

1991-01-23-0A-FEA - Olo Wai Marine Facilities Bldg in  
Waipiki SMA

**FILE COPY**

**BREWER ENVIRONMENTAL INDUSTRIES  
FACILITY IMPROVEMENTS**

**PROJECT DESCRIPTION AND ENVIRONMENTAL  
ASSESSMENT IN SUPPORT OF A  
SPECIAL MANAGEMENT AREA USE PERMIT APPLICATION**

Prepared For:

**BREWER ENVIRONMENTAL INDUSTRIES  
P.O. Box 48  
Honolulu, Hawaii 96810**

Prepared By:

**KOBER/HANSSEN/MITCHELL ARCHITECTS  
1585 Kapiolani Boulevard, Suite 1504  
Honolulu, Hawaii, 96814-4532**

SEPTEMBER 1990

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DEPARTMENT OF LAND UTILIZATION  
90/SMA-93 (DEB)

OFFICE OF LAND  
QUALITY CONTROL

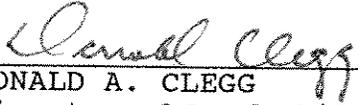
SPECIAL MANAGEMENT AREA ORDINANCE  
CHAPTER 33, ROH  
Environmental Assessment/Determination  
Negative Declaration

Recorded Owner: James Campbell Estate  
Applicant: Brewer Environmental Industries  
Agent: Kober/Hanssen/Mitchell Architects  
Location: 91-150 Kaomi Loop, Ewa, Oahu  
Tax Map Key: 9-1-26: 17  
Request: Demolish several buildings, renovate  
three remaining buildings and construct  
a new 2-story, 42,000 square-foot  
warehouse with parking and landscaping.

Attached and incorporated by reference is the environmental assessment prepared by the applicant for the project.

On the basis of the environmental assessment, we have determined that an Environmental Impact Statement is not required.

APPROVED

  
DONALD A. CLEGG

Director of Land Utilization

DAC:fm  
EADSMA93.fam



**Kober/Hanssen/Mitchell Architects**  
*Architecture, Planning & Interior Architecture*

September 7, 1990

Mr. Donald Clegg  
Director  
DEPARTMENT OF LAND UTILIZATION  
650 S. King Street, 7th Floor  
Honolulu, Hawaii 96813

Subject: Special Area Management Permit 90027  
Brewer Environmental Industries at Campbell Industrial Park  
TMK 9-1-26: 17

Dear Mr. Clegg:

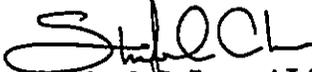
Please find attached a copy of the Environmental Assessment Report and supporting documents for the request of a Special Area Management Permit. We believe you will find the proposed improvements in keeping with the Special Management Area guidelines.

The proposed improvements are to upgrade and efficiently consolidate Brewer Environmental Industries' Facilities at Campbell Industrial Park.

Should you have any questions or require additional information, please call me.

Very truly yours,

**KOBER/HANSSEN/MITCHELL ARCHITECTS**

  
Stanford C. Lee, AIA  
Vice President/Director of Architecture

SCL/lo

cc: Kurt Mitchell, Kober/Hanssen/Mitchell Architects

Atts.

170:DLU090790.LTR

Clifford E. Hanssen, AIA  
Chairman/  
Chief Executive Officer

Kurt H. Mitchell, AIA  
President/  
Chief Operating Officer

Stanford C. Lee, AIA  
Vice President  
Director of Architecture

John M. Toguchi, AIA  
Treasurer/Director of  
Project Management

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96814-4532

Telephone 808/955-8882  
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CITY AND COUNTY OF HONOLULU  
DEPARTMENT OF LAND UTILIZATION  
650 South King Street, 7th Floor  
Honolulu, Hawaii 96813

**DLU MASTER APPLICATION FORM**

Additional data, drawing/plans, and fee requirements are listed on a separate sheet titled "Instructions for Filing."  
**PLEASE ASK FOR THESE INSTRUCTIONS.**

All specified materials and fees must accompany this form; incomplete applications could delay processing. You are encouraged to consult with department staff in completing the application. Please call the appropriate phone number given in the "Instructions for Filing" sheet.  
*Please print legibly or type the required information.*

PERMIT REQUESTED (Check one or more as appropriate):

Clusters:

- Agricultural Cluster  
 Cluster Housing  
 Country Cluster

- Park Dedication  
 Plan Review Use  
 Planned Development-Housing  
 Shoreline Setback Variance  
 Site Plan Review

- Special Management Area Permit/Assessment  
 State Special Use Permit  
 Subdivision  
 Sunlight Reflection  
 Variance from LUO Sec.(s): \_\_\_\_\_

Conditional Use Permits:  
 Type 1  Type 2

- Existing Use  
 Flood Hazard Variance

- Site Development Plan  
 Special District: \_\_\_\_\_  
(Indicate District)

- Waiver (public uses/utilities)  
 Zero Lot Line  
 Zone Change, From \_\_\_\_\_ to \_\_\_\_\_  
 Zoning Adjustment, LUO Sec.(s): \_\_\_\_\_

TAX MAP KEY(S): 9-1-26:17  
LOT AREA: Gross: 4.915 acres/ 3-4 acres buildable  
ZONING DISTRICT: 1-2, Intensive Industrial STATE LAND USE DISTRICT: Urban  
District  
STREET ADDRESS/LOCATION OF PROPERTY: Within Campbell Industrial Park  
91-150 Kaomi Loop

RECORDED FEE OWNER:  
Name Estate of James Campbell  
Mailing Address 828 Fort Street Mall, Suite 300  
Honolulu, HI 96813  
Phone Number 536-1961  
Signature \_\_\_\_\_

APPLICANT:  
Name Brewer Environmental Industries  
Mailing Address P.O. Box 48  
Honolulu, HI 96810  
Phone Number 533-4411  
Signature [Signature]

PRESENT USE OF PROPERTY/BUILDING: \_\_\_\_\_  
Existing warehouse buildings

AUTHORIZED AGENT/CONTACT PERSON:  
Name Kober/Hanssen/Mitchell Architects  
Mailing Address 1585 Kapiolani Blvd., Suite 1504  
Honolulu, HI 96814-4532  
contact/  
Phone Number Stanford C. Lee, AIA / 955-8882  
Signature [Signature]

PROJECT NAME (if any): \_\_\_\_\_

PROJECT PROPOSAL (Briefly describe the proposed activity or project): Demolish the existing warehouse buildings  
and construct an 81,000 square foot warehouse building. Project to include parking and  
landscaping.

FOR DEPARTMENT USE ONLY

FILE NO. \_\_\_\_\_

Submitted Fee Amount: \$ \_\_\_\_\_  
Date Application Accepted: \_\_\_\_\_ Accepted By: \_\_\_\_\_  
Date of Public Hearing: \_\_\_\_\_  
 Approved  
 Approved with conditions indicated below.  
 Denied for reason(s) given below.  
 Exempt project.

**THIS COPY, WHEN SIGNED BELOW, IS NOTIFICATION OF THE ACTION TAKEN.**

\_\_\_\_\_  
Signature Title Date

The above approval does not constitute approval of any other required permits, such as building permits.

AMENDMENT TO THE  
PROJECT DESCRIPTION AND ENVIRONMENTAL  
ASSESSMENT IN SUPPORT OF A  
SPECIAL MANAGEMENT AREA USE PERMIT APPLICATION  
October 12, 1990

for

BREWER ENVIRONMENTAL INDUSTRIES  
FACILITY IMPROVEMENTS

SECTION 2.2.2 Utility Improvements, paragraph regarding "STORM DRAINAGE" shall be deleted and replace with the following:

"STORM DRAINAGE

Proposed storm drainage run-off will be handled by a proposed off-site drainage ditch which is proposed on the adjacent HPM parcel. Negotiations are in process. In the event that this option is prohibited, three costlier, alternatives will be considered. They are:

- a. regrading of the property to allow surface run-off to drain in the opposite direction of the existing contours. The surface run-off would be directed towards Kaomi Loop.
- b. to provide a drainage outlet directly into the ocean. This would require approval from the Army Corps of Engineers.
- c. to coordinate and install a drainage ditch into the adjacent oil refinery plant property."

SECTION 3.7 WATER QUALITY, this paragraph shall be deleted and replaced with the following:

"It is estimated that there will be a 50% increase in stormwater run-off due to the building roof area and paved parking. In order to prevent this run-off from flowing into the adjacent properties, a new drainage system consisting of piped inlets is proposed. It will collect stormwater run-off and convey the run-off to the south east corner of the project site. A new ditch, approximately 500 lineal feet will connect to an existing drainage ditch. A drainage easement in favor of Campbell Estate is required. In the event this is prohibited, alternatives are to:

- a. divert the run-off inland to Kaomi Loop.
- b. divert the run-off to the northwest corner to the adjacent oil refinery site into their drainage system.
- c. pipe the run-off to the ocean

Precautions will be taken to assure that waste generated by the construction will not runoff into the ocean."

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#### LIST OF RELATED DOCUMENTS

No.	Description
1	Property Survey by Control Point Surveying and Engineering (dated July 12, 1990).
2	Architectural Design Drawings, Sheet Nos. SSK-1 through SSK-8, by Kober/Hanssen/Mitchell Architects (dated September 6, 1990).
3	City and County of Honolulu Special Management Area Permit Application
4	Photographic Analysis Boards

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**1.0 GENERAL INFORMATION**

**A. APPLICANT:**

Name: Brewer Environmental Industries  
Address: P.O. Box 48  
Honolulu, Hawaii 96810  
Phone no. (808) 533-4411

**B. RECORDED FEE OWNER:**

Name: Estate of James Campbell  
Address: 828 Fort Street Mall, Suite 300  
Honolulu, Hawaii 96813  
Phone no. (808) 536-1961

**C. AGENT:**

Name: Kober/Hanssen/Mitchell Architects  
Address: 1585 Kapiolani Boulevard Suite 1504  
Honolulu, Hawaii 96814  
Phone no. (808) 955-8882

**D. Address & Tax Map Key:**

91-150 Kaomi Loop  
TMK: 9-1-26: 17

This report is submitted in support of a Special Management Area Use Permit Application for the improvements which are planned for Parcel 17.

**E. Lot Area:**

Area = 4.915 acres (gross)  
3.40 acres (net buildable)

**F. Agencies and companies consulted in making assessment:**

Belt Collins Associates  
Department of Land Utilization  
Estate of James Campbell  
Hawaii Project Management  
Board of Water Supply  
Division of Wastewater Management

The purpose of this document is to describe the development proposed for the expansion of the existing Brewer Environmental Industries facility and assess the probable environmental impacts in accordance with the requirements of the Rules and Regulations

of the City and County of Honolulu Department of Land Utilization 'Special Management Area Use Permit (SMP)'.

This report is submitted in support of a Special Management Area Use Permit Application for the development which is planned for Parcel 17.

The main purpose of the development would be to consolidate Brewer Environmental Industries' Iwilei facility with the current on-site facility.

The development is consistent with the goals and objectives set forth in the SMA Permit Procedures because coastal systems and resources would not be affected, the existing ambience of the Barbers Point Coast would be unchanged because of sensitive siting and design of new structures short and long term employment opportunities will be created, and the improvements will occur within an existing, developed area.

No adverse environmental impacts are anticipated other than some noise and dust during the construction period.

The positive benefits derived from the development would outweigh the minimal negative impacts of the construction activity and new structure.

-- END OF SECTION 1.0 --





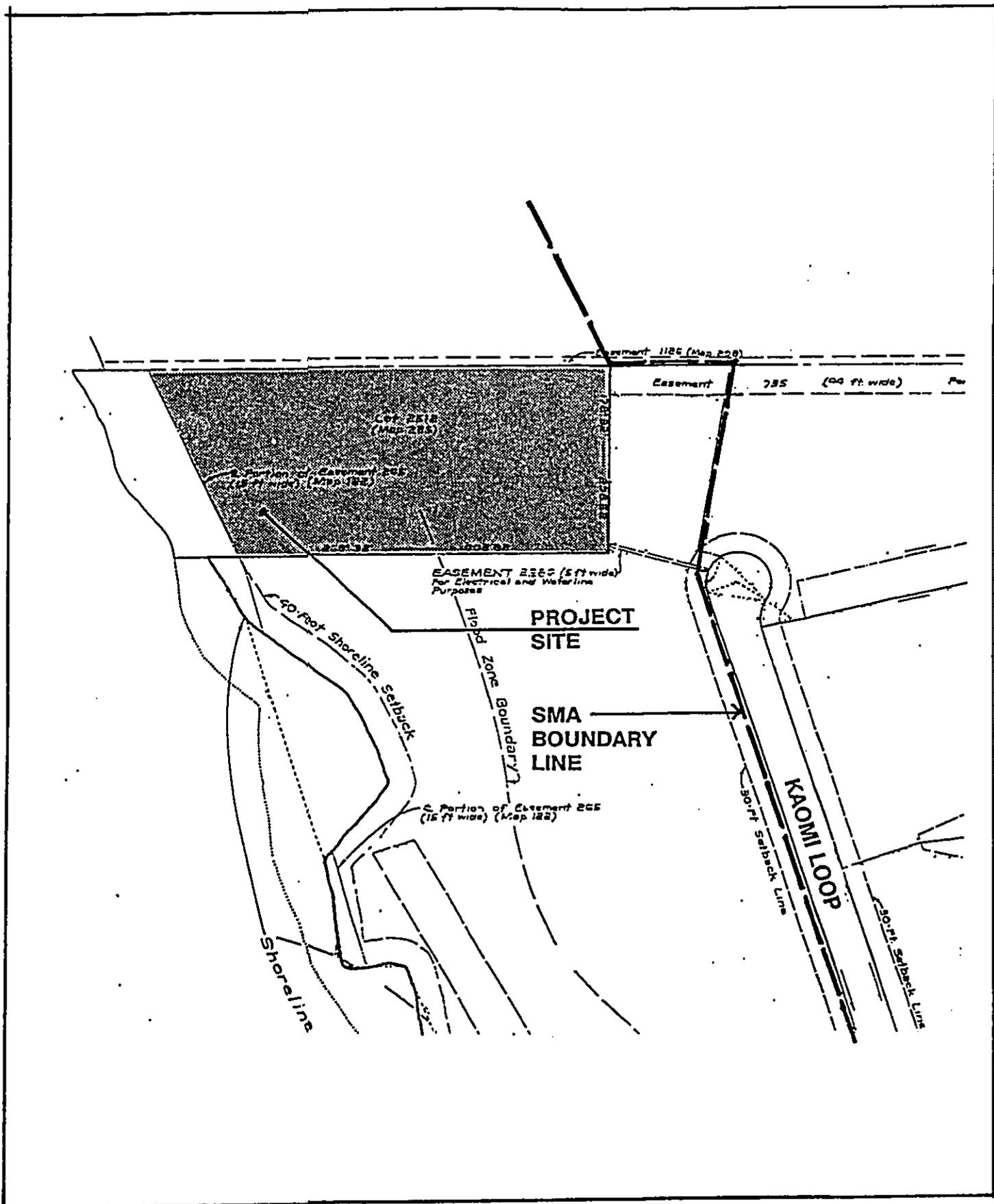
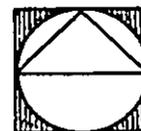


FIGURE - 3

**SMA - BOUNDARY**

SCALE: 1" = 200'-0"



## **2.0 DESCRIPTION OF THE PROPOSED ACTION**

### **2.1 GENERAL DESCRIPTION**

Brewer Environmental Industries (BEI) is an industrial facility located within the James Campbell Industrial Park (JCIP) along the Barbers Point Coast on the island of Oahu. Brewer Environmental Industries leases the land from the Estate of James Campbell. The existing JCIP facility is deteriorating and current warehouse buildings are unable to handle the current demands. Brewer Environmental Industries's primary warehousing and administrative offices are currently located in Iwilei. Brewer Environmental Industries plans to relocate its Iwilei operations to JCIP. The termination of their lease at Iwilei and the deteriorating JCIP facility prompted the action to rebuild their JCIP facility.

The proposed development includes the construction of a one-story, 81,000 square feet (sf) warehouse facility with a 7,000 sf mezzanine. The mezzanine would house Brewer Environmental Industries' administrative offices. The warehouse facility would house packaged products. These products include construction and irrigation materials, laboratories and environmental services, golf course construction, sand and aggregates.

Brewer Environmental Industries is an established industrial company which contributes to the economy of Oahu and to the State of Hawaii through the generation of tax dollars and stable long-term employment opportunities. ]

#### **2.1.1 Owner's Objectives**

The primary objective for the redevelopment are:

1. Provide much needed warehouse and office space in a manner that will not negatively impact the existing ambience of JCIP;
2. Improve the quality of the existing facility through the following actions:

Brewer Environmental Industries is going out of the sulfur business. BEI's last shipment of sulfur will be delivered in September 1990. BEI will sell and remove the product by the end of October 1990.

The existing evaporation pond is no longer used. It will be formally closed as time permits. To the best of BEI's knowledge, there are no underground storage tanks on the site.

Brewer Environmental Industries is no longer manufacturing industrial products for the Bresco contract. BEI manufactures some industrial products on a limited as needed basis.

The JCIP plant has not manufactured iron sulfate in almost a year and does not plan to produce any more of this product.

3. Satisfy various agencies needs of providing a safer building structure and environment, and;
4. Consolidate its facilities and improve overall revenues.

## **2.2 TECHNICAL CHARACTERISTICS**

The scope of the development proposed under this Special Management Area Permit Application includes the following (see Drawings by Kober/Hanssen/Mitchell Architects dated September 6, 1990):

### **2.2.1 Construction Characteristics**

Currently, the site is developed consisting of various deteriorating warehouse structures. The site is basically flat within the allowed buildable area of the property. Located throughout the site are various above ground storage tanks some of which will be removed and others relocated.

The proposed structure will be a one-story 81,000 sf building consisting of a 7,000 sf mezzanine. The primary function of the building will be to warehouse BEI's various products for distribution. The mezzanine will house BEI's administrative staff.

Demolition and clearing will consist of removing the existing building structures and removing the sulfur dry area and evaporation pond. Existing coconut trees will be relocated. The site is predominantly flat, therefore, grading will be minimal.

### **2.2.2 Utility Requirements**

#### **WATER**

The BEI property is "landlocked" by Hawaii Property Management's (HPM) parcel. Water and electrical lines are being installed within the Kaomi Loop extension project by the adjacent HPM property. A utility line easement 5-feet wide will run from Kaomi Loop through the HPM Property into BEI's property. A 2-1/2 inch domestic water line is required. In addition a new 8-inch water connection and 8-inch detector check meter for the fire sprinkler system will be installed.

#### **SEWER**

There are no existing sanitary sewer systems in the area. Based on the proposed occupancy of the 38 people, a 1,500 gallon septic tank with adjoining leaching field is required. The design of the septic tank and leaching field is subject to the State

Department of Health's approval. Percolation tests are being commissioned to determine the actual size of the leaching field.

#### STORM DRAINAGE

There is no existing stormwater drainage system in the immediate area. Existing on-site drainage patterns indicates sheet flow towards the ocean and the adjacent properties to the north and south. Stormwater run-off heading towards the ocean is diverted by an existing sand dune toward the HPM parcel to the south. HPM is proposing a drainage channel handling the subdivision and daylighting to the ocean. The channel is approximately 480 feet away from the Brewer Environmental site.

Brewer Environmental is proposing a 24-inch diameter drainage pipe running through the HPM parcel and connecting to the drainage channel. The estimated stormwater runoff would be 15 cfs. The drainage channel may have to be resized to accommodate BEI's stormwater. Negotiations with HPM are underway and appear to be favorable.

In the event that the above mentioned system is not permitted the next alternative is to drain directly from the site into the ocean. To convey the stormwater to the ocean, a 24-inch diameter pipe approximately 130 feet long will be required. Permission to construct within the shoreline setback will have to be obtained along with necessary State, City and Army Corp of Engineers permits. The design and permit process for this alternative would be lengthy, possibly as longer than 16 months.

In the event the options above are prohibited, two costlier, alternatives will be considered. They are:

- a. regrading of the property to allow surface run-off to drain in the opposite direction of the existing contours. The surface run-off would be directed towards Kaomi Loop. The surface run-off would eventually work its way to the HPM drainage channel.
- b. to coordinate and install a drainage ditch into the adjacent oil refinery plant property.

#### ELECTRICAL

Two (2) 4-inch ducts for primary Hawaiian Electric Company's service are provided to the property from the Kaomi Loop extension project. A HEC Co pad mounted transformer will be provided on the property to serve the facility. Preliminary estimated load is 240 KW at 277/480V, 3-phase, 4-wire secondary voltage. HEC Co's primary distribution system can accommodate the load. Estimated electrical energy consumption is 60,000 KWH/month. The transformer pad will be located and screened with landscaping to minimize its visual impact.

An existing overhead pole line on the property will be removed as part of the Kaomi Loop extension project.

#### **TELEPHONE**

A single 4-inch telephone duct is provided to the property under the Kaomi Loop extension project. The duct is large enough to accommodate foreseeable telephone cable requirements.

#### **CATV SERVICE**

No cable television conduits are provided to the property. Cable television service is not anticipated by the facility.

#### **2.2.3 Access to the Site**

The property is "landlocked" from the Kaomi Street public right-of-way. Access to the site will be through a proposed 20-foot easement. The exact location of the easement has not been determined since it is adjacent to a "plant sanctuary".

#### **2.2.4 Landscaping**

Planters and plantings will be added throughout the parking lot. All new landscaped areas will be provided with an automatic irrigation system. There are a couple of coconut trees which will be relocated elsewhere on the site.

### **2.3 CONSTRUCTION TIMING, SCHEDULE AND ESTIMATED CONSTRUCTION COSTS**

#### **Timing and Schedule**

A building permit for the project will hopefully be obtained by April 1991 and construction would commence immediately thereafter. Construction should last approximately 5 months.

**Estimated Construction Costs**

Proposed development to the site are estimated to cost a total of \$4,000,000 (1990) dollars. Estimated construction costs are listed by major items of work in Table 1.

**TABLE 1**

**ESTIMATED CONSTRUCTION COSTS**  
**(1990 U.S. DOLLARS)**

Description	Estimated Costs
1. Grading	\$1,400,000.00
2. Parking and Paving	50,000.00
3. Landscaping	50,000.00
4. Building	3,500,000.00
<b>TOTAL</b>	<b>\$5,000,000.00</b>

-- END OF SECTION 2.0 --

**3.0 AFFECTED ENVIRONMENT**

**3.1 EXTENT OF CONSTRUCTION ACTIVITIES**

Construction activities will be confined entirely to the property. There will be no building construction or heavy equipment activity within approximately 60 feet of the shoreline (except landscape improvements).

**3.2 Regulatory and Code Requirements**

Current land use classifications for the property are set forth in Table 2.

**TABLE 2**

**REGULATORY CLASSIFICATIONS**

	<u>Agency</u>	<u>Plan or Regulation</u>	<u>Classification</u>
1.	State Land Use Commission	State Land Use	Urban
2.	Department of Land Utilization, City and County of Honolulu	Land Use Ordinance	I-2 Intensive Industrial District

The adjacent properties are zoned I-2 (See Figure 4).

The adjacent property to the north is an oil refinery. Directly to the west is the ocean. The adjacent property to the south is currently undeveloped. HPM holds the master lease and plans to subdivide and sublease portions of the property. HPM is also extending the existing Kaomi Loop right-of-way and is planning a public right-of-way to the shoreline along BEI's south property line.

The parcel is zoned I-2 Intensive Industrial District and the proposed development and related improvements will conform to the existing zoning and other requirements as set forth in Table 3.

