

# Mahana Homes LLC

Handcrafted, Island Inspired Timber  
& Cedar Kit homes & guesthouses.  
[www.mahanahomes.com](http://www.mahanahomes.com)



## EXPERIENCE THE ESSENCE OF ISLAND LIVING



**E**xperience the island magic that is the heart of Hawaii... Come home to a custom-crafted Mahana Home.

Whether building a new home or guesthouse on your property Mahana Homes has designed and assembled a distinctive kit timber home solution with the look and quality materials of a custom home at a fraction of the cost. The result is a turn-key solution that stays within your budget and is delivered on a dependable schedule.

Fusing ancient traditions with the comforts and energy efficiency of modern technology, a Mahana home reflects conscious green living principles and pride of ownership. A Mahana home is for those that above all else value excellent design and quality materials.

Through its thoughtful craftsmanship each Mahana home is an intimate and harmonious encounter with its natural environment. Drawing its architectural influences from Polynesian design and the country houses of 16th century Japan, a Mahana home will envelop your senses with its timeless simplicity and inherent warmth.

Building your dream home in Hawaii has never been easier. From creative concept to the timely delivery of quality building materials, we will assist you in a way that makes building your new Mahana home a no-headache process. The bottom line is you get to stay focused on your dream, while we stay focused on delivering all the details to your jobsite. We ship direct to all Hawaii ports so whether you live on the Big Island, Maui, Oahu or Kauai, your new Mahana home will be at home in its setting.

## GREEN ISLAND LIVING

**Y**our new Mahana Home is engineered for green living principles by the design of the home. An efficient, small home creates a small footprint on the surrounding environment. Window orientation and overhangs take advantage of winter sun and summer shade. Window placement also creates excellent ventilation and airflow providing natural cooling and prevention of molds.

Our timbers, cedar ceilings and lumber packages are cut from responsibly managed forests by companies

committed long term to having a renewable resource and low impact on the environment.

Solar panels or tankless on demand systems are used on our homes for heating water causing much less need for dependence on fossil fuels when combined with Energy Star Appliances and low flow plumbing fixtures.

Both indoor and outdoor lighting feature LED technology. Water catchment and purification systems are easily integrated allowing you to harvest rainwater.



## THE PROCESS

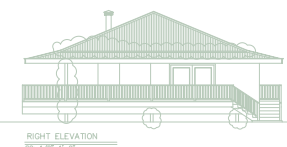
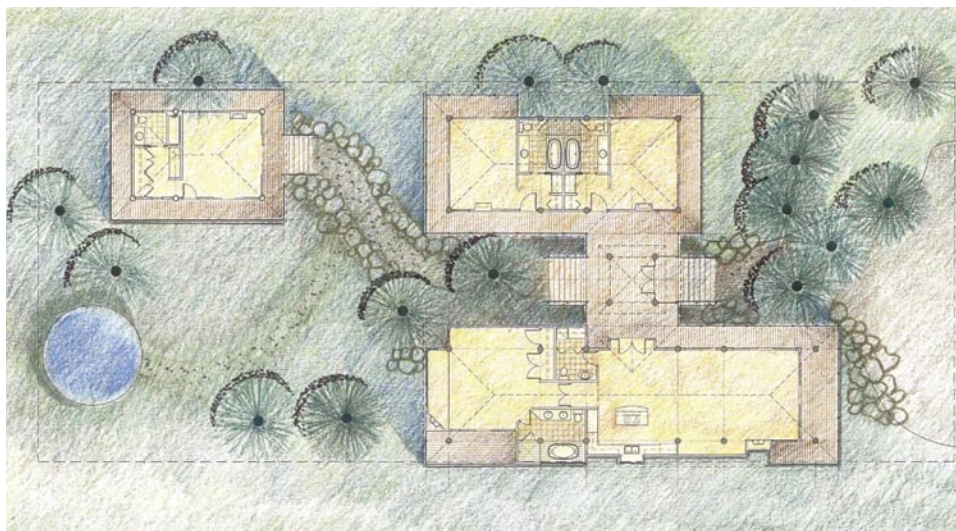
The Mahana building system is based on a pre engineered beam and cedar ceiling structure. We work closely with a licensed architect familiar with our building process to create a home that is structurally engineered to withstand Hawaii's codes for earthquakes or hurricanes, yet still expresses nature in design. We have several ready made plans to choose from, that are adaptable for most building sites.



