



LANAI FLOORING & WATERPROOFING SPECIFICATIONS

For Lanais Only; Does NOT Apply to Interior Flooring
Adopted March 9, 2021

Before Work Begins:

Provide Proof of Liability and Workers Compensation Insurance
Meet with Tarpon Landings Property Manager to review project
Obtain written approval from Tarpon Landings Architectural Committee

General Conditions:

- 1) These specifications apply to lanai tile and any other outside flooring product
- 2) Contractor is to apply RAM Board in P1 hallways and Elevators
- 3) No Contractor vehicles are permitted in P1 or P2 garages.
- 4) Contractors may enter and exit only on the P1 level; Contractors may NOT enter or exit on P2.
- 5) Use owners water and hose; do not use HOA materials
- 6) Flooring may be cut only on the street side lanais. Flooring may NOT be cut on screened lanais.
- 7) Dispose materials offsite; do not use HOA trash chute or trash room
- 8) Minimize dirt and trash in common areas
- 9) Clean common areas at the end of every construction day
- 10) Contractor allowed on property at 8:00 am. Loud work is permitted from 8:30 am to 4:30 pm.
Contractor off property by 5:00 pm
- 11) Owner is subject to fine for any violation

Inspections:

Inspections are required at specific milestones (coordinate inspections with office)
Display material packaging to inspector to prove compliance with materials list
Take pictures to document each step of your work
Failure to obtain timely inspection approval requires complete removal and starting the entire procedure from the beginning.

Elevators:

In normal operation, elevator doors must not be blocked or held open!!! This will result in expensive damage to the elevator (about \$7,000). Instead, check with the office to reserve an elevator for your

exclusive use where you can control the door opening and closing without causing damage. The owner will be held liable for all damage to the elevator when construction is in progress, regardless of fault.

Lanais Without Screen Enclosures

- 1) BaseCrete is applied to the floor of the lanai on both inside and outside of railings, 4 inches up the interior walls and 4 inches down the vertical surface outside the railings in one continuous coat.
- 2) Prime and paint to match building color any visible BaseCrete on the lanai floor and vertical face outside the railing.

Screened Lanais

Spacers under the screen enclosure allow water to drain off the lanai. If spacers are not present, drill weep holes 36 inches on center adjacent to floor of screen enclosure. BaseCrete is applied up to the screen enclosure to allow water to drain under the screen enclosure. No BaseCrete is applied outside of screen enclosures. Screen enclosure is not to be moved or tampered with.

Installation Procedure

Installation shall be completed in compliance with these specifications and attached drawings using required materials applied according to manufacturer's instructions. The following is merely a summary and manufacturer's instructions control.

- 1) Remove any existing flooring; DO NOT apply flooring OVER EXISTING flooring
- 2) Remove the bottom 4 inches of stucco from walls
- 3) Clean weep holes on sliding doors and screen enclosures. Grind and clean surface to bare concrete, removing previous flooring, moisture barrier, mortar, thin-set and any loose debris.
- 4) Repair any cracks or voids with BASF MasterEmaco N425 Mortar so surface is smooth and free of cracks,
- 5) Broom clean surface and wash with clean water for final surface preparation. Surface shall be free of mold and mildew.
- 6) Apply Bostik Pro MS 50 along wall and around columns on 01 and 06 units. Trowel in one direction and then the other direction. **This product CAN NOT BE ALLOWED TO BEAD**
- 7) **FIRST INSPECTION** (Halt works until Inspection approval)
- 8) Wet surface so it is wet but there is no standing water
- 9) Apply BaseCrete as a Primer according to manufacture instructions in one direction. Let Dry
- 10) Wet surface then Reapply BaseCrete as a Base Coat in opposite direction; Let Dry
- 11) Wet surface then Reapply BaseCrete on any cracks in BaseCrete; Let Dry
- 12) Wet surface then Apply BaseCrete as needed to slope away from building and to eliminate ponding
- 13) **SECOND INSPECTION** (Halt Work Until Inspection Approval)
- 14) Apply Stucco to walls to replace removed stucco.
- 15) Apply tile using only specified mortar and grout. Maintain slope away from building to outside

edge. If flooring is above the sliding door weep holes, maintain a ¼ inch air gap between flooring and sliding door frame. The outside edge of tile must not be sealed in any way except an optional aluminum termination is permitted as shown in drawings on S2.

