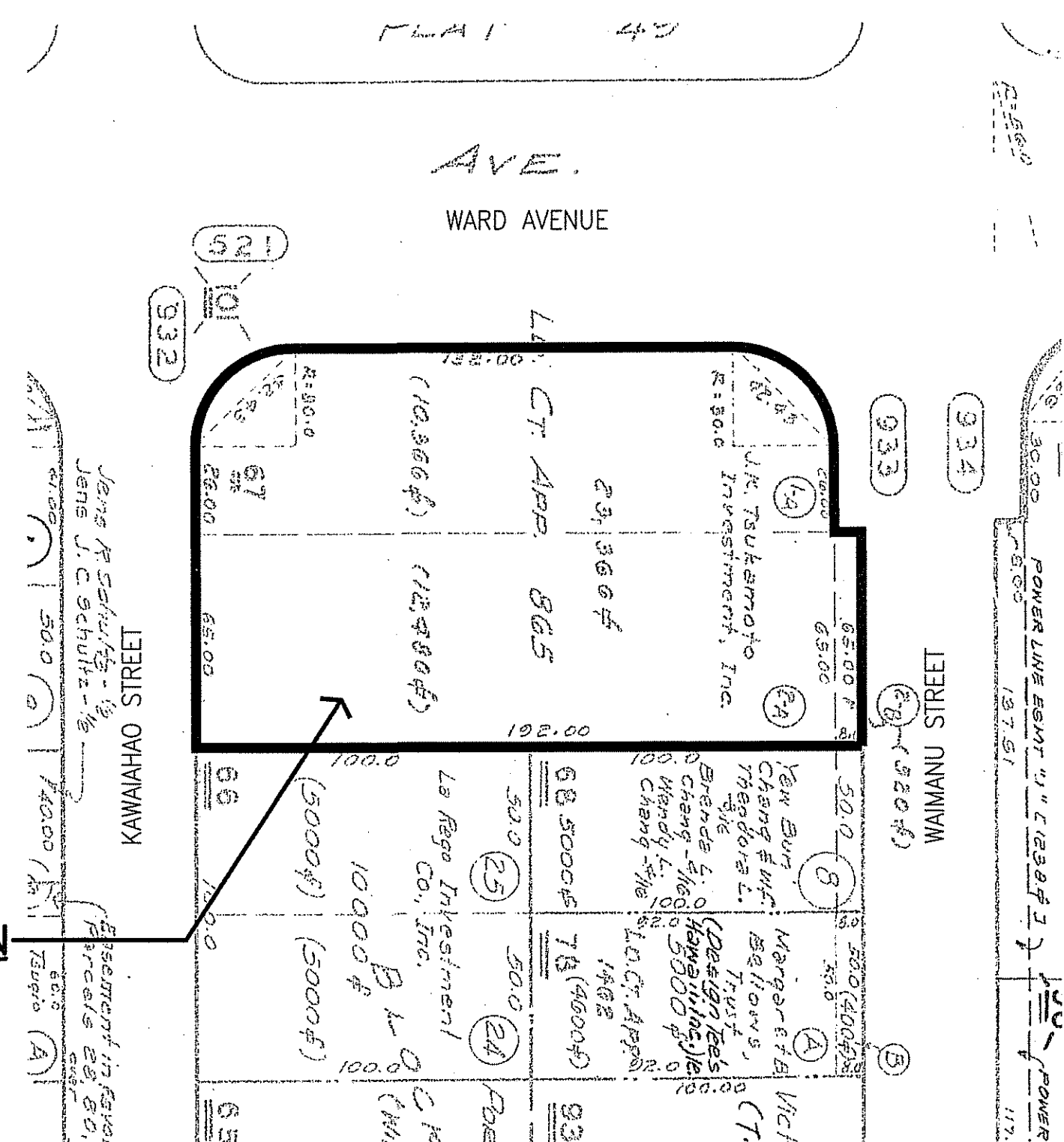
1. STORM WATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITIES THAT DISTURB ONE (1) ACRES OR MORE, AND
 2. DISCHARGES OF HYDROTESTING EFFLUENT, DEWATERING EFFLUENT, AND WELL DRILLING EFFLUENT TO STATE WATERS.
- IN ACCORDANCE WITH STATE LAW, ALL DISCHARGES RELATED TO PROJECT CONSTRUCTION OR OPERATIONS ARE REQUIRED TO COMPLY WITH STATE WATER QUALITY STANDARDS (HAWAII ADMINISTRATIVE RULES, CHAPTER 11-54). BEST MANAGEMENT PRACTICES SHALL BE USED TO MINIMIZE OR PREVENT THE DISCHARGE OF SEDIMENT, DEBRIS, AND OTHER POLLUTANTS TO STATE WATERS. PERMIT COVERAGE IS AVAILABLE FROM THE DEPARTMENT OF HEALTH, CLEAN WATER BRANCH AT [HTTP://HEALTH.HAWAII.GOV/CWB](http://health.hawaii.gov/cwb). THE OWNER/DEVELOPER/CONTRACTOR IS RESPONSIBLE FOR OBTAINING OTHER FEDERAL, STATE, OR LOCAL AUTHORIZATIONS AS REQUIRED BY LAW.
5. FOR NON-CITY PROJECTS, THE CONTRACTOR SHALL NOTIFY THE CIVIL ENGINEERING BRANCH, D.P.P. AT 768-8084 TO ARRANGE FOR INSPECTIONAL SERVICES AND SUBMIT TWO (2) SETS OF APPROVED CONSTRUCTION PLANS SEVEN (7) DAYS PRIOR TO COMMENCEMENT OF CONSTRUCTION WORK. FOR CITY PROJECTS, THE CONTRACTOR SHALL COORDINATE INSPECTIONAL SERVICES WITH THE RESPONSIBLE CITY AGENCY.
 6. **CONFINED SPACE**
FOR ENTRY BY CITY PERSONNEL, INCLUDING INSPECTORS, INTO A PERMIT REQUIRED CONFINED SPACE AS DEFINED IN 29 CFR PART 1910.146(b), THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING:
 - I. ALL SAFETY EQUIPMENT REQUIRED BY THE CONFINED SPACE REGULATIONS APPLICABLE TO ALL PARTIES OTHER THAN THE CONSTRUCTION INDUSTRY, TO INCLUDE, BUT NOT LIMITED TO, THE FOLLOWING:
 - A. FULL BODY HARNESSES FOR UP TO TWO PERSONNEL.
 - B. LIFELINE AND ASSOCIATED CLIPS.
 - C. INGRESS/EGRESS AND FALL PROTECTION EQUIPMENT.
 - D. TWO-WAY RADIOS (WALKIE-TALKIES) IF OUT OF LINE-OF-SIGHT.
 - E. EMERGENCY (ESCAPE) RESPIRATOR (10 MINUTE DURATION).
 - F. CELLULAR TELEPHONE TO CALL FOR EMERGENCY ASSISTANCE.
 - G. CONTINUOUS GAS DETECTOR (CALIBRATED) TO MEASURE OXYGEN, HYDROGEN SULFIDE, CARBON MONOXIDE AND FLAMMABLES (CAPABLE OF MONITORING AT A DISTANCE OF AT LEAST 20-FT AWAY).
 - H. PERSONAL MULTI-GAS DETECTOR TO BE CARRIED BY INSPECTOR.
 - II. CONTINUOUS FORCED AIR VENTILATION ADEQUATE TO PROVIDE SAFE ENTRY CONDITIONS.
 - III. ONE ATTENDANT/RESCUE PERSONNEL TOPSIDE (TWO, IF CONDITIONS WARRANT IT).
 7. PURSUANT TO CHAPTER 6E, HRS, IN THE EVENT ANY ARTIFACTS OR HUMAN REMAINS ARE UNCOVERED DURING CONSTRUCTION OPERATIONS, THE CONTRACTOR SHALL IMMEDIATELY SUSPEND WORK AND NOTIFY THE HONOLULU POLICE DEPARTMENT, THE STATE DEPARTMENT OF LAND AND NATURAL RESOURCES-HISTORIC PRESERVATION DIVISION (692-8015). IN ADDITION, FOR NON-CITY PROJECTS, THE CONTRACTOR SHALL INFORM THE CIVIL ENGINEERING BRANCH, D.P.P. (768-8084); AND FOR CITY PROJECTS, NOTIFY THE RESPONSIBLE CITY AGENCY.
 8. FOR PROJECTS ABUTTING STATE HIGHWAYS' RIGHTS-OF-WAY, THE OWNER OR HIS AUTHORIZED REPRESENTATIVE SHALL NOTIFY THE STATE DEPARTMENT OF TRANSPORTATION, HIGHWAYS DIVISION, OAHU DISTRICT, DRAINAGE DISCHARGE UNIT AT 831-6793 FOR AN ASSESSMENT OF STATE HIGHWAYS PERMIT REQUIREMENTS.
 9. FOR BENCH MARK, SEE SHEET C200.

SEWER NOTES:

1. ALL SEWER CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH THE CITY'S STANDARD SPECIFICATIONS, SEPT. 1986, THE DEPARTMENT OF PUBLIC WORKS STANDARD DETAILS, SEPT. 1984, CURRENT CITY PRACTICES AND REVISED ORDINANCES OF HONOLULU, 1990 AS AMENDED, AND THE DESIGN STANDARDS OF THE DEPARTMENT OF WASTEWATER MANAGEMENT VOL. 1, JULY 1993.
2. IN THE EVENT THAT ANY CHANGE IN ALIGNMENT OR GRADE FOR THE PROPOSED SEWERS ARE REQUIRED DUE TO UNFORESEEN CONFLICT WITH OTHER UTILITIES, THE ENGINEER IN CHARGE OR THE MAKER OF THE PLANS SHALL BE RESPONSIBLE FOR THE REQUIRED CHANGES WHICH ARE TO BE PRESENTED TO THE DEPARTMENT OF PLANNING AND PERMITTING (OPP) FOR APPROVAL.
3. CRUSHED ROCK CRADLE IS PERMITTED WHERE SOIL IS STABLE. IN AREAS OF UNSTABLE SOIL, THE MAKER OF THE PLANS AND THE CONSTRUCTION ENGINEER WILL DETERMINE THE PIPE SUPPORT REQUIRED.
4. TREES IN THE ROAD RIGHT-OF-WAY SHALL BE SITUATED A MINIMUM OF 5'-0" FROM THE CITY'S SEWER LINES.
5. THE UNDERGROUND PIPES, CABLES OR DUCTLINES KNOWN TO EXIST BY THE ENGINEER FROM HIS RESEARCH OF RECORDS ARE INDICATED ON THE PLANS. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF THE FACILITIES, INCLUDING AFFECTING SEWER LINES, IN THE PRESENCE OF THE WASTEWATER INSPECTOR AND EXERCISE PROPER CARE IN EXCAVATING THE AREA. THE CONTRACTOR SHALL BE RESPONSIBLE AND SHALL PAY FOR ALL DAMAGED UTILITIES.
6. SEWER LATERAL SHALL BE CLEAR OF AND NOT CONFLICTING WITH ANY OTHER UTILITY. MINIMUM HORIZONTAL AND VERTICAL CLEARANCES SHALL BE STRICTLY OBSERVED AND FOLLOWED.
7. SLOPE FOR SEWER LATERALS SHALL BE 1.00% UNLESS OTHERWISE NOTED.
8. BUILDING PLUMBING FACILITIES SHALL BE CONTROLLED BY SEWER LATERAL INVERTS.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING CONTINUOUS SEWER SERVICE TO ALL AFFECTED AREAS DURING CONSTRUCTION.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY SEWAGE SPILLS CAUSED DURING CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE STATE DEPARTMENT OF HEALTH AND UTILIZE APPROPRIATE SAMPLING AND ANALYZING PROCEDURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PUBLIC NOTIFICATIONS AND PRESS RELEASES.
11. THE CONTRACTOR SHALL INSTALL "RAINSTOPPER" MANHOLE INSERTS IN ALL SEWER MANHOLES WITH TYPE "SA" FRAME AND COVER.
12. ALL DROP AND SHALLOW DROP SEWER MANHOLES SHALL BE LINED WITH EPOXY LINERS. ALSO, IF THE VELOCITY EXCEEDS 10 FEET PER SECOND (FPS), THE SEWER MANHOLE SHALL BE EPOXY LINED.
13. THE CONTRACTOR SHALL OBTAIN APPROVAL FOR ADVANCE SEWER RISER AGREEMENT AT THE DPP AND OBTAIN BUILDING PERMIT FOR PLUMBING WORK BEFORE ANY ADVANCE RISER IS MADE.
14. ALL SEWER PIPE JOINTS WITHIN EASEMENT SHALL BE WRAPPED WITH GEOTEXTILE ROOT BARRIER.
15. SEWER PIPES 30 INCHES AND LARGER SHALL BE CORROSION RESISTANT MATERIAL OR PROTECTED INTERNALLY WITH LINING.
16. GEOTEXTILE FABRIC TO ENVELOPE THE PIPE CRADLE AND SELECT BACKFILL MATERIAL SHALL BE PROVIDED WHERE WATER OR UNSTABLE SOIL CONDITIONS ARE ENCOUNTERED.
17. **CONFINED SPACE**
FOR ENTRY BY CITY PERSONNEL, INCLUDING INSPECTORS, INTO A PERMIT-REQUIRED CONFINED SPACE AS DEFINED IN 29 CFR PART 1910.146(b), THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING:
 1. ALL SAFETY EQUIPMENT REQUIRED BY THE CONFINED SPACE REGULATIONS APPLICABLE TO ALL PARTIES OTHER THAN THE CONSTRUCTION INDUSTRY, TO INCLUDE, BUT NOT LIMITED TO, THE FOLLOWING:
 - a. FULL BODY HARNESSES FOR UP TO TWO PERSONNEL
 - b. LIFELINE AND ASSOCIATED CLIPS
 - c. INGRESS/EGRESS AND FALL PROTECTION EQUIPMENT
 - d. TWO-WAY RADIOS (WALKIE-TALKIES) IF OUT OF LINE-OF-SIGHT
 - e. EMERGENCY (ESCAPE) RESPIRATOR (10 MINUTE DURATION)
 - f. CELLULAR TELEPHONE TO CALL FOR EMERGENCY ASSISTANCE
 - g. CONTINUOUS GAS DETECTOR (CALIBRATED) TO MEASURE OXYGEN, HYDROGEN SULFIDE, CARBON MONOXIDE AND FLAMMABLES (CAPABLE OF MONITORING AT A DISTANCE OF AT LEAST 20-FEET AWAY)
 - h. PERSONAL MULTI-GAS DETECTOR TO BE CARRIED BY INSPECTOR
 2. CONTINUOUS FORCED AIR VENTILATION ADEQUATE TO PROVIDE SAFE ENTRY CONDITIONS
 3. ONE ATTENDANT/RESUCE PERSONNEL TOPSIDE (TWO, IF CONDITIONS WARRANT IT).
18. WHEN CONNECTING TO A LIVE SEWER LINE THE CONTRACTOR SHALL ABIDE BY ALL CONDITIONS THAT THE STATE DEPARTMENT OF HEALTH SETS FORTH TO MITIGATE ANY WASTEWATER SPILL THAT MAY OCCUR. THE CONTRACTOR SHALL INFORM THE CITY INSPECTOR FIVE (5) WORKING DAYS PRIOR TO THE ACTUAL CONNECTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FINES AND PENALTIES DUE TO ANY SPILLS RESULTING FROM THE CONNECTION.
19. NO RUNGS SHALL BE INSTALLED INSIDE NEW SEWER MANHOLES.
20. FOR SEWER MANHOLE ADJUSTMENTS UPWARD LESS THAN 3", SEE STD. DETAIL S-25. FOR SMH ADJUSTMENTS UPWARD GREATER THAN 3" OR FOR ANY ADJUSTMENTS DOWNWARD, RECONSTRUCT SMH TOP FROM BELOW THE CONE SECTION.
21. IF CONTRACTOR ENCOUNTERS FLOW MONITORING DEVICES SUCH AS SPECIAL SEWER MANHOLE COVER EMBEDDED WITH SOLAR PANELS, NOTIFY C&C OF HONOLULU, ENV-CSM AT 768-7272 TO COORDINATE TEMPORARY REMOVAL.
22. CONTRACTOR SHALL MAINTAIN VISIBILITY AND MAINTENANCE ACCESS TO LIVE SEWER MANHOLE LOCATIONS AT ALL TIMES, INCLUDING DURING NON-WORK HOURS AND PAVING OPERATIONS.
23. CONTRACTOR SHALL USE MANHOLE DEBRIS CATCHING DEVICE WHEN PERFORMING MANHOLE HEIGHT ADJUSTMENT WORK AND REMOVE ANY CONSTRUCTION DEBRIS THAT HAS FALLEN INTO THE MANHOLE. DISPOSAL OF CONSTRUCTION DEBRIS IN THE SEWER SYSTEM IS STRICTLY PROHIBITED.
24. THE CONTRACTOR SHALL NOTIFY THE CONSTRUCTION MANAGEMENT BRANCH, WASTEWATER DIVISION, DDC, AT 768-8772 OR 768-8841 TO ARRANGE FOR INSPECTION SERVICES AND SUBMIT FIVE (5) SETS OF APPROVED CONSTRUCTION PLANS SEVEN (7) DAYS PRIOR TO COMMENCEMENT OF SEWER WORK. THE CONTRACTOR SHALL PAY FOR ALL INSPECTION COSTS.



1 VICINITY MAP
C100 SCALE: NONE



2 LOCATION MAP
C100 SCALE: NONE

CIVIL SHEET INDEX

SHEET NO.	SHEET TITLE
C100	CIVIL CONSTRUCTION NOTES 1
C101	CIVIL CONSTRUCTION NOTES 2
C200	SITE UTILITY PLAN
C300	CIVIL DETAILS
C400	TRAFFIC CONTROL PLAN 1
C401	TRAFFIC CONTROL PLAN 2
C402	TRAFFIC CONTROL PLAN 3

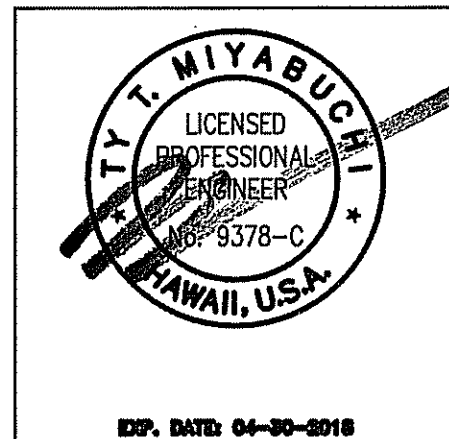
APPROVALS:

for M. J. [Signature] 10/31/17
DIRECTOR, DEPT. OF PLANNING AND PERMITTING
(FOR CONSTRUCTION IN PROPOSED CITY R.O.W. ONLY) DATE

for Melvin [Signature] 10/27/17
CHIEF, CIVIL ENGINEERING BRANCH, D.P.P. DATE

[Signature] 10/20/17
CHIEF, WASTEWATER BRANCH, D.P.P. DATE

DKKV Architecture Studio, Inc.
2895 Kalakaua Avenue #106
Honolulu, Hawaii 96815
Phone. 808.596.8400
Email. dkkydave@gmail.com



This work was prepared by me or under my supervision and construction of this project will be under my observation.

THE RENOVATION/RESTORATION OF
UNIVERSAL BUILDING
535 WARD AVENUE
HONOLULU, HAWAII 96814
TMK: 2-3-003: 067

Original sheet size is 24"x36". All indicated scales shown are in respect to the original sheet size.

DATE	NO.
BY: CHK	DESCRIPTION
BY: HC	DEMOLITION PERMIT
BY: HC	BUS PERMIT
ISSUE DATE	03-15-2017
03-15-2017	05-25-2017

SHEET

C100

WATER NOTES (PRIVATE):

1. UNLESS OTHERWISE SPECIFIED, ALL MATERIALS AND CONSTRUCTION OF WATER SYSTEM FACILITIES AND APPURTENANCES SHALL BE IN ACCORDANCE WITH THE CITY AND COUNTY OF HONOLULU BOARD OF WATER SUPPLY'S "WATER SYSTEM STANDARDS", DATED 2002, AND THE "WATER SYSTEM EXTERNAL CORROSION CONTROL STANDARDS", VOLUME 3, DATED 1991, AND ALL SUBSEQUENT AMENDMENTS AND ADDITIONS.
2. NUTS AND BOLTS FOR FLANGE CONNECTIONS WITHIN METER BOXES SHALL BE BRONZE OR STAINLESS STEEL EXCEPT COUPLING ADAPTERS WHERE "COR-TEN" (U.S. STEEL) OR "MAYARI" (BETHLEHEM STEEL) MAY BE USED. FLANGE CONNECTIONS OUTSIDE OF METER BOX MAY USE "COR-TEN" OR "MAYARI" TYPE NUTS AND BOLTS.
3. TEST PRESSURE SHALL BE ONE OF THE FOLLOWING:
A. PREVAILING LINE PRESSURE, JOINTS LEFT EXPOSED FOR 24 HOURS TO CHECK FOR LEAKS PRIOR TO BACKFILL.
B. 150 PSI. DURING THE 30-MIN. PRESSURE TEST, THE PRESSURE SHALL NOT DROP MORE THAN 10-PSI.
4. THE CONTRACTOR SHALL CHLORINATE THE ENTIRE INSIDE SURFACE OF EACH PIPE AND FITTING WITH DISINFECTION SOLUTION OF 5 OUNCES OF SODIUM HYPOCHLORITE MIXED WITH 10 GALLONS OF WATER. (FOR CONNECTION ONLY.)
5. THE PROJECT SHALL PAY THE APPLICABLE WATER SYSTEM FACILITIES AND/OR ONE-TIME SERVICE CHARGE AND FOR THE METER WHICH WILL BE FURNISHED BY BWS AND INSTALLED BY THE CONTRACTOR WHEN THE LATERAL IS INSTALLED.
6. THE CONTRACTOR SHALL NOTIFY CAPITAL PROJECTS DIVISION, CONSTRUCTION SECTION IN WRITING AND SUBMIT SIX (6) SETS OF APPROVED CONSTRUCTION PLANS - ONE (1) WEEK PRIOR TO COMMENCING WORK ON THE WATER SYSTEM.
7. CONTRACTOR SHALL CUT AND PLUG ALL EXISTING UNUSED LATERALS AT THE MAIN WHETHER OR NOT SHOWN ON THE PLANS. METER AND VALVE BOXES TO BE OR ALREADY ABANDONED SHALL BE DEMOLISHED OR REMOVED AND PROPERLY DISPOSED OF. THE DAMAGED AREA SHALL BE REPAIRED TO AN EQUAL OR BETTER CONDITION THAN THE IMMEDIATE AREA. ALL WORK SHALL BE DONE AT THE EXPENSE OF THE CONTRACTOR.
8. AFTER INSTALLATION OF TAPPING SLEEVE AND VALVE PRIOR TO ACTUAL TAPPING OPERATIONS, THE ASSEMBLY SHALL BE TESTED AT 150 PSI ON BOTH SIDES OF THE VALVE.
9. ALL PLANS APPROVED BY THE BOARD OF WATER SUPPLY ARE BASED SOLELY ON THE ADEQUACY OF THE WATER SUPPLY.
10. FOR METERS 3 INCHES AND LARGER (COMPOUND, F.M. AND DETECTOR CHECK), CONTRACTOR SHALL NOTIFY CUSTOMER CARE DIVISION IN WRITING AFTER THE PLAN IS APPROVED, NO LATER THAN 120 DAYS, PRIOR TO WITHDRAWING METER FROM BWS STOREYARD. SUCH NOTICE SHALL INDICATE NUMBER, SIZE, AND TYPE OF METER (COMPOUND, F.M. OR DETECTOR CHECK) AND APPROXIMATE MONTH AND YEAR METER IS ANTICIPATED TO BE DRAWN OUT. IF THE APPROVED PLAN IS ALLOWED TO LAPSE, THE 120-DAY NOTICE WILL BE VOIDED.
11. BOARD OF WATER SUPPLY APPROVAL OF THESE PLANS DOES NOT CONSTITUTE A WATER COMMITMENT. AVAILABILITY OF WATER WILL BE DETERMINED WHEN BUILDING PERMIT IS PRESENTED TO THE DEPARTMENT. WATER COMMITMENT WILL DEPEND UPON THE STATUS OF THE WATER SYSTEM AT THE TIME. SHOULD WATER SERVICE BE MADE AVAILABLE, THE WATER COMMITMENT WILL BE EFFECTIVE WHEN THE PROJECT RECEIVES AN APPROVED BUILDING PERMIT FROM THE BUILDING DEPARTMENT. ALL WATER COMMITMENTS WILL BE CANCELLED IN THE EVENT THE BUILDING PERMIT IS CANCELLED.
12. THE PROJECT SHALL BE SUBJECT TO THE BOARD OF WATER SUPPLY'S CROSS-CONNECTION CONTROL REQUIREMENTS PRIOR TO ISSUANCE OF THE BUILDING PERMIT.
13. THE INSTALLATION, CHLORINATION AND TESTING OF THE WATER MAIN AND FACILITIES AFTER THE METER SHALL NOT BE THE RESPONSIBILITY OF THE BOARD OF WATER SUPPLY.
14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE WATER LINES DURING CONSTRUCTION. THE CONTRACTOR SHALL BE ESPECIALLY CAREFUL WHEN EXCAVATING BEHIND WATER LINES, TEES AND BENDS WHEREVER THERE IS A POSSIBILITY OF WATER LINE MOVEMENT DUE TO THE REMOVAL OF THE SUPPORTING EARTH BEYOND THE EXISTING REACTION BLOCKS. THE CONTRACTOR SHALL TAKE WHATEVER MEASURE NECESSARY TO PROTECT THE WATER LINES, SUCH AS CONSTRUCTING SPECIAL REACTION BLOCKS (WITH BWS APPROVAL) AND/OR MODIFYING HIS CONSTRUCTION METHOD.
15. THE EXISTENCE AND LOCATION OF UNDERGROUND UTILITIES AND STRUCTURES AS SHOWN ON PLANS ARE FROM THE LATEST AVAILABLE DATA BUT IS NOT GUARANTEED AS TO THE ACCURACY OR THE ENCOUNTERING OF OTHER OBSTACLES DURING THE COURSE OF THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE AND SHALL PAY FOR ALL THE DAMAGES TO EXISTING UTILITIES. THE CONTRACTOR SHALL NOT ASSUME THAT WHERE NO UTILITIES ARE SHOWN, THAT NONE EXIST.
16. PRIOR TO INSTALLATION, THE CONTRACTOR SHALL SUBMIT FOR APPROVAL BY THE BOARD OF WATER SUPPLY, THE MANUFACTURER'S CERTIFICATION THAT ALL CAST IRON (GRAY OR DUCTILE) FITTINGS FOR THE PROJECT CONFORM IN ALL RESPECTS TO THE WATER SYSTEM STANDARDS, DATED 2002.
17. POLYGON SHAPE FOR MECHANICAL JOINT GLANDS DESCRIBED IN AWWA STANDARD C111 SHALL BE "STRAIGHT-SIDED" OR AN APPROVED EQUAL ON A JOB TO JOB BASIS.
18. RE-APPROVAL SHALL BE REQUIRED IF THIS PROJECT IS NOT UNDER CONSTRUCTION WITHIN A PERIOD OF TWO YEARS.
19. THE BACKFLOW PREVENTER DEVICE MUST BE INSTALLED BEFORE DOMESTIC METER IS ISSUED.
20. THE CONTRACTOR/DEVELOPER SHALL OBTAIN A NPDES PERMIT PRIOR TO CHLORINATION AND/OR DEWATERING. A COPY OF THE PERMIT SHALL BE SUBMITTED TO THE BOARD OF WATER SUPPLY, CAPITAL PROJECTS DIVISION, CONSTRUCTION SECTION.
21. PIPE CUSHION SHALL BE OF HIGH RESISTIVITY MATERIAL. THE CONTRACTOR SHALL SUBMIT A SOIL CERTIFICATION THAT HIGH RESISTANT CUSHION MATERIAL HAS A RESISTIVITY GREATER THAN 5,000 OHM-CM. REMAINDER OF THE BACKFILL MATERIAL SHALL BE SPECIFIED IN VOLUME 1 OF THE WATER SYSTEM STANDARDS. PIPE CUSHION AND BACKFILL MATERIAL SHALL CONTAIN NO HAZARDOUS SUBSTANCES ABOVE REGULATORY ACTION LEVELS INCLUDING BUT NOT LIMITED TO LEAD, ASBESTOS, MERCURY, CHROMIUM, CADMIUM, ZINC, STRONTIUM, AND POLYCHLORINATED BIPHENYLS (PCB).
22. THE CONTRACTOR SHALL FURNISH AND INSTALL POLYETHYLENE WRAP, 3- FEET MINIMUM AT ALL TAPS (FOR DI PIPE AND COPPER LATERAL COMBINATION ONLY).
23. THE CONTRACTOR SHALL INSTALL ELECTRONIC MARKERS TO ALL MAINS AND TEST THE ELECTRONIC MARKERS PRIOR TO INSTALLATIONS TO VERIFY PROPER OPERATION. BWS PERSONNEL SHALL VERIFY THE NUMBER AND LOCATIONS OF PLACED ELECTRONIC MARKERS BEFORE FINAL PAVING OF THE PROJECT.
24. INSTALL 4 MIL THICK, NON-METALLIC, BLUE COLORED, 6-INCHES WIDE WARNING TAPE OVER CENTERLINE OF THE PIPE AND BELOW THE BASE COURSE ALONG THE ENTIRE LENGTH OF TRENCH. TAPE SHOULD BE MARKED WITH "CAUTION WATER LINE BURIED BELOW".
25. POLYVINYL CHLORIDE (PVC) PIPES SHALL BE DR 14 (FOR 4"-16"). ALL DUCTILE IRON VALVES AND METALLIC FITTINGS SHALL BE WRAPPED WITH TWO LAYERS OF 8 MIL POLYETHYLENE WRAP. NO BENDING OF POLYVINYL CHLORIDE PIPES SHALL BE PERMITTED. THE INSTALLATION OF PVC PIPE, ACCORDING TO THE PLANS AND SPECIFICATIONS AS BID ON BY THE CONTRACTOR, MAY REQUIRE ADDITIONAL DESIGN WORK, AND ADDITIONAL FITTINGS, AND SHALL BE CONSIDERED INCIDENTAL TO THE UNIT PRICE BID IN THE PROPOSAL FOR PVC PIPE. ANY ADDITIONAL DESIGN WORK SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
26. PVC FITTINGS, INCLUDING DEFLECTION COUPLINGS ARE NOT APPROVED.
27. ALL SECTIONS OF THE WATER MAIN REQUIRING REINFORCED CONCRETE JACKETING SHALL BE DUCTILE IRON PIPE CLASS 53 WITH DUCTILE IRON FITTINGS.
28. DUCTILE IRON BOSSED TEES REQUIRED FOR ALL LATERAL AND ARV CONNECTIONS TO PVC MAINS 8" AND SMALLER (DUCTILE IRON CONNECTOR PIECE LARGER THAN 8").
29. DUCTILE IRON FITTINGS SHALL BE USED FOR ALL TYPES OF FITTINGS.

BWS FLOW REQUIREMENTS

(PREMISE I.D.: 1151243/METER NO.: 01306165)

	F.U.	GPM	GPD
PROPOSED DOMESTIC:	2.5	2.8	812
PROPOSED IRRIGATION: (OPERATED OFF-PEAK HOURS)	0	0	0
TOTAL:	2.5	2.8	812

BWS FLOW REQUIREMENTS

(PREMISE I.D.: 1153365 / METER NO.: 01306000)

	F.U.	GPM	GPD
PROPOSED DOMESTIC:	4.5	4.3	812
PROPOSED IRRIGATION: (OPERATED OFF-PEAK HOURS)	0	0	0
TOTAL:	4.5	4.3	812

FOR ESTIMATING PURPOSES ONLY

DESCRIPTION OF WORK	ESTIMATE
EX. 1" DOMESTIC SERVICE PREMISE I.D.: 1151243 METER NUMBER: 01306165	
3/4" WATER METER (INCLD. INSTALLATION)	N/A
WATER SYSTEM FACILITIES CHARGE(COMM) (20.0 FU x \$620.85/FU = \$12,417)	\$12,417
*CREDIT P/ID: _____ P/ID: _____	*
N/A FIRE SERVICE	
N/A METER	N/A
INSTALLATION CHARGE	N/A
ONE-TIME CHARGE	N/A
TOTAL =	\$12,417

*CREDITS TO BE DETERMINED WHEN THE BUILDING PERMIT APPLICATION IS SUBMITTED FOR BWS REVIEW AND APPROVAL.

THIS ESTIMATE IS SUBJECT TO CHANGE. A FORMAL WRITTEN QUOTATION MAY BE OBTAINED AND ALL PAYMENTS FOR THE CHARGES SHOWN ON THE QUOTATION MADE WITHIN 30-DAYS AFTER THE CONSTRUCTION PLAN IS APPROVED BY BWS. IF PAYMENTS ARE NOT RECEIVED WITHIN THE 30-DAY PERIOD, THE PROJECT WILL BE SUBJECT TO THE PREVAILING RATES.

FOR ESTIMATING PURPOSES ONLY

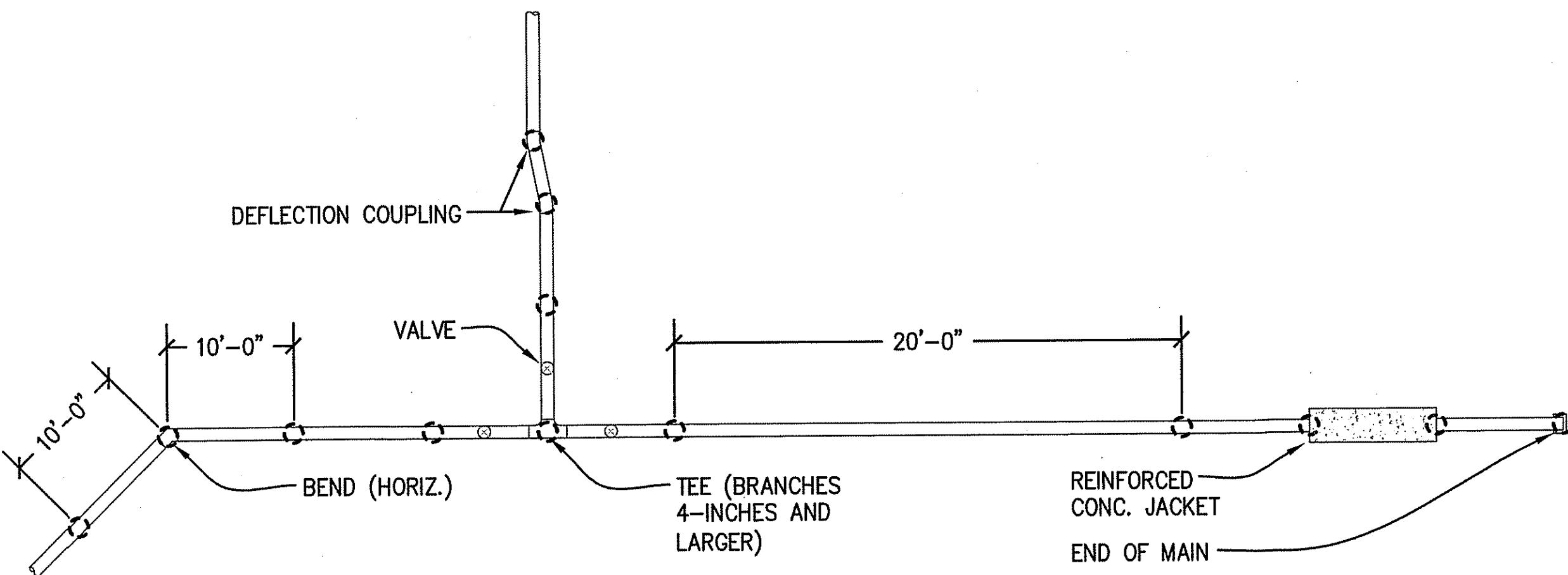
DESCRIPTION OF WORK	ESTIMATE
EX. 1-1/2" DOMESTIC SERVICE PREMISE I.D.: 1153365 METER NUMBER: 01306000	
3/4" WATER METER (INCLD. INSTALLATION)	N/A
WATER SYSTEM FACILITIES CHARGE(COMM) (20.0 FU x \$620.85/FU = \$12,417)	\$12,417
*CREDIT P/ID: _____ P/ID: _____	*
N/A FIRE SERVICE	
N/A METER	N/A
INSTALLATION CHARGE	N/A
ONE-TIME CHARGE	N/A
TOTAL =	\$12,417

*CREDITS TO BE DETERMINED WHEN THE BUILDING PERMIT APPLICATION IS SUBMITTED FOR BWS REVIEW AND APPROVAL.

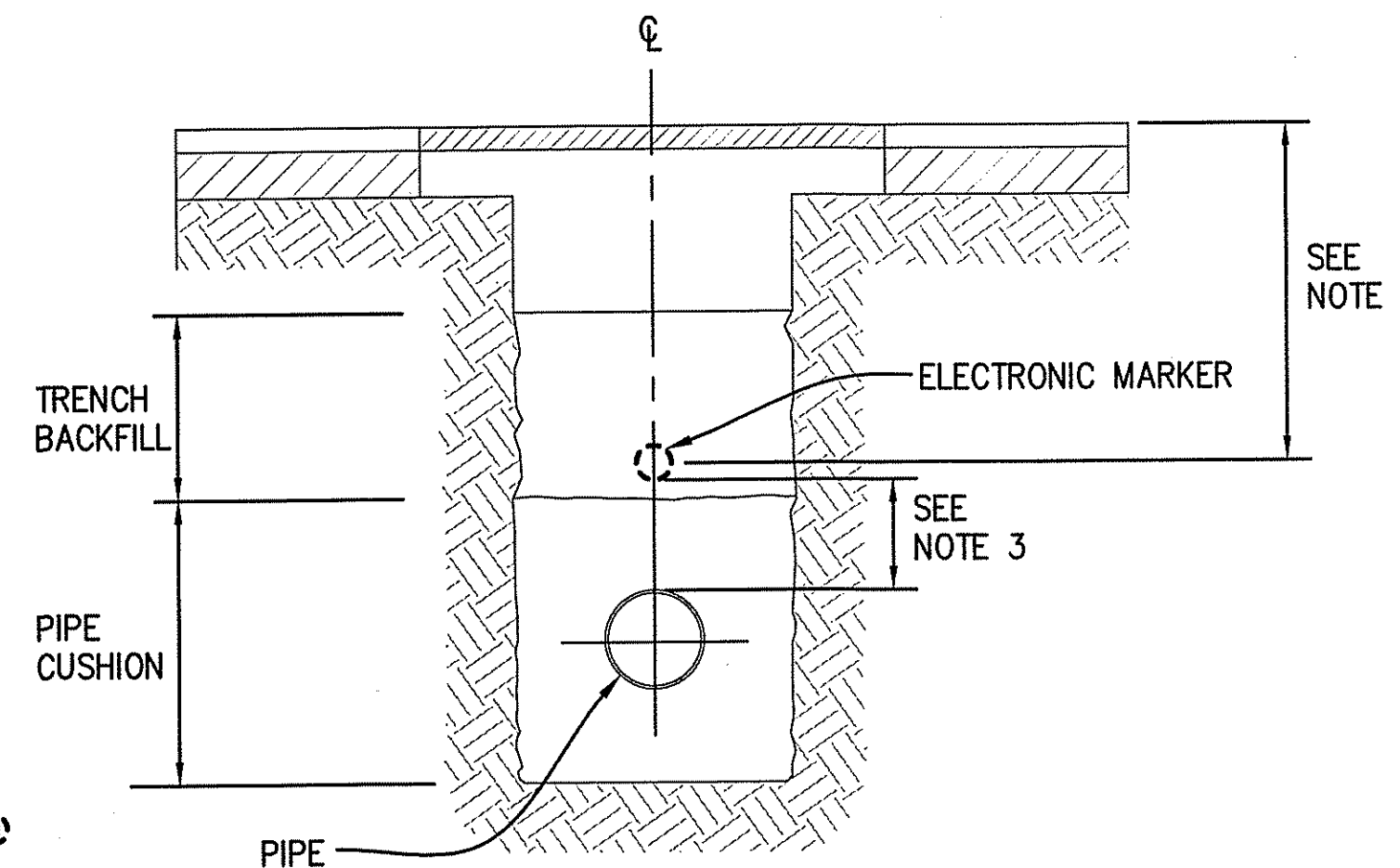
THIS ESTIMATE IS SUBJECT TO CHANGE. A FORMAL WRITTEN QUOTATION MAY BE OBTAINED AND ALL PAYMENTS FOR THE CHARGES SHOWN ON THE QUOTATION MADE WITHIN 30-DAYS AFTER THE CONSTRUCTION PLAN IS APPROVED BY BWS. IF PAYMENTS ARE NOT RECEIVED WITHIN THE 30-DAY PERIOD, THE PROJECT WILL BE SUBJECT TO THE PREVAILING RATES.

ABBREVIATION LIST

AC	ASPHALT CONCRETE	MECH	MECHANICAL
BB	BOTTOM OF BASIN	MJ	MECHANICAL JOINT
BC	BOTTOM OF CURB	NIC	NOT-IN-CONTRACT
BLK	BLOCK	O/S	OFFSET
BS	BOTTOM OF STAIR	PAVT	PAVEMENT
BV	BOTTOM VERTICAL	PC	POINT OF CURVATURE
BVC	BOTTOM OF VERTICAL CURVE	PI	POINT OF INTERSECTION
BW	BOTTOM OF WALL	POC	POINT OF CONNECTION
BWS	BOARD OF WATER SUPPLY	PT	POINT OF TANGENCY
CFS	CUBIC FEET PER SECOND	PVC	POINT OF VERTICAL CURVE
CFS	CUBIC FEET PER SECOND	PVI	POINT OF VERTICAL INTERSECTION
CL	CLASS	R	RADIUS
CO	CLEANOUT	RED	REDUCER
COTG	CLEANOUT TO GRADE	RPBP	REDUCED PRESSURE BACKFLOW PREVENTER
DIP	DUCTILE IRON PIPE	RT	RIGHT
DL	DRAIN LINE	SCH	SCHEDULE
ELEC	ELECTRICAL	SL	SEWER LINE
ELEV	ELEVATION	ST	STREET
EVC	END OF VERTICAL CURVE	TB	TOP OF BASIN
EX	EXISTING	TC	TOP OF CURB
FCO	FLOOR CLEANOUT	TEL	TELEPHONE
FIN	FINISH	TF	TOP OF FENCE
FL	FLANGED	TP	TOP OF PAVEMENT
FLR	FLOOR	TR	TOP OF RAIL
GRND	GROUND	TS	TOP OF STAIR
GV	GATE VALVE	TSW	TOP OF SEAT WALL
HGL	HYDRAULIC GRADE LINE	TV	TOP VERTICAL
HOR	HORIZONTAL	TW	TOP OF WALL
INV	INVERT	UG	UNDERGROUND
L	LENGTH	VER	VERTICAL
LF	LINEAL FEET	WL	WATER LINE
LT	LEFT		



PLAN VIEW



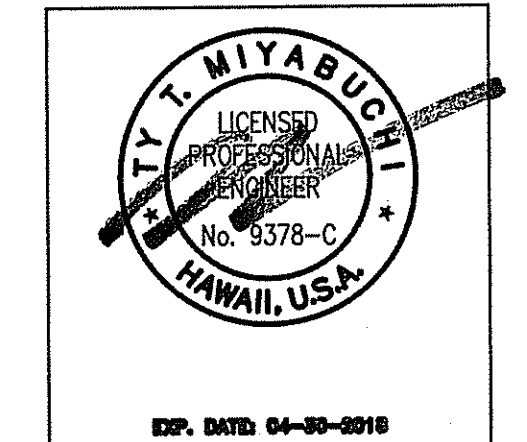
SECTION VIEW

NOTES:

1. INSTALL ELECTRONIC MARKER OVER CENTER LINE OF PIPE AT A MINIMUM DEPTH OF 2- FEET AND A MAXIMUM DEPTH OF 3- FEET FROM FINISH GRADE.
2. INSTALL TRENCH BACKFILL AND PIPE CUSHION MATERIAL IN ACCORDANCE TO THE PLANS AND SPECS.
3. INSTALL ELECTRONIC MARKER AT A MINIMUM CLEARANCE OF 6-INCHES ABOVE THE PIPE OR CONC. JACKET.

DKKY Architecture Studio, Inc.

2895 Kalakaua Avenue #106
Honolulu, Hawaii 96815
Phone. 808.596.8400
Email. dkkydavie@gmail.com



This work was prepared by me or under my supervision and construction of this project will be under my observation.

THE RENOVATION/RESTORATION OF
UNIVERSAL BUILDING
535 WARD AVENUE
HONOLULU, HAWAII 96814
TMK: 2-3-003: 067

Original sheet size is 24"x36". All indicated scales shown are in respect to the original sheet size.

DATE

CHK	BY	DATE	DESCRIPTION
HC	DY	03-16-2017	REVISION PERMIT
HC	DY	05-25-2017	BLOG PERMIT
NO.	1		

SHEET

C101

Best Management Practice (BMP) Notes:

1. Install Sediment Filter at Existing Catch Basin Prior to the Commencement of Work.
2. Dust Control (i.e. Dust Screens, Wet Suppression, etc.) Should be Applied to Reduce Dust Emissions. The Contractor, at His Own Expense, Shall Keep The Project Area and Surrounding Area (Adjacent Property) Free from Dust Nuisance.

The Work Shall be in Conformance with the Air Pollution Stds. Contained in the Hawaii Administrative Rules: Chapt. 11-60, 'Air Pollution Control'. Dust Shall be Kept within Acceptable Levels at All Times, Incl. Non-Working Hours, Weekends, and Holidays in Conformance with Title 11, Chapter 60-1-A, 'Air Pollution Control', as Amended, of The State Dept. of Health, Public Health Regulations. The Method of Dust Control and All Costs Incurred Therefor Shall be the Responsibility of the Contractor. The Contractor Shall be Responsible for All Dust Damage Claims.

Ward Avenue (City)

12" Wide AC Pavt. Transition

Note:
All New Sidewalks in the C&C R.O.W. Shall Comply with DPP Memorandum 408-1-09 Dated April 6, 2009 in Reference to Jointing Requirements for Concrete Sidewalks.

LOT 1-A
10,366 Sq. Ft.

LOT 1-C
208 Sq. Ft.

LOT 2-A
12,480 Sq. Ft.

LOT 2-B
520 Sq. Ft.

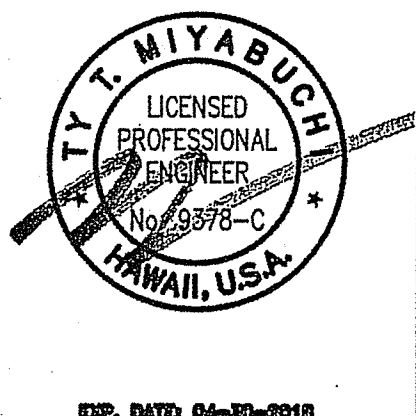
SITE UTILITY PLAN

SCALE: SEE GRAPHIC SCALE

Notes:

1. The Contractor, at His Expense, Shall Obtain The Services of a Licensed Soils Engineer to Observe, Test, and Analyze the Existing Trench Subgrade for Unstable Soil Conditions. Based on His Findings, the Soils Engineer Shall Provide Recommendations for Stabilizing Unstable Soil Conditions as Necessary.
2. The Contractor Shall Obtain and Acquire All Required Dewatering and Related Permits From the Applicable Federal, State, and City and County of Honolulu Agencies Prior to the Commencement of Construction. The Cost to Obtain Applicable Dewatering and Related Permits Shall be Borne by the Contractor.
3. No Stockpiling of Material Within Roadway Pavement.

DKKY
Architecture Studio, Inc.
2895 Kalakua Avenue #106
Honolulu, Hawaii 96815
Phone: 808.596.8400
Email: dkkydavie@gmail.com



This work was prepared by me or under my supervision and construction of this project will be under my observation.

THE RENOVATION/RESTORATION OF
UNIVERSAL BUILDING
535 WARD AVENUE
HONOLULU, HAWAII 96814
TMK: 2-3-003: 067

Original sheet size is 24"x36". All indicated scales shown are in respect to the original sheet size.

DATE

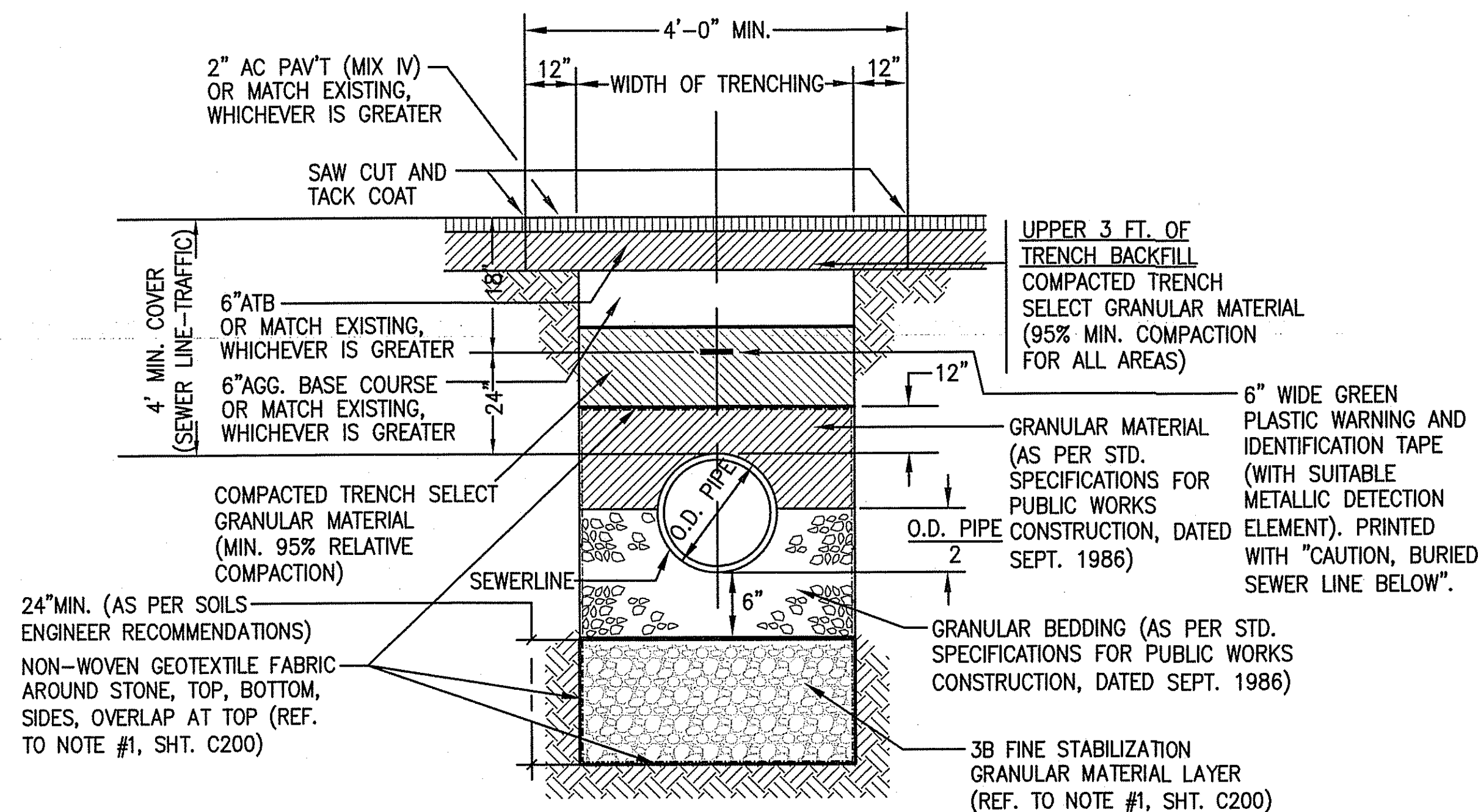
NO.	ISSUE DATE	DESCRIPTION	BY	CHK	DATE
1	03-15-2017	DEMOLITION PERMIT	HC	HC	03-15-2017
2	05-25-2017	BLOC PERMIT	HC	HC	05-25-2017

SHEET

C200

APPROVALS:

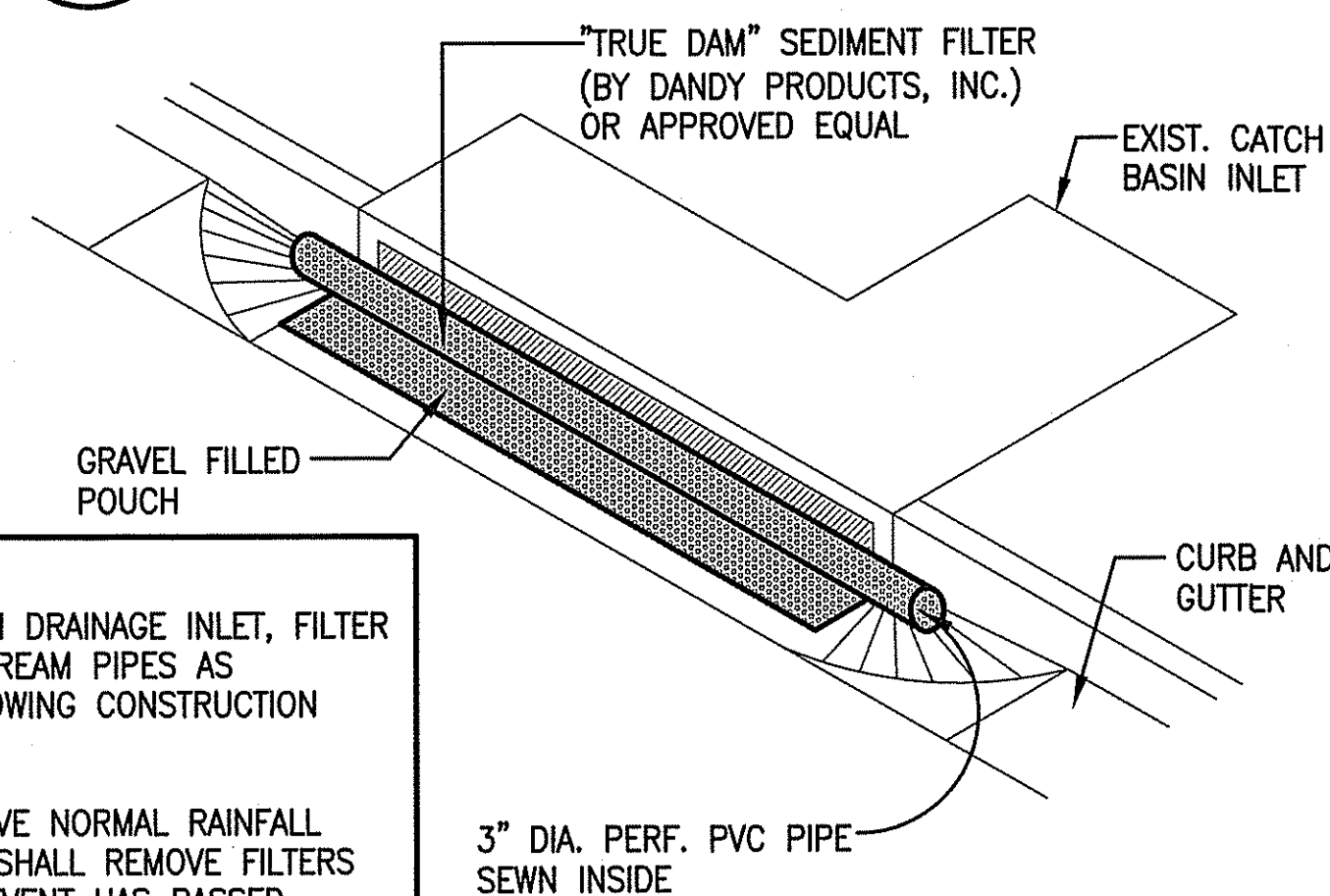
Melanie S. Sato 10/21/17
CHIEF, CIVIL ENGINEERING BRANCH, D.P.P.
Sam Chy 10/20/17
CHIEF, WASTEWATER BRANCH, D.P.P.



NOTES:

- UTILITY TRENCH BACKFILL AND SUBGRADE SHALL BE PER A LICENSED SOILS ENGINEER (REF. TO NOTE #1, SHT. C200)
- WHERE UNSTABLE SOIL CONDITIONS EXIST., THE UNDERLYING UNSTABLE SOILS SHALL BE REMOVED AND REPLACED WITH CRUSHED ROCK ENCLOSED IN GEOTEXTILE FABRIC WITH THE WIDTH AND DEPTH DETERMINED BY THE SOILS ENGINEER (REF. TO NOTE #1, SHT. C200).
- ALL NEW SIDEWALKS IN THE C&C R.O.W. SHALL COMPLY WITH DPP MEMORANDUM CEB-1-09, DATED APRIL 6, 2009 IN REFERENCE TO JOINTING REQUIREMENTS FOR CONCRETE SIDEWALKS.

1 SEWER LINE TRENCH SECTION
C300 SCALE: NONE

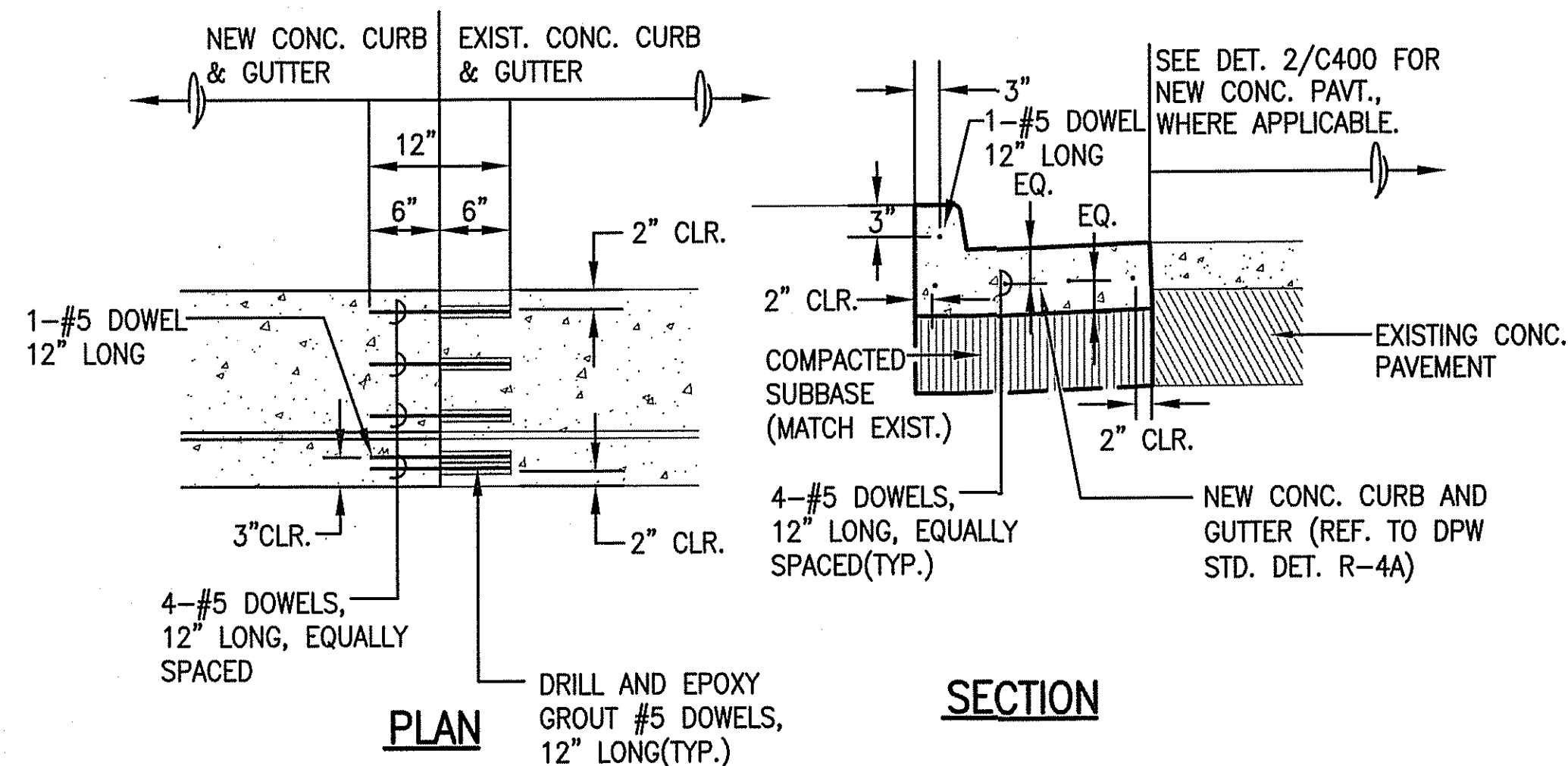


NOTES:

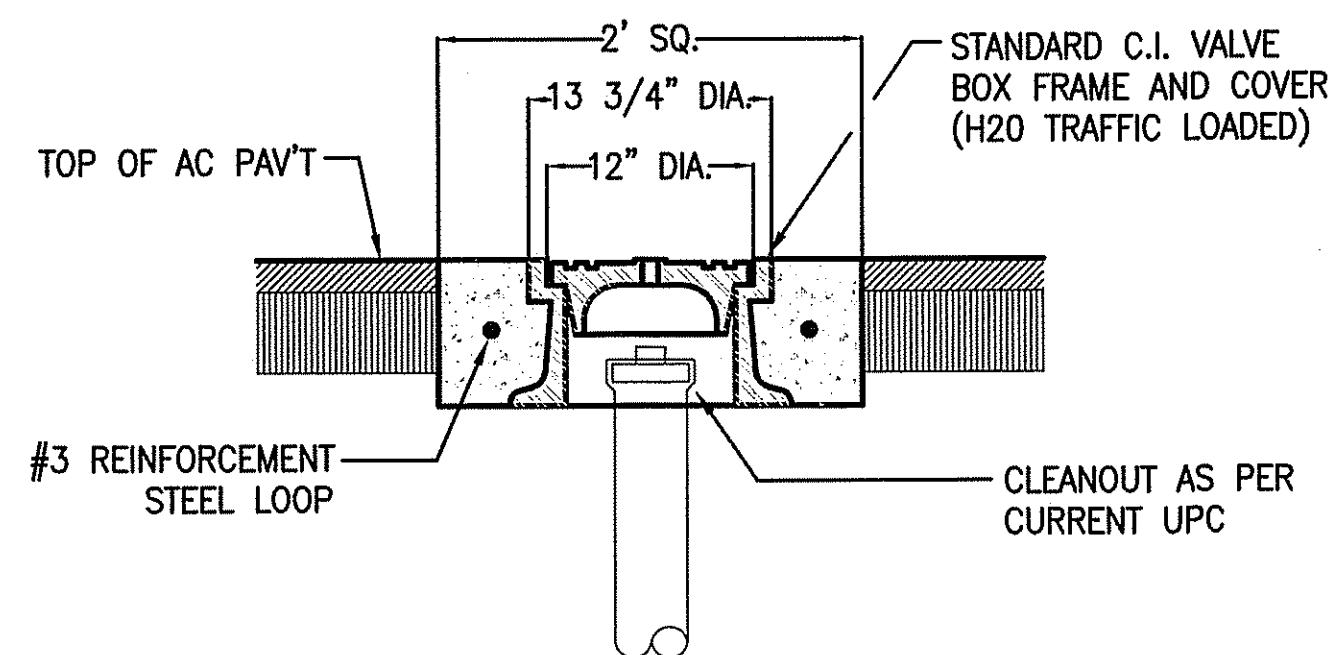
CONTRACTOR TO CLEAN DRAINAGE INLET, FILTER FABRIC, AND DOWNSTREAM PIPES AS NECESSARY AND FOLLOWING CONSTRUCTION COMPLETION.

DURING TIMES OF ABOVE NORMAL RAINFALL EVENTS, CONTRACTOR SHALL REMOVE FILTERS AND REPLACE AFTER EVENT HAS PASSED.