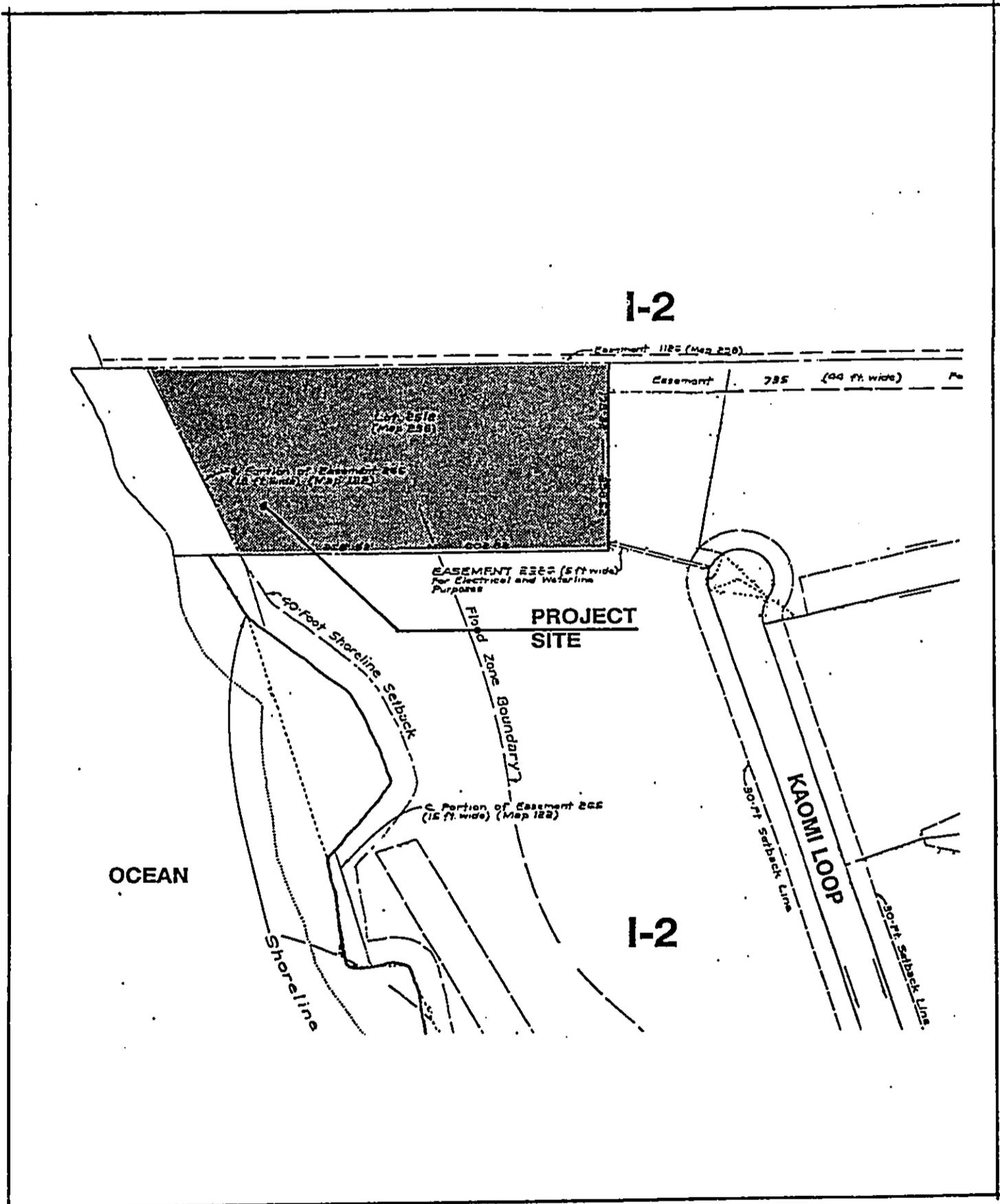


FIGURE - 4

LAND USE - ZONING

SCALE: 1" = 200'-0"

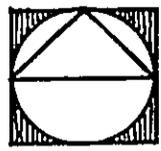


TABLE 3

ZONING AND OTHER CODE REQUIREMENTS

LUO - Land Use Ordinance requirements  
 JCIP - James Campbell Industrial Park requirements

Standard	Allowable/Required	Proposed
1. Use	Agricultural products processing, minor & major, Bulk merchandise delivery establishments, centralized bulk collection, storage and distribution of agricultural products to wholesale and retail markets, automobile service station, laboratory, medical and research, storage yards, warehousing, truck terminals, Special Accessory - Offices including administrative and executive offices provided that they serve the permitted uses.	Agricultural products processing, minor & major, Bulk merchandise delivery establishments, centralized bulk collection, storage and distribution of agricultural products to wholesale and retail markets, automobile service station, laboratory, medical and research, storage yards, warehousing, truck terminals, Special Accessory - Offices including administrative and executive offices provided that they serve the permitted uses.
2. Building Height	LUO - 60 feet	1-story - 40 feet
3. Yard Setback		
a. Front Yard	LUO - 5'-0" JCIP - 30'-0"	+50'- 0"
b. Side Yard	LUO - none required JCIP - 10'-0"	+30'- 0"

c. Rear Yard	LUO - none required JCIP - 10'-0"	+40'-0"
4. Spacing Between Structures	As determined by UBC requirements.	Not applicable
5. Maximum Density	2.5 x lot area (2.5 x 148,104 sf = 370,260 sf)	88,000 sf
6. Allowable Lot Coverage	LUO - no requirement JCIP - 50%	81,000/214,097 = 38%

Surface parking will be provided for the improvements. Table 4 indicates the off-street parking requirements of the new development.

TABLE 4

OFF-STREET PARKING REQUIREMENTS

Description	Off-Street Parking Required	Total
Warehouse	(1 stall/1,500 sf) 81,000/ 1,500 =	54
Office	(1 stall/400 sf) 7,000/400 =	18
Total Required		<u>72 stalls</u>
Total Provided		72 stalls

The proposed development is consistent with the zoning and other ordinances of the City and County of Honolulu.

**3.2.1 Permits Required**

The property is within the Special Management Area and the proposed improvements are of an estimated dollar value to require a SMA Use Permit.

A Building Permit would also be required for the improvements.

### **3.2.2 Flood Hazards**

The majority of the property is within the AE (EL 8) Flood Zone areas as designated by the Federal Flood Insurance Rate Maps (FIRM), (see Figure 5 - Flood Hazard Map). Structures built within these areas require a minimum 8 feet base flood elevation. The remainder of the site is within the D flood zone area, which has no determined base flood elevation.

### **3.3 RECREATIONAL RESOURCES**

The site is along the coastal line but public use of the adjacent shoreline will not be affected by any of the proposed improvements.

### **3.4 BIOLOGICAL RESOURCES**

There will be no long-term negative impacts on the biological resources since the site is virtually void of any significant landscaping. Landscaped areas disturbed by construction will be re-landscaped in a manner that meets or exceeds the quality standards of the existing landscaping.

### **3.5 HISTORIC, CULTURAL, ARCHAEOLOGICAL RESOURCES**

The parcel has no known archaeological or historical resources. In the event that the construction process reveals artifacts of possible archaeological significance, construction will be suspended and the appropriate agencies will be contacted.

### **3.6 COASTAL VIEWS**

There is a view of the ocean from the site. There is no view of the ocean from any existing public areas in the immediate proximity of the site. The proposed public right-of-way to the shoreline by the adjacent property developer will permit an ocean view. See attached photos.

### **3.7 WATER QUALITY**

It is estimated that there will be a 50% increase in stormwater run-off due to the building roof area and paved parking. In order to prevent this run-off from flowing into the adjacent properties, a new drainage system consisting of piped inlets is proposed. It will collect stormwater run-off and convey the run-off to the south east corner of the project site. A new 24-inch diameter drainage pipe approximately 500 lineal feet will connect to the adjacent property's drainage canal. A drainage easement in favor of Campbell Estate is required. In the event this is prohibited, alternatives are to:

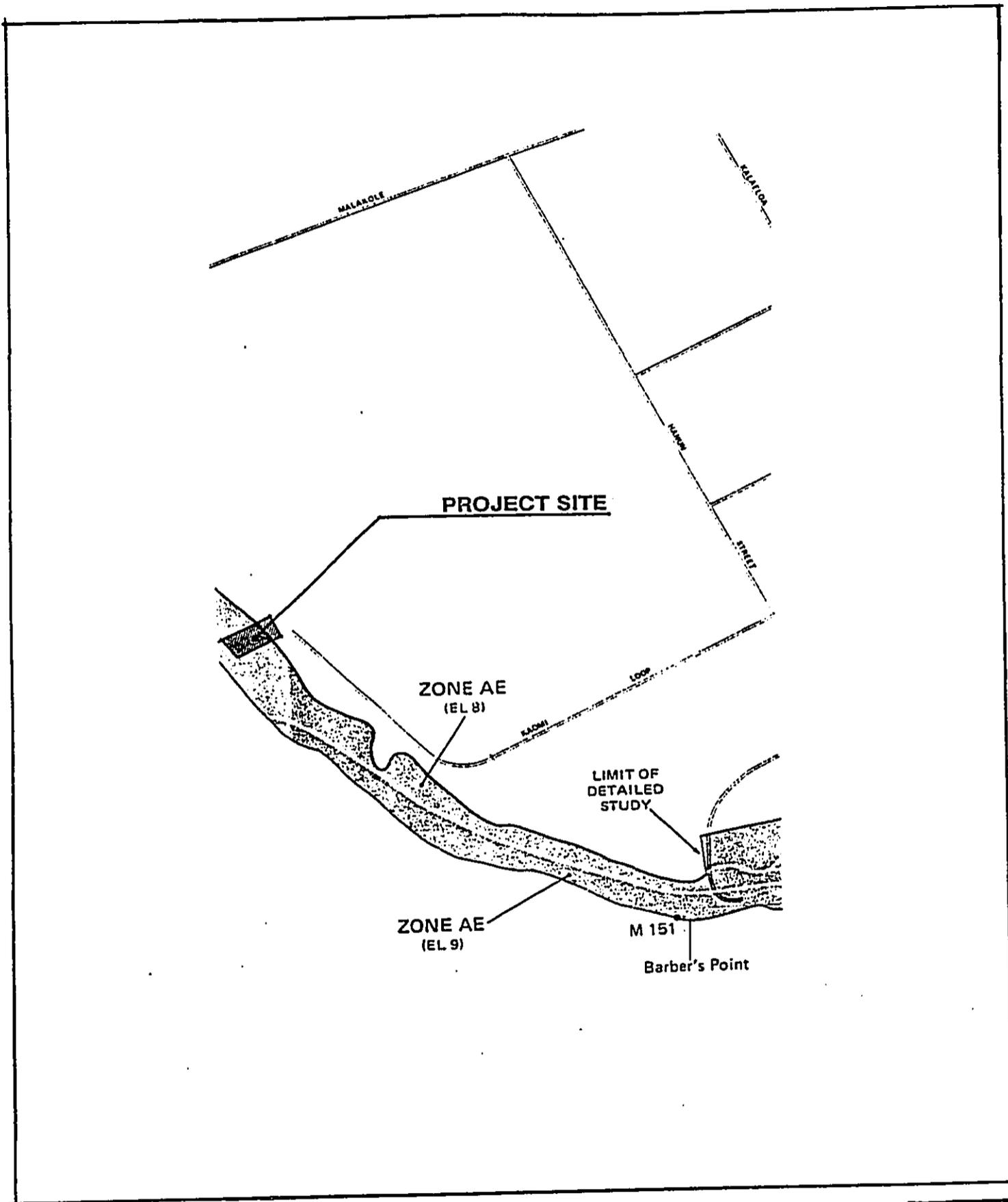
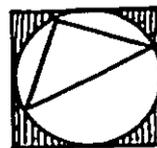


FIGURE - 5

# FLOOD HAZARD MAP

NOT TO SCALE



- a. pipe the run-off to the ocean
- b. divert the run-off inland to Kaomi Loop.
- c. divert the run-off to the northwest corner to the adjacent oil refinery site into their drainage system.

The time involved with option "a" is very lengthy due to the necessary permits required by the Army Corps, State and City agencies and approval is not guaranteed. Option "b" involves a complete regrading of the site to have the water flow in the opposite direction of its existing natural flow. Option "c" is very questionable since it has not been determined what are the oil refinery site's drainage patterns.

Precautions will be taken to assure that waste generated by the construction will not runoff into the ocean.

### **3.8 NOISE AND AIR QUALITY**

There will be short-term negative impacts on existing noise levels and air quality caused by the use of heavy equipment for sitework and concrete construction. These impacts will be experienced at varying intervals throughout the duration of the construction period (estimated to be 5 months). Noise impacts will be mitigated by the use of equipment mufflers and by limiting the hours and times of construction. Dust levels will be mitigated by regular ground sprinkling and by taking other dust abatement measures during the execution of construction activities that generate dust.

### **3.9 IMPACT ON PUBLIC SERVICES**

The proposed improvements will not significantly impact any existing public utilities or services. Some of the proposed improvements will minimally increase the use of public utilities.

Increased power and lighting requirements for landscape and building improvements will require an additional transformer.

The addition of landscaped areas requiring an automatic irrigation system will minimally increase water consumption. This increase will not significantly affect the existing levels of water consumption.

There is no existing sanitary sewer system. The proposed septic tank and leaching field will be designed to meet State Health Department requirements. Surface storm drainage flow in some areas will be altered to alleviate puddling and potentially hazardous conditions.

### **3.10 SOCIO-ECONOMIC IMPACTS**

The long-term Socio-economic impact of the proposed improvements are positive for the

following reasons;

- A. Construction of the improvements will generate short-term employment opportunities.
- B. The proposed improvements are consistent for an industrial zoned area.
- C. Visual and other environmental impacts will be minimized through sensitive siting, and design features.

-- END OF SECTION 3.0 --

#### **4.0 PROJECT IMPACTS**

##### **4.1 SMA REVIEW GUIDELINES**

The proposed improvements are consistent with Special Management Area Guidelines set forth in Section 33-3.2 of Chapter 33-Special Management Area of the Revised Ordinances of Honolulu.

The proposed improvements are consistent with these guidelines as follows:

- 1.A Currently, public shoreline access through the property is not allowed. A public right-of-way and parking is planned directly adjacent to the property.
- 1.B Adequate and properly located public recreation areas and wildlife preserves are not impacted,
- 1.C Management of solid and liquid wastes will be provided so as not to impact the Special Management Area resources,
- 1.D Alterations to the existing land form and vegetation will have minimum adverse effects to water resources and scenic and recreational amenities and minimum danger of floods, landslides, erosion, siltation, or failure in the event of earthquake.

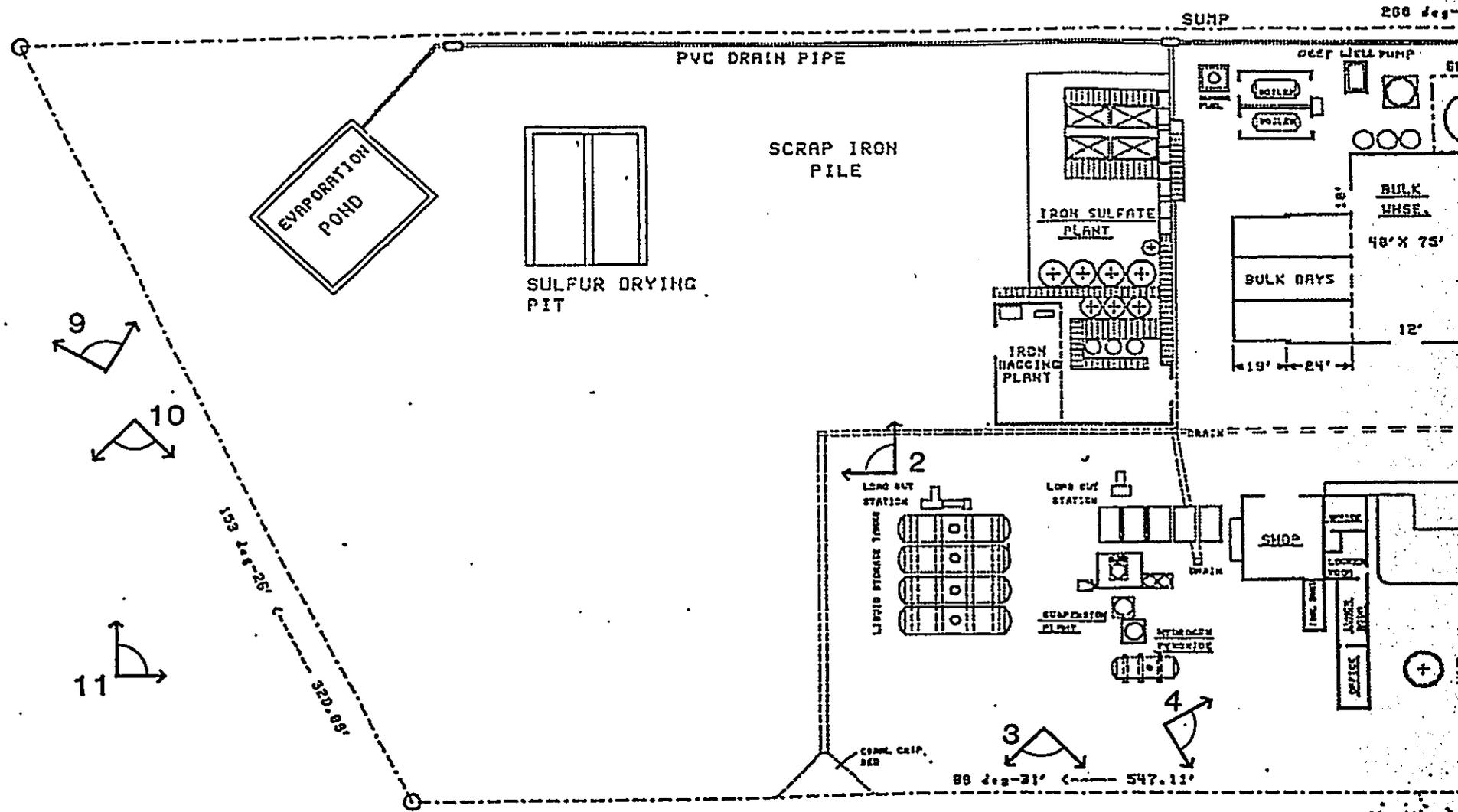
Also, the proposed development:

- o Will not involve loss or destruction of natural or cultural resources.
- o Will not curtail beneficial uses of the environment.
- o Is consistent with the County General Plan, development plans, zoning, and other applicable ordinances.
- o Will not substantially alter existing land forms.
- o Will not affect rare or endangered species.
- o Will not negatively affect local economic or social welfare.
- o Will not detract from the sight toward the sea from the State Highway nearest the coast.

- o Will not affect, other than for the short-term, air quality and ambient noise levels. Water quality will not be affected at all.

-- END OF SECTION 4.0 --

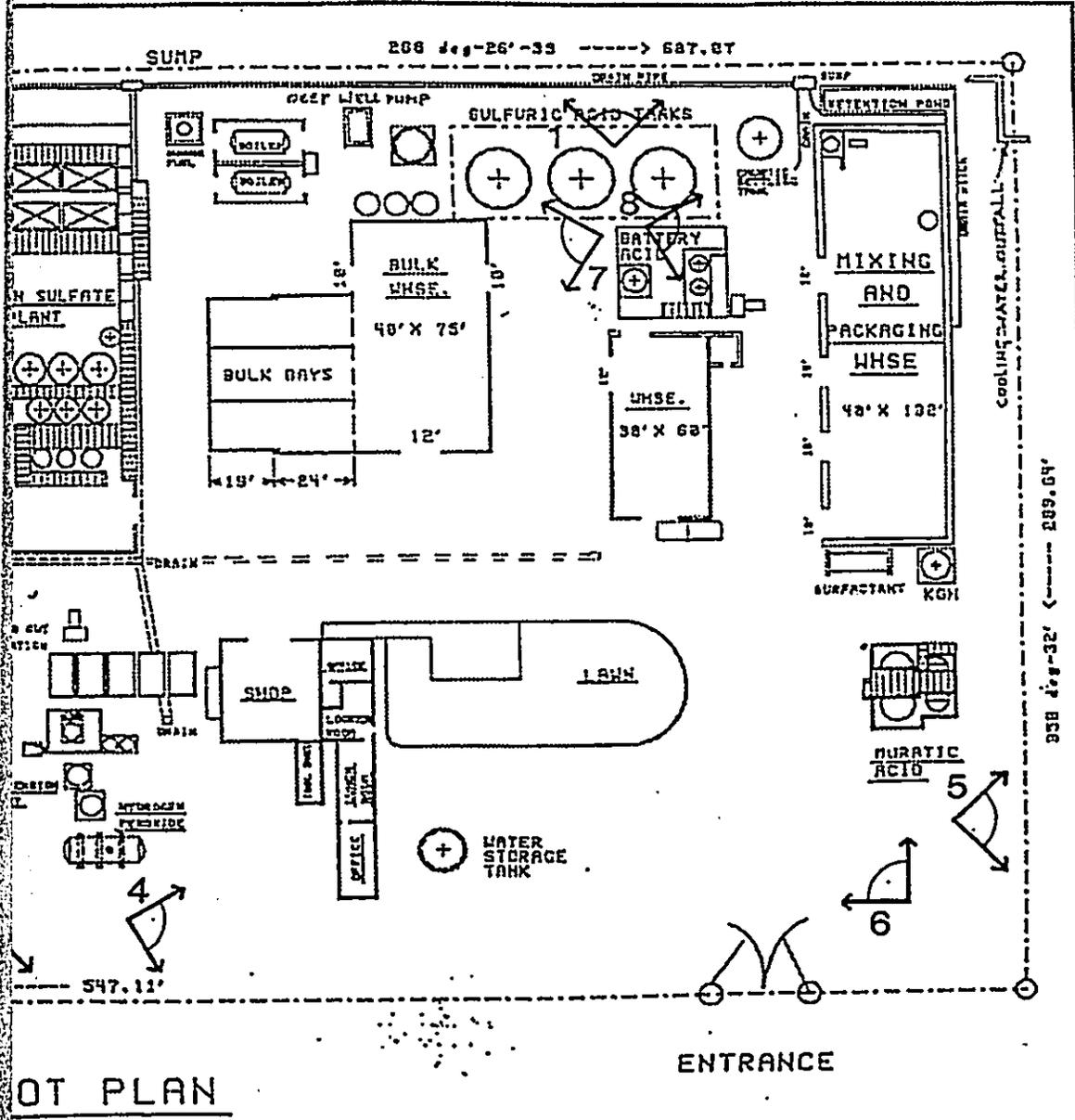
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PLOT PLAN



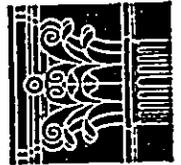
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OT PLAN

ENTRANCE

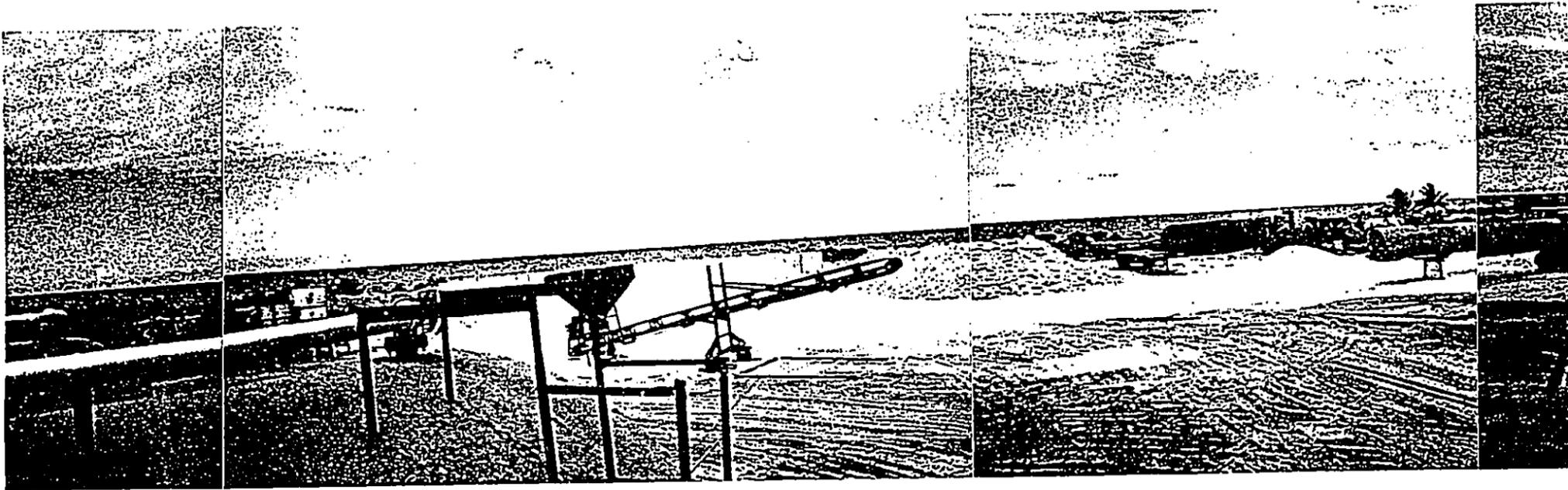
Project Number	90027
Sheet	PH1
Drawn By	Checked By
Scale	Date
<p><b>Kober/Hanssen/Mitchell Architects</b>  <i>Architecture, Planning &amp; Interior Architecture</i>                  1585 Kapiolani Boulevard, Suite 1504                  Honolulu, Hawaii 96814-4532                  Telephone 808 / 955-8862 Facsimile 808 / 947-8459</p>	



