NEGATIVE DECLARATION
WARD-KINAU APARTMENTS FOR THE ELDERLY HOMELESS

January 7, 1991

A. PROPOSING AGENCY: Hawaii Housing Authority
Department of Human Services

B. APPROVING AGENCY: Hawaii Housing Authority
Department of Human Services

C. AGENCY CONSULTED: See Environmental Assessment

D. TECHNICAL:

The Ward-Kinau Apartments is a State funded homeless project for the elderly constructed on a vacant State parcel totalling 11,757 sq. ft. along Ward Avenue and Kinau Street (TMK 1st Div. 2-4-14:26). The project will consist of 31 units, comprised of studios and one-bedroom units in a four story apartment building.

This parcel is currently zoned A-2, medium density apartments, and is located within the Thomas Square/Honolulu Academy of Arts Special Design District. There is a 20 foot building setback on Ward Avenue.

A mini-park will be placed at the corner of Ward Avenue and Kinau Street of approximately 24 feet wide and 80 feet long.

E. ECONOMIC CONSIDERATIONS:

Estimated costs for the project has been estimated at $2,800,000.00

Since the property is already owned by the Hawaii Housing Authority, no land will be removed from the tax base.

F. SOCIAL:

The project will provide new affordable apartments for the elderly homeless in the State of Hawaii.

G. ENVIRONMENTAL:

The site is a vacant lot. No rare, threatened, or endangered species of flora or fauna are known to exist on this site. The project will not create any major environmental impact.

H. NEGATIVE DECLARATION AND DISCUSSION OF THE ASSESSMENT PROCESS:

The following assessments are made to determine whether or not the anticipated effects constitute a "significant effect":

1. The proposed action will not cause irrevocable loss or destruction of any natural or cultural resources.

2. The proposed action will not curtail the range of beneficial uses of the environment.

3. The proposed action will not conflict with the State's long-term environmental policies.

4. The proposed action will not substantially affect the economic and social welfare of the community or State.

5. The proposed action will not involve substantial secondary impacts, such as significant population changes or effects on public facilities.

6. The proposed action will not involve a substantial degradation of environmental quality.

7. The proposed action will not substantially affect any rare, threatened or endangered species of flora or fauna or habitat. No endangered species of flora or fauna are known to exist in the project site.

8. The proposed action will not detrimentally affect air or water quality or ambient noise levels.

9. The proposed action will not be located in any environmentally sensitive area, such as a flood plain, tsunami zone, erosion-prone area, geologically hazardous land, estuary, fresh water, or coastal waters.

I. SUMMARY OF MAJOR IMPACTS:

From the above assessment, no major adverse environmental impact is anticipated. the project will result in the following minor adverse impacts:

1. Depletion of labor and material resources for construction.

2. Some dust, noise and silting during construction.

J. ALTERNATIVES CONSIDERED:

1. Alternative Tenant Types

Use of the building by other tenant types were considered. The working homeless raised fears by the community of this tenant type. Homeless families were also not considered appropriate due to safety considerations, such as children living along a busy street.

2. Alternative Building Designs

Variations in number of units, and square footage have been considered. However, the current proposal is considered the most economical for the number of elderly homeless served.

3. No Action

The "no action" alternative was considered but was found to be unacceptable, due to current use as a vacant lot. This would also not meet HHA's mandate to provide safe and sanitary housing on this available site.

K. PROPOSED MITIGATION MEASURES:

The temporary dust, noise and silting which would occur during construction will be controlled by application of appropriate pollution control measures.

L. DETERMINATION:

It is determined that an Environmental Impact Statement should not be required for this project.

M. FINDINGS AND REASONS SUPPORTING DETERMINATION:

The project site is free of flood, tsunami, erosion, and landslide hazards. No rare or endangered species of flora are known to exist at the site. No rare of endangered species of fauna are known to inhabit the site. There are no recorded archaeological or historical sites within the existing site.

For the reasons cited above, the proposed action will not have any significant effect in the context of Chapter 343, Hawaii Revised Statutes and Section 11-200-12 of the State Administrative Rules.

1991-01-23-OA-FEA

FILE COPY

ENVIRONMENTAL ASSESSMENT
for
WARD-KINAU APARTMENTS
PROJECT FOR THE ELDERLY HOMELESS

Proposing Agency:
HAWAII HOUSING AUTHORITY
STATE OF HAWAII

Prepared by:
Spencer Mason Architects

August 1990

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Prepared by:
Spencer Mason Architects
1050 Smith Street
Honolulu, HI 96817

August 1990

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1 DESCRIPTION AND PURPOSE OF THE PROPOSED PROJECT

1.1 Introduction

The Ward-Kinau Apartment Building will be located on a vacant parcel of state-owned land along Ward Avenue, bounded by Kinau Street and the H-1 freeway (Figure 1). It is a unique facility designed for a relatively narrow client base. The project was originally targeted for employed individuals who were unable to find or qualify for market rate housing, and who are, therefore, in need of shelter. As a result of discussions with community groups, the project is now intended to house elderly homeless.

The resident selection criteria will help assure that responsible tenants are chosen to occupy the units. The grounds and common rooms will be maintained by a trained staff person or service. Individuals must maintain their units or they will be given a choice - to pay for maid service or to vacate. Only those tenants who agree to abide by apartment house rules will be allowed to live here.

1.2 Design Concept

The Ward-Kinau Apartment Building will be a mix of studio and one-bedroom apartments. In addition to the manager's apartment, there will be a total of 30 units, of which six will be one-bedroom apartments and the remainder studio units. Three of the one-bedroom apartments will be designed for handicapped accessibility. The units will open onto a central enclosed hallway. The main entry, common areas, and manager's apartment will be on the ground floor, along with the parking stalls. There will be three levels of living units above ground level. Plans for the project are included as Appendix A.

The building will have variation in materials, planes and colors. The roofline will have two gable forms over the slightly projecting sections of the building. The windows will have attractive detailing and proportions. Sunshades will be used over the larger windows on the Ward Avenue and Kinau Street sides, because of their exposure to the intense afternoon sun. A building setback of 20 feet from Ward Avenue and landscaping, conforming to the guidelines for the Thomas Square Special Design District, will also enhance the appearance of the project. The frontage on Ward Avenue, from Kinau Street to the freeway, will have several Royal Poinciana trees, which are large canopy trees. The 24-foot

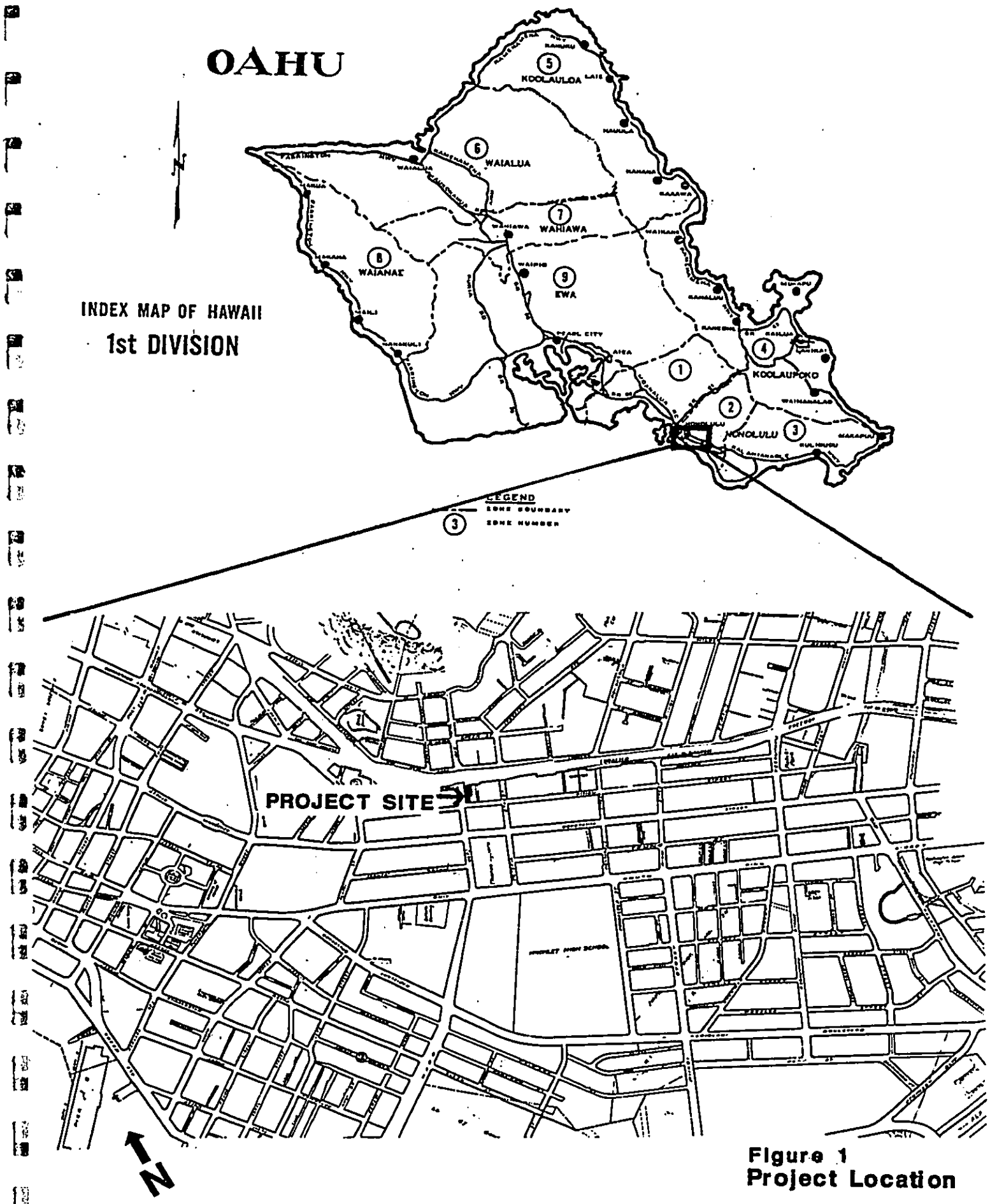


Figure 1
Project Location

wide by 80-foot long tail of the lot, at the corner of Kinau Street and Ward Avenue, will appear a mini-park of greenery, a great improvement over the sparse and weedy growth currently on the vacant parcel.

2 DESCRIPTION OF THE AFFECTED ENVIRONMENT

2.1 Existing Land Use Designations

The vacant lot for the proposed project, along with most of the land from Kinau Street to the base of Punchbowl crater, has A-2 Medium Density Apartment zoning (Figure 2), and a Development Plan designation of Medium Density Apartments. Other land use designations in the area are makai of Kinau Street. The Honolulu Academy of Arts is zoned A-2, while the Academy's annex at Linekona School is in the BMX-3 (Community Business, Mixed Use) zoning district; both have a Development Plan designation of Public Facility. Most of the lots along Beretania, Young, and King Streets, have commercial/mixed use zoning (BMX-3) and most of these have commercial Development Plan designations; however, on the Development Plan map there are Public Facility designations for Straub Hospital, and the City-owned land abutting Alapai Street. Thomas Square Park has P-2 (General Preservation district) zoning.

The site also lies within the boundaries of the Thomas Square/Honolulu Academy of Arts Special Design District. More stringent setback and height requirements apply than for the usual A-2 zone. The project has been designed to meet all the requirements of the Special Design District and A-2 zoning, except for the number of parking stalls. The parking issue is discussed in Section 3.2.4 below. The height and floor area for the building are lower than allowed under the regulations. The maximum floor area allowed for a lot this size is 15,697 square feet, while the proposed building has only 13,634 square feet. The building could also be much taller than the planned design; but a taller building with smaller footprint would be more costly to build.

2.2 Existing Property Use

The proposed site for the project is now vacant, with no structures or significant vegetation except a large mango tree in one corner of the lot. This tree will be retained. There is a driveway curb cut on the "tail" section of the lot, and vehicles sometimes park on the parcel illegally.