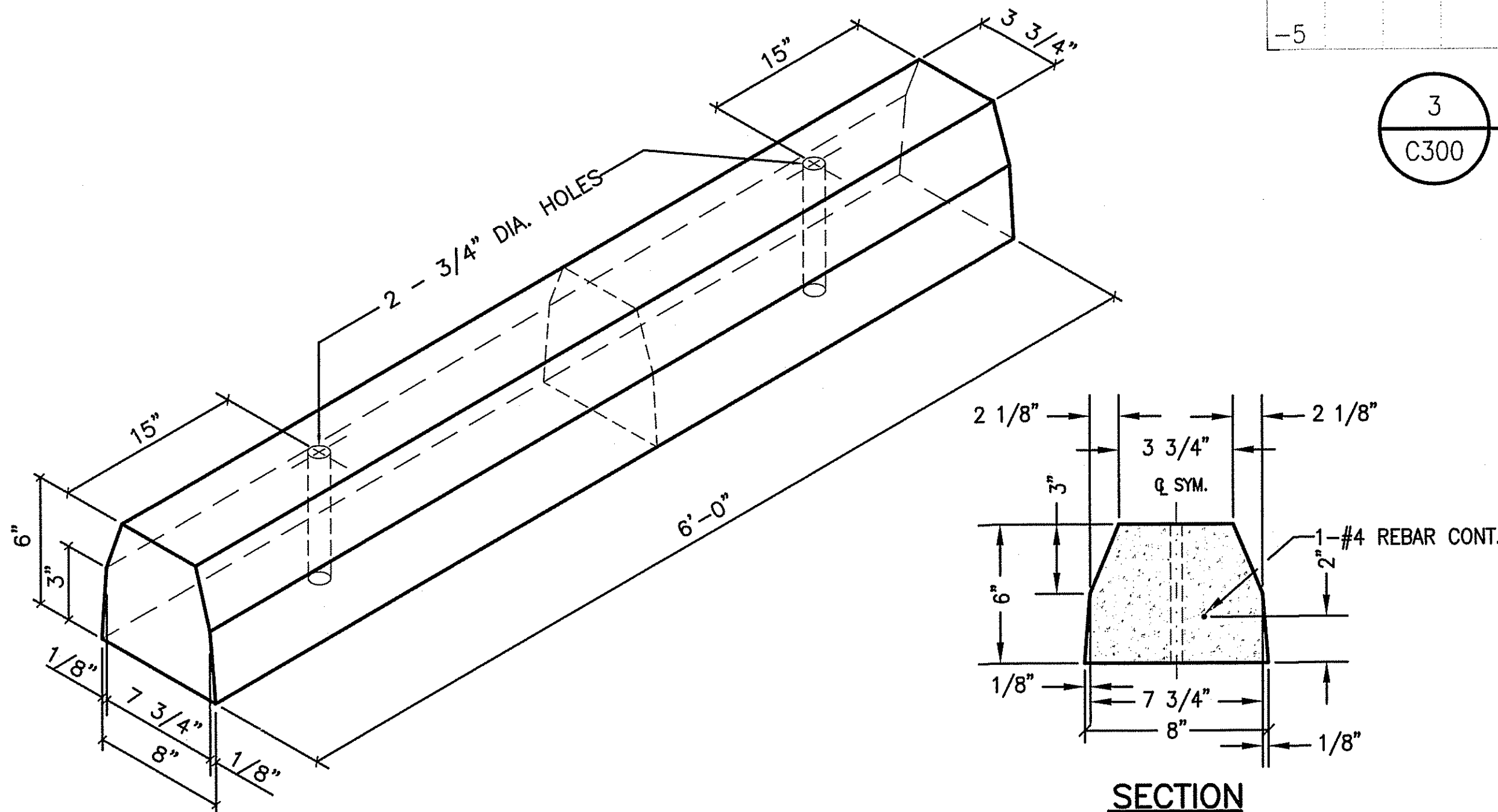
4 SEDIMENT FILTER AT CATCH BASIN
C300 SCALE: NONE



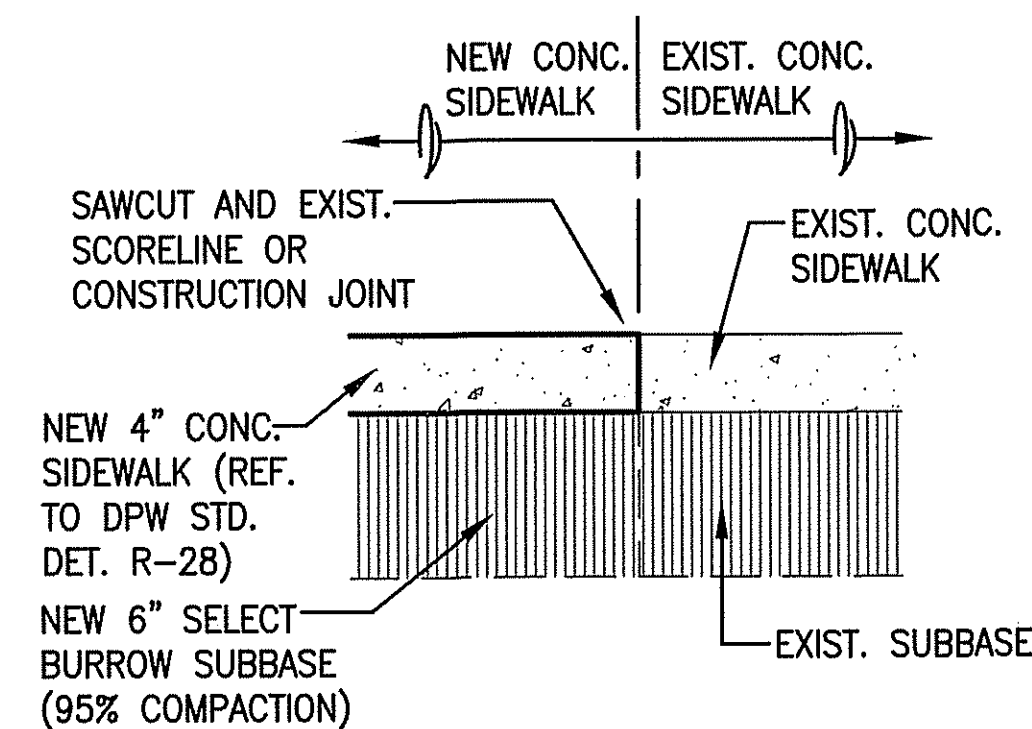
6 CONC. CURB AND GUTTER CONNECTION DETAIL (C&C ROW)
C300 SCALE: NONE



2 SEWER CLEANOUT (H2O-RATED) DETAIL
C300 SCALE: NONE

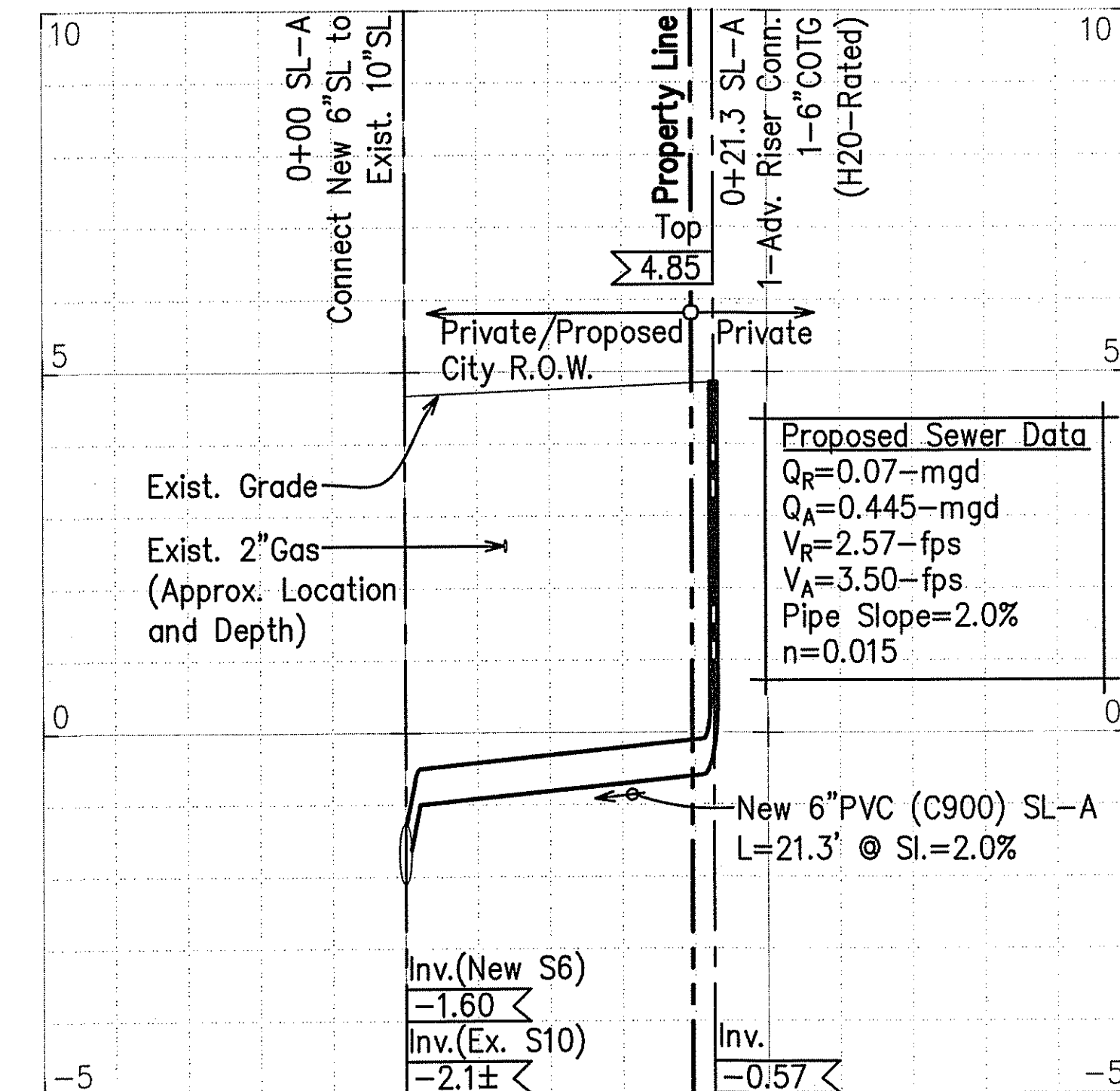


5 CONCRETE WHEELSTOP DETAIL
C300 SCALE: NONE



NOTE:
ALL NEW SIDEWALKS IN THE C&C R.O.W. SHALL COMPLY WITH DPP MEMORANDUM CEB-1-09, DATED APRIL 6, 2009 IN REFERENCE TO JOINTING REQUIREMENTS FOR CONCRETE SIDEWALKS.

7 CONC. SIDEWALK CONNECTION DETAIL (C&C ROW)
C300 SCALE: NONE

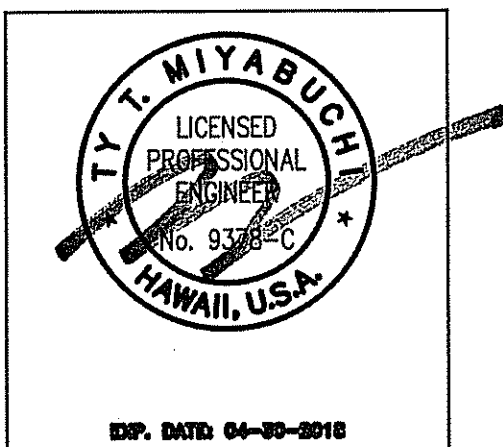


3 SEWER LINE PROFILE 'A'
C300 SCALE: REF. TO GRAPHIC SCALE
HORIZONTAL GRAPHIC SCALE:
0' 5' 10' 20' 30'
VERTICAL GRAPHIC SCALE:
0' 1' 2' 4' 6'

APPROVALS:

For *Melvin S. Sato* 10/17/17
CHIEF, CIVIL ENGINEERING BRANCH, D.P.P.
Donna Chung 10/20/17
CHIEF, WASTEWATER BRANCH, D.P.P.

DKKY Architecture Studio, Inc.
2895 Kalakaua Avenue #106
Honolulu, Hawaii 96815
Phone: 808.596.8400
Email: dkkydavie@gmail.com



This work was prepared by me or under my supervision and construction of this project will be under my observation.

THE RENOVATION/RESTORATION OF
UNIVERSAL BUILDING
535 WARD AVENUE
HONOLULU, HAWAII 96814
TMK: 2-3-003: 067

Original sheet size is 24"x36". All indicated scales shown are in respect to the original sheet size.

DATE

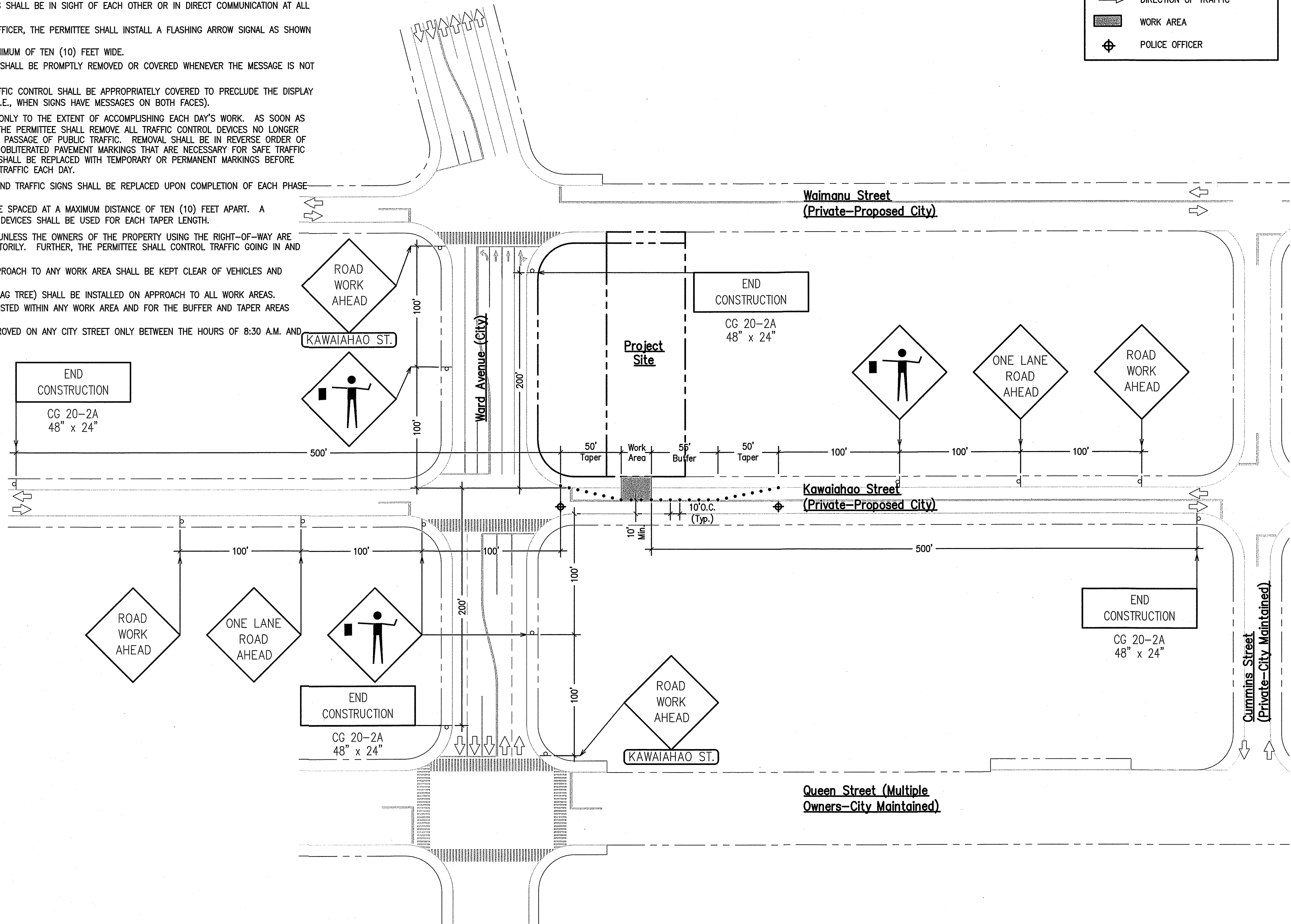
CHK	BY	DATE
RC	RC	
DESCRIPTION	DATE	
DEMOLITION PERMIT	03-15-2017	
BIDS PERMIT	05-25-2017	
NO.		

SHEET

C300

GENERAL NOTES FOR TRAFFIC CONTROL PLAN

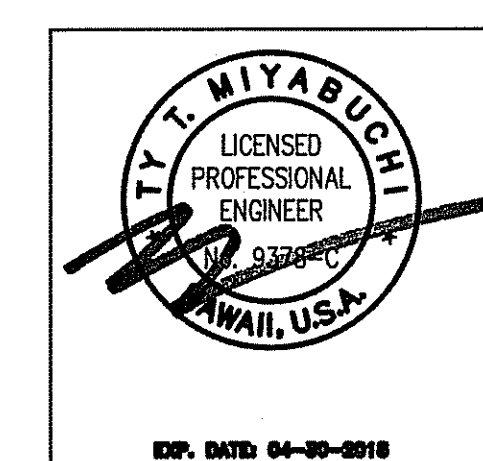
1. THE PERMITTEE SHALL MAKE MINOR ADJUSTMENTS AT INTERSECTIONS, DRIVEWAYS, BRIDGES, STRUCTURES, ETC., TO FIT FIELD CONDITIONS.
2. CONES OR DELINEATORS SHALL BE EXTENDED TO A POINT WHERE THEY ARE VISIBLE TO APPROACHING TRAFFIC.
3. TRAFFIC CONTROL DEVICES SHALL BE INSTALLED SUCH THAT THE SIGN OR DEVICE FARTHEST FROM THE WORK AREA IS PLACED FIRST. THE OTHERS SHALL THEN BE PLACED PROGRESSIVELY TOWARD THE WORK AREA.
4. REGULATORY AND WARNING SIGNS WITHIN THE CONSTRUCTION ZONE THAT ARE IN CONFLICT WITH THE TRAFFIC CONTROL PLANS SHALL BE REMOVED OR COVERED.
5. FLAGGERS AND/OR POLICE OFFICERS SHALL BE IN SIGHT OF EACH OTHER OR IN DIRECT COMMUNICATION AT ALL TIMES.
6. WHEN REQUIRED BY THE ISSUING OFFICER, THE PERMITTEE SHALL INSTALL A FLASHING ARROW SIGNAL AS SHOWN ON THE TRAFFIC CONTROL PLAN.
7. ALL TRAFFIC LANES SHALL BE A MINIMUM OF TEN (10) FEET WIDE.
8. ALL CONSTRUCTION WARNING SIGNS SHALL BE PROMPTLY REMOVED OR COVERED WHENEVER THE MESSAGE IS NOT APPLICABLE OR NOT IN USE.
9. THE BACKS OF ALL SIGNS FOR TRAFFIC CONTROL SHALL BE APPROPRIATELY COVERED TO PRECLUDE THE DISPLAY OF INAPPLICABLE SIGN MESSAGES (I.E., WHEN SIGNS HAVE MESSAGES ON BOTH FACES).
10. LANE CLOSURE SHALL BE LIMITED ONLY TO THE EXTENT OF ACCOMPLISHING EACH DAY'S WORK. AS SOON AS EACH DAY'S WORK IS COMPLETED, THE PERMITTEE SHALL REMOVE ALL TRAFFIC CONTROL DEVICES NO LONGER NEEDED TO PERMIT FREE AND SAFE PASSAGE OF PUBLIC TRAFFIC. REMOVAL SHALL BE IN REVERSE ORDER OF INSTALLATION. EXISTING FADED OR OBLITERATED PAVEMENT MARKINGS THAT ARE NECESSARY FOR SAFE TRAFFIC FLOW IN THE CONSTRUCTION AREA SHALL BE REPLACED WITH TEMPORARY OR PERMANENT MARKINGS BEFORE OPENING THE ROADWAY TO PUBLIC TRAFFIC EACH DAY.
11. PERMANENT PAVEMENT MARKINGS AND TRAFFIC SIGNS SHALL BE REPLACED UPON COMPLETION OF EACH PHASE OF WORK.
12. CONES AND DELINEATORS SHALL BE SPACED AT A MAXIMUM DISTANCE OF TEN (10) FEET APART. A MINIMUM OF SIX (6) CHANNELIZING DEVICES SHALL BE USED FOR EACH TAPER LENGTH.
13. DRIVEWAYS SHALL BE KEPT OPEN UNLESS THE OWNERS OF THE PROPERTY USING THE RIGHT-OF-WAY ARE OTHERWISE PROVIDED FOR SATISFACTORILY. FURTHER, THE PERMITTEE SHALL CONTROL TRAFFIC GOING IN AND OUT OF DRIVEWAYS.
14. BUFFER AND TAPER AREAS ON APPROACH TO ANY WORK AREA SHALL BE KEPT CLEAR OF VEHICLES AND EQUIPMENT.
15. A HIGH LEVEL WARNING DEVICE (FLAG TREE) SHALL BE INSTALLED ON APPROACH TO ALL WORK AREAS.
16. "NO PARKING" SIGNS SHALL BE POSTED WITHIN ANY WORK AREA AND FOR THE BUFFER AND TAPER AREAS APPROACHING THE WORK AREA.
17. TRAFFIC CONTROL PLANS ARE APPROVED ON ANY CITY STREET ONLY BETWEEN THE HOURS OF 8:30 A.M. AND 3:30 P.M. (MONDAY-FRIDAY)



LEGEND:

- ⏏ SIGN
- CONE OR DELINEATOR
- ➡ DIRECTION OF TRAFFIC
- ▨ WORK AREA
- Ⓜ POLICE OFFICER

DKKY
Architecture Studio, Inc.
2895 Kalakaua Avenue #106
Honolulu, Hawaii 96815
Phone: 808.596.8400
Email: dkkydavis@gmail.com



EXP. DATE: 04-30-2018
This work was prepared by me or under my supervision and construction of this project will be under my observation.

THE RENOVATION/RESTORATION OF
UNIVERSAL BUILDING
535 WARD AVENUE
HONOLULU, HAWAII 96814
TMK: 2-3-003: 067

Original sheet size is 24"x36". All indicated scales shown are in respect to the original sheet size.

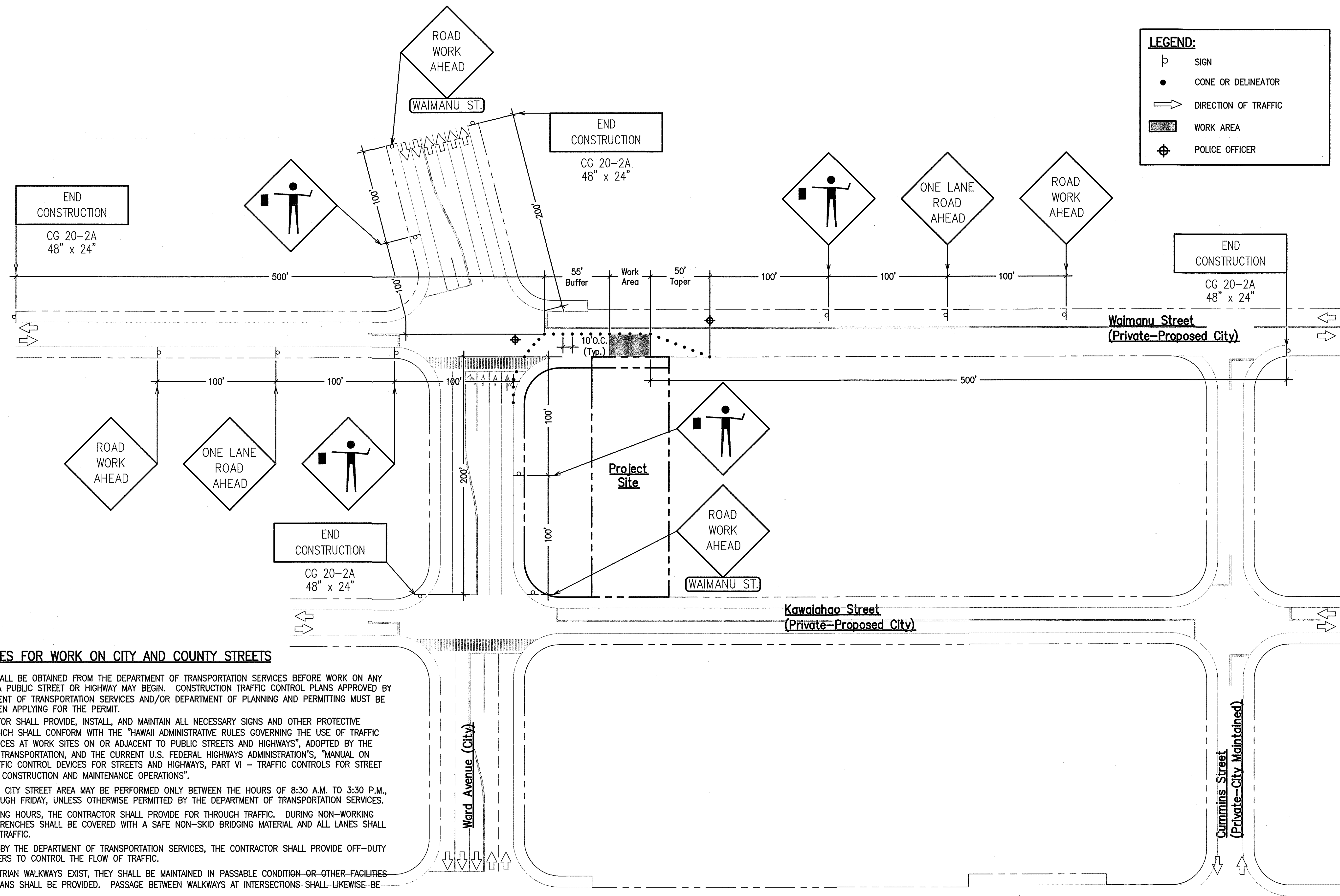
DATE	BY	CHK
	BY	CHK
	IC	IC
	IC	IC
ISSUE DATE	DESCRIPTION	
03-15-2017	DEMOLITION PERMIT	
05-25-2017	BUDG PERMIT	
NO.		

SHEET
C400



APPROVAL:

[Signature]
CHIEF, TRAFFIC REVIEW BRANCH, D.P.P. 8/1/17



LEGEND:

- ⊥ SIGN
- CONE OR DELINEATOR
- ➔ DIRECTION OF TRAFFIC
- ▨ WORK AREA
- ⊕ POLICE OFFICER

TRAFFIC NOTES FOR WORK ON CITY AND COUNTY STREETS

1. A PERMIT SHALL BE OBTAINED FROM THE DEPARTMENT OF TRANSPORTATION SERVICES BEFORE WORK ON ANY PORTION OF A PUBLIC STREET OR HIGHWAY MAY BEGIN. CONSTRUCTION TRAFFIC CONTROL PLANS APPROVED BY THE DEPARTMENT OF TRANSPORTATION SERVICES AND/OR DEPARTMENT OF PLANNING AND PERMITTING MUST BE PROVIDED WHEN APPLYING FOR THE PERMIT.
2. THE CONTRACTOR SHALL PROVIDE, INSTALL, AND MAINTAIN ALL NECESSARY SIGNS AND OTHER PROTECTIVE FACILITIES, WHICH SHALL CONFORM WITH THE "HAWAII ADMINISTRATIVE RULES GOVERNING THE USE OF TRAFFIC CONTROL DEVICES AT WORK SITES ON OR ADJACENT TO PUBLIC STREETS AND HIGHWAYS", ADOPTED BY THE DIRECTOR OF TRANSPORTATION, AND THE CURRENT U.S. FEDERAL HIGHWAYS ADMINISTRATION'S, "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS, PART VI - TRAFFIC CONTROLS FOR STREET AND HIGHWAY CONSTRUCTION AND MAINTENANCE OPERATIONS".
3. WORK ON ANY CITY STREET AREA MAY BE PERFORMED ONLY BETWEEN THE HOURS OF 8:30 A.M. TO 3:30 P.M., MONDAY THROUGH FRIDAY, UNLESS OTHERWISE PERMITTED BY THE DEPARTMENT OF TRANSPORTATION SERVICES.
4. DURING WORKING HOURS, THE CONTRACTOR SHALL PROVIDE FOR THROUGH TRAFFIC. DURING NON-WORKING HOURS, ALL TRENCHES SHALL BE COVERED WITH A SAFE NON-SKID BRIDGING MATERIAL AND ALL LANES SHALL BE OPEN TO TRAFFIC.
5. AS REQUIRED BY THE DEPARTMENT OF TRANSPORTATION SERVICES, THE CONTRACTOR SHALL PROVIDE OFF-DUTY POLICE OFFICERS TO CONTROL THE FLOW OF TRAFFIC.
6. WHERE PEDESTRIAN WALKWAYS EXIST, THEY SHALL BE MAINTAINED IN PASSABLE CONDITION OR OTHER FACILITIES FOR PEDESTRIANS SHALL BE PROVIDED. PASSAGE BETWEEN WALKWAYS AT INTERSECTIONS SHALL LIKEWISE BE PROVIDED.
7. DRIVEWAYS SHALL BE KEPT OPEN UNLESS THE OWNERS FOR THE PROPERTY USING THESE RIGHTS-OF-WAY ARE OTHERWISE PROVIDED FOR SATISFACTORILY.
8. CONTRACTOR SHALL REFERENCE TO THE APPROVAL OF THE DEPARTMENT OF TRANSPORTATION SERVICES AND THE DEPARTMENT OF PLANNING AND PERMITTING, ALL EXISTING TRAFFIC SIGNS, POST, AND PAVEMENT MARKINGS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. THE CONTRACTOR SHALL REPLACE OR REPAIR ALL TRAFFIC SIGNS, POSTS, AND PAVEMENT MARKINGS DISTURBED BY HIS ACTIVITIES.
9. THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF PLANNING AND PERMITTING AT 768-8084, ONE (1) WEEK PRIOR TO ANY WORK TO BE DONE ON SIGNS, POSTS, AND PAVEMENT MARKINGS.
10. NO EQUIPMENT SHALL BE STORED WITHIN STREET RIGHTS-OF-WAY EXCEPT AT LOCATIONS DESIGNATED IN WRITING AND APPROVED BY THE DEPARTMENT OF TRANSPORTATION SERVICES.
11. BALTORO WAIMANU LLC SHALL ENSURE THAT THE CONTRACTOR INSTALLS THE CONSTRUCTION TRAFFIC CONTROL DEVICES IN ACCORDANCE WITH THE MUTCD AND THE HAWAII ADMINISTRATIVE RULES AS SPECIFIED IN TRAFFIC NOTE #2.

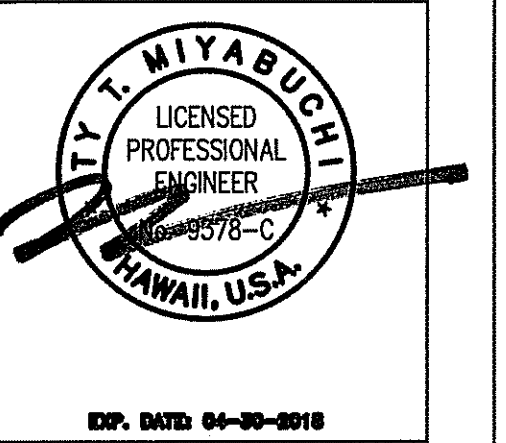
1 TRAFFIC CONTROL PLAN 2
C401 SCALE: SEE GRAPHIC SCALE

North
SCALE:
0' 20' 40' 80' 120'

APPROVAL:

[Signature]
CHIEF, TRAFFIC REVIEW BRANCH, D.P.P. 8/1/17
DATE

DKKY
Architecture Studio, Inc.
2895 Kalakaua Avenue #106
Honolulu, Hawaii 96815
Phone. 808.596.8400
Email. dkkydavid@gmail.com



EXP. DATE: 04-30-2018
This work was prepared by me or under my supervision and construction of this project will be under my observation.

THE RENOVATION/RESTORATION OF
UNIVERSAL BUILDING
535 WARD AVENUE
HONOLULU, HAWAII 96814
TMK: 2-3-003: 067

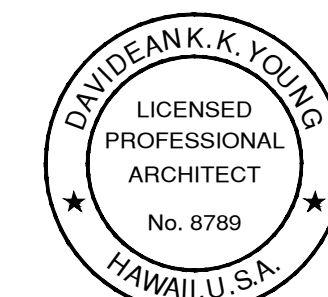
Original sheet size is 24"x36". All indicated scales shown are in respect to the original sheet size.

DATE

NO.	ISSUE DATE	DESCRIPTION	BY	CHK
1	03-15-2017	REQUISITION PERMIT	US	TDY
	05-25-2017	BUDG PERMIT	US	PG

SHEET

C401



DKKY
EXP. DATE: 04-30-2020

This work was prepared
by me or under my
supervision and
construction of this
project will be under
my observation.

THE RENOVATION/RESTORATION OF
UNIVERSAL BUILDING
535 WARD AVENUE
HONOLULU, HAWAII 96814

Original sheet size is 24"x36". All indicated
scales shown are in respect to the original
sheet size.

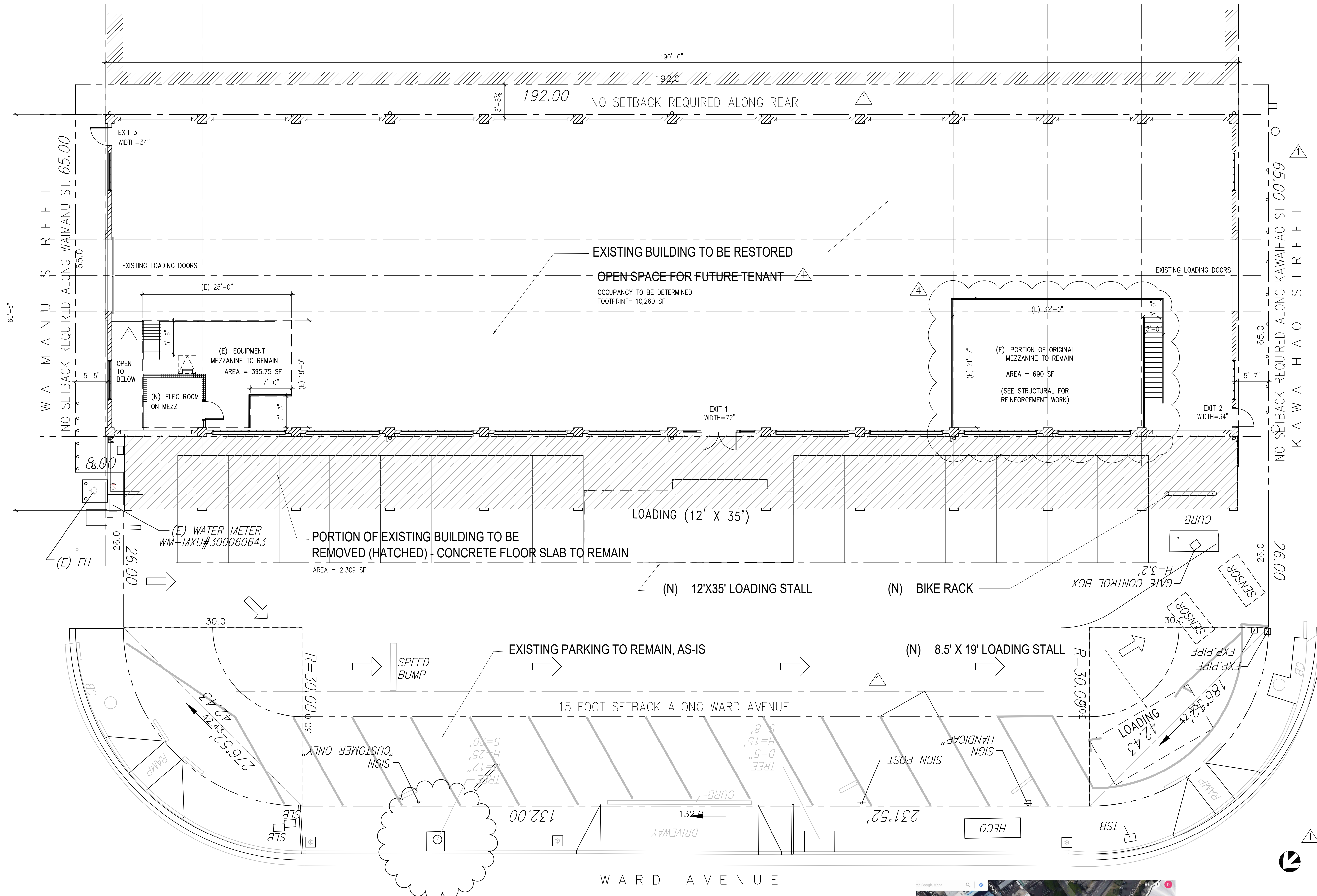
DATE

NO.	ISSUE DATE	DESCRIPTION	BY	CHK
1	03-15-2017	RELOCATION PERMIT	HC	DY
2	05-25-2017	BLDG PERMIT	DY	DY
3	07-24-17	TPR COMMENTS	DY	DY
4	12-15-17	OWNER REVISIONS	DY	DY
5	04-02-2018	OWNER REVISIONS	DY	DY
6	05-21-2018	OWNER REVISIONS	DY	DY

SHEET

BUILDING CODE INFO.

A0.1



SITE PLAN

SC: 1/8" = 1'-0"

BLDG CODE INFORMATION:

THIS DEARBORN BUILDING WAS ORIGINALLY CONSTRUCTED IN 1928. A FRONT ADDITION OF APPROX 2,000 SF WAS ADDED IN 1967. THE FRONT ADDITION WILL BE REMOVED UNDER SCOPE OF THIS PROJECT AND THE ORIGINAL 1928 BUILDING WILL BE RESTORED, HISTORICALLY.

OCCUPANCY GROUP & CONSTRUCTION TYPE:
BLDG OCCUPANCY: OPEN SHELL
CONSTRUCTION TYPE: TYPE IIIB (PREVIOUSLY DESIGNATED AS VB)

ALLOWABLE BUILDING AREA:
A1=ALLOWABLE AREA [TABLE 503] 12,500 SF (4 HGT)
EXISTING BUILDING AREAS:
FIRST FLOOR = 12,492 SF SECOND FLOOR/MEZZANINES = 4,612 SF

PROPOSED BUILDING AREA UNDER THIS PERMIT
FIRST FLOOR = 10,260 SF MEZZANINE(S) = 1,085.75 SF
TOTAL FLOOR AREA PROPOSED = 11,345.75 SF

EGRESS:
NUMBER OF EXITS PROVIDED = 3
TRAVEL DISTANCE IS LESS THAN 200' TO ANY EXIT.
TOTAL EGRESS WIDTH PROVIDED = 140"

HCDA CENTRAL KAKA'A KO REQUIREMENTS:

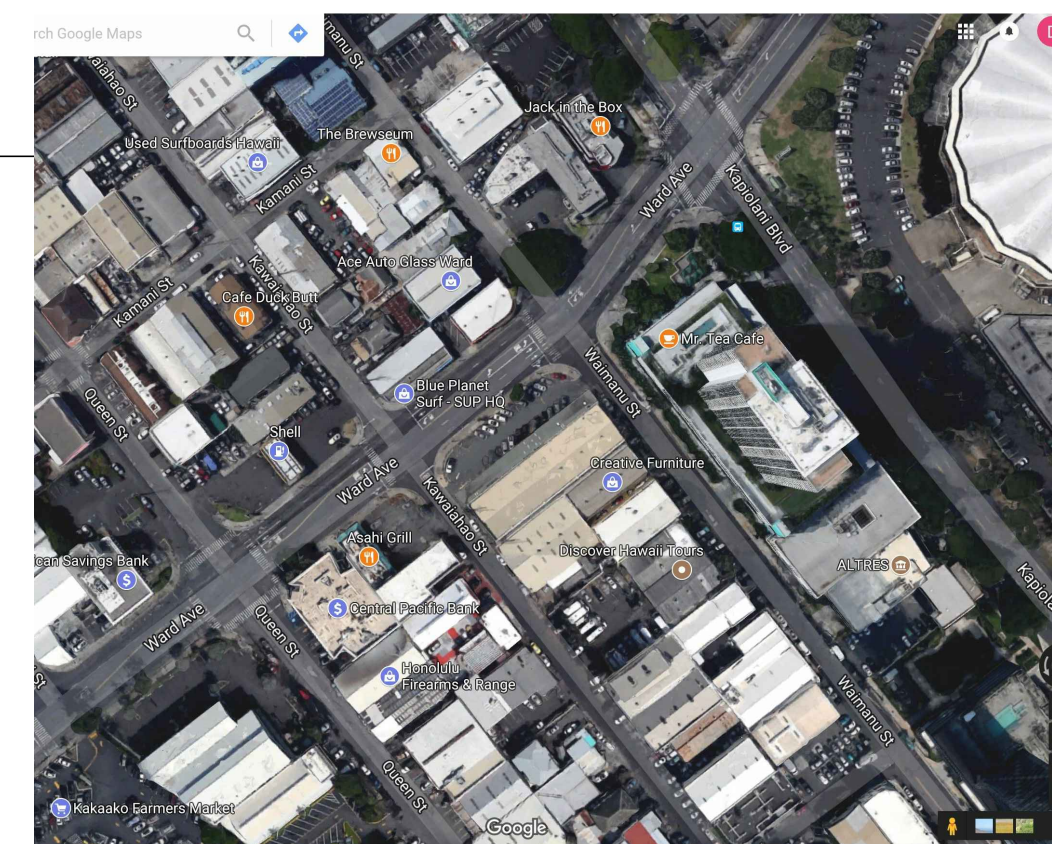
FLOOR AREA:
ORIGINAL 1928 BUILDING = 190' X 54' = 10,260 SF (TO REMAIN)
FRONT ADDITION (TO BE REMOVED) = 2,232 SF
SECOND FLOOR/MEZZANINES (TO BE REMOVED) = 3,526.25 SF
MEZZANINE AREA TO REMAIN = 1,085.75 SF

PARKING AND LOADING:
PARKING REQUIREMENT: NONE REQUIRED IN CK ZONE. 28 PROVIDED.

LOADING REQUIREMENT: ONE PER 10,000 SF.
AREA OF BUILDING = 10,260 SF. 2 LOADING STALLS PROVIDED. 1 @ 12' X 35', 1 @ 8'-6" X 19'

PARKING AND LOADING MAY BE LOCATED IN THE FRONT SETBACK IN THE CK ZONE.

LEGAL NON-CONFORMING BUILDING STATUS:
LANDSCAPING NOT REQUIRED DUE TO LEGAL NON-CONFORMING STATUS



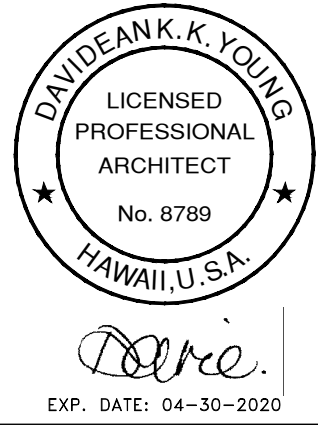
ADJACENT LOTS & USES

MAUKA: RESIDENTIAL HIGH RISE TOWER WITH
COMMERCIAL SPACES

MAKAI: ASAHI GRILL RESTAURANT, CENTRAL
PACIFIC BANK, C4 WATERMAN RETAIL SHOP

EWA: BLUE PLANET SURF, INDICH COLLECTION
RETAIL

DIAMOND HEAD: CREATIVE FURNITURE, DOG CARE
FACILITY



This work was prepared
by me or under my
supervision and
construction of this
project will be under
my observation.

THE RENOVATION/RESTORATION OF
UNIVERSAL BUILDING
535 WARD AVENUE
HONOLULU, HAWAII 96814

Original sheet size is 24"x36". All indicated
scales shown are in respect to the original
sheet size.

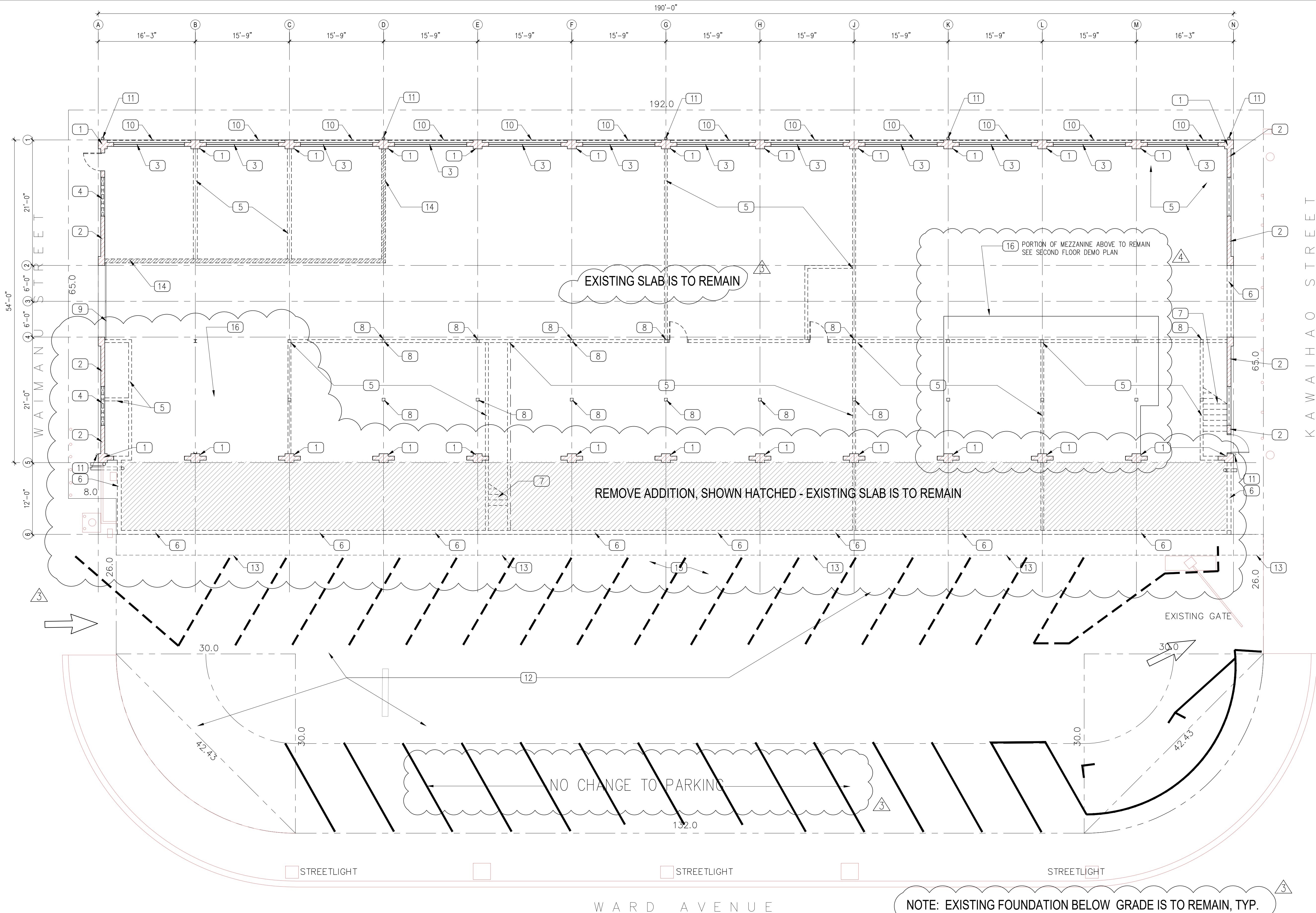
DATE

ISSUE DATE	DESCRIPTION	BY	CHK
03-15-2017	DEMOLITION PERMIT	HC	DY
05-25-2017	BLOG PERMIT	DY	DY
07-24-17	TPR COMMENTS	DY	DY
12-15-17	OWNER REVISIONS	DY	DY
04-02-2018	OWNER REVISIONS	DY	DY
05-21-2018	OWNER REVISIONS	DY	DY

SHEET

DEMOLITION PLAN

A1.1



DEMOLITION PLAN (GROUND FLOOR)

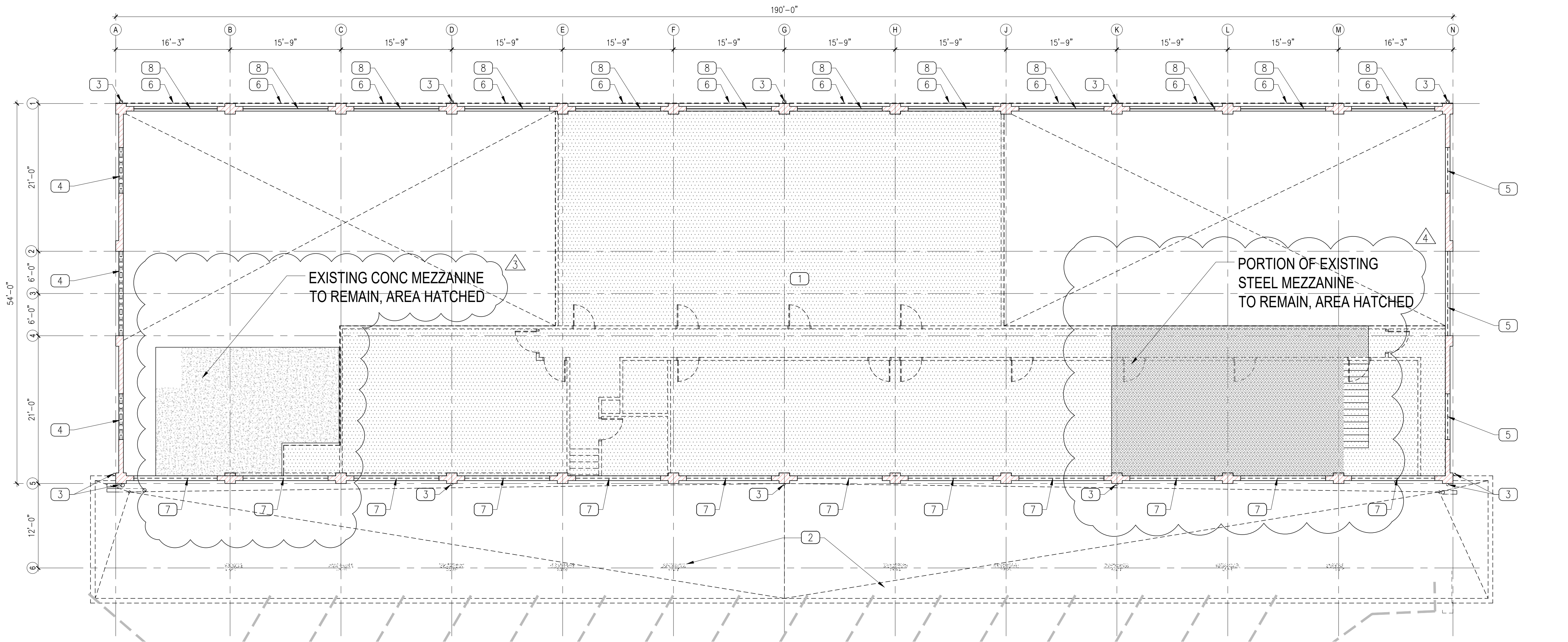
SC: 1/8" = 1'-0"

DEMOLITION GENERAL NOTES:

- GC SHALL VERIFY EXISTING CONDITIONS IN FIELD INCLUDING BUT NOT LIMITED TO SPACE DIMS, OBSTRUCTIONS, HIDDEN CONDITIONS, OR CONFLICTS W/ DRAWINGS. CONTACT OWNER & ARCHITECT @ START OF CONSTRUCTION. IF CONFLICTS ARE NOT REPORTED, GC WILL BE HELD RESPONSIBLE FOR ANY CHANGES OR WORK DUE TO UNREPORTED DIFFERENCES AND SHALL BE AT GC'S EXPENSE.
- DO NOT SCALE THE DRAWINGS, USE GIVEN DIMENSIONS, AND VERIFY EXISTING CONDITIONS. DIMENSIONS SHOWN ARE TO THE FACE OR FINISH, UNLESS OTHERWISE NOTED.
- VERIFY ALL HAZARDOUS MATERIALS HAVE BEEN PROPERLY ABATED BEFORE PROCEEDING WITH ANY DEMOLITION.
- PROTECT EXISTING ELEMENTS TO REMAIN SUCH AS CONC FLOOR SLABS, COLUMNS, WALLS, STRUCTURAL STEEL FRAMING, ETC. EXISTING FRAMING ELEMENTS SHALL BE REMOVED BY UNBOLTING, CUTTING, BURNING OR OTHER NON-DESTRUCTIVE MEANS (SUCH AS PULLING OR PRYING) AS NOT TO DAMAGE EXISTING ELEMENTS TO REMAIN. EXISTING REMAINING ELEMENTS THAT ARE DAMAGED EXTENSIVELY SHALL BE REPAIRED BY THE CONTRACTOR.
- EXISTING WALL, CEILING & FLOOR SURFACES TO RECEIVE A NEW FINISH SHALL BE RESTORED TO THE ORIGINAL WALL TEXTURE. PAINT COLORS SHALL MATCH ORIGINAL 1928 BUILDING.
- VERIFY ALL FINISHES W/ INTERIOR ELEVATIONS & SCHEDULE.
- DO NOT ABANDON ANY UTILITIES OR MATERIALS WITHIN LEASE SPACE. REMOVE UNUSED CONDUITS, WIRING, PIPING, PLUMBING FIXTURES, ETC. CAP AND MAKE SAFE.
- TAKE CARE IN SEQUENCE OF REMOVAL. G.C. TO PROVIDE ADEQUATE TEMPORARY BRACING &/OR SUPPORT FOR BUILDING ELEMENTS TO REMAIN. COORDINATE WITH PROJECT STRUCTURAL ENGINEER.
- EXISTING COLUM(S) TO REMAIN
- EXISTING EXTERIOR WALL(S) TO REMAIN
- EXISTING WINDOWS SHALL BE INSPECTED & REPAIRED AS REQUIRED WITH LIKE MATERIALS/GLAZING, ETC. WINDOWS IN DISREPAIR SHALL BE REMOVED.
- EXISTING "GLASS-BLOCK" TO BE REMOVED
- EXISTING INTERIOR WALLS, INCLUDING ANY WINDOWS & DOORS THERE-IN, TO BE REMOVED. ANY ELECTRICAL & PLUMBING WITHIN WALLS SHALL BE REMOVED TO ITS SOURCE &/OR CAPPED/MADE SAFE & FLUSHED WITH TOP OF EXISTING CONC SLAB. ANY & ALL CEILING ELEMENTS, INCLUDING LIGHT FIXTURES, HVAC DUCTING, WIRE HANGERS & OTHER SUPPORTING ELEMENTS, SHALL BE REMOVED IN ITS ENTIRETY.
- EXISTING EXTERIOR WALLS, INCLUDING WINDOWS & DOORS THERE-IN, TO BE REMOVED. ANY CONCRETE CURBS &/OR MASONRY WALLS SHALL BE MADE FLUSH TO EXISTING CONCRETE SLAB.
- EXISTING STAIRS TO BE REMOVED AND RELOCATED.
- EXISTING POSTS TO BE REMOVED & MADE FLUSH TO EXISTING CONC. SLAB.
- EXISTING DOOR(S) TO REMAIN. ALL EXISTING HARDWARE TO BE INSPECTED & REPAIRED/REPLACED AS REQUIRED.
- EXISTING EXTERIOR METAL SIDING TO BE REMOVED.
- EXISTING DOWNSPOUT TO BE REMOVED.
- EXISTING STRIPING & ASSOCIATED CURB STOP TO BE REMOVED. EXISTING AC PAVING TO REMAIN, UNLESS INDICATED OTHERWISE.
- EXISTING CONC WALKWAY AND CONC BUILDING SLAB ARE TO BE RESTORED.
- EXISTING CMU WALL TO BE REMOVED A MINIMUM OF 6" BELOW TOP OF EXISTING SLAB ON GRADE.
- PORTION OF EXISTING A/C PAVING TO BE REMOVED TO ALLOW FOR NEW CONC WALK WAY.
- EXISTING STEEL/CONCRETE MEZZANINE TO REMAIN, INCLUDING LADDER AND RAILINGS SEE SECOND FLOOR DEMO PLAN

DEMOLITION PLAN KEYNOTES:

- EXISTING COLUM(S) TO REMAIN
- EXISTING EXTERIOR WALL(S) TO REMAIN
- EXISTING WINDOWS SHALL BE INSPECTED & REPAIRED AS REQUIRED WITH LIKE MATERIALS/GLAZING, ETC. WINDOWS IN DISREPAIR SHALL BE REMOVED.
- EXISTING "GLASS-BLOCK" TO BE REMOVED
- EXISTING INTERIOR WALLS, INCLUDING ANY WINDOWS & DOORS THERE-IN, TO BE REMOVED. ANY ELECTRICAL & PLUMBING WITHIN WALLS SHALL BE REMOVED TO ITS SOURCE &/OR CAPPED/MADE SAFE & FLUSHED WITH TOP OF EXISTING CONC SLAB. ANY & ALL CEILING ELEMENTS, INCLUDING LIGHT FIXTURES, HVAC DUCTING, WIRE HANGERS & OTHER SUPPORTING ELEMENTS, SHALL BE REMOVED IN ITS ENTIRETY.
- EXISTING EXTERIOR WALLS, INCLUDING WINDOWS & DOORS THERE-IN, TO BE REMOVED. ANY CONCRETE CURBS &/OR MASONRY WALLS SHALL BE MADE FLUSH TO EXISTING CONCRETE SLAB.
- EXISTING STAIRS TO BE REMOVED AND RELOCATED.
- EXISTING POSTS TO BE REMOVED & MADE FLUSH TO EXISTING CONC. SLAB.
- EXISTING DOOR(S) TO REMAIN. ALL EXISTING HARDWARE TO BE INSPECTED & REPAIRED/REPLACED AS REQUIRED.
- EXISTING EXTERIOR METAL SIDING TO BE REMOVED.
- EXISTING DOWNSPOUT TO BE REMOVED.
- EXISTING STRIPING & ASSOCIATED CURB STOP TO BE REMOVED. EXISTING AC PAVING TO REMAIN, UNLESS INDICATED OTHERWISE.
- EXISTING CONC WALKWAY AND CONC BUILDING SLAB ARE TO BE RESTORED.
- EXISTING CMU WALL TO BE REMOVED A MINIMUM OF 6" BELOW TOP OF EXISTING SLAB ON GRADE.
- PORTION OF EXISTING A/C PAVING TO BE REMOVED TO ALLOW FOR NEW CONC WALK WAY.
- EXISTING STEEL/CONCRETE MEZZANINE TO REMAIN, INCLUDING LADDER AND RAILINGS SEE SECOND FLOOR DEMO PLAN



2ND LEVEL DEMOLITION PLAN

SC: 1/8" = 1'-0"

DEMOLITION GENERAL NOTES:

- GC SHALL VERIFY EXISTING CONDITIONS IN FIELD INCLUDING BUT NOT LIMITED TO SPACE DIMS, OBSTRUCTIONS, HIDDEN CONDITIONS, OR CONFLICTS W/ DRAWINGS. CONTACT OWNER & ARCHITECT @ START OF CONSTRUCTION. IF CONFLICTS ARE NOT REPORTED, GC WILL BE HELD RESPONSIBLE FOR ANY CHANGES OR WORK DUE TO UNREPORTED DIFFERENCES AND SHALL BE AT GC'S EXPENSE.
- DO NOT SCALE THE DRAWINGS, USE GIVEN DIMENSIONS, AND VERIFY EXISTING CONDITIONS. DIMENSIONS SHOWN ARE TO THE FACE OR FINISH, UNLESS OTHERWISE NOTED.
- VERIFY ALL HAZARDOUS MATERIALS HAVE BEEN PROPERLY ABATED BEFORE PROCEEDING WITH ANY DEMOLITION.

- PROTECT EXISTING ELEMENTS TO REMAIN SUCH AS CONC FLOOR SLABS, COLUMNS, WALLS, STRUCTURAL STEEL FRAMING, ETC. EXISTING FRAMING ELEMENTS SHALL BE REMOVED BY UNBOLTING, CUTTING, BURNING OR OTHER NON-DESTRUCTIVE MEANS (SUCH AS PULLING OR PRYING) AS NOT TO DAMAGE EXISTING ELEMENTS TO REMAIN. EXISTING REMAINING ELEMENTS THAT ARE DAMAGED EXTENSIVELY SHALL BE REPAIRED BY THE CONTRACTOR.
- EXISTING WALL, CEILING & FLOOR SURFACES TO RECEIVE A NEW FINISH SHALL BE SMOOTH. PREP SURFACES AS MANUFACTURER RECOMMENDS FOR NEW SPECIFIED FINISH, IE. GYP. BD., ETC.
- VERIFY ALL FINISHES W/ INTERIOR ELEVATIONS & SCHEDULE.
- DO NOT ABANDON ANY UTILITIES OR MATERIALS WITHIN LEASE SPACE. REMOVE BACK TO SOURCE.

- TAKE CARE IN SEQUENCE OF REMOVAL. G.C. TO PROVIDE ADEQUATE TEMPORARY BRACING &/OR SUPPORT FOR BUILDING ELEMENTS TO REMAIN. COORDINATE WITH PROJECT STRUCTURAL ENGINEER.

- MEZZANINES THAT ARE TO REMAIN WILL REQUIRE SOME STRUCTURAL REINFORCEMENT, SEE STRUCTURAL DRAWINGS FOR RELATED WORK PRIOR TO REMOVAL.
- ALL MATERIALS REMOVED SHALL BE DISPOSED OF IN A LEGAL MANNER.

DEMOLITION PLAN KEYNOTES:

- EXISTING MEZZANINE/2ND FLOOR TO BE REMOVED IN ITS ENTIRETY (EXCEPT WHERE NOTED). REMOVE ALL ASSOCIATED PLUMBING, ELECTRICAL, ETC. TO ITS SOURCE &/OR CAP & MAKE SAFE AT EXISTING GROUND LEVEL FLOOR SLAB. ANY & ALL CEILING ELEMENTS, INCLUDING LIGHT FIXTURES, HVAC DUCTING, WIRE HANGERS & OTHER SUPPORTING ELEMENTS, SHALL BE REMOVED IN ITS ENTIRETY. COORDINATE WITH PROJECT STRUCTURAL ENGINEER FOR TEMPORARY/PERMANENT BRACING/REINFORCEMENT.

- EXISTING BUILDING ADDITION TO BE REMOVED IN ITS ENTIRETY TO TOP OF EXISTING FINISH SLAB. ALL WALLS/COLUMNS IN THE AREA DEFINED, SHALL BE CUT-OFF AT THE TOP OF EXISTING SLAB TO REMAIN AND MADE FLUSH. REMOVE ALL ASSOCIATED PLUMBING, ELECTRICAL, ETC. TO ITS SOURCE &/OR CAP & MAKE SAFE AT CONC FINISH SLAB TO REMAIN. ANY & ALL CEILING ELEMENTS, INCLUDING LIGHT FIXTURES, HVAC DUCTING, WIRE HANGERS & OTHER SUPPORTING ELEMENTS, SHALL BE REMOVED IN ITS ENTIRETY.

- EXISTING DOWNSPOUTS TO BE REMOVED

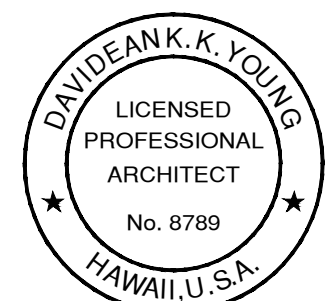
- EXISTING GLASS BLOCK TO BE REMOVED

- EXISTING WINDOW(S) TO BE REMOVED/REPLACED

- EXISTING METAL SIDING TO BE REMOVED

- EXISTING WINDOWS TO BE REMOVED AND OPENINGS ARE TO BE PREPPED AND RESTORED FOR NEW WINDOWS. SEE STRUCTURAL DRAWINGS FOR RELATED WORK.

- EXISTING WINDOWS ALONG ALLEY SHALL BE INSPECTED & REPAIRED OR REPLACED AS REQUIRED WITH 'LIKE MATERIALS/GLAZING', AS PER DPP APPROVAL OF RESTORATION WORK. EXISTING CONDITION TO BE IMPROVED.



DAVID K.K. YOUNG
EXP. DATE: 04-30-2020

This work was prepared
by me or under my
supervision and
construction of this
project will be under
my observation.

THE RENOVATION/RESTORATION OF
UNIVERSAL BUILDING
535 WARD AVENUE
HONOLULU, HAWAII 96814

Original sheet size is 24"x36". All indicated
scales shown are in respect to the original
sheet size.