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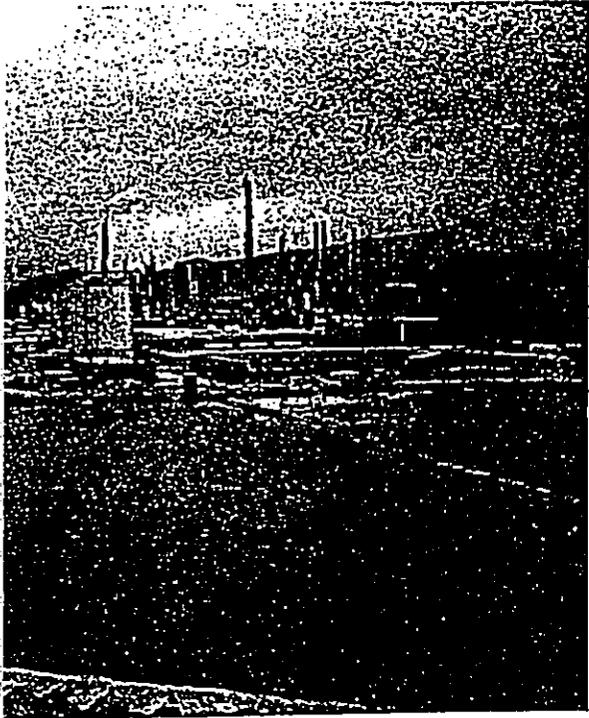


1 VIEW LOOKING NORTH, NORTH-WEST TOWARDS ADJACENT PROPERTY FROM 25' ABOVE GROUND.



2 VIEW TOWARDS THE OCEAN LOOKING WEST FROM THE SITE AT 15' ABOVE GROUND.

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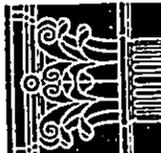
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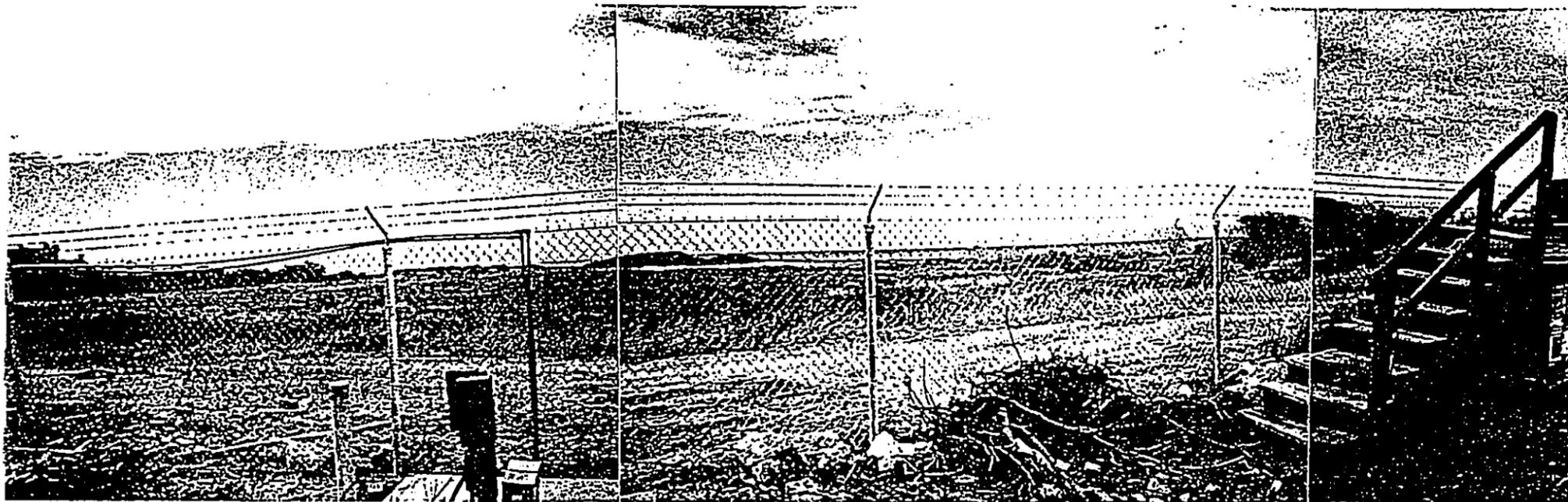
ABOVE

Scale	Drawn By	Project Number
Date	Checked By	90027
		Sheet
		PH2

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*Architecture, Planning & Interior Architecture*  
1565 Kapiolani Boulevard, Suite 1504  
Honolulu, Hawaii 96814-4532  
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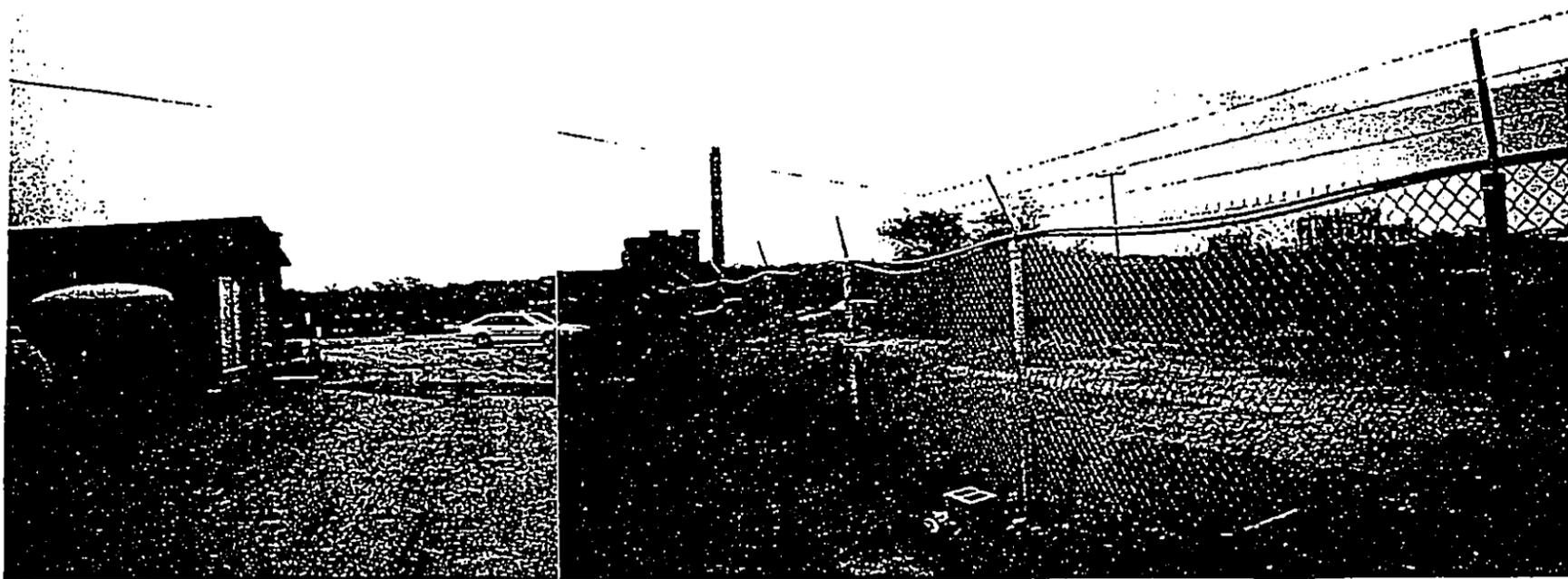


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3

VIEW TOWARDS ADJACENT PROPERTY LOOKING SOUTH FROM WITHIN THE SITE.



4

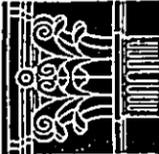
VIEW LOOKING ALONG SOUTHERN PROPERTY LINE TOWARDS ENTRY.

**DOCUMENT CAPTURED AS RECEIVED**

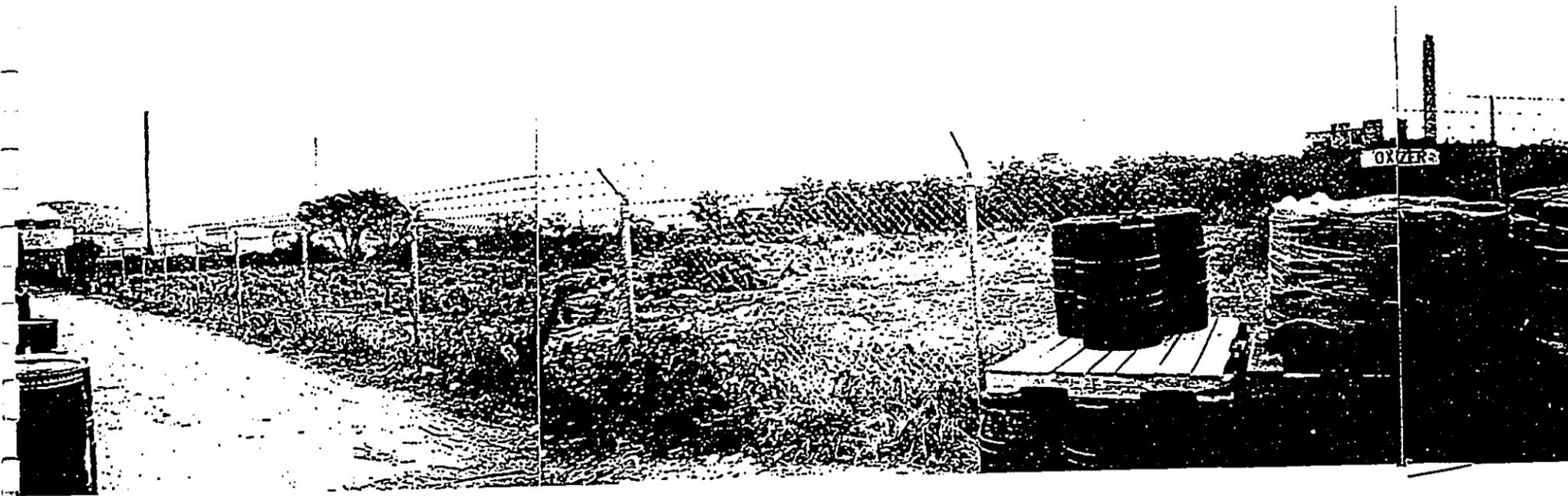


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Project Number	90027
Sheet	PH3
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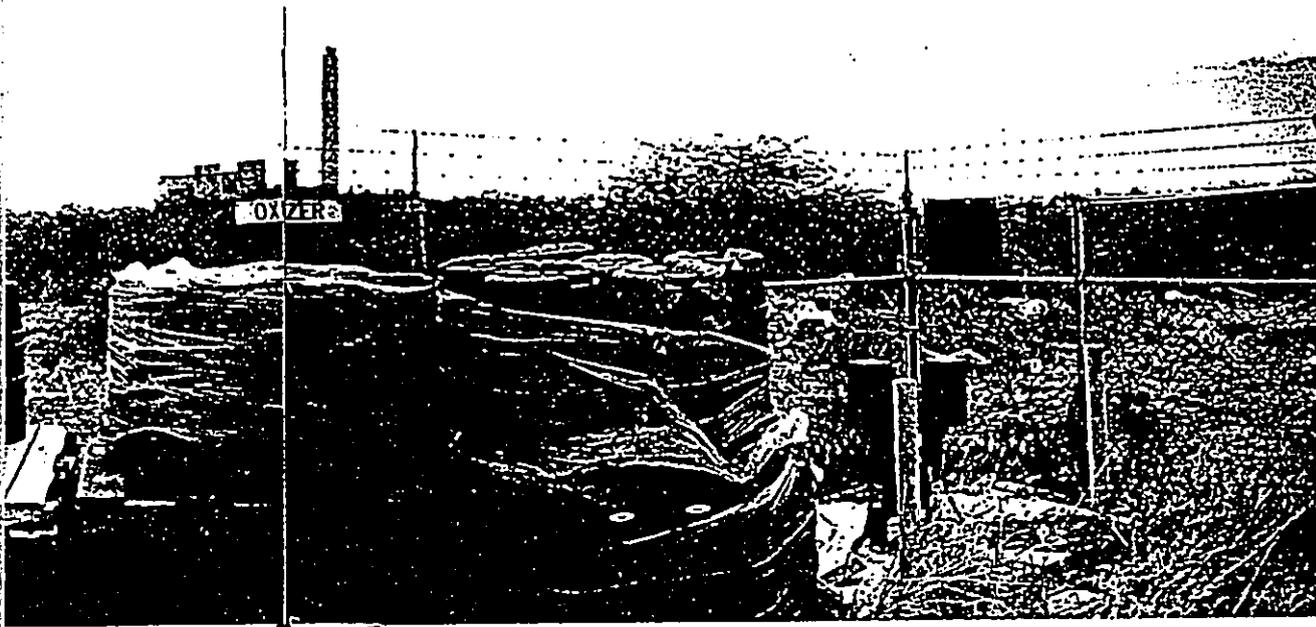


5 VIEW ALONG EASTERN PROPERTY LINE TOWARDS ADJACENT PROPERTY.

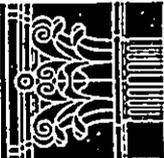


6 VIEW OF EXISTING SHOP BUILDING FROM MAIN ENTRY.

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		90027
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		PH4
		
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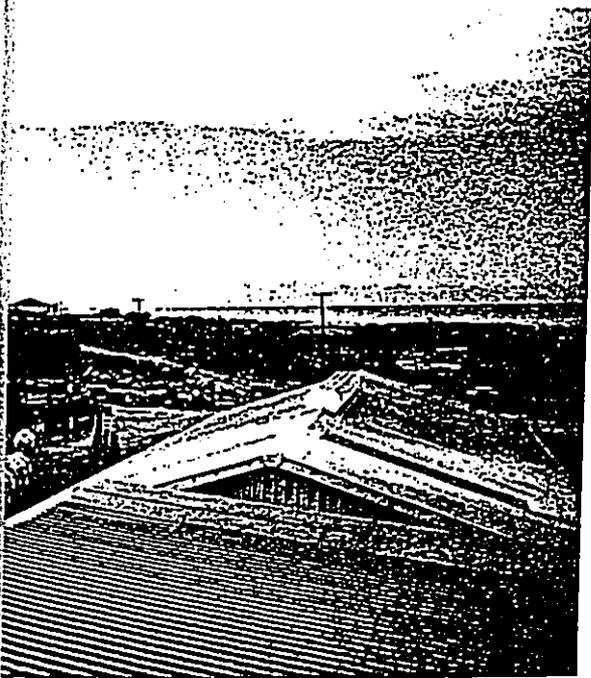
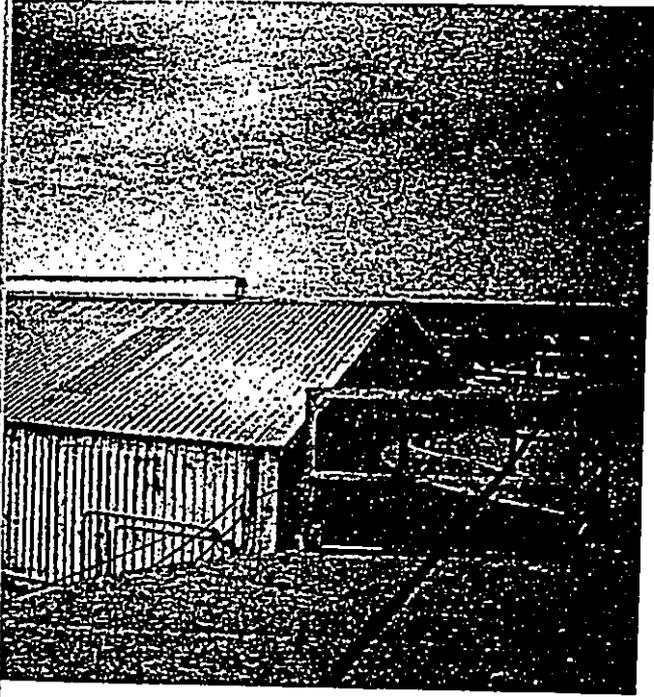


7 VIEW ACROSS SITE LOOKING SOUTH-WEST FROM 25' ABOVE GROUND.

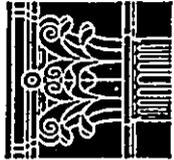


8 VIEW ACROSS THE SITE LOOKING SOUTH, SOUTH-EAST FROM 25' ABOVE GROUND.

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BOVE

<p><b>Kober/Hanssen/Mitchell Architects</b>  <i>Architecture, Planning &amp; Interior Architecture</i></p> <p>1585 Kapiolani Boulevard, Suite 1504          Honolulu, Hawaii 96814-4532          Telephone 808 / 955-8862 Facsimile 808 / 947-8459</p> 		Project Number	90027
		Drawn By	
Scale		Sheet	PH5
Date		Checked By	

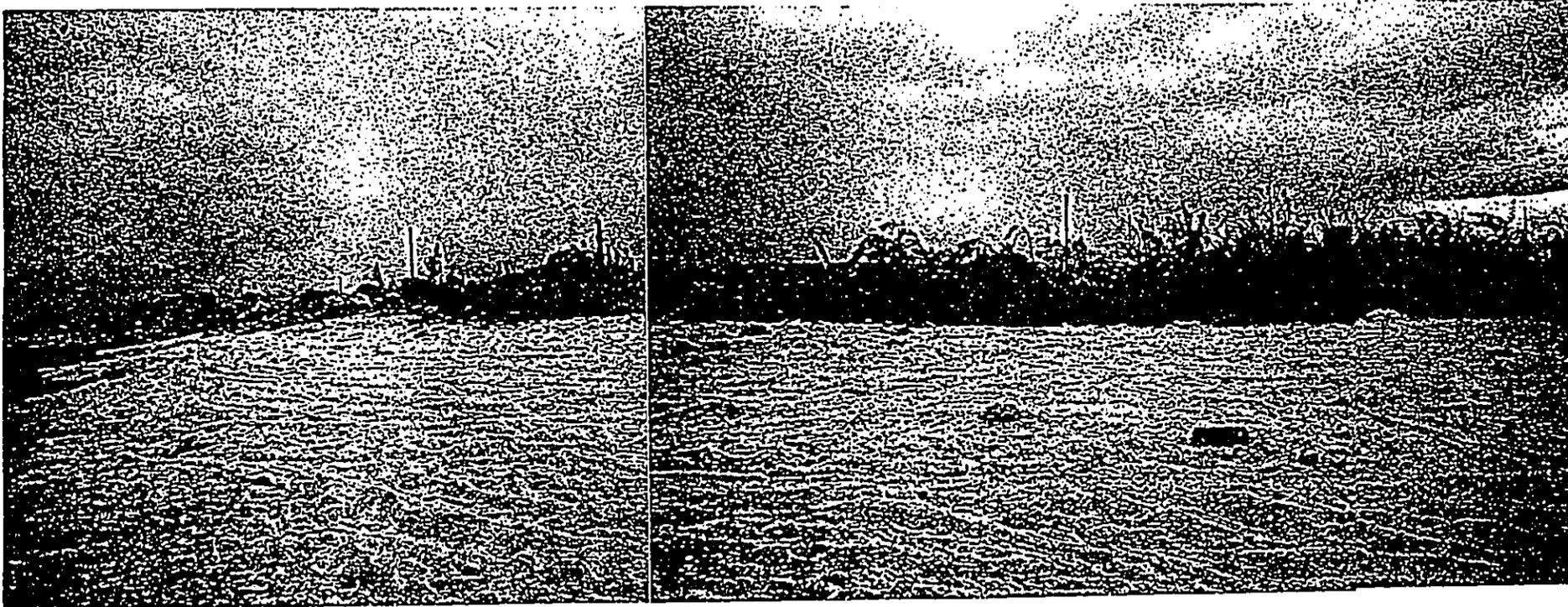
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9 VIEW ALONG BEACH FRONT LOOKING NORTH.



10 VIEW ALONG BEACH

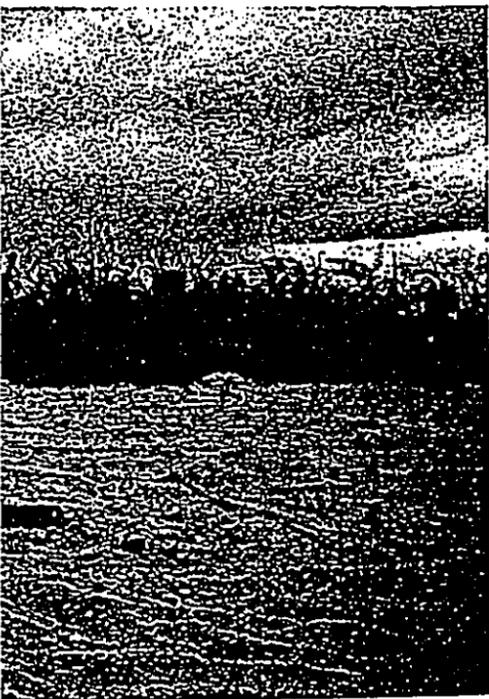


11 VIEW FROM THE BEACH LOOKING TOWARDS THE BREWER CHEMICAL PROPERTY.

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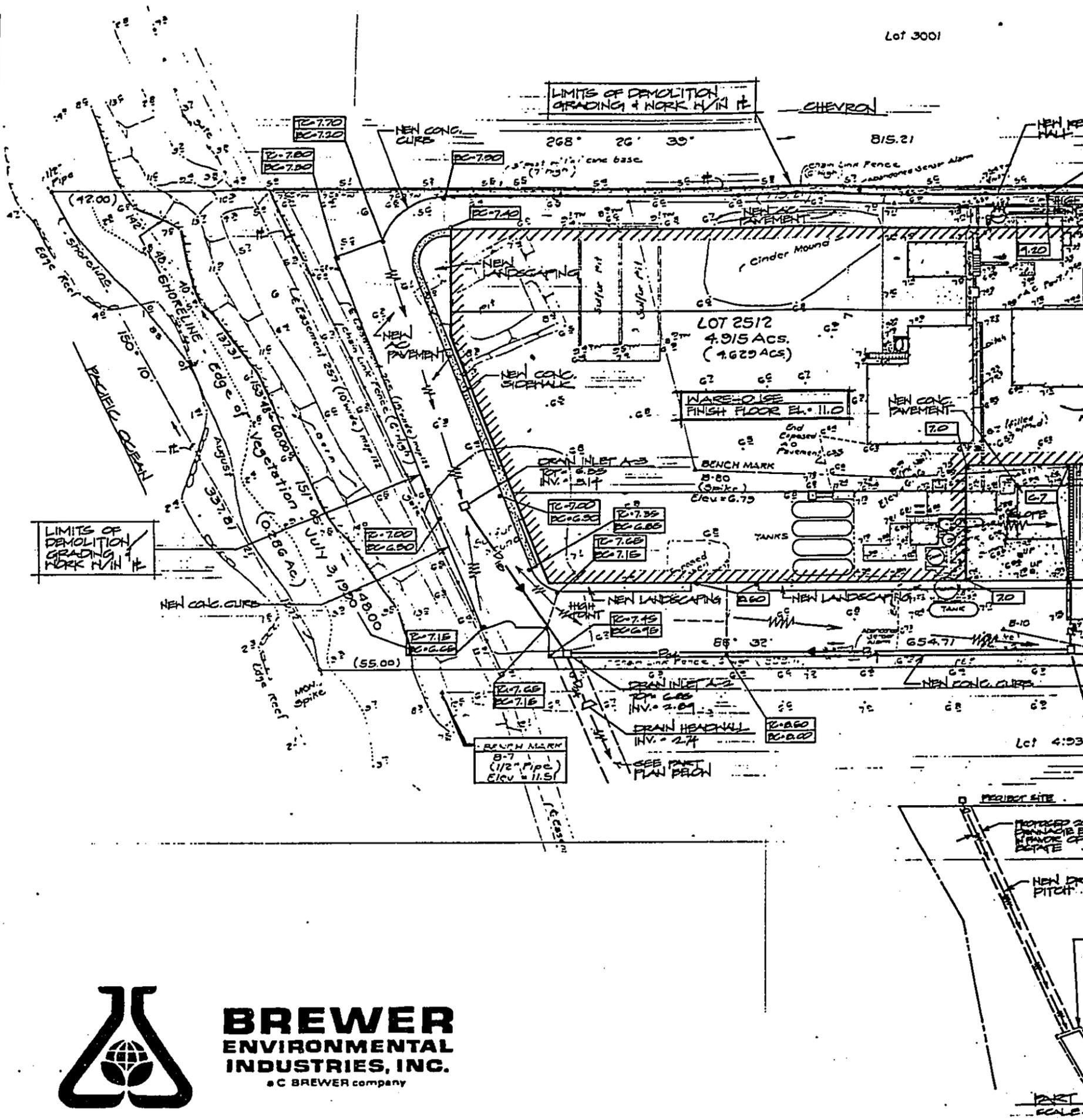
0 VIEW ALONG BEACH FRONT LOOKING SOUTH.



