

# REGATTA

At VANDERBILT BEACH



## REQUIREMENTS FOR DECORATORS, CONTRACTORS & SUBCONTRACTORS

### General

1. Unit Owners must register with Sandcastle Community Management, Inc. providing the name, address, telephone and fax number of the Unit Owner's representative overseeing any work done in the Unit, whether it is an interior decorator, general contractor and/or the Unit Owner.
2. Prior to commencement, the Unit Owner or Unit Owner's representative must submit to Sandcastle Community Management, Inc. a list of names, companies and telephone numbers of all subcontractors who will be working in the residence, together with a schedule for their work.
3. **CONSTRUCTION IS ONLY ALLOWED BETWEEN MAY 1<sup>st</sup> AND OCTOBER 31<sup>st</sup>.** Work hours are limited to 9:00 a.m. to 5:00 p.m., Monday through Friday. No decorators or contractors will be permitted to work on Saturday or Sunday.
4. Use ONLY State of Florida or Collier County licensed contractors and/or sub-contractors, whichever applies. Submit proof of licensing to Sandcastle Community Management prior to start of any work.
5. In order to receive authorization for access, the contractor and all sub-contractors must provide a **Certificate of Insurance for general liability for no less than \$1,000,000 per occurrence and no less than \$2,000,000 aggregate,** and provide a **Certificate of Insurance for Worker's Compensation coverage of no less than \$1,000,000 naming Regatta at Vanderbilt Beach, a Condominium as additionally insured certificate holder.**
6. Work preparation is not permitted in the garage or on exterior balconies i.e. mixing of paints, mud, grout, wet saws etc. Wet Saw setup must be done inside the Unit Owner's Unit and within a plastic tent to prevent dust and water dispersion.
7. Trash chutes are **not** to be used by contractors. No trash is to be left in the Unit Owner's Unit, storage, parking or stairways. All trash and debris shall be hauled off by the workers on a daily basis. Sandcastle Community Management will provide information on the property disposal of trash.
8. Grout, paint, wall mud or any material **shall not** be poured down building drains, sinks, toilets or bathtubs. Check with Sandcastle Community Management for location of designated cleaning area. Sandcastle Community Management may inspect drain lines with a camera to assess responsibility for damage.

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9. Confine breaks and lunches, when taken inside the building, to the Unit Owner's residence. No use of common facilities is permitted.
10. No radios are allowed in the building unless used with headphones.
11. Do not tamper with or hang extension cords from any of the sprinkler heads. When spray painting, sprinkler heads must be properly covered and protected.
12. Keep smoke alarms in place at all times and use proper protection for all smoke alarms and security devices during the interior finish work that generates airborne particulates, i.e. sanding and painting. If a contractor is found responsible for setting off a smoke alarm, the contractor may be subject to a fine of \$200. (Amount charged by Fire Dept. if called to property)
13. Workers are not to wander around areas other than the specific area or residence they are assigned to.
14. **Each Unit Owner is responsible for their decorators, contractors and sub-contractors.**  
Decorators, contractors, and sub-contractors are on the premises at their own risk and agree to indemnify and hold harmless Regatta at Vanderbilt Beach Condominium Association, Inc., its employee's and Sandcastle Community Management, Inc. for any liability and/or damages, which may arise in connection with their activities on the premises.
15. If a decorator, contractor or sub-contractor discovers a defect in a Unit, they must notify Sandcastle Community Management immediately. Do not proceed with any work until corrections are completed.
16. **NO SMOKING** is allowed anywhere on the property, including the garage, stairwells, elevators and common areas.
17. All of the contractor's activities will be monitored during the day. Please be advised that if any contractor is found not to be in compliance with the proceeding guidelines, rules, and regulations, it may result in the contractor being barred from the building.
18. No public restrooms will be available for use.

### Access

19. Sandcastle Community Management, Inc. will NOT coordinate with the Unit Owner's representative for the access of decorators and contractors. It is the owners' responsibility to provide access for your contractors.

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20. All contractors and their employees' **MUST** check in with the Security Guard at the Gatehouse daily for designated service and unit entry.
21. Contractors will be allowed to unload their materials and equipment through the service entrance in the designated unloading zone. Immediately after unloading, workers must park their vehicles in the designated area of the parking lot.
22. Contractors must use the designated construction elevator, which requires proper preparation to protect elevator interior walls, ceiling and flooring. Unprotected elevators are not to be used at any time. Elevators will be inspected regularly for damage. Damage repair costs will be billed accordingly to the Unit Owner.
23. Contractor access will be at the FIRST-FLOOR level only. Access through the lobby level will NOT be allowed.