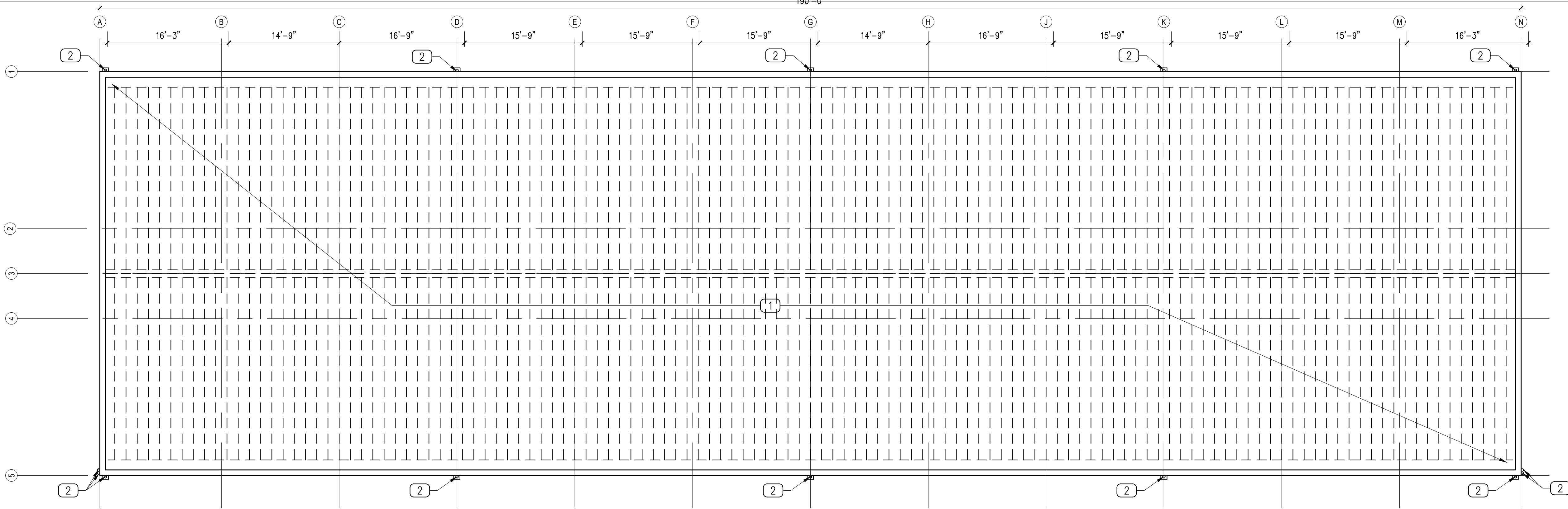
DATE

NO.	ISSUE DATE	DESCRIPTION	BY	CHK
1	03-15-2017	DEMOLITION PERMIT	HC	DY
2	05-25-2017	BLOG PERMIT	DY	DY
3	07-24-17	TPR COMMENTS	DY	DY
4	12-15-17	OWNER REVISIONS	DY	DY
5	04-02-2018	OWNER REVISIONS	DY	DY
6	05-21-2018	OWNER REVISIONS	DY	DY

SHEET

INTERIOR DEMOLITION PLAN

A1.2



ROOF LEVEL DEMOLITION PLAN

SC: 1/8" = 1'-0"

DEMOLITION GENERAL NOTES:

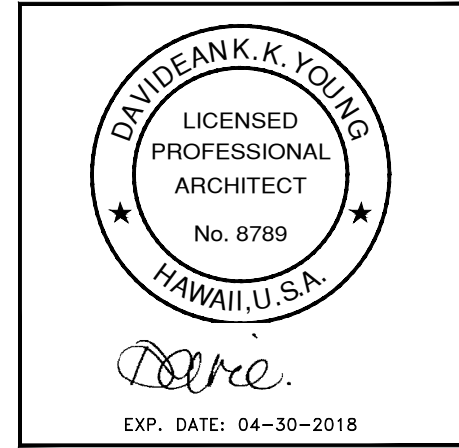
- GC SHALL VERIFY EXISTING CONDITIONS IN FIELD INCLUDING BUT NOT LIMITED TO SPACE DIMS, OBSTRUCTIONS, HIDDEN CONDITIONS, OR CONFLICTS W/ DRAWINGS. CONTACT OWNER & ARCHITECT @ START OF CONSTRUCTION. IF CONFLICTS ARE NOT REPORTED, GC WILL BE HELD RESPONSIBLE FOR ANY CHANGES OR WORK DUE TO UNREPORTED DIFFERENCES AND SHALL BE AT GC'S EXPENSE.
- DO NOT SCALE THE DRAWINGS, USE GIVEN DIMENSIONS, AND VERIFY EXISTING CONDITIONS. DIMENSIONS SHOWN ARE TO THE FACE OR FINISH, UNLESS OTHERWISE NOTED.
- VERIFY ALL HAZARDOUS MATERIALS HAVE BEEN PROPERLY ABATED BEFORE PROCEEDING WITH ANY DEMOLITION.
- PROTECT EXISTING ELEMENTS TO REMAIN SUCH AS CONC FLOOR SLABS, COLUMNS, WALLS, STRUCTURAL STEEL FRAMING, ETC. EXISTING FRAMING ELEMENTS SHALL BE REMOVED BY UNBOLTING, CUTTING, BURNING OR OTHER NON-DESTRUCTIVE MEANS (SUCH AS PULLING OR PRYING) AS NOT TO DAMAGE EXISTING ELEMENTS TO REMAIN. EXISTING REMAINING ELEMENTS THAT ARE DAMAGED EXTENSIVELY SHALL BE REPAIRED BY THE CONTRACTOR.
- EXISTING WALL, CEILING & FLOOR SURFACES TO RECEIVE A NEW FINISH SHALL BE SMOOTH. PREP SURFACES AS MANUFACTURER RECOMMENDS FOR NEW SPECIFIED FINISH, IE. GYP. BD., ETC.
- VERIFY ALL FINISHES W/ INTERIOR ELEVATIONS & SCHEDULE.
- DO NOT ABANDON ANY UTILITIES OR MATERIALS WITHIN LEASE SPACE. REMOVE BACK TO SOURCE.

DEMOLITION PLAN KEYNOTES:

- REMOVE EXISTING STANDING SEAM METAL ROOFING INCLUDING EXISTING CORRUGATED ROOFING/DECK, EXISTING PURLINS, AND ASSOCIATED GUTTER(S) AND FLASHING. PROVIDE TEMPORARY BRACING AS REQUIRED. COORDINATE WITH PROJECT STRUCTURAL ENGINEER FOR STRUCTURAL REINFORCEMENT TEMPORARY &/OR PERMANENT.
- REMOVE EXISTING DOWNSPOUTS & COLLECTOR BOXES.

DKKY Architecture Studio, Inc.

2895 Kalakava Avenue #106
Honolulu, Hawaii 96815
Phone: 808.596.8400
Email: dkkydavie@gmail.com



This work was prepared
by me or under my
supervision and
construction of this
project will be under
my observation.

THE RENOVATION/RESTORATION OF
UNIVERSAL BUILDING
535 WARD AVENUE
HONOLULU, HAWAII 96814

Original sheet size is 24"x36". All indicated
scales shown are in respect to the original
sheet size.

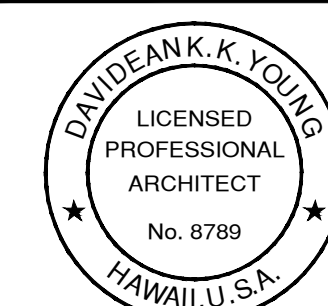
DATE

NO. 1
ISSUE DATE 03-15-2017
DESCRIPTION DEMOLITION PERMIT
BY CHK HC DY
DATE 05-25-2017
DESCRIPTION BLDG PERMIT
BY CHK HC DY

SHEET

ROOF LEVEL DEMOLITION PLAN

A1.3



DKKY
EXP. DATE: 04-30-2020

This work was prepared
by me or under my
supervision and
construction of this
project will be under
my observation.

THE RENOVATION/RESTORATION OF
UNIVERSAL BUILDING
535 WARD AVENUE
HONOLULU, HAWAII 96814

Original sheet size is 24"x36". All indicated
scales shown are in respect to the original
sheet size.

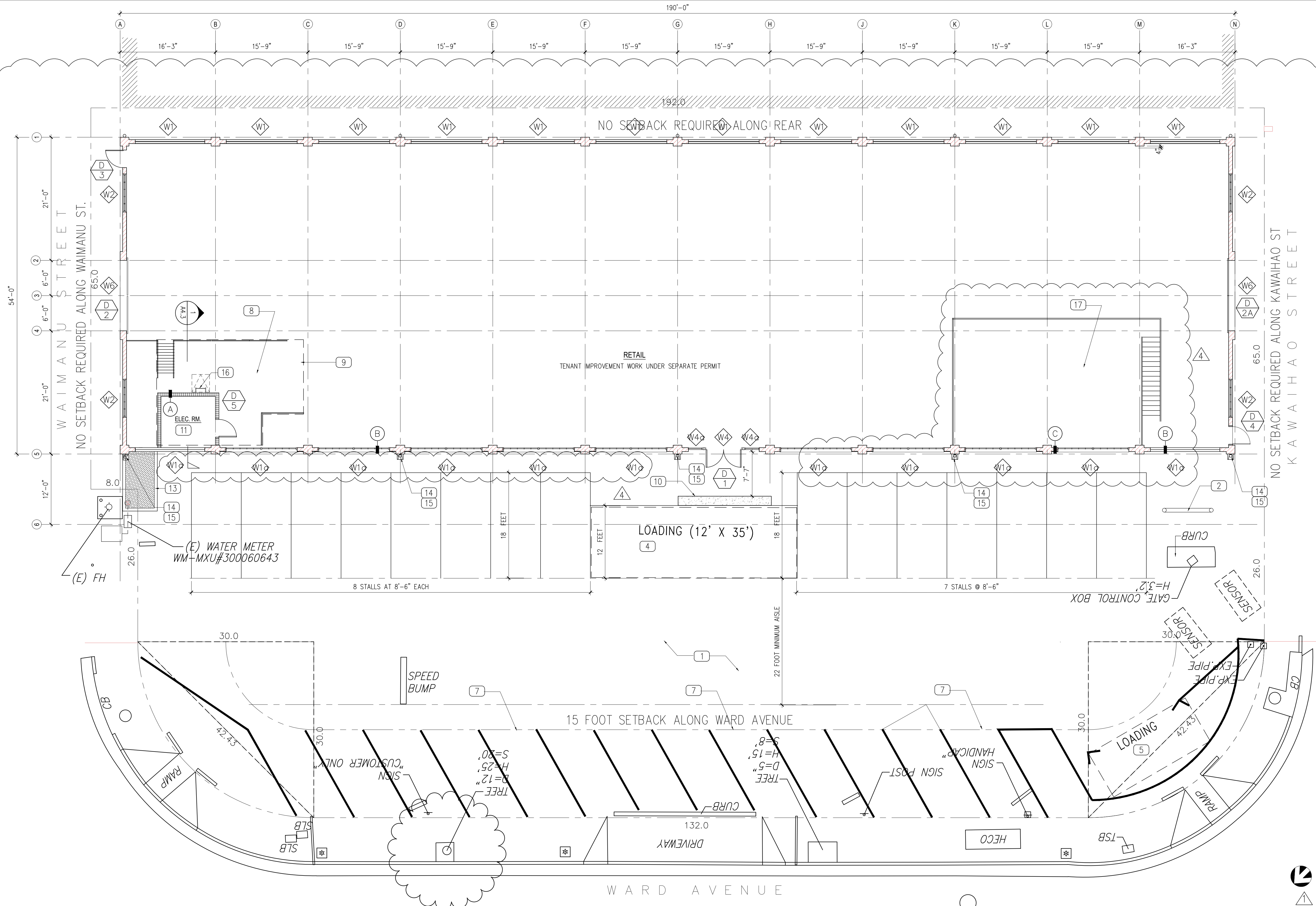
DATE

NO.	ISSUE DATE	DESCRIPTION	BY	CHK
1	03-15-2017	PERMIT	HC	DY
2	05-25-2017	BLDG PERMIT	DY	DY
3	07-24-17	TPR COMMENTS	DY	DY
4	12-15-17	OWNER REVISIONS	DY	DY
5	04-02-2018	OWNER REVISIONS	DY	DY
6	05-21-2018	OWNER REVISIONS	DY	DY

SHEET

SITE/GROUND LEVELFLOOR PLAN

A2.1



FLOOR PLAN

SC: $\frac{1}{8}'' = 1'-0''$

FLOOR PLAN KEYNOTES:

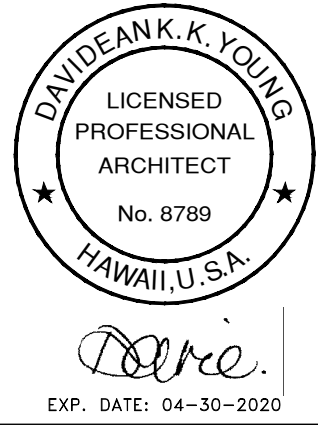
- EXISTING PARKING LOT PAVING, TO REMAIN
- BICYCLE RACK [BELSON OUTDOORS, WINDER WAVE 7 LOOP, OR OWNER SELECTION]
- CONTROL JOINTS @ 60" O.C. EA. DIRECTION
- 12'X35' LOADING
- 8'-6"x19'-0" LOADING
- NEW PARKING STALL STRIPING @ 8'-3"x18'-0" W/ 3" WIDE STRIPES (PERPENDICULAR TO BUILDING FACADE)
- NO CHANGE TO EXISTING PARKING ALONG WARD AVENUE SIDE OF THE LOT - EXISTING TO REMAIN

- EXISTING EQUIPMENT MEZZANINE AND STEEL STAIR TO REMAIN
- INSTALL NEW PIPE RAIL TO MATCH EXISTING WHERE NEEDED
- STRUCTURALLY REINFORCED CONCRETE BENCH, SEE STRUCTURAL
- NEW ELECTRICAL ROOM ON MEZZANINE LEVEL
- EXISTING FLOOR SLAB TO REMAIN. CONTRACTOR TO CLEAN, POLISH AND FILL ANY VOIDS LARGER THAN 1/2" IN DEPTH
- EXISTING PLANTER TO REMAIN. RE-BUILD CURB WHERE WALL WAS REMOVED.
- NEW GUTTER, RAINHEAD, AND LEADER TO MATCH EXISTING IN DESIGN, QUALITY AND DETAIL - FOR HISTORICAL PURPOSES

- NEW CONCRETE SPLASH BLOCK
- NEW ROOF ACCESS LADDER FROM MEZZANINE LEVEL TO ROOF
- PORTION OF EXISTING 'ORIGINAL' STEEL MEZZANINE TO REMAIN. SEE STRUCTURAL DRAWINGS FOR RELATED WORK.

INTERIOR PARTITION TYPE:

- | KEY | DESCRIPTION |
|-----|---|
| A | 6" METAL CHANNELS @ 16" O.C. MIN. W/ $\frac{1}{8}''$ GYP BD BOTH SIDES. [SEE WALL SECTION 1/A4.3] TO UNDERSIDE OF THE ROOF DECK. FULL HEIGHT. |
| B | CONCRETE WALL INFILL WITH STEEL DIVIDED LITE WINDOWS TO MATCH ORIGINAL BUILDING SEE STRUCTURAL FOR REINFORCED CONCRETE WALL DESIGN |
| C | EXISTING CONCRETE COLUMNS, REPAIR AND RESTORE |



This work was prepared
by me or under my
supervision and
construction of this
project will be under
my observation.

THE RENOVATION/RESTORATION OF
UNIVERSAL BUILDING
535 WARD AVENUE
HONOLULU, HAWAII 96814

Original sheet size is 24"x36". All indicated
scales shown are in respect to the original
sheet size.

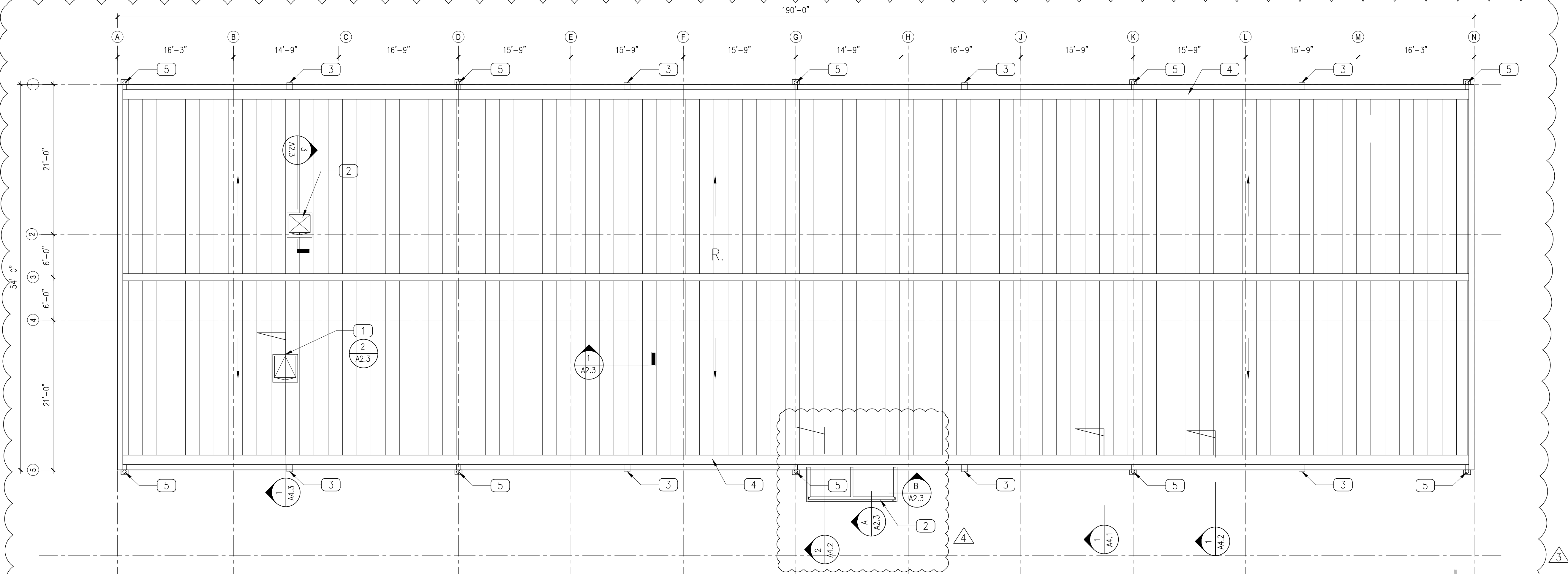
DATE

NO.	ISSUE DATE	DESCRIPTION	BY	CHK
1	03-15-2017	RECONSTRUCTION PERMIT	HC	DY
2	05-25-2017	BIDG PERMIT	DY	DY
3	07-24-17	TPR COMMENTS	DY	DY
4	12-15-17	OWNER REVISIONS	DY	DY
5	04-02-2018	OWNER REVISIONS	DY	DY
6	05-21-2018	OWNER REVISIONS	DY	DY

SHEET

ROOF PLAN

A2.3

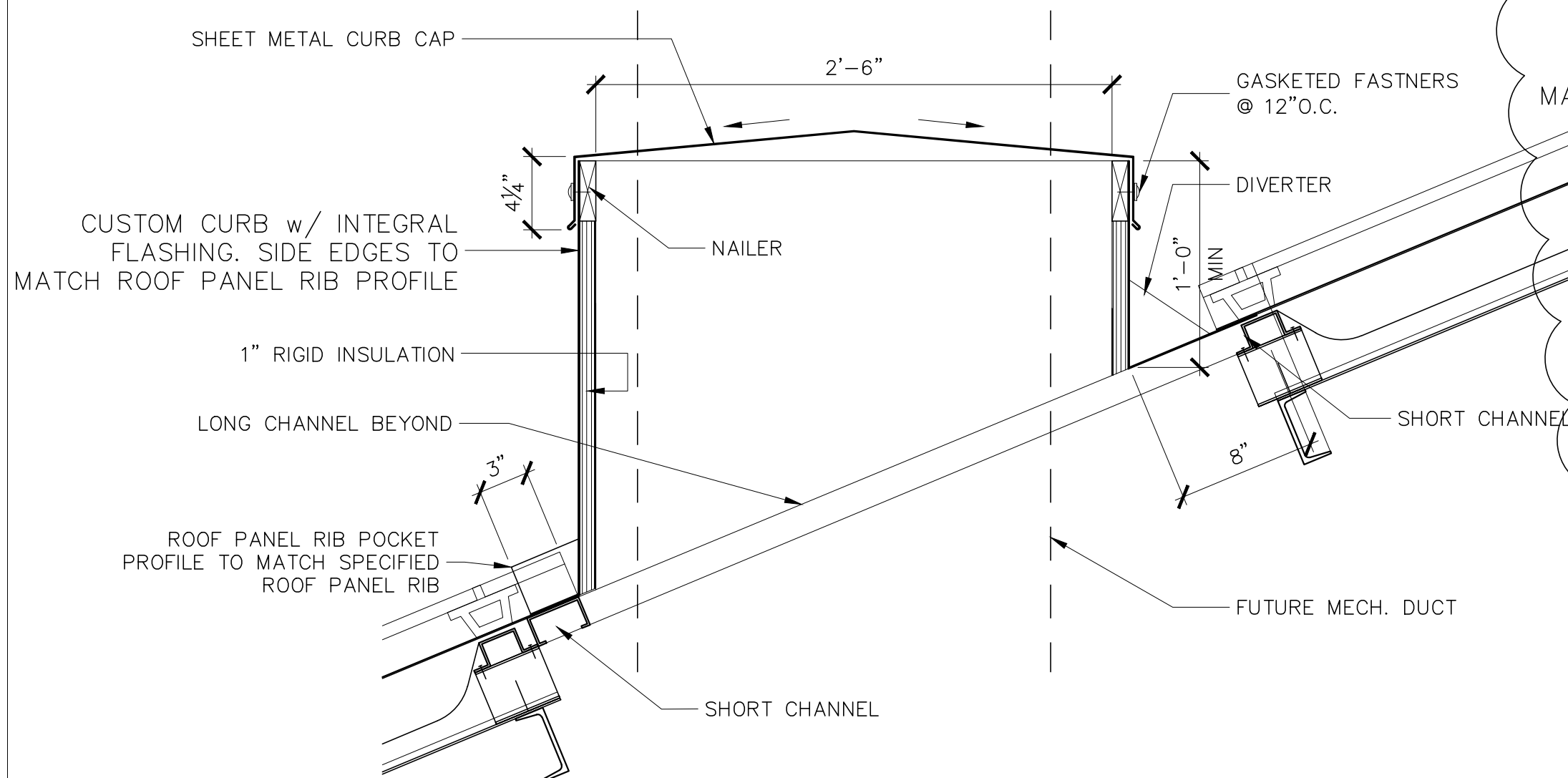


ROOF PLAN

SC: 1/8" = 1'-0"

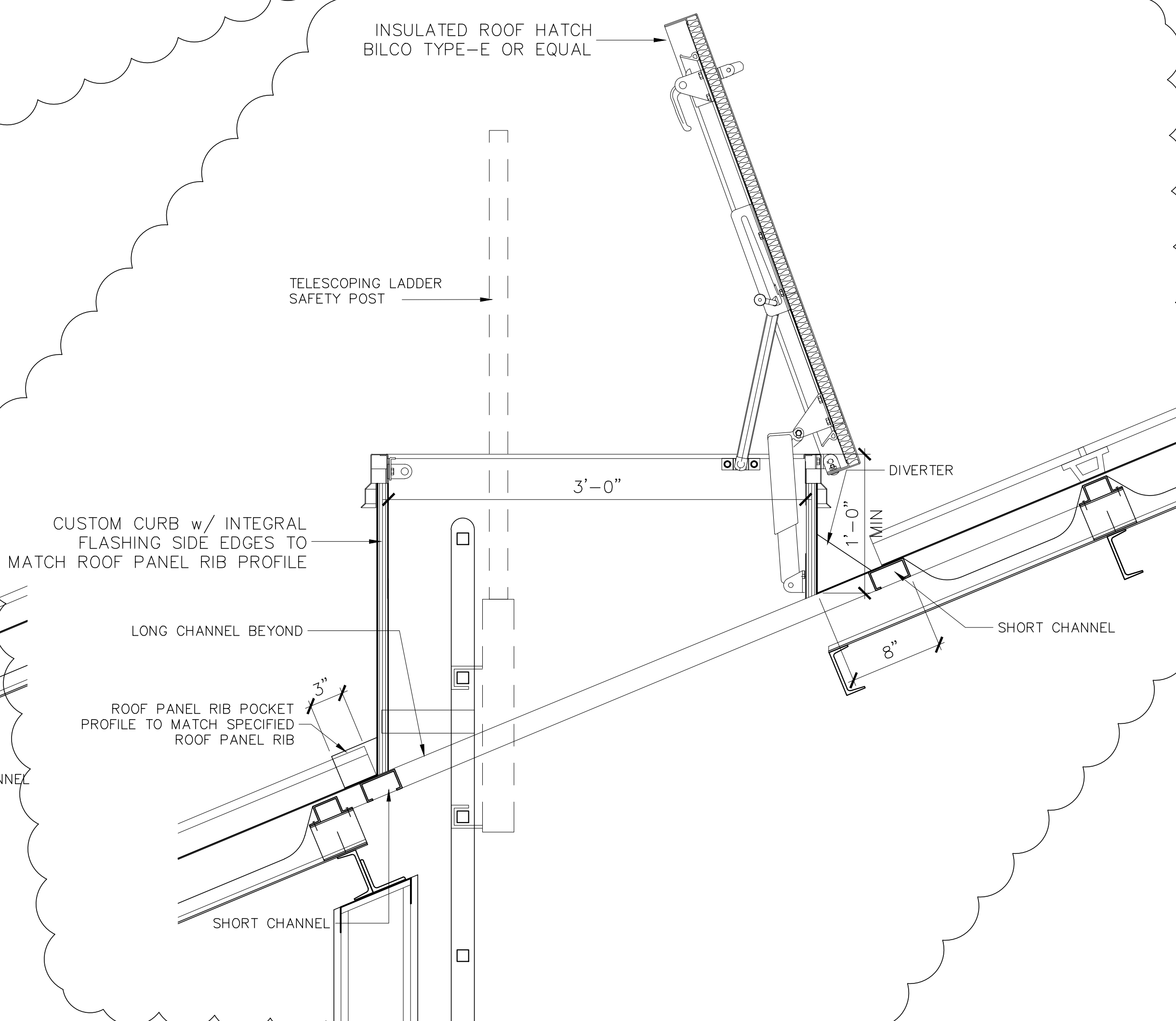
ROOF PLAN KEYNOTES:

- 1 NEW ROOF ACCESS HATCH
- 2 NEW HSS STEEL AWNING FRAME WITH SOLAR PANELS BY OTHERS, SEE STRUCTURAL
- 3 NEW THRU-WALL OVERFLOW SCUPPER
- 4 NEW GUTTER TROUGH
- 5 NEW 4"x6" RECTANGULAR THRU-WALL GUTTER LEADER & COLLECTOR BOX w/DOWNSPOUT, MATCH EXISTING



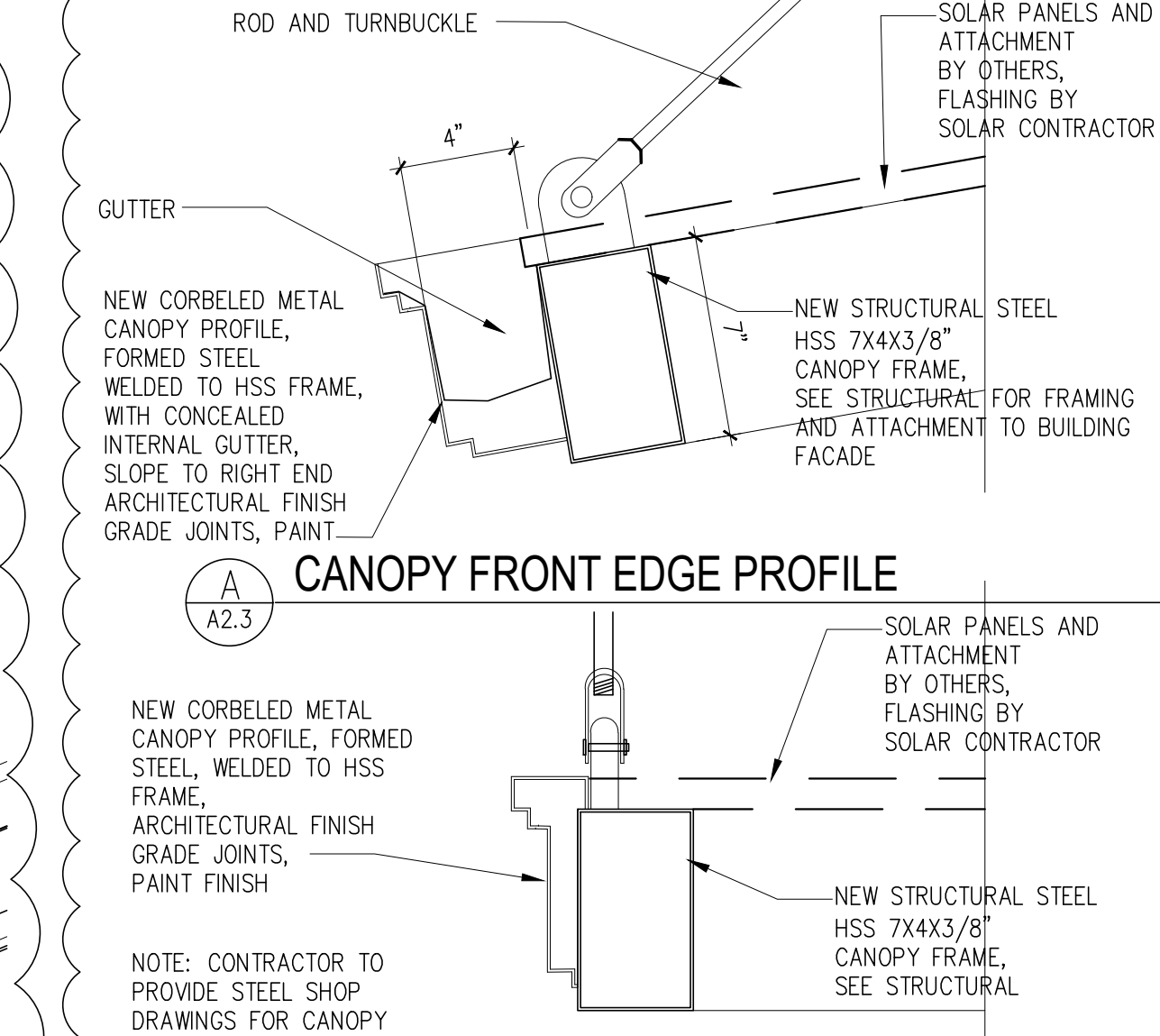
ROOF CURB - SLOPED ROOF

SC: 1 1/2"=1'-0"



ROOF ACCESS HATCH

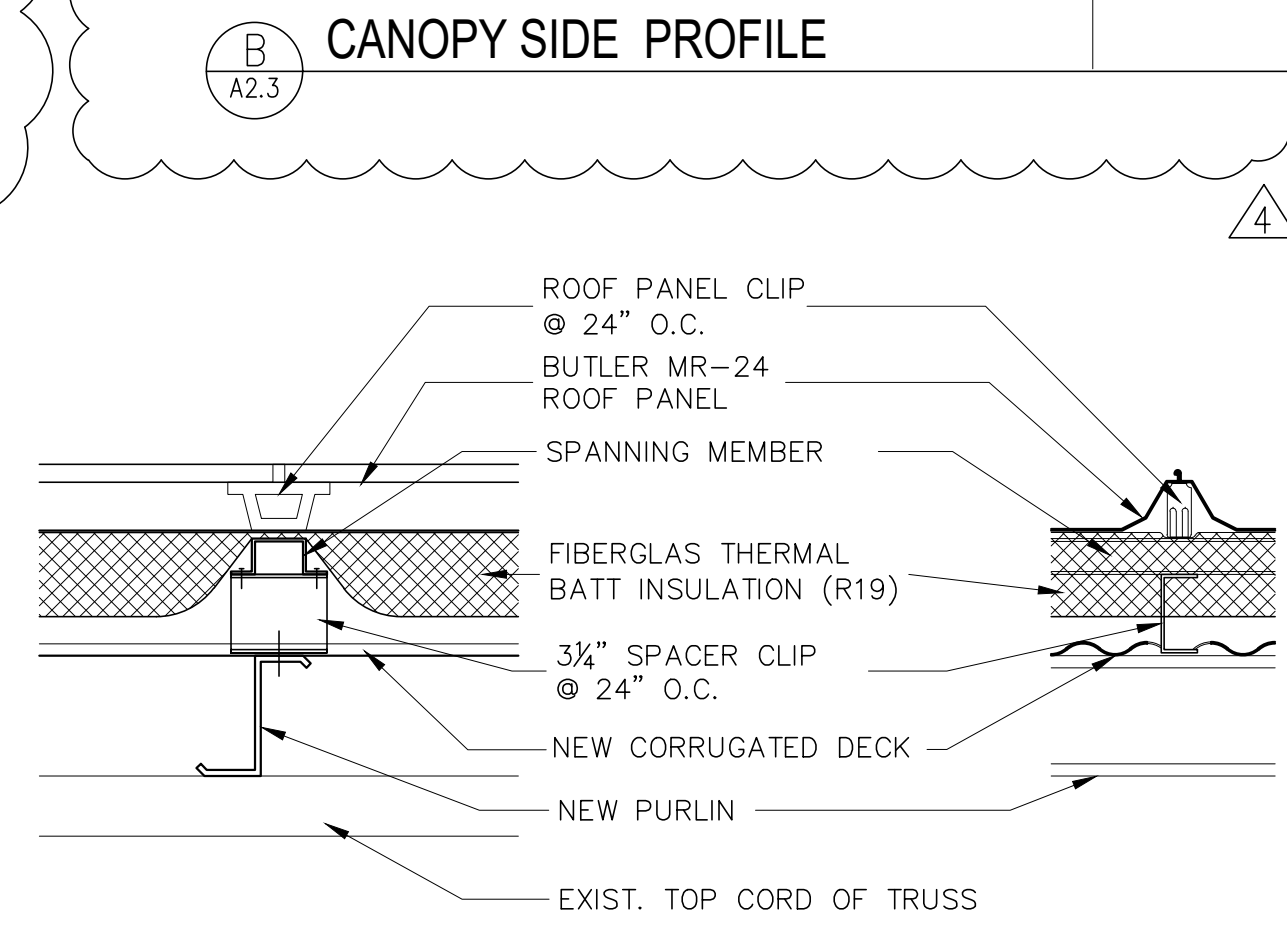
SC: 1 1/2"=1'-0"



CANOPY FRONT EDGE PROFILE

A

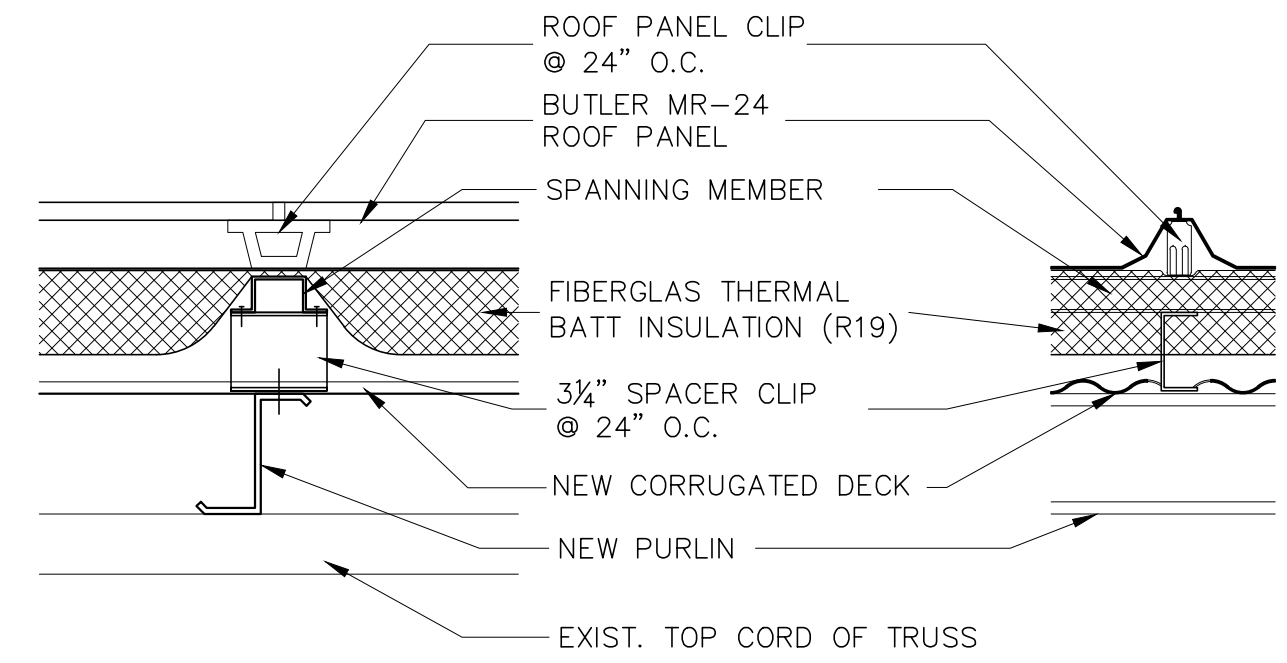
A2.3



CANOPY SIDE PROFILE

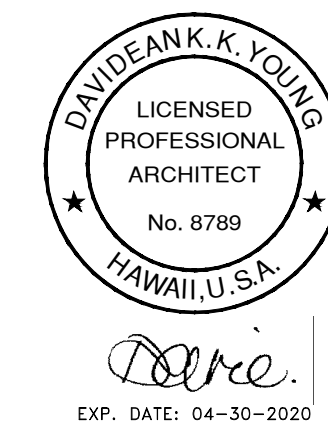
B

A2.3



NEW METAL PANEL ROOF

SC: 1 1/2"=1'-0"



This work was prepared
by me or under my
supervision and
construction of this
project will be under
my observation.

THE RENOVATION/RESTORATION OF
UNIVERSAL BUILDING
535 WARD AVENUE
HONOLULU, HAWAII 96814

Original sheet size is 24"x36". All indicated
scales shown are in respect to the original
sheet size.

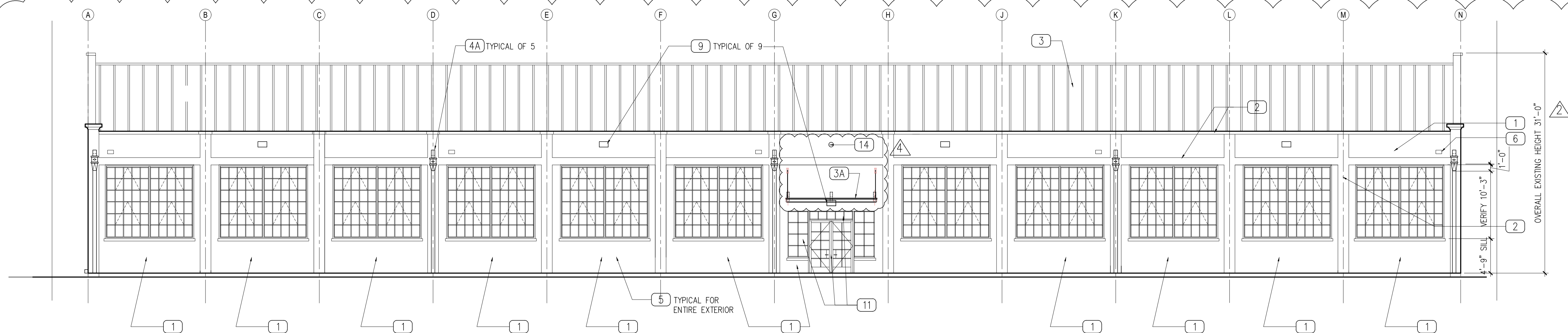
DATE

NO.	ISSUE DATE	DESCRIPTION	BY	CHK
1	03-15-2017	PERMIT	HC	DY
2	05-25-2017	BLOG PERMIT	DY	DY
3	07-24-17	TPR COMMENTS	DY	DY
4	12-15-17	OWNER REVISIONS	DY	DY
5	04-02-18	OWNER REVISIONS	DY	DY
6	05-21-18	OWNER REVISIONS	DY	DY

SHEET

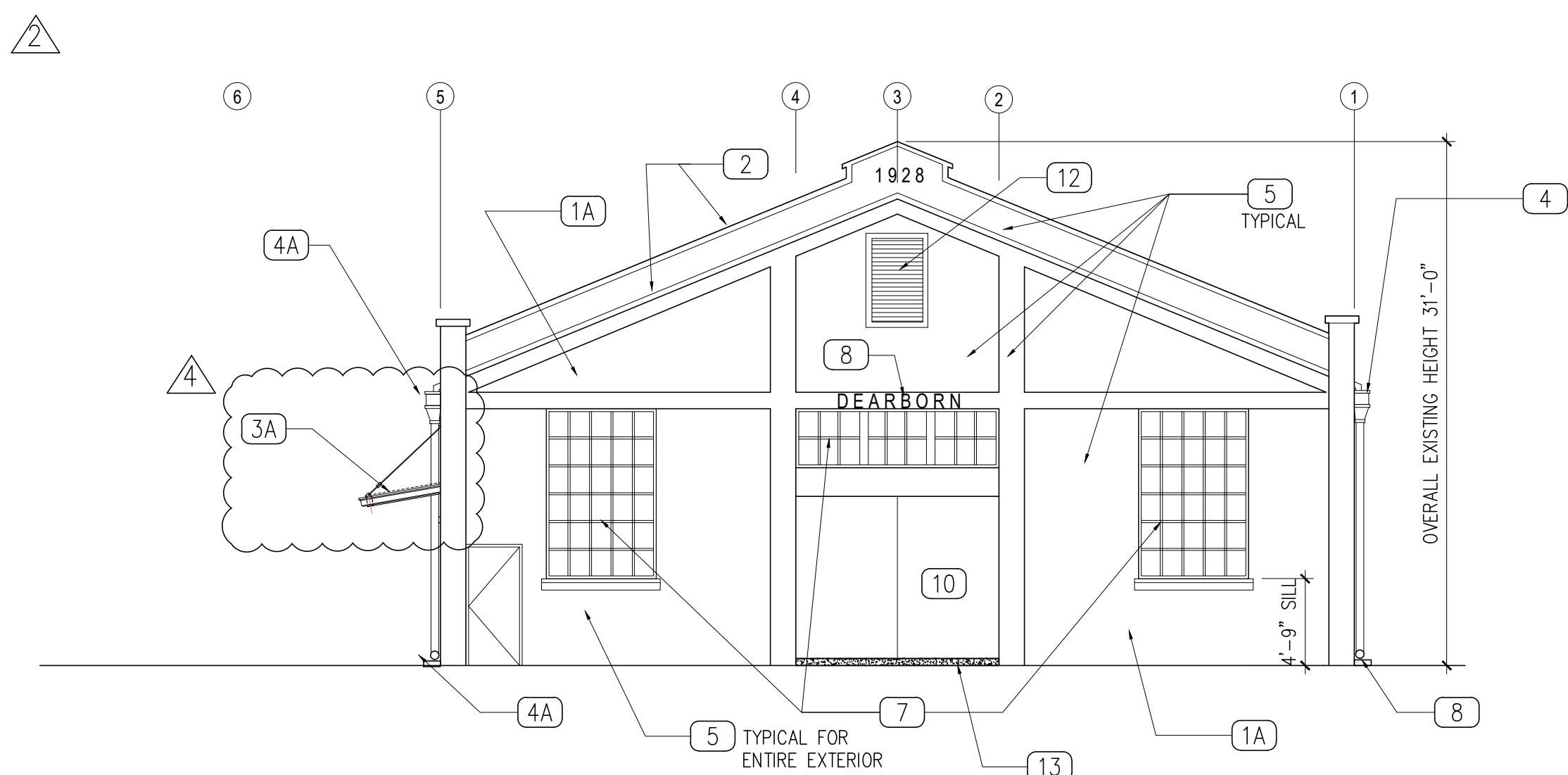
EXTERIOR ELEVATIONS

A3.1



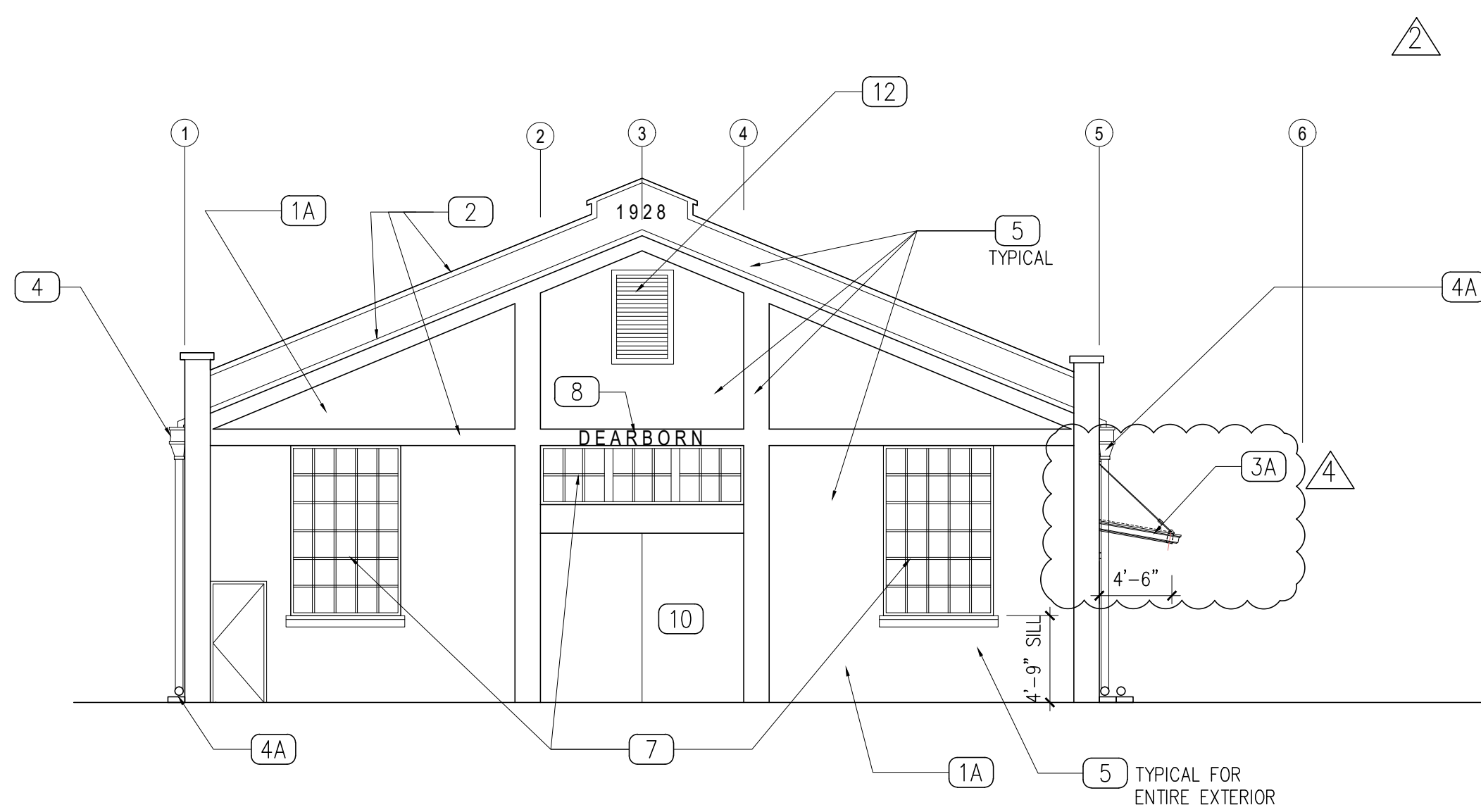
WARD ELEVATION

SC: 3/8" = 1'-0"



KAWAIHAU STREET ELEVATION

SC: 3/8" = 1'-0"



WAIMANU STREET ELEVATION

SC: 3/8" = 1'-0"

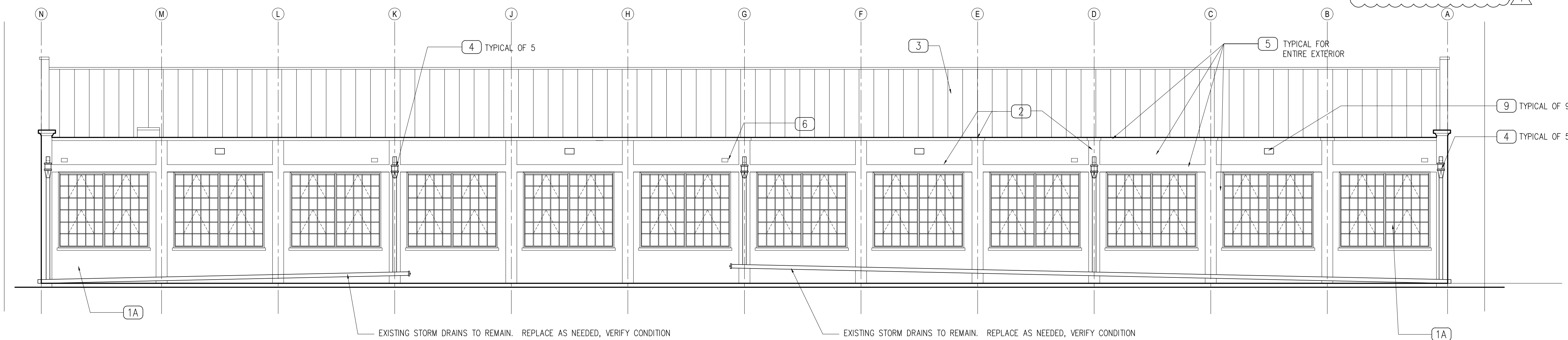
NOTE:

NEW WORK UNDER SCOPE OF THIS PROJECT IS INTENDED TO MATCH ORIGINAL
CONDITIONS THAT ARE CONSIDERED HISTORIC.

EXTERIOR COLOR SCHEME IS TO BE DETERMINED. A COMPUTER MATCH OF THE
ORIGINAL PAINT IS REQUIRED.

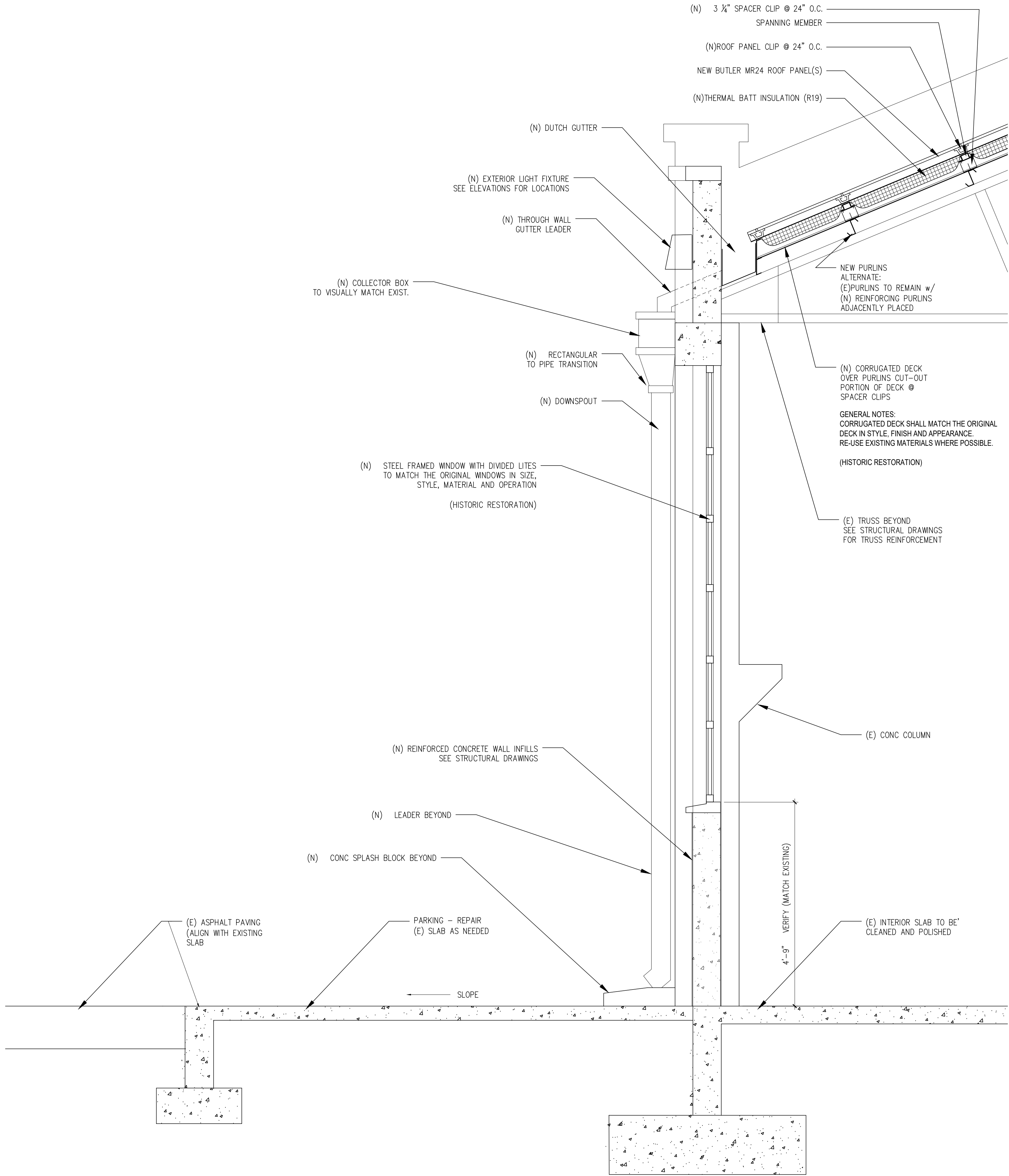
ELEVATION KEYNOTES:

- 1 REINFORCED CONCRETE WALL WITH STEEL DIVIDED LITE WINDOWS AND
CONCRETE SILL. ONE-FOR-ONE REPLACEMENT OF ORIGINAL WINDOWS.
SEE STRUCTURAL DRAWINGS.
- 1A EXISTING TEXTURED CONCRETE WALL WITH EXISTING STEEL DIVIDED LITE
WINDOWS AND CONCRETE SILL. WHERE EXISTING WINDOWS ARE IN DISREPAIR
CONDITION, REPLACE ONE-FOR-ONE WITH IDENTICAL ORIGINAL WINDOWS, .
REPAIR EXISTING WALL SURFACE AND FINISH, THROUGHOUT.
- 2 EXISTING SURFACE ARTICULATIONS ARE TO BE REPAIRED AND RESTORED
WITH LIKE MATERIALS. PROFILES AND TEXTURE THROUGH OUT. CONTRACTOR
SHALL EXAMINE THE BUILDING. SEE STRUCTURAL DRAWINGS FOR
STRUCTURAL RELATED REPAIR WORK.
- 3 NEW (INSULATED) ANGLED METAL STANDING SEAM ROOF AND GUTTER
BUTLER MR-24 ROOF SYSTEM, COLOR AS APPROVED BY OWNER.
- 3A NEW HSS STRUCTURAL STEEL AWNING FRAME WITH GUTTER, SEE DETAILS
FRAME TO SUPPORT SOLAR PANELS TO BE INSTALLED BY OTHERS
- 4 EXIST COLLECTOR BOX/SCUPPER & DOWN SPOUTS w/ CONC SPLASH
BLOCK @ DISCHARGE POINT - WHERE DETERIORATED, PROVIDE NEW TO
MATCH EXISTING IDENTICALLY, AS REQUIRED. VERIFY CONDITION OF
EXISTING ITEMS.
- 4A NEW COLLECTOR BOX/SCUPPER & DOWN SPOUT w/ CONC SPLASH
BLOCK - REPLACE EXISTING WITH NEW TO "MATCH" ORIGINAL DESIGN
IDENTICALLY, TYP. OF 5
- 5 TEXTURIZED ELASTOMERIC PAINT ON CONC/CMU SURFACES
[MATCH EXISTING TEXTURE, TYPICAL]
- 6 NEW COPPER OVERFLOW SCUPPER, TYPICAL OF 10
- 7 RESTORED ORIGINAL WINDOW OR "ONE-FOR-ONE" IDENTICAL
REPLACEMENT WINDOW WHERE WINDOWS ARE IN DISREPAIR CONDITION
- 8 RESTORE EXISTING "DEARBORN" CONCRETE FORMED LETTERING
MATCH ORIGINAL TEXTURE
- 9 NEW WALL MOUNT SECURITY LIGHT, TYPICAL OF 9, SEE ELEC.
- 10 NEW STEEL SLIDING DOORS, FABRICATED TO IDENTICALLY MATCH THE
ORIGINAL EXISTING DOORS.
- 11 NEW STEEL WITH DIVIDED LITE GLASS DOORS, TRANSOM AND SIDELITES.
STEEL FRAMES SHALL MATCH EXISTING WINDOWS IDENTICALLY, NEW GLAZING
WITHIN 24" OF THE DOORS SHALL BE TEMPERED GLASS IN ACCORDANCE
WITH IBC 2006.
- 12 EXISTING GRILLE AND FRAME TO BE REFURBISHED
- 13 NEW CONCRETE CURB AT STEEL SLIDING DOOR DUE TO NEGATIVE SLOPE
CONDITION
- 14 NEW J-BOX FOR FUTURE SIGN



ALLEY ELEVATION

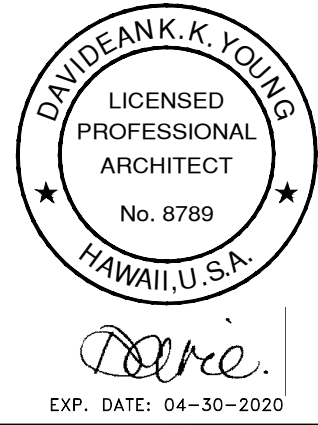
SC: 3/8" = 1'-0"



3

1
A4.1 SECTION AT TYPICAL FACADE WINDOW
SC: $\frac{3}{4}" = 1'-0"$

DKKY
Architecture Studio, Inc.
2895 Kalakaua Avenue #106
Honolulu, Hawaii 96815
Phone: 808.596.8400
Email: dkkydavis@gmail.com



This work was prepared
by me or under my
supervision and
construction of this
project will be under
my observation.

THE RENOVATION/RESTORATION OF
UNIVERSAL BUILDING
535 WARD AVENUE
HONOLULU, HAWAII 96814

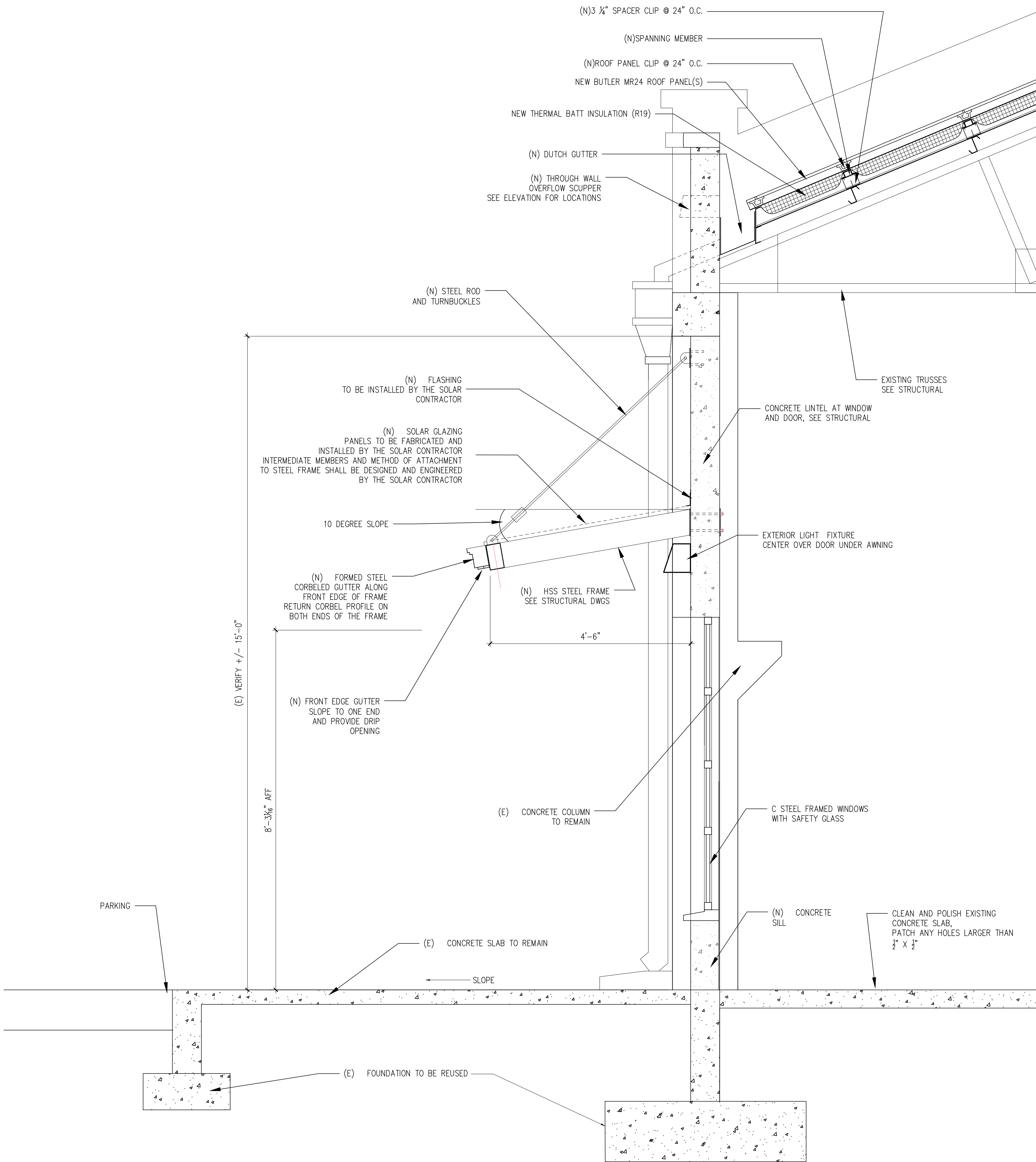
Original sheet size is 24"x36". All indicated
scales shown are in respect to the original
sheet size.

DATE		BY		CHK	
		DATE		DATE	
NO.	1	DESCRIPTION	REVISION	DATE	DATE
	2	DESCRIPTION	REVISION	DATE	DATE
	3	DESCRIPTION	REVISION	DATE	DATE
	4	DESCRIPTION	REVISION	DATE	DATE
	5	DESCRIPTION	REVISION	DATE	DATE

SHEET

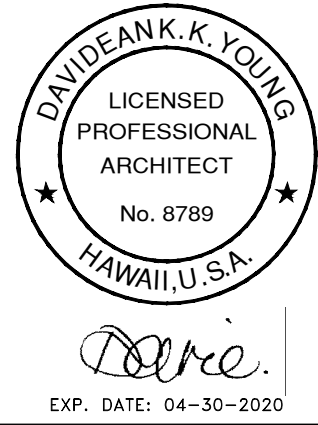
SECTION @ NEW ADDITION

A4.1



2
A4.2 SECTION @ ENTRY
SC: 3/4" = 1'-0"

DKKY
Architecture Studio, Inc.
2895 Kalakaua Avenue #106
Honolulu, Hawaii 96815
Phone: 808.596.8400
Email: dkkydavie@gmail.com



This work was prepared
by me or under my
supervision and
construction of this
project will be under
my observation.

THE RENOVATION/RESTORATION OF
UNIVERSAL BUILDING
535 WARD AVENUE
HONOLULU, HAWAII 96814

Original sheet size is 24"x36". All indicated
scales shown are in respect to the original
sheet size.

DATE	
NO.	DESCRIPTION
1	ISSUE DATE: 05-15-2017 DESCRIPTION: PERMIT BLOG PERMIT
2	07-24-17 TPR COMMENTS
3	12-15-17 OWNER REVISIONS
4	04-02-2018 OWNER REVISIONS
5	05-21-2018 OWNER REVISIONS
6	07-03-2018 CARSON - HODA

SHEET

SECTION @ NEW ADDITION

A4.2



This work was prepared
by me or under my
supervision and
construction of this
project will be under
my observation.

THE RENOVATION/RESTORATION OF
UNIVERSAL BUILDING
535 WARD AVENUE
HONOLULU, HAWAII 96814

Original sheet size is 24"x36". All indicated scales shown are in respect to the original sheet size.