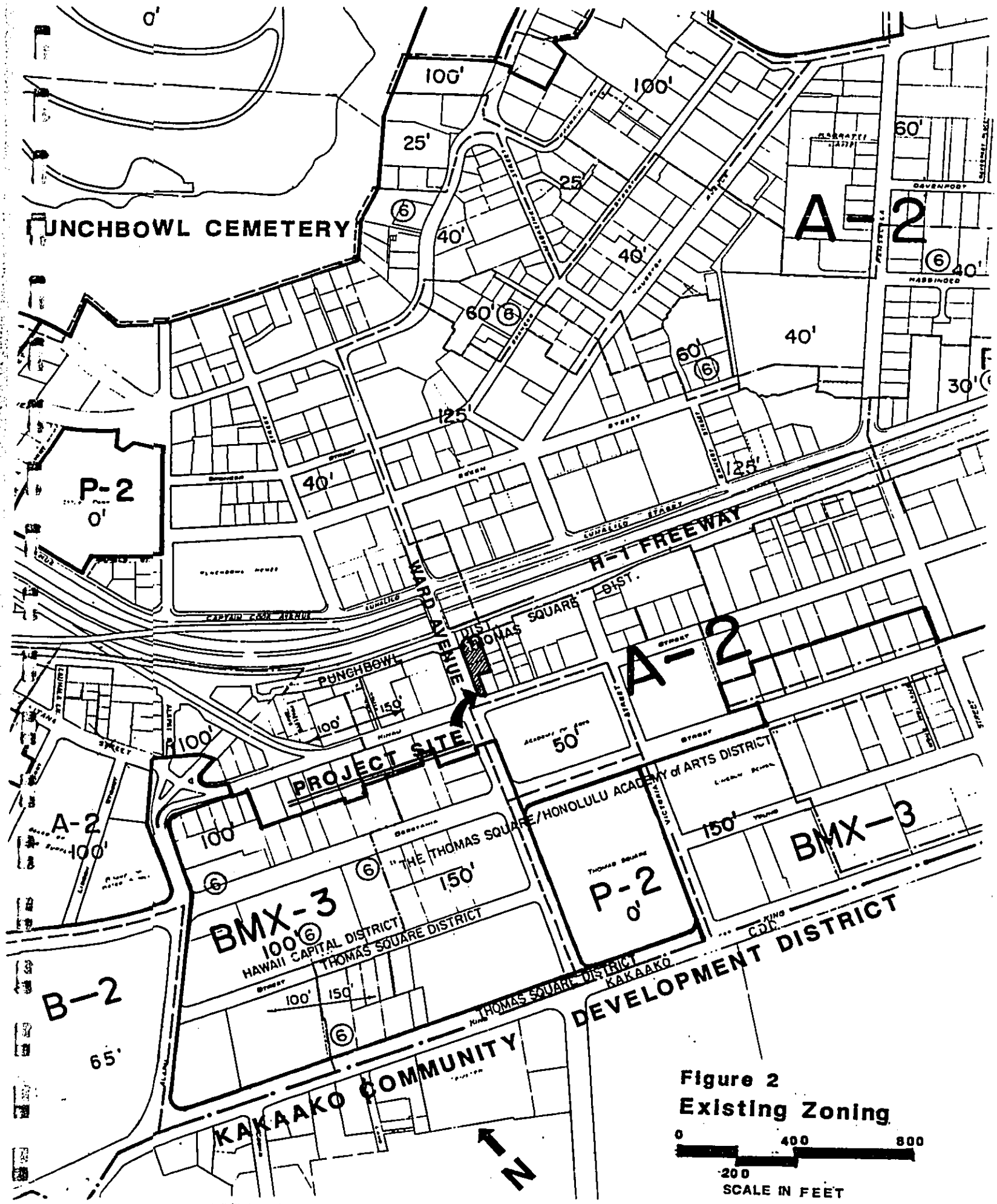


Figure 2
Existing Zoning

The site is bordered on the Diamond-Head side by single-family houses. The Honolulu Academy of Arts is located across Kinau Street from the site. High-rise apartment buildings are located on the other two corners of the Ward Avenue/Kinau Street intersection.

Directly across the H-1 Freeway are two- and three-story apartment buildings along Ward Avenue, as well as several vacant lots along Lunalilo Street. There are more than a dozen high-rise apartment buildings within two blocks of the site. Thomas Square Park is also located within two blocks of the site, on the far side of Beretania Street. The three blocks of Beretania Street between Pensacola and Alapai Streets are lined with commercial and institutional uses, including the Police Headquarters building under construction, medical and insurance offices, a service station, the Honolulu Academy of Arts and its annex, and a church.

2.3 Existing Noise Levels

No noise level measurements have been taken. However, because of its proximity to the heavily trafficked H-1 Freeway and Ward Avenue, noise levels on the site are relatively high. Moreover, the slope of Ward Avenue causes the accelerating and braking noises of vehicles to be higher than would be the case on a more level road.

2.4 Visual Environment

The neighborhood around the project site is dominated by concrete high-rise structures. The ones near the top of Ward Avenue obscure even the prominent natural form of Punchbowl crater. Adjoining the site on the Diamond Head side are low, hip-roof houses. Across Kinau Street from the property, the Honolulu Academy of Arts with its relatively low, tile, hip roof is the most architecturally interesting building in the area. The view to the west, across Ward Avenue, is largely blocked by 10- to 22-story apartment buildings. At the corner of Ward Avenue and Kinalau Place is a gable-roof house with landscaped yard that provides some visual relief to the views in this direction. The H-1 freeway is recessed at the Ward Avenue crossing, so it is not visible from ground level, but the wide roadways and high walls of concrete will be very evident from the upper floors of the project.

Some contrast to the hard concrete surfaces of the neighborhood is provided by the partially visible hillsides of Punchbowl crater and a few trees along Ward Avenue. In this high-density neighborhood little space is devoted to landscaping.

2.5 Circulation

Vehicular traffic is quite heavy along the roads adjacent to the project site, Ward Avenue and the H-1 freeway entrance. The City and County's Department of Transportation Services most recent count for Ward Avenue is from 1981. The 24-hour volume for vehicles travelling makai on Ward Avenue, in the block between Kinau Street and the freeway, was 9,810. The morning peak hour volume was 1,140 vehicles, between seven and eight a.m. The afternoon peak, between four and five p.m., in this direction was less than half the morning volume. The traffic going mauka was counted only in the blocks makai and mauka of the project's location. Because of the turning motions it is not possible to give an exact count of the traffic in front of the project site, but the volume should be comparable to the makai direction traffic, except the peak is higher in the afternoon than the morning for the mauka direction. In all directions traffic volumes are undoubtedly higher now than in 1981.

The most recent 24-hour traffic count from the State Department of Transportation, in October 1989, for the freeway entrance was 9,576 vehicles, with the peak-hour volume of 766 vehicles between four and five p.m.

Pedestrian traffic along this section of Ward Avenue is relatively light, probably due to the fairly steep slope of the street. The heaviest pedestrian movement in the area is along the makai side of Kinau Street when the Honolulu Academy of Arts hold events in its auditorium.

The bus circulation pattern and bus stops in the area of the project site are shown in Figure 3. Two of the main west-bound bus lines run along Beretania Street. Bus lines 4 and 15 run in front of the project site, but only in the east-bound direction of their routes. The east-bound buses of Routes 1 and 2 run along King Street. The bus stop on Alapai Street near Hotel Street is a main transfer point for many bus lines.

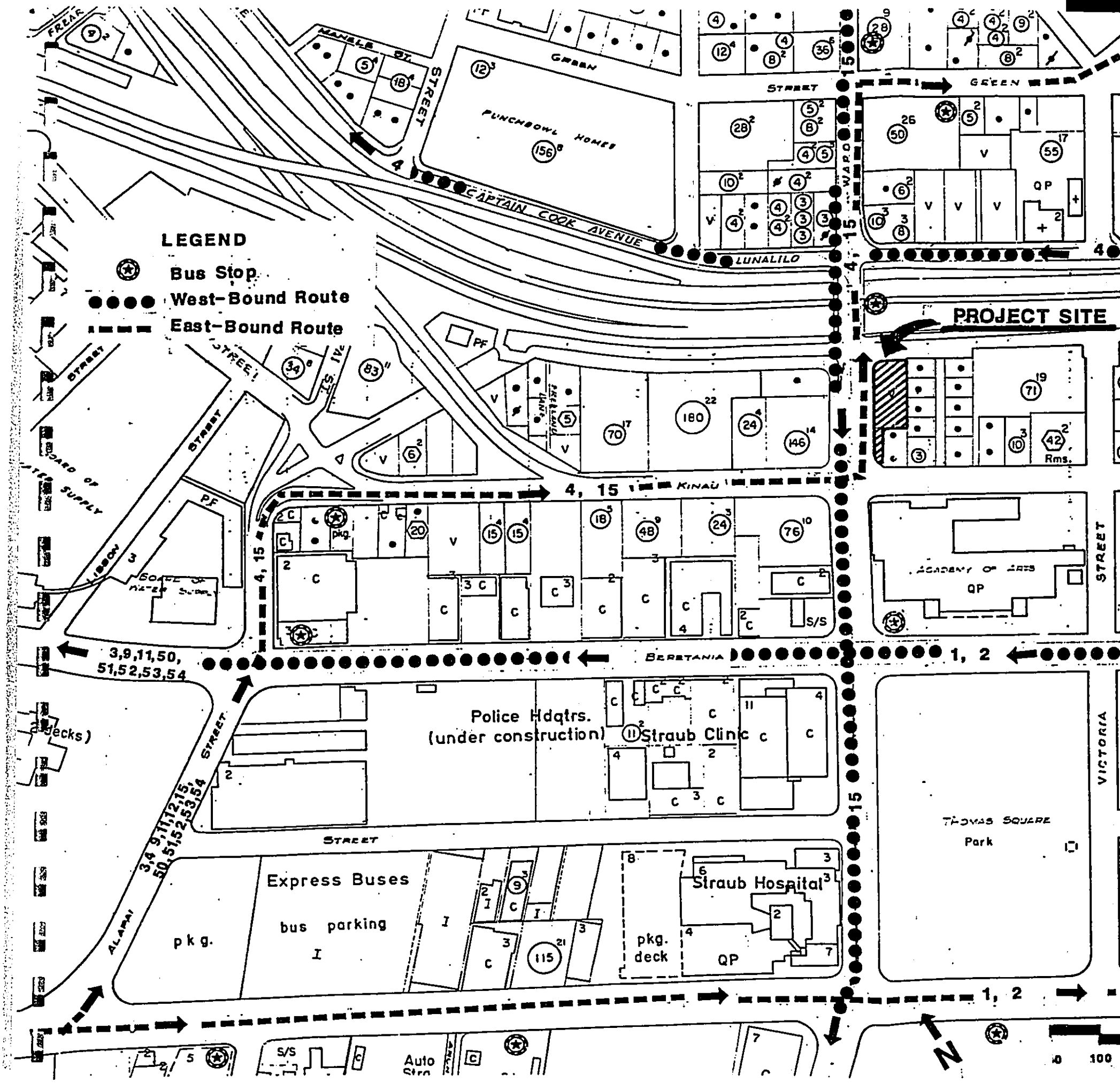
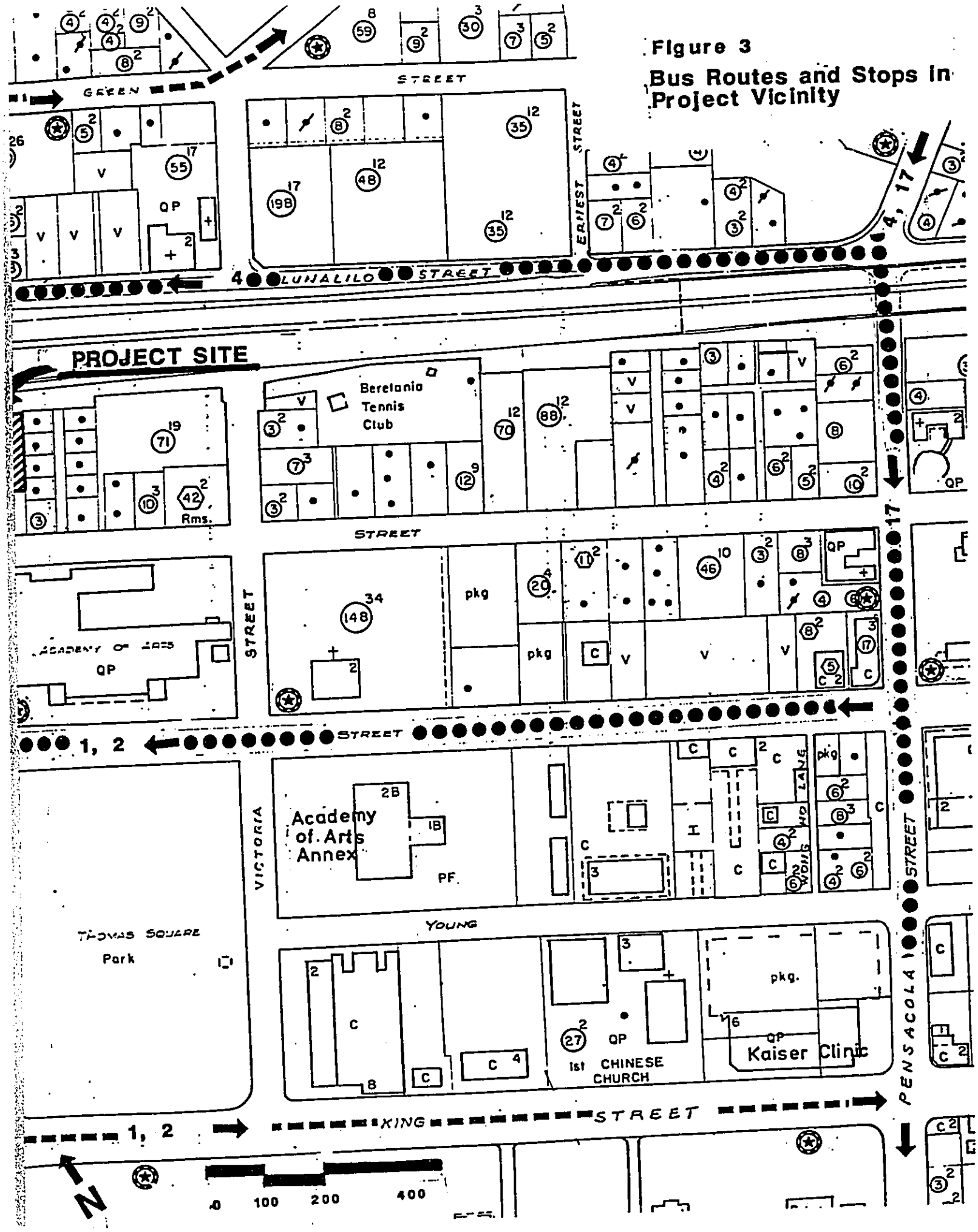

LEGEND
Bus Stop
West-Bound Route
East-Bound Route
PROJECT SITE
Police Hdqtrs.
(under construction)
Straub Clinic
Straub Hospital
Express Buses
bus parking
pkg.
pkg. deck
QP
Park
Punchbowl Homes
Captain Cook Avenue
Lunalilo
Kinau
Beretania
Alapai
Ward
Victoria
Green
Manele
Freak
Board of Water Supply
Academy of Arts
Thomas Square
3,9,11,50,
51,52,53,54
3,4,9,11,12,15,
50,51,52,53,54
4, 15
1, 2

Figure 3

Bus Routes and Stops in Project Vicinity



2.6 Utilities

The firm of Gray, Hong, Bills & Associates, Inc., civil engineers for the project, has contacted the Board of Water Supply, the Department of Public Works - Wastewater Management Division, and Hawaiian Electric Company and confirmed that existing capacity of water, sewer, electric lines in the area can accommodate this project.

