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GOVERNOR

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DEC 8 2017

JADE T. BUTAY
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STATE OF HAWAII
DEPARTMENT OF TRANSPORTATION
869 PUNCHBOWL STREET
HONOLULU, HAWAII 96813-5097

IN REPLY REFER TO:
HAR-PM
6480.18

November 28, 2017

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OFC. OF ENVIRONMENTAL
QUALITY CONTROL

TO: THE HONORABLE SCOTT GLENN, DIRECTOR
OFFICE OF ENVIRONMENTAL QUALITY CONTROL
DEPARTMENT OF HEALTH

FROM: JADE T. BUTAY, INTERIM DIRECTOR
DEPARTMENT OF TRANSPORTATION

SUBJECT: TOELL U.S.A. NIMITZ FACTORY
DRAFT ENVIRONMENTAL ASSESSMENT
NEAR PIER 23, HONOLULU HARBOR, OAHU, TAX MAP KEY:
(1) 1-5-038:004(POR), 005(POR), 055, 058

The Department of Transportation (DOT) hereby transmits the subject *Draft Environmental Assessment* (DEA) for publication in the next edition of *The Environmental Notice*. The DOT hereby issues an Anticipated Finding of No Significant Impact (DEA-AFONSI) prepared pursuant to Chapter 343, Hawaii Revised Statutes and Chapter 11-200, Hawaii Administrative Rules.

Comments received on the Draft Environmental Assessment should be sent to the Approving Agency (DOT - Harbors Division, Attention: Patti Miyashiro, with a copy to the Consultant, Environmental Communications, Inc..

We have enclosed the following items:

1. Hard copy of the publication form.
2. Compact disc containing the DEA in PDF format and the publication form in Word format.
3. One hard copy of the DEA

Simultaneous with this memorandum, we have submitted the summary of the action in text file by electronic mail to your office.

If there are any questions, please have your staff contact Patti Miyashiro of our Harbors Property Management Section at 587-1942.

Enclosures

18-230

APPLICANT
PUBLICATION FORM

Project Name:	Toell U.S.A. Nimitz Factory
Project Short Name:	(please use no more than five succinct words; count not to include document status, e.g., EA)
HRS §343-5 Trigger(s):	Use of State Lands
Island(s):	Oahu
Judicial District(s):	Honolulu
TMK(s):	1-5-038: 004, 005, 055, 058
Permit(s)/Approval(s):	C&C Demolition, Building, Electrical, Plumbing, DOT Harbors Plan Review, DLNR SHPD, BWS, IDWP
Approving Agency:	Department of Transportation Harbors Division
Contact Name, Email, Telephone, Address	Patti Miyashiro, Property Manager patti.e.miyashiro@hawaii.gov 808-587-1942, 79 South Nimitz Highway, Honolulu, HI 96813-4898
Applicant:	Toell U.S.A. Corporation
Contact Name, Email, Telephone, Address	Mina Kusaka, minaxminax@gmail.com 808-487-8487 98-790 Moanalua Rd, Aiea, Hawaii 96701
Consultant:	Environmental Communications, Inc.
Contact Name, Email, Telephone, Address	Taeyong Kim, Planner tkim@environcom.com 808-528-4661, P.O. Box 236097 Honolulu, HI 96823

Status (select one)	**Submittal Requirements**
__X__ DEA-AFNSI	Submit 1) the approving agency notice of determination/transmittal letter on agency letterhead, 2) this completed OEQC publication form as a Word file, 3) a hard copy of the DEA, and 4) a searchable PDF of the DEA; a 30-day comment period follows from the date of publication in the Notice.
____ FEA-FONSI	Submit 1) the approving agency notice of determination/transmittal letter on agency letterhead, 2) this completed OEQC publication form as a Word file, 3) a hard copy of the FEA, and 4) a searchable PDF of the FEA; no comment period follows from publication in the Notice.
____ FEA-EISPN	Submit 1) the approving agency notice of determination/transmittal letter on agency letterhead, 2) this completed OEQC publication form as a Word file, 3) a hard copy of the FEA, and 4) a searchable PDF of the FEA; a 30-day comment period follows from the date of publication in the Notice.
____ Act 172-12 EISPN ("Direct to EIS")	Submit 1) the approving agency notice of determination letter on agency letterhead and 2) this completed OEQC publication form as a Word file; no EA is required and a 30-day comment period follows from the date of publication in the Notice.
____ DEIS	Submit 1) a transmittal letter to the OEQC and to the approving agency, 2) this completed OEQC publication form as a Word file, 3) a hard copy of the DEIS, 4) a searchable PDF of the DEIS, and 5) a searchable PDF of the distribution list; a 45-day comment period follows from the date of publication in the Notice.
____ FEIS	Submit 1) a transmittal letter to the OEQC and to the approving agency, 2) this completed OEQC publication form as a Word file, 3) a hard copy of the FEIS, 4) a searchable PDF of the FEIS, and 5) a searchable PDF of the distribution list; no comment period follows from publication in the Notice.
___ FEIS Acceptance Determination	The approving agency simultaneously transmits to both the OEQC and the applicant a letter of its determination of acceptance or nonacceptance (pursuant to Section 11-200-23, HAR) of the FEIS; no comment period ensues upon publication in the Notice.
____ FEIS Statutory Acceptance	The approving agency simultaneously transmits to both the OEQC and the applicant a notice that it did not make a timely determination on the acceptance or nonacceptance of the applicant's FEIS under Section 343-5(c), HRS, and therefore the applicant's FEIS is deemed accepted as a matter of law.
____ Supplemental EIS Determination	The approving agency simultaneously transmits its notice to both the applicant and the OEQC that it has reviewed (pursuant to Section 11-200-27, HAR) the previously accepted FEIS and determines that a supplemental EIS is or is not required; no EA is required and no comment period ensues upon publication in the Notice.

____ Withdrawal Identify the specific document(s) to withdraw and explain in the project summary section.

____ Other Contact the OEQC if your action is not one of the above items.

Project Summary
Provide a description of the proposed action and purpose and need in 200 words or less.

The project site presently consists of large industrial warehouse located adjacent to Pier 23 of Honolulu Harbor. The existing structure, which will be subject of the proposed improvements, is located on parcels 055 and 058. Parcel 004 is a split parcel which generally consists of an access road located immediately south of the project building, and a small sliver of land located to the north, between the building and Nimitz Highway. This northern sliver is required for air-cooled condensing units that will be secured by a chain link fence. The project also includes an abandoned warehouse on Parcel 005 which was formerly in use as a corn husk storage warehouse.

The proposed action consists of minor site improvements and the renovation of the existing warehouse building. The new use of the warehouse will consist of a water bottling plant that will form PET bottles, purify and bottle water, and store the filled bottles for future shipping. The existing building shell will be retained with minor excavation within the structure and the removal of some concrete paving and air conditioning equipment outside of the building. The former husk building will be demolished and used as at-grade parking.

Toell U.S.A. Nimitz Factory

Honolulu District, Island of Oahu
Tax Map Key: 1-5-038: 004, 005, 055 and 058

Draft Environmental Assessment

Applicant:	Toell U.S.A.
Approving Agency:	State of Hawaii Department of Transportation Harbors Division

November 2017

Toell U.S.A. Nimitz Factory

Honolulu District, Island of Oahu
Tax Map Key: 1-5-038: 004, 005, 055 and 058

Draft Environmental Assessment

Prepared by Toell U.S.A. pursuant to Chapter 343, Hawaii Revised Statutes (HRS) for review by the State of Hawaii Department of Transportation Harbors Division

For additional information concerning this document please contact:

Mr. Taeyong Kim
Environmental Communications, Inc.
P.O. Box 236097
Honolulu, HI 96823
Phone: (808) 528-4661
Email: tkim@envirocom.com

A copy of any comments or requests should be made to:

State of Hawaii
Department of Transportation, Harbors Division
79 S. Nimitz Highway
Honolulu, HI 96813

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TABLE OF CONTENTS

I. Project Summary 9

II. Proposed Project and Statement of Objectives 13

A. Project Description 13

B. Project Location 16

C. Project Objective and Need for Action 16

III. Affected Environment and Potential Consequences 25

A. Environmental Setting 25

B. Surrounding Uses 25

C. Environmental Conditions 25

1. Site Characteristics 25

2. Water Resources 30

3. Archaeological, Cultural, Botanical and Faunal Resources 32

4. Infrastructure and Utilities 33

5. Public Facilities 36

D. Social/Economic Considerations 37

E. Relationship to Plans, Codes and Ordinances 37

F. Impacts on the Environment 38

G. Adverse Impacts Which Cannot be Avoided 39

H. Alternatives to the Proposed Actions 40

I. Mitigation Measures 41

J. Irreversible and Irretrievable Commitment of Resources 41

IV. Reasons Supporting the Anticipated Finding of No Significant Impact 43

V. List of Parties Consulted Prior to Development of the Draft Environmental Assessment 47

VI. List of Parties to be Consulted During the Draft Environmental Assessment 49

LIST OF FIGURES

Figure 1	Location and Vicinity Map	17
Figure 2	Aerial Location Map	18
Figure 3	Tax Map	19
Figure 4	Lease Area Map	20
Figure 5	Detailed Site Plan	21
Figure 6	First Floor Plan	22
Figure 7	Second Floor Plan	23
Figure 8	Exterior Elevations	24
Figure 9	Soil Survey Map	27
Figure 10	Flood Insurance Rate Map	31

REFERENCES

APPENDIX

Appendix A - Project Plans

Appendix B - Environmental Site Assessment Summary of Findings

Appendix C – State Historic Preservation Division Determination

ACRONYMS AND ABBREVIATIONS

AAQS	Ambient Air Quality Standards
AGL	Above Ground Level
ANSI	American National Standards Institute
BLNR	Board of Land and Natural Resources
BMPs	Best Management Practices
BWS	Board of Water Supply
CDUP	Conservation District Use Permit
CEQ	Council on Environmental Quality
CERCLA	Comprehensive Environmental Response Compensation and Liability Act
CFR	Code of Federal Regulations
CIC	Clean Islands Council
City	City and County of Honolulu
CO	Carbon Monoxide
CO_2	Carbon Dioxide
COC	Contaminant of Concern
COPC	Contaminant of Potential Concern
CT	Census Tract
CWA	Clean Water Act of 1977
CZMA	Coastal Zone Management Act
DA	Department of the Army
DAR	Division of Aquatic Resources (State of Hawaii)
dB	Decibel
dBA	Decibels A-Weighted Scale
DBEDT	Dept. of Business, Economic Development and Tourism
DHS	U.S. Department of Homeland Security
DLNR	Department of Land and Natural Resources
DNL	Day-night sound level
DOA	Department of Agriculture (State of Hawaii)
DOD	U.S. Department of Defense
DOE	Department of Education (State of Hawaii)
DOH	Department of Health (State of Hawaii)
DOT-A	Department of Transportation, Airports Division (State of Hawaii)
DOT-H	Department of Transportation, Harbors Division (State of Hawaii)
DPP	Department of Planning and Permitting (City and County of Honolulu)
DU	Decision Units
EA	Environmental Assessment
EFH	Essential Fish Habitats
EHE	Environmental Health Evaluation
EHMP	Environmental Hazard Management Plan
EIS	Environmental Impact Statement
EISPN	Environmental Impact Statement Preparation Notice
EMS	Emergency Medical Services (City and County of Honolulu)
EO	Executive Order(s)

EPA	U.S. Environmental Protection Agency
ESA	Endangered Species Act of 1973
ESA	Environmental Site Assessment
F	Fahrenheit
FAA	Federal Aviation Administration
FAQ	Frequently Asked Questions
FAR	Federal Aviation Regulations
FEMA	Federal Emergency Management Agency
FHA	Federal Housing Administration
FIRM	Flood Insurance Rate Map(s)
FONSI	Finding of No Significant Impact
FR	Federal Register
FWCA	Fish and Wildlife Coordination Act
GHG	Greenhouse gas
GHGRP	Greenhouse Gas Reporting Program
GWP	Global warming potential
H_2S	Hydrogen Sulfide
HAR	Hawai‘i Administrative Rules
HART	Honolulu Authority for Rapid Transit
HCC	Honolulu Community College
HCDA	Hawaii Community Development Authority
HCM	Highway Capacity Manual
HECO	Hawaiian Electric Company
HEER	Hazard Evaluation and Emergency Response Office (State of Hawaii)
HEPA	Hawaii Environmental Policy Act
HFFC	Hawaii Fueling Facilities Corporation
HFD	Honolulu Fire Department
HFM	Hawaiian Flour Mill
HHUG	Hawaii Harbors Users Group
HIA	Honolulu International Airport
HISC	Hawaii Invasive Species Council
HRS	Hawaii Revised Statutes
HTCO	Hawaiian Telcom
HUD	U.S. Department of Housing and Urban Development
IBC	International Building Code
IDPP	Iwilei District Participating Parties
IPCC	Intergovernmental Panel on Climate Change
JBPHH	Joint Base Pearl Harbor-Hickam
KDA	Kapalama Development Area
KMR	Kapalama Military Reservation
kV	Kilovolt
LED	Light emitting diode
Leq	Equivalent sound level
LOS	Level of Service
LUC	Land Use Commission (State of Hawaii)
LUO	Land Use Ordinance

MHHW	Mean higher high water
MLLW	Mean lower low water
MS4	Municipal Separate Storm Sewer System
MSL	Mean sea level
MSRC	Marine Spill Response Corporation
MUS	Management Unit Species
NAAQS	National Ambient Air Quality Standards
NAS	National Airspace System
NEC	Network Enterprise Center
NEPA	National Environmental Policy Act
NHPA	National Historic Preservation Act
NMFS	National Marine Fisheries Service (National Oceanic and Atmospheric Administration)
NO_2	Nitrogen Dioxide
NOAA	National Oceanic and Atmospheric Administration
NOI	Notice of Intent
NPDES	National Pollutant Discharge Elimination System
NRHP	National Register of Historic Places
O_3	Ozone
OCCL	Office of Conservation and Coastal Lands (State of Hawaii)
OEQC	Office of Environmental Quality Control
OHA	Office of Hawaiian Affairs (State of Hawaii)
OMPO	Oahu Metropolitan Planning Organization
ORMP	Ocean Resources Management Plan (State of Hawaii)
OU1C	Operating Unit 1C
Pb	Lead
PCB	Polychlorinated biphenyl
PET	Polyethylene terephthalate
PUC	Public Utilities Commission
PVC	Polyvinyl chloride
ROI	Region of influence
ROW	Right of way
SB	Senate Bill
SHPD	State Historic Preservation Division
SLUC	State Land Use Commission
SMA	Special Management Area
SOEST	School of Ocean and Earth Science and Technology (University of Hawaii)
SO_2	Sulfur dioxide
SPS	Sewage Pump Station
State	State of Hawaii
SVOC	Semi-volatile organic compounds
SWMP	Storm Water Management Plan
TMDL	Total Maximum Daily Load(s)
TMK	Tax Map Key
UH	University of Hawaii

US	United States
USACE	U.S. Army Corps of Engineers
USCG	U.S. Coast Guard
USDA	U.S. Department of Agriculture
USFWS	U.S. Fish and Wildlife Service
USGS	U.S. Geological Survey
UST	Underground storage tanks
VA	U.S. Department of Veterans Affairs
VOC	Volatile organic compound
VPH	Vehicles per hour
WQC	Water Quality Certification

I. PROJECT SUMMARY

APPLICANT:	Toell U.S.A 98-790 Moanalua Road Aiea, Hawaii 96701
APPROVING AGENCY:	State of Hawaii Department of Transportation 79 S. Nimitz Highway Honolulu, Hawaii 96813
ENVIRONMENTAL CONSULTANT:	Environmental Communications, Inc. P.O. Box 236097 Honolulu, Hawaii 96823
PROJECT NAME:	Toell U.S.A. Nimitz Facility
PROJECT LOCATION:	701 N. Nimitz Highway Honolulu, Hawaii 96817
TAXMAPKEY/ OWNERSHIP:	1-5-038: 004, 005, 055 and 058 State of Hawaii
TAX MAP AREA:	1-5-038: 004 11,409 square feet 1-5-038: 005 35,501 square feet 1-5-038: 055 17,006 square feet 1-5-038: 058 9,120 square feet
TOTAL LEASED AREA:	Lease Area 1: 1-5-038: 004, 055, 058 29,581 square feet Lease Area 2: 1-5-038: 005 2,962 square feet Total Leased Area - 32,543 square feet
ZONING:	I-3 Waterfront Industrial
SPECIAL DISTRICT:	Not in Special Management Area
STATE LAND USE:	Urban District
FLOOD ZONE:	Zone X
CURRENT LAND USE:	The project site presently consists of large industrial warehouse located adjacent to Pier 23 of Honolulu Harbor. The paved lot surrounding the warehouse

is used for parking. No other improvements are located on the site. The existing structure, which will be subject of the proposed improvements, is located on parcels 055 and 058. Parcel 004 is a split parcel which generally consists of an access road located immediately south of the project building, and a small sliver of land located to the north, between the building and Nimitz Highway. This northern sliver is required for air-cooled condensing units that will be secured by a chain link fence. The remainder of Parcel 004 will not be used for the proposed project. The project also includes an abandoned warehouse on Parcel 005 which was formerly in use as a corn husk storage warehouse.

PROJECT SCOPE:

The proposed action consists of minor site improvements and the renovation of the existing warehouse building that was last used as a decorative stone wholesaler and fabricator. The new use of the warehouse will consist of a water bottling plant that will form PET bottles, purify and bottle water, and store the filled bottles for future shipping. The existing building shell will be retained with minor excavation within the structure and the removal of some concrete paving and air conditioning equipment outside of the building. The former husk building will be demolished and used as at-grade parking.

PROJECT COST/PHASING

The total project hard cost is approximately $5,500,0000 and will be privately financed.

The proposed project will be conducted in a single continuous phase with a projected commencement date during the first quarter of 2018. The improvements should be completed in approximately 10 months.

PERMITS AND APPROVALS

City and County of Honolulu Demolition Permit
City and County of Honolulu Building Permit
City and County of Honolulu Electrical Permit
City and County of Honolulu Plumbing Permit

Department of Transportation, Harbors Division
Plan Review
State Historic Preservation Division review

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II. PROPOSED PROJECT AND STATEMENT OF OBJECTIVES

The purpose and need of the subject Environmental Assessment is to obtain a lease of lands owned by the State of Hawaii adjacent to Honolulu Harbor. The use of State lands is one of the nine triggers for the Hawaii Environmental Policy Act. The purpose of the use of the subject State lands follow in this section.

A. Project Description

The proposed action consists of improvements to an existing warehouse building for use as a water bottling facility. Improvement proposed for this project primarily consist of interior improvements to support the bottling operation and no increase in floor area will result from these improvements.

General activities that will occur within the facility will be the forming of plastic (polyethylene or PET) bottles, purification of water, filling of bottles, packing, storage and loading for shipping.

This facility will represent the second bottling plant for the applicant. A current bottling plant is located in the Waiau area but demand warrants a second facility for this exported water product. Availability of the existing structure located within the Honolulu Harbor industrial complex is considered well suited for this export-oriented business.

Demolition

Exterior demolition planned as part of the site improvements will consist of the removal of concrete landings for air conditioning equipment, removal of a concrete landing, removal of existing pavement striping, and the removal of an overhead conveyor located between the warehouse and adjacent silos. Two small trees along the northern side of the building will also be removed. The warehouse building will also have portions removed within the structure as well as the roof and a tower portion that is approximately 84 feet tall. This tower will be replaced with a roof elevation matching the rest of the warehouse at 35 feet. The net result will decrease the height of the building and will also result in a net decrease of 453 feet of floor area.

The former husk storage warehouse located on TMK 1-5-038: 005 will be demolished and used as on-grade staff parking. The project will also involve the removal of overhead conveyor connecting the husk storage warehouse and the adjacent silos.

Warehouse Building

The bottling activities will occur entirely within the confines of the warehouse building. Uses within the building will include warehouse storage functions,

boiler room, water product room, compressor room, supply room, stock room, filling and capping rooms, inspection room, reception area, employee lounge, men's' and women's' locker rooms, men's and women's toilets, office spaces and appurtenant support and utility areas over two floors of the building.

A new corrugated metal roof will be installed over the building and loading area. Siding on the building consists of corrugated metal siding and aluminum frame windows. R-13 batt insulation will be installed on the walls of the manufacturing equipment room. R-30 insulation will be installed in the ceiling of the air-conditioned manufacturing rooms. The insulation will be installed for thermal efficiency and noise attenuation. The building will be finished in white paint with bronze trim around the window and door openings.

Plumbing and mechanical equipment will be replaced or added to accommodate the new use. New fire protection equipment will be installed throughout the building. The electrical system will be upgraded to support all new production and support systems. Shielded exterior LED lighting will be installed around the perimeter of the building.

Parking and Security

A total of 16 marked parking stalls as required by code will be provided as part of the site improvements. Three parking stalls, including a handicap stall will be located at the western front of the building and 13 stalls located on the current husk warehouse building site will serve the parking requirements. An additional 6 stalls will be located along the eastern perimeter of the project site for a total of 22 parking stalls.

Physical barriers securing the facility include a chain link fence and chain link gate that secure the Nimitz Highway boundary and an internal building security system. A chain link gate that restricts access through the access road located on Parcel 004 may be removed in the future and is not considered part of the project's security system. Removal of the chain link gate will require DOT Harbors approval.

Operations

The facility will be in operation from 6:30 am to 10:00 pm on weekdays. Overlapping work shifts will occur from 6:30 am to 3:30 pm, 8:00 am to 5:00 pm, and 1:00 pm to 10:00 pm. Typically, not more than 12 to 15 employees will be on site at any given time.

The bottling process involves the use of potable piped water from the Board of Water Supply approved connection point where water is passed through two purification filter systems and stored in a pure water tank. Wastewater that remains from the reverse osmosis filtering process is treated to ensure pH

neutrality and then disposed in the municipal wastewater system. Concurrently, PET bottles are formed by the use of polyethylene terephthalate pellets, which are heated, and blow formed to create individual storage bottles. The bottles are then filled with the purified water, sealed, labeled and case packed for shipping. All processes are performed under applicable Department of Health standards and requirements and are typical of TOELL USA's Waimalu facility and other local water bottling plants.

The bottle forming process will require the heating of polyethylene terephthalate (PET) pellets that are formed to the desired bottle size and form through the use of forms and pressurized air. During the heating and forming process, some odor will be generated resulting in a "plastic" like smell which will be largely contained within the production facility. While the facility will be ventilated, it is not anticipated any strong odors will be vented out of the building, nor is the public expected to be inconvenienced or adversely affected by the odor. No complains or objections have been received from neighbors of the currently operating applicant owned plant located in the Waiau area. No odor impacts outside of the proposed bottling facility are anticipated. PET bottling is selected for both industry standard stable packaging and for recycling purposes. PET is a non-toxic material and the only elements used in the manufacturing process are heat, pressurized air and water therefore no noxious or hazardous materials will be released in the environment.

The noise generated by the bottle forming process is largely the result of the pressurized blow molding which occurs within a sterile environment. Noise generated by the process is within safe work environment levels and does not require the use of preventative hearing protection. The manufacturing facility is also thermally and acoustically insulated so no significant noise impacts are expected outside of the building.

The process that is planned for the TOELL facility is standard to the bottling industry and is used by most water bottling plants. TOELL has an operating facility in Waimalu that is subject to all Federal, State and County regulations applicable to the conducted activity. No community objections to the existing bottling operation have been noted. The proposed facility will operate in conformance with all applicable health and safety regulations applicable to the bottling of water for consumer use.

Loading activities and large delivery vehicles are expected to operate at the facility an average of two to three times a day. This frequency includes both delivery of materials for the bottling production as well as delivery to the NYK Line operations located at Pier 1 or occasionally to the Matson facility located on Sand Island.

B. Project Location

The proposed action is located on industrial lands owned by the State of Hawaii. The project site is located within the waterfront industrial complex identified as TMK 1-5-038: 004, 005, 055 and 058, along the makai side of Nimitz Highway. Areas west of the project site consist of the entry point into the Honolulu Harbor for piers 21 through 29. The majority of lands located to the west are paved and open and are used for container and boat access with only a few office buildings supporting these harbor activities. Further to the west lies a fuel tank farm and additional industrial activities. North of the project site lie from west to east, the former Hilo Hattie warehouse and retail facility, Zippy's Restaurant and the Catering Experience, Liliha Bakery, and other commercial facilities. Immediately east of the project site lie a parking lot and a container storage area. See Figures 1 and 2.

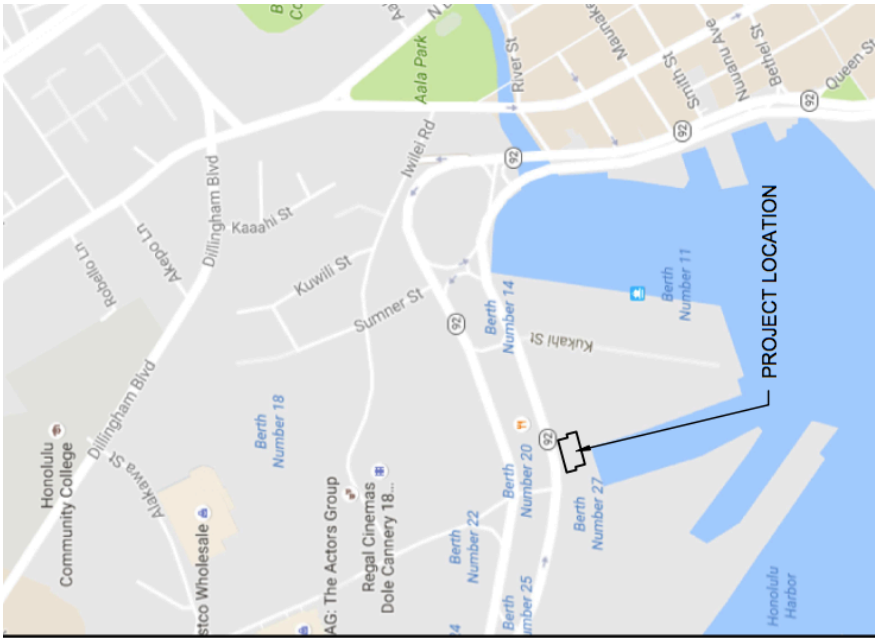
The existing warehouse subject of this report presently consists of 22,053 square feet. The warehouse after improvements will include 20,400 square feet of area as the eastern boundary wall of the existing warehouse will be shifted 12 feet in the western direction.

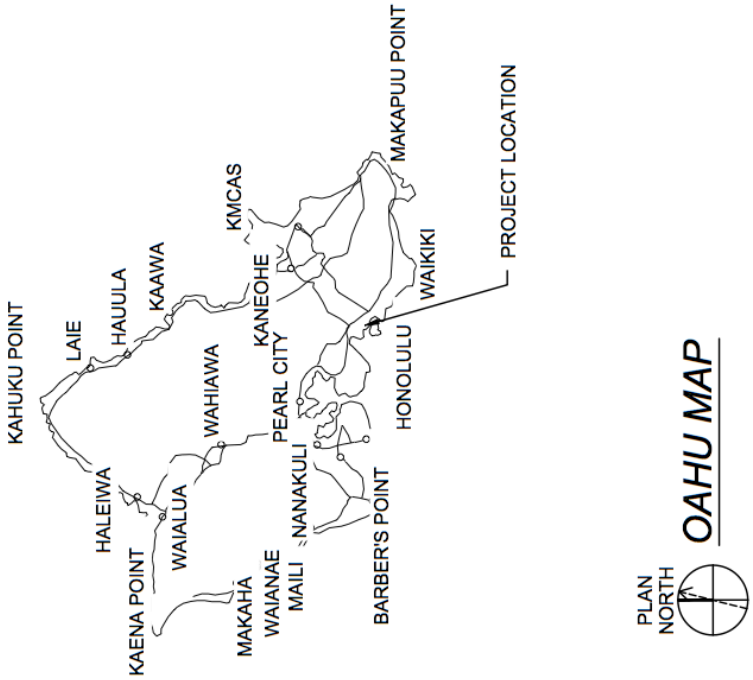
The building is presently unused and vacant. The site is devoid of any natural features but is designed to be supported by maritime service functions. The site has direct access to Nimitz Highway and Pacific Street.

C. Project Objective and Purpose of this Document

The objective of the proposed action is to improve an existing, unused warehouse facility located on State of Hawaii Department of Transportation Harbors Division lands for bottled water production and warehousing use. The planned water bottling use is compatible with the prevailing zoning and land use policies, does not have any hazardous, noxious or other undesirable characteristics given its industrial nature, and will provide the State of Hawaii with a continued revenue stream from lease rents collected as well as through taxes and secondary and tertiary spending. The project will also create temporary employment for the construction activities and will provide long-term employment when operational. This facility will be the second plant operated by the project Owner. An existing facility of similar size and operation is located in the Waiau area.

The subject Environmental Assessment is prepared in conformance with Chapter 343 Hawaii Revised Statutes, as the project will involve the use of State lands. The property is owned in fee by the State of Hawaii. The State Department of Transportation will serve as the approving agency for the subject Environmental Assessment. The proposed action will not involve the use of State funds, as the proposed improvements will be privately financed.