NO.	ISSUE DATE	DESCRIPTION	BY	CHK
-	03-15-2017	DEMOLITION PERMIT	HC	DY
-	05-25-2017	BUDG PERMIT	HC	DY
1	07-24-17	TPR COMMENTS	DY	DY
2	12-15-17	OWNER REVISIONS	DY	DY
3	04-02-18	OWNER REVISIONS	DY	DY
5	07-03-18	CARSON - HCOA	DY	DY

SHEET

SECTION @ NEW ADDITION

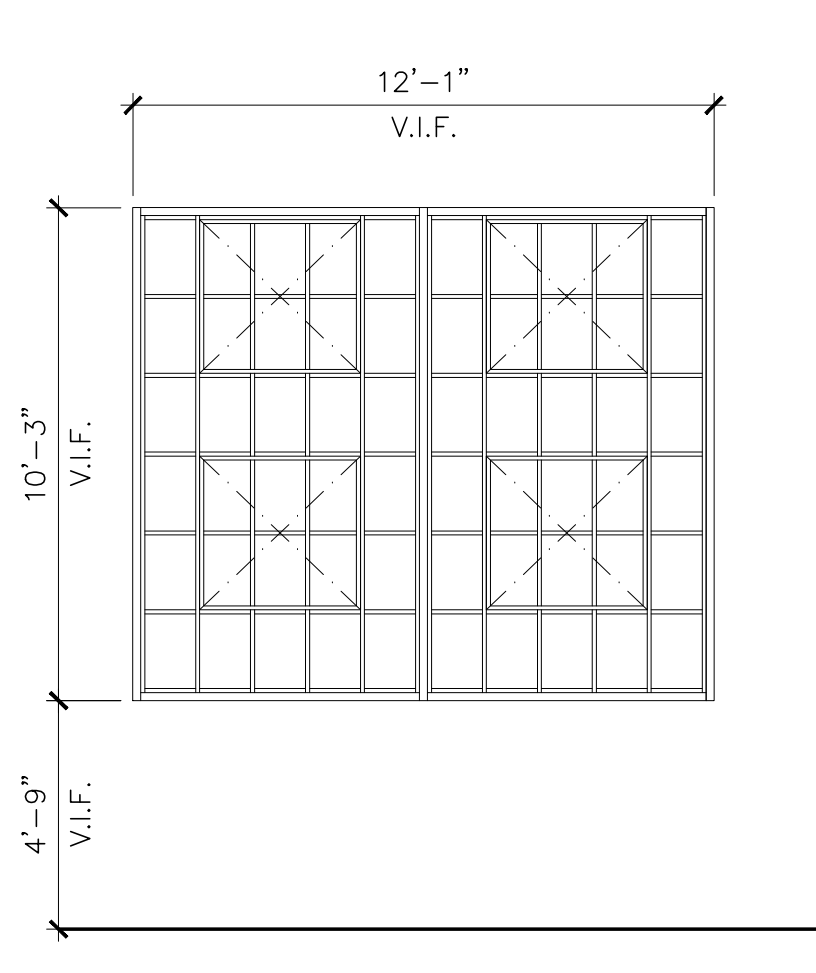
A4.3



1
A4.3

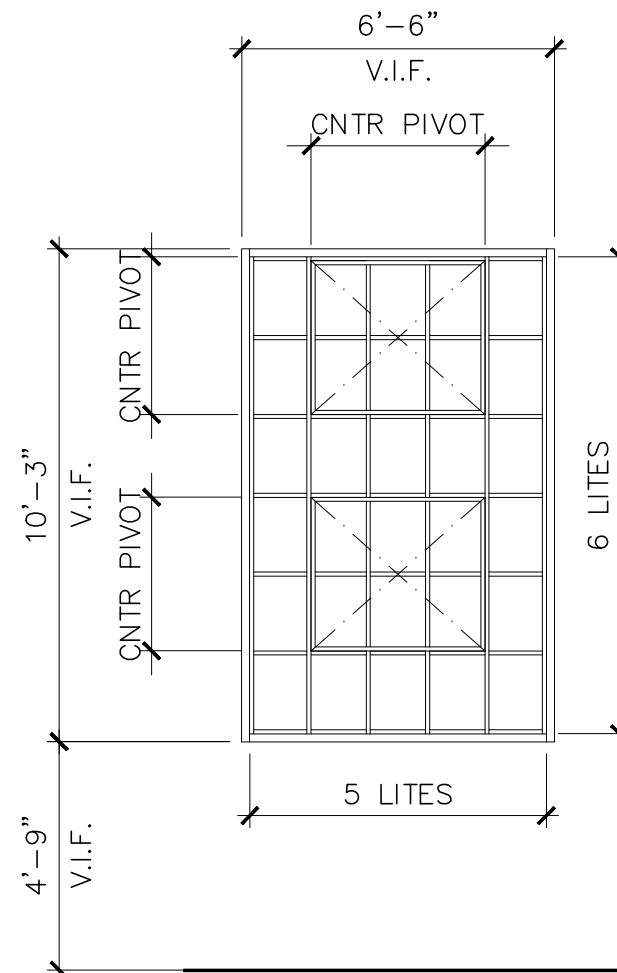
SECTION @ EXISTING MEZZANINE, ELECTRICAL ROOM AND ROOF HATCH

$$SC: \frac{3}{4}'' = 1' - 0$$



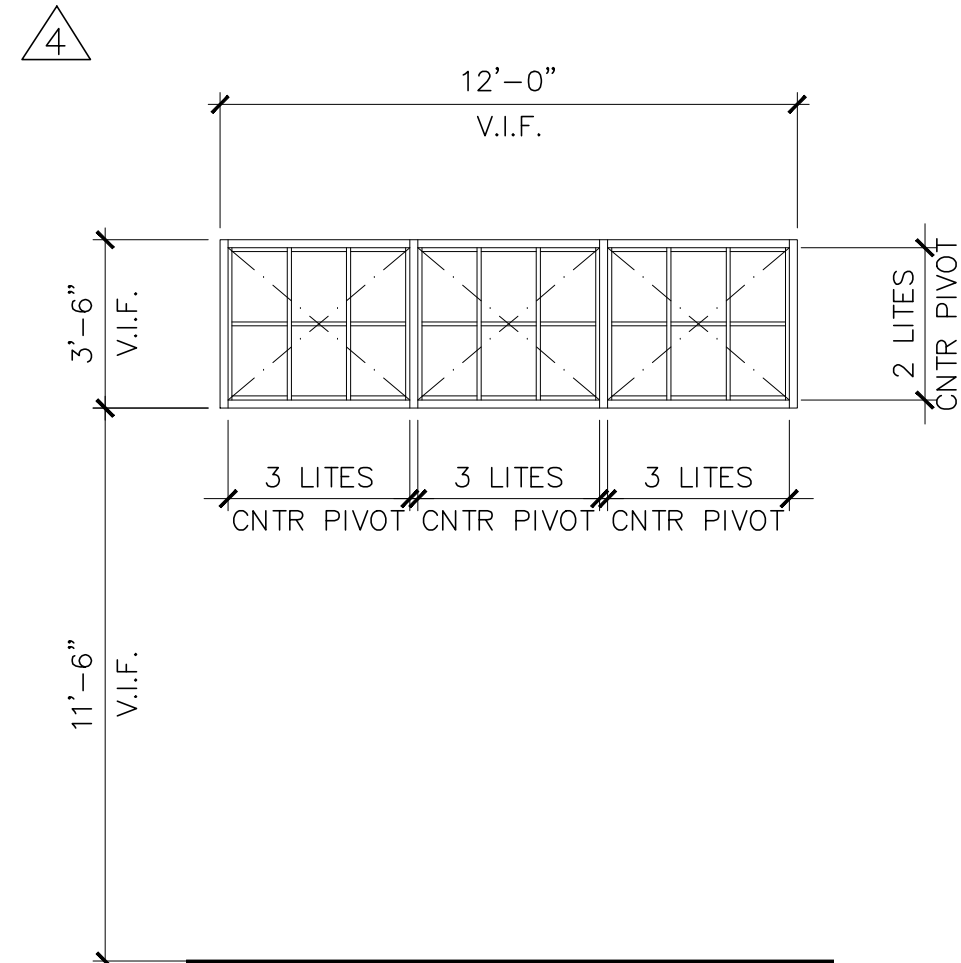
W1 **EXISTING STEEL**
MATERIAL: EXISTING (REPAIR AS NEEDED)
STYLE: INDIVIDUALLY DIVIDED LITES w/
CENTER PIVOT OPERATED SECTIONS. (REPAIR AS NEEDED)
GLAZING: WIRED GLASS (REPLACE AS NEEDED)

EXISTING WINDOWS ARE TO BE REPAIRED TO ORIGINAL CONDITION USING LIKE MATERIALS IN ALL RESPECTS INCLUDING GLAZING.
WHERE ORIGINAL WINDOWS ARE IN DISREPAIR, NEW WINDOWS THAT 'IDENTICALLY' MATCH THE ORIGINAL STEEL DIVIDED LITE PANES WITH WIRED GLAZING SHALL BE CUSTOM FABRICATED AND INSTALLED.



W2 **NEW WINDOW IN EXIST. OPENING**
MATERIAL: STEEL w/ WIRED GLAZING
STYLE: INDIVIDUALLY DIVIDED LITES w/
CENTER PIVOT OPERATED SECTIONS.
GLAZING: WIRED GLASS (MATCH ORIGINAL)

EXISTING GLASS BLOCK WINDOW INFILLS ARE TO BE REMOVED AND REPLACED WITH STEEL AND WIRED GLASS WINDOWS TO 'IDENTICALLY' MATCH ORIGINAL 1928 BUILDING.

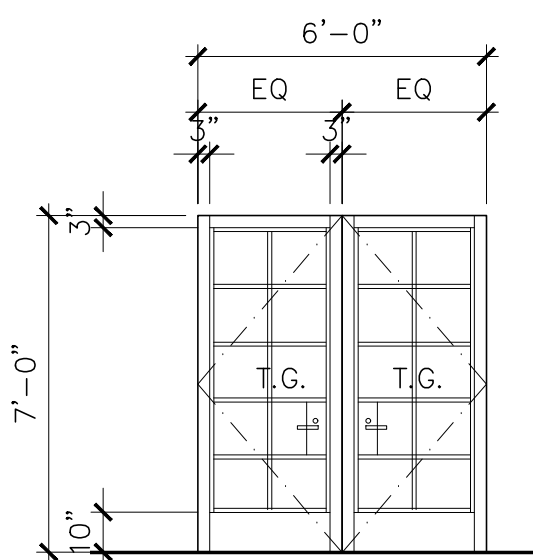


W6 **NEW WINDOW IN EXIST. OPENING**
MATERIAL: STEEL w/ DIVIDED LITES
STYLE: OPERABLE CENTER PIVOT w/ DIVIDED LITES
GLAZING: WIRED GLASS TO MATCH EXISTING

EXISTING LOUVERED WINDOW INFILLS ARE TO BE REMOVED AND REPLACED WITH WINDOWS THAT 'IDENTICALLY' MATCH THE ORIGINAL STEEL AND WIRED GLASS WINDOWS.

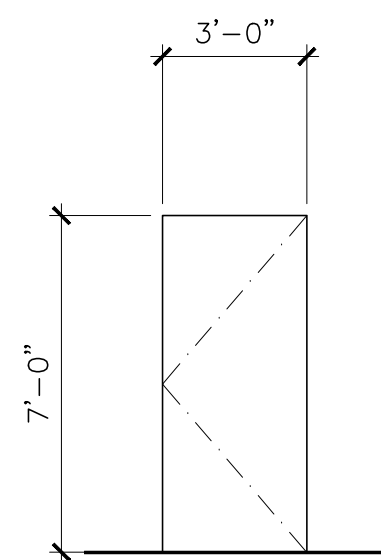
WINDOW TYPE

SC: 1/4" = 1'-0"



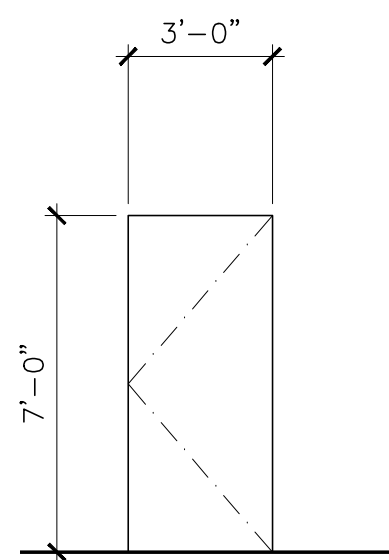
TYPE 1 STOREFRONT ENTRANCE

MATERIAL: STEEL & GLASS
STYLE: SWINGING DOUBLE ENTRANCE
GLAZING: TEMPERED
HARDWARE: 2 PAIR PIVOT HINGES
SURFACE MOUNTED CLOSER
ADAMS RITE 3-POINT LOCK
ADA COMPLIANT LEVER HANDLES
MOUNTED ON TRANSOM FRAME ABOVE DOORS
OR NEAR DOORS
"THIS DOOR TO REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED"



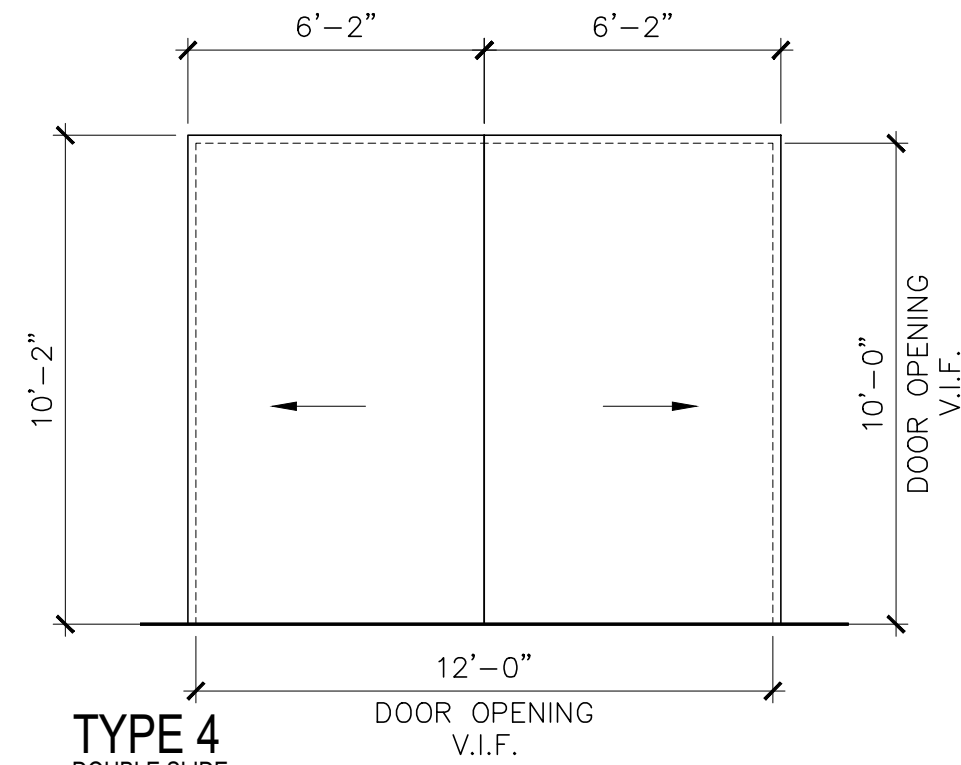
TYPE 2 HOLLOW METAL

MATERIAL: HOLLOW METAL
STYLE: SWING
HARDWARE: 1 1/2 PAIR HVY DUTY HINGES
NON-REMOVABLE PIN
SURFACE MOUNTED CLOSER
EXIT DEVICE w/ KEYED
EXTERIOR LEVER HANDLE
DOOR BOTTOM SEAL
HVY DUTY SADDLE THRESHOLD
DOOR GASKETS



TYPE 3 SOLID CORE

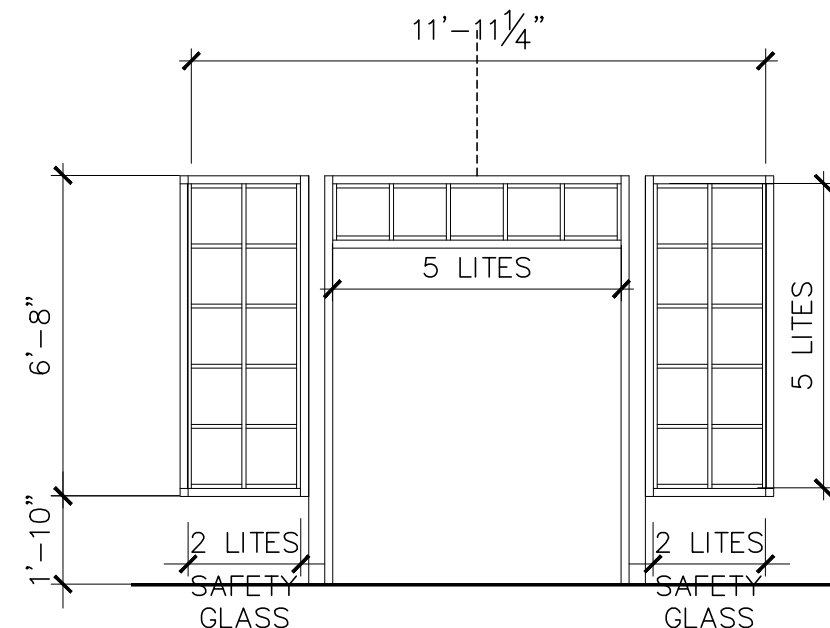
MATERIAL: SOLID CORE WOOD
STYLE: SWING
HARDWARE: 1 1/2 PAIR HVY DUTY HINGES
SURFACE MOUNTED CLOSER
LEVERED HANDLE [ANSI F86]
DOOR GASKETS



TYPE 4 DOUBLE SLIDE

MATERIAL: METAL (SEE EXISTING DOOR TO MATCH)
STYLE: DOUBLE SLIDING
HARDWARE: MATCH EXISTING

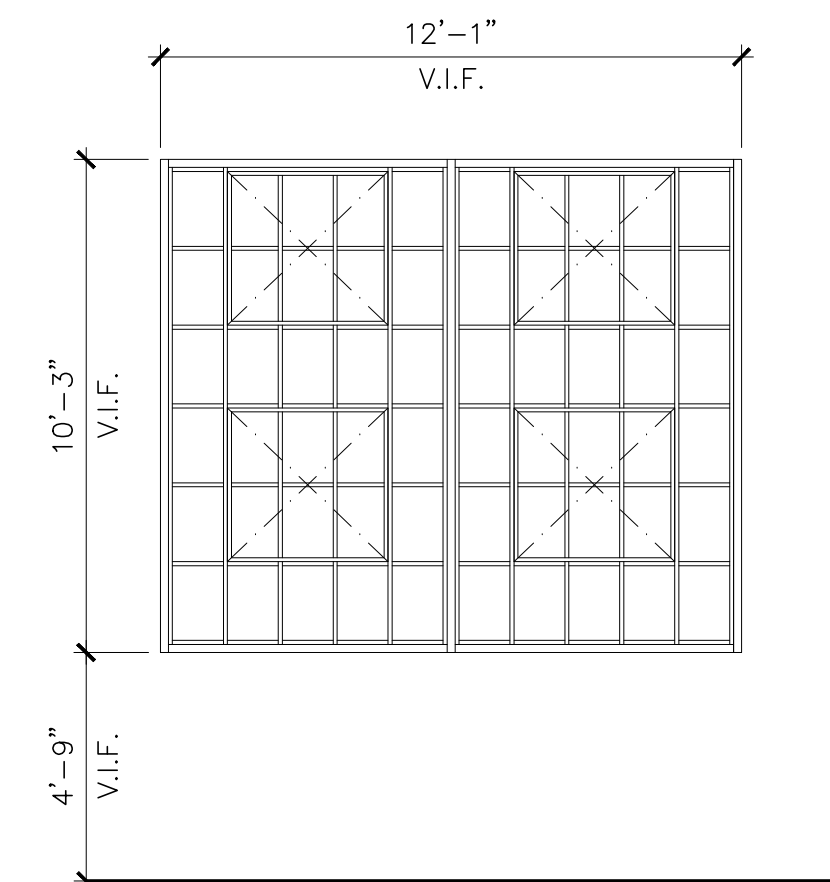
PROVIDE AT REINFORCED CONCRETE CURB AT D2A DUE TO NEGATIVELY SLOPED CONDITIONS AT THE EXISTING DOOR.



W4 **NEW ENTRY SIDELITE AND TRANSOM WINDOWS**

MATERIAL: STEEL w/ GLAZING
STYLE: FIXED INDIVIDUALLY DIVIDED LITES.
GLAZING: 1" INSULATED, SAFETY GLASS, CLEAR

GENERAL NOTE: GLAZING WITHIN 24" OF THE DOORS SHALL BE SAFETY GLASS PER BUILDING CODE.



W1 **NEW WINDOWS**

MATERIAL: STEEL FRAMES AND MULLIONS TO MATCH W1 ORIGINAL WINDOWS
STYLE: MATCH W1 WINDOWS
GLAZING: USE 1" CLEAR INSULATED GLASS PANES.

GLAZING NOTES:

WIRE GLAZING: TO MATCH EXISTING IN ALL RESPECTS. PROVIDE SAMPLE FOR APPROVAL.

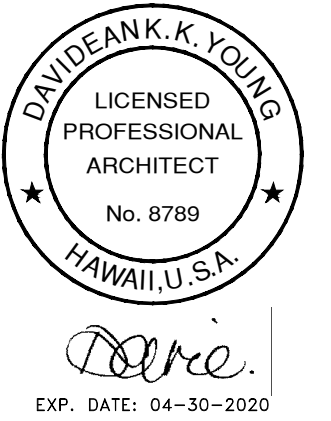
LAMINATED SAFETY GLASS MAY BE USED IN PLACE OF TEMPERED GLASS AT W4A AND IN THE ENTRY DOORS.

SAFETY GLASS: ALL LITES IN DOORS AND WINDOWS WITHIN 24" OF THE ENTRY DOOR IS REQUIRED TO BE OF SAFETY GLASS OR TEMPERED GLASS, IN ACCORDANCE WITH THE CURRENT BUILDING CODE.

GENERAL NOTE: THIS PROJECT IS INTENDED TO BE A HISTORIC RESTORATION.

DKKY
Architecture Studio, Inc.

2895 Kalakaua Avenue #106
Honolulu, Hawaii 96815
Phone: 808.596.8400
Email: dkkydavis@gmail.com



This work was prepared
by me or under my
supervision and
construction of this
project will be under
my observation.

THE RENOVATION/RESTORATION OF
UNIVERSAL BUILDING
535 WARD AVENUE
HONOLULU, HAWAII 96814

Original sheet size is 24"x36". All indicated scales shown are in respect to the original sheet size.

DATE	
NO.	DESCRIPTION
1	ISSUE DATE: 05-15-17 DESCRIPTION: PERMIT 05-25-17 BLOG PERMIT
2	07-24-17 TPR COMMENTS
3	12-15-17 OWNER REVISIONS
4	04-02-2018 OWNER REVISIONS
5	05-21-2018 OWNER REVISIONS
6	07-03-2018 CARSON - HCDA

SHEET

DOOR & WINDOW TYPE

A5.1

GENERAL:

- A. WORKMANSHIP AND MATERIALS SHALL CONFORM TO THE BUILDING CODE AS STATED BELOW. HOWEVER, WHERE REFERENCE IS MADE TO PERFORMANCE CONFORMING TO OTHER STANDARDS THE MORE STRINGENT SHALL APPLY.
1. CITY AND COUNTY OF HONOLULU: AMENDED IBC, 2006
- B. THE CONTRACTOR SHALL COMPARE ALL THE CONTRACT DOCUMENTS WITH EACH OTHER AND REPORT IN WRITING TO THE ARCHITECT ALL INCONSISTENCIES AND OMISSIONS.
- C. THE CONTRACTOR SHALL TAKE FIELD MEASUREMENTS AND VERIFY FIELD CONDITIONS AND SHALL COMPARE SUCH FIELD MEASUREMENTS AND CONDITIONS WITH THE DRAWINGS BEFORE COMMENCING WORK. REPORT IN WRITING TO THE ARCHITECT ALL INCONSISTENCIES AND OMISSIONS.
- D. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE WORK OF ALL TRADES.
- E. THE CONTRACTOR SHALL BE RESPONSIBLE FOR METHODS OF CONSTRUCTION, WORKMANSHIP AND JOB SAFETY. THE CONTRACTOR SHALL PROVIDE TEMPORARY SHORING AND BRACING AS REQUIRED FOR STABILITY OF STRUCTURAL MEMBERS AND SYSTEMS.
- F. CONSTRUCTION LOADING SHALL NOT EXCEED DESIGN LIVE LOAD UNLESS SPECIAL SHORING IS PROVIDED. ALLOWABLE LOADS SHALL BE REDUCED IN AREAS WHERE THE STRUCTURE HAS NOT ATTAINED FULL DESIGN STRENGTH.
- G. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTION OF THE ADJACENT PROPERTIES, STRUCTURES, STREETS AND UTILITIES DURING THE CONSTRUCTION PERIOD.
- H. DETAILS NOTED AS TYPICAL ON THE STRUCTURAL DRAWINGS SHALL APPLY IN ALL CONDITIONS UNLESS SPECIFICALLY SHOWN OR NOTED.

DEMOLITION, REMOVAL AND RELOCATION WORK:

- A. THE CONSTRUCTION DRAWINGS INDICATE THE GENERAL EXTENT OF REQUIRED DEMOLITION AND REMOVAL WORK. SEE ARCHITECTURAL, PLUMBING AND ELECTRICAL DRAWINGS FOR DEMOLITION DRAWINGS.
- B. THE CONTRACTOR SHALL FIELD VERIFY EXISTING CONDITIONS (PRIOR TO BID) TO DETERMINE THE EXTENT OF ALL REQUIRED DEMOLITION WORK. THE REMOVAL OR DEMOLITION OF MATERIALS, ACCESSORIES, FIXTURES, ETC., SHALL BE COMPLETE AND INCLUDE ALL RELATED ITEMS TO THE EXTENT THAT FUTURE CONSTRUCTION CAN BE PERFORMED AND COMPLETED WITHOUT ADDITIONAL COST TO THE OWNER.
- C. ALL NECESSARY PRECAUTIONS SHALL BE TAKEN TO INSURE AGAINST DAMAGE TO EXISTING ITEMS AND FEATURES REMAINING IN PLACE.
- D. THE CONTRACTOR SHALL REMOVE EXISTING ITEMS AS DEEMED NECESSARY SO THAT FUTURE WORK CAN BE PERFORMED AND ALSO, SO THAT ANY EXISTING ITEM IS NOT DAMAGED WHEN FUTURE WORK IS PERFORMED. THE CONTRACTOR SHALL ALSO INSTALL ANY OR ALL OF THE ITEMS, PATCH AND RESTORE SURROUNDING SURFACES AS REQUIRED AS PART OF THE WORK ACCEPTABLE TO THE ARCHITECT.
- E. LOCATION OF UNDERGROUND UTILITIES AND PIPES SHOWN ON THE PLANS ARE APPROXIMATE ONLY. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATIONS OF THE EXISTING UTILITIES AND SHALL BE RESPONSIBLE FOR ANY DAMAGES TO THEM. ANY PORTION OF THE EXISTING UTILITIES THAT MUST BE REMOVED OR OTHERWISE DISTURBED TO ACCOMPLISH THIS WORK CALLED FOR ON THE PLANS SHALL BE RECONSTRUCTED, REPLACED OR RESTORED TO THE ORIGINAL CONDITION AT THE CONTRACTOR'S OWN EXPENSE.

CONCRETE REPAIR:

- A. LOCATIONS AND QUANTITIES OF CONCRETE DEFICIENCIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO BID. THE CONTRACTOR SHALL DO A VISUAL INSPECTION AND SOUNDING OF ALL CONCRETE SURFACES AND NOTIFY THE OWNER. SUCH DEFICIENCIES SHALL BE REPAIRED AS APPROVED BY THE OWNER PER TYPICAL REPAIR DETAILS ON S-0.3
- B. PUBLIC HEALTH AND CONVENIENCE
1. THE CONTRACTOR SHALL OBSERVE AND COMPLY WITH ALL FEDERAL, STATE AND LOCAL LAWS REQUIRED FOR THE PROTECTION OF THE PUBLIC HEALTH, SAFETY AND ENVIRONMENTAL QUALITY.
2. THE CONTRACTOR, AT HIS OWN EXPENSE, SHALL KEEP THE PROJECT SITE AND ITS SURROUNDING AREAS FREE FROM DUST NUISANCE. THE WORK SHALL BE IN CONFORMANCE WITH THE AIR POLLUTION STANDARDS AND REGULATIONS OF THE STATE DEPARTMENT OF HEALTH. THE STATE MAY REQUIRE SUPPLEMENTARY MEASURES AS NECESSARY.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE JOB IN A NEAT AND SAFE CONDITION. ALL WORK SHALL BE PERFORMED WITHIN THE LIMITS OF WORK AREAS AND SHALL BE COORDINATED WITH THE OWNER. DELIVERY OF MATERIALS SHALL BE COORDINATED TO MINIMIZE DISRUPTION OF EXISTING OPERATION. CONTRACTOR SHALL BE RESPONSIBLE FOR CONTROL OF NOISE, DEBRIS AND AIRBORNE DUST, AND TO PREVENT DISRUPTION OF EXISTING OPERATIONS. CONTRACTOR TO PROVIDE BARRIERS TO PREVENT PUBLIC ENTRY, AND TO PROTECT THE WORK AND EXISTING FACILITIES FROM CONSTRUCTION OPERATIONS. REMOVE WHEN NO LONGER REQUIRED, OR AT THE COMPLETION OF WORK.
- B. BONDING AGENT AND REINFORCING ANTI-CORROSION COATING
1. BONDING AGENT AND REINFORCING ANTI-CORROSION COATING SHALL BE EPOXY-MODIFIED, CEMENTITIOUS MATERIAL THAT SERVES BOTH AS A BONDING AGENT FOR THE REPAIR MORTAR AND AN ANTI-CORROSION COATING FOR REINFORCING.
2. THE REINFORCING STEEL SHALL RECEIVE TWO (2) COATS AT 20 MILS EACH, TOTAL OF 40 MILS. THE CONCRETE SURFACE SHALL RECEIVE ONE (1) COAT AT 20 MILS.
3. FOLLOW MANUFACTURER'S SPECIFICATIONS FOR RECOMMENDED TIME BETWEEN APPLICATION OF BONDING AGENT AND PATCHING MORTAR.
4. THE MINIMUM BOND STRENGTH PROVIDED BY THE BONDING AGENT SHALL BE 2,400 PSI AFTER 14 DAYS (ASTM C882).
- C. REPAIR MORTAR
1. REPAIR MORTAR SHALL BE POLYMER-MODIFIED CEMENT MORTAR, HAVE A HIGH ABRASION RESISTANCE AND SHALL BE SUITABLE FOR HORIZONTAL, VERTICAL AND OVERHEAD SURFACES.
2. THE MINIMUM BOND STRENGTH PROVIDED BY THE PATCHING MORTAR SHALL BE 2,200 PSI AFTER 28 DAYS (ASTM C882).
3. REFER TO MANUFACTURER'S SPECIFICATIONS FOR PREPARATION AND APPLICATION GUIDANCE.
4. REPAIR MORTAR AND BONDING AGENT/REINFORCEMENT PROTECTIONS SHALL BE SUPPLIED BY THE SAME MANUFACTURER AND SHALL BE FULLY COMPATIBLE WITH EACH OTHER.
- D. THE CONTRACTOR SHALL RESTORE TO THEIR ORIGINAL CONDITION OR BETTER ALL IMPROVEMENTS DAMAGED AS A RESULT OF THE REPAIR WORK.
- E. ALL REPAIR WORK SHALL MATCH ADJACENT SURFACES IN COLOR, TEXTURE AND ARCHITECTURAL DESIGN.

DESIGN CRITERIA:

- A. ROOF PV ALLOWANCE: 5 PSF
- B. ROOF LIVE LOAD: 20 PSF
- C. WIND DESIGN DATA
1. BASIC WIND SPEED (3-SECOND GUST): 105 MPH
2. OCCUPANCY CATEGORY: II
3. IMPORTANCE FACTOR: 1.0
4. EXPOSURE CATEGORY: C
5. BUILDING ENCLOSURE CLASSIFICATION: PARTIALLY ENCLOSED
6. INTERNAL PRESSURE COEFFICIENT: +0.55
7. COMPONENTS AND CLADDING DESIGN WIND PRESSURE: VARIES
- D. EARTHQUAKE DESIGN DATA:
1. OCCUPANCY CATEGORY: II
2. IMPORTANCE FACTOR: 1.0
3. MAPPED SPECTRAL RESPONSE ACCELERATIONS
- a. SHORT PERIOD: 0.614g
- b. 1-SEC PERIOD: 0.178g
4. SPECTRAL RESPONSE COEFFICIENTS
- a. SHORT PERIOD: 0.54g
- b. 1-SEC PERIOD: 0.25g
5. DESIGN CATEGORY: C
6. BASIC SEISMIC-FORCE-RESISTING SYSTEM: ORDINARY MOMENT FRAMES (EXISTING)
7. DESIGN BASE SHEAR (ULTIMATE): Cs x W
8. SEISMIC RESPONSE COEFFICIENT: R = 3.5
9. RESPONSE MODIFICATION FACTOR: Cs = 0.15
10. ANALYSIS PROCEDURE: EQUIVALENT LATERAL FORCE PROCEDURE
- E. SOILS
1. SITE CLASS: D (ASSUMED)
2. ALLOWABLE BEARING CAPACITY: 1500 PSF (ASSUMED)

SPECIAL INSPECTIONS:

- A. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING THAT SPECIAL INSPECTION OF PORTIONS OF THE WORK AS REQUIRED BY THE BUILDING CODE IS MADE AT THE APPROPRIATE TIME. THE CONTRACTOR SHALL SUBMIT STATEMENT OF RESPONSIBILITY TO THE OWNER AND BUILDING DEPARTMENT PRIOR TO THE COMMENCEMENT OF WORK. THE CONTRACTOR SHALL GIVE TIMELY NOTICE OF WHEN AND WHERE INSPECTIONS ARE TO BE MADE AND PROVIDE ACCESS FOR THE INSPECTOR. FREQUENCY OF INSPECTION IS DEFINED IN THE IBC, SECTION 1704 TABLES, AS AMENDED BY THE CITY. THE CONTRACTOR SHALL CORRECT DEFECTIVE WORK AT NO ADDITIONAL COST TO THE OWNER AND PAY FOR RE-INSPECTION AS REQUIRED.
- B. SPECIAL INSPECTORS SHALL KEEP RECORDS OF INSPECTIONS. REPORTS SHALL INDICATE THAT WORK INSPECTED WAS DONE IN CONFORMANCE WITH APPROVED CONSTRUCTION DOCUMENTS. THE INSPECTOR SHALL SUBMIT A FINAL SIGNED REPORT TO THE OWNER AND LICENSED ARCHITECT OR ENGINEER WHO IN TURN SHALL SUBMIT A WRITTEN STATEMENT TO THE CITY CERTIFYING RECEIPT OF THE FINAL INSPECTION LETTER AND DOCUMENTING THAT THERE ARE NO KNOWN UNRESOLVED CODE REQUIREMENTS.
- C. THE FOLLOWING TYPE OF WORK LISTED IN THE IBC, SECTION 1704, AS AMENDED BY THE CITY, REQUIRES SPECIAL INSPECTION:
1. INSPECTION OF FABRICATOR/SHOP UNLESS WORK IS DONE BY A REGISTERED AND APPROVED FABRICATOR SHOP.
- a. STRUCTURAL STEEL
2. STEEL CONSTRUCTION
- a. WELDING
- b. DETAILS OF STEEL FRAME
3. CONCRETE CONSTRUCTION
- a. EXCEPTIONS: INSPECTIONS NOT REQUIRED FOR CONCRETE POURS FOR
- i. NON STRUCTURAL SLABS SUPPORT DIRECTLY ON GROUND.
- b. PLACEMENT OF REINFORCING STEEL
- c. BOLTS TO BE INSTALLED IN CONCRETE PRIOR TO AND DURING PLACEMENT OF CONCRETE.
- d. PLACEMENT OF CONCRETE
- e. POST INSTALLED CONCRETE BOLTS.
4. SEE OTHER DISCIPLINES FOR ADDITIONAL SPECIAL INSPECTION REQUIREMENTS.

FOUNDATION:

- A. CONTRACTOR SHALL PROVIDE FOR DE-WATERING OF EXCAVATION FROM SURFACE WATER, GROUND WATER OR SEEPAGE.
- B. EXCAVATIONS FOR ANY PURPOSE SHALL NOT REMOVE LATERAL SUPPORT FROM ANY FOOTING OR FOUNDATION WITHOUT FIRST UNDERPINNING OR PROTECTING THE FOOTING OR FOUNDATION AGAINST SETTLEMENT OR LATERAL TRANSLATION.
- C. FOOTINGS SHALL BEAR ON UNDISTURBED IN-SITU FIRM SOILS. BOTTOM OF FOOTINGS SHALL BE COMPACTED TO PROVIDE A RELATIVELY FIRM AND SMOOTH BEARING SURFACE PRIOR TO PLACEMENT OF REINFORCING STEEL AND CONCRETE. IF SOFT AND/OR LOOSE MATERIALS ARE ENCOUNTERED AT THE BOTTOM OF FOOTING EXCAVATIONS, THEY SHALL BE OVER-EXCAVATED TO EXPOSE THE UNDERLYING FIRM MATERIALS. THE OVER-EXCAVATION SHALL BE BACKFILLED WITH SELECT GRANULAR MATERIAL COMPACTED TO A MINIMUM OF 95% RELATIVE COMPACTION OR THE FOOTING BOTTOM MAY BE EXTENDED DOWN TO THE UNDERLYING COMPETENT MATERIAL.
- D. JOINTS IN WALLS AND FLOOR, JOINTS BETWEEN THE WALL AND FLOOR AND PENETRATIONS IN THE WALL AND FLOOR SHALL BE MADE WATERTIGHT UTILIZING APPROVED METHODS AND MATERIALS.
- E. CONTRACTOR TO FOLLOW PROCEDURES FOR ARCHEOLOGICAL MONITORING FOR ALL UTILITY TRENCH WORK. NOTIFY OWNER PRIOR TO COMMENCING WORK.

CONCRETE:

- A. CONCRETE CONSTRUCTION SHALL CONFORM TO AMERICAN CONCRETE INSTITUTE ACI 318
- B. CONCRETE SHALL BE REGULAR WEIGHT HARD ROCK CONCRETE AND SHALL HAVE THE FOLLOWING MINIMUM 28 DAY COMPRESSIVE STRENGTHS:
1. SLAB-ON-GRADE: 3,000 PSI
2. COLUMNS: 4,000 PSI
3. ALL OTHER CONCRETE: 3,000 PSI
- C. CONCRETE DELIVERY TICKETS SHALL RECORD ALL FREE WATER IN THE MIX: AT BATCHING BY PLANT, FOR CONSISTENCY BY DRIVER, AND ANY ADDITIONAL REQUEST BY CONTRACTOR IF PERMITTED BY THE MIX DESIGN.
- D. WATER USED IN MIXING CONCRETE SHALL BE CLEAN AND FREE FROM INJURIOUS AMOUNTS OF OILS, ACIDS, ALKALIS, SALTS, ORGANIC MATERIALS OR OTHER SUBSTANCES THAT ARE DELETERIOUS TO CONCRETE OR STEEL REINFORCEMENT.
- E. FREQUENCY OF CONDUCTING STRENGTH TESTS SHALL BE AS FOLLOWS:
1. SAMPLES FOR STRENGTH OF EACH CLASS OF CONCRETE PLACED EACH DAY SHALL BE TAKEN NOT LESS THAN ONCE A DAY, NOR LESS THAN ONCE FOR EACH 150 CUBIC YARDS OF CONCRETE, NOR LESS THAN ONCE FOR EACH 5,000 SQUARE FEET OF SURFACE AREA FOR SLABS OR WALLS.
2. IF THE TOTAL VOLUME OF CONCRETE IS SUCH THAT THE FREQUENCY OF TESTING WOULD PROVIDE LESS THAN FIVE STRENGTH TESTS FOR A GIVEN CLASS OF CONCRETE, TESTS SHALL BE MADE FROM AT LEAST FIVE RANDOMLY SELECTED BATCHES OR FROM EACH BATCH IF FEWER THAN FIVE BATCHES ARE USED.
- F. ALL INSERTS, ANCHOR BOLTS, PLATES, AND OTHER ITEMS TO BE CAST IN THE CONCRETE SHALL BE HOT-DIPPED GALVANIZED ACCORDING TO ASTM A153 UNLESS OTHERWISE NOTED.
- G. REINFORCING BARS, ANCHOR BOLTS, INSERTS, AND OTHER ITEMS TO BE CAST IN THE CONCRETE SHALL BE SECURED IN POSITION PRIOR TO PLACEMENT OF CONCRETE.
- H. CONDUITS, PIPES, AND SLEEVES PASSING THROUGH A SLAB OR FOOTING AND NOT CONFORMING TO TYPICAL DETAILS SHALL BE LOCATED AND SUBMITTED TO THE ARCHITECT FOR APPROVAL.
- I. SEE ARCHITECTURAL DRAWINGS FOR CHAMFERS, EDGE RADII, DRIPS, REGLETS, FINISHES AND OTHER NON-STRUCTURAL ITEMS NOT SHOWN OR SPECIFIED ON THE STRUCTURAL DRAWINGS.
- J. NON-SHRINK GROUT SHALL BE A PREMIXED NON-METALLIC FORMULA, CAPABLE OF DEVELOPING A MINIMUM COMPRESSIVE STRENGTH OF 3,000 PSI IN 1 DAY AND 5,000 PSI IN 28 DAYS.
- K. LEAVE FORMWORK FOR STRUCTURAL ELEMENTS THAT SUPPORT WEIGHT OF CONCRETE IN PLACE UNTIL CONCRETE HAS ACHIEVED ITS 28 DAY DESIGN COMPRESSIVE STRENGTH.

REINFORCING STEEL:

- A. REINFORCING STEEL SHALL BE DEFORMED BARS CONFORMING TO ASTM A615, GRADE 60.
- B. CLEAR CONCRETE COVER FOR REINFORCING BARS SHALL BE AS FOLLOWS, UNLESS OTHERWISE NOTED:
1. CONCRETE CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH: 3"
2. CONCRETE FORMED AND EXPOSED TO EARTH OR WEATHER:
- a. NO. 5 BAR, AND SMALLER: 1.5"
3. CONCRETE NOT EXPOSED TO WEATHER OR IN CONTACT WITH GROUND:
- a. SLABS:
- i. NO. 11 BAR AND SMALLER: 0.75"
- b. COLUMNS:
- i. PRIMARY REINFORCEMENT, TIES, STIRRUPS, SPIRALS: 1.5"
- E. CLEAR DISTANCE BETWEEN THE SURFACE OF A BAR AND ANY SURFACE OF A MASONRY UNIT SHALL BE NOT LESS THAN 1/2 INCH, UNLESS OTHERWISE NOTED.
- F. PROVIDE LAP SPLICE LENGTH PER TYPICAL DETAILS AND SCHEDULE, UNLESS OTHERWISE NOTED.
- G. MECHANICAL SPLICE CONNECTORS SHALL DEVELOP IN TENSION 125 PERCENT OF THE SPECIFIED MINIMUM YIELD STRENGTH OF REINFORCING BARS.
- H. STANDARD HOOKS ON REINFORCING BARS USED SHALL COMPLY WITH ACI 318, SECTION 7.1.
- I. MINIMUM REINFORCEMENT BEND DIAMETERS SHALL COMPLY WITH ACI 318, SECTION 7.2.

STRUCTURAL STEEL:

- A. FABRICATION AND ERECTION OF STRUCTURAL STEEL SHALL CONFORM TO THE AMERICAN INSTITUTE OF STEEL CONSTRUCTION MANUAL OF STEEL CONSTRUCTION, THIRTEENTH EDITION.
- B. STRUCTURAL STEEL SHALL CONFORM TO ASTM A36 UNLESS OTHERWISE NOTED.
- C. STEEL WIDE FLANGE SECTIONS SHALL CONFORM TO ASTM A992.
- D. CHANNELS, ANGLES SHALL CONFORM TO ASTM A36.
- E. PLATES AND BARS SHALL CONFORM TO ASTM A36.
- F. BOLTS SHALL CONFORM TO ASTM A307, GRADE A UNLESS OTHERWISE NOTED.
- I. WELDS AND WELDING PROCEDURES SHALL CONFORM TO THE STRUCTURAL WELDING CODE AWS D1.1 OF THE AMERICAN WELDING SOCIETY.
- J. WELDING SHALL BE PERFORMED BY WELDERS PREQUALIFIED FOR WELDING PROCEDURES TO BE USED.
- K. WELDING ELECTRODES SHALL BE E70XX.
- L. ALL STEEL SHALL BE PRIME PAINTED IN THE SHOP.
- M. EXPOSED STEEL SHALL BE HOT-DIPPED GALVANIZED ACCORDING TO ASTM A123.

METAL DECK:

- A. STEEL DECK AND ACCESSORIES SHALL BE FORMED FROM GALVANIZED STEEL SHEETS CONFORMING TO ASTM A653, STRUCTURAL STEEL (SS), GRADE 33, MINIMUM YIELD 38 KSI, G60 ZINC COATING.
- B. STEEL DECK SHALL BE OF THE PROFILE DEPTH AND THICKNESS AS INDICATED ON THE DRAWINGS.
- C. STEEL DECK SHALL HAVE A MINIMUM END BEARING OF 2 INCHES END JOINTS SHALL BE LAPPED 2 INCHES MINIMUM.
- D. NONCOMPOSITE STEEL DECKS MAY BE EITHER LAPPED OR BUTTED AT CONTRACTOR'S OPTION.
- E. STEEL DECK SHALL BE TRIPLE SPAN CONTINUOUS WHERE POSSIBLE. DO NOT LOCATE SINGLE SPANS AT EDGES OR CORNERS.
- F. WELDED ATTACHMENT OF STEEL DECK UNITS TO THE SUPPORTING MEMBERS SHALL CONFORM TO AWS D1.3. WELDING OF STEEL DECK SHALL BE PERFORMED BY CERTIFIED LIGHT GAGE STEEL WELDERS.
- G. ARC SPOT OR ARC SEAM (PUDDLE) WELDS SHALL HAVE AN EFFECTIVE FUSION AREA TO SUPPORTING MEMBERS, EQUIVALENT TO AT LEAST 3/8 INCH BY 1 INCH LONG OR 1/2 INCH DIAMETER AND IN NO CASE SHALL ANY WELD SPACING EXCEED 3 FEET. IF STUD WELDS ARE WELDED THROUGH STEEL DECK TO STRUCTURAL STEEL, STUD WELDS CAN REPLACE ARC SPOT WELDS.

COLD-FORMED STEEL FRAMING:

- A. COLD-FORMED METAL FRAMING SHALL COMPLY WITH AISI'S "NORTH AMERICAN SPECIFICATIONS FOR THE DESIGN OF COLD-FORMED STEEL STRUCTURAL MEMBERS" AND ITS "STANDARD FOR COLD FORMED STEEL FRAMING -GENERAL PROVISIONS"
- B. COLD-FORMED STEEL MEMBERS AND ACCESSORIES SHALL BE OF THE TYPE AND THICKNESS CALLED FOR ON THE DRAWINGS. MEMBER DESIGNATIONS ARE PER STEEL STUD MANUFACTURER'S ASSOCIATION.
- C. ALL MEMBERS 54, 68 OR 97 MILS THICK SHALL MEET THE REQUIREMENTS OF ASTM A1003 GRADE ST50H. ALL MEMBERS 33 OR 43 MILS THICK SHALL MEET THE REQUIREMENTS OF ASTM A1003 GRADE ST33H.
- D. CUT FRAMING MEMBERS BY SAWING OR SHEARING. DO NOT TORCH CUT.
- E. PREFABRICATED FRAMING HARDWARE SHALL BE SIMPSON STRONG TIE GALVANIZED OR APPROVED EQUAL. INSTALL PER MANUFACTURER'S RECOMMENDATIONS.
- F. PLACE A LAYER OF 30# ROOFING FELT BETWEEN ALL COLD-FORMED METAL MEMBERS AND CONCRETE OR MASONRY SURFACES.
- G. HOLES IN WALL STUDS AND OTHER STRUCTURAL MEMBERS SHALL NOT EXCEED 1.5 INCHES IN WIDTH OR 4 INCHES IN LENGTH. HOLES SHALL BE PERMITTED ONLY ALONG THE CENTERLINE OF THE WEB OF THE FRAMING MEMBER. HOLES SHALL NOT BE LESS THAN 24 INCHES CENTER TO CENTER AND SHALL NOT BE LOCATED MORE THAN 10 INCHES FROM EDGE OF HOLE TO END OF MEMBER.
- H. SCREWS SHALL BE INSTALLED WITH A MINIMUM EDGE DISTANCE AND CENTER-TO-CENTER SPACING OF 1/2 INCH, SHALL BE SELF TAPPING AND SHALL CONFORM TO SAE J 78. SCREWS SHALL EXTEND THROUGH THE STEEL A MINIMUM OF THREE EXPOSED THREADS. ALL SELF-DRILLING TAPPING SCREWS CONFORMING TO SAE J 78 SHALL HAVE A TYPE II COATING IN ACCORDANCE WITH ASTM B633.
- I. STUD WEB HOLES CLOSER THAN 10 INCHES FROM THE EDGE OF THE HOLE TO THE EDGE OF THE MEMBER SHALL BE PATCHED WITH A SOLID PLATE, C-SECTION OR TRACK SECTION. THE PATCH SHALL BE OF A MINIMUM THICKNESS AS THE STUD MEMBER AND SHALL EXTEND AT LEAST 1 INCH BEYOND ALL EDGES OF THE HOLE. THE PATCH SHALL BE FASTENED TO THE WEB WITH NO. 8 SCREWS SPACED NO GREATER THAN 1 INCH CENTER TO CENTER ALONG THE EDGES OF THE PATCH, WITH A MINIMUM EDGE DISTANCE OF 1/2 INCH.
- J. STEEL STUDS AND OTHER STRUCTURAL MEMBERS SHALL NOT BE SPLICED.

NOTIFICATION OF ARCHITECT AND STRUCTURAL ENGINEER:

- A. CONTRACTOR SHALL NOTIFY ARCHITECT AND STRUCTURAL ENGINEER FIVE WORKING DAYS PRIOR TO CONSTRUCTION.

DKKY

Structural Studio, Inc.

2895 Kalakaua Avenue #106
Honolulu, Hawaii 96815
Phone. 808.596.8400
Email. dkkydovie@gmail.com

This work was prepared
by me or under my
supervision and
construction of this
project will be under
my observation.

THE RENOVATION/RESTORATION OF
UNIVERSAL BUILDING
535 WARD AVENUE
HONOLULU, HAWAII 96814

Original sheet size is 24"x36". All indicated
scales shown are in respect to the original
sheet size.

DATE	
NO.	ISSUE
	DATE
1	03-15-2017
	06-25-2017
2	04-02-2018
3	
BY	CHK
	HC
DESCRIPTION	DEMOLITION PERMIT
	BUDG PERMIT
OWNER	REVISIONS

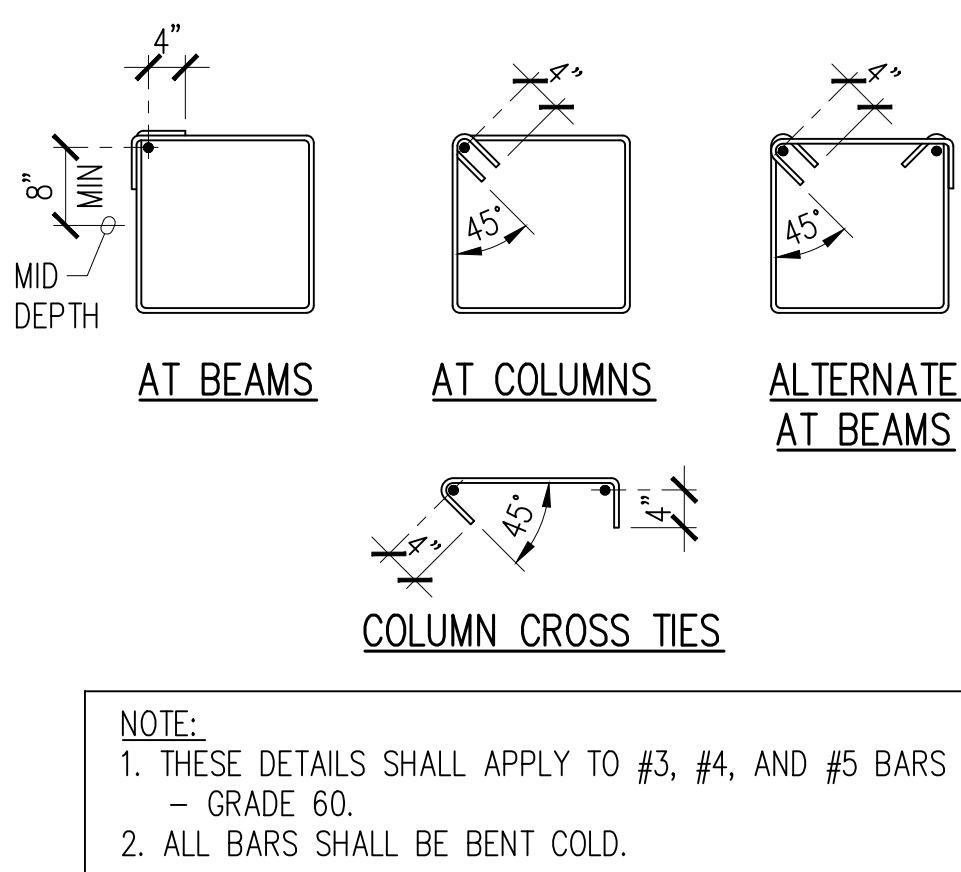
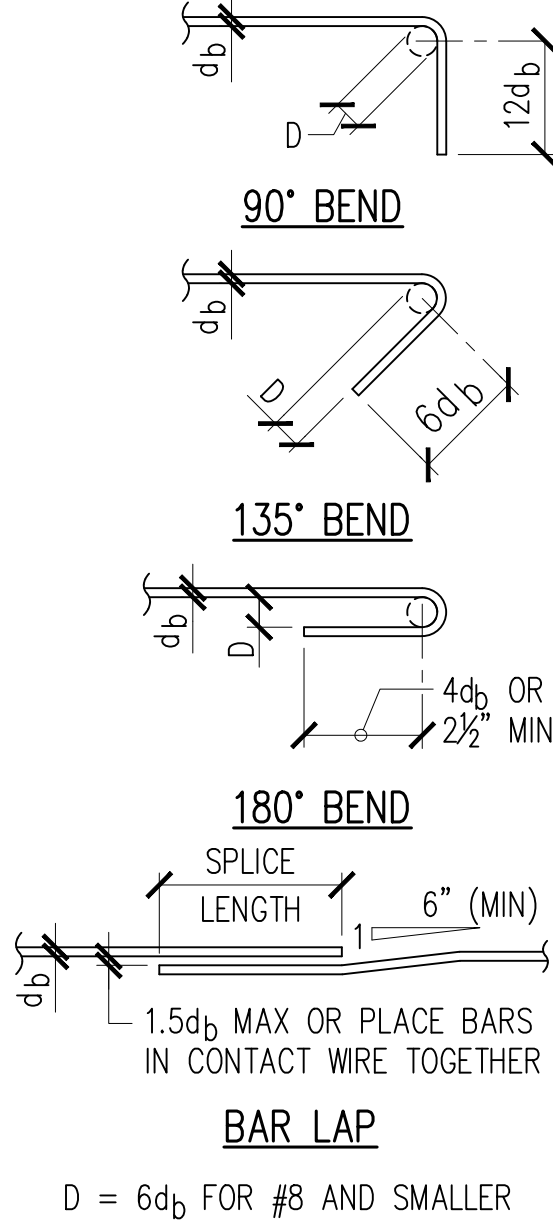
SHEET	
GENERAL NOTES	
S-0.1	

MINIMUM SPLICE AND DEVELOPMENT LENGTHS									
BAR SIZE	CONCRETE STRENGTH = 3,000 PSI					CONCRETE STRENGTH = 4,000 PSI			
	LAP SPLICE		DEVELOPMENT			LAP SPLICE		DEVELOPMENT	
	TOP BARS	OTHER BARS	STRAIGHT TOP BARS	STRAIGHT OTHER BARS	WITH STANDARD HOOK	TOP BARS	OTHER BARS	STRAIGHT TOP BARS	WITH STANDARD HOOK
#3	28"	22"	22"	18"	6"	26"	20"	20"	16"
#4	38"	30"	30"	22"	8"	34"	26"	26"	20"
#5	48"	36"	36"	28"	10"	42"	32"	32"	24"
#6	56"	44"	44"	34"	12"	50"	38"	38"	30"
#7	82"	64"	64"	48"	14"	72"	54"	54"	42"
#8	94"	72"	72"	56"	16"	82"	62"	62"	48"
#9	106"	82"	82"	62"	19"	92"	70"	70"	54"
#10	118"	92"	92"	70"	22"	102"	80"	80"	62"
#11	132"	102"	102"	78"	24"	114"	88"	88"	68"

NOTES:
1. IF CONCRETE COVER IS NOT GREATER THAN THE DIAMETER OF THE BAR OR THE CENTER-TO-CENTER SPACING IS NOT GREATER THAN 3 BAR DIAMETERS THEN VALUES SHALL BE INCREASED BY 50%.
2. "TOP BARS" ARE HORIZONTAL BARS WITH 12" OR MORE OF CONCRETE CAST BELOW.

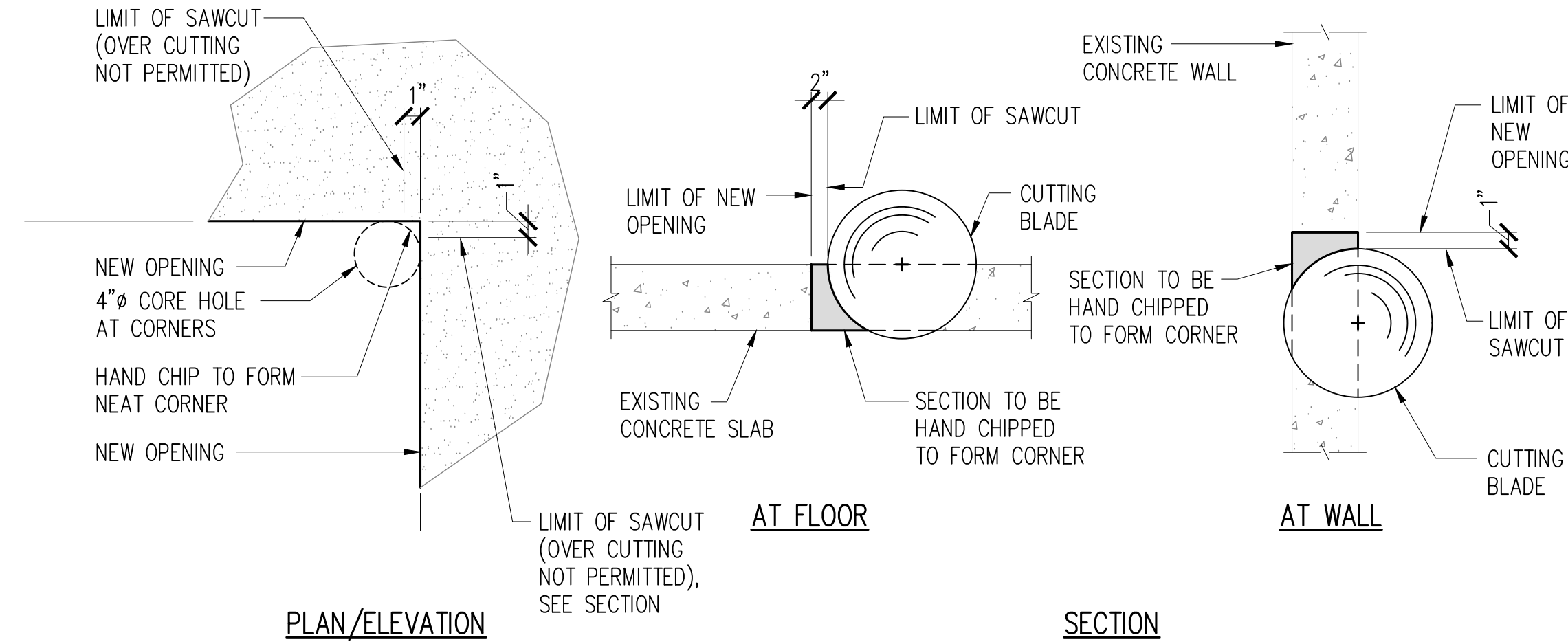
TYPICAL REBAR SPLICE AND DEVELOPMENT LENGTH SCHEDULE

1
S-0.2 NOT TO SCALE



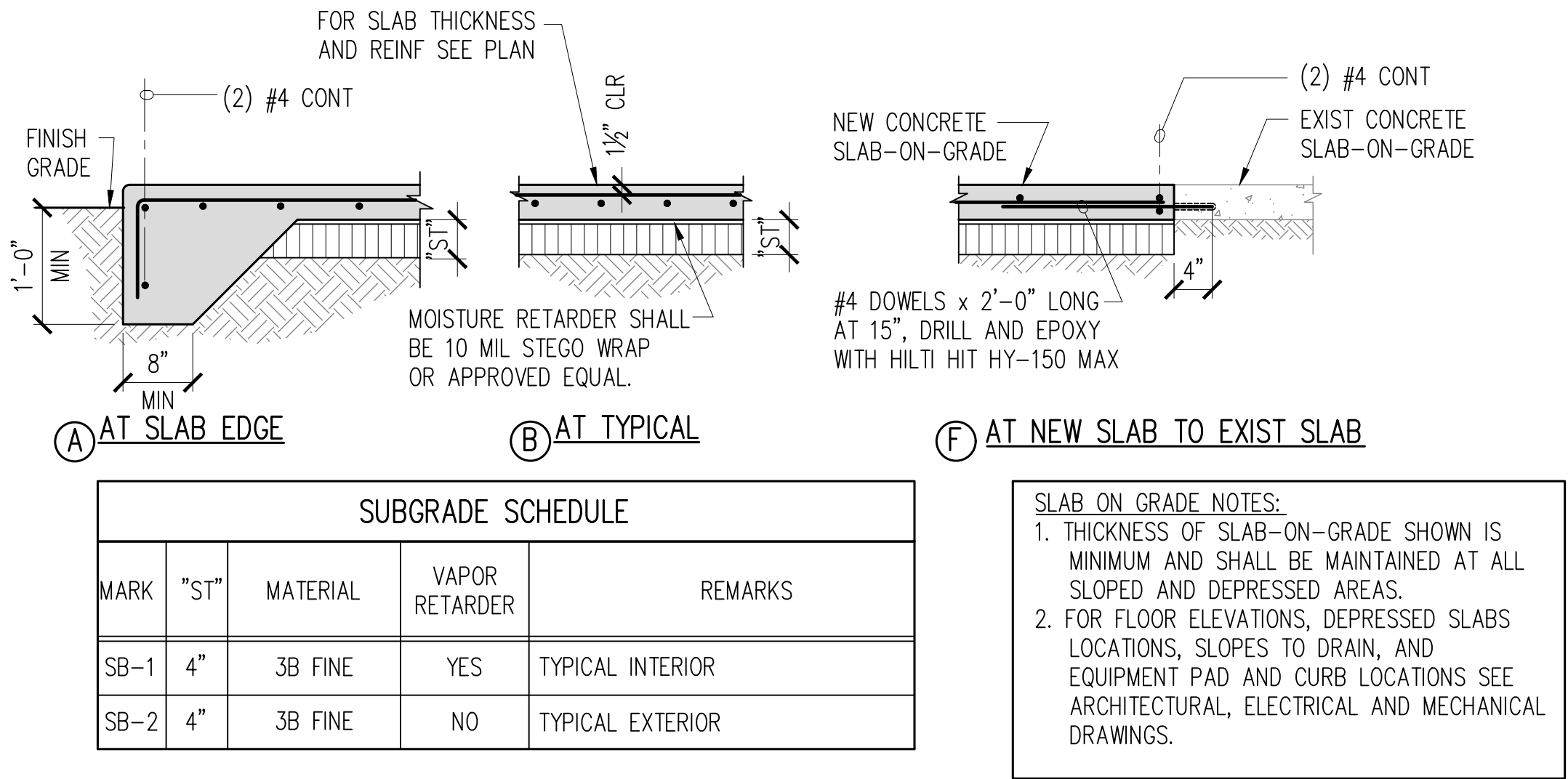
TYPICAL TIE AND STIRRUPS DETAIL

2
S-0.2 NOT TO SCALE



TYPICAL NEW OPENING IN EXISTING CONCRETE WALL/FLOOR DETAIL

3
S-0.2 NOT TO SCALE

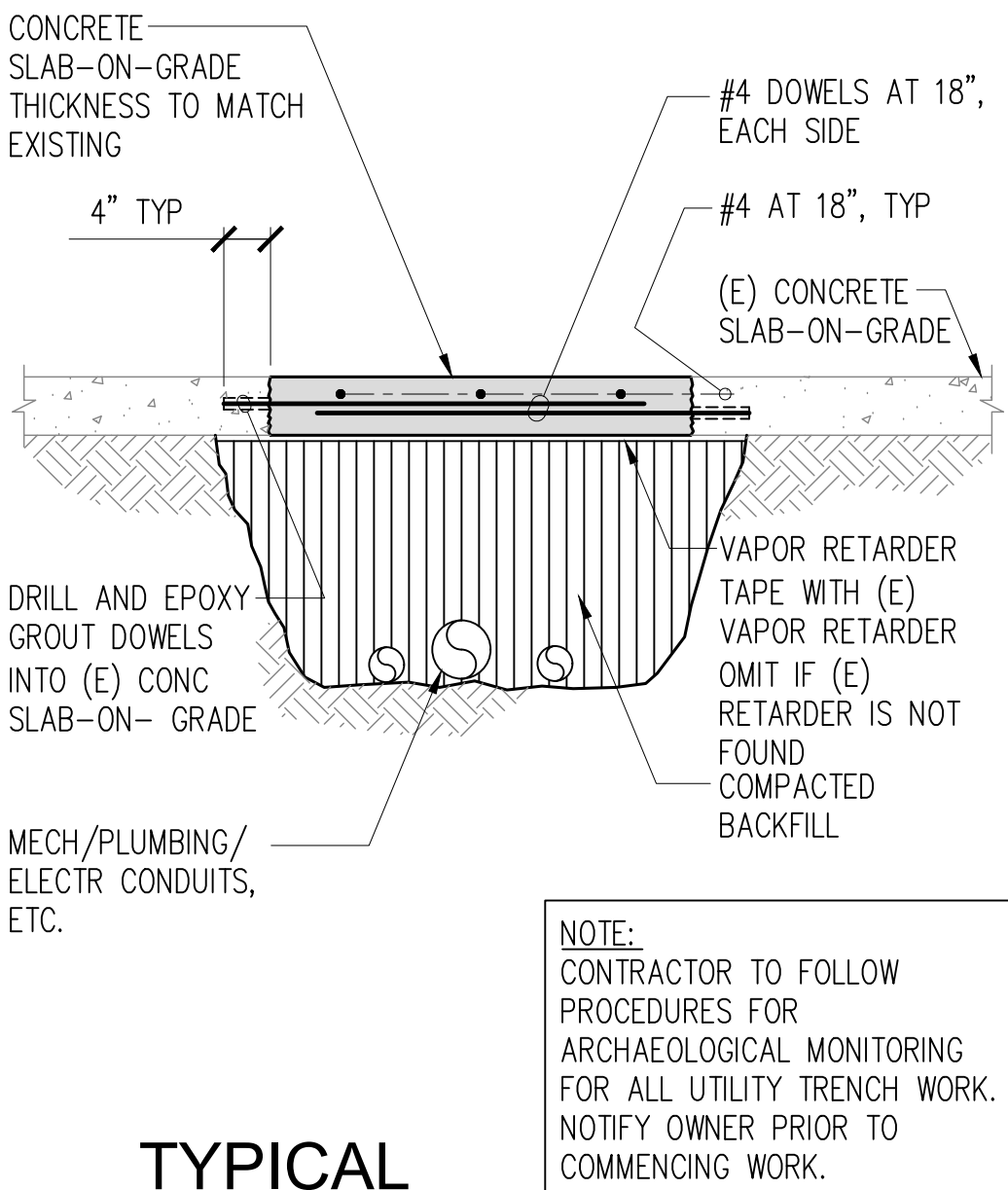


SUBGRADE SCHEDULE				
MARK	"ST"	MATERIAL	VAPOR RETARDER	REMARKS
SB-1	4"	3B FINE	YES	TYPICAL INTERIOR
SB-2	4"	3B FINE	NO	TYPICAL EXTERIOR

SLAB ON GRADE NOTES:
1. THICKNESS OF SLAB-ON-GRADE SHOWN IS MINIMUM AND SHALL BE MAINTAINED AT ALL SLOPED AND DEPRESSED AREAS.
2. FOR FLOOR ELEVATIONS, DEPRESSED SLABS LOCATIONS, SLOPES TO DRAIN, AND EQUIPMENT PAD AND CURB LOCATIONS SEE ARCHITECTURAL, ELECTRICAL AND MECHANICAL DRAWINGS.

