

PRIVATE RESIDENCE
HOKULI`A 216
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, 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



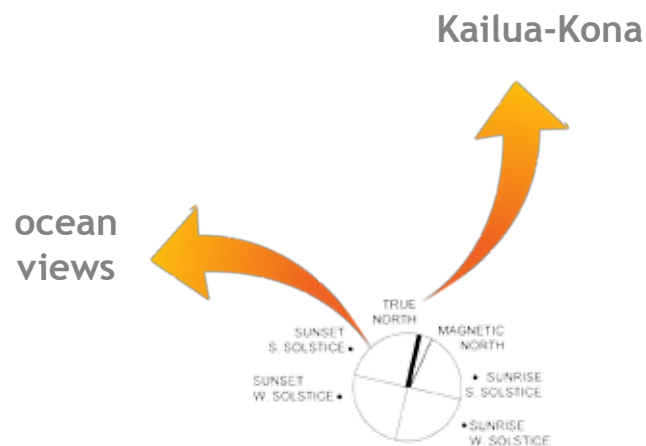
THE SITE:

Due to the unique topography of Hokuli'a, Lot 216 offers stunning views and exceptional privacy.

Stewardship of a place as rich in history as Hokuli'a is both a responsibility and a privilege. The idea that the developers are stewards of this land has guided all aspects of planning at Hokuli'a and will be integrated into the foundation of the community brought to life here. A community founded on principals of sustainability, malama (cultural preservation) and reverence for the aina (the land).

Properties at Hokuli'a offer great outdoor living opportunities perfect for dining and taking in the spectacular Hawaii sunsets. Members take advantage of this by witnessing the Green Flash at the final setting of the sun.

And now, a new group of developers have come to Hokuli'a, with a renewed vision for this special place: a vision that protects and preserves the very essence of Hokuli'a, that celebrates its unique cultural heritage and shares it, not just with owners and members, but with all Hawaiians: a vibrant island community intimately connected to the land and cultural history of Hawaii. Thoughtfully designed homes, luxury amenities, and cultural landmarks that integrate seamlessly with the stunning topography of this 1,550 acre island paradise, ensuring that it is preserved for future generations to enjoy.





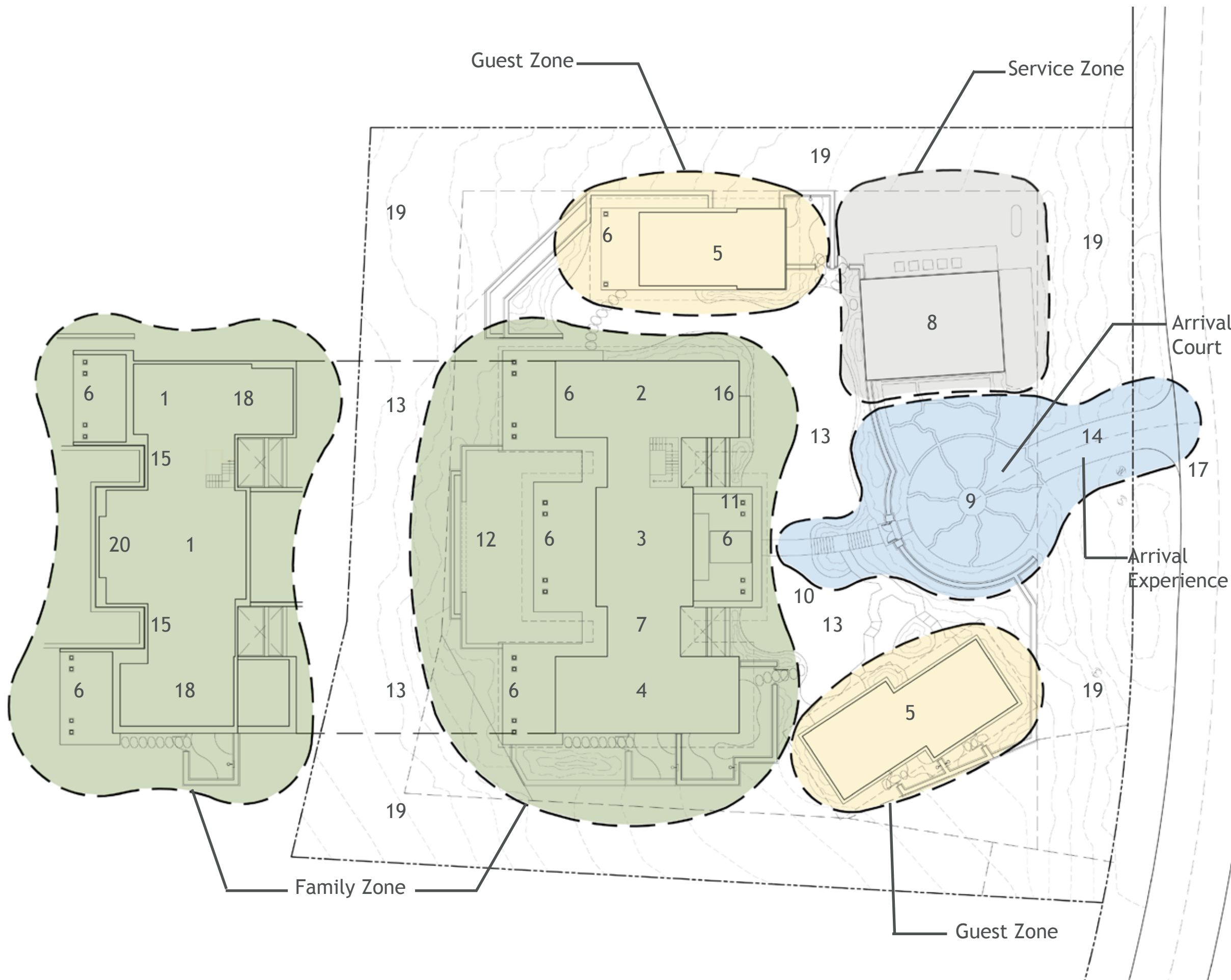
DESIGN CONCEPTS:

DESIGN CONCEPT:

Relating to the Ocean view as much as possible: The Main Living Pavilion and the Junior Master Suite 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.





PLANNING CONSIDERATIONS:

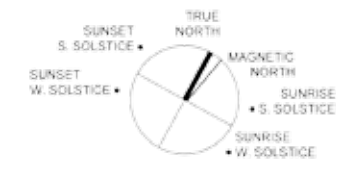
The Residence is comprised of five main zones: Arrival Drive, Arrival Court, Family, Guests and Service.

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) 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) Street (18) Guest Room (19) Agriculture
- (20) Theatre.

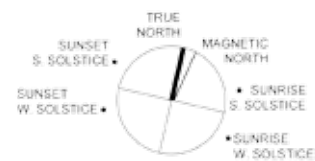


DEVELOPED SITE PLAN

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) Living Room (2) Kitchen (3) Interior Stairs
- (4) Master Bedroom (5) Detached Guest Room(s)
- (6) Lana`i (7) Entry Lana`i (8) 3 Car Garage
- (9) Auto-court (10) Detached Junior Master Suite
- (11) Water Feature (12) Negative Edge Pool (13) Lawn
- (14) Entry Drive (15) Lava Garden (16) Agriculture
- (17) Library/Study (18) Entry Garden (19) Water Feature
- (20) Street (21) Golf Course
- (22) Family Room (23) Game Room (24) Bunk Room
- (25) Guest Room (26) Theatre (27) Pool Vault
- (28) Exterior Steps





16

16

6

10

15

27

16

13

8

28

15

13

19

6

2

13

9

14

3

15

28

21

6

1

7

18

16

12

11

13

16

17

15

6

4

5

13

5

5

15

15

16

8

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.



Conceptual Images:

(1-2) Entry lana`i (3) Pool / lana`i

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 four structures - A two story Main Gathering Pavilion accomodates the Master Suite, Library/Study, Living, Dining, and service functions. The two-bedroom Guest Pavilion, and Junior Master Suite are linked by a grassed lawn and tropical gardens amid a palm grove; each structure is a 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.

The main entry lana`i is placed under the canopy of two large palm trees, forming an outdoor vestibule.

The main gathering lana`i floating 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 gardens and the 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/golf course 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 is lined in ceramic tile to bring the intense blue of the South Pacific closer to the home.



Rendering:

Artist rendering of the Main Entry Lanai as view from Entry Garden.

Key:

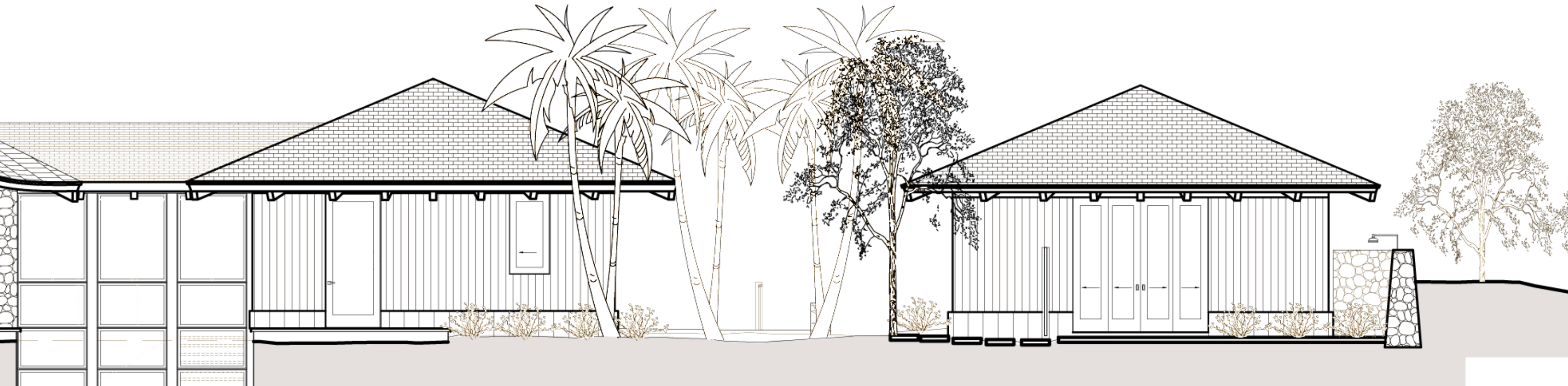
- (1) Living Room
- (2) Entry Lana`i
- (3) Library/Study
- (4) Lawn
- (5) Water Feature
- (6) Negative Edge Pool
- (7) Lush Gardens
- (8) Exterior Steps
- (9) Agriculture
- (10) Entry Gardens
- (11) Junior Master Suite
- (12) Master Bedroom
- (13) Steps to Lower Level
- (14) Laundry
- (15) Kitchen
- (16) Lana`i
- (17) Dining
- (18) Pool Vault