Location Map and Vicinity Map — **Figure 1**

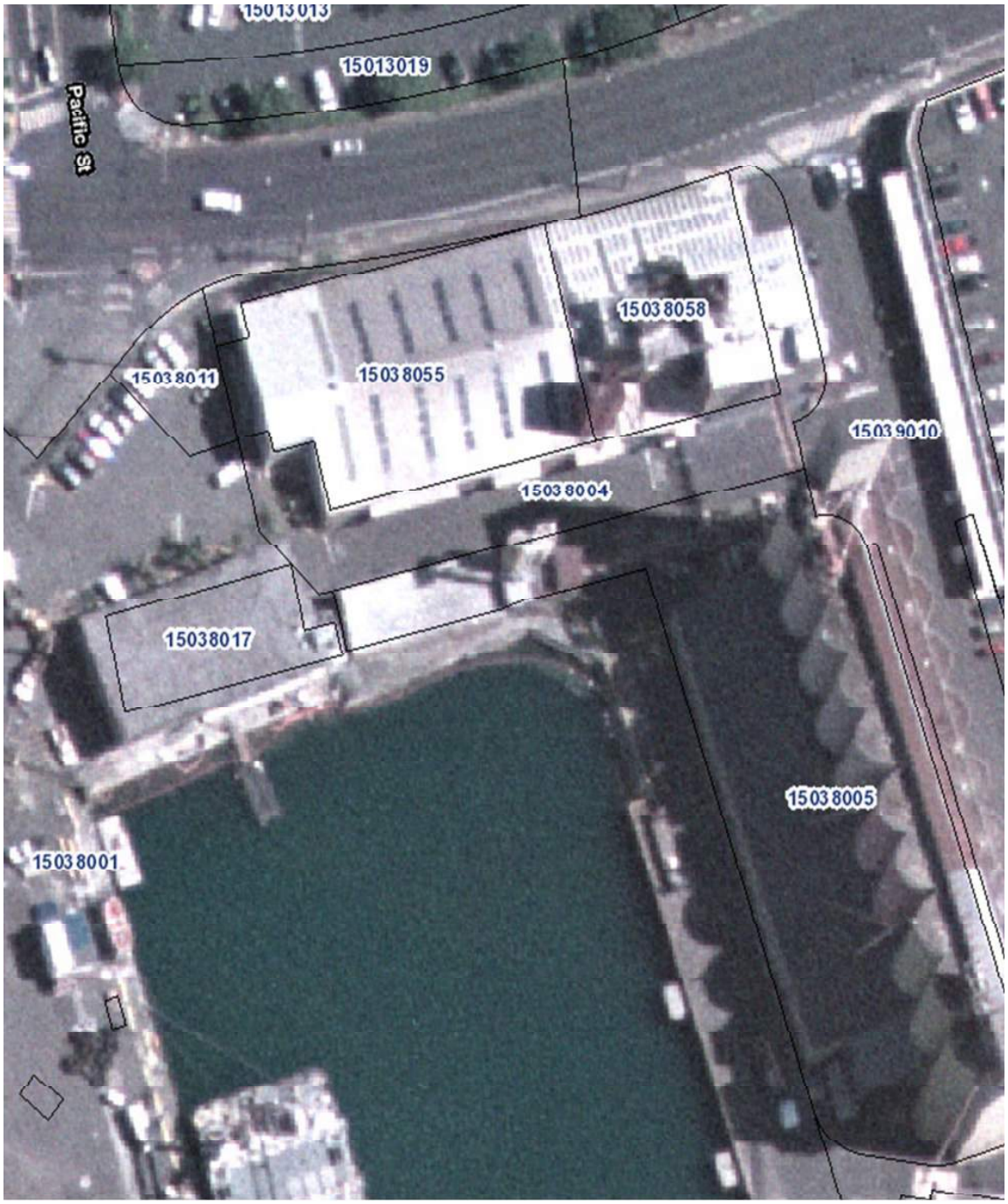
Source: Design Partners, Inc. — Toell U.S.A. Nimitz Facility

Environmental Assessment — Honolulu, Hawaii

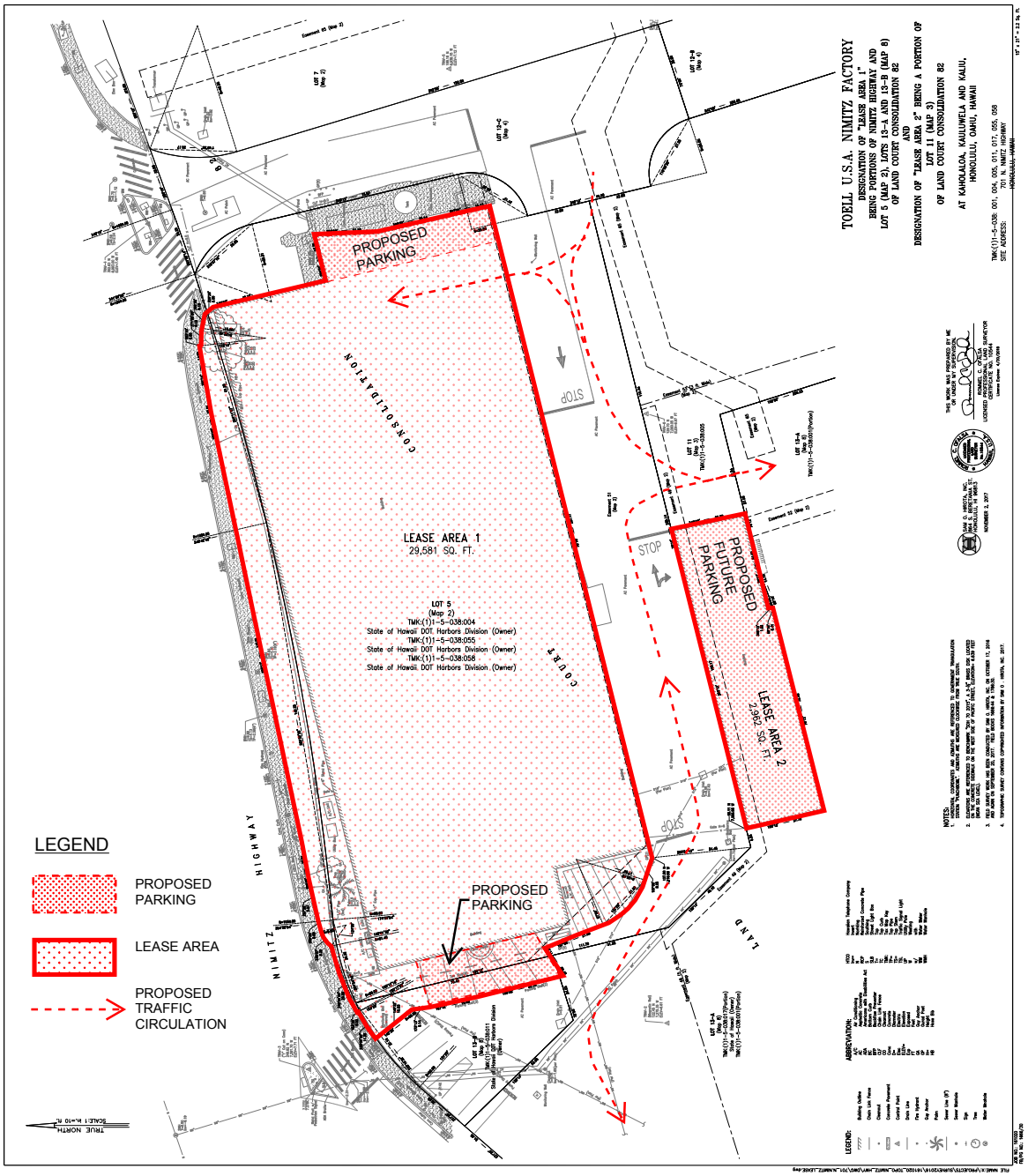
Project Location Aerial Photograph — **Figure 2**

Source: Google Earth — Toell U.S.A Facility

Environmental Assessment — Honolulu, Hawaii



Tax Map Parcel Boundaries	Figure 3
Source: Design Partners, Inc.	Toell U.S.A Facility
Environmental Assessment	Honolulu, Hawaii

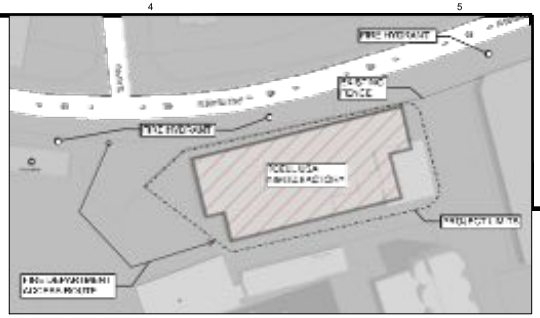


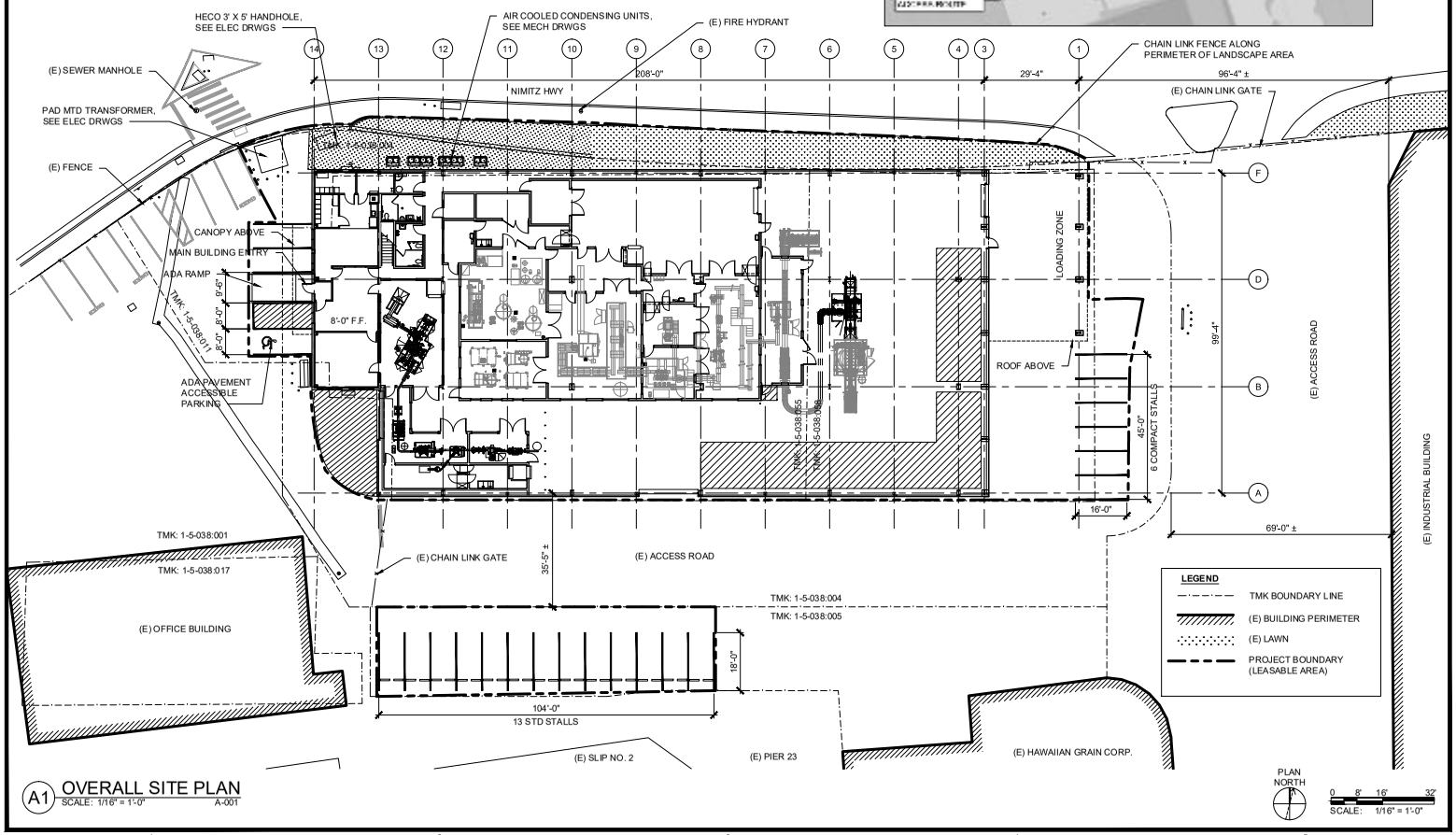
Lease Area Map — **Figure 4**

Source: Sam O. Hirota, Inc. — Toell U.S.A. Nimitz Facility

Environmental Assessment — Honolulu, Hawaii

D3 FIRE DEPARTMENT ACCESS ROUTE MAP
SCALE: N.T.S. A-001





A1 OVERALL SITE PLAN
SCALE: 1/16" = 1'-0" A-001

Design Partners Incorporated
Architecture Planning Interiors

LICENSED PROFESSIONAL ARCHITECT No. 9078 HAWAII, U.S.A.

Signature
APRIL 30, 2018
Expiration Date of the License

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

Revision Number/Description

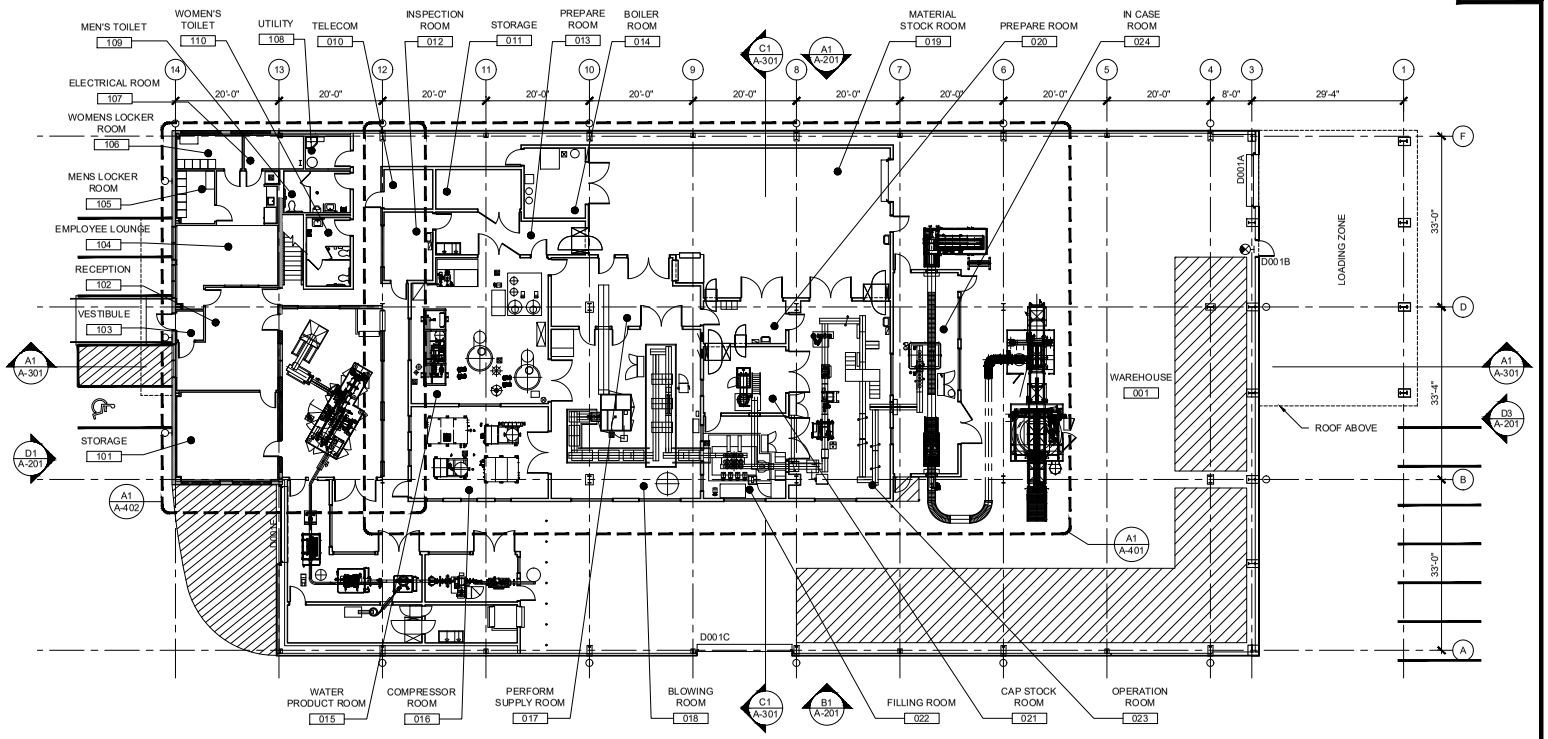
Project Name
TOELL U.S.A.
NIMITZ FACTORY
701 N NIMITZ HWY
HONOLULU, HI 96817
TMK:1-5-038:055, 1-5-038:058, 1-5-038:004, 1-5-038:011

Drawing Title
SITE PLAN

Project Number	Date	
16042	JUNE 2017	
Drawn	Checked	Designed
JM	KS	KE

Drawing Number
A-001

Sheet No 011 of 142



LEGEND

- ILLUMINATED EXIT SIGN, WALL-MOUNTED
- WALL PACK, WALL-MOUNTED
- PAVEMENT STRIPING

NOTE:
1. SEE SHT A-501 FOR DOOR SCHEDULE.
2. SEE SHT A-502 FOR WINDOW SCHEDULE.
3. SEE SHT A-503 FOR ROOM FINISH SCHEDULE.
4. SEE SHT A-504 FOR PARTITION SCHEDULE.

PLAN NORTH

SHT ELEV KEY

0 4' 8' 16'
SCALE: 3/32" = 1'-0"

A1 OVERALL FIRST FLOOR PLAN

SCALE: 3/32" = 1'-0"

A-101

Design Partners Incorporated
Architecture Planning Interiors

LICENSED PROFESSIONAL ARCHITECT No. 9075 KENDALL ELLINGSON III HAWAII, U.S.A.

Signature

APRIL 30, 2018
Expiration Date of the License

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Revision Number/Description

Project Name

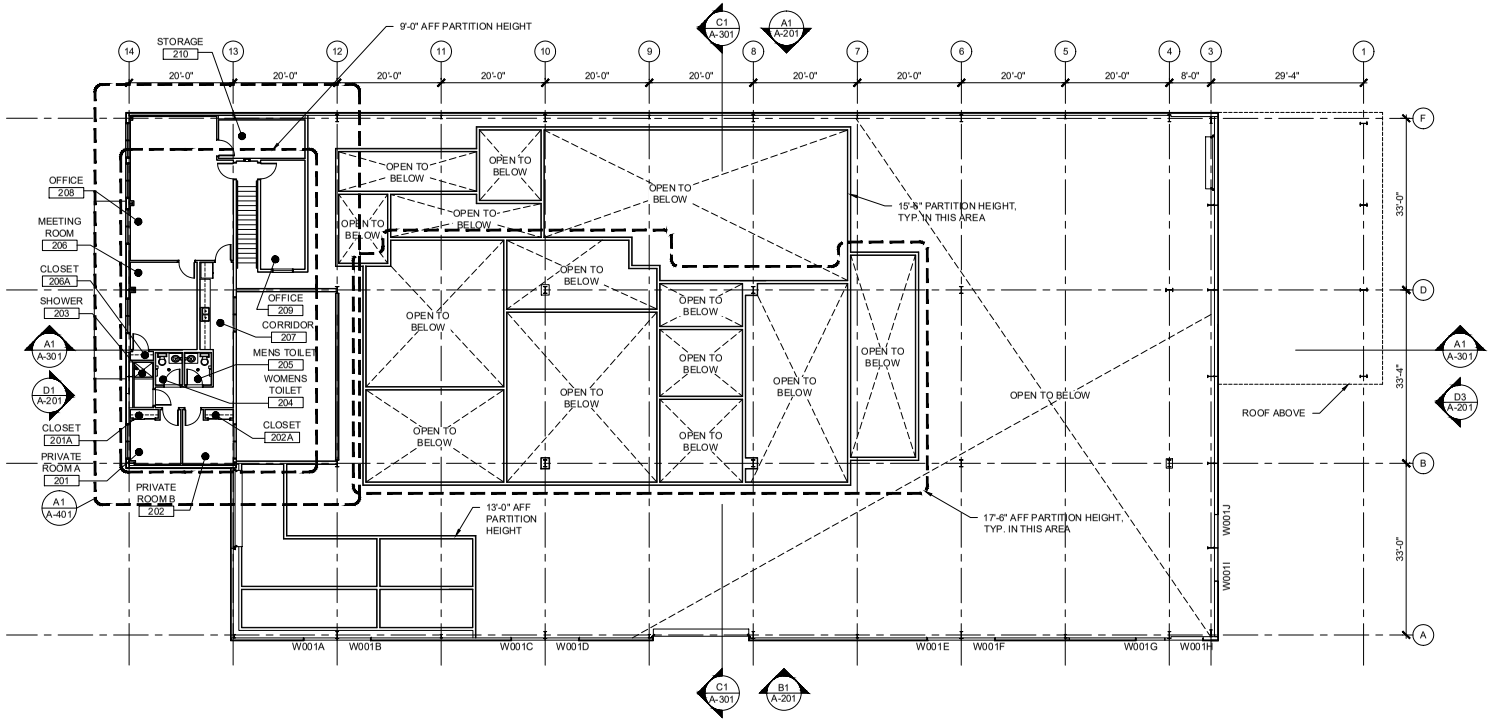
TOELL U.S.A.
NIMITZ FACTORY
701 N NIMITZ HWY
HONOLULU, HI 96817
TMK:1-5-038:055, 1-5-038:058,
1-5-038:004, 1-5-038:011

Drawing Title
OVERALL FIRST FLOOR PLAN

Project Number	Date	
16042	JUNE 2017	
Drawn	Checked	Designed
JM	KS	KE

Drawing Number
A-101

Sheet No 015 of 142



A1 OVERALL SECOND FLOOR PLAN
SCALE: 3/32" = 1'-0"
A-102

PLAN NORTH

INT ELEV KEY

0 4' 8' 16'
SCALE: 3/32" = 1'-0"

Design Partners Incorporated
Architecture Planning Interiors

KENDALL ELLINGWOOD III
LICENSED PROFESSIONAL ARCHITECT
No. 9075
HAWAII, U.S.A.

Signature
APRIL 30, 2018
Expiration Date of the License

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Revision Number/Description

Project Name
TOELL U.S.A.
NIMITZ FACTORY
701 N NIMITZ HWY
HONOLULU, HI 96817
TMK:1-5-038:055, 1-5-038:058, 1-5-038:011, 1-5-038:004, 1-5-038:011

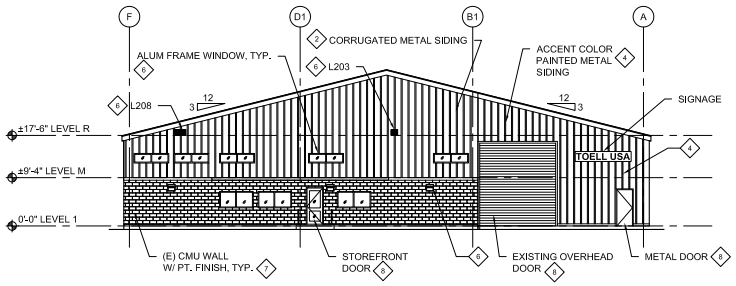
Drawing Title
OVERALL SECOND FLOOR PLAN

Project Number	Date
16042	JUNE 2017

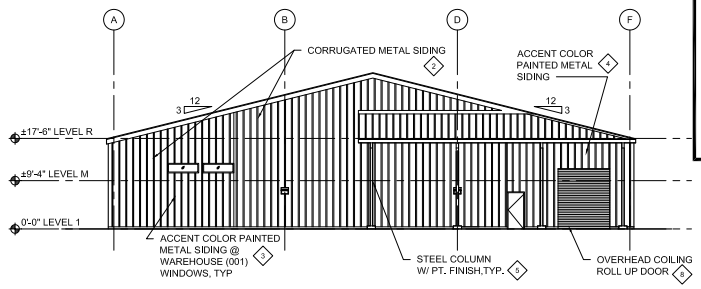
Drawn	Checked	Designed
JM	KS	KE

Drawing Number
A-102

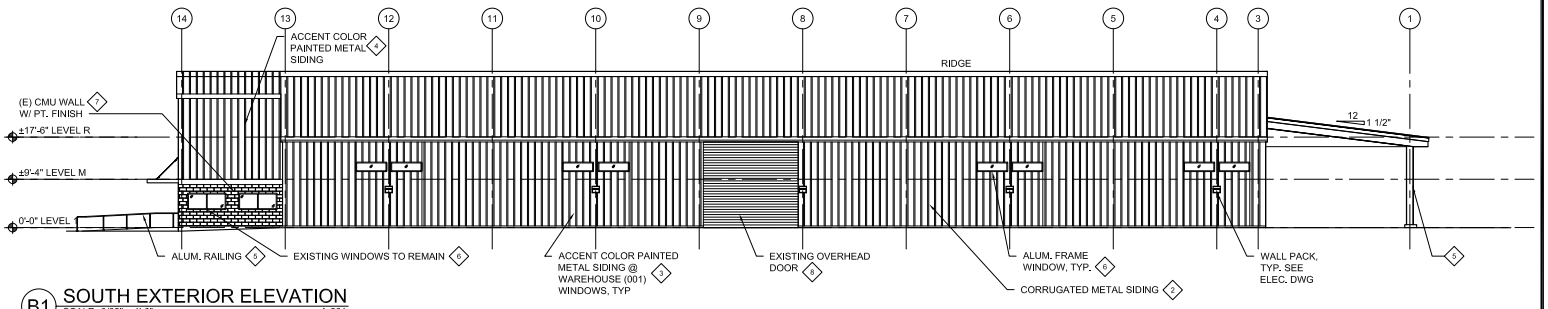
Sheet No 016 of 142



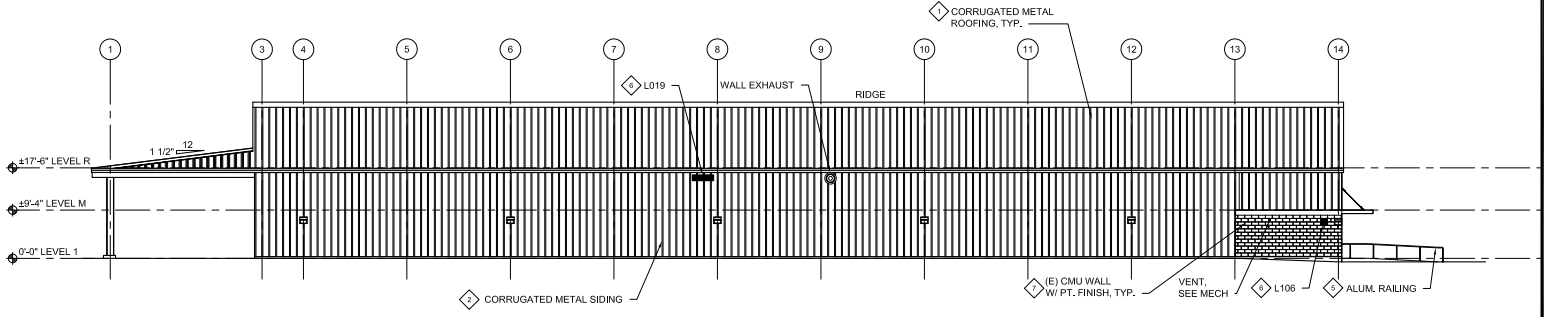
D1 WEST EXTERIOR ELEVATION
SCALE: 3/32" = 1'-0" A-201



D3 EAST EXTERIOR ELEVATION
SCALE: 3/32" = 1'-0" A-201



B1 SOUTH EXTERIOR ELEVATION
SCALE: 3/32" = 1'-0" A-201



A1 NORTH EXTERIOR ELEVATION
SCALE: 3/32" = 1'-0" A-201

0 4' 8' 16'
SCALE: 3/32" = 1'-0"

NOTE: SEE SHEET A-301 FOR EXTERIOR FINISH SCHEDULE

Design Partners Incorporated
Architecture Planning Interiors

KENDALL ELLINGWOOD III
LICENSED PROFESSIONAL ARCHITECT
No. 9075
HAWAII, U.S.A.

Signature
APRIL 30, 2018
Expiration Date of the License

This work was prepared by me or under my supervision and constitutes my instrument of service as defined by HRS 464-1 and 464-2.

Revision Number/Description

Project Name
TOELL U.S.A.
NIMITZ FACTORY
701 N NIMITZ HWY
HONOLULU, HI 96817
TMK:1-5-038:055, 1-5-038:058,
1-5-038:004, 1-5-038:011

Drawing Title
EXTERIOR ELEVATIONS

Project Number	Date	
16042	JUNE 2017	
Drawn	Checked	Designed
JM	KS	KE

Drawing Number
A-201

Sheet No 021 of 142

III. AFFECTED ENVIRONMENT AND POTENTIAL CONSEQUENCES

A. Environmental Setting

The project site consists 32,543 square feet of leased lands located on four parcels of Waterfront Industrial (I-3) zoned lands located makai of the intersection of Nimitz Highway and Pacific Street. Land based improvements will be located mauka of Pier 23. The area is characterized by its heavy industrial uses.

Typical uses in the project vicinity consist of industrial, shipping, packaging and storage warehouses, fuel tank farms and automobile storage lots. This working environment is not readily accessible to the general public and the project site is subject to monitoring and security measures including a security check point located near the Nimitz Highway and Pacific Street entry.

The project site is not a scenic resource nor does it serve as a natural view resource. The project is located within an industrial district and visually reflects this use. Ocean views or any city or horizon views are not available in the project area. It could be considered that the project will provide visual improvement to the area since the building will be renovated and refinished. While not clearly visible from street level views, small portions of the tower structure and overhead conveyor will be removed creating some minor visual open space improvement. The area is not well suited for residential or retail use nor are these uses allowed by the zoning code. Across Nimitz Highway lie other similar uses and some commercial uses that are more accessible to the public.

B. Surrounding Uses

The area surrounding the project site is characterized by industrial and waterfront uses. Further to the north lie the Iwilei and Kalihi industrial areas. Notable landmarks to the north across Nimitz Highway include the former Hilo Hattie complex and a Zippy's restaurant. Directly south across the channel lays Sand Island that also contains industrial, public facilities and recreational uses. In the westerly direction lie a large warehouse complex, and further west the Chevron fuel tank farm. Industrial silos and a warehouse facility lie farther east adjacent to Piers 22 and 23. Chinatown and downtown Honolulu lie to the east across Nuuanu Stream. The proposed use is consistent with the immediate surroundings as well as the general character of the entire district.

C. Environmental Conditions and Impacts

1. Site Characteristics

<u>Topography</u>

The project area is flat and open, as it had been previously cleared, graded and paved. The open areas of the project site outside of the warehouse is paved with asphalt.

A minimal amount of trenching will be required for the main building's equipment and internal infrastructure. All utilities are presently available to the site and utility improvements will be limited to the project site. No topographical changes outside of the project boundaries will occur.

Views

The proposed warehouse improvements will not result in the loss of any open space nor will it result in the loss of any scenic views from public access points. The site is in industrial use and warehouse structures are normative for this use. The existing open space areas did not serve as a visual resource.

Climate

The Honolulu District is typically warm and dry in climate. Prevailing trade winds arrive from the northeast. According to the National Weather Service Honolulu Office, over a period of 30 years, normal monthly high temperatures range from 80 degrees in January to a high of 89 degrees in August for an average of 84 degrees. Normal month low temperatures range from a low of 65 degrees in February and a high of 74 degrees in August for a monthly average of 70 degrees. Precipitation typically ranges from 0.44 inches in August to a high of 3.8 inches in December. The annual average rainfall in Honolulu is 70 inches per year.

The proposed project is not expected to have any impact on the climate. The filtering and bottling of water does not produce noxious emissions which would have any impact on the environment. No noxious odors result from the proposed activity nor will the bottling activity contribute in any significantly measurable way to global climate change. Transportation of the bottled product to points of shipment will require the use of trucks but the level of vehicular emissions are expected to be within typical levels associated with industrial uses.

USDA Soil Survey Report

According to panel 62 of the *Soil Survey of Islands of Kauai, Oahu, Maui, Molokai, and Lanai, State of Hawaii* by the US Department of Agriculture Soil Conservation Service, the project site is located primarily on soils classified as Fill Lands, Mixed (FL). This land type occurs primarily near Pearl Harbor and Honolulu. It consists of dredged material, garbage and general excess material. This land type is used for urban development including industrial facilities. The project will not adversely impact soil conditions nor is it expected to introduce any contaminants to the soil.

Soil Type Map
Source: U.S. Dept. of Agriculture, NRCS
Environmental Assessment

Figure 9
Toell U.S.A Facility
Honolulu, Hawaii

Hazardous Materials

The Honolulu Harbor area is an area known for multiple petroleum releases and contamination. The project site is located in Operating Unit 1C (OU1C), an area undergoing active remediation by the Iwilei District Participating Parties (IDPP).

A lead paint and asbestos study prepared for the existing warehouse structure determined that some asbestos was found in some interior walls, arsenic contained within fiberboard wall samples and canec ceiling tiles, and lead paint in the majority of samples taken off the building. All materials will be removed and disposed of in accordance with applicable Federal and State regulations. The paint and asbestos study did not include the husk warehouse therefore a study of potential materials on or within the husk warehouse must be conducted prior to demolition of the building.

A summary of environmental contamination associated with the project site was prepared by Element Environmental LLC (E2), and is included in its entirety as Appendix B. The conclusions of the report are summarized as follows:

Based on the information provided in the document reviewed during the preparation of this summary, E2 concludes the following:

1. *It is likely, based on the historical petroleum releases reported in the vicinity of the subject property, that soil, groundwater, and soil vapor have been negatively impacted by petroleum related COCs.*
2. *Indoor air monitoring for volatile organic compounds (VOC's) may be required prior to renewed building occupancy; particularly in enclosed areas (lower offices) where the concrete flooring is cracked/damaged.*
3. *Intrusive construction activities which may result in worker exposure to contaminated soil, soil vapor, and/or groundwater, will require preparation of project specific EHMPs to manage potential exposure risks. EHMPs require review and approval by the HDOH HEER Office and review by the IDPP.*
4. *Phase II Environmental Site Assessment may be necessary prior to intrusive construction activities to evaluate the presence/absence and nature and magnitude of petroleum-impacted media.*

Subsequent to this conclusion, E2 conducted an analysis of soil boring samples and provided the following summary:

Based on the soil sample results, E2 concludes:

1. *Contaminants of potential concern (COPC) are present in both shallow subsurface and capillary fringe soils beneath the concrete warehouse foundation at concentrations that exceed HDOH C/I EALs. Potential*

environmental hazards associated with the COPC concentrations encountered in shallow subsurface soil include direct exposure, gross contamination, leaching to groundwater, and vapor emissions to indoor air. Potential environmental hazards associated with the COPC concentrations encountered in capillary fringe soil is limited to leaching to groundwater.

2. *Additional soil characterization should not be required in support of proposed redevelopment/ construction activities.*
3. *The existing Exposure Hazard Management Plan (EHMP) for OU1C is adequate to address potential environmental hazards and soil management requirements associated with the impacted media present beneath the warehouse foundation.*

E2 recommends that the client consult with the HDOH Hazardous Evaluation and Emergency Response Office and Iwilei District Participating Parties, LLC (IDPP) regarding additional environmental investigation/monitoring and/or hazard management requirements (if any) for the proposed redevelopment/ construction activities.

Air Quality

The ambient air quality of the project site is typical of the industrial nature of the site. No point source pollution sources have been identified in the general area and typical trade winds ensure that air quality remains within acceptable standards as recorded by the Department of Health air quality monitors. No odors were noted on site and the site is well ventilated and well exposed to prevailing winds.

Air quality impacts from the construction and operation of the renovated facility are expected to be insignificant to non-existent as no grading will be required. During the construction period, gasoline or diesel powered heavy equipment will be required to transport and erect portions of the building.

Air quality degradation from the operation of this equipment will be negligible and temporary. In the long-term, the bottling facility will not be a point source generator. PET bottle manufacturing will use a blow molding process that is not considered a noxious emission source. Private vehicles owned by employees will generate minimal amounts of air-borne emissions as would be typical of any parking lot and deliveries to the site by larger vehicles is minimal. No long-term air quality impacts should occur from the operation of the facility.

Noise Environment

The noise environment will be minimally affected by the water bottling facility. Storage and moving activities occur primarily indoors or within the confines of the warehouse complex. The internal operation of almost all bottling activities within the warehouse will ensure that noise levels are attenuated. Noise

associated with the manufacturing process is far lower than typical industrial related activities such as auto repair or industrial construction. Additionally, the manufacturing areas are air-conditioned and have R-13 insulation on the walls and R-20 insulation on the ceiling for both thermal efficiency and noise attenuation. Potential noise generation from the proposed use will be limited to shipping and delivery vehicles entering and exiting the site and are expected to occur only two to three times a day and for very short durations.

Construction activities will generate noise however most activities will occur within the exiting structure. Construction related noise impacts will be short-term in nature and will not include any atypical construction noises.
All activities will continue to adhere to State Department of Health community noise standards.

2. Water Resources

Hydrologic Hazards and Resources

According to Panel 15003C0361G of the Federal Emergency Management Agency Flood Insurance Rate Map dated January 19, 2011, the project facility is located in Zone X, an area where flood hazards are undetermined. A portion of the husk building is located in Zone AE (5). No new structures are proposed for this area.

Rising sea levels for the State of Hawaii are not anticipated to affect the project site on a "lesser inundation depth" until sea levels rise 5 feet above Current Mean Higher High Level based on the National Oceanic and Atmospheric Administration (NOAA) Sea Level Rise Viewer. The base elevation of the building is 8-feet above mean sea level.