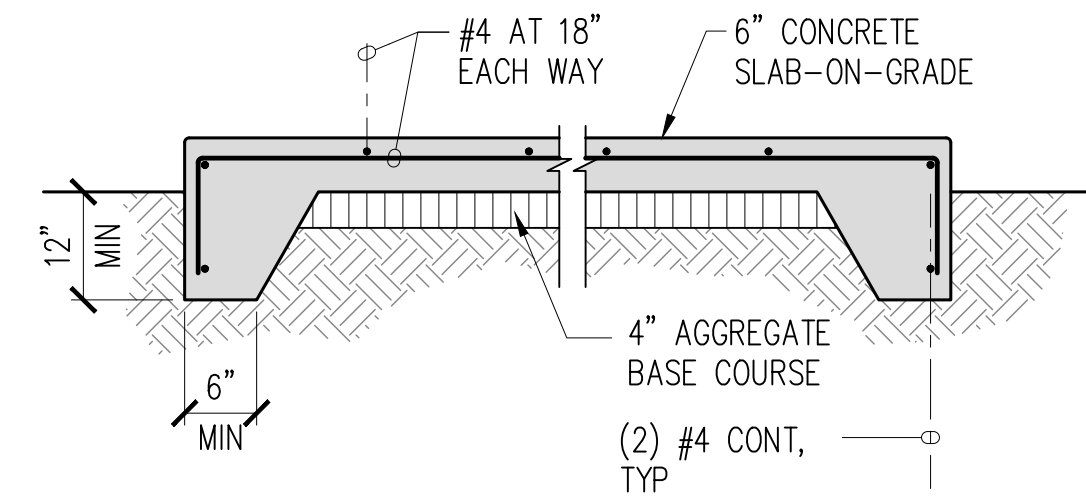
TYPICAL SLAB-ON-GRADE DETAILS

4
S-0.2 NOT TO SCALE



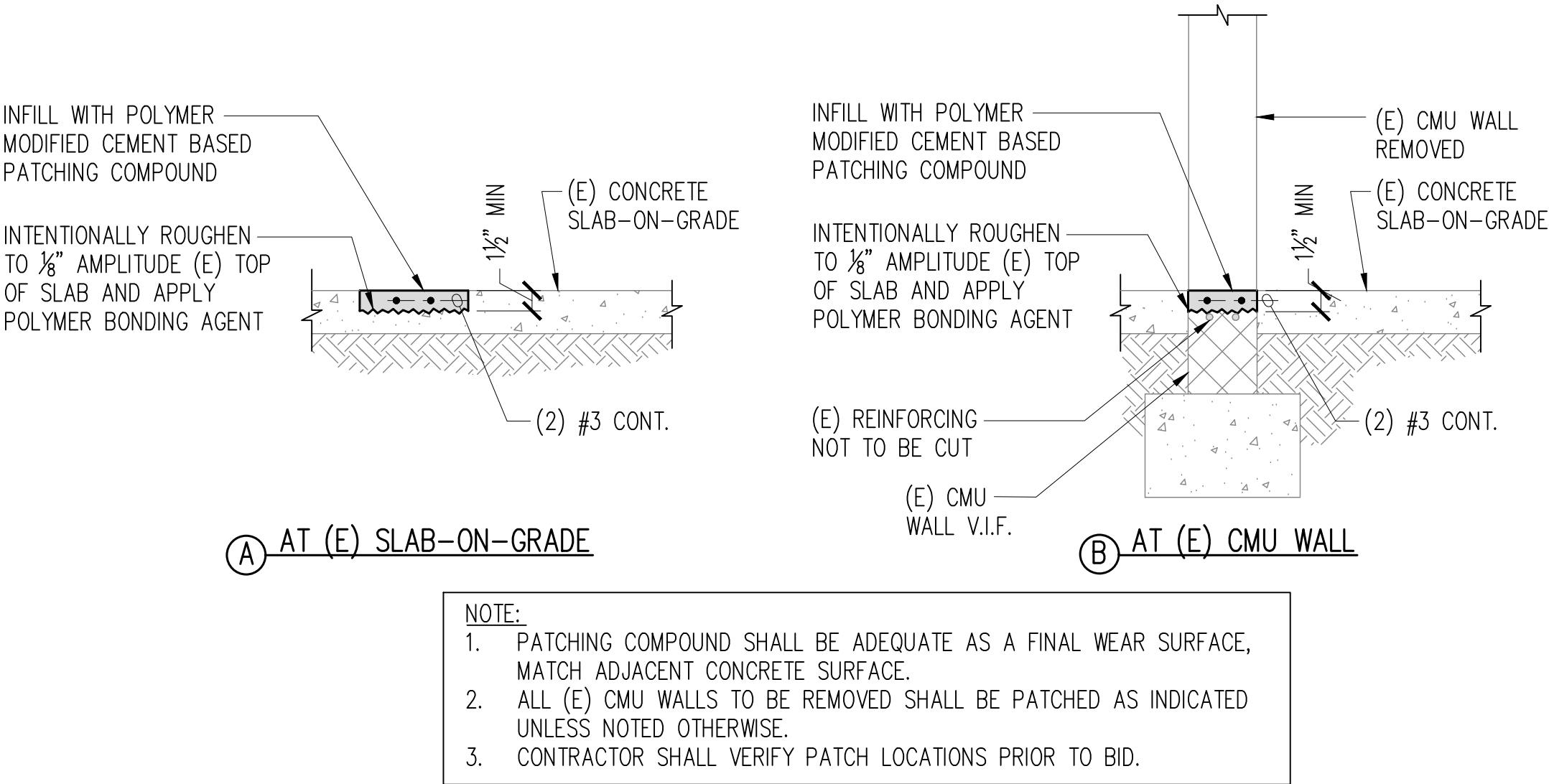
TYPICAL UTILITY TRENCH DETAIL

5
S-0.2 NOT TO SCALE



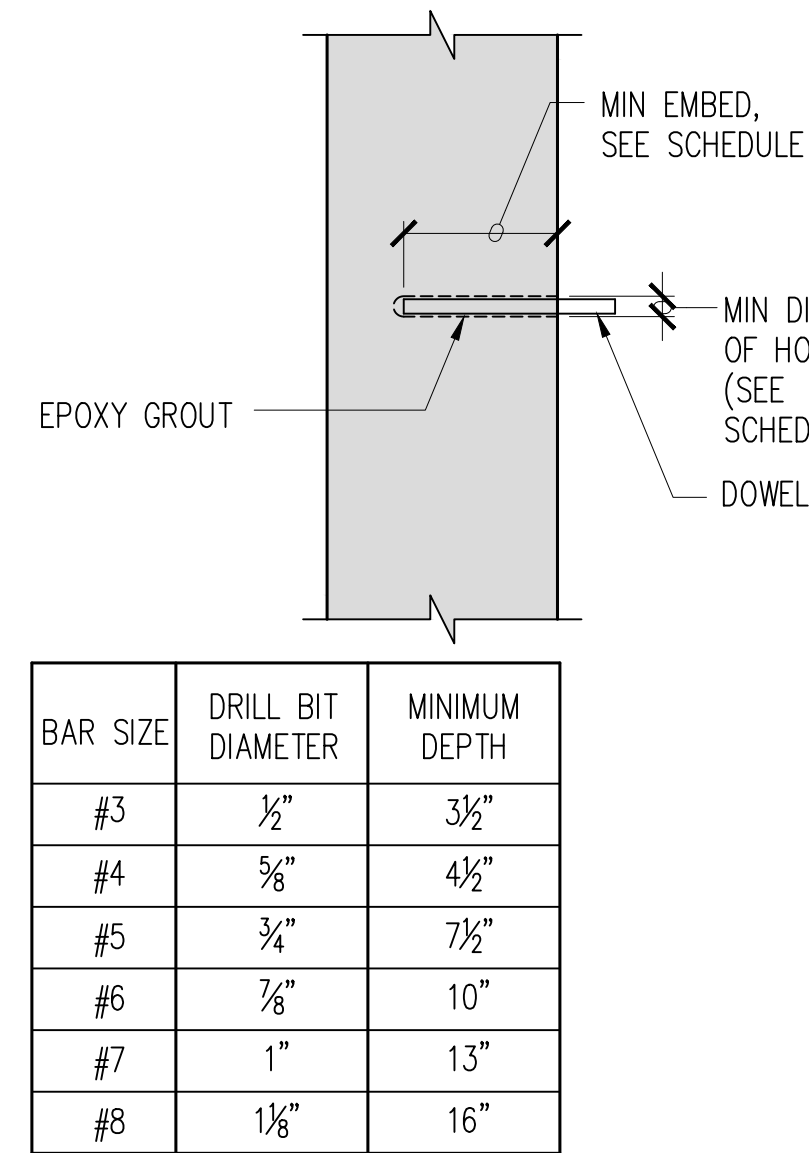
TYPICAL MECHANICAL EQUIPMENT PAD

6
S-0.2 NOT TO SCALE



TYPICAL SLAB INFILL AT WALL DEMOLITION DETAIL

7
S-0.2 NOT TO SCALE



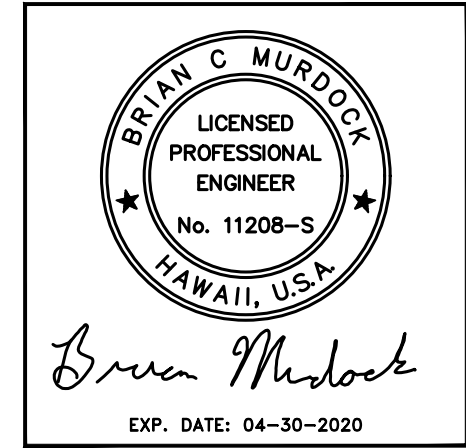
BAR SIZE	DRILL BIT DIAMETER	MINIMUM DEPTH
#3	1/2"	3 1/2"
#4	3/8"	4 1/2"
#5	3/4"	7 1/2"
#6	7/8"	10"
#7	1"	13"
#8	1 1/8"	16"

TYPICAL DRILL AND EPOXY DETAIL

8
S-0.2 NOT TO SCALE

PROCEDURE:
1. DRILL HOLE OF PROPER DIAMETER AND DEPTH USING A CARBIDE TIPPED DRILL OR CORNING BIT. AVOID CUTTING ANY EXISTING REINFORCING STEEL BY RELOCATING HOLE SLIGHTLY.
2. CLEAN THOROUGHLY BY VACUUM OR AIR PRESSURE.
3. MAKE SURE THAT HOLE IS DRY AND CLEAN BEFORE GROUTING.
4. PLACE EPOXY GROUT IN HOLE WITH CAULKING GUN OR SIMILAR EQUIPMENT. START AT BOTTOM, FILL HOLE APPROXIMATELY 1/2 FULL.
5. COAT DOWEL WITH SAME EPOXY AND INSERT INTO HOLE, FORCING MATERIAL AROUND THE SIDES OF THE BAR AND COMPLETELY FILLING ALL VOIDS.
6. PROVIDE SUPPORT FOR DOWEL BY TYING TO REBAR OR OTHER ELEMENT UNTIL GROUT HAS CURED.
7. EPOXY GROUT: "HY-200" AS MANUFACTURED BY HILTI CORP. (ICC-ES REPORT ESR-3187) INSTALL IN ACCORDANCE WITH THE MANUFACTURER'S PRINTED INSTRUCTIONS.

DKKY
Architecture Studio, Inc.
2895 Kalakaua Avenue #106
Honolulu, Hawaii 96815
Phone. 808.596.8400
Email. dkkydovie@gmail.com



This work was prepared by me or under my supervision and construction of this project will be under my observation.

THE RENOVATION/RESTORATION OF
UNIVERSAL BUILDING
535 WARD AVENUE
HONOLULU, HAWAII 96814

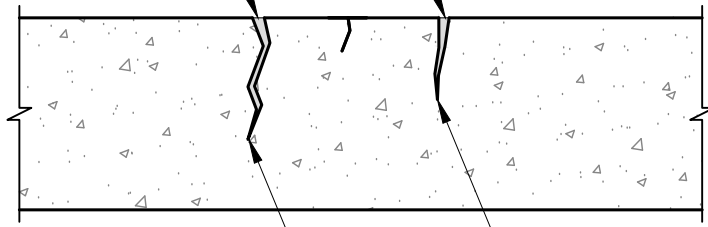
Original sheet size is 24"x36". All indicated scales shown are in respect to the original sheet size.

DATE	
NO.	ISSUE
1	03-15-2017
2	05-25-2017
3	04-02-2018
4	06-25-2017
5	06-25-2017
6	06-25-2017
7	06-25-2017
8	06-25-2017
9	06-25-2017
10	06-25-2017
11	06-25-2017
12	06-25-2017
13	06-25-2017
14	06-25-2017
15	06-25-2017
16	06-25-2017
17	06-25-2017
18	06-25-2017
19	06-25-2017
20	06-25-2017
21	06-25-2017
22	06-25-2017
23	06-25-2017
24	06-25-2017
25	06-25-2017
26	06-25-2017
27	06-25-2017
28	06-25-2017
29	06-25-2017
30	06-25-2017
31	06-25-2017
32	06-25-2017
33	06-25-2017
34	06-25-2017
35	06-25-2017
36	06-25-2017
37	06-25-2017
38	06-25-2017
39	06-25-2017
40	06-25-2017
41	06-25-2017
42	06-25-2017
43	06-25-2017
44	06-25-2017
45	06-25-2017
46	06-25-2017
47	06-25-2017
48	06-25-2017
49	06-25-2017
50	06-25-2017
51	06-25-2017
52	06-25-2017
53	06-25-2017
54	06-25-2017
55	06-25-2017
56	06-25-2017
57	06-25-2017
58	06-25-2017
59	06-25-2017
60	06-25-2017
61	06-25-2017
62	06-25-2017
63	06-25-2017
64	06-25-2017
65	06-25-2017
66	06-25-2017
67	06-25-2017
68	06-25-2017
69	06-25-2017
70	06-25-2017
71	06-25-2017
72	06-25-2017
73	06-25-2017
74	06-25-2017
75	06-25-2017
76	06-25-2017
77	06-25-2017
78	06-25-2017
79	06-25-2017
80	06-25-2017
81	06-25-2017
82	06-25-2017
83	06-25-2017
84	06-25-2017
85	06-25-2017
86	06-25-2017
87	06-25-2017
88	06-25-2017
89	06-25-2017
90	06-25-2017
91	06-25-2017
92	06-25-2017
93	06-25-2017
94	06-25-2017
95	06-25-2017
96	06-25-2017
97	06-25-2017
98	06-25-2017
99	06-25-2017
100	06-25-2017

SHEET
TYPICAL DETAILS
S-0.2

- NOTES:
1. THE CRACKS AND ADJACENT SUBSTRATE SHALL BE CLEAN, SOUND AND FREE OF SURFACE MOSITURE.
 2. PRIOR TO APPLICATION BLOW CRACK OUT WITH OIL-FREE COMPRESSED AIR.
 3. SEAL ALL VISIBLE UNDERSIDE CRACKS.
 4. CRACK FILLER SHALL BE SIKAPRONT019 OR APPROVED EQUAL.

HIGH-MOLECULAR-WEIGHT
METHACRYLATE CRACK FILLER



CRACKS

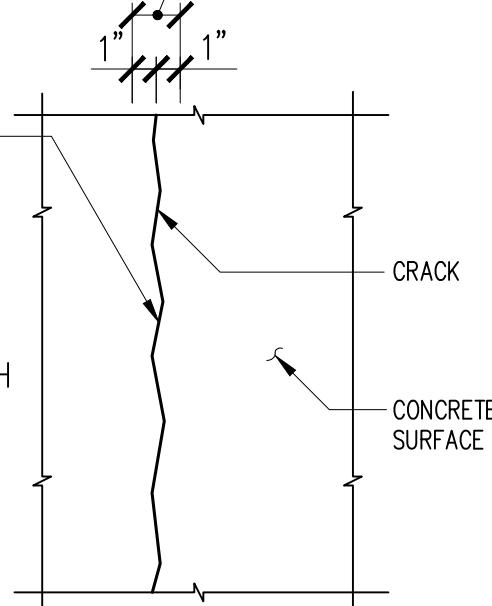
TYPICAL CONCRETE HORIZONTAL SURFACE SURFACE REPAIR DETAIL

1

S-0.3

NOT TO SCALE

CLEAN CONCRETE SURFACE ALONG FULL LENGTH OF CRACK. SURFACE SHALL BE CLEANED DOWN TO SOUND CONCRETE. ALL DIRT, ALGAE, OIL AND ANY OTHER MATERIAL, OTHER THAN FIRM, SOUND CONCRETE, SHALL BE REMOVED. ALL CONCRETE DUST SHALL BE REMOVED PRIOR TO APPLYING THE SEALER COAT.



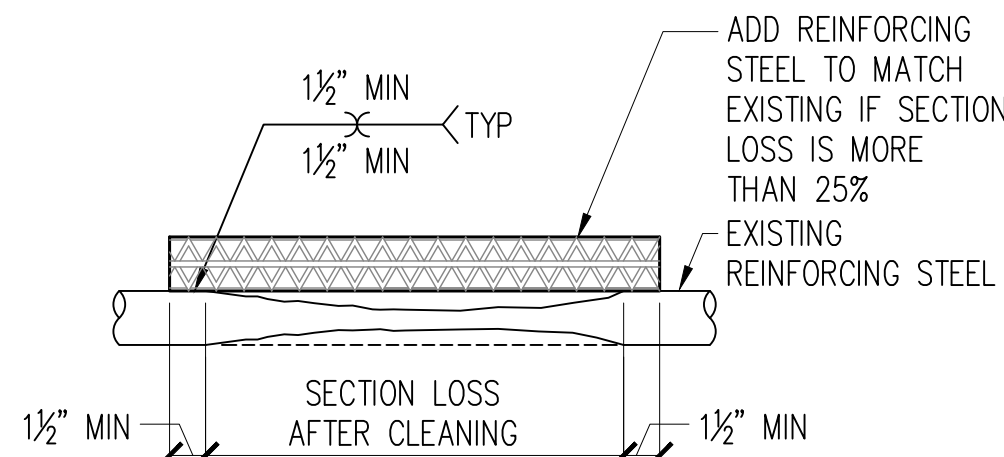
APPLY SEAL COAT OF EPOXY OVER CRACK. INSTALL INJECTION PORTS AND PRESSURE INJECT CRACK WITH LOW-VISCOSITY, MOISTURE-INSENSITIVE EPOXY ADHESIVE IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS. THE ADHESIVE SHALL CONFORM TO ASTM C-881 AND AASHTO M-235 SPECIFICATIONS.

TYPICAL CONCRETE EPOXY INJECTION REPAIR DETAIL

2

S-0.3

NOT TO SCALE



NOTES:

1. FULLY EXPOSE AND REMOVE CORROSION FROM REINF STEEL AND COAT WITH CORROSION INHIBITOR. ANY REINF STEEL WHICH HAS LOST MORE THAN 20% OF ITS CROSS-SECTIONAL AREA SHALL BE BROUGHT TO THE ATTENTION OF THE HPHA ENGINEER.
2. WELDING OF REINFORCING STEEL SHALL BE IN ACCORDANCE WITH THE "STRUCTURAL WELDING CODE-REINFORCING STEEL" (AWS D1.4).
3. SPLICE REBARS SHALL BE ASTM A706, GRADE 60. PREHEAT REBARS ACCORDING TO AWS D1.4 STANDARDS.

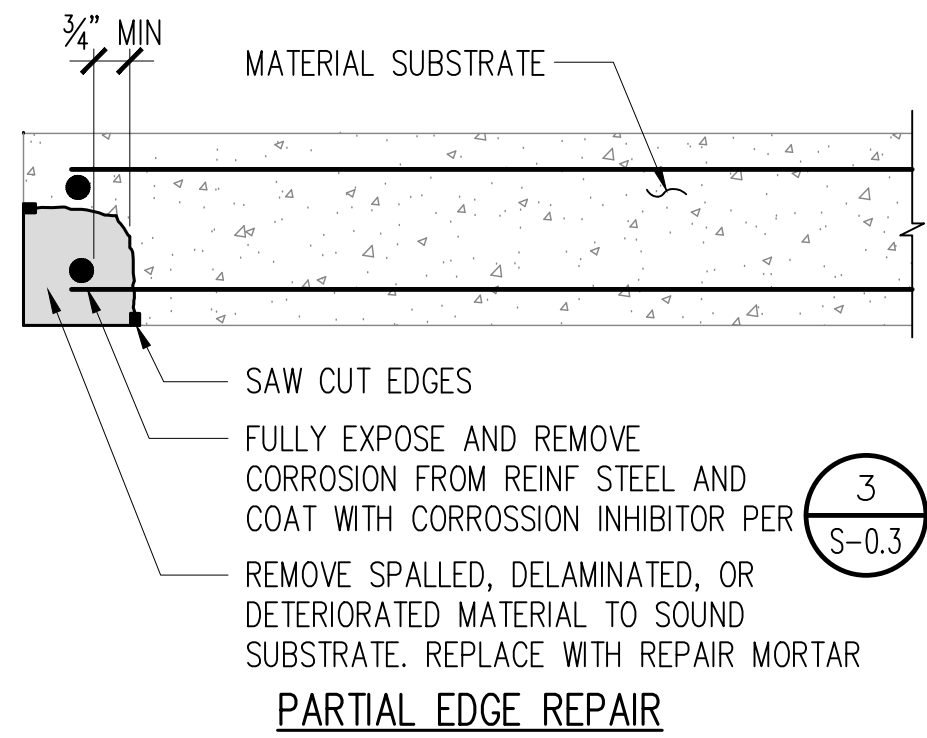
TYPICAL REINFORCING STEEL REPAIR DETAIL

3

S-0.3

NOT TO SCALE

NOTE:
ANY REINFORCING STEEL WHICH HAS LOST MORE THAN 20% OF ITS CROSS-SECTIONAL AREA SHALL BE BROUGHT TO THE ATTENTION OF THE HPHA ENGINEER.

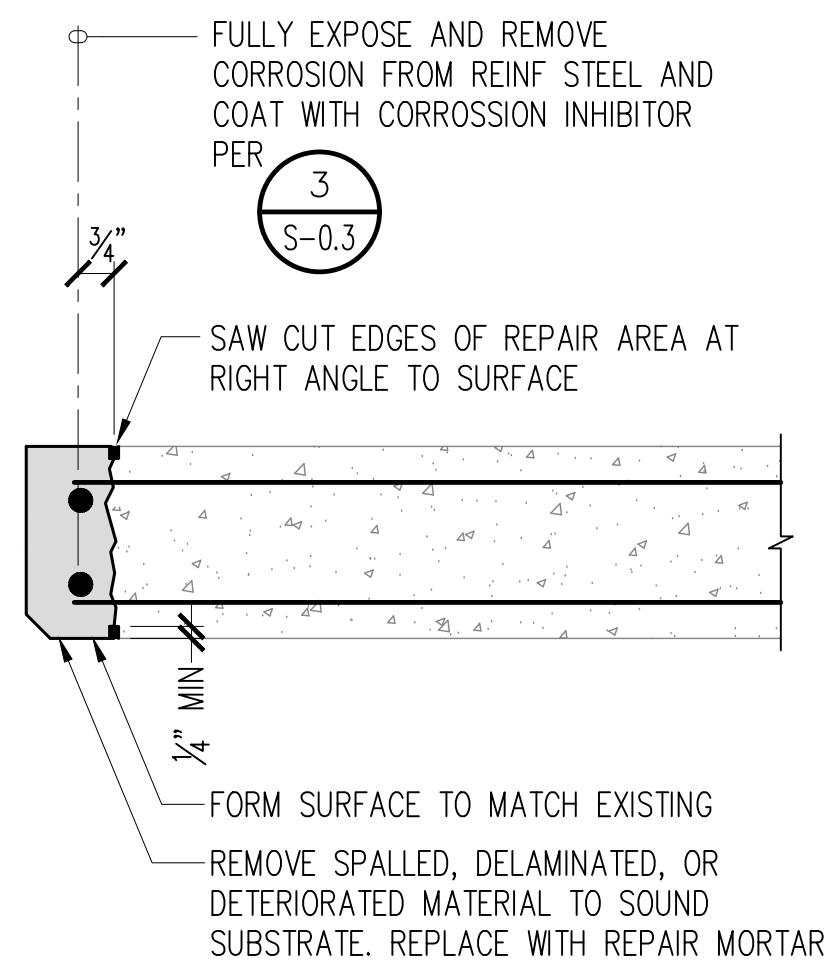


4

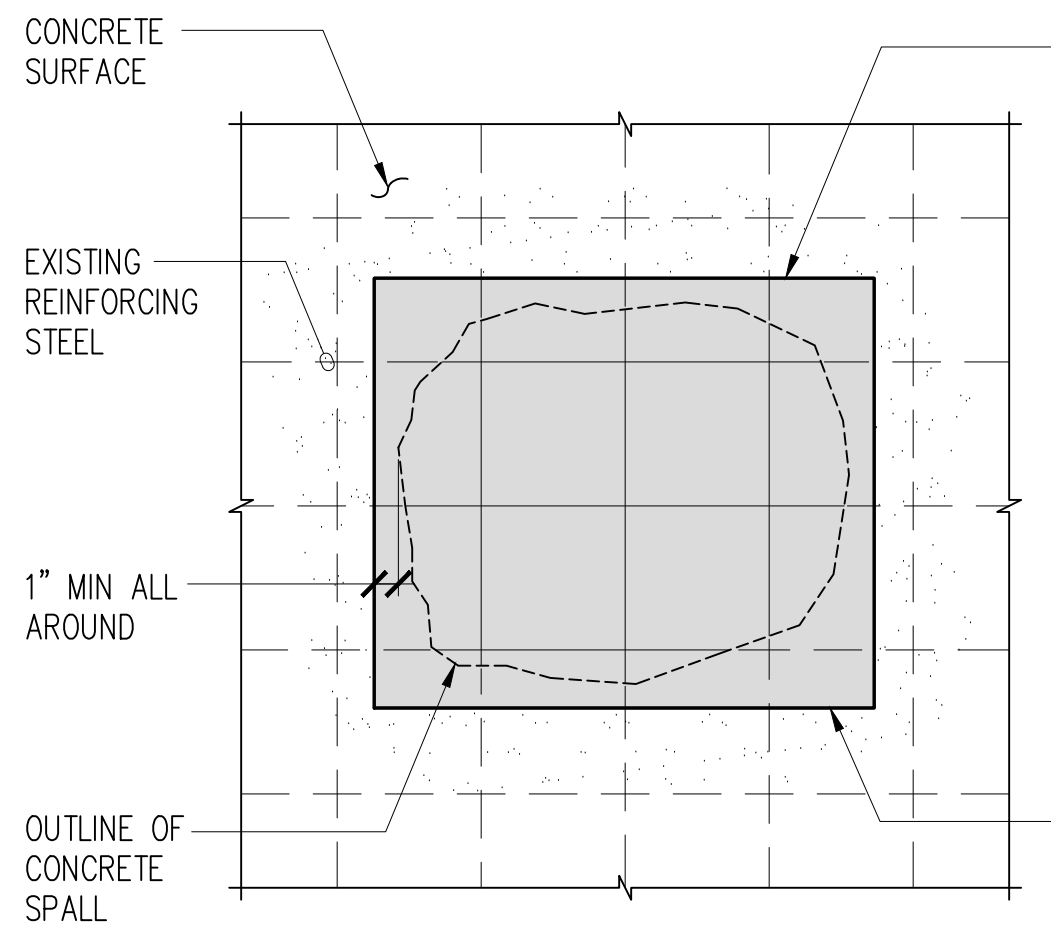
S-0.3

TYPICAL CONCRETE EDGE REPAIR DETAIL

NOT TO SCALE

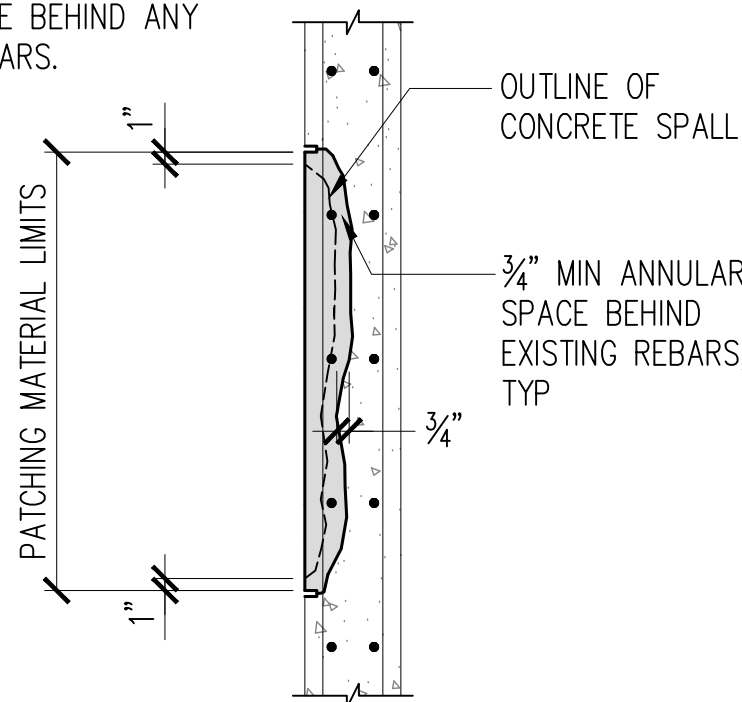


FULL EDGE REPAIR



SURFACE PROFILE

SAWCUT 1/2" DEEP, MIN AND CHIP AWAY CONCRETE TO SOUND SUBSTRATE. PROVIDE 3/4" MIN SPACE BEHIND ANY EXPOSED REBARS.



SECTION

NOTES:

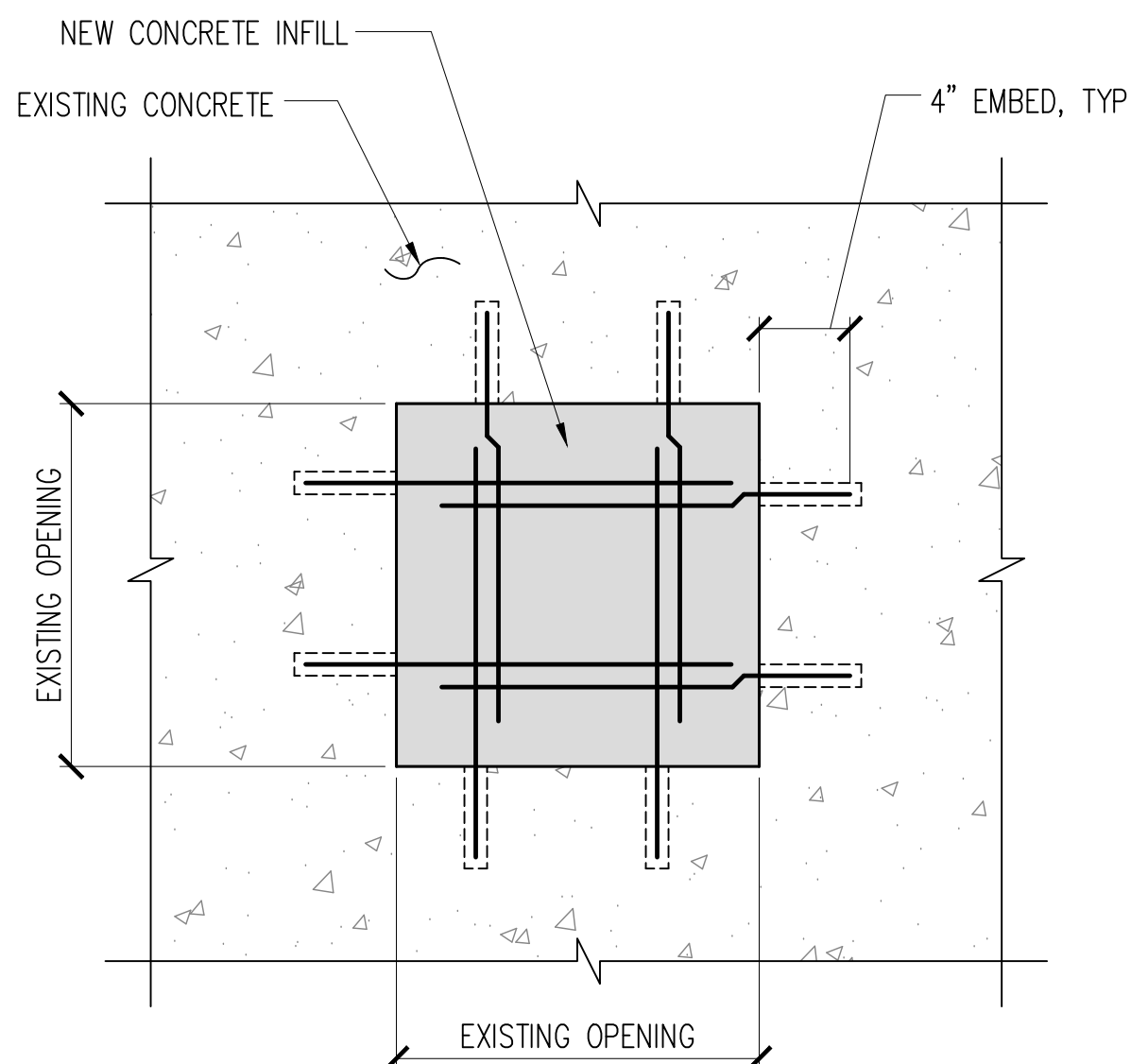
1. REPAIR SHALL BE SQUARE OR RECTANGULAR IN SHAPE. DO NOT DAMAGE REINFORCING STEEL WHEN SAWCUTTING.
2. CONCRETE SURFACE TO RECEIVE REPAIR MORTAR SHALL BE ROUGHENED TO A 1/8" AMPLITUDE.
3. CLEAN EXPOSED REINFORCING BY HAND OR WITH POWER TOOLS SO IT IS FREE OF LOOSE RUST AND OTHER LAITANCE PER SSPC-SP2 OR SSPC-SP3.
4. COAT EXPOSED REINFORCING WITH 2 COATS OF EPOXY BONDING AGENT. EPOXY BONDING AGENT SHALL BE SIKA ARMATEC 110, MASTER BUILDERS EMACO P24, EUCLID CORR-BOND OR APPROVED EQUAL. EACH COAT SHALL BE 20 MILS THICK.
5. REPAIR REINFORCING STEEL THAT HAS MORE THAN 25% SECTION LOSS. COAT CONCRETE SURFACE WITH 20 MIL THICK EXPOXY BONDING AGENT. SURFACE SHALL BE SATURATED SURFACE DRY (SSD) AND CLEANED FREE OF LAITANCE, DUST AND OTHER BOND INHIBITING MATERIAL.
6. CONCRETE REPAIR MATERIALS SHALL BE A POLYMER-MODIFIED CEMENT MORTAR. POLYMER MODIFIED CEMENT MORTAR SHALL BE SIKA SIKATOP 123 PLUS, MASTER BUILDERS EMACO R320 CI, EUCLID VERTICOAT OR APPROVED EQUAL.
7. LAYERS OF POLYMER-MODIFIED CEMENT MORTAR SHALL BE 1/4" MIN AND 1 1/2" MAX IN THICKNESS OR AS LIMITED BY THE MANUFACTURER. SCRATCH SURFACE OF INTERMEDIATE LAYERS TO RECEIVE ADDITIONAL LAYERS.
8. REPAIRED CONCRETE SURFACE SHALL BE BROUGHT BACK TO ORIGINAL FINISH LINES AND MATCH TEXTURE AND APPEARANCE OF SURROUNDING CONCRETE. ARCHITECTURAL FEATURES SUCH AS GROOVES, REVEALS, DRIPS AND CHAMFERS SHAL ALSO BE MAINTAINED.
10. CONCRETE REPAIR AREA SHALL BE ALLOWED TO CURE A MINIMUM OF 14 DAYS BEFORE THE SURFACE IS PRIMED AND PAINTED.

5

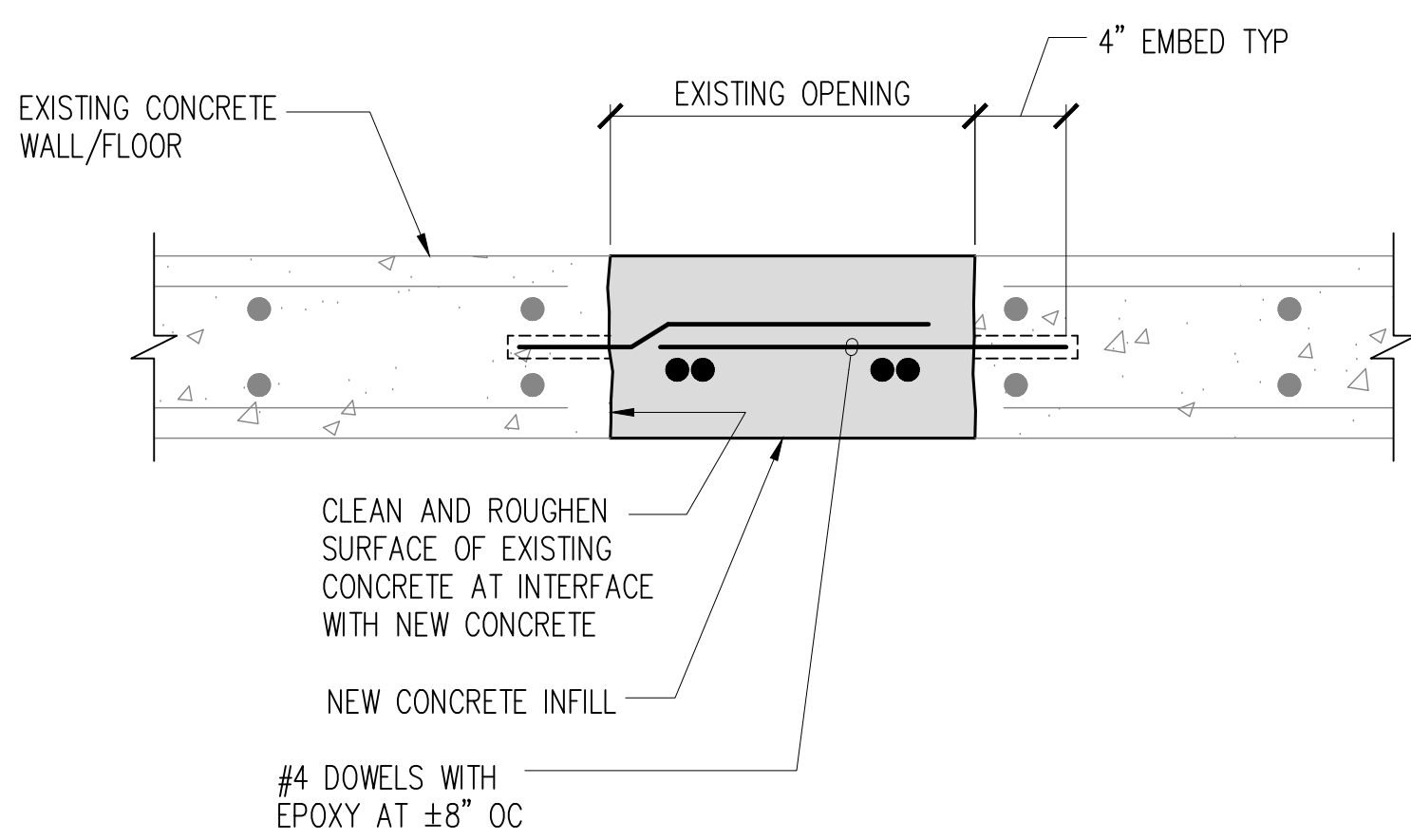
S-0.3

TYPICAL CONCRETE SPALL REPAIR DETAIL

NOT TO SCALE



ELEVATION



SECTION

6

S-0.3

TYPICAL NEW INFILL IN (E) CONCRETE WALL/FLOOR DETAIL

NOT TO SCALE

DKKY
Architecture Studio, Inc.
2895 Kalakava Avenue #106
Honolulu, Hawaii 96815
Phone. 808.596.8400
Email. dkkydovie@gmail.com

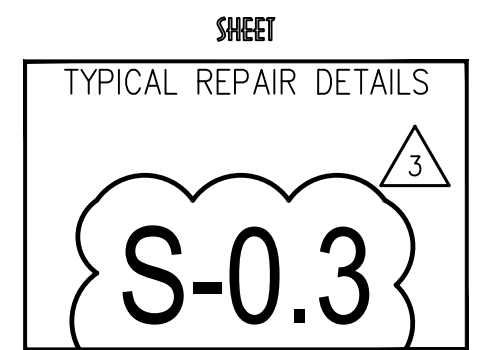


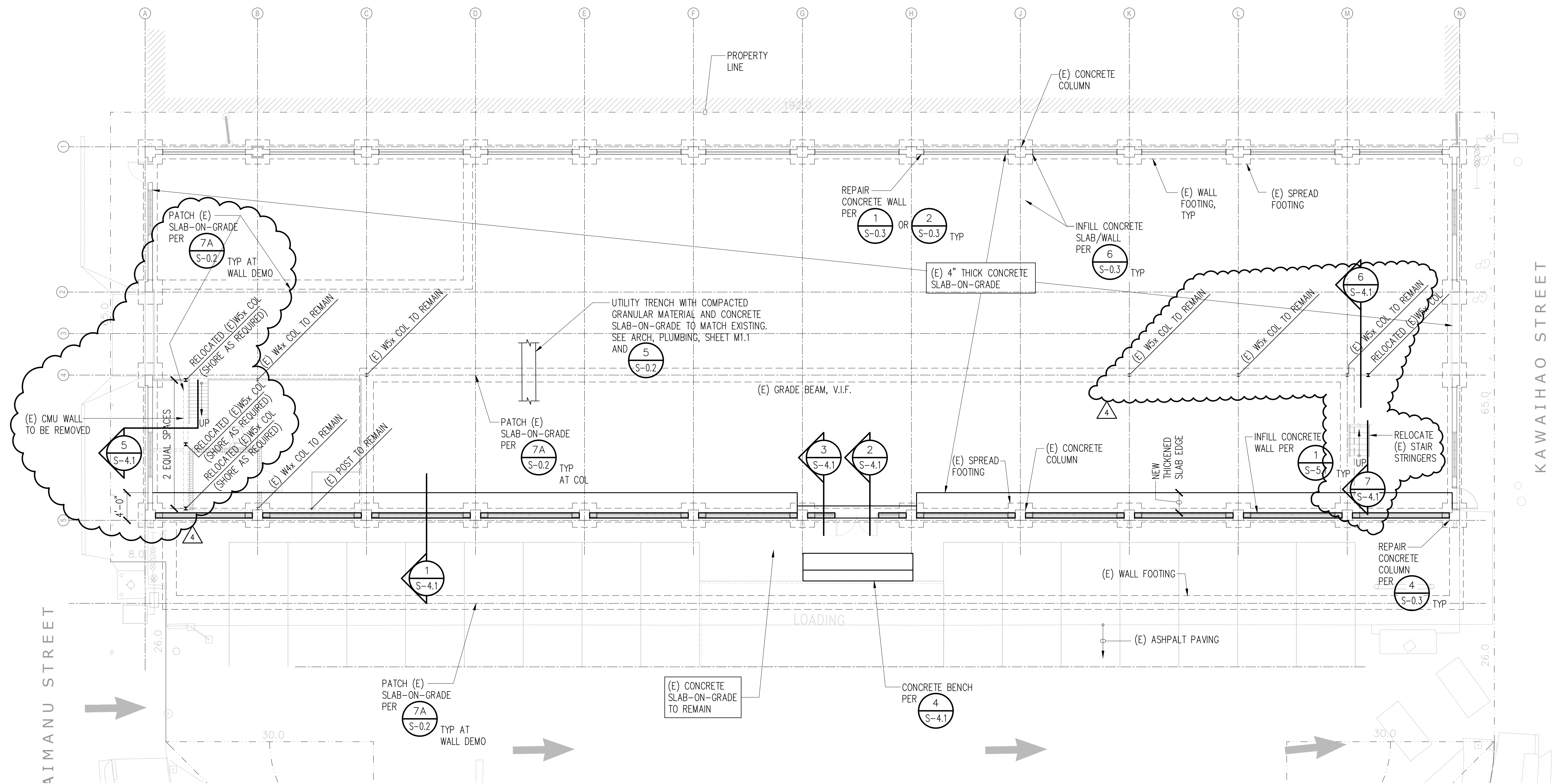
This work was prepared
by me or under my
supervision and
construction of this
project will be under
my observation.

THE RENOVATION/RESTORATION OF
UNIVERSAL BUILDING
535 WARD AVENUE
HONOLULU, HAWAII 96814

Original sheet size is 24"x36". All indicated scales shown are in respect to the original sheet size.

DATE	
CHK	BY
HC	HC
DY	DY
HC	HC
DESCRIPTION	
DEMOLITION PERMIT	
BDC PERMIT	
OWNER REVISIONS	
NO.	ISSUE DATE
1	03-15-2017
2	05-25-2017
3	04-02-2018





FOUNDATION NOTES:

1. FOR DIMENSIONS NOT SHOWN, SEE THE ARCHITECTURAL DRAWINGS.
2. FOR WATERPROOFING REQUIREMENTS AND DETAILS, SEE ARCHITECTURAL DRAWINGS.

REFERENCE DRAWINGS:

GENERAL NOTES, SEE S-0.1
TYPICAL SLAB-ON-GRADE DETAILS, SEE S-0.2
TYPICAL CONCRETE AND STEEL DETAILS, SEE S-5.1

LEGEND	
	INDICATES CHANGE IN ELEVATION
	INDICATES CONCRETE COLUMN
	INDICATES NON-STRUCTURAL WALLS
	INDICATES EXISTING CONCRETE WALL OR COLUMN

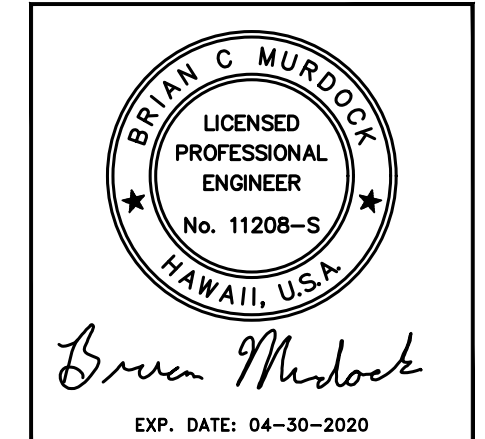
SLAB ON GRADE NOTES:

1. THICKNESS OF SLAB-ON-GRADE SHOWN ARE MINIMUM AND SHALL BE MAINTAINED AT ALL SLOPED AND DEPRESSED AREAS.
2. FOR FLOOR ELEVATIONS, DEPRESSED SLABS LOCATIONS, SLOPES TO DRAIN AND EQUIPMENT PAD AND CURB LOCATIONS, SEE ARCHITECTURAL, ELECTRICAL AND MECHANICAL DRAWINGS.
3. SLABS SHALL BE POURED WITH A MINIMUM TWENTY ONE (7) DAYS LAPSED TIME BETWEEN ADJACENT POURS.
4. FOR EXTERIOR CONCRETE SLAB-ON-GRADE, SEE ARCHITECTURAL AND CIVIL DRAWINGS.

1 FOUNDATION PLAN
SCALE: 1/8" = 1'-0"



DKKY
Architecture Studio, Inc.
2895 Kalakaua Avenue #106
Honolulu, Hawaii 96815
Phone: 808.596.8400
Email: dkkydave@gmail.com



This work was prepared
by me or under my
supervision and
construction of this
project will be under
my observation.

THE RENOVATION/RESTORATION OF
UNIVERSAL BUILDING
535 WARD AVENUE
HONOLULU, HAWAII 96814

Original sheet size is 24"x36". All indicated
scales shown are in respect to the original
sheet size.

DATE	
BY	CHK
HC	DY
HC	HC
DESCRIPTION	
NO.	ISSUE DATE
1	03-15-2017
2	05-25-2017
3	04-02-2018
4	05-21-2018
5	05-21-2018
6	05-21-2018
7	05-21-2018
8	05-21-2018
9	05-21-2018
10	05-21-2018
11	05-21-2018
12	05-21-2018
13	05-21-2018
14	05-21-2018
15	05-21-2018
16	05-21-2018
17	05-21-2018
18	05-21-2018
19	05-21-2018
20	05-21-2018
21	05-21-2018
22	05-21-2018
23	05-21-2018
24	05-21-2018
25	05-21-2018
26	05-21-2018
27	05-21-2018
28	05-21-2018
29	05-21-2018
30	05-21-2018
31	05-21-2018
32	05-21-2018
33	05-21-2018
34	05-21-2018
35	05-21-2018
36	05-21-2018
37	05-21-2018
38	05-21-2018
39	05-21-2018
40	05-21-2018
41	05-21-2018
42	05-21-2018
43	05-21-2018
44	05-21-2018
45	05-21-2018
46	05-21-2018
47	05-21-2018
48	05-21-2018
49	05-21-2018
50	05-21-2018
51	05-21-2018
52	05-21-2018
53	05-21-2018
54	05-21-2018
55	05-21-2018
56	05-21-2018
57	05-21-2018
58	05-21-2018
59	05-21-2018
60	05-21-2018
61	05-21-2018
62	05-21-2018
63	05-21-2018
64	05-21-2018
65	05-21-2018
66	05-21-2018
67	05-21-2018
68	05-21-2018
69	05-21-2018
70	05-21-2018
71	05-21-2018
72	05-21-2018
73	05-21-2018
74	05-21-2018
75	05-21-2018
76	05-21-2018
77	05-21-2018
78	05-21-2018
79	05-21-2018
80	05-21-2018
81	05-21-2018
82	05-21-2018
83	05-21-2018
84	05-21-2018
85	05-21-2018
86	05-21-2018
87	05-21-2018
88	05-21-2018
89	05-21-2018
90	05-21-2018
91	05-21-2018
92	05-21-2018
93	05-21-2018
94	05-21-2018
95	05-21-2018
96	05-21-2018
97	05-21-2018
98	05-21-2018
99	05-21-2018
100	05-21-2018

SHEET
FOUNDATION PLAN

S-2.1



This work was prepared
by me or under my
supervision and
construction of this
project will be under
my observation.

THE RENOVATION/RESTORATION OF
UNIVERSAL BUILDING
535 WARD AVENUE
HONOLULU, HAWAII 96814

Original sheet size is 24"x36". All indicated
scales shown are in respect to the original
sheet size.

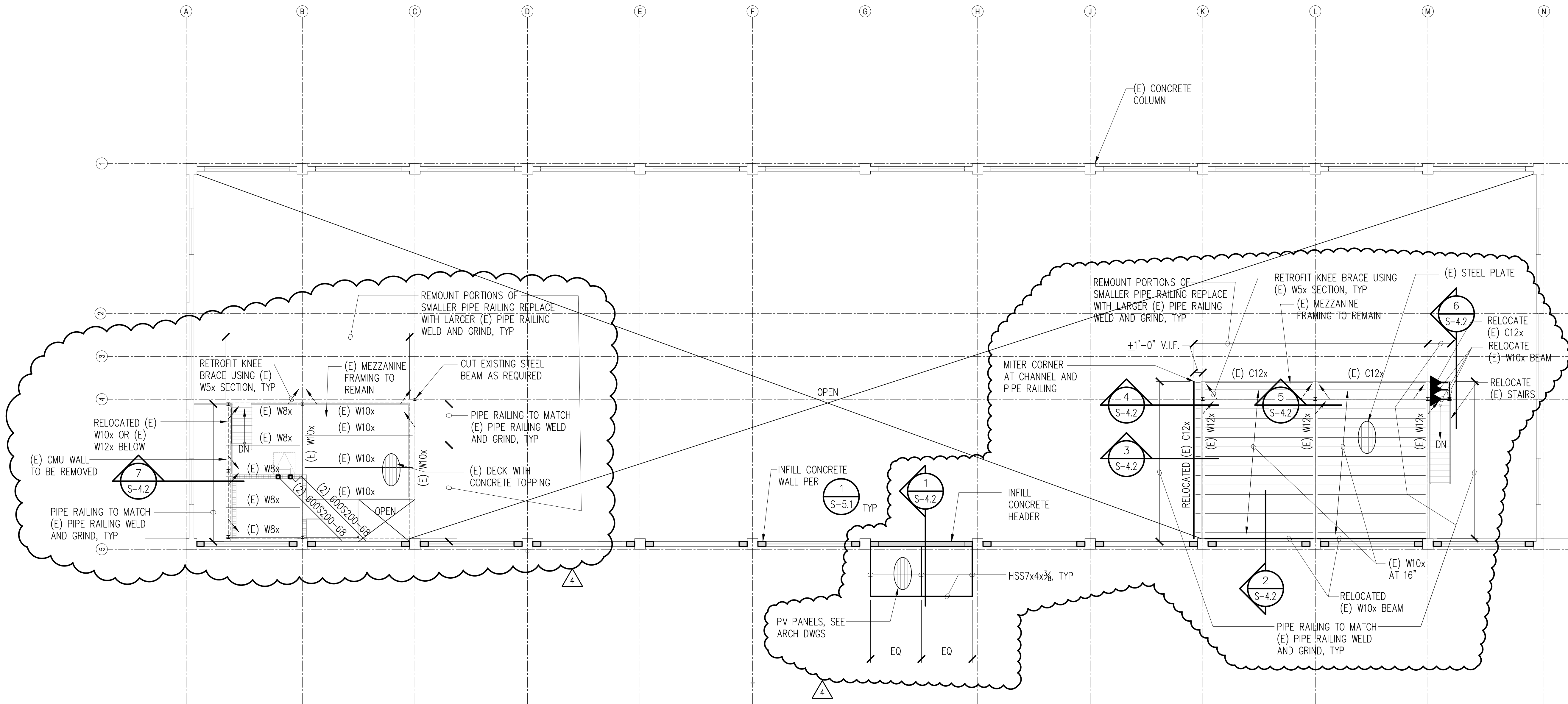
DATE

NO.	ISSUE DATE	DESCRIPTION	CHK	BY
1	03-15-2017	DEMOLITION PERMIT	HC	DY
2	05-25-2017	BLDG PERMIT	HC	HC
3	04-02-2018	OWNER REVISIONS		
4	05-21-2018	OWNER REVISIONS		

SHEET

MEZZANINE / LOW ROOF
FRAMING PLAN

S-2.2



LEGEND

- INDICATES EXISTING FRAMING
- INDICATES MOMENT CONNECTION

REFERENCE DRAWINGS:

GENERAL NOTES, SEE S-0.1
TYPICAL DETAILS, SEE S-5.1

NOTES:

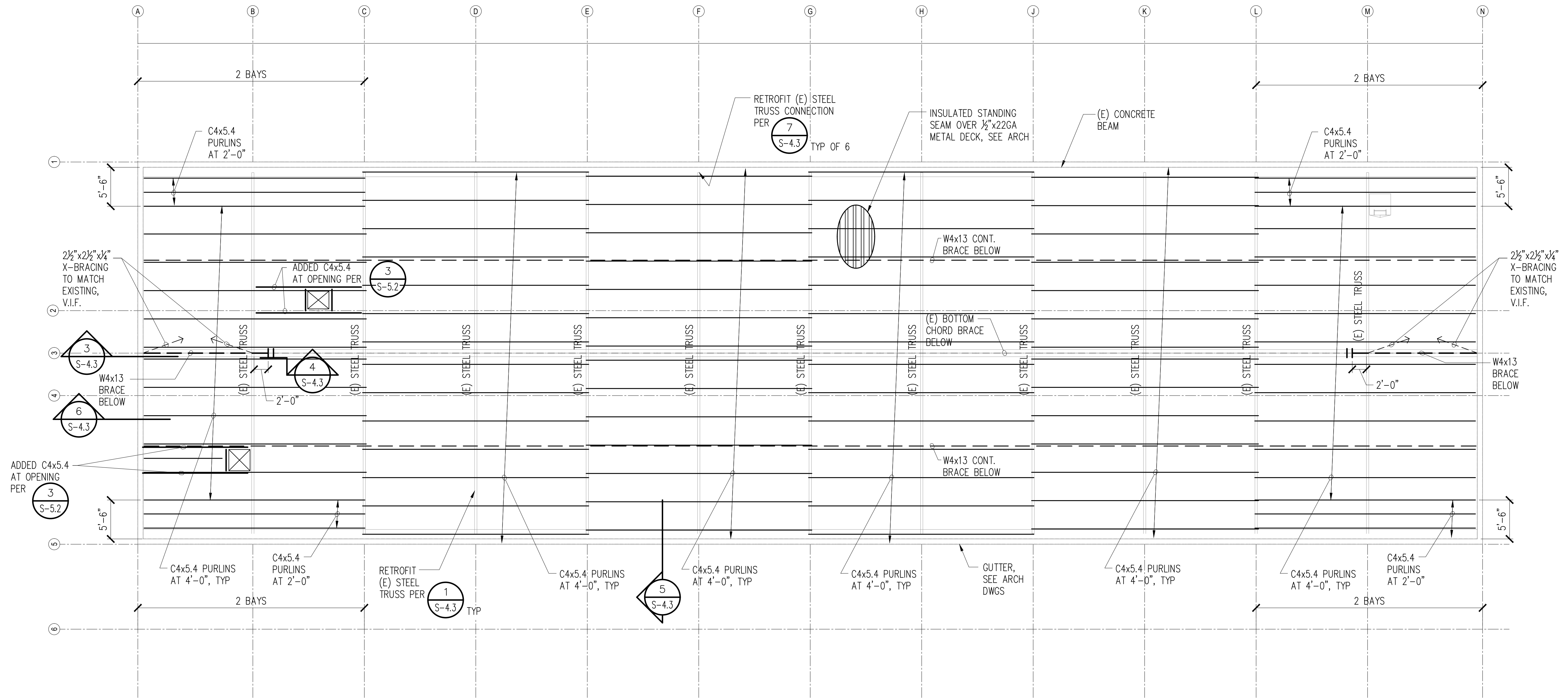
1. SEE MECHANICAL DRAWINGS FOR LOCATION OF MECHANICAL
OPENINGS.

1
S-2.2

WALKWAY OVERHANG FRAMING PLAN

SCALE: 1/8" = 1'-0"

0' 4' 8' 16' 24'
1/8" = 1'-0"



LEGEND

— INDICATES EXISTING FRAMING

REFERENCE DRAWINGS:

GENERAL NOTES, SEE S-0.1

TYPICAL DETAILS, SEE S-5.1

NOTES:

1. SEE ARCHITECTURAL DRAWINGS FOR LOCATION OF OPENINGS.

1
S-2.3 **ROOF FRAMING PLAN**
SCALE: 1/8" = 1'-0"



DKKY
Architecture Studio, Inc.
2895 Kalakaua Avenue #106
Honolulu, Hawaii 96815
Phone: 808.596.8400
Email: dkkydavis@gmail.com

BRIAN C. MURDOCK
LICENSED PROFESSIONAL ENGINEER
No. 11208-S
HAWAII, USA
Brian Murdock
EXP. DATE: 04-30-2020

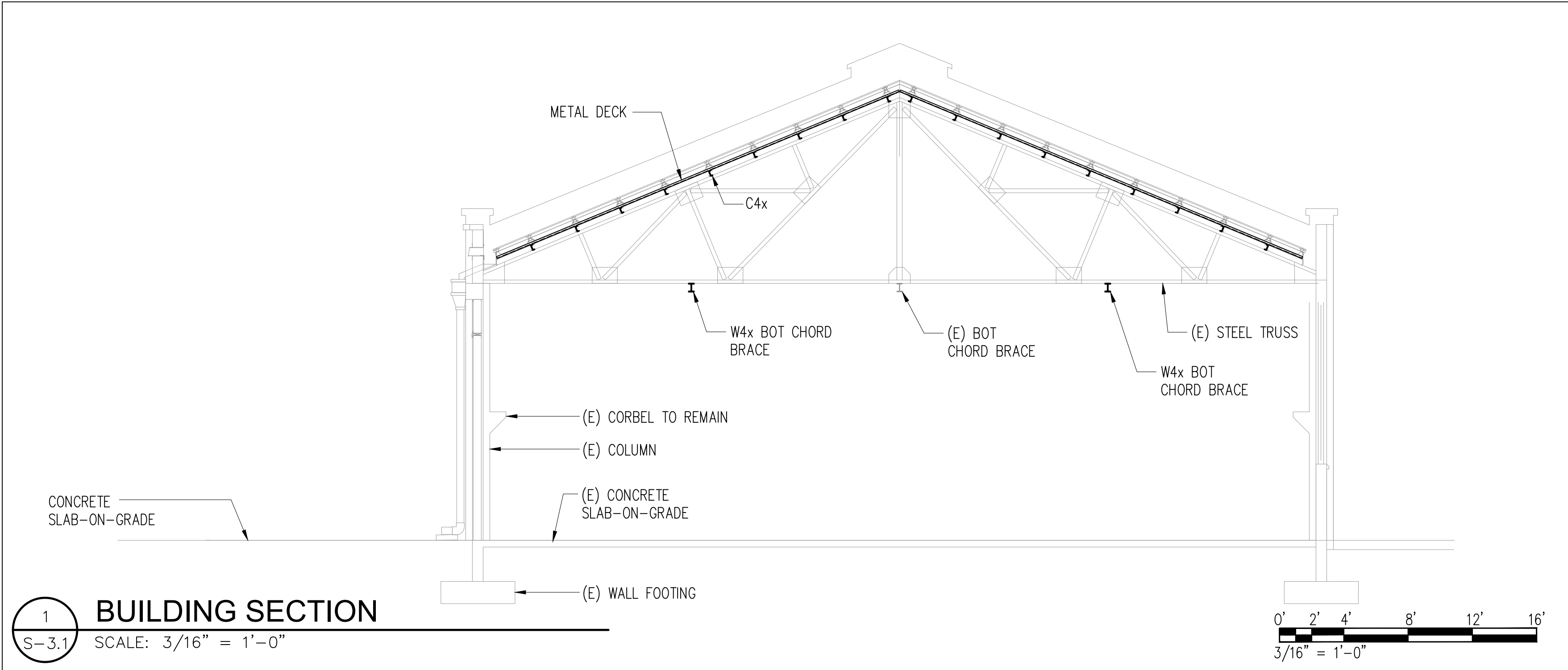
This work was prepared by me or under my supervision and construction of this project will be under my observation.

THE RENOVATION/RESTORATION OF
UNIVERSAL BUILDING
535 WARD AVENUE
HONOLULU, HAWAII 96814

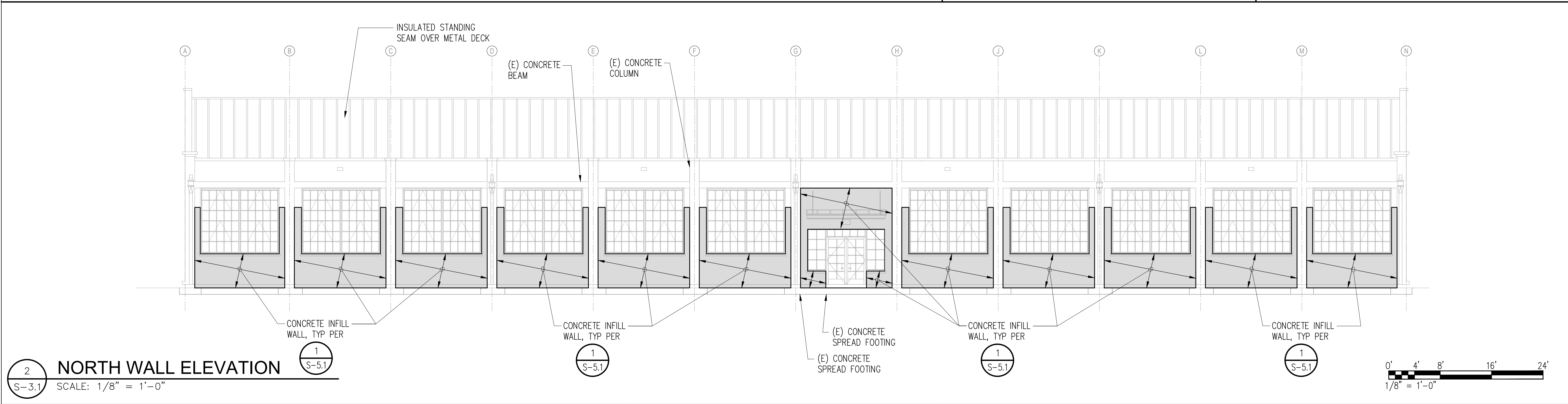
Original sheet size is 24"x36". All indicated scales shown are in respect to the original sheet size.