### DESIGN PHASE

We have several ready made plans to choose from, that are adaptable for most building sites, or you can have a complete custom home designed for your particular locale. Melanie can assist you in siting your new home on your lot once you are ready to begin the design process.

Once the design phase is complete, the plans are ready to submit for contractor bids to finish and building permits. Milling of your beams can now begin.



## SELECTION OF YOUR LUMBER AND SHIPMENT TO HAWAII

Your new timber Kit home is pre-engineered and milled in British Columbia from select Douglas fir and Cedar, then shipped to Hawaii by ocean container. Everything from , pre cut beams, tongue and groove cedar roof decking, Hibor treated framing lumber doors,, cedar shingles or siding, window packages, and even appliances and furniture if desired, will arrive in port for delivery right to your jobsite.



## CONSTRUCTION PHASE

Detailed blueprints and labeled materials save time and money on the jobsite. Your Mahana home package is designed for more efficient and cost effective assembly by your contractor.

**The Mahana Home Materials supplied by Mahana Homes Include the following:**

- \_ARCHITECT STAMPED, COUNTY APPROVED BLUEPRINTS
- \_SEPTIC AND WATER ENGINEERED PLANS.
- \_ASSEMBLY BLUEPRINTS AND MANUAL
- \_MILLED TO SPECIFICATION DOUGLAS FIR BEAMS.
- \_HIBOR TREATED STRUCTURAL LUMBER FOR FLOORS AND WALLS
- \_ CEDAR DECK AND RAILING DECK RAILING
- \_ T & G CEDAR ROOF DECKING
- \_CEDAR SHINGLES OR EXTERIOR PLYWOOD
- \_PLAN FOR STEEL ROOFING
- \_LIST OF REQUIRED STEEL STRAPPING, BOLTS ETC.
- \_THERMAL WINDOW AND ENTRY DOOR PACKAGE

### To be Supplied by Buyer

(please consult with us if you need assistance in locating materials. Mahana Homes has a preferred vendor list available)

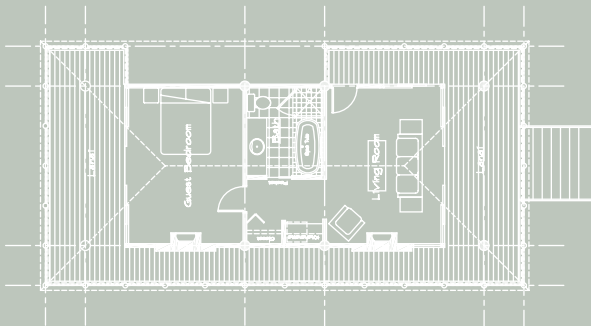
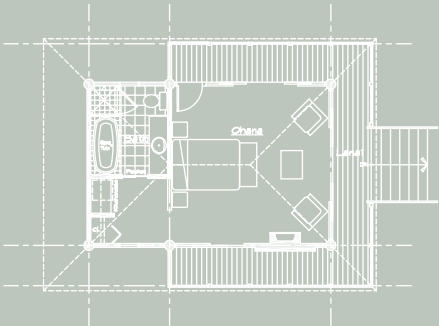
- \_FOUNDATION CONCRETE OR PIERS
- \_PLUMBING LABOR AND FIXTURES
- \_ELECTRICAL LABOR AND FIXTURES
- \_DRYWALL ( CEDAR INTERIOR PANELING PACKAGE AVAILABLE)
- \_KITCHEN CABINETS
- \_ROOFING
- \_WATER CATCHMENT SYSTEM
- \_FLOOR COVERINGS\FIREPLACES
- \_HEATING OR COOLING
- \_SKYLIGHTS
- \_INSULATION
- \_HARDWARE
- \_APPLIANCES





# OHANA GUESTHOUSE

The OHANA GUESTHOUSE plan is a 500 sf studio that can be built on your lot to live in prior to building a larger home or as a separate guest cottage or art studio.



## ABOUT US

**MAHANA HOMES** is a collaboration of Hawaii resident and designer Melanie Boudar and Peter Fluker, owner of Verve Design+ Build of Whistler, BC Canada. Peter has been designing and building homes for over 30 years. His work has been featured in the Mother Earth News and Western Interiors. Mahana Homes has been featured in 2008 Hawaiian Style Magazine for At the Craters Edge, a luxury lodging property in Volcano, Hawaii.

A tour of this property is available by appointment.



Come home to a place of beauty that is expressive and unique as you are, a Mahana Home that will inspire the memories your family will treasure for a lifetime.

Isn't it time you experienced island living the way it was meant to be?

For more information **please contact:**

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