

The Kahala Beach Lanai Enclosures, Drainage and Floor Coverings

The two manufactures and model types approved are as follows:

- Fleetwood Aluminum Products Inc.
Model Norwood, series 3070 EX Multi-slide door system
- Fleet Kawneer Company Inc.
Model Kawneer 1010 HT Multi-slide door system

Color – Aluminum finish – medium or dark bronze anodized.

Glazing – Clean or light bronze tint, safety glass, nonreflecting.

New Glass Enclosures, Waterproofing and Floor Covering Requirements

- The existing curb needs to be resurfaced to the original cement.
- If the curb needs to be extended follow the illustration.
- The Association will waterproof the exposed floor and curb.
- A sill pan/flashing will need to be fabricated and installed on curbing (install in full bed of sealant). Sill pan/flashing needs to be made of anodized aluminum in medium or dark bronze color (see illustration).
- Lower track to be installed on sill pan. Fill “through” holes with sealant before installing screws/anchors.
- “Head flashing” to be installed flush following the contour of the ceiling. Upper track to be installed and shimmed accordingly. Flashing to be made out of anodized aluminum in medium or dark bronze in color (see illustration for dimensions).
- Floor covering- the only types of floor covering allowed are ceramic, porcelain tile, or stone. Carpets, Astroturf, wood or vinyl are strictly prohibited.

***Important Notes:**

- ✓ Do not use Ramset – all holes are to be drilled.
- ✓ Drain extensions are to be added if curbing depth is increased.
- ✓ The original slope of the lanai must be maintained (no leveling).

The enclosing of the ocean lanai will require the owner signing the lanai enclosure agreement (included).

The Kahala Beach has approved two manufactures with model types in which you can choose from to enclose your lanai. Information and illustration have been provided. Contractor is to work directly with the Plant Manager on installation.

Lanai Floors

The lanai floors will be waterproofed by the Association once the existing floor covering has been removed.

- Information on acceptable floor covering is provided.
- Leveling of the lanai floors is prohibited (contractor to work directly with the Plant Manager).

This was a preliminary review only. The Kahala Beach renovation application will need to be completed in full, include a building permit, all insurance forms, the deposit check and detailed information on the proposed renovation.

Please provide the manager's office with the name and number of the one contact person that will be overseeing this renovation.

Please contact the management office if you have any questions.

Thank you,
The Kahala Beach Management

