

SPECIFICATION WORKSHEET #1

KALIHI KAI VISTA FEATURES (House Proper)

NOTES:

For Exterior Features refer to Site Improvements Worksheet #2

For Electrical, Plumbing, Media & Systems refer to Worksheet #3

For LEED Initiatives & Durability refer to Worksheet #4

THROUGHOUT ENTIRE HOUSE

Long-length, Wide Plank Hardwood Floors w/ 6 Coat Finish (FSC: Plantation Grown)
Hardwood Baseboard (FSC-Plantation Grown)
Custom Hardwood Sliding Glass Doors with Sliding Screen Doors (Sustainable Source: Reclaimed)
Low-E Tempered Glass in all Exterior Windows & Doors w/ Custom SS Hardware & Brass Roller Bearing Cars
Generous use of Jalousies to Promote Natural Ventilation
Copper Clad Sohji-style Interior Hinged Doors w/ 4 five inch Ball Bearing Hinges per Door & Soft-close Seals
Generous use of Transom Windows to enhance Natural Lighting
Sealed Imperial Interior Plaster - Smooth Wall Finish
Interior Soffits with Detail Profile & Accent Lighting
Wooden Curtain Rods w/ built-in Tracks & Custom Finials
Floor Length Premium Curtains
Premium Roman Shades
Vaulted Ceilings to promote Natural Airflow w/ 1200 CFM Solar Exhaust Fans
Hardwood Ceiling Decking w/ 6 coat Finish (FSC: Plantation Grown)
Custom Trusswork & Expressed Hips
Custom Carved Lotus Flower on all King Posts
Hardwood Exterior Soffits w/ Copper Vents

LIGHTING & FANS

LED Primary Room Lighting - Recessed & Articulating
LED Track Uplighting on all Interior & Exterior Trusswork & at all Hips
Hand-made Glass Hanging Fixtures by BESA
Rope Accent Lighting above all Interior Soffits & Exterior Beams
CFL Recessed Lighting for all Interior Soffits above each Door, Window and Wall
CFL Recessed Lighting for all Exterior Soffits
LED Art Lights to highlight Wall Art & Carvings
Vanity Sconces by SONNEMAN & CORBA
Premium Décor Light Switches & Outlets by Lutron
Full array of Bedroom Light & Fan including Switches at each Bedside
Lighting in all Clothing Closets
Custom Wood Light Valances
Surface Mount Lights in All Water Closets & Showers by TECH LIGHTING
60" Energy Star Fans by MINKA-AIR in Great Room & all Bedrooms
ASHRAE-62 Compliant Bathroom Fans & Ducting
Exterior Wall Sconces by HUBBARDTON FORGE and SONNEMAN

GREAT ROOM w/ CUPOLA

Signature Series Double Pivoting Front Entry Doors in Solid Hardwood w/ Copper Clad Detailing & Bronze Zen Handle
Stone Entry w/ Custom Carved Columns
Hand-made drum-style Entry Foyer Light by BESA
Cupola w/ Custom Carved Windows - Opening w/ Screens for Natural Ventilation
Expressed Wall Columns
Silk Pendant Fixtures above Dining Room Table by FLUX
(3) Large Glass Sliders to Grand Lanai
Antique Chinese Wedding Cabinet w/ whole House BOSE Media System
Provision for Great Room 60" HDTV including Concrete Chamber Under Floor for a Custom Lifting TV.
SONY Blu Ray / DVD Player
BOSE Entertainment System w/ Amplifier, WIFI & Surround Sound including Center Channel Speaker & Built-in Sub Woofer
Punei (Daybed) Quiet Corner Zone

Main Hall leads from Great Room to Master #2, Laundry, Entry Bale / Zen Garden & Common

KITCHEN & APPLIANCES

Custom Kitchen Cabinets with Glass Uppers
Under-cabinet Task Lighting
Soft Closing Cabinet Hinges and Drawer Guides
Adjustable Cabinet Shelves
Premium Cabinet Hardware by ATLAS HOMEWARE
Custom Concrete & Recycled Glass Counter Tops by BASALT MIXOLOGY
Glass Tile Backsplash by OCEANSIDE
Heavy Gauge Stainless Steel Double Sink by WHITTINGTON
Professional Series Kitchen Faucet w/ Spray by LaTorre
Liebherr 48" Stainless Energy Star Fridge w/ Freezer & Electronically Controlled BioFresh System
Miele Stainless Steel Dishwasher w/ concealed control panel
Miele Microwave Oven - Built in w/ 11 Automatic Programs
Wolf 48" Stainless Dual Fuel Range w/ 2 Ovens, 6 Burners & Griddle
Custom 48" Stainless Range Hood w/ Dual Exhaust Fans - 1200 CFM
Wall Mounted Pot-filler by LaTorre
Large Kitchen Island w/ Solid Wood Breakfast Bar
Custom Carved Limestone Panels featured on 3 Sides of Kitchen Island
(4) Custom Bar Stools w/ cushions
Built-in Bar w/ Solid Wood Top
(2) Liebherr Temperature & Humidity Controlled Wine coolers - 12 Bottle Capacity Each

