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FLOORING SPECIFICATIONS

- 1) Sound Underlayment Control Material - Wall-to-wall carpeting must be installed over high padding. If a Unit Owner desires to install any hard surface floor coverings (e.g. marble, slate, ceramic tile, parquet), the Unit Owner shall also install a sound absorbent underlayment of such kind and quality equivalent or superior to ¼ inch of cork or Proflex 90MSC and perimeter sound isolation material.
 - a. At the perimeter of the entire floor, and the periphery of all protrusions to that floor, fiberglass board (6-15 pcf) not less than 3/8 of an inch (9.525 millimeters) thick, to minimize flanking, should be used within ¼ inches (6.35 millimeters) of the finished surface.
 - b. Closed cell polyethylene foam (2.7 – 9 pcf) not less than 1/4 of an inch thick (6.35 millimeters) may also be used as the perimeter isolation barriers.
 - c. The fiberglass board of the polyethylene foam can be cut into strips and held in place with a few spots of acoustical sealant. If the strips are too tall, they can easily be trimmed within the 1/4 inch of the finished surface after the tile is grouted, therefore keeping any hard residue out of the perimeter grout joints.
- 2) After the tile is set and grouted, additional time should be spent to check the perimeter of the entire floor and the periphery for any protrusions that penetrate the floor. Should any of the hard material from the installation make contact between the tile or setting bed and the wall, or a penetrating protrusion, a large reduction in the sound rating will occur. After grouting, but before the edges are caulked, trim the polyethylene sheeting back to the top of the fiberglass or polyethylene foam edging.
- 3) A sealant is required at the perimeter of the entire floor, and the periphery of all protrusions to that floor.
 - a. This joint shall be 1/4 inch wide (6.35 millimeters) from the finished top of the tile. This joint must be filled with an elastomeric sealant or an acoustical sealant. Hard grout is unacceptable.
 - b. This caulking can be done before or after grouting as long as the hard grout is left out of the joint between the floor and the wall and around the periphery of any protrusion.



- c. If USG acoustical sealant is used, the joint can be painted to conform with the color of the grout used in the field.
 - d. Dow-Corning and G.E. Silicone sealant comes in a variety of colors to harmonize with the color of the tile.
- 4) Any flooring installed on the lanais and balconies of a Unit shall be installed as to ensure proper drainage. All tile and its bedding and grout must be of such material and so supplied as to be waterproof.
- a. A half inch gap corner bead must be installed between screen enclosures and/or rails.
 - b. Tile edge must not be left unfinished and must harmonize with the color of the tile.
 - c. Under no circumstances should the tile be installed at the outer edge of the balcony. All grout to be held away from balcony outer edge to avoid grout seeping over balcony.