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Cover: Sunlight pours through the skylight at the Lahaina Cannery Shopping Center, highlighting the mall's exposed metal trusses and mechanical ducts. Photo by Augie Salbosa



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1034 Kilani Avenue, Suite 108, Wahiawa, Hawaii 96786 (808) 621-8200 FAX (808) 622-3025

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#### President's Message

# Savoring the Spotlight

by Norman G.Y. Hong, AIA

his month, as we hold our annual Design Awards Program, we can all take pleasure in knowing there is growing public respect and appreciation for our work.

Hawaii's architectural society formally began in the 1920s with just six members, about the time C. W. Dickey returned to the islands after 20 years of successful practice in California. In 1929 the Art Academy mounted a major exhibit of local architecture, as the AIA/Society emerged as a forceful voice for professional ethics and design excellence.

When building slowed in the islands during the Depression and stumbled into the war years, our Society's small band met weekly. We are told the competition resulting in the design of the Arizona Memorial directly resulted from this valiant effort to keep organizational interest alive and well.

Since then, as the Society's ranks swelled to more than 500, other groups have organized competitions that enable us to publicly display our talents. The State Foundation for Culture & the Arts each year presents its Hawaiian Architectural Arts Award. The Building Industry Association's "Parade of Homes" annually honors our residential efforts. Honolulu magazine a few years ago began a contest recognizing quality remodeling, including multi-page, full-color photo announcements of the winners.



Norman G.Y. Hong

Our Awards & Exhibits Committee's primary goals are two-fold: 1) To recognize design excellence and 2) Through the awards, to improve the public's perception of Hawaii's architecture and architects. Through Design Awards, we create vehicles for showcasing our collective worth through the media. Yes, individual firms are winners, but the entire Society wins when we can involve the public in recognition of our successful endeavors.

Ideas for our Society's continuing recognition programs are welcome as we begin looking ahead to the 1990s. Presently, we are discussing the addition of new design categories and ways to draw in more small firms and are reviewing our jury composition. As always, your suggestions are appreciated.

In the meantime, do take time to see the award recipients at our annual banquet and applaud the work of our colleagues. HA



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# Something Old, Something New

by Bryce Uyehara, AIA

ahaina is the central hub of activity along the West Maui coastline. There, nestled between the green of the West Maui range and the blue Pacific Ocean, exists an uncharacteristic mixture of a Hawaiian adaptation of a coastal New England town and a rural plantation community. This unlikely combination of influences has evolved into a multifaceted urban fabric with a rich history and sense of place unique to Lahaina.

Among the major urban landmarks was the Baldwin Packers Cannery built in 1918 to provide service to all the region's pineapple plantations. The advent of commercialized inter-island shipping and the centralization of processing operations to Oahu led to the eventual closing of the cannery in 1963.

The sounds of heavy machinery have been replaced by the conversations of busy shoppers and ringing of cash registers. The cannery has undergone a transformation into the Lahaina Cannery Shopping Center. The center is an enclosed, air-conditioned regional shopping mall which encompasses 157,800 square feet of ground floor area. Included are two anchor tenants, more than 50 shops, two major restaurants and a food court.

The intent of the original project goal was to renovate the Baldwin Packers Cannery structure, resulting in the revitalization of what was once the focal point of the plantation



Clerestories and an ornamental smokestack add to the flavor of the Lahaina Cannery Shopping Center. Photo by Augie Salbosa



Absence of maintenance led to the dilapidation and eventual demolition of the former Baldwin Packers Cannery, site of the shopping center.

community. The building was a highly visible landmark within Lahaina's urban context, familiar to those who grew up and lived in the West Maui corridor. The developers thought it was very important that the project capture the character of the original structure.

Schematic plans for the renovation and the Shoreline Management Area (SMA) permit were developed and submitted to the Maui County Planning Commission for approval. As part of the SMA design criteria, the developers proposed to maintain both the original building's architectural character and its square footage. Conditional approval was subsequently granted for the project. It was at this stage of development that various legal problems surfaced, placing the project on hold for several years. This delay proved costly in terms of the existing building's physical condition. A virtual absence of maintenance compounded by vandalism led to the collapse of a major section of the roof and a general deterioration of the building's structure.

When the project was reactivated, a complete reassessment of the structure was conducted. Due to its condition, it was concluded that a renovation as originally planned was no longer feasible. In order to fulfill the program requirements, the entire existing building would have to be demolished so a new structure could be erected.

Consequently, a revised SMA permit application which reflected the new parameters imposed upon the project was submitted to Maui County for approval. The new proposal called for a new building which would maintain the original rooflines, massing, exterior finishes, footprint and general character of the original structure.

A conscious effort to integrate the industrial vernacular associated with the old Baldwin Packers Cannery influenced many of our design decisions. The primary superstructure was composed of steel rigid frame members. The exterior surfaces

#### The sounds of heavy machinery have been replaced by the conversations of busy shoppers and ringing of cash registers.

were, for the most part, finished with preformed metal siding and roofing with a deep corrugated profile. Appurtenant elements such as the entry canopies, clerestories and pipe railings were intended to further reinforce the imagery for which we were striving.

Within the public areas, one finds the structural framing, trusses and insulation boldly expressed throughout. Exposed mechanical and electrical ductwork, pipes and fixtures were all carefully selected, placed and detailed.

The physical constraints of the site were less than ideal from an architectural point of view. The existing building had been prone to flooding. In order to acquire flood insurance, the entire finish floor had to be raised an additional three feet above the existing grade.

Even at its original height, the building physically dominated the scale of the adjacent streetscape, especially pronounced at Front Street. This problem was resolved by recessing the entries and relocating the building further back from the street, integrating a carefully scaled and landscaped system of ramps, stairs and planters at all major

(continued on page 14)

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Above: An extended view of the cannery prior to demolition. Below: Parking is conveniently located within steps of the center.

(continued from page 11) entrances to the shopping mall. The subsurface investigations revealed a combination of pockets with extremely poor soil bearing capacity and a high water table (which in some cases occurred at only 18 inches below the existing grade). Several precautionary





measures were implemented to minimize the effects of any potential settlement problems. The area of the site upon which the building was to be constructed was surcharged for several months in preparation for the foundation work.

