

BALCONY TILING POLICY

May 2, 2016

All unit owners who currently have a tiled balcony and wish to install new tiles on their balcony must waterproof the balcony concrete deck prior to installing new tiles. See attached procedures.

Unit owners with balconies with the new waterproofing finish who wish to install tiles must adhere to these guidelines, AS NOT TO VOID THE WARRANTY.

- The tile contractor shall not scratch or roughen the waterproofing top layer.
- Use only modified thin set (with bonding agent) instead of regular thin set.
- The tile surface shall be installed with a minimum slope of 1/8" per foot toward the drain of exterior edge with no possibility of standing water.
- If the tiles delaminates, it will be the owners responsibility to repair the delaminated tiles.

SEA RANCH CLUB CONDOMINIUM BUILDING "C"

David Devins
Director
lg.

William Fish
Director

Robert Toukhmanian
Director

I acknowledge that I have received this notice and will comply with the balcony tiling policy.

Date

Unit #

Unit Owner

Date

Unit #

Contractor

BALCONY WATERPROOFING AND TILING POLICY

(Per Florida Consulting Engineers, Inc.)

Surface Preparation

Surface must be clean, dry and sound with an open texture. Remove dust, laitance, grease, curing compounds, bond inhibiting impregnations, waxes, and any other contaminants. All projections, rough spots, etc. should be dressed off to achieve a level surface prior to application.

Concrete should be cleaned and prepared to achieve a laitance and contaminant free, open textured surface by blast cleaning or equivalent mechanical means.

Priming

For concrete decks with a maximum moisture content of 4% by weight apply Sikalastic FTP. Use a flat squeegee or roller at approximately 300 sf/gal. and work well into the substrate to ensure adequate penetration and sealing and puddles are avoided. Work primer well into the substrate to ensure adequate penetration and sealing, and puddles are avoided.

Base Coat

Use Sikalastic 710 Base at a rate of 50 sf/gal. to achieve 32 mils wet (23 mils dry) coat. using a 1/4" notched squeegee or trowel and backroll using a phenolic resin core roller. Extend base coat over entire area including previously detailed cracks and control joints. Allow coating to cure a minimum of 16 hours at 70 degrees F and 50% RH or until tack free before top coating.

Top Coat

Use Sikalastic 715 Top at a rate of 115 sf/gal. to achieve 14 mils wet (10 mils dry) coat. using a 3/16" notched squeegee or trowel and backroll using a phenolic resin core roller. Extend base coat over entire area including previously detailed cracks and control joints. Use clean, rounded, oven dried quartz sand, free of metallic or other impurities with a minimum gradation of 20]40 mesh, and a minimum hardness of 6.5 per the Moh' scale. Spread sand aggregate over entire surface to achieve refusal. Allow coating to cure a minimum of 16 hours at 70 degrees F and 50% RH. Remove all excess sand using a broom and vacuum.

Tile Installation Over Water Proofing

Install tiles using thinset with bonding agent over waterproofing described above. Seal all tile joints with grout and heavy duty sealer. All materials used in the process of tiling shall be manufacturer approved for exterior use.

Note

All required permits shall be obtained prior to any construction. The city may require special inspector to observe and certify the installation of waterproofing, please make sure all construction is done to comply with all applicable Florida Building Code requirements. All materials to be used or specified above shall be mixed prepared and applied in strict conformance with manufacturer' instructions and specifications. Installers for all products used shall be competent and qualified to apply the materials. Refer to Sikalastic 710/715/735 AI Traffic System data sheet.