CAL

Scale	Drawn By	Project Number
Date	Checked By	90027
		Sheet
		PH6
		
<b>Kober/Hanssen/Mitchell Architects</b> <i>Architecture, Planning &amp; Interior Architecture</i>		
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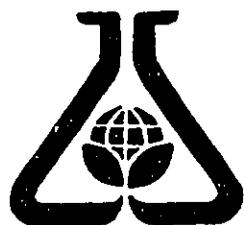
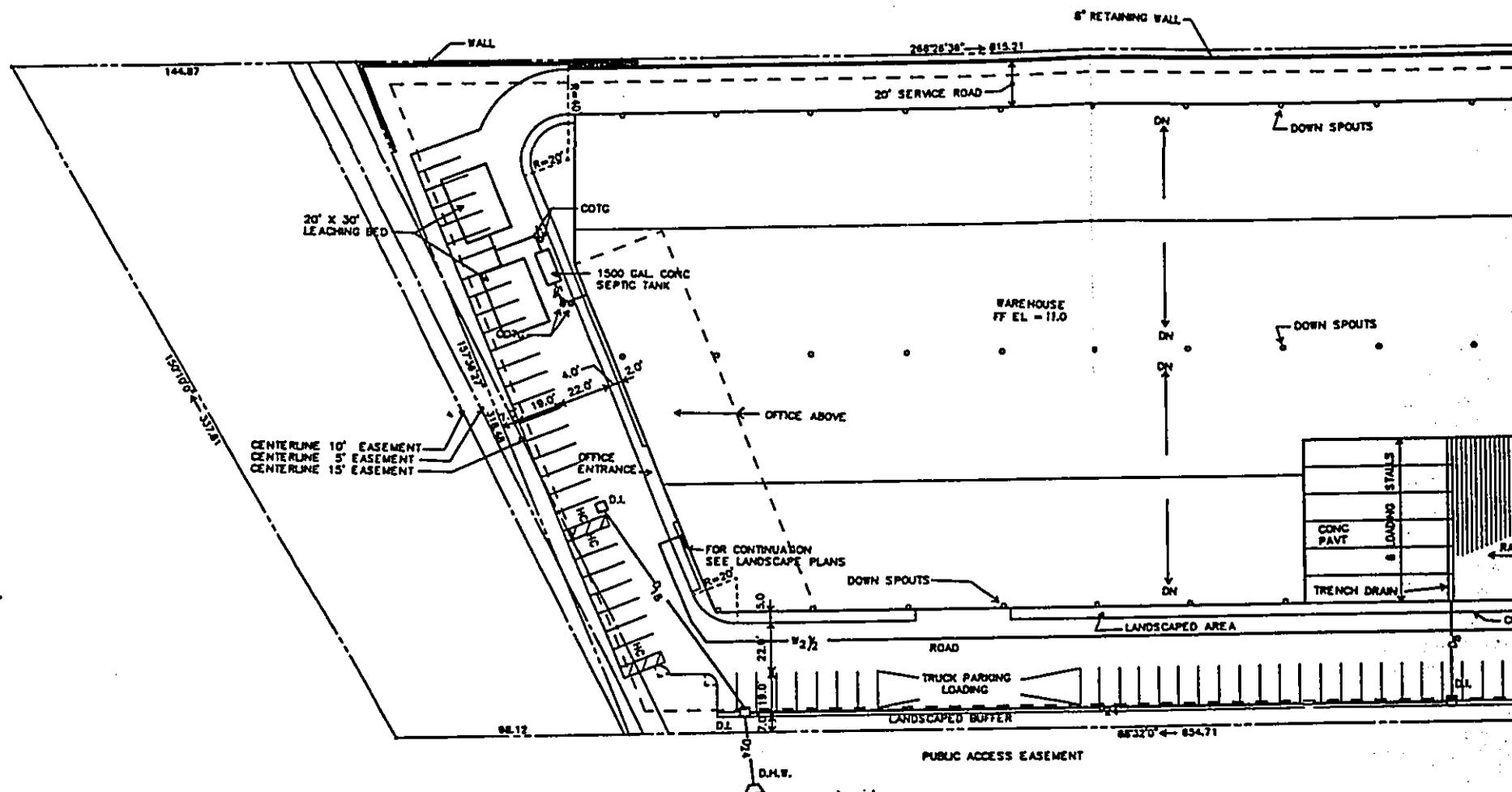
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**INDUSTRIES, INC.**  
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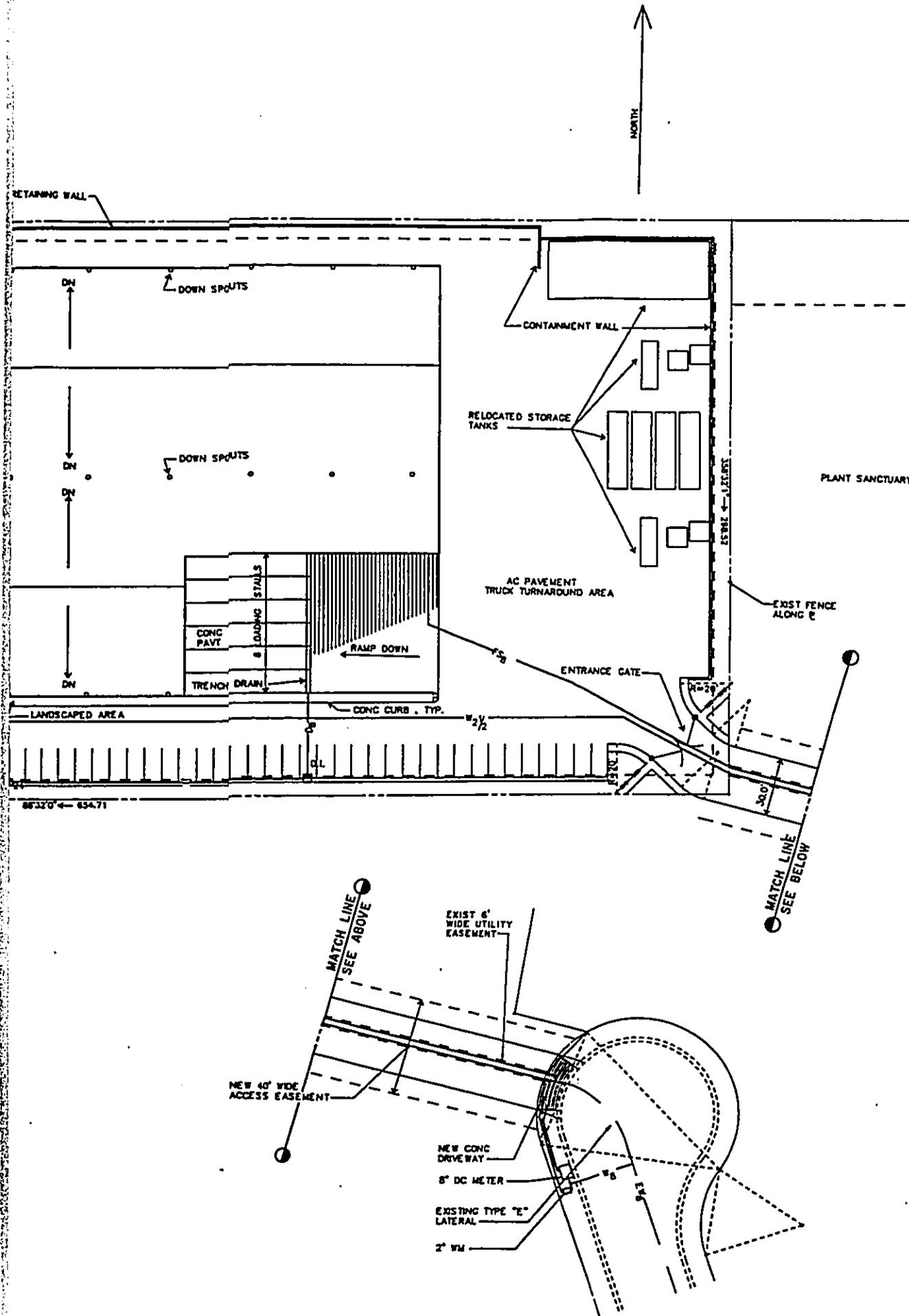


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Wyse  
Mitchell**  
 Architects and Planners  
1505 Kapiolani Boulevard, Suite 1501  
Honolulu, Hawaii 96811-1522  
Phone: 832-2222

  
**BREWER  
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INDUSTRIES  
FACILITY**  
 FOR  
BREWER ENVIRONMENTAL  
INDUSTRIES  
91-180 KAOME LOOP  
EWA BEACH, HI 96707

DATE	DESCRIPTION

This work was prepared by the undersigned as the engineer of record and is to be used only for the project and site shown on the drawings. It is not to be used for any other project or site without the written consent of the undersigned.

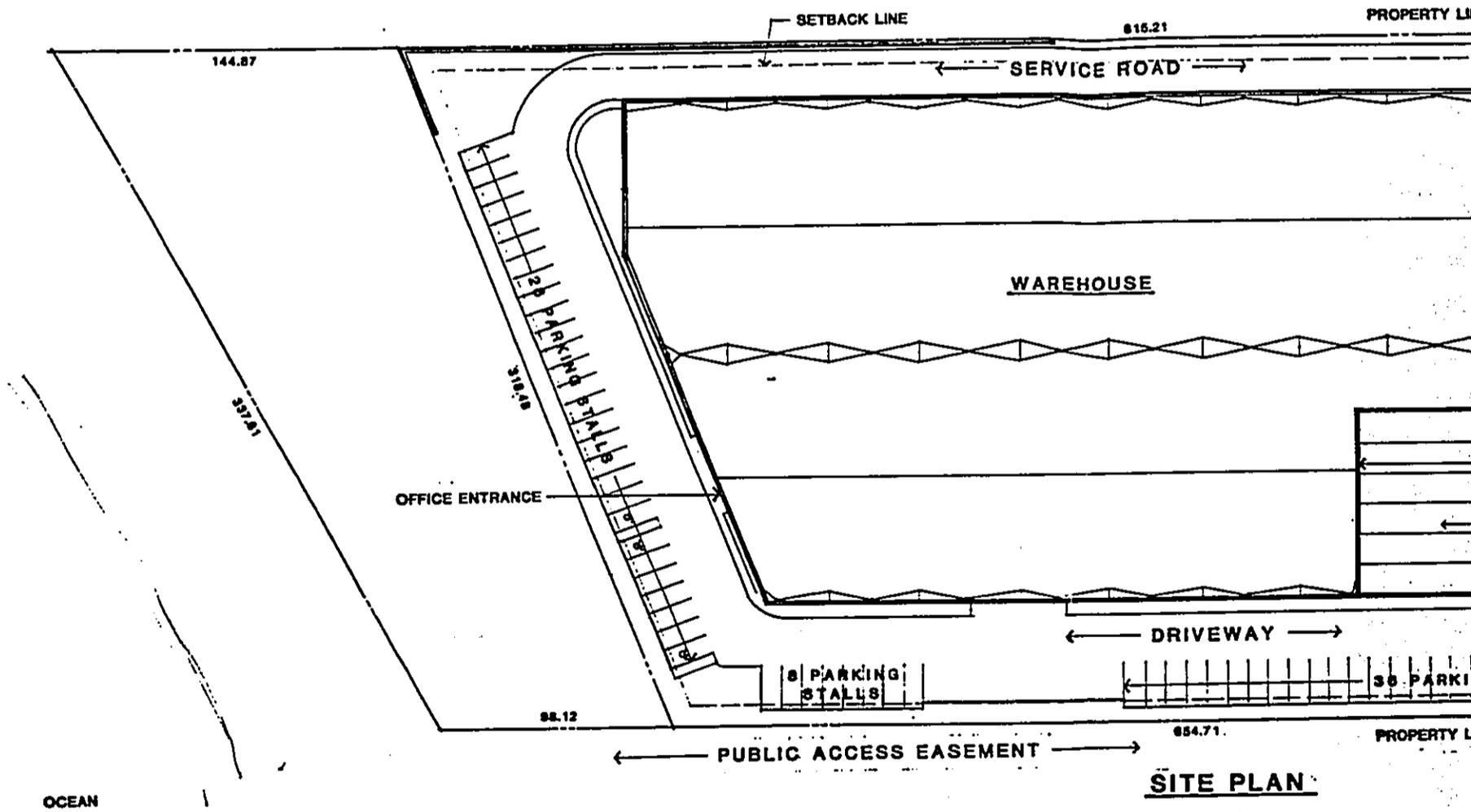
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MMH	ATO
CHECKED BY	DATE
LHL	AS SHOWN

**SHEET TITLE**

**SITE &  
UTILITY PLAN**

PROJECT NUMBER	SHEET NUMBER
90027	SK-2
DATE	SHEETS
9-6-90	8

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OCEAN

**SITE PLAN**

**CODE INFORMATION:**

ADDRESS: 81-150 KAOMI LOOP  
EWA BEACH, HI. 96707

TAX MAP KEY: 8-1-28-17

LOT ZONING: 1-2, INTENSIVE INDUSTRIAL DISTRICT

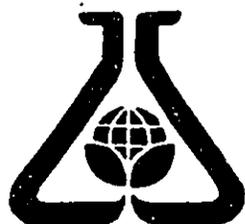
TYPE OF OCCUPANCY: B-2

BUILDING AREA: 81,000 S.F. (WAREHOUSE)  
7,000 S.F. (MEZZANINE FOR OFFICES)

**OFF-STREET PARKING REQUIREMENTS:**

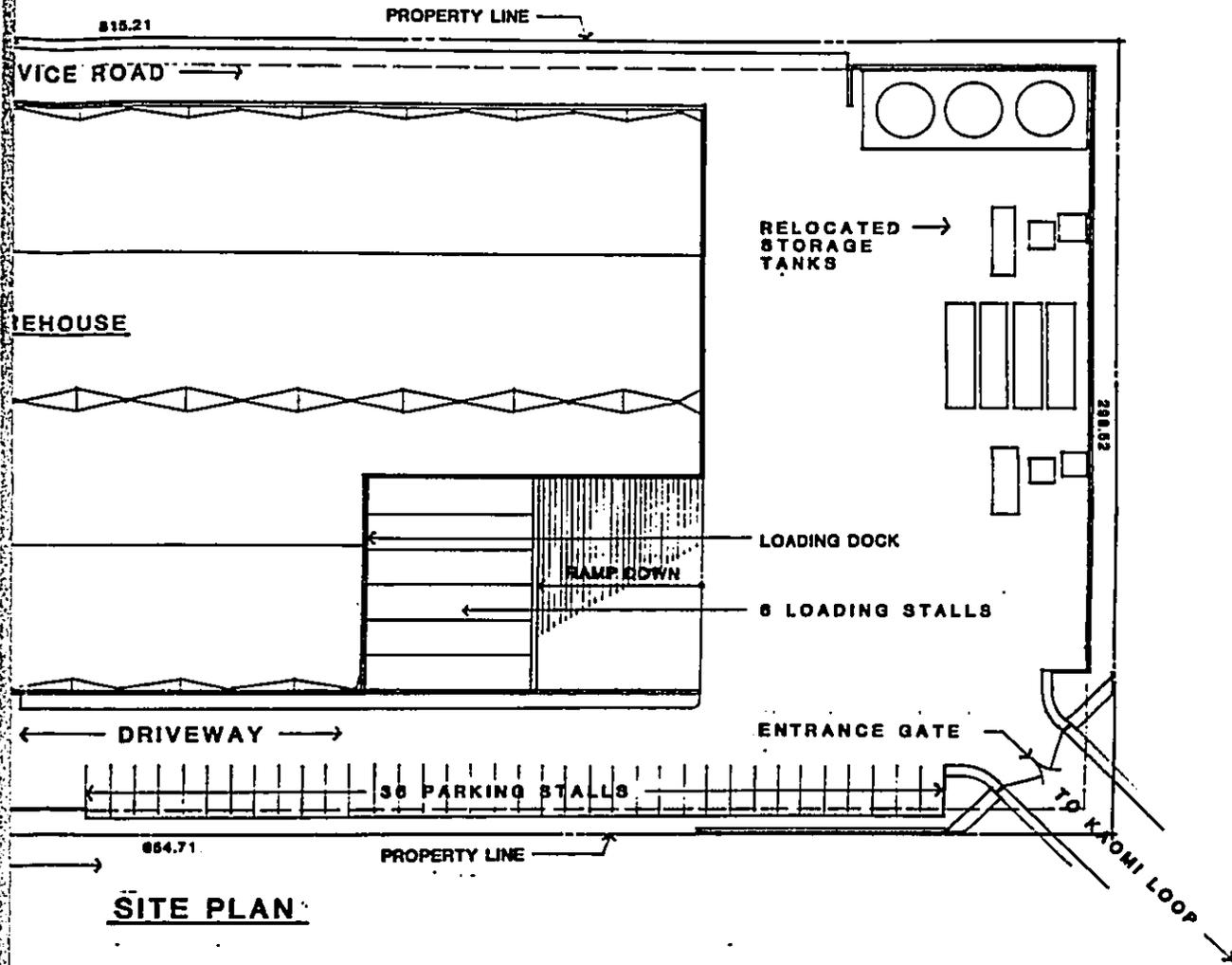
WAREHOUSE (1 STALL/1,500 S.F.) 8  
OFFICE (1 STALL/400 S.F.) 7,000

TOTAL REQUIRED  
TOTAL PROVIDED



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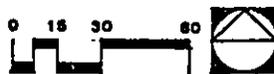
SITE PLAN

OFF-STREET PARKING REQUIREMENTS:

WAREHOUSE (1 STALL/1,500 S.F.) 81,00/1,500	= 54
OFFICE (1 STALL/400 S.F.) 7,000/400	= 18
<b>TOTAL REQUIRED</b>	<b>72 STALLS</b>
<b>TOTAL PROVIDED</b>	<b>= 72 STALLS</b>

KAOMI LOOP  
EACH, HI. 96707

17  
ENSIVE  
RUAL DISTRICT



  
**Kober/  
Hanssen  
Wyse  
Mitchell**  
 Architects and Planners  
1205 Kapahulu (Corner of) Suite 1201  
Honolulu, Hawaii 96813-1522  
PH: 832-2200

  
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ENVIRONMENTAL  
INDUSTRIES  
FACILITY**  
 FOR  
BREWER ENVIRONMENTAL  
INDUSTRIES  
91-180 KAOMI LOOP  
EWA BEACH, HI. 96707

DATE	BY	CHKD

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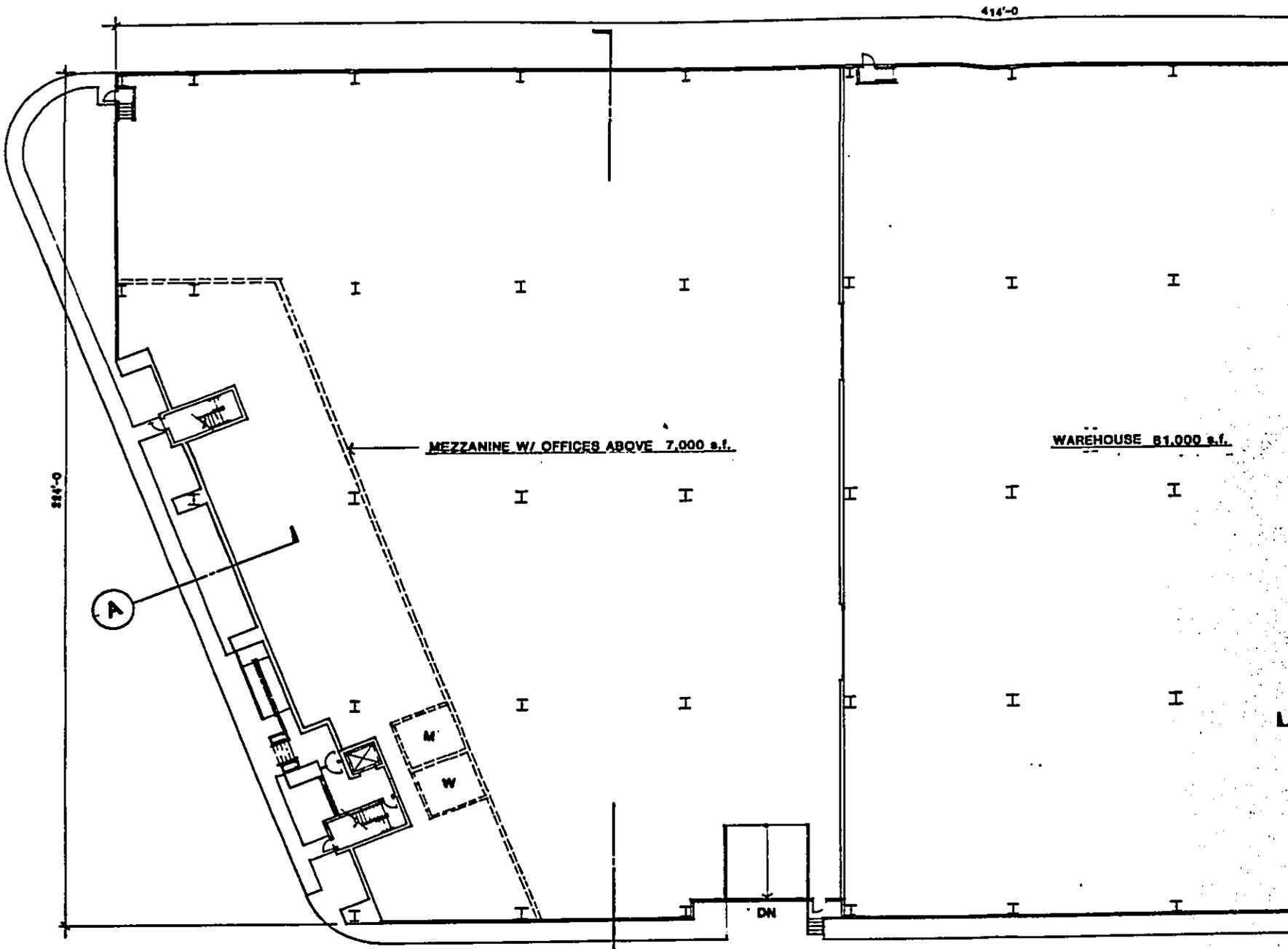
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SIGNATURE	
DATE	BY
DATE	BY
DATE	BY