All footings were interconnected with a network of large grade beams to add rigidity to the entire foundation. The design of all column base connections included provisions for the lifting of individual columns should differential settlement occur. Special brackets were designed for attachment to the column, under which a pair of hydraulic lifts would be positioned to raise and shim the column as required.

Although the original Baldwin Packers Cannery no longer exists, its spirit continues. The Lahaina Cannery Shopping Center has fulfilled the objective of returning to the site its importance and physicial stature within the community. It is simultaneously a legacy of the past and a portent of the future. **HA** 

Bryce E. Uyehara is project architect with Murayama, Kotake, Nunokawa & Associates, Inc., Architects & Planning Consultants.

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#### **Shopping Centers**



At night the outdoor "Row" bar becomes the heart of Restaurant Row. Photo by Augie Salbosa

# Merchandising the Mall

by Dwight Lowrey, AIA

he three most important considerations in successful real estate development are LOCATION, LOCATION and LOCATION!"

This time-honored saying has applied to the construction of shopping centers since they began proliferating in Honolulu in the late 1950s. Now, as the city continues to pull people and commercial areas closer together, shopping centers have had to develop more comprehensive marketing and imaging programs in order to gain or expand their share of market.

As the shopping center strives

for a unique identity—a "personality"—it has become more than just a collection of shops and stores. It has become a unified marketable entity. Increasingly, the architect is called upon to identify the unique character and quality of this entity and package or "merchandise" it for the consumer.

Businessman Alan Beall faced this task at Honolulu's new Restaurant Row at Waterfront Plaza. He said:

"Here's the scenario. A visiting couple arrives at the airport and catches a taxi to Waikiki. As they are riding along Nimitz Highway, they pass through the downtown area and the Federal Building and then suddenly they see an exciting looking, lively, colorful place on their left.

"Naturally, they ask the driver what it is and he replies, 'Oh, that's Restaurant Row at Waterfront Plaza. It's a fun place to shop and dine. Would you like to go there? I can pick you up at 7:00 tonight.' 'Sure!' the visitors say. 'Let's go tonight.'"

That's how Beall began his briefing of the design team working on Restaurant Row, which comprises the entire

#### Shopping centers have had to develop more comprehensive marketing and imaging programs in order to gain or expand their share of market.

ground floor of the new Waterfront Plaza office and commercial complex in Kakaako developed by Bruce Stark.

Beall is marketing an urban commercial center which has a heavy emphasis on restaurants. It will be a destination unto itself with plazas, foundations and an outdoor bar at its heart which will serve as a meeting place for people who want to relax while making their plans for dining and shopping.

The Waterfront Plaza complex

starts with approximately 90,000 square feet of commercial space on the ground floor. Above that are four floors with a total of 418,000 square feet of office space. It was designed by Media 5 with Bechtel International providing construction documents and management.

Johnson Tsushima Luersen Lowrey Inc. (JTLL) and Philips Brandt Reddick and Associates as architects and landscape architects, respectively, were brought in by the developer, Stark, to alter and complete the ground floor public and commercial space design. That was about the time Beall, along with Stark and Dick Bradley, decided to take the master lease for the entire ground floor and develop it with emphasis on dining and entertainment.

The unique design challenge in packaging Restaurant Row for marketing as an entity was that unlike most shopping centers, which are architecturally free to express themselves on their sites,

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Restaurant Row was to be dominated by the office building in which it resides.

The design team's task was to find the appropriate balance between the high energy commercialism of the Row desired by Beall and the sophisticated image and identity

#### GROUND FLOOR SITE PLAN

*Restaurant Row* at One Waterfront Plaza



THIS PLAN FOR ILLUSTRATION PURPOSE INTERIOR SPACES HAVE BEEN REVISED TO ACCOMMODATE TENANTS.

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A continuous neon strip along the ground floor eave was added to visually link the restaurant and store facades into a continuous band expressing evening commercial activity.

which runs continuously around the building perimeter creating a strong visual separation from the upper office floors. Clear glass, colorful awnings, undulating walls and playful tenant facades of the ground floor commercial level contrast strongly with the gray glass, dark spandrels and smooth facade of the office curtain wall above.

Further identification of the commercial level is accomplished by using outdoor dining areas with tables and umbrellas. Colorful landscaping in planter boxes is set at various levels, some of which radiate from major building entries.

A continuous neon strip along the ground floor eave was added to visually link the restaurant and store facades into a continuous band expressing evening commercial activity. Large free-standing exterior structures including a light sculpture and gazebo "band stand" in the park will add scale to the complex while functioning as identifying features.

Inside the complex (which is open-air for the most part), the mall connects various entries, the parking structure, shops, plazas and foundations with the six individual office building entry lobbies.

So as not to lose the important corporate entries among the bustle of the commercial space, the corporate facades have been defined by large, high, frameless glass walls and metal ceilings (continued on page 45)

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The 500,000 sq. ft. commercial shopping area of the Great World project in Singapore features multilevel shopping surrounding a central garden atrium.

#### **Shopping Centers**

# The Sky's the Limit

by Robert M. Fox, AIA

n most Asian cities, including Hong Kong, Singapore, Kuala Lumpur and many others, shopping complexes take on a very different form than in Hawaii.

In Hawaii, we think of shopping complexes as one- or two-story buildings surrounded by huge parking lots for the most convenient automobile access.

In Asia, many shopping

complexes are located in the most densely populated and congested parts of the city with very little parking. To justify the high land cost, shopping structures are often five, six or more stories high.

This intense land use creates a vertical shopping center with a much wider array of shops and experiences.

Many Asian shopping

complexes include everything from supermarkets in the basement; upscale boutiques and shops on the ground floor; megadepartment stores; a wide variety of gift, camera, luggage and shoe stores; and, perhaps, on the uppermost levels, music schools or theaters with the roof used as a beer garden or outdoor restaurant.

