

PRIVATE RESIDENCE  
**HOKULI`A 170**  
KEALAKEKUA, HAWAI'I

Ewing de Reus

custom homes  
Hawai'i

## HOKULI`A:

Hokuli`a occupies the seaward portion of what were once 11 ahupua`a (traditional Hawaiian land divisions) on either side of the boundary between the present day districts of North and South Kona. Archaeology studies of Hokuli`a have suggested four distinct eras of historical settlement at Hokuli`a stretching back as far as A.D. 1250.

Today, Hokuli`a sits in the heart of the traditional Hawaii, surrounded by vibrant farming communities, historical sites (Captain Cook landed just around the corner at Kealakakua Bay discovering Hawaii in 1778), and cultural landmarks.

The overall community of Hokuli`a consists of 1,550 acres, spanning three miles along the gorgeous Kona Coast of the Island of Hawai`i, minutes from the coastal town of Kailua-Kona.

Poke shacks and cafes dot the high road from Kailua-Kona to Kealakekua offering tasty locally grown (or caught) food, stunning views and a chance to tune into “the coconut wireless” with the locals. Coffee tasting shacks offer the chance to taste the area’s local coffee varietal. Kailua-Kona itself is 15 minutes away offering a wealth of shopping and dining experiences, yet a totally different energy to the tourist towns and resorts. Hokuli`a offers the experience of real Hawaii where members and visitors can learn what it means to live like a local in Hawaii, a place where visitors and locals meet in the street, the grocery store or at a café, a place where the ‘Spirit of Aloha’ flourishes.





## THE CLUB AT HOKULI`A:

The Club at Hokuli`a provides its members with the type of Polynesian, open-air, tropical luxury community facilities that come to mind when contemplating a relaxing, restorative, social island experience – deep in the ancient heart of native Hawaii.

The Club's facilities offer everything from fine dining and various social events and festivities – to active recreational facilities including a lap pool, world-class golf, exercise, hiking and local regional excursions – to relaxing-restful massage, yoga, and a pool side lounge - to exploring some of the most amazing ancient Hawaiian archaeological and cultural sites in all of Hawaii, including walking where Ancient Ali'i (Royalty) including King Kamehameha and his descendants walked – within the Hokuli`a community.

The Club at Hokuli`a is one of the finest Ocean side clubs in the world. The sheltered climate provides gentle coastal breezes, ideal year-round conditions for outdoor living, golf and water pursuits, free of the strong winds that oftentimes affect golf in many other areas of Hawaii.

The Club at Hokuli`a's Jack Nicklaus Signature Golf Course, the only private, Ocean side golf course on the island ranked 5th in Hawaii by Golf Digest, rises from sea level to approximately 400 feet. Every hole is framed by a dramatic ocean view and some holes run directly along the ocean.

*“There is no other property as well-suited for golf in all the Hawaiian Islands. Beautiful natural land. Dramatic ocean vistas. Warm, dry, year-round weather. And no wind - only soft ocean breezes.”*

-Jack Nicklaus









The background of the page is a repeating pattern of stylized, overlapping waves. Each wave is composed of numerous thin, parallel lines that create a sense of depth and movement. The waves are arranged in a staggered, interlocking fashion. A decorative motif, consisting of a series of small, rounded, overlapping shapes, is placed along the crest of each wave, adding a traditional or nautical aesthetic to the design.

**DESIGN CONCEPTS:**



## DESIGN CONCEPT:

Relating to the Ocean view as much as possible: The Main Living Pavilion, the Library/Study and the Master Bedroom are carefully placed to maximize the fantastic views, the detached Guest Pavilions and Garage are arranged with a casualness of a traditional Hawaiian Fishing Village carefully placed on the site conscious of their purpose and interrelationship with other parts of the home. The objective is to blur the distinction between interior and exterior space, to live among beautiful tropical gardens and ocean views.

The design weaves ancient and contemporary, organic and structured, playfulness and elegance.

### Key:

- (1) Family Room
- (2) Kitchen
- (3) Living Room
- (4) Detached Master Bedroom
- (5) Detached Guest Room(s)
- (6) Lana`i
- (7) Library/Study
- (8) 3 Car Garage
- (9) Auto Court
- (10) Entry Garden
- (11) Water Feature
- (12) Negative Edge Pool
- (13) Lawn
- (14) Entry Drive
- (15) Mechanical Room
- (16) Laundry
- (17) Existing Tree
- (18) BBQ Area
- (19) Agriculture
- (20) Street .







**PLANNING CONSIDERATIONS:**

The Residence is comprised of five main zones: Arrival Drive, Arrival Court, Family, Guests and Service.

The prime objective is for the owners and guest to be able to enjoy tropical living overlooking the Pacific Ocean and Jack Nicklaus Golf Course amongst beautiful gardens with a sense of privacy. Similar to a boutique hotel; the service areas are separated from the gathering to minimize noise disturbance.

The Master, Library/Study and the Main Living areas are near each other, accessed through the Main Lawn and Gardens that are facing the magnificent Ocean and Golf Views. The two Guest Rooms, Junior Master Suite and their common gardens are slightly pulled back to provide a sense of their own realm.

**Key:**

- (1) Family Room (2) Kitchen (3) Living Room (4) Detached Master Bedroom
- (5) Detached Guest Room(s) (6) Lana`i
- (7) Library / Study (8) 3 Car Garage (9) Auto Court (10) Entry Garden
- (11) Water Feature (12) Negative Edge Pool (13) Lawn (14) Entry Drive (15) Mechanical Room (16) Laundry (17) Existing Tree (18) BBQ Area (19) Agriculture (20) Street .

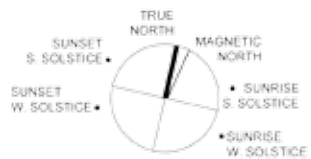


## DEVELOPED SITE PLAN

The structures are organized on stepped terraces resting on the natural basalt land while tropical gardens surround all living areas. The elevation of the structures blends the topography with the surroundings and enhances the impressive Ocean and Golf Views.