3 POTENTIAL ENVIRONMENTAL EFFECTS AND MITIGATION MEASURES

3.1 Construction-Period Impacts and Mitigation Measures

The potential impacts during construction are largely limited to noise and dust generation. The effects of dust and noise on adjacent properties can be minimized by appropriate mitigation measures.

Soils investigations[1] have determined that conventional spread footings may be used to support the proposed building. Construction of this type of foundation is much quieter than driving piles. The noisiest work will probably be the concrete pouring phase; this type of heavy equipment can generate noises in the 80 to 90 dBA range.[2] The Community Health regulations of the State Department of Health (Title 11, Chapter 43, Community Noise Control for Oahu) require that a Department of Health permit be obtained for activities which produce noise levels at the property line in excess of 60 dBA. Permits are generally valid only for the hours between 7 am and 6 pm, Monday through Saturday, excluding holidays. The permit may stipulate other time limitations to mitigate noise impacts. To minimize impacts on nearby residential units, it is possible to specify a later starting hour for any noisy construction work on Saturdays.

Clearing and excavation work may kick up dust particles that can spread to other property. Possible mitigation measures to minimize dust impacts during construction include water sprinkling and fabric fencing. The fabric fencing would be most helpful on the Diamond Head side of the site because of the proximity of non-air-conditioned houses and on the makai side due to the prevailing wind direction.

Construction vehicle arrivals and departures should be scheduled to avoid the peak traffic hours in the late afternoon. This will minimize impacts on traffic flow.

3.2 Operational-Period Effects and Mitigation Measures

3.2.1 Socio-Economic Effects

The project will have positive socio-economic effects by providing housing for elderly homeless. Those homeless who are over 55 would be eligible. Other occupant requirements have not been set by the Hawaii Housing Authority, as the occupant type was just recently changed due to community input.

The building and parking area will be locked at all times, with entry by magnetically coded access cards. Residents will be responsible for the actions of their guests. A resident manager will be present to assure the house rules are kept.

.2.2 Noise Impacts

The noise impacts of concern during the operational period are the traffic-generated noise levels within the apartments. The design and siting of the building will mitigate noise exposure, with few windows on the freeway side and a twenty-foot setback from Ward Avenue. It is expected that the building will result in a reduction of noise levels from traffic for the residences just Diamond Head of the site, since it will act as a barrier to noise generated on Ward Avenue.

Neighborhood residents were concerned about noises emanating from the apartment building, especially when the proposed residents were working homeless. Residents of any apartment building will create some sounds; however, the change to elderly tenants suggests quiet activities would be the norm.

3.2.3 Visual Impacts

The building and its landscaping will be attractive and well maintained. The four-story building will form a visual transition between the high-

rise structures on the Ewa side of Ward Avenue and the houses located just Diamond Head of the site. The landscaping on the "tail" of the property will have a park-like appearance. The alternatives would be less visually attractive -- either a taller or bulkier building, or an unkempt, vacant lot.

3.2.4 Circulation Impacts

The driveway into the project is located mid block, between Kinau Street and the freeway entrance, to minimize interference with these busy intersections. The entrance to the parking area is recessed so that vehicles can pull completely off Ward Avenue when using the entry card system. The entrance ramp has only a slight slope so that clear sight of the pedestrian and vehicular traffic along Ward Avenue can be maintained.

The project will have 12 parking stalls, one of which will be a handicapped stall, and one which would function as loading stall. Because this project is designed for the homeless elderly, there will be a far lower percentage of car owners than in a market-price apartment complex. Moreover, in the selection of tenants, the Hawaii Housing Authority (HHA) can assure that the number with cars does not exceed the available stalls. The standard formerly applied to elderly housing was one stall for every four units. This project is providing one parking stall for every three units housing the elderly; one of these 10 stalls would be the handicapped stall. There would be one additional stall for the resident manager and one reserved for loading purposes. Since a card access system is to be used for entry to the garage, it will not be possible to provide guest parking here. HHA has noted that it has excess parking spaces in its Punchbowl Homes project for the elderly at 730 Captain Cook Street, just two blocks from the proposed project. These spaces could be used if parking becomes a problem at the Ward-Kinau site.

The project is not expected to have an effect on parking in this densely populated area. Most of the frontage of the site will still be available for public parking, except during weekday afternoon rush hours, when it is currently prohibited.

The loading stall would be a standard-size stall. Since the units are furnished and the amount of the occupants' possessions will be small, large trucks will not be needed for moving. A regular parking stall will be sufficient to accommodate vans and small trucks.

A meeting was held with the City and County Department of Transportation Services (DTS) in June 1990 for informal review of the site plan for the project. Mr. Claude Matsuo and Mr. Masa Maeshiro suggested that the driveway width be increased, but did not object to the driveway location. The driveway width has been increased from 17 to 20 feet. DTS noted that the block of Ward Avenue between the H 1 freeway and Kinau Street might be under State Department of Transportation (DOT) jurisdiction. This was confirmed by the Land Acquisition section of the Department of Public Works. Thus, DOT is the approving authority for transportation-related issues.

A meeting was held with Mr. Morris Arakaki, Mr. Paul Hamamota, Mr. Felipe Cabana, and Ms. Julie Tsumoto of DOT on July 5, 1990. Their concerns were mostly related to turning movements. Because of the heavy traffic on Ward Avenue and the proposed tenants' age, they would like to restrict turns into and out of the driveway to right turns only. To control the turns they suggested building an island in the driveway, making the driveway wider at the ends to accommodate the island. This would affect the location of the walkway and stairs to the entry door.

4 ALTERNATIVES TO THE PROPOSED ACTION

There are three major categories of alternatives to the proposed project. The first are the alternatives related to different tenant types. The second set is related to design alternatives. The third alternative is no project. These alternatives are discussed and their impacts compared below.

4.1 Alternative Tenant Types

The project was originally intended for working homeless, but the community had fears about the social impacts of this tenant type. Use of this building for homeless families was not considered appropriate due to the safety considerations for young children living on such a busy street with such small area for play. Also, families would require more parking than is possible to provide efficiently on this site, and would generate more vehicle trips to the already heavily travelled nearby streets than the proposed elderly tenants.

4.2 Alternative Building Designs

The structure could have been designed to the maximum allowable square footage and/or height limits. The number of units could have been increased by having only studio units in the building. Any of these alternatives would have greater impact, in terms of visual or traffic effects, than the proposed project. A smaller number of larger apartments could also have been designed, but such a project would have housed fewer of the homeless and would have been more expensive to build on a per-unit cost basis.

4.3 No-Project Alternative

If no housing for the homeless is built on this parcel, it is likely to remain an unkempt, vacant lot. It could be used for storage of roadway equipment. It is not suitable for use as a park; it is too small and the slope is too great to be an active-use park and the location is too noisy for a passive-use park.

5 PARTIES CONSULTED DURING THE SCHEMATIC DESIGN PHASE

The following individuals and groups have been contacted during the community involvement program for the project.

Name	Affiliation
Selden Washington	Honolulu Academy of the Arts
Gary Gill	City Councilman
Milton Holt	State Senator
Ken Hiraki	State Representative
Caesar Paet	Cadmus Properties Corp. / Managing Agent - Kinau Villa
Russel Yamashita	Association of Apartment Owners/ Kinau Villa
Dennis Baysinger	Association of Apartment Owners/ Kinau Lanai Condominium
Teresa Van Hoesen	Management Inc. / Managing Agent - Alohalani Tropicana
Carol Richelieu	Alohalani Tropicana
Clarence Liu	Homeless Aloha
Dianne Boons	Neighbor
Andrea Gibb	Neighbor
Janette Tachiro	Neighbor
Violet Pang	Neighboring Property Owner

Glenn Mason of Spencer Mason Architects presented a preliminary schematic design as well as preliminary resident selection and management policies at a meeting held on March 27, 1990 at the Kinau Lanai Condominium. About 15 property owners and neighborhood residents were present, as well as an aide of Rep. Hiraki and Clarence Liu of Homeless Aloha. Because of concerns raised at this meeting, a meeting was held in Rep. Hiraki's office on March 30, 1990. Attendees at this meeting included Rep. Hiraki; Senator Holt; Mr. Mitsuo Shito, Director of the Hawaii Housing Authority, and two staff members; and Mr. Russel Yamashita. The result of this meeting was to change the proposed occupancy from working homeless to elderly homeless.

Meetings were also held with the City and County of Honolulu Department of Transportation Services and the State Department of Transportation, as discussed in Section 3.2.4. The Board of Water Supply, Department of

Public Works - Wastewater Division, and Hawaiian Electric Company were contacted by the civil engineers for this project.

The Director of the Department of Land Utilization will have the opportunity to review the project, since new construction in the Thomas Square/Academy of Arts Special Design District requires a minor permit. The minor permit application cannot be filed until the environmental assessment process is complete. The Director has 45 days to review the project, and has the right to modify the project as a condition of approval.

6 DESCRIPTION OF ASSESSMENT PROCESS AND RECOMMENDATION

6.1 Process

The project has been discussed with many groups and agencies, as outlined in the previous sections. Information and comments from these sources has resulted in modifications of the project to meet community concerns and to reduce impacts.

Analysis of the project's impacts was based on knowledge of the building design and proposed tenants, as well a study of the characteristics of the site and vicinity. The analysis process also reflects the Hawaii Housing Authority's experience with similar projects.

6.2 Recommendation

A Negative Declaration for the proposed Ward-Kinau Apartment Building is recommended because the project will not have any significant adverse effects on the environment. Construction-period noise and dust are the only impacts of possible concern, but effects can be lessened or avoided by appropriate mitigation measures.

ENDNOTES

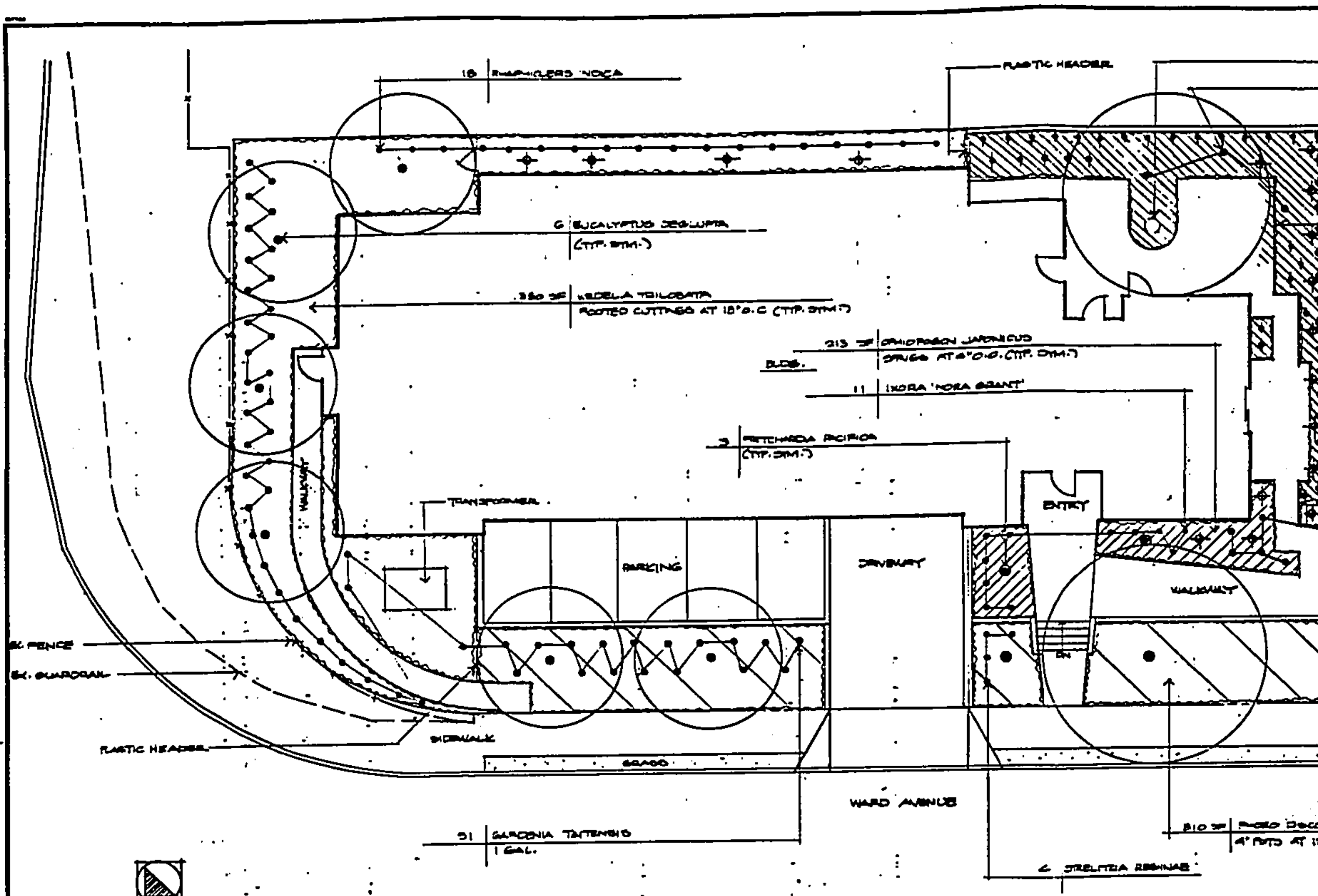
1 Ernest K. Hirata & Associates, Inc. (Feb. 20, 1990). *Foundation Investigation: Ward-Kinau Apartment Project / Ward Avenue and Kinau Stree / Honolulu, Hawaii / TMK: 2-4-14: 26.* Prepared for Hawaii Housing Authority. W.O. 89-1915; p. 5.