The internal atriums of many



The Gurney Gardens project in Penang, Malaysia includes a 500-room, five-star hotel, a 600,000 sq. ft. commercial space connected to a 200,000 sq. ft. office tower, and 350 residential units.

of these complexes are serviced by large banks of glass elevators and escalators which provide a very dynamic, alive central core with people streaming in all directions.

Often the complexes are attached to office buildings, hotels, entertainment centers and residential complexes. This makes for a very pedestrian oriented atmosphere with bridges, overpasses and other circulation devices which have a major impact on the design of the structures.

Normally the most valuable area of a shopping complex is the ground floor with the value diminishing as one goes to higher floors. There are, however, many factors which can affect this, such as pedestrian overpasses from adjacent streets, interconnections from hotels, office towers and residential areas. Mass transit, fixed rail or bus stations can have a major effect if located in the *(continued on page 25)* 

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Does anything speak more of a gracious home than the reflections of a polished parquet floor? Best of all, the high gloss of Hartco Urethane Finish Parquet is simple to maintain. A meticulous Hartco factory process applies two coats of tough moisture-cured polyurethane and a coat of wax for a gleaming finish that is both beautiful and protective. Easily at home in living rooms, bedrooms, family rooms, dining rooms, it can also be used in kitchens and entryways. For color samples, see page 15.







## Heritage Finish Solid Oak Parquet

Its immediate appeal lies in its warm, natural, hand-rubbed look. Hartco Heritage Finish Parquet is wood almost as nature created it, with the full beauty of its oak grain enhanced by factory-applied sealers and stains. A light coat of wax adds more protection. The result is a flooring that shines softly, wears well, is easy to maintain. Heritage Finish Parquet is perfect for family rooms, living rooms, bedrooms, hallways. It is not recommended for kitchens or bathrooms, and should only be installed on or above grade level. For color samples, see page 15.











# Urethane Finish White Wood Flooring

#### Winter White Solid Oak Parquet

It's a major home fashion statement today—the sophisticated look of white wood floors. Hartco does it elegantly in parquet that combines the gleam of white with the natural grain pattern of oak. And with a stain-resistant, water-resistant polyurethane finish so tough you can even enjoy it in your kitchen. Hartco offers a special line of white floor care products to help you keep your white floors beautiful.





#### Aspen White Pattern-Plus

Create your own flooring design — in glistening white wood. The four Aspen White Pattern-Plus<sup>®</sup> lengths can be mixed or matched to make an endless variety of patterns: herringbone, parquet, basketweave, plank or your own one-of-a-kind design (see page 17 for design suggestions). Prefinished with two coats of polyurethane for a high-gloss finish that is at home in living areas, hallways, even in kitchens.



# Acrylic Impregnated Pattern-Plus®

A totally fresh idea in floors! Hardwood floors that you design yourself. Acrylic Impregnated Pattern-Plus comes in four lengths, one width and three colors that you can combine in an endless variety of patterns. Give each room a different look. Create one-of-a-kind, custom patterns that are yours and yours alone. For color samples and design suggestions, see pages 16-17.

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### Acrylic Impregnated Pattern-Plus

You can put Pattern-Plus just about anywhere you want to in your home, thanks to its super-durable Acrylic Impregnated finish that stands up to all kinds of traffic. Family rooms, living rooms, dining rooms, bedrooms, entryways and even kitchens. Natural, warm appearance is easy to maintain. Not recommended for bathrooms or floors below grade level.







Hartco recommends that color selection be made from actual product.

### Parquet Engineering

Hartco technology improves on nature. Our parquet flooring begins with 100% oak, a hardwood prized for its exceptional strength and distinctive grain pattern.

Before milling, this oak is kiln-dried and moisture-equalized to eliminate uneven expansion and shrinkage.

At least 80% of the oak slats used to create Hartco parquet squares are quartersawn, which gives a better wearing surface, better dimensional stability and a more distinctive grain pattern.

Hartco's meticulous engineering produces parquet squares that are as square as square can be. Each 6" x 6" tile is square within 9/1000". This squareness creates a flooring that can be installed quickly and always looks straight.

Tongues and grooves are accurately machined into every parquet tile, so they interlock. Precision-tapering allows the tongues to adjust slightly inside the grooves. So the floor will look smooth even when laid over a subfloor with slight imperfections.

Every Hartco parquet is also available with special foam backing to protect the wood from harmful moisture that so often condenses on a concrete subfloor. This foam also serves to insulate, deaden sound, provide comfort underfoot.

Solid oak makes Hartco parquet beautiful. Solid engineering makes it easier to install, keeps it in shape and looking great for years.







A. Hartco Acrylic Impregnation. Sophisticated high-pressure technique forces acrylic and stain all the way through the wood to create the hardest-wearing hardwood floor available.

B. Hartco Urethane Finish. After sanding, staining and sealing, two coats of tough polyurethane are applied, followed by a coat of wax for additional protection.

C. Hartco Heritage Finish. After sanding, Hartco laboratory-formulated sealers and stain are applied and the surface is lightly waxed for protection.

#### Three types of backing



\*For do-it-yourself application. Available on Heritage and Urethane Finish Parquet only.







**D.** Foam Backing. Hartco parquet is available with a backing of closed-cell foam to insulate, provide moisture barrier.

E. Tongues and Grooves are precisely machined to lock squares together without beveled edges that can collect dirt. Tapering of tongues and grooves allows squares to adjust slightly to compensate for imperfections in subfloors.

F. Quartersawn Oak makes a harder, better-wearing floor. At least 80% of the slats in Hartco parquet are guartersawn.

### Parquet Finishes and Colors

All Hartco parquet flooring is factory-finished. Sanding, staining, sealing, finishing, even waxing are done under carefully controlled and monitored conditions. There are three Hartco parquet finishes: Acrylic

Impregnated, Heritage Finish and Urethane Finish. Determining which of these three finishes is right for you is primarily a matter of the use the flooring will get, the look desired and the price.



Camden



Chesapeake

Cambridge

The longest-wearing parquet floor we make. The extraordinary durability of Acrylic Impregnated Parquet permits its use in the highest-traffic areas, residential or commercial. Stain and acrylic are forced under extreme pressure all through the pores of the wood to make it harder than hardwood. Resists stains, scratches, spills, spotting. Color can't wear away.