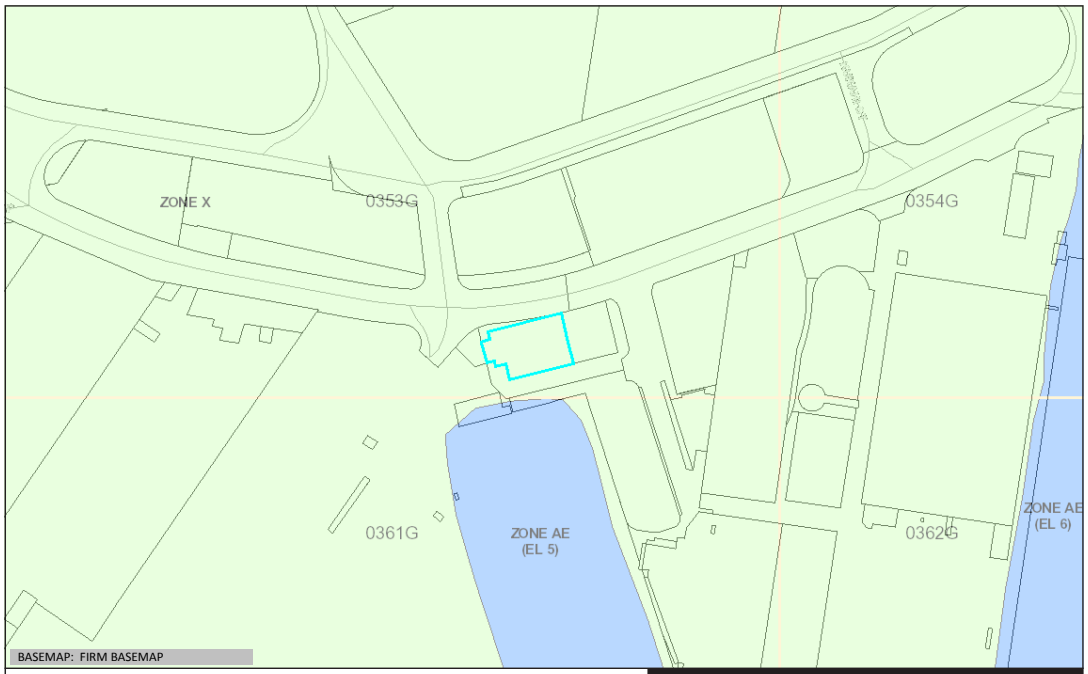
Tsunami Inundation Area

According to Map 19, Inset 2 of the City and County of Honolulu Department of Emergency Management Tsunami Map, the project site is located in a Tsunami Evacuation Zone.

Special Management Area

The project site is not located within the Special Management Area (SMA).

Water Quality
The project will not adversely affect surface water quality. Physically, the project site will remain largely unchanged from its current condition and impervious areas will not be expanded. No hazardous materials will be stored in the outside of the warehouse. Any surface water generated from the project site is expected to be limited to rainfall that will collect at the surrounding harbor drains.



Flood Hazard Assessment Report

www.hawaiinfip.org

Toell Project Site

Property Information

COUNTY:	HONOLULU
TMK NO:	(1) 1-5-038:055
WATERSHED:	NUUANU
PARCEL ADDRESS:	HONOLULU HARBOR HONOLULU, HI 96817

Notes:

Flood Hazard Information

FIRM INDEX DATE:	NOVEMBER 05, 2014
LETTER OF MAP CHANGE(S):	NONE
FEMA FIRM PANEL:	15003C0353G
PANEL EFFECTIVE DATE:	JANUARY 19, 2011

THIS PROPERTY IS WITHIN A TSUNAMI EVACUTION ZONE: YES
FOR MORE INFO, VISIT: http://www.scd.hawaii.gov/

THIS PROPERTY IS WITHIN A DAM EVACUATION ZONE: NO
FOR MORE INFO, VISIT: http://dlnreng.hawaii.gov/dam/

0 200 400 ft

Disclaimer: The Hawaii Department of Land and Natural Resources (DLNR) assumes no responsibility arising from the use, accuracy, completeness, and timeliness of any information contained in this report. Viewers/Users are responsible for verifying the accuracy of the information and agree to indemnify the DLNR, its officers, and employees from any liability which may arise from its use of its data or information.

If this map has been identified as 'PRELIMINARY', please note that it is being provided for informational purposes and is not to be used for flood insurance rating. Contact your county floodplain manager for flood zone determinations to be used for compliance with local floodplain management regulations.

FLOOD HAZARD ASSESSMENT TOOL LAYER LEGEND
(*Note: legend does not correspond with NFHL*)

SPECIAL FLOOD HAZARD AREAS (SFHAs) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD - The 1% annual chance flood (100-year), also know as the base flood, is the flood that has a 1% chance of being equaled or exceeded in any given year. SFHAs include Zone A, AE, AH, AO, V, and VE. The Base Flood Elevation (BFE) is the water surface elevation of the 1% annual chance flood. Mandatory flood insurance purchase applies in these zones:

- **Zone A**: No BFE determined.
- **Zone AE**: BFE determined.
- **Zone AH**: Flood depths of 1 to 3 feet (usually areas of ponding); BFE determined.
- **Zone AO**: Flood depths of 1 to 3 feet (usually sheet flow on sloping terrain); average depths determined.
- **Zone V**: Coastal flood zone with velocity hazard (wave action); no BFE determined.
- **Zone VE**: Coastal flood zone with velocity hazard (wave action); BFE determined.
- **Zone AEF**: Floodway areas in Zone AE. The floodway is the channel of stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without increasing the BFE.

NON-SPECIAL FLOOD HAZARD AREA - An area in a low-to-moderate risk flood zone. No mandatory flood insurance purchase requirements apply, but coverage is available in participating communities.

- **Zone XS (X shaded)**: Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.
- **Zone X**: Areas determined to be outside the 0.2% annual chance floodplain.

OTHER FLOOD AREAS

- **Zone D**: Unstudied areas where flood hazards are undetermined, but flooding is possible. No mandatory flood insurance purchase apply, but coverage is available in participating communities.

Flood Insurance Rate Map — **Figure 10**

Source: State of Hawaii Dept. of Land and Natural Resources — Toell U.S.A. Nimitz Facility

Environmental Assessment — Honolulu, Hawaii

The nearest body of water is Honolulu Harbor that is located approximately 70-feet from the closest southern wall of the building however a mechanical building for the Hawaii Flour Mills building is located between the subject project and the harbor edge. No water quality impacts to Honolulu Harbor are anticipated from the proposed facility during its operations. During construction activities Best Management Practices will be used to retain or filter project site runoff.

Site drainage will not be affected as the existing site is already completely paved.

A Stormwater Management Plan (SWMP) for Honolulu Harbor was revised in 2015 for the State of Hawaii Department of Transportation Harbors Division. This report encompassed the entirety of Honolulu Harbor including the project location. The general findings and recommendations are applicable to the proposed project and in turn, the proposed improvements are consistent with the stormwater management plan. The site will not result in any additional runoff as no permeable surfaces will be created and the runoff produced on-site will be essentially the same as the current conditions.

The project, as it relates to the SWMP for Honolulu Harbor will be subject to and in compliance with the tenant / user self inspections on an annual basis. No Non-Stormwater Disposal that is not allowed by permit or contains pollutants will be discharged.

During construction activities, runoff controls including Best Management Practices shall be implemented along with good housekeeping practices to ensure that any construction related runoff is contained or controlled and treated before entering any storm drain.

3. Archaeological, Historical, Cultural, Botanical and Faunal Resources

Archaeological Resources

As stated earlier, the project site is located on mixed fill lands that consist entirely of materials that were brought to the current location. As such no archaeological or historic materials are expected to exist on the project site.

In the unlikely event that any archaeological artifacts are uncovered, all work will cease and the Department of Land and Natural Resources State Historic Preservation Division (SHPD) will be notified for appropriate action.

The project structure is over 50 years old however is not considered historically significant in both use and design. The State Historic Preservation Division determined that no historic properties will be affected in a letter issued on August 3, 2017.

Cultural Resources

The Honolulu Harbor area has historically been a heavily used seaport and trade center. This is well recorded and documented but specific to the project site, no cultural activities are known to have occurred on the subject area. As stated in the preceding paragraph, the site was created by introduced fill material and cultural activities, if any, have not occurred on the site since the time the site was hardened and used for industrial use.

Flora

The entire surface of the project site is covered with concrete or asphalt paving. The site is completely devoid of any flora with the exception of two trees along Nimitz Highway and subsequently, no rare, threatened or endangered species of flora were observed within the project site. Invasive species from flora or fauna are not expected to have any impact, as the operations of the facility do not trade related activities.

Fauna

The site does not serve as an endangered wildlife habitat. No land-based fauna was observed during site visits and no rare or endangered species of avifauna were identified. The proposed improvements will not result in the increase in any ocean-going activities therefore no additional impacts are expected to any near shore or marine life.

4. Infrastructure and Utilities

The proposed improvements are not expected to have a significant impact on existing infrastructure and utilities. Water and electrical power is presently available on site and future operations can be serviced by the local utilities.

Vehicular Access and Traffic Conditions

A traffic impact report was prepared by the Traffic Management Consultant for a warehouse project located makai of the project site in January 2014. The report, *Traffic Access Analysis Report for the Proposed Atlantis Adventures Pier 27 Maintenance Facility* indicated that only negligible impacts of less than 1% change in the level of service would result from the study parameter of more than twice the number of vehicles to be accommodated by the Toell U.S.A Nimitz facility.

The report is summarized below.

Nimitz Highway is a two-way, eight-lane, divided, arterial highway, with a posted speed of 35 miles per hour (mph) in the vicinity of the proposed project. Nimitz Highway continues as Ala Moana Boulevard in the Koko Head (east) direction. Ewa of Pacific Street, the left lane on Ewa bound Nimitz Highway merges into the second through lane, reducing the Highway from four lanes to three lanes. As a result, the left lane on Ewa bound Nimitz Highway at Pacific Street operated as an exclusive left-turn lane during the peak hours of traffic.

Pacific Street is a two-way, two- to four-lane, roadway between Iwilei Road and Honolulu Harbor. Pacific Street is signalized at its four-legged intersections with the Koko Head (east) bound and Ewa (west) bound segments of Nimitz Highway.

The existing AM peak hour of traffic occurred from 6:45 AM to 7:45 AM. Nimitz Highway carried about 6,300 vph, total for both directions. The AM peak direction of traffic 4,400 vph. Pacific Street carried about 400 vph, total for both directions. Both intersections of Nimitz Highway and Pacific Street operated at LOS "C, during the existing AM peak hour of traffic. The left-turn movement on makai (south) bound Pacific Street at Koko Head bound Nimitz Highway operated at LOS "E". The other traffic movements on Pacific Street at Koko Head bound Nimitz Highway operated at LOS "D". Koko Head bound Nimitz Highway operated at LOS "B". Mauka (north) bound Pacific Street operated at LOS "E" at Ewa bound Nimitz Highway. The other traffic movements at the intersection of Ewa bound Nimitz Highway and Pacific Street operated at LOS "C" or better.

The existing PM peak hour of traffic occurred from 4:15 PM to 5:15 PM. Nimitz Highway carried about 6,300 vph, total for both directions. The PM peak direction of traffic on Nimitz Highway was in the Koko Head bound direction, carrying about 3,400 vph. Pacific Street carried about 350 vph, at Nimitz Highway. Both intersections of Nimitz Highway and Pacific Street operated at LOS "B", during the existing PM peak hour of traffic. Mauka bound through movement and the makai bound left-turn movement on Pacific Street at Koko Head bound Nimitz Highway operated at LOS "D". The other traffic movements at the intersection of Pacific Street and Koko Head bound Nimitz Highway operated at LOS "B". Both approaches on Pacific Street operated at LOS "D" at Ewa bound Nimitz Highway. The traffic movements on Ewa bound Nimitz Highway operated at LOS "B" or better.

The intersections of Nimitz Highway and Pacific Street are expected to continue to operate at LOS "C", during the AM peak hour of traffic without the proposed project. The left-turn movement from makai bound Pacific Street onto Koko Head bound Nimitz Highway is expected to operate at LOS "E". Mauka bound Pacific Street at Ewa bound Nimitz Highway also is expected to operate at LOS "E".

The traffic movements at the Pacific Street intersections at Nimitz Highway are expected to continue to operate at LOS "D" or better, during the PM peak hour of

traffic without the proposed project.

The trip generation characteristics for the proposed project were based upon the total of 57 employees at the Pier 27 facility. The proposed project is expected to generate totals of 25 vph and 24 vph, during the AM and PM peak hours of traffic, respectively. Because of the day and evening work shift changes, the site traffic was split between entering traffic and exiting traffic, during the AM and PM peak hours of traffic.

The trip generation characteristics are considered to be conservative because the shift changes are expected to occur before the AM peak hour of traffic and after the PM peak hour of traffic.

The proposed project is not expected to significantly impact the intersections of Nimitz Highway and Pacific Street, during the AM peak hour of traffic. Koko Head bound Nimitz Highway is expected to operate at LOS "C". The other traffic movements at both intersections are expected to operate at the same Levels of Service as the AM peak hour of traffic without the proposed project.

The proposed project is not expected to significantly impact the intersections of Nimitz Highway and Pacific Street, during the PM peak hour of traffic. The traffic movements at both intersections are expected to operate at the same Levels of Service as the PM peak hour of traffic without the proposed project.

The proposed Pier 27 Maintenance Facility is not expected to impact peak hour traffic operations at the Nimitz Highway intersections at Pacific Street. The peak traffic generated by the proposed project is expected to increase peak hour traffic at study intersections by less than one (1) percent.

Water

The proposed project will use approximately 42,300 gpd (gallons per day) of potable water, as the primary purpose of this facility is to purify and bottle water. Essentially, water purchased through the municipal water utility will be resold and will not be used in other manufacturing processes. The potable water will be filtered through a reverse osmosis process resulting in approximately 25,300 gpd of bottled water and approximately 17,000 gpd being treated and disposed of into the municipal wastewater system. Wastewater from the reverse osmosis process will be treated to neutralize the pH of the wastewater before disposal. The potable water request has been coordinated and approved by the Board of Water Supply by the project engineers. An existing 3-inch water line connection point is located near the northeastern corner of the building and a 1 ½-inch water meter was approved by the Board of Water Supply on July 14, 2017.

Wastewater

Wastewater for the project site will be accommodated by the existing municipal wastewater system. The facility will have men's' and women's' toilets which will generate a nominal amount of wastewater and approximately 17,000 gpd of wastewater will be generated as a result of the filtration process. The wastewater solution from the reverse osmosis process will be neutralized before disposal into the municipal wastewater system. Approval for wastewater disposal has been received from the City and County of Honolulu Department of Planning and Permitting on March 15, 2017.

Drainage

The site is paved and is very flat. The proposed action will not result in the loss of any permeable surfaces as the site is already paved. Stormwater is collected and will enter an existing drainage inlets located immediately to the west and south of the bottling facility. Drainage is not directed onto other properties. Project drainage will be subject to the Harbors Division Stormwater Management Plan as discussed in III.2.2. where the site will be subject to annual inspection and report to be filed with the Harbors Division.

Solid Waste

Solid waste disposal will be collected by a private hauler and disposed of at an approved County refuse site.

Telephone and Electrical Services

Telephone and electrical services are available for the project via mainlines located along Nimitz Highway. A new pad mounted transformer will be located near the northwestern corner of the building. The demand for electrical service will be provided by a 750kVA transformer that has been designed in coordination with HECO. General energy conservation practices will be implemented wherever practicable.

5. Public Facilities

The proposed project will not have any significant impact on public facilities including schools, police, and fire or emergency medical services as the project continues an industrial use of an existing industrial building. The project will not increase population in the area therefore no impact on schools is expected. Police, fire protection and emergency medical services are already available in the area but the project is not expected to increase demand for any of these emergency services.

Schools that serve the area but will not be impacted by the project include Kaiulani Elementary School located at 783 North King Street, Central Middle School located at 1302 Queen Emma Street, and McKinley High School located at 1039 South King Street.

Kalihi Kai Fire Station Number 31 provides fire protection and first response emergency and rescue service to the project area. The station is located at 1334 Nimitz Highway, approximately one mile from the project site. Response time to the site is approximately 5 minutes. An engine and ladder company serve this station.

Ambulance service for the project vicinity is provided by City and County of Honolulu Emergency Medical Service Unit Charlie-1 located at Kuakini Medical Center. Units Baker 1 located at Queens Hospital and Metro 1 located on Young Street provide backup. Response time to the project area is approximately 5 to 10 minutes.

Police service in the project area is part of the Honolulu Police Department's District 5. The district's administrative offices are located at the Kalihi Police Station.

D. Social and Economic Characteristics

The proposed action will not have significant social impact to the surrounding area. The project consists of a water bottling/warehouse building and appurtenant loading and parking areas.

The project will have beneficial economic impacts. Operation of the new facility will create approximately 25 new jobs. The construction of the facility will create short-term employment, the purchase of goods and services, the generation of excise and income taxes, and other secondary and tertiary effects as a result of the project expenditures.

The long-term operations of the facility will create significant employment opportunities, enhance Hawaii brand imaging, provide revenue to the State of Hawaii in lease rents and taxes, and will provide the applicant with a well-located facility that will minimize transportation requirements.

E. Relationship to Plans, Codes and Ordinances

The project site is zoned I-3 waterfront industrial use as specified under the City and County of Honolulu Zoning Map. According to Table 21-3, Revised Ordinances of Honolulu, the bottling facility would be considered a food manufacturing and processing facility which is a permitted by right use in the I-3 zone.

The proposed action is consistent with sections of the City and County of Honolulu General Plan. Notable are Section II. Economic Activity Objective A to promote employment opportunities that will enable all the people of Oahu to attain a decent standard of living. Under this Objective, the project meets Policy 1, which encourages the growth and diversification of Oahu's economic base, Policy 2, which encourages the development of small business and larger industries which will contribute to the economic and social well-being of Oahu's residents, Policy 3, which encourages development in appropriate locations on Oahu in industries of a non-polluting nature, and Policy 4, which encourages the development of local, national, and world markets for products of Oahu-based industries. The project improvements are also consistent with Objective G, Policy 1 that directs major economic activity to the primary urban center.

Under the City's Primary Urban Center Development Plan, the project is generally consistent with all aspects of the plan but most applicable is Section 3.2, Neighborhood Planning and Development, which encourages employment near areas supported by housing and other related services. The project site is conveniently located near bus lines that provide easy and quick access to communities in both the Ewa and Diamond Head directions. Additionally, the Chinatown and Kakaako areas have been creating many new and planned housing opportunities which may be available to employees of the facility.

The State Land Use Boundary Maps show the project location to be in Urban use. The project is not located within the Special Management Area (SMA).

The project is also consistent with the objectives of the Hawaii State Plan particularly with respect to the objectives and policies of the economy. The provided services support trade, visitor and transportation industries and are a critical service to Hawaii.

The proposed improvements will require City and County of Honolulu Demolition, Building, Electrical and Plumbing Permits.

Work on the proposed improvements will not commence until building permits and the environmental assessment process are completed.

F. Summary of Impacts on the Environment

The proposed improvements will result in a more intensive use of the existing unused space. While the proposed use is greater than its current non-use, the subject property is zoned for industrial development and is also designated as an urban site on the State Land Use Map. As such, reasonable development of the site must be expected.

Because the warehouse improvements are largely interior in nature, and principal activities occur under sanitary conditions, the project will have negligible environmental impact.

Minor impacts related to the site and building improvements may occur during the construction period. Other offsetting construction related impacts are the creation of short-term employment both on property and off-property, the generation of additional tax revenues to the State of Hawaii and the lessee and the resultant secondary and tertiary spending and tax collections that will likely be experienced in the community.

Secondary impacts include the use of resources that are not expected to be recovered in short-term. This would include the use of local construction materials, impacts associated with the operation such as electrical demand that would have some minor impacts at the point of power generation, and air quality impacts resulting from the operation of construction equipment and operational vehicles. The minor physical environmental impacts of the project are offset by the significant economic benefits received by the property owner, the operating business, the employees and the community at large.

Cumulative impact to Honolulu Harbor is not anticipated to be significant in that the proposed use is low in traffic generation, does not create any conditions that should affect adjacent uses, or will exceed the capacity of the Harbor. The project is clean and non-intrusive both in the Harbor complex as well as to the surrounding area.

G. Adverse Impacts Which Cannot be Avoided

Adverse impacts that cannot be avoided are generally related to short-term construction activities. These impacts can be minimized by sound construction practices, adherence to applicable construction regulations as prescribed by the Department of Health, and coordination with applicable State and County agencies (e.g. the Department of Transportation Harbors Division's newly developed Construction Site Runoff Control Program). Best Management Practices (BMPs) will be incorporated wherever practicable to ensure that the local environment is minimally affected by construction activities.

No grading work will be required for the construction of the project improvements. Exterior construction work may create some dust, noise and a minor traffic nuisance during the course of construction. No paving will be required nor is it part of the proposed improvements. Heavy vehicles will be required for the installation of heavy machinery but no traffic control measures will be required during the construction period.

A lead paint and asbestos study prepared for the existing warehouse structure determined that some asbestos was found in some interior walls, arsenic contained within fiberboard wall samples and canec ceiling tiles, and lead paint in the majority of samples taken off the building. All materials will be removed and disposed of in accordance with applicable Federal and State regulations. The paint and asbestos study did not include the husk warehouse therefore a study of potential materials on or within the husk warehouse must be conducted prior to demolition of the building.

The harbor port area is industrial in nature and the E2 study indicates that some contaminated soils remain within the project site. No excavation is required for the project however in the event that any contaminated materials are discovered during the course of construction, work will cease, the Department of Transportation Harbors Division will be notified, and appropriate assessment and remediation measures will be taken.

H. Alternatives to the Proposed Action

Alternatives locations were considered in other industrial areas however availability of ready to occupy facilities is limited and the availability of the project site in addition to its location to shipping facilities for this export business made the subject building and parcel ideal for the applicant. The selected project site was made available to the applicant and the State of Hawaii Department of Transportation Harbors Division that controls all qualified alternative sites in the Honolulu Harbor area. Improvements proposed under the subject scope of development occur within an existing building, and consequently, would not result in any new or significant impacts associated with industrial activity. Sites in other suitable Industrial zoned lands were considered but found not to be suitable due to the distance of travel required to shipping points and less desirable infrastructure capacities.

The no-action alternative was considered however the proposed project is a function of market demand that cannot be supported by the applicants Waiau facility alone. No expansion would result in no creation of additional employment opportunities, no rental income to the State, no increase in tax base and finally no additional revenues for the applicant.

I. Mitigation Measures

Long-term impacts resulting from the proposed improvements are expected to be minimal or non-existent based upon the subject environmental assessment. Long-term air and noise impacts are not expected to change significantly after improvements are completed. Traffic conditions will only minimally change, as there will not be any net increase in traffic from the former uses of the site. Short-term construction-related noise and air quality impact mitigation measures include general good housekeeping practices and keeping the construction period as short as possible. The contractor will be directed to use best management practices (BMP) wherever applicable.

Examples of BMPs that may be implemented include watering during any dust generating activities and the containment of any runoff during the construction period. All waste materials will be securely contained and appropriately disposed. The proposed project is presently complying with the OU1C Environmental Hazard Management Plan but a site specific EHMP will be prepared for the project and submitted to DOT Harbors for their review.

J. Irreversible and Irretrievable Commitment of Resources

Implementation of the proposed project will result in the irreversible and irretrievable commitment of resources in the use of non-recyclable energy expenditure and labor. Materials used for new construction may have salvage value; however, it is unlikely that such efforts will be cost-effective. No usable material is expected to be salvaged from the demolition activities. The expenditure of these resources is offset by gains in construction-related wages, increased tax base and tertiary spending.

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IV. REASONS SUPPORTING FINDING OF NO SIGNIFICANT IMPACT

As stated in Section 11-200-12, EIS Rules, Significance Criteria: in determining whether an action may have a significant impact on the environment, every phase of a proposed action shall be considered. The expected consequences of an action, both primary and secondary, and the cumulative as well as the short-term and long-term effects must be assessed in determining if an action shall have significant effect on the environment. Each of the significance criteria is listed below and is followed by the means of compliance or conflict (if extant).

- Involves the loss or destruction of any natural or cultural resource.

The proposed action will not involve the loss or destruction of any natural or cultural resource. The project site was previously completely developed and is devoid of any natural or cultural resources.

- Curtails the range of beneficial uses of the environment.

The proposed installation will not curtail any beneficial uses of the environment. The project area is not generally used by the public nor is it used as a recreational or cultural resource. Public access to the site is, in fact, restricted for safety and security reasons.

- Conflicts with the State's long-term goals or guidelines as expressed in Chapter 344, Hawaii Revised Statutes.

The proposed action is consistent with the goals and guidelines expressed in Chapter 344, Hawaii Revised Statutes. The proposed action is triggered by the use of State of Hawaii lands owned by the State and managed by the Department of Transportation Harbors Division.

- Substantially affects the economic or social welfare of the community or state.

The proposed action will make a positive contribution to the welfare of the County and State by creating employment during the construction period and will also benefit the State through increased tax revenue.

- Substantially affects public health.

The proposed improvements will not have a significant effect on public health. The project may promote health indirectly by providing a safe and secure area to store goods which will include consumables.

- Involves substantial or adverse secondary impacts, such as population changes or effect on public facilities.

The proposed action will not produce substantial secondary impacts resulting in population changes or significantly increase use of public facilities.

- Involves substantial degradation of environmental quality.

The proposed improvements will not involve the substantial degradation of environmental quality. The improvements proposed will have short-term impact on the environment; however, this is temporary in nature.

- Cumulatively have a considerable effect upon the environment or involve a commitment for larger actions.

The proposed action is not a first phase of any larger action nor will it have a considerable effect on the environment. The project is expected to remain for the long-term and is not designed for larger expansion or other related development.

A review of projects recently filed with the Office of Environmental Quality Control identified two projects that will occur near the project site. These are the Honolulu Harbors Piers 24-29 Subdivision, and the Kapalama Container Terminal and Tenant Relocations. Past projects in the project vicinity include the Atlantis Adventures Maintenance Facility and the Piers 12 and 15 Improvements project. Other project located in the general project area include the future Waiakamilo Road Truck Sewer project, the Kapalama Terminal Jet Fuel Pipeline, and the future Mayor Wright Homes redevelopment project.

When taken in context to surrounding proposed actions, the aforementioned projects will enable different levels of activity but will not have any significant impact on the subject project's use of land or its operational characteristics. All operational activities for the water bottling facility occur on the project site and are not affected by other uses occurring outside of the bottling facility/warehouse. It is also anticipated that the bottling activities will not impact proposed harbor operations occurring off-site of the subject project property.

- Affect rare, threatened or endangered species, or their habitats.

The proposed action will not affect any rare, threatened or endangered species of flora or fauna. The project site is not located near any wildlife refuge or sensitive environmental area.

- Detrimentally affect air or water quality or ambient noise levels.

The proposed action is not expected to impact air or water quality. Long-term noise levels may increase slightly due to the increased level of activity on the site. This impact is expected to be within acceptable levels of the surrounding industrial area.

Minimal impacts on air quality and noise are anticipated during construction. These impacts will be limited by normal construction practices and compliance with Department of Health construction mitigation standards.

Water quality will not be affected by the proposed action.

- Affect scenic vistas and view planes identified in County or State plans or studies.

The proposed action will not affect any scenic vistas or view planes identified by the County or State. According to the City and County of Honolulu Primary Urban Center Development Plan (PUCDP), A.1. Significant Panoramic Views, the project site falls within the Daniel K. Inouye Airport and Kakaako view corridors. The project building is not visible from either view fan origin. It should be noted that the structure was constructed prior to the development of the PUCDP.

- Require substantial energy consumption.

The project will increase energy consumption over non-use of the building. Energy utilization during the construction phase will increase through the use of fossil fuels used by construction vehicles. Operations of the facility will have energy consumption for the operation of the bottling plant. A 750kVA transformer will be installed to accommodate the machinery used in this facility. This transformer capacity was coordinated with the Hawaiian Electric Company by the project engineers. Skylights will provide lighting for the building and roof vents will be used for temperature control.

- Affects or is likely to suffer damage by being located in an environmentally sensitive area such as a flood plain, tsunami zone, beach, erosion-prone area, geologically hazardous land, estuary, fresh water, or coastal waters.

The project is located in a tsunami zone. Rising coastal waters will affect portions of the project site when coastal waters rise above 5 feet over the mean highest high water levels. If or when coastal waters rise to this level is unknown however even if waters rise to this level, the building itself will remain unaffected as the base elevation of the structure is 8-feet above the high water mark. The proposed project will not create any erosion however construction related activities will use BMPs to mitigate and potential runoff impacts.

Anticipated Finding of No Significant Impact

Based on the above stated criteria, the applicant anticipates that the Department of Transportation (DOT) will determine that the proposed project will not have any significant adverse environmental impacts and that an Environmental Impact Statement

will not be required for the proposed action. This Draft Environmental Assessment will be subject to public review and prescribed by Chapter 343 Hawaii Revised Statutes.

V. LIST OF PARTIES CONSULTED PRIOR TO DEVELOPMENT OF THE DRAFT ENVIRONMENTAL ASSESSMENT

Agencies with ministerial or specific interests regarding the proposed project were contacted for their comments by telephone regarding the proposed project. The agencies consulted have provided information that is referenced in this document or were reserved until the Draft Environmental Assessment is provided for review.

Department of Land and Natural Resources State Historic Preservation Office State of Hawaii	Appendix C
Department of Transportation Harbors Division State of Hawaii	Meeting at August 13 and October 17
Department of Planning and Permitting City and County of Honolulu	Confirmation of existing zoning and regulatory conditions via telephone call. Planner of the Day, February 2017. Confirmed by Sarah Afong on November 22, 2017. Approved sewer connection application attached as Appendix D.
Emergency Medical Services County of Honolulu	Unit Charlie 1 located at Kuakini Hospital is the closest EMS unit. Backup provided by Baker 1 located at Queens and Metro 1 located on Young Street. Information Confirmed by Diane at Administrative Services to be November 22, 2017.
Honolulu Fire Department City and County of Honolulu	Confirmation of equipment and service area via telephone call. Jenkins, February 2017. Verified by Operator 6 on November 22, 2017.

Honolulu Police Department	Confirmation of service area City and County of Honolulu via telephone call. February 2017. Verified by Ed Valmar, Central Receiving, Kalihi Kai Station, November 22, 2017.
Board of Water Supply	Meter and water supply availability confirmed via architect's project engineers. Receipt attached in Appendix E.
Hawaii Electric Company	Electrical power requirements confirmed via architect's project engineers.

VI. LIST OF AGENCIES, ORGANIZATIONS AND INDIVIDUALS TO BE CONSULTED DURING THE DRAFT ENVIRONMENTAL ASSESSMENT PROCESS

Federal

1. Department of the Army, Corps of Engineers
2. Environmental Protection Agency
3. National Ocean and Atmospheric Administration, National Marine Fisheries Service
4. US Fish and Wildlife Service

State of Hawaii Agencies

1. Dept. of Agriculture
2. Dept. of Business, Economic Development and Tourism, Office of Planning
3. Dept. of Health, Environmental Planning Office
4. Dept. of Health, Clean Air Branch
5. Dept. of Health, Clean Water Branch
6. Dept. of Health, Noise, Radiation and Indoor Noise Branch
7. Dept. of Health, Office of Hazard Evaluation and Emergency Response
8. Dept. of Land and Natural Resources Historic Preservation Division
9. Dept. of Land and Natural Resources Division of Aquatic Resources
10. Dept. of Land and Natural Resources District Land Office
11. Dept. of Land and Natural Resources Office of Conservation and Coastal Lands
12. Dept. of Transportation, Highways Division
13. Office of Environmental Quality Control
14. Office of Hawaiian Affairs
15. University of Hawaii, Environmental Center

City and County of Honolulu Agencies

1. Board of Water Supply
2. Department of Environmental Services
3. Department of Planning and Permitting
4. Department of Transportation Services
5. Fire Department
6. Police Department

Libraries

1. Hawaii State Library
2. Kalihi Public Library

Other Parties

1. Harbors Police
2. Hawaii Harbors Users Group (HHUGS)
3. Iwilei District Participating Parties LLC
4. Kalihi Palama Neighborhood Board, No. 15

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APPENDIX A
Project Plans

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PERMIT SET
VOLUME I

GENERAL
CIVIL
ARCHITECTURAL
STRUCTURAL
FIRE PROTECTION

TOELL U.S.A.
NIMITZ FACTORY

701 NIMITZ HWY, HONOLULU, HI 96817
TMK : 1-5-038:055, 1-5-038:058, 1-5-038:004, 1-5-038:011

DESIGN TEAM

OWNER

TOELL CO., LTD
98-790 MOANALUA RD
AIEA, HAWAI'I 96701

PRIME A-E, ARCHITECT & CIVIL ENGINEER

DESIGN PARTNERS INCORPORATED
1580 MAKALOA STREET, SUITE 1100
HONOLULU, HAWAI'I 96814

GEOTECHNICAL ENGINEER

HIRATA AND ASSOCIATES, INC.
99-1433 KOAHA PLACE
AIEA, HAWAI'I 96701

MECHANICAL / ELECTRICAL / FIRE PROTECTION ENGINEERS

INSYNERGY ENGINEERING, INC.
828 FORT STREET MALL, SUITE 500
HONOLULU, HAWAI'I 96813

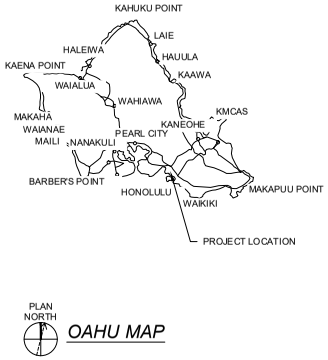
ENVIRONMENTAL

ELEMENT ENVIRONMENTAL
98-030 HEKAHA STREET, UNIT 9
AIEA, HAWAI'I 96701

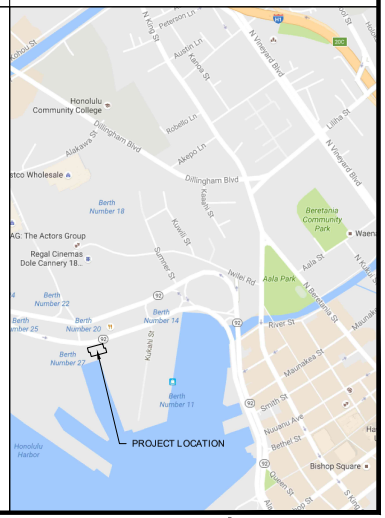
STRUCTURAL

SHIGEMURA, LAU, SAKANASHI, HIGUCHI AND ASSOCIATES, INC.
1916 YOUNG STREET, 2ND FLOOR
HONOLULU, HI 96826

LOCATION MAP



VICINITY MAP



Design Partners Incorporated
Architecture Planning Interiors

KENDALL ELLINGWOOD III
LICENSED PROFESSIONAL ARCHITECT
No. 8075
HAWAII, U.S.A.