SHEET TITLE  
**SITE PLAN**

JOB NUMBER <b>90027</b>	SHEET NUMBER <b>SK-3</b>
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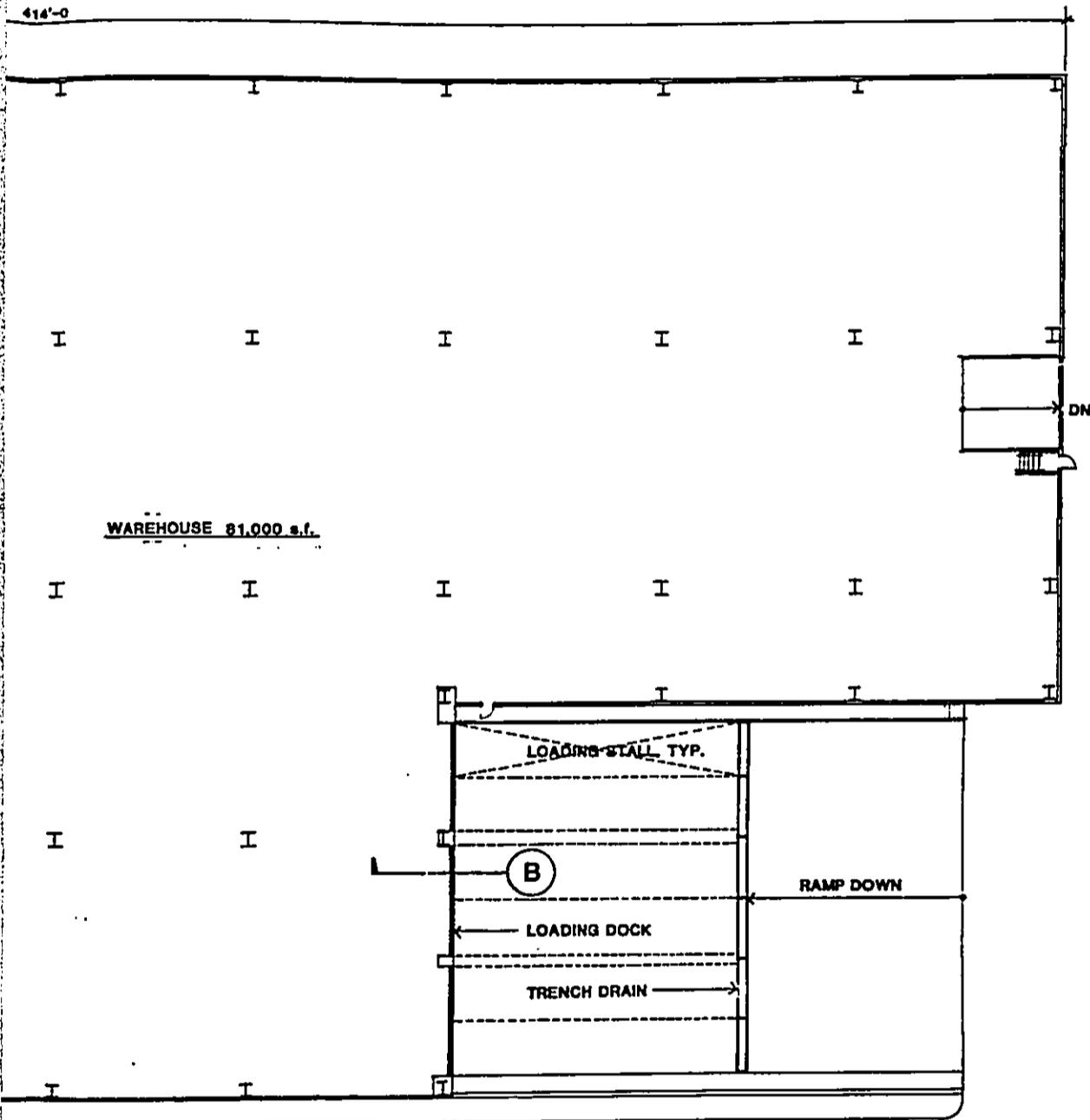


**FLOOR PLAN**



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**FLOOR PLAN**



  
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808-944-8000

  
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 FOR  
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EWA BEACH, HI 96707

NO.	DATE	BY

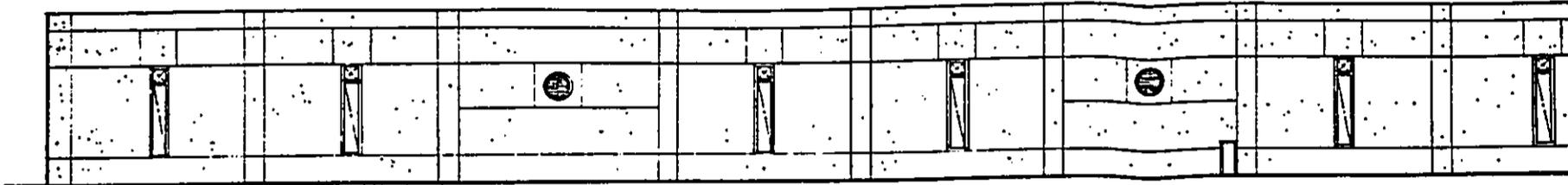
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DRAWN BY	DATE
CHECKED BY	DATE

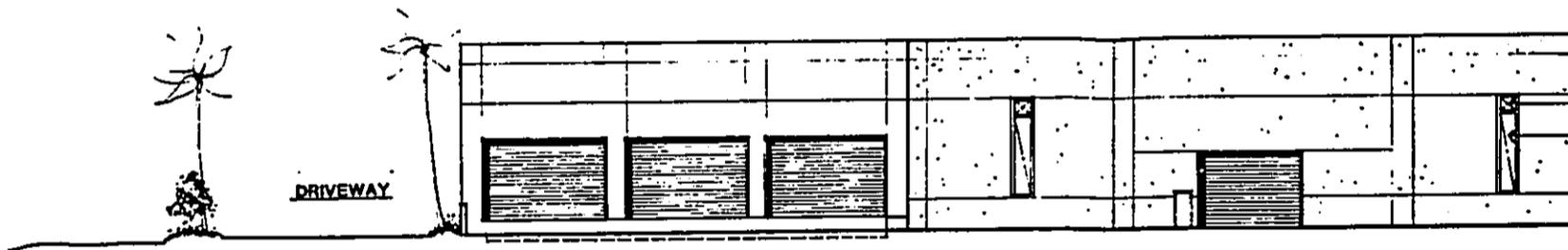
**FLOOR PLAN**

PROJECT NUMBER	SHEET NUMBER
<b>90027</b>	<b>SK-4</b>
DATE	OF SHEETS
9-6-90	8

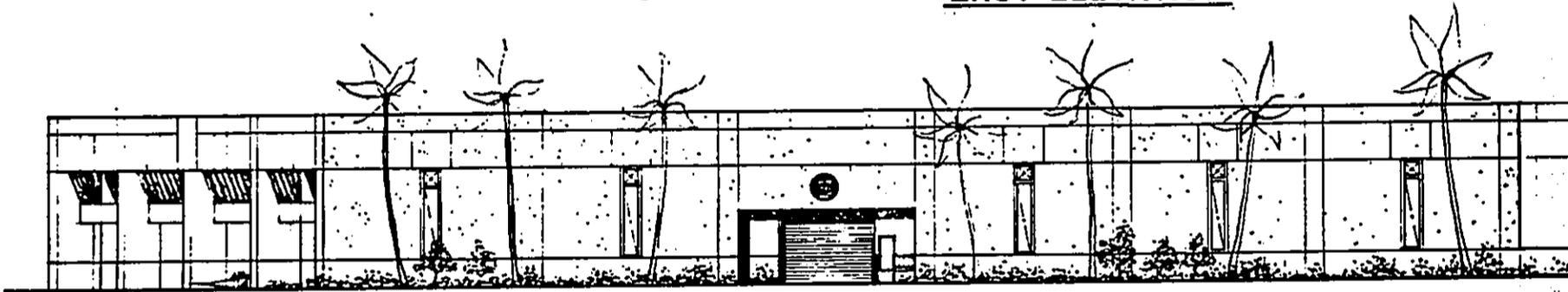
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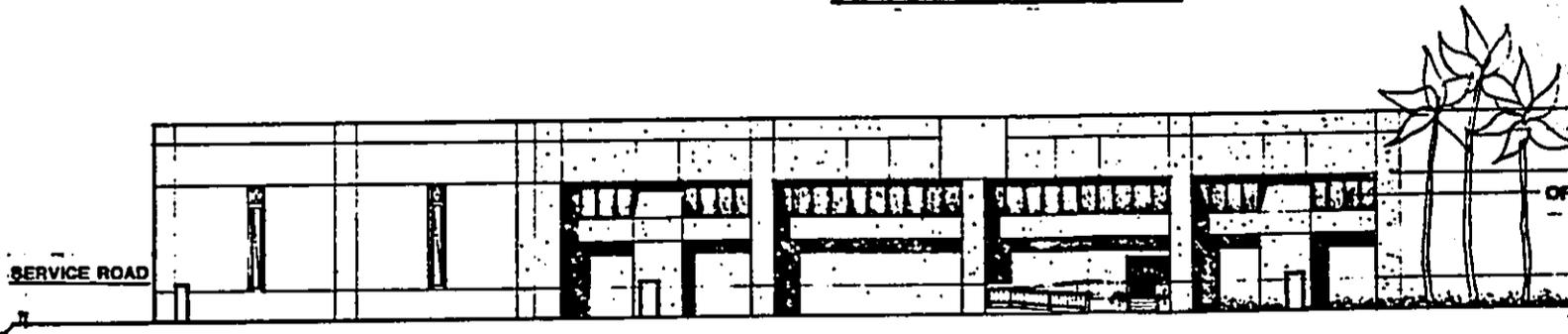
NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION

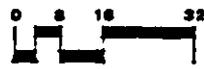
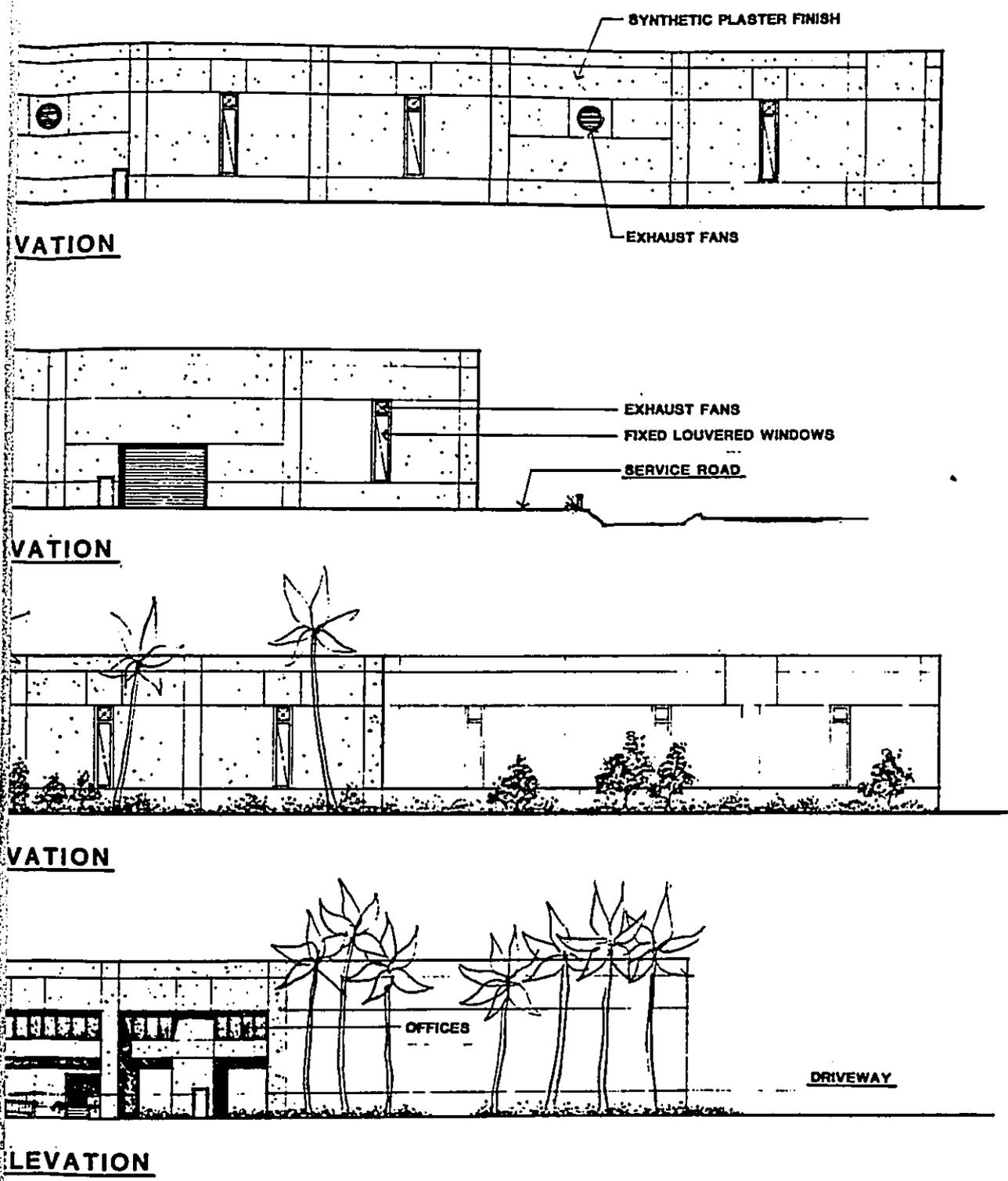


SOUTHWEST ELEVATION



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Huntington Beach, CA 92648  
PH 714/962-1000

  
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FACILITY**  
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BREWER ENVIRONMENTAL  
INDUSTRIES  
91-180 KAOHI LOOP  
DANA BEACH, CA 92627

DATE	BY	APP'D

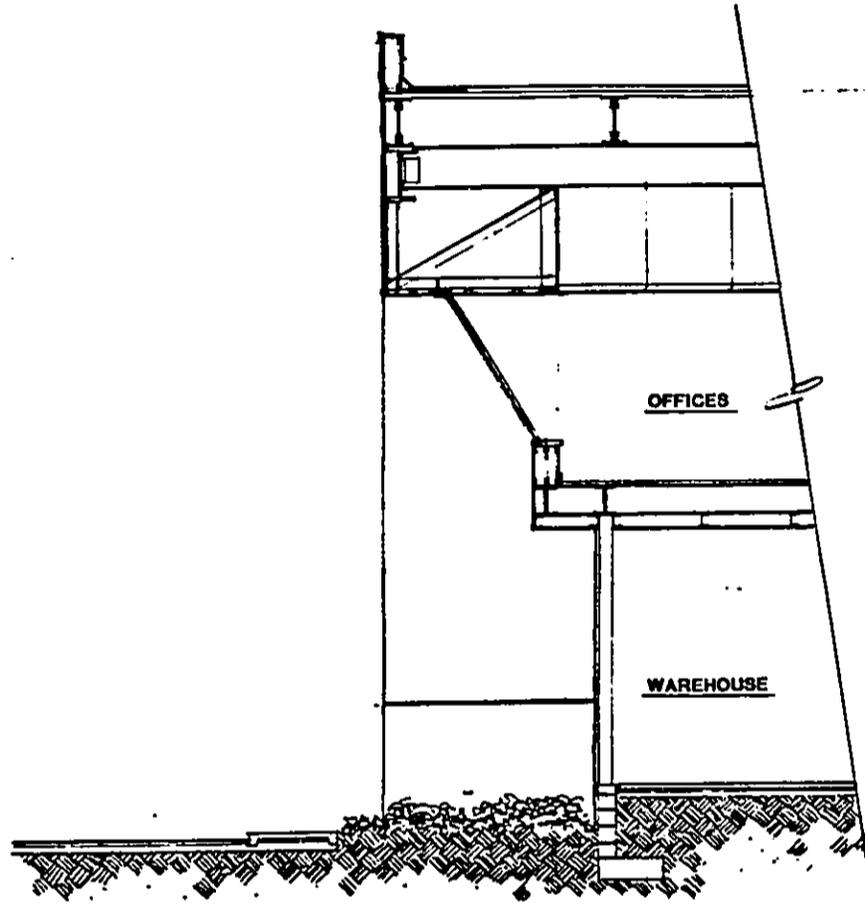
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PROJECT NUMBER	DATE

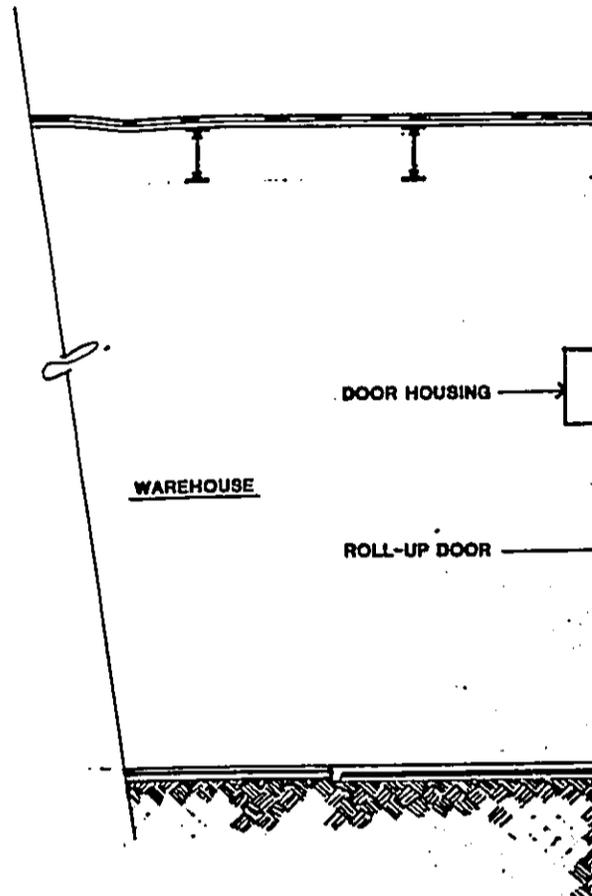
**SHEET TITLE**  
**EXTERIOR BUILDING  
 ELEVATIONS**

JOB NUMBER	SHEET NUMBER
<b>90027</b>	<b>SK-5</b>
DATE	OF SHEETS
9-8-80	8

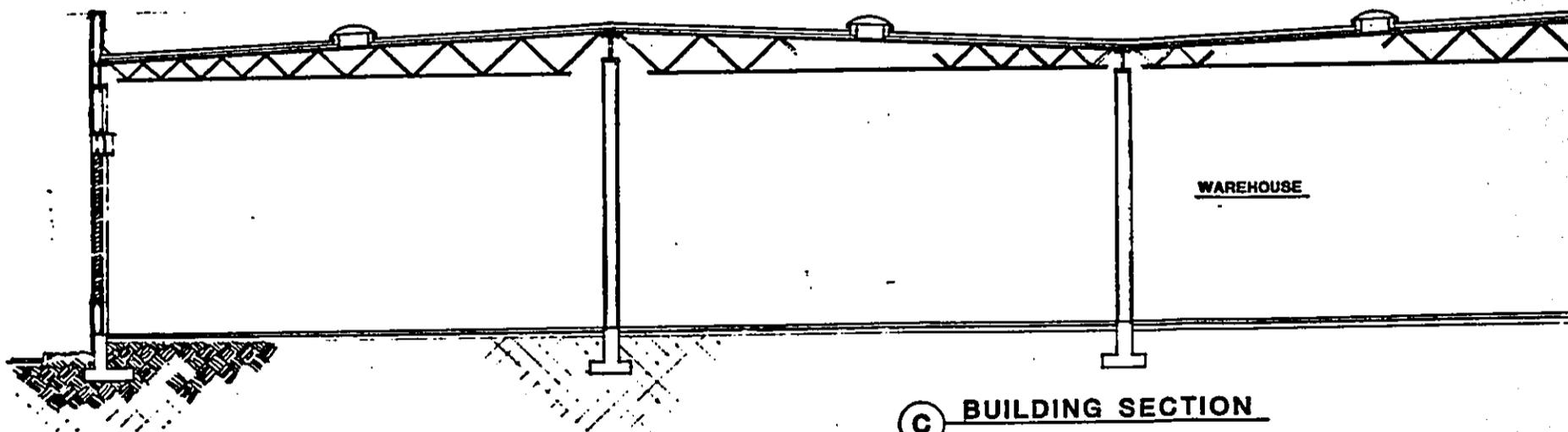
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**A** PARTIAL BUILDING SECTION AT OFFICES  
1/4:1'-0



**B** PARTIAL BUILDING SECTION  
1/4:1'-0

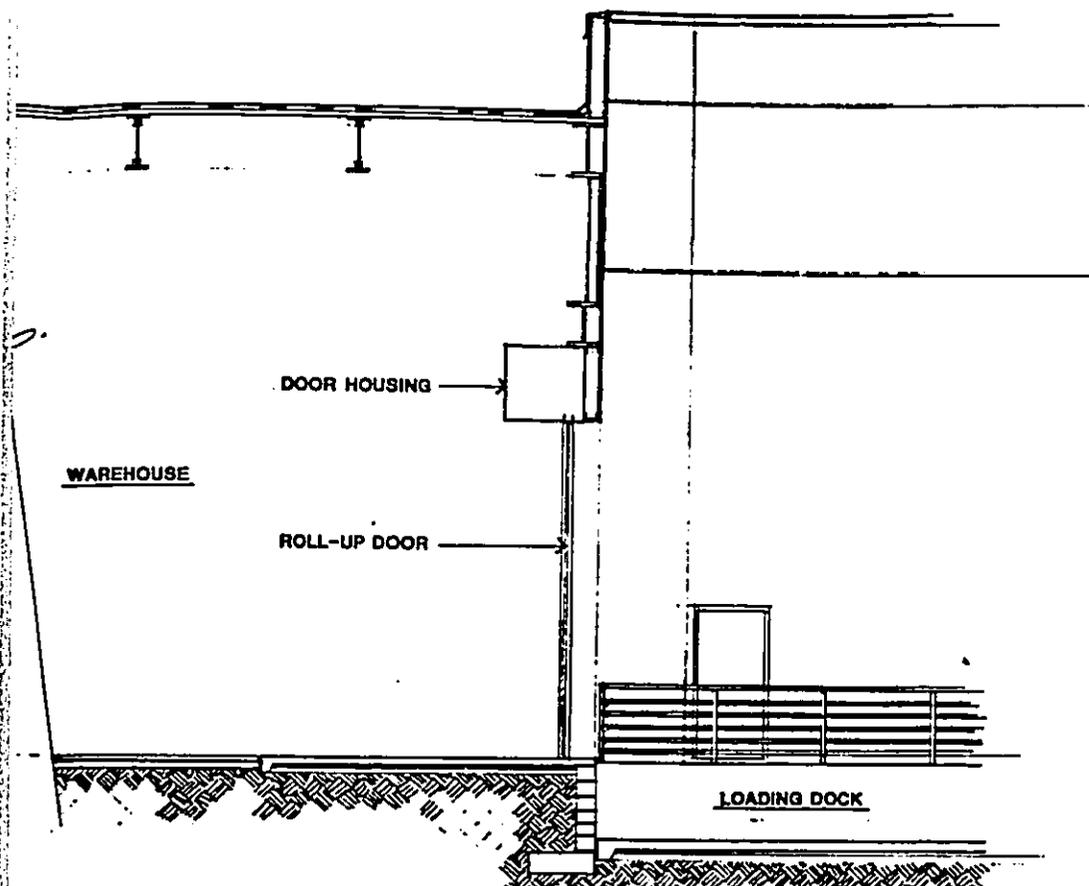


**C** BUILDING SECTION  
1/8:1'-0



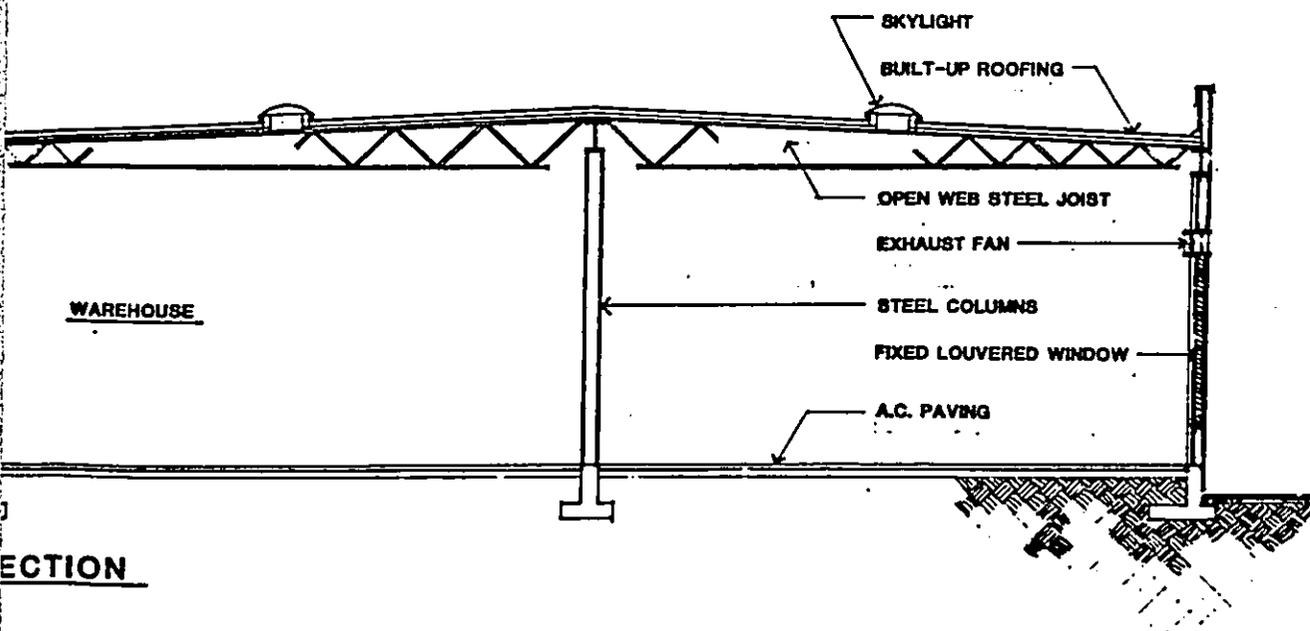
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PARTIAL BUILDING SECTION AT LOADING DOCKS