#### Urethane Finish.



Standard



Windsor

Highly polished look. Meticulous factory-finishing process includes sanding, staining, sealing, then the application of two coats of





Old Brown

moisture-cured polyurethane and a final coat of wax for added protection. For residential use only.



Wheat



For the natural look. Stain and sealers are applied at the factory, then given a protective coat of wax. Soft, handrubbed sheen. For residential and light commercial use.

Bran

Barley





**Frost White** 

Winter White

To create this unique white wood finish, a white pigment stain is rubbed into the pores of the wood. After sealing, two coats of polyurethane are applied, then a final coat of wax for protection and a rich luster. For residential use only.

Urethane Finish.

Hartco recommends that color selection be made from actual product.

### Pattern-Plus Engineering

Hartco Pattern-Plus lets you create one-of-a-kind floors.

Pattern-Plus is designed to be installed with adhesive over most on or abovegrade hard-surface subfloors.

Engineered tapered tongues and grooves fit together to provide a smoother surface even when slight subfloor irregularities exist. No beveled edges to collect dirt. Backs of Pattern-Plus units are slatted for flexibility.

All Pattern-Plus units have the same width  $-4\frac{1}{2}$ ", and the same thickness  $-\frac{3}{8}$ ". But there are four lengths -9", 18", 27", 36". This system of modular dimensions lets you create everything from plank-

style to parquet to herringbone to any one of thousands of original patterns.

The three wood-stain colors of Acrylic Impregnated Pattern-Plus (Curry, Ginger, Nutmeg) are toned to harmonize, so you can use all one color or combine colors in your design. These three colors are prefinished at the Hartco factory using state-of-the-art technology in a process that forces stain and tough acrylic into the pores of the oak to create a durable surface that is actually harder than hardwood.

Hartco Aspen White Pattern-Plus is prefinished with a protective finish that includes two coats of moisture-cured polyurethane and a wax topcoat. Since this finish requires different maintenance techniques, Aspen White Pattern-Plus cannot be combined with Acrylic Impregnated Pattern-Plus in a single installation.



Hartco Acrylic Impregnation. Sophisticated high-pressure technique forces acrylic and stain all the way through the oak to create a flooring actually harder than hardwood.







Hartco recommends that color selection be made from actual product.



Tongues and Grooves. Pattern-Plus has tapered tongues and grooves that are precisely machined to fit together snugly, yet adjust to compensate for imperfections in subfloors.



Urethane Finish for Aspen White. After sanding, white pigment and sealers are rubbed into oak, then two coats of tough polyurethane are applied, followed by a coat of wax for additional protection.

### Pattern-Plus Designs



Pattern #1 Same length of any size

Γ
1

Pattern #6 Same length of any size



Pattern #11 36" and 18" lengths

1



18" lengths



Pattern #21 36" and 27" lengths



Pattern #26 36" and 9" lengths

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 	-	
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 	-	
 	-	

Pattern #2 Same length of any size



Same length of any size



Same length of any size

HIHI	HIHI
IHIE	THIE
HIHI	
Pattern #17	

36" and 9" lengths





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	1	

Pattern #3 Same length of any size



Same length of any size

Pattorn #13	

Pattern #13 36" and 9" lengths

Pattern #18	

9" lengths



Same length of any size

	ТНТН
Pattern #28 36" and 9" leng	gths

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 1	

Pattern #4 Same length of any size

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	I

Pattern #9 Same length of any size

F	Patte	ern	#14			

9" lengths

ннрнн
ннрнн
HHHHH

Pattern #19 36" and 9" lengths



Pattern #24 36" and 9" lengths



Pattern #29 9" lengths

Pattern #5

Same length of any size



36" and 18" lengths

Pattern #15	

18" and 9" lengths







Pattern #25 36" and 9" lengths



Pattern #31 27" and 9" lengths

lengths
17

### Prefinished Moldings











Reducer Strip For a beautiful transition between Hartco flooring and other floor surfaces.

#### Feature Strip

Defines the separation between carpeting and Hartco parquet.

#### Threshold

Allows for expansion space between wood flooring and vertical objects such as sliding door tracks, thresholds, raised hearths, ceramic tile and carpet.

#### Stair Nosing

Trims out stair landings, steps and floors adjacent to sunken areas.

#### Base

Has a sculptured top, is 5/8" wide to cover 1/2" expansion space. Shown here with Quarter Round Molding.

#### Quarter Round

Used alone or with Base Molding (as shown here). Covers 1/2" expansion space. 3/4" wide.

#### T-Molding

Creates a handsome transition from one flooring to another and allows expansion space.

#### Combination Base & Shoe

Attractive wall trim that also serves to cover up to 3/4" expansion space needed for wood flooring. Hartco prefinished moldings are the perfect finishing touch for your Hartco floors.

There's a Hartco molding designed to accompany nearly every flooring installation. All in colors to blend with each Hartco flooring color.

Hartco moldings are solid wood, completely factory-finished, so there's no messy on-site sanding and finishing required. Installation is easy because Hartco moldings are as accurately machined as Hartco floorings.

The five moldings marked "impregnated" are available in Acrylic Impregnated as well as stain finish. Since these moldings are designed for on-floor installation, this special treatment assures that they will be as wear-resistant as the flooring they are installed with.







### Easy Floor Care



Who knows more about wood floor care than a wood floor manufacturer?

At Hartco we make the finest wood flooring in America. So naturally we know how to make wood beautiful. And how to keep it that way.

Our Hartco Professional Floor Care products use quality stains, sealers and polishes like those we employ in our factory finishing processes. So you can give your floors at home the same kind of superior care they receive at the factory.

Hartco Floor Care products are products specific and job-specific. So whichever Hartco floor you choose, there's a complete line of products to take care of all your floor maintenance needs, from routine cleaning and polishing to repairing and restoring damaged areas. The chart below will show you which products are appropriate for your flooring. Easy-to-follow instructions for application are on each product.

Hartco also makes adhesives created specifically for installation of each Hartco flooring. Only Hartco adhesives and trowels should be used when installing Hartco floors.