2 Belt, Collins & Associates (April 30, 1987). *Final Environmental Impact Statement: Kalakaua Avenue Safety and Beautification Project.* Prepared for the Departments of Transportation Services and Public Works, City and County of Honolulu; p. 3-30.

APPENDIX A

Half-size Plans and Elevations of

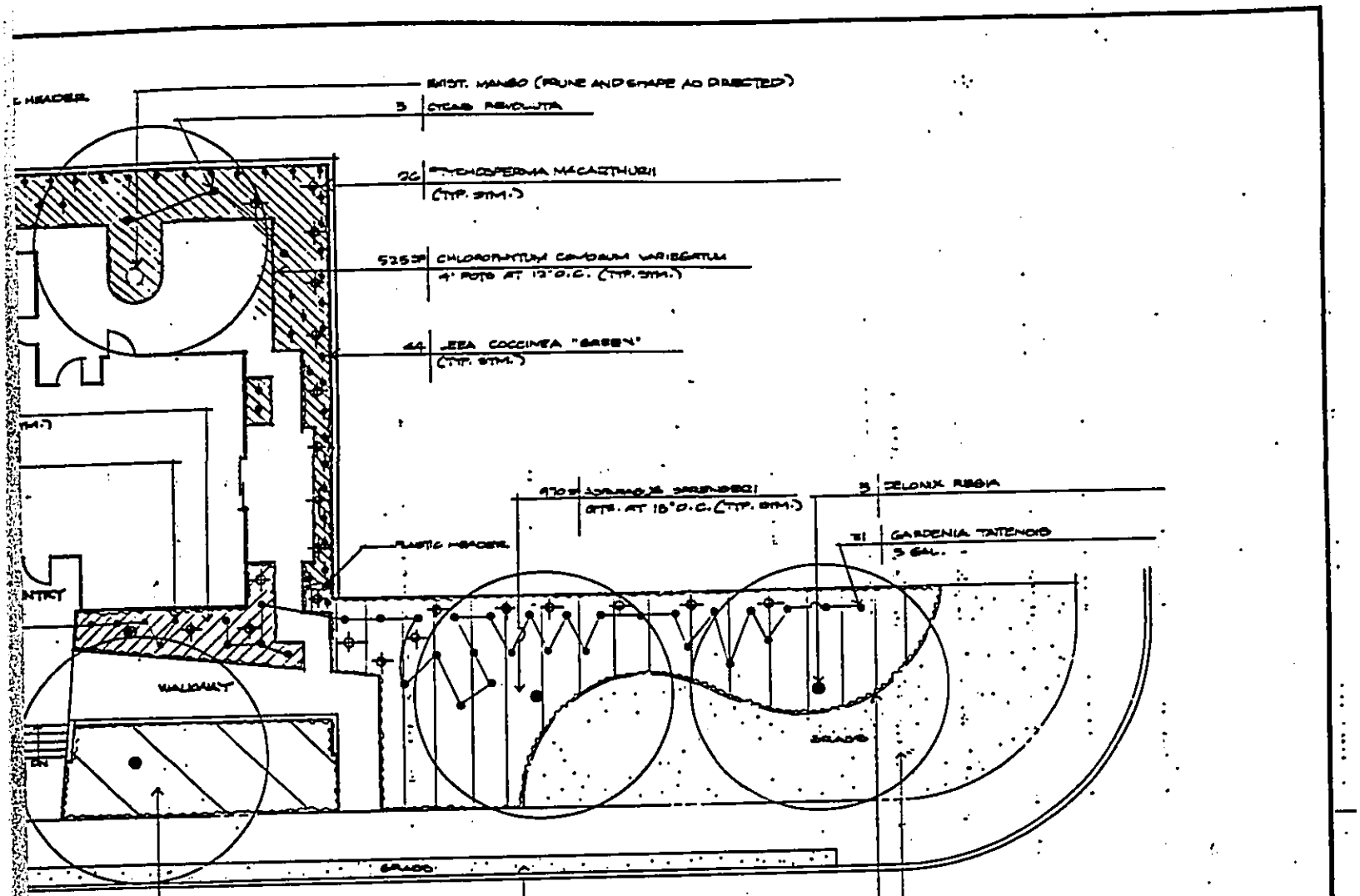
WARD-KINAU APARTMENTS
PROJECT FOR THE ELDERLY HOMELESS



PLANT LIST

QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE HT. SP.	REMARKS
3	DELONIX REGIA	ROYAL POINCIANA	FIELD STOCK 12' 12'	6" CALIPER, WE…
6	EUCALYPTUS DEGLUPTA	MINDANAO GUM	5 GAL. 8' 2'	
26	PTYCHOSPERMA MACARTHURII	MACARTHUR PALM	5 GAL. 4'	MULTIPLE TRKS.
3	PRITCHARDIA PACIFICA	FIJI FAN PALM	3' TRUNK HT.	
3	CYCAS REVOLUTA	SAGO PALM	5 GAL. 8"-12"	
82	GARDENIA TAITENSIS	TIARE	(51) 1 GAL. 12" HT. 12" SP. (31) 5 GAL. 3' HT.	
11	IXORA 'NORA GRANT'	PINK IXORA	5 GAL. 24" 12"	
44	LEEA COCCINEA 'GREEN'	"GREEN" LEEA	1 GAL. 18"	
18	RHAPHIOLEPIS INDICA	HAWTHORNE	1 GAL. 12"	
4	STRELITZIA REGINAE	BIRD OF PARADISE	5 GAL. 3'	
810 SF	RHOEO DISCOLOR 'DWARF'	DWARF OYSTER PLANT	4" POTS	
470 SF	ASPARAGUS SPRENGERI	ASPARAGUS FERN	OTS.	
525 SF	CHLOROPHYTUM COMOSUM VARIEGATUM	VARIEGATED SPIDER PLANT	4" POTS	
1350 SF	WEDELIA TRILOBATA	WEDELIA	ROOTED CUTTINGS	
213 SF	OPHIOPOGON JAPONICUS	MONDO GRASS	SPRIGS	
870 SF	STENOTAPHRUM SECUNDATUM	ST. AUGUSTINE GRASS	STOLONS	6 BUSHELS PER…
900 SF	CYNODON DACTYLON	COMMON BERMUDA GRASS	SEED	

NOTE:
1. ROYAL POINCIANA SHALL BE APPROVED BY LANDSCAPE ARCHITECT AT PLACE OF GROWTH OR NURSERY.



STRELITZIA REGINAE

SIZE	HT.	SP.	REMARKS
FIELD STOCK	12'	12'	6" CALIPER, WELL FORMED W/ GOOD BRANCHING
5 GAL.	3'	2'	
8 GAL.	4'		MULTIPLE TRUNK.
2" TRUNK HT.			
5 GAL.	8'-12'		
(61) 1 GAL.	12" HT.	3" SP.	(51) @ 6 GAL. 3' HT. 2' SP. (SEE PLAN)
3 GAL.	24"	12"	
1 GAL.	18"		
1 GAL.	12"		
6 GAL.	3'		
4" POTS			
6" POTS			
4" POTS			
ROOTED CUTTINGS			
SPRIGS			
STOLONS			6 BUSHELS PER 1000 SQ. FT.
SEED			

F GROWTH OR NURSERY.

REVISION NO.	SYM.	DESCRIPTION	DRAWN BY / CHECKED BY	DATE	APPROVED HHA / LAND ENGINEER

RANDAL T. FUJIMOTO — REGISTERED LANDSCAPE ARCHITECT — HAWAII, U.S.A.

This work was prepared by me or under my supervision.