1/4"=1'-0"



SECTION

  
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 Architects and Planners  
1400 Westgate Building, Suite 1401  
Huntsville, Tennessee 37417  
256/233-6800

  
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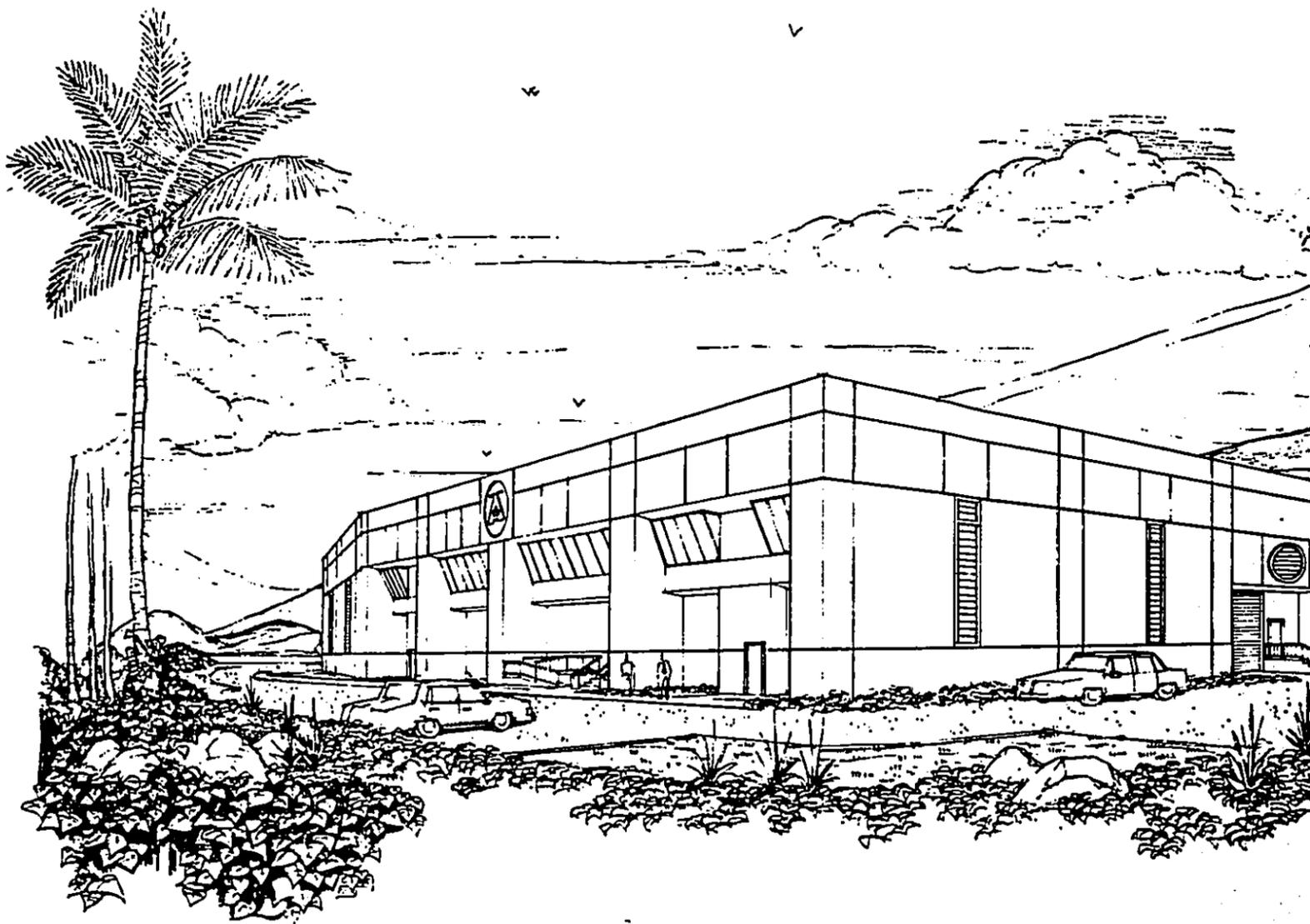
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DATE	BY	CHECKED

**BUILDING SECTIONS**

JOB NUMBER	SHEET NUMBER
<b>90027</b>	<b>SK-6</b>
DATE 9-6-90	OF 8 SHEETS

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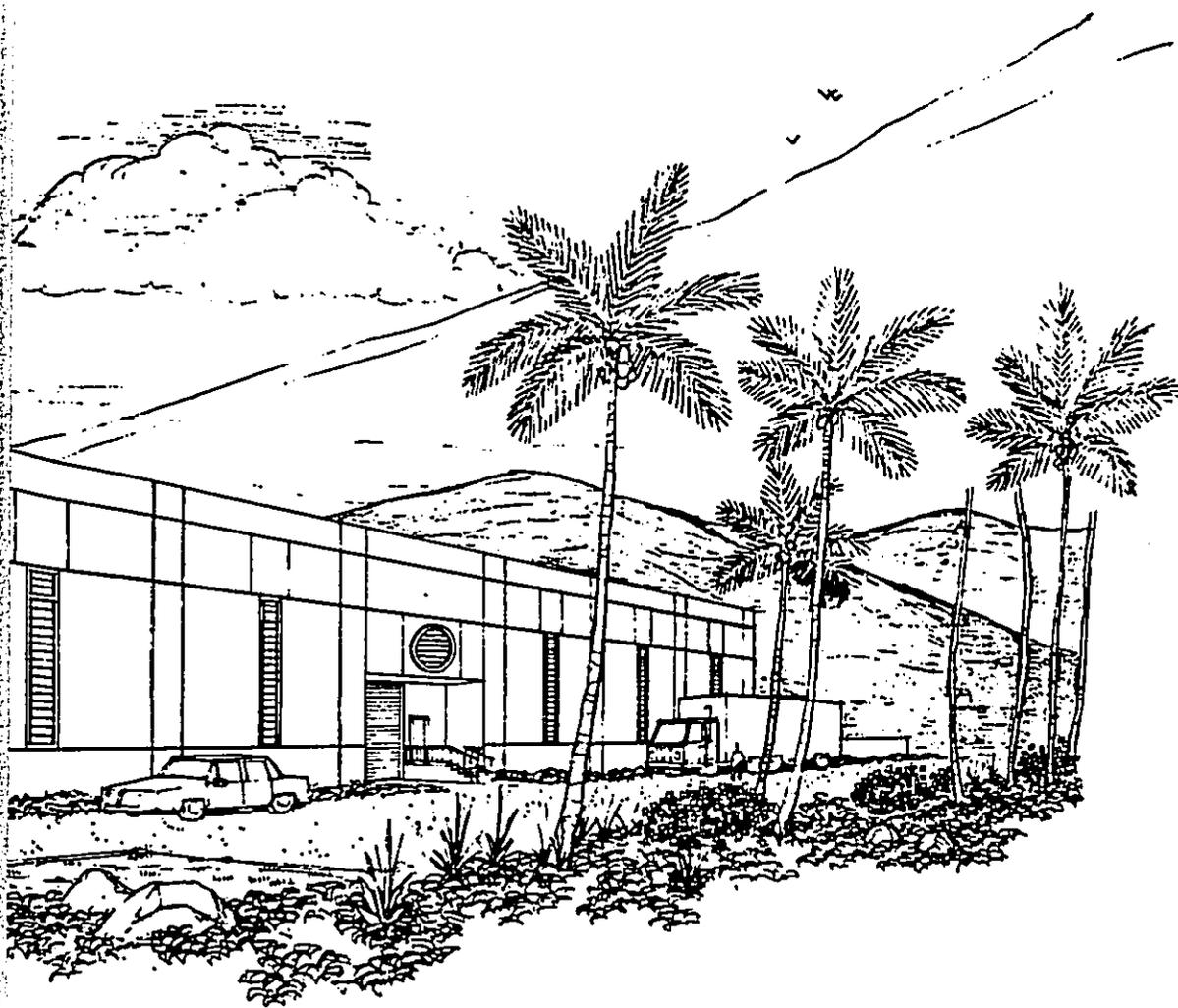


VIEW FROM SOUTHWEST CORNER OF SITE



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**ST CORNER OF SITE**

  
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Wyse  
Mitchell**  
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Honolulu, Hawaii 96813-1422  
808/955-3882

  
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EWA BEACH, HI 96707

NO. \_\_\_\_\_ DATE \_\_\_\_\_  
APPROVED BY: \_\_\_\_\_ TITLE: \_\_\_\_\_  
 AND BY THE OWNER OF THE JOB: \_\_\_\_\_ TITLE: \_\_\_\_\_

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DESIGNER	
PROJECT NUMBER	DATE
PROJECT NUMBER	DATE
PROJECT NUMBER	DATE
JOB NO.	DATE

**PROJECT TITLE**  
**PERSPECTIVE**

JOB NUMBER	PROJECT NUMBER
<b>90027</b>	<b>SK-7</b>
DATE 8-6-80	BY S. SMITH

**DOCUMENT CAPTURED AS RECEIVED**

**LARGE CANOPY TREE:**

- CHINESE BANYAN
- FALSE KAMAH
- RIDGEBACK FIG

**LOW GROUND COVER (TYP. SYMBOL)**

- HOTTENTOT FIG
- WEDELIA
- AXOSTYLIS

**TALL SCREEN HEDGE ALONG TALL**

- VERTICAL WILLY-WILLY

**COLOSSAL GROUND COVER AT BUILDING ENTRANCE**

- TRAILING LANTANA
- PASTILLAGA
- BUNGANIMILBA

**OFFICE ENTRANCE**

**MEDIUM CANOPY TREE:**

- WILLY-WILLY TREE
- MILBO TREE
- AUTOPATH

**SCREEN HEDGES ALONG PARKING LOT**

- CLELANDIA
- RED HEDICUS
- NAUPAKA

**COCONUT PALM (TYP. SYMBOL)**

**RED HEDICUS HEDGE ALONG BUILDING WITH LANTANA FERN BELOW.**

**COLOSSAL A**

- BUNGANIMILBA
- STAY OF

**COLOSSAL B**

- TRAILING L
- LANTANA CA
- PASTILLAGA

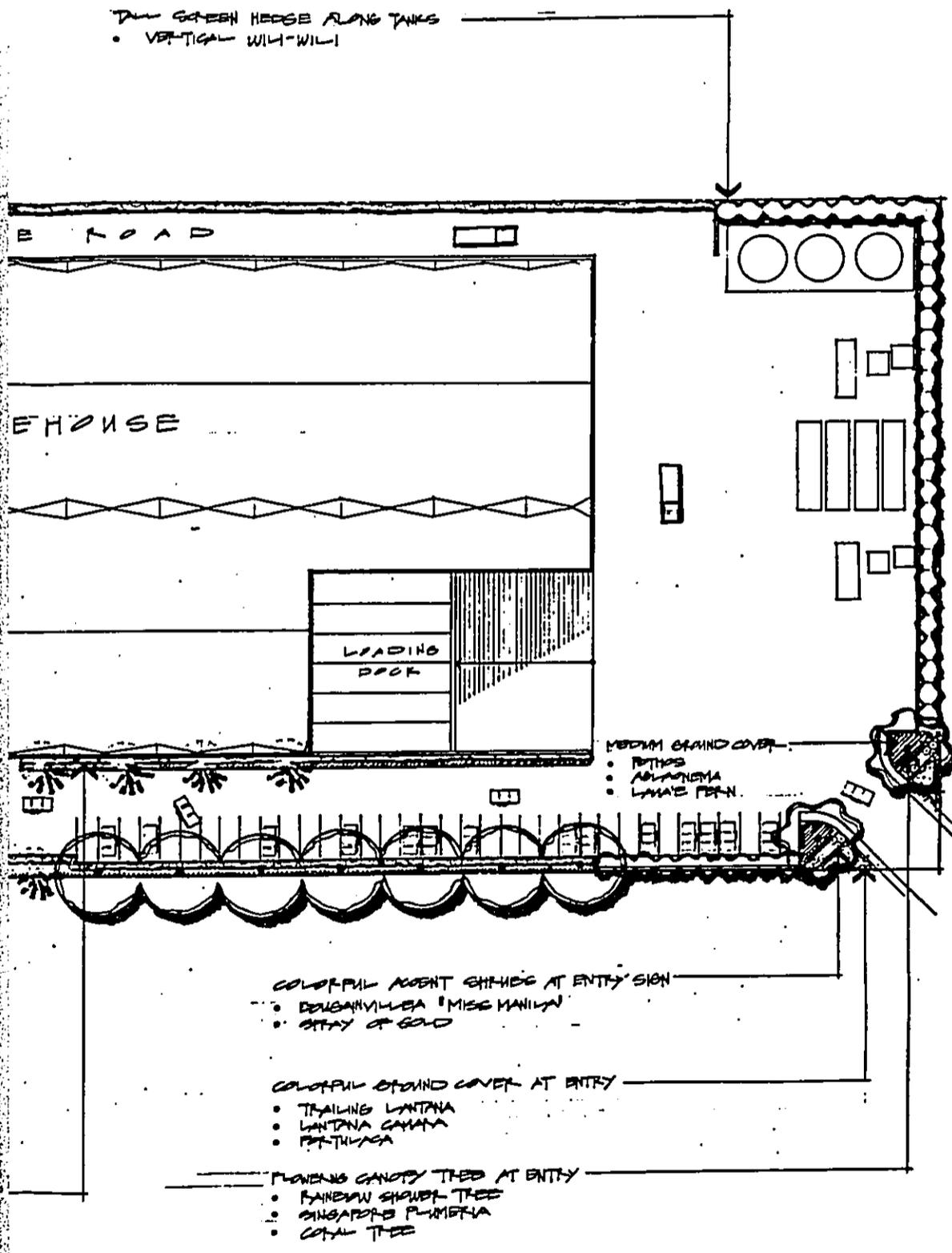
**FLOWING CANO**

- BANGAW SH
- SINGAPORE
- COCAL TE



**BREWER  
ENVIRONMENTAL  
INDUSTRIES, INC.**  
a C BREWER company

**DOCUMENT CAPTURED AS RECEIVED**



  
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FACILITY**  
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 INDUSTRIES  
81-180 KAHOLE LOOP  
EWA BEACH, HI 96707

DATE	NO.	BY	FOR

PROJECT NO.	PROJECT NAME
90027	SK-8
DATE	SCALE
8-8-80	1" = 10'

**LANDSCAPE PLAN**

PROJECT NO.	PROJECT NAME
90027	SK-8
DATE	SCALE
8-8-80	1" = 10'

U S G O V E R N M E N T P R I N T I N G O F F I C E

**FILE COPY**

**VIEW STUDY FOR MARINE FACILITIES BUILDING  
AT THE ALA WAI HARBOR, HONOLULU, HAWAII**

Ala Wai Harbor Fuel Services  
1651 Ala Moana Boulevard  
Honolulu, Hawaii 96815

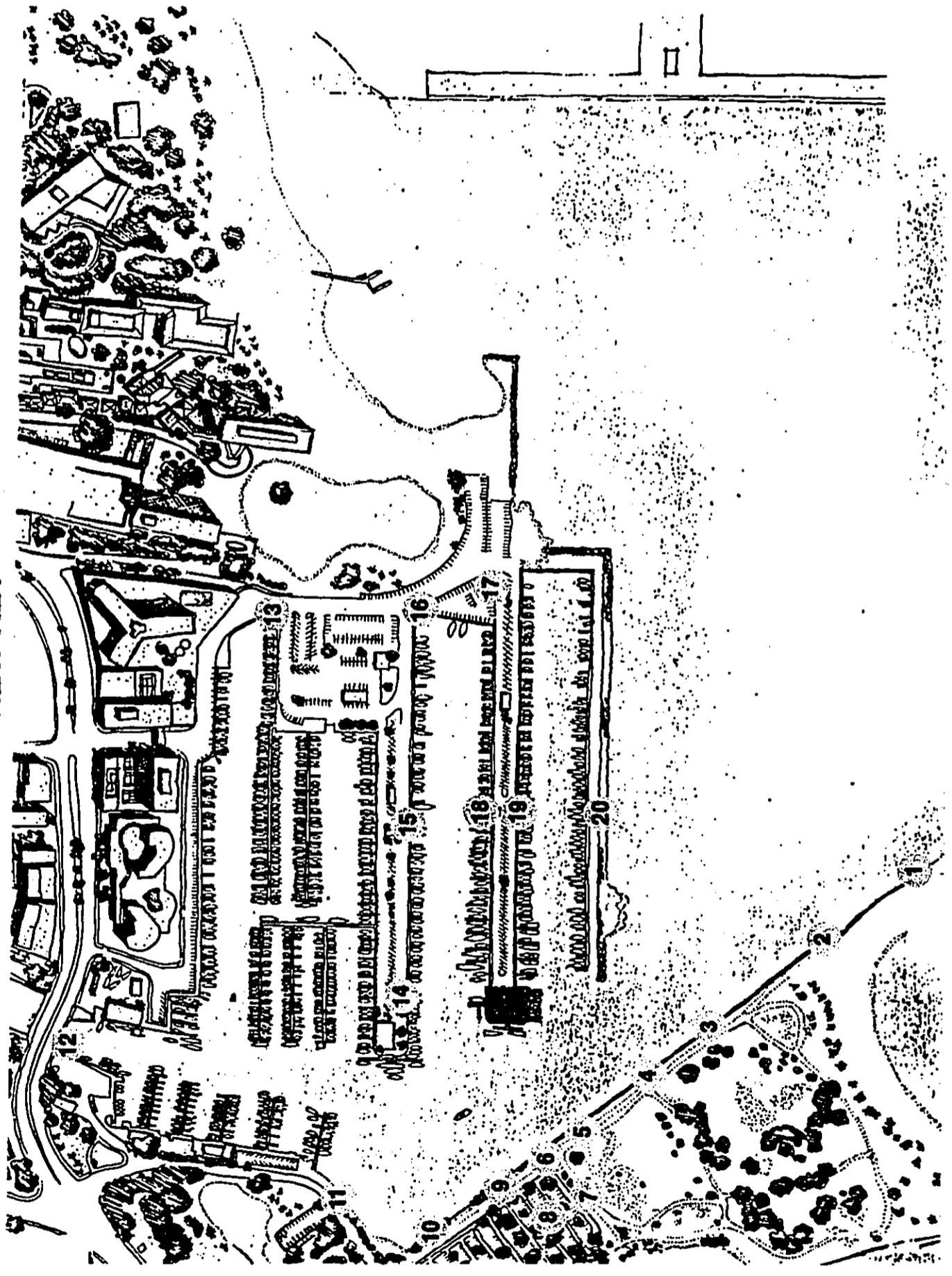
## VIEW STUDY

The view study was conducted in response to a request from the Shoreline Management Agency for a series of photographs from various public viewpoints in and around the Ala Wai Harbor. The intent of the study was to assess the visual impact of the proposed building on the Ala Wai harbor

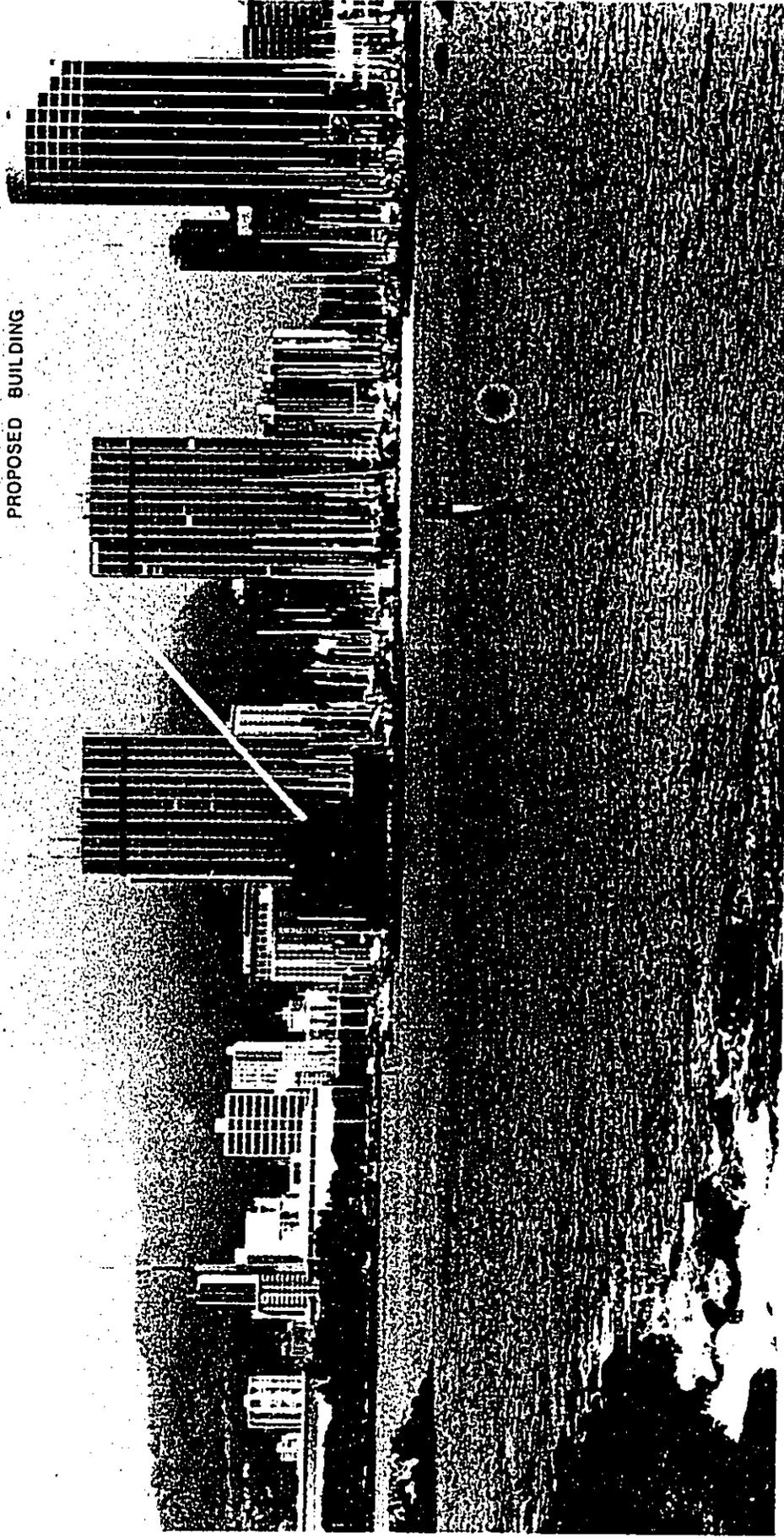
The attached view study shows the following

- The project does not block views of Diamond Head from Ala Moana Park (VA 1-5)
- The building does line up on Diamond Head within the parking spaces of parking lot for the Ala Moana park ( VA 6)
  - The area affected within the parking lot is small due to blockage by trees (VA 7 & 8)
- The view impact is minimal from most other public vantages within the harbor (VA 9-20)
  - Site visibility blocked by a combination of sailboat masts and palm trees

