

SPECIFICATION WORKSHEET #2

KALHI KAI VISTA SITE IMPROVEMENTS

ITEMS by ZONE

DETAIL DESCRIPTION

MASTER #1 SIDE YARD

Garden Gate with Roof
Meditation Zone
Antique Stone Gate Posts
Antique Carved Gate Posts
Propane Tank
Bamboo Forest

Solid Hardwood Construction with Copper Roof and Gate Details
10 ft. Diameter Meditation Pad Tiled in Green Andesite and Surrounded by Bromeliads
Antique Balinese Stone Fence Posts with Traditional Carvings at Entrance to Meditation Zone
Antique Balinese 10 ft. Carved Wooden Entrance Gate Posts from Rear Lawn to "Bamboo Forest" - uplit
288 gal Large Capacity with Regulator & Valve System for 18 Gas Tiki Torches
Dense Landscaping Featuring Bali Gold Bamboo

MASTER #1 COURTYARD

Hardwood Trellis
Marble Tile Flooring
Outdoor Bathtub
Stone Walls and Wall Capping
4 Built-in Planters

Trellis Rafters on 16" Centers with End Details and Copper Cladding for Girder Weather Protection
Acid Washed Javanese Crème Marble Tile
8ft Solid Marble Jacuzzi Tub with Jets
Authentic Paras Stone Tile w/ matching Wall Capping
Planters flank stairways leading to Outdoor Shower and Master #1 Lanai

WHALE WATCHING TOWER

Observation Tower
Glass Panels
Circular Staircase

12'x12' Covered Observation Deck
Copper Clad Glass Panels to maximize views from Observation Deck when Seated
Custom Circular Staircase leads from Master #1 Lanai To Observation Deck above

INFINITY POOL / SPA, FIRE PIT & CISTERN

Infinity Pool
Lava Stone Capping, Walls & Pool Steps
Pool Steps
"Floating Spa"
Lighting & Accessories
Fire Feature
"Shallows Reef"
4500 Gallon Rain Water Catchment Cistern

55 ft. Infinity Pool with Wrap Around Infinity Edge finished in Maui Midnight Hydrosol (polished)
Pool Capping in Black Lava with Random Cut "Rough-Face" Lava Wall Tile.
Matching Extra-wide Pool Steps to Bluff Point Lawn
10 Person Spa situated within the Pool so that Spa Coping appears to "float" on Pool Surface
11 Pool & Spa Lights with Color Option, 3 Skimmers & Dual Pool Drains
Gas Powered Fire Pit with Lava Rock and Air Circulator
"Shallows Reef" above Integrated Fresh Water Cistern
Located under "Shallows Reef" Intake from Rain Pots and Overflow Pipes to Rain Garden

POOL & EQUIPMENT ROOM

Subterranean Pool Equipment Room
Pool Equipment
Spa Equipment
Spa Heater
Irrigation System
Landscape Lighting Controls

Subterranean Pool Equipment Room under Master #1 Courtyard with Intake & Exhaust Ventilation
Includes Jandy System w/ 2 Inteliflow Challenger Series Pool Pumps, Self Leveling System, Auto Salt Dispenser & Pump
Includes 2 High-output Inteliflow Challenger Spa Pumps, Self Leveling System & Pump Timers
300,00 BTU Spa Heater
Irrigation Pump w/ Accumulator Tank sourced from Cistern
Includes Timers

OUTDOOR SHOWERS

3 Outdoor Showers with Privacy Walls	Master #1, Master #2 & Guesthouse have Full Concrete/Plaster/Tiled Privacy Walls
Privacy Walls	Concrete Privacy Walls - Tiled & Capped Walls
Custom Carvings	Each Outdoor Shower features Custom Stone Carvings
Chrome Shower Fixtures	Rain Showers by LaTorre
Outbuilding Shower	Outbuilding Shower with Landscaped Privacy Screening

PORTE-COCHERE, DECKS, LANAIS AND BREEZEWAYS

Porte-cochere	Front Entry Porte-cochere w/ Stone Entry Alcove & Green Andesite Front Entry Step
Main Deck	Main Deck from Master #1 Lanai through Grand Lanai to Master #2 Lanai in FSC Western Red Cedar Decking
Stairs to Main Deck	4 Sets of Hardwood Stairs from Main Deck to Lawns and BBQ Area
Custom Planters	Series of Custom Planters with Exotic Flowers
Outdoor BBQ	42" Wolf BBQ w/ Custom Tiled Surround and Food Prep Surface
Grand Lanai	15'x31' Features Carved Hardwood Panels depicting Migration of People across the Pacific & Carved Stone Columns
Master #1 Lanai	12'x12' Master #1 Lanai
Master #2 Lanai	8'x22' Master #2 Lanai featuring Custom Stone Carving with Art Light
Entry Bale	Featuring 7'X 11' Hand Carved Limestone Wall
Open Air Breezeways @ Entry Bale	Featuring Lotus Flower Trusswork and Green Andesite Tile
Breezeway to Hawaiian Pavilion	Featuring Lotus Flower Trusswork and Green Andesite Tile
Bamboo Shades	Bamboo Shades at Grand Lanai, Master #1 Lanai, Master #2 Lanai to deflect Afternoon Sun