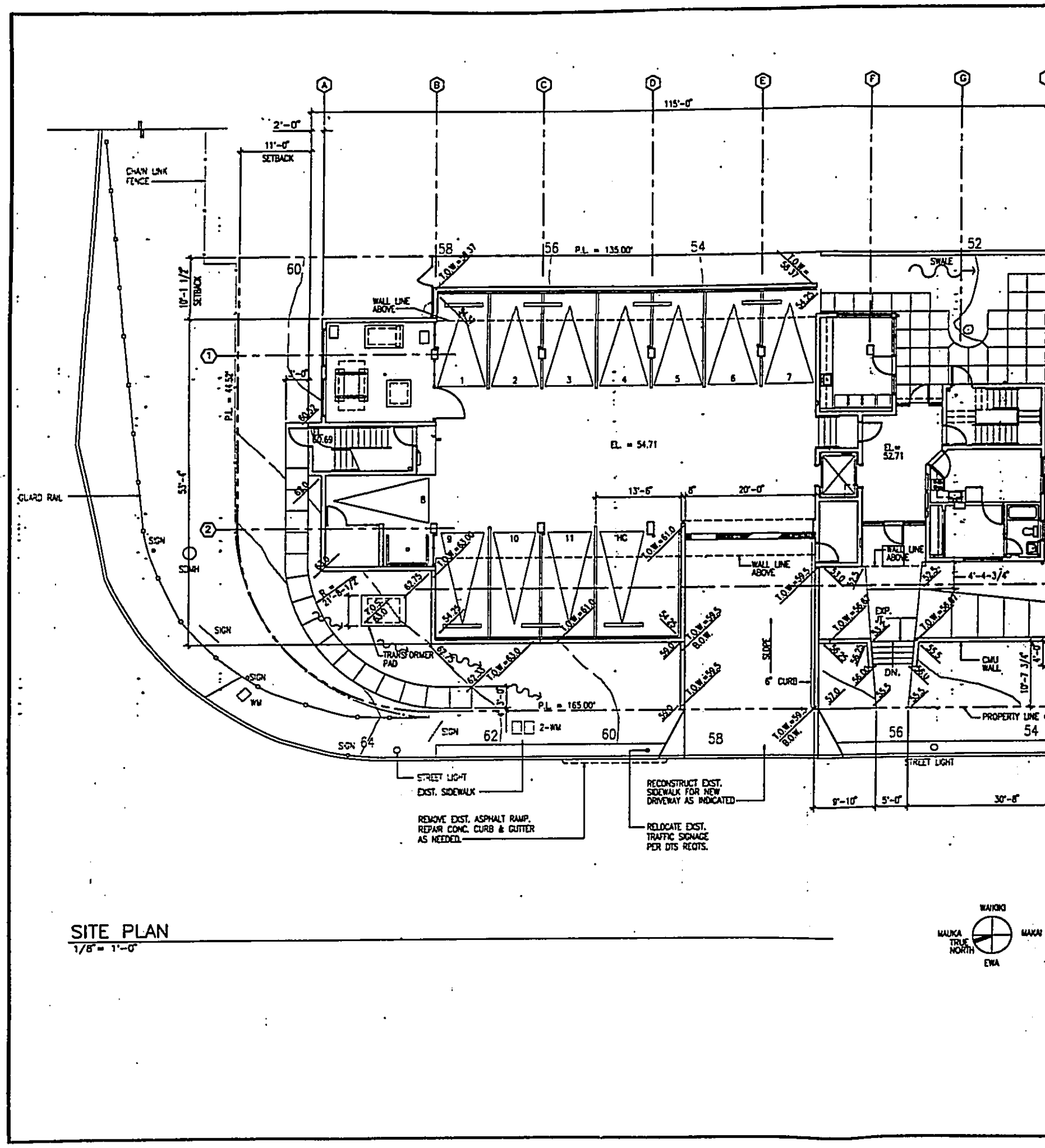
DEPARTMENT OF HUMAN SERVICES
HAWAII HOUSING AUTHORITY
STATE OF HAWAII

WARD-KINAU APARTMENTS ELDERLY HOUSING

MAKIKI OAHU HAWAII

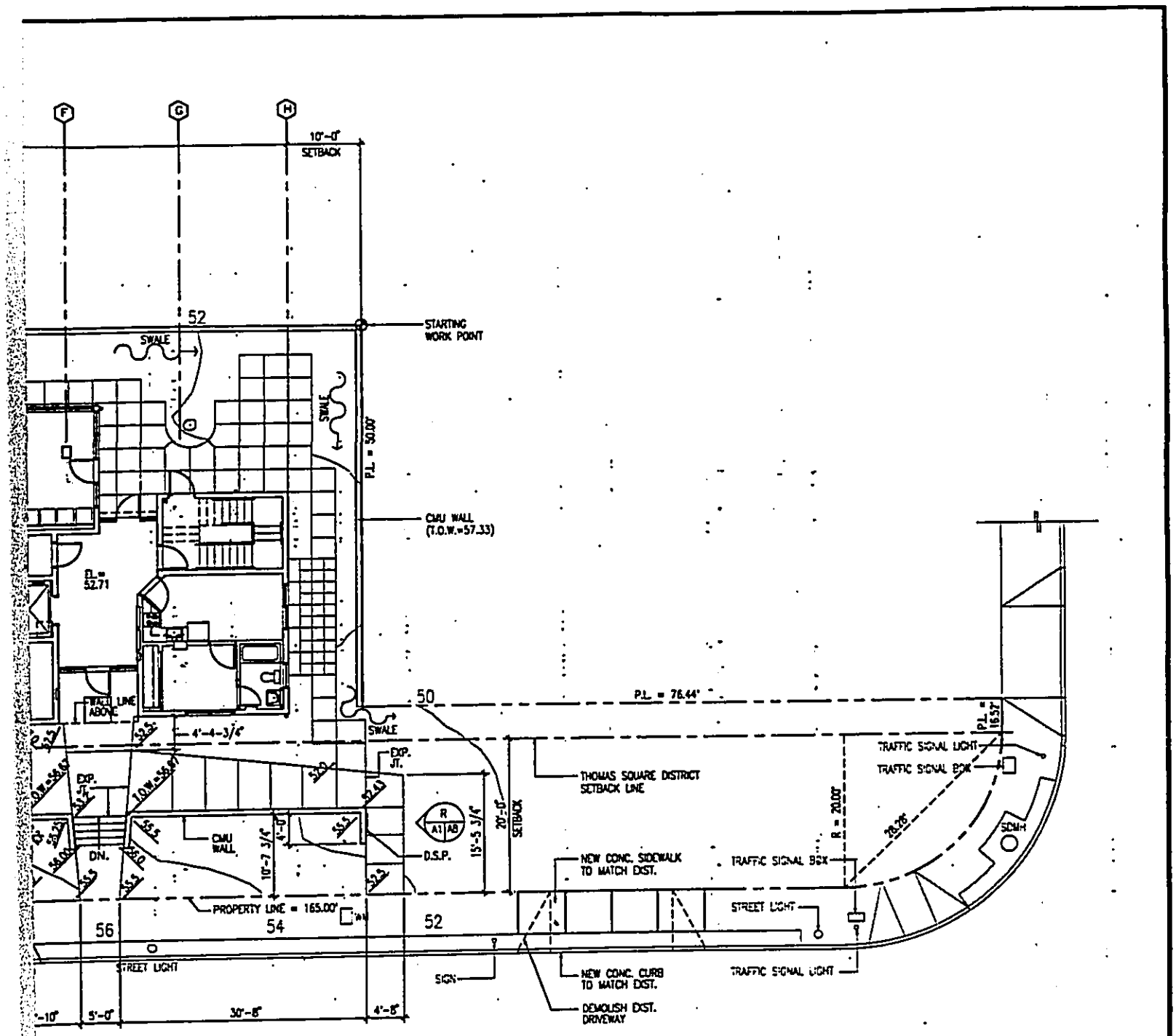
LANDSCAPE PLANTING PLAN

SPENCER MOON ARCHITECTS		HHA PROJ. NO. 89890-2	DRAWING NO. L-2
DESIGNED BY: RE	CHECKED BY: RS		
DRAWN BY: RP	APPROVED BY:	DATE: 31 JULY 90	SHEET OF
SCALE: AS SHOWN			

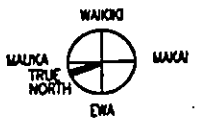


SITE PLAN

1/8" = 1'-0"



NOTES:
1. SLOPE ALL FINISHED GRADES @ THE FACE OF THE BLDG. AWAY FROM THE BLDG.
2. FOR EXISTING SITE CONDITIONS, SEE TOPO. SURVEY MAP PREPARED BY CONTROLPOINT SURVEYING AND ENGINEERING, INC., DATED 1 DEC. 89.



GLENN E. MASON
REGISTERED PROFESSIONAL ARCHITECT
No. 6974
HAWAII, U.S.A.

THESE DRAWINGS WERE PREPARED UNDER MY DIRECT SUPERVISION

DEPARTMENT OF HUMAN SERVICES
HAWAII HOUSING AUTHORITY
STATE OF HAWAII

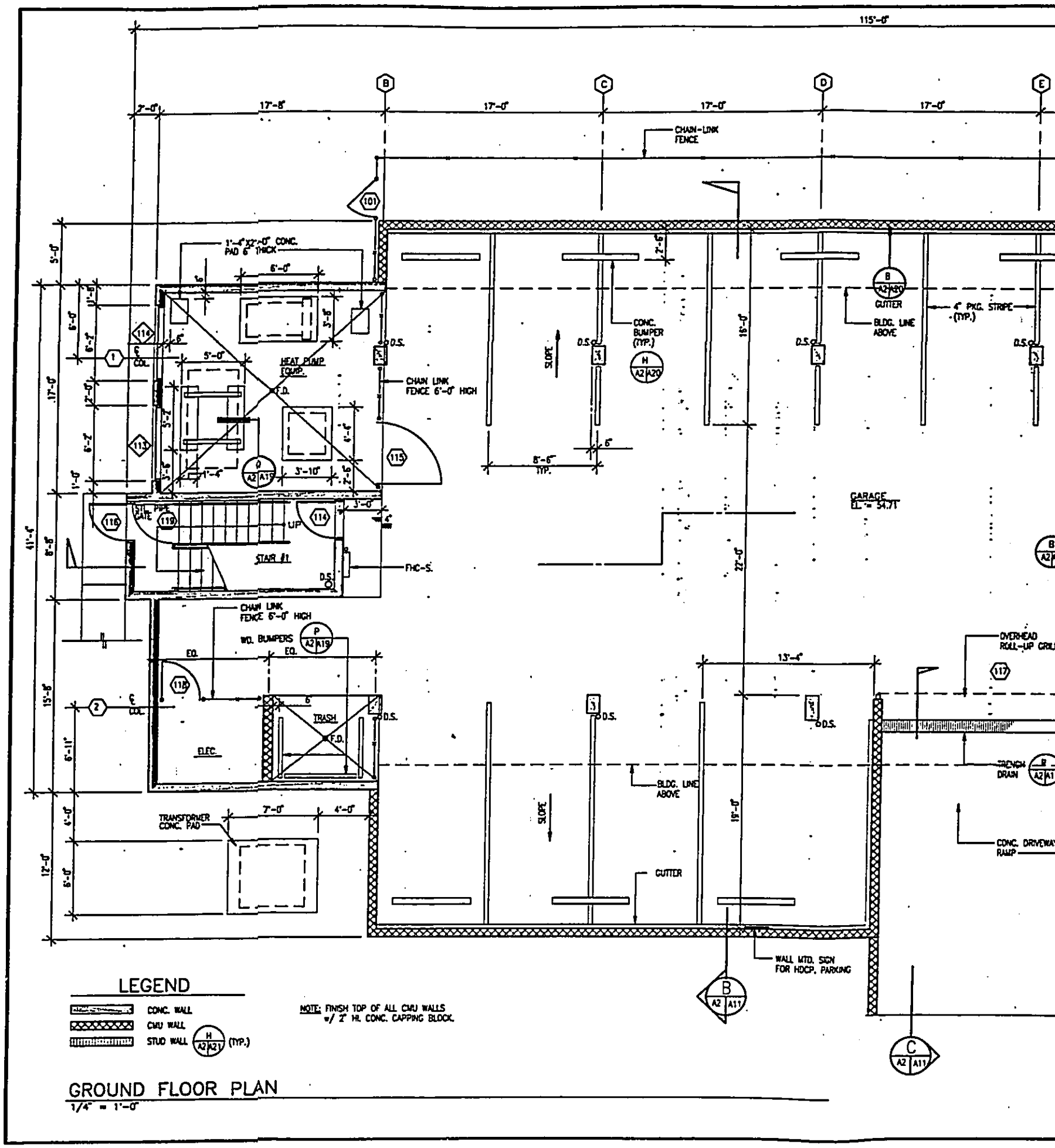
WARD-KINAU APARTMENTS ELDERLY HOUSING

MAKIKI OAHU HAWAII

SITE PLAN

SpencerMason Arch.		RS890-2	A1
DESIGNED BY: GM	CHECKED BY: BL		
DRAWN BY: WL EE	APPROVED BY: GM	DATE: 20 AUG. 90	SHEET 7 OF 54 SHTS.
SCALE: AS SHOWN			

6935



LEGEND

CONC. WALL

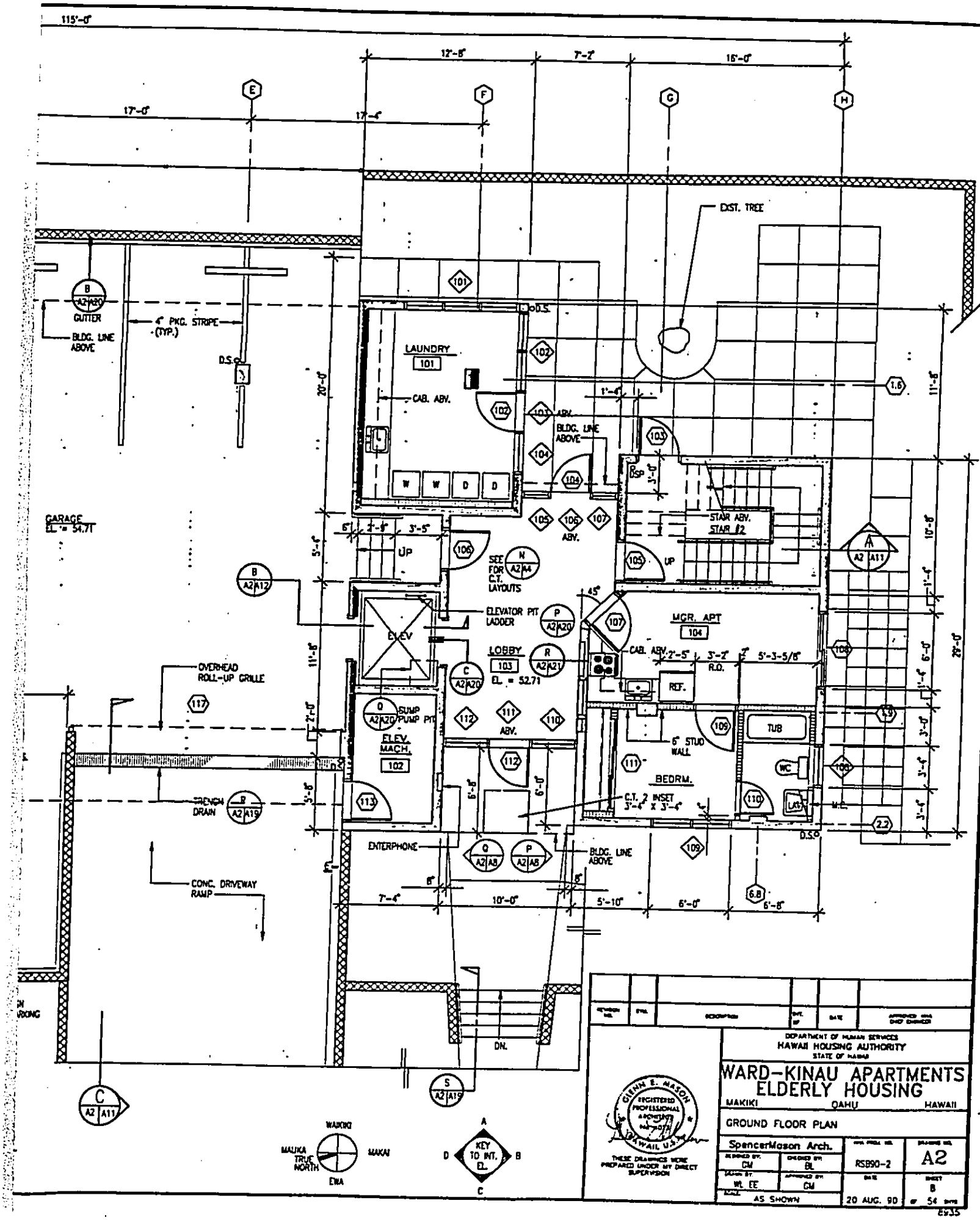
CMU WALL

STUD WALL H A2 A21 (TYP.)

NOTE: FINISH TOP OF ALL CMU WALLS w/ 2" HI. CONC. CAPPING BLOCK.

GROUND FLOOR PLAN

1/4" = 1'-0"



DEPARTMENT OF HUMAN SERVICES
HAWAII HOUSING AUTHORITY
STATE OF HAWAII

WARD-KINAU APARTMENTS ELDERLY HOUSING

MAKIKI OAHU HAWAII

GROUND FLOOR PLAN

SpencerMason Arch.		RSB90-2	A2
DESIGNED BY: CM	CHECKED BY: BL		
DRAWN BY: WL EE	APPROVED BY: CM		
SCALE: AS SHOWN		DATE: 20 AUG. 90	SHEET: 8 OF 54 SHTS

GLENN E. MASON REGISTERED PROFESSIONAL ARCHITECT NO. 5078 HAWAII, U.S.A.