COMMON BATHROOM

Custom Vanity featuring Carved Stone Limestone Columns w/ Backlighting
Crème Marble Vessel Sink w/ Low-flow Faucet by LaTorre & Tall Custom Mirror
30" Vanity Wall Sconces by SONNEMAN
Polished Chrome Towel Bars and Robe Hooks by NAMEEKS
Slate Shower w/ LaTorre Rain Shower Head & Frameless Glass Door
Exterior Shower Door leads to Pool Deck
Dual Flush Toilet in Bone China White by KOHLER

LAUNDRY ROOM

Centrally Located Laundry Room located in Breezeway
Front Loading Washer & Dryer by WHIRLPOOL
Custom Granite Laundry Sink w/ Wall Mounted Faucet by LaTorre
Custom Cabinetry w/ ACURIDE soft-close Slides & Pulls by BELWITH

MAKAI MASTER & MASTER #1 BATH w/ TRELLED COURTYARD & OUTDOOR SHOWER

Built-in King Size Platform Bed w/ Full-width Headboard & "floating" Nightstands
Matching Night Tables & 5 Drawer Dresser - all w/ ACURIDE soft-close Slides & Pulls by ATLAS HOMEWARES
Lounging Area with Choice of 2 TV Locations
SONY 40" Flat screen TV
BOSE Entertainment System w/ Amplifier, WIFI, Surround Sound & built-in Sub Woofer
BOSE Volume Controls included for Master #1 Lanai Speakers
Sliding Glass Door to Pool Deck and Sliding Glass Door to Master #1 Lanai
Cedar Lined His & Hers Closets w/ Shelving & Custom Carved Closet Doors
(3) Large Picture Windows with Jalousies
Copper Clad Shoji-style Bedroom Door w/ 4 five inch Ball Bearing Hinges & Soft-close Seals
Ensuite Bathroom with Watercloset entered through Frosted Glass, Shoji-style Pocket Door
Dual Flush Toilet in Bone China White by KOHLER
Custom Floating Vanity w/ Low-flow Faucet by LaTorre, Vessel Sinks, Premium Drawer & Door Pulls by ATLAS HOMEWARES
Full-width Vanity Mirror with Valence Lighting
Round Marble Bathtub with Rough-face Finish and La Torre Tub Filler
Shower in Crème Marble Tile w/ LaTorre Rain Shower Head, Shower Seat & Frameless Glass Door
Polished Chrome Towel Bars and Robe Hooks by NAMEEKS
Crème Marble Tile Bathroom Floor
Shoji-style Sliding Glass Door leading to Master #1 Courtyard & Private Outdoor Shower
Private Trellised Courtyard with Jacuzzi Tub
Private Outdoor Shower finished in Paras Stone w/ LaTorre Rain Shower Head & Custom Stone Carvings

MALKA MASTER & MASTER #2 BATH w/ OUTDOOR SHOWER

Canopy King Size Bed w/ Premium Mosquito Netting
Matching Night Tables & Built-in Dresser - all w/ ACURIDE soft-close Slides & Pulls by ATLAS HOMEWARES
Lounging Area with Choice of 2 TV Locations
BOSE Entertainment System w/ Amplifier, WIFI, Surround Sound & built-in Sub Woofer
BOSE Volume Controls included for Master #2 Lanai Speakers
2 Sliding Glass Doors to Pool Deck and Sliding Glass Door to Master #2 Lanai
Wet Bar with Petrified Wood sink and Energy Star rated under-cabinet Stainless Refrigerator
Copper Clad Shoji-style Bedroom Door w/ 4 five inch Ball Bearing Hinges & Soft-close Seals
Cedar Lined His & Hers Closets w/ Shelving & Back-lit Custom Carved Closet Doors
Ensuite Bathroom with Watercloset entered through Frosted Glass, Shoji-style Pocket Door
Dual Flush Toilet in Bone China White by KOHLER
Black Granite Pedestal Sinks w/ Rough-face Finish, Low-flow Faucet by LaTorre & Copper Clad Mirrors
Matching Copper Clad Medicine Cabinet
Freestanding Black Granite Tub with Rough-face Finish and LaTorre Tub Filler
Shower in Grey Andesite Tile w/ LaTorre Rain Shower Head, Shower Seat & Frameless Glass Door
Polished Chrome Towel Bars and Robe Hooks by NAMEEKS
Separate Doors Lead from Bathroom to Private Outdoor Shower & Pool Deck
Private Outdoor Shower finished in Paras Stone w/ LaTorre Rain Shower Head