Floor Care Products	Urethane Finish Parquet	Heritage Finish Parquet	Acrylic Impregnated Parquet	Acrylic Impregnated Pattern-Plus	Urethane Finish Pattern-Plus
Total Care (cleaner and wax)	•	•	Residential		•
Wipe Clean (cleaner)		•	•	•	•
Guard Wax (paste wax)	•	•	Residential		
Guard Wax White (paste wax)	Winter White color				Aspen White color
Spray Shield (protective polish)			Commercial	Commercial	
Spray Tone (color enricher)			•	•	
Easy Tone Light Brown (touch-up stain)	Honey color				
Easy Tone Medium Brown (touch-up stain)	Windsor color				
Easy Tone Dark Brown (touch-up stain)	Old Brown color				
White Touch-Up Kit (restores chips and scratches)	Winter White color				Aspen White colo
Color New Light (touch-up stain)		Wheat color			
Color New Lt. Brown (touch-up stain)		Brancolor			
Color New Medium (touch-up stain)		Barleycolor			- int, dage
Pattern-Plus Shine (protective polish)				Residential	
Remover (removes Pattern-Plus Shine)				Residential	

Read the labels carefully to make sure you select the floor care product most appropriate for your floor. Do not use Spray Shield where wax is applied.



Tibbals Flooring Company, P.O. Box 1001, Oneida, Tennessee 37841-1001, (615) 569-8526

SANDERS TRADING HARDWOOD FLOORING 1211 KONA STREET HONOLULU, HI. 96314 -

### In Asia, the stigma of moving people vertically through the shopping complex is not as strong as in the United States.

(continued from page 24) basement or upper levels by generating heavy pedestrian traffic in an otherwise quiet area of the complex.

In Asia, the stigma of moving people vertically through the shopping complex is not as strong as in the United States. However, in order to maximize revenues with heavy exposure to shops on upper levels, a wide variety of escalators and glass elevators are used, as mentioned earlier. In addition to the convenience of moving people vertically, a number of psychological devices which appeal to the aesthetic pleasures of the shopping experience are included in the enclosed central area. These may include large landscaped atriums with waterfalls, open-air restaurants and pedestrian strolling and seating areas.

Due to the high humidity and temperatures in Asia during the summer and winter conditions in some countries, internal selfcontrolled environments are created as a necessity.

These environments provide space for social activities and interaction which attract a large number of people to the complexes for the purpose of entertainment as well as shopping. This is true particularly where individual living accommodations are smaller due to densely populated residential areas. Often the only available





open space might be the shopping complex.

In Hawaii, with our ideal

climate, the approach mostly has been to provide open malls which take advantage of the natural environment with landscaping, amphitheaters and open garden spaces. There are few examples



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As land values in Hawaii continue to rise, pressure to develop multilevel shopping complexes will increase . . .

of internally oriented, multilevel atrium shopping structures which for the most part have not been as successful as the more open, naturally ventilated shopping complexes.

As land values in Hawaii continue to rise, pressure to develop multilevel shopping complexes will increase, especially in the more densely populated areas. This could create a new breed of shopping center offering a wider mixture of shopping and entertainment opportunities similar to Asian developments.

Hopefully the new megashopping complexes will be designed in harmony with the climate and garden environment of Hawaii. This will require a strong sensibility and design creativity to insure that the complexes do not portray a cold, harsh internal environment reflecting mainland shopping centers which are often designed for hostile climate and weather conditions not found in Hawaii.

It is often heard in Asia "... shop, shop, shop till you drop." Hopefully in Hawaii that will be "... shop, shop, shop till you stop . . ." to smell the roses and enjoy the natural amenities that Hawaii provides, which can be sensitively incorporated into a shopping complex environment. HA

Robert M. Fox is president of Fox Hawaii, a Hawaii based international architecture and planning firm.

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### The Heart of Chinatown

by Cheryl Gregorio

hinatown, Hawaii's largest historic district, has been undergoing extensive revitalization recently by city officials, and this year, work will begin on a new project which will be distinguished as the single largest complex in the district.

Maunakea Marketplace will be located on a 46,000-square-foot lot bordered by Pauahi, Maunakea and Hotel streets. Its main feature will be a 12,000square-foot open market within the central courtyard for 30 to 40 vendors.

Its unique architectural design, by James K. Tsugawa & Associates, combines a traditional Chinese exterior with a variety of interesting themes throughout the courtyard. The central courtyard will be conducive to special events and outdoor



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The Super Sky system is adaptable to many geometric shapes includ-ing pyramids, single pitches, vaults, ridges, domes as well as custom designs

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Lightweight, Yet Strong A 2<sup>1</sup>/<sub>8</sub> thuck Cemcel insulating panel weighs only 2<sup>1</sup>/<sub>2</sub> lbs/sq ft. yet resists at least 100 ft-lbs of impact belore breakthrough That's 66% stronger than other standard fiberglass panels. Also the unique Cemcel bi-axial design provides equal strength to panels in both directions Unlike other translucent panel lays flat with no surface distortion or waviness

#### Performance

Cencel translucent panels give you performance options. U-values of 0-24, light transmission as high as 6 3%, and shading coefficients from 19 to 85

#### Longer Life

Longer Life The 10 00 mil Gelcoat 40 weather surface provides unsurpassed pro-tection from the elements In fact. Cemcel translucent panels are warranted for 10 years against "fiber bloom" and delamination.

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Highlight of the five interconnected buildings of one and two stories is a 30-foot tower containing a glass elevator. A (continued on page 31)





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A stage at the base of the tower will be the focal point for entertainment and courtyard events.

(continued from page 29)

stage at the base of the tower will be the focal point for entertainment and courtyard events. In addition to the open market on the ground floor, space will be available for 15 to 20 retail shops. Three or four restaurants will be located on the second level as will an additional 15 to 20 offices, and a multipurpose room with audio visual equipment will be available free of charge for nonprofit organizations.

Bob Gerell of Gerell/Smith & Associates, in conjunction with partner Mickey Thielen has formed Pauahi Associates as developer for the \$7-8 million project. Gerell's interest in restoring Chinatown buildings began in 1976 when his firm bought a block of buildings. He researched the archives for original drawings and plans and brought each building back up to safety and regulation standards.