16) Prime and paint to stucco to match.

17) FINAL INSPECTION

Required Materials-No substitution without the prior written consent of Tarpon Landings President or Board Member (who shall consult with Tarpon Landings engineer):

- 1) BASF MasterEmaco N425 Mortar, as needed
- 2) Bostick Pro MS 50 (sausage tube)
- 3) BaseCrete
- 4) Mapei Kerabond Mortar or ProFlex Pro-Stick 42 Polymer Modified Mortar
- 5) Mapei Ultra-Color Plus with Grout Epoxy Sealant

The undersigned acknowledges receipt of and agree to comply with these Lanai Flooring and Waterproofing Specifications with drawings attached:

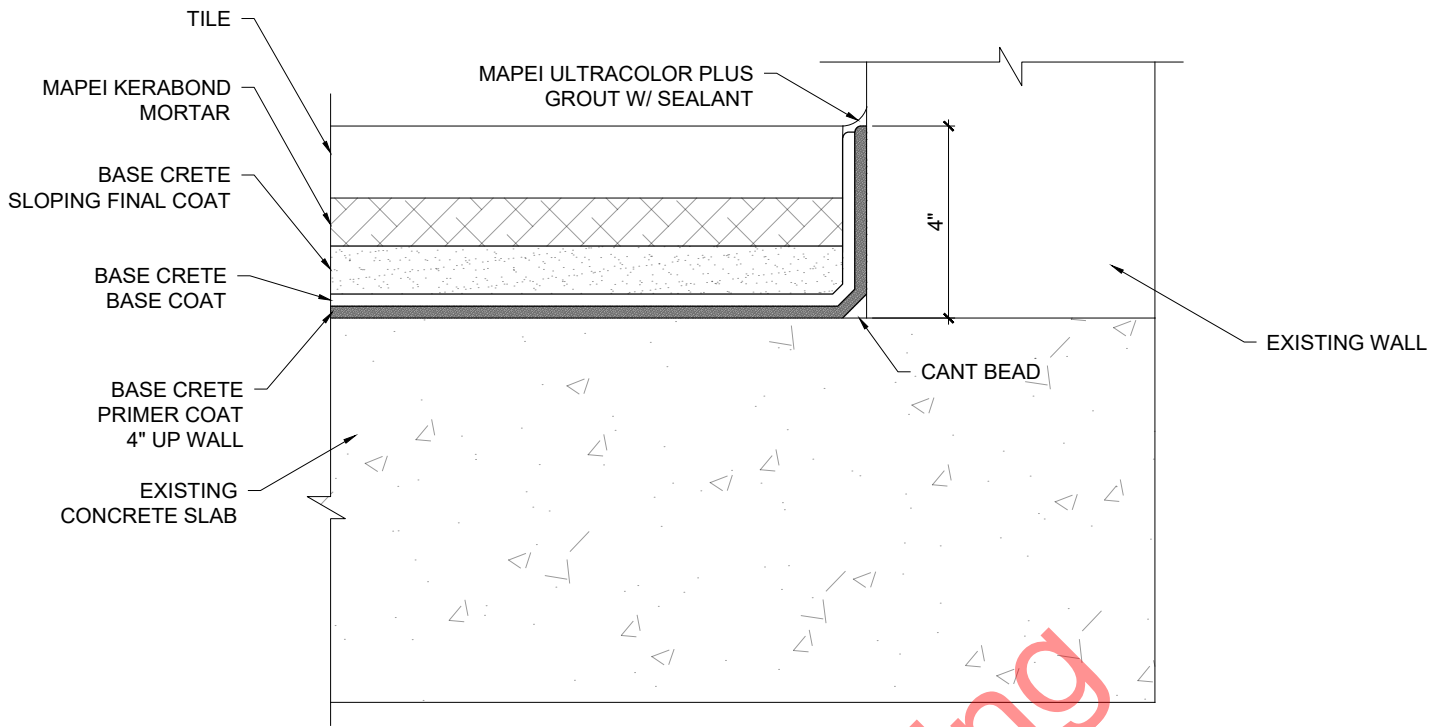
Contractor:

Owner(s)