### Key:

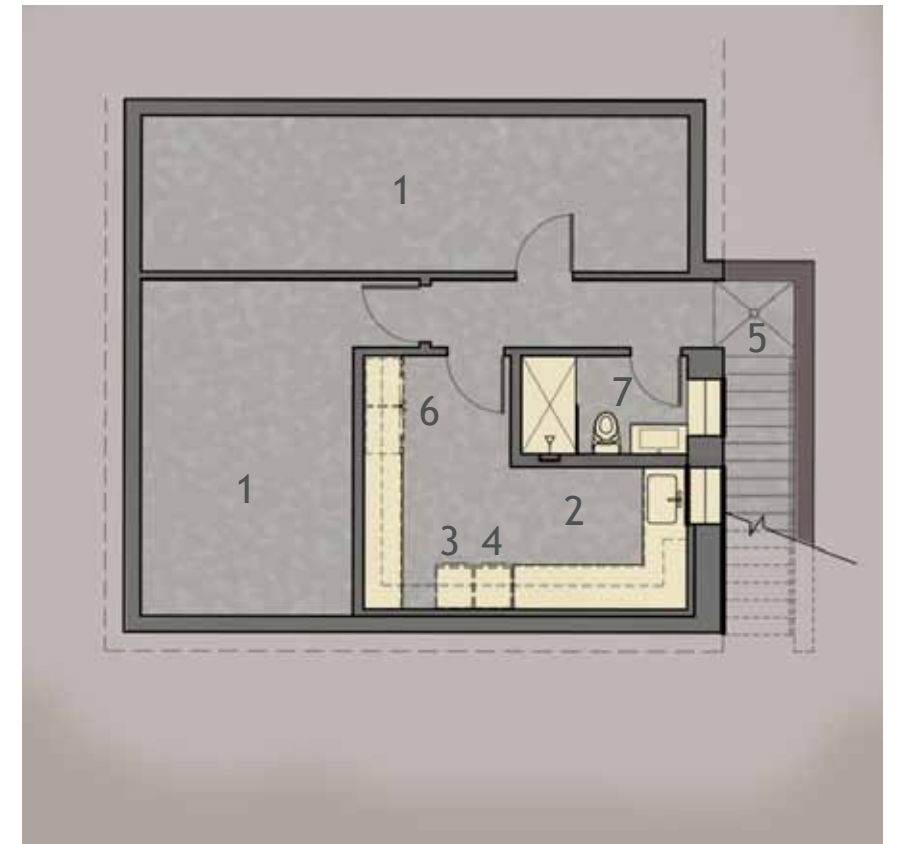
(1) Family Room (2) Kitchen (3) Living Room  
 (4) Detached Master Bedroom (5) Detached Guest Room(s)  
 (6) Lana`i (7) Library/Study (8) 3 Car Garage  
 (9) Autocourt (10) Junior Master Suite  
 (11) Water Feature (12) Negative Edge Pool (13) Lawn  
 (14) Entry Drive (15) Lava Garden (16) Agriculture  
 (17) Existing Tree (18) BBQ Area (19) Entry Garden  
 (20) Steps (21) Shower Garden.







**MECHANICAL AND LAUNDRY ROOMS AT BASEMENT:**



**Key:**

- (1) Mechanical Room
- (2) Laundry
- (3) Washer
- (4) Dryer
- (5) Steps - Access
- (6) Freezer / Refrigerator
- (7) Bathroom





## DESIGN PRECEPTS

### The Ancient and the Contemporary.

Respectful of Hawaiian's rich ancient heritage with the objective to create a home with a 'sense of place', the Architectural design incorporates details inspired from the Hawaiian architecture and the ancient Polynesian Cultures such as the Native Stone walls, large openings, raised foundations, wide-hipped roofs, wide verandas and large lana`i. The warm colors of the exterior finishes and natural materials blend with the natural surroundings which is a key element in this unique architectural approach where elegance meets a simplicity that reflect our respect for nature and its beauty.



### The Natural alongside the Man-made.

Experiencing objects shaped by man coexisting with natural elements results in an artistic fusion that elevates both. A pool, symmetrically aligned with the Main Lana`i with impressive views from the negative edge facing the ocean, provides a sense of man-made order.



## DESIGN PRECEPTS:

- (1) Wood Ceilings
- (2) Bedroom Details
- (3) Cabinets at kitchen
- (4-5) Lana`i
- (6) Doors / Carpentry



## FAMILY ZONE

TO DESIGN A HOME THAT IS CASUAL AND AS OPEN AS POSSIBLE TO THE OUTDOORS:

A modern Pacific home on a site graced with unimpeded sun and trade winds. The design successfully takes advantage of its climate and view, while framing the lifestyle above. This home formed the concept of “living lana`i”.

An intimately scaled complex of six structures - a Main Gathering Pavilion, a Master Pavilion, a floating Library/Study, a two-bedroom Guest Pavilion, a Junior Master Pavilion and a Garage - accommodating living, dining, and service functions; linked by a grassed lawn and tropical gardens set amid a palm grove. Each structure is a single story and capped with a hipped roof and broad eaves. The entry drive is discreetly placed alongside the edge of the property to maximize the garden areas. A pathway from the autocourt passes alongside the guests pavilions, which obscure one's view of the ocean and the main gathering pavilion and heightens anticipation of arrival. The main entry lana`i is placed under the canopy of a large shade tree, forming an outdoor vestibule.

The Main Gathering lana`i at the center of the main gathering pavilion is both the heart and the intersection of the complex. The primary social space and the bridge from the mauka to the makai sides of the site, framing the blue Pacific beyond. The lana`i opens completely to the outdoors, with three layers of floor to ceiling sliding doors; wood shutters provide privacy with ventilation; wood framed glass doors help deflect the rain and wind; and screen panels prevent insects from entering while encouraging airflow and appreciation of the garden and ocean. With the long axis of the main wing oriented parallel to the trade winds, the broad expanse of openings- which face the mountains on one side and ocean on the other - protected from the light rain. This orientation also maximizes views of the ocean; the elongated rectangle allows open views of the ocean from each of the social spaces of the main gathering pavilion. Because the gathering lana`i is open and vulnerable to the elements, the solution is to finish the floor in terrazzo or stone. Other materials include lava stone walls at supporting walls, cedar ceiling boards, and concealed steel framing, which provides support to the structure of the roof.

Living alongside water has a cooling effect, and water features are one of the key design amenities for this residence. The formal pool reinforces the geometry of the Main Gathering Pavilion and is designed with a negative edge. The Pool and the Water Feature around the Library/Study are lined in ceramic tile to bring the intense blue of the South Pacific close to the home.