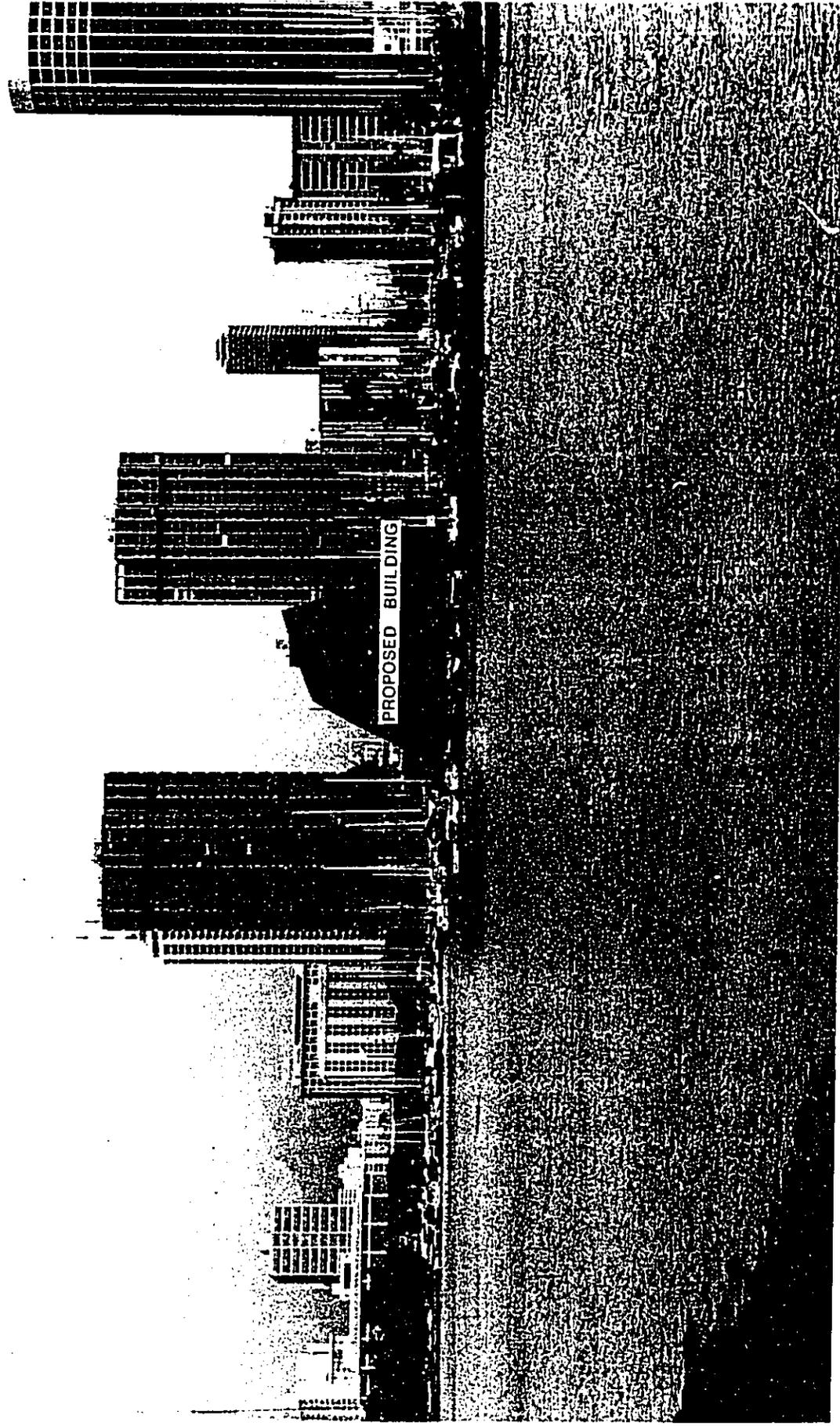
VIEW KEY



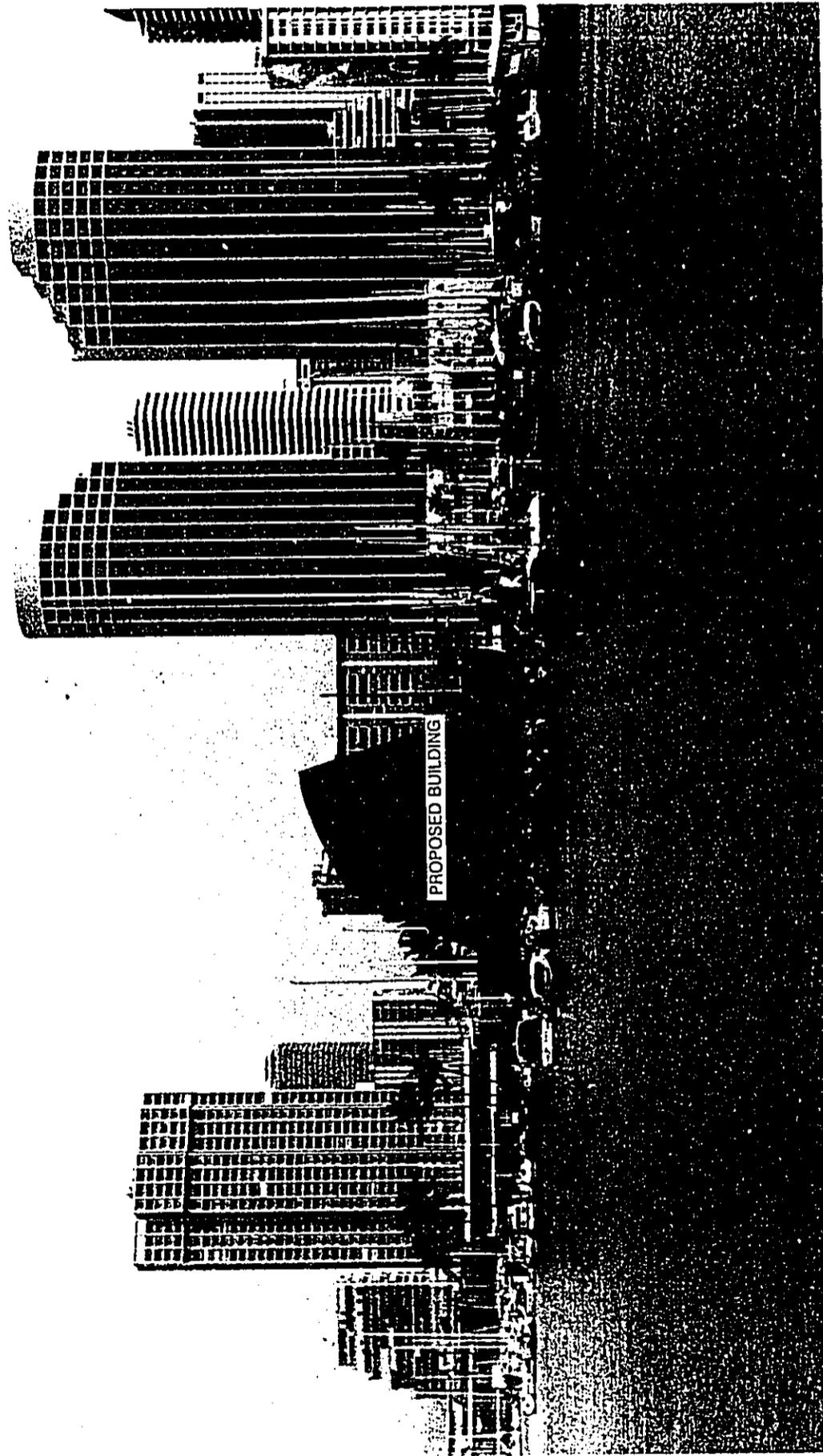
VIEW ANGLE 1



VIEW ANGLE 2



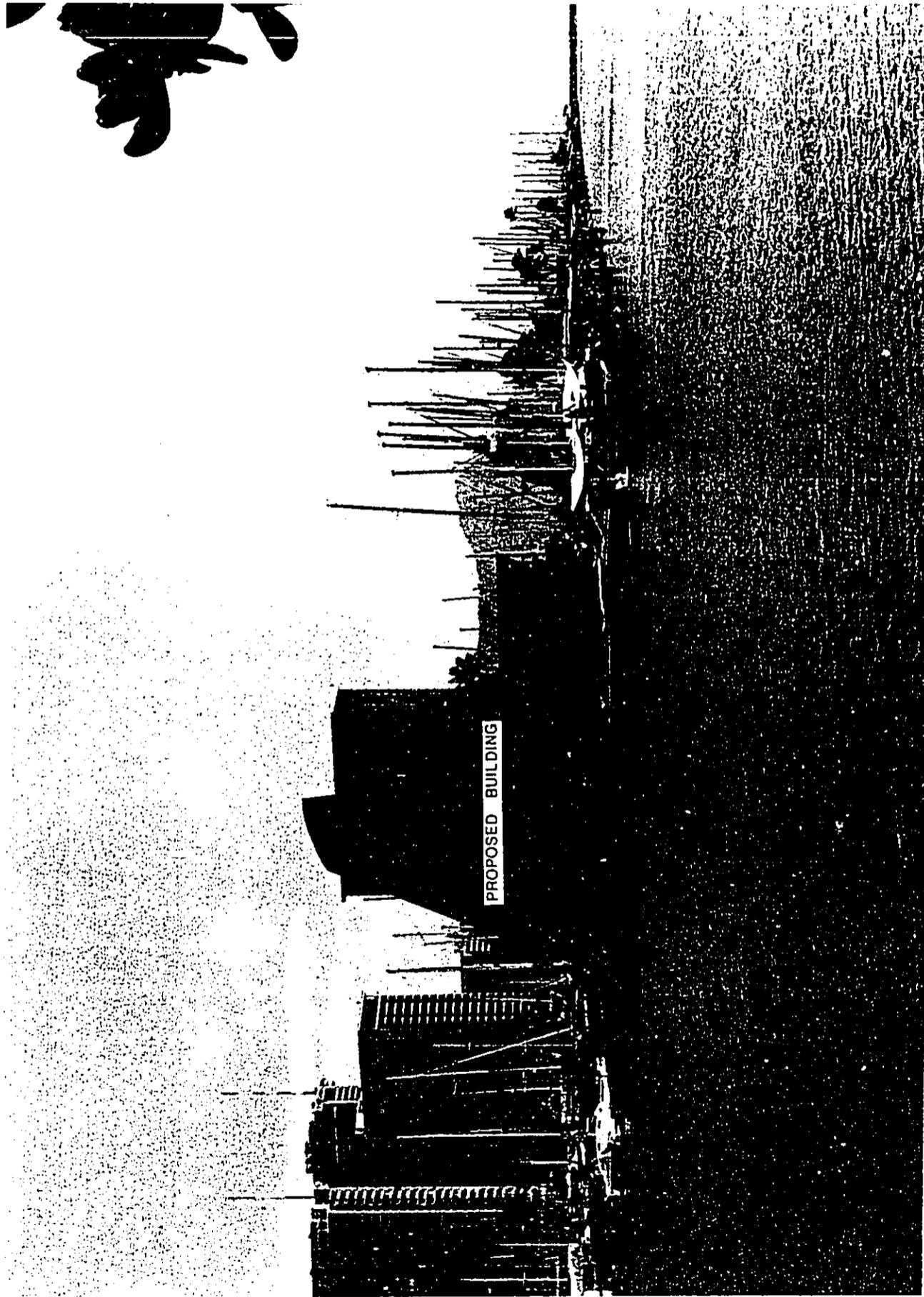
VIEW ANGLE 3



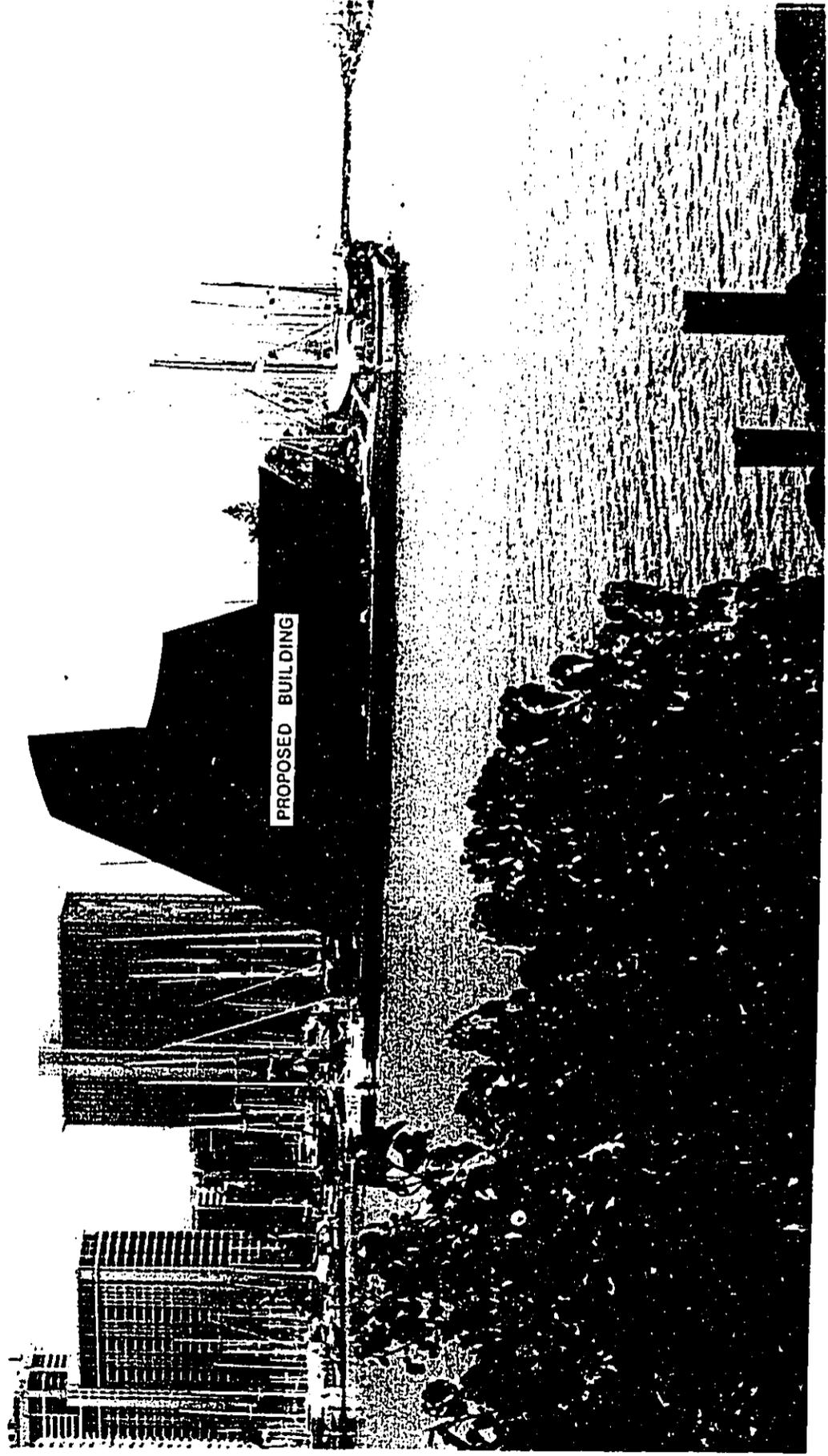
VIEW ANGLE 4



VIEW ANGLE 5



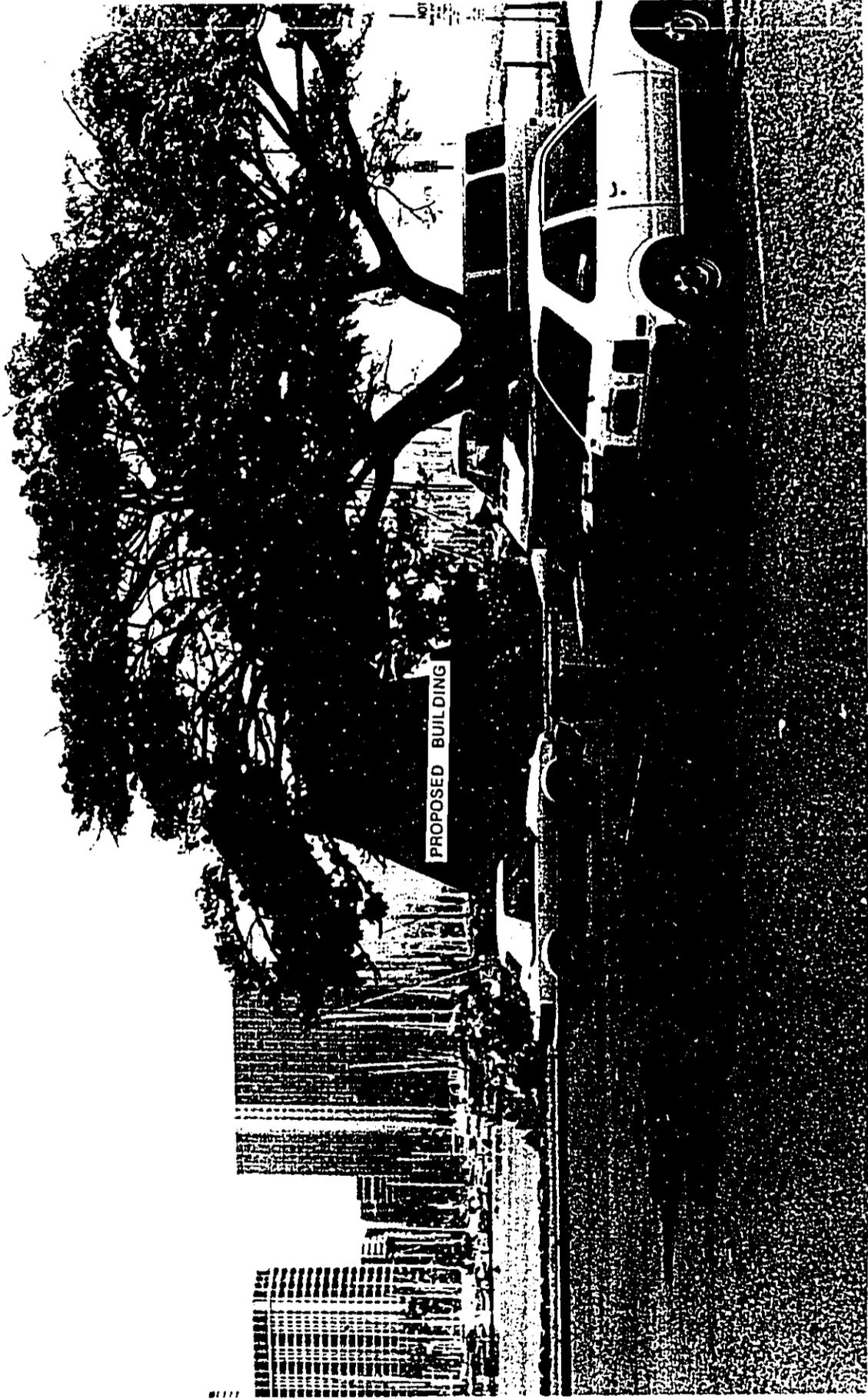
VIEW ANGLE 6



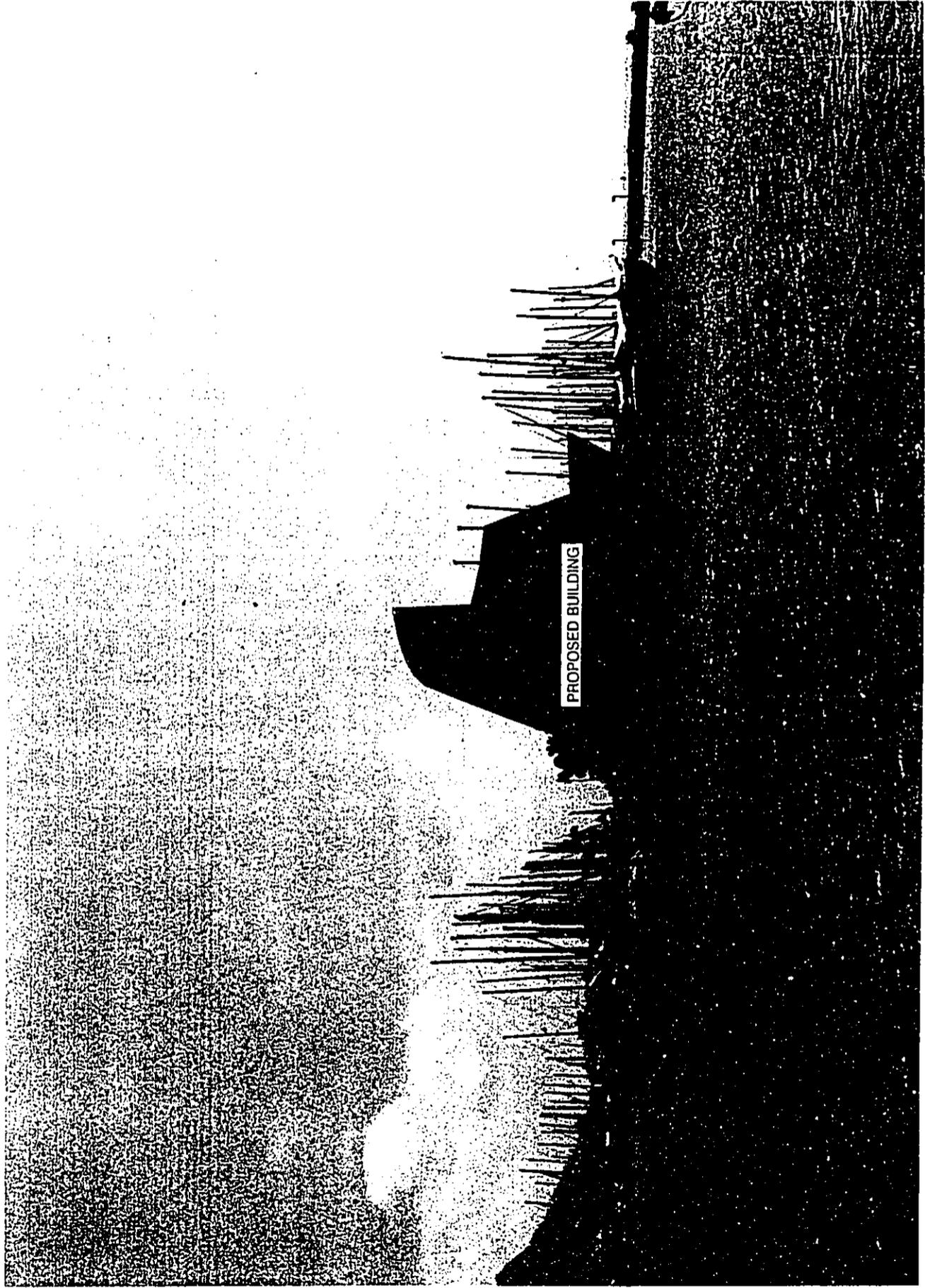
VIEW ANGLE 7



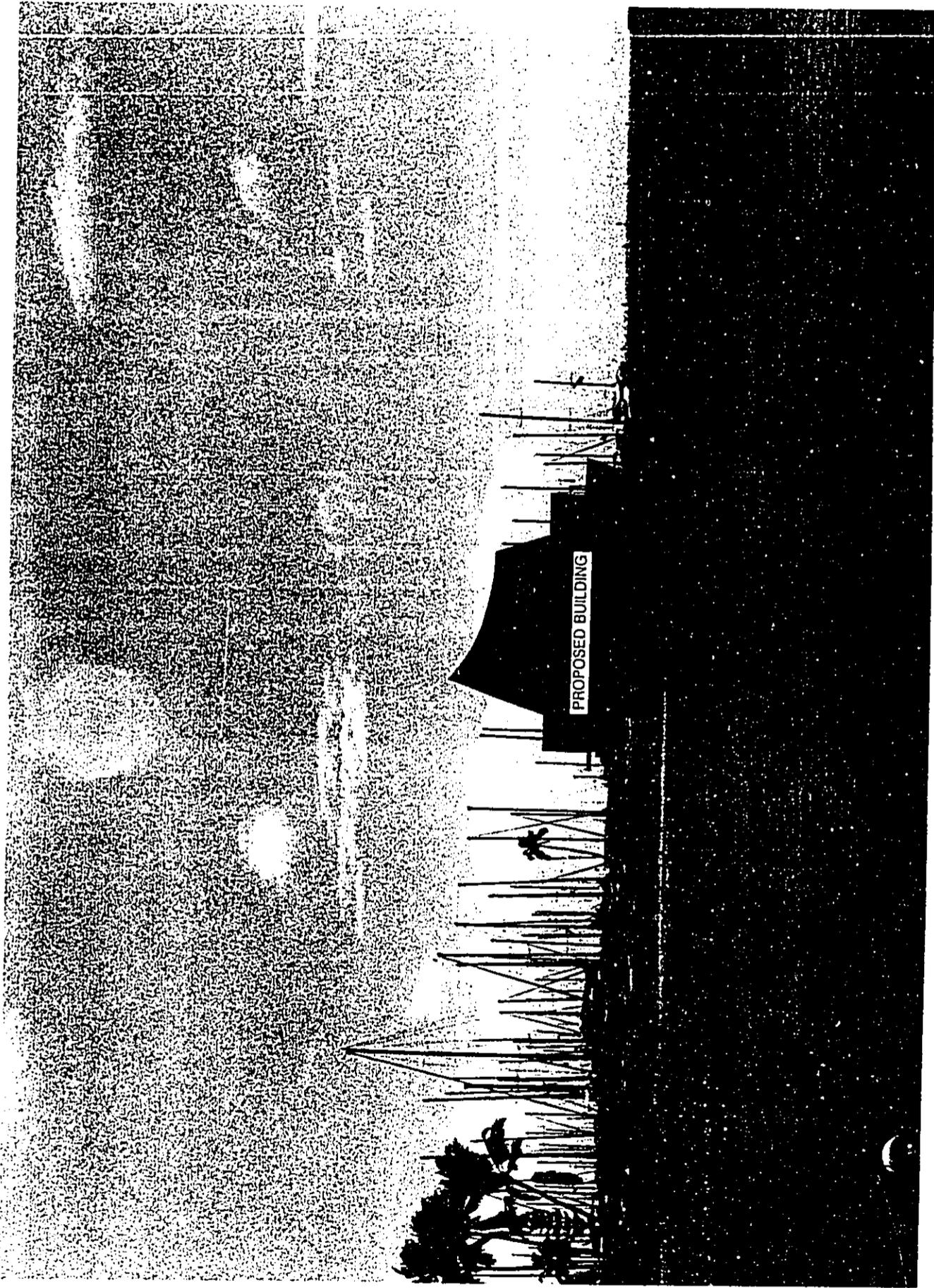
VIEW ANGLE 8



