

WAILEA EKAHI
ASSOCIATION OF APARTMENT OWNERS
INDEX TO APARTMENT ALTERATIONS MANUAL
Revisions to this section **approved April 18, 2007**

LANAI ENCLOSURES
Major Alteration-Category 2

A REQUIREMENTS:

- 1 Signed Application for Approval to Alter Apartment
- 2 Notification and acknowledgement from adjacent or affected owners
- 3 GM and Building & Site Committee approval of specific design specifications
- 4 Specific Board approval.
- 5 Maui County Building Permit
- 6 Licensed electrical and plumbing contractors shall perform electrical and plumbing work.

Only the enclosure of Model 1-2A and 2-2 (side bedroom - behind living room) bedroom lanais is approved.

B SPECIFICATIONS:

- 1 Plans showing details of the proposed build out shall be submitted with the Alteration Request, including specifications for any slab footings, electrical changes, window and door placements, and all other visible exterior changes.
- 2 An exterior dark framed sliding door/window is required that mimics the original, and is the same width as a window already installed in a built-out upstairs/downstairs unit. If no built-out door/window exists upstairs or downstairs, it's width must not be less than the upstairs/downstairs matching door/window, and not more than the width of the upstairs/downstairs lanai opening. Both 3 and 4 sectioned panel windows are approved.
- 3 The new door/window cannot be larger than the lanai exterior opening framed by the original side columns and upper header. It must also be a full height sliding door/window.
- 4 For downstairs units, the large sliding exterior door/window must be installed within a setback of at least 2 inches (not flush) from the exterior, to provide a shadow appearance of the original lanai opening. This also provides a space for any future installation of a sliding security screen door.
- 5 For upstairs units, the large sliding exterior door/window must be installed inside of the original lanai guard rail that must remain in place. Also, the original bullnose Terra Cotta colored lanai floor tile edging that is viewable from the exterior must remain on both the front and the end of the original lanai area.
- 6 If an end panel wooden lattice or guard rail exists in the original design, it must be retained and built into a 2" to 6" recessed area that matches the original and the upstairs/downstairs unit. If no wooden lattice exists in the original design, a 2" recessed area that matches the original opening and the upstairs/downstairs unit is required (See Apartment 38D). An exterior dark framed window may be substituted for the wooden lattice, or installed within the recessed area. If used, it may be mounted flush within the recessed area. The width must match any window or lattice installed upstairs/downstairs.

The height may vary, but must match any window already installed upstairs/downstairs. (See section on windows).

- 7 All work shall comply with the Maui County Building Code
- 8 A licensed electrical contractor shall perform electrical work.
- 9 A licensed plumbing contractor shall perform plumbing work.