### Flooring Installation

24. **DEMOLITION OF A TILE OR WOOD FLOOR MUST BE DONE WITH A FLOOR SCRAPING MACHINE, REGARDLESS OF THE SEASON, UNLESS EXCEPTION IS GRANTED BY THE BOARD AND THE CONTRACTOR DEMONSTRATES THAT THIS EQUIPMENT CAN NOT BE USED.**
25. Any Unit Owner electing to install hard surface flooring materials (i.e. tile, stone, wood) is required to **install sound insulation underlayment material that achieves a minimum laboratory impact insulation class (IIC) of 55 in accordance with ASTM E-495-04 and E989-89 or the current version of these standards.** Unit Owners and/or their flooring contractor must submit to the Sandcastle Community Management, Inc. in writing a request for approval of the sound insulation underlayment material they plan to use and receive written approval before proceeding with the flooring installation. A copy of the approval letter must be posted in the Unit during flooring installation. Sandcastle Community Management, Inc. and/or the on-site Maintenance Manager, must inspect the installed soundproofing before hard surface flooring is installed.
26. Balcony surfaces: Unit Owners must install a urethane waterproofing membrane and tile surface on all balconies. Such finished tile installation shall slope to the exterior face of the balcony for positive drainage. Tile or mortar is not allowed to contact metal components on the balcony and ¼" spacing between the tile and aluminum rail for drainage.
27. A 3" inch wide strip of ¼" thick sound insulation underlayment material is to be placed on the edge, tight against the baseboard an all other vertical surfaces. This strip will keep mortar from

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squeezing against the baseboard and wallboard and will assure a proper perimeter ¼” acoustical caulk joint. This will remain in place until time to caulk.

- 28. All tile, marble and setting materials cannot touch anything i.e., baseboard, toe kick, shower curb, tub deck, sliding door threshold, door casing, etc. A ¼” continuous caulk joint is placed in the gap provided by removal of sound insulation underlayment material strip mentioned in Item 26.**
29. Sound insulation underlayment material must be installed under all appliances that sit on the floor i.e., refrigerators, stoves, dishwashers, washers, dryers, icemakers, wine coolers etc.
- 30. All sound insulation underlayment joints are to be tight and bridged by 2-inch tape.**
31. The wood molding installed over hard flooring must be held up leaving a continuous 1/16” caulked or uncaulked gap between the bottom of the molding and the finished floor.
32. Hard flooring must be installed with a 1/8” caulked gap at all door jambs.
33. After tile is set and grouted, additional time should be spent to check the perimeter of the entire floor and the periphery for any protrusions such as pipes, so as not to have any of mortar, bond coat or grout, touching the wall or any protrusions that penetrate the floor. Should any of the hard material from the installation make contact between the tile or setting be and the wall, or a penetrating protrusion, a large reduction in the sound rating will occur.
34. Before wood baseboard molding is to be installed i.e., baseboard or shoe molding, an inspection must occur before the molding is installed to assure all sound control rules have been followed. Please contact Sandcastle Community Management, Inc. to schedule an inspection appointment.
35. Doors that need to be cut down or threshold moved will be the Unit Owner/decorator responsibility. This includes fire rated entry doors and transition to lobby, elevators and hallways. **Be aware, removal of fire rated doors is a code violation.**
36. Contractors to remove and cut the master bedroom whirlpool tub marble access panel flush with the floor. The access panel may not be removable if a 2” floor is installed.

### Miscellaneous

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37. No cutting of the concrete slab is permitted. Any anchoring to the slab should not be deeper than a ½”.
  
38. Contractors need to provide adequate protection for counter tops, fixtures, windows, mirrors, appliances and A/C unit from dust.
  
39. Do not stock heavy material in any one concentrated area of the unit. Material should be stocked throughout various rooms of the unit.
  
40. Solvents, paints, soiled rags or any organic volatile compounds used during construction must be used, transported and stored in accordance with OSHA guidelines.
  
41. Contractor is NOT to nail Crown molding without coordination with the fire protection sprinkler lines. Where the sprinkler line is in the wall at the level of the crown molding, contractor is to glue a nailer strip and then nail the crown to the nailer strip.
  
42. The maximum allowable weight of Unit Owner installed flooring, furniture, fixtures and equipment shall not exceed 12 pounds per square foot. Any heavy equipment such as a safe must be submitted to a qualified structural engineer for approval prior to installation.



**SANDCASTLE**  
COMMUNITY MANAGEMENT

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