"GUESTHOUSE" consists of 2 Guest Bedrooms & Guest Bathroom, Media Room & Wet Bar

2 GUEST BEDROOMS w/ Outdoor Shower

2 Identical 16'x16' Guest Bedrooms

Copper Clad Shoji-style Bedroom Doors w/ 4 five inch Ball Bearing Hinges per Door & Soft-close Seals

Large Sliding Doors & Transom Windows to Lanai w/ Green Andesite Tile

Guest Bedroom (#3) features a King Size Canopy Bed w/ Premium Mosquito Netting

Matching Night Tables & 6 Drawer Dresser

Guest Bedroom (#4) Features a Platform-style King Size Bed w/ Matching Nightstands & 6 Drawer Dresser

Cedar Lined His & Hers Closets w/ Shelving & Back-lit Custom Carved Closet Doors

Both Bedrooms BOSE Entertainment System w/ Amplifier, WIFI, Surround Sound & built-in Sub Woofer

Both Bedrooms include BOSE Volume Controls for Guesthouse Lanai BOSE Speakers

Both Guest Bedrooms have provision for 42" HDTV

MEDIA ROOM & WET BAR

Wall Mounted 60" SONY BRAVIO HDTV w/ Blue Ray

SONY Blu Ray / DVD Player

BOSE Entertainment System w/ Amplifier, WIFI & Surround Sound including Center Channel Speaker & Built-in Sub Woofer

BOSE Volume Controls included for Zen Garden Exterior Speakers

Custom Media Partition & Cabinets in "Bamboo-style"

Storage Closet w/ Shelves

Indoor Planter w/ River Rock

Exterior Mounted "disappearing" Custom Window w/ Remote Controlled Phantom Screen

Wet Bar with Energy Star Under-counter Refrigerator, Stainless Steel Sink & LaTorre Faucet

(3) Wall Mounted "Floating" Shelves

"GUESTHOUSE" BATHROOM

Exterior Mounted "disappearing" Custom Window w/ Remote Controlled Phantom Screen

BOSE Speakers w/ Volume Controls

Watercloset entered through Shoji-style Pocket Door

Dual Flush Toilet in Bone China White by KOHLER

Custom Vanity w/ Vessel Sinks, Premium Drawer & Door Pulls by ROCKY MOUNTAIN

Full-width Vanity Mirror with 30" Wall Sconces by TECH LIGHTING

Freestanding Basalt Boulder Bathtub with Rough-face Finish & LaTorre Tub Filler

Shower in Crème Marble Tile w/ LaTorre Rain Shower Head, Shower Seat & Frameless Glass Door

Polished Chrome Towel Bars and Robe Hooks by NAMEEKS

Crème Marble Tile Bathroom Floor

Shoji-style Sliding Frosted Glass Entry Door leading to Private Outdoor Shower

Private Outdoor Shower finished in Green Andesite w/ LaTorre Rain Shower Head & Custom Stone Carvings

HAWAIIAN PAVILION

24'x24' Living Area featuring Glass Sliders & 360 deg Transom Windows

Fan Rafters with Rattan Underlay & Lotus Flower Trusswork

Large Wet Bar w/ Upper Cabinets, Dishwasher, Stainless Sink & LaTorre Faucet

Island featuring Custom Carved Limestone Panels

ALTERNATIVE ENERGY ROOM @ Hawaiian Pavilion

Mechanical Electrical Room w/ Main Electrical Panel, PV System Inverter & Charge Controllers
Photovoltaic System rated at 8.3 KW w/ 38 Sharp 230 Watt Roof Mounted Solar Panels
Large Storage Closet
Solar Water Closet w/ Additional Storage

OUTBUILDINGS consists a Traditional Bale, Garden Storage Hut, the "Gate House" & Garage

TRADITIONAL BALE

12'x12' Traditional Balinese Bale (Gazebo)
Fan Rafters with Rattan Underlay & Lotus Flower Trusswork
Carved Stone Garden Feature
Premium Mosquito Netting completes the picture....

GARDEN STORAGE HUT

8'x8' Garden Storage Hut with Hardwood Windows & Doors

"GATE HOUSE" & GARAGE

Consists of 1000 sq ft Outbuildings with 700 sq. ft. of Covered Lanai - ideal for Caretaker Operations or Owner's Personal Interests
Separate Room w/ Glass Sliders to Lanai ideal for Artists Studio, Office or Extra Bedroom
Wash-up Room with Vanity, Vessel Sink & LaTorre Faucet
Outdoor Shower
Large Separate Room ideal for Gymnasium, Work Shop or Extra Bedroom
Large Lanai w/ Wet Bar, Exterior Fans & Premium Mosquito Netting
Single Car Garage w/ Storage Shelves & Hardwood Windows & Doors