**Key:**

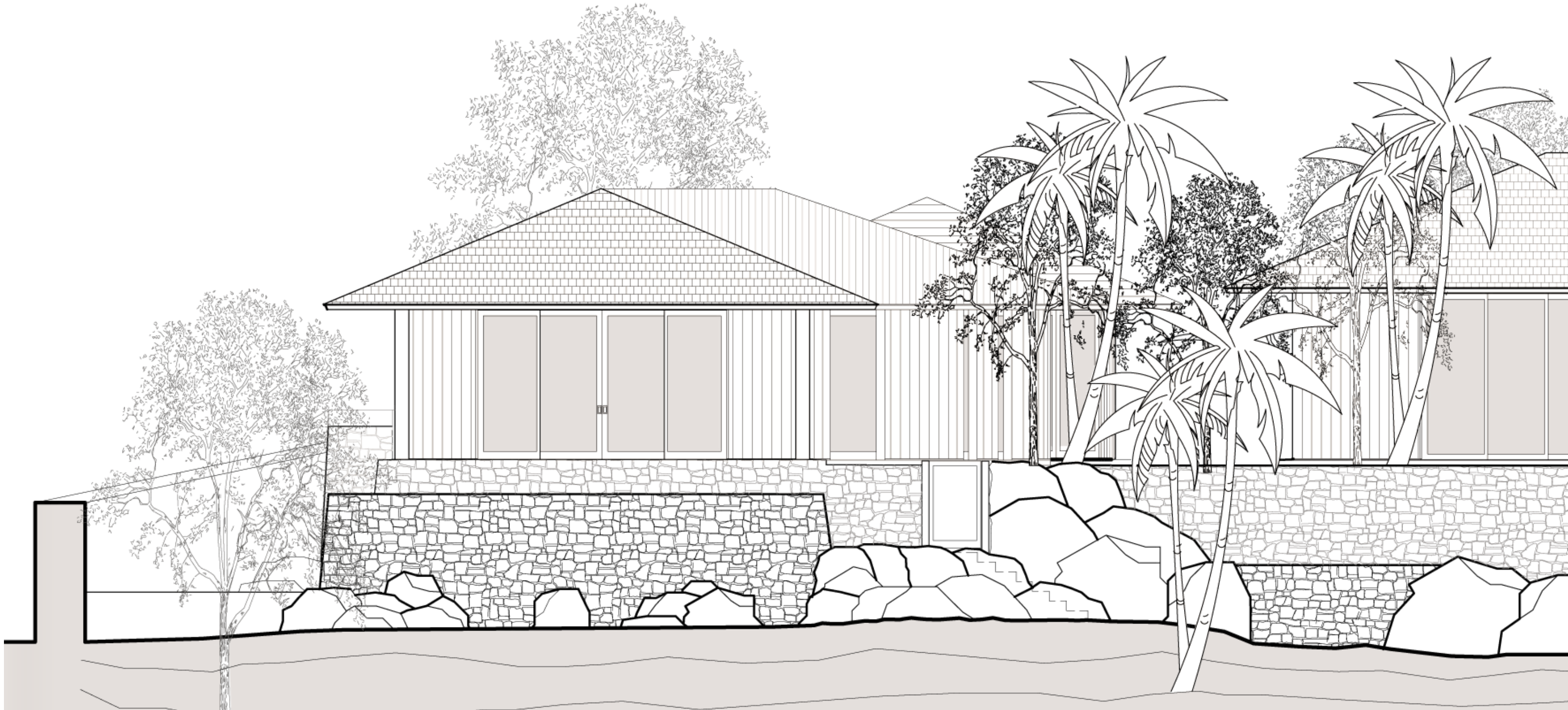
- (1) Master Pavilion
- (2) Gathering Pavilion
- (3) Library/Study
- (4) Lawn
- (5) Water Feature
- (6) Negative Edge Pool
- (7) Lush Gardens
- (8) Steps
- (9) Agriculture
- (10) Entry Gardens
- (11) Detached Guest Bedrooms
- (12) BBQ Area
- (13) Steps to Service Maintenance
- (14) Lana`i





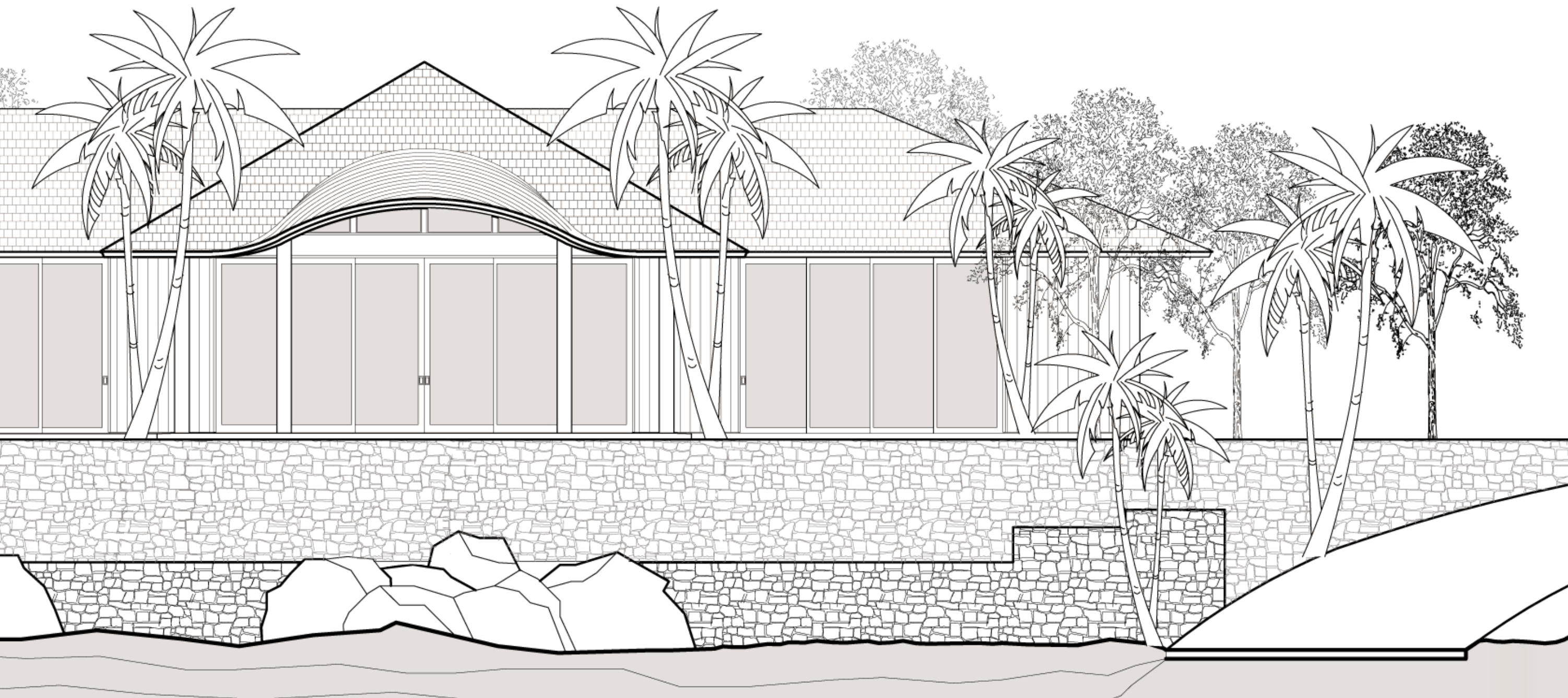
## MASTER PAVILION AND MAIN GATHERING PAVILION WEST ELEVATION

Exterior finish materials include: Natural exposed wood and timber roofs, vertical wood siding wall finishes, indigenous basalt stone walls and base of walls, wood columns embellished with basalt bases and lighting, Stone walls with wood and metal doors and windows.