DATE	
BY	CHK
HC	DY
HC	HC
DESCRIPTION	
03-15-2017	DEMOLITION PERMIT
05-25-2017	BLDG PERMIT
04-02-2018	OWNER REVISIONS
NO.	3

SHEET
ROOF FRAMING PLAN
S-2.3



1
S-3.1 BUILDING SECTION
SCALE: 3/16" = 1'-0"



2
S-3.1 NORTH WALL ELEVATION
SCALE: 1/8" = 1'-0"

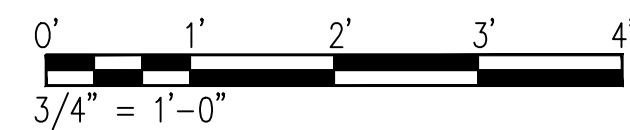
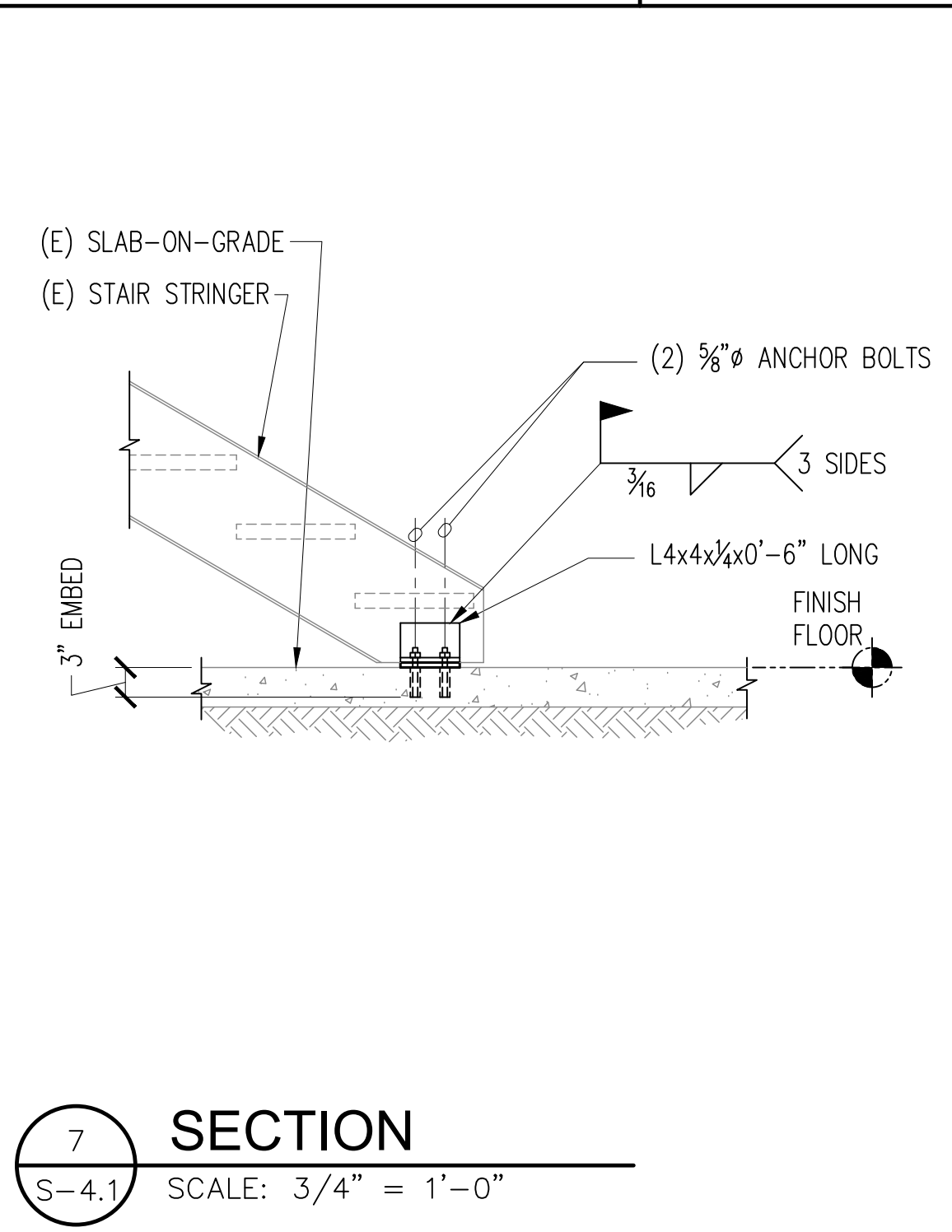
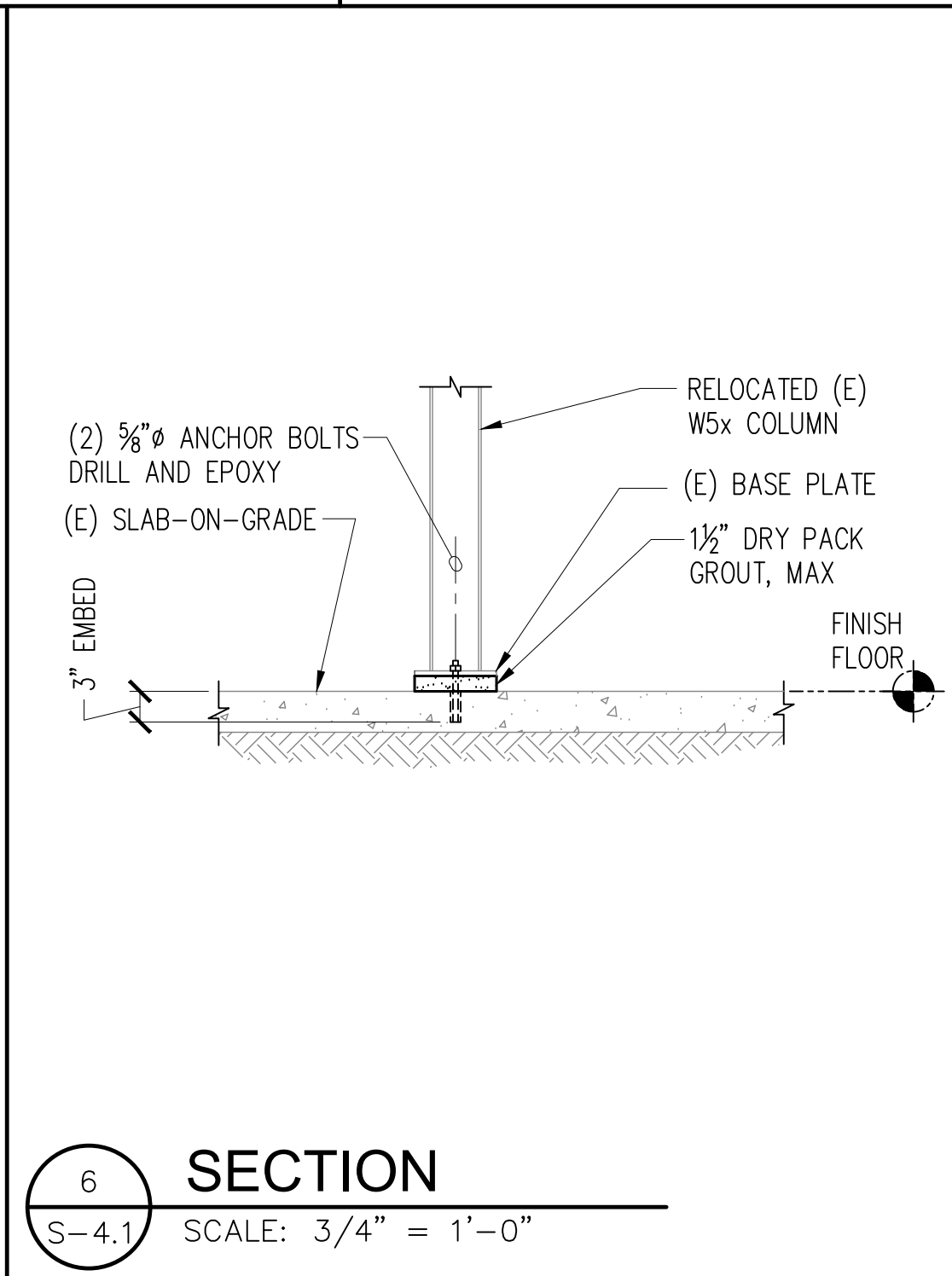
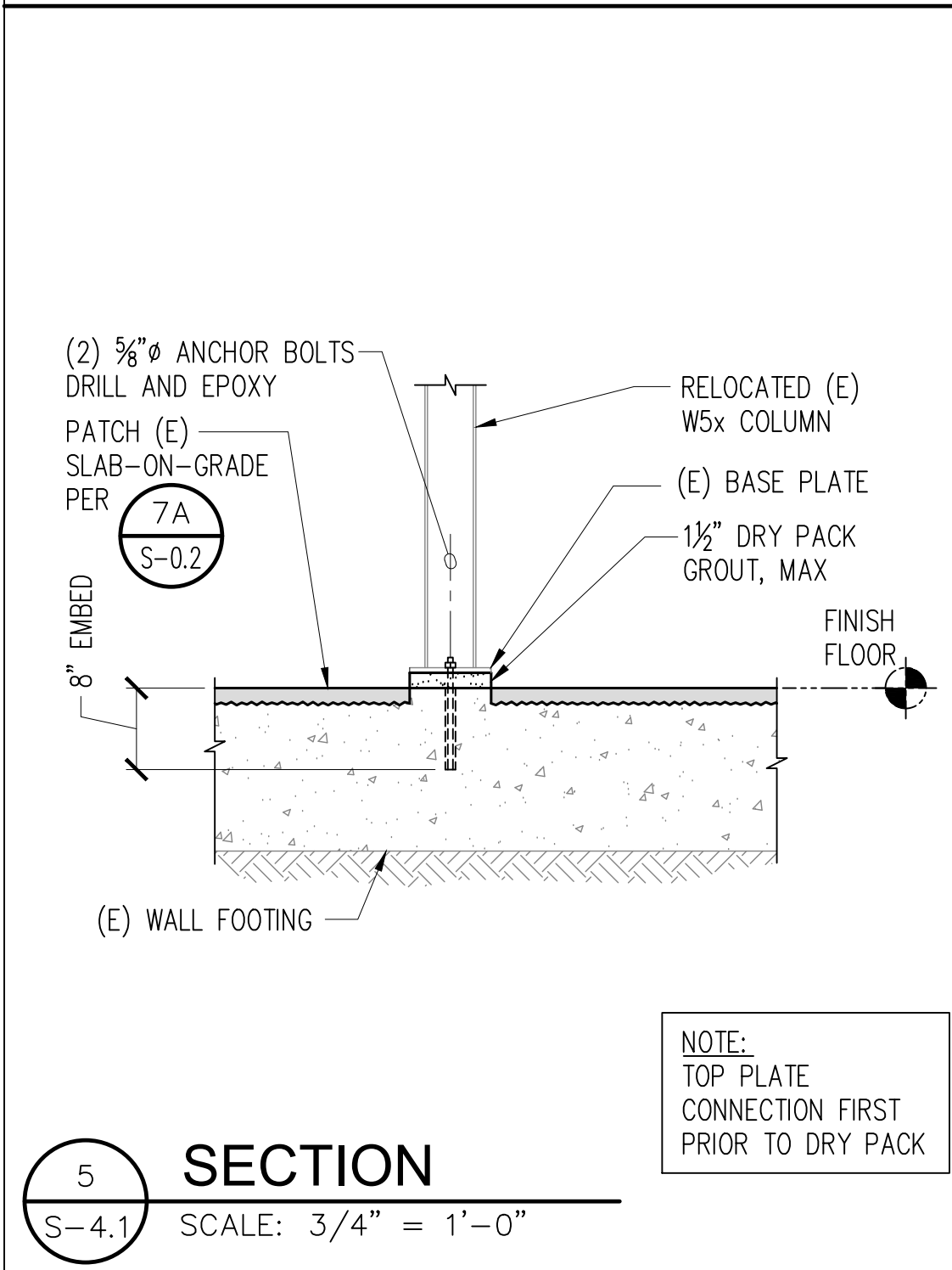
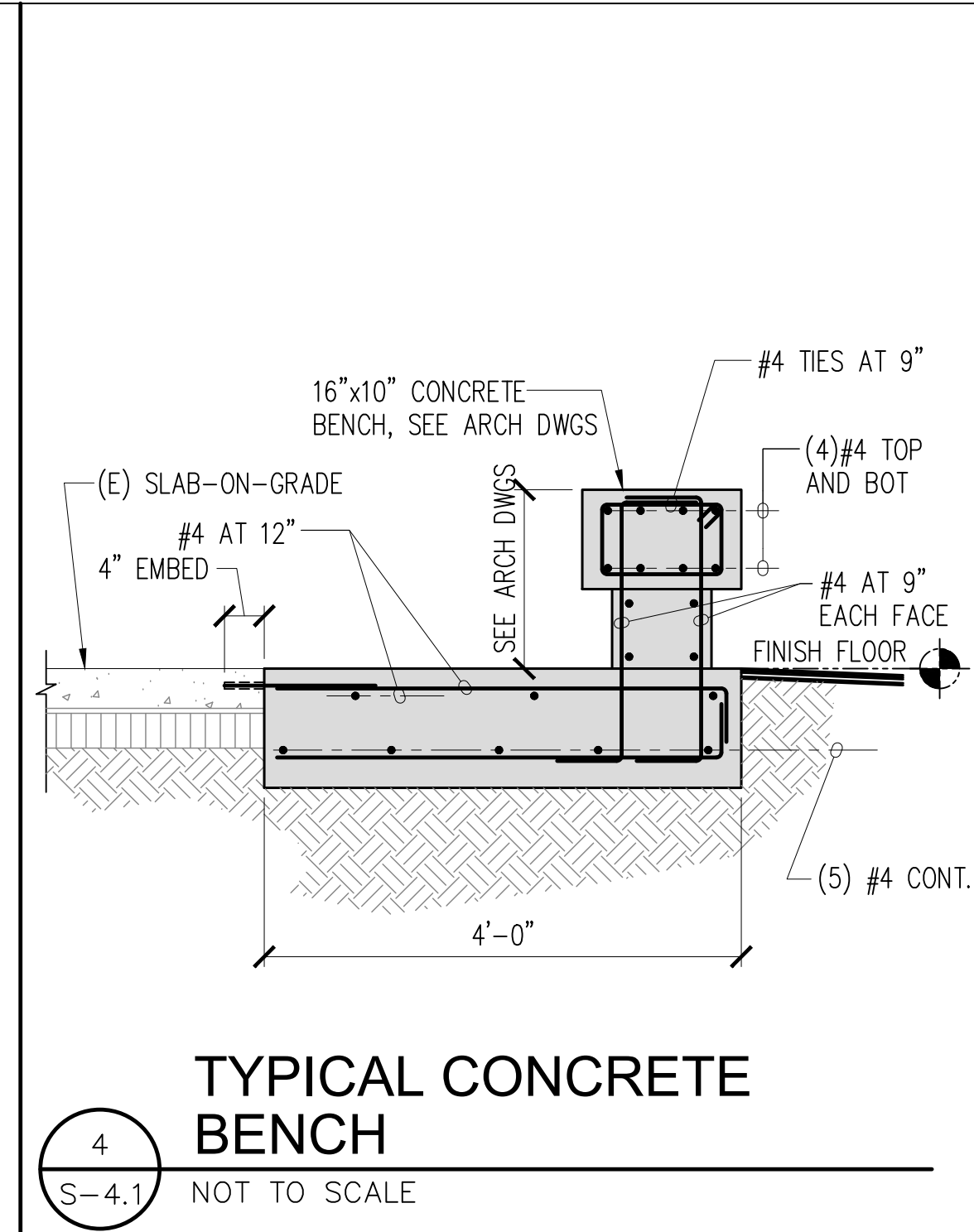
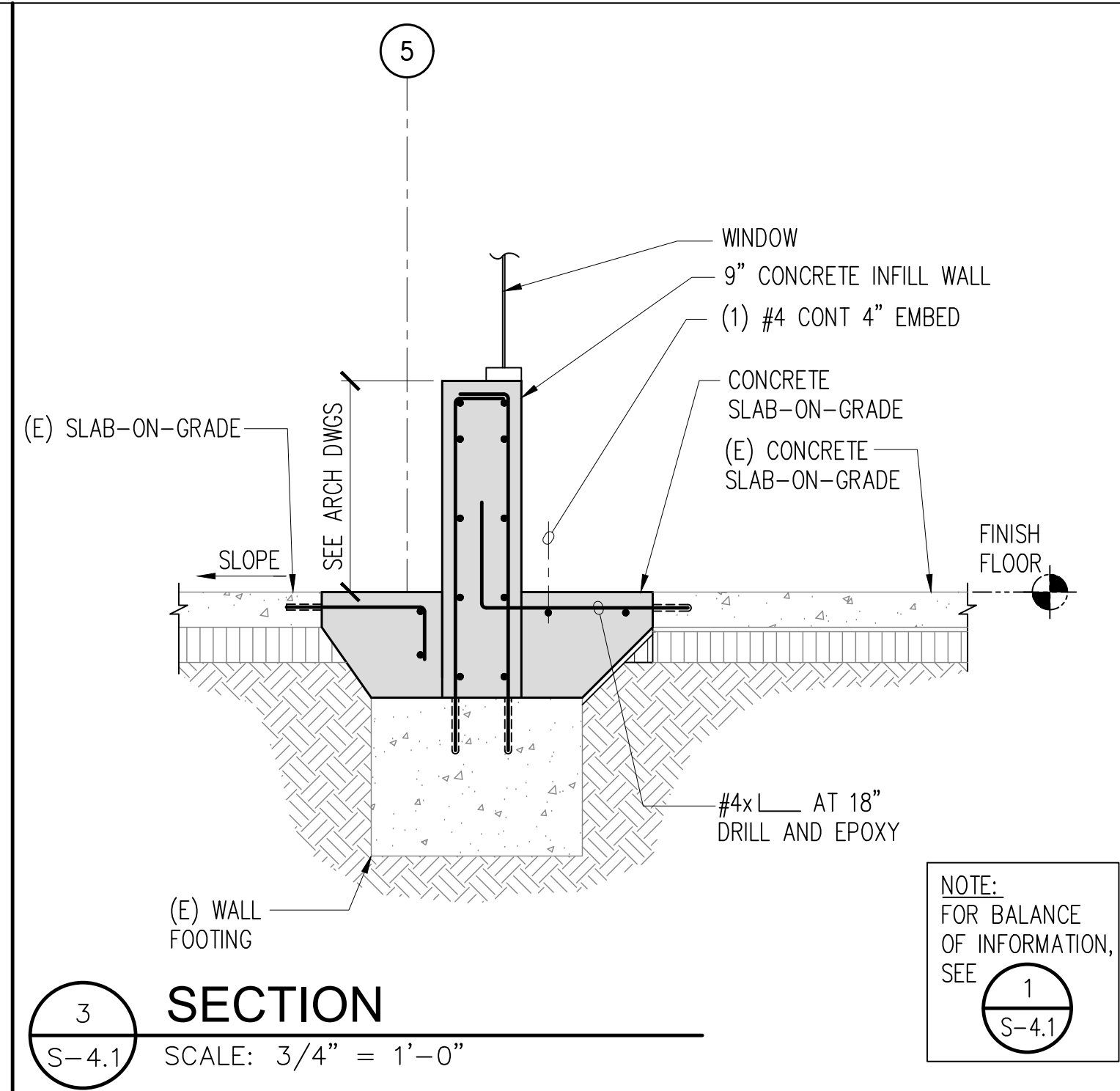
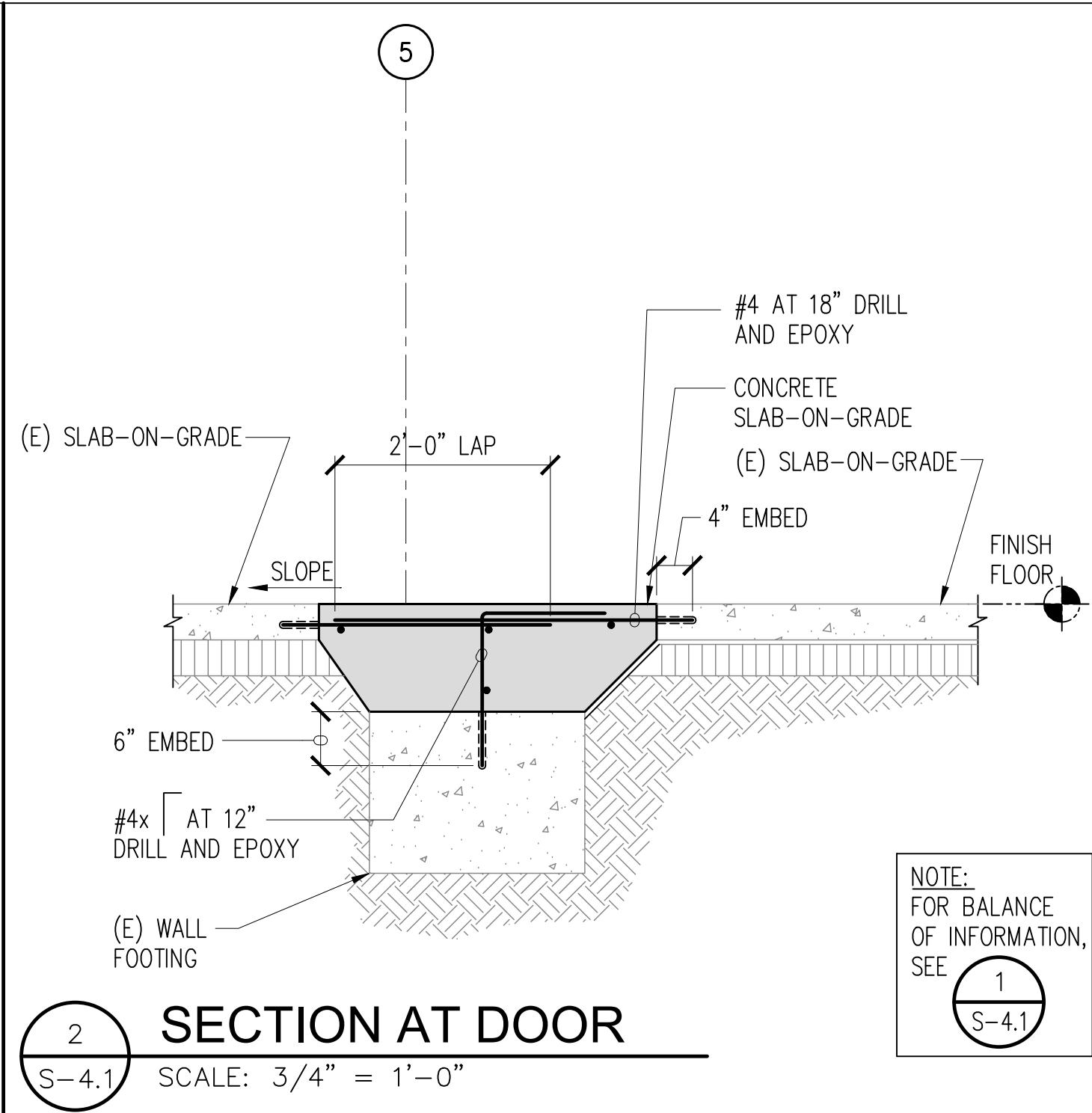
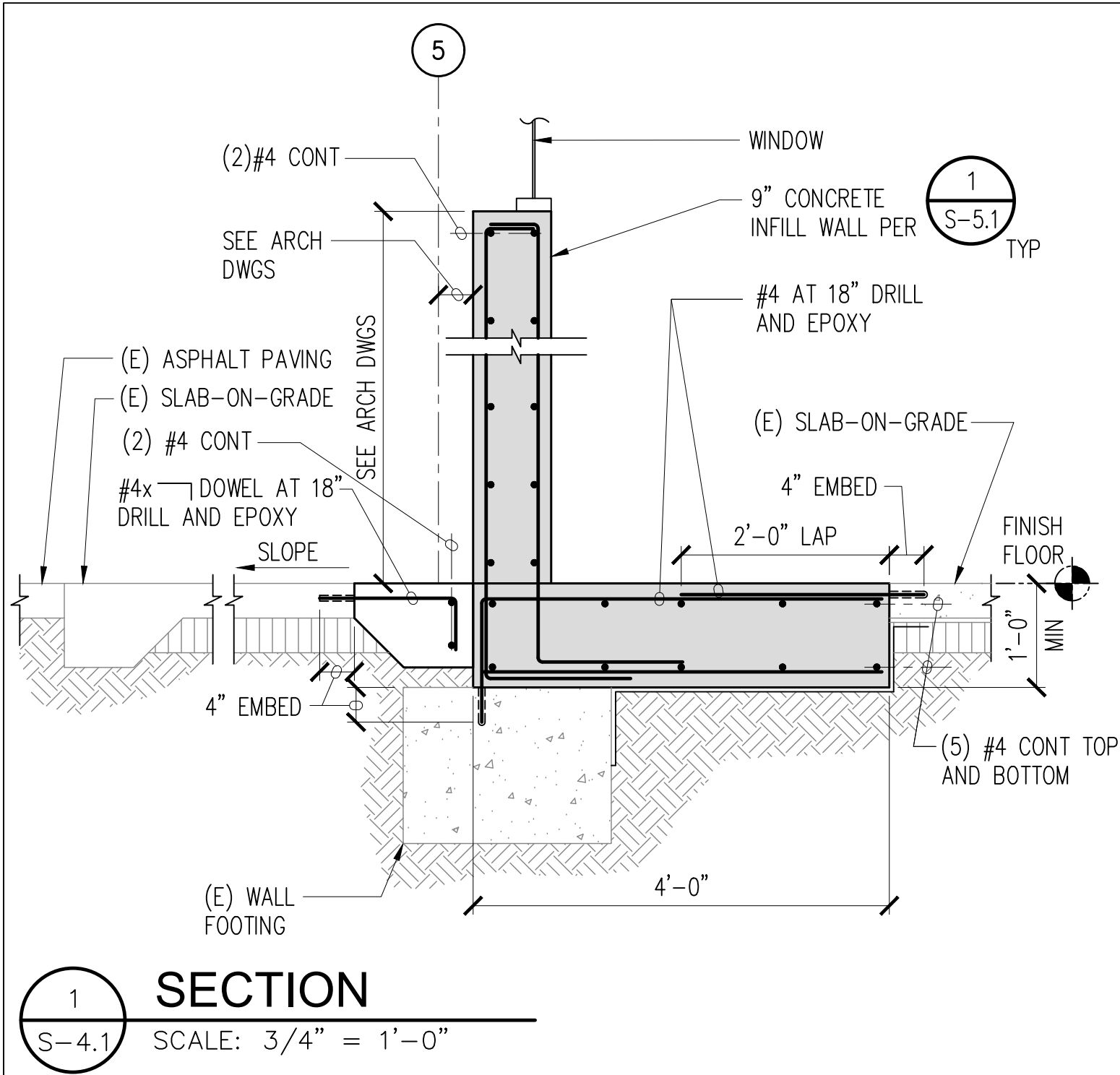
DKKY
Architecture Studio, Inc.
2895 Kalakaua Avenue #106
Honolulu, Hawaii 96815
Phone: 808.596.8400
Email: ddkydavie@gmail.com

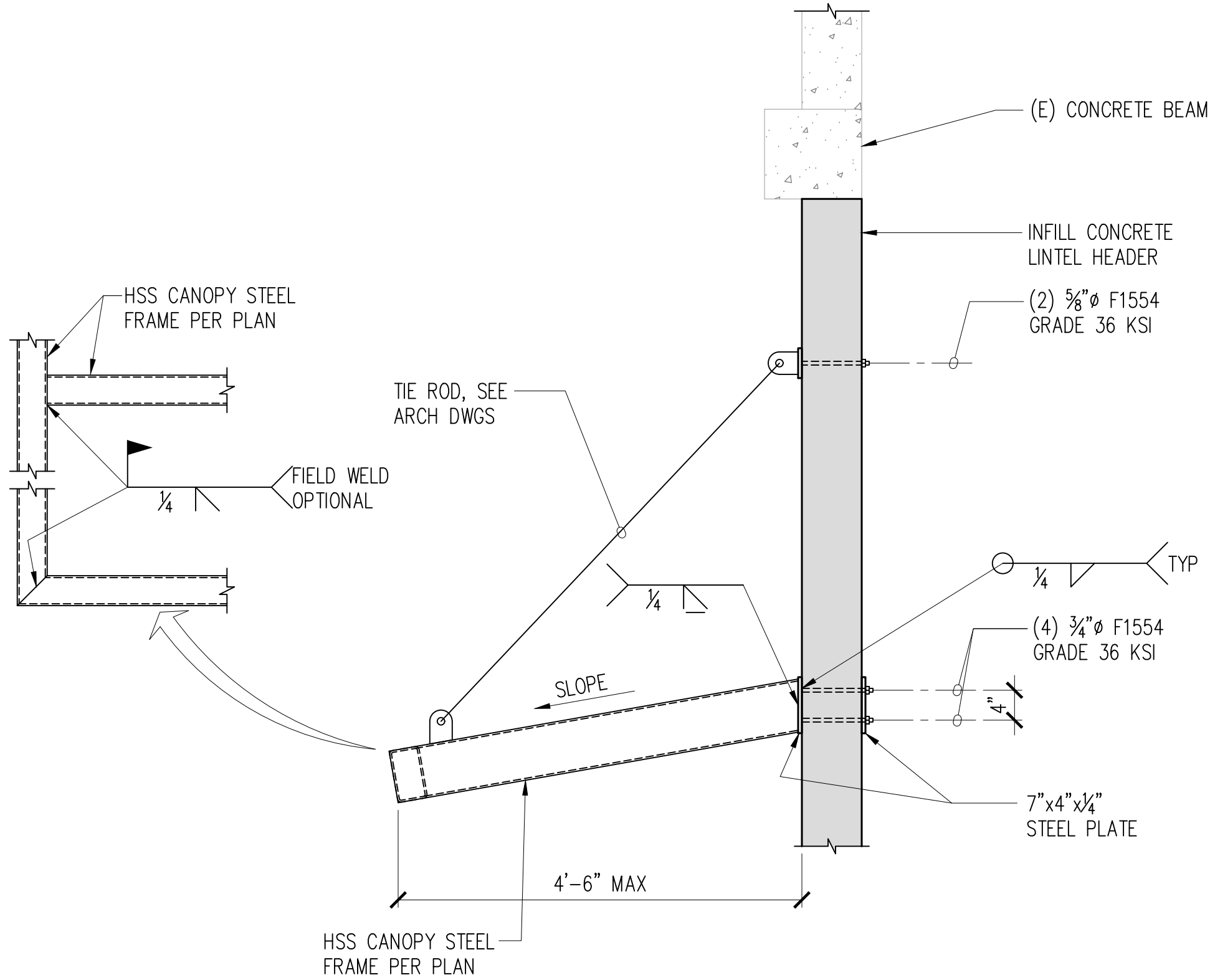
BRIAN C. MURDOCK
LICENSED PROFESSIONAL ENGINEER
No. 11208-S
HAWAII, USA
Brian Murdock
EXP. DATE: 04-30-2020
This work was prepared by me or under my supervision and construction of this project will be under my observation.

THE RENOVATION/RESTORATION OF
UNIVERSAL BUILDING
535 WARD AVENUE
HONOLULU, HAWAII 96814
Original sheet size is 24"x36". All indicated scales shown are in respect to the original sheet size.

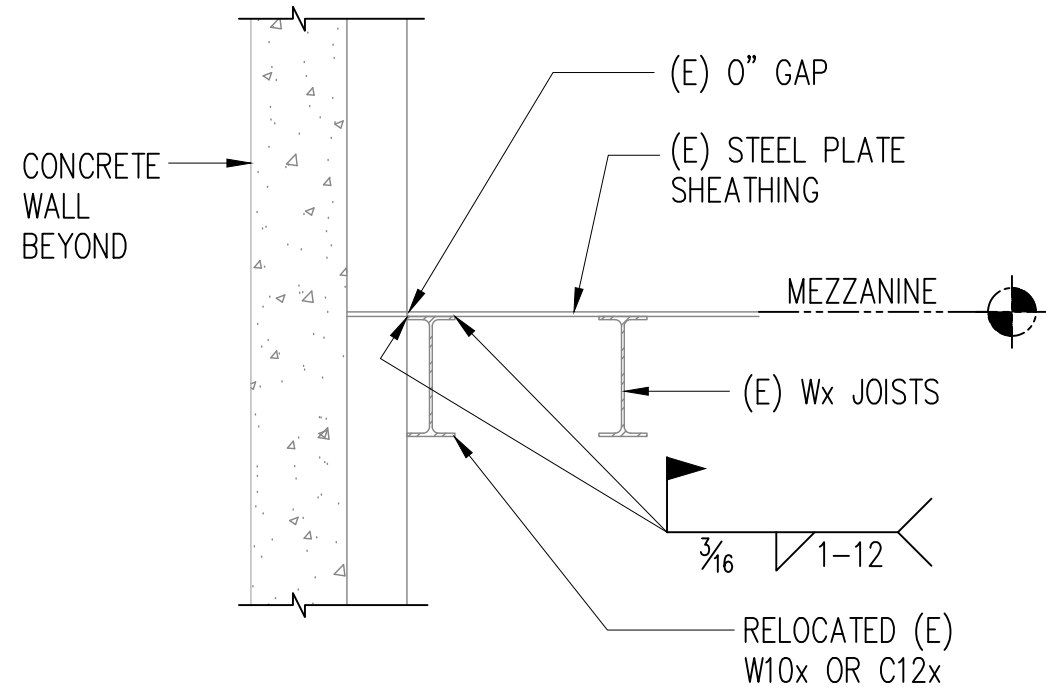
DATE	
NO.	ISSUE
1	03-15-2017
2	05-25-2017
3	04-02-2018
DESCRIPTION	DEMOLITION PERMIT
DESCRIPTION	BLDG PERMIT
DESCRIPTION	OWNER REVISIONS

SHEET
BUILDING SECTIONS
S-3.1

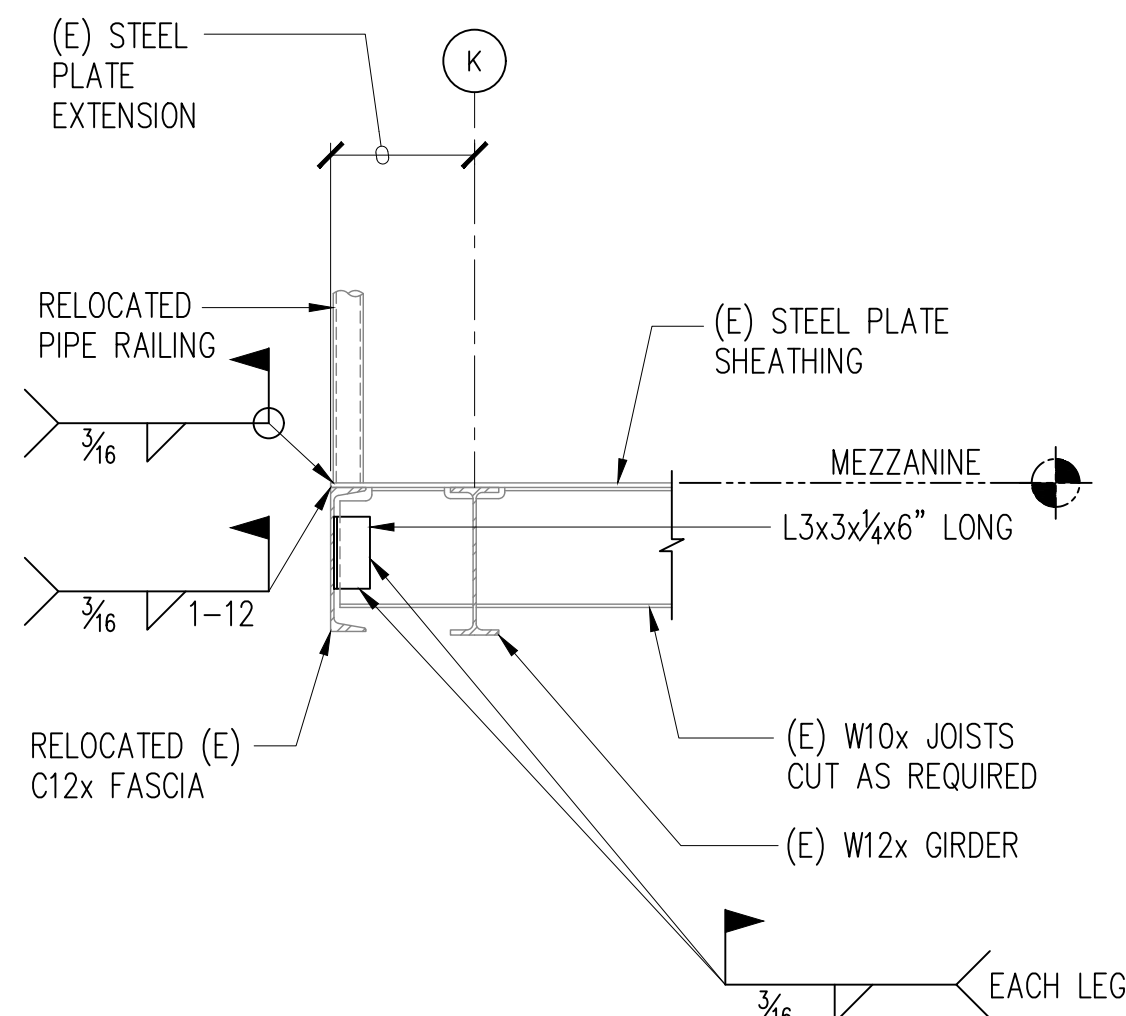




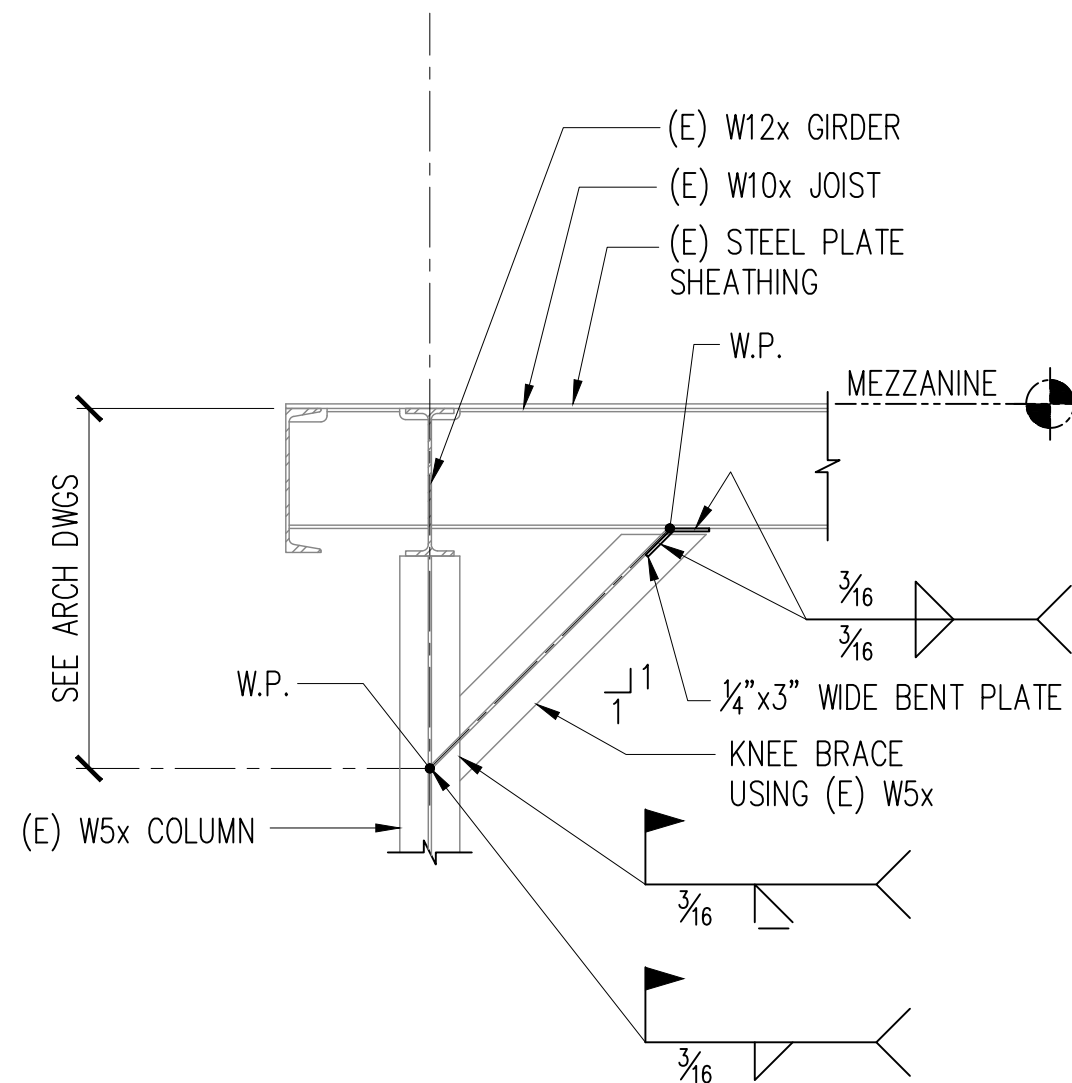
1
SECTION
S-4.2 SCALE: 3/4" = 1'-0"



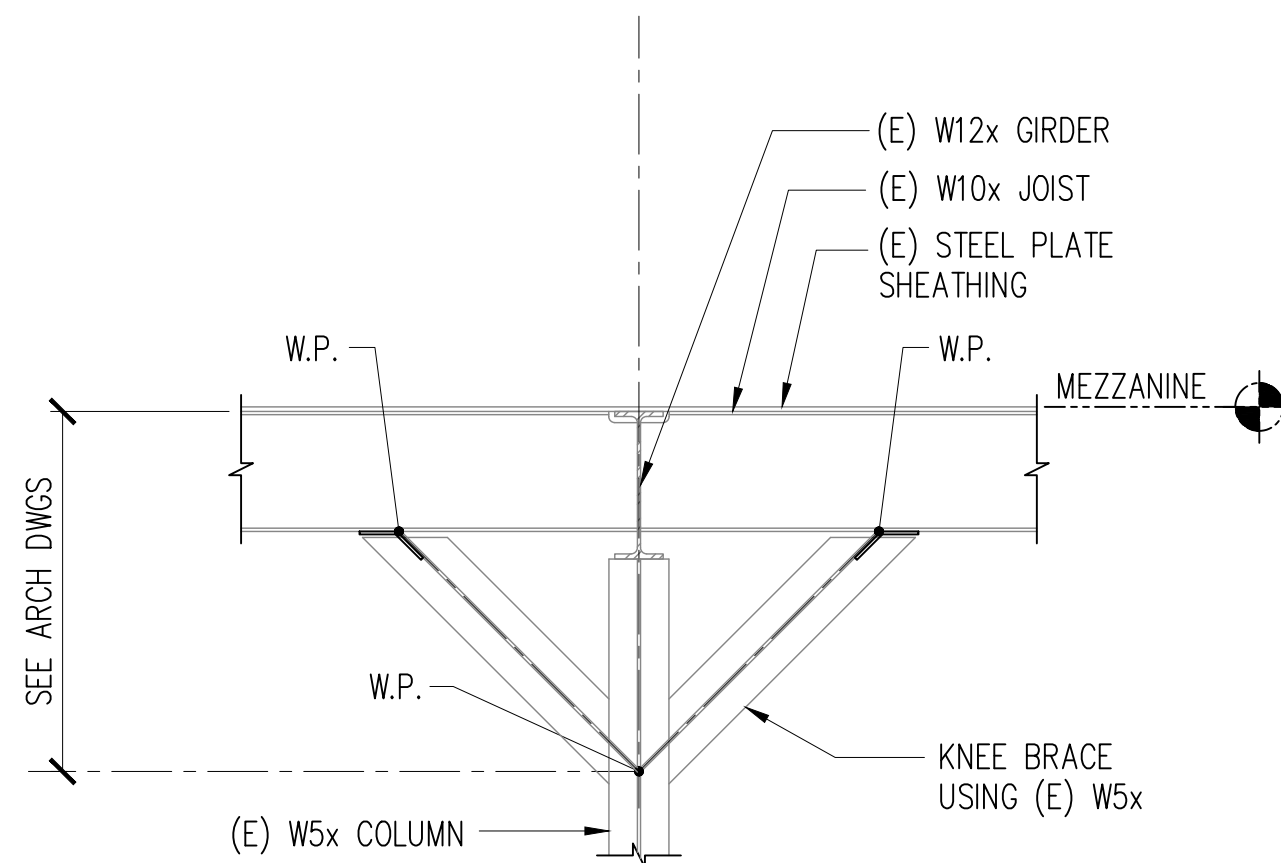
2
SECTION
S-4.2 SCALE: 3/4" = 1'-0"



3
SECTION
S-4.2 SCALE: 3/4" = 1'-0"



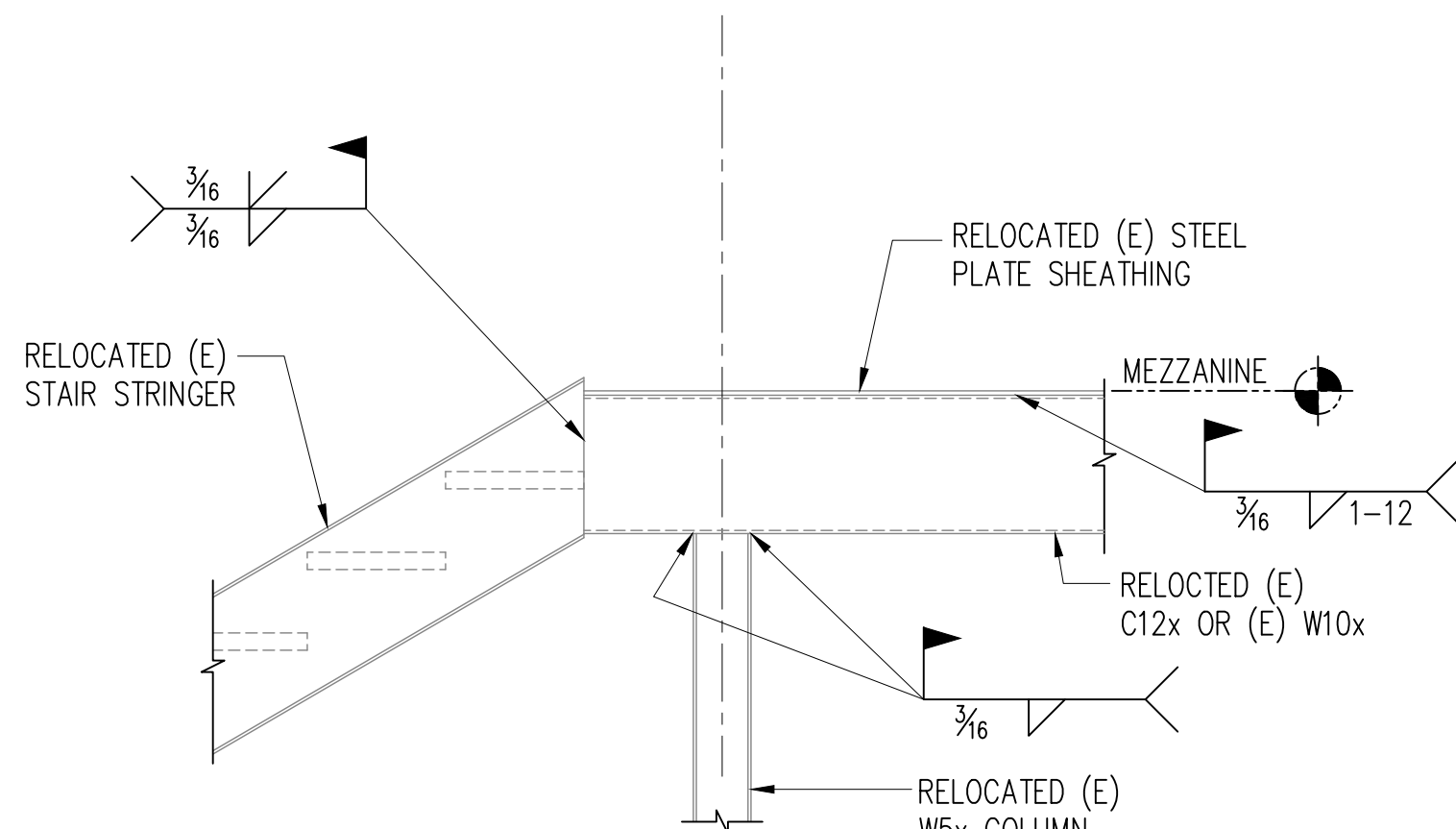
4
SECTION
S-4.2 SCALE: 3/4" = 1'-0"



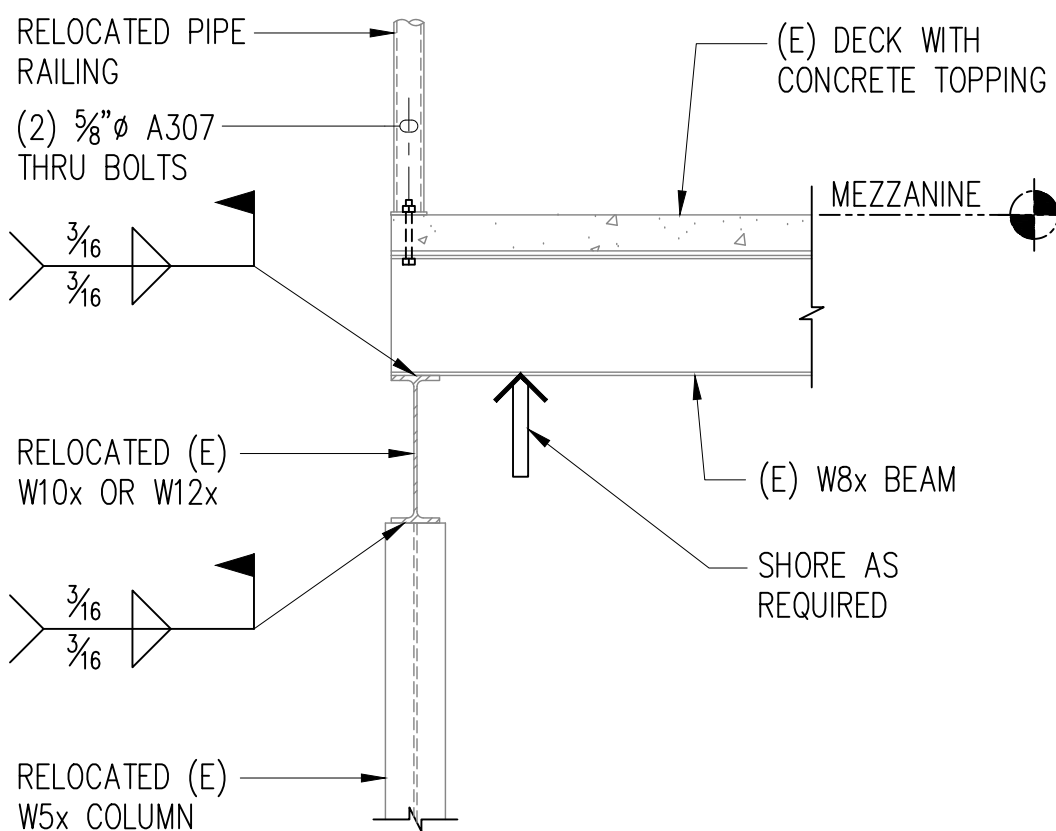
5
SECTION
S-4.2 SCALE: 3/4" = 1'-0"

NOTE:
FOR BALANCE OF
INFORMATION, SEE

4
S-4.2



6
SECTION
S-4.2 SCALE: 3/4" = 1'-0"



7
SECTION
S-4.2 SCALE: 3/4" = 1'-0"

0' 1' 2' 3' 4'
3/4" = 1'-0"

DKKY
Architecture Studio, Inc.
2895 Kalakaua Avenue #106
Honolulu, Hawaii 96815
Phone: 808.596.8400
Email: dkkydavis@gmail.com



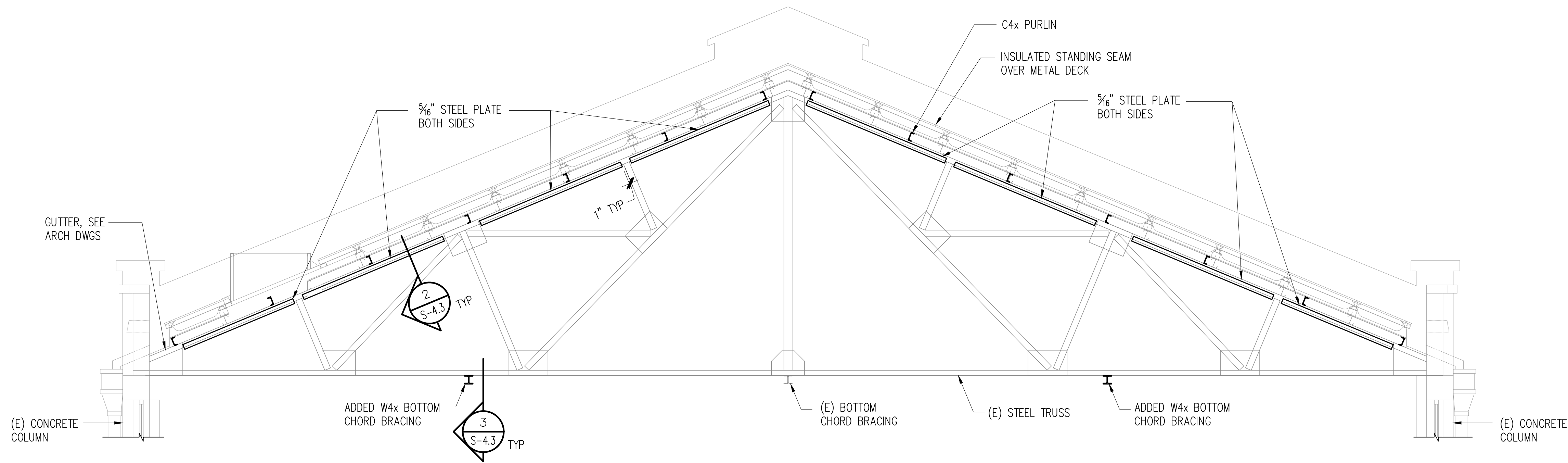
This work was prepared
by me or under my
supervision and
construction of this
project will be under
my observation.

THE RENOVATION/RESTORATION OF
UNIVERSAL BUILDING
535 WARD AVENUE
HONOLULU, HAWAII 96814

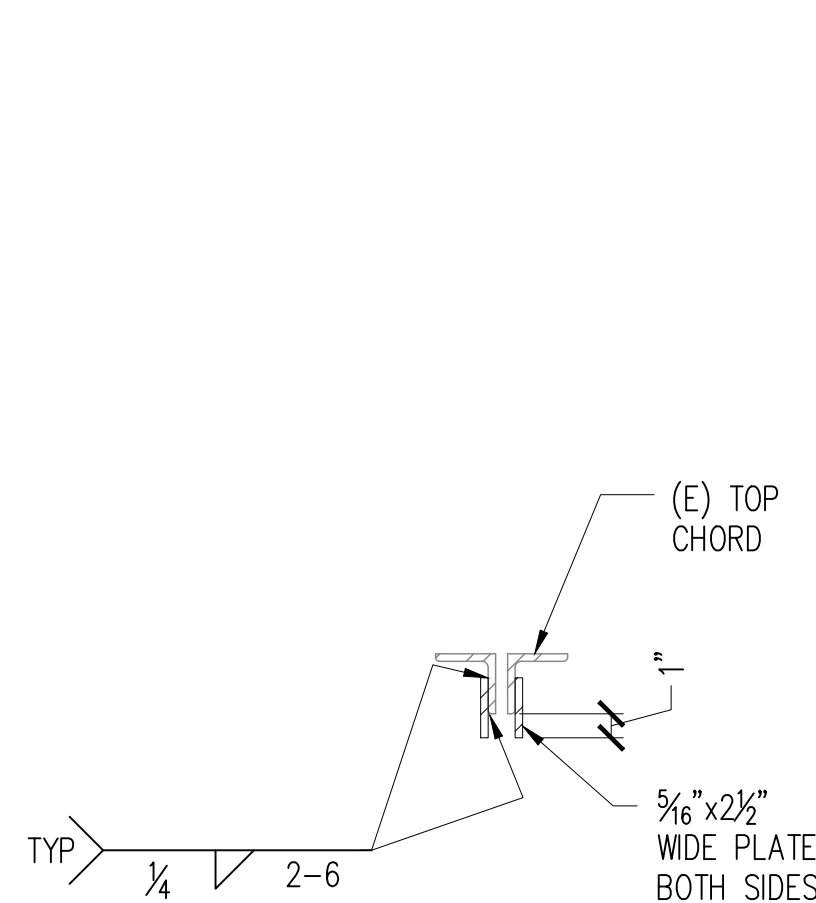
Original sheet size is 24"x36". All indicated
scales shown are in respect to the original
sheet size.

DATE			
NO.	ISSUE DATE	DESCRIPTION	BY
1	03-15-2017	DEMOLITION PERMIT	CHK
2	05-25-2017	BLDG PERMIT	HC
3	05-21-2018	OWNER REVISIONS	HC

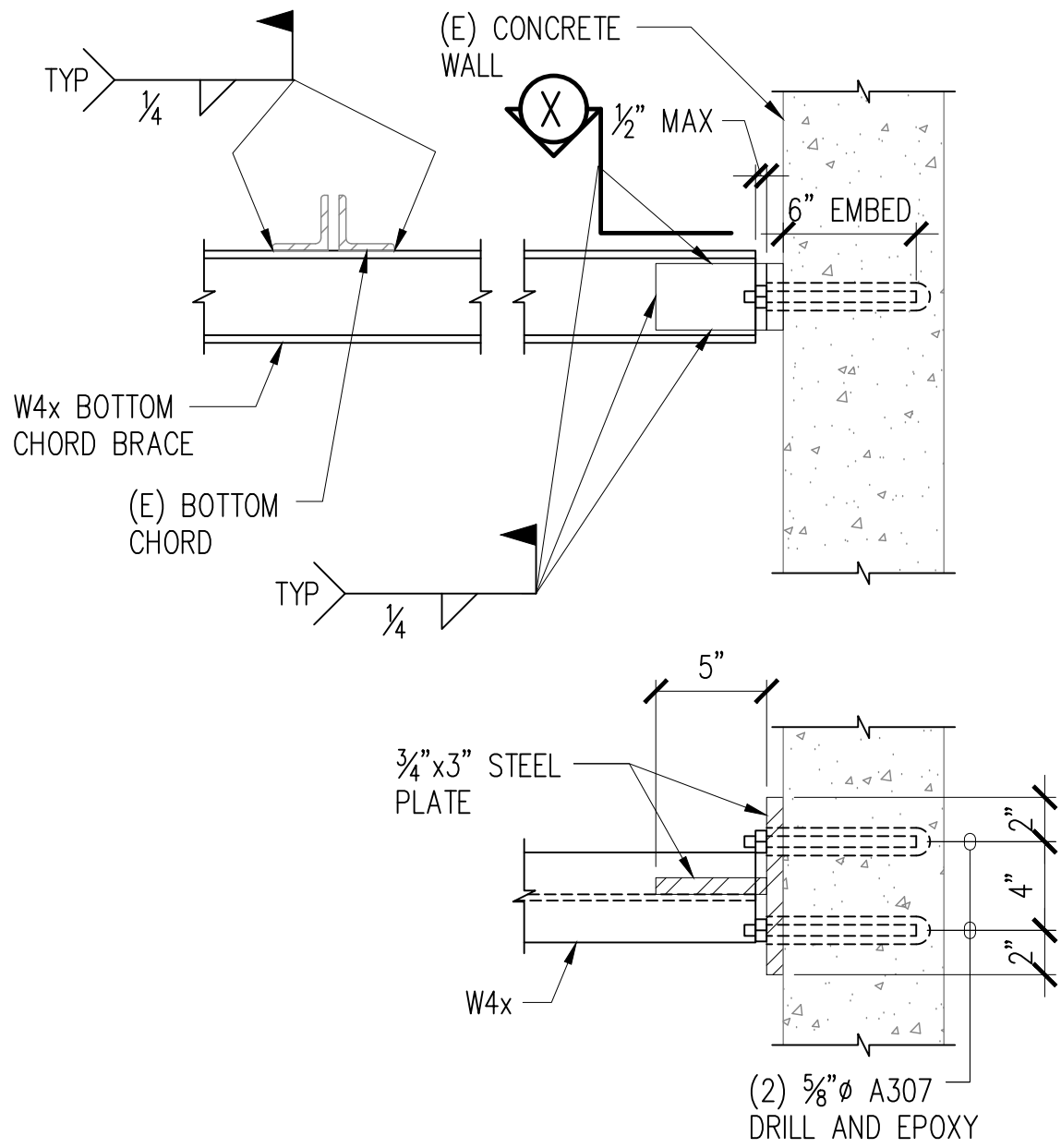
SHEET
SECTION AND DETAILS
S-4.2



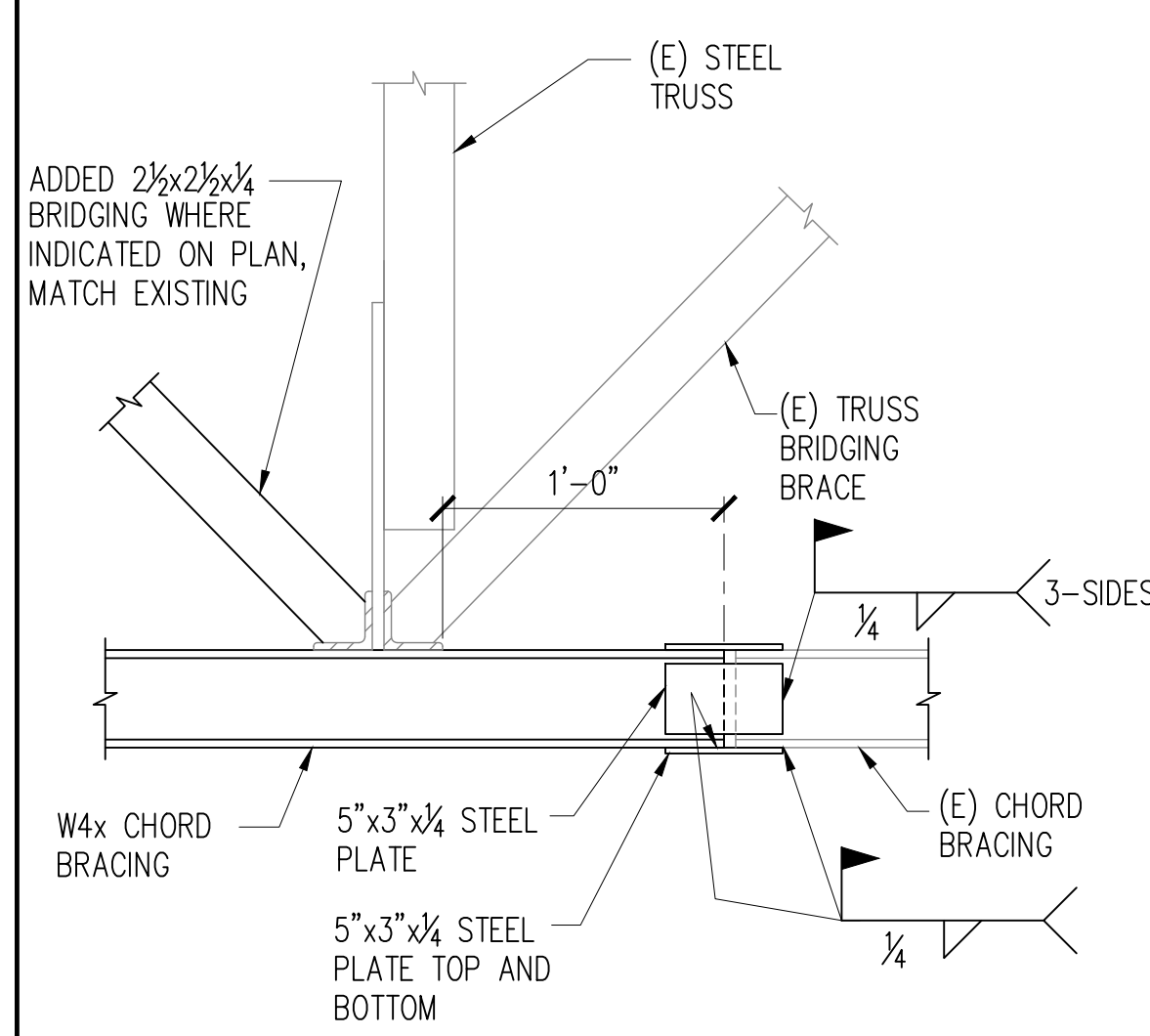
1 SECTION
S-4.3 SCALE: 3/8" = 1'-0"



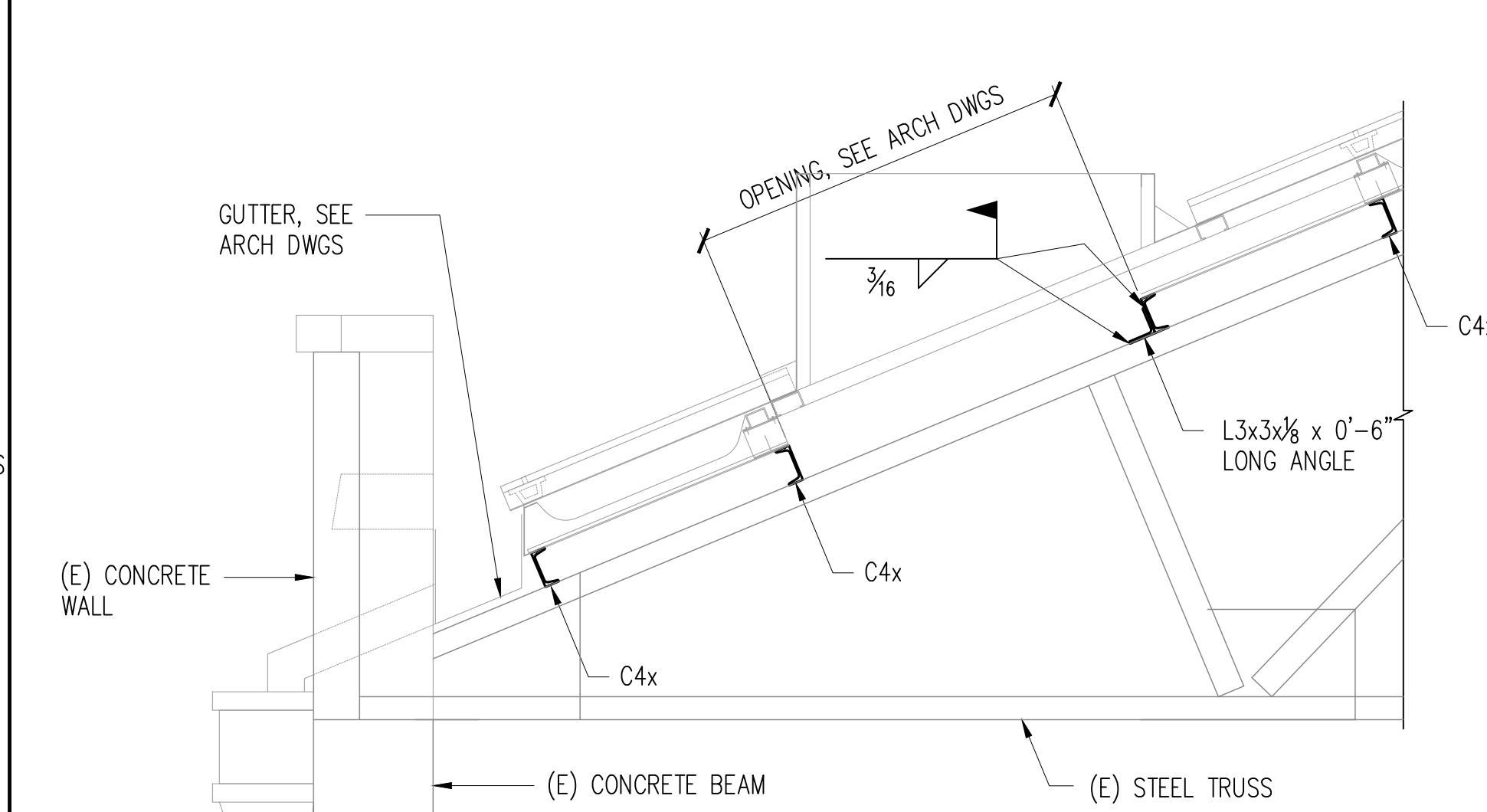
2 SECTION
S-4.3 SCALE: 1 1/2" = 1'-0"