Signature
APRIL 30, 2018
Expiration Date of this license

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

Revision Number/Description

Project Name
TOELL U.S.A.
NIMITZ FACTORY
701 N NIMITZ HWY
HONOLULU, HI 96817
TMK:1-5-038:055, 1-5-038:058,
1-5-038:004, 1-5-038:011

Drawing Title
TITLE SHEET - VOLUME I

Project Number	Date	
16042	JUNE 2017	
Drawn	Checked	Designed
JM	KS	KE

Drawing Number
GI001

Sheet No. 001 of 129

INDEX TO DRAWINGS: VOLUME 1

SHEET NO.	DRAWING NO.	DESCRIPTION
		TITLE
001	GI001	TITLE SHEET
002	GI002	INDEX OF DRAWINGS
003	GI003	ABBREVIATIONS, MATERIAL & GRAPHIC SYMBOLS
004	GI004	CODE INFORMATION AND CODE COMPLIANCE PLANS
005	GI005	EGRESS FLOOR PLANS
		CIVIL
006	C-001	CIVIL NOTES
007	C-101	CIVIL SITE PLAN
008	C-102	SEWER LATERAL PROFILE & TRAFFIC CONTROL PLAN
009	C-501	CIVIL DETAILS
		ARCHITECTURAL
010	A-001	SITE PLAN
011	A-101	OVERALL FIRST FLOOR PLAN
012	A-102	OVERALL SECOND FLOOR PLAN
013	A-103	OVERALL ROOF PLAN
014	A-104	OVERALL FIRST FLOOR REFLECTED CEILING PLAN
015	A-105	OVERALL SECOND FLOOR REFLECTED CEILING PLAN
016	A-106	OVERALL UPPER REFLECTED CEILING PLAN
017	A-201	EXTERIOR ELEVATIONS
018	A-301	BUILDING SECTIONS
019	A-310	WALL SECTIONS
020	A-311	WALL SECTIONS
021	A-312	WALL SECTIONS
022	A-321	VERTICAL CIRCULATION PLANS, SECTION, DETAILS
023	A-322	VERTICAL CIRCULATION SECTIONS
024	A-401	ENLARGED FLOOR PLANS (010-024)
025	A-402	ENLARGED FLOOR PLANS (101-210)
026	A-411	ENLARGED EQUIPMENT PLAN (011-024)
027	A-421	ENLARGED REFLECTED CEILING PLAN (010-024)
028	A-422	ENLARGED REFLECTED CEILING PLANS (101-210)
029	A-441	INTERIOR ELEVATIONS (010-013)
030	A-442	INTERIOR ELEVATIONS (014-017)
031	A-443	INTERIOR ELEVATIONS (018-019)
032	A-444	INTERIOR ELEVATIONS (020-022)
033	A-445	INTERIOR ELEVATIONS (023-024)
034	A-446	INTERIOR ELEVATIONS (101-104)
035	A-447	INTERIOR ELEVATIONS (105-108)
036	A-448	INTERIOR ELEVATIONS (109, 110, 203-206)
037	A-449	INTERIOR ELEVATIONS (201-202, 206A-210)
038	A-450	INTERIOR ELEVATIONS (001)
039	A-451	INTERIOR ELEVATIONS (001)
040	A-501	DOOR TYPES AND SCHEDULE
041	A-502	WINDOW AND LOUVER TYPES AND SCHEDULES
042	A-503	MATERIAL ROOM FINISH SCHEDULE
043	A-504	PARTITION TYPES
044	A-505	DOOR AND WINDOW DETAILS
045	A-506	DOOR AND WINDOW DETAILS
046	A-510	MISCELLANEOUS DETAILS
047	A-511	MISCELLANEOUS DETAILS
048	A-521	ROOF DETAILS

SHEET NO.	DRAWING NO.	DESCRIPTION
		STRUCTURAL
049	S-001	GENERAL NOTES
050	S-002	GENERAL NOTES
051	S-003	TYPICAL DETAILS
052	S-004	TYPICAL DETAILS
053	S-005	TYPICAL DETAILS
054	S-104	FIRST FLOOR / FOUNDATION PLAN
055	S-105	NEW SECOND FLOOR FRAMING PLAN
056	S-106	FIRST FLOOR TOP OF DRYWALL BRACING PLAN
057	S-107	SECOND FLOOR TOP OF DRYWALL BRACING PLAN
058	S-108	EXISTING TRANSFER BEAM BRACING PLAN
059	S-109	ROOF FRAMING PLAN
060	S-204	INTERIOR ELEVATION OF NORTH EXTERIOR WALL
061	S-205	INTERIOR ELEVATION OF SOUTH EXTERIOR WALL
062	S-301	ELEVATION OF WALL ALONG GRID LINE 3 LOOKING WEST
063	S-401	FOUNDATION DETAILS
064	S-501	MEZZANINE DETAILS
065	S-601	WALL GIRT DETAILS
066	S-701	DRYWALL BRACING DETAILS
067	S-702	DRYWALL BRACING DETAILS
068	S-703	DRYWALL BRACING DETAILS
069	S-801	ROOF DETAILS
070	S-802	ROOF DETAILS

ABBREVIATIONS

&	AND
∠	ANGLE
@	AT
x	BY
℄	CENTERLINE
Ø	DIAMETER or ROUND
(E)	EXISTING
(N)	NEW
d	PENNY (NAIL SIZE)
%	PERCENT
#	POUND or NUMBER
AB	ANCHOR BOLT
ABV	ABOVE
AC	ASPHALT CONCRETE
ACOUS	ACOUSTICAL
ADJ	ADJUSTABLE
AFF	ABOVE FINISH FLOOR
AGGR	AGGREGATE
ALT	ALTERNATE
ALUM	ALUMINUM
ANOD	ANODIZED
APPROX	APPROXIMATE
ARCH	ARCHITECTURAL
BB	BULLETIN BOARD
BM	BEAM
BD	BOARD
BOT	BOTTOM
BLKG	BLOCKING
BLDG	BUILDING
CAB	CABINET
CB	CHALK BOARD
CEM	CEMENT
CT	CERAMIC TILE
CJ	CONTROL JOINT
CLG	CEILING
CLOS	CLOSET
CLR	CLEAR
CM	CHANGE OF MATERIAL
CMU	CONCRETE MASONRY UNIT
CNTR	COUNTER
COL	COLUMN
CONC	CONCRETE
COND	CONDITION
CONN	CONNECTION
CONT	CONTINUOUS
CTBB	CEMENT TILE BACKER BD.
CTSK	COUNTERSUNK
CFCI	CONTRACTOR FURNISHED/ CONTRACTOR INSTALLED
Ø	DIAMETER
D	DRYER
DBL	DOUBLE
DET	DETAIL
DF	DOUGLAS FIR
DIA	DIAMETER
DIM	DIMENSION
DISP	DISPOSAL/DISPENSER
DN	DOWN
DR	DOOR
DRS	DOORS
DS	DOWNSPOUT
DW	DISHWASHER
DWG	DRAWING
EA	EACH
EFS	EXTERIOR FINISH SYSTEM (SYNTHETIC STUCCO)
EJ	EXPANSION JOINT
E, ELEC	ELECTRICAL
EL, ELEV	ELEVATION
EWC	ELECTRIC WATER COOLER
ENCL	ENCLOSURE
EPS	EXPANDED POLYSTYRENE (FOAM BOARD)
EQ	EQUAL
EQUIP	EQUIPMENT
EW	EYE WASH
EXH	EXHAUST
EXP	EXPANSION
(E)	EXISTING
EXIST	EXISTING
EXT	EXTERIOR

FE	FIRE EXTINGUISHER
FEC	FIRE EXTINGUISHER CABINET (SURFACE MOUNTED)
FDN	FOUNDATION
FFE	FINISH FLOOR ELEVATION
FF&E	FURNITURE, FIXTURES & EQUIPMENT
FGE	FINISH GRADE ELEVATION
FIN	FINISH
FLR	FLOOR
FLASH'G	FLASHING
FOF	FACE OF FRAMING
FOS	FACE OF STUDS
FOW	FACE OF WALL
FRP	FIBERGLASS REINFORCED PANEL
FS	FLOOR SINK
FT	FOOT OR FEET
FTG	FOOTING
GA	GAUGE
GALV	GALVANIZED
GB	GRAB BAR
GL	GLASS
GND	GROUND
GR	GRADE
GYP BD	GYPSUM BOARD
GFCI or GFIC	GROUND FAULT INTERUPTOR CIRCUIT
GFM/CI	GOVERNMENT FURNISHED MATERIAL/ CONTRACTOR INSTALLED
HARD BD	HARD BOARD
HC	HOLLOW CORE
HM	HOLLOW METAL
HDWD	HARDWOOD
HDWE	HARDWARE
HORIZ	HORIZONTAL
HR	HOUR
HP	HIGH POINT
HS	HAND SINK
HT	HEIGHT
ID	INSIDE DIAMETER (DIM.)
INCL	INCLUSIVE, INCLUDED, OR INCLUDING
INT	INTERIOR
INSUL	INSULATION
JT	JOINT
KIT	KITCHEN
LAV	LAVATORY
LIN	LINEN
LOUV	LOUVERED
LWP	LOW POINT
LIT	LIGHT
LT	LAUNDRY TRAY
MANUF	MANUFACTURER
MAX	MAXIMUM
MFG	MANUFATURING
MECH	MECHANICAL
MEMB	MEMBRANE
MIN	MINIMUM
MIR	MIRROR
MISC	MISCELLANEOUS
MTD	MOUNTED
MTG	MOUNTING
MET	METAL
MUL	MULLION
N	NORTH
NIC	NOT IN CONTRACT
NO OR #	NUMBER
NTS	NOT TO SCALE
OC	ON CENTER
OD	OUTSIDE DIAMETER
OH	OVERHANG
OPNG	OPENING
OPP	OPPOSITE

PIP	POURED-IN-PLACE
PL	PLATE
PLAM	PLASTIC LAMINATE
PLBG	PLUMBING
PLYWD	PLYWOOD
PREFAB	PREFABRICATED
PNL	PANEL
PREFIN	PREFINISHED
PR	PAIR
PNT	POINT
PTD	PAINTED
PTDWR	PAPER TOWEL DISPENSER WASTE RECEPTACLE
PTN	PARTITION
QT	QUARRY TILE
R	RISER
RAD	RADIUS
RCP	REFLECTED CEILING PLAN
REC	RECESSED
REFR	REFRIGERATOR
REINF	REINFORCED OR REINFORCING
RESIL	RESILIENT
RM	ROOM
RO	ROUGH OPENING
SC	SOLID CORE
SCHED	SCHEDULE
SCRN	SCREEN
SD	SOAP DISH
SECT	SECTION
SFSI	STATE FURNISHED/ STATE INSTALLED
SM	SQUARE METER
SH	SHELF
SHWR	SHOWER
SHT	SHEET
SHT'G	SHEATHING
SIM	SIMILAR
SING	SINGLE
SL	SLOPE
SLDG	SLIDING
SMH	SEWER MANHOLE
SOG	SLAB ON GRADE
SP	SPACE
SPEC	SPECIFICATION
SQ	SQUARE
SR-FEC	SEMI-RECESSED FIRE EXTINGUISHER CABINET
SS	SAFETY STATION
SST	STAINLESS STEEL
STD	STANDARD
STL	STEEL
STOR	STORAGE
STRL	STRUCTURAL
SUSP	SUSPENDED
TD	TREAD
TB	TOWEL BAR, TACK BOARD
TOC	TOP OF CURB
TEW	TOP OF EXISTING WALL
TF	TOP OF FENCE
T&G	TONGUE & GROOVE
THK	THICK
THR	THRESHOLD
TPD	TOILET PAPER DISPENSER
TR	TRIM
TOW	TOP OF WALL
TYP	TYPICAL
UON	UNLESS OTHERWISE NOTED
UR	URINAL
U/S	UNDERSIDE
VERT	VERTICAL
VCT	VINYL COMPOSITION TILE
VIF	VERIFY IN FIELD
VTR	VENT THRU ROOF
WA	WASHER
WB	WHITE BOARD
W/	WITH
WC	WATER CLOSET
WD	WOOD
WDW	WINDOW
WH	WATER HEATER
WO	WHERE OCCURS
WP	WATERPROOF
WR	WATER RESISTANT
WT	WEIGHT
WWF	WELDED WIRE FABRIC

MATERIAL SYMBOLS

- WOOD OR METAL STUD PARTITION
- SAND / MORTAR / PLASTER
- CONCRETE CAST IN PLACE OR PRECAST
- C.M.U. CONCRETE MASONRY UNIT
- AERATED CONCRETE PANEL
- STONE
- PLYWOOD
- EARTH
- COMPACTED FILL
- ROCK FILL
- INSULATION, BATT
- INSULATION, RIGID
- ASPHALT CONCRETE
- GYPSUM BOARD
- METAL OMIT INDICATION ON THIN MATERIAL OMIT DOUBLE LINES AT SMALL SCALE
- METAL LATH
- WOOD, FINISH
- WOOD, FRAMING THROUGH MEMBER
- WOOD, FRAMING INTERRUPTED MEMBER

GRAPHIC SYMBOLS

- GRID LINE/ COLUMN LINE (A, 2)
- DRAWING DESIGNATION/ TITLES (DETAIL NUMBER A1, VIEW TITLE, SCALE: 1/4" = 1'-0", SHEET NUMBER A-101)
- MATCH LINE (DETAIL NUMBER 1, SHEET NUMBER A-101)
- MATCH LINE (REFERENCE SHEET 1/A-1.0, MATCH LINE, CURRENT PLAN ON SHEET)
- DETAIL ENLARGEMENT (DETAIL NUMBER 1, SHEET NUMBER A-101)
- BUILDING SECTION DESIGNATION (SECTION NUMBER 1, SHEET NUMBER A-101)
- WALL SECTION DESIGNATION (A-101, SHEET NUMBER)
- ROOM NAME AND NUMBER (LOBBY 101)
- INTERIOR ELEVATION KEY (A, B, C, D; INT. ELEV. KEY)
- NORTH ARROW (PLAN NORTH)
- MATERIAL/FINISH (PT-1)
- CONTROL POINT

Design Partners Incorporated
Architecture Planning Interiors

KENDALL ELLINGWOOD III, LICENSED PROFESSIONAL ARCHITECT No. 9075, HAWAII, U.S.A.

Signature

APRIL 30, 2018
Expiration Date of the License

This work was prepared by me or under my supervision and construction observed by me or under my supervision.

Revision Number/Description

Project Name

TOELL U.S.A.
NIMITZ FACTORY
701 N NIMITZ HWY
HONOLULU, HI 96817
TMK:1-5-038:055, 1-5-038:058, 1-5-038:004, 1-5-038:011

Drawing Title

ABBREVIATIONS, MATERIAL & GRAPHIC SYMBOLS

Project Number	Date	
16042	JUNE 2017	
Drawn	Checked	Designed
JM	KS	KE

Drawing Number

GI003

Sheet No. 003 of 129

GENERAL NOTES

1. CONTRACTOR SHALL VERIFY ALL SITE & BUILDING CONDITIONS, DIMENSIONS, AND LAYOUT PRIOR TO COMMENCING ANY WORK, ANY DISCREPANCY OR DEVIATION SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE, IN WRITING, BEFORE THE CONTRACTOR BEGINS WORK.
2. THE CONTRACTOR IS TO FOLLOW DIRECTIONS OF ONLY THE OWNER'S REPRESENTATIVE.
3. ALL DRAWINGS SHOW NEW CONSTRUCTION UNLESS NOTED (E) EXISTING CONSTRUCTION OR CONDITION.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE WORK AMONG THE VARIOUS TRADES AS NECESSARY TO AVOID CONFLICTS AND TO ENSURE THE INSTALLATION OF ALL WORK WITHIN THE AVAILABLE SPACE.
5. DIMENSIONING CRITERIA:
   - A. STRUCTURAL WALLS AND COLUMNS ARE DIMENSIONED TO FACE OF STRUCTURE U.O.N.
   - B. DIMENSIONS NOTED AS "CLEAR" ARE CRITICAL MINIMUMS DIMENSIONED FROM FACE-OF-FINISH TO FACE-OF-FINISH.
   - C. WALLS ARE DIMENSIONED FROM FACE-OF-WALL TO FACE-OF-WALL. CABINETRY IS DIMENSIONED FOR OVERALL DEPTH, HEIGHT, AND LENGTH OF UNITS.
6. THERE IS NO BURNING ON SITE AND SMOKING IS ONLY ALLOWED IN AUTHORIZED AREAS.
7. THE CONTRACTOR SHALL PROTECT FROM DAMAGE EXISTING IMPROVEMENTS, ADJACENT PROPERTIES AND BUILDINGS. IF DAMAGE OCCURS, RESTORE THE ORIGINAL CONDITION AT NO OWNER.
8. THE CONTRACTOR SHALL PROVIDE TEMPORARY ACCESS TO THE FACILITY ALL TIMES DURING CONSTRUCTION. THIS INCLUDES BOTH VEHICULAR AND PEDESTRIAN ACCESS.
9. ALL INCIDENTAL DAMAGES CAUSED BY CONTRACTOR DURING CONSTRUCTION SHALL BE REPAIRED, FINISHED AND RESTORED TO THE CONDITION SATISFACTORY TO THE OWNER'S REPRESENTATIVE AT NO COST TO THE OWNER.
10. FOR ANY PRE-APPROVED SUBSTITUTIONS, CONTRACTOR IS RESPONSIBLE TO PROVIDE A COMPLETE AND WORKING COMPONENT AND MUST BEAR ALL NEW INCIDENTAL COSTS IMPACTED BY THE APPROVED SUBSITUTION REQUEST.
11. PROVIDE SLIP-RESISTANT FLOOR FINISH AT ALL AREAS. PROVIDE SLIP-RESISTANCE LEVEL OF 0.6 FOR LEVEL SURFACES AND 0.8 FOR RAMPS.
12. EXCEPT FOR MATERIAL TO BE TURNED OVER TO THE DEPARTMENT OF TRANSPORTATION HARBORS DIVISION, THE GENERAL CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL DEBRIS, RUBBISH AND OTHER MATERIALS RESULTING FROM DEMOLITION OPERATIONS. DISPOSAL WILL BE IN ACCORDANCE WITH ALL LOCAL, STATE AND/OR FEDERAL REGULATIONS GOVERNING SUCH OPERATIONS.
13. THE CONTRACTOR SHALL VISIT THE SITE, COMPARE THE DRAWINGS AND INFORM HIMSELF OF ALL CONDITIONS IN ORDER TO COMPLETE THE PROJECT IN ACCORDANCE WITH THE INTENT OF THE DRAWINGS.
14. BEFORE ANY SERVICE IS DISCONNECTED OR INTERRUPTED, THE CONTRACTOR SHALL VERIFY USAGE AND ASSURE THAT REQUIRED SERVICES ARE NOT DISCONNECTED OR INTERRUPTED. ANY REQUIRED SERVICE DISCONNECTED OR INTERRUPTED SHALL BE RESTORED IMMEDIATELY BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
15. COMPLETION OF THE WORK: THE CONTRACTOR SHALL IN THE WORK OF ALL TRADES, PERFORM ANY AND ALL CUTTING, PATCHING, REPAIRING, RESTORING AND THE LIKE NECESSARY TO COMPLETE THE WORK AND RESTORE ANY DAMAGED OR AFFECTED SURFACES RESULTING FROM THE WORK OF THIS CONTRACT TO THEIR ORIGINAL CONDITION TO THE SATISFACTION OF THE OWNER. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR ALL MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES OF CONSTRUCTION, INCLUDING, BUT NOT LIMITED TO SAFETY PRECAUTION.
16. OMISSION: OMMISIONS OF THE DRAWINGS, OR SPECIFICATIONS, OR THE OMISSIONS OF DEAILS OF WORK WHICH ARE MANIFESTLY NECESSARY TO CARRY OUT THE INTENT OF THE DRAWINGS OR WHICH ARE CUSTOMARILY PERFORMED, SHALL NOT RELIEVE THE CONTRACTOR FROM PERFORMING SUCH OMITTED, OR INCORRECTLY DESCRIBED DETAILS OF THE WORK, BUT SHALL BE PERFORMED FULLY AND CORRECTLY SET FORTH AND DESCRIBED IN THE DRAWINGS. THE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE VERBALLY OF SUCH OMISSIONS AND PROVIDE A WRITTEN STATEMENT OF THE OMISSIONS WITHIN FIVE (5) WORKING DAYS OF VERBAL NOTIFICATION.
17. PROVIDE WATERPROOFING SEALANT FOR ALL PIPES AND CONDUITS PENETRATIONS AT BUILDING EXTERIOR WALLS. VERIFY IN FIELD FOR EXACT CONDITION.
18. PATCH ALL SURFACES AFFECTED BY SELECTIVE DEMOLITION TO MATCH ADJACENT AND /OR EXISTING CONDITIONS UNLESS NOTED OTHERWISE. SELECTIVE DEMOLITION SHALL INCLUDE BUT NOT LIMITED TO THE CAREFUL REMOVAL OF PORTIONS OF THE EXISTING METAL SIDING, FLOORING, SOFFITS, STRUCTURAL MEMBERS, ELECTRICAL WORK AND MECHANICAL WORK.
19. EXCEPT WHERE OTHERWISE DIRECTED BY THE OWNER'S REPRESENTATIVE, ALL DISPLACED MATERIALS HAVING SALVAGE VALUE SHALL BE CAREFULLY AND NEATLY STACKED OR STORED ON THE PREMISES WHERE DIRECTED AND SHALL REMAIN THE PROPERTY OF THE OWNER. ALL DISMANTLED MATERIALS HAVING NO SALVAGE VALUE, AS DETERMINED BY THE OWNER'S REPRESENTATIVE, SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE COMPLETELY REMOVED AND HAULED AWAY FROM THE PREMISES.
20. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE JOB SITE IN A REASONABLY NEAT AND SAFE CONDITION. ALL WORK SHALL BE PERFORMED WITHIN LIMITS OF WORK AREAS COORDINATED WITH THE OWNER'S REPRESENTATIVE. DELIVERY OF MATERIALS AND EQUIPMENT SHALL BE COORDINATED TO MINIMIZE DISRUPTION OF EXISTING OPERATIONS. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR CONTROL OF NOISE, DEBRIS, AND AIRBORNE DUST TO PREVENT DISRUPTION OF EXISTING OPERATIONS. CONTRACTOR TO PROVIDE AND MAINTAIN SUITABLE BARRIERS AS REQUIRED 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 THE WORK.
21. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE DELIVERY AND INSTALLATION OF OWNER FURNISHED, CONTRACTOR INSTALLED ("O.F.C.I") ITEMS WITH THE OWNER'S REPRESENTATIVE. O.F.C.I. ITEMS INCLUDE, BUT IS NOT LIMITED TO , NEW MILLWORK AND EQUIPMENT. O.F.C.I. ITEMS ARE TO BE VERIFIED WITH THE OWNER'S REPRESENTATIVE.
22. WORKMANSHIP SHALL BE OF GOOD QUALITY IN ACCORDANCE TO INDUSTRY STANDARDS. NEW MATERIALS SHALL BE USED THROUGHOUT UNLESS OTHERWISE NOTIFIED. ALL WORK SHALL BE DONE IN A MANNER SO AS TO MATCH ADJACENT WORK AND FINISHES AS APPROVED BY THE OWN'ERS REPRESENTATIVE.
23. CONTRACTOR TO PROVIDE SOLID BLOCKING AS REQUIRED AT ALL WALL MOUNTED EQUIPMENT.
24. FIRE SAFETY DURING CONSTRUCTION, ALTERATION OR DEMOLITIONS SHALL BE IN ACCORDANCE WITH 2012 NFPA 1.
25. THE CONTRACTOR SHALL AT ALL TIMES WITH RESPECT TO THE PREMISES USE DUE CARE FOR PUBLIC SAFETY AND SHALL DEFEND, HOLD HARMLESS AND INDEMNIFY THE STATE, ITS OFFICERS, AGENTS, AND EMPLOYEES FROM AND AGAINST ALL CLAIMS OR DEMANDS FOR DAMAGES, INCLUDING CLAIMS FOR PROPERTY DAMAGE, PERSONAL INJURY OR DEATH (A) ARISING ON THE PREMISES, OR BY REASON OF ANY FIRE OR EXPLOSION THEREON; OR (B) ARISING FROM, GROWING OUT OF, OR CAUSED BY ANY ACT OR OMISSION ON THE PART OF THE CONTRACTOR, ITS OFFICERS, AGENTS, EMPLOYEES, INVITEES OR LICENSES IN CONNECTION WITH ITS USE OF THE PREMISES.
26. ALL HARBORS DIVISION FACILITIES SHOWN ON THE PLANS ARE NOT GUARANTEED AS SHOWN. THE CONTRACTOR SHALL VERIFY IN THE FIELD THE LOCATIONS OF HARBORS DIVISION FACILITIES AND SHALL EXERCISE PROPER CARE IN EXCAVATING AND WORKING IN THE AREA. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGES TO HARBORS DIVISION FACILITIES WHETHER SHOWN OR NOT SHOWN ON THE PLANS.
27. THE CONTRACTOR SHALL HAVE ALL NECESSARY SECURITY CLEARANCES (E.G., TWIC CARDS) AND FOLLOW ALL HARBORS DIVISION SECURITY REQUIREMENTS AS APPLICABLE BY FIRST CONSULTING WITH THE RELEVANT HARBORS DIVISION DISTRICT MANAGER.
28. ABANDONED FACILITIES ARE TO BE REMOVED FROM HARBOR DIVISION FACILITIES.
29. THE HAWAII ONE CALL CENTER MUST BE CONTRACTED PRIOR TO ANY EXCAVATION. THEY MAY BE REACHED AT 1-866-423-7287 OR HTT://CALLBEFOREYOUDIG.ORG
30. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ACQUIRING ALL NECESSARY BUILDING, CONSTRUCTION, AND SMA PERMITS; AND UTILITY COMPANY APPROVALS PRIOR TO CONSTRUCTION; PROVIDING UP-TO-DATE CONSTRUCTION SCHEDULES; AND PROVIDING AT LEAST SEVEN (7) DAYS ADVANCED NOTIFICATION OF START OF CONSTRUCTION. STAGING, STORAGE, OR FIELD OFFICE AREAS ARE NOT ASSURED AND EARLY CONSULTATION WITH THE RELEVANT HARBORS DIVISION DISTRICT MANAGER IS ADVISED.
31. THE HARBORS FACILITY SHALL REMAIN OPEN, FUNCTIONAL AND OPERATIONAL AT ALL TIMES DURING CONSTRUCTION. HARBORS DIVISION OPERATIONS WILL HAVE PRIORITY OVER CONSTRUCTION OPERATIONS. SHOULD HARBORS DIVISION REQUEST ANY PART OF, OR ALL OF THE PROPOSED CONSTRUCTION EQUIPMENT OR OPERATION, BE HALTED, ADJUSTED, OR REMOVED FOR ANY REASON, THE CONTRACTOR SHALL COMPLY IN A TIMELY MANNER. IF THE CONTRACTOR DOES NOT COMPLY IN A TIMELY MANNER, HARBORS DIVISION MAY MAKE THE ADJUSTMENT AND WILL NOT BE RESPONSIBLE FOR ANY DAMAGE ASSOCIATED WITH ITS WORK AND WILL NOT BE RESPONSIBLE FOR PUTTING ANYTHING BACK.

DAVID Y. IGE
GOVERNOR

STATE OF HAWAII
DEPARTMENT OF TRANSPORTATION
HARBORS DIVISION
79 S. NIMITZ HIGHWAY
HONOLULU, HAWAII 96813

FORD N. FUCHIGAMI
DIRECTOR

Deputy Directors
JADE T. BUTAY
ROSS M. HIGASHI
EDWIN H. SNIFFEN
DARRELL T. YOUNG

IN REPLY REFER TO:

DEP-H 7022.17

April 3, 2017

Kathy K. Sokugawa
Acting Director
Department of Planning and Permitting
City and County of Honolulu
650 South King Street, 7th Floor
Honolulu, Hawaii 96813

Subject: TOELL U.S.A. Nimitz Factory Project

Dear Ms. Sokugawa:

This letter is to inform the City and County of Honolulu Department of Planning and Permitting that the subject project is **EXEMPT** from the Zoning Review process being that the project is on state property. The project site is on Department of Transportation, Harbors Division property. The project conforms with the Harbor master plan and is zoned Urban /I-3 (Maritime Industrial). The construction involves four TMKs: 1-5-038:055, 1-5-038:058, 1-5-038:004 and 1-5-038:011, copies of the DPP property information are attached.

Construction is currently in building permit review process with all the other City Agencies and through Palekana Third Party Review. Some agencies have reviewed and approved the project and this exemption will expedite the permit approval process.

If you have any questions or need additional information, please contact John Manuia at (808) 949-0044. Thank you and we hope for immediate action regarding this matter.

Darrell T. Young
Deputy Director of Transportation
Harbors Division

BUILDING CODE AND ZONING INFORMATION

1. CODES
   - A. INTERNATIONAL BUILDING CODE 2006 EDITION, WITH HONOLULU AMENDMENTS
2. ZONING INFORMATION
   - A. PROJECT NAME: TOELL U.S.A. NIMITZ FACTORY
   - B. PROJECT ADDRESS: 701N NIMITZ HWY, HONOLULU, HI 96817
   - C. TAX MAP KEY: 1-5-038:055, 1-5-038:058, 1-5-038:004, 1-5-038:011
   - D. PROJECT LOT AREA: 42,079 SF
   - E. FLOOD HAZARD: ZONE - X
   - F. HEIGHT LIMIT: 85 FT
   - G. HISTORICAL SITE REGISTER: NONE
   - H. LOT RESTRICTIONS: NONE
   - I. SHORELINE STATUS: NOT IN SMA
   - J. SPECIAL DISTRICT: NOT IN SPECIAL DISTRICT
   - K. STATE LAND USE: URBAN DISTRICT
   - L. STREET SETBACK: NONE
   - M. ZONING: I-3
   - N. EXISTING / PROPOSED USE: MANUFACTURE
   - O. PARKING REQUIREMENT: SEE NO. 6
3. FLOOR AREA CALCULATIONS

   Aa = (At + [At X Is])
   Aa = (10,000 + [10,000 X 2])
   Aa = 10,000 + 20,000
   Aa = 30,000 SF PER FLOOR

   Aa = ALLOWABLE AREA PER STORY (SF)
   At = TABULAR AREA PER STORY USING OCCUPANCY
   Is = AREA INCREASE FOR SPRINKLERS
   F = BUILDING PERIMETER THAT FRONTS ON A PUBLIC WAY
   P = PERIMETER OF ENTIRE BUILDING (FT)
   W = WIDTH OF PUBLIC WAY OR OPEN SPACE (FT)

   MAXIMUM FLOOR AREA = 46,500 PER FLOOR

4.

PLANNING DATA	ALLOWABLE	EXISTING	PROPOSED	DEMOLITION
A. FLOOR AREA:	30,000	22,053	21,600	880
B. % LOT COVERAGE:	80	67	54	3
			JOINT DEVELOPMENT	
C. YARD SPACING:				
FRONT:	0 FT MIN	0 FT	0 FT	N/A
SIDE:	0 FT MIN	0 FT	0 FT	N/A
REAR:	0 FT MIN	0 FT	0 FT	N/A
D. BUILDING HEIGHT:	85 FT	84 FT	35 FT	N/A

5. BLDG CODE DATA

   TOELL FACTORY 20,933 SF

   A. OCCUPANCY CLASSIFICATION: FACTORY INDUSTRIAL F-1 MODERATE HAZARD
   B. TYPE OF CONST: IIB IIB
   C. TOTAL NUMBER OF FLOORS: 2
   D. FIRST FLOOR $\frac{\text{ACTUAL FLOOR AREA (SF)}}{\text{ALLOWABLE FLOOR AREA (SF)}} = \frac{21,600}{30,000} = 0.72$ 0.72 < 1.0, SO OKAY

   SECOND FLOOR $\frac{\text{ACTUAL FLOOR AREA (SF)}}{\text{ALLOWABLE FLOOR AREA (SF)}} = \frac{1,712}{30,000} = 0.06$ 0.06 < 1.0, SO OKAY

   D. PROPOSED HT 85 FT 84 FT 35 FT
6. PARKING REQUIREMENTS

   FLOOR AREA SUBJECT TO PARKING = FIRST FLOOR AREA + SECOND FLOOR AREA
   = 21,600 + 1,712 = 21,312 SF
   INDUSTRIAL: 23,312 SF @ 1:1500 = 16 PARKING STALLS REQUIRED
   PER LAND USE ORDINANCE (LUO) TABLE 21-6.1
   OFF STREET PARKING REQUIREMENTS

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

TO THE BEST OF MY KNOWLEDGE, THIS PROJECT'S DESIGN SUBSTANTIALLY CONFORMS TO THE BUILDING ENERGY CONSERVATION CODE FOR:

KENDALL ELLINGWOOD III LICENSED PROFESSIONAL ARCHITECT No. 9075 HAWAII, U.S.A.