MASTER PAVILION





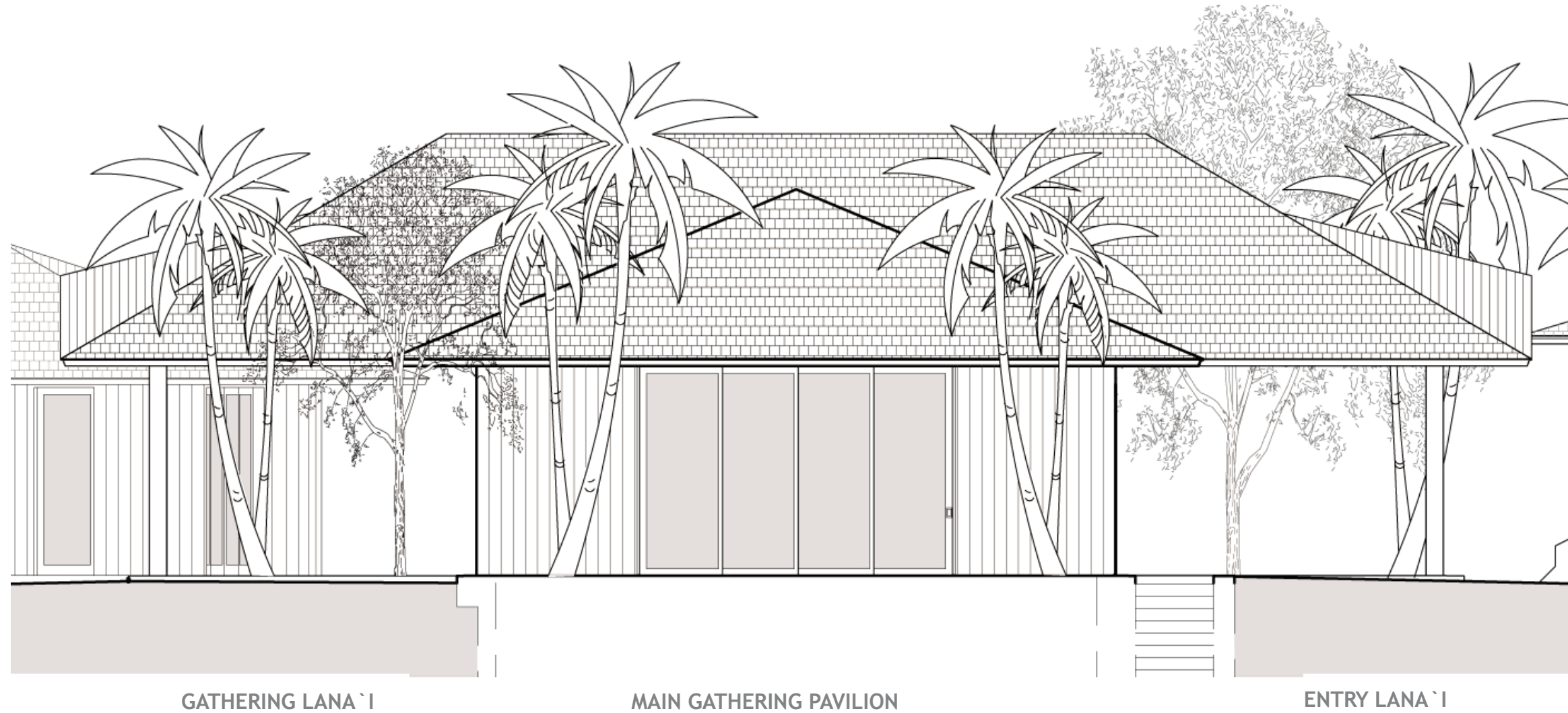
MAIN GATHERING PAVILION

VEHICULAR ENTRY DRIVE



## GATHERING AND DINING PAVILION SOUTH ELEVATION

Located on the 'Sweet Spot' of the site and central to the residence, the Gathering Pavilion, together with the Master Bedroom and Library/Study, create the core gathering areas of the residence. Their central prominence is reinforced with the symmetry of the Pool and the stepped stone platforms that hold the best Ocean, Mountain and Golf views. The Gathering Pavilion is designed to open to both the ocean in the front and the rear gardens, blurring the distinction between interior and exterior spaces. The Lana`i facing the lawn area highlights the best of Hawaiian living.



GATHERING LANA`I

MAIN GATHERING PAVILION

ENTRY LANA`I

### Key Opposite Page:

- (1) Kitchen (2) Entry Lana`i (3) Dining (4) Bar (5) Family Room (6) Gathering Area (7) Library/Study  
(8) Steps - Access to Basement (9) Lawn (10) Gardens (11) Entry Garden (12) Water Feature (13) Garden Lana`i  
(14) Adjacent Detached Guest Bedroom.











Rendering:  
Artist rendering of the Living Area as view from the Entry Lanai.





**Rendering:**  
Artist rendering of the Main Gathering Pavilion as view from the West Garden.





**Rendering:**  
Artist rendering of the Library/Study as view from the Family Room.



## LIBRARY / STUDY:

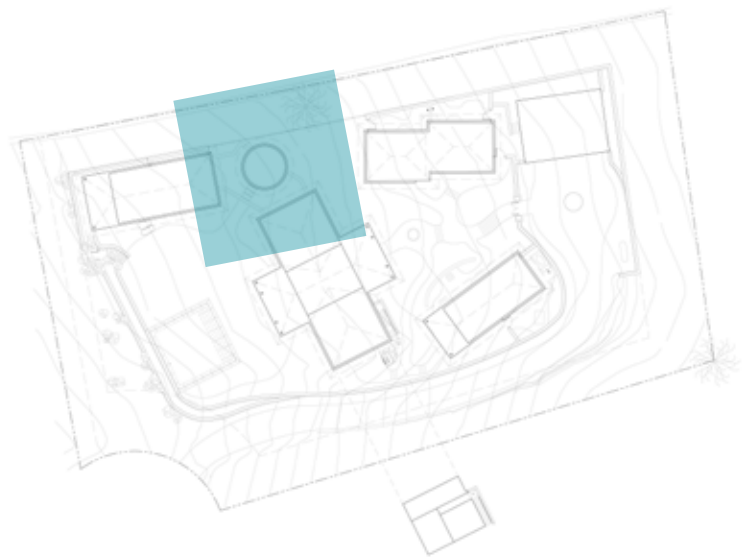
The Library/Study location is strategic, while immediately adjacent to the gathering areas, it is also behind the Master Bedroom and surrounded by a peaceful water feature and lawn.

### Key:

(1) Master Bathroom (2) Family Room (3) Library/Study (4) Powder Room (5) Water Feature (6) Lawn Access (7) Stepping Stones (8) Lush Gardens