Completion date is scheduled for spring of 1989, which coincides with the bicentennial celebration of the arrival of the first Chinese in Hawaii. Today, Chinatown is a mecca for many Oriental groups including Korean, Japanese, Thai and Vietnamese. In addition to the many restaurants, exploring Chinatown unveils an interesting array of noodle shops, markets, antique shops, jewelry stores, chinaware and clothing boutiques. **HA** 

Cheryl Gregorio is president of Gregorio & Associates, a Honolulu public relations firm.

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The Detroit People Mover is one example of a successfully implemented rapid transit project. This People Mover at Millender Center facilitates movement throughout the shopping, commercial, residential and hotel complex.

#### Mass Transit

### New Technology for Honolulu

by James G. Ball

R apid transit has long been considered a lasting solution to Honolulu's traffic woes. Squeezed into a narrow corridor with only a few roads, Honolulu suffers traffic congestion far worse than similar-sized cities on the mainland.

Although plans for a heavy-rail system, named HART (Honolulu Area Rapid Transit) were finalized in 1982, there was never complete consensus about how it should be built, where it should go and what it should look like. Since 1986, a new team with \$3 million in city and federal funds has been taking a fresh approach to planning a system. "Advanced Light Rapid Transit" (ALRT) technology, such as has been used recently in Canada, France and Japan, is being considered. This may be less expensive and better fit into the existing urban fabric.

Serious attempts are being made to maximize the involvement of private developers, reduce public costs and create the most efficient system. International consortiums are being invited to submit proposals to finance, build and perhaps even operate the system.

The initial system would run from the Waiawa interchange to the University of Hawaii, with future extensions to Hawaii Kai, West Beach and Mililani. Instead of a single line trying to serve all places in the corridor, as in the HART scheme, a shorter more direct main line can be complemented by short branch lines penetrating into the airport, university and Waikiki. New automated technology can serve both as a regional commuter *(continued on page 34)* 

32 Hawaii Architect July 1988

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(continued from page 32) system providing fast service between outer suburbs and central Honolulu, and as a "people mover" with closelyspaced stations at downtown, Kaka'ako, Waikiki and the airport.

If it is built, Honolulu's rapid transit system will be one of the city's most visible structures. The challenge is to design the guideway and stations to integrate with the existing urban fabric, to be unobtrusive, to support and enhance new buildings along the route and to age gracefully. Preliminary design concepts are being developed for cost estimating and incorporation in the Environmental Impact



Geni. Contractor: S&Afeway Store Geni. Contractor: S&M Sakamoto, Inc. Architect: Gerald Lum & Company Engineers: Shigemura Yamamoto Lau & Associates, Inc.

Few things in our lives today are more familiar to us or more widely patronized than our favorite supermarket. Good reasons for Safeway to use concrete blocks as the basic building material for its new Enchanted Lakes store. Permanent, practical, and pleasing to look at. When building costs are controlled and appearances enhanced, everybody shares the benefits.

For information on the many ways concrete can increase the values and lower the cost of your project, simply call the CCPI Research Library.



CEMENT AND CONCRETE PRODUCTS INDUSTRY OF HAWAII Suite 1110 Control Data Building 2828 Paa Street Honolulu, Hawaii 96819 Phone 833-1882 Statement. Final designs will be made if and when the decision is made to proceed with the project. Architectural and urban design attention is directed both to the stations and the guideways along which the trains will operate.

In most areas the guideway will run above the middle of wide streets, such as Kamehameha Highway and Dillingham Boulevard. In densely built-up areas, guideways may run along one side of the street sheltering a sidewalk.

The guideway beam design will probably be standardized for the entire route. If a monorail technology is selected, a somewhat narrower solid beam would be used. In either case, the beams can be cast to the precise curvature, giving a smooth and uninterrupted appearance.

In sensitive and densely builtup areas it should be possible to provide architectural guideway treatments. Possibilities being considered include painting the concrete structure, built-in planters, guideway texturing, applied archways and thematic ornamentation.

In densely built-up areas, such as downtown, the guideway may thread its way around sensitive buildings and parks, following wide streets and sites where future redevelopment can incorporate stations and guideway. The HART scheme proposed an underground section down Hotel Street, which would have been very disruptive and expensive to construct.

It may instead be possible to build an elevated line along either Nimitz Highway or Beretania and Alakea Streets around downtown, with more stations serving a wider area. Although either route would require extremely sensitive design, the result could be better service and a more pleasant passenger environment. Rather than *(continued on page 36)* 

### Marble sets a new pace downtown. Here's proof in black and white.

#### Amfac Center's new decor is a knockout.

And it begins with an entryway utilizing an Art Deco design skillfully blending with modern materials to create a dramatic conversation piece in downtown Honolulu. Home to some of the State's finest businesses, Amfac Center is looking better than ever with its striking black and white marble lobby area. The total ambiance is one of elegance, strength and sophistication—ideal for this prestigious business address.

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Installations of Ceramic Tile, Marble, Terrazzo and related products by those listed above are performed by their skilled union craftsmen, approved as professionals in their trade by International Union of Bricklayers and Allied Craftsmen, Local No. 1, Hawaii.

ARCHITECT: Franklin Gray and Associates, Inc.

CARPENTRY: Dimensions, Inc.

#### (continued from page 34)

spending millions on concrete to be buried in the ground, the line could be developed as a unifying urban design feature defining the downtown area.

Stations are the highly visible "entry" points to the system. Compared with the elevated guideway, they are much more complex and difficult to fit into available spaces. Fortunately, newer technology allows station sizes to be greatly reduced. Compared with the 400- to 700foot-long stations of heavy rail systems, fully automated systems with more frequent trains can carry the same passenger volumes with 160 or 200 foot trains and stations.

Wherever possible, stations should be designed for direct connection into existing or new developments. Stations can be located adjacent to Pearlridge, Pearl City, Salt Lake and other shopping centers, and perhaps on a new fourth level above Ala Moana Center. Since the pedestrian traffic to and from each station could exceed 10,000 persons per day, integrated commercial development can also be a lucrative source of system revenue.