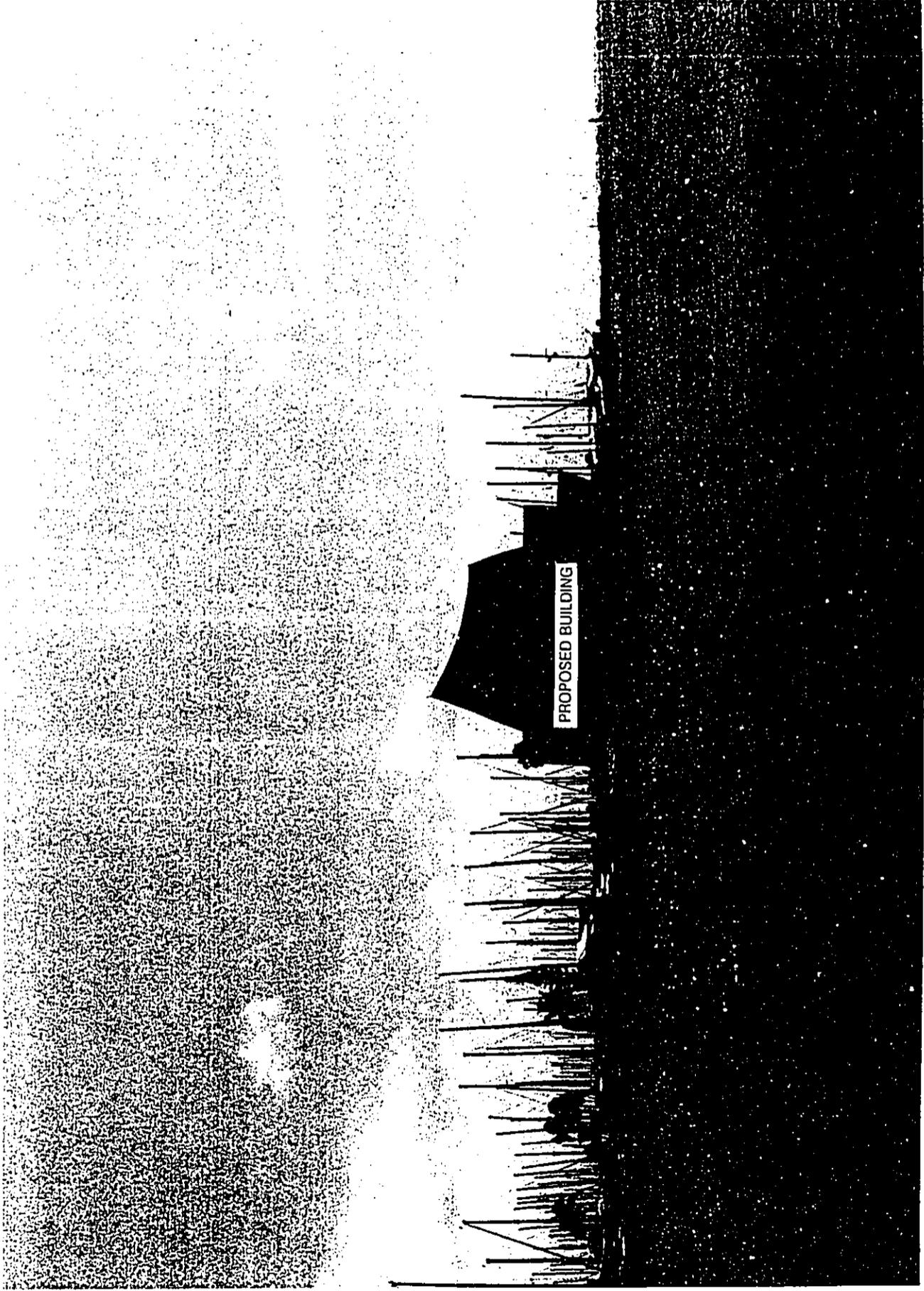
VIEW ANGLE 9



VIEW ANGLE 10



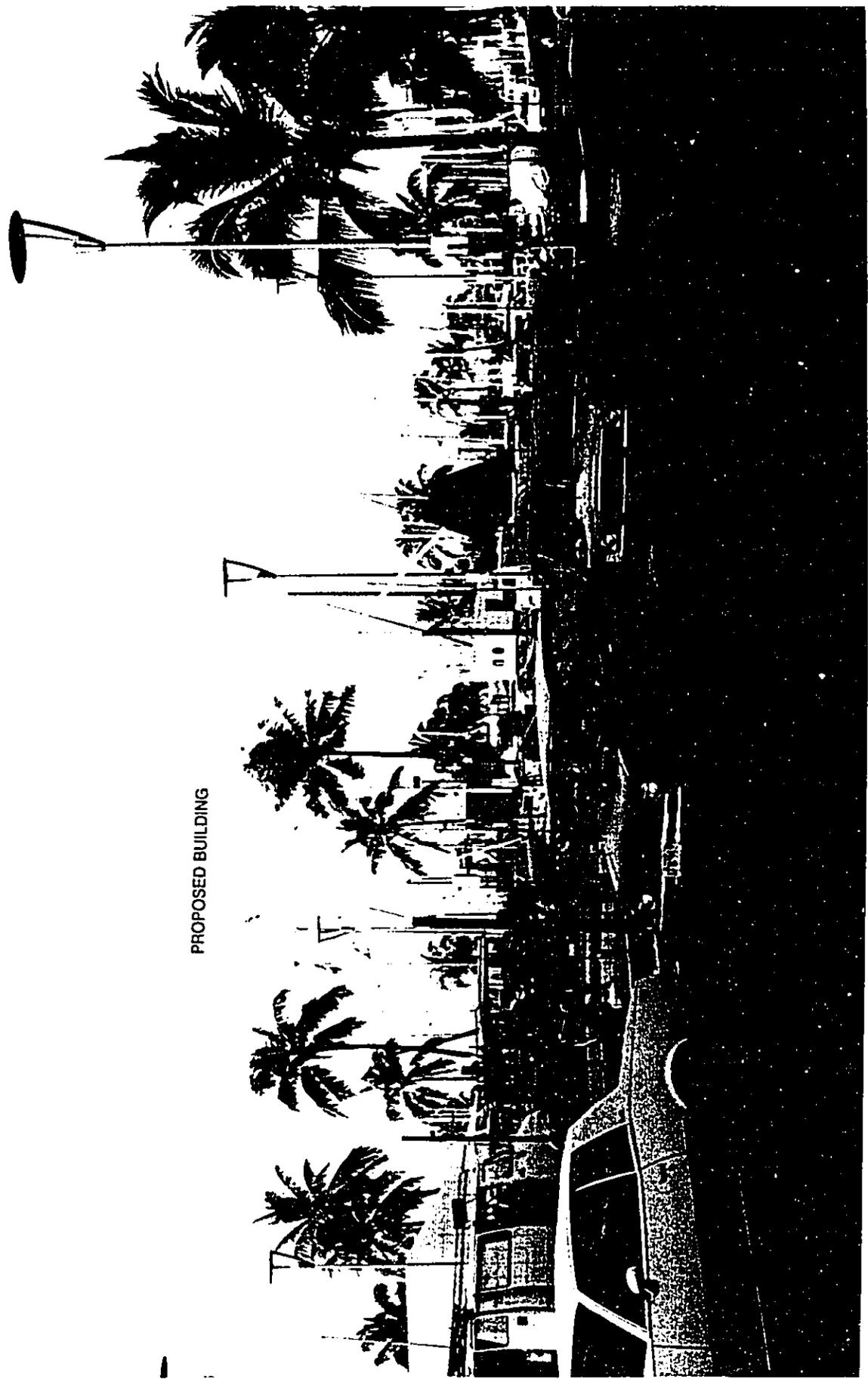
VIEW ANGLE 11



VIEW ANGLE 12

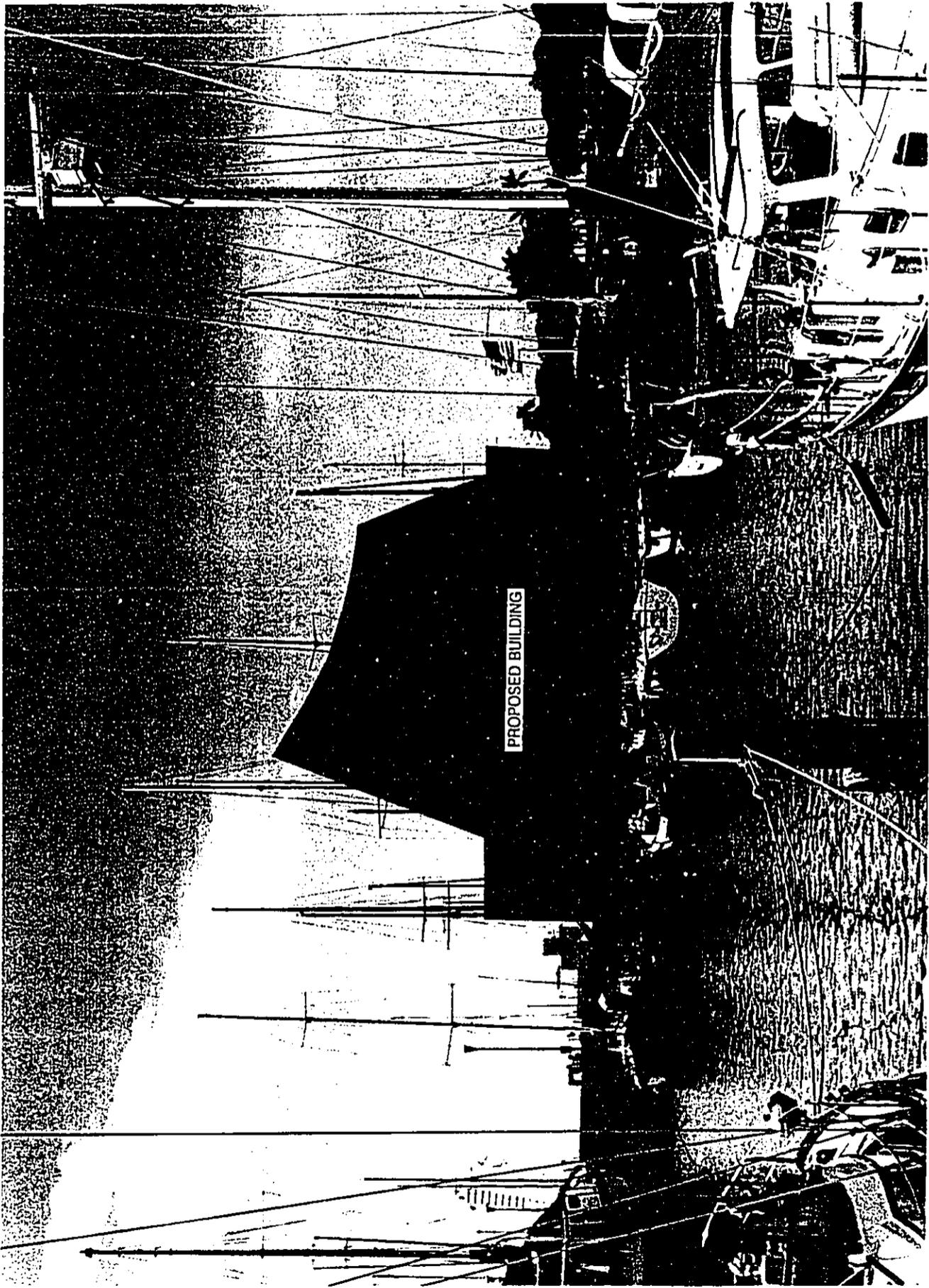


VIEW ANGLE 13

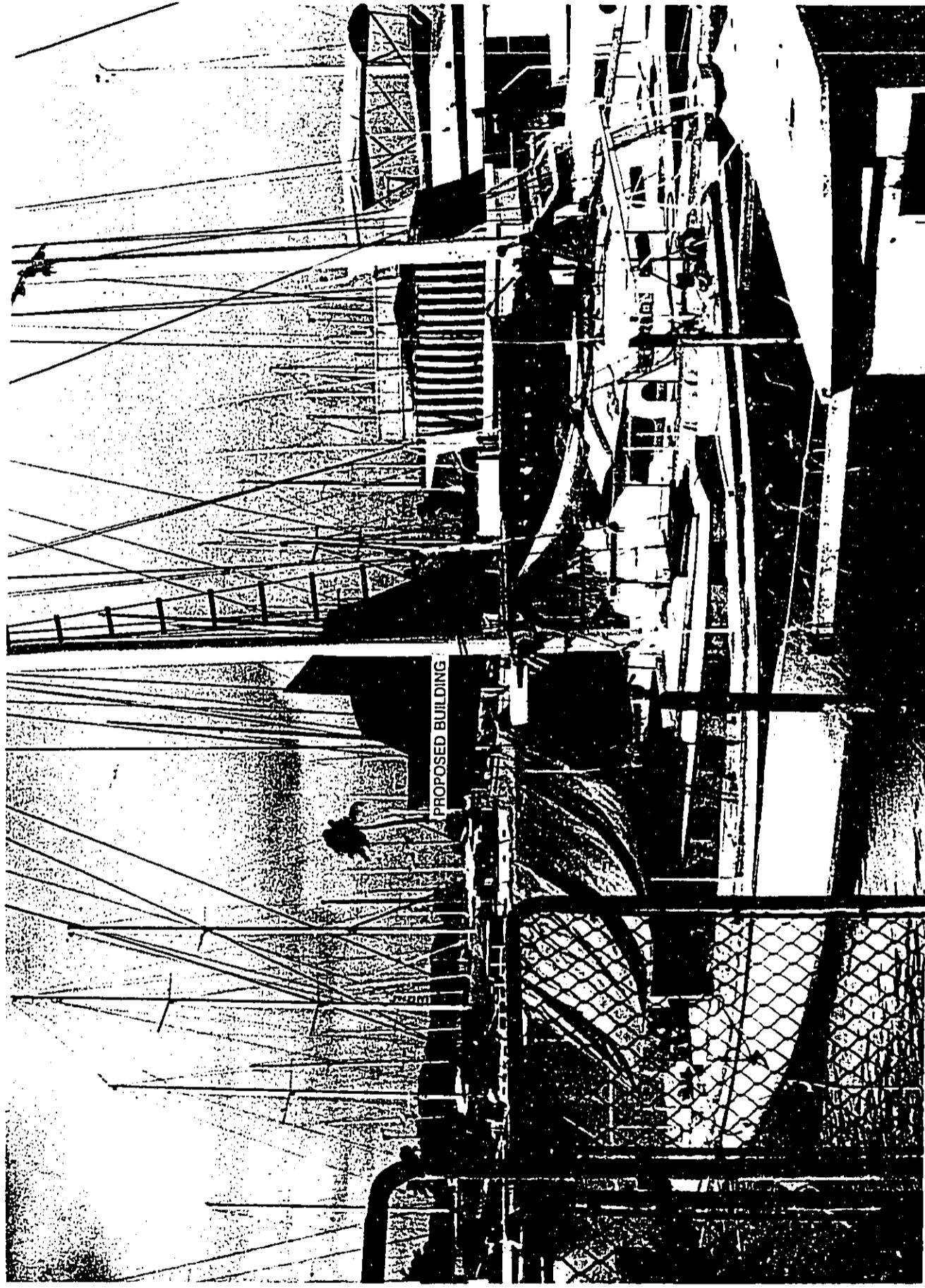


PROPOSED BUILDING

VIEW ANGLE 14



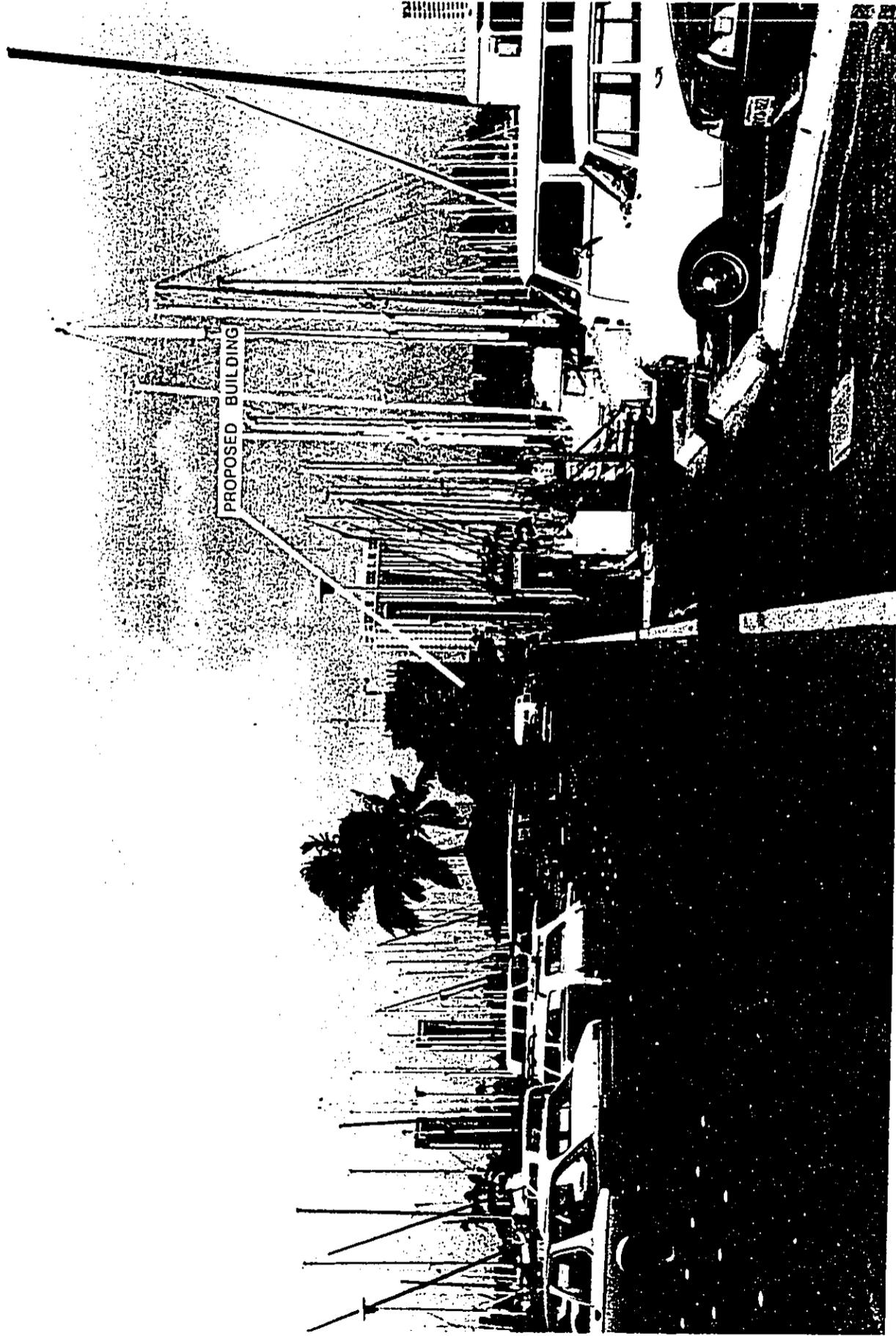
VIEW ANGLE 15



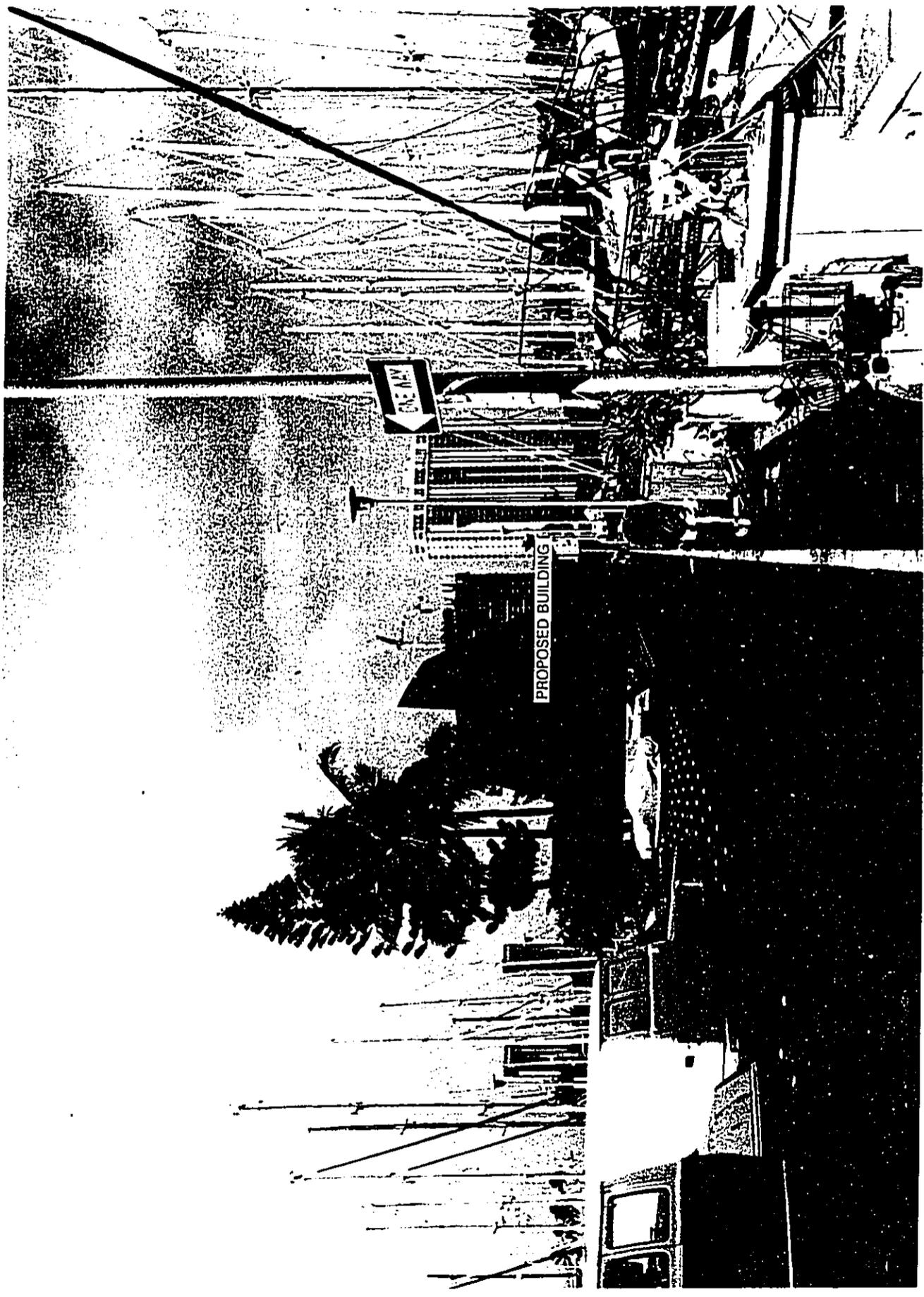
VIEW ANGLE 16



VIEW ANGLE 17



VIEW ANGLE 18



VIEW ANGLE 19



VIEW ANGLE 20