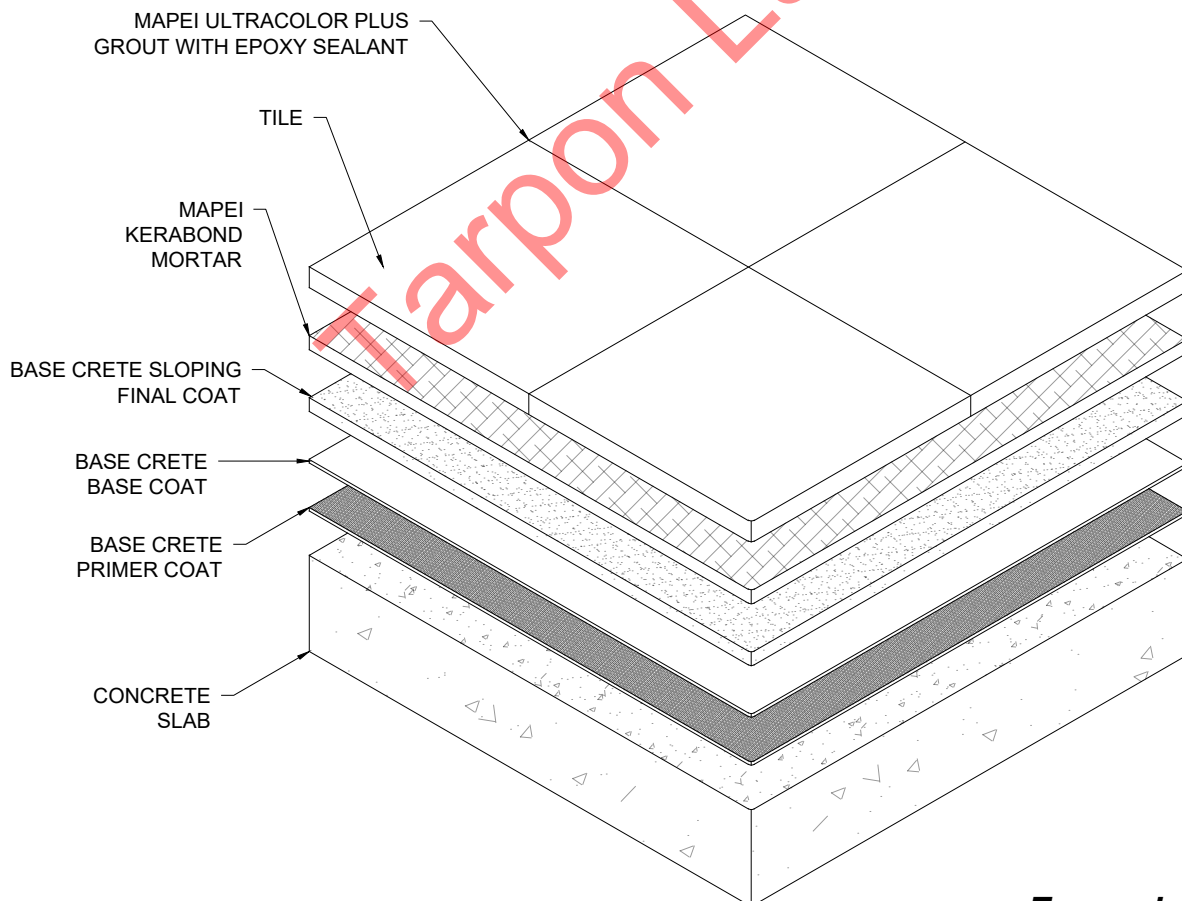
Name: _____

by _____

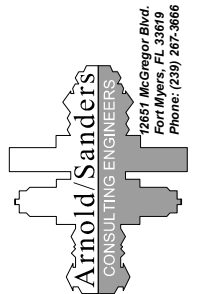
Title _____



2 WALL TO FLOOR
 S1 SCALE: 6" = 1'-0"