Single-track branch lines with small, single platform stations can penetrate densely built-up areas, reducing walk distances. Stations on the airport branch line can be located inside the new interisland terminal, and above the curbside loading in the overseas terminal. A branch line into Waikiki could end at Fort DeRussy or extend as far as the zoo.

Eventually, the availability of rapid transit may allow a considerable reduction in on-site parking requirements. Over the next few decades, savings to Honolulu developers from reduced parking costs alone could total several hundred million dollars.

If and when it is built, Honolulu's rapid transit system will require the services of hundreds of architects and engineers and thousands of construction workers. Besides those directly involved in the project, many more will be involved in related projects such as interconnections to shopping centers, hotels and the airport. How we meet the challenge will determine whether the system becomes something Honolulu's residents are proud to use. **HA** 

James G. Ball is project manager with Rapid Transit Development, Department of Transportation Services, City and County of Honolulu.

# "In Hawaii, there's only one bleaching oil under the sun."

Wood left unprotected from Hawaii's intense sun will discolor unevenly, split and crack with the years. That's why on new construction where a natural "weathered" look is desired, we recommend Cabot Bleaching Oil. Brushed on untreated wood surfaces, Cabot Bleaching Oil actually bleaches wood to a uniform driftwood gray color in just a few months. Plus, it provides long-lasting wood protection, is mildew resistant and won't crack, peel or blister. The next time you want that driftwood gray weathered look, specify the best bleaching oil under the Hawaiian sun—Cabot Bleaching Oil.



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### White: The Latest Rage

by Jeffrey Y. Nishi, AIA

hat is in store this year for the latest in appliances? Would you believe, WHITE appliances?

White glass—the new look. Dacor has introduced a trendsetting line of white glass front ovens. To add to the features of these attractive appliances is the convection oven which produces even heat and a higher yield to the oven cookery. Another added feature is the built-in oven which mounts under the cook top, creating the European look with the American full size oven.

Continuing on with advancements in ovens is the Thermador convection microthermal. The CMT offers seven ways to cook your goose and is self-cleaning to help after that task.

On the European front, Gaggenau offers a very sharp looking line. The "New Dimension" combination has some space age magic. The black



Sub-Zero's model 511 refrigerator features a pull-out freezer drawer with icemaker.





Dacor offers an attractive line of white glass front, self-cleaning built-in ovens.

glass Ceran Electric Hob features a super-quick halogen zone heating element. This electric element is as quick as gas, compatible with normal cookware and presents a variable sized heating surface.

Coming up as the Americans'

answer to the European thrust is the Monogram line by General Electric. Currently, GE is producing a very sleek line of appliances in black and white glass. This line features an electronically controlled down draft venting unit with a black

glass induction module. Cooking pans are heated through magnetic induction, producing the speed of gas and the accuracy of electricity.

Now that it is becoming very important to buy American, Thermador is producing a gas

### Gyp-Crete 2000" Floor Under The Overwhelming C For Commercial Bu

Some commercial jobs need Gyp-Crete 2000 floor underlayment to top-off a rough, irregular concrete floor. Others need it to improve the fire rating. Still others need Gyp-Crete 2000 for its fast, economical application. Fact is, there are at least a dozen reasons why Gyp-Crete 2000 should be considered in every commercial job large and small.

Here's just a few more:

- Accepts virtually all floor goods
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cook top which is sealed around the burners. This is all done in black glass. This cook top also features a smart ignition system which will re-ignite the flame if it should blow out at a very low setting. This cook top and its electric counterpart now also come in a 30" wide unit.

American again is the Sub-Zero 511 refrigerator model. This places the refrigerator at eye level and the freezer in a drawer. The mechanics also have changed. This unit comes with dual compressors to provide longer life and more accurate temperature control. All of these features are packaged in a 30" width.

Look forward to next year at this time, when I hope to report on the all-in-one appliance. **HA** 

*Jeffrey Nishi is president of Jeffrey Nishi & Associates/Architects.* 



The Thermador 30" gas cook top is equipped with a flame re-ignition system and a low-profile, sealed surface design.



### A Proud Contingent of Hawaii Members

by Norman G. Y. Hong, AIA

The 1988 National AIA Convention in New York was undoubtedly one of the most well-attended. At our Hawaii Society pre-convention caucus, we anticipated 21 of our members attending. At the convention, however, Hawaii members kept appearing all over the Big Apple. My last estimate was that we had more than 30 members in attendance. For those who were there, I'm sure you enjoyed it as much as I did.

The Hawaii Society was not only well represented, but significantly highlighted as well. Our own Christopher Smith (Remember him? He was our humble Society president in 1984) was elected as Institute Secretary. Congratulations to you, Chris! And thank you, Hawaii members, who wrote or spoke to your mainland colleagues in support of Chris.

On a beautiful Sunday at the convention, our two newest Fellows, Donald Goo, FAIA and Art Weber, FAIA, were invested at the church of St. John the Divine. Bedecked in flower leis immediately following the ceremony, our Fellows were the centers of attention. Congratulations to both of you! (And yes, Don, it was like your high school graduation!)

Other convention items: Sylvester Damianos was unanimously elected as First Vice President/President Elect of the Institute. The three vice presidents elected were those who the Hawaii Society supported during our impromptu caucus.

Vision 2000, AIA's Long Range Plan, is moving forward and will continue to be a main thrust over the next few years. As part of Vision 2000 and of special note was pollster Lou Harris' keynote address. Based on a poll of 201 national leaders, he reported that architects ranked second (after physicians) in terms of public esteem. In short, the convention reinforced my notion that we can be proud of ourselves as architects, but just as importantly, that we can be proud of our Hawaii Society and our members! **HA** 



### Kona AIA Conference to Explore Pacific Issues

"New Horizons in the Pacific" will be explored at the AIA Northwest and Pacific Region Conference Oct. 26-29. Professionals throughout the Pacific Basin will gather at the Kona Surf Resort Hotel on the Big Island for the educational, social and recreational event sponsored by the Hawaii Society/AIA. Gov. John Waihee will deliver the welcoming address.