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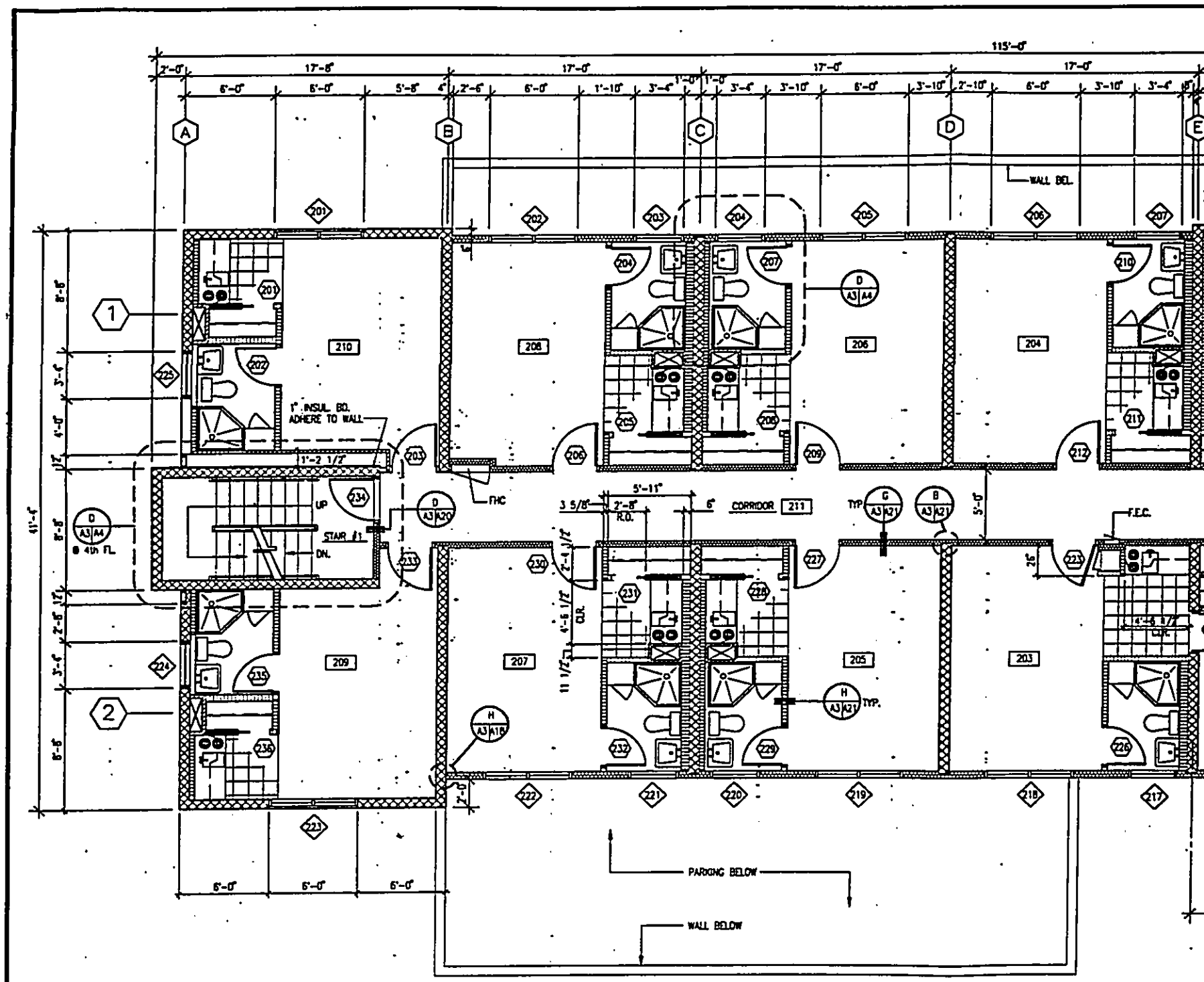
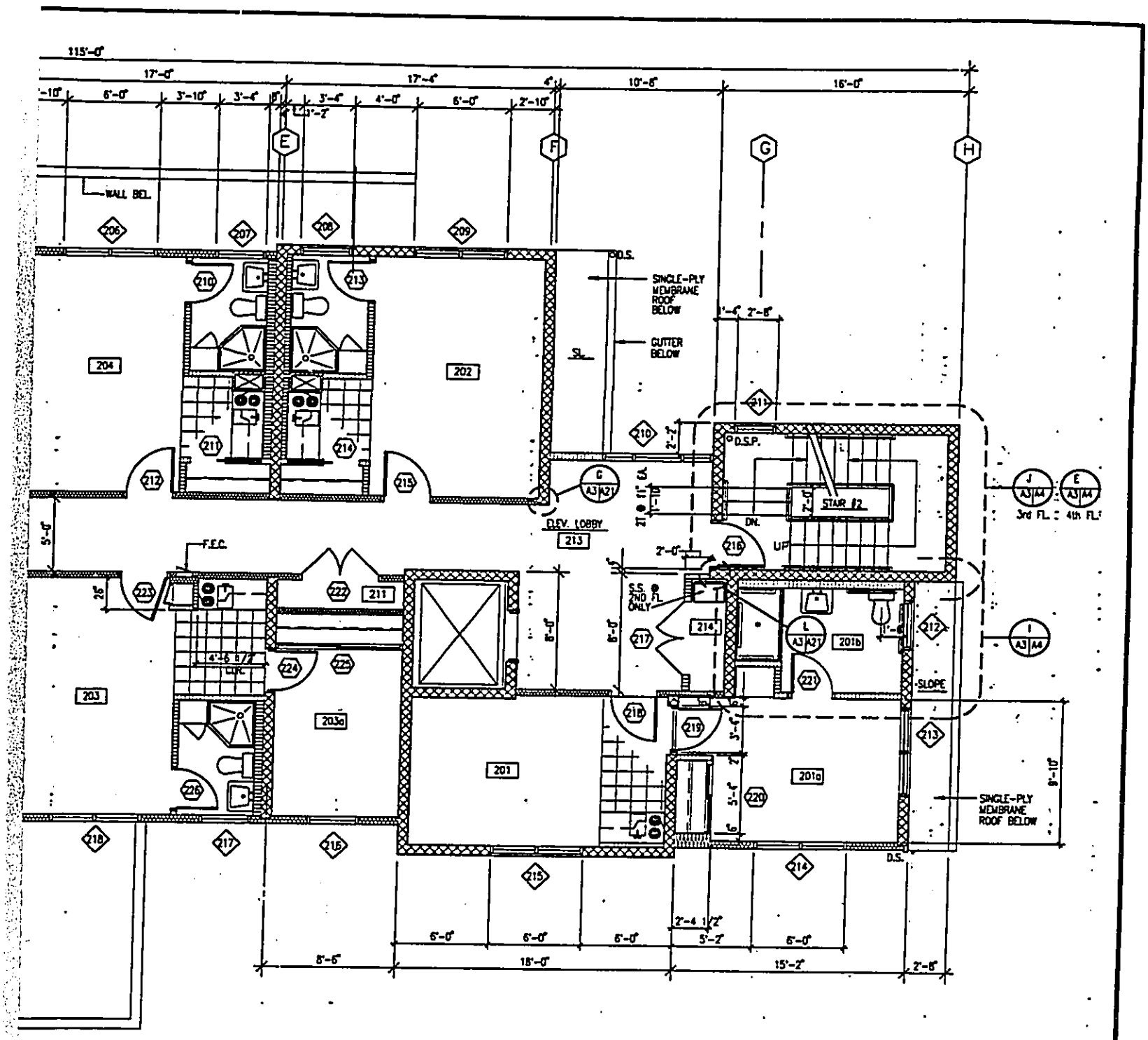
E935



SECOND FLOOR PLAN (3rd & 4th FLOOR PLANS SIM.)

1/4" = 1'-0"

NOTE: ROOM DOOR & WINDOW NUMBERS CHANGE PER FLOOR ASSIGNMENT.
EXAMPLE: 201 ● 2nd FL. — 301 ● 3rd FL. — 401 ● 4th FL.
218 ● 2nd FL. — 318 ● 3rd FL. — 418 ● 4th FL.
215 ● 2nd FL. — 315 ● 3rd FL. — 415 ● 4th FL.



NO.	STA.	DESCRIPTION	INIT. BY	DATE	APPROVED AHA CHIEF ENGINEER

DEPARTMENT OF HUMAN SERVICES
HAWAII HOUSING AUTHORITY
STATE OF HAWAII

WARD-KINAU APARTMENTS ELDERLY HOUSING

MAKIKI OAHU HAWAII

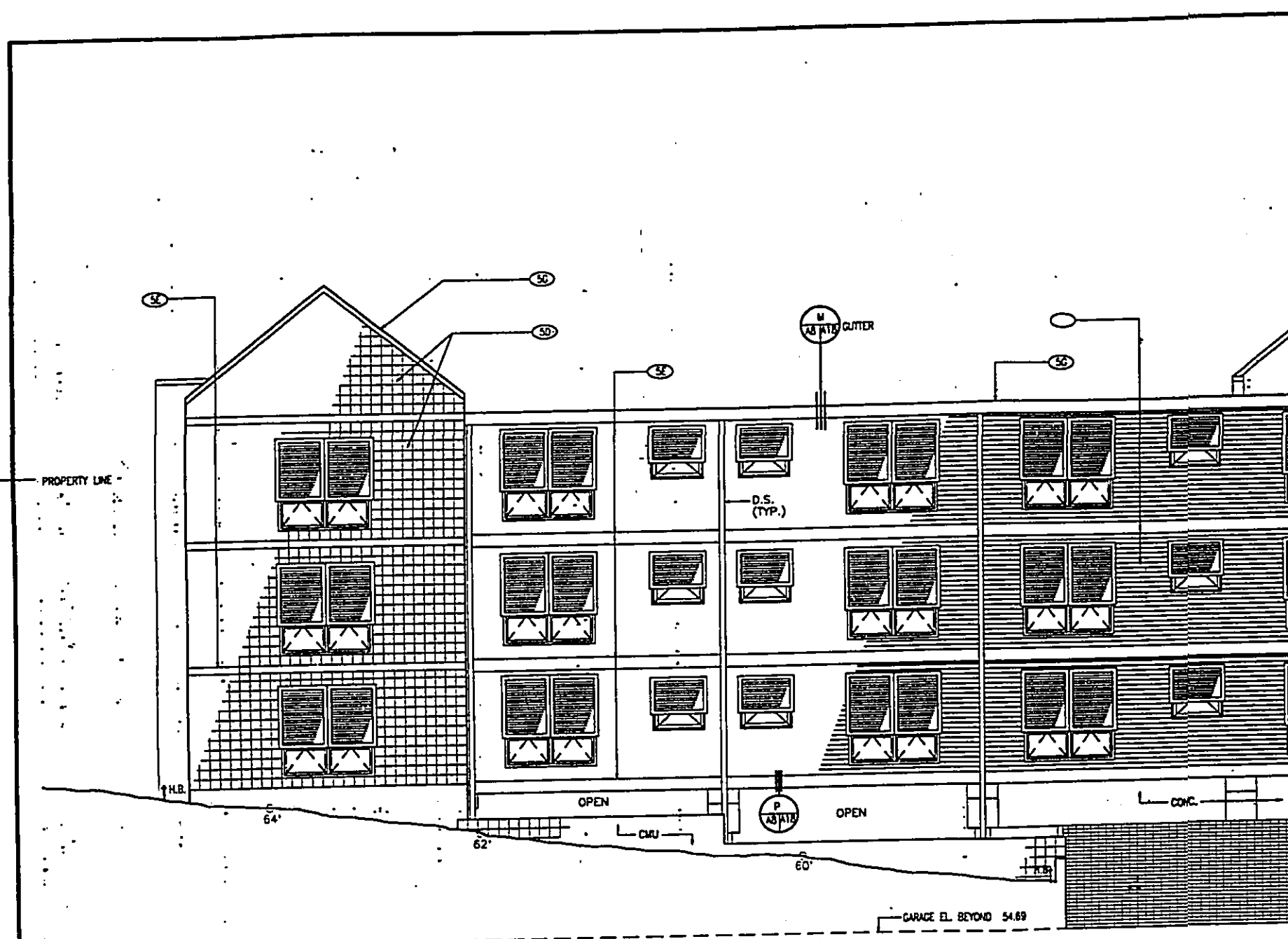
SECOND FLOOR PLAN
(3rd & 4th FLOOR PLAN SIM.)

GLENN E. MASON
REGISTERED PROFESSIONAL ARCHITECT
No. 4697

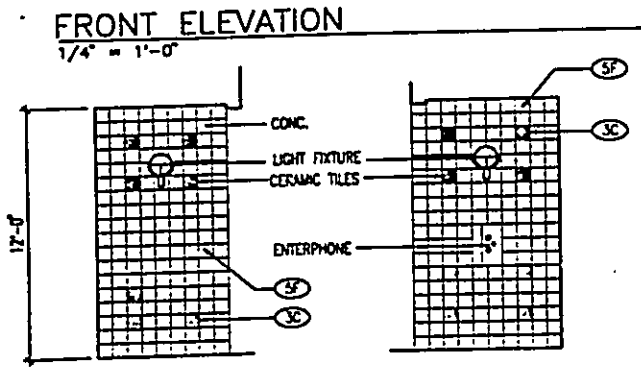
THESE DRAWINGS WERE PREPARED UNDER MY DIRECT SUPERVISION

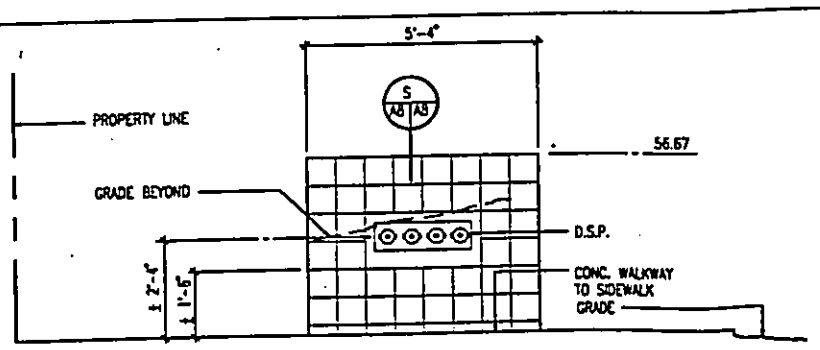
SpencerMason Arch.		JOB NO. RSB90-2	DRAWING NO. A3
DESIGNED BY GM	DRAWN BY EL		
CHECKED BY W. EE	APPROVED BY GM	DATE 20 AUG. 90	SHEET 9 OF 54 SHTS.
SCALE AS SHOWN			

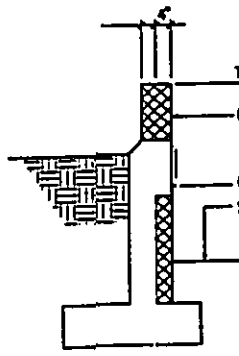
8635



FRONT ELEVATION
1/4" = 1'-0"