✓ BUILDING COMPONENT SYSTEMS
____ ELECTRICAL COMPONENT SYSTEMS
____ MECHANICAL SYSTEMS

SIGNATURE: DATE: 6/7/17
NAME: KENDALL ELLINGWOOD III
TITLE: ARCHITECT
LICENSE NO.: 9075

Design Partners Incorporated
Architecture Planning Interiors

KENDALL ELLINGWOOD III LICENSED PROFESSIONAL ARCHITECT No. 9075 HAWAII, U.S.A.

Signature
APRIL 30, 2018
Expiration Date of the License

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

Revision Number/Description

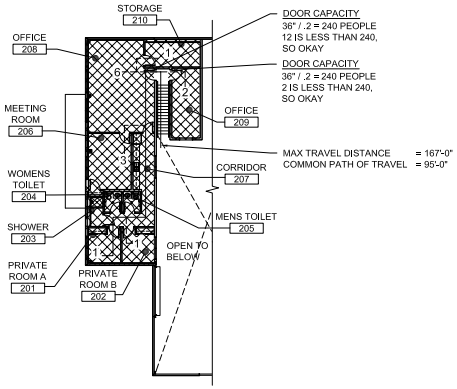
Project Name
TOELL U.S.A.
NIMITZ FACTORY
701 N NIMITZ HWY
HONOLULU, HI 96817
TMK:1-5-038:055, 1-5-038:058,
1-5-038:004, 1-5-038:011

Drawing Title
GENERAL NOTES, BUILDING CODE AND ZONING INFORMATION

Project Number	Date	
16042	JUNE 2017	
Drawn	Checked	Designed
JM	KS	KE

Drawing Number
GI004

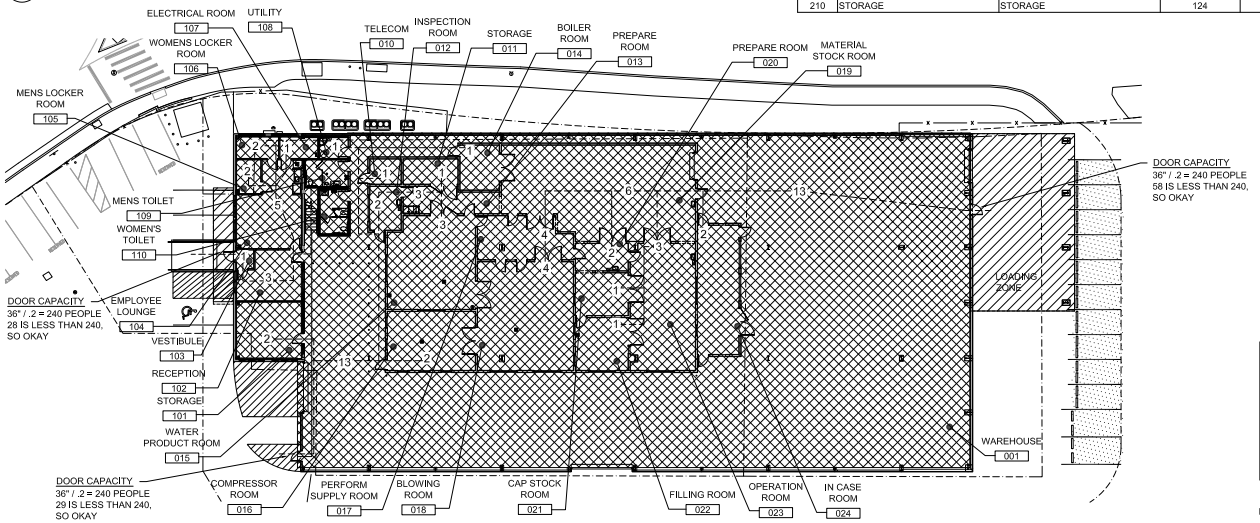
Sheet No 004 of 129



C1 EGRESS PARTIAL SECOND FLOOR PLAN
SCALE: 1/16" = 1'-0" GI005

OCCUPANT LOAD CALCULATIONS (IBC, TABLE 1004.1.1)

ROOM NO	ROOM NAME	OCCUPANCY	AREA (SF)	OCCUPANT LOAD FACTOR	OCCUPANT LOAD
001	WAREHOUSE	WAREHOUSE	12646	500	26
010	TELECOM	MECHANICAL EQUIPMENT ROOM	70	300	1
011	STORAGE	STORAGE	124	300	1
012	INSPECTION ROOM	INDUSTRIAL	126	100	2
013	PREPARE ROOM	INDUSTRIAL	220	100	3
014	BOILER ROOM	MECHANICAL EQUIPMENT ROOM	163	300	1
015	WATER PRODUCT ROOM	MECHANICAL EQUIPMENT ROOM	728	300	3
016	COMPRESSOR ROOM	MECHANICAL EQUIPMENT ROOM	475	300	2
017	PREFORM SUPPLY ROOM	INDUSTRIAL	357	100	4
018	BLOWING ROOM	MECHANICAL EQUIPMENT ROOM	948	300	4
019	MATERIAL STOCK ROOM	STORAGE	1512	300	6
020	PREPARE ROOM	INDUSTRIAL	133	100	2
021	CAP STOCK ROOM	MECHANICAL EQUIPMENT ROOM	207	300	1
022	FILLING ROOM	MECHANICAL EQUIPMENT ROOM	256	300	1
023	OPERATION ROOM	MECHANICAL EQUIPMENT ROOM	745	300	3
024	IN CASE ROOM	MECHANICAL EQUIPMENT ROOM	490	300	2
101	STORAGE	STORAGE	329	300	2
102	RECEPTION	BUSINESS AREAS	265	100	3
103	VESTIBULE	BUSINESS AREAS	30	100	1
104	EMPLOYEE LOUNGE	BUSINESS AREAS	435	100	5
105	MEN'S LOCKER ROOM	LOCKER ROOMS	73	50	2
106	WOMEN'S LOCKER ROOM	LOCKER ROOMS	81	50	2
107	ELECTRICAL ROOM	MECHANICAL EQUIPMENT ROOM	73	300	1
108	UTILITY	MECHANICAL EQUIPMENT ROOM	54	300	1
109	MEN'S TOILET	-	101	-	-
110	WOMEN'S TOILET	-	110	-	-
201	PRIVATE ROOM A	BUSINESS AREAS	89	100	1
202	PRIVATE ROOM B	BUSINESS AREAS	91	100	1
203	SHOWER	-	31	-	-
204	WOMEN'S TOILET	-	31	-	-
205	MEN'S TOLET	-	31	-	-
206	MEETING ROOM	BUSINESS AREAS	213	100	3
207	CORRIDOR	BUSINESS AREAS	193	100	2
208	OFFICE	BUSINESS AREAS	517	100	6
209	OFFICE	BUSINESS AREAS	176	100	2
210	STORAGE	STORAGE	124	300	1



A1 EGRESS FIRST FLOOR PLAN
SCALE: 1/16" = 1'-0" GI005

Design Partners Incorporated
Architecture Planning Interiors

KENDALL ELLINGWOOD III
LICENSED PROFESSIONAL ARCHITECT
No. 9075
HAWAII, U.S.A.

Signature
APRIL 30, 2018
Expiration Date of the License

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Revision Number/Description

Project Name
TOELL U.S.A.
NIMITZ FACTORY
701 N NIMITZ HWY
HONOLULU, HI 96817
TMK:1-5-038:055, 1-5-038:058,
1-5-038:004, 1-5-038:011

Drawing Title
EGRESS FLOOR PLANS

Project Number	Date	
16042	JUNE 2017	
Drawn JM	Checked KS	Designed KE

Drawing Number
GI005

Sheet No 005 of 129

CONSTRUCTION NOTES:

1. ALL CONSTRUCTION WORK SHALL BE DONE IN ACCORDANCE WITH "THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION",DATED SEPTEMBER 1986, AND THE "STANDARD DETAILS FOR PUBLIC WORKS CONSTRUCTION", DATED 1984, AS AMENDED, OF THE DEPARTMENT OF PUBLIC WORKS, CITY AND COUNTIES OF THE STATE OF HAWAII, AND THE CONSTRUCTION DRAWINGS AND DETAILED SPECIFICATIONS PREPARED FOR THIS PROJECT, UNLESS OTHERWISE NOTED.
2. THE CONTRACTOR SHALL VERIFY THE LOCATIONS AND DEPTHS OF ALL UTILITIES AND EXERCISE PROPER CARE IN EXCAVATING IN THE AREA, WHETHER SHOWN ON THE PLANS OR NOT, AND SHALL BE RESPONSIBLE FOR THE REPAIR OR REPLACEMENT OF SAME IN THE EVENT OF DAMAGES DUE TO HIS CONSTRUCTION PRACTICES.
3. NO WORK SHALL BE DONE ON SATURDAYS, SUNDAYS OR HOLIDAYS, AND/OR IN EXCESS OF EIGHT (8) HOURS EACH DAY WITHOUT THE WRITTEN CONSENT OF THE ENGINEER. NO WORK SHALL BE DONE AT NIGHT, UNLESS AUTHORIZED BY THE ENGINEER.
4. THE CONTRACTOR SHALL NOTIFY THE CIVIL ENGINEERING BRANCH, DEPARTMENT OF PLANNING AND PERMITTING TO ARRANGE FOR INSPECTION SERVICES AND SUBMIT THREE (3) SETS OF CONSTRUCTION PLANS SEVEN (7) DAYS PRIOR TO COMMENCEMENT OF CONSTRUCTION WORK.
5. THE CONTRACTOR SHALL VERIFY AND CHECK ALL DIMENSIONS AND DETAILS SHOWN ON THE DRAWINGS PRIOR TO THE START OF CONSTRUCTION. ANY DISCREPANCY SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE ENGINEER FOR CLARIFICATION.
6. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF EXISTING UTILITIES WHETHER OR NOT SHOWN ON THE PLANS. THE CONTRACTOR SHALL EXERCISE PROPER CARE WHEN EXCAVATING IN THE AREA AND PROTECT EXISTING UTILITIES AT ALL TIMES DURING CONSTRUCTION. ANY DAMAGE TO THEM SHALL BE REPAIRED AND PAID FOR BY THE CONTRACTOR.
7. THE CONTRACTOR SHALL EMPLOY A HAWAII LICENSED PROFESSIONAL LAND TO PERFORM ALL CONSTRUCTION STAKEOUTS AND SHALL TONE AND SURVEY ALL AREAS OF WORK FOR UTILITIES PRIOR TO COMMENCEMENT OF ANY WORK; THE COST OF WHICH SHALL BE BORNE BY THE CONTRACTOR.
8. WHEN TRENCH EXCAVATION IS ADJACENT TO OR UNDER EXISTING STRUCTURES OR FACILITIES, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROPERLY SHEETING AND BRACING THE EXCAVATION AND STABILIZING THE EXISTING GROUND TO RENDER IT SAFE AND SECURE FROM POSSIBLE SLIDES, CAVE-INS, AND SETTLEMENT; AND FOR PROPERLY SUPPORTING EXISTING STRUCTURES AND FACILITIES WITH BEAMS, STRUTS OR UNDERPINNING TO FULLY PROTECT IT FROM DAMAGE.
9. BACKFILL UNDER EXISTING STRUCTURES OR FACILITIES SHALL BE SANDY OR GRANULAR MATERIAL COMPLETELY PLACED AS SOON AS THE PIPE IS LAID AND TESTED. THE BACKFILL MATERIAL SHALL BE RAMMED WITH PROPER TOOLS UNTIL COMPACTED FROM 90% TO 100% OF ITS MAXIMUM DENSITY.
10. ALL WORK CALLED FOR ON THE PLANS AND NOT ITEMIZED IN THE PROPOSAL AND ALL WORK NOT CALLED FOR BUT REQUIRED FOR THE CONSTRUCTION OF THIS PROJECT, SHALL BE CONSIDERED INCIDENTAL AND INCLUDED IN THE CONTRACTOR'S BID PRICE FOR TRENCH EXCAVATION.
11. THE CONTRACTOR SHALL RESTORE TO THEIR ORIGINAL OR BETTER CONDITION ALL IMPROVEMENTS DAMAGED AS A RESULT OF THE CONSTRUCTION, INCLUDING PAVEMENTS, EMBANKMENT, CURBS AND GUTTERS, SIDEWALKS, DRIVEWAYS, SIGNS, LANDSCAPING, STRUCTURES, UTILITIES, WALLS, FENCES, ETC. UNLESS PROVIDED FOR SPECIFICALLY IN THE PROPOSAL, DEMOLITION AND RESTORATION OF EXISTING ITEMS SHALL BE CONSIDERED INCIDENTAL AND INCLUDED WITHIN THE CONTRACTOR'S BID PRICE FOR TRENCH EXCAVATION.
12. NO CONTRACTOR SHALL PERFORM ANY TRENCHING OPERATION SO AS TO CAUSE FALLING ROCKS, SOIL OR DEBRIS IN ANY FORM TO FALL, SLIDE OR FLOW ONTO ADJOINING PROPERTIES, STREETS OR NATURAL WATERCOURSES. SHOULD SUCH VIOLATIONS OCCUR, THE COSTS INCURRED FOR ANY REMEDIAL ACTION BY THE DIRECTOR, D.P.P. SHALL BE PAYABLE BY THE CONTRACTOR.
13. THE CONTRACTOR, AT HIS OWN EXPENSE, SHALL KEEP THE PROJECT AREA AND SURROUNDING AREA FREE FROM DUST NUISANCE, INCLUDING A DUST FENCE AT THE PERIMETER OF THE PROJECT AREA. THE WORK SHALL BE IN CONFORMANCE WITH AIR POLLUTION CONTROL STANDARDS AND REGULATIONS OF THE STATE DEPARTMENT OF HEALTH, AND COUNTY GRADING ORDINANCE.
14. TOPOGRAPHIC SURVEY WAS PERFORMED BY SAM O. HIROTA ON OCTOBER 17, 2016. HORIZONTAL COORDINATES AND AZIMUTHS ARE REFERENCED TO HAWAII STATE PLANE, ZONE 3, NAD 83 (PA11), EPOCH 2010 U.S. SURVEY FEET. AZIMUTHS ARE MEASURED CLOCKWISE FROM TRUE SOUTH. ELEVATIONS ARE REFERENCED TO BENCHMARK "SOH 70 2015", A 3½" BRASS DISK LOCATED ON THE CONCRETE SIDEWALK ON THE WEST SIDE OF PACIFIC STREET, ELEVATION= 6.639 FEET (MEAN SEA LEVEL)

PUBLIC HEALTH, SAFETY AND CONVENIENCE NOTES:

1. THE CONTRACTOR SHALL OBSERVE AND COMPLY WITH ALL FEDERAL, STATE AND LOCAL LAWS REQUIRED FOR THE PROTECTION OF PUBLIC HEALTH, SAFETY AND ENVIRONMENTAL QUALITY.
2. THE CONTRACTOR, AT HIS OWN EXPENSE, SHALL KEEP THE PROJECT AREA AND ITS SURROUNDING AREAS FREE FROM DUST NUISANCE. THE WORK SHALL BE IN CONFORMANCE WITH THE AIR POLLUTION CONTROL STANDARDS AND REGULATIONS OF THE STATE DEPARTMENT OF HEALTH. THE CITY MAY REQUIRE SUPPLEMENTARY MEASURES AS NECESSARY.
3. THE CONTRACTOR SHALL PROVIDE, INSTALL AND MAINTAIN ALL NECESSARY SIGNS, LIGHTS, FLARES, BARRICADES, MARKERS, CONES, AND OTHER PROTECTIVE FACILITIES AND SHALL TAKE ALL NECESSARY PRECAUTIONS FOR THE PROTECTION, CONVENIENCE AND SAFETY OF THE PUBLIC. THE CONTRACTOR SHALL APPLY FOR A CONSTRUCTION PERMIT WITH A NOISE POLLUTION CONTROL PLAN.
4. THE CONTRACTOR ATTENTION IS DIRECTED TO TITLE II, ADMINISTRATIVE RULES, CHAPTER 43 PUBLIC HEALTH REGULATIONS DEPARTMENT OF HEALTH, STATE OF HAWAII "COMMUNITY NOISE CONTROL FOR OAHU" IN WHICH MAXIMUM ALLOWABLE NOISE LEVELS HAVE BEEN SET. IF THE CONSTRUCTION ACTIVITIES FOR THIS PROJECT WILL EXCEED THE ALLOWABLE NOISE LEVELS, THE CONTRACTOR WILL BE REQUIRED TO OBTAIN A PERMIT FROM THE DIRECTOR OF THE DEPARTMENT OF PUBLIC HEALTH. THE CONTRACTOR SHALL OBTAIN A COPY OF CHAPTER 44B AND BECOME FAMILIAR WITH THE NOISE LEVEL RESTRICTIONS AND THE PROCEDURES FOR OBTAINING A PERMIT FOR CONSTRUCTION ACTIVITIES.

ENVIRONMENTAL CONTROL NOTES:

1. IN ACCORDANCE WITH CHAPTER 11.60.1, AIR POLLUTION CONTROL, TITLE 11, STATE ADMINISTRATIVE RULES, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING THAT EFFECTIVE CONTROL MEASURES ARE PROVIDED TO MINIMIZE OR PREVENT ANY VISIBLE DUST EMISSION CAUSED BY THE CONSTRUCTION WORK FROM ROADWAYS USED TO ENTER/EXIT THE PROJECT SITE. THESE MEASURES INCLUDE, BUT ARE NOT LIMITED TO, THE USE OF WATER WAGONS, SPRINKLER SYSTEMS, DUST FENCES, ETC.
2. IN ACCORDANCE WITH CHAPTER 11-55, WATER POLLUTION CONTROL, AND CHAPTER 11-54, WATER QUALITY STANDARDS, TITLE 11, STATE ADMINISTRATIVE RULES, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING THAT BEST MANAGEMENT PRACTICES (BMPS) ARE IMPLEMENTED TO MINIMIZE OR PREVENT THE DISCHARGE OF SEDIMENTS, DEBRIS, OR OTHER WATER POLLUTANTS INTO STATE WATERS IS PROVIDED AT ALL TIMES.
3. IN ACCORDANCE WITH CHAPTER 11-58, SOLID WASTE MANAGEMENT CONTROL, TITLE 11, STATE ADMINISTRATIVE RULES, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING THAT GRUB MATERIAL, DEMOLITION WASTE AND CONSTRUCTION WASTE GENERATED BY THE PROJECT ARE DISPOSED OF IN A MANNER OR AT A SITE APPROVED BY THE DEPARTMENT OF HEALTH. DISPOSAL OF ANY OF THIS WASTE BY BURNING IS PROHIBITED.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL APPLICABLE PERMITS FROM THE DEPARTMENT OF HEALTH, INCLUDING BUT NOT LIMITED TO, NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES) PERMITS FOR STORM WATER AND DEWATERING DISCHARGES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION WORK, IF APPLICABLE.
5. THE CONTRACTOR SHALL REMOVE ALL SILT AND DEBRIS RESULTING FROM HIS WORK AND DEPOSITED IN DRAINAGE FACILITIES, ROADWAYS, AND OTHER AREAS. THE COST INCURRED FOR ANY NECESSARY REMEDIAL ACTION BY THE COUNTY ENGINEER SHALL BE PAYABLE BY THE CONTRACTOR.
6. BMPS SHALL BE IMPLEMENTED AT ALL TIMES TO THE MAXIMUM EXTENT PRACTICABLE TO PREVENT DAMAGE BY SEDIMENTATION, EROSION OR DUST TO STREAMS, WATERCOURSES, NATURAL AREAS AND THE PROPERTY OF OTHERS.
7. IF THE CONTRACTOR OBSERVES THAT THE SEDIMENT, EROSION, AND DUST CONTROL MEASURES ARE DAMAGED, THE CONTRACTOR SHALL REPAIR THESE CONTROL MEASURES IMMEDIATELY.

NOTES FOR ENVIRONMENTAL PROTECTION:

1. ENVIRONMENTAL PROTECTION NOTES PERTAINING TO AIR AND WATER POLLUTION SHALL BE ADMINISTERED AND MONITORED BY THE DEPARTMENT OF HEALTH.
2. THE CONTRACTOR, AT HIS OWN EXPENSE, SHALL PROVIDE EFFECTIVE MEASURES FOR THE CONTROL OF FUGITIVE DUST EMISSIONS FROM THE PROJECT AND SURROUNDING AREAS CAUSED BY HIS OPERATIONS. THESE MEASURES SHALL MEET THE REQUIREMENTS OF THE STATE ADMINISTRATIVE RULES, DEPARTMENT OF HEALTH, AIR POLLUTION CONTROL (11-60.1).
3. ALL GRADING OPERATIONS SHALL BE PERFORMED IN CONFORMANCE WITH THE APPLICABLE PROVISIONS OF THE GRADING ORDINANCE TO PREVENT VIOLATION OF THE STATE ADMINISTRATIVE RULES, DEPARTMENT OF HEALTH, AIR POLLUTION CONTROL (11-54 & 11-55) DUE TO EROSION AND RUNOFF TO STATE WATERS.
4. GRUB MATERIAL, DEMOLITION WASTES, AND CONSTRUCTION WASTES SHALL BE DISPOSED OF AT AN AUTHORIZED SITE HAVING A DEPARTMENT OF HEALTH SOLID WASTE MANAGEMENT PERMIT. OPEN BURNING IS PROHIBITED.
5. PERMITS REQUIRED:
   - A. A DEWATERING MAY BE REQUIRED TO BE OBTAINED FROM THE CLEAN WATER BRANCH OF THE DEPARTMENT OF HEALTH DISCHARGING INTO STATE WATERS.
   - B. PERMIT(S) MUST BE OBTAINED PRIOR TO THE START OF ANY CONSTRUCTION ACTIVITIES.

Design Partners Incorporated
Architecture Planning Interiors

BENJAMIN W. REALICO
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APRIL 30, 2018
Expiration Date of the License

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

Revision Number/Description

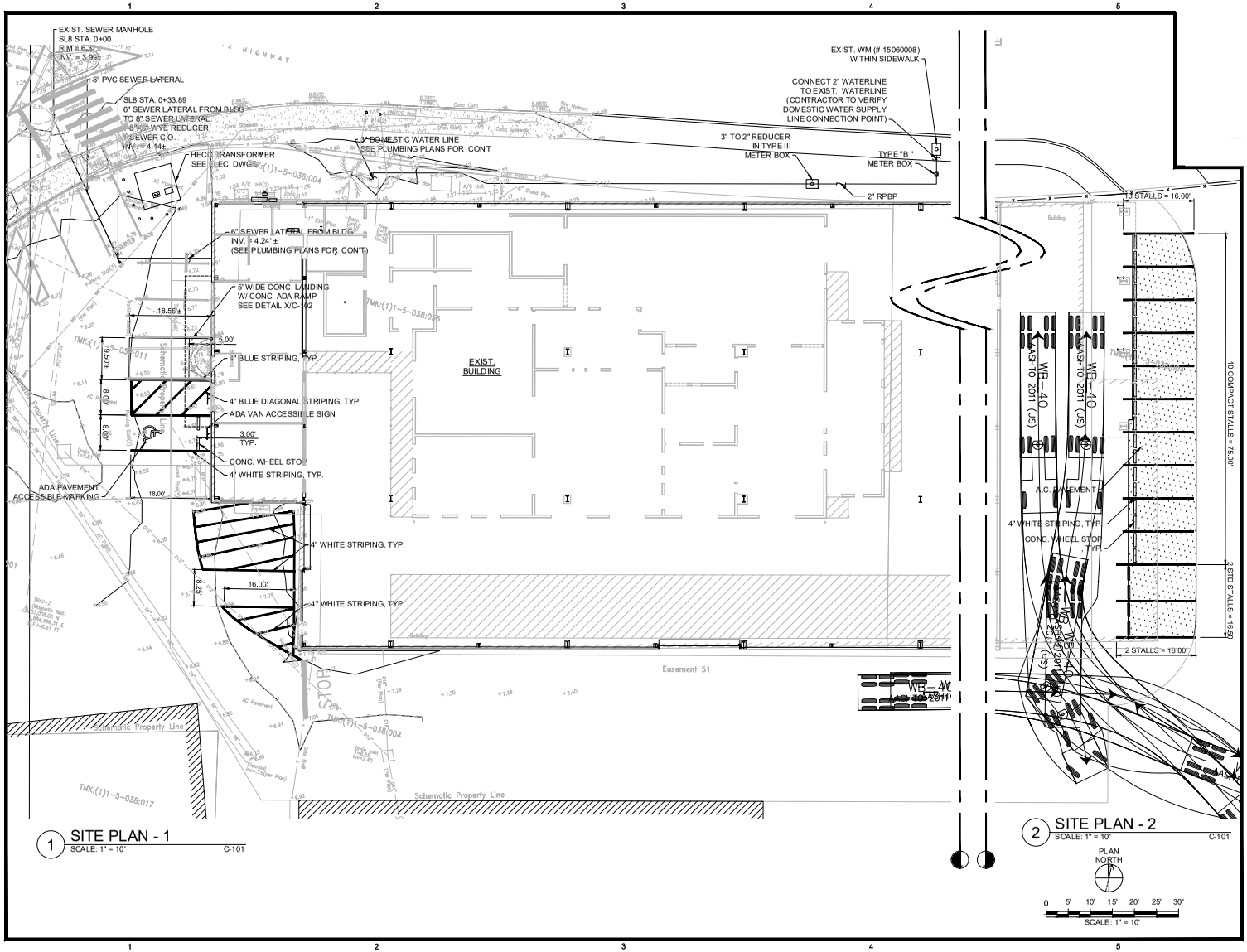
Project Name
TOELL U.S.A.
NIMITZ FACTORY
701 N NIMITZ HWY
HONOLULU, HI 96817
TMK:1-5-038:055, 1-5-038:058,
1-5-038:004, 1-5-038:011

Drawing Title
TOELL USA NIMITZ FACTORY
CIVIL NOTES

Project Number	Date	
16042	MAY 2017	
Drawn	Checked	Designed
BWR	JM	BWR

Drawing Number
C-001

Sheet No XX of ####



1 SITE PLAN - 1
SCALE: 1" = 10' C-101

2 SITE PLAN - 2
SCALE: 1" = 10' C-101

Design Partners Incorporated
Architecture Planning Interiors

BENJAMIN W. REALICO
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APRIL 30, 2018
Expiration Date of the License

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Revision Number/Description

Project Name
TOELL U.S.A.
NIMITZ FACTORY
701 N NIMITZ HWY
HONOLULU, HI 96817
TMK:1-5-038:055, 1-5-038:058,
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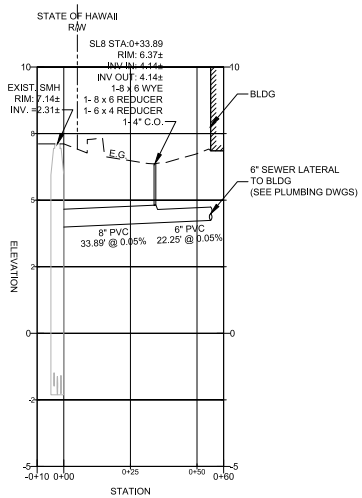
Drawing Title
TOELL USA NIMITZ FACTORY
CIVIL SITE PLAN

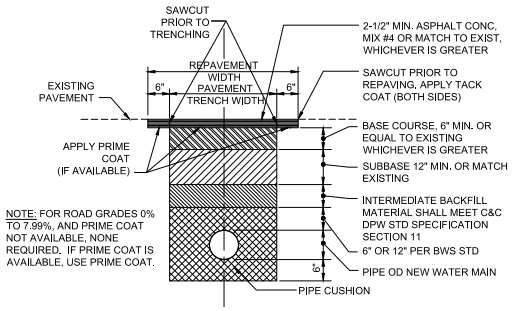
Project Number	Date	
16042	JUNE 2017	
Drawn	Checked	Designed
BWR	JM	BWR

Drawing Number
C-101

Sheet No. 007 of 129



1 SEWER LATERAL PROFILE
NO SCALE C-102

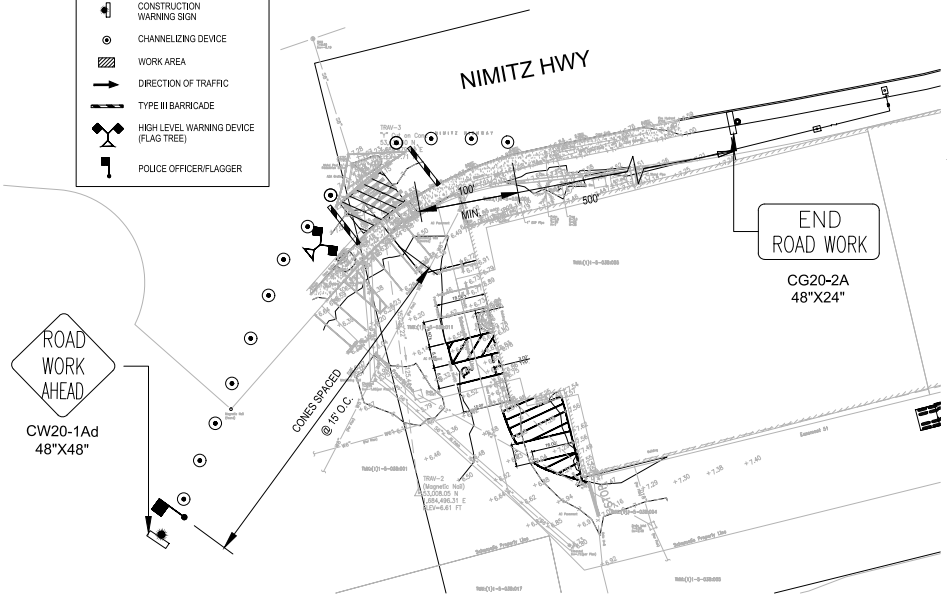


NOTE: FOR ROAD GRADES 0% TO 7.99%, AND PRIME COAT NOT AVAILABLE, NONE REQUIRED. IF PRIME COAT IS AVAILABLE, USE PRIME COAT.

2 SEWER TRENCH DETAIL
NO SCALE C-102

LEGEND

- CONSTRUCTION WARNING SIGN
- CHANNELIZING DEVICE
- WORK AREA
- DIRECTION OF TRAFFIC
- TYPE III BARRICADE
- HIGH LEVEL WARNING DEVICE (FLAG TREE)
- POLICE OFFICER/FLAGGER



3 TYPICAL TRAFFIC CONTROL PLAN FOR WORK
SCALE: 1:20 C-102

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. ALL SIGNS SHALL BE RESTORED UPON COMPLETION OF THE WORK.

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 OFFICE, THE PERMITTEE SHALL INSTALL A FLASHING ARROW SIGNAL AS SHOWN ON THE TRAFFIC CONTROL PLANS.

7. ALL TRAFFIC LANES SHALL BE A MINIMUM OF 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 USED FOR TRAFFIC CONTROL SHALL BE APPROPRIATELY COVERED TO PRECLUDE THE DISPLAY OF INAPPLICABLE SIGN MESSAGES (I.E. WHEN SIGNS HAVE MESSAGES ON BOTH FACES).

GENERAL NOTES FOR TRAFFIC CONTROL PLAN (CON'T)

10. LANE CLOSURES 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 THE REVERSE ORDER OF 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. DRIVEWAYS SHALL BE KEPT OPEN UNLESS THE OWNERS OF THE PROPERTY USING THE RIGHT-OF-WAY ARE OTHERWISE PROVIDED FOR SATISFACTORILY. FURTHER, PERMITTEE SHALL CONTROL TRAFFIC GOING IN AND OUT OF DRIVEWAYS.

13. BUFFER AND TAPER AREAS ON APPROACH TO ANY WORK SHALL BE KEPT CLEAR OF VEHICLES AND EQUIPMENT.

14. A HIGH LEVEL WARNING DEVICE (FLAG TREE) SHALL BE INSTALLED ON APPROACHES TO ALL WORK AREAS.

15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING AND/OR INSTALLING SIGNS OUTSIDE OF THE WORK AREA WHICH THE DISTRICT ENGINEER DEEMS NEEDED TO MAINTAIN A SMOOTH TRAFFIC CONTROL TRANSITION.

PLAN NORTH

0 10' 20' 30' 40' 50' 60'
SCALE: 1" = 20'

Design Partners Incorporated
Architecture Planning Interiors

BENJAMIN W. REALICA
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APRIL 30, 2018
Expiration Date of the License

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

Revision Number/Description

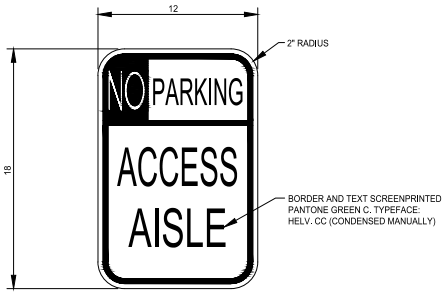
Project Name
TOELL U.S.A.
NIMITZ FACTORY
701 N NIMITZ HWY
HONOLULU, HI 96817
TMK:1-5-038:055, 1-5-038:058, 1-5-038:004, 1-5-038:011

Drawing Title
TOELL USA NIMITZ FACTORY
SEWER LATERAL PROFILE &
TRAFFIC CONTROL PLAN

Project Number	Date	
16042	JUNE 2017	
Drawn	Checked	Designed
BWR	JM	BWR

Drawing Number
C-102

Sheet No 008 of 129

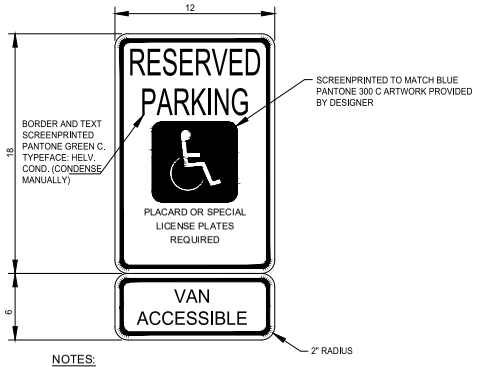


NOTES:

1. SIGN SHALL BE ALUM T6061 SHEET COVERED WITH ENGINEERING GRADE REFLECTIVE SHEETING.
2. SIGN LETTERING SHALL BE UPPERCASE LETTERS OF THE TYPE APPROVED BY THE FEDERAL HIGHWAY ADMINISTRATION.
3. ELEMENTS (TEXT AND GRAPHIC) REQUIRED ON SIGN MAY BE PLACED ON MORE THAN ONE SIGN. DIMENSIONS OF ELEMENTS ON SIGN ARE MINIMUM REQUIREMENTS.