MAIN LEVEL GATHERING AND DINING PAVILION

Located on the 'Sweet Spot' of the site and central to the residence, the Gathering Pavilion, together with the Junior Master Suite, 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.



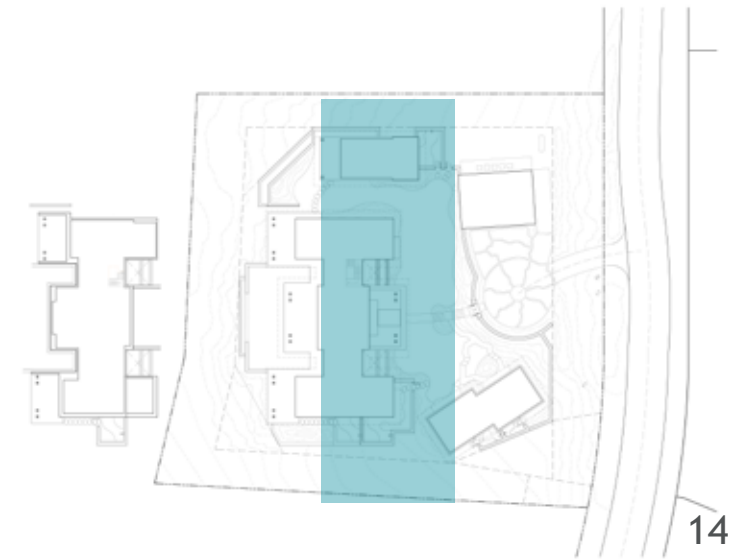


KITCHEN ENTRY

GARDEN

JUNIOR MASTER SUITE

SUNKEN GARDEN
INTERIOR STAIR CASE BEYOND



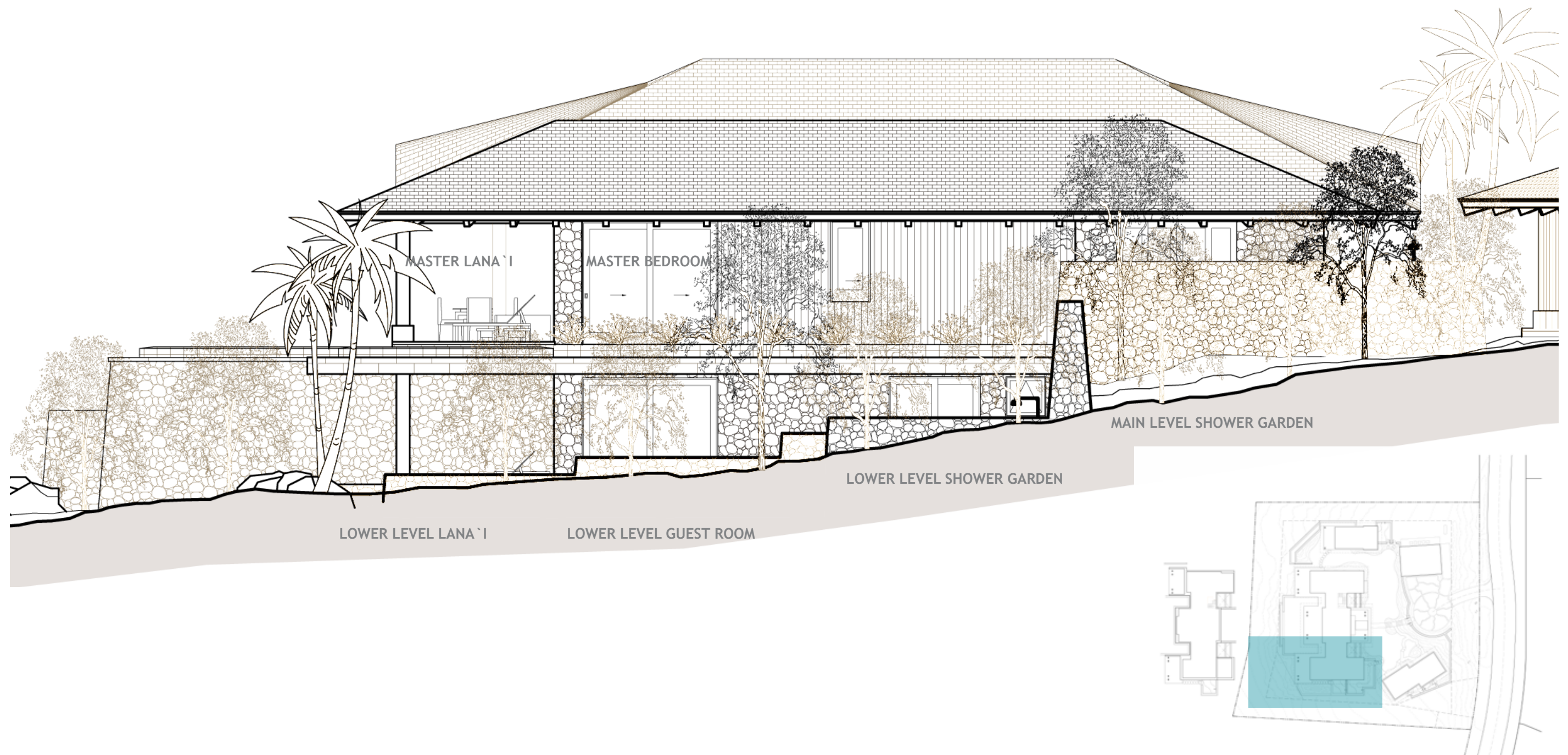
MASTER SUITE & LIBRARY / STUDY:

Centered in the Master Suite, the bed floats behind a headboard wall, and pocketed doors disappear opening the room 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 Pool and to the rear to the outdoor shower garden. Stone retaining walls support the Family Area elevated to capture the extraordinary views .

The Library/Study location is strategic, while immediately adjacent to the gathering areas, it is also adjacent the Master Bedroom with direct access to the Pool with beautiful Ocean and golf course views.

Key Opposite Page:

(1) Master Bedroom (2) Covered Lana`i (3) Closet (4) Vanity (5) Shower (6) Water Closet (7) Library/Study (8) Bath Tub (9) Lawn (10) Lush Gardens (11) Sunked Garden (12) Outdoor Shower (13) Agriculture (14) Negative edge Pool (15) Stepping Stones





14

7

11

10

9

9

2

1

3

6

5

15

4

8

3

12

10

10

10

10

12

10

13

16



Rendering:

Artist rendering of the Gathering Lana`i, Negative Edge Pool, Master Suite Lana`i and Dining Lana`i as view from Golf Course.

Key:

- (1) Kitchen
- (2) Covered Entry Lana`i
- (3) Dining
- (4) Stairs to Lower Level
- (5) Living Room
- (6) Covered Gathering Lana`i
- (7) Library/Study
- (8) Covered Dining Lana`i
- (9) Water Feature
- (10) Lush Gardens
- (11) Lawn
- (12) Outdoor Steps
- (13) Agriculture
- (14) Negative edge Pool
- (15) Sunked Garden
- (16) Entry
- (17) Laundry
- (18) Powder Room