### Rendering Opposite Page:

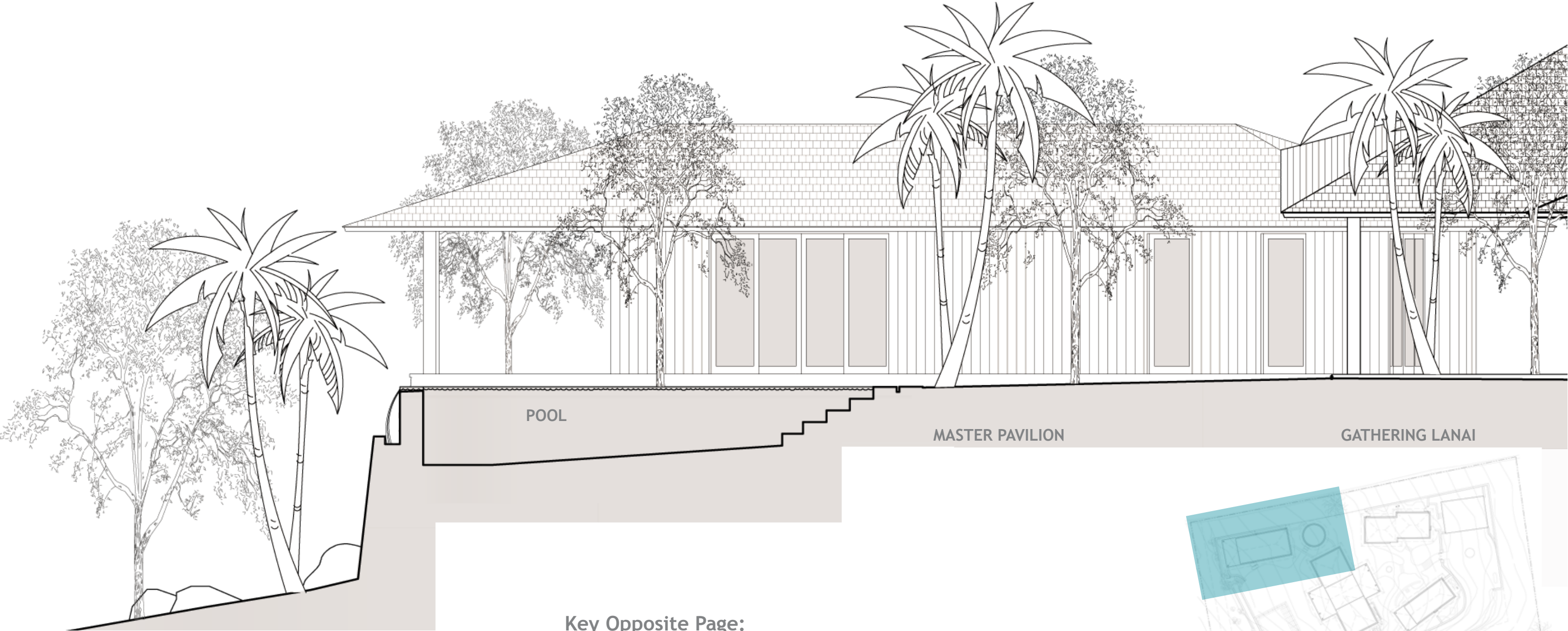
Artist Rendering of the Library/Study as viewed from the Family Room.





**DETACHED MASTER SUITE:**

Centered in the Master Suite, the bed floats behind a headboard wall, and pocketed doors disappear allowing the room opens to the beautiful ocean view through the Lana`i and the lush gardens. The dressing area connects the sleeping area with the bathroom. The Master Bath area opens to the main garden and to the water feature that surrounds the Library/ Study Pavilion. Stone retaining walls support the Family Area elevated to capture the extraordinary views.



**Key Opposite Page:**

- (1) Bedroom (2) Covered Lanai (3) Closet (4) Vanity (5) Shower
- (6) Water Closet (7) Library/Study (8) Bath Tub (9) Lawn
- (10) Lush Gardens (11) Stepping Stones (12) Family Room
- (13) Agriculture (14) Water Feature (15) Steps (16) Powder Room.





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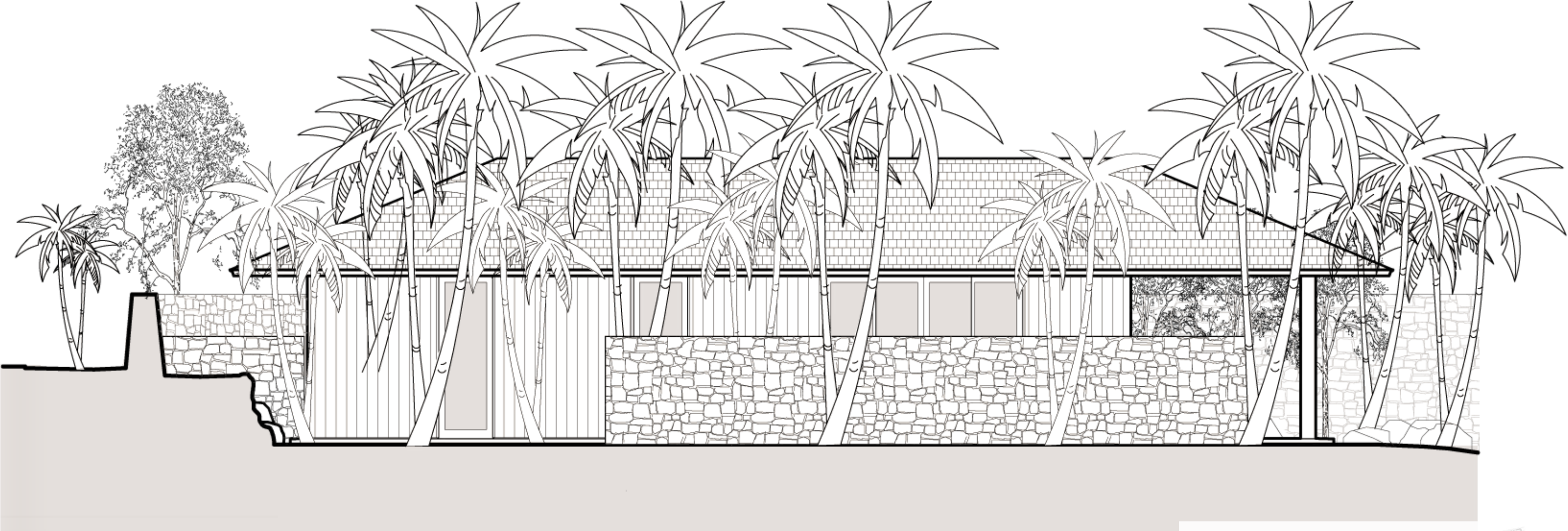
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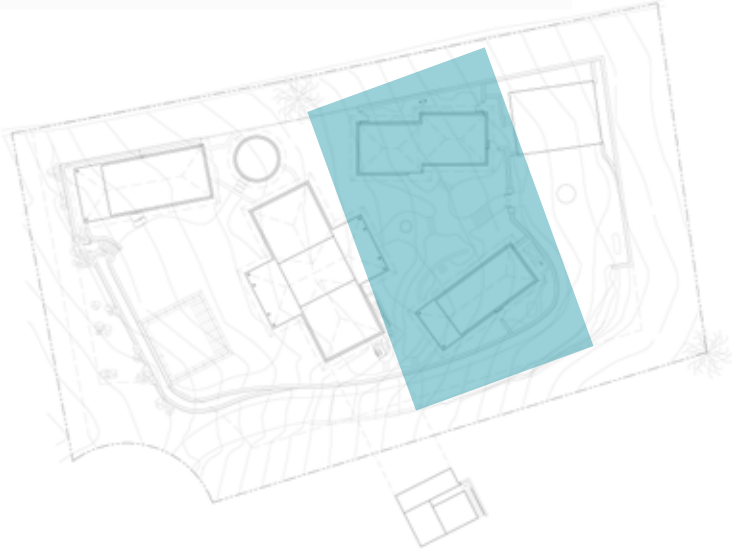
0 4' 8' 16'



DETACHED JUNIOR MASTER SUITE NORTH ELEVATION



**Key:**  
(1) Guest Bedroom (2) Covered Lana`i (3) Closet (4) Vanity (5) Shower (6) Water Closet (7) Outdoor Shower (8) Garden (9) Steps (10) Vehicular Entry Drive (11) Autocourt.