1 WATERPROOFING DETAIL, TYP
 S1 SCALE: 1-1/2" = 1'-0"



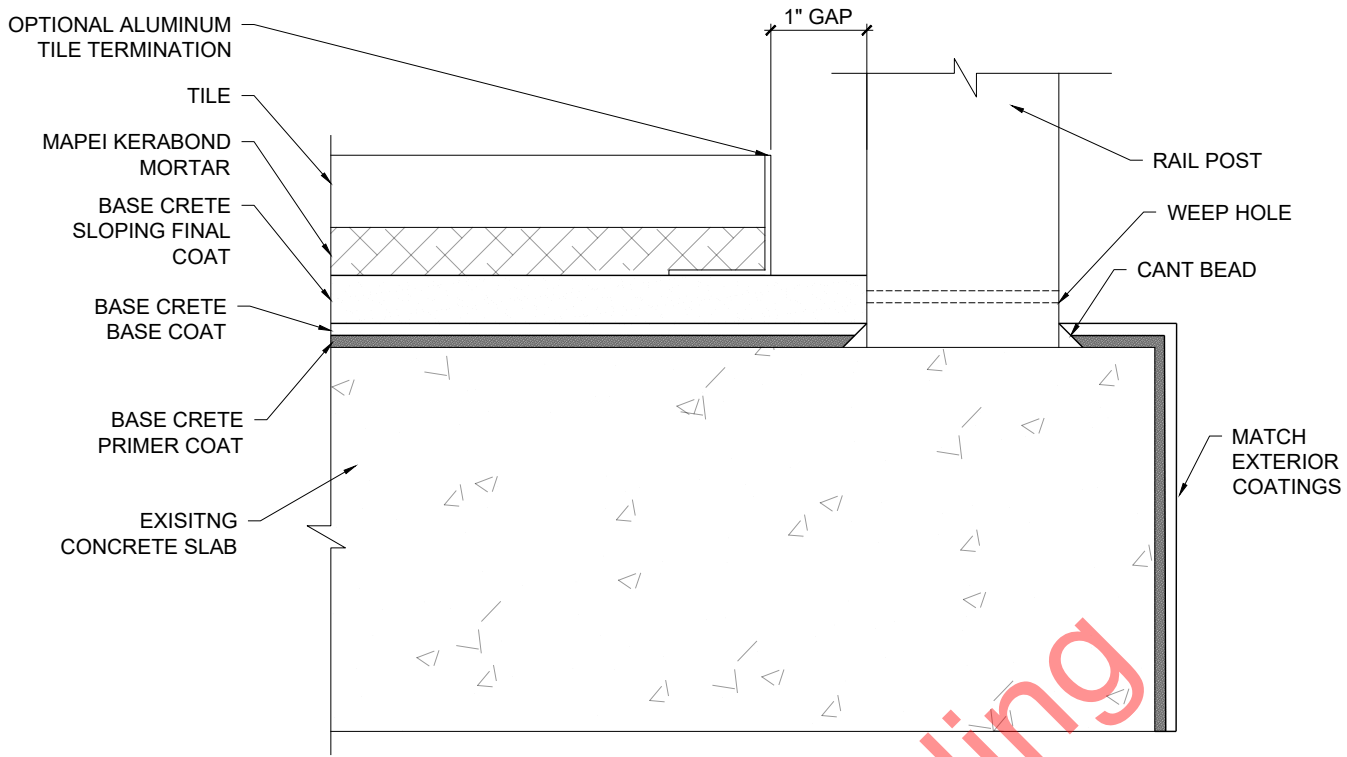
DE STEFANO
ENGINEERING GROUP, PL
 Phone: (941) 371-1724
 Fax: (941) 847-0870
 27383