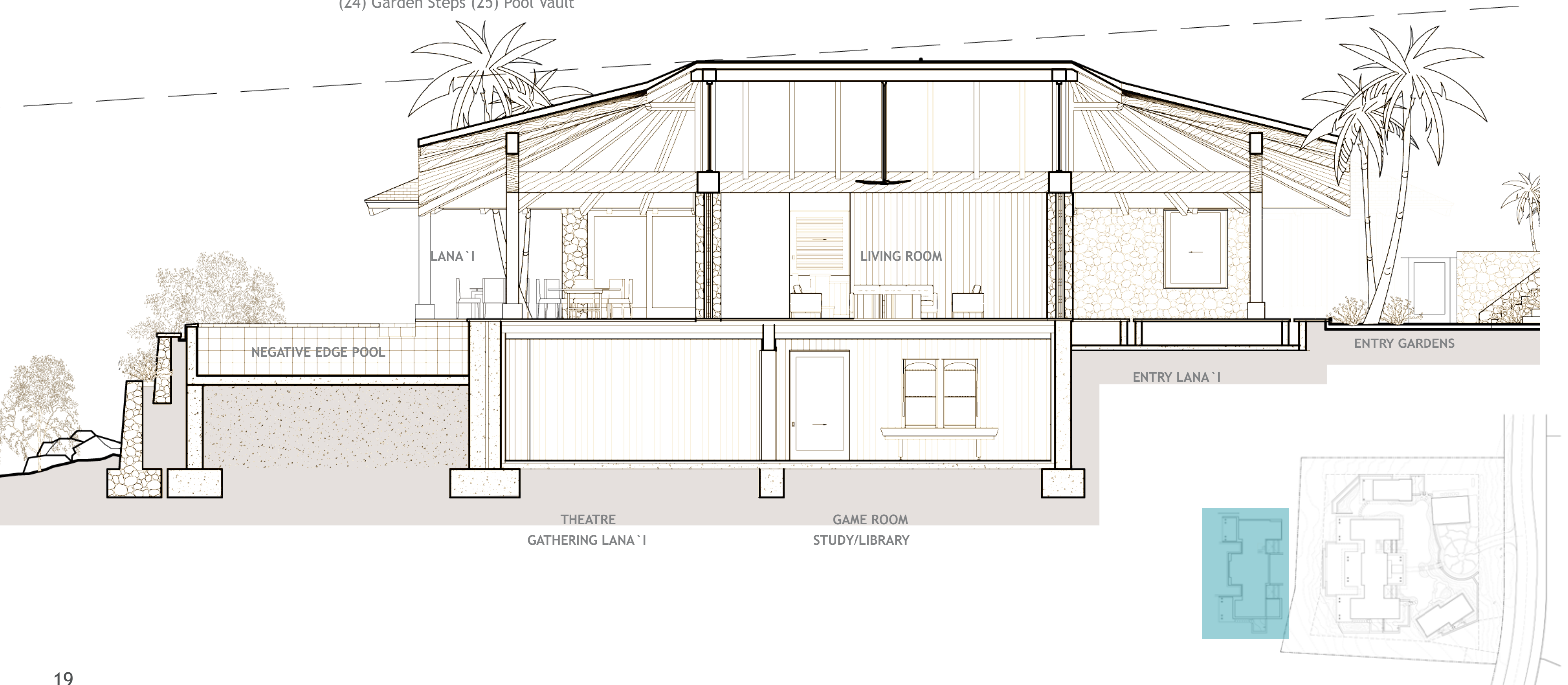


LOWER LEVEL

A series of pavilions arranged around a lushly planted courtyard - a not to the traditional Balinese garden, which is like an outdoor room-. Containing the Living room, Dining room, Kitchen, Office and Master Bedroom; the Main Pavilion is set overlooking the golf course and the ocean beyond. Floors of stone lead from inside to outside, onto lana`is off the Living room, Dining room and Master Bedroom with Junior Master Suite, Bunk-room, Game and Entertaining Rooms on the lower floor. In addition to black lava stone walls, the open-trussed ceilings are western-red cedar. The hallmark of the project is the use of natural materials; the feel throughout is comfortable and intimate. Guest quarters are in separate, smaller pavilions or haies - a tropical residential village in which the western tradition of rooms connected by hallways is seductively replaced by perfumed garden walks.

Key Opposite Page:

- (1) Stair from Mail Level (2) Lana`i (3) Powder (4) Family Room (5) Game Room (6) Bar (7) Vestibule (8) Theatre
(9) Lawn (10) Gardens (11) Mechanical Room (12) Negative edge Pool Above (13) Sunked Garden (14) Guest Room (15) Outdoor Shower
(16) Bunk Room (17) Planter (18) Agriculture (19) Closet (20) Shower (21) Water Closet (22) Vanity (23) Outdoor Shower Garden
(24) Garden Steps (25) Pool Vault





