

The following report is based on an inspection conducted by five members of the Architectural Committee on March 22, 2013.

The mission was to make recommendations to the Board pertaining to enclosing existing lanais. We considered visual, functional and structural impacts. Our recommendations and observations are as follows:

ENCLOSURE SPECIFICATION

APRIL 5, 2013

1. All metal frames and parts must be dark brown.
2. All operable windows will be sliders.
3. All glazing will be Plexiglas or similar materials such as G. E. Lexon. No glass is to be used in the windows.
4. Tempered or laminated glass can be used only in the screen/window insert in the door required on the first floor.
5. All glazing will be bronze tint  

All screen cloth will be black fiberglass and installed as to cover all of the operable sliding units on the outboard side. The second floor screen will appear behind the railing as viewed from the outside.
6. A maximum of two sliding panels are to be used in openings six to seven feet wide.
7. Care must be taken to center each mullion on all existing vertical posts.
8. Prior to any new work, all railings must be repaired to original safety standards. In the event a second floor railing is removed, the railing that is installed must meet the present building code.
9. All railing must be 42 inches high on the second floor.
10. Weep holes must be drilled through the bottom receiver of the pickets and the bottom of any frame member on the weep side of

the deck or floor.

11. All sliding panels will have a wind rating of 75 mph min. The panels must be removed if there is a wind forecast over 75 mph.
12. If a unit is to be unoccupied for an extended period of time, the panels must be removed and stored in the unit

## FIRST FLOOR

All first floor units must have an exit door. The door will have a glass and screen insert. The space below the insert (the "kickspace" or "bottom rail") must be 20 to 21 inches to the bottom of the door. This sight line (from the insert bottom) will form the horizontal sight line for the solid panels under the sliding windows.

Since the first floor is 9 feet tall and there is no beam or header below the second floor deck, the sliding units will extend above the door. Solid panels will be used to fill in above the windows.

All first floor screening will be installed on the outside.

## SECOND FLOOR

The bottom track for the sliding panels will be built up above the finished floor. The distance from the finished floor to the top edge of the bottom track will be six to seven inches. This will allow for a kick area and space to contain the drains.

The top of the completed unit will extend up to the bottom of the "beam or header" that is over the opening.

The second floor screen cloth shall be replaceable from the inside.

Drain holes will be drilled through the kick area below the bottom track. The holes will be no more than 30 inches apart and will be on the weep edge of the floor or deck. Each hole will contain a

plastic sleeve with an interior dimension of 5/16" to 3/8". The sleeve must extend to the outside. A small amount of "loosely" applied stainless wool may be inserted in the tube to keep insects from entering.

Submitted by John G. Lombardi, Co-chair, Williamsburg Condo  
Architectural Committee 3/26/2013