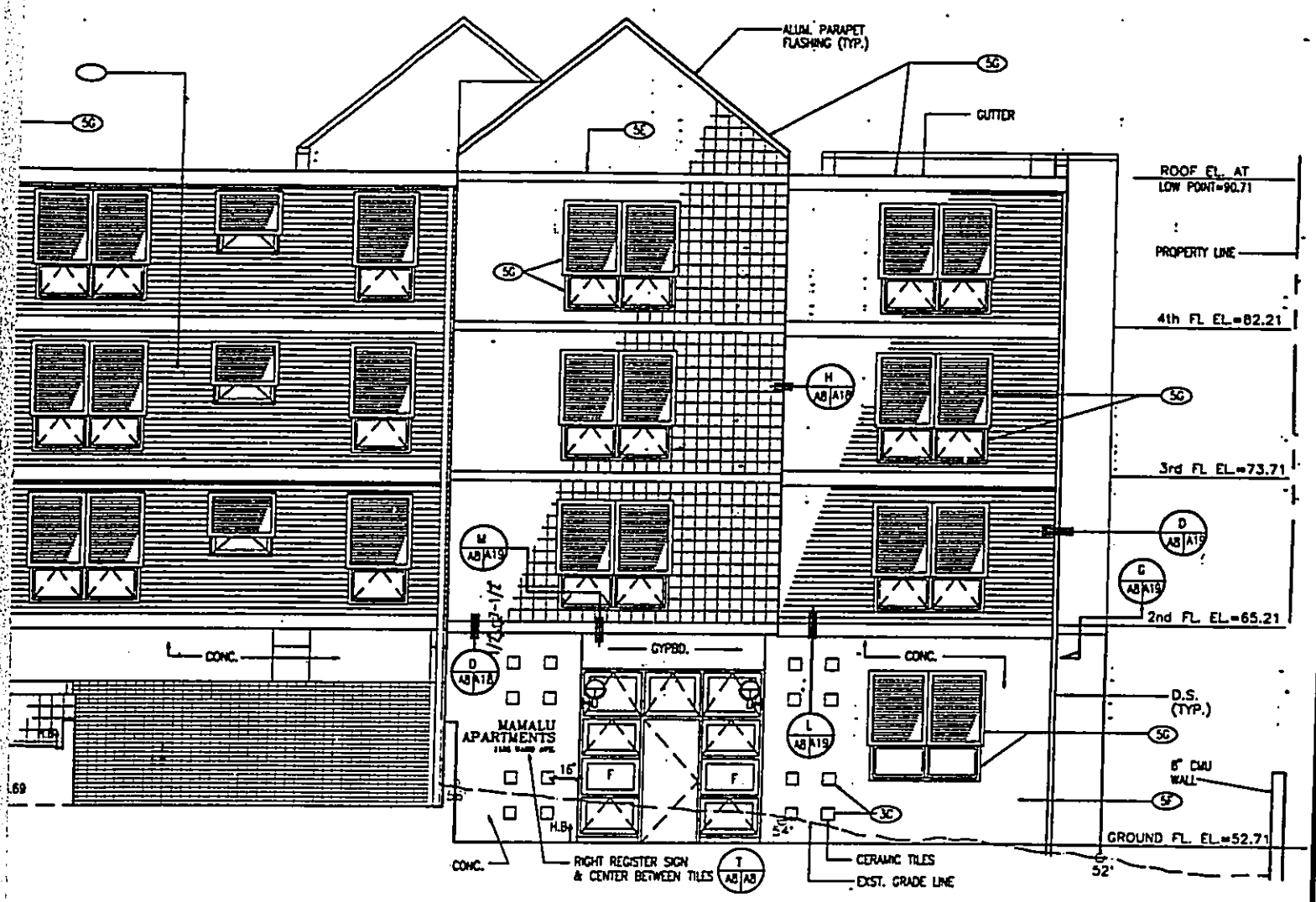
(P) A2 A8 ENTRY ELEVATION
1/4" = 1'-0"

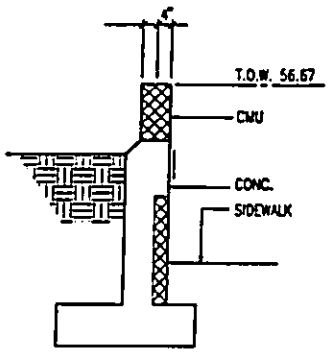
(Q) A2 A8 ENTRY ELEVATION
1/4" = 1'-0"

(R) A1 A8 D.S.P. @ LOW WALL
1/2" = 1'-0"

(S) A8 A8 SECTION
1/2" = 1'-0"

NOTE: SEE 'COLOR INDEX' FOR THIS DESIGNATED AS ⬭





S A8 A8 SECTION 1/2" = 1'-0"

T A8 A8 BLDG. SIGN DETAIL 1/2" = 1'-0"

MAMALU APARTMENTS
1155 WARD AVE.

REVISION NO.	BY	DESCRIPTION	CHK'D BY	DATE	APPROVED WHEN CHIEF CHECKED

GLENN E. MASON REGISTERED PROFESSIONAL ARCHITECT HAWAII U.S.A.

THESE DRAWINGS WERE PREPARED UNDER MY DIRECT SUPERVISION

DEPARTMENT OF HUMAN SERVICES
HAWAII HOUSING AUTHORITY
STATE OF HAWAII

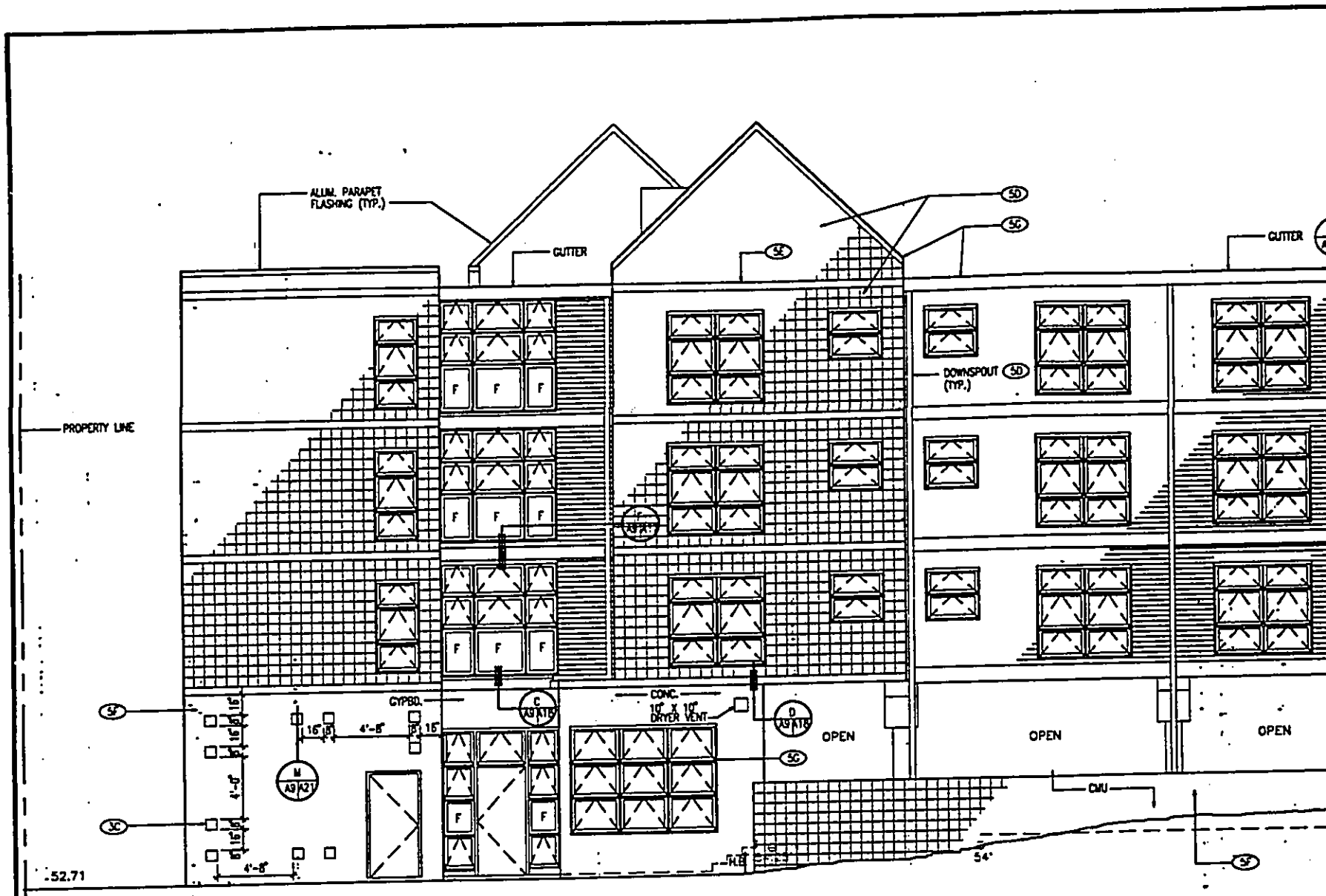
WARD-KINAU APARTMENTS ELDERLY HOUSING

MAKIKI OAHU HAWAII

EXTERIOR EWA ELEVATION, ELEVATIONS & BLDG. SIGN DETAIL

SpencerMason Arch		JOB PROJ. NO. RS890-2	DRAWING NO. A8
DESIGNED BY	CHECKED BY		
DRAWN BY	APPROVED BY	DATE 20 AUG. 90	SHEET 14 OF 54 SHTS
SCALE AS SHOWN			

6935

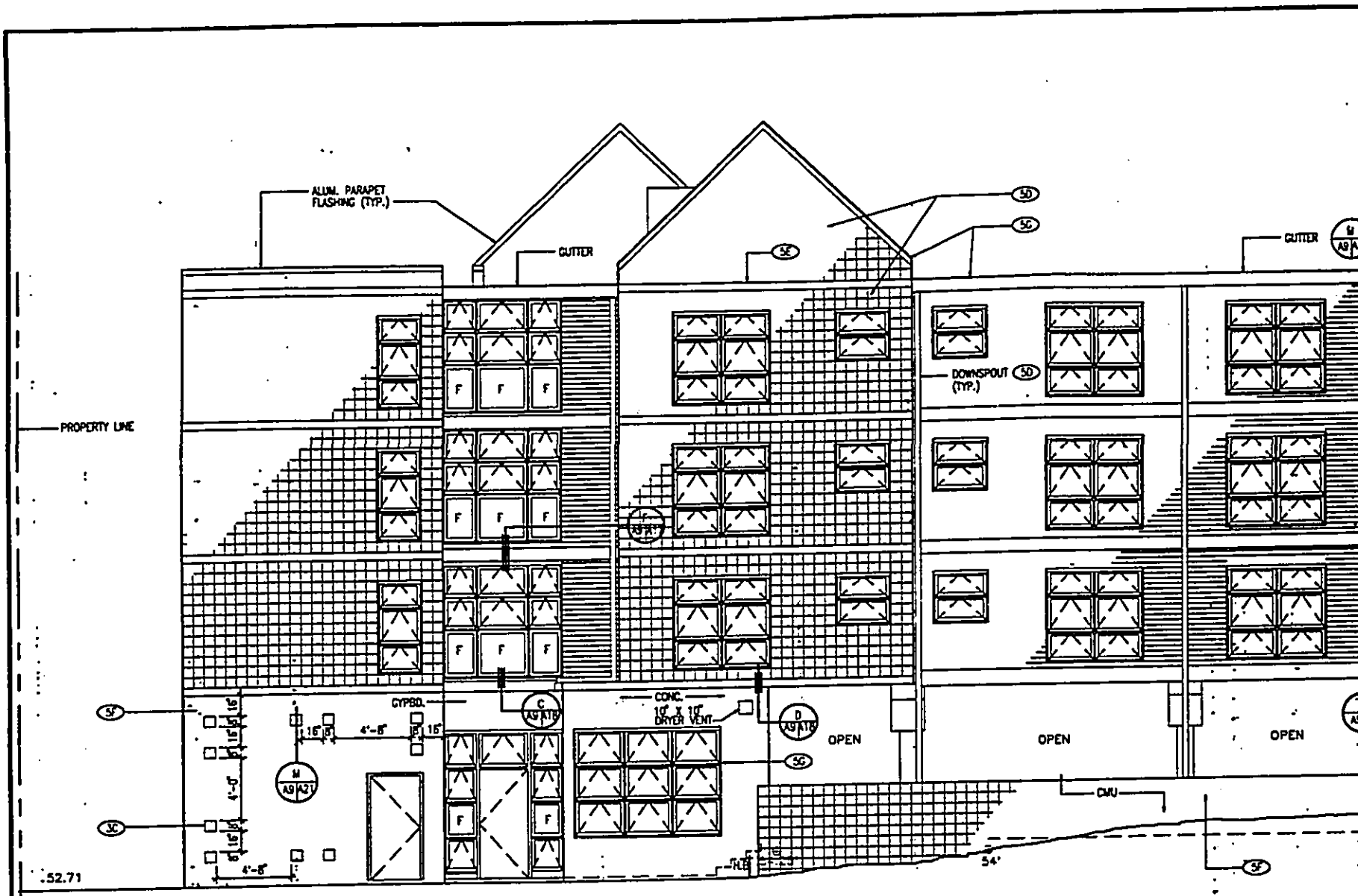


WAIKIKI ELEVATION

1/4" = 1'-0"