18

9

17

18

9

2

12

2

25

18

24

14

8

4

10

11

11

23

7

22

19

4

6

5

3

1

16

20

21

13

13

19

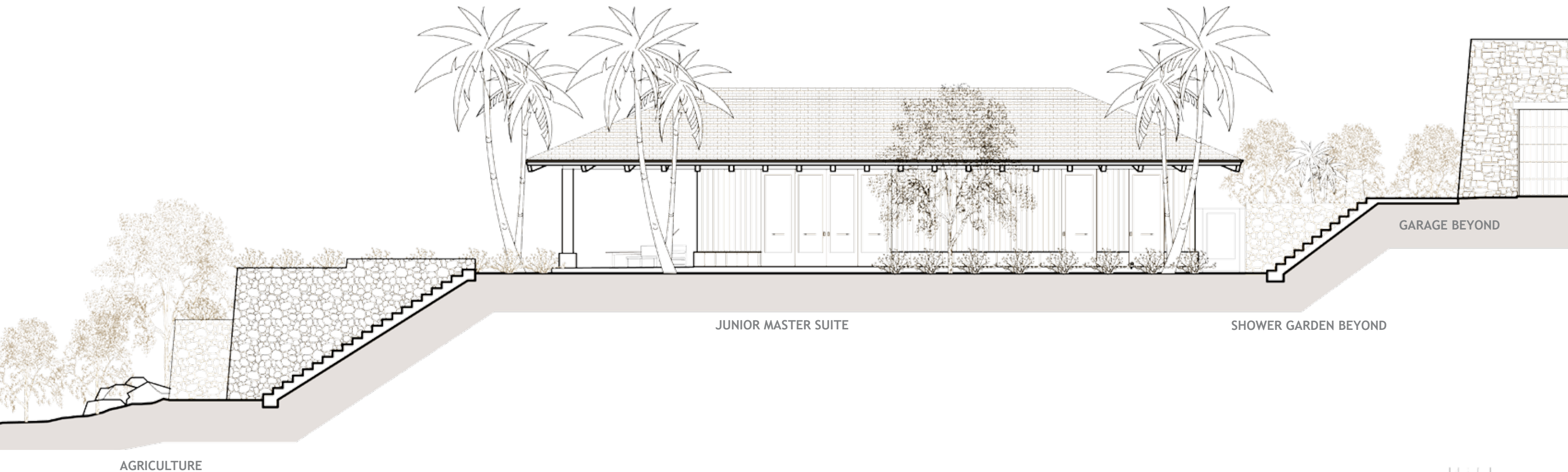
22

21

20

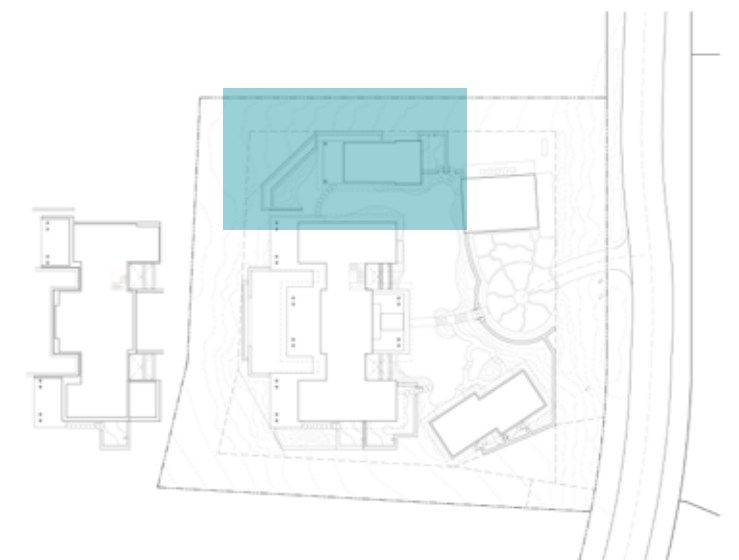
20

DETACHED JUNIOR MASTER SUITE NORTH ELEVATION



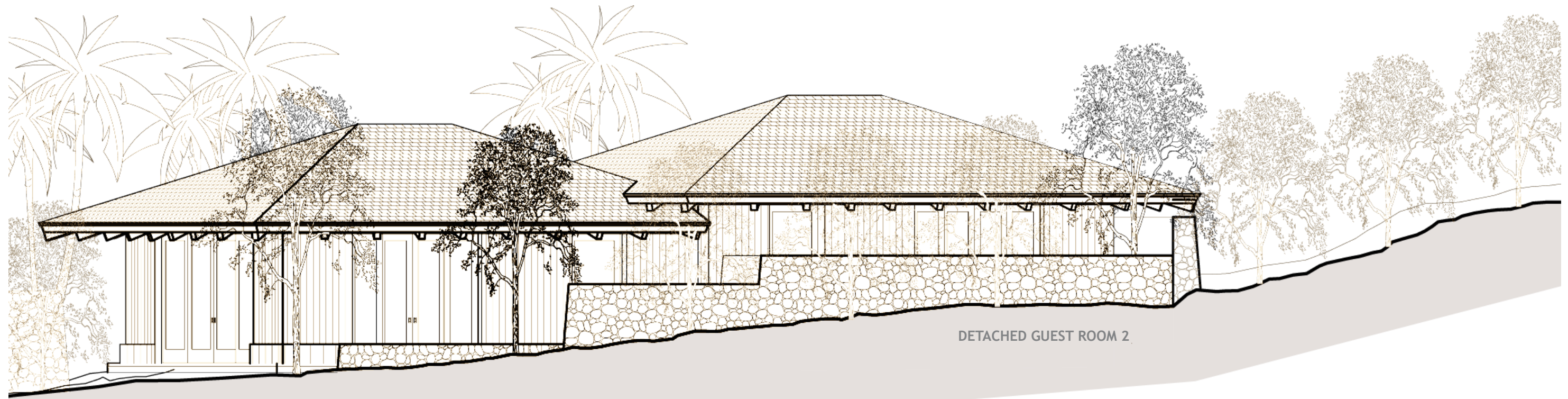
Key Opposite Page:

(1) Bedroom (2) Covered Lana`i (3) Closet (4) Vanity (5) Shower (6) Water Closet (7) Outdoor Shower (8) Garden (9) Outdoor Steps (10) Outdoor Shower (11) agriculture (12) Lawn (13) Adjacent Family Building (14) Pool Vault





DETACHED GUEST ROOMS AND ENTRY GARDEN SOUTH ELEVATION



DETACHED GUEST ROOM 1

SHOWER GARDENS

DETACHED GUEST ROOM 2

DETACHED BEDROOMS (GUEST ROOMS) AND ENTRY GARDEN:

A transitional space between the Auto-court and the private areas of the home, this garden features lush tropical plants, 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 gardens. The indoor bath area opens onto lush gardens. The stone walls provide privacy for the outdoor baths and sleeping areas.