1 C-501 ADA PARKING SIGN DETAILS

SCALE: NOT TO SCALE



NOTES:

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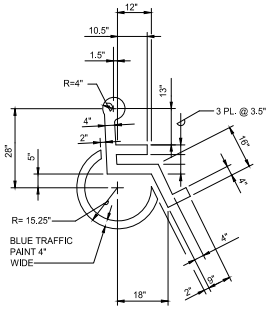
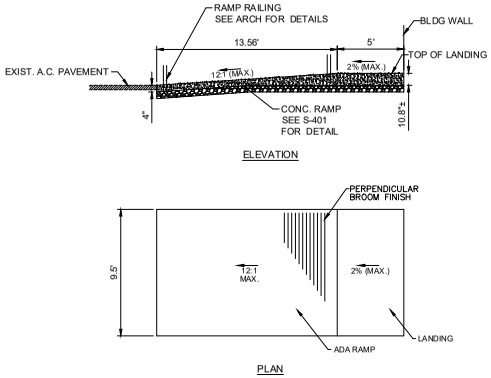
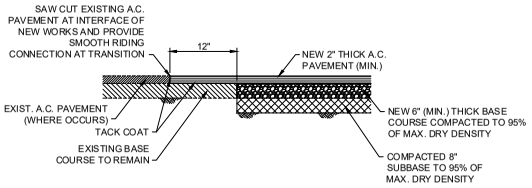




2 C-501 ADA RAMP DETAIL

SCALE: NOT TO SCALE



3 C-501 A.C. PAVEMENT SECTION & CONNECTION

SCALE: NOT TO SCALE

Design Partners Incorporated
Architecture Planning Interiors

BENJAMIN W. REALICO LICENSED PROFESSIONAL ENGINEER No. 11337-C HAWAII U.S.A.

Signature
APRIL 30, 2018
Expiration Date of the License

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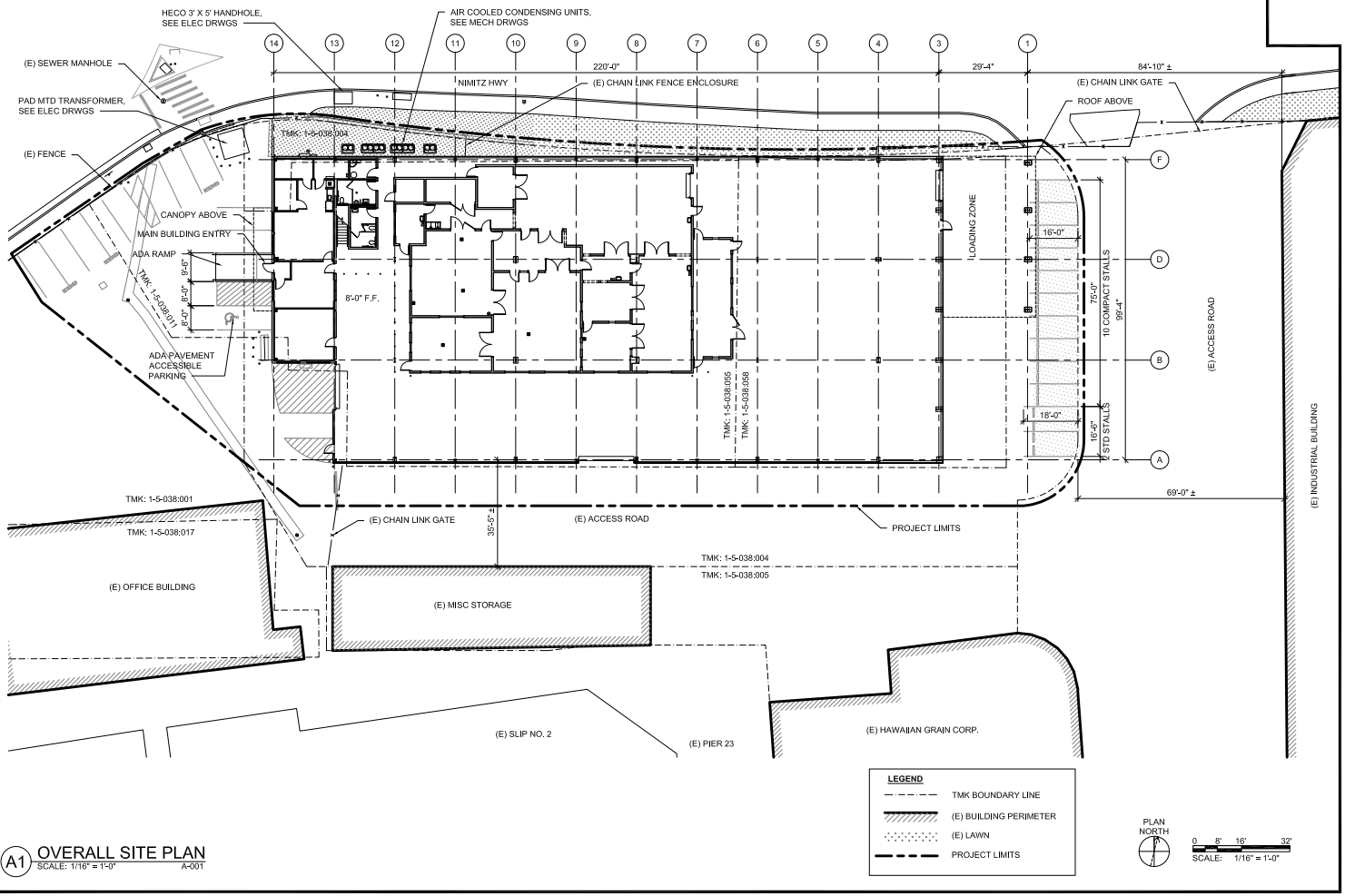
Project Name
TOELL U.S.A.
NIMITZ FACTORY
701 N NIMITZ HWY
HONOLULU, HI 96817
TMK:1-5-038:055, 1-5-038:058, 1-5-038:004, 1-5-038:011

Drawing Title
TOELL USA NIMITZ FACTORY
CIVIL DETAILS

Project Number	Date	
16042	JUNE 2017	
Drawn	Checked	Designed
BWR	JM	BWR

Drawing Number
C-501

Sheet No 009 of 129



A1 OVERALL SITE PLAN
SCALE: 1/16" = 1'-0" A-001

Design Partners Incorporated
Architecture Planning Interiors

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APRIL 30, 2018
Expiration Date of the License

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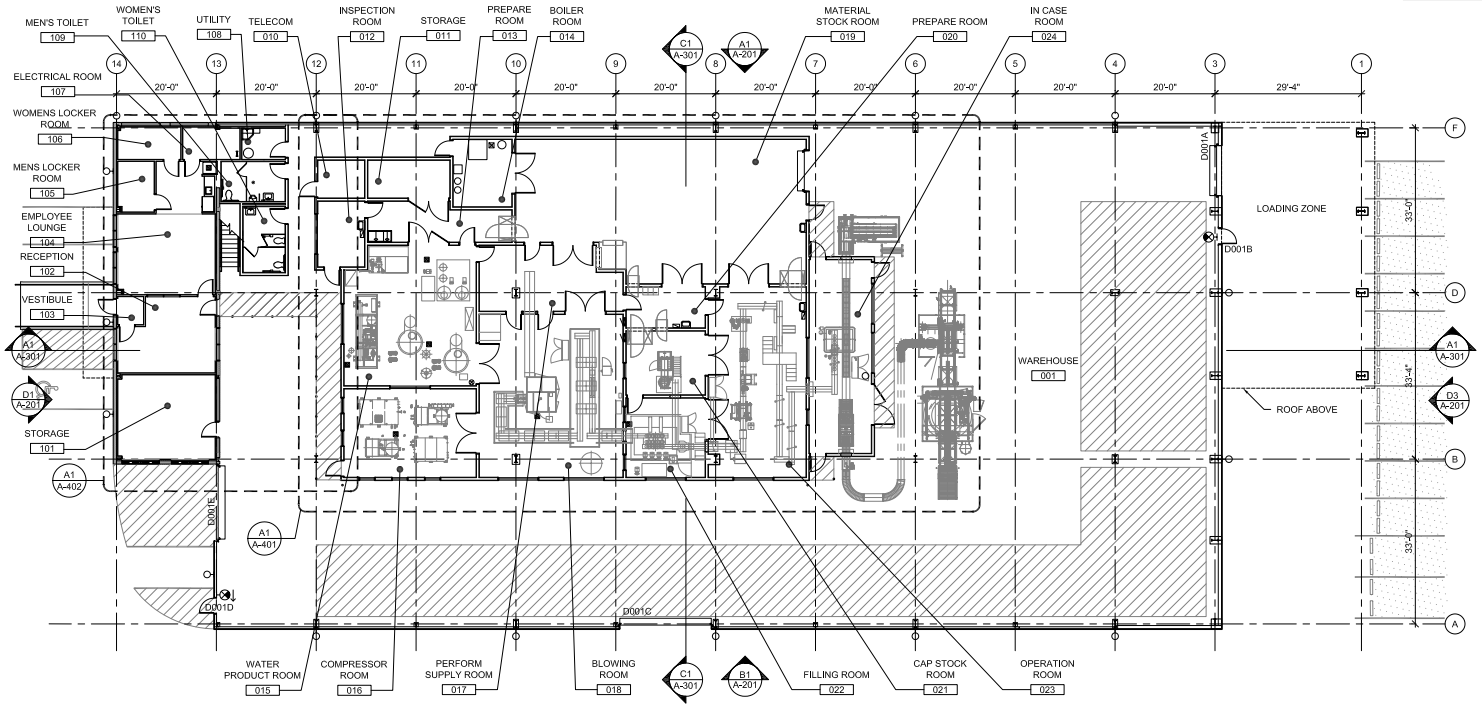
TOELL U.S.A.
NIMITZ FACTORY
701 N NIMITZ HWY
HONOLULU, HI 96817
TMK:1-5-038:055, 1-5-038:058,
1-5-038:004, 1-5-038:011

Drawing Title
SITE PLAN

Project Number	Date	
16042	JUNE 2017	
Drawn	Checked	Designed
JM	KS	KE

Drawing Number
A-001

Sheet No 010 of 129



LEGEND

- ILLUMINATED EXIT SIGN, WALL-MOUNTED
- WALL PACK, WALL-MOUNTED
- PAVEMENT STRIPING

NOTE:
1. SEE SHT A-501 FOR DOOR SCHEDULE.
2. SEE SHT A-502 FOR WINDOW SCHEDULE.
3. SEE SHT A-503 FOR ROOM FINISH SCHEDULE.
4. SEE SHT A-504 FOR PARTITION SCHEDULE.

PLAN NORTH

SCALE: 3/32" = 1'-0"

A1 OVERALL FIRST FLOOR PLAN

SCALE: 3/32" = 1'-0" A-101

Design Partners Incorporated
Architecture Planning Interiors

KENDALL ELLINGWOOD III
LICENSED PROFESSIONAL ARCHITECT
No. 9075
HAWAII, U.S.A.

Signature

APRIL 30, 2018
Expiration Date of the License

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Revision Number/Description

Project Name

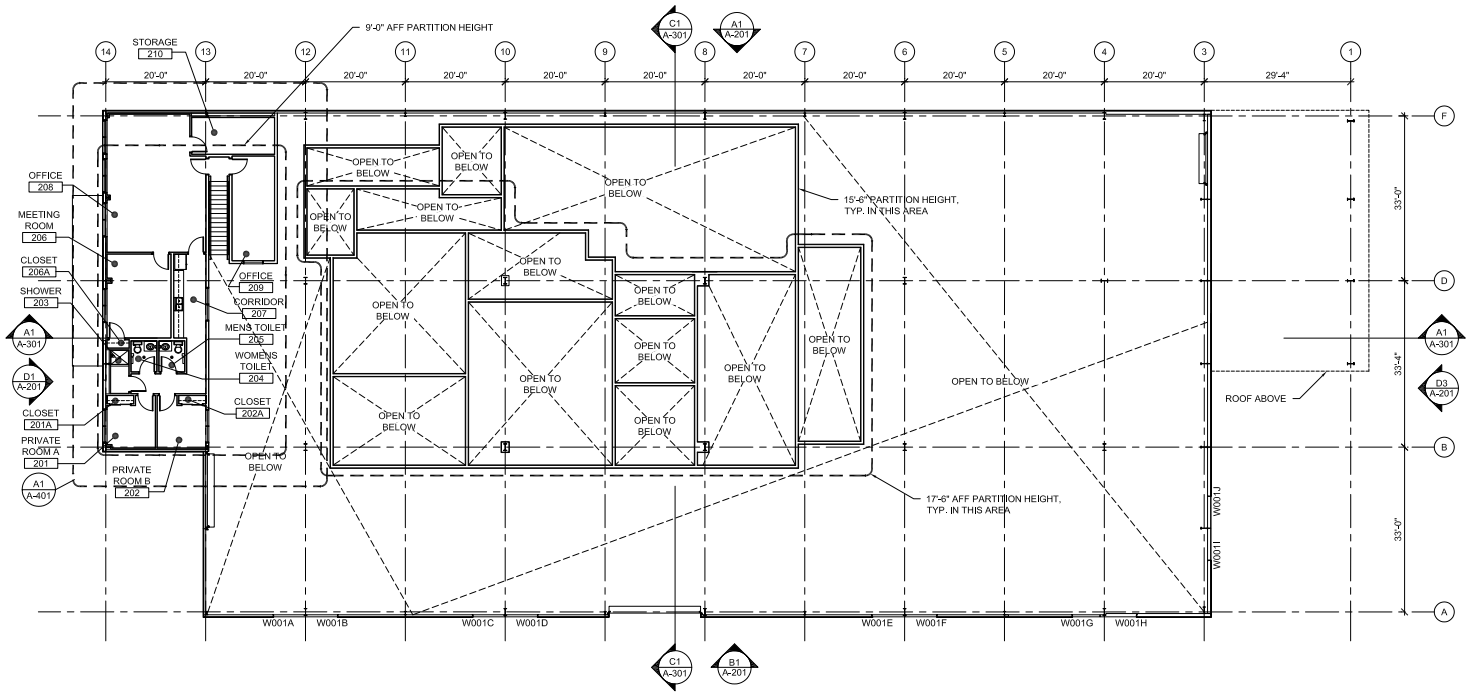
TOELL U.S.A.
NIMITZ FACTORY
701 N NIMITZ HWY
HONOLULU, HI 96817
TMK:1-5-038:055, 1-5-038:058,
1-5-038:004, 1-5-038:011

Drawing Title
OVERALL FIRST FLOOR PLAN

Project Number	Date	
16042	JUNE 2017	
Drawn	Checked	Designed
JM	KS	KE

Drawing Number
A-101

Sheet No 011 of 129



A1 OVERALL SECOND FLOOR PLAN
SCALE: 3/32" = 1'-0" A-102

PLAN NORTH

0 4' 8' 16'
SCALE: 3/32" = 1'-0"

Design Partners Incorporated
Architecture Planning Interiors

KENDALL ELLINGWOOD VII
LICENSED PROFESSIONAL ARCHITECT
No. 9075
HAWAII, U.S.A.

Signature
APRIL 30, 2018
Expiration Date of the License

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Revision Number/Description

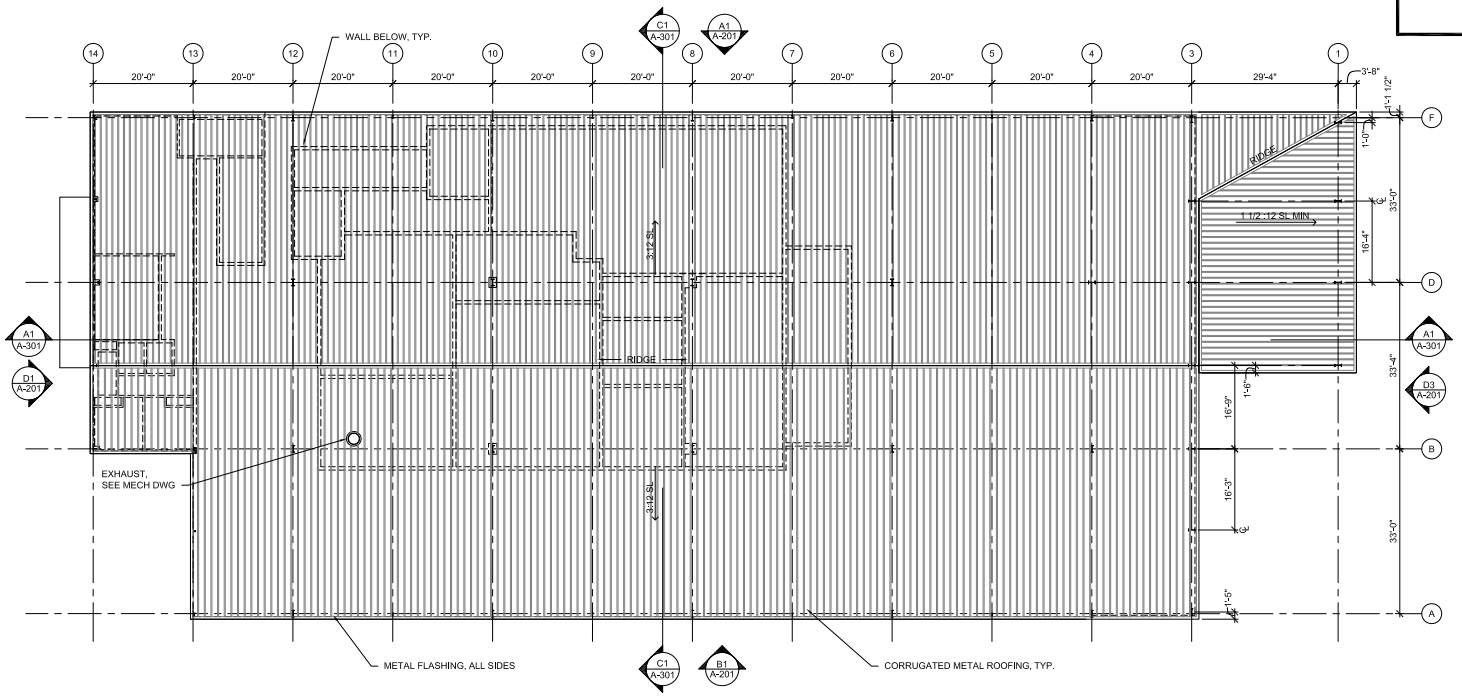
Project Name
TOELL U.S.A.
NIMITZ FACTORY
701 N NIMITZ HWY
HONOLULU, HI 96817
TMK:1-5-038:055, 1-5-038:058,
1-5-038:004, 1-5-038:011

Drawing Title
OVERALL SECOND FLOOR PLAN

Project Number	Date	
16042	JUNE 2017	
Drawn	Checked	Designed
JM	KS	KE

Drawing Number
A-102

Sheet No 012 of 129



LEGEND

	CORRUGATED METAL ROOFING
----------	WALLS BELOW, TYP.

PLAN NORTH

0 4' 8' 16'
SCALE: 3/32" = 1'-0"

A1 OVERALL ROOF PLAN
SCALE: 3/32" = 1'-0" A-103

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Project Name
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701 N NIMITZ HWY
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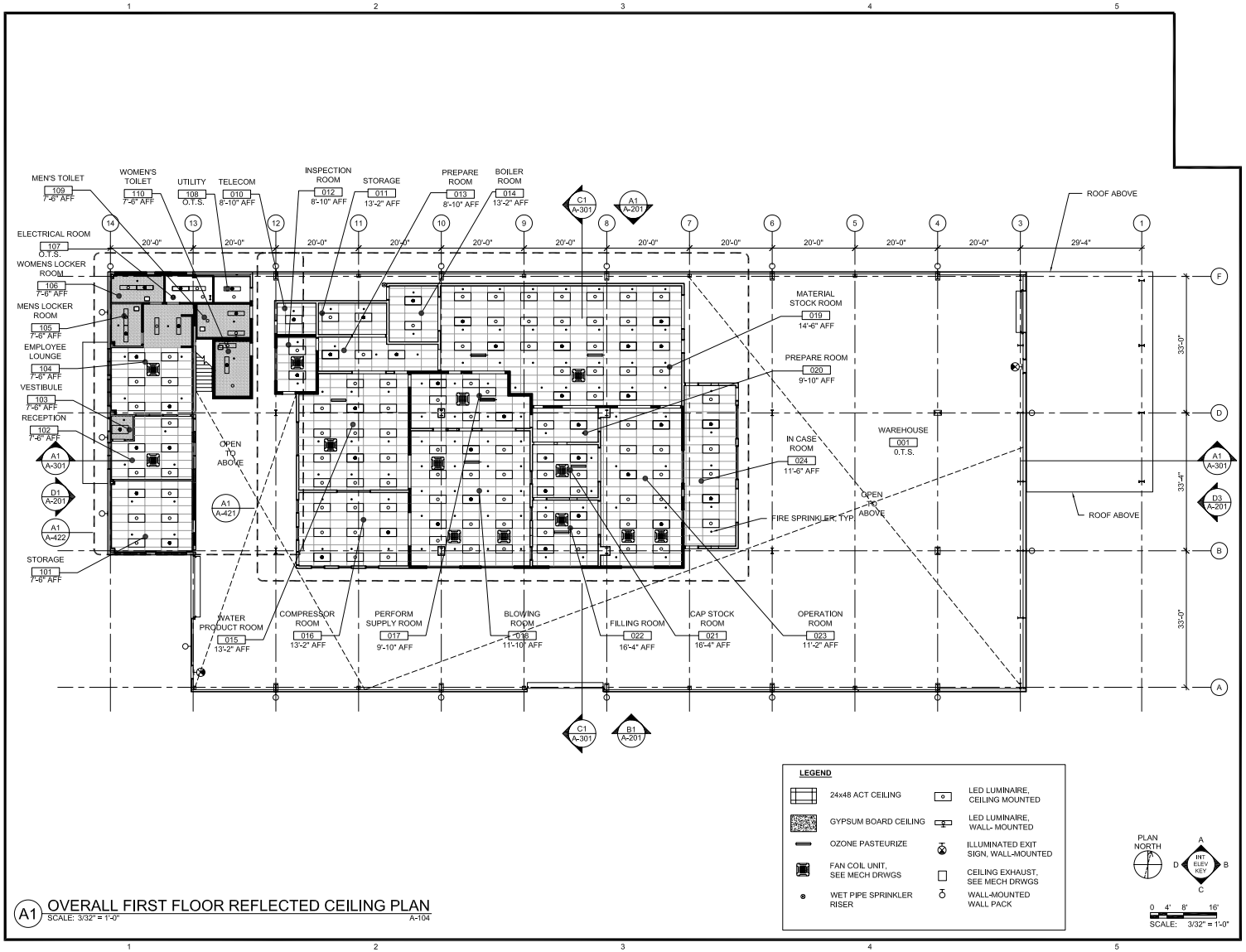
TMK:1-5-038:055, 1-5-038:058,
1-5-038:004, 1-5-038:011

Drawing Title
OVERALL ROOF PLAN

Project Number	Date	
16042	JUNE 2017	
Drawn	Checked	Designed
JM	KS	KE

Drawing Number
A-103

Sheet No 013 of 129



A1 OVERALL FIRST FLOOR REFLECTED CEILING PLAN
SCALE: 3/32" = 1'-0"
A-104

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Architecture Planning Interiors

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Revision Number/Description

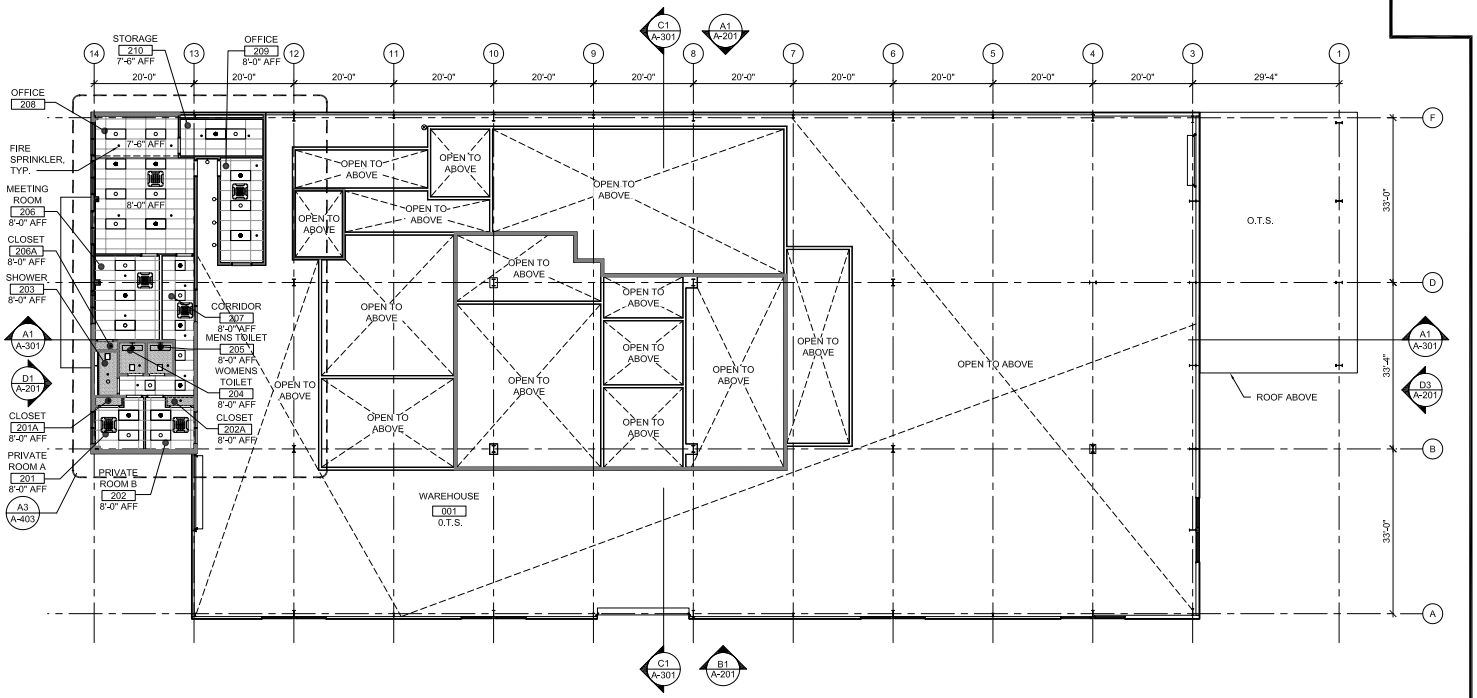
Project Name
TOELL U.S.A.
NIMITZ FACTORY
701 N NIMITZ HWY
HONOLULU, HI 96817
TMK:1-5-038:055, 1-5-038:058,
1-5-038:004, 1-5-038:011

Drawing Title
OVERALL FIRST FLOOR REFLECTED CEILING PLAN

Project Number	Date	
16042	JUNE 2017	
Drawn JM	Checked KS	Designed KE

Drawing Number
A-104

Sheet No 014 of 129



LEGEND

- 24x48 ACT CEILING
- GYPSUM BOARD CEILING
- OZONE PASTEURIZE
- FAN COIL UNIT, SEE MECH DRWGS
- WALL EXHAUST
- WET PIPE SPRINKLER RISER
- LED LUMINAIRE, CEILING MOUNTED
- LED LUMINAIRE, WALL- MOUNTED
- ILLUMINATED EXIT SIGN, WALL-MOUNTED
- CEILING EXHAUST, SEE MECH DRWGS
- WALL-MOUNTED WALL PACK

PLAN NORTH

0 4' 8' 16'
SCALE: 3/32" = 1'-0"

A1 OVERALL SECOND FLOOR REFLECTED CEILING PLAN
SCALE: 3/32" = 1'-0"
A-104

Design Partners Incorporated
Architecture Planning Interiors

KENDALL ELLINGWOOD III
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No. 9075
HAWAII, U.S.A.

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APRIL 30, 2018
Expiration Date of the License

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Revision Number/Description

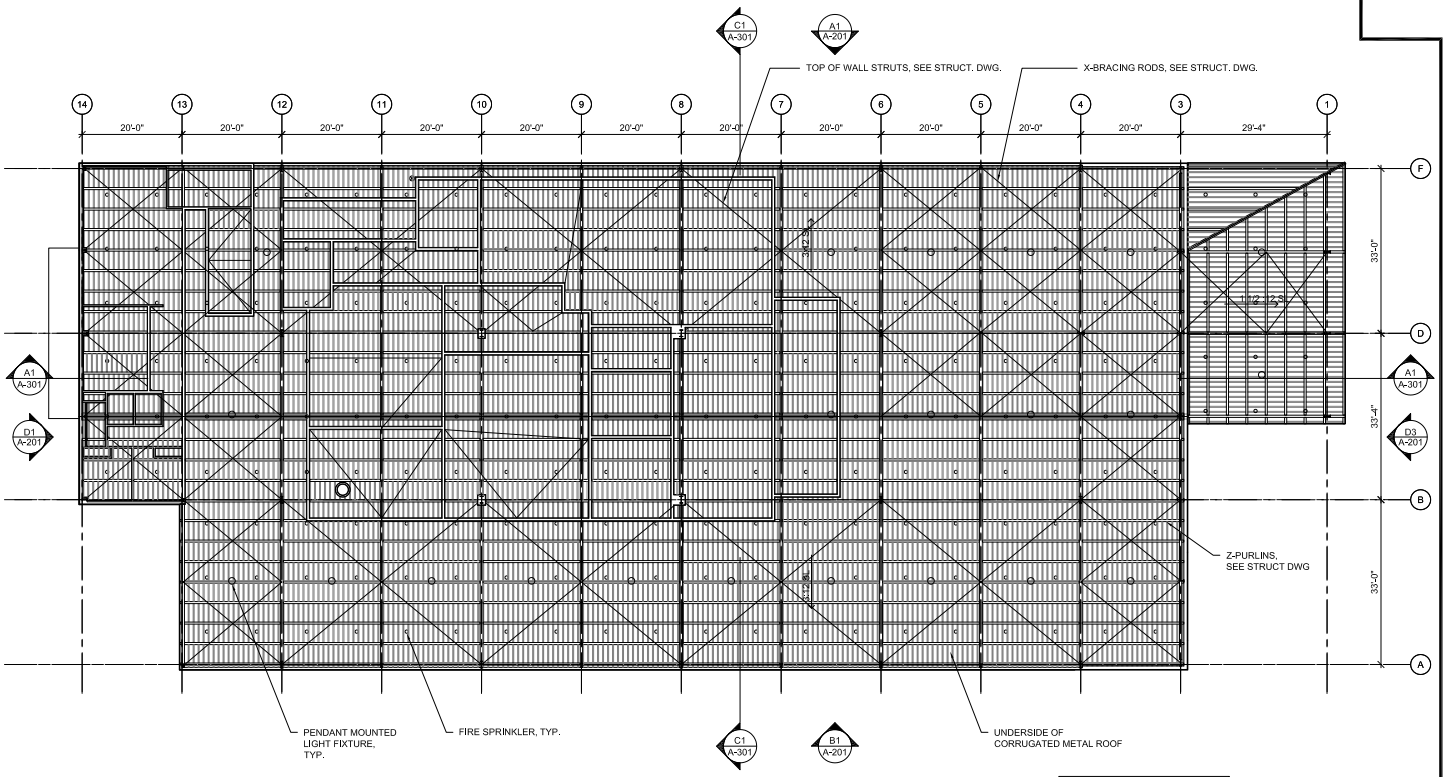
Project Name
TOELL U.S.A.
NIMITZ FACTORY
701 N NIMITZ HWY
HONOLULU, HI 96817
TMK:1-5-038:055, 1-5-038:058, 1-5-038:004, 1-5-038:011

Drawing Title
OVERALL SECOND FLOOR REFLECTED CEILING PLAN

Project Number	Date	
16042	JUNE 2017	
Drawn JM	Checked KS	Designed KE

Drawing Number
A-105

Sheet No 015 of 129



LEGEND

- WET PIPE SPRINKLER RISER
- PENDANT MOUNTED LIGHT FIXTURE
- CORRUGATED METAL ROOFING

PLAN NORTH

0 4' 8' 16'
SCALE: 3/32" = 1'-0"

A1 OVERALL UPPER REFLECTED CEILING PLAN

SCALE: 3/32" = 1'-0"

A-106

Design Partners Incorporated
Architecture Planning Interiors

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No. 9075
HAWAII, U.S.A.

Signature

APRIL 30, 2018
Expiration Date of the License

This work was prepared by me or under my supervision and I am a licensed architect in the State of Hawaii.