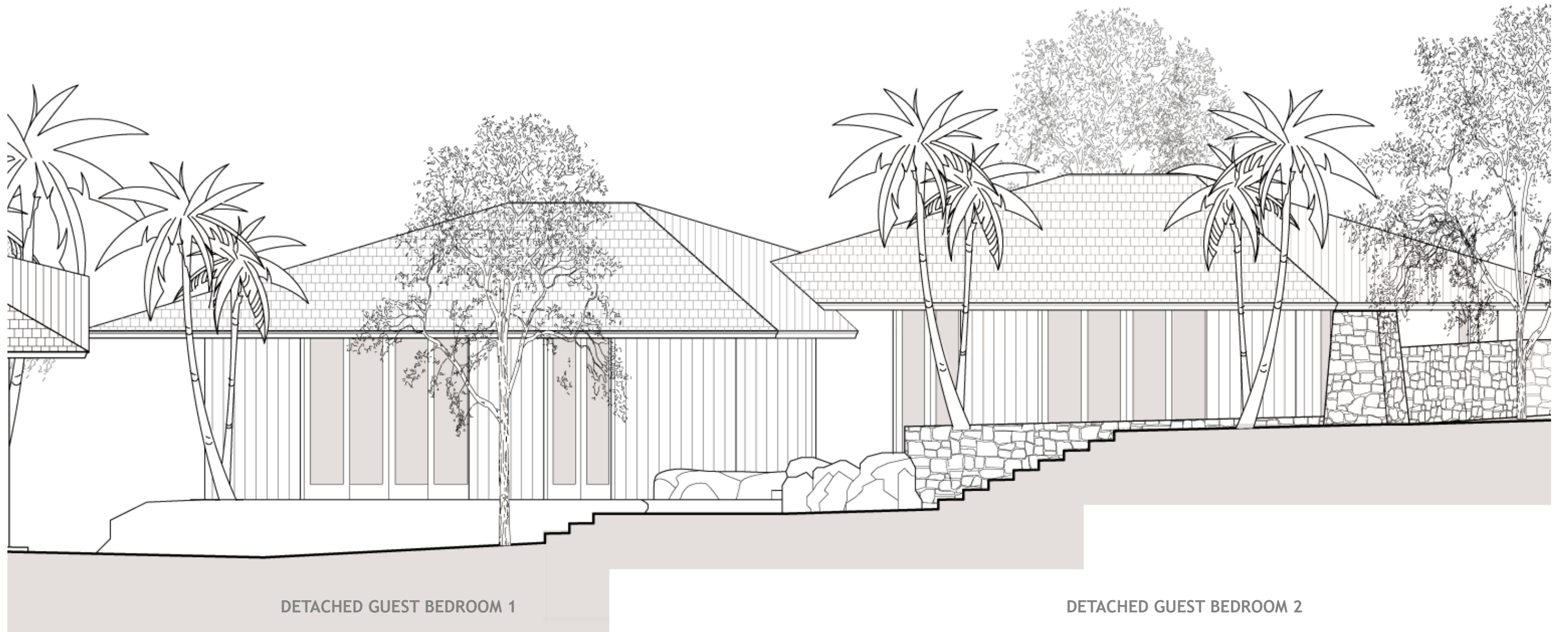








DETACHED GUEST ROOMS AND ENTRY GARDEN SOUTH ELEVATION





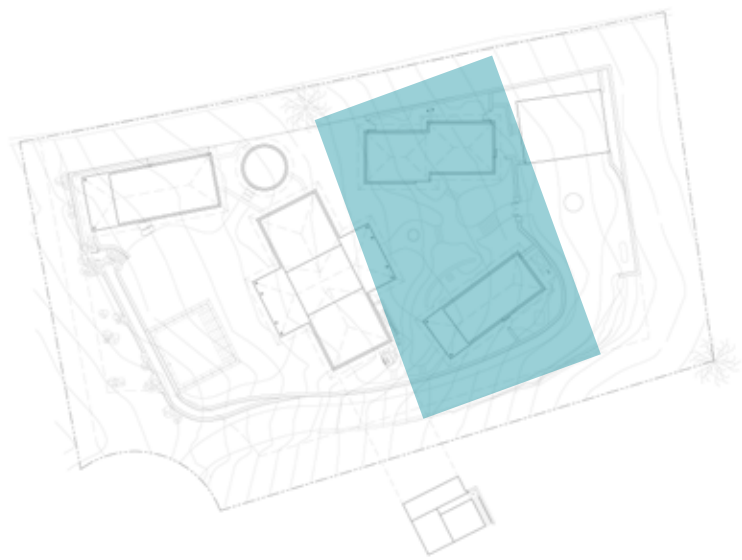
**DETACHED BEDROOMS (GUEST ROOMS) AND ENTRY GARDEN:**

A transitional space between the autocourt and the private areas of the home, this garden features lush tropical plants, water feature, canopy trees and a variety of palm trees that create a gracious sense of arrival and builds anticipation for what is beyond and yet to come. The garden also connects the Detached Guest Bedrooms and Junior Master Suite with the main house giving them a sense of privacy.

Each detached bedrooms are full suites with open floor plans while sliding pocket doors provide large openings to their covered lanais and gardens. The indoor bath area opens onto lush gardens. The stone walls provide privacy for the outdoor baths and sleeping areas.

**Key:**

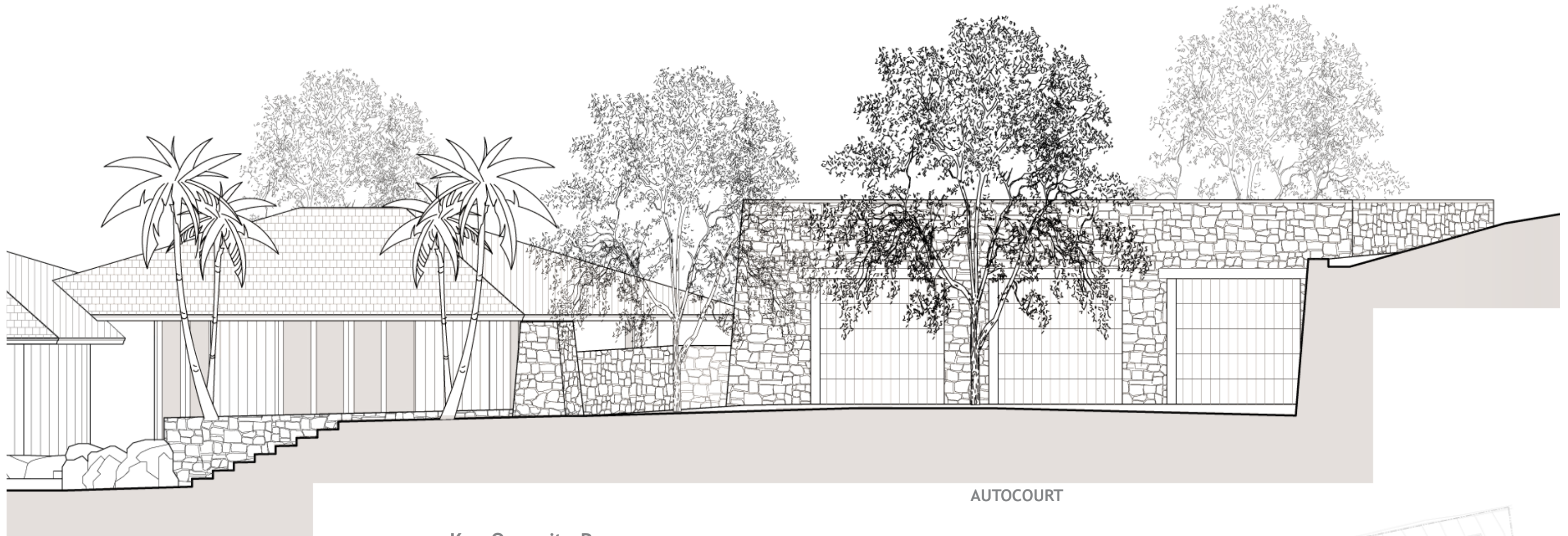
- (1) Guest Bedroom (2) Covered Lana`i (3) Closet
- (4) Vanity (5) Shower (6) Water Closet (7) Outdoor Shower
- (8) Garden (9) Steps (10) Main Entry.