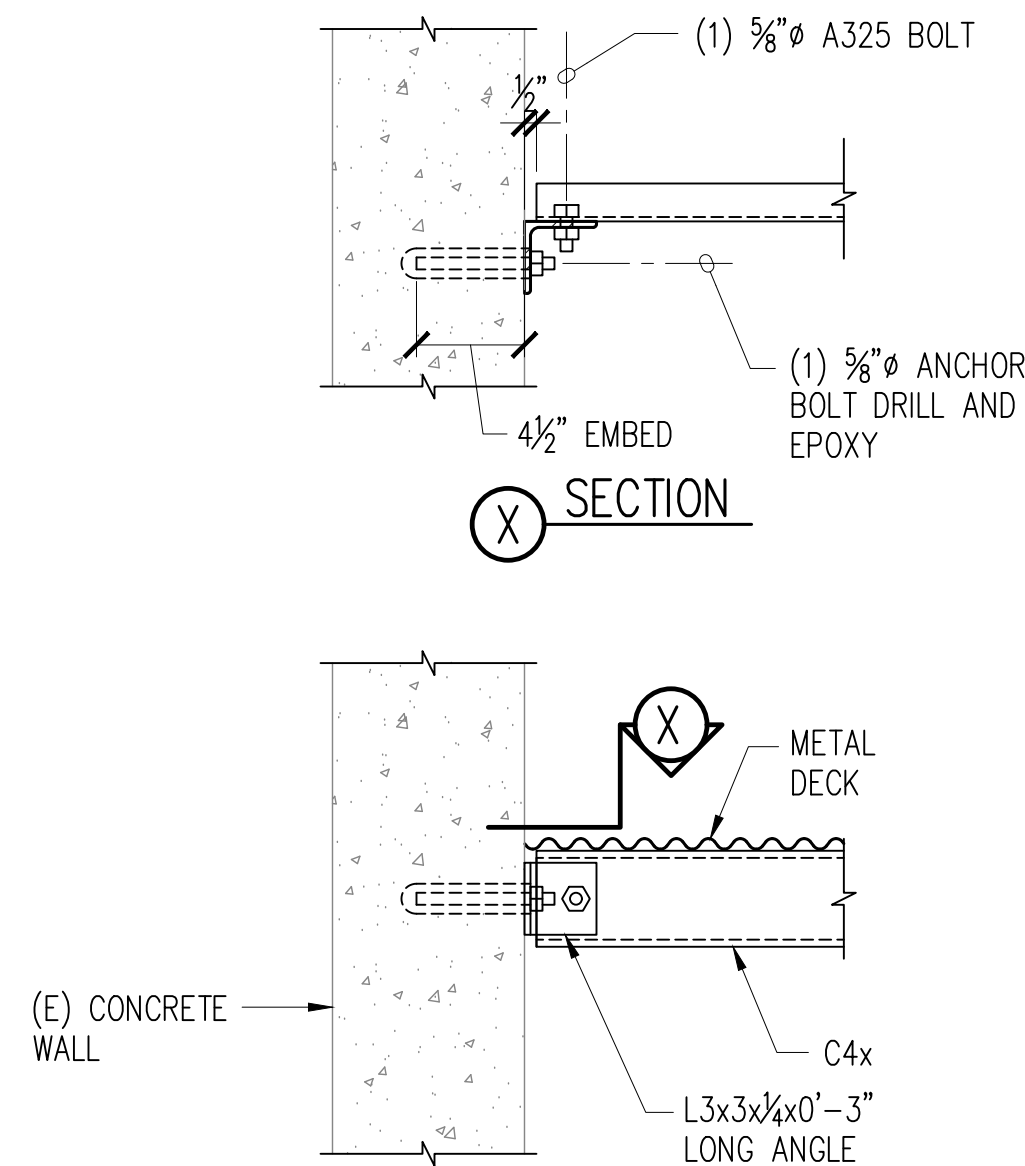
3 SECTION
S-4.3 SCALE: 1 1/2" = 1'-0"



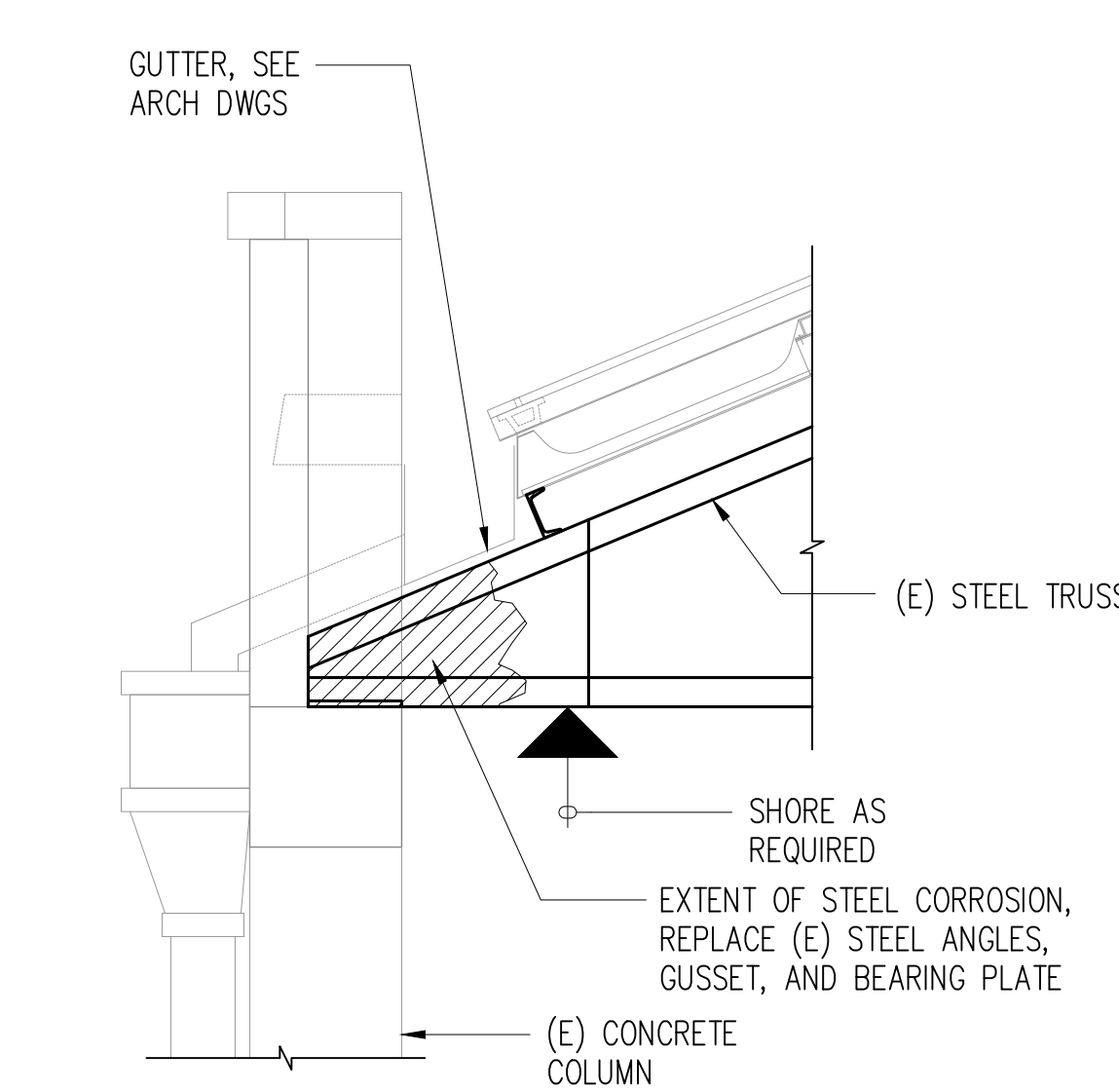
4 SECTION
S-4.3 SCALE: 1 1/2" = 1'-0"



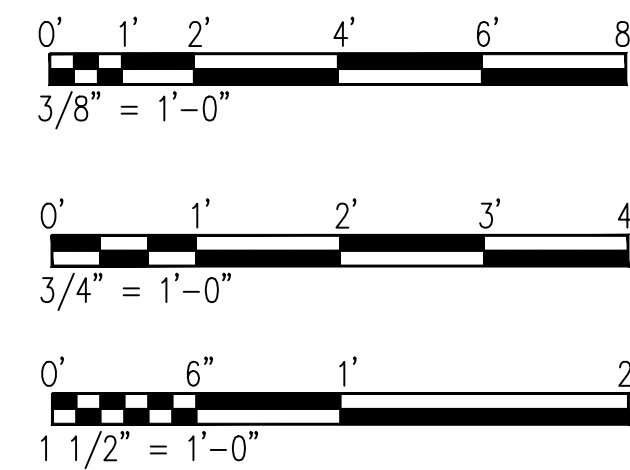
5 SECTION
S-4.3 SCALE: 3/4" = 1'-0"



6 SECTION
S-4.3 SCALE: 1 1/2" = 1'-0"



7 SECTION
S-4.3 SCALE: 3/4" = 1'-0"



DKKY
Architecture Studio, Inc.
2895 Kalakaua Avenue #106
Honolulu, Hawaii 96815
Phone: 808.596.8400
Email: dkkydavie@gmail.com

BRIAN C. MURDOCK
LICENSED PROFESSIONAL ENGINEER
No. 11208-S
HAWAII, U.S.A.
Brian Murdock
EXP. DATE: 04-30-2020
This work was prepared by me or under my supervision and construction of this project will be under my observation.

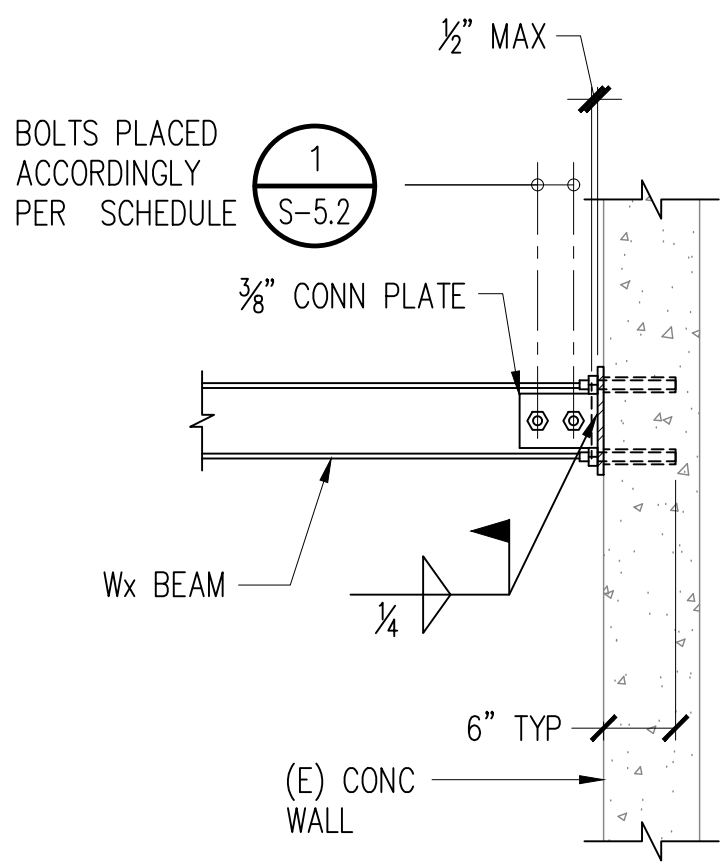
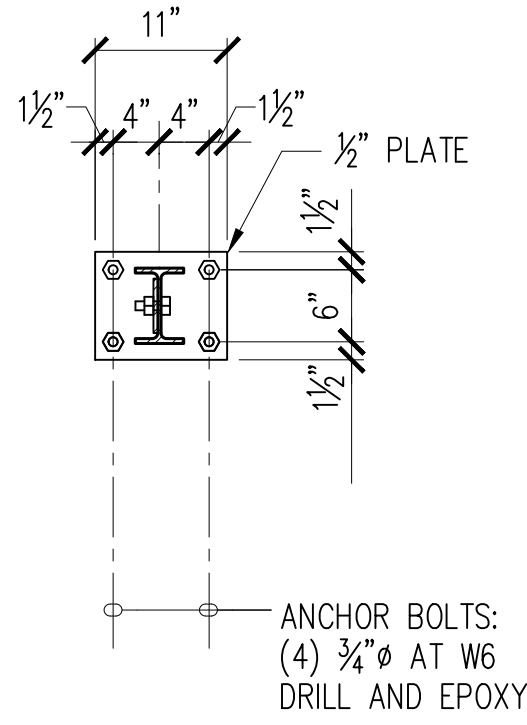
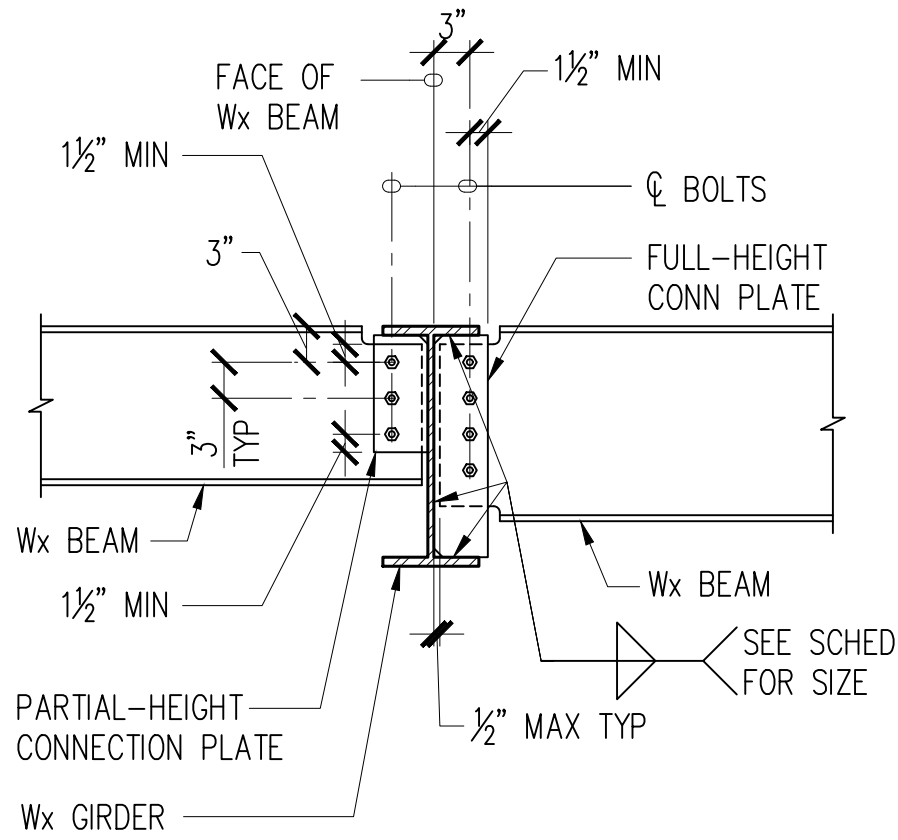
THE RENOVATION/RESTORATION OF
UNIVERSAL BUILDING
535 WARD AVENUE
HONOLULU, HAWAII 96814
Original sheet size is 24"x36". All indicated scales shown are in respect to the original sheet size.

DATE	
BY	CHK
HC	DY
HC	HC
DESCRIPTION	
03-15-2017	DEMOLITION PERMIT
05-25-2017	BLDG PERMIT
04-02-2018	OWNER REVISIONS
NO.	ISSUE
1	1
2	2
3	3

SECTION AND DETAILS
S-4.3

BEAM-TO-BEAM CONNECTION SCHEDULE			
BEAM SIZE	A325N BOLTS	CONN PLATE THICKNESS	WELD SIZE
W6x, C6x	(2) 3/4"Ø	1/4"	1/4"

- NOTES:
1. PROVIDE PARTIAL-HEIGHT CONNECTION PLATE WHERE BEAM DEPTH IS MORE THAN 8" LESS THAN GIRDER DEPTH, U.N.O.
 2. PROVIDE FULL-DEPTH STIFFENER PLATE ON OPPOSITE SIDE AT ONE-SIDED BEAM CONNECTION.
 3. EDGE DISTANCES AND BOLT SPACING SHALL MEET THE REQUIREMENTS OF AISC SPECIFICATIONS.

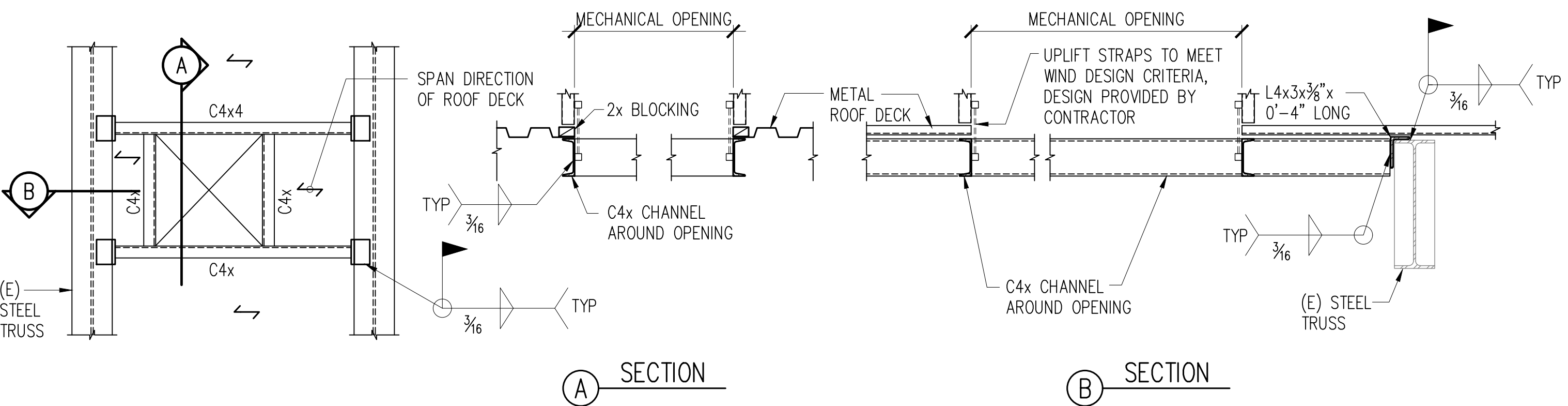


TYPICAL BEAM-TO-BEAM NON-MOMENT CONNECTION DETAIL

1
S-5.2 NOT TO SCALE

CONNECTION DETAIL (E) CONCRETE WALL

2
S-5.2 NOT TO SCALE

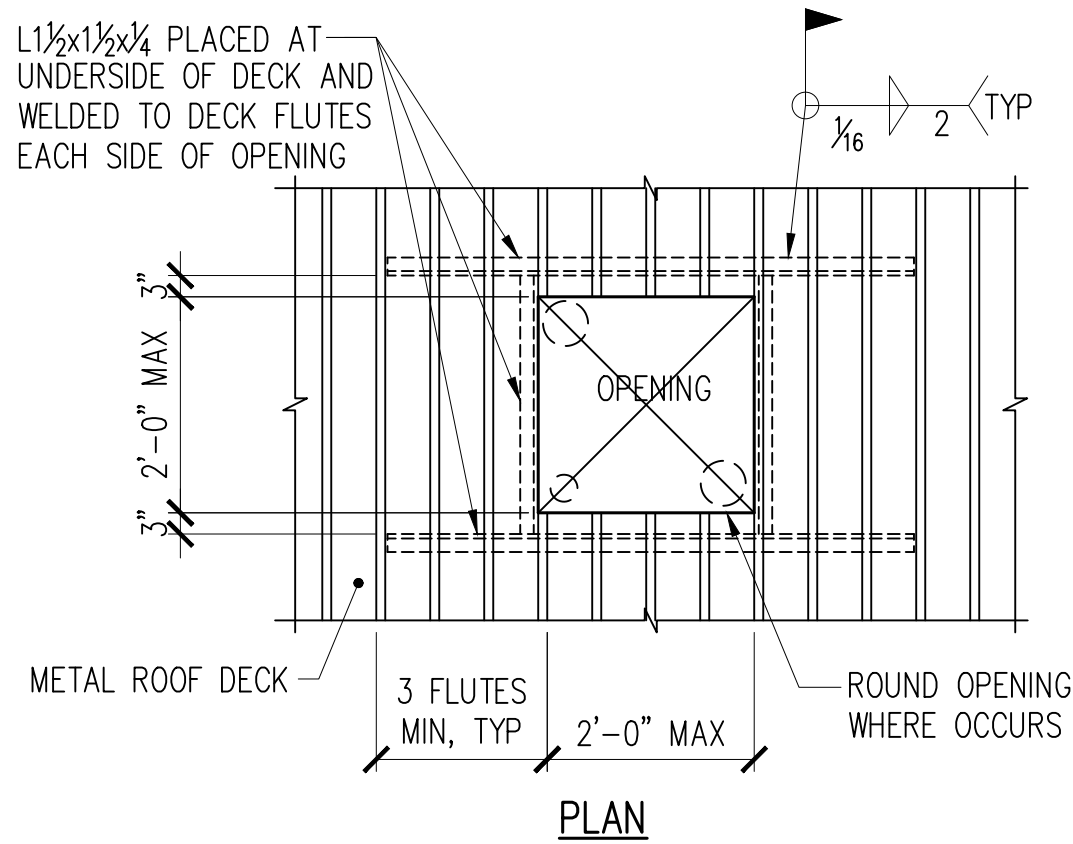


- NOTE:
COORDINATE SIZE AND LOCATION
OF OPENING WITH ARCHITECTURAL
AND MECHANICAL DRAWINGS

TYPICAL AT ROOF HATCH

3
S-5.2 NOT TO SCALE

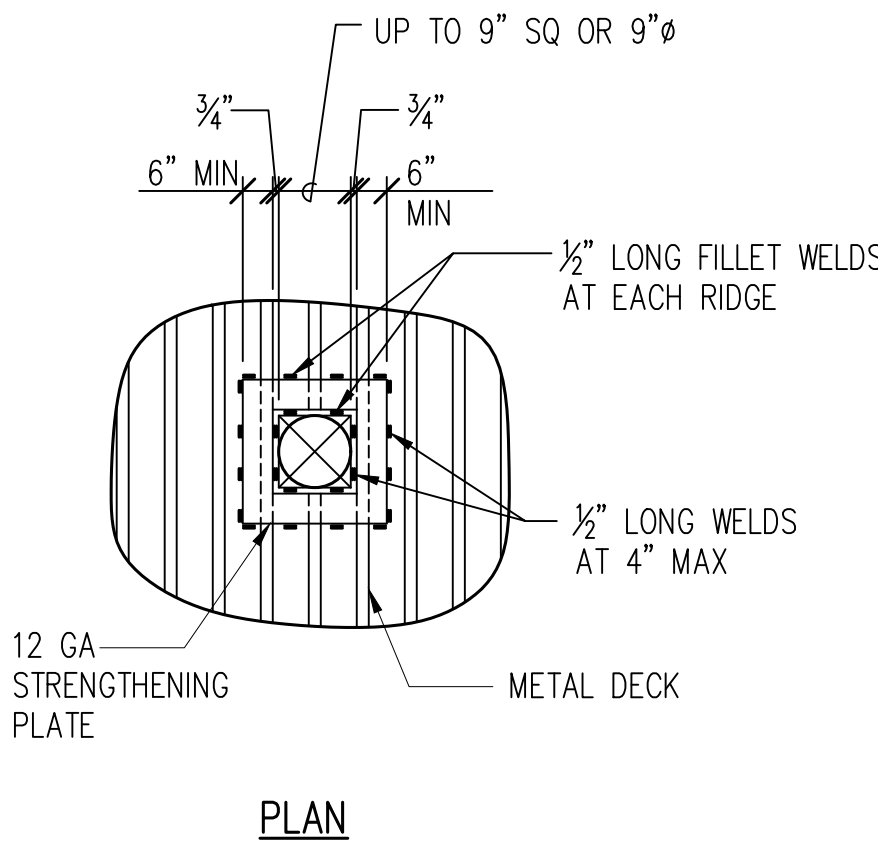
- NOTE:
REINFORCING IS NOT REQUIRED FOR HOLES LESS THAN 6
INCHES IN DIAMETER AND CUTTING NO MORE THAN 1 WEB.



OPENING AT METAL DECK DETAIL

4
S-5.2 NOT TO SCALE

- NOTE:
PLATE TO BE FURNISHED AND INSTALLED BY
CONTRACTOR.

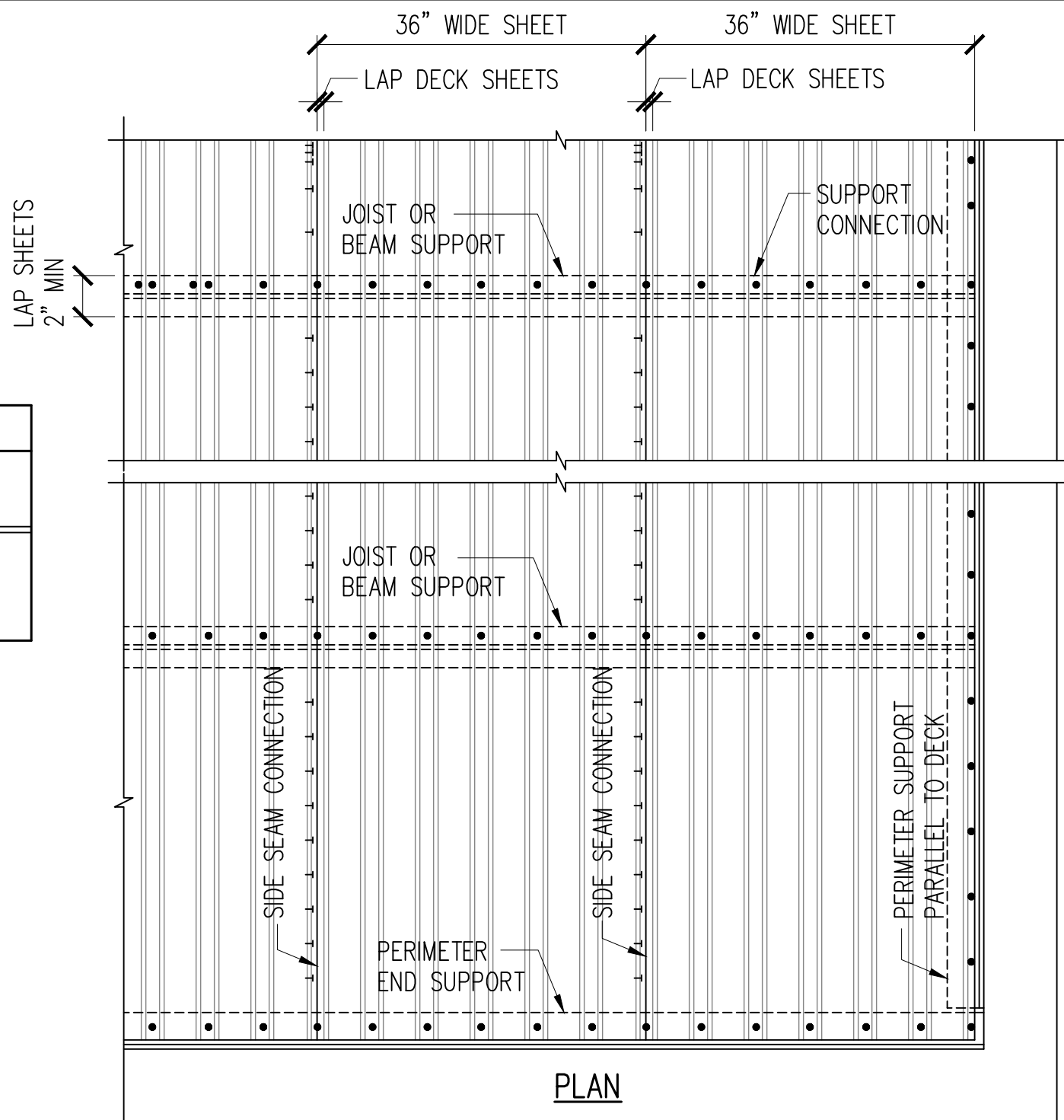


SMALL OPENING UP TO 12" MAX

5
S-5.2 NOT TO SCALE

- METAL DECK NOTES:
1. METAL DECK AND ACCESSORIES SHALL BE FORMED FROM STEEL SHEETS CONFORMING TO ASTM 653 SQ GRADE 33, MINIMUM YIELD STRENGTH 38 KSI, WITH G60 GALVANIZED COATING.
 2. MINIMUM BEARING OF DECKING ON SUPPORTS SHALL BE 2 INCHES.
 3. WELDING OF METAL DECK SHALL BE PERFORMED BY CERTIFIED LIGHT GAGE STEEL WELDERS.
 4. PLUG WELDS SHALL HAVE AN EFFECTIVE FUSION DIAMETER OF 1/2" INCH.
 5. DECK SHALL BE CONTINUOUS OVER 2 SPANS MINIMUM AND OVER 3 SPANS WHERE PERMITS.

DECK CONNECTION SCHEDULE				
DECK TYPE	AT SUPPORT OR MEMBER PERPENDICULAR TO DECK	SIDE SEAM CONNECTOR	AT SUPPORT OR MEMBER PARALLEL TO DECK	REMARKS
1 1/2"x22 GA KLOECKNER B-DECK ICBO 3415	(7) 5/8" PUDDLE WELD PER 36" SHEET WIDTH	BUTTON PUNCH AT 12"	5/8" PUDDLE WELD AT 12"	TYPICAL U.N.O.



METAL ROOF DECK CONNECTION DETAIL

6
S-5.2 NOT TO SCALE

DKKY
Architecture Studio, Inc.
2895 Kalakaua Avenue #106
Honolulu, Hawaii 96815
Phone: 808.596.8400
Email: dkkydovie@gmail.com



This work was prepared
by me or under my
supervision and
construction of this
project will be under
my observation.

THE RENOVATION/RESTORATION OF
UNIVERSAL BUILDING
535 WARD AVENUE
HONOLULU, HAWAII 96814

Original sheet size is 24"x36". All indicated
scales shown are in respect to the original
sheet size.

DATE	
BY	CHK
HC DY	HC DY
HC	HC
NO.	ISSUE DATE
1	03-15-2017
2	05-25-2017
3	04-02-2018
4	04-02-2018
5	04-02-2018
6	04-02-2018
7	04-02-2018
8	04-02-2018
9	04-02-2018
10	04-02-2018
11	04-02-2018
12	04-02-2018
13	04-02-2018
14	04-02-2018
15	04-02-2018
16	04-02-2018
17	04-02-2018
18	04-02-2018
19	04-02-2018
20	04-02-2018
21	04-02-2018
22	04-02-2018
23	04-02-2018
24	04-02-2018
25	04-02-2018
26	04-02-2018
27	04-02-2018
28	04-02-2018
29	04-02-2018
30	04-02-2018
31	04-02-2018
32	04-02-2018
33	04-02-2018
34	04-02-2018
35	04-02-2018
36	04-02-2018
37	04-02-2018
38	04-02-2018
39	04-02-2018
40	04-02-2018
41	04-02-2018
42	04-02-2018
43	04-02-2018
44	04-02-2018
45	04-02-2018
46	04-02-2018
47	04-02-2018
48	04-02-2018
49	04-02-2018
50	04-02-2018
51	04-02-2018
52	04-02-2018
53	04-02-2018
54	04-02-2018
55	04-02-2018
56	04-02-2018
57	04-02-2018
58	04-02-2018
59	04-02-2018
60	04-02-2018
61	04-02-2018
62	04-02-2018
63	04-02-2018
64	04-02-2018
65	04-02-2018
66	04-02-2018
67	04-02-2018
68	04-02-2018
69	04-02-2018
70	04-02-2018
71	04-02-2018
72	04-02-2018
73	04-02-2018
74	04-02-2018
75	04-02-2018
76	04-02-2018
77	04-02-2018
78	04-02-2018
79	04-02-2018
80	04-02-2018
81	04-02-2018
82	04-02-2018
83	04-02-2018
84	04-02-2018
85	04-02-2018
86	04-02-2018
87	04-02-2018
88	04-02-2018
89	04-02-2018
90	04-02-2018
91	04-02-2018
92	04-02-2018
93	04-02-2018
94	04-02-2018
95	04-02-2018
96	04-02-2018
97	04-02-2018
98	04-02-2018
99	04-02-2018
100	04-02-2018

TYPICAL CONCRETE AND
STEEL DETAILS

S-5.2

CITY AND COUNTY OF HONOLULU
REVISED ORDINANCE CHAPTER 32,
HONOLULU COUNTY CODE 1990, AS AMMENDED

To the best of my knowledge, this project's design substantially
conforms to the Building Energy Conservation Code for:

Building Component System

☒ Electrical Component System

☐ Mechanical Component System

Signature: *Clayton C. Y. Pang* Date: APRIL 2017
Name: Clayton C. Y. Pang, P. E.
Title: Principal
License No.: 4145-E

BUILDING ENERGY EFFICIENCY STANDARD CALCULATIONS

EXTERIOR LIGHTING POWER ALLOWANCE

1000 W

INSTALLED

408 W

INTERIOR LIGHTING POWER ALLOWANCE

102 W

INSTALLED

64 W

LUMINAIRE SCHEDULE		
TYPE	LAMP	DESCRIPTION
A	13W LED	RAB LIGHTING WPLED13NMS
B	32W LED, 4000°K	METALUX 4BCLED-LD4-32SLF-UNV-L840 -CD1 OR APPROVED EQUAL
C	105W LED	KIM LIGHTING WDM-D-48L-105-4K8-4F-UNIV-LG
D	60W LED	KIM LIGHTING WDS-D-24L-60-4K8-4W-UNIV-LG
NOTE: 1. ALL LUMINAIRES SHALL BE U.L. LISTED FOR INTENDED USE.		

DEMOLITION NOTES

- EXISTING PLANS DO NOT INDICATE COMPLETE EXISTING WIRING CONDITIONS. CONTRACTOR SHALL VERIFY EXISTING CONDITIONS PRIOR TO START OF WORK.
- BEFORE ANY WIRING IS CUT, CONTRACTOR SHALL VERIFY USAGE OF WIRING TO BE CUT TO ASSURE THAT SERVICES REQUIRED ARE NOT DISCONTINUED. PROVIDE ADDITIONAL WIRING DEVICES AND OTHER ACCESSORIES TO ENSURE CONTINUITY OF SERVICE TO OTHER PARTS OF INSTALLATION TO REMAIN.
- REMOVE ALL EXISTING WIRING TO NOT REMAIN IN SERVICE.
- REMOVE ALL CONDUITS NO LONGER REQUIRED.
- PHASE WORK TO ASSURE CONTINUITY OF ELECTRICAL, TELEPHONE AND SIGNAL SERVICES TO PARTS OF FACILITIES THAT WILL REMAIN IN USE.
- REMOVE ALL EXISTING LIGHTING FIXTURES, RECEPTACLES AND SWITCHES INDICATED TO BE REMOVED OR NO LONGER REQUIRED. BLANK OUTLETS AND PLUG ALL HOLES IN BOXES AND CABINETS.
- ABANDON CONDUITS BELOW GRADE NO LONGER REQUIRED. PULL OUT ALL WIRES IN ABANDONED CONDUITS.

ELECTRICAL SPECIFICATIONS

- ENTIRE INSTALLATION TO CONFORM TO THE PROVISIONS OF THE NATIONAL ELECTRICAL CODE, LOCAL ELECTRIC BUREAU AND LOCAL UTILITY COMPANIES. OBTAIN AND PAY FOR PERMITS AND DELIVER CERTIFICATES OF COMPLETION AND INSPECTION TO ARCHITECT.
- MATERIALS AND WORKMANSHIP TO BE VERY BEST QUALITY OF ITS KIND.
- SUBSTITUTE MATERIALS TO BE EQUAL IN QUALITY TO SPECIFIED ITEM. IF SUBSTITUTE MATERIALS ARE PROPOSED, SUBMIT SIX (6) COPIES OF SHOP DRAWINGS FOR APPROVAL PRIOR TO ORDERING. PROVIDE SAMPLES OF SUBSTITUTE MATERIALS, IF REQUESTED TO EVALUATE EQUALITY OF PROPOSED SUBSTITUTION.
- GUARANTEE – THE ENTIRE INSTALLATION SHALL BE GUARANTEED FOR ONE YEAR AFTER ACCEPTANCE BY THE OWNER AGAINST DEFECTIVE MATERIALS AND WORKMANSHIP. WHEN NOTIFIED BY THE OWNER OF FAILURE OF ANY PART OF THE INSTALLATION DURING THE GUARANTEE PERIOD, CONTRACTOR SHALL REPAIR OR REPLACE THE DEFECTIVE PART AT HIS OWN EXPENSE TO THE SATISFACTION OF THE OWNER.
- TESTING: AN OPERATIONAL TEST SHALL BE PERFORMED AFTER THE COMPLETION OF THE INSTALLATION, TO ASSURE PROPER OPERATION OF ALL ITEMS OF THE WORK.
- INSTALLATION AND WORKMANSHIP:
 - ALL WORK SHALL BE NEATLY EXECUTED, WORKMANLIKE IN APPEARANCE, SYMMETRICAL, PLUMB, UNIFORM, PROPERLY ALIGNED AND SECURED IN PLACE.
 - WIRING METHODS:
 - USE EMT, IMC, OR CONDUIT IN DRY INTERIOR LOCATIONS AND USE CONDUIT IN DAMP LOCATIONS.
 - USE SEALTITE FLEX FOR CONNECTIONS TO EQUIPMENT.
 - ATTACH TO CONCRETE AND MASONRY WITH EXPANSION ANCHORS AND TO WOOD WITH WOOD SCREWS.
 - SUPPORT RACEWAYS PER NEC.
 - DO NOT SUPPORT RACEWAYS AND BOXES FROM AND ON MECHANICAL SYSTEM.
 - CABLES WILL NOT BE PERMITTED.
 - CONDUCTORS:
 - CRIMP CONNECT ALL WIRES.
 - TAPE ALL SPLICES WITH SCOTCH NO. 33 VINYL TAPE OR EQUAL.
 - FORM WIRE NEATLY IN ENCLOSURES.
 - IDENTIFY CONDUCTORS BY COLOR CODE – NEUTRAL WIRE TO BE WHITE AND GROUND WIRE TO BE GREEN.
 - CUT, DRILL AND PATCH AS REQUIRED. REPAIR ANY SURFACES DAMAGED OR MARRED – CUTTING, REPAIRS AND REFINISHING SHALL BE SUBJECT TO THE APPROVAL OF THE ARCHITECT.
 - CLEAN ALL SURFACES TO RECEIVE PAINT. PAINT ANY SURFACE DAMAGED DURING INSTALLATION.
 - REPAIR ALL SURFACES DAMAGED DURING THE INSTALLATION OF THE WORK SUBJECT TO THE APPROVAL OF THE ARCHITECT.
 - COORDINATE WIRING REQUIREMENTS OF EQUIPMENT FURNISHED BY OTHERS PRIOR TO ROUGH-IN WORK. PROVIDE PROPER SIZE WIRING AND CONNECTIONS FOR ALL EQUIPMENT AS REQUIRED. PROVIDE DISCONNECTS FOR ALL MOTORIZED EQUIPMENT. PROVIDE STARTERS WITH OVERLOAD PROTECTION ON EACH LINE FOR ALL MOTORIZED EQUIPMENT FOR WHICH STARTERS ARE NOT PROVIDED BY OTHER TRADES.
- MATERIALS:
 - CONDUIT – RIGID GALVANIZED STEEL, 3/4" MINIMUM.
 - EMT – GALVANIZED STEEL, 3/4" MINIMUM.
 - INTERMEDIATE METALLIC CONDUIT, 3/4" MINIMUM.
- CONDUCTORS:
 - MINIMUM SIZE – NO. 12 AWG COPPER, 600V.
 - COPPER TYPE XHHW, TW OR THWN – BRANCH CIRCUITS.
 - COPPER TYPE THW, XHHW – FEEDERS, GUTTERS.
- WIRING DEVICES:
 - SWITCHES: 20A – POLES AS INDICATED 120/277V. AC – ARROW NO. 199X SERIES COLOR TO MATCH DEVICE PLATE.
 - RECEPTACLES: DUPLEX – 3W20A, 125V. – ARROW #5362 COLOR TO MATCH DEVICE PLATE.
- PANELBOARD: CIRCUIT BREAKER TYPE. BREAKER COMPLEMENT AS INDICATED. PROVIDE TYPED CIRCUIT DIRECTORY. HALF WIDTH PLUG-IN BREAKERS NOT PERMITTED. GENERAL ELECTRIC, CUTLER HAMMER, SIEMENS, SQUARE D OR WESTINGHOUSE.
- FIXTURES – INSTALL FIXTURES INDICATED IN LUMINAIRE SCHEDULE COMPLETE WITH LAMPS, HANGERS, SUPPORTS, DRIVERS AND ACCESSORIES.
- DEVICE PLATES – STAINLESS STEEL.
- OUTLETS – PROVIDE OUTLET BOXES TO SUIT CONDITIONS ENCOUNTERED. BOXES TO BE AMPLE SIZE TO ACCOMMODATE CONDUCTORS PER NEC. MINIMUM SIZE OF BOX FOR USE WITH RACEWAY SYSTEMS TO BE 4" SQUARE BY 1-1/2" DEEP.
- CIRCUIT BREAKERS – GENERAL ELECTRIC, SQUARE D, SIEMENS, WESTINGHOUSE OR CUTLER HAMMER.
- PULLBOXES, CABINETS AND GUTTER – CODE GAGE GALVANIZED SHEET STEEL.
- SUBMIT FOLLOWING EQUIPMENT FOR APPROVAL AND RESUBMIT UNTIL APPROVAL IS RECEIVED.

CIRCUIT BREAKERS
PANELBOARDS AND DISCONNECT SWITCHES
LIGHT FIXTURES
ANY BUILT-TO-ORDER EQUIPMENT

GENERAL FIRE ALARM NOTES

- DETECTION, ALARM, AND COMMUNICATION SYSTEMS
 - 13.7.1.1 WHERE BUILDING FIRE ALARM SYSTEMS OR AUTOMATIC FIRE DETECTORS ARE REQUIRED BY OTHER SECTIONS OF THIS CODE, THEY SHALL BE PROVIDED AND INSTALLED IN ACCORDANCE WITH NFPA 70, NFPA 72, NATIONAL FIRE ALARM AND SIGNALING CODE, AND SECTION 13.7. 2012 NFPA 1.
 - 13.7.1.3 ALL APPARATUS REQUIRING REWINDING OR RESETTING TO MAINTAIN NORMAL OPERATION SHALL BE REWOUND OR RESET AS PROMPTLY AS POSSIBLE AFTER EACH TEST AND ALARM. [72:14.5.4]
 - 13.7.1.4 THE PROVISIONS OF SECTION 13.7 SHALL APPLY ONLY WHERE SPECIFICALLY REQUIRED BY ANOTHER SECTION OF THIS CODE. [101:9.6.1.1]
 - 13.7.1.4.1 FIRE DETECTION, ALARM, AND COMMUNICATIONS SYSTEMS INSTALLED TO MAKE USE OF AN ALTERNATIVE PERMITTED BY THIS CODE SHALL BE CONSIDERED REQUIRED SYSTEMS AND SHALL MEET THE PROVISIONS OF THIS CODE APPLICABLE TO REQUIRED SYSTEMS. [101:9.6.1.2]
 - 13.7.1.4.2 ALL SYSTEMS AND COMPONENTS SHALL BE APPROVED FOR THE PURPOSE FOR WHICH THEY ARE INSTALLED. [101:9.6.1.4]
 - 13.7.1.4.3* TO ENSURE OPERATIONAL INTEGRITY, THE FIRE ALARM SYSTEM SHALL HAVE AN APPROVED MAINTENANCE AND TESTING PROGRAM COMPLYING WITH THE APPLICABLE REQUIREMENTS OF SECTION 13.4 AND 13.7. [101:9.6.1.5]
 - 13.7.1.4.4* WHERE A REQUIRED FIRE ALARM SYSTEM IS OUT OF SERVICE FOR MORE THAN 4 HOURS IN A 24-HOUR PERIOD, THE AHJ SHALL BE NOTIFIED, AND THE BUILDING SHALL BE EVACUATED OR AN APPROVED FIRE WATCH SHALL BE PROVIDED FOR ALL PARTIES LEFT UNPROTECTED BY THE SHUTDOWN UNTIL THE FIRE ALARM SYSTEM HAS BEEN RETURNED TO SERVICE. [101:9.6.1.6]
 - 13.7.1.4.5 FOR THE PURPOSES OF THIS CODE, A COMPLETE FIRE ALARM SYSTEM SHALL PROVIDE FUNCTIONS FOR INITIATION, NOTIFICATION, AND CONTROL, WHICH SHALL PERFORM AS FOLLOWS:
 - (1) THE INITIATION FUNCTION PROVIDES THE INPUT SIGNAL TO THE SYSTEM.
 - (2) THE NOTIFICATION FUNCTION IS THE MEANS BY WHICH THE SYSTEM ADVISES THAT HUMAN ACTION IS REQUIRED IN RESPONSE TO A PARTICULAR CONDITION.
 - (3) THE CONTROL FUNCTION PROVIDES OUTPUTS TO CONTROL BUILDING EQUIPMENT TO ENHANCE PROTECTION OF LIFE. [101:9.6.1.7]
 - 13.7.1.4.10.8 AUDIBLE ALARM NOTIFICATION APPLIANCES SHALL PRODUCE SIGNALS THAT ARE DISTINCTIVE FROM AUDIBLE SIGNALS USED FOR OTHER PURPOSES IN A GIVEN BUILDING. [101:9.6.3.8]
- ENSURE AUDIBILITY IS MET THROUGH ALL OCCUPIABLE AREAS AND SPACES. THIS WILL BE THOROUGHLY CHECKED AT TIME OF THE ALARM ACCEPTANCE TEST.
- APPROVAL AND ACCEPTANCE
 - 13.7.3.2.1.3 BEFORE REQUESTING FINAL APPROVAL OF THE INSTALLATION, IF REQUIRED BY THE AHJ, THE INSTALLING CONTRACTOR SHALL FURNISH A WRITTEN STATEMENT STATING THAT THE SYSTEM HAS BEEN INSTALLED IN ACCORDANCE WITH APPROVED PLANS AND TESTED IN ACCORDANCE WITH THE MANUFACTURER'S PUBLISHED INSTRUCTIONS AND THE APPROPRIATE NFPA REQUIREMENTS. [72:10.18.1.3]
 - 13.7.3.2.1.4* THE RECORD OF COMPLETION FORM, FIGURE 10.18.2.1.1 OF NFPA 72, SHALL BE PERMITTED TO BE A PART OF THE WRITTEN STATEMENT REQUIRED IN 13.7.3.2.1.3. WHEN MORE THAN ONE CONTRACTOR HAS BEEN RESPONSIBLE FOR THE INSTALLATION, EACH CONTRACTOR SHALL COMPLETE THE PORTIONS OF THE FORM FOR WHICH THAT CONTRACTOR HAD RESPONSIBILITY. [72:10.18.1.4]
 - 13.7.3.2.1.5 THE RECORD OF COMPLETION FORM, FIGURE 10.18.2.1.1 OF NFPA 72 SHALL BE PERMITTED TO BE A PART OF THE DOCUMENTS THAT SUPPORT THE REQUIREMENTS OF 13.7.3.2.2.4. [72:10.18.1.5]
 - 13.7.1.4.8.3 A MANUAL FIRE ALARM BOX SHALL BE PROVIDED AS FOLLOWS, UNLESS MODIFIED BY ANOTHER SECTION OF THIS CODE.
 - (1) FOR NEW ALARM SYSTEM INSTALLATIONS, THE MANUAL FIRE ALARM BOX SHALL BE LOCATED WITHIN 5 FT (1.5M) OF EXIT DOORWAYS.
 - (2) FOR EXISTING ALARM SYSTEM INSTALLATIONS, THE MANUAL FIRE ALARM BOX EITHER SHALL BE PROVIDED IN THE NATURAL EXIT ACCESS PATH NEAR EACH REQUIRED EXIT OR WITHIN 5 FT (1.5M) OF EXIT DOORWAYS. [101:9.6.2.3]
 - 13.7.1.4.8.5* ADDITIONAL MANUAL FIRE ALARM BOXES SHALL BE LOCATED SO THAT, ON ANY GIVEN FLOOR IN ANY PART OF THE BUILDING, NO HORIZONTAL DISTANCE ON THAT FLOOR EXCEEDING 200 FT (60M) SHALL NEED TO BE TRAVERSED TO REACH A MANUAL FIRE ALARM BOX [101:9.6.2.5]
 - 13.7.3.3.6 MANUAL FIRE ALARM BOXES SHALL BE LOCATED WITHIN 60 IN. (1.52M) OF THE EXIT DOORWAY OPENING AT EACH EXIT ON EACH FLOOR. [72:17.14.6]
- NOTIFICATION DEVICES
 - 13.7.1.4.10.5 UNLESS OTHERWISE PROVIDED IN 13.7.1.4.10.5.1 THROUGH 13.7.1.4.10.5.8, NOTIFICATION SIGNALS FOR OCCUPANTS TO EVACUATE SHALL BE AUDIBLE AND VISIBLE SIGNALS IN ACCORDANCE WITH NFPA 72 AND ICC/ANSI A117.1, AMERICAN NATIONAL STANDARD FOR ACCESSIBLE AND USABLE BUILDINGS

ELECTRICAL SYMBOLS

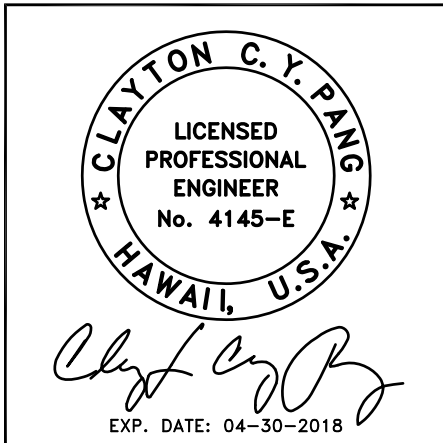
- CEILING LED LUMINAIRE, NIGHT LIGHT
- CEILING LED LUMINAIRE
- SWITCH, 1P20A, +4'-0" TO TOP OF DEVICE PLATE
- PANELBOARD
- DUPLEX CONVENIENCE OUTLET, 3W20A, GROUNDING TYPE, +18" UNLESS OTHERWISE NOTED
- TELEPHONE CABINET
- WEATHERPROOF
- FIRE ALARM PANEL
- FIRE ALARM AUTOMATIC SMOKE DETECTOR
- FIRE ALARM AUDIO VISUAL SIGNAL, +80"
- FIRE ALARM MANUAL STATION, +48"

- WIRING IN EXISTING RACEWAY
- WIRING IN EXISTING RACEWAY TO BE REMOVED
- WIRING IN EXPOSED RACEWAY
- WIRING IN RACEWAY CONCEALED IN WALL OR CEILING
- WIRING IN FLEXIBLE RACEWAY
- EXISTING ELEC OVERHEAD WIRING TO BE REMOVED
- ELEC OVERHEAD WIRING
- EXISTING CATV OVERHEAD WIRING TO BE REMOVED
- CATV OVERHEAD WIRING
- EXISTING TEL OVERHEAD WIRING TO BE REMOVED
- TEL OVERHEAD WIRING
- EXISTING ELEC/TEL/CATV OVERHEAD WIRING

- NOTES:
- ANY CIRCUIT WITH NO FURTHER DESIGNATION INDICATES A TWO WIRE CIRCUIT. CIRCUITS WITH ADDITIONAL WIRES ARE INDICATED AS FOLLOWS: , 3 WIRES: , 4 WIRES, ETC.
 - GROUND WIRE PER NATIONAL ELECTRICAL CODE INDICATED AS FOLLOWS: .
 - ALL EXPOSED CONDUIT AND BOXES SHALL BE PAINTED TO MATCH ADJACENT WALL OR CEILING SURROUNDING.

3

DKKY
Architecture Studio, Inc.
2895 Kalakaua Avenue #106
Honolulu, Hawaii 96815
Phone. 808.596.8400
Email. dkkydavie@gmail.com



This work was prepared
by me or under my
supervision and
construction of this
project will be under
my observation.

THE RENOVATION/RESTORATION OF
UNIVERSAL BUILDING
535 WARD AVENUE
HONOLULU, HAWAII 96814

Original sheet size is 24"x36". All indicated
scales shown are in respect to the original
sheet size.

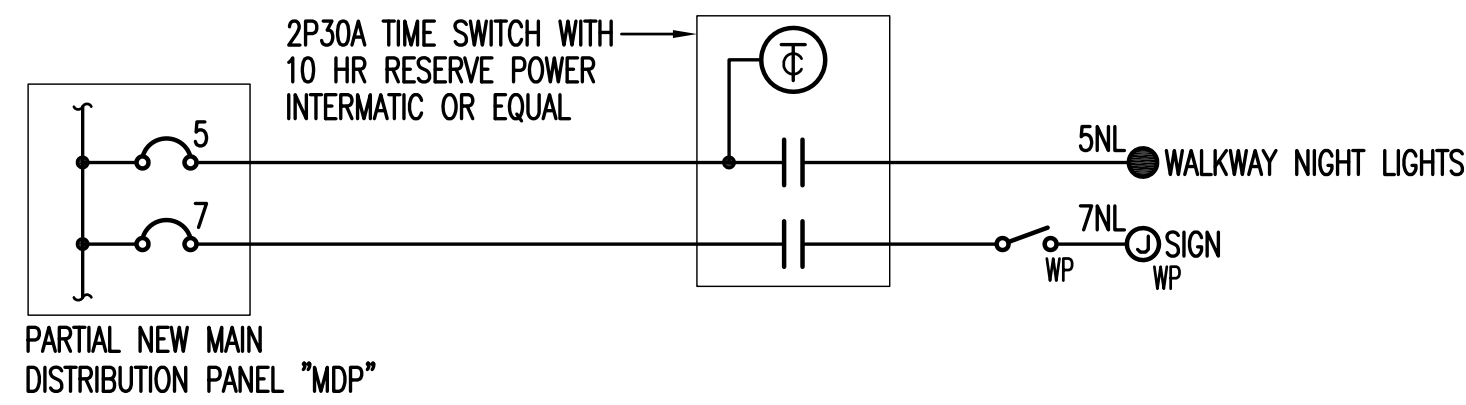
DATE

NO.	ISSUE DATE	DESCRIPTION	BY			
			CHK	HC	DI	DY
1	03-15-2017	DEMOLITION PERMIT				
	06-25-2017	BLDG PERMIT				
	04-14-17	DPP COMMENTS				
	07-31-17	DPP COMMENTS				
	04-03-18	OWNER REVISIONS				

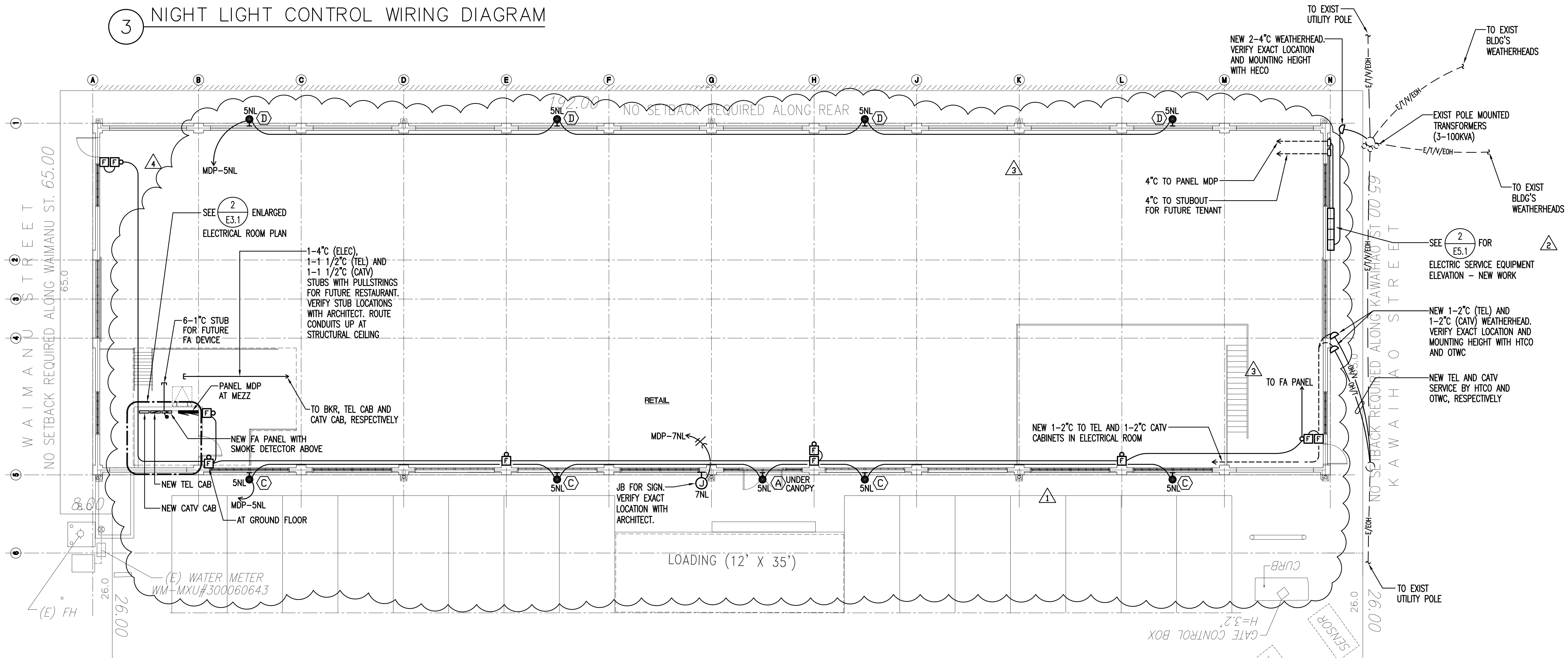
SHEET

ELECTRICAL SYMBOLS, DEMOLITION
NOTES, BUILDING ENERGY EFFICIENCY
CALCULATIONS

E1.1



3 NIGHT LIGHT CONTROL WIRING DIAGRAM

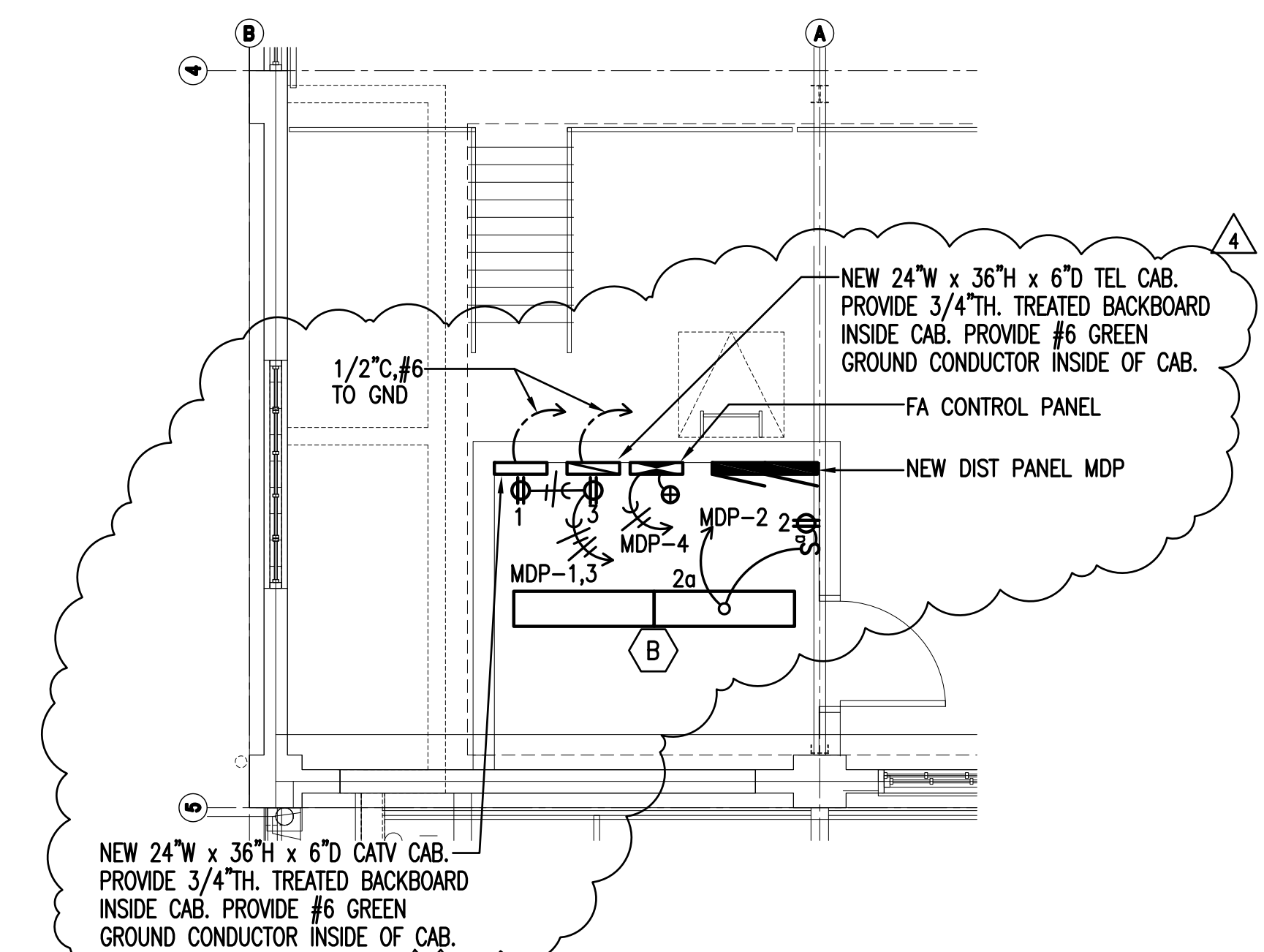


NOTES:
1. COORDINATE ALL WORK WITH HECO, HTCO AND OTWC.

1 ELECTRICAL SITE PLAN

SCALE: 1/8" = 1'-0"

GRAPHIC SCALE : 1/8" = 1'-0"

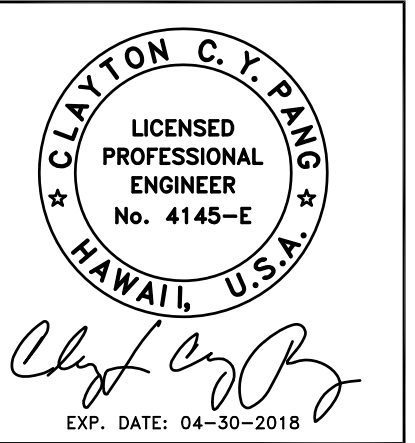


2 ENLARGED ELECTRICAL ROOM PLAN

SCALE: 1/4" = 1'-0"

GRAPHIC SCALE : 1/4" = 1'-0"

DKKY
Architecture Studio, Inc.
2895 Kalakaua Avenue #106
Honolulu, Hawaii 96815
Phone: 808.596.8400
Email: dkkydave@gmail.com



This work was prepared by me or under my supervision and construction of this project will be under my observation.

THE RENOVATION/RESTORATION OF
UNIVERSAL BUILDING
535 WARD AVENUE
HONOLULU, HAWAII 96814

Original sheet size is 24"x36". All indicated scales shown are in respect to the original sheet size.