Revision Number/Description

Project Name

TOELL U.S.A.
NIMITZ FACTORY
701 N NIMITZ HWY
HONOLULU, HI 96817
TMK:1-5-038:055, 1-5-038:058, 1-5-038:004, 1-5-038:011

Drawing Title

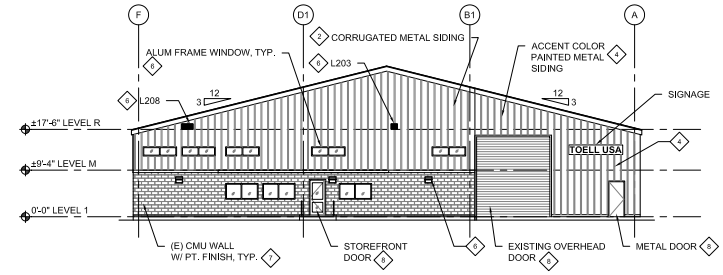
OVERALL UPPER REFLECTED CEILING PLAN

Project Number	Date	
16042	JUNE 2017	
Drawn	Checked	Designed
JM	KS	KE

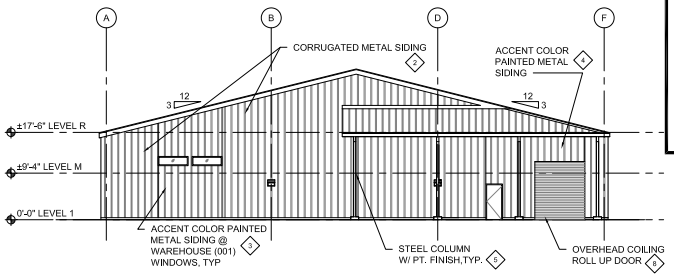
Drawing Number

A-106

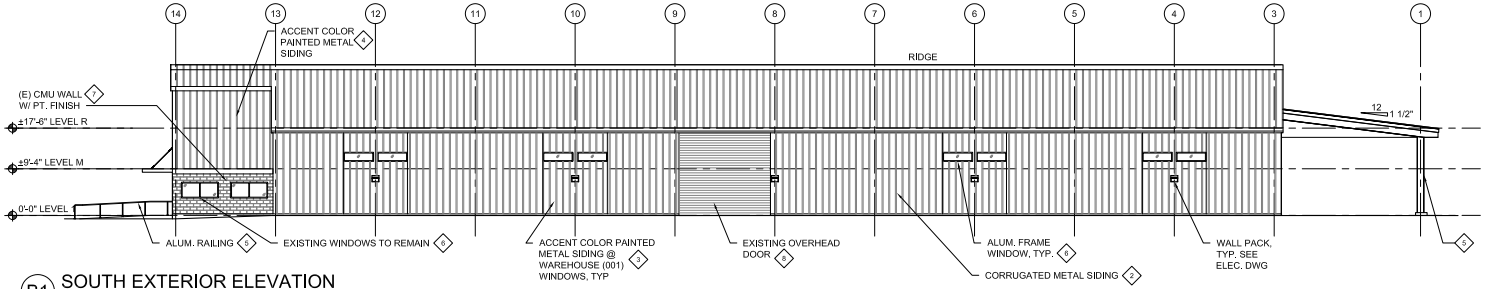
Sheet No 016 of 129



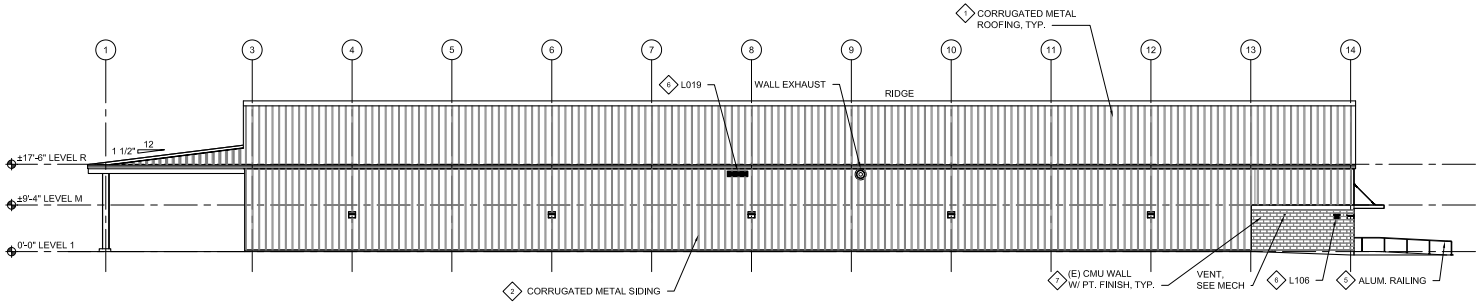
D1 WEST EXTERIOR ELEVATION
SCALE: 3/32" = 1'-0" A-201



D3 EAST EXTERIOR ELEVATION
SCALE: 3/32" = 1'-0" A-201



B1 SOUTH EXTERIOR ELEVATION
SCALE: 3/32" = 1'-0" A-201



A1 NORTH EXTERIOR ELEVATION
SCALE: 3/32" = 1'-0" A-201

0 4' 8' 16'
SCALE: 3/32" = 1'-0"

NOTE: SEE SHEET A-301 FOR EXTERIOR FINISH SCHEDULE

Design Partners Incorporated
Architecture Planning Interiors

KENDALL ELLINGWOOD III
LICENSED PROFESSIONAL ARCHITECT
No. 9075
HAWAII, U.S.A.

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APRIL 30, 2018
Expiration Date of the License

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Revision Number/Description

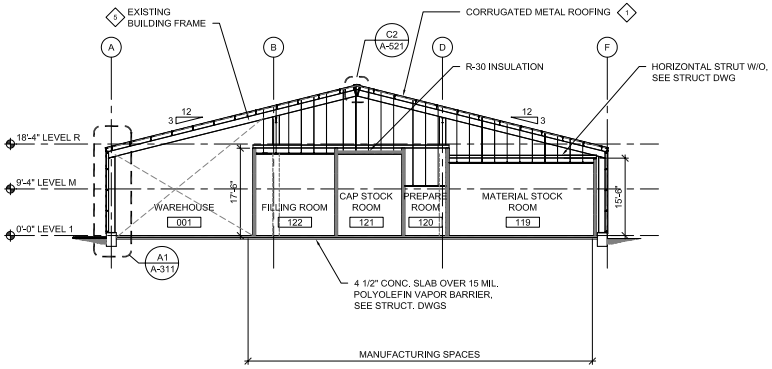
Project Name
TOELL U.S.A.
NIMITZ FACTORY
701 N NIMITZ HWY
HONOLULU, HI 96817
TMK:1-5-038:055, 1-5-038:058,
1-5-038:004, 1-5-038:011

Drawing Title
EXTERIOR ELEVATIONS

Project Number	Date	
16042	JUNE 2017	
Drawn	Checked	Designed
JM	KS	KE

Drawing Number
A-201

Sheet No. 017 of 129



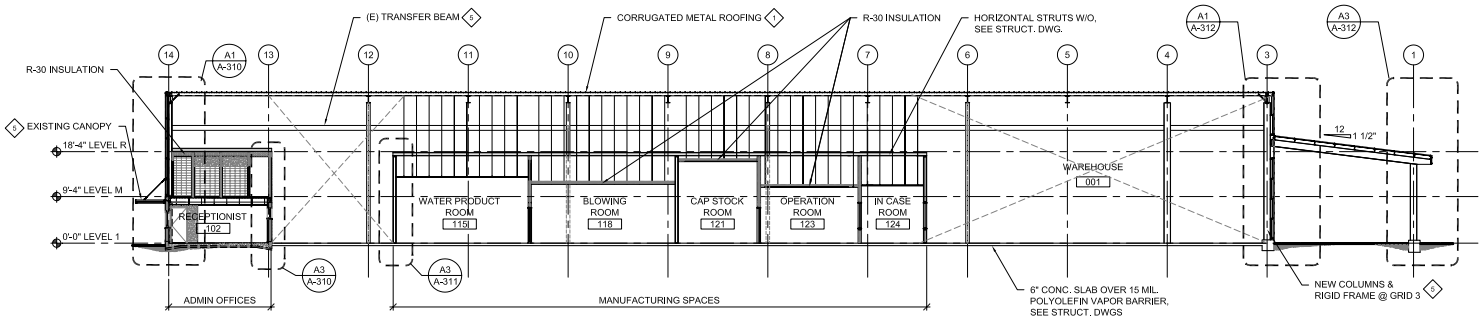
C1 BUILDING SECTION A
SCALE: 3/32" = 1'-0" A-301

EXTERIOR FINISH SCHEDULE

SYMBOL	DESCRIPTION	PRODUCT / COLOR NAME / NUMBER	REMARKS
1	CORRUGATED METAL ROOFING - EXTERIOR SURFACE	LIGHT BLUE, 872B6	FACTORY FINISH STANDARD COLOR
2	CORRUGATED METAL SIDING - PT FINISH 1	MAUNA KEA WHITE, 5M189756	FACTORY FINISH STANDARD COLOR
3	CORRUGATED METAL SIDING - PT FINISH 2	PARCHMENT, 5M189826	FACTORY FINISH STANDARD COLOR
4	CORRUGATED METAL SIDING - PT FINISH 3	LIGHT BLUE, 872B6	FACTORY FINISH STANDARD COLOR
5	HIGH PERFORMANCE PAINT	REGAL BLUE, 872B4	ALUM. RAILING AND ALL EXPOSED PRIMARY STEEL STRUCTURAL MEMBERS
6	LOUVERS, WINDOWS, AND WALL BAND	LIGHT BLUE, 872B6	FACTORY FINISH STANDARD COLOR
7	PAINT	PARCHMENT, 5M189826	CMU WALLS
8	STEEL DOORS	REGAL BLUE, 872B4	FACTORY FINISH STANDARD COLOR

ELEVATION NOTE:

1. MANUFACTURER NAMES, COLOR AND SPEC NUMBERS SHOWN TO ESTABLISH DESIRED MATERIAL COLOR ONLY.
2. CONTRACTOR IS RESPONSIBLE FOR ALIGNING ALL GROOVES, JOINTS, MULLIONS, ETC., EXACTLY AS SHOWN ON THE EXTERIOR ELEVATIONS.



A1 BUILDING SECTION B
SCALE: 3/32" = 1'-0" A-301

0 4' 8' 16'
SCALE: 3/32" = 1'-0"

Design Partners Incorporated
Architecture Planning Interiors

KENDALL ELLINGWOOD III LICENSED PROFESSIONAL ARCHITECT No. 9075 HAWAII, U.S.A.

Signature
APRIL 30, 2018
Expiration Date of the License

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Revision Number/Description

Project Name
TOELL U.S.A.
NIMITZ FACTORY
701 N NIMITZ HWY
HONOLULU, HI 96817
TMK:1-5-038:055, 1-5-038:058, 1-5-038:004, 1-5-038:011

Drawing Title
BUILDING SECTIONS

Project Number	Date	
16042	JUNE 2017	
Drawn	Checked	Designed
JM	KS	KE

Drawing Number
A-301

Sheet No. 018 of 129

APPENDIX B
Summary of Findings
Element Environmental, LLC

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element environmental llc
environmental · engineering · water resources

March 22, 2017

Mr. John Manuia
Design Partners
1580 Makaloa St. Suite 1100
Honolulu, HI 96814

Via email: jmanuia@designpartnersinc.com

Subject: **Summary of Findings**
TOELL USA Nimitz Facility
701 N. Nimitz Highway
TMKs: (1) 1-5-038: Parcels 055 and 058
Honolulu, Oahu, Hawaii

Dear Mr. Manuia:

Element Environmental, LLC is pleased to submit this summary of findings for the above-referenced site, based on the following:

- Review of site history;
- Review of environmental databases and local, readily available regulatory files; and
- Interview with local regulatory agencies about the subject property.

We understand that the purpose of the proposed work is to evaluate potential environmental concerns associated with the historical use and proposed renovation of the site.

We appreciate the opportunity to work with you on this project. Should you have any questions, please call me on my cell at 551-9552.

Sincerely,

Arlene H. Campbell

Arlene H. Campbell, L.G.
Senior Geologist

Attachments

98-030 Hekaha Street, Unit 9, Aiea, Hawaii 96701 **tel:** (808) 488-1200 **fax:** (808) 488-1300

element environmental llc
environmental · engineering · water resources

SUMMARY OF FINDINGS

TOELL USA Nimitz Facility
701 N. Nimitz Highway
TMKs: (1) 1-5-038: Parcels 055 and 058
Honolulu, Oahu, Hawaii

Introduction

The subject property is located at 701 North Nimitz Highway in the Iwilei District of Honolulu, Oahu, Hawaii, and consists of two developed parcels of land; Tax Map Keys (TMKs): (1) 1-5-038: parcels 055 and 058. The site is occupied by a large steel frame warehouse on a concrete slab foundation, which is currently vacant. Both parcels are owned by the State of Hawaii and are under the control of the Department of Transportation – Harbors Division (HDOT-HAR) (City and County of Honolulu [CCH] 2017).

The Iwilei District encompasses 315 acres within the Honolulu Harbor area and is bordered by Piers 17 through 38 to the south, Nuuanu Stream to the east, Kapalama Drainage Canal to the west, and Dillingham Boulevard and North King Street to the north. Figure 1, below shows the site location, circled in red.

In late 1994, due to the long history of petroleum releases, State of Hawaii Department of Health (HDOH) determined that the Honolulu Harbor needed to be investigated as an area-wide project. The HDOH determined that environmental investigations should be conducted through a cooperative effort by facilities where contamination was previously found, or past releases were believed to have occurred, facilities connected by fuel pipelines, and facilities believed to be contributors based on their business activities.

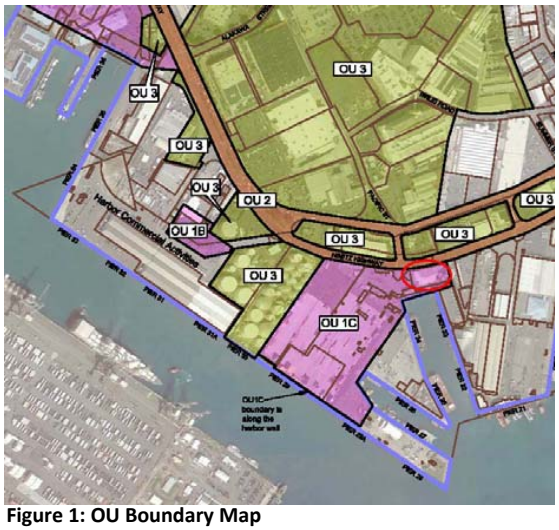


Figure 1: OU Boundary Map

The Iwilei District Participating Parties, LLC (IDPP) was created, and conducts site assessment work and, as necessary, response actions and remediation to address the effects of historical petroleum hydrocarbon releases in the Iwilei District under Chapter 128D of the Hawaii Environmental Response Law, and Title 11, Chapter 451 of the State Contingency Plan. This work is governed by the Scope of Work of the Enforceable Agreement between the IDPP and the HDOH Hazard Evaluation and Emergency Response (HEER) Office.

Information discussed in this *Summary of Findings* was obtained from the following documents provided by the HDOH HEER Office and the IDPP Group:

1. Sanborn Maps (Multiple Years).

2. University of Hawaii (UH) 1959. Aerial Photograph 2-9 GS-VXJ. January 19.
3. The Fuel Oil Polishing Company of Hawaii, Inc. (FOPCO) 1993. *Underground Storage Tank Closure, Waldren Feed Mill, Honolulu, Hawaii, DOH Facility ID. 9-100852.* December 8.
4. Wilson Okamoto and Associates, Inc. (WOA), 1995. *HFM Feed Manufacturing Plant, Honolulu, Hawaii, Final Environmental Assessment and Negative Declaration*. March.
5. HDOH 2007. Underground Storage Tank (UST) and Leaking UST Database.
6. Aqui-Ver, Inc. (AVI) 2009. *Light Non-Aqueous Phase Liquid Conceptual Site Model Report, Operable Unit (OU) 1C & Contiguous Portions of Operable Units 2 & 3*. June.
7. Strategic Engineering & Science (SES) 2011. *Iwilei District OU1C Environmental Hazard Management Plan, Version 2.0*. May 5.
8. SLR International Corporation (SLR) 2015. *Iwilei District OU1C Long Term Monitoring Plan.* October 2.

Site Description

The site is located within IDPP Operating Unit 1C (OU1C), which consists of approximately 18.5 acres and is located in the area of Honolulu Harbor Piers 24 through 29. The OU is bounded by Nimitz Highway to the north, the segment of OUIC adjacent to Pier 30 to the west, the Pier 29 bulkhead and Honolulu Harbor to the south, and pier bulkheads to the east.

The 33 parcels that comprise OU1C are currently controlled by the HDOT-HAR. The area is mostly paved and primarily used by Matson Navigation Company as an automobile offloading, loading, and staging area. Three commercial buildings, including the warehouse on the subject property, are located on the northeastern portion of OU1C.

The topography is flat with no topographic features of note and the elevation ranges between five and eight feet above mean sea level. Near-surface groundwater occurs in the shallow fill and sediments of the caprock aquifer at depths from 3 to 8 feet below ground surface (bgs). This groundwater has been classified as a sedimentary aquifer, brackish, and non-potable. A lower aquifer is located approximately 600 feet below surface and is reported to be separated from the overlying non-potable aquifer by impermeable cap rock (Mink and Lau 1990). The lower aquifer is classified as a basalt aquifer and is used for drinking water inland of the state-designated Underground Injection Control (UIC) line (AVI 2009).

Site History

Dredging and filling of the tidal areas of Honolulu Harbor commenced in 1840, and many industrial and maritime uses were established by the early 1900s as the harbor expanded. Honolulu Harbor has been the location of observed petroleum releases dating back to the early 1900s. The site vicinity was used for petroleum storage and distribution as early as 1910. Oil spills and releases in the harbor and the

surrounding area were reported as early as the 1920s. These releases were from numerous sources, including spills and releases from ships, barges, other vehicles, tanks, and pipelines.

For the most part, the historical use of the subject property was obtained by reviewing Sanborn Maps. In 1950 (Sanborn), the site, located southwest of, and adjacent to Hart Street (Standard Oil Road), was occupied by a junkyard and a small office. Sometime prior to 1955 (Sanborn), the junkyard was removed; however, the site remained undeveloped. Hart Street (Nimitz Highway) was still located adjacent to the northwest (Sanborn 1955). The current warehouse was constructed sometime between 1955 and 1959 (UH).

HFM Feed Manufacturing Plant (HFM) first erected a grain elevator consisting of ten storage silos at Honolulu Harbor's Pier 23 in 1951. The HFM site encompassed a portion of an approximately 0.815-acre parcel (TMK: [1] 1-5-038: parcel 005) at Pier 23 of Honolulu Harbor. By 1955, the HFM consisted of a grain elevator, which included 20 storage silos standing 160 feet high and an attached warehouse, to support the adjacent flour mill facility on the subject property (WOA 1995). Figure 2, below shoes the silos.

From 1963 to 1978 (Sanborn), the warehouse is listed as Albers Milling Co., Feed Warehouse No. 45. There is a maintenance shop, a boiler room, a feed mill, a grain bin, and a grain tank located on the northeast end of the warehouse. An overhead conveyor ran from the grain elevator located adjacent to the southeast of the warehouse. Nimitz Highway is located adjacent to the northwest.

In 1985 (Sanborn), the warehouse is listed as Carnation Co., Feed Warehouse No. 45. Nothing else has changed from 1978. In the mid-1990s Carnation Co. sold their operation to Fred L. Waldron & Co. Ltd.

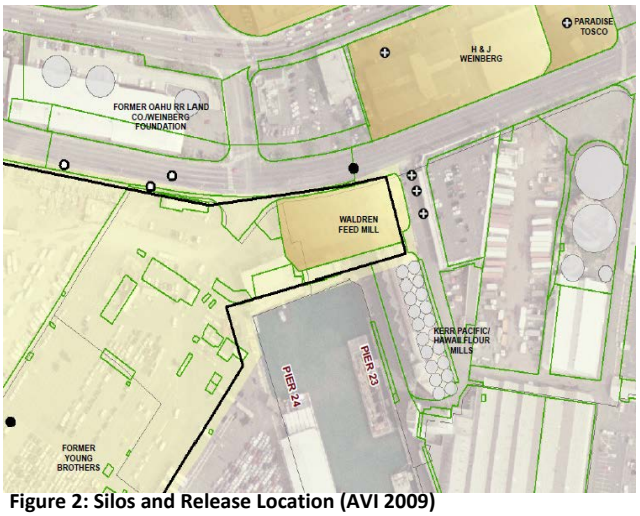


Figure 2: Silos and Release Location (AVI 2009)

Petroleum Releases on Adjacent Properties

In 1956 and 1967, three USTs were installed at 701 North Nimitz Highway, a parcel adjacent to the northeast of the subject property (TMK: [1] 1-5-038: parcel 005) (HDOH). The three USTs included one 1,000-gallon UST with "other" listed as its product, one 550-gallon gasoline UST, and one 8,000-gallon diesel UST, all owned by the Hawaiian Grain Corp. (Facility ID 9-100852) (HDOH 2007). The three USTs are indicated by "plus" signs on the adjacent figure.

In 1993, the FOPCO removed all three of the USTs and associated piping from the adjacent site, which included one 550-gallon gasoline, one 1,000-gallon Bunker "C" oil, and one 8,000-gallon diesel UST.

Figure 2, extracted from the UST Closure Report (1993) is attached and shows the tank locations. The following were observed for all three of the USTs:

- Visual signs of soil staining and sensory detection of petroleum leakage in soils surrounding the UST.
- Visual holes and structural integrity failures were also observed throughout the UST.
- Random soil samples of the tank excavation indicated the presence of volatile compounds.
- Groundwater was encountered in the vicinity of the 8,000-gallon diesel UST at a depth of 10 feet bgs. Groundwater was not encountered within any other excavations.
- Soil and groundwater sample results indicated that petroleum constituents were present at concentrations exceeding HDOH action levels at the time.

In 1998, the UST release (Release ID 920157) management was transferred from the HDOH Solid and Hazardous Waste Branch to the HEER Office. There are no available records indicating that the contaminated soil and groundwater were ever addressed, and were later included as part of the IDPP process.

A petroleum release has also been reported from a pipeline located near Nimitz Highway, north of the subject property (indicated by the black dot above the site on the Figure 2). No additional information regarding this release was available.

Based on the reported releases and the history of the site vicinity, it is not unreasonable to assume petroleum-impacted media is present beneath the subject property.

Honolulu Harbor Environmental Hazard Management

In the 1960s, reports of oil spills (primarily attributed to the pipelines serving the harbor area) and the presence of below ground, free petroleum product began to increase. The pipelines are no longer used, and most have been drained, plugged and/or grouted; however, a few pipeline segments may currently contain small amounts of separate phase hydrocarbon (SPH) that could not be removed during pipeline draining and plugging operations (AVI 2009).

Numerous environmental investigations have been performed in OU1C, including boring advancement and test pit excavations for soil sampling, monitoring well installation and groundwater sampling, dual phase extraction, and soil gas measurements. Details of these investigations are summarized in several documents prepared for IDPP; however, none were readily available for review. According to the documents reviewed for this summary, with the exception of one groundwater monitoring well (MW-24), located south of the warehouse (green dot in

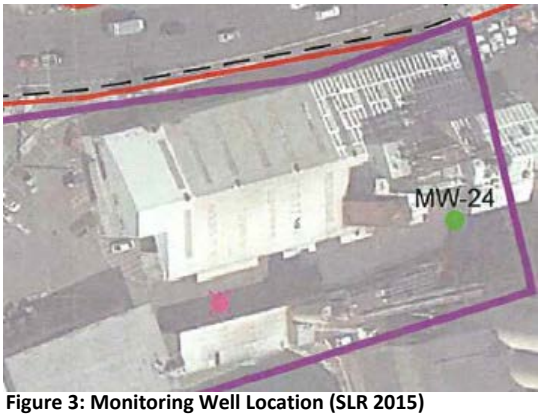


Figure 3: Monitoring Well Location (SLR 2015)

Figure 3), there have been no investigation activities undertaken on the subject property. Monitoring well MW-24 is listed as being monitored on an interim basis only (SLR 2015).

Typical impacts within OU1C, and those potentially present beneath the subject property include the presence of:

- Potentially hazardous constituents of concern (COCs) in the soil, groundwater, and soil gas;
- SPH, soil that has been coated or stained by SPH, and groundwater that contains dissolved constituents likely originating from SPH; and
- Soil gas impacted by constituents such as methane that volatilize from the SPH and are the result of SPH bio-degradation (AVI 2009).

Management of the petroleum-impacted media is required, as necessary, during future excavation activities where exposure could pose a risk to construction workers, or during dewatering activities when management of impacted groundwater could pose an environmental risk. The management procedures for future construction are addressed in the Iwilei District OU1C Environmental Hazard Management Plan (EHMP), Version 2.0 (SES 2011). The EHMP describes procedures that the landowner and/or tenant must follow during future construction. IDPP provides clarification of the procedures expected, as well as other assistance.

Conclusions

Based on the information provided in the documents reviewed during the preparation of this summary, E2 concludes the following:

1. It is likely, based on the historical petroleum releases reported in the vicinity of the subject property, that soil, groundwater, and soil vapor have been negatively impacted by petroleum-related COCs.
2. Indoor air monitoring for volatile organic compounds (VOCs) may be required prior to renewed building occupancy; particularly in enclosed areas (lower offices) where the concrete flooring is cracked/damaged.
3. Intrusive construction activities which may result in worker exposure to contaminated soil, soil vapor, and/or groundwater, will require preparation of project specific EHMPs to manage potential exposure risks. EHMPs require review and approval by the HDOH HEER Office and review by IDPP.
4. Phase II Environmental Site Assessment may be necessary prior to intrusive construction activities to evaluate the presence/absence and nature and magnitude of petroleum-impacted media.

Summary of Soil Sample Results
Geotechnical Boring Monitoring and Sampling
701 N. Nimitz Highway

On March 8 and 9, 2017, Element Environmental LLC (E2) personnel monitored geotechnical boring activities performed at 701 N. Nimitz Highway. E2 also collected a total of six soil samples from soil cores/cuttings; two samples from each of the three soil borings advanced at the site (see attached *Boring Location Map*).

Soil samples were analyzed for the following:

- Total Petroleum Hydrcarbons (TPH) as Diesel Range Organics (DRO) and Residual Range Organics (RRO);
- TPH as Gasoline Range Organics (TPH-GRO);
- Volatile Organic Compounds (VOCs);
- Semi-volatile Organic Compounds (SVOCs);
- Organochlorine (OCl) Pesticides;
- Polychlorinated Biphenyls (PCBs); and
- RCRA 8 Metals (arsenic, barium, cadmium, chromium, lead, selenium, silver, mercury).

Soil sample results were compared to State of Hawaii Department of Health (HDOH) Environmental Action Levels (EALs) for sites where groundwater is not a current or potential source of drinking water and the site is less than 150 meters to a surface water body (HDOH Summer 2016 revised November 2016).

Several of the tested analytes were detected in all six soil of the soil samples collected from the three soil borings; however, only four of the six samples (collected from borings B-1 and B-2) contained analytes at concentrations exceeding HDOH EALs. Table 1, below, summarizes the sample results that exceed HDOH EALs for Commercial/Industrial (C/I) Land Use. *Master Table 1*, which summarizes all of the results, and the Laboratory Report are attached to this summary.

Table 1: Soil Sample Results

Analyte	HDOH C/I EALs (mg/kg)	B-1 3'	B-1 7-7.5'	B-2 2-3.5'	B-2 8-8.5'
		3/9/2017	3/9/2017	3/8/2017	3/8/2017
Total Petroleum Hydrocarbons (TPH) (mg/kg)					
Diesel Range Organics (DRO)	**500**	**800**[Y]	**10,000**	**630**[Y]	**1,300**
Residual Range Organics (RRO)	**1000**	**1,600**	170[JY]	**1,100**	93
Semi-Volatile Organic Hydrocarbons (SVOCs) (mg/kg)					
2-Methylnaphthalene	**1.9**	ND < 1.5	**8.8**[J]	ND < 1.6	ND < 0.54

Red font indicates that HDOH Residential and Commercial/Industrial (C/I) land use EALs exceeded.
ND = The sample specific detection limit does not support the regulatory requirement
mg/kg = milligrams per kilogram
J = Result is < the reporting limit but ≥ to the method detection limit and the concentration is an approximate value.
Y = Sample exhibits chromatographic pattern which does not resemble standards.

Soil sample results and associated potential environmental hazards identified for both shallow subsurface and capillary fringe soils are summarized below.

Shallow Subsurface Soil (2 to 3.5 feet below ground surface [bgs]):

- *TPH DRO* was detected in the vicinity of borings B-1 and B-2 at concentrations of 800 and 630 milligrams per kilogram (mg/kg), respectively, exceeding the HDOH C/I EAL of 500 mg/kg. Potential environmental hazards that may be associated with these concentrations include direct exposure, gross contamination, leaching to groundwater, and vapor emissions to indoor air.
- *TPH RRO* was detected in the vicinity of borings B-1 and B-2 at concentrations of 1,600 and 1,100 mg/kg, respectively, exceeding the HDOH C/I EAL of 1,000 mg/kg. Potential environmental hazards that may be associated with these concentrations includes leaching to groundwater.

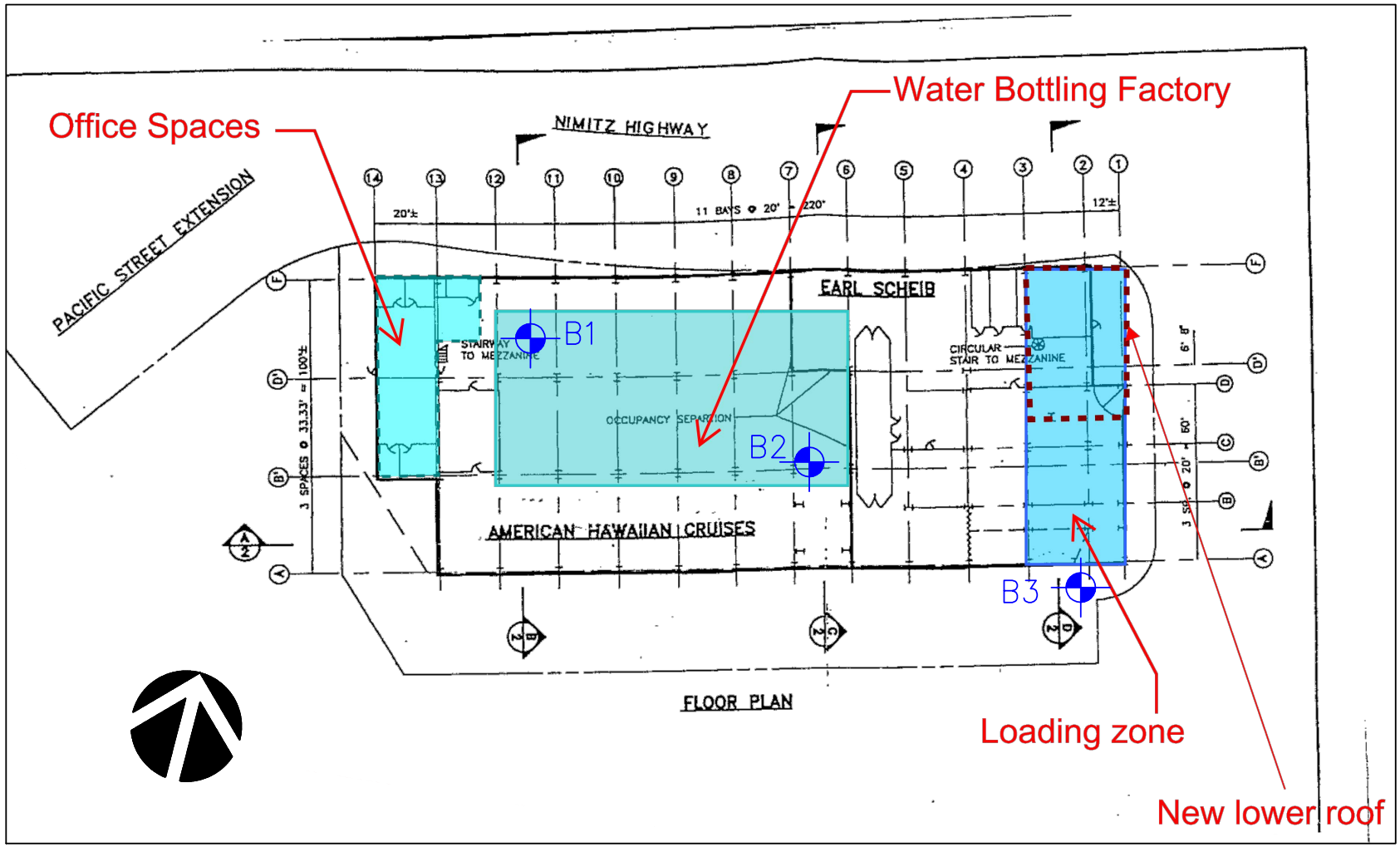
Capillary Fringe Soil (7 to 8.5 feet bgs):

- *TPH DRO* was detected in the vicinity of borings B-1 and B-2 at concentrations of 10,000 and 1,300 mg/kg, respectively, exceeding the HDOH C/I EAL of 500 mg/kg. Potential environmental hazards that may be associated with these concentrations include direct exposure, gross contamination, leaching to groundwater, and vapor emissions to indoor air.
- *2-Methylnaphthalene* was detected in the vicinity of boring B-1 at a concentrations of 8.8 mg/kg, respectively, exceeding the HDOH C/I EAL of 1.9 mg/kg. Leaching to groundwater is the only potential environmental hazards that may be associated with this concentration.

Based on the soil sample results, E2 concludes:

1. Contaminants of potential concern (COPC) are present in both shallow subsurface and capillary fringe soils beneath the concrete warehouse foundation at concentrations that exceed HDOH C/I EALs. Potential environmental hazards associated with the COPC concentrations encountered in shallow subsurface soil include direct exposure, gross contamination, leaching to groundwater, and vapor emissions to indoor air. Potential environmental hazards associated with the COPC concentrations encountered in capillary fringe soil is limited to leaching to groundwater.
2. Additional soil characterization should not be required in support of proposed redevelopment/ construction activities.
3. The existing Exposure Hazard Management Plan (EHMP) for OU1C is adequate to address potential environmental hazards and soil management requirements associated with the impacted media present beneath the warehouse foundation.