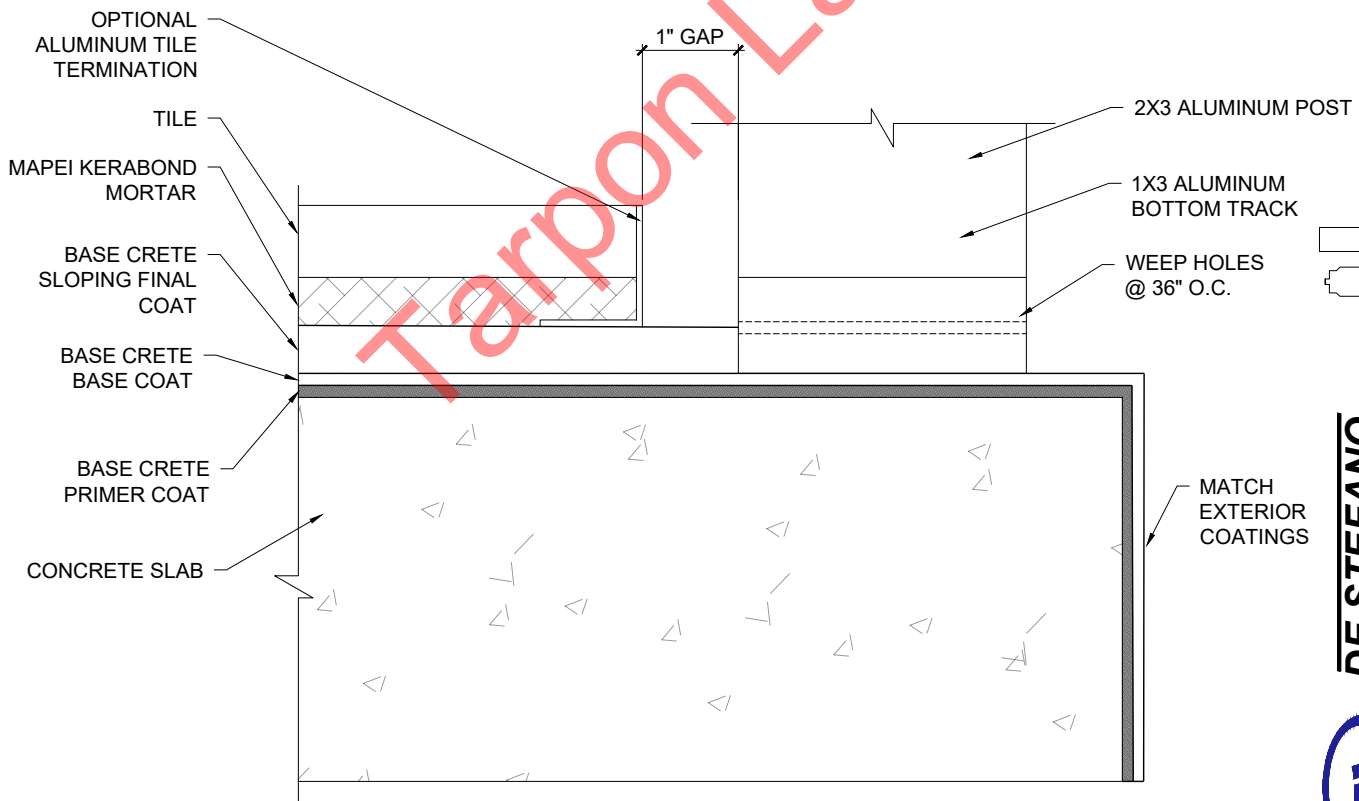
341 Interstate Blvd.
 Sarasota Florida 34240
 Certificate of Authorization Number
 www.DeStefanoEngineering.com

Tarpon Landings
 6801 Silver King Blvd
 Cape Coral, FL 33914
 December 19, 2019 File: 190469