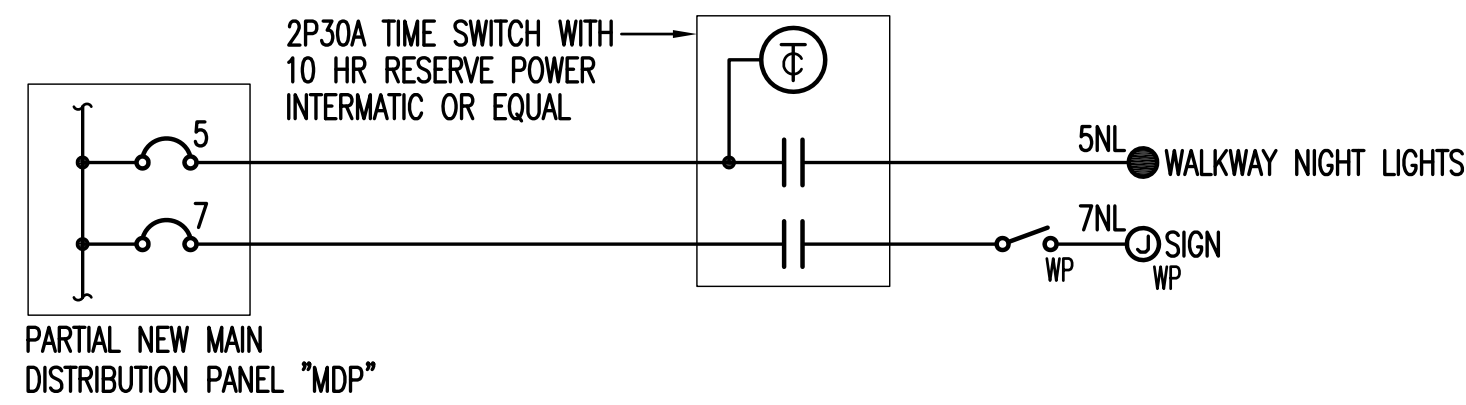
DATE

NO.	ISSUE DATE	DESCRIPTION	BY	CHK
1	03-15-2017	DEMOLITION PERMIT	BY	CHK
2	05-25-2017	BLDG PERMIT	HC	HC
3	04-14-17	DPP COMMENTS		
4	05-24-17	OWNER REVISIONS		
5	07-31-17	DPP COMMENTS		
6	05-21-18	OWNER REQUESTED REVISION		

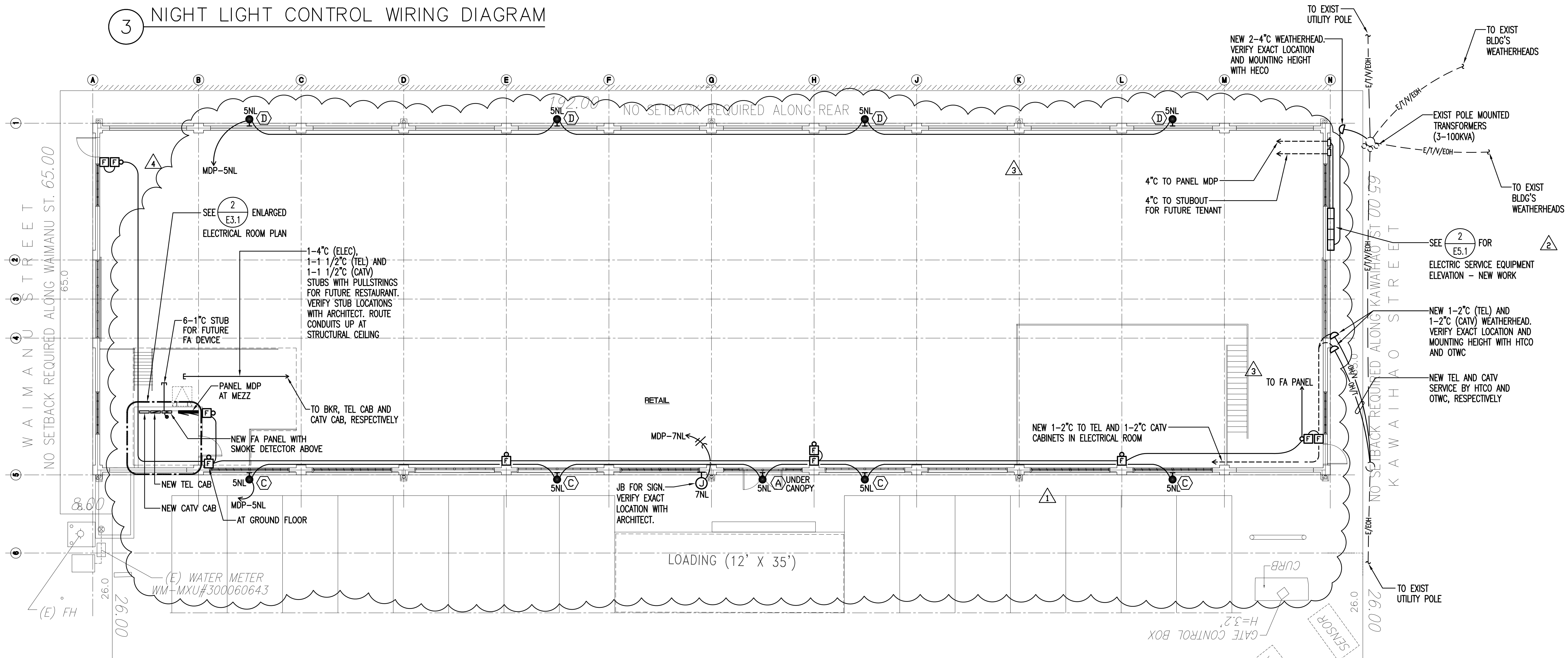
SHEET

ELECTRICAL SITE PLAN

E3.1



3 NIGHT LIGHT CONTROL WIRING DIAGRAM

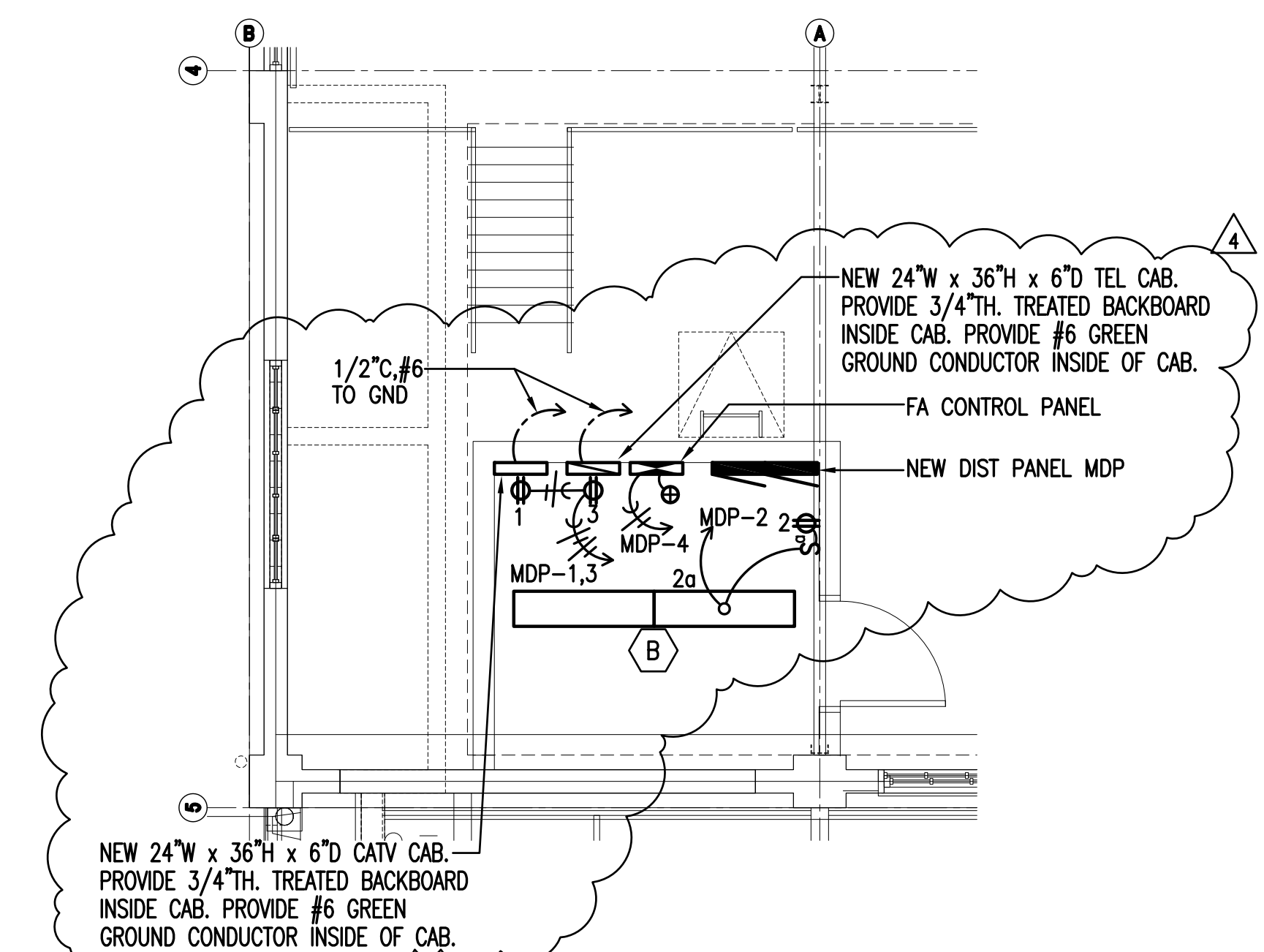


NOTES:
1. COORDINATE ALL WORK WITH HECO, HTCO AND OTWC.

1 ELECTRICAL SITE PLAN

SCALE: 1/8" = 1'-0"

GRAPHIC SCALE : 1/8" = 1'-0"

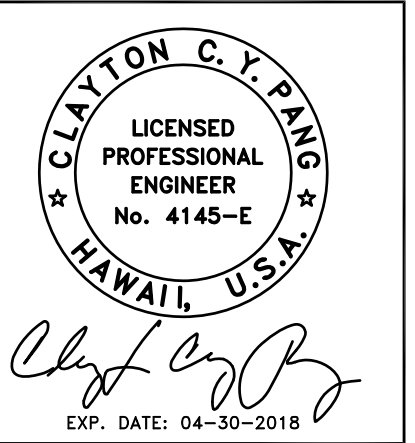


2 ENLARGED ELECTRICAL ROOM PLAN

SCALE: 1/4" = 1'-0"

GRAPHIC SCALE : 1/4" = 1'-0"

DKKY
Architecture Studio, Inc.
2895 Kalakua Avenue #106
Honolulu, Hawaii 96815
Phone. 808.596.8400
Email. dkkydave@gmail.com



This work was prepared by me or under my supervision and construction of this project will be under my observation.

THE RENOVATION/RESTORATION OF
UNIVERSAL BUILDING
535 WARD AVENUE
HONOLULU, HAWAII 96814

Original sheet size is 24"x36". All indicated scales shown are in respect to the original sheet size.

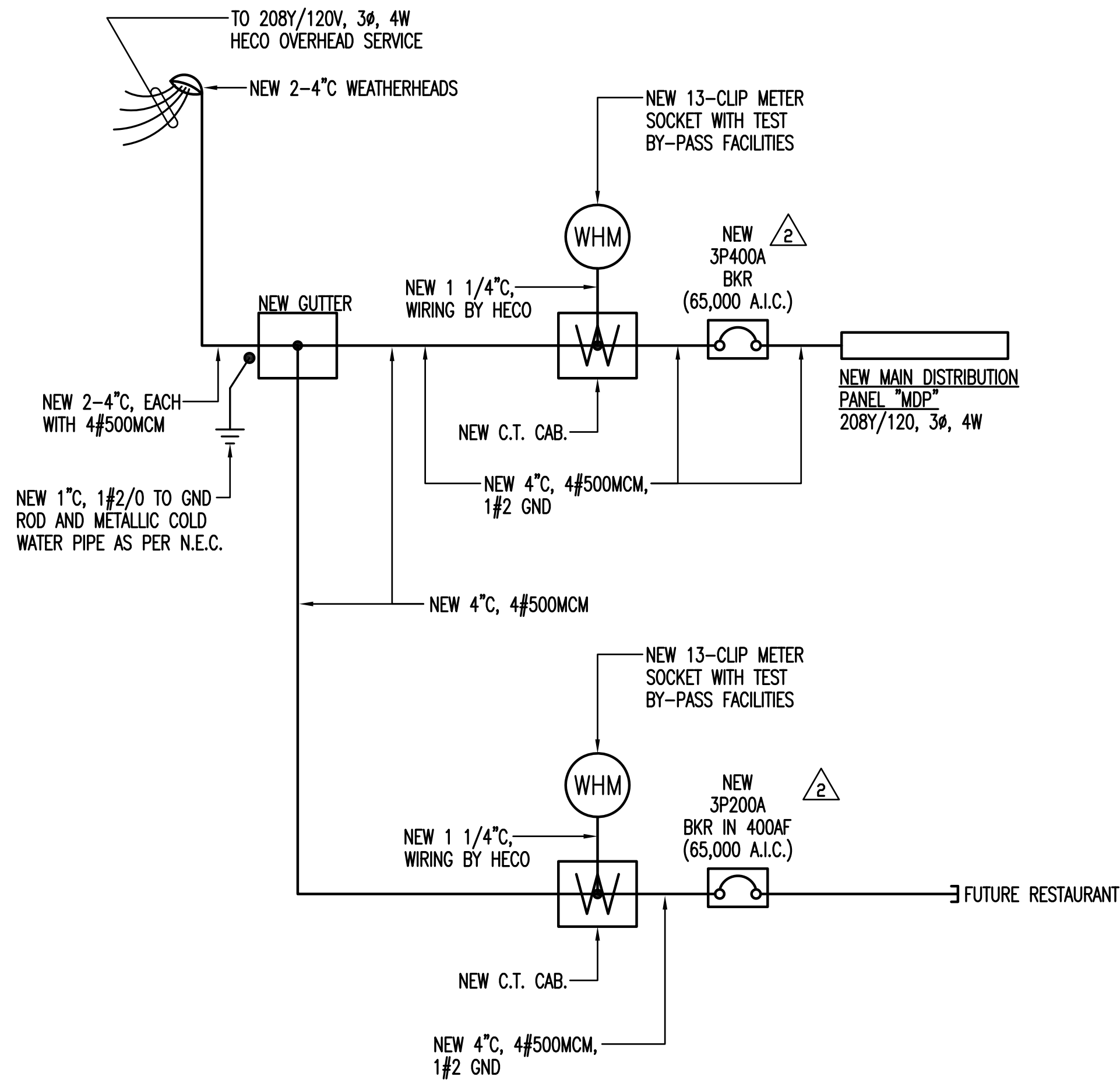
DATE

NO.	ISSUE DATE	DESCRIPTION	BY	CHK
1	03-15-2017	DEMOLITION PERMIT	DY	DY
2	05-25-2017	BLDG PERMIT	HC	HC
3	04-14-17	DPP COMMENTS		
4	05-24-17	OWNER REVISIONS		
5	07-31-17	DPP COMMENTS		
6	05-21-18	OWNER REQUESTED REVISION		

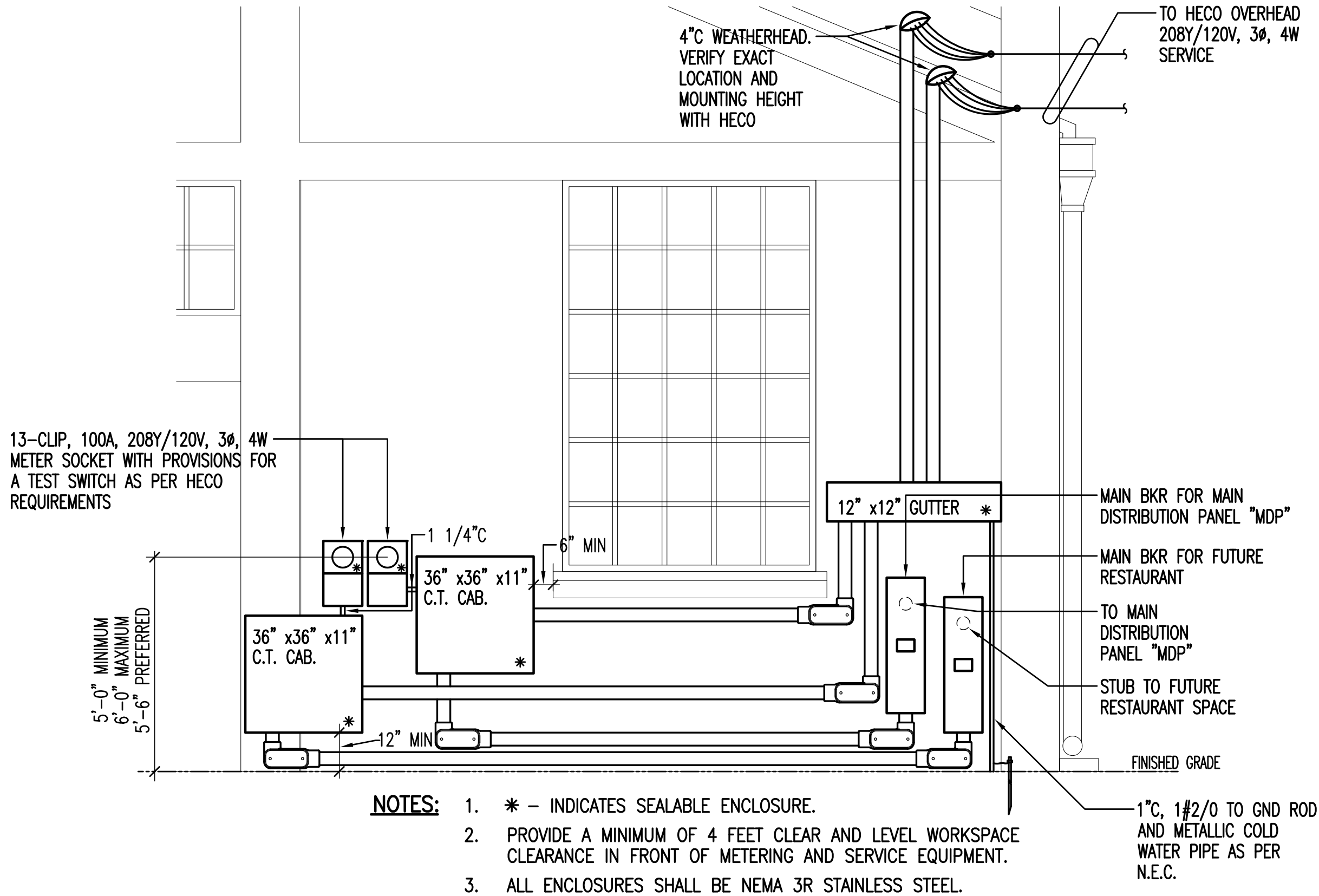
SHEET

ELECTRICAL SITE PLAN

E3.1



1 SINGLE LINE DIAGRAM – NEW WORK
NOT TO SCALE



ELECTRIC SERVICE EQUIPMENT ELEVATION – NEW WORK

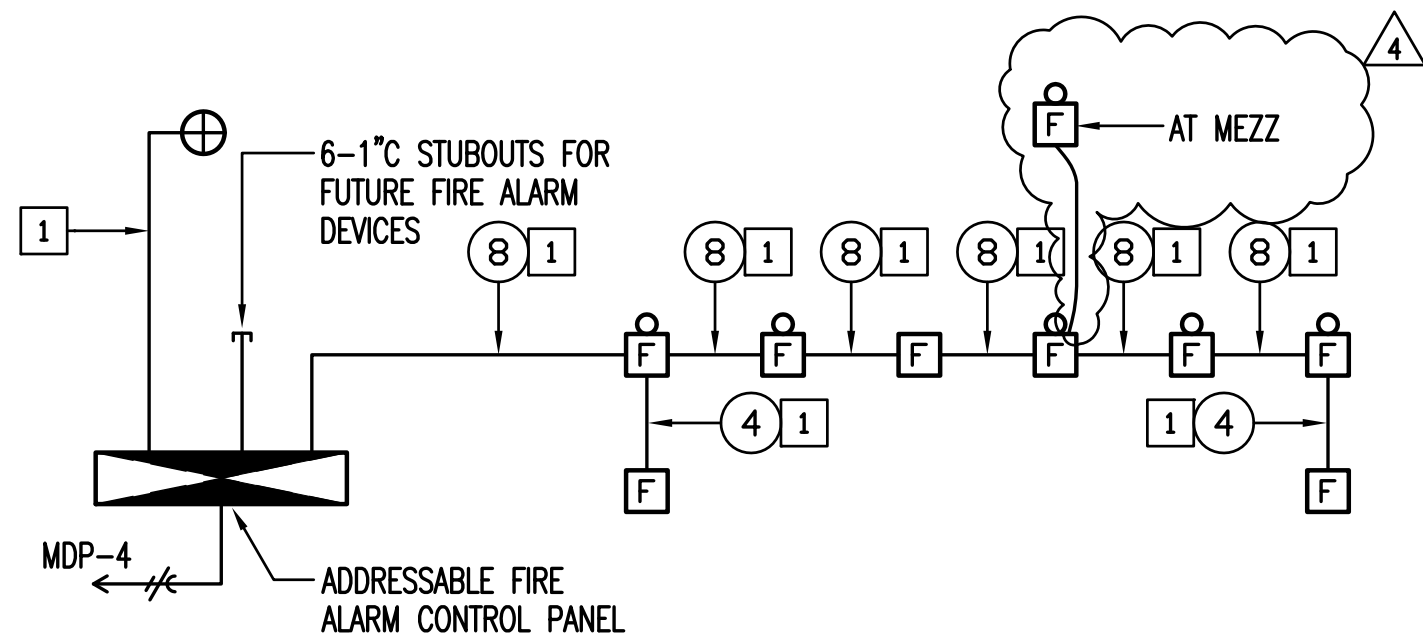
2 SCALE: 3/8" = 1'-0"



NEW DISTRIBUTION PANEL "MDP" (2-SECTIONS) 208Y/120 VOLTS 3 ϕ , 4WSN 400A MAIN LUGS ONLY BRANCH BREAKER I.C. 65,000 AMPS SURFACE, 2-20" WIDE CABINET, INDUSTRIAL BOLTED, COPPER BUS										(CONTINUED)									
CKT NO.	BKR	L O A D	A	B	C	WIRE	CKT NO.	BKR	P F B	A	B	C	WIRE						
1	1P20A	RECEP	1.0			12	43	1P	P F B										
2		RECEP/LIGHTS	0.3				44												
3		RECEP		1.0			45												
4		FIRE ALARM CONTROL PANEL		1.0		12	46												
5		LIGHTS - NL			0.4	12	47												
6		SPARE					48												
7		JB FOR SIGN	1.0			12	49												
8		SPARE					50												
9							51												
10							52												
11							53												
12							54												
13	1P	P F B					55												
14							56												
15							57												
16							58												
17							59												
18							60												
19							61												
20							62												
21							63												
22							64												
23							65												
24							66												
25							67												
26							68												
27							69												
28							70												
29							71												
30							72												
31							73												
32							74												
33							75												
34							76												
35							77												
36							78												
37,39,41	3P100A	P F B	-	-	-		79												
38,40,42	3P100A	FUTURE PV SYSTEM	-	-	-		80												
							81												
							82												
							83												
							84												
										T O T A L S : 2.3 2.0 0.4									

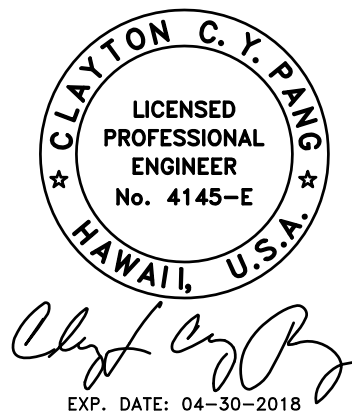
FIRE ALARM RISER DIAGRAM NOTES

- VERIFY WIRING AND JUNCTION BOX SIZES WITH EQUIPMENT SUPPLIER.
- ALL WIRE SHALL BE NO. 14 THWN MINIMUM.
- ALL EQUIPMENT SHALL BE U.L. APPROVED.
- FIRE ALARM SYSTEM SHALL BE ELECTRICALLY SUPERVISED.
- CONDUIT SHALL BE 3/4" MINIMUM.
- ② - INDICATES NUMBER OF #14 WIRES, 2-WIRES INDICATED.
- ② - INDICATES NUMBER OF #18 TWISTED SHIELDED PAIR WIRES, 2-WIRES INDICATED.
- FIRE ALARM SYSTEM SHALL CONFORM WITH NFPA 72.
- FIRE ALARM DEVICE QUANTITY TO BE DETERMINED BY CODE.
- VERIFY ALL WIRE COUNTS AND TYPE WITH EQUIPMENT SUPPLIER AND PROVIDE ADDITIONAL WIRING AND DEVICES AS REQUIRED FOR A COMPLETE AND OPERABLE SYSTEM.
- UPON FIRE ALARM ACTIVATION, SYSTEM SHALL SOUND A GENERAL ALARM THROUGHOUT THE BUILDING. PANEL SHALL USE DACT TO CONTACT A 24 HOUR REMOTE MONITORING SERVICE.
- ALL ADDRESSABLE DEVICES SHALL HAVE ITS OWN UNIQUE ADDRESS.
- ALL FLASHING LIGHTS SHALL HAVE SYNCHRONIZED MODULES TO ENSURE ALL FLASHING LIGHTS ARE SYNCHRONIZED.



2 FIRE ALARM RISER DIAGRAM
NOT TO SCALE

DKKY
Architecture Studio, Inc.
2895 Kalakaua Avenue #106
Honolulu, Hawaii 96815
Phone. 808.596.8400
Email. dkkydovie@gmail.com



This work was prepared by me or under my supervision and construction of this project will be under my observation.

THE RENOVATION/RESTORATION OF
UNIVERSAL BUILDING
535 WARD AVENUE
HONOLULU, HAWAII 96814

Original sheet size is 24"x36". All indicated scales shown are in respect to the original sheet size.

DATE

NO.	ISSUE DATE	DESCRIPTION	BY	CHK	DATE	BY	CHK
1	03-15-2017	DEMOLITION PERMIT	HC	BY		HC	BY
2	05-25-2017	BLDG PERMIT	HC	BY		HC	BY
3	04-14-17	DPP COMMENTS			05-24-17	OWNER REVISIONS	
4	07-31-17	DPP COMMENTS			07-31-17	DPP COMMENTS	
5	04-03-18	OWNER REVISIONS			04-03-18	OWNER REVISIONS	

SHEET

ELECTRIC SERVICE
EQUIPMENT DETAILS

E5.1

K:\2017\17-003- Universal Building (Revised)\Drawings\Demolition\MO-1-Delta-3.dwg, 4/3/2018 6:40:51 PM

1

MO.1

FIRST FLOOR MECHANICAL REMOVAL PLAN

SCALE: 1/8" = 1'-0"

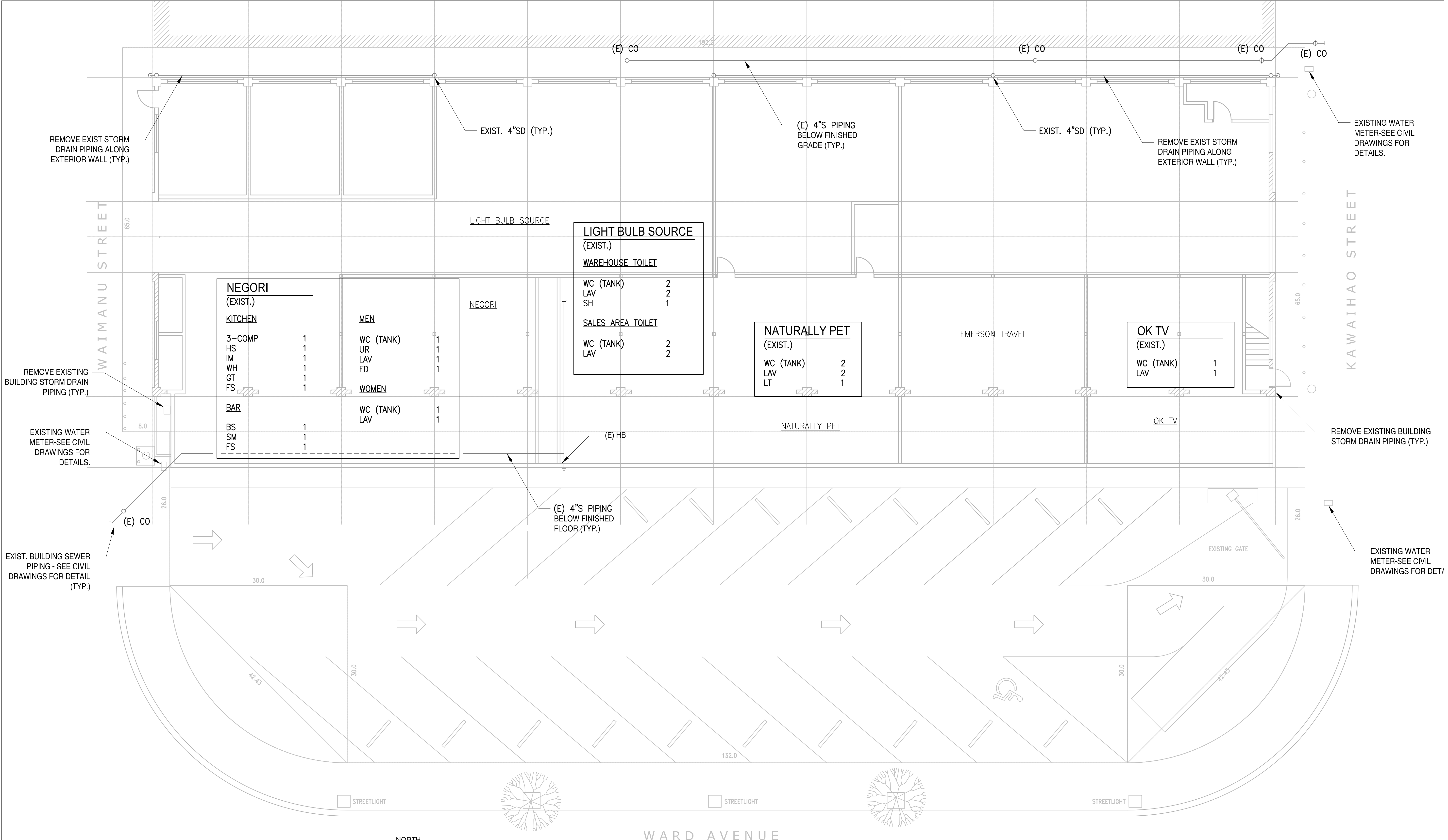
NOTE: HEAVY OR HATCHED LINES DENOTE EXISTING ITEMS TO BE REMOVED.

GRAPHIC SCALE

048162432

1/8" = 1' - 0"

NORTH



HVAC REMOVAL NOTES

REMOVE ALL EXISTING VENTILATION & AIR CONDITIONING EQUIPMENT, DUCTWORK, PIPING & ASSOCIATED ACCESSORIES (NOT SHOWN) UNLESS OTHERWISE INDICATED. CONTRACTOR TO VERIFY FIELD CONDITIONS.

UNLESS OTHERWISE INDICATED, PATCH ALL OPENINGS THROUGH WALL, FLOOR AND ROOF, CAUSED BY THE HVAC REMOVAL WORK. CONTRACTOR TO VERIFY FIELD CONDITIONS. SEE ARCHITECTURAL DRAWINGS FOR MORE DETAILS.

CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY ALL EXISTING EQUIPMENT, DUCTWORK & PIPING BEFORE REMOVAL. ALL EXISTING SYSTEM SERVING EXISTING TENANT SPACES TO REMAIN UNTILL THE TENANT(S) HAVE BEEN RELOCATED.

PLUMBING REMOVAL NOTES

1. REMOVE ALL EXISTING PLUMBING FIXTURES & ASSOCIATED FIXTURE TRIMS UNLESS OTHERWISE INDICATED.

2. REMOVE ALL EXISTING WATER PIPING (NOT ALL SHOWN) UNLESS OTHERWISE INDICATED. CONTRACTOR TO VERIFY FIELD CONDITIONS.

3. REMOVE ALL EXISTING SANITARY SEWER & VENT PIPING (NOT ALL SHOWN) UNLESS OTHERWISE INDICATED. CONTRACTOR TO VERIFY FIELD CONDITIONS.

4. REMOVE ALL EXISTING STORM DRAIN PIPING (NOT ALL SHOWN) UNLESS OTHERWISE INDICATED. CONTRACTOR TO VERIFY FIELD CONDITIONS.

5. REMOVE ALL EXISTING GAS PIPING (NOT ALL SHOWN) UNLESS OTHERWISE INDICATED. EXISTING GAS PIPE SERVICE MAIN TO REMAIN AS INDICATED. CONTRACTOR TO VERIFY FIELD CONDITIONS.

6. ABANDON ALL EXISTING UNDERGROUND SEWER SYSTEM IN PLACE THAT IS NOT AFFECTED BY THE THE NEW SEWER SYSTEM. ALL UNUSED UNDERGROUND SEWER PIPING SHALL BE PLUGGED & CAPPED.

7. PLUG & CAP ALL UNUSED PIPING BELOW FINISHED FLOOR, ABOVE CEILING & INSIDE WALL UNLESS OTHERWISE INDICATED.

8. PATCH ALL WALL/FLOOR/ROOF OPENINGS CAUSED BY THE PLUMBING SYSTEM REMOVAL WORK. PATCH TO MATCH ADJACENT SURFACE.

9. EXISTING PLUMBING SYSTEM SHOWN (ESPECIALLY FOR ALL UNDERGROUND PIPING) ARE BASED ON AVAILABLE DRAWINGS & FIELD OBSERVATION, CONTRACTOR SHALL TONE & LOCATE ALL EXISTING UNDERGROUND PIPING BEFORE ANY UNDERGROUND WORK.

10. THERE ARE WATER PIPING, ELECTRICAL CONDUITS, ETC. UNDER THE EXISTING FLOOR. CONTRACTOR SHALL TOME ALL UNDERGROUND UTILITIES BEFORE SAW CUT EXISTING CONCRETE FLOOR. CONTRACTOR SHALL TAKE ALL PRECAUTIONARY MEASURES DURING ALL EXCAVATION WORK. CONTRACTOR SHALL BE RESPONSIBLE TO REPAIR ALL DAMAGES TO ANY EXISTING UNDERGROUND UTILITIES.

11. CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY ALL EXISTING PIPING BEFORE REMOVAL.

DKKY

Architecture Studio, Inc.

2895 Kalakaua Avenue #106

Honolulu, Hawaii 96815

Phone: 808.596.8400

Email: ddkydavie@gmail.com

MANG P. TANG

LICENSED PROFESSIONAL ENGINEER

No. 5460-M

HAWAII U.S.A.

EXP. DATE: 04-30-2020

This work was prepared by me or under my supervision and construction of this project will be under my observation.

PARTIAL DEMOLITION FOR THE RENOVATION/RESTORATION OF

UNIVERSAL BUILDING

535 WARD AVENUE

HONOLULU, HAWAII 96814

Original sheet size is 24"x36". All indicated scales shown are in respect to the original sheet size.

DATE

CHK BY

15-2017 DEMOLITION PERMIT

03-15-2017

17-003

1

3

SHEET

FIRST FLOOR MECHANICAL REMOVAL PLAN & REMOVAL NOTES

MO.1

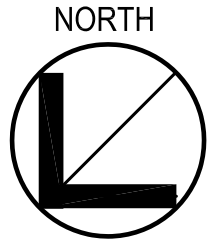
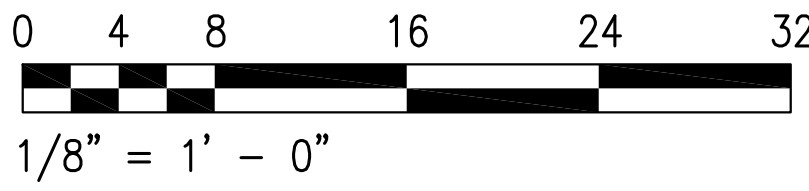
1
M0.2

SECOND FLOOR MECHANICAL REMOVAL PLAN

SCALE: 1/8" = 1'-0"

NOTE: HEAVY OR HATCHED LINES DENOTE EXISTING ITEMS TO BE REMOVED.

GRAPHIC SCALE



WATER FIXTURE UNIT (WSFU) COUNTS				
(For Private Uses)				
SYMBOLS	FIXTURES	QTY	FU/FIX.	TOT. FU
Existing Plumbing fixtures removal (regular)				
METER # 01306165				
NEGORI				
3-COMP	3 COMPARTMENT SINK (2 FAUCETS)	1	4	4.0
BS	BAR SINK	1	1	1.0
HS	HAND SINK	1	1	1.0
IM	ICE MACHINE	1	1	1.0
WH	GAS WATER HEATER	1	-	-
GT	UNDERCOUNTER GREASE TRAP	1	-	-
SM	SODA MACHINE	1	1	1.0
WC	WATER CLOSET (TANK)	2	3	6.0
UR	URINAL	1	3	3.0
LAV	LAVATORY	2	1	2.0
FS	FLOOR SINK	1	-	-
FD	FLOOR DRAIN	1	-	-
SUB-TOTAL (REMOVE EXISTING)				19.0 FU
				13.5 GPM

WATER FIXTURE UNIT (WSFU) COUNTS				
(For Private Uses)				
SYMBOLS	FIXTURES	QTY	FU/FIX.	TOT. FU
Existing Plumbing fixtures removal (regular)				
METER # 01305999 & 01306000				
LIGHT BULB SORCE				
WC	WATER CLOSET (TANK)	4	3	12.0
LAV	LAVATORY	4	1	4.0
SH	SHOWER	1	2	2.0
NATURALLY PET				
WC	WATER CLOSET (TANK)	2	3	6.0
LAV	LAVATORY	2	1	2.0
LT	LAUNDRY TRAY	1	2	2.0
OK TV				
WC	WATER CLOSET (TANK)	1	3	3.0
LAV	LAVATORY	1	1	1.0
COMMON AREA (TOILETS)				
WC	WATER CLOSET (TANK)	2	1.7	3.4
LAV	LAVATORY	2	0.6	1.2
UR	URINAL	1	1.7	1.7
SS	SERVICE SINK	1	3	3.0
EWC	ELECTRIC WATER COOLER	1	0.6	0.6
FD	FLOOR DRAIN	2	-	-
HB	HOSE BIBB (1ST)	1	2.5	2.5
SUB-TOTAL (REMOVE EXISTING)				44.4 FU
				26.2 GPM

DKKY
Architecture Studio, Inc.
2895 Kalakaua Avenue #106
Honolulu, Hawaii 96815
Phone: 808.596.8400
Email: dkkydavis@gmail.com



EXP. DATE: 04-30-2020
This work was prepared
by me or under my
supervision and
construction of this
project will be under
my observation.

PARTIAL DEMOLITION FOR THE RENOVATION/RESTORATION OF
UNIVERSAL BUILDING
535 WARD AVENUE
HONOLULU, HAWAII 96814

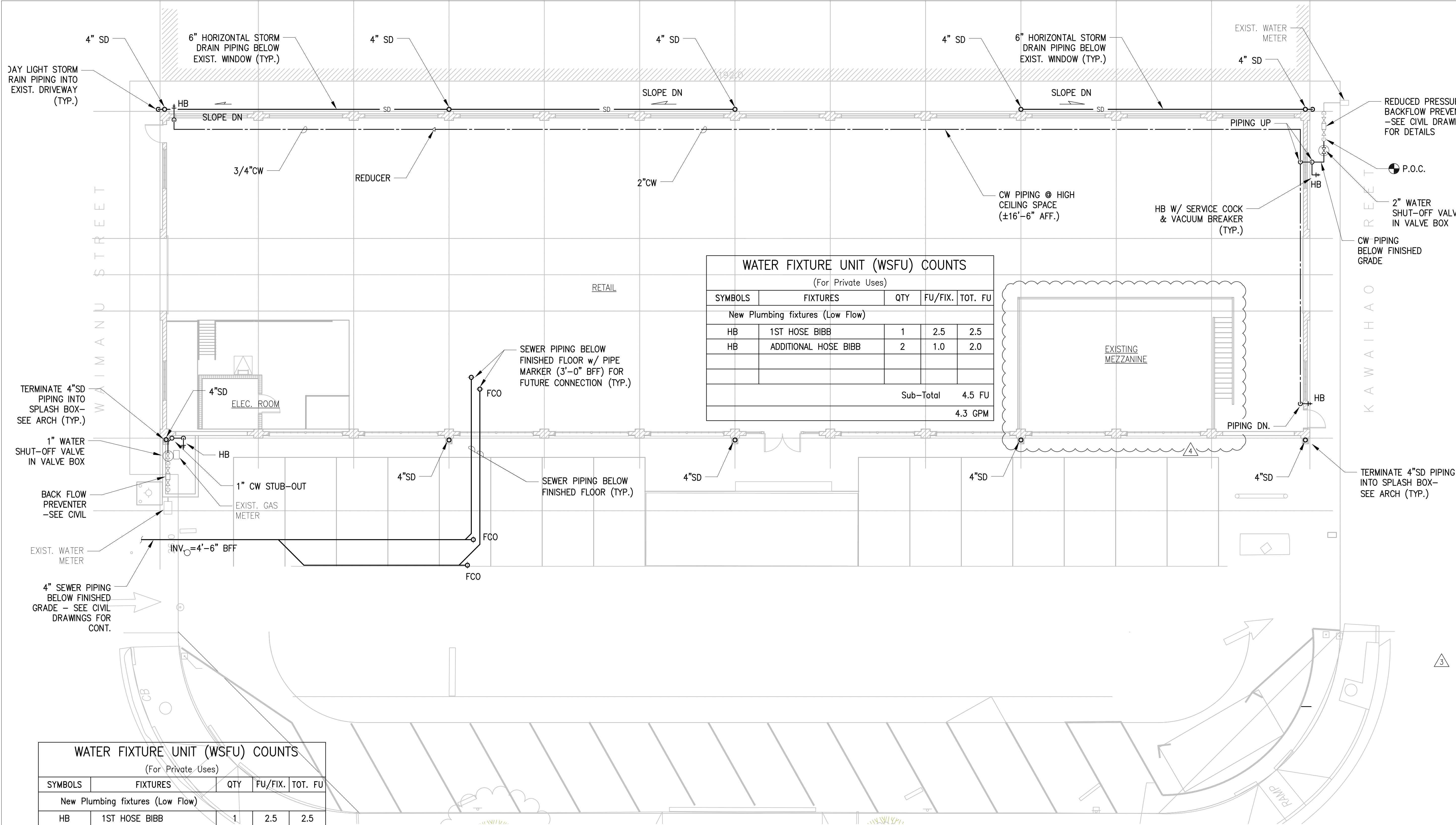
Original sheet size is 24"x36". All indicated
scales shown are in respect to the original
sheet size.

NO.		ISSUE DATE	DESCRIPTION	DATE	BY	CHK
3	1	03-15-2017	DEMOLITION PERMIT		LW	JL
	2	04-02-2018	BLOC PERMIT		LW	JL
	3					

SHEET

SECOND FLOOR
MECHANICAL REMOVAL
PLAN & WSFU COUNTS

M0.2



WATER FIXTURE UNIT (WSFU) COUNTS				
(For Private Uses)				
SYMBOLS	FIXTURES	QTY	FU/FIX.	TOT. FU
New Plumbing fixtures (Low Flow)				
HB	1ST HOSE BIBB	1	2.5	2.5
Sub-Total			2.5	FU
			2.8	GPM

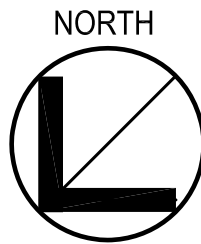
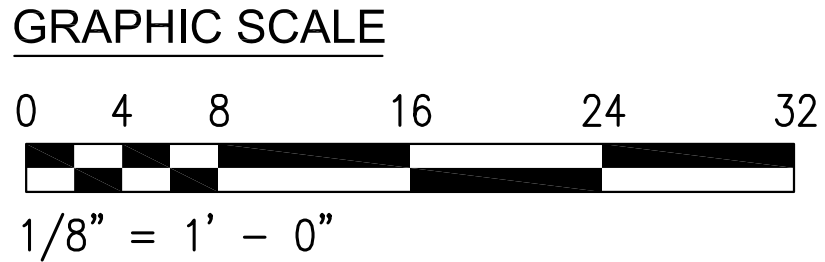
1

M1.1

GROUND FLOOR MECHANICAL PLAN

SCALE: 1/8" = 1'-0"

NOTE: HEAVY LINES DENOTE NEW ITEMS TO BE INSTALLED.



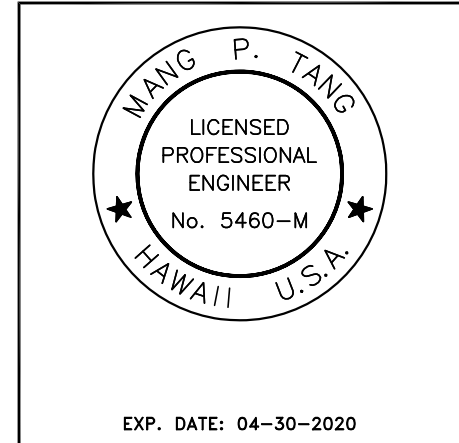
MECHANICAL SYMBOLS AND ABBREVIATIONS LIST

SYMBOLS	ABBREV.	DEFINITIONS
	ABV.	ABOVE
	AFF	ABOVE FINISHED FLOOR
	BFF	BELOW FINISHED FLOOR
	BWS	BOARD OF WATER SUPPLY
	CW	COLD WATER PIPING
	DFU	DRAINAGE FIXTURE UNIT
	DN.	DOWN
	DS	DOWN SPOUT
	EXH	EXHAUST
	EXIST.	EXISTING
	FAB	FABRICATED
	FCO	FLOOR CLEAN OUT
	FIN. FLR.	FINISHED FLOOR
	FIX	FIXTURE

SYMBOLS	ABBREV.	DEFINITIONS
	FU	FIXTURE UNIT
	G	GAS PIPING
	GALV.	GALVANIZED
	GPD	GALLONS PER DAY
	GPM	GALLONS PER MINUTE
	GW	GREASE WASTE
	HB	HOSE BIBB
	INV.	INVERT
	MIN	MINIMUM
	MPG	MEDIUM PRESSURE GAS
	OD	OVERFLOW DRAIN
	P.O.C.	POINT OF CONNECTION
	P.O.R.	POINT OF REMOVAL
		PHASE OR DIAMETER

SYMBOLS	ABBREV.	DEFINITIONS
	QTY	QUANTITY
	RD	ROOF DRAIN
	S	SEWER PIPING
	SD	STORM DRAIN PIPING
	S.O.V.	SHUT-OFF VALVE
	SS	STAINLESS STEEL
	TOT	TOTAL
	TYP.	TYPICAL
	V	VENT PIPING
	V.T.R.	VENT THROUGH ROOF
	W/	WITH
	WSFU	WATER SUPPLY FIXTURE UNIT

DKKY
Architecture Studio, Inc.
2895 Kalakaua Avenue #106
Honolulu, Hawaii 96815
Phone: 808.596.8400
Email: ddkydavie@gmail.com



This work was prepared by me or under my supervision and construction of this project will be under my observation.

THE RENOVATION/RESTORATION OF

UNIVERSAL BUILDING

535 WARD AVENUE

HONOLULU, HAWAII 96814

Original sheet size is 24"x36". All indicated scales shown are in respect to the original sheet size.

DATE	
BY	CHK
HC	DY
HC	LN
NO.	1
ISSUE DATE	03-15-2017
DESCRIPTION	DEMOLITION PERMIT
DATE	05-25-2017
DESCRIPTION	BIDG PERMITS
DATE	05-22-2018
DESCRIPTION	OWNER REQUESTED REVISIONS

SHEET

GROUND FLOOR MECHANICAL PLAN

M1.1



EXP. DATE: 04-30-2020
This work was prepared
by me or under my
supervision and
construction of this
project will be under
my observation.

THE RENOVATION/RESTORATION OF
UNIVERSAL BUILDING
535 WARD AVENUE
HONOLULU, HAWAII 96814

Original sheet size is 24"x36". All indicated
scales shown are in respect to the original
sheet size.

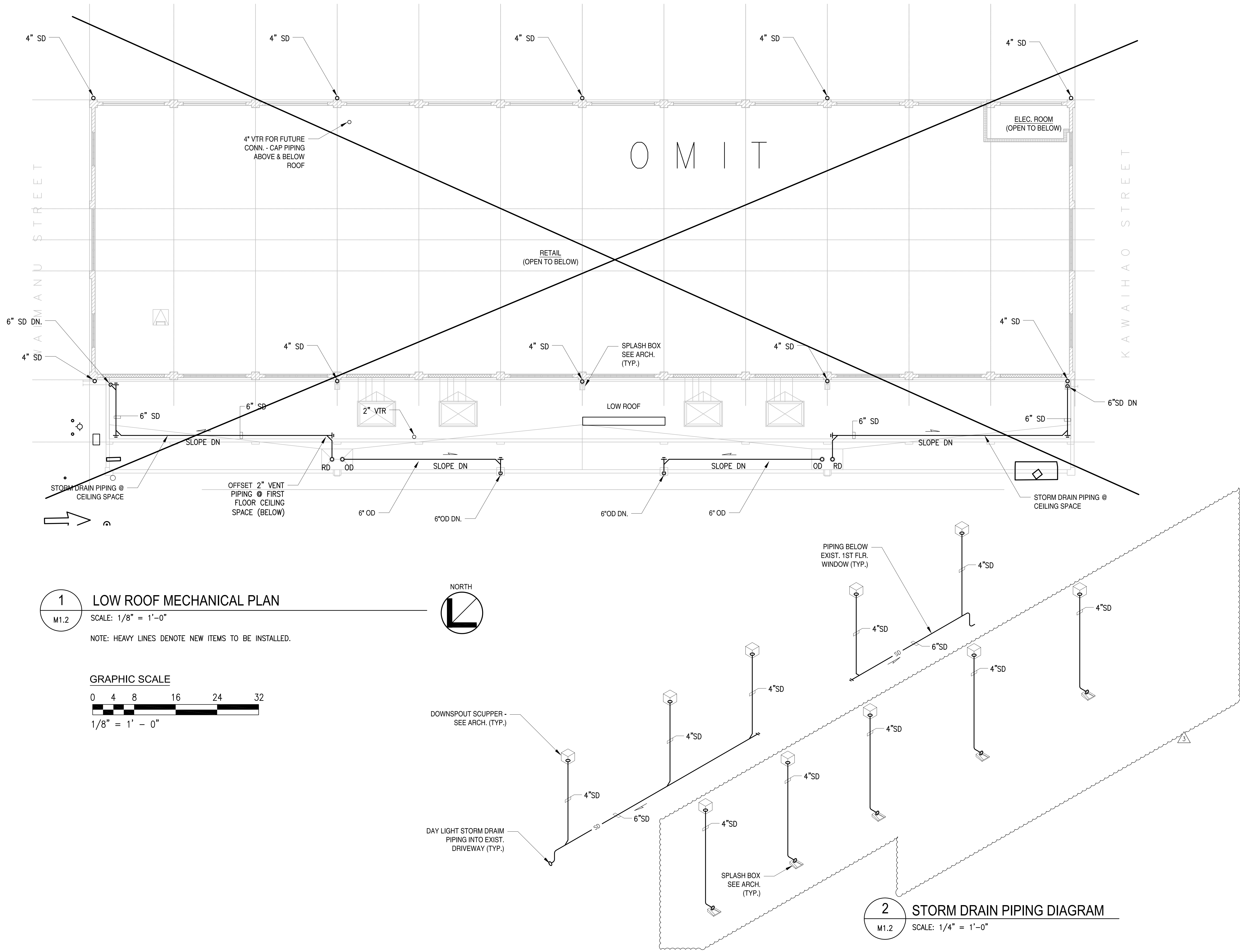
DATE

NO.	ISSUE	DATE	DESCRIPTION	BY	CHK
1	1	03-15-2017	DEMOLITION PERMIT	HC	DY
2	2	05-25-2017	BLDG PERMIT	HC	DY
3	3	04-02-2018	OWNER REVISIONS	HC	LW

SHEET

LOW ROOF MECHANICAL
PLAN & STORM DRAIN
PIPING DIAGRAM

M1.2



DKKY
Architecture Studio, Inc.
2895 Kalakaua Avenue #106
Honolulu, Hawaii 96815
Phone: 808.596.8400
Email: ddkydavie@gmail.com



EXP. DATE: 04-30-2020

This work was prepared
by me or under my
supervision and
construction of this
project will be under
my observation.

THE RENOVATION/RESTORATION OF
UNIVERSAL BUILDING
535 WARD AVENUE
HONOLULU, HAWAII 96814

Original sheet size is 24"x36". All indicated
scales shown are in respect to the original
sheet size.

DATE

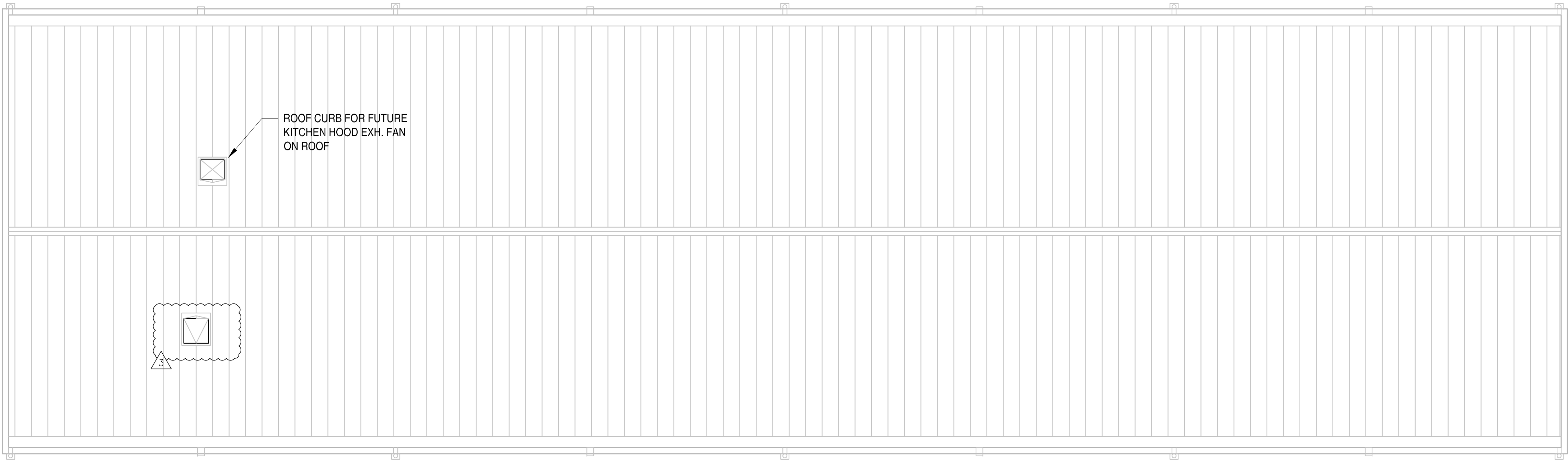
BY CHK
HC DY
HC DY
LW JL

NO.	ISSUE DATE	DESCRIPTION
-	03-15-2017	DEMOLITION PERMIT
-	05-25-2017	BLDG PERMIT
-	04-02-2018	OWNER REVISIONS
-	-	3

SHEET

HIGH ROOF
MECHANICAL PLAN

M1.3

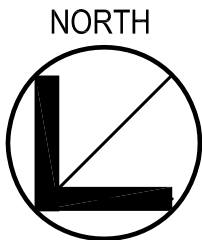


1
M1.3

HIGH ROOF MECHANICAL PLAN

SCALE: 1/8" = 1'-0"

NOTE: HEAVY LINES DENOTE NEW ITEMS TO BE INSTALLED.



GRAPHIC SCALE

0 4 8 16 24 32

1/8" = 1' - 0"

PLUMBING SPECIFICATIONS		GENERAL NOTES
<p>Sanitary piping below grade and piping 3" and larger above grade shall be service weight cast iron pipe with bell and spigot with "Ty-Seal" joints or "No-Hub" pipe and fittings conforming to CISPI Standard 301-75 with stainless steel coupling and neoprene gasket. Piping 2" and smaller above grade shall be copper type DWV or "No-Hub" cast iron pipe and fittings conforming to CISPI Standard 301-75 with stainless steel coupling and neoprene gasket, or galvanized steel, Schedule 40. Cast iron pipe and fittings shall be covered inside and outside with a coating of asphaltum.</p> <p>Soil, Waste, Drain lines, and All Vent Lines below and above grade (Option): Schedule 40 thermoplastic Drain/waste/vnet (DWV) pipes & fittings; ASTM D2661, Acrylonitrile Butadiene Styrene (ABS) or ASTM D2665, Polyvinyl Chloride (PVC) plastic drain, waste, and vent (DWV) pipe & fittings with ASTM D2564 plastic solvent cement for ABS and PVC plastic pipe. Support piping per manufacturer's recommendations.</p> <p>Water piping shall be hard drawn copper, Type K below grade and Type L above grade. All joints shall be made with 95-5 solder and wrought copper fittings. Only "lead free" water pipe fittings shall be used. "Lead free" water pipe fittings shall contain not more than 0.25 percent of lead by weight.</p> <p>LPG gas piping above grade shall be Standard Weight, Schedule 40, ASTM 120, galvanized steel pipe with malleable fittings.</p> <p>Underground copper water piping shall be protected with two layers of external pipe wrap of 10 mil PVC Pipe Wrap Tape or approved equivalent. Installation per manufacturer's recommended procedure.</p> <p>Provide unions at all equipment and accessory locations and at screwed valves. Provide dielectric unions where dissimilar piping and connection occurs.</p> <p>All water service valves shall have ratings not less than 125 pounds per square inch working pressure. All valves provided shall be listed for their intended application.</p> <p>Furnish and install 18-gauge galvanized sheet metal sleeves for all piping through partitions and iron pipe for sleeves through slabs and concrete walls. Size shall be sufficient to accommodate pipe or pipe and insulation.</p> <p>Escutcheons shall be installed around all exposed pipe passing through a finished floor, wall or ceiling. Escutcheons shall be of sufficient outside diameter to cover the sleeve opening and shall fit snugly around the pipe. Solid brass with polished chrome finish.</p> <p>Roof Openings and Flashings: Furnish and install for each pipe passing through roofing, an approved four-pound lead flashing assembly with 10" skirt and lead counterflashing. Base and sleeve portions shall be installed as roofing work progresses. Counterflashing shall be installed after roofing is finished and approved by the engineer. Vent pipes through roof shall penetrate center of roof sheet and not at side laps.</p> <p>Sanitary and water piping shall be tested in accordance with the Plumbing Code. Sanitary and storm drains shall be tested with a minimum of 10 feet of water for 15 minutes. Water piping shall be tested at 150 psig.</p> <p>Domestic water lines shall be sterilized with chlorine before acceptance of the work. Dosage of chlorine shall not be less than 50 ppm. Chlorinating material shall be introduced into the water lines in a manner approved by the Engineer. After a contact period of not less than eight (8) hours the system shall be flushed with clean water until the residual chlorine content in not greater than 0.2 ppm. All valves in the lines being sterilized shall be opened and closed several times during the contact period. A certificate shall be furnished to the Engineer evidencing proper performance of sterilization.</p> <p>PLUMBING FIXTURES:</p> <p><u>Roof Drain (RD)</u></p> <p>Jay R. Smith No. 1015 galvanized cast iron seep-proof drains with adjustable extension, dome strainer, adjustable bolts, and hub outlet. Provide sump receiver and underdeck clamp for all but poured-in-place concrete installations.</p> <p><u>Overflow Drain (OD)</u></p> <p>Same as roof drain above except with PVC standpipe.</p> <p><u>Hose Bibb - Exterior (HB)</u></p> <p>Arrowhead Brass No. 351-LK or Dick Bros. No. 3501-M-LK 3/4" rough brass compression loose key hose bibb with approved non-removable vacuum breaker.</p> <p>American Brass No. 85 or Hays No. 7005 3/4" rough brass square head service cock on riser.</p> <p><u>Floor Cleanouts:</u></p> <p>Floor cleanouts shall be Smith, Zurn, or Josam 56030 with scoriated polished brass access cover recessed as required for floor finishes and frame set flush with finish floor, and rough brass plug.</p> <p>Wall cleanouts shall be Zurn Z-1441, Smith, Wade or Josam; wall cleanout with stainless steel cover.</p> <p>Cleanouts to grade shall be Josam Series 58470 or approved equal. Cleanouts to grade shall be made flush with 12" x 12" concrete pad.</p> <p><u>Piping Accessories:</u></p> <p>Water Hammer Arresters or Air Chambers: Josam or acceptable equal, Water Hammer Arrestor shall be tested and certified in accordance with PDI WH-201. Air Chambers shall consist of a 12 inch length of pipe of the same diameter as the branch supply and capped.</p> <p>Backflow Preventer: Watts model 9BD or approved equal, backflow preventer for soda machine water supply lines, stainless steel body and parts, two independent check valves with intermediate vacuum breaker and relief vent. The device shall be rated to 175 psi water working pressure and shall be approved by the City & County of Honolulu.</p>		<ol style="list-style-type: none">CONTRACTOR SHALL FURNISH ALL NECESSARY LABOR, EQUIPMENT AND MATERIALS REQUIRED FOR A COMPLETE INSTALLATION OF ALL PLUMBING, VENTILATION AND RELATED WORK.CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY AND COORDINATE WITH OTHER TRADES AND MAKE NECESSARY ADJUSTMENTS FOR A COMPLETE INSTALLATION. CONTRACTOR SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES FOUND ON THE JOB SITE BEFORE COMMENCEMENT OF WORK.ALL CONSTRUCTION SHALL CONFORM TO THE 2006 IBC AND THE LATEST CITY & COUNTY OF HONOLULU, STATE OF HAWAII, AMENDMENTS AND ORDINANCES, AND ALL AGENCIES HAVING JURISDICTION. CONTRACTOR SHALL PAY FOR ALL PERMITS AND LICENSES.PIPING SHOWN IS DIAGRAMMATIC; CONTRACTOR IS RESPONSIBLE FOR VERIFYING ACTUAL SITE CONDITIONS AND SHALL ADJUST ACCORDINGLY.CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE AND VERIFY ALL EXISTING UTILITIES AND EQUIPMENT, INCLUDING EXISTING PIPING INVERT AND ELEVATION. THE CONTRACTOR SHALL PROVIDE ALL MATERIAL AND MAKE ALL NECESSARY ADJUSTMENTS TO CONNECT TO THE EXISTING BUILDING UTILITIES AT NO ADDITIONAL COSTS TO THE OWNER.ALL WORK SHOWN ON DRAWINGS ARE NEW EXCEPT AS NOTED.CONTRACTOR SHALL VERIFY THE REQUIRED DELIVERY TIME FOR ALL EQUIPMENT IN ORDER TO MEET THE CONSTRUCTION SCHEDULE.PROVIDE THREE (3) COPIES OF SHOP DRAWINGS AND RELATED MANUFACTURER'S DATA ON ALL EQUIPMENT TO BE INSTALLED TO ENGINEER FOR APPROVAL BEFORE CONSTRUCTION.CONTRACTOR SHALL FURNISH ALL EQUIPMENT FOR TESTS AND ANY REQUIRED RETESTS AND PAY FOR ALL COST OF REPAIRING ANY DAMAGE RESULTING FROM SUCH TESTS. CONTRACTOR SHALL ADJUST SYSTEMS UNTIL THEY ARE APPROVED. TESTS SHALL BE PERFORMED IN THE PRESENCE OF, AND TO THE SATISFACTION OF, THE ENGINEER AND INSPECTOR OF THE OFFICIAL AGENCY INVOLVED.DEBRIS SHALL NOT BE ALLOWED AS A RESULT OF THIS WORK. UPON COMPLETION OF THIS WORK, REMOVE ALL DEBRIS AND EXCESS MATERIALS, TOOLS, ETC., RESULTING FROM THIS WORK FROM THE JOB SITE AND LEAVE THE LOCATION OF THIS WORK BROOM-CLEAN IN AN ACCEPTABLE MANNER AS APPROVED BY THE OWNER OR ENGINEER.EXCEPT AS NOTED, ALL MECHANICAL WORK AND MATERIALS SHALL BE GUARANTEED TO BE FREE FROM DEFECTS OF MATERIALS AND WORKMANSHIP FOR ONE (1) YEAR FROM DATE OF FINAL ACCEPTANCE OF PROJECT AS A WHOLE. ALL WORK OR REPAIR AND REPLACEMENT REQUIRED, INCLUDING OTHER WORK DAMAGED BY THIS WORK'S DEFECTS, SHALL BE PERFORMED WITHOUT COST TO THE OWNER.CONTRACTOR SHALL SUBMIT THE FOLLOWING "RECORD DOCUMENTS" TO THE OWNER AT COMPLETION OF PROJECT:<ol style="list-style-type: none">A SET OF CLEAN, REPRODUCIBLE, FULL SIZE "AS BUILT" MECHANICAL DRAWINGS. THE "AS BUILT" DRAWINGS SHALL SHOW ALL EQUIPMENT INFORMATION.A CD WITH ALL "AS-BUILT" DRAWINGS AS STATED ABOVE IN AUTOCAD DWG FILE FORMAT.CERTIFICATES OF STERILIZATION AND TEST AND BALANCE REPORT BY A NEBB CERTIFIED TECHNICIAN.ONE HARD COPY AND ONE PDF FORMAT FILE OF TEST & BALANCING REPORTS.

DKKY

Architecture Studio, Inc.

2895 Kalakaua Avenue #106

Honolulu, Hawaii 96815

Phone: 808.596.8400

Email: ddkydavie@gmail.com

MANG P. TANG

LICENSED PROFESSIONAL ENGINEER

No. 5460-M

HAWAII U.S.A.

EXP. DATE: 04-30-2020

This work was prepared by me or under my supervision and construction of this project will be under my observation.

THE RENOVATION/RESTORATION OF

UNIVERSAL BUILDING

535 WARD AVENUE

HONOLULU, HAWAII 96814

Original sheet size is 24"x36". All indicated scales shown are in respect to the original sheet size.

DATE			
NO.	ISSUE DATE	DESCRIPTION	CHK
			BY
1	03-15-2017	DEMOLITION PERMIT	HC DY
			HC
2	05-25-2017	BIDG PERMIT	

SHEET

SPECIFICATIONS & GENERAL NOTES

M3.1