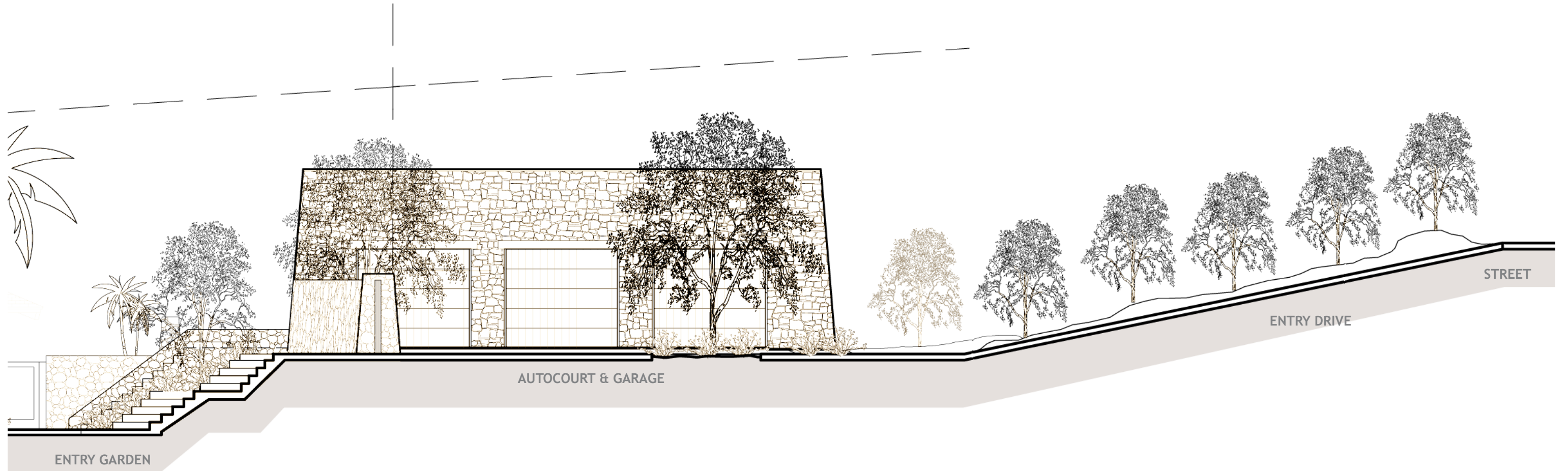
Key:

(1) Guest Bedroom (2) Entry (3) Closet
(4) Vanity (5) Shower (6) Water Closet (7) Outdoor Shower (8) Garden (9) Outdoor Steps (10) Agriculture (11) Lawn.



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.

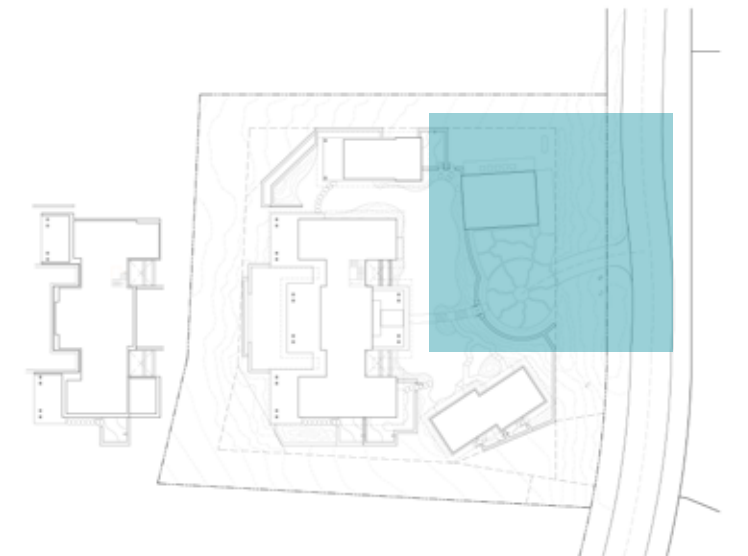


Key Opposite Page:

(1) 3 Car Garage (2) Storage (3) Mechanical Rooms (4) Service Court (5) Autocourt
(6) Meandering Grass Joints (7) Gardens (8) Steps (9) Lawn (10) Entry Garden (11) Street
(12) Additional Parking (13) Entry Drive (14) Agriculture.

CONCEPTUAL IMAGES - Opposite Page :

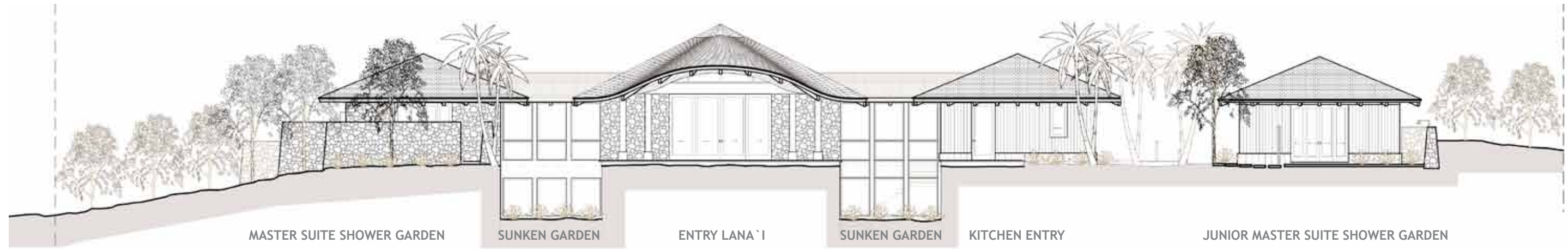
(1) Entry Portal/ Gate (2) Shower Garden Walls and Steps