E2 recommends that the client consult with the HDOH Hazardous Evaluation and Emergency Response Office and Iwilei District Participating Parties, LLC (IDPP) regarding additional environmental investigation/monitoring and/or hazard management requirements (if any) for the proposed redevelopment/ construction activities.



LEGEND

Approximate location of borings

GRAPHIC SCALE:

0 25 50 100 FT.

1" = 50'

Reference: Site Plan provided by Design Partners Incorporated on October 31, 2016.

Toell USA Pure Hawaiian Water Nimitz Factory

HIRATA & ASSOCIATES, INC.

Geotechnical Engineering

W.O. 16-6016

BORING LOCATION PLAN

Plate A2.2

Table 1: Soil Sampling Analytical Results

Analyte	HDOH Residential EALs (mg/kg)	HDOH C/I EALs (mg/kg)	B-1 3'		B-1 7-7.5'		B-2 2-3.5'		B-2 8-8.5'		B-3 3-4.5'		B-3 9'	
			286869-005		286869-006		286869-003		286869-004		286869-001		286869-002	
			3/8/2017		3/8/2017		3/8/2017		3/8/2017		3/8/2017		3/8/2017	
			Result	RL/ Qualifier	Result	RL/ Qualifier	Result	RL/ Qualifier	Result	RL/ Qualifier	Result	RL/ Qualifier	Result	RL/ Qualifier
Total Petroleum Hydrocarbons (TPH) (mg/kg) (SW-846 8015B/5035)														
Diesel Range Organics (DRO)	260	500	800	Y	10,000		630	Y	1,300		83	Y	240	
Gasoline Range Organics (GRO)	100	400	3.7	J	320	Y	34	Y	8	Y	0.79	J	9.3	Y
Residual Range Organics (RRO)	500	1000	1,600		170	JY	1,100		93		120		110	
MBTEX (mg/kg) (SW-846 8260B/5035)														
Methyl tert butyl ether (MtBE)	2.3	4.1	ND	0.3	ND	1.5	ND	0.28	ND	0.32	ND	0.27	ND	0.34
Benzene	0.77	4.25	ND	0.3	ND	1.5	ND	0.28	ND	0.32	ND	0.27	ND	0.34
Toluene	0.8	0.8	ND	0.3	ND	1.5	ND	0.28	ND	0.32	ND	0.27	ND	0.34
Ethylbenzene	0.9	0.9	ND	0.3	ND	1.5	ND	0.28	ND	0.32	ND	0.27	ND	0.34
Xylenes, Total	1.4	1.4	ND	0.3	ND	1.5	ND	0.28	ND	0.32	ND	0.27	ND	0.34
Volatile Organic Hydrocarbons (VOCs) (mg/kg) (SW-846 8260B/5035)														
1,1,1,2-Tetrachloroethane	0.32	0.32	ND	0.3	ND	1.5	ND	0.28	ND	0.32	ND	0.27	ND	0.34
1,1,1-Trichloroethane	1.2	1.2	ND	0.3	ND	1.5	ND	0.28	ND	0.32	ND	0.27	ND	0.34
1,1,2,2-Tetrachloroethane	0.01	0.08	ND	0.3	ND	1.5	ND	0.28	ND	0.32	ND	0.27	ND	0.34
1,1,2-Trichloroethane	0.0089	0.062	ND	0.3	ND	1.5	ND	0.28	ND	0.32	ND	0.27	ND	0.34
1,1-Dichloroethane	0.38	1.9	ND	0.3	ND	1.5	ND	0.28	ND	0.32	ND	0.27	ND	0.34
1,1-Dichloroethene (1,1-DCE)	4.2	4.2	ND	0.3	ND	1.5	ND	0.28	ND	0.32	ND	0.27	ND	0.34
1,2-Dichlorobenzene (1,2-DCB)	1	1	ND	0.3	ND	1.5	ND	0.28	ND	0.32	ND	0.27	ND	0.34
1,2-Dichloroethane	0.023	0.17	ND	0.3	ND	1.5	ND	0.28	ND	0.32	ND	0.27	ND	0.34
1,2-Dichloropropane	0.06	0.44	ND	0.3	ND	1.5	ND	0.28	ND	0.32	ND	0.27	ND	0.34
1,3-Dichlorobenzene (1,3-DCB)	2.5	2.5	ND	0.3	ND	1.5	ND	0.28	ND	0.32	ND	0.27	ND	0.34
1,4-Dichlorobenzene (1,4-DCB)	0.055	0.4	ND	0.3	ND	1.5	ND	0.28	ND	0.32	ND	0.27	ND	0.34
Bromobenzene	NS	NS	ND	0.3	ND	1.5	ND	0.28	ND	0.32	ND	0.27	ND	0.34
Bromodichloromethane	0.016	0.12	ND	0.3	ND	1.5	ND	0.28	ND	0.32	ND	0.27	ND	0.34
Bromoform	2	2	ND	0.3	ND	1.5	ND	0.28	ND	0.32	ND	0.27	ND	0.34
Bromomethane	0.22	0.76	ND	0.61	ND	2.9	ND	0.57	ND	0.63	ND	0.55	ND	0.68
Carbon Tetrachloride	0.1	0.73	ND	0.3	ND	1.5	ND	0.28	ND	0.32	ND	0.27	ND	0.34
Chlorobenzene	1.5	1.5	ND	0.3	ND	1.5	ND	0.28	ND	0.32	ND	0.27	ND	0.34
Chloroethane	11	11	ND	0.61	ND	2.9	ND	0.57	ND	0.63	ND	0.55	ND	0.68
Chloroform	0.03	0.19	ND	0.3	ND	1.5	ND	0.28	ND	0.32	ND	0.27	ND	0.34
Chloromethane	4	11	ND	0.61	ND	2.9	ND	0.57	ND	0.63	ND	0.55	ND	0.68
cis-1,2-Dichloroethene	0.36	2.5	ND	0.3	ND	1.5	ND	0.28	ND	0.32	ND	0.27	ND	0.34
cis-1,3-Dichloropropene	NS	NS	ND	0.3	ND	1.5	ND	0.28	ND	0.32	ND	0.27	ND	0.34
Dibromochloromethane	0.029	0.34	ND	0.3	ND	1.5	ND	0.28	ND	0.32	ND	0.27	ND	0.34
Dibromomethane	NS	NS	ND	0.3	ND	1.5	ND	0.28	ND	0.32	ND	0.27	ND	0.34
Trichlorotrifluoroethane (Freon 113)	NS	NS	ND	0.3	ND	1.5	ND	0.28	ND	0.32	ND	0.27	ND	0.34
Dichlorodifluoromethane (Freon 12)	NS	NS	ND	0.61	ND	2.9	ND	0.57	ND	0.63	ND	0.55	ND	0.68
Methylene Chloride	22	36	ND	1.2	ND	5.8	ND	1.1	ND	1.3	ND	1.1	ND	1.4
Naphthalene	3.1	3.1	ND	0.3	0.49	J	ND	0.28	ND	0.32	ND	0.27	ND	0.34
Tetrachloroethene (PCE)	0.1	0.71	ND	0.3	ND	1.5	ND	0.28	ND	0.32	ND	0.27	ND	0.34
trans-1,2-Dichloroethylene	3.6	25	ND	0.3	ND	1.5	ND	0.28	ND	0.32	ND	0.27	ND	0.34

Table 1: Soil Sampling Analytical Results

Analyte	HDOH Residential EALs (mg/kg)	HDOH C/I EALs (mg/kg)	B-1 3'		B-1 7-7.5'		B-2 2-3.5'		B-2 8-8.5'		B-3 3-4.5'		B-3 9'	
			286869-005		286869-006		286869-003		286869-004		286869-001		286869-002	
			3/8/2017		3/8/2017		3/8/2017		3/8/2017		3/8/2017		3/8/2017	
			Result	RL/ Qualifier	Result	RL/ Qualifier	Result	RL/ Qualifier	Result	RL/ Qualifier	Result	RL/ Qualifier	Result	RL/ Qualifier
trans-1,3-Dichloropropene	NS	NS	ND	0.3	ND	1.5	ND	0.28	ND	0.32	ND	0.27	ND	0.34
Trichloroethylene (TCE)	0.089	0.62	0.06	J	ND	1.5	ND	0.28	ND	0.32	ND	0.27	ND	0.34
Trichlorofluoromethane	NS	NS	ND	0.3	ND	1.5	ND	0.28	ND	0.32	ND	0.27	ND	0.34
Vinyl Chloride	0.036	1	ND	0.61	ND	2.9	ND	0.57	ND	0.63	ND	0.55	ND	0.68
Semi-Volatile Organic Hydrocarbons (SVOCs) (mg/kg) (SW-846 8270C/3550B)														
1,2,4-Trichlorobenzene	0.16	1.4	ND	7.5	ND	76	ND	8.1	ND	2.7	ND	0.89	ND	1.6
1,2-Dichlorobenzene (1,2-DCB)	1	1	ND	7.5	ND	76	ND	8.1	ND	2.7	ND	0.89	ND	1.6
1,3-Dichlorobenzene (1,3-DCB)	2.5	2.5	ND	7.5	ND	76	ND	8.1	ND	2.7	ND	0.89	ND	1.6
1,4-Dichlorobenzene (1,4-DCB)	0.055	0.4	ND	7.5	ND	76	ND	8.1	ND	2.7	ND	0.89	ND	1.6
2,4,5-Trichlorophenol	0.5	0.5	ND	7.5	ND	76	ND	8.1	ND	2.7	ND	0.89	ND	1.6
2,4,6-Trichlorophenol	0.31	0.31	ND	7.5	ND	76	ND	8.1	ND	2.7	ND	0.89	ND	1.6
2,4-Dichlorophenol	0.073	0.073	ND	7.5	ND	76	ND	8.1	ND	2.7	ND	0.89	ND	1.6
2,4-Dimethylphenol	9.8	9.8	ND	7.5	ND	76	ND	8.1	ND	2.7	ND	0.89	ND	1.6
2,4-Dinitrophenol	1.1	1.1	ND	15	ND	150	ND	16	ND	5.4	ND	1.8	ND	3.1
2,4-Dinitrotoluene (2,4-DNT)	0.87	0.87	ND	7.5	ND	76	ND	8.1	ND	2.7	ND	0.89	ND	1.6
2,6-Dinitrotoluene (2,6-DNT)	0.37	1.5	ND	7.5	ND	76	ND	8.1	ND	2.7	ND	0.89	ND	1.6
2-Chloronaphthalene	NS	NS	ND	7.5	ND	76	ND	8.1	ND	2.7	ND	0.89	ND	1.6
2-Chlorophenol	0.12	0.12	ND	7.5	ND	76	ND	8.1	ND	2.7	ND	0.89	ND	1.6
2-Methylnaphthalene	1.9	1.9	ND	1.5	8.8	J	ND	1.6	ND	0.54	ND	0.18	ND	0.31
2-Methylphenol	NS	NS	ND	7.5	ND	76	ND	8.1	ND	2.7	ND	0.89	ND	1.6
2-Nitroaniline	NS	NS	ND	15	ND	150	ND	16	ND	5.4	ND	1.8	ND	3.1
2-Nitrophenol	NS	NS	ND	15	ND	150	ND	16	ND	5.4	ND	1.8	ND	3.1
3,3'-Dichlorobenzidine	1.2	2.4	ND	15	ND	150	ND	16	ND	5.4	ND	1.8	ND	3.1
3-Nitroaniline	NS	NS	ND	15	ND	150	ND	16	ND	5.4	ND	1.8	ND	3.1
4,6-Dinitro-2-methylphenol	NS	NS	ND	15	ND	150	ND	16	ND	5.4	ND	1.8	ND	3.1
4-Bromophenyl phenyl ether	NS	NS	ND	7.5	ND	76	ND	8.1	ND	2.7	ND	0.89	ND	1.6
4-Chloro-3-methylphenol	NS	NS	ND	7.5	ND	76	ND	8.1	ND	2.7	ND	0.89	ND	1.6
4-Chloroaniline	NS	NS	ND	7.5	ND	76	ND	8.1	ND	2.7	ND	0.89	ND	1.6
4-Chlorophenyl phenyl ether	NS	NS	ND	7.5	ND	76	ND	8.1	ND	2.7	ND	0.89	ND	1.6
4-Methylphenol	NS	NS	ND	7.5	ND	76	ND	8.1	ND	2.7	ND	0.89	ND	1.6
4-Nitroaniline	NS	NS	ND	15	ND	150	ND	16	ND	5.4	ND	1.8	ND	3.1
4-Nitrophenol	NS	NS	ND	15	ND	150	ND	16	ND	5.4	ND	1.8	ND	3.1
Acenaphthene	120	120	ND	1.5	ND	15	ND	1.6	ND	0.54	ND	0.18	ND	0.31
Acenaphthylene	5.5	5.5	ND	1.5	ND	15	ND	1.6	ND	0.54	ND	0.18	ND	0.31
Anthracene	4.2	4.2	ND	1.5	ND	15	ND	1.6	ND	0.54	ND	0.18	ND	0.31
Azobenzene	NS	NS	ND	7.5	ND	76	ND	8.1	ND	2.7	ND	0.89	ND	1.6
Benzo(a)anthracene	10	10	ND	1.5	ND	15	ND	1.6	ND	0.54	0.032	J	ND	0.31
Benzo(a)pyrene	1.6	2.9	ND	1.5	ND	15	ND	1.6	ND	0.54	0.03	J	ND	0.31
Benzo(b)fluoranthene	16	29	ND	1.5	ND	15	ND	1.6	ND	0.54	0.032	J	ND	0.31
Benzo(g,h,i)perylene	35	35	ND	1.5	ND	15	ND	1.6	ND	0.54	ND	0.18	ND	0.31
Benzo(k)fluoranthene	39	39	ND	1.5	ND	15	ND	1.6	ND	0.54	ND	0.18	ND	0.31

Table 1: Soil Sampling Analytical Results

Analyte	HDOH Residential EALs (mg/kg)	HDOH C/I EALs (mg/kg)	B-1 3'		B-1 7-7.5'		B-2 2-3.5'		B-2 8-8.5'		B-3 3-4.5'		B-3 9'	
			286869-005		286869-006		286869-003		286869-004		286869-001		286869-002	
			3/8/2017		3/8/2017		3/8/2017		3/8/2017		3/8/2017		3/8/2017	
			Result	RL/ Qualifier	Result	RL/ Qualifier	Result	RL/ Qualifier	Result	RL/ Qualifier	Result	RL/ Qualifier	Result	RL/ Qualifier
Benzoic acid	NS	NS	ND	38	ND	380	ND	40	ND	13	ND	4.4	ND	7.8
Benzyl alcohol	NS	NS	ND	7.5	ND	76	ND	8.1	ND	2.7	ND	0.89	ND	1.6
Bis(2-Chloroethoxy)methane	NS	NS	ND	7.5	ND	76	ND	8.1	ND	2.7	ND	0.89	ND	1.6
Bis(2-Chloroethyl)ether	0.004	0.004	ND	7.5	ND	76	ND	8.1	ND	2.7	ND	0.89	ND	1.6
Bis(2-Chloroisopropyl)ether	NS	NS	ND	7.5	ND	76	ND	8.1	ND	2.7	ND	0.89	ND	1.6
Bis(2-Ethylhexyl)phthalate	39	160	ND	7.5	ND	76	ND	8.1	ND	2.7	0.037	J	ND	1.6
Butyl benzyl phthalate	NS	NS	ND	7.5	ND	76	ND	8.1	ND	2.7	ND	0.89	ND	1.6
Chrysene	30	30	ND	1.5	ND	15	ND	1.6	ND	0.54	0.038	J	ND	0.31
Dibenz(a,h)anthracene	1.6	2.9	ND	1.5	ND	15	ND	1.6	ND	0.54	ND	0.18	ND	0.31
Dibenzofuran	NS	NS	ND	7.5	ND	76	ND	8.1	ND	2.7	ND	0.89	ND	1.6
Diethyl phthalate	3.7	3.7	ND	7.5	ND	76	ND	8.1	ND	2.7	ND	0.89	ND	1.6
Dimethyl phthalate	26	26	ND	7.5	ND	76	ND	8.1	ND	2.7	ND	0.89	ND	1.6
Di-n-butyl phthalate	NS	NS	ND	7.5	ND	76	ND	8.1	ND	2.7	ND	0.89	ND	1.6
Di-n-octyl phthalate	NS	NS	ND	7.5	ND	76	ND	8.1	ND	2.7	ND	0.89	ND	1.6
Fluoranthene	87	87	ND	1.5	ND	15	ND	1.6	ND	0.54	0.033	J	ND	0.31
Fluorene	93	93	ND	1.5	ND	15	ND	1.6	ND	0.54	ND	0.18	ND	0.31
Hexachlorobenzene	0.22	0.23	ND	7.5	ND	76	ND	8.1	ND	2.7	ND	0.89	ND	1.6
Hexachlorobutadiene	0.06	0.06	ND	7.5	ND	76	ND	8.1	ND	2.7	ND	0.89	ND	1.6
Hexachlorocyclopentadiene	NS	NS	ND	15	ND	150	ND	16	ND	5.4	ND	1.8	ND	3.1
Hexachloroethane	0.68	0.68	ND	7.5	ND	76	ND	8.1	ND	2.7	ND	0.89	ND	1.6
Indeno(1,2,3-cd)pyrene	16	29	ND	1.5	ND	15	ND	1.6	ND	0.54	ND	0.18	ND	0.31
Isophorone	10	10	ND	7.5	ND	76	ND	8.1	ND	2.7	ND	0.89	ND	1.6
Naphthalene	3.1	3.1	ND	1.5	ND	15	ND	1.6	ND	0.54	ND	0.18	ND	0.31
Nitrobenzene	5.6	14	ND	7.5	ND	76	ND	8.1	ND	2.7	ND	0.89	ND	1.6
N-Nitrosodimethylamine	NS	NS	ND	7.5	ND	76	ND	8.1	ND	2.7	ND	0.89	ND	1.6
N-Nitrosodi-n-propylamine	NS	NS	ND	7.5	ND	76	ND	8.1	ND	2.7	ND	0.89	ND	1.6
N-Nitrosodiphenylamine	NS	NS	ND	7.5	ND	76	ND	8.1	ND	2.7	ND	0.89	ND	1.6
Pentachlorophenol (PCP)	0.78	0.78	ND	15	ND	150	ND	16	ND	5.4	ND	1.8	ND	3.1
Phenanthrene	69	69	ND	1.5	2.7	J	ND	1.6	ND	0.54	ND	0.18	ND	0.31
Phenol	1.8	1.8	ND	7.5	ND	76	ND	8.1	ND	2.7	ND	0.89	ND	1.6
Pyrene	44	44	ND	1.5	ND	15	ND	1.6	ND	0.54	0.052	J	ND	0.31
Polychlorinated biphenyls (PCBs) (mg/kg) (SW-846-8082/3550B)														
Aroclor-1016	NS	NS	ND	0.0048	ND	0.0048	ND	0.0048	ND	0.0048	ND	0.0048	ND	0.0048
Aroclor-1221	NS	NS	ND	0.0096	ND	0.0095	ND	0.0096	ND	0.0096	ND	0.0096	ND	0.0096
Aroclor-1232	NS	NS	ND	0.0048	ND	0.0048	ND	0.0048	ND	0.0048	ND	0.0048	ND	0.0048
Aroclor-1242	NS	NS	ND	0.0048	ND	0.0048	ND	0.0048	ND	0.0048	ND	0.0048	ND	0.0048
Aroclor-1248	NS	NS	ND	0.0048	ND	0.0048	ND	0.0048	ND	0.0048	ND	0.0048	ND	0.0048
Aroclor-1254	NS	NS	0.018		ND	0.0048	0.021		ND	0.0048	ND	0.0048	ND	0.0048
Aroclor-1260	NS	NS	0.013		ND	0.0048	0.027		ND	0.0048	ND	0.0048	ND	0.0048
PCBs, total	1.2	9.8	0.031		ND	0.0095	0.048		ND	0.0096	ND	0.0096	ND	0.0096

Table 1: Soil Sampling Analytical Results

Analyte	HDOH Residential EALs (mg/kg)	HDOH C/I EALs (mg/kg)	B-1 3'		B-1 7-7.5'		B-2 2-3.5'		B-2 8-8.5'		B-3 3-4.5'		B-3 9'	
			286869-005		286869-006		286869-003		286869-004		286869-001		286869-002	
			3/8/2017		3/8/2017		3/8/2017		3/8/2017		3/8/2017		3/8/2017	
			Result	RL/ Qualifier	Result	RL/ Qualifier	Result	RL/ Qualifier	Result	RL/ Qualifier	Result	RL/ Qualifier	Result	RL/ Qualifier
Organochlorine Pesticides (mg/kg) (SW-846 8081A/3550B)														
4,4'-DDD	2.3	9.6	ND	0.033	ND	0.016	ND	0.033	ND	0.0082	ND	0.0082	ND	0.017
4,4'-DDE	2	9.3	ND	0.033	ND	0.016	ND	0.033	ND	0.0082	ND	0.0082	ND	0.017
4,4'-DDT	1.9	5.6	ND	0.033	ND	0.016	ND	0.033	ND	0.0082	ND	0.0082	ND	0.017
Aldrin	3.9	8.4	ND	0.017	0.0017	J	ND	0.017	ND	0.0042	ND	0.0042	ND	0.0085
BHC alpha (Lindane)	NS	NS	ND	0.017	ND	0.0084	ND	0.017	ND	0.0042	ND	0.0042	ND	0.0085
Chlordane, Alpha	NS	NS	0.0021	CJ	ND	0.0084	0.0097	J	ND	0.0042	ND	0.0042	ND	0.0085
BHC beta (Lindane)	NS	NS	ND	0.017	ND	0.0084	ND	0.017	ND	0.0042	ND	0.0042	ND	0.0085
Chlordane (Technical)	17	23	ND	0.3	ND	0.15	ND	0.3	ND	0.075	ND	0.075	ND	0.15
BHC delta (Lindane)	NS	NS	ND	0.017	ND	0.0084	ND	0.017	ND	0.0042	ND	0.0042	ND	0.0085
Dieldrin	2.5	24	ND	0.033	ND	0.016	ND	0.033	ND	0.0082	ND	0.0082	ND	0.017
Endosulfan, total	13	13	ND	0.033	ND	0.016	ND	0.033	ND	0.0082	ND	0.0082	ND	0.017
Endrin, total	3.8	30	ND	0.033	ND	0.016	ND	0.033	ND	0.0082	ND	0.0082	ND	0.017
BHC (gamma) Lindane	0.03	0.03	ND	0.017	ND	0.0084	ND	0.017	ND	0.0042	ND	0.0042	ND	0.0085
Chlordane, Gamma	NS	NS	0.0067	J	ND	0.0084	0.0078	J	ND	0.0042	ND	0.0042	ND	0.0085
Heptachlor	0.14	0.63	ND	0.017	ND	0.0084	ND	0.017	ND	0.0042	ND	0.0042	ND	0.0085
Heptachlor Epoxide	0.07	0.33	ND	0.017	ND	0.0084	ND	0.017	ND	0.0042	ND	0.0042	ND	0.0085
Methoxychlor	16	16	ND	0.17	ND	0.084	ND	0.17	ND	0.042	ND	0.042	ND	0.085
Toxaphene	0.49	2.1	ND	0.6	ND	0.3	ND	0.6	ND	0.15	ND	0.15	ND	0.3
Metals (mg/kg) (SW-846 6010B/7471A/3050B)														
Arsenic (As)	24	95	9.2		1.8		7.5		38		8.9		7.3	
Barium (Ba)	1000	2500	360		76		230		30		38		41	
Cadmium (Cd)	14	74	1.6		0.2	J	0.26		0.79		0.22	J	0.23	J
Chromium (Cr)	1100	1100	26		110		16		53		98		120	
Lead (Pb)	200	800	150		16		31		21		8.9		8.4	
Selenium (Se)	78	1200	0.95	J	0.46	J	1.1	J	1.1	J	0.36	J	0.42	J
Silver (Ag)	78	1200	0.16	J	ND	0.23	0.62		ND	0.23	ND	0.23	ND	0.23
Mercury (Hg)	4.7	70	0.11		0.096		0.098		0.45		0.069		0.064	

HDOH Environmental Action Levels (EALs) for sites where groundwater is NOT a current or potential source of drinking water and the site is less than 150 meters to a surface water body (HDOH Summer 2016 revised November 2016).
Blue font indicates the HDOH Tier 1 Unrestricted (Residential) land use EAL exceeded.
Red font indicates that HDOH Residential and Commercial/Industrial (C/I) land use EALs exceeded.
ND = The sample specific detection limit does not support the regulatory requirement
mg/kg = milligrams per kilogram
C = Presence confirmed, but realative percent difference between columns exceeds 40 percent.
J = Results is less than the reporting limit but greater than or equal to the method detection limit and the concentration is an approximate value.
# = Continuing calibration verification (CCV) drift outside limits; average CCV drift within limits per method requirements.
Y = Sample exhibits chromatographic pattern which does not resemble standards.
NA - Not analyzed; NS - No Standard

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APPENDIX C
State Historic Preservation Division Determination

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DAVID Y. IGE
GOVERNOR OF HAWAII

SUZANNE D. CASE
CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES
COMMISSION ON WATER RESOURCE MANAGEMENT

KEKOA KALUHIWA
FIRST DEPUTY

JEFFREY T. PEARSON
DEPUTY DIRECTOR - WATER

AQUATIC RESOURCES
BOATING AND OCEAN RECREATION
BUREAU OF CONVEYANCES
COMMISSION ON WATER RESOURCE MANAGEMENT
CONSERVATION AND COASTAL LANDS
CONSERVATION AND RESOURCES ENFORCEMENT
ENGINEERING
FORESTRY AND WILDLIFE
HISTORIC PRESERVATION
KAHOOLAWE ISLAND RESERVE COMMISSION
LAND
STATE PARKS

STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES

STATE HISTORIC PRESERVATION DIVISION
KAKUHIHEWA BUILDING
601 KAMOKILA BLVD, STE 555
KAPOLEI, HAWAII 96707

August 3, 2017

IN REPLY REFER TO:
LOG NO: 2017.01270
DOC NO: 1706TGM16
Architecture

Ms. Kathy Sokugawa, Acting Director
Department of Planning & Permitting
City & County of Honolulu
650 S. King Street
Honolulu, HI 96813

Dear Ms. Sokugawa:

SUBJECT: **Chapter 6E-42 Historic Preservation Review**
Warehouse new roof and interior alterations
701 N. Nimitz Highway
Owner Name: TOELL Corporation Ltd.
Honolulu Ahupuaʻa, Kona District, Island of Oʻahu
TMK: (1)1-5-038:055; 1-5-038:058; 1-5-038:004; 1-5-038:011

Thank you for the opportunity to comment on this request from the Department of Planning and Permitting for Hawaiʻi Revised Statutes (HRS) Chapter 6E-42 review. The State Historic Preservation Division (SHPD) received this submittal on June 14, 2017.

The proposed project includes converting the existing first floor, interior spaces to a water purification and bottling production space with new offices, restrooms, locker rooms, and warehouse space that accesses a loading zone area on the east side of the property. The existing second floor, interior spaces will be converted to new offices, restroom, and meeting spaces. The original one story concrete warehouse building had a mezzanine level and the roofing and exterior cladding material were corrugated metal. In 1986, space was built above the original roof line at the northeast corner of the building to accommodate a feed mill. Corrugated metal was used for the new roofing material and exterior cladding. The 1986 additions will be demolished, restoring the roofline of the original one story warehouse building. The new roofing and exterior cladding will match existing, the existing concrete floor will be replaced with a new 6" thick reinforced concrete floor, and the building will receive a new heating ventilation and air conditioning (HVAC) system, electrical, telecommunication, fire, and sewage upgrades.

The proposed project removes the 1986 additions and restores characteristics of the original building. Therefore, the design, workmanship, materials, locations, setting, association and feeling of the historic building will not be affected.

Based on this submittal, **SHPD's determination is no historic properties affected**.

Please attach to permit: In the unlikely event that subsurface historic resources, including human skeletal remains, structural remains, cultural deposits, artifacts, sand deposits, or sink holes are identified during the demolition and/or construction work, cease work in the immediate vicinity of the find, protect the find from additional disturbance, and contact the State Historic Preservation Division, at (808) 692-8015.

SHPD's review as part of the permit process is now complete.

Please contact Susan Lebo, Archaeology Branch Chief, at (808) 692-8019 or at Susan.A.Lebo@hawaii.gov regarding archaeological resources, or Tanya Gumapac-McGuire, Architectural Historian, at (808) 692-8022 or at Tanya.Gumapac-Mcguire@hawaii.gov regarding architectural resources or this letter.

Aloha,

Alan Downer

Alan S. Downer, PhD
Administrator, State Historic Preservation Division
Deputy State Historic Preservation Officer

cc: Mina Kusaka
TOELL Corporation Ltd.
98-790 Moanalua Road
Aiea, HI 96701

Mr. John Manuia, Design Partners Incorporated, jmanuia@designpartnersinc.com

APPENDIX D
Department of Planning and Permitting Approved
Sewer Connection Application

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DEPARTMENT OF PLANNING AND PERMITTING
CITY AND COUNTY OF HONOLULU
650 SOUTH KING STREET * HONOLULU, HAWAII 96813
Phone: (808) 768-8209 * Fax: (808) 768-4210

SEWER CONNECTION APPLICATION

APPLICATION NO.: **2017/SCA-0429** STATUS: **Approved**
DATE RECEIVED: **03/02/2017** IWDP APP. NO.: **4969**
PROJECT NAME: **2017/SCA-0429 TOELL U.S.A. NIMITZ FACTORY**

LOCATION:

Zone	Section	Plat	Parcel	
1	5	038	004	**13,455** Sq. Ft.
1	5	038	055	**14,960** Sq. Ft.
1	5	038	058	**9,120** Sq. Ft.

SPECIFIC LOCATION: **701 NORTH NIMITZ HWY**

APPLICANT: **KUSAKA, MINA**
98-790 MOANALUA ROAD
AIEA, HI 96701

DEVELOPMENT TYPE: **General Industry (Misc.)** SEWER CONNECTION WORK DESIRED:
OTHER USES:
NON-RESIDENTIAL AREA: **21,600.00** s.f. APPROXIMATE DATE OF CONNECTION:

PROPOSED UNITS	EXISTING UNITS	UNITS TO BE DEMOLISHED
No. of New Units: **0**	No. of Existing Units: **0**	No. of Units to be Demolished: **0**
Studios:	Studios:	Studios:
1-Bedroom:	1-Bedroom:	1-Bedroom:
2-Bedroom:	2-Bedroom:	2-Bedroom:
3-Bedroom:	3-Bedroom:	3-Bedroom:
4-Bedroom:	4-Bedroom:	4-Bedroom:
5-Bedroom:	5-Bedroom:	5-Bedroom:
6-Bedroom:	6-Bedroom:	6-Bedroom:

REMARKS

APPROVAL DATE: **03/15/2017**

EXPIRATION DATE: **03/15/2019**

Valid 2-years after approval date. Construction plans shall be completed and approved within this 2-year period. Construction shall commence within 1-year after approval of plans.
** Applicable WSFC shall be collected at the prevailing rate in accordance with ROH 1990, Chapter 14, Sections 14-10.3, 14-10.4, 14-10.5 and Appendix 14-D.*

REVIEWED BY: ***Keith Miyashiro***

Site Development Division, Wastewater Branch

ExternalID: **059494405-001** JobId: **59494405**

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APPENDIX E
Board of Water Supply
Water Service Contract Receipt

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Board of Water Supply
636131954791
07-14-2017 11:53:49AM

636131963B 3	$2,753.63
Total Payments	$2,753.63
636131963B 3 Check	$2,753.63
Total Tendered	$2,753.63

Thank you

Water Supply City and County of Honolulu
Water Service Contract - Pending

Toell U.S.A. - New Warehouse

'REMISE INFORMATION

PREMISE TYPE: Non Residential

Service Type	Meter Size	Meter Type
WATER	1-1/2	Domestic

CREATE DATE: 6/13/2017
CREATED BY: GH

allation Charges

Description	AFS	Amount
Off Tee		$0.00
Off Main		$0.00
Remove Splice		$0.00
Off Tee With Valve		$0.00
Lateral longer than 50 feet		$0.00
Additional Feet		$0.00
One Time Charge		$0.00
Meter Cost		$0.00
AFS Total		$0.00

Water Total:	$0.00

WSFC Charges

RESOURCE DEVELOPMENT:	Y
TRANSMISSION:	Y
DAILY STORAGE:	Y

	WSFC (112.5)	Credit (100)	Net
	18833.88	17644.50	1189.38
	9347.50	8784.50	563.00
	16629.25	15628.00	1001.25
WSFC Total:	44810.63	42057.00	2753.63
Total:			2753.63
Total for all Premises:			2753.63

The undersigned represents and certifies that he/she is the Board of Water Supply, City and County of Honolulu ("BWS") customer/authorized agent for the above requested water service and hereby applies to the BWS, for water service and meter at the above customer location. In all consideration of the installation of such location for such service and meter, the undersigned agrees to pay all charges incurred upon such water service and to abide by all rules, regulations, and provisions prescribed by the BWS relating to water service and/or rates. Water system facility charges shall be levied for all service ordered-off more than five years. The undersigned agent understands and agrees that any refund or credit applicable to payment made by the undersigned agent pursuant to this agreement will be made by the BWS directly to the customer without any notice of such refund or credit being provided by the BWS to the undersigned agent, unless the customer of the water service completes the BWS "Refund Request" form to release the refund or credit to the undersigned agent.

Mina Kusaka — BWS Customer/Authorized Agent for BWS Customer
7/10/2017 — Date
Signature
(808) 487-8487 — Phone
( ) — Business