Technical information will be available daily at 42 exhibits and product displays. Six guest speakers plan to share their expertise on architecturally



Japanese architecture professor Minoru Takeyama, N. John Blair of New Zealand and travel and tourism expert Chuck Y. Gee also will discuss their work.

A reception, luau and optional Kona Coast dinner cruise are planned for conference participants and their guests. Tours of Hawaiian historical and anthropological sites also will be available at an additional cost. Golf and tennis tournaments scheduled require advance registration and are limited to 20 participants in each event.

Contact the HS/AIA office for conference reservation fees and room rates.

### Hawaii's Best at Parade of Homes

The Building Industry Association of Hawaii is cosponsoring the 1988 Parade of Homes set for the last two weekends in September and the first in October. The annual event offers developers, builders, suppliers and related businesses a showcase of all that is new in Hawaii's residential marketplace. Teaming up with the Honolulu Board of Realtors, BIA expects Parade attendance to exceed last year's 100,000 visitors.

Current Neighbor Island participation may be the best ever in the Parade's 32-year history with potential entries from all islands.

For more information on the Parade of Homes call BIA at 847-4666.

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### Smith Named AIA Secretary

**Christopher J. Smith,** AIA, was recently elected to a two-year term as national AIA Secretary.

Smith is a past director of the Northwest & Pacific Region, serving as board liaison to the Corporate Architects, Minority Resources and Architects in Government Committees, and the Society of Architectural Administrators. He was also a

# Hart Promoted at DMJM

David Hart was recently appointed Managing Director of Daniel Mann Johnson & Mendenhall of Hawaii (DMJM/Hawaii).

Hart came to DMJM/Hawaii in 1986 to complete the recently constructed Royal Capitol Plaza for Business Investment Ltd. and Senior Hawaii Corp.

Prior to joining DMJM/Hawaii, Hart served as director of design for DMJM/Salt Lake City, where he designed such projects as the Xian Hotel in Xian, China, the USCS Engineering & Computer Science Building, and various hotels and convention centers throughout California, Louisiana and Utah.

Hart received his master's degree in architecture from the University of Utah.



David Hart

member of the Planning & Budget Committee for 1987 and represented the Institute at the Architectural Record forum on "errors and omissions" issues. President of the Hawaii Society/ AIA in 1984, he has lectured at the University of Hawaii School of Architecture.

Smith is president and founder of The CJS Group Architects Ltd., a 25-person Honolulu firm



Christopher J. Smith offering architecture, interior architecture and architectural research services.

### NEW DOOR SYSTEM SAVES TIME AND MONEY

"This door system from Honsador, with the casing applied, provides quality and saves time."

> Bob Armstrong, President, Armstrong Builders Limited, has built quality homes in Hawaii since 1976. Armstrong Builders are completing 30 homes of the Hale Kalana single-family project on Luluku Road in Kaneohe.





This economical pre-hung system is stocked at Honsador in mahogany, primed hardboard and raised panel doors. Other doors also available by special order include Birch, Oak, Sen and Prefinished. This efficient door system is proving itself with major projects and custom homes all over Hawaii.

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(continued from page 20) enclosing lobbies of exposed concrete, black granite, stainless steel, tile and carpet. The relationship of these corporate lobbies to the commercial shops is similar to that of a sophisticated downtown office building nestled among a busy, varied street of retail businesses.

The commercial center is free to develop its own strong identity — independent, not just an accessory to the office — while the corporate image is preserved. In fact, the commercial center obtains visual scale from the mass of the office buildings, while at the same time the office buildings are "humanized" by the commercial elements.

The architectural merchandising of office and commercial space is mutually supportive. **HA** 

Dwight Lowrey is a principal of Johnson Tsushima Luersen Lowrey Inc.



The ground floor street connects the corporate entries with the shops, restaurants, plaza and fountains of the commercial center.





News

### Lorentz Joins CJS Group

**Pe Lorentz** recently joined The CJS Group Architects, Ltd. as Associate Designer for Special Projects. He was formerly project manager and construction supervisor for ALY Development Co. in Inglewood, N.J.

Lorentz will continue his research in the conduction of

light and air through "complex cross sections," using experimental new building materials he has developed. He holds a bachelor's degree in architecture from the University of Houston and a master's in architecture from Yale University.

### National Laminates Relocates

National Laminates Inc., a specialty building materials distribution company, recently moved its showroom, warehouse and offices to a 22,000 square foot building at 2858 Kaihikapu St., Mapunapuna, announced Ken Yokoyama, sales manager. Previously the firm occupied 10,000 square feet on Mapunapuna Street.

National Laminates Inc., founded in 1975, distributes a number of lines of specialty building materials.

### New Products

### World Tile Introduces Marble Line



ROVER is a marble product widely used for both its aesthetic and physical qualities. Its uniformity in structure, as well as durability and resistance to abrasion, have resulted in it being highly recommended for use in both residential and commercial establishments, especially those with high density traffic including banks, offices, schools, hotels and airports.

ROVER should be specified for use in any area where marble would be considered. It is ideally suited for floors, walls, stairs, countertops, tabletops, interior and exterior surfaces and is competitive with marble in its natural state.

ROVER marble is distributed exclusively in Hawaii by World Tile.

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# Why let a top plan down?

... with less than top contracting? At the Honolulu Club's splashy new AVANCÉ beauty salon high fashion and skilled hard hats converged following the avant-garde vision of architect Dean H. Okamoto, AIA, partner in Kodama/Okamoto Architects.

Undaunted by time and budget restrictions and a few surprises in infrastructure, Allied Builders System took the salon's progressive spirit to heart. Their equally advanced computer systems kept everyone in-the-know and moving along at breakneck pace. Bullnose corners, tubular light fixtures and other exotic challenges were met with quality finishing.

Observed co-owner Roger Yamagata: "Allied Builders? We knew their reputation. We asked for them. Why let a top plan down at the contracting end?"



Teamwork. Our motto. Our method.

Avancé co-owner Roger Yamagata, Allied project engineer Ed Sakai, architect Dean H. Okamoto, AIA

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