SITE ELEVATIONS

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



INTERIOR EAST ELEVATION



WEST ELEVATION



SOUTH ELEVATION



SITE SECTION / ELEVATION - SOUTH VIEW-



EAST ELEVATION



NORTH ELEVATION



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



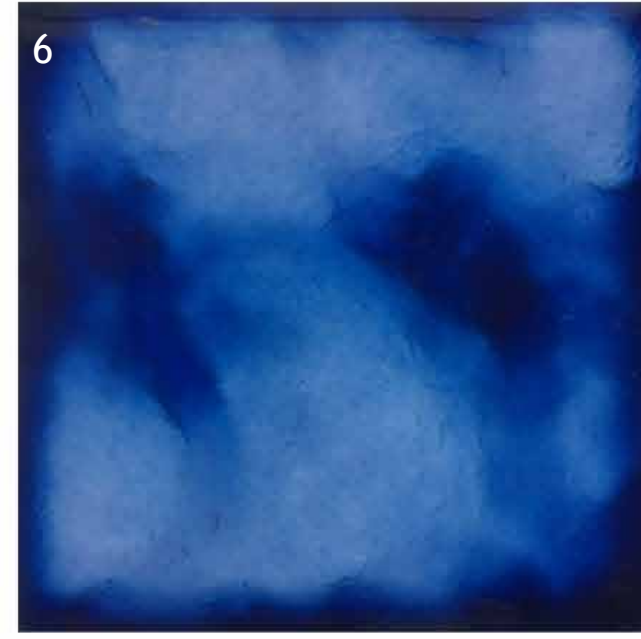
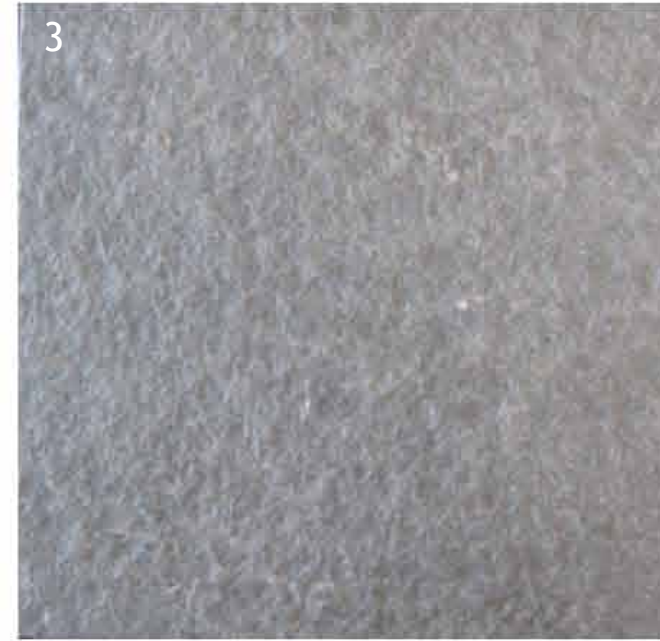
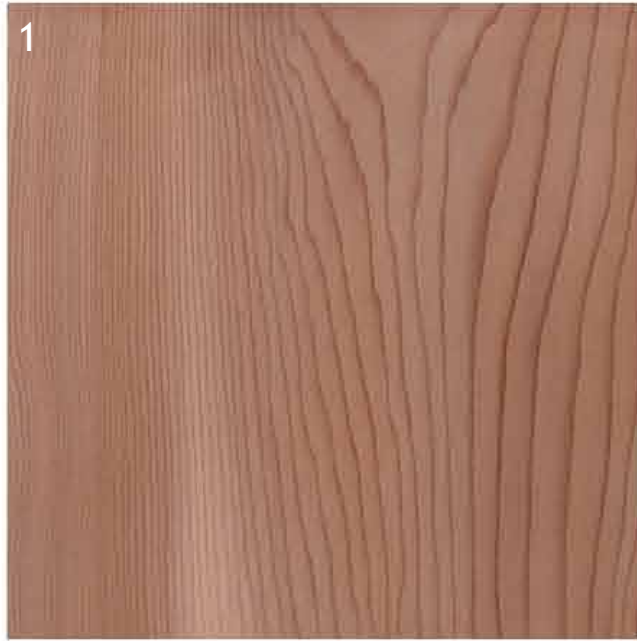
Henry 24\" Single Metal Towel Bar



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.

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 216
81-450 KAOO STREET
KEALAKEKUA, HAWAI'I

APROXIMATE BUILDING AREAS:

Main Pavilion:	9,889 sf
Upper Level:	4,692 sf
Lower Level:	5,197 sf
Junior Master Suite:	1,095 sf
Guest Rooms:	1,500 sf
TOTAL LIVING AC AREA:	12,484 sf

Garage:	1,433 sf
Total Lanais:	3,106 sf
TOTAL NONE AC AREA:	4,539 sf

Pool & Water Feature:	2,368 sf
LOT AREA:	1.34 AC

Ewing de Reus

custom homes

Stephen Ewing

75-109 Nakukui Place
Kailua-Kona, HI 96740

T. 808.345.6319
sewing@ewingdereus.com