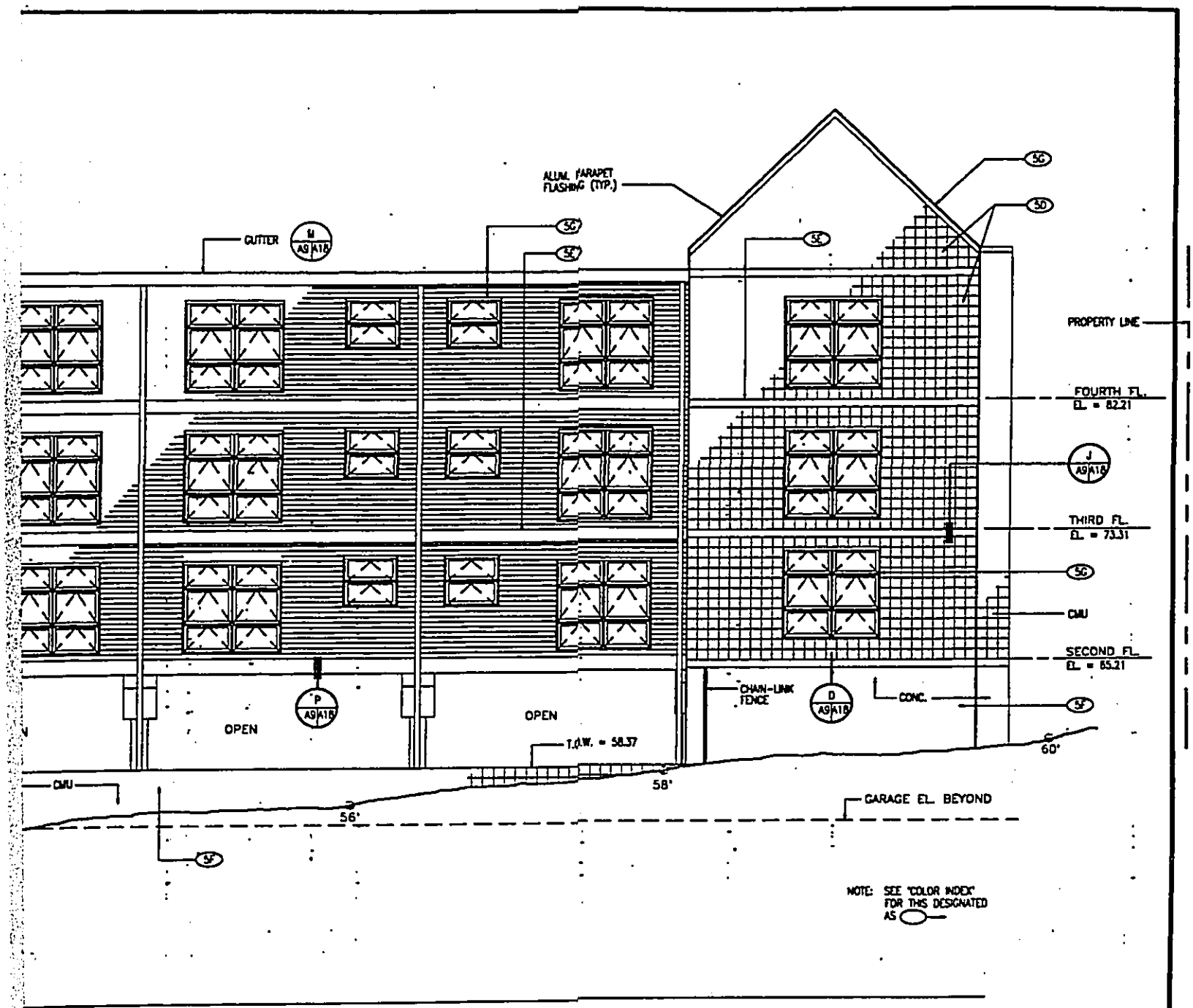
CORRECTION

THE PRECEDING DOCUMENT(S) HAS
BEEN REPHOTOGRAPHED TO ASSURE
LEGIBILITY
SEE FRAME(S)
IMMEDIATELY FOLLOWING



WAIKIKI ELEVATION

1/4" = 1'-0"



REVISION NO.	SYM.	DESCRIPTION	INIT. BY	DATE	APPROVED AND CHIEF DRAFTSMAN

DEPARTMENT OF HUMAN SERVICES
HAWAII HOUSING AUTHORITY
STATE OF HAWAII

WARD-KINAU APARTMENTS ELDERLY HOUSING

MAKIKI OAHU HAWAII

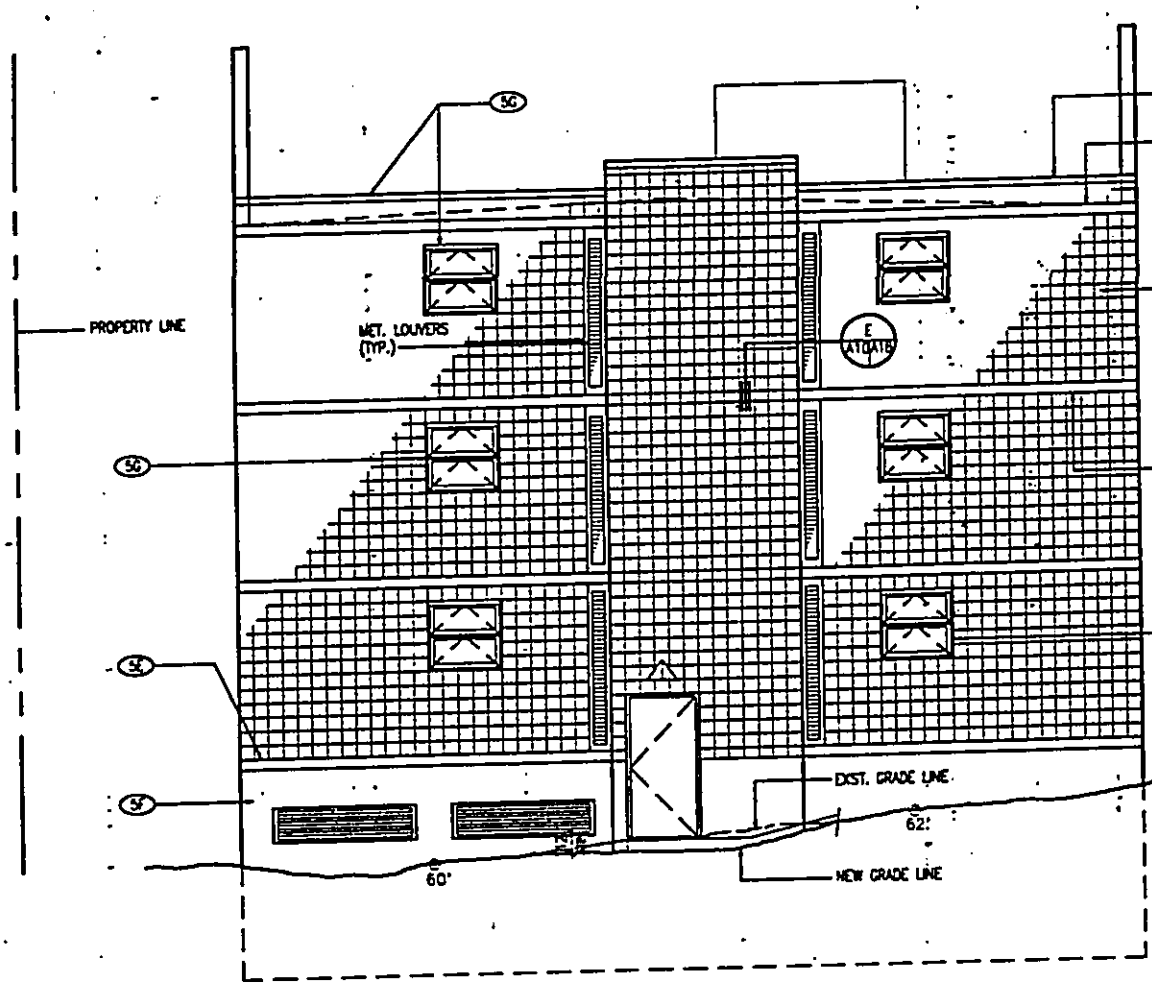
EXTERIOR WAIKIKI ELEVATION

GLENN E. MASON REGISTERED PROFESSIONAL ARCHITECT No. 4034 STATE OF HAWAII, U.S.A.

THESE DRAWINGS WERE PREPARED UNDER MY DIRECT SUPERVISION

SpencerMason Arch.		HHA PROJ. NO. RSB90-2	DRAWING NO. A9
DESIGNED BY GM	CHECKED BY BL		
DRAWN BY W. EE	APPROVED BY GM	DATE 20 AUG. 90	SHEET 15 OF 54 SHTS.
SCALE AS SHOWN			

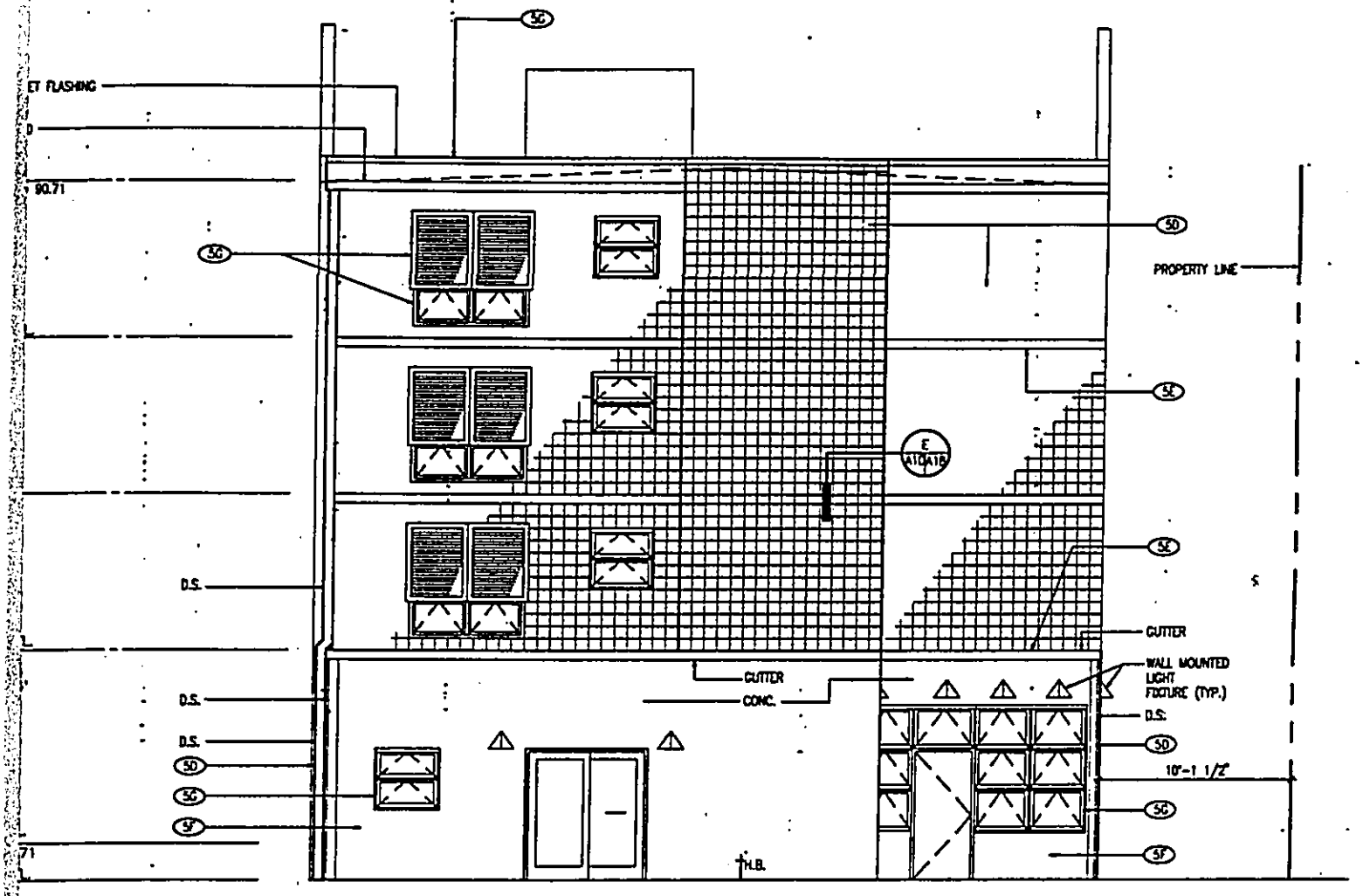
8935



MAUKA ELEVATION
1/4" = 1'-0"

MAK
1/4"

NOTE: SEE "COLOR INDEX" FOR THIS DESIGNATED AS ⬭



MAKAI ELEVATION

1/4" = 1'-0"

REVISION NO.	STR.	DESCRIPTION	CHK. BY	DATE	APPROVED FOR DIST. CHIEF ENGINEER

DEPARTMENT OF HUMAN SERVICES
HAWAII HOUSING AUTHORITY
STATE OF HAWAII

WARD-KINAU APARTMENTS ELDERLY HOUSING

MAKIKI OAHU HAWAII

EXTERIOR MAUKA & MAKAI ELEVATIONS

GLENN E. MASON REGISTERED PROFESSIONAL ARCHITECT HAWAII

THESE DRAWINGS WERE PREPARED UNDER MY DIRECT SUPERVISION

SpencerHason Arch.		PROJECT NO. RS890-2	DRAWING NO. A10
DESIGNED BY GM	CHECKED BY BL		
DRAWN BY WL EE	APPROVED BY GM	DATE 20 AUG. 90	SHEET 16 OF 54 SHTS
SCALE AS SHOWN			

8535