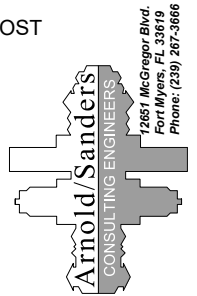
S1
 of 5



2 BALCONY W/ RAILING
 S2 SCALE: 6" = 1'-0"

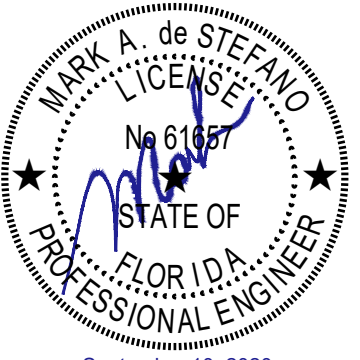


1 SCREEN ENCLOSURE TO FLOOR
 S2 SCALE: 6" = 1'-0"



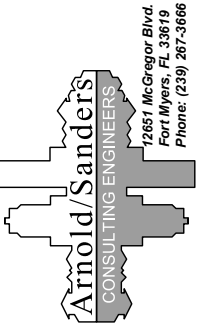
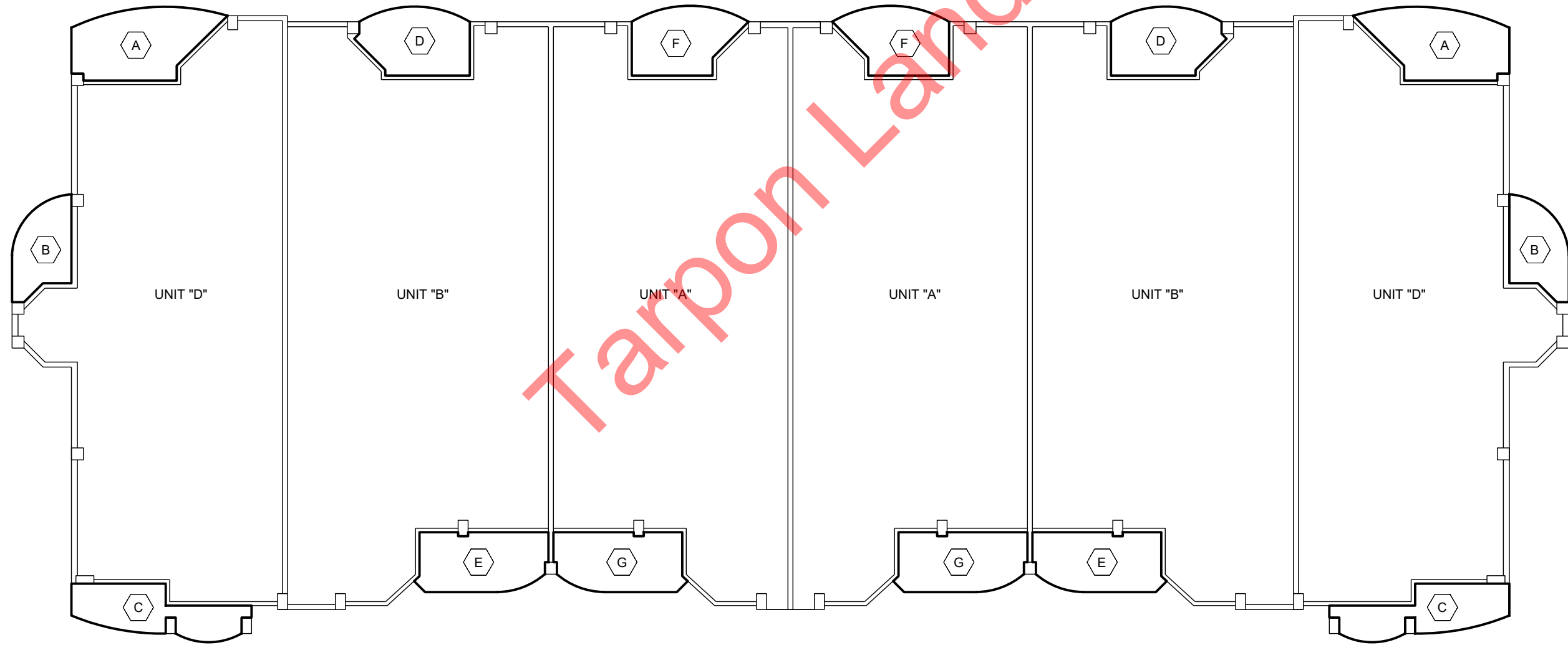
Tarpon Landings
 6801 Silver King Blvd
 Cape Coral, FL 33914
 December 19, 2019 File: 190469

S2
 of 5



September 10, 2020

BALCONY TABLE				
		UNIT A	UNIT B	UNIT D
A	SQUARE FT			239.5
	LINEAR FT			67.5
B	SQUARE FT			135
	LINEAR FT			49.5
C	SQUARE FT			185
	LINEAR FT			80.5
D	SQUARE FT		185	
	LINEAR FT		54	
E	SQUARE FT		204	
	LINEAR FT		62.5	
F	SQUARE FT	175		
	LINEAR FT	54.5		
G	SQUARE FT	204		
	LINEAR FT	62.5		
TOTALS		379	389	559.5 SF
		117	116.5	197.5 LF