ZEN GARDEN

Water Feature	10'X5' Stone Waterfall features Carving of Haka Ceremony in Hawaiian Canoe
Wrap around Koi Pond / Water Garden	Includes King Tut & Flowering Lilly Water Plants
Water feature Equipment	Skimmer, UV Filter and Recirculating Pump w/ Gate Valves at each Return
Stone Pavers	Antique Stone Pavers w/ Mondo Grass
Planters & Bench	Antique Stone Planters and Natural Stone Bench
Stone Lantern	Antique Bali Stone Lantern
Antique Stone Wall Art	Antique Balinese Well Cover Lit with Art Lights
Specialty Landscaping	Buda Belly Bamboo, Aralia, Hapu'u Fern & Raphis

LANDSCAPING & IRRIGATION

Please see Landscape Plan & Plant List - Kai Vista's extensive Landscaping must be seen to be appreciated

Kai Vista's Landscape Plan includes extensive mature plantings including a wide range of endemic species, fruit trees, exotic flowers and 8000 sq. ft. of Seagrass Pospalum Grass	
Stone Planters	12 Custom Carved Stone Planters
Stone Features	1 Contemporary & 1 Traditionally Carved with uplighting
Copper Gutters & Carved Stone Rain Pots	Rain Pots fed by Rain chains from Copper Gutters are plumbed underground directly to Cistern
Irrigation System	Full coverage Irrigation System with Hunter Sprinkler Heads
Irrigation Timers & Sensors	Timer & Rain Sensors for Irrigation Supply

LANDSCAPE LIGHTING

Driveway Lighting Bollards	28 Custom Carved Limestone Bollards (CFL)
Landscape & Walkway Lighting Bollards	18 Custom Carved Limestone Bollards (CFL)
Tiki Torches	18 Gas Tiki Torches
Landscape Flood Lights	56 Directional Landscape Flood Lights (CFL)
Landscape Timers	All Landscape Lighting including Driveway Bollards on Time clocks

DRIVEWAYS AND PATHWAYS

Main Driveway From Main Gate to Porte-cochere in Large Stained Concrete Pavers with Grass between
Driveway Center court Large Exotic Plantings with 5 ft. diameter Stone Center Feature
Custom Main Gates 12 ft. Hardwood / Copper Clad Custom Main Gates
Outbuilding Gates 12 ft. Hardwood / Copper Clad Gates to Outbuildings
Walkways Approx. 500 ft. of Walkways with Limestone Pavers & River Rock

TRADITIONAL BALE

12' x12' Traditional Bale Traditional Balinese Bale
Hardwood Construction Fan Rafters with Rattan Underlay & Lotus Flower Trusswork

GARDEN STORAGE HUT

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

OUTBUILDINGS & GARAGE

"Garden House" 1000 sq. ft. Outbuildings with 700 sq. ft. of Covered Lanai - see plans for Layout
Garage Single Car Garage w/ Hardwood Windows & Doors

DRAINAGE AND EROSION CONTROL

Dry Wells 4 Drywell Systems to absorb Rainfall and minimize erosion
Boulder Walls Extensive (over 300 feet) of Boulder Walls to improve Grading for Rainfall Run-off and Minimize effects of Heavy
Copper Gutters & Carved Stone Rain Pots w/ Rain c Rain Pots fed by Rain chains from Copper Gutters are plumbed underground directly to Cistern
Level Curb for Sheet Flow Concrete Curb to promote sheet flow to neighboring lot
Drains to Daylight Perforated Pipe around Foundations leading to Daylight / Rain Gardens
Walkways at Exterior Walls No Plantings within 2ft of Exterior Walls - Walkways with Pavers / River Rock direct Rainwater away from the

HILLSIDE

2 Acres of Hillside **Must be seen for Value to be fully Appreciated**
12 Steps Walking Trail down Hillside to Large Cleared Area w/ Brook. Lined w/ Coconuts
Boulder Walls Limestone Steps from House Site down to Walking trail to Stream
Extensive Boulder Walls