

# **Technical Specifications**

## **Strandview Tower Condominium Association (STCA)**

**Approved by Board of Directors (BoD) 06 April 2016**

### **1.0 GENERAL**

- 1.1 It is the intent of these specifications to describe the minimum acceptable technical requirements for the material and workmanship for construction, repairs, modification or installation of various items which STCA or the unit OWNERS may need.
- 1.2 STCA's building has been adequately designed and constructed to meet the Lee County Building Code for the year of construction. Future updating may be required when replacing certain items.
- 1.3 STCA will only use licensed contractors who have submitted a current "Certificate of Insurance" for any repairs or modifications and must be similarly protected from any repairs or modifications made by unit OWNERS. Therefore, OWNERS making repairs and modifications shall use only contractors who can provide a current "Certificate of Insurance" and who maintain current Florida licenses for all trades designated by Florida Law. The OWNERS are responsible for the workmanship, actions, or damages caused by their contractors. STCA will assume no liability for damages that contractors may cause to themselves, other people, the OWNER'S property, STCA Common Property, or another unit-owner's property.
- 1.4 All construction materials are subject to inspection by a STCA representative.
- 1.5 Protecting STCA's waterproofing and concrete reinforcing steel is of primary concern. Therefore, all of these specifications must be strictly adhered to.

### **2.0 LANAI SHUTTERS**

- 2.1 The OWNER may install shutters on the interior of their Lanai with prior written approval of STCA Manager/Board of Directors. Shutters are the sole responsibility of the OWNER and any successive OWNERS. The OWNER may be required, at OWNER'S expense, to remove the shutters for screen replacement or general building maintenance at any time.
- 2.2 The OWNER will furnish Manager/Board of Directors the shutter manufacturer's shop drawings for approval. OWNER/CONTRACTOR must obtain a permit from the Town of Fort Myers Beach for the installation of shutters.
- 2.3 No particular brand of shutter is recommended, but newly installed shutters are to be of Miami-Dade hurricane design, limited to white in color, and set back a minimum of 4 inches from the screen enclosure to allow for screen replacement. NO

part of the shutter assembly may be attached to the screen frame. Stainless steel fasteners with silicone sealant shall be used for attaching any part of member to the concrete floor, walls, or ceiling to protect concrete reinforcing steel from future corrosion. NO drive pins, ferrous metals, or permanent fasteners shall be used.

- 2.4 Base angle and cross members running parallel to the Lanai floor should be elevated a minimum of 1/8" above the floor to allow for water drainage off the Lanai floor. Extreme care must be taken during installation to prevent damage to the *Bitumastic* waterproofing membrane on the Lanai floor. If damaged, repair must be done immediately.
- 2.5 The OWNER is responsible for the manufacturer and/or installer following STCA specifications, and for supervising the installation of all shutters.
- 2.6 Shutters not installed to these specifications are subject to removal at OWNER'S expense and any damage caused by improper installation will be charged to the OWNER.

### 3.0 TILE, HARD FLOORING and CARPET

- 3.1 STCA Manager/Board of Directors shall be notified before any Tile or Hard Flooring is installed.
- 3.2 Tile being installed on Lanais does not require a sound barrier. Extreme caution must be taken when removing old tile so as not to damage the protective waterproofing membrane. If damage occurs, it must be repaired to prevent damage to the concrete reinforcing steel before tile can be installed. Repairs to the membrane are at OWNER'S expense.
- 3.3 Tile installed on Lanais shall be set back 1/4" from the lower bottom screen rail to allow for water to flow under the screen rail. This is not required on the side screen of end units.
- 3.4 Except for bedrooms, any type of Hard Flooring is permitted in units, providing that a sound control membrane such as Proflex 90 or equivalent is used. OWNER must receive permission from the Board of Directors prior to installation of any hard flooring in the living/dining areas.
- 3.5 Tile cutting, grinding and mortar mixing is NOT allowed on STCA balconies, corridors or elevator landing areas. Cutting, grinding, mortar or thin set mixing may be done in the OWNER'S unit or on the lawn or paved areas protected by Visqueen or similar plastic sheeting. Unused tile pieces, mortar, or thin set must be disposed of offsite and NOT in the STCA dumpster.
- 3.6 Carpeting shall be installed over good quality sound-proof padding. All carpets and carpet padding shall be disposed of offsite and NO remnants are to be thrown into the STCA dumpster. Any fines resulting from illegal dumping will be at the OWNER'S expense.