12651 McGregor Blvd.
Fort Myers, FL 33819
Phone: (239) 267-3666

DE STEFANO
ENGINEERING GROUP, PL
Phone: (941) 371-1724
Fax: (941) 847-0870
27383

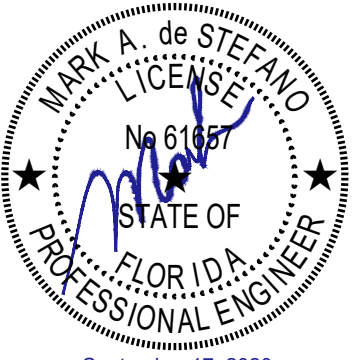


341 Interstate Blvd.
Sarasota Florida 34240
Certificate of Authorization Number
www.DeStefanoEngineering.com

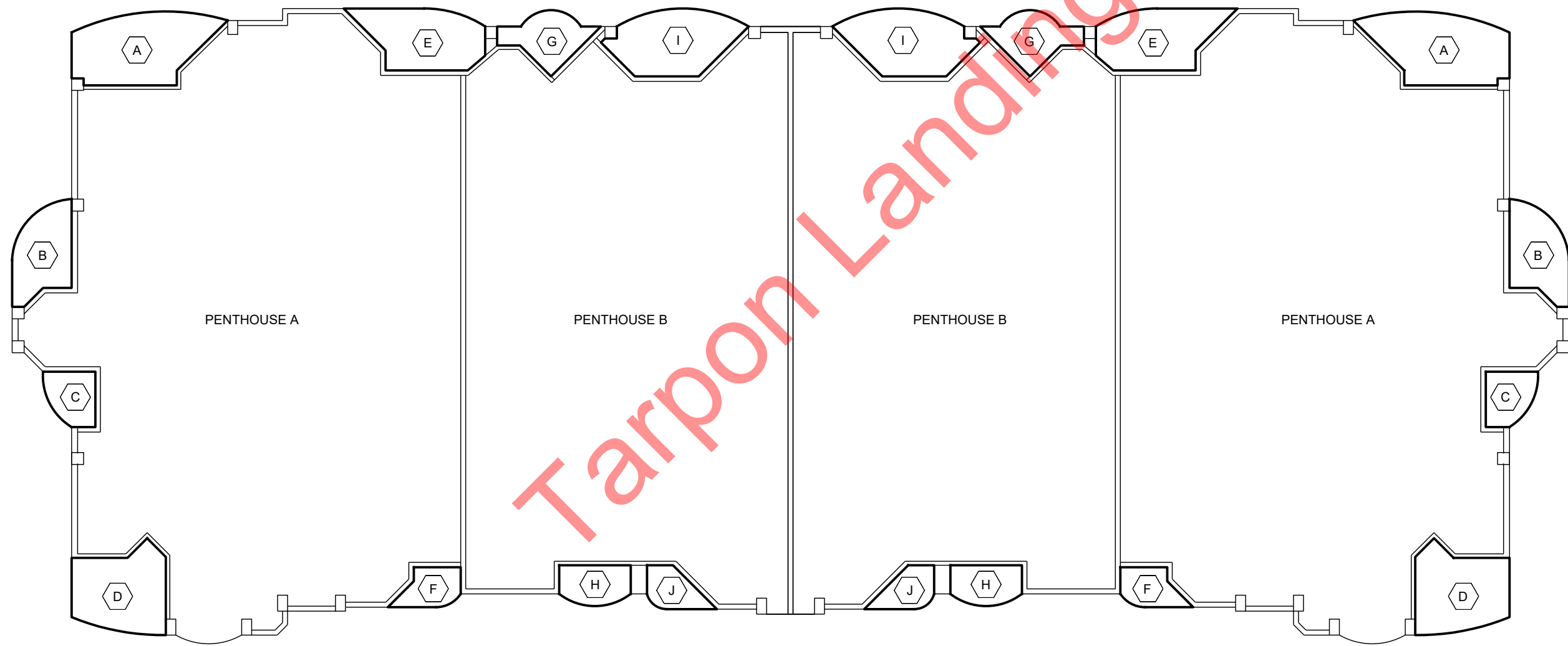
1 BALCONY LAYOUT
S1 SCALE: 1:20

Tarpon Landings
6801 Silver King Blvd.
Cape Coral, FL 33914
September 10, 2020 File: 190469

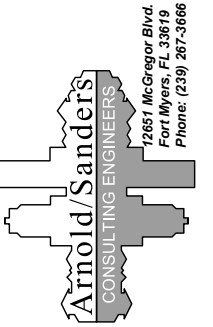
S1
of 1



BALCONY TABLE												
	A	B	C	D	E	F	G	H	I	J		TOTALS
PENTHOUSE A	239.5	135	69	199	183	59					SQUARE FT	884.5 SF
	67.5	49.5	33	57.5	60	34					LINEAR FT	301.5 LF
PENTHOUSE B							96	74	194	56.5	SQUARE FT	420.5 SF
							45	34.5	58.5	32.5	LINEAR FT	170.5 LF



1 PENTHOUSE BALCONY LAYOUT
 S1 SCALE: 1:20



DE STEFANO
 ENGINEERING GROUP, PL
 Phone: (941) 371-1724
 Fax: (941) 847-0870
 27383