## AUTOCOURT AND ENTRY GARDEN:

Upon arrival, shade and cooling is provided by 3 large canopy trees and several varieties of palm trees, the accent paving is designed with meandering grass joints separating fields of basalt stone design motif; the Autocourt serves as the point of arrival for the home.



ENTRY GARDEN

AUTOCOURT

### Key Opposite Page:

(1) 3 Car Garage (2) Storage (3) Mechanical Rooms (4) Service Court (5) Auto Entry Court (6) Meandering Grass Joints (7) Gardens (8) Steps (9) Detached Bedroom Beyond (10) Entry Garden (11) Steps.

### Conceptual Images - Opposite Page :

(1) Entry Portal / Gate (2) Shower Garden Walls and Steps



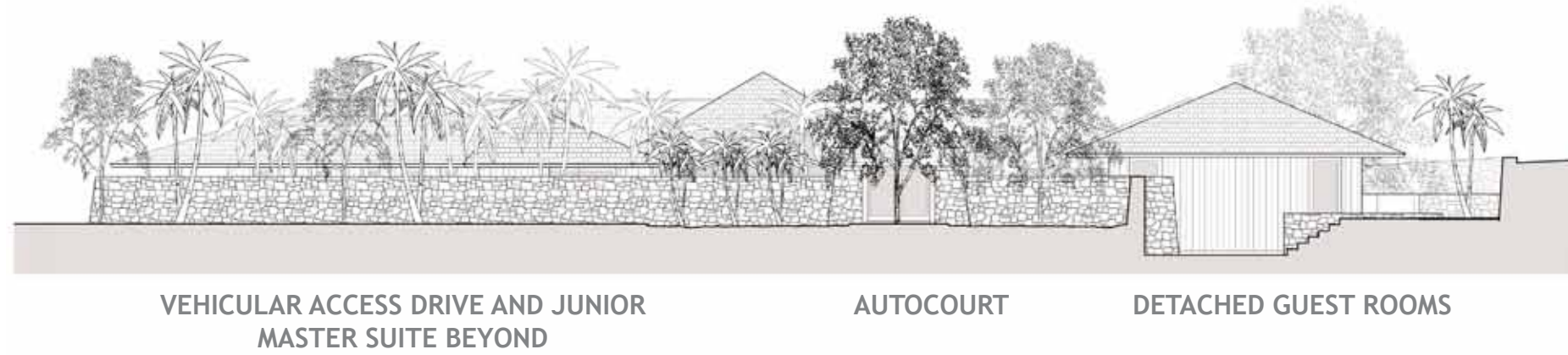






## SITE ELEVATIONS

The home is arranged to resemble a village of pavilions nestled among lush gardens with impressive ocean and mountain views.

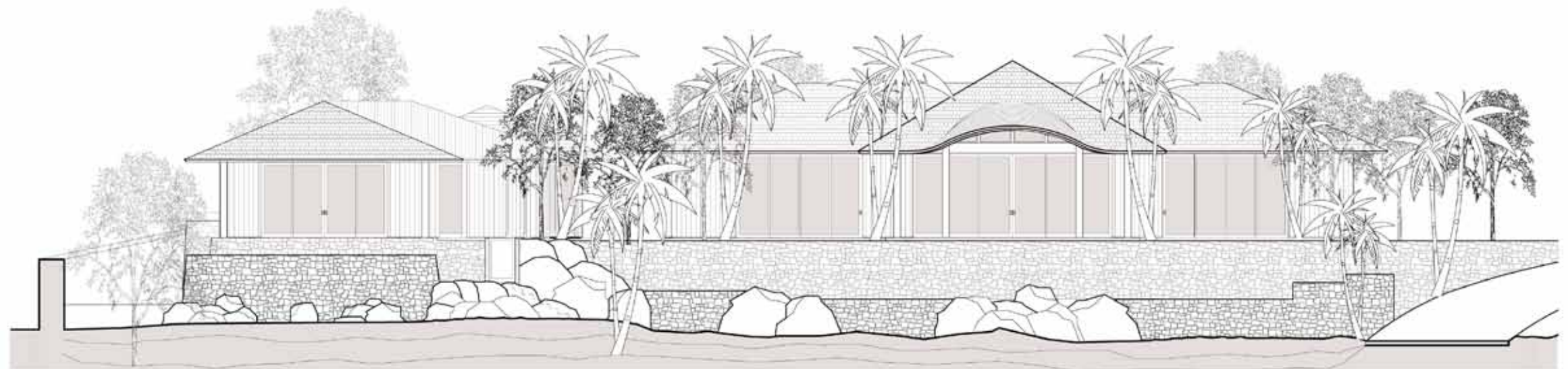






GATHERING PAVILION

LIBRARY/STUDY



MASTER PAVILION

GATHERING PAVILION

VEHICULAR DRIVE





**Appliances:**

- (A) 30" Integral All Refrigerator -Sub\*Zero
- (B) 18" Built-in wine Preservation Column -Sub\*Zero
- (C) 30" Integral All Freezer -Sub\*Zero
- (D) 42" Outdoor Gas Grill -Wolf
- (E) 48" Dual Fuel Range and Pro 27" Deep Wall Hood -Wolf
- (F) 7.4 cu.ft. HybridCare True Ventless Heat Pump Dryer Whirlpool
- (G) 4.5 cu.ft. Front Load Washer with Load & Go Bulk Dispenser -Whirlpool
- (H) 24" Microwave -Wolf
- (I) Double Dishdrawer Dishwasher -Fisher & Paykel
- (J) Single Dishdrawer Tall Dishwasher -Fisher & Paykel
- (K) 15" Undercounter Ice Machine -Sub\*Zero





Henry Gooseneck Three Hole Deck Mounted Lavatory Faucet w/ Metal Lever Handles



Universal Bottle P-Tap 1-1/4\"X1-1/4\"



Wall Mounted Exposed Tub Filler W/ Handshower & Metal Lever Handles.



Henry Handshower on Bar



Three Hole Gooseneck Deck Mounted Kitchen Faucet w/ Metal Lever Handles & Spray



Henry One Hole Bidet Fitting w/ Cross Handles



Henry 5-1/4\" Shower Head, Arm & Flange



Kerr 40\"x18\"x10\" Double Stainless Steel Kitchen Sink w/ Rear Drains



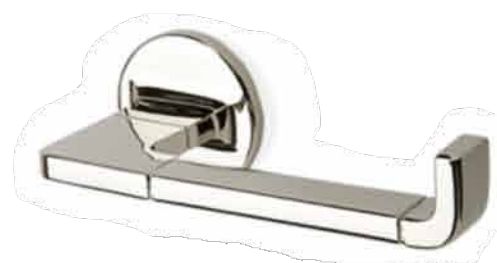
Universal Shower Drain



Henry 6-1/2\" Wall Mounted Towel Ring



Candide 65\"X28\"x28\" Freestanding Oval Cast Iron Bathtub



Formwork One Arm Paper Holder



Henry 24\" Single Metal Towel Bar

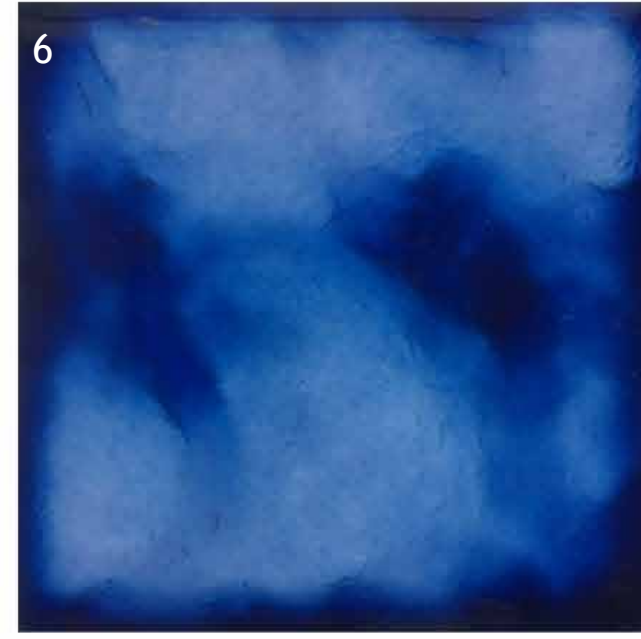
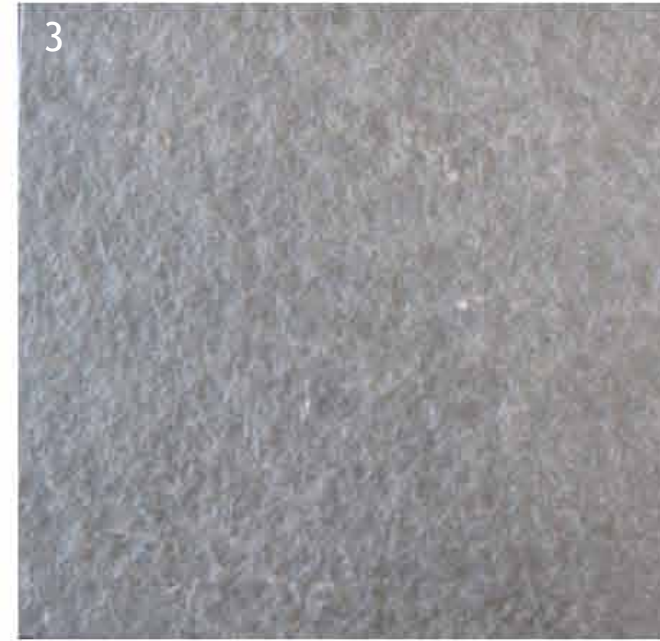
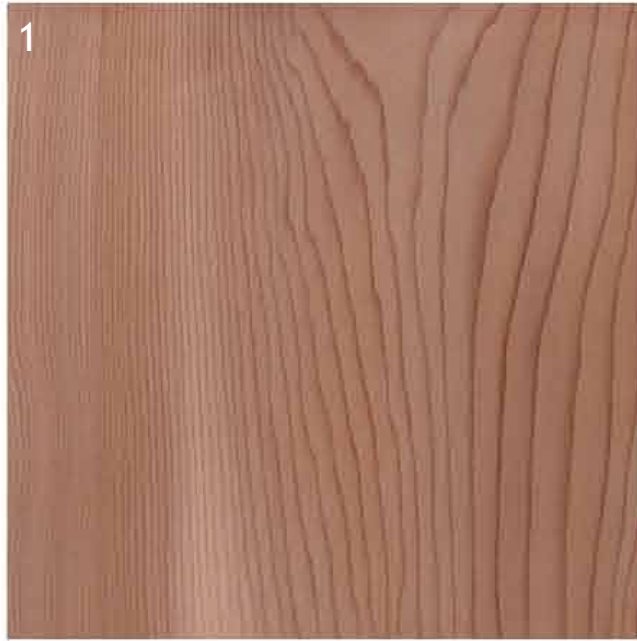


Axel One Piece Dual Flush Watercloset



Axel One Hole Horizontal Bidet





**General Materials:**

(1) Western Red Cedar -interior and Exterior Ceiling and Walls-  
(2) Coral -Interior and Exterior Living Hale at Door Pockets- (3) Pacific Basalt -Interior and exterior  
Flooring, Walls and columns Wainscot- (4) Seagrass Limestone -Interior Countertops- (5) Cedar Shingles  
-Roofing- (8) Pool Tile (9) Basalt Stone walls -Exterior Stone Walls- (10) Stone Stacked Walls -Retaining-.



## Ewing de Reus, LLC.

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Ewing de Reus seeks to create natural harmony between the lay of the land, the design of a building, and the functional and emotional needs of its occupants. This has resulted in a growing body of work that does not have a signature style, but evolves from the nature of the site and a deep collaboration with Clients.

We search for artistic expression of the entire environment, where site, buildings and landscape evolve together as a whole design, not as separate entities. Guiding design principles for us are achieving a quality of timelessness, permanence, and realizing the elegance of simplicity. Common qualities to our buildings are livability, comfort and appropriate scale. Our work has a sense of order, with elements of surprise that come from allowing opportunity to spring forth from honest problem solving.

Detailing is a fulfillment of the architectural concept. Collaboration with other talented professionals is not only something we enjoy - it is in the best interest of the client. Natural materials and attention to craftsmanship support feelings of enduring permanence and luxury creating a “sense of place”.



# HOKULI`A 170

81-6444 KAELEHUA WAY  
KEALAKEKUA, HAWAI'I

## APROXIMATE BUILDING AREAS:

Living Pavilion:	2,780 sf
Master Suite:	1,262 sf
Library / Study:	402 sf
Junior Master Suite:	959 sf
Guest Rooms:	1,500 sf
<b>TOTAL LIVING AC AREA:</b>	<b>6,903 sf</b>

Garage & Services:	1,884 sf
Total Lana`is:	2,050 sf
<b>TOTAL NONE AC AREA:</b>	<b>3,934 sf</b>

Pool: 34'x34'	1,156 sf
LOT AREA:	1.33 AC

## Ewing